

**7 MACLEAN STREET**      **ZONE: R4T**      **PROPOSED LOW RISE APARTMENT DWELLING**

MIN LOT WIDTH = 15M  
**MIN LOT AREA = 450 SQ.M.**  
 MAX BUILDING HEIGHT = 14.5M  
 MIN FRONT YARD SETBACK = AVG OF ABUTTING PROPERTIES: 1.5+1.67/2 = 1.58 M  
 MIN INTERIOR YARD SETBACK = 1.5 UP TO 21M  
 MIN REAR YARD SETBACK = LOT DEPTH - 17.5M = 7.45M  
 REAR YARD AREA = 25% LOT AREA = 1018.95 SQ.FT.  
 30% OF THE LOT AREA MUST BE LANDSCAPED AREA = 115.9 SQ.M.  
 COMMUNAL AMENITY AREA = 15 SQ.M. / UNIT = 105 SQ.M. (1130.2 SQ.FT.)  
 80 % SOFT LANDSCAPED = 84 SQ.M.  
 WALKWAY WIDTH: MAX 1.2M  
 ACCESS TO WASTE MANAGEMENT: MIN 2.2M  
 PARKING: 0 PARKING SPACES REQUIRED  
 BICYCLE PARKING: MIN 0.5 SPACES PER UNIT = 0.5 / UNIT = 4 SPACES

PROVIDED = 15.72 M  
**PROVIDED = 386.4 SQ.M.**  
 PROVIDED = 13.2 M  
 PROVIDED = 1.58 M  
 PROVIDED = 1.51 M & 1.74 M  
 PROVIDED = 7.46 M  
 PROVIDED = 1350.77 SQ.FT. (32%)  
 PROVIDED = 220 SQ.M. (57%)  
 PROVIDED = 125 SQ.M. (17 SQ.M./UNIT)  
 PROVIDED = 101 SQ.M. (80%)  
 PROVIDED = 1.2M  
 PROVIDED = 2.2M  
 PROVIDED = 1 VISITOR PARKING SPACE  
 PROVIDED = 8 SPACES

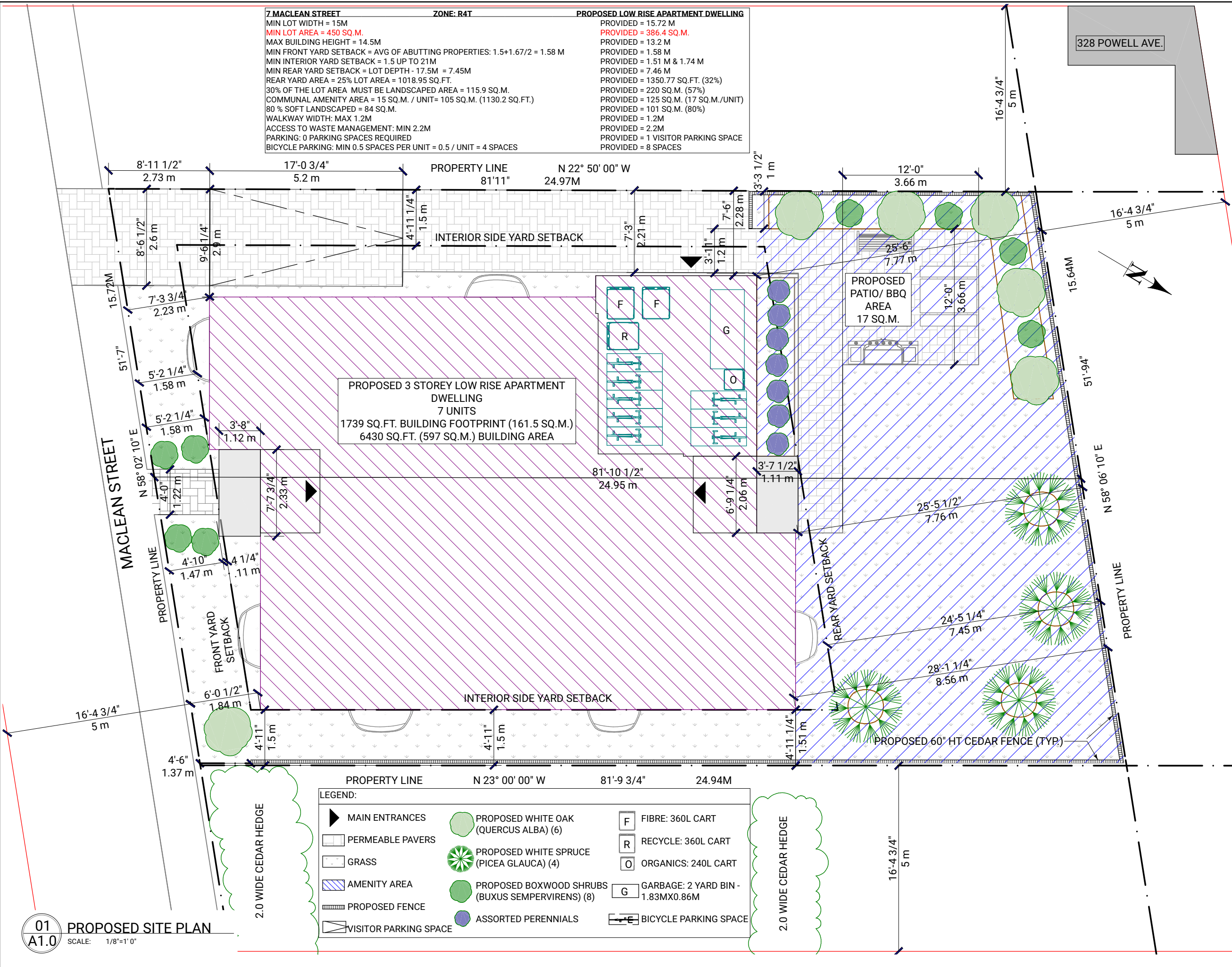


| #  | REVISION          | DATE     |
|----|-------------------|----------|
| 01 | ISSUED FOR REVIEW | 01/08/20 |

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown in the attached documents.

|                   |        |
|-------------------|--------|
| DESIGNER          | BCIN   |
| CHECKS BY         | BCIN   |
| DRAWING APPROVALS | CLIENT |
| REVIEWER          |        |

|                    |      |
|--------------------|------|
| DESIGN             |      |
| 7 MACLEAN STREET   |      |
| PROPOSED SITE PLAN |      |
| AS SHOWN           | A1.0 |
| OCT 01, 2019       |      |



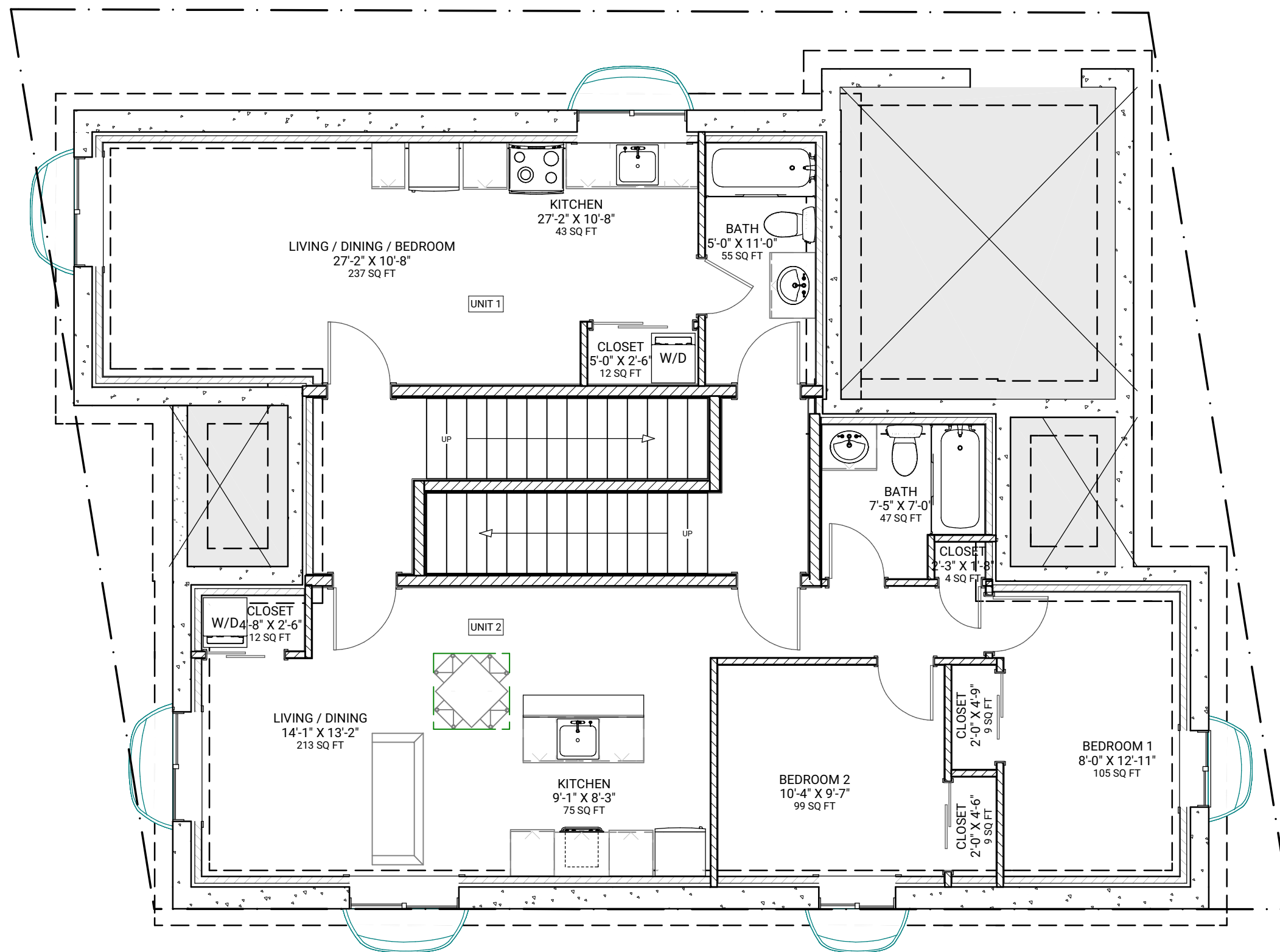
**LEGEND:**

|  |                       |  |  |  |                                   |
|--|-----------------------|--|--|--|-----------------------------------|
|  | MAIN ENTRANCES        |  | PROPOSED WHITE OAK (QUERCUS ALBA) (6)            |  | FIBRE: 360L CART                  |
|  | PERMEABLE PAVERS      |  | PROPOSED WHITE SPRUCE (PICEA GLAUCA) (4)         |  | RECYCLE: 360L CART                |
|  | GRASS                 |  | PROPOSED BOXWOOD SHRUBS (BUXUS SEMPERVIRENS) (8) |  | ORGANICS: 240L CART               |
|  | AMENITY AREA          |  | ASSORTED PERENNIALS                              |  | GARBAGE: 2 YARD BIN - 1.83MX0.86M |
|  | PROPOSED FENCE        |  | BICYCLE PARKING SPACE                            |  |                                   |
|  | VISITOR PARKING SPACE |  |  |  |                                   |

01 PROPOSED SITE PLAN  
 A1.0 SCALE: 1/8"=1'0"

# 23

DEVELOPMENTS



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DESIGNER: \_\_\_\_\_ BCIN: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKS BY: \_\_\_\_\_ BCIN: \_\_\_\_\_

DRAWING APPROVALS: \_\_\_\_\_

CLIENT: \_\_\_\_\_

REVIEWER: \_\_\_\_\_

DESIGN

7 MACLEAN STREET

PROPOSED BASEMENT FLOOR PLAN

AS SHOWN

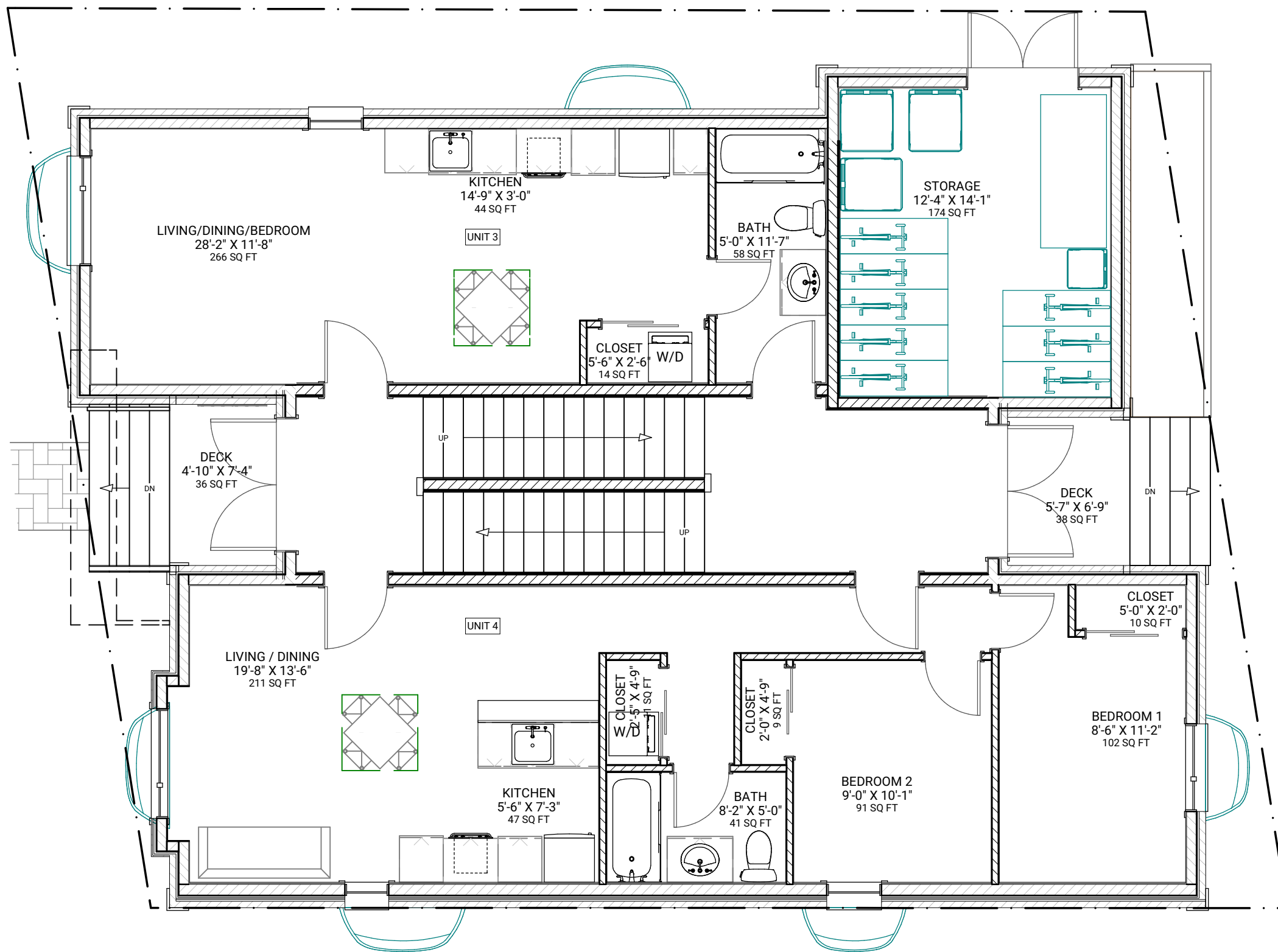
OCT 01, 2019

A3.0

JOB NAME

# 23

DEVELOPMENTS



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CHECKS BY: BCIN

DRAWING APPROVALS  
CLIENT REVIEWER

DESIGN

7 MACLEAN STREET

PROPOSED GROUND FLOOR PLAN

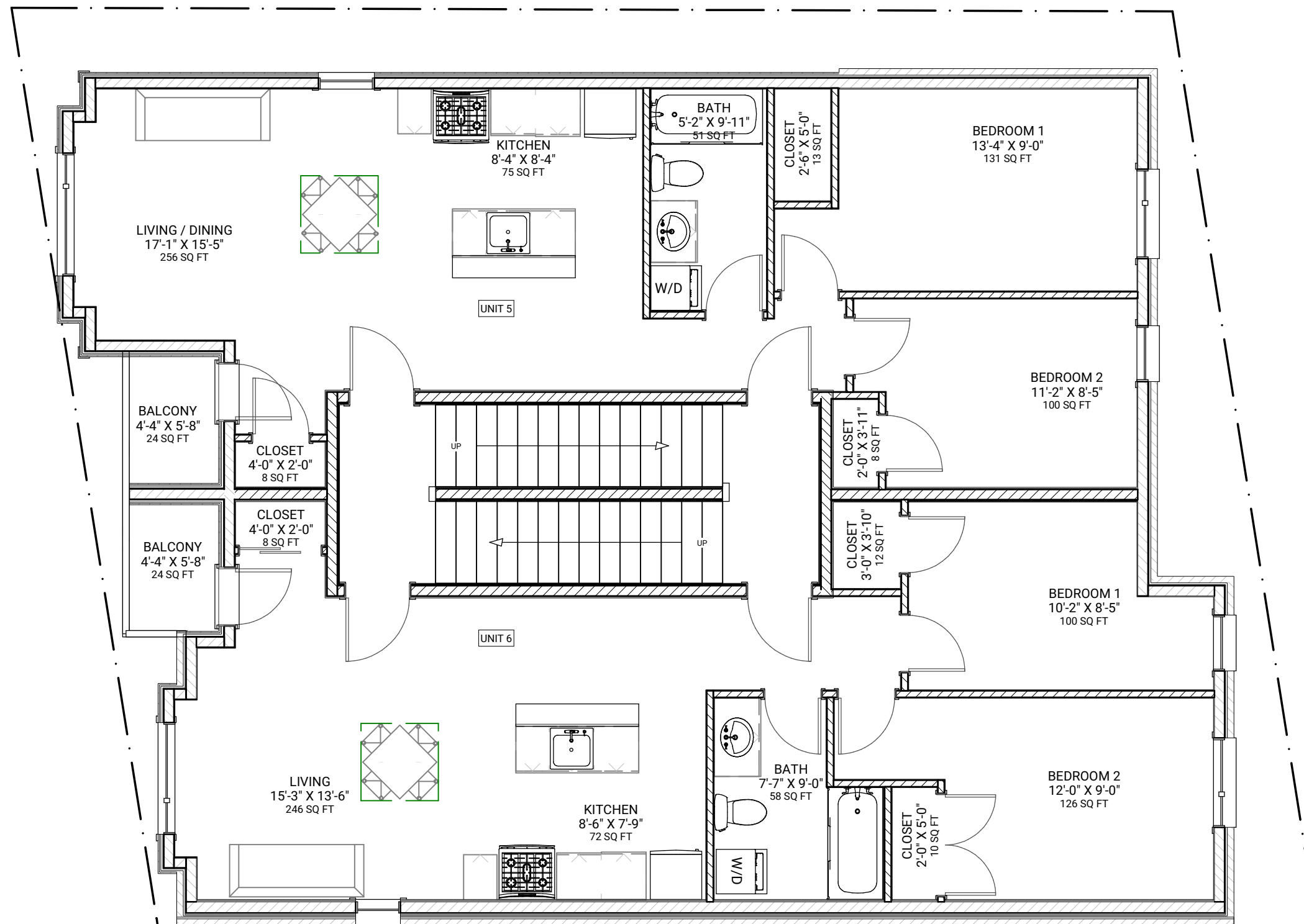
AS SHOWN  
OCT 01, 2019

A3.1

01 PROPOSED GROUND FLOOR PLAN  
A3.1 SCALE: 3/16"=1' 0"

# 23

DEVELOPMENTS



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CLIENT: \_\_\_\_\_

REVIEWER: \_\_\_\_\_

DESIGN

7 MACLEAN STREET

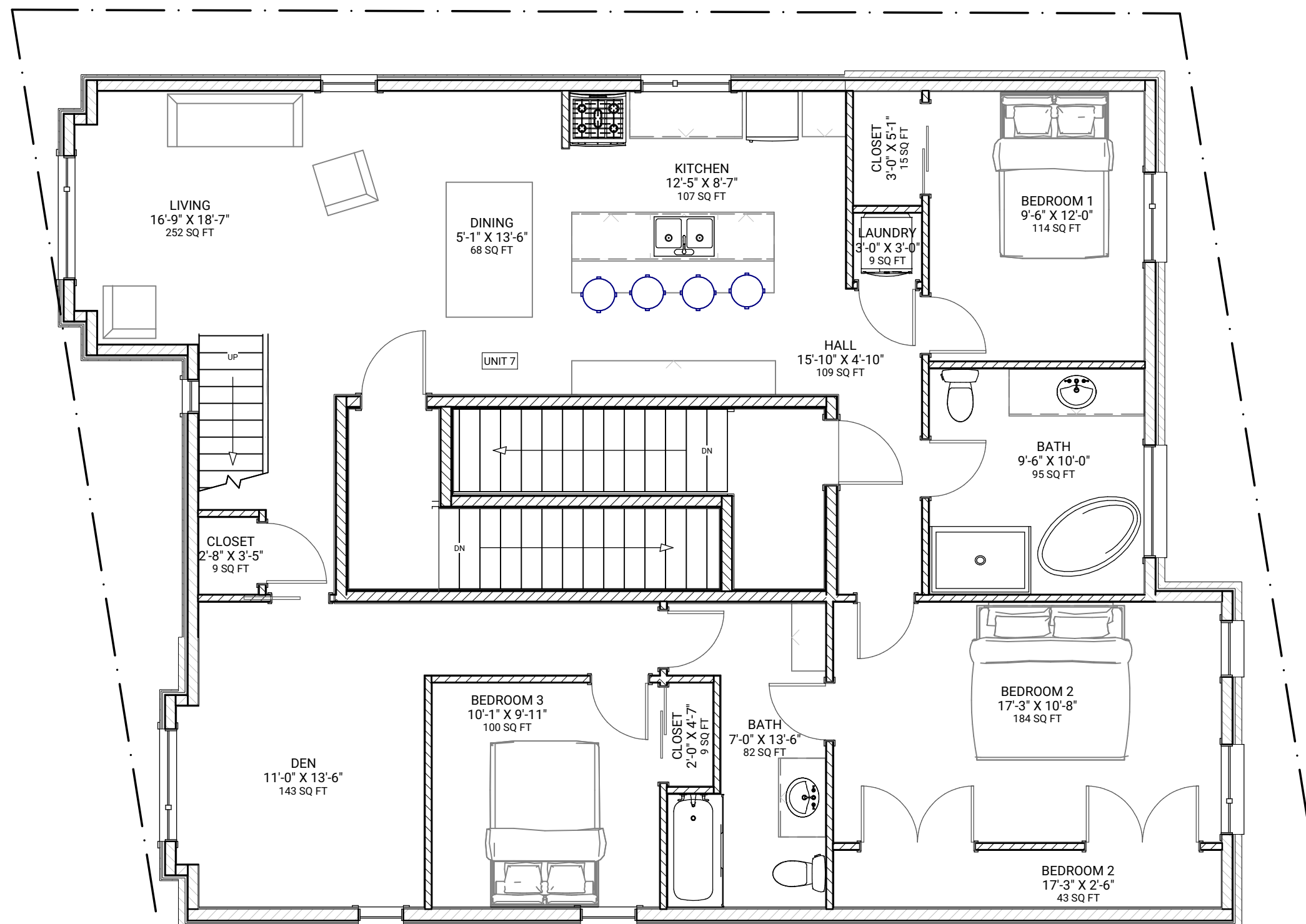
PROPOSED SECOND FLOOR PLAN

AS SHOWN  
OCT 01, 2019

A3.2

# 23

DEVELOPMENTS



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DRAWN BY: \_\_\_\_\_

CHECKS BY: \_\_\_\_\_ BCIN: \_\_\_\_\_

DRAWING APPROVALS CLIENT: \_\_\_\_\_

REVIEWER: \_\_\_\_\_

DESIGN

7 MACLEAN STREET

PROPOSED THIRD FLOOR PLAN

AS SHOWN

OCT 01, 2019

A3.3

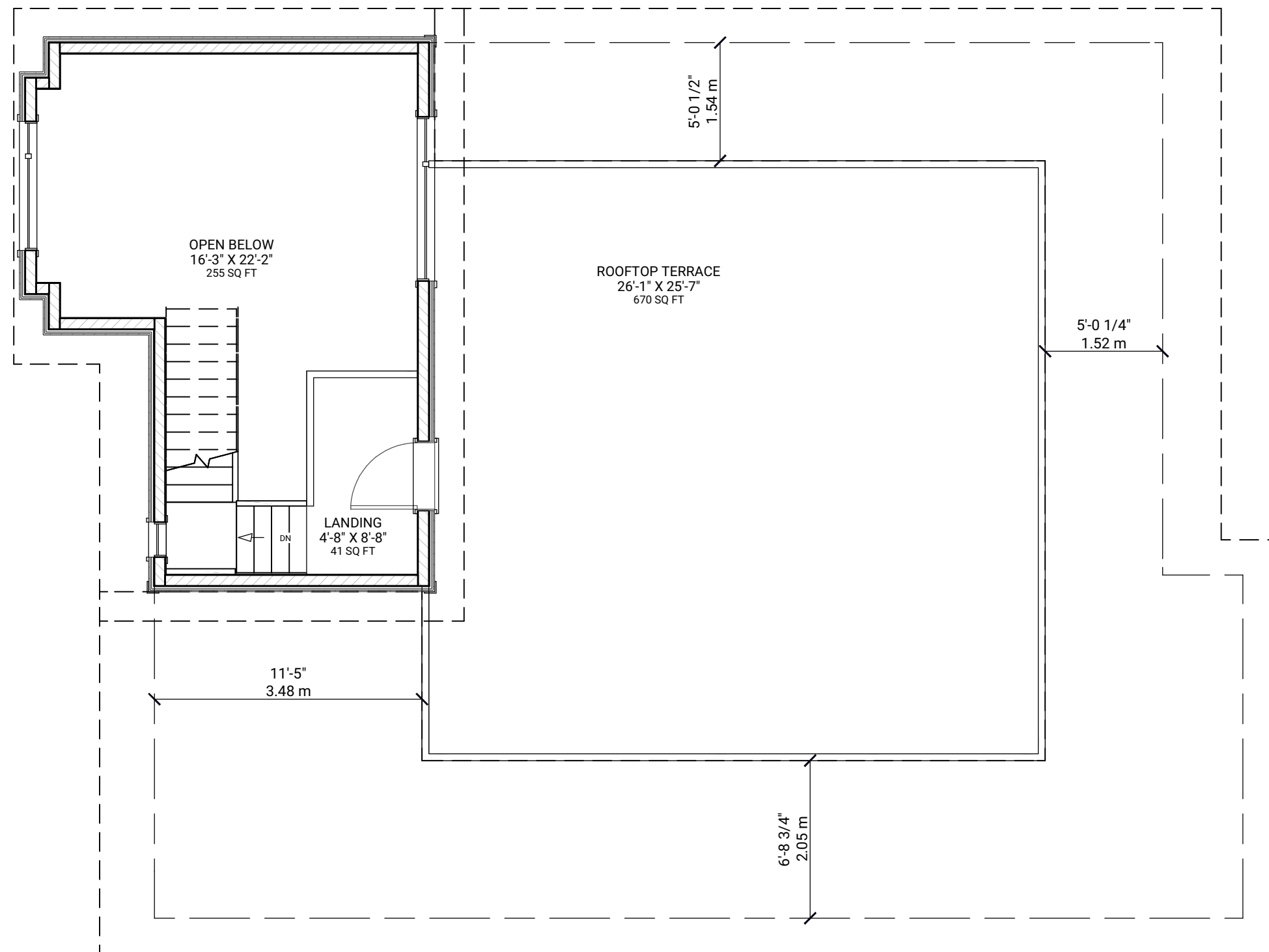
DATE / SCALE

JOB NAME

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DRAWN BY:

CHECKS BY: BCIN

DRAWING APPROVALS

CLIENT:

REVIEWER:

DESIGN

7 MACLEAN STREET

PROPOSED ROOF PLAN

AS SHOWN  
OCT 01, 2019

A3.4

01 PROPOSED ROOF PLAN  
A3.4 SCALE: 3/16"=1' 0"



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REVIEWER

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7 MACLEAN STREET

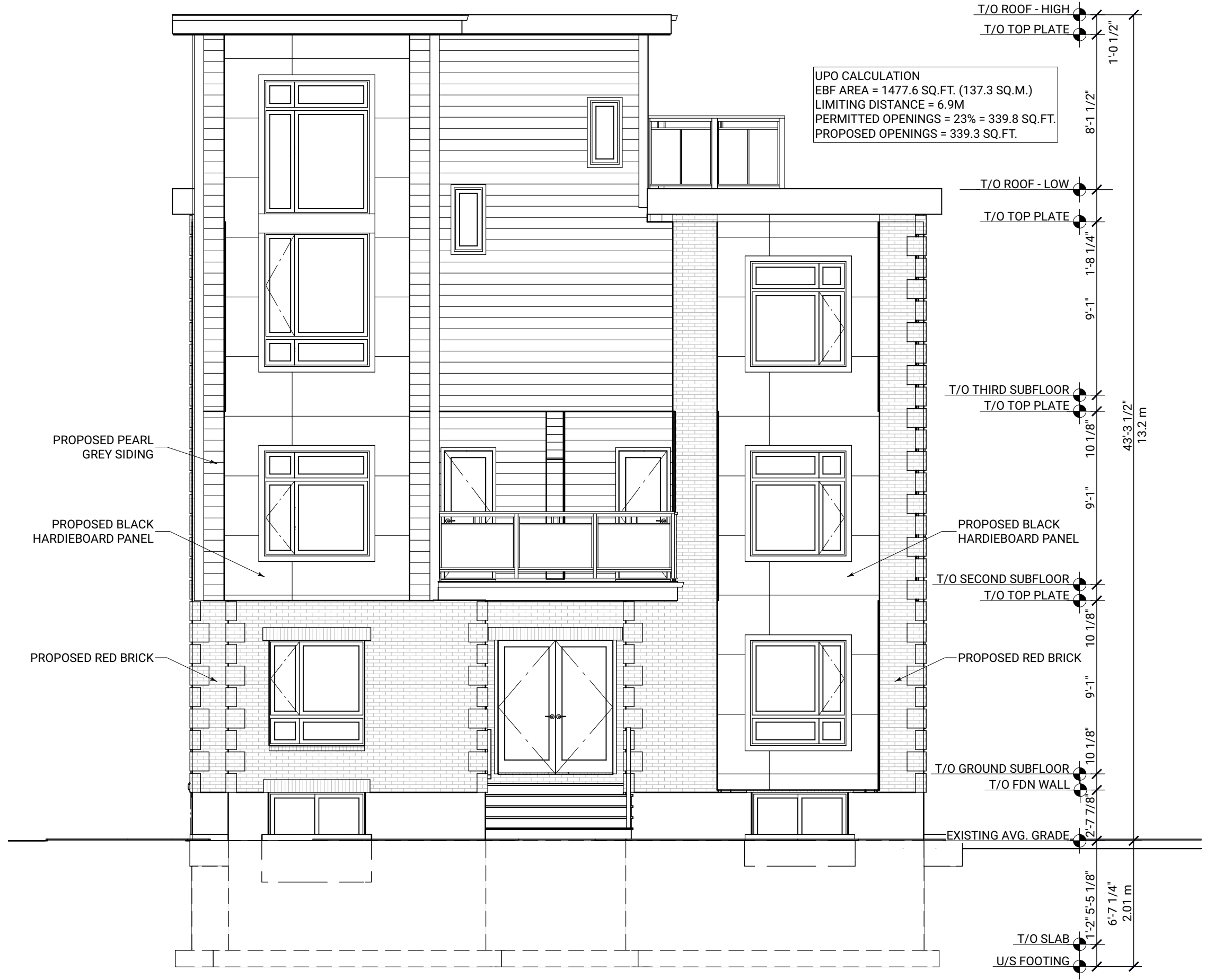
EXTERIOR FRONT ELEVATION

AS SHOWN

OCT 01, 2019

A4.0

UPO CALCULATION  
 EBF AREA = 1477.6 SQ.FT. (137.3 SQ.M.)  
 LIMITING DISTANCE = 6.9M  
 PERMITTED OPENINGS = 23% = 339.8 SQ.FT.  
 PROPOSED OPENINGS = 339.3 SQ.FT.



01 PROPOSED FRONT ELEVATION  
 A4.0 SCALE: 3/16"=1' 0"



DEVELOPMENTS

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DRAWN BY: BCIN

CHECKS BY: BCIN

DRAWING APPROVALS CLIENT

REVIEWER

DESIGN

7 MACLEAN STREET

EXTERIOR SIDE ELEVATION

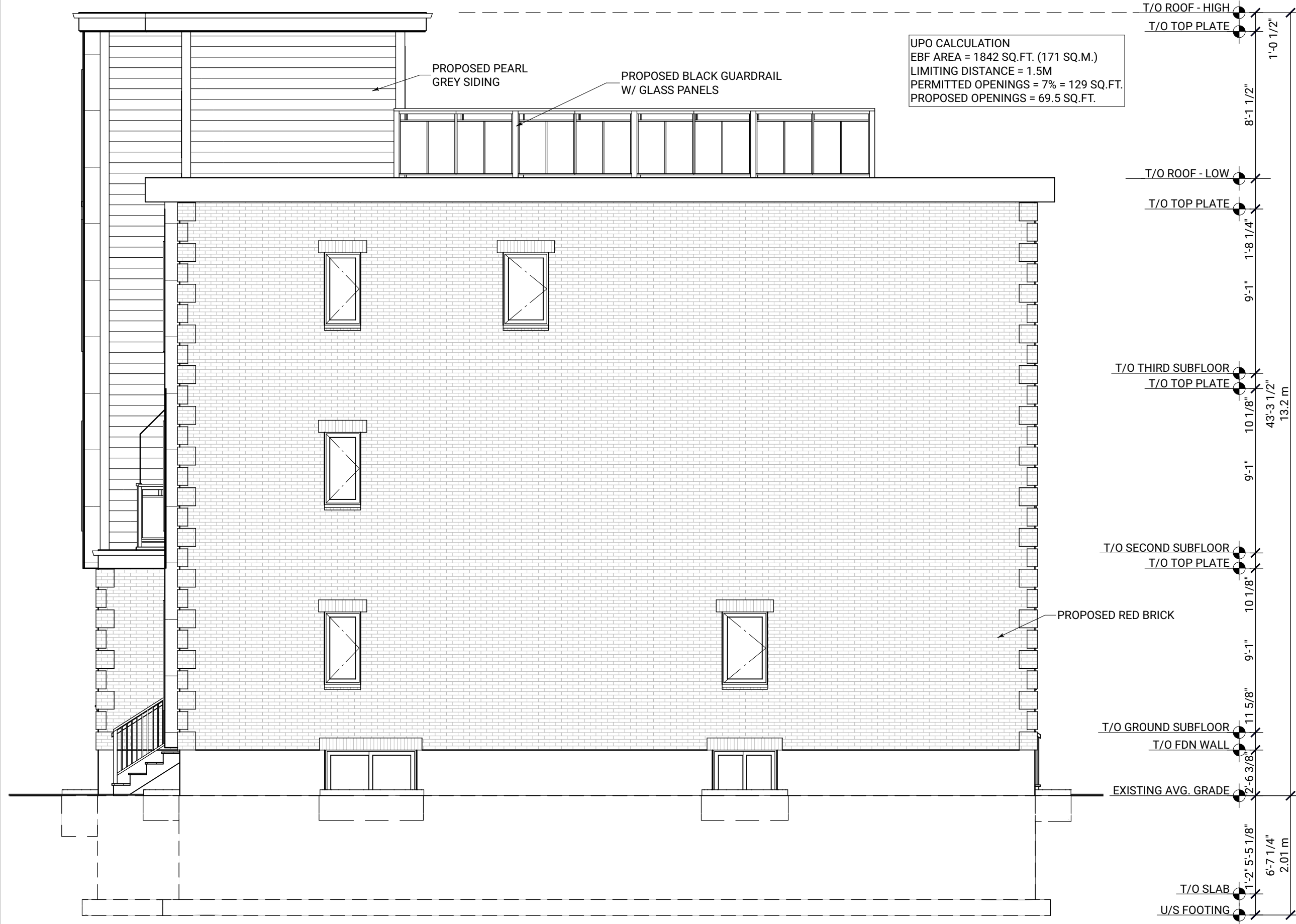
AS SHOWN  
 OCT 01, 2019

A4.1

JOB NAME

DATE

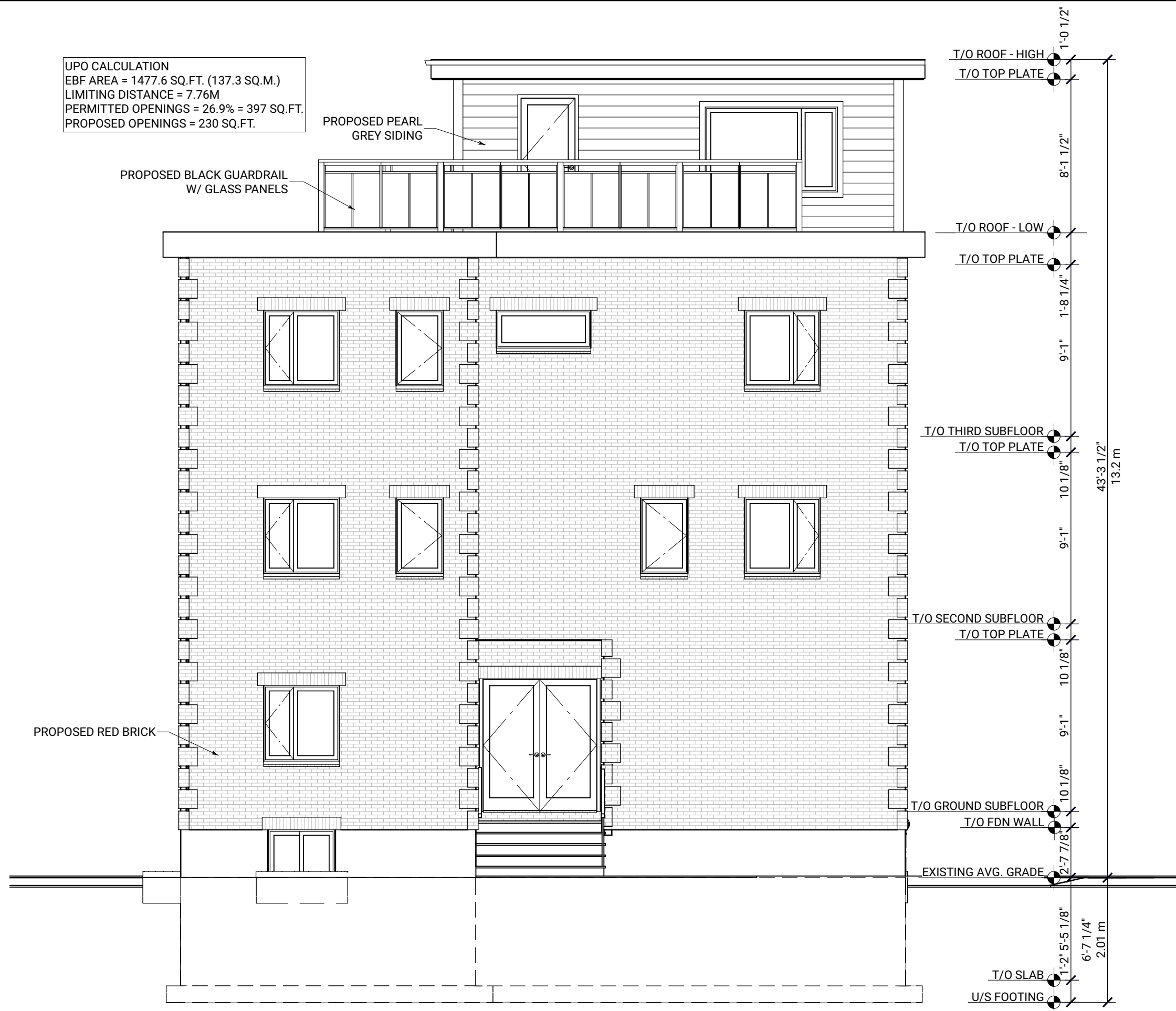
SCALE



01 PROPOSED SIDE ELEVATION  
 A4.1 SCALE: 3/16"=1' 0"



UPO CALCULATION  
 EBF AREA = 1477.6 SQ.FT. (137.3 SQ.M.)  
 LIMITING DISTANCE = 7.76M  
 PERMITTED OPENINGS = 26.9% = 397 SQ.FT.  
 PROPOSED OPENINGS = 230 SQ.FT.



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CHECKED BY: BCIN

DRAWING APPROVALS

CLIENT

REVIEWER

DESIGN

7 MACLEAN STREET

EXTERIOR REAR ELEVATION

AS SHOWN

OCT 01, 2019

A4.2



DEVELOPMENTS

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DESIGNER BCIN

DRAWN BY

CHECKS BY BCIN

DRAWING APPROVALS CLIENT

REVIEWER

DESIGN

7 MACLEAN STREET

EXTERIOR SIDE ELEVATION

AS SHOWN

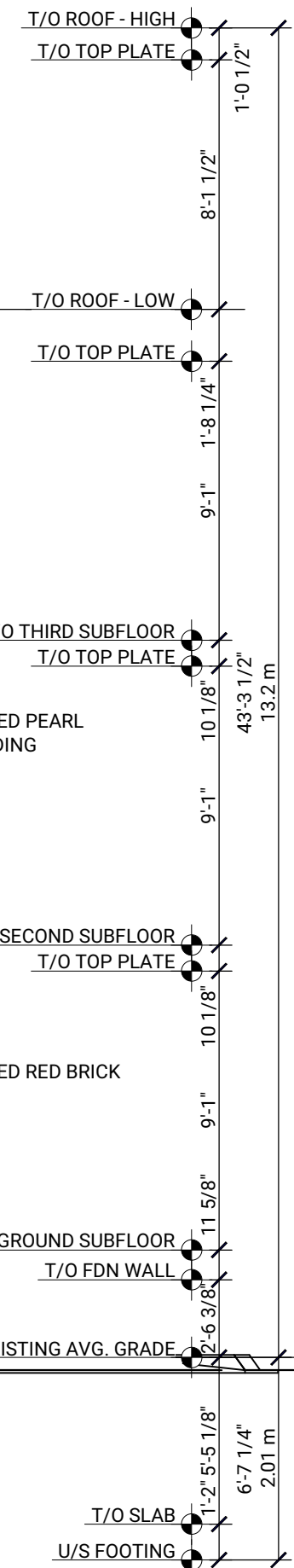
OCT 01, 2019

A4.3

JOB NAME

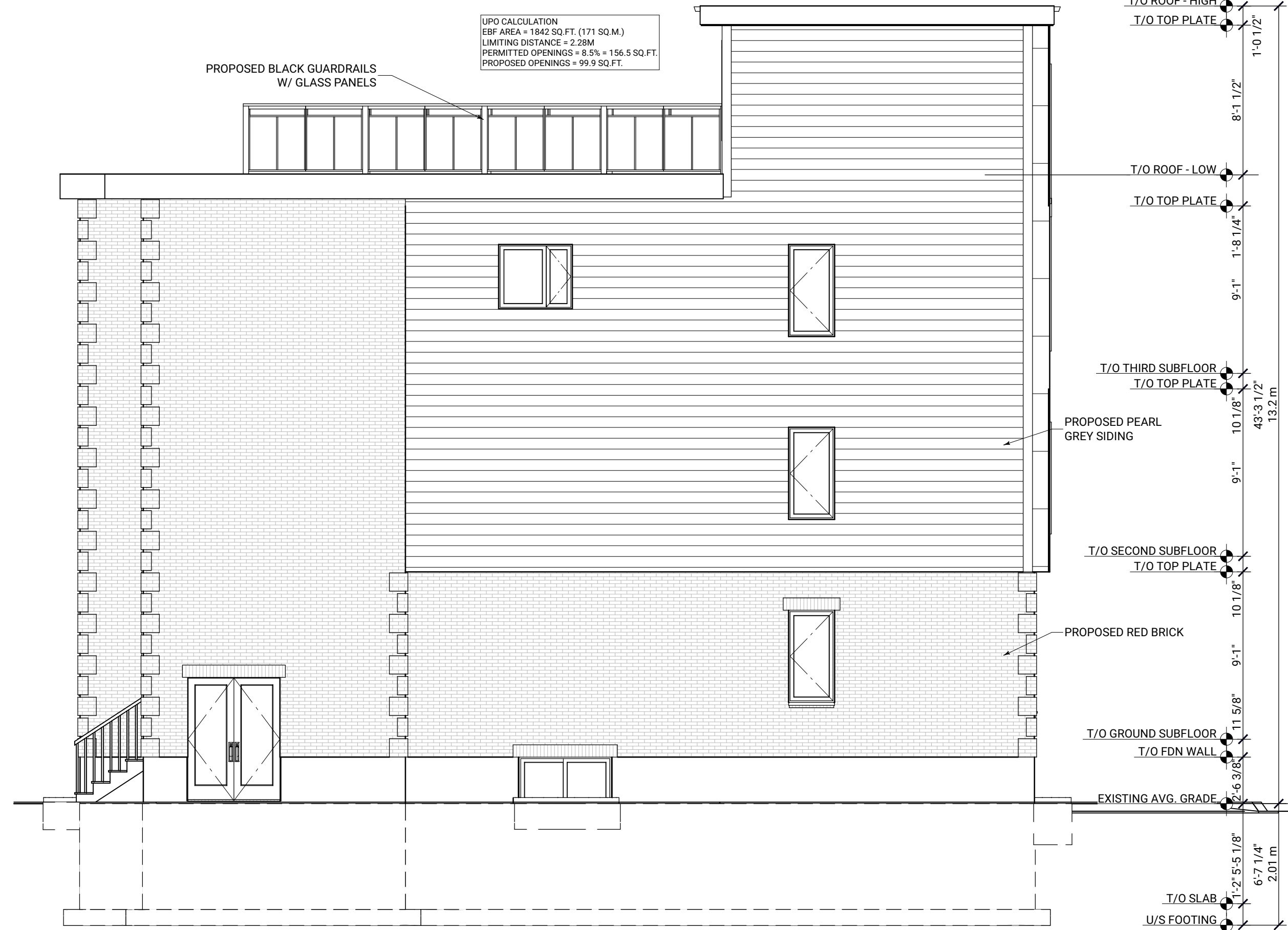
UPO CALCULATION  
 EBF AREA = 1842 SQ.FT. (171 SQ.M.)  
 LIMITING DISTANCE = 2.28M  
 PERMITTED OPENINGS = 8.5% = 156.5 SQ.FT.  
 PROPOSED OPENINGS = 99.9 SQ.FT.

PROPOSED BLACK GUARDRAILS W/ GLASS PANELS



PROPOSED PEARL GREY SIDING

PROPOSED RED BRICK



01 PROPOSED SIDE ELEVATION  
 A4.3 SCALE: 3/16"=1' 0"