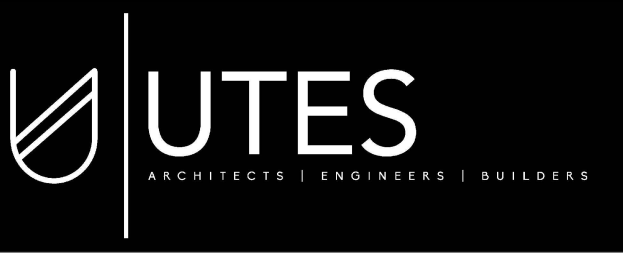


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4	ISSUED FOR REVIEW	JAN 10, 2023
3	ISSUED FOR REVIEW	NOV 28, 2022
2	ISSUED FOR REVIEW	NOV 08, 2022
1	ISSUED FOR REVIEW	OCT 07, 2022
NO.	DESCRIPTION	DATE

Project North:



Project Title:

140 PARR PLACE

Address:

140 Parr Pl, Thornhil, ON L4J 8L1

Drawing:

SITE PLAN & ZONING INFO

Date: OCT 07, 2022

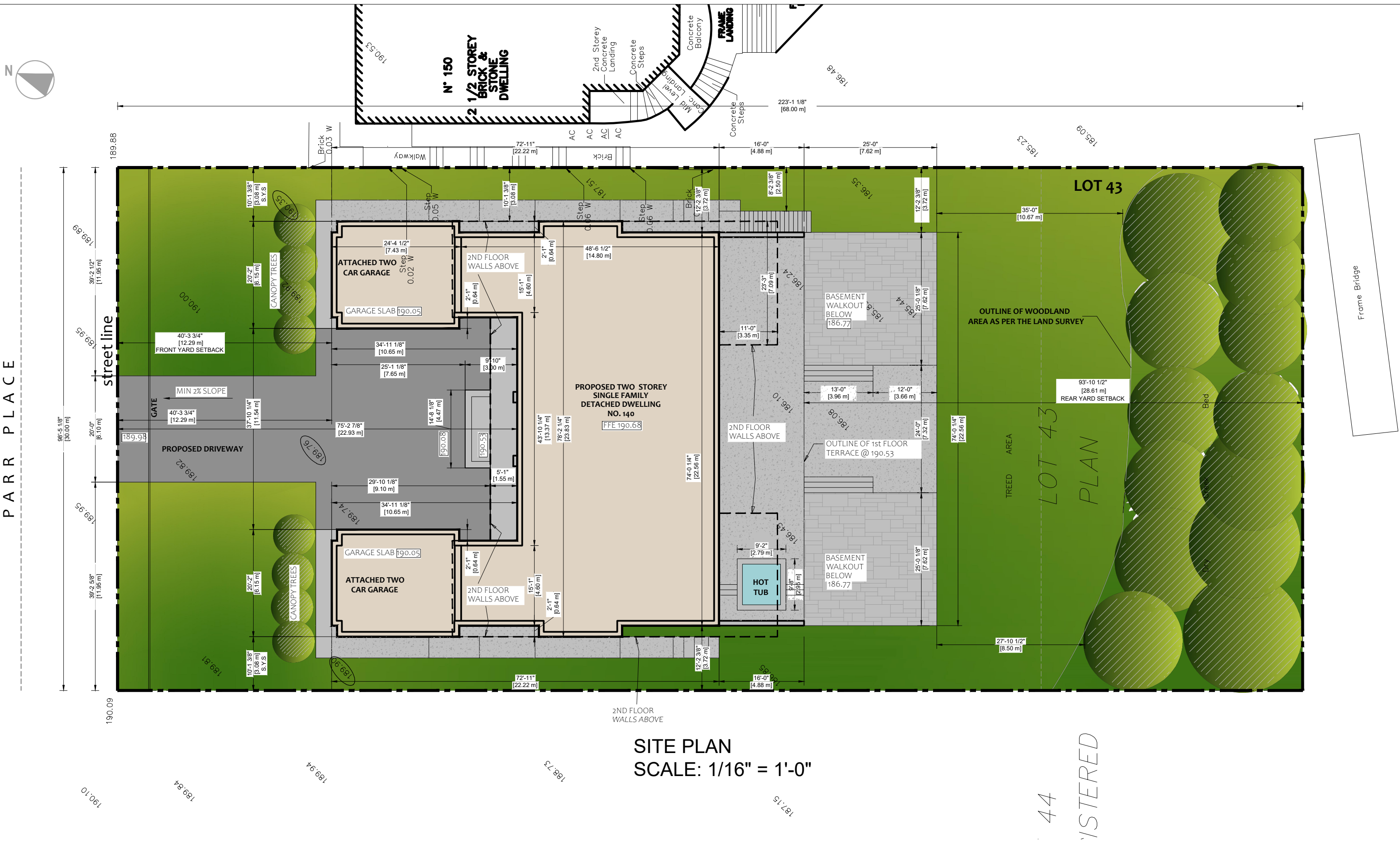
Scale:

Project: 2022

Drawn by: T.A

Sheet No:

A1



SITE PLAN
SCALE: 1/16" = 1'-0"

140 PARR PLACE – ZONING INFORMATION

ZONING BY-LAW 1-88		R1, EXCEPTION 9(797)
LOT AREA:	= 2040 sq.m.	
PROPOSED BASEMENT FLOOR:	= 302.26 SQ.M	
PROPOSED MAIN FLOOR:	= 388.94 – 74.74 (GARAGE) = 314.20 SQ.M	
GARAGE AREA:	= 37.37 X 2 = 74.74 SQ.M	
FRONT PORCH AREA:	= 26.32 SQ.M	
REAR TERRACE AREA @ MAIN FLOOR:	= 110.03 SQ.M	
REAR STEPS TO TERRACE	= 6.44SQ.M	
PROPOSED SECOND FLOOR:	= 384.36 SQ.M	
CANTILEVER AREAS OF SECOND FLOOR ON EAST AND WEST SIDES	= 17.12 SQ.M	
AREA OF REAR TERRACE COVERED BY 2ND FLOOR EXTENSION:	= 43.26 SQ.M	
AREA OF REAR TERRACE NOT COVERED BY 2ND FLOOR EXTENSION:	= 66.77 SQ.M	
AREA OF FRONT PORCH COVERED BY 2ND FLOOR EXTENSION:	= 19.84 SQ.M	
AREA OF FRONT PORCH NOT COVERED BY 2ND FLOOR EXTENSION:	= 6.48 SQ.M	

PROPOSED COVERAGE (LARGEST FOOTPRINT):	= 469.152 SQ.M (23 %)	VARIANCE
MAIN FLOOR & 2 GARAGES (388.94 SM)+ SECOND FLOOR CANTILEVERS (80.21 SM)	=469.152 SM	

	ALLOWABLE (EXCEPTION 797)	PROPOSED
MIN. LOT AREA	2025 SQ.M	2040.00 SQ.M
LOT FRONTAGE	30.00 M	30.00 M EXISTING
FRONT	10.00 M	12.29 M
REAR	15.00 M	28.61 M
SIDE (EAST)	1.5 M	3.08 M
SIDE (WEST)	2.5 M	3.08 M
TOTAL LOT COVERAGE	408 SQ.M (20%)	469.152 SQ.M (23 %) VARIANCE
BUILDING HEIGHT	9.5 M (EXCEPTION)	8.55 M

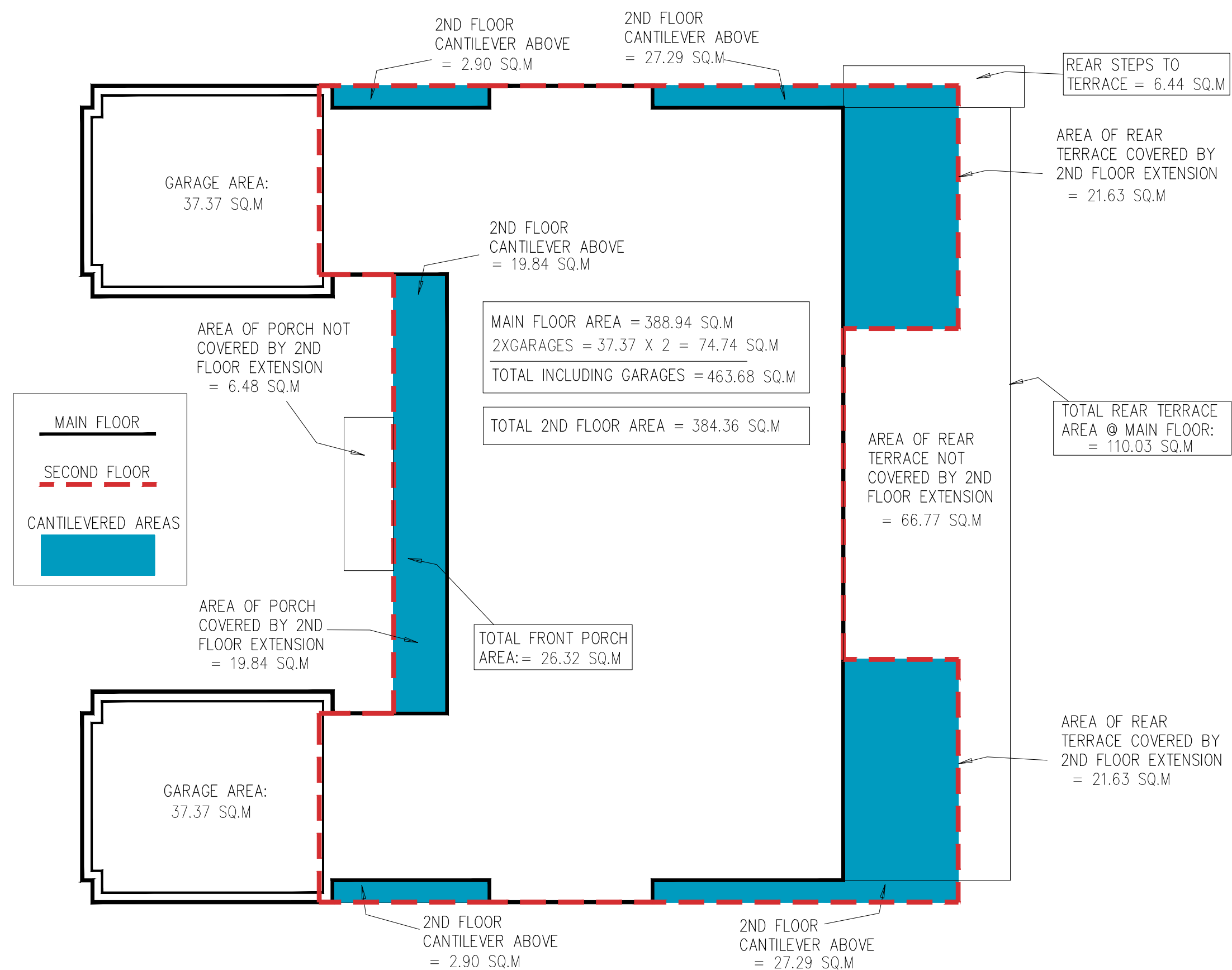
ZONING BY-LAW 001-2021

R1D (EN) – 14.496

	ALLOWABLE (EXCEPTION 496)	PROPOSED
MIN. LOT AREA	2025 SQ.M	2040.00 SQ.M
LOT FRONTAGE	30.00 M	30.00 M EXISTING
FRONT	10.00 M	12.29 M
REAR	15.00 M	28.61 M
SIDE (EAST)	1.5 M	3.08 M
SIDE (WEST)	2.5 M	3.08 M
TOTAL LOT COVERAGE	408 SQ.M (20%)	469.152 SQ.M (23 %) VARIANCE
BUILDING HEIGHT	9.5 M (EXCEPTION)	8.55 M

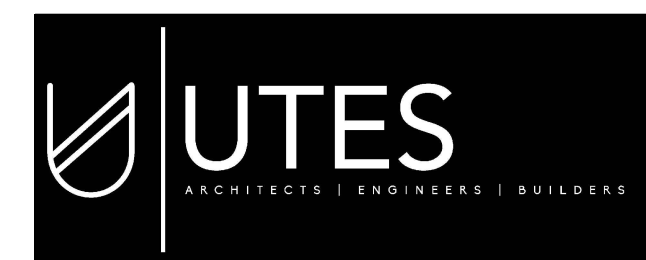
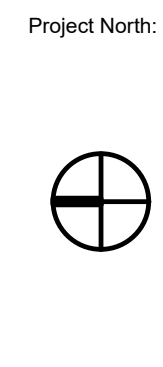
ESTABLISHED GRADE CALCULATION:
(180.90+189.76+190.35)/3 = 190.00

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LOT AREA:	= 2040 sq.m.
PROPOSED MAIN FLOOR:	= 388.94 - 74.74 (GARAGE) = 314.20 SQ.
GARAGE AREA:	= 37.37 X 2 = 74.74 SQ.M
CANTILEVER AREAS OF SECOND FLOOR:	= 80.22 SQ.M
TOTAL	= 469.16 SQ.M
PROPOSED COVERAGE (LARGEST FOOTPRINT):	= 469.16/2040 (LOT AREA) X 100 = 23%

5	ISSUED FOR REVIEW	JAN 19, 2023
4	ISSUED FOR REVIEW	JAN 10, 2023
3	ISSUED FOR REVIEW	NOV 28, 2022
2	ISSUED FOR REVIEW	NOV 08, 2022
1	ISSUED FOR REVIEW	OCT 07, 2022
NO.	DESCRIPTION	DATE



Project Title:

140 PARR PLACE

Address:
140 Parr Pl, Thornhil, ON L4J 8L1

Drawing:

AREA CALCULATION

Date: OCT 07, 2022
Scale:
Project: 2022
Drawn by: T.A

Sheet No:

A2

AREA CALCULATION

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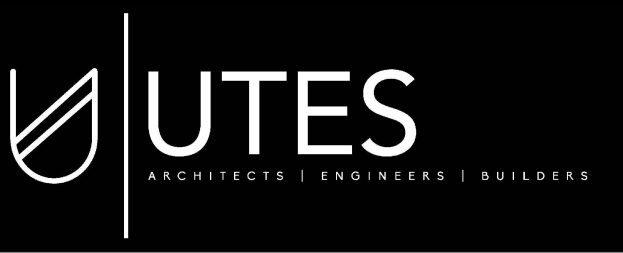
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1	ISSUED FOR REVIEW	OCT 07, 2022
NO.	DESCRIPTION	DATE

Project North:



Project Title:

140 PARR PLACE

Address:

140 Parr Pl, Thornhil, ON L4J 8L1

Drawing:

FRONT ELEVATION

Date: OCT 07, 2022

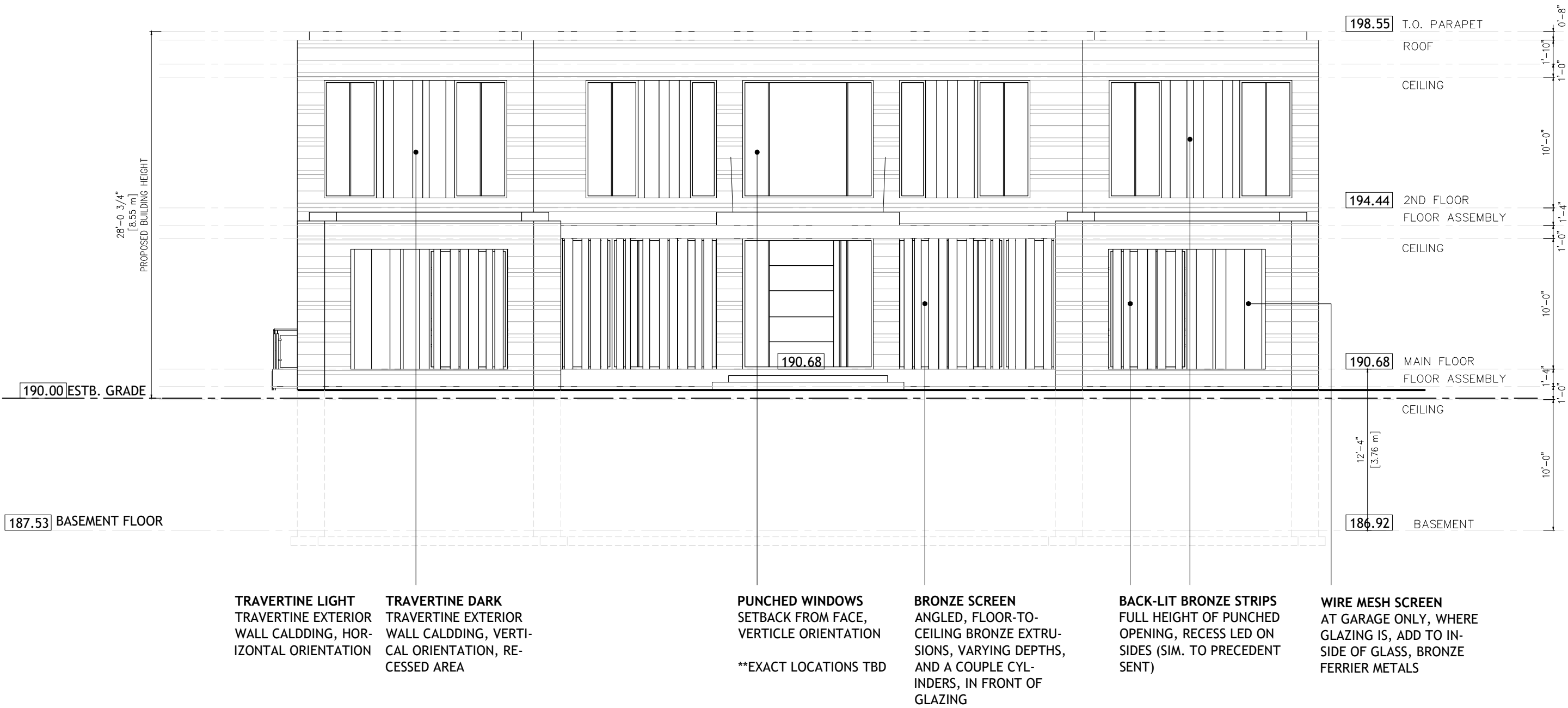
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Project: 2022

Drawn by: T.A

Sheet No:

A8



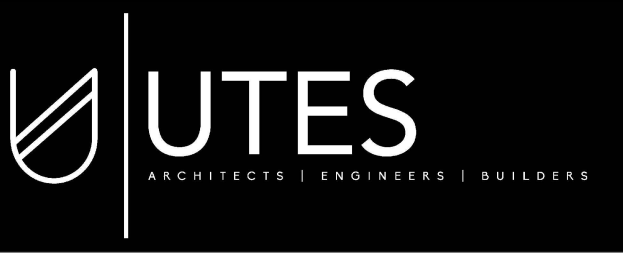
FRONT (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

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Project North:



Project Title:

140 PARR PLACE

Address:

140 Parr Pl, Thornhil, ON L4J 8L1

Drawing:

REAR ELEVATION

Date: OCT 07, 2022

Scale:

Project: 2022

Drawn by: T.A

Sheet No:

A9



REAR (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

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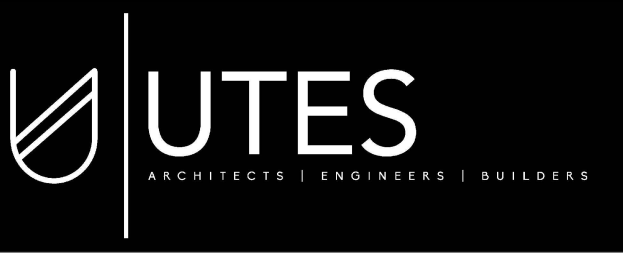
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1	ISSUED FOR REVIEW	OCT 07, 2022
NO.	DESCRIPTION	DATE

Project North:



Project Title:

140 PARR PLACE

Address:

140 Parr Pl, Thornhil, ON L4J 8L1

Drawing:

SIDE ELEVATION

Date: OCT 07, 2022

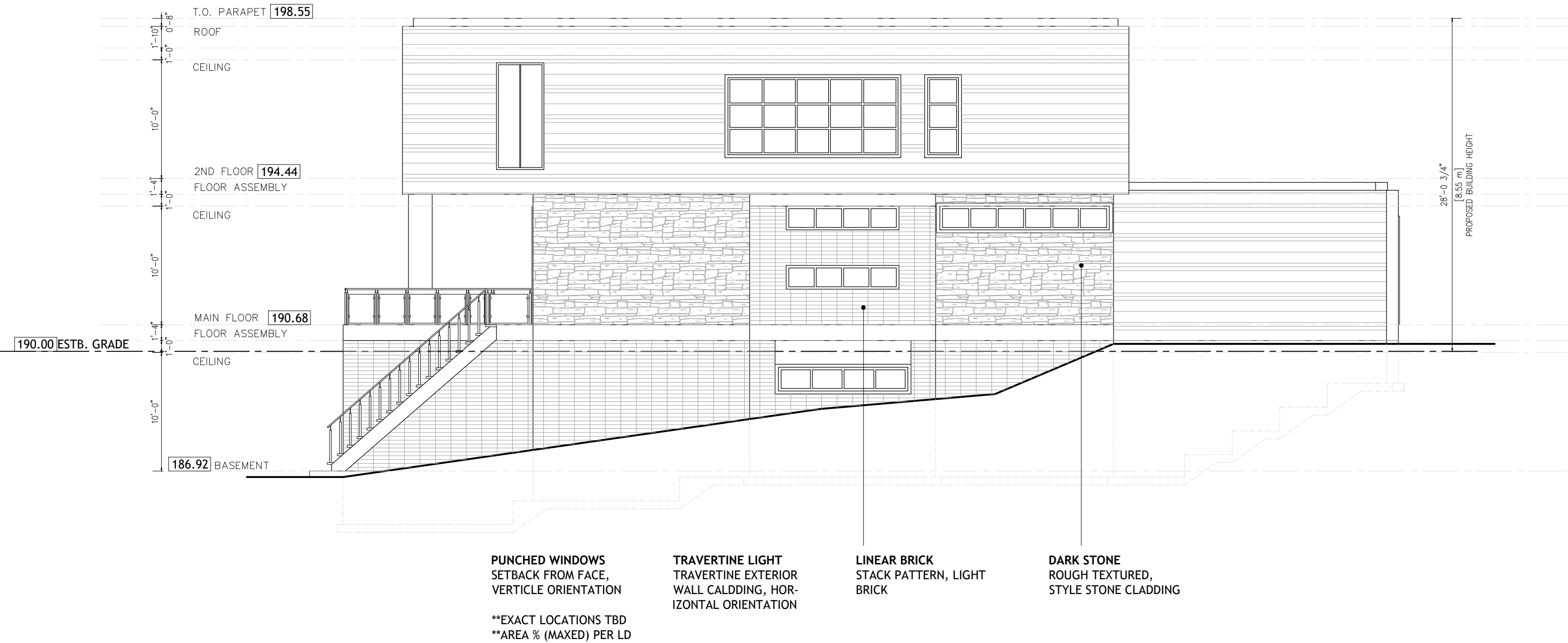
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Project: 2022

Drawn by: T.A

Sheet No:

A10



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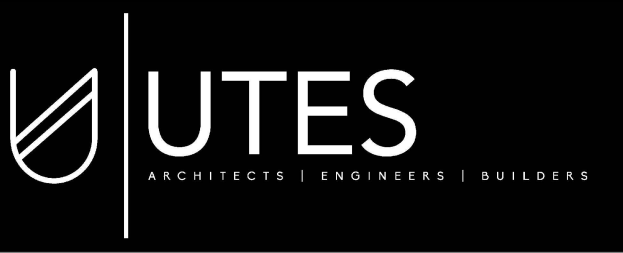
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Project North:



Project Title:

140 PARR PLACE

Address:

140 Parr Pl, Thornhil, ON L4J 8L1

Drawing:

SIDE ELEVATION

Date: OCT 07, 2022

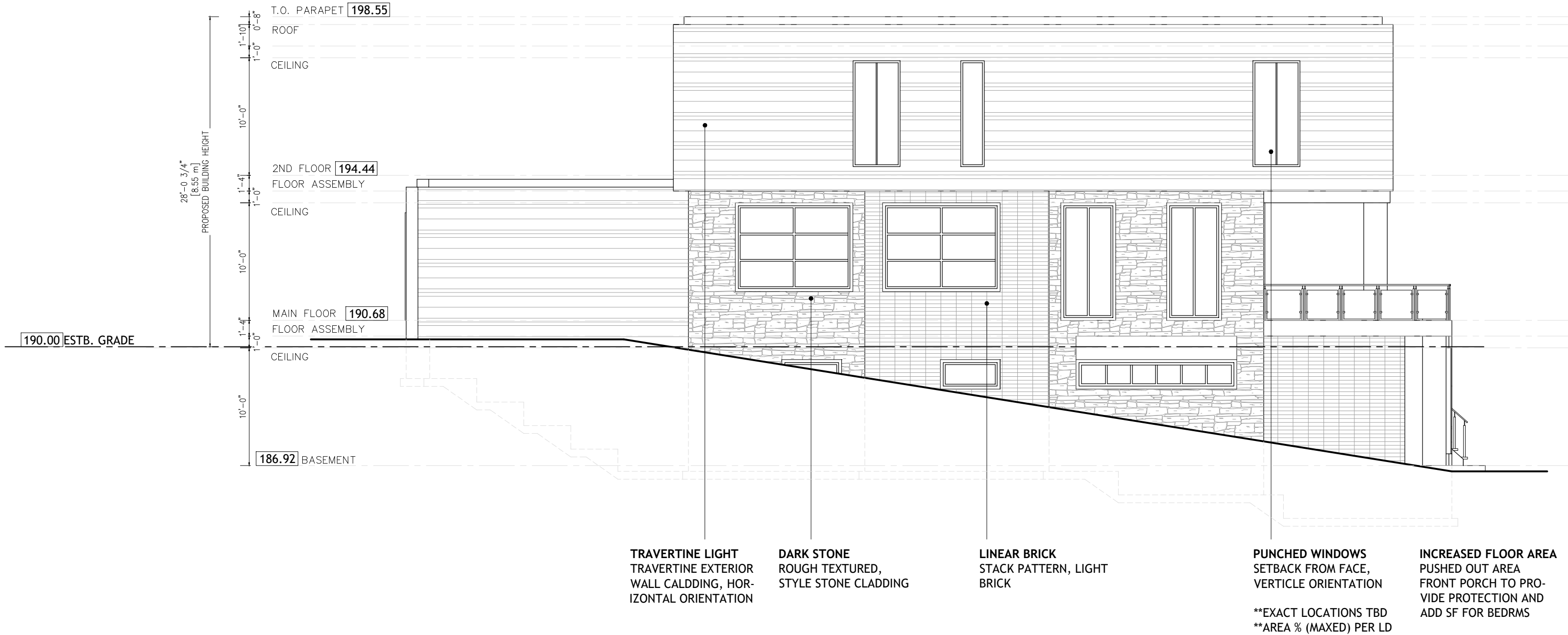
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Project: 2022

Drawn by: T.A

Sheet No:

A11



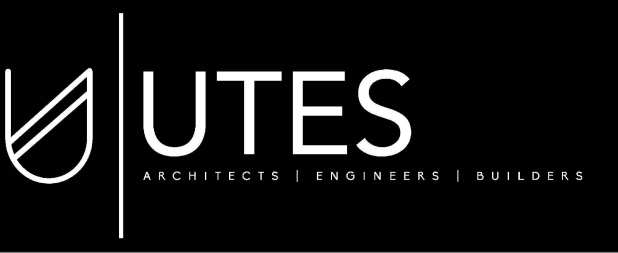
SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

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NO.	DESCRIPTION	DATE

Project North:



Project Title:

140 PARR PLACE

Address:

140 Parr Pl, Thornhil, ON L4J 8L1

Drawing:

BASEMENT PLAN

Date: OCT 07, 2022

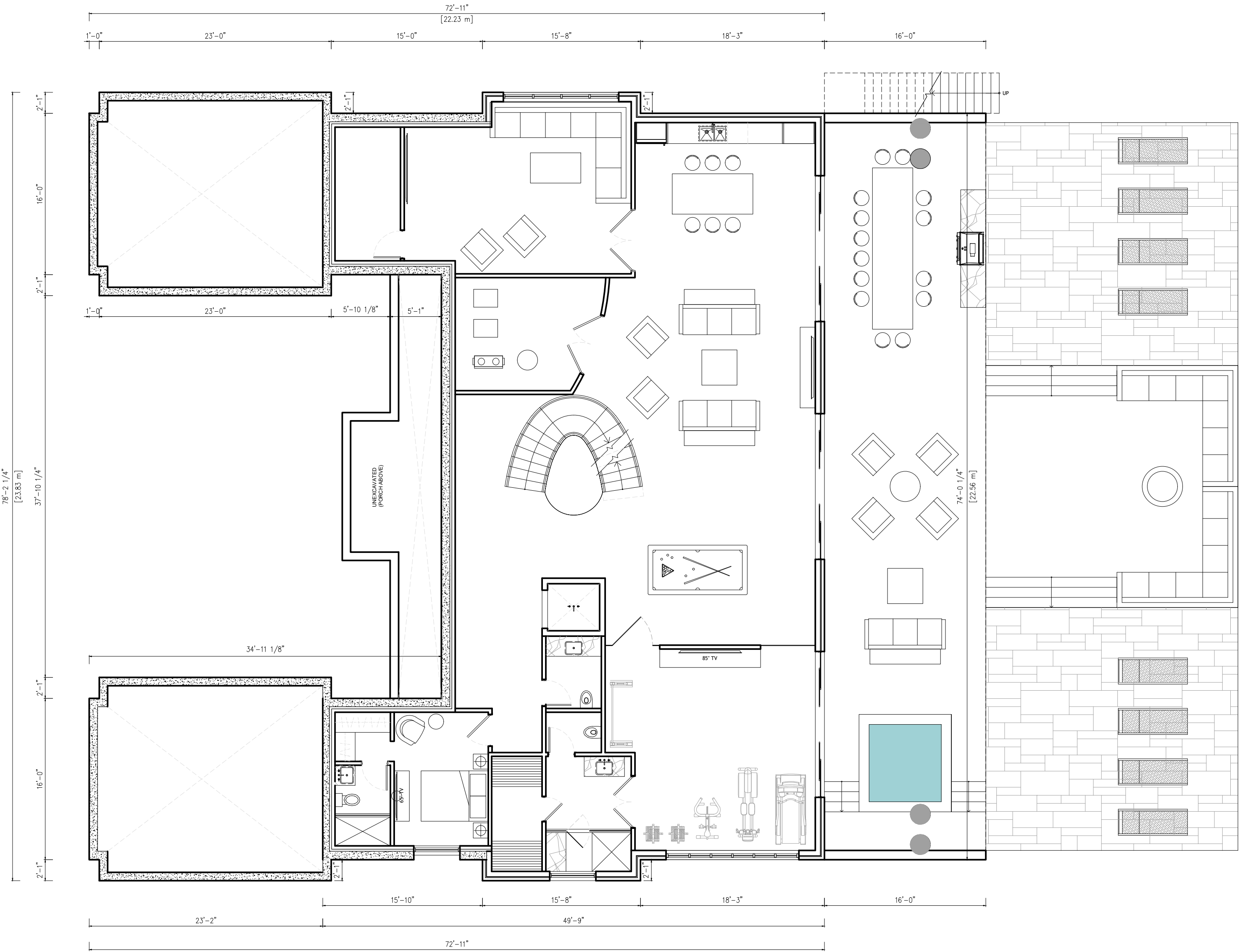
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Project: 2022

Drawn by: T.A

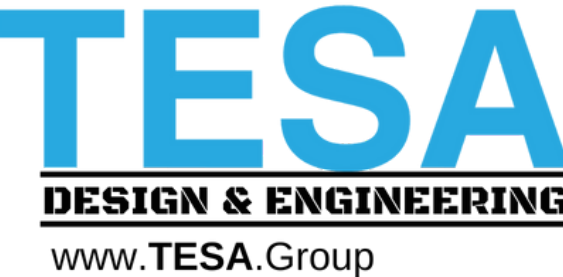
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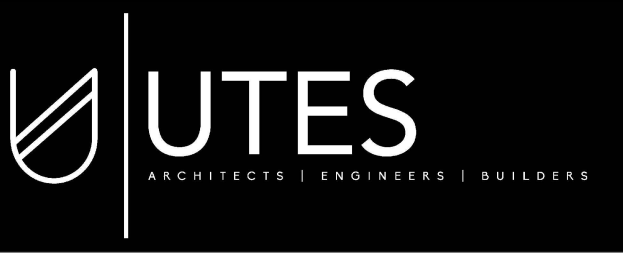
BASEMENT PLAN
SCALE: 1/8" = 1'-0"

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Project North:



Project Title:

140 PARR PLACE

Address:

140 Parr Pl, Thornhil, ON L4J 8L1

Drawing:

MAIN FLOOR PLAN

Date: OCT 07, 2022

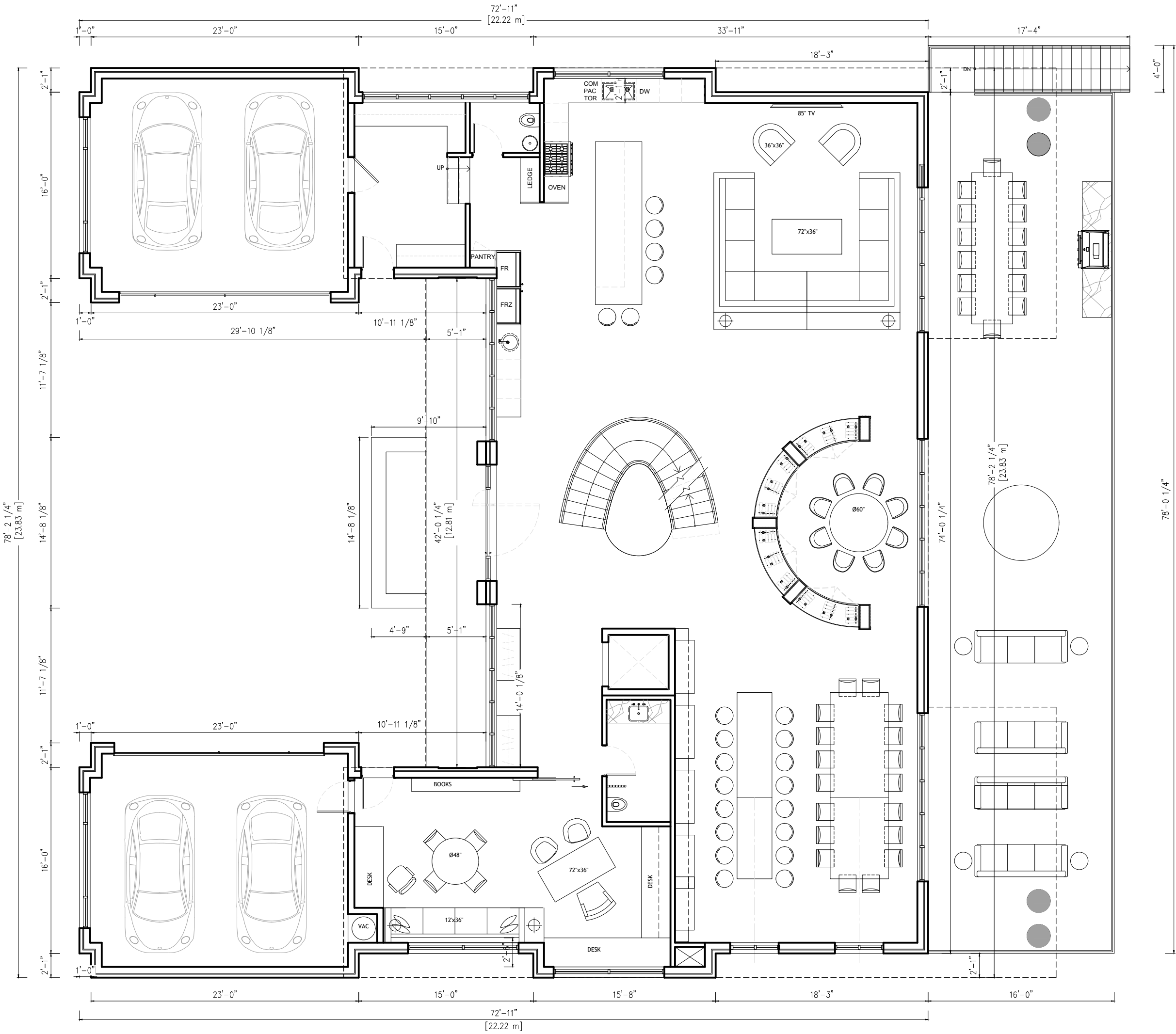
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Project: 2022

Drawn by: T.A

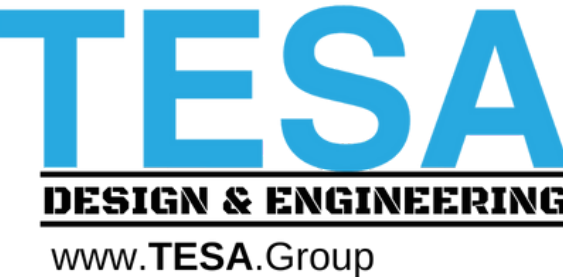
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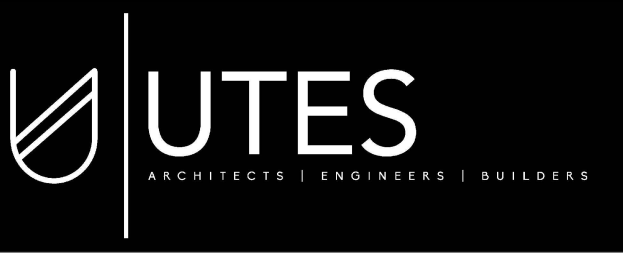
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

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NO.	DESCRIPTION	DATE

Project North:



Project Title:

140 PARR PLACE

Address:

140 Parr Pl, Thornhil, ON L4J 8L1

Drawing:

SECOND FLOOR PLAN

Date: OCT 07, 2022

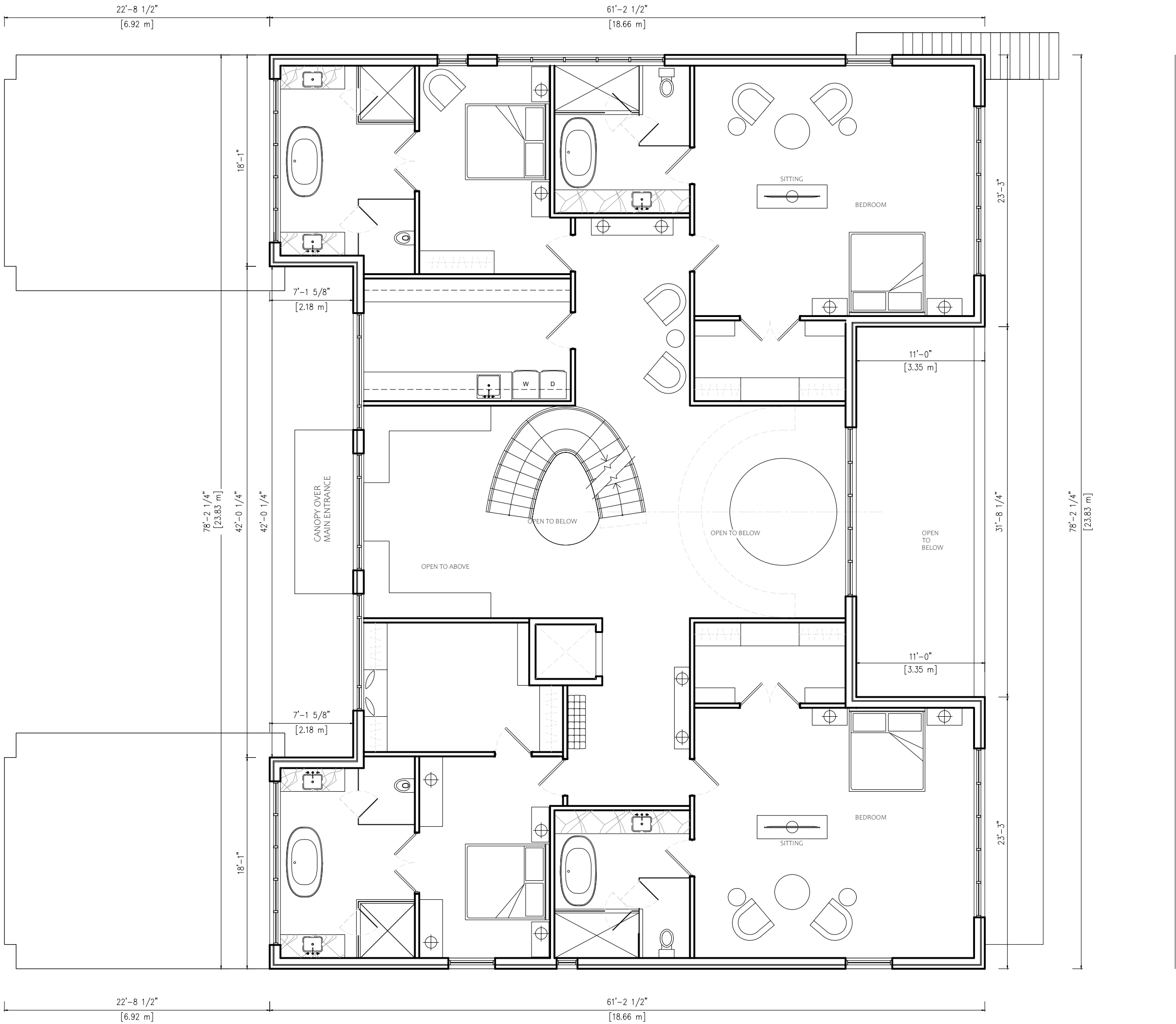
Scale:

Project: 2022

Drawn by: T.A

Sheet No:

A5



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"