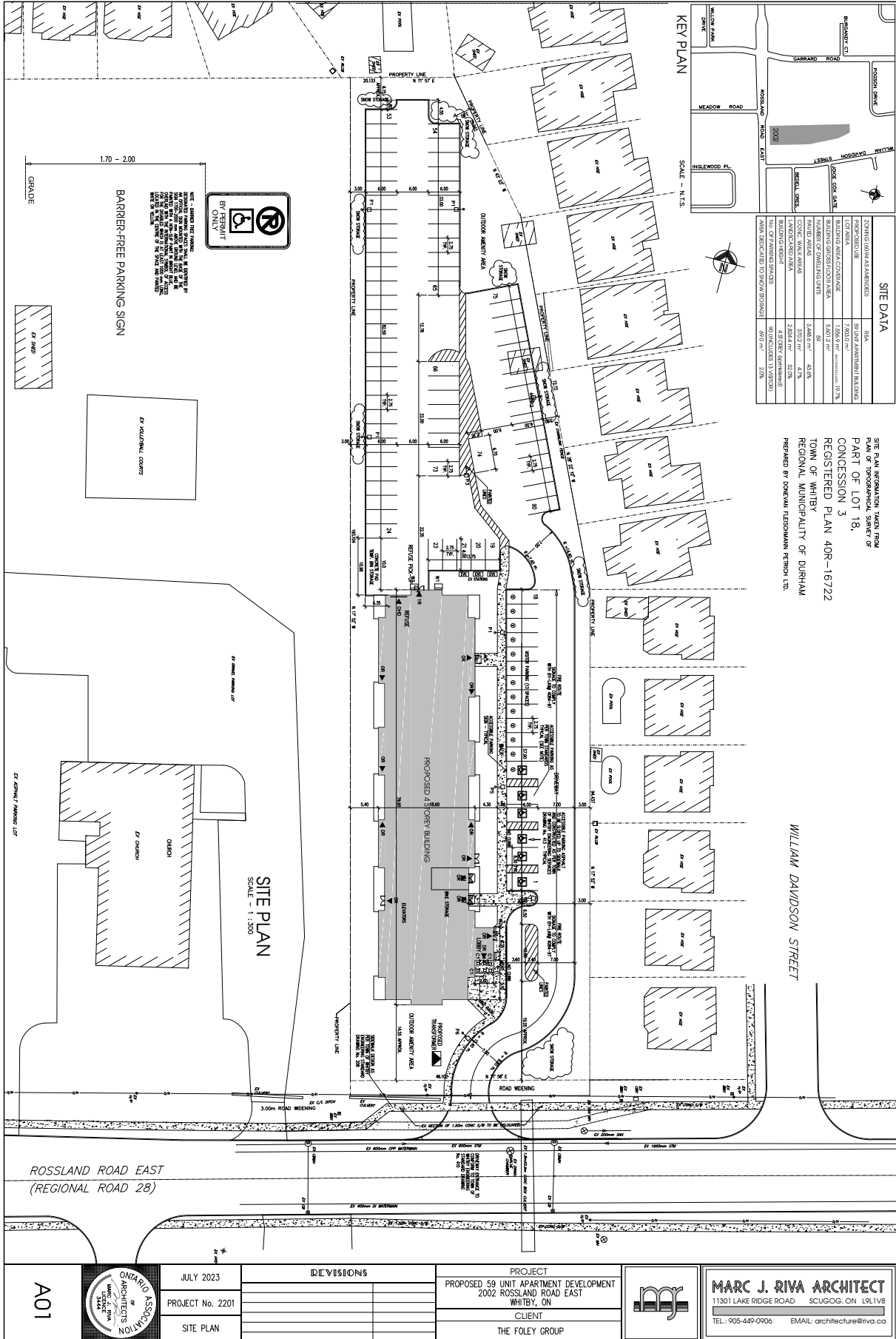


Attachment #3a Proponent's Proposed Site Plan

PDP 15-24



SITE DATA	
ZONING (LOCAL AMENDED)	R1A
PROPOSED USE	50 UNIT APARTMENT BUILDING
LOT AREA	7,003.0 m ²
BUILDING FOOTPRINT COVERAGE	1,268.9 m ² (18.1% coverage)
NUMBER OF DWELLING UNITS	50
PAVED AREAS	3,466.4 m ² (4.9% coverage)
COV. WALKWAY AREA	310.2 m ² (4.4% coverage)
LANDSCAPED AREA	2,226.4 m ² (31.6% coverage)
NO. OF PARKING SPACES	50 (INCLUDES 13 VISITORS)
AREA REPORTED TO TOWN RECORDS	600 m ² (0.8% coverage)

SITE PLAN INFORMATION TAKEN FROM PLAN OF TOPOGRAPHICAL SURVEY OF PART OF LOT 18, CONCESSION 3 REGISTERED PLAN 40R-16722 TOWN OF WHITBY REGIONAL MUNICIPALITY OF DURHAM PREPARED BY DOREM FLEISHMAN PERCH LTD.

WILLIAM DAVIDSON STREET

1.70 - 2.00 GRADE

BARRIER-FREE PARKING SIGN

BY WHITBY

NOTE - BARRIER-FREE PARKING SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGULATION UNDER THE ACCESSIBLE TOILETS ACT AND THE ACCESSIBLE TOILETS ACT REGULATIONS. THE SIGN IS TO BE INSTALLED IN THE PARKING SPACE ADJACENT TO THE TOILET. THE SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGULATION UNDER THE ACCESSIBLE TOILETS ACT AND THE ACCESSIBLE TOILETS ACT REGULATIONS. THE SIGN IS TO BE INSTALLED IN THE PARKING SPACE ADJACENT TO THE TOILET.

SITE PLAN
SCALE - 1:200

ROSSLAND ROAD EAST
(REGIONAL ROAD 28)

A01		JULY 2023	REVISIONS	PROJECT	
		PROJECT No. 2201		PROPOSED 50 UNIT APARTMENT DEVELOPMENT 2002 ROSSLAND ROAD EAST WHITBY, ON	
		SITE PLAN		CLIENT THE FOLEY GROUP	

MARC J. RIVA ARCHITECT
11301 LAKE RIDGE ROAD SCUGOG, ON L9L1V8
TEL.: 905-449-0906 EMAIL: architecture@riva.ca