

ISSUED FOR
1 2025-07-01 SITE DESIGN DRAFT

METRIC
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ARCHITECT & PRIME CONSULTANT
GRAFF ARCHITECTURE
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KEYPLAN

SEAL

85 WILSON ST
APARTMENT

85 WILSON STREET
PERTH, ON K7H 2N7

SITE PLAN

DRAWN: GJG
PLOT DATE: 2025-07-03 3:54:50 PM

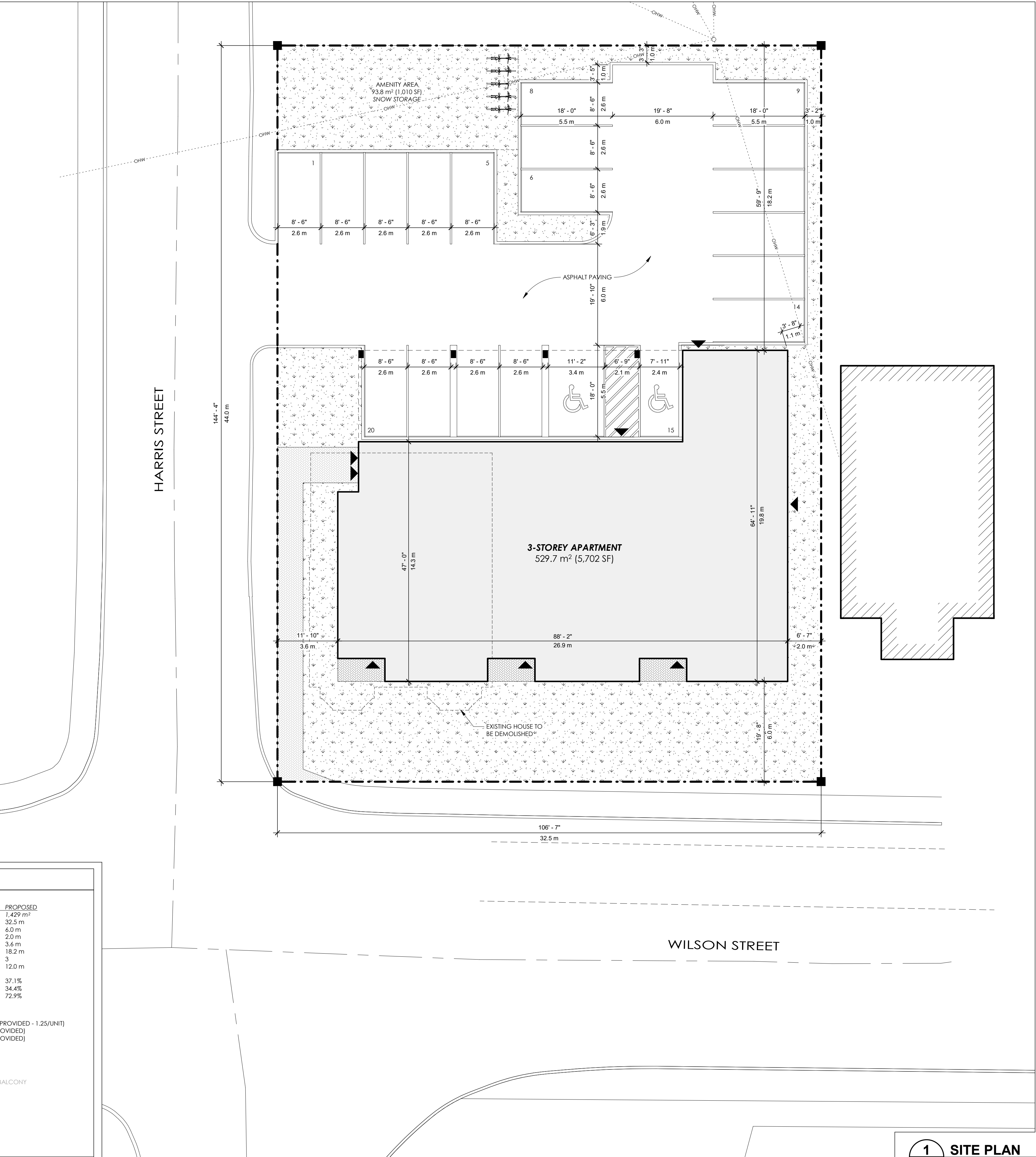
A1.00

25012P01



2 SPACE PLANNING LAYOUT
A1.00 1" = 20'-0"

ZONING LEGEND		
PROPERTY AREA:	1,429 m ² (15,380 SF)	
LEGAL DESCRIPTION:	PART OF LOT 31, PARK LOT 3, PLAN 8828, PART 1 & 2, PART 3, PART 4, TOWN OF PERTH, COUNTY OF LANARK, ONTARIO	
SURVEY:	DRAWING BASED ON SURVEY BY XXX CONDUCTED X.X.Hr, 20XX	
ZONE:	RESIDENTIAL FOURTH DENSITY (R4)	
BUILDING TYPE:	LOW-RISE APARTMENT	
# DWELLING UNITS:	16 DWELLING UNITS	
BUILDING AREA:	529.7 m ² (5,702 SF)	
PAVING AREA:	523.6 m ² (5,636 SF)	
SIDEWALK AREA:	38.3 m ² (412 SF)	
PATIO AREA:	11.6 m ² (125 SF)	
VEGETATED AREA:	441.7 m ² (4,754 SF)	
		ZONING BY-LAW
		PROPOSED
		MIN. LOT AREA
		MIN. LOT FRONTAGE
		MIN. FRONT YARD
		MIN. INTERIOR YARD
		MIN. EXTERIOR YARD
		MIN. REAR YARD
		MAX. STOREYS
		MAX. BLD. HEIGHT
		MAX. LOT COVERAGE
		MIN. LANDSCAPING OPEN
		MAX. IMPERVIOUS SURF.
		PARKING CALCULATIONS
		PROPOSED PARKING: 24 SPACES REQ'D (20 PROVIDED - 1.25/UNIT)
		ACCESSIBLE PARKING: 2 SPACES REQ'D (2 PROVIDED)
		BICYCLE PARKING: 5 SPACES REQ'D (5 PROVIDED)
		AMENITY AREAS
		EACH UNIT PROVIDED 7.8 m ² PRIVATE PATIO/BALCONY
		COMMUNAL 55.7 m ² INDOOR GYM



1 SITE PLAN
A1.00 3/32" = 1'-0"