

ISSUED FOR
1 2026-04-09 DESIGN CONCEPT

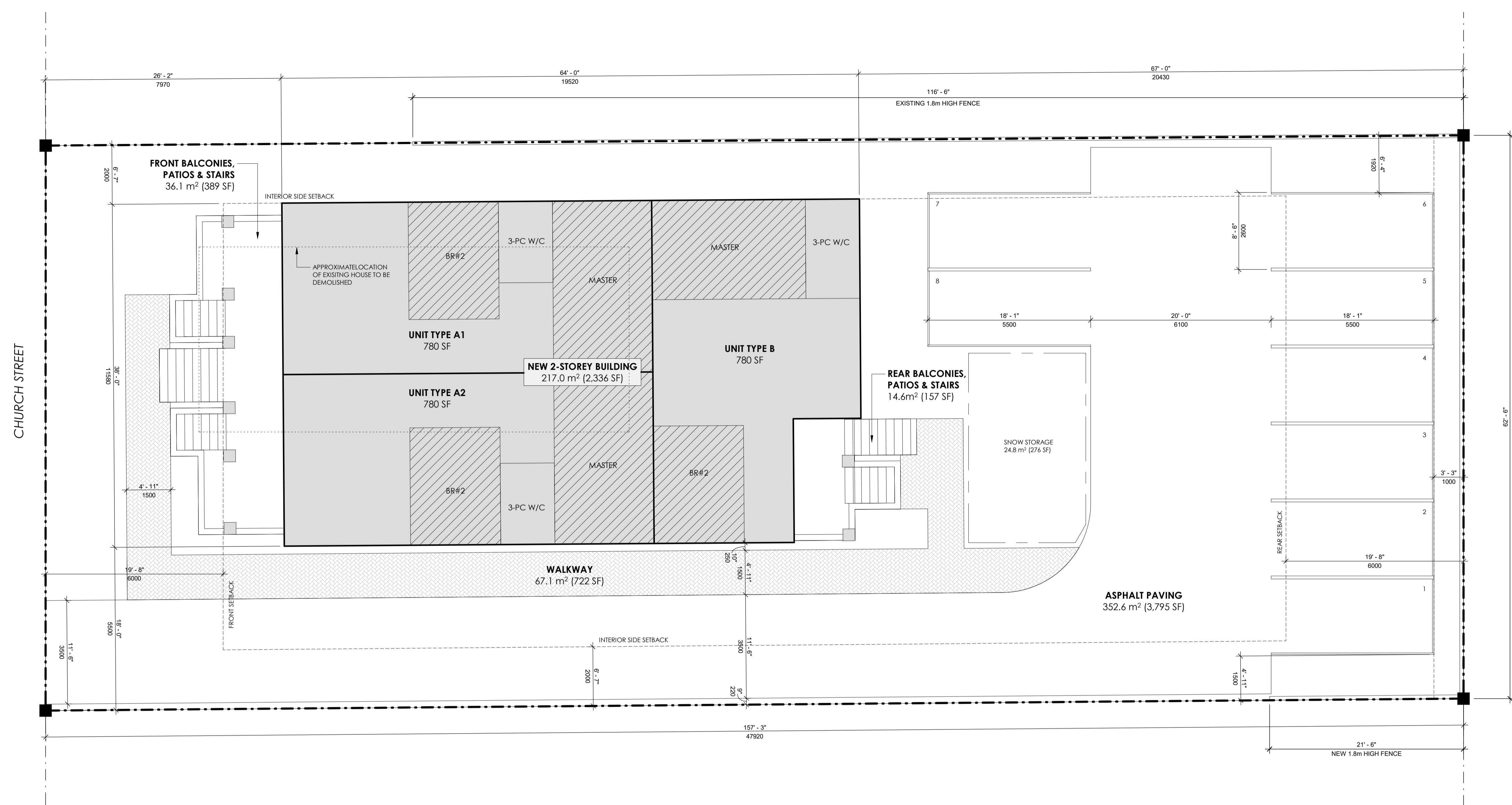
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ARCHITECT & PRIME CONSULTANT
GRAFF ARCHITECTURE
1358 RIDEAU FERRY ROAD
PERTH, ONTARIO K7H 3C7
Tel: (613)-900-1963

KEYPLAN

SEAL

1 SITE PLAN
A1.00 1:75



SITE INFORMATION	ZONING LEGEND																		
<p>PROPERTY AREA: 912.8 m² (9,825 SF)</p> <p>LEGAL DESCRIPTION: LOT 130, COMPILED PLAN 8828 IN THE SOUTH EAST HALF OF LOT 1, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF DRUMMOND NOW IN THE TOWN OF PERTH COUNTY OF LANARK</p> <p>SURVEY: DRAWING BASED ON MULTIPLE SURVEYS</p> <p>AMENITY AREAS UPPER-UNITS w/ 8.7 m² (94 SF) PRIVATE BALCONY LOWER-UNITS w/ 12.3 m² (133 SF) PRIVATE PATIO</p>	<p>PROPOSED ZONE: RESIDENTIAL FOURTH DENSITY (R4) PROPOSED BUILDING: APARTMENT, LOW-RISE PROPOSED BUILDING AREA: 217.0 m² PROPOSED # DWELLING UNITS: 6 APARTMENT UNITS</p> <table border="1"> <thead> <tr> <th>ZONING BY-LAW</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>MIN. LOT AREA</td> <td>556.52 m² / 912.8 m²</td> </tr> <tr> <td>MIN. LOT FRONTAGE</td> <td>7.5 m / 19.08 m</td> </tr> <tr> <td>MIN. FRONT YARD</td> <td>6.0 m / 6.0 m</td> </tr> <tr> <td>MIN. INTERIOR YARD</td> <td>2.0 m / 2.0 m</td> </tr> <tr> <td>MIN. INTERIOR YARD</td> <td>2.0 m / 5.5 m</td> </tr> <tr> <td>MIN. REAR YARD</td> <td>6.0 m / 20.4 m</td> </tr> <tr> <td>MAX. STOREYS</td> <td>4 / 2</td> </tr> <tr> <td>MAX. BLD. HEIGHT</td> <td>12.0 m / -9.0 m</td> </tr> </tbody> </table> <p>MAX. LOT COVERAGE: 35% / 29.4% (268.4 m²) MIN. LANDSCAPED OS: 35% / 32.0% (292.5 m²)</p> <p>PARKING CALCULATIONS BY-LAW REQUIREMENT: 6 UNITS @ 1.5 SPACES = 9 SPACES PROPOSED PARKING: 8 SPACES + 1 IN-LIEU BICYCLE PARKING: ON EACH UNIT-DEDICATED BALCONY/PATIO</p> <p>LOT COVERAGE CALCULATIONS PROPERTY AREA: 912.8 m² (9,825 SF) BUILDING COVERAGE: 267.7 m² (2,882 SF) IMPERMEABLE SURFACES: 620.3 m² (6,677 SF)</p>	ZONING BY-LAW	PROPOSED	MIN. LOT AREA	556.52 m ² / 912.8 m ²	MIN. LOT FRONTAGE	7.5 m / 19.08 m	MIN. FRONT YARD	6.0 m / 6.0 m	MIN. INTERIOR YARD	2.0 m / 2.0 m	MIN. INTERIOR YARD	2.0 m / 5.5 m	MIN. REAR YARD	6.0 m / 20.4 m	MAX. STOREYS	4 / 2	MAX. BLD. HEIGHT	12.0 m / -9.0 m
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22 CHURCH STREET

22 CHURCH STREET
PERTH, ON K7H 2A3

SITE PLAN

DRAWN: GJG
PLOT DATE: 2026-04-09 1:22:52 PM

A1.00

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2 EAST ELEVATION
A4.00 3/16" = 1'-0"

LARGEST FIRE COMPARTMENT
EXPOSING BUILDING FACE AREA: 362 SF (33.6m²)
UNPROTECTED OPENING AREA: 101 SF (27.9%)
LIMITING DISTANCE: 14.4m
UNPROTECTED OPENING PERMITTED: 100%

LARGEST FIRE COMPARTMENT
EXPOSING BUILDING FACE AREA: 193 SF (17.9m²)
UNPROTECTED OPENING AREA: 55 SF (28.5%)
LIMITING DISTANCE: 14.4m
UNPROTECTED OPENING PERMITTED: 100%



3 WEST ELEVATION
A4.00 3/16" = 1'-0"

EXTERIOR MATERIAL FINISHES

- 1 STONE MASONRY CLADDING (LIGHT GREY)
- 2 HORIZ. METAL PANEL SIDING (WOOD GRAIN)
- 3 EXT. INSULATION FINISHING SYSTEM (CHARCOAL)
- 4 BRICK CLADDING (MID-TONE GREY)

SEAL

22 CHURCH STREET

22 CHURCH STREET
PERTH, ON K7H 2A3

ELEVATIONS

DRAWN: GJG
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A4.00

26002P01



4 NORTH ELEVATION
A4.00 3/16" = 1'-0"



1 SOUTH ELEVATION
A4.00 3/16" = 1'-0"