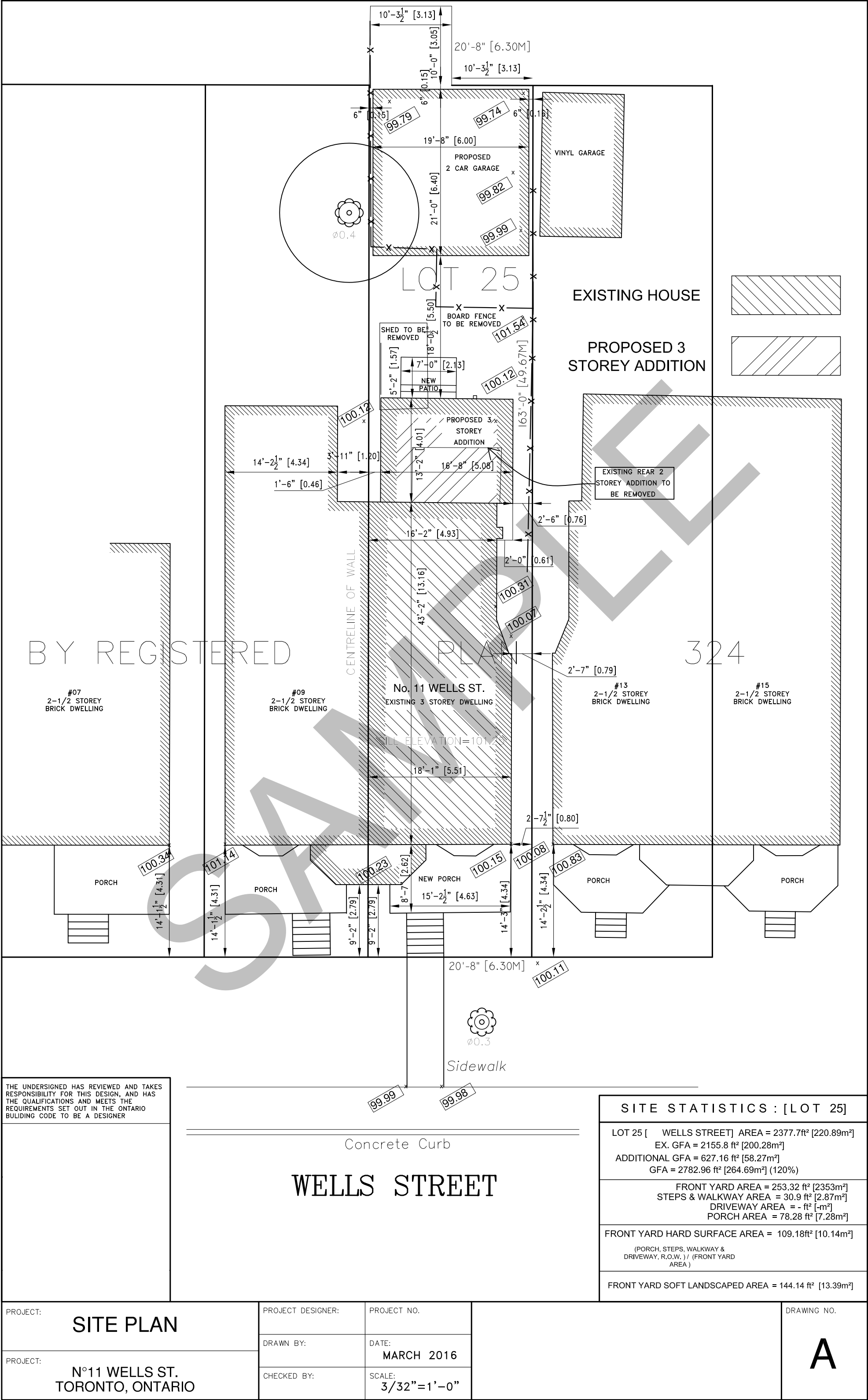


BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM  
THE SOUTHERLY LIMIT OF WELLS STREET  
AS SHOWN ON PLAN 66R-25703  
HAVING A BEARING OF N73°54'20"E



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 BE A DESIGNER

PROJECT: **SITE PLAN**

PROJECT: **N°11 WELLS ST.  
TORONTO, ONTARIO**

PROJECT DESIGNER:

DRAWN BY:

CHECKED BY:

PROJECT NO.

DATE:  
**MARCH 2016**

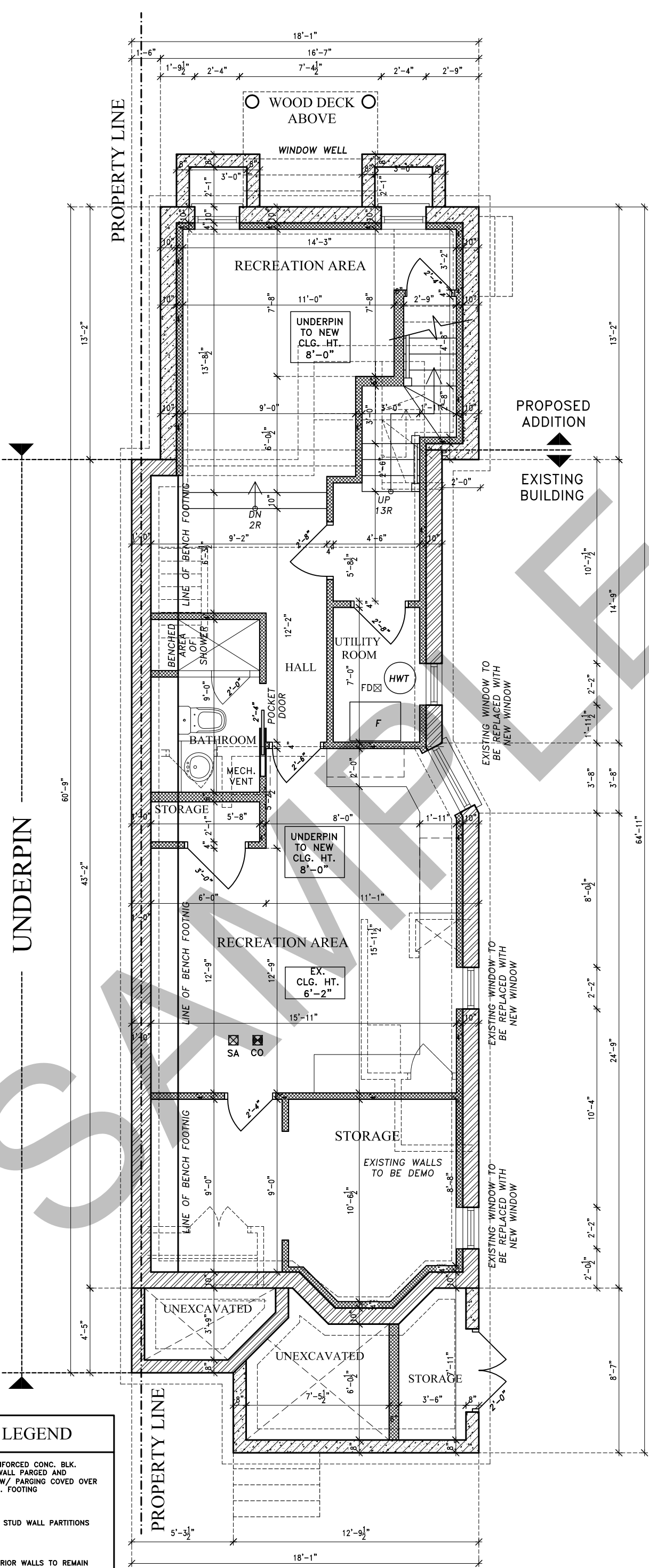
SCALE:  
**3/32"=1'-0"**

SITE STATISTICS : [LOT 25]	
LOT 25 [ WELLS STREET] AREA = 2377.7ft² [220.89m²]	
EX. GFA = 2155.8 ft² [200.28m²]	
ADDITIONAL GFA = 627.16 ft² [58.27m²]	
GFA = 2782.96 ft² [264.69m²] (120%)	
FRONT YARD AREA = 253.32 ft² [23.53m²]	
STEPS & WALKWAY AREA = 30.9 ft² [2.87m²]	
DRIVEWAY AREA = - ft² [-m²]	
PORCH AREA = 78.28 ft² [7.28m²]	
FRONT YARD HARD SURFACE AREA = 109.18ft² [10.14m²]	
(PORCH, STEPS, WALKWAY & DRIVEWAY, R.O.W. ) / (FRONT YARD AREA )	
FRONT YARD SOFT LANDSCAPED AREA = 144.14 ft² [13.39m²]	

DRAWING NO.

**A**

WALL TYPES LEGEND	
	NEW 10" REINFORCED CONC. BLK. FOUNDATION WALL PARGED AND DAMPROOFED W/ PARGING COVERED OVER POURED CONC. FOOTING
	NEW INTERIOR STUD WALL PARTITIONS
	EXISTING EXTERIOR WALLS TO REMAIN
	EXISTING INTERIOR WALLS TO REMAIN



BASEMENT FLOOR PLAN

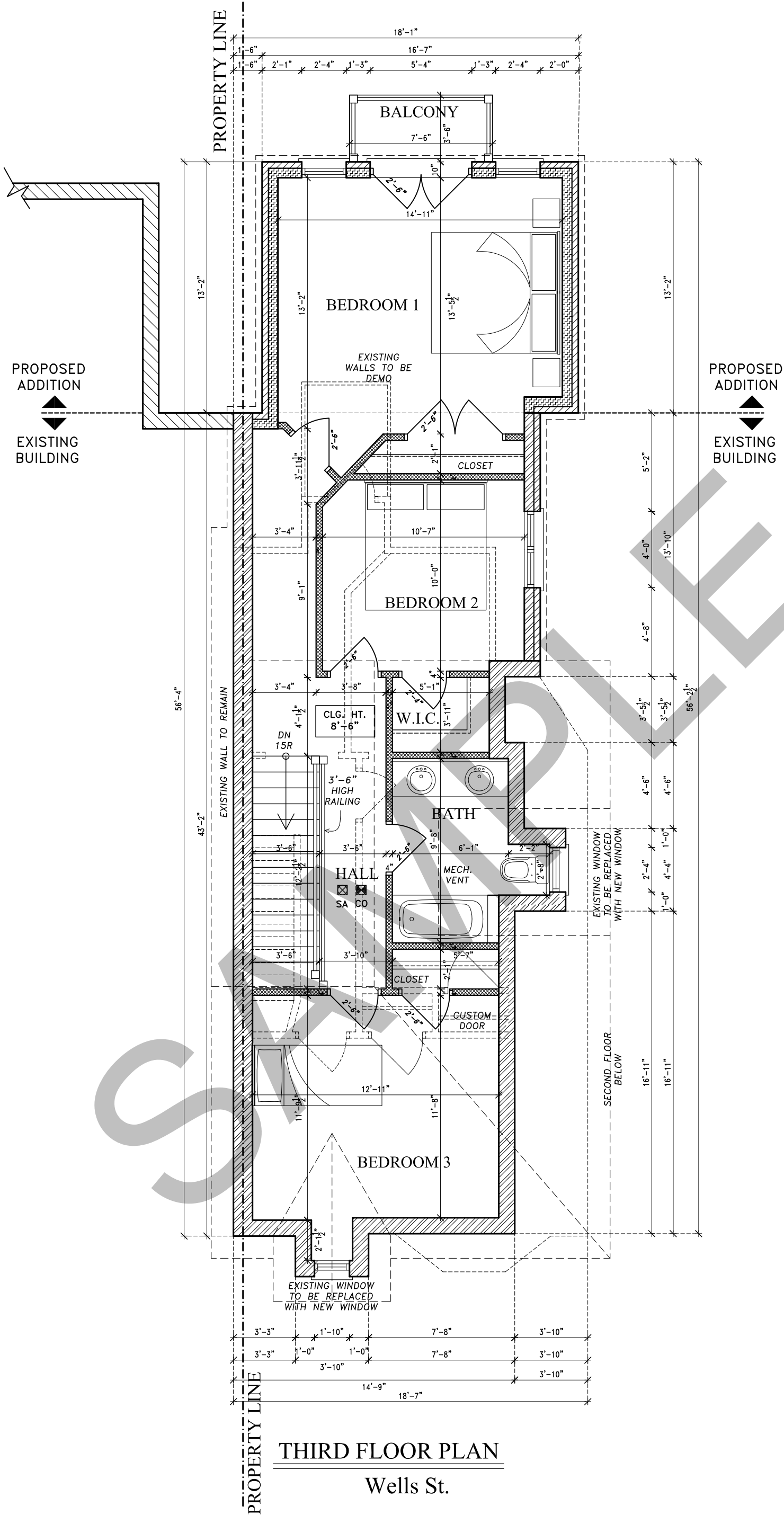
Wells St.

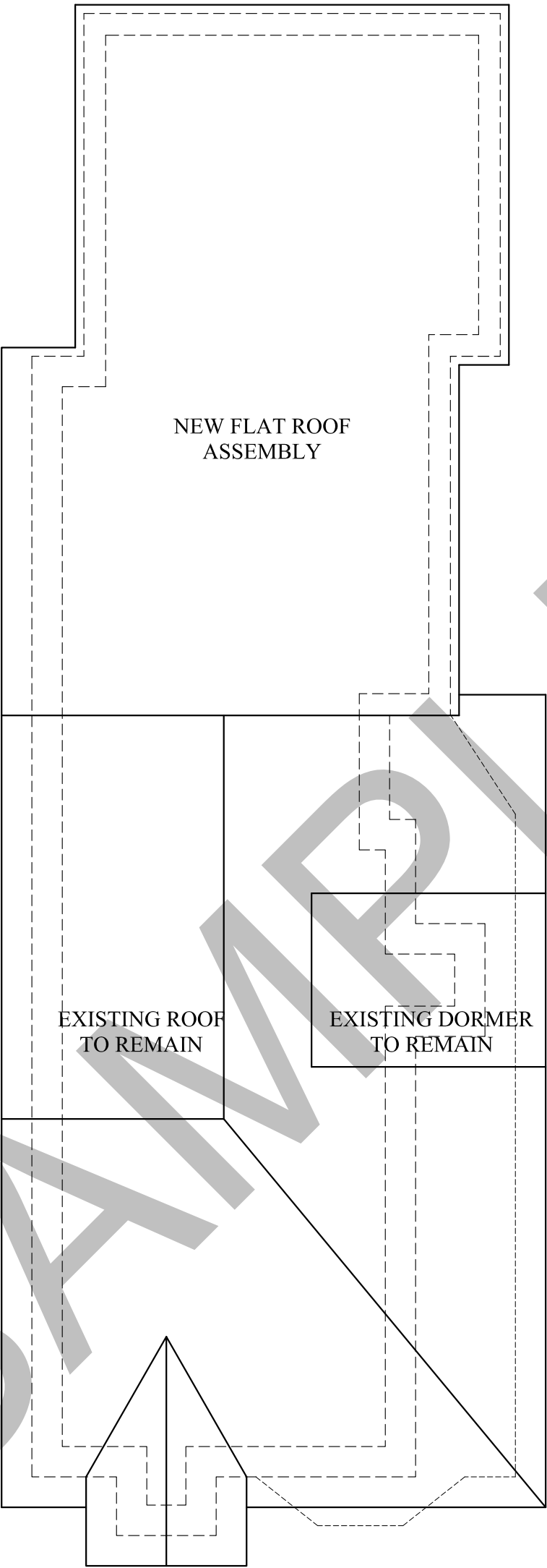
EX. BASEMENT AREA = 781.71 ft² [72.62 m²]  
ADDITIONAL BASEMENT AREA = 174.19 ft² [16.18 m²]  
TOTAL BASEMENT AREA = 955.88 ft² [88.80 m²]



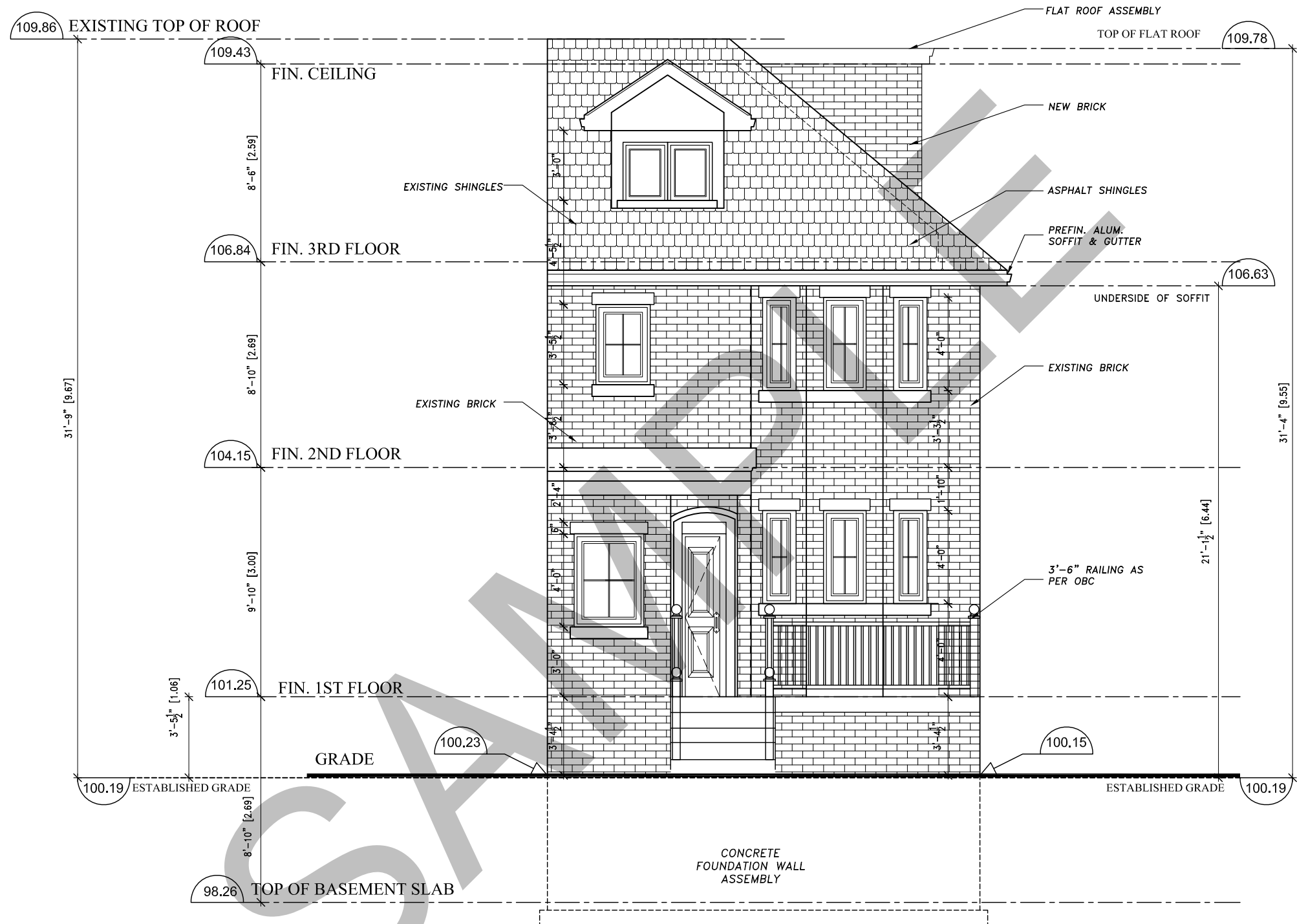
GFA = 2782.96 ft<sup>2</sup> [258.55 m<sup>2</sup>] (120%)







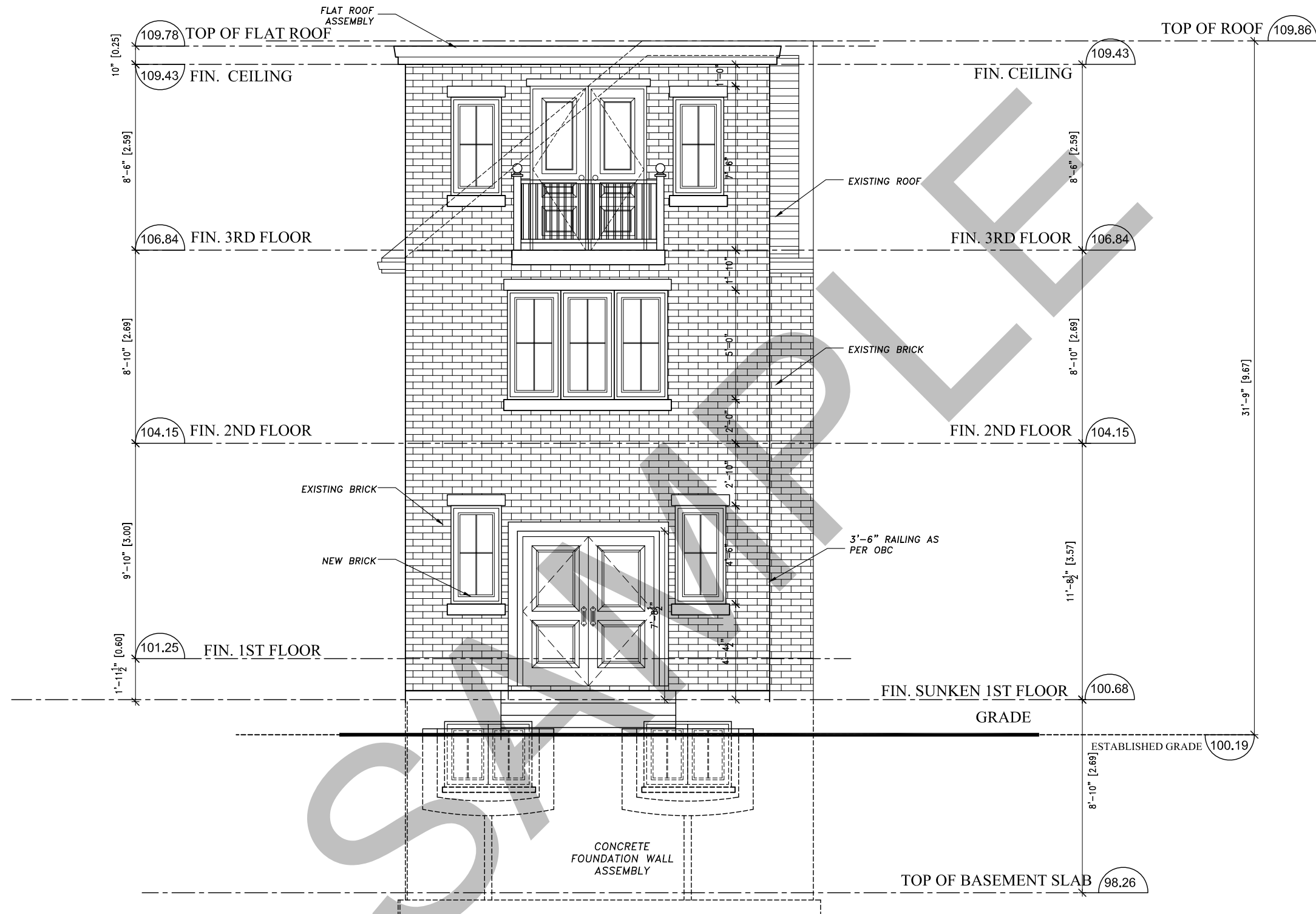
ROOF PLAN  
Wells St.



## FRONT ELEVATION

Wells St.





## REAR ELEVATION

Wells St.

