

EXT.
HYD.
& V.



Ra-1

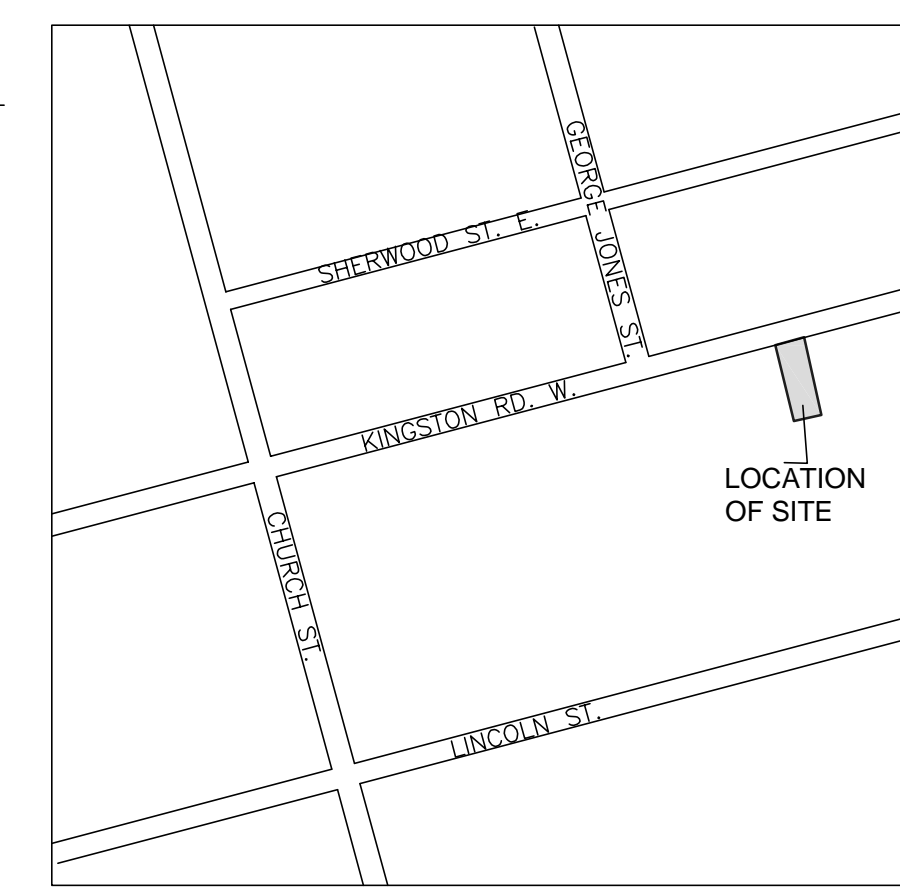


Rb-93



H/C PARKING AND VAN ACCESSIBLE SIGN
(REFER TO THE DETAIL Rb-93) (1)
COMMERCIAL PARKING SIGN (2)
VISITOR PARKING SIGN (3)
RESIDENT PARKING SIGN (4)

LOCATION PLAN
N.T.S.



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No. 001	DATE: DEC. 01/2022
DESCRIPTION: FOR CLIENTS REVIEW	
No. 002	DATE:
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No. 003	DATE:
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No. 004	DATE:
DESCRIPTION:	
No. 005	DATE:
DESCRIPTION:	
No. 006	DATE:
DESCRIPTION:	

SITE STATISTICS -

TOTAL SITE AREA:	2,273.0 sm (0.58 ac)
BUILDING COVERAGE	(EXCLUDING ROAD WIDENING) 1,485.70 sm (15,992 sf) (63% of LOT AREA)
BUILDING G.F.A.:	
GROUND FLOOR	215.07 sm (2,315 sf)
COMMERCIAL USE	137.41 sm (1,479 sf)
RESIDENTIAL USE	48.73 sm (416 sf)
MECH./ELECT RM, GERBAGE RM. AND GAS METER RM.	28.93 sm (311 sf)
SECOND FLOOR	1,485.70 sm (15,992 sf)
(RESIDENTIAL UNITS)	
THIRD FLOOR	1,485.70 sm (15,992 sf)
TOTAL G.F.A.	3,186.47 sm (34,299 sf)

SETBACKS

PROVD	8.48 m (Excluding road widening)
FRONT	1.22 m
SIDE (WEST)	1.12 m
SIDE (EAST)	11.63 m
REAR	

COMMERCIAL AREA IN GROUND FLOOR:

UNIT 1	34.59 sm (372 sf)
UNIT 2	102.82 sm (1107 sf)

18 RESIDENTIAL UNITS-

2 UNITS - 3 Bed + Den	(1,950 sq.ft.)
10 UNITS - 2 Bed + Den	(1,550 sq.ft. and 1,750 sq.ft.)
4 UNITS - 2 Bed	(1,450 sq.ft. and 1,650 sq.ft.)
2 UNITS - 1 Bed	(1,000 sq.ft.)

PARKING REQUIRED	31 spaces
COMMERCIAL (142.41sm)	4 spaces
Office: 3 spaces per 100 sm	
Personal Service Shop: 1 space per 30 sm	
RESIDENTIAL (18 UNITS)	27 spaces
1.25 per unit for occupant and 0.25 per unit for visitor	

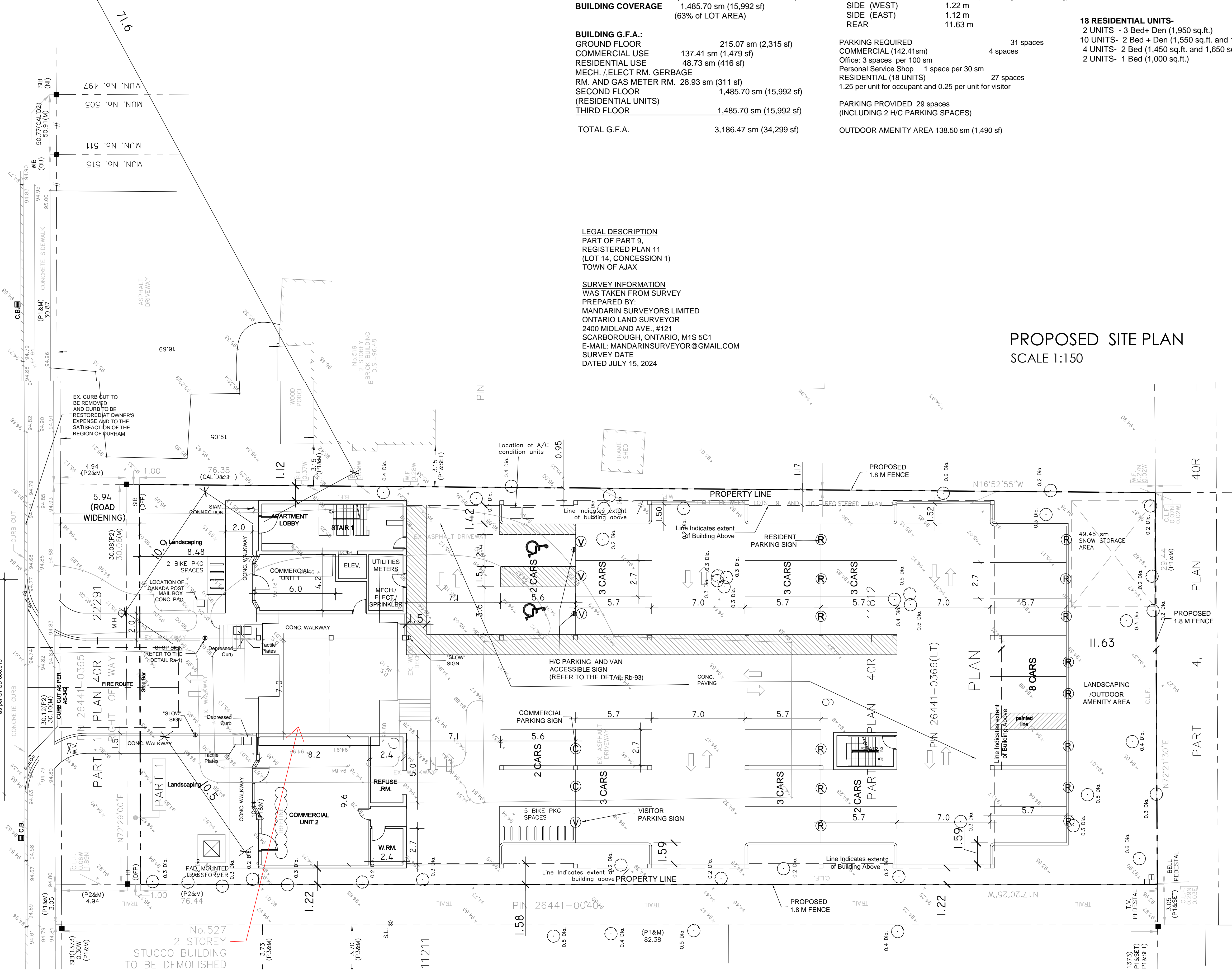
PARKING PROVIDED 29 spaces
(INCLUDING 2 H/C PARKING SPACES)
OUTDOOR AMENITY AREA 138.50 sm (1,490 sf)

LEGAL DESCRIPTION
PART OF PART 9,
REGISTERED PLAN 11
(LOT 14, CONCESSION 1)
TOWN OF AJAX

SURVEY INFORMATION
WAS TAKEN FROM SURVEY
PREPARED BY:
MANDARIN SURVEYORS LIMITED
ONTARIO LAND SURVEYOR
2400 MIDLAND AVE., #121
SCARBOROUGH, ONTARIO, M1S 5C1
E-MAIL: MANDARINSURVEYOR@GMAIL.COM
SURVEY DATE
DATED JULY 15, 2024

PROPOSED SITE PLAN
SCALE 1:150

THE KING'S HIGHWAY No. 2
(ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2)
ROAD
PART 1, PLAN No. P-1922-283, INST. No. D446247
(KNOWN AS) KINGSTON
PIN 26432-0002



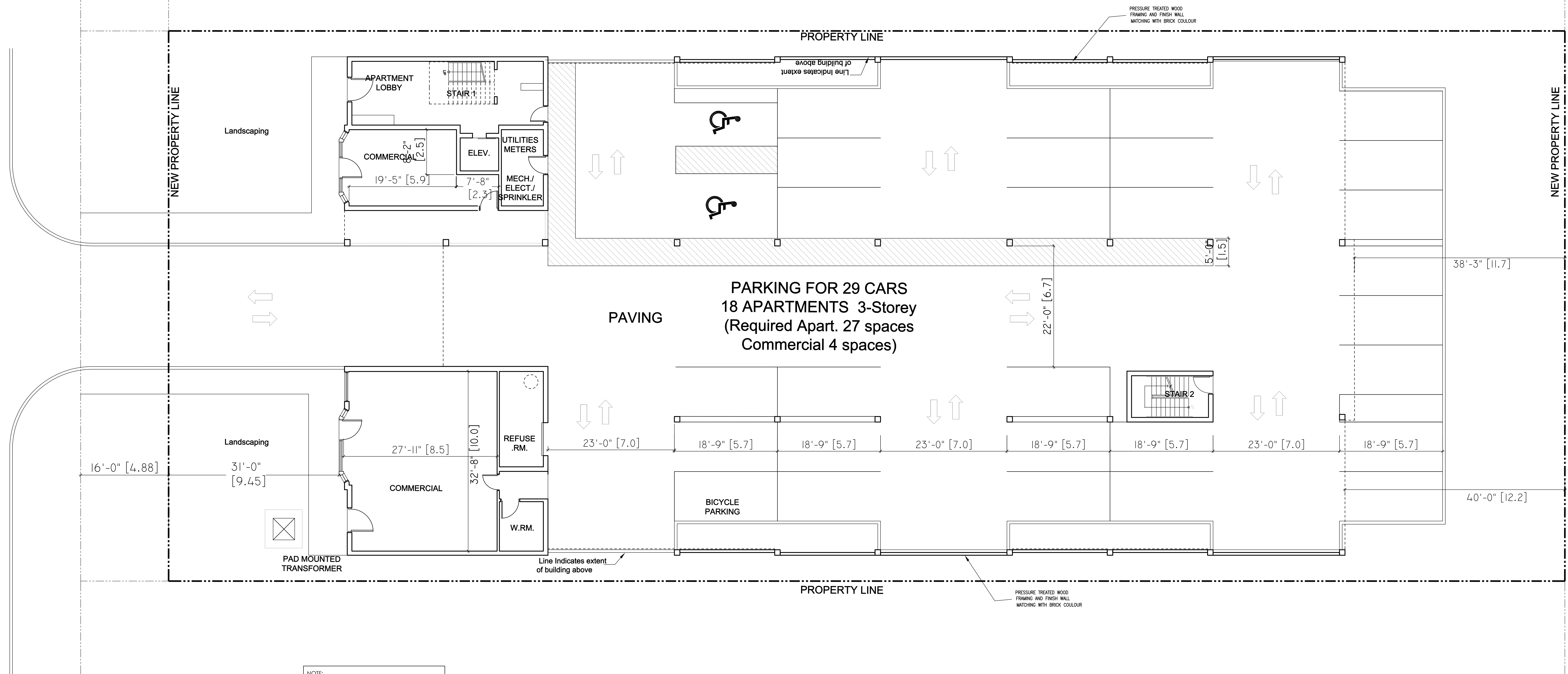
OWNER'S ADDRESS:

DRAWING
PROPOSED 3-STORY
RESIDENTIAL &
COMMERCIAL BUILDING
527 KINGSTON RD. W.,
AJAX, ONTARIO

DRAWN B.S.	PROJECT NO 22-11
PLOTTED DATE NOVEMBER 4/2024	DRAWING NO
SCALE AS SHOWN	A-1.0

DRAWING
PROPOSED SITE PLAN

KINGSTON RD W.

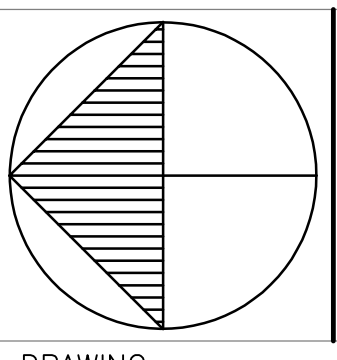


NOTE:
CONTAINERS TO BE PROVIDED FOR THREE-STREAM
WASTE: GARBAGE, RECYCLING, AND ORGANICS.

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NO. 002	DATE: OCT. 23, 2024
DESCRIPTION: SITE PLAN APPROVAL APPLICATION	
NO. 003	DATE:
NO. 004	DATE:
005	
006	

IMRAN KHAN
ARCHITECT
1906 PARKSIDE DRIVE, PICKERING, ONTARIO L1V 3N5
EMAIL: ikhanarch@gmail.com, Tel: (416) 662-7593



PROPOSED 3-STOREY
RESIDENTIAL &
COMMERCIAL BUILDING
527 KINGSTON RD. W.,
AJAX, ONTARIO

RENOR & ASSOCIATES INC	
DRAWN B.S./TANVIR	PROJECT NO
PLOTTED DATE OCT 30/24	DRAWING NO
SCALE 1:75	A-2

DRAWING
GROUND FLOOR PLAN



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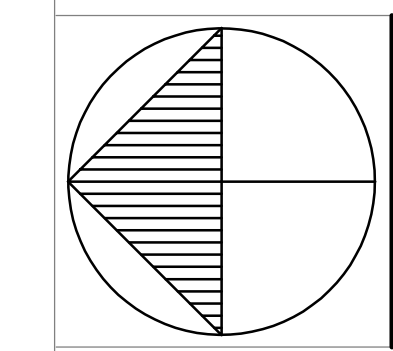
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NO. 006	

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DRAWING

PROPOSED 3-STORY RESIDENTIAL & COMMERCIAL BUILDING
527 KINGSTON RD. W.,
AJAX, ONTARIO

RENOR & ASSOCIATES INC	
DRAWN B.S./TANVIR	PROJECT NO
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SCALE 1:75	A-3

DRAWING

2ND AND 3RD
FLOOR PLANS

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NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

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No. 007	DATE:
No. 008	DATE:

MATERIAL AND COLOUR LEGEND	
A	BRICK VENEER COLOR: RED-ORANGE
B	SMOOTH FACE STONE VENEER COLOUR: BROWN
C	GLAZING WITH ALUMINUM FRAME COLOR: CLEAR
D	CEDAR SHAKES COLOUR: DARK GRAY
E	LED SIGN ALL BRICK PILASTERS SHALL PROJECT MIN. 1/2" (TYP.)
F	FIBRE CEMENT PANEL AND TRIM TO MATCH THE STONE COLOUR COLOUR: BROWN
G	CONCRETE SILL COLOUR: LIGHT GRAY
H	FRIEZE BOARD COLOUR: LIGHT GRAY

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SCALE 1:100	A-4.1

DRAWING
NORTH AND WEST
ELEVATION

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EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

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SCALE 1:100	A-4.2

DRAWING
EAST AND SOUTH
ELEVATION

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SCALE 1:100	

DRAWING
3D RENDERING