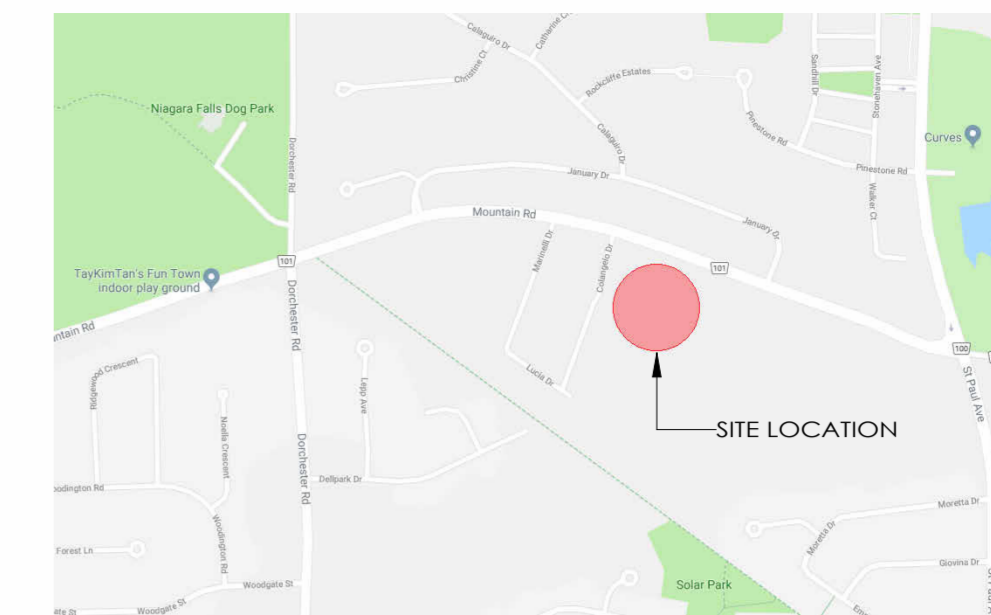
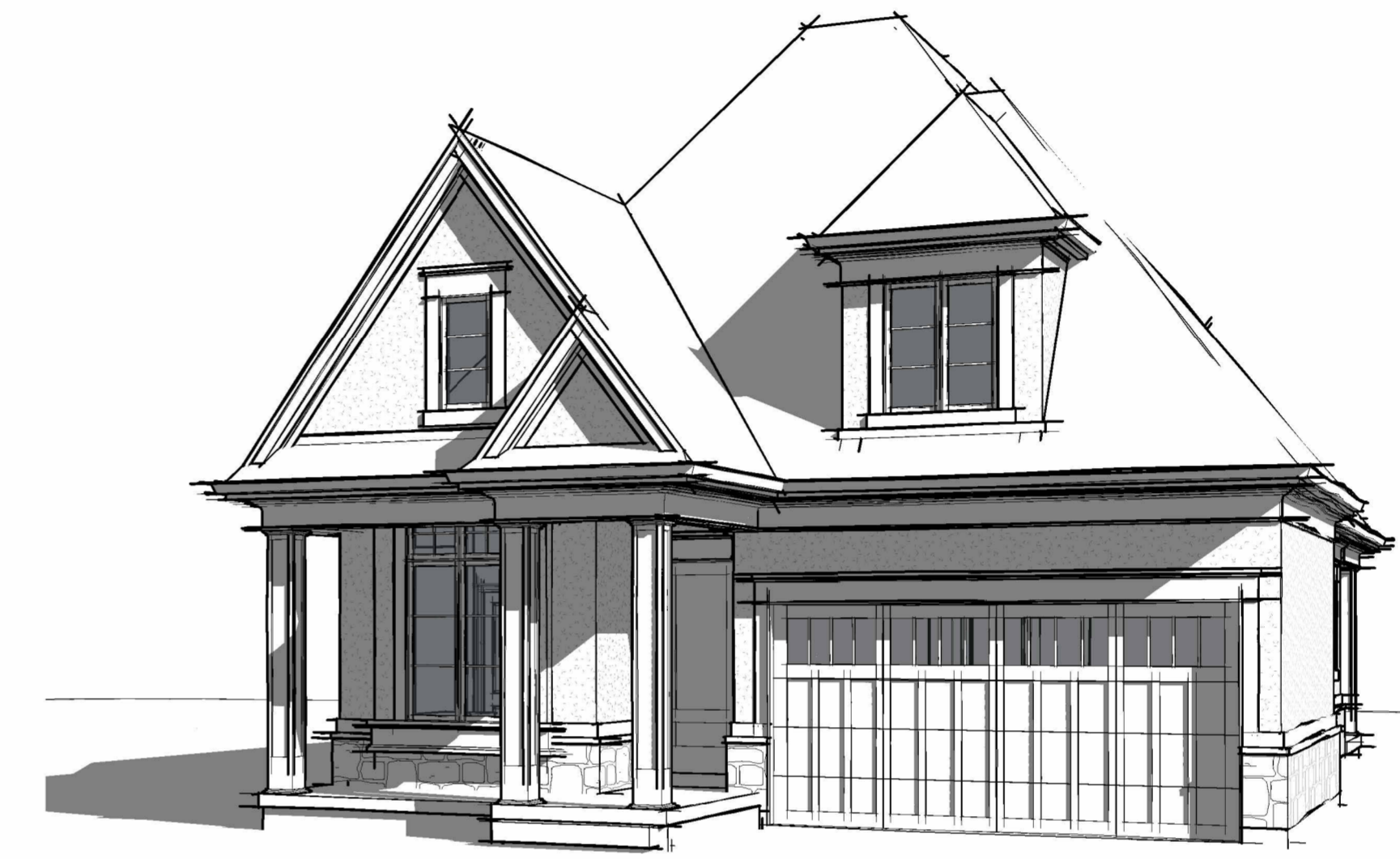
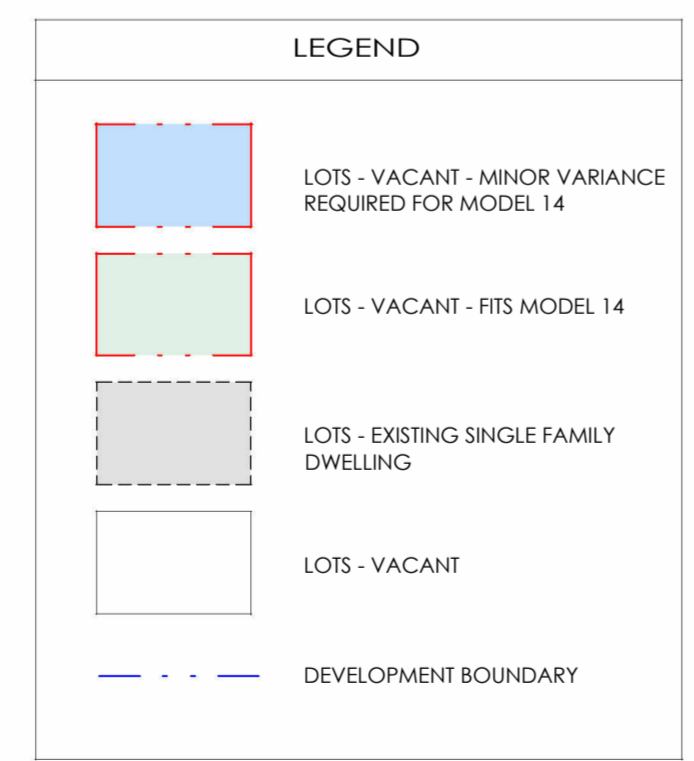
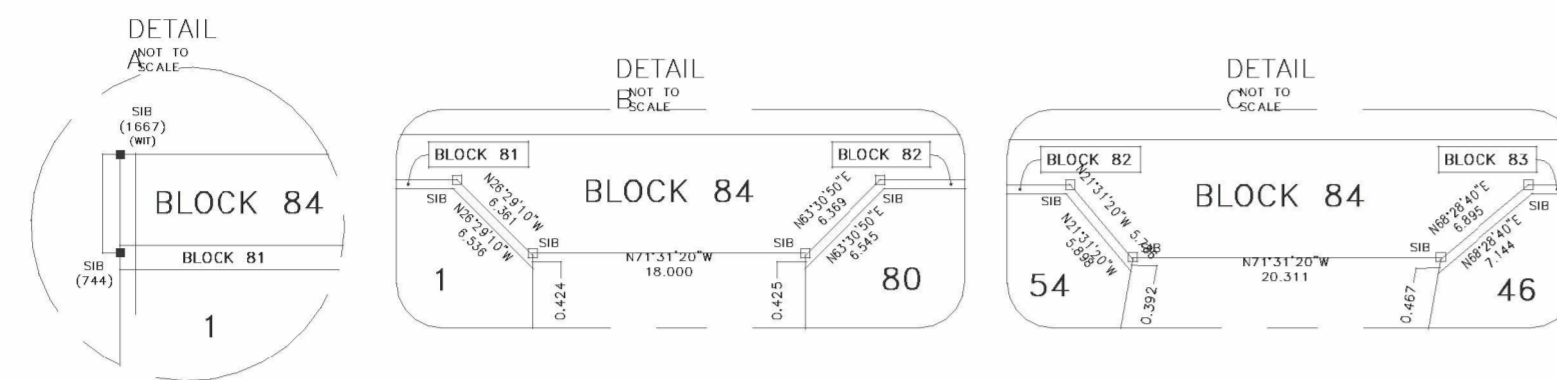


KENMORE MODEL HOME - MINOR VARIANCE MODEL 14 - THE TERRA

LOTS -11, 63, 64, 66, 70, 72, 74, 75, 78 AND 79



SITE MAP

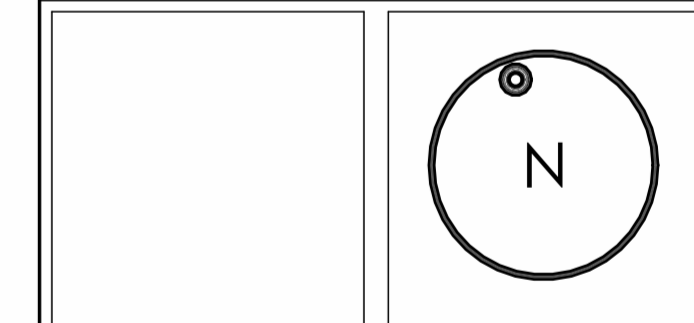


FRONT PERSPECTIVE

GENERAL NOTES

NO.	DATE	REVISION	BY
0	03/18/2024	PRELIMINARY CONCEPT	JKC
1	04/01/2024	REVISED CONCEPT	JKC
2	04/09/2024	REVISED CONCEPT	JKC
3	04/12/2024	REVISED CONCEPT	JKC
4	05/06/2024	MV SUBMISSION	JKC
5	05/16/2024	M.V REVISION	JKC

COMMISSION:
KENMORE MODEL HOME MODEL 14 THE TERRA
MINOR VARIANCE

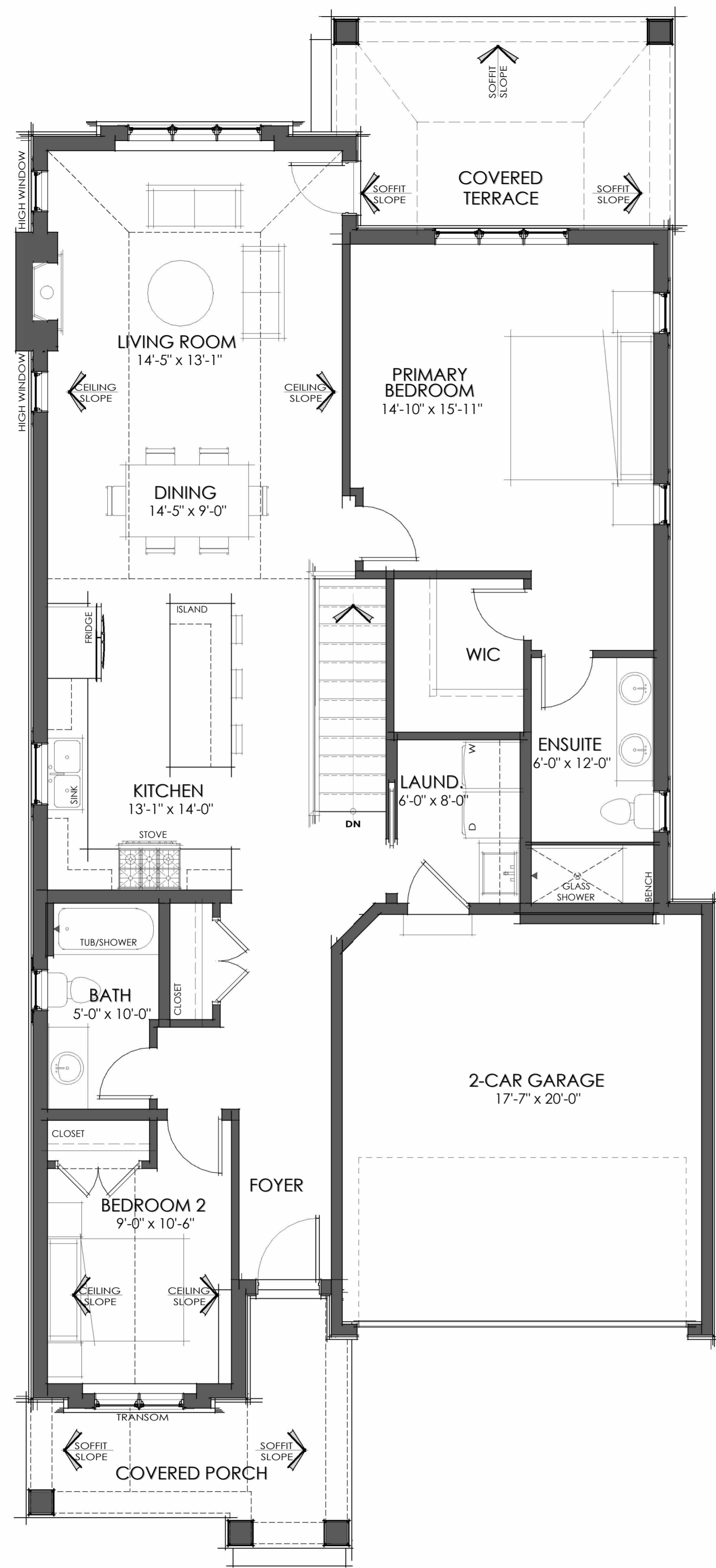


SHEET TITLE:
MASTER SITE PLAN

Issued for Re-Zoning	
Issued for Site Plan Agreement	
Issued for Permit	
Issued for Tender	
Issued for Construction	
DRAWN BY: TW/SMA	DWG. No.
CHECKED BY: JMR/MDA	.A0
DATE: APRIL 2018	
SCALE: AS SHOWN	
PROJECT No.: 2017-279	

MASTER SITE PLAN

1 : 1000



FIRST FLOOR PLAN

1/4" = 1'-0"

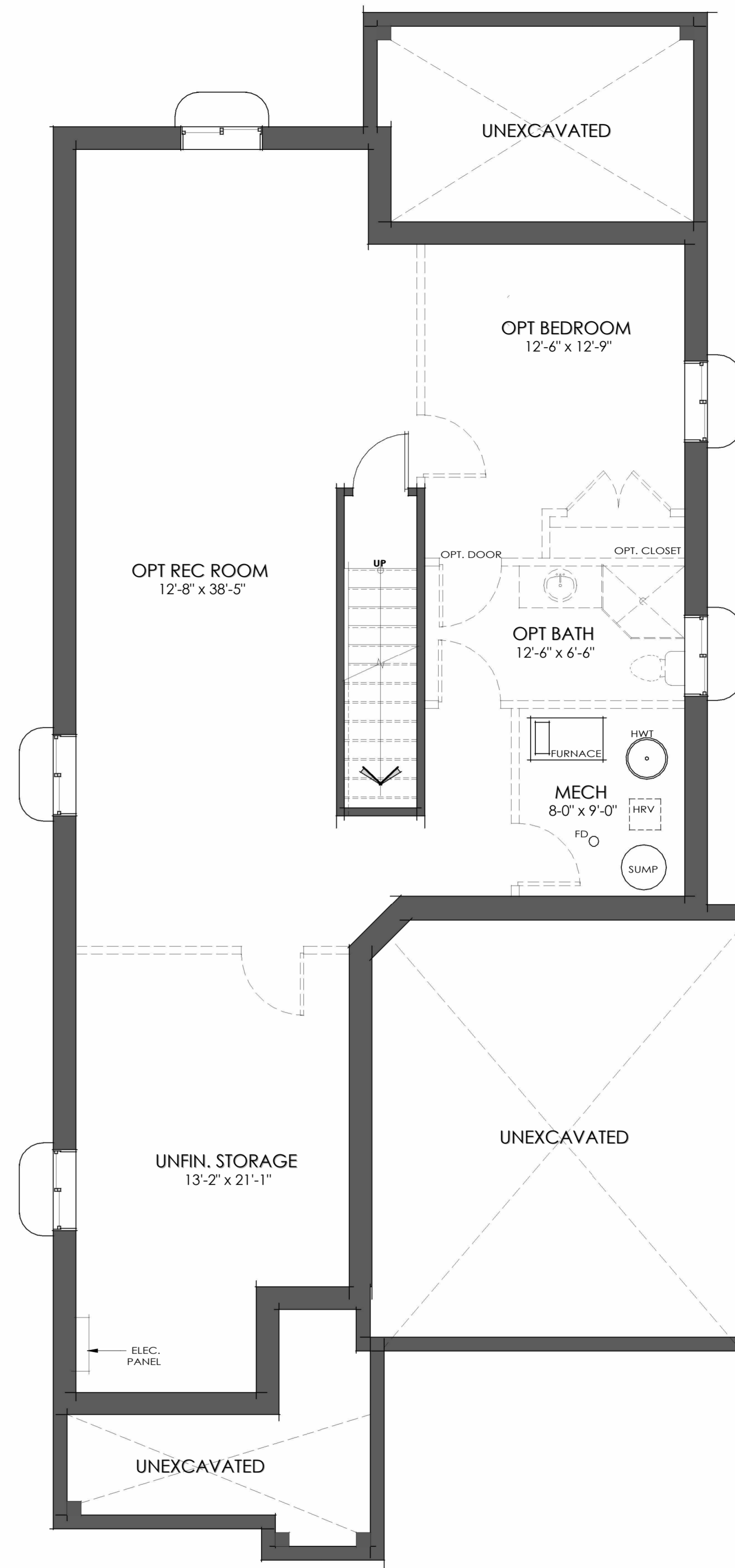
1368 SF

(NET FLOOR AREA: 1142 SF)

FITS ON LOTS (MINOR VARIANCE REQUIRED)
8, 11, 17, 29, 30, 40, 49, 53, 63, 64, 66, 70, 71, 72, 73, 75, 78, 79

*GROSS FLOOR AREA: IS TAKEN FROM THE EXTERIOR FACE OF THE STONE FINISH AND EXTERIOR SIDE OF THE INTERIOR GARAGE WALLS. IT EXCLUDES GARAGE, PORCH AND TERRACE

*NET FLOOR AREA: IS TAKEN FROM THE INTERIOR FACE OF THE EXTERIOR WALLS AND INTERIOR GARAGE WALL. IT EXCLUDES THE STAIR OPENINGS



BASEMENT.

1/4" = 1'-0"

56 SQ.FT

FINISHED AREA ONLY

OPT. FINISHED BASEMENT AREA = 1043 SQ.FT
(TAKEN FROM INT SIDE OF FOUNDATION AND INCLUDES STAIRS)

GENERAL NOTES

NO.	DATE:	REVISION:	BY:
0	03/18/2024	PRELIMINARY CONCEPT	JKC
1	04/01/2024	REVISED CONCEPT	JKC
2	04/09/2024	REVISED CONCEPT	JKC
3	04/12/2024	REVISED CONCEPT	JKC
4	05/06/2024	M.V SUBMISSION	JKC
5	05/16/2024	M.V REVISION	JKC

COMMISSION:

**KENMORE MODEL
HOME MODEL 14
THE TERRA**

MINOR VARIANCE



SHEET TITLE:

**TYPICAL FLOOR
PLANS**

Issued for Re-Zoning

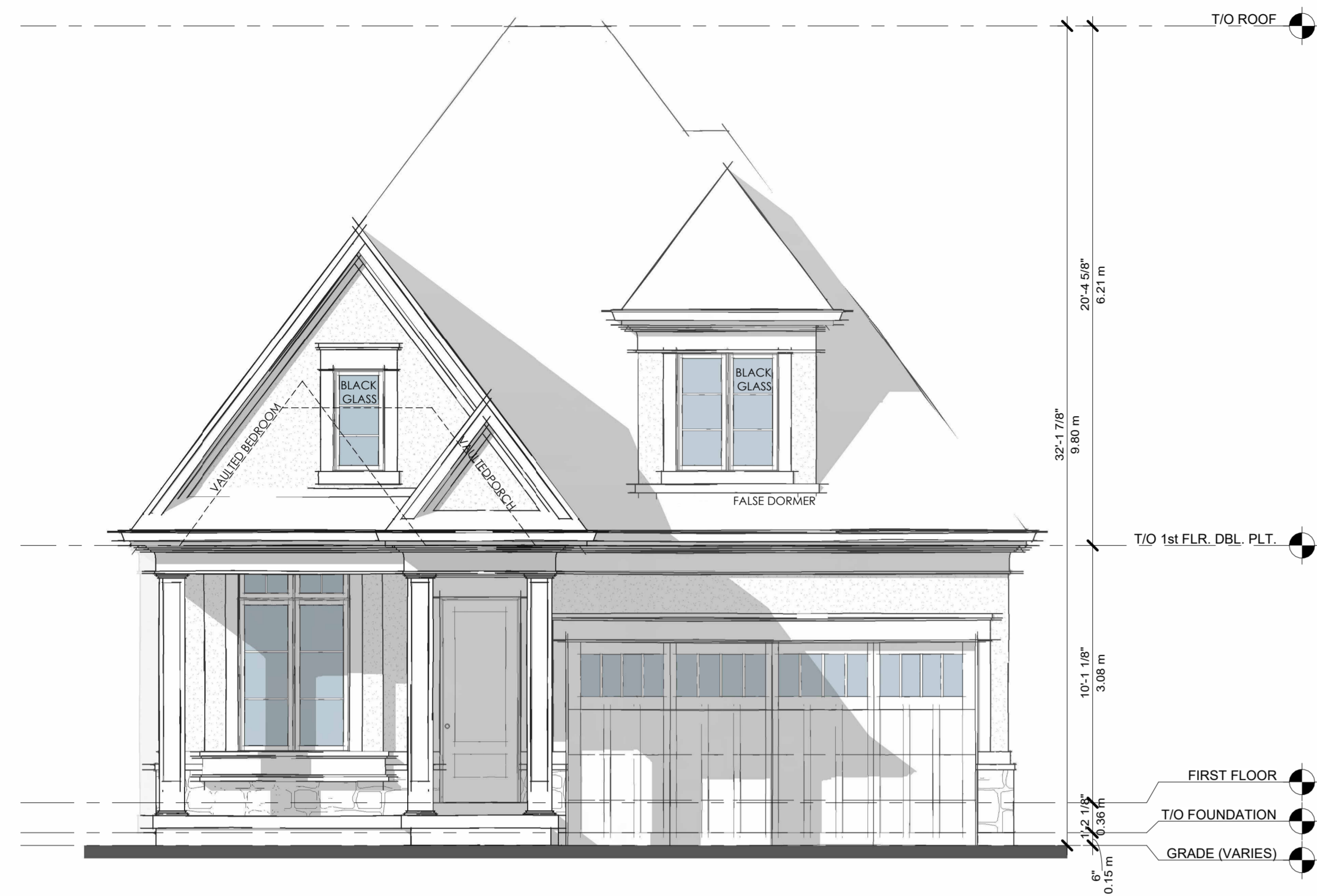
Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

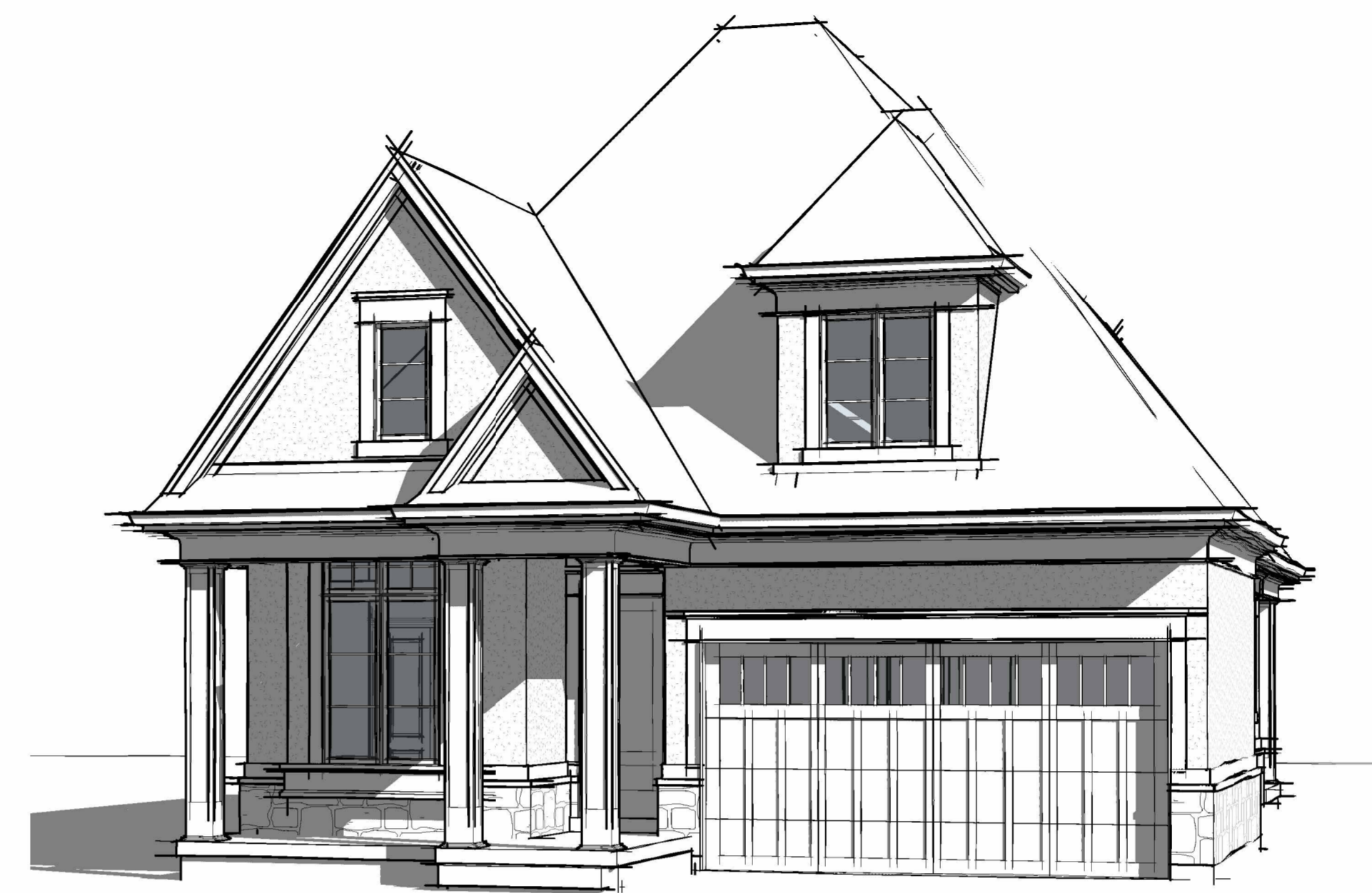
Issued for Construction:

DRAWN BY:	TW/SMA	DWG. No.	.A1
CHECKED BY:	JMR/MDA		
DATE:	APRIL 2018		
SCALE:	AS SHOWN		
PROJECT No.:	2017-279		

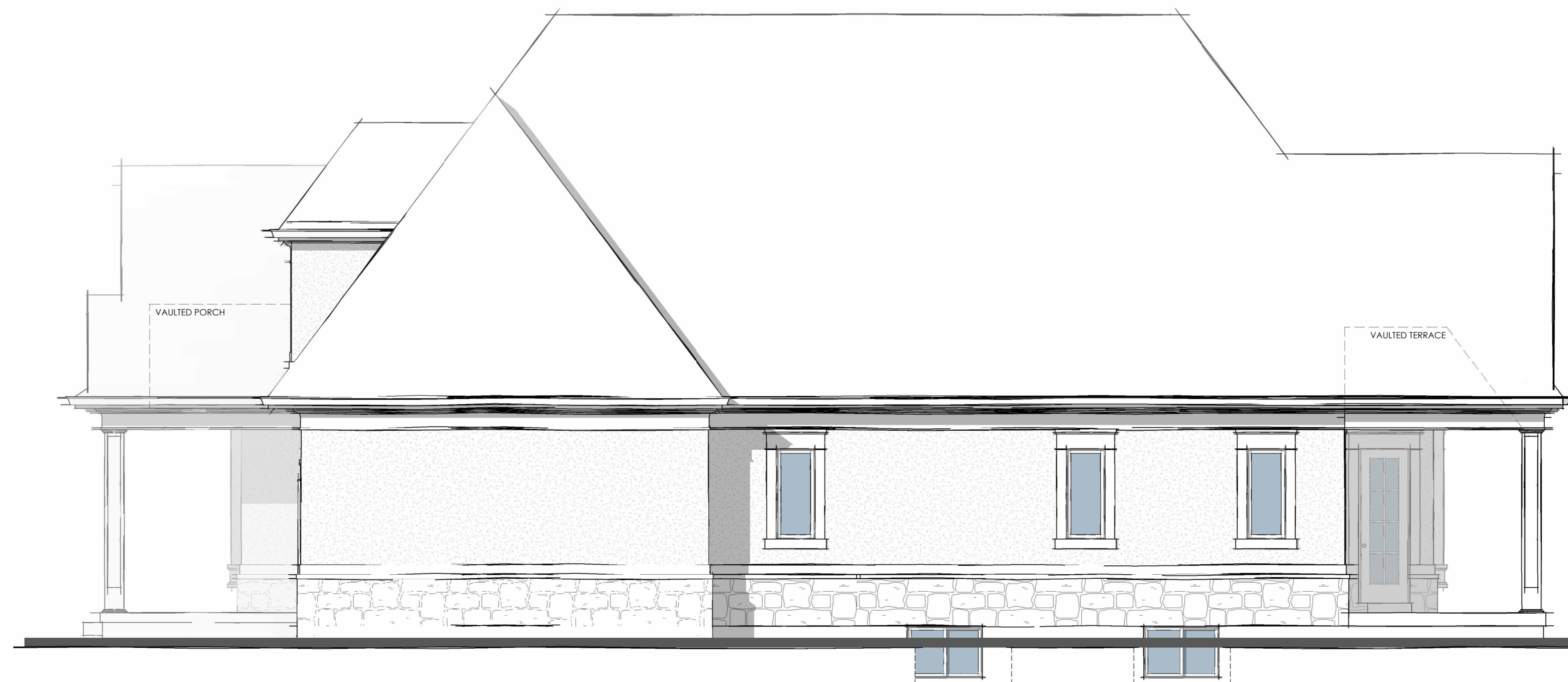


FRONT ELEVATION.

1/4" = 1'-0"



FRONT PERSPECTIVE



RIGHT ELEVATION.

1/4" = 1'-0"

GENERAL NOTES

NO.	DATE:	REVISION:	BY:
0	03/18/2024	PRELIMINARY CONCEPT	JKC
1	04/01/2024	REVISED CONCEPT	JKC
2	04/09/2024	REVISED CONCEPT	JKC
3	04/12/2024	REVISED CONCEPT	JKC
4	05/06/2024	M.V SUBMISSION	JKC
5	05/16/2024	M.V REVISION	JKC

COMMISSION:

KENMORE MODEL
HOME MODEL 14
THE TERRA

MINOR VARIANCE

A · C · K
architects
STUDIO INC.

SHEET TITLE:

TYPICAL FRONT AND
RIGHT ELEVATIONS

Issued for Re-Zoning

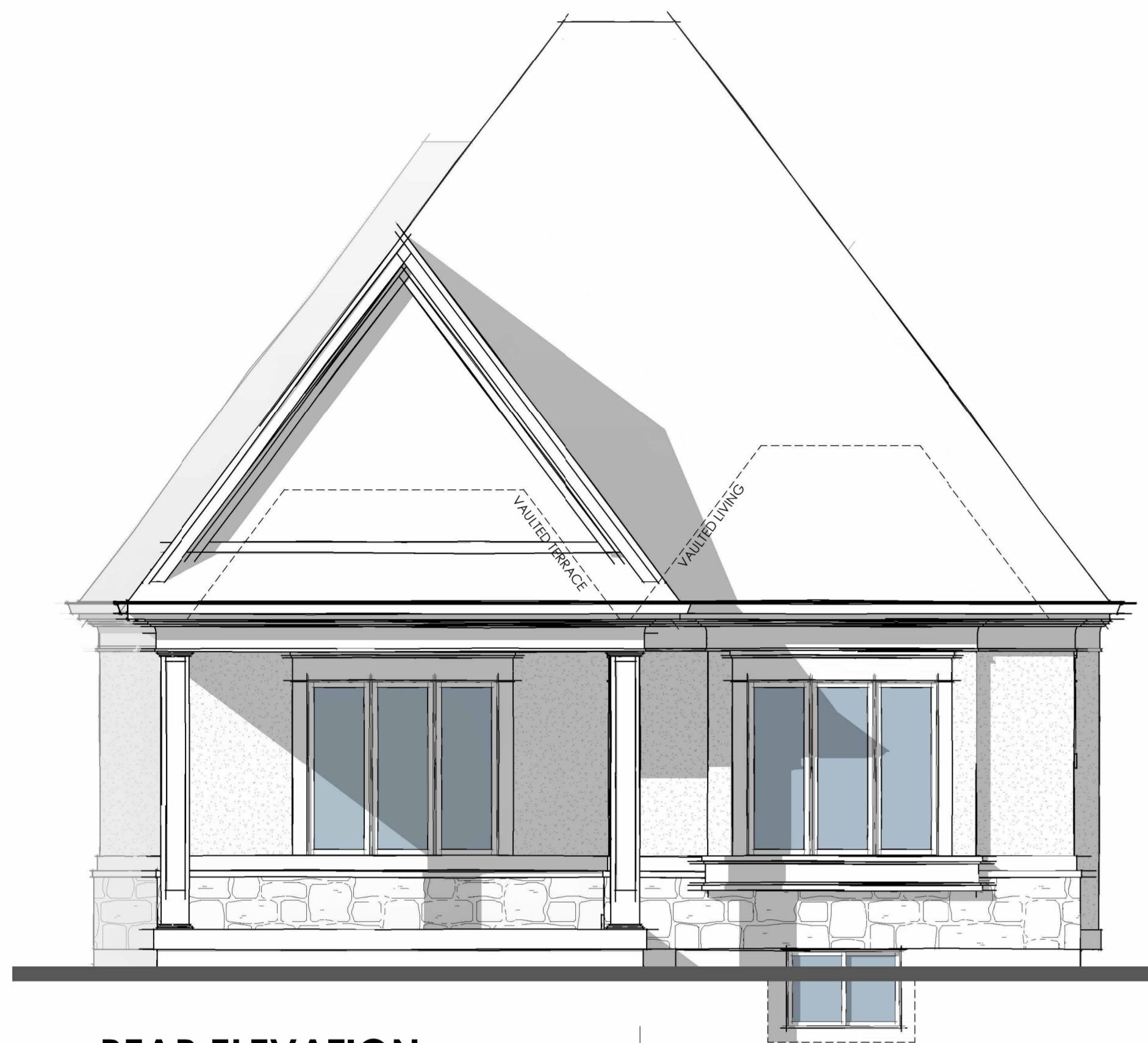
Issued for Site Plan Agreement

Issued for Permit:

Issued for Tender:

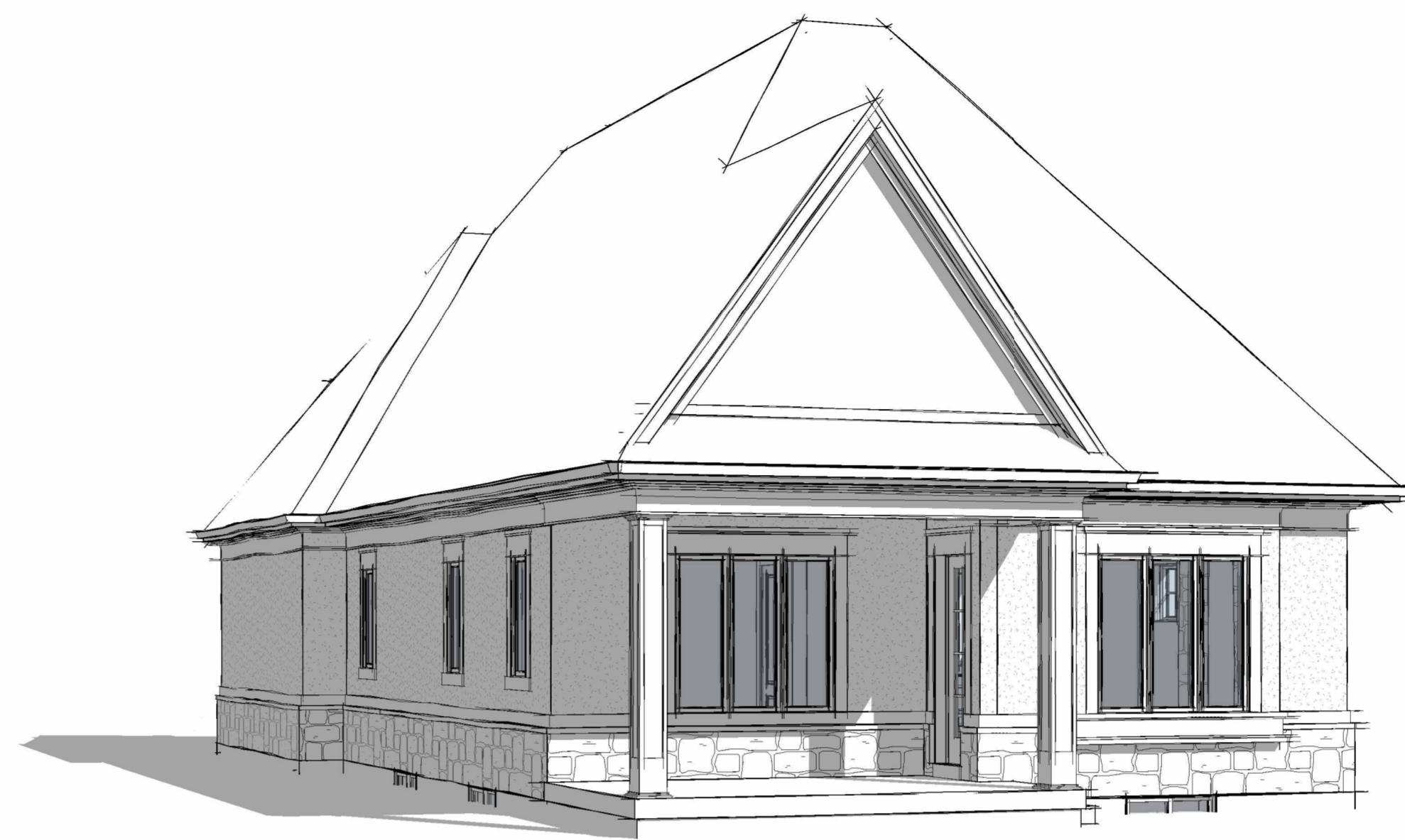
Issued for Construction:

DRAWN BY:	TW/SMA	DWG. No.	.A2
CHECKED BY:	JMR/MDA		
DATE:	APRIL 2018		
SCALE:	AS SHOWN		
PROJECT No.:	2017-279		



REAR ELEVATION.

1/4" = 1'-0"



REAR PERSPECTIVE



LEFT ELEVATION.

1/4" = 1'-0"

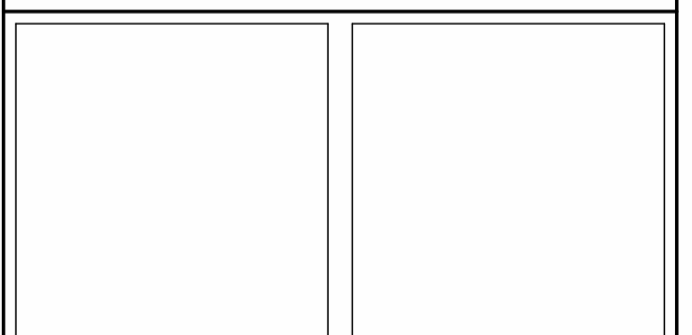
GENERAL NOTES

NO.	DATE:	REVISION:	BY:
0	03/18/2024	PRELIMINARY CONCEPT	JKC
1	04/01/2024	REVISED CONCEPT	JKC
2	04/09/2024	REVISED CONCEPT	JKC
3	04/12/2024	REVISED CONCEPT	JKC
4	05/06/2024	M.V SUBMISSION	JKC
5	05/16/2024	M.V REVISION	JKC

COMMISSION:

KENMORE MODEL
HOME MODEL 14
THE TERRA

MINOR VARIANCE



A · C · K
architects
STUDIO INC.

SHEET TITLE:

TYPICAL REAR AND
LEFT ELEVATION

Issued for Re-Zoning

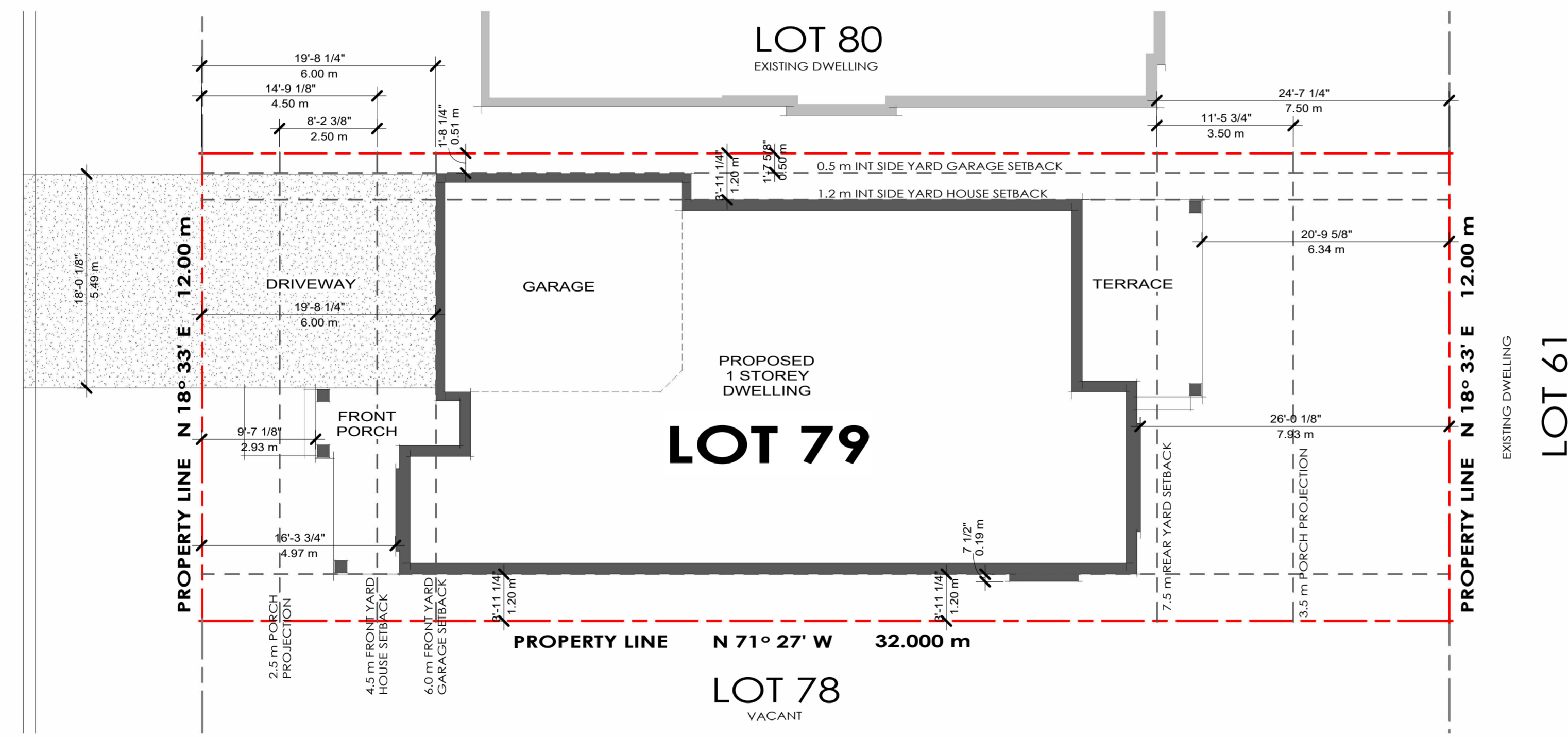
Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY:	TW/SMA	DWG. No.
CHECKED BY:	JMR/MDA	.A3
DATE:	APRIL 2018	
SCALE:	AS SHOWN	
PROJECT No.:	2017-279	



LOT 79 - SITE PLAN

1 : 100

SITE STATS			
	ft ²	m ²	%
LOT TOTAL AREA	4133.33	384.00	100.0%
PROPOSED DWELLING	1487.6	138.2	36.0%
PROPOSED GARAGE	383.7	35.6	9.3%
PROPOSED PORCH	115.4	10.7	2.8%
PROPOSED REAR TERRACE	161.06	15.0	3.90%
TOTAL BUILDING COVERAGE	2147.77	199.5	51.96%
TOTAL DRIVEWAY	341.2	31.7	8.26%
TOTAL LANDSCAPE COVERAGE	1644.4	152.8	39.78%
DRIVEWAY WIDTH	Allowed	Provided	
DRIVEWAY COVERAGE	9.0 m	5.49m	
	60%	46%	

GENERAL NOTES

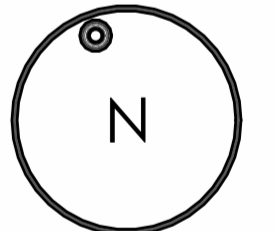
All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

NO.	DATE:	REVISION:	BY:
0	03/18/2024	PRELIMINARY CONCEPT	JKC
1	04/01/2024	REVISED CONCEPT	JKC
2	04/09/2024	REVISED CONCEPT	JKC
3	04/12/2024	REVISED CONCEPT	JKC
4	05/06/2024	M.V SUBMISSION	JKC
5	05/16/2024	M.V REVISION	JKC

COMMISSION:

**KENMORE MODEL
HOME MODEL 14
THE TERRA**

MINOR VARIANCE



A · C · K
architects
STUDIO INC.

SHEET TITLE:

SITE PLAN - LOT 79

Issued for Re-Zoning

Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY: TW/SMA DWG. No.

CHECKED BY: JMR/MDA

DATE: APRIL 2018

SCALE: AS SHOWN

PROJECT No.: 2017-279

.SP10