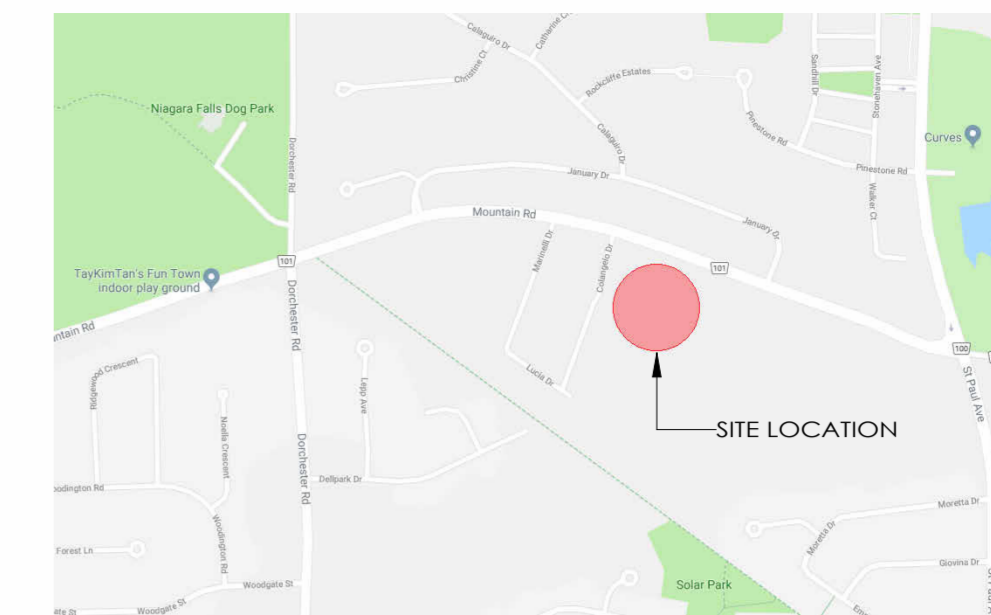
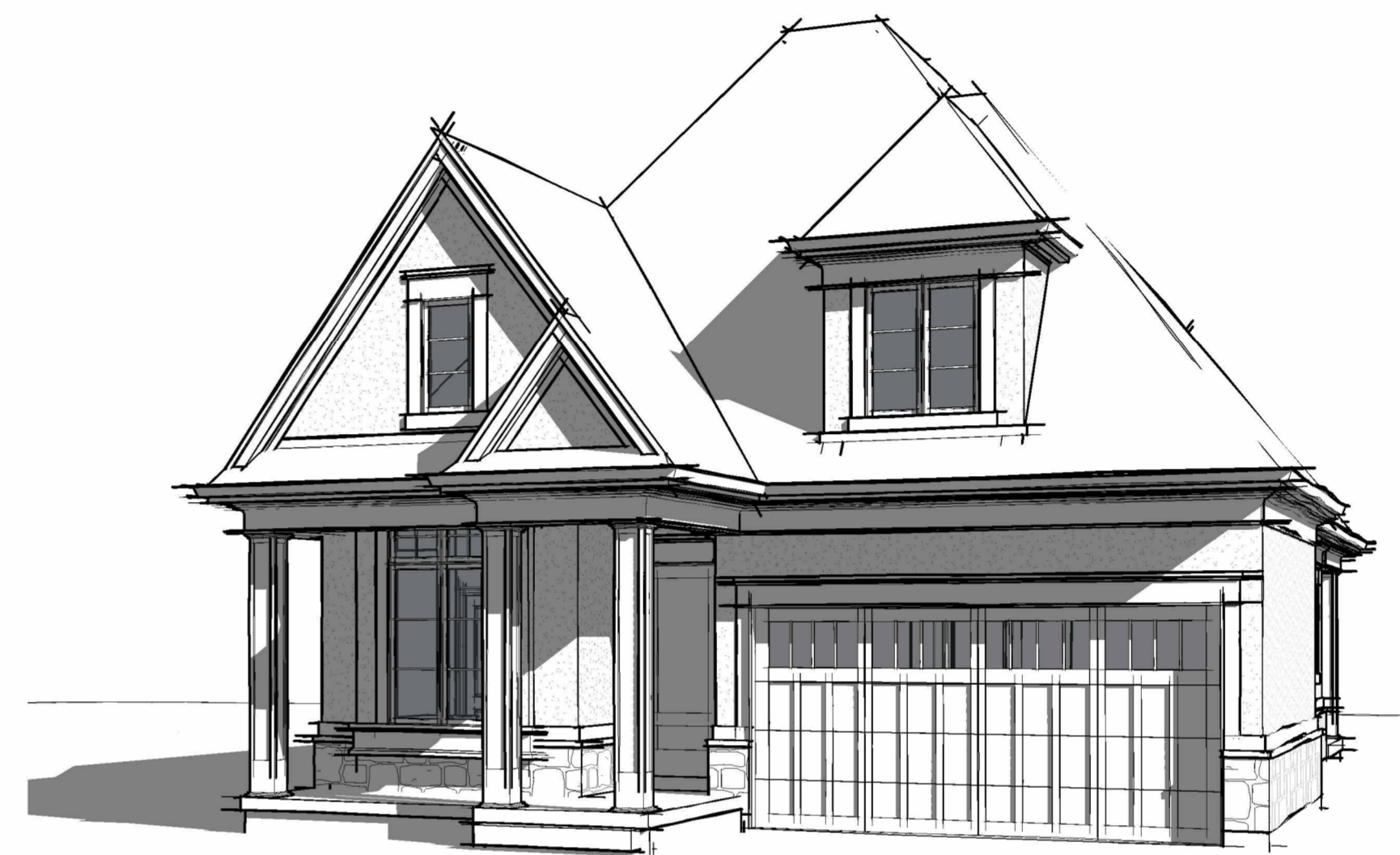
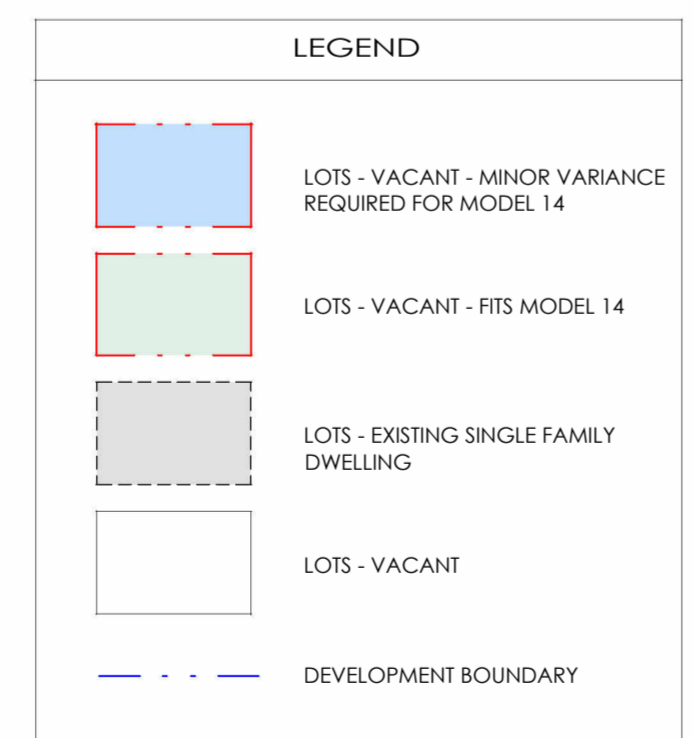
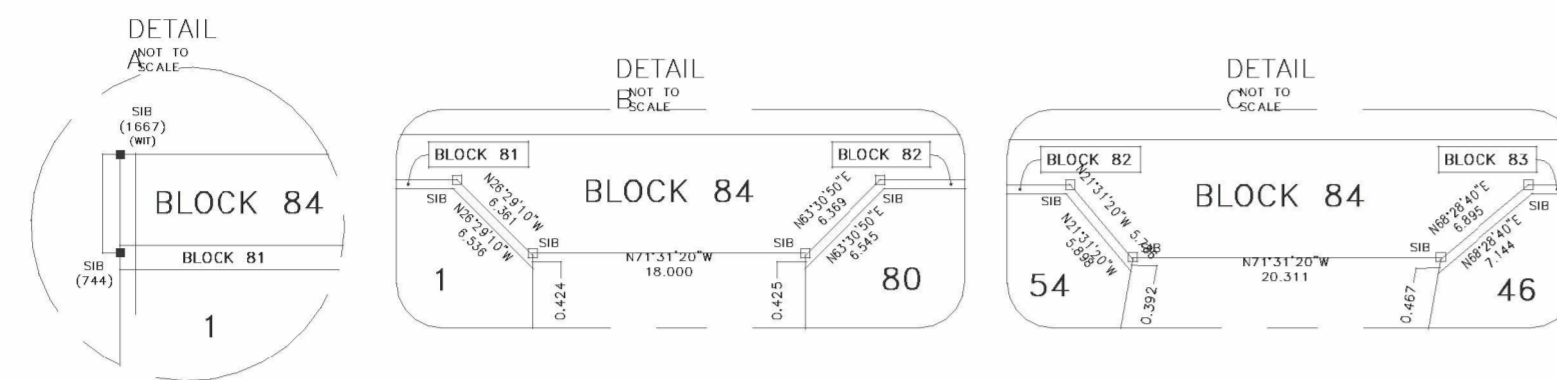


# KENMORE MODEL HOME - MINOR VARIANCE MODEL 14 - THE TERRA

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



SITE MAP

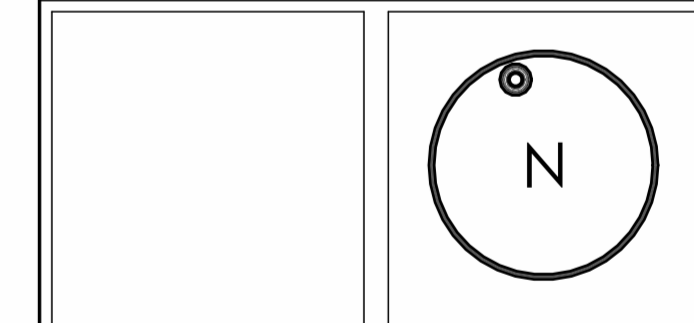


FRONT PERSPECTIVE

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



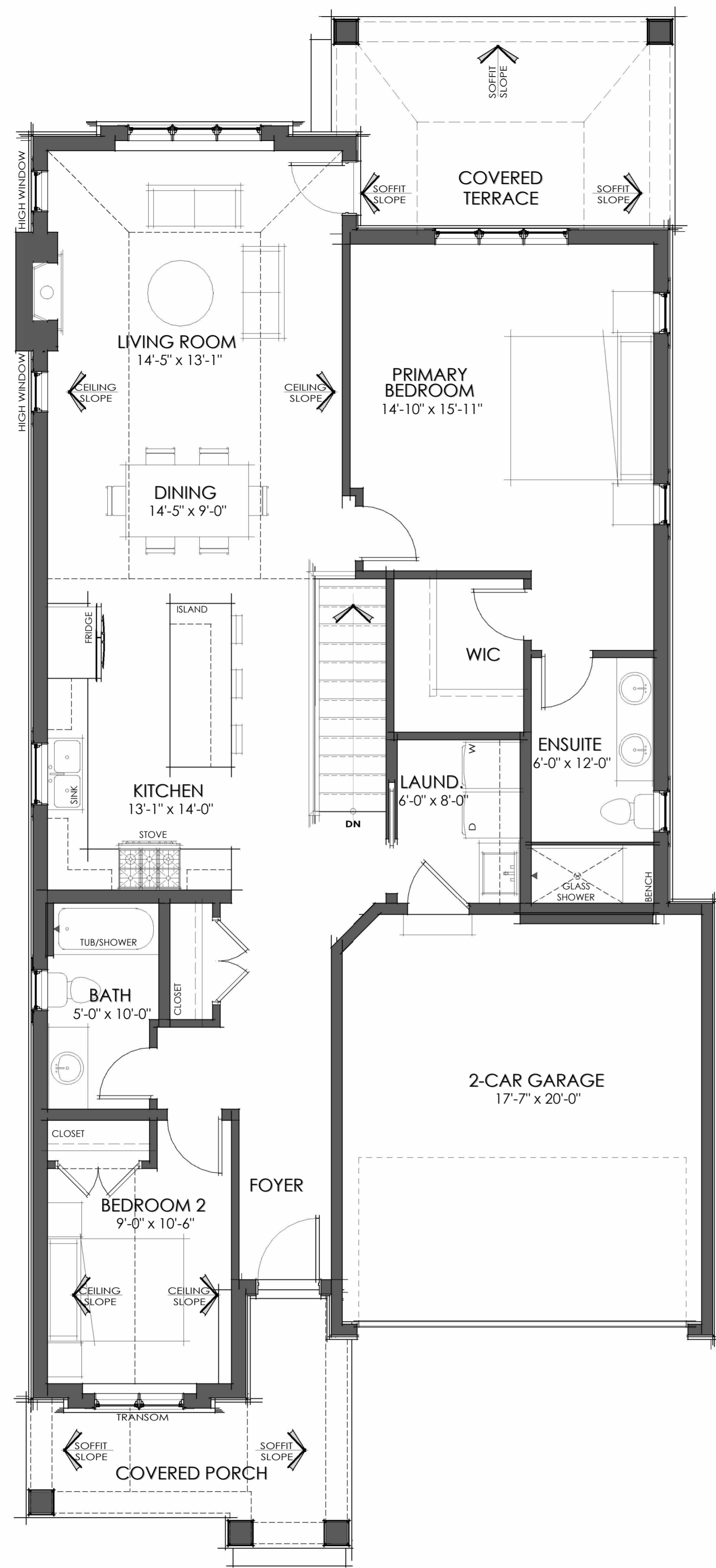
SHEET TITLE:  
**MASTER SITE PLAN**

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	<b>.A0</b>
DATE: APRIL 2018	
SCALE: AS SHOWN	
PROJECT No.: 2017-279	

**MASTER SITE PLAN**

1 : 1000





**FIRST FLOOR PLAN**

1/4" = 1'-0"

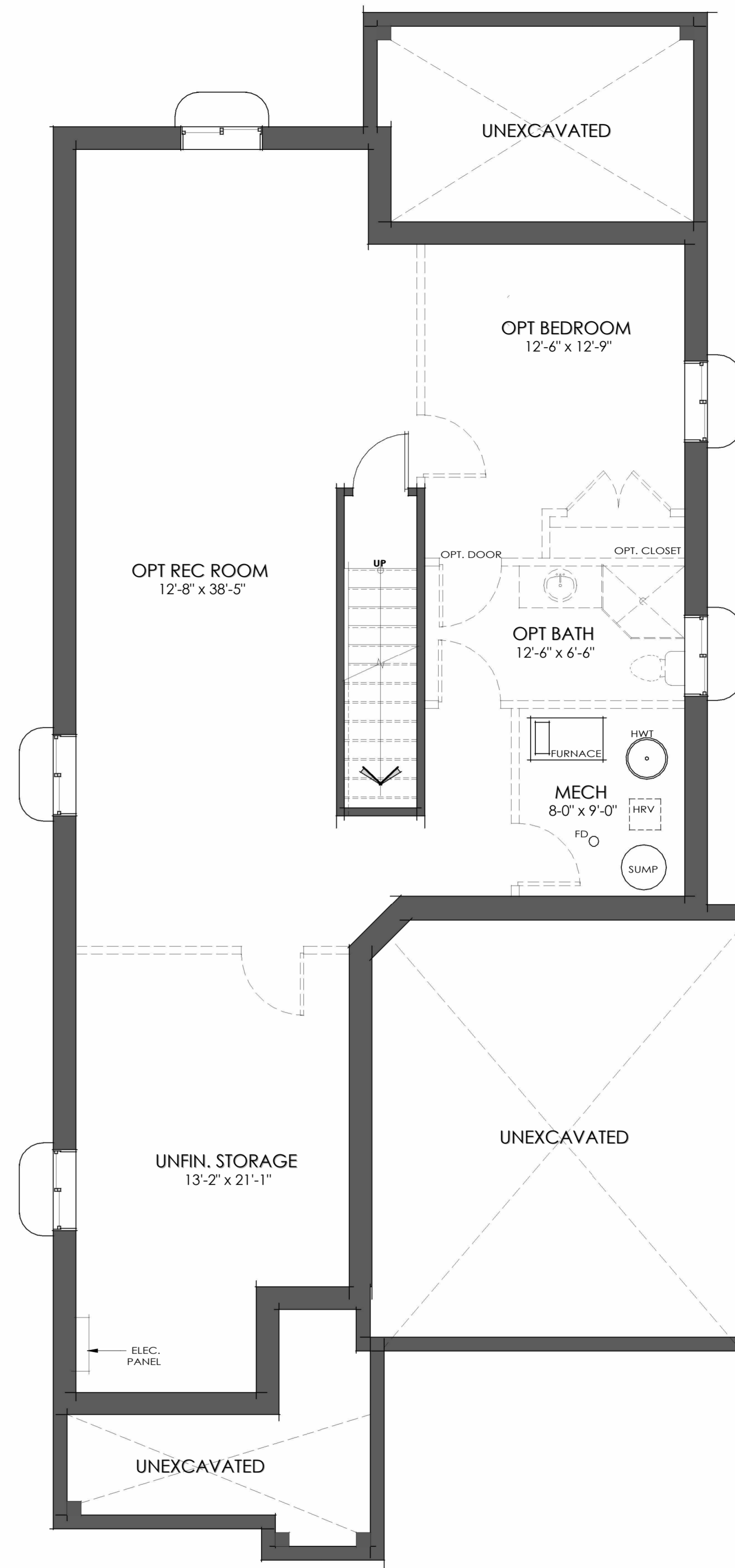
**1368 SF**

(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

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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

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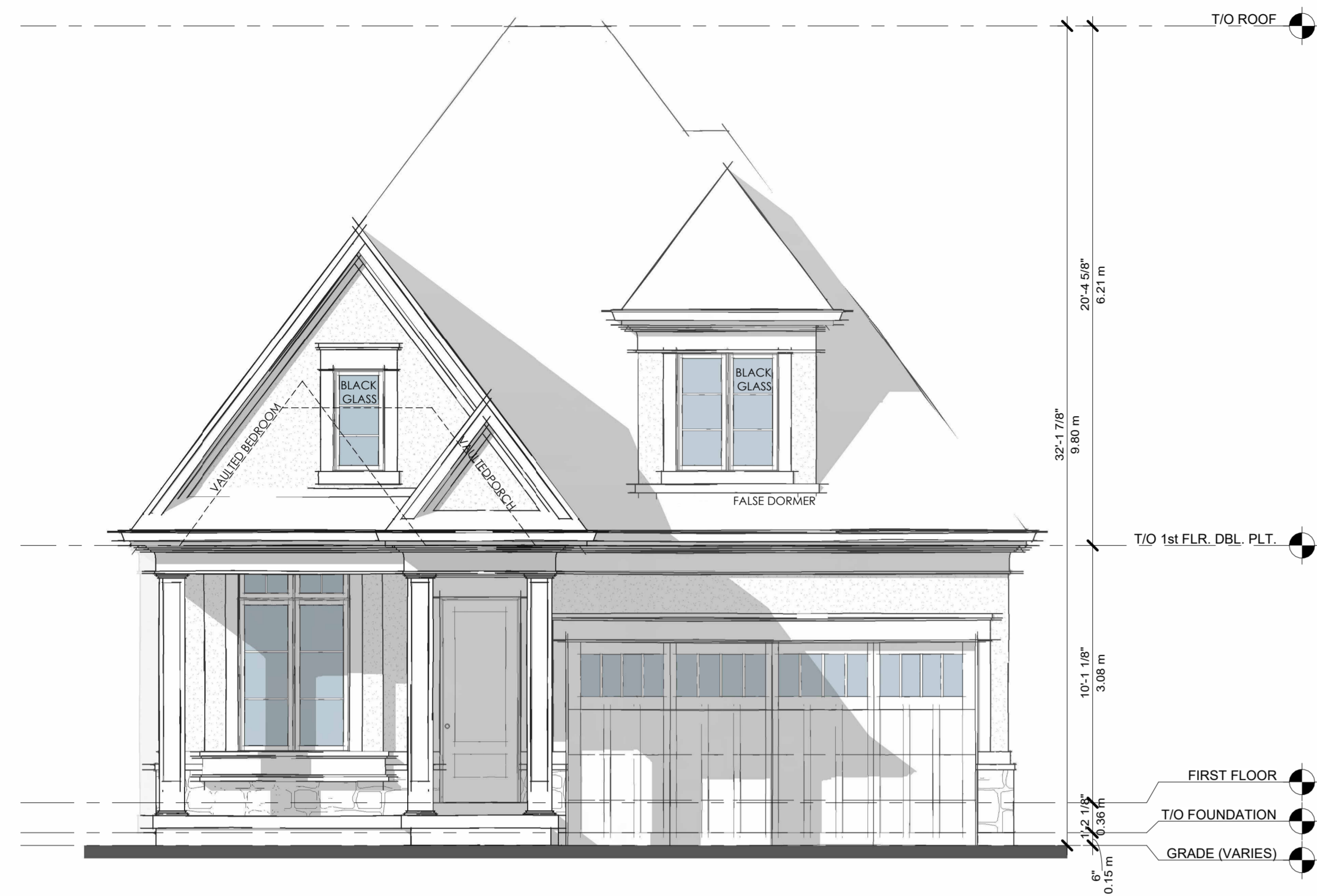
Issued for Permit:

Issued for Tender:

Issued for Construction:

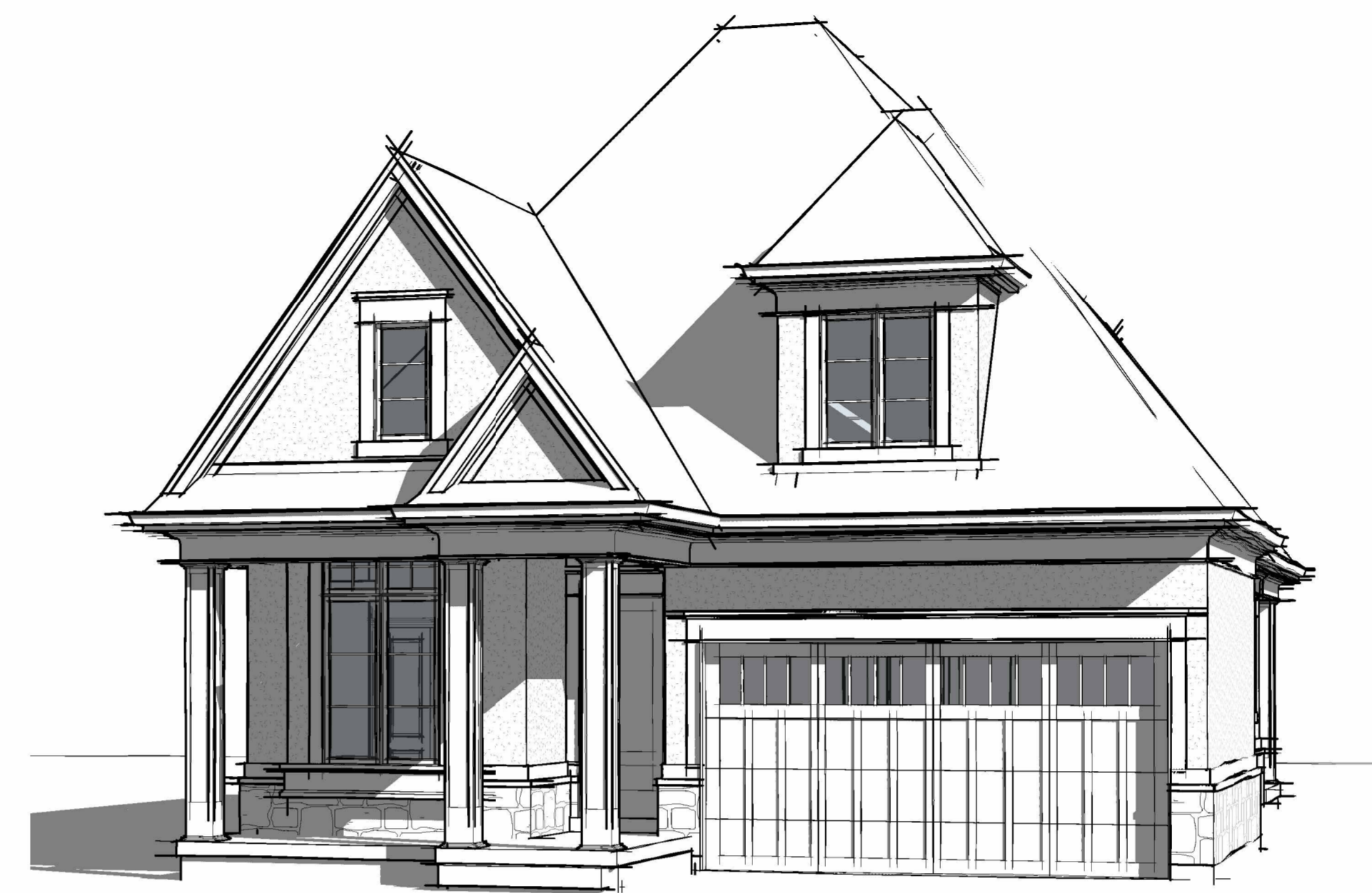
DRAWN BY:	TW/SMA	DWG. No.	<b>.A1</b>
CHECKED BY:	JMR/MDA		
DATE:	APRIL 2018		
SCALE:	AS SHOWN		
PROJECT No.:	2017-279		



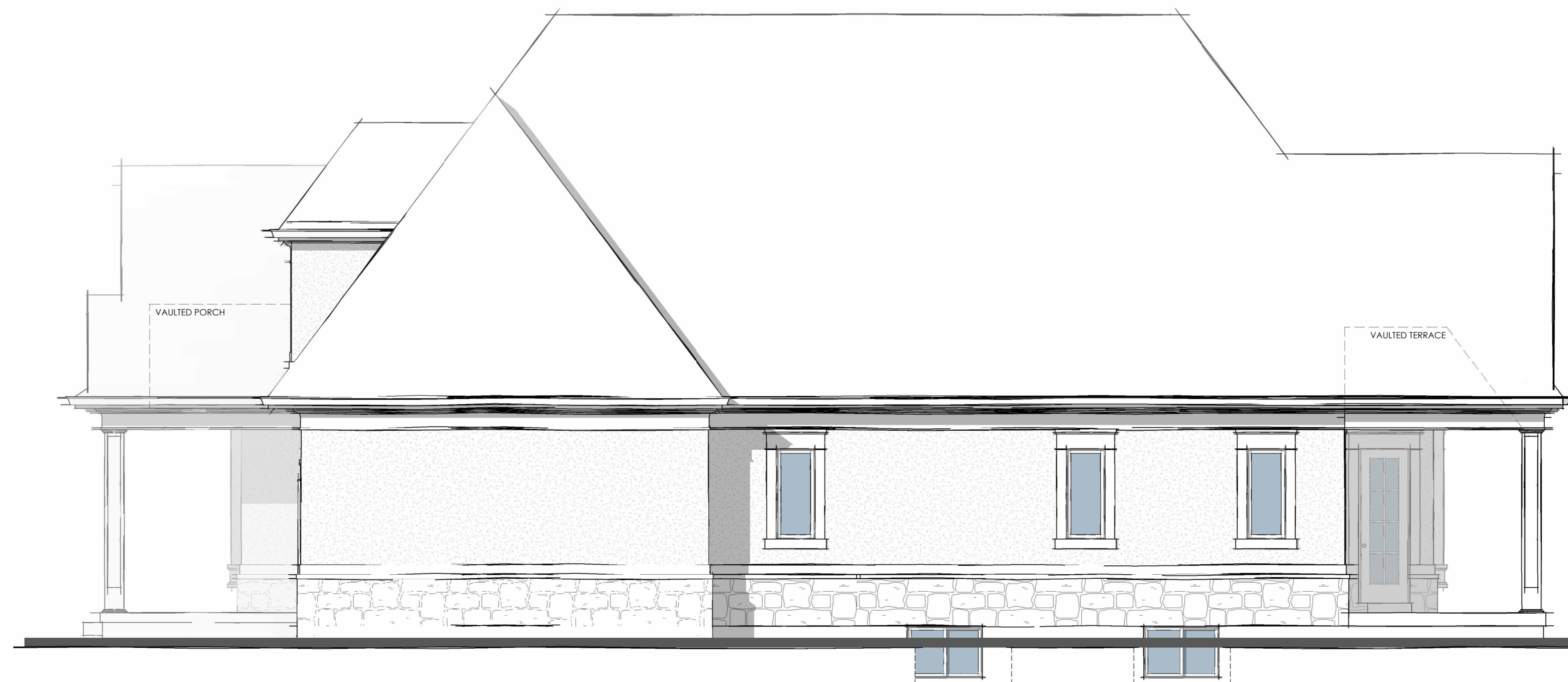


**FRONT ELEVATION.**

1/4" = 1'-0"



**FRONT PERSPECTIVE**



**RIGHT ELEVATION.**

1/4" = 1'-0"

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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:

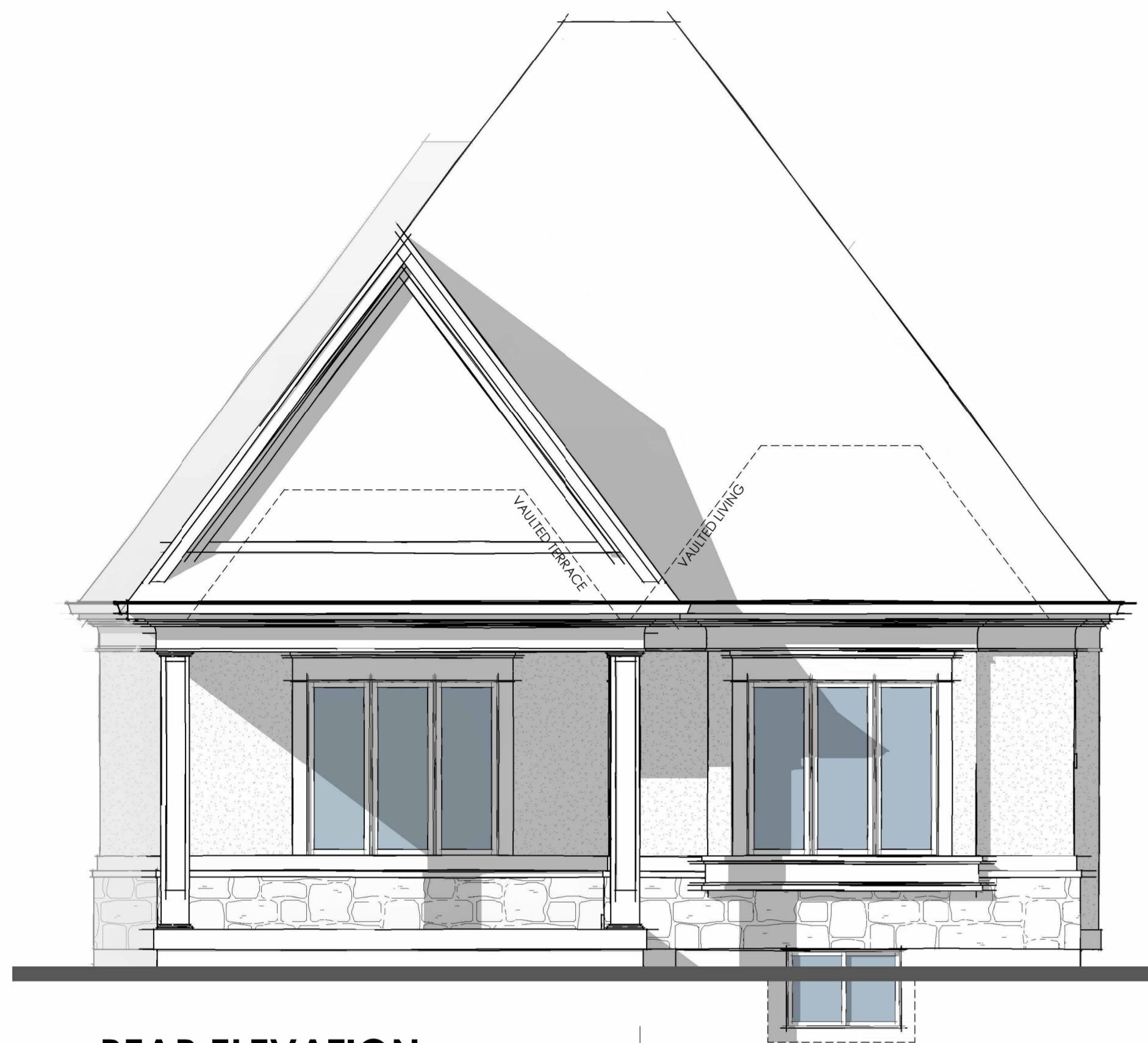
Issued for Tender:

Issued for Construction:

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

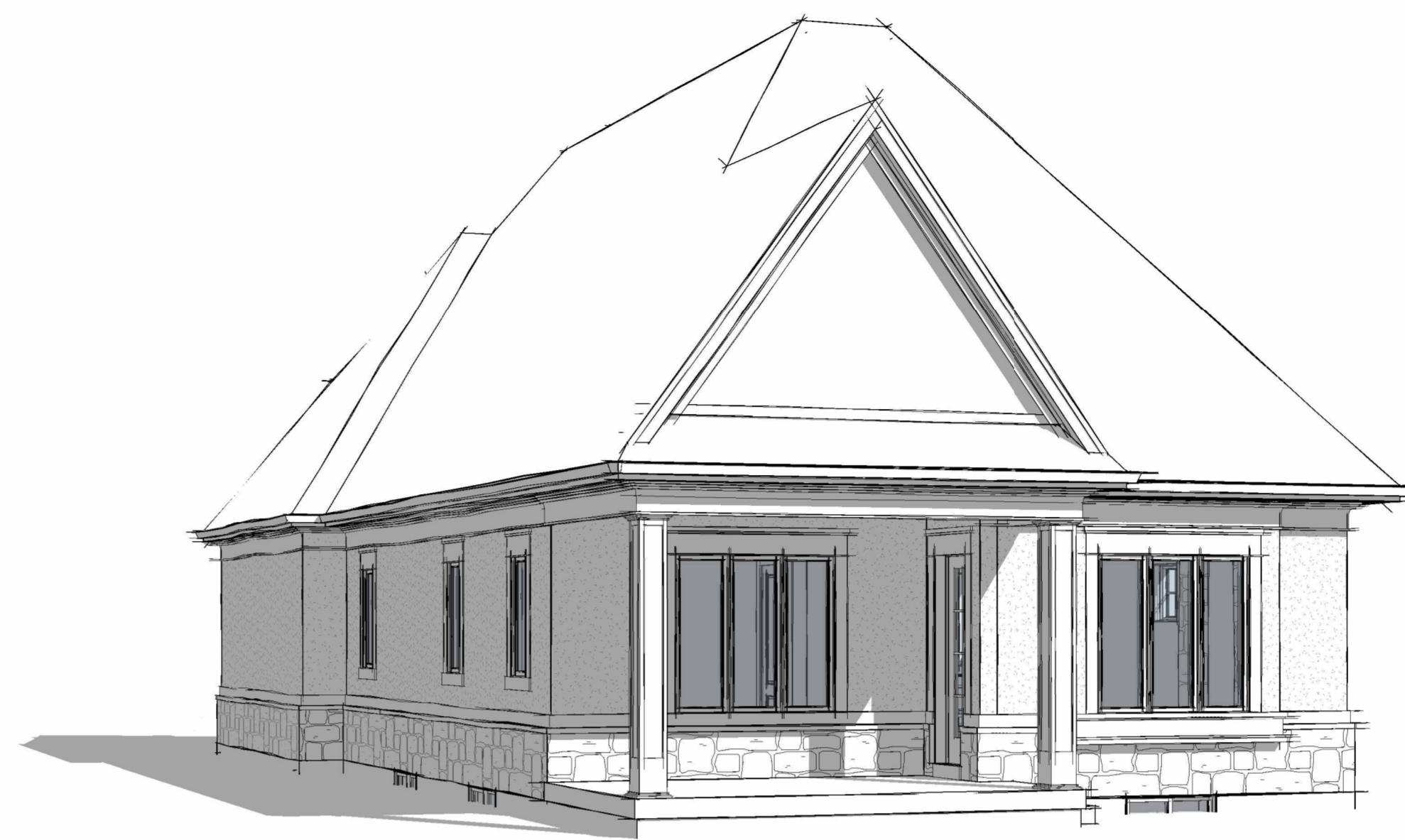
**.A2**





**REAR ELEVATION.**

1/4" = 1'-0"



**REAR PERSPECTIVE**



**LEFT ELEVATION.**

1/4" = 1'-0"

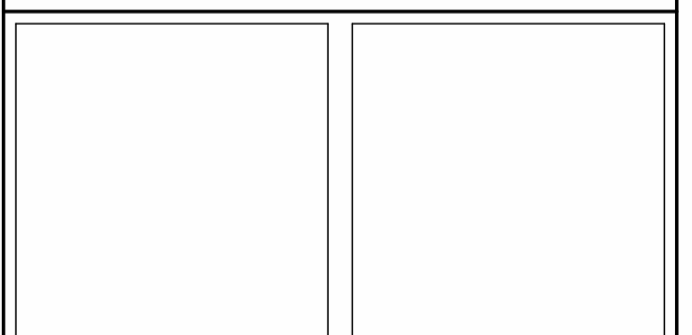
GENERAL NOTES

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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:

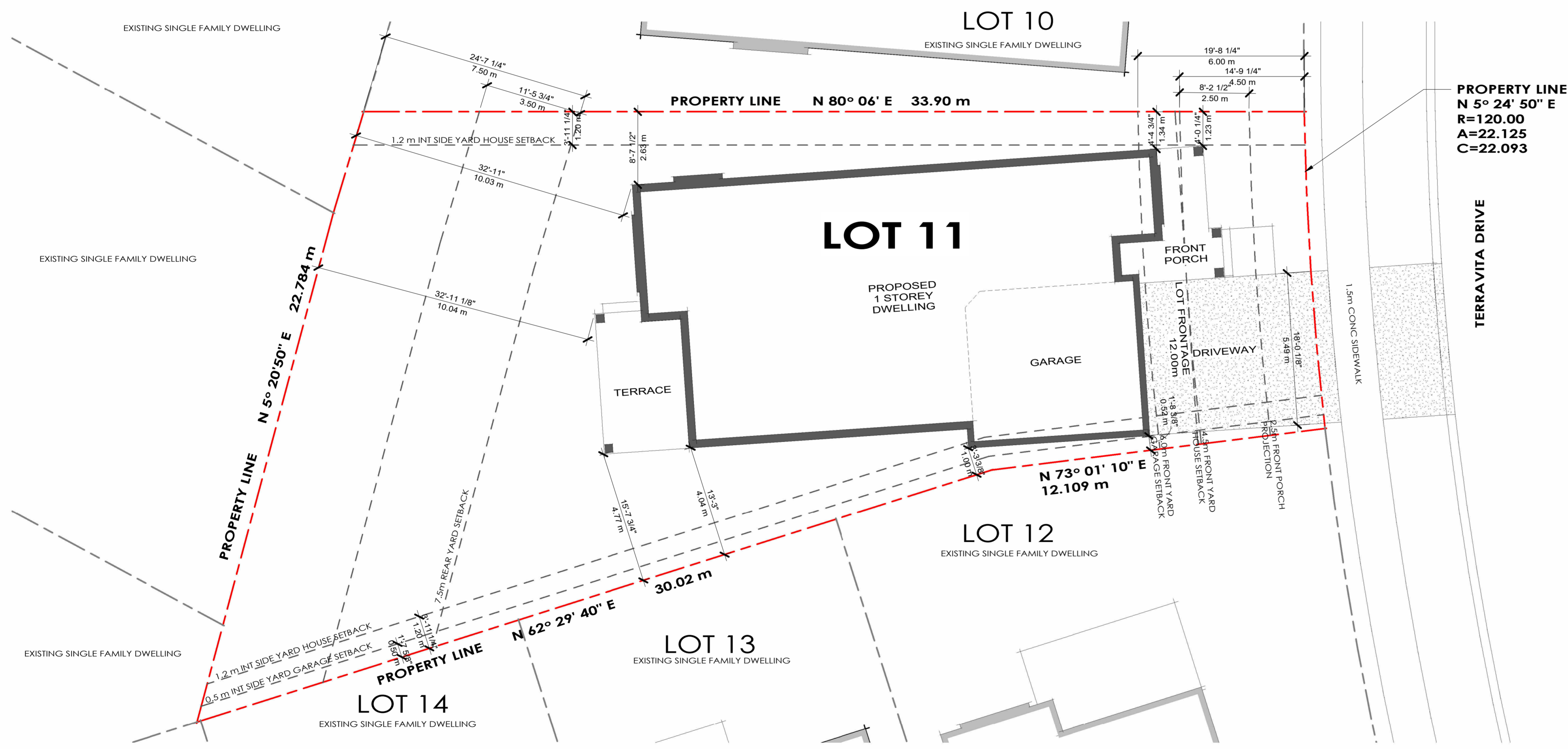
Issued for Permit:

Issued for Tender:

Issued for Construction:

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





PROPERTY LINE  
 N 5° 24' 50" E  
 R=120.00  
 A=22.125  
 C=22.093

SITE STATS			
	ft <sup>2</sup>	m <sup>2</sup>	%
LOT TOTAL AREA	6189.31	575.01	100.0%
PROPOSED DWELLING	1487.6	138.2	24.0%
PROPOSED GARAGE	383.7	35.6	6.2%
PROPOSED PORCH	115.4	10.7	1.9%
PROPOSED REAR TERRACE	161.06	15.0	2.60%
<b>TOTAL BUILDING COVERAGE</b>	<b>2147.77</b>	<b>199.5</b>	<b>34.70%</b>
<b>TOTAL DRIVEWAY</b>	<b>354.1</b>	<b>32.9</b>	<b>5.72%</b>
<b>TOTAL LANDSCAPE COVERAGE</b>	<b>3687.4</b>	<b>342.6</b>	<b>59.58%</b>
DRIVEWAY WIDTH	9.0 m	5.49m	
DRIVEWAY COVERAGE	60%	47%	

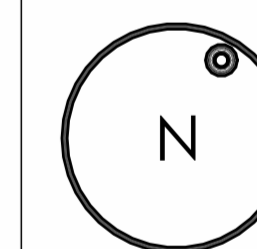
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COMMISSION:

KENMORE MODEL  
 HOME MODEL 14  
 THE TERRA

MINOR VARIANCE



**A · C · K**  
 architects  
 STUDIO INC.

SHEET TITLE:

SITE PLAN - LOT 11

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	

.SP1

LOT 11 - SITE PLAN

1 : 100