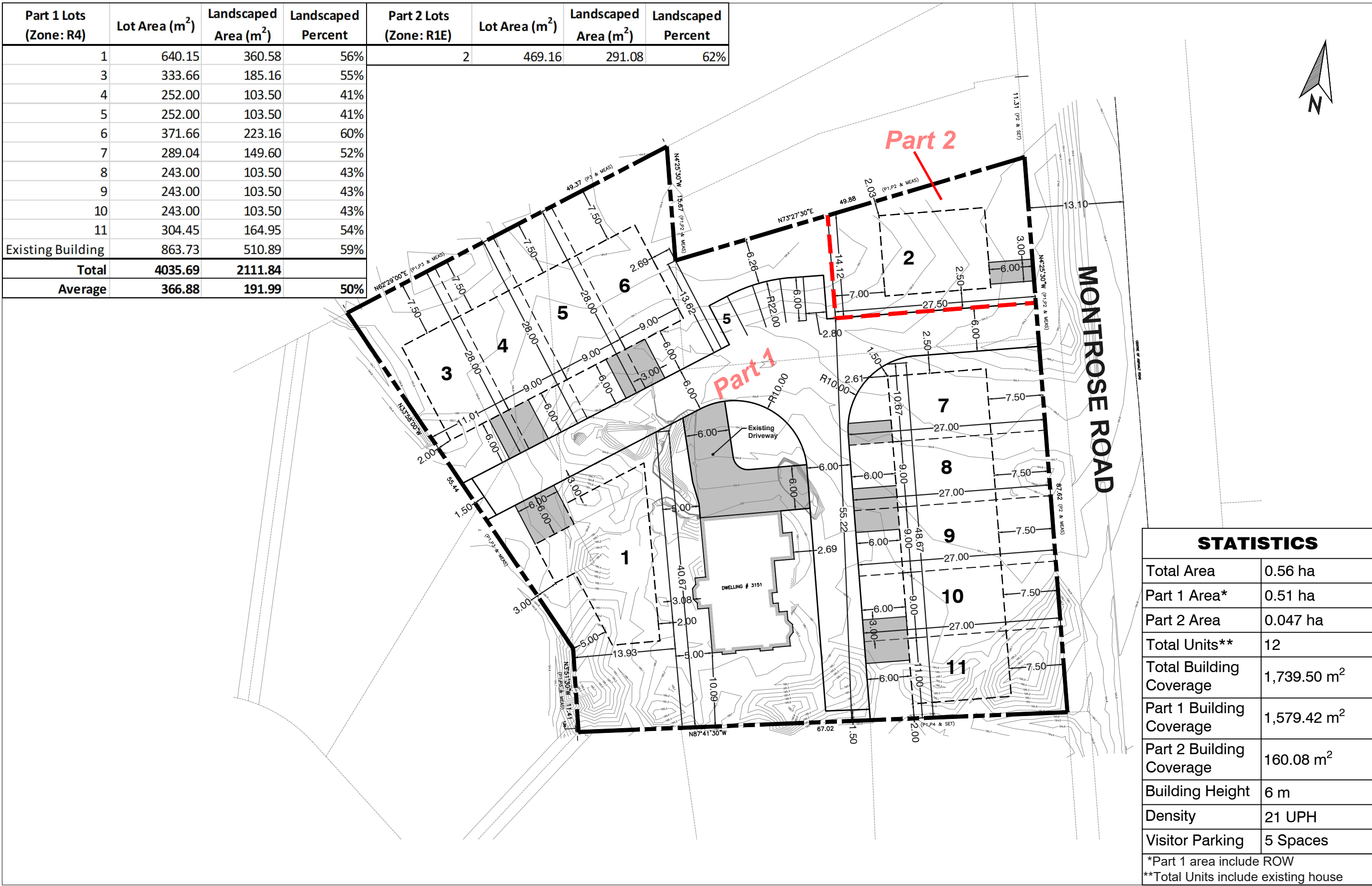


Part 1 Lots (Zone: R4)	Lot Area (m ²)	Landscaped Area (m ²)	Landscaped Percent	Part 2 Lots (Zone: R1E)	Lot Area (m ²)	Landscaped Area (m ²)	Landscaped Percent
1	640.15	360.58	56%	2	469.16	291.08	62%
3	333.66	185.16	55%				
4	252.00	103.50	41%				
5	252.00	103.50	41%				
6	371.66	223.16	60%				
7	289.04	149.60	52%				
8	243.00	103.50	43%				
9	243.00	103.50	43%				
10	243.00	103.50	43%				
11	304.45	164.95	54%				
Existing Building	863.73	510.89	59%				
Total	4035.69	2111.84					
Average	366.88	191.99	50%				



CONCEPT SITE PLAN

ADDRESS:
3151 Montrose Road,
Oshawa Ontario

STATISTICS	
Total Area	0.56 ha
Part 1 Area*	0.51 ha
Part 2 Area	0.047 ha
Total Units**	12
Total Building Coverage	1,739.50 m ²
Part 1 Building Coverage	1,579.42 m ²
Part 2 Building Coverage	160.08 m ²
Building Height	6 m
Density	21 UPH
Visitor Parking	5 Spaces
*Part 1 area include ROW	
**Total Units include existing house	

Project No:
23987

Scale:
1:500

Drawing No:
CSP-03

October 17, 2023

Designed By: EC

