

PIN 24774-0046
PIN 24774-0047
PIN 24774-0040
PIN 24774-0039

ZONING: RL2-0
 LOT AREA: 1056.40 SQ.M.
 MAXIMUM R.F.A.R.: 31% OR 390.87 SQ.M.
 MAIN FLOOR LIVING SPACE: 192.10 SQ.M. (2067 SQ.FT.)
 2ND FLOOR LIVING SPACE: 195.82 SQ.M. (2107 SQ.FT.)
 TOTAL PROPOSED R.F.A.: 387.92 SQ.M. (4174 SQ.FT.)
 MAXIMUM LOT COVERAGE FOR DETACHED DWELLING
 >7.0 METERS IN HEIGHT: 25% OR 264.1 SQ.M.
 PROPOSED LOT COVERAGE: 28.68% OR 303 SQ.M.
 MAXIMUM BUILDING HEIGHT: 9 METERS
 PROPOSED BUILDING HEIGHT: 8.99 METERS
 MAXIMUM GARAGE FLOOR AREA REQUIRED: 45 SQ.M.
 GARAGE FLOOR AREA PROVIDED: 41.26 SQ.M.

REGISTERED
 PLAN 709

CONST. NORTH TRUE NORTH

NOTES:

DISCLAIMER:
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 -IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, NOTES & DETAILS PRIOR TO STARTING CONSTRUCTION.
 -IF ANY DISCREPANCIES ARISE PERTAINING TO THE DRAWINGS, NOTIFICATION OF THESE PROBLEMS MUST BE IMMEDIATELY REPORTED TO THE DESIGNER.

black ink designs
 IT ALL STARTS WITH A PLAN
 5046 Wellington Road 125
 Erin, ON
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 416.768.4939
 info@blackinkdesigns.ca
 www.blackinkdesigns.ca

QUALIFICATION INFORMATION:
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE OBC TO BE A DESIGNER

SIGNATURE
 JEREMY ZEGERS BCIN: 28145

REGISTRATION INFORMATION:
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C, 3.2.41. OF THE ONTARIO BUILDING CODE
 BLACK INK DESIGNS BCIN: 122103

PROJECT NUMBER:
 23-116

DRAWING TITLE:
 SITE PLAN

PROJECT TITLE:
 MALAJ RESIDENCE
 252 TWEEDSDALE CRESCENT

DRAWN BY:
 JEREMY ZEGERS

CLIENT NAME:
 KEVIN MALAJ

DATE:
 04-11-2024

SCALE:
 N.T.S.

NO.
 SP-1



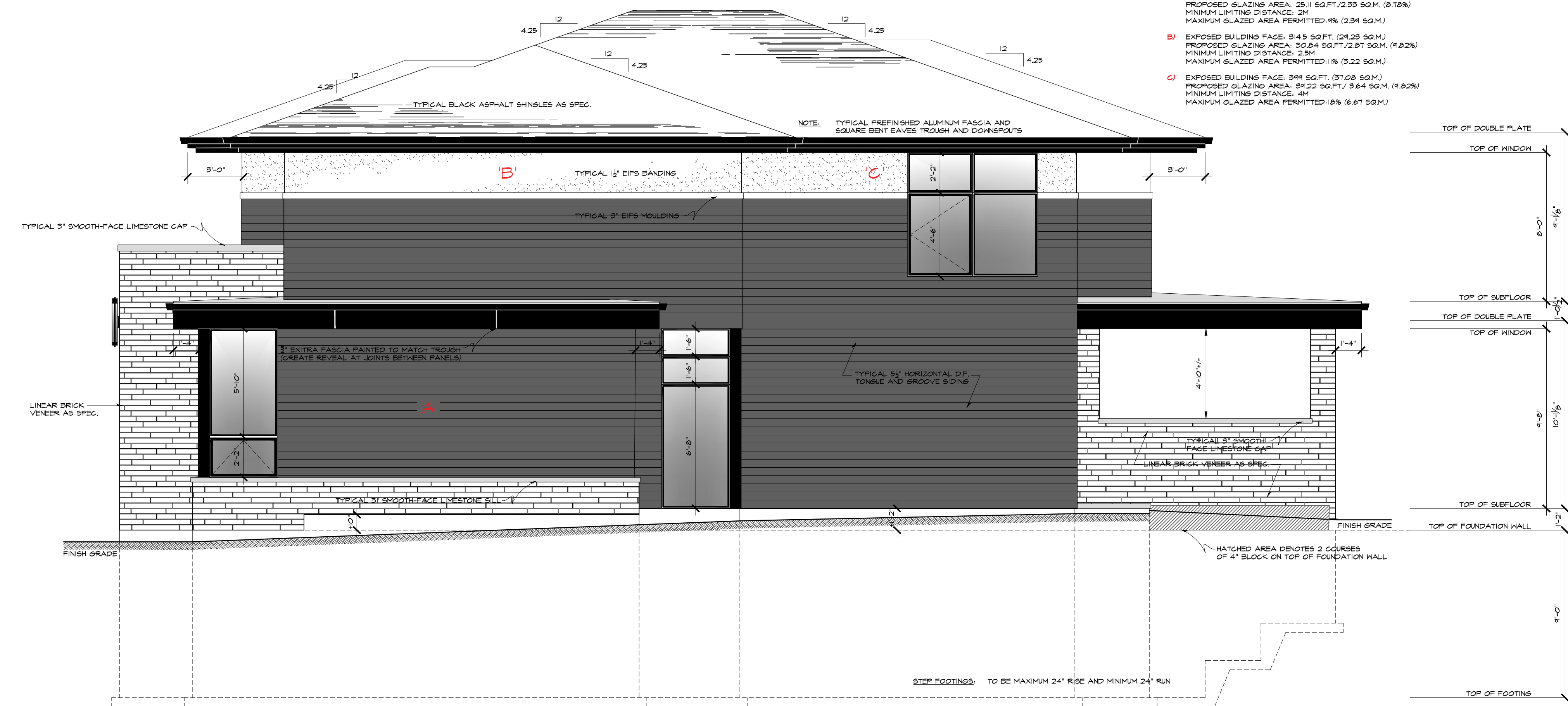
1
A07
NORTHEAST ELEVATION
SCALE: AS NOTED

LIMITING DISTANCE CALCULATIONS:

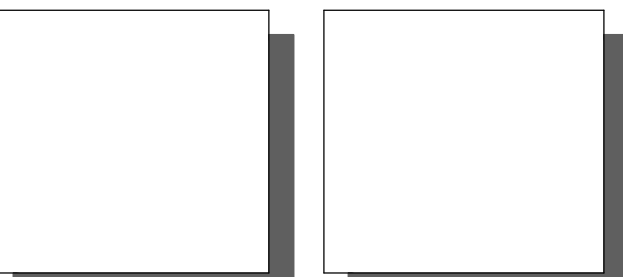
A EXPOSED BUILDING FACE: 285.5 SQ.FT. (26.53 SQ.M)
 PROPOSED GLAZING AREA: 231.1 SQ.FT. (21.35 SQ.M) (8.18%)
 MINIMUM LIMITING DISTANCE: 2M
 MAXIMUM GLAZED AREA PERMITTED: 48% (234 SQ.M)

B EXPOSED BUILDING FACE: 314.5 SQ.FT. (29.23 SQ.M)
 PROPOSED GLAZING AREA: 30.84 SQ.FT. (2.87 SQ.M) (9.48%)
 MINIMUM LIMITING DISTANCE: 2.5M
 MAXIMUM GLAZED AREA PERMITTED: 11% (3.22 SQ.M)

C EXPOSED BUILDING FACE: 341 SQ.FT. (31.08 SQ.M)
 PROPOSED GLAZING AREA: 34.22 SQ.FT. (3.14 SQ.M) (9.74%)
 MINIMUM LIMITING DISTANCE: 4M
 MAXIMUM GLAZED AREA PERMITTED: 18% (6.61 SQ.M)



2
A07
NORTHWEST ELEVATION
SCALE: AS NOTED



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SIGNATURE
 JEREMY ZEGERS BCIN: 28145

REGISTRATION INFORMATION:
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BLACK INK DESIGNS BCIN: 122103

PROJECT NUMBER:
 23-116

DRAWING TITLE:
 N.E. + S.E. ELEVATIONS

PROJECT TITLE:
 MALAJ RESIDENCE
 252 TWEEDSDALE CRESCENT

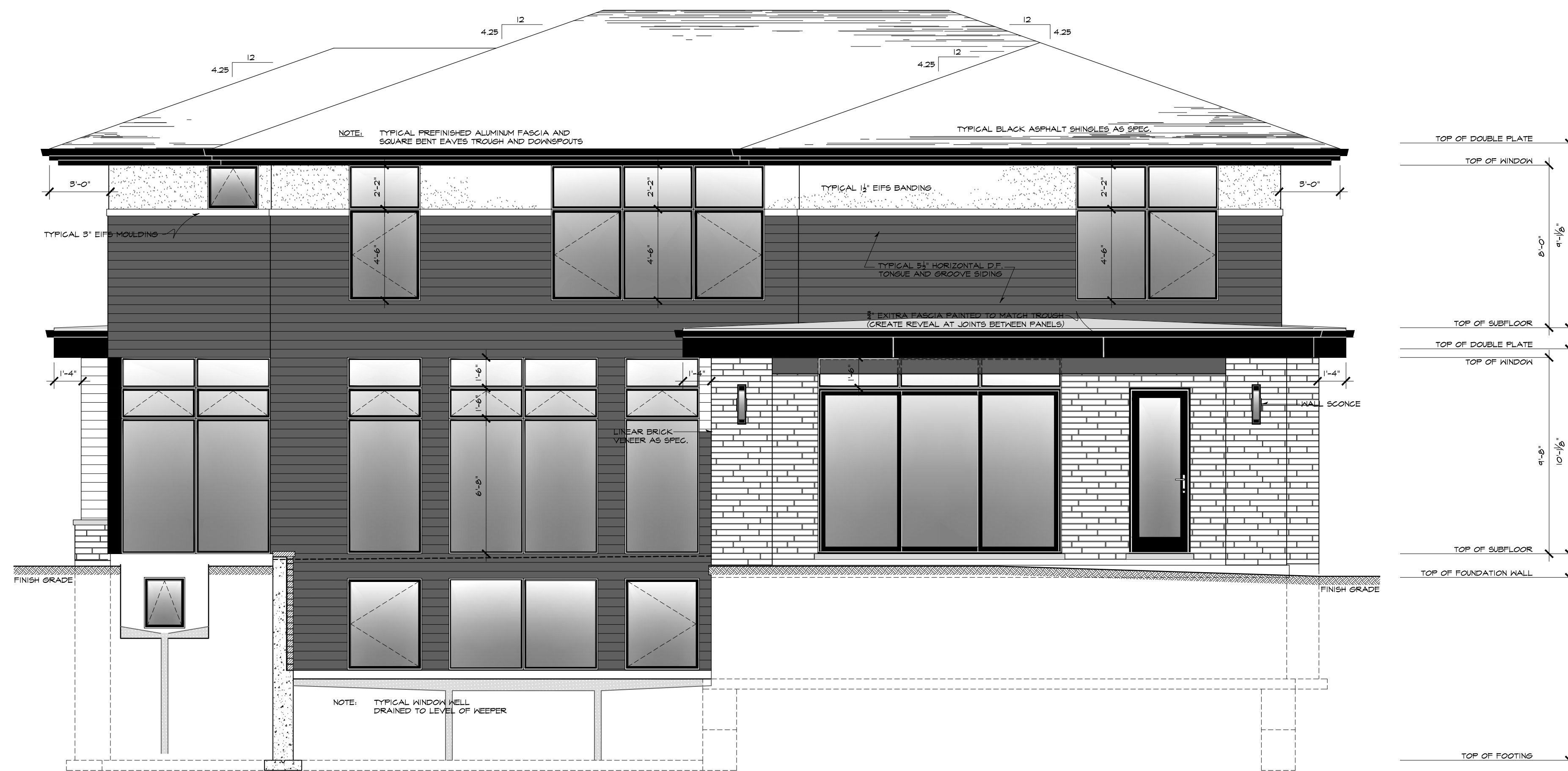
DRAWN BY:
 JEREMY ZEGERS

CLIENT NAME:
 KEVIN MALAJ

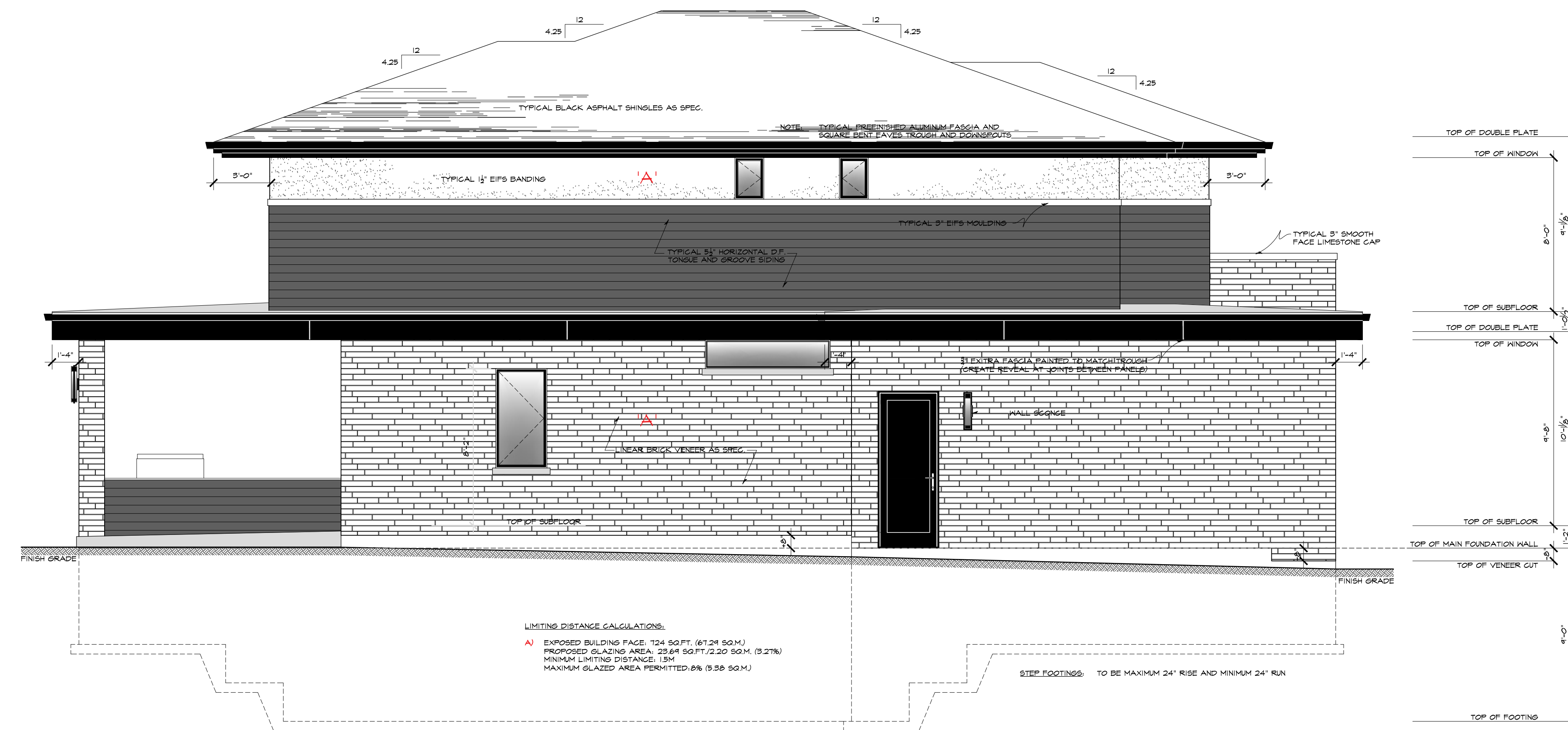
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 05-27-2024

SCALE:
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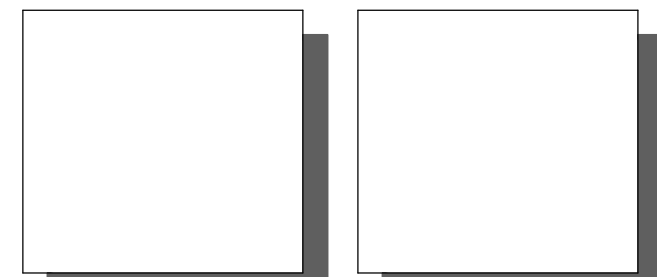
NO.
 A07



1 | SOUTHWEST ELEVATION
AOB | SCALE: AS NOTED



2 | NORTHEAST ELEVATION
AOB | SCALE: AS NOTED



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SIGNATURE
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REGISTRATION INFORMATION:
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BLACK INK DESIGNS BGIN: 122103

PROJECT NUMBER:
23-116

DRAWING TITLE:
S.W. + N.W. ELEVATIONS

PROJECT TITLE:
MALAJ RESIDENCE
252 TWEEDSDALE CRESCENT

DRAWN BY:
JEREMY ZEGERS

CLIENT NAME:
KEVIN MALAJ

DATE:
05-27-2024

SCALE:
1/4"=1'-0"

NO.
A08