

2092 SEABROOK DR.

2 STOREY + BASEMENT SINGLE FAMILY DWELLING

- LOT COVERAGE: 2,802 SF (260.31M²)
- BASEMENT: 1,760 SF (163.50M²)
- FIRST FLOOR: 1,684 SF (156.45M²)
- SECOND FLOOR: 1,452.25 SF (134.13M²)
- TOTAL RESIDENTIAL FLOOR AREA: 3,636.25 SF (337.82M²) (BASEMENT, PORCH, GARAGE, DECK & FOYER NIC)

ZONING INFORMATION (RL3-0):

LOT WIDTH:

- REQUIRED: 59.05' (18M)
- PROVIDED: 60.66' (18.49M)

LOT AREA:

- REQUIRED: 6,000.88 SF (551.5M²)
- PROVIDED: 8,105.22 SF (753M²)

LOT COVERAGE:

- REQUIRED: 35% MAX (263.55M²)
- PROVIDED: 34.57% (260.31M²)

RESIDENTIAL FLOOR AREA RATIO:

- REQUIRED: 40% MAX (301.2M²)
- PROVIDED: 44.86% (337.82M²)

BUILDING HEIGHT:

- REQUIRED: 9M
- PROVIDED: 9M

FRONT YARD SETBACK:

- REQUIRED: 8.23M
- PROVIDED: 8.35M

INTERIOR SIDE YARD SETBACK:

- REQUIRED: 1.2M
- PROVIDED: 1.55M
- EAST: 1.55M
- WEST: 1.88M

REAR YARD SETBACK:

- REQUIRED: 7.5M
- PROVIDED: 7.18M

MINOR VARIANCES REQUIRED:

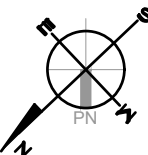
(6.4.1) RESIDENTIAL FLOOR AREA RATIO:

- REQUIRED: 40% MAX (301.2M²)
- PROVIDED: 44.86% (337.82M²)

(4.3) ALLOWABLE ENCROACHMENTS AND PROJECTIONS:

WINDOW WELLS WIDTH:

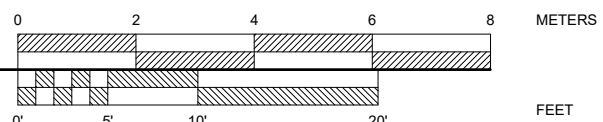
- REQUIRED: 1.8M MAXIMUM
- PROVIDED: 4.27M



SITE PLAN

SCALE: 1/32" = 1'-0"

MINOR VARIANCE REQUIRED FOR A SECOND FLOOR BALCONY



AI
DWG No.:

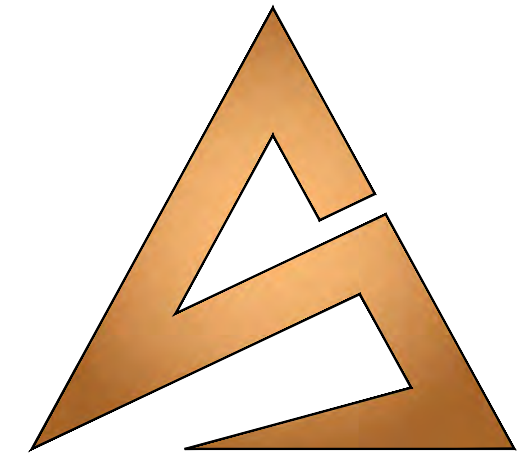
DATE:	2023-07-17
CHECKED:	AS
DWG BY:	AS
PROJECT NO.:	2023-02

10	PLANNING REVIEW	2024	06-19
9	FLOOR PLANS REVIEW	2024	05-13
8	PLANNING REVIEW	2023	12-10
7	PLANNING REVIEW	2023	10-16
6	ELEV & 3D REVIEW	2023	10-14
5	FLOOR PLANS REVIEW	2023	09-28
4	FLOOR PLANS REVIEW	2023	09-20

2092 SEABROOK DR

PROJECT TITLE

AS Design Company Inc.
The Division of Design
A 32 licenced Street Closure
1 (416) 709-0087
EAMID@asdesigncompany.com



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2092 SEABROOK DR
SINGLE FAMILY DWELLING

10	REV. NO.
2023-02	PR. NO.
2024-06-19	DATE
2092 SEABROOK DR	LOCATION
RL3-0- RESIDENTIAL LOW	ZONING



WEST PERSPECTIVE



NORTH EAST PERSPECTIVE

A8
DWG No.

DATE: 2023-07-17
CHECKED: AS
DWG BY: AS

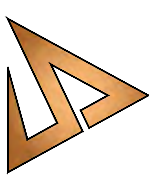
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PROJECT TITLE

AS Design Company Inc.
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E: AMID@ASdesigncompany.com





NORTH PERSPECTIVE



NORTH WEST PERSPECTIVE

A7
DWG No.

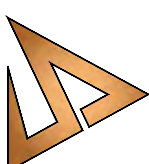
DATE:	2023-07-17
CHECKED:	AS
DWG BY:	AS

PROJECT No. :
2023-02

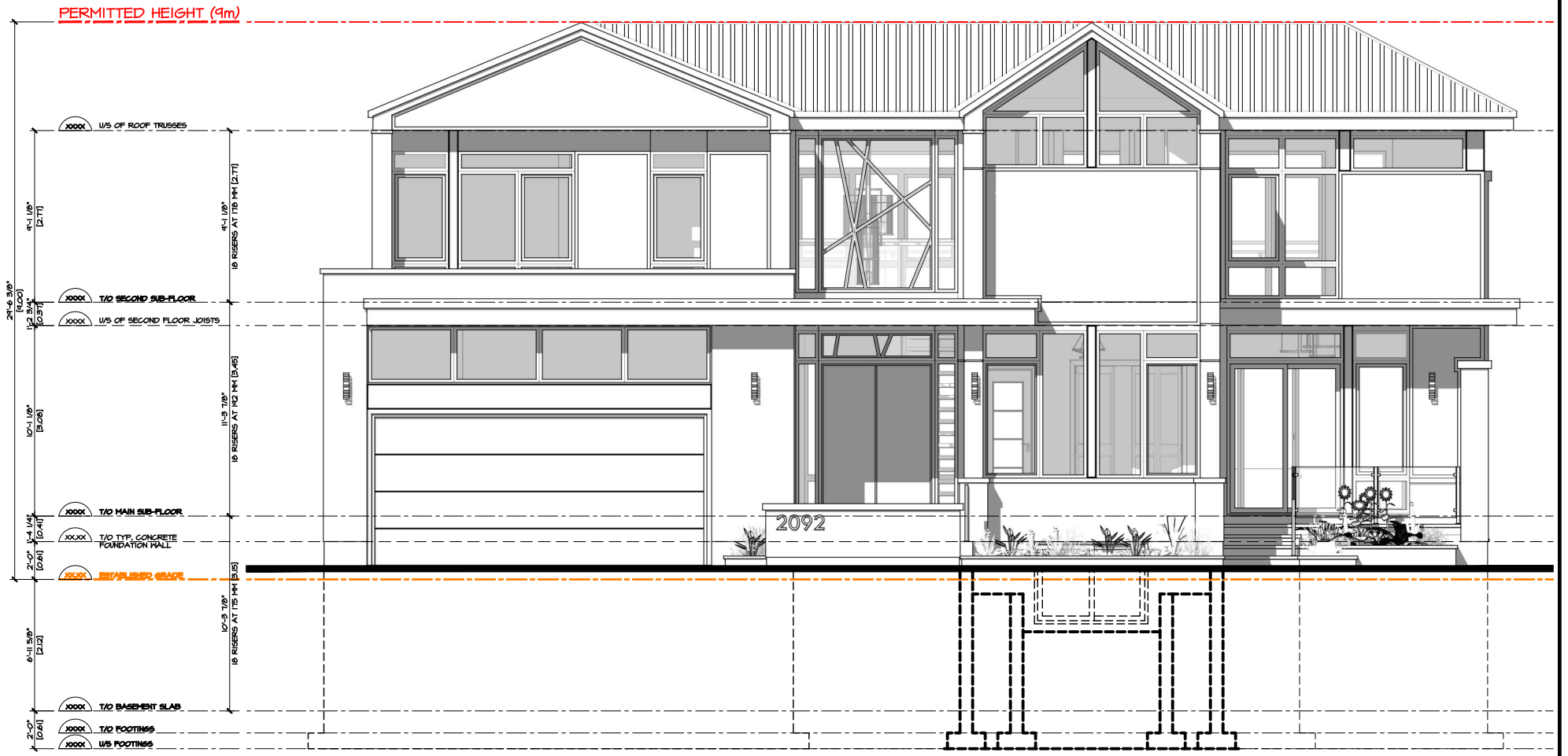
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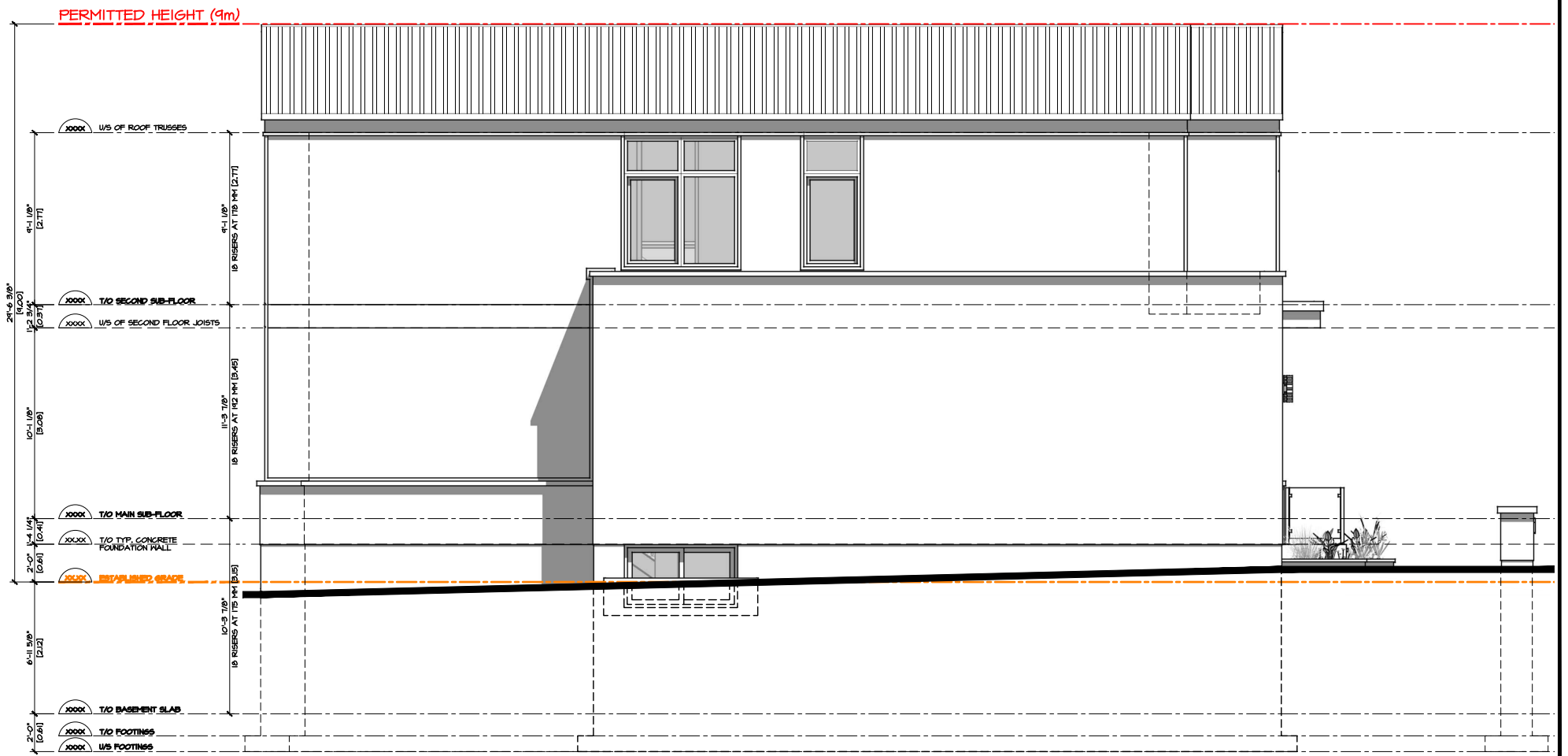


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NORTH ELEVATION

SCALE : $\frac{1}{8}'' = 1'-0''$



EAST ELEVATION

SCALE : $\frac{1}{8}'' = 1'-0''$

A2
DWG No.:

DATE: 2023-07-17
CHECKED: AS
DWG BY: AS

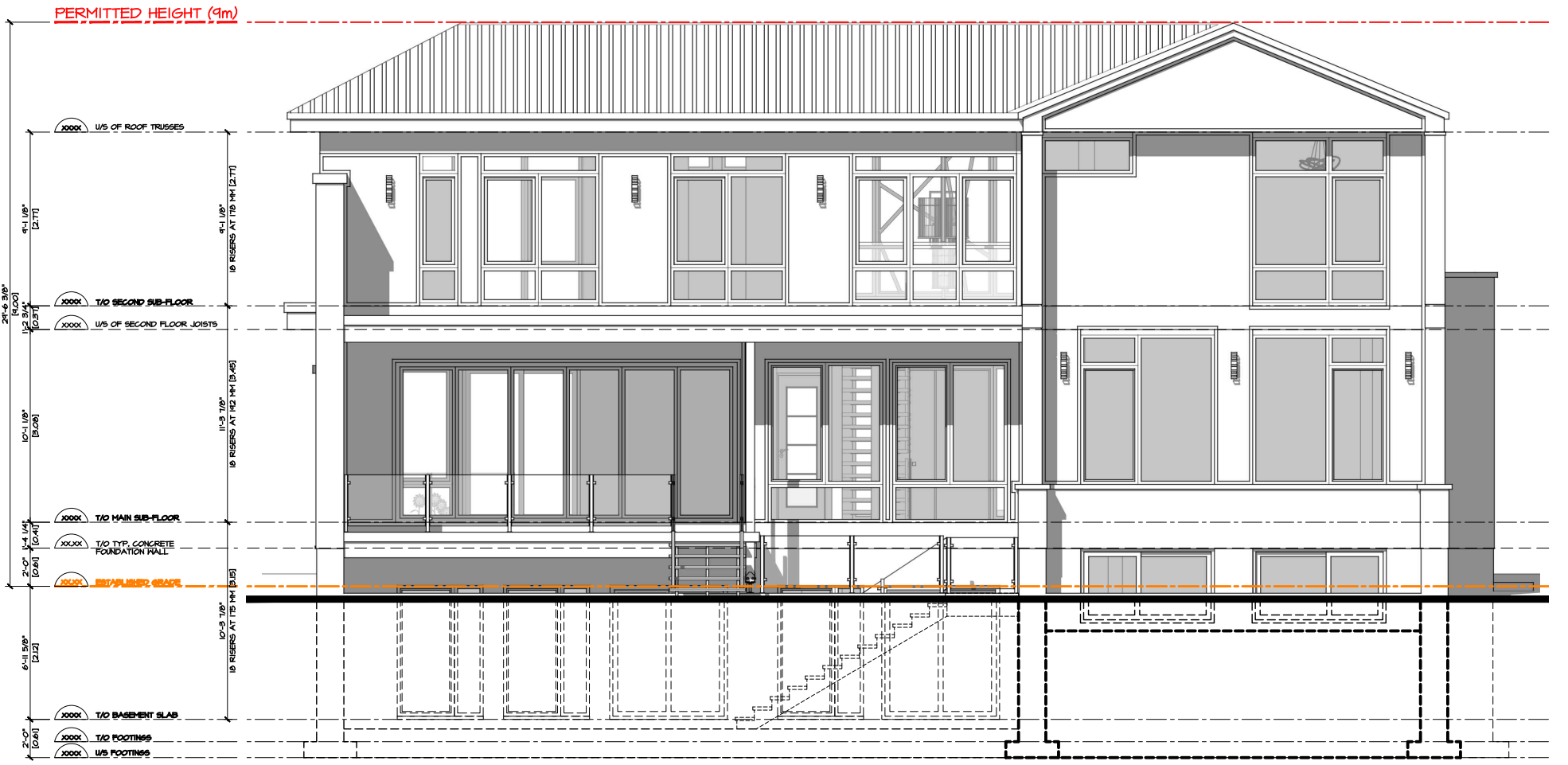
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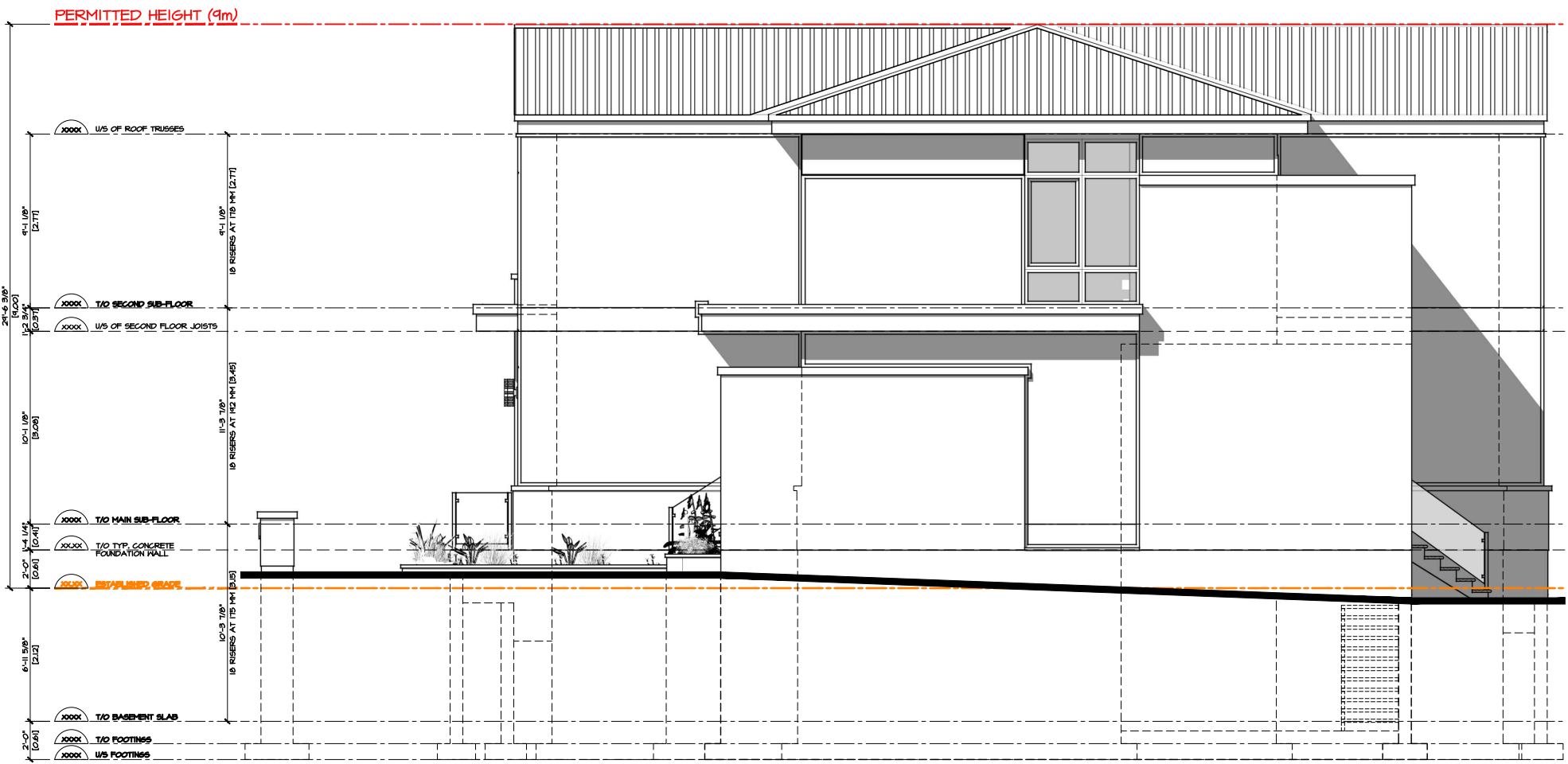
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SOUTH ELEVATION

SCALE : $\frac{1}{8}'' = 1'-0''$



WEST ELEVATION

SCALE : $\frac{1}{8}'' = 1'-0''$

A3
DWG No.:

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DWG BY: AS

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