

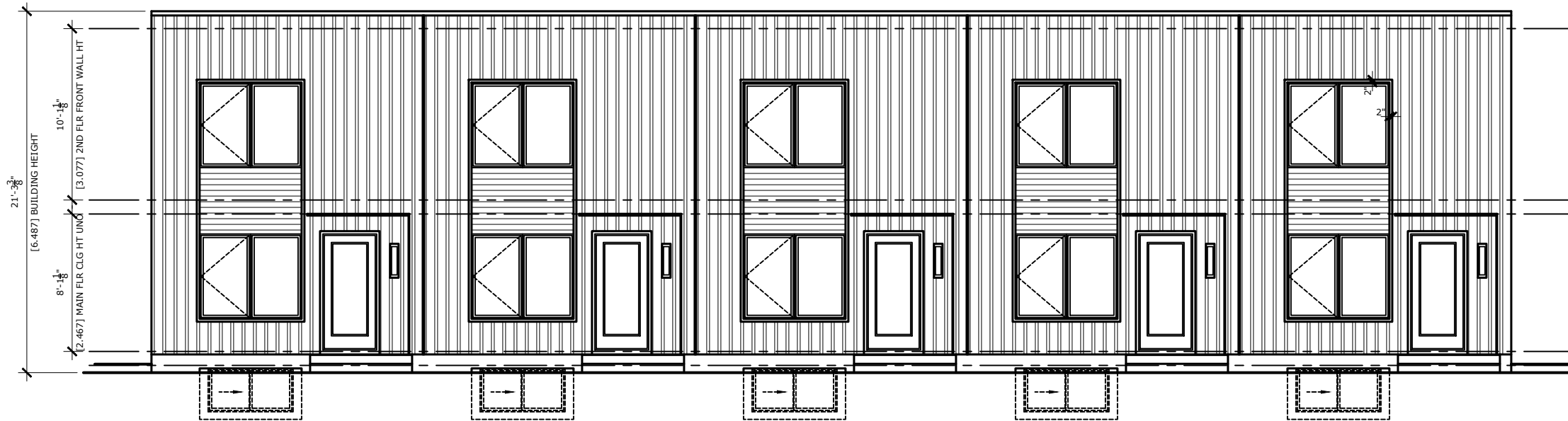
THE OSLER

LANE ACCESS/CORNER

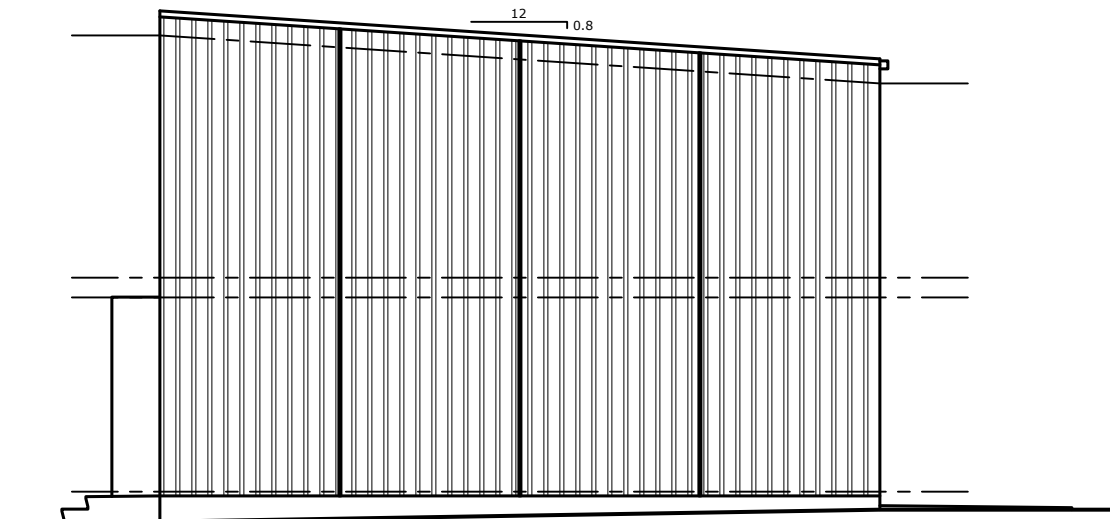
PROJECT SUMMARY
<u>GENERAL</u> LOT FRONTAGE: 15.4 m (50'-6 5/16") LOT AREA: 587 m ² (6318 ft ²) BUILDING AREA: 222.967 m ² (2400 ft ²) FLOOR AREA: 445.935 m ² (4800 ft ²) BUILDING TYPE: ROW (PERMITTED) LAND USE: DWELLING, UNIT (PERMITTED) DWELLING UNITS ALLOWABLE: MIN 4, MAX 8 DWELLING UNITS, ACTUAL: 5 UNITS PARKING: 5 STALLS
<u>DEVELOPMENT STANDARDS</u> BUILDING HEIGHT: MAXIMUM = 11 m (36'-1 1/16") ACTUAL = 6.487 m (21'-3 3/8") FAR: MAXIMUM: 1.5 ACTUAL: 0.76 SITE COVERAGE: MAXIMUM: 55% ACTUAL: 38.0% FRONT SETBACK: MINIMUM: 4.5 m (14'-9 3/16") ACTUAL: 4.5 m (14'-9 3/16") REAR SETBACK: MINIMUM = 3.5 m (11'-5 13/16") ACTUAL = 9.233 m (30'-3 1/2") SIDE SETBACK (FLANKAGE): MINIMUM = 0.45 m (1'-5 11/16") ACTUAL = 1.524 m (5'-0") SIDE SETBACK (OTHER SIDE): MINIMUM = 1.5 m (4'-11 9/16") ACTUAL = 4.732 m (15'-6 5/16")



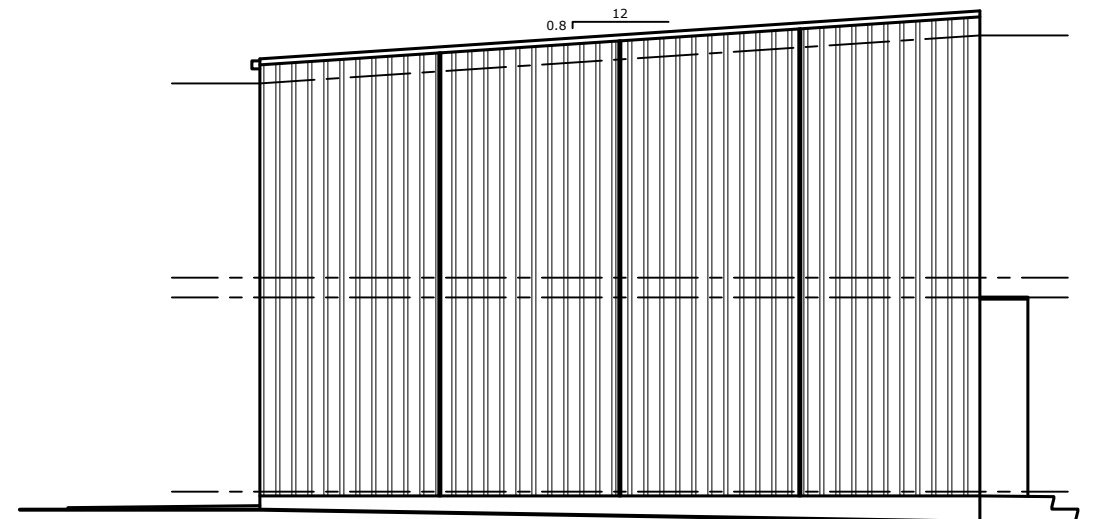
DESIGN RATIONALE
This plan was designed to face the side street at the end of a typical block face. The side facing row house orientation allows for front and back access and an abundance of windows in each unit. Units are compact and affordable, with little wasted space, yet there are two spacious bedrooms upstairs. The basement can also accommodate future development of an extra bedroom or flex space. The simplicity of these units allows for conventional framing rather than prefabricated floor and roof trusses. The roof is designed to use SIPs panels, which provides a vaulted second floor space and features exposed wood beams. ICF foundations simplify basement construction and give the added bonus of long term, resilient insulation. These units have been kept close to grade and have a comfortable, open main floor plan. This allows visitability when needed. The rear patio is also easily accessed at the back and provides a great connection to the outdoors for each unit.



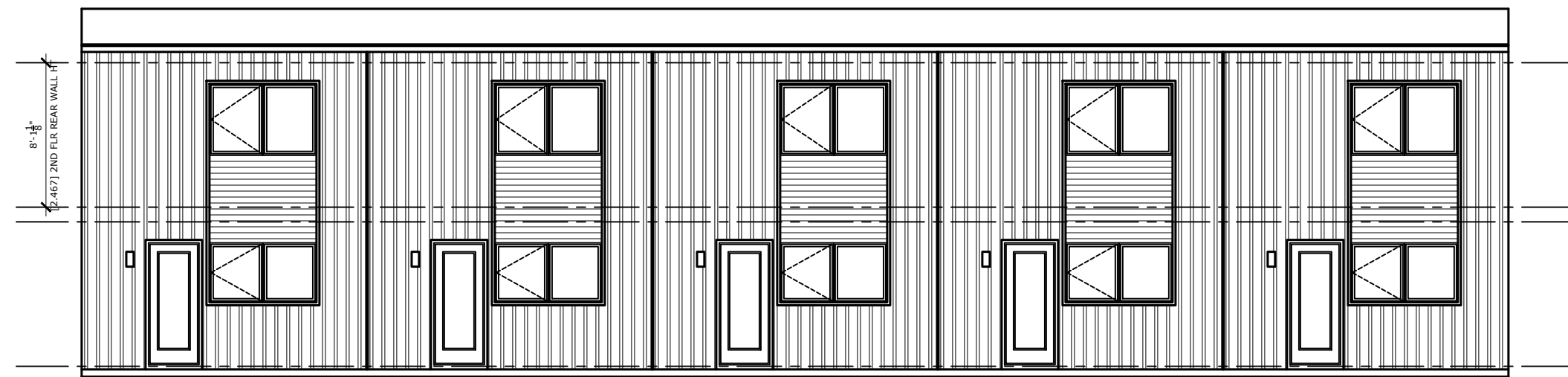
FRONT ELEVATION
SCALE: 1/8"=1'-0"



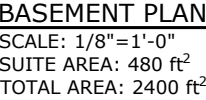
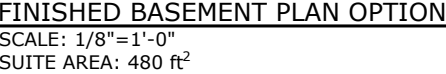
SIDE ELEVATION
SCALE: 1/8"=1'-0"

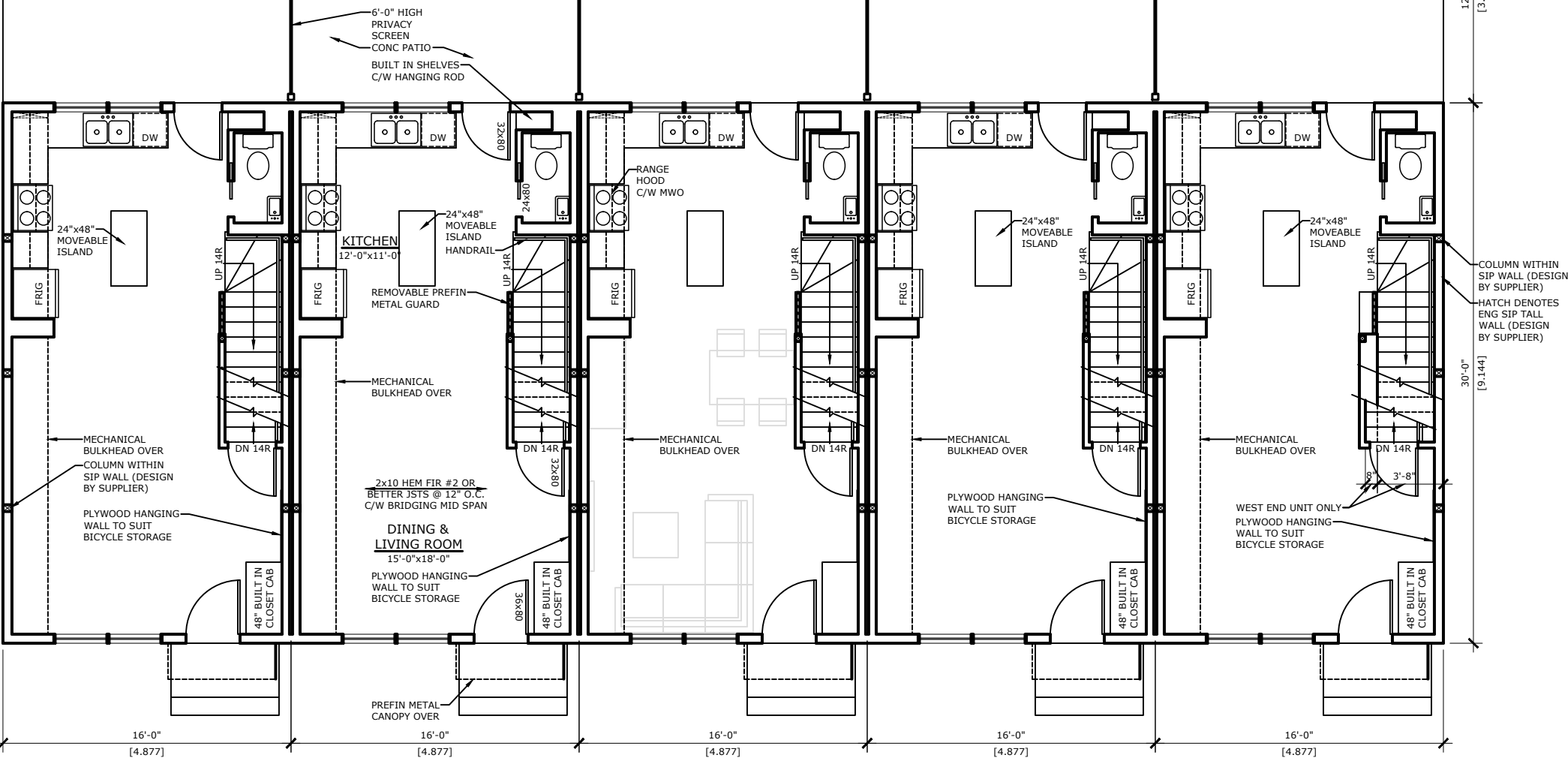


SIDE ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"





SCALE: 1/8"=1'-0"
SUITE AREA: 480 ft²
TOTAL AREA: 2400 ft²

