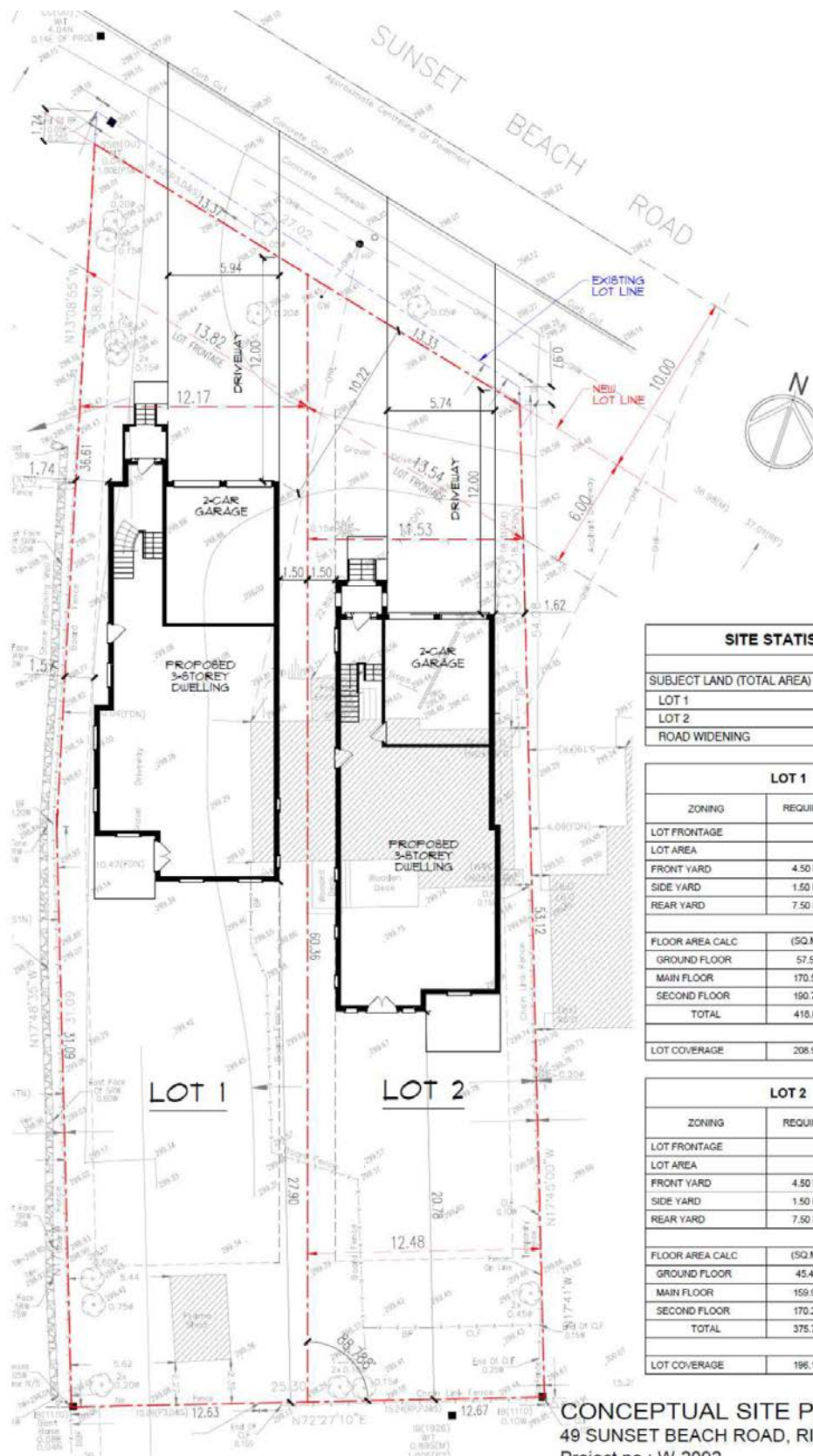


MAP 5 - PROPOSED SITE PLAN



SITE STATISTICS	
SUBJECT LAND (TOTAL AREA)	1,527.09
LOT 1	816.58
LOT 2	679.27
ROAD WIDENING	31.24

LOT 1		
ZONING	REQUIRED	PROPOSED
LOT FRONTAGE		13.82M.
LOT AREA		816.58 SQ.M.
FRONT YARD	4.50 M.	10.22 M.
SIDE YARD	1.50 M.	1.50 M.
REAR YARD	7.50 M.	27.90 M.
FLOOR AREA CALC	(SQ.M.)	(SQ.FT.)
GROUND FLOOR	57.51	619.03
MAIN FLOOR	170.57	1,836.00
SECOND FLOOR	190.73	2,053.00
TOTAL	418.81	4,508.03
LOT COVERAGE	208.96	25.59%

LOT 2		
ZONING	REQUIRED	PROPOSED
LOT FRONTAGE		13.54 M.
LOT AREA		679.27 SQ.M.
FRONT YARD	4.50 M.	10.22 M.
SIDE YARD	1.50 M.	1.50 M.
REAR YARD	7.50 M.	20.78 M.
FLOOR AREA CALC	(SQ.M.)	(SQ.FT.)
GROUND FLOOR	45.43	489.00
MAIN FLOOR	159.98	1,722.01
SECOND FLOOR	170.29	1,832.99
TOTAL	375.70	4,044.00
LOT COVERAGE	196.15	28.88%

CONCEPTUAL SITE PLAN
49 SUNSET BEACH ROAD, RICHMOND HILL
Project No. W-2002

BLOCK 07

FILE NO. D02-17030

SF/SS SRPRS.18.126

Town of Richmond Hill
Planning and Regulatory
Services Department