

01 EROSION AND SEDIMENT CONTROL PLAN  
A1-0 SCALE: 1:100

EXISTING BUILDING  
ADDITION BUILDING

SKETCH SHOWING TOPOGRAPHIC INFORMATION OF PARTS OF LOT 20 AND LOT 21 REGISTERED PLAN 11 CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

SCALE = 1:150 m

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:

- |                   |         |                               |
|-------------------|---------|-------------------------------|
| DS                | DENOTES | DOOR SILL                     |
| GS                | -       | GARAGE SILL                   |
| T/W               | -       | TOP OF WALL                   |
| IRRW              | -       | IRREGULAR ROCK RETAINING WALL |
| SRW               | -       | STONE RETAINING WALL          |
| MH                | -       | MANHOLE                       |
| CB                | -       | CATCH BASIN                   |
| TOS               | -       | TOP OF SLOPE                  |
| BOS               | -       | BOTTOM OF SLOPE               |
| GW                | -       | GUY WIRE                      |
| UP                | -       | UTILITY POLE                  |
| -OH-              | -       | OVERHEAD CABLES               |
| 100.00            | -       | EXISTING ELEVATION            |
| (circle with dot) | -       | DECIDUOUS TREE                |
| (star)            | -       | CONIFEROUS TREE               |

GEODETIC:  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM THE CITY OF VAUGHAN BENCHMARK NO. 54-5 ELEVATION = 219.114 METRES.

NOTE:  
This is NOT a Plan of Survey and shall not be used except for the purpose indicated in the title block.

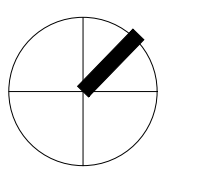
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THIS SKETCH IS NOT TO BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.

BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OFFICE RECORDS AND IS SUBJECT TO A LEGAL SEARCH AND FINAL SURVEY.



KEY PLAN



SITE DEVELOPMENT

	BY-LAW 1-88	PROPOSED NEW BY-LAW	PROVIDED
ZONING	R1	R1B (EN)	
TOTAL LOT AREA	700 m <sup>2</sup>	600 m <sup>2</sup>	756.44 m <sup>2</sup>
LOT COVERAGE	30.00%	40.00%	38.61%(292.11 m <sup>2</sup> )
LOT FRONTAGE	18 m	18 m	18.1 m
REAR YARD	7.50 m	12.0 m	10.82 m
FRONT YARD	7.50 m	5.52 m (THE LEAST OF EXISTING FRONT YARD LESS 2.00m, 7.52m-2.0m=5.52, OR 9.00m, NOT LESS THAN 4.5 m)	5.56 m
INTERIOR SIDE YARD	1.50 m	1.50 m	1.51 m, 1.52 m
MAX HEIGHT	9.50 m	9.5 m (THE LEAST OF EXISTING HEIGHT +3.0m, .65 +3.0m=9.5m, OR 11 m, NOT LESS THAN 8.5 m)	PROPOSED HEIGHT 7.92 m
REAR YARD AREA			263.78m <sup>2</sup>
FRONT YARD AREA			104.12 m <sup>2</sup>
LANDSCAPE AREA -LOT		10%( 10% x 756.44 = 75.64 m <sup>2</sup> )	320.00 m <sup>2</sup>
LANDSCAPE FRONT YARD		40%(40% x 104.12 = 41.64 m <sup>2</sup> )	65.40m <sup>2</sup>

No.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	00/00/0000
	ISSUED FOR BID	
	ISSUED FOR BUILDING PERMIT	
	ISSUED FOR SITE PLAN APPROVAL	
	SUBMITTALS	

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.

DO NOT SCALE DRAWINGS.



**FAUSTO CORTESE ARCHITECTS**  
3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCARCHITECTS.CA

DESIGN DRAWINGS PROPOSED ON 17 NAPIER ST

DRAWING: SITE PLAN	
PLOTTED: N/A	PROJECT No: 2021-16
DATE: 23/11/2021	DRAWING No: A1-0
SCALE: AS NOTED	DRAWN BY: BSH
REVIEWED BY: F.C.	

ATTACHMENT 3 - 17 NAPIER - SITE PLAN

FILE NAME: 17 NAPIER - ARCHITECTURAL DRAWINGS.DWG