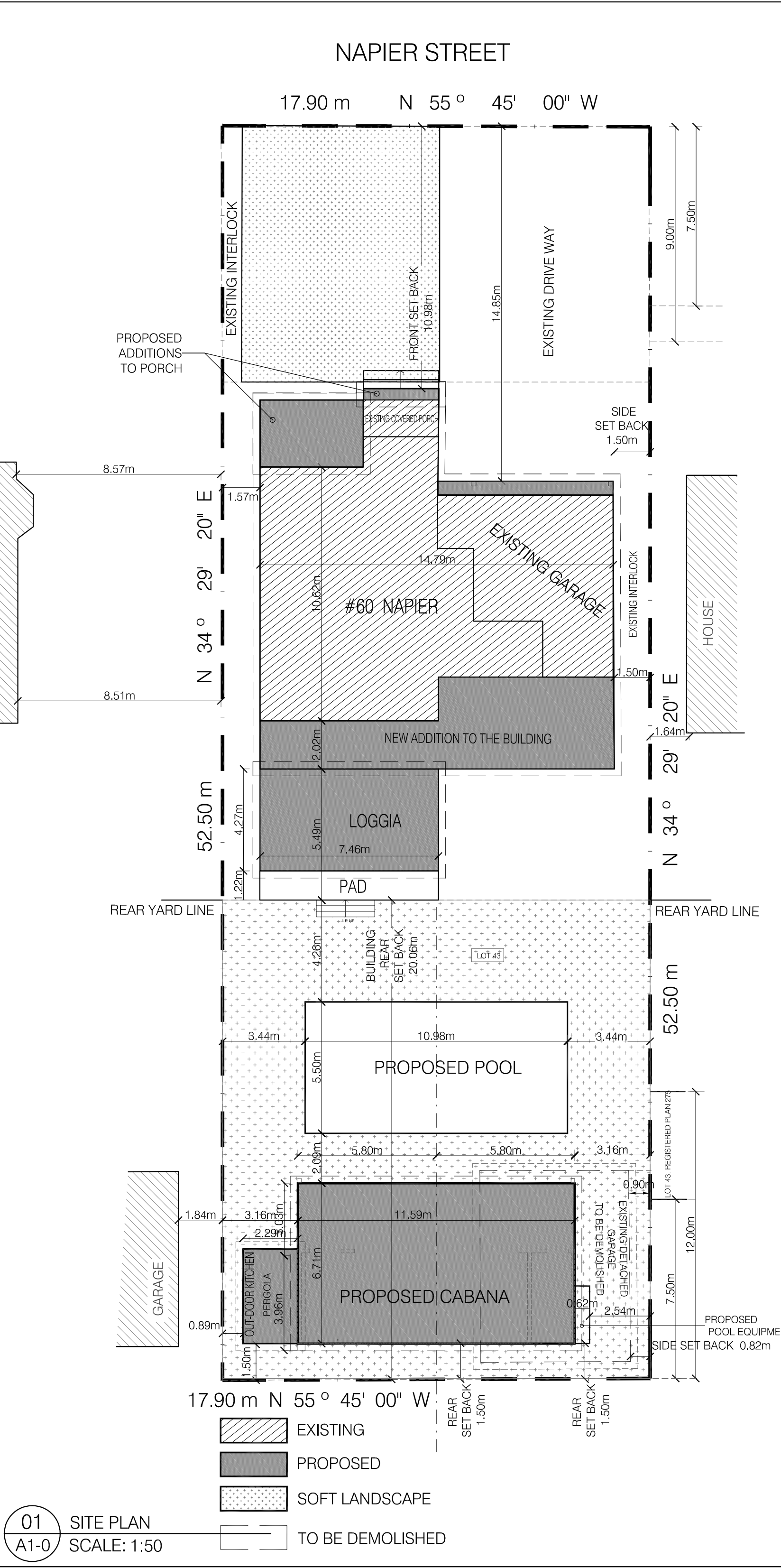
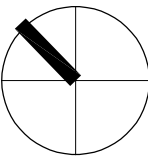
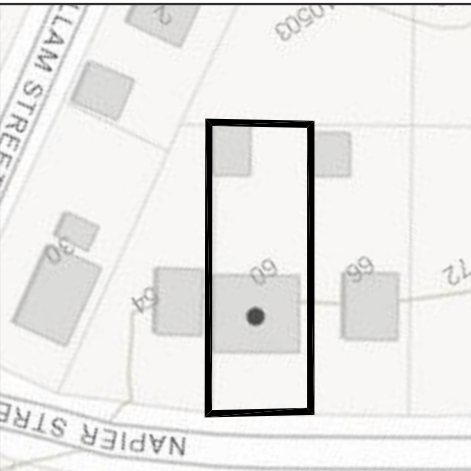


ATTACHMENT 3
60 NAPIER



SITE DEVELOPMENT					
ZONING	REQUIRED		EXISTING	PROVIDED	
	R1	R1B (EN)-336		BYLAW 1-88	BYLAW 01-2021
LOT AREA	700 m2	600 m2	938.88 m2		
LOT FRONTAGE	18m	18m	17.90 m		
COVERAGE					
HOUSE COVERAGE INCLUDE GARAGE	30%	40 %	15.32%(143.88 m2)	20.40%(191.62 m2)	22.40%(210.31 m2)
FRONT PORCH COVERAGE(ADDITIONS)				1.45%(13.63m2)	2.22%(20.85m2)
LOGGIA COVERAGE				4.36%(40.98 m2)	4.18%(39.27 m2)
ACCESSORY STRUCRURE COVERAGE(ENCLOSED)	10% OR 67 m2	10% OR 67 m2	6.33%(59.49 m2)	8.28% (77.78 m2)	9.49% (89.15 m2)
ACCESSORY STRUCRURE COVERAGE(UN-ENCLOSED)			-	1% (9.09 m2)	1% (9.09 m2)
LOT COVERAGE- TOTAL	30%	40 %	21.65%(203.37 m2)	35.49% (333.1 m2)	39.29% (368.67m2)
FRONT SETBACK-DWELLING	7.5m	9.0 m	10.98 m		
REAR SETBACK- DWELLING	7.5 m	12 m	20.06 m		
INTERIOR SIDYARD- DWELLING	1.5 m	1.5 m	1.57 m, 1.50 m		
BUILDING HEIGHT -EXISTING DWELLING	9.5 m	8.5 m[EXISTING BUILDING HEIGHT +2m(5.18 m+2m) or 8.5 m]		8.8 m	
GFA					
FIRST FLOOR AREA- EXISTING				97.90 m2	
ADDITION TO FIRST FLOOR				43.20 m2	
SECOND FLOOR AREA- EXISTING				136.64 m2	
ADDITION TO SECOND FLOOR				43.20 m2	
GFA TOTALL				321.22 m2	
CABANA					
REAR SET BACK- CABANA	7.5 m	12 m		1.50m	
INTERIOR SET BACK- CABANA	1.5 m	2.4 m		3.16 m	
INTEROR SET BACK OUT DOOR KITCHEN	1.5 m	2.4 m		0.89 m	
BUILDING HEIGHT- CABANA	4 m	3.5 m		3.75 m	
NEAREST PART OF THE ROOF TO GRADE	3 m	-		1.90m	
REAR YARD AREA	-	-		359.09m2	
REAR YARD SOFT LANDSCAPE	137.20 m2(363.67 m -135 x60%)	-		215.61 m2	
LANDSCAPE AREA -LOT	-	10%(10%x 938.88=93.88 m2)		328.50 m2	
LANDSCAPE FRONT YARD	-	40%(40%x191.28 m2=76.51m2)		88.74m2	



No.	DESCRIPTION	DATE
	REVISIONS	

ISSUED FOR CONSTRUCTION
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

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DRAWING: DESIGN DRAWINGS PROPOSED ON 60 NAPIER CITY OF VAUGHAN	
DRAWING: SITE PLAN	
PLOTTED: N/A	PROJECT No: 2022-12
DATE: 26/07/2022	DRAWING No: A 1-0
SCALE: AS NOTED	
DRAWN BY: B.SH	REVIEWED BY: F.C.

FILE NAME: 2022-12 - 60 NAPIER-2022-07-26.DWG REF: PLOT SCALE: 1"