

INDEX SHEET:

- A-1 KEY PLAN
A-2 BASEMENT PLAN
A-3 WALKOUT CLOSE UP
A-4 SECTION S1
A-5 GROUND FLOOR PLAN
A-6 SECOND FLOOR PLAN
A-7 SIDE ELEVATION
A-8 BACK ELEVATION
A-9 SIDE ELEVATION
A-10 SECTION A-A
A-11 DETAILS

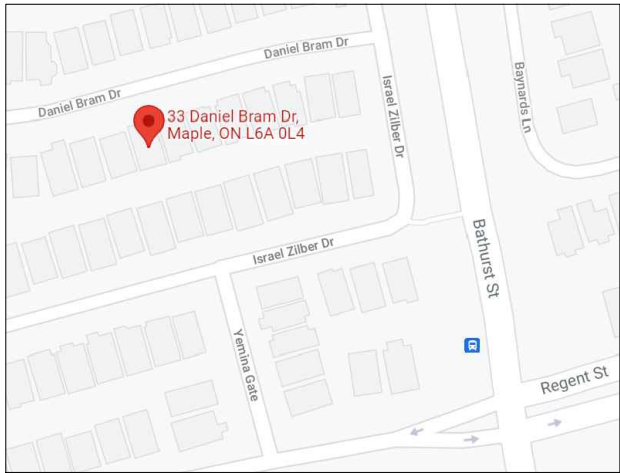
SCOPE OF WORK:

WALKOUT 11.09m²
DECK & STAIRS 11.68m²
BALCONY 8.90m²

AREA OF WORK 31.30m²

33 Daniel Bram Drive, Vaughan, ON L6A 0L4

Key Plan:

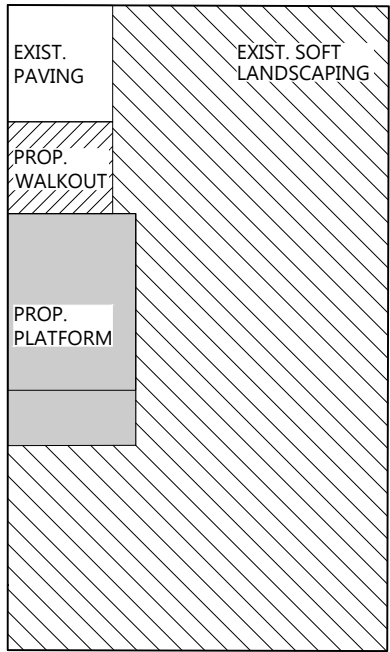


LEGEND :

- EXISTING BUILDING
PROPERTY LINE
MAIN ENTRANCE
PROPOSED PLATFORM
PROPOSED WALKOUT
SOFT LANDSCAPING

SURVEY INFORMATION:

SURVEY INFORMATION TAKEN FROM:
P.SALNA COMPANY LTD.
ONTARIO LAND SURVEYORS
DONE ON: NOVEMBER 14th, 2007
LOT NUMBER: 30
REGISTERED NUMBER: 65M-3924
REGIONAL MUNICIPALITY OF YORK



ZONING REQUIREMENTS			
SITE STATISTICS ZONE RD3 & R3: 33 Daniel Bram Drive, Vaughan LOT 30, REGISTERED			
		sq/m	sq/ft
LOT AREA		409.60	4409
	100% LOT	sq/m	sq/ft
Back Area	100.0	96.59	1040
Soft Landscape	79.0	76.29	821
Existing Paving	5.0	4.82	52
Proposed Walkout	3.9	3.79	41
Proposed Deck & Stairs	12.1	11.68	126
Proposed Balcony	2.2	8.90	96
LOT COVERAGE			
	% OF LOT	sq/m	sq/ft
Ground Floor	46.6	190.91	2055
Front Porch & Stairs	2.0	8.02	86
Proposed Walkout	0.9	3.79	41
Proposed Deck & Stairs	2.9	11.68	126
Total Lot Coverage	52.3	214.41	2308
Allowed Lot Coverage	50.0	204.80	2204
Back Yard Setback	7.5m.		
Interior Side Yard Setback	1.2m.		

GENERAL NOTES

ALL CONSTRUCTION TO CONFORM TO THE CONSTRUCTION REQUIREMENTS OF THE ONTARIO BUILDING CODE REGULATION (403/97), PART 9 DRAWINGS MUST NOT BE SCALED HANDWRITTEN NOTES WHICH APPEAR ON THE DRAWINGS HAVE PRECEDENCE. MANUFACTURED ITEMS, MATERIALS, AND CONSTRUCTION MUST COMPLY WITH ALL REQUIREMENTS OF THE MORTGAGE AND HOUSING CORPORATION (C.M.H.C.)

ALL REFERENCES TO AND FINISHED GRADE LINES AS INDICATED ON THE ARCHITECTURAL WORKING DRAWINGS ARE FOR REFERENCE ONLY AND DO NOT NECESSARY DEPICT FINISHED GRADING CONDITIONS OF ANY PARTICULAR LOT.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL JOB CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH THE WORK.

BOTH THE CONTRACTOR AND THE PROPERTY OWNER(S) ARE RESPONSIBLE TO INSTALL ALL ADEQUATELY DESIGNED TEMPORARY SHORING, BRACING AND NEEDLE BEAM SYSTEM PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK, EXCAVATION, UNDERPINNING, OR OTHER CONSTRUCTION ACTIVITIES, TO ENSURE THE SAFE EXECUTION OF THIS WORK FOR THE PROTECTION FOR ALL BUILDING OCCUPANTS, CONSTRUCTION WORKERS, ADJACENT BUILDINGS/STRUCTURES AND THIS BUILDING UNDERGOING CONSTRUCTION.

ALL EXTERIOR LUMBER TO BE PRESSURE TREATED.

STRUCTURAL INTEGRITY: ALL MEMBERS SHALL BE SO FRAMED, FASTENED, TIED, BRACED AND ANCHORED TO PROVIDE THE NECESSARY STRENGTH, RIGIDITY AND STABILITY PER OBC 9.23.2.1.

STRUCTURAL ADEQUACY: VERIFY/REINFORCE EXISTING SUPPORT SYSTEM, INCLUDING FOUNDATIONS, FOR LOADS IMPOSED BY THE PROPOSED CONSTRUCTION.

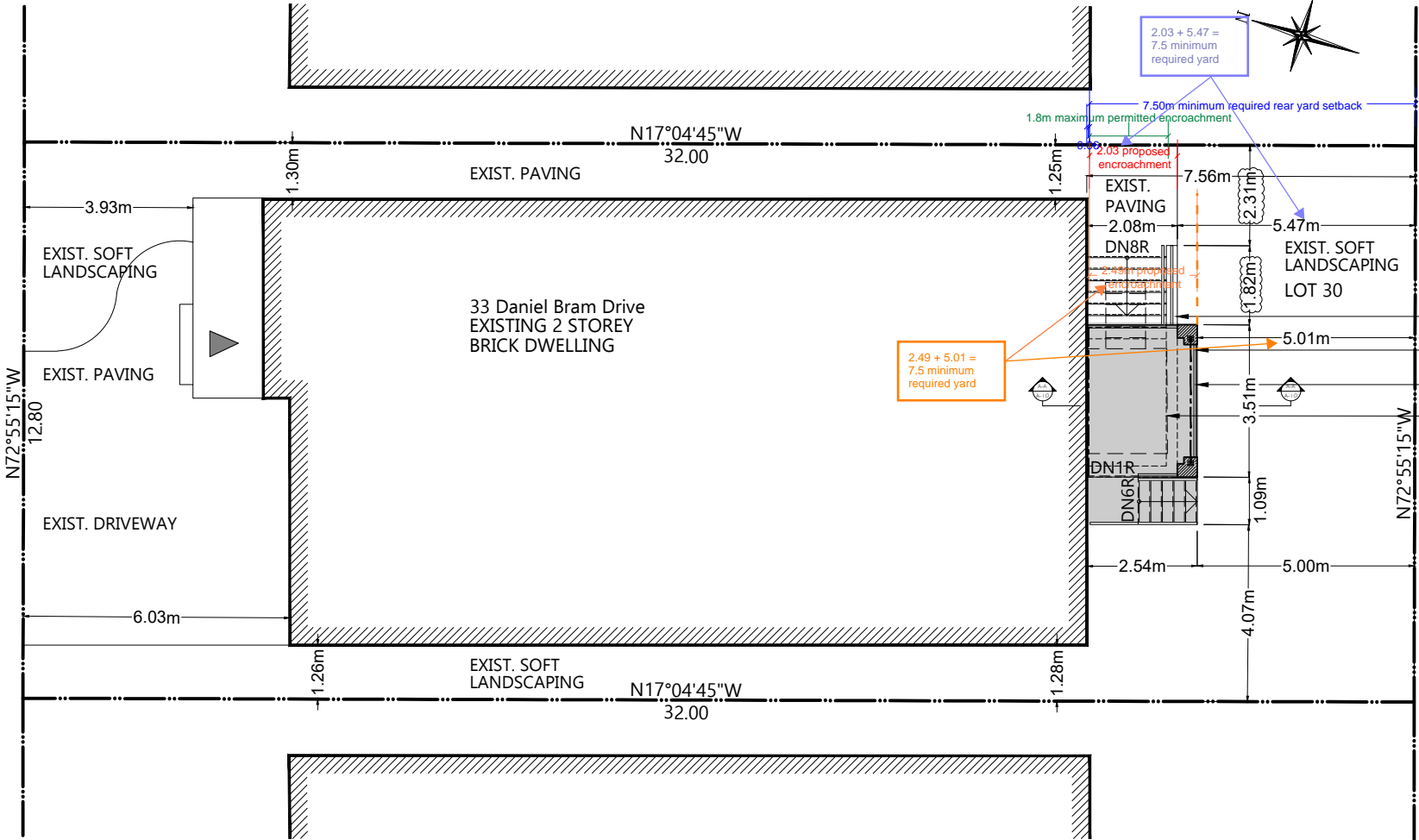
RENOVATION NOTE: PROVIDE ALL BRACING, SHORING AND NEEDLING NECESSARY FOR THE SAFE EXECUTION OF THIS WORK.

SUPPORT – POST: PROVIDE POSTS UNDER ALL BEAMS/GIRDER TRUSSES, ETC. POSTS ARE TO RUN CONTINUOUS TO THE FOUNDATION OR EQUIVALENT SUPPORT. OBC 9.20.8.3., 9.23.8.1., 9.23.10.7.

SUPPORT – LOADS: ALL LOADS MUST BE SUPPORTED AND TRANSFERRED TO FOUNDATION OR ADEQUATE SUPPORT. O.B.C. 9.23.4.2., 9.17.9.15., 9.20.8.3., 9.23.8.1., 9.23.10.7. AND 9.23.9.8.

PROVIDE SOLID WOOD POSTS TO MASONRY WALL (ENSURE SOLID BEARING AREA FULLY GROUTED OR PROVIDE 1/4" STEEL PLATE ON MASONRY TO ACCEPT LOADS)

Daniel Bram Dr.



- PROP. WALKOUT
PROP. DECK
LINE OF PROP. BALCONY ABOVE
EXIST. STAIRS & DECK TO BE DEMOLISHED

4	Jun. 06, 2022	Revision 3
3	May 31, 2022	Revision 2
2	May 26, 2022	Revision 1
1	Apr. 25, 2022	Issued for Building Permit
No.	Date	Issuance / Revision
CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS TO THE OWNER BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED. CONTRACT DOCUMENTS REMAIN THE PROPERTY OF THE OWNER AND SHALL BE RETURNED UPON COMPLETION OF THE PROJECT.		
Project Name: WALKOUT, DECK, & BALCONY		
Project Address: 33 Daniel Bram Drive, Vaughan, ON L6A 0L4		
Drawing Title: SITE PLAN & INDEX SHEET		
Date : Mar. 27, 2022	Drawing No. A-1	
Scale : 1:150		