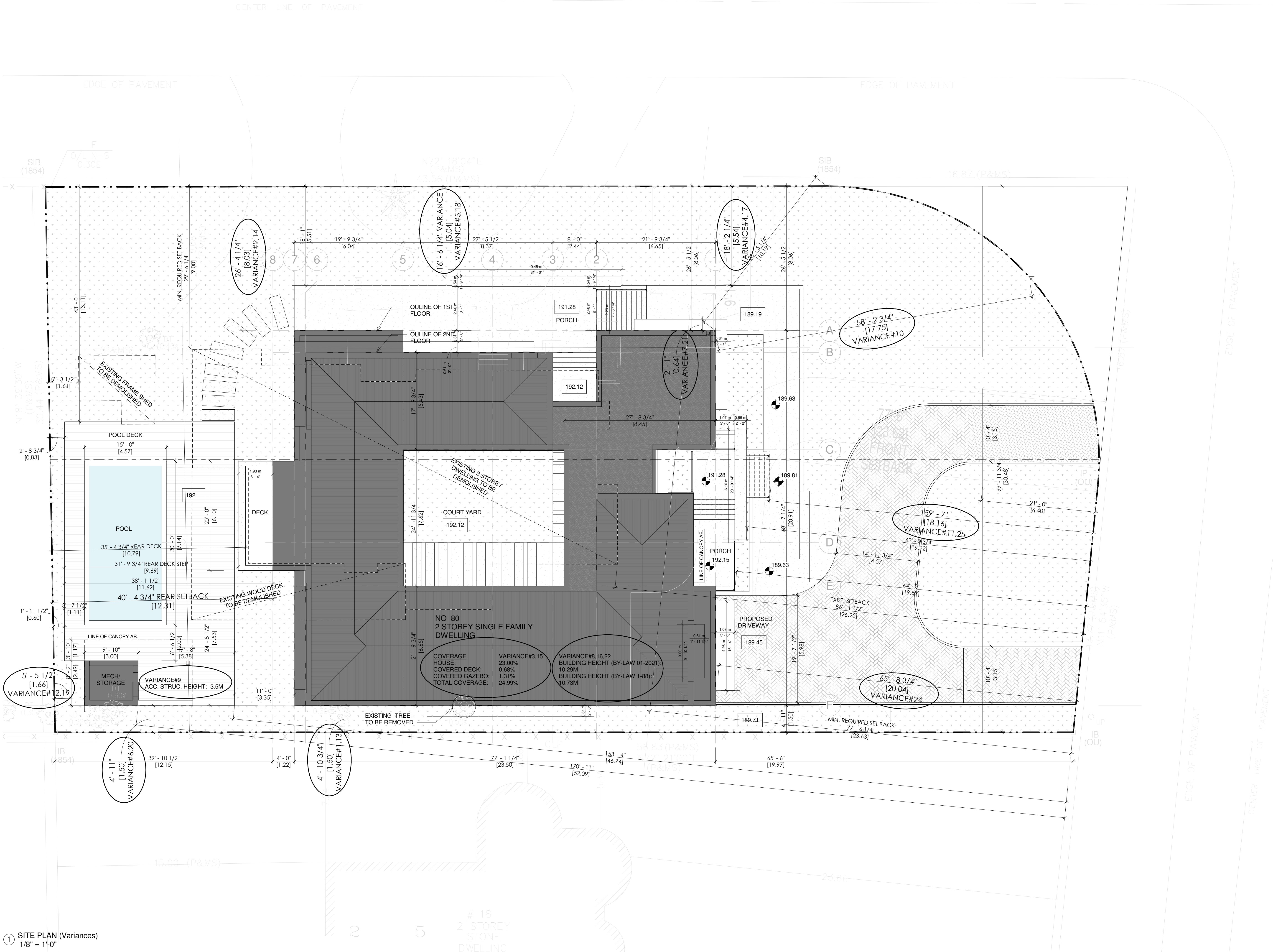




1 SITE PLAN (Variances)
1/8" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	NOTE
10	2022-11-28	Issued Variances for COA	City

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STAMP

ONTARIO ASSOCIATION
OCT 26/22
ARCHITECTS
ALL TRADES
LICENCE
481

NORTH

24X36" SHEET SIZE

URBANSCAPE
ARCHITECTS

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SHEET TITLE SITE PLAN (Variances)	PROJ / REV No 345-21
PROJECT 80 THORNBANK RD Thornhill, ON L4J 6X7	DWG No. A-01.1



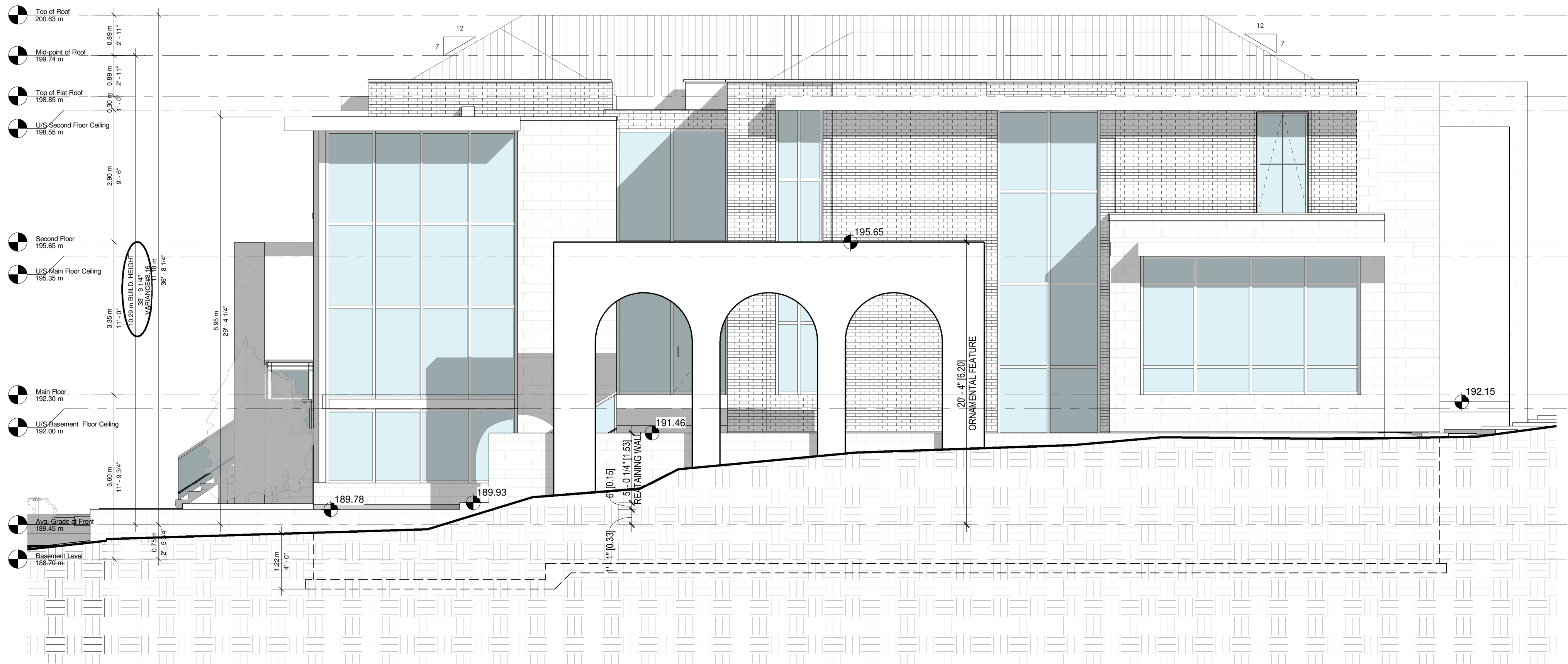
80 THORNBANK ROAD, VAUGHAN, ON L4J 6X7				
NEW 2-STORY SINGLE FAMILY DWELLING				
	BY-LAW 01-88		BY-LAW 001-2021	
SITE STATISTICS				
ZONONG DESIGNATION	R1V		R1E (EN)	
MINIMUM LOT AREA	845 SQ.M			
LOT AREA	1722.95 SQ.M			
MINIMUM LOT FRONTAGE	30.0 M			
LOT FRONTAGE	30.48 M			
LOT COVERAGE	MAX. PERMITTED		PROPOSED	
TOTAL LOT COVERAGE	344.59 SQ. M - 20.00%		430.60 SQ. M - 24.99%	
DWELLING	396.31 SQ.M - 23.00%			
COVERED REAR DECK	11.76 SQ.M - 0.68%			
COVERED MECH/ STORAGE	22.53 SQ.M - 1.31%			
HEIGHT	MAX. PERMITTED	PROPOSED	MAX. PERMITTED	PROPOSED
BUILDING HEIGHT	9.5 M	10.29 M	11.0 M	10.29 M
EXIST. BUILDING HEIGHT	9 M			
SETBACKS	MIN. REQUIRED		PROPOSED	
FRONT YARD (EAST)	23.63 M		20.04 M	
REAR YARD (WEST)	7.50 M		12.31 M	
EXTERIOR SIDE YARD (NORTH)	9.0 M		8.01M	
INTERIOR SIDE YARD (SOUTH)	1.50 M		1.50 M	
GROSS FLOOR AREA	PROPOSED			
FIRST FLOOR	4118 ft 2 (382.5 m2)			
SECOND FLOOR	3987 ft 2 (370.4 m2)			
TOTAL	8105 ft 2 (752.9m2)			
FINISHED BASEMENT	4118 ft 2 (382.5 m2)			

REAR YARD LANDSCAPE CALCULATION			
	AREA (SQ.FT)	AREA (SQ.M)	%
REAR YARD AREA	4385.20	407.40	
HARD LANDSCAPE	1535.57	142.66	
SOFT LANDSCAPE	2849.63	264.74	64.98%

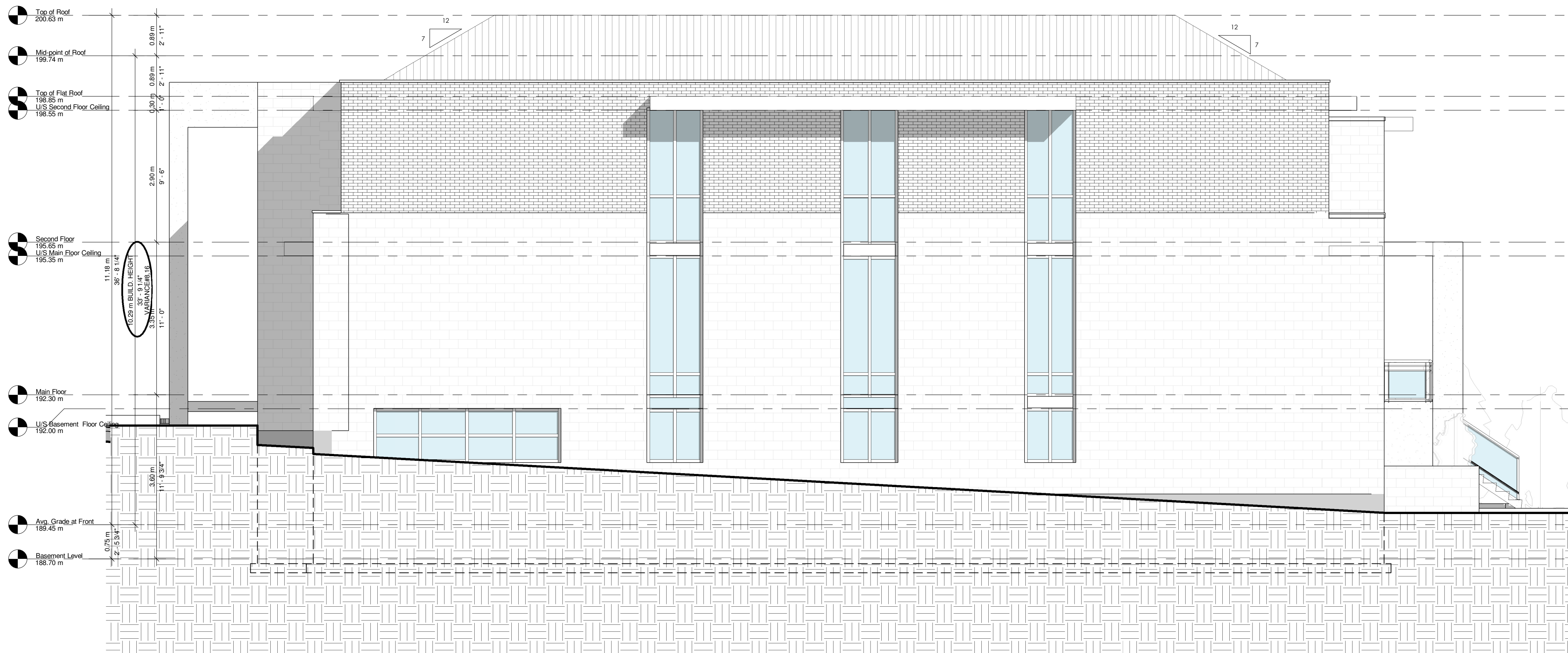
80 THORNBANK RD

Thornhill, ON L4J 6X7

Received 01/19/23



1 NORTH ELEV.
3/16" = 1'-0"



2 SOUTH ELEV.
3/16" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	NOTE
12	2023-01-19	Revised for COA	City

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STAMP	NORTH

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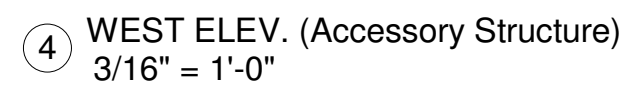
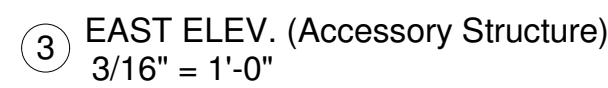
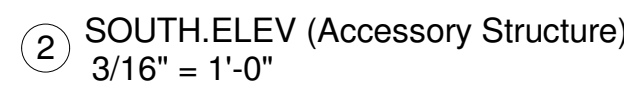
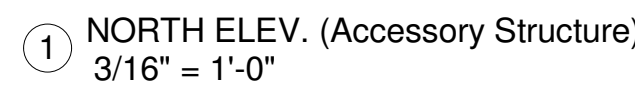
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SHEET TITLE
NORTH & SOUTH ELEV.

PROJECT
80 THORNBANK RD
Thornhill, ON L4J 6X7

PROJ. / REV No.
345-21

DWG No.
A-06

[illegible]

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	24"x36" SHEET SIZE

URBANSCAPE
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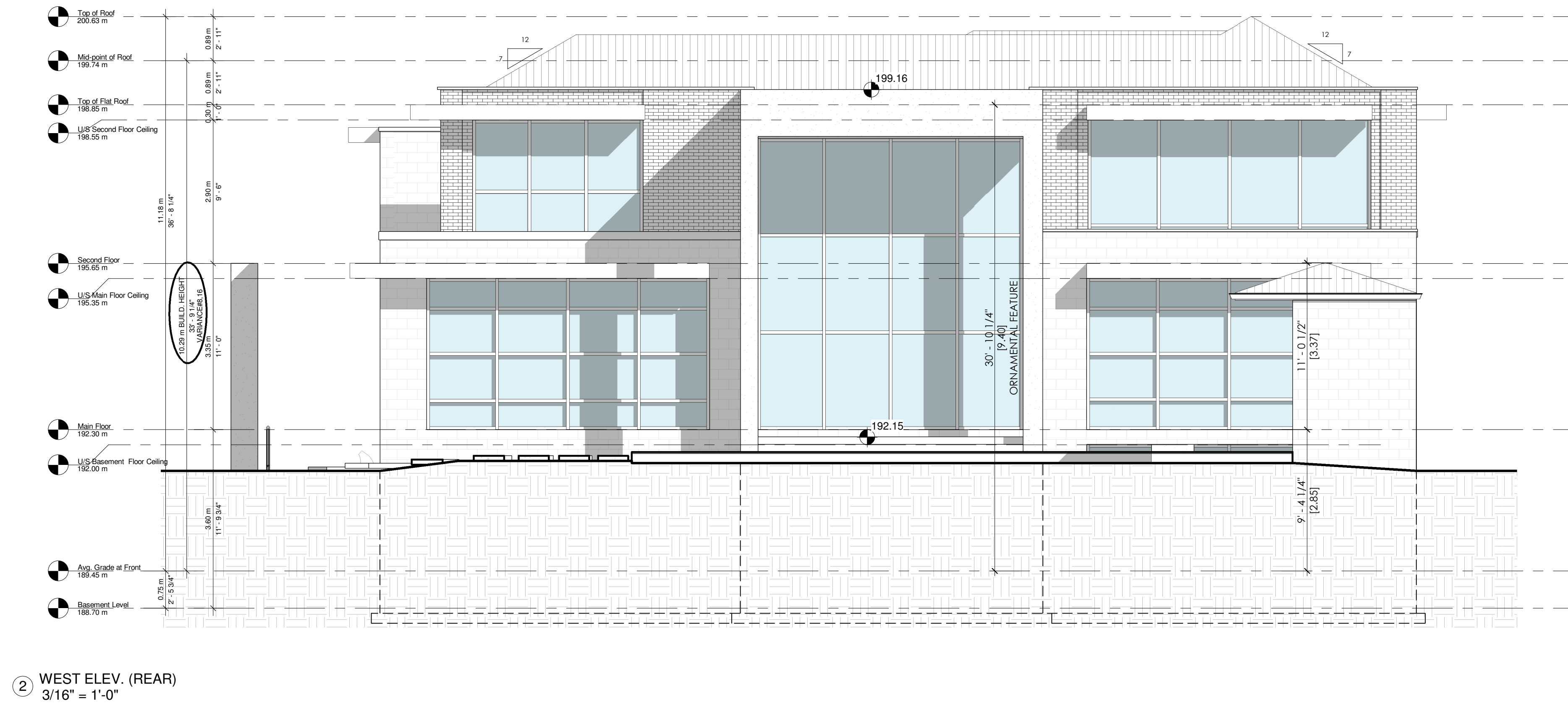
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SHEET TITLE ACCESSORY STRUCTURE ELEV.	PROJ. / REV No. 345-21
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PROJECT 80 THORNBANK RD Thornhill, ON L4J 6X7	DWG No. A-09
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A-09

NQ.	DATE	REVISION DESCRIPTION	NOTE
12	2023-01-19	Revised for COA	City



STAMP	NORTH
	24"x36" SHEET SIZE

SHEET TITLE EAST & WEST ELEV.	PROJ. / REV. No. 345-21
PROJECT 80 THORNBANK RD Thornhill, ON L4J 6X7	DWG No. A-07