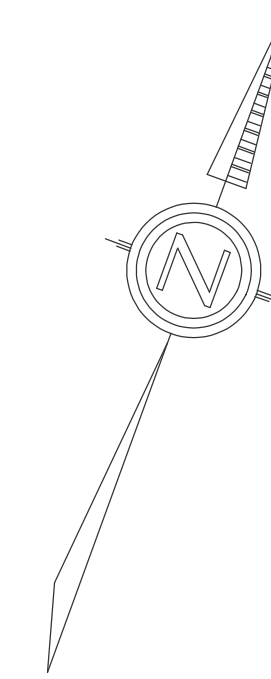


ATTACHMENT 4 8 LESTER B PEARSON

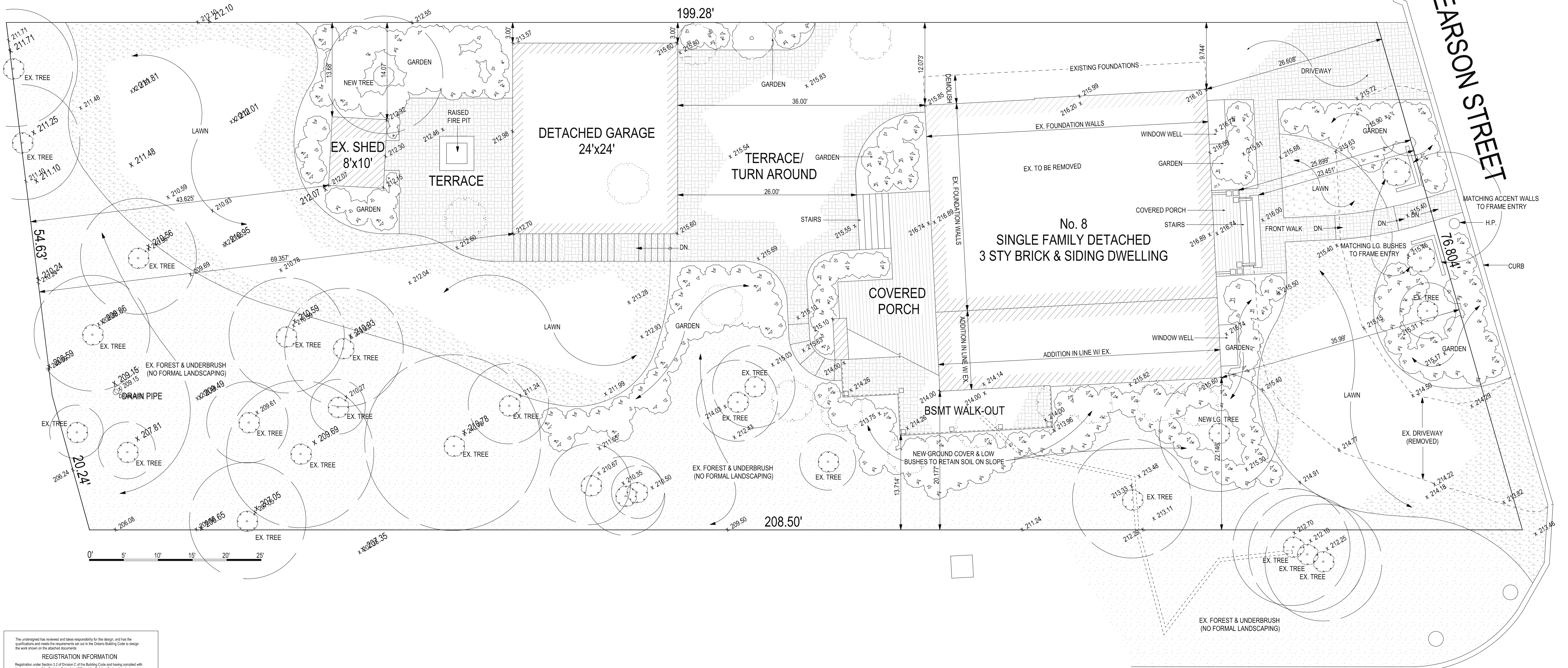


LESTER B PEARSON STREET

No. 12
SINGLE FAMILY DETACHED
2 STY BRICK DWELLING

TOTAL LOT AREA	15,136.5 sq.ft.	MAIN FLR AREA	1,716.7 sq.ft.
A REAR YARD AREA	9,595.0 sq.ft.	COVERED FRONT & REAR PORCHES	457.0 sq.ft.
B SHED	80.0 sq.ft.	LOT COVERAGE FOR HOUSE	2,173.7 sq.ft.
C HARD LANDSCAPE	1,479.0 sq.ft.	TOTAL LOT COVERAGE	3,021.7 sq.ft.
D GARAGE	666.0 sq.ft.	MAIN FLR AREA	1,716.7 sq.ft.
E COVERED PORCH & STAIRS	390.3 sq.ft.	SECOND FLR AREA	1,716.7 sq.ft.
TOTAL SOFT LANDSCAPING	6,979.7 sq.ft. (72.7%)	THIRD FLR AREA	841.8 sq.ft.
F FRONT YARD AREA	2,510.5 sq.ft.	TOTAL FLOOR AREA	4,275.2 sq.ft.
G DRIVEWAY & SIDEWALK	471.0 sq.ft.	FLOOR ARE AS % OF LOT	28.2%
H COVERED PORCH & STAIRS	77.5 sq.ft.		
TOTAL SOFT LANDSCAPING	1,962.0 sq.ft. (78.2%)		

MAIN FLR AREA	1,716.7 sq.ft.
COVERED FRONT & REAR PORCHES	457.0 sq.ft.
LOT COVERAGE FOR HOUSE	2,173.7 sq.ft.
TOTAL LOT COVERAGE	3,021.7 sq.ft.
MAIN FLR AREA	1,716.7 sq.ft.
SECOND FLR AREA	1,716.7 sq.ft.
THIRD FLR AREA	841.8 sq.ft.
TOTAL FLOOR AREA	4,275.2 sq.ft.
FLOOR ARE AS % OF LOT	28.2%



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

REGISTRATION INFORMATION
Registration under Section 3.2 of Division C of the Building Code and having complied with the requirements of the Building Code Act, 1992 and the Building Code in being issued a registration to engage in the business of providing design services to the public, subject to the conditions set out in Article 3.2.4.7 of Division C of the Building Code. Class: House

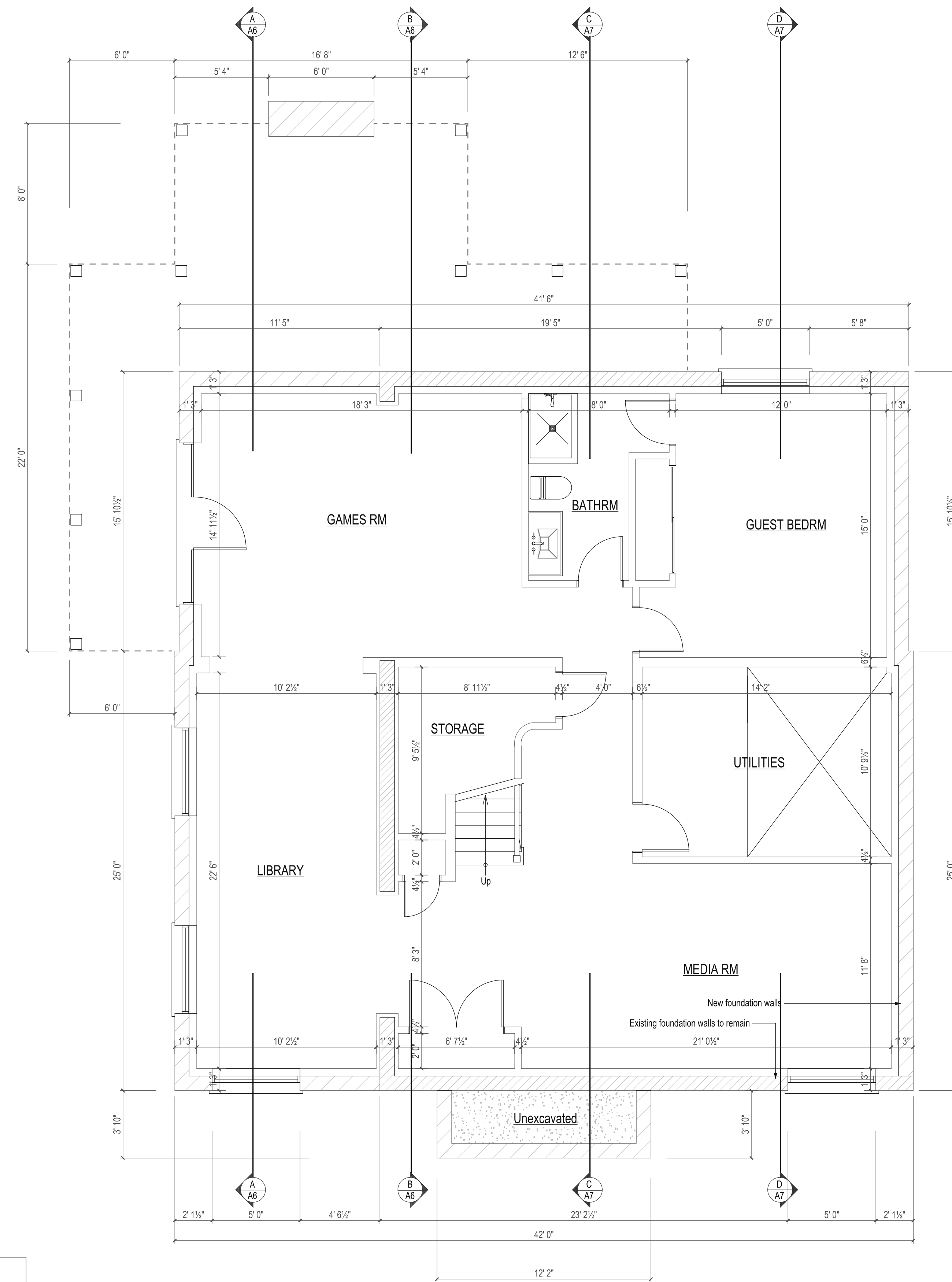
Dan Hutchinson Interior Design *Dan Hutchinson* BCIN: 29528

QUALIFICATION INFORMATION
Qualified Designer under Sentence 3.2.4.3. (5) of Division C of the building code.

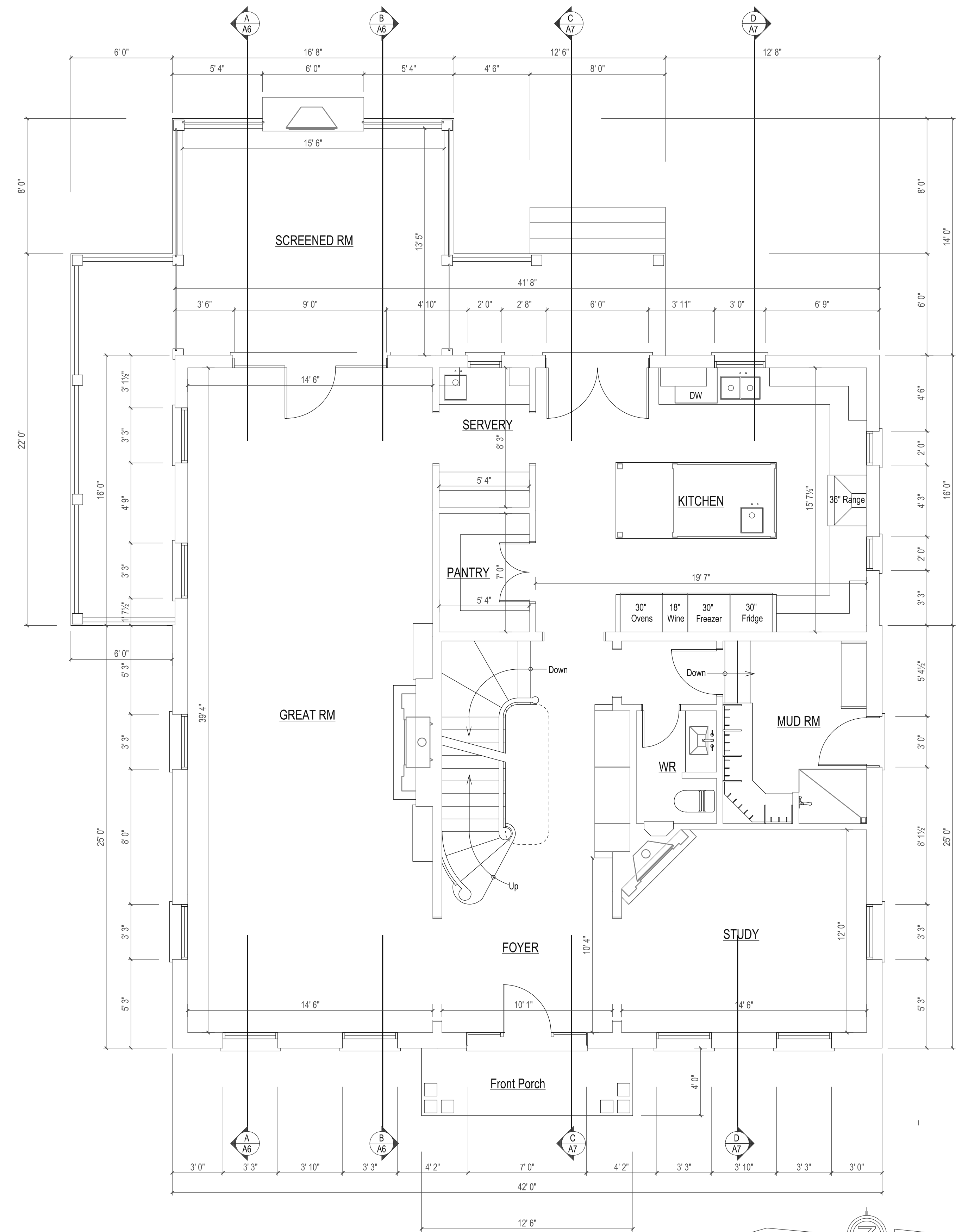
Dan Hutchinson *Dan Hutchinson* BCIN: 23731

NASHVILLE ROAD

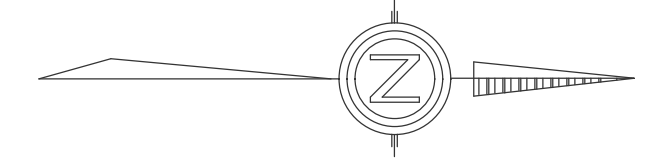
Dan Hutchinson Interior Design 404-185 Stephen Drive, Etobicoke, ON M9Y 3N5 Email: danhutchinsondesign@gmail.com Tel: 416-294-1748	Project: 8 Lester B. Pearson St., Kleinberg, ON	Drawing By: DH	Checked By: As Noted	Date: 25 Aug 2023	Scale: As Noted	Notes: Do not scale drawings for construction purposes. Posted dimensions are for general purposes only. G.C. and subcontractors shall check and verify all dimensions on site and report discrepancies to the designer before any work proceeds. These drawings are protected by copyright and may not be reproduced or distributed without expressed permission.	Drawing No: A1
	Drawing: Renovations & addition to existing	Date: 25 Aug 2023	Scale: As Noted	Notes: Do not scale drawings for construction purposes.	Drawing No: A1	No. Revision Date	



Proposed Basement Plan
1/4" = 1'-0"



Proposed Main Flr Plan - 1722 sq.ft.
1/4" = 1'-0"



The undersigned has reviewed and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

REGISTRATION INFORMATION
Registration under Section 3.2 of Division C of the Building Code and having complied with the requirements of the Building Code Act, 1992 and the Building Code is hereby issued a registration to engage in the business of providing design services to the public subject to the conditions set out in Article 3.2.4.7 of Division C of the Building Code. Class: House

QUALIFICATION INFORMATION
Qualified Designer under Sentence 3.2.4.3. (5) of Division C of the building code.

Dan Hutchinson Interior Design *Dan Hutchinson* BCIN: 29528
Dan Hutchinson *Dan Hutchinson* BCIN: 23731

Project: 8 Lester B. Pearson St., Kleinberg, ON
Drawing: Renovations & addition to existing

Drawing By: DH
Checked By:
Date: 25 Aug 2023
Scale: 1/4" = 1'-0"

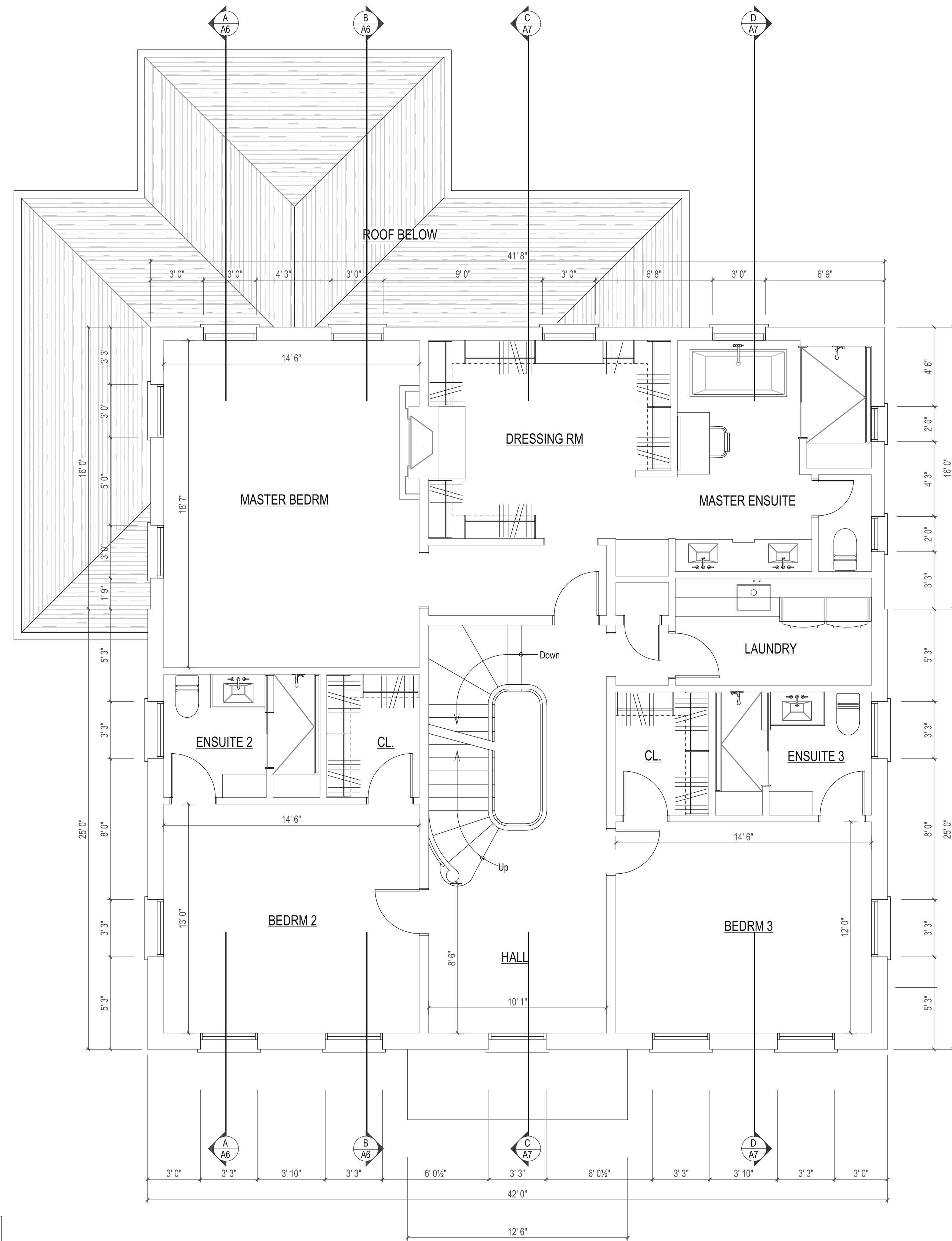
Do not scale drawings for construction purposes.
Posted dimensions are for general purposes only. G.C. and subcontractors shall check and verify all dimensions on site and report discrepancies to the designer before any work proceeds.
These drawings are protected by copyright and may not be reproduced or distributed without expressed permission.

Notes:

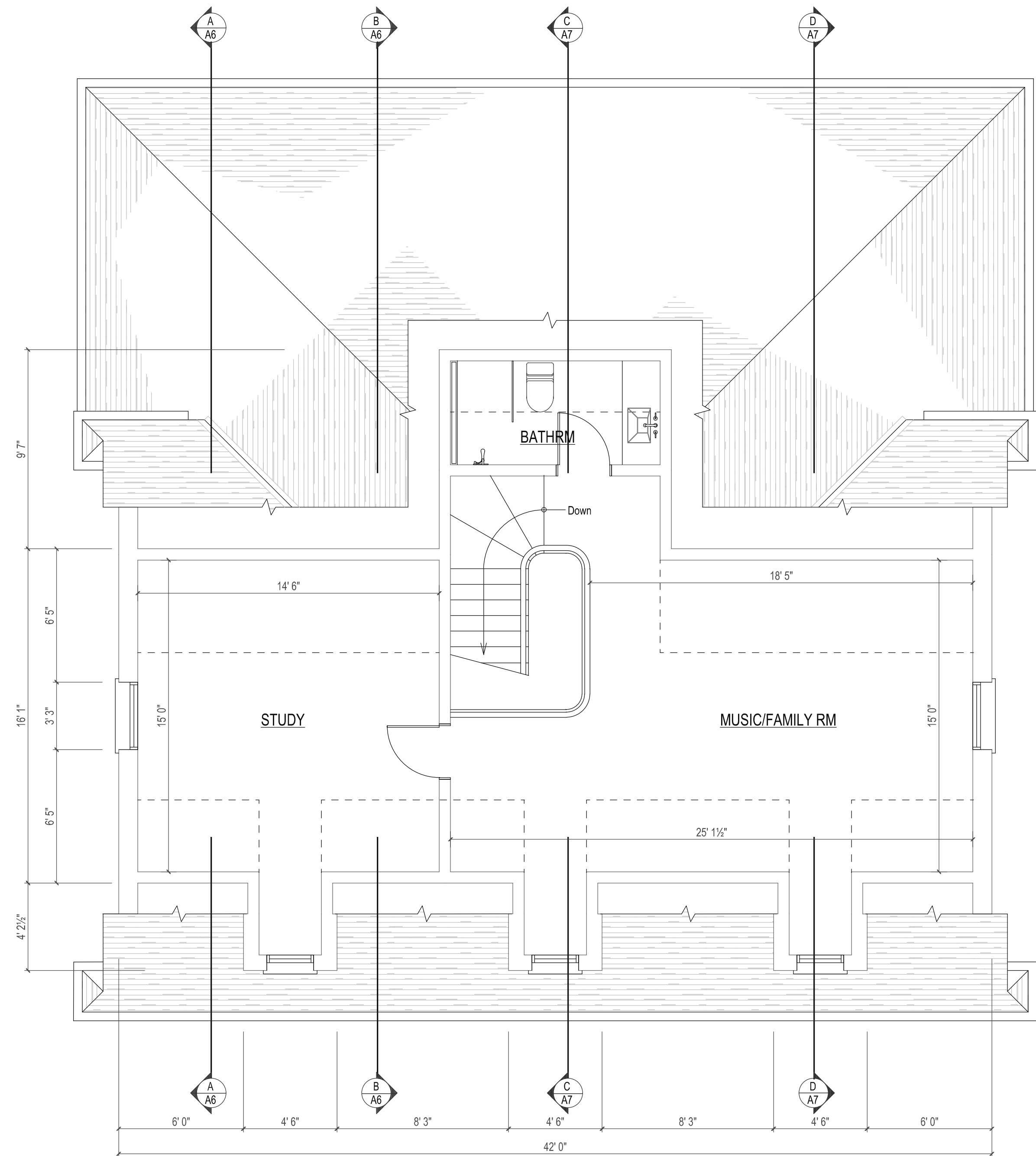
No.	Revision	Date

Drawing No:
A2

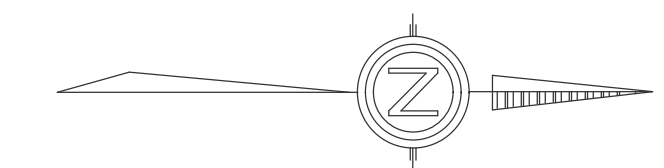
Dan Hutchinson Interior Design
404-185 Stephen Drive, Etobicoke, ON M8Y 3N5
Email: danhutchinsoninteriordesign@gmail.com Tel: 416-294-1748



Proposed Second Flr. Plan - 1722 sq. ft.
1/4" = 1'-0"



Proposed Third Flr Plan - 842 sq. ft.
1/4" = 1'-0"



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

REGISTRATION INFORMATION
Registration under Section 3.2 of Division C of the Building Code and having complied with the requirements of the Building Code Act, 1992 and the Building Code is hereby issued a registration to engage in the business of providing design services to the public subject to the conditions set out in Article 3.2.4.7 of Division C of the Building Code. Class: House

Dan Hutchinson Interior Design *Dan Hutchinson* BCIN: 29528

QUALIFICATION INFORMATION
Qualified Designer under Sentence 3.2.4.3. (5) of Division C of the building code:

Dan Hutchinson *Dan Hutchinson* BCIN: 23731

Project:	8 Lester B. Pearson St., Kleinberg, ON	Drawing By:	DH	Checked By:		Notes:	
Drawing:	Renovations & addition to existing	Date:	25 Aug 2023	Scale:	1/4" = 1'-0"	Do not scale drawings for construction purposes. Posted dimensions are for general purposes only. G.C. and subcontractors shall check and verify all dimensions on site and report discrepancies to the designer before any work proceeds.	
						These drawings are protected by copyright and may not be reproduced or distributed without expressed permission.	

No.	Revision	Date	Drawing No:
			A3



Proposed Front Elevation
1/4" = 1'-0"

Proposed South Side Elev
1/4" = 1'-0"

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REGISTRATION INFORMATION
 Registration under Section 3.2 of Division C of the Building Code and having complied with the requirements of the Building Code Act, 1992 and the Building Code is hereby issued a registration to engage in the business of providing design services to the public subject to the conditions set out in Article 3.2.4.7 of Division C of the Building Code. Class: House

Dan Hutchinson Interior Design *Dan Hutchinson* BCIN: 29528

QUALIFICATION INFORMATION
 Qualified Designer under Sentence 3.2.4.3. (5) of Division C of the building code:

Dan Hutchinson *Dan Hutchinson* BCIN: 23731

Project:	8 Lester B. Pearson St., Kleinberg, ON	Drawing By:	DH	Checked By:		Do not scale drawings for construction purposes. Posted dimensions are for general purposes only. G.C. and subcontractors shall check and verify all dimensions on site and report discrepancies to the designer before any work proceeds.
Drawing:	Renovations & addition to existing	Date:	25 Aug 2023	Scale:	1/4" = 1'-0"	These drawings are protected by copyright and may not be reproduced or distributed without expressed permission.

Notes:						
No.	Revision	Date				

Dan Hutchinson Interior Design
 404-185 Stephen Drive, Etobicoke, ON M8Y 3N5
 Email: danhutchinsoninteriordesign@gmail.com Tel: 416-294-1748

Drawing No:
A4



Proposed Rear Elev
1/4" = 1'-0"



Proposed North Side Elev
1/4" = 1'-0"

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

REGISTRATION INFORMATION
Registration under Section 3.2 of Division C of the Building Code and having complied with the requirements of the Building Code Act, 1992 and the Building Code is hereby issued a registration to engage in the business of providing design services to the public subject to the conditions set out in Article 3.2.4.7 of Division C of the Building Code. Class: House

Dan Hutchinson Interior Design *Dan Hutchinson* BCIN: 29528

QUALIFICATION INFORMATION
Qualified Designer under Sentence 3.2.4.3. (5) of Division C of the building code:

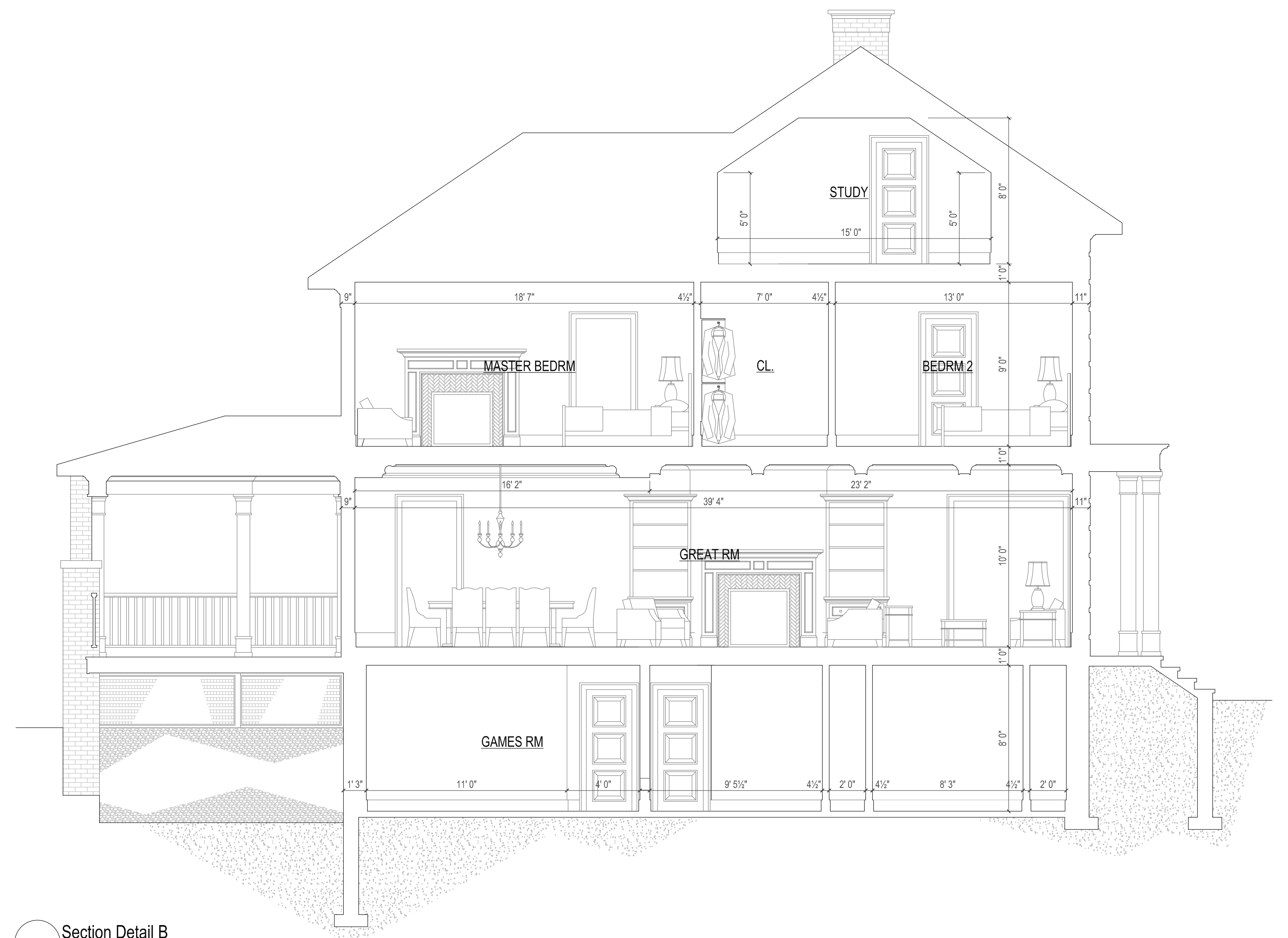
Dan Hutchinson *Dan Hutchinson* BCIN: 23731

Project:	8 Lester B. Pearson St., Kleinberg, ON	Drawing By:	DH	Checked By:		Do not scale drawings for construction purposes. Posted dimensions are for general purposes only. G.C. and subcontractors shall check and verify all dimensions on site and report discrepancies to the designer before any work proceeds.	Notes:
Drawing:	Renovations & addition to existing	Date:	25 Aug 2023	Scale:	1/4" = 1'-0"	These drawings are protected by copyright and may not be reproduced or distributed without expressed permission.	

Drawing No:		A5	
No.	Revision	Date	



Section Detail A
1/4" = 1'-0"



Section Detail B
1/4" = 1'-0"

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REGISTRATION INFORMATION
Registration under Section 3.2 of Division C of the Building Code and having complied with the requirements of the Building Code Act, 1992 and the Building Code is hereby issued a registration to engage in the business of providing design activities to the public subject to the conditions set out in Article 3.2.4.7 of Division C of the Building Code. Class: House

Dan Hutchinson Interior Design *Dan Hutchinson* BCIN: 29528

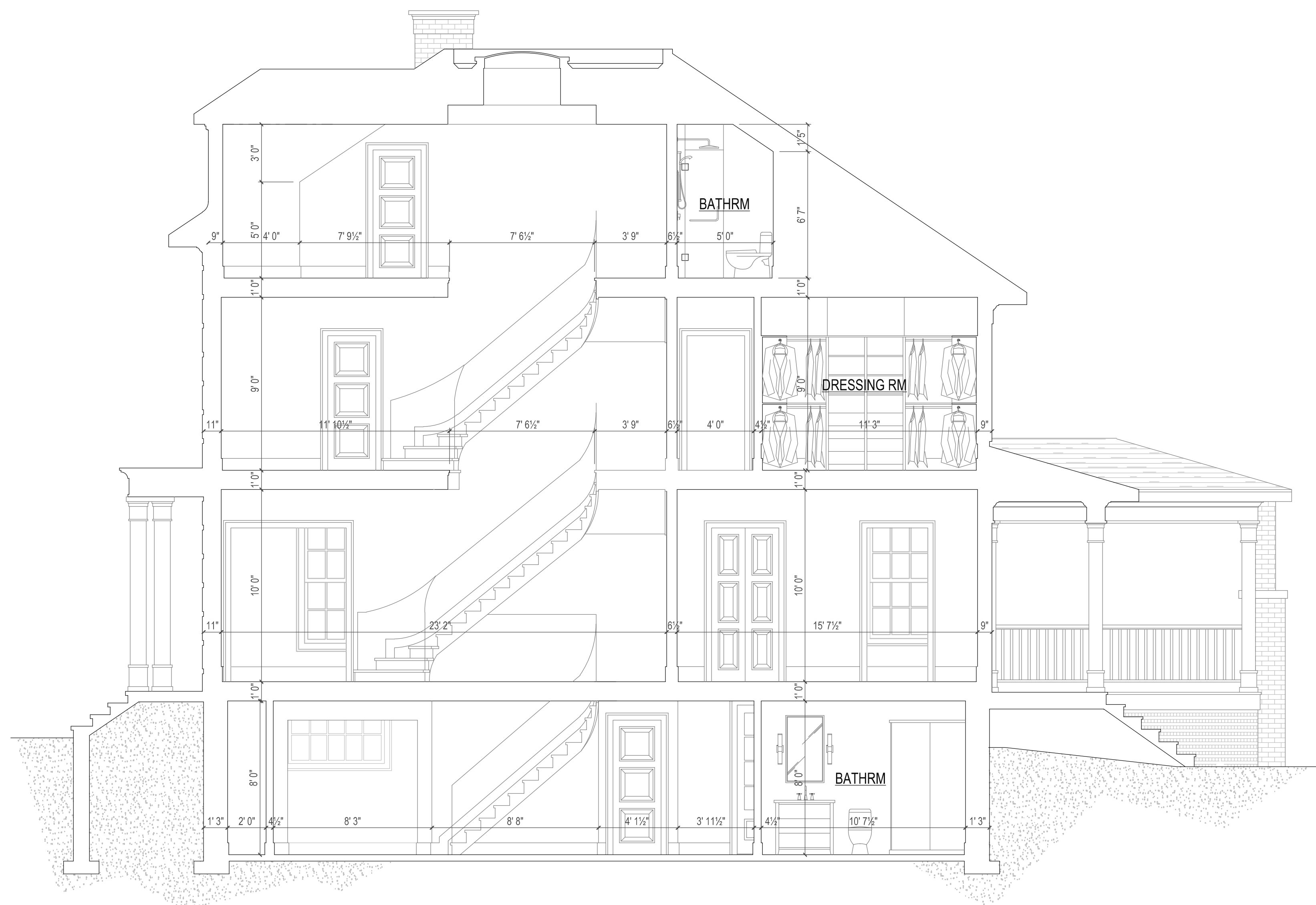
QUALIFICATION INFORMATION
Qualified Designer under Sentence 3.2.4.3. (5) of Division C of the building code:

Dan Hutchinson *Dan Hutchinson* BCIN: 23731

Project:	8 Lester B. Pearson St., Kleinberg, ON	Drawing By:	DH	Checked By:		Do not scale drawings for construction purposes. Posted dimensions are for general purposes only. G.C. and subcontractors shall check and verify all dimensions on site and report discrepancies to the designer before any work proceeds.	Notes:
Drawing:	Renovations & addition to existing	Date:	25 Aug 2023	Scale:	1/4" = 1'-0"	These drawings are protected by copyright and may not be reproduced or distributed without expressed permission.	

Drawing No:		A6	
No.	Revision		

Dan Hutchinson Interior Design
404-185 Stephen Drive, Etobicoke, ON M8Y 3N5
Email: danhutchinsoninteriordesign@gmail.com Tel: 416-294-1748



Section Detail C
1/4" = 1'-0"



Section Detail D
1/4" = 1'-0"

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

REGISTRATION INFORMATION
 Registration under Section 3.2 of Division C of the Building Code and having complied with the requirements of the Building Code Act, 1992 and the Building Code is hereby issued a registration to engage in the business of providing design services to the public subject to the conditions set out in Article 3.2.4.7 of Division C of the Building Code. Class: House

Dan Hutchinson Interior Design *Dan Hutchinson* BCIN: 29528

QUALIFICATION INFORMATION
 Qualified Designer under Sentence 3.2.4.3. (5) of Division C of the building code:

Dan Hutchinson *Dan Hutchinson* BCIN: 23731

Project:	8 Lester B. Pearson St., Kleinberg, ON	Drawing By:	DH	Checked By:		Do not scale drawings for construction purposes. Posted dimensions are for general purposes only. G.C. and subcontractors shall check and verify all dimensions on site and report discrepancies to the designer before any work proceeds.	Notes:
Drawing:	Renovations & addition to existing	Date:	25 Aug 2023	Scale:	1/4" = 1'-0"	These drawings are protected by copyright and may not be reproduced or distributed without expressed permission.	

Drawing No:		A7	
No.	Revision		

Dan Hutchinson Interior Design
 404-185 Stephen Drive, Etobicoke, ON M8Y 3N5
 Email: danhutchinsoninteriordesign@gmail.com Tel: 416-294-1748



Proposed Front Elevation
1/4" = 1'-0"



Proposed South Side Elev
1/4" = 1'-0"

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

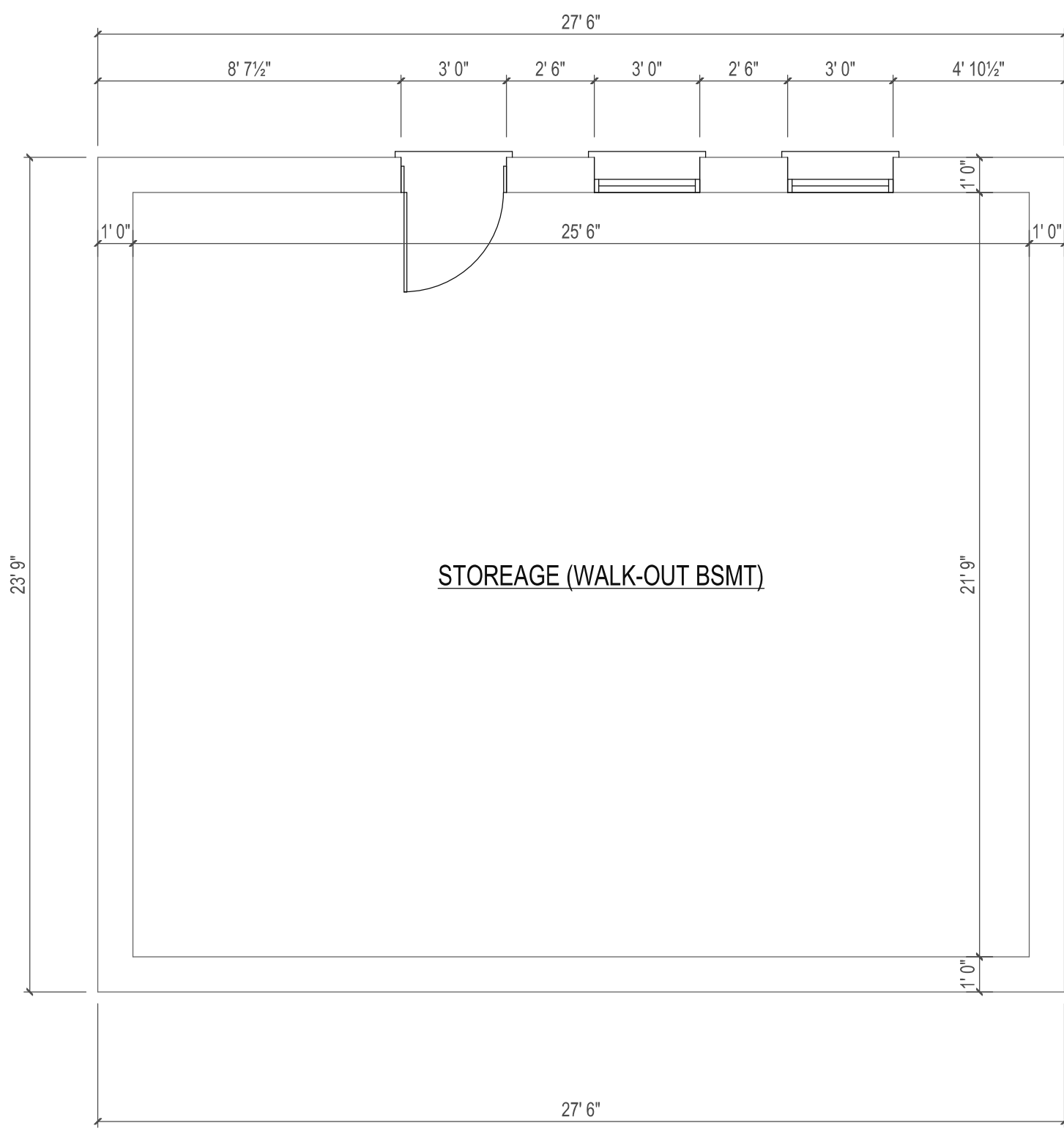
REGISTRATION INFORMATION
Registration under Section 3.2 of Division C of the Building Code and having complied with the requirements of the Building Code Act, 1992 and the Building Code in respect of a registration to engage in the business of providing design services to the public subject to the conditions set out in Article 2.2.4.7 of Division C of the Building Code. Class: House

Dan Hutchinson Interior Design *Dan Hutchinson* BCIN: 29528

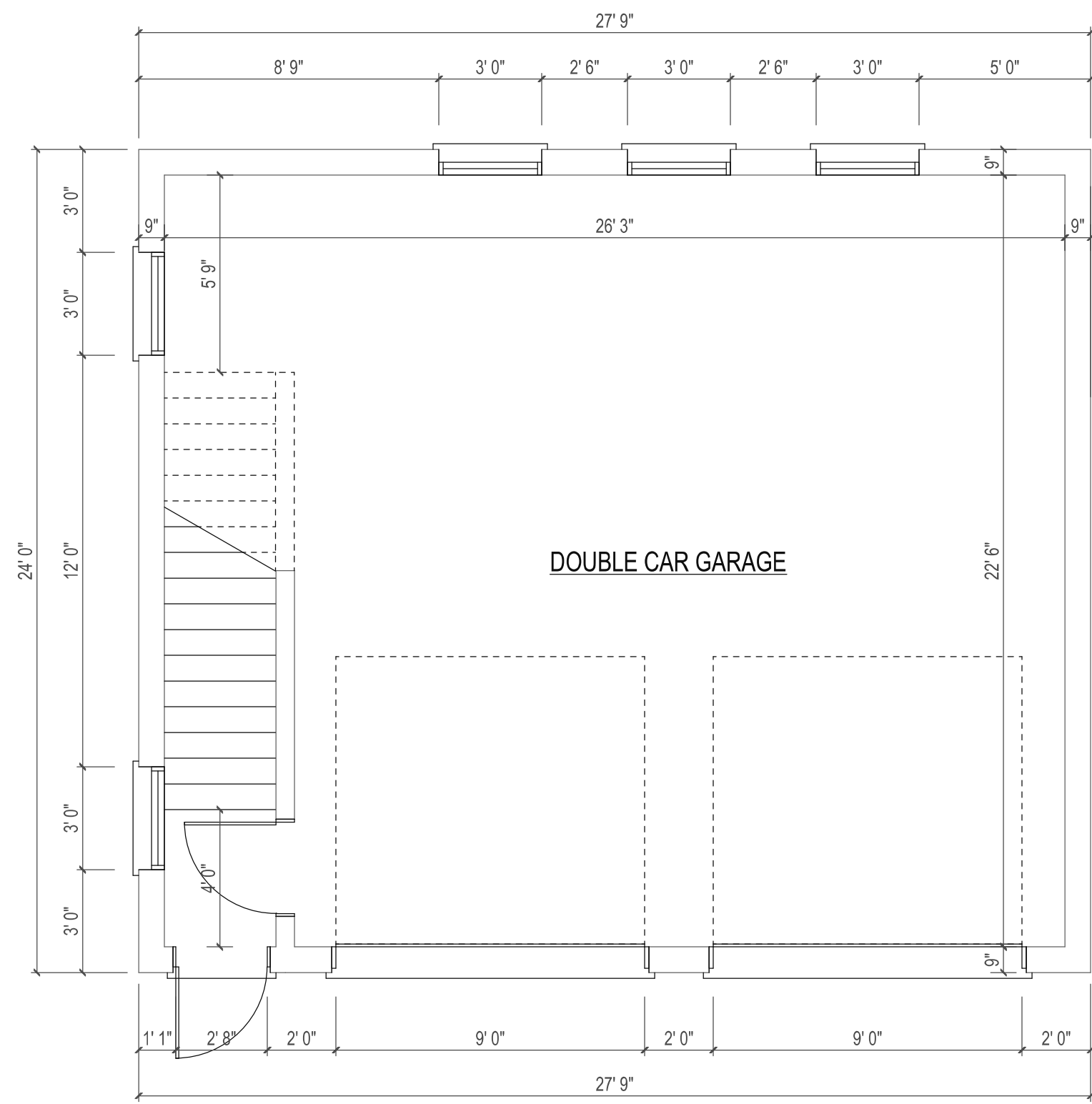
QUALIFICATION INFORMATION
Qualified Designer under Sentence 3.2.4.3. (5) of Division C of the Building Code

Dan Hutchinson *Dan Hutchinson* BCIN: 23731

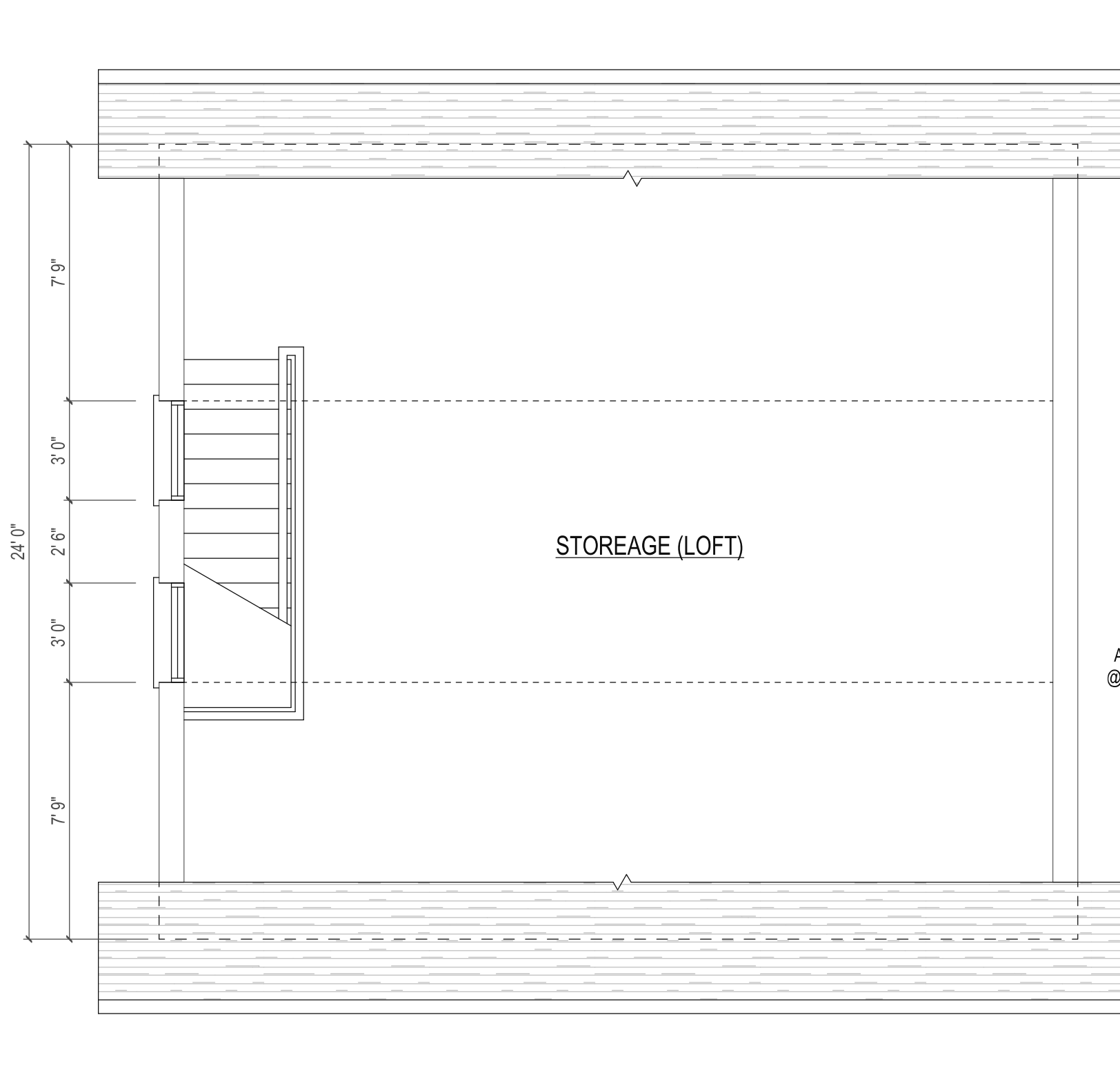
Dan Hutchinson Interior Design 404-185 Stephen Drive., Etobicoke, ON M8Y 3N5 Email dancanmoveyou@gmail.com Tel 416-294-1748	Project: 8 Lester B. Pearson St., Kleinberg, ON	Drawing By: DH	Checked By: (blank)	Do not scale drawings for construction purposes. Posted dimensions are for general purposes only. G.C. and subcontractors shall check and verify all dimensions on site and report discrepancies to the designer before any work proceeds. These drawings are protected by copyright and may not be reproduced or distributed without expressed permission.	Notes: (blank)	Drawing No: A8
	Drawing: Exterior Finishes	Date: 25 Aug 2023	Scale: 3/16" = 1'-0"			



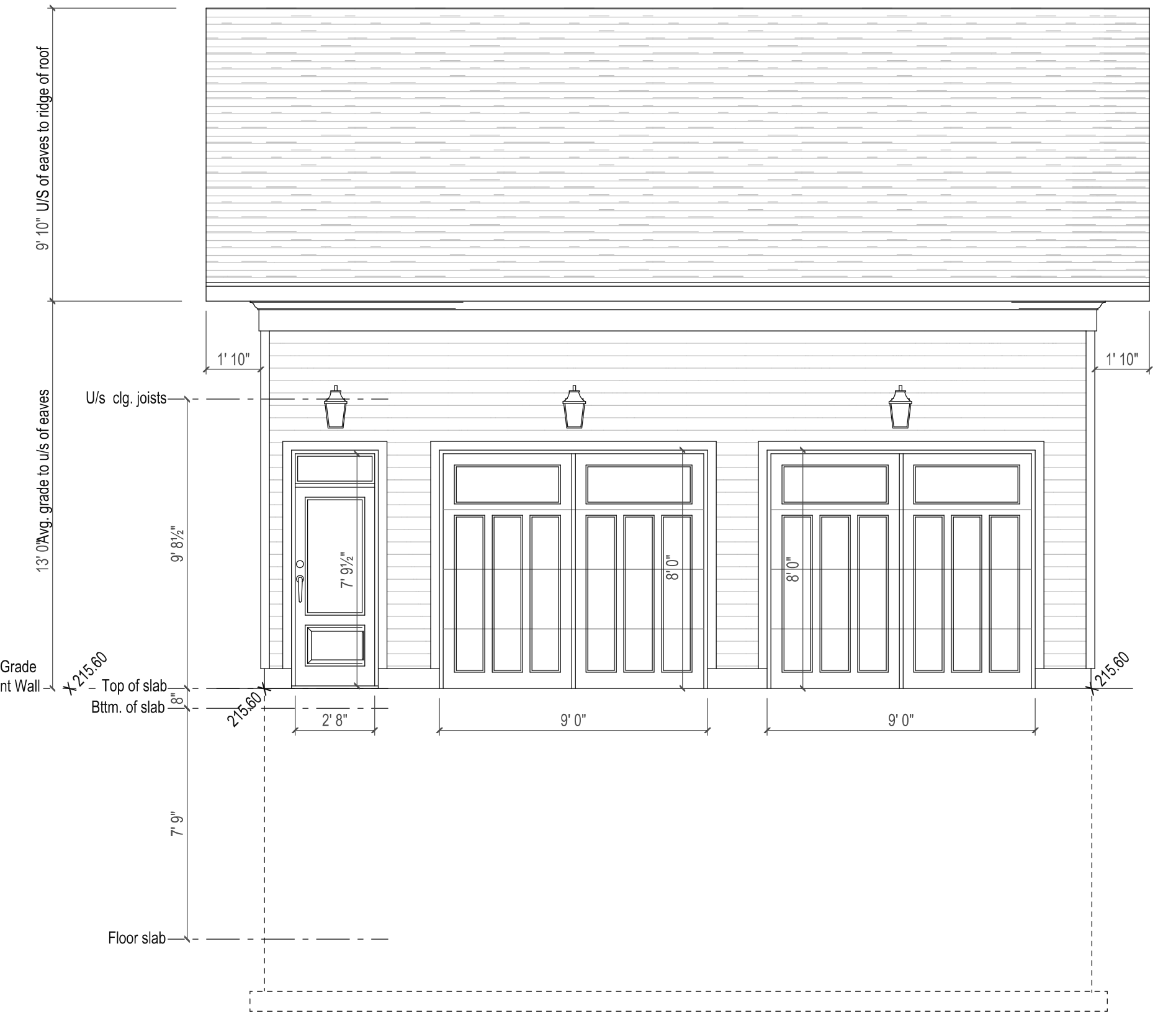
Garage - Bsmt. Plan
1/4" = 1'-0"



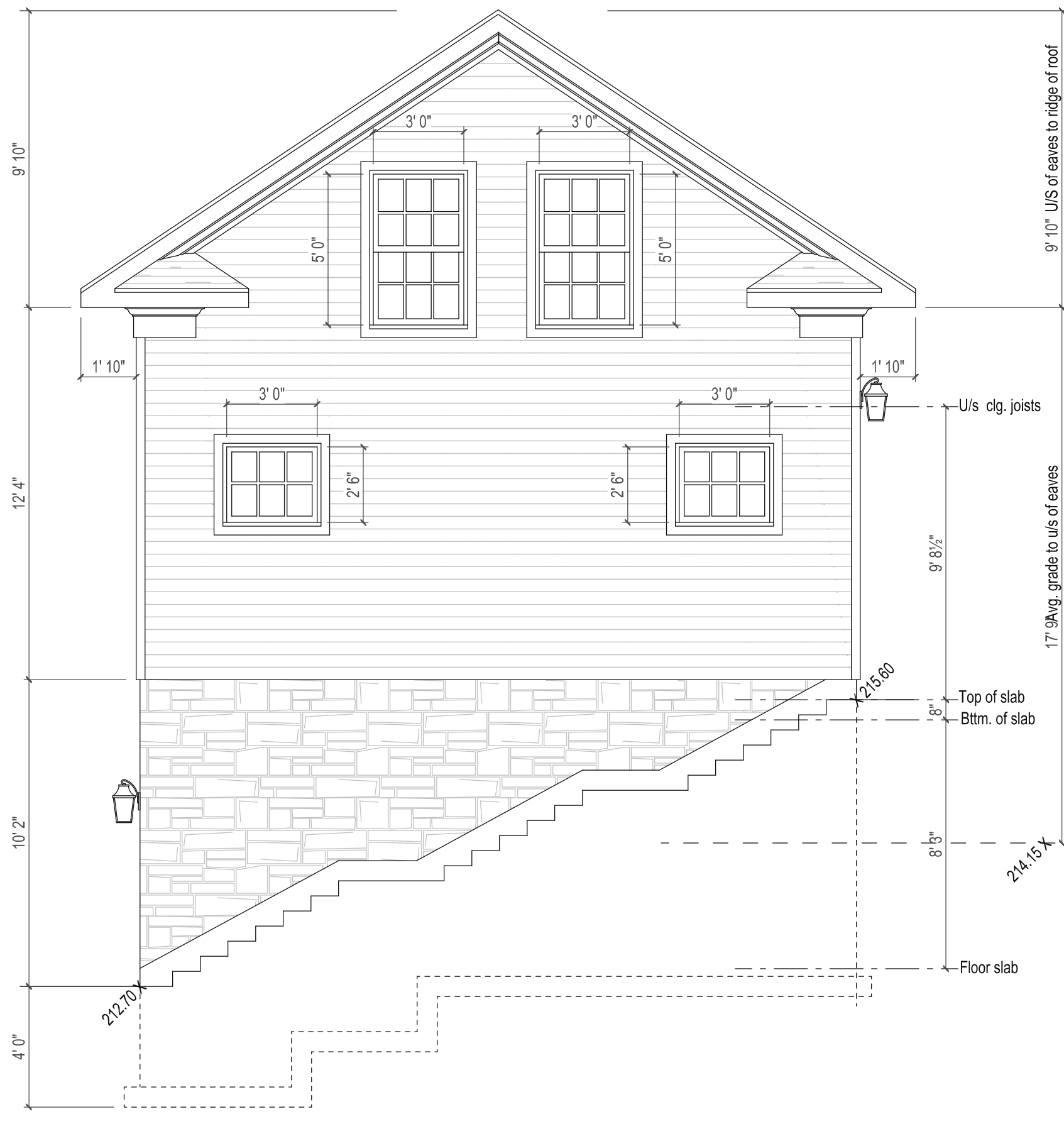
Garage - Main Flr Plan
1/4" = 1'-0"



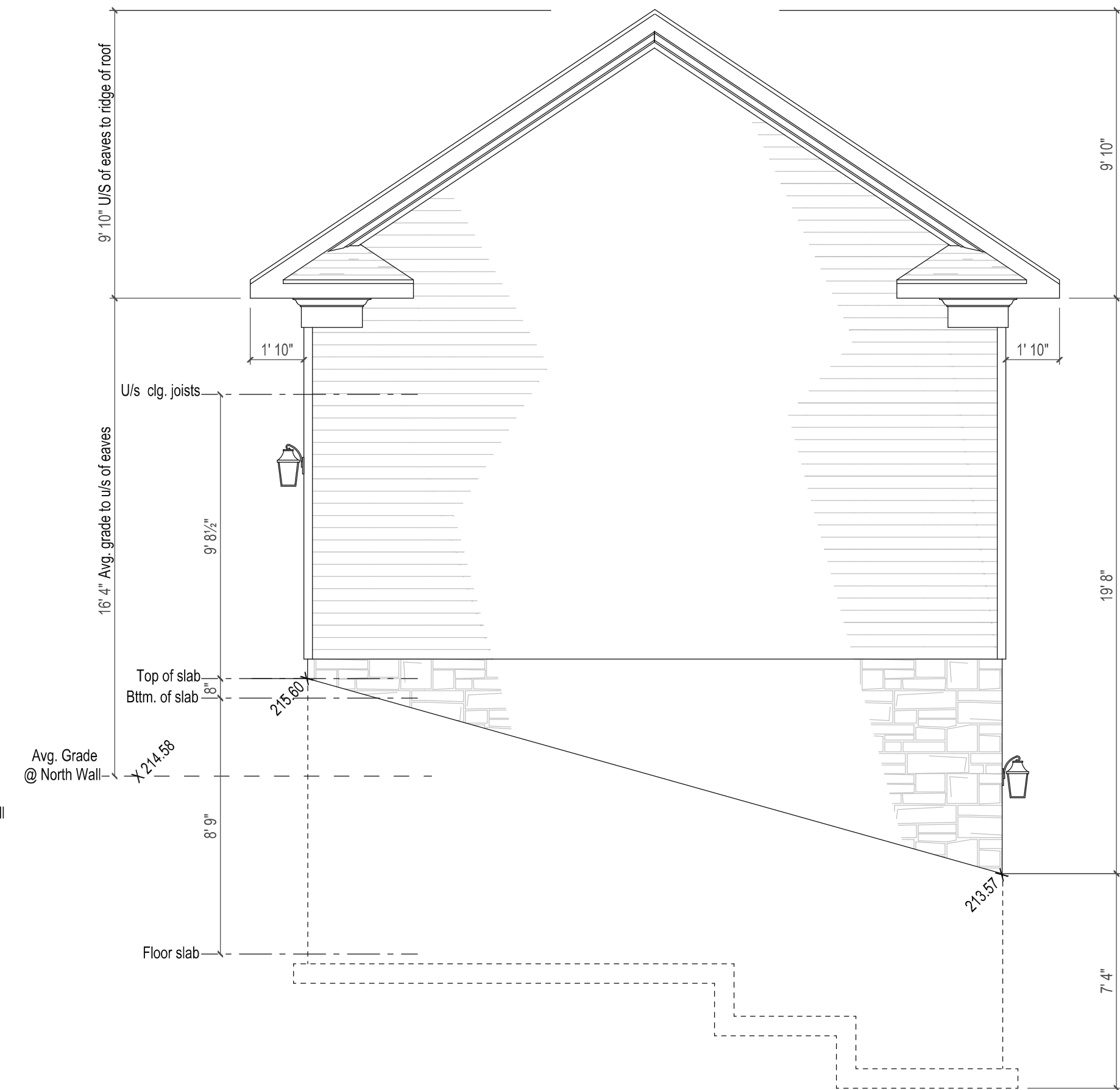
Garage - Second Flr Plan
1/4" = 1'-0"



Front Elevation
1/4" = 1'-0"



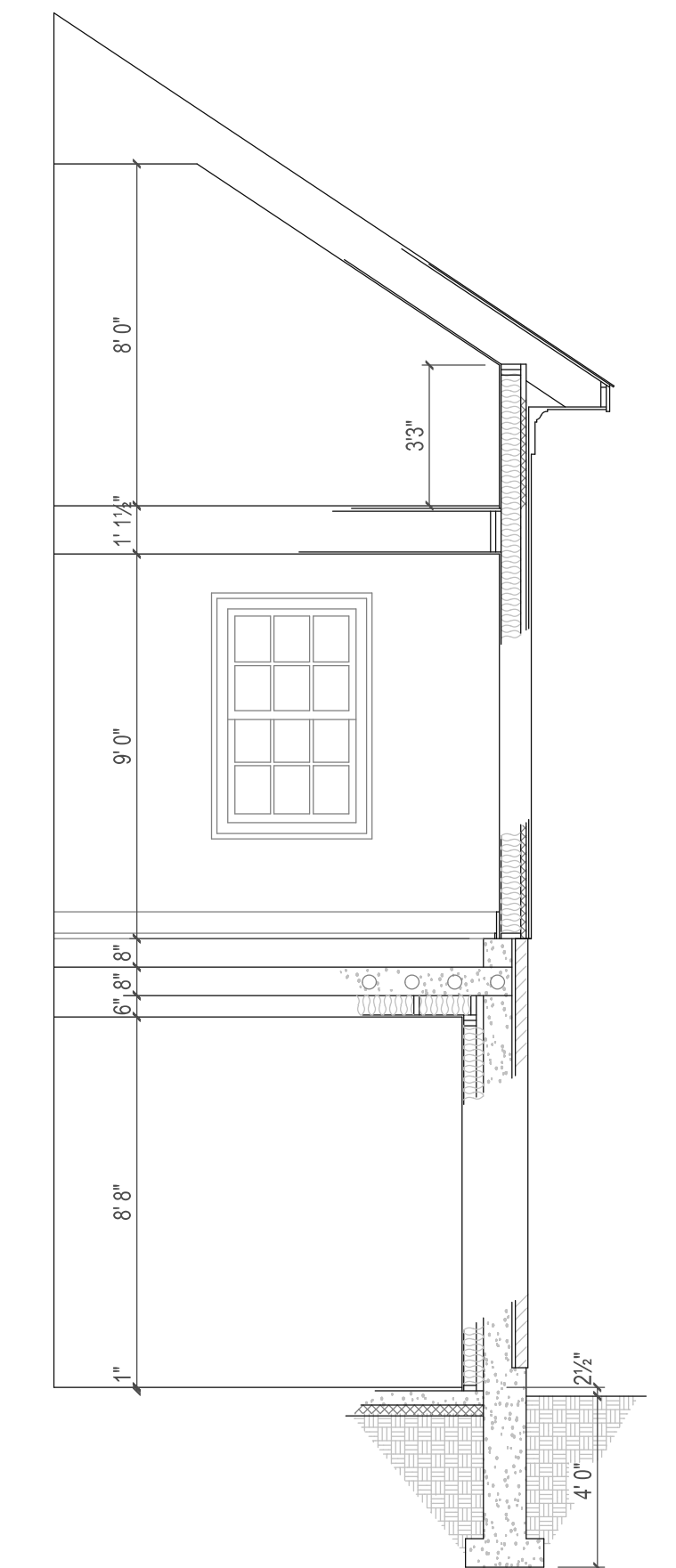
South Side Elevation
1/4" = 1'-0"



North Side Elevation
1/4" = 1'-0"



Rear Elevation
1/4" = 1'-0"



Typ. Section Detail
1/4" = 1'-0"

SURVEYOR'S REAL PROPERTY REPORT-PART 1
 PLAN OF PART OF LOT 1,
 REGISTERED PLAN 268
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

SCALE 1:250

© COPYRIGHT
ertl surveyors 2007
 Ontario Land Surveyors

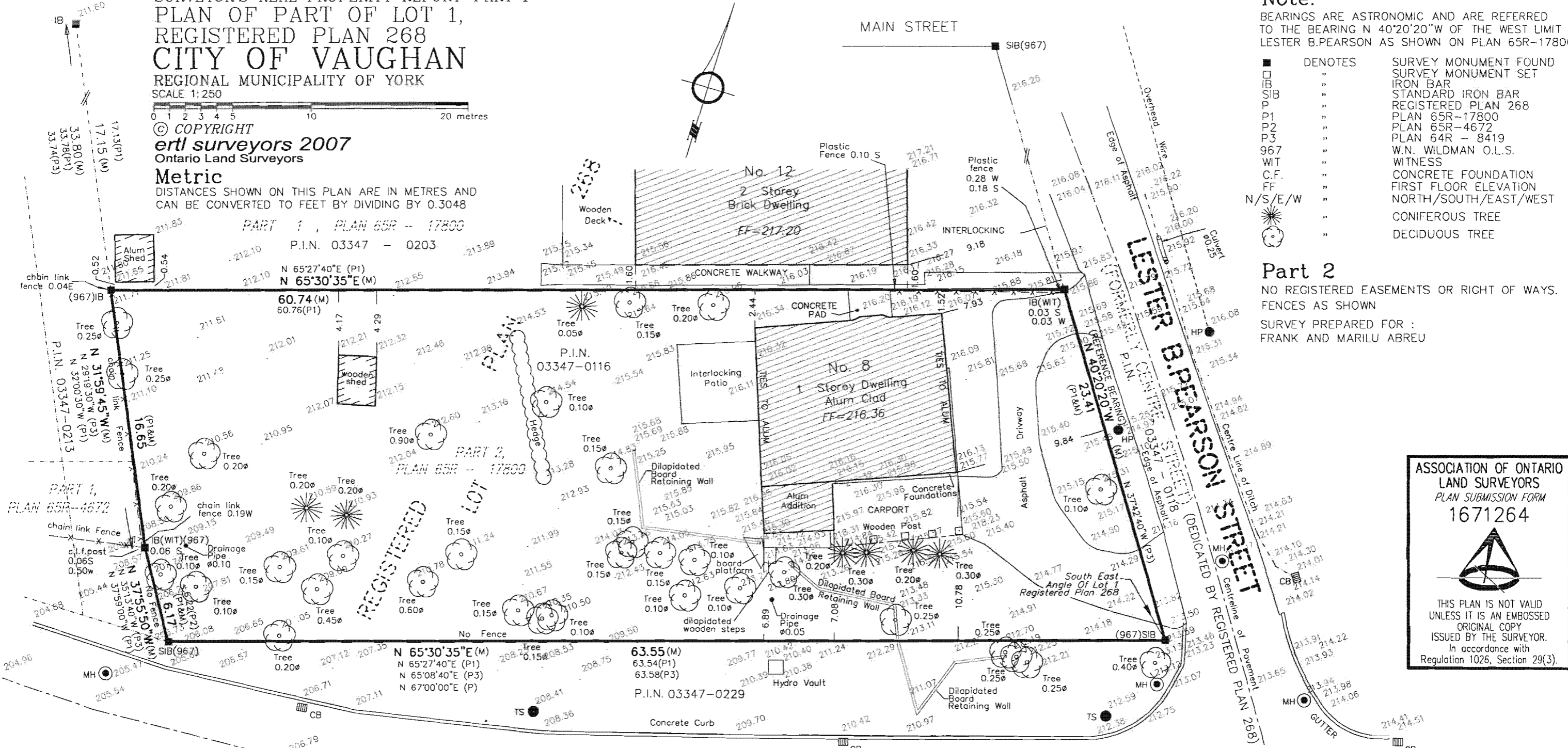
Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PART 1, PLAN 65R-17800
 P.I.N. 03347-0203

PART 2, PLAN 65R-17800
 P.I.N. 03347-0116

PART 3, PLAN 65R-17800
 P.I.N. 03347-0229



Note:
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE BEARING N 40°20'20"W OF THE WEST LIMIT OF LESTER B. PEARSON AS SHOWN ON PLAN 65R-17800

■	DENOTES	SURVEY MONUMENT FOUND
□	"	SURVEY MONUMENT SET
IB	"	IRON BAR
SIB	"	STANDARD IRON BAR
P	"	REGISTERED PLAN 268
P1	"	PLAN 65R-17800
P2	"	PLAN 65R-4672
P3	"	PLAN 64R-8419
967	"	W.N. WILDMAN O.L.S.
WIT	"	WITNESS
C.F.	"	CONCRETE FOUNDATION
FF	"	FIRST FLOOR ELEVATION
N/S/E/W	"	NORTH/SOUTH/EAST/WEST
☼	"	CONIFEROUS TREE
☺	"	DECIDUOUS TREE

Part 2
 NO REGISTERED EASEMENTS OR RIGHT OF WAYS.
 FENCES AS SHOWN
 SURVEY PREPARED FOR :
 FRANK AND MARILU ABREU

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1671264

THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR.
 In accordance with
 Regulation 1026, Section 29(3).

Surveyor's Certificate
 I CERTIFY THAT :
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
 THE SURVEYS ACT, AND THE SURVEYORS ACT.
 AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON 9th OCTOBER, 2007.

Lawrence O. Ertl
 LAWRENCE O. ERTL
 Ontario Land Surveyor

Benchmark
 BENCHMARK No.81-100, ELEVATION 219.86

ertl surveyors
 Ontario Land Surveyors
 1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1
 TELEPHONE (905) 731-7834 FAX (905)731-7852 EMAIL info@es-ols.com
 DRAWING : 07167-8 L.B.Pearson-bo/top.DWG PROJECT : 07167

- GENERAL NOTES**
1. GENERALLY, DRIVEWAY TO BE LOCATED TO MAXIMIZE SHEET FLOW DRAINAGE FROM HOUSE, DRIVEWAY, ETC.
 2. GENERALLY, DRIVEWAYS TO BE GRADED WITH 2.0% MIN. CROSS FALL.
 3. WHERE DITCHING IS REQUIRED, 9.0M MINIMUM 450MM LO-HED EQUIV. CSP'S ARE TO BE INSTALLED UNDER PROPOSED DRIVEWAYS.
 4. GENERALLY, HOUSE TO BE CONSTRUCTED UPON A 300MM, (MIN. VERTICAL) APRON WITH THE TOE OF THE APRON MEETING EXISTING GRADE OF LOT.
 5. GRADING OF THE APRON (I.E. WITHIN 2-4 M OF THE BUILDING) SHOULD BE MAINTAINED AT STANDARD GRADE OF BETWEEN 2% AND 5%. (MIN.)
 6. AREAS DISTURBED BY LOT GRADING SHALL BE LIMITED TO THOSE AREAS NECESSARY TO CONSTRUCT HOME, DRIVEWAY & SEPTIC BED.
 7. DOWNSPOUTS TO BE CONSTRUCTED TO SPLASH BLOCKS.
 8. MAINTAIN MINIMUM 1.22M COVER FOR FOOTINGS.
 9. STEP FOOTINGS WHERE REQUIRED.
 10. DRIVEWAYS TO DRAIN TO STREET.

UNDERSIDE OF FOOTING MAY BE LOWER THAN ELEVATION NOTED DUE TO EXISTING CONDITIONS, EXACT DEPTH OF FOOTING TO BE DETERMINED ON SITE DURING EXCAVATION FOR FOOTING

PLAN NOTES

ELEVATIONS ARE GEODETIC AND REFERRED TO THE CITY OF VAUGHAN BENCHMARK No.81-100, ELEVATION -219.86 m

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048.

PROPERTY DIMENSIONS SHOWN HEREON ARE IN ACCORDANCE WITH IBW SURVEYORS RECORDS. (PROJECT NUMBER 07167)

REVISIONS

REV.	DATE	COMMENTS
1	2023/JUNE/09	ISSUED FOR REVIEW
2	yyyyy.mm.dd	
3	yyyyy.mm.dd	

LEGEND

FFE	FIRST FLOOR ELEVATION	SWALE DRAINAGE
TW	TOP OF WALL ELEVATION	SHEET DRAINAGE
CIW	CHASED INTERIOR WALL ELEVATION	ROOF LEADER
BS	BASEMENT SLAB ELEVATION	MH MAINTENANCE HOLE
UFE	UNDERSIDE OF FOOTING ELEVATION	CB CATCH BASIN
123.45	EXISTING SPOT ELEVATION	UP UTILITY POLE
+100.00	PROPOSED ELEVATION	WV WATER VALVE
DSE	DOOR SILL ELEVATION	FH FIRE HYDRANT
WW	WINDOW WELL	FD FLOOR DRAIN
NBS/SWBE/E	NORTHSOUTHWEST/EAST BOTTOM GRADE	DT DECIDUOUS TREE
		CT CONIFEROUS TREE

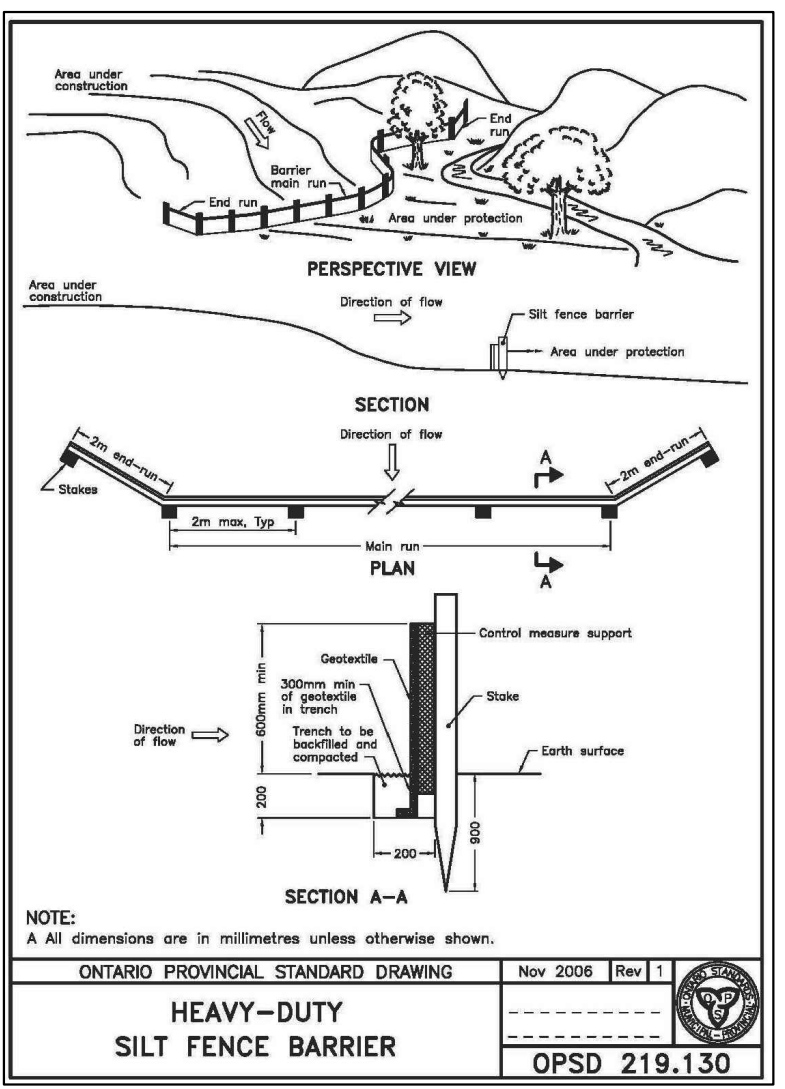
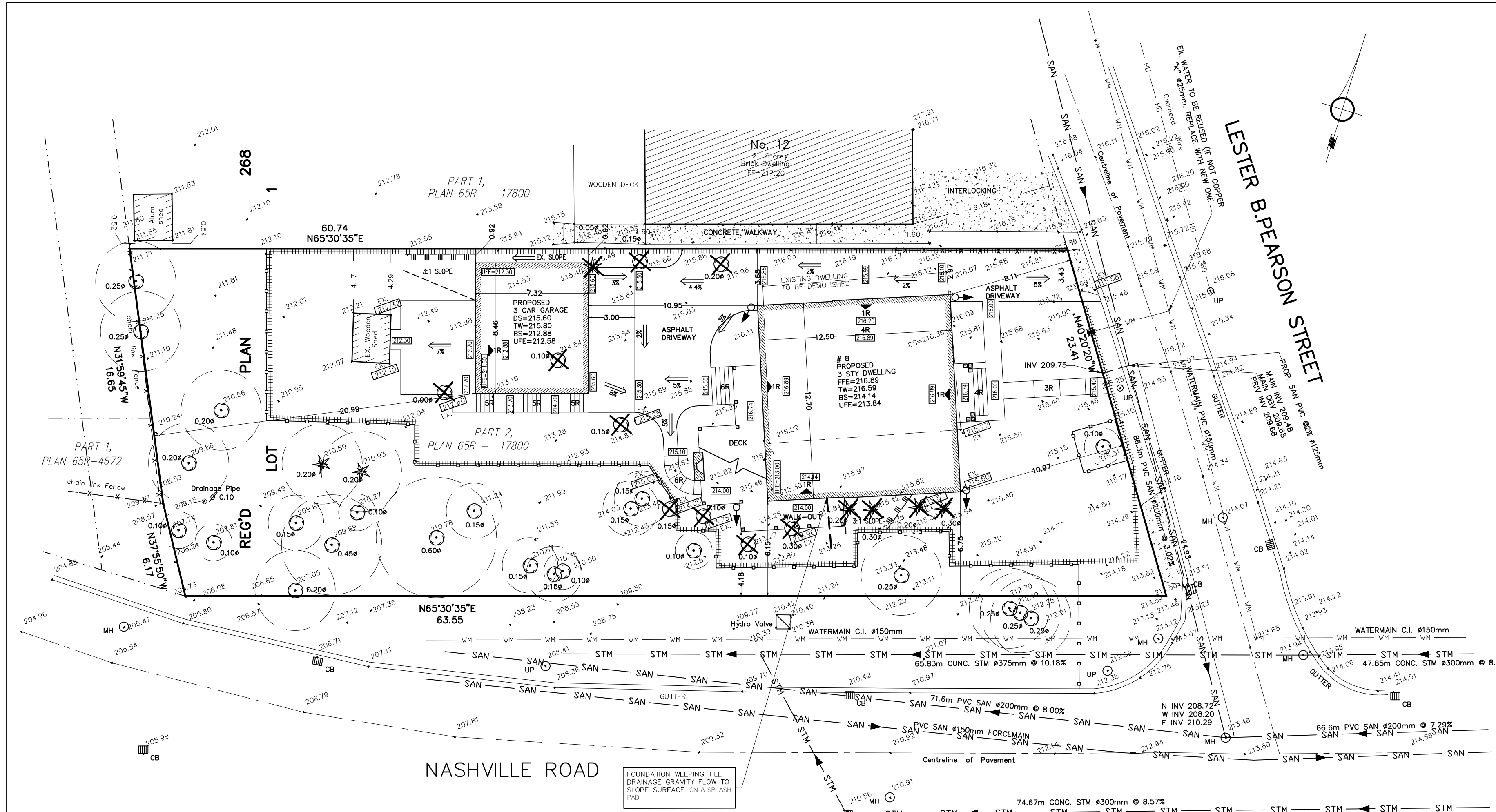
SURVEYOR'S CERTIFICATE

I HAVE REVIEWED THIS GRADING PLAN FOR THE DWELLING (#8 LESTER B. PEARSON STREET). IT IS MY BELIEF THAT THE GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE WITHOUT DETRIMENTAL EFFECT ON ADJACENT PROPERTIES.

JUNE 09, 2023
 Date LAWRENCE O. ERTL
 Ontario Land Surveyor

A division of IBW Surveyors Ltd.
 IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: DRAWN BY: FY CHECKED BY: JC
 FILE : 39760-Lester B. Pearson 8_GP-V1



CAUTION
 THIS IS NOT A LEGAL LAND SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK. THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.