

HERITAGE PERMIT

For alterations on Part IV or Part V properties

MUNICIPAL ADDRESS:	LEGAL ADDRESS (if different from Municipal Address):
PROPERTY OWNER NAME and ADDRESS:	APPLICANT OR REPRESENTATIVE (if not owner) NAME and ADDRESS:

Please check purpose of Heritage Permit issuance:

- ☐ Changes or alterations to individually designated property under Part IV of the Ontario Heritage Act
- ☐ Changes or alterations to designated property within the Kleinburg-Nashville, Maple or Thornhill Heritage Conservation Districts under Part V of the Ontario Heritage Act
- ☐ Sign Permit applications within a Special Sign Districts (heritage core areas) as designated under the City of Vaughan Sign By-Law
- ☐ Other: _____

Requirements for Heritage Review:

- ☐ a current survey (surveyor's plan) of the property
- ☐ site plan showing location of proposed works
- ☐ floor plans and elevations clearly indicating the nature of the proposal
- ☐ perspective drawings and sections (optional)
- ☐ **Signage:** site plan & measured elevation drawings showing location, type, design, materials of signage
- ☐ Notes added to drawings by Cultural Heritage: **YES / NO.**

Conditions of Heritage Permit Release:

A Heritage Permit does not authorize other approvals / reviews by other City Departments, not regulated under the OHA.

The Heritage Permit is issued on the express condition that the works shall be completed in accordance with all drawings reviewed by Cultural Heritage Division, including notes as marked, which are filed with Cultural Heritage Division under the Permit number noted. Changes to an approved Heritage Permit requires the re-approval/review of those revisions as authorized by Heritage Vaughan Committee or Council.

Heritage Permit approvals stay with the Owner, not the property and are valid for three (3) years from the date of issuance. After three (3) years, the owner would have to reapply.

The subject parcel of land may lie in an area identified as being of high archaeological potential in the City's database of archaeological resources. The owner is advised that the following standard clauses apply:

- *Should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.*

- *If human remains are encountered during construction activities, the proponent must immediately cease all construction activities and shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries at the Ministry of Consumer Services.*

Personal information is collected pursuant to the Municipal Act 2001 and Ontario Heritage Act 1990 and will be used for the purpose of processing a Heritage Permit. Questions about this collection may be directed to Cultural Heritage Division, City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1 (905) 832-2281

Authorizations / Declaration

I hereby declare that the statements made herein are, to the best of my belief and knowledge, a true and complete presentation of the proposed application.

Fausto Cortese



Signature of Applicant or Authorized Agent

Date _____

Heritage Vaughan Committee recommends the following as per the Minutes of _____:
(Day /Month/ Year)

- ☐ Proceeding to Council as presented
☐ Not proceeding to Council
☐ Proceeding per the following:

[illegible]

Approval Stamp:

THIS APPROVAL WAS ISSUED DURING THE EMERGENCY AND CIVIL PROTECTION ACT, IMPLEMENTED ON 20 MARCH 2020, ONTARIO.



VAUGHAN

HERITAGE APPROVAL

THIS APPROVAL IS ISSUED ON THE CONDITION THAT THE WORKS SHALL BE COMPLETED WITHIN THE PROPERTY OR LANDS DESCRIBED HEREIN AS IDENTIFIED ON THIS DOCUMENT AS FILED WITH THE URBAN DESIGN AND CULTURAL HERITAGE DIVISION, DEVELOPMENT PLANNING DEPARTMENT, CITY OF VAUGHAN.

ANY CHANGES TO THIS APPROVED PLAN REQUIRES A REVISION OF THIS
APPROVAL BY RESUBMISSION TO CULTURAL HERITAGE AS AUTHORIZED BY
HERITAGE VAUGHAN COMMITTEE.

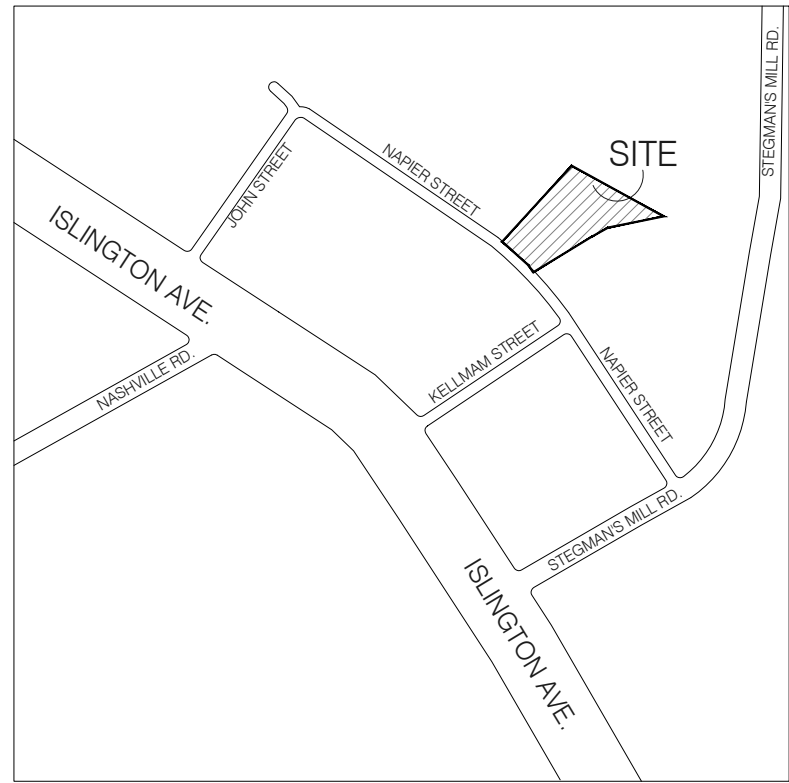
04 AUGUST 2022

HERITAGE
PERMIT **HP.2022.011.00**HERITAGE CLEARANCE ☒

APPROVED BY:

ADDITIONAL NOTES:

HERITAGE PERMIT ISSUED FOR WORKS AT 51 NAPIER STREET
AS APPROVED AT HERITAGE VAUGHAN IN MAY 2022



01 KEY PLAN
A1-0 SCALE: 1:300

LEGEND	
	EXISTING DWELLING
	ADDITION TO PROPOSED DWELLING

#	Zoning By-law 001-2021	Variance requested
1	The minimum interior side yard setback required is 1.5 metres. (Table 7-3)	To permit a minimum interior side yard setback of 0.92 metres.
2	An outdoor swimming pool shall only be permitted in the rear yard of a lot. (Section 4.21 2.)	To permit a swimming pool not entirely in the rear yard.

#	Zoning By-law 1-88	Variance requested
3	The minimum interior side yard setback required is 1.5 metres. (Schedule 'A')	To permit a minimum interior side yard setback of 0.92 metres.
4	A private swimming pool shall be constructed only in the rear yard. (Section 4.1.1 i)	To permit a swimming pool not entirely in the rear yard.

SITE DEVELOPMENT

ZONE	ZONE R1 (BY-LAW 1-88)	ZONE R1B(EN)- 336 (BY-LAW 01-2021)	PROVIDED	
			m2	
TOTAL LOT AREA	700 m2	600 m2	1707 m2	
LOT COVERAGE	BY-LAW 1-88	BY-LAW 01-2021	PROVIDED	
LOT FRONTAGE	18 m	18 m	21.28 m (EXISTING)	
COVERAGE			BY-LAW 1-88	BY-LAW 01-2021
EXISTING HOUSE	-	-	14.46%	15.83%
			AREA 246.79 m2	AREA 270.22 m2
REAR LOGGIA	-	-	2.61%	2.93%
			AREA 44.46 m2	AREA 50.04 m2
REAR CABANA	-	-	2.82%	3.40%
			AREA 48.11 m2	AREA 58.00 m2
FRONT PORCH	-	-	1.19%	1.45%
			AREA 20.39 m2	AREA 24.78 m2
TOTAL COVERAGE	30%	40%	21.08 %	23.62 %
			AREA 334.57 m2	AREA 372.68 m2
MAX. HEIGHT	9.50 m	8.18 m [The least (more restrictive) of 11m (as per RB1) or as per ("EN" suffix) existing BH + 3m (5.18m + 3m = 8.18m) and/or MIN. 8.5m]	6.86 m	
SETBACKS	BY-LAW 1-88	BY-LAW 01-2021 (EN)	PROVIDED	
PROPOSED FRONT SETBACK	7.50 m	4.50 m [The lesser (less restrictive) of 4.50 m (as per RB1) or as per ("EN" suffix) existing FY - 2m (6.49m - 2m = 6.49m) or MIN. 4.5m]	4.50 m [existing]]	
PROPOSED REAR SETBACK	7.50 m	12.00 m	20.43 m [existing]]	
PROPOSED INTERIOR RIGHT SIDEYARD	1.50 m	1.50 m	0.92 m [existing]]	
PROPOSED INTERIOR LEFT SIDEYARD	1.50 m	1.50 m	6.92 m [existing]]	

THIS APPROVAL WAS ISSUED DURING THE EMERGENCY AND CIVIL PROTECTION ACT, IMPLEMENTED ON 20 MARCH 2020, ONTARIO.

VAUGHAN HERITAGE APPROVAL

THIS APPROVAL IS ISSUED ON THE CONDITION THAT THE WORKS SHALL BE COMPLETED WITHIN THE PROPERTY OR LANDS DESCRIBED HEREIN AS IDENTIFIED ON THIS DOCUMENT AS FILED WITH THE URBAN DESIGN AND CULTURAL HERITAGE DIVISION, DEVELOPMENT PLANNING DEPARTMENT, CITY OF VAUGHAN.

ANY CHANGES TO THIS APPROVED PLAN REQUIRES A REVISION OF THIS APPROVAL BY RESUBMISSION TO CULTURAL HERITAGE AS AUTHORIZED BY HERITAGE VAUGHAN COMMITTEE.

04 AUGUST 2022

HERITAGE PERMIT **HP.2022.011.00**

HERITAGE CLEARANCE ☒ APPROVED BY:

ADDITIONAL NOTES:

HERITAGE PERMIT ISSUED FOR WORKS AT 51 NAPIER STREET AS APPROVED AT HERITAGE VAUGHAN IN MAY 2022

KEY PLAN

ISSUED FOR HERITAGE APPROVAL	2022.08.04
DESCRIPTION	
REVISIONS	

ISSUED FOR CONSTRUCTION	
ISSUED FOR BID	
ISSUED FOR HERITAGE APPROVAL	
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.	

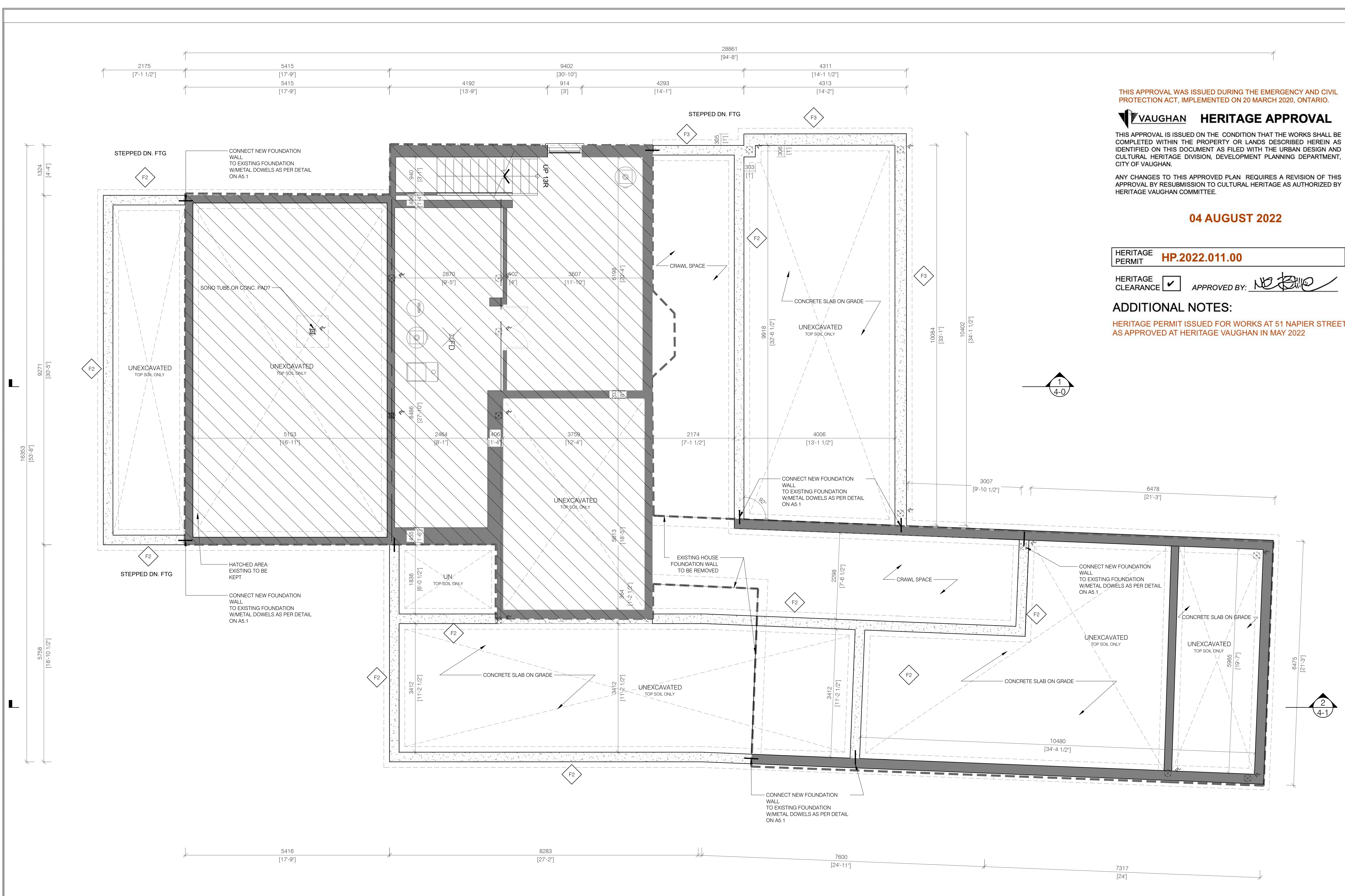
FAUSTO CORTESE
ARCHITECTS

3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCAARCHITECTS.CA

PROJECT:
ADDITIONS TO EXIST. 2 STOREY
SINGLE FAMILY DWELLING
ON
51 NAPIER STREET
VAUGHAN, ON
CITY OF VAUGHAN

DRAWING: SITE PLAN	
PLOTTED:	PROJECT No: 2020-37
DATE: 2022.01.04	DRAWING No: A1-0
SCALE: AS NOTED	DRAWN BY: M.H. REVIEWED BY: F.C.

02 SITE PLAN
A1-0 SCALE: 1:100



THIS APPROVAL WAS ISSUED DURING THE EMERGENCY AND CIVIL PROTECTION ACT, IMPLEMENTED ON 20 MARCH 2020, ONTARIO.

VAUGHAN HERITAGE APPROVAL

THIS APPROVAL IS ISSUED ON THE CONDITION THAT THE WORKS SHALL BE COMPLETED WITHIN THE PROPERTY OR LANDS DESCRIBED HEREIN AS IDENTIFIED ON THIS DOCUMENT AS FILED WITH THE URBAN DESIGN AND CULTURAL HERITAGE DIVISION, DEVELOPMENT PLANNING DEPARTMENT, CITY OF VAUGHAN.

ANY CHANGES TO THIS APPROVED PLAN REQUIRES A REVISION OF THIS APPROVAL BY RESUBMISSION TO CULTURAL HERITAGE AS AUTHORIZED BY HERITAGE VAUGHAN COMMITTEE.

04 AUGUST 2022

HERITAGE PERMIT **HP.2022.011.00**

HERITAGE CLEARANCE ☒ APPROVED BY:

ADDITIONAL NOTES:

HERITAGE PERMIT ISSUED FOR WORKS AT 51 NAPIER STREET AS APPROVED AT HERITAGE VAUGHAN IN MAY 2022

WALL SCHEDULE	
	EXTERIOR WALL PARTITION EXTERIOR SIDING TYVEK VAPOUR BARRIER 13mm PLYWOOD SHEATHING 38X140 STUDS @ 400mm O.C. R24 BATT INSULATION 6 MIL VAPOUR BARRIER 13mm GYPSUM BOARD
	EXTERIOR WALL PARTITION EXTERIOR SIDING TYVEK VAPOUR BARRIER 13mm PLYWOOD SHEATHING 38X140 STUDS @ 400mm O.C. R24 BATT INSULATION (4.8 kg/sq.m.) 6 MIL VAPOUR BARRIER 15.9mm (5/8") TYPE 'X' GYPSUM BOARD
	EXTERIOR WALL PARTITION BRICK/STONE VENEER METAL TIES MAX. 600mm HORIZ. & MAX. 400mm VERT. O.C. 25mm AIR SPACE TYVEK VAPOUR BARRIER 13mm PLYWOOD SHEATHING 38X140 STUDS @ 400mm O.C. R24 BATT INSULATION 6 MIL VAPOUR BARRIER 13mm GYPSUM BOARD
	EXTERIOR WALL PARTITION BRICK/STONE VENEER METAL TIES MAX. 600mm HORIZ. & MAX. 400mm VERT. O.C. 25mm AIR SPACE TYVEK VAPOUR BARRIER 13mm PLYWOOD SHEATHING 38X140 STUDS @ 400mm O.C. R24 BATT INSULATION (4.8 kg/sq.m.) 6 MIL VAPOUR BARRIER 15.9mm (5/8") TYPE 'X' GYPSUM BOARD
	INTERIOR WALL PARTITION 13mm DRYWALL 38X89 WOOD STUDS AT 406mm O.C. 13mm DRYWALL
	INTERIOR WALL PARTITION 13mm DRYWALL 38X140 WOOD STUDS AT 406mm O.C. 13mm DRYWALL
	INTERIOR GLAZING WALL
	FOUNDATION WALL DIMPLE SHEET DRAINAGE LAYER ON 250mm CONC. FOUNDATION WALL (DETAIL REFER TO NOTE ON A2.0) 38X89 WOOD STUDS @ 406mm O.C. R24 OF 2LB SPRAY FOAM INSULATION 13MM DRYWALL
	FOUNDATION WALL DIMPLE SHEET DRAINAGE LAYER ON 255mm CONC. FOUNDATION WALL
	FOUNDATION WALL DIMPLE SHEET DRAINAGE LAYER ON 300mm CONC. FOUNDATION WALL

POST LEGEND	
P1	3-2"x6" SPF
P2	POST HSS 4X4X1/4 B.P.L. 10"x10"x1/2" W/4-12 DIA. ANCHOR BOLTS
P3	POST HSS 4X4X1/4

LOOSE STEEL LINTELS (NON-LOAD BEARING WALLS)

NO.	DESCRIPTION	CLEAR SPAN
SL1	3 1/2" X 3 1/2" X 1/4" L	UP TO 4'-0"
SL2	3 1/2" X 3 1/2" X 5/16" L	4'-0" - 6'-0"
SL3	4" X 3 1/2" X 1/4" L	6'-0" - 8'-0"
SL4	5" X 3 1/2" X 3/8" L	8'-0" - 9'-0"
SL5	6" X 4" X 3/8" L	9'-0" - 10'-0"
SL6	6" X 4" X 1/2" L	10'-0" - 12'-0"
SL7	8" X 4" X 1/2" L	12'-0" - 16'-0"

LINTEL SCHEDULE

ALL LINTELS TO BE SPF No. 1 UNLESS OTHERWISE SPECIFIED

L1= 2- 2 X 6	L8= 3- 2 X 10 LVL GRADE 2.0E
L2= 2- 2 X 8	L9= 4- 2 X 10 LVL GRADE 2.0E
L3= 3- 2 X 8	L10= 3- 2 X 12 LVL GRADE 2.0E
L4= 2- 2 X 10	L11= 2- 2 X 12 LVL GRADE 2.0E
L5= 3- 2 X 10	L12= 4- 2 X 12 LVL GRADE 2.0E
L6= 3- 2 X 12	
L7= 4- 2 X 12	

DOOR TYPES

TYPE	WIDTH	HEIGHT	NOTES
D-1	38"	96"	38" EXTERIOR DOOR W/ 2-18" SIDE LIGHT.
D-2	36"	96"	EXTERIOR DOOR
D-3	2-32"	96"	DOUBLE DOOR
D-4	30"	96"	SINGLE DOOR
D-5	28"	96"	SINGLE DOOR
D-6	36"	96"	POCKET DOOR
D-7	40"	96"	POCKET DOOR
D-8	72"	96"	EXTERIOR SLIDING GLASS DOOR
D-9	32"	96"	SINGLE DOOR
D-10	36"	96"	SINGLE DOOR
D-11	40"	96"	SINGLE DOOR

LEGEND	
	- Existing Foundation Walls
	- Demolition
	- New Walls
	Smoke Detector Carbon Monoxide Detector Inter Linked
	Point Load Above



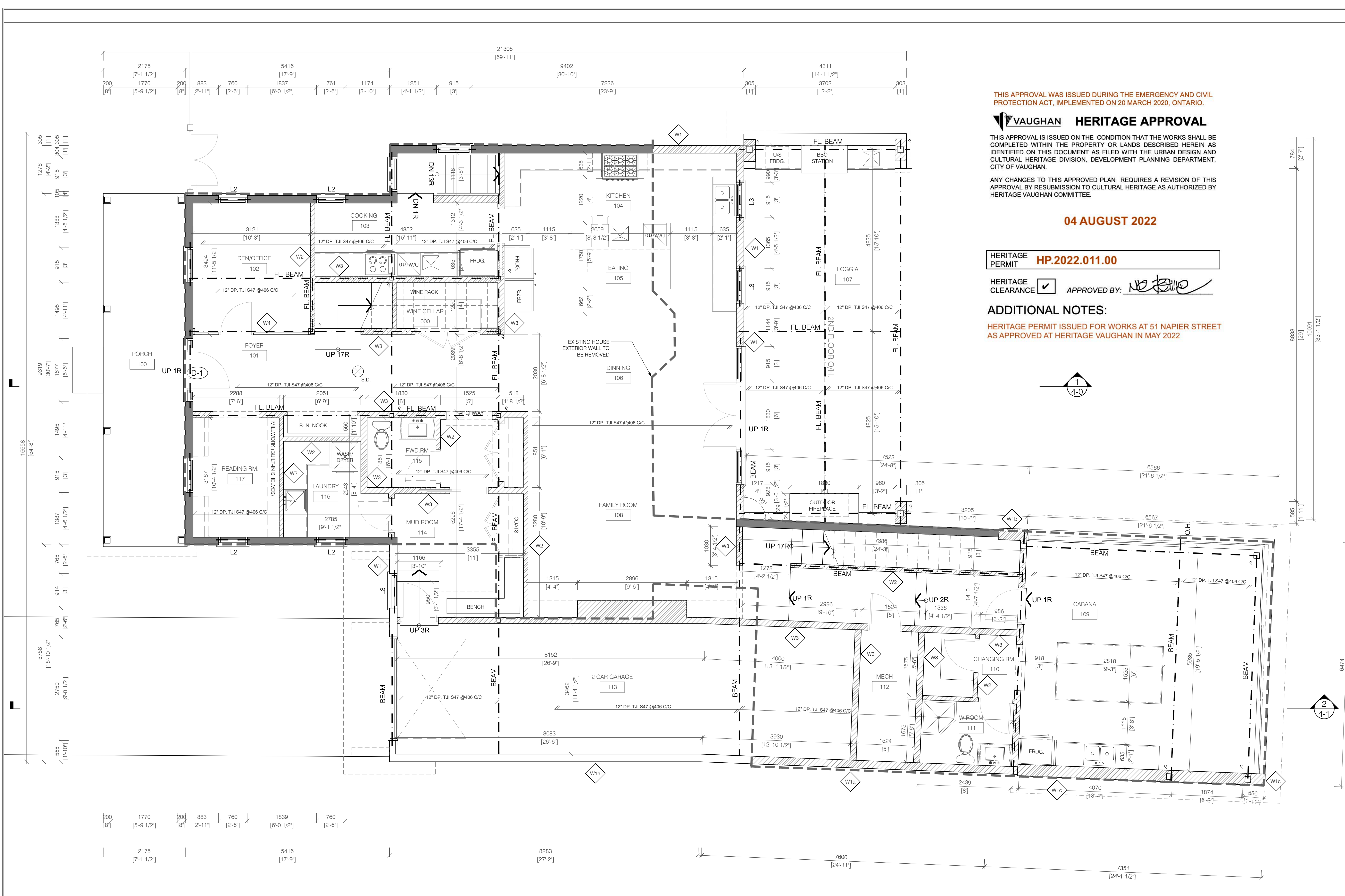
FAUSTO CORTESE
ARCHITECTS

3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCAARCHITECTS.CA

PROJECT:
ADDITIONS TO EXIST. 2 STOREY
SINGLE FAMILY DWELLING
ON
51 NAPIER STREET.
VAUGHAN, ON
CITY OF VAUGHAN

BASEMENT PLAN	
PLOTTED:	PROJECT No: 2020-37
DATE: 2022.01.04	DRAWING No: A2-0
SCALE: AS NOTED	
DRAWN BY: M.H.	REVIEWED BY: F.C.

FILE NAME: XREFS



THIS APPROVAL WAS ISSUED DURING THE EMERGENCY AND CIVIL PROTECTION ACT, IMPLEMENTED ON 20 MARCH 2020, ONTARIO.

VAUGHAN HERITAGE APPROVAL

THIS APPROVAL IS ISSUED ON THE CONDITION THAT THE WORKS SHALL BE COMPLETED WITHIN THE PROPERTY OR LANDS DESCRIBED HEREIN AS IDENTIFIED ON THIS DOCUMENT AS FILED WITH THE URBAN DESIGN AND CULTURAL HERITAGE DIVISION, DEVELOPMENT PLANNING DEPARTMENT, CITY OF VAUGHAN.

ANY CHANGES TO THIS APPROVED PLAN REQUIRES A REVISION OF THIS APPROVAL BY RESUBMISSION TO CULTURAL HERITAGE AS AUTHORIZED BY HERITAGE VAUGHAN COMMITTEE.

04 AUGUST 2022

HERITAGE PERMIT **HP.2022.011.00**

HERITAGE CLEARANCE ☒ APPROVED BY:

ADDITIONAL NOTES:
HERITAGE PERMIT ISSUED FOR WORKS AT 51 NAPIER STREET AS APPROVED AT HERITAGE VAUGHAN IN MAY 2022

WALL SCHEDULE

	EXTERIOR WALL PARTITION EXTERIOR SIDING TYVEK VAPOUR BARRIER 13mm PLYWOOD SHEATHING 38X140 STUDS @ 400mm O.C. R24 BATT INSULATION 6 MIL VAPOUR BARRIER 13mm GYPSUM BOARD
	EXTERIOR WALL PARTITION EXTERIOR SIDING TYVEK VAPOUR BARRIER 13mm PLYWOOD SHEATHING 38X140 STUDS @ 400mm O.C. R24 BATT INSULATION (4.8 kg/sq.m.) 6 MIL VAPOUR BARRIER 15.9mm (5/8") TYPE 'X' GYPSUM BOARD
	EXTERIOR WALL PARTITION BRICK/STONE VENEER METAL TIES MAX. 600mm HORIZ. & MAX. 400mm VERT. O.C. 25mm AIR SPACE TYVEK VAPOUR BARRIER 13mm PLYWOOD SHEATHING 38X140 STUDS @ 400mm O.C. R24 BATT INSULATION 6 MIL VAPOUR BARRIER 13mm GYPSUM BOARD
	EXTERIOR WALL PARTITION BRICK/STONE VENEER METAL TIES MAX. 600mm HORIZ. & MAX. 400mm VERT. O.C. 25mm AIR SPACE TYVEK VAPOUR BARRIER 13mm PLYWOOD SHEATHING 38X140 STUDS @ 400mm O.C. R24 BATT INSULATION (4.8 kg/sq.m.) 6 MIL VAPOUR BARRIER 15.9mm (5/8") TYPE 'X' GYPSUM BOARD
	INTERIOR WALL PARTITION 13mm DRYWALL 38X89 WOOD STUDS AT 406mm O.C. 13mm DRYWALL
	INTERIOR WALL PARTITION 13mm DRYWALL 38X140 WOOD STUDS AT 406mm O.C. 13mm DRYWALL
	INTERIOR GLAZING WALL
	FOUNDATION WALL DIMPLE SHEET DRAINAGE LAYER ON 250mm CONC. FOUNDATION WALL (DETAIL REFER TO NOTE ON A2.0) 38X89 WOOD STUDS @ 406mm O.C. R24 OF 2LB SPRAY FOAM INSULATION 13MM DRYWALL
	FOUNDATION WALL DIMPLE SHEET DRAINAGE LAYER ON 255mm CONC. FOUNDATION WALL
	FOUNDATION WALL DIMPLE SHEET DRAINAGE LAYER ON 300mm CONC. FOUNDATION WALL

POST LEGEND	
P1	3-2"x6" SPF
P2	POST HSS 4X4X1/4 B.PL. 10"x10"x1/2" W/4-12 DIA. ANCHOR BOLTS
P3	POST HSS 4X4X1/4

LINTEL SCHEDULE

ALL LINTELS TO BE SPF No. 1 UNLESS OTHERWISE SPECIFIED

L1= 2- 2 X 6	L8= 3- 2 X 10 LVL GRADE 2.0E
L2= 2- 2 X 8	L9= 4- 2 X 10 LVL GRADE 2.0E
L3= 3- 2 X 8	L10= 3- 2 X 12 LVL GRADE 2.0E
L4= 2- 2 X 10	L11= 2- 2 X 12 LVL GRADE 2.0E
L5= 3- 2 X 10	L12= 4- 2 X 12 LVL GRADE 2.0E
L6= 3- 2 X 12	
L7= 4- 2 X 12	

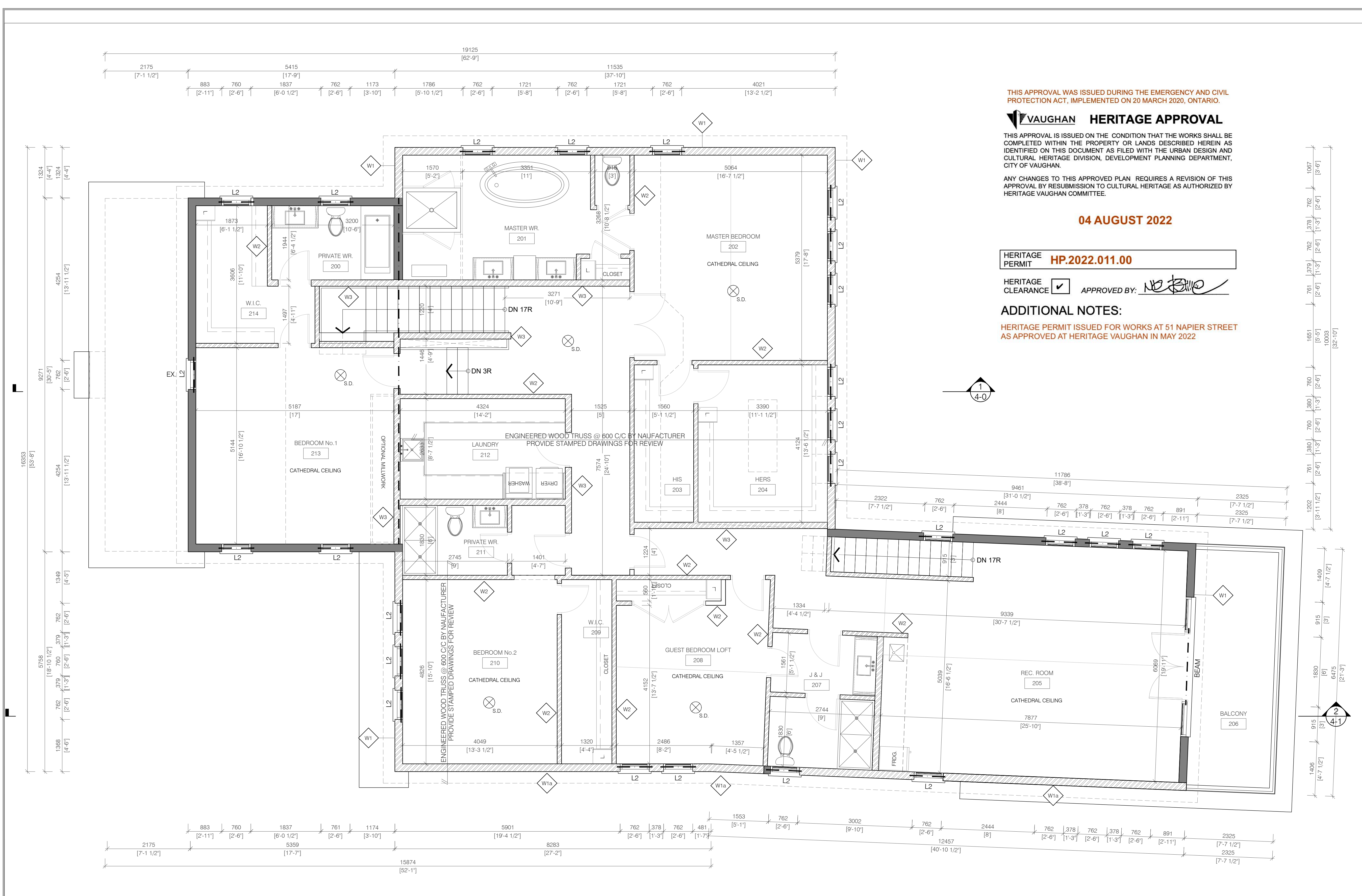
DOOR TYPES

TYPE	WIDTH	HEIGHT	NOTES
	38"	96"	38" EXTERIOR DOOR W/ 2-18" SIDE LIGHT
	36"	96"	EXTERIOR DOOR
	2-32"	96"	DOUBLE DOOR
	30"	96"	SINGLE DOOR
	28"	96"	SINGLE DOOR
	36"	96"	POCKET DOOR
	40"	96"	POCKET DOOR
	72"	96"	EXTERIOR SLIDING GLASS DOOR
	32"	96"	SINGLE DOOR
	36"	96"	SINGLE DOOR
	40"	96"	SINGLE DOOR

LEGEND	
	- Existing Foundation Walls
	- Demolition
	- New Walls
	Smoke Detector Carbon Monoxide Detector Inter Linked
	Point Load Above

LOOSE STEEL LINTELS (NON-LOAD BEARING WALLS)

NO.	DESCRIPTION	CLEAR SPAN
	3 1/2" X 3 1/2" X 1/4" L	UP TO 4'-0"
	3 1/2" X 3 1/2" X 5/16" L	4'-0" - 6'-0"
	4" X 3 1/2" X 1/4" L	6'-0" - 8'-0"
	5" X 3 1/2" X 3/8" L	8'-0" - 9'-0"
	6" X 4" X 3/8" L	9'-0" - 10'-0"
	6" X 4" X 1/2" L	10'-0" - 12'-0"
	8" X 4" X 1/2" L	12'-0" - 16'-0"



THIS APPROVAL WAS ISSUED DURING THE EMERGENCY AND CIVIL PROTECTION ACT, IMPLEMENTED ON 20 MARCH 2020, ONTARIO.

VAUGHAN HERITAGE APPROVAL

THIS APPROVAL IS ISSUED ON THE CONDITION THAT THE WORKS SHALL BE COMPLETED WITHIN THE PROPERTY OR LANDS DESCRIBED HEREIN AS IDENTIFIED ON THIS DOCUMENT AS FILED WITH THE URBAN DESIGN AND CULTURAL HERITAGE DIVISION, DEVELOPMENT PLANNING DEPARTMENT, CITY OF VAUGHAN.

ANY CHANGES TO THIS APPROVED PLAN REQUIRES A REVISION OF THIS APPROVAL BY RESUBMISSION TO CULTURAL HERITAGE AS AUTHORIZED BY HERITAGE VAUGHAN COMMITTEE.

04 AUGUST 2022

HERITAGE PERMIT **HP.2022.011.00**

HERITAGE CLEARANCE ☒ APPROVED BY:

ADDITIONAL NOTES:

HERITAGE PERMIT ISSUED FOR WORKS AT 51 NAPIER STREET AS APPROVED AT HERITAGE VAUGHAN IN MAY 2022

WALL SCHEDULE

W1	EXTERIOR WALL PARTITION EXTERIOR SIDING TYVEK VAPOUR BARRIER 13mm PLYWOOD SHEATHING 38X140 STUDS @ 400mm O.C. R24 BATT INSULATION 6 MIL VAPOUR BARRIER 13mm GYPSUM BOARD
W1a	EXTERIOR WALL PARTITION EXTERIOR SIDING TYVEK VAPOUR BARRIER 13mm PLYWOOD SHEATHING 38X140 STUDS @ 400mm O.C. R24 BATT INSULATION (4.8 kg/sq.m.) 6 MIL VAPOUR BARRIER 15.9mm (5/8") TYPE X GYPSUM BOARD
W1b	EXTERIOR WALL PARTITION BRICK/STONE VENEER METAL TIES MAX. 600mm HORIZ. & MAX. 400mm VERT. O.C. 25mm AIR SPACE TYVEK VAPOUR BARRIER 13mm PLYWOOD SHEATHING 38X140 STUDS @ 400mm O.C. R24 BATT INSULATION 6 MIL VAPOUR BARRIER 13mm GYPSUM BOARD
W1c	EXTERIOR WALL PARTITION BRICK/STONE VENEER METAL TIES MAX. 600mm HORIZ. & MAX. 400mm VERT. O.C. 25mm AIR SPACE TYVEK VAPOUR BARRIER 13mm PLYWOOD SHEATHING 38X140 STUDS @ 400mm O.C. R24 BATT INSULATION (4.8 kg/sq.m.) 6 MIL VAPOUR BARRIER 15.9mm (5/8") TYPE X GYPSUM BOARD
W2	INTERIOR WALL PARTITION 13mm DRYWALL 38X89 WOOD STUDS AT 406mm O.C. 13mm DRYWALL
W3	INTERIOR WALL PARTITION 13mm DRYWALL 38X140 WOOD STUDS AT 406mm O.C. 13mm DRYWALL
W4	INTERIOR GLAZING WALL
F1	FOUNDATION WALL DIMPLE SHEET DRAINAGE LAYER ON 250mm CONC. FOUNDATION WALL (DETAIL REFER TO NOTE ON A2.0) 38X89 WOOD STUDS @ 406mm O.C. R24 OF 2LB SPRAY FOAM INSULATION 13MM DRYWALL
F2	FOUNDATION WALL DIMPLE SHEET DRAINAGE LAYER ON 255mm CONC. FOUNDATION WALL
F3	FOUNDATION WALL DIMPLE SHEET DRAINAGE LAYER ON 300mm CONC. FOUNDATION WALL

POST LEGEND	
P1	3-2"x6" SPF
P2	POST HSS 4X4X1/4 B.P.L. 10"x10"x1/2" W/4-12 DIA. ANCHOR BOLTS
P3	POST HSS 4X4X1/4

LINTEL SCHEDULE

ALL LINTELS TO BE SPF No. 1 UNLESS OTHERWISE SPECIFIED

L1= 2- 2 X 6	L8= 3- 2 X 10 LVL GRADE 2.0E
L2= 2- 2 X 8	L9= 4- 2 X 10 LVL GRADE 2.0E
L3= 3- 2 X 8	L10= 3- 2 X 12 LVL GRADE 2.0E
L4= 2- 2 X 10	L11= 2- 2 X 12 LVL GRADE 2.0E
L5= 3- 2 X 10	L12= 4- 2 X 12 LVL GRADE 2.0E
L6= 3- 2 X 12	
L7= 4- 2 X 12	

DOOR TYPES

TYPE	WIDTH	HEIGHT	NOTES
D-1	38"	96"	38" EXTERIOR DOOR W/ 2-18" SIDE LIGHT.
D-2	36"	96"	EXTERIOR DOOR
D-3	2-32"	96"	DOUBLE DOOR
D-4	30"	96"	SINGLE DOOR
D-5	28"	96"	SINGLE DOOR
D-6	36"	96"	POCKET DOOR
D-7	40"	96"	POCKET DOOR
D-8	72"	96"	EXTERIOR SLIDING GLASS DOOR
D-9	32"	96"	SINGLE DOOR
D-10	36"	96"	SINGLE DOOR
D-11	40"	96"	SINGLE DOOR

LEGEND

	- Existing Foundation Walls
	- Demolition
	- New Walls
	Smoke Detector Carbon Monoxide Detector Inter Linked
	Point Load Above

LOOSE STEEL LINTELS (NON-LOAD BEARING WALLS)

NO.	DESCRIPTION	CLEAR SPAN
SL1	3 1/2" X 3 1/2" X 1/4" L	UP TO 4'-0"
SL2	3 1/2" X 3 1/2" X 5/16" L	4'-0" - 6'-0"
SL3	4" X 3 1/2" X 1/4" L	6'-0" - 8'-0"
SL4	5" X 3 1/2" X 3/8" L	8'-0" - 9'-0"
SL5	6" X 4" X 3/8" L	9'-0" - 10'-0"
SL6	6" X 4" X 1/2" L	10'-0" - 12'-0"
SL7	8" X 4" X 1/2" L	12'-0" - 16'-0"



3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO L4H 3T8
416-806-7000
FCORTESE@FCAARCHITECTS.CA

PROJECT:
ADDITIONS TO EXIST. 2 STOREY
SINGLE FAMILY DWELLING
ON
51 NAPIER STREET.
VAUGHAN, ON
CITY OF VAUGHAN

DRAWING:
SECOND FLOOR PLAN

PLOTTED:	PROJECT No:
DATE: 2022.01.04	2020-37
SCALE: AS NOTED	DRAWING No:
DRAWN BY: M.H.	REVIEWED BY: F.C.
	A2-2

FILE NAME: XREF: 1

THIS APPROVAL WAS ISSUED DURING THE EMERGENCY AND CIVIL PROTECTION ACT, IMPLEMENTED ON 20 MARCH 2020, ONTARIO.



HERITAGE APPROVAL

THIS APPROVAL IS ISSUED ON THE CONDITION THAT THE WORKS SHALL BE COMPLETED WITHIN THE PROPERTY OR LANDS DESCRIBED HEREIN AS IDENTIFIED ON THIS DOCUMENT AS FILED WITH THE URBAN DESIGN AND CULTURAL HERITAGE DIVISION, DEVELOPMENT PLANNING DEPARTMENT, CITY OF VAUGHAN.

ANY CHANGES TO THIS APPROVED PLAN REQUIRES A REVISION OF THIS APPROVAL BY RESUBMISSION TO CULTURAL HERITAGE AS AUTHORIZED BY HERITAGE VAUGHAN COMMITTEE.

04 AUGUST 2022

HERITAGE PERMIT HP.2022.011.00

HERITAGE CLEARANCE ☒ APPROVED BY:

ADDITIONAL NOTES:

HERITAGE PERMIT ISSUED FOR WORKS AT 51 NAPIER STREET AS APPROVED AT HERITAGE VAUGHAN IN MAY 2022

KEY PLAN



FENESTRATION BREAKDOWN					
	DISTANCE TO PROPERTY LINE	ALLOWABLE UNPROTECTED OPENINGS	TOTAL SM (SQ/FT) OF FENESTRATION	TOTAL SM (SQ/FT) OF WALL AREA	PERCENTAGE OF FENESTRATION
NORTH ELEV. (Rear Elev.)	20.43 m	100 %	29.30 (315.38)	116.36 (1252.45)	6.84%
SOUTH ELEV. (Front Elev.)	15.02m	100 %	9.14 (98.38)	96.93 (1043.35)	9.43%
EAST ELEV.	0.98m	0 %	7.84 (84.39)	182.25 (1961.72)	4.30 %
WEST ELEV.	7.64 m	100 %	32.04(344.88)	181.58 (1954.51)	17.64%
TOTALS			78.32 (843.03)	577.37 (6214.76)	13.56%

FINISHES LEGEND	
	HORIZONTAL WOOD SIDING
	WHITE BRICK
	GREY ALUMINUM ROOF
	WHITE BOARD AND BATON SIDING
	WHITE WOOD TRIM

FAUSTO CORTESE
ARCHITECTS

3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCAARCHITECTS.CA

PROJECT:
ADDITIONS TO EXIST. 2 STOREY
SINGLE FAMILY DWELLING
ON
51 NAPIER STREET.
VAUGHAN, ON
CITY OF VAUGHAN

DRAWING:	EAST ELEVATION (FRONT)	
PLOTTED:	DATE:	PROJECT No:
DATE:	2022.01.04	2020-37
SCALE:	AS NOTED	DRAWING No:
DRAWN BY:	REVIEWED BY:	A3-0
M.H.	F.C.	

THIS APPROVAL WAS ISSUED DURING THE EMERGENCY AND CIVIL PROTECTION ACT, IMPLEMENTED ON 20 MARCH 2020, ONTARIO.



HERITAGE APPROVAL

THIS APPROVAL IS ISSUED ON THE CONDITION THAT THE WORKS SHALL BE COMPLETED WITHIN THE PROPERTY OR LANDS DESCRIBED HEREIN AS IDENTIFIED ON THIS DOCUMENT AS FILED WITH THE URBAN DESIGN AND CULTURAL HERITAGE DIVISION, DEVELOPMENT PLANNING DEPARTMENT, CITY OF VAUGHAN.

ANY CHANGES TO THIS APPROVED PLAN REQUIRES A REVISION OF THIS APPROVAL BY RESUBMISSION TO CULTURAL HERITAGE AS AUTHORIZED BY HERITAGE VAUGHAN COMMITTEE.

04 AUGUST 2022

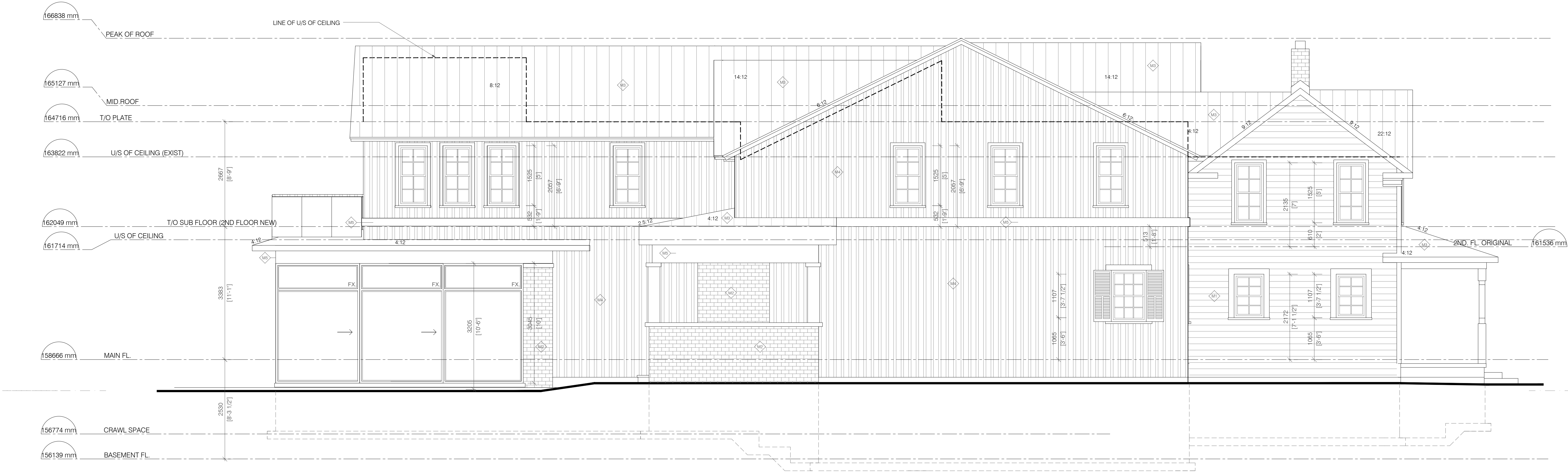
HERITAGE PERMIT HP.2022.011.00

HERITAGE CLEARANCE ☒ APPROVED BY:

ADDITIONAL NOTES:

HERITAGE PERMIT ISSUED FOR WORKS AT 51 NAPIER STREET AS APPROVED AT HERITAGE VAUGHAN IN MAY 2022

KEY PLAN



FENESTRATION BREAKDOWN					
	DISTANCE TO PROPERTY LINE	ALLOWABLE UNPROTECTED OPENINGS	TOTAL SM (SQ/FT) OF FENESTRATION	TOTAL SM (SQ/FT) OF WALL AREA	PERCENTAGE OF FENESTRATION
NORTH ELEV. (Rear Elev.)	20.43 m	100 %	29.30 (315.38)	116.36 (1252.45)	6.84%
SOUTH ELEV. (Front Elev.)	15.02m	100 %	9.14 (98.38)	96.93 (1043.35)	9.43%
EAST ELEV.	0.98m	0 %	7.84 (84.39)	182.25 (1961.72)	4.30 %
WEST ELEV.	7.64 m	100 %	32.04(344.88)	181.58 (1954.51)	17.64%
TOTALS			78.32 (843.03)	577.37 (6214.76)	13.56%

FINISHES LEGEND	
	HORIZONTAL WOOD SIDING
	WHITE BRICK
	GREY ALUMINUM ROOF
	WHITE BOARD AND BATON SIDING
	WHITE WOOD TRIM

THIS APPROVAL WAS ISSUED DURING THE EMERGENCY AND CIVIL PROTECTION ACT, IMPLEMENTED ON 20 MARCH 2020, ONTARIO.



HERITAGE APPROVAL

THIS APPROVAL IS ISSUED ON THE CONDITION THAT THE WORKS SHALL BE COMPLETED WITHIN THE PROPERTY OR LANDS DESCRIBED HEREIN AS IDENTIFIED ON THIS DOCUMENT AS FILED WITH THE URBAN DESIGN AND CULTURAL HERITAGE DIVISION, DEVELOPMENT PLANNING DEPARTMENT, CITY OF VAUGHAN.

ANY CHANGES TO THIS APPROVED PLAN REQUIRES A REVISION OF THIS APPROVAL BY RESUBMISSION TO CULTURAL HERITAGE AS AUTHORIZED BY HERITAGE VAUGHAN COMMITTEE.

04 AUGUST 2022

HERITAGE PERMIT HP.2022.011.00

HERITAGE CLEARANCE ☒ APPROVED BY:

ADDITIONAL NOTES:

HERITAGE PERMIT ISSUED FOR WORKS AT 51 NAPIER STREET AS APPROVED AT HERITAGE VAUGHAN IN MAY 2022

KEY PLAN



FENESTRATION BREAKDOWN					
	DISTANCE TO PROPERTY LINE	ALLOWABLE UNPROTECTED OPENINGS	TOTAL SM (SQ/FT) OF FENESTRATION	TOTAL SM (SQ/FT) OF WALL AREA	PERCENTAGE OF FENESTRATION
NORTH ELEV. (Rear Elev.)	20.43 m	100 %	29.30 (315.38)	116.36 (1252.45)	6.84%
SOUTH ELEV. (Front Elev.)	15.02m	100 %	9.14 (98.38)	96.93 (1043.35)	9.43%
EAST ELEV.	0.98m	0 %	7.84 (84.39)	182.25 (1961.72)	4.30 %
WEST ELEV.	7.64 m	100 %	32.04(344.88)	181.58 (1954.51)	17.64%
TOTALS			78.32 (843.03)	577.37 (6214.76)	13.56%

FINISHES LEGEND	
	HORIZONTAL WOOD SIDING
	WHITE BRICK
	GREY ALUMINUM ROOF
	WHITE BOARD AND BATON SIDING
	WHITE WOOD TRIM

01 NORTH ELEVATION
A3-2 SCALE: 1:50_1_1

ISSUED FOR HERITAGE APPROVAL	2022.08.04
DESCRIPTION	
REVISIONS	

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR HERITAGE APPROVAL
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@FCAARCHITECTS.CA

PROJECT:
ADDITIONS TO EXIST. 2 STOREY
SINGLE FAMILY DWELLING
ON
51 NAPIER STREET.
VAUGHAN, ON
CITY OF VAUGHAN

DRAWING: NORTH ELEVATION	
PLOTTED:	PROJECT No. 2020-37
DATE: 2022.01.04	DRAWING No. A3-2
SCALE: AS NOTED	
DRAWN BY: M.H.	REVIEWED BY: F.C.

FILE NAME: XREFS:

THIS APPROVAL WAS ISSUED DURING THE EMERGENCY AND CIVIL PROTECTION ACT, IMPLEMENTED ON 20 MARCH 2020, ONTARIO.



HERITAGE APPROVAL

THIS APPROVAL IS ISSUED ON THE CONDITION THAT THE WORKS SHALL BE COMPLETED WITHIN THE PROPERTY OR LANDS DESCRIBED HEREIN AS IDENTIFIED ON THIS DOCUMENT AS FILED WITH THE URBAN DESIGN AND CULTURAL HERITAGE DIVISION, DEVELOPMENT PLANNING DEPARTMENT, CITY OF VAUGHAN.

ANY CHANGES TO THIS APPROVED PLAN REQUIRES A REVISION OF THIS APPROVAL BY RESUBMISSION TO CULTURAL HERITAGE AS AUTHORIZED BY HERITAGE VAUGHAN COMMITTEE.

04 AUGUST 2022

HERITAGE PERMIT HP.2022.011.00

HERITAGE CLEARANCE



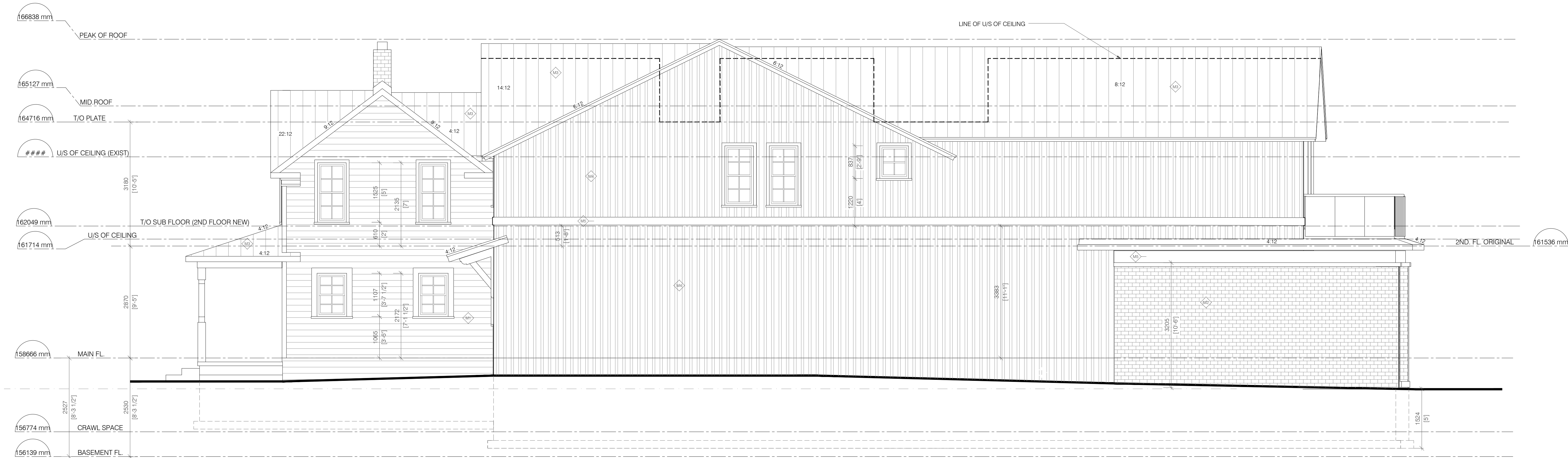
APPROVED BY:

[Signature]

ADDITIONAL NOTES:

HERITAGE PERMIT ISSUED FOR WORKS AT 51 NAPIER STREET AS APPROVED AT HERITAGE VAUGHAN IN MAY 2022

KEY PLAN



01 SOUTH ELEVATION
A3-3 SCALE: 1:50_1_1

FENESTRATION BREAKDOWN					
	DISTANCE TO PROPERTY LINE	ALLOWABLE UNPROTECTED OPENINGS	TOTAL SM (SQ/FT) OF FENESTRATION	TOTAL SM (SQ/FT) OF WALL AREA	PERCENTAGE OF FENESTRATION
NORTH ELEV. (Rear Elev.)	20.43 m	100 %	29.30 (315.38)	116.36 (1252.45)	6.84%
SOUTH ELEV. (Front Elev.)	15.02m	100 %	9.14 (98.38)	96.93 (1043.35)	9.43%
EAST ELEV.	0.98m	0 %	7.84 (84.39)	182.25 (1961.72)	4.30 %
WEST ELEV.	7.64 m	100 %	32.04(344.88)	181.58 (1954.51)	17.64%
TOTALS			78.32 (843.03)	577.37 (6214.76)	13.56%

FINISHES LEGEND	
M1	HORIZONTAL WOOD SIDING
M2	WHITE BRICK
M3	GREY ALUMINUM ROOF
M4	WHITE BOARD AND BATON SIDING
M5	WHITE WOOD TRIM

ISSUED FOR HERITAGE APPROVAL	
No.	DESCRIPTION
	REVISIONS

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR HERITAGE APPROVAL
ISSUED FOR SITE PLAN APPROVAL

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.

FCA

FAUSTO CORTESE
ARCHITECTS

3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCAARCHITECTS.CA

PROJECT:
ADDITIONS TO EXIST. 2 STOREY
SINGLE FAMILY DWELLING
ON
51 NAPIER STREET.
VAUGHAN, ON
CITY OF VAUGHAN

DRAWING:	EAST ELEVATION	
PLOTTED:	DATE:	PROJECT No:
DATE:	2022.01.04	2020-37
SCALE:	AS NOTED	DRAWING No:
DRAWN BY:	REVIEWED BY:	
M.H.	F.C.	

A3-3