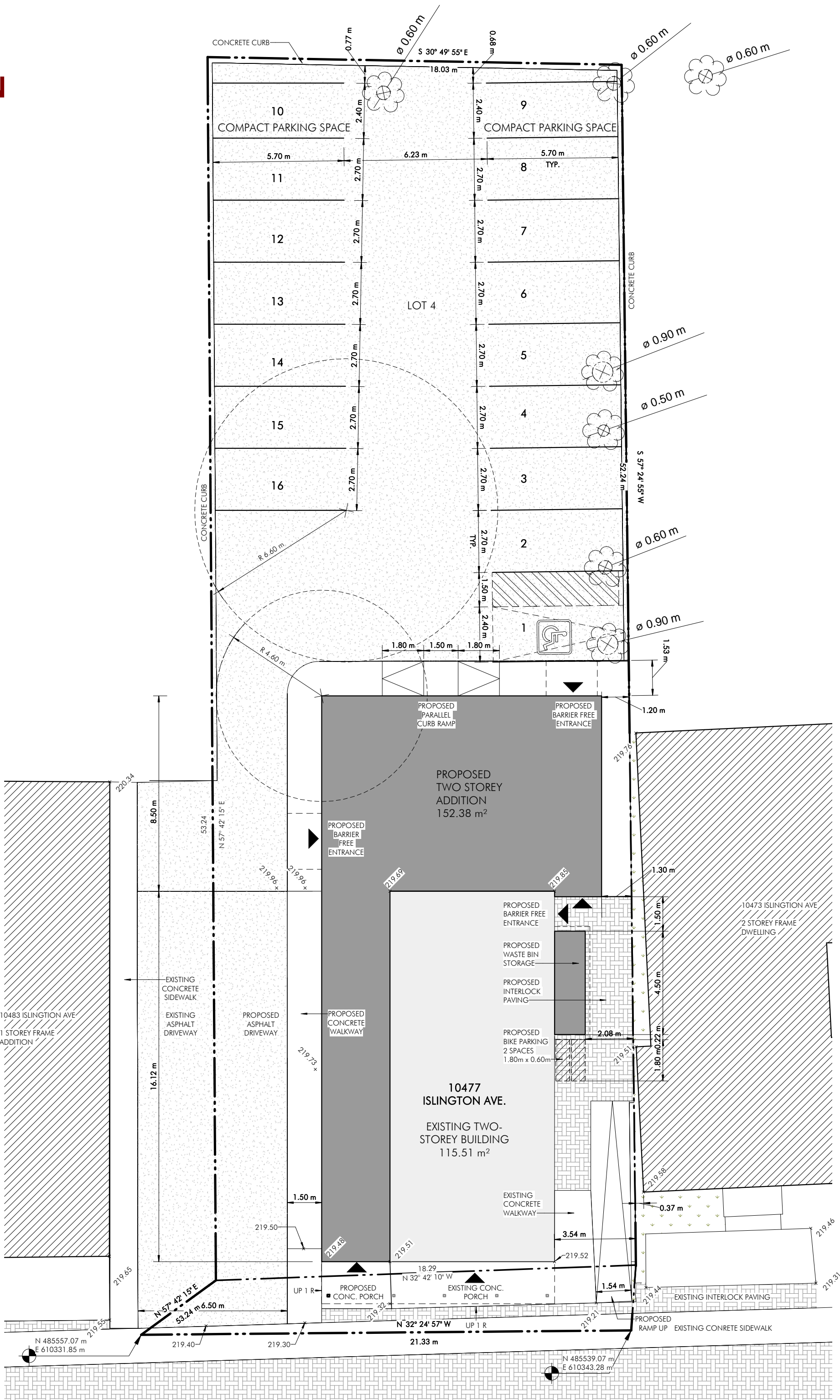


ATTACHMENT 3
10477 ISLINGTON



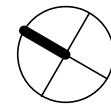
LEGEND:

- EXISTING BUILDING
- PROPOSED BUILDING
- SOFT LANDSCAPE
- FRONT AND REAR YARD AREA
- DECORATIVE PAVERS AND PATHS
- ASPHALT
- PROPERTY LINE
- EXISTING ELEMENTS TO REMOVE

SURVEY INFORMATION TAKEN FROM:
SURVEYORS REAL PROPERTY REPORT PART-11
PLAN OF SURVEY OF LOT 4 REGISTERED PLAN 11,
CITY OF VAUGHAN, BY (VLADIMIR DOZEN SURVEYING) ONTARIO
LAND SURVEYOR (DECEMBER 14, 2020)

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Structural

ZONING AND SITE STATISTICS

PROJECT ADDRESS MUNICIPALITY	ADDITION TO COMMERCIAL BUILDING 10477 ISLINGTON AVE VAUGHAN		
ZONING DESIGNATION:	R1/KMS-362		
LOT AREA	957.30 m2 10,304.38 sf		
	PERMITTED	EXISTING	PROPOSED
LOT FRONTAGE	16.25 m	18.29 m	18.29 m
FSI			
BASEMENT		0.00 m2	0.00 m2
1ST FLR		114.04 m2	265.47 m2
2ND FLR		115.52 m2	267.90 m2
3RD FLR		0.00 m2	0.00 m2
	574.38 m2 6,182.63 sf	229.56 m2 2470.98 sf	533.37 m2 5741.19 sf
LOT COVER			
BUILDING		115.51 m2	267.88 m2
PORCH		13.11 m2	18.54 m2
GARAGE		0.00 m2	0.00 m2
DECK		0.00 m2	0.00 m2
ANCILLARY BUILDING		0.00 m2	0.00 m2
	287.19 m2 3,091.31 sf	128.62 m2 1384.47 sf	286.43 m2 3083.13 sf
SETBACKS			
INLINE LOT			
FRONT	2.00 m	0.28 m	0.28 m
SIDE	1.80 m	0.00 m	1.20 m
SIDE	1.80 m	7.45 m	4.63 m
REAR	15.00 m	36.10 m	27.66 m
HEIGHT			
HEIGHT		6.70 m	7.50 m
PARKING			
HEALTH AND FITNESS CENTRE:	RATE PER 100 m2	4.50	
SPACES REQUIRED:		10.3	
OFFICES USE:	RATE PER 100 m2	1.80	
SPACES REQUIRED:		5.5	
TOTAL SPACES REQUIRED:		17	
SPACES PROVIDED:		16	

Project Name

ADDITION &
INTERIOR
ALTERATIONS

10477 ISLINGTON AVE.
VAUGHAN, ON

Sheet Name

SITE PLAN

Project No: 2207

Drawn By: TU Checked By: BS

Scale: As noted

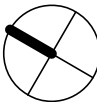
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LEGEND:

- EXISTING ELEMENTS TO REMAIN
- EXISTING ELEMENTS TO REMOVE
- PROPERTY LINE

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Structural

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ADDITION &
INTERIOR
ALTERATIONS

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VAUGHAN, ON

Sheet Name

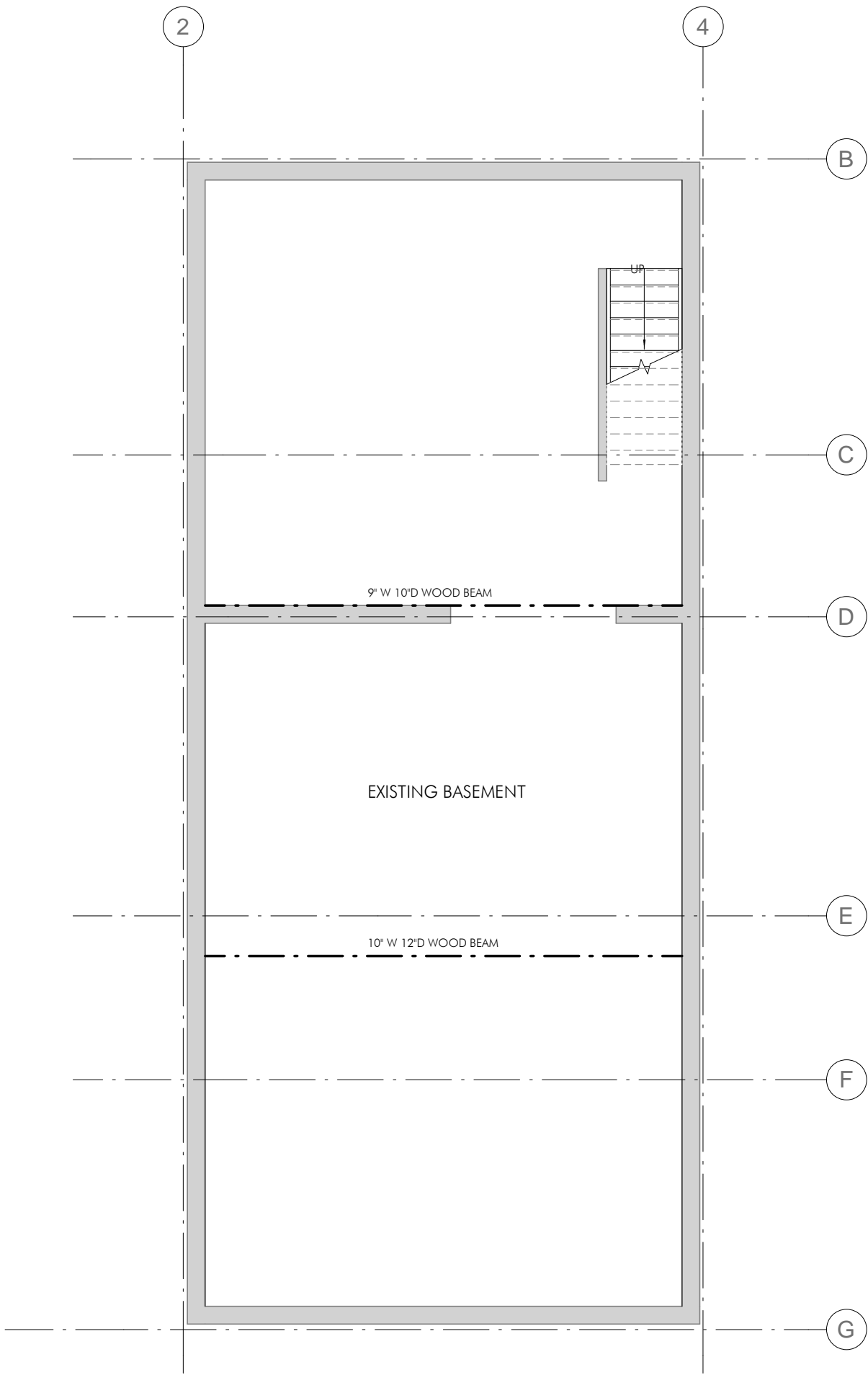
EXISTING /
DEMOLITION
BASEMENT PLAN

Project No: 2207

Drawn By: EG Checked By: BS

Scale: As noted

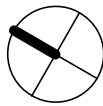
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1 EXISTING / DEMOLITION BASEMENT PLAN
1 : 75

1	Consultant Coordination	September 13, 2023

A-02



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Project Name

ADDITION &
INTERIOR
ALTERATIONS

10477 ISLINGTON AVE.
VAUGHAN, ON

Sheet Name

EXISTING /
DEMOLITION FIRST
FLOOR PLAN

Project No: 2207

Drawn By: EG Checked By: BS

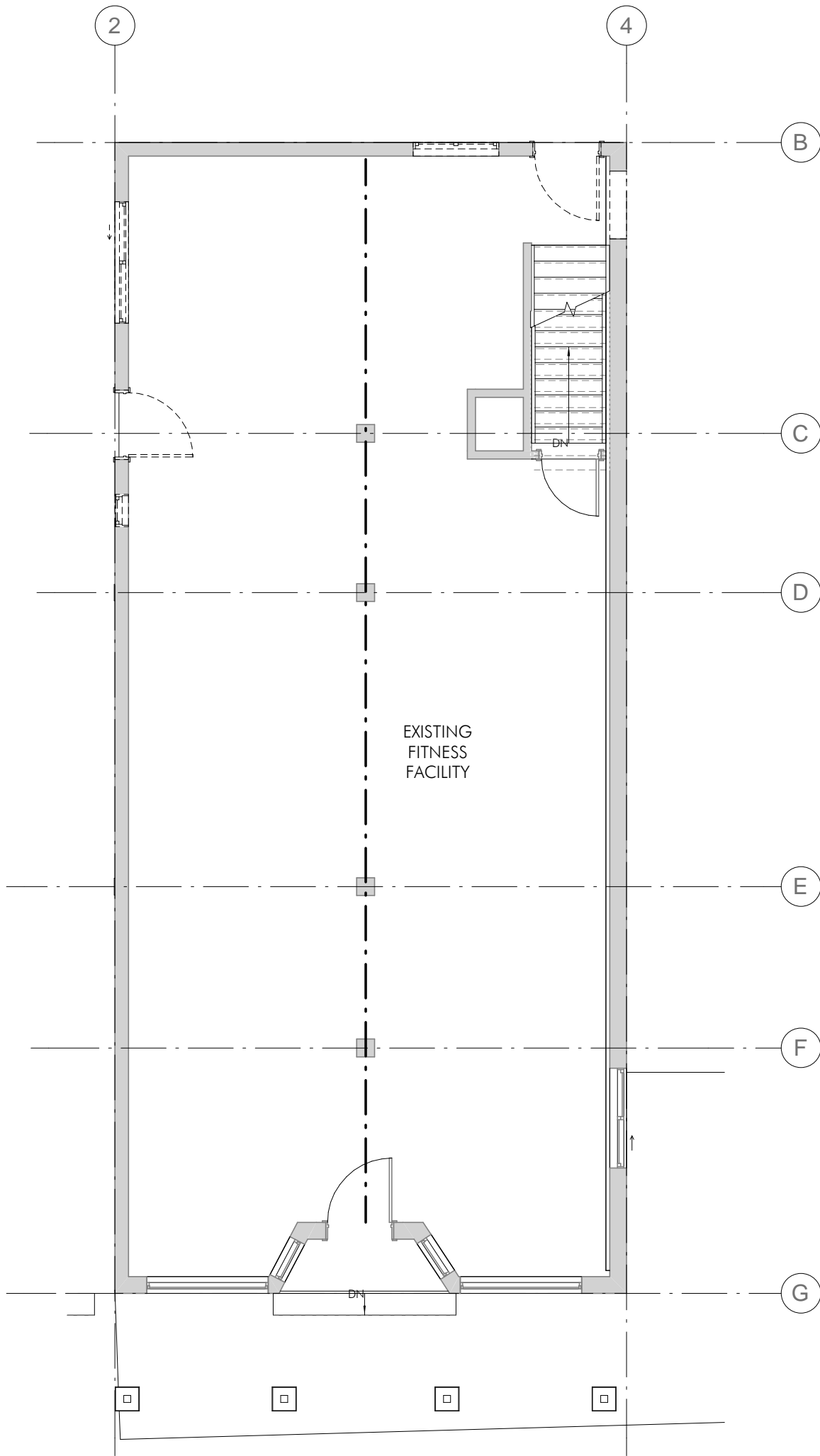
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A-03

LEGEND:

- EXISTING ELEMENTS TO REMAIN
- EXISTING ELEMENTS TO REMOVE
- PROPERTY LINE



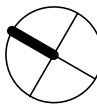
1 EXISTING / DEMOLITION FIRST FLOOR PLAN
1 : 75

LEGEND:

- EXISTING ELEMENTS TO REMAIN
- EXISTING ELEMENTS TO REMOVE
- PROPERTY LINE

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ADDITION &
INTERIOR
ALTERATIONS

10477 ISLINGTON AVE.
VAUGHAN, ON

Sheet Name

EXISTING /
DEMOLITION
SECOND FLOOR
PLAN

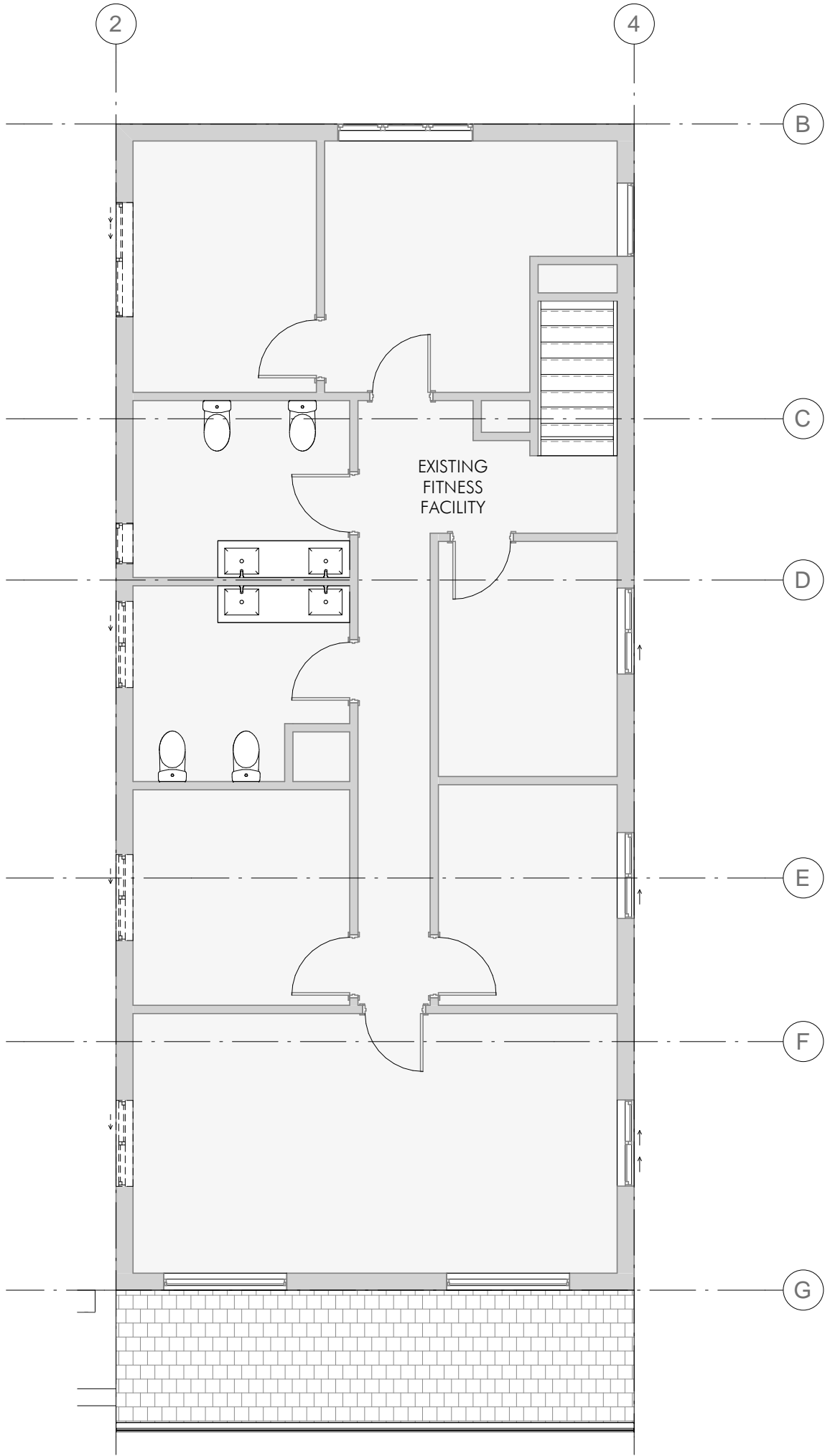
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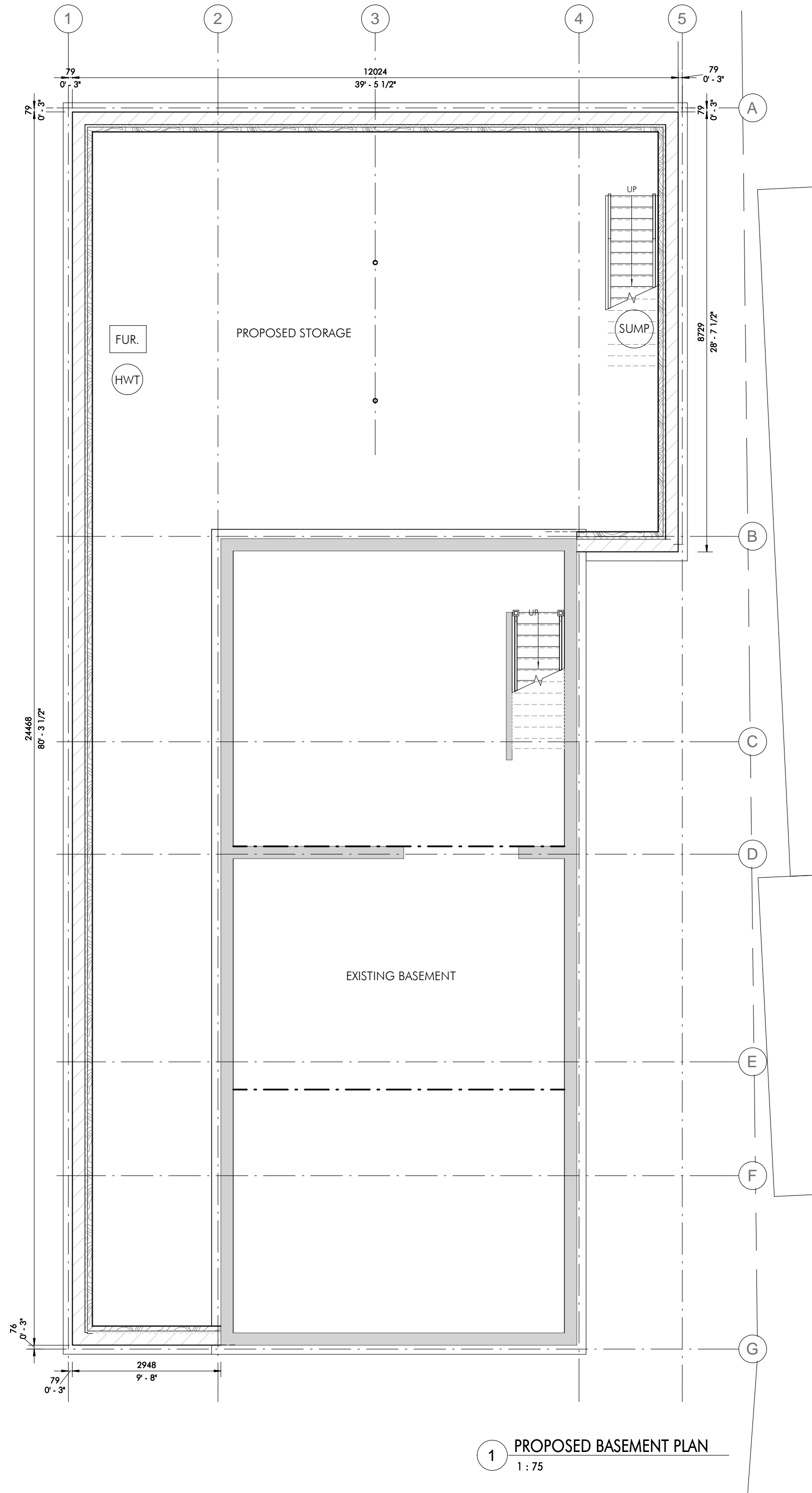
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A-04



1 EXISTING / DEMOLITION SECOND FLOOR PLAN
1 : 75

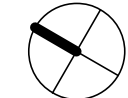


1 PROPOSED BASEMENT PLAN
1 : 75

LEGEND:

- EXISTING ELEMENTS TO REMAIN
- NEW CONSTRUCTION
- PROPERTY LINE
- SA SMOKE ALARM IN ACCORDANCE WITH OBC 9.10.19
- CO CARBON MONOXIDE ALARM IN ACCORDANCE WITH OBC 9.33.4

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Project Name

ADDITION &
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VAUGHAN, ON

Sheet Name

PROPOSED
BASEMENT PLAN

Project No: 2207

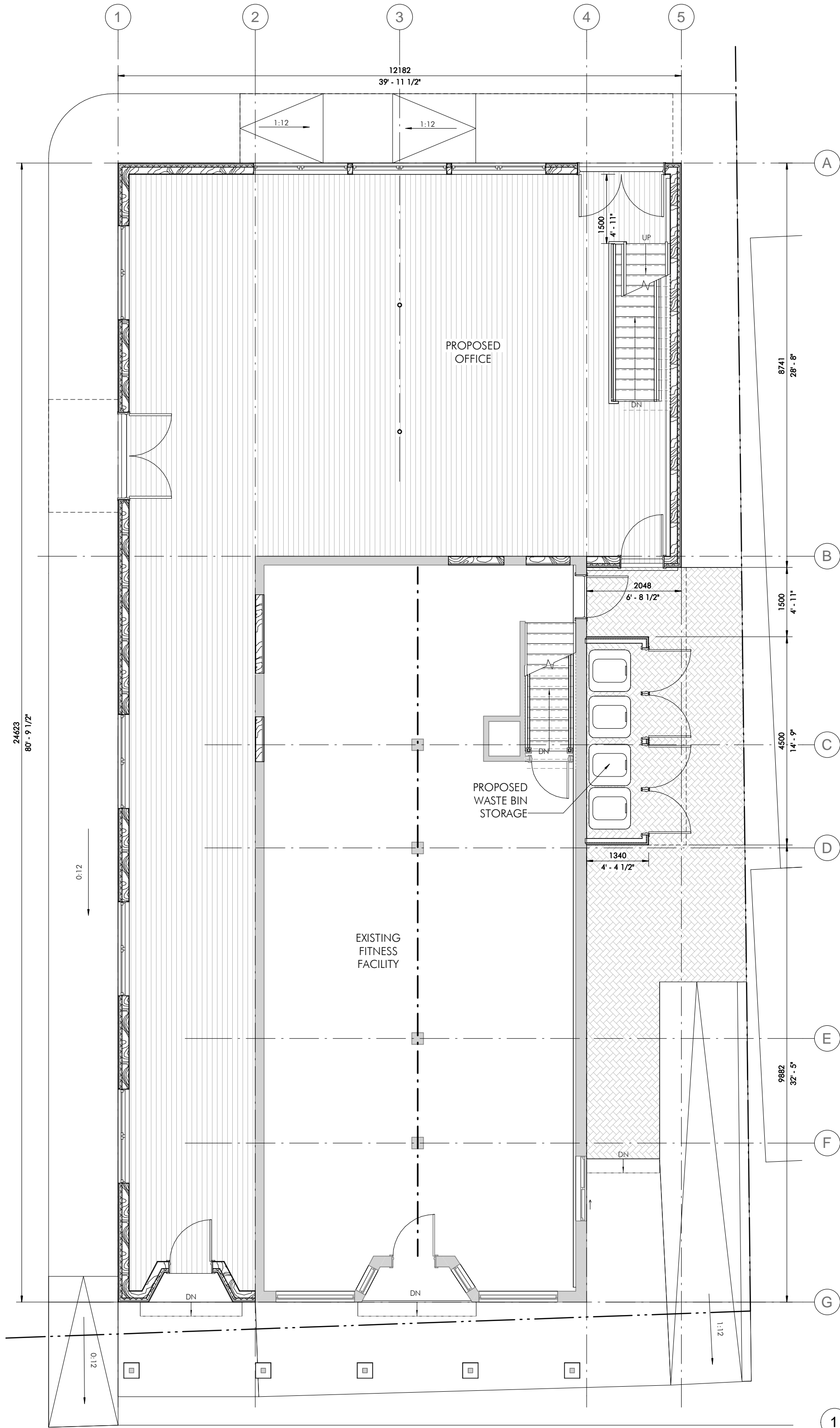
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1	Consultant Coordination	September 13, 2023

A-06

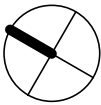


LEGEND:

- EXISTING ELEMENTS TO REMAIN
NEW CONSTRUCTION
PROPERTY LINE
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CO CARBON MONOXIDE ALARM IN ACCORDANCE WITH OBC 9.33.4

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INTERIOR
ALTERATIONS

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VAUGHAN, ON

Sheet Name

PROPOSED FIRST
FLOOR PLAN

Project No: 2207

Drawn By: PM Checked By: BS

Scale: As noted

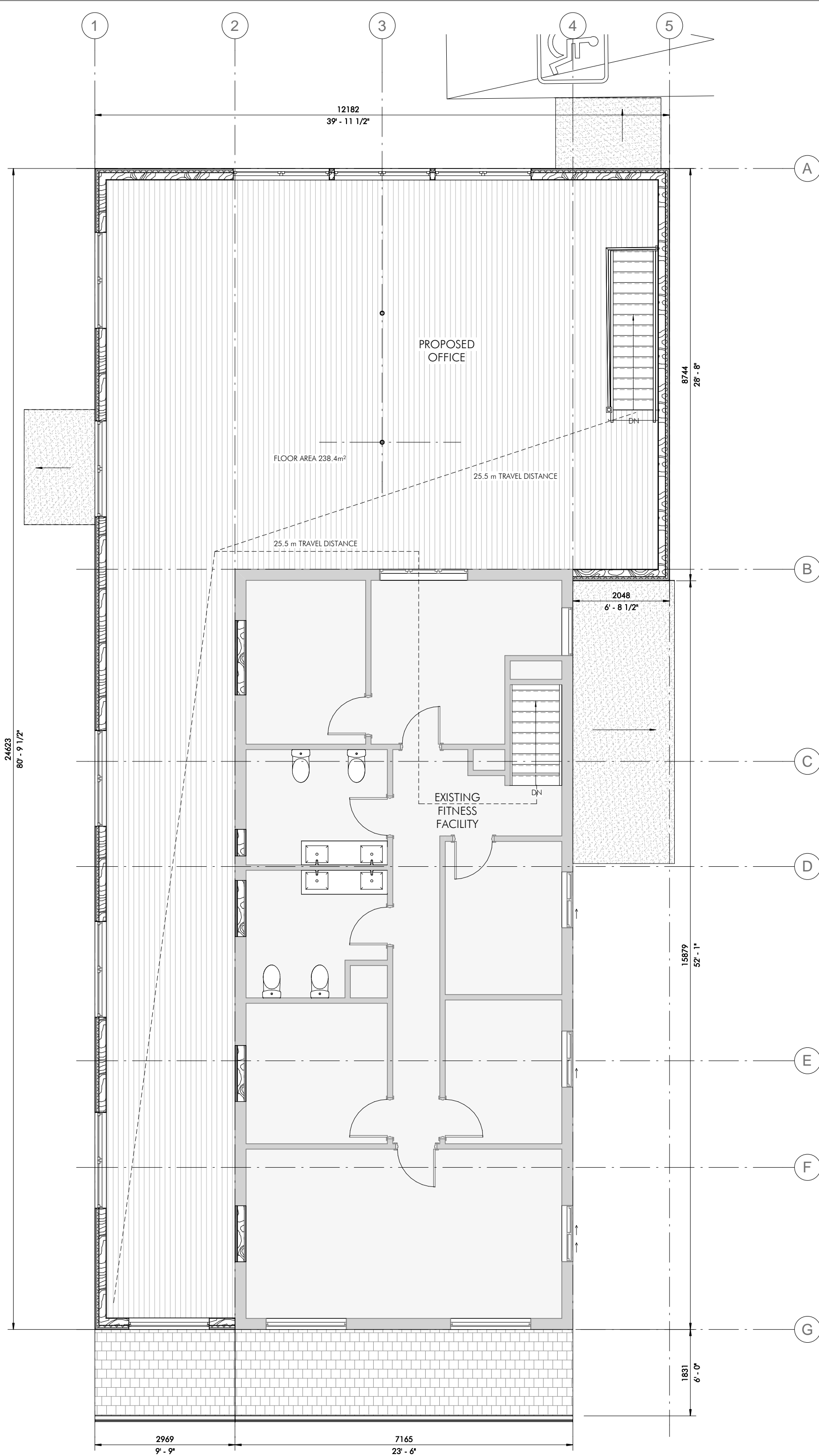
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1 PROPOSED FIRST FLOOR PLAN

1 : 75

1	Consultant Coordination	September 13, 2023
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A-07

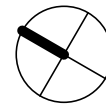


LEGEND:

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- PROPERTY LINE
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Sheet Name

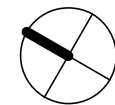
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SECOND FLOOR
PLAN

Project No: 2207

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VAUGHAN, ON

Sheet Name

ROOF PLAN

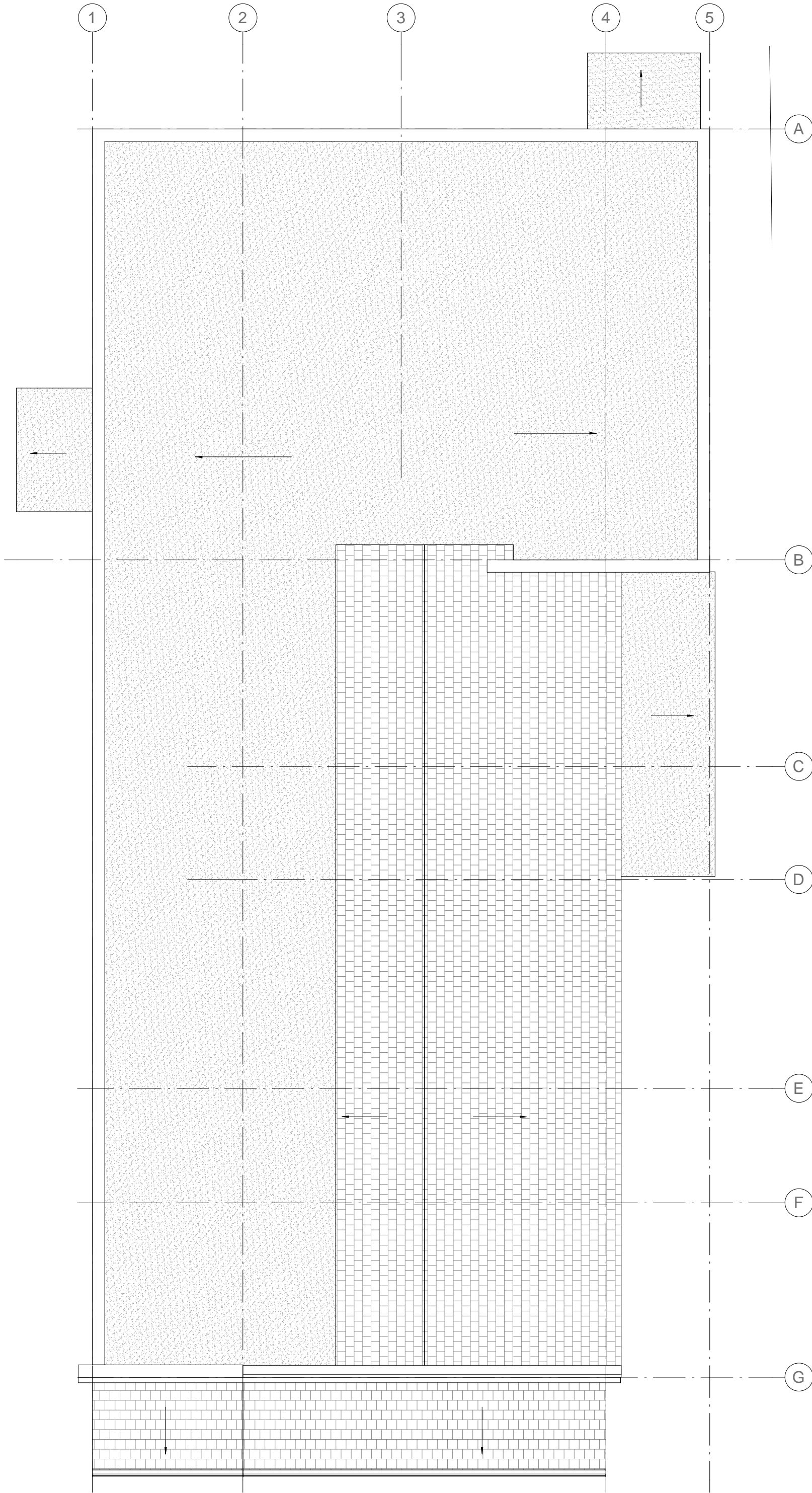
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A-09



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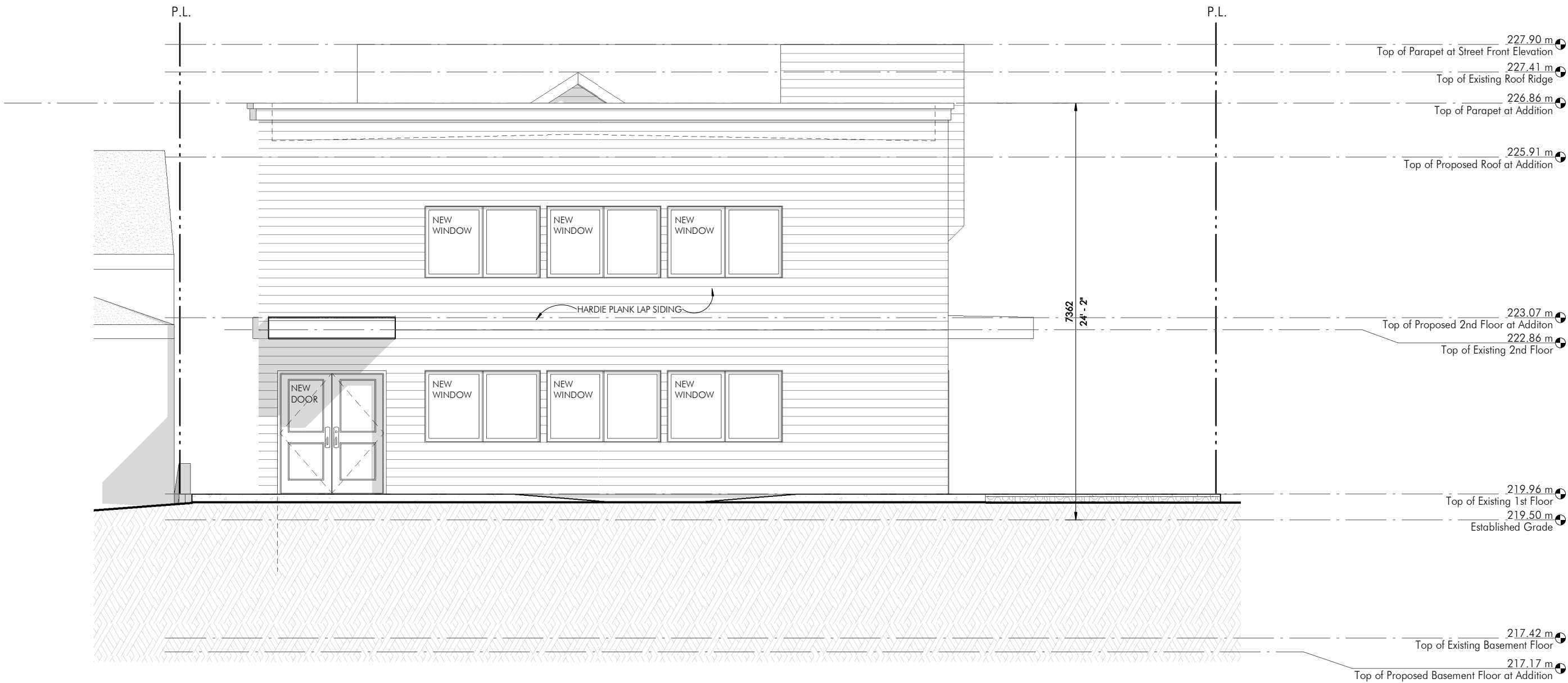
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INTERIOR
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10477 ISLINGTON AVE.
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NORTH ELEVATION

Project No: 2207

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INTERIOR
ALTERATIONS

10477 ISLINGTON AVE.
VAUGHAN, ON

Sheet Name

EAST ELEVATION

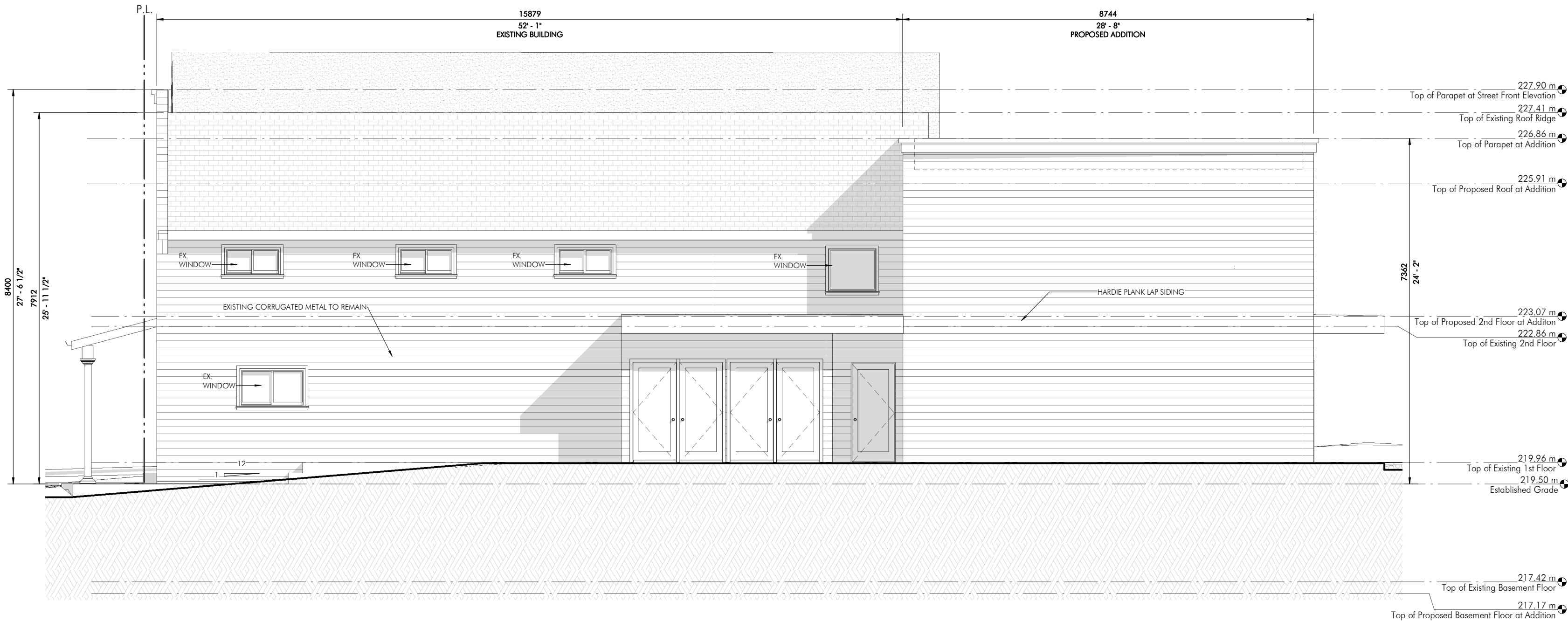
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A-11



2 EAST ELEVATION
1 : 75

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VAUGHAN, ON

Sheet Name

SOUTH ELEVATION

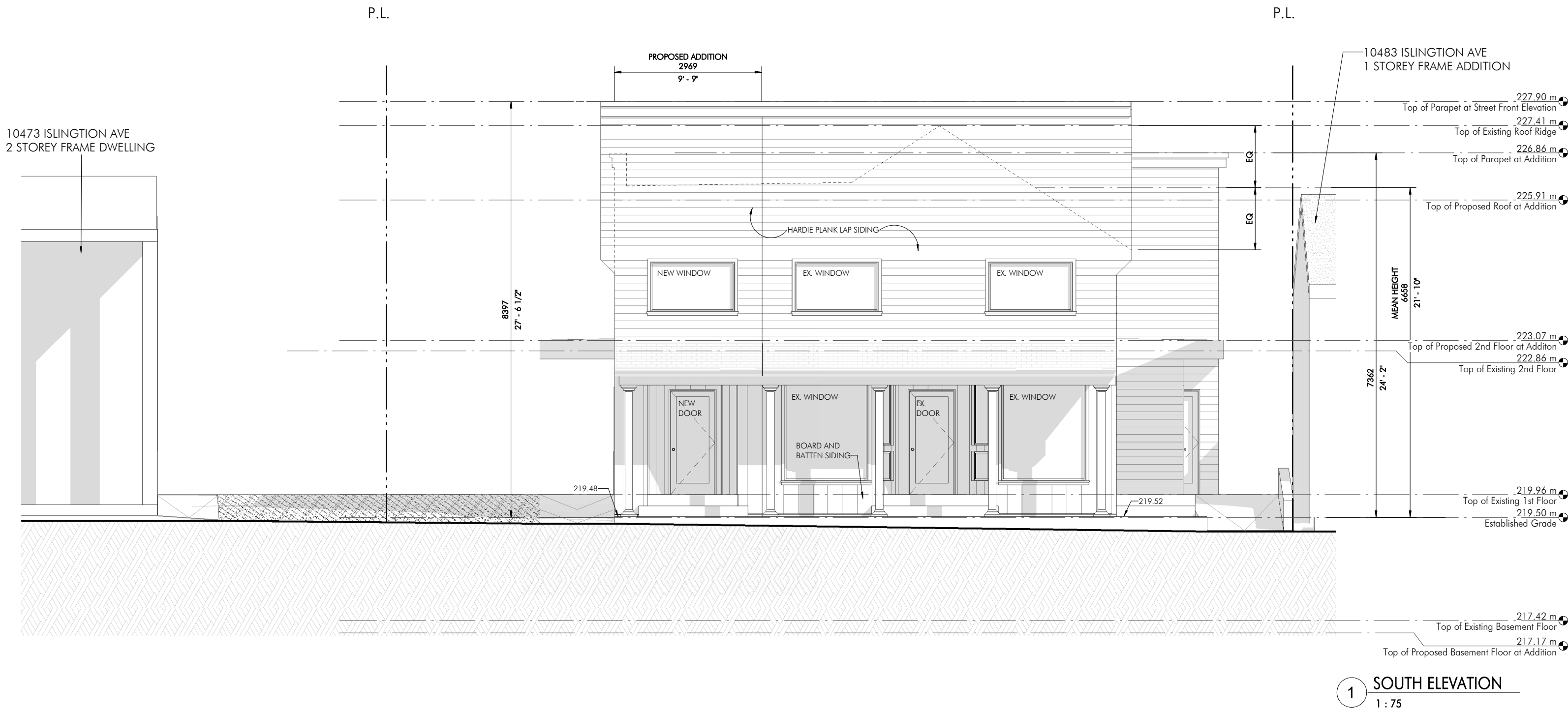
Project No: 2207

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A-12



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Structural



1 WEST ELEVATION
1 : 75

Project Name

ADDITION &
INTERIOR
ALTERATIONS

10477 ISLINGTON AVE.
VAUGHAN, ON

Sheet Name

WEST ELEVATION

Project No: 2207

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A-13

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Structural

Project Name

ADDITION &
INTERIOR
ALTERATIONS

10477 ISLINGTON AVE.
VAUGHAN, ON

Sheet Name

SITE SECTION

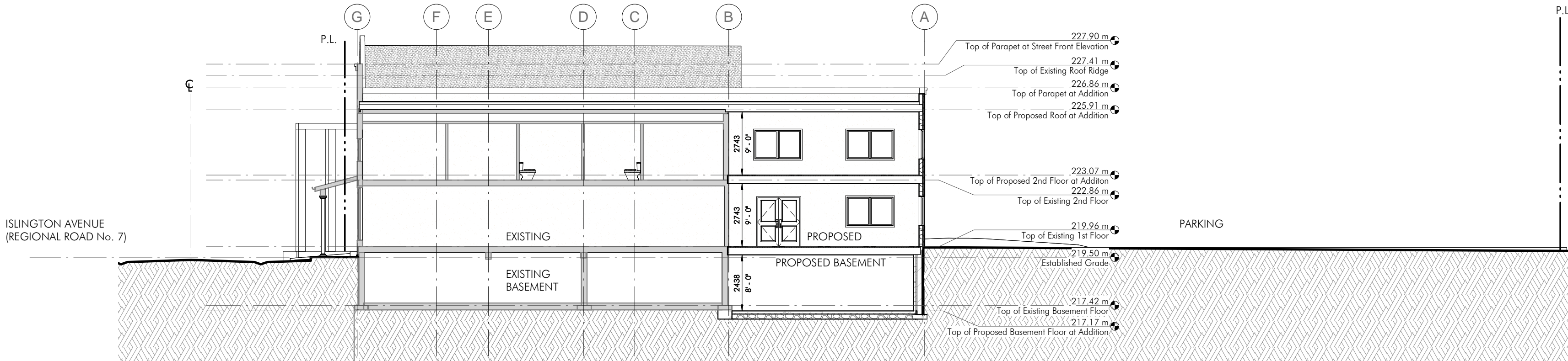
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Drawn By: PM Checked By: BS

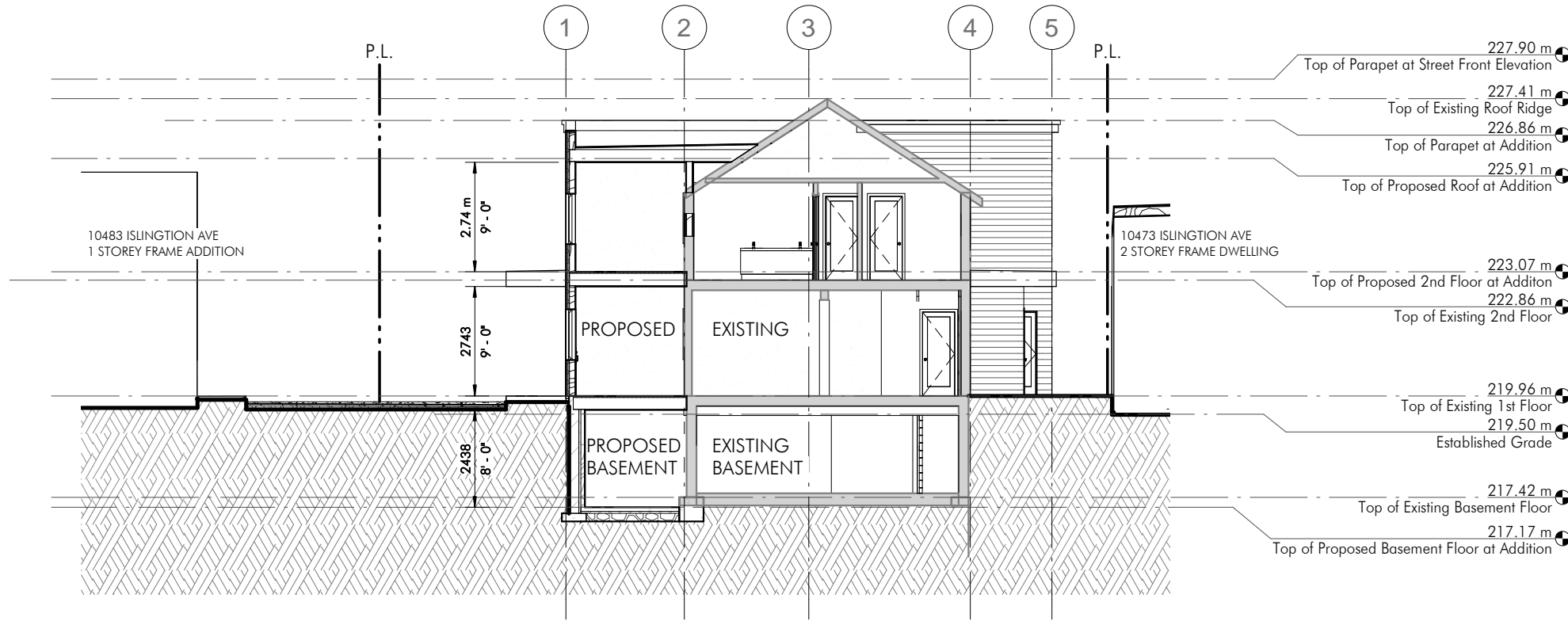
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A-14



1 SITE SECTION 1
1 : 150



2 SITE SECTION 2
1 : 150



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3D VIEWS

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