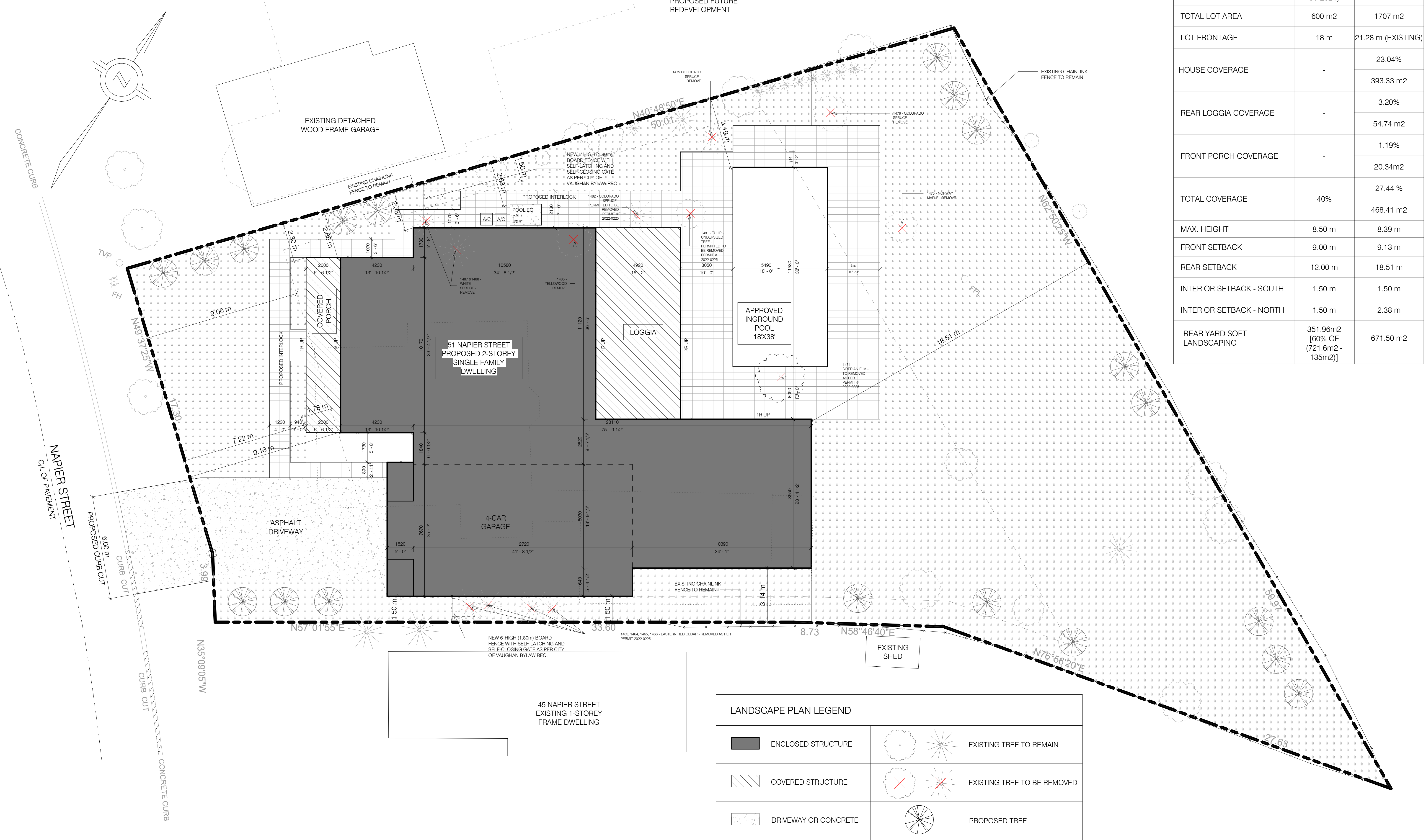


ATTACHMENT 3 51 NAPIER



| SITE DEVELOPMENT | | |
|----------------------------|-------------------------------------|--------------------|
| ZONE | ZONE R1B(EN)- 336 (BY-LAW 01-2021) | PROVIDED |
| | | m2 |
| TOTAL LOT AREA | 600 m2 | 1707 m2 |
| LOT FRONTAGE | 18 m | 21.28 m (EXISTING) |
| HOUSE COVERAGE | - | 23.04% |
| | | 393.33 m2 |
| REAR LOGGIA COVERAGE | - | 3.20% |
| | | 54.74 m2 |
| FRONT PORCH COVERAGE | - | 1.19% |
| | | 20.34m2 |
| TOTAL COVERAGE | 40% | 27.44 % |
| | | 468.41 m2 |
| MAX. HEIGHT | 8.50 m | 8.39 m |
| FRONT SETBACK | 9.00 m | 9.13 m |
| REAR SETBACK | 12.00 m | 18.51 m |
| INTERIOR SETBACK - SOUTH | 1.50 m | 1.50 m |
| INTERIOR SETBACK - NORTH | 1.50 m | 2.38 m |
| REAR YARD SOFT LANDSCAPING | 351.96m2 [60% OF (721.6m2 - 135m2)] | 671.50 m2 |

| LANDSCAPE PLAN LEGEND | |
|-----------------------|-----------------------------|
| | ENCLOSED STRUCTURE |
| | COVERED STRUCTURE |
| | DRIVEWAY OR CONCRETE |
| | SOFT LANDSCAPE |
| | HARD LANDSCAPE |
| | EXISTING TREE TO REMAIN |
| | EXISTING TREE TO BE REMOVED |
| | PROPOSED TREE |
| | CHAINLINK FENCE |
| | WOOD FENCE AND GATE |

1 SITE PLAN
1: 100

| | | |
|---|----------------------------|------------|
| 1 | ISSUED FOR CLIENT REVIEW | 2024-02-20 |
| 2 | ISSUED FOR CLIENT APPROVAL | 2024-01-19 |
| 3 | ISSUED FOR PERMIT REVIEW | 2024-01-17 |
| 4 | ISSUED FOR CLIENT REVIEW | 2024-01-11 |
| 5 | ISSUED FOR CLIENT REVIEW | 2024-01-08 |
| 6 | ISSUED FOR CLIENT REVIEW | 2024-01-08 |
| 7 | ISSUED FOR CLIENT REVIEW | 2024-01-08 |
| 8 | ISSUED FOR CLIENT REVIEW | 2024-01-08 |

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

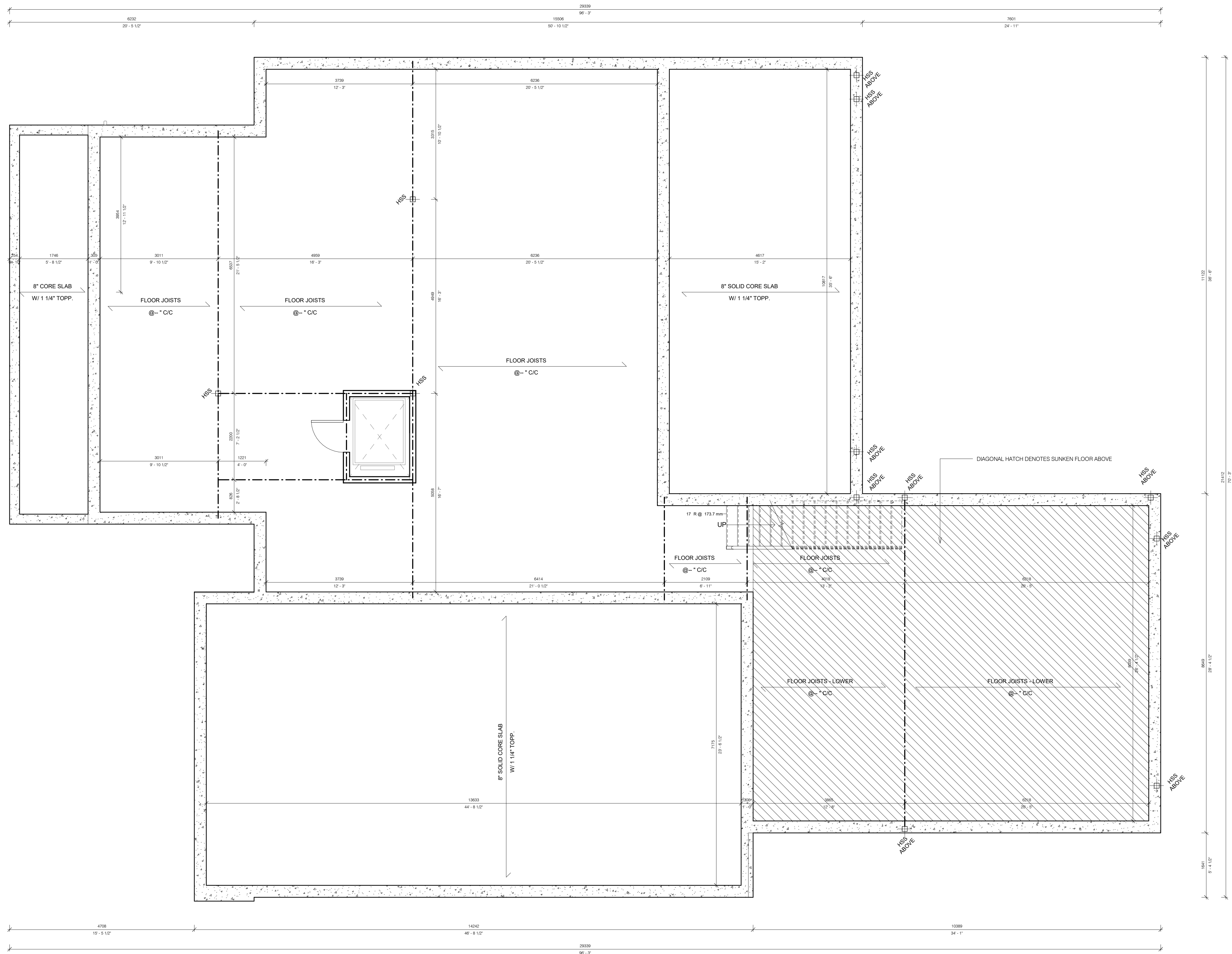
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY INFORMATION.

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FCORTESE@FCAARCHITECTS.CA

NEW SINGLE FAMILY DWELLING
51 NAPIER STREET,
KLEINBURG, ON

Site Plan

| | | | |
|-----------|----------|--------------|---------|
| DATE: | 12/22/23 | PROJECT NO.: | 2021-49 |
| SCALE: | 1: 100 | DRAWING NO.: | A100 |
| DRAWN BY: | S.H. | REVIEWED BY: | F.C. |



| LEGEND | |
|--------|---|
| SYMBOL | DESCRIPTION |
| | SMOKE DETECTOR & CARBON MONOXIDE DETECTOR INTER LINKED W/ PROBE |
| | STEEL POST |
| | SB - SOLID BEARING TO MATCH BEAM/INTEL PLY - MIN. (3) 2"x6" SPF |
| | P.L. - POINT LOAD FROM ABOVE |
| | DOOR TYPE |
| | WINDOW TYPE |
| | MATERIAL TAG |

| NO. | DESCRIPTION | DATE |
|-----|-------------------------------|------------|
| 5 | ISSUED FOR PERMITS SUBMISSION | 2024-02-02 |
| 7 | ISSUED FOR PERMITS APPROVAL | 2024-03-18 |
| 8 | ISSUED FOR PERMITS REVIEW | 2024-01-17 |

ISSUED FOR CONSTRUCTION
 ISSUED FOR BID
 ISSUED FOR BUILDING PERMIT
 ISSUED FOR SITE PLAN APPROVAL
 SUBMITTALS

DESIGNED BY: S.H. / S.H.
 CHECKED BY: F.C. / F.C.
 APPROVED BY: S.H. / S.H.
 DATE: 2024-01-17

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FAUSTO CORTESE
 ARCHITECTS

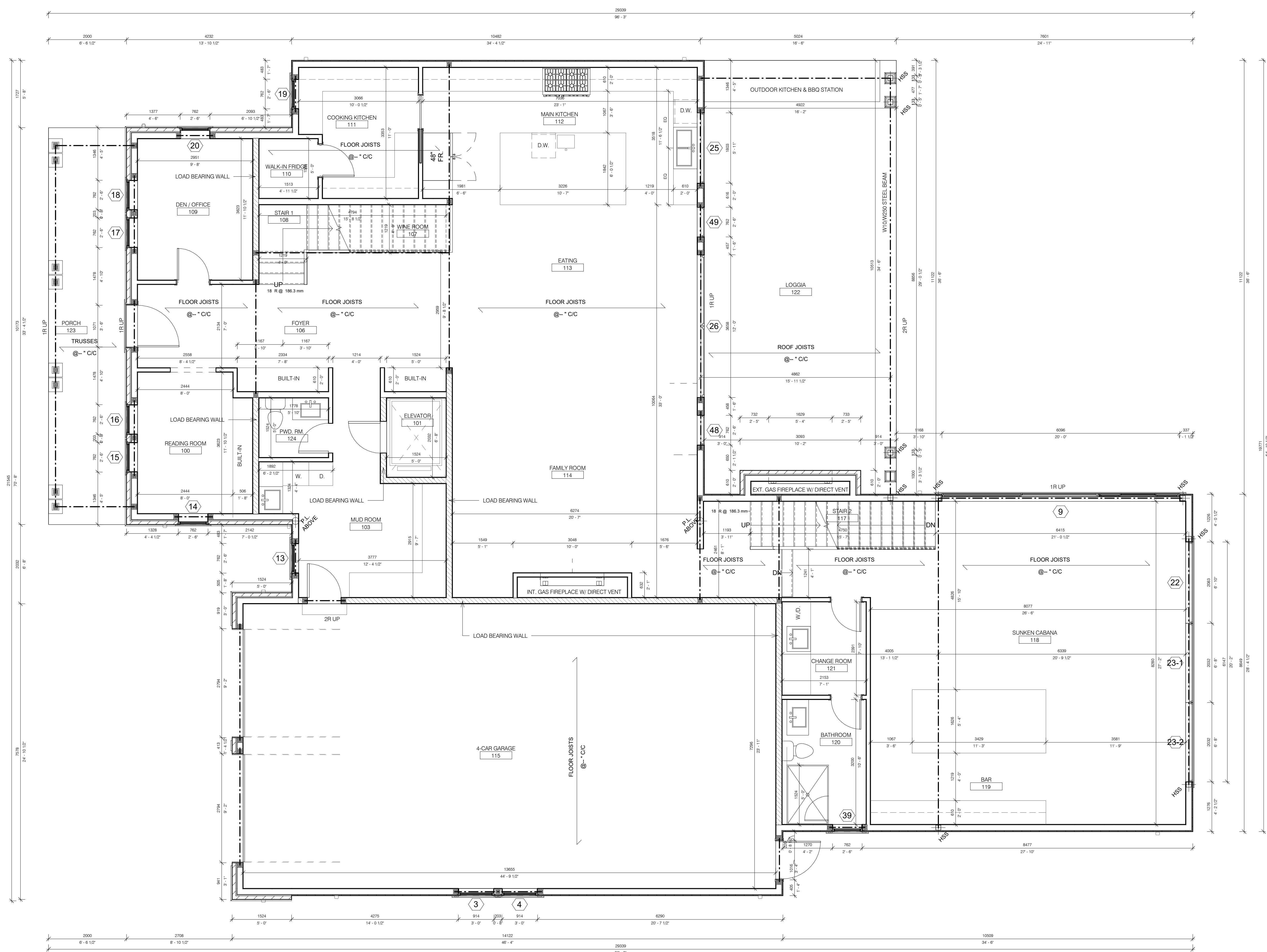
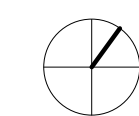
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 416-886-7800
 FCORTESE@FCAARCHITECTS.CA

NEW SINGLE FAMILY
 DWELLING
 51 NAPIER STREET,
 KLEINBURG, ON

BASEMENT PLAN

| | | | |
|-----------|----------|--------------|---------|
| DATE: | 01/17/24 | PROJECT NO.: | 2021-49 |
| SCALE: | 1 : 50 | DRAWING NO.: | A200 |
| DRAWN BY: | S.H. | REVIEWED BY: | F.C. |

1 BASEMENT
 1 : 50



1 1st Floor
1 : 50

| LEGEND | |
|--------|---|
| SYMBOL | DESCRIPTION |
| | SMOKE DETECTOR & CARBON MONOXIDE DETECTOR INTER LINKED W/ PROBE |
| | STEEL POST ABOVE |
| | SB - SOLID BEARING TO MATCH BEAM/INTEL PLY - MIN. (3)-2"x6" SPF |
| | P.L. - POINT LOAD FROM ABOVE |
| | DOOR TYPE |
| | WINDOW TYPE |
| | MATERIAL TAG |

| REVISION | DATE |
|---------------------------------|------------|
| 3 ISSUED FOR PERMITS SUBMISSION | 2024-02-20 |
| 2 ISSUED FOR CLIENT APPROVAL | 2024-01-19 |
| 1 PREPARED FOR PERMITS REVIEW | 2024-01-17 |
| 4 ISSUED FOR CLIENT REVIEW | 2024-01-11 |
| 3 ISSUED FOR CLIENT REVIEW | 2024-01-08 |
| 2 ISSUED FOR CLIENT REVIEW | 2024-01-04 |
| 1 ISSUED FOR CLIENT REVIEW | 2024-01-02 |

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

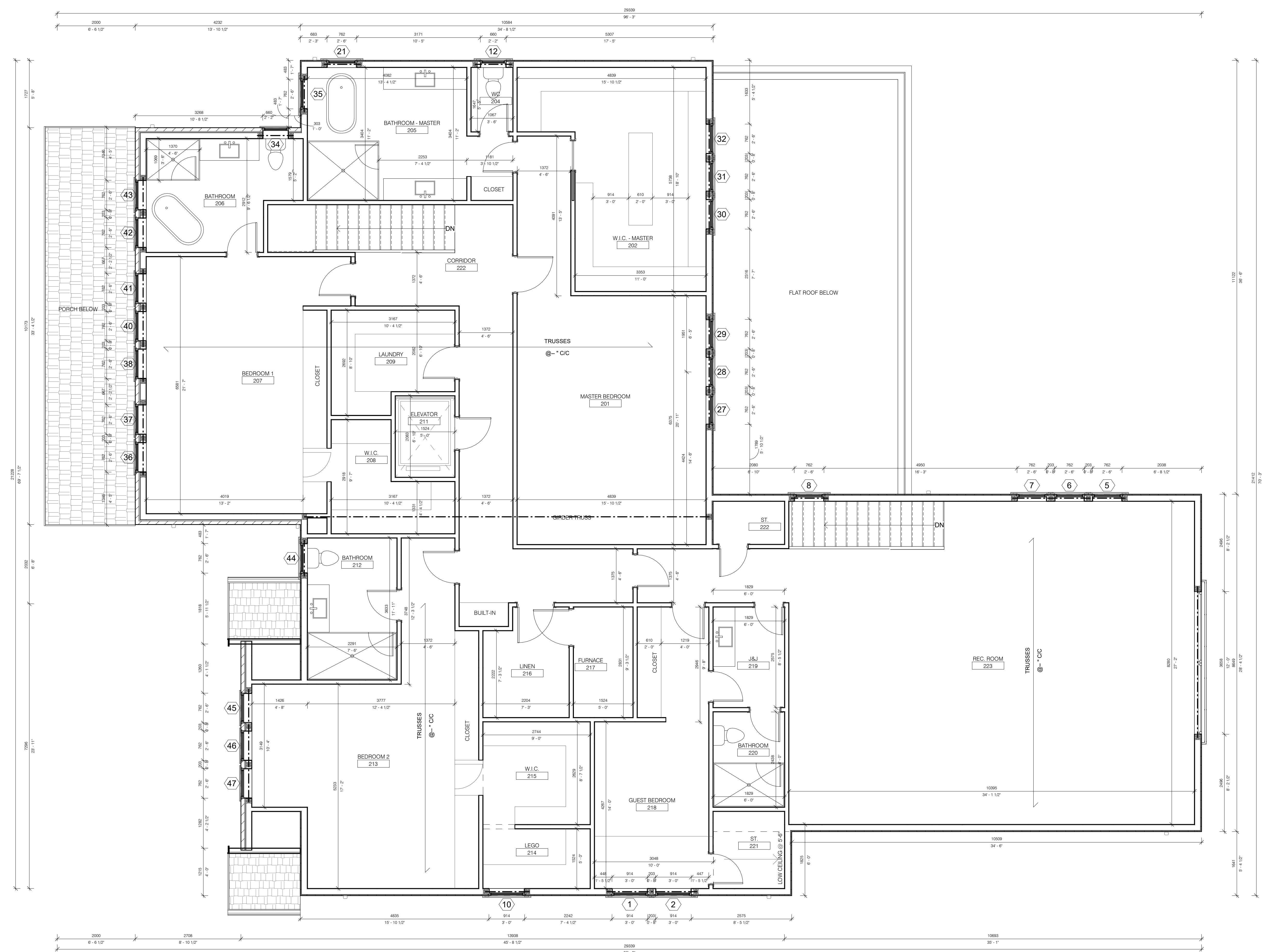
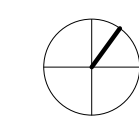
CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE CONSULTED FOR ANY CHANGES TO THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FOUNDATIONS AND FOOTINGS.

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NEW SINGLE FAMILY DWELLING
51 NAPIER STREET,
KLEINBURG, ON

1st FLOOR

| | |
|----------------|--------------------|
| DATE: 12/22/23 | PROJECT #: 2021-49 |
| SCALE: 1 : 50 | DRAWING #: A201 |
| DRAWN BY: S.H. | REVIEWED BY: F.C. |



2 2nd Floor
1: 50

| LEGEND | |
|-------------|---|
| DESCRIPTION | |
| | SMOKE DETECTOR & CARBON MONOXIDE DETECTOR INTER LINKED W/ PROBE |
| | STEEL POST |
| | STEEL POST ABOVE |
| | SB - SOLID BEARING TO MATCH BEAM/INTEL PLY - MIN. (3)-2'x6' SFF |
| | P.L. - POINT LOAD FROM ABOVE |
| | DOOR TYPE |
| | WINDOW TYPE |
| | MATERIAL TAG |

| | | |
|---|-------------------------------|------------|
| 3 | ISSUED FOR PERMITS SUBMISSION | 2024-02-20 |
| 7 | ISSUED FOR CLIENT APPROVAL | 2024-01-19 |
| 8 | ISSUED FOR STRUCTURE REVIEW | 2024-01-17 |
| 4 | ISSUED FOR CLIENT REVIEW | 2024-01-11 |
| 5 | ISSUED FOR CLIENT REVIEW | 2024-01-11 |
| 2 | ISSUED FOR CLIENT REVIEW | 2024-01-09 |
| 1 | ISSUED FOR CLIENT REVIEW | 2024-01-09 |

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

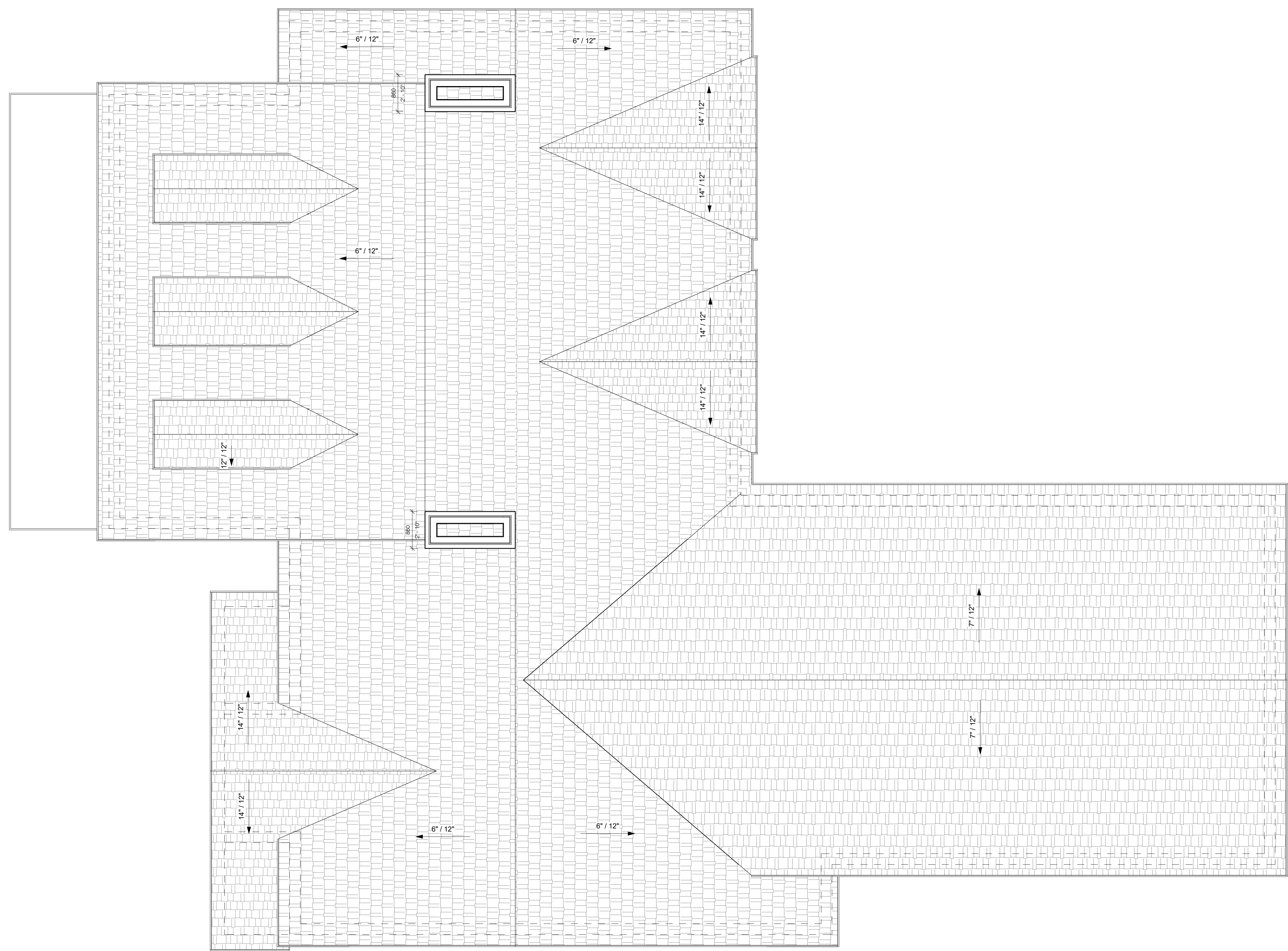
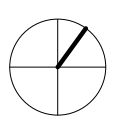
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NEW SINGLE FAMILY DWELLING
51 NAPIER STREET,
KLEINBURG, ON

2nd FLOOR

| | | | |
|-----------|----------|--------------|---------|
| DATE: | 12/22/23 | PROJECT NO.: | 2021-49 |
| SCALE: | 1: 50 | DRAWING NO.: | A202 |
| DRAWN BY: | S.H. | REVIEWED BY: | F.C. |



1 T/O ROOF
1 : 50

| | | |
|---|--------------------------------|------------|
| 1 | ISSUED FOR HERITAGE SUBMISSION | 2024-02-20 |
| 2 | ISSUED FOR CLIENT APPROVAL | 2024-03-19 |
| 3 | ISSUED FOR STRUCTURE REVIEW | 2024-07-17 |
| 4 | ISSUED FOR CLIENT REVIEW | 2024-07-17 |
| 5 | ISSUED FOR CLIENT REVIEW | 2024-07-17 |

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

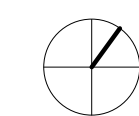
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 FCORTESE@FCARCHITECTS.CA

NEW SINGLE FAMILY DWELLING
51 NAPIER STREET, KLEINBURG, ON

ROOF PLAN

| | | | |
|-----------|----------|--------------|---------|
| DATE: | 01/11/24 | PROJECT NO.: | 2021-49 |
| SCALE: | 1 : 50 | DRAWING NO.: | A203 |
| DRAWN BY: | S.H. | REVIEWED BY: | F.C. |



1 West Elevation - Front
1 : 50

| GLAZED OPENING BREAKDOWN | | | | | |
|------------------------------|-------------------|-----------------------|------------------------|--------------------------|------------------|
| Elevation | Limiting Distance | Glazed Opening Area | Wall Area | Allowable Glazed Opening | Glazed Opening % |
| WEST (FRONT) | 17.00 m | 23.41 m ² | 142.60 m ² | 100% | 16.42% |
| EAST (REAR) | 18.50 m | 51.65 m ² | 140.20 m ² | 100% | 36.84% |
| SOUTH (INTERIOR) | 1.50 m | 7.53 m ² | 204.40 m ² | 7% | 3.68% |
| NORTH (INTERIOR) - SECTION 1 | 2.38 m | 4.07 m ² | 121.40 m ² | 8% | 3.35% |
| NORTH (INTERIOR) - SECTION 2 | 16.60 m | 23.00 m ² | 83.00 m ² | 100% | 27.71% |
| TOTAL | | 109.66 m ² | 1691.60 m ² | | 6.48% |

| | | |
|---|-------------------------------|------------|
| 3 | ISSUED FOR PERMITS SUBMISSION | 2024-02-20 |
| 2 | ISSUED FOR CLIENT APPROVAL | 2024-01-19 |
| 1 | ISSUED FOR STRUCTURE REVIEW | 2024-01-17 |
| 4 | ISSUED FOR CLIENT REVIEW | 2024-01-11 |
| 5 | ISSUED FOR CLIENT REVIEW | 2024-01-08 |
| 6 | ISSUED FOR CLIENT REVIEW | 2024-01-08 |
| 7 | ISSUED FOR CLIENT REVIEW | 2024-01-08 |
| 8 | ISSUED FOR CLIENT REVIEW | 2024-01-08 |

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

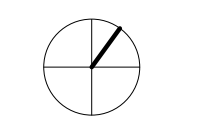
DESIGNED BY: S.H. FAUSTO
DRAWN BY: F.C.
CHECKED BY: S.H. FAUSTO
DATE: 2024-02-20

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416-886-7800
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NEW SINGLE FAMILY DWELLING
51 NAPIER STREET,
KLEINBURG, ON

WEST ELEVATION - FRONT

| | | | |
|-----------|----------|--------------|---------|
| DATE: | 12/22/23 | PROJECT NO.: | 2021-49 |
| SCALE: | 1 : 50 | DRAWING NO.: | A300 |
| DRAWN BY: | S.H. | REVIEWED BY: | F.C. |



1 East Elevation - Rear
1 : 50

| GLAZED OPENING BREAKDOWN | | | | | |
|------------------------------|-------------------|-----------------------|------------------------|--------------------------|------------------|
| Elevation | Limiting Distance | Glazed Opening Area | Wall Area | Allowable Glazed Opening | Glazed Opening % |
| WEST (FRONT) | 17.00 m | 23.41 m ² | 142.60 m ² | 100% | 16.42% |
| EAST (REAR) | 18.50 m | 51.65 m ² | 140.20 m ² | 100% | 36.84% |
| SOUTH (INTERIOR) | 1.50 m | 7.53 m ² | 204.40 m ² | 7% | 3.68% |
| NORTH (INTERIOR) - SECTION 1 | 2.38 m | 4.07 m ² | 121.40 m ² | 8% | 3.35% |
| NORTH (INTERIOR) - SECTION 2 | 16.60 m | 23.00 m ² | 83.00 m ² | 100% | 27.71% |
| TOTAL | | 109.66 m ² | 1691.60 m ² | | 6.48% |

| | | |
|---|-----------------------------|------------|
| 1 | ISSUED FOR CONSTRUCTION | 2024-02-20 |
| 2 | ISSUED FOR CLIENT APPROVAL | 2024-01-19 |
| 3 | ISSUED FOR STRUCTURE REVIEW | 2024-01-17 |
| 4 | ISSUED FOR CLIENT REVIEW | 2024-01-11 |

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

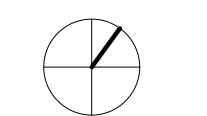
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NEW SINGLE FAMILY DWELLING
51 NAPIER STREET,
KLEINBURG, ON

EAST ELEVATION - REAR

| | | | |
|-----------|----------|--------------|---------|
| DATE: | 01/11/24 | PROJECT NO.: | 2021-49 |
| SCALE: | 1 : 50 | DRAWING NO.: | A301 |
| DRAWN BY: | S.H. | REVIEWED BY: | F.C. |



1 South Elevation
1 : 50

| GLAZED OPENING BREAKDOWN | | | | | |
|------------------------------|-------------------|-----------------------|------------------------|--------------------------|------------------|
| Elevation | Limiting Distance | Glazed Opening Area | Wall Area | Allowable Glazed Opening | Glazed Opening % |
| WEST (FRONT) | 17.00 m | 23.41 m ² | 142.60 m ² | 100% | 16.42% |
| EAST (REAR) | 18.50 m | 51.65 m ² | 140.20 m ² | 100% | 36.84% |
| SOUTH (INTERIOR) | 1.50 m | 7.53 m ² | 204.40 m ² | 7% | 3.68% |
| NORTH (INTERIOR) - SECTION 1 | 2.38 m | 4.07 m ² | 121.40 m ² | 8% | 3.35% |
| NORTH (INTERIOR) - SECTION 2 | 16.60 m | 23.00 m ² | 83.00 m ² | 100% | 27.71% |
| TOTAL | | 109.66 m ² | 1691.60 m ² | | 6.48% |

| | | |
|---|------------------------------|------------|
| 1 | ISSUED FOR PERMIT SUBMISSION | 2024-02-20 |
| 2 | ISSUED FOR CLIENT APPROVAL | 2024-03-19 |
| 3 | ISSUED FOR PERMIT REVIEW | 2024-04-17 |
| 4 | ISSUED FOR CLIENT REVIEW | 2024-05-11 |

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

DESIGNED BY: S.H. FAUSTO CORTESI
DRAWN BY: F.C.
CHECKED BY: S.H.
DATE: 01/11/24

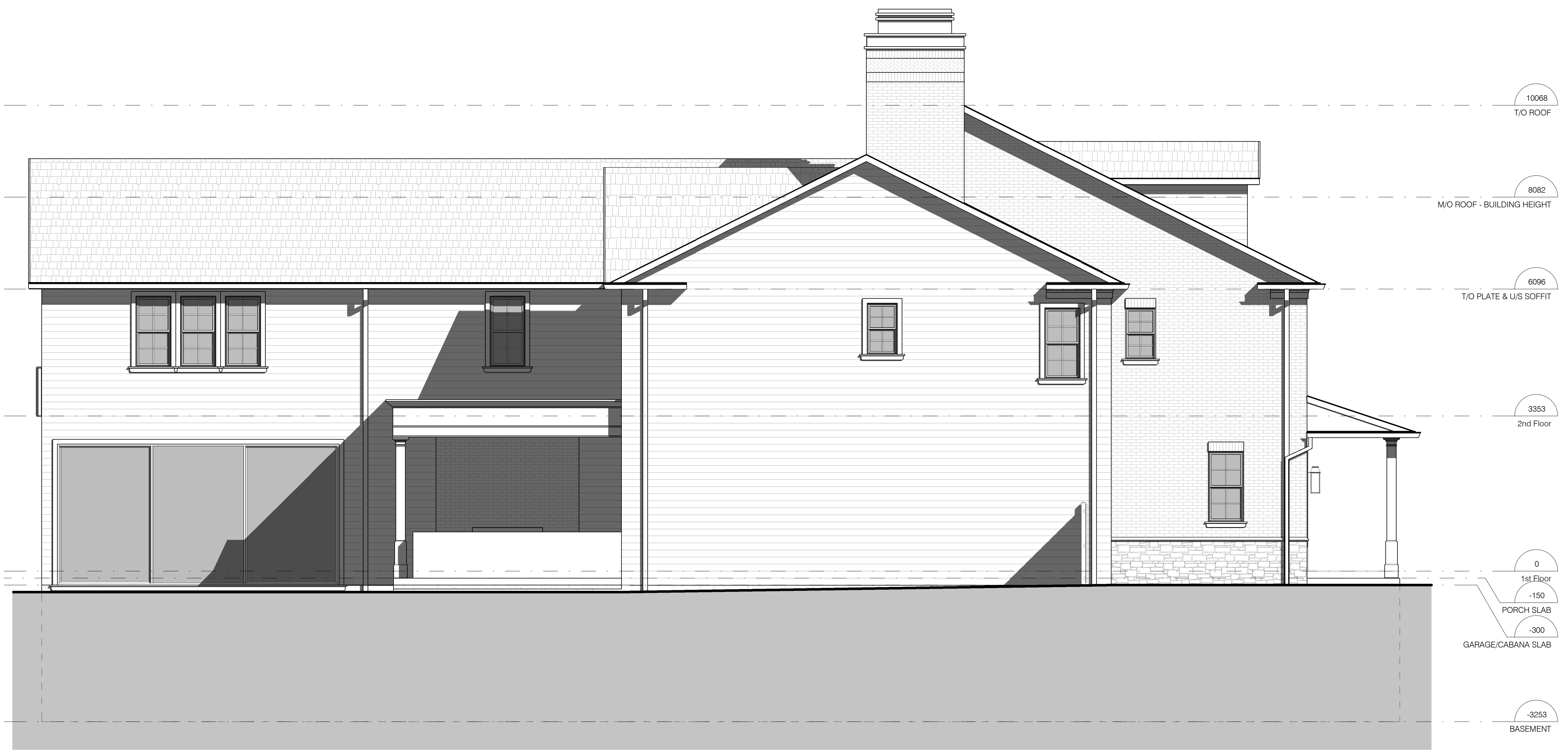
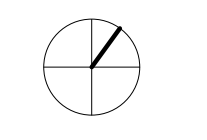
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VAUGHAN, ONTARIO, L4H 3T8
416-886-7000
FCORTESE@FCAARCHITECTS.CA

NEW SINGLE FAMILY DWELLING
51 NAPIER STREET,
KLEINBURG, ON

SOUTH ELEVATION

| | | | |
|-----------|----------|--------------|---------|
| DATE: | 01/11/24 | PROJECT NO.: | 2021-49 |
| SCALE: | 1 : 50 | DRAWING NO.: | A302 |
| DRAWN BY: | S.H. | REVIEWED BY: | F.C. |



1 North Elevation
1 : 50

| GLAZED OPENING BREAKDOWN | | | | | |
|------------------------------|-------------------|-----------------------|------------------------|--------------------------|------------------|
| Elevation | Limiting Distance | Glazed Opening Area | Wall Area | Allowable Glazed Opening | Glazed Opening % |
| WEST (FRONT) | 17.00 m | 23.41 m ² | 142.60 m ² | 100% | 16.42% |
| EAST (REAR) | 18.50 m | 51.65 m ² | 140.20 m ² | 100% | 36.84% |
| SOUTH (INTERIOR) | 1.50 m | 7.53 m ² | 204.40 m ² | 7% | 3.68% |
| NORTH (INTERIOR) - SECTION 1 | 2.38 m | 4.07 m ² | 121.40 m ² | 8% | 3.35% |
| NORTH (INTERIOR) - SECTION 2 | 16.60 m | 23.00 m ² | 83.00 m ² | 100% | 27.71% |
| TOTAL | | 109.66 m ² | 1691.60 m ² | | 6.48% |

| | | |
|---|--------------------------------|------------|
| 1 | ISSUED FOR HERITAGE SUBMISSION | 2024-02-20 |
| 2 | ISSUED FOR CLIENT APPROVAL | 2024-03-19 |
| 3 | ISSUED FOR STRUCTURE REVIEW | 2024-07-17 |
| 4 | ISSUED FOR CLIENT REVIEW | 2024-07-17 |
| 5 | ISSUED FOR CLIENT REVIEW | 2024-07-17 |

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PROGRAM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PROGRAM.

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 FCORTESE@FCAARCHITECTS.CA

NEW SINGLE FAMILY DWELLING
 51 NAPIER STREET,
 KLEINBURG, ON

NORTH ELEVATION

| | | | |
|-----------|----------|--------------|---------|
| DATE: | 01/11/24 | PROJECT NO.: | 2021-49 |
| SCALE: | 1 : 50 | DRAWING NO.: | A303 |
| DRAWN BY: | S.H. | REVIEWED BY: | F.C. |