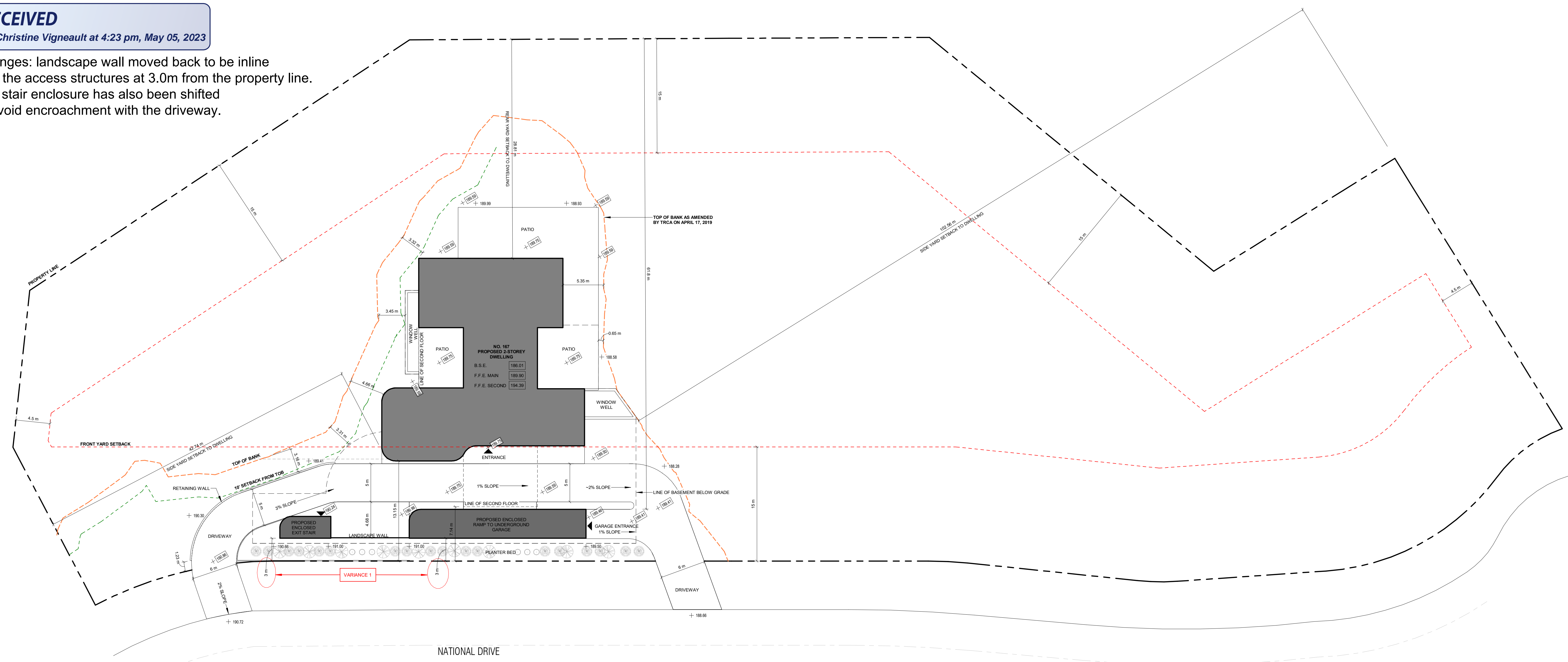
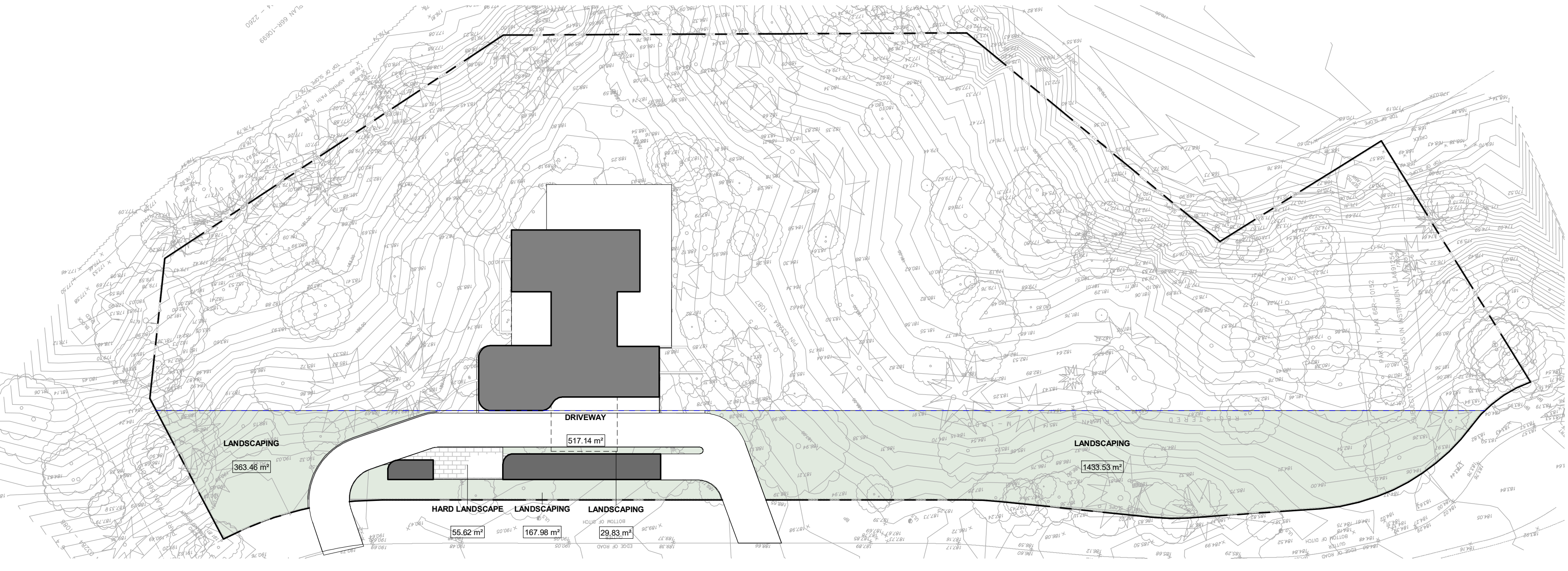


Changes: landscape wall moved back to be inline with the access structures at 3.0m from the property line.
The stair enclosure has also been shifted to avoid encroachment with the driveway.



1 SITE PLAN
A-001a 1:250



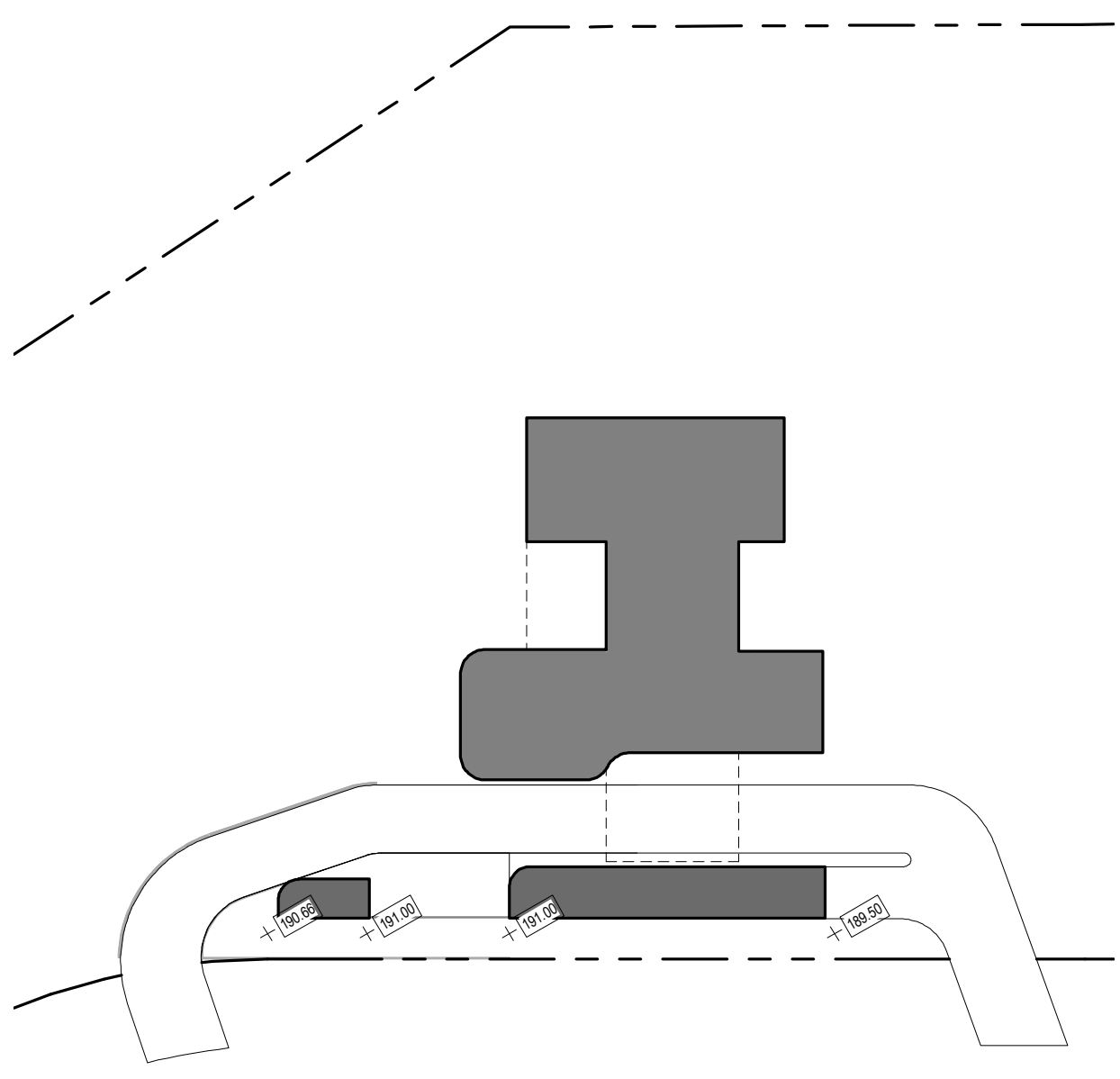
2 LANDSCAPE PLAN
A-001a 1:500

LANDSCAPE LEGEND

- HARD LANDSCAPING
- HARD LANDSCAPING C
- SOFT LANDSCAPING

FRONT YARD LANDSCAPE AREA

FRONT YARD AREA = 2584.8m²
TOTAL FRONT YARD LANDSCAPE AREA = 2447.22m² (94% OF FRONT YARD AREA)
SOFT LANDSCAPE AREA = 1806.33m² (77.6% OF TOTAL LANDSCAPE AREA)



3 ESTABLISHED / AVERAGE GRADE CALCULATION
A-001a 1:500

ESTABLISHED GRADE @ FRONT WALL OF DWELLING
190.66 + 191.00 + 191.00 + 189.50 / 4 = 190.54

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12	2023.05.03	COMMITTEE OF ADJUSTMENT R7
11	2023.04.21	COMMITTEE OF ADJUSTMENT R6
10	2023.04.17	COMMITTEE OF ADJUSTMENT R5
9	2023.04.11	COMMITTEE OF ADJUSTMENT R4
8	2023.02.22	COMMITTEE OF ADJUSTMENT R2
7	2023.02.14	COMMITTEE OF ADJUSTMENT R1
6	2023.01.27	COMMITTEE OF ADJUSTMENT
5	2023.01.20	CLIENT REVIEW
4	2022.11.23	TRCA APPLICATION R1
3	2022.11.09	CLIENT REVIEW
2	2022.07.19	TRCA CO APPLICATION
1	2022.06.16	CLIENT REVIEW

--- TOP OF BANK AS AMENDED BY TRCA ON APRIL 17, 2019 (ASSUMED ALONG 188.0m CONTOUR LINE)
--- 10' SETBACK FROM TOP OF BANK
--- LINE OF BASEMENT BELOW GRADE

AD	AREA DRAIN
BSE	BASEMENT SLAB ELEVATION
FSE	FINISHED FLOOR ELEVATION
DFE	DOOR SILL ELEVATION
GSE	GARAGE SILL ELEVATION
TRW	TOP OF RETAINING WALL
TL	TOP OF STAIR LANDING
TS	TOP OF SLAB
TF	TOP OF FINISH FLOOR
TF	TOP OF WALL
UF	UNDERSIDE OF FOOTING
UFG	UNDERSIDE OF FTG. GARAGE
UFR	UNDERSIDE OF FTG. REAR
ULG	UNDERGROUND GARAGE
WOB	WALKOUT BASEMENT
NR	NUMBER OF RISERS
---	DIRECTION OF SURFACE DRAINAGE
▲	EXTERIOR DOOR LOCATION
+ 000.00	EXISTING ELEVATION
000.00	PROPOSED ELEVATION
☐	RAINWATER DOWNSPOUT LOCATION

SITE STATISTICS

167 NATIONAL DRIVE, VAUGHAN ON
LOT 65 REGISTERED PLAN M-1800
CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK

ZONING DESIGNATION
RE (EN) - ESTATE RESIDENTIAL ESTABLISHED NEIGHBOURHOOD (BY-LAW 001-2021)
RR - RURAL RESIDENTIAL (BY-LAW 1-88)

LOT AREA	11077.68 m ²	11077.68 m ²
----------	-------------------------	-------------------------

ZONING BY-LAW 1-88 AND BY-LAW 001-2021

	BY-LAW REQUIREMENT	ALLOWED UNDER BY-LAW 001-2021	PROPOSED
LOT AREA	4000 m ²	4000 m ²	11,077.67 m ²
LOT FRONTAGE	45 m	45 m	185.25 m
LOT COVERAGE	10%	N/A	6.28%
FRONT YARD (WEST) TO...	15 m	15 m	7.14 m
FRONT YARD (WEST) TO ENCLOSED RAMP	15 m	15 m	3.0 m
REAR YARD (EAST)	15 m	15 m	28.81 m
INT. SIDE YARD (NORTH)	4.5 m	4.5 m	23.2 m
INT. SIDE YARD (SOUTH)	4.5 m	4.5 m	102.56 m
BUILDING HEIGHT (above established grade)	9.5 m	9.5 m	8.15 m
MIN. LANDSCAPE (% OF LOT AREA)	10%	N/A	> 10%
MIN. FRONT YARD LANDSCAPE	N/A	50% OF YARD / 60% OF WHICH TO BE SOFT LANDSCAPE	94% OF YARD / 77% SOFT LANDSCAPE
DRIVEWAY WIDTH	6.0 m OR MAX COMBINED WIDTH OF 15M FOR CIRCULAR DRIVEWAY W/ TWO POINTS OF ACCESS	6.0 m OR MAX COMBINED WIDTH OF 15M FOR CIRCULAR DRIVEWAY W/ TWO POINTS OF ACCESS	6.0 m, MAX. COMBINED WIDTH OF 12m



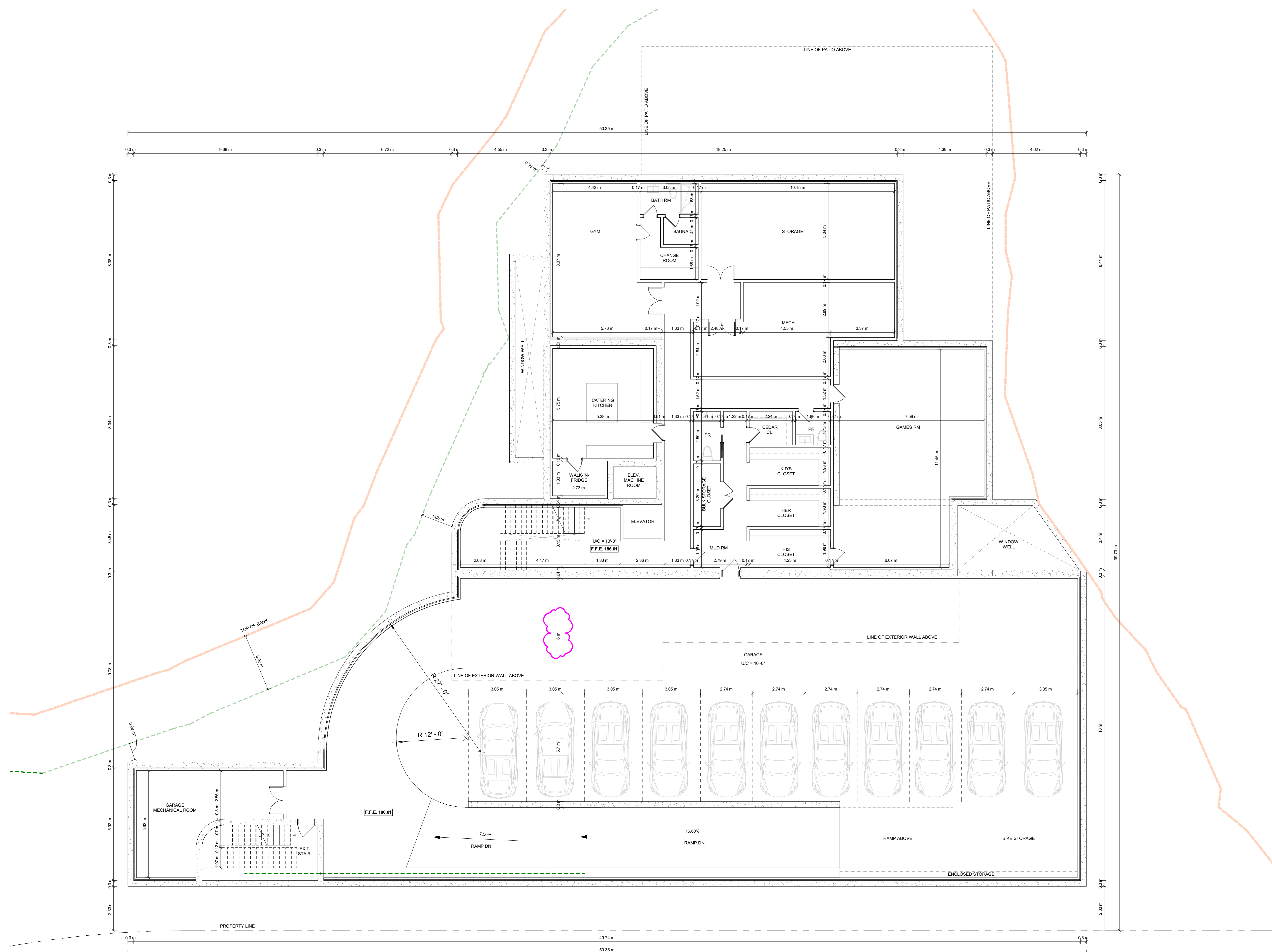
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FRANK@FRANKFRANCO.COM

167 NATIONAL DRIVE

PROJECT NO.	-
PROJECT MANAGER	FD
DRAWN	SR
CHECKED	FD
SCALE	As indicated

SITE PLAN

A-001a



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NO.	DATE	ISSUED FOR
8	2023.05.03	COMMITTEE OF ADJUSTMENT R7
7	2023.04.21	COMMITTEE OF ADJUSTMENT R6
6	2023.04.17	COMMITTEE OF ADJUSTMENT R5
5	2023.04.11	COMMITTEE OF ADJUSTMENT R4
4	2023.02.14	COMMITTEE OF ADJUSTMENT R1
3	2023.01.20	CLIENT REVIEW
2	2022.11.09	CLIENT REVIEW
1	2022.06.16	CLIENT REVIEW



167 NATIONAL DRIVE

PROJECT NO.	-
PROJECT MANAGER	FD
DRAWN	SR
CHECKED	FD
SCALE	1:100

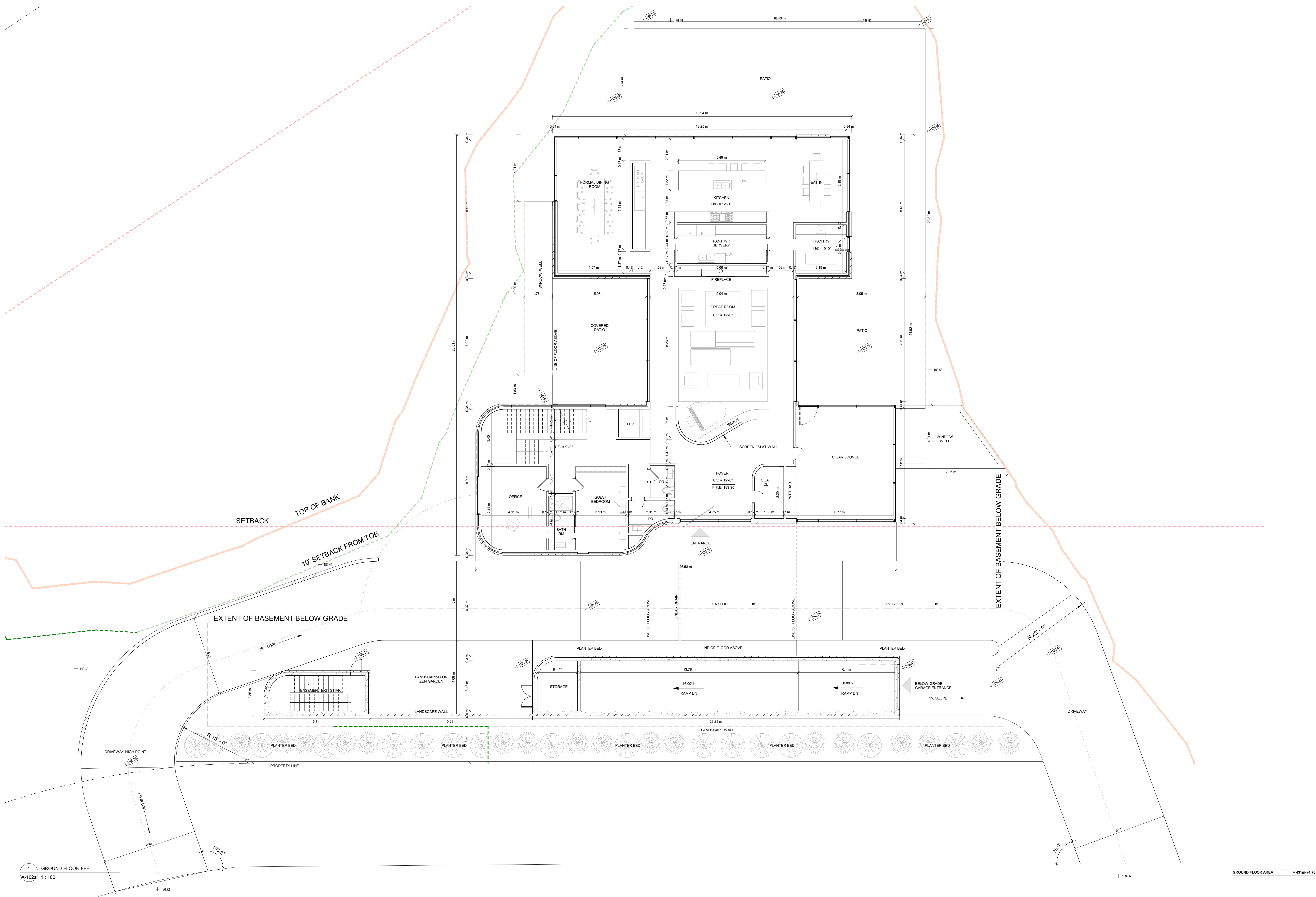
BASEMENT PLAN

A-101a

5/5/2023 2:09:32 PM

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1 GROUND FLOOR FFE
 A-102a 1 : 100
 GROUND FLOOR AREA = 431m² (4,765 SF)



167 NATIONAL DRIVE
 PROJECT NO. -
 PROJECT MANAGER FD
 DRAWN SR
 CHECKED FD
 SCALE 1 : 100

MAIN FLOOR PLAN
 A-102a
 5/5/2023 2:09:34 PM

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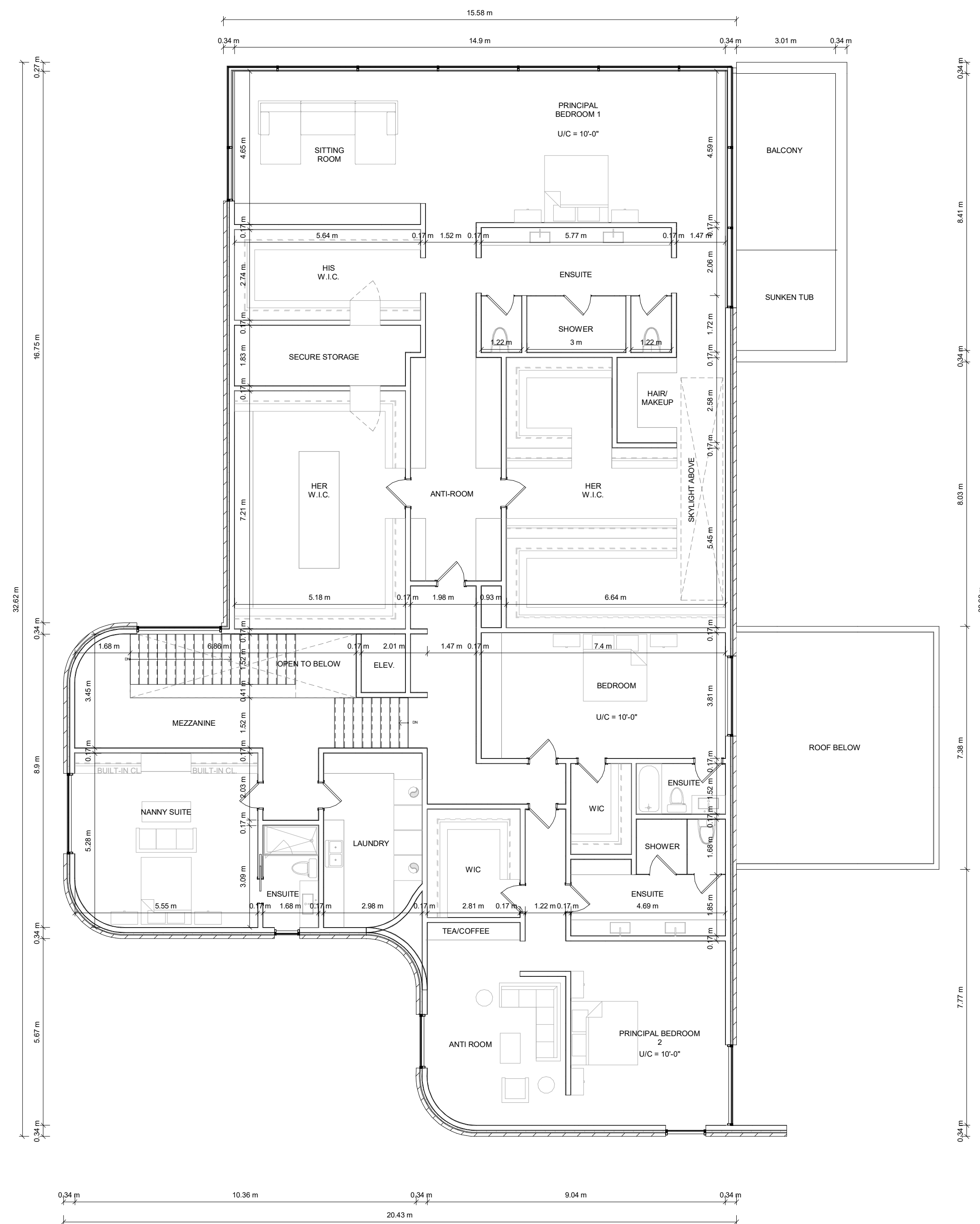
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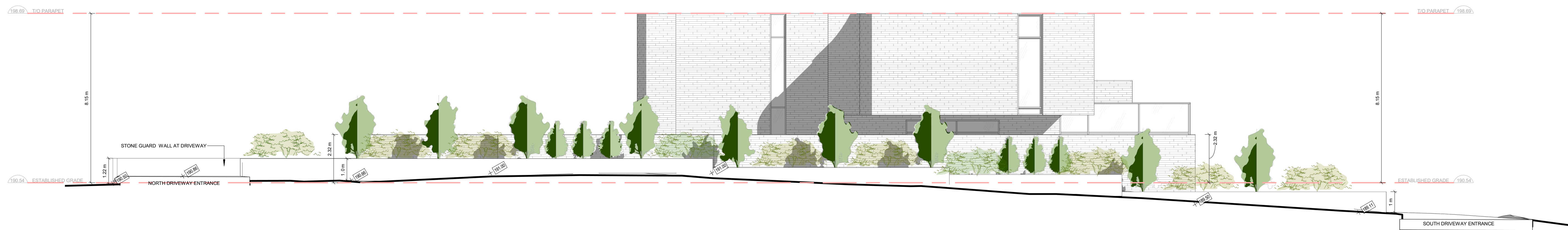
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3	2023.01.20	CLIENT REVIEW
2	2022.11.09	CLIENT REVIEW
1	2022.06.16	CLIENT REVIEW





1 WEST (FRONT) ELEVATION - OPTION C
A-200c 1:100

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3	2023.05.03	COMMITTEE OF ADJUSTMENT R7
2	2023.04.21	COMMITTEE OF ADJUSTMENT R6
1	2023.04.17	COMMITTEE OF ADJUSTMENT R5

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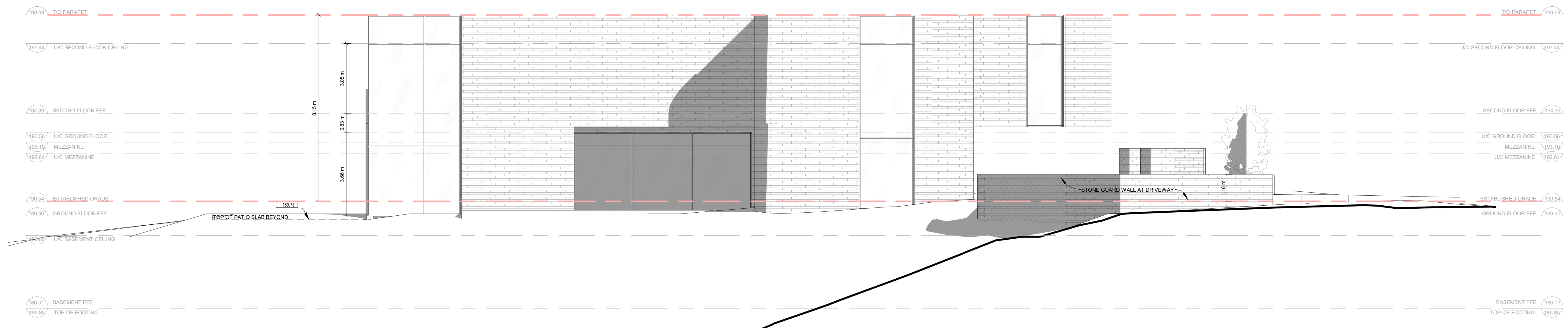
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FRANK@FRANKFRANCO.COM

167 NATIONAL DRIVE	
PROJECT NO.	-
PROJECT MANAGER	FD
DRAWN	SR
CHECKED	FD
SCALE	1:100

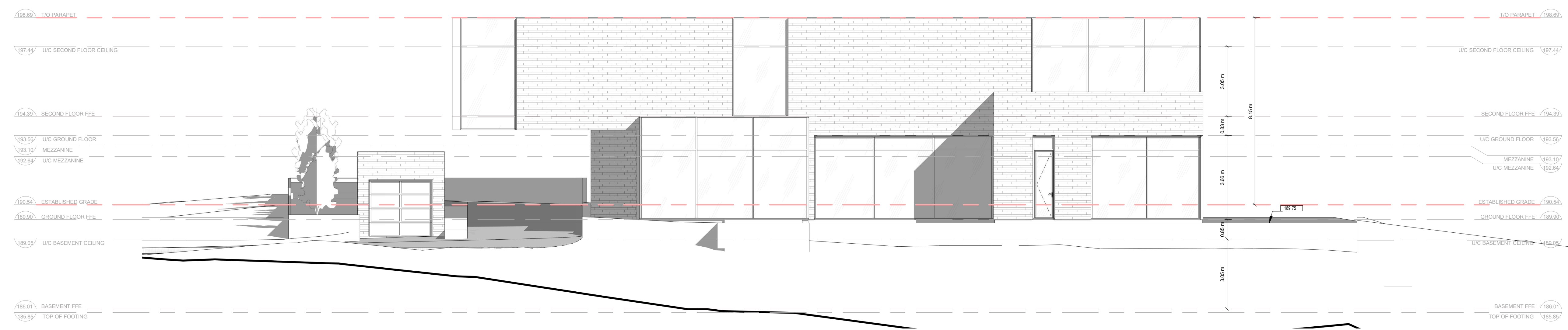
FRONT ELEVATION - OPT. C
A-200c
 5/5/2023 2:09:43 PM

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1 NORTH (SIDE) ELEVATION
 A-201a 1 : 100



2 SOUTH (SIDE) ELEVATION
 A-201a 1 : 100



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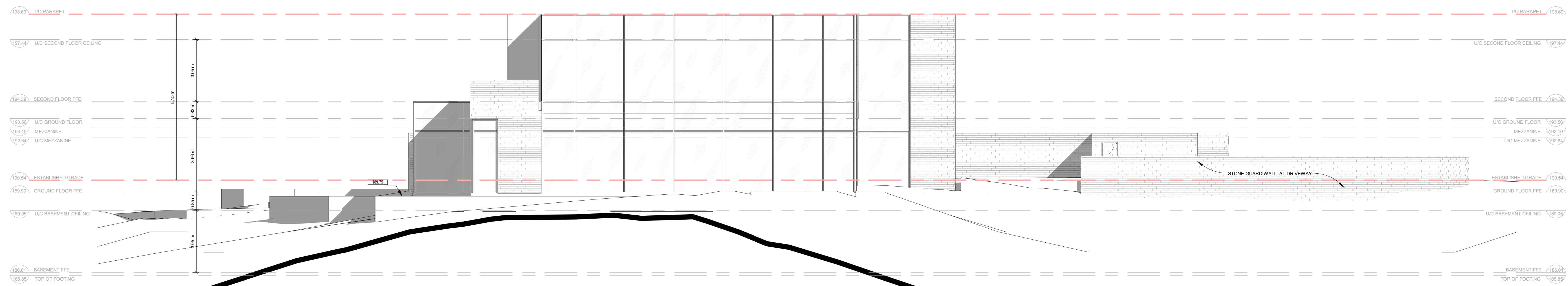
167 NATIONAL DRIVE

PROJECT NO.	-
PROJECT MANAGER	FD
DRAWN	SR
CHECKED	FD
SCALE	1 : 100

ELEVATIONS

A-201a

5/5/2023 2:09:54 PM



1 EAST (REAR) ELEVATION
A-202a 1 : 100

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2	2023.04.17	COMMITTEE OF ADJUSTMENT R5
1	2023.04.11	COMMITTEE OF ADJUSTMENT R4

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167 NATIONAL DRIVE

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SCALE	1 : 100

ELEVATIONS

A-202a

5/5/2023 2:09:58 PM