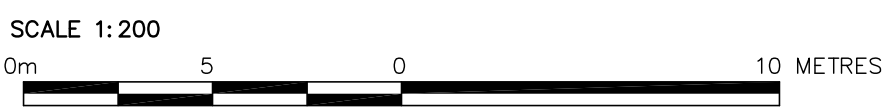


ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2164769

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 REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOT 93
REGISTERED PLAN M-681
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK



MANDARIN SURVEYORS LIMITED, O.L.S. ©
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND	
□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
ØIP	DENOTES ROUND IRON PIPE
RP	DENOTES REGISTERED PLAN M-681
RP1	DENOTES REGISTERED PLAN M-1279
P1	DENOTES PLAN OF SURVEY BY PAUL KIDD SURVEYING LTD., O.L.S.
PIN	DATED APRIL 10, 2000
M	DENOTES PROPERTY IDENTIFIER NUMBER
N,S,E,W	DENOTES MEASURED
C.L.F.	DENOTES NORTH, SOUTH, EAST, WEST
1609	DENOTES CHAIN LINK FENCE
○*	DENOTES PAUL KIDD SURVEYING LTD., O.L.S.
OU	DENOTES SPEIGHT, VAN NOSTRAND & GIBSON LTD., O.L.S.
NI	DENOTES ORIGIN UNKNOWN
OHV	DENOTES NOT IDENTIFIABLE
D.S.	DENOTES OVERHEAD WIRES
CONC.	DENOTES FINISHED SILL ELEVATION AT ENTRY
Ø.U.P.	DENOTES CONCRETE
W.V.	DENOTES UTILITY POLE
Ø.M.H.	DENOTES WATER VALVE
Ø.C.B.	DENOTES MAN HOLE
Ø.C.B.	DENOTES CATCH BASIN
Ø.C.B.	DENOTES CONIFEROUS TREE
Ø.C.B.	DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE
SOUTHERLY LIMIT OF LOT 93 AS SHOWN ON REGISTERED PLAN M-681,
HAVING A BEARING OF N73° 32' 00" E.

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY
OF VAUGHAN BENCHMARK No.2-1, HAVING AN ELEVATION OF 190.530 METRE.
LANGSTAFF PUBLIC SCHOOL AT THE WEST SIDE OF YOUNG STREET APPROX
805 METRES SOUTH OF HIGHWAY #7. TABLET SET HORIZONTALLY IN EAST
FACE OF EAST CONCRETE FOUNDATION WALL, 9.8 METRES FROM NORTH
EAST CORNER AND 15 cm. BELOW BRICKWORK.

PART 2 (SURVEY REPORT)

- REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: SUBJECT TO AN
EASEMENT IN FAVOUR OF BELL COMPANY SET OUT IN INST. No. TS598852
- ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND
THE NORTHERLY, SOUTHERLY AND WESTERLY LIMITS OF THE SUBJECT
PROPERTY.
NOTE ALSO THE LOCATION OF OVERHEAD WIRE.
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS REPORT WAS PREPARED FOR PROJECT QHRC AND THE UNDERSIGNED
ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 28th DAY OF FEBRUARY, 2023

FEBRUARY 28, 2023
DATE

Z. ZENG
ONTARIO LAND SURVEYOR

MANDARIN SURVEYORS LIMITED
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
WWW.MANDARINSURVEYOR.COM
2400 MIDLAND AVENUE #121 PHONE: (647)430-1366 FAX: (647)799-4068
TORONTO, ONTARIO, M1S 1X7 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: S.Z. CAD No: 21-190SRPR JOB No: 2021-190











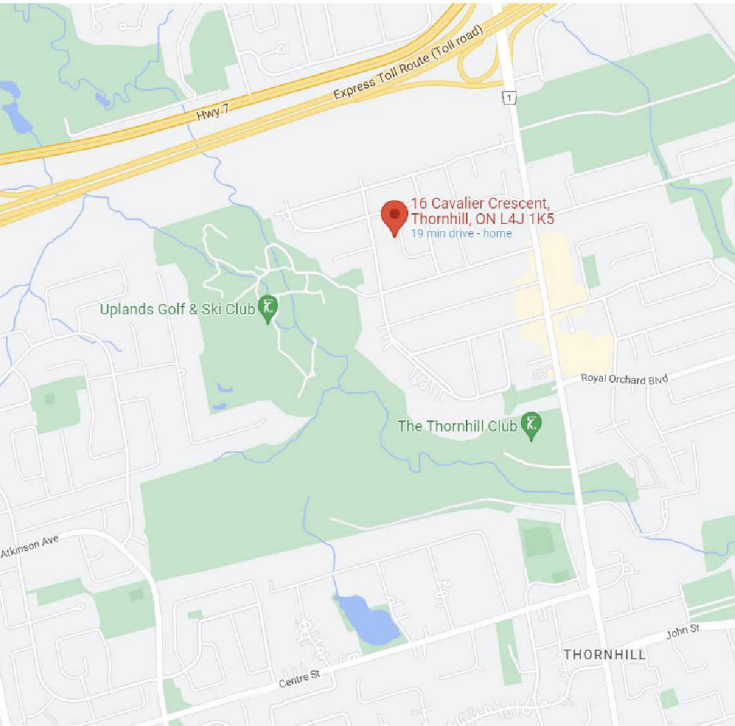








LOCATION MAP



Sheet List	
Sheet Number	Sheet Name
A0.1	STATISTICS
A0.2	SITE PLAN
A1.1	BASEMENT FLOOR PLAN
A1.2	FIRST FLOOR PLAN
A1.3	LOFT FLOOR PLAN
A1.4	SECOND FLOOR PLAN
A1.5	ROOF PLAN
A2.1	FRONT(EAST) ELEVATION
A2.2	REAR(WEST) ELEVATION
A2.3	SIDE(SOUTH) ELEVATION
A2.4	SIDE(NORTH) ELEVATION
A3.1	LANDSCAPE CALCULATIONS

VARIANCE #1

VARIANCE #2

16 CAVALIER CRESCENT, THORNHILL, ON L4J 1K5		
ZONING BY LAW 01-2021		
CONSTRUCTION OF A NEW 2-STOREY SINGLE-FAMILY DWELLING		
ZONING DESIGNATION	R1E (EN) FIRST DENSITY RESIDENTIAL ZONE (ESTABLISHED NEIGHBORHOOD)	
SITE STATISTICS		
MINIMUM LOT AREA	845 S.M.	
EXISTING LOT AREA	912.01 S.M. [9816.8 S.FT.]	
REQ. MINIMUM LOT...	30.0 M	
EXISTING LOT FRONTAGE	24.40 M [80'-1"]	
MINIMUM FRONT YARD	7.28 M	
AVERAGE GRADE	191.73 M	
HEIGHT OF EXISTING HOUSE	4.65 M	
LOT REQUIREMENTS		
	MAXIMUM PERMITTED	PROPOSED
LOT COVERAGE		
DWELLING		22.99% 209.73 S.M. [2257.5 S.FT]
COVERED DECK		0.34% 3.1 S.M.
COVERED PORCH		0.64% 5.90 S.M.
TOTAL LOT COVERAGE	23% 209.76 S.M. [2257.86 S.FT]	23.97% 218.37 S.M. [2350.5 S.FT]
REAR CONCRETE DECK (not included in lot coverage calculations)		5.1% 46.47 S.M. [500.20 S.FT]
HEIGHT	8.50 M	9.45 M
NUMBER OF STOREYS	2 STOREYS	2 STOREYS
DRIVEWAY	9.0 M	5.48 M
SETBACKS	MINIMUM REQUIRED	PROPOSED
FRONT (EAST) YARD	9.28-2.0=7.28 M	7.38 M
REAR (WEST) YARD	7.5 M	14.63 M
SIDE (SOUTH) YARD	1.50 M	2.23 M
SIDE (NORTH) YARD	1.50 M	2.20 M
GROSS FLOOR AREA CALCULATIONS		
	PROPOSED	
GROUND FLOOR	161.23 S.M. [1735.5 S.FT]	
LOFT FLOOR	38.55 S.M. [415 S.FT]	
SECOND FLOOR	198.65 S.M. [2138 S.FT]	
TOTAL	398.43 S.M. [4288.5 S.FT]	
BASEMENT	161.48 S.M. [1738 S.FT]	
STATISTICS		

GENERAL NOTES

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NO	DATE	REVISION DESCRIPTION	TO

DESIGNED BY
MINIMAL DESIGN STUDIO INC.
EMAIL: ALI.SHAMS.CA@GMAIL.COM
PHONE: 647.885.8880

PROJECT NAME
16 CAVALIER CRESCENT

PROJECT ADDRESS
**16 CAVALIER CRES
THORNHILL, ON L4J 1K5**

SHEET NAME

STATISTICS

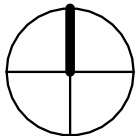
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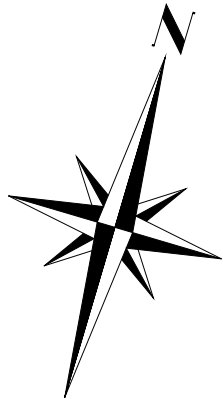
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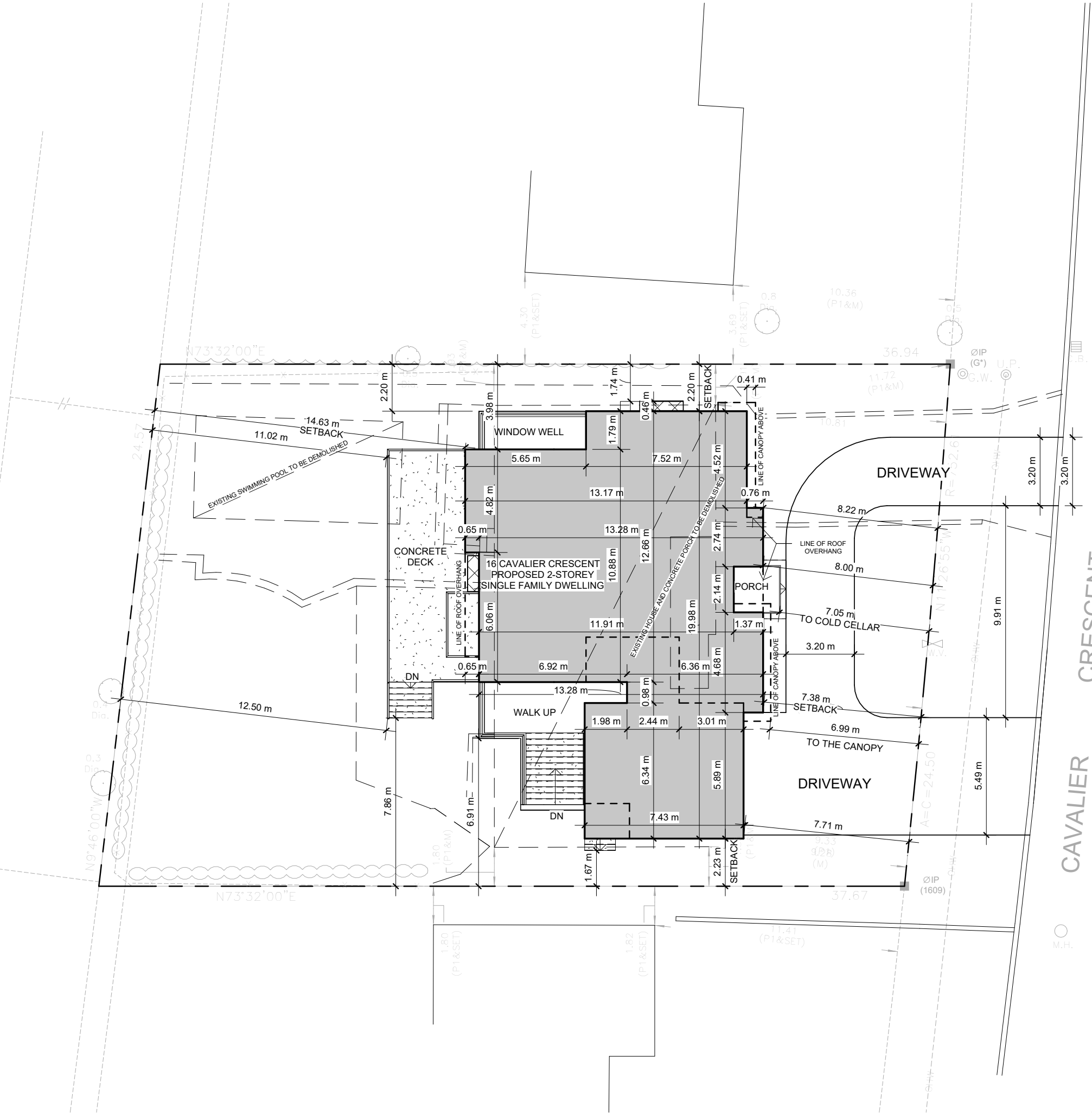
NORTH





RIVERSIDE BOULEVARD

CAVALIER CRESCENT



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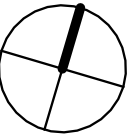
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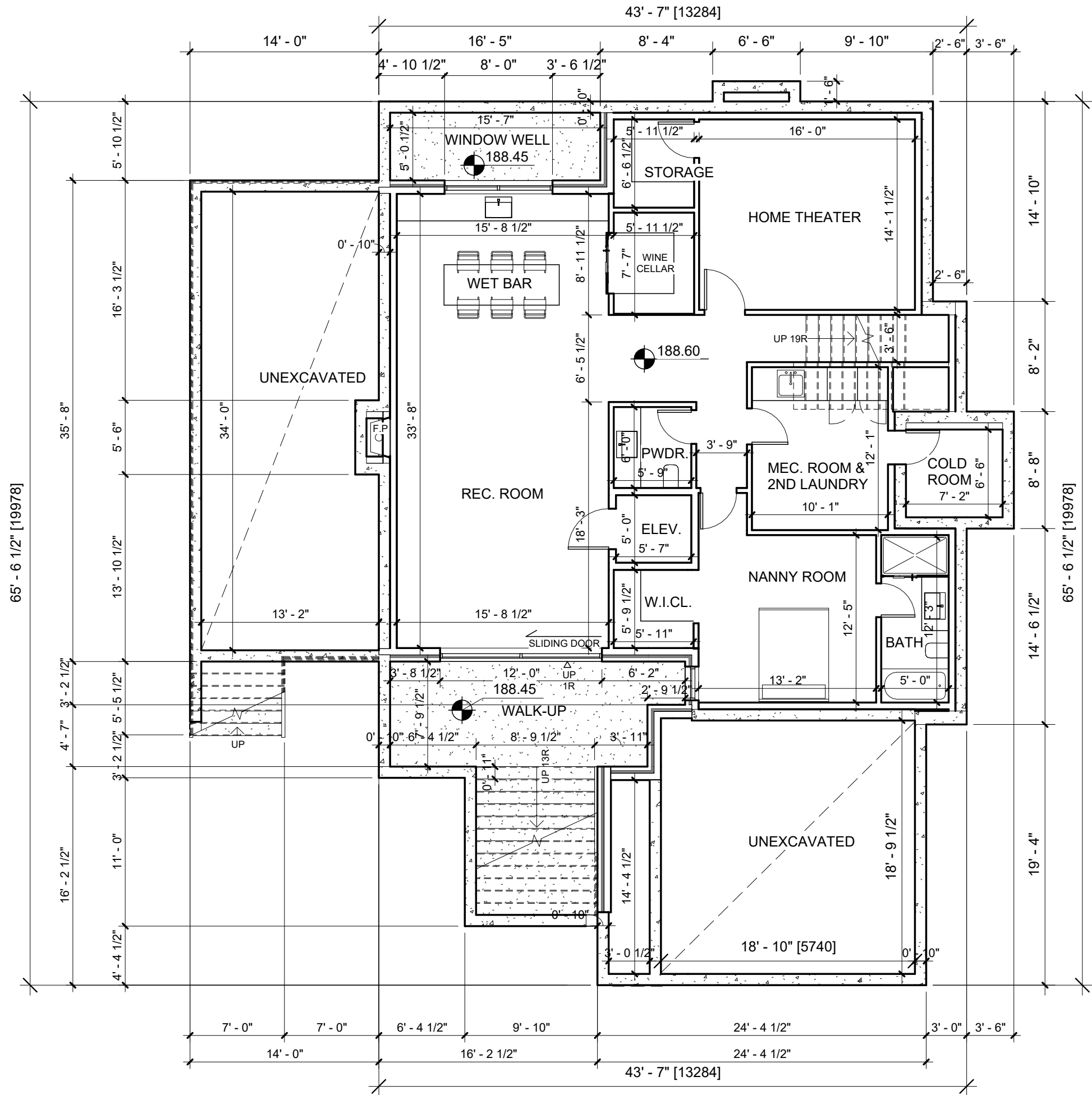
SHEET NAME
SITE PLAN

SCALE
1/16" = 1'-0"

DRAWING NO
A0.2

STAMP NORTH





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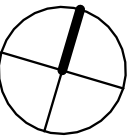
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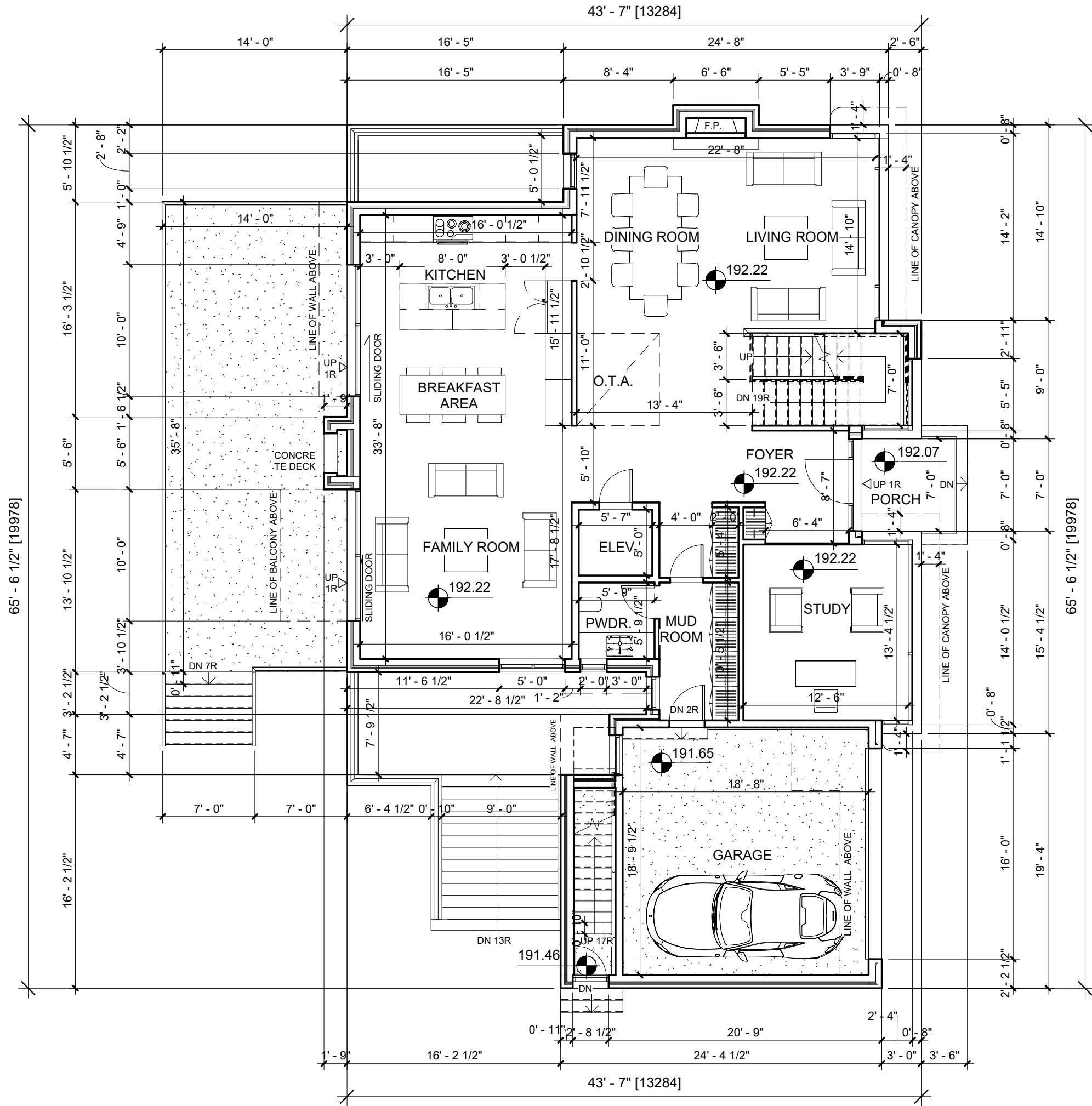
SHEET NAME
BASEMENT FLOOR PLAN

SCALE
1/8" = 1'-0"

DRAWING NO
A1.1

STAMP NORTH





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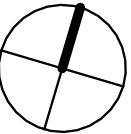
SHEET NAME
FIRST FLOOR PLAN

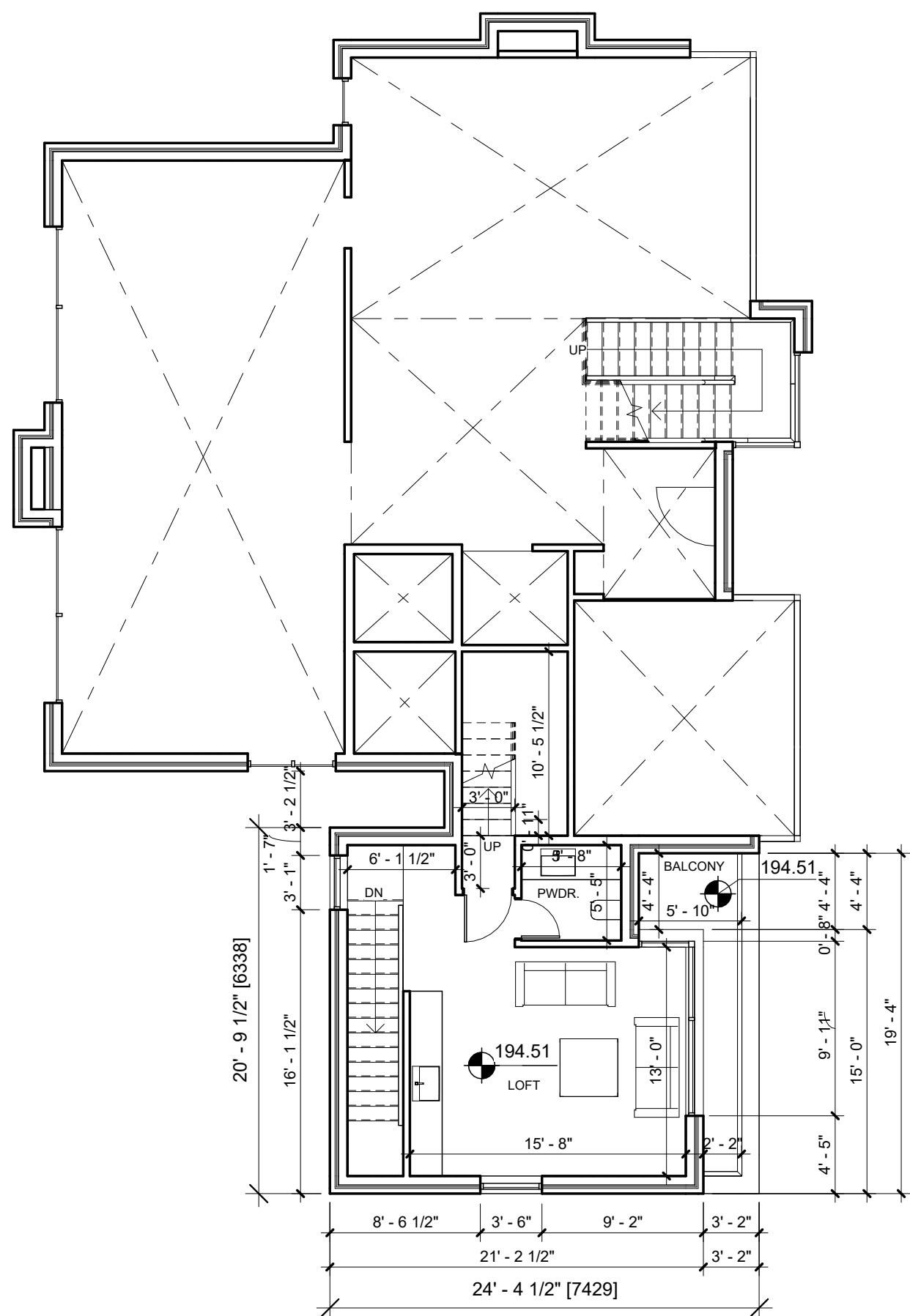
SCALE
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DRAWING NO
A1.2

STAMP

NORTH





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PROJECT ADDRESS

**16 CAVALIER CRES
THORNHILL, ON L4J 1K5**

SHEET NAME

LOFT FLOOR PLAN

SCALE

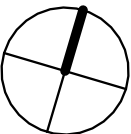
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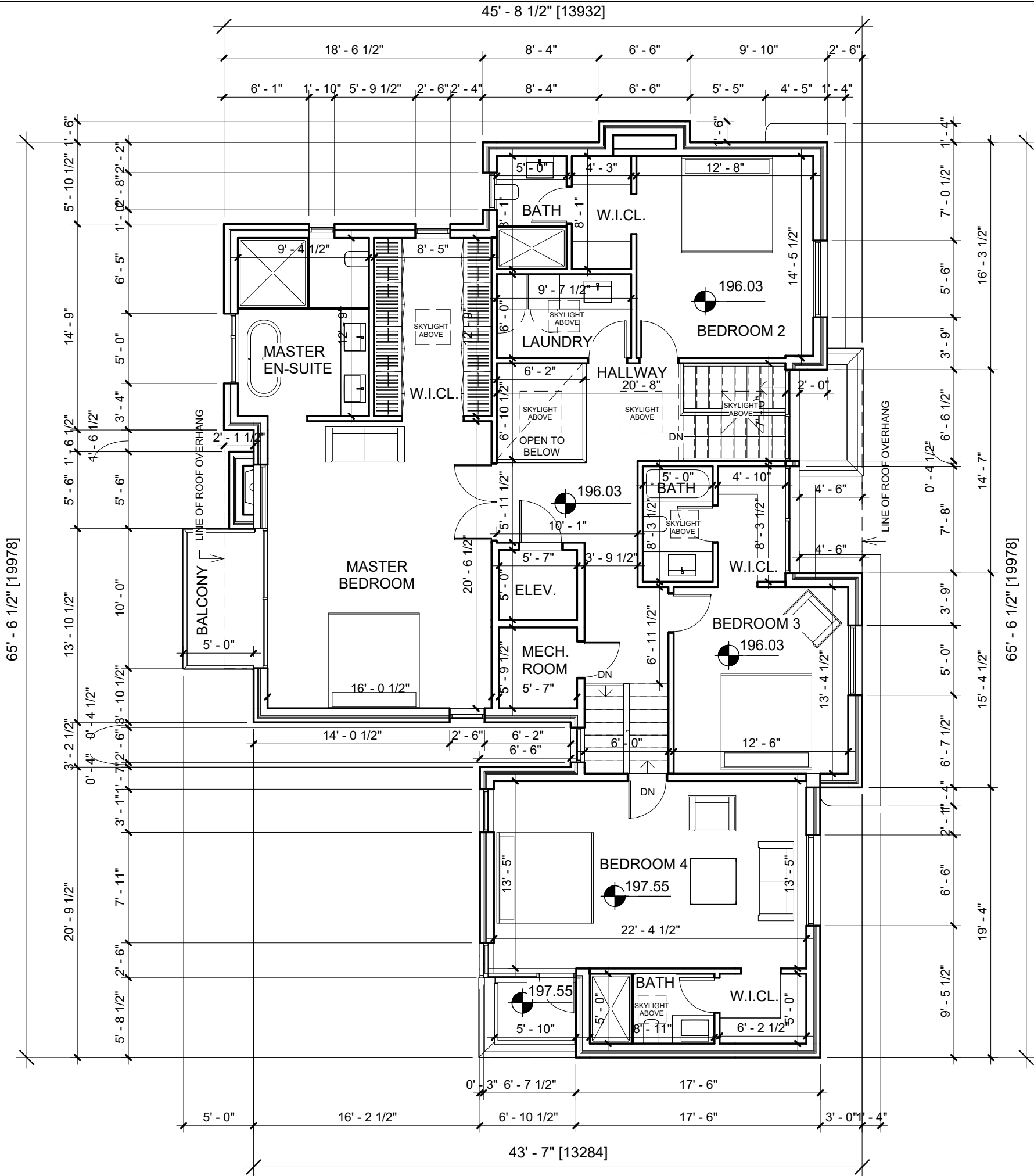
DRAWING NO

A1.3

STAMP

NORTH





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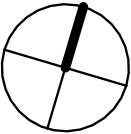
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THORNHILL, ON L4J 1K5**

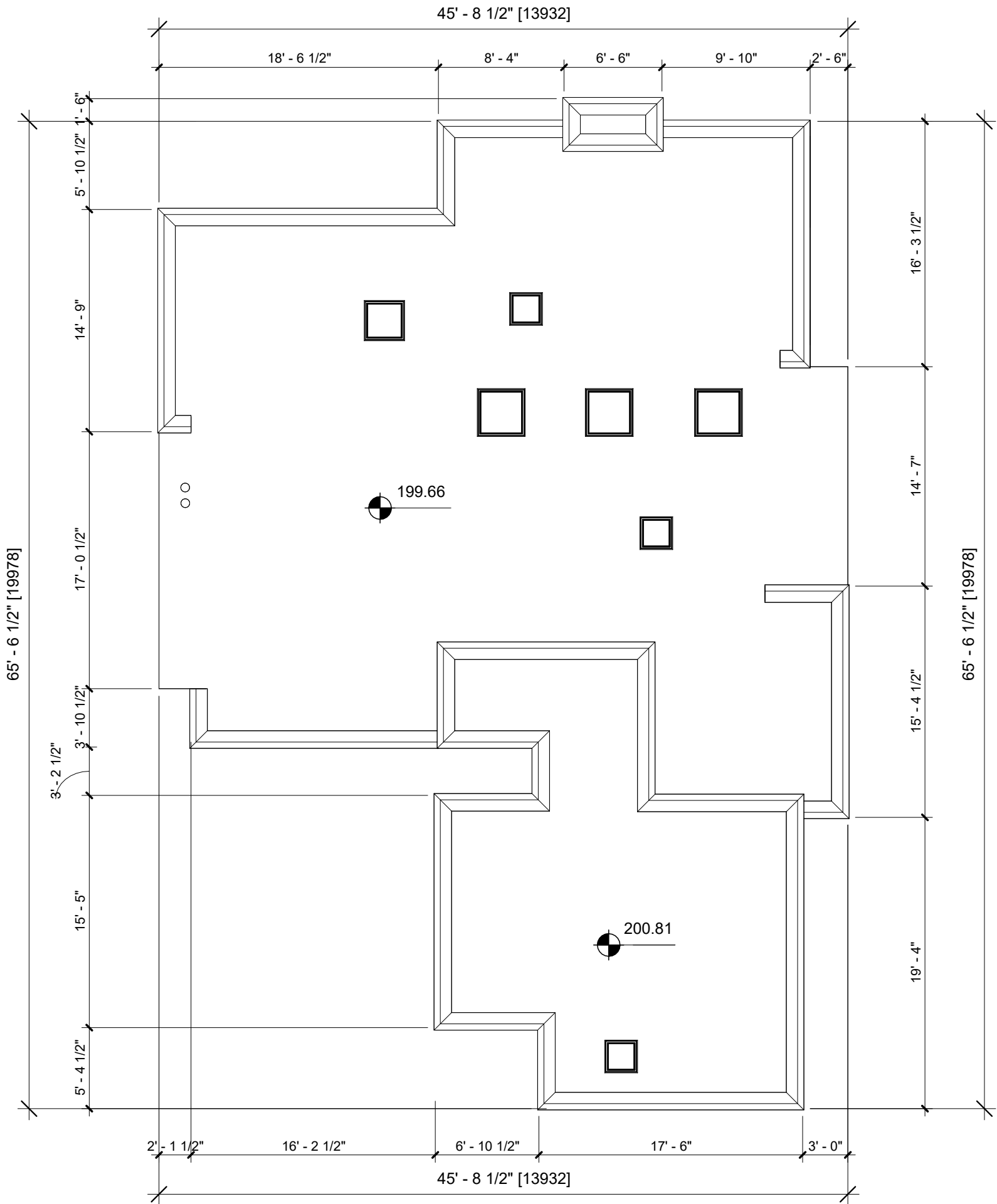
SHEET NAME
SECOND FLOOR PLAN

SCALE
1/8" = 1'-0"

DRAWING NO
A1.4

STAMP NORTH





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PROJECT NAME

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PROJECT ADDRESS

16 CAVALIER CRES
THORNHILL, ON L4J 1K5

SHEET NAME

ROOF PLAN

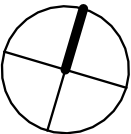
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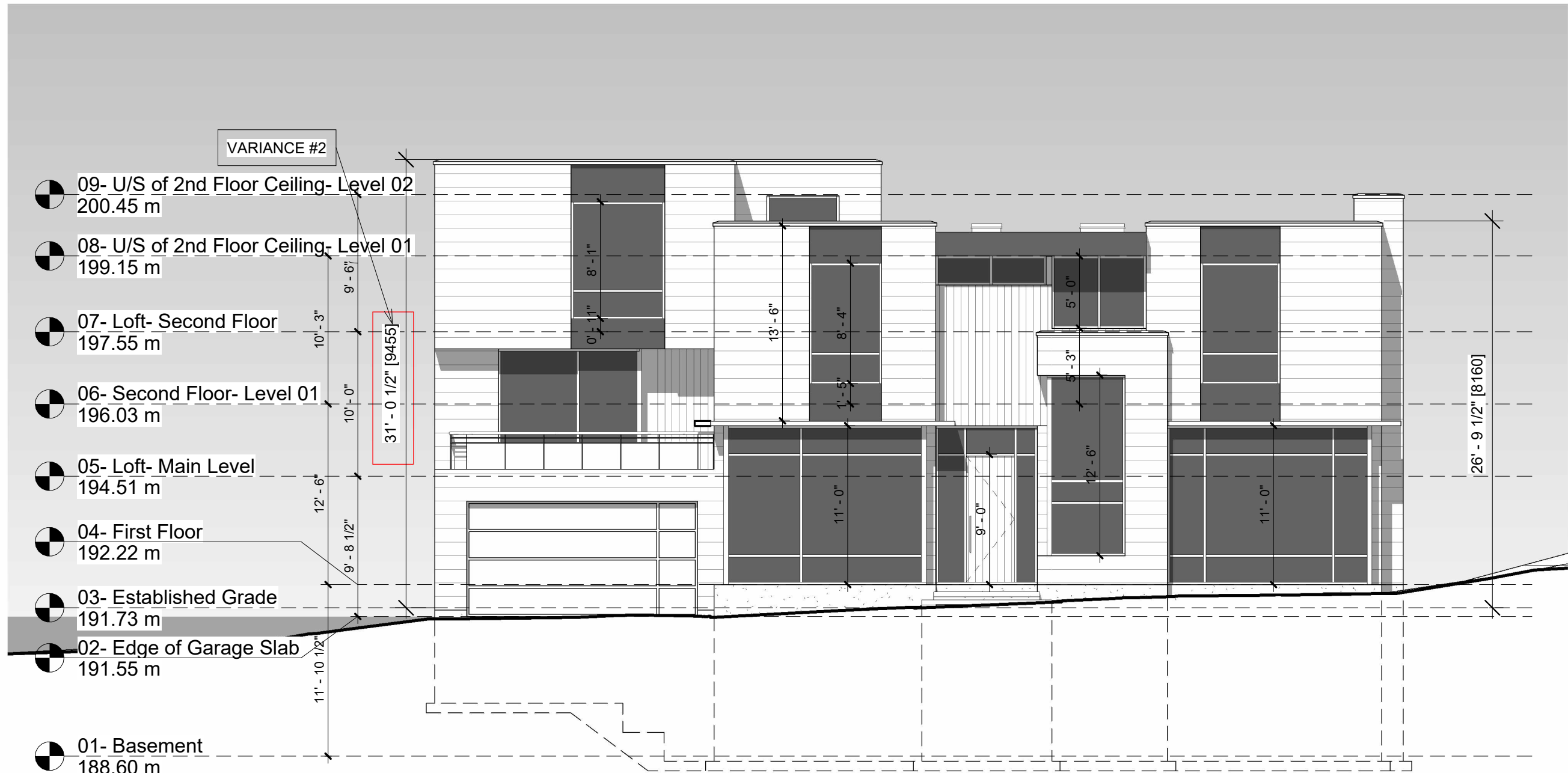
1/8" = 1'-0"

DRAWING NO

A1.5

STAMP	NORTH
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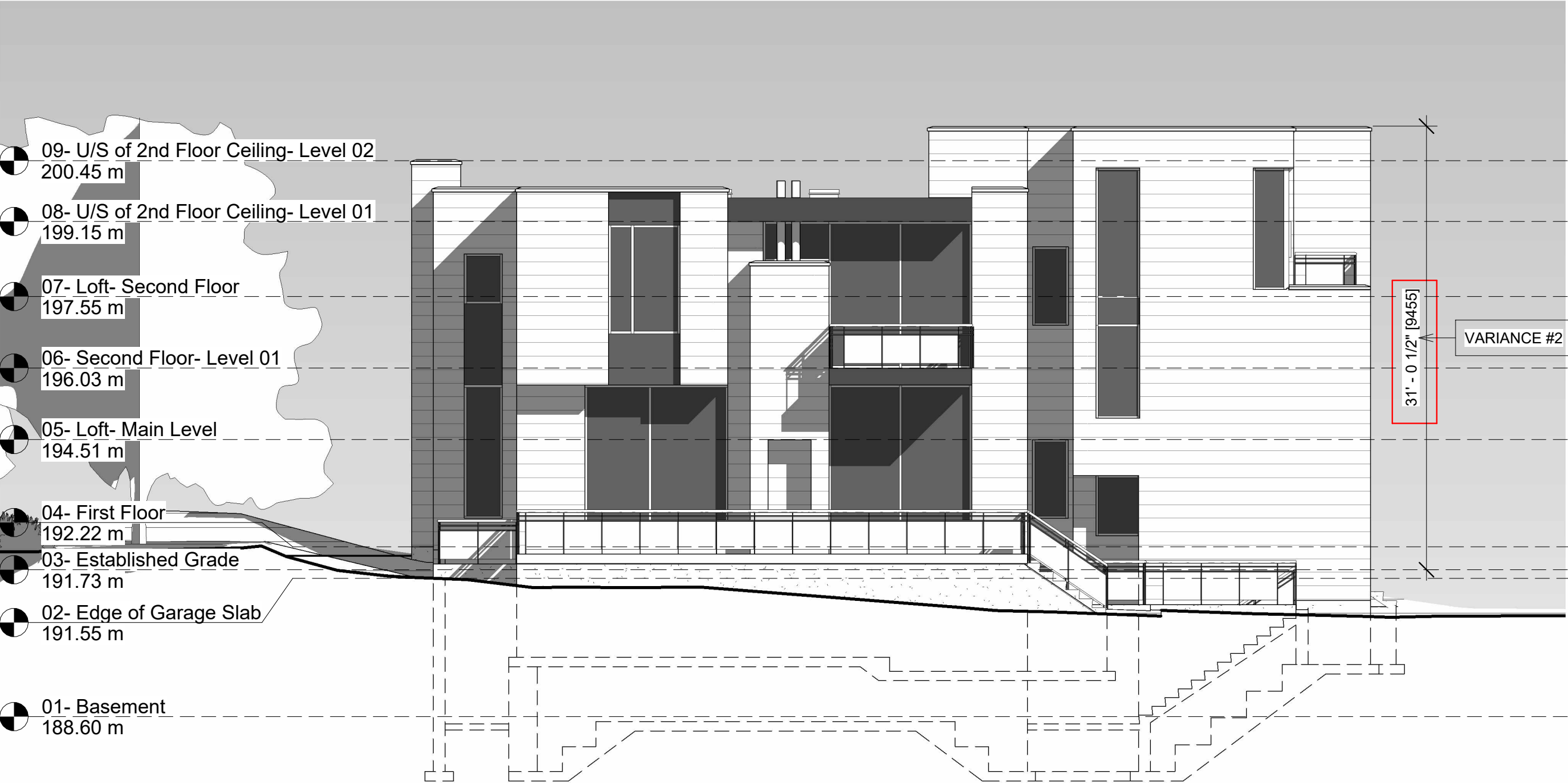
SHEET NAME
FRONT(EAST) ELEVATION

SCALE
1/8" = 1'-0"

DRAWING NO
A2.1

STAMP	NORTH
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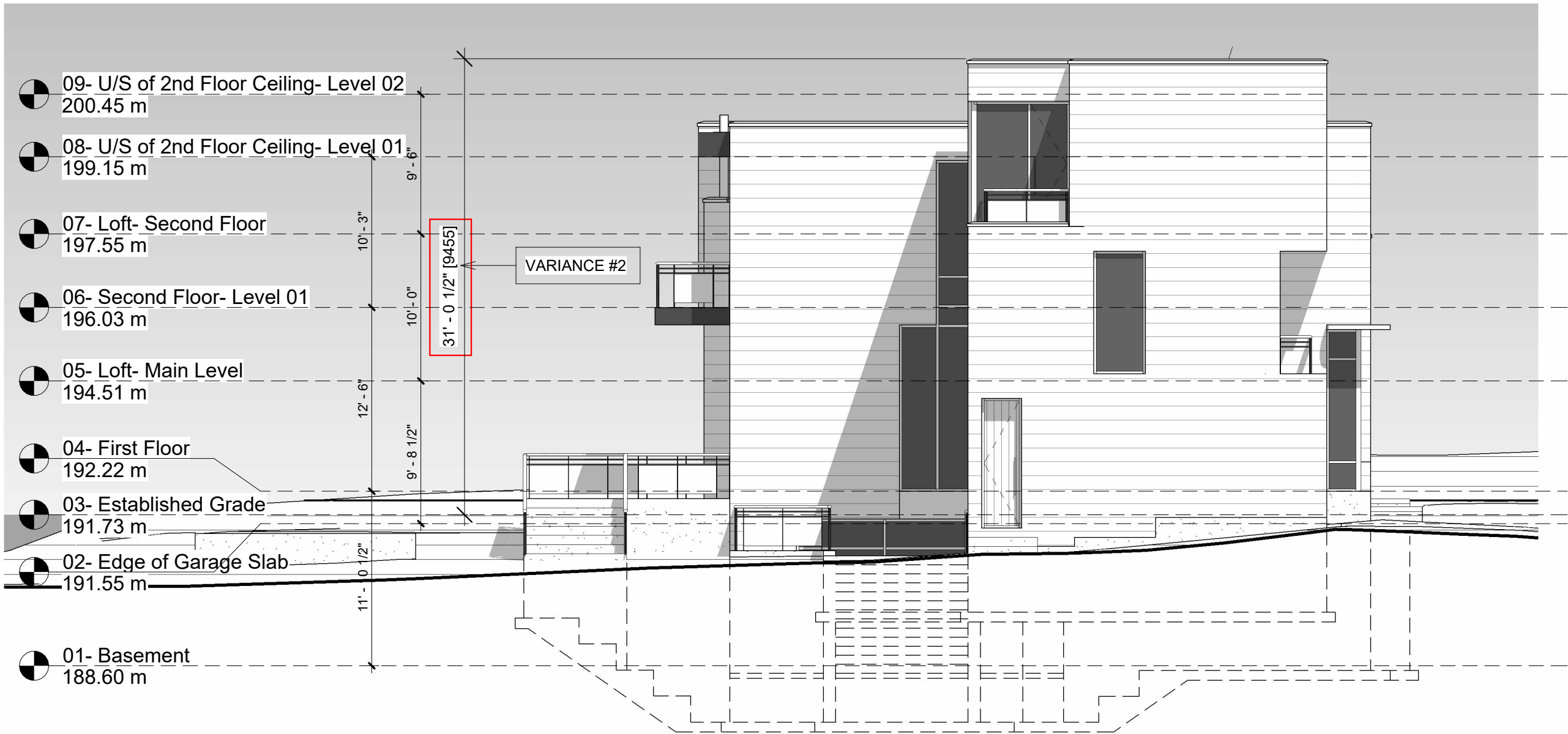
PROJECT ADDRESS
**16 CAVALIER CRES
THORNHILL, ON L4J 1K5**

SHEET NAME
REAR(WEST) ELEVATION

SCALE
1/8" = 1'-0"

DRAWING NO
A2.2

STAMP	NORTH



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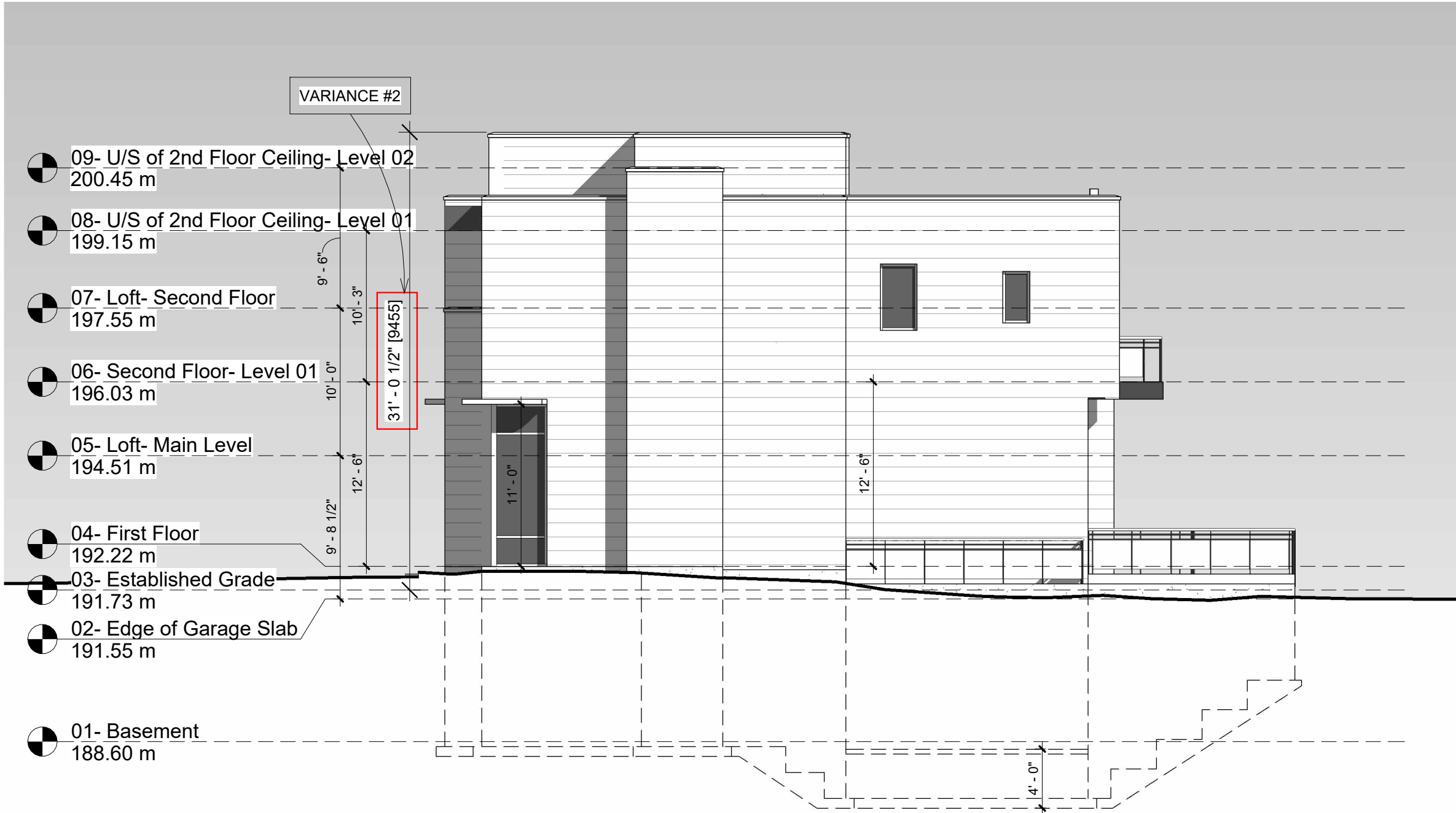
PROJECT ADDRESS
**16 CAVALIER CRES
THORNHILL, ON L4J 1K5**

SHEET NAME
SIDE(SOUTH) ELEVATION

SCALE
1/8" = 1'-0"

DRAWING NO
A2.3

STAMP NORTH



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PROJECT NAME

16 CAVALIER CRESCENT

PROJECT ADDRESS

16 CAVALIER CRES

THORNHILL, ON L4J 1K5

SHEET NAME

SIDE(NORTH) ELEVATION

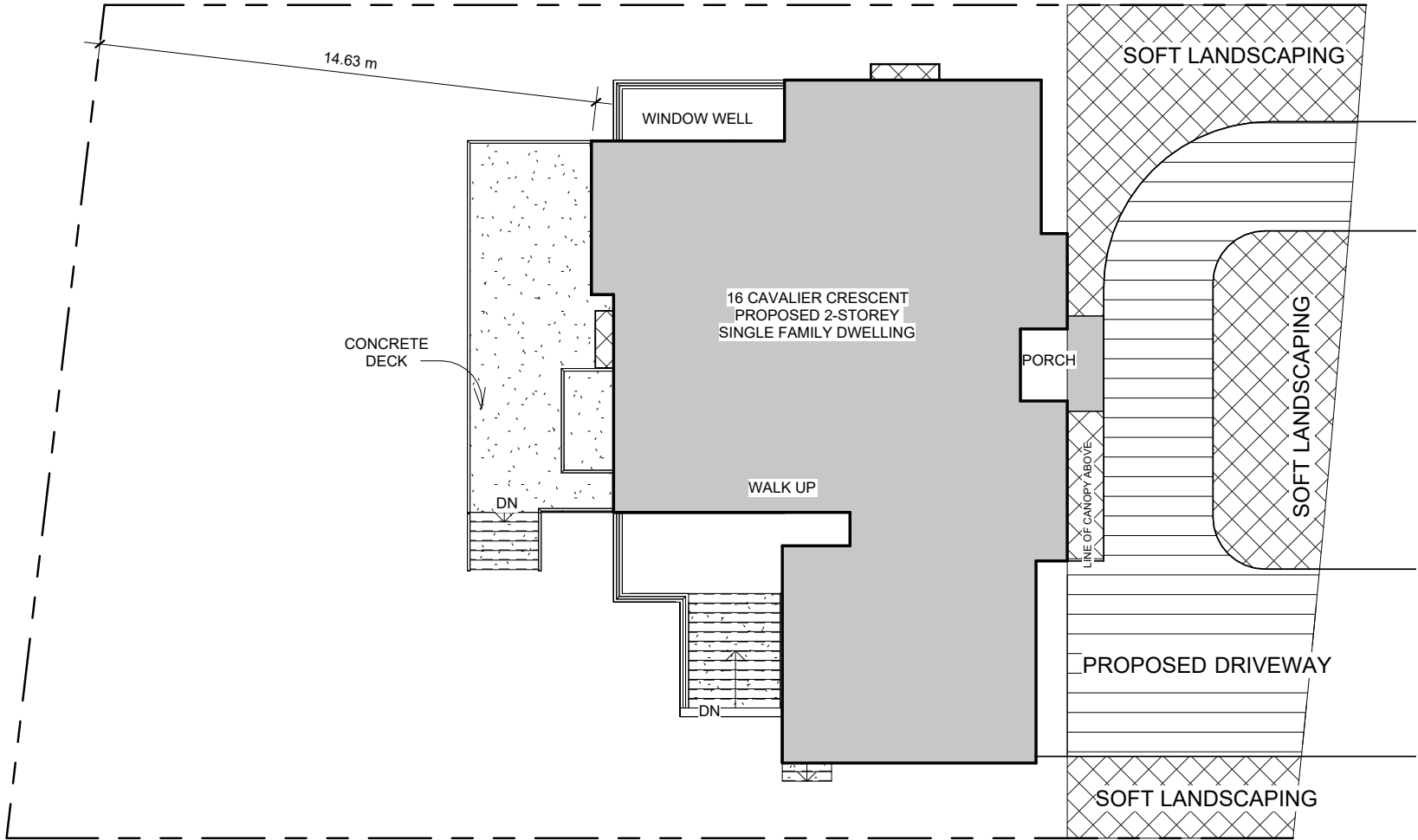
SCALE

1/8" = 1'-0"

DRAWING NO

A2.4

STAMP	NORTH



FRONT YARD LANDSCAPING CALCULATIONS

AREA OF FRONT YARD:	186.1 M ²
AREA OF DRIVEWAY:	90.40 M ²
AREA OF LANDSCAPING:	95.70 M ² [51.42% OF FRONT YARD AREA]
AREA OF SOFT LANDSCAPING	92.72 M ² [96.88% OF LANDSCAPING AREA]
AREA OF HARD LANDSCAPING	2.98 M ² [1.85% OF LANDSCAPING AREA]

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3	2023-04-06	REVISED AS PER NOTICE	CITY
2	2023-03-07	REVISED AS PER NOTICE	CITY
1	2023-01-30	SUBMITTED FOR REVIEW	CITY
NO	DATE	REVISION DESCRIPTION	TO

DESIGNED BY

MINIMAL DESIGN STUDIO INC.

EMAIL: ALI.SHAMS.CA@GMAIL.COM

PHONE: 647.885.8880

PROJECT NAME

16 CAVALIER CRESCENT

PROJECT ADDRESS

16 CAVALIER CRES

THORNHILL, ON L4J 1K5

SHEET NAME

LANDSCAPE CALCULATIONS

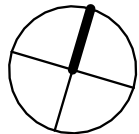
SCALE

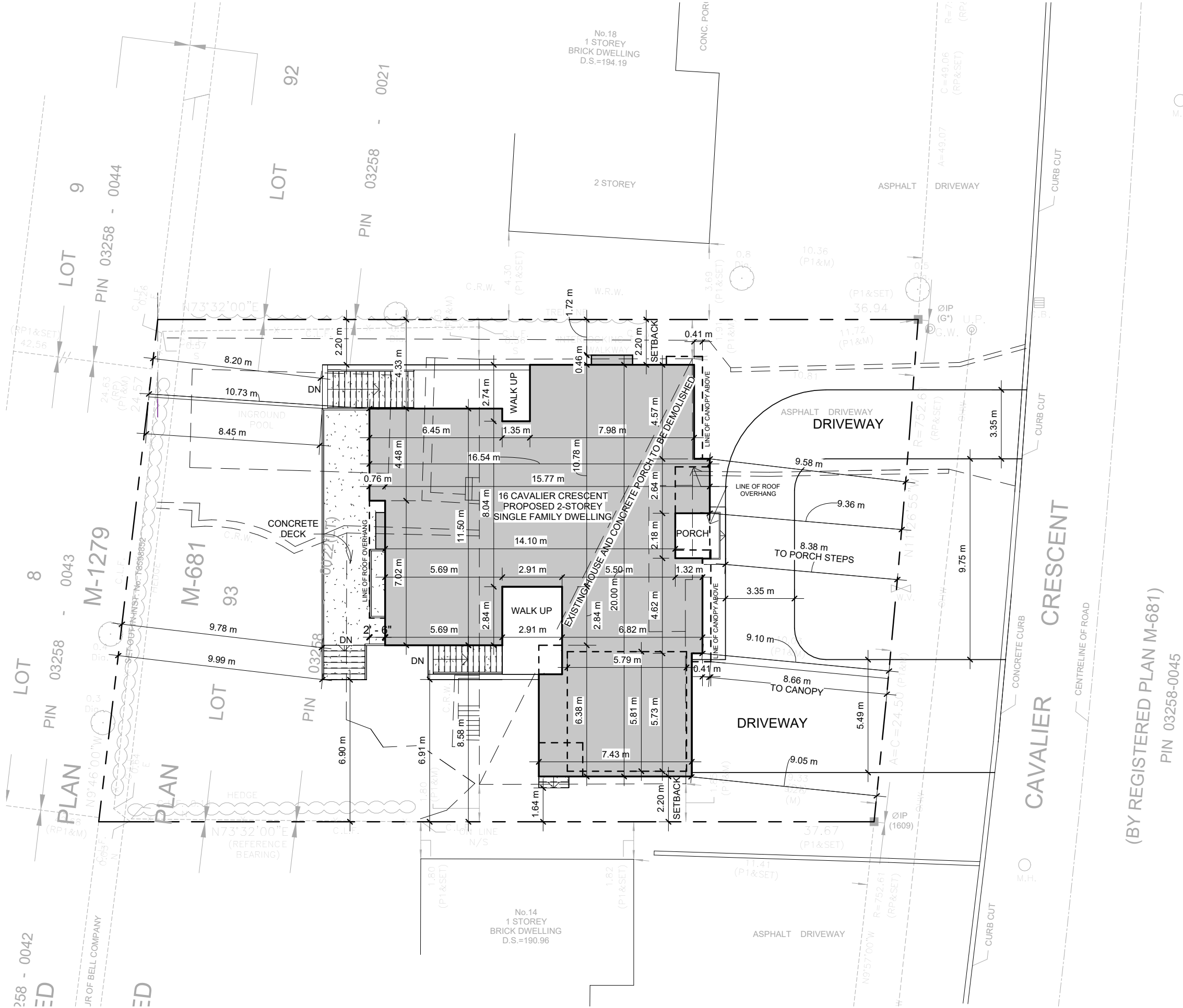
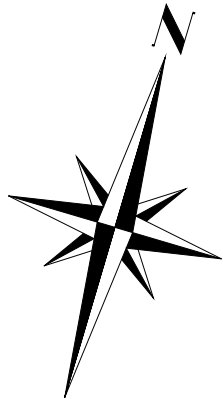
1/16" = 1'-0"

DRAWING NO

A3.1

STAMP	NORTH
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GENERAL NOTES

NOTE:

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WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS ANY DISCREPANCIES AND ERRORS TO BE REPORTED TO THE CONSULTANT(S) DO NOT PROCEED WITH WORK WITHOUT APPROVED REVISION TO THE DRAWING

2	2023-03-07	REVISED AS PER NOTICE	CITY
1	2023-01-30	SUBMITTED FOR REVIEW	CITY
NO	DATE	REVISION DESCRIPTION	TO

DESIGNED BY

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PHONE: 647.885.8880

PROJECT NAME

16 CAVALIER CRESCENT

PROJECT ADDRESS

16 CAVALIER CRES

THORNHILL, ON L4J 1K5

SHEET NAME

SITE PLAN

SCALE

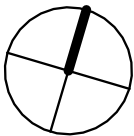
1/16" = 1'-0"

DRAWING NO

A0.2

STAMP

NORTH



NOTICE OF DECISION
MINOR VARIANCE APPLICATION A198/21
 Section 45 of the Planning Act, R.S.O., 1990, c.P.13

DATE OF HEARING:	Thursday, February 10, 2022
APPLICANT:	Yao Quan
AGENT:	Battaglia Architect Inc.
PROPERTY:	16 Cavalier Crescent, Thornhill
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the City's Zoning By-law is being requested to permit the construction of a proposed single family dwelling.

The following variances are being requested from the City's Zoning By-law:

The subject lands are zoned **R1E(EN) – First Density Residential Zone (Established Neighbourhood)** under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The maximum building height shall be the least (more restrictive) of: a. The requirement of the applicable zone; or b. The existing building height plus 3.0 m (existing 5.49 m + 3.0 m = 8.49 m), but in no case shall the maximum building height requirement be less than 8.5 m. Maximum permitted building height = 8.5 m. [4.5.1]	To permit a maximum building height of 10.35 metres.
2	For any proposed or new replacement dwelling that exceeds the existing height, and is greater than 9.5 m in height, the minimum interior side yard shall be the greater (more restrictive) of: a. The requirement of the applicable zone; b. The existing interior side yard; or c. 2.2 m. Interior side yard setbacks of 2.2 metres are required for the dwelling.	To permit a minimum interior side yard setback of 1.6 metres (north) and 1.65 metres (south).
3	A maximum lot coverage of 20% is permitted. [Table 7.3]	To permit a maximum lot coverage of 25.10% (22.92% dwelling; 2.18% deck & porch)
4	A maximum encroachment of 0.6 metres is permitted into a minimum required interior side yard of 2.2 metres for a chimney.	To permit a maximum encroachment of 0.7 metres into a minimum required interior side yard of 2.2 metres for a chimney.

The subject lands are zoned **R1V, Residential** under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A maximum lot coverage of 20% is permitted. [Schedule A]	To permit a maximum lot coverage of 25.10% (22.92% dwelling; 2.18% deck & porch)
6	A maximum building height of 9.5 metres is permitted. [Schedule A]	To permit a maximum building height of 10.35 metres.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. **A198/21** for 16 Cavalier Crescent be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Development Engineering farzana.khan@vaughan.ca	<p>1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.</p> <p>2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 28% in order to mitigate potential impacts on the municipal storm water system.</p>
2	Parks, Forestry and Horticulture Operations andrew.swedlo@vaughan.ca	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act:

- 1. The general intent and purpose of the by-law will be maintained.
- 2. The general intent and purpose of the official plan will be maintained.
- 3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- 4. The requested variance(s) is/are minor in nature.

PUBLIC WRITTEN & ORAL SUBMISSIONS

Public correspondence considered by the Committee of Adjustment in the making of this decision.

WRITTEN SUBMISSIONS:

Name	Address	Date Received (mm/dd/yyyy)	Summary
Sandy & Lisa Falconi	14 Cavalier Crescent	02/09/2022	Letter of Objection

ORAL SUBMISSIONS:

Name	Address	Submission (Hearing) Date (mm/dd/yyyy)	Summary
None			

In accordance with Procedural By-law 069-2019, public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

WRITTEN SUBMISSIONS RECEIVED PAST DEADLINE:

Name	Address	Date Received (mm/dd/yyyy)	Summary
None			

IMPORTANT INFORMATION
<p>Making any changes to your proposal/development after a decision has been made may impact the validity of the Committee's decision.</p> <p>An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings attached to this decision.</p> <p>A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.</p> <p>Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.</p> <p>Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.</p>

MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

<i>H. Zheng</i>	<i>A. Perrella</i>	<i>R. Buckler</i>
H. Zheng Member	A. Perrella Chair	R. Buckler Member
<i>S. Kerwin</i>		<i>A. Antinucci</i>
S. Kerwin Vice Chair		A. Antinucci Member

DATE OF HEARING:	February 10, 2022
DATE OF NOTICE:	February 17, 2022
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	March 2, 2022 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application. <i>Christine Vigneault</i> <hr/> Christine Vigneault Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Ontario Land Tribunal
The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may **within 20 days of the making of the decision** appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Ontario Land Tribunal Act*.

A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days after the giving of notice the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. **Please notify the Secretary Treasurer by email at cofa@vaughan.ca** that you will be filing an appeal and mail or courier appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan Ontario, L6A 1T1

If you have questions regarding the appeal process, please email cofa@vaughan.ca

Appeal Fees & Forms

ONTARIO LAND TRIBUNAL (OLT): The OLT appeal fee is \$400 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OLT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". OLT appeals must be filed with the Secretary Treasurer, City of Vaughan.

City of Vaughan OLT Processing Fee: \$892.00 per application

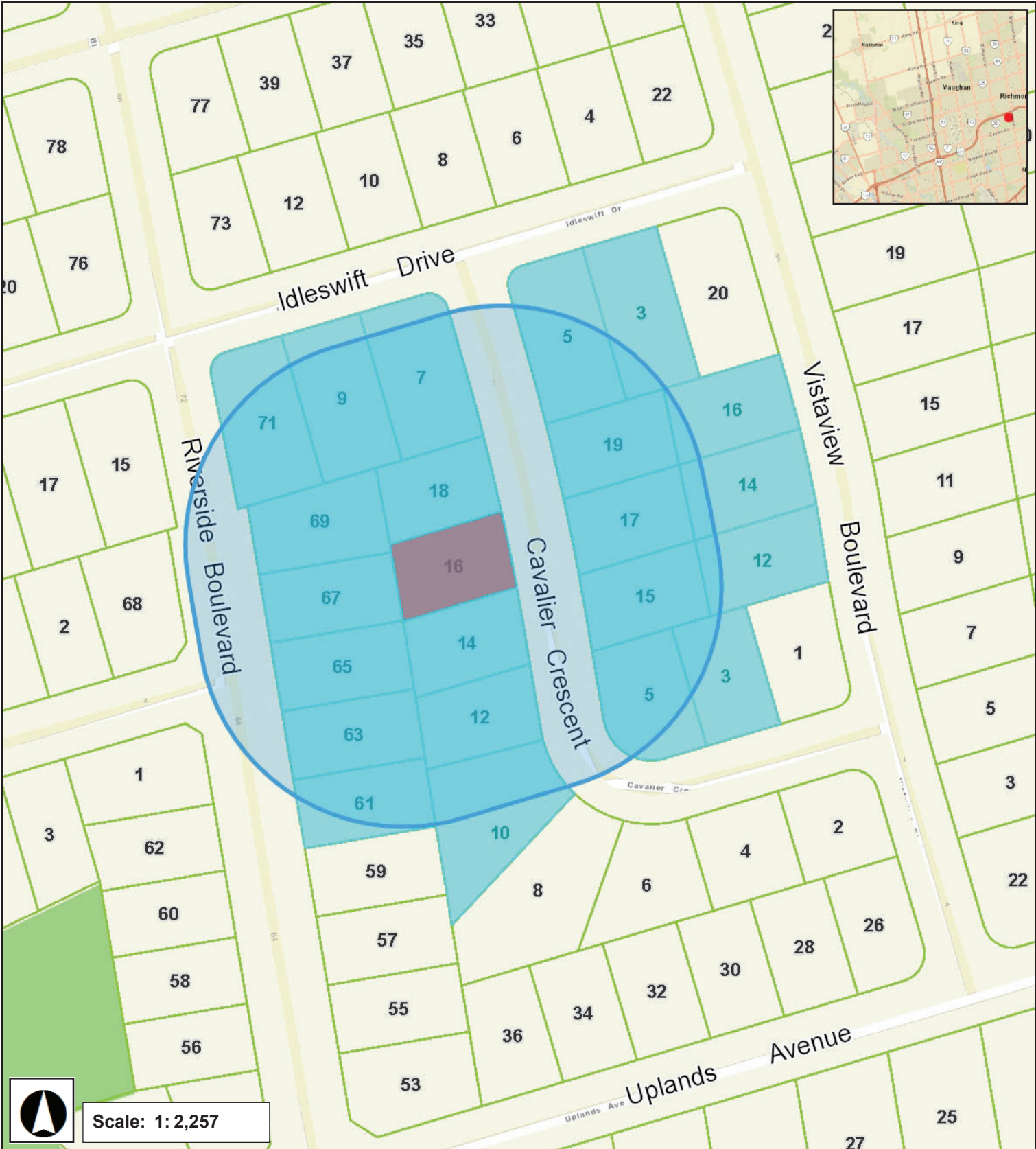
*Please note that all fees are subject to change.

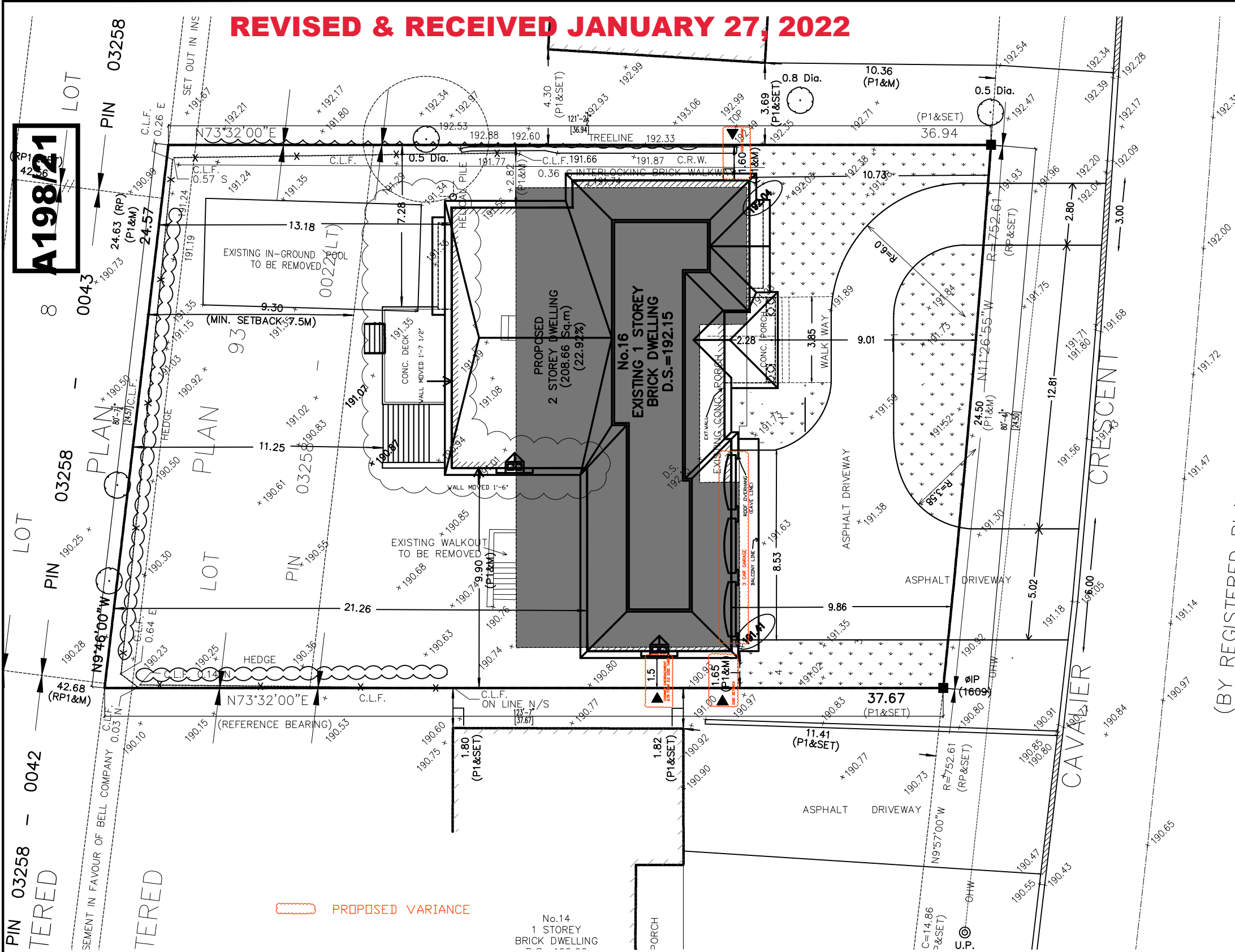


LOCATION MAP - A198/21

16 CAVALIER CRESCENT, THORNHILL

Highway 7

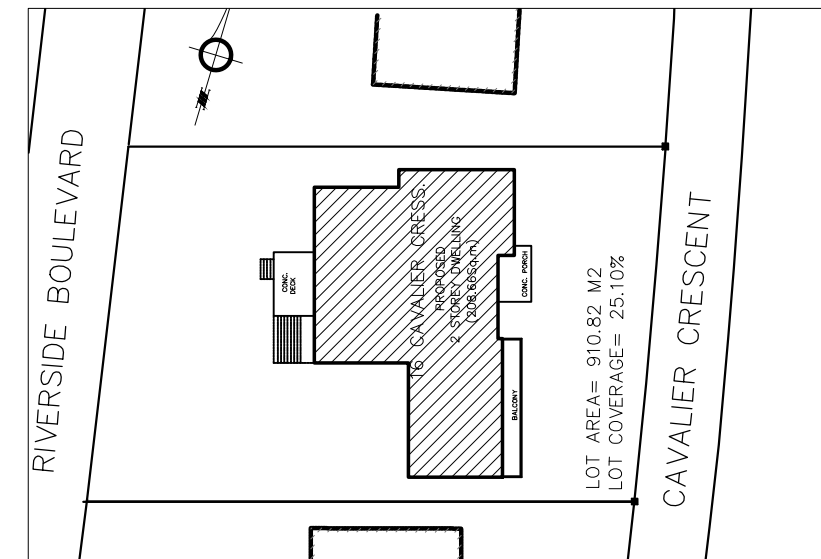




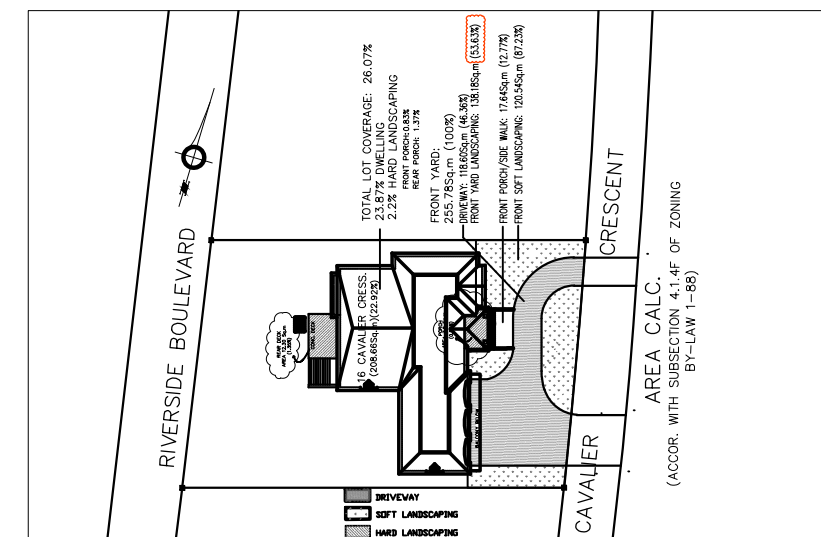
ZONING BY-LAW: 1-88, ZONE R1V, OLD VILLAGE RESIDENTIAL.		FRONT YARD:	
AREA: 845 M ²		TOTAL FRONT YARD AREA: 255.78M ² . (2753.19 sq.ft.) 100%	
HEIGHT: 9.5 M		DRIVEWAY AREA 118.6M ² (1276.60 sq.ft.) 46.36%	
SITE STATISTICS		TOTAL LANDSCAPING AREA 137.18M ² (1476.59sq.ft.) 53.63%	
LOT AREA: 910.82M ² (9800.42 sq.ft.)		PORCH,STEPS,SIDEWALK AREA: 17.64M ² (189.88 sq.ft.) 12.85%	
FOOTPRINT 208.66M ² (2246.00 sq.ft.)		TOTAL SOFT LANDSCAPING AREA 119.54M ² (1286.72 sq.ft.) 87.14%	
COVERAGE: 25.10% 2.18X(PORCH & DECK) 22.92% (DWELLING)			
FIRST FLOOR AREA: 208.66M ² (2246.00 sq.ft.)		PROPOSED BUILDING HEIGHT 10.35M	
INTERMEDIATE FLOOR AREA: 60.85M ² (655.00sq.ft.)			
SECOND FLOOR AREA: 208.66M ² (2246.00 sq.ft.)			
TOTAL AREA: 478.17M ² 5147.00 sq.ft.			

SET BACKS			
	Setback		Setback
FRONT YARD	9.01M	NORTH	1.60M
REAR YARD	9.30M	SOUTH	1.65M

SITE STATISTIC



KEY PLAN



NO.	DATE
The contractor shall check and verify all dimensions and report all errors and omissions to the architect before proceeding with the work. This drawing is the property of the architect and must be returned on completion of the work. Do not scale drawings.	

BATTAGLIA ARCHITECT INC.	
1050 McNicoll Ave, unit 14 Scarborough, ON M1W 2L8 TEL:(416)491-2946 battaglia.arch@gmail.com	
PROJECT:	16 CAVALIER CRES. THORNHILL, ON.
DWG.:	SITE PLAN SITE STATISTIC

DB
DESIGN
BUILD


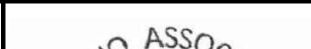
1050 McNicoll Avenue, Unit14.
Scarborough, On. M1W 2L8
T: 416-492-1777
info@qhrccanada.com
www.qhrccanada.com

ONTARIO ASSOCIATION
OF
ARCHITECTS

JOSEPH D. BATTAGLIA
LICENCE
5924

DATE:	JAN. 25, 2022
SCALE:	1/16" = 1'-00"
DRAWN BY:	N.M.
PROJECT NO.	
DRAWING NO.	A1



			BATTAGLIA ARCHITECT INC. 1050 McNicoll Ave, unit 14 Scarborough, ON M1W 2L8 TEL: (416) 491-2946 battaglia.arch@gmail.com	PROJECT: 16 CAVALIER CRES. THORNHILL, ON.	 DESIGN BUILD 1050 McNicoll Avenue, Unit 14. Scarborough, On. M1W 2L8 T: 416-492-1777 info@qhrccanada.com www.qhrccanada.com		DATE: JAN. 21, 2022
NO.		DATE		DWG.: FRONT ELEVATION (EAST SIDE)			SCALE: 1/8" = 1'- 00"
The contractor shall check and verify all dimensions and report all errors and omissions to the architect before proceeding with the work. This drawing is the property of the architect and must be returned on completion of the work. Do not scale drawings.							DRAWING NO. A8