


METRIC
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

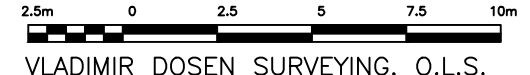
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By provided at 4:05 pm, Jun 13, 2024

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-17856



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 AND TOPOGRAPHIC DETAIL OF
PART OF LOT 51
REGISTERED PLAN 3715
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:150



VLADIMIR DOSEN SURVEYING, O.L.S.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION
OF VLADIMIR DOSEN, O.L.S.

- LEGEND**
- DENOTES SURVEY MONUMENT PLANTED
 - DENOTES SURVEY MONUMENT FOUND
 - IB DENOTES IRON BAR
 - IP DENOTES IRON PIPE
 - SIB DENOTES STANDARD IRON BAR
 - M DENOTES MEASURED
 - (1188) DENOTES C.A. SEXTON, O.L.S.
 - (1312) DENOTES JOSEPH STEL, O.L.S.
 - (OU) DENOTES ORIGIN UNKNOWN
 - (P1) DENOTES PLAN 65R-7427
 - (P2) DENOTES PLAN 65R-17114
 - (P3) DENOTES REGISTERED PLAN 3715
 - (P4) DENOTES REGISTERED PLAN M-2008
 - ∅ DENOTES DIAMETER/ROUND
 - BF DENOTES BOARD FENCE
 - BR DENOTES TIES TO BRICK
 - CB DENOTES CATCH BASIN
 - CLF DENOTES CHAIN LINK FENCE
 - DSE DENOTES DOOR SILL ELEVATION
 - HYD DENOTES FIRE HYDRANT
 - INV DENOTES INVERT
 - LS DENOTES LIGHT STANDARD
 - MH DENOTES MAN HOLE
 - UB DENOTES UTILITY BOX
 - WW DENOTES WINDOW WELL
 - ☀ DENOTES CONIFEROUS TREE
 - ☁ DENOTES DECIDUOUS TREE

BENCHMARK NOTE:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND
ARE RELATED TO CITY OF VAUGHAN
BENCHMARK No. 1-3, HAVING A
PUBLISHED ELEVATION OF 174.950 METRES.

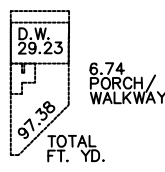
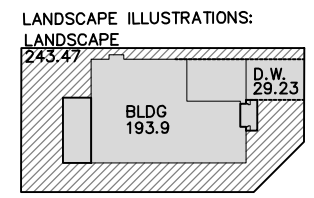
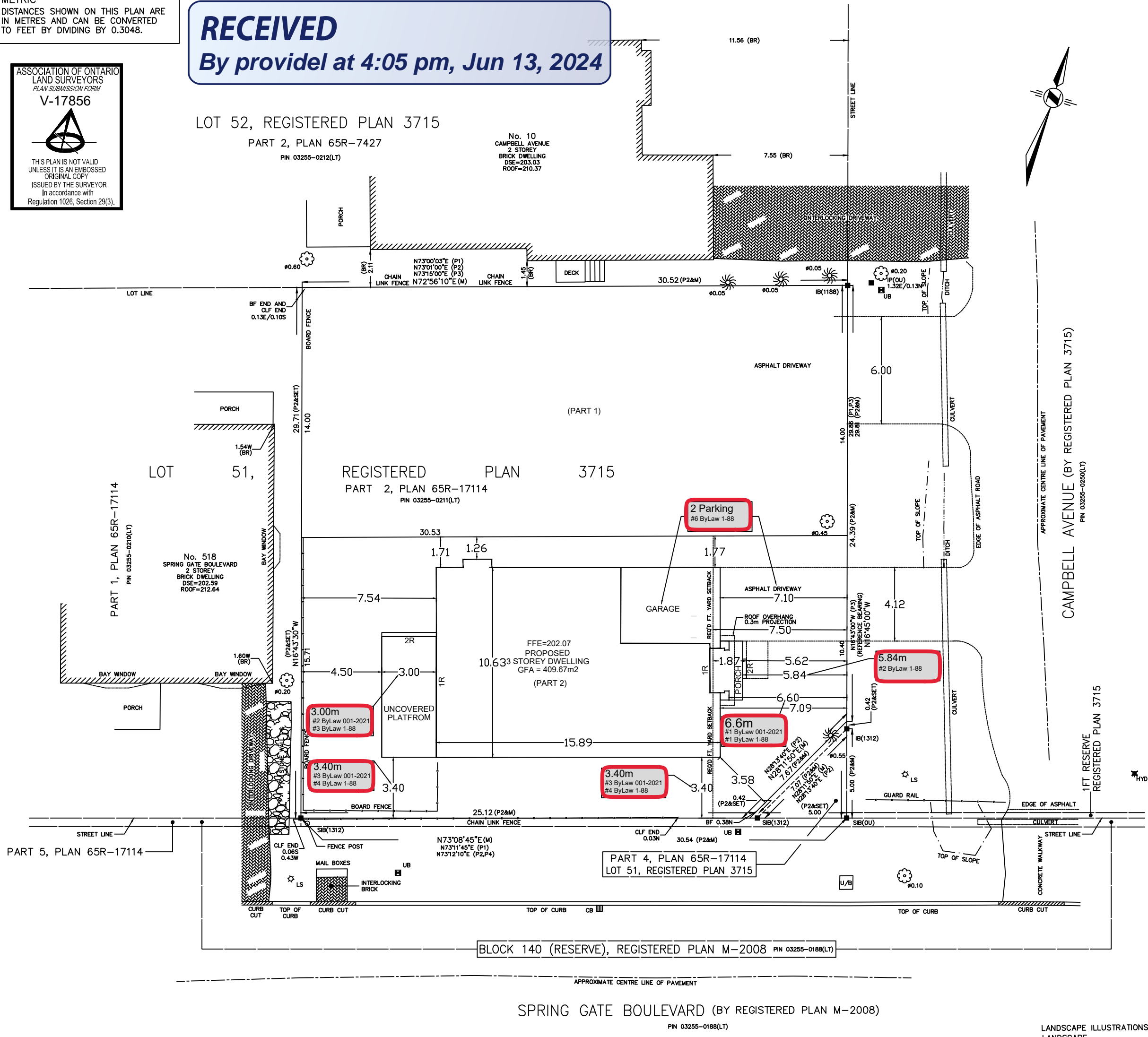
BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE
DERIVED FROM THE WESTERLY LIMIT
OF CAMPBELL AVENUE, AS SHOWN
ON REGISTERED PLAN 3715, HAVING
A BEARING OF N16°45'00"W.

THIS REPORT WAS PREPARED FOR
PETROGOLD
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES

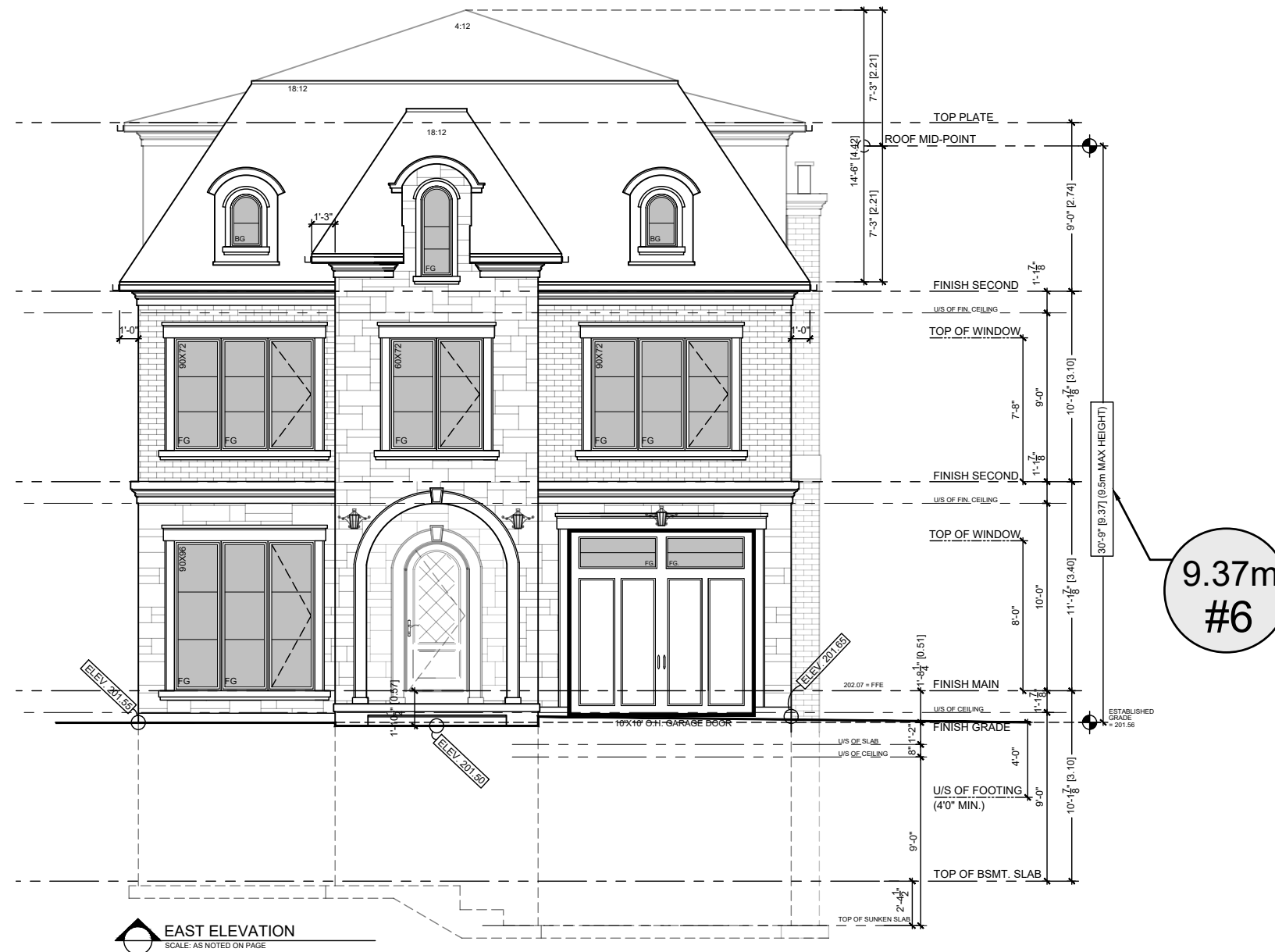
PART 2) SURVEY REPORT
DESCRIPTION OF LAND:
PART OF LOT 51, REGISTERED PLAN 3715, PIN 03255-0211(LT).
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
NONE.
BOUNDARY FEATURES:
POSITION OF FENCES AS SHOWN ON PLAN.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
BY-LAWS.

LOT STATISTICS:
PART # 2

LOT STATISTICS:	PROPOSED
ZONE	466.6 m ²
LOT AREA:	15.79M
LOT FRONTAGE:	
BUILDING AREA	139.90 m ²
PORCH AREA	3.06 m ²
GARAGE AREA	27.12 m ²
TOTAL BUILDING AREA	170.10 m ²
LOT COVERAGE	36.5 %
REAR PLATFORM AREA	20.5 m ²
FRONT YARD SETBACK	6.60M
SIDE YARD SETBACK	1.50M
SIDE YARD SETBACK	3.40M
REAR YARD SETBACK	7.54M
BUILDING HEIGHT (MID-POINT)	9.37M
GFA STATISTICS:	
ALL FLOORS (EXCL BSMT)	
GROUND FL. AREA:	139.90 m ²
SECOND FL. AREA:	170.19 m ²
THIRD FL. AREA:	99.58 m ²
TOTAL GFA:	409.68 m ²
FRONT YARD LANDSCAPE %:	69.4%
FT. YARD SOFT LANDSCAPE %:	90.1%
TOTAL YARD LANDSCAPE %:	52.1%



S1 - PROPOSED SITE PLAN



 VULCAN DESIGN INC.	PROJECT LOCATION: (PART 2) 6 CAMPBELL AVE. VAUGHAN, ON	CLIENT: <h2 style="text-align: center;">Private Residence</h2>	DATE: 09/19/23	DWN BY: dcb	DATE:	DWN BY:	NOTE: 1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR BY OTHER PARTIES W/O WRITTEN PERMISSION FROM DESIGNER. 2. PRELIMINARY DESIGN, SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.	
	SCALE: 1/8" = 1'-0"		03/08/24	dcb				
				03/20/24	dcb			
				03/27/24	dcb			
				04/18/24	dcb			
			05/31/24	dcb				



 SOUTH ELEVATION
SCALE: AS NOTED ON PAGE

 VULCAN DESIGN INC.	PROJECT LOCATION:	CLIENT:	DATE:	DWN BY:	DATE:	DWN BY:	NOTE: 1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR BY OTHER PARTIES W/O WRITTEN PERMISSION FROM DESIGNER. 2. PRELIMINARY DESIGN, SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.
	(PART 2)	Private Residence	09/19/23	dcb			
	6 CAMPBELL AVE.		03/08/24	dcb			
	VAUGHAN, ON		03/20/24	dcb			
	SCALE: 1/8" = 1'-0"		03/27/24	dcb			
	04/18/24		dcb				
			05/31/24	dcb			



WEST ELEVATION
SCALE: AS NOTED ON PAGE

 VULCAN DESIGN INC.	PROJECT LOCATION:	CLIENT:	DATE:	DWN BY:	DATE:	DWN BY:	NOTE: 1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR BY OTHER PARTIES W/O WRITTEN PERMISSION FROM DESIGNER. 2. PRELIMINARY DESIGN, SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.
	(PART 2)	Private Residence	09/19/23	dcb			
	6 CAMPBELL AVE. VAUGHAN, ON		03/08/24	dcb			
	SCALE: 1/8" = 1'-0"		03/20/24	dcb			
			03/27/24	dcb			
	04/18/24		dcb				
			05/31/24	dcb			



NORTH ELEVATION
SCALE: AS NOTED ON PAGE

 VULCAN DESIGN INC.	PROJECT LOCATION:	CLIENT:	DATE:	DWN BY:	DATE:	DWN BY:	NOTE: 1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR BY OTHER PARTIES W/O WRITTEN PERMISSION FROM DESIGNER. 2. PRELIMINARY DESIGN, SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.	
		(PART 2) 6 CAMPBELL AVE. VAUGHAN, ON	Private Residence	09/19/23	dcb			
	SCALE: 1/8" = 1'-0"			03/08/24	dcb			
				03/20/24	dcb			
				03/27/24	dcb			
				04/18/24	dcb			
			05/31/24	dcb				