

DO NOT SCALE DRAWINGS.
VERIFY ALL DIMENSIONS BY CONTRACTOR
ON SITE PRIOR TO COMMENCEMENT OF
ANY WORK. REPORT ANY DISCREPANCIES
VINCENT J. SANTAMAURA, ARCHITECT INC.

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOT 158
REGISTERED PLAN 5590
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:200
3m 1.5 0 3 6 9 12 15 METRES
MANDARIN SURVEYORS LIMITED, O.L.S. ©

3 LEGAL DESCRIPTION
SP100 SCALE: NTS

SITE STATISTICS:

LOT AREA (GROSS) = 0.080235HA +/- (802.35M2 +/-)

ZONE:	1-88	001-2021	
BY-LAW:	1-88	001-2021	PROP'D
LOT AREA:	845M2	845M2	800.98M2 (EXSTG)
BLDG COV.:		EXISTING	PROPOSED
HOUSE 23%(2):	184.22M2	13.27%	13.27%
ADDITION (HOUSE):		N/A	10.77%
		(106.29M2)	(106.29M2)
ADDITION (GARAGE):		N/A	2.70%
		(20.73 M2)	(0.00 M2)
DECKS:		2.59%	0.00%
		(10.69M2)	(0.00M2)
SHED:		1.34%	0.00%
		(137.71M2)	(214.16M2)
TOTAL COVERAGE:		17.19%	26.74%
LOT FRONTAGE:	30M	30M	21.34M (EXSTG)
FRONT YARD:	9.00M (11)	9.00M	10.13M
REAR YARD:	7.50M	7.50M	13.30M
SIDE YARD:	1.50M W GAR.	1.50M	1.50M
ASPHALT EX. 82.52M2			NEW 84.50M2
LOS =			500.39M2 (62%)
BUILDING HEIGHT = 9.50M	9.50M (2)	7.45M	
PARKING:			
RESIDENTIAL: = 2.0	2.0	2.0	
GFA EX. 106.29M2			NEW 277.33M2

2 SITE STATISTICS
SP100 SCALE: NTS

ISSD: 03FEB2025 - C OF A-5
ISSD: 30JAN2025 - C OF A-4
ISSD: 17DEC2024 - C OF A-3
ISSD: 16DEC2024 - C OF A-2
ISSD: 26NOV2024 - C OF A
VINCENT J. SANTAMAURA, ARCHITECT INC. 23 PARNELL CRESCENT WHITBY, ONTARIO, L1R 2L4 PHONE: (905) 668-9207 email: admin@jsearch.ca
ONTARIO ASSOCIATION OF ARCHITECTS VINCENT J. SANTAMAURA LICENCE 4238

CLIENT:
MR. & MRS. M. FERIOZZO
25 MALAREN ROAD
VAUGHAN (MAPLE) ON. L6A 1E5
TEL: 416-904-6316

PROJECT:
ADDITIONS & ALTERATIONS
25 MALAREN ROAD
VAUGHAN (MAPLE), ON

DRAWING TITLE:
SITE PLAN/GRADING PLAN

DATE: 03FEN2025 SCALE: 1:200

DRAWN BY: VJS CHECKED BY: VJS

PROJECT NUMBER: 2020-20 DRAWING NUMBER: SP-100

