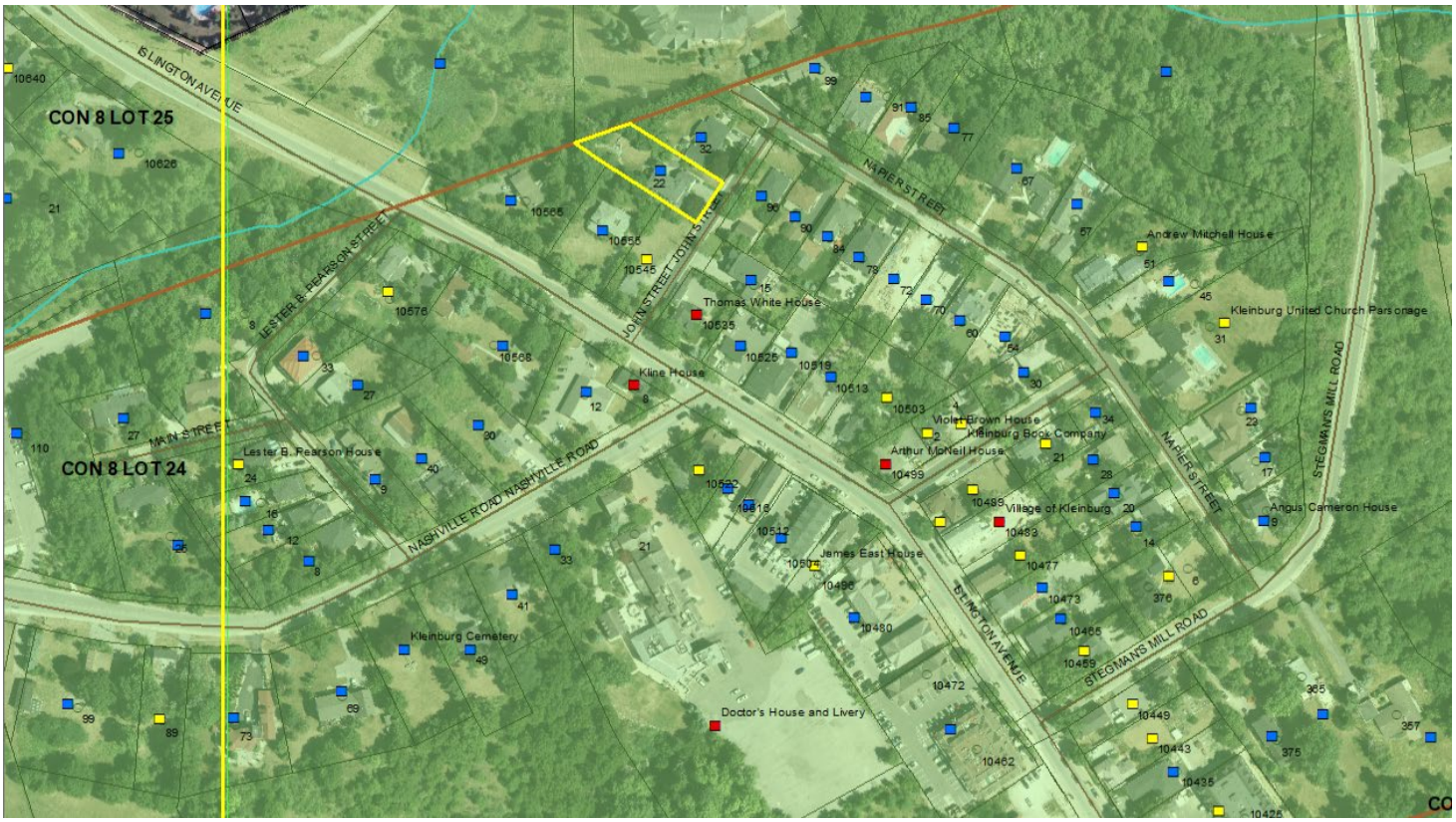
Attachment 1 Location Map



22 John Street

Attachment 2 – Aerial Photos



1954



1970

John Street (north) Kleinburg



22 John Street

- Two-storey, vinyl-clad, timber-frame house with various Post Modern features (c. 1990).
- Description – Large, vinyl-clad house is unmistakably recent, based on size, massing and materials, and yet pays some misquoted tributes to traditional and historic styles. Tall gable above garage (at RH side) evokes Victorian style, while segmental arched fanlight at upper window is typical of ground-floor masonry aperture, whether Georgian or early twentieth century. Wide, flat aperture of double-car garage below can only be contemporary, while strip of small windows above, with horizontally oriented panes formed by false dividers, is a quasi-traditional touch. Steps at LH side lead to raised, masonry verandah with simple, picket-type vinyl railings, while front screen door is traditional, colonial type, set between side-lights with false muntins. Windows elsewhere are casement, again with false dividers, for a somewhat French aspect, set between small, fake, vinyl shutters. Fine spacing on vinyl siding suggests, again, mid-nineteenth century practices, while soffits are clad in aluminum. Small peaks over upper floor windows complete the eclectic effect. Roof has grey asphalt shingles and gutters and downpipes are in contemporary aluminum profiles.
- Comments – Building is in excellent repair, and entirely of its post-modern time. Although not entirely appropriate to the historic context both in size and detail, this house should be retained as is. Note that transom beam over garage is curiously sagging.

Attachment 4 Current Photos

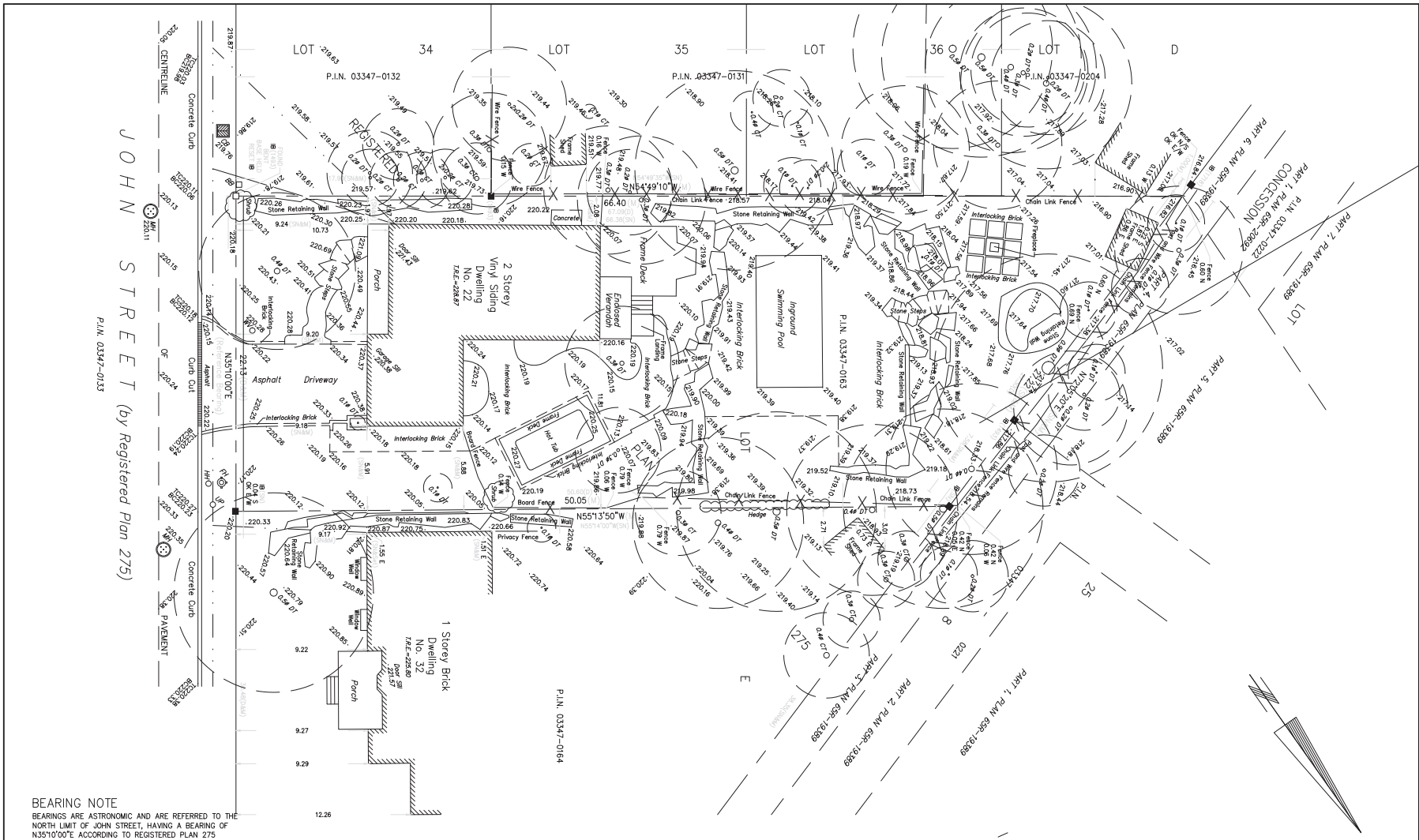




Attachment 4 Current Photos (Rear)







BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF JOHN STREET, HAVING A BEARING OF N35°10'00"E ACCORDING TO REGISTERED PLAN 275

METRIC

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 30th DAY OF NOVEMBER, 2017.

DECEMBER 11, 2017
DATE

JACEK WALCZAK
ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR NATALIE AIELLO

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2041000

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY
In accordance with Regulation 1026, Section 29(3).

LEGEND

	DENOTES
□	SURVEY MONUMENT SET
■	SURVEY MONUMENT FOUND
RP	REGISTERED PLAN 275
N,S,E,W	NORTH,SOUTH,EAST,WEST
M	MEASURED
IB	IRON BAR
SIB	STANDARD IRON BAR
OU	ORIGIN UNKNOWN
D	INSTRUMENT No. R679734
SN	SURVEY NOTES OF UNKNOWN ORIGIN
773	F.R. BEARMAN, O.L.S.
1493	J.F.G. YOUNG, O.L.S.
1718	R.H. GEYER, O.L.S.
P.I.N.	PROPERTY IDENTIFIER NUMBER
—o—	OVERHEAD WIRES & UTILITY POLE
TC	TOP OF CURB

LEGEND Continued

	DENOTES
BC	BOTTOM OF CURB
CT	CONIFEROUS TREE
DT	DECIDUOUS TREE
BB	BELL BOX
CB	CATCH BASIN
FH	FIRE HYDRANT
HH	HAND HOLE
MH	MANHOLE
UP	UTILITY POLE
WV	WATER VALVE
T.R.E.	TOP OF ROOF ELEVATION

ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF VAUGHAN BENCHMARK No. 00819708050, HAVING A PUBLISHED ELEVATION OF 183.937 METRES

PART 2 – SURVEY REPORT

1) PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: NONE
3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

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Greater Toronto Acres
SURVEYING Inc.
7003 Steeles Ave. West, Unit 12, Toronto ON M9W 0A2
Tel: (416) 679-0572
E-MAIL: jw@gtasurveying.ca

DRAWN: M.C. | CHECKED: P.W. | PROJECT 17513

SURVEYOR'S REAL PROPERTY REPORT – PART 1
PLAN OF SURVEY OF
Part of LOT E
REGISTERED PLAN 275
CITY of VAUGHAN
Regional Municipality of York
SCALE 1 : 200
5m 4m 3m 2m 1m 0m 5m

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PROJECT:
22 JOHN STREET
KLEINBURG ON L4H3N5

No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

DRAWN BY: NATALIE S. AIELLO

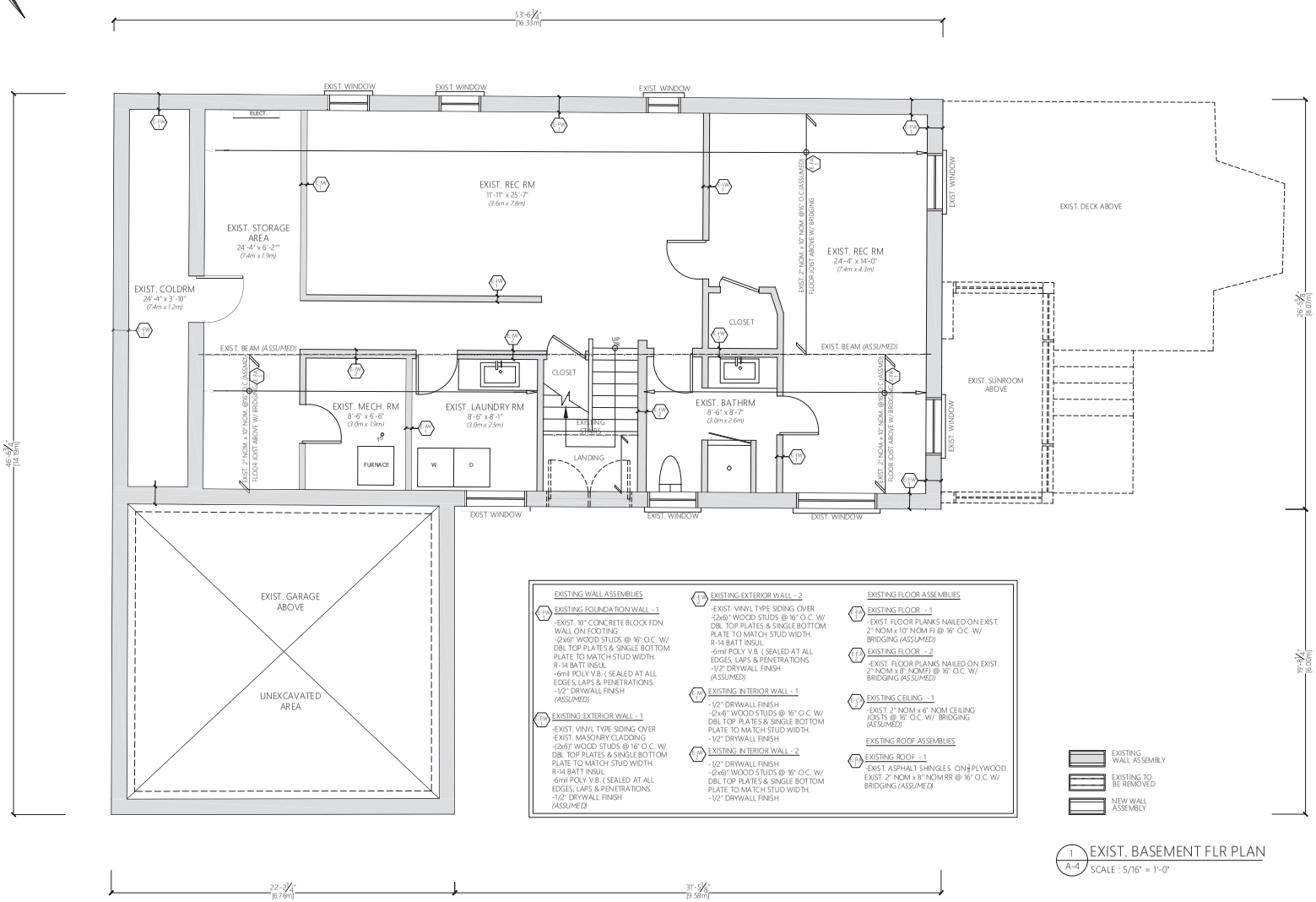
DATE: MAR 25 2019

SCALE: 3/32"=1'-0"

DRAWING TITLE: SURVEY

DRAWING No. A001

Attachment 5 Existing Site Plan and Elevations



EXISTING WALL ASSEMBLIES

EW1 EXISTING FOUNDATION WALL - 1
-EXIST. 10" CONCRETE BLOCK FDN. WALL ON FOOTING
-(2x6)" WOOD STUDS @ 16" O.C. W/ DBL TOP PLATES & SINGLE BOTTOM PLATE TO MATCH STUD WIDTH.
R-14 BATT INSUL.
-6mil POLY V.B. (SEALED AT ALL EDGES, LAPS & PENETRATIONS.
-1/2" DRYWALL FINISH
(ASSUMED)

EW2 EXISTING EXTERIOR WALL - 1
-EXIST. VINYL TYPE SIDING OVER
-EXIST. MASONRY CLADDING
-(2x6)" WOOD STUDS @ 16" O.C. W/ DBL TOP PLATES & SINGLE BOTTOM PLATE TO MATCH STUD WIDTH.
R-14 BATT INSUL.
-6mil POLY V.B. (SEALED AT ALL EDGES, LAPS & PENETRATIONS.
-1/2" DRYWALL FINISH
(ASSUMED)

EW3 EXISTING EXTERIOR WALL - 2
-EXIST. VINYL TYPE SIDING OVER
-(2x6)" WOOD STUDS @ 16" O.C. W/ DBL TOP PLATES & SINGLE BOTTOM PLATE TO MATCH STUD WIDTH.
R-14 BATT INSUL.
-6mil POLY V.B. (SEALED AT ALL EDGES, LAPS & PENETRATIONS.
-1/2" DRYWALL FINISH
(ASSUMED)

IW1 EXISTING INTERIOR WALL - 1
-1/2" DRYWALL FINISH
-(2x4)" WOOD STUDS @ 16" O.C. W/ DBL TOP PLATES & SINGLE BOTTOM PLATE TO MATCH STUD WIDTH.
-1/2" DRYWALL FINISH

IW2 EXISTING INTERIOR WALL - 2
-1/2" DRYWALL FINISH
-(2x6)" WOOD STUDS @ 16" O.C. W/ DBL TOP PLATES & SINGLE BOTTOM PLATE TO MATCH STUD WIDTH.
-1/2" DRYWALL FINISH

EXISTING FLOOR ASSEMBLIES

EF1 EXISTING FLOOR - 1
-EXIST. FLOOR PLANKS NAILED ON EXIST. 2" NOM x 10" NOM FJ @ 16" O.C. W/ BRIDGING *(ASSUMED)*

EF2 EXISTING FLOOR - 2
-EXIST. FLOOR PLANKS NAILED ON EXIST. 2" NOM x 8" NOM FJ @ 16" O.C. W/ BRIDGING *(ASSUMED)*

EC1 EXISTING CEILING - 1
-EXIST. 2" NOM x 6" NOM CEILING JOISTS @ 16" O.C. W/ BRIDGING *(ASSUMED)*

EXISTING ROOF ASSEMBLIES

ER1 EXISTING ROOF - 1
-EXIST. ASPHALT SHINGLES ON ½" PLYWOOD
EXIST. 2" NOM x 8" NOM RR @ 16" O.C. W/ BRIDGING *(ASSUMED)*

EXISTING WALL ASSEMBLY
EXISTING TO BE REMOVED
NEW WALL ASSEMBLY

1 / A-4 EXIST. BASEMENT FLR PLAN
SCALE : 5/16" = 1'-0"

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PROJECT:
22 JOHN STREET
KLEINBURG ON L4H3N5

No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

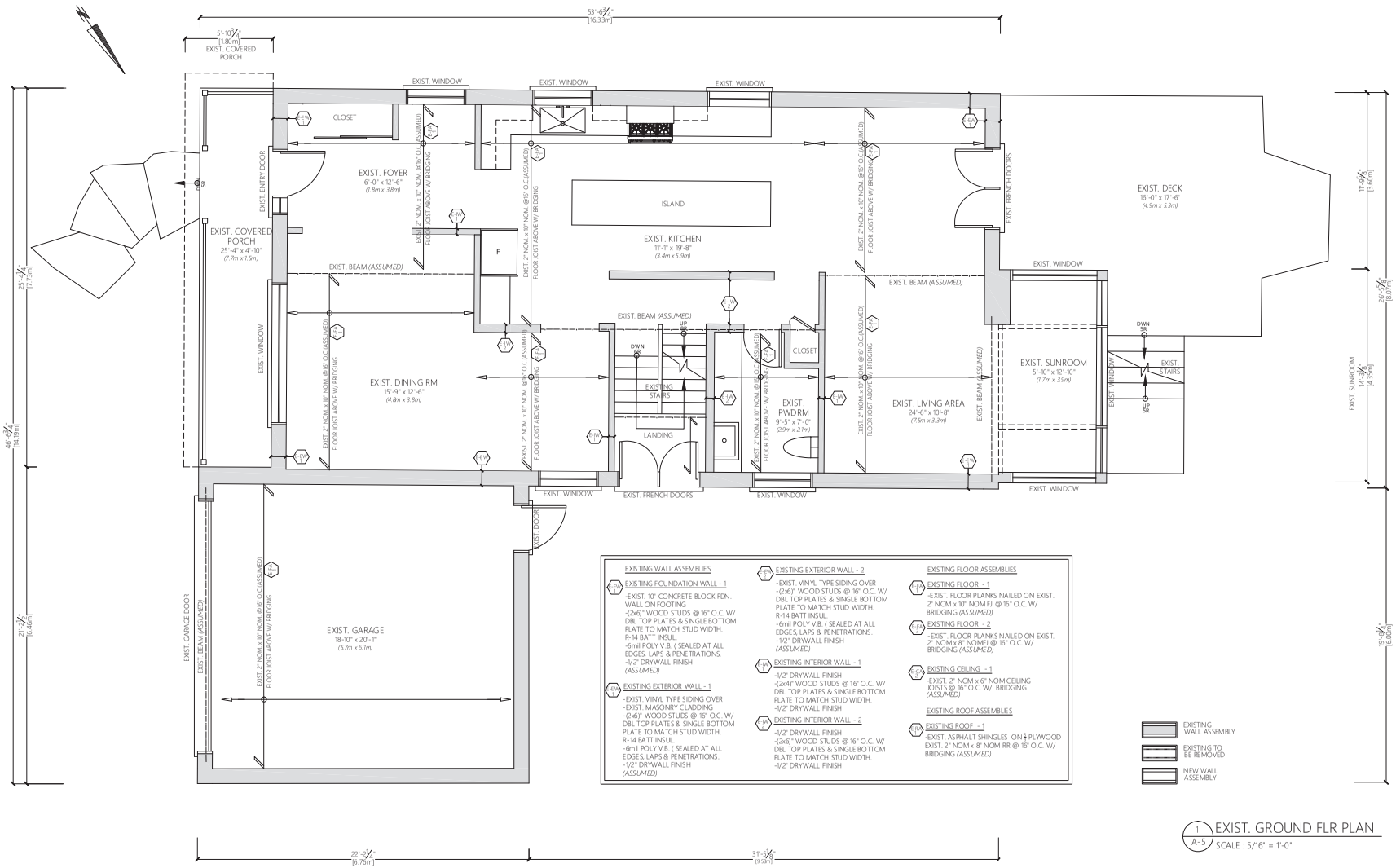
DRAWN BY: NATALIE S. AIELLO

DATE: MAR 25 2019

SCALE: 5/16" = 1'-0"

DRAWING TITLE: EXIST. BASEMENT PLAN

DRAWING No. A004



1 / A-5 EXIST. GROUND FLR PLAN
SCALE : 5/16" = 1'-0"

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PROJECT:
22 JOHN STREET
KLEINBURG ON L4H3N5

No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

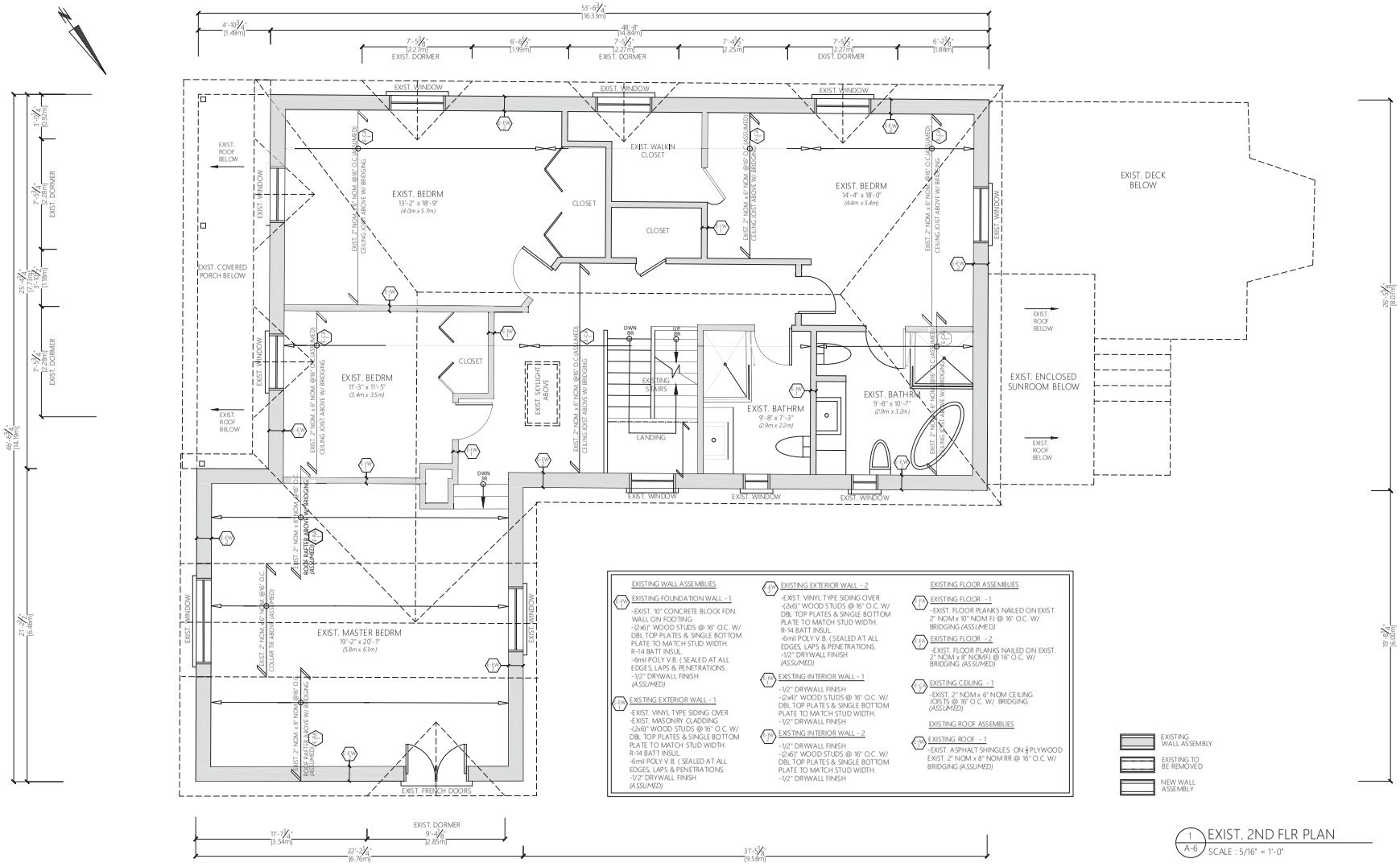
DRAWN BY: NATALIE S. AIELLO

DATE: MAR 25 2019

SCALE: 5/16"=1'-0"

DRAWING TITLE: EXIST. FIRST FLOOR PLAN

DRAWING No. A005



EXISTING WALL ASSEMBLIES

EXISTING FOUNDATION WALL - 1
-EXIST. 10" CONCRETE BLOCK FDN. WALL ON FOOTING
-(2x6)" WOOD STUDS @ 16" O.C. W/ DBL TOP PLATES & SINGLE BOTTOM PLATE TO MATCH STUD WIDTH.
R-14 BATT INSUL.
-6mil POLY V.B. (SEALED AT ALL EDGES, LAPS & PENETRATIONS.
-1/2" DRYWALL FINISH
(ASSUMED)

EXISTING EXTERIOR WALL - 1
-EXIST. VINYL TYPE SIDING OVER
-EXIST. MASONRY CLADDING
-(2x6)" WOOD STUDS @ 16" O.C. W/ DBL TOP PLATES & SINGLE BOTTOM PLATE TO MATCH STUD WIDTH.
R-14 BATT INSUL.
-6mil POLY V.B. (SEALED AT ALL EDGES, LAPS & PENETRATIONS.
-1/2" DRYWALL FINISH
(ASSUMED)

EXISTING EXTERIOR WALL - 2
-EXIST. VINYL TYPE SIDING OVER
-(2x6)" WOOD STUDS @ 16" O.C. W/ DBL TOP PLATES & SINGLE BOTTOM PLATE TO MATCH STUD WIDTH.
R-14 BATT INSUL.
-6mil POLY V.B. (SEALED AT ALL EDGES, LAPS & PENETRATIONS.
-1/2" DRYWALL FINISH
(ASSUMED)

EXISTING INTERIOR WALL - 1
-1/2" DRYWALL FINISH
-(2x4)" WOOD STUDS @ 16" O.C. W/ DBL TOP PLATES & SINGLE BOTTOM PLATE TO MATCH STUD WIDTH.
-1/2" DRYWALL FINISH

EXISTING INTERIOR WALL - 2
-1/2" DRYWALL FINISH
-(2x6)" WOOD STUDS @ 16" O.C. W/ DBL TOP PLATES & SINGLE BOTTOM PLATE TO MATCH STUD WIDTH.
-1/2" DRYWALL FINISH

EXISTING FLOOR ASSEMBLIES

EXISTING FLOOR - 1
-EXIST. FLOOR PLANKS NAILED ON EXIST. 2" NOM x 10" NOM FJ @ 16" O.C. W/ BRIDGING *(ASSUMED)*

EXISTING FLOOR - 2
-EXIST. FLOOR PLANKS NAILED ON EXIST. 2" NOM x 8" NOM(F) @ 16" O.C. W/ BRIDGING *(ASSUMED)*

EXISTING CEILING - 1
-EXIST. 2" NOM x 6" NOM CEILING JOISTS @ 16" O.C. W/ BRIDGING *(ASSUMED)*

EXISTING ROOF ASSEMBLIES

EXISTING ROOF - 1
-EXIST. ASPHALT SHINGLES ON PLYWOOD
EXIST. 2" NOM x 8" NOM RR @ 16" O.C. W/ BRIDGING *(ASSUMED)*

EXISTING WALL ASSEMBLY
EXISTING TO BE REMOVED
NEW WALL ASSEMBLY

1 / A-6 EXIST. 2ND FLR PLAN
SCALE : 5/16" = 1'-0"

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PROJECT:
22 JOHN STREET
KLEINBURG ON L4H3N5

No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

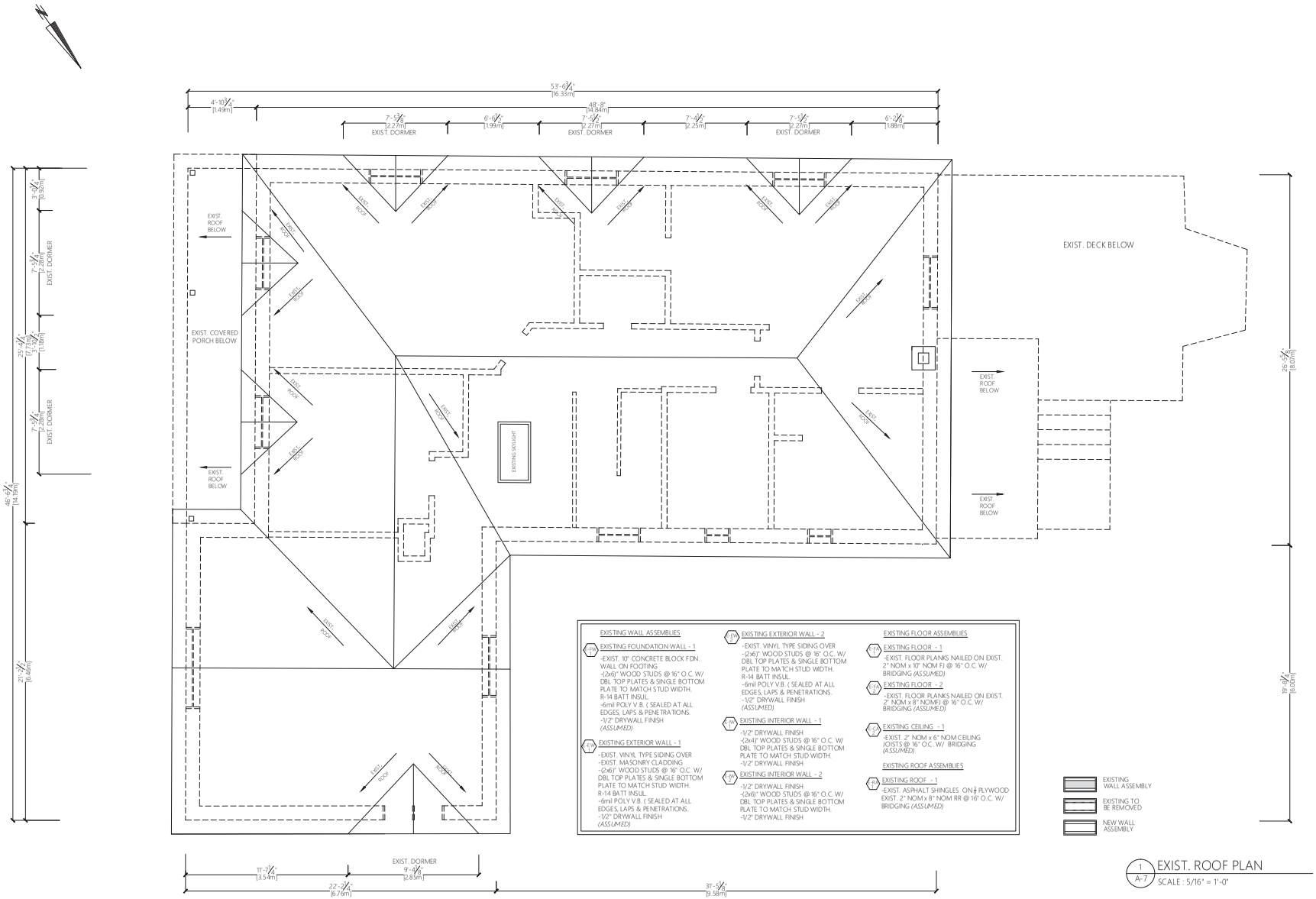
DRAWN BY: NATALIE S. AIELLO

DATE: MAR 25 2019

SCALE: 5/16"=1'-0"

DRAWING TITLE: EXIST. SECOND FLOOR PLAN

DRAWING No. A006



EXISTING WALL ASSEMBLIES

EW1 EXISTING FOUNDATION WALL - 1
-EXIST. 10" CONCRETE BLOCK FDN. WALL ON FOOTING
-(2x6)" WOOD STUDS @ 16" O.C. W/ DBL TOP PLATES & SINGLE BOTTOM PLATE TO MATCH STUD WIDTH.
R-14 BATT INSUL.
-6mil POLY V.B. (SEALED AT ALL EDGES, LAPS & PENETRATIONS.
-1/2" DRYWALL FINISH
(ASSUMED)

EW2 EXISTING EXTERIOR WALL - 1
-EXIST. VINYL TYPE SIDING OVER
-EXIST. MASONRY CLADDING
-(2x6)" WOOD STUDS @ 16" O.C. W/ DBL TOP PLATES & SINGLE BOTTOM PLATE TO MATCH STUD WIDTH.
R-14 BATT INSUL.
-6mil POLY V.B. (SEALED AT ALL EDGES, LAPS & PENETRATIONS.
-1/2" DRYWALL FINISH
(ASSUMED)

EW3 EXISTING EXTERIOR WALL - 2
-EXIST. VINYL TYPE SIDING OVER
-(2x6)" WOOD STUDS @ 16" O.C. W/ DBL TOP PLATES & SINGLE BOTTOM PLATE TO MATCH STUD WIDTH.
R-14 BATT INSUL.
-6mil POLY V.B. (SEALED AT ALL EDGES, LAPS & PENETRATIONS.
-1/2" DRYWALL FINISH
(ASSUMED)

IW1 EXISTING INTERIOR WALL - 1
-1/2" DRYWALL FINISH
-(2x4)" WOOD STUDS @ 16" O.C. W/ DBL TOP PLATES & SINGLE BOTTOM PLATE TO MATCH STUD WIDTH.
-1/2" DRYWALL FINISH

IW2 EXISTING INTERIOR WALL - 2
-1/2" DRYWALL FINISH
-(2x6)" WOOD STUDS @ 16" O.C. W/ DBL TOP PLATES & SINGLE BOTTOM PLATE TO MATCH STUD WIDTH.
-1/2" DRYWALL FINISH

EXISTING FLOOR ASSEMBLIES

EF1 EXISTING FLOOR - 1
-EXIST. FLOOR PLANKS NAILED ON EXIST. 2" NOM x 10" NOM FJ @ 16" O.C. W/ BRIDGING *(ASSUMED)*

EF2 EXISTING FLOOR - 2
-EXIST. FLOOR PLANKS NAILED ON EXIST. 2" NOM x 8" NOMFJ @ 16" O.C. W/ BRIDGING *(ASSUMED)*

EC1 EXISTING CEILING - 1
-EXIST. 2" NOM x 6" NOM CEILING JOISTS @ 16" O.C. W/ BRIDGING *(ASSUMED)*

EXISTING ROOF ASSEMBLIES

ER1 EXISTING ROOF - 1
-EXIST. ASPHALT SHINGLES ON 1/2" PLYWOOD
EXIST. 2" NOM x 8" NOM RR @ 16" O.C. W/ BRIDGING *(ASSUMED)*

EXISTING WALL ASSEMBLY
EXISTING TO BE REMOVED
NEW WALL ASSEMBLY

1 / A-7 EXIST. ROOF PLAN
SCALE : 5/16" = 1'-0"

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PROJECT:
22 JOHN STREET
KLEINBURG ON L4H3N5

No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

DRAWN BY: NATALIE S. AIELLO

DATE: MAR 25 2019

SCALE: 5/16" =1'-0"

DRAWING TITLE: EXIST. ROOF PLAN

DRAWING No. A007



1 / A-8 EXIST. FRONT ELEVATION

SCALE : 3/8" = 1'-0"

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PROJECT:

22 JOHN STREET
KLEINBURG ON L4H3N5

No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

DRAWN BY: NATALIE S. AIELLO

DATE: MAR 25 2019

SCALE: 3/8"=1'-0"

DRAWING TITLE: EXIST. FRONT(EAST) ELEVATION

DRAWING No. A008



1 A-09 EXIST. SIDE (SOUTH) ELEVATION

SCALE : 3/8" = 1'-0"

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PROJECT:

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No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

DRAWN BY: NATALIE S. AIELLO

DATE: MAR 25 2019

SCALE: 3/8"=1'-0"

DRAWING TITLE: EXIST. (SOUTH) SIDE ELEVATION

DRAWING No. A009



1 / A-10 EXIST. REAR ELEVATION

SCALE : 3/8" = 1'-0"

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PROJECT:

22 JOHN STREET
KLEINBURG ON L4H3N5

No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

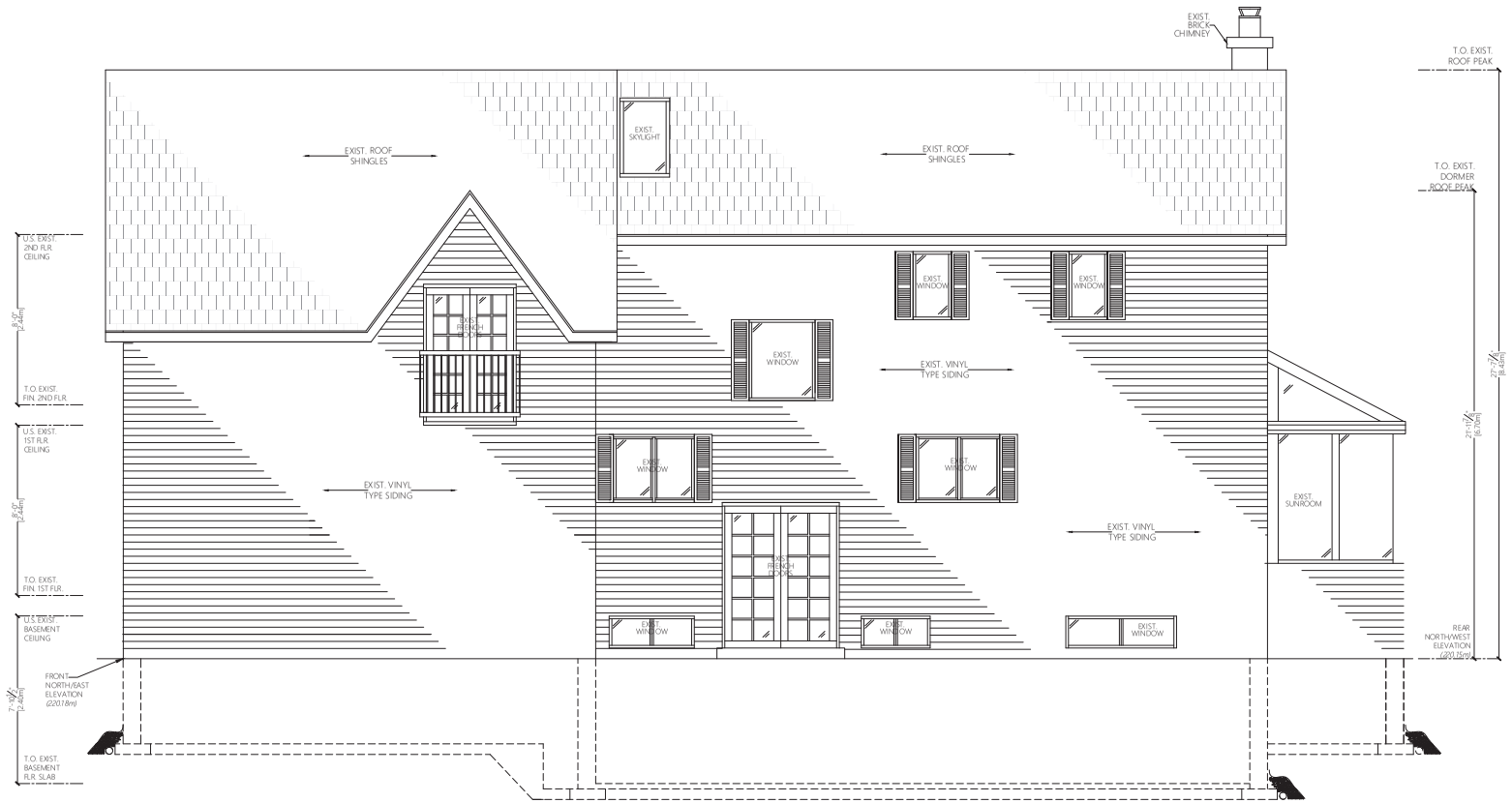
DRAWN BY: NATALIE S. AIELLO

DATE: MAR 25 2019

SCALE: 3/8"=1'-0"

DRAWING TITLE: EXIST. REAR (WEST) ELEVATION

DRAWING No. A010



1 / A-11 EXIST. SIDE (NORTH) ELEVATION

SCALE : 3/8" = 1'-0"

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PROJECT:

22 JOHN STREET
KLEINBURG ON L4H3N5

No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

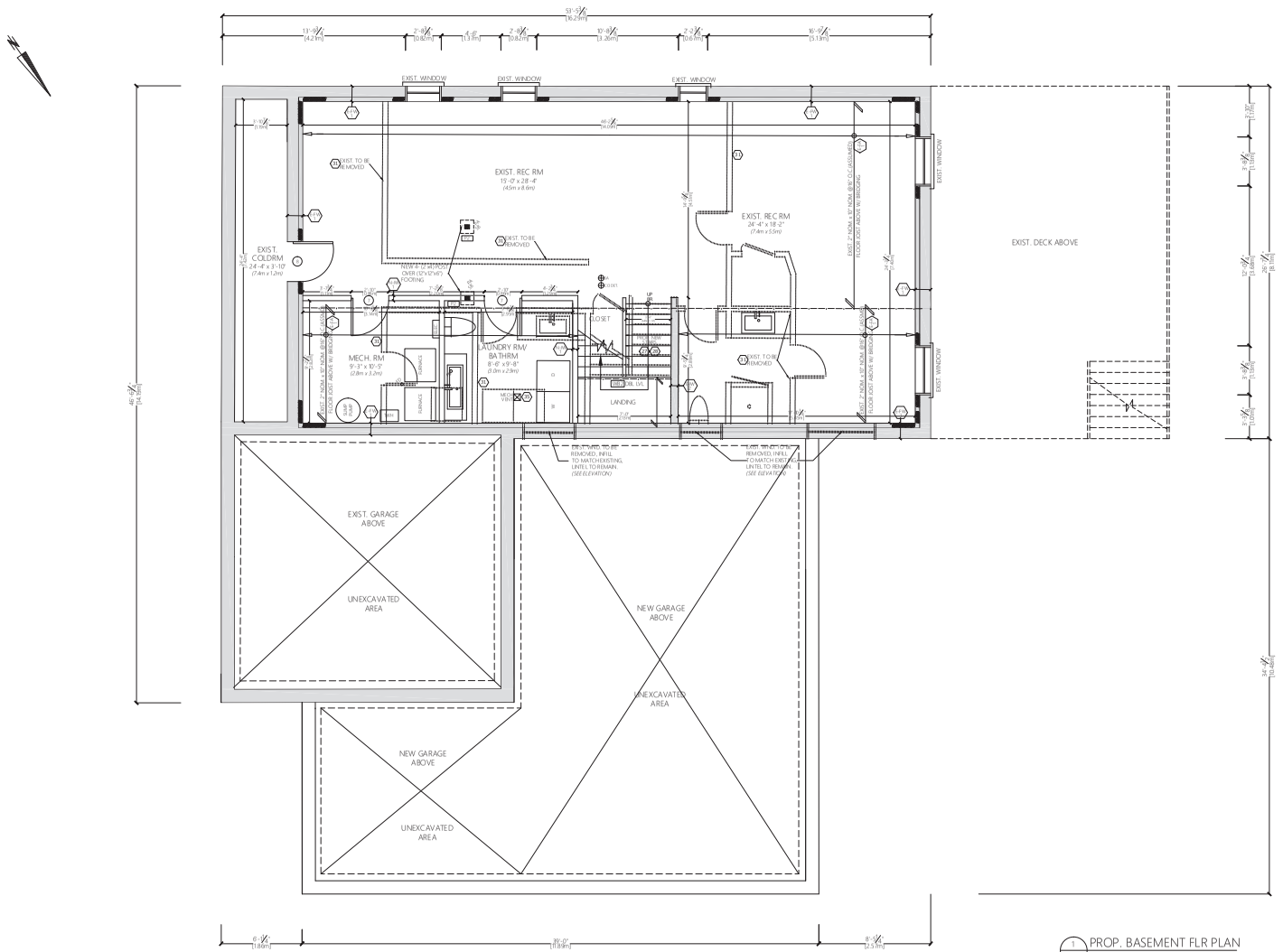
DRAWN BY: NATALIE S. AIELLO

DATE: MAR 25 2019

SCALE: 3/8"=1'-0"

DRAWING TITLE: EXIST. (NORTH) SIDE ELEVATION

DRAWING No. A011



1 / A-12 PROP. BASEMENT FLR PLAN
SCALE : 1/4" = 1'-0"

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PROJECT:
22 JOHN STREET
KLEINBURG ON L4H3N5

No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

DRAWN BY: NATALIE S. AIELLO

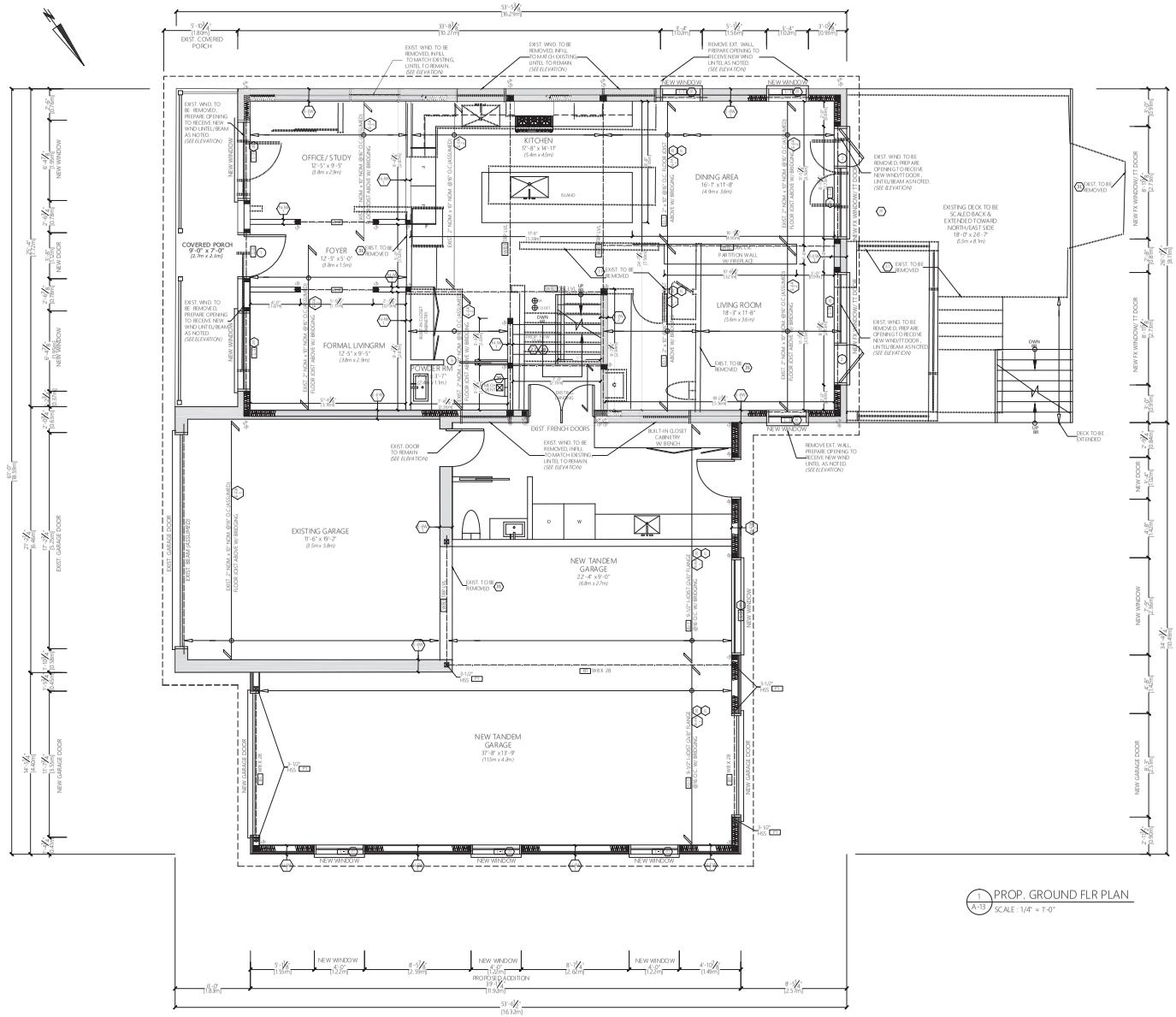
DATE: MAR 25 2019

SCALE: 1/4"=1'-0"

DRAWING TITLE: PROP. BASEMENT FLR PLAN

DRAWING No. A012

Attachment 6 - Proposed Garage Addition



1 A-13 PROP. GROUND FLR PLAN
SCALE : 1/4" = 1'-0"

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PROJECT:
22 JOHN STREET
KLEINBURG ON L4H3N5

No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

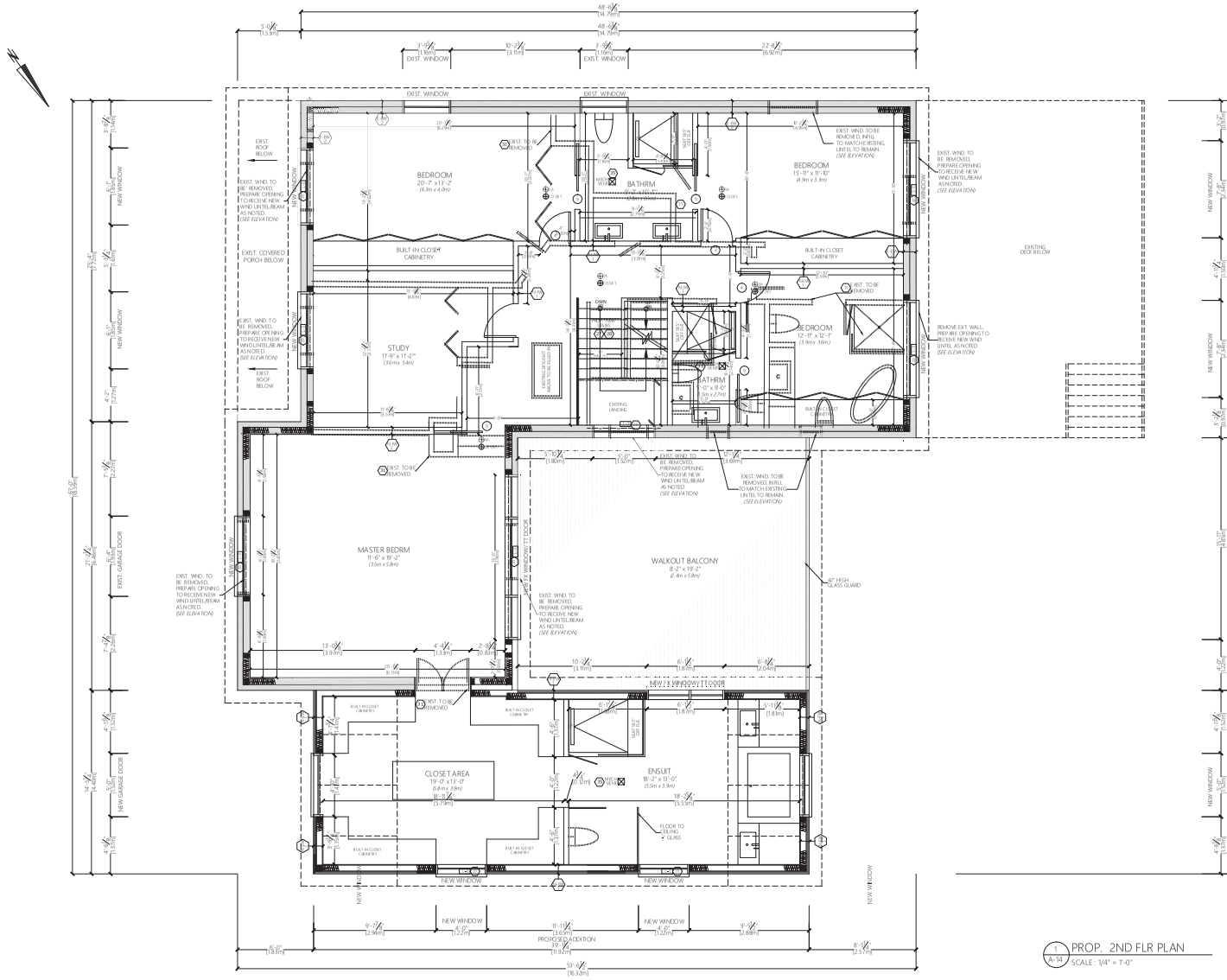
DRAWN BY: NATALIE S. AIELLO

DATE: MAR 25 2019

SCALE: 1/4" =1'=0"

DRAWING TITLE: PROP. FIRST FLOOR PLAN

DRAWING No. A013



1 A-14 PROP. 2ND FLR PLAN
SCALE : 1/4" = 1'-0"

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PROJECT:
22 JOHN STREET
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No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

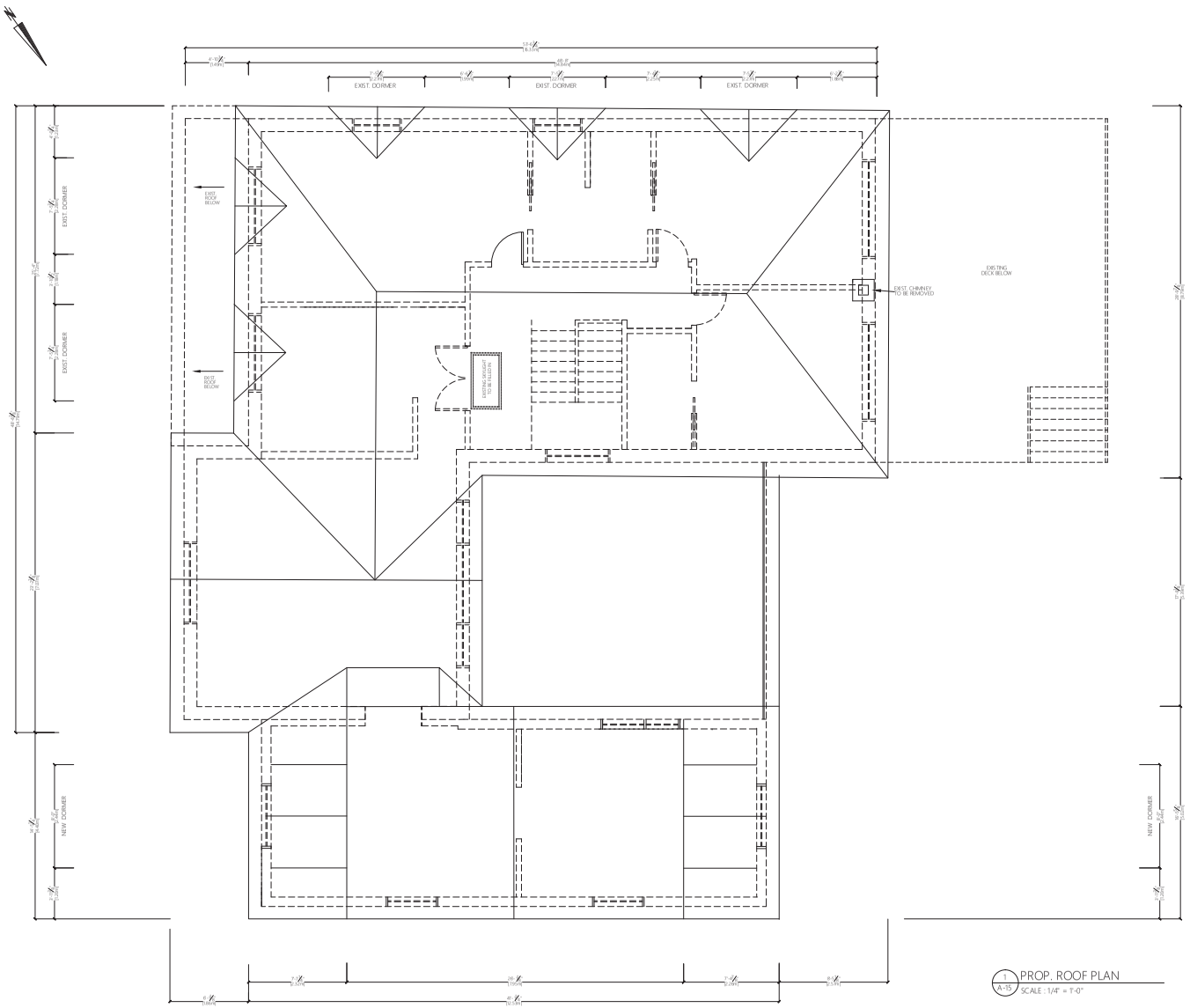
DRAWN BY: NATALIE S. AIELLO

DATE: MAR 25 2019

SCALE: 1/4"=1'=0"

DRAWING TITLE: PROP. SECOND FLOOR PLAN

DRAWING No. A014



1 A-15 PROP. ROOF PLAN
SCALE : 1/4" = 1'-0"

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PROJECT:
22 JOHN STREET
KLEINBURG ON L4H3N5

No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

DRAWN BY: NATALIE S. AIELLO

DATE: MAR 25 2019

SCALE: 1/4"= 1'-0"

DRAWING TITLE: PROP. ROOF PLAN

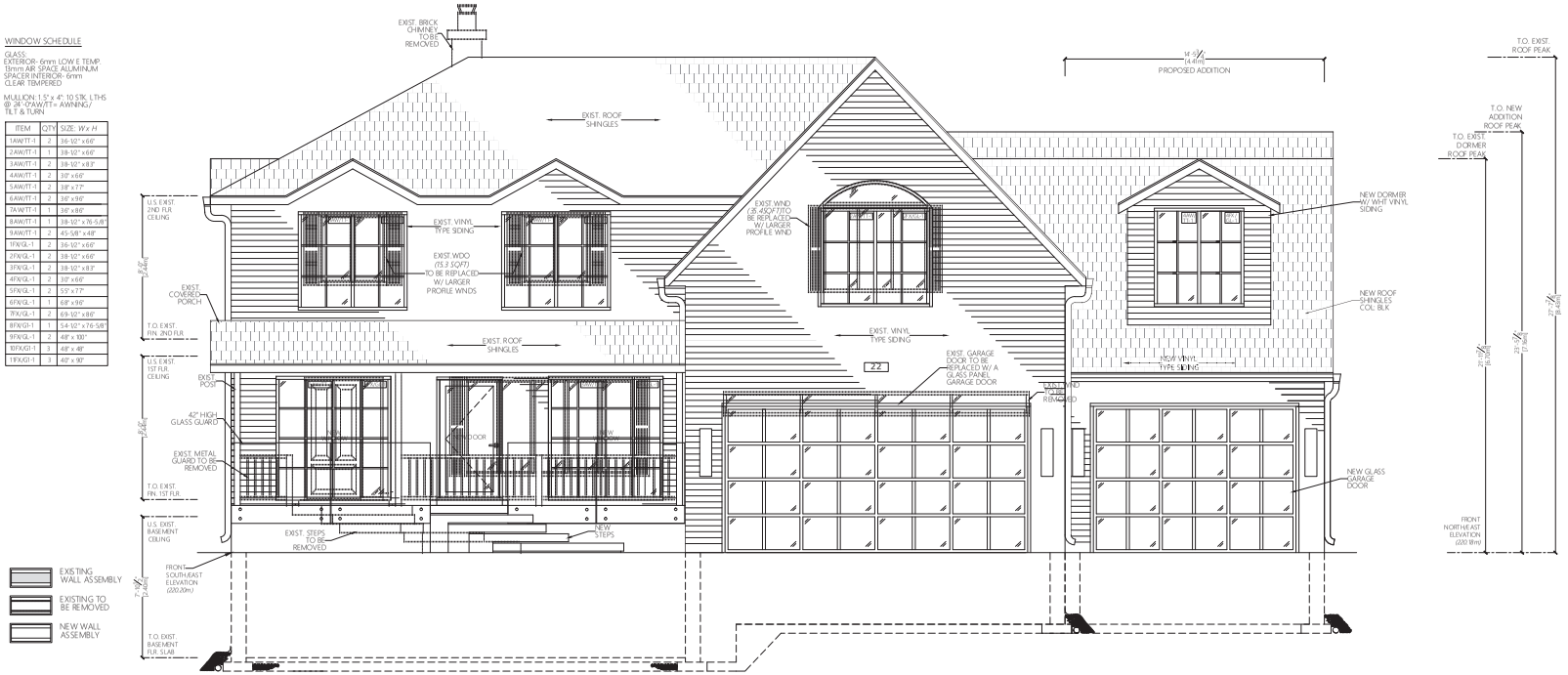
DRAWING No. A015

WINDOW SCHEDULE

GLASS:
EXTERIOR- 6mm LOW E TEMP.
19mm AIR SPACE ALUMINUM
SPACER INTERIOR- 6mm
CLEAR TEMPERED

MULLION 1.5" x 4". 10 STK. LTHS @ 24'-0"AW/TT= AWNING/ TILT & TURN

ITEM	QTY	SIZE: W x H
1AW/TT-1	2	36-1/2" x 66"
2AW/TT-1	1	38-1/2" x 66"
3AW/TT-1	2	38-1/2" x 83"
4AW/TT-1	2	30" x 60"
5AW/TT-1	2	38" x 77"
6AW/TT-1	2	36" x 96"
7AW/TT-1	1	36" x 86"
8AW/TT-1	1	38-1/2" x 76-5/8"
9AW/TT-1	2	45-5/8" x 48"
1FIX/GL-1	2	36-1/2" x 66"
2FIX/GL-1	2	38-1/2" x 66"
3FIX/GL-1	2	38-1/2" x 83"
4FIX/GL-1	2	30" x 60"
5FIX/GL-1	2	5'5" x 7'7"
6FIX/GL-1	1	6'8" x 96"
7FIX/GL-1	2	6'9-1/2" x 8'6"
8FIX/GT-1	1	54-1/2" x 76-5/8"
9FIX/GL-1	2	48" x 100"
10FIX/GT-1	3	48" x 48"
11FIX/GT-1	3	40" x 90"



1 / A-16 PROP. FRONT ELEVATION
SCALE : 5/16" = 1'-0"

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PROJECT:
22 JOHN STREET
KLEINBURG ON L4H3N5

No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

DRAWN BY: NATALIE S. AIELLO

DATE: MAR 25 2019

SCALE: 5/16"= 1'-0"

DRAWING TITLE: PROP. FRONT(EAST) ELEVATION

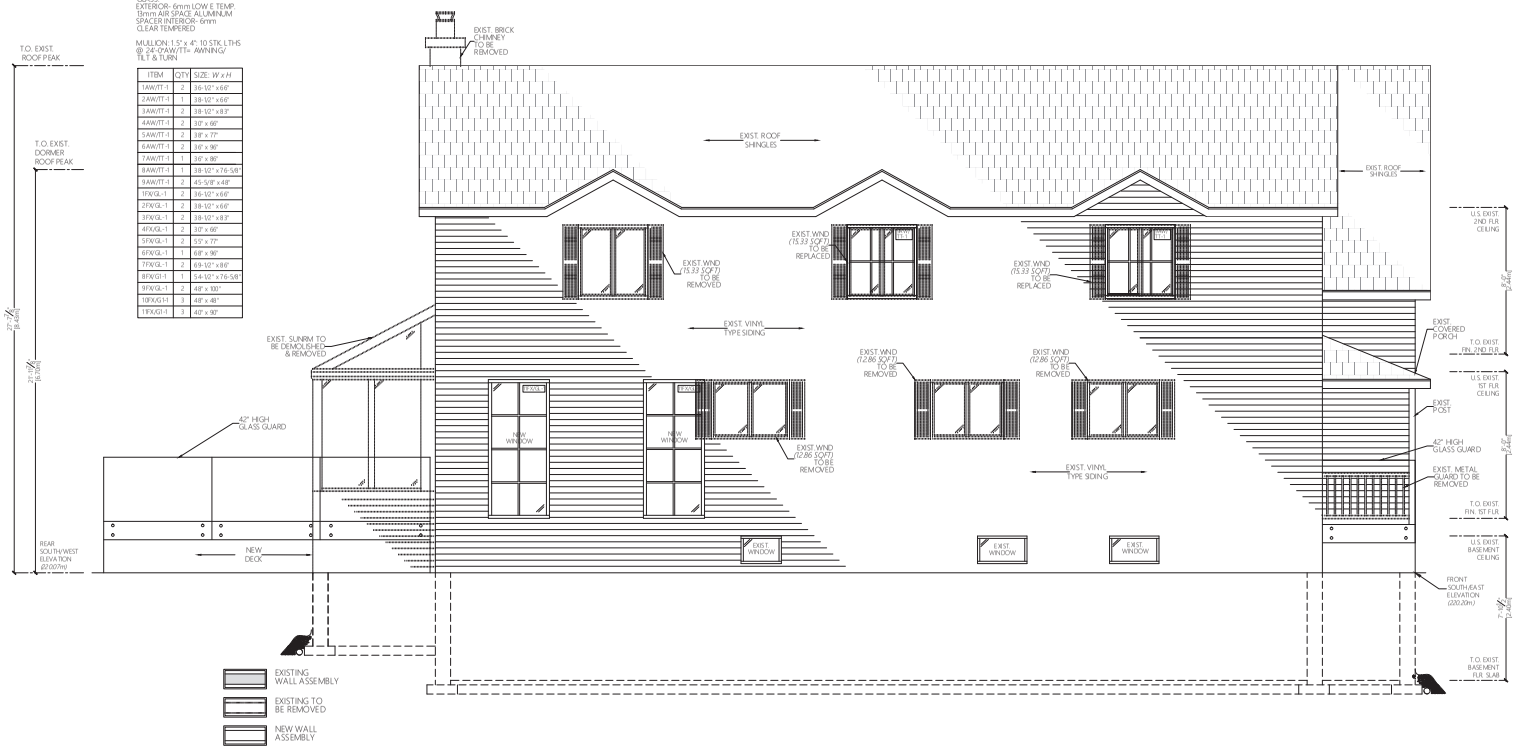
DRAWING No. A016

WINDOW SCHEDULE

GLASS:
EXTERIOR- 6mm LOW E TEMP.
19mm AIR SPACE ALUMINUM SPACER INTERIOR- 6mm CLEAR TEMPERED

MULLION 1.5" x 4" 10 STK, LTHS @ 24"-0"A/W/TT+ AWNING/ TILT & TURN

ITEM	QTY	SIZE: W x H
1AW/TT-1	2	3'6-1/2" x 6'6"
2 AW/TT-1	1	3'8-1/2" x 6'6"
3 AW/TT-1	2	3'8-1/2" x 8'3"
4 AW/TT-1	2	3'0" x 6'0"
5 AW/TT-1	2	3'8" x 7'7"
6 AW/TT-1	2	3'6" x 9'0"
7 AW/TT-1	1	3'6" x 8'6"
8 AW/TT-1	1	3'8-1/2" x 7'6-5/8"
9 AW/TT-1	2	4'5-5/8" x 4'8"
1FX/GL-1	2	3'6-1/2" x 6'6"
2FX/GL-1	2	3'8-1/2" x 6'6"
3FX/GL-1	2	3'8-1/2" x 8'3"
4FX/GL-1	2	3'0" x 6'0"
5FX/GL-1	2	5'5" x 7'7"
6FX/GL-1	1	6'8" x 9'0"
7FX/GL-1	2	6'6-1/2" x 8'0"
8FX/GT-1	1	5'4-1/2" x 7'6-5/8"
9FX/GL-1	2	4'8" x 10'0"
10FX/GT-1	3	4'8" x 4'8"
11FX/GT-1	3	4'0" x 9'0"



1 A-17 PROP. SIDE (SOUTH) ELEVATION

SCALE : 5/16" = 1'-0"

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PROJECT:

22 JOHN STREET
KLEINBURG ON L4H3N5

No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

DRAWN BY: NATALIE S. AIELLO

DATE: MAR 25 2019

SCALE: 5/16"=1'-0"

DRAWING TITLE: PROP. (SOUTH) SIDE ELEVATION

DRAWING No. A017

WINDOW SCHEDULE

GLASS:
EXTERIOR- 6mm LOW E TEMP.
13mm AIR SPACE ALUMINUM SPACER INTERIOR- 6mm CLEAR TEMPERED

MULLION 1.5" x 4"- 10 STK, LTHS @ 24"-0"AWTT= AWNING/ TILT & TURN

ITEM	QTY	SIZE: W x H
1AW/TT-1	2	36-1/2" x 66"
2AW/TT-1	1	38-1/2" x 66"
5A W/TT-1	2	38-1/2" x 83"
4AW/TT-1	2	30" x 66"
5A W/TT-1	2	38" x 77"
6A W/TT-1	2	36" x 96"
7AW/TT-1	1	36" x 80"
8A W/TT-1	1	38-1/2" x 76-5/8"
9A W/TT-1	2	45-5/8" x 48"
1FX/GL-1	2	36-1/2" x 66"
2FX/GL-1	2	38-1/2" x 66"
3FX/GL-1	2	38-1/2" x 83"
4FX/GL-1	2	30" x 66"
5FX/GL-1	2	55" x 77"
6FX/GL-1	1	68" x 96"
7FX/GL-1	2	69-1/2" x 86"
8FX/G1-1	1	54-1/2" x 76-5/8"
9FX/GL-1	2	48" x 100"
10FX/G1-1	3	48" x 48"
11FX/G1-1	3	40" x 90"



1 / A-18 PROP. REAR ELEVATION
SCALE : 5/16" = 1'-0"

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PROJECT:
22 JOHN STREET
KLEINBURG ON L4H3N5

No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

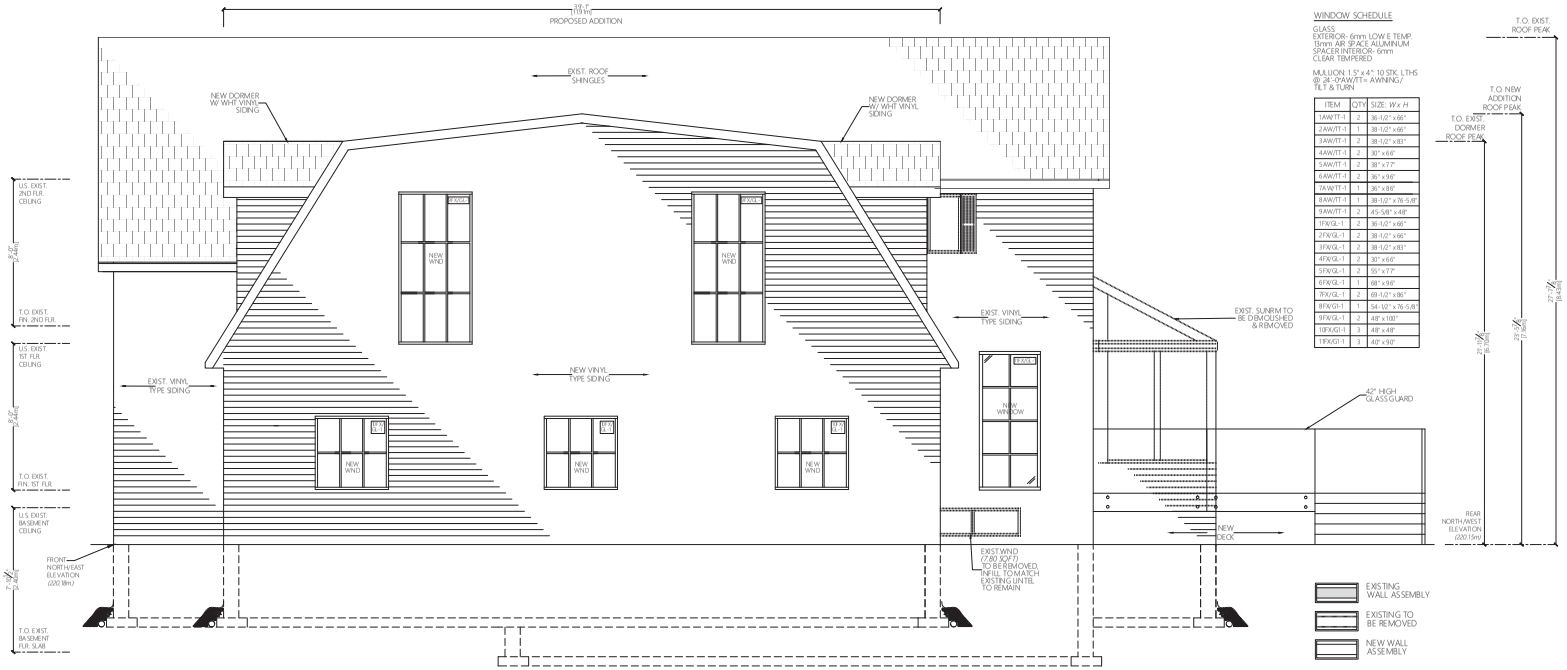
DRAWN BY: NATALIE S. AIELLO

DATE: MAR 25 2019

SCALE: 5/16"=1'-0"

DRAWING TITLE: PROP. REAR (WEST) ELEVATION

DRAWING No. A018



WINDOW SCHEDULE

GLASS
EXTERIOR- 6mm LOW E TEMP
13mm AIR SPACE ALUMINUM SPACER INTERIOR- 6mm CLEAR TEMPERED

MULLION 1.5" x 4", 10 STK. LTHS @ 28'-0"AW/TT= AWNING/ TILT & TURN

ITEM	QTY.	SIZE: W x H
1AW/TT-1	2	36'-1.0" x 66"
2.AW/TT-1	1	38'-1.0" x 66"
3.AW/TT-1	2	38'-1.0" x 83"
4AW/TT-1	2	30" x 66"
5.AW/TT-1	2	38" x 77"
6AW/TT-1	2	36" x 96"
7AW/TT-1	1	36" x 86"
8.AW/TT-1	1	38'-1.0" x 76-5/8"
9.AW/TT-1	2	41'-5/8" x 48"
1FX/GL-1	2	36'-1.0" x 66"
2FX/GL-1	2	38'-1.0" x 66"
3FX/GL-1	2	38'-1.0" x 83"
4FX/GL-1	2	30" x 66"
5FX/GL-1	2	35" x 77"
6FX/GL-1	1	68" x 96"
7FX/GL-1	2	69'-1.0" x 86"
8FX/G1-1	1	54'-1.0" x 76-5/8"
9FX/GL-1	2	48" x 100"
10FX/G1-1	3	48" x 48"
11FX/G1-1	3	48" x 90"

1 / A-19 PROP. SIDE (NORTH) ELEVATION
SCALE : 5/16" = 1'-0"

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PROJECT:
22 JOHN STREET
KLEINBURG ON L4H3N5

No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

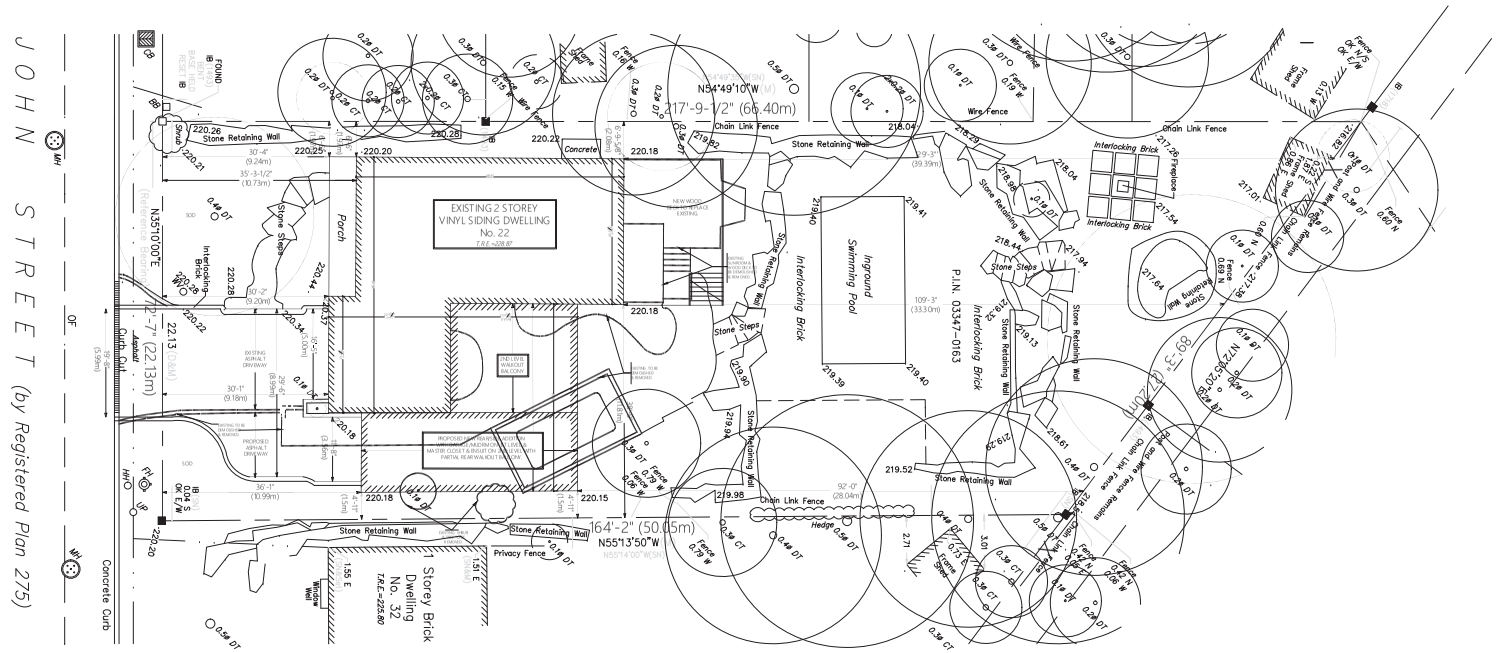
DRAWN BY: NATALIE S. AIELLO

DATE: MAR 25 2019

SCALE: 5/16"=1'-0"

DRAWING TITLE: PROP. (NORTH) SIDE ELEVATION

DRAWING No. A019



PROJECT STATISTICS:

ZONING: R1-RESIDENTIAL

LOT AREA: 13,743.85ft² *(1276.85m²)*

LOT COVERAGE: 3387.05ft² *(314.67m²)*

LOT FRONTAGE: 72'-7" *(22.13m)*

MIN. FRONT YARD SETBACK REQ: 24'-7" *(7.5m)*
ACTUAL FRONT YARD SETBACK:
30'-4" *(9.24m)*; 30'-1" *(9.18m)*; 36'- 1" *(10.99m)*

MIN. REAR YARD SETBACK REQ: 24'-7" *(7.5m)*
ACTUAL REAR YARD SETBACK:
129'-3" *(39.39m)*; 109'-3" *(33.30m)*; 92'- 0" *(28.04m)*

MIN. SIDE YARD SETBACK REQ: 4'-11" *(1.5m) ON ONE SIDE OF THE LOT & 14'-9.17" (4.5m) ON THE OTHER SIDE*
ACTUAL SIDE YARD SETBACK: *REFER TO SITE PLAN*

MAX. HEIGHT REQ: 31'-2" *(9.5m)*
EXISTING DWELLING HEIGHT: 27'-7-7/8" *(8.43m)*
PROPOSED ADDITION: 23'-5-7/8" *(7.16m)*
(SEE ELEVATIONS)

EXISTING LOT COVERAGE :

1. DWELLING	1762.40ft²	*(163.73m²)*
2. FRONT COVERED PORCH	123.51ft²	*(11.47m²)*
3. SUNROOM (TO BE DEMOLISHED/REMOVED.)	103.20ft²	*(9.58m²)*
4. REAR WOOD DECK (TO BE DEMOLISHED/REMOVED.)	329.05ft²	*(30.57m²)*
TOTAL	2318.16ft²	*(215.36m²)*

EXISTING TO BE REMOVED

NEW LOT COVERAGE:

1. DWELLING	1762.40ft²	*(163.73m²)*
2. FRONT COVERED PORCH	123.51ft²	*(11.47m²)*
3. NEW REAR WOOD DECK	479.10ft²	*(44.51m²)*
4. PROPOSED SIDE/REAR ADDITION	1022.04ft²	*(94.95m²)*
TOTAL	3387.05ft²	*(314.67m²)*

MAX. REQ. LOT COVERAGE %= 30%
LOT COVERAGE %= *NEW LOT COVERAGE / LOT AREA*
= 3387.05ft² *(314.67m²)* /13,743.85ft² *(1276.85m²)*
=*0.24644 x 100*
=24.64%

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PROJECT:
22 JOHN STREET
KLEINBURG ON L4H3N5

No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

DRAWN BY: NATALIE S. AIELLO

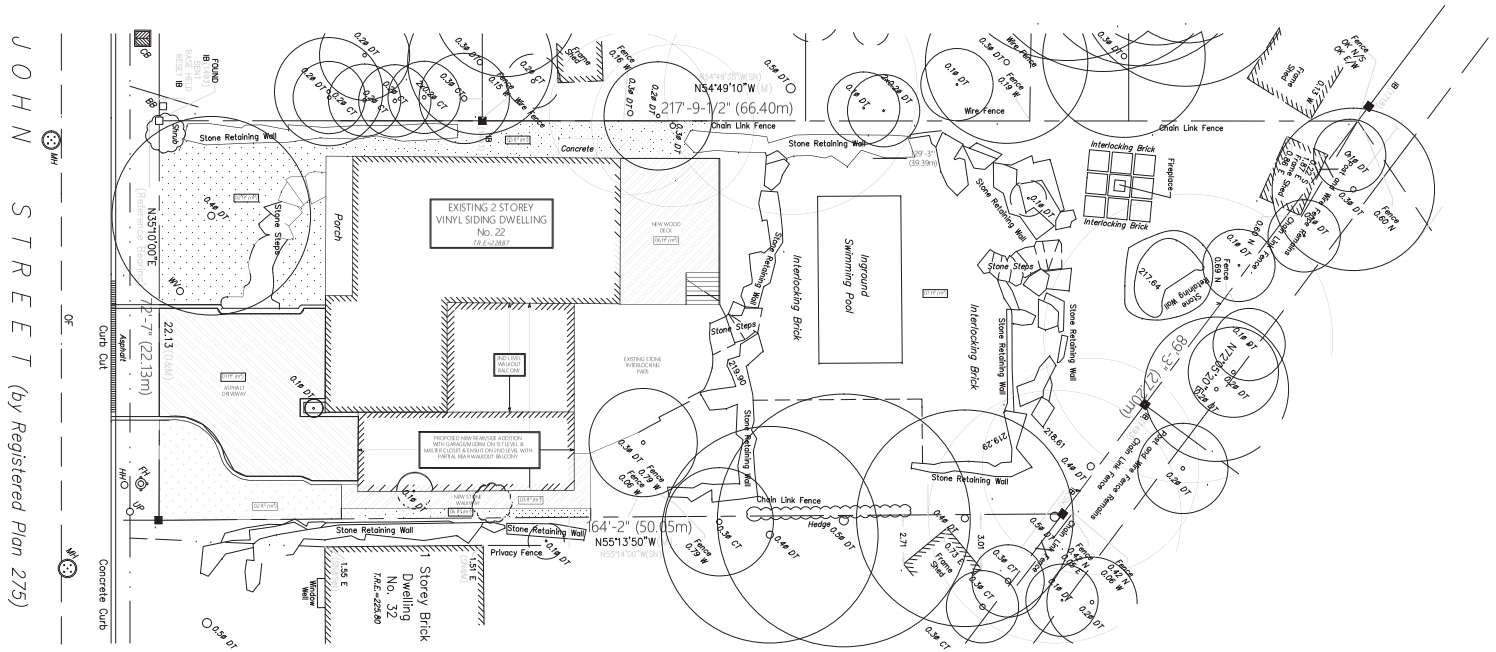
DATE: MAR 25 2019

SCALE: 3/32"=1'-0"

DRAWING TITLE: SITEPLAN

DRAWING No. A002

Attachment 7 - Revised Site Plan



PROJECT STATISTICS:

ZONING: R1-RESIDENTIAL

LOT AREA: 13,743.85ft² *(1276.85m²)*

LOT COVERAGE: 3387.05ft² *(314.67m²)*

LOT FRONTAGE: 72'-7" *(22.13m)*

MIN. FRONT YARD SETBACK REQ: 24'-7" *(7.5m)*
ACTUAL FRONT YARD SETBACK:
30'-4" *(9.24m)*; 30'-1" *(9.18m)*; 36'- 1" *(10.99m)*

FRONT LANDSCAPED AREA: 2312.33ft² *(214.82m²)*
N/W/E SIDE LANDSCAPED AREA: 212.82ft² *(19.77m²)*
S/E/W SIDE LANDSCAPED AREA: 474.23ft² *(44.06m²)*
REAR LANDSCAPED AREA: 7885.29ft² *(732.57m²)*

LANDSCAPE

MIN. FRONT YARD LANDSCAPE REQ:

50% OF FRONT YARD AREA
-FRONT YARD 2312.33ft² *(214.82m²)*
50%= 1156.17 *(107.41m²)*

60%MIN. MUST BE SOFT LANDSCAPE
-SOFT LANDSCAPE 1378.44ft² *(128.06m²)* ÷
1156.17 *(107.41m²)*
=1.1922 x 100 = 119.22%

PRIVATE TREES TO BE REMOVED

(D.B.H) DIAMETER AT BREAST HEIGHT	QUANTITY
1. .10m	2
TOTAL	2

EXISTING TO BE REMOVED

LANDSCAPED AREAS

SOFT LANDSCAPE
HARD LANDSCAPE
EXISTING LANDSCAPE

LANDSCAPED AREA	TYPE	ft²(m²)
AREA 01	HARD	933.89ft² *(86.76m²)*
AREA 02	SOFT	1378.44ft² *(128.06m²)*
AREA 03	HARD	145.05ft² *(13.47m²)*
AREA 04	SOFT	80.86ft² *(7.51m²)*
AREA 05	SOFT	474.23ft² *(44.06m²)*
AREA 06	HARD	481.55ft² *(44.74m²)*
AREA 07	EXISTING/SOFT/HARD	7403.74ft² *(687.82m²)*
TOTAL LANDSCAPE AREAS		10897.76ft² *(1012.44m²)*

NSA DESIGN BUILD
320 GLADSTONE AVE. INFO@NSADESIGNBUILD.COM
TORONTO ON M6J0L6 NSADESIGNBUILD.COM
416.721.9748

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DO NOT SCALE DRAWINGS. DIMENSIONS TO TAKE PRECEDENT OVER SCALE. CONTRACTOR(S) SHALL CONFIRM & VERIFY ALL DIMENSION ON THE JOB SITE & REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT/ ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

PROJECT:
22 JOHN STREET
KLEINBURG ON L4H3N5

No.	REVISION	DATE

KEY PLAN

STAMP:

CONSTRUCTION NORTH

TRUE NORTH

PROJECT No: 190002

DRAWN BY: NATALIE S. AIELLO

DATE: MAR 25 2019

SCALE: 3/32"=1'-0"

DRAWING TITLE: LANDSCAPE PLAN

DRAWING No. A003