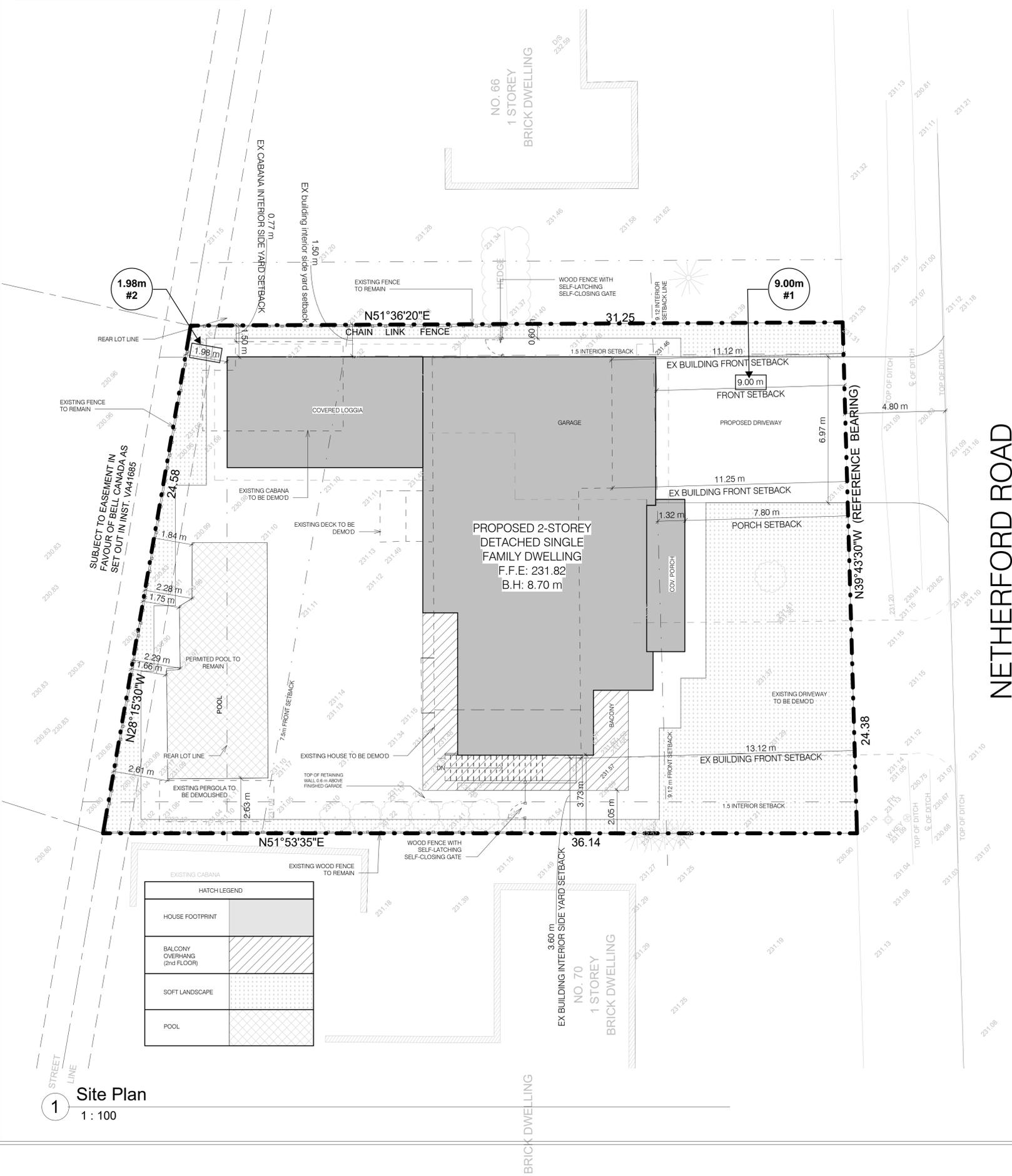


RECEIVED
By russog at 2:36 pm, Mar 04, 2025



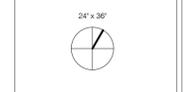
1 Site Plan
1 : 100

AREA BREAKDOWN		
Name	Area	AREA - SF
1ST FLOOR	126.24 m ²	1359 ft ²
2nd FLOOR	202.89 m ²	2184 ft ²
GARAGE	62.04 m ²	668 ft ²
LOGGIA	49.56 m ²	533 ft ²

GROSS FLOOR AREA		
Name	Area	AREA - SF
1ST FLOOR	126.24 m ²	1359 ft ²
2nd FLOOR	202.89 m ²	2184 ft ²
Grand total	329.12 m ²	3543 ft ²

Site Development		
ZONE	R1E(EN)- 236 (BY-LAW 01-2021)	PROVIDED
TOTAL LOT AREA	845 m ²	818.60 m ²
LOT FRONTAGE	30 m	24.38 m
TOTAL COVERAGE	23% (The maximum lot coverage in the R1E Zone shall be 23% provided the maximum height is 9.5 m)	1. HOUSE: 23.00% (188.28m ²) 2. COVERED LOGGIA: 6.05% (49.56m ²) 3. COVERED FRONT PORCH: 1.61% (13.16m ²) 4. BALCONY (UN-ENCLOSED): 3.95% (32.38m ²) 5. TOTAL: 34.61% (283.38m²)
MAX. HEIGHT	8.5 m [11m or The existing building height (5.5m) plus 3.0 m, but in no case shall the maximum building height requirement be less than 8.5 m.]	8.7m #4
FRONT SETBACK	9.12 m [The minimum front yard shall be the existing front yard less 10% or 9.0 m, whichever is greater.] AND EN SUFFIX [The existing front yard less 2.0 m, but in no case shall the required minimum front yard be less than 4.5 m.]	9 m
REAR SETBACK	7.5 m	1.98m
INTERIOR SIDE YARD	1.5 m [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]	NORTH 1.5 m SOUTH 2.05m (TO BALCONY) SOUTH 3.73m (TO MAIN WALL)

LANDSCAPE CHART		
REAR YARD AREA	N/A	93.13 m ²
REAR YARD SOFT LANDSCAPE	0 m ² 60% OF AREA IN EXCESS OF 135m ²	31.82 m ²
FRONT YARD AREA	N/A	221.39
DRIVEWAY AREA	N/A	63.41
FRONT YARD LANDSCAPE	110.69m ² 50% OF THE FRONT YARD AREA	157.99
FRONT YARD HARD LANDSCAPE	N/A	16.64 m ²
FRONT YARD SOFT LANDSCAPE	66.41m ² 60% OF REQUIRED FRONT YARD LANDSCAPE AREA	141.35 m ²



34.61% #3

8.7m #4

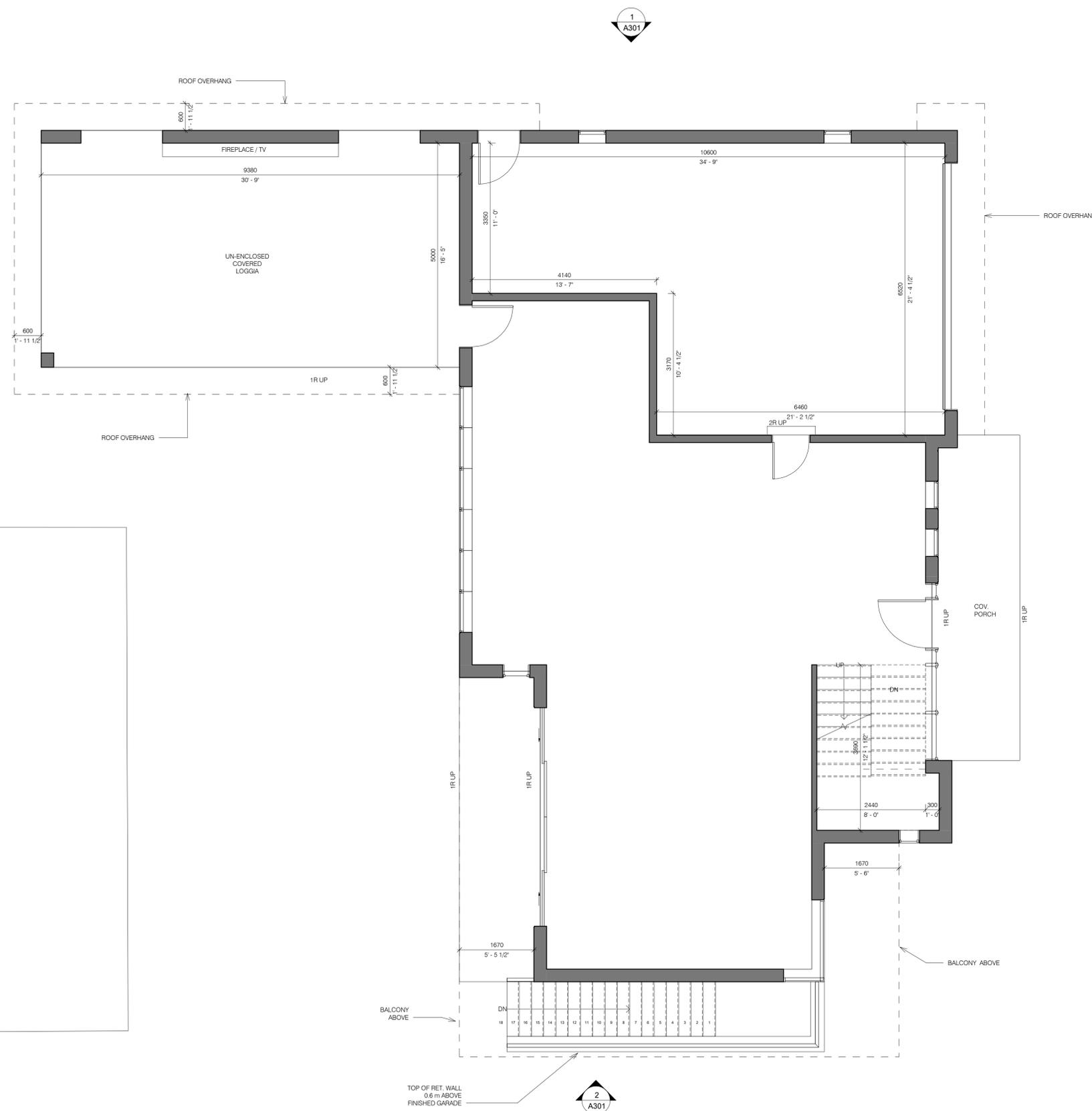
NO.	REVISION	DATE
1	REVISED FOR PLAN COMMENTS	2024-02-27
2	REVISED FOR PLAN COMMENTS	2024-02-27
3	REVISED FOR PLAN COMMENTS	2024-02-27
4	REVISED FOR PLAN COMMENTS	2024-02-27

ISSUED FOR CONSTRUCTION
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS



NEW 2-STOREY DWELLING
68 NETHERFORD RD,
VAUGHAN, ON

SITE PLAN
DATE: 07/01/25 PROJECT#: 2024-027
SCALE: 1:100 DRAWING:
DRAWN BY: P.S. REVIEWED BY: F.C. **A100**



1 1st FLOOR
1 : 50

NO.	REVISION	DATE
8	REVISED FOR PLANNING COMMENTS	2024-09-04
7	REVISED FOR CON. COMMENTS	2024-08-04
6	REVISED FOR CON. COMMENTS	2024-07-11
5	REVISED FOR CON. COMMENTS	2024-05-04
3	REVISED FOR CON. COMMENTS	2024-01-07

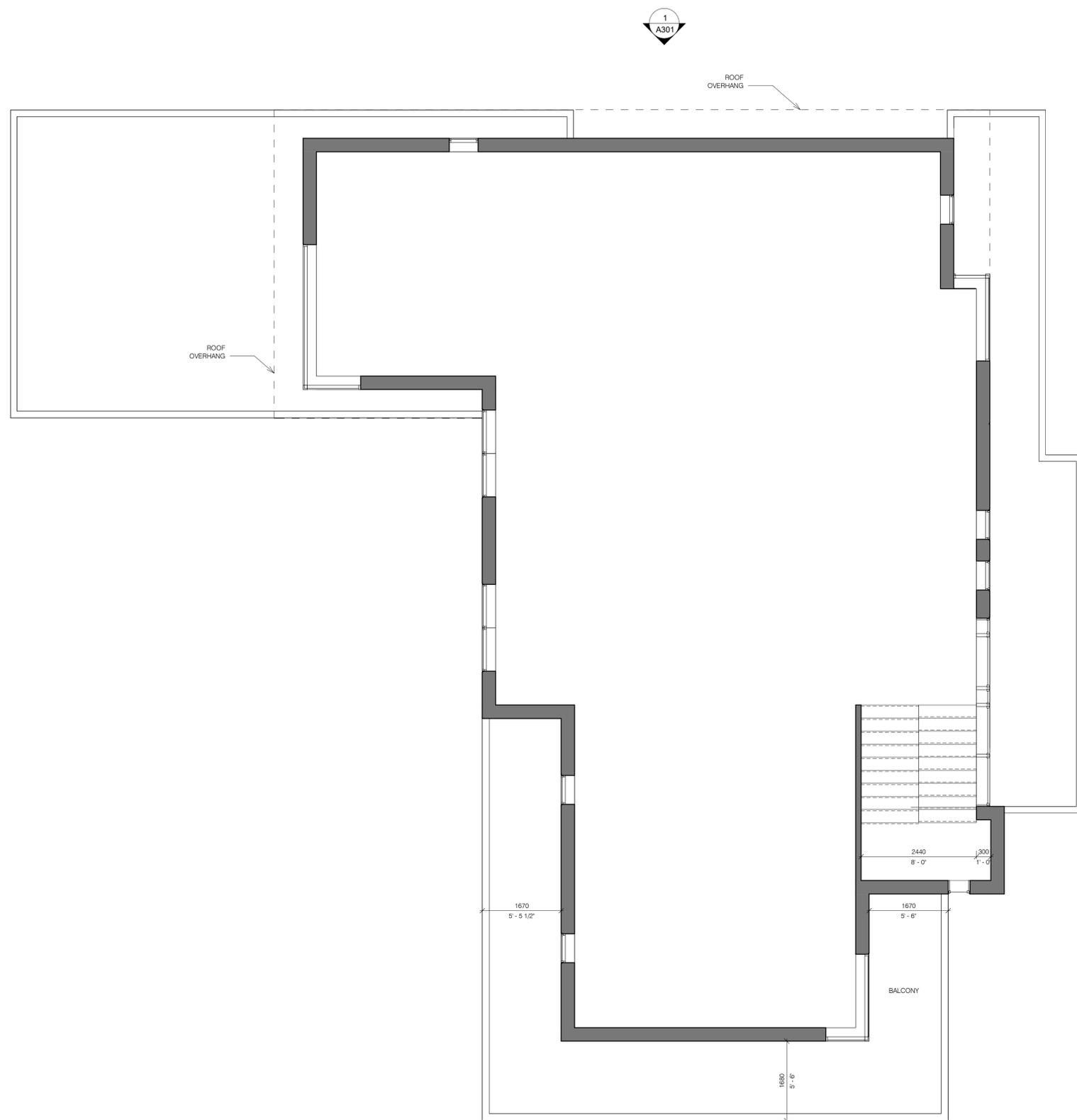
ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE BEFORE PROCEEDING WITH CONSTRUCTION. THE DIMENSIONS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SEE ALSO DRAWINGS.



NEW 2-STORY DWELLING
68 NETHERFORD RD,
VAUGHAN, ON

DATE	PROJECT NO.
07/01/25	2024-27
SCALE: 1 : 50	DRAWING: A201
DRAWN BY: P.S.	REVIEWED BY: F.C.



1 2nd FLOOR
1 : 50

NO.	REVISION	DATE
1	ISSUED FOR CLIENT APPROVAL	2024-11-13
2	SUBMIT FOR PERMITS	2024-11-13
3	ISSUED FOR CONSTRUCTION	2024-11-13
4	ISSUED FOR BUILDING PERMIT	2024-11-13
5	ISSUED FOR SITE PLAN APPROVAL	2024-11-13

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO COMMENCEMENT OF WORK AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

FCA
FAUSTO CORTESE
 ARCHITECTS
 3590 RUTHERFORD RD. UNIT 7
 VAUGHAN, ONTARIO, L4H 3T8
 416-656-7900
 FCORTESE@FCAARCHITECTS.CA

NEW 2-STORY DWELLING
68 NETHERFORD RD,
VAUGHAN, ON

2nd FLOOR PLAN

DATE:	07/01/25	PROJECT#:	2024-27
SCALE:	1 : 50	DRAWING:	
DRAWN BY:	P.S	REVIEWED BY:	F.C

A202



1 EAST ELEVATION
1:50



2 WEST ELEVATION
1:50

NO.	REVISION	DATE
1	ISSUED FOR CLIENT APPROVAL	2024-11-13
2	ISSUED FOR PERMITS	2024-11-13
3	ISSUED FOR CONSTRUCTION	2024-11-13
4	ISSUED FOR BID	2024-11-13
5	ISSUED FOR CONSTRUCTION	2024-11-13

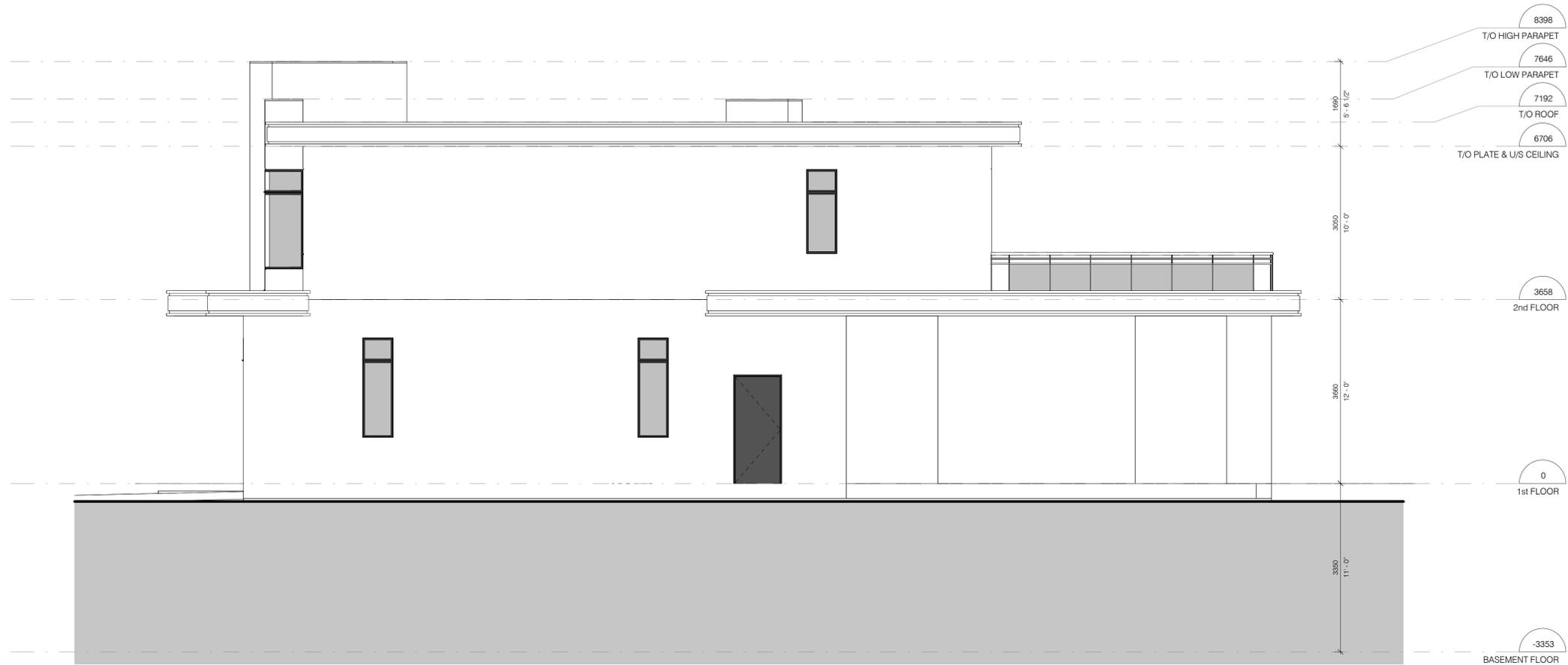
ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

CONTRACTOR TO CHECK ALL DIMENSIONS AND CONDITIONS TO THE DRAWING BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

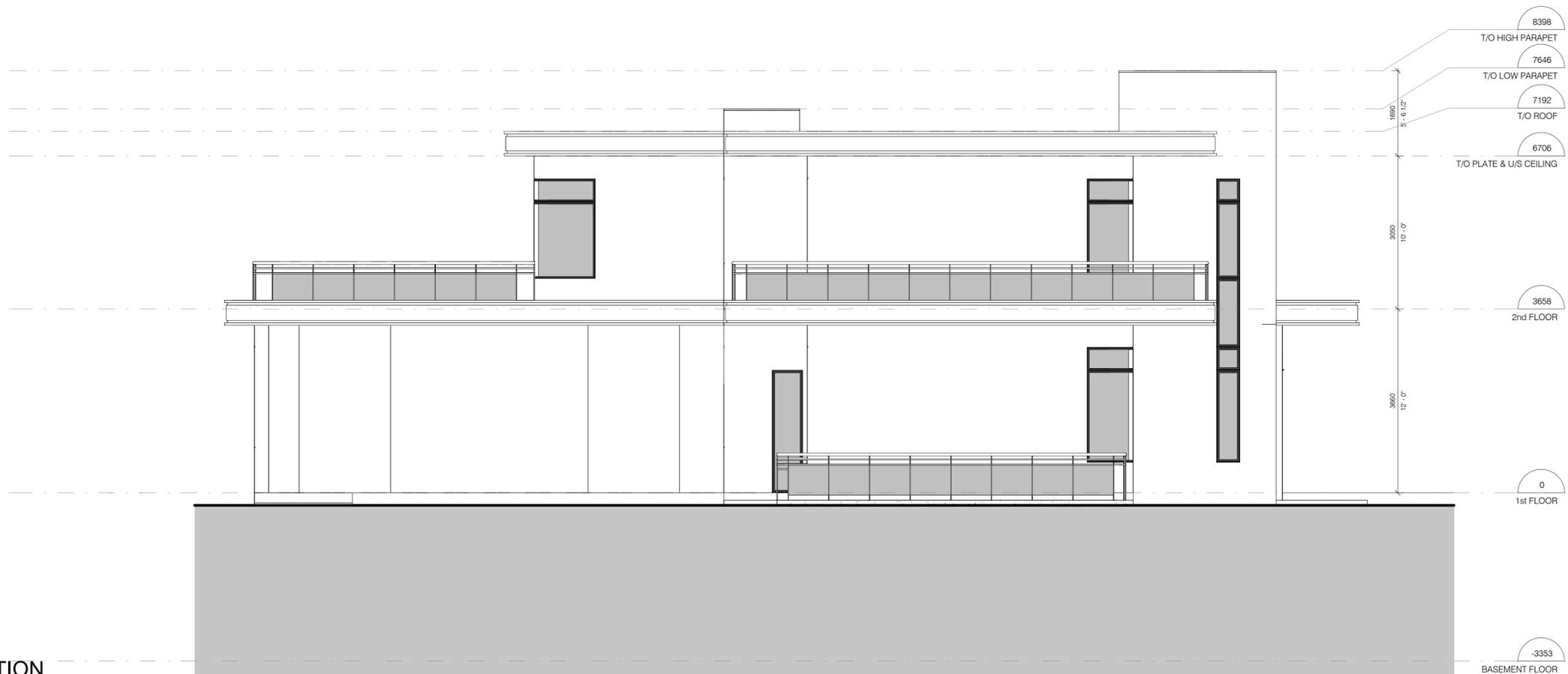
FCA
FAUSTO CORTESE
 ARCHITECTS
 3990 RUTHERFORD RD. UNIT 7
 VAUGHAN, ONTARIO, L4H 3T8
 416-656-7000
 FCORTESE@FCAARCHITECTS.CA

NEW 2-STORY DWELLING
 68 NETHERFORD RD,
 VAUGHAN, ON

DATE	PROJECT NO.
07/01/25	2024-27
SCALE: 1:50	DRAWING NO.
DRAWN BY: P.C.	REVIEWED BY: F.C.
A300	



1 NORTH ELEVATION
1 : 50



2 SOUTH ELEVATION
1 : 50

8	REVISED PER PLANNING COMMENTS	2024-09-04
7	REVISED FOR PERMITS COMMENTS	2024-08-07
6	REVISED FOR PERMITS COMMENTS	2024-07-11
5	REVISED FOR PERMITS COMMENTS	2024-07-07
4	REVISED FOR PERMITS COMMENTS	2024-07-07
3	ISSUED FOR CLIENT APPROVAL	2024-07-07
2	ISSUED FOR CLIENT APPROVAL	2024-07-07
1	ISSUED FOR CLIENT APPROVAL	2024-07-07

ISSUED FOR CONSTRUCTION	REVISIONS
ISSUED FOR BID	
ISSUED FOR BUILDING PERMIT	
ISSUED FOR SITE PLAN APPROVAL	
SUBMITTALS	

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS TO THE EXISTING BEFORE PROCEEDING WITH CONSTRUCTION. THE DIMENSIONS MAY BE SUBJECT TO CHANGE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SEE ALL DRAWINGS.

FCA
FAUSTO CORTESE
 ARCHITECTS
 3590 RUTHERFORD RD. UNIT 7
 VAUGHAN, ONTARIO, L4H 3T8
 416-656-7900
 FCORTESE@FCAARCHITECTS.CA

NEW 2- STORY DWELLING
 68 NETHERFORD RD,
 VAUGHAN, ON

DATE:	07/01/25	PROJECT#:	2024-27
SCALE:	1 : 50	DRAWING#:	
DRAWN BY:	P.C	REVIEWED BY:	F.C
			A301