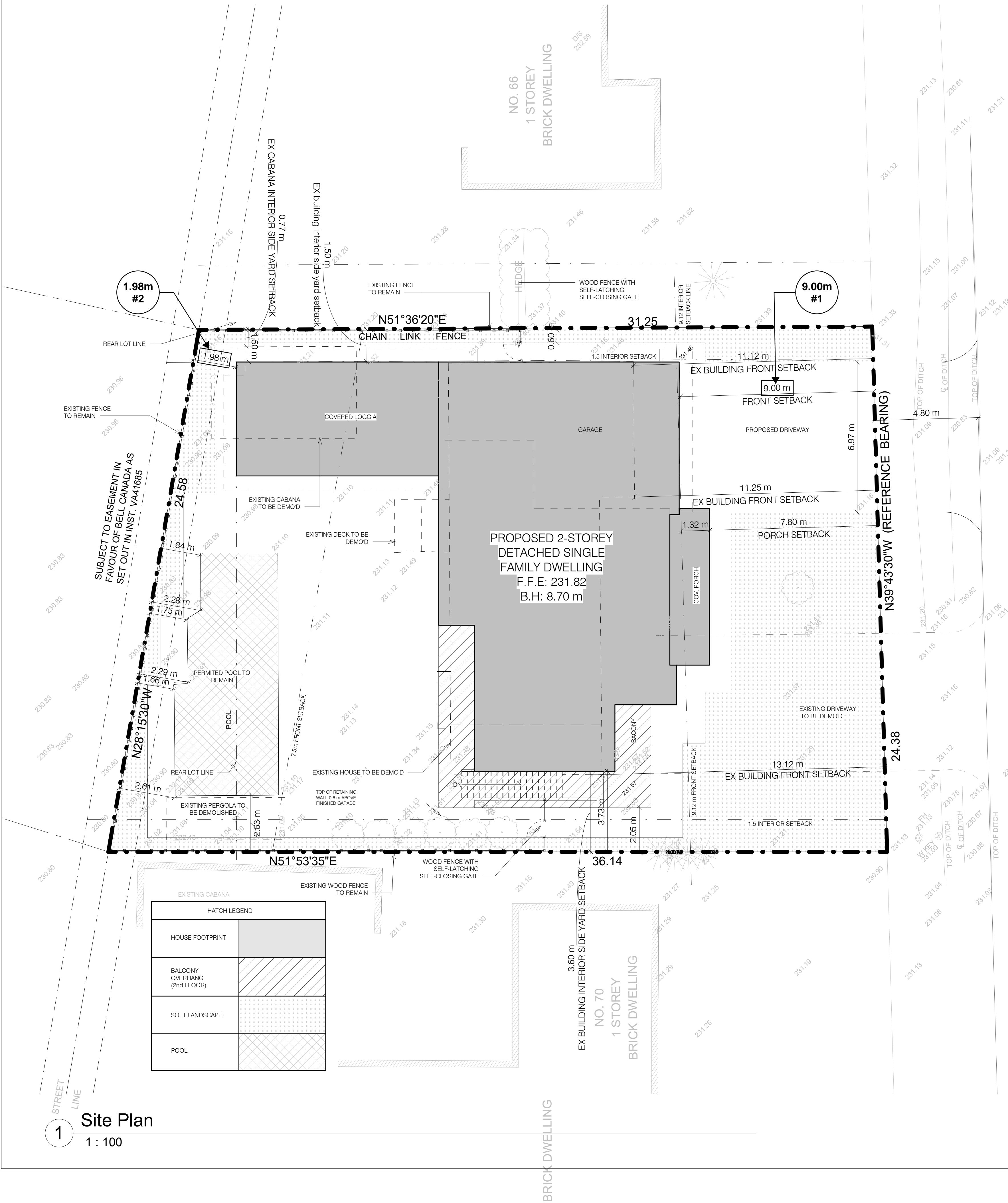


RECEIVED

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



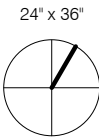
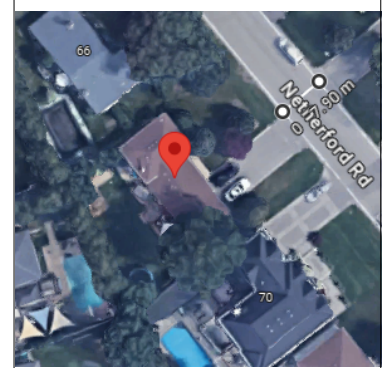
NETHERFORD ROAD

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 m2	818.60 m2
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% (188.28m2) 2. COVERED LOGGIA 6.05% (49.56m2) 3. COVERED FRONT PORCH 1.61% (13.16m2) 4. BALCONY (UN-ENCLOSED): 3.95% (32.38m2) 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
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 m2
REAR YARD SOFT LANDSCAPE	0 m2 60% OF AREA IN EXCESS OF 135m2	31.82 m2
FRONT YARD AREA	N/A	221.39
DRIVEWAY AREA	N/A	63.41
FRONT YARD LANDSCAPE	110.69m2 50% OF THE FRONT YARD AREA	157.99
FRONT YARD HARD LANDSCAPE	N/A	16.64 m2
FRONT YARD SOFT LANDSCAPE	66.41m2 60% OF REQUIRED FRONT YARD LANDSCAPE AREA	141.35 m2



34.61%
#3

8.7m
#4

1
REVISION FOR CAR PLANNING
COMMENTS
2025-02-05

2
REVISION FOR CAR PLANNING
COMMENTS
2025-02-05

3
REVISION FOR CAR PLANNING
COMMENTS
2025-02-05

4
REVISION FOR CAR PLANNING
COMMENTS
2025-02-05

5
REVISION FOR CAR PLANNING
COMMENTS
2025-02-05

ISSUED FOR CONSTRUCTION

ISSUED FOR BUILDING PERMIT

ISSUED FOR SITE PLAN APPROVAL

SUBMITTALS

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS TO THE PROPOSED BUILDING AND LANDSCAPE BEFORE PROCEEDING WITH CONSTRUCTION.

THE DIMENSIONS MAY BE SUBJECT TO CONSTRUCTION VARIATIONS AND SHALL BE SUBJECT TO THE ENGINEER'S FINAL DECISION.

DO NOT SCALE DRAWING.

FCA

FAUSTO CORTESE
ARCHITECTS

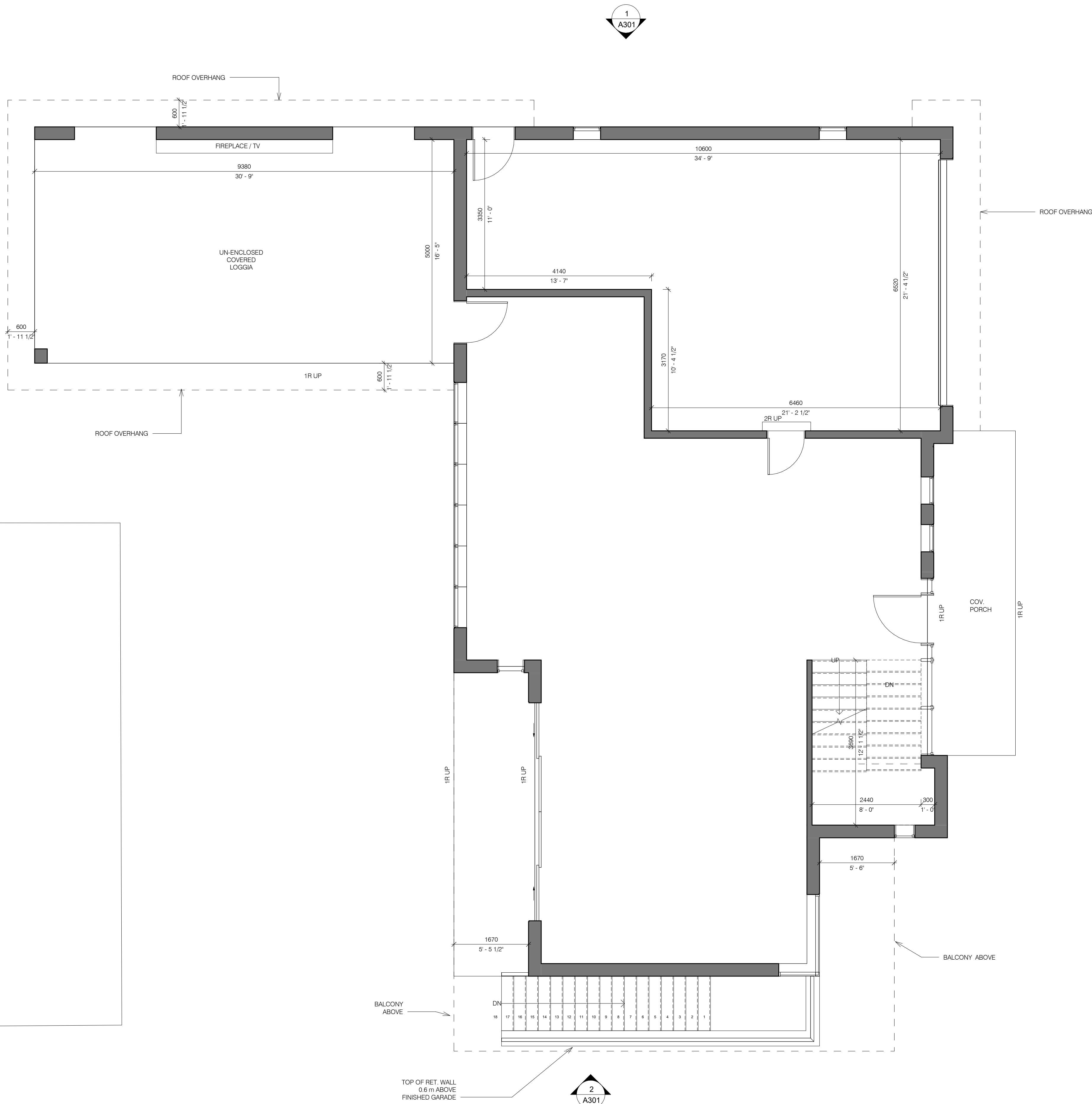
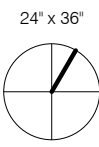
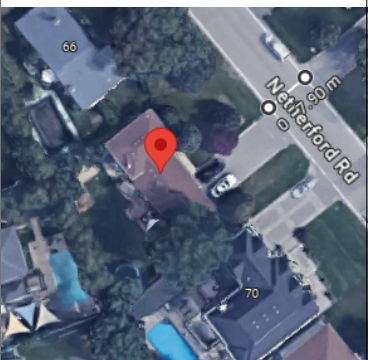
3090 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-856-7000
FCORTESE@FCAARCHITECTS.CA

DRAWING

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

SITE PLAN

DATE: 07/01/25
PROJECT NO: 2024-27
SCALE: 1:100
DRAWING NO: A100



1st FLOOR
1 : 50

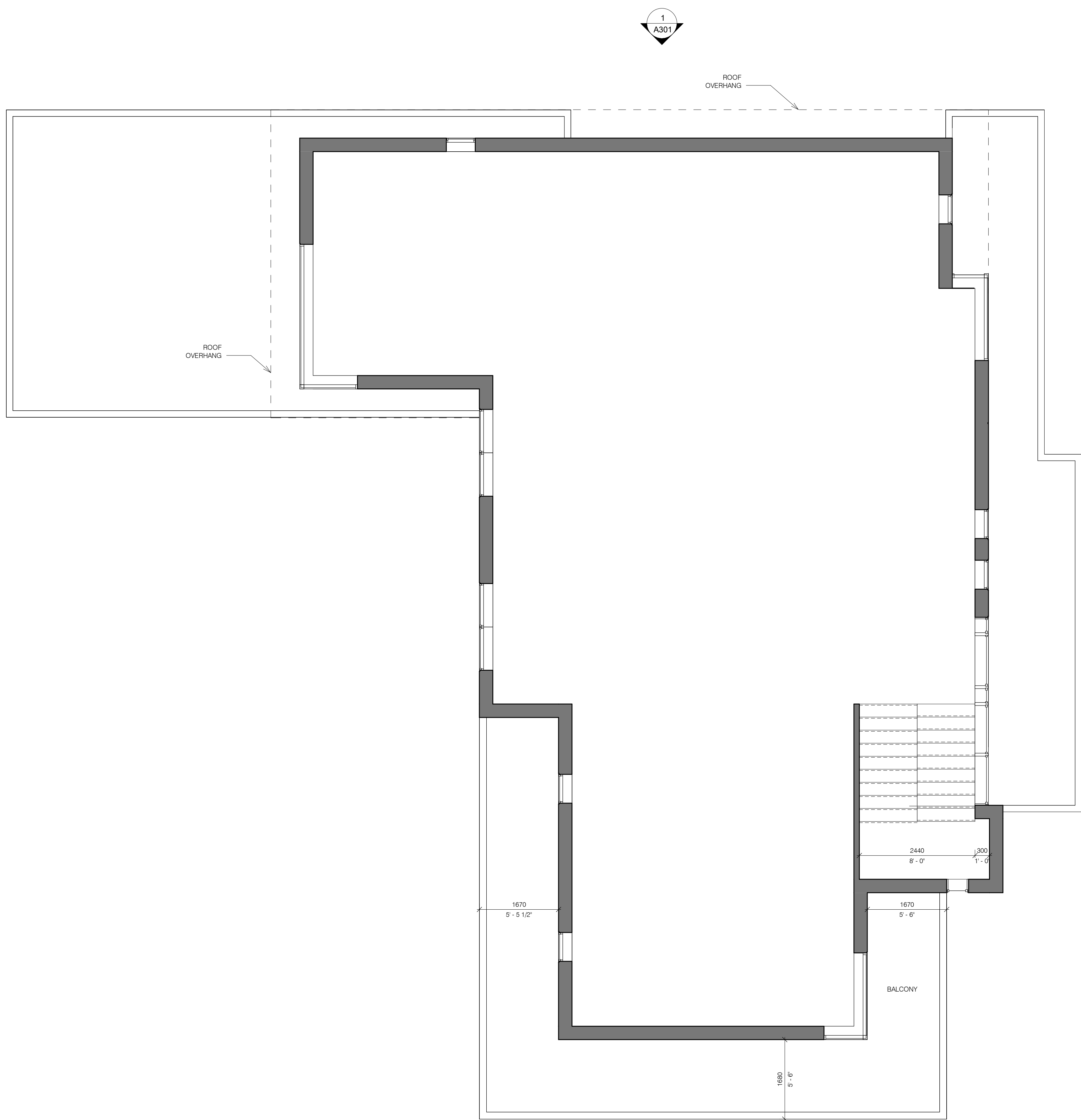
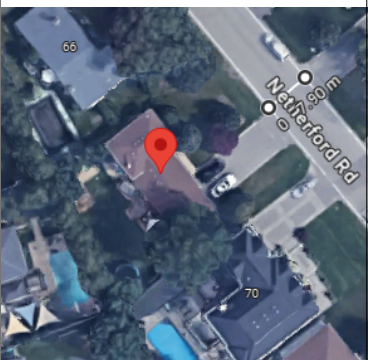
NO.	REVISION	DATE
5	REVISED PER PLANNING COMMENTS	2024-09-04
4	REVISED PER CAR PLANNING COMMENTS	2024-08-11
3	REVISED PER CAR PLANNING COMMENTS	2024-08-11
2	REVISED PER CAR PLANNING COMMENTS	2024-08-04
1	REVISED PER CAR PLANNING COMMENTS	2024-07-07

NO.	REVISION	DATE
1	ISSUED FOR CONSTRUCTION	
2	ISSUED FOR BUILDING PERMIT	
3	ISSUED FOR SITE PLAN APPROVAL	
4	SUBMITTALS	

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE PROJECT BEFORE PROCEEDING WITH CONSTRUCTION. THE DIMENSIONS MAY VARY BY MINOR CONSTRUCTION TOLERANCES AND SHALL BE SUBJECT TO THE ENGINEER'S FINAL DECISION.

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FCORTESE@FCAARCHITECTS.CA

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



1 2nd FLOOR
1 : 50

1	REQUEST FOR C.A. PLANNING COMMENTS	2024-09-14
4	REVISION FOR C.A. PLANNING COMMENTS	2024-10-11
3	REVISION FOR C.A. PLANNING COMMENTS	2024-10-07
2	ISSUED FOR C.A.	2024-11-02
1	ISSUED FOR CLIENT APPROVAL	2024-11-15

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

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.

THE DIMENSIONS OF ANY EXISTING CONSTRUCTION SHOWN ON THIS PLAN ARE BASED ON THE RECORD. DO NOT SCALE DIMENSIONS.

FCA

FAUSTO CORTESE ARCHITECTS

3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-856-7000
FCORTESE@FCAARCHITECTS.CA

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

DATE	PROJECT NO.
07/01/25	2024-27

SCALE	DRAWING NO.
1 : 50	A202

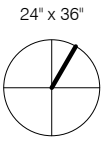
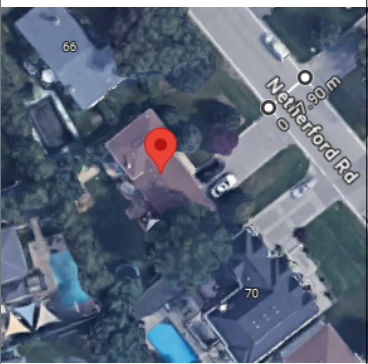
DRAWN BY	REVIEWED BY
P.S.	F.C.



1 EAST ELEVATION
1:50



2 WEST ELEVATION
1:50



8	REVISED PER PLANNING COMMENTS	2023-09-04
7	REVISED FOR CAR PLANNING COMMENTS	2023-09-04
6	REVISED FOR CAR PLANNING COMMENTS	2023-09-11
5	REVISED FOR CAR PLANNING COMMENTS	2023-09-07
4	REVISED FOR CAR PLANNING COMMENTS	2023-09-07
3	REVISED FOR CAR PLANNING COMMENTS	2023-09-07
2	ISSUED FOR CLIENT APPROVAL	2024-11-13
1	ISSUED FOR CLIENT APPROVAL	2024-11-13

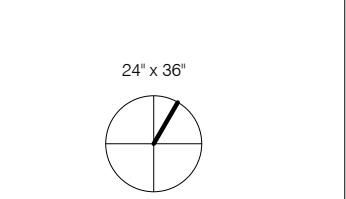
REVISIONS	Date
ISSUED FOR CONSTRUCTION	
ISSUED FOR BID	
ISSUED FOR BUILDING PERMIT	
ISSUED FOR SITE PLAN APPROVAL	
SUBMITTALS	

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE PROJECT BEFORE PROCEEDING WITH CONSTRUCTION. THE DIMENSIONS OF ANY NEW OR EXISTING CONSTRUCTION PROJECTS MUST BE VERIFIED BY THE CONTRACTOR. DO NOT SCALE DRAWINGS.

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416-656-7000
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NEW 2- STORY DWELLING
68 NETHERFORD RD,
VAUGHAN, ON

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



8	REVISED PER PLANNING COMMENTS	2025-03-04
7	REVISED FOR CoA - PLANNING COMMENTS	2025-02-26
6	REVISED FOR CoA - PLANNING COMMENTS	2025-02-11
3	REVISED FOR CoA - ZONING COMMENTS	2025-01-07
2	ISSUED FOR CoA	2024-11-22
1	ISSUED FOR CLIENT APPROVAL	2024-11-15
Revision Number	Revision Description	Revision Date

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

INSTRUCTIONS MUST CHECK AND VERIFY ALL DIMENSIONS
S CONDITIONS ON THE PRODUCT AND MUST REPORT
DISCREPANCIES TO THE DESIGNER BEFORE
CEEDING WITH CONSTRUCTION
S DRAWING MUST NOT BE USED FOR CONSTRUCTION
POSES UNTIL SEALED AND SIGNED BY THE DESIGNER.
NOT SCALE DRAWINGS



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

NORTH/SOUTH ELEVATIONS

Time

DATE:	PROJECT No:
07/01/25	2024-27
NAME:	CREATING by:

1:50		A301
OWN BY: P.C.	REVIEWED BY: F.C.	