

RECEIVED

By russog at 9:27 am, Mar 18, 2026

67 ALBA AVE, WOODBRIDGE, L4H 2B3

PROPOSED DECK

GENERAL NOTES

THE CONTRACTOR IS RESPONSIBLE FOR QUALITY CONTROL AND ENSURING COMPLIANCE WITH APPROVED DESIGN DRAWINGS

DRAWINGS

1. CONTRACTOR TO VERIFY ALL SITE DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
2. DO NOT SCALE DRAWING
3. IF ANY CONFLICT OR DISCREPANCY EXISTS IN THE CONTRACT DOCUMENTS, THE FOLLOWING IS TO OCCUR:
REFER TO MUNICIPALITY APPROVED DRAWINGS SET
4. MECHANICAL AND ELECTRICAL CONTRACTORS ARE TO CROSS REFERENCE THE ARCHITECTURAL AND ENGINEERING DRAWINGS THROUGHOUT THE COURSE OF THE PROJECT AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING.

PERMITS & INSPECTIONS

1. NO DEMOLITION OR CONSTRUCTION IS TO START WITHOUT ISSUANCE OF A BUILDING PERMIT
2. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PAY FOR AND OBTAIN A SIGNED RELEASE FROM THE MUNICIPALITY HAVING JURISDICTION INDICATING THAT THE WORK IS COMPLETE AND THE PERMIT IS SIGNED OFF
3. THE CONTRACTOR SHALL GIVE ALL REQUIRED NOTICES FOR INSPECTION AS REQUIRED BY THE BUILDING PERMIT AND ALL AUTHORITIES HAVING JURISDICTION

COOPERATION & PROTECTION

1. EACH CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY SCOPE REQUIRED BY THEIR RESPECTIVE TRADES TO ENSURE COMPLETION OF THE WORK
2. PROTECTION: THE GENERAL CONTRACTOR SHALL PROTECT ALL FINISHED WORK FROM CONSTRUCTION. ANY DAMAGE ARISING FROM ANY CAUSE SHALL BE MADE GOOD BY THE GENERAL CONTRACTOR TO THE SATISFACTION OF THE DESIGNER, AT THE CONTRACTOR'S EXPENSE.

SITE STAFF & COMMUNICATIONS

1. THE GENERAL CONTRACTOR WILL DO THE FOLLOWING DURING THE CONSTRUCTION PHASE:
CALL, CHAIR, AND MINUTE CONSTRUCTION MEETINGS
REVIEW, UPDATE AND COMMUNICATE WITH DESIGNER/CLIENT ON PROJECT BUDGET ON A WEEKLY BASIS
REVIEW, UPDATE AND COMMUNICATE WITH DESIGNER/CLIENT ON PROJECT SCHEDULE ON A WEEKLY BASIS
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AND DISTRIBUTING MINUTES OF THESE MEETINGS
3. IF THERE ARE NO SITE MEETINGS DURING ANY GIVEN WEEK, THE CONTRACTOR IS TO ISSUE A WEEKLY REPORT ADDRESSING THE FOLLOWING ITEMS:
PROJECT BUDGET
PROJECT SCHEDULE
COMPLETED ACTIVITIES OF THE PREVIOUS WEEK
PLANNED ACTIVITIES FOR THE COMING WEEK

SUBSTITUTIONS

NO SUBSTITUTION FOR ANY PRODUCT OR MATERIAL WILL BE ACCEPTED UNLESS AUTHORIZED BY THE DESIGNER IN THE FORM OF AN ADDENDUM

LEGAL

DRAWING(S) ISSUED BY ATLAS DESIGNS ARE FOR ILLUSTRATION AND DESIGN INTENT PURPOSES ONLY. ALL ARCH/MECH/ELEC/PLUMB/STRUCTURAL/SPRINKLER SUPPRESSION SYSTEM(S) AND LIFE SAFETY ITEMS ARE TO BE FOLLOWED AS PER OUTLINED IN MUNICIPAL PERMIT APPROVED DRAWINGS AS ISSUED BY THE MUNICIPALITY

REVISION BLOCK

REV	DESCRIPTION	DATE	BY
0	ISSUED FOR PERMIT	08/18	GS



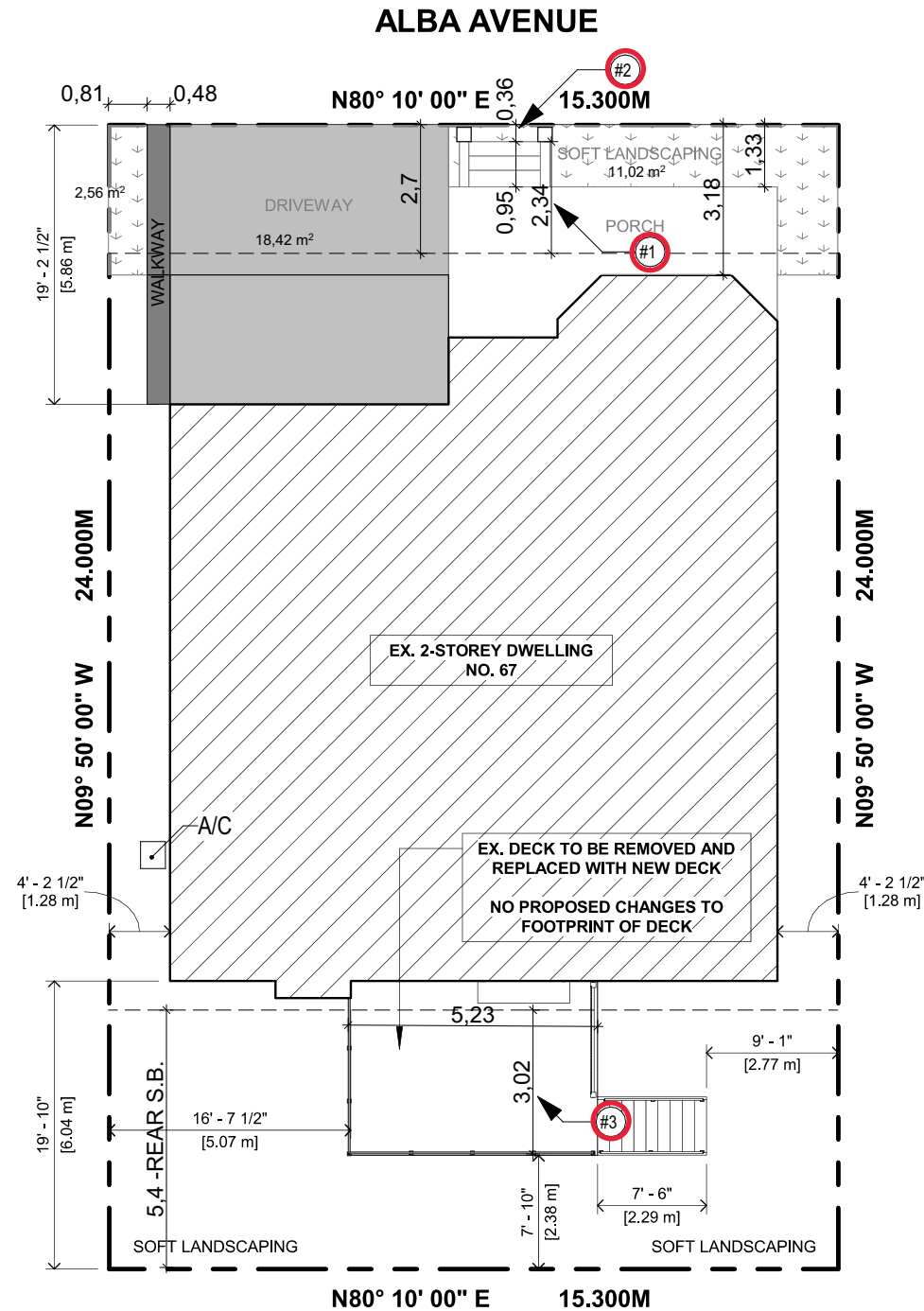
THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE BUILDING CODE

**INDIVIDUAL BCIN 116262
FIRM BCIN 122999**

Georgia Sreed

**CONTRACTOR SHALL
VERIFY SITE DIMENSIONS**

**** NO PROPOSED CHANGES TO LOT GRADING ****



SITE STATS:

LOT AREA	367.2 m ²
LOT FRONTAGE	15.3 m
FRONT YARD S.B. (HOUSE)	3.18 m
E SIDE YARD S.B. (HOUSE)	1.28 m
W SIDE YARD S.B. (HOUSE)	1.28 m
REAR YARD S.B. (HOUSE)	6.04 m

FRONT YARD S.B. (DECK)	-
E SIDE YARD S.B. (DECK)	5.06 m
W SIDE YARD S.B. (DECK)	5.07 m
REAR YARD S.B. (DECK)	2.38 m

LOT COVERAGE:	EXISTING	PROPOSED	TOTAL
DWELLING FOOTPRINT:	169.5 m ²	0 m ²	236.75 m ²
DECK	18.39 m ²	0.0 m ²	18.39 m ²
TOTAL COVERAGE			255.14 m² (69%)

FRONT LANDSCAPING BREAKDOWN:

FRONT YARD AREA	34.07 m ²
LANDSCAPING AREA	15.65 m ² (45.93%)
SOFT LANDSCAPING AREA	13.58 m ² (86%)

MINOR VARIANCES:

	PROP.	REQ.
1. STAIR ENCROACHMENT FRONT YARD	2.34 m	1.8 m
2. FRONT STAIR-MIN DISTANCE TO LOT LINE	0.36 m	0.6 m
3. DECK ENCROACHMENT REAR YARD	3.02 m	2.4 m
4. MIN. LANDSCAPING FRONT YARD	45.9%	50%

DO NOT SCALE DRAWINGS.

DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON THE SITE.

LATEST APPROVED DRAWINGS ONLY ARE TO BE USED FOR CONSTRUCTION.

NO.	REVISIONS / ISSUES	DATE
1	ISSUED FOR PERMIT	
2		

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

Qualification Information		
Required unless design is exempt under Div. C - 3.2.5.1. of the building code		
Nicolai Vaganov		104608
Name	Signature	BCIN
Registration Information		
Required unless design is exempt under Div. C - 3.2.4.1. of the building code		
Nicolai Vaganov Studio Inc.		109431
Firm name		BCIN



NV STUDIO DESIGN
nvstudiodesign.com

DRAWING TITLE

SITE PLAN

CofA APPLICATION

LAYOUT SIZE B - 11" x 17"

PROJECT NAME

67 ALBA AVE, VAUGHAN,
ON L4H 2B3
BACKYARD DECK

DRAWN BY	SCALE	DATE
NV	AS SHOWN	16/03/2026

CHECKED BY	DWG. No.
NV	1226- A2

1 SITE PLAN
1 : 150

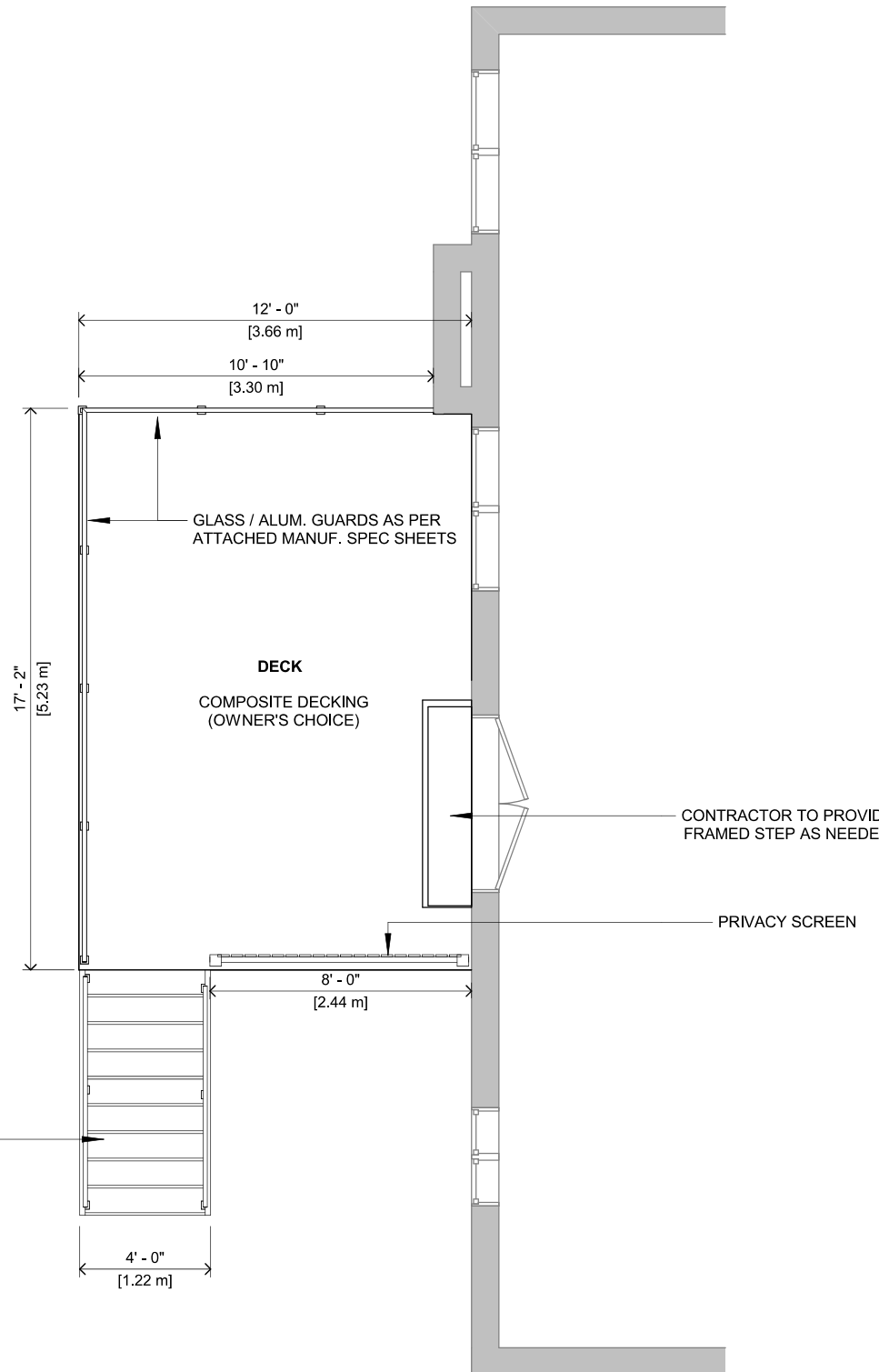
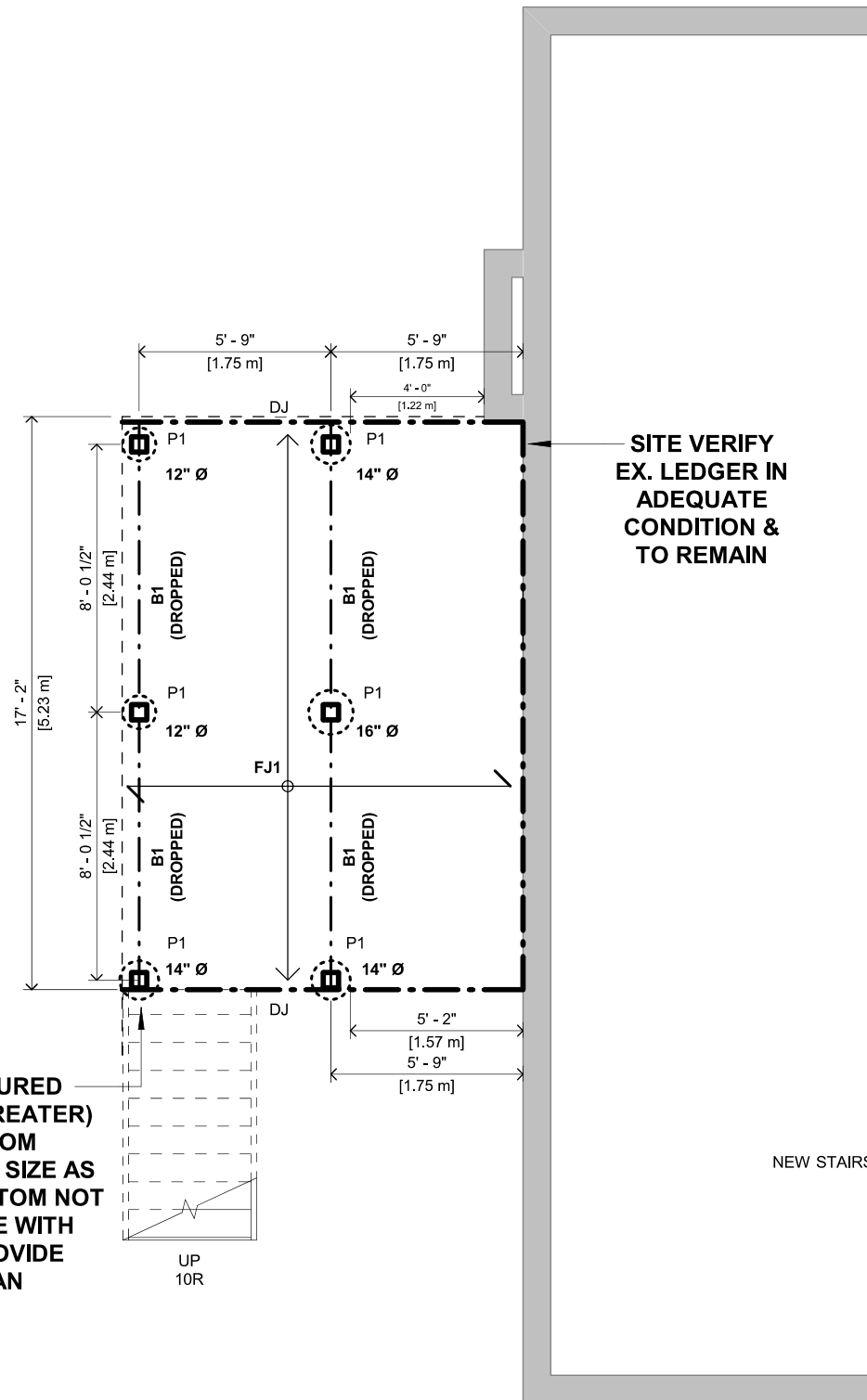
FJ1: 2X8 P.T DECK JOISTS @16" O/C

B1: DROPPED 3-PLY 2X10 P.T BEAM

P1: 6X6 P.T POST ANCHORED TO PIER AS SPECIFIED

DJ: DOUBLE JOIST (PRESSURE TREATED) MATCHING ADJACENT JOIST SIZE & SPEC (TYP.)

* MIN. 125 kPa SOIL BEARING CAPACITY *



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INDIVIDUAL BCIN 116262
FIRM BCIN 122999
Georgia Saeed

Project No.	24055
Date	2025-07-02
Drawn by	AB
Scale	3/16" = 1'-0"

NEW FLOOR PLANS

A2.0



① NEW REAR ELEVATION
3/16" = 1'-0"

② NEW SIDE ELEVATION
3/16" = 1'-0"



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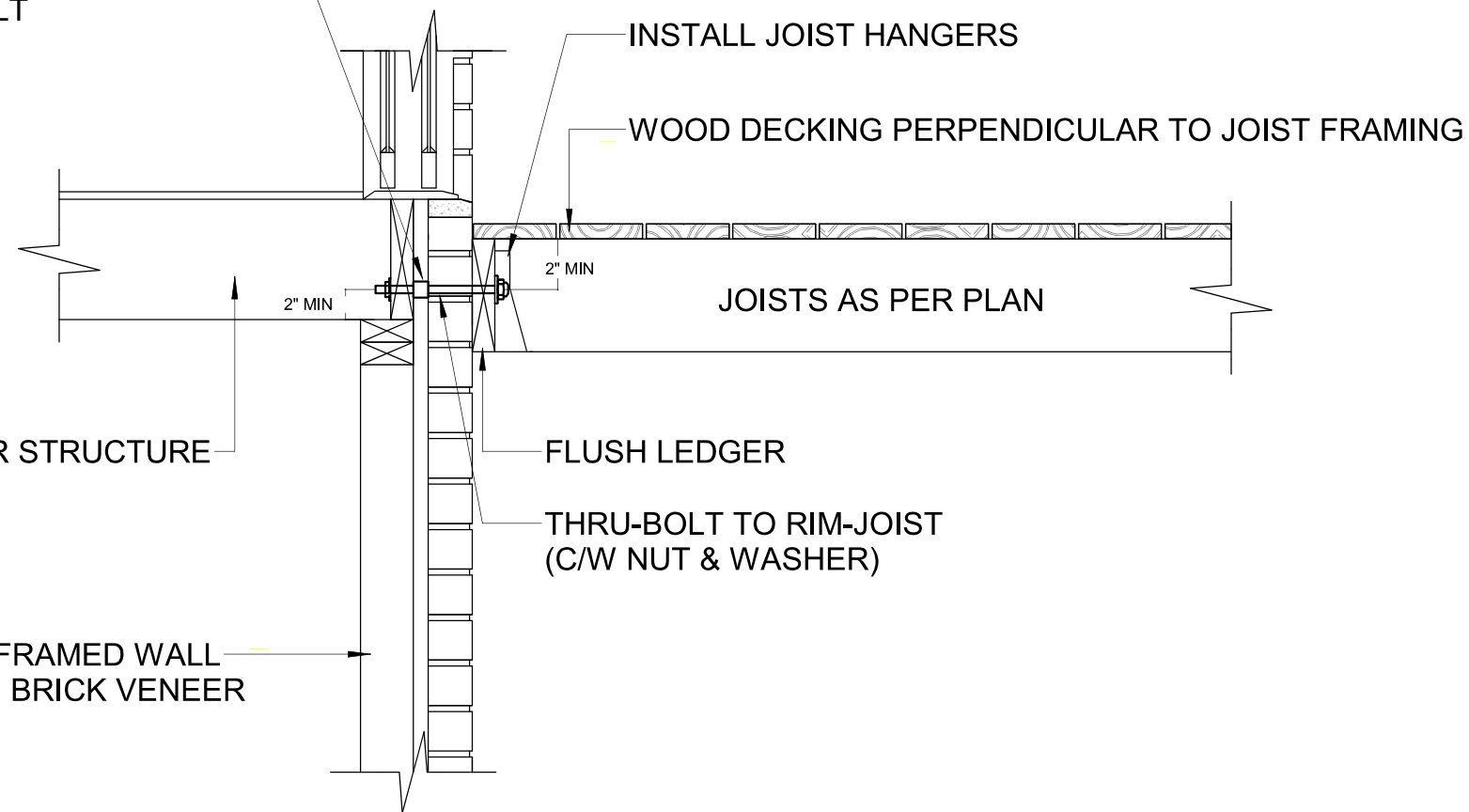
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NEW ELEVATIONS

A3.0

INSTALL NON-CORROSIVE STEEL SPACER IN BETWEEN BRICK VENEER AND FRAMED STRUCTURE TO FACILITATE TIGHTENING OF BOLT



DECK LEDGER CROSS SECTION



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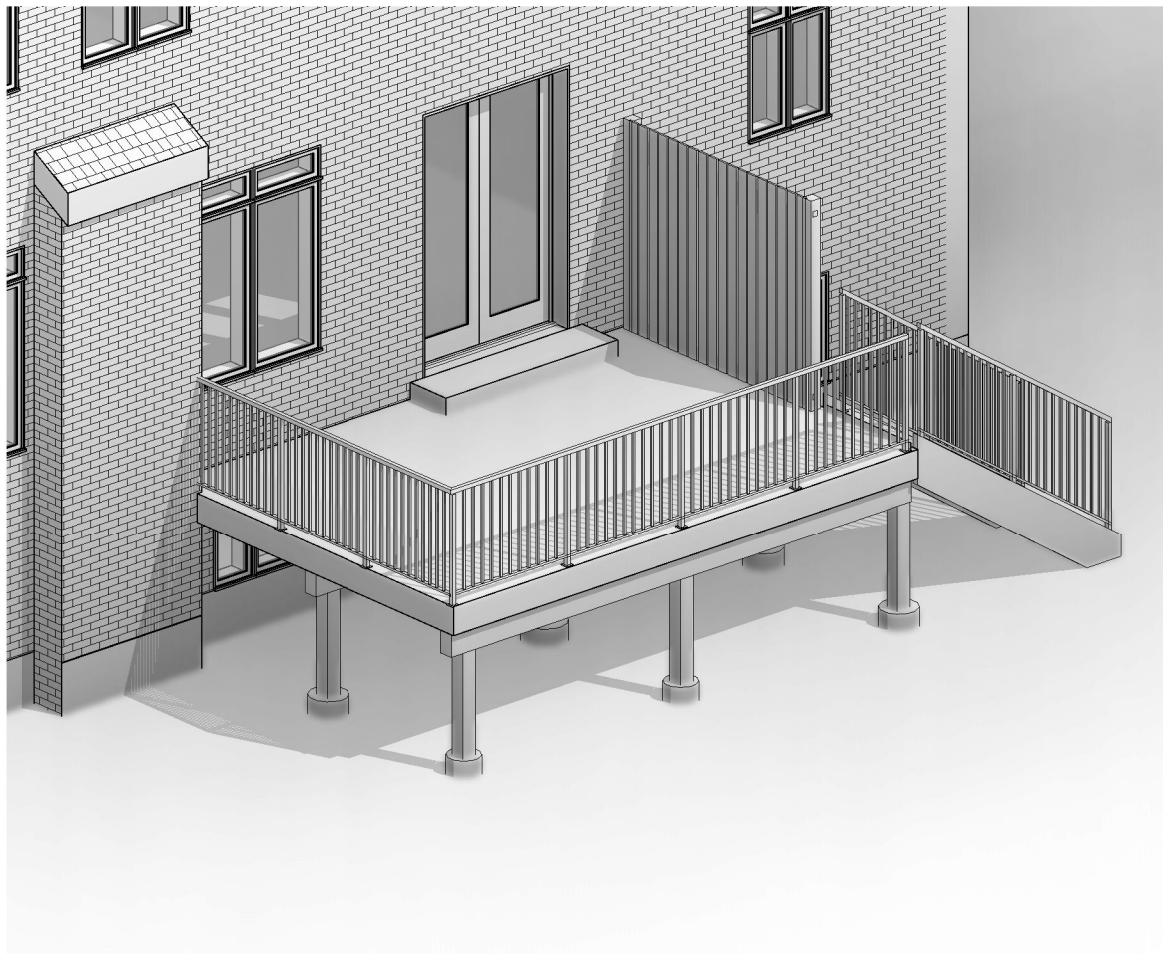
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SECTION DETAIL

A3.1



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3D VIEWS

A4.0