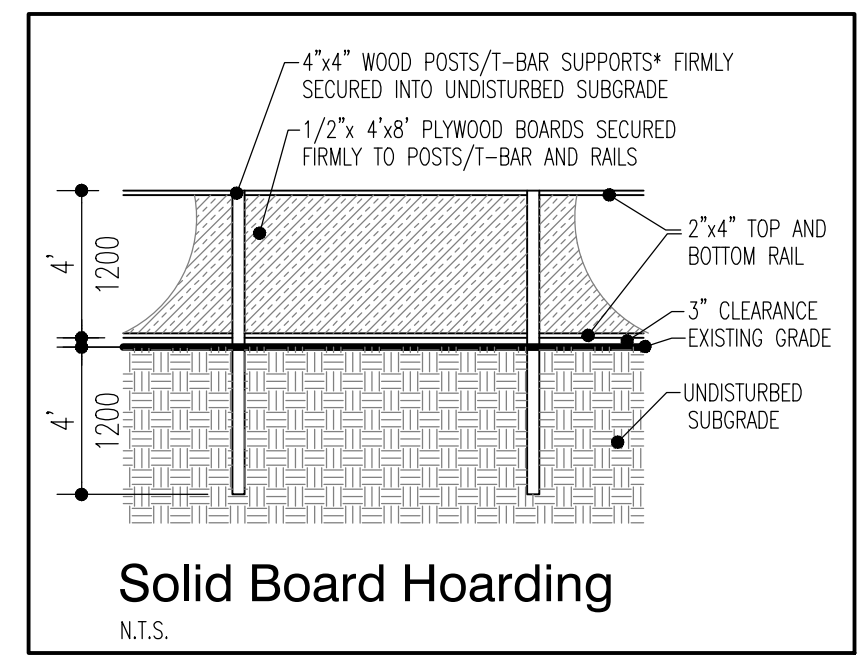


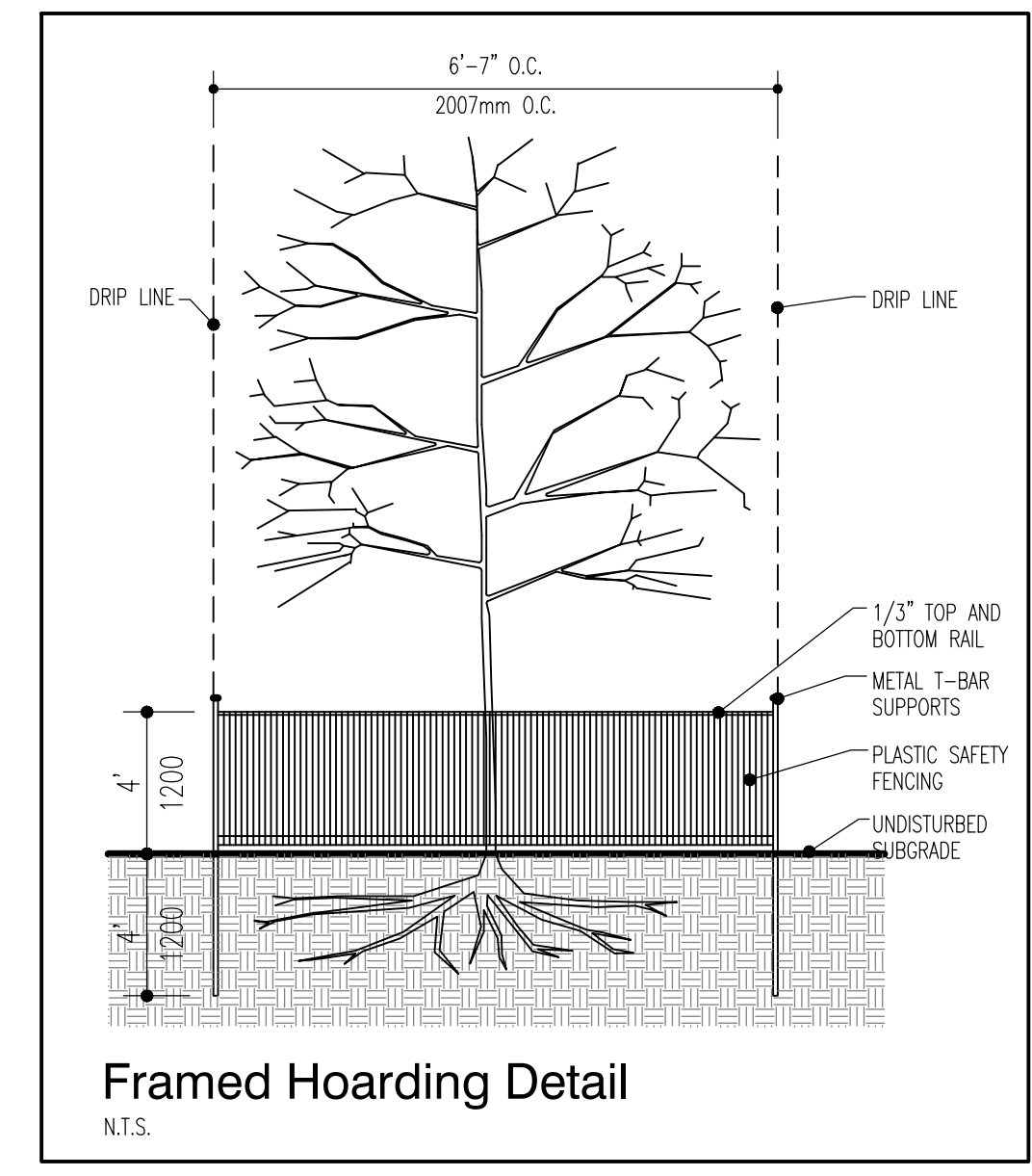
Site Schedule

	CITY OF VAUGHAN ZONING BY-LAW 1-88 (R2)	EXISTING	NEW	TOTAL
LOT AREA:	MIN. LOT AREA 4843.76 s.f. (450 s.m.)	5966.5 s.f. (554.31 s.m.)	NOT APPLICABLE	5966.5 s.f. (554.31 s.m.)
MINIMUM LOT FRONTAGE:	49.21' (15.0m)	40.0' (12.19m)	NOT APPLICABLE	40.0' (12.19m)
FIRST FLOOR AREA: EXCLUDING GARAGE:		783.5 s.f. (72.79 s.m.)	125.6 s.f. (11.67 s.m.)	909.1 s.f. (84.46 s.m.)
SECOND FLOOR AREA:		562.2 s.f. (52.23 s.m.)	732.8 s.f. (68.08 s.m.)	1295.0 s.f. (120.31 s.m.)
THIRD FLOOR AREA:		NOT APPLICABLE	614.2 s.f. (57.06 s.m.)	614.2 s.f. (57.06 s.m.)
TOTAL FLOOR AREA: EXCLUDING GARAGE:		1345.7 s.f. (125.02 s.m.)	1472.6 s.f. (136.81 s.m.)	2818.3 s.f. (261.83 s.m.)
SETBACKS:				
FRONT YARD: MINIMUM	24.61' (7.5m)			
SIDE YARD: MINIMUM	3.94' (1.2m); SIDE YARD SHIFTING 0.3m PERMITTED			
REAR YARD: MINIMUM	24.61' (7.5m)			
BUILDING HEIGHT: MAXIMUM	31.62' (9.639m) TO PEAK OF ROOF		31.62' (9.639m) TO PEAK OF ROOF	
BUILDING LENGTH: MAXIMUM	NOT APPLICABLE		50.71' (15.456m)	
BUILDING DEPTH: MAXIMUM	NOT APPLICABLE		50.71' (15.456m)	
LOT COVERAGE: INCLUDES GARAGE, PORCH, PATIO	40%		1684.1 s.f. (156.46 s.m.) 28.2%	
MAXIMUM FINISHED FIRST FLOOR HEIGHT	NOT APPLICABLE		3'-3" (0.91m) FROM ESTABLISHED GRADE	
MAXIMUM NUMBER OF STOREYS	NOT LIMITED			
VAUGHAN SNOW LOAD: 1.1 kPa				
CLIMATIC ZONE: ZONE 1 (< 5000 DEGREE DAYS)				
ASSUMED SOIL BEARING CAPACITY: STIFF CLAY MAXIMUM ALLOWABLE BEARING PRESSURE 150kPa (3130 PSF)				



Established Grade Calculations

NORTH SIDE GRADE ELEVATION 0.01m PAST SIDE LOT LINE AT FRONT YARD SETBACK OF 7.5m	105.31
SOUTH SIDE GRADE ELEVATION 0.01m PAST SIDE LOT LINE AT FRONT YARD SETBACK OF 7.5m	105.18
∴ (105.31+105.18)/2 = (AVERAGE ELEVATION) 105.25	

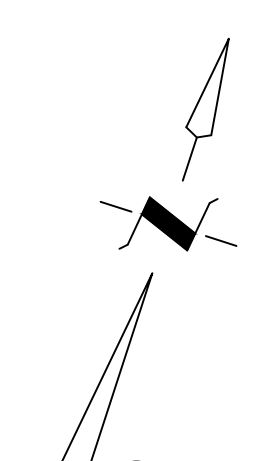


FOR HEATING, VENTILATION AND AIR CONDITIONING REFER TO QUALIFIED H.V.A.C. B.C.I.N. DESIGNER'S DRAWINGS FOR HEAT LOSS CALCULATIONS, SUPPLY AND RETURN AIR DUCT LAYOUTS AND FURNACE SIZING

FOR PLUMBING SUPPLY/DRAIN LINES, VENTING LOCATIONS AND SIZES REFER TO QUALIFIED PLUMBING B.C.I.N. DESIGNER'S DRAWINGS IF REQUIRED BY THE MUNICIPALITY. THE ARCHITECTURAL DRAWINGS PROVIDE PLUMBING FIXTURE LOCATIONS ONLY.

FOR ELECTRICAL SUPPLY PANEL AND SIZE, ELECTRICAL SWITCHES/RECEPTACLES, CABLE TV OUTLETS, INTERNET, CENTRAL VACUUM AND TELEPHONE REFER TO QUALIFIED ELECTRICIAN'S ELECTRICAL PLANS AND REFLECTED CEILING DRAWINGS.

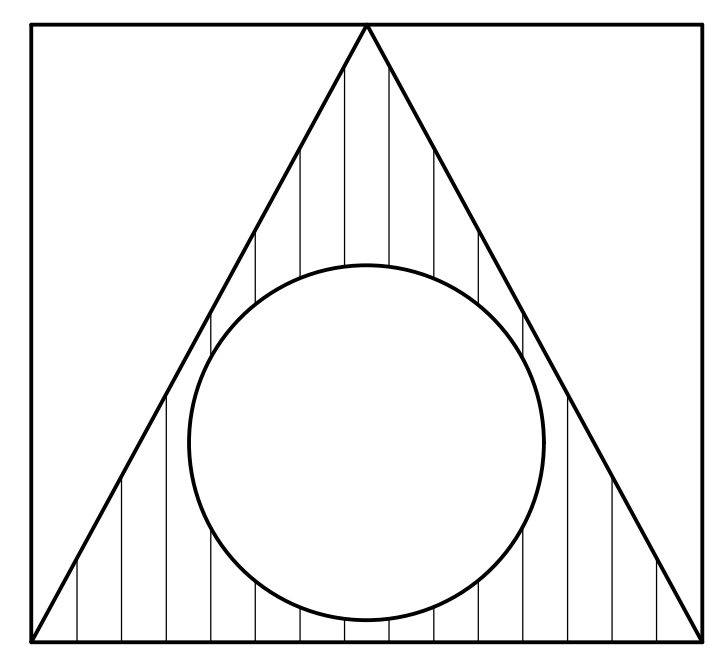
FOR ENGINEERED FLOOR JOISTS, BEAMS AND TRUSSES REFER TO QUALIFIED ENGINEERED STAMPED DRAWINGS FOR CALCULATIONS AND LAYOUTS.



Site Plan
SCALE: 1/8"=1'-0" 1:100
SITE PLAN INFORMATION TAKEN FROM SURVEY PREPARED BY RODNEY GEYER ONTARIO LAND SURVEYORS MAY 17, 2018 REFER TO THE SURVEY FOR MORE COMPREHENSIVE DETAIL

HOARDING NOTES:
1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
2. HOARDING TO BE APPROVED BY MUNICIPALITY.
3. HOARDING MUST BE SUPPLIED, INSTALLED AND MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL APPROVAL TO REMOVE HOARDING IS OBTAINED FROM MUNICIPALITY.
4. DO NOT ALLOW WATER TO COLLECT AND POND BEHIND OR WITHIN HOARDING.
* T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH PRE APPROVAL FROM DEVELOPMENT AND DESIGN.

STANDARD NOTES:
THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS: FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE. ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED. THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN. PRIOR TO CONSTRUCTION TAKING PLACE, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.



toivo vahi design
2434627 ONTARIO INC.

THIS DOCUMENT, SUBMITTED IN CONFIDENCE CONTAINS PROPRIETARY INFORMATION WHICH SHALL NOT BE REPRODUCED OR TRANSFERRED TO OTHER DOCUMENTS OR DISCLOSED FOR MANUFACTURING OR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION FROM TOIVO VAHI DESIGN. THIS DOCUMENT SHALL AT ALL TIMES REMAIN THE PROPERTY OF TOIVO VAHI DESIGN, AND SHALL BE RETURNED TO TOIVO VAHI DESIGN IMMEDIATELY UPON REQUEST.

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK.

DO NOT SCALE DRAWINGS.
USE ONLY THE LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "FINAL ISSUED FOR CONSTRUCTION".

Telephone/Fax: (705) 721-1409
toivovahidesign@gmail.com

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 BE A DESIGNER.

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE O.B.C.

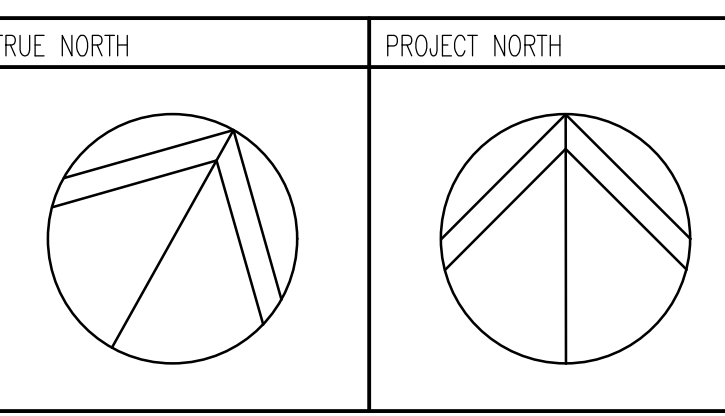
TOIVO VAHI 31358
NAME SIGNATURE BCN

REGISTRATION INFORMATION
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2434627 ONTARIO INC. 32927
o/a TOIVO VAHI DESIGN BCN
FIRM NAME

2.	REVISED FOR HERITAGE REVIEW	31/01/20	T.V.
1.	ISSUED FOR PERMIT REVIEW	26/09/19	T.V.
NO.	REVISION	DATE	APPR.

PROJECT:
NEW TWO STOREY REAR ADDITION WITH ATTACHED GARAGE TO EXISTING TWO STOREY SINGLE FAMILY DWELLING
32 Abell Avenue
VAUGHAN, ONTARIO



DRAWING CONTENT:
Site Plan
Site Schedule

DRAWN BY: T.V.	PROJ. NO.: 2018-06	DRAWING NO.:
DATE: SEPT. 2018	A1	
SCALE: AS NOTED		

ATTACHMENT 3