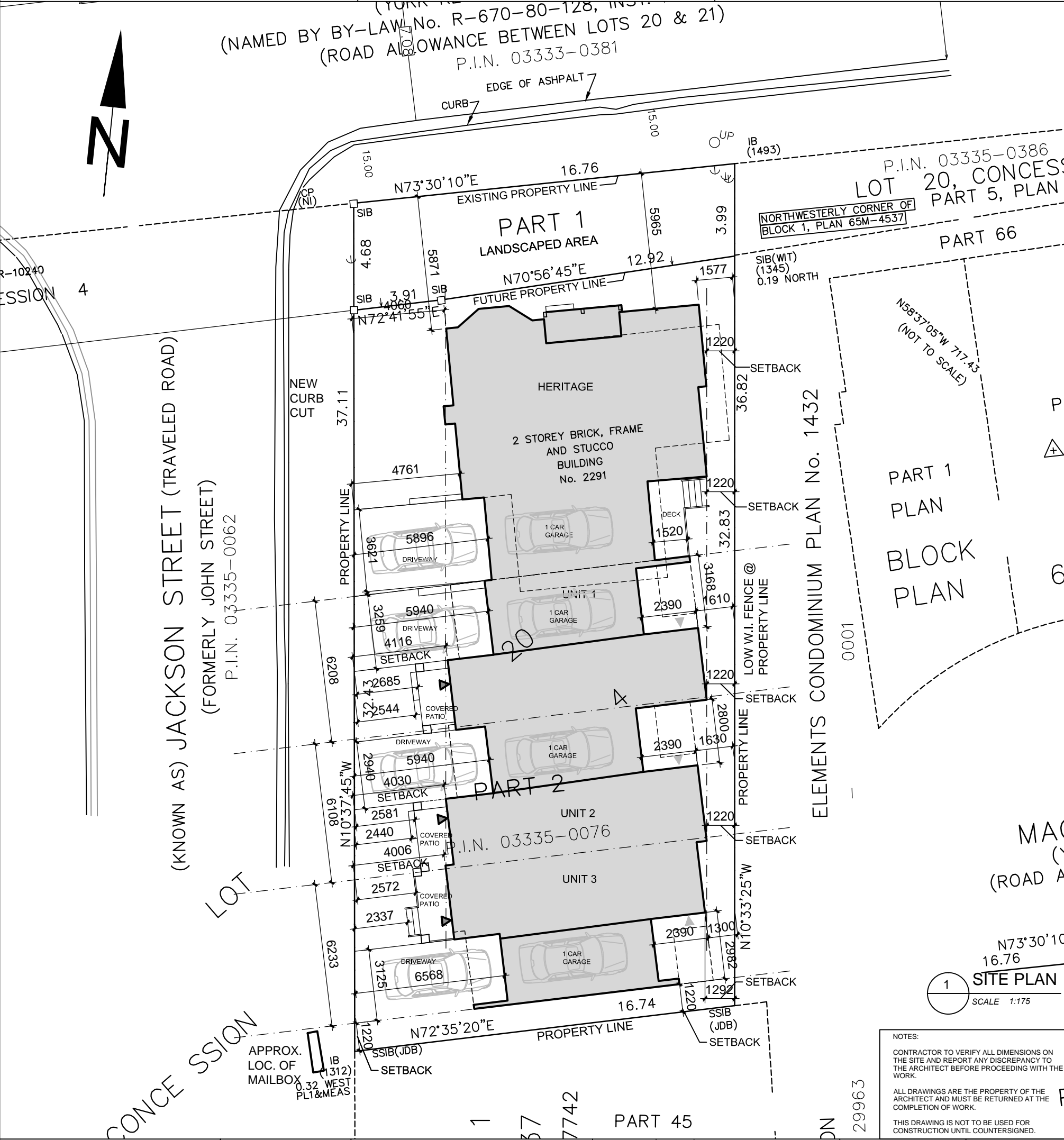
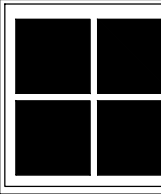
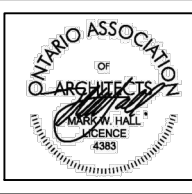


SITE STATISTICS		BUILDING HEIGHT CALC.		BUILDING AREAS:	
EXIST. LOT AREA of Heritage	284.33sm (3060.50sf)	AVERAGE GRADE @ FRONT	EXISTING (HERITAGE) 235.12	TOTAL FLR. AREA OF 3 UNITS TOWNHOUSE	
EXIST. LOT AREA of Unit 1 TH	104.05sm (1119.98sf)	DOOR SILL ELEV. (DSE) = FFE	235.58	500.06sm (5382.58sf)	
EXIST. LOT AREA of Unit 2 TH	102.35sm (1101.68sf)	TOP OF ROOF ELEV. (TRE)	242.72	PROPOSED HERITAGE	
EXIST. LOT AREA of Unit 3 TH	104.48sm (1124.61sf)		PROPOSED BUILDING	Ground Floor 84.93sm (914.17sf)	
EXIST. LOT AREA of Setback	20.40sm (219.58sf)			Second Floor 87.27sm (939.36sf)	
TOTAL EXIST. LOT AREA:	615.61sm (6626.37sf)	BLDG. HEIGHT ALLOWED	11.80	TOTAL FLR. AREA OF HERITAGE	
LESS: R.O.W. CONVEYANCE	73.50sm (791.14sf)	BLDG. HEIGHT PROVIDED (FR. AVE. GRADE)	11.136	172.20sm (1853.54sf)	
NEW LOT AREA:	542.11sm (5835.23sf)	BUILDING AREAS:		TOTAL GFA	
		PROPOSED TOWNHOUSES		672.26sm (7236.14sf)	
EXISTING GRD. FLOOR AREA:	106.766sm (1149.21sf)	TYPICAL FLOOR AREA FOR UNITS 1,2 & 3		OTHER AREAS:	
EXISTING 2ND. FLOOR AREA:	69.39sm (747.00sf)			PROPOSED TOWNHOUSES	
HERITAGE HOUSE:		UNIT 1		Unit 1 Basement 59.28sm (638.08sf)	
PROPOSED GRD. FLR. AREA:		Ground Floor 37.80sm (406.87sf)		Unit 2 Basement 58.65sm (631.30sf)	
HERITAGE HOUSE:		Second Floor 64.38sm (692.98sf)		Unit 3 Basement 59.90sm (644.75sf)	
INCL. GARAGE	110.42sm (1188.55sf)	Third Floor 67.98sm (731.73sf)		HERITAGE	
TOWNHOUSE:		Total Floor Area 170.16sm (1831.58sf)		Basement 109.48sm (1178.43sf)	
GROUND FLOOR AREA		UNIT 2		Garage 25.50sm (274.48sf)	
INCL. GARAGE	165.16sm (1777.76sf)	Ground Floor 33.30sm (358.43sf)			
TOTAL GROUND FLR. AREA	275.58sm (2966.31sf)	Second Floor 63.67sm (685.33sf)			
		Third Floor 67.34sm (724.84sf)			
LOT COVERAGE	275.58 sm (2966.31sf) F.A./	Total Floor Area 164.31sm (1768.61sf)			
	542.11 sm (5835.23sf) L.A.	UNIT 3			
	= 50.83% COVERAGE	Ground Floor 33.20sm (357.36sf)			
		Second Floor 64.41sm (693.30sf)			
		Third Floor 67.98sm (731.73sf)			
		Total Floor Area 165.59sm (1782.39sf)			





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ONTARIO ASSOCIATION
OF
ARCHITECTS
MARK W. HALL
LICENCE
4383

PROJECT NAME:	DATE	NO.	ISSUE	SCALE
ADAPTIVE RE-USE	2019 - 03 - 13	01	FOR CITY COMMENTS	PROJ. NO. 18007
2291 Major Mackenzie, Vaughan, ON	2019 - 03 - 26	02	FOR CITY COMMENTS	DATE 2019-03-13
	2019-04-06	03	ISSUED SPA	DRAWN AAF
DRAWING TITLE:	2019-11-13	04	RE-ISSUED SPA	CHECKED MWH
Site Plan	2020-10-19	05	2nd SUBMISSION	

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SITE PLAN

SCALE 1:175

NOTES:
CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

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