

**REAR YARD LANDSCAPING**  
TOTAL: 379.81 SQ.M.  
% SOFT LANDSCAPING: 300.62 SQ.M. (79.2%)  
% HARD LANDSCAPING: 79.19 SQ.M. (20.8%)

**SIDE YARD LANDSCAPING**  
TOTAL: 49.42 SQ.M.  
% SOFT LANDSCAPING: 31.22 SQ.M. (63.2%)  
% HARD LANDSCAPING: 18.20 SQ.M. (36.8%)

**EXTERIOR SIDE YARD LANDSCAPING**  
TOTAL: 125.12 SQ.M.  
AREA OF DRIVEWAY: 55.92 SQ.M.  
AREA FOR LANDSCAPING: 69.20 SQ.M. (55.3%)  
% SOFT LANDSCAPING: 54.89 SQ.M. (79.3%)  
% HARD LANDSCAPING: 14.31 SQ.M. (20.7%)

**FRONT YARD LANDSCAPING**  
TOTAL: 143.16 SQ.M.  
% SOFT LANDSCAPING: 104.73 SQ.M. (73.2%)  
% HARD LANDSCAPING: 38.43 SQ.M. (26.8%)

# SENSUS DESIGN & BUILD

**SENSUS DESIGN & BUILD INC**  
1315 LAWRENCE AVE EAST, TORONTO ON  
UNIT # 510  
PHONE: 416-919-1433  
EMAIL: info@sensusdesignbuild.ca  
www.sensusdesignbuild.ca

**NOTES:**  
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designer.  
  
Qualification Information  
Required unless design is exempt under Div. C - 3.2.5 of the  
Building Code

JESSE SAHLANI	44549
NAME	B.C.I.N.
SENSUS DESIGN & BUILD INC.	45794
FIRM	B.C.I.N.

**ADDRESS:**  
178 RUSHWORTH CRES.  
VAUGHAN, ON  
L4H 3N5

**CLIENT NAME:**  
.

**PROJECT:**  
CUSTOM HOME

SITE PLAN	
Date:	2021-04-13
Drawn by:	A.E
Checked by:	J.S
A100	
Scale:	1 : 250



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VAUGHAN, ON  
L4H 3N5

CLIENT NAME:  
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PROJECT:  
CUSTOM HOME

SITE STATISTICS

Date: 2021-04-13  
Drawn by: A.E  
Checked by: J.S

A100a

Scale:

SITE STATISTICS

MUNICIPAL ADDRESS	178 Rushworth Cres.
ZONING	R1
LOT AREA	1105.37 m <sup>2</sup> 11898.09 ft <sup>2</sup>

ZONING INFORMATION	PERMITTED		EXISTING HOUSE (DEMOLISHED 2018)		PROPOSED	
	(metre)	(feet)	(metre)	(feet)	(metre)	(feet)
FRONTAGE	18	59.04	23.38	76.69	23.38	76.69
FRONT YARD SETBACK	7.5	24.60	6.69	21.94	6.50	21.32
SIDE (EAST) YARD SETBACK	4.5	14.76	8.02	26.31	3.55	11.64
SIDE (WEST) YARD SETBACK	1.5	4.92	3.54	11.61	1.50	4.92
REAR YARD SETBACK	7.5	24.60	9.63	31.58	11.24	36.87
BUILDING LENGTH	N/A		23.83	78.16	22.49	73.77
BUILDING DEPTH	N/A					
BUILDING HEIGHT	9.50	31.16			9.60	31.49

FLOOR AREAS	(m <sup>2</sup> )	(ft <sup>2</sup> )		(m <sup>2</sup> )	(ft <sup>2</sup> )
BASEMENT				336.81	3625.34
GROUND FLOOR	Excluding garages			292.16	3144.78
SECOND FLOOR	Excluding open to below			293.51	3159.31
GROSS FLOOR AREA				585.67	6304.09
LOT COVERAGE	30%	331.61 3569.43	25.3% 279.26 3005.97	40.0%	442.37 4761.63
				House	385.73 4151.96
				Front porch	16.03 172.55
				Rear patio	40.61 437.12
	FSI			FSI	
DENSITY	N/A			0.53	585.67 6304.09



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ADDRESS:  
178 RUSHWORTH CRES.  
VAUGHAN, ON  
L4H 3N5

CLIENT NAME:

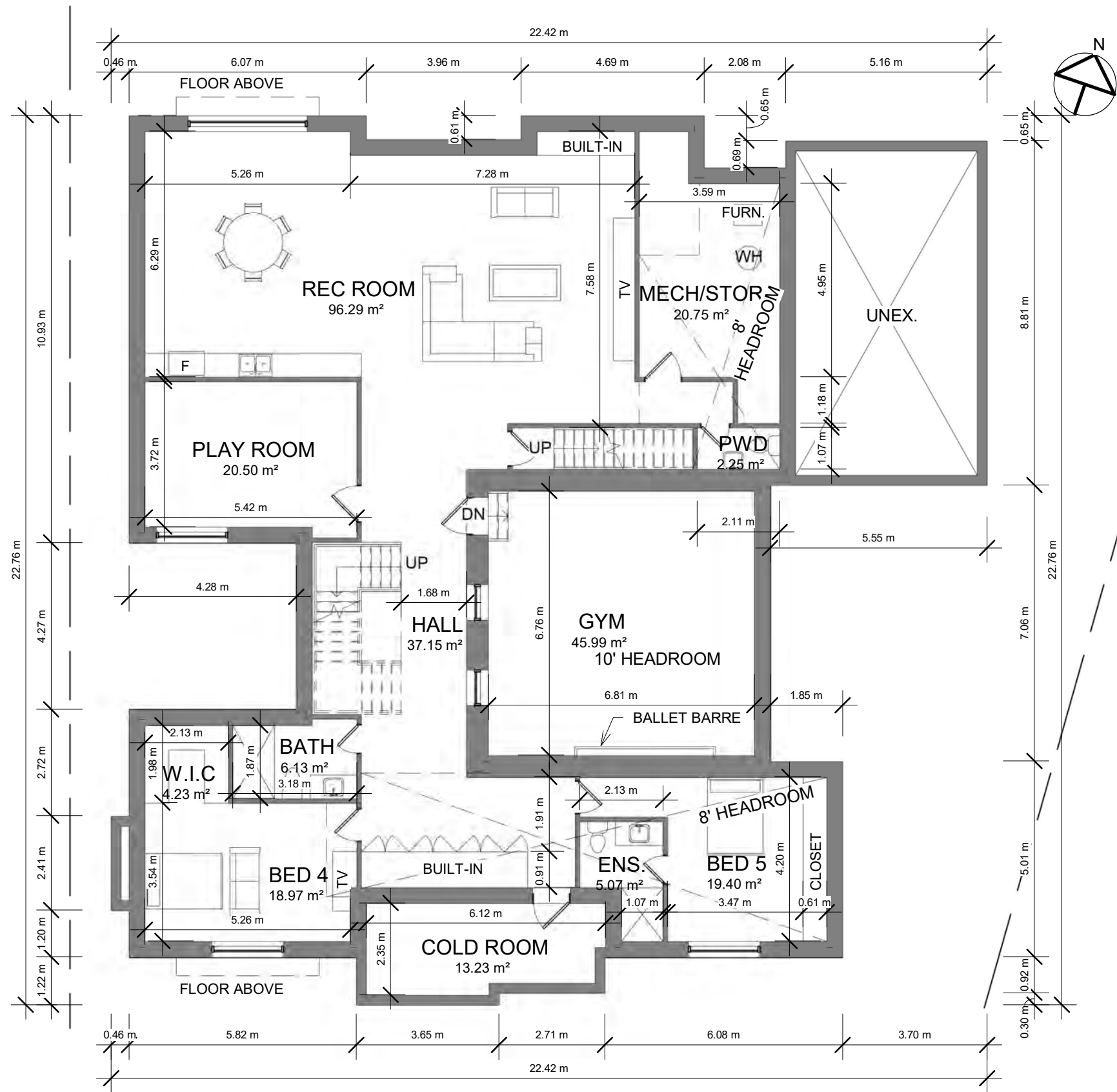
PROJECT:  
CUSTOM HOME

PROPOSED  
BASEMENT PLAN

Date:	2021-04-13
Drawn by:	A.E
Checked by:	J.S

A101

Scale: 1 : 125

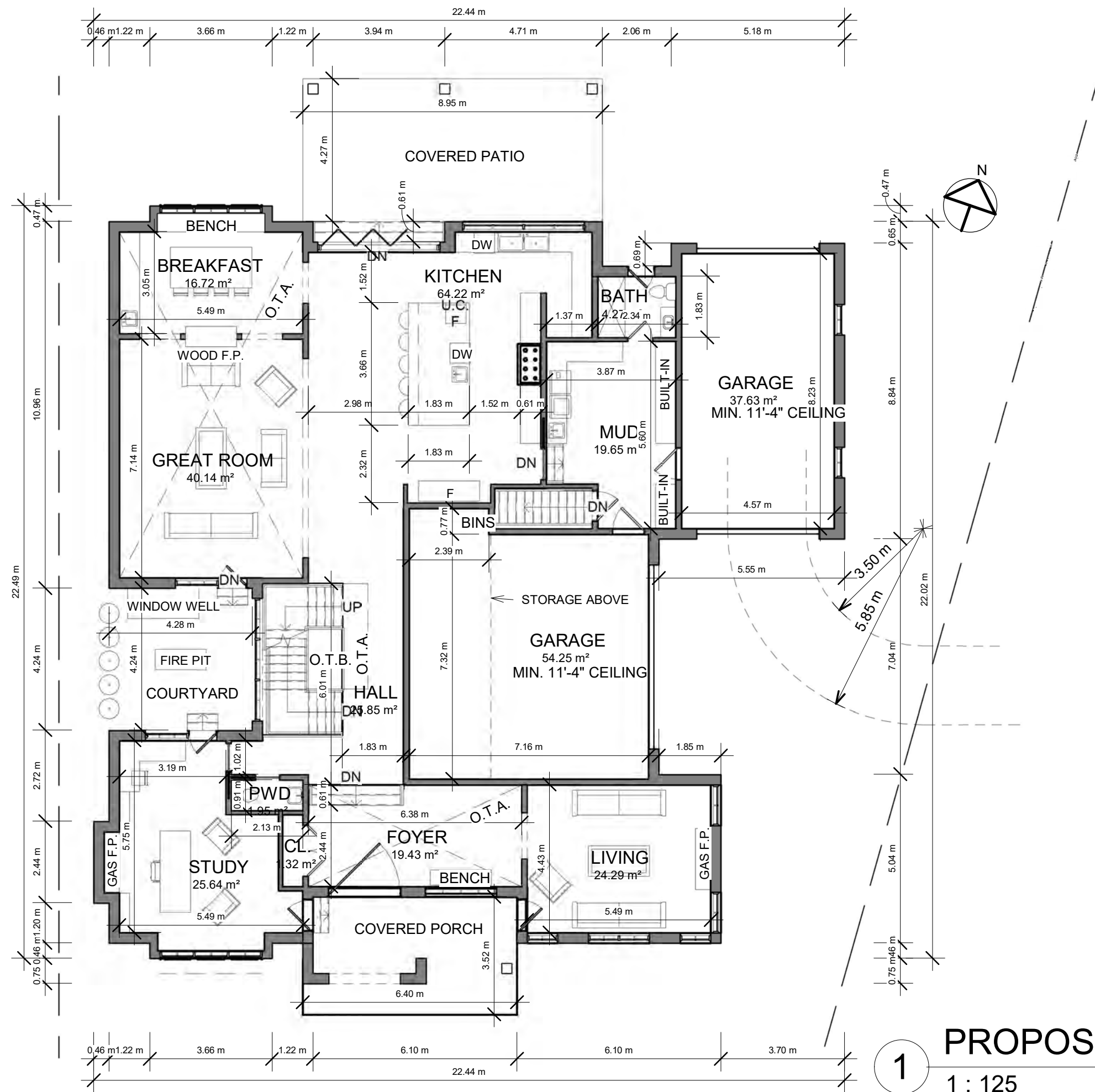


1

PROPOSED BSMT PLAN

1 : 125





# SENSUS DESIGN & BUILD

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PHONE: 416-919-1433  
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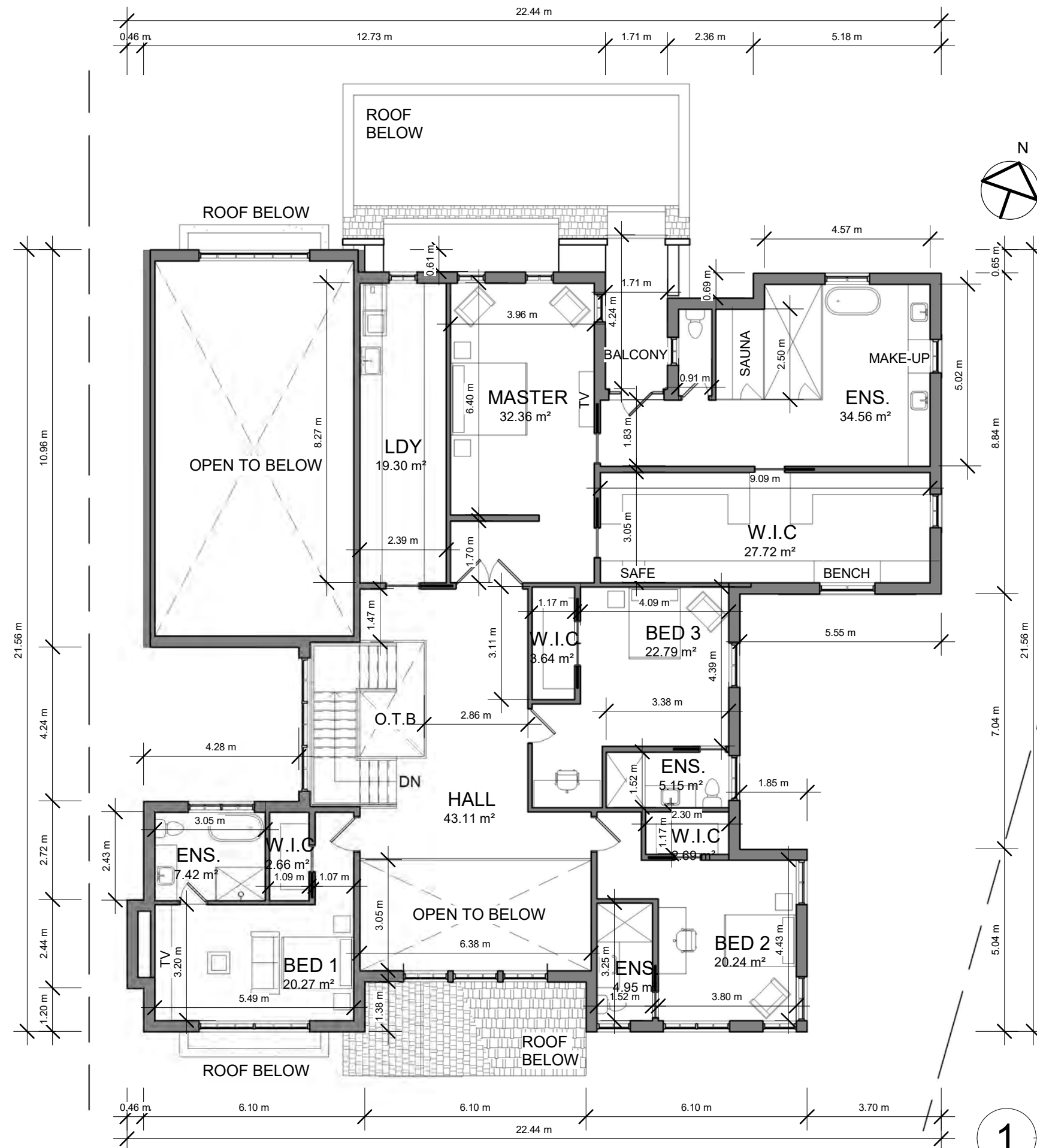
**ADDRESS:**  
178 RUSHWORTH CRES.  
VAUGHAN, ON  
L4H 3N5

**CLIENT NAME:**  
.

**PROJECT:**  
CUSTOM HOME

<b>PROPOSED LEVEL 1 PLAN</b>	
Date:	2021-04-13
Drawn by:	A.E
Checked by:	J.S
<b>A102</b>	
Scale:	1 : 125





1

# PROPOSED LEVEL 2

1 : 125

## SENSUS DESIGN & BUILD

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ADDRESS:  
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VAUGHAN, ON  
L4H 3N5

CLIENT NAME:

PROJECT:  
CUSTOM HOME

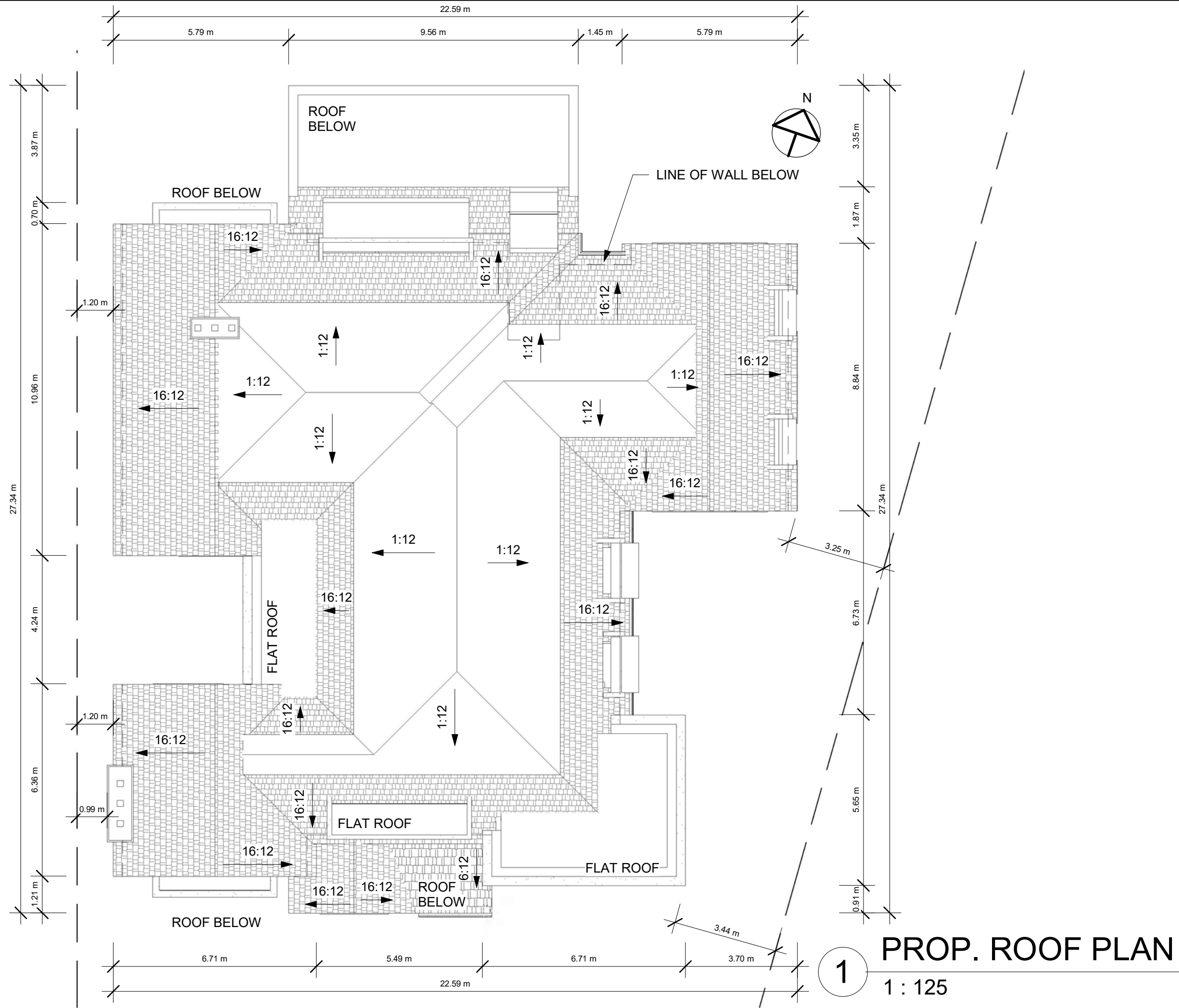
### PROPOSED LEVEL 2 PLAN

Date:	2021-04-13
Drawn by:	A.E
Checked by:	J.S

A103

Scale: 1 : 125





# SENSUS

DESIGN & BUILD

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VAUGHAN, ON  
L4H 3N5

**CLIENT NAME:**  
.

**PROJECT:**  
CUSTOM HOME

**PROP. ROOF PLAN**

Date:	2021-04-13
Drawn by:	A.E
Checked by:	J.S
<b>A104</b>	
Scale:	1 : 125





1 PROP. SOUTH ELEV.  
1 : 75

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VAUGHAN, ON  
L4H 3N5  
CLIENT NAME:

PROJECT:  
CUSTOM HOME  
**PROPOSED SOUTH  
ELEVATION**

Date: 2021-04-13  
Drawn by: A.E  
Checked by: J.S  
**A105**  
Scale: 1 : 75





1 PROP. NORTH ELEV.  
1 : 75

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CLIENT NAME:

PROJECT:  
CUSTOM HOME  
**PROPOSED NORTH  
ELEVATION**

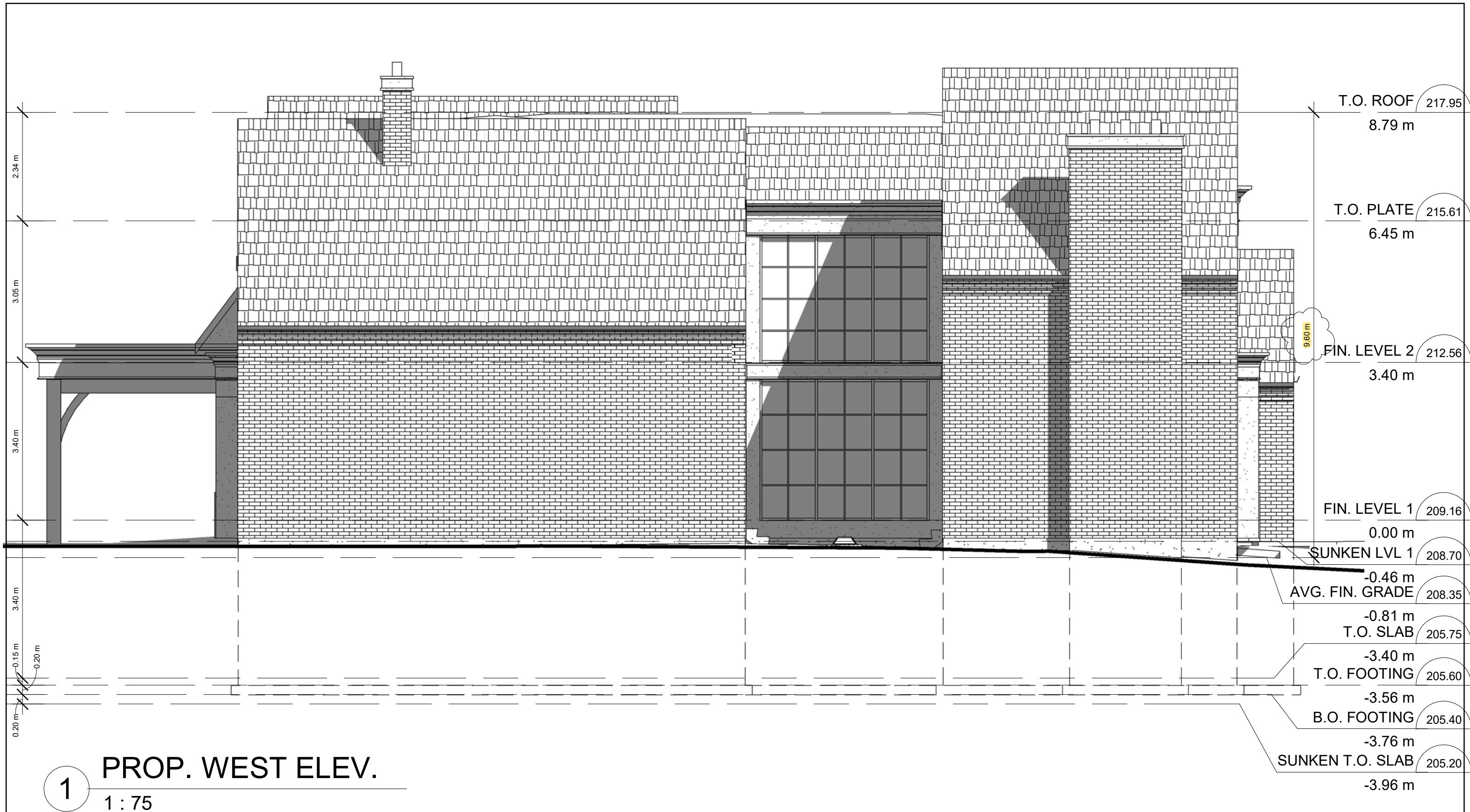
Date:	2021-04-13
Drawn by:	A.E
Checked by:	J.S
<b>A106</b>	
Scale:	1 : 75





1 PROP. EAST ELEV.  
1 : 75





1

PROP. WEST ELEV.

1 : 75

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VAUGHAN, ON

L4H 3N5

CLIENT NAME:

PROJECT:

CUSTOM HOME

PROPOSED WEST

ELEVATION

Date:

2021-04-13

Drawn by:

A.E

Checked by:

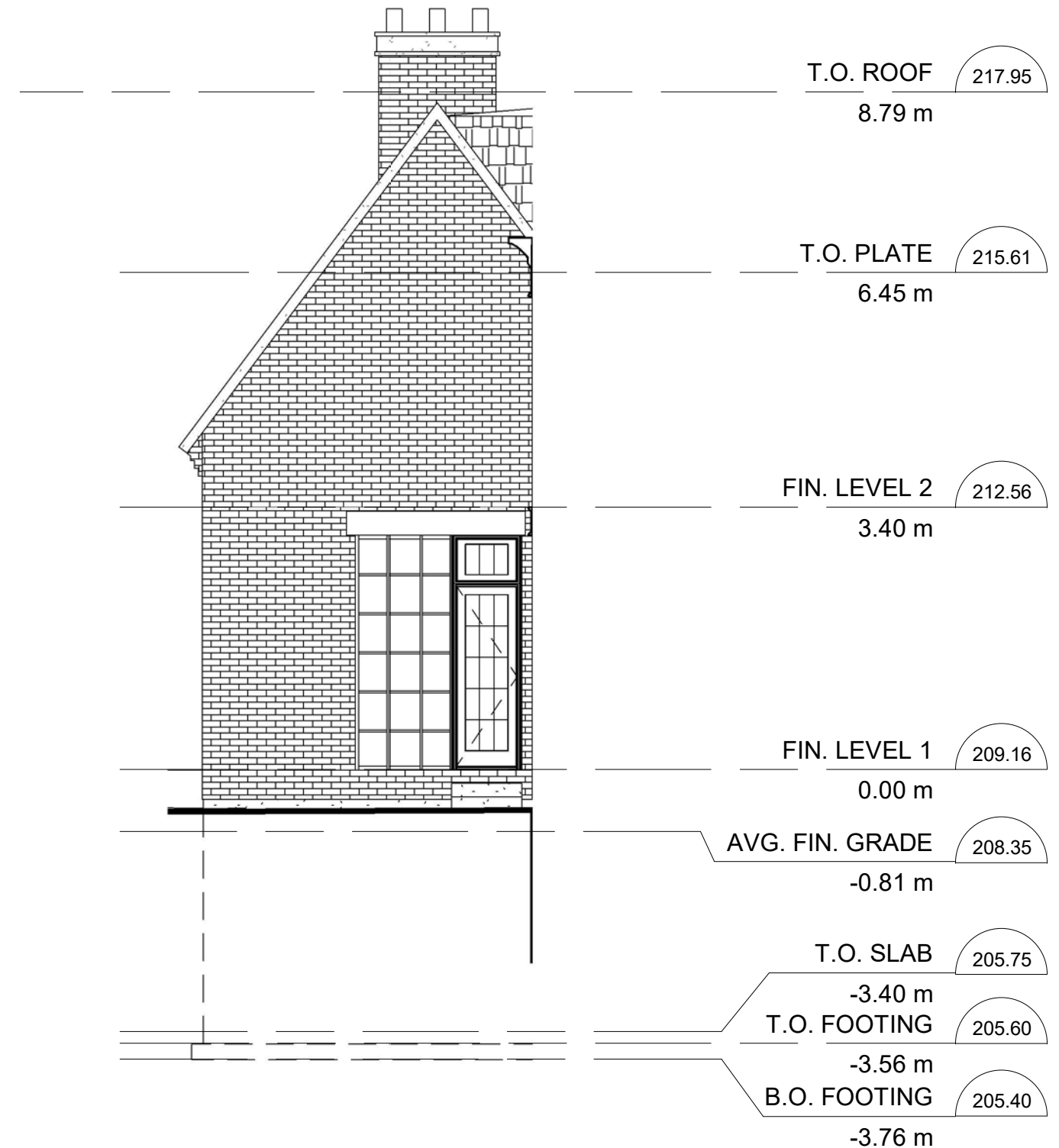
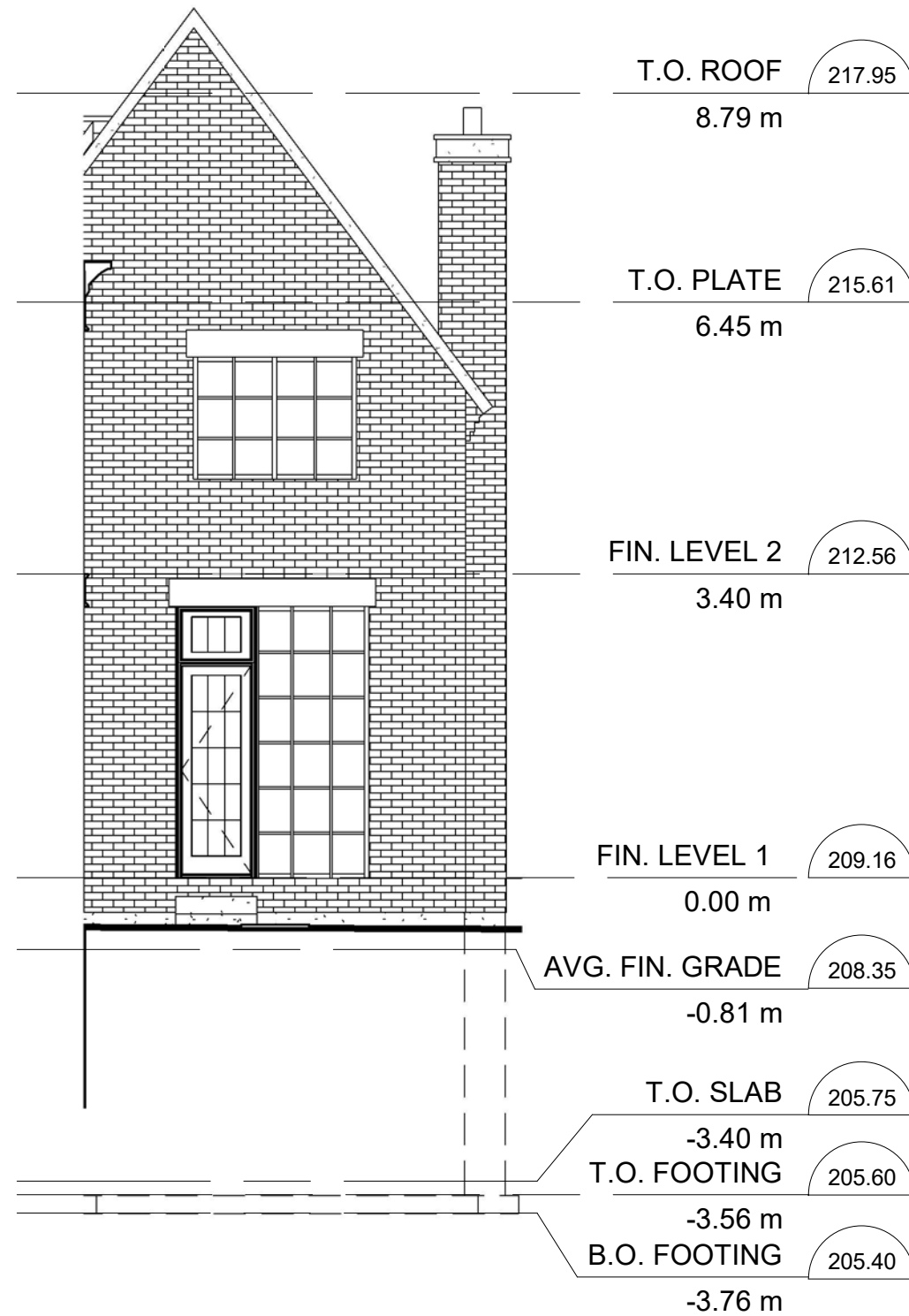
J.S

A108

Scale:

1 : 75





1 PROP. COURTYARD NORTH ELEV.  
1 : 75

2 PROP. COURTYARD SOUTH ELEV.  
1 : 75

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L4H 3N5  
CLIENT NAME:

PROJECT:  
CUSTOM HOME  
**PROP. COURTYARD  
ELEVATIONS**

Date:	2021-04-13
Drawn by:	A.E
Checked by:	J.S
A109	
Scale:	1 : 75





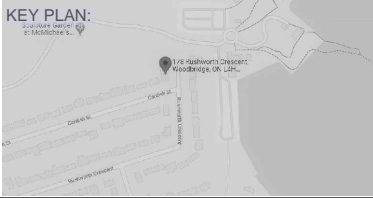
# TREE DOCTORS

PROFESSIONAL TREE CARE

**Tree Doctors Inc.**  
343 Olivewood Road, Toronto ON, M8Z 2Z6  
info@treedoctors.ca | (416) 201-8000

ADDRESS OF PROPERTY:  
178 Rushworth Crescent, Vaughan

CLIENT: Nadene Milnes



## LEGEND

- TREES TO REMAIN  
TREE PROTECTION ZONE (TPZ)
- TREES TO BE REMOVED
- TREES TO BE INJURED
- SNOW FENCE HOARDING
- PLYWOOD FENCE HOARDING
- HORIZONTAL TREE PROTECTION
- ROOTS SENSITIVE  
EXCAVATION (R.S.E.)
- TREE REPLANTING  
LOCATION
- PRIMARY ACCESS ROUTE

Detailed Tree Inventory Table

- Tree to be removed/injured
- Tree to be preserved

## Tree Protection Plan

TP1

Note:  
TO BE READ IN CONJUNCTION WITH REPORT  
PREPARED BY TREE DOCTORS INC.  
DATED: FEBRUARY 16/21

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DRAWN BY: Serg Litvinov, ISA #ON-2281A

SCALE: 1: 300

Serg Litvinov ISA Certified Arborist ON-2281A		
Rev3		
Rev2		
Rev1	SL	February 16/21
REVISION	NAME	DATE

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED



#2, 65cm, Norway Maple,  
(Retain, 4.2m)  
#10, 24cm, Red Pine,  
(Retain, 2.4m)  
#9, 22cm, Red Pine,  
(Retain, 2.4m)  
#8, 24cm, Red Pine,  
(Retain, 2.4m)  
#7, 22cm, Red Pine,  
(Retain, 2.4m)

#6, 25cm, Red Pine,  
(Retain, 2.4m)  
#1, 28cm, American Beech,  
(Protect, 2.4m)  
#5, 24cm, Red Pine,  
(Retain, 2.4m)  
#4, 34cm, White Spruce,  
(Protect, 2.4m)  
#3, 32cm, White Spruce,  
(Retain, 2.4m)

SUBJECT TO EASEMENT  
AS IN INST. NO. LB74524

SUBJECT TO EASEMENT  
AS IN INST. NO. LB74525  
AND NO. LB74526

**REAR YARD LANDSCAPING**  
TOTAL: 379.81 SQ.M.  
% SOFT LANDSCAPING: 290.57 SQ.M. (76.5%)  
% HARD LANDSCAPING: 89.24 SQ.M. (23.5%)

SUBJECT TO EASEMENT  
AS IN INST. NO. LB74523

**EXTERIOR SIDE YARD LANDSCAPING**  
TOTAL: 120.31 SQ.M.  
AREA OF DRIVEWAY: 53.99 SQ.M.  
AREA FOR LANDSCAPING: 66.32 SQ.M. (55.1%)  
% SOFT LANDSCAPING: 52.59 SQ.M. (79.3%)  
% HARD LANDSCAPING: 13.73 SQ.M. (20.7%)

**FRONT YARD LANDSCAPING**  
TOTAL: 135.38 SQ.M.  
% SOFT LANDSCAPING: 96.82 SQ.M. (71.5%)  
% HARD LANDSCAPING: 38.56 SQ.M. (28.5%)

## TREE INVENTORY

TREE #	Species	Botanical Name	DBH (cm)	Direction	TPZ (m)	Condition Rating	Ownership Category	Comments *denotes approximate location
1	American Beech	Betula grandifolia	28	Protect	2.4	Good	Private	Botanically in good condition.
2	Norway Maple	Acer platanoides	Approx. 65	Retain	4.2	Good-Fair	Neighbour	Moderate amount of small diameter deadwood present. Previously pruned. Broad crown.
3	White Spruce	Picea glauca	Approx. 32	Retain	2.4	Good-Fair	Neighbour	Moderate amount of small diameter deadwood present.
4	White Spruce	Picea glauca	Approx. 34	Protect	2.4	Good-Fair	Neighbour	Moderate amount of small diameter deadwood present.
5	Red Pine	Pinus resinosa	Approx. 24	Retain	2.4	Fair	Neighbour	Moderate to significant deadwood present.
6	Red Pine	Pinus resinosa	Approx. 25	Retain	2.4	Fair	Neighbour	Moderate to significant deadwood present.
7	Red Pine	Pinus resinosa	Approx. 22	Retain	2.4	Fair	Neighbour	Moderate to significant deadwood present.
8	Red Pine	Pinus resinosa	Approx. 24	Retain	2.4	Fair	Neighbour	Moderate to significant deadwood present.
9	Red Pine	Pinus resinosa	Approx. 22	Retain	2.4	Fair	Neighbour	Moderate to significant deadwood present.
10	Red Pine	Pinus resinosa	Approx. 24	Retain	2.4	Fair	Neighbour	Moderate to significant deadwood present. Curve in main trunk.