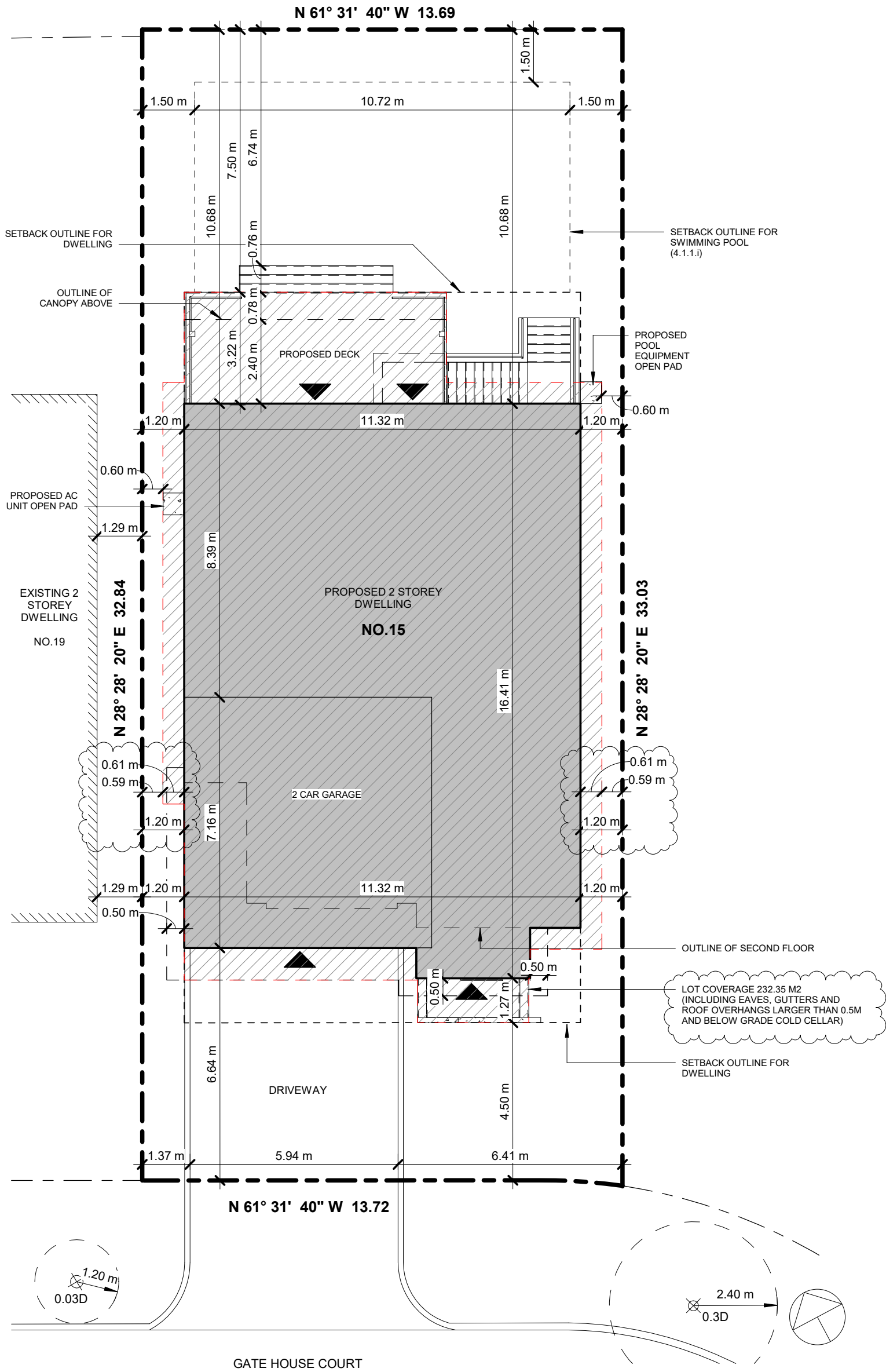




1

A 1.0

PROPOSED SITE PLAN COA

1 : 125

LEGAL DESCRIPTION:
PART OF LOT 10 CONCESSION 8
REGISTERED PLAN: 65R - 37859
CITY OF VAUGHAN
MUNICIPALITY OF YORK

SITE INFORMATION:
ZONING B-LAW: 1 - 88
ZONING DESIGNATION: R2 (RESIDENTIAL)

EXISTING BUILDING METRICS		
	METRIC	IMPERIAL
LOT AREA:	449.71 sq.m.	4,840.65 sf.
PROPOSED BUILDING METRICS		
PROPOSED LOT COVERAGE (40% PERMITTED)	51.6% (232.35 sq.m.)	
EAVE AND GUTTER ENCROACHMENT ON INTERIOR SIDE LOT LINES (0.5 m	0.61 m	2'-0"

LOT COVERAGE BREAKDOWN		
COVERED AREA OF DWELLING	39.5%	177.95 sq.m.
COVERED AREA OF EAVE AND GUTTER	5.9%	26.56 sq.m.
COVERED AREA OF FRONT COLD CELLAR	0.9%	4.03 sq.m.
COVERED AREA OF REAR COLD CELLAR	5.3%	23.83 sq.m.

SITE INFO TAKEN FROM SURVEY PREPARED BY
J . D . BARNES LIMITED
ONTARIO LAND SURVEYOR
10 MARCH 2021

LEGAL DESCRIPTION:
PART OF LOT 10 CONCESSION 8
REGISTERED PLAN: 65R - 37859
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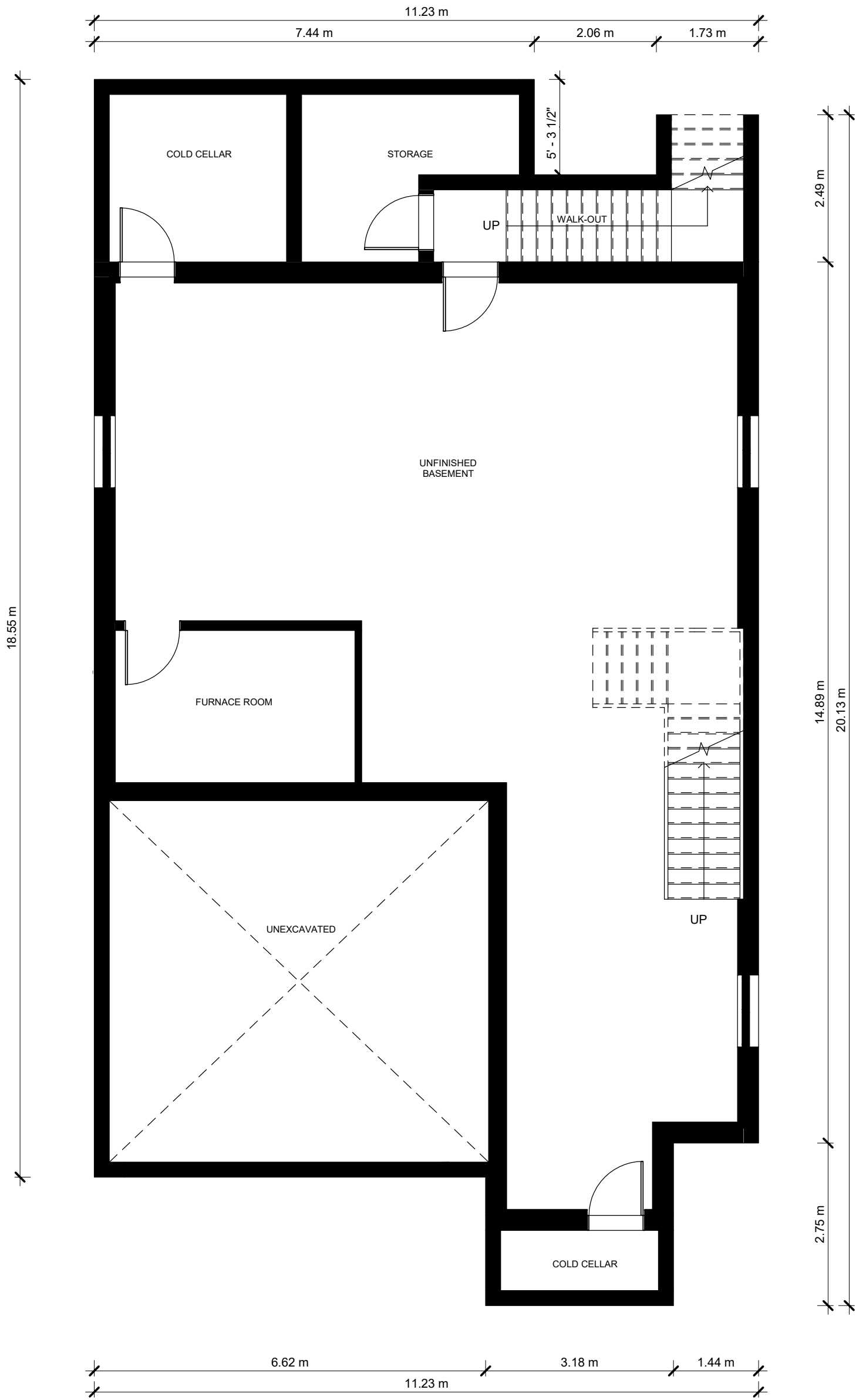
EXISTING BUILDING METRICS		
	METRIC	IMPERIAL
LOT AREA:	449.71 sq.m.	4,840.65 sf.
LOT FRONTAGE	13.72m	45.01'
PROPOSED BUILDING METRICS		
PROPOSED GROUND FLOOR AREA (WITHOUT GARAGE)	133.93 sq.m.	1,441.60 sf.
GARAGE AREA	43.85 sq.m.	472.00 sf.
PROPOSED GROUND FLOOR	177.78 sq.m.	1,913.60 sf.
PROPOSED SECOND FLOOR	159.15 sq.m.	1,713.04 sf.
PROPOSED GROSS FLOOR AREA	336.93 sq.m.	3,626.64 sf.
PROPOSED DENSITY (FSI)	0.75	
PROPOSED LOT COVERAGE (40% PERMITTED)	51.6%	
PROPOSED BUILDING HEIGHT (MAX 8.5 m PERMITTED)	8.05 m	31.16'
PROPOSED FRONT YARD	69.95%	60% REQUIRED
PROPOSED REAR YARD AREA OVER 135 sq.m.	12.06 sq.m.	
PROPOSED REAR YARD LANDSCAPING AREA OVER 135	12.06 sq.m.	
PROPOSED REAR YARD	100%	60% REQUIRED
PROPOSED FRONT YARD SETBACK	4.5 m	14.76'
PROPOSED REAR YARD	7.5 m	24.60'
PROPOSED SIDE YARD SETBACK	1.2 m	3.94'
PROPOSED SIDE YARD SETBACK	1.2 m	3.94'

MARCHESE RESIDENCE

15 GATE HOUSE COURT
WOODBIDGE, ON
L4L 9A2

FABIO MARCHESE
| 7 - 145 Birmingham Street | Toronto ON | M8V3Z8 |
| 905 832 5758 | organicastudio.ca | info@organicastudio.ca |

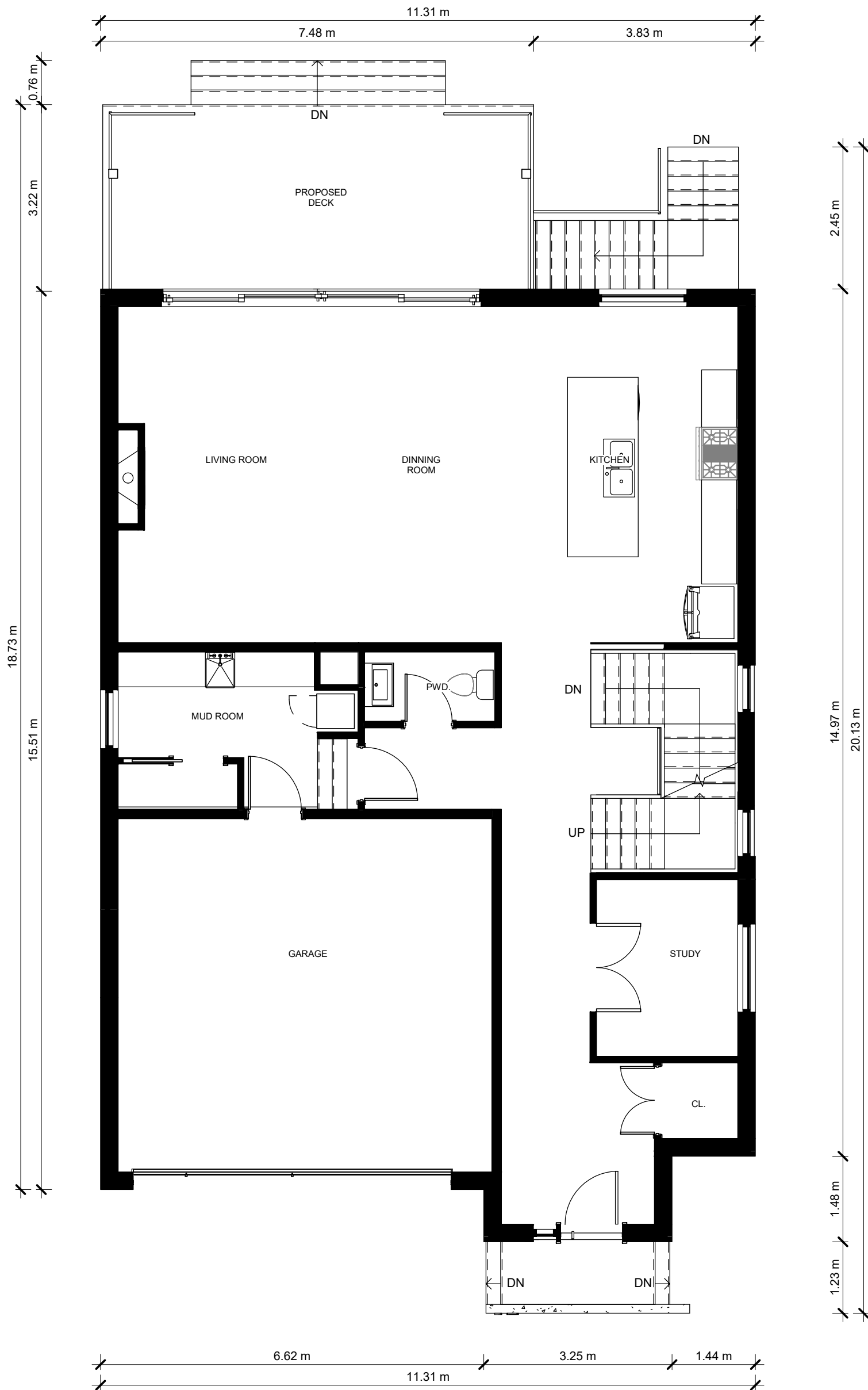
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A 2.0

NEW - FIN. BASEMENT FLOOR COA

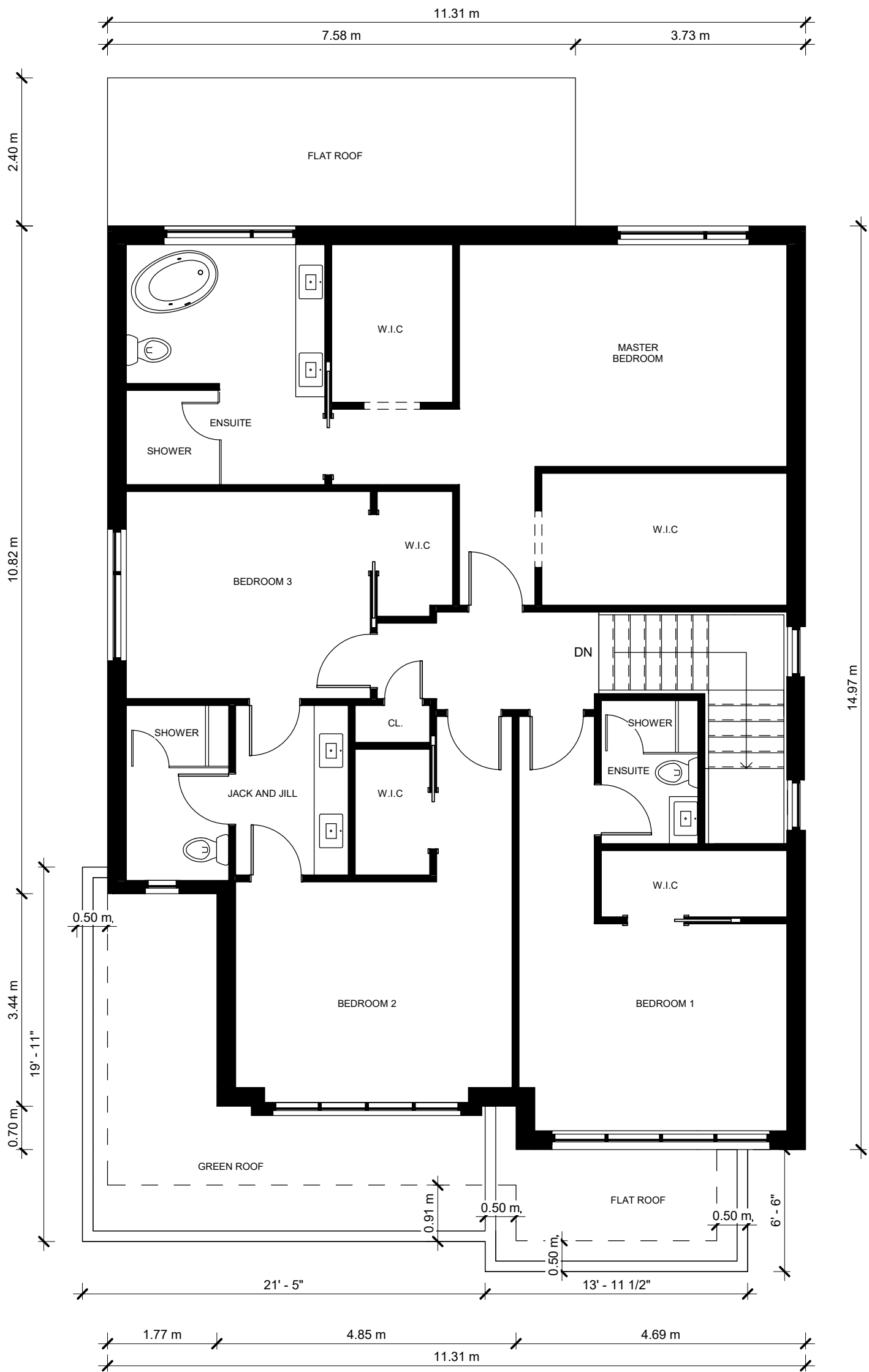
1 : 75



1
A 2.1

NEW - FIN. GROUND FLOOR COA

1 : 75

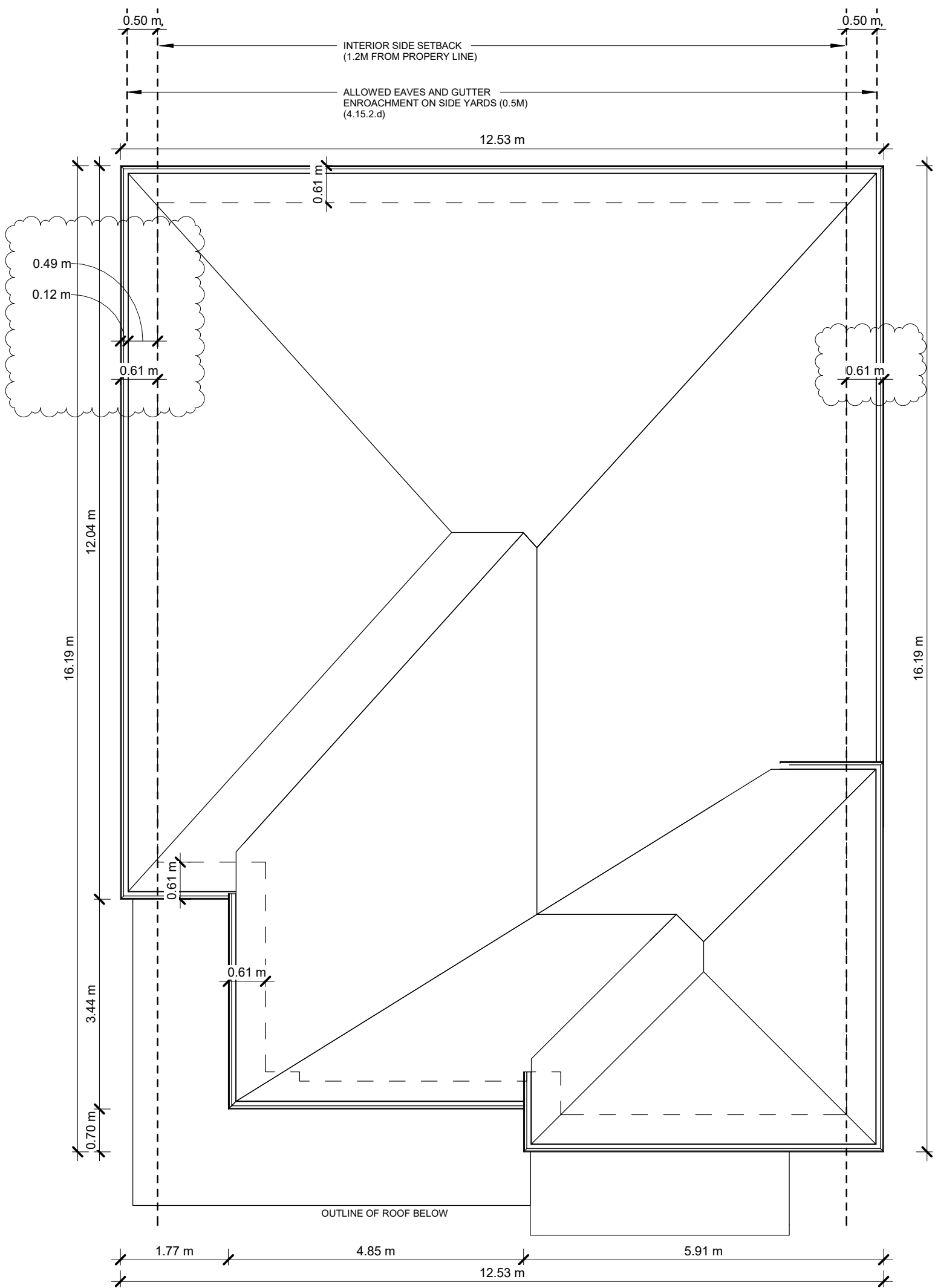


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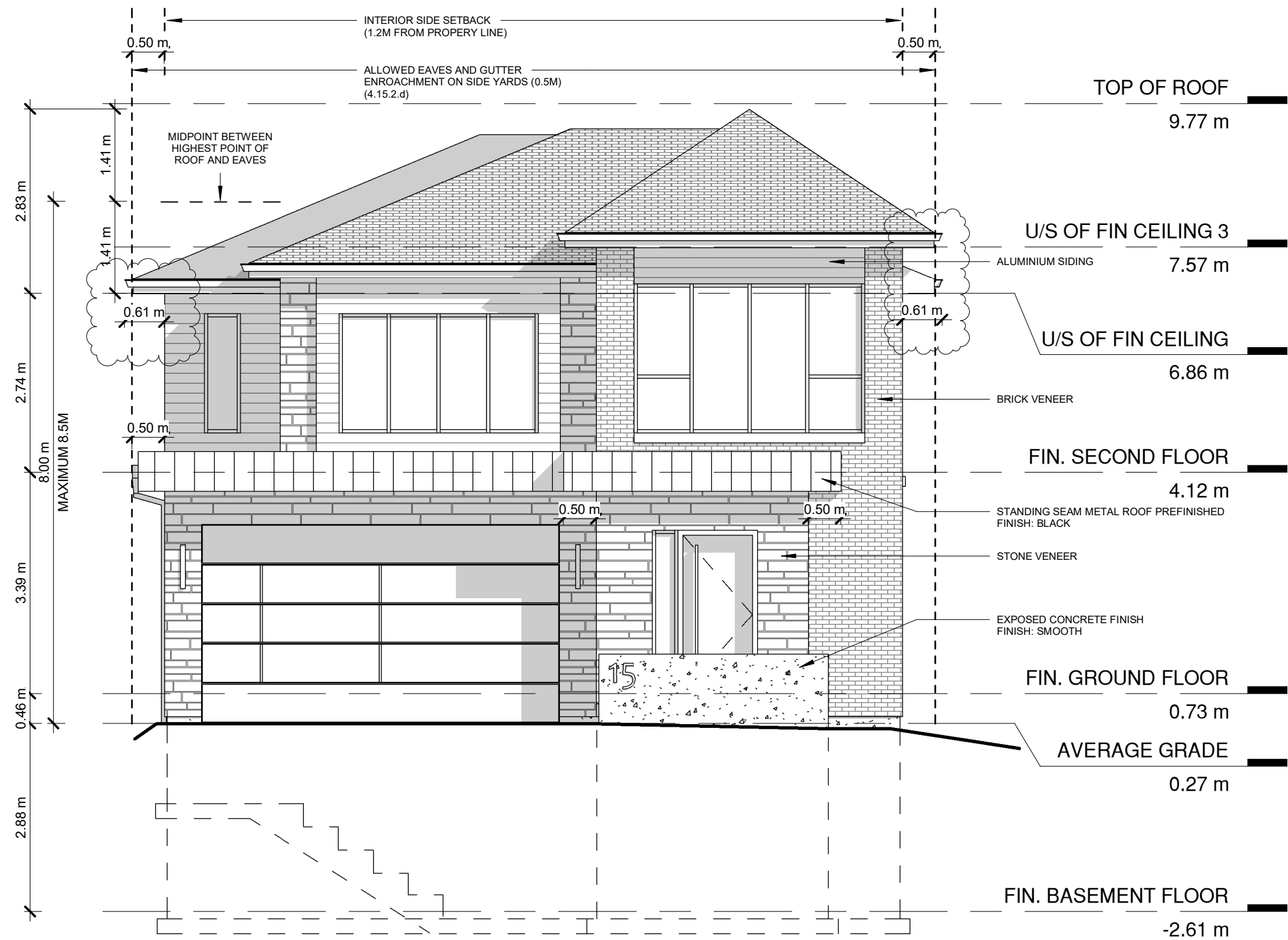
A 2.2

NEW - FIN. SECOND FLOOR COA

1 : 75



1
A 2.3
NEW - ROOF PLAN COA
1 : 75



1
A 3.0

NEW ELEVATION - SOUTH COA

1 : 75

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MARCHESE RESIDENCE

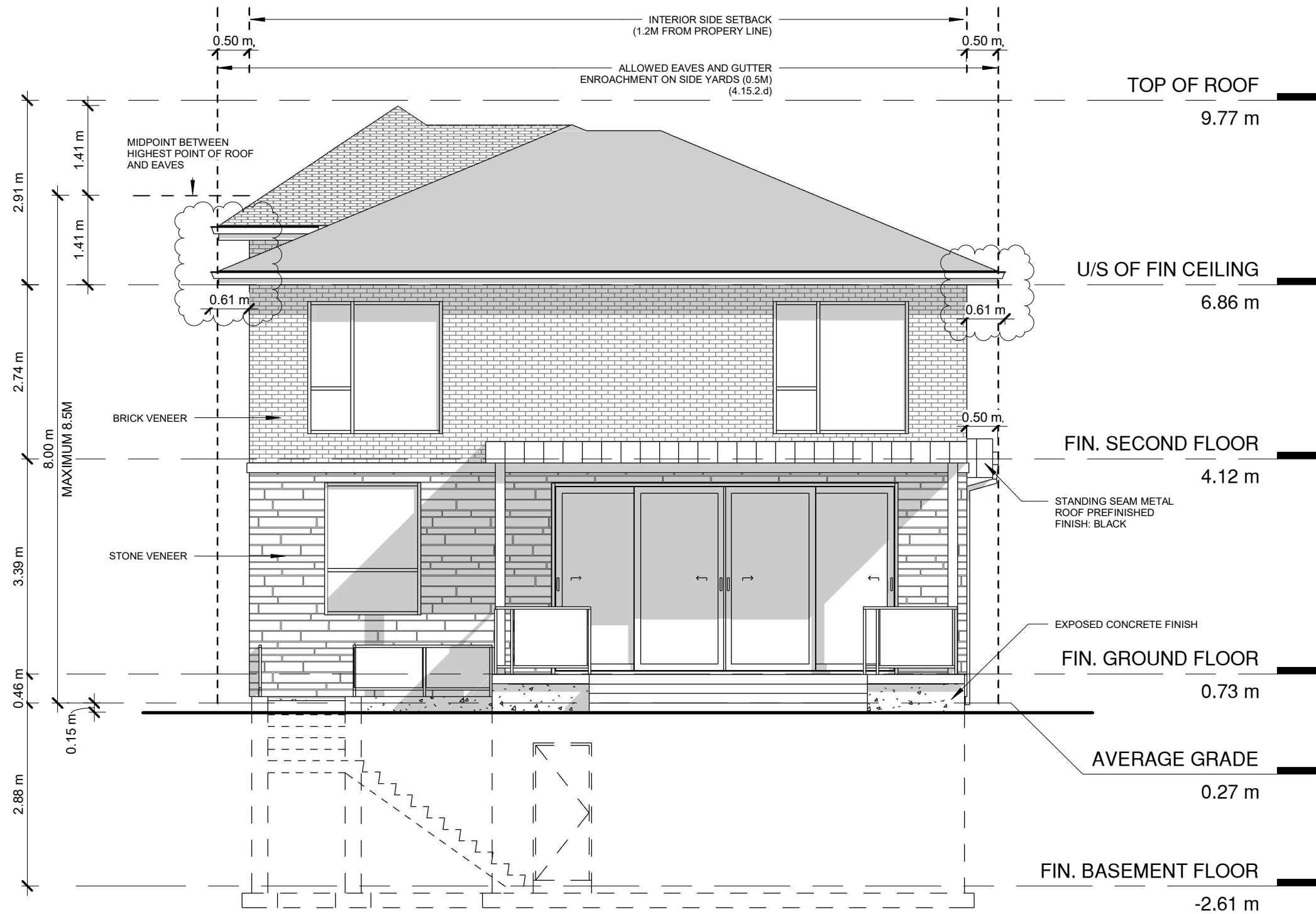
15 GATE HOUSE COURT
WOODBRIDGE, ON
L4L 9A2

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| 7-145 Birmingham Street | Toronto ON | M8V3Z8 | 905 832 5758 | organicastudio.ca | info@organicastudio.ca

21007

06/25/21

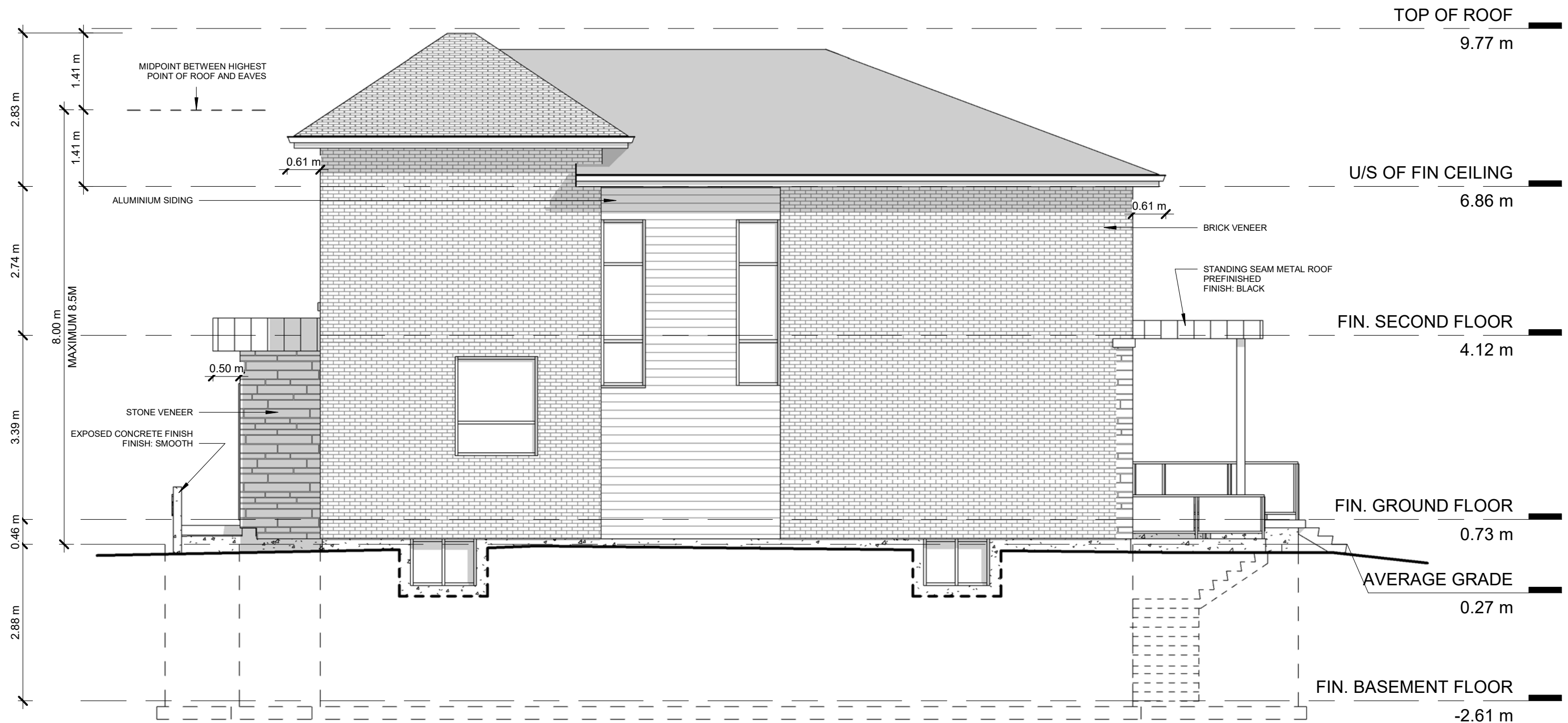


1
A 3.1
NEW ELEVATION - NORTH COA
1 : 75



1 NEW ELEVATION - WEST COA

A 3.2 1 : 75



1 NEW ELEVATION - EAST COA

A 3.3 1 : 75