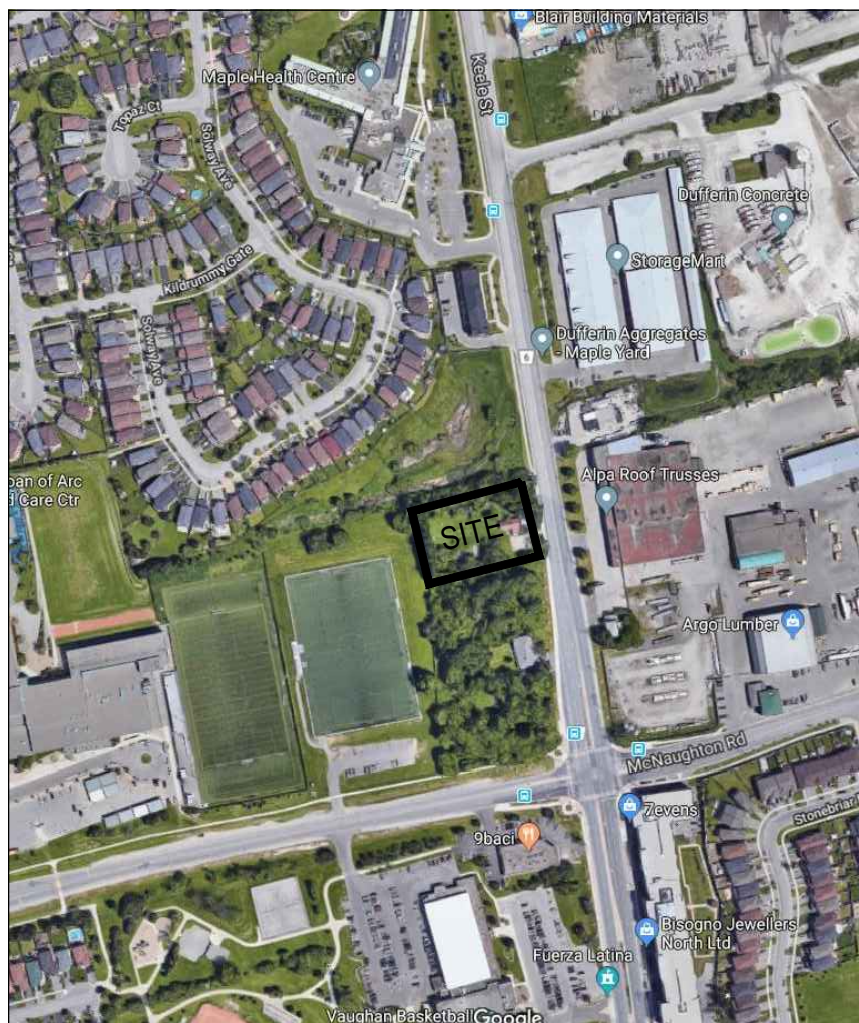
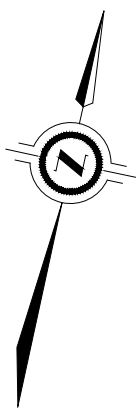


		LOT AREA	LOT FRONTAGE	MINIMUM LOT DEPTH	LANDSCAPE AREA			SETBACKS						MAXIMUM INTERIOR GARAGE DIMENSION
		REQ'D = 162 m ²	REQ'D = 5.5M	REQ'D = 27m	FRONT YARD AREA (sq. m.)	FRONT YARD LANDSCAPED AREA (sq. m.)	SOFT FRONT YARD LANDSCAPED AREA (sq. m.)	FRONT YARD	FRONT YARD TO GARAGE	INTERIOR SIDE YARD	INTERIOR SIDE YARD (ABUTTING GREENSPACE)	EXTERIOR SIDE YARD	REAR YARD	MAX = 3.048m FRONTAGES OF LESS THAN 11M
		PROPOSED	PROPOSED	PROPOSED	PROVIDED	REQ'D = 33.0%	REQ'D = 60.0%	REQ'D = 4.5m	REQ'D = 6.0m	REQ'D = 1.2m	REQ'D = 3.5m	REQ'D = 4.5m	REQ'D = 7.5m	PROPOSED
BLOCK 1	1	218.14	10.05	21.78	40.59	68.79% (27.92)	96.24% (26.87)	4.48	5.80	N/A	4.35	N/A	4.54	3.048
	2	119.79	5.55	21.78	22.12	42.50% (9.40)	88.83% (8.35)	4.48	5.80	N/A	N/A	N/A	4.54	3.048
	3	119.79	5.55	21.78	22.12	42.50% (9.40)	88.83% (8.35)	4.48	5.80	N/A	N/A	N/A	4.54	3.048
	4	119.79	5.55	21.78	22.12	42.50% (9.40)	88.83% (8.35)	4.48	5.80	N/A	N/A	N/A	4.54	3.048
	5	151.66	6.96	21.78	28.01	51.02% (14.29)	93.16% (14.29)	4.48	5.80	1.35	N/A	N/A	4.54	3.048
BLOCK 2	6	151.66	6.96	21.78	28.01	51.02% (14.29)	93.16% (14.29)	4.48	5.80	1.35	N/A	N/A	4.54	3.048
	7	119.79	5.55	21.78	22.12	42.50% (9.40)	88.83% (8.35)	4.48	5.80	N/A	N/A	N/A	4.54	3.048
	8	119.79	5.55	21.78	22.12	42.50% (9.40)	88.83% (8.35)	4.48	5.80	N/A	N/A	N/A	4.54	3.048
	9	119.79	5.55	21.78	22.12	42.50% (9.40)	88.83% (8.35)	4.48	5.80	N/A	N/A	N/A	4.54	3.048
	10	119.79	5.55	21.78	22.12	42.50% (9.40)	88.83% (8.35)	4.48	5.80	N/A	N/A	N/A	4.54	3.048
BLOCK 3	11	215.74	9.67	21.78	37.95	66.61% (25.28)	95.85% (24.23)	4.48	5.80	N/A	N/A	3.85	4.54	3.048
	12	162.56	8.72	20.10	24.75	100% (24.75)	88.85% (21.99)	3.97	N/A	N/A	N/A	0.31	0.31	5.79
	13	120.26	6.00	19.98	19.58	100% (19.58)	83.30% (16.31)	4.48	N/A	N/A	N/A	N/A	1.55	5.79
	14	156.84	7.76	19.98	20.92	100% (20.92)	86.81% (18.16)	3.97	N/A	1.56	N/A	N/A	2.23	5.79
	15	146.69	6.66	22.30	30.12	52.22% (15.73)	93.32% (14.68)	4.99	6.32	0.9	N/A	N/A	4.55	3.048
BLOCK 4	16	122.34	5.55	22.19	24.64	42.17% (10.39)	89.89% (9.34)	4.42	6.25	N/A	N/A	N/A	4.55	3.048
	17	121.72	5.55	22.07	24.02	51.35% (10.28)	89.79% (9.23)	4.77	6.09	N/A	N/A	N/A	4.55	3.048
	18	121.10	5.55	21.96	23.40	42.18% (9.87)	89.36% (8.82)	4.20	6.02	N/A	N/A	N/A	4.55	3.048
	19	120.48	5.55	21.78	22.78	42.80% (9.75)	89.23% (8.70)	4.54	5.87	N/A	N/A	N/A	4.55	3.048
	20	215.19	9.95	21.78	39.85	67.93% (27.07)	96.12% (26.02)	4.48	5.80	N/A	4.21	N/A	4.55	3.048



KEY MAP



LEGEND	
STORM CONNECTION	TREE
SANITARY CONNECTION	WOOD FENCE
WATER CONNECTION	CHAIN LINK FENCE
H HYDRO CONNECTION	SEDIMENT (SILT) FENCE
DOUBLE CATCH BASIN	FF FINISHED FLOOR ELEVATION
CATCH BASIN	TW TOP OF FOUNDATION WALL
HYDRANT	FS FINISHED BASEMENT SLAB
VALVE AND CHAMBER	UIF UNDERSIDE OF FOOTING
STREET LIGHT	UFR UNDERSIDE OF FOOTING @ REAR OF HOUSE
VALVE AND BOX	UFFR UNDERSIDE OF FOOTING @ FRONT OF HOUSE
SANITARY MANHOLE	EXTERIOR DOOR LOCATION
STORM MANHOLE	EXTERIOR DOOR LOCATION GRADE PERMITTING
COMMUNITY MAIL BOX	WINDOWS PERMITTED
DOWNSPOUT LOCATION	REV. REVERSE PLAN
PROP. SWALE	WOB WALK-OUT BASEMENT
PROPOSED 3:1 SLOPE	WOD WALK-OUT DECK
ENGINEERED FILL LOT	x 100.00 PROPOSED GRADE
TRANSFORMER	(100.00) EXISTING GRADE
CABLE TV PEDESTAL	
BELL PEDESTAL	
AIR-CONDITIONING UNIT	
SUMP PUMP	

ONE RISER DESIGNS GENERAL NOTES

- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ONE RISER DESIGNS PRIOR TO COMMENCEMENT OF WORK.
- ONE RISER DESIGNS IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.
- AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.
- ONE RISER DESIGNS HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF ONE RISER DESIGNS. THIS DRAWING IS NOT TO BE SCALED.

SITE STATISTICS

**10316 KEELE STREET
PART OF LOT 23, CONCESSION 4
CITY OF VAUGHAN
BY-LAW NO. 1-88
CURRENT ZONING: A
PROPOSED ZONING: RT1**

	sq. m.	sq. ft.
1 SITE AREA		
GROSS SITE AREA	4,108.00	44,218
NET SITE AREA (WITH FUTURE ROAD WIDENING)	3,694.89	39,771
2 GROSS FLOOR CALCULATIONS	PROVIDED	
TOWNHOUSES	sq. m.	sq. ft.
T1-INTERIOR	1,909.99	20,559
T1-END	883.97	9,515
T1-CORNER	179.30	1,930
T2-INTERIOR	170.76	1,838
T2-CORNER	336.12	3,618
TOTAL GFA	3,480.15	37,460
3 COVERAGE	sq. m.	sq. ft.
TOTAL BUILDING AREA	1,469.63	15,819
TOTAL SITE AREA	3,694.89	39,771
LOT COVERAGE		39.77%
*COVERAGE INCLUDES PORCH		
4 UNITS	PROPOSED	
T1-INTERIOR	11	
T1-END	5	
T1-CORNER	1	
T2-INTERIOR	1	
T2-CORNER	2	
TOTAL UNITS ON SITE	20	
TOTAL BLOCKS ON SITE	4	
5 BUILDING HEIGHT	PERMITTED	PROPOSED
*HEIGHT IS CALCULATED FROM THE AVERAGE GRADE AT THE FRONT WALL OF THE HOUSE TO THE MIDPOINT OF RIDGE OR TOP OF FLAT ROOF	11.00m	11.00m
6 DENSITY	PROVIDED	
UPH	54.05	
7 LOT FRONTAGE	PROVIDED	
KEELE STREET	52.52m	
8 FLOOR AREA RATIO	PROVIDED	
TOTAL GFA	3,480.15	
TOTAL SITE AREA	3,694.89	
RATIO	0.94	
9 PARKING	REQUIRED	PROVIDED
DWELLING UNITS (2 PER DWELLING)	40	40
VISITOR PARKING (0.25 PER UNIT)	5	5
HC STALLS PROVIDED (INCL. IN VISITOR PARKING COUNT)	1	1
*THE MIN. PARKING SPACE DIMENSION IS 2.75m X 6.0m		

SITEPLAN

**10316 KEELE STREET
CITY OF VAUGHAN**

SP.1

