

STONE & SIDING

DWELLING

No. 47

8.15 TO FDN

BROWNE, CAVELL & ASSOCIATES, O.L.S.

ZONING: RD f13.5; a510; d0.45 (x21) Zoning By-Law 569-2013 STATISTICS: LOT AREA LOT DEPTH: DWELLING: Max. G.F.A. (x21)

PERMITTED COVERAGE: 33% MAX. of LOT AREA 188.57 m2 PERMITTED G.F.A.: 277.86 m2 135 m2 + 25% of Lot Area Including Garage Floor Area PROPOSED COVERAGE: 1st FLOOR 165.12 m2 TWO CAR GARAGE 37.76 m2 EXTERIOR SIZE TOTAL COVERAGE (35.50%) 202.88 m2 PROPOSED G.F.A.: 1st FLOOR 165.12 m2 TWO CAR GARAGE 37.76 m2 EXTERIOR SIZE 2nd FLOOR 163.83 m2 366.71 m2 TOTAL G.F.A.

REQUIRED TOTAL SIDE YARDS: Zoning RD (x21) TOTAL SIDE YARDS 3.41 m 20% OF LOT FRONTAGE PROPOSED TOTAL SIDE YARDS:

TOTAL SIDE YARDS 3.43 m PERMITTED SETBACKS: Zoning RD (x21) WEST FRONT YARD 8.31 m WEST (INCLUSIVE OF FRONT ENTRY) 5.81 m SOUTH INTERIOR SIDE YARD

1.20 m EAST REAR YARD 8.43 m 25% OF LOT DEPTH EAST (INCLUSIVE OF REAR PATIO) 5.93 m NORTH INTERIOR SIDE YARD 1.20 m PROPOSED SETBACKS: WFST FRONT YARD 8.31 m WEST (INCLUSIVE OF FRONT ENTRY) 6.73 m SOUTH INTERIOR SIDE YARD 1.69 m EAST REAR YARD 9.60 m EAST (INCLUSIVE OF REAR PATIO) 7.79 m NORTH INTERIOR SIDE YARD 1.74 m

PERMITTED HEIGHT: Zoning RD (x21) ROOF PEAK HEIGHT 9.50 m FLAT ROOF HEIGHT 6.50 m SOFFIT HEIGHT 6.50 m PROPOSED HEIGHT:

ROOF PEAK HEIGHT 9.29 m FLAT ROOF HEIGHT ___ SOFFIT HEIGHT 6.76 m PERMITTED DWELLING DEPTH: 19.00 m

PERMITTED BUILDING LENGTH: 17.00 m

PROPOSED BUILDING DEPTH: 16.36 m

PROPOSED BUILDING LENGTH: 15.49 m

PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE

22 120756 BLD 00

ZONING Lacoste, Simon 29/Mar/2022 o.B.c. Ndirangu, Daniel 19/Apr/2022 FIRE SERVICES

This review is limited to the private portion of the lot only. It does not apply to any proposed work beyond the property lines on the public right of way. This includes a curb cut, driveway widening or grade level changes. These types of work are not part of this Review, and they may require approval from other City of Toronto departments.

The submitted plans have been relied upon for this review. The City assumes that they were drawn to scale, based on an existing plan of survey. Any discrepancies on site or on a survey that do not correspond to the submitted plans may require a new and separate review.

571.45 m2

33.72 m

 VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. • DO NOT SCALE DRAWINGS.

REPORT ALL DISCOVERIES OF

ERRORS, OMISSIONS OR DISCREPANCIES TO THE

ARCHITECTURAL TECHNOLOGIST BEFORE PROCEEDING WITH ANY CONSTRUCTION. USE ONLY THE LATEST REVISED

REFERENCE DETAIL NO. SHEET NO.

DRAWINGS OR THOSE THAT ARE MARKED: — ISSUED FOR CONSTRUCTION -ANY CHANGES TO DRAWING AND RELATED SPECIFICATIONS OR
ANY PART THEREOF, ARE
RESERVED FOR THE
ARCHITECTURAL TECHNOLOGIST.

KEY PLAN NOT TO SCALE

ISSUED FOR BUILDING PERMIT APPLICATION. MAR 04/22 F ISSUED TO ARBORIST APPLICATION TO THE COA. SSUED TO ARBORIST. SSUED FOR ZC APPLICATION. SSUED FOR ZC APPLICATION. SSUED FOR CLIENT REVIEW. FEB 28/21 ISSUED FOR CLIENT REVIEW. DATE DESCRIPTION



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PRIVATE RESIDENCE

CUSTOM DWELLING 45 SMITHWOOD DRIVE TORONTO (Etobicoke), ONTARIO M9B 4S1

SITE PLAN

R.K. CHECKED 1:150 FFBRUARY. 2021 PROJECT NUMBER DRAWING NUMBER SP1 REVISION NUMBER / DATE