

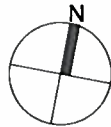
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SITE MAP

DRAWING LIST

- A000 COVER PAGE
- A001 SURVEY
- A002 SITE ANALYSIS
- A003 ZONING INFORMATION
- A004 SITE PLAN
- A004 ZONING ANALYSIS REAR YARD
- A100 BASEMENT PLAN
- A101 GROUND FLOOR PLAN
- A102 SECOND FLOOR PLAN
- A103 THIRD FLOOR PLAN
- A104 ROOF PLAN
- A200 WEST ELEVATION
- A201 EAST ELEVATION
- A202 SOUTH ELEVATION
- A203 NORTH ELEVATION
- A300 BUILDING SECTION
- A301 BUILDING SECTION
- A302 BUILDING SECTION

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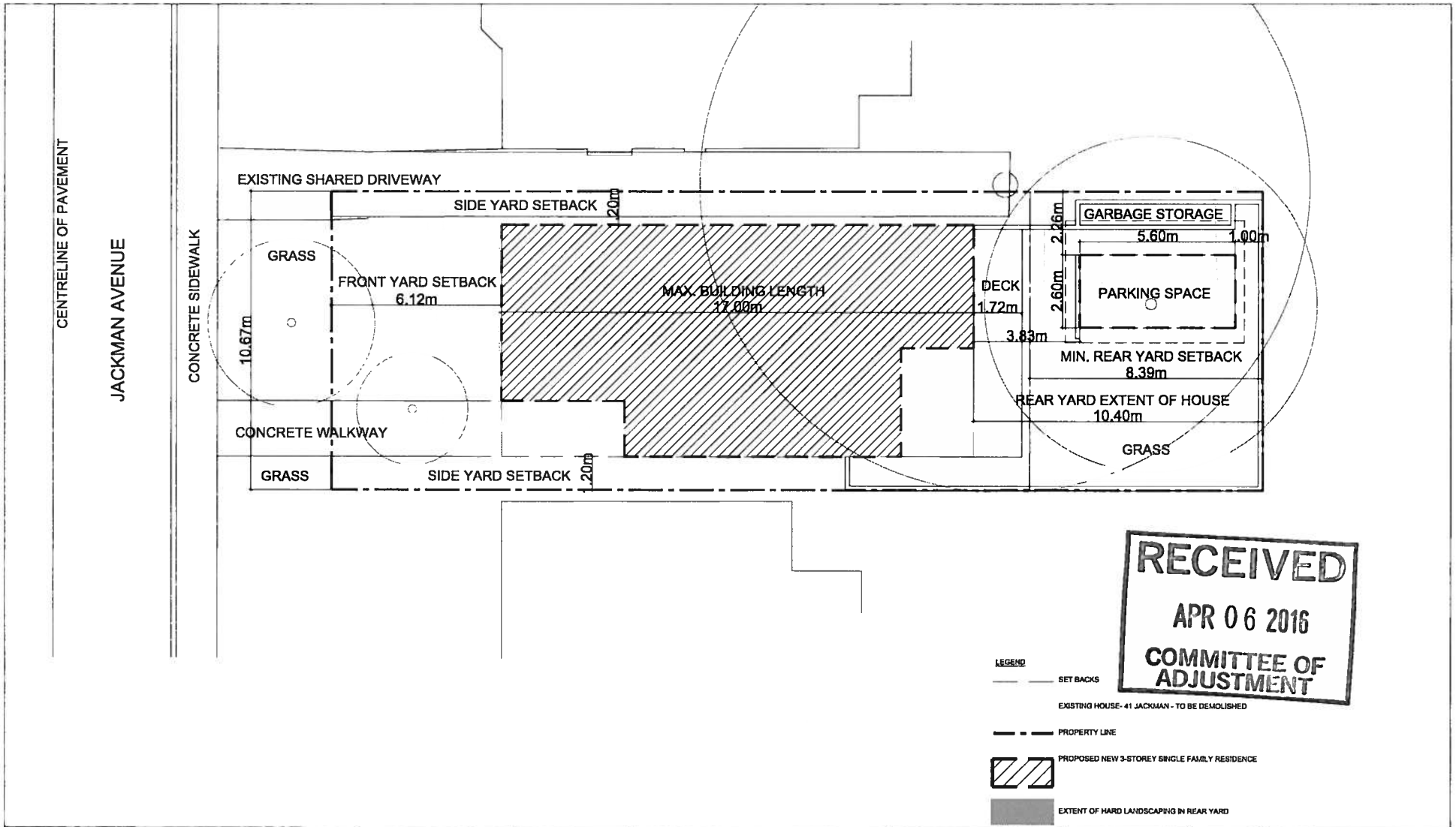


No.	Date	Issue / Revision
5	180404	C OF A APPLICATION REV.
4	180401	ZONING CERTIFICATE rev.2
3	180120	C of A APPLICATION
2	180111	ZONING CERTIFICATE revisions
1	151222	ZONING CERTIFICATE

Title: **1522 Y+G HOUSE
 41 JACKMAN AVE**

Project: 1522
 Scale: N.T.S.
 Date: DEC 2015

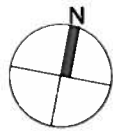
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- LEGEND**
- SET BACKS
 - EXISTING HOUSE- 41 JACKMAN - TO BE DEMOLISHED
 - PROPERTY LINE
 - PROPOSED NEW 3-STORY SINGLE FAMILY RESIDENCE
 - EXTENT OF HARD LANDSCAPING IN REAR YARD

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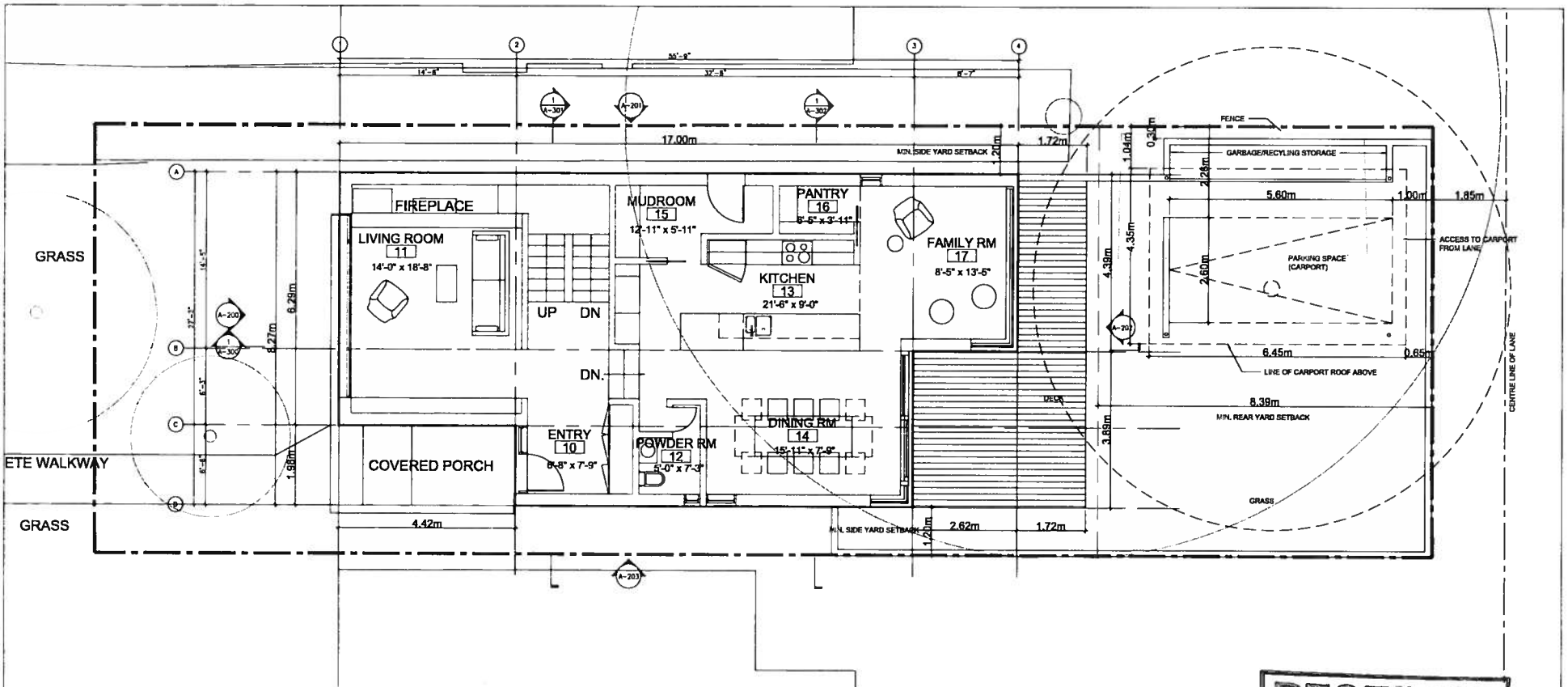
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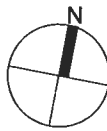
Title:	
ZONING ANALYSIS	
Project:	1522
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BASEMENT PLAN	110.18 SM	LOT AREA: 357.77 SM
GROUND FLOOR PLAN	121.61 SM	MAX. GFA PER AS OF RIGHT FSI OF 0.35: 125.21 SM
SECOND FLOOR PLAN	118.91 SM	C OF A APPROVED GFA (0.80 FSI): 286.69 SM
VOIDS:	17.37 SM	EXISTING GFA: 252.78 SM (FSI 0.71)
10% OF MAX FSI =	12.54 SM	
SECOND FLOOR TOTAL	108.37 SM	PROPOSED GFA: 310.2 SM
THIRD FLOOR PLAN	100.24 SM	PROPOSED FSI: 310.2/357.77 = 0.867
THIRD FLOOR MECH AREA	18.02 SM	
THIRD FLOOR TOTAL	82.21 SM	
TOTAL SF =	310.20 SM	

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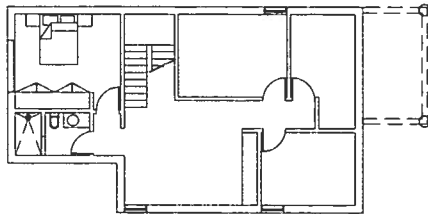


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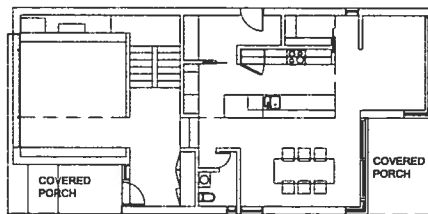
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Project:	1522	Date:	DEC 2015
Scale:	1/8"=1'-0"	Drawing No:	A-002

ZONING ANALYSIS
 ADDRESS : 41 JACKMAN AVE
 WARD: TORONTO DANFORTH (29)

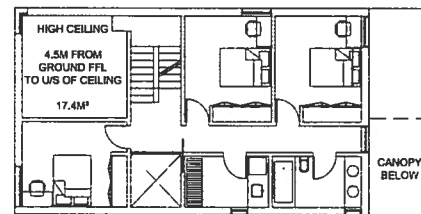
	TORONTO BY LAW 569-2013 (CURRENT)	TORONTO BY LAW 438-86 (FORMER)	PROPOSED	COMPLIANCE
ZONING DESIGNATION	RD (d0.35; x961)	R1 Z0.35 H10.0	-	-
POLICY AREA 1	(1) PARKING SPACE / DWELLING UNIT	(1) PARKING SPACE / DWELLING UNIT	1 PARKING SPACE	YES
MINIMUM LOT FRONTAGE	12M	6m	N/A	N/A
LOT COVERAGE	N/A	N/A	N/A	N/A
MAXIMUM HEIGHT	10.0 M	10.0M	11.03M	NO
MAXIMUM STOREYS	NOT LIMITED BY REGULATION	-	3	YES
HEIGHT OF GROUND FLOOR ABOVE EST. GRADE	1.2M MAX	1.2M MAX	0.77M	YES
MAXIMUM BUILDING LENGTH	17M	17m	16.9M	YES
MAXIMUM BUILDING DEPTH	19M	N/A	16.9M	YES
FRONT YARD SETBACK	AVERAGE OF ABUTTING LOTS = 5.73M	LESS THAN OR EQUAL TO 6M	5.73	YES
SIDE YARD SETBACK	1.2M	0.9m	1.2M	YES
REAR YARD SETBACK	25% OF LOT = 8.38M	7.5m	8.38	YES
MAXIMUM FLOOR SPACE INDEX (FSI)	GFA / LOT AREA = 0.35	GFA / LOT AREA = 0.35	LOT AREA: 357.77 SM MAX. GFA PER AS OF RIGHT FSI OF 0.35: 125.21 SM C OF A APPROVED GFA (0.80 FSI): 286.69 SM EXISTING GFA: 252.78 SM (FSI 0.71) PROPOSED GFA: 310.2 SM PROPOSED FSI: 310.2/357.77 = 0.867	NO
LANDSCAPING (% OF FRONT YARD, %SOFT LANDSCAPING) (% OF BACK YARD FOR SOFT LANDSCAPING)	50%, 75% 50%	30% of lot, min., 50% of front yard, min. 75% soft	GREATER THAN OR EQUAL TO 50%, 75% GREATER THAN OR EQUAL TO 50%	YES YES



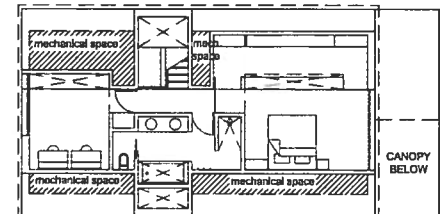
BASEMENT GFA = 110.2 M²



GROUND FLOOR GFA = 121.8 M²



SECOND FLOOR GFA = 101.54 M²
 *DOUBLE HEIGHT SPACE NOT INCLUDED = 10% OF MAX FSI = 12.5 M²



THIRD FLOOR GFA = 82.21 M²
 THIRD FLOOR MECHANICAL SPACE = 18.0 M²

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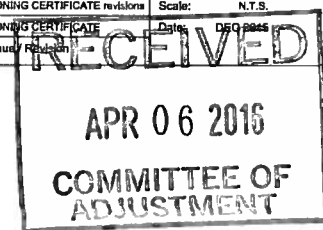


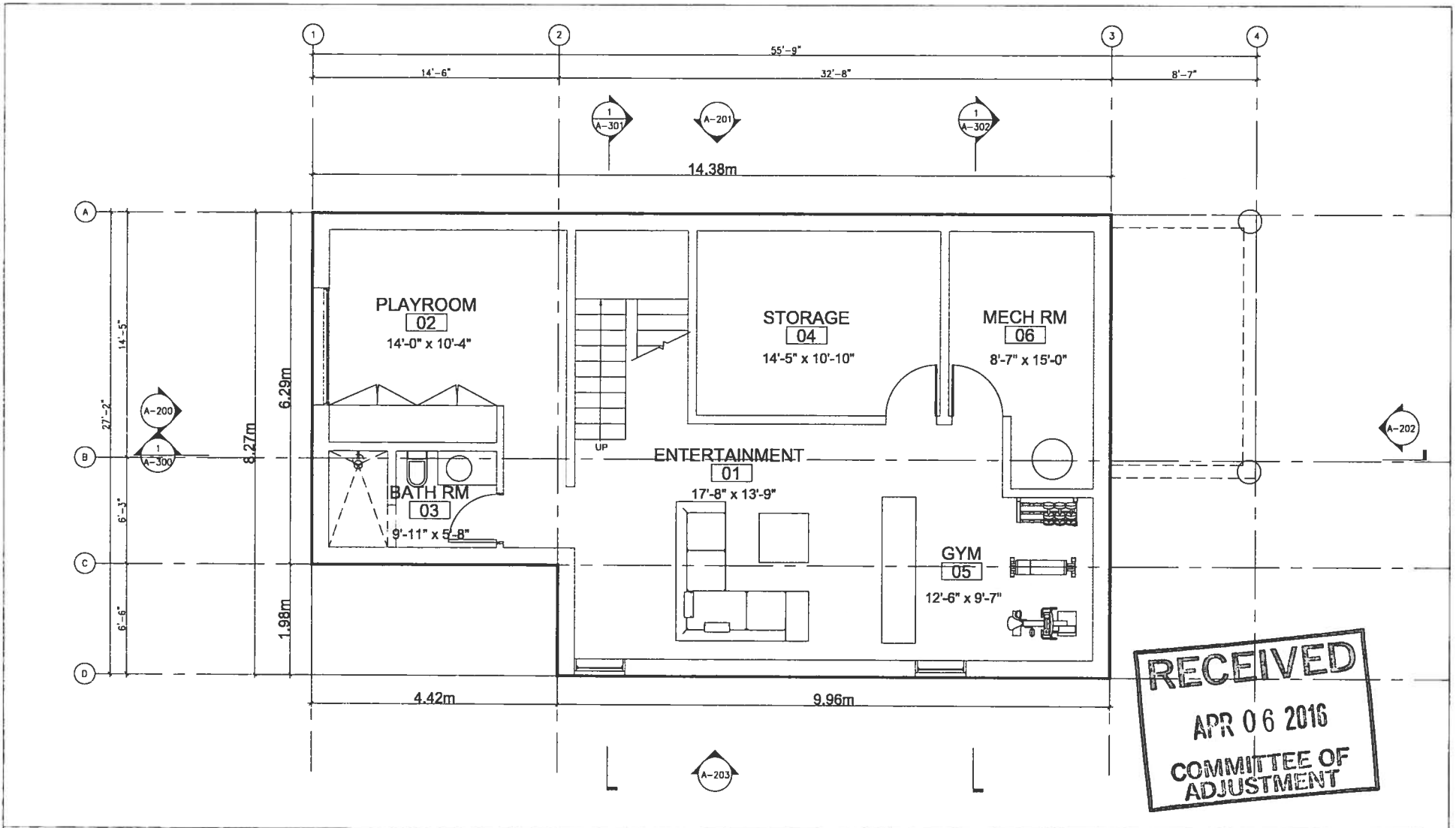
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No.	Date	Issue / Revision

Title:
ZONING ANALYSIS

Project: 1522
 Scale: N.T.S.

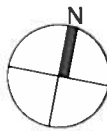
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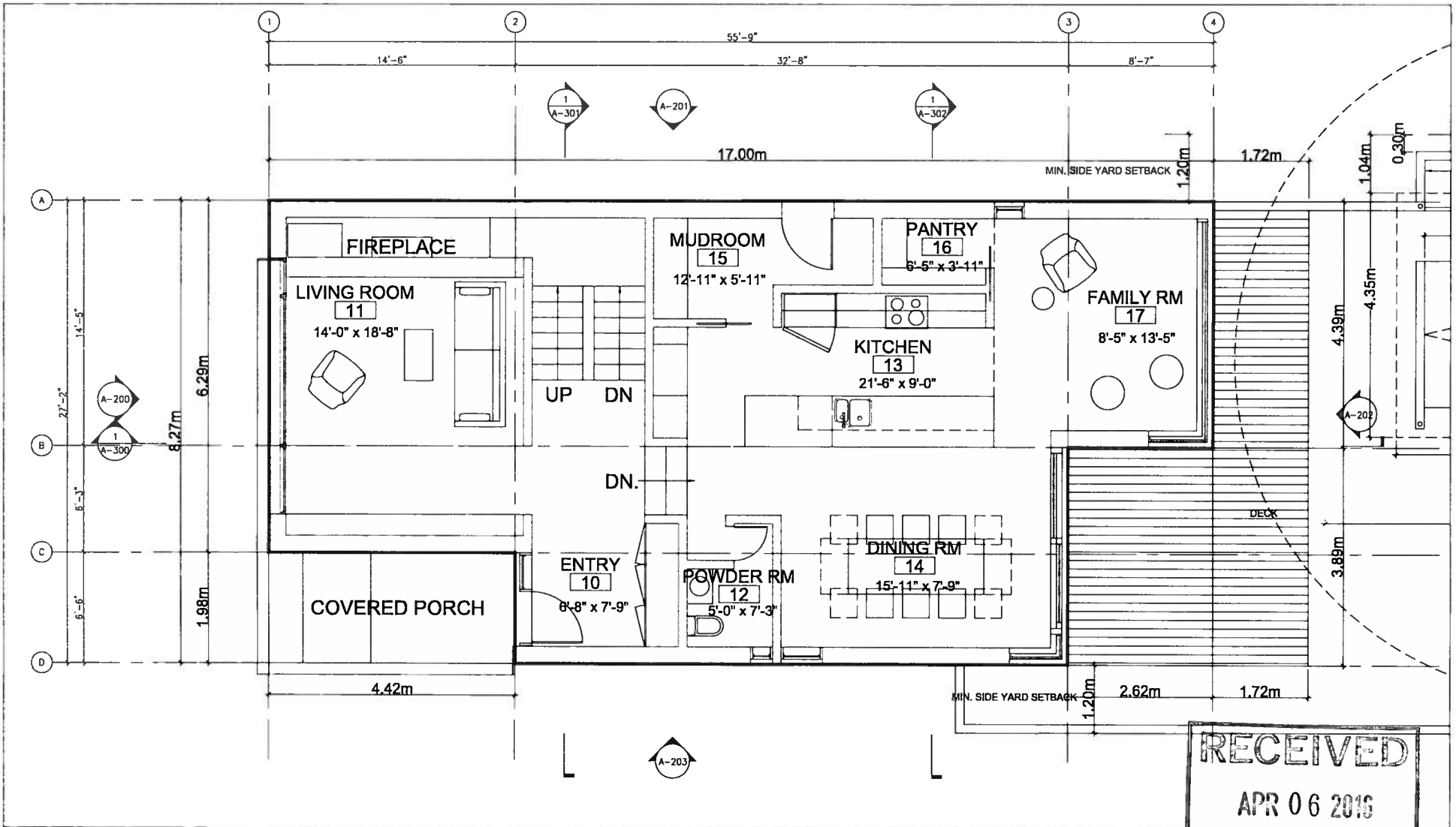


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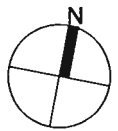
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Title: **BASEMENT FLOOR PLAN**
 Project: 1522
 Scale: 3/16"=1'-0"
 Date: DEC 2015
 Drawing No: **A-100**



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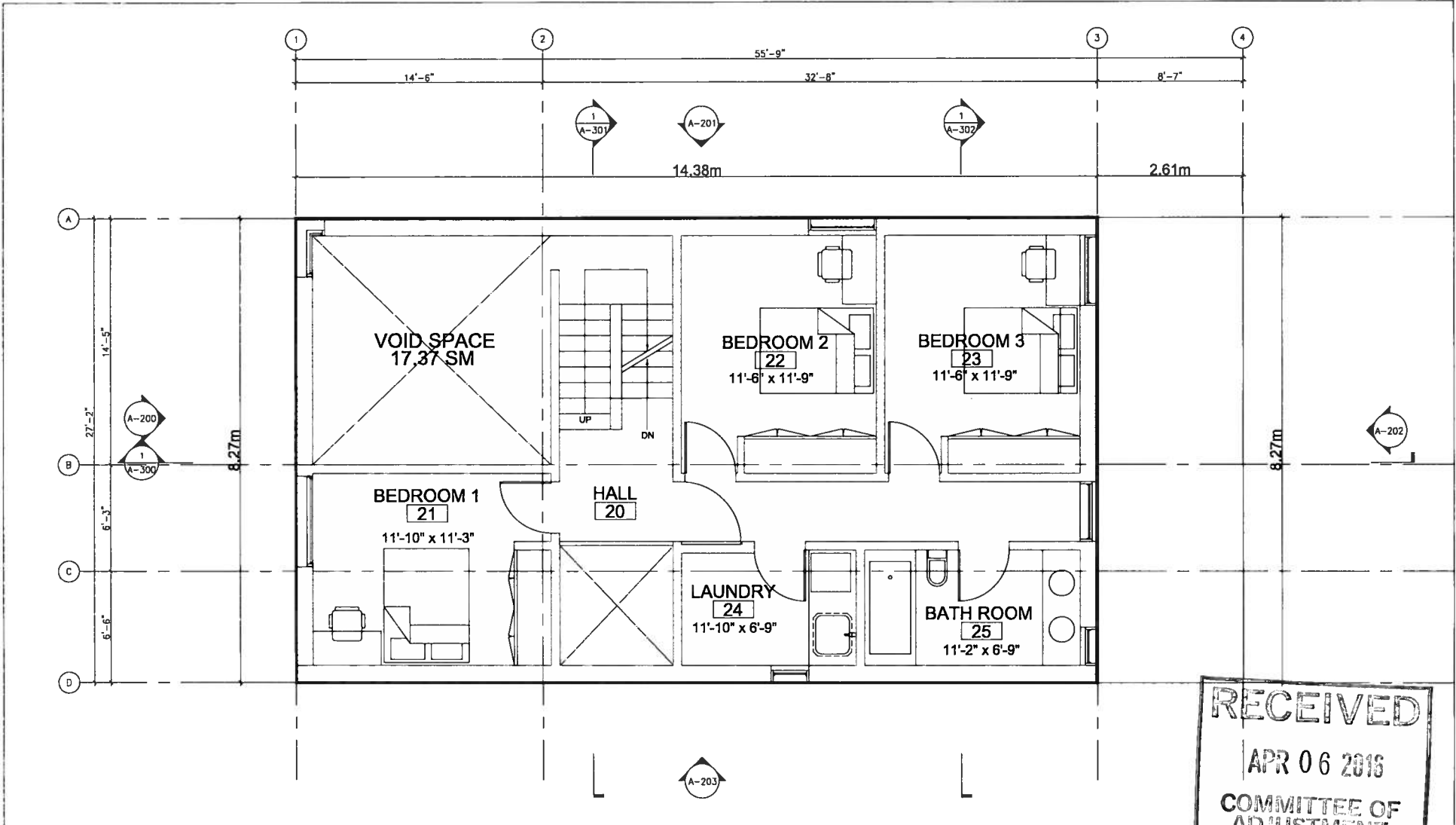


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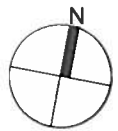
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Title: **COMMITTEE OF ADJUSTMENT**
 Project: 1522
 Scale: 3/16"=1'-0"
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 Drawing No: **A-101**



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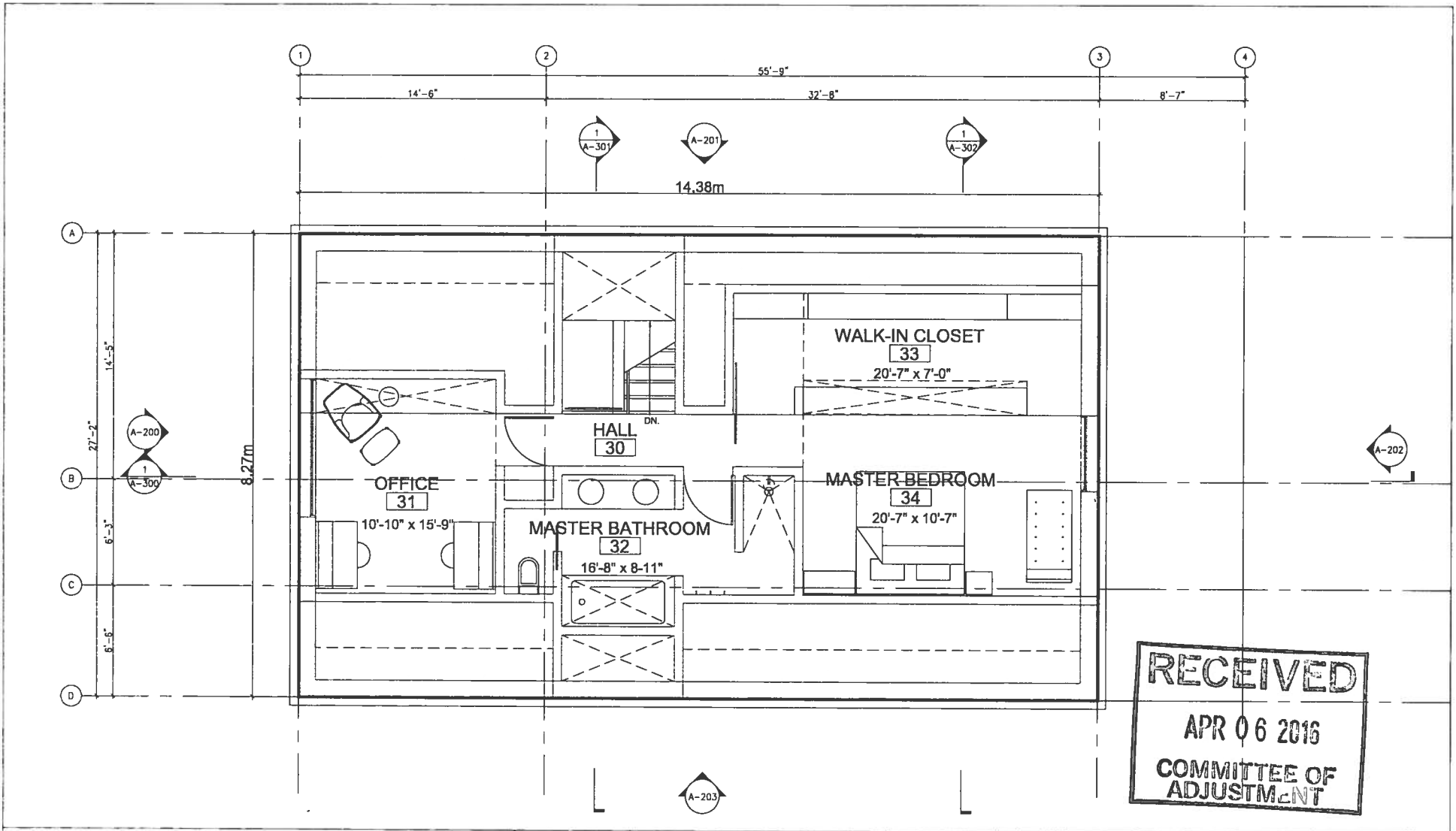


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SECOND FLOOR PLAN
 Project: 1522
 Scale: 3/16"=1'-0"
 Date: DEC 2015
 Drawing No:
A-102



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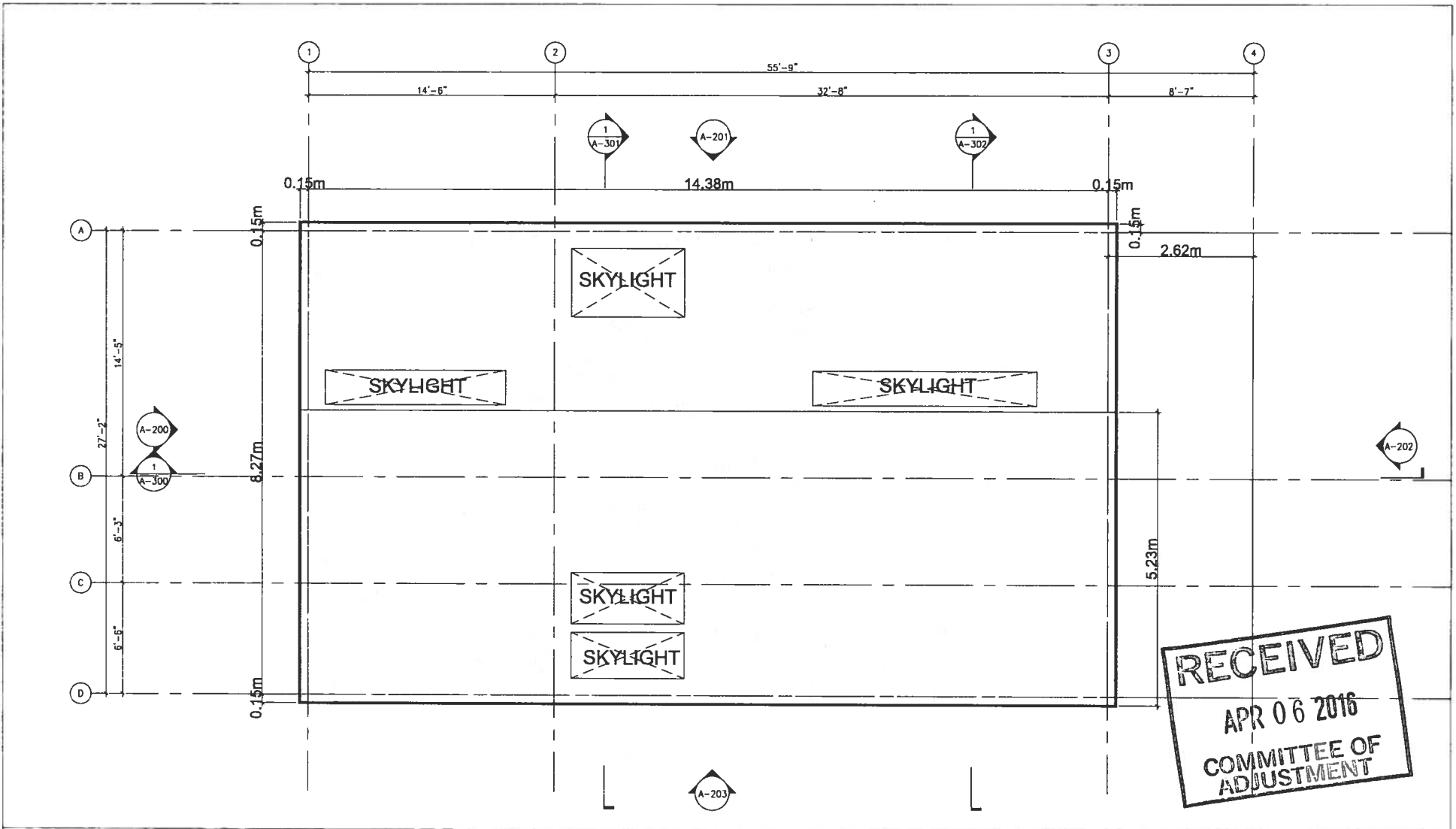


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Title: **THIRD FLOOR PLAN**

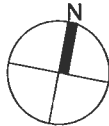
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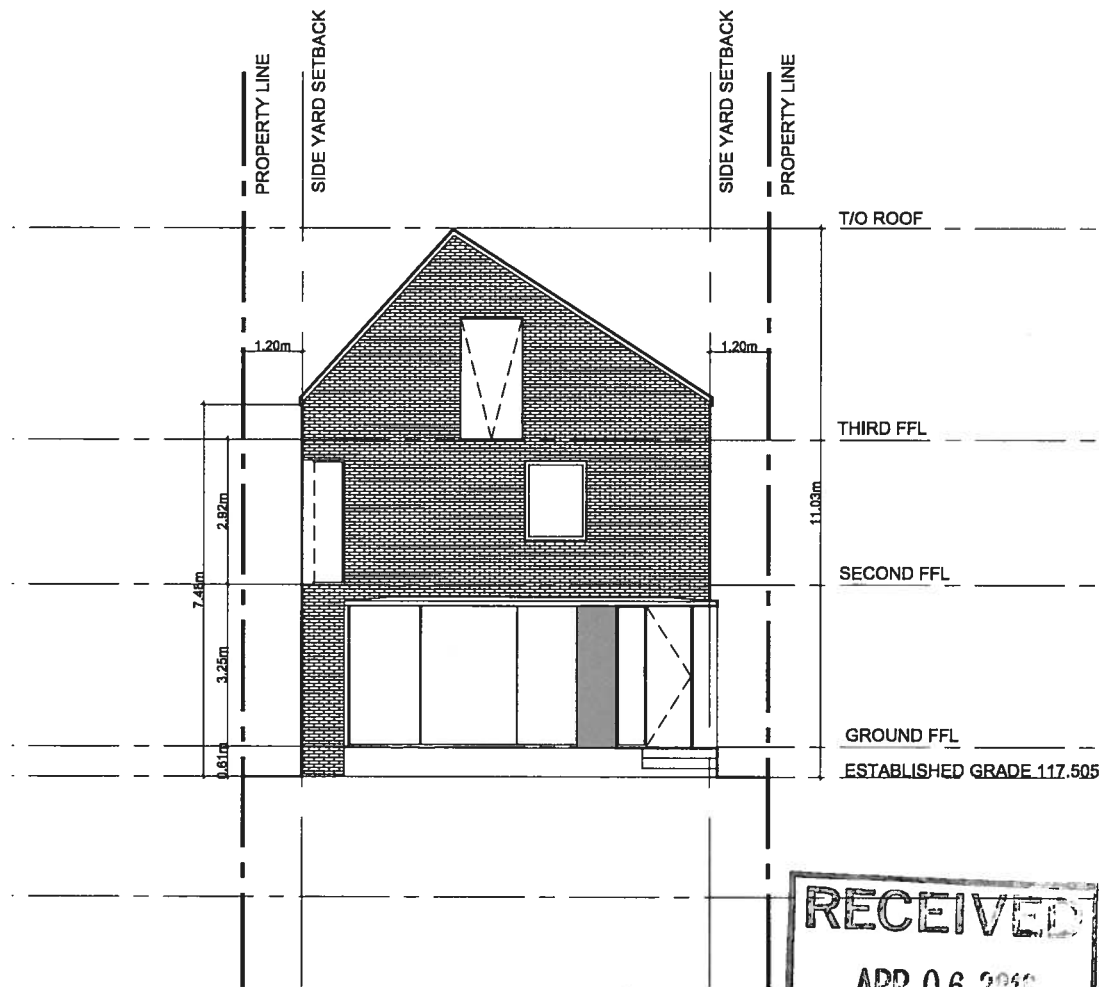
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ROOF PLAN

Project: 1522
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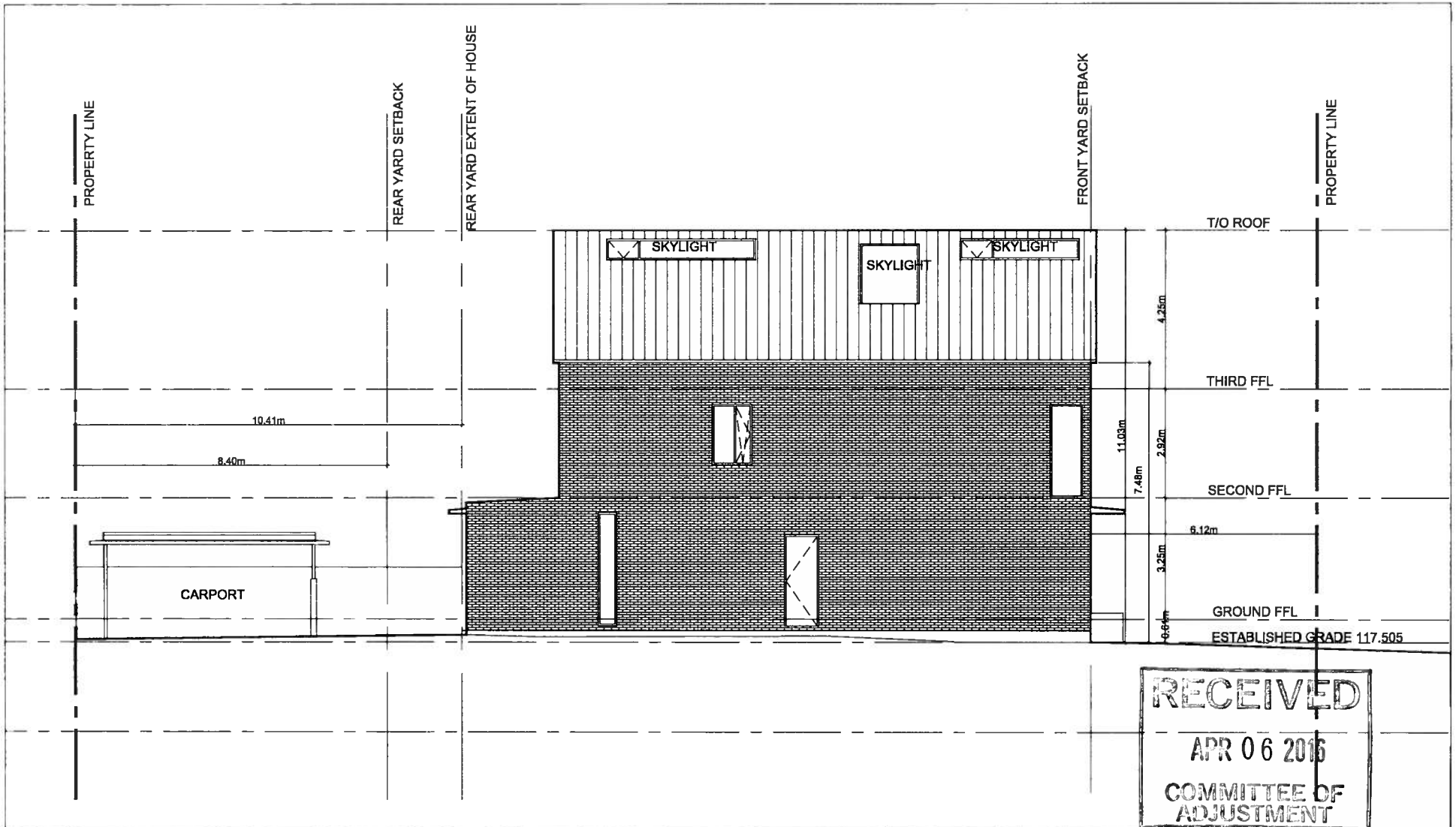
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Title:	
WEST ELEVATION	
Project:	1522
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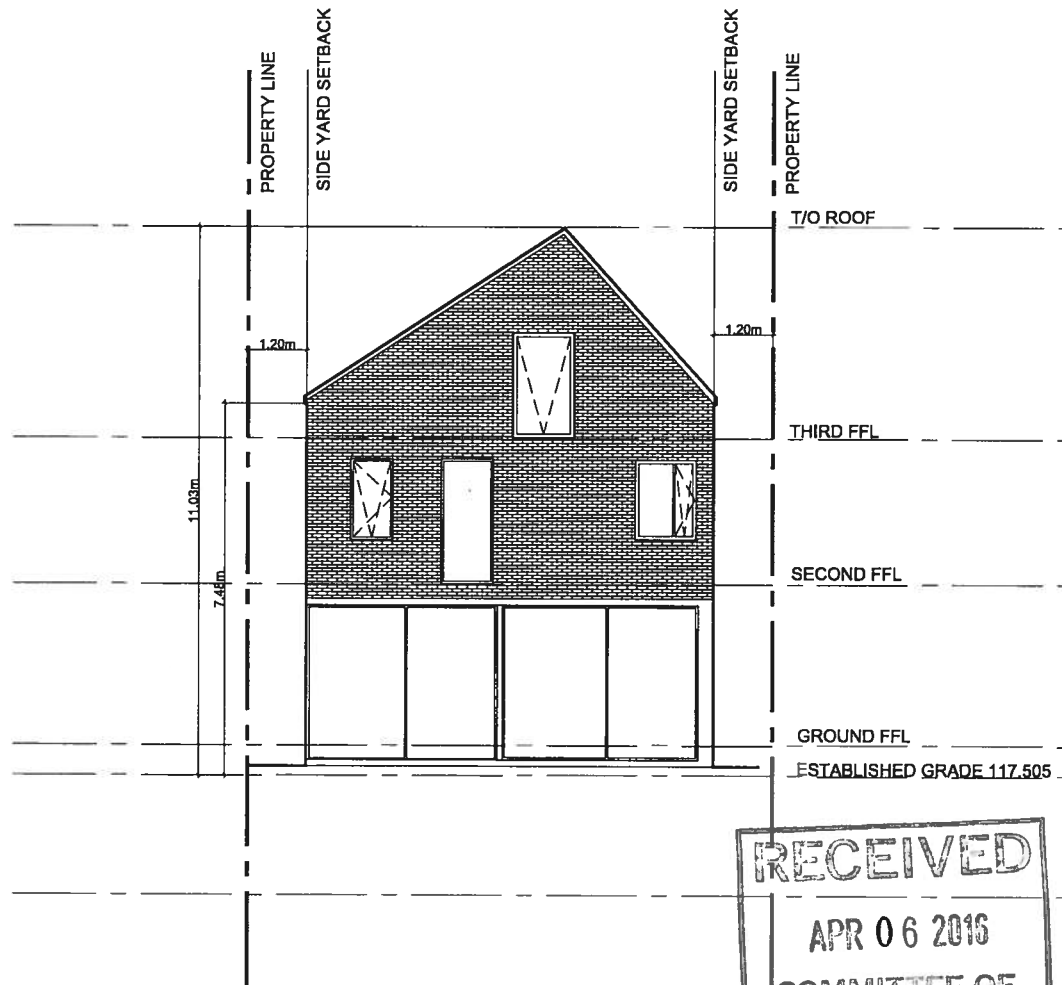


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Title: NORTH ELEVATION

Project: 1522
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Drawing No: **A-201**



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Title:		EAST ELEVATION	
Project:	1522	Drawing No:	A-202
Scale:	1/8"=1'-0"	Date:	DEC 2015



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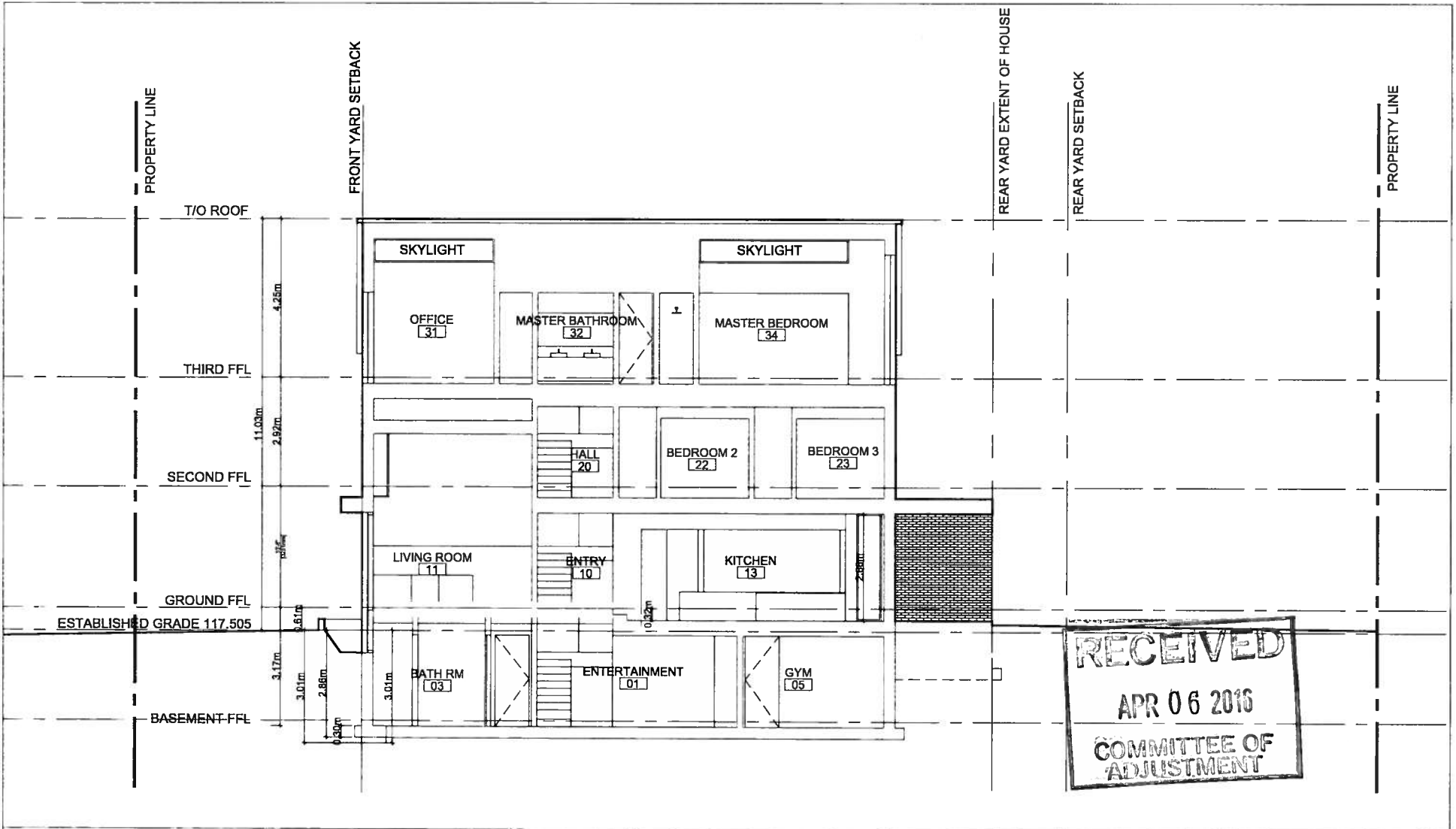


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SOUTH ELEVATION

Project: 1522
 Scale: 1/8"=1'-0"
 Date: DEC 2015

Drawing No:
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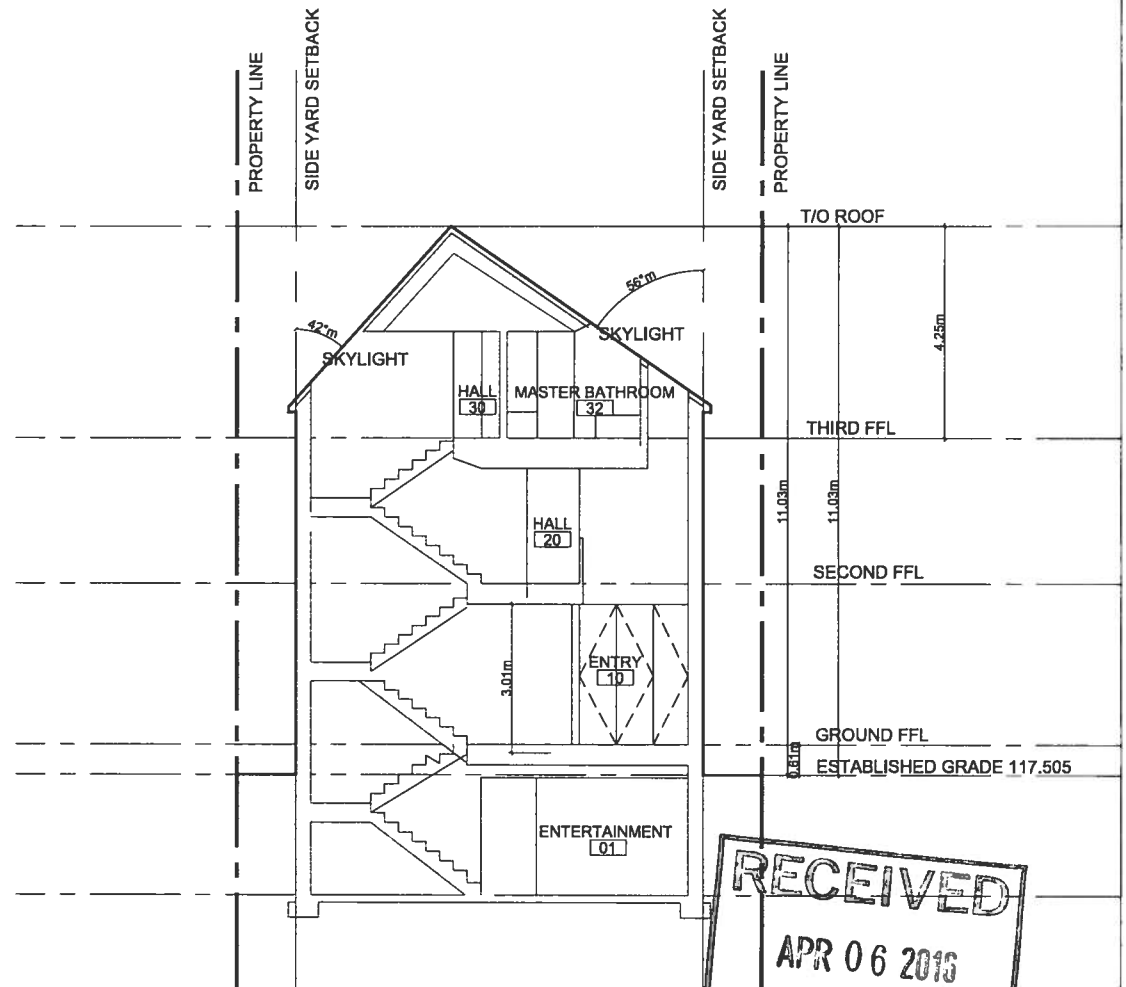


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Title: **BUILDING SECTION**

Project: 1522
 Scale: 1/8"=1'-0"
 Date: DEC 2015

Drawing No: **A-300**



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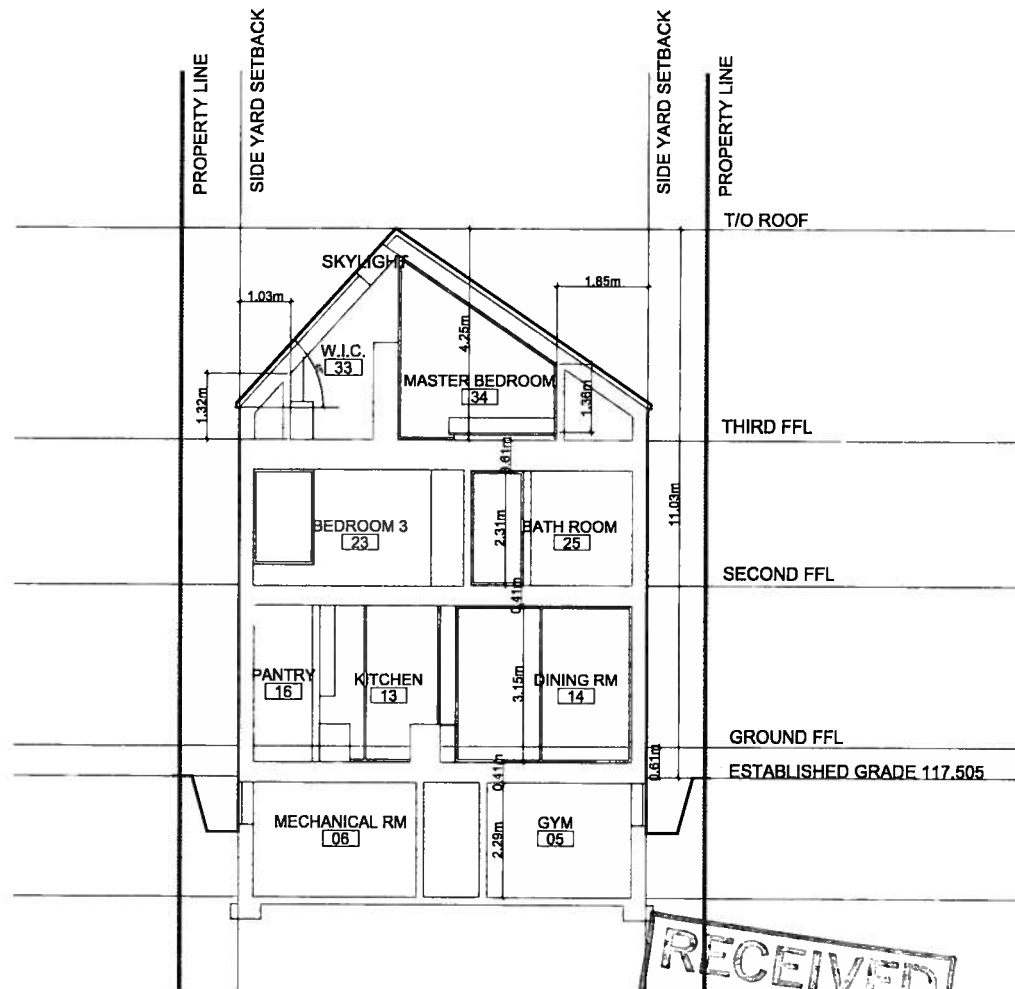


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Title: **BUILDING SECTION**

Project: 1522
 Scale: 1/8"=1'-0"
 Date: DEC 2015

Drawing No: **A-301**



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No.	Date	Issue / Revision
5	180404	C OF A APPLICATION REV.
4	160401	ZONING CERTIFICATE rev.2
2	160111	ZONING CERTIFICATE revisions
1	151222	ZONING CERTIFICATE

Project: 1522
 Scale: 1/8"=1'-0"
 Date: DEC 2015

Drawing No.

A-302