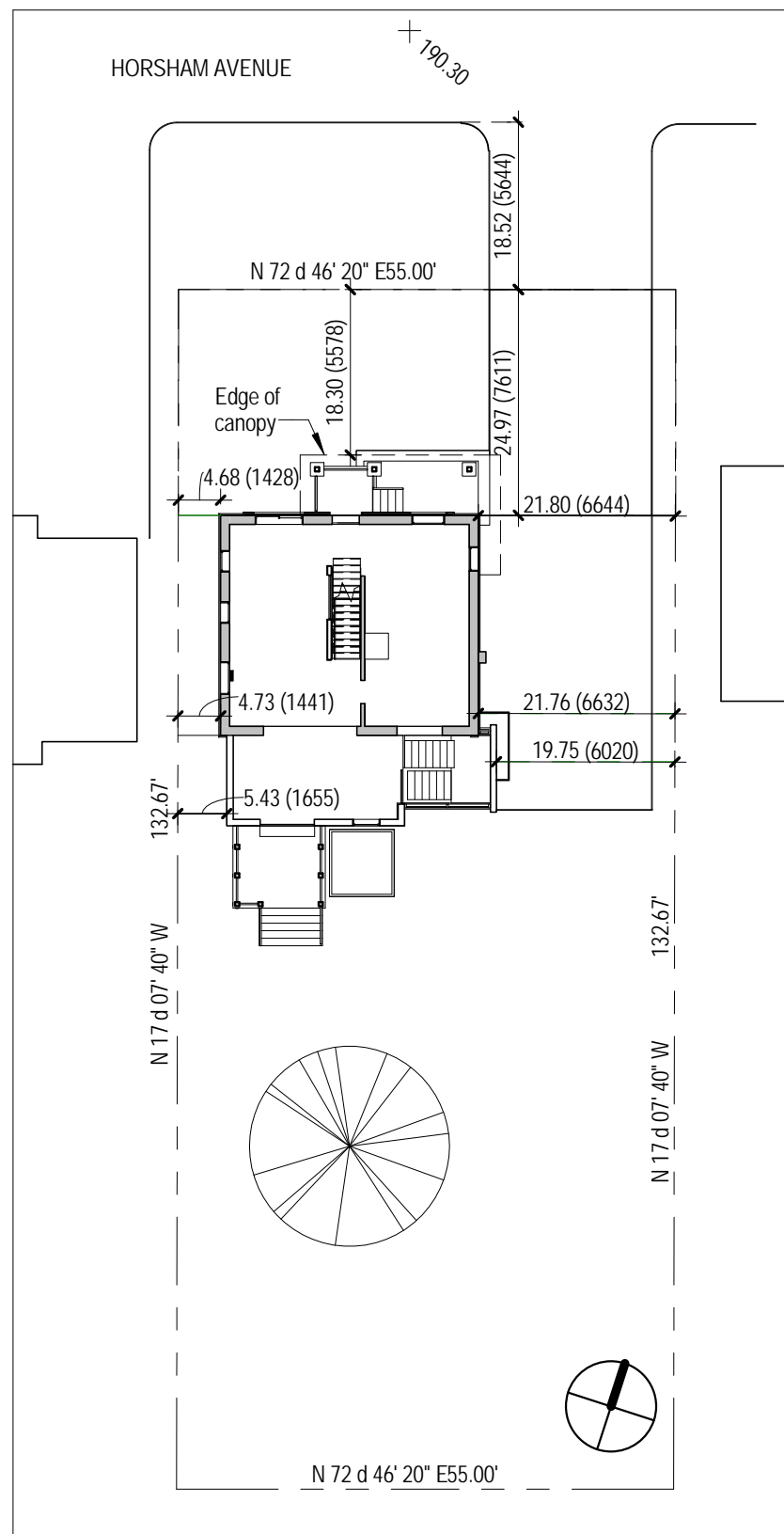


1 Site Survey
1" = 20'-0"



2 Site Plan
1" = 20'-0"

SITE STATISTICS

Legal Description	Part of Lot 106 Plan 2057
Zoning Designation	RD (f15.0; a550) (x5)
Maximum Lot Coverage	30%
Proposed Lot Coverage	13.4%
Gross Floor Area (GFA)	1972 sf (183.20 sm)
Area of New Work	706 sf (66 sm)

Lot Area

7297 SF	677.90 m ²
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1st Flr Existing	698 SF	64.81 m ²
1st Flr Addition	282 SF	26.16 m ²
2nd Flr Existing	570 SF	52.91 m ²
2nd Flr Rear	318 SF	29.50 m ²
2nd Flr Front	106 SF	9.82 m ²
1972 SF		183.20 m²

Front Yard Landscape Calculations

Front Yard Area	1374.00 sf
Driveway Area	447.00 sf
Front Yard Landscape	927.00 sf = 67.47%
Front Porch and Walkway	125.00 sf
Soft Landscaping	802.00 sf = 86.50 %

DRAWING LIST

A1.0	Site Plan
A1.1	Diagrams
A1.2	Existing & Proposed
A1.3	Key Map & Height Calculation
A2.0	Basement
A3.0	Ground Floor
A4.0	Second Floor
A5.0	Roof Plan
A6.0	Elevations
A7.0	Elevations
A8.0	Section A
A9.0	Section B
A10.0	Floor Sections
A10.1	Floor at Wall Sections
A10.2	Second Floor at Wall
A10.3	Roof Sections
A10.4	Stair Section
A10.5	Detail Sections
A10.6	Floor at Wall Sections
A10.7	Roof Sections
A10.9	Unnamed
A10.10	Unnamed



No.	Description	Date
1	Project Start	SEP 5, 2013
2	Submitted for Zoning Review	JAN 20, 2014
3	Submitted for Building Permit	MAR 31, 2014

295 Horsham Avenue
Toronto, Ontario



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This drawing is the Property of John Boone Architect and may be used for this project only. Scale from drawings for reference only. Dimensions to be checked and verified by the contractor on site.

Site Plan		A1.0
Project number	13A14	
Date	March 31, 2014	
Checked by	jb	
Drawn by	jb	Scale As indicated