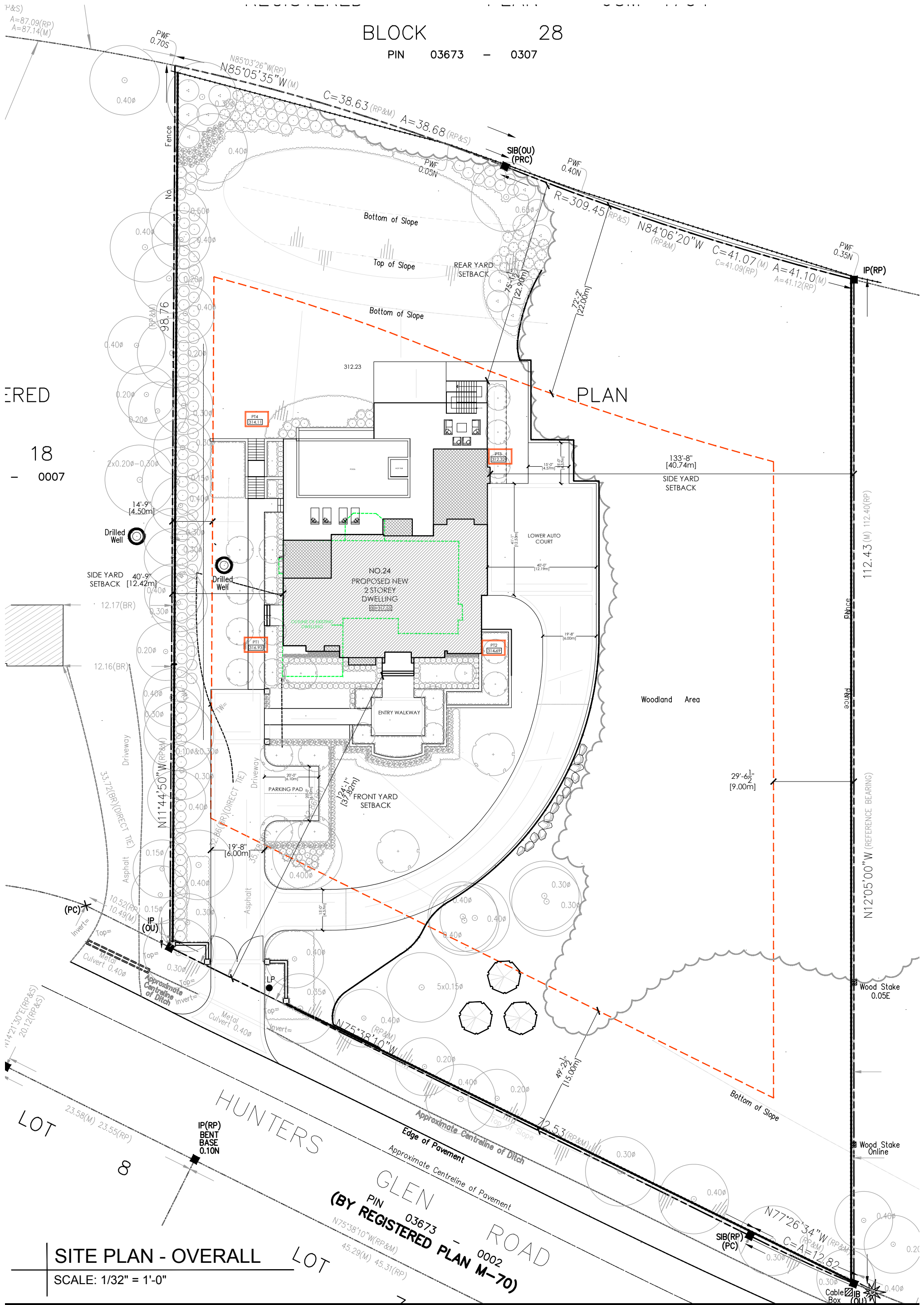


BLOCK 28

PIN 03673 - 0307



SITE PLAN - OVERALL

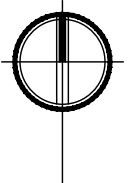
SCALE: 1/32" = 1'-0"

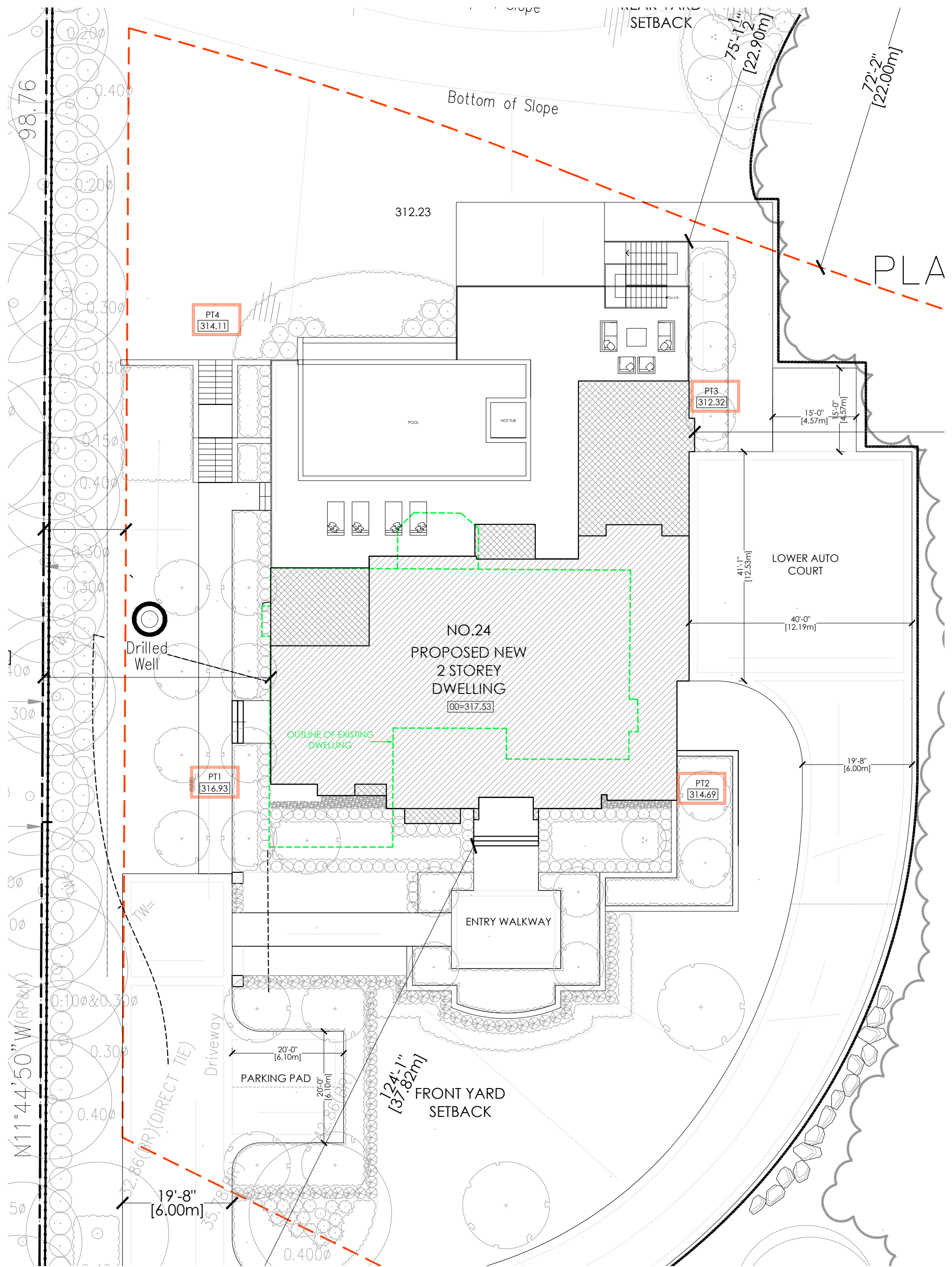
POZZEBON RESIDENCE

24 HUNTERS GLEN ROAD
 AURORA, ONTARIO
 DECEMBER 02, 2022
 PROJECT NO. 2210

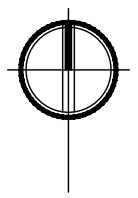
TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20221392 DATE: Dec. 2, 2022
 APPROVED BY: *Melissa Bozarin*
 PRELIMINARY ZONING REVIEW

S
 SANDRA GAVA
 ARCHITECT



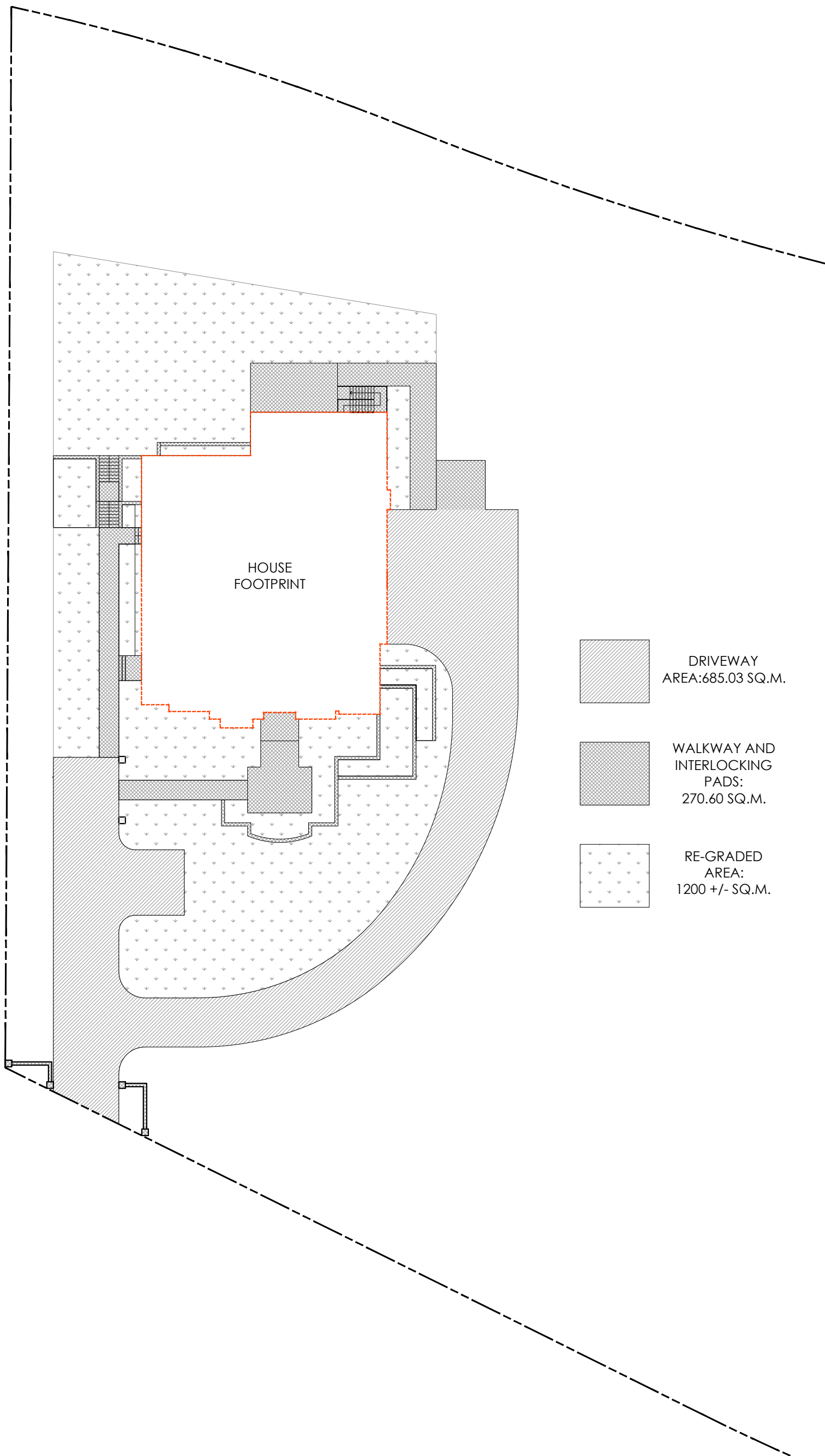


SITE PLAN - CLOSE UP
 SCALE: 1/16" = 1'-0"



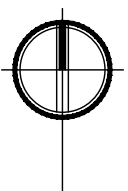
POZZEBON RESIDENCE
 24 HUNTERS GLEN ROAD
 AURORA, ONTARIO
 DECEMBER 02, 2022
 PROJECT NO. 2210





LANDFORM CONSERVATION AREA STATISTICS DIAGRAM

SCALE: 1/32" = 1'-0"



POZZEBON RESIDENCE

24 HUNTERS GLEN ROAD
 AURORA, ONTARIO
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SANDRA GAVA
 ARCHITECT

ZONING STATISTICS

ADDRESS: 24 HUNTER'S GLEN ROAD, AURORA		DATE: NOVEMBER 25, 2022
PLAN OF SURVEY OF LOT 19, REGISTERED PLAN M-70 - TOWN OF AURORA		
ZONING DESIGNATION:		ER
LOT FRONTAGE:		85.35 M
LOT DEPTH:		103.73 M
LOT AREA:		8,098.12 SQ.M (87,167.49 SQ.FT)
BYLAW:	PERMITTED	PROPOSED
SETBACKS:		
FRONT:	15.0 M	37.82 M
SIDE (EAST):	9.0 M	40.74 M
SIDE (WEST):	4.5 M	12.42 M
REAR:	22.00 M	22.90 M
LOT COVERAGE:	35% (1,214.72 SQ.M.)	600.83 SQ.M.
BUILDING HEIGHT:	10.0 M	11.12 M

ZONING STATISTICS

POZZEBON RESIDENCE

24 HUNTERS GLEN ROAD
 AURORA, ONTARIO
 DECEMBER 02, 2022
 PROJECT NO. 2210



SANDRA GAVA
 ARCHITECT

LANDFORM CONSERVATION STATISTICS

TOTAL LOT AREA: 8,098.12 SQ.M (87,167.49 SQ.FT)		
IMPERVIOUS AREAS		
	SQ.M.	%
HOUSE FOOTPRINT	600.83 SQ.M.	7.42%
DRIVEWAY AREA	685.03 SQ.M.	8.46%
WALKWAY AND INTERLOCKING PATIOS	270.60 SQ.M.	3.34%
TOTAL IMPERVIOUS	1556.46 SQ.M.	19.22%
DISTURBED AREAS		
IMPERVIOUS AREAS	1556.46 SQ.M.	19.22%
SEPTIC BED	T.B.D.-APPROX. 150 SQ.M.	1.85%
RE-GRADED/FILLED AREA	1200 SQ.M.	14.82%
TOTAL DISTURBED	2906.46 SQ.M.	35.89%

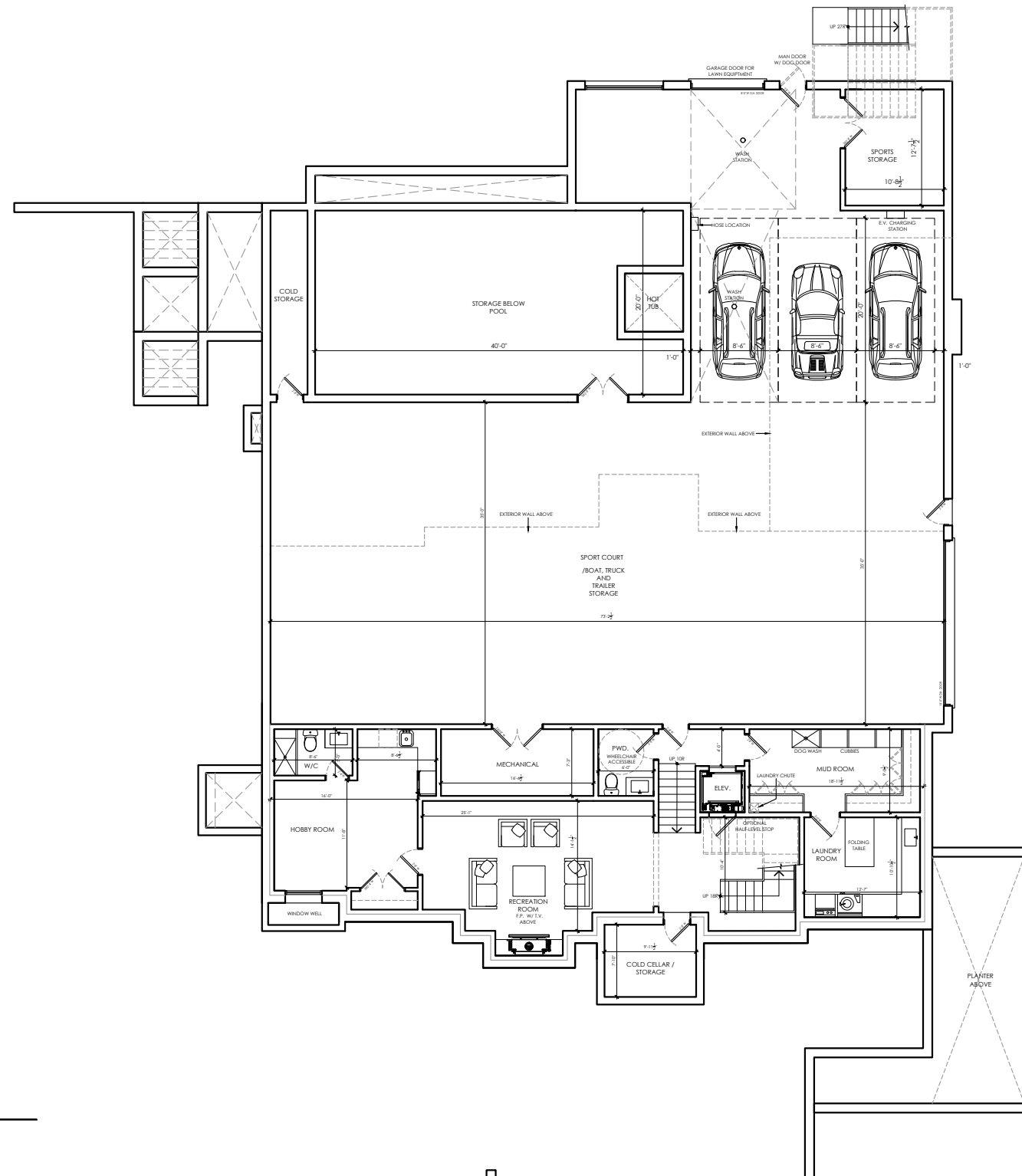
LANDFORM CONSERVATION AREA STATISTICS

POZZEBON RESIDENCE

24 HUNTERS GLEN ROAD
 AURORA, ONTARIO
 DECEMBER 02, 2022
 PROJECT NO. 2210

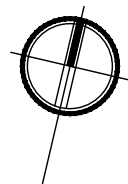


SANDRA GAVA
 ARCHITECT



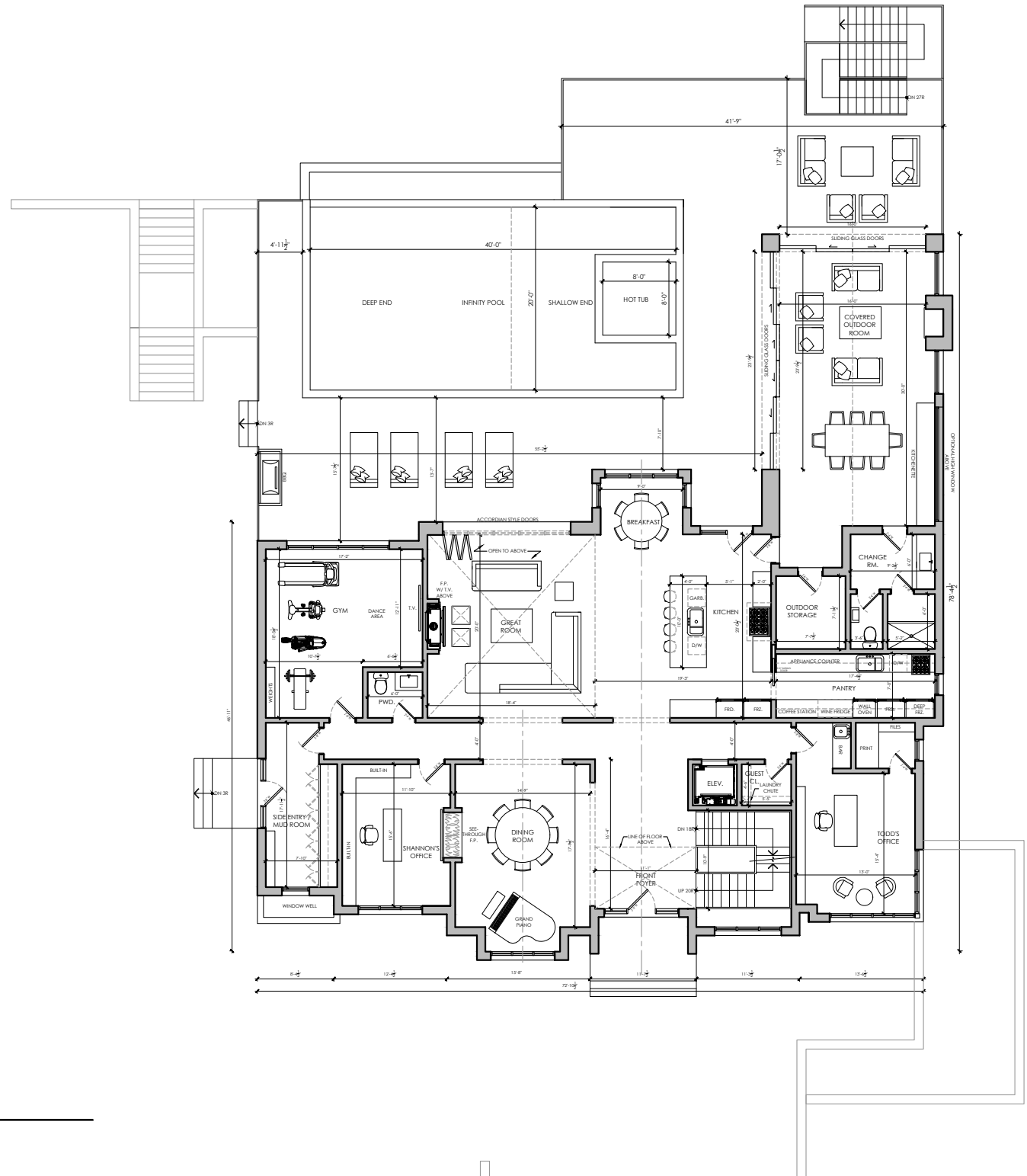
BASEMENT FLOOR PLAN

SCALE: 1/16" = 1'-0"



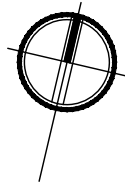
POZZEBON RESIDENCE

24 HUNTERS GLEN ROAD
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DECEMBER 02, 2022
PROJECT NO. 2210



GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

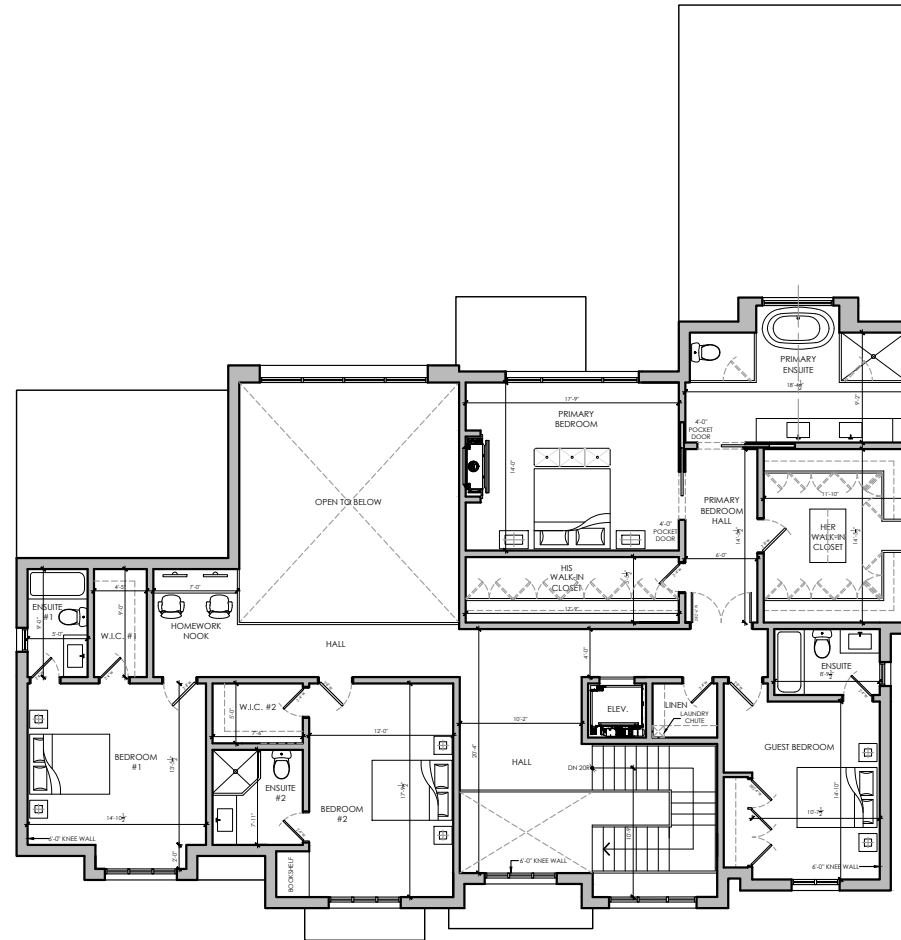


POZZEBON RESIDENCE

24 HUNTERS GLEN ROAD
 AURORA, ONTARIO
 DECEMBER 02, 2022
 PROJECT NO. 2210

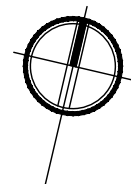


SANDRA GAVA
 ARCHITECT



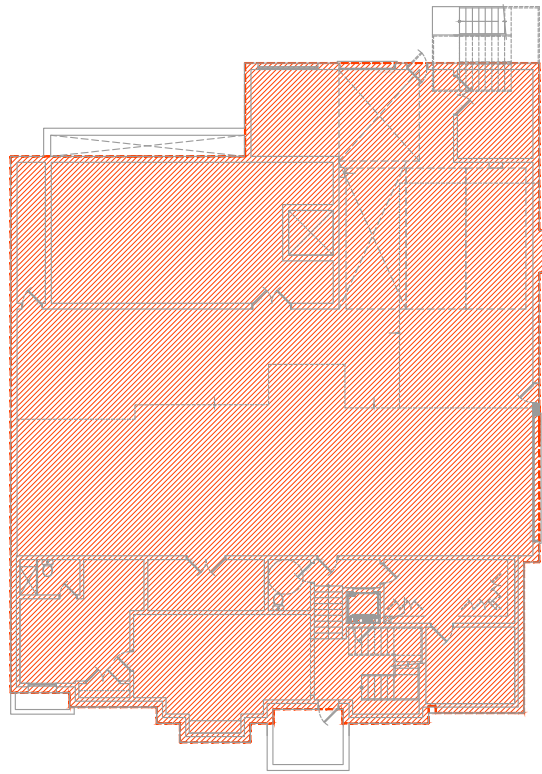
SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



POZZEBON RESIDENCE

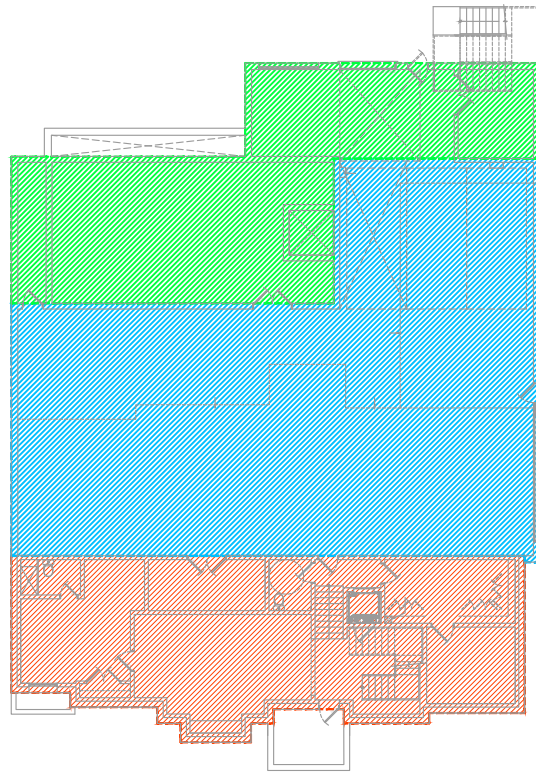
24 HUNTERS GLEN ROAD
 AURORA, ONTARIO
 DECEMBER 02, 2022
 PROJECT NO. 2210



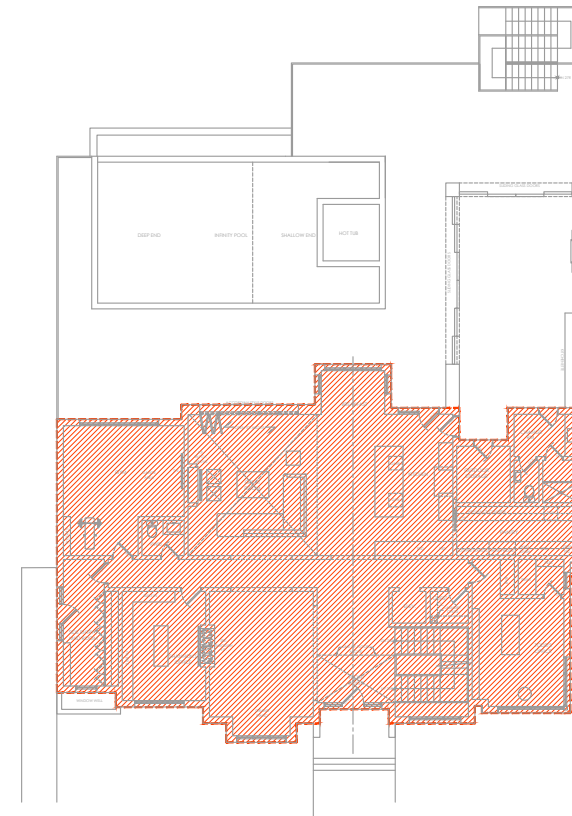
LOT COVERAGE:
600.83 SQ.M.

STORAGE AREA
= 1517 SQ.FT

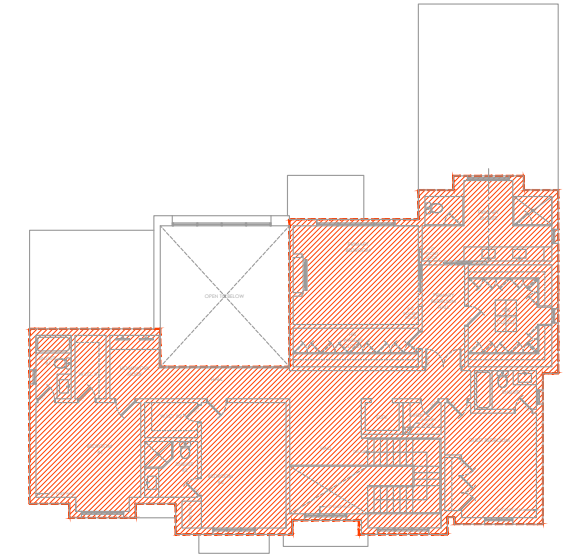
GARAGE AREA =
3291 SQ.FT



FINISHED
BASEMENT AREA
= 1654 SQ.FT



GROUND FLOOR
AREA = 3252
SQ.FT

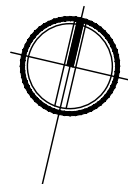


SECOND FLOOR
AREA = 2625
SQ.FT

TOTAL FLOOR AREA ABOVE
GRADE = 5877 SQ.FT

AREA CALCULATIONS

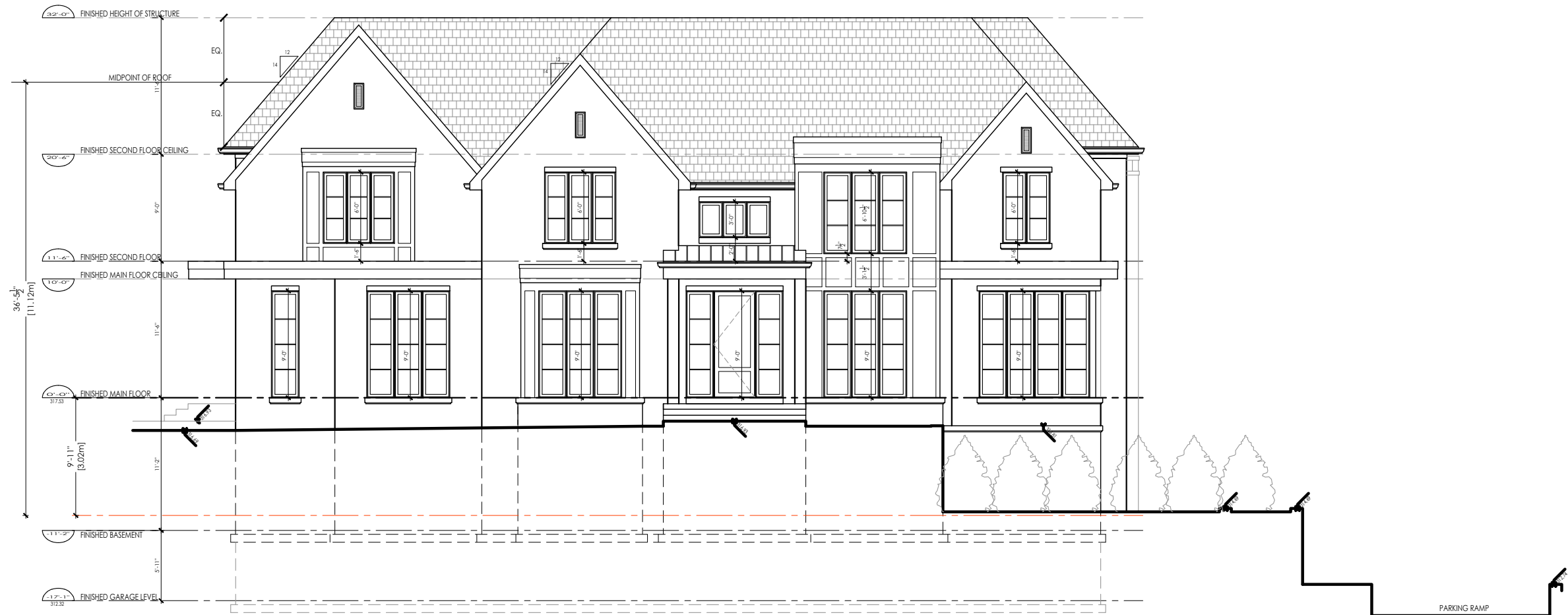
N.T.S.



POZZEBON RESIDENCE

24 HUNTERS GLEN ROAD
AURORA, ONTARIO
DECEMBER 02, 2022
PROJECT NO. 2210





FRONT ELEVATION

SCALE: 3/32" = 1'-0"

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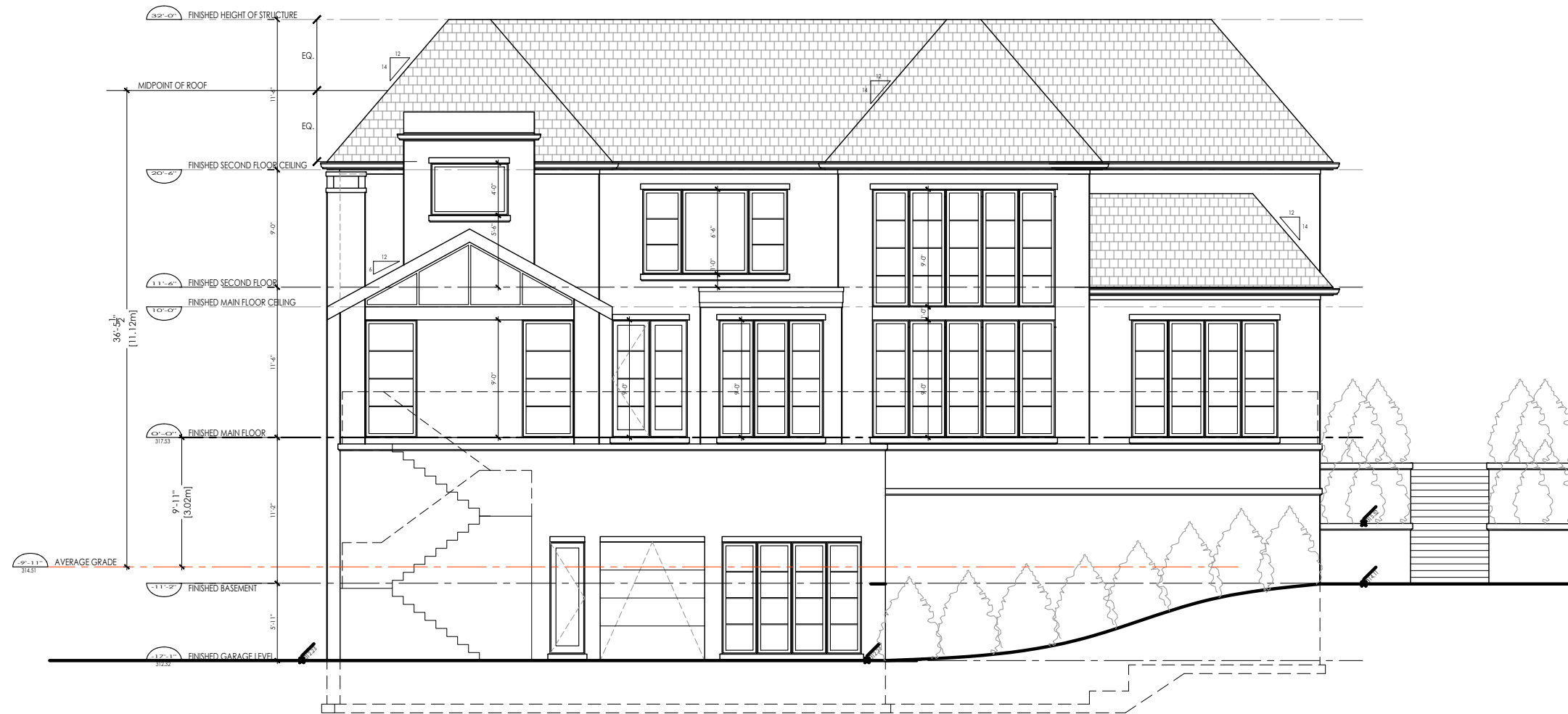


WEST ELEVATION

SCALE: 3/32" = 1'-0"

POZZEBON RESIDENCE

24 HUNTERS GLEN ROAD
 AURORA, ONTARIO
 DECEMBER 02, 2022
 PROJECT NO. 2210



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

POZZEBON RESIDENCE

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 PROJECT NO. 2210



EAST ELEVATION

SCALE: 3/32" = 1'-0"

POZZEBON RESIDENCE

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