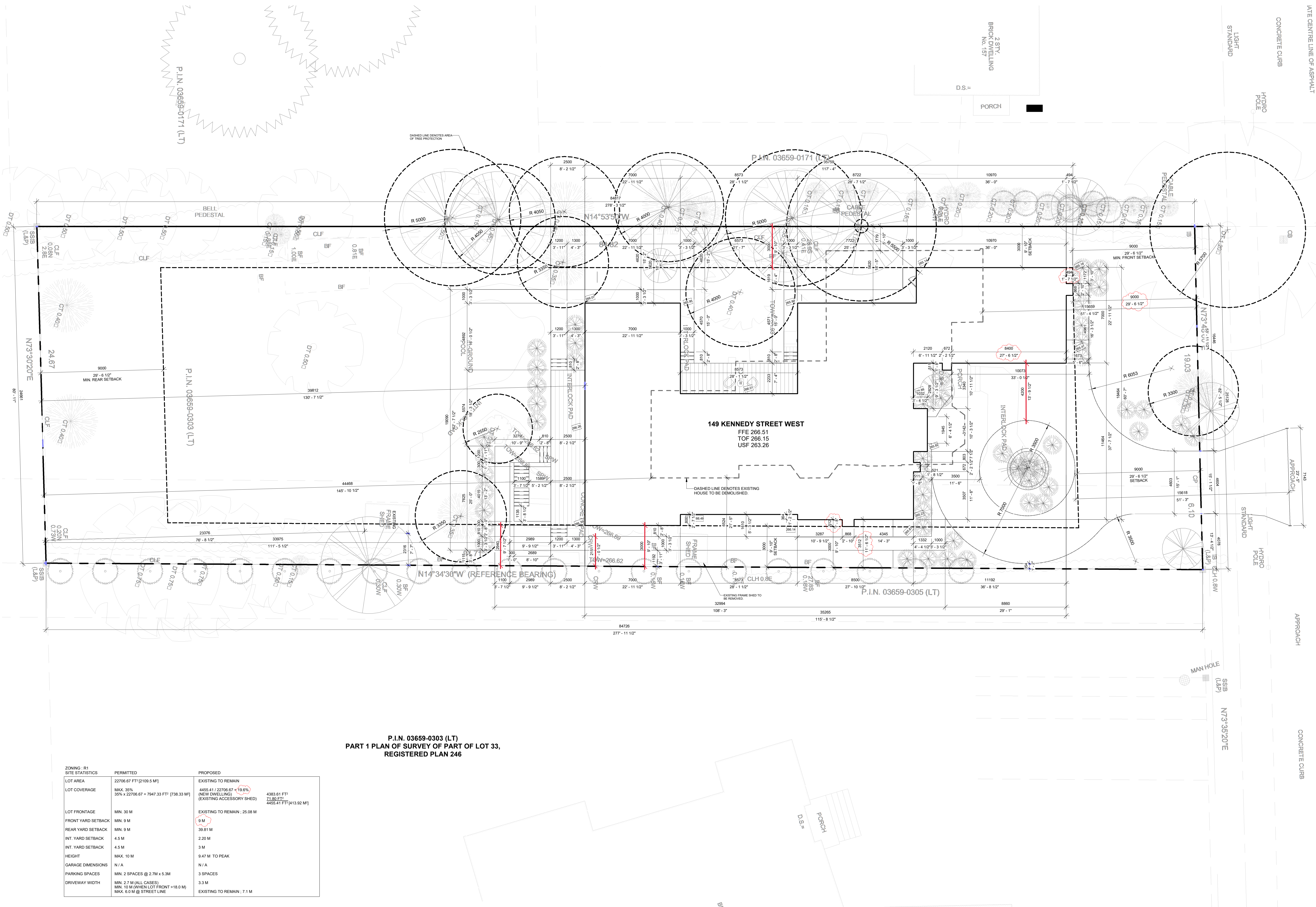
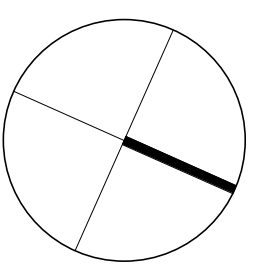




P.I.N. 03659-0303 (LT)
PART 1 PLAN OF SURVEY OF PART OF LOT 33,
REGISTERED PLAN 246

ZONING: R1	PERMITTED	PROPOSED
SITE STATISTICS		
LOT AREA	22706.67 FT ² (2108.5 M ²)	EXISTING TO REMAIN
LOT COVERAGE	MAX. 35% 35% x 22706.67 = 7947.33 FT ² (738.33 M ²)	4455.41 / 22706.67 = 19.6% (NEW DWELLING) (EXISTING ACCESSORY SHED) 4383.61 FT ² 21.86% 4455.41 FT ² (413.92 M ²)
LOT FRONTAGE	MIN. 30 M	EXISTING TO REMAIN: 25.08 M
FRONT YARD SETBACK	MIN. 9 M	9 M
REAR YARD SETBACK	MIN. 9 M	39.81 M
INT. YARD SETBACK	4.5 M	2.20 M
INT. YARD SETBACK	4.5 M	3 M
HEIGHT	MAX. 10 M	9.47 M TO PEAK
GARAGE DIMENSIONS	N/A	N/A
PARKING SPACES	MIN. 2 SPACES @ 2.7M x 5.3M	3 SPACES
DRIVEWAY WIDTH	MIN. 2.7 M (ALL CASES) MIN. 10 M (WHEN LOT FRONT > 18.0 M) MAX. 6.0 M @ STREET LINE	3.3 M
		EXISTING TO REMAIN: 7.1 M

Date	No.	Description
REVISION RECORD		
1	COA	APR 15



Z SQUARE CONSULTING INC.
2710 14th AVE, MARKHAM,
ONTARIO L3R 0J1
E: info@zsquareconsulting.com
T: 1-416-502-1616

NEW 2 STOREY DETACHED SINGLE
FAMILY DWELLING
149 KENNEDY STREET WEST, AURORA
L4G 2L8

OWNER: --
ADDRESS: 149 KENNEDY STREET
WEST, AURORA ON,
L4G 2L8
PHONE: --
APPLICANT: MENGDI ZHEN
ADDRESS: 2710 14TH AVE, MARKHAM,
ON M2H 3B3
PHONE: 416-502-1616
DATE: 2-20-2024

23033 As indicated Auto/Checked
PROJECT SCALE DRAWN REVIEWED

SITE PLAN

A101

Note: This drawing is the property of the Architect and may not be reproduced or
used without the express consent of the Architect. The Contractor is
responsible for checking and verifying all levels and dimensions and shall report all
discrepancies to the Architect and obtain clarification prior to commencing work.