

## ZONING INFORMATION AS PER:

SITE PLAN and BUILDING STATISTICS

TOWN OF AURORA ZONING BY-LAW #6000-17

JULY 2020

## SITE INFORMATION TAKEN FROM:

PLAN OF SURVEY OF LOT 17, REGISTERED PLAN No. 215 AND LOT 98, REGISTERED PLAN No. 246 TOWN OF AURORA - REGIONAL MUNICIPALITY OF YORK

	TOWN OF AURORA - REGIO

OIIL	SITE I LAN BIRD BOILDING STATISTICS				
1	ZONING	R <b>7</b>			
		REQUIRED	PROPOSED		
2	LOT AREA	460 m² (MIN.)	1,043.30 m <sup>2</sup>		
3	LOT FRONTAGE	15.0 m (MIN.)	15.24 m		
4	LOT COVERAGE FOR ACCESSORY BLDGS. & STRUCTURES	15 %	6.12 %		
5	FRONT YARD SETBACK	6 m (MIN.)	N/A		
6	REAR YARD SETBACK	1.0 m (MIN.) ACCESSORY BLDG.	1.57 m		
7	INT. SIDE YARD SETBACK	1.2 m (MIN.)	1.52 m		
8	INT. SIDE YARD SETBACK	1.2 m (MIN.)	7.30 m		
9	BUILDING HEIGHT	4.5 m (MAX.)	4.46 m		

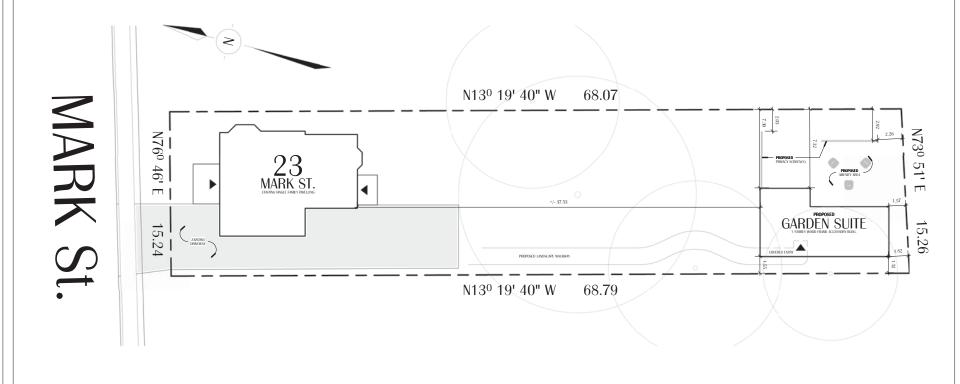
## **GENERAL NOTES:**

- ALL FOOTING FORMWORK ELEVATIONS AND SETBACKS ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER, OR A REGISTERED ONTARIO LAND SURVEYOR, PRIOR TO PLACING OF ANY CONCRETE.
- 2. ALL RAINWATER LEADERS TO BE DIRECTED TO SIDEYARD SWALES AND TO ROAD.
- 3. A 0.30m WIDE UNDISTURBED STRIP IS TO BE PROVIDED ALONG ALL BOUNDARIES WITH ADJACENT OWNERS.
- 4. ALL PERIMETER GRADES TO REMAIN AS EXISTING.

## NOTE:

ALL EXISTING TREES, STRUCTURE AND COMPONENTS NOT INDICATED TO BE DEMOLISHED TO BE PROTECTED DURING CONSTRUCTION

BUILDER MUST VERIFY THE EXISTING STORM AND SANITARY INVERT ELEVATIONS.
BUILDER TO CONFIRM TO CONSULTING ENGINEER THAT MINIMUM 2% SLOPE
CAN BE ACHIEVED PRIOR TO PLACING CONCRETE FOOTINGS.



S+H STAMP & HAMMER

1. ALL WORK SHALL CONFORM TO ALL LOCAL APPLICABLE CODES & ORDINANCES

2, NO DRAWING IS TO BE SCALED; USE DIMENSIONS ONLY.

IMENSIONS ARE TAKEN FROM FACE OF MASONRY, CONCRETE OR WOOD STUD FRAMING MEMBERS UNLESS OTHERWISE INDICATE

CONFIRM ALL EXISTING CONDITIONS BEFORE PROCEEDING WITH THE SAID WORK.

I, ITEMS NOT NOTED, BUT IMPLIED AS NECESSARY FOR THE PERFORMANCE OF THE CONTRACT, ARE CONSIDERED PART OF THE WORL

6. CONTRACTOR(S) IS TO PROTECT THE PUBLIC AND PREMISES DURING THE PERIOD OF CONSTRUCTION WITH ADEQUATE SHORING, BRACING, FENCING, LIGHTING, VENTILATION, ETC.

. ALL CHANGES OR SUBSTITUTIONS ARE TO BE APPROVED BY THE OWNER BEFORE BEING INCORPORATED INTO THE WORK. L CONFORM TO ALL MANUFACTURERS INSTRUCTIONS & SPECIFICATIONS FOR THE INSTALLATION OR USE OF ALL MATERIALS UNLESS OTHERWIS

9, ALL EXTERIOR LUMBER, LUMBER IN CONTACT WITH MASONRY, CONCRETE, OR SOIL TO BE PRESSURE TREATED

The undersigned has resiewed and takes responsibility for this design, has the qualifications, and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION required under Division under Division to the country of the company of the company of the country of

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TOWN OF AURORA

NOTE: CONTRICTOR WILL CHECK AND VERBY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JUB SITE BEFORE PROCEEDIng WITH ANY WORK
SCALE:

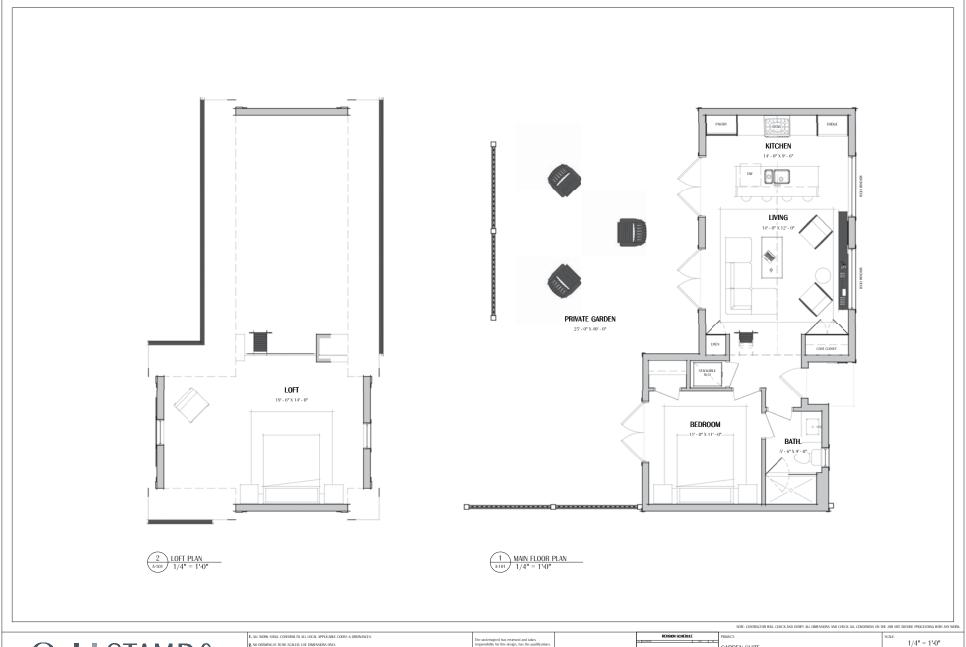
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SITE PLAN

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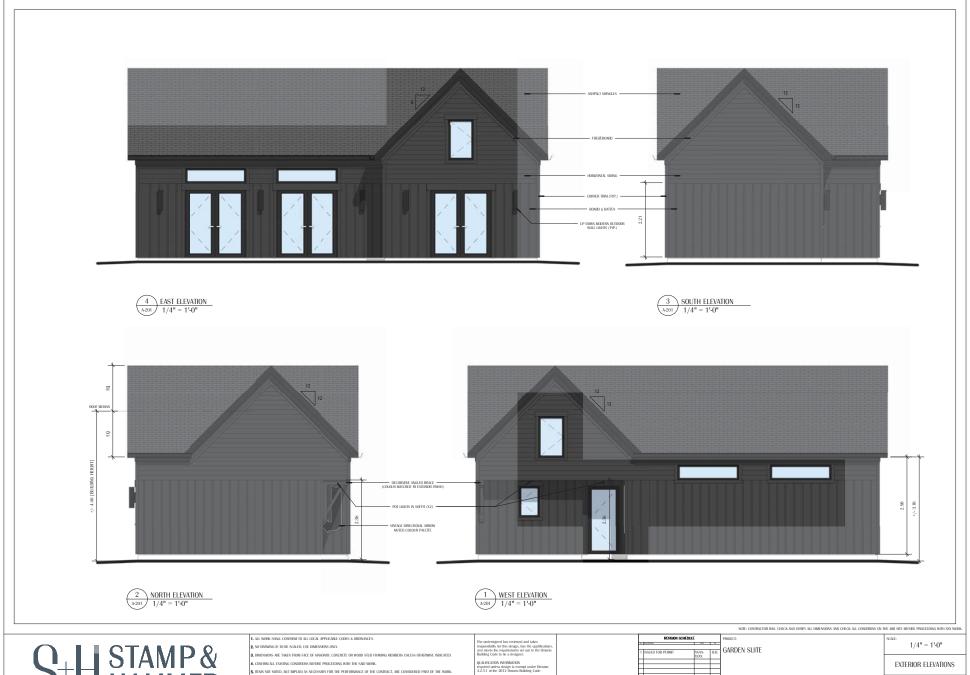
QUALIFICATION INFORMATION

Berit Bech 3/24

GARDEN SUITE 23 MARK STREET AURORA ON L4G 1L4 TOWN OF AURORA

FLOOR PLANS

A-101





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Berit Bech 3/2/ REGISTRATION INFORMATION required unless design is exempt under Division 3.2.5.1 of the 2012 Ontario Building Code 23 MARK STREET AURORA ON L4G 1L4 TOWN OF AURORA

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S+H STAMP & HAMMER

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REGISTRATION INFORMATION

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PROJECT: GARDEN SUITE

PROJECT ADDRESS:

23 MARK STREET AURORA ON L4G 1L4 TOWN OF AURORA PERSPECTIVE VIEWS

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