

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

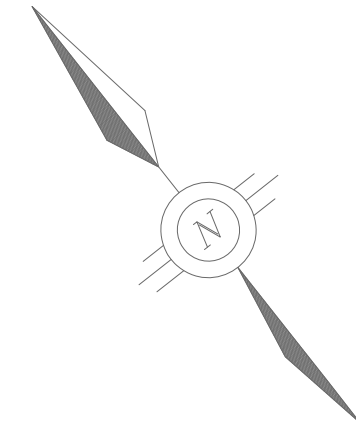
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4 OF THE BUILDING CODE.

PETER Z GMDOLIN 28411 BCIN SECURITY # 32589

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5 OF THE BUILDING CODE.

PEDI ENTERPRISES INC. 44897 BCIN

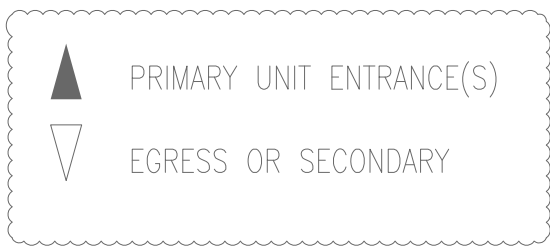
2025 01 JANUARY REVISION NUMBER 2



LOT 156

LOT 155

LOT 154

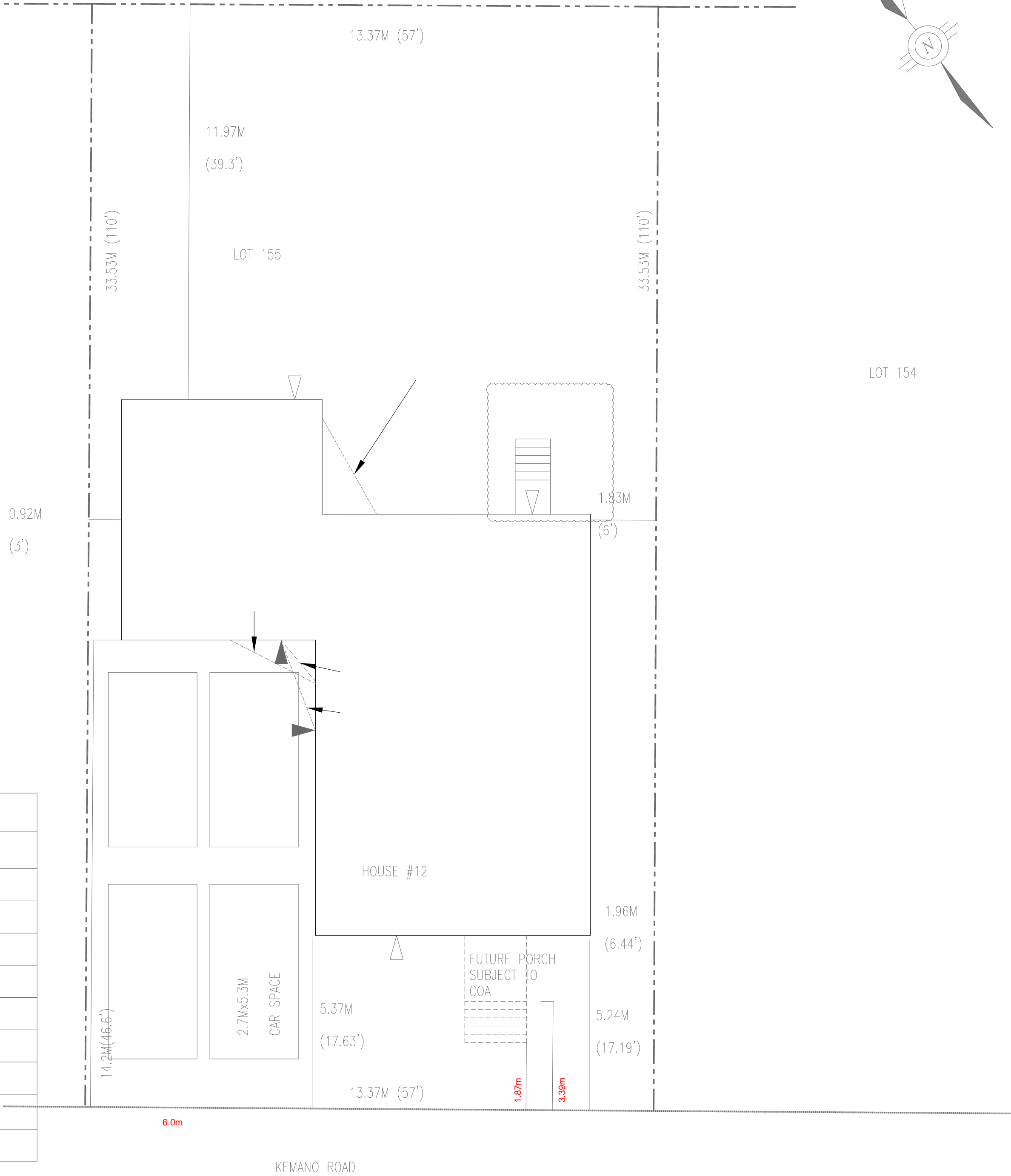


**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**

PERMIT NO.: PR20250069 DATE: Jan. 16, 2025

APPROVED BY: *Ashley Vanderwal*
PRELIMINARY ZONING REVIEW

SITE STATS	
LOT AREA	582.5M (6270SQFT)
BUILDING AREA	150.8M (1623SQFT)
PROPOSED AREA	150.8M (1623SQFT)
HARD SPACE	118.8M (1279SQFT)
GREEN SPACE	312.9M (3368SQFT)
LOT COVERAGE	26.8%
GREEN SPACE	53.7%
PARKING REQ'D	3 SPACES
PARKING PROV'D	4 SPACES
DRIVEWAY	6.0Mx14.2M



General Notes

DRAWINGS ARE NOT TO BE SCALED. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE. REPORT ALL DISCREPANCIES/OMISSIONS TO THE DESIGNER. DRAWINGS REMAIN THE PROPERTY OF THE DESIGNER.

No.	Revision/Issue	Date
3	AS PER CITY	JAN 01/25
2	AS PER CITY	NOV 24/24
1	FOR PERMIT	OCT 15/24

PEDI ENTERPRISES INC.
32 CHURCH STREET UNIT #308
SCHOMBERG, ONTARIO
LOG 1 TO
Phone (416) 994-8041
Email PEDI@rogers.com

PROJECT NAME AND ADDRESS

12 KEMANO ROAD
AURORA
ONTARIO

SHEET TITLE

SITE PLAN

Project	24-SP-134	Sheet	A0.1
Security	32589	Scale	
Scale	1:75		

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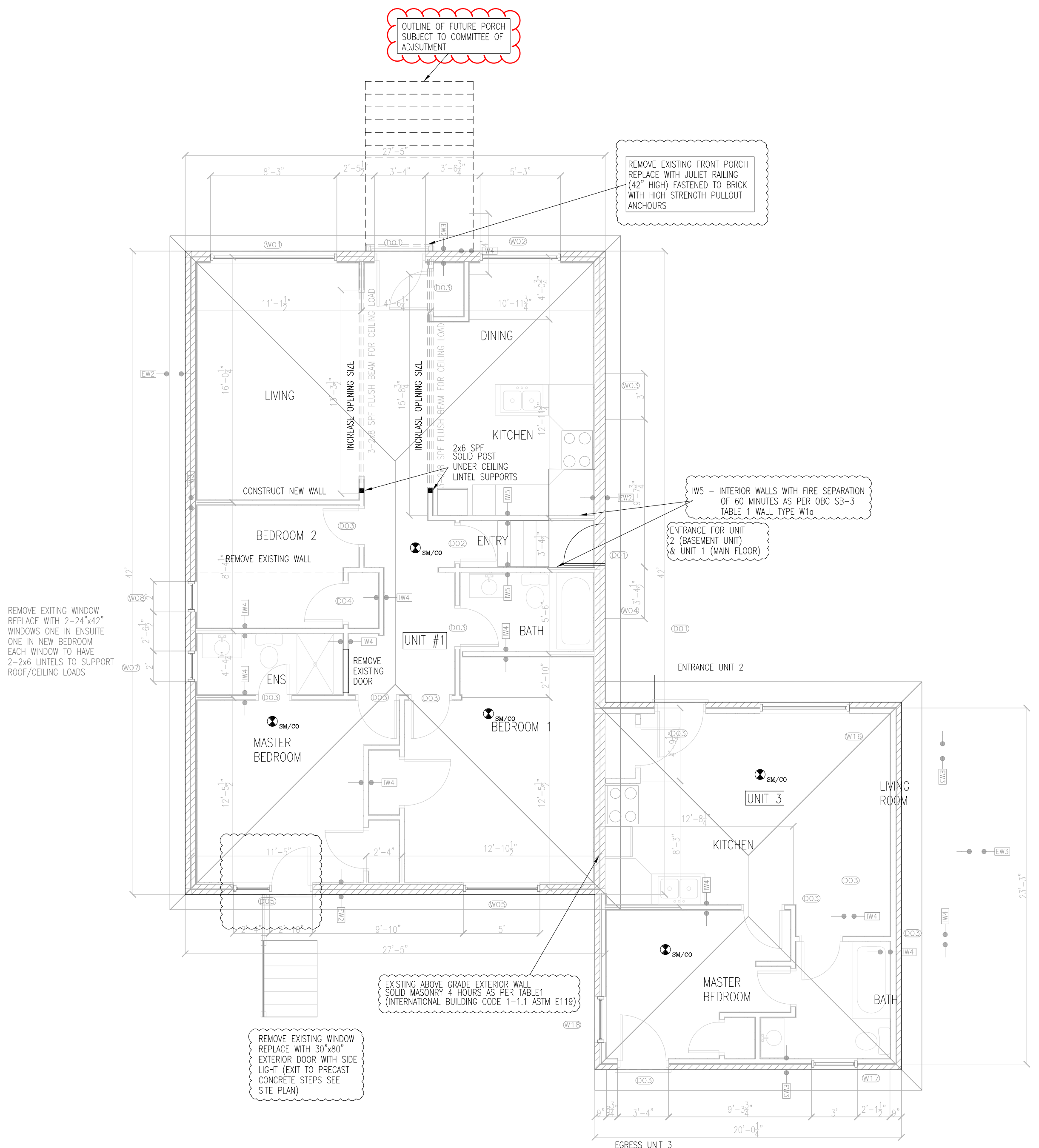
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PETER J. GUDOLIN 28411 BCIN
 PEDI ENTERPRISES INC. 44897 BCIN
 SECURITY # 32589

REGISTRATION INFORMATION
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PEDI ENTERPRISES INC. 44897 BCIN
 2025 01 JANUARY
 24-SP-134 REVISION NUMBER 2

ALL EXISTING STRUCTURE (LINTELS, BEAMS, LOAD BEARING WALLS) TO REMAIN UNLESS OTHERWISE NOTED



OUTLINE OF FUTURE PORCH SUBJECT TO COMMITTEE OF ADJUSTMENT

REMOVE EXISTING FRONT PORCH
 REPLACE WITH JULIET RAILING (42" HIGH) FASTENED TO BRICK WITH HIGH STRENGTH PULLOUT ANCHOURS

IW5 - INTERIOR WALLS WITH FIRE SEPARATION OF 60 MINUTES AS PER OBC SB-3 TABLE 1 WALL TYPE W1c

ENTRANCE FOR UNIT 2 (BASEMENT UNIT) & UNIT 1 (MAIN FLOOR)

REMOVE EXISTING WINDOW
 REPLACE WITH 2-24"x42" WINDOWS ONE IN ENSUITE ONE IN NEW BEDROOM
 EACH WINDOW TO HAVE 2-2x6 LINTELS TO SUPPORT ROOF/CEILING LOADS

REMOVE EXISTING WINDOW
 REPLACE WITH 30"x80" EXTERIOR DOOR WITH SIDE LIGHT (EXIT TO PRECAST CONCRETE STEPS SEE SITE PLAN)

EXISTING ABOVE GRADE EXTERIOR WALL SOLID MASONRY 4 HOURS AS PER TABLE 1 (INTERNATIONAL BUILDING CODE 1-1.1 ASTM E119)

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 SCHOMBERG, ONTARIO
 LOG 1T0
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PROJECT NAME AND ADDRESS

12 KEMANO ROAD
 AURORA
 ONTARIO

SHEET TITLE

PROPOSED
 GROUND FLOOR
 & GARAGE UNIT

Project	24-SP-134	Sheet	A1.2
Security	32589		
Scale	3/16"=1'		