

NAME AND BICN:
NAFISEH ZANGIABADI 43395

NAME AND BICN:
LIVENSA DESIGN INC 44961

N. Zangiabadi

STRUCTURAL DESIGN

ISSUED FOR:

PAPER SIZE: 24X18
DATE: 2023, JANUARY 17th

PROJECT ADDRESS:
25 Pagewood Court
East Gwillimbury
ONTARIO, CANADA

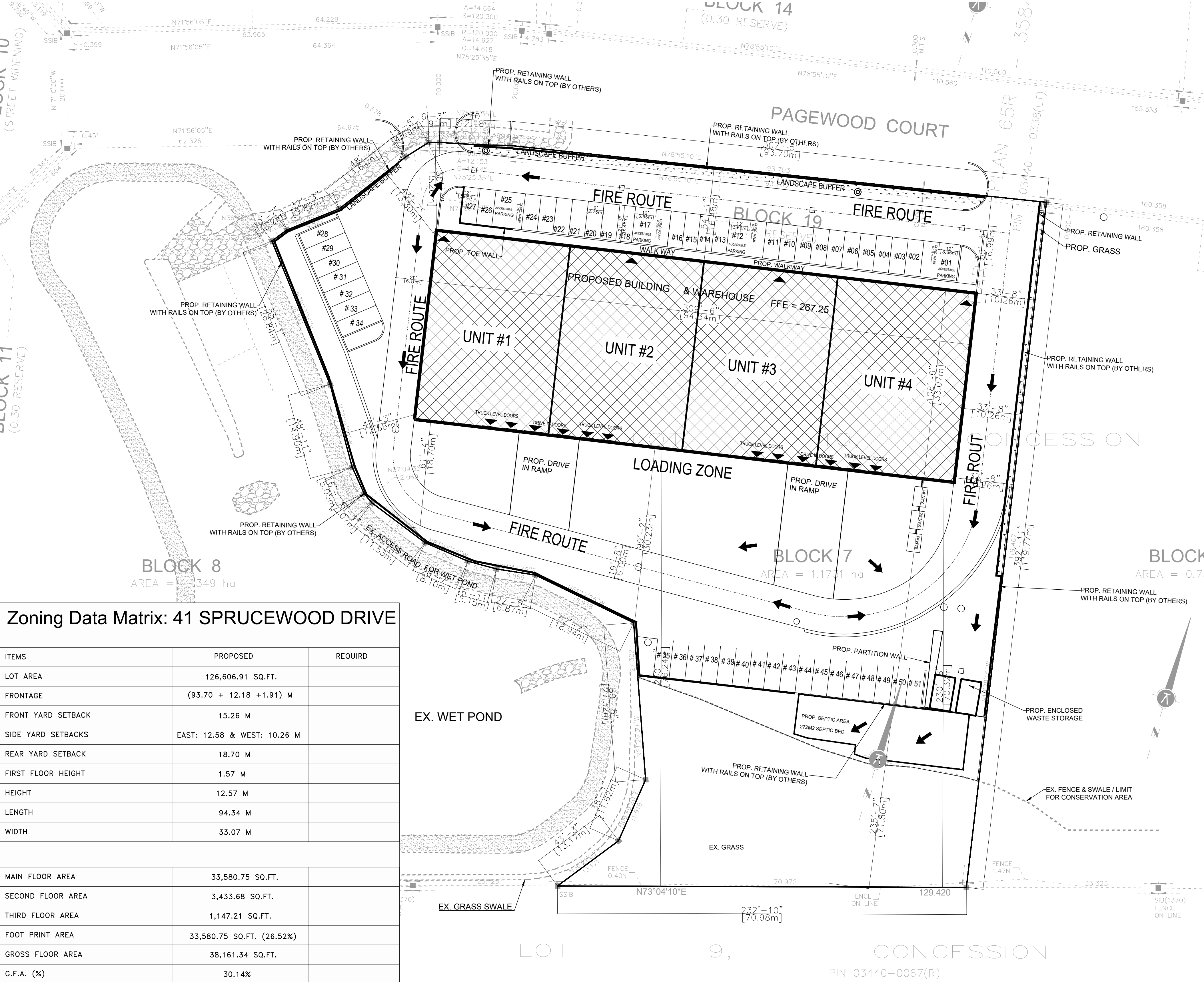
TITLE:
PROPOSED SITE PLAN

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

GENERAL NOTES:
1. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF NAFISEH DESIGN INC AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.
2. THESE DRAWINGS ARE FOR PERMIT APPLICATION PURPOSES. CONTRACTOR MUST CHECK ALL APPLICABLE BY-LAWS AND O.R.C. ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER.
3. DO NOT SCALE DRAWINGS.
4. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE BUILDING CODE.
5. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
6. USE ONLY LATEST REVISED DRAWINGS.
7. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB SITE AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO DESIGN FIRM PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK.

DRAWING:

A1



Zoning Data Matrix: 41 SPRUCEWOOD DRIVE

ITEMS	PROPOSED	REQUIRE
LOT AREA	126,606.91 SQ.FT.	
FRONTAGE	(93.70 + 12.18 + 1.91) M	
FRONT YARD SETBACK	15.26 M	
SIDE YARD SETBACKS	EAST: 12.58 & WEST: 10.26 M	
REAR YARD SETBACK	18.70 M	
FIRST FLOOR HEIGHT	1.57 M	
HEIGHT	12.57 M	
LENGTH	94.34 M	
WIDTH	33.07 M	
MAIN FLOOR AREA	33,580.75 SQ.FT.	
SECOND FLOOR AREA	3,433.68 SQ.FT.	
THIRD FLOOR AREA	1,147.21 SQ.FT.	
FOOT PRINT AREA	33,580.75 SQ.FT. (26.52%)	
GROSS FLOOR AREA	38,161.34 SQ.FT.	
G.F.A. (%)	30.14%	