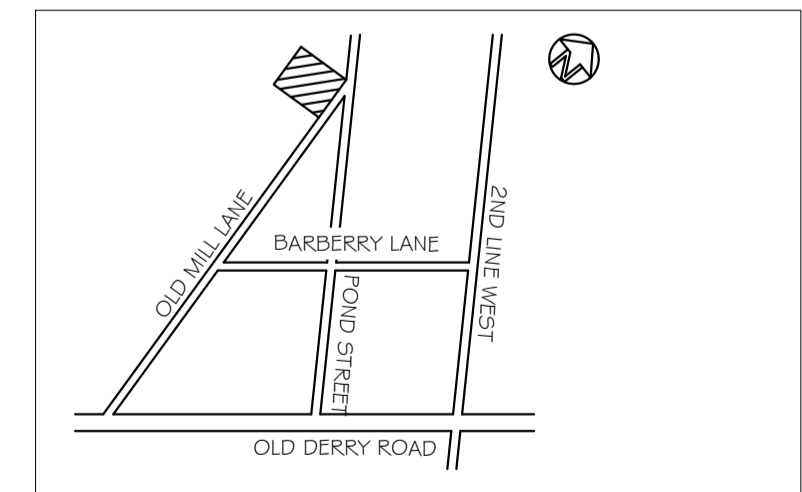


REVISED HERITAGE PERMIT APPLICATION

DRAWING LIST:

A100	SITE PLAN
A301	BASEMENT PLAN
A302	1ST FLOOR PLAN
A303	2ND FLOOR PLAN
A304	ROOF PLAN
A400	EAST ELEVATION (FRONT)
A401	NORTH ELEVATION
A402	WEST ELEVATION
A403	SOUTH ELEVATION
A500	SECTION A-A
A501	SECTION B-B
A502	SECTION C-C
A503	SECTION D-D
A504	SECTION E-E
A505	SECTION F-F
A506	SECTION G-G
A509	FRONT PORCH DETAILS
A600	GARAGE PLANS
A601	GARAGE ELEVATIONS



KEY PLAN

SPI - 20 - 85 W11
BP 21 - 6804

PROPOSED ADDITION/RENOVATION & DETACHED GARAGE PROJECT FOR MS. ANDREA STEWART, 7076 OLD MILL LANE, MEADOWVALE VILLAGE
JANUARY 27, 2023

2023-01-27 9:55:23 AM, ISO full bleed B2 (500.00 x 707.00 MM)

ALL REVISIONS BUBBLED IN RED

GENERAL NOTES:

- I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NUMBER
SFI - 20 - 85 W11
- (ARCHITECT'S, ENGINEER'S, OR OWNER'S ORIGINAL SIGNATURE)
- THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE IN CONFORMITY WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE CITY OF MISSISSAUGA, DEVELOPMENT AND DESIGN DIVISION.
- TREE HOARDING IS TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
- VEGETATION CLEARING AND TREE REMOVAL ACTIVITIES SHOULD BE AVOIDED APRIL-OCTOBER OF EACH YEAR TO PROTECT THE BREEDING SEASONS OF MIGRATORY BIRDS & BATS.
- GRADES MUST BE MET WITHIN 3% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
- THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
- AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED.
- ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE LIMITS OF THE CITY BOULEVARD AREA.
- CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR COLLECTION.
- ALL DAMAGED LANDSCAPE AREAS WILL BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO RELEASE OF SECURITIES.
- ALL EXCESS EXCAVATED MATERIALS WILL BE REMOVED FROM THE SITE.
- THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THE PROPERTY
- ONCE ALL WORKS ARE COMPLETE, THE APPLICANT IS TO CONTACT THE PLANNING AND BUILDING DEPARTMENT, DEVELOPMENT AND DESIGN DIVISION, AT (905) 896-5511 FOR AN INSPECTION PRIOR TO REMOVAL.
- RE-USE EXISTING UTILITY CONNECTIONS FOR WATER, GAS & SANITARY SEWER.

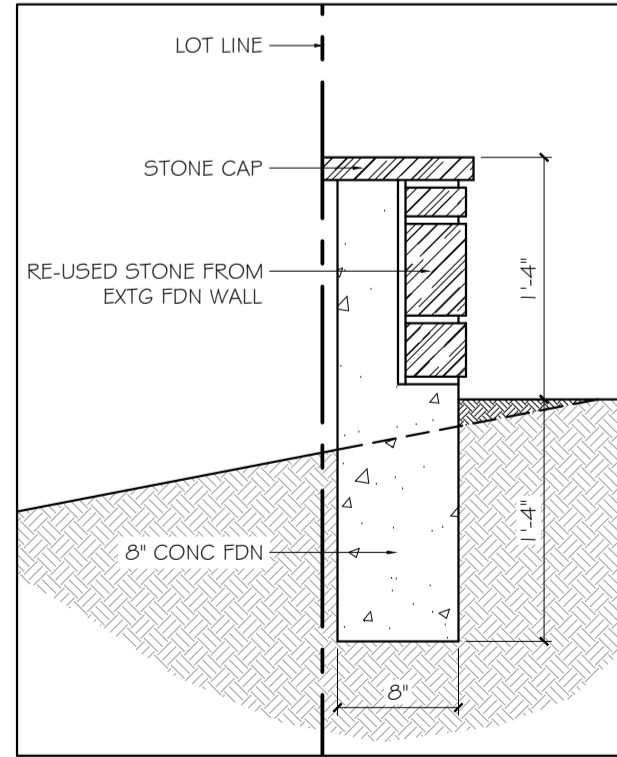
LEGEND

- DENOTES EXISTING TO BE REMOVED
- DENOTES EXISTING GROUND FLOOR FOOTPRINT
- DENOTES NEW GROUND FLOOR FOOTPRINT
- DENOTES SECOND FLOOR STRUCTURE & ROOF OVERHANGS
- DENOTES DWELLING ENTRANCE
- DENOTES BRICK / PAVERS
- DENOTES TREE CANOPY DRIFLINE WITH TREE PROTECTION ZONE
- MH --- MAINTENANCE HOLE
- Ø --- DIAMETER
- TC --- TOP OF CURB
- BC --- BOTTOM OF CURB
- DS --- DOOR SILL ELEVATION
- P.I.N. --- PROPERTY IDENTIFIER
- O.H.U.C. --- OVERHEAD UTILITY CABLES
- DENOTES DOWNSPOUT
- DENOTES WINDOW WELL (0.46 PROJ. X VARED LENGTH)
- DENOTES TREE PRESERVATION HOARDING
- DENOTES PERMITTED TREE REMOVAL
- DENOTES DENOTES SITUATION FENCING
- DENOTES NEW TREE TO BE PLANTED (SEE ARBORISTS REPORT)

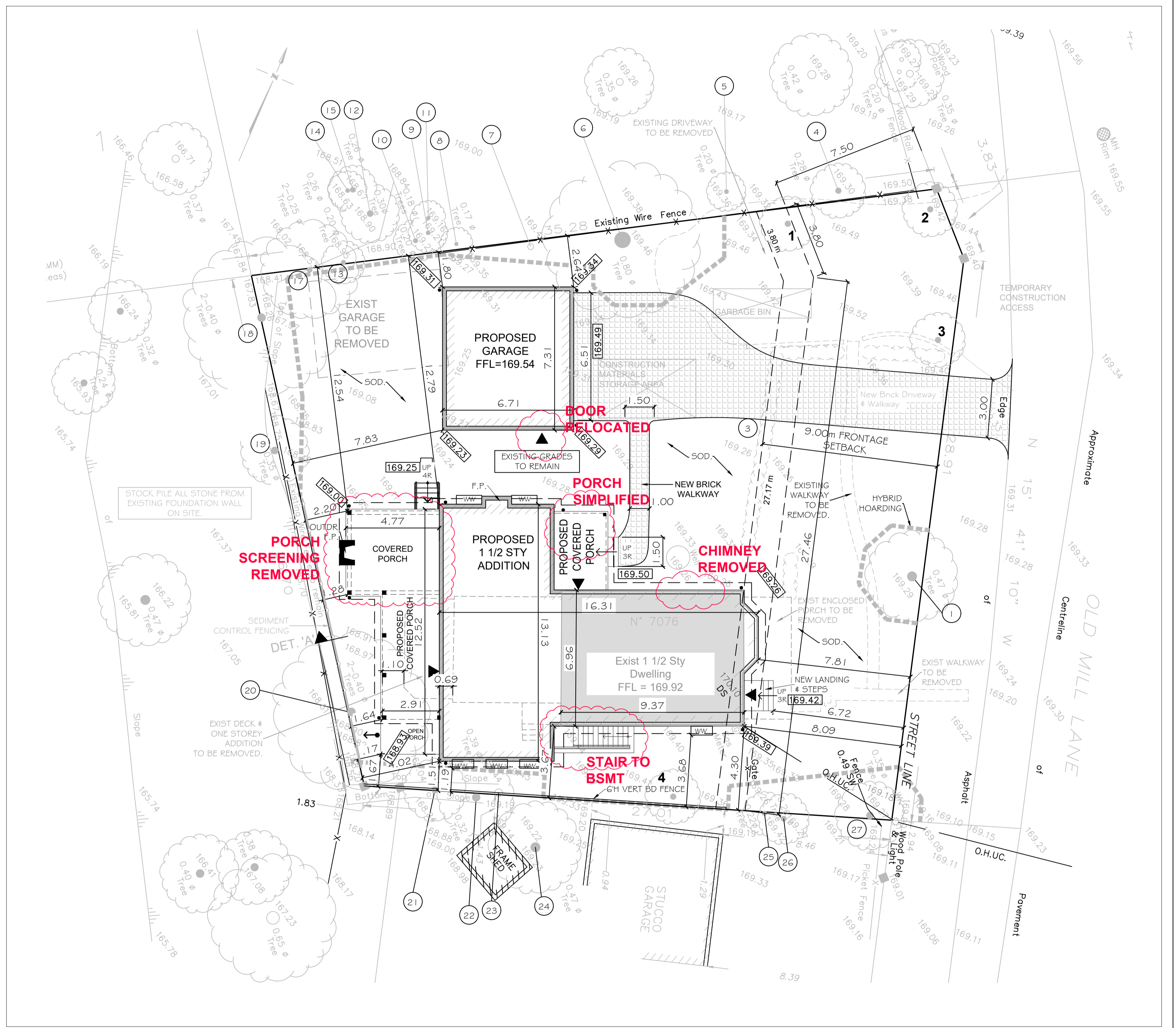
PROJECT STATISTICS

ADDRESS:	7076 OLD MILL LANE		
ZONING:	R1-32 RESIDENTIAL		
LOT AREA:	932.24 M ²		
LOT FRONTAGE:	31.27 M		
BUILDING HEIGHT:			
AVERAGE GRADE:	169.29		
ESTABLISHED GRADE:	169.15		
HEIGHT TO MID-POINT:	7.30		
HEIGHT TO HIGHEST RIDGE:	9.24		
HEIGHT TO UNDERSIDE OF EAVES:	5.15		
GROSS FLOOR AREA:			
	EXISTING	PROPOSED	TOTAL
GROUND FLOOR:	67.65 M ²	100.35 M ²	168.00 M ²
SECOND FLOOR:	67.76 M ²	26.22 M ²	94.00 M ²
TOTAL GFA:	135.43 M ²	126.57 M ²	262.00 M ²
ALLOWABLE G.F.A. (1.60m ² + .10 x lot area)			253.22 M ²
LOT COVERAGE:			
	EXISTING	PROPOSED	TOTAL
DWELLING FOOTPRINT:	67.65 M ²	100.35 M ²	168.00 M ²
GARAGE:	33.07 M ²	15.98 M ²	49.05 M ²
PORCH: (side at front)		11.07 M ²	11.07 M ²
DECK, PORCH & SCREENED PORCH: (back)		24.62 M ²	24.62 M ²
OTHER:			
TOTAL LOT COVERAGE:	27.1%	252.74 M ²	
ALLOWABLE LOT COVERAGE	25%	233.06 M ²	
AVERAGE GRADE CALCULATIONS:			
	A	B	
1. CENTRELINE OF STREET	169.55	169.23	
2. FRONT SIDE LOT LINES	169.42	169.12	
3. FRONT YARD SETBACK	169.32	169.34	
4. 15M BACK FROM PREVIOUS ELEVATION	169.35	169.36	
SUM OF GRADE ELEVATIONS			1354.33
AVERAGE GRADE			169.29
LANDSCAPED SOFT AREA			
FRONT YARD AREA:			296.54
HARD SURFACE AREAS:	10.8%		31.91
TOTAL LANDSCAPED SOFT AREAS:	89.2%		264.63

LOT 43
REGISTERED PLAN TOR-5
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
(FORMERLY THE TOWNSHIP OF TORONTO, COUNTY OF PEEL)



1 DETAIL 'A' (OPTIONAL)



No.	Revision/Issue	Date
3	CHANGE TO PORCHES	102522
2	CONSTRUCTION ISSUE NO.2	121421
1	CONSTRUCTION ISSUE NO.1	112221

No.	Revision/Issue	Date

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING.
*ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
*THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
*DRAWINGS ARE NOT TO BE SCALED.

PICCO ENGINEERING LTD
Structural Engineers
8611 Jane Street, Suite 200
Concord, Ontario, L4K 2M6
905-760-9688 mark.evans@piccogroup.com

DRAWING REVISIONS PREPARED BY:
Coachwood Manor Homes
Coachwood Contracting & Restoration
5265 Steeles Ave. West, Toronto, ON, M9L 2W2
Bus: 905 532 0063 / Fax: 905 760 9699 / Cell: 647-409-9844

Project Name & Address:
PROPOSED ADDITION & RENOVATIONS & DETACHED GARAGE FOR: ANDREA STEWART
7076 MILL STREET, MEADOWVALE VILLAGE
416-433-5780

The **SPI - 20 - 85 W11**
SITE PLAN
Project No. 19-74
Date MARCH 19, 2020
Scale 1:125
Sheet **A100**

2023-01-27 9:57:12 AM, ISO full bleed B2 (500.00 x 707.00 MM)

2023-01-27 9:57:39 AM, ISO full bleed B2 (500.00 x 707.00 MM)

ALL REVISIONS BUBBLED IN RED

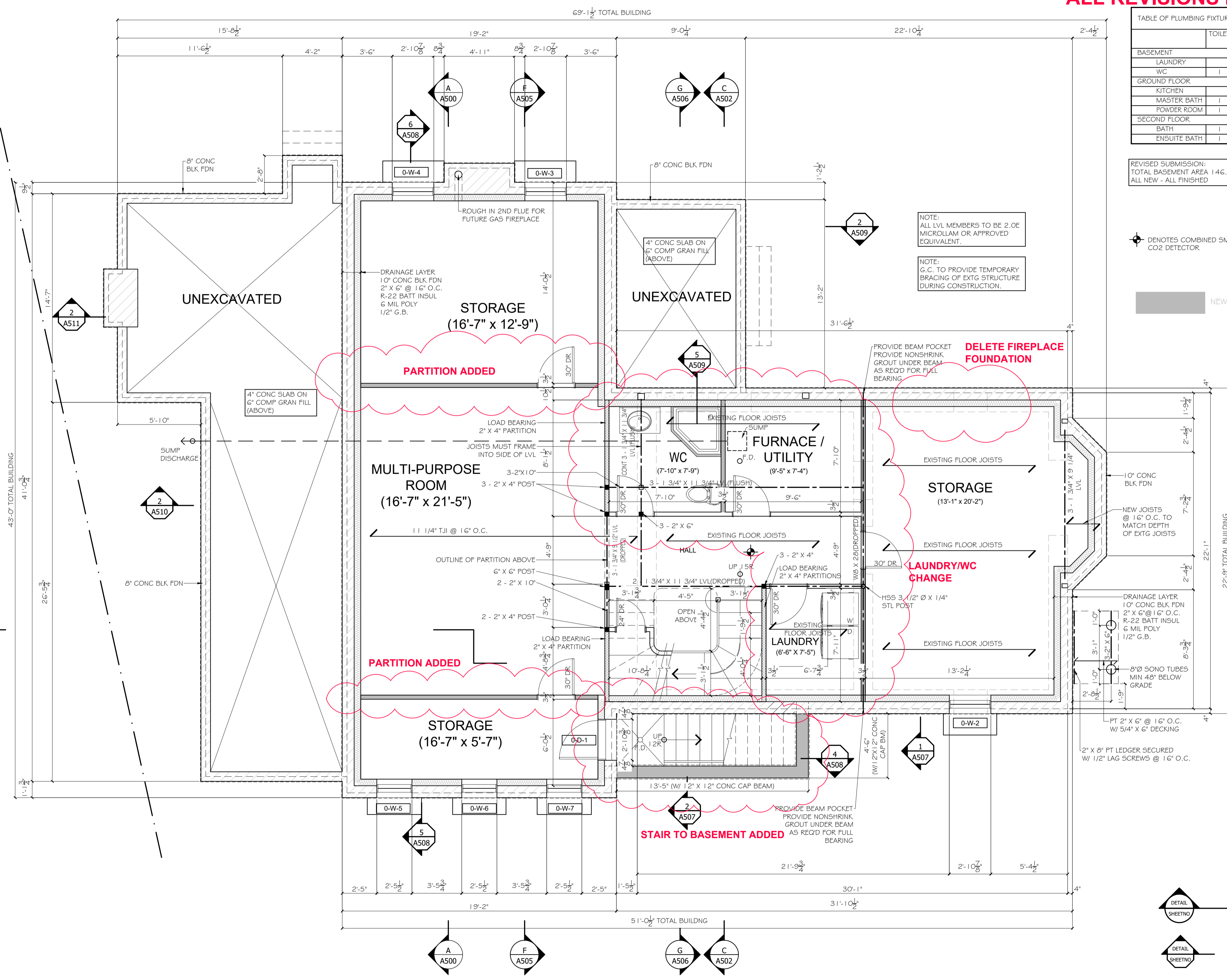


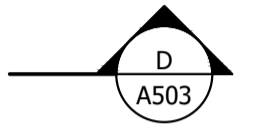
TABLE OF PLUMBING FIXTURES:

	TOILET	SINK	SHOWER	TUB	DISH-WASHER	WASH MACHINE
BASEMENT						
LAUNDRY						
WC						
GROUND FLOOR						
KITCHEN						
MASTER BATH						
POWDER ROOM						
SECOND FLOOR						
BATH						
ENSUITE BATH						

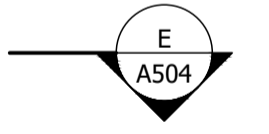
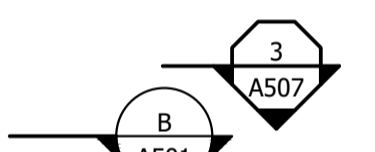
REVISED SUBMISSION:
TOTAL BASEMENT AREA 146.74 SQM
ALL NEW - ALL FINISHED



⬤ DENOTES COMBINED SMOKE & CO2 DETECTOR



■ NEW CONSTRUCTION UNDER THIS REVISION



⬤ DETAIL SHEETNO Denotes - BUILDING SECTION

⬤ DETAIL SHEETNO Denotes - WALL SECTION

No.	Revision/Issue	Date
5	CONSTRUCTION ISSUE NO.2	121421
4	CONSTRUCTION ISSUE NO.1	112221
3	CHANGE TO CONCRETE BLK FDN	110221
2	STONE FOUNDATION REMOVED	091321
1	CLARIFICATION OF AREAS ADDED	050521

No.	Revision/Issue	Date
8	CHANGES TO ROOM LAYOUTS	102522
7	CHANGES TO ROOM LAYOUTS	090922
6	UPDATE PER JELDWIN	121521

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING.
*ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
*THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
*DRAWINGS ARE NOT TO BE SCALED.

PICCO ENGINEERING LTD
Structural Engineers
8611 Jane Street, Suite 200
Concord, Ontario, L4K 2M6
905-760-9688 mark.evans@piccogroup.com

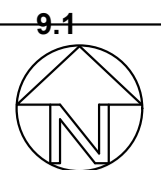
DRAWING REVISIONS PREPARED BY:
Coachwood Manor Homes
Coachwood Contracting & Restoration
5265 Steeles Ave. West, Toronto, ON, M9L 2W2
Bus: 905 532 0083 / Fax: 905 760 9699 / Cell: 647-409-9844

Project Name & Address:
**PROPOSED ADDITION & RENOVATIONS & DETACHED GARAGE FOR:
ANDREA STEWART
7076 MILL STREET, MEADOWVALE VILLAGE
416-433-5780**

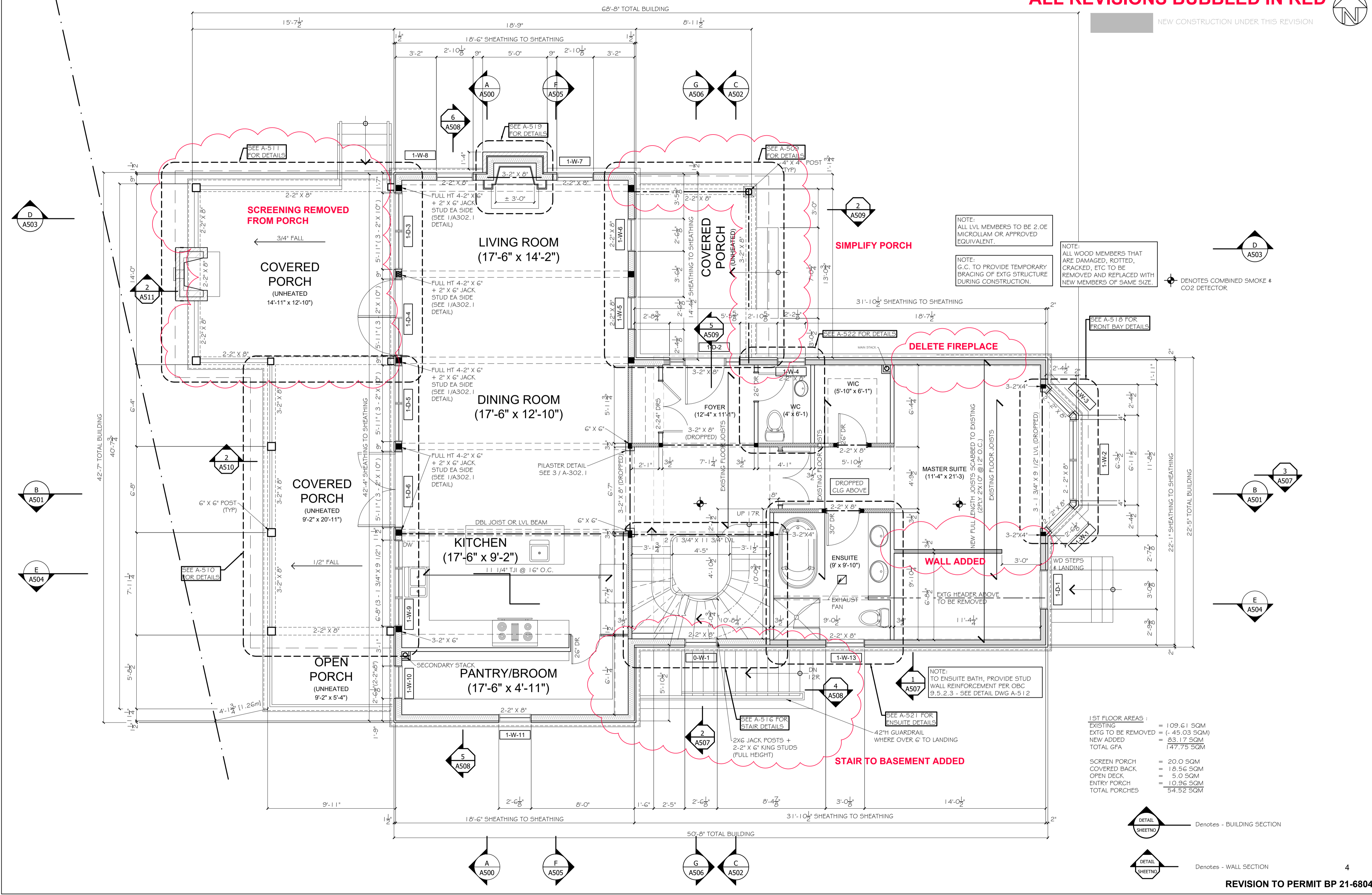
Sheet:
BASEMENT PLAN
Project No. 19-74
Date MARCH 19, 2020
Scale 1/4"=1'-0"
Sheet **A301**

2023-01-27 9:59:00 AM, ISO full bleed B2 (500.00 x 707.00 MM)

ALL REVISIONS BUBBLED IN RED



NEW CONSTRUCTION UNDER THIS REVISION



NOTE:
ALL LVL MEMBERS TO BE 2.0E MICROLAM OR APPROVED EQUIVALENT.

NOTE:
G.C. TO PROVIDE TEMPORARY BRACING OF EXTG STRUCTURE DURING CONSTRUCTION.

NOTE:
ALL WOOD MEMBERS THAT ARE DAMAGED, ROTTED, CRACKED, ETC TO BE REMOVED AND REPLACED WITH NEW MEMBERS OF SAME SIZE.

⊕ DENOTES COMBINED SMOKE & CO2 DETECTOR

1ST FLOOR AREAS :

EXISTING	= 109.61 SQM
EXTG TO BE REMOVED	= (-45.03 SQM)
NEW ADDED	= 83.17 SQM
TOTAL GFA	147.75 SQM
SCREEN PORCH	= 20.0 SQM
COVERED BACK	= 18.56 SQM
OPEN DECK	= 5.0 SQM
ENTRY PORCH	= 10.96 SQM
TOTAL PORCHES	54.52 SQM

⊕ Denotes - BUILDING SECTION

⊕ Denotes - WALL SECTION

No.	Revision/Issue	Date
5	C.I. REMOVED	091322
4	CHANGES TO MASTER SUITE	090922
3	CONSTRUCTION ISSUE NO.2	121421
2	CONSTRUCTION ISSUE NO.1	112221
1	'UNHEATED' AREA NOTES ADDED	050521

No.	Revision/Issue	Date
6	PORCH CHANGES	102522

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING.

*ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

*THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

*DRAWINGS ARE NOT TO BE SCALED.

PICCO ENGINEERING LTD
Structural Engineers
8611 Jane Street, Suite 200
Concord, Ontario, L4K 2M6
905-760-9688 mark.evans@piccogroup.com

DRAWING REVISIONS PREPARED BY:
Coachwood Manor Homes
Coachwood Contracting & Restoration
5265 Steeles Ave. West, Toronto, ON, M9L 2W2
Bus: 905 532 0083 / Fax: 905 760 9699 / Cell: 647-409-9844

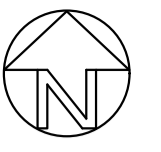
Project Name & Address:
PROPOSED ADDITION & RENOVATIONS & DETACHED GARAGE FOR: ANDREA STEWART
7076 MILL STREET, MEADOWVALE VILLAGE
416-433-5780

Date: MARCH 19, 2020

Scale: 1/4" = 1'-0"

Sheet: **A302**

ALL REVISIONS BUBBLED IN RED



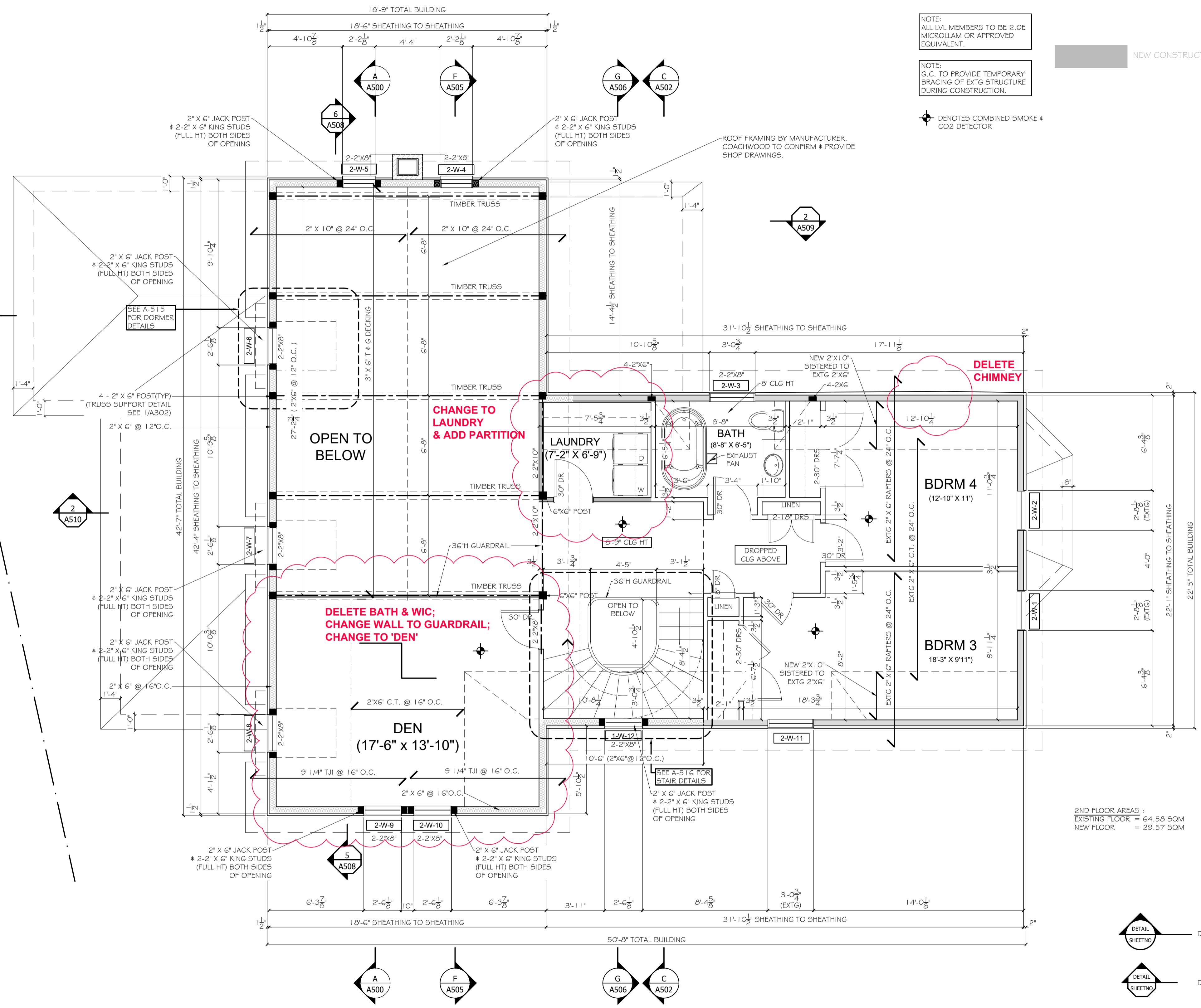
NOTE:
ALL LVL MEMBERS TO BE 2.0E MICROLAM OR APPROVED EQUIVALENT.

NOTE:
G.C. TO PROVIDE TEMPORARY BRACING OF EXTG STRUCTURE DURING CONSTRUCTION.

⊕ DENOTES COMBINED SMOKE & CO2 DETECTOR

NEW CONSTRUCTION UNDER THIS REVISION

ROOF FRAMING BY MANUFACTURER. COACHWOOD TO CONFIRM & PROVIDE SHOP DRAWINGS.



2ND FLOOR AREAS:
EXISTING FLOOR = 64.58 SQM
NEW FLOOR = 29.57 SQM

DETAIL SHEETNO Denotes - BUILDING SECTION

DETAIL SHEETNO Denotes - WALL SECTION

2023-01-27 9:59:32 AM, ISO full bleed B2 (500.00 x 707.00 MM)

No.	Revision/Issue	Date
5	C.I. REMOVED	091322
4	CHANGES TO ROOM LAYOUTS	090922
3	UPDATE PER JELDWEN	121521
2	CONSTRUCTION ISSUE NO.2	121421
1	CONSTRUCTION ISSUE NO.1	112221

No.	Revision/Issue	Date
6	CHANGE TO HOME OFFICE	102522

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING.
 *ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 *THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 *DRAWINGS ARE NOT TO BE SCALED.

PICCO ENGINEERING LTD
 Structural Engineers
 8611 Jane Street, Suite 200
 Concord, Ontario, L4K 2M6
 905-760-9688 mark.evans@piccogroup.com

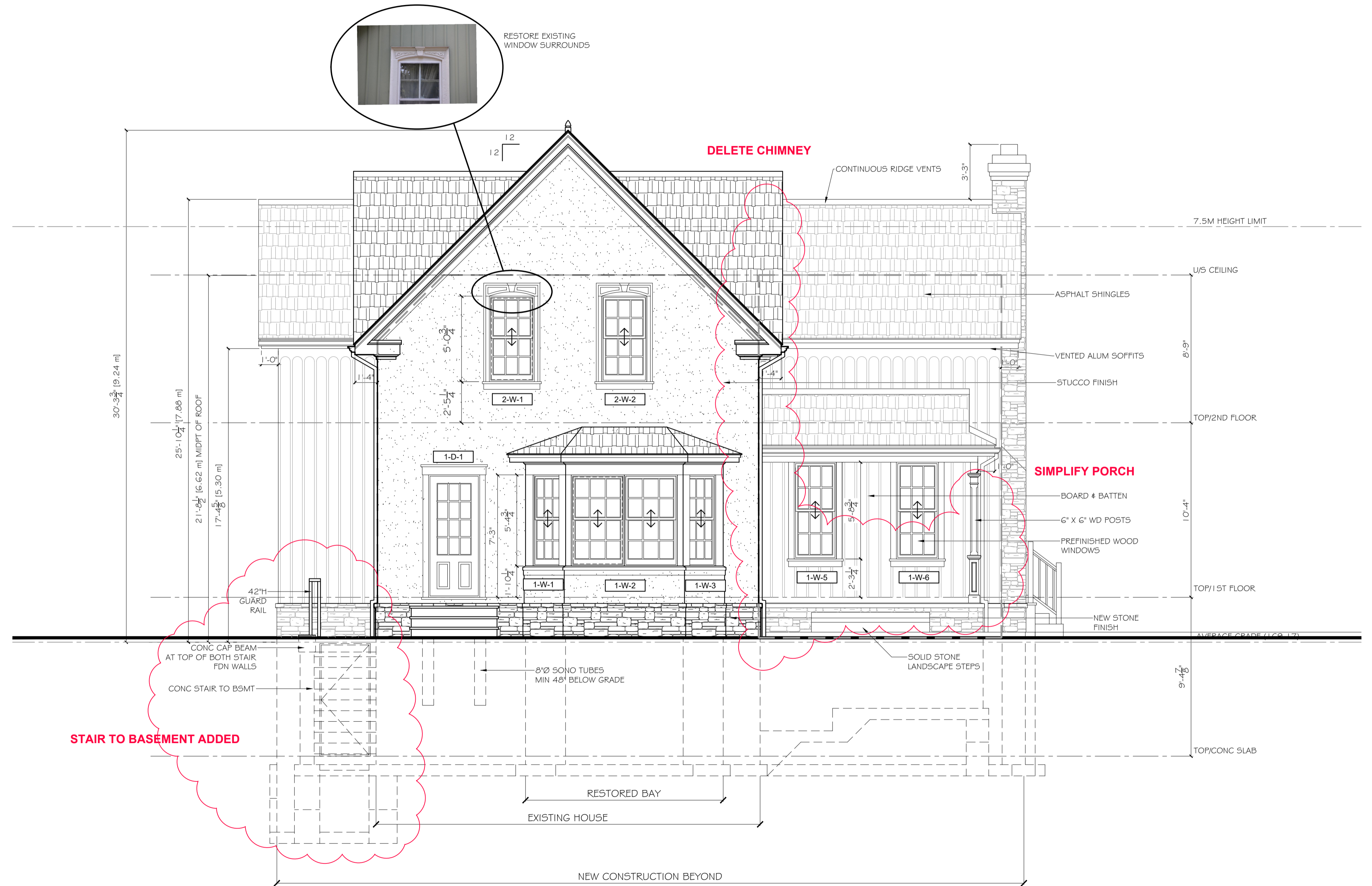
DRAWING REVISIONS PREPARED BY:
Coachwood Manor Homes
 Coachwood Contracting & Restoration
 5265 Steeles Ave. West, Toronto, ON, M9L 2W2
 Bus: 905 532 0083 / Fax: 905 760 9699 / Cell: 647-409-9844

Project Name & Address:
PROPOSED ADDITION & RENOVATIONS & DETACHED GARAGE FOR: ANDREA STEWART
 7076 MILL STREET, MEADOWVALE VILLAGE
 416-433-5780

Doc: **SPI - 20 - 85 W11**
2ND FLOOR PLAN
 Project No. 19-74
 Date MARCH 19, 2020
 Scale 1/4" = 1'-0"
A303

LIMITING DISTANCE = 14.41M		2-W-1	1.07
AREA OF EXPOSED BLDG FACE = 43,63 SQM		2-W-2	1.07
ALLOWABLE % OF GLAZED OPENINGS = 100%		1-D-1	1.82
ALLOWABLE GLAZED OPENINGS = 43,63 SQM		1-W-1	0.76
OPENINGS SHOWN = 8.16 SQ M (18.7%)		1-W-3	0.76
		1-W-2	2.68
		TOTAL	8.16

LIMITING DISTANCE = 26.00M		1-W-5	1.17
AREA OF EXPOSED BLDG FACE = 28,69 SQM		1-W-6	1.17
ALLOWABLE % OF GLAZED OPENINGS = 28,69 SQM		TOTAL	2.34
OPENINGS SHOWN = 2.34 SQ M (8.2%)			

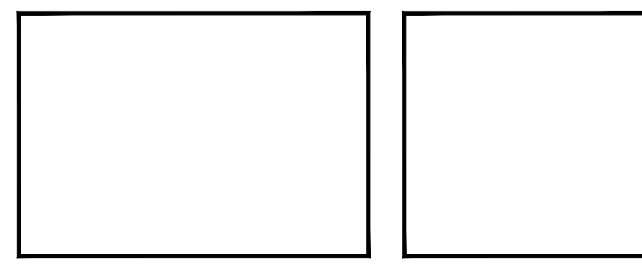


2023-01-27 10:00:32 AM, ISO full bleed B2 (500.00 x 707.00 MM)

No.	Revision/Issue	Date
5	PORCH CHANGES	102522
4	MASTER SUITE FIREPLACE REMOVED	091322
3	CONSTRUCTION ISSUE NO.2	121421
2	CONSTRUCTION ISSUE NO.1	112221
1	STONE FOUNDATION REMOVED	091321

No.	Revision/Issue	Date

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING.
 *ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 *THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 *DRAWINGS ARE NOT TO BE SCALED.



PICCO ENGINEERING LTD
 Structural Engineers
 8611 Jane Street, Suite 200
 Concord, Ontario, L4K 2M6
 905-760-9688 mark.evans@piccogroup.com

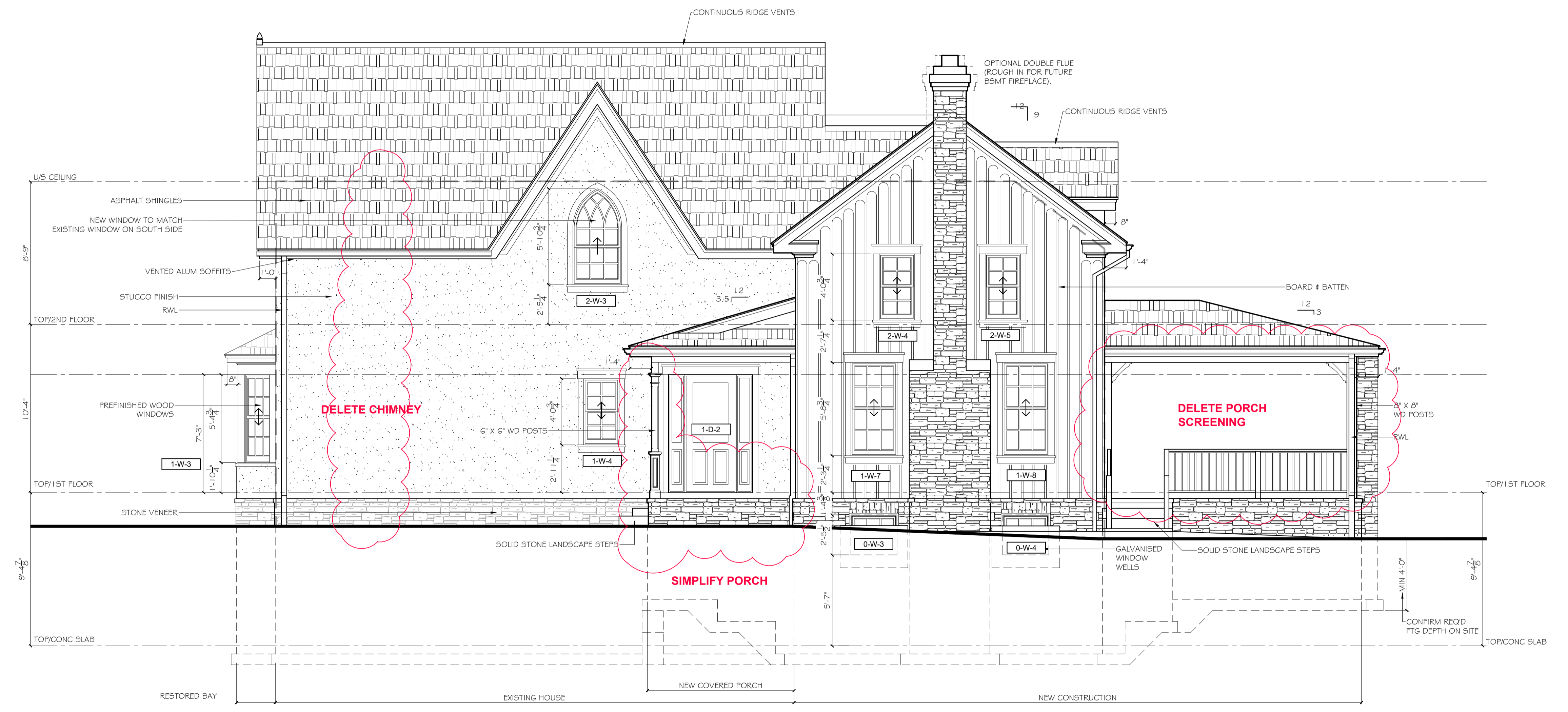
DRAWING REVISIONS PREPARED BY:
Coachwood Manor Homes
 Coachwood Contracting & Restoration
 5265 Steeles Ave. West, Toronto, ON, M9L 2W2
 Bus: 905 532 0083 / Fax: 905 760 9699 / Cell: 647-409-9844

Project Name & Address:
PROPOSED ADDITION & RENOVATIONS & DETACHED GARAGE FOR: ANDREA STEWART
 7076 MILL STREET, MEADOWVALE VILLAGE
 416-433-5780

The **SPI - 20 - 85 W11**
EAST ELEVATION (FRONT)
 Project No. 19-74
 Date MARCH 19, 2020
 Scale 1/4" = 1'-0"
 Sheet **A400**

2-W-4	0.61
2-W-5	0.61
1-W-7	1.17
1-W-8	1.17
0-W-3	0.15
0-W-4	0.15
1-W-4	0.61
1-D-2	3.31
2-W-3	1.43
TOTAL	9.21

LIMITING DISTANCE = 12.79M
 AREA OF EXPOSED BLDG FACE = 99.73 SQM
 ALLOWABLE % OF GLAZED OPENINGS = 100%
 ALLOWABLE GLAZED OPENINGS = 99.73 SQM
 OPENINGS SHOWN = 9.21 SQ M (9.2%)

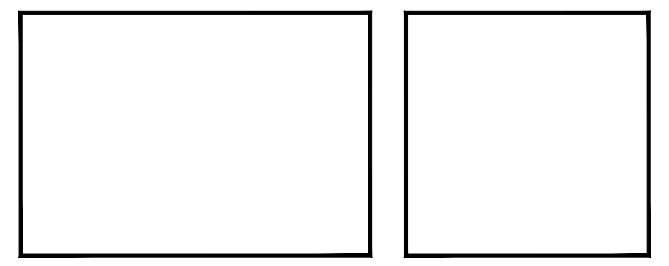


2023-01-27 10:00:47 AM, ISO full bleed B2 (500.00 x 707.00 MM)

5	MASTER SUITE FIREPLACE REMOVED	091322
4	UPDATE PER JELDWIN	121521
3	CONSTRUCTION ISSUE NO.2	121421
2	CONSTRUCTION ISSUE NO.1	112221
1	STONE FOUNDATION REMOVED	091321
No.	Revision/Issue	Date

6	PORCH CHANGES	102522
No.	Revision/Issue	Date

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING.
 *ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 *THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 *DRAWINGS ARE NOT TO BE SCALED.



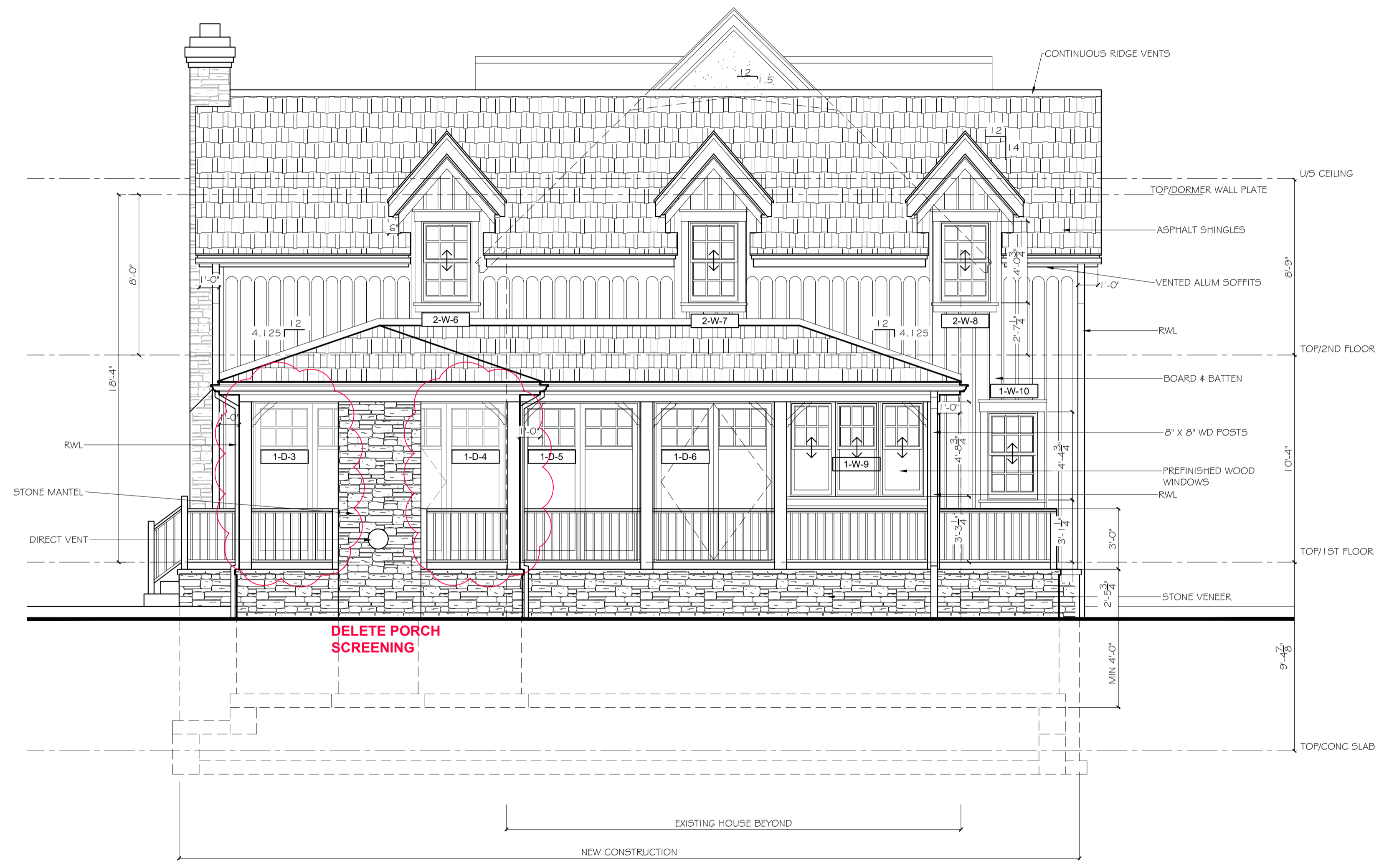
PICCO ENGINEERING LTD
 Structural Engineers
 8611 Jane Street, Suite 200
 Concord, Ontario, L4K 2M6
 905-760-9688 mark.evans@piccogroup.com

DRAWING REVISIONS PREPARED BY:
Coachwood Manor Homes
 Coachwood Contracting & Restoration
 5265 Steeles Ave. West, Toronto, ON, M9L 2W2
 Bus: 905 532 0083 / Fax: 905 760 9699 / Cell: 647-409-9844

Project Name & Address:
PROPOSED ADDITION & RENOVATIONS & DETACHED GARAGE FOR: ANDREA STEWART
 7076 MILL STREET, MEADOWVALE VILLAGE
 416-433-5780

Sheet: **SPI - 20 - 85 W11**
 Title: **NORTH ELEVATION**
 Project No.: 19-74
 Date: MARCH 19, 2020
 Scale: 1/4" = 1'-0"
 Sheet: **A401**

LIMITING DISTANCE = N/A
ALLOWABLE % OF GLAZED OPENINGS = 100%

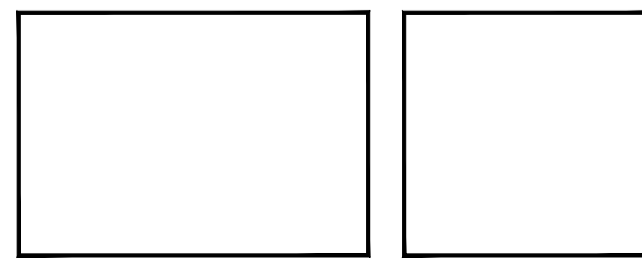


2023-01-27 10:01:17 AM, ISO full bleed B2 (500.00 x 707.00 MM)

No.	Revision/Issue	Date
4	CHANGE TO PORCH	102522
3	CONSTRUCTION ISSUE NO.2	121421
2	CONSTRUCTION ISSUE NO.1	112221
1	STONE FOUNDATION REMOVED	091321

No.	Revision/Issue	Date

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING.
 *ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 *THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 *DRAWINGS ARE NOT TO BE SCALED.



PICCO ENGINEERING LTD
 Structural Engineers
 8611 Jane Street, Suite 200
 Concord, Ontario, L4K 2M6
 905-760-9688 mark.evans@piccogroup.com

DRAWING REVISIONS PREPARED BY:
Coachwood Manor Homes
 Coachwood Contracting & Restoration
 5265 Steeles Ave. West, Toronto, ON, M9L 2W2
 Bus: 905 532 0083 / Fax: 905 760 9699 / Cell: 647-409-9844

Project Name & Address:
PROPOSED ADDITION & RENOVATIONS & DETACHED GARAGE FOR: ANDREA STEWART
 7076 MILL STREET, MEADOWVALE VILLAGE
 416-433-5780

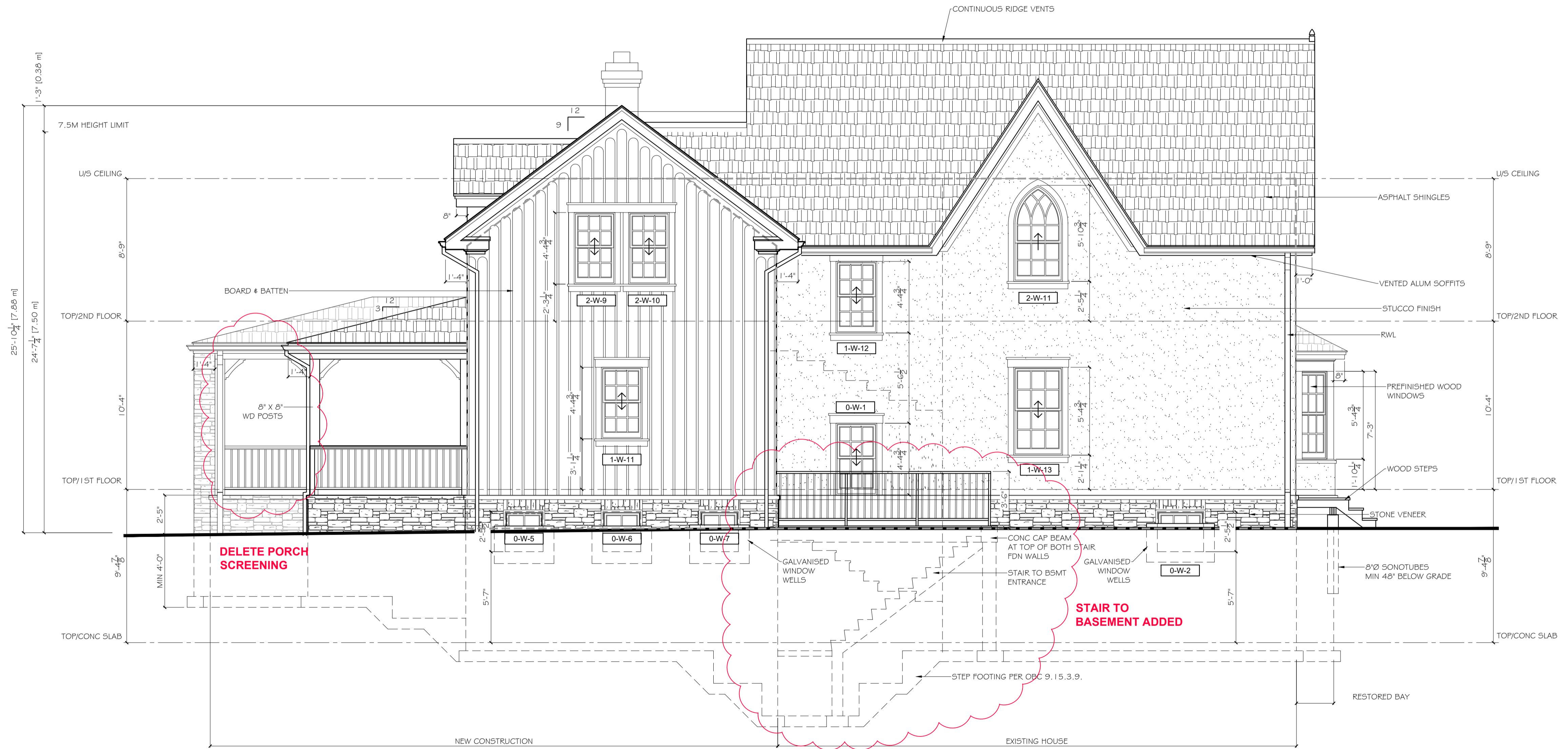
Title: **SPI - 20 - 85 W11**
WEST ELEVATION
 Project No: 19-74
 Date: MARCH 19, 2020
 Scale: 1/4" = 1'-0"
 Sheet: **A402**

2-W-9	0.79
2-W-10	0.79
1-W-11	0.79
0-W-5	0.15
0-W-6	0.15
0-W-7	0.15
TOTAL	2.82

LIMITING DISTANCE = 1.51 M
 AREA OF EXPOSED BLDG FACE = 35.8 SQM
 ALLOWABLE % OF GLAZED OPENINGS = 8.5%
 ALLOWABLE GLAZED OPENINGS = 3.04 SQM
 OPENINGS SHOWN = 2.82 SQ M (7.9%)

1-W-12	0.94
0-W-1	0.94
1-W-13	1.48
2-W-11	1.43
0-W-2	0.26
TOTAL	5.05

LIMITING DISTANCE = 3.67 M
 AREA OF EXPOSED BLDG FACE = 64.7 SQM
 ALLOWABLE % OF GLAZED OPENINGS = 23%
 ALLOWABLE GLAZED OPENINGS = 14.88 SQM
 OPENINGS SHOWN = 5.05 SQ M (7.8%)



2023-01-27 10:01:40 AM, ISO full bleed B2 (500.00 x 707.00 MM)

No.	Revision/Issue	Date
5	WINDOW & CHIMNEY REMOVED	091322
4	UPDATE PER JELDWEN	121521
3	CONSTRUCTION ISSUE NO.2	121421
2	CONSTRUCTION ISSUE NO.1	111221
1	STONE FOUNDATION REMOVED	091321

No.	Revision/Issue	Date
6	CHANGE TO PORCH	102522

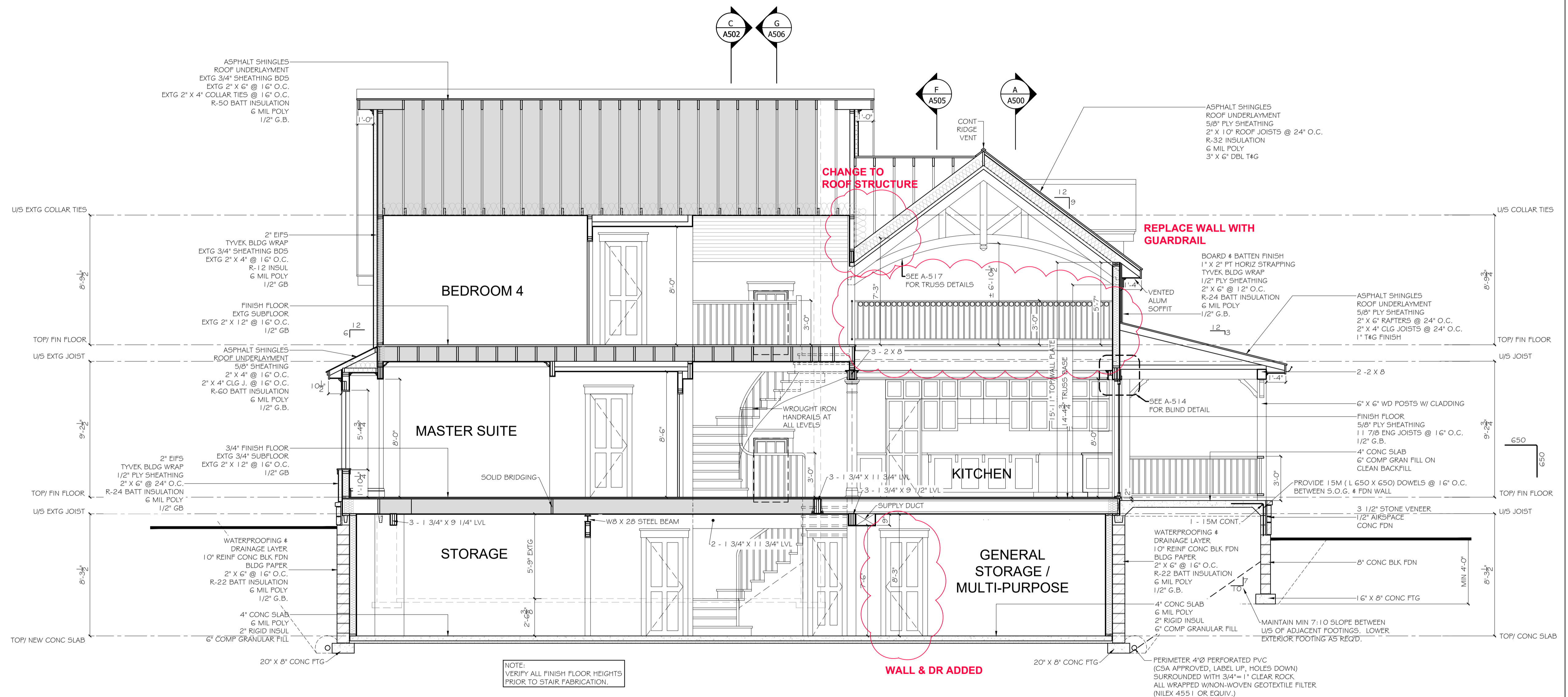
*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING.
 *ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 *THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 *DRAWINGS ARE NOT TO BE SCALED.

PICCO ENGINEERING LTD
 Structural Engineers
 8611 Jane Street, Suite 200
 Concord, Ontario, L4K 2M6
 905-760-9688 mark.evans@piccogroup.com

DRAWING REVISIONS PREPARED BY:
Coachwood Manor Homes
 Coachwood Contracting & Restoration
 5265 Steeles Ave. West, Toronto, ON, M9L 2W2
 Bus: 905 532 0083 / Fax: 905 760 9699 / Cell: 647-409-9644

Project Name & Address:
PROPOSED ADDITION & RENOVATIONS & DETACHED GARAGE FOR: ANDREA STEWART
 7076 MILL STREET, MEADOWVALE VILLAGE
 416-433-5780

Title: **SPI - 20 - 85 W11**
SOUTH ELEVATION
 Project No. 19-74
 Date MARCH 19, 2020
 Scale 1/4" = 1'-0"
 Sheet **A403**



2023-01-27 10:02:34 AM, ISO full bleed B2 (500.00 x 707.00 MM)

5	CHANGE TO BSMT LAYOUT	102522
4	C.I. REMOVED	091322
3	CONSTRUCTION ISSUE NO.2	121421
2	CONSTRUCTION ISSUE NO.1	112221
1	STONE FOUNDATION REMOVED	091321
No.	Revision/Issue	Date

No.	Revision/Issue	Date

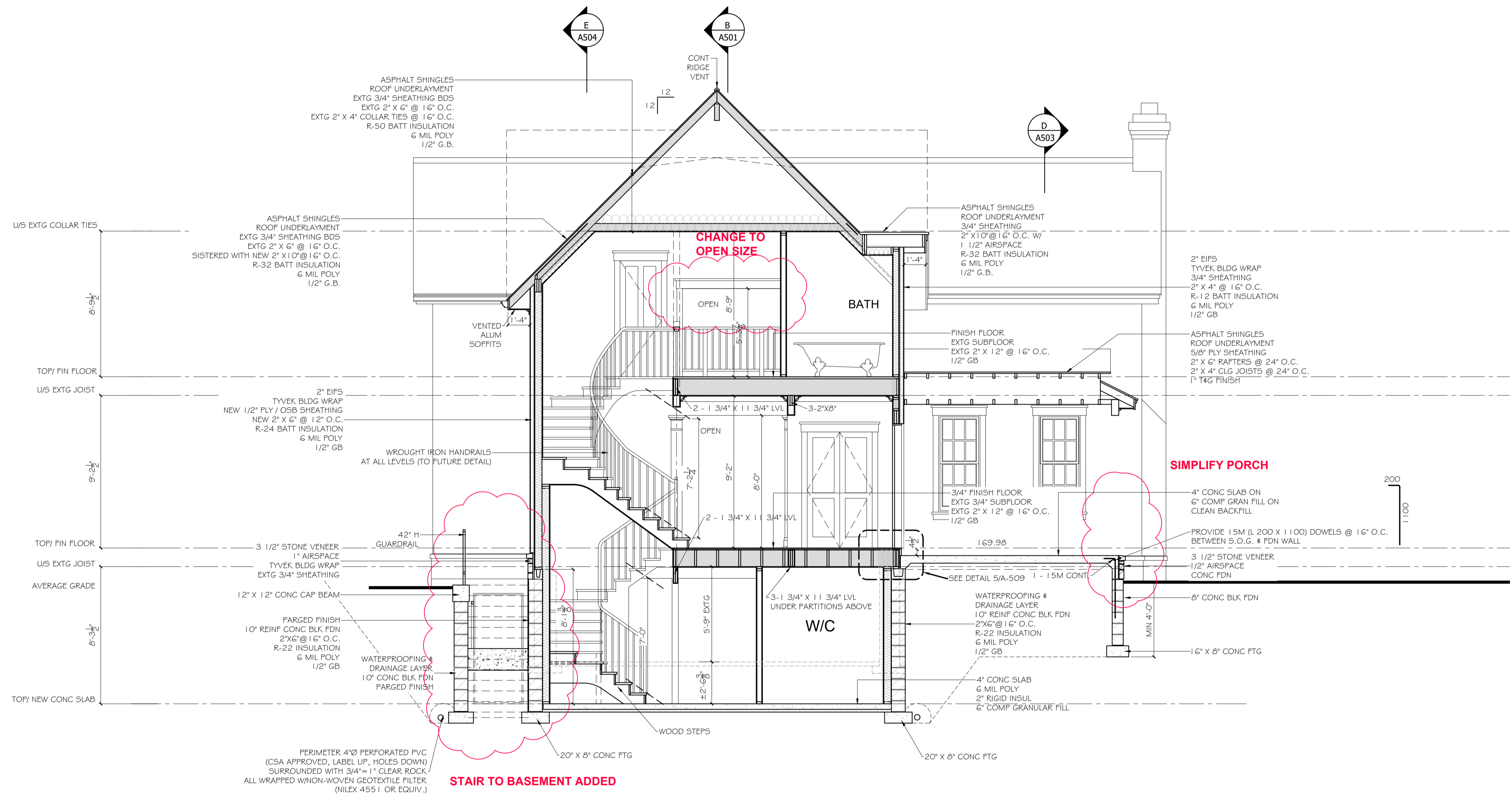
*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING.
 *ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 *THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 *DRAWINGS ARE NOT TO BE SCALED.

PICCO ENGINEERING LTD
 Structural Engineers
 8611 Jane Street, Suite 200
 Concord, Ontario, L4K 2M6
 905-760-9688 mark.evans@piccogroup.com

DRAWING REVISIONS PREPARED BY:
Coachwood Manor Homes
 Coachwood Contracting & Restoration
 5265 Steeles Ave. West, Toronto, ON, M9L 2W2
 Bus: 905 532 0083 / Fax: 905 760 9699 / Cell: 647-409-9844

Project Name & Address:
PROPOSED ADDITION & RENOVATIONS & DETACHED GARAGE FOR:
ANDREA STEWART
 7076 MILL STREET, MEADOWVALE VILLAGE
 416-433-5780

Title:
SECTION B
 Project No.: 19-74
 Date: MARCH 19, 2020
 Scale: 1/4"=1'-0"
 Sheet:
A501

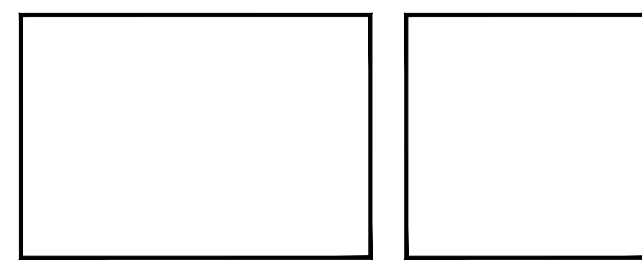


2023-01-27 10:02:49 AM, ISO full bleed B2 (500.00 x 707.00 MM)

No.	Revision/Issue	Date
4	CHANGE TO PORCH	102522
3	CONSTRUCTION ISSUE NO.2	121421
2	CONSTRUCTION ISSUE NO.1	112221
1	STONE FOUNDATION REMOVED	091321

No.	Revision/Issue	Date

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING.
 *ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 *THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 *DRAWINGS ARE NOT TO BE SCALED.

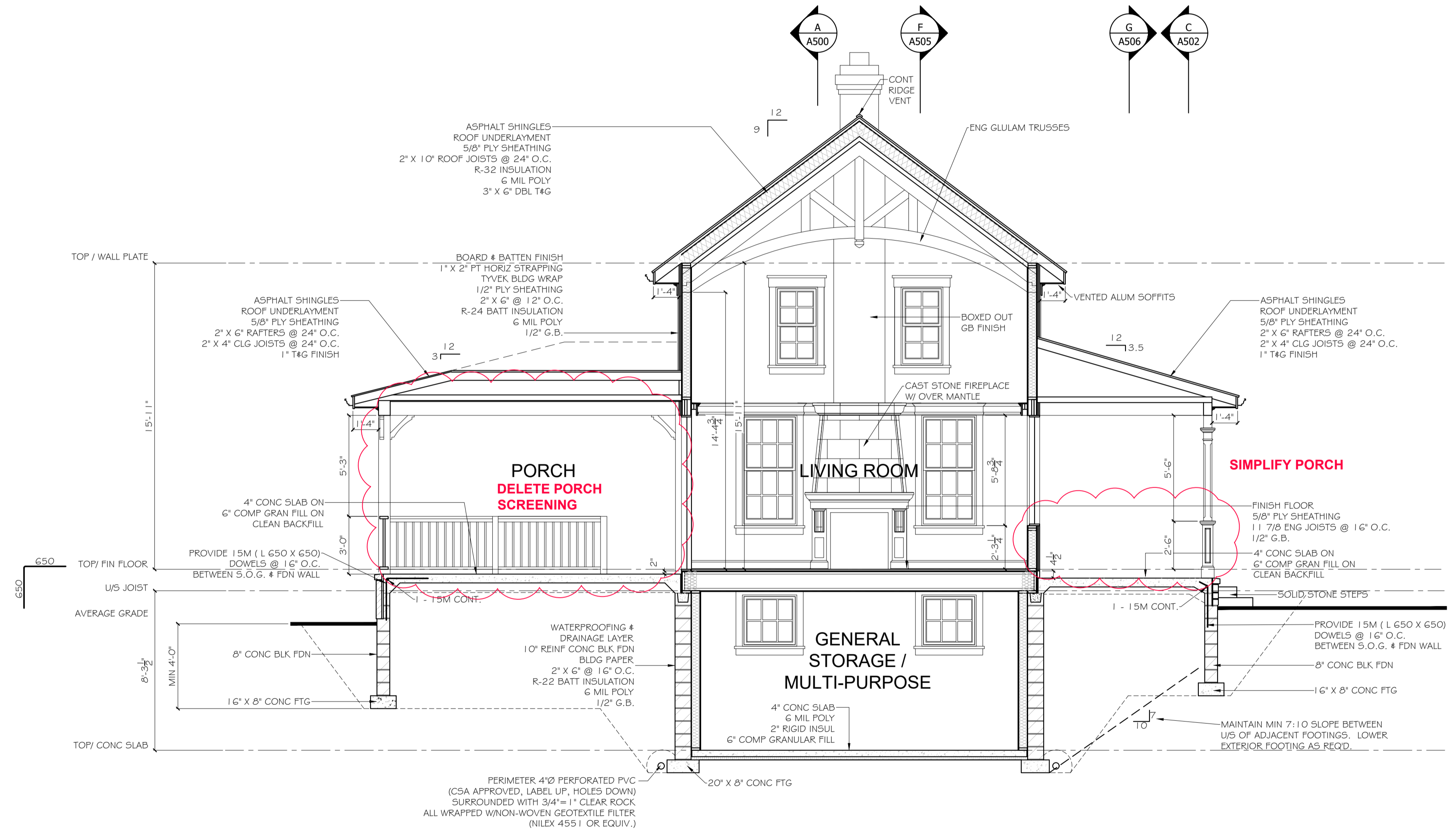


PICCO ENGINEERING LTD
 Structural Engineers
 8611 Jane Street, Suite 200
 Concord, Ontario, L4K 2M6
 905-760-9688 mark.evans@piccogroup.com

DRAWING REVISIONS PREPARED BY:
Coachwood Manor Homes
 Coachwood Contracting & Restoration
 5265 Steeles Ave. West, Toronto, ON, M9L 2W2
 Bus: 905 532 0083 / Fax: 905 760 9699 / Cell: 647-409-9844

Project Name & Address:
PROPOSED ADDITION & RENOVATIONS & DETACHED GARAGE FOR: ANDREA STEWART
 7076 MILL STREET, MEADOWVALE VILLAGE
 416-433-5780

Title:
SECTION C
 Project No. 19-74
 Date MARCH 19, 2020
 Scale 1/4" = 1'-0"
 Sheet **A502**



2023-01-27 10:03:08 AM, ISO full bleed B2 (500.00 x 707.00 MM)

No.	Revision/Issue	Date
4	CHANGE TO PORCHES	102522
3	C.I. REMOVED	091322
2	CONSTRUCTION ISSUE NO.2	121421
1	CONSTRUCTION ISSUE NO.1	112221

No.	Revision/Issue	Date

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING.
 *ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 *THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 *DRAWINGS ARE NOT TO BE SCALED.

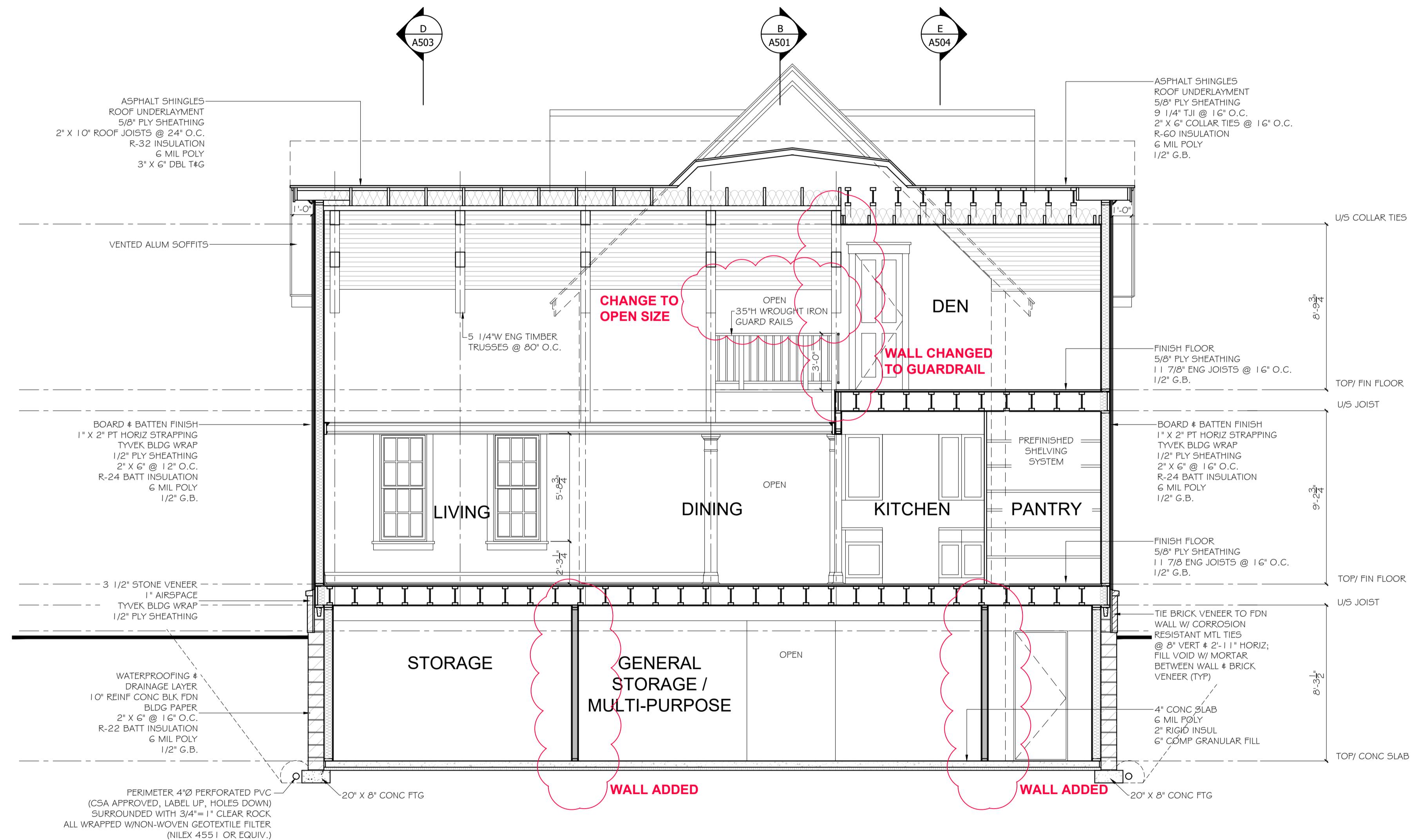
PICCO ENGINEERING LTD
 Structural Engineers
 8611 Jane Street, Suite 200
 Concord, Ontario, L4K 2M6
 905-760-9688 mark.evans@piccogroup.com

DRAWING REVISIONS PREPARED BY:
Coachwood Manor Homes
 Coachwood Contracting & Restoration
 5265 Steeles Ave. West, Toronto, ON, M9L 2W2
 Bus: 905 532 0083 / Fax: 905 760 9699 / Cell: 647-409-9844

Project Name & Address:
PROPOSED ADDITION & RENOVATIONS & DETACHED GARAGE FOR: ANDREA STEWART
 7076 MILL STREET, MEADOWVALE VILLAGE
 416-433-5780

Sheet: **SPI - 20 - 85 W11**
SECTION D
 Project No. 19-74
 Date: MARCH 19, 2020
 Scale: 1/4" = 1'-0"
A503

NEW CONSTRUCTION UNDER THIS REVISION



2023-01-27 10:03:46 AM, ISO full bleed B2 (500.00 x 707.00 MM)

5	CHANGE TO BSMT LAYOUT	102522
4	C.I. REMOVED	091322
3	CONSTRUCTION ISSUE NO.2	121421
2	CONSTRUCTION ISSUE NO.1	112221
1	STONE FOUNDATION REMOVED	091321
No.	Revision/Issue	Date

No.	Revision/Issue	Date

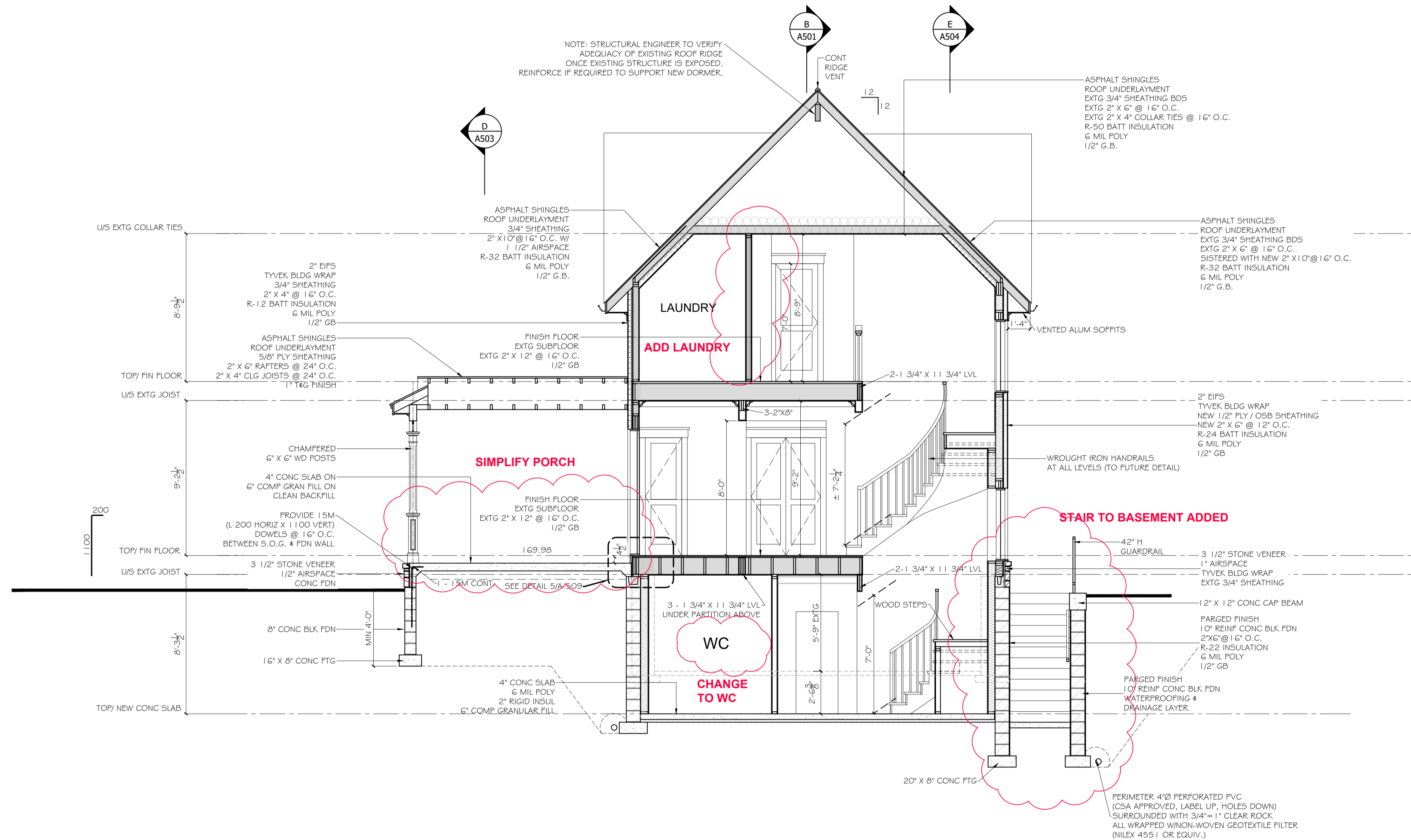
*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING.
 *ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 *THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 *DRAWINGS ARE NOT TO BE SCALED.

PICCO ENGINEERING LTD
 Structural Engineers
 8611 Jane Street, Suite 200
 Concord, Ontario, L4K 2M6
 905-760-9688 mark.evans@piccogroup.com

DRAWING REVISIONS PREPARED BY:
Coachwood Manor Homes
 Coachwood Contracting & Restoration
 5265 Steeles Ave. West, Toronto, ON, M9L 2W2
 Bus: 905 532 0083 / Fax: 905 760 9699 / Cell: 647-409-9844

Project Name & Address:
PROPOSED ADDITION & RENOVATIONS & DETACHED GARAGE FOR:
 ANDREA STEWART
 7076 MILL STREET, MEADOWVALE VILLAGE
 416-433-5780

Doc: **SPI - 20 - 85 W11**
 SECTION F
 Project No: 19-74
 Date: MARCH 19, 2020
 Scale: 1/4" = 1'-0"
 Sheet: **A505**



2023-01-27 10:04:06 AM, ISO full bleed B2 (500.00 x 707.00 MM)

5	CHANGE TO PORCH	102522
4	STAIRWELL WINDOW REMOVED	091322
3	CONSTRUCTION ISSUE NO.2	121421
2	CONSTRUCTION ISSUE NO.1	112221
1	STONE FOUNDATION REMOVED	091321
No.	Revision/Issue	Date

No.	Revision/Issue	Date

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING.
 *ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 *THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 *DRAWINGS ARE NOT TO BE SCALED.

PICCO ENGINEERING LTD
 Structural Engineers
 8611 Jane Street, Suite 200
 Concord, Ontario, L4K 2M6
 905-760-9688 mark.evans@piccogroup.com

DRAWING REVISIONS PREPARED BY:
Coachwood Manor Homes
 Coachwood Contracting & Restoration
 5265 Steeles Ave. West, Toronto, ON, M9L 2W2
 Bus: 905 532 0083 / Fax: 905 760 9699 / Cell: 647-409-9844

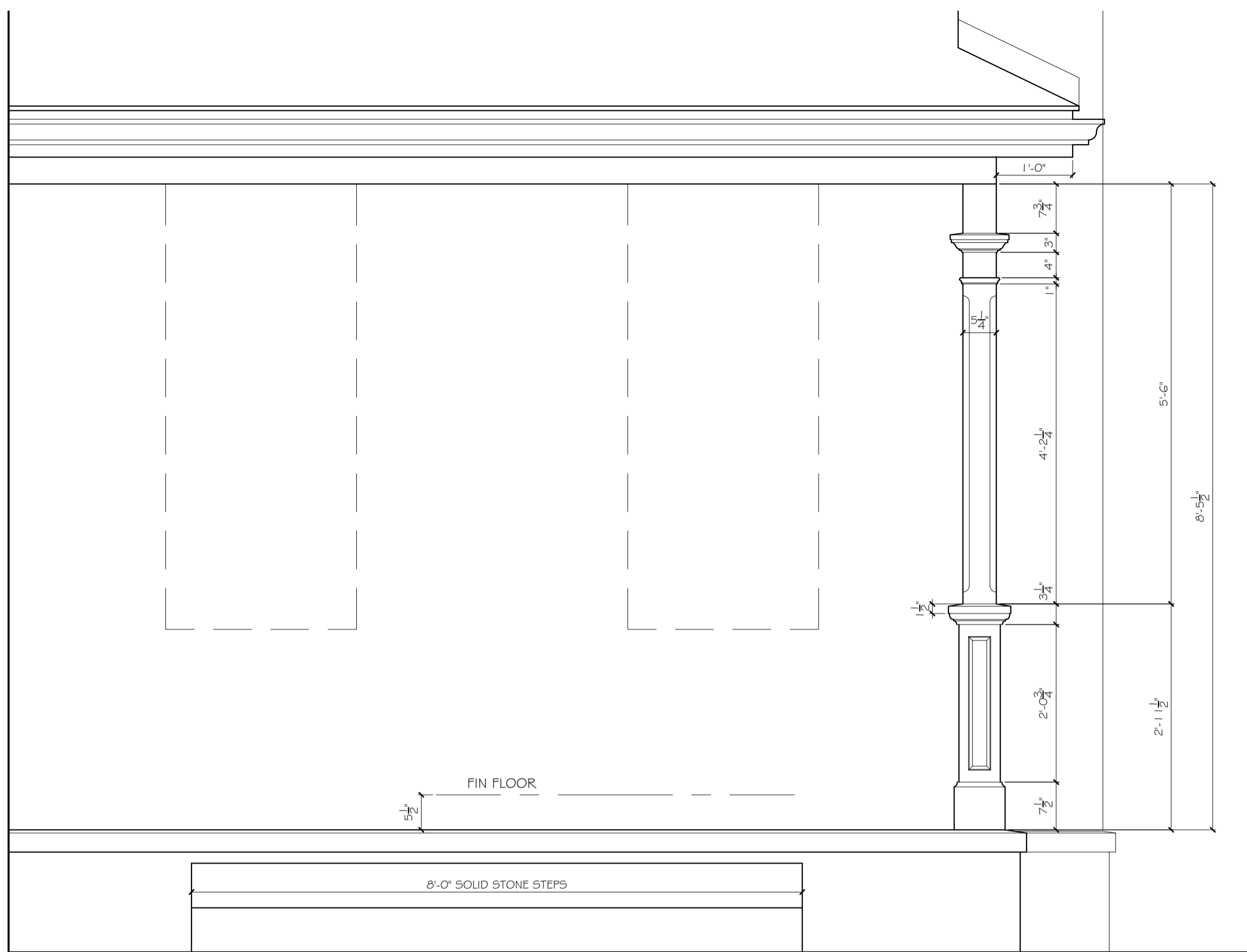
Project Name & Address:
PROPOSED ADDITION & RENOVATIONS & DETACHED GARAGE FOR:
ANDREA STEWART
 7076 MILL STREET, MEADOWVALE VILLAGE
 416-433-5780

Title:
SECTION G
 Project No. 19-74
 Date MARCH 19, 2020
 Scale 1/4" = 1'-0"
 Sheet **A506**

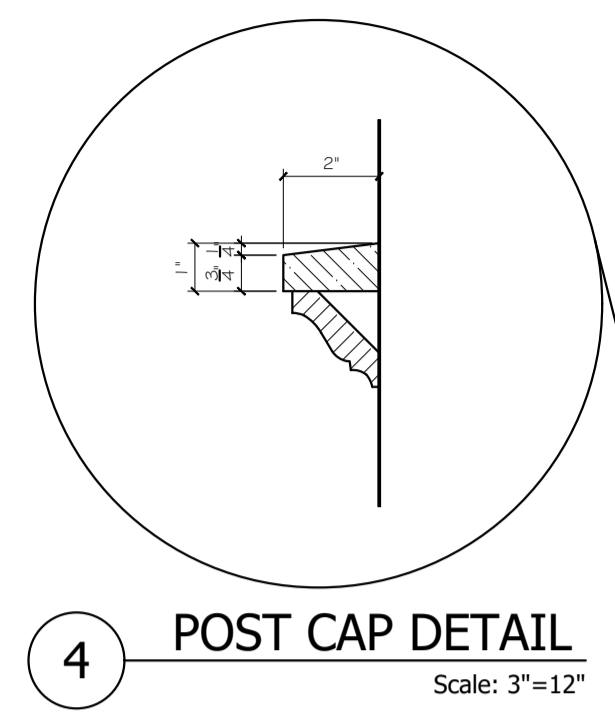
2023-01-27 10:04:37 AM, ISO full bleed B2 (500.00 x 707.00 MM)

ALL REVISIONS BUBBLED IN RED

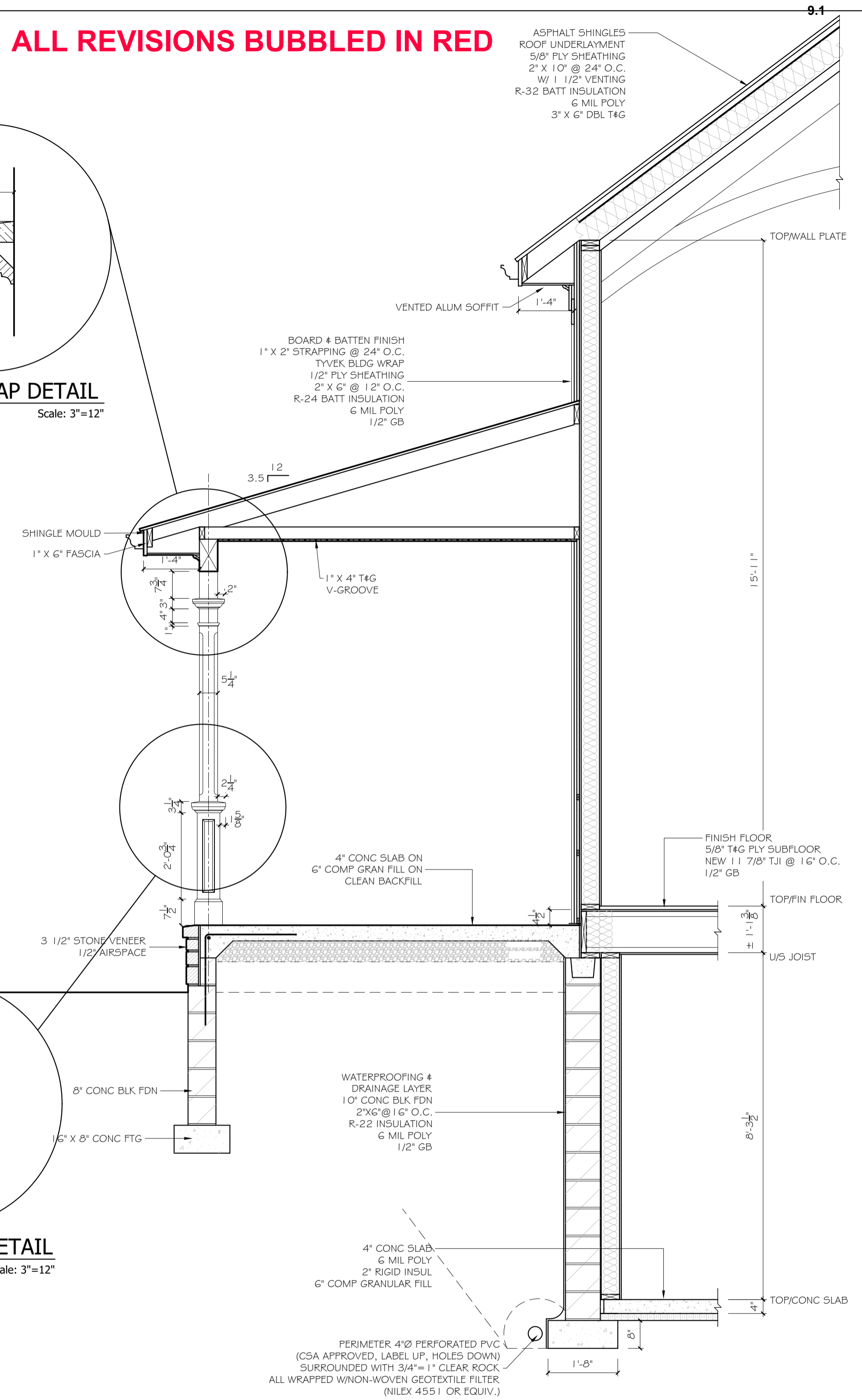
ASPHALT SHINGLES
ROOF UNDERLAYMENT
5/8" PLY SHEATHING
2" X 10" @ 24" O.C.
W/ 1 1/2" VENTING
R-32 BATT INSULATION
6 MIL POLY
3" X 6" DBL T&G



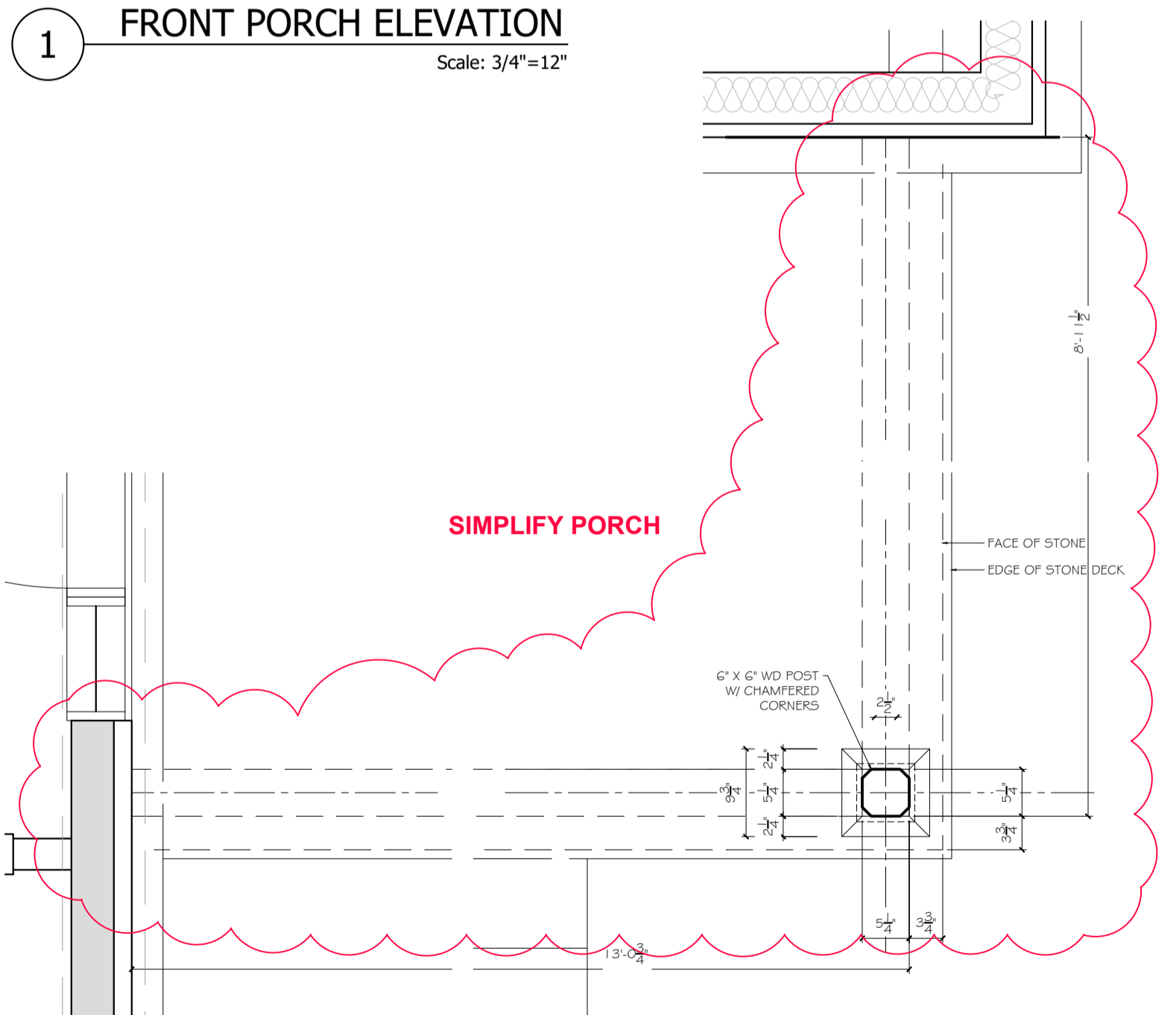
1 FRONT PORCH ELEVATION
Scale: 3/4"=12"



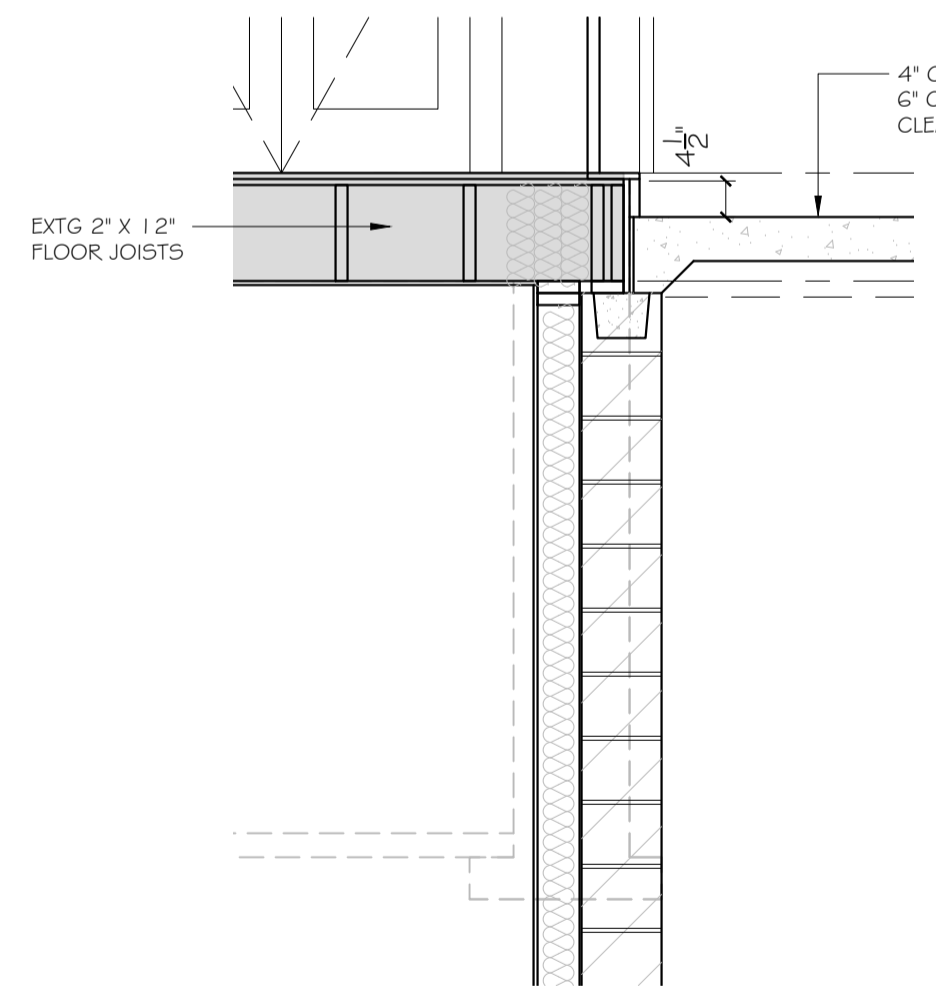
4 POST CAP DETAIL
Scale: 3"=12"



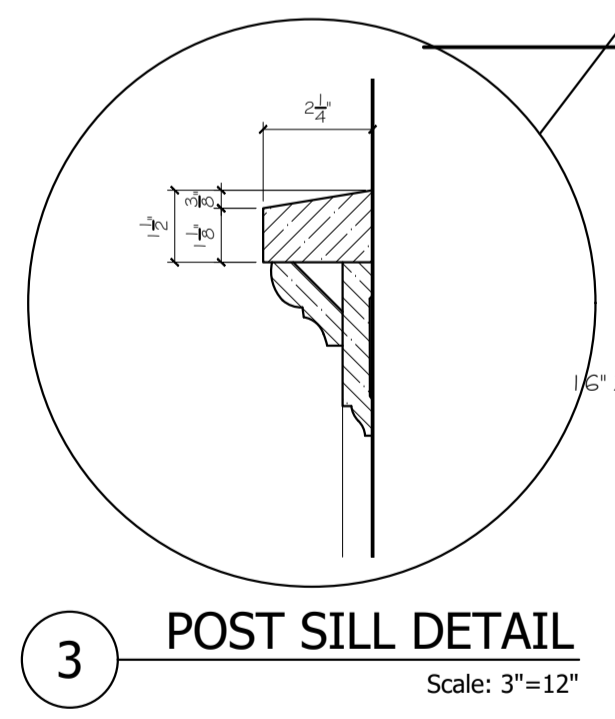
2 WALL SECTION : FRONT PORCH
Scale: 1/2"=1'-0"



6 PLAN DETAIL
Scale: 3/4"=12"



5 FOUNDATION SECTION DETAIL
Scale: 3/4"=12"



3 POST SILL DETAIL
Scale: 3"=12"

5	CHANGE TO PORCH	102522
4	C.I. REMOVED	091322
3	CONSTRUCTION ISSUE NO.2	121421
2	CONSTRUCTION ISSUE NO.1	112221
1	STONE FOUNDATION REMOVED	091321
No.	Revision/Issue	Date

No.	Revision/Issue	Date

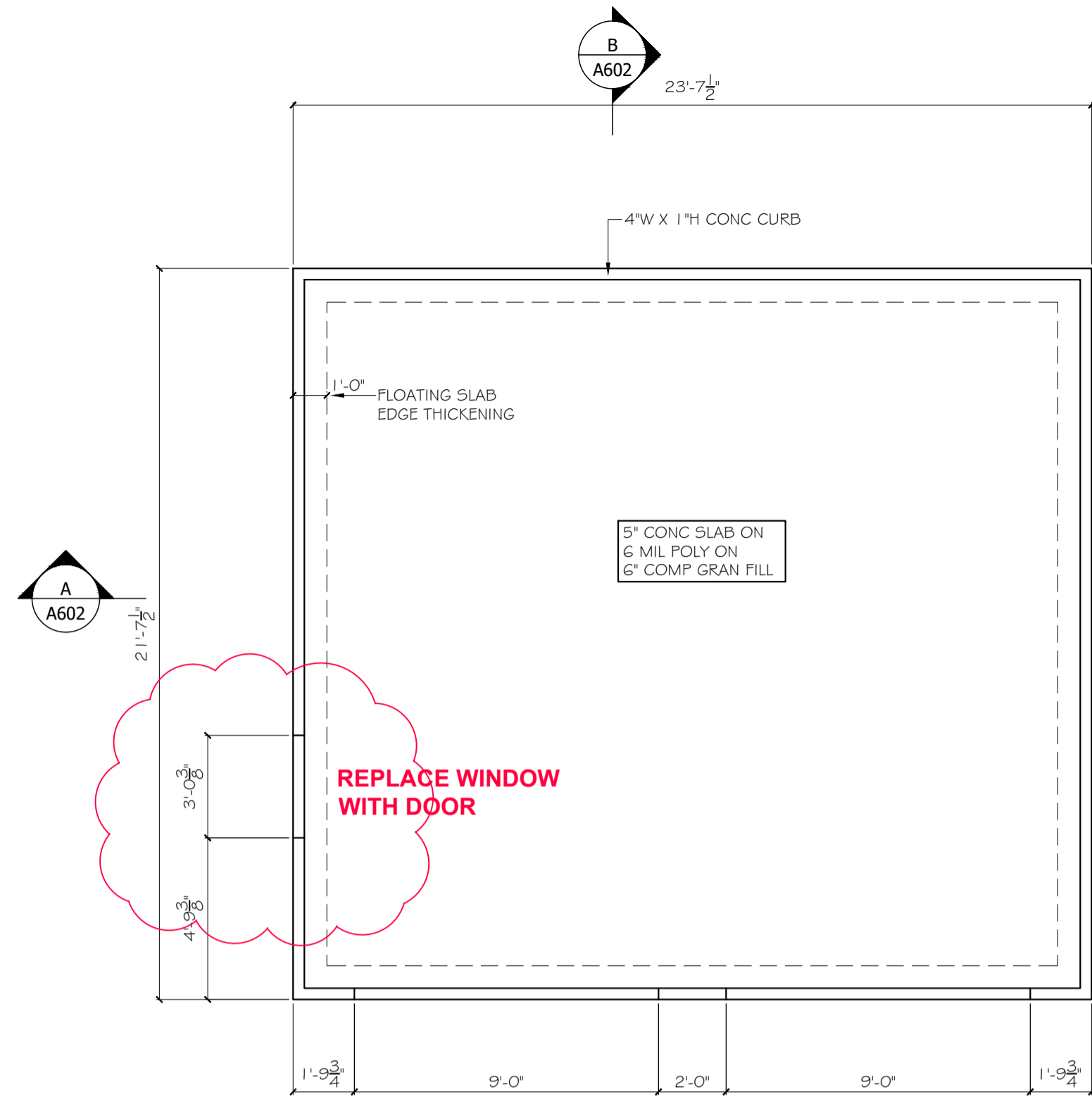
*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING.
*ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
*THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
*DRAWINGS ARE NOT TO BE SCALED.

PICCO ENGINEERING LTD
Structural Engineers
8611 Jane Street, Suite 200
Concord, Ontario, L4K 2M6
905-760-9688 mark.evans@piccogroup.com

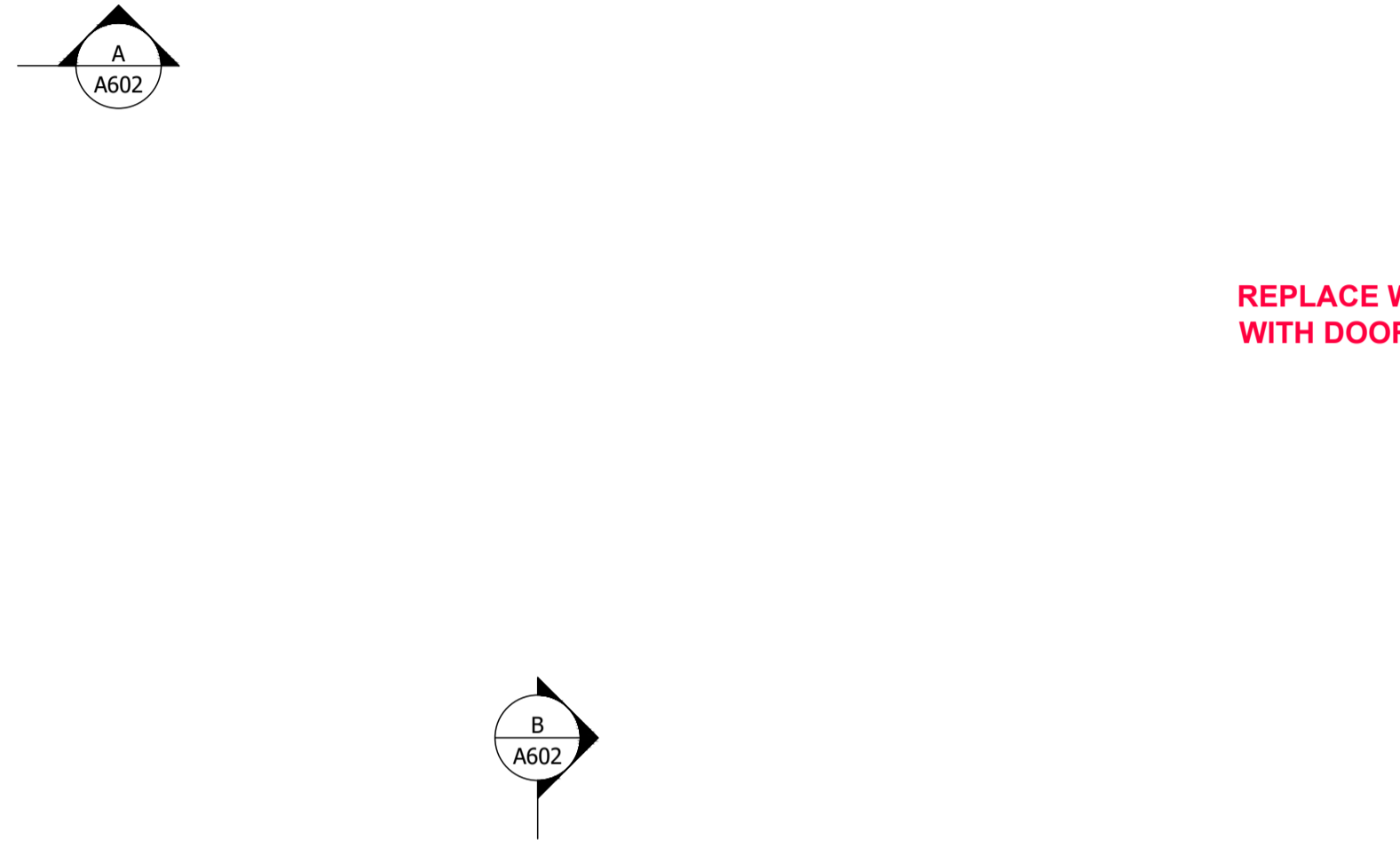
DRAWING REVISIONS PREPARED BY:
Coachwood Manor Homes
Coachwood Contracting & Restoration
5265 Steeles Ave. West, Toronto, ON, M9L 2W2
Bus: 905 532 0083 / Fax: 905 760 9699 / Cell: 647-409-9844

Project Name & Address:
PROPOSED ADDITION & RENOVATIONS & DETACHED GARAGE FOR: ANDREA STEWART
7076 MILL STREET, MEADOWVALE VILLAGE
416-433-5780

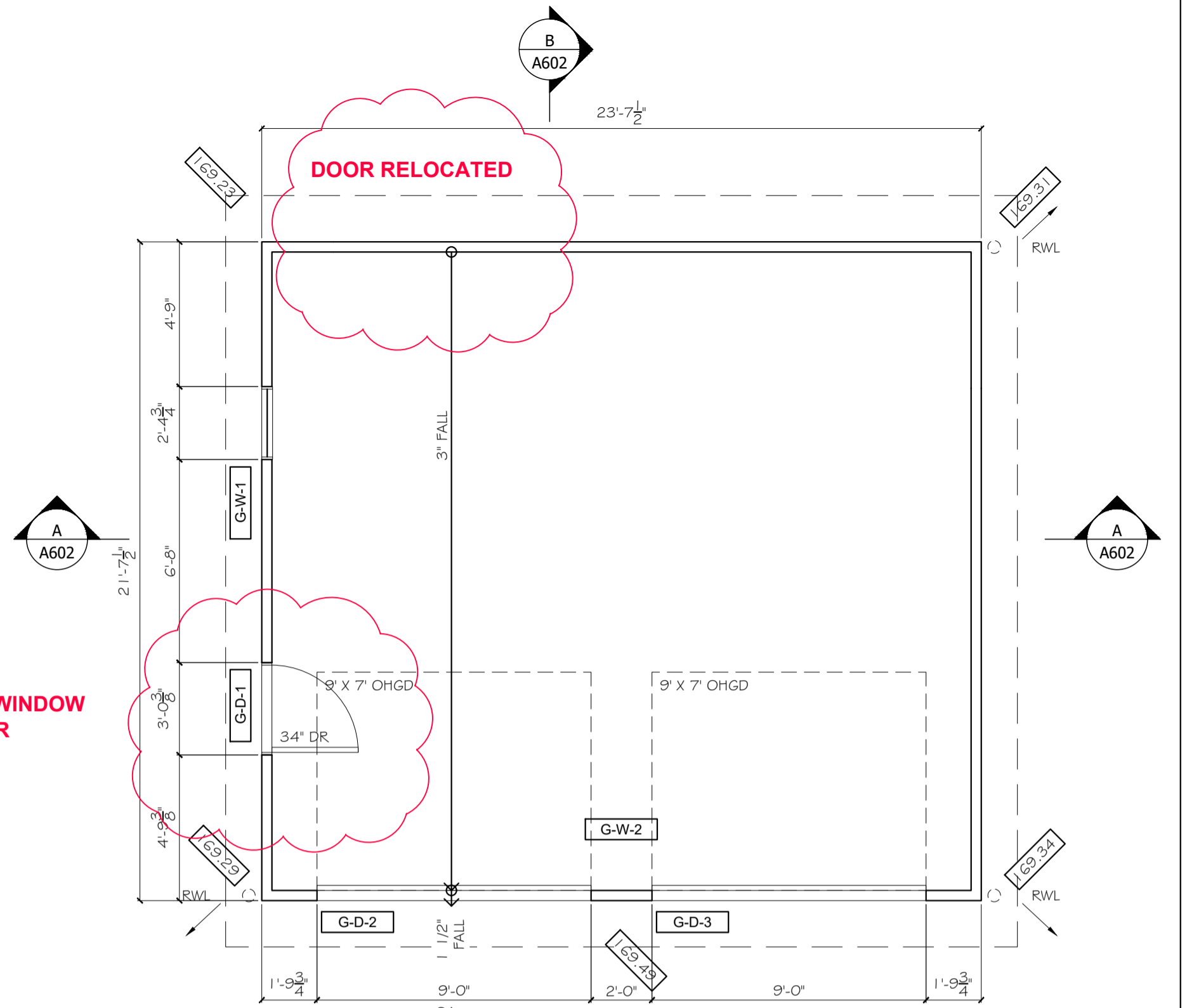
FRONT PORCH DETAILS
Project No. 19-74
Date MARCH 19, 2020
Scale AS NOTED
Sheet **A509**



1 FOUNDATION PLAN
Scale: 1/4"=1'-0"



3 ROOF PLAN
Scale: 1/4"=1'-0"



2 GROUND FLOOR PLAN
Scale: 1/4"=1'-0"

ALL REVISIONS BUBBLED IN RED

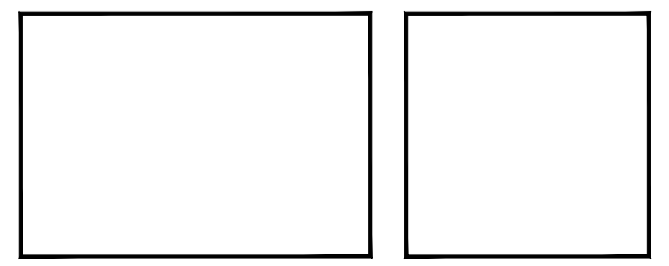
SPI - 20 - 85 W11

2023-01-27 10:05:04 AM, ISO full bleed B2 (500.00 x 707.00 MM)

No.	Revision/Issue	Date
3	UPDATE PER JELWDEN	121521
2	CONSTRUCTION ISSUE NO.2	121421
1	CONSTRUCTION ISSUE NO.1	112221

No.	Revision/Issue	Date

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING.
 *ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 *THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 *DRAWINGS ARE NOT TO BE SCALED.



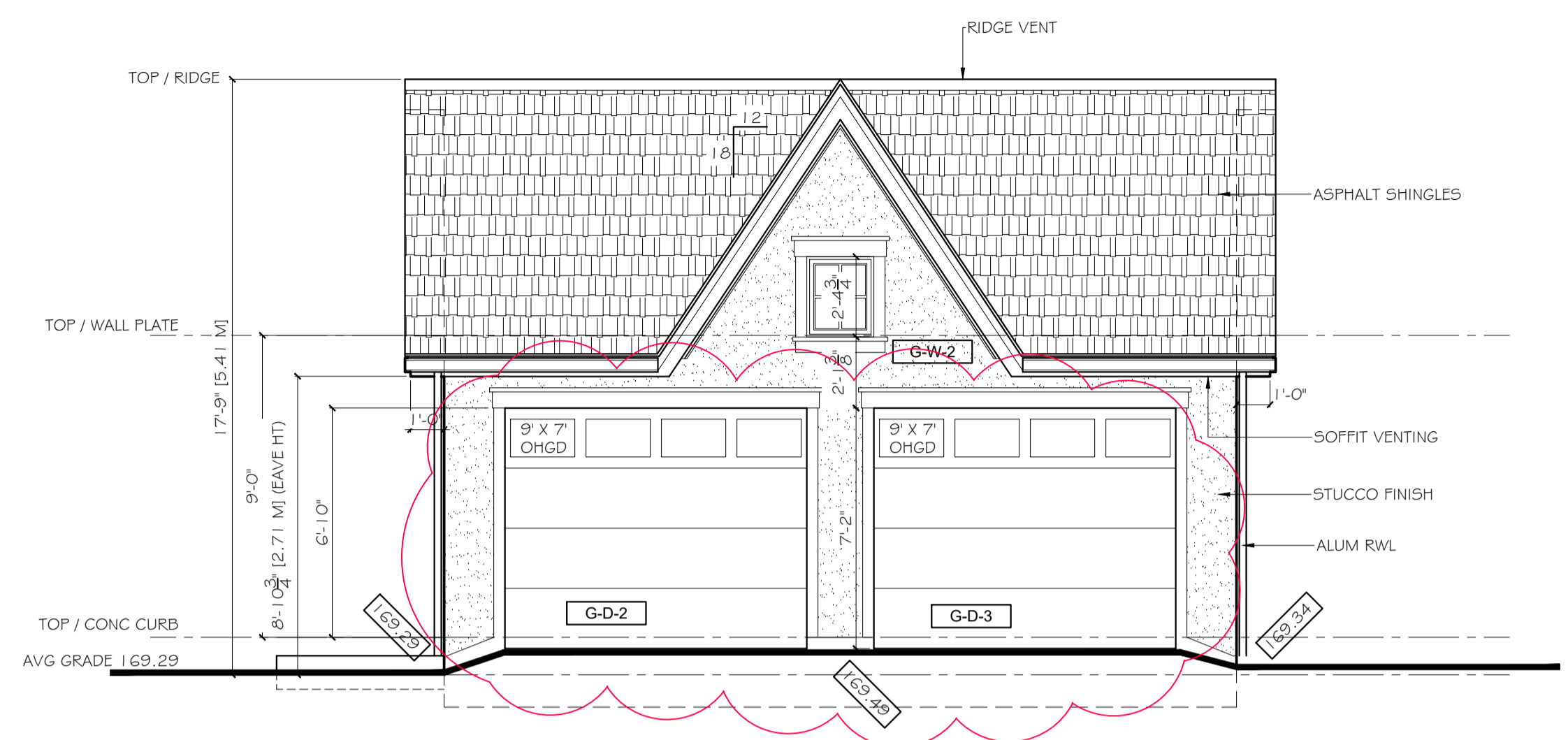
PICCO ENGINEERING LTD
 Structural Engineers
 8611 Jane Street, Suite 200
 Concord, Ontario, L4K 2M6
 905-760-9688 mark.evans@piccogroup.com

DRAWING REVISIONS PREPARED BY:
Coachwood Manor Homes
 Coachwood Contracting # Restoration
 5265 Steeles Ave. West, Toronto, ON, M9L 2W2
 Bus: 905 532 0083 / Fax: 905 760 9699 / Cell: 647-409-9844

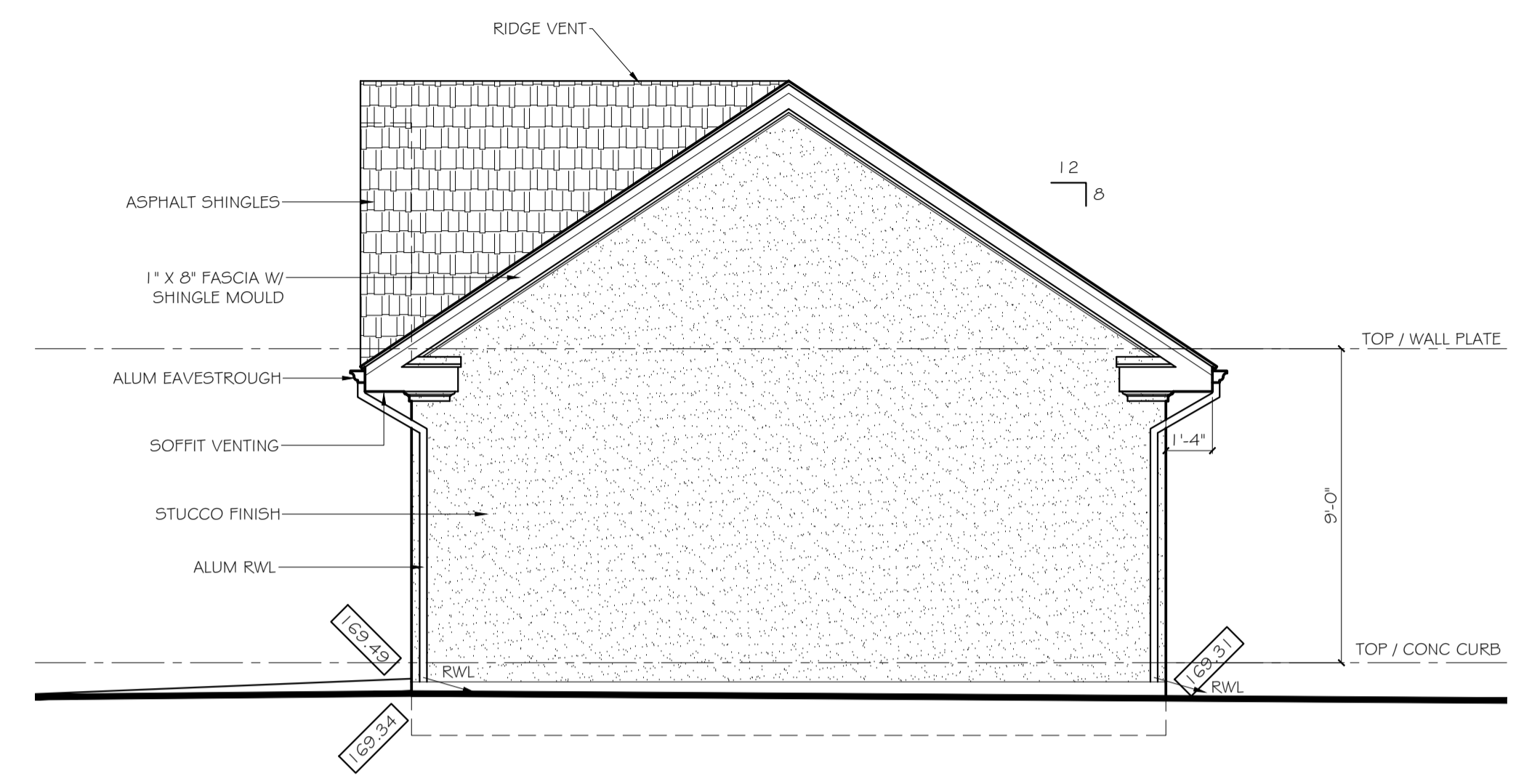
Project Name & Address:
PROPOSED ADDITION & RENOVATIONS & DETACHED GARAGE FOR: ANDREA STEWART
 7076 MILL STREET, MEADOWVALE VILLAGE
 416-433-5780

GARAGE PLANS

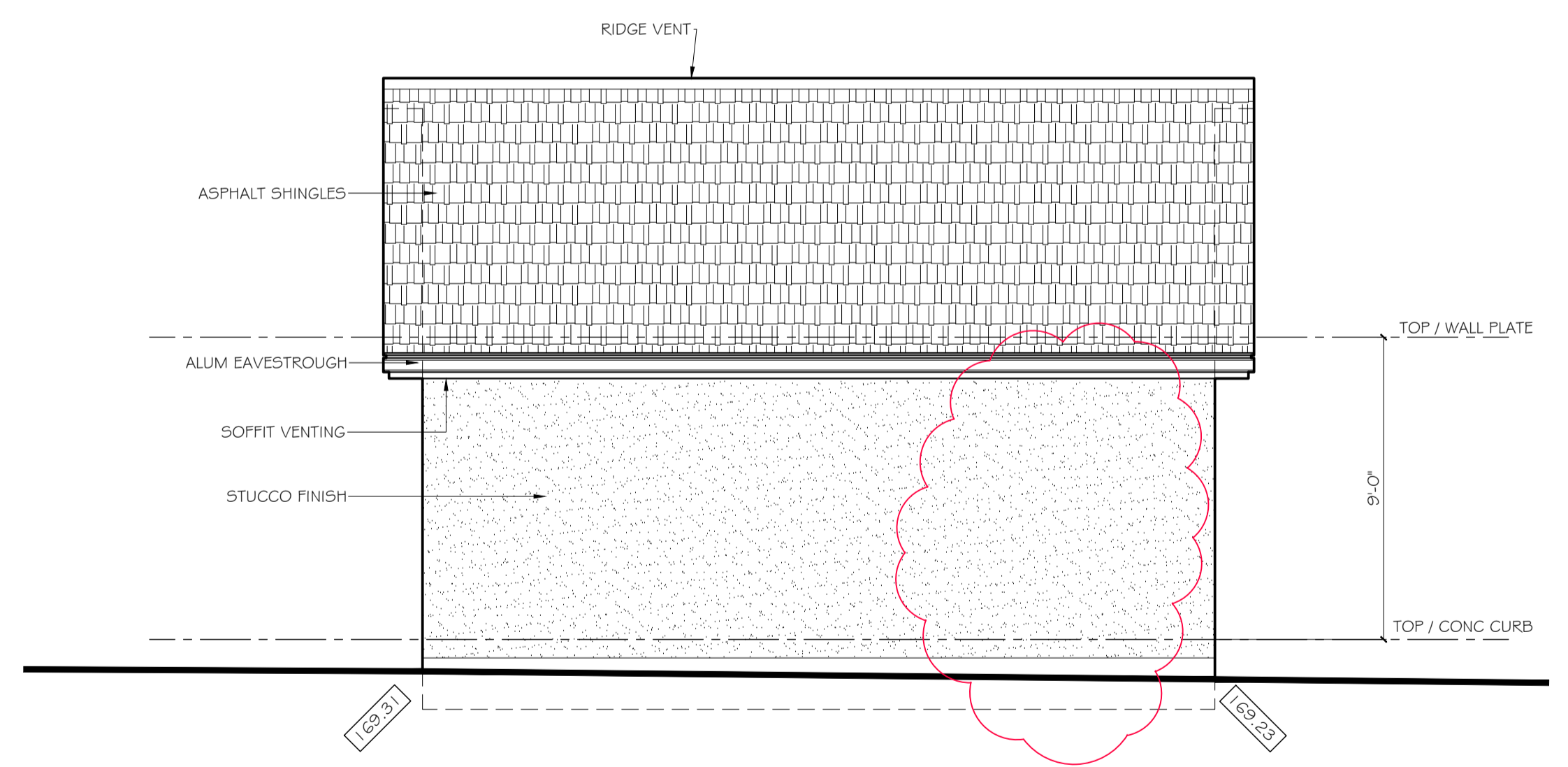
Project No.	19-74	Sheet	A600
Date	MARCH 19, 2020		
Scale	1/4"=1'-0"		



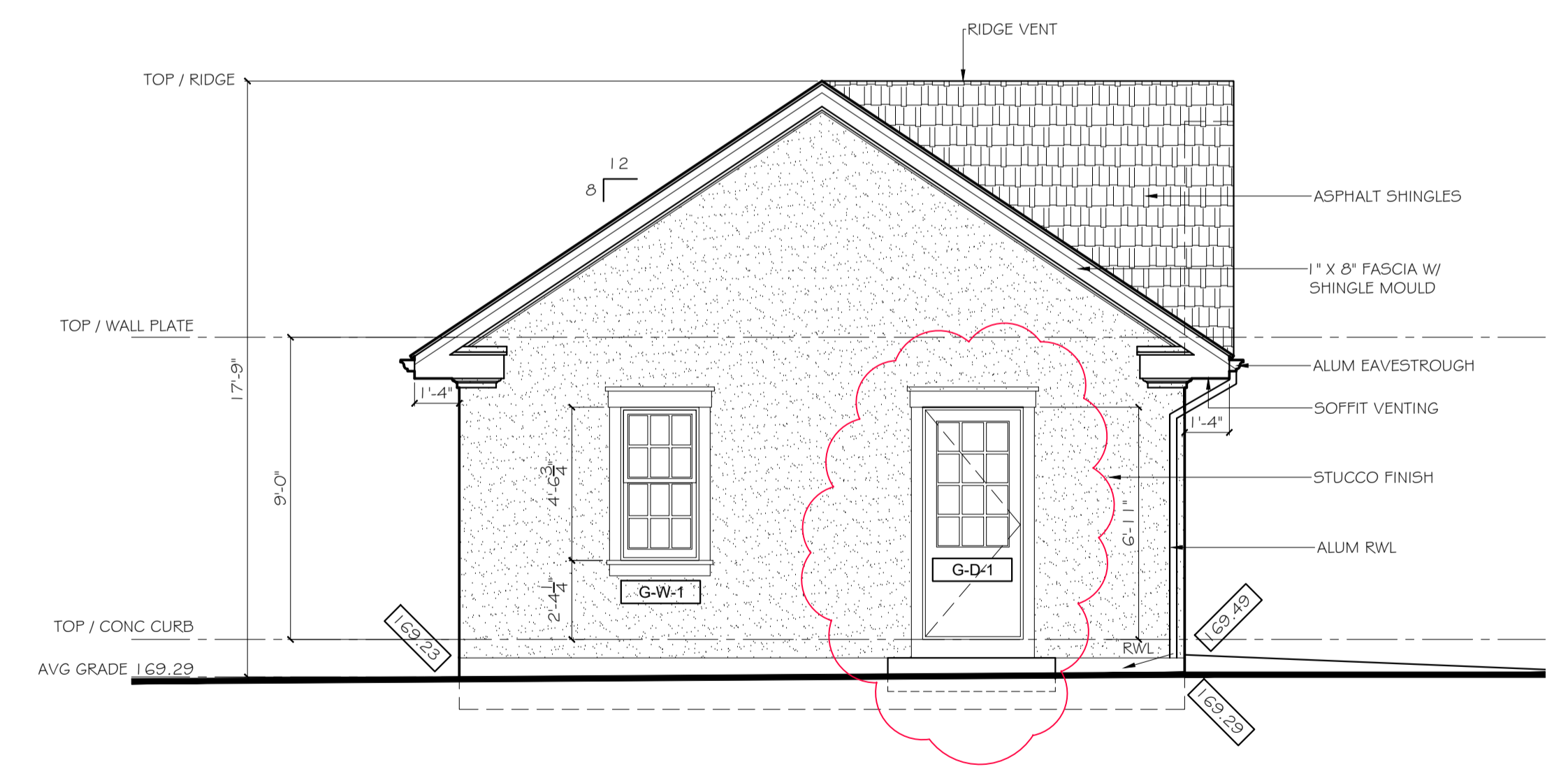
1 EAST ELEVATION (FRONT)
Scale: 1/4"=1'-0"



2 NORTH ELEVATION
Scale: 1/4"=1'-0"



3 WEST ELEVATION
Scale: 1/4"=1'-0"



4 SOUTH ELEVATION
Scale: 1/4"=1'-0"

2023-01-27 10:05:27 AM, ISO full bleed B2 (500.00 x 707.00 MM)

No.	Revision/Issue	Date
4	CHANGE TO O/H DOOR	102522
3	UPDATE PER JELDOWEN	121521
2	CONSTRUCTION ISSUE NO.2	121421
1	CONSTRUCTION ISSUE NO.1	112221

No.	Revision/Issue	Date

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING.
 *ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 *THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 *DRAWINGS ARE NOT TO BE SCALED.

PICCO ENGINEERING LTD
 Structural Engineers
 8611 Jane Street, Suite 200
 Concord, Ontario, L4K 2M6
 905-760-9688 mark.evans@piccogroup.com

DRAWING REVISIONS PREPARED BY:
Coachwood Manor Homes
 Coachwood Contracting & Restoration
 5265 Steeles Ave. West, Toronto, ON, M9L 2W2
 Bus: 905 532 0063 / Fax: 905 760 9699 / Cell: 647-409-9644

Project Name & Address:
PROPOSED ADDITION & RENOVATIONS & DETACHED GARAGE FOR: ANDREA STEWART
 7076 MILL STREET, MEADOWVALE VILLAGE
 416-433-5780

THE GARAGE ELEVATIONS

Project No.	19-74	Sheet	A601
Date	MARCH 19, 2020		
Scale	1/4"=1'-0"		