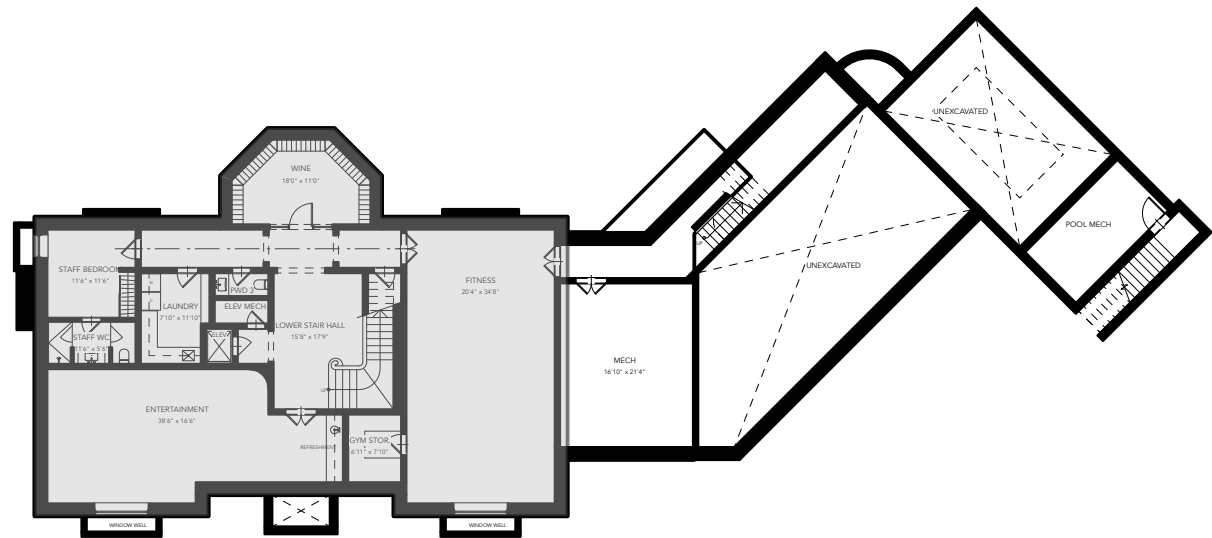
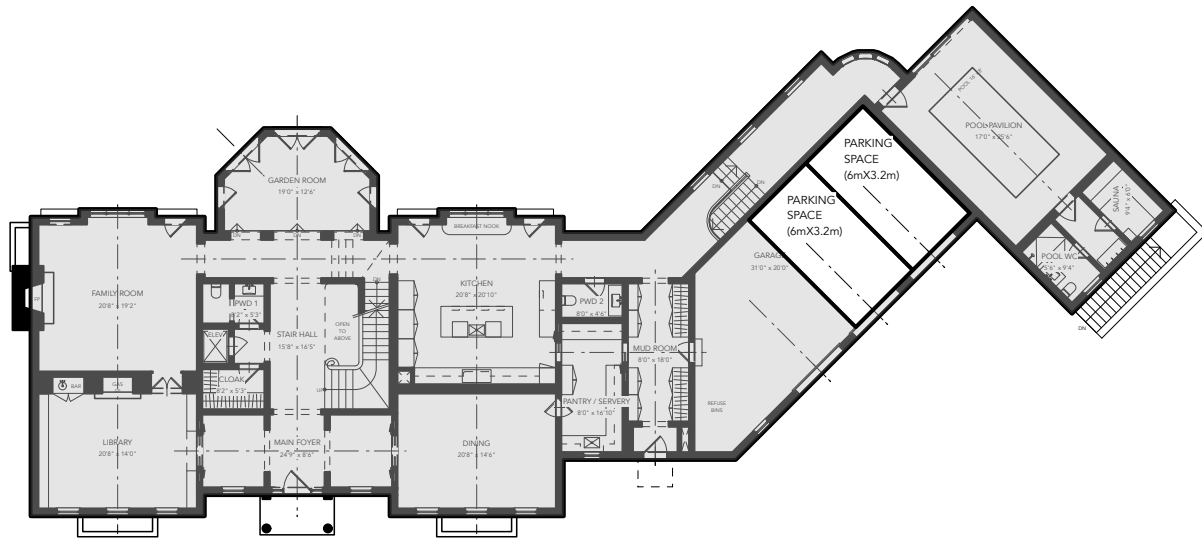
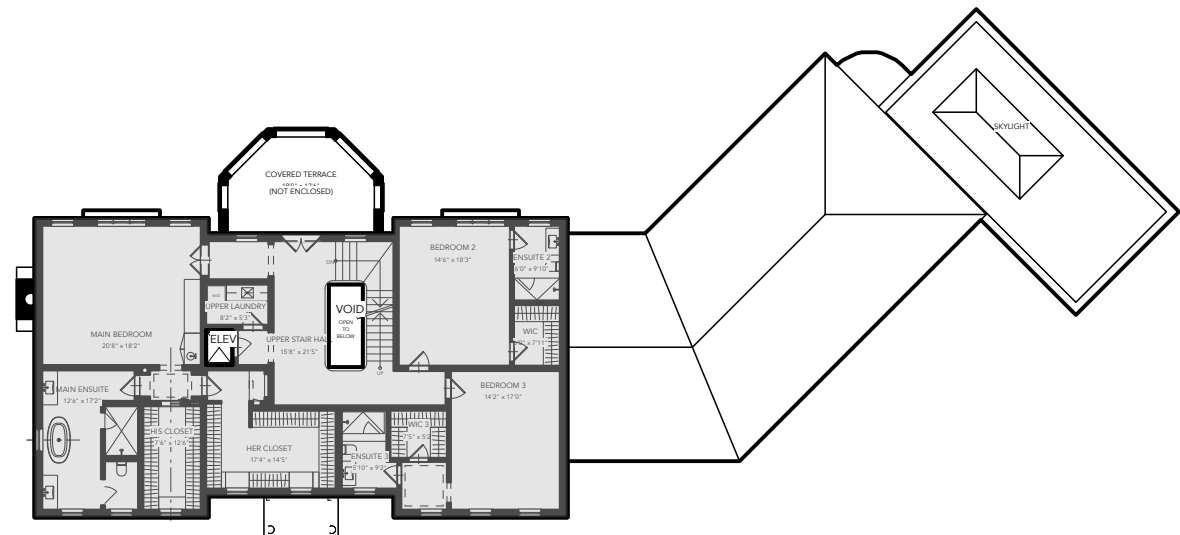




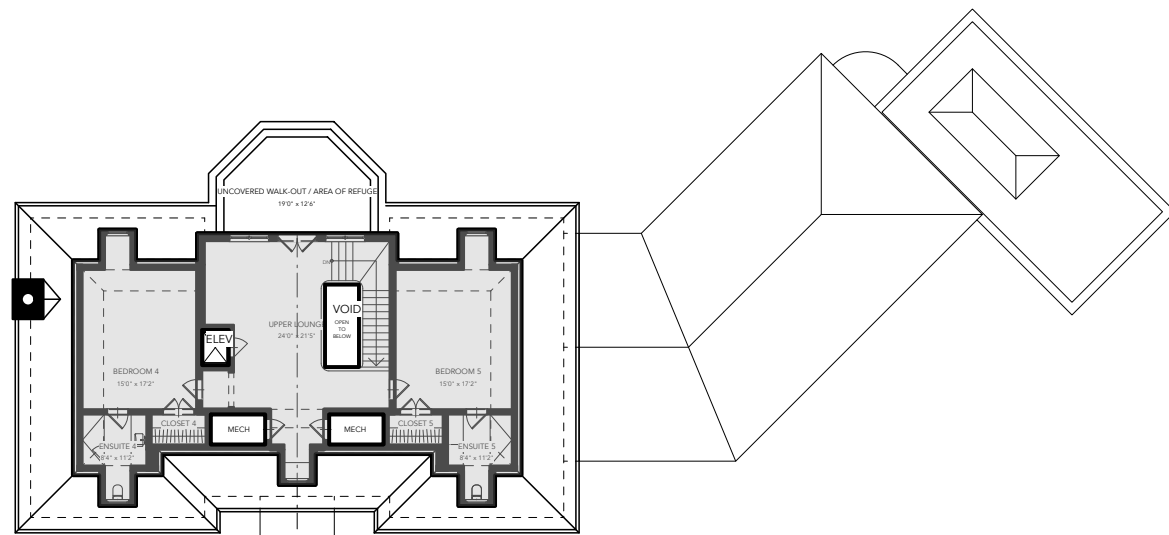
1 BASEMENT FLOOR AREAS
A-0.1 1:300
AREA OF FINISHED BASEMENT: 264.4 m²
TOTAL: 264.4 m²



2 GROUND FLOOR AREAS
A-0.1 1:300
AREA OF GROUND FLOOR: 486.3 m²
GFA EXCLUSIONS:
2 PARKING SPACES = 19.2 + 19.2 = 38.4 m²
TOTAL: 447.9 m²



3 SECOND FLOOR AREAS
A-0.1 1:300
AREA OF SECOND FLOOR: 240.9 m²
GFA EXCLUSIONS:
ELEVATOR + VOID = 1.5 + 4.4 = -5.9 m²
TOTAL: 235m²



4 THIRD FLOOR AREAS
A-0.1 1:300
AREA OF THIRD FLOOR: 160.4 m²
GFA EXCLUSIONS:
ELEVATOR + VOID + MECH = 1.5+4.4+5.16 = 11.1 m²
TOTAL: 149.3 m²

GROSS FLOOR AREA CALCULATIONS
The floor area of the proposed work is measured to the outer face of exterior walls and to the centre line of party walls or demising walls. For interior alterations or renovations, the area of proposed work is the actual space receiving the work.

In the Residential Zone category, the gross floor area of a residential building, other than an apartment building, may be reduced by:

- (A) the floor area of the basement; [By-law: PL130592 Mar_2018]
- (B) the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it, to a maximum of 10% of the permitted maximum gross floor area for the building;
- (C) the area of required parking spaces in the building; and
- (D) in addition to (C) above, the area used for one additional parking space in a detached house on a lot with a lot frontage of more than 12.0 metres.

BUILDING FEE CALCULATIONS
NEW RESIDENTIAL UNIT \$54.16

NEW AREA
GROUND + SECOND + THIRD
447.9m² + 235m² + 149.3m² = 832.2m²
BUILDING FEE SERVICE INDEX \$17.85 / m²

832.2m² x \$17.85 = \$14,854.77

FINISHED BASEMENT AREA
BASEMENT
264.4m²
BUILDING FEE SERVICE INDEX \$5.73 / m²
264.4 m² x \$5.73 = \$1,515.01

\$54.16 + \$14,854.77 + \$1,515.01
TOTAL BUILDING FEE AMOUNT = \$16,423.94

The Architect is not responsible for the accuracy of the engineering information contained in these drawings, including property survey, structural, mechanical & electrical. Refer to the appropriate engineering drawings before proceeding with the work.

The Contractor shall check all dimensions on the work and report any discrepancy to the Architect prior to proceeding.

Construction must conform to all applicable codes and requirements of authorities having jurisdiction.

The drawings are not to be scaled.

This drawing is not to be used for construction unless noted specifically as:
ISSUED FOR CONSTRUCTION

6		
5		
4		
3	10-31-2025	ISSUED FOR MINOR VARIANCE
2	09-05-2025	REISSUED FOR ZAP
1	03-14-2025	ISSUED FOR ZAP

No.	Date	Description
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Issues

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WAYNE SWADRON
architecture | interiors | gardens

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Project:
NEW RESIDENCE
89 ARDWOLD GATE
MUNICIPALITY, ONTARIO

Sheet Title
AREA CALCULATIONS

Drawn By: KS	Checked By: WS
Date Drawn: NOV 2024	Sheet Number: A-0.1
Project Number: 24014	
Scale: AS NOTED	