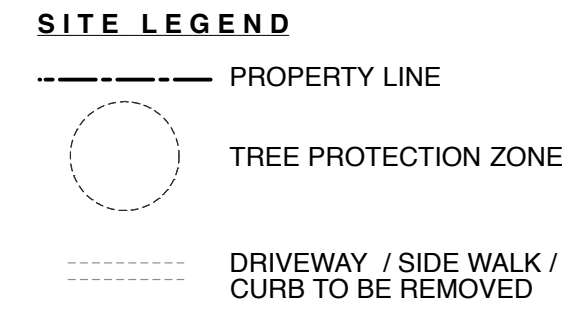


- GENERAL NOTE:**
1. THE SITE PLAN IS BASED ON THE SURVEY PREPARED BY MANDARIN SURVEYORS LIMITED ONTARIO LAND SURVEYOR, DATED ON NOVEMBER 08, 2023.
 2. ALL DIMENSIONS GIVEN IN IMPERIAL (UNLESS OTHERWISE NOTED).
 3. ALL CONSTRUCTION TO COMPLY WITH MUNICIPAL BY-LAWS AND ONTARIO CODE.
 4. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AT THE SITE PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE ASSUMED DESIGN CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTIONS.
 5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK ELEVATIONS OF ALL CITY SERVICES AND ESTABLISH APPROPRIATE METHODS OF DEALING WITH THOSE SERVICES.
 6. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, METHOD OF ERECTION AND INSTALLATION PROCEDURES OF THE STRUCTURAL MEMBERS INCLUDING THE ERECTION OF STEEL BEAMS. THE GENERAL CONTRACTOR SHALL EXERCISE EXTREME CAUTION AND CARE DURING THE DEMOLITION PROCESS OF ANY EXISTING STRUCTURE AND MASONRY WALLS. BE SOLELY RESPONSIBLE TO SUPPORT ANY EXISTING STRUCTURE AND CALL THE STRUCTURAL ENGINEER FOR INSPECTION PRIOR TO CUTTING EXISTING MEMBERS OR EXISTING WALLS.
 7. THE GENERAL CONTRACTOR ARE RESPONSIBLE FOR CO-ORDINATION OF PLUMBING, MECHANICAL AND ELECTRICAL IN PROCEEDING WITH WORK ON PLANS.
 8. PLUMBING, MECHANICAL AND ELECTRICAL SUB-CRONTACTORS TO OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM APPROPRIATE AUTHORITIES BEFORE PROCEEDING WITH WORK.

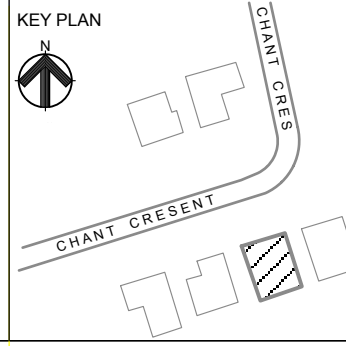
SITE STATISTICS

ZONING	R3 UNDER BY-LAW 11 - 72 RES-ENLR BY-LAW 2014-19 (INTERIOR LOT)
EXISTING / PROPOSED USE	RESIDENTIAL LOW RISE
LOT AREA	696.0 m ² (7,491 ft ²)
LOT COVERAGE	210.1 m ² (2,261 ft ²) <u>210.1 x 100</u> 696.0 = 30.1% LOT COVERAGE MAXIMUM COVERAGE TO BE 33 1/3% BASED ON BY - LAW 11 - 72
BUILDING COVERAGE	190.1 m ² (2,047 ft ²) <u>190.1 x 100</u> 696.0 = 27.3% BUILDING COVERAGE MAXIMUM COVERAGE TO BE 20% BASED ON BY - LAW 2014 - 19
BUILDING HEIGHT	8.78 m (28'-9 5/8") MAXIMUM BUILDING HEIGHT TO BE 25 FEET BASED ON BY - LAW 11 - 72
G.F.A.	BASEMENT FLR 157.5 m ² (1,695 ft ²) GROUND FLR 157.5 m ² (1,695 ft ²) ATTACHED GARAGE 32.7 m ² (352 ft ²) SECOND FLR 190.1 m ² (2,047 ft ²) TOTAL 505.1 m ² (5,437 ft ²) MINIMUM GFA TO BE 1,500 FT ² FOR 2 STOREY BASED ON BY - LAW 11 - 72



1 OVERALL SITE PLAN
SCALE: 1/16" = 1'-0"
SURVEY ORIGINALLY PREPARED FOR 60 CHANT CRESCENT BY MANDARIN SURVEYORS LIMITED, PART 1 - PLAN OF SURVEY OF LOTS 36 REGISTERED PLAN M - 1440 CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK

hj architects inc.
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416.887.6771
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GENERAL NOTES:

- Contractors to verify all site dimensions and report any discrepancies before commencing with work.
- Dimensions shall take precedence over scale.
- No variation of modification to work shall be implemented without prior written approval.
- All plans, specifications and work is subject to Department of Labour, Fire Department and Building Department approval.
- All previous issues of this drawing are superseded.
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l3r 1y8

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MECHANICAL ENERSIM ENGINEERING
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ELECTRICAL

INTERIOR



PROJECT NO. 23 - 023

PROJECT NAME SINGLE-DETACHED DWELLING (ADDITION TO EXISTING BUILDING)
60 CHANT CRESCENT
UNIONVILLE ON, L3R 1Y8

DRAWING TITLE OVERALL SITE PLAN

DRAWN BY: JY

CHECKED BY: JY

APPROVED: JY

SCALE AS NOTED

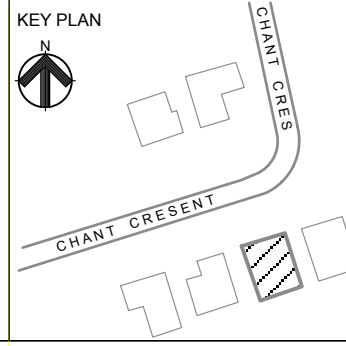
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1 NORTH (FRONT YARD) ELEVATION
 SCALE: 1/4" = 1' - 0"
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PROJECT NO.
 23 - 023

PROJECT NAME
 SINGLE-DETACHED DWELLING
 (ADDITION TO EXISTING BUILDING)
 60 CHANT CRESCENT
 UNIONVILLE ON, L3R 1Y8

DRAWING TITLE
 NORTH ELEVATION
 (CHANT CRESCENT)

DRAWN BY: JY
CHECKED BY: JY
APPROVED: JY

SCALE
 AS NOTED

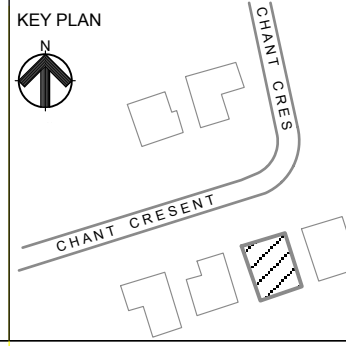
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1 SOUTH (REAR YARD) ELEVATION
 SCALE: 1/4" = 1'-0"
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INTERIOR



PROJECT NO.
 23 - 023

PROJECT NAME
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 (ADDITION TO EXISTING BUILDING)
 60 CHANT CRESCENT,
 UNIONVILLE ON, L3R 1Y8

DRAWING TITLE
 SOUTH ELEVATION
 (REAR YARD)

DRAWN BY: JY
CHECKED BY: JY
APPROVED: JY

SCALE
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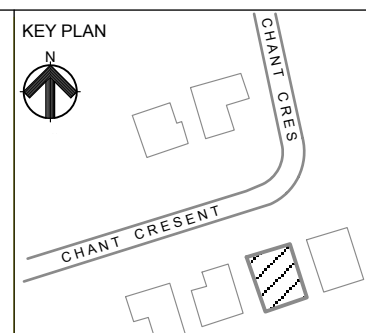
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1 WEST (INTERIOR SIDE YARD) ELEVATION
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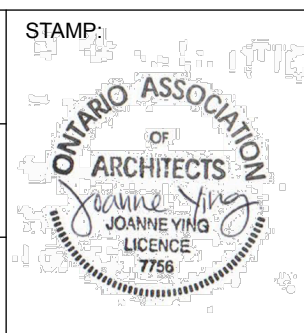
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INTERIOR



PROJECT NO.
 23 - 023

PROJECT NAME
 SINGLE-DETACHED DWELLING
 (ADDITION TO EXISTING BUILDING)
 60 CHANT CRESCENT
 UNIONVILLE ON, L3R 1Y8

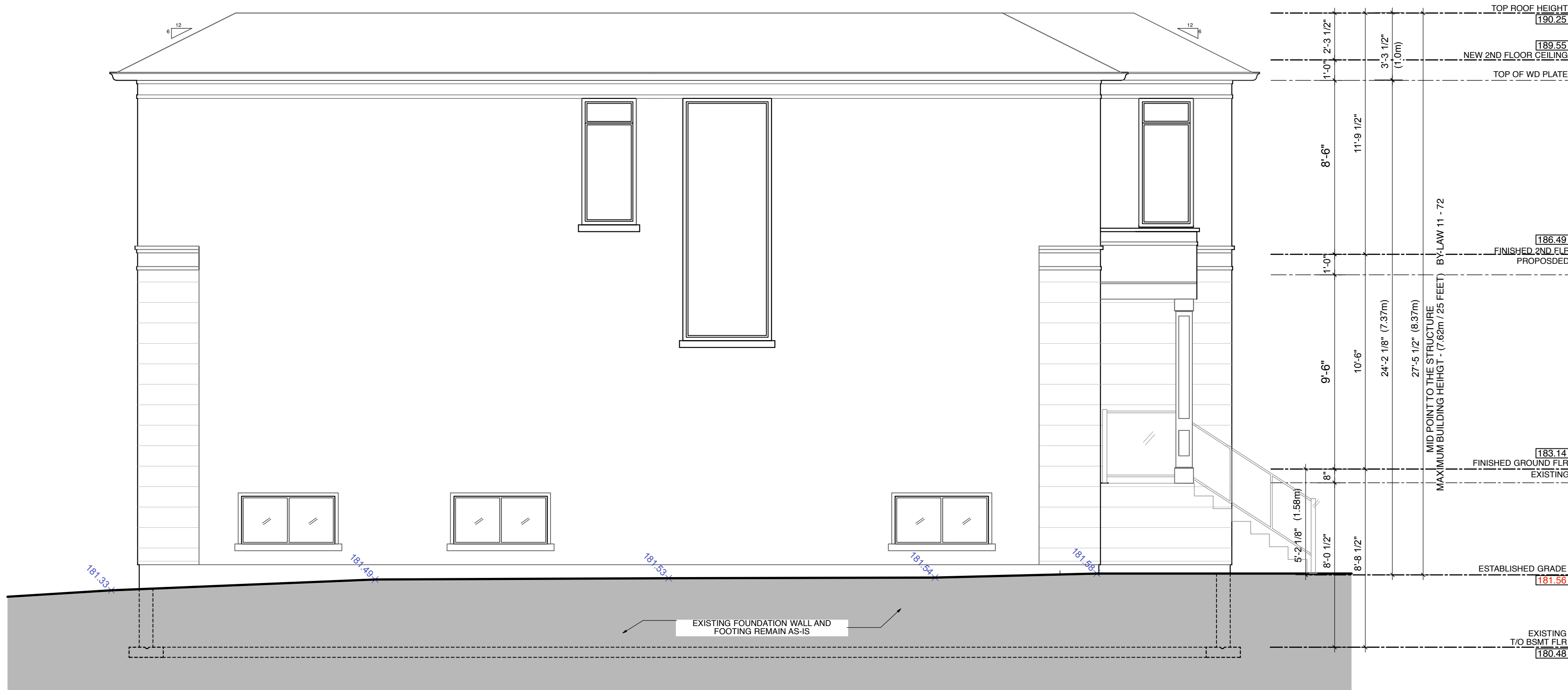
DRAWING TITLE
 INTERIOR SIDE ELEVATION

DRAWN BY: JY
CHECKED BY: JY
APPROVED: JY

SCALE
 AS NOTED

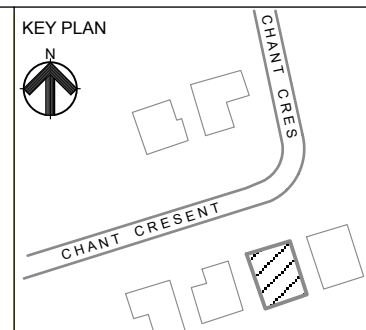
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1 EAST (INTERIOR SIDE YARD) ELEVATION
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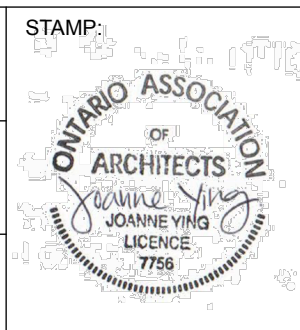
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PROJECT NAME
 SINGLE-DETACHED DWELLING
 (ADDITION TO EXISTING BUILDING)
 60 CHANT CRESCENT,
 UNIONVILLE ON, L3R 1Y8

DRAWING TITLE
 INTERIOR SIDE ELEVATION

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CHECKED BY: JY
APPROVED: JY

SCALE AS NOTED

DRAWING NUMBER **A2.4**

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