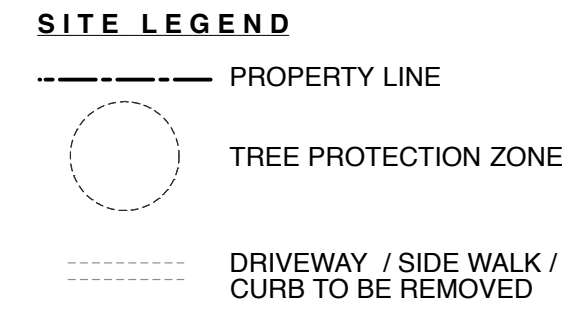


- GENERAL NOTE:**
1. THE SITE PLAN IS BASED ON THE SURVEY PREPARED BY MANDARIN SURVEYORS LIMITED ONTARIO LAND SURVEYOR, DATED ON NOVEMBER 08, 2023.
 2. ALL DIMENSIONS GIVEN IN IMPERIAL (UNLESS OTHERWISE NOTED).
 3. ALL CONSTRUCTION TO COMPLY WITH MUNICIPAL BY-LAWS AND ONTARIO CODE.
 4. ALL DIMENSIONS 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.

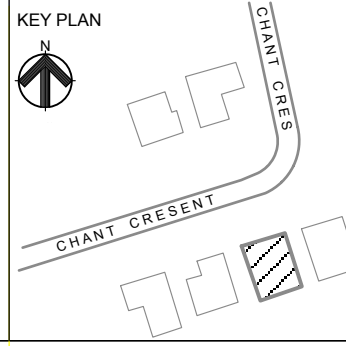
SITE STATISTICS

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	189.6 m ² (2,041 ft ²) <u>189.6 x 100</u> 696.0 = 27.2% LOT COVERAGE MAXIMUM COVERAGE TO BE 33 1/3% BASED ON BY - LAW 11 - 72
BUILDING COVERAGE	166.8 m ² (1,795 ft ²) <u>166.8 x 100</u> 696.0 = 24.0% 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 156.9 m ² (1,689 ft ²) GROUND FLR 156.9 m ² (1,689 ft ²) ATTACHED GARAGE 32.7 m ² (352 ft ²) SECOND FLR 166.8 m ² (1,795 ft ²) TOTAL 480.6 m ² (5,173 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.
85 forest cove court
aurora, ontario
l4g 3g4
416.628.2168
416.887.6771
info@hjarch.ca



REVISION / ISSUED TO:

NO.	ISSUED TO	DATE	BY
1.	ISSUED TO C OF A APPLICATION	06/26/24	JY
2.	REISSUED TO C OF A APPLICATION	01/21/25	JY

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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OWNER	Martin & Tiffany Ng 60 chant crescent unionville, ontario l3r 1y8	MECHANICAL	ENERSIM ENGINEERING 8080 guelph line, unit #1508 campbellville, ontario l0p 1b0
ARCHITECTURAL	hj architects inc. 85 forest cove court aurora, ontario l4g 3g4	ELECTRICAL	
STRUCTURAL	OPTIMUM STRUCTURAL CORP 39 kirk drive, thornhill, ontario l3r 3k8	INTERIOR	



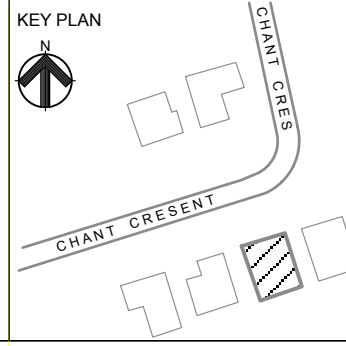
PROJECT NO.	23 - 023
PROJECT NAME	SINGLE-DETACHED DWELLING (ADDITION TO EXISTING BUILDING)
DRAWING TITLE	OVERALL SITE PLAN

DRAWN BY:	JY	CHECKED BY:	JY	APPROVED:	JY
SCALE	AS NOTED				
DRAWING NUMBER	A0.1				



1 NORTH (FRONT YARD) ELEVATION
 SCALE: 1/4" = 1' - 0"
 ELEVATION LABEL IS BASED ON THE CARDINAL
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hj architects inc.
 85 forest cove court
 aurora, ontario
 l4g 3g4
 416.628.2168
 416.887.6771
 info@hjarch.ca



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OWNER
 Martin & Tiffany Ng
 60 chant crescent
 unionville, ontario
 l3r 1y8

ARCHITECTURAL
 hj architects inc.
 85 forest cove court
 aurora, ontario
 l4g 3g4

STRUCTURAL
 OPTIMUM STRUCTURAL CORP.
 39 kirk drive,
 thornhill, ontario
 l3r 3k8

MECHANICAL ENERSIM ENGINEERING
 8080 guelph line, unit #1508
 campbellville, ontario
 l0p 1b0

ELECTRICAL

INTERIOR



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

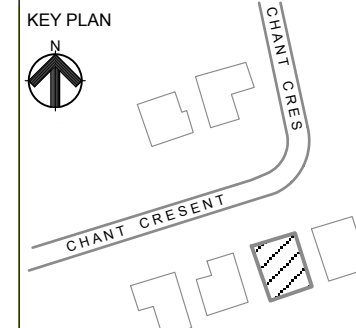
DRAWING NUMBER
A2.1

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1 SOUTH (REAR YARD) ELEVATION
 SCALE: 1/4" = 1'-0"
 ELEVATION LABEL IS BASED ON THE CARDINAL
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hj architects inc.
 85 forest cove court
 aurora, ontario
 l4g 3g4
 416.628.2168
 416.887.6771
 info@hjarch.ca



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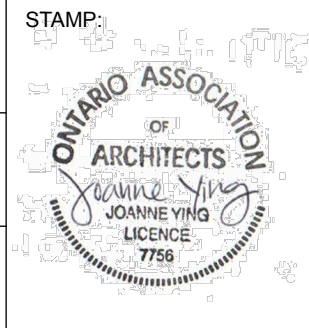
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 l4g 3g4

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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

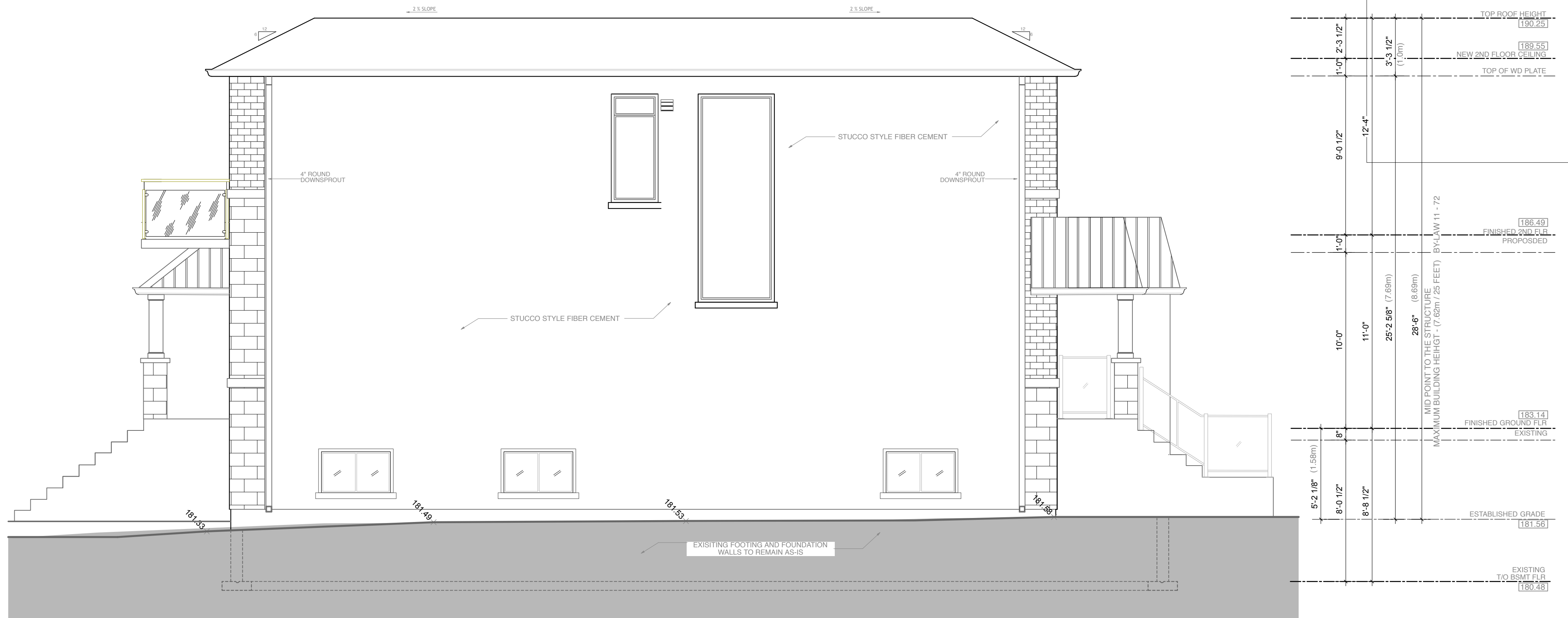
DRAWING TITLE
 SOUTH ELEVATION
 (REAR YARD)

DRAWN BY: JY
CHECKED BY: JY
APPROVED: JY

SCALE
 AS NOTED

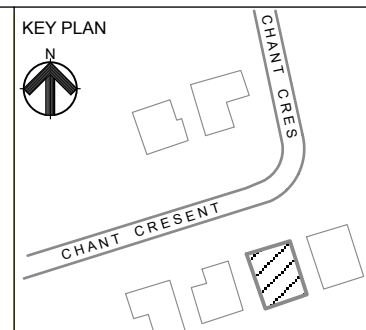
DRAWING NUMBER
A2.2

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1 EAST (INTERIOR SIDE YARD) ELEVATION
 SCALE: 1/4" = 1'-0"
 ELEVATION LABEL IS BASED ON THE CARDINAL ORIENTATION
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 85 forest cove court
 aurora, ontario
 l4g 3g4
 416.628.2168
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 info@hjarch.ca



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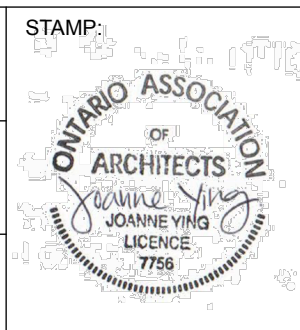
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PROJECT NO.
 23 - 023

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

DRAWING TITLE
 INTERIOR SIDE ELEVATION

DRAWN BY: JY
CHECKED BY: JY
APPROVED: JY

SCALE
 AS NOTED

DRAWING NUMBER
A2.4

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