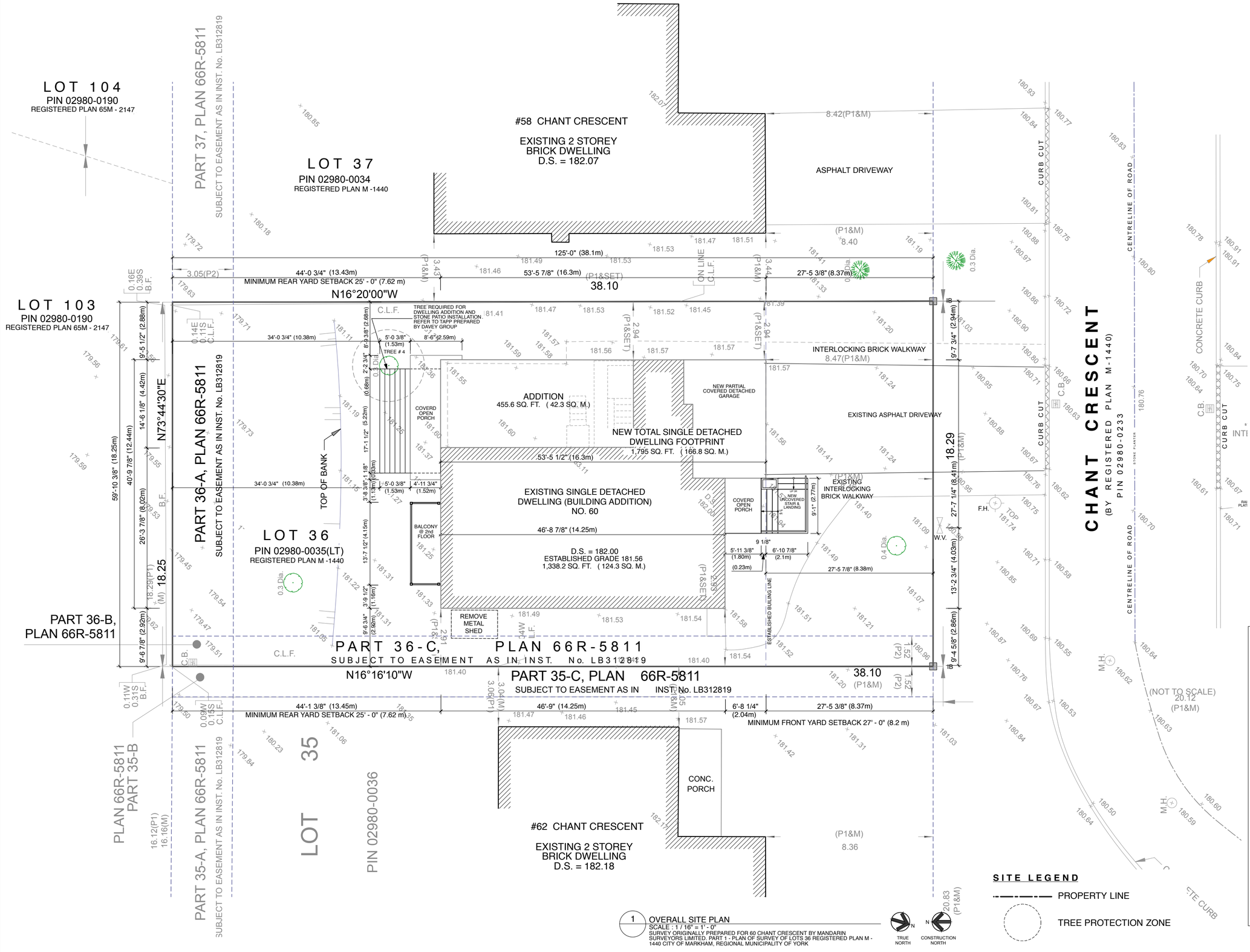


1 OVERALL SITE PLAN
SCALE : 1 / 16" = 1' - 0"
SURVEY ORIGINALLY PREPARED FOR 60 CHANT CRESCENT BY MANDARIN SURVEYORS LIMITED. PART 1 - PLAN OF SURVEY OF LOTS 36 REGISTERED PLAN M - 1440 CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK

TRUE NORTH | CONSTRUCTION NORTH

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 RESPONSIBLY 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-CONTRACTORS 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 m2 (7,491 ft2)
LOT COVERAGE		189.6 m2 (2,041 ft2) 189.6 x 100 / 696.0 = 27.2% LOT COVERAGE MAXIMUM COVERAGE TO BE 33 1/3% BASED ON BY - LAW 11 - 72
BUILDING COVERAGE		166.8 m2 (1,795 ft2) 166.8 x 100 / 696.0 = 24.0 % BUILDING COVERAGE MAXIMUM COVERAGE TO BE 20% BASED ON BY - LAW 2014 - 19
BUIDLING 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 m2 (1,689 ft2)
	GROUND FLR	156.9 m2 (1,689 ft2)
	ATTACHED GARAGE	32.7 m2 (352 ft2)
	SECOND FLR	166.8 m2 (1,795 ft2)
	TOTAL	480.6 m2 (5,173 ft2) MINIMUM GFA TO BE 1,500 ft2 FOR 2 STOREY BASED ON BY - LAW 11 - 72

SITE LEGEND

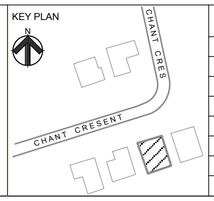
- PROPERTY LINE
- TREE PROTECTION ZONE
- DRIVEWAY / SIDE WALK / CURB TO BE REMOVED

SCOPE OF WORK: MAINTAIN AND EXPAND FOUNDATION FOOTPRINT. GROUND FLOOR EXTENSION ADD 2nd FLOOR

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

416.628.2168
416.887.6771
info@hjarch.ca

KEY PLAN



REVISION / ISSUED TO:

NO.		DATE.	BY.
1.	ISSUED TO C OF A APPLICATION	06/26/24	JY
2.	REISSUED TO C OF A APPLICATION	05/08/25	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 pervious issues of this drawing are superseded.
·All prints of drawings and specifications are the property of hj architects inc. and must be returned upon project completion.

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 crove court aurora, ontario l4g 3g4	ELECTRICAL	
STRUCTURAL	*OPTIMUM STRUCTURAL CORP.* 39 kirk drive, thornhill, ontario l3t 3k8	INTERIOR	

STAMP: ONTARIO ASSOCIATION OF ARCHITECTS — JOANNE YING — LICENCE 7758

PROJECT NO. 23 - 023	DRAWN BY: JY	CHECKED BY: JY	APPROVED: JY
PROJECT NAME: SINGLE-DETACHED DWELLING (ADDITION TO EXISTING BUILDING) 60 CHANT CRESCENT, UNIONVILLE ON, L3R 1Y8	SCALE: AS NOTED		
DRAWING TITLE: OVERALL SITE PLAN	DRAWING NUMBER: A0.1		

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1 NORTH (FRONT YARD) ELEVATION
SCALE : 1 / 4" = 1' - 0"
ELEVATION LABEL IS BASED ON THE CARDINAL ORIENTATION (CONSTRUCTION NORTH)

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

416.628.2168
416.887.6771
info@hjarch.ca

KEY PLAN
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CHANT CRESENT

REVISION / ISSUED TO:

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1.	ISSUED TO C OF A APPLICATION	06/26/24	JY
2.	REISSUED TO C OF A APPLICATION	05/08/25	JY

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STRUCTURAL	*OPTIMUM STRUCTURAL CORP.* 39 kirk drive, thornhill, ontario l3t 3k8	INTERIOR	

STAMP:
ONTARIO ASSOCIATION OF ARCHITECTS
JOANNE YING
LICENCE
7756

PROJECT NO. 23 - 023

DRAWN BY: JY | CHECKED BY: JY | APPROVED: JY

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

SCALE: AS NOTED

DRAWING TITLE
NORTH ELEVATION
(CHANT CRESCENT)

DRAWING NUMBER
A2.1

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1 SOUTH (REAR YARD) ELEVATION
SCALE : 1 / 4" = 1' - 0"
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85 forest crove court
aurora, ontario
l4g 3g4

416.628.2168
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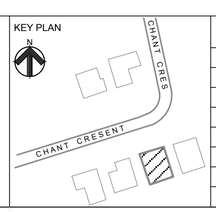
KEY PLAN



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STRUCTURAL	*OPTIMUM STRUCTURAL CORP* 39 kirk drive, thornhill, ontario l3t 3k8	INTERIOR	

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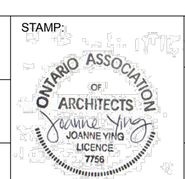

PROJECT NO. 23 - 023

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

DRAWING TITLE
SOUTH ELEVATION
(REAR YARD)

DRAWN BY:	CHECKED BY:	APPROVED:
JY	JY	JY

SCALE: AS NOTED

DRAWING NUMBER: A2.2

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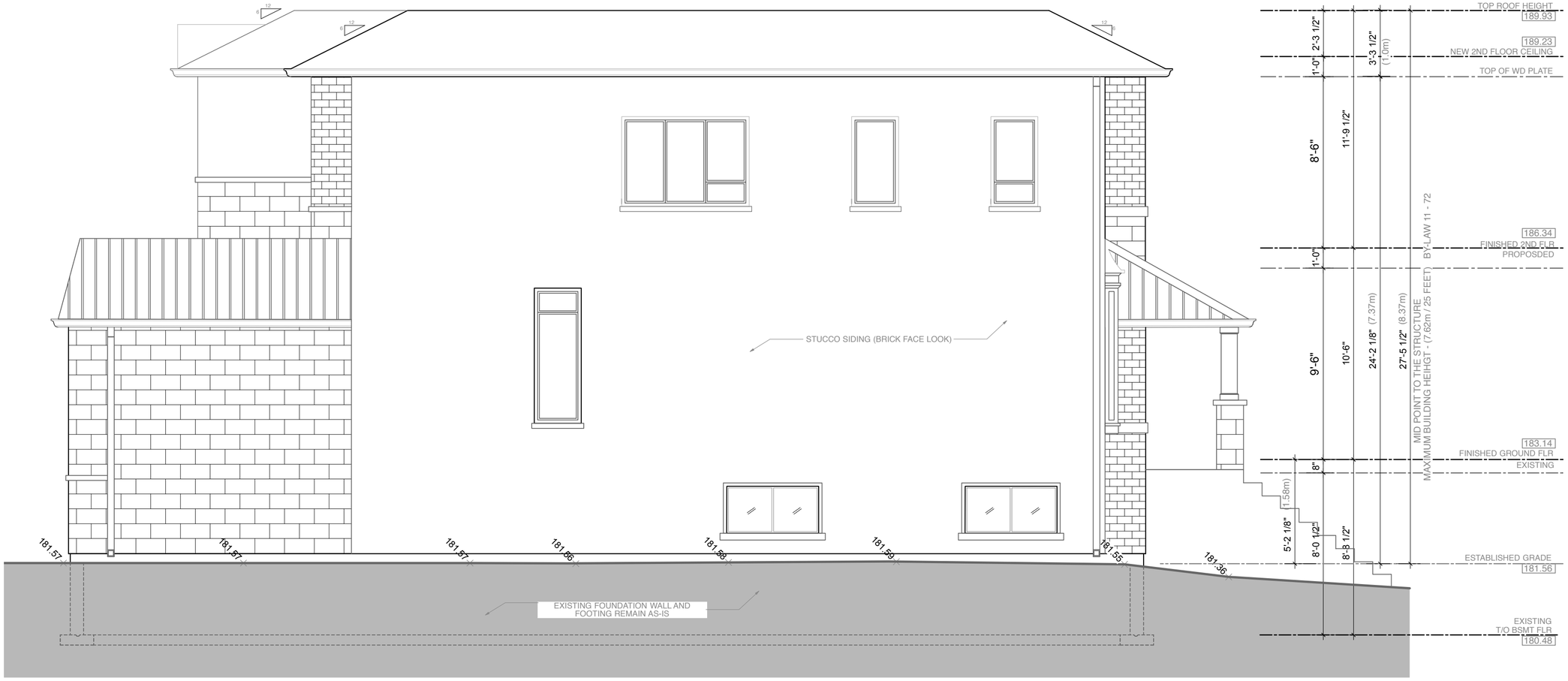

1 WEST (INTERIOR SIDE YARD) ELEVATION
SCALE : 1 / 4" = 1' - 0"
ELEVATION LABEL IS BASED ON THE CARDINAL ORIENTATION (CONSTRUCTION NORTH)

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85 forest crove court
aurora, ontario
l4g 3g4

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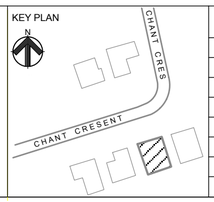

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STRUCTURAL	*OPTIMUM STRUCTURAL CORP.* 39 kirk drive, thornhill, ontario l3t 3k8	INTERIOR	

STAMP:

ONTARIO ASSOCIATION OF ARCHITECTS
JOANNE YING
LICENCE
7756

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:	CHECKED BY:	APPROVED:
JY	JY	JY

SCALE
AS NOTED

DRAWING NUMBER
A2.3

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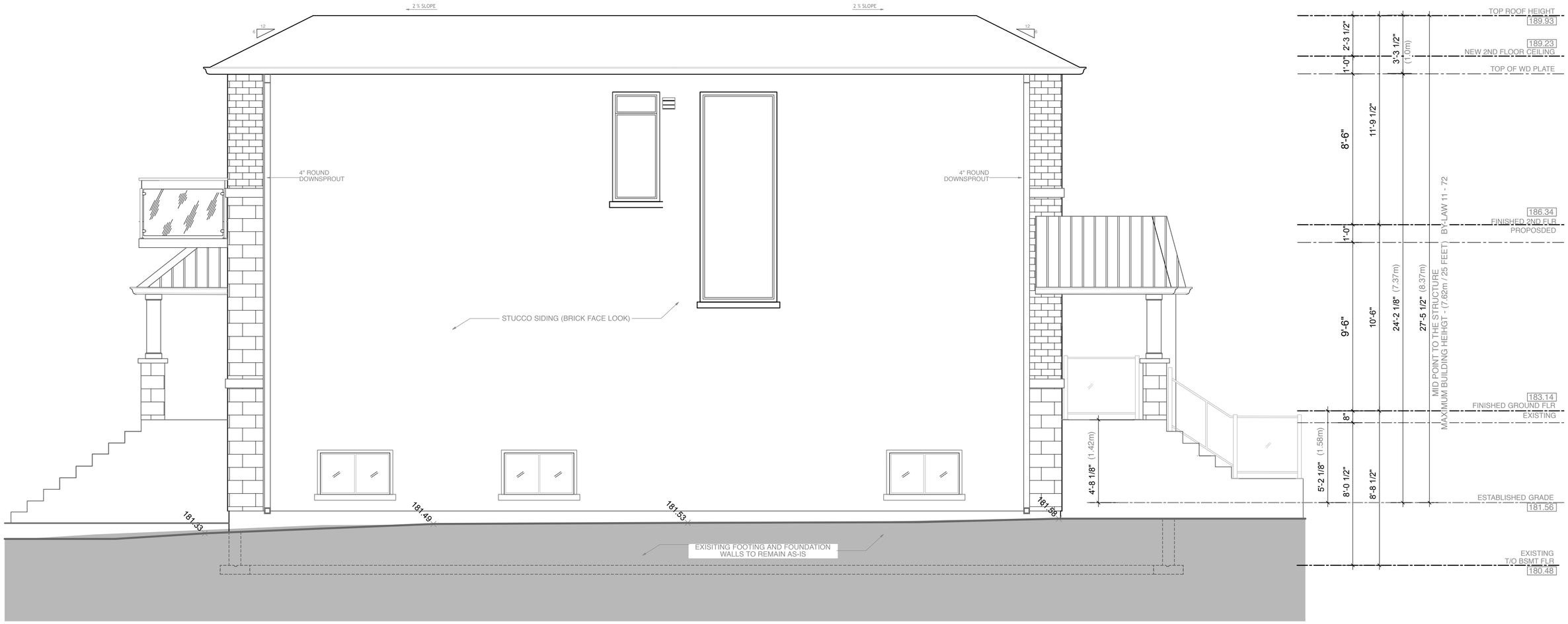

1 EAST (INTERIOR SIDE YARD) ELEVATION
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l4g 3g4

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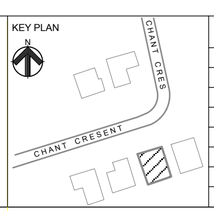

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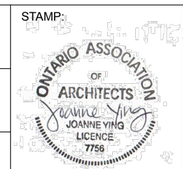

PROJECT NO.
23 - 023

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

DRAWING TITLE
INTERIOR SIDE ELEVATION

DRAWN BY:	CHECKED BY:	APPROVED:
JY	JY	JY

SCALE
AS NOTED

DRAWING NUMBER
A2.4

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