



BUILDING HEIGHT		COVERAGE CALCULATION		COVERAGE CALCULATION		COVERAGE CALCULATION		COVERAGE CALCULATION	
MAX BUILDING HEIGHT:	12.00 m	LOT NO. :	BLK 13-1	LOT NO. :	BLK 13-2	LOT NO. :	BLK 13-3	LOT NO. :	BLK 13-4
FROM AVERAGE FIN. GRADE TO MEAN		LOT AREA :	270.75 m2	LOT AREA :	230.43 m2	LOT AREA :	230.43 m2	LOT AREA :	310.12 m2
ESTABLISHED GRADE:	230.03	BLDG. AREA :	139.82 m2	BLDG. AREA :	138.24 m2	BLDG. AREA :	138.24 m2	BLDG. AREA :	143.91 m2
F.F. TO TOP OF ROOF:	10.31 m	LOT COVERAGE (%):	51.64 %	LOT COVERAGE (%):	59.99 %	LOT COVERAGE (%):	59.99 %	LOT COVERAGE (%):	46.40 %
F.F. TO MEAN OF ROOF:	8.18 m	FRONTAGE @ 6.4M		FRONTAGE @ 6.4M		FRONTAGE @ 6.4M		FRONTAGE @ 6.4M	
PROPOSED BLDG. HGT:	8.85 m	FRONTAGE:	11.28 m	FRONTAGE:	9.60 m	FRONTAGE:	9.60 m	FRONTAGE:	11.31 m
		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS	
		FRONT YARD AREA :	34.58 m2	FRONT YARD AREA :	29.43 m2	FRONT YARD AREA :	29.43 m2	FRONT YARD AREA :	30.57 m2
		LANDSCAPE AREA :	17.29 m2	LANDSCAPE AREA :	12.94 m2	LANDSCAPE AREA :	12.94 m2	LANDSCAPE AREA :	18.35 m2
		COVERAGE (%):	50.00 %	COVERAGE (%):	43.97 %	COVERAGE (%):	43.97 %	COVERAGE (%):	60.03 %
		SOFT LANDSCAPE AREA:	14.62 m2	SOFT LANDSCAPE AREA:	10.51 m2	SOFT LANDSCAPE AREA:	10.51 m2	SOFT LANDSCAPE AREA:	15.98 m2
		COVERAGE (%):	84.56 %	COVERAGE (%):	81.22 %	COVERAGE (%):	81.22 %	COVERAGE (%):	87.08 %

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

Date: MAY 02/22 Reviewed By: VP
SCS CONSULTING GROUP LTD.

GENERAL NOTES:

1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
2. BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
4. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR FTW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

-	-	-	ISSUED FOR PERMIT	AW	2022.02.22
-	-	-	ISSUED FOR ENG. GRADING REVIEW	AW	2021/11/03
-	-	-	ISSUED FOR SITE PLAN APPROVAL	OF	2019/11/26
-	-	-	REVISED TO MATCH NEW GRADING AND FENCE DETAILS	OF	2019/09/18
-	-	-	REVISED AS PER CITY COMMENTS	OF	2019/08/07
-	-	-	ISSUED FOR SITE PLAN APPROVAL	OF	2019/01/29
REVISED PER CITY GRADING COMMENTS	AW	2022.04.20	ISSUED FOR SITE PLAN APPROVAL	OF	2018/03/16

[illegible]

REGISTRATION INFORMATION	
HUNT DESIGN ASSOCIATES INC.	19695

HUNT 
DESIGN ASSOCIATES INC.
www.huntdesign.ca

Drawn By	Checked By	Scale	File Number
OF	OF	1:250	217014-SPA3
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326			

Lot / Page Number