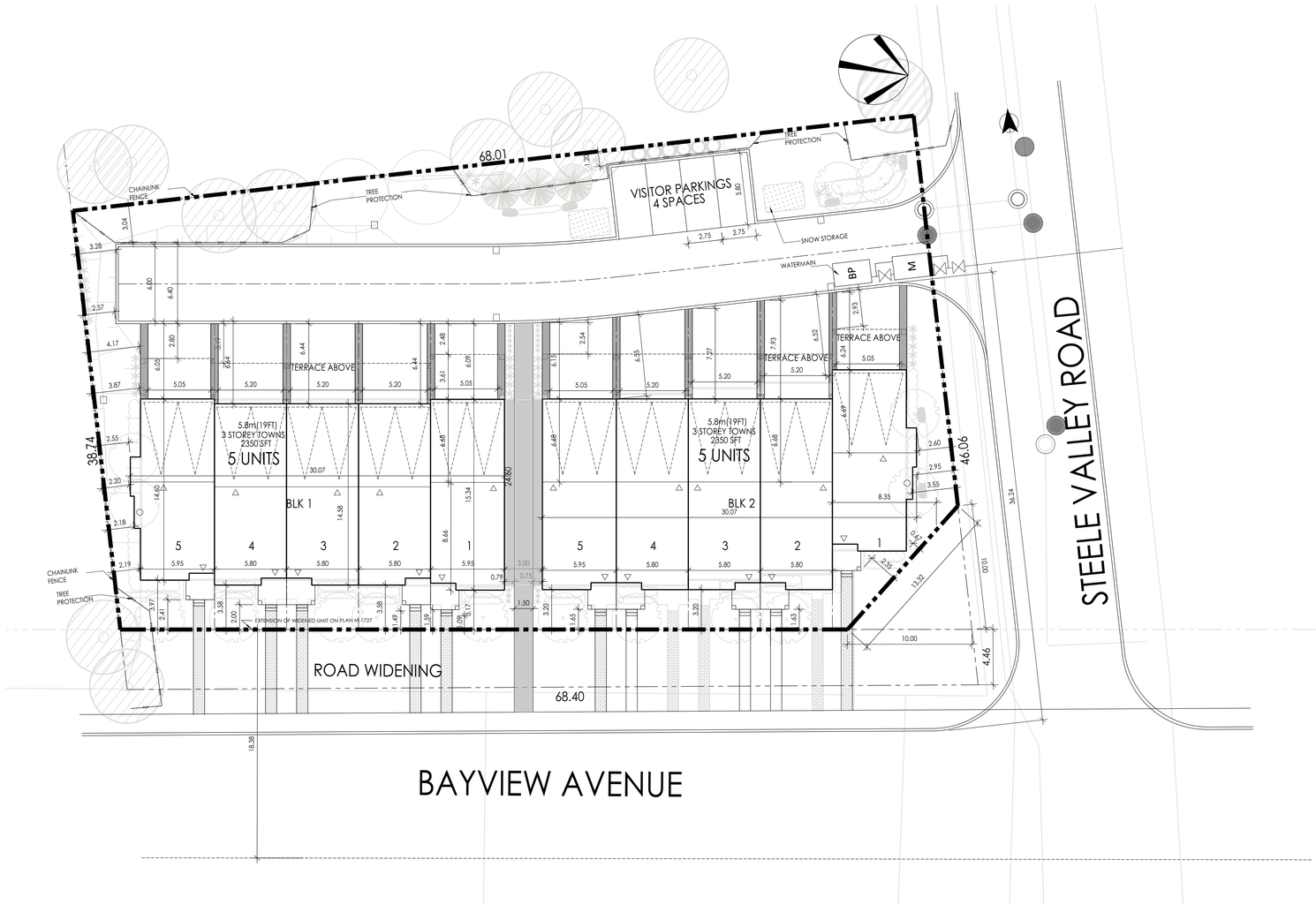

KEY PLAN NTS

SITE STATISTICS		
NET DEVELOPMENT SITE AREA	2516.58 m2	0.25 Ha
TOTAL AREA	2884.52m2	
FSI	1.1 (88%)	GFA=2221.54
TOTAL UNITS	10	
DENSITY(NET)	40 UPH	
SOFT LANDSCAPE AREA	970.00 m2	0.10 Ha
HARD LANDSCAPE AREA	1038.00 m2	0.10 Ha
PARKING STATS		
VISITOR PARKING SPACES	4 (0.4 PER UNIT)	
RESIDENT PARKING SPACES	20 (2 PER UNIT)	
TYPICAL LOT (MINIMUM PROVIDED)		
LOT AREA	135 m2	
FRONT YARD	3.0 m	
PORCH	1.55m	
STEPS	1.05m	
REAR YARD	6.0 m	
DECK	2.45m	
INTERIOR SIDE YARD	0.7 m	
EXTERIOR SIDE YARD	2.4 m	
DAYLIGHT TRIANGLE	0.65	
BUILDING HEIGHT	14.5 m	
LOT DEPTH	24.60m	

THESE DRAWINGS ARE NOT TO BE SCALED:
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO SRN ARCHITECTS INC.

PROJECT CONSULTANTS:

LEGEND

FSE	FINISHED SECOND FLOOR ELEVATION
FFE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER SIDE FOOTING
USFR	UNDER SIDE FOOTING @ REAR
USFG	UNDER SIDE FOOTING @ GARAGE
R	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOCKOUT BASEMENT
WOB	WALK OUT BASEMENT
WUB	WALK UP BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
	DOOR
	WINDOW
	BELL PEDESTAL
	CABLE PEDESTAL
	CATCH BASIN
	DBL CATCH BASIN
	ENGINEERED FILL
	HYDRO CONNECTION
	FIRE HYDRANT
	STREET LIGHT
	MAIL BOX
	TRANSFORMER
	SEWER CONNECTIONS (2 LOTS)
	SEWER CONNECTIONS (1 LOT)
	AIR CONDITIONING
	DOWN SPOUT TO SPLASH PAD
	SWALE DIRECTION
	SUMP PUMP
	WATER CONNECTION
	WATER VALVE CHAMBER
	HYDRANT AND VALVE
	HYDRO METER
	GAS METER
	DOWN LIGHT
	1-# POLE LIGHTING
	1-2 POLE LIGHTING
	BOLLARD LIGHTING
	STOP SIGN
	NO PARKING
	NO PARKING IN LANEWAY
	FIRE ROUTE
	3HRS PARKING (RIGHT)
	3HRS PARKING (LEFT)
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE
	EXISTING TREE (TO BE REMOVED)
	EXISTING TREE (TO BE RETAINED)
	MUNICIPAL ADDRESS
	RETAINING WALL BY OTHERS FOR SOUND BARRIER WALL
	SNOW STORAGE AREAS
	CHAINLINK FENCE
	PRIVACY FENCE
	SOUND BARRIER
	FOOTING TO BE EXTENDED TO 1.22 MINS BELOW GRADE
	FIRE FIGHTER TRAVEL PATH
	REVERSE CHECK FOUNDATION

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR SPA	08-MAR-23	DA	RP
2	REVISED FOR COORDINATION	21-MAR-23	DA	RP

RN DESIGN
WWW.RNDESIGN.COM
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WWW.THEPLUSGROUP.CA

CLIENT
CARDEA HOMES

PROJECT/LOCATION
3 STEELE VALLEY ROAD
MARKHAM

DRAWING
SITE PLAN

DATE	SCALE
28-FEB-23	1:200
DRAWN BY	CHECKED BY
DA	RP
PROJECT NUMBER	DRAWING NUMBER
22002	A 1.0

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