

FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	52.02 m2
DRIVEWAY AREA:	31.50 m2
COVERED PORCH AREA:	0.00 m2
SOFT LANDSCAPE AREA :	20.52 m2
LANDSCAPE / OPEN SPACE:	39.45 %

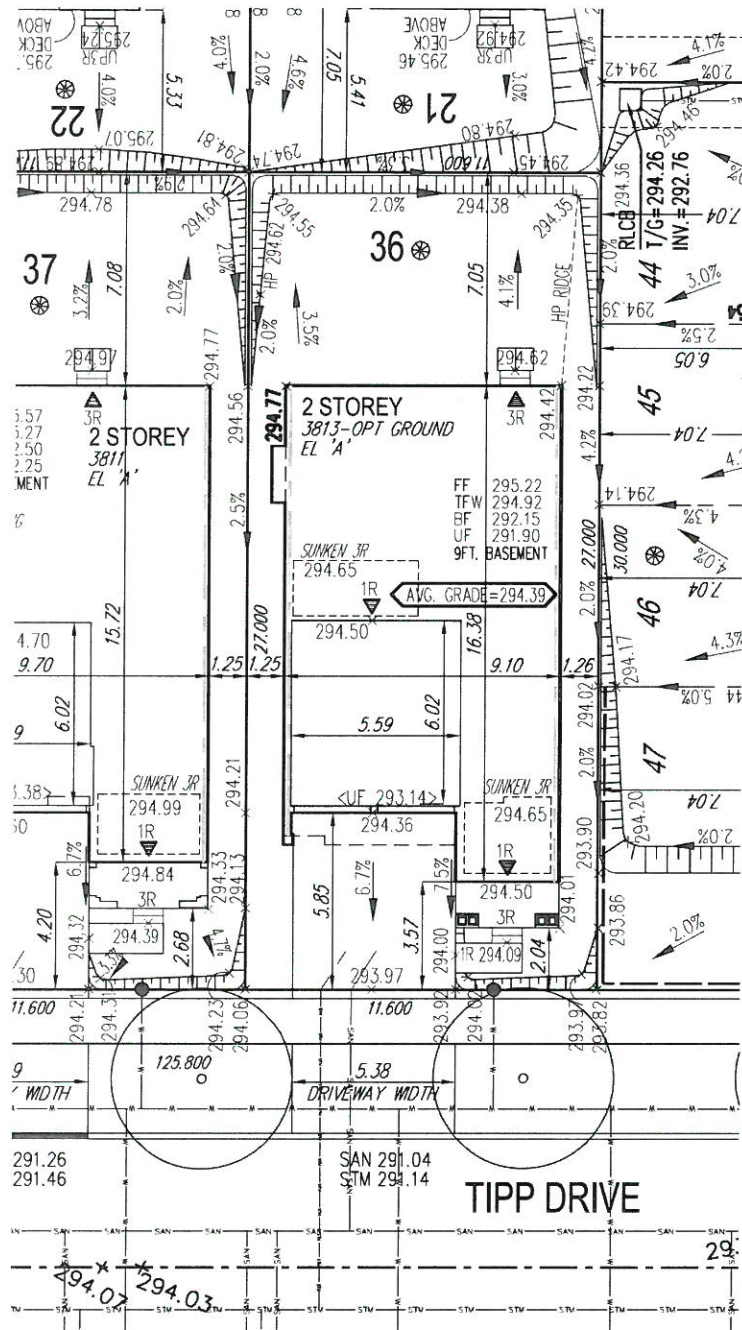
City File D19-20001	
MODEL NO.	3813
HOUSE STYLE (I.E. BUNGALOW, WALKOUT ETC.)	2 STOREY
BUILDING CLASSIFICATION	GROUP C
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This stamp is only for the purposes of design control and carries no other professional obligations.



N.T.S.      KEY MAP      Subject LOT

By: \_\_\_\_\_



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.

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ISSUED FOR FINAL APPROVAL	DS	2021.07.21
ISSUED FOR PRELIMINARY APPROVAL	DS	2021.07.13



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|---------------------------------------|------------------|-------------------------------|-------------------|------------------------|------------------------------|---|--|--------|------------------------|
|                                       |                  |                               |                   |                        |                              |   |  |        |                        |
| ENGINEERED FILL LOTS                  | SANITARY MANHOLE | WATER SERVICE                 | BELL PEDESTAL     | HYDRO TRANSFORMER      | SANITARY LINE                | DOWNSPOUTS                                  | SUMP PUMP AND SURFACE DISCHARGE LOCATION | FF     | FW                     |
|                                       |                  |                               |                   |                        |                              |   |  | TFW    | TOP OF FOUNDATION WALL |
| STREET TREE                           | STORM MANHOLE    | HYDRO SERVICE                 | CABLE PEDESTAL    | PADMOUNTED MOTOR       | STORM WATER LINE             | WINDOWS PERMITTED                           | UPGRADE ELEVATION                        | BF     | BASEMENT FLOOR         |
|                                       |                  |                               |                   |                        |                              |   |  | UF     | UNDERSIDE OF FOOTING   |
| RETAINING WALL                        | VALVE & CHAMBER  | SHEET DRAINAGE                | HYDRO POLE        | EXISTING GRADES        | WATERLINE                    | 45 MINUTE FIRE RATED WALL                   | CHAIN LINK FENCE                         | WOD    | WALKOUT DECK           |
|                                       |                  |                               |                   |                        |                              |   |  | WOB    | WALKOUT BASEMENT       |
| CATCH BASIN                           | VALVE & BOX      | STREET LIGHT PEDESTAL         | HYDRO POLE GUY    | 190.0' PROPOSED GRADES | GAS LINE                     | SIDEYARD DISTANCE LESS THAN 12m TO LOT LINE | FENCE AND GATE                           | MOD    | MODIFIED               |
|                                       |                  |                               |                   |                        |                              |   |  | REV    | REVERSED               |
| DOUBLE / SINGLE STORM SAN. CONNECTION | HYDRANT          | TRAFFIC SIGNAL POWER PEDESTAL | STREET SIGN       | SWALE DIRECTION        | BELL                         | EXTERIOR DOOR LOCATION IF GRADE PERMITS     | PRIVACY FENCE                            | ND     | NO DOOR                |
|                                       |                  |                               |                   |                        |                              |   |  |        |                        |
| EMBANKMENT / BERM                     |                  |                               | COMMUNITY MAILBOX | EMBANKMENT / BERM      | HYDRO. GAS. REFL. CABLE LINE |   | ACOUSTIC FENCE                           | XXXXXX | HIGHLIGHTED GRADE      |
| MAX 3:1 SLOPE                         |                  |                               |                   | MAX 3:1 SLOPE          |                              |   |  |        |                        |

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