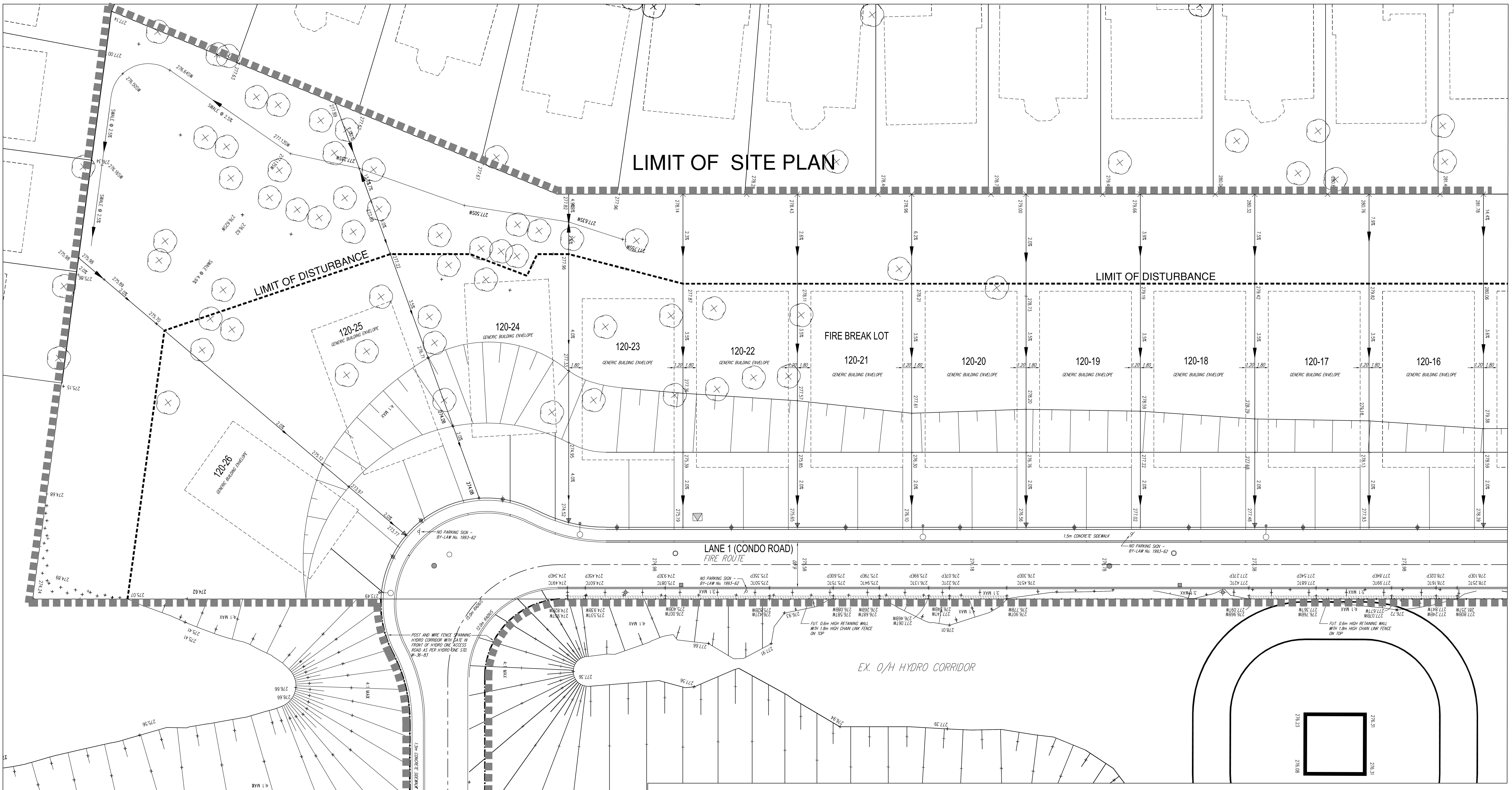
JLAWRENCE | TUE OCT 2/18 06:11 PM | K:\PROJECTS\2014\214078.LAK\SITE\BLOCK 120 SPA 1ST SUBMISSION\214078WSP-04 BLOCK 120 SUBMISSION 1.DWG


LIMIT OF SITE PLAN
LIMIT OF DISTURBANCE
LIMIT OF DISTURBANCE
120-16
120-17
120-18
120-19
120-20
FIRE BREAK LOT
120-21
120-22
120-23
120-24
120-25
120-26
GENERIC BUILDING ENVELOPE
LANE 1 (CONDO ROAD)
FIRE ROUTE
1.5m CONCRETE SIDEWALK
NO PARKING SIGN - BY-LAW No. 1993-62
15.0m RADIUS
12.0m RADIUS
POST AND WIRE FENCE SPANNING HYDRO CORRIDOR WITH GATE IN FRONT OF HYDRO ONE ACCESS ROAD AS PER HYDRO ONE STD. W-36-83
FUT. 0.6m HIGH RETAINING WALL WITH 1.8m HIGH CHAIN LINK FENCE ON TOP
EX. O/H HYDRO CORRIDOR
6.0m WIDE HYDRO ACCESS ROAD WITH DEPRESSED CURB AT ROADWAY (SODDED ON TOP)
6.0m WIDE PAVED HYDRO ACCESS ROAD WITH PAVED AREA (GRAY HATCH) ADJACENT TO CATCH BASIN AND DEPRESSED CURB AT ROADWAY
3.0mx3.0m STORM SEWER EASEMENT
1.5m CONCRETE SIDEWALK
4:1 MAX
3:1 MAX
SWALE @ 2.5%
SWALE @ 3.0%

NO PARKING SIGN - BY-LAW No. 1993-62

NOTE:
1. BUILDING ENVELOPES SHOWN ARE GENERIC ONLY. ALL ACTUAL HOUSE DESIGNS WILL MEET THE LIMITS OF THE ZONING BYLAW YARD SETBACKS. HOUSE MODELS THAT ARE 1 STOREY WILL ADHERE TO BYLAW INTERIOR SIDEYARD SETBACK REQUIREMENT OF 1.2 m.
2. ACTUAL PORCHES, STEPS AND DECKS WILL BE IN ACCORDANCE WITH ZONING BYLAW REQUIREMENTS

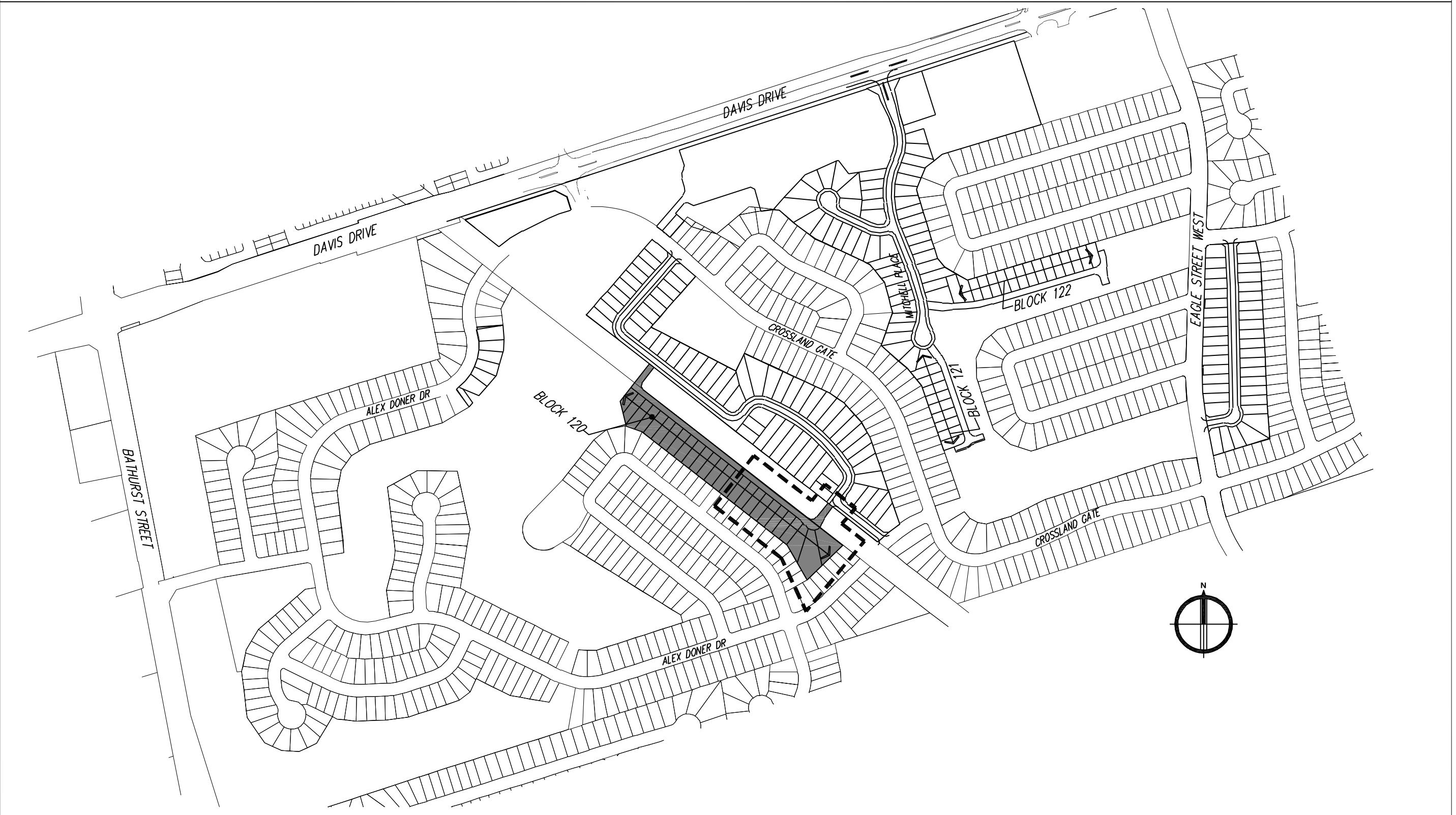
SITE STATISTICS SUMMARY

BLOCK 120

LOT AREA (m2)	MAX LOT COVERAGE (m2)
1 (120) - 512.99	1 (120) - 179.55
2 (120) - 678.06	2 (120) - 237.32
3 (120) - 777.94	3 (120) - 272.28
4 (120) - 706.92	4 (120) - 247.42
5 (120) - 705.09	5 (120) - 246.78
6 (120) - 677.93	6 (120) - 237.28
7 (120) - 677.93	7 (120) - 237.28
8 (120) - 677.87	8 (120) - 237.25
9 (120) - 677.84	9 (120) - 237.24
10 (120) - 677.80	10 (120) - 237.23
11 (120) - 677.77	11 (120) - 237.22
12 (120) - 677.74	12 (120) - 237.21
13 (120) - 677.71	13 (120) - 237.20
14 (120) - 677.69	14 (120) - 237.19
15 (120) - 677.70	15 (120) - 237.19
16 (120) - 677.71	16 (120) - 237.20
17 (120) - 677.73	17 (120) - 237.21
18 (120) - 677.74	18 (120) - 237.21
19 (120) - 677.75	19 (120) - 237.22
20 (120) - 677.77	20 (120) - 237.22
21 (120) - 677.78	21 (120) - 237.22
22 (120) - 677.79	22 (120) - 237.23
23 (120) - 676.77	23 (120) - 236.87
24 (120) - 950.15	24 (120) - 332.55
25 (120) - 1899.92	25 (120) - 664.97
26 (120) - 1300.41	26 (120) - 455.14

ZONING STATISTICS:	
ZONE	R1-D-122
MIN. LOT AREA	511m2
MIN. LOT FRONTAGE	15.0m2
MIN. YARD SETBACKS	
FRONT	7.0m TO DWELLING
REAR	8.0m
EXTERIOR	6.0m
INTERIOR	1.2m (1 STOREY)
INTERIOR	1.5m (1.5 STOREYS)
INTERIOR	1.8m (2 STOREYS)
MAX. LOT COVERAGE	35%
MAX. HEIGHT	10.7m (2.0 STOREYS)
MIN./MAX. DRIVEWAY WIDTH	6m / 6m

KEY PLAN *NOT TO SCALE*



ENGINEERED FILL LOTS
STREET TREE
RETAINING WALL
CATCH BASIN
DOUBLE / SINGLE STM & SAN CONNECTION
SANITARY MANHOLE
STORM MANHOLE
VALVE & CHAMBER
VALVE & BOX
HYDRANT
WATER SERVICE
HYDRO SERVICE
SHEET DRAINAGE
STREET LIGHT PEDESTAL
STREET LIGHT
TRAFFIC SIGNAL POWER PEDESTAL
BELL PEDESTAL
CABLE PEDESTAL
HYDRO POLE
HYDRO POLE GUY
STREET SIGN
COMMUNITY MAILBOX
HYDRO TRANSFORMER
PADMOUNTED MOTOR
×189.65 EXISTING GRADES
×190.10 PROPOSED GRADES

— SAN — SANITARY LINE
— STM — STORM WATER LINE
— W — WATERLINE
— H — HYDRO LINE
— G — GAS LINE
— C — CABLE LINE
— B — BELL
— HGBC — HYDRO, GAS, BELL, CABLE LINE
DOWNSPOUTS
WINDOWS PERMITTED
45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE. (NO WINDOWS PERMITTED)
EXTERIOR DOOR LOCATION
EXTERIOR DOOR LOCATION IF GRADE PERMITS
SUMP PUMP AND SURFACE DISCHARGE LOCATION
UPGRADE ELEVATION
—x— CHAIN LINK FENCE
FENCE AND GATE
PRIVACY FENCE
ACOUSTIC FENCE

FF	FINISHED FLOOR
TFW	TOP OF FOUNDATION WALL
BF	BASEMENT FLOOR
UF	UNDERSIDE OF FOOTING
WOD	WALKOUT DECK
WOB	WALKOUT BASEMENT
MOD	MODIFIED
REV	REVERSED
ND	NO DOOR
XXX.XX	HIGHLIGHTED GRADE
2.0%	SWALE DIRECTION
	EMBANKMENT / BERM MAX 3:1 SLOPE

-	-	-
-	-	-
-	-	-
-	-	-
REVISED, FINAL COMMENTS	JL	2018.10.02
REVISED, PRELIMINARY COMMENTS	JL	2018.08.08
ISSUED FOR PRE-CONSULTATION REVIEW	JL	2018.05.30

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

NAME	SIGNATURE	BCIN
Jermaine Lawrence		36047

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19695

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca
8966 Woodbine Ave, Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7326 email: hdai@huntdesign.ca

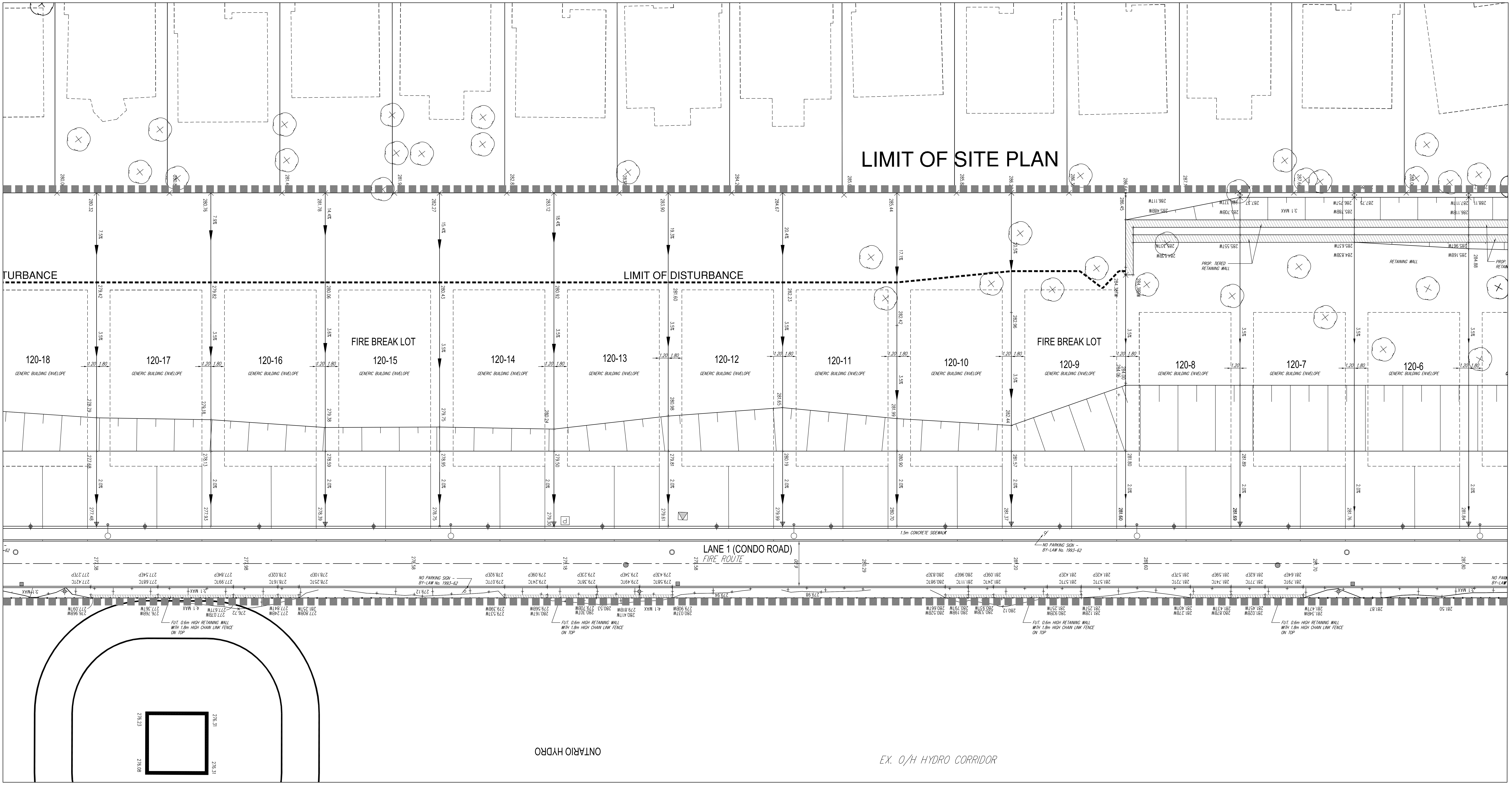
Title
SITE PLAN
Street Name
CONDO BLOCK 120
Plan No.
-

LAKEVIEW HOMES - 214078
GLENWAY, NEWMARKET, ON

Drawn By	Checked By	Scale	Lot / Page Number
JL	JL	1:250	3 of 3

File Number
214078WSP-04.DWG

JLAWRENCE | TUE OCT 2/18 06:11 PM | K:\PROJECTS\2014\214078.LAK\SITE\BLOCK 120 SPA 1ST SUBMISSION\214078WSP-04 BLOCK 120 SUBMISSION 1.DWG



NO PARKING SIGN - BY-LAW No. 1993-62

NOTE:
1. BUILDING ENVELOPES SHOWN ARE GENERIC ONLY. ALL ACTUAL HOUSE DESIGNS WILL MEET THE LIMITS OF THE ZONING BYLAW YARD SETBACKS. HOUSE MODELS THAT ARE 1 STOREY WILL ADHERE TO BYLAW INTERIOR SIDEYARD SETBACK REQUIREMENT OF 1.2 m.
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SITE STATISTICS SUMMARY

BLOCK 120

LOT AREA (m2)	MAX LOT COVERAGE (m2)
1 (120) - 512.99	1 (120) - 179.55
2 (120) - 678.06	2 (120) - 237.32
3 (120) - 777.94	3 (120) - 272.28
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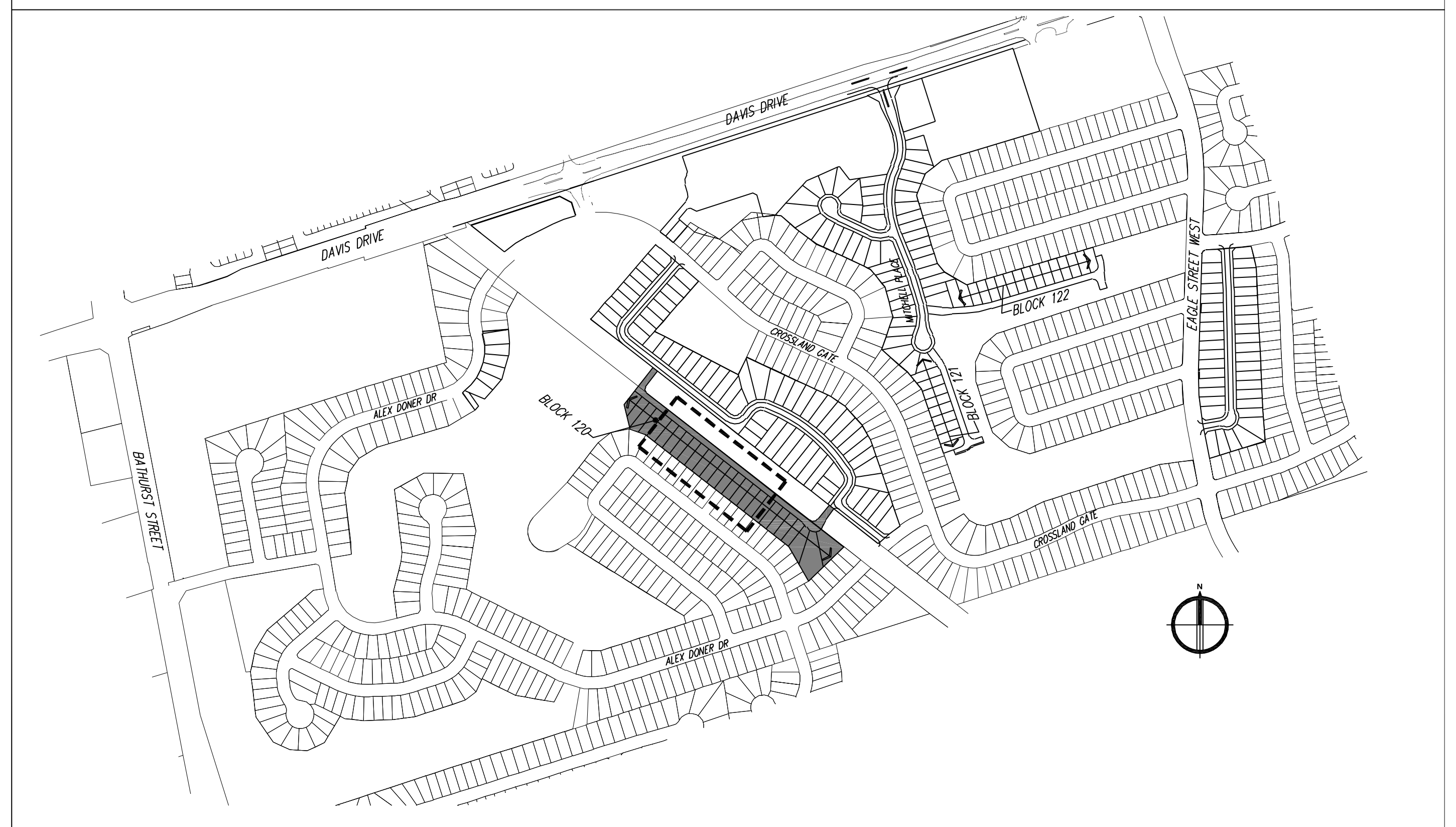
25 (120) - 1899.92	25 (120) - 664.97
26 (120) - 1300.41	26 (120) - 455.14

ZONING STATISTICS:	
ZONE	R1-D-122
MIN. LOT AREA	511m2
MIN. LOT FRONTAGE	15.0m2
MIN. YARD SETBACKS	
FRONT	7.0m TO DWELLING
REAR	8.0m
EXTERIOR	6.0m
INTERIOR	1.2m (1 STOREY)
INTERIOR	1.5m (1.5 STOREYS)
INTERIOR	1.8m (2 STOREYS)
MAX. LOT COVERAGE	35%
MAX. HEIGHT	10.7m (2.0 STOREYS)
MIN./MAX. DRIVEWAY WIDTH	6m / 6m

KEY PLAN

NOT TO SCALE



ENGINEERED FILL LOTS
STREET TREE
RETAINING WALL
CATCH BASIN
DOUBLE / SINGLE STM & SAN CONNECTION
SANITARY MANHOLE
STORM MANHOLE
VALVE & CHAMBER
VALVE & BOX
HYDRANT
WATER SERVICE
HYDRO SERVICE
SHEET DRAINAGE
STREET LIGHT PEDESTAL
STREET LIGHT
TRAFFIC SIGNAL POWER PEDESTAL
BELL PEDESTAL
CABLE PEDESTAL
HYDRO POLE
HYDRO POLE GUY
STREET SIGN
COMMUNITY MAILBOX
HYDRO TRANSFORMER
PADMOUNTED MOTOR
×189.65 EXISTING GRADES
×190.10 PROPOSED GRADES

SAN SANITARY LINE
STM STORM WATER LINE
W WATERLINE
H HYDRO LINE
G GAS LINE
C CABLE LINE
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HGBC HYDRO, GAS, BELL, CABLE LINE
DOWNSPOUTS
WINDOWS PERMITTED
45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE. (NO WINDOWS PERMITTED)
EXTERIOR DOOR LOCATION
EXTERIOR DOOR LOCATION IF GRADE PERMITS
SUMP PUMP AND SURFACE DISCHARGE LOCATION
UPGRADE ELEVATION
CHAIN LINK FENCE
FENCE AND GATE
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FF	FINISHED FLOOR
TFW	TOP OF FOUNDATION WALL
BF	BASEMENT FLOOR
UF	UNDERSIDE OF FOOTING
WOD	WALKOUT DECK
WOB	WALKOUT BASEMENT
MOD	MODIFIED
REV	REVERSED
ND	NO DOOR
XXX.XX	HIGHLIGHTED GRADE
2.0%	SWALE DIRECTION
	EMBANKMENT / BERM MAX 3:1 SLOPE

-	-	-
-	-	-
-	-	-
-	-	-
REVISED, FINAL COMMENTS	JL	2018.10.02
REVISED, PRELIMINARY COMMENTS	JL	2018.08.08
ISSUED FOR PRE-CONSULTATION REVIEW	JL	2018.05.30

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Title
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Street Name
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Plan No.
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LAKEVIEW HOMES - 214078
GLENWAY, NEWMARKET, ON

Drawn By	Checked By	Scale	Lot / Page Number
JL	JL	1:250	2 of 3

File Number
214078WSP-04.DWG

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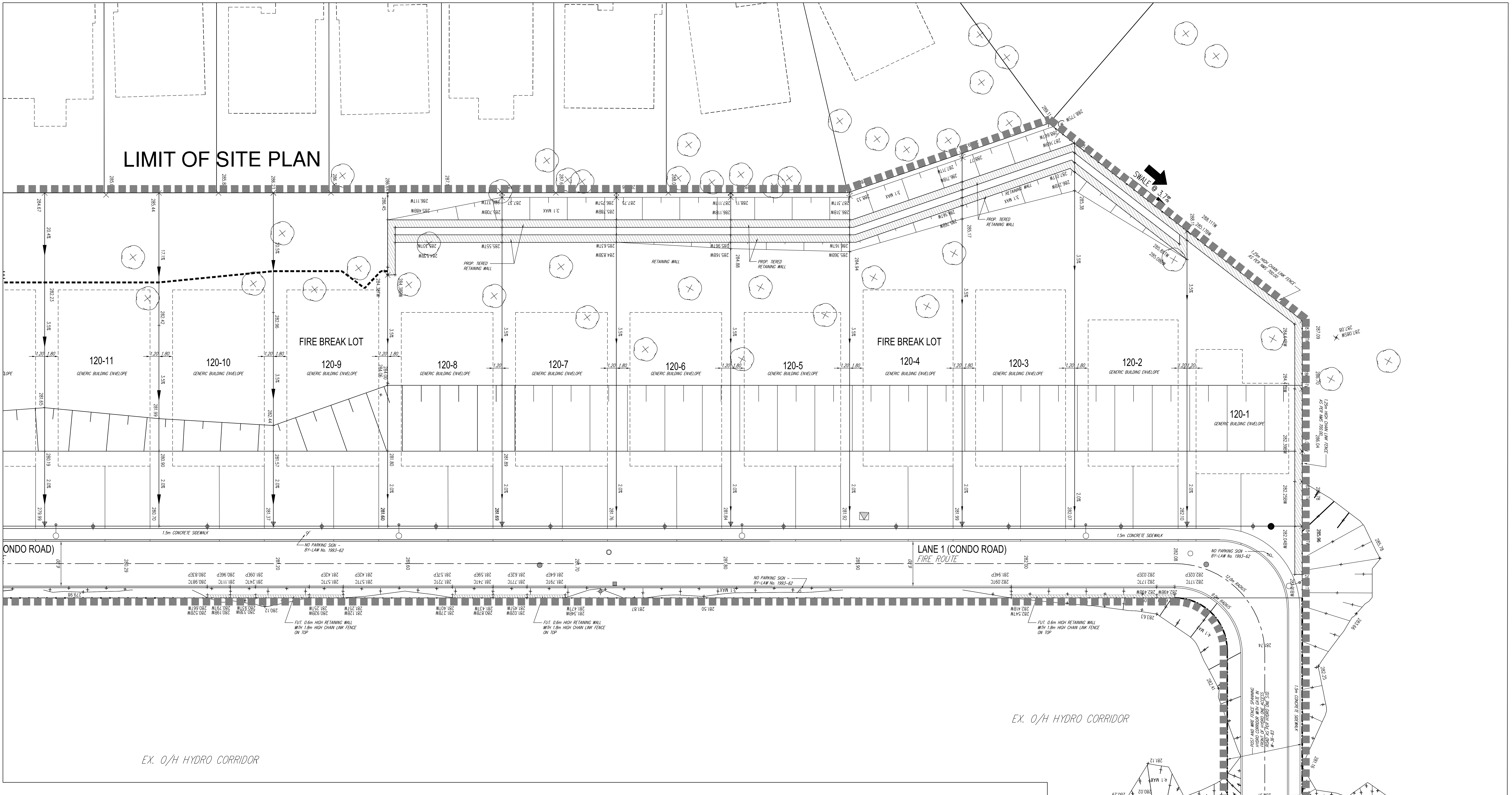
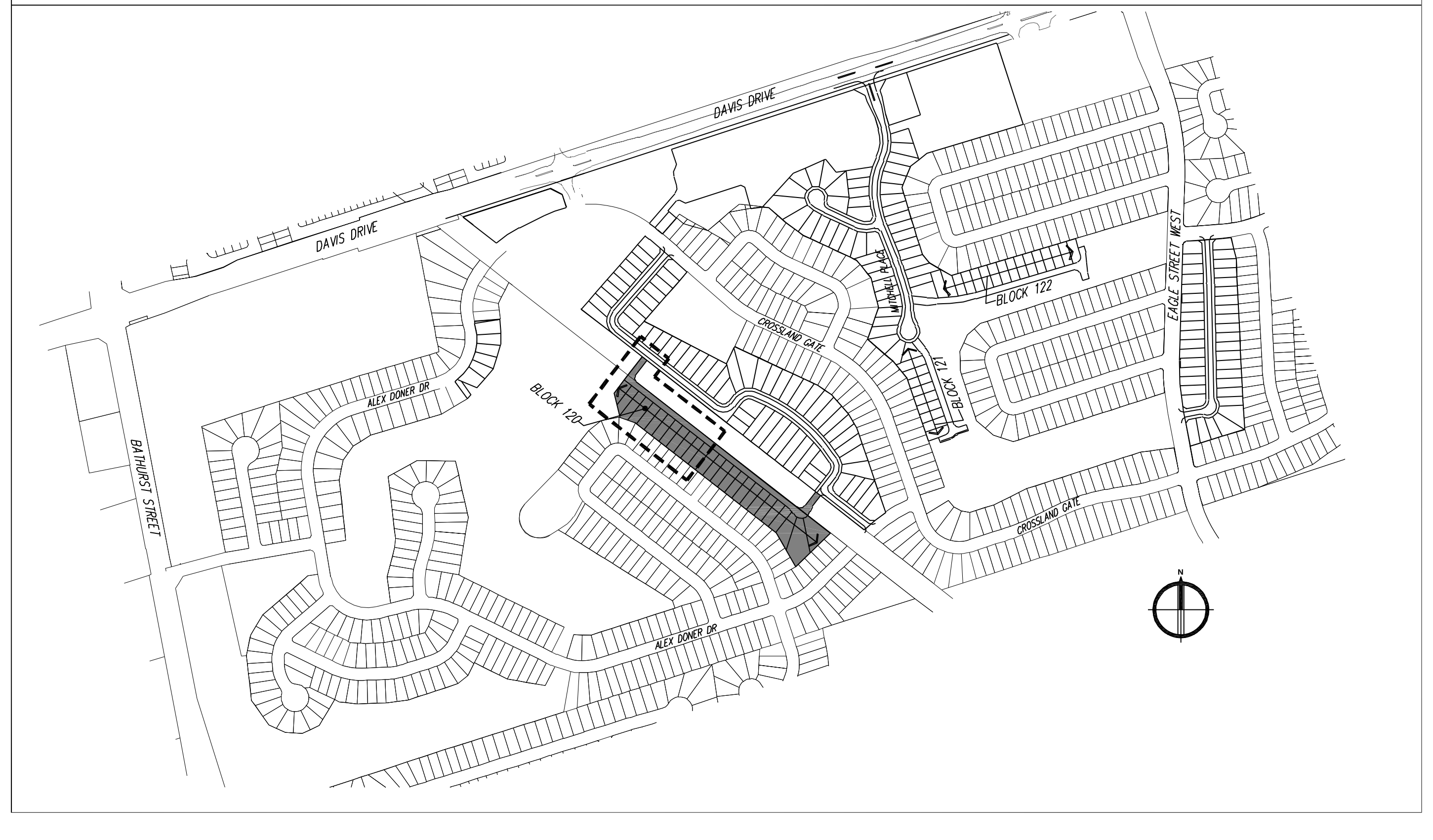

LIMIT OF SITE PLAN
120-11
120-10
FIRE BREAK LOT
120-9
120-8
120-7
120-6
120-5
FIRE BREAK LOT
120-4
120-3
120-2
120-1
GENERIC BUILDING ENVELOPE
PROP. TIERED RETAINING WALL
RETAINING WALL
3:1 MAX
SWALE @ 3.7%
1.25m HIGH CHAIN LINK FENCE AS PER NMS 700.02
1.5m CONCRETE SIDEWALK
NO PARKING SIGN - BY-LAW No. 1993-62
LANE 1 (CONDO ROAD)
FIRE ROUTE
FUT. 0.6m HIGH RETAINING WALL WITH 1.8m HIGH CHAIN LINK FENCE ON TOP
12.0m RADIUS
9.0m RADIUS
4:1 MAX
EX. O/H HYDRO CORRIDOR
POST AND WIRE FENCE SPANNING HYDRO CORRIDOR WITH GATE IN FRONT OF HYDRO ONE ACCESS ROAD AS PER HYDRO ONE STD. W-36-83
6.0m WIDE HYDRO ACCESS ROAD WITH DEPRESSED CURB AT ROADWAY (SODDED ON TOP 150mm-20mmø CRL 350mm-50mmø CRL)
154.437

KEY PLAN *NOT TO SCALE*



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EXTERIOR DOOR LOCATION IF GRADE PERMITS
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ND	NO DOOR
XXX.XX	HIGHLIGHTED GRADE
2.0%	SWALE DIRECTION
	EMBANKMENT / BERM MAX 3:1 SLOPE

-	-	-
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REVISED, FINAL COMMENTS	JL	2018.10.02
REVISED, PRELIMINARY COMMENTS	JL	2018.08.08
ISSUED FOR PRE-CONSULTATION REVIEW	JL	2018.05.30

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Title
SITE PLAN
Street Name
CONDO BLOCK 120
Plan No.
-

LAKEVIEW HOMES - 214078
GLENWAY, NEWMARKET, ON

Drawn By	Checked By	Scale	Lot / Page Number
JL	JL	1:250	**1 of 3**

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