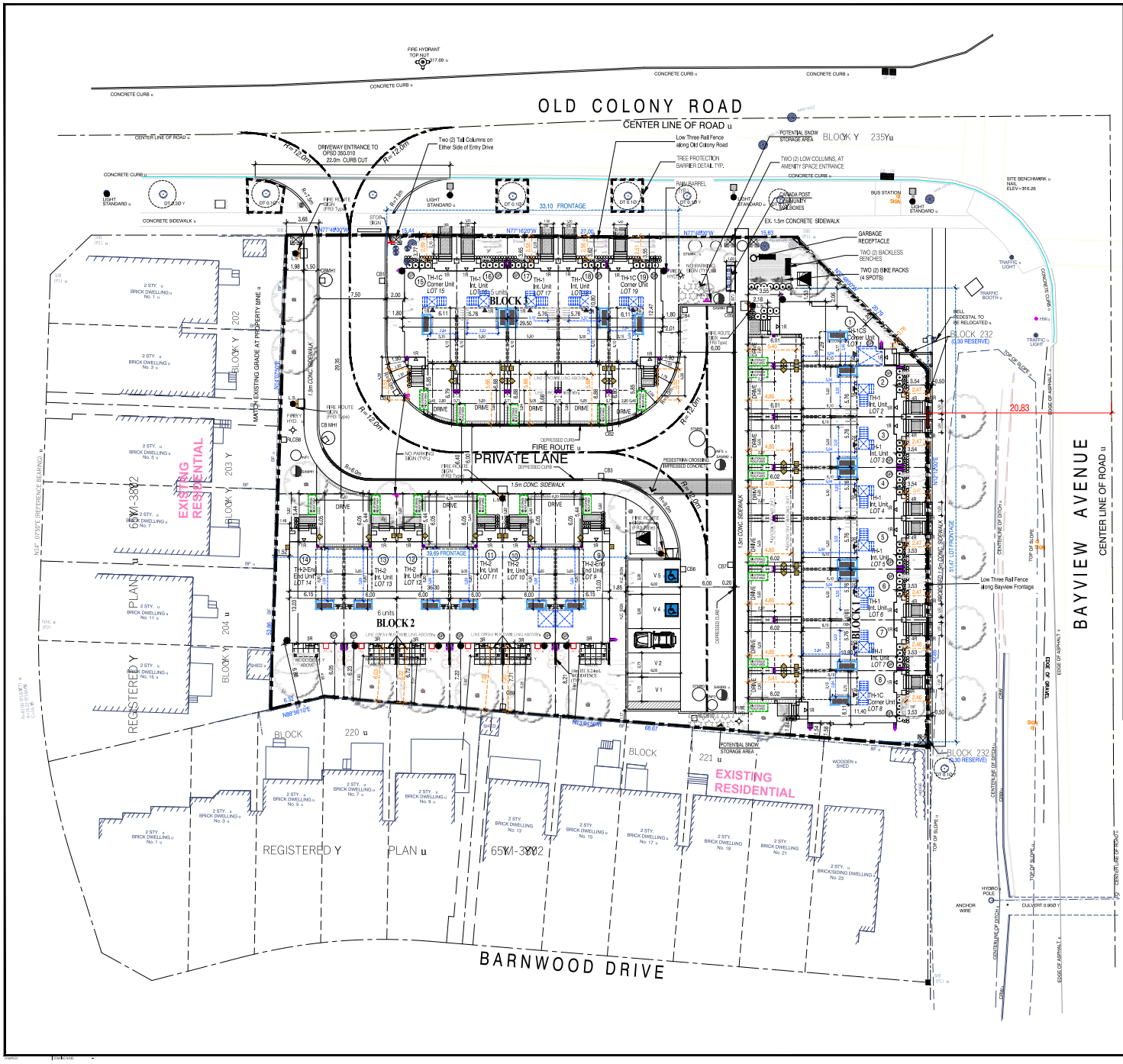

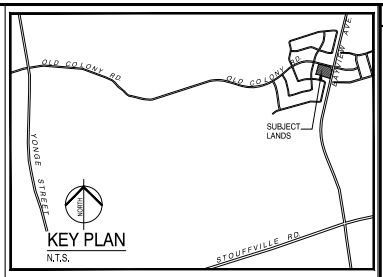

KEY PLAN
N.T.S.

LEGEND

- PROPERTY BOUNDARY LINE
- SANITARY CONNECTION
- WATER CONNECTION
- HYDRO CONNECTION
- DOUBLE CATCH BASIN
- CATCH BASIN
- STREET LIGHT
- HYDRANT
- TRANSFORMER
- CABLE TV PEDESTAL
- BELL PEDESTAL
- ENTRANCE DOOR LOCATION
- GARAGE DOOR LOCATION
- COMMUNITY MAILBOX
- ENGINEERED FILL LOT
- VALVE AND CHAMBER
- SANITARY MANHOLE
- STORM MANHOLE
- AIR-CONDITIONING UNIT
- 100.00 PROPOSED GRADE
- 100.00 EXISTING GRADE
- 100.00 PROPOSED SWALE GRADE
- 200mm ROOF DRAIN TO INFILTRATION TRENCH
- 200mm ROOF DRAIN TO SURFACE VIA SPLASH PAD
- FIRE ROUTE SIGN (FR3 Type)
- NO PARKING SIGN
- PROPOSED BERM
- SWALE DIRECTION
- HYDRO METER
- GAS METER
- SUMP PUMP
- F.F.E/U FINISHED FLOOR ELEVATION
- T/WALL TOP OF FOUNDATION WALL
- F.S.LAB R/N. BASEMENT FLOOR SLAB
- U/FTG. UNDERSIDE FOOTING ELEVATION
- 0.00 WASTE SET OUT AREA MIN. 2.0 m²
- 0.00 WASTE STORAGE AREA MIN. 2.0 m²

LOT SUMMARY u

LOT CATEGORY	ENDS	INTERNAL	CORNER u	TOTAL u
5.76m lots (18'-10 3/4") **TH-1** (Street Facing Townhouse)u	0	9	4	13
6.0m lots (19'6") **TH-2** (Lane Facing Townhouse) u	2	4	0 u	6
TOTAL	2	13	4	19 u

SITE STATISTICS
BLOCK 226
REGISTERED PLAN 65M-3802 u

TOTAL SITE AREA	3925.70 m² /0.970Acre/0.393Ha
DENSITY	48.35 UNITS / Hectarea-19.58 UNITS / Acre u
COVERAGE	1307.12m²= 33.30%
LANDSCAPE	933.67m²= 23.78%
DRIVEWAY;ROAD;PARKING;WALKWAY u	1684.91m²= 42.92%
TOTAL UNITS	19 (3 STOREY UNITS)

BLOCK 1 UNIT No.	MODEL TYPE u	LOT FRONTAGE (m)	BUILDING HEIGHT (m)	UNIT G.F.A (m²)	COVERAGE W/O PORCH (m²)	COVERAGE PERCENTAGE % (W/OPORCH)	LOT AREA (m²) u
1 u	TH-1CS	8.82	10.75	191.38	64.01	47.10	135.89 u
2	TH-1	5.76	11.18	175.49	61.59	52.61	117.07
3 u	TH-1	5.76	11.18	175.49	61.59	52.55	117.21 u
4 u	TH-1	5.76	11.18	175.49	61.59	52.55	117.20
5 u	TH-1	5.76	14.18	175.49	61.59	52.54	117.23
6	TH-1	5.76	11.18	175.49	61.59	52.56	117.17
7 u	TH-1	5.76	11.18	u 175.49	61.59	52.56	117.17
8	TH-1C u	8.09	11.18	195.75	62.06	39.36	157.66
TOTAL:		**51.47 m**	**11.13 m**	**1440.07 m2**	**495.61 m2**	**50.23%**	**996.60 m2**

BLOCK 2 u UNIT No.	MODEL TYPE u	LOT FRONTAGE (m)	BUILDING HEIGHT (m)	UNIT G.F.A (m²)	COVERAGE W/O PORCH (m²) u	COVERAGE PERCENTAGE % (W PORCH)	LOT AREA (m²) u
9	TH-2E	8.90	11.00	209.50	68.84	33.85	203.36
10	TH-2	6.00	11.00	205.22	67.08	44.90	149.41 u
11 u	TH-2 u	6.00	11.00	205.22	67.08	45.81	146.44 u
12 u	TH-2	6.00	11.00	205.22	67.08	46.76	143.47
13 u	TH-2	6.00	11.00 u	205.22	67.08	47.74	140.50
14	TH-2E u	7.69	11.00	209.50	68.84	37.02	185.96
TOTAL:		**39.69 m**	**11.00 m**	**1239.88 m2**	**406.00 m2**	**42.68%**	**969.14 m2**

BLOCK 3 UNIT No.	MODEL TYPE u	LOT FRONTAGE (m)	BUILDING HEIGHT (m)	UNIT G.F.A (m²)	COVERAGE W/O PORCH (m²) u	COVERAGE PERCENTAGE % (W PORCH)	LOT AREA (m²)
15	TH-1C	7.91	11.26	195.75	62.06	40.54	153.09 u
16 u	TH-1	5.76	11.26	175.49	61.59	50.01	123.16
17 u	TH-1	5.76	14.26	175.49	61.59	50.17	122.76
18	TH-1	5.76	11.26	175.49	61.59	50.29	122.47
19	TH-1C u	7.91	11.26	195.75	62.06	41.03	151.27
TOTAL:		**33.10 m**	**11.26 m**	**917.97 m2**	**308.89 m2**	**46.41%**	**672.75 m2**

TOTAL AREAS: u	**3597.92 m2**	**1210.50 m2** u	**2638.49 m2**

PARKING u	PROVIDED	REQUIRED
BLOCK 1, 2 & 3 (19 UNITS WITH 1 SPACE IN GARAGE AND 1 SPACE IN DRIVEWAY)	38 SPACES	38 SPACES
TOTAL	**38 SPACES**	**38 SPACES** u
VISITORS PARKING (0.25 PER UNIT) u	5 SPACES	5 SPACES

NOTE: u

COMMON AMENITY SPACES - u
AMENITY SPACE PROVIDED 3 STOREY STREET FACING TOWNS - TH-1 =163m2 (111 SQ.FT.), TH-1C=163m2(157 SQ.FT.),& TH-1CS= 87m2(936 SQ.FT.) (TERRACE)
AMENITY SPACE PROVIDED 3 STOREY LANE FACING TOWNS - 38.88 m2 (418 Sq.Ft.) x PER UNIT (REAR YARD) u

SCALE 1:200
5m 0m 5m 10m

DRAFT PLAN OF SUBDIVISION FILE ....
BLOCK 226 u
REGISTERED PLAN 65M-3802
IN THE u
CITY OF RICHMOND HILL
(REGIONAL MUNICIPALITY OF YORK) u

TOWN FILE NO.: D06-20041
YORK REGION FILE NO.: SP.20.R.0188

No	DATE	WORK DESCRIPTION
13	JAN. 02, 2024	UPDATED WITH LATEST JD BARNS PLAN AND ISSUED FOR SPA
12	NOV. 07, 2023	COORDINATED RTO UTILITIES, LANDSCAPE, AND ISSUED FOR SPA
11	OCT. 31, 2023	REVISE SITE STATS TO SHOW COVERAGE W/O PORCHES AS PER TOWNS COMMENTS & ISSUED FOR SPA
10	AUG. 25, 2023	COORDINATED WITH ENGINEERING AND LATEST TOPO ISSUED FOR SPA
9	APR. 20, 2023	ADDED BLOCK FRONTAGE DIMENSIONS & GARAGE CLEAR PARKING SPACE (BL) AND REISSUED REV. AS PER LANDSCAPE & GRADING, SERVICING PLANS AND CITY & REGION COMMENTS
8	FEB. 09, 2023	COORDINATED ENGINEERING AND ISSUED FOR REVIEW AND DISTRIBUTION FOR SPA.
7	JAN. 31, 2023	REVISED SITE PER TOWN REVIEW COMMENTS AND ISSUED FOR REVIEW AND DISTRIBUTION FOR SPA.
6	AUG. 23, 2022	COORDINATED ENGINEERING AND ISSUED FOR REVIEW AND DISTRIBUTION FOR SPA.
5	SEPT. 07, 2021	COORDINATED LANDSCAPING AND ISSUED FOR REVIEW AND DISTRIBUTION FOR SPA.
4	AUG. 25, 2021	ADDED DIMENSION FROM CENTERLINE OF ROAD ON BAYVIEW TO PROPERTY LINE AND ISSUED TO CLIENT
3	MAY 25, 2021	REVISED TRANSPORTATION COMMENTS AND ISSUED FOR REVIEW AND DISTRIBUTION FOR SPA.
2	MAY 18, 2021	COORDINATED ENGINEERING AND ISSUED FOR REVIEW AND DISTRIBUTION FOR SPA.
1	JULY 22, 2020	COORDINATED LIGHTING AND ISSUED FOR REVIEW AND DISTRIBUTION FOR SPA.
0	JULY 13, 2020	COORDINATED GRADING AND ISSUED FOR REVIEW AND DISTRIBUTION FOR SPA.
4	OCT. 21, 2019	UPDATED AND ISSUED TO CLIENT FOR OPA AND ZBA.
3	OCT. 16, 2019	UPDATED AND ISSUED TO CLIENT FOR OPA AND ZBA.
2	SEPT. 17, 2019	ISSUED TO CLIENT FOR OPA AND ZBA.
1	SEPT. 09, 2019	ISSUED TO CLIENT FOR REVIEW

jardin DESIGN GROUP INC
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VAUGHAN ONT, L4K 3P3
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EMAIL: info@jardindesign.ca

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
Walter Botter		*21031*

REGISTRATION INFORMATION

FIRM NAME	BCIN
jardin design group inc.	*27763*

CONTEXT SITE PLAN
12600 BAYVIEW AVENUE
(RICHMOND HILL)

BILD

TYPE	SP
SCALE:	1:200 u
PROJ. No.	19-34
No.	A-01