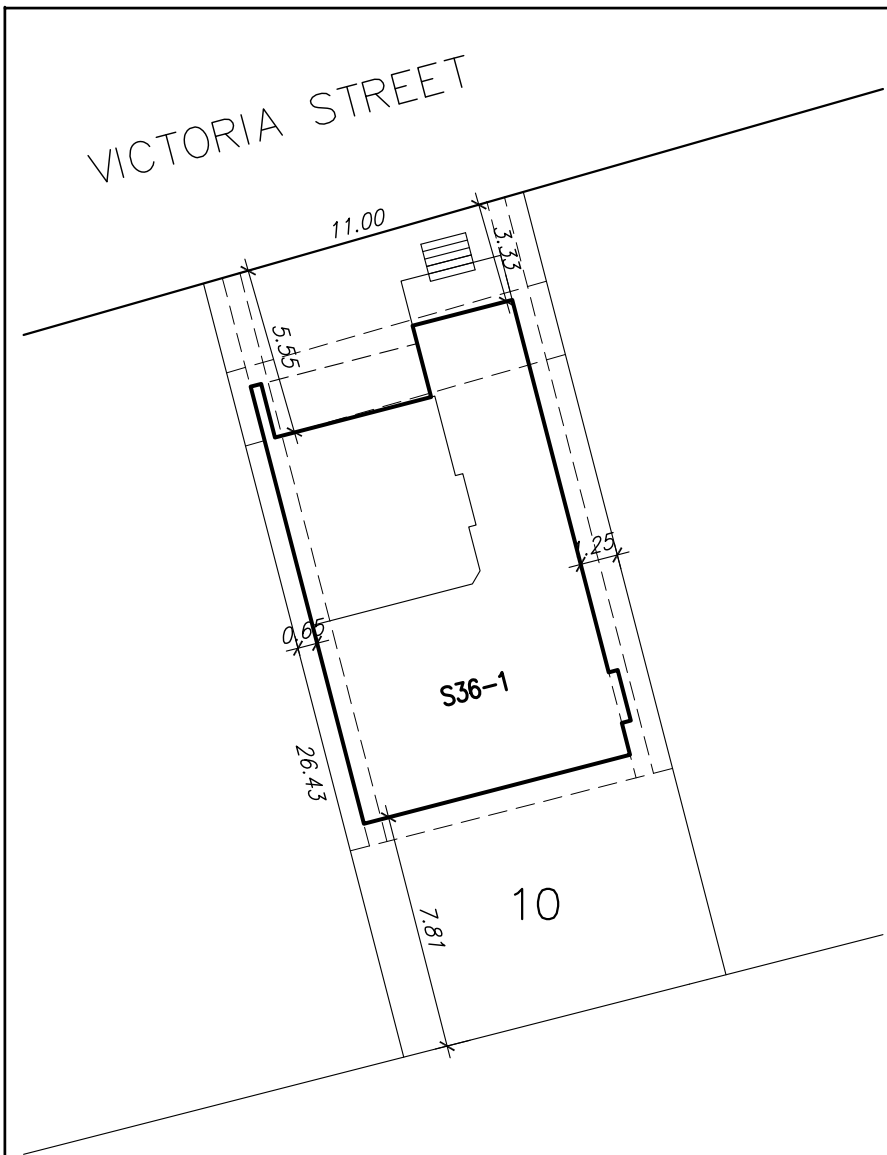
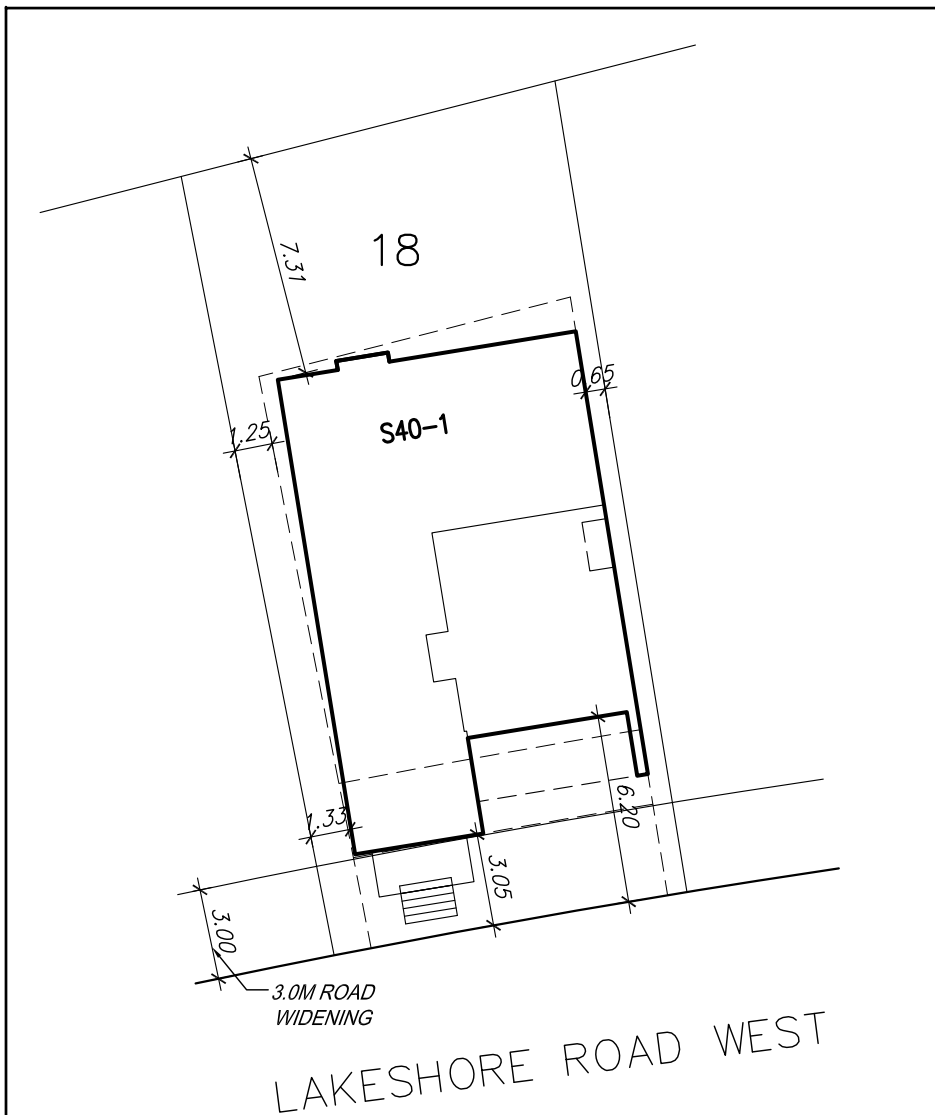


TYP. 40' LOT

TYP. 36' LOT



LOT AREA : 328.00 m2
COVERAGE : 147.90 m2
 (INCL. PORCH & STEPS)
GFA: 364.92 m2
FLOOR AREA RATIO (FAR) : 1.11

LOT AREA : 292.50 m2
COVERAGE : 134.90 m2
 (INCL. PORCH & STEPS)
GFA: 327.85 m2
FLOOR AREA RATIO (FAR) : 1.12

<p>PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA</p> <p>THIS LOT CONTAINS ENGINEERED FILL</p> <p>AR CONDITIONER REQUIRED</p> <p>RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)</p> <p>SIDE WINDOW LOCATION</p> <p>OPT. DOOR LOCATION</p> <p>EXTERIOR DOOR LOCATION</p> <p>REDUCE SIDE YARD</p>		<p>STREET SIGN</p> <p>MAIL BOX</p> <p>RETAINING WALL</p> <p>CHAIN LINK FENCE (SEE LANDSCAPE PLAN)</p> <p>ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)</p> <p>WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)</p> <p>HYDRO SERVICE LATERAL</p> <p>HYDRO METER</p> <p>GAS METER</p> <p>EMBAKMENT</p>	<p>No. OF RISERS</p> <p>FINISHED FLOOR ELEVATION</p> <p>FINISHED MAIN LEVEL ELEVATION</p> <p>UNDERSIDE FOOTING ELEVATION</p> <p>FIN. BASEMENT FLOOR SLAB</p> <p>TOP OF FOUNDATION WALL</p> <p>UNDERSIDE FOOTING AT REAR</p> <p>UNDERSIDE FOOTING AT FRONT</p> <p>UNDERSIDE FOOTING AT SIDE</p> <p>DECK WALK OUT DECK</p> <p>W.O.B. WALK OUT BASEMENT</p> <p>REV. REVERSE PLAN</p>	<p>PROPOSED VALVE</p> <p>LIGHT POLE</p> <p>WATER SERVICE</p> <p>DOUBLE STM./SAN. CONNECTION</p> <p>SINGLE STM./SAN. CONNECTION</p> <p>CATCH BASIN</p> <p>CABLE TELEVISION PEDESTAL</p> <p>BELL PEDESTAL</p>	<p>HYDRANT</p> <p>TRANSFORMER</p>	<p>STREET SIGN</p> <p>MAIL BOX</p> <p>RETAINING WALL</p> <p>CHAIN LINK FENCE (SEE LANDSCAPE PLAN)</p> <p>ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)</p> <p>WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)</p> <p>HYDRO SERVICE LATERAL</p> <p>HYDRO METER</p> <p>GAS METER</p> <p>EMBAKMENT</p>	<p>No. OF RISERS</p> <p>FINISHED FLOOR ELEVATION</p> <p>FINISHED MAIN LEVEL ELEVATION</p> <p>UNDERSIDE FOOTING ELEVATION</p> <p>FIN. BASEMENT FLOOR SLAB</p> <p>TOP OF FOUNDATION WALL</p> <p>UNDERSIDE FOOTING AT REAR</p> <p>UNDERSIDE FOOTING AT FRONT</p> <p>UNDERSIDE FOOTING AT SIDE</p> <p>DECK WALK OUT DECK</p> <p>W.O.B. WALK OUT BASEMENT</p> <p>REV. REVERSE PLAN</p>	<p>PROPOSED VALVE</p> <p>LIGHT POLE</p> <p>WATER SERVICE</p> <p>DOUBLE STM./SAN. CONNECTION</p> <p>SINGLE STM./SAN. CONNECTION</p> <p>CATCH BASIN</p> <p>CABLE TELEVISION PEDESTAL</p> <p>BELL PEDESTAL</p>	<p>HYDRANT</p> <p>TRANSFORMER</p>
<p>LEGEND</p> <p>STREET SIGN</p> <p>MAIL BOX</p> <p>RETAINING WALL</p> <p>CHAIN LINK FENCE (SEE LANDSCAPE PLAN)</p> <p>ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)</p> <p>WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)</p> <p>HYDRO SERVICE LATERAL</p> <p>HYDRO METER</p> <p>GAS METER</p> <p>EMBAKMENT</p>									
<p>VOGUE/WYCLIFFE</p>		<p>DATE: 2017-09</p> <p>CHECKED BY: JM</p> <p>DRAWN BY: JM</p> <p>FILE NAME: 17027-SP</p> <p>SCALE: 1:250</p>		<p>DATE: 2017-09</p> <p>CHECKED BY: JM</p> <p>DRAWN BY: JM</p> <p>FILE NAME: 17027-SP</p> <p>SCALE: 1:250</p>		<p>DATE: 2017-09</p> <p>CHECKED BY: JM</p> <p>DRAWN BY: JM</p> <p>FILE NAME: 17027-SP</p> <p>SCALE: 1:250</p>		<p>DATE: 2017-09</p> <p>CHECKED BY: JM</p> <p>DRAWN BY: JM</p> <p>FILE NAME: 17027-SP</p> <p>SCALE: 1:250</p>	
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<p>VA3 DESIGN</p> <p>255 Consumers Rd Suite 120</p> <p>Toronto ON M2J 1R4</p> <p>t 416.630.2255 f 416.630.4782</p> <p>va3design.com</p>		<p>VA3 DESIGN</p> <p>255 Consumers Rd Suite 120</p> <p>Toronto ON M2J 1R4</p> <p>t 416.630.2255 f 416.630.4782</p> <p>va3design.com</p>		<p>VA3 DESIGN</p> <p>255 Consumers Rd Suite 120</p> <p>Toronto ON M2J 1R4</p> <p>t 416.630.2255 f 416.630.4782</p> <p>va3design.com</p>		<p>VA3 DESIGN</p> <p>255 Consumers Rd Suite 120</p> <p>Toronto ON M2J 1R4</p> <p>t 416.630.2255 f 416.630.4782</p> <p>va3design.com</p>		<p>VA3 DESIGN</p> <p>255 Consumers Rd Suite 120</p> <p>Toronto ON M2J 1R4</p> <p>t 416.630.2255 f 416.630.4782</p> <p>va3design.com</p>	
<p>Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to verify service connection elevations prior to constructing foundations.</p>		<p>Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to verify service connection elevations prior to constructing foundations.</p>		<p>Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to verify service connection elevations prior to constructing foundations.</p>		<p>Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to verify service connection elevations prior to constructing foundations.</p>		<p>Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to verify service connection elevations prior to constructing foundations.</p>	

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