

SITE PLAN
1:150

ZONING: RES-ENR UNDER BY-LAW 2024-19
ZONING SUMMARY:

	PERMITTED	PROPOSED
USE OF BUILDING	DETACHED DWELLING	DETACHED DWELLING
MIN. LOT FRONTAGE	23.0 M	18.29 M (EXISTING)
MIN. LOT DEPTH	30.0 M	35.08 M (EXISTING)
MAX. MAIN BUILDING COVERAGE FIRST STOREY	30% (192.4 S.M.)	30% (192.4 S.M.)
MAX. MAIN BUILDING COVERAGE SECOND STOREY	20% (128.3 S.M.)	27.6% (176.8 S.M.)
MAX. DISTANCE OF MAIN BUILDING FIRST STOREY	19.5 M	15.57 M
MAX. DISTANCE OF MAIN BUILDING SECOND STOREY	14.5 M	14.5 M
MIN. FRONT YARD SETBACK	9.19 M	9.19 M
MIN. REAR YARD SETBACK	7.5 M	10.30 M
MIN. SIDE YARD SETBACK (NORTH)	1.8 M	2.29 M
MIN. SIDE YARD SETBACK (SOUTH)	1.8 M	2.29 M
MIN. SIDE YARD SETBACK COMBINED ON BOTH SIDES	4.57 M	4.57 M
MAX. OUTSIDE WALL HEIGHT	7.0 M	6.5 M
MAX. NUMBER OF STOREYS	2	2
MAX. GARAGE DOOR WIDTH	6.86 M	5.18 M
MAX. PROJECTION OF GARAGE	1.8 M	0 M
MIN. FRONT YARD PORCH DEPTH	1.8 M	1.52 M

STATISTICS:

GROSS FLOOR AREA	
GROSS BASEMENT FLOOR AREA	151.5 SQ. M.
GROSS GROUND FLOOR AREA (LIVING)	151.5 SQ. M.
GARAGE AREA	40.9 SQ. M.
GROSS SECOND FLOOR AREA	176.8 SQ. M.
TOTAL GROSS FLOOR AREA (BASEMENT AND GARAGE NOT INCLUDED)	328.9 SQ. M.

LOT AREA	641.5 SQ. M.
ESTABLISHED GRADE	183.39 M
AVERAGE GRADE LEVEL	183.60 M

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3. DO NOT SCALE DRAWING.
4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK.
5. USE ONLY LATEST REVISED DRAWINGS.
6. THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED, ALTERED, OR REUSED WITHOUT THE DESIGNER'S WRITTEN AUTHORITY.

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THIS UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C.TO BE A DESIGNER.

JUN AN
BCIN: 103596
ANJIA HOME DESIGN INC.
BCIN: 113604

SIGNATURE

NO.	ISSUED FOR	DATE
3	REVISED	OCT 31, 2024
2	REVISED	JUL 08, 2024
1	ISSUED FOR ZPR	APR 26, 2024
	ISSUED FOR	DATE

project: **PROPOSED NEW 2 STOREY DWELLING AT 41 GLADIATOR RD, MARKHAM, ONTARIO**
drawing: **SITE PLAN**

scale: **1:150**

page: **A0.1**



FRONT (WEST) ELEVATION
SCALE: 3/16"=1'-0"

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drawing: **FRONT (WEST) ELEVATION**

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page:

A2.1



REAR (EAST) ELEVATION
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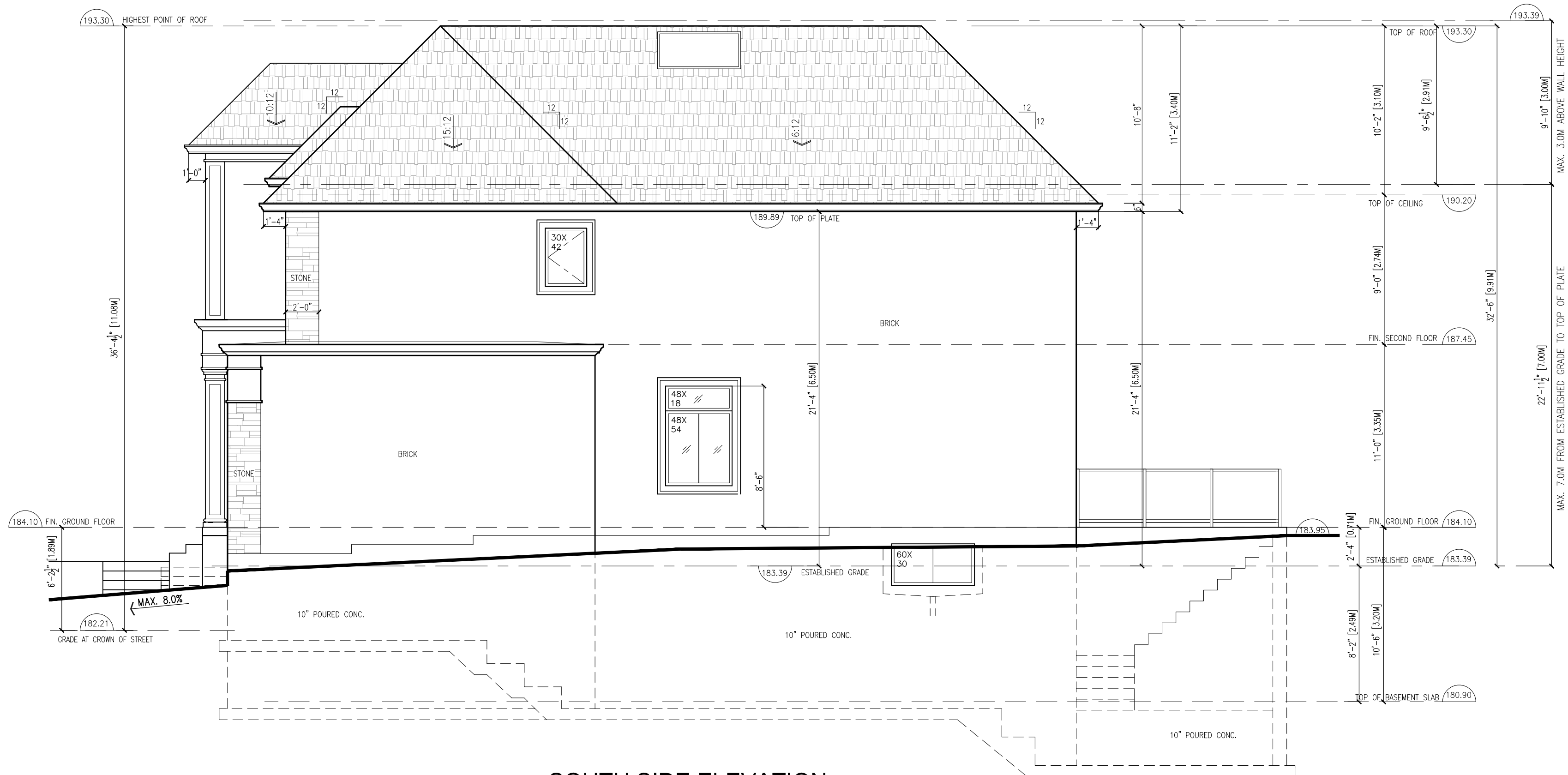
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drawing: **REAR (EAST) ELEVATION**

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A2.2



○ SOUTH SIDE ELEVATION
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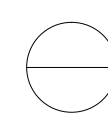
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 **NORTH SIDE ELEVATION**
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