

SITE INFORMATION

LOT 8
REGISTERED PLAN 85M-2761
CITY OF MARKHAM

SITE STATISTICS

LOT AREA = 996.90 sq.m.
BUILDING AREA = 1516.1 sq.m.
HOUSE BUILDING AREA = 12.65 sq.m.
TOTAL BUILDING AREA = 224.26 sq.m.
LOT COVERAGE = 22.50 %

GENERAL NOTES:

ALL CONSTRUCTION IS TO CONFORM TO SECTION "4" OF THE ONTARIO BUILDING CODE (LATEST EDITION).

CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.

DO NOT SCALE DRAWINGS.

OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RE-CLAIM AND DESTROY ALL PREVIOUS AND UN-REVISED COPIES OF THIS DRAWING.

THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND / OR ITS CLIENTS ONLY.

BUILDING PERMITS TO BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS AND DATA	DATE

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual B.C.I.N. - 25025
Firm B.C.I.N. - 30506

Russ Gregory
NAME SIGNATURE

PROJECT TITLE

**PROPOSED GARAGE AND HOUSE RENOVATIONS
2 WISMER PLACE
CITY OF MARKHAM**



48 GEORGE STREET
MARKHAM, ONTARIO L3P 2R7
416-520-0978
shane@gregorydesigngroup.net

SCALE: 1:200 DATE: 09/06/24

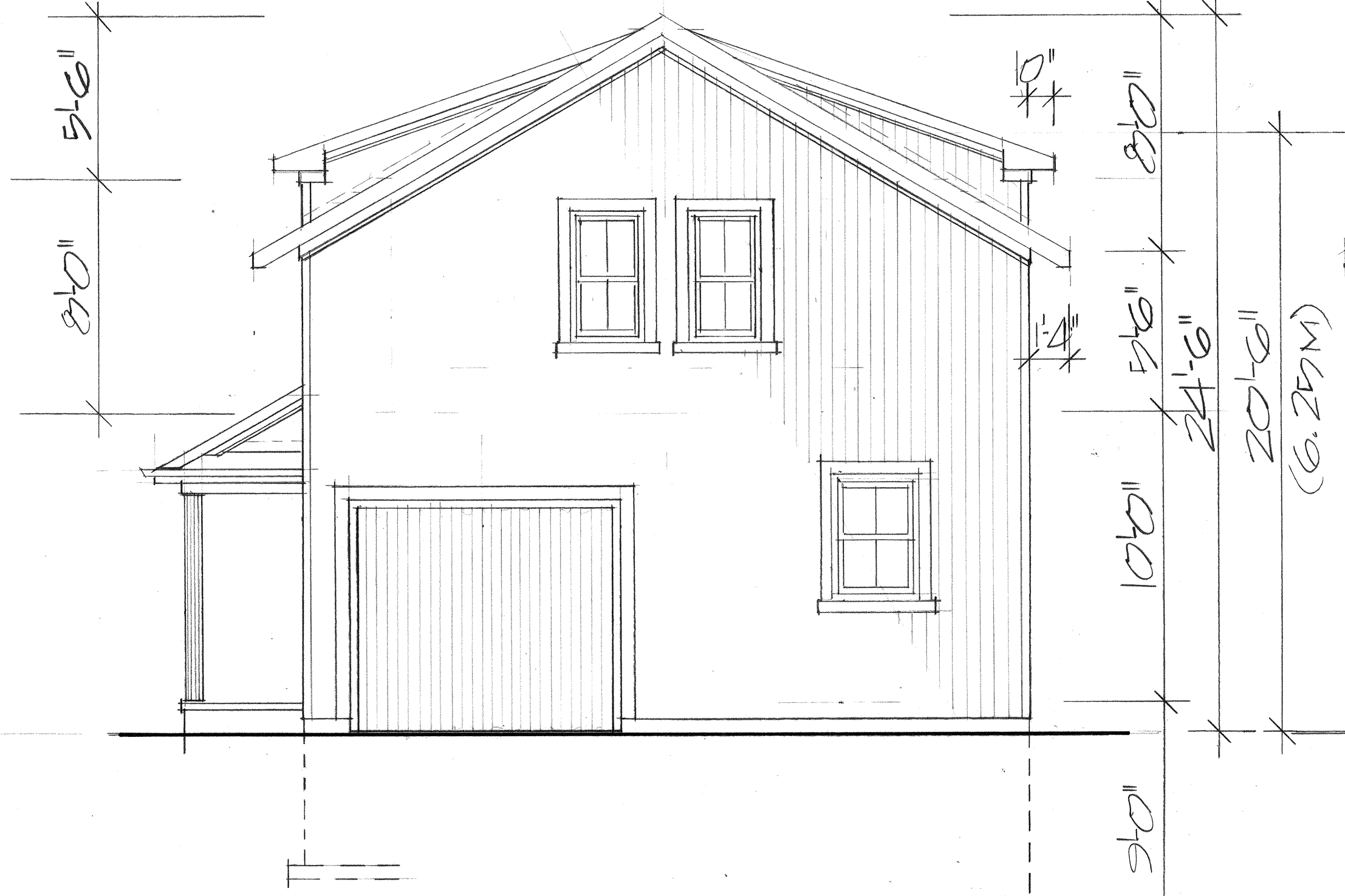
PROJECT NUMBER: 2469-24 SHEET NUMBER:

DRAWN BY: S.Gregory **SP-1**

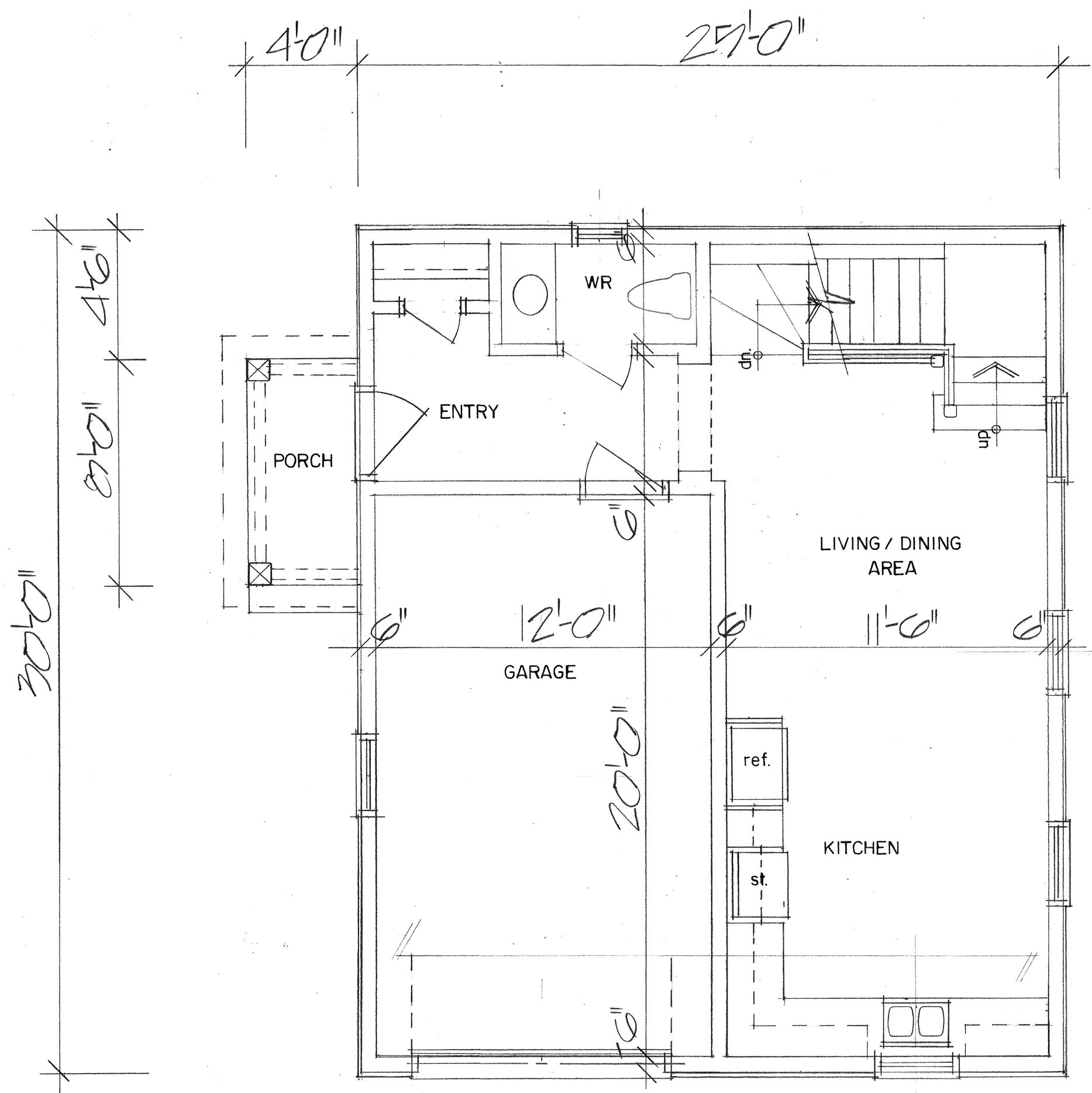
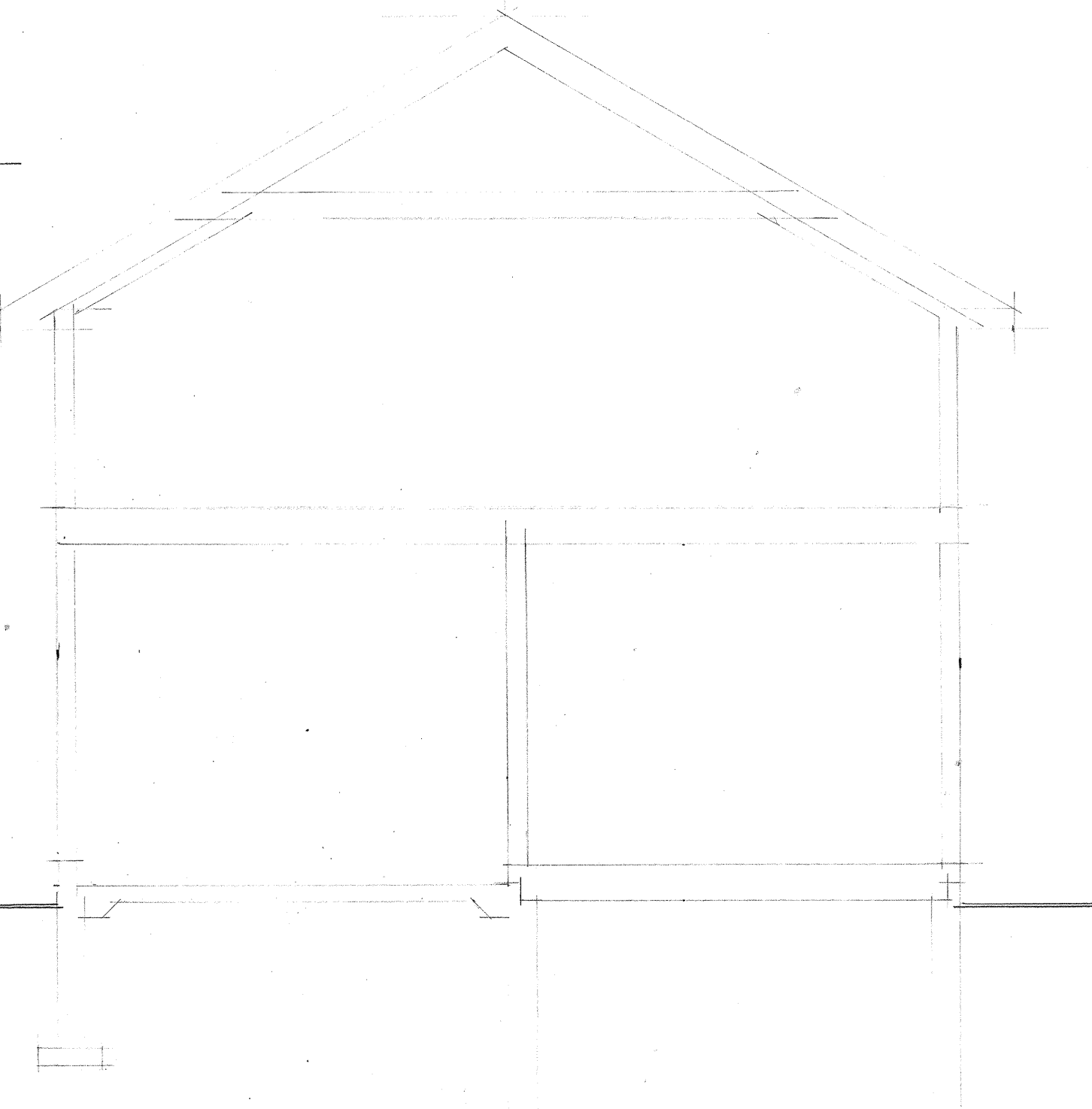
CHECKED BY: R.G.



SOUTH SIDE

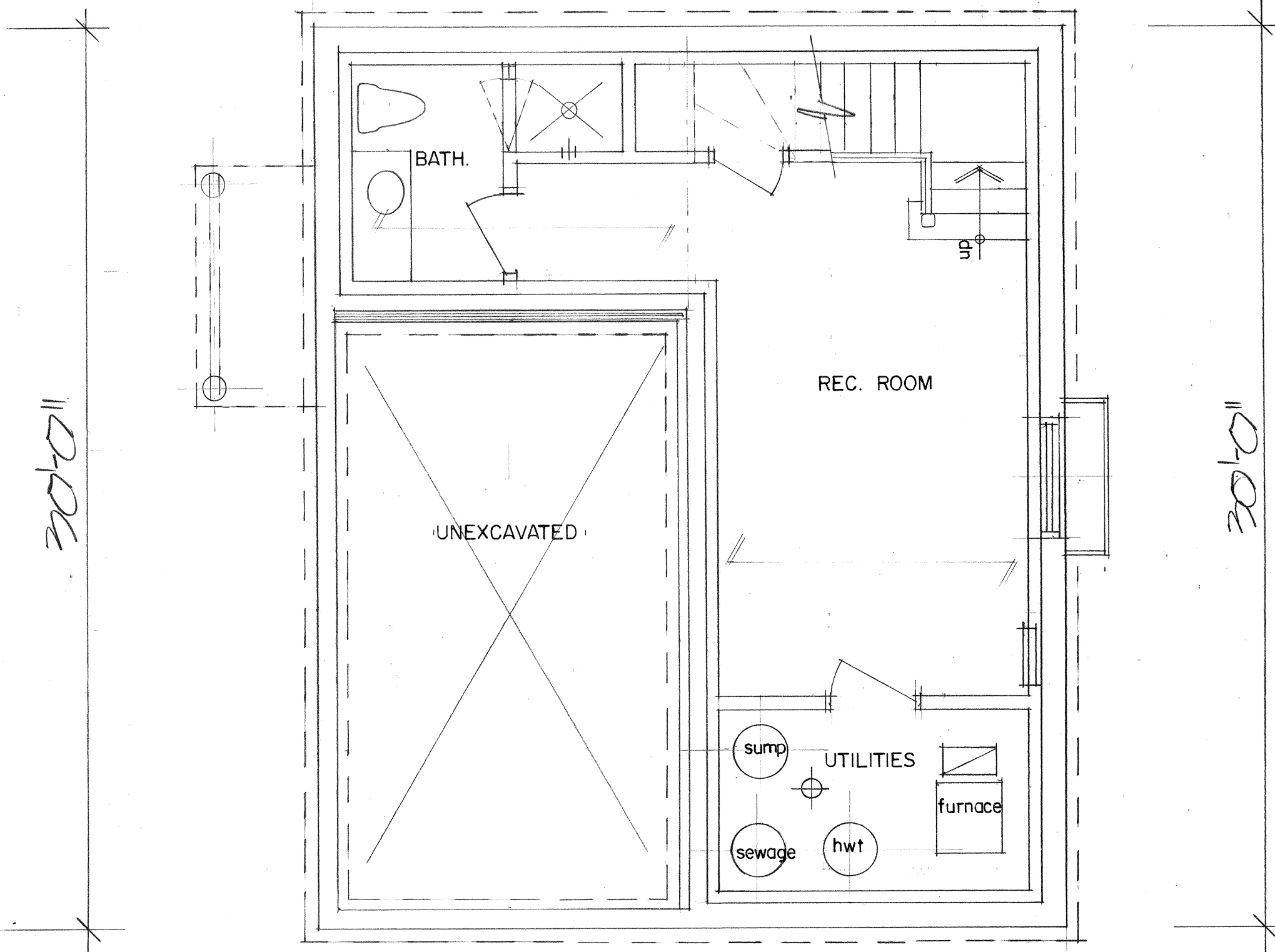


EAST ELEVATION



GROUND FLOOR PLAN

FLOOR AREA = 500 sq. ft.
BUILDING AREA = 782 sq. ft.



BASEMENT & FOUNDATION PLAN

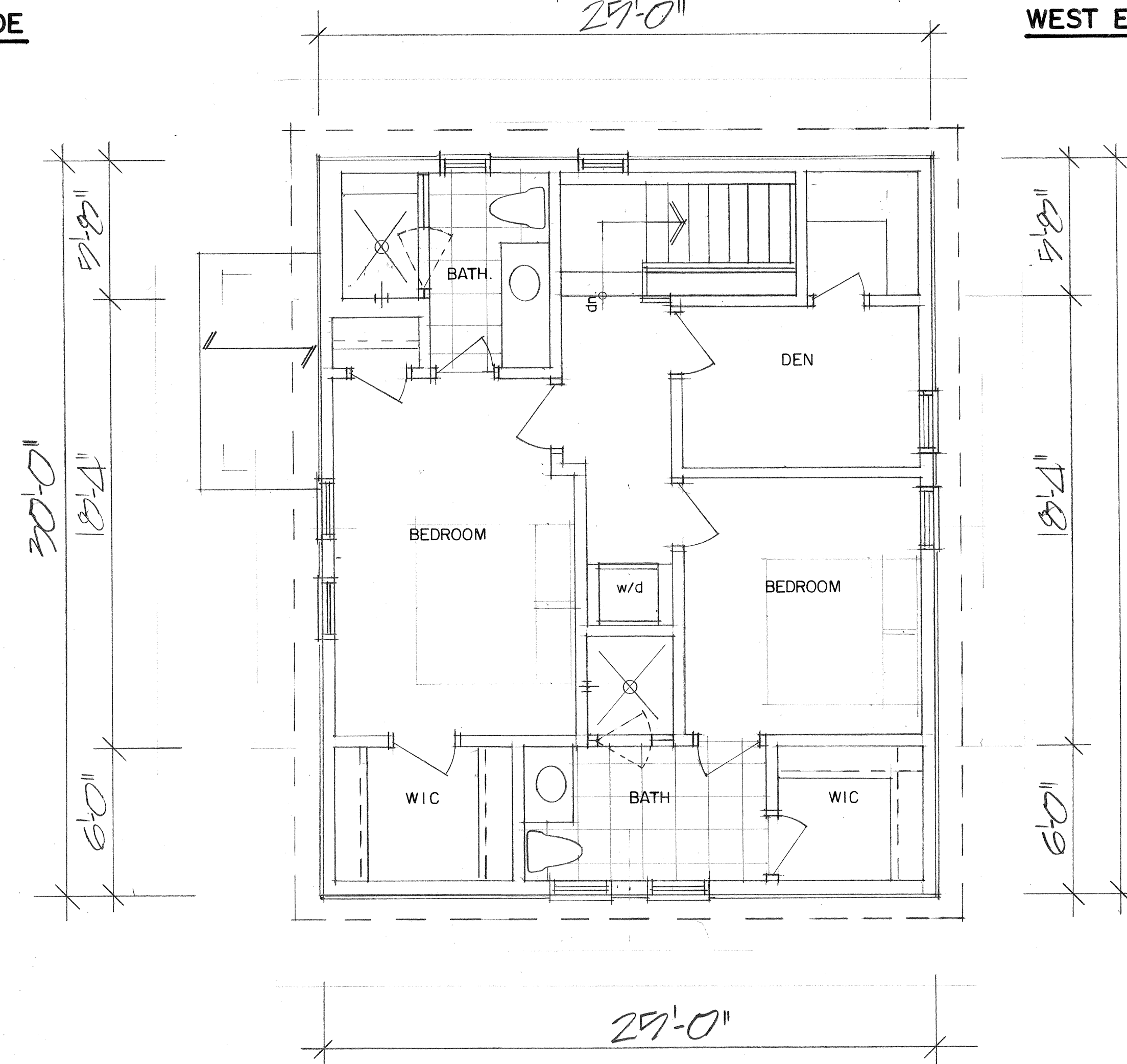
FLOOR AREA = 500 sq. ft.

PROJECT: FRAME COACH HOUSE 2 WISMER PLACE CITY OF MARKHAM THE GREGORY DESIGN GROUP 18 Paradise Ave MARKHAM, ONTARIO, L3P 3B9 (416) 720-4667 russ@gregorydesigngroup.net	<small>I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C. of the Building Code. I am qualified and the firm registered, in the appropriate classes/categories.</small> INDIVIDUAL B.C.I.N. - 25625 FIRM B.C.I.N. - 30506 Russ Gregory NAME SIGNATURE	DRAWN: R. GREGORY DATE: 7/26/22 SCALE: 1/4" = 1'-0"
	GENERAL NOTES: <small>All construction is to conform to section "B" of the Ontario Building Code (latest edition). Contractor shall check and verify all notes and dimensions. Do not scale drawings. Owner/contractor/designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing. These drawings are the property of the Gregory Design Group and/or its clients only. Building permits should be obtained prior to commencing construction.</small>	PROJECT NO.: 2469-24 DRAWING NO.: A-1



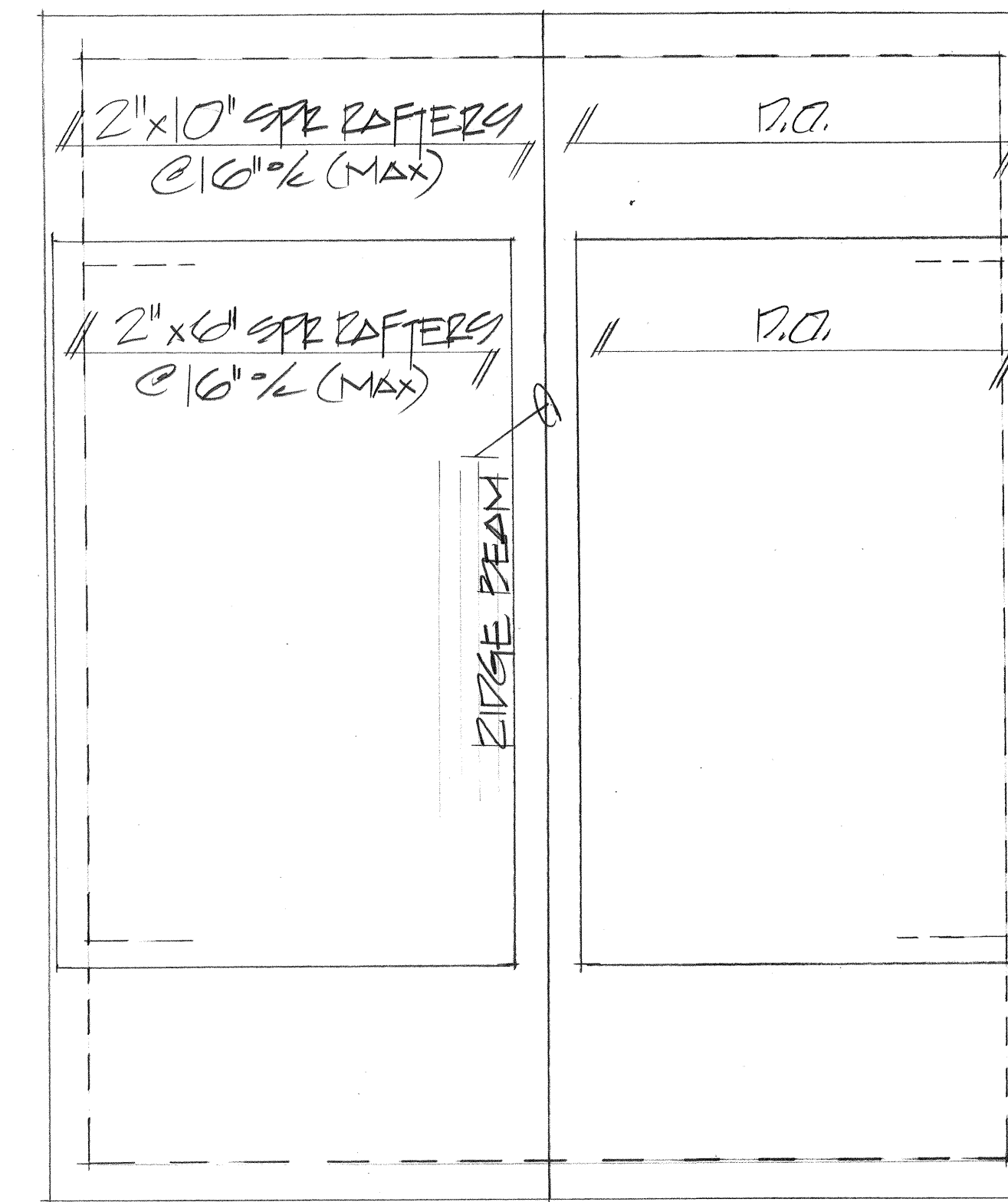
NORTH SIDE

WEST ELEVATION



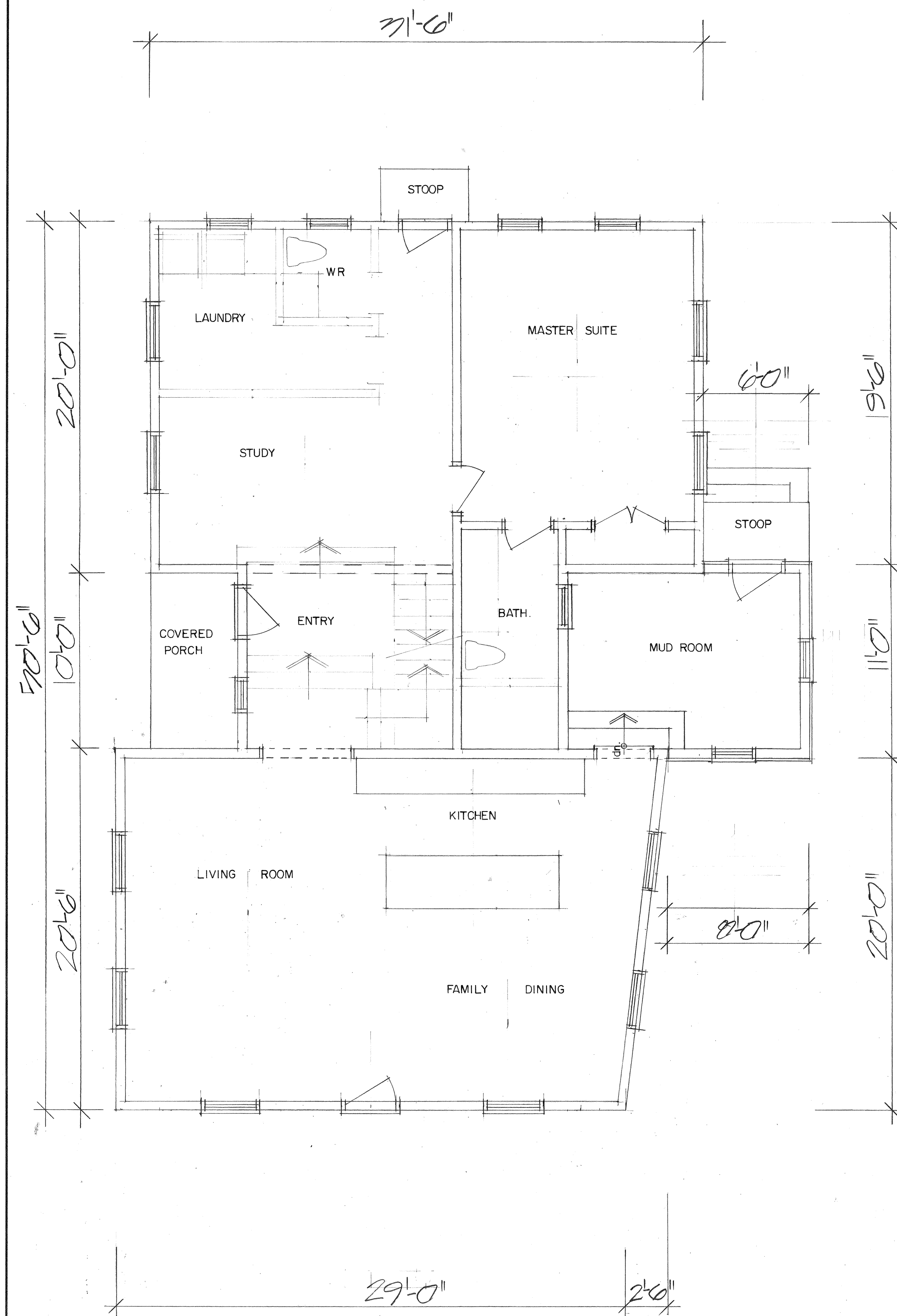
SECOND FLOOR PLAN

FLOOR AREA = 750 sq. ft.



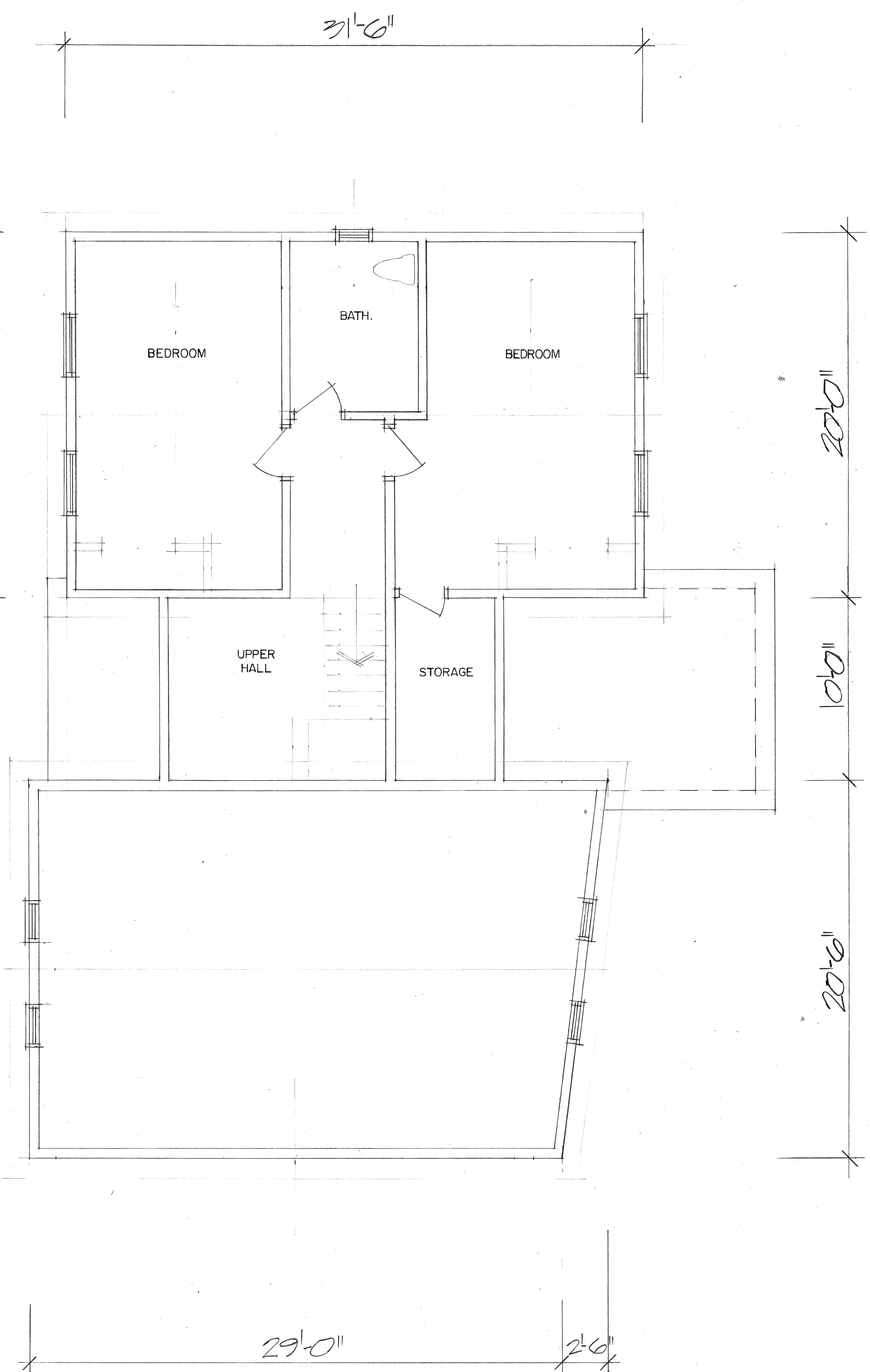
ROOF PLAN

PROJECT: FRAME COACH HOUSE	<small>I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C of the Building Code, I am qualified, and the firm registered, in the appropriate classes/categories.</small> INDIVIDUAL B.C.I.N. - 25825 FIRM B.C.I.N. - 30506	DRAWN: R. GREGORY DATE:
	<small>Do not scale drawings.</small> Russ Gregory NAME SIGNATURE	SCALE: 1/4" = 1'-0"
THE GREGORY DESIGN GROUP 18 Paradise Ave MARKHAM, ONTARIO, L3P 3B9 (416) 720-4667 russ@gregorydesigngroup.net	GENERAL NOTES: <small>All construction is to conform to section "9" of the Ontario Building Code (latest edition).</small> <small>Contractor shall check and verify all notes and dimensions.</small> <small>Do not scale drawings.</small> <small>Owner/contractor/designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing.</small> <small>These drawings are the property of the Gregory Design Group and/or its clients only.</small> <small>Building permits should be obtained prior to commencing construction.</small>	PROJECT NO.: 2469-24 DRAWING NO.: A-2



GROUND FLOOR PLAN

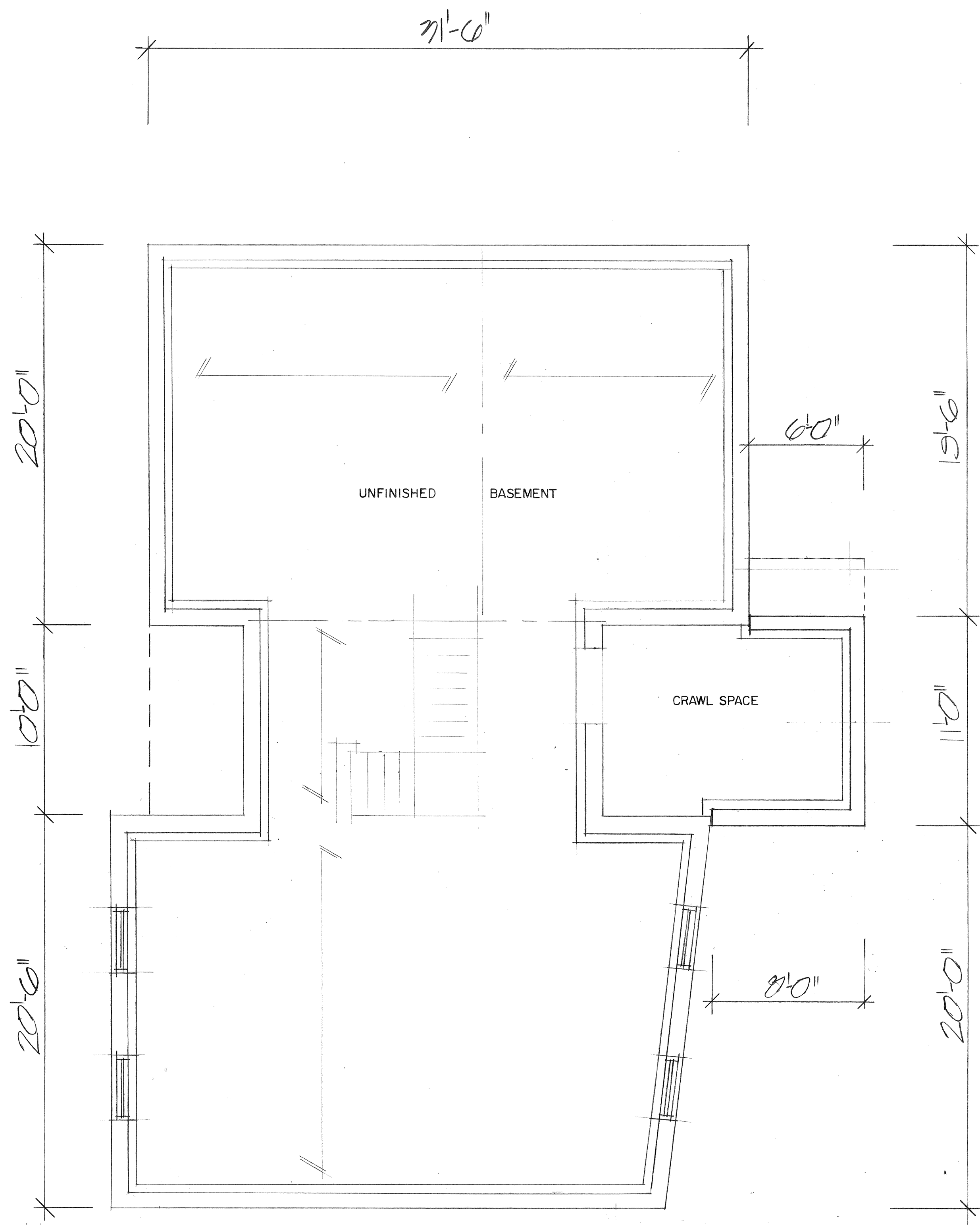
EX. GROUND FLOOR AREA	= 1,437 sq. ft.
PROPOSED ADDITION	= 150 sq. ft.
TOTAL	= 1,587 sq. ft.
EX. BUILDING AREA	= 1,487 sq. ft.
PROPOSED ADDITIONS	= 150 sq. ft.
TOTAL	= 1,637 sq. ft.



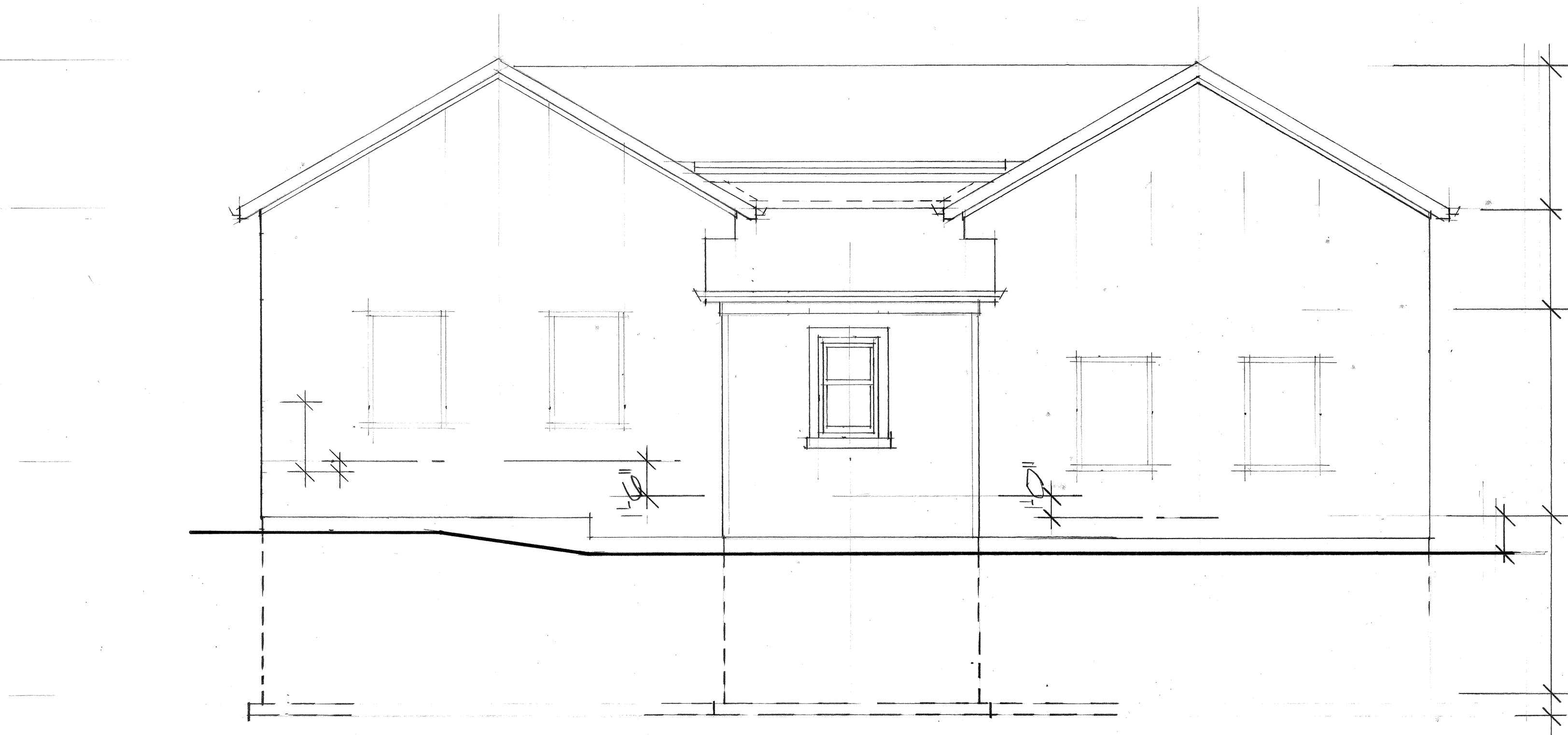
SECOND FLOOR PLAN

EX. SECOND FLOOR AREA = 708 sq. ft.

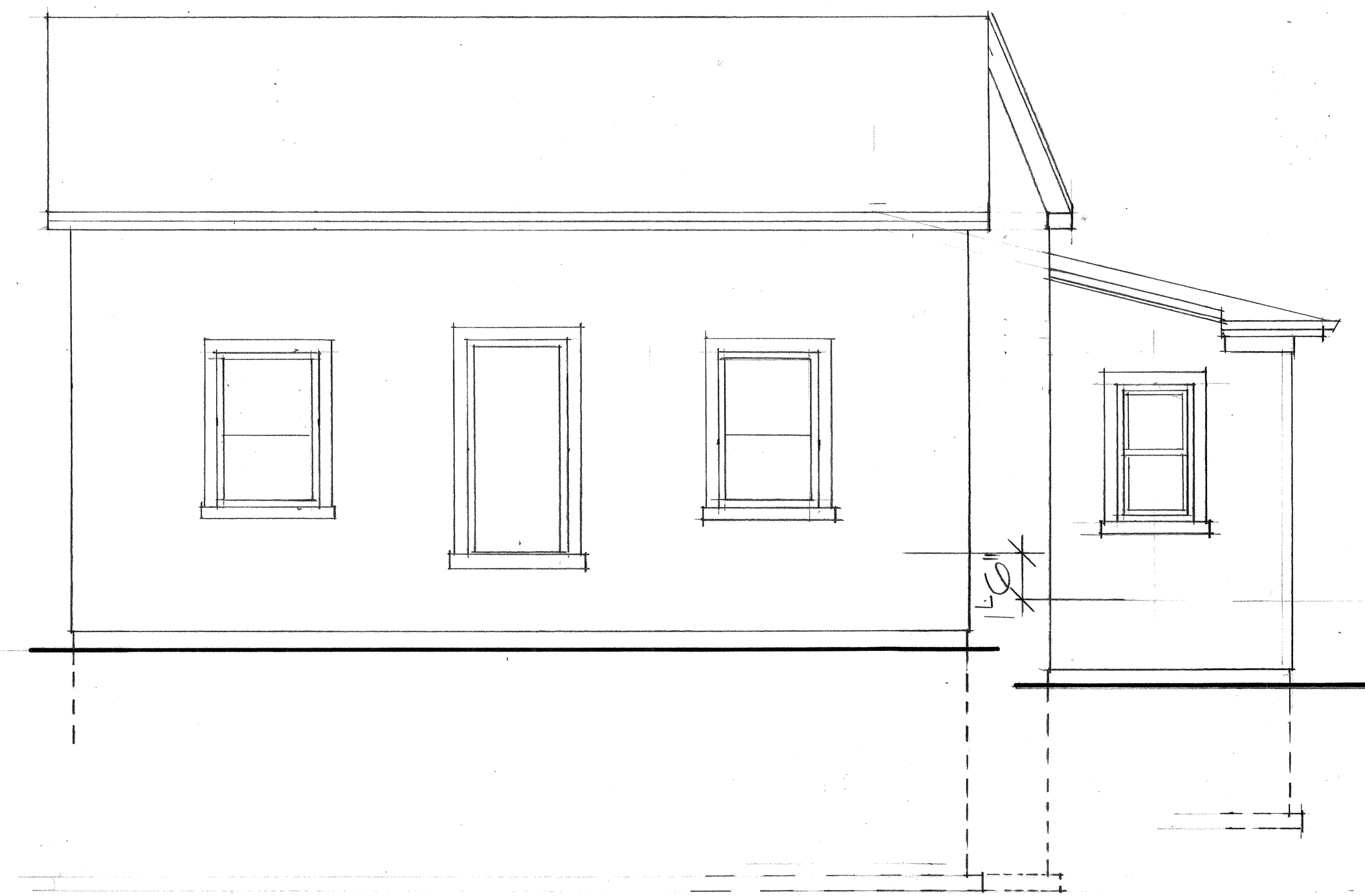
PROJECT: PROPOSED RENOVATIONS 2 WISMER PLACE CITY OF MARKHAM THE GREGORY DESIGN GROUP 18 Paradise Ave MARKHAM, ONTARIO, L3P 3B9 (416) 720-4667 russ@gregorydesigngroup.net	<small>I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C. of the Building Code. I am qualified, and the firm registered, in the appropriate classes/categories.</small> INDIVIDUAL B.C.I.N. - 25625 FIRM B.C.I.N. - 30906 <small>Russ Gregory</small> NAME _____ SIGNATURE _____	DRAWN: R. GREGORY DATE: 07/12/24 SCALE: 1/4" = 1'-0" PROJECT NO.: 2469-24 DRAWING NO.: A-1
	GENERAL NOTES: <small>All construction is to conform to section "9" of the Ontario Building Code (latest edition). Contractor shall check and verify all notes and dimensions. Do not scale drawings. Owner/contractor/designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing. These drawings are the property of the Gregory Design Group and/or its clients only. Building permits should be obtained prior to commencing construction.</small>	



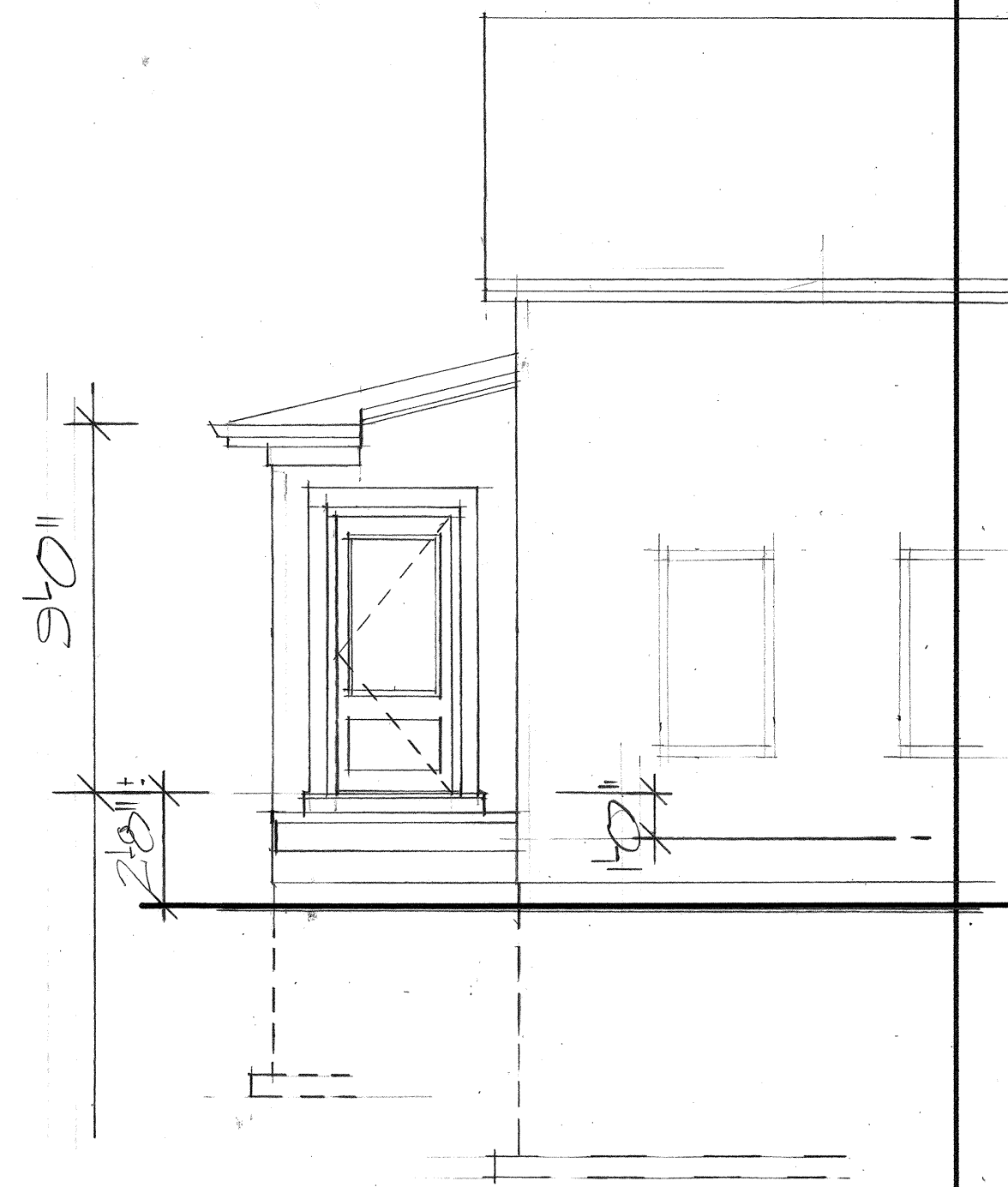
BASEMENT & FOUNDATION PLAN



WEST SIDE



FRONT ELEVATION - NORTH



SOUTH SIDE

PROJECT: PROPOSED RENOVATIONS	<small>I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code, I am qualified, and the firm registered, in the appropriate classes/categories.</small> INDIVIDUAL B.C.I.N. - 25825 FIRM B.C.I.N. - 30906 Russ Gregory <small>NAME SIGNATURE</small>	DRAWN: R. GREGORY DATE:
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