

25 HONEYBOURNE CRES.

LOT 121
REGISTERED PLAN 4949
CITY OF MARKHAM
(Regional Municipality of York)

THE INFORMATION FOR THIS SITE PLAN HAS BEEN OBTAINED FROM A COPY OF A SURVEY PLAN PREPARED BY MANDARIN SURVEYORS DATED APRIL 07, 2021.THE INFORMATION SHOWN HEREON, INCLUDING GRADES SHALL NOT BE USED FOR ANY LEGAL / ZONING / OR CONSTRUCTION PURPOSE WITHOUT CONFIRMING THE ACCURACY THEREOF BY REFERENCE TO THE APPLICABLE SURVEY.

GENERAL SITE INFORMATION

- REFER TO ALL APPLICABLE LANDSCAPING & SEPTIC SYSTEM PLANS & SPECIFICATIONS TO BE SUPPLIED BY OWNER FOR ADDITIONAL, DETAILED SITE RELATED WORKS AND INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND CONNECTION FEES AND PERMITS REQUIRED FOR BUILDING SERVICES, INCLUDING ENTRANCES, HYDRO, WELL, SEPTIC, TELEPHONE, ETC. AS WELL AS THE INSTALLATION OF SUCH BUILDING SERVICES.
- ALL ENTRANCE AND EXIT RAMPS ACROSS BOULEVARDS SHALL BE PAVED OR OTHERWISE FINISHED TO APPLICABLE MUNICIPAL STANDARDS AND SPECIFICATIONS.
- WHERE PAVING IS INDICATED, ALL DRIVE AND PARKING SURFACES SHALL BE PAVED WITH 100mm HOT MIXED, HOT LAID, ASPHALT (25mm HL3) & (75mm HL8) ON MINIMUM 150mm GRANULAR "A" & 300mm GRANULAR "B".
- ALL FILL & GRAUNULAR MATERIAL UNDER DRIVES, PARKING AREAS, AND SIDEWALKS SHAL BE COMPACTED TO 100% S.P.M.D.D. (MIN. 8" GRANULAR)
- UNLESS OTHERWISE AGREED TO IN WRITING, THE OWNER ASSUMES RESPONSIBILITY FOR THE SUITABILITY OF ALL SOIL CONDITIONS. ALL DESIGNS HAVE BEEN BASED ON THE EXISTING UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF 4000 P.S.F.
- ALL UTILITIES WHICH OBSTRUCT ENTRANCES SHALL BE RELOCATED AS REQUIRED TO APPLICABLE AUTHORITIES SPECIFICATIONS.
- ALL SITE WORKS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CITY OF MARKHAM STANDARDS, SPECIFICATIONS, AND DETAILS WHICH SHALL BE DEEMED TO FORM PART OF THIS SITE PLAN.
- ALL SURFACE DRAINAGE SHALL BE CONFINED WITHIN THE BOUNDRAIES OF THE OWNER'S PROPERTY EXCEPT AS SPECICALLY INDICATED.
- EXISTING GRADING & DRAINGE PATTERNS SHALL NOT BE ALTERED OR DISTURBED IN ANY WAY EXCEPT AS SHOWN IN THE AREA OF THE NEW RESIDENCE AND ASSOCIATED DRIVEWAY, ETC.
- MINIMUM SLOPES FOR GRASSED AREAS 1.5%, MINIMUM SLOPES FOR PAVED OR SURFACED AREAS 1.0% (EXCEPT AS SHOWN OTHER WISE.)

1 LANDTABLE PLAN

Scale:1 : 300

BUILDING AND ZONING

THE SUBJECT PROPERTY IS ZONED "R1 - RESIDENTIAL, UNDER BY-LAW 1299."

Site Analysis

Lot Frontage	20.83 m	
Lot Area	984.71m ²	10600 s.f.
Net Lot Area	798.9 m ²	8600 s.f.
Min Lot Area	613.16 m ²	6600 s.f.
Average Grade of CL of Road	186.47	
Establish Grade (187.15 , 187.15)	187.15	

Setbacks

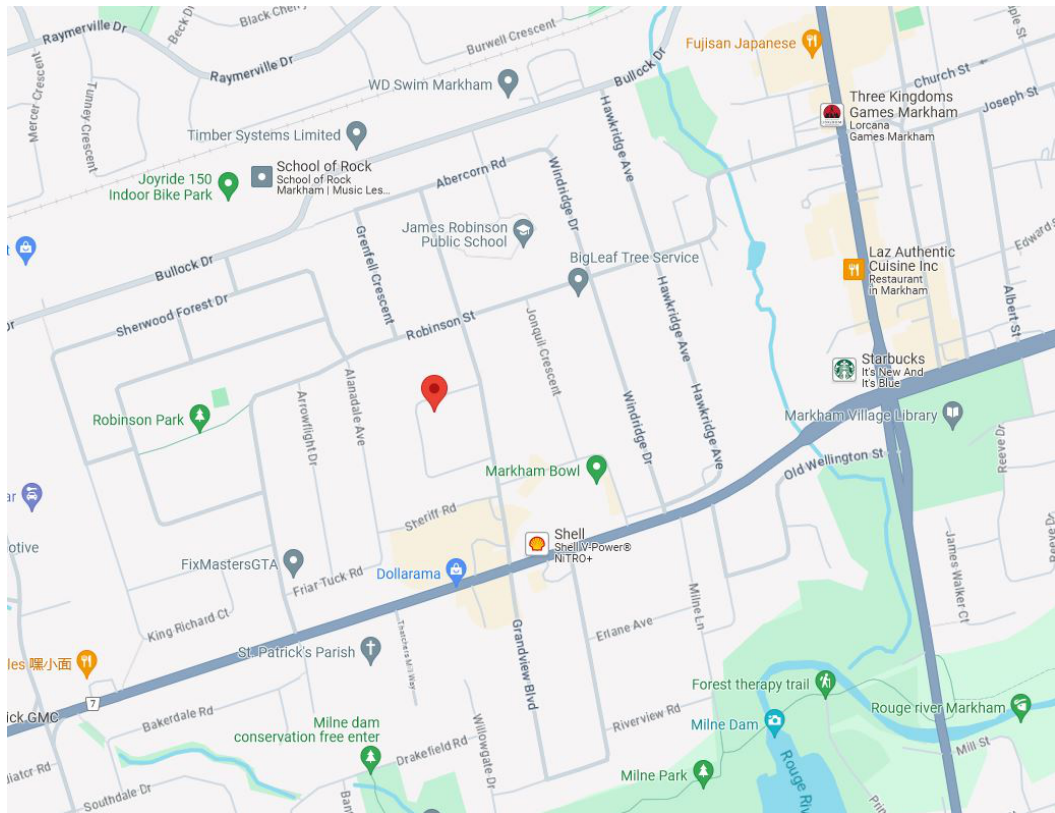
	Allowed	Proposed
Front Yard Setback	9.68 m	9.68 m
Side Setback(North)	2.4 m	2.43 m
Side Setback(South)	1.8 m	1.83 m
Rear Yard Setback	7.5 m	18.03 m
Building Length	16.8 m	22.64 m
Building Depth	16.8 m	22.64 m
Building Height	7- 10 m	7- 9.9m

Yard Analysis

	Metric
Front Yard Area	200.77 m ²
Hard Landscape	11.51 m ² 5.8 %

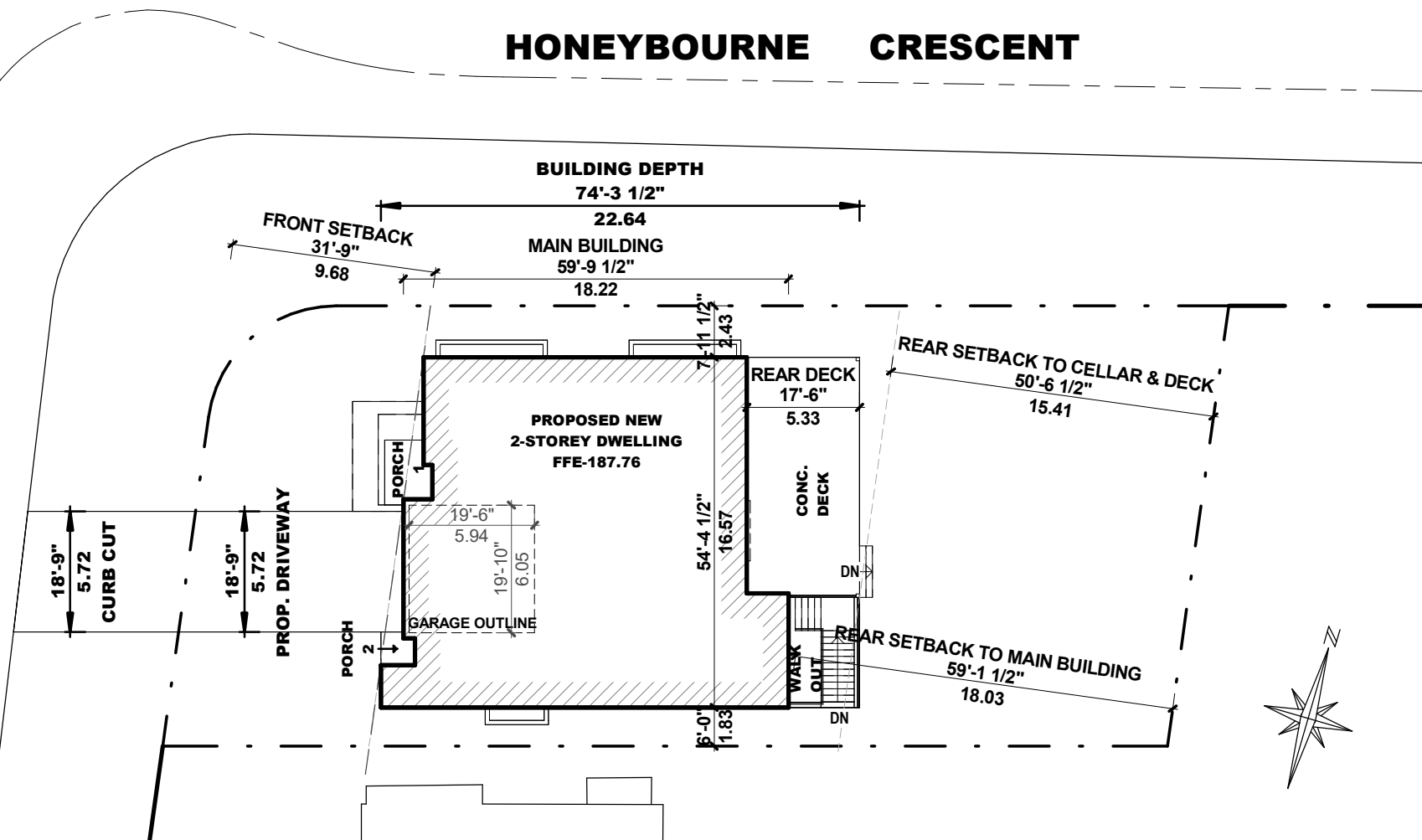
Building Area Analysis

	Metric	Imperial
Lot Coverage	% 33.9	334.26 m ² 3597.93 ft ²
1st Floor		236.61 m ² 2547 ft ²
2nd Floor		218.70 m ² 2354 ft ²
GARAGE		35.93 m ² 387 ft ²
Gross Floor Area(GFA)		491.24 m ² 5288 ft ²
Cellar		283.78 m ² 3055 ft ²
Floor Space Index(FSI)	61.5	
Provided Parking Spaces		2



HONEYBOURNE CRESCENT

HONEYBOURNE CRESCENT



25 Honeybourne Cres.
MARKHAM ONTARIO

No.	Date:	Issued For:	By:
1	24-07-24	CLIENT REVIEW	
2	24-10-15	ZONING REVIEW	
3	24-10-23	ZONING REVIEW	
4	25-01-08	AS PER CITY	
5	25-05-06	CLIENT REVIEW	
6	25-06-06	2ND COA	
7			
8			
9			

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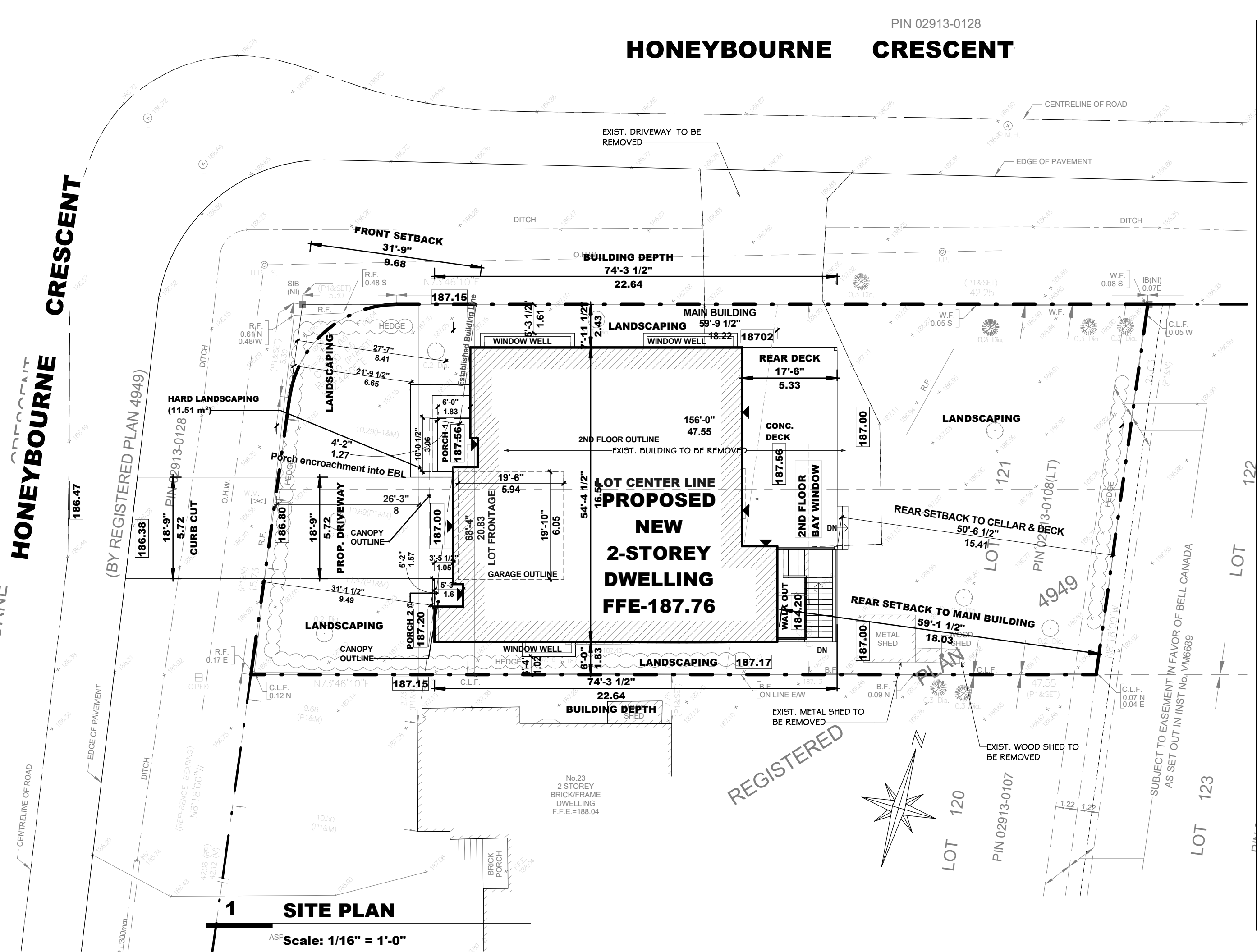
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SITE ANALYSIS

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Project No:	24-332	
Date:	JUL 2024	
Scale:	As indicated	

A00-00



Project:
25 Honeybourne Cres.
MARKHAM ONTARIO

Submission Chart			
No.	Date:	Issued For:	By:
1	24-10-15	ZONING REVIEW	
2	24-10-23	ZONING REVIEW	
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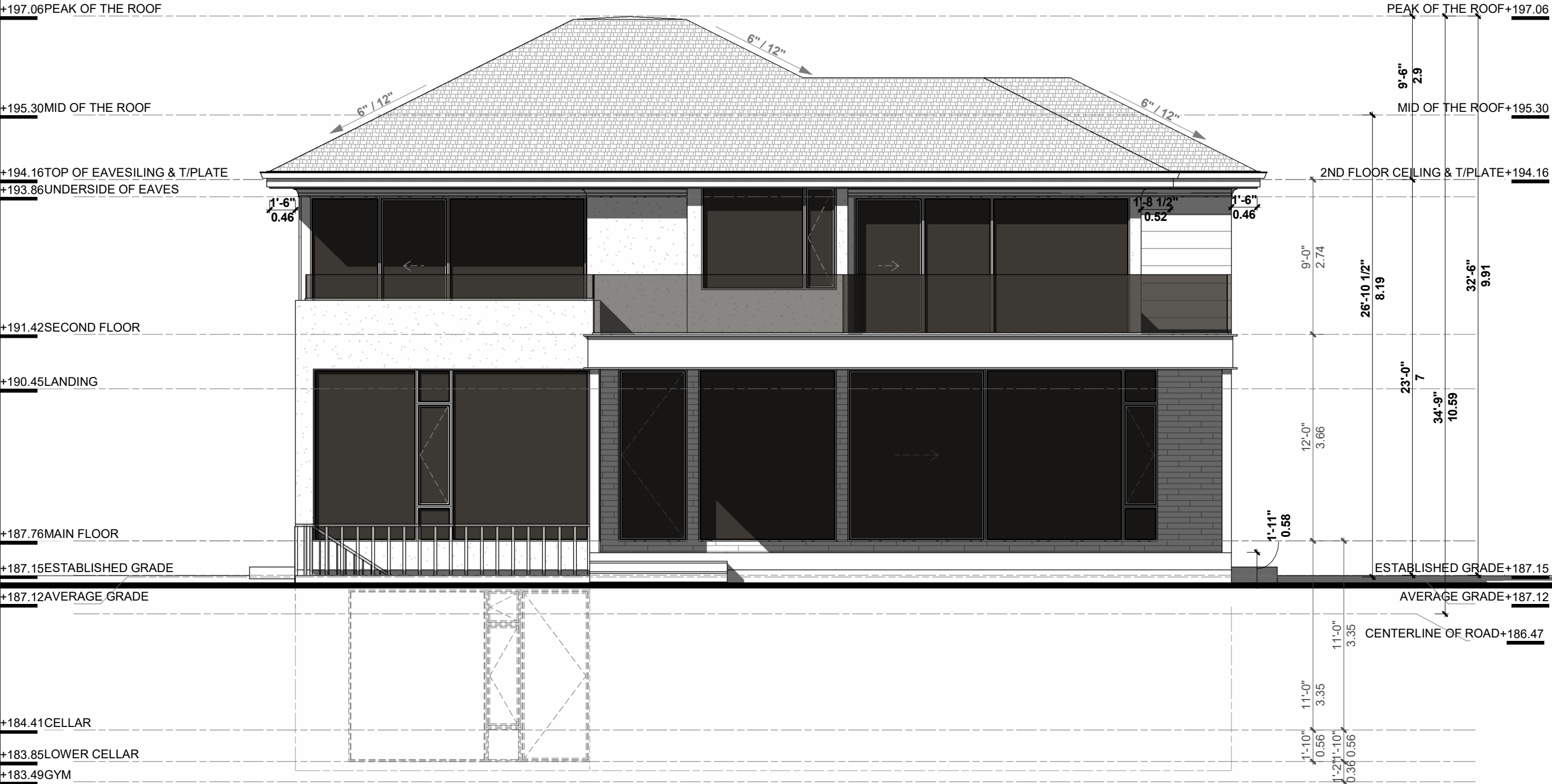
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Sheet Title:
SITE PLAN

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A01-00



1 EAST ELEVATION

Scale:1 : 75

Project:

25 Honeybourne Cres.
MARKHAM ONTARIO

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1	24-10-02	CLIENT REVIEW	
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Sheet Title:

REAR ELEVATION

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Scale: 1 : 75

Sheet No:

A02-02



1 NORTH ELEVATION

Scale: 1 : 75

Project:

25 Honeybourne Cres.
MARKHAM ONTARIO

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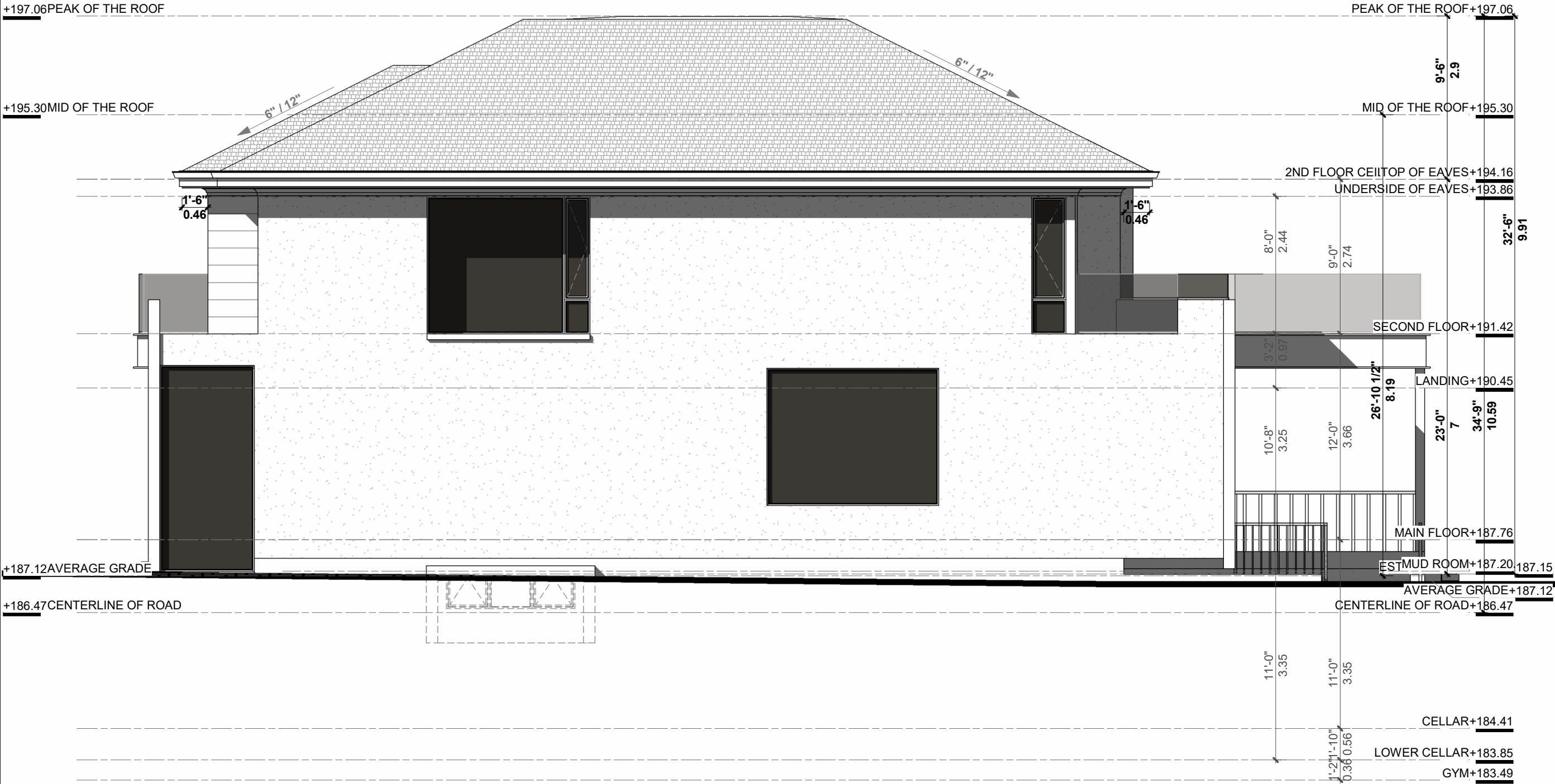
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Sheet Title:

SIDE ELEVATION

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Scale:	1 : 75	

A02-03



1 SOUTH ELEVATION

Scale: 1 : 75

Project:

25 Honeybourne Cres.
MARKHAM ONTARIO

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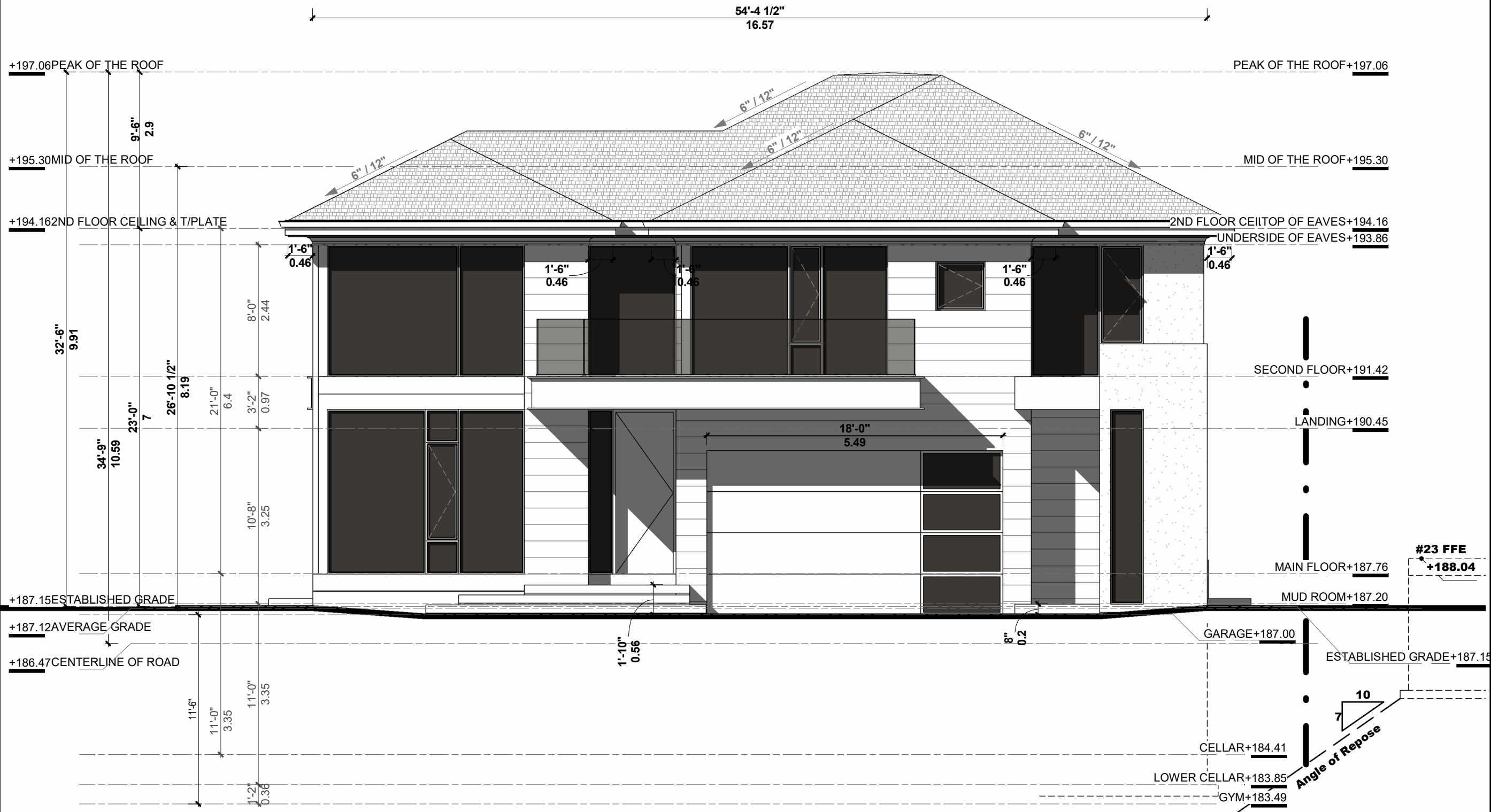
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SIDE ELEVATION

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Project No: **24-332**
Date: **JUL 2024**
Scale: **1 : 75**

Sheet No:

A02-04



Project: **25 Honeybourne Cres.**
MARKHAM ONTARIO

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Sheet Title: **MAIN ELEVATION**

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A02-01