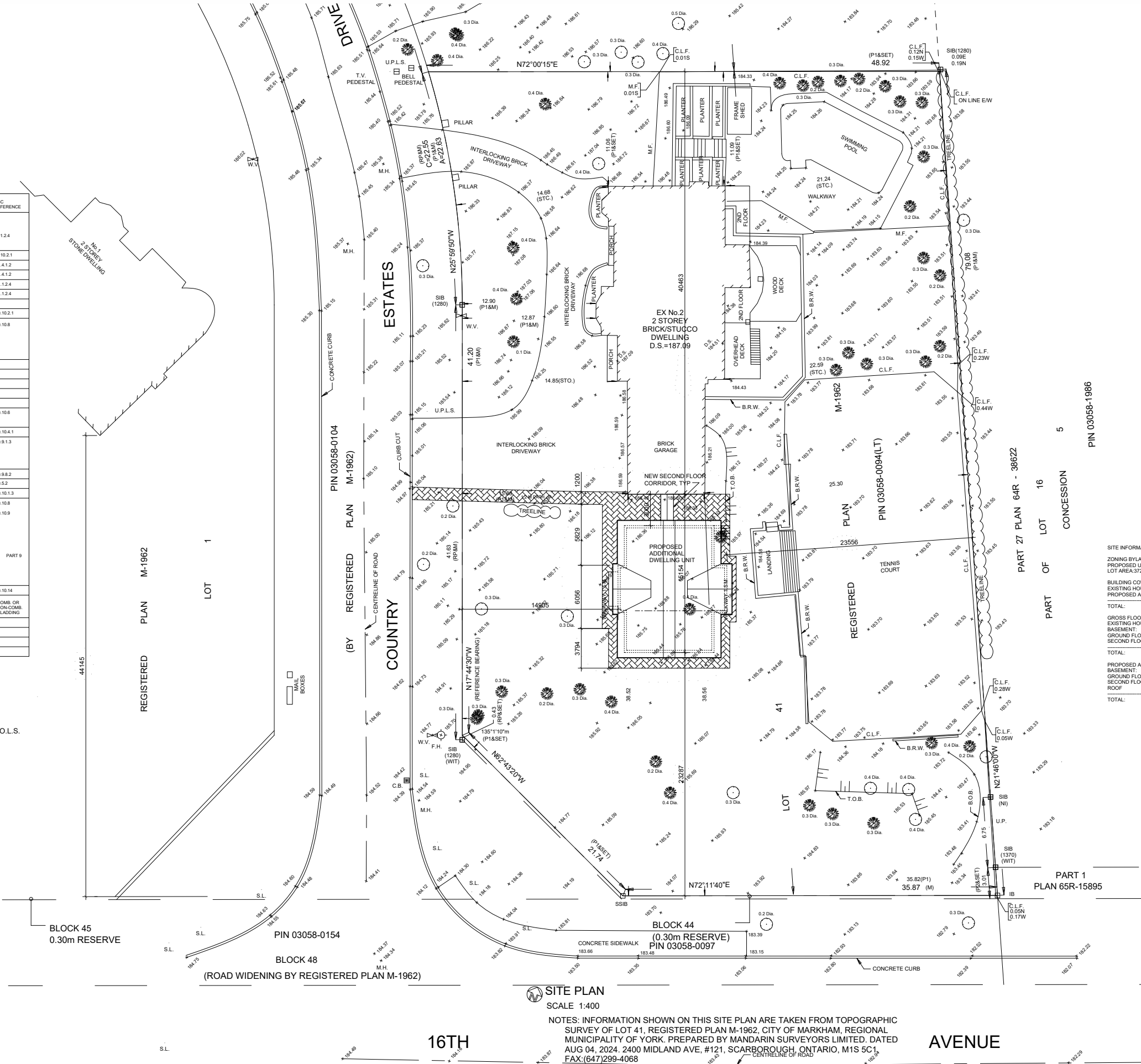


LOCATION MAP
N. T. S.

ITEM	2012 ONTARIO BUILDING CODE DATA MATRIX	OBC REFERENCE
1	PROJECT DESCRIPTION: PROPOSED ADDITIONAL DWELLING UNIT 2 COUNTRY ESTATES DR, MARKHAM ON L6C 1A4 ☒ NEW ☒ ADDITION ☐ ALTERATION ☐ CHANGE OF USE ☐ PART 11 ☒	1.1.2.4
2	MAJOR OCCUPANCY (S)	RESIDENTIAL 9.10.2.1
3	BUILDING AREA (M ²)	65.101 SM 1.4.1.2
4	GROSS AREA (M ²)	137.06 SM 1.4.1.2
5	NUMBER OF STOREYS ABOVE GRADE	2 BELOW GRADE 1 1.1.2.4
6	BUILDING HEIGHT (M) & M.	2 STOREYS 1.1.2.4
7	NUMBER OF STREETS / ACCESS ROUTES	1 STREET
8	BUILDING CLASSIFICATION	GROUP C HOUSE 9.10.2.1
9	SPRINKLER SYSTEM PROPOSED ☐ ENTIRE BUILDING ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING ☒ NOT REQUIRED	9.10.8
10	STANDPIPE REQUIRED ☐ YES ☒ NO	
11	FIRE ALARM REQUIRED ☐ YES ☒ NO	
12	WATER SERVICE IS ADEQUATE ☒ YES ☐ NO	
13	FIRE EXTINGUISHER SYSTEM PROVIDED ☐ YES ☒ NO	
14	HIGH BUILDING ☐ YES ☒ NO	
15	PERMITTED CONSTRUCTION ☒ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☐ BOTH ACTUAL CONSTRUCTION ☒ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☐ BOTH	9.10.8
16	MEZZANINE (S) AREA (M ²)	N/A 9.10.4.1
17	OCCUPANT LOAD BASED ON ☐ M ² PERSON ☒ DESIGN OF BUILDING	9.9.1.3
17a	EXIT CAPACITY CALCULATION	1 EXIT 9.9.8.2
18	BARRIER-FREE DESIGN ☐ YES ☒ NO (EXPLAIN)	9.5.2
19	HAZARDOUS SUBSTANCES ☐ YES ☒ NO	9.10.1.3
20	HORIZONTAL ASSEMBLIES FRR (HOURS) ROOF 0 HOURS MEZZANINE 3/4 HOURS FRR OF SUPPORTING MEMBERS FLOORS 3/4 HOURS MEZZANINE 3/4 HOURS	HORIZONTAL ASSEMBLIES STC RATING LISTED DESIGN NO. OR DESCRIPTION (SG-2) 9.10.8 9.10.9 STC OF SUPPORTING MEMBERS LISTED DESIGN NO. OR DESCRIPTION (SS-2) PART 9
21	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS WALL AREA OF (E/F) (M ²) NORTH SOUTH EAST WEST	PERMITTED MAX. % OF OPENINGS FRR (HOURS) LISTED DESIGN OR DESCRIPTION COMB. OR NON-COMB. CLADDING 9.10.14

LEGEND

- ☐ DENOTES MONUMENT SET
- ☒ DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- P1 DENOTES PLAN OF SURVEY BY ANTON KIKAS LTD., O.L.S. DATE AUGUST 13, 1980
- P2 DENOTES PLAN 65R-15895
- RP DENOTES REGISTERED PLAN M-1962
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- M DENOTES MEASURED
- N.S.E.W DENOTES NORTH, SOUTH, EAST, WEST
- B.F. DENOTES BOARD FENCE
- C.L.F. DENOTES CHAIN LINK FENCE
- NI DENOTES NOT IDENTIFIABLE
- OU DENOTES ORIGINAL UNKNOWN
- 1280 DENOTES ANTON KIKAS LTD., O.L.S.
- 1370 DENOTES KRCMAR SURVEYORS LTD., O.L.S.
- D.S. DENOTES DOOR SILL ELEVATION AT ENTRY
- O.H.W. DENOTES OVERHEAD WIRE
- B.R.W. DENOTES BRICK RETAINING WALL
- STC. DENOTES TIE TAKEN FROM STUCCO
- STO. DENOTES TIE TAKEN FROM STONE
- F.H. DENOTES FIRE HYDRANT
- M.H. DENOTES MANHOLE
- U.P.L.S. DENOTES UTILITY POLE WITH HIGH STANDARD
- U.P. DENOTES UTILITY POLE
- S.L. DENOTES STREET LAMP
- W.V. DENOTES WATER VALVE
- C.B. DENOTES CATCH BASIN
- DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE



SITE PLAN SCALE 1:400

NOTES: INFORMATION SHOWN ON THIS SITE PLAN ARE TAKEN FROM TOPOGRAPHIC SURVEY OF LOT 41, REGISTERED PLAN M-1962, CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK. PREPARED BY MANDARIN SURVEYORS LIMITED. DATED AUG 04, 2024, 2400 MIDLAND AVE, #121, SCARBOROUGH, ONTARIO, M1S 5C1. FAX: (647) 299-4068

SITE INFORMATION:			
ZONING BYLAW: 2024-19			
PROPOSED USE: ADDITIONAL DWELLING UNIT			
LOT AREA: 3729 SM			
BUILDING COVERAGE:			
EXISTING HOUSE COVERAGE:	305 SM (8.18%)	PROPOSED ADDITIONAL DWELLING UNIT HEIGHT	14.91 M
PROPOSED ADDITIONAL DWELLING UNIT:	119.33 SM (3.20%)	(MAXIMUM OUTSIDE WALL HEIGHT WITH ESTABLISHED GRADE AT +/- 184.63):	1.2 M MIN
TOTAL:	424.33 SM (11.38%)		23.50 M
GROSS FLOOR AREA:			
EXISTING HOUSE GFA:	197 SM		
BASEMENT:	305 SM		
GROUND FLOOR:	268 SM		
SECOND FLOOR:			
TOTAL:	770 SM		
PROPOSED ADDITIONAL DWELLING UNIT GFA:			
BASEMENT:	89.10 SM		
GROUND FLOOR:	69.10 SM		
SECOND FLOOR:	67.90 SM		
ROOF:	0.00 SM		
TOTAL:	206.1 SM		

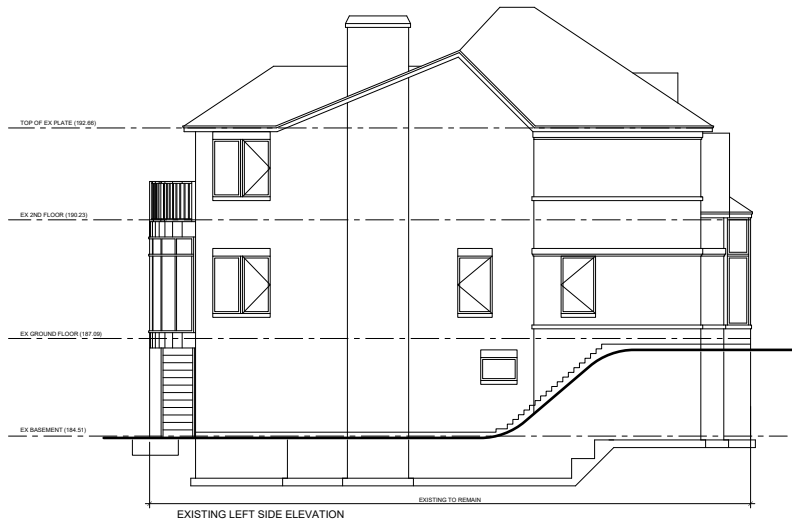
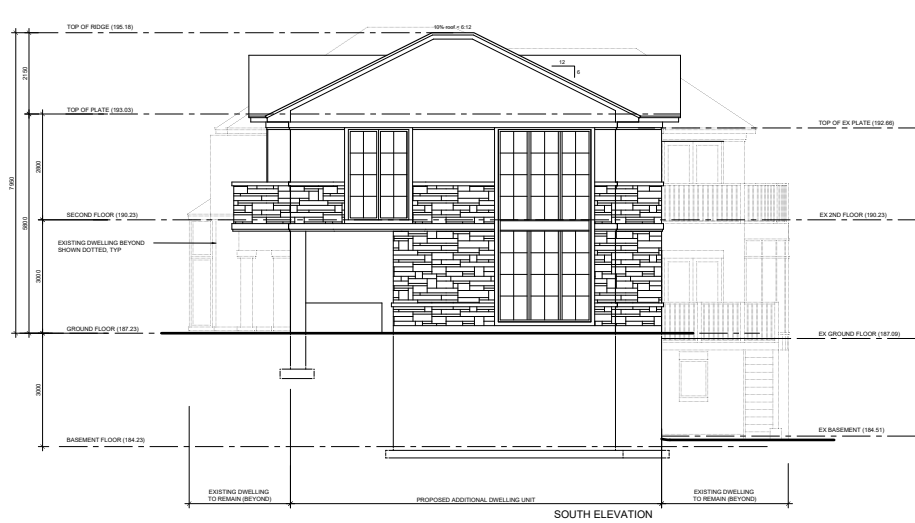
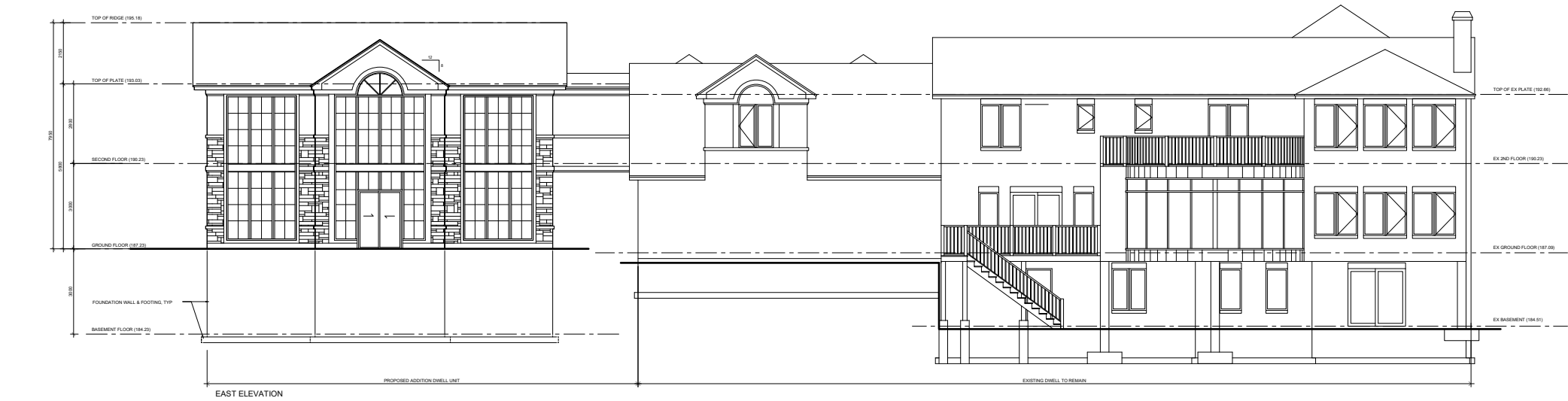
07		
06		
05		
04	REVISED AS PER CITY'S COMMENT	APR 24, 25 GL
03	REVISED AS PER CITY'S COMMENT	NOV 14, 24 AY
02	REVISED AS PER CITY'S COMMENT	SEPT 03, 24 AY
01	ISSUED FOR ZONING REVIEW APPLICATION	AUG 26, 24 AH
NO	REVISION	DATE

ONTARIO ASSOCIATION
OF
ARCHITECTS
Henry W Chiu
HENRY W CHIU
LICENCE
3536

HENRY W CHIU
ARCHITECT
LIMITED

2347 KENNEDY ROAD
SUITE 507, SCARBOROUGH
ONTARIO M1T 3T8

PROJECT TITLE	
PROPOSED ADDITIONAL DWELLING UNIT 2 COUNTRY ESTATES DR, MARKHAM ON L6C 1A4	
TITLE: SITE PLAN	
SCALE: 1:400	DRAWN BY: GL
DATE: APR, 2025	ISSUED:
PROJ NO:	DWG NO: A1.1



07			
06			
05			
04	REVISED AS PER CITY'S COMMENT	APR 24, 25	GL
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NO	REVISION	DATE	
ONTARIO ASSOCIATION OF ARCHITECTS  HENRY W CHIU LICENCE 3536		HENRY W CHIU ARCHITECT LIMITED 2347 KENNEDY ROAD SUITE 507, SCARBOROUGH ONTARIO M1T 3T8	
PROJECT TITLE			
PROPOSED ADDITIONAL DWELLING UNIT 2 COUNTRY ESTATES DR, MARKHAM ON L6C 1A4			
TITLE: ELEVATIONS			
SCALE: 1:200		DRAWN BY: GL	
DATE: APR, 2025		ISSUED:	
PROJ NO:		DWG NO: A2.1	