78 LAHORE CRES MINOR VARIANCE 2 STOREY DETACHED HOUSE -TO PERMIT A REAR YARD ENCROACHMENT OF A STAIR OF 2.75m, **PROPOSED** WHEREAS BY-LAW PERMITS A MAXIMUM ENCROACHMENT OF 2.0m INTO -SECOND DWELLING UNIT IN BASEMENT THE REQUIRED REAR YARD; -ONE(1) ENLARGED EGRESS WINDOW IN BASEMENT -TWO(2) NEW WINDOWS IN BASEMENT -TO PERMIT AN UNOBSTRUCTED PATH OF TRAVEL TO AN ADDITIONAL -BELOW GRADE ENTRANCE DWELLING UNIT OF 0.91m, WHERE AS THE BY-LAW REQUIRES A MINIMUM 1.2m OF CLEAR PATH OF TRAVEL. PROPOSED BELOW GRADE ENTRANCE AS PRIMARY ENTRY & EXIT FOR SECOND **MAIN ENTRANCE DWELLING UNIT IN BASEMET FOR UPSTAIR** 24'-7" [7.50 m] PROPOSED GAS (MINIMUM SETBACK REQUIRED FOR REAR YARD) METER LOCATION **AC UNIT PROPERTY LINE** 2'-0" [0.61 m], RESCENT 12'-4" [3.76 m] 4'-0" [1.22 m]][9'-10" [3.00 m]. -15'-7" [4.75 m]-FRONT YARD PROPERTY LINE **P**→DN PORCH **REAR YARD** ∠21'-0" [6.40 m]-_3'-0" [0.91 m] $\overline{\mathbf{c}}$ ASPHALT 🗹 GARAGE ENCROACHMENT INTO LAHORE PARKING SPACE 9'-6" [2.90 m] **DRIVEWAY** REQUIRED REAR YARD ∕ĎEĆK 10'-2" [3.10 m]₄ PARKING SPACE -25'-5" [7.75 m]-2.75 m x 5.8 m 4 4 20'-0" [6.10 m] ÉGRESŚ WÍNDÓW WEĹL. 4'-0" [1.22 m] 1'-Ó" [Ó.3Ó m<mark>Ì</mark> √1'-Ó" [Ó.3Ó ḿ] 1'-10" [0.56 m] [1.22 m] **PROPERTY LINE** WINDOW WELL WINDOW WELL **PATH OF TRAVEL: 36.12m** GAS METER TO BE RELOCATED The undersigned has reviewed and taken THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS responsibility for this design and has qualifications and meet the requirements FROM THE SUPPLIED INFORMATION. set out in the Ontario Building Code to be a CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF designer AUTHORITIES HAVING JURISDICTION. QUALIFICATION INFORMATION (Required unless design is exempted under **NOBLE PRIME** 78 LAHORE CRES, 3.2.5 Division C of OBC) **SOLUTIONS LTD** MARKHAM, ON **DESIGNER BCIN** 2131 WILLIAMS PARKWAY Tanvir Rai 103482 **UNIT 19**, SITE PLAN BRAMPTON, ON. info@nobleltd.ca **FIRM BCIN** (437) 888 1800 JAN 09/25 ISSUED FOR VARIANCE **Noble Prime** 118716 DRAWN BY: KR CHECKED BY: TR **Solutions Ltd** JAN 09/25 DWG No: PROJECT NUMBER: 24R-30978 SCALE: 1:115 JAN 09/25 A-1

TOTAL WALL AREA: 1,115 SF. ALLOWABLE OPENING: 7% (78.0 SF). **EXISTING WINDOW AREA: 49.7 SF.** PROPOSED NEW WINDOW OPENING: 7.5 SF. **TOTAL OPENING WITH ENLARGED WINDOW: 57.2 SF.** ALL DOORS AND WINDOWS ARE EXISTING UNLESS OTHERWISE SPECIFIED 30" X 36" 48" X 60° 48" X 60" ENLARGE WINDOW W x H: 30" x 12" TO **NEW WINDOW EXISTING WINDOW** W x H: 36" x 24" W x H: 30" x 12" W x H: 36" x 24"

WB1+L1

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.

set out in the Ontario Building Code to be a designer designer AUTHORITIES HAVING JURISDICTION.

QUALIFICATION INFORMATION (Required unless design is exempted under 3.2.5 Division C of OBC)

78 LAHORE CRES, MARKHAM, ON

SECOND FLOOR

GROUND FLOOR

BASEMENT FLOOR

GRADE LEVEL

DESIGNER **BCIN** 103482 Tanvir Rai

FIRM BCIN

JUNE 03/25

info@nobleltd.ca (437) 888 1800

NOBLE PRIME

SOLUTIONS LTD

2131 WILLIAMS PARKWAY

UNIT 19,

BRAMPTON, ON.

WB1+L1

DRAWN BY: KR PROJECT NUMBER:

CHECKED BY: TR

24R-30978

LEFT SIDE

ELEVATION

Noble Prime 118716 **Solutions Ltd**

JUNE 03/25

01 ISSUED FOR VARIANCE

DATE: JUNE 03/25 DWG No: SCALE: 1:80 A-5

NOTE:

FOR DETAILED SPECIFICATIONS AND LEGENDS SEE DWG A-7