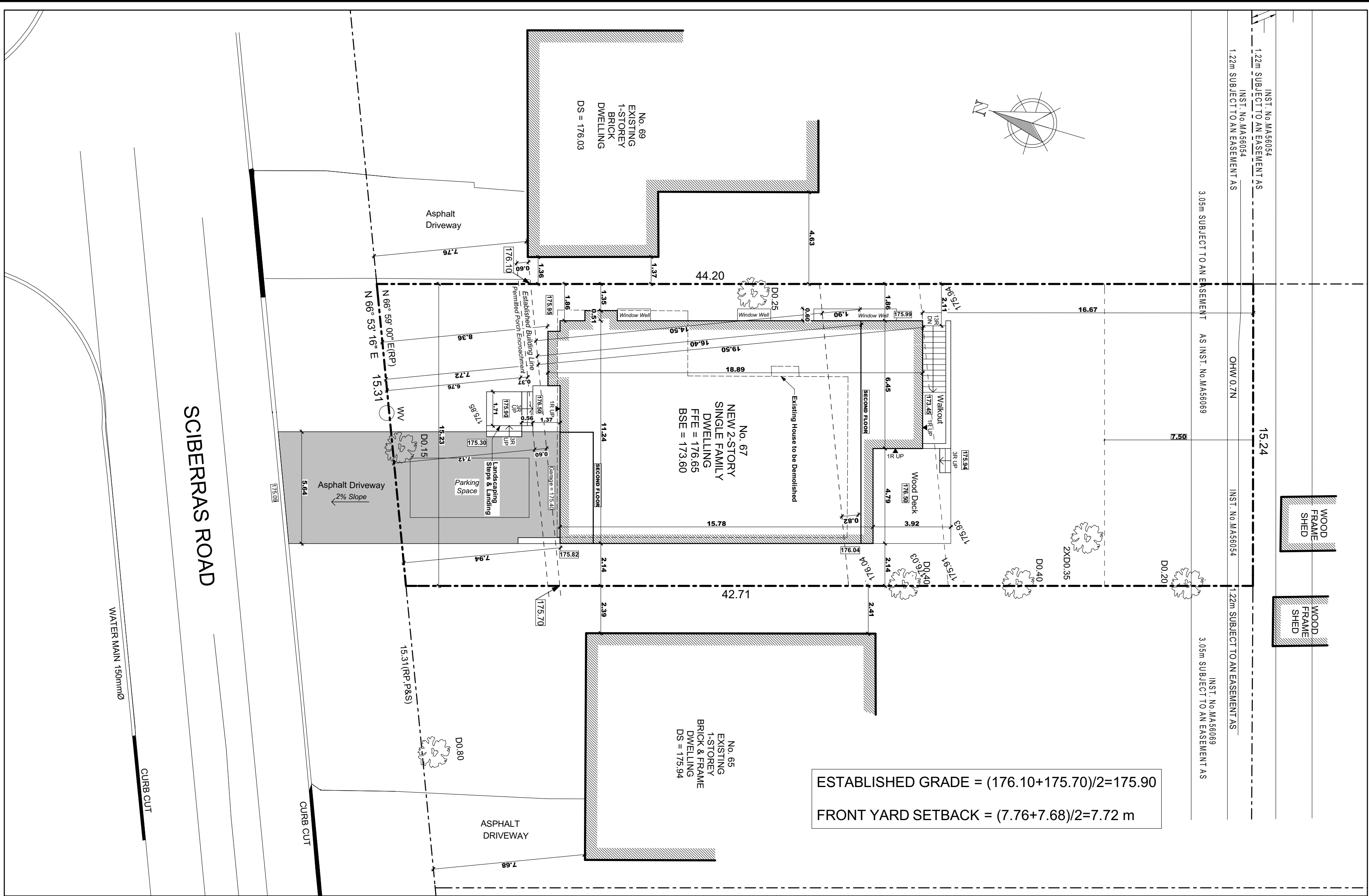




ESTABLISHED GRADE = $(176.10 + 175.70) / 2 = 175.90$
FRONT YARD SETBACK = $(7.76 + 7.68) / 2 = 7.72$ m

LOT AREA		661.89 m ²		
GROND FLOOR LOT COVERAGE		196.05 m ²	%29.62	
SECOND FLOOR LOT COVERAGE		162.84 m ²	%24.60	
FLOOR AREA	GROUND FLOOR (Excl. garage & open floor areas)	SECOND FLOOR	BASEMENT	GARAGE
	1,739 ft ² / 161.53 m ²	1,736 Ft ² / 161.28 m ²	1,760 ft ² / 163.47 m ²	359 ft ² / 33.37 m ²
Combined Floor Area (Incl. Garage & Open Floors, Excl. Basement)		358.89 m ²		

DATE:	ISSUED FOR:
MAR2025	FOR ZONING REVIEW

FOR STRUCTURE ONLY

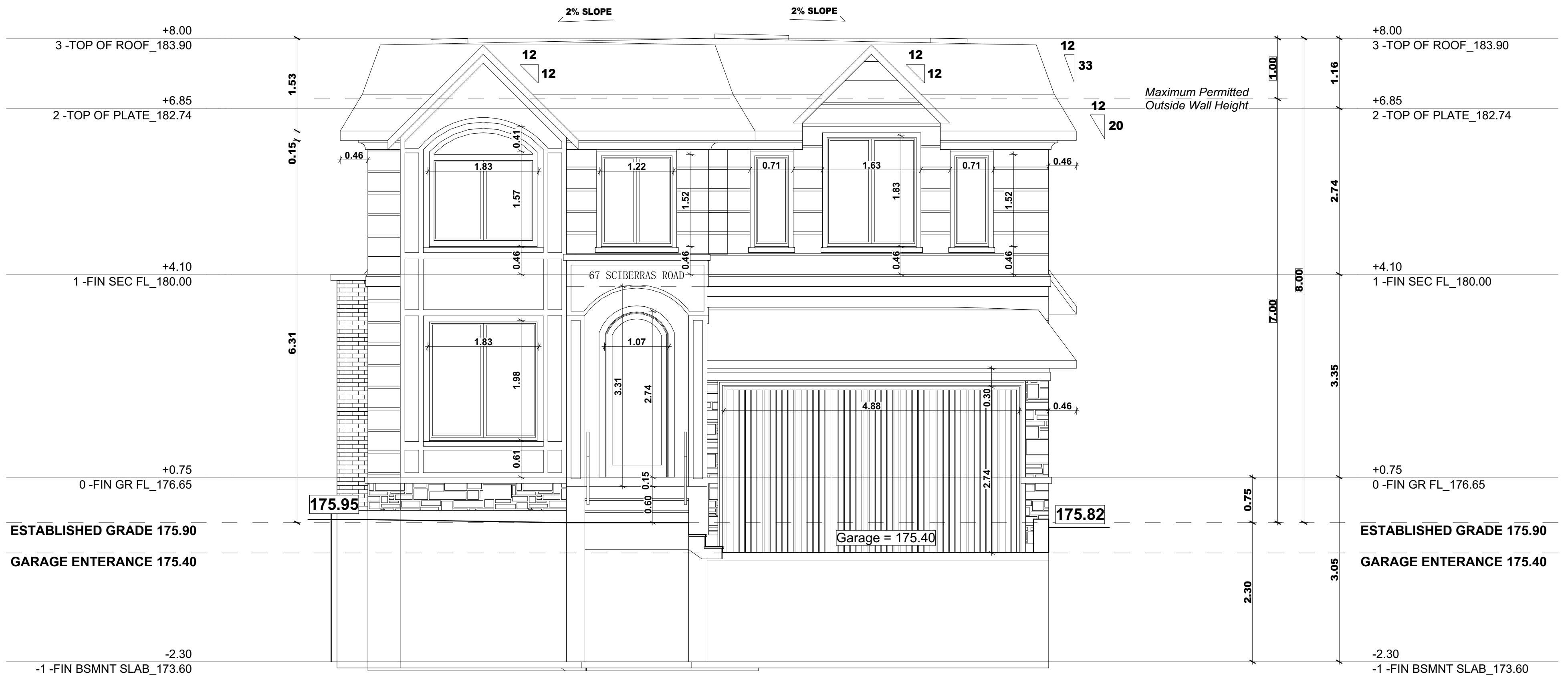
ONLY FOR ARCHITECTURAL STAMP

DRAWN BY
V.E

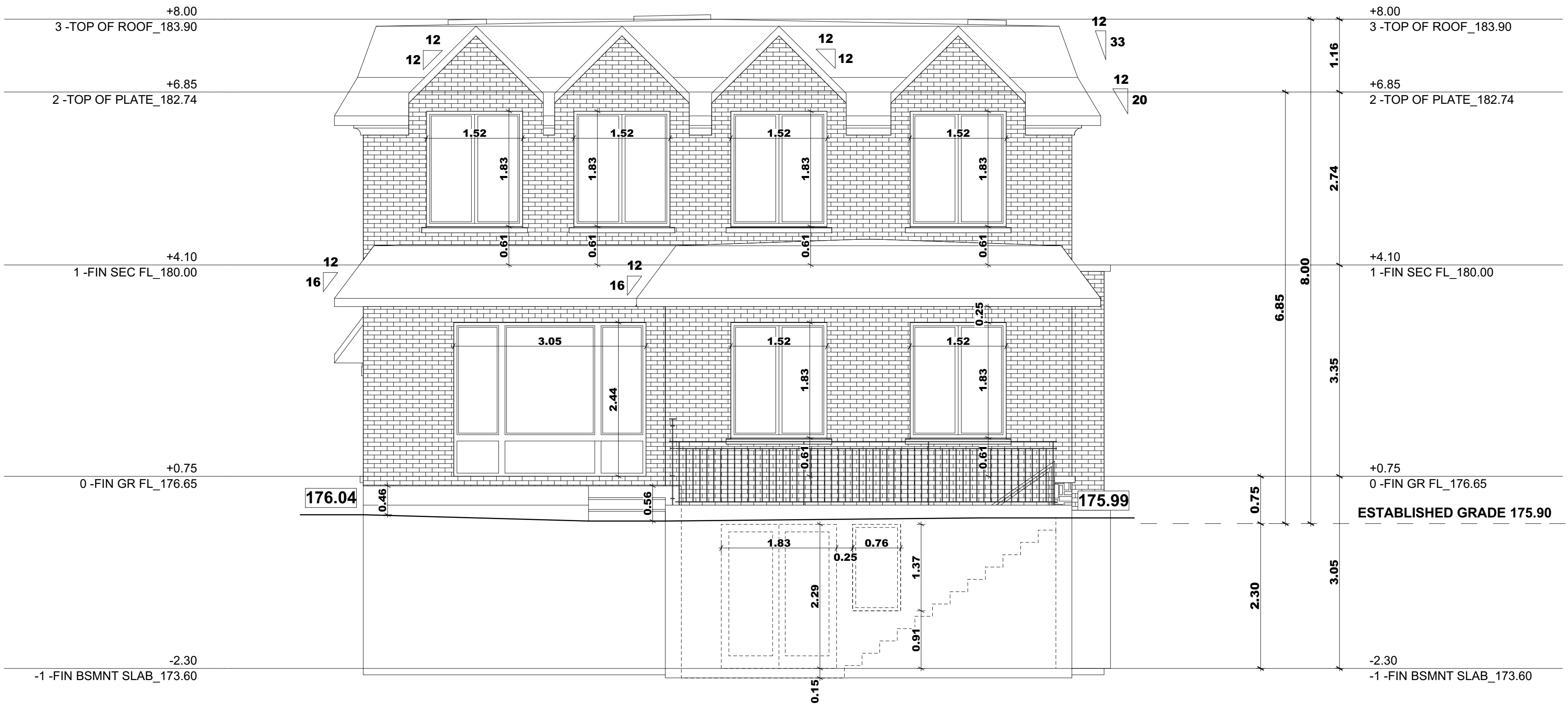
SCALE:
1:150
LAST MODIFIED ON: OCTOBER 2, 2025

DRAWING TITLE:
SITE PLAN
PROJECT TITLE/ADDRESS:
67 SCIBERRAS RD, MARKHAM, ON

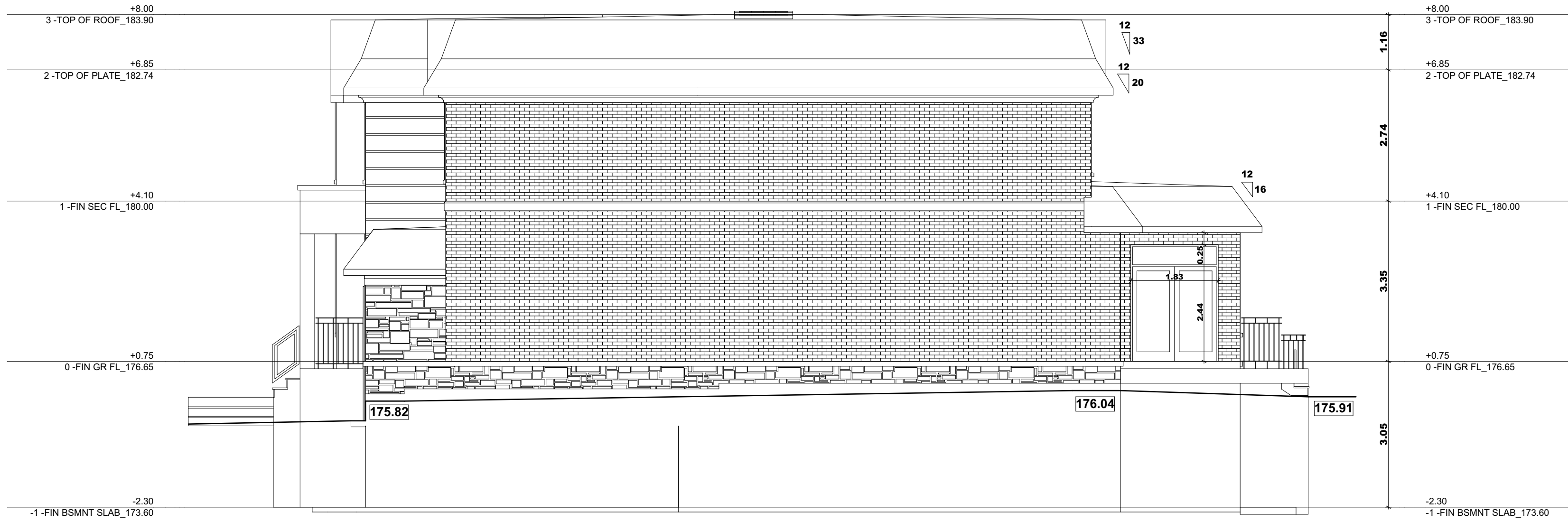
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DATE: MAR2025	ISSUED FOR: FOR ZONING REVIEW	FOR STRUCTURE ONLY ProHome	ONLY FOR ARCHITECTURAL STAMP ONTARIO ASSOCIATION OCTOBER 2, 2025 OF ARCHITECTS VAHID EMAM JOMEH LICENCE 9939	DRAWN BY V.E	SCALE: 1:50	DRAWING TITLE: FRONT ELEVATION	A.05
					LAST MODIFIED ON: OCTOBER 2, 2025	PROJECT TITLE/ADDRESS: 67 SCIBERRAS RD, MARKHAM, ON	

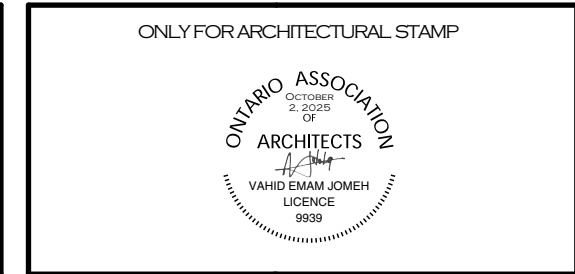


DATE: MAR2025	ISSUED FOR: FOR ZONING REVIEW	FOR STRUCTURE ONLY ProHome	ONLY FOR ARCHITECTURAL STAMP ON TARIO ASSOCIATION OCTOBER 2, 2025 OF ARCHITECTS VAHID EMAM JOMEH LICENCE 9939	DRAWN BY V.E	SCALE: 1:50	DRAWING TITLE: REAR ELEVATION	A.06
					LAST MODIFIED ON: OCTOBER 2, 2025	PROJECT TITLE/ADDRESS: 67 SCIBERRAS RD, MARKHAM, ON	



DATE:	ISSUED FOR:
MAR2025	FOR ZONING REVIEW

FOR STRUCTURE ONLY

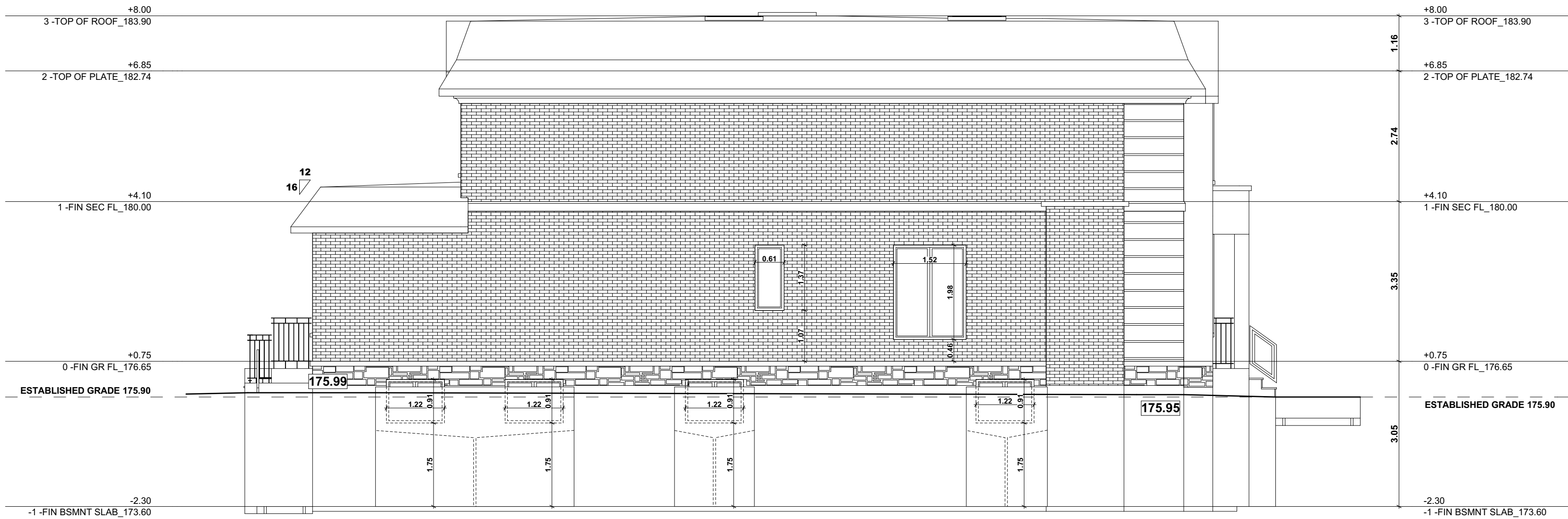


DRAWN BY
V.E

SCALE:
1:75.00
LAST MODIFIED ON: OCTOBER 2, 2025

DRAWING TITLE: SIDE ELEVATION
PROJECT TITLE/ADDRESS: 67 SCIBERRAS RD, MARKHAM, ON

A.07



DATE: MAR2025	ISSUED FOR: FOR ZONING REVIEW	FOR STRUCTURE ONLY		ONLY FOR ARCHITECTURAL STAMP 	DRAWN BY V.E	SCALE: 1:75.00	DRAWING TITLE: SIDE ELEVATION	A.08
						LAST MODIFIED ON: OCTOBER 2, 2025	PROJECT TITLE/ADDRESS: 67 SCIBERRAS RD, MARKHAM, ON	