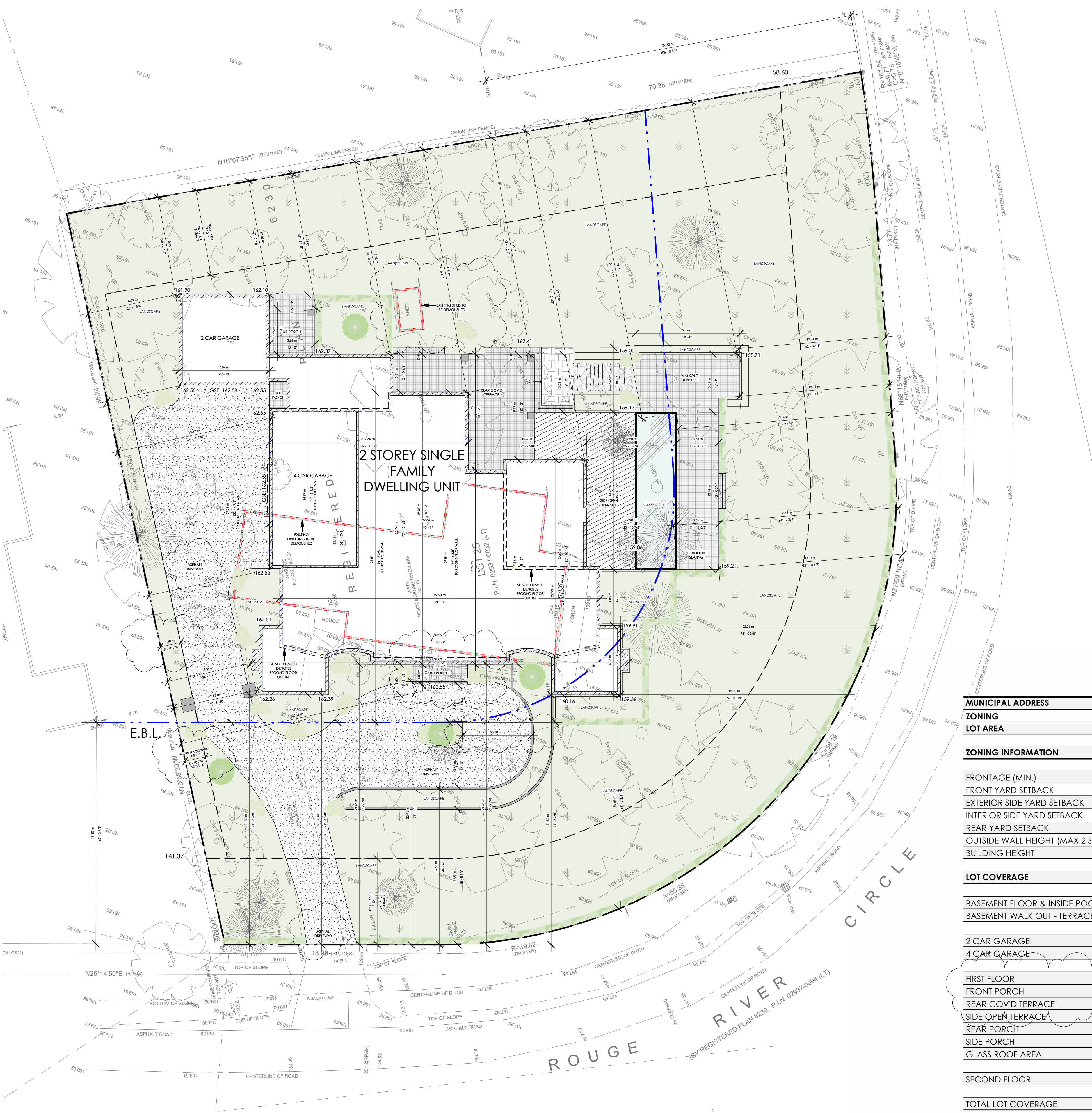
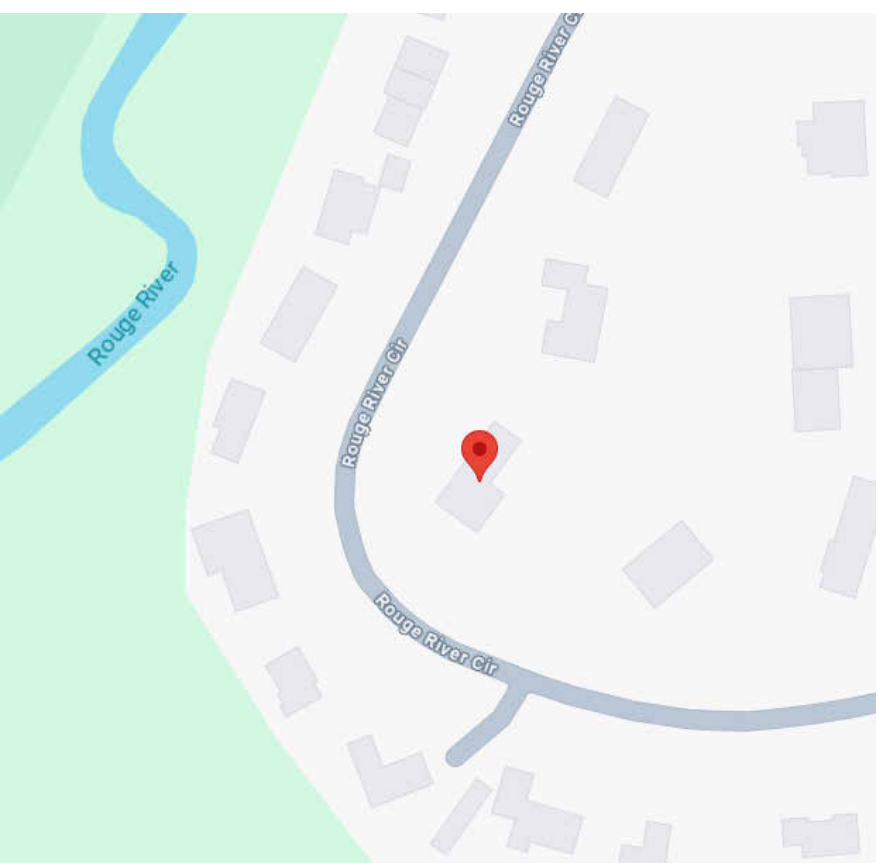
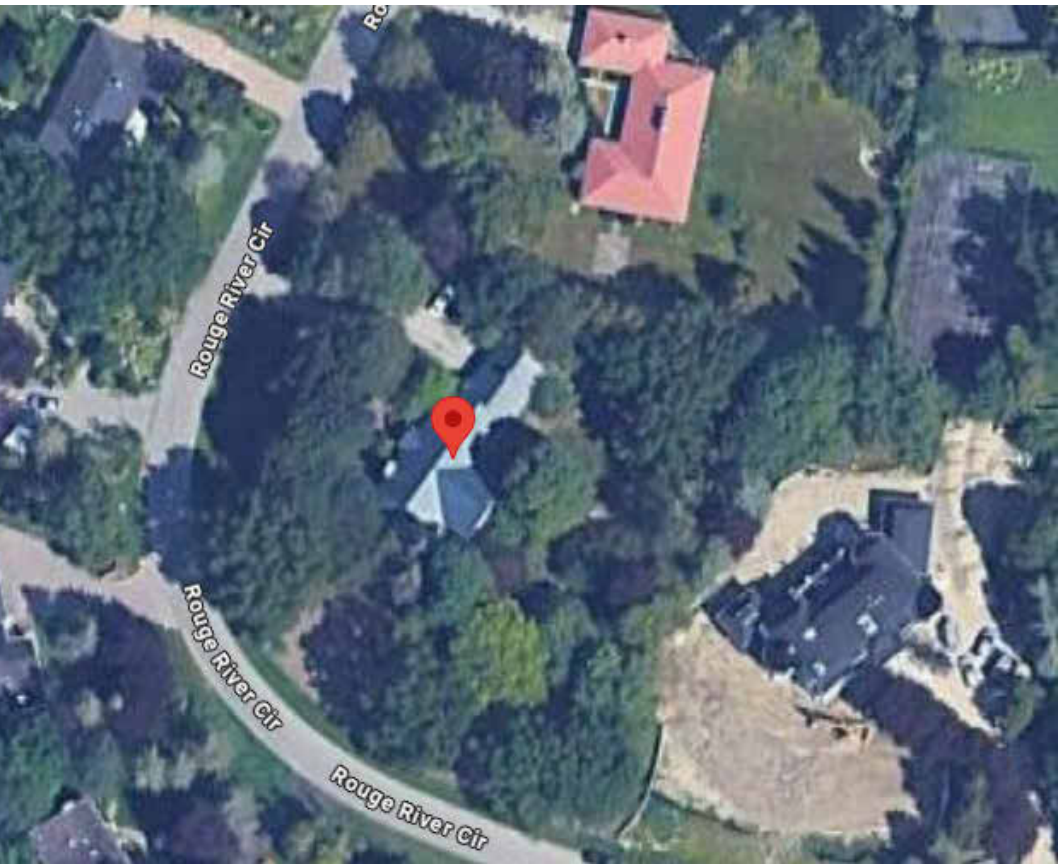


PROPOSED SINGLE FAMILY DWELLING UNIT

10 ROUGE RIVER CIRCLE, MARKHAM, ON L3S 4M6



HATCH PATTERN (SITE PLAN)	
	PROPOSED DWELLING UNIT
	PROPOSED LANDSCAPE
	PROPOSED LANDSCAPE PAVERS
	PROPOSED DRIVEWAY
	PROPOSED PAVERS FOR TERRACES
	PROPOSED POOL/WATER FEATURE
	EXISTING TO REMAIN
	PROPOSED GLASS STRUCTURE



KEY PLAN

NOT TO SCALE

SITE STATISTICS

MUNICIPAL ADDRESS	10 Rouge River Cir, Markham, ON L3S 4M6			
ZONING	RES-ENLR (RESIDENTIAL ESTABLISHED NEIGHBOURHOOD LOWRISE)			
LOT AREA	4256.23 m ²	45813.59 ft ²	ESTABLISHED GRADE: 159.99	AVG. GRADE 161.27

ZONING INFORMATION	PERMITTED	
	(metre)	(feet)
FRONTAGE (MIN.)	117.85	386.55
FRONT YARD SETBACK	7.50	91.74
EXTERIOR SIDE YARD SETBACK	2.40	5.90
INTERIOR SIDE YARD SETBACK	1.80	5.90
REAR YARD SETBACK	7.50	24.60
OUTSIDE WALL HEIGHT (MAX 2 STOREYS)	7.00	22.96
BUILDING HEIGHT	10.00	32.80

LOT COVERAGE	PROPOSED	
	%	(m ²) (ft ²)
BASEMENT FLOOR & INSIDE POOL AREA		820.98 8836.92
BASEMENT WALK OUT - TERRACE	2.21%	94.16 1013.50

2 CAR GARAGE	1.45%	61.58 662.89
4 CAR GARAGE	2.46%	104.76 1127.63

FIRST FLOOR	13.25%	564.10 6071.90
FRONT PORCH	0.20%	8.70 93.68
REAR COV'D TERRACE	1.82%	77.57 834.92
SIDE OPEN TERRACE	1.80%	76.55 824.02
REAR PORCH	0.37%	15.70 169.00
SIDE PORCH	0.08%	3.58 38.54
GLASS ROOF AREA	1.18%	50.21 540.50

SECOND FLOOR	10.62%	451.88 4864.04
--------------	--------	----------------

TOTAL LOT COVERAGE	24.83%	1056.92 11376.58
MAX PERMITTED LOT COVERAGE	30.00%	1276.87 13744.08

NO.	DESCRIPTION	DATE
1	ISSUED FOR SHOP ZONING REVIEW/COA	09-16-2025
2	RE ISSUED FOR SHOP ZONING REVIEW/COA	10-07-2025
3	RE ISSUED FOR SHOP ZONING REVIEW/COA	10-20-2025

NOTES:
DRAWINGS MUST NOT BE SCALED
DRAWINGS TO BE READ IN CONJUNCTION WITH THE
GENERAL NOTES AND THE O.B.C.

ALL DRAWINGS & INFORMATION SHOWN ON THESE
DRAWINGS MUST BE CHECKED & VERIFIED ON SITE
PRIOR TO CONSTRUCTION OR FABRICATION OF ITS
COMPONENTS. UNLESS NOTED OTHERWISE, NO
PROVISION HAS BEEN MADE IN THE DESIGN FOR
CONDITIONS OCCURRING DURING CONSTRUCTION.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO
PROVIDE ALL NECESSARY BRACING, SHORING, SHEET
PILING, OR OTHER TEMPORARY SUPPORTS, TO
SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES
AFFECTED BY CONSTRUCTION. ALL DIMENSIONS ARE
GIVEN IN IMPERIAL UNITS UNLESS OTHERWISE
INDICATED.

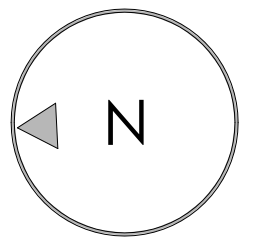
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT /
DESIGNER & MUST BE RETURNED UPON REQUEST.

SENSUS
DESIGN STUDIO
DESIGN | INTERIORS | CONSTRUCTION

1315 LAWRENCE AVE EAST, TORONTO ON
UNIT # 510
PHONE: 416-919-1433
EMAIL: jesse@sensusedesignbuild.ca
www.sensusedesignbuild.ca

PROFESSIONAL STAMPS:

*DISCLAIMER: ISSUED FOR ZONING
REVIEW PURPOSES ONLY
NOT TO BE USED WITHOUT APPROVAL
OF SENSUS DESIGN STUDIO



The undersigned has reviewed and takes
responsibility for this design, and has the
qualifications and meets the requirements
setout in the Ontario Building Code to be a
designer.

Qualification Information
Required unless design is exempt under Div.
C - 3.2.5 of the Building Code

JESSE SAHLANI - 44549
NAME B.C.I.N.
SENSUS DESIGN & BUILD INC. 123494
FIRM B.C.I.N.

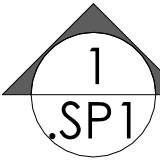
PROPOSED
SINGLE FAMILY
DWELLING UNIT

10 ROUGE RIVER CIRCLE, MARKHAM, ON L3S 4M6

SHEET TITLE:

PROPOSED
SITEPLAN

DRAWN BY: SVP SHEET No.
CHECKED BY: JS
DATE: 10-07-2025
SCALE: AS SHOWN .SP1



PROPOSED SITEPLAN

1/16" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR SHOP ZONING REVIEW/COA	09-16-2025

NOTES:
DRAWINGS MUST NOT BE SCALED
DRAWINGS TO BE READ IN CONJUNCTION WITH THE
GENERAL NOTES AND THE O.B.C.

ALL DRAWINGS & INFORMATION SHOWN ON THESE
DRAWINGS MUST BE CHECKED & VERIFIED ON SITE
PRIOR TO CONSTRUCTION OR FABRICATION OF ITS
COMPONENTS. UNLESS NOTED OTHERWISE, NO
PROVISION HAS BEEN MADE IN THE DESIGN FOR
CONDITIONS OCCURRING DURING CONSTRUCTION.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO
PROVIDE ALL NECESSARY BRACING, SHORING, SHEET
PILING, OR OTHER TEMPORARY SUPPORTS, TO
SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES
AFFECTED BY CONSTRUCTION. ALL DIMENSIONS ARE
GIVEN IN IMPERIAL UNITS UNLESS OTHERWISE
INDICATED.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT /
DESIGNER & MUST BE RETURNED UPON REQUEST.

SENSUS
DESIGN STUDIO
DESIGN | INTERIORS | CONSTRUCTION

1315 LAWRENCE AVE EAST, TORONTO ON
UNIT # 510
PHONE: 416-919-1433
EMAIL: jesse@sensusdesignbuild.ca
www.sensusdesignbuild.ca

PROFESSIONAL STAMPS:

***DISCLAIMER: ISSUED FOR ZONING
REVIEW PURPOSES ONLY
NOT TO BE USED WITHOUT APPROVAL
OF SENSUS DESIGN STUDIO**

The undersigned has reviewed and takes
responsibility for this design, and has the
qualifications and meets the requirements
setout in the Ontario Building Code to be a
designer.

Qualification Information
Required unless design is exempt under Div.
C - 3.2.5 of the Building Code

JESSE SAHLANI 44549
NAME B.C.I.N.
SENSUS DESIGN & BUILD INC. 123494
FIRM B.C.I.N.

**PROPOSED
SINGLE FAMILY
DWELLING UNIT**

10 ROUGE RIVER CIRCLE, MARKHAM, ON L3S 4M6

SHEET TITLE:

**PROPOSED
FRONT & REAR
ELEVATION**

DRAWN BY: SVP SHEET No.
CHECKED BY: JS
DATE: 09-16-2025
SCALE: AS SHOWN

A6



1
A6
PROPOSED FRONT ELEVATION
1/8" = 1'-0"



2
A6
PROPOSED REAR ELEVATION
1/8" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR SHOP ZONING REVIEW/COA	09-16-2025

NOTES:
DRAWINGS MUST NOT BE SCALED
DRAWINGS TO BE READ IN CONJUNCTION WITH THE
GENERAL NOTES AND THE O.B.C.

ALL DRAWINGS & INFORMATION SHOWN ON THESE
DRAWINGS MUST BE CHECKED & VERIFIED ON SITE
PRIOR TO CONSTRUCTION OR FABRICATION OF ITS
COMPONENTS. UNLESS NOTED OTHERWISE, NO
PROVISION HAS BEEN MADE IN THE DESIGN FOR
CONDITIONS OCCURRING DURING CONSTRUCTION.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO
PROVIDE ALL NECESSARY BRACING, SHORING, SHEET
PILING, OR OTHER TEMPORARY SUPPORTS, TO
SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES
AFFECTED BY CONSTRUCTION. ALL DIMENSIONS ARE
GIVEN IN IMPERIAL UNITS UNLESS OTHERWISE
INDICATED.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT /
DESIGNER & MUST BE RETURNED UPON REQUEST.

SENSUS
DESIGN STUDIO
DESIGN | INTERIORS | CONSTRUCTION

1315 LAWRENCE AVE EAST, TORONTO ON
UNIT # 510
PHONE: 416-919-1433
EMAIL: jesse@sensusedesignbuild.ca
www.sensusedesignbuild.ca

PROFESSIONAL STAMPS:

***DISCLAIMER: ISSUED FOR ZONING
REVIEW PURPOSES ONLY
NOT TO BE USED WITHOUT APPROVAL
OF SENSUS DESIGN STUDIO**

The undersigned has reviewed and takes
responsibility for this design, and has the
qualifications and meets the requirements
setout in the Ontario Building Code to be a
designer.

Qualification Information
Required unless design is exempt under Div.
C - 3.2.5 of the Building Code

JESSE SAHLANI 44549
NAME B.C.I.N.
SENSUS DESIGN & BUILD INC. 123494
FIRM B.C.I.N.

**PROPOSED
SINGLE FAMILY
DWELLING UNIT**

10 ROUGE RIVER CIRCLE, MARKHAM, ON L3S 4M6

SHEET TITLE:

**PROPOSED
LEFT & RIGHT
ELEVATION**

DRAWN BY: SVP SHEET No.
CHECKED BY: JS
DATE: 09-16-2025
SCALE: AS SHOWN

A7



1
A7
PROPOSED LEFT ELEVATION
1/8" = 1'-0"



2
A7
PROPOSED RIGHT ELEVATION
1/8" = 1'-0"