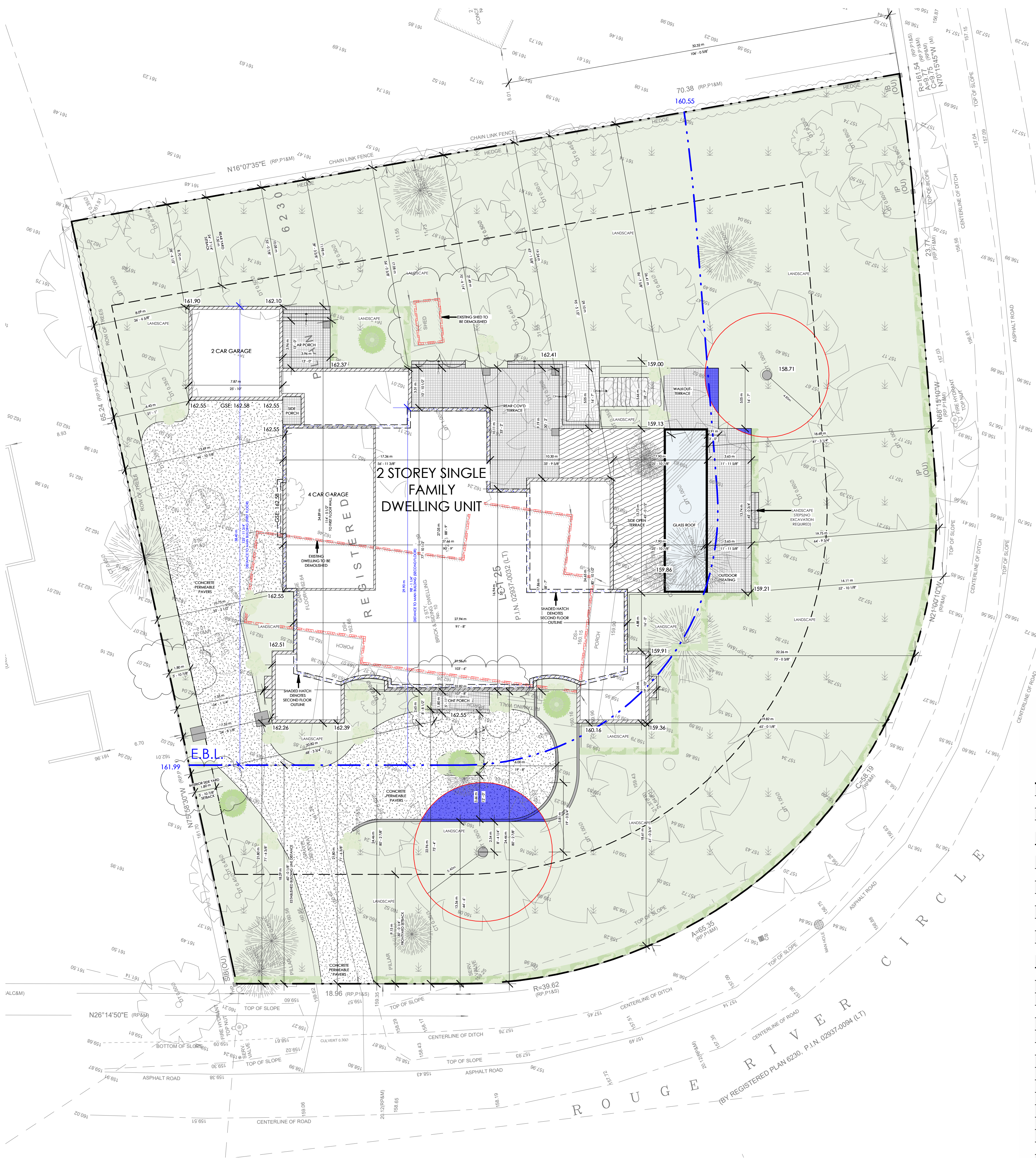


PROPOSED SINGLE FAMILY DWELLING UNIT

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

NO.	DESCRIPTION	DATE
1	ISSUED FOR ZONING REVIEW/COA	09-16-2025
2	RE ISSUED FOR ZONING REVIEW/COA	10-07-2025
3	RE ISSUED FOR ZONING REVIEW/COA	10-20-2025
4	RE ISSUED FOR ZONING REVIEW/COA	11-25-2025

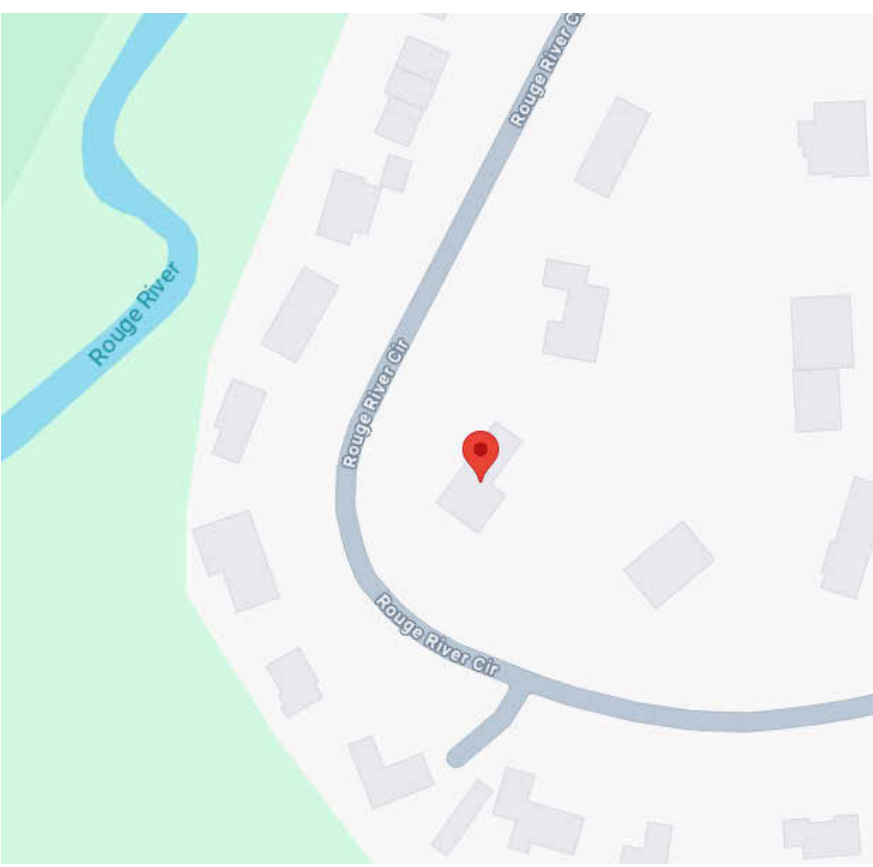
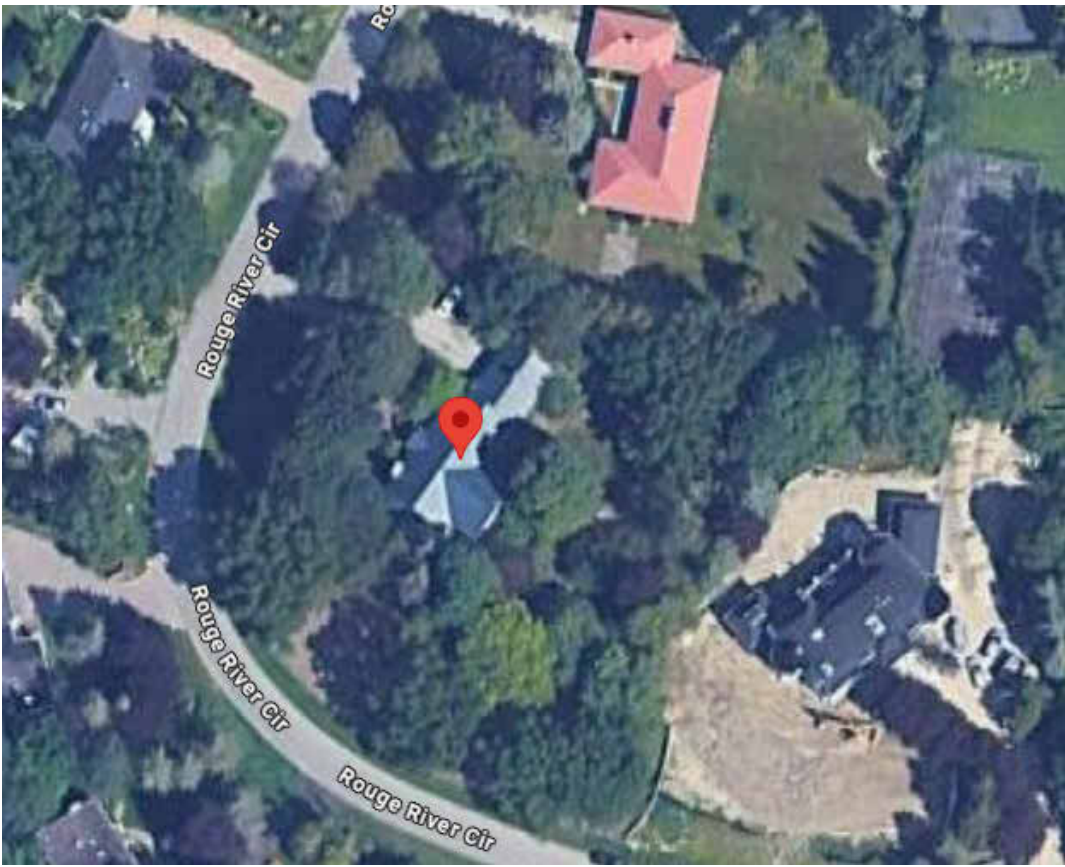
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KEY PLAN

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	m²	45813.59	ft²
				ESTABLISHED GRADE:	161.27
				AVG. GRADE	161.27
ZONING INFORMATION		PERMITTED			
				(metre)	(feet)
FRONTAGE (MIN.)				117.85	386.55
FRONT YARD SETBACK		18.29/2		9.15	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			
		%			(m²) (ft²)
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 COVD 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

PROPOSED			
		(metre)	(feet)
		EXISTING TO REMAIN	
		18.61	61.04
		12.81	42.02
		6.43	21.09
		8.70	28.54
		10.18	33.39
		13.54	44.41

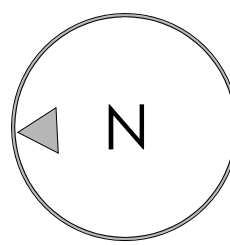
EBL	18.29	18.29	18.29
	CORNER	LOT	
ESTABLISHED GRADE	161.99	160.55	161.27

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.

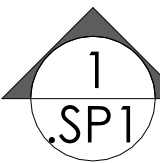
PROPOSED
SINGLE FAMILY
DWELLING UNIT

10 ROUGE RIVER CIRCLE, MARKHAM, ON L3S 4M6

SHEET TITLE:

PROPOSED
SITEPLAN

DRAWN BY: SVP SHEET No.
CHECKED BY: JS
DATE: 11-25-2025
SCALE: AS SHOWN .SP1



PROPOSED SITEPLAN

1/16" = 1'-0"

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

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**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

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**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"