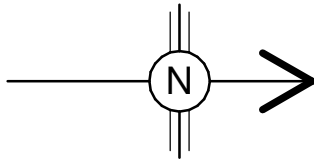


SITE STATISTICS

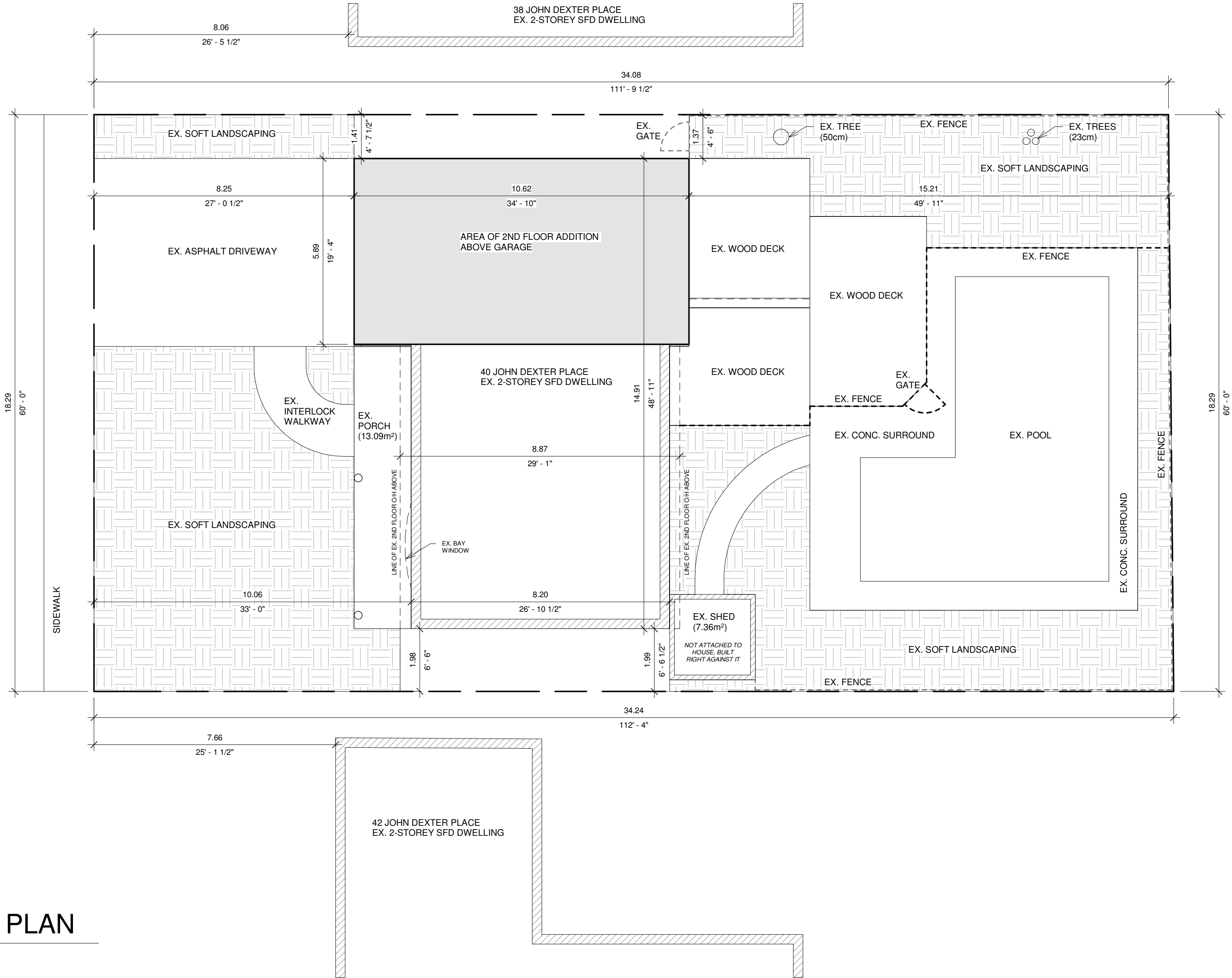
ZONING =	RES-ENLR
LOT AREA =	624.79m ²
EX. LEVEL 1 GFA =	137.01m ²
EX. LEVEL 2 GFA =	81.22m ²
NEW LEVEL 2 GFA =	142.58m ²
EX. FSI =	0.35
NEW FSI =	0.45
MAIN BUILDING COVERAGE =	142.58m ² (22.82%)
TOTAL LOT COVERAGE =	157.46m ² (25.2%)
(INCL. PORCH & SHED)	(UNCHANGED - NO CHANGES TO BLDG. FOOTPRINT)

LANDSCAPING CALCULATIONS

FRONT YARD =	166.83m ²
SOFT LANDSCAPING =	97.76m ² (58.6%)
REAR YARD =	286.34m ²
GRASS =	116.25m ²
POOL =	58.87m ²
TOTAL SOFT LANDSCAPING =	175.12m ² (61.2%)



JOHN DEXTER PLACE



"DO NOT SCALE"
CONTRACTOR MUST VERIFY ALL DIMENSIONS
PRIOR TO COMMENCEMENT OF WORK
ALL PERMITS AND SPECIFICATIONS
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AND MUST BE RETURNED UPON
COMPLETION OF THE WORK
THE DRAWINGS ARE NOT TO BE USED FOR
ANY OTHER JOB THAN THE ONE FOR
WHICH THEY ARE ASSIGNED

The undersigned has reviewed and takes responsibility for this design,
and has the qualifications and meets the requirements set out in the
Ontario Building Code to be a designer
QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code
Andrew Trotter Signature #38055 BCIN
Name
REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code
AJTDESIGN.CA Signature #102446 BCIN
Name

AJTDESIGN.CA

416 573 7625

40 JOHN DEXTER PL.
MARKHAM, L3P 3G1

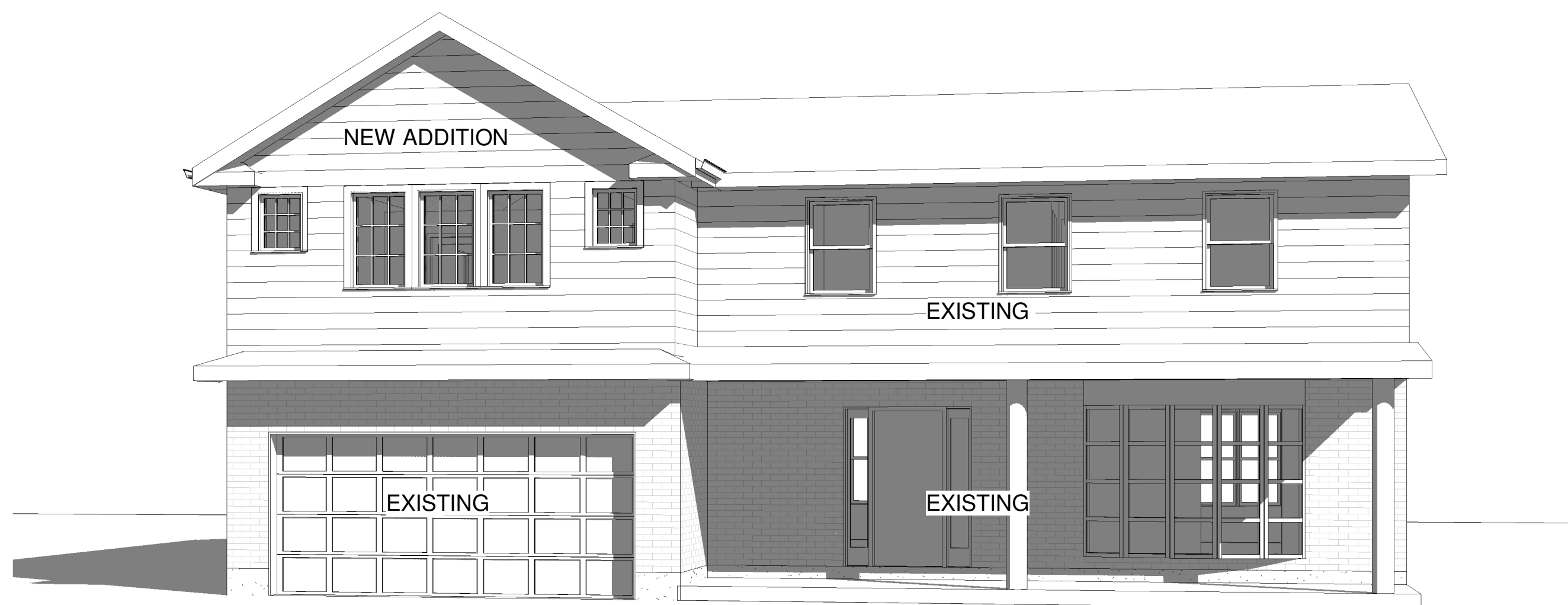
SITE PLAN

Project number	2518
Date	OCT. 23, 2025
Drawn by	AJT
Checked by	AJT

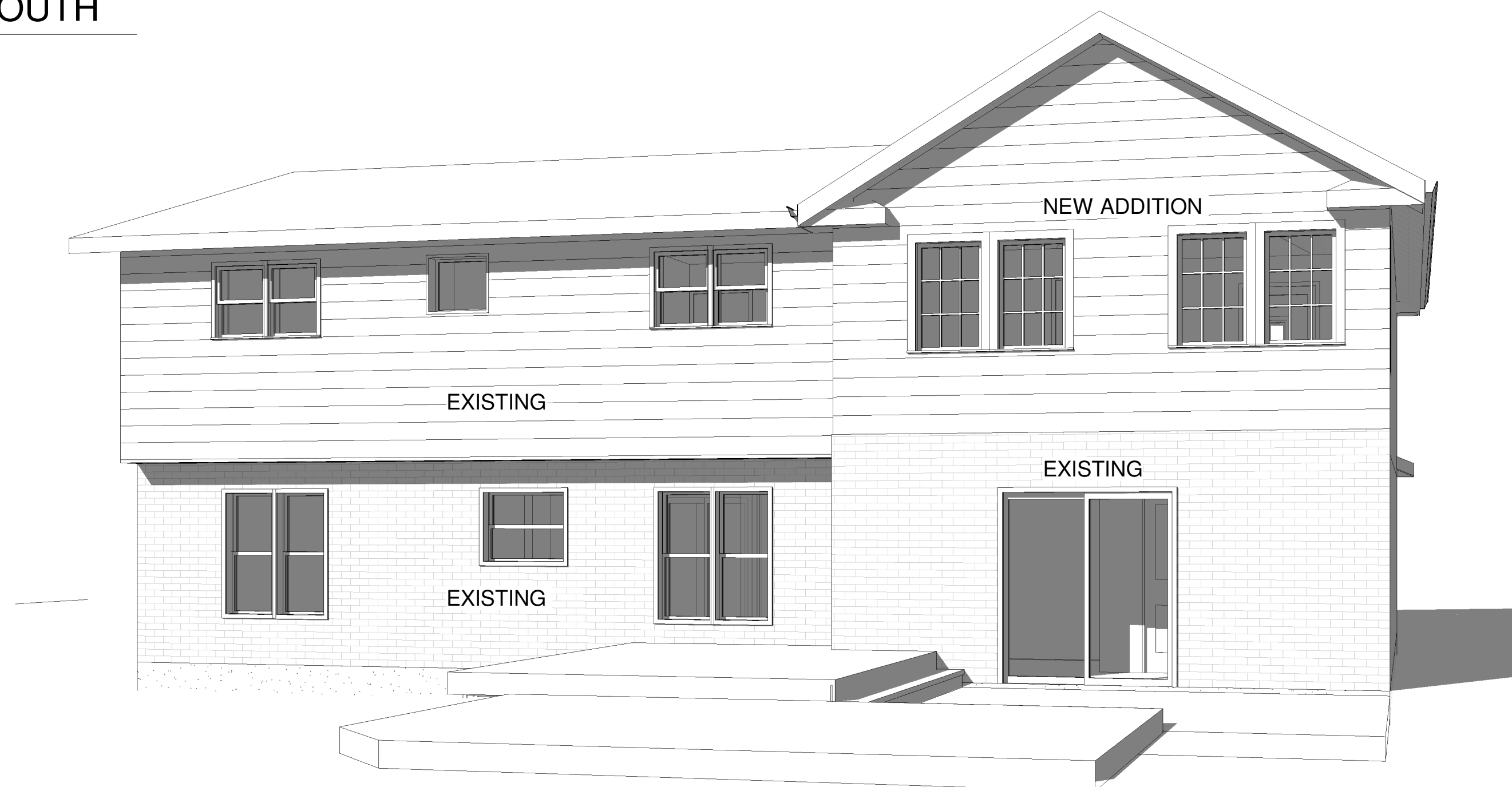
AS

Scale	1 : 100
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1 SITE PLAN
1 : 100



1 SOUTH



2 NORTH

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Andrew Trotter #38055
Name Signature BCIN

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Name Signature BCIN

AJTDESIGN.CA
416 573 7625

40 JOHN DEXTER PL. MARKHAM, L3P 3G1	
CONCEPT	
Project number	2518
Date	OCT. 23, 2025
Drawn by	AJT
Checked by	AJT
A0	
Scale	

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416 573 7625

40 JOHN DEXTER PL.
MARKHAM, L3P 3G1

A7 SOUTH ELEVATION

Project number	2518
Date	OCT. 23, 2025
Drawn by	AJT
Checked by	AJT
A7	
Scale	1 : 50



ROOF
7.02

LEVEL 3
5.09

LEVEL 2
2.66

LEVEL 1
0.00

GRADE
-0.34

BASEMENT
-2.42

GREY HATCH DEPICTS
GLAZING FOR NATURAL LIGHT

0.64 0.64 0.64 0.64
2'-1" 2'-1" 2'-1" 2'-1"
1.07
3'-6"

1 NORTH
1 : 50

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AJTDESIGN.CA

416 573 7625

40 JOHN DEXTER PL.
MARKHAM, L3P 3G1

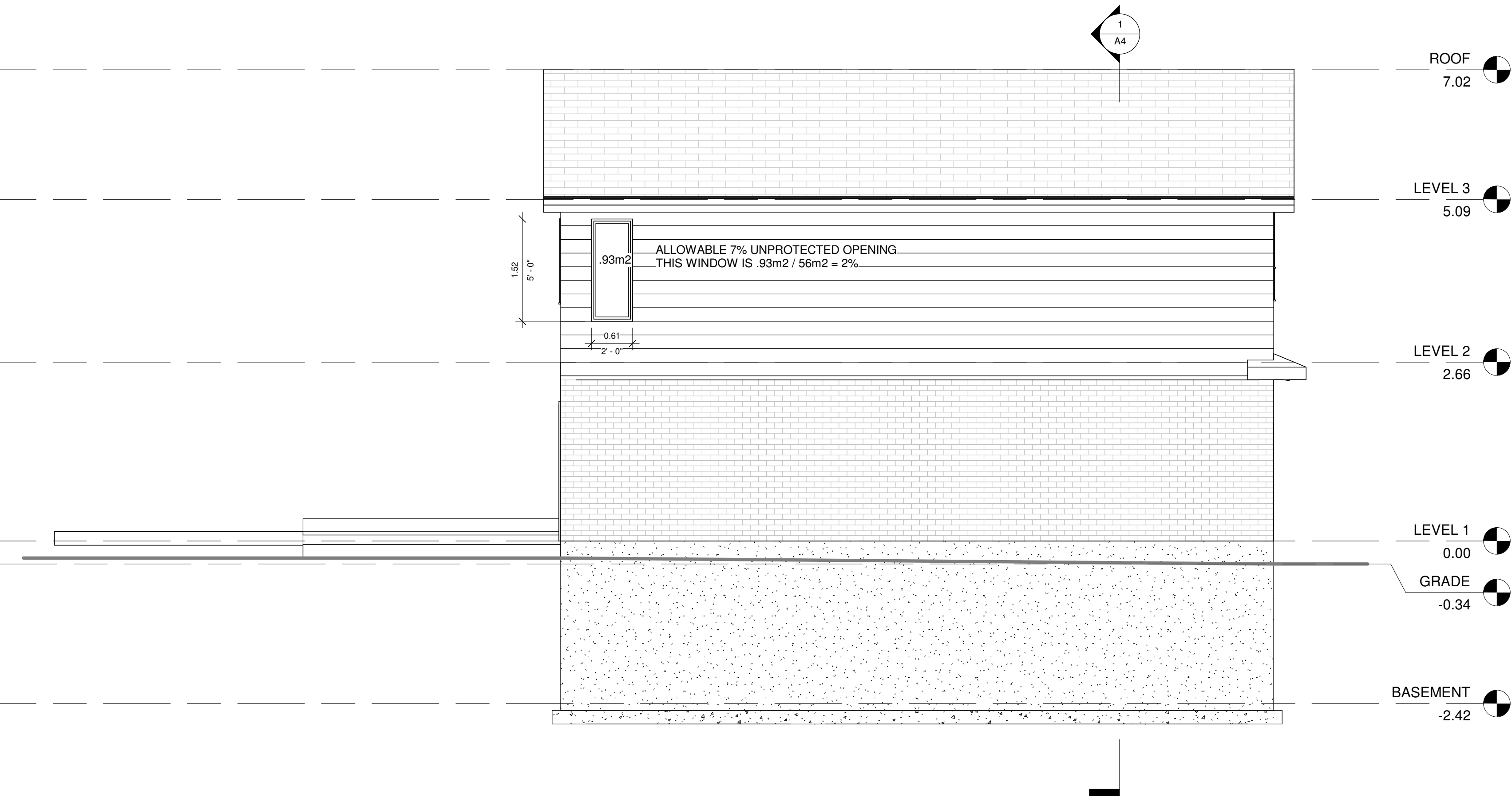
A8 NORTH ELEVATION

Project number	2518
Date	OCT. 23, 2025
Drawn by	AJT
Checked by	AJT

A8

Scale	1 : 50
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2025-10-23 1:35:44 PM



1 WEST
1 : 50

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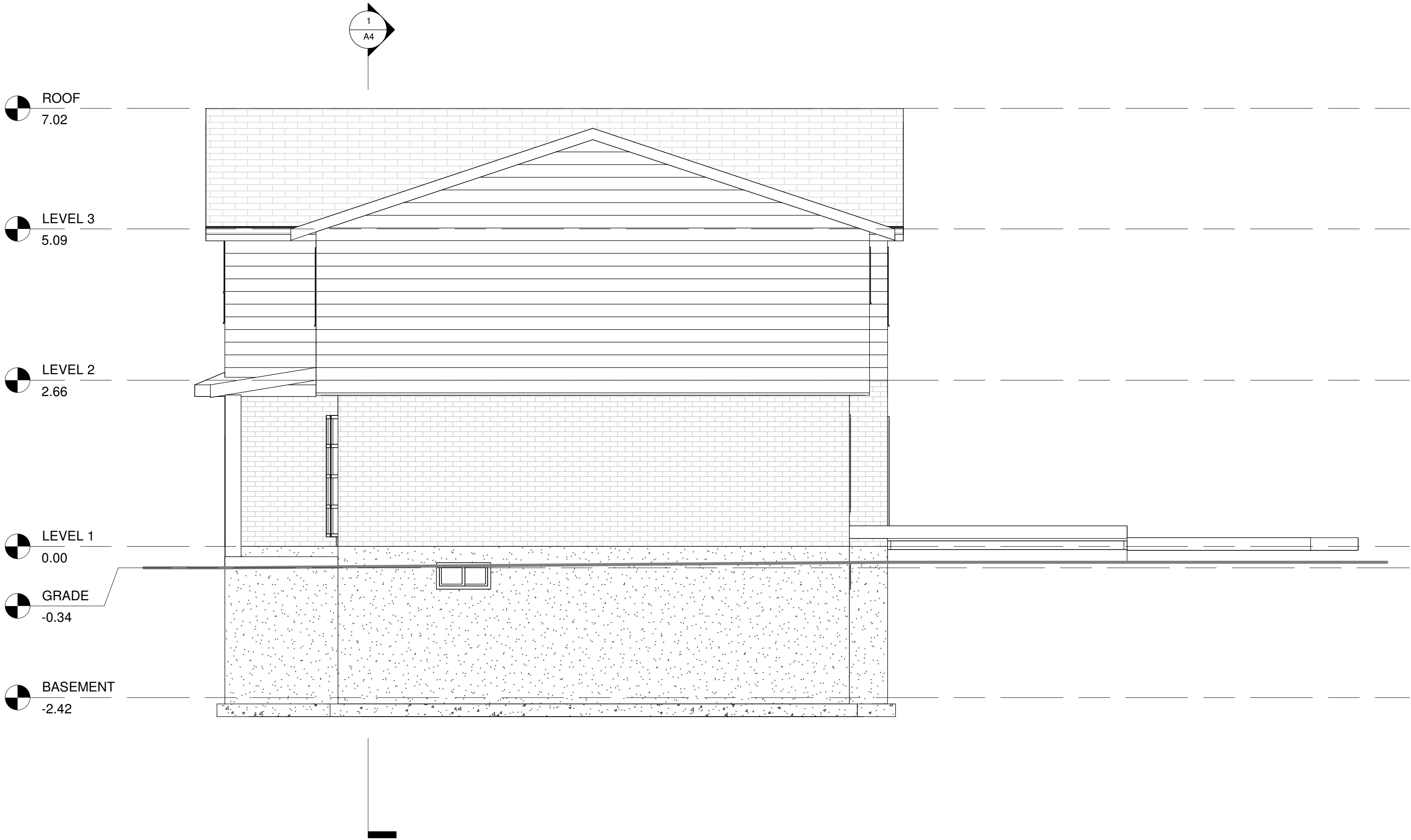
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Name Signature BCIN

AJTDESIGN.CA
416 573 7625

40 JOHN DEXTER PL.
MARKHAM, L3P 3G1

A9 WEST ELEVATION

Project number	2518
Date	OCT. 23, 2025
Drawn by	AJT
Checked by	AJT
A9	
Scale	1 : 50



1 EAST
1 : 50

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416 573 7625

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MARKHAM, L3P 3G1

A10 EAST ELEVATION

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Date	OCT. 23, 2025
Drawn by	AJT
Checked by	AJT
A10	
Scale	1 : 50