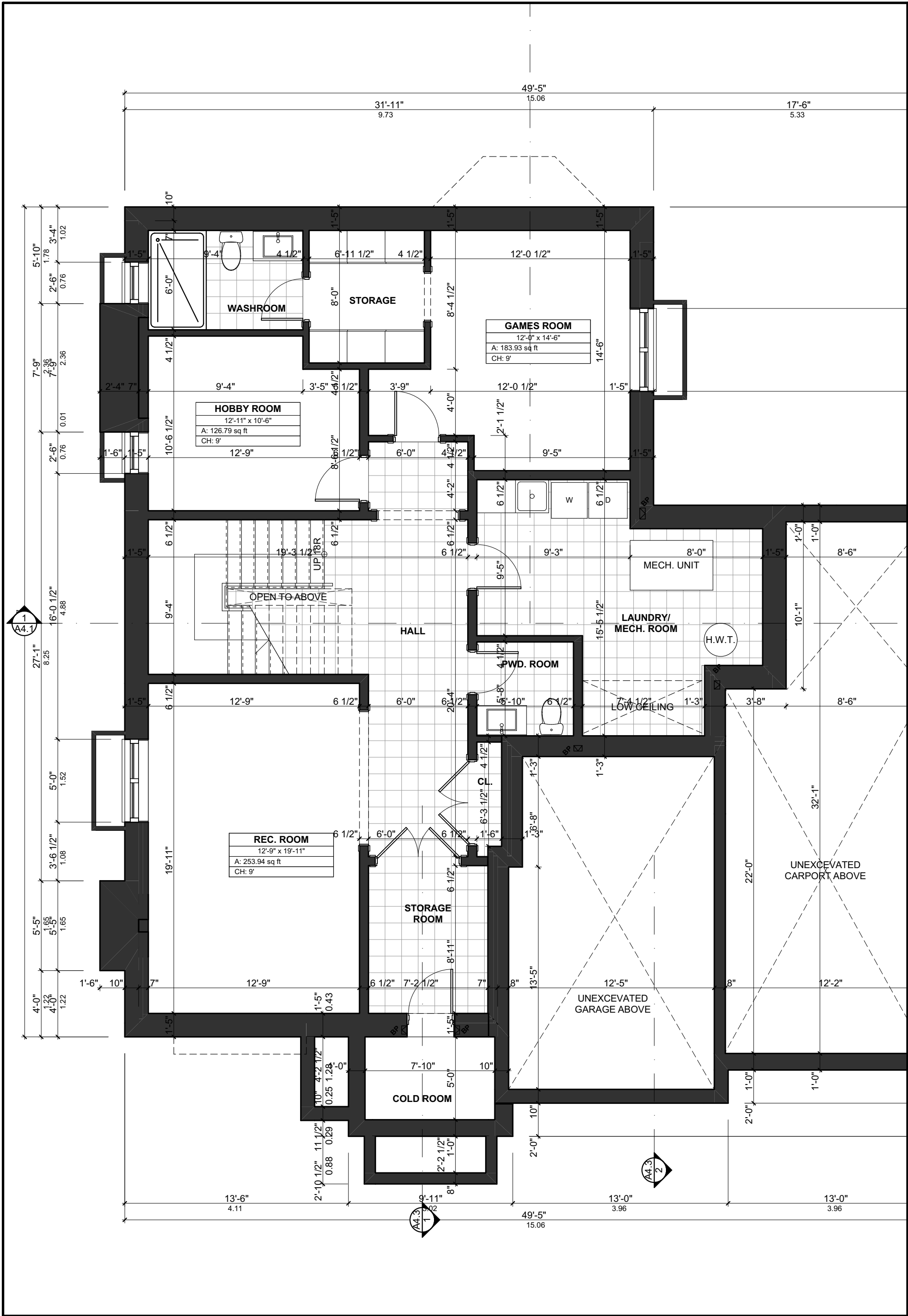




7 WILLOWGATE DR. MARKHAM, ON

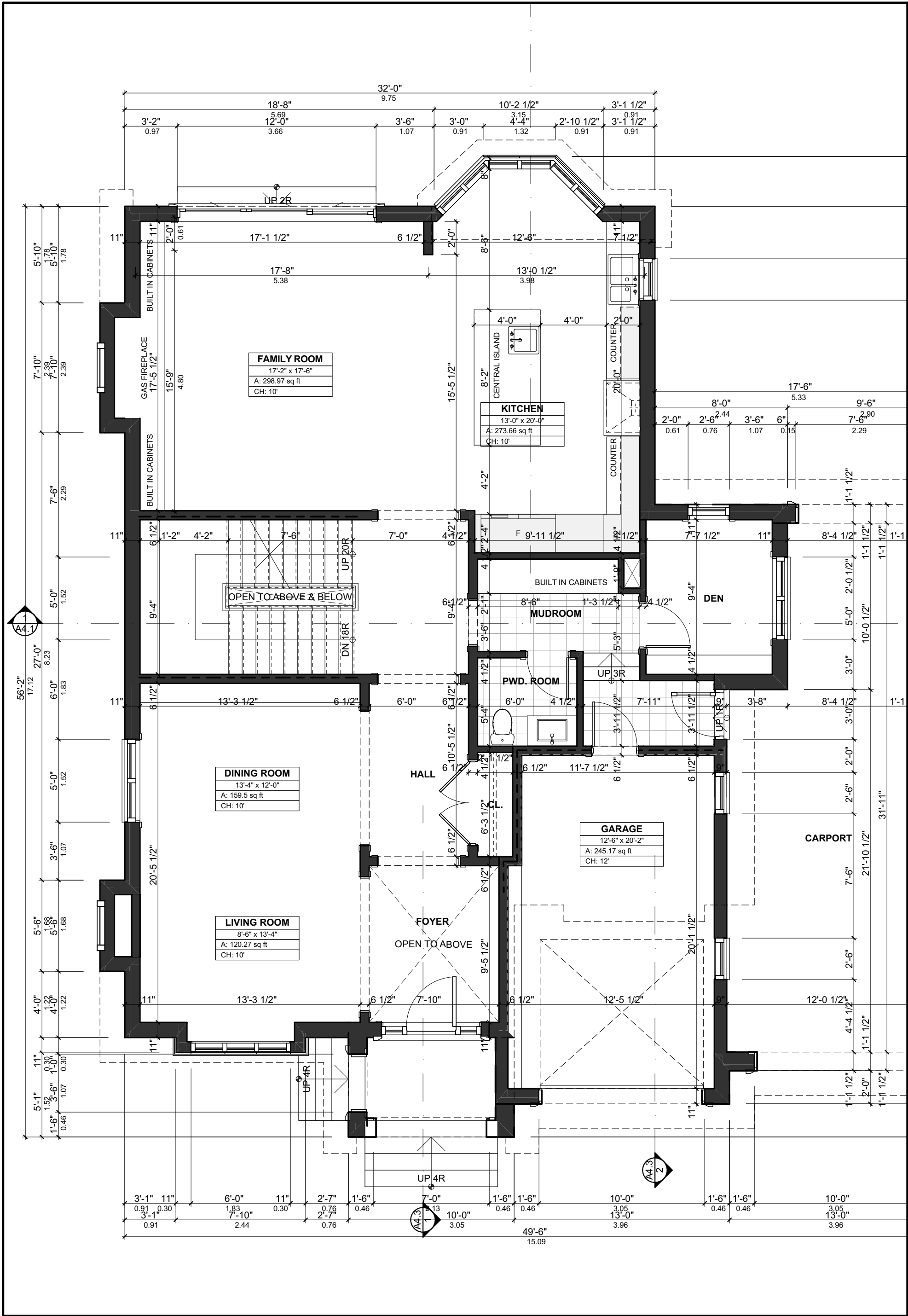
AREA & ZONING INFORMATION								
7 WILLOWGATE DR., MARKHAM, ONTARIO L3P 1G1								
R1 RESIDENTIAL - MARKHAM ZONING BY-LAW 1229/99-90								
	ZONING	EXISTING		PROPOSED		REQUIRED		NOTES
		EXISTING LOT & DWELLING		PROPOSED DWELLING		MARKHAM BY-LAW 99-90 AS AMENDED		
1.1	LOT AREA	756.81 M²	8,146.24 SQ FT			613.16 M²	6,600.00 SQ FT	
	SETBACKS							
2.1	LOT FRONTAGE	18.44 M	60.50 FT			18.29 M	60.00 FT	
2.2	LOT DEPTH	41.06 M	134.71 FT					
2.3	FRONT YARD SETBACK (WEST SIDE)	16.47 M	54.04 FT	10.97 M	36.00 FT	7.62 M	25.00 FT	
2.4	SIDE YARD SETBACK (SOUTH-GROUND FL.)	1.41 M	4.63 FT	1.52 M	5.00 FT	1.22 M	4.00 FT	
2.5	SIDE YARD SETBACK (SOUTH-SECOND FL.)			4.41 M	14.47 FT	1.83 M	6.00 FT	
2.6	SIDE YARD SETBACK (NORTH SIDE)	1.97 M	6.46 FT	1.83 M	6.00 FT	1.22 M	4.00 FT	
2.8	REAR YARD SETBACK (EAST SIDE)	13.38 M	43.90 FT	12.67 M	41.57 FT	7.62 M	25.00 FT	
2.9	BUILDING DEPTH			18.03 M	59.15 FT	16.80 M	55.12 FT	
	SITE AREAS							
3.1	LOT AREA	756.81 M²	8,146.24 SQ FT					
3.2	DWELLING AREA	117.40 M²	1,263.68 SQ FT	215.19 M²	2,316.29 SQ FT			
3.3	ACCESSORY BUILDINGS							
3.4	TOTAL BUILDING AREA	117.40 M²	1,263.68 SQ FT	215.19 M²	2,316.29 SQ FT			
3.5	LOT COVERAGE PERCENTAGE	15.5%		28.4%		MAX. 33.33%		
3.6	FRONT YARD AREA			211.07 M²	2,271.94 SQ FT			
3.7	FRONT YARD LANDSCAPE AREA			108.38 M²	1,166.59 SQ FT			
3.8	FRONT YARD LANDSCAPING PERC.			51.3%				
3.9	REAR YARD AREA			248.47 M²	2,674.51 SQ FT			
3.10	REAR YARD LANDSCAPING AREA			215.08 M²	2,315.10 SQ FT			
3.11	REAR YARD LANDSCAPING PERC.			86.6%				
	GROSS FLOOR AREAS							
4.1	GROUND FLOOR GFA	207.70 M²	2,235.66 SQ FT	173.86 M²	1,871.41 SQ FT			
4.2	SECOND FLOOR GFA			134.50 M²	1,447.75 SQ FT			
4.3	TOTAL GFA	207.70 M²	2,235.66 SQ FT	308.36 M²	3,319.16 SQ FT			
4.4	LOT AREA	756.81 M²	8,146.24 SQ FT			613.16 M²	6,600.00 SQ FT	
4.5	NET LOT AREA	684.99 M²	7,373.12 SQ FT					
4.6	FLOOR AREA RATIO	30.3%		45.0%				
	HEIGHTS							
5.1	EST. GRADE			177.29 M				
5.2	GRADE @ GARAGE			178.20 M				
5.3	FIN. FLOOR ELEVATION			179.11 M				
5.4	TOP OF ROOF ELEVATION			187.29 M				
5.5	DWELLING HEIGHT			10.00 M	32.81 FT	9.80 M	32.15 FT	
5.6	FIN. GROUND FLOOR HEIGHT			1.82 M	5.97 FT			



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A2.1

BASEMENT PLAN

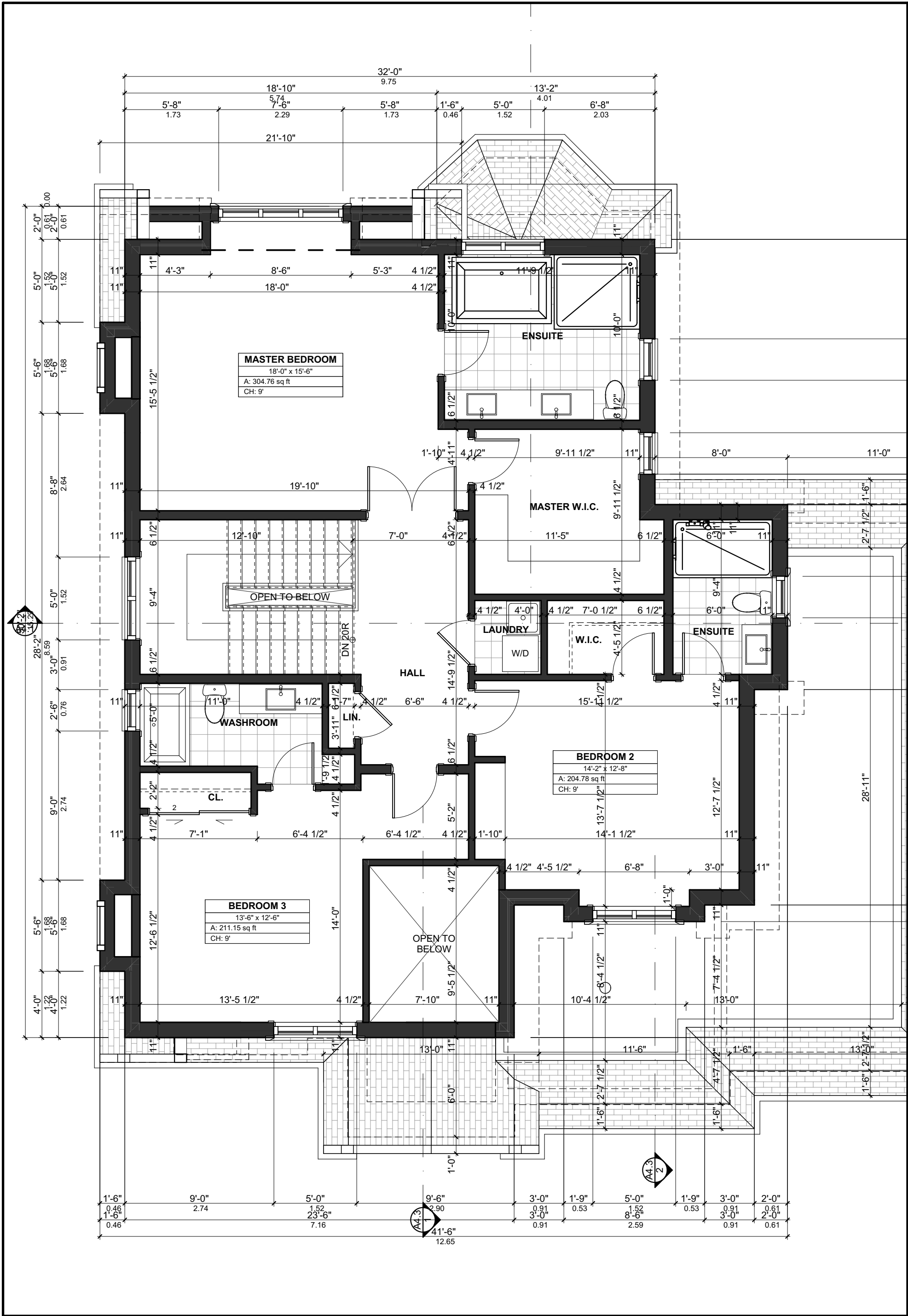
SCALE: 3/16" = 1'-0"



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A2.2

GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"



1 SECOND FLOOR PLAN
A2.3 SCALE: 3/16" = 1'-0"

