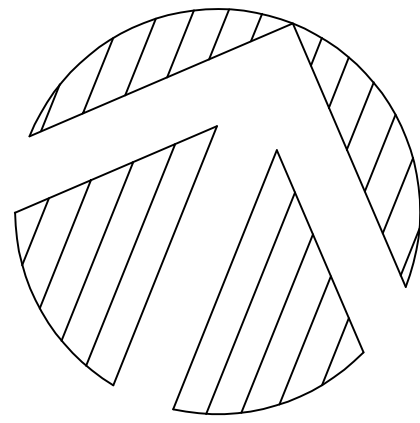




- SITE DATA & INFORMATION

SITE PLAN SHOWING
PLAN OF SURVEY
LOT 19 & 21
REGISTERED PLAN NO. 5879
VILLAGE OF MARKHAM
COUNTY OF YORK

ALL SITE PLAN INFORMATION IS TAKEN FROM
SERVEYOR'S FRED SCHAEFFER O.L.S
DATED MAY 1962

- SITE SPECIFICATIONS

LOT AREA = 8,764.72 sq.ft. (814.29 sq.m)

- LOT COVERAGE CALCULATIONS

EXISTING DWELLING (includes garage) = 2,143.79 sq.ft. (199.16 sq.m)

FRONT PORCH ENCLOSURE = 80.71 sq.ft. (7.50 sq.m)
EXIST. ROOF AT SIDE (side door @ interlock patio) = 61.0 sq.ft. (5.67 sq.m)

PROPOSED REAR ADDITION = 540.0 sq.ft. (50.17 sq.m)

TOTAL = 2,825.50 sq.ft. (262.50 sq.m)

proposed 32.25% required 35%

NET FLOOR AREA (7,682.36 sq.ft.) (713.72 sq.m)

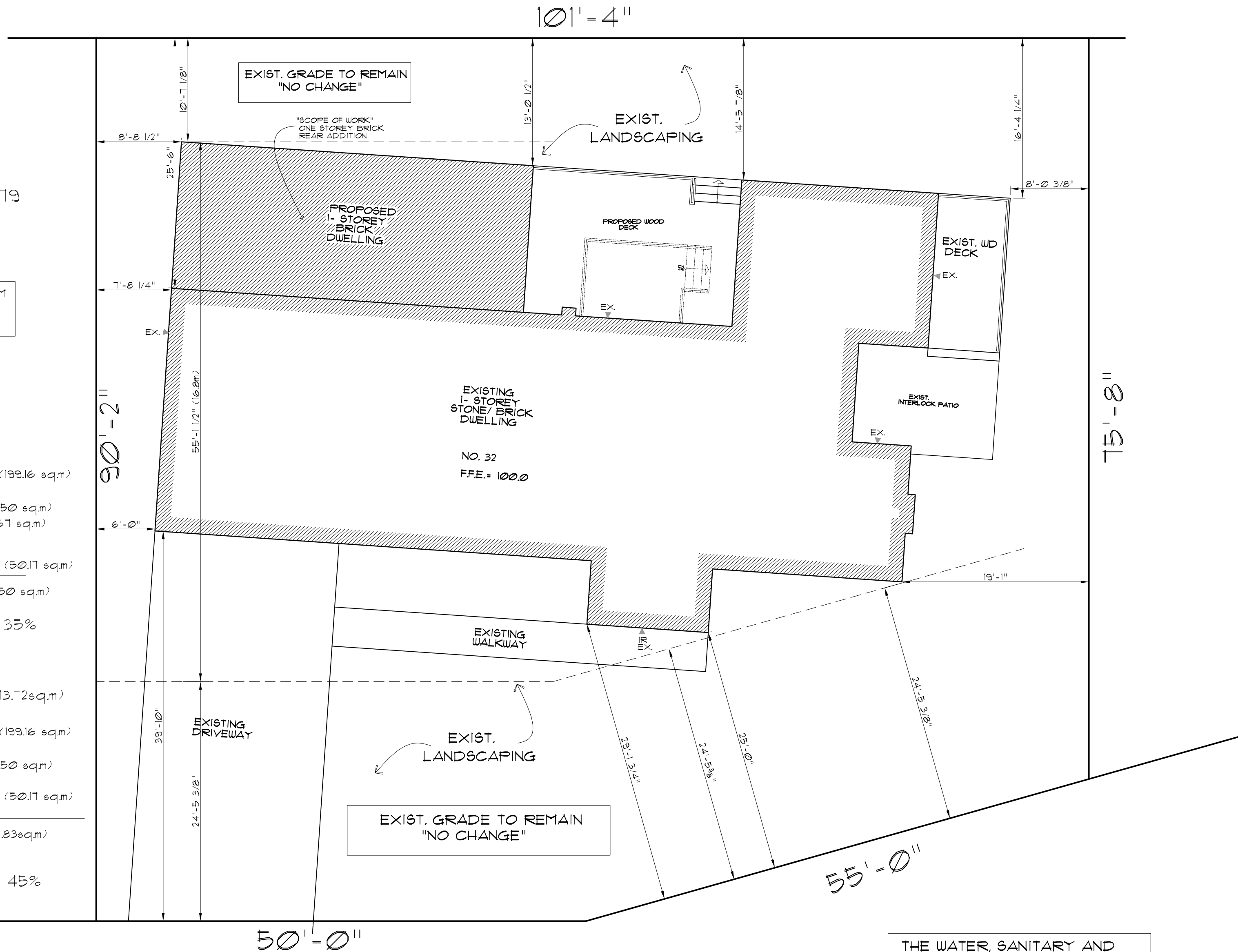
EXISTING DWELLING (includes garage) = 2,143.79 sq.ft. (199.16 sq.m)

FRONT PORCH ENCLOSURE = 80.71 sq.ft. (7.50 sq.m)

PROPOSED REAR ADDITION = 540.0 sq.ft. (50.17 sq.m)

TOTAL = 2,764.50 sq.ft. (256.83 sq.m)

proposed 35.98% required 45%



THE WATER, SANITARY AND
STORM SERVICES TO REMAIN
THE SAME

NO.	REVISIONS	DATE
1	ISSUED FOR ZONING REVIEW	DEC. 02, 2019

SH DESIGN
YOUR VISION, OUR EXPERTISE
DESIGN, CONSULTATIONS, DRAFTING
- RESIDENTIAL DESIGNS
- CUSTOM HOMES
- ADDITIONS & RENOVATIONS
SAMIR HINNAWI
Cel: (416) 414-9176
Email: shdesign@rogers.com

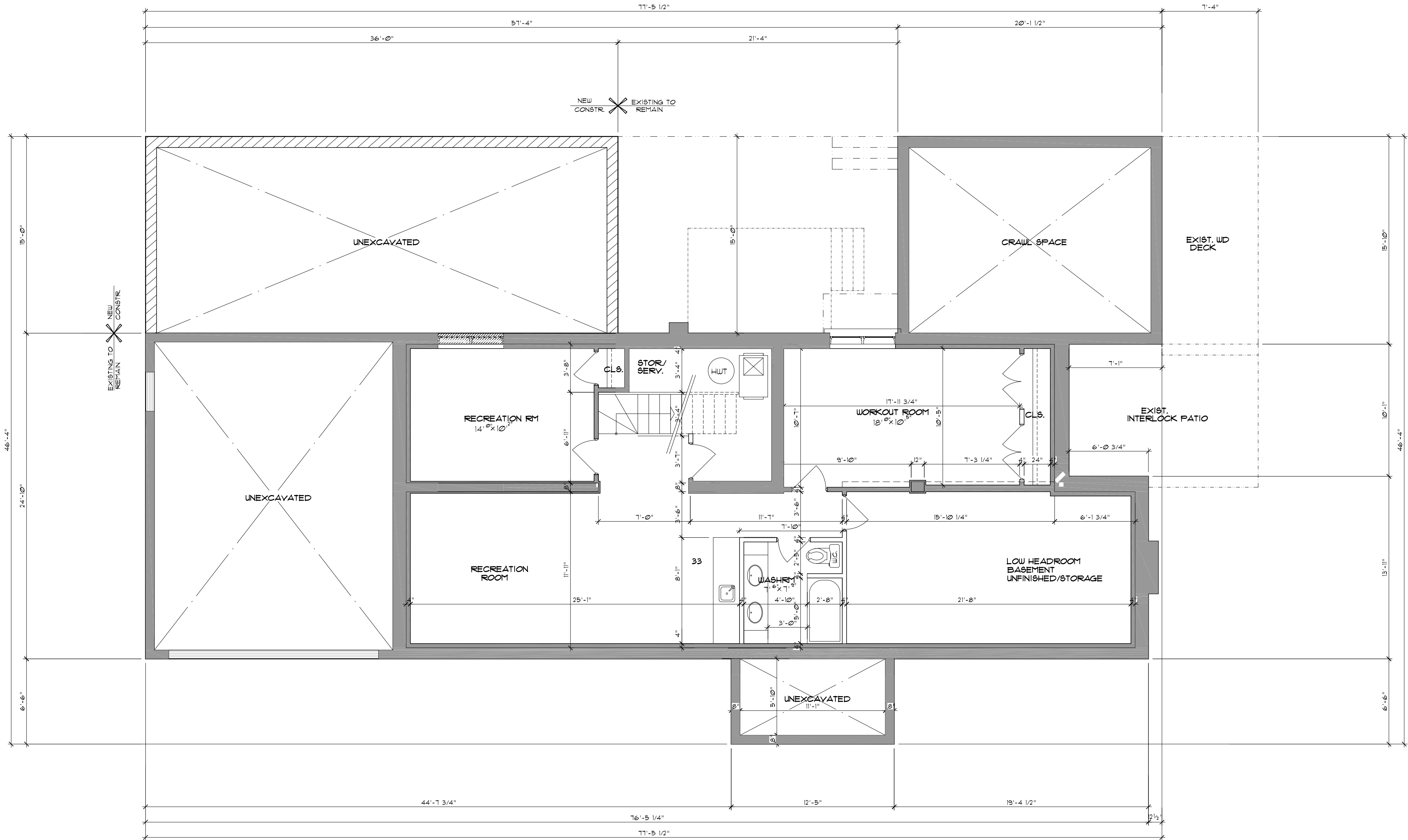
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT
AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN
PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS
BEFORE COMMENCING WORK AND TO REPORT ANY
DISCREPANCIES TO THE DESIGNER.
DO NOT SCALE DRAWINGS.

PROPOSAL IS TO CONSTRUCT 1-STOREY
REAR ADDITION (BEHIND GARAGE),
& ENLARGE EXISTING WOODEN DECK.

LAW RESIDENCE
32 BILLY JOEL CRES
MARKHAM, ONTARIO

EXISTING/PROPOSED
SITE PLAN

DRAWN BY:	CHECKED BY:	SHEET S.P.
DATE	SCALE 1/8" = 1'-0"	FILE



EXISTING WALLS TO BE
DEMOLISHED, PATCH & FILL
(AS REQUIRED)

EXISTING WALLS TO
REMAIN (DO NOT DISTURB)
(AS REQUIRED)

NEW ADDITION
AS SPECIFIED

EXISTING/ PROPOSED BASEMENT PLAN

NO.	REVISIONS	DATE
1	ISSUED FOR ZONING REVIEW	DEC. 02, 2019

SH DESIGN

YOUR VISION, OUR EXPERTISE

DESIGN, CONSULTATIONS, DRAFTING

- RESIDENTIAL DESIGNS

- CUSTOM HOMES

- ADDITIONS & RENOVATIONS

SAMIR HINNAWI

Cell: (416) 414-9116

Email: shdesign@rogers.com

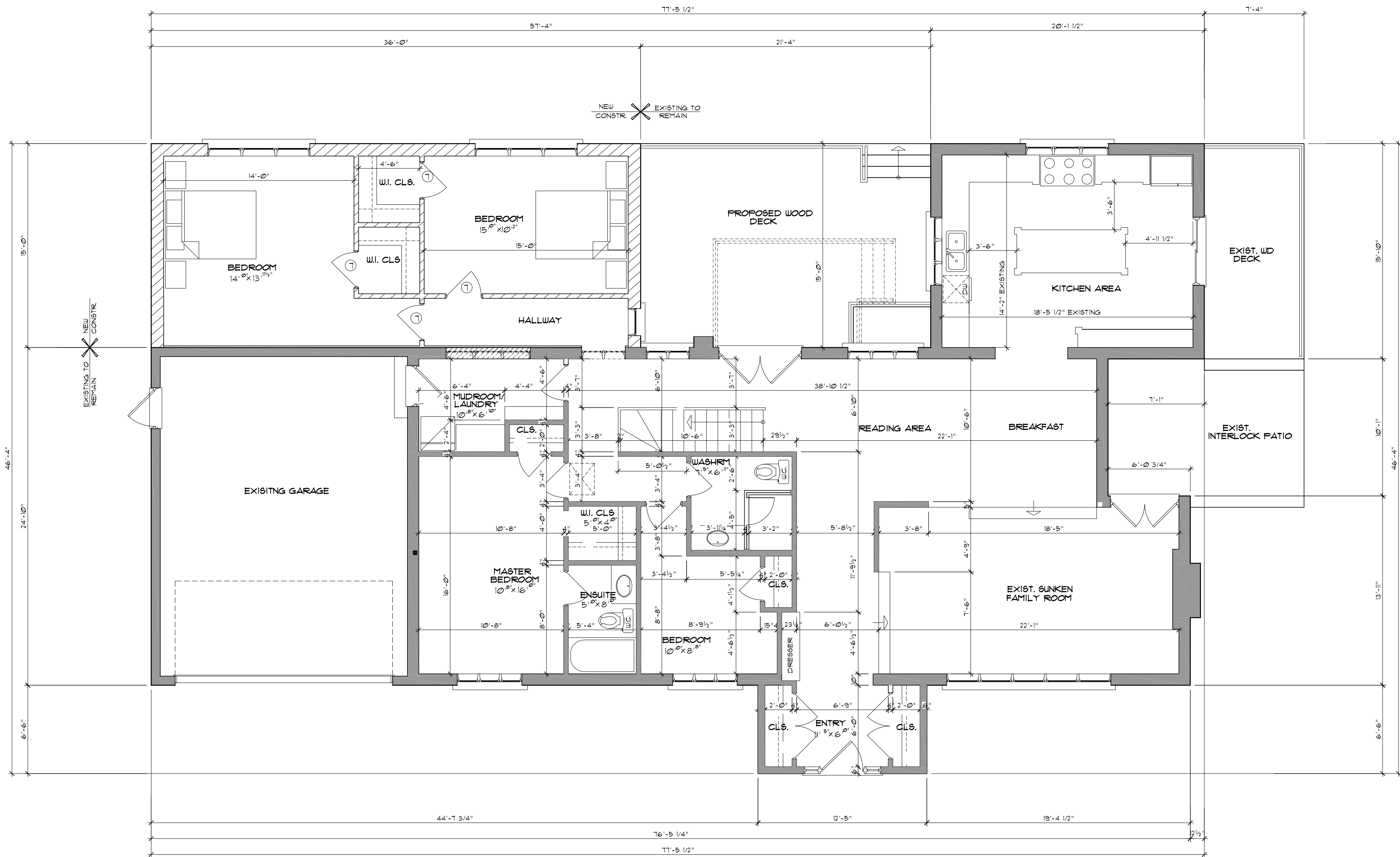
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT
AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN
PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS
BEFORE COMMENCING WORK AND TO REPORT ANY
DISCREPANCIES TO THE DESIGNER
DO NOT SCALE DRAWINGS

PROPOSAL IS TO CONSTRUCT 1-STORY REAR
REAR ADDITION (BEHIND GARAGE)
& ENLARGE EXISTING WOODEN DECK

LAW RESIDENCE
32 BILLY JOEL CRES
MARKHAM, ONTARIO

EXISTING/PROPOSED BASEMENT FLOOR PLAN

DRAWN BY:	CHECKED BY:	SHEET A-1
DATE	SCALE 3/16" = 1'-0"	FILE



NO.	REVISIONS	DATE
1	ISSUED FOR ZONING REVIEW	DEC. 02, 2019

SH DESIGN
 YOUR VISION, OUR EXPERTISE

DESIGN, CONSULTATIONS, DRAFTING

- RESIDENTIAL DESIGNS
- CUSTOM HOMES
- ADDITIONS & RENOVATIONS

SAMIR HINNAWI
 Cel: (416) 414-9176
 Email: shdesign@rogers.com

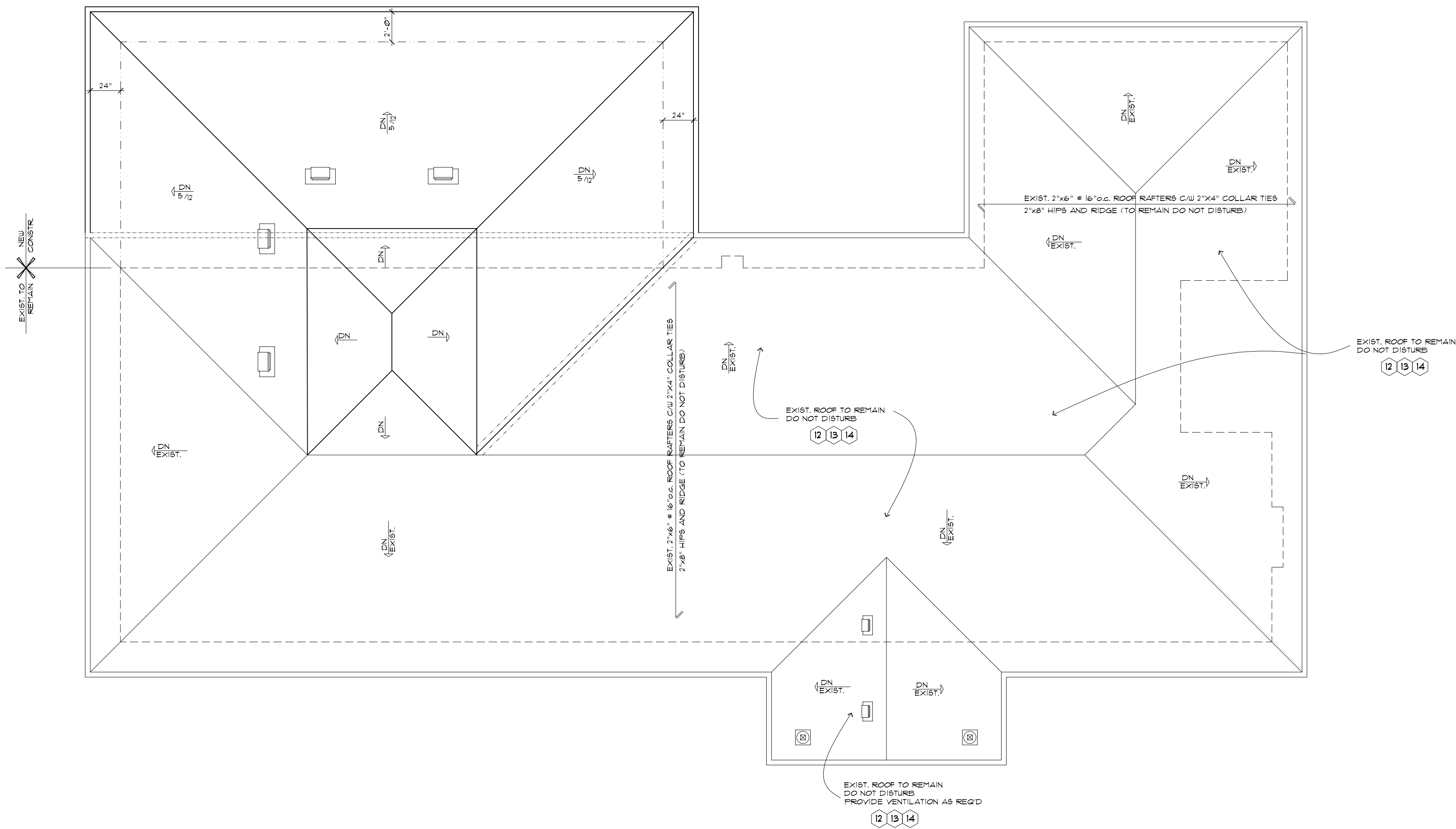
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.
 CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.
 DO NOT SCALE DRAWINGS.

PROPOSAL IS TO CONSTRUCT 1-STORY REAR ADDITION (BEHIND GARAGE) & ENLARGE EXISTING WOODEN DECK

LAW RESIDENCE
 32 BILLY JOEL CRES
 MARKHAM, ONTARIO

EXISTING/PROPOSED FIRST FLOOR PLAN

DRAWN BY:	CHECKED BY:	SHEET A-2
DATE	SCALE 3/16" = 1'-0"	FILE



NO.	REVISIONS	DATE
1	ISSUED FOR ZONING REVIEW	DEC. 02, 2019

SH DESIGN

YOUR VISION, OUR EXPERTISE

DESIGN, CONSULTATIONS, DRAFTING

- RESIDENTIAL DESIGNS
- CUSTOM HOMES
- ADDITIONS + RENOVATIONS

SAMIR HINNAWI

Cell: (416) 414-9116

Email: shdesign@rogers.com

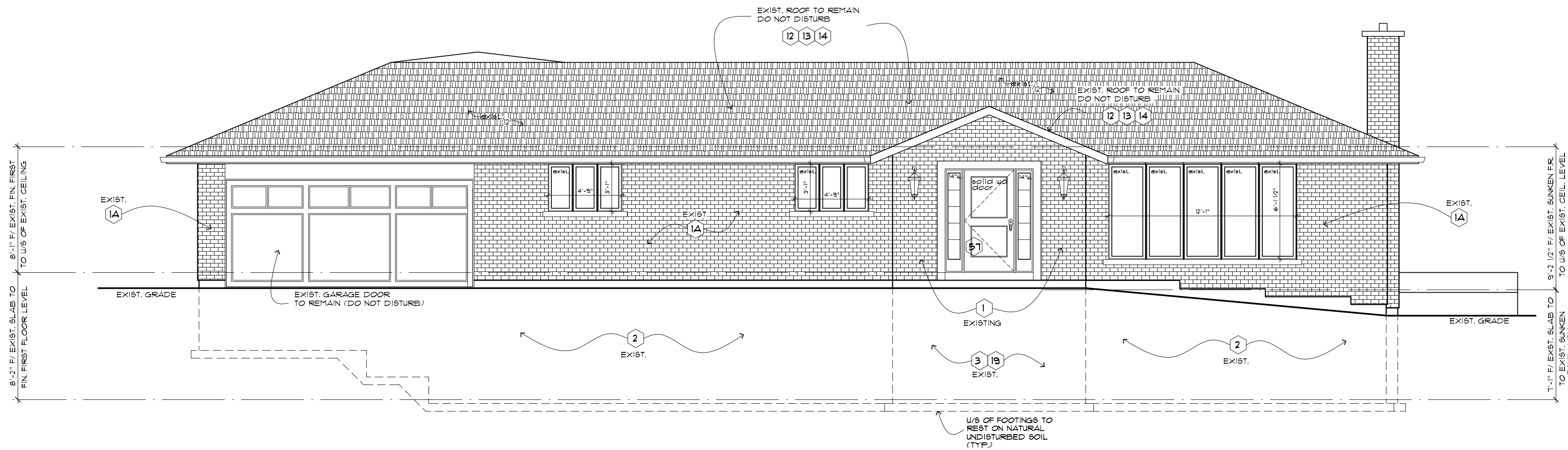
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS DISCREPANCIES TO H.A. WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER. DO NOT SCALE DRAWINGS.

PROPOSAL IS TO CONSTRUCT 1-STORY REAR ADDITION (BEHIND GARAGE) + ENLARGE EXISTING WOODEN DECK

LAW RESIDENCE
32 BILLY JOEL CRES
MARKHAM, ONTARIO

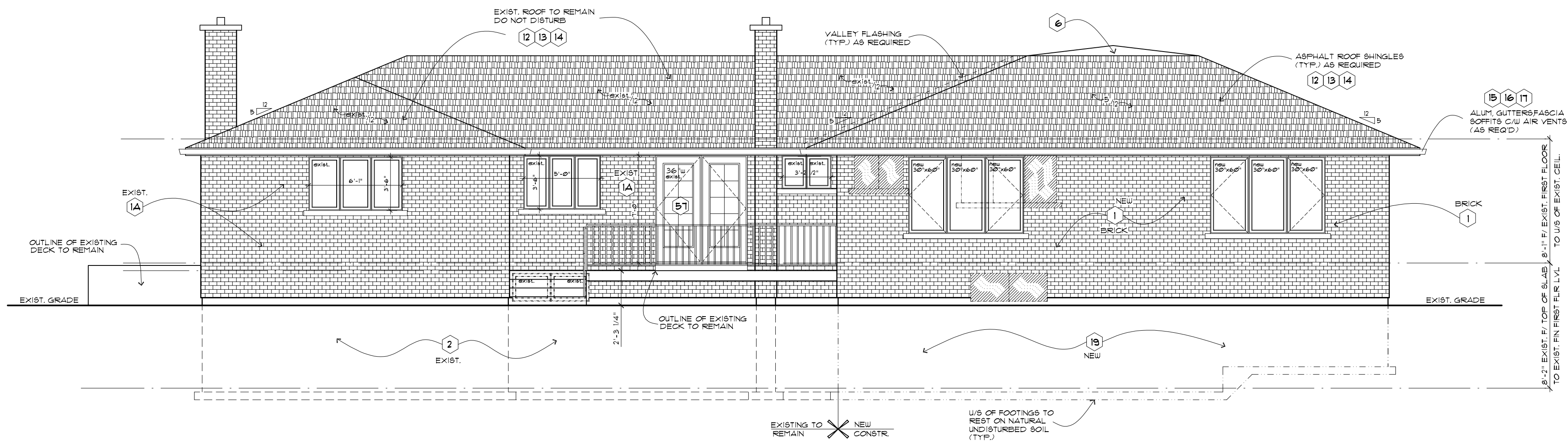
EXISTING/PROPOSED
ROOF PLAN

DRAWN BY:	CHECKED BY:	SHEET A-3
DATE	SCALE 3/16" = 1'-0"	FILE



EXISTING/ PROPOSED
FRONT ELEVATION

FRONT ELEVATION - SB-12
WALL AREA = 66.1 sq.m (711.37 sq.ft.)
WINDOW GLASS AREA = 11.04 sq.m (118.85 sq.ft.)



EXISTING/ PROPOSED
REAR ELEVATION

REAR ELEVATION - SB-12
WALL AREA = 78.11 sq.m (840.75 sq.ft.)
WINDOW GLASS AREA = 12.93 sq.m (139.13 sq.ft.)

NO.	REVISIONS	DATE
1	ISSUED FOR ZONING REVIEW	DEC. 02, 2019

SH DESIGN
YOUR VISION. OUR EXPERTISE

DESIGN, CONSULTATIONS, DRAFTING
- RESIDENTIAL DESIGNS
- CUSTOM HOMES
- ADDITIONS & RENOVATIONS

SAMIR HINNAWI
Cel: (416) 414-9176
Email: shdesign@rogers.com

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT
AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN
PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS
BEFORE COMMENCING WORK AND TO REPORT ANY
DISCREPANCIES TO THE DESIGNER
DO NOT SCALE DRAWINGS.

PROPOSAL IS TO CONSTRUCT 1-STORY
REAR ADDITION (BEHIND GARAGE)
& ENLARGE EXISTING WOODEN DECK

LAW RESIDENCE

32 BILLY JOEL CRES
MARKHAM, ONTARIO

EXISTING/PROPOSED
FRONT & REAR
ELEVATIONS

DRAWN BY:	CHECKED BY:	SHEET
DATE	SCALE	FILE
	3/16" = 1'-0"	A-4



WALL AREA = 45.65 sq.m (491.39 sq.ft.)
WINDOW GLASS AREA = 6.5sq.m (70sq.ft.)



WALL AREA = 41.90 sq.m (451.01 sq.ft.)
WINDOW GLASS AREA = 1.63sq.m (17.5sq.ft)

DRAWN BY:	CHECKED BY:	SHEET A-5
DATE	SCALE 3/16" = 1'-0"	FILE