

LOT COVERAGE = 16621.34 SQ.FT. / 1544.12 m²

MAX. 35 % (5817.46 SQ.FT. / 540.44 m²) -

19.26 % 3201.17 Sq.Ft. / 297.38 M2 (INCLUDING COVERED TERRACE AND PORCH)

LOT AREA = 16621.345 SQ.FT. / 1544.12 m²

NET LOT AREA : 11610.67 SQ.FT. / 1078.63 M2

$(6600.0 \text{ SQ.FT.} + [(16621.34 \text{ SQ.FT.} - 6600.0 \text{ SQ.FT.}) : 2] = 6600.0 \text{ SQ.FT.} + 5010.67 \text{ SQ.FT.} = 11610.67 \text{ SQ.FT.} / 1078.63 \text{ M2})$

MAX. FLOOR AREA 45 % OF NET LOT AREA (5224.80 SQ.FT. / 485,38 m²)

PROPOSED 48.85 % (5672.26 SQ.FT.)

FIRST FLOOR AREA TOTAL = 3029.23 sq.ft./ 281.42 m²

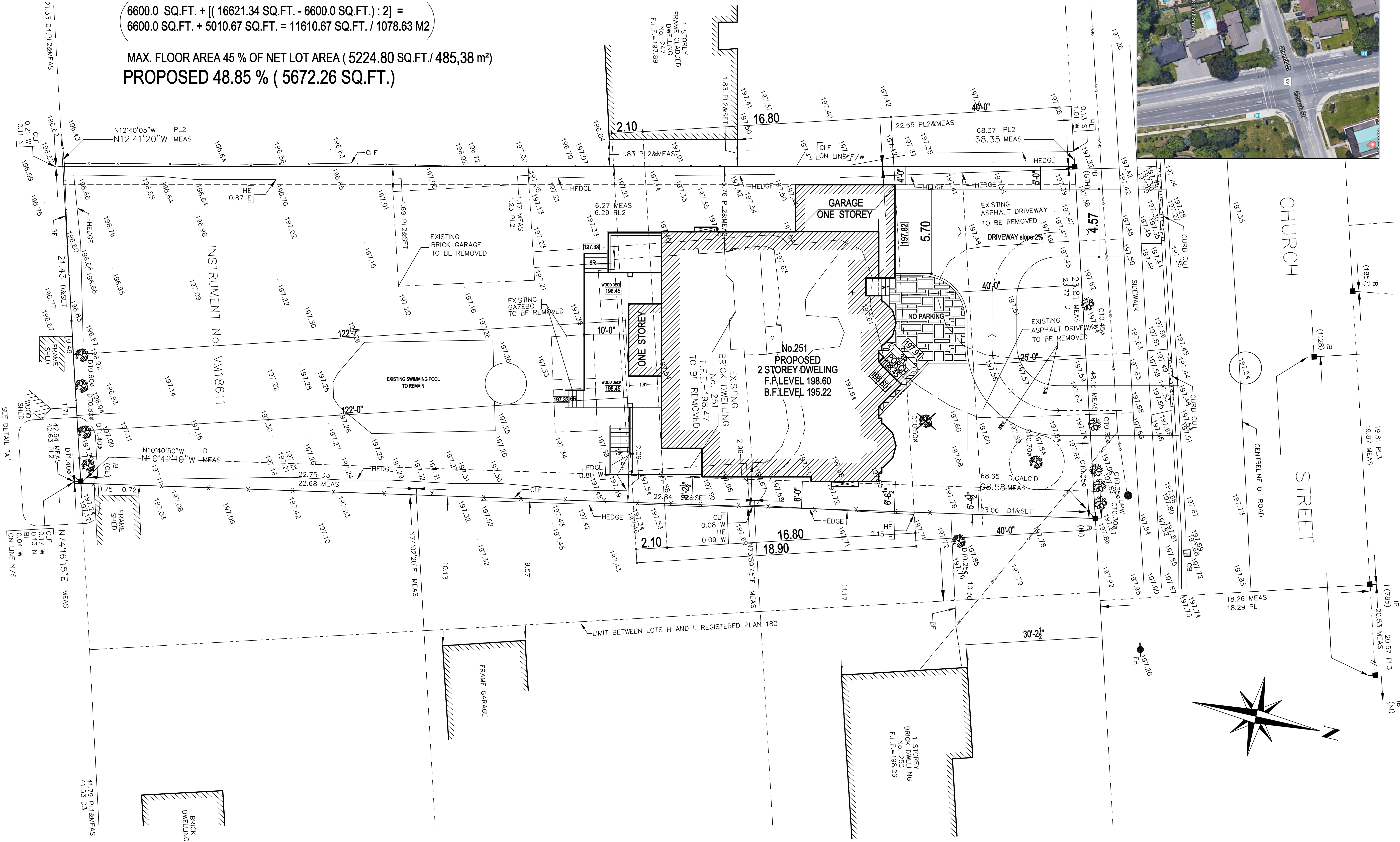
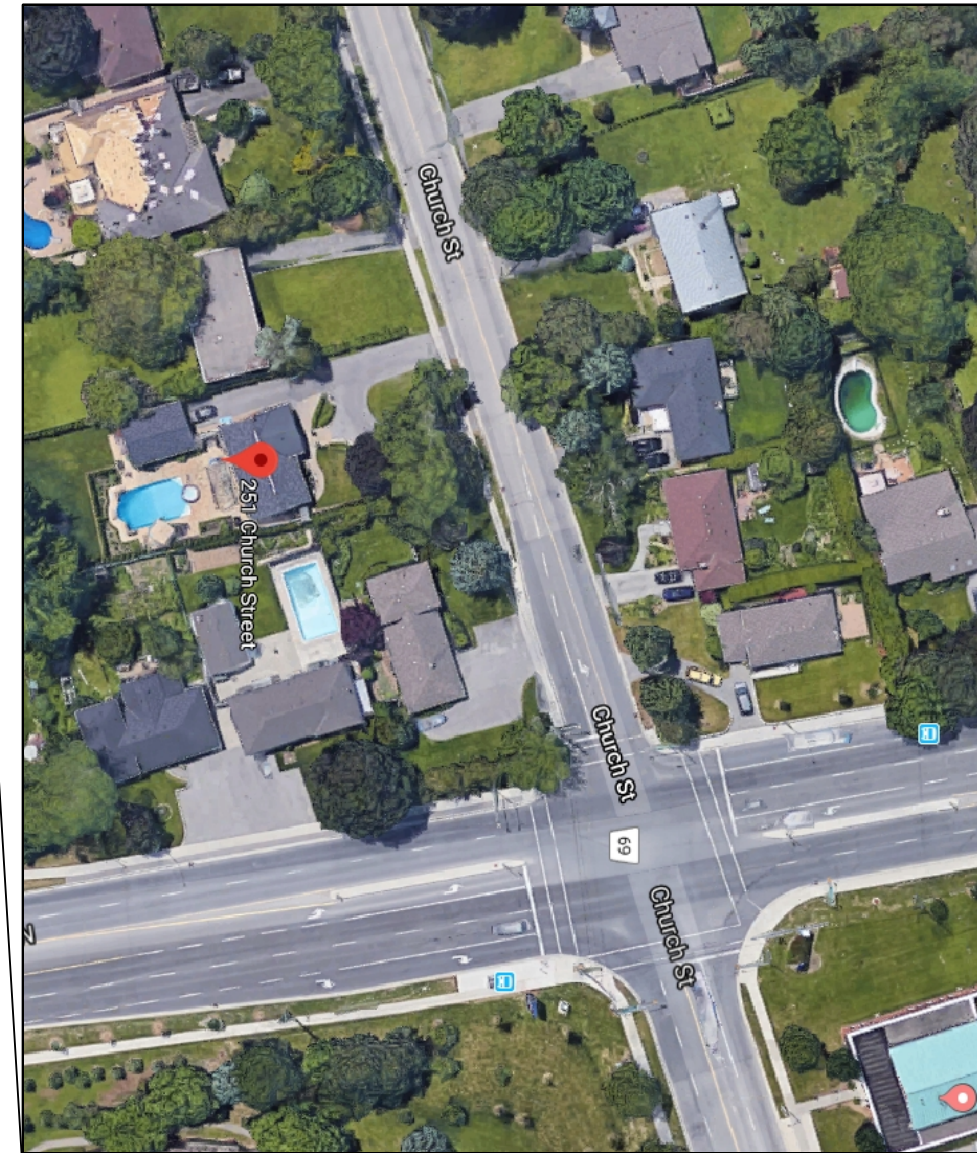
LIVABLE FLOOR AREA = 2589.89 SQ.FT/ 240.60 m²
GARAGE AREA = 439.34 SQ.FT/ 40.82 m²

SECOND FLOOR AREA TOTAL = 2643.03 SQ.FT./ 245/53 m²

LIVABLE FLOOR AREA = 2503.03 SQ.FT/ 232.43 m²
TWO STOREY / OPEN AREA = 140.0 SQ.FT/ 13.1 m²

TOTAL FLOOR AREA = 5672.26 SQ.FT./ 526.95 m²

SETBACKS	PROPOSED
FRONT	40'-0"
SIDE (INT.) WEST	4'-0" (One Storey Garage)
SIDE (INT.) EAST	6'-0"
REAR	122'-0"
BUILDING HEIGHT (M.)	10.10 m



22 BLUE FOREST DR.
TORONTO ON.
M3H 4W2
416 630 2106

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB

MARK	DATE	DESCRIPTION
1.	14 01 2020	ISSUED FOR ZONING REVIEW
2.	14 02 2020	REVISION - BUILDING DEPTH & DRIVEWAY WIDTH
3.	27 02 2020	ISSUED FOR C.O.A.
4.	27 03 2020	FRONT YARD SETBACK REVISED
5.	14 04 2020	ISSUED FOR C.O.A. NEW PROPOSAL

DESIGN

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

Qualification Information
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Registration Information
Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

Zoran Paar 24546
Name Signature BCIN / BCDN

PAAR Architecture and Interior Design Inc. 31765
Firm Name Signature BCIN / BCDN

DESIGN BY

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PROJECT:

No. 251
CHURCH STREET
City of Markham
2 STOREY DWELLING

FILE NAME:

DRAWN BY:

CHECKED BY:

Z.P.

SHEET SIZE:

24" x 36"

PROJ./REV. NO:

DATE:

28 01 2020

SHEET TITLE:

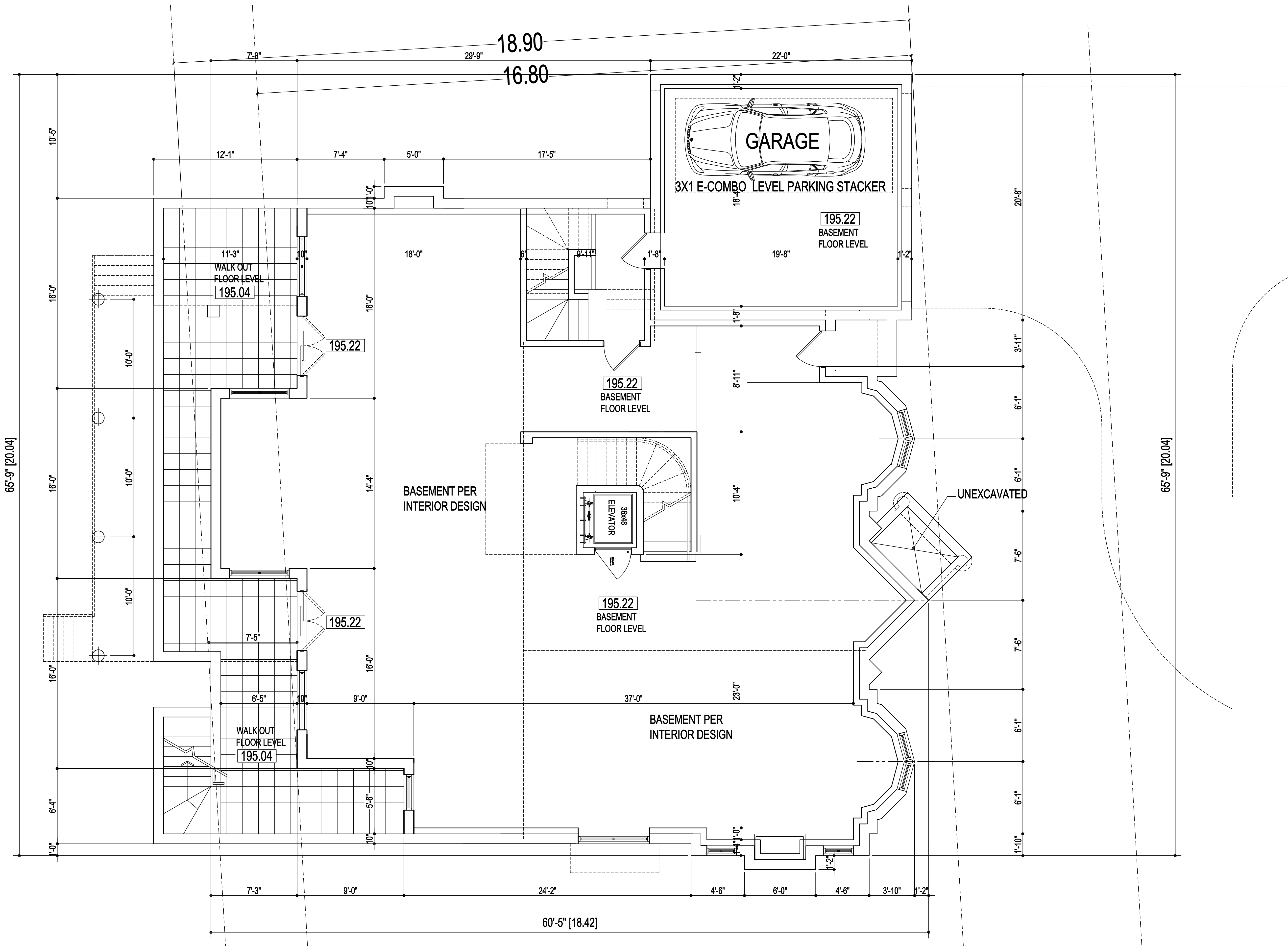
SITE PLAN

SCALE:

3/32"=1'-0"

DRAWING NO:

A 0.1



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MARK	DATE	DESCRIPTION
1.	14 06 2020	ISSUED FOR ZONING REVIEW
2.	27 02 2020	ISSUED FOR C.O.A.
3.	16 04 2020	ISSUED FOR C.O.A. NEW PROPOSAL

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PROJECT: No. 251
CHURCH STREET
City of Markham
2 STOREY DWELLING

FILE NAME:

DRAWN BY:

CHECKED BY: Z.P.

SHEET SIZE: 24" x 36"

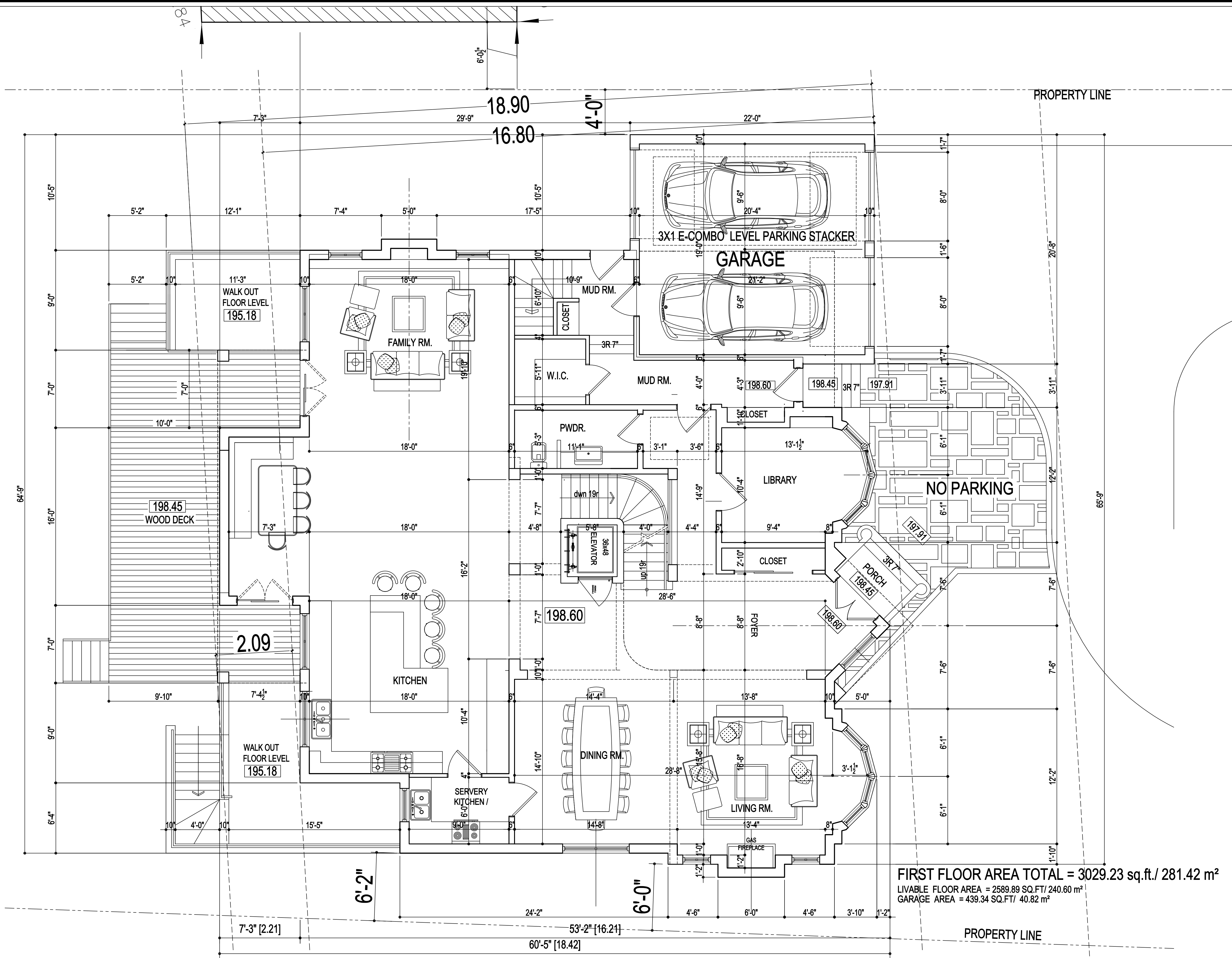
PROJ./REV. NO:

DATE: 28 01 2020

SHEET TITLE: BASEMENT PLAN

SCALE: 1/4"=1'-0"

DRAWING NO: A 1.1



FIRST FLOOR AREA TOTAL = 3029.23 sq.ft./ 281.42 m²
LIVABLE FLOOR AREA = 2589.89 SQ.FT/ 240.60 m²
GARAGE AREA = 439.34 SQ.FT/ 40.82 m²

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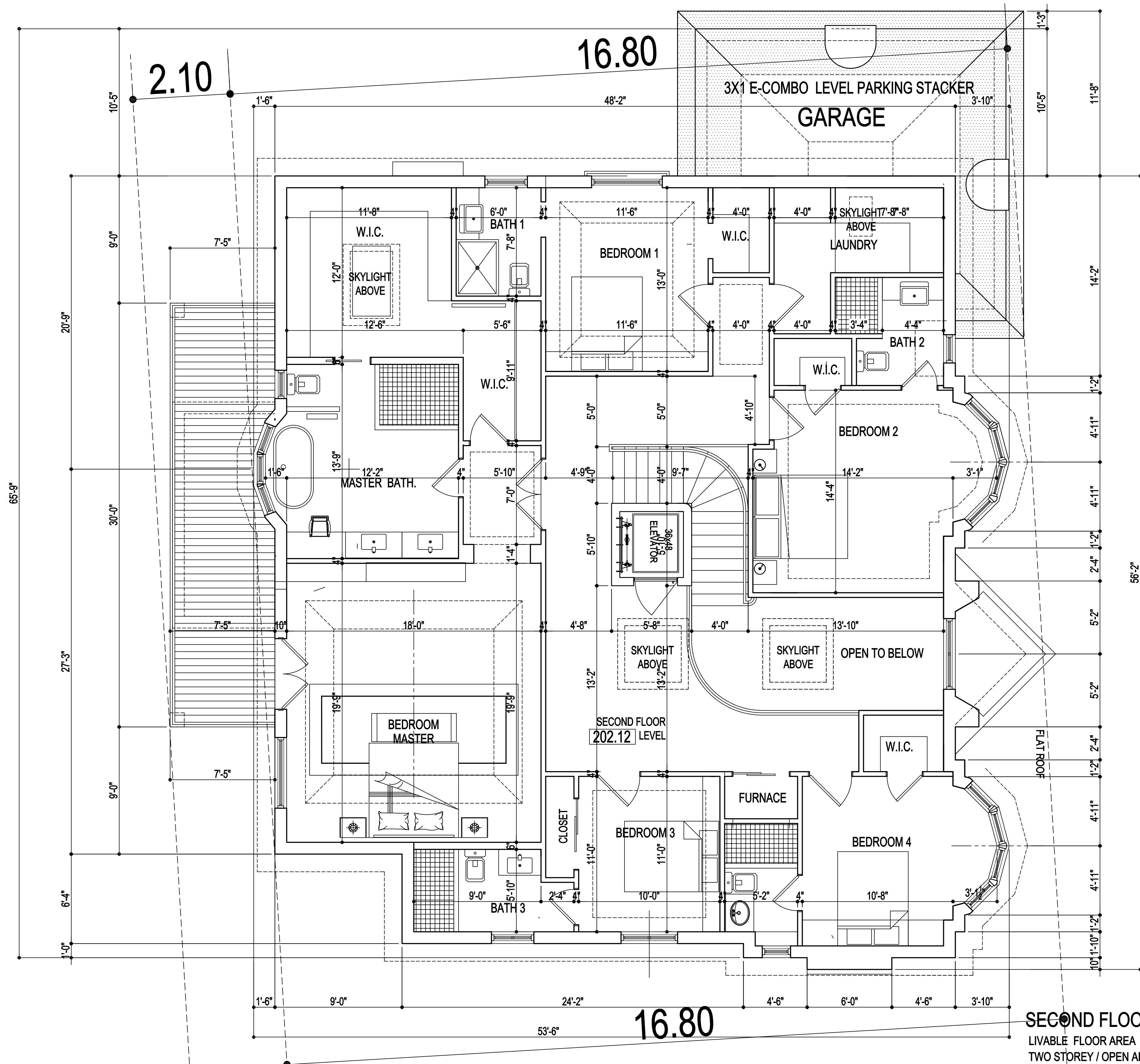
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PROJECT: No. 251
CHURCH STREET
City of Markham
2 STOREY DWELLING
FILE NAME:
DRAWN BY:
CHECKED BY: Z.P.
SHEET SIZE: 24" x 36"
PROJ./REV. NO:
DATE: 28 01 2020
SHEET TITLE: FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
DRAWING NO: A 1.2



SECOND FLOOR AREA TOTAL = 2643.03 SQ.FT./ 245/53 m²
LIVABLE FLOOR AREA = 2503.03 SQ.FT./ 232.43 m²
TWO STOREY / OPEN AREA = 140.0 SQ.FT/ 13.1 m²

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PROJECT: No. 251 CHURCH STREET City of Markham 2 STOREY DWELLING
FILE NAME:
DRAWN BY:
CHECKED BY: Z.P.
SHEET SIZE: 24" x 36"
PROJ./REV. NO:
DATE: 28 01 2020
SHEET TITLE: SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
DRAWING NO: A 1.3



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Zoran Paar	Signature	24546
Name	Signature	BCIN / BCDN
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Firm Name	Signature	BCIN / BCDN

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PROJECT:		No. 251 CHURCH STREET City of Markham 2 STOREY DWELLING
FILE NAME:		
DRAWN BY:		
CHECKED BY:		Z.P.
SHEET SIZE:		24" x 36"
PROJ./REV. NO.:		
DATE:		28 01 2020
SHEET TITLE:		FRONT NORTH ELEVATION
SCALE:		1/4"=1'-0"
DRAWING NO.:		A 2.1





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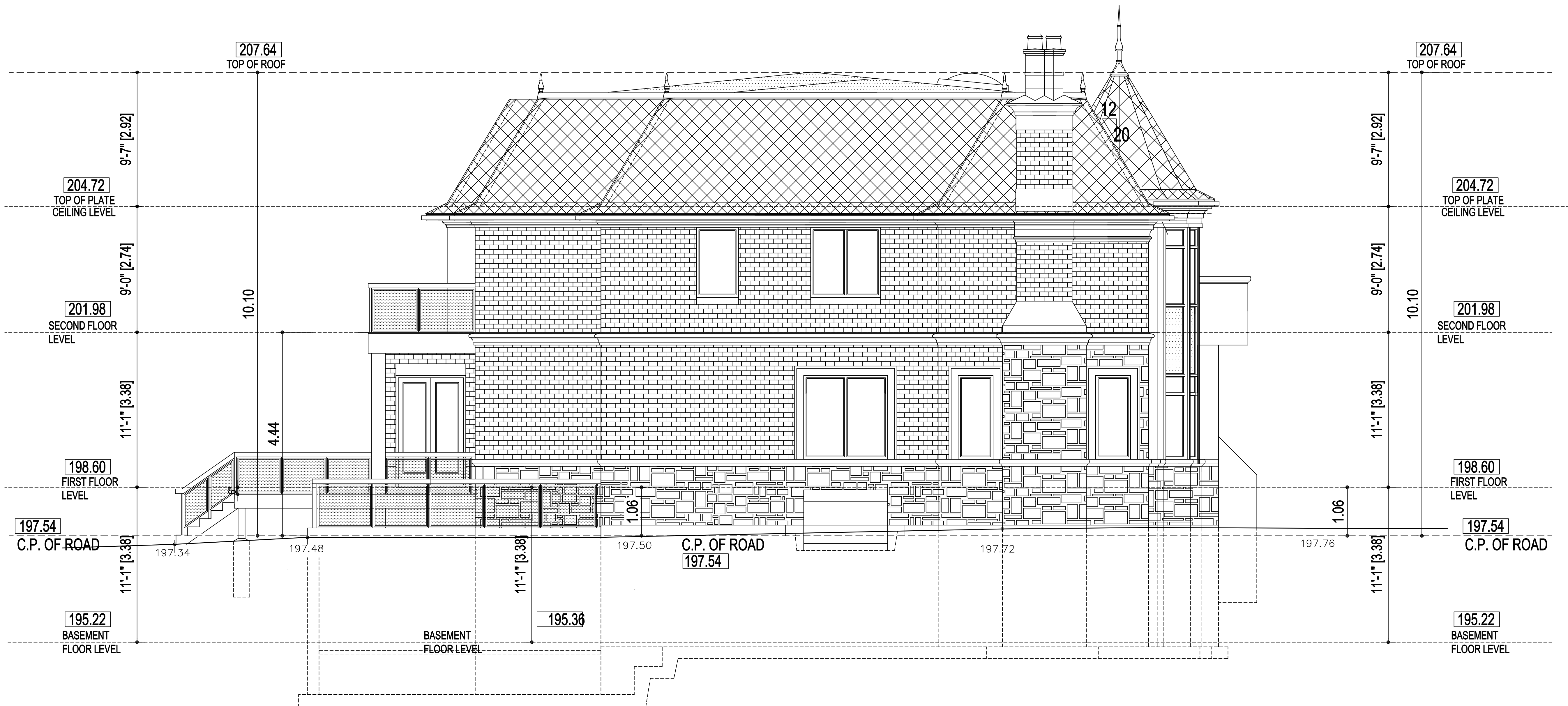
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PROJECT:	No. 251 CHURCH STREET City of Markham 2 STOREY DWELLING
FILE NAME:	
DRAWN BY:	
CHECKED BY:	Z.P.
SHEET SIZE:	24" x 36"
PROJ./REV. NO:	
DATE:	28 01 2020
SHEET TITLE:	REAR SOUTH ELEVATION
SCALE:	1/4"=1'-0"
DRAWING NO:	A 2.3



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M3H 4W2
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FILE NAME:	
DRAWN BY:	
CHECKED BY:	Z.P.
SHEET SIZE:	24" x 36"
PROJ./REV. NO:	
DATE:	28 01 2020
SHEET TITLE:	SIDE EAST ELEVATION
SCALE:	1/4" = 1'-0"
DRAWING NO:	A 2.4