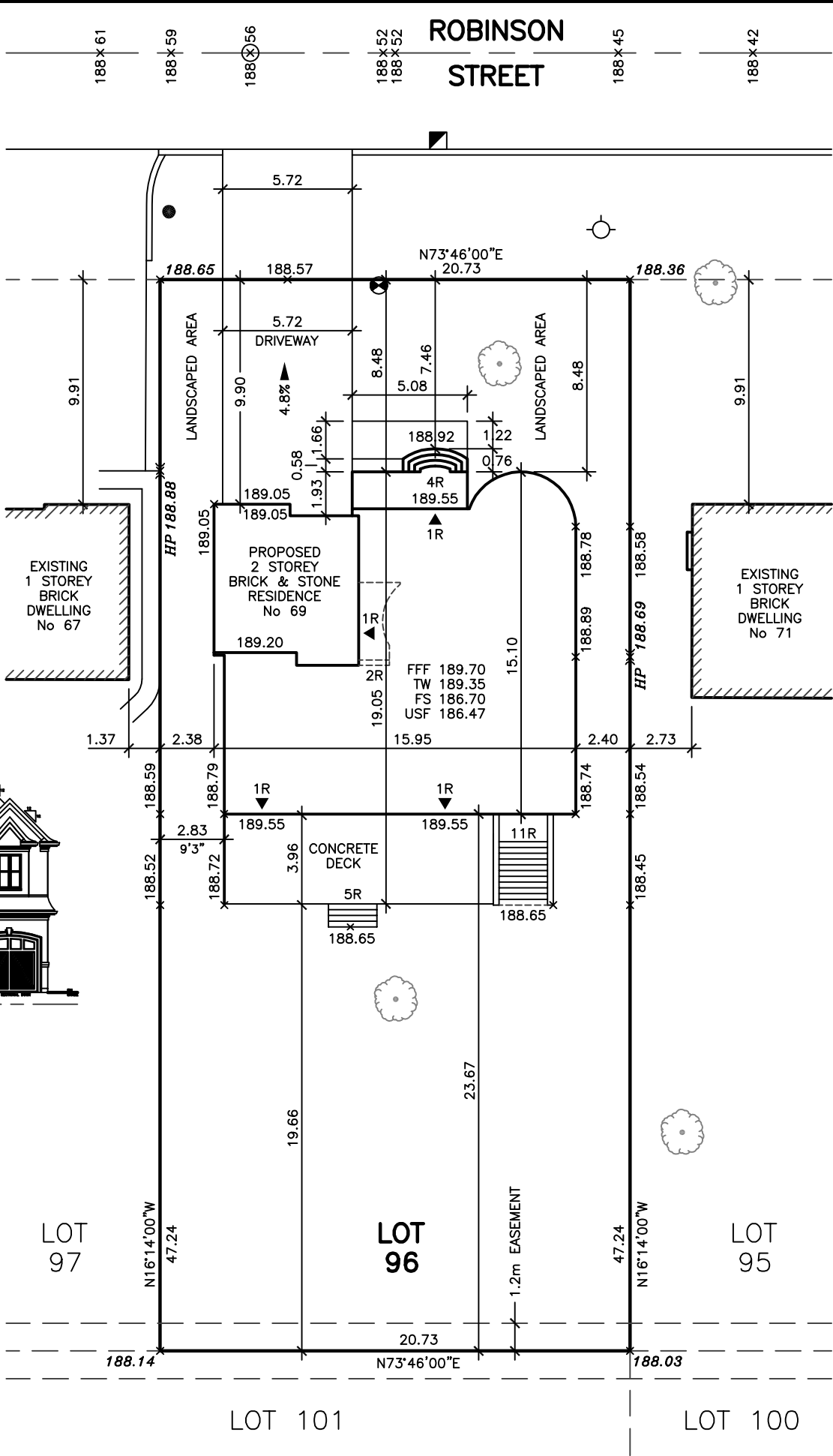
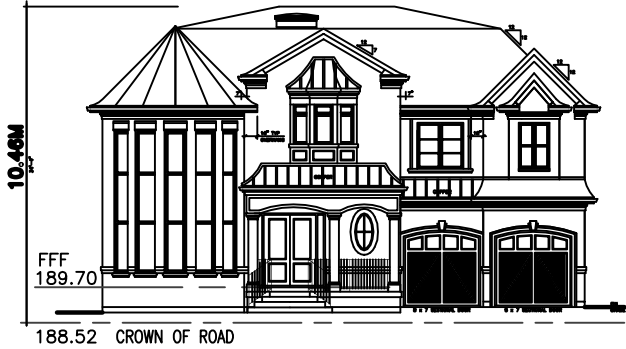


R1 ZONING UNDER BY-LAW 1229 AS AMENDED BY 99-90	REQUIRED	PROPOSED
MIN LOT AREA, 6600 sf	613.16 m ²	979.29 m ²
MIN LOT FRONTAGE, 60 ft	18.29 m	20.73 m
MIN FRONT YARD, 25 ft	7.62 m	8.48 m
MIN SIDE YARD, WEST, 6 ft	1.83 m	2.38 m
MIN SIDE YARD, EAST, 6 ft	1.83 m	2.40 m
MIN REAR YARD, 25 ft	7.62 m	23.67 m
MAX BUILDING DEPTH	16.80 m	15.10 m
BUILDING AREA		216.75 m ²
MAX LOT COVERAGE	35.00 %	22.13 %
GROSS FLOOR AREA		394.96 m ²
NET LOT AREA		796.22 m ²
MAX NET FLOOR AREA RATIO	45.00 %	49.60 %
MAX BUILDING HEIGHT	9.80 m	10.46 m
REVISIONS		DATE
- ISSUED FOR CLIENT REVIEW		JL 29 19
1 ISSUED FOR MINOR VARIANCE APPLICATION		SE 03 19
2 REVISED PER CITY COMMENTS		SE 27 19
3 REVISED FOR MVA		JAN 06 20
4 REVISED BLDG ENVELOP AND HEIGHT		JA 06 20



SITE INFORMATION

THIS PLAN IS BASED ON
SURVEYOR'S REAL PROPERTY REPORT-PART 1
PLAN OF LOT 96
REGISTERED PLAN 4949
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SURVEY PREPARED BY
ERTL SURVEYORS, O.L.S.
DATED 2019

FRONT YARD AREAS

GRASS AREA

117.23 m² = 66.71 %

DRIVEWAY

48.45 m² = 27.57 %

WALKWAY & STAIRS

10.06 m² = 5.72 %

TOTAL FRONT YARD

175.74 m² = 100 %

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ONTARIO ASSOCIATION
OF
ARCHITECTS

LEO ARIEMMA
LICENCE
7561

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ANY DISCREPANCIES TO THE ARCHITECT

DRAWINGS MUST NOT BE SCALED

PROJECT
PROPOSED
TWO STOREY RESIDENCE
FOR: NIMALHARAN NAGARAJAH
AT: 69 ROBINSON ST
MARKHAM

DRAWING
LOT 96, REGISTERED PLAN 4949
MINOR VARIANCE DATA

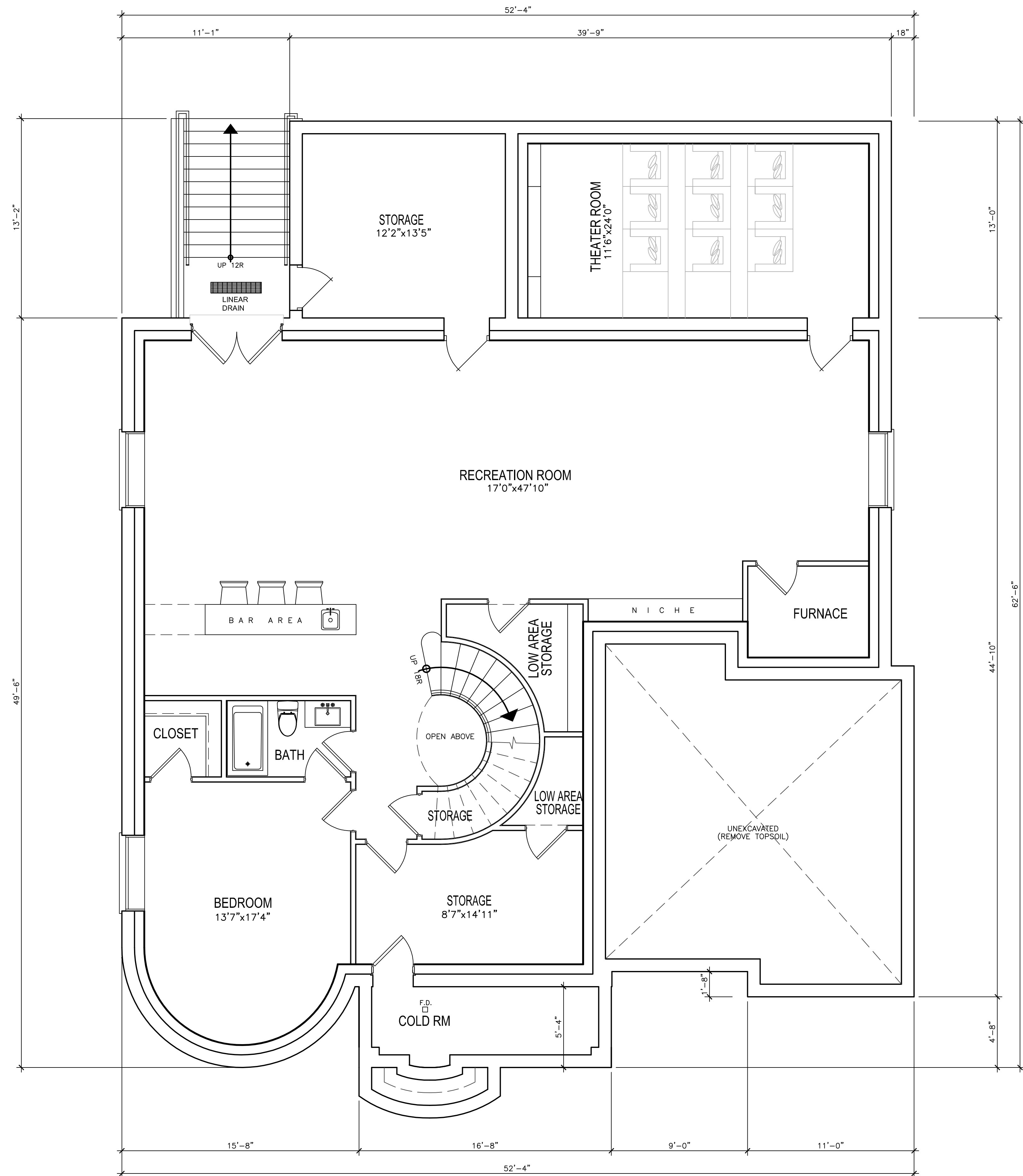
DATE
JUL '19

PROJECT NO
19-043

DRAWN
T.P./L.A.

DRAWING NO
A-1

SCALE
1:250



BASEMENT FLOOR PLAN

REVISIONS		
#		DATE
1	REVISED BLDG ENVELOP AND HEIGHT	JA 06 20

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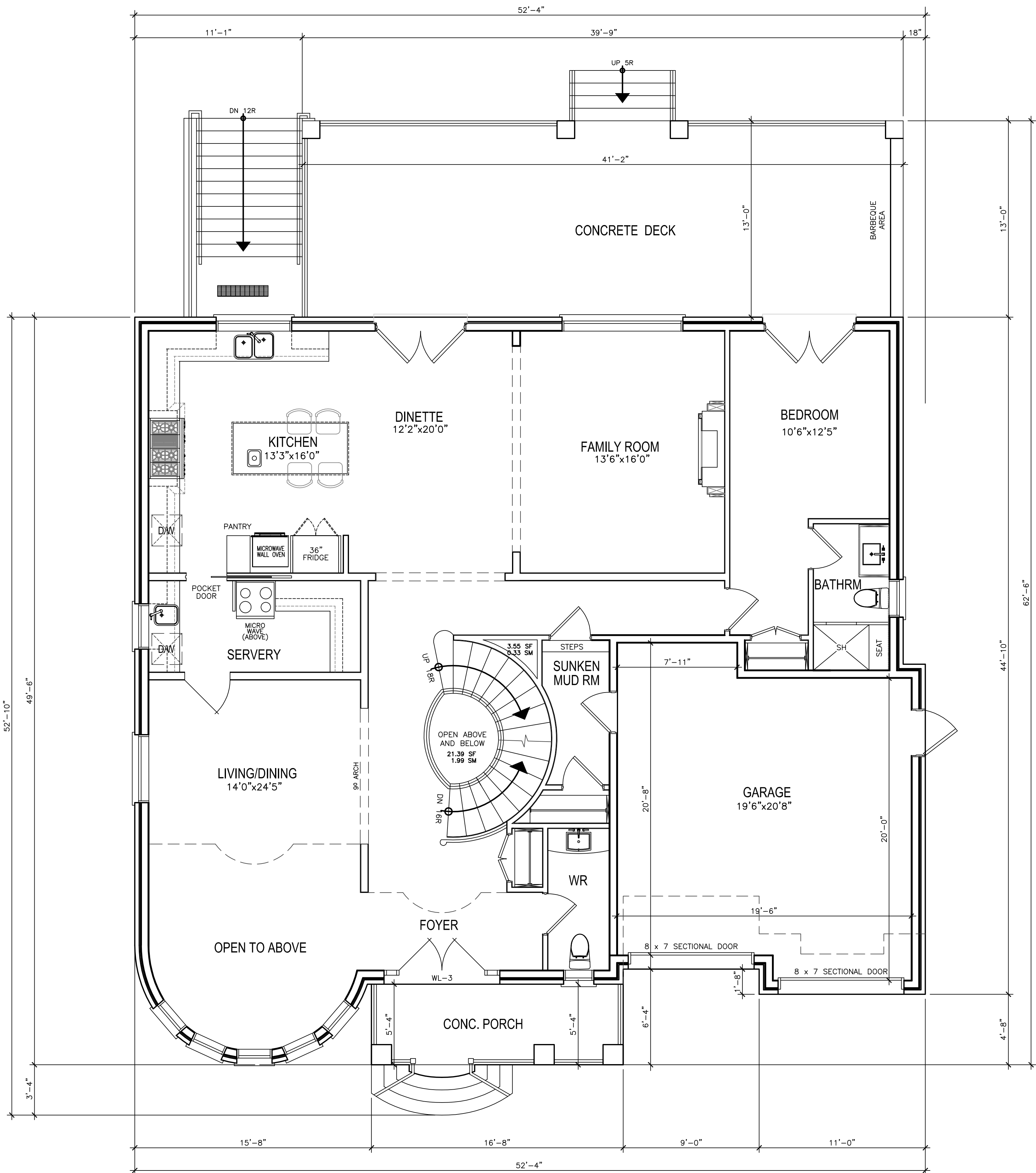
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PROJECT
PROPOSED
TWO STOREY RESIDENCE
FOR: MR & MRS NIMAL NAGARAJ
AT: 69 ROBINSON STREET
MARKHAM

DRAWING
BASEMENT FLOOR PLAN

DATE	JUL '19	PROJECT NO	19-043
DRAWN	L.A.	DRAWING NO	A-2
CHECKED			
SCALE	1/4"=1'-0"		



FIRST FLOOR PLAN

REVISIONS	
#	DATE
1	ISSUED FOR CLIENT REVIEW JN 18 19
2	REVISED PER CLIENT REVIEW JN 28 19
3	ISSUED FOR CLIENT REVIEW JL 16 19
4	REVISED AS PER SITE PLAN JL 19 19
5	REVISED PER CLIENT REVIEW JL 24 19
6	REVISED PER CLIENT REVIEW JL 25 19
7	REVISED GRADE AS PER SITE PLAN JL 30 19
8	REVISED PER CLIENT REVIEW SE 03 19
9	REVISED BLDG ENVELOP AND HEIGHT JA 06 20

ABOVE-GRADE MASONRY SHALL BE IN ACCORDANCE WITH O.B.C. SECTION 9.20

WOOD FRAME CONSTRUCTION SHALL BE IN ACCORDANCE WITH O.B.C. SECTION 9.23

FLOOR AREA AND COVERAGE	
1st FLOOR	= 1904.05 SF
	= 176.89 SM
2nd FLOOR	= 2246.44 SF
	= 208.70 SM
(-OPENINGS)	= -255.00 SF
	= -23.69 SM
FLOOR AREA	= 3895.49 SF
	= 361.90 SM
COVERAGE	= 2333.13 SF
	= 216.75 SM

GROSS FLOOR AREA	
1st FLOOR	= 2333.13 SF
(INCL GARAGE)	= 216.75 SM
2nd FLOOR	= 2246.44 SF
	= 208.70 SM
(-STAIRS AND OPENINGS)	= -328.25 SF
	= -30.49 SM
GFA	= 4251.32 SF
	= 394.96 SM

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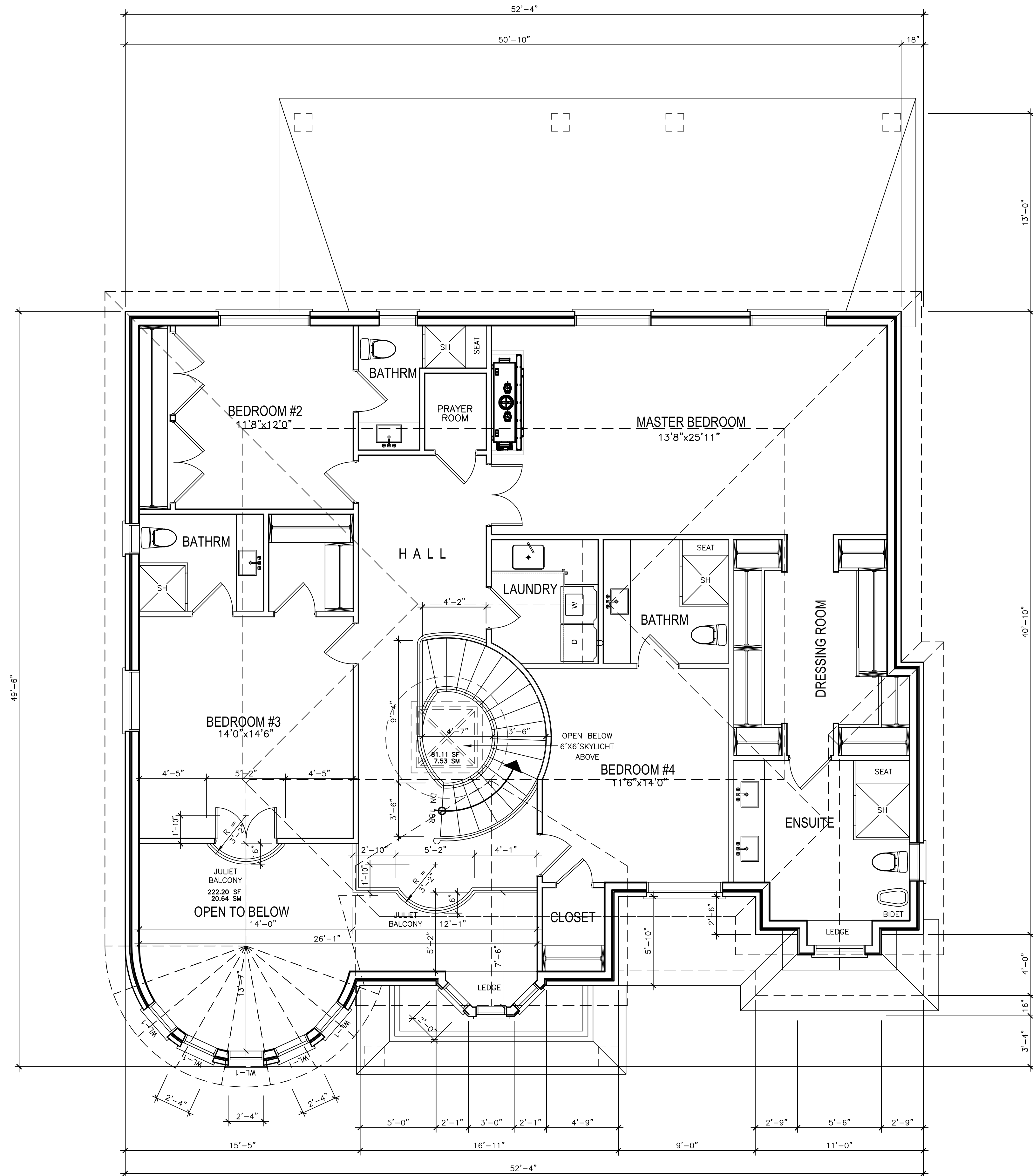
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PROJECT
PROPOSED
TWO STOREY RESIDENCE

FOR: MR & MRS NIMAL NAGARAJ
AT: 69 ROBINSON STREET
MARKHAM

DRAWING
FIRST FLOOR PLAN

DATE	JUL '19	PROJECT NO	19-043
DRAWN	L.A.	DRAWING NO	A-3
CHECKED			
SCALE	1/4"=1'-0"		



SECOND FLOOR PLAN

REVISIONS		
#	DESCRIPTION	DATE
1	REVISED BLDG ENVELOP AND HEIGHT	JA 06 20

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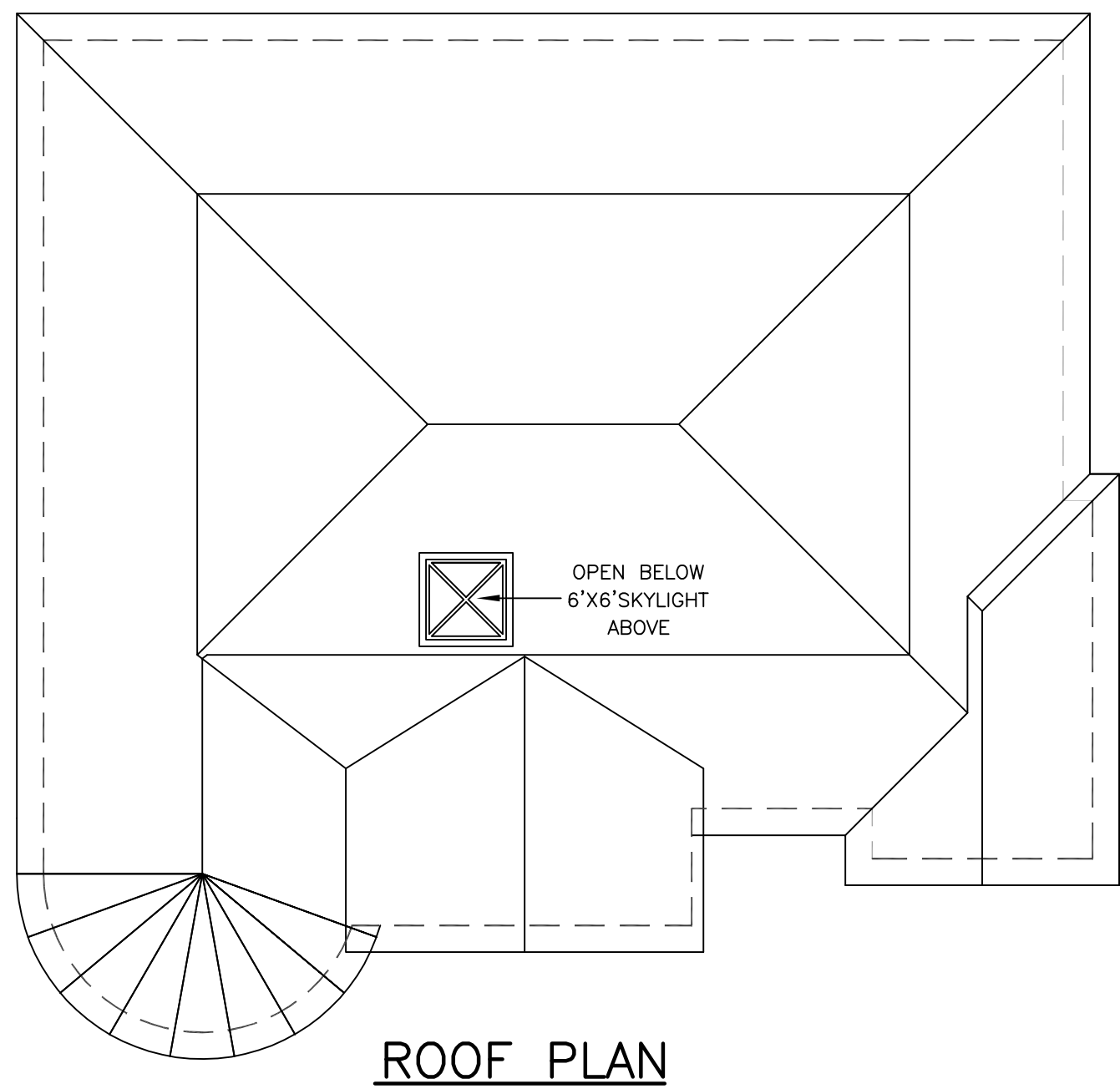
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PROJECT
PROPOSED
TWO STOREY RESIDENCE
FOR: MR & MRS NIMAL NAGARAJ
AT: 69 ROBINSON STREET
MARKHAM

DRAWING
SECOND FLOOR PLAN

DATE	JUL '19	PROJECT NO	19-043
DRAWN	L.A.	DRAWING NO	A-4
CHECKED			
SCALE	1/4"=1'-0"		



ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	7.81 FT	2.38 M	
MAXIMUM PERCENTAGE	10.64 %		
TOTAL WALL AREA	965.15 SF	89.67 SM	
ALLOWABLE OPENINGS	102.69 SF	9.54 SM	
ACTUAL OPENINGS	24.22 SF	2.25 SM	

REVISIONS		
#	DATE	
1	JA 06 20	REVISED BLDG ENVELOP AND HEIGHT

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AT: 69 ROBINSON STREET
MARKHAM

DATE	JUL '19	PROJECT NO	19-043
DRAWN	L.A.	DRAWING NO	A-5
CHECKED			
SCALE	1/4"=1'-0"		



REAR ELEVATION



LEFT SIDE ELEVATION

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	7.87 FT	2.40 M	
MAXIMUM PERCENTAGE	10.60 %		
TOTAL WALL AREA	987.23 SF	91.72 SM	
ALLOWABLE OPENINGS	104.65 SF	9.72 SM	
ACTUAL OPENINGS	80.30 SF	7.46 SM	

REVISIONS		
#	DATE	
1	JA 06 20	REVISED BLDG ENVELOP AND HEIGHT

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PROJECT
PROPOSED
TWO STOREY RESIDENCE

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AT: 69 ROBINSON STREET
MARKHAM

DRAWING
ELEVATIONS

DATE JUL '19	PROJECT NO 19-043
DRAWN L.A.	DRAWING NO A-6
CHECKED	
SCALE 1/4"=1'-0"	