

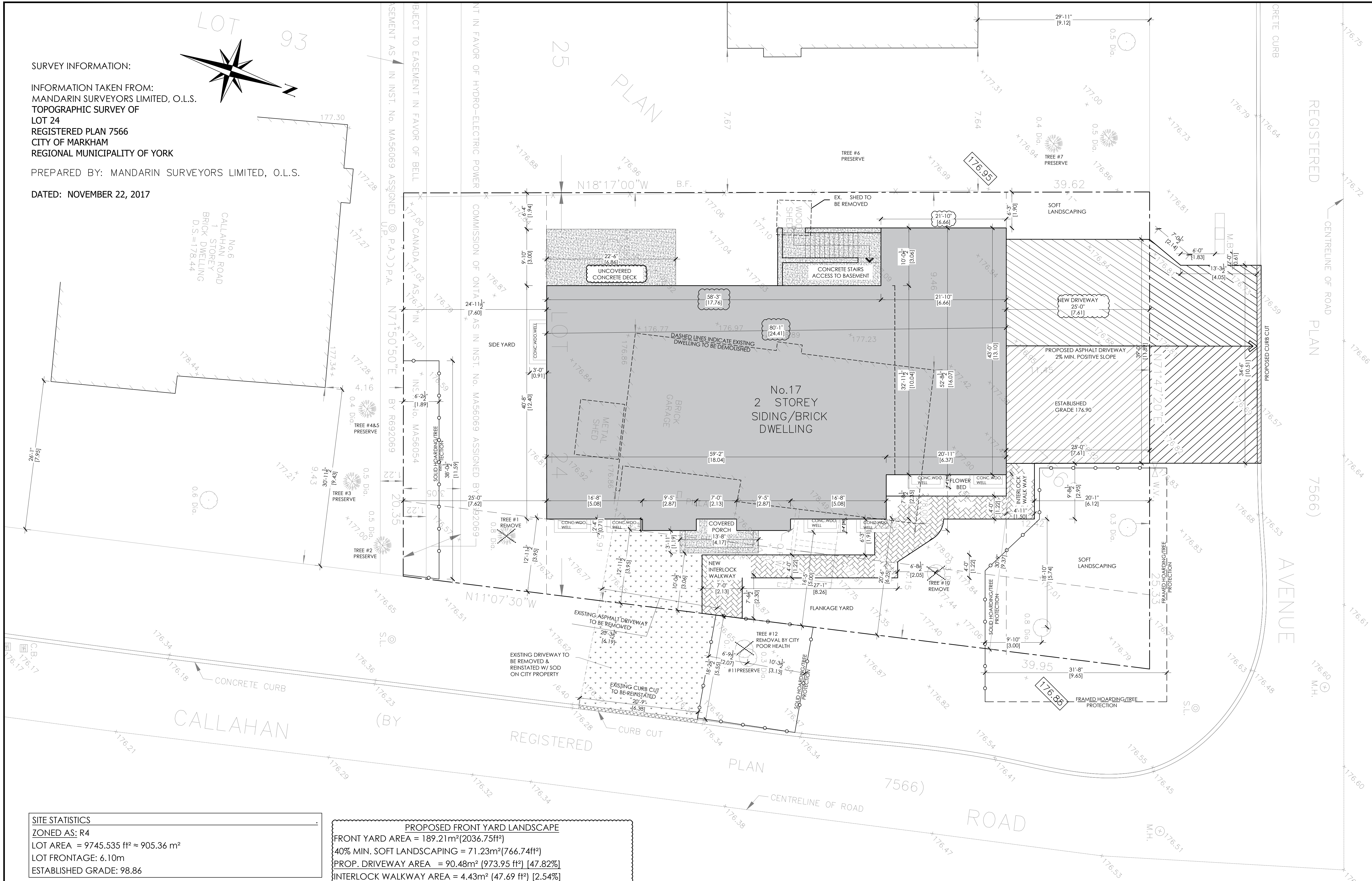
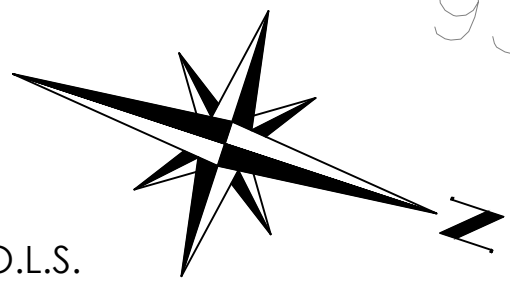
# SURVEY INFORMATION:

INFORMATION TAKEN FROM:  
MANDARIN SURVEYORS LIMITED, O.L.S.  
TOPOGRAPHIC SURVEY OF  
LOT 24  
REGISTERED PLAN 7566  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK

PREPARED BY: MANDARIN SURVEYORS LIMITED, O.L.S.

DATED: NOVEMBER 22, 2017

LOT 24  
No. 6  
CALLAHAN ROAD  
1 STOREY  
BRICK DWELLING  
D.S.=178.44



## SITE STATISTICS

ZONED AS: R4  
LOT AREA = 9745.535 ft<sup>2</sup> ≈ 905.36 m<sup>2</sup>  
LOT FRONTAGE: 6.10m  
ESTABLISHED GRADE: 98.86

## LOT COVERAGE

33 1/3% MAX. ALLOWED COVERAGE= 301.756 m<sup>2</sup>  
PROP. HOUSE FOOTPRINT = 310.80 m<sup>2</sup> [34.33%]  
COVERED FRONT CONC. PORCH = 6.26m<sup>2</sup> [0.69%]  
TOTAL PROPOSED COVERAGE = 317.06m<sup>2</sup> [35.02%]

## PROPOSED FRONT YARD LANDSCAPE

FRONT YARD AREA = 189.21m<sup>2</sup> (2036.75ft<sup>2</sup>)  
40% MIN. SOFT LANDSCAPING = 71.23m<sup>2</sup> (766.74ft<sup>2</sup>)  
PROP. DRIVEWAY AREA = 90.48m<sup>2</sup> (973.95 ft<sup>2</sup>) [47.82%]  
INTERLOCK WALKWAY AREA = 4.43m<sup>2</sup> (47.69 ft<sup>2</sup>) [2.54%]  
TOTAL PROPOSED HARD SURFACE = 94.91m<sup>2</sup> (1021.64 ft<sup>2</sup>) [50.16%]  
PROPOSED SOFT LANDSCAPE AREA = 94.30m<sup>2</sup> (1015.07 ft<sup>2</sup>) [49.84%] OK

## PROPOSED FLANKAGE YARD LANDSCAPE

FLANKAGE AREA = 188.63m<sup>2</sup>  
COVERED PORCH AREA = 6.27m<sup>2</sup>  
INTERLOCK WALKWAY = 30.81m<sup>2</sup> (331.61ft<sup>2</sup>)  
TOTAL HARD SURFACE = 37.08m<sup>2</sup> (399.14 ft<sup>2</sup>) [19.66%]  
PROPOSED SOFT LANDSCAPE AREA = 151.55m<sup>2</sup> [80.34%] OK

## PROPOSED SIDE YARD LANDSCAPE

SIDE YARD AREA = 1,381.12ft<sup>2</sup> ≈ 128.31m<sup>2</sup>  
PROPOSED SOFT LANDSCAPE AREA = 1,381.12ft<sup>2</sup> ≈ 128.31m<sup>2</sup> [100%]

## PROPOSED REAR YARD LANDSCAPE

REAR YARD AREA = 1,140.59ft<sup>2</sup> ≈ 105.96m<sup>2</sup>  
DECK & STAIRS AREA = 407.02ft<sup>2</sup> ≈ 37.81m<sup>2</sup> [35.68%]  
PROPOSED SOFT LANDSCAPE AREA = 733.57ft<sup>2</sup> ≈ 68.15m<sup>2</sup> [64.31%]

## PROPOSED GFA

FIRST FLOOR AREA W/O GARAGE = 2,406.03ft<sup>2</sup> ≈ 223.52m<sup>2</sup>  
SECOND FLOOR AREA = 3345.53ft<sup>2</sup> ≈ 310.80m<sup>2</sup>  
-OPEN TO BELOW = 77.60 ft<sup>2</sup> ≈ 7.20m<sup>2</sup>  
TOTAL GFA W/O GARAGE = 5674.06ft<sup>2</sup> ≈ 527.12m<sup>2</sup> [58.22%]

CONTEMPO STUDIO  
THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC. INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE CONSULTANT'S DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY WARNED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS WORK. THE COPYRIGHT OF THIS DRAWING IS VESTED IN CONTEMPO STUDIO AND IT MAY NOT BE REPRODUCED BY WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS WRITTEN PERMISSION.

## GENERAL NOTES:

## REVISIONS

NO.	ISSUED FOR:	DATE
1	BUILDING PERMIT SUBMISSION	18/6/18
2	COFA REVISED DRAWINGS	16/07/20

## contempostudio

1140 THE QUEENSWAY  
TORONTO, ONT. M8Z 1P7  
INFO@CONTEMPOSTUDIO.CA  
W. CONTEMPOSTUDIO.CA  
T. (416) 836-1042  
F. (416) 485-1042

## SEAL:

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 design the work shown on the attached documents:

QUALIFICATION INFORMATION  
Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

NAME: MARN ZABZUNI SIGNATURE: 45250 BCN

REGISTRATION INFORMATION  
Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.

CONTEMPO STUDIO 46972 BCN  
FIRM NAME:

## PROJECT TITLE:

PROP. 2 STOREY  
DET. DWELLING  
AT  
NO. 8 CALLAHAN RD  
CITY OF MARKHAM

## DRAWING TITLE:

SITE PLAN

## DESIGNED BY:

M. ZABZUNI

## DRAWN BY:

bm

## CHECKED BY:

M.Z.

## SCALE:

1/8" = 1'-0"

## DATE:

JAN 2020

## PROJECT NO.:

2018-34

## REV. NO.:

0

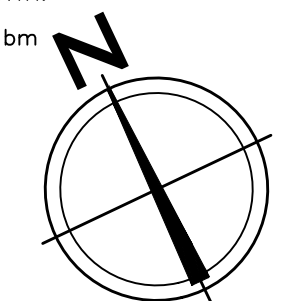
## DRAWING:

A1



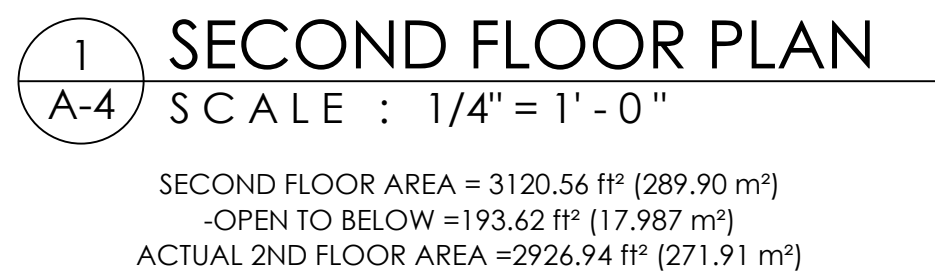


□ **ANS**

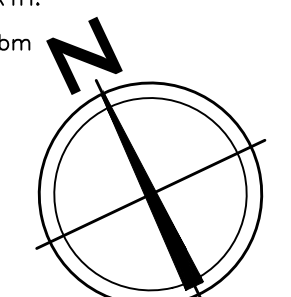


FIRST FLOOR AREA W/O GARAGE = 2,447.96 FT<sup>2</sup> (227.416 m<sup>2</sup>)

□ **NAME**



REV. 1/83









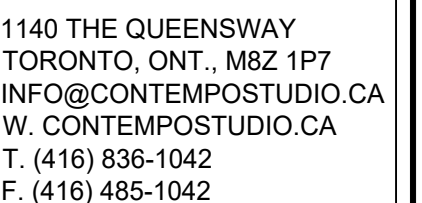
NOTE:  
CONTRACTOR TO VERIFY LOCATION OF  
ALL BEAMS AND COLUMNS BEFORE  
COMMENCING CONSTRUCTION

THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE CONSULTANTS' DRAWINGS BEFORE PROCEEDING WITH THE WORK.

THESE DRAWINGS MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS WORK.

THE COPYRIGHT OF THIS DRAWING IS VESTED IN CONTEMPO STUDIO AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS WRITTEN PERMISSION.

## REVISIONS

**contempstudio**

**PROP. 2 STOREY  
DET. DWELLING**  
AT  
NO.8 CALLAHAN RD  
CITY OF MARKHAM

## ELEVATIONS

REV. NO.:

