

ARCHITECTURAL DESIGN  
CONTEMPO STUDIO

1140 THE QUEENSWAY  
Toronto, Ontario M8Z 1P7  
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t. 416 770 0071  
f. 416 642 1691

DRAWING LIST

- A0

PART 1 - COVER SHEET
- A1

PART 1 - SITE PLAN - SCALE: 1:150
- A2

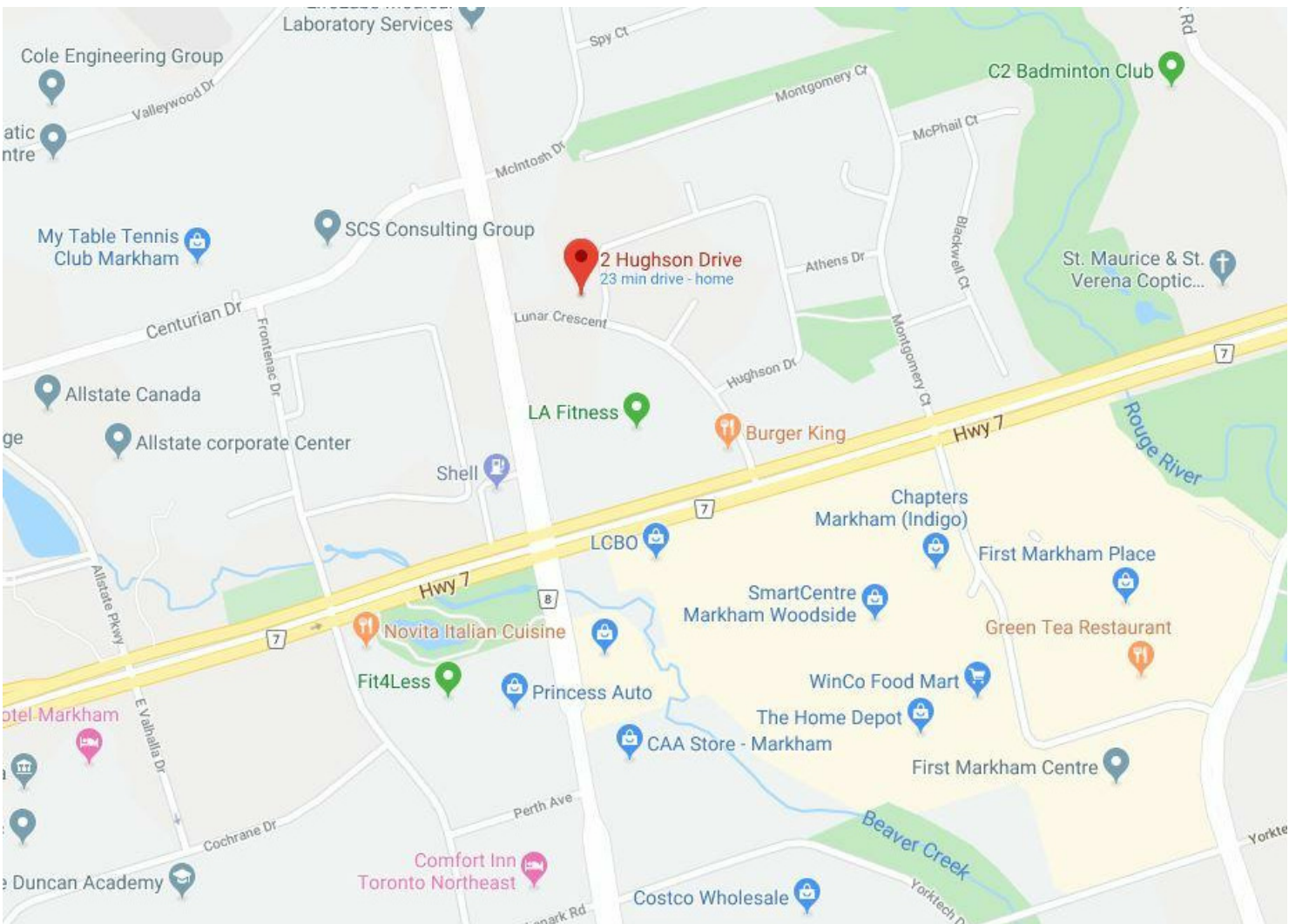
PART 1 - BASEMENT & FIRST FLOOR PLANS - SCALE: 3/16"=1'-0"
- A3

PART 1 - 2ND FLOOR & ROOF PLAN - SCALE: 3/16"=1'-0"
- A4

PART 1 - EAST & WEST ELEVATION - SCALE: 1/4"=1'-0"
- A5

PART 1 - SOUTH & NORTH ELEVATION - SCALE: 3/16"=1'-0"

APPLICATION IDENTIFICATION  
CITY OF MARKHAM  
COMMITTEE OF ADJUSTMENT



2 HUGHSON DRIVE - PART 1  
MARKHAM, ONTARIO  
L3R 2T4

ISSUED FOR: INFORMATION PURPOSES  
NOT CONSTRUCTION  
DATE: FEBRUARY 04, 2020

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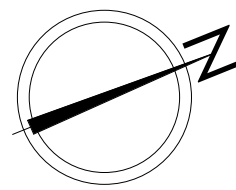
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QUALIFICATION INFORMATION		
Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.		
MARIN ZABZUNI		45250
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.		
CONTEMPO STUDIO		46972
FIRM NAME		BCIN

PROPOSED 2 STOREY DETACHED DWELLING  
AT  
2 HUGHSON DRIVE  
CITY OF MARKAM

PART 1 - COVER SHEET



Project number:	2019
Rev. no.:	
Scale:	
Date:	AUGUST, 2019
Drawn by:	M.Z.
Approved by:	M.Z.

Drawing number:

A0



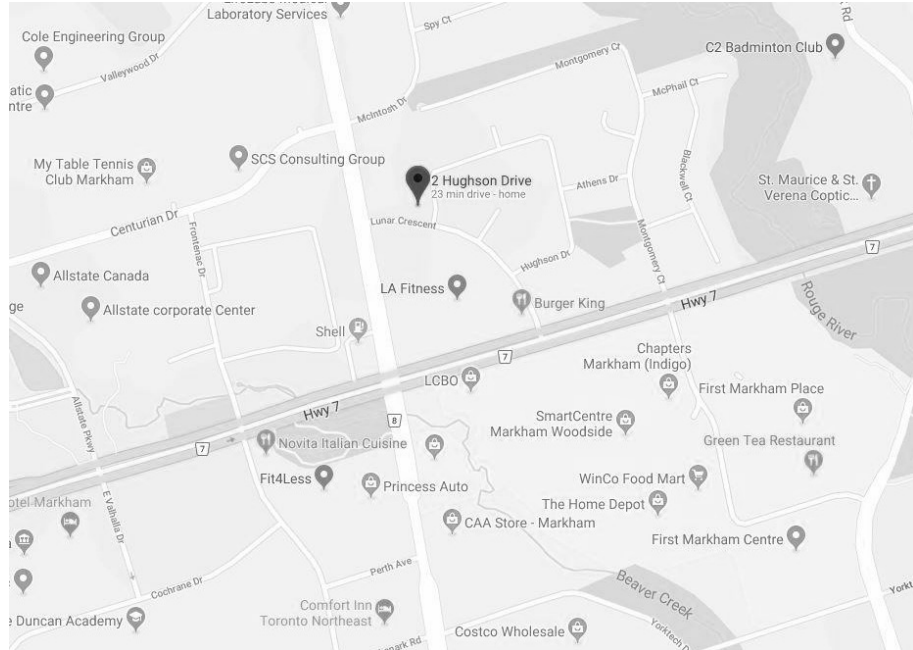
APPLICATION IDENTIFICATION  
CITY OF MARKHAM  
COMMITTEE OF ADJUSTMENT

SURVEY INFORMATION:

INFORMATION TAKEN FROM:  
PLAN OF SURVEY OF  
LOT 1, REGISTERED PLAN 4556  
CITY OF MARKHAM

PREPARED BY: MANDARIN SURVEYORS LIMITED  
ONTARIO LAND SURVEYORS

DATED: APRIL 5, 2019



LUNAR  
(BY REGISTERED PLAN 4556)  
PIN 03045-0231

CRESCENT  
(BY REGISTERED PLAN 4556)  
PIN 03045-0231

SITE STATISTICS:  
ZONED AS R3\*2 UNDER BY-LAW 221-81

LOT AREA=	m2 645.90	(SQ. FT.) 7,490.57
LOT FRONTAGE @ STREET LINE=	21.01 m	68.9 ft.

PROPOSED G.F.A.:

FIRST FLOOR AREA=	m2 174.33	(SQ. FT.) 1,876.45
SECOND FLOOR AREA=	198.78	2,139.65
TOTAL PROP. G.F.A.=	373.10	4,016.10 53.62%

PROPOSED COVERAGE.:

HOUSE & GARAGE AREA =	226.51	2,438.08
COVERED FRONT PORCH=	5.38	57.89
TOTAL COVERAGE =	231.88	2,495.97 33.32%

MAX. ALLOWED LOT COVERAGE=  
LOT AREA X 0.30

208.77 2,247.17

FRONT YARD AREA:

FRONT LANDSCAPE OPEN SPACE

FRONT YARD AREA=	128.40	1,382.13
FRONT PORCH & STAIRS AREA=	6.62	71.22
CONCRETE WALKWAY AREA=	2.85	30.69
DRIVEWAY AREA=	50.58	544.48
PROPOSED FRONT YARD LANDSCAPE=	68.35	735.73 53.23%
PROPOSED FRONT YARD SOFT LANDSCAPE=	118.94	1280.22 92.63%

REAR YARD AREAS:

REAR YARD AREA=	277.12	2,982.90
PROPOSED DECK & STAIRS AREA=	33.06	355.90
PROPOSED WALKOUT AREA=	4.06	47.50
REQUIRED REAR YARD SOFT=	138.56	1,491.45 (50%)
PROPOSED REAR YARD SOFT=	235.00	2,529.51 84.80%

1 SITE PLAN  
A1 Scale: 1:150



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NAME SIGNATURE 45250 BCIN  
REGISTRATION INFORMATION  
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CONTEMPO STUDIO 46972  
FIRM NAME BCIN

PROPOSED 2 STOREY DETACHED DWELLING  
AT  
2 HUGHSON DRIVE  
CITY OF MARKAM

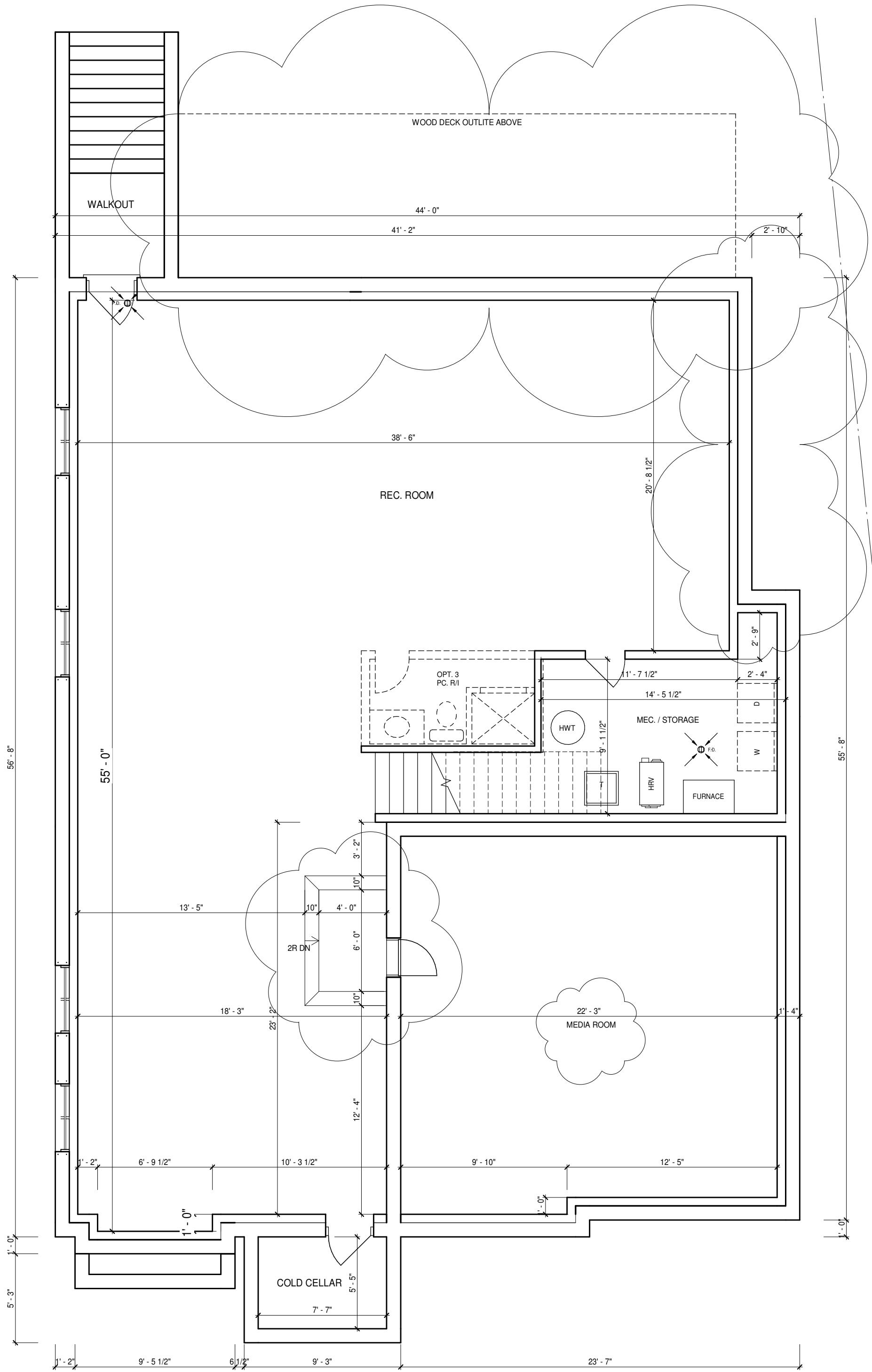
PART 1 - SITE PLAN

Project number: 2019  
Rev. no.: 1  
Scale: 1:150  
Date: AUGUST, 2019  
Drawn by: M.Z.  
Approved by: M.Z.

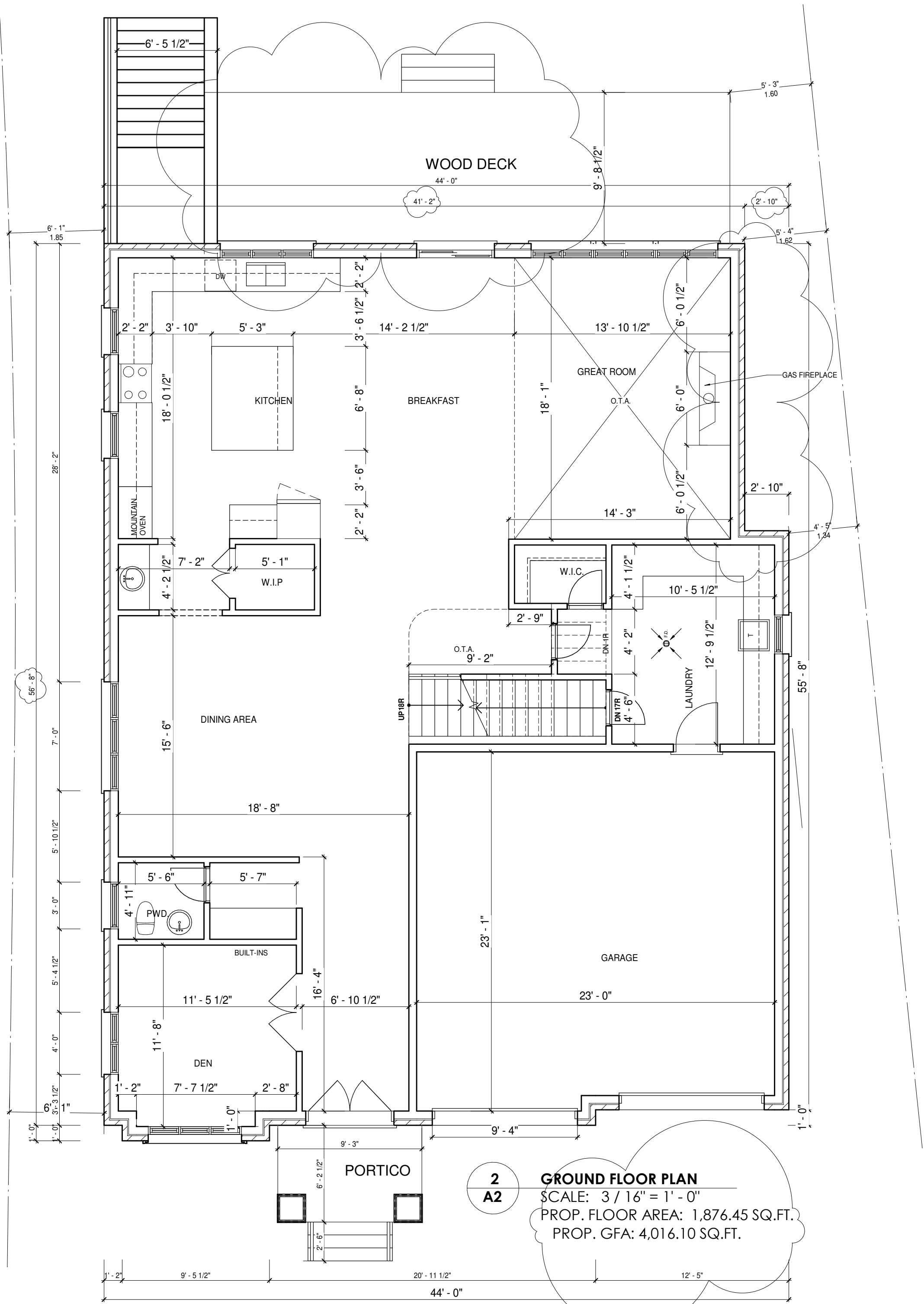
Drawing number:

A1

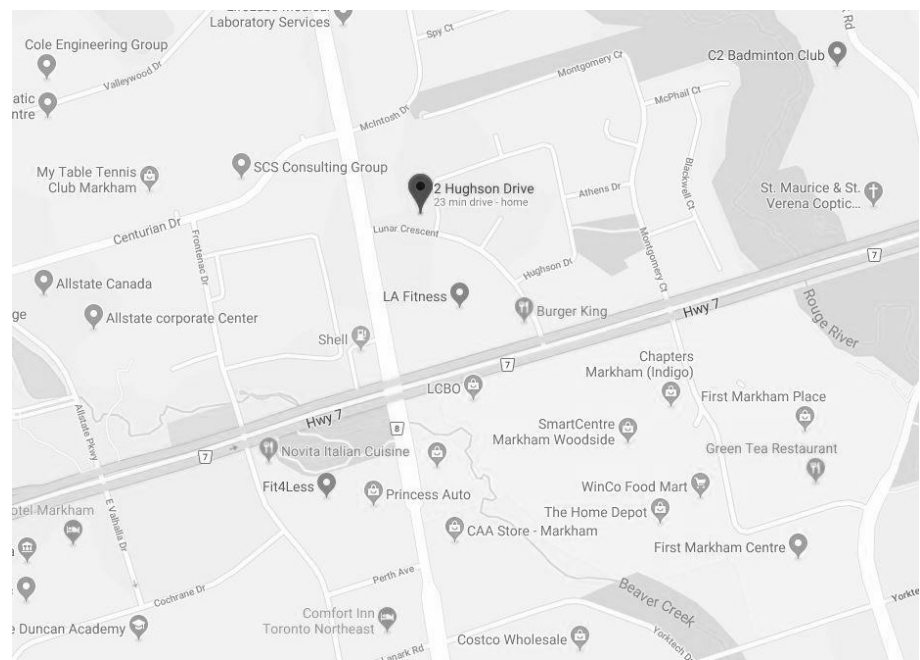
APPLICATION IDENTIFICATION  
CITY OF MARKHAM  
COMMITTEE OF ADJUSTMENT



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



2  
A2 GROUND FLOOR PLAN  
SCALE: 3 / 16" = 1' - 0"  
PROP. FLOOR AREA: 1,876.45 SQ.FT.  
PROP. GFA: 4,016.10 SQ.FT.



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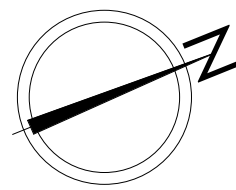
MARIN ZABZUNI  
NAME SIGNATURE 45250 BCIN

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CONTEMPO STUDIO 46972  
FIRM NAME BCIN

PROPOSED 2 STOREY DETACHED DWELLING  
AT  
2 HUGHSON DRIVE  
CITY OF MARKHAM

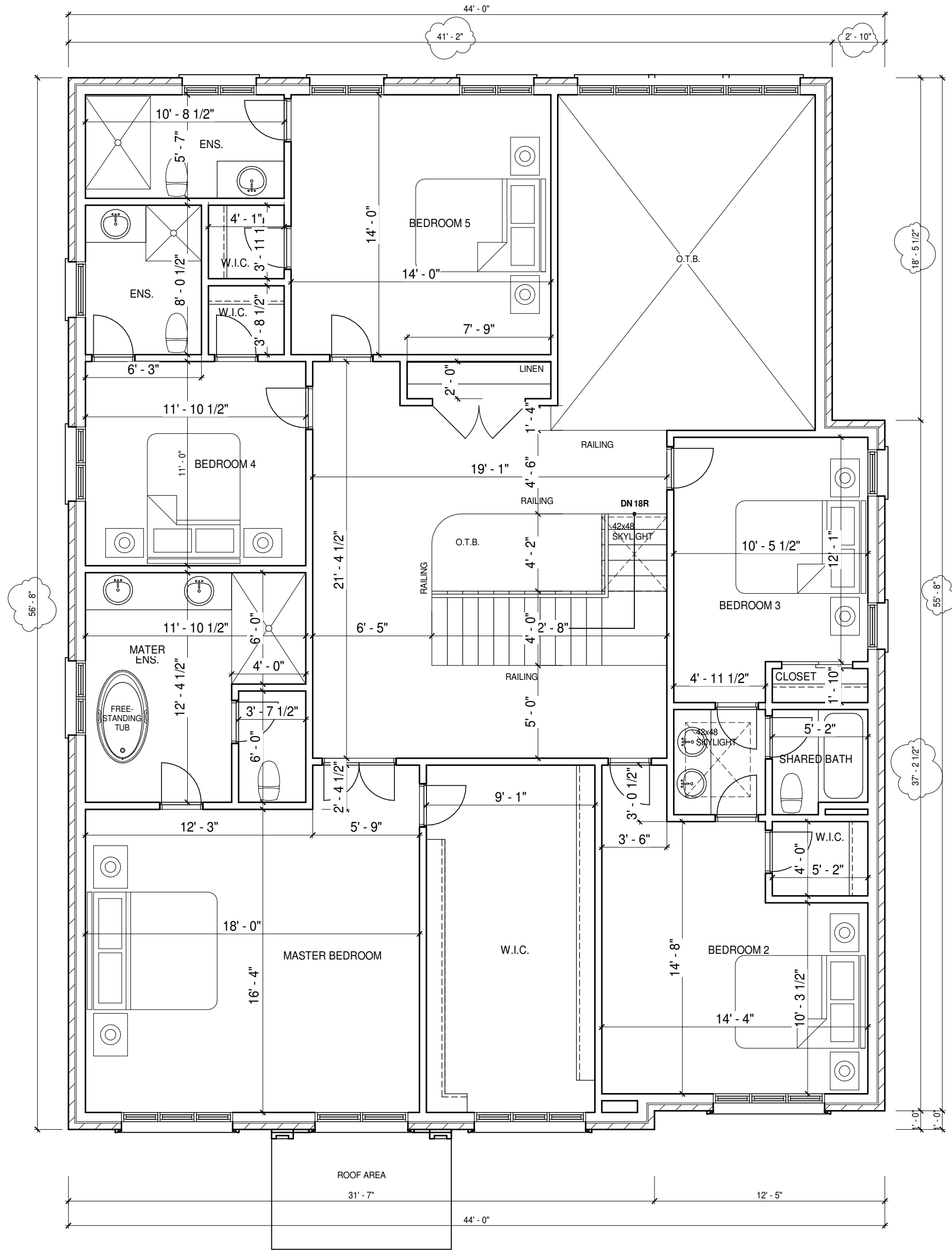
PART 1 - BASEMENT &  
FIRST FLOOR PLAN



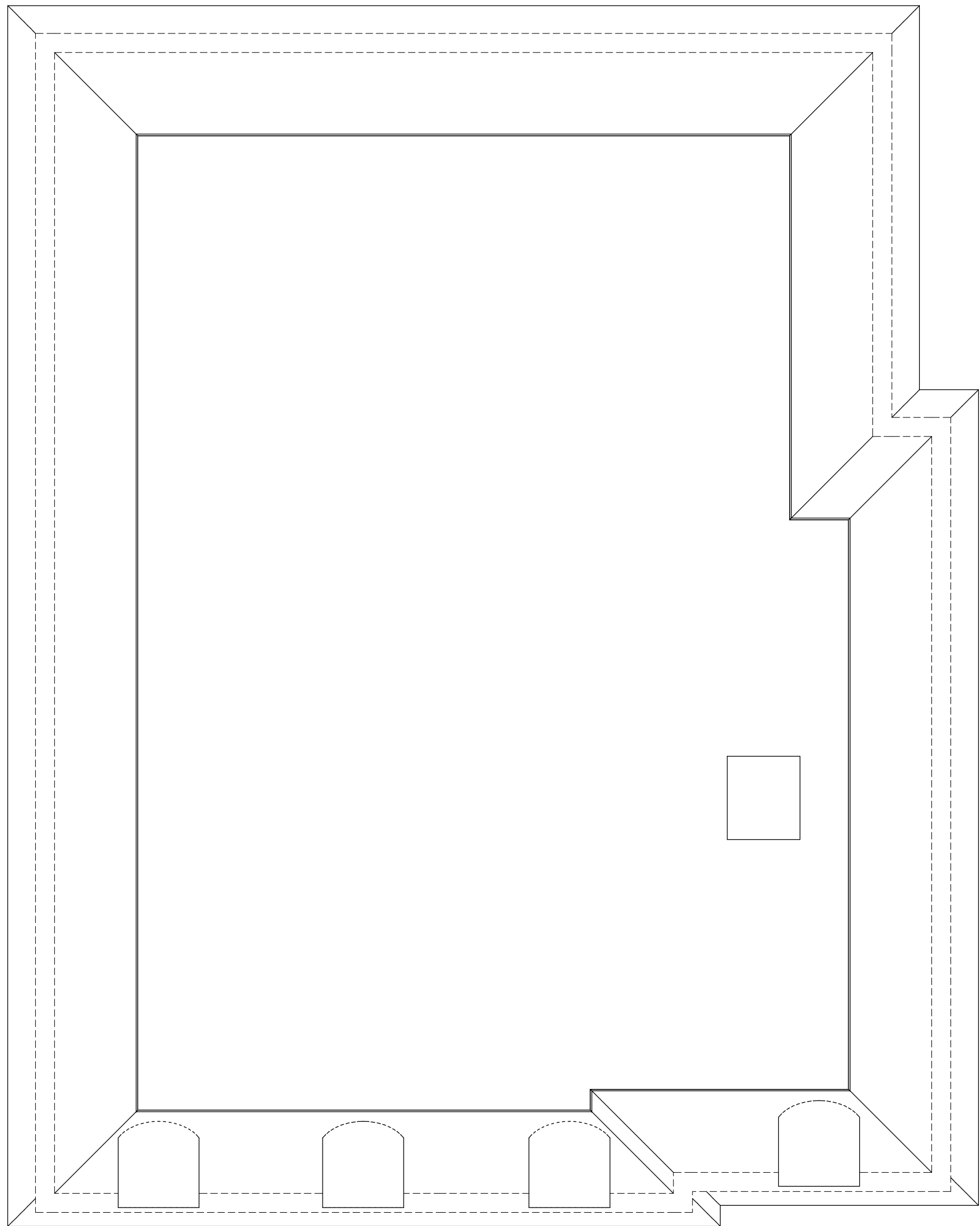
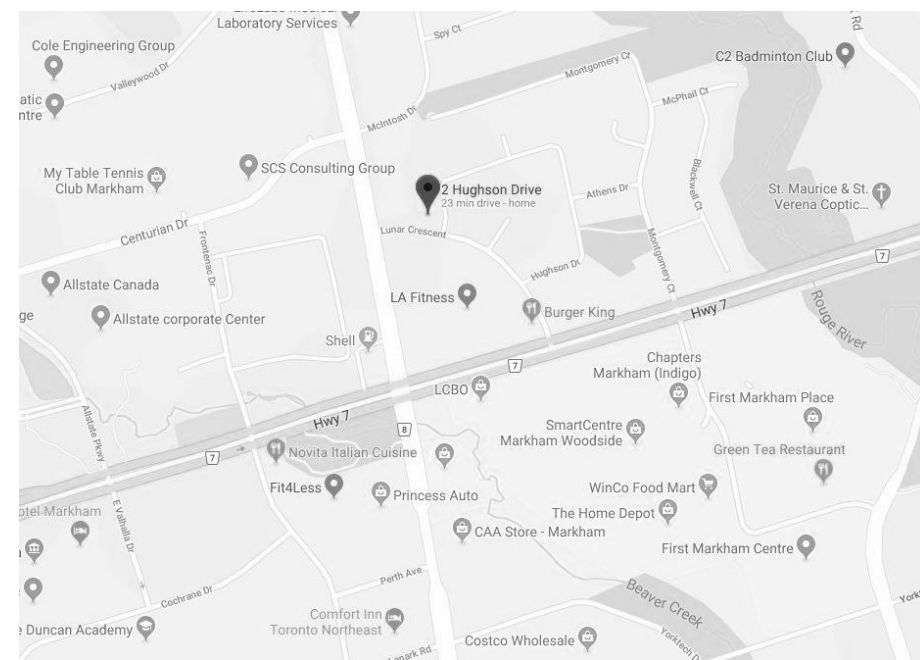
Project number: 2019  
Rev. no.: 1  
Scale: 3/16" = 1'-0"  
Date: AUGUST, 2019  
Drawn by: M.Z.  
Approved by: M.Z.

Drawing number:  
**A2**

APPLICATION IDENTIFICATION  
CITY OF MARKHAM  
COMMITTEE OF ADJUSTMENT



**1**  
**A3** **SECOND FLOOR PLAN**  
SCALE: 3 / 16" = 1' - 0"  
PROP. FLOOR AREA: 2,139.65 SQ.FT.



**2**  
**A3** **ROOF PLAN**  
SCALE: 3 / 16" = 1' - 0"

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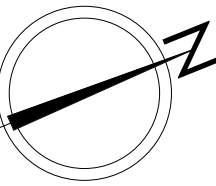
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NAME MARIN ZABZUNI 45250 BCIN  
SIGNATURE  
REGISTRATION INFORMATION  
Required unless design is exempt under 3.2.4.7, Division C of the Ontario Building Code.  
FIRM NAME CONTEMPO STUDIO 46972 BCIN

PROPOSED 2 STOREY DETACHED DWELLING  
AT  
**2 HUGHSON DRIVE**  
**CITY OF MARKHAM**

**PART 1 - SECOND  
FLOOR & ROOF PLAN**



Project number: 2019  
Rev. no.: 1  
Scale: 3/16" = 1'-0"  
Date: AUGUST, 2019  
Drawn by: M.Z.  
Approved by: M.Z.

Drawing number:

**A3**



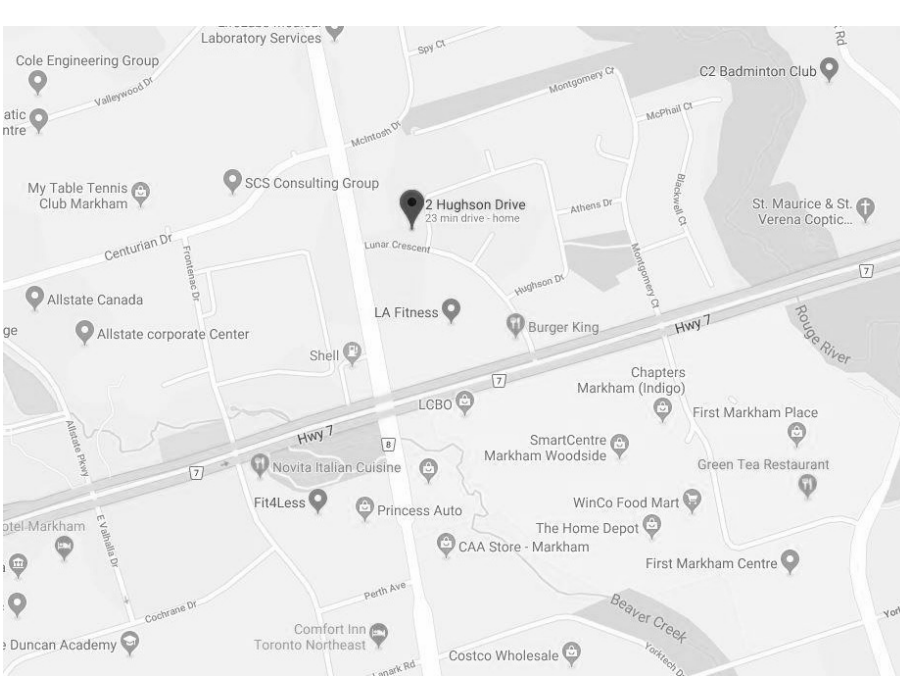
APPLICATION IDENTIFICATION  
CITY OF MARKHAM  
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1  
A4  
EAST ELEVATION  
SCALE: 1 / 4" = 1' - 0"



2  
A4  
WEST ELEVATION  
SCALE: 1 / 4" = 1' - 0"



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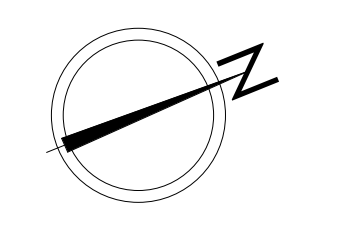
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2 HUGHSON DRIVE  
CITY OF MARKAM

PART 1 - EAST & WEST  
ELEVATION

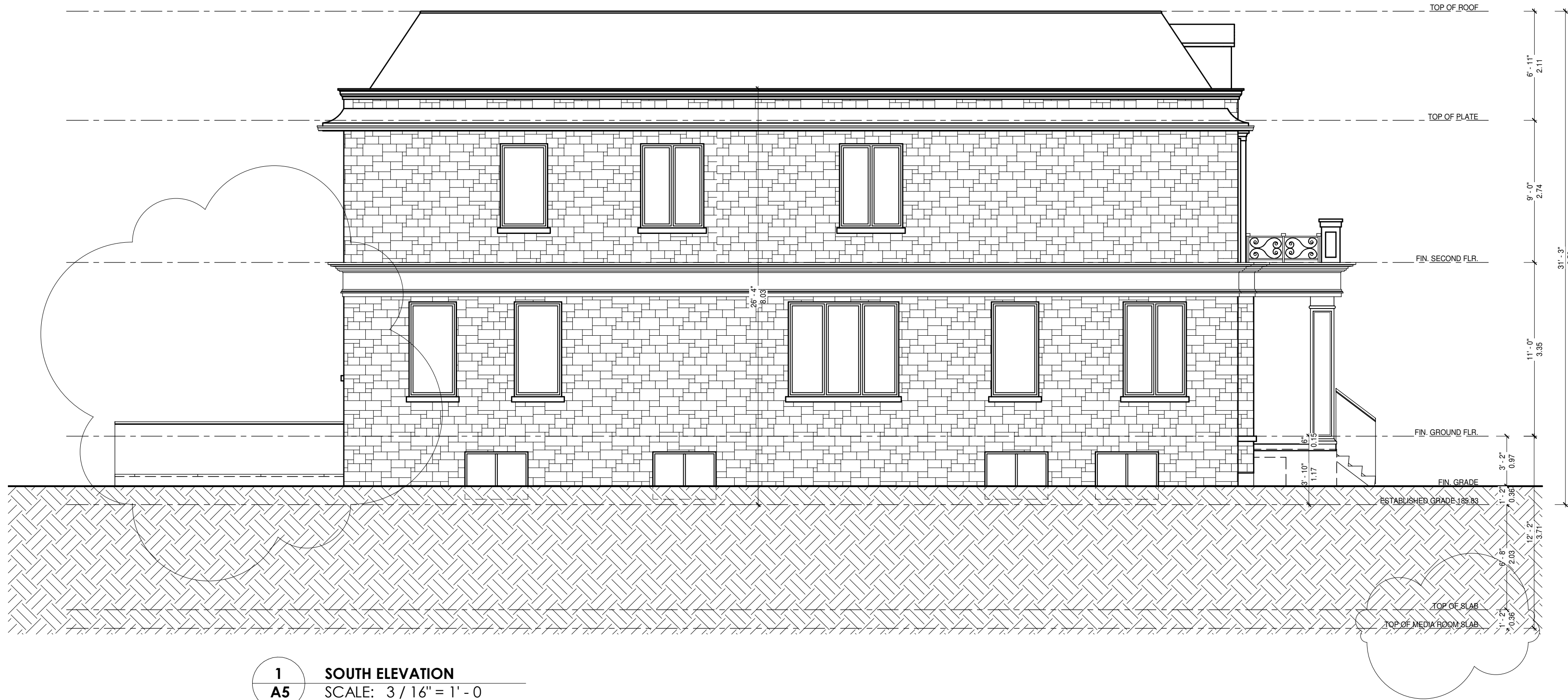


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Rev. no.:	1
Scale:	1/4" = 1'-0"
Date:	AUGUST, 2019
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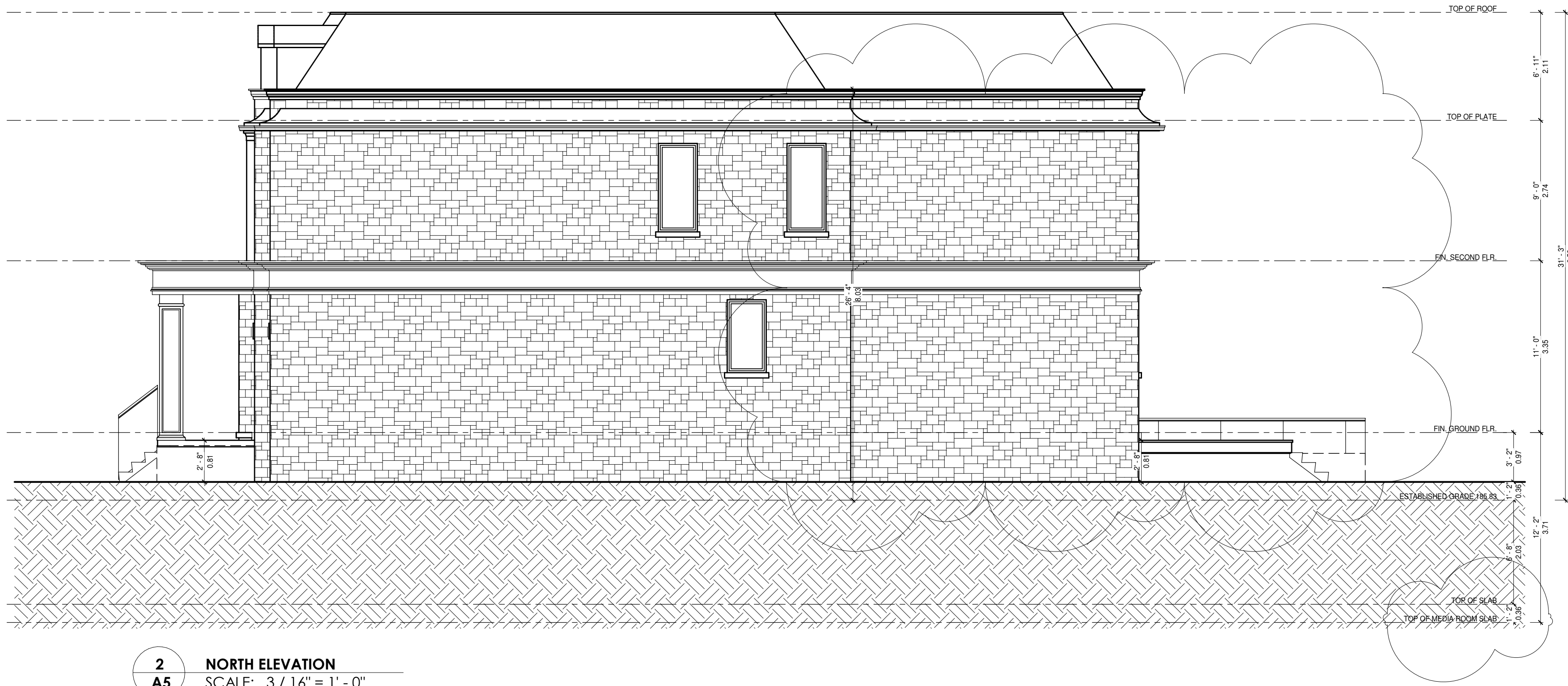
Drawing number:

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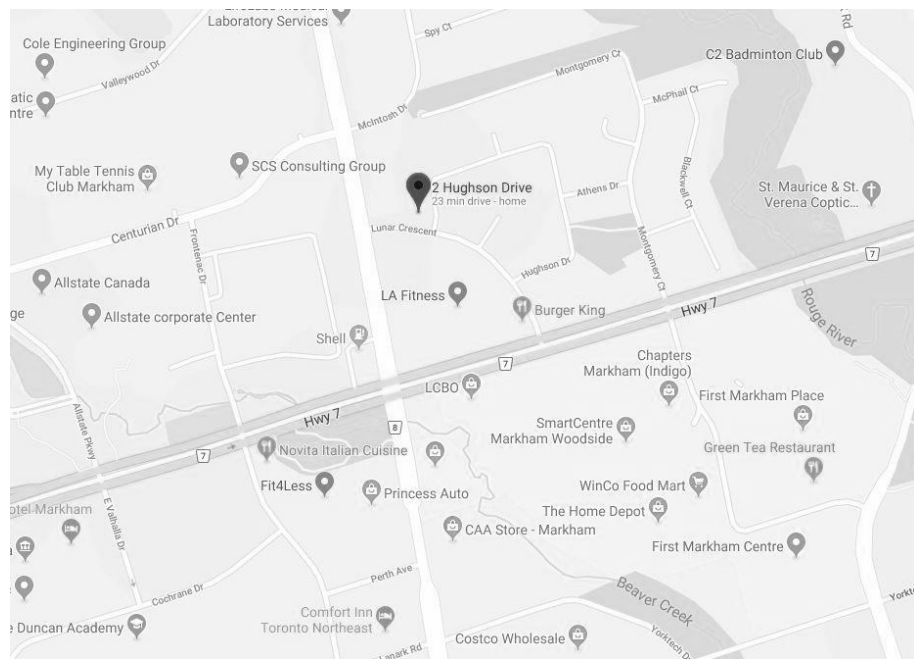
APPLICATION IDENTIFICATION  
CITY OF MARKHAM  
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1 SOUTH ELEVATION  
A5 SCALE: 3 / 16" = 1' - 0"



2 NORTH ELEVATION  
A5 SCALE: 3 / 16" = 1' - 0"



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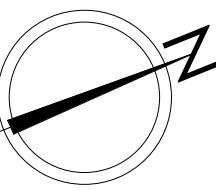
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PROPOSED 2 STOREY DETACHED DWELLING  
AT  
2 HUGHSON DRIVE  
CITY OF MARKHAM

PART 1 - SOUTH &  
NORTH ELEVATION



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A5



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DRAWING LIST

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PART 2 - COVER SHEET
- A1

PART 2 - SITE PLAN - SCALE: 1:150
- A2

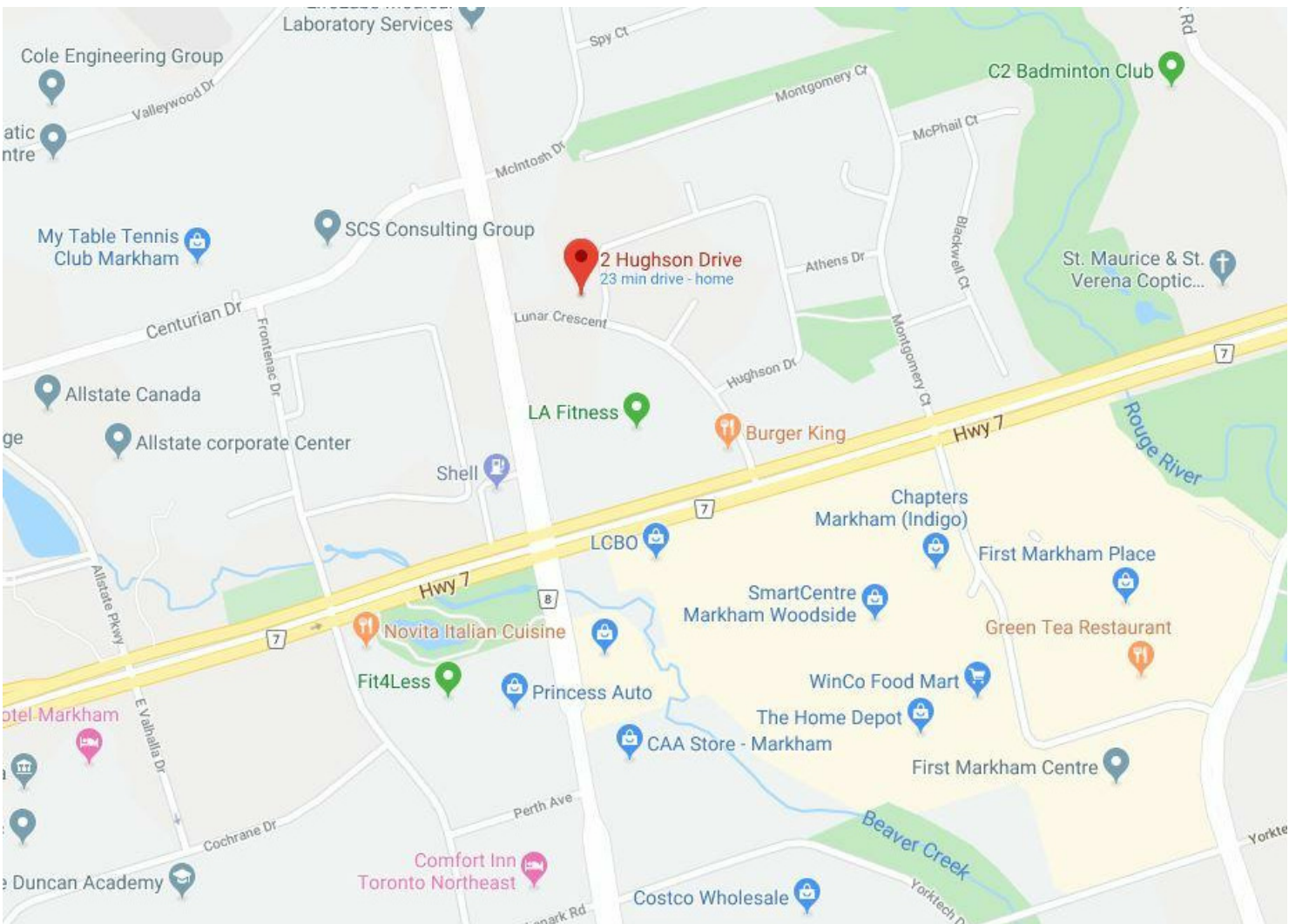
PART 2 - BASEMENT & FIRST FLOOR PLANS - SCALE: 3/16"=1'-0"
- A3

PART 2 - 2ND FLOOR & ROOF PLAN - SCALE: 3/16"=1'-0"
- A4

PART 2 - EAST & WEST ELEVATION - SCALE: 3/16"=1'-0"
- A5

PART 2 - SOUTH & NORTH ELEVATION - SCALE: 3/16"=1'-0"

APPLICATION IDENTIFICATION  
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COMMITTEE OF ADJUSTMENT



2 HUGHSON DRIVE - PART 2  
MARKHAM, ONTARIO  
L3R 2T4

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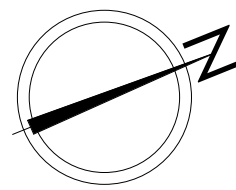
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PROPOSED 2 STOREY DETACHED DWELLING  
AT  
2 HUGHSON DRIVE  
CITY OF MARKAM

PART 2 - COVER SHEET



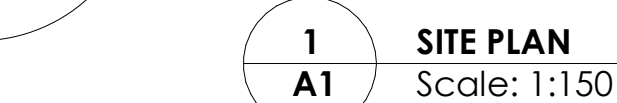
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Drawing number:

A0



The map shows the Greater Toronto Area with a focus on the Markham and Richmond Hill regions. A red pin marks the location of the new 12,000 sq. ft. La Fitness store at 4220 Sheppard Ave. E. The map includes labels for various locations such as Core Engineering Group, Laboratory Services, C2 Badminton Club, St. Maurice R.C. Church, My Table Tennis Club, SCS Consulting Group, LA Fitness (existing store), Burger King, Chapters/Markham, First Markham Place, Green Tea Restaurant, SmartCentre Markham Woodside, Winco Food Mart, The Home Depot, CKA Store, First Markham Centre, La Fitness (new store), FireLife, Princess Auto, CKA Store, Markham Woodside, Winco Food Mart, The Home Depot, CKA Store, First Markham Centre, La Fitness (new store), FireLife, Princess Auto, CKA Store, Markham Woodside, Winco Food Mart, The Home Depot, CKA Store, First Markham Centre.



1  
A1

PART 1, PLAN 65R-35975

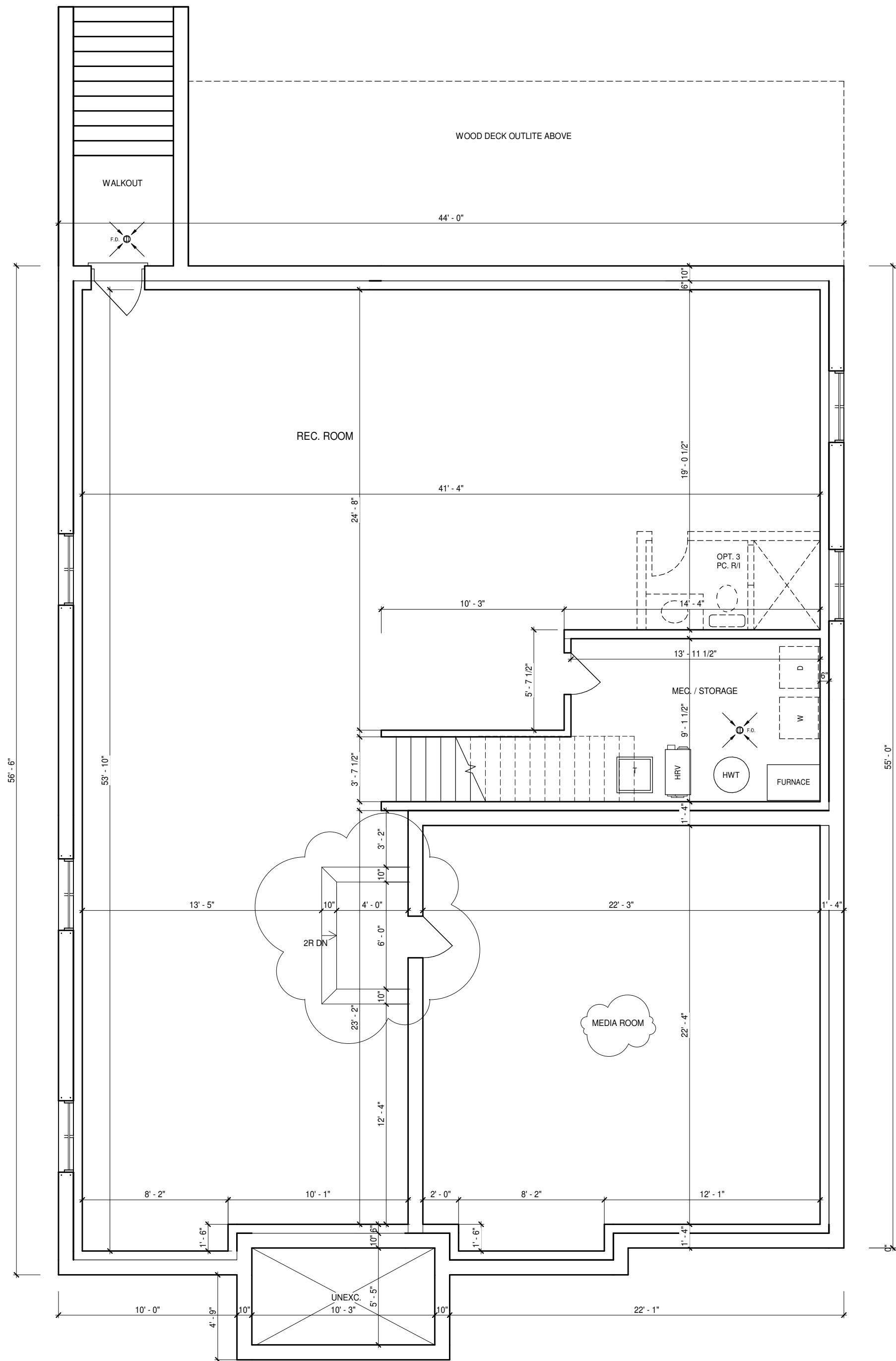
LOT 3

Drawing number:

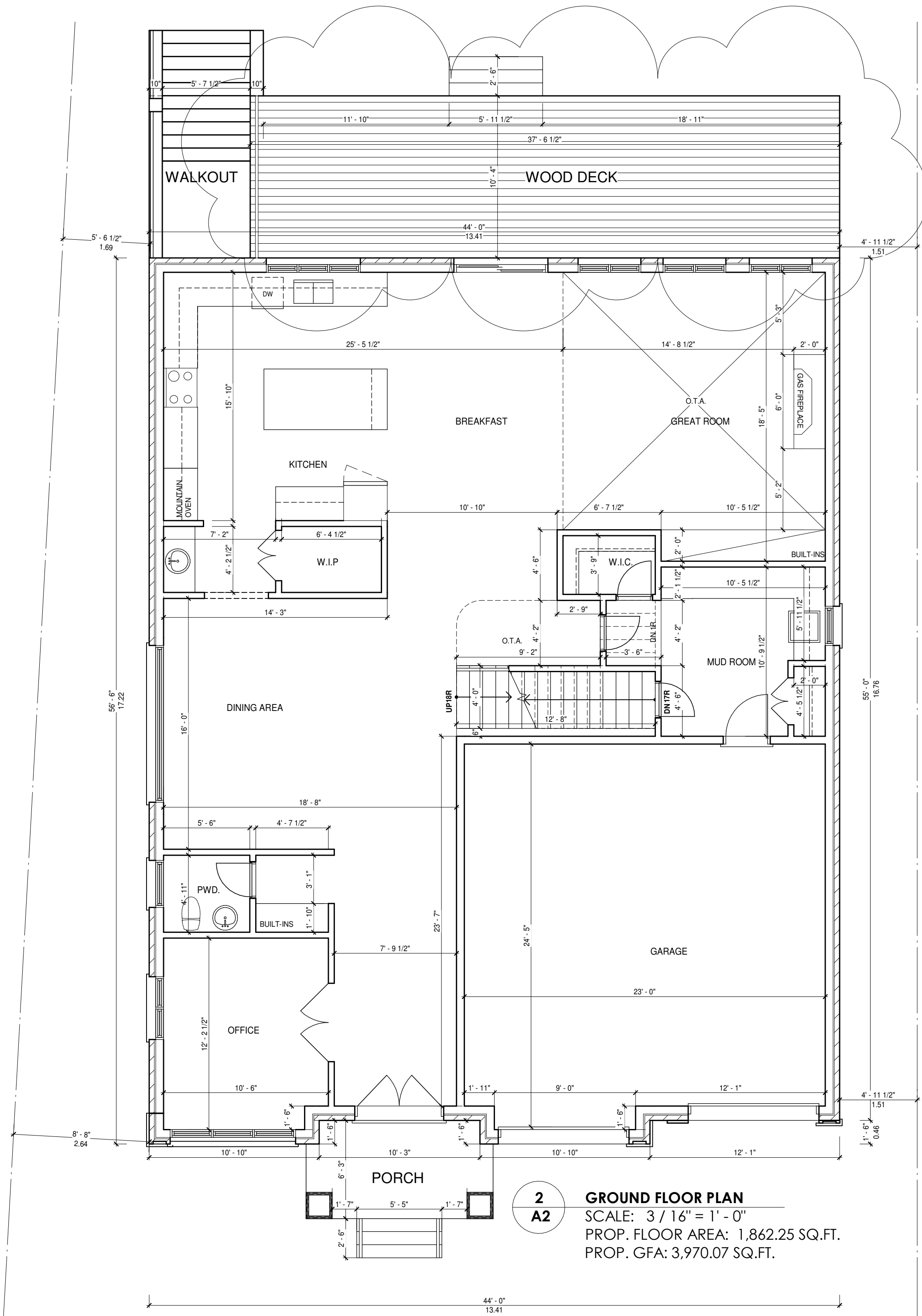
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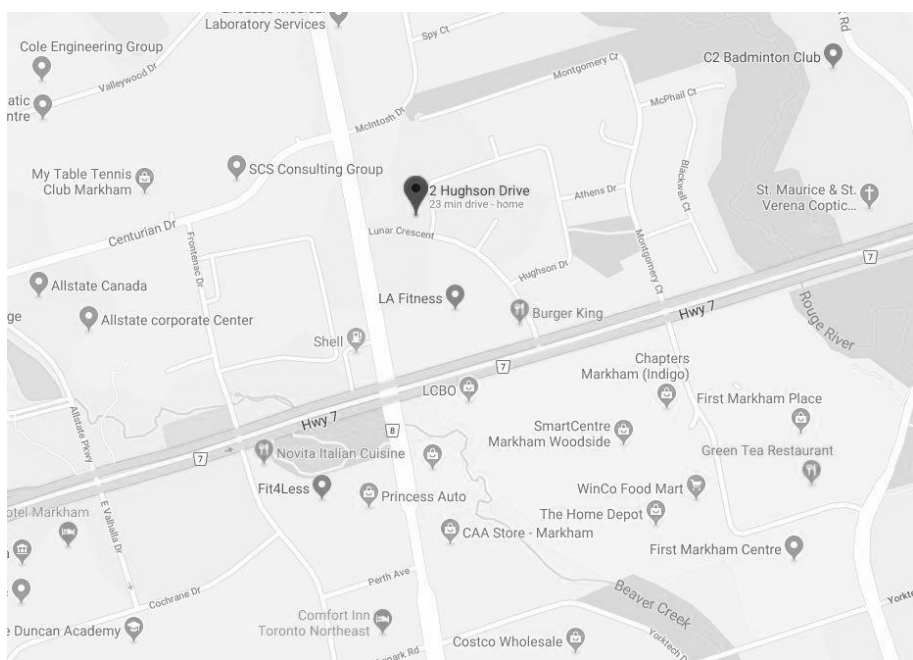
APPLICATION IDENTIFICATION  
CITY OF MARKHAM  
COMMITTEE OF ADJUSTMENT



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



2  
A2 GROUND FLOOR PLAN  
SCALE: 3 / 16" = 1' - 0"  
PROP. FLOOR AREA: 1,862.25 SQ.FT.  
PROP. GFA: 3,970.07 SQ.FT.



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2.

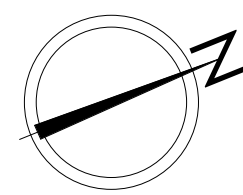
**contempostudio**  
1140 The Queensway, Toronto, Ontario M8Z 1P7  
info@contempostudio.ca w. contempostudio.ca  
t. (416) 770-0071 f. (416) 642-1691

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.  
MARIN ZABZUNI  
NAME SIGNATURE 45250 BCIN  
REGISTRATION INFORMATION  
Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.  
CONTEMPO STUDIO 46972  
FIRM NAME BCIN

PROPOSED 2 STOREY DETACHED DWELLING  
AT  
2 HUGHSON DRIVE  
CITY OF MARKHAM

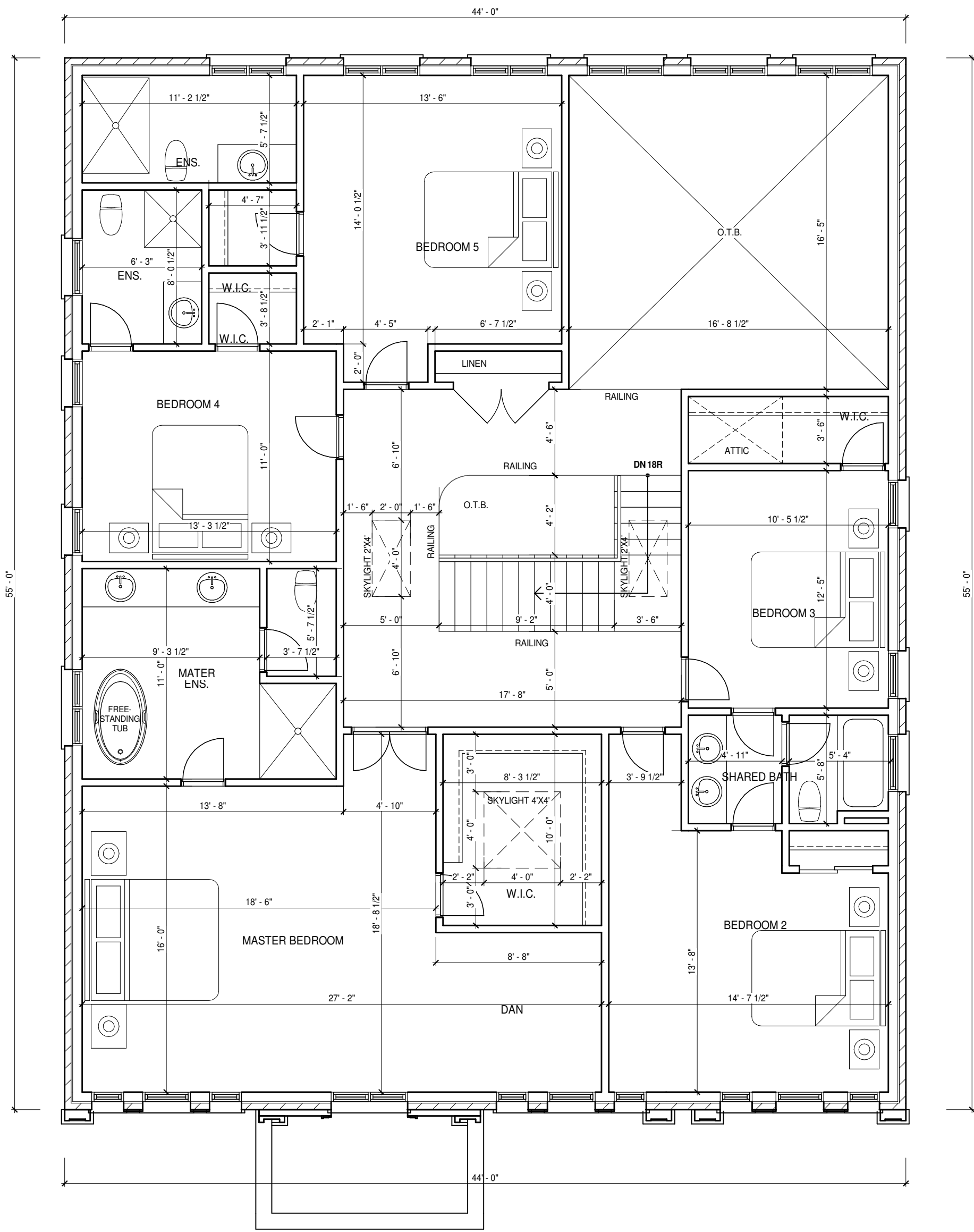
PART 2 - BASEMENT &  
FIRST FLOOR PLAN



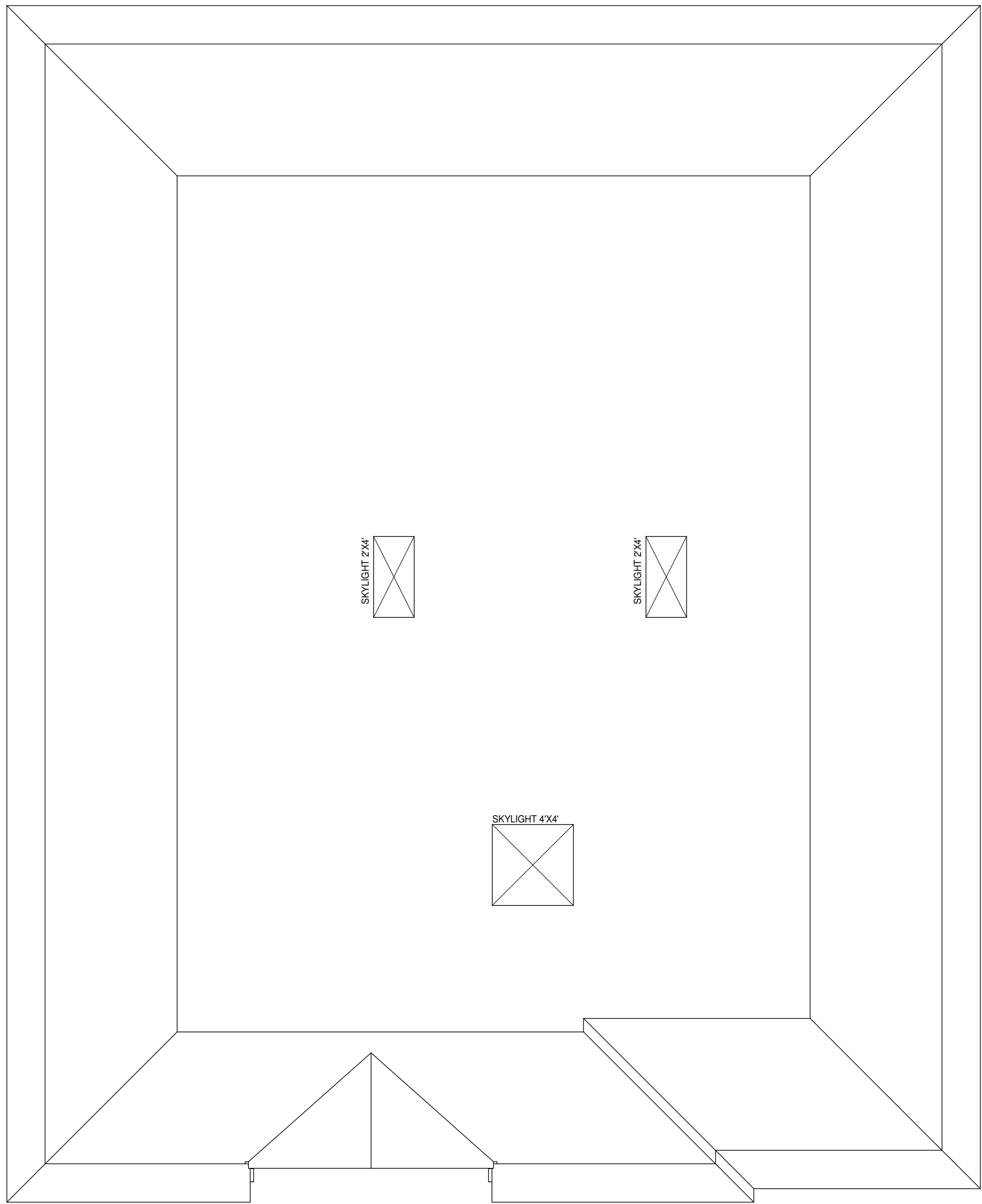
Project number: 1  
Rev. no.: 1  
Scale: 3/16" = 1'-0"  
Date: AUGUST, 2019  
Drawn by: M.Z.  
Approved by: M.Z.

Drawing number: A2

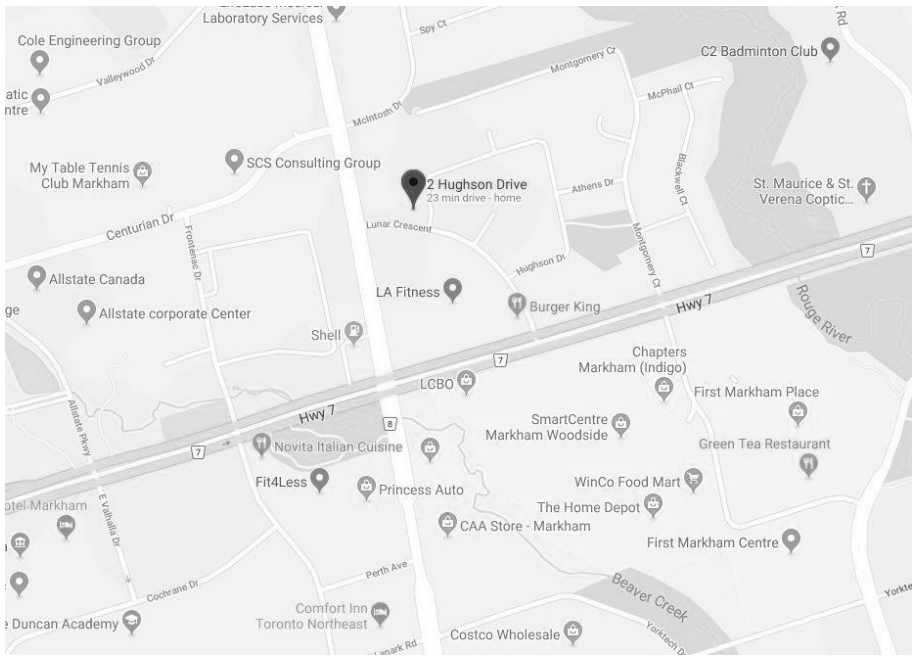
APPLICATION IDENTIFICATION  
CITY OF MARKHAM  
COMMITTEE OF ADJUSTMENT



**1**  
**A3** **SECOND FLOOR PLAN**  
SCALE: 3 / 16" = 1' - 0"  
PROP. FLOOR AREA: 2,108.07 SQ.FT.



**2**  
**A3** **ROOF PLAN**  
SCALE: 3 / 16" = 1' - 0"



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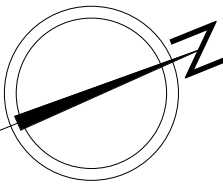
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MARIN ZABZUNI 45250  
NAME SIGNATURE BCIN  
REGISTRATION INFORMATION  
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CONTEMPO STUDIO 46972  
FIRM NAME BCIN

PROPOSED 2 STOREY DETACHED DWELLING  
AT  
**2 HUGHSON DRIVE**  
**CITY OF MARKHAM**

**PART 2 - SECOND  
FLOOR & ROOF PLAN**



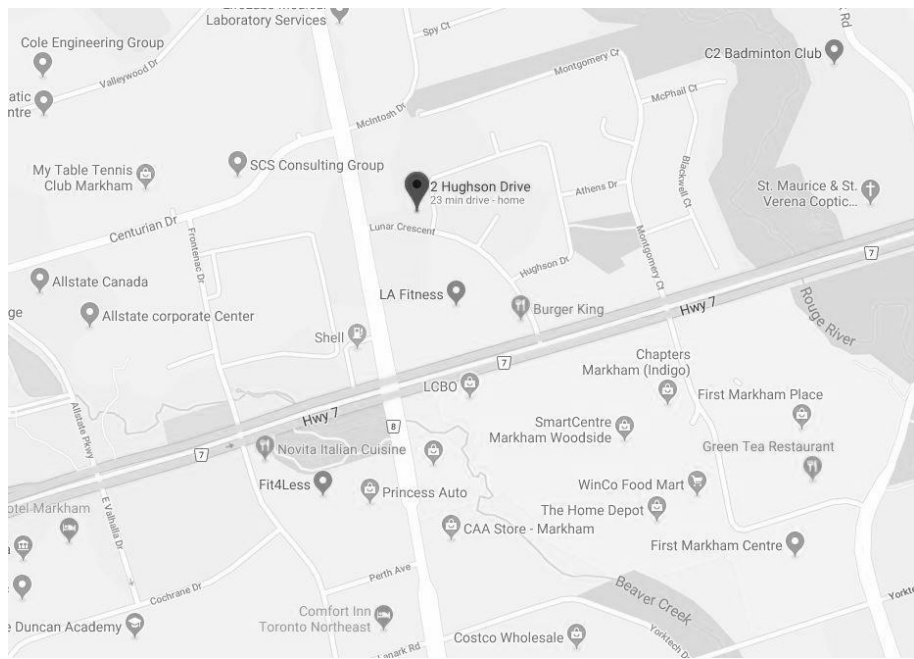
Project number: 2019  
Rev. no.: 3/16" = 1'-0"  
Scale: AUGUST, 2019  
Date: M.Z.  
Drawn by: M.Z.  
Approved by:

Drawing number:

**A3**



APPLICATION IDENTIFICATION  
CITY OF MARKHAM  
COMMITTEE OF ADJUSTMENT



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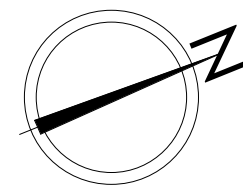
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MARIN ZABZUNI		45250
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
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CONTEMPO STUDIO		46972
FIRM NAME		BCIN

PROPOSED 2 STOREY DETACHED DWELLING  
AT  
2 HUGHSON DRIVE  
CITY OF MARKHAM

PART 2 - EAST & WEST  
ELEVATION

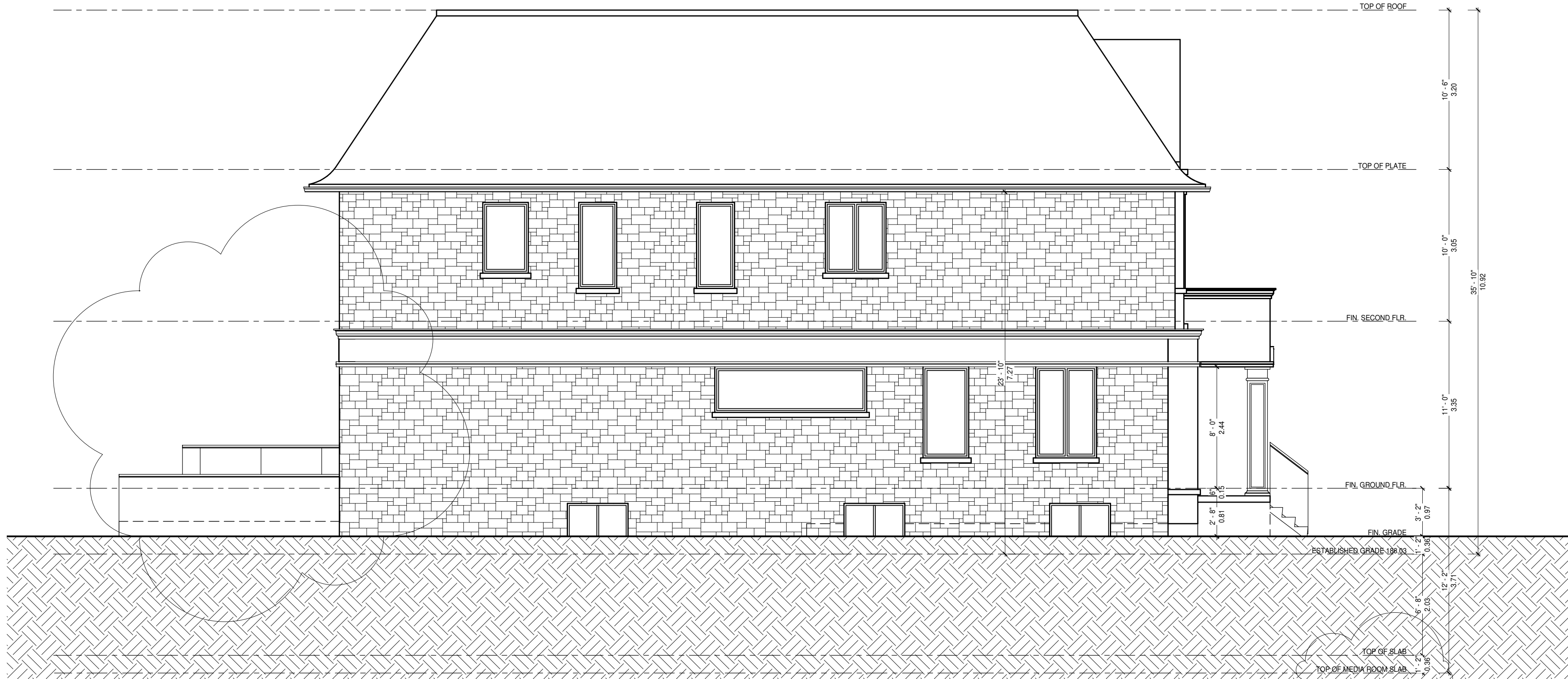


Project number: 1919  
Rev. no.: 1  
Scale: 3/16" = 1' - 0"  
Date: AUGUST, 2019  
Drawn by: M.Z.  
Approved by: M.Z.

Drawing number:

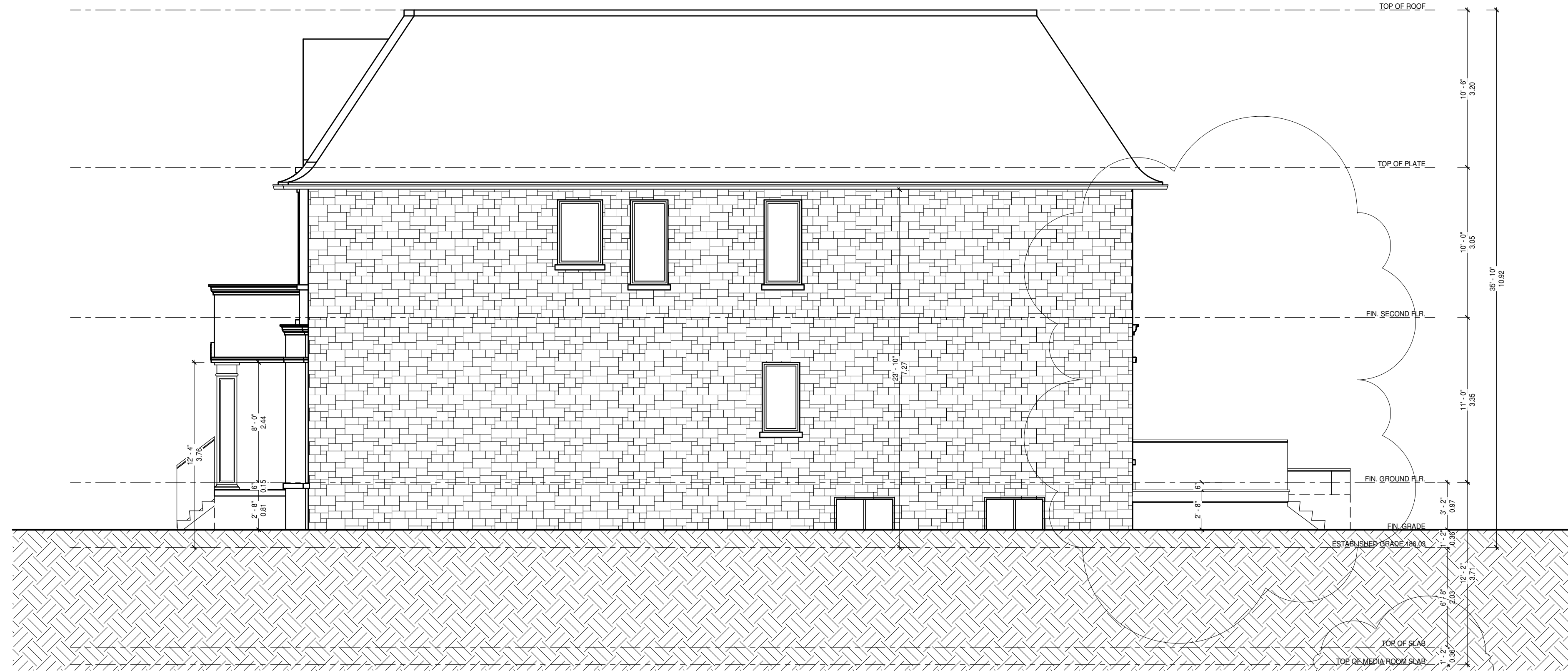
A4

APPLICATION IDENTIFICATION  
CITY OF MARKHAM  
COMMITTEE OF ADJUSTMENT

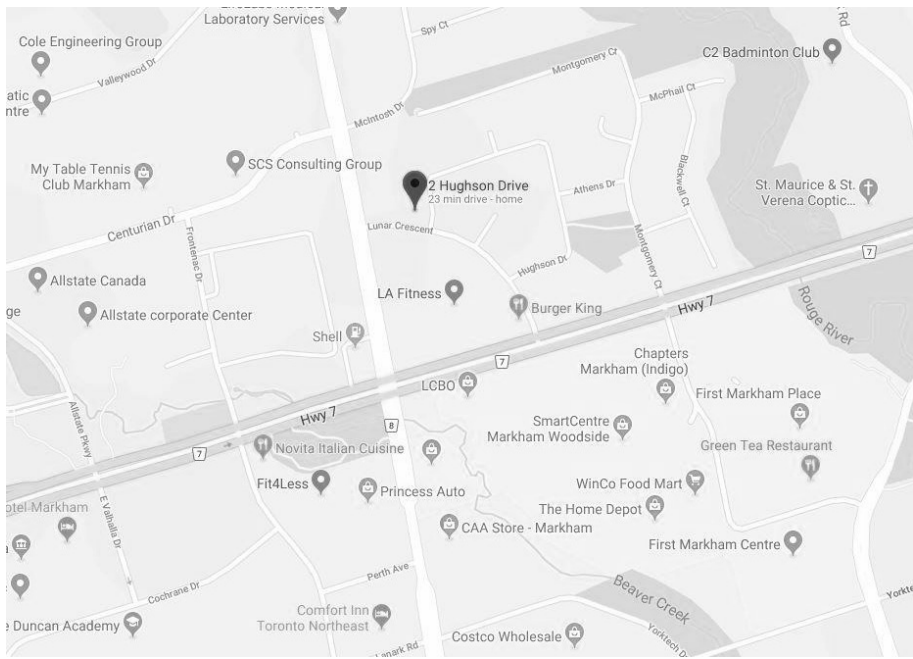


1 SOUTH ELEVATION  
A5 SCALE: 3/16" = 1' - 0"

WALL AREA = 0 FT<sup>2</sup> (118.31M<sup>2</sup>)  
LIMITING DISTANCE = 1.69M  
MAX. UNPROTECTED OPENING(7%) = 0 FT<sup>2</sup> (8.28M<sup>2</sup>)  
PROVIDED UNPROTECTED OPENING = 0 FT<sup>2</sup> (11.24M<sup>2</sup>)



2 NORTH ELEVATION  
A5 SCALE: 3/16" = 1' - 0"



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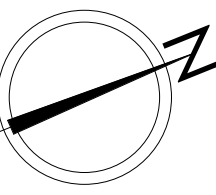
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NAME SIGNATURE BCIN  
REGISTRATION INFORMATION  
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CONTEMPO STUDIO 46972  
FIRM NAME BCIN

PROPOSED 2 STOREY DETACHED DWELLING  
AT  
21 HUGHSON DRIVE  
CITY OF MARKHAM

PART 2 - SOUTH &  
NORTH ELEVATION



Project number: 1  
Rev. no.: 1  
Scale: 3/16" = 1'-0"  
Date: AUGUST, 2019  
Drawn by: M.Z.  
Approved by: M.Z.

Drawing number: A5