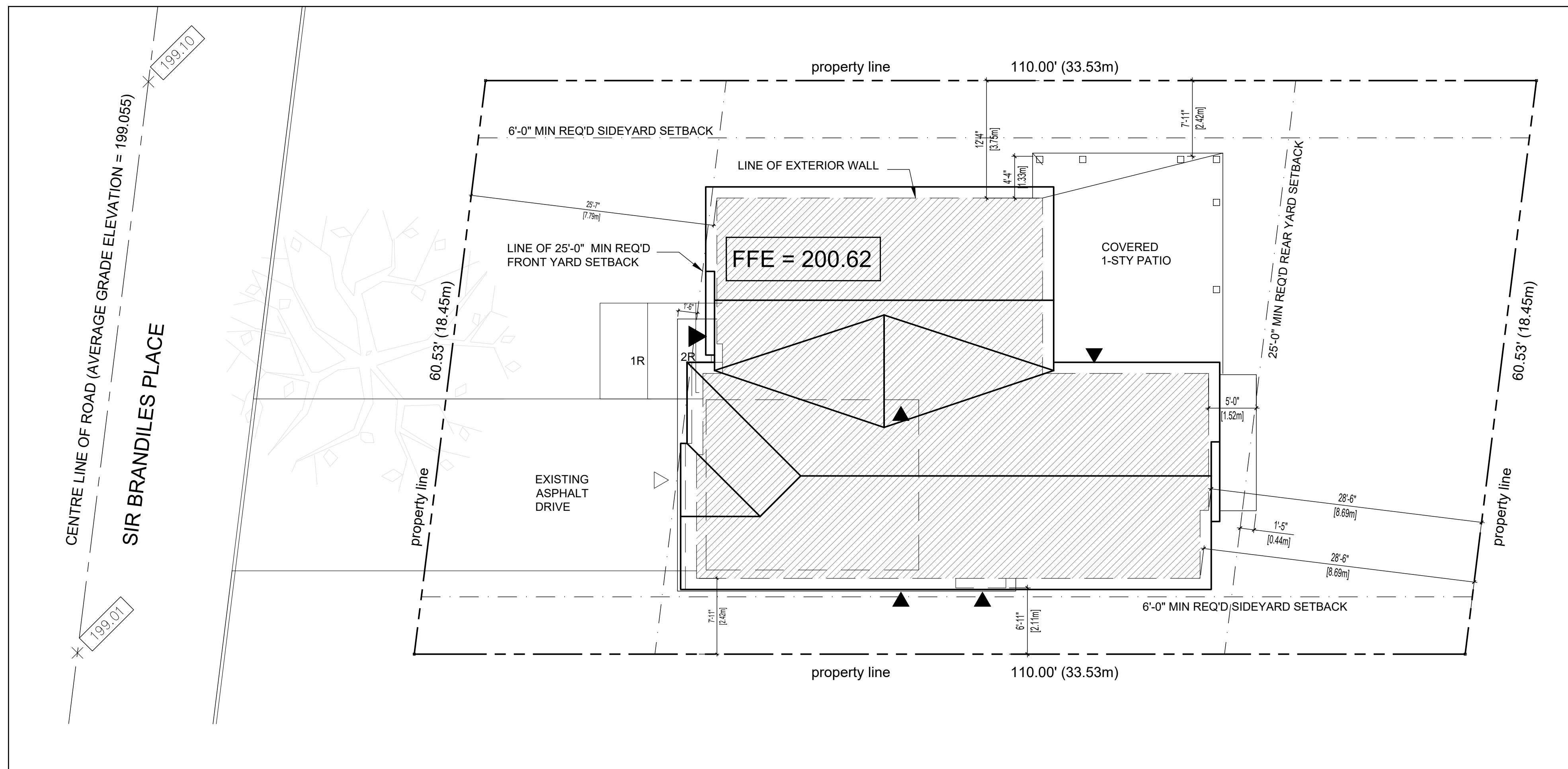
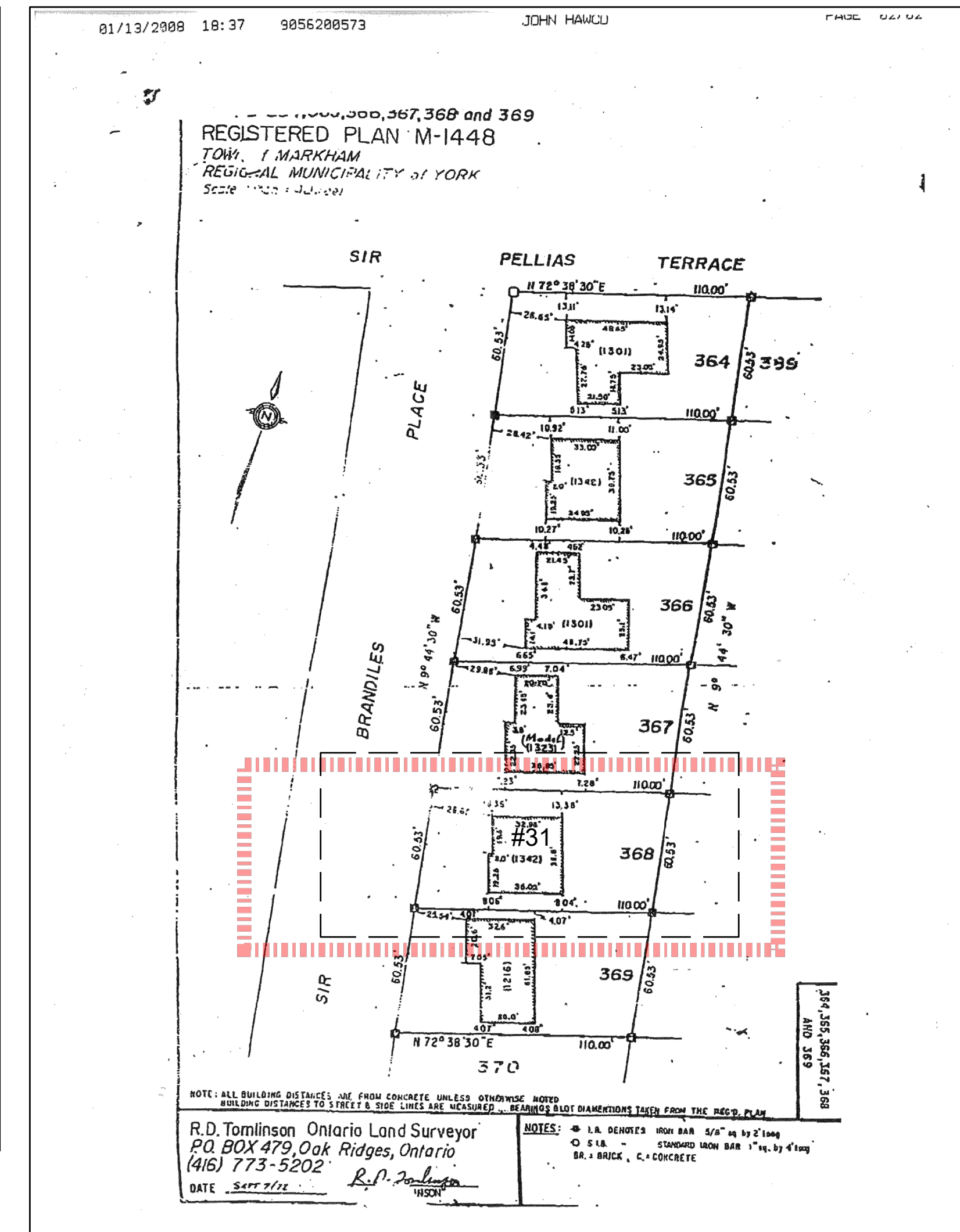


02 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



01 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



03 SURVEY
SCALE: NTS

STATISTICS

MUNICIPAL ADDRESS: 31 SIR BRANDILES PLACE, MARKHAM

ZONING: R1-RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED
LOT FRONTAGE:	60' min	60.53'	60.53'
LOT AREA:	6,600sf min.	6,607sf	6,607sf
SETBACKS			
FRONT YARD	25' min.	26'-1"	25'-7"
SIDE YARD (NORTH)	6' min.	12'-5"	12'-5"
SIDE YARD (SOUTH)	6' min.	7'-1"	6'-11"
REAR YARD	25' min.	45'-1"	28'-6"
NUMBER OF STOREYS	2	2	2
BUILDING HEIGHT	9.8m	7.23m	7.74m
BUILDING DEPTH	16.8m	10.9m	16.8m
LOT COVERAGE	35%	21%	33.48%

FLOOR AREA			
GROUND FLOOR	1757 SF		
SECOND FLOOR	1762 SF		
TOTAL	3519 SF		
NET FLOOR AREA	45%	32%	53.29%

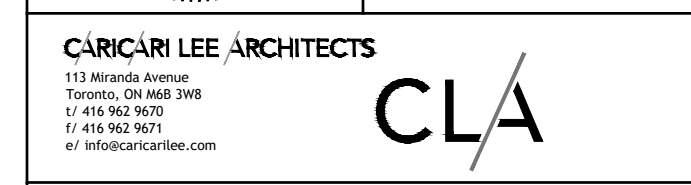
FLOOR AREA WITHOUT EXTERIOR EIFS ON EXISTING WALLS			
GROUND FLOOR	1733 SF		
SECOND FLOOR	1747 SF		
TOTAL	3480 SF		
NET FLOOR AREA	45%	32%	52.70%

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
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THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.

DATE:	REVISION:

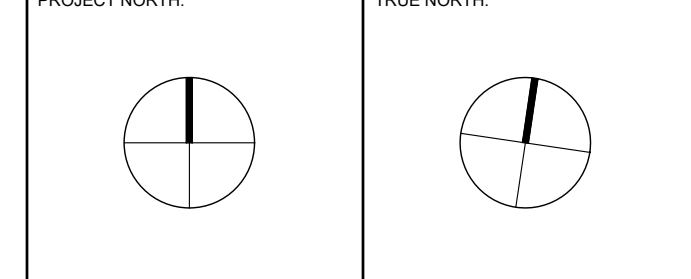
2024-08-28	RE-ISSUED C of A
2024-07-22	COMMITTEE OF ADJUSTMENTS
2023-09-21	ZONING REVIEW
2023-05-02	ZONING REVIEW

DATE:	ISSUE:



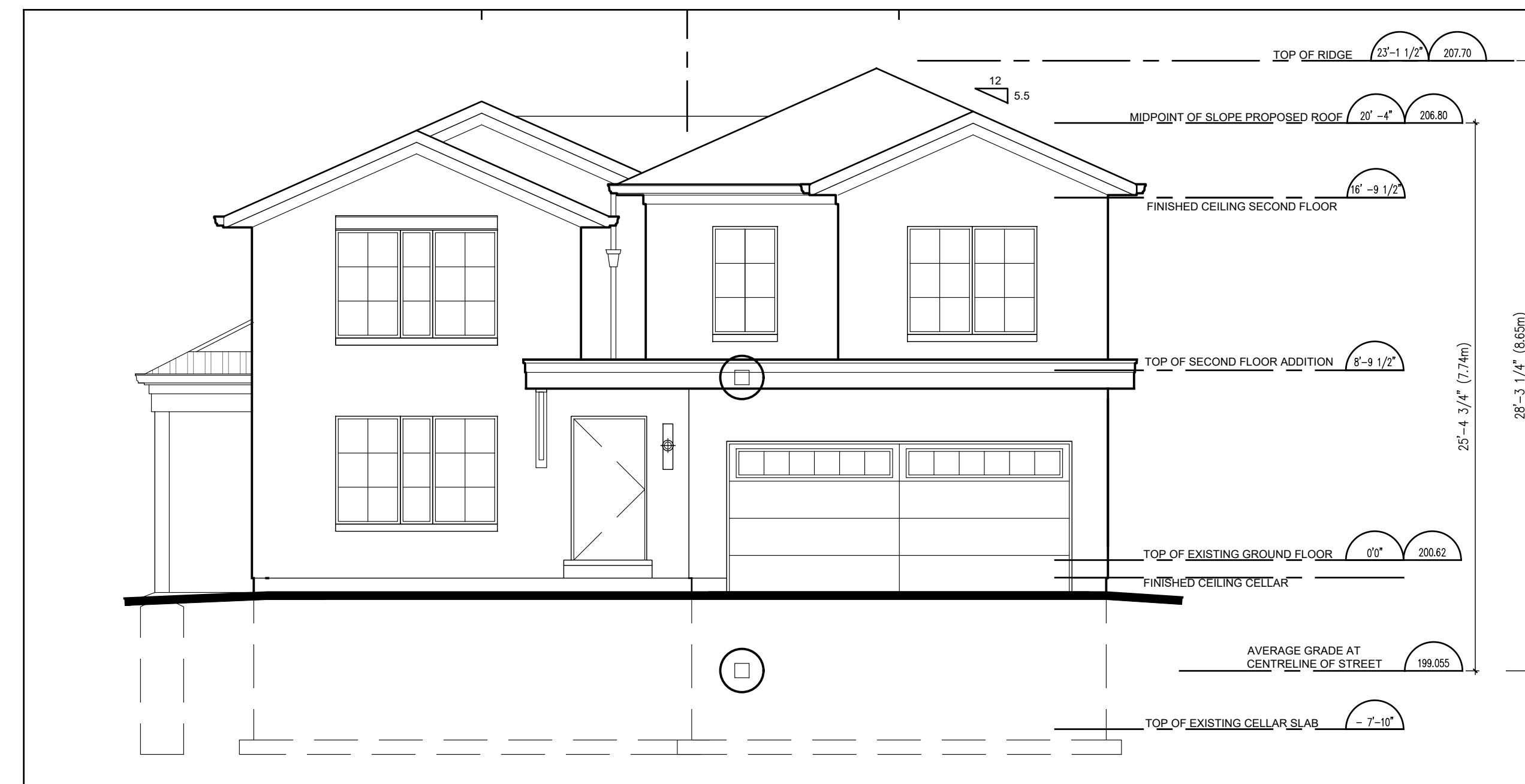
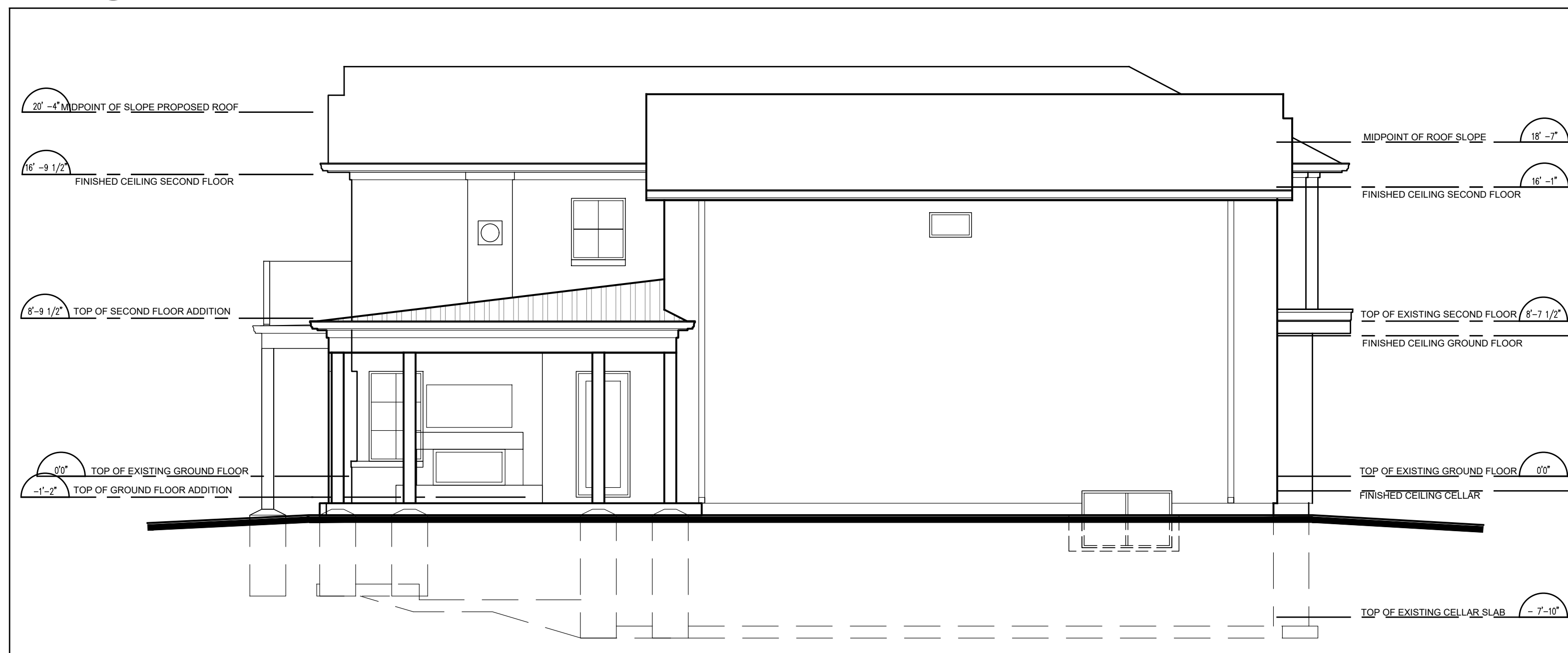
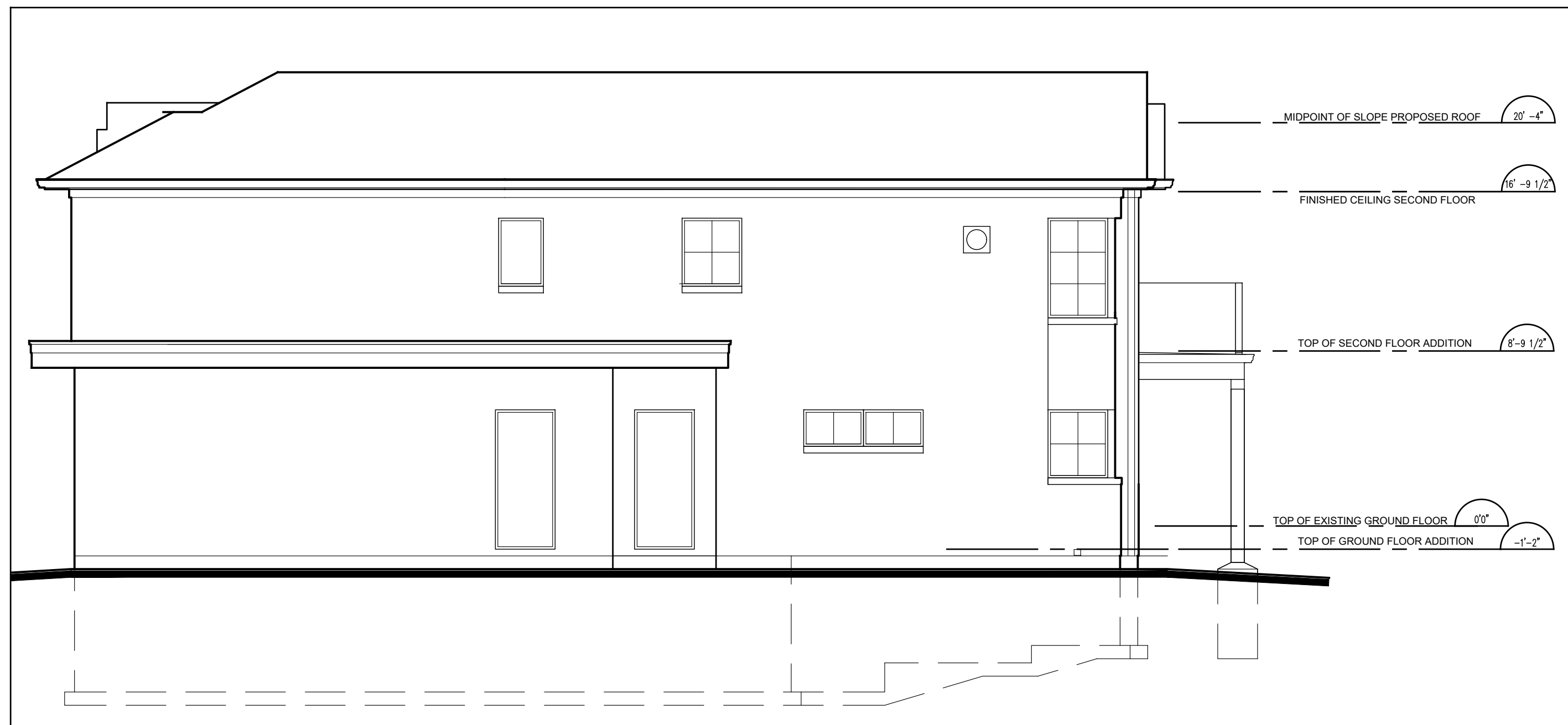
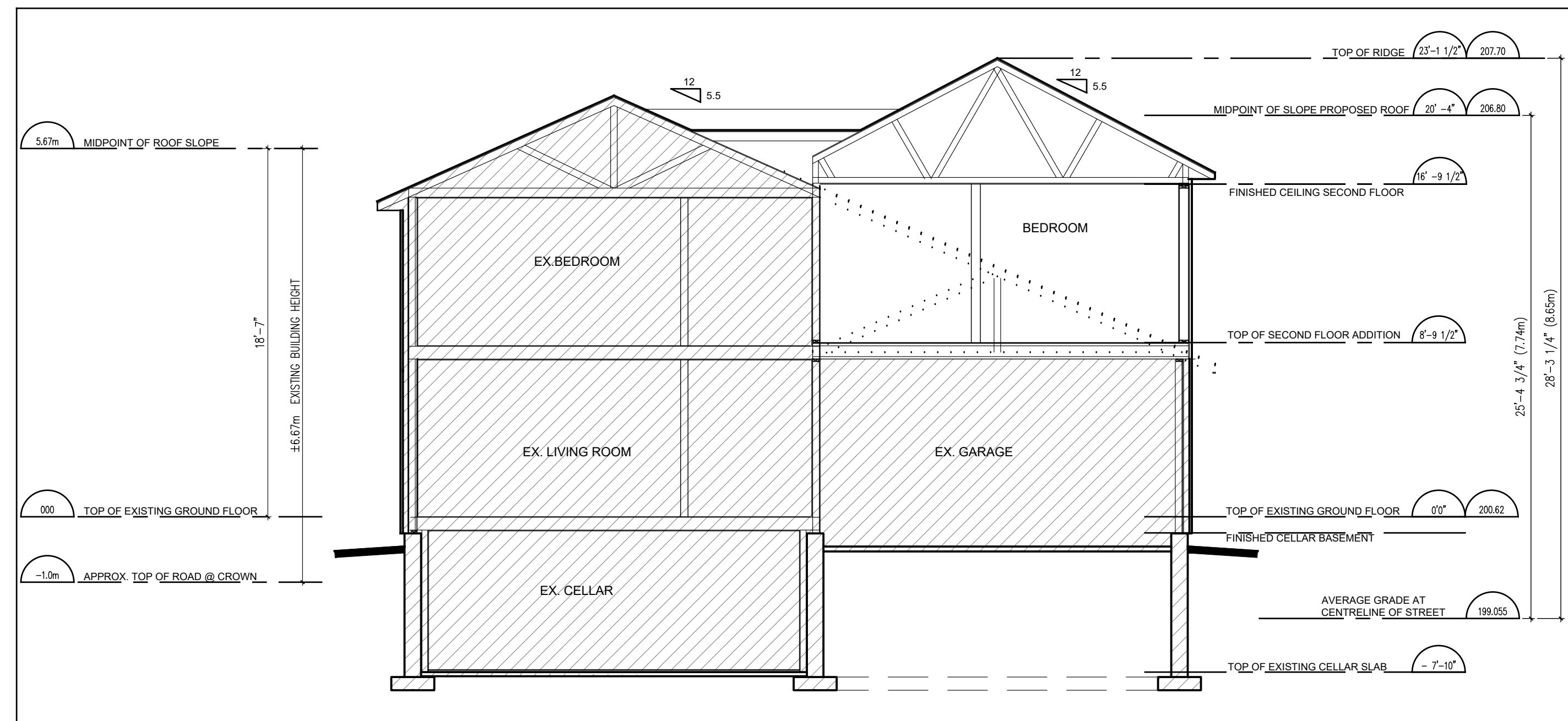
PROJECT NAME:
LEE-CRUZ RESIDENCE RENOVATION & ADDITION
31 SIR BRANDILES PLACE, MARKHAM, ON

SHEET TITLE:
EXISTING SITE PLAN, SURVEY, & STATISTICS



SCALE:	AS NOTED	REVISION NO.:
PROJECT NO.:	220622	
DATE:	JANUARY 2023	DRAWING NO.:
DRAWN:	JC	
CHECKED:	GC	

A100

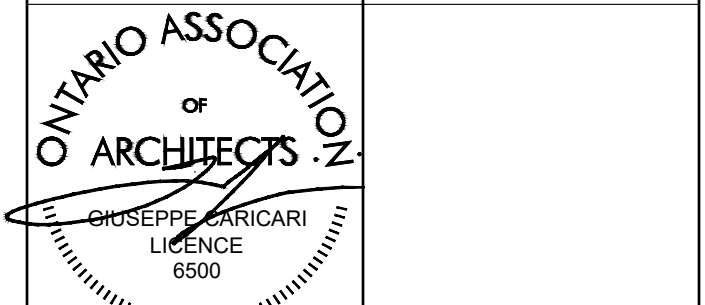


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DATE:	REVISION:

2024-08-28	RE-ISSUED C of A
2024-07-22	COMMITTEE OF ADJUSTMENTS
2024-01-13	ZONING REVIEW
2023-11-10	ZONING REVIEW
2023-09-21	ZONING REVIEW
2023-05-02	ZONING REVIEW

DATE:	ISSUE:



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CL/A

PROJECT NAME:
LEE-CRUZ RESIDENCE RENOVATION & ADDITION
31 SIR BRANDILES PLACE, MARKHAM, ON

SHEET TITLE:
PROPOSED ELEVATIONS & BUILDING SECTION

SCALE:	AS NOTED	REVISION NO.:
PROJECT NO.:	220622	
DATE:	JANUARY 2023	DRAWING NO.:
DRAWN:	JC	
CHECKED:	GC	

A300