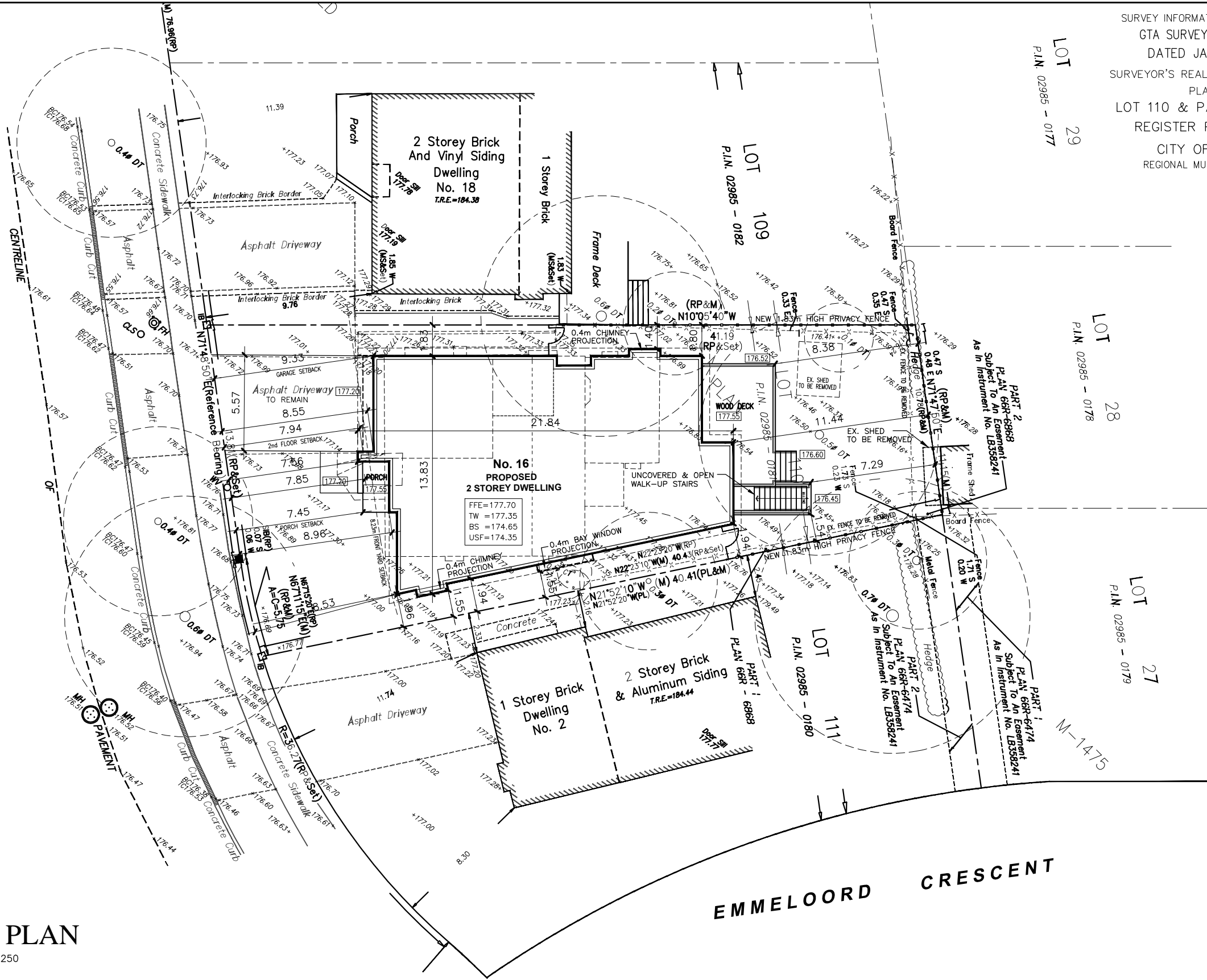


SURVEY INFORMATION PREPARED BY
 GTA SURVEYING INC., OLS.
 DATED JAN. 9, 2016
 SURVEYOR'S REAL PROPERTY REPORT
 PLAN OF
 LOT 110 & PART OF LOT 111
 REGISTER PLAN M-1475
 CITY OF MARKHAM
 REGIONAL MUNICIPALITY OF YORK

FERRAH STREET
 (By Registered Plan M-1475)
 P.L.N. 02985 - 0304



SITE PLAN
 SCALE: 1:250

SITE STATISTICS		
LOT AREA	-	625.20 m ² 6,730 s.f.
EX. DWELLING FOOTPRINT	-	148.82 m ² 1,602 s.f.
PROPOSED BLDG FOOTPRINT (INCLUDING FRONT PORCH)	-	241.17 m ² 2,596 s.f.
COVERAGE	-	38.57 %
WOOD DECK AREA	-	25.73 m ² 277 s.f.
UNCOVERED & OPEN WALK-UP STAIRS	-	8.55 m ² 92 s.f.
PROPOSED GFA:		
GROUND FLOOR AREA	-	191.47 m ² 2,061 s.f.
SECOND FLOOR AREA (NOT INCLUDING OPEN TO BELOW)	-	191.84 m ² 2,065 s.f.
TOTAL FLOOR AREA	-	383.31 m ² 4,126 s.f.
BUILDING HEIGHT:		
2 STOREY	-	8.64 m 28'-4"



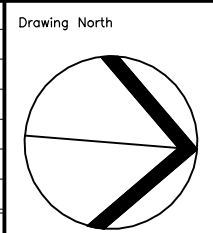
Project Architect:
Frank Rotundo ARCHITECT INC.
 66 Raintree Cres., (416) 358-1103
 Richmond Hill, ON. L4E 3T6

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ON SITE ALL DIMENSIONS, NOTES AND DETAILS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT. ANY EXTRAS AND/OR DELAYS RESULTING IN CHANGES NOT REPORTED TO THE ARCHITECT WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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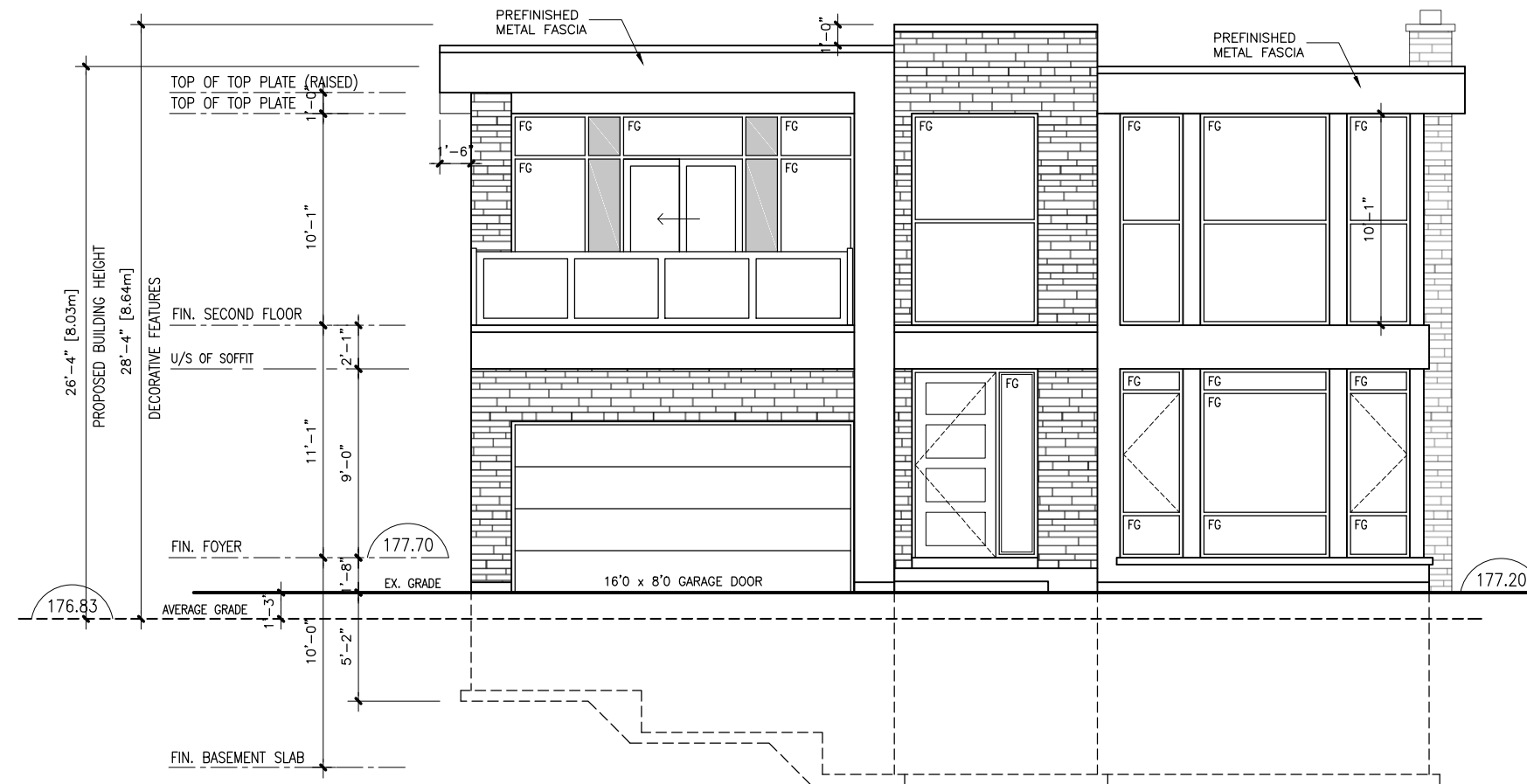
DO NOT SCALE DRAWINGS

No.	DESCRIPTION	DATE
2	REVISED & RE-ISSUED FOR C OF A	MAY 27/24
1	ISSUED FOR C OF A	JAN 03/24



Project:
PROPOSED 2 STOREY DWELLING
16 FERRAH STREET
 UNIONVILLE, ON.

Drawing Title	
SITE PLAN	
Scale	AS SHOWN
Date	
Project Number	FRA23-16
A.1	



FRONT ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"



Project Architect:

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Richmond Hill, ON. L4E 3T6

(416) 358-1103

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DO NOT SCALE DRAWINGS

No.	DESCRIPTION	DATE
2	REVISED & RE-ISSUED FOR C OF A	MAY 27/24
1	ISSUED FOR C OF A	JAN 03/24

Drawing North

Project:

**PROPOSED
2 STOREY DWELLING**

**16 FERRAH STREET
UNIONVILLE, ON.**

Drawing Title

**FRONT ELEVATION
(SOUTH ELEVATION)**

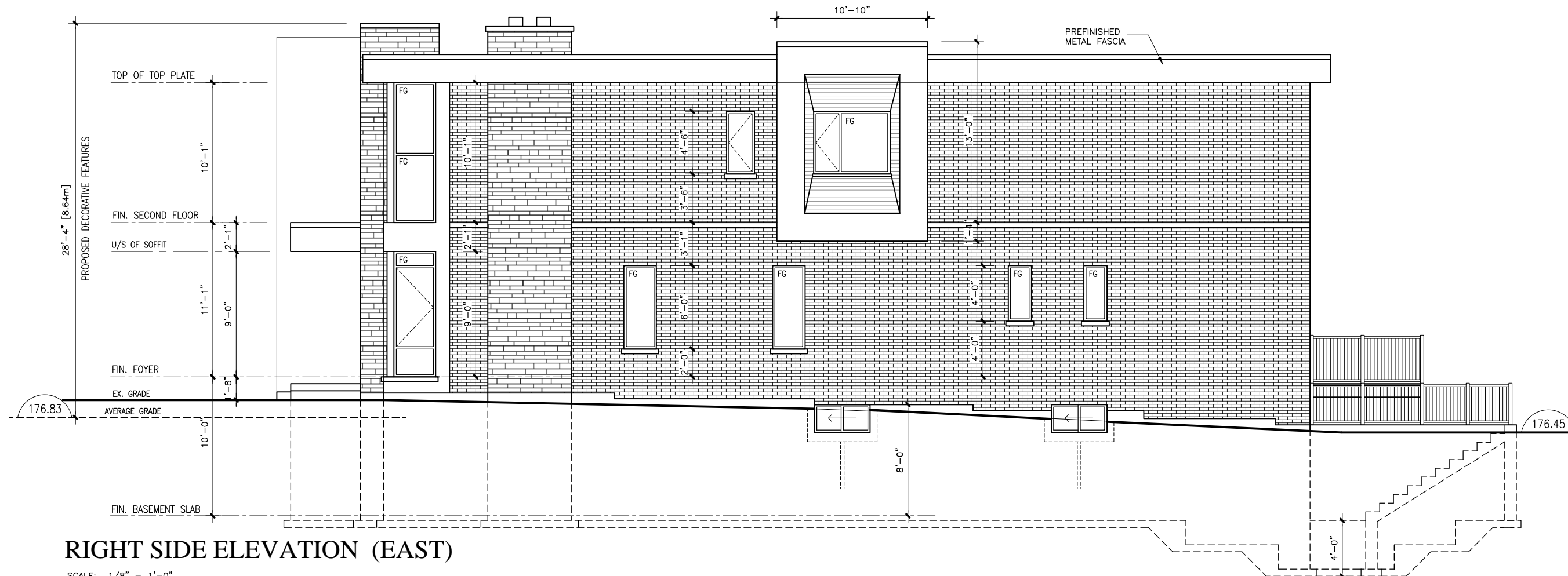
Scale AS SHOWN

Date

Project Number
FRA23-16

Drawing Number

A.6



RIGHT SIDE ELEVATION (EAST)

SCALE: 1/8" = 1'-0"

UNPROTECTED OPENINGS
 Exposed Building Face 1,579.71 Sq.Ft.
 Limiting Distance 6'0" (1.83m)
 As Per Table 9.10.15.4. O.B.C.
 Unprotected Openings Permitted - 7.60% (120.06 Sq.Ft.)
 Unprotected Opening Proposed - 7.35% (112.53 Sq.Ft.)



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 Richmond Hill, ON. L4E 3T6

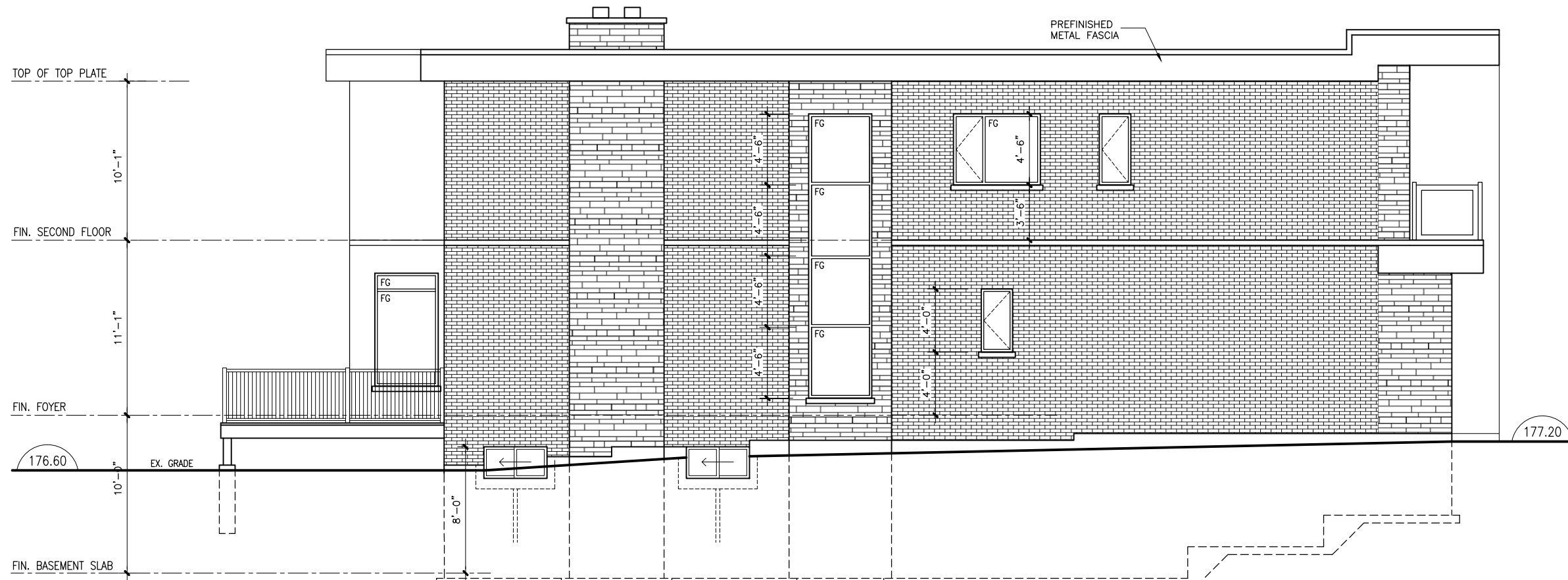
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 DO NOT SCALE DRAWINGS

No.	DESCRIPTION	DATE
2	REVISED & RE-ISSUED FOR C OF A	MAY 27/24
1	ISSUED FOR C OF A	JAN 03/24

Drawing North

Project:
**PROPOSED
 2 STOREY DWELLING**
16 FERRAH STREET
 UNIONVILLE, ON.

Drawing Title
**RIGHT SIDE ELEVATION
 (EAST ELEVATION)**
 Scale AS SHOWN
 Date
 Project Number FRA23-16
 Drawing Number
A.7



LEFT SIDE ELEVATION (WEST)

SCALE: 1/8" = 1'-0"

UNPROTECTED OPENINGS
 Exposed Building Face 1,447.55 Sq.Ft.
 Limiting Distance 6'0" (1.83m)
 As Per Table 9.10.15.4. O.B.C.
 Unprotected Openings Permitted - 7.60% (110.01 Sq.Ft.)
 Unprotected Opening Proposed - 7.17% (103.80 Sq.Ft.)



Project Architect:
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 66 Raintree Cres., (416) 358-1103
 Richmond Hill, ON. L4E 3T6

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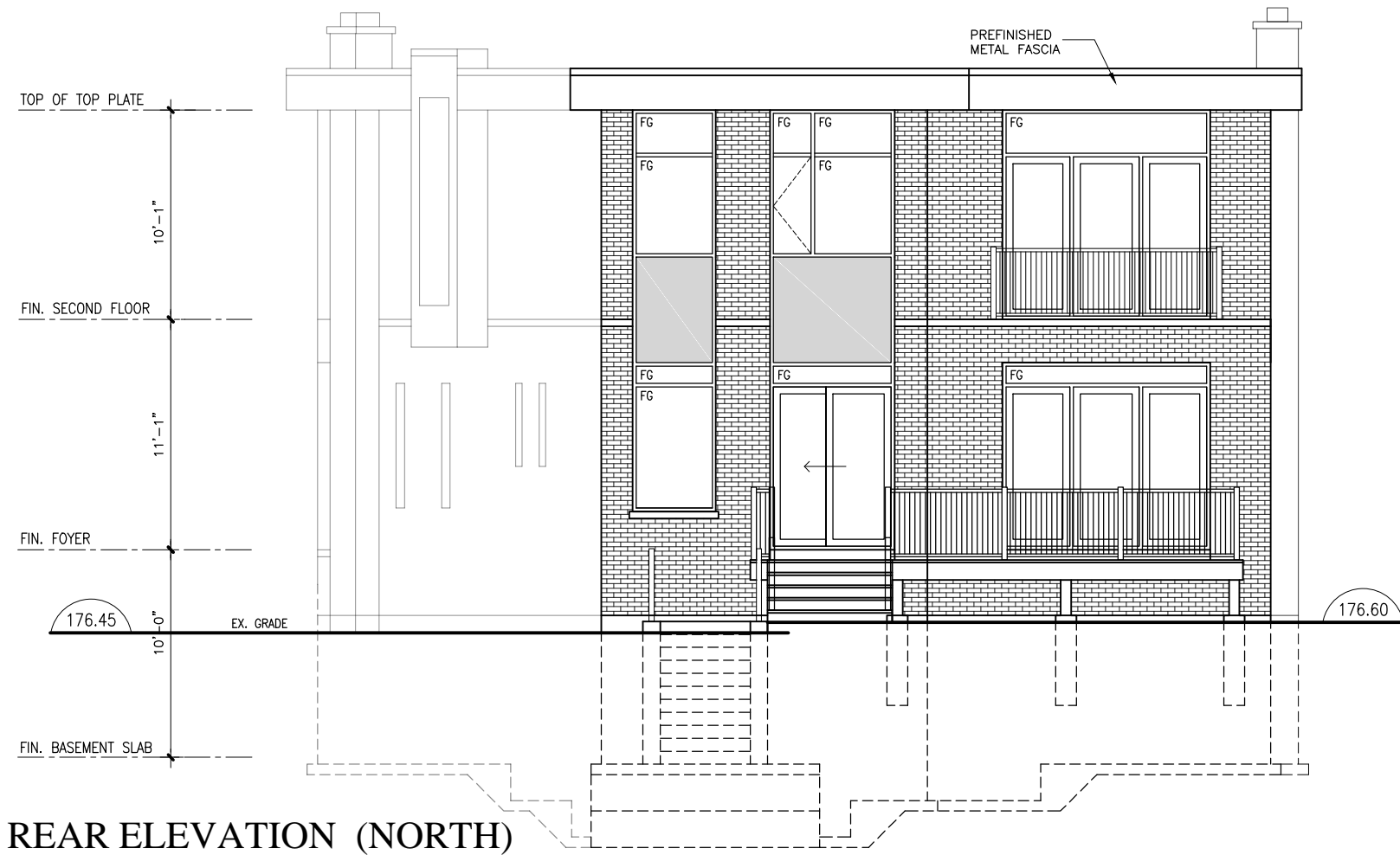
DO NOT SCALE DRAWINGS

No.	DESCRIPTION	DATE
2	REVISED & RE-ISSUED FOR C OF A	MAY 27/24
1	ISSUED FOR C OF A	JAN 03/24

Drawing North

Project:
**PROPOSED
 2 STOREY DWELLING**
16 FERRAH STREET
 UNIONVILLE, ON.

Drawing Title
**LEFT SIDE ELEVATION
 (WEST ELEVATION)**
 Scale AS SHOWN
 Date
 Project Number FRA23-16
A.8



REAR ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



Project Architect:
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66 Raintree Cres., (416) 358-1103
Richmond Hill, ON. L4E 3T6

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DO NOT SCALE DRAWINGS

No.	DESCRIPTION	DATE
2	REVISED & RE-ISSUED FOR C OF A	MAY 27/24
1	ISSUED FOR C OF A	JAN 03/24

Drawing North

Project:
**PROPOSED
2 STOREY DWELLING**
16 FERRAH STREET
UNIONVILLE, ON.

Drawing Title
**REAR ELEVATION
(NORTH ELEVATION)**

Scale AS SHOWN
Date
Project Number FRA23-16

Drawing Number
A.9