

# 56 LADYSLIPPER CRT.

## LOT 13 REGISTERED PLAN M-1095 CITY OF MARKHAM (Regional Municipality of York)

THE INFORMATION FOR THIS SITE PLAN HAS BEEN OBTAINED FROM A COPY OF A SURVEY PLAN PREPARED BY MANDARIN SURVEYORS DATED JULY 26, 2023. THE INFORMATION SHOWN HEREON, INCLUDING GRADES SHALL NOT BE USED FOR ANY LEGAL / ZONING / OR CONSTRUCTION PURPOSE WITHOUT CONFIRMING THE ACCURACY THEREOF BY REFERENCE TO THE APPLICABLE SURVEY.

### GENERAL SITE INFORMATION

- REFER TO ALL APPLICABLE LANDSCAPING & SEPTIC SYSTEM PLANS & SPECIFICATIONS TO BE SUPPLIED BY OWNER FOR ADDITIONAL, DETAILED SITE RELATED WORKS AND INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND CONNECTION FEES AND PERMITS REQUIRED FOR BUILDING SERVICES, INCLUDING ENTRANCES, HYDRO, WELL, SEPTIC, TELEPHONE, ETC. AS WELL AS THE INSTALLATION OF SUCH BUILDING SERVICES.
- ALL ENTRANCE AND EXIT RAMPS ACROSS BOULEVARDS SHALL BE PAVED OR OTHERWISE FINISHED TO APPLICABLE MUNICIPAL STANDARDS AND SPECIFICATIONS.
- WHERE PAVING IS INDICATED, ALL DRIVE AND PARKING SURFACES SHALL BE PAVED WITH 100mm HOT MIXED, HOT LAID, ASPHALT (25mm HL3) & (75mm HL8) ON MINIMUM 150mm GRANULAR "A" & 300mm GRANULAR "B".
- ALL FILL & GRAUNULAR MATERIAL UNDER DRIVES, PARKING AREAS, AND SIDEWALKS SHAL BE COMPACTED TO 100% S.P.M.D.D. ( MIN. 8" GRANULAR )
- UNLESS OTHERWISE AGREED TO IN WRITING, THE OWNER ASSUMES RESPONSIBILITY FOR THE SUITABILITY OF ALL SOIL CONDITIONS. ALL DESIGNS HAVE BEEN BASED ON THE EXISTING UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF 4000 P.S.F.
- ALL UTILITIES WHICH OBSTRUCT ENTRANCES SHALL BE RELOCATED AS REQUIRED TO APPLICABLE AUTHORITIES SPECIFICATIONS.
- ALL SITE WORKS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CITY OF MARKHAM STANDARDS, SPECIFICATIONS, AND DETAILS WHICH SHALL BE DEEMED TO FORM PART OF THIS SITE PLAN.
- ALL SURFACE DRAINAGE SHALL BE CONFINED WITHIN THE BOUNDRAIES OF THE OWNER'S PROPERTY EXCEPT AS SPECICALLY INDICATED.
- EXISTING GRADING & DRAINGE PATTERNS SHALL NOT BE ALTERED OR DISTURBED IN ANY WAY EXCEPT AS SHOWN IN THE AREA OF THE NEW RESIDENCE AND ASSOCIATED DRIVEWAY, ETC.
- MINIMUM SLOPES FOR GRASSED AREAS 1.5%, MINIMUM SLOPES FOR PAVED OR SURFACED AREAS 1.0% (EXCEPT AS SHOWN OTHER WISE.)

### BUILDING AND ZONING

THE SUBJECT PROPERTY IS ZONED "R3 - SINGLE DETACHED RESIDENTIAL, UNDER BY-LAW 1767."

#### Site Analysis

Lot Frontage	18.29 m	
Lot Area	984.5 m <sup>2</sup>	10597 s.f.
Main Lot Area	696.77 m <sup>2</sup>	7500 s.f.
Net Lot Area	840.59 m <sup>2</sup>	9048 s.f.
Average Grade of CL of Road	169.26	
Establish Grade (170.44, 170.51)	170.48	

#### Setbacks

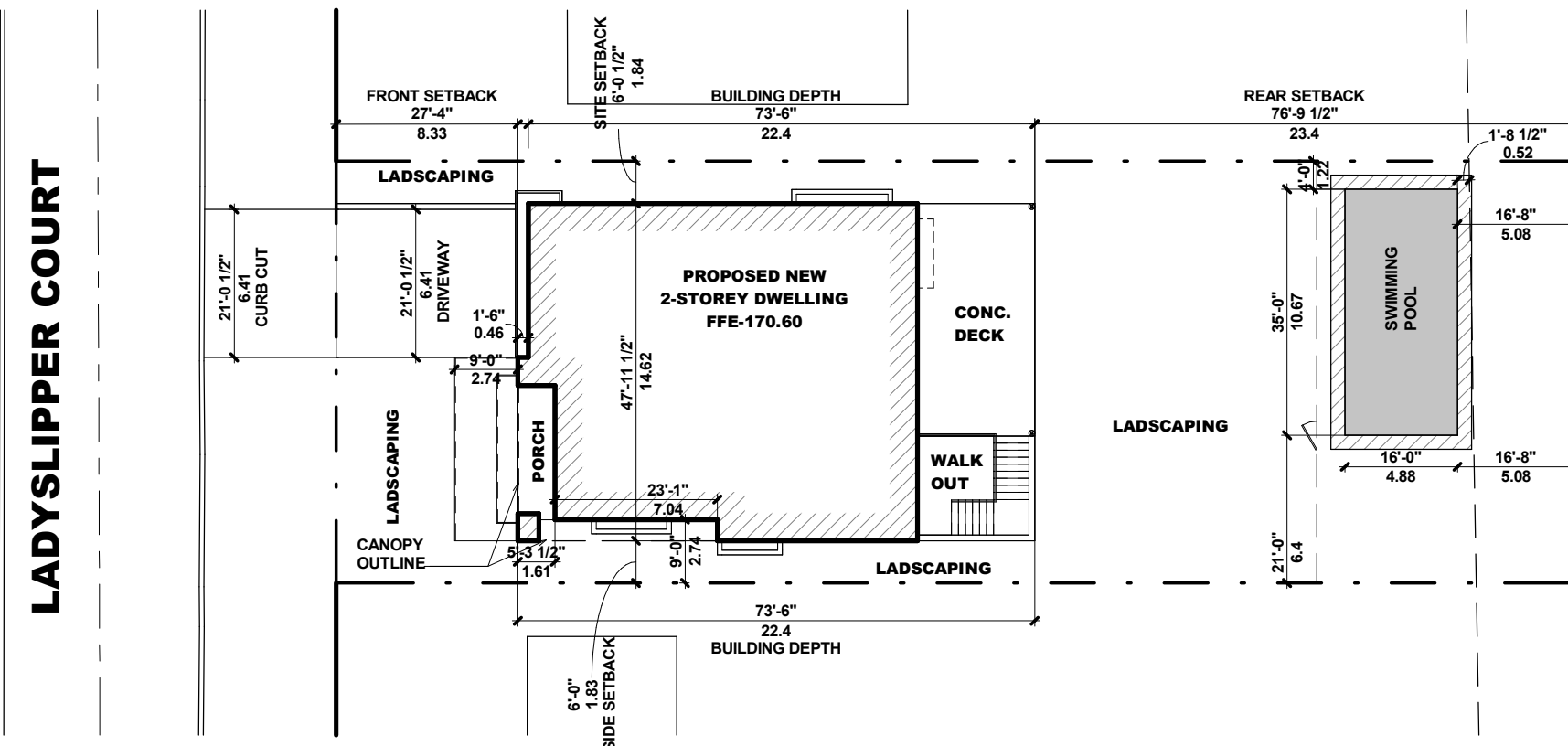
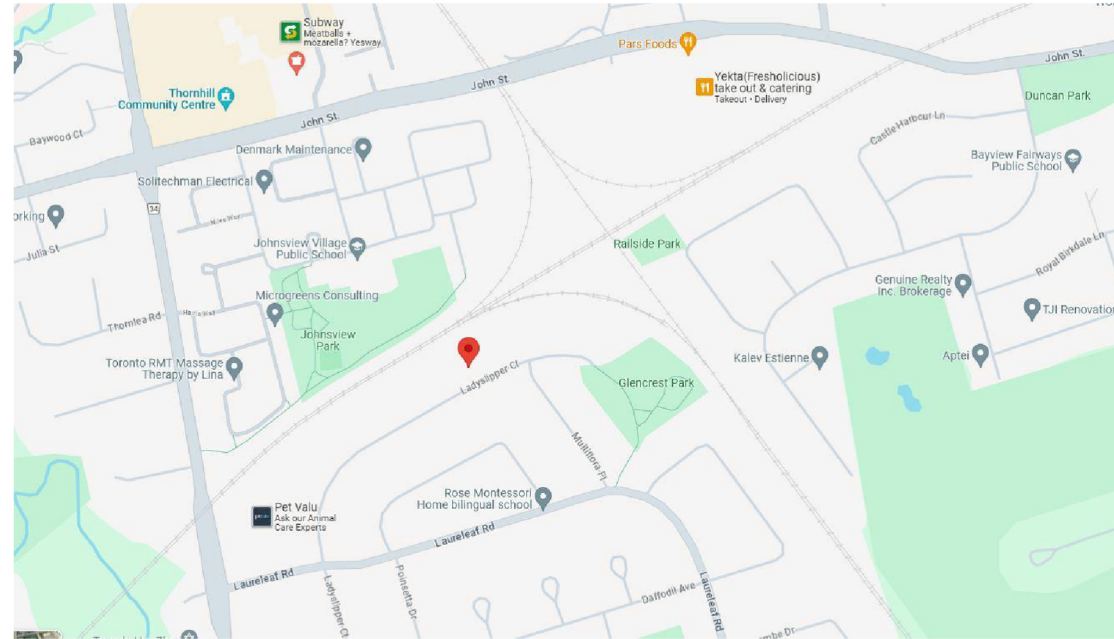
	Allowed	Proposed
Front Yard Setback	8.33 m	8.33 m
Side Setback(West)	1.8 m	1.84 m
Side Setback(East)	1.8 m	1.83 m
Rear Yard Setback	7.62 m	23.4 m
Building Length	16.8 m	22.4 m
Building Depth	16.8 m	22.4 m
Building Height	7 m	6.8 m

#### Yard Analysis

	Metric	
Front Yard Area	151.8 m <sup>2</sup>	
Hard Landscape	21.8 m <sup>2</sup>	14.3 %

#### Building Area Analysis

		Metric	Imperial
Lot Coverage	% 28.9	284.11 m <sup>2</sup>	3058.10 ft <sup>2</sup>
1st Floor		189.15 m <sup>2</sup>	2036 ft <sup>2</sup>
2nd Floor		204.91 m <sup>2</sup>	2206 ft <sup>2</sup>
GARAGE		37.81 m <sup>2</sup>	407 ft <sup>2</sup>
Gross Floor Area(GFA)		431.87 m <sup>2</sup>	4649 ft <sup>2</sup>
Cellar		244.98 m <sup>2</sup>	2637 ft <sup>2</sup>
Floor Space Index(FSI)		51.4	
Provided Parking Spaces			2



Project: **56 Ladyslipper Crt.**  
MARKHAM ONTARIO

No.	Date:	Issued For:	By:
1	23-12-19	CLIENT REVIEW	
2	24-02-01	CLIENT REVIEW	
3	24-02-07	CLIENT REVIEW	
4	24-02-12	ZONING REVIEW	
5	24-03-26	AS PER CITY	
6	24-06-19	COA	
7	24-07-02	2nd CoA	
8			
9			

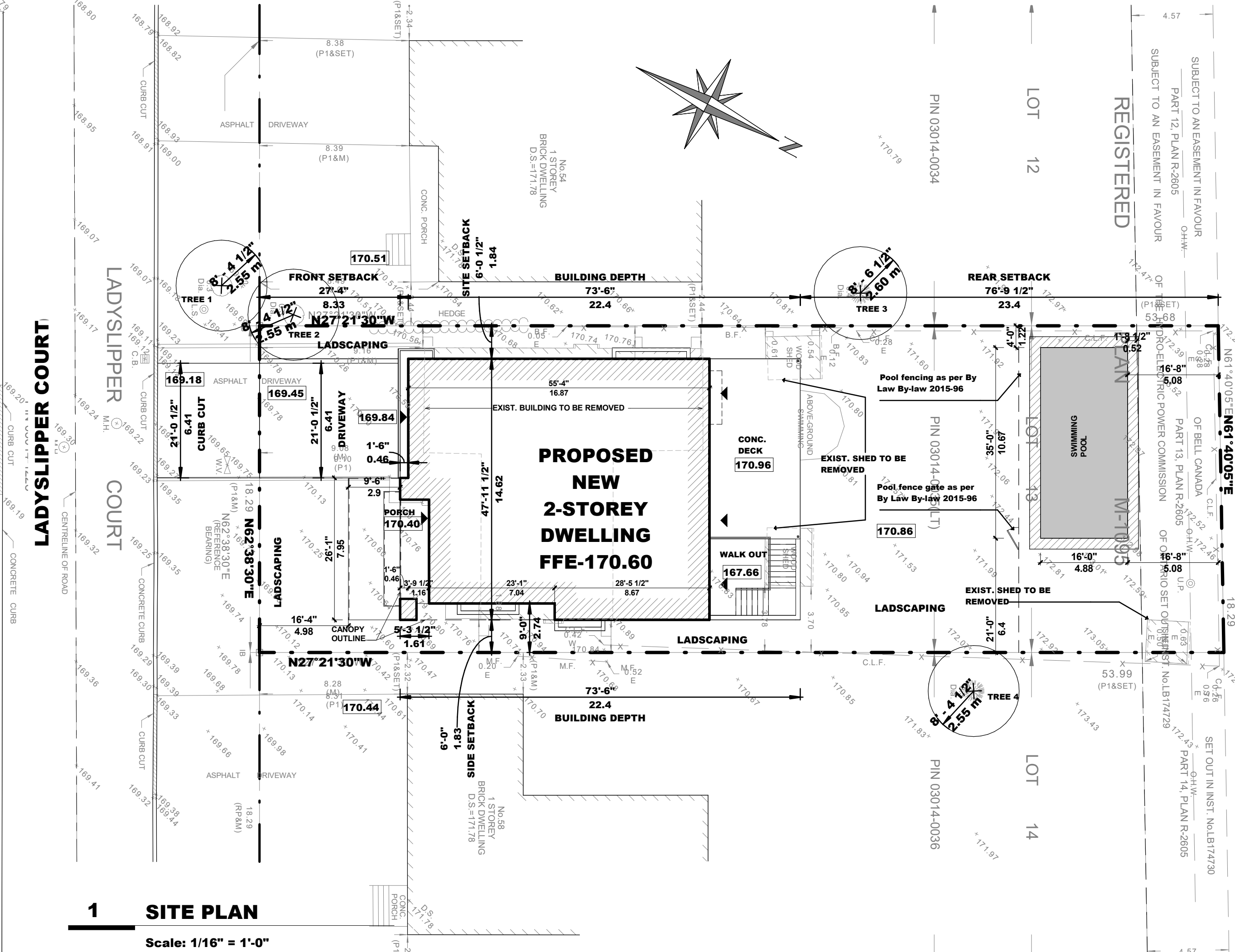
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Sheet Title: **SITE ANALYSIS**

Drawn: ARCH Sheet No:  
Checked: Checker  
Project No: 19-162  
Date: DEC 2019 **A00-00**  
Scale: As indicated



Project: **56 Ladyslipper Crt.**  
 MARKHAM ONTARIO

Submission Chart

No.	Date:	Issued For:	By:
1	24-02-12	ZONING REVIEW	
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3	24-06-19	COA	
4			
5			
6			
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Sheet Title: **SITE PLAN**

Drawn: **ARCH** Sheet No:  
 Checked: **Checker**  
 Project No: **19-162**  
 Date: **DEC 2019** **A01-00**  
 Scale: As indicated

**1 SITE PLAN**

Scale: 1/16" = 1'-0"



**1 SOUTH ELEVATION**

Scale: 1 : 75

Project:

**56 Ladyslipper Crt.**  
MARKHAM ONTARIO

Submission Chart

No.	Date:	Issued For:	By:
1	23-11-22	CLIENT REVIEW	
2	23-12-19	CLIENT REVIEW	
3	24-02-01	CLIENT REVIEW	
4	24-02-07	CLIENT REVIEW	
5	24-02-12	ZONING REVIEW	
6	23-03-27	AS PER CITY	
7	24-06-19	COA	
8			
9			

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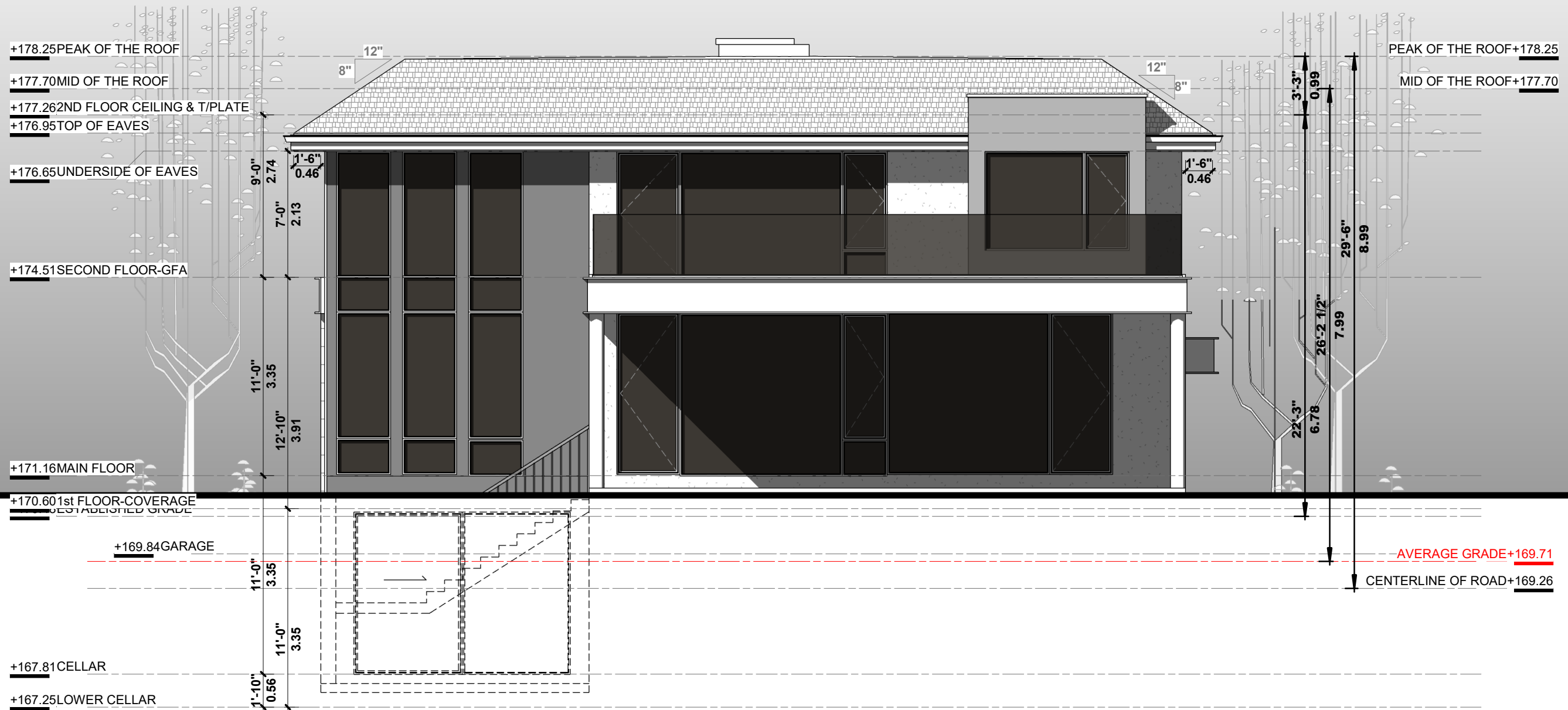
Sheet Title:

**MAIN ELEVATION**

Drawn: ARCH  
Checked: Checker  
Project No: 19-162  
Date: DEC 2019  
Scale: 1 : 75

Sheet No:

**A02-01**



# 1 NORTH ELEVATION

Scale: 1 : 75

Project:

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Sheet Title:

**REAR ELEVATION**

Drawn: ARCH  
Checked: Checker  
Project No: 19-162  
Date: DEC 2019  
Scale: 1 : 75

Sheet No:

**A02-02**

+178.25 PEAK OF THE ROOF  
 +177.70 MID OF THE ROOF  
 +177.26 2ND FLOOR CEILING & T/PLATE  
 +176.95 TOP OF EAVES  
 +176.65 UNDERSIDE OF EAVES

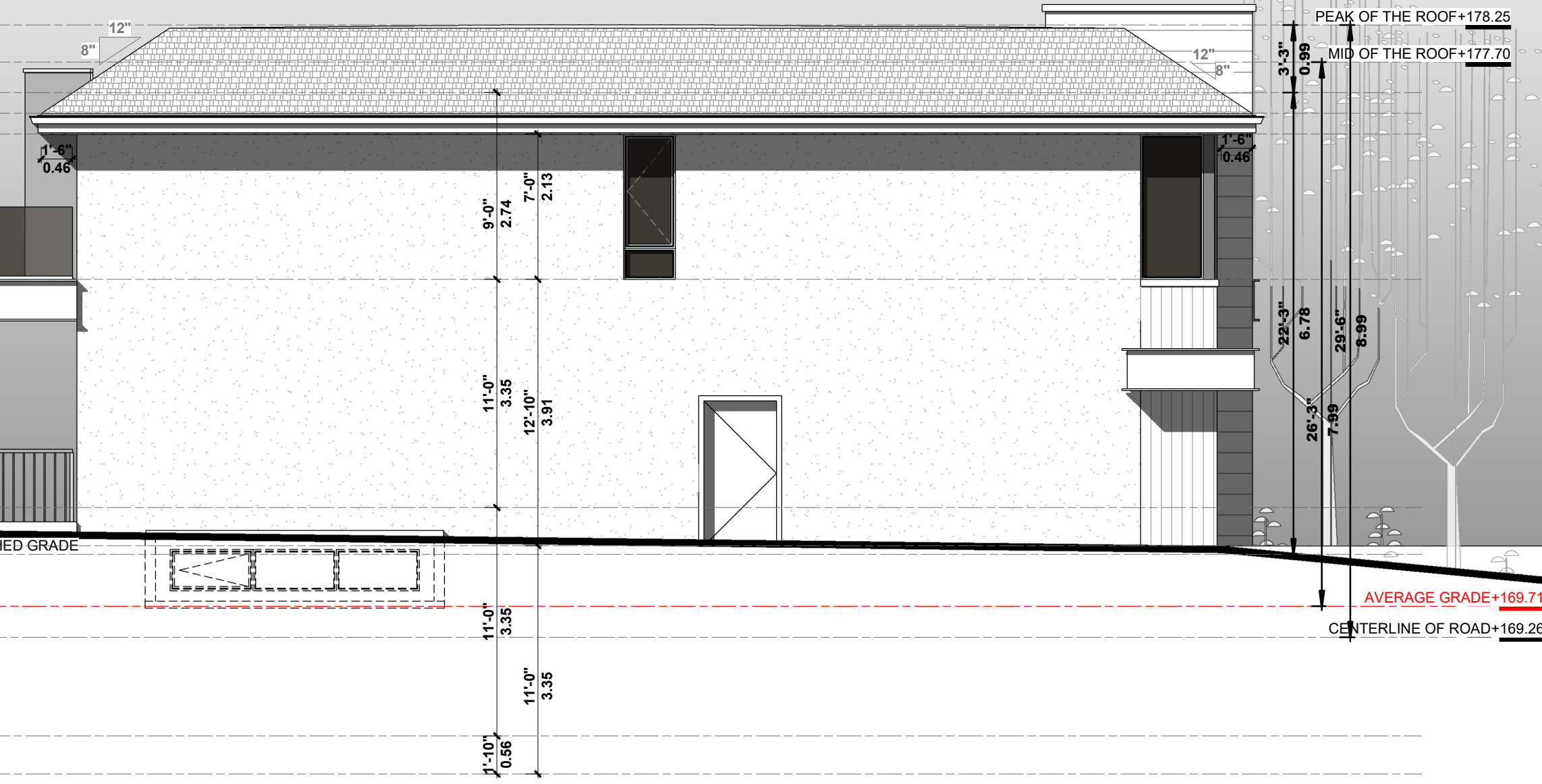
+174.51 SECOND FLOOR-GFA

+171.16 MAIN FLOOR

+170.60 1st FLOOR-COVERAGE

+167.81 CELLAR

+167.25 LOWER CELLAR



PEAK OF THE ROOF +178.25  
 MID OF THE ROOF +177.70

AVERAGE GRADE +169.71  
 CENTERLINE OF ROAD +169.26

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**1 WEST ELEVATION**

Scale: 1 : 75

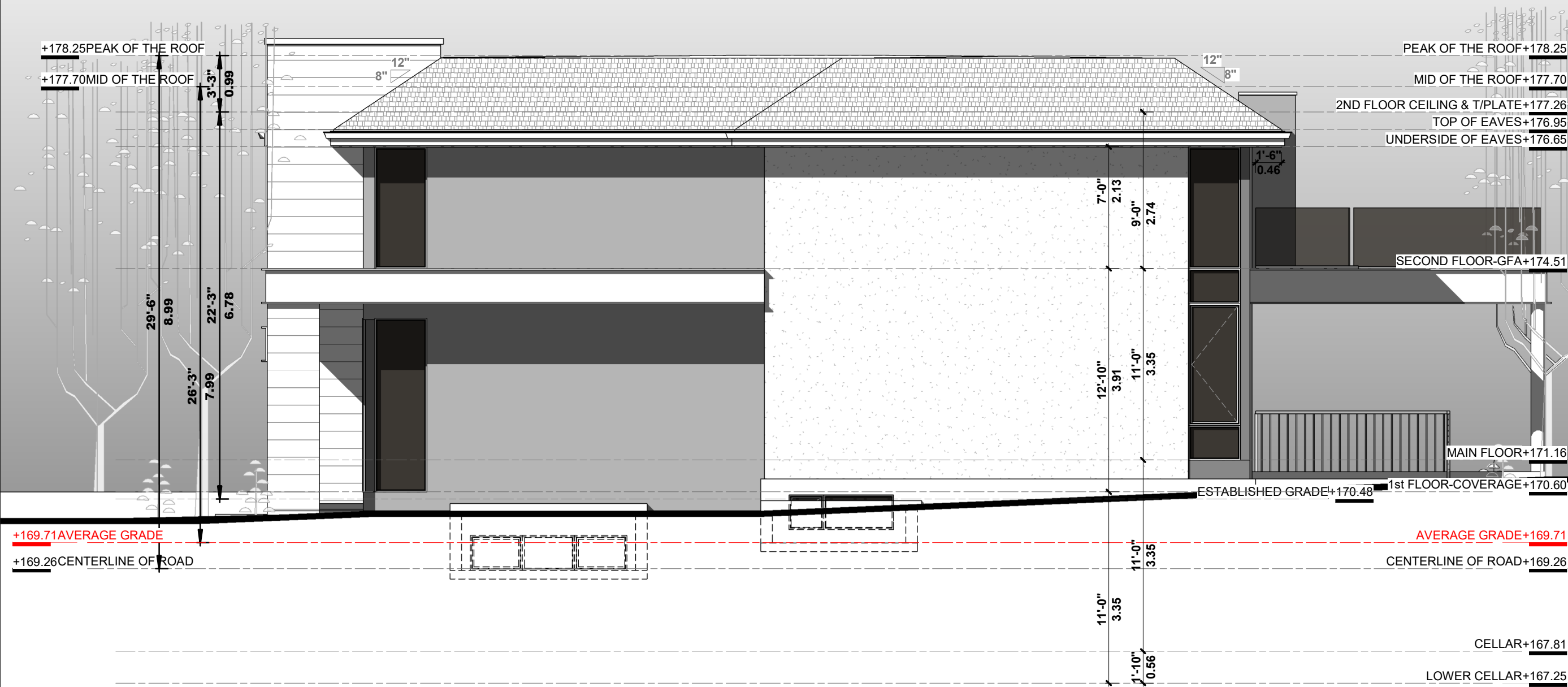
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Sheet Title: **SIDE ELEVATION**

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 Checked: Checker  
 Project No: 19-162  
 Date: DEC 2019  
 Scale: 1 : 75

**A02-03**



**1 EAST ELEVATION**

Scale: 1 : 75

Project:  
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Sheet Title: **SIDE ELEVATION**

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 Checked: Checker  
 Project No: 19-162  
 Date: DEC 2019 **A02-04**  
 Scale: 1 : 75