

SITE STATISTICS

| | |
|-------------------------------|--------------|
| ZONING: | R1 |
| LOT AREA: | 442.80 SQ.M. |
| EXISTING BUILDING AREA: | 78.34 SQ.M. |
| PROPOSED BUILDING ADDITION: | 35.62 SQ.M. |
| TOTAL PROPOSED BUILDING AREA: | 113.96 SQ.M. |
| LOT FRONTAGE | 8.36m |
| LOT DEPTH | 50.0m |
| BUILDING HEIGHT (ADDITION) | 4.27m |

LOT COVERAGE

| | | |
|------------------------------|--------------|--------------|
| TOTAL PROPOSED BUILDING AREA | 113.96 SQ.M. | (1227 SQ.FT) |
| PROPOSED LOT COVERAGE | 113.96 SQ.M. | 25.74 % |
| TOTAL ASPHALT PAVED AREA | 36.06 SQ.M. | 8.14 % |
| REMAINING LANDSCAPED AREA | 292.78 SQ.M. | 66.12 % |

GROSS FLOOR AREA COVERAGE

| | |
|---------------------------------|--------------|
| EXISTING GROSS FLOOR AREA | 154.33 SQ.M. |
| PROPOSED GROSS FLOOR AREA | 35.74 SQ.M. |
| GROSS FLOOR AREA IS INCREASED = | 23.16% |

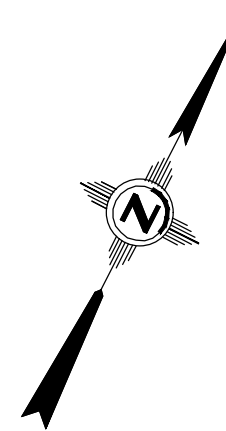
SETBACKS

AS NOTED ON PLAN

SPATIAL SEPARATION SUMMARY

| WALL | EXISTING AREA OF EBF (m2) | NEW AREA OF EBF (m2) | TOTAL AREA OF EBF (m2) | LD (m) | L/H OR H/L | PERMITTED MAX % OF OPENINGS | PROPOSED % OF OPENINGS |
|-------|---------------------------|----------------------|------------------------|--------|------------|-----------------------------|------------------------|
| NORTH | 34.01 | 0.00 | 34.01 | 20.481 | 1.13:1 | 100 | 19.82 |
| SOUTH | 34.01 | 0.00 | 34.01 | 6.457 | 1.13:1 | 100 | 32.31 |
| EAST | 71.09 | 17.84 | 88.93 | 1.911 | 3.88:1 | 8 | 2.46 |
| WEST | 71.09 | 17.84 | 88.93 | 0.567 | 3.88:1 | 0 | 0.00 |

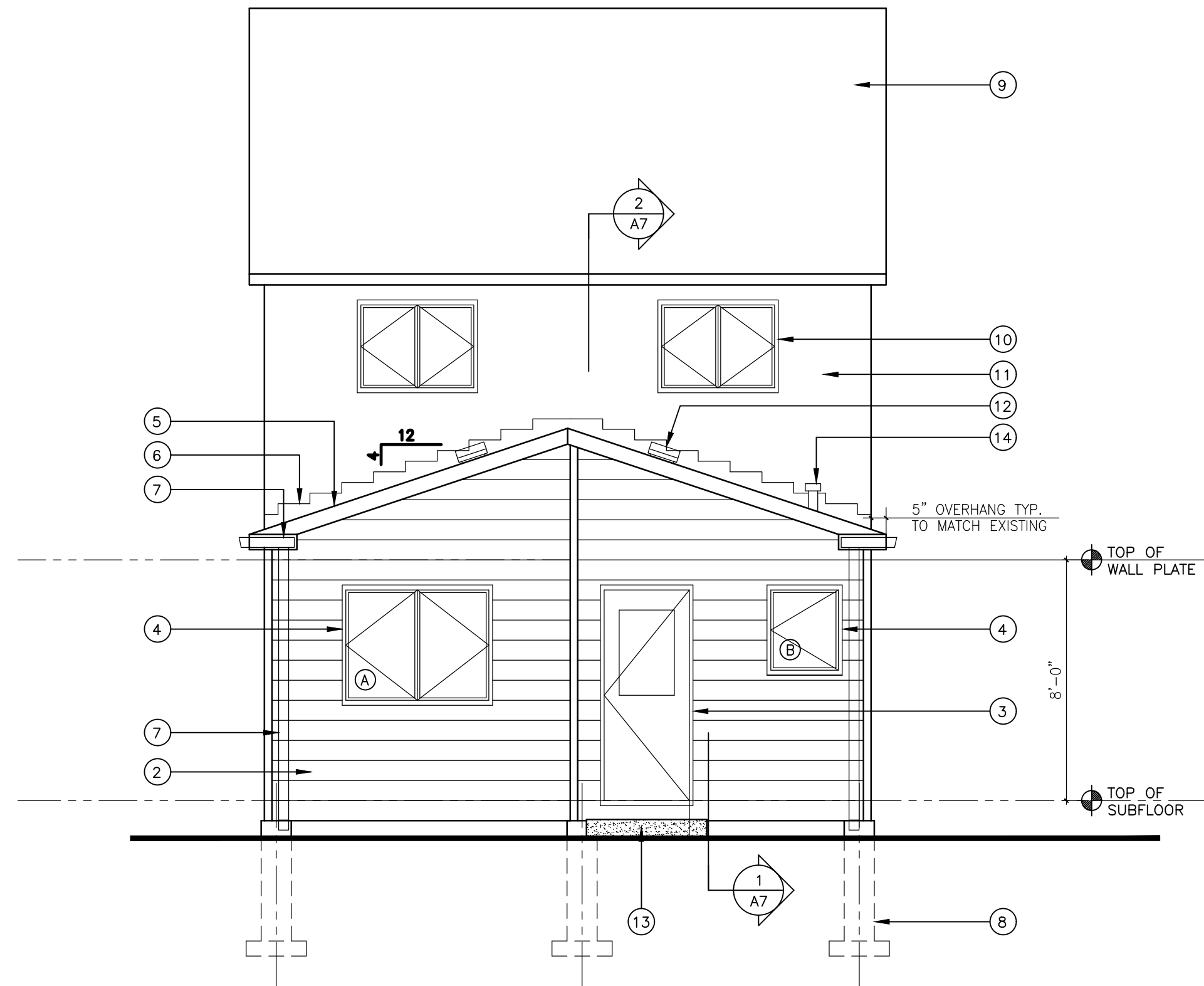
1 SITE PLAN
A1 SCALE: 1:200 METRIC



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|--|--|
| Project Name | Date |
| PROPOSED ADDITION 148 MARKVILLE ROAD, UNIONVILLE, ONT. | 18 MARCH 2024 08 MAY 2024-UPDATED 05 JUNE 2024-UPDATED |
| Sheet Title | Scale |
| SITE PLAN | 1:200 METRIC |
| Sheet No | Sheet No |
| | A1 |

EXTERIOR MATERIAL LEGEND:

- ① ASPHALT ROOF SHINGLES
- ② PREFINISHED METAL SIDING
+ METAL CORNER TRIM
- ③ INSULATED METAL DOOR
+ CLAD WOOD FRAME
- ④ CASEMENT WINDOW
+ DOUBLE GLAZED
+ CLAD WOOD FRAME
- ⑤ PREFINISHED METAL FASCIA
+ FLASHING
- ⑥ PREFINISHED METAL FLASHING
- ⑦ PREFINISHED METAL RAIN
WATER LEADER AND EAVESTROUGH
- ⑧ CONCRETE PIER FOUNDATION & FOOTING
- ⑨ EXISTING ROOF SHINGLES
- ⑩ EXISTING WINDOW
- ⑪ EXISTING FACE BRICK
- ⑫ PREFINISHED METAL ROOF VENT
- ⑬ CONCRETE STEP/LANDING
- ⑭ WASHROOM EXHAUST FAN

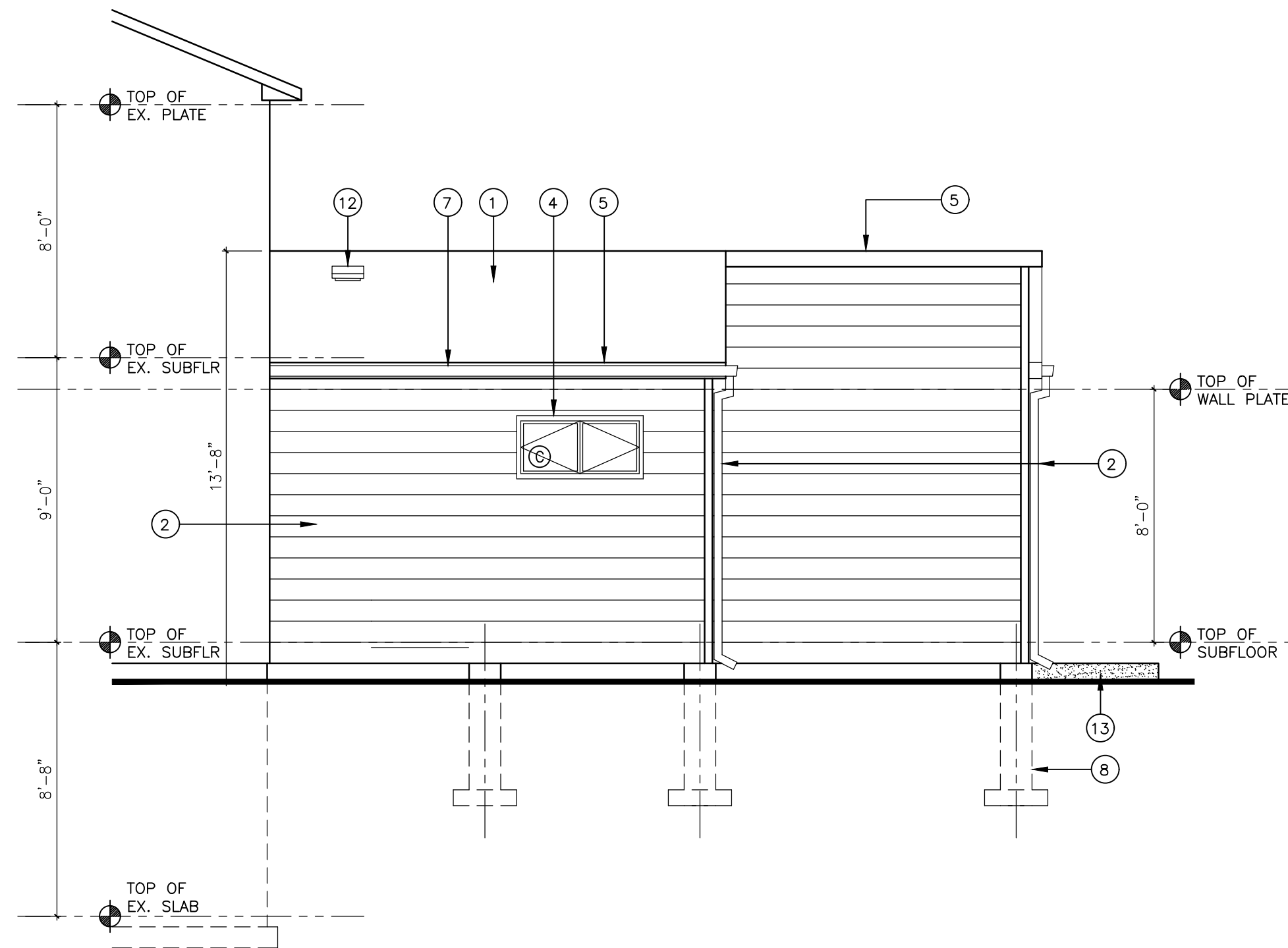


① NORTH ELEVATION
A4 SCALE: 1/4"=1'-0"

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|--|--|
| Project Name | Date |
| PROPOSED ADDITION 148 MARKVILLE ROAD, UNIONVILLE, ONT. | 18 MARCH 2024 08 MAY 2024-UPDATED 05 JUNE 2024-UPDATED |
| | Scale 1/4"=1'-0" |
| Sheet Title | Sheet No |
| NORTH ELEVATION | A4 |

EXTERIOR MATERIAL LEGEND:

- ① ASPHALT ROOF SHINGLES
- ② PREFINISHED METAL SIDING
+ METAL CORNER TRIM
- ③ INSULATED METAL DOOR
+ CLAD WOOD FRAME
- ④ CASEMENT WINDOW
+ DOUBLE GLAZED
+ CLAD WOOD FRAME
- ⑤ PREFINISHED METAL FASCIA
+ FLASHING
- ⑥ PREFINISHED METAL FLASHING
- ⑦ PREFINISHED METAL RAIN
WATER LEADER AND EAVESTROUGH
- ⑧ CONCRETE PIER FOUNDATION & FOOTING
- ⑨ EXISTING ROOF SHINGLES
- ⑩ EXISTING WINDOW
- ⑪ EXISTING FACE BRICK
- ⑫ PREFINISHED METAL ROOF VENT
- ⑬ CONCRETE STEP/LANDING

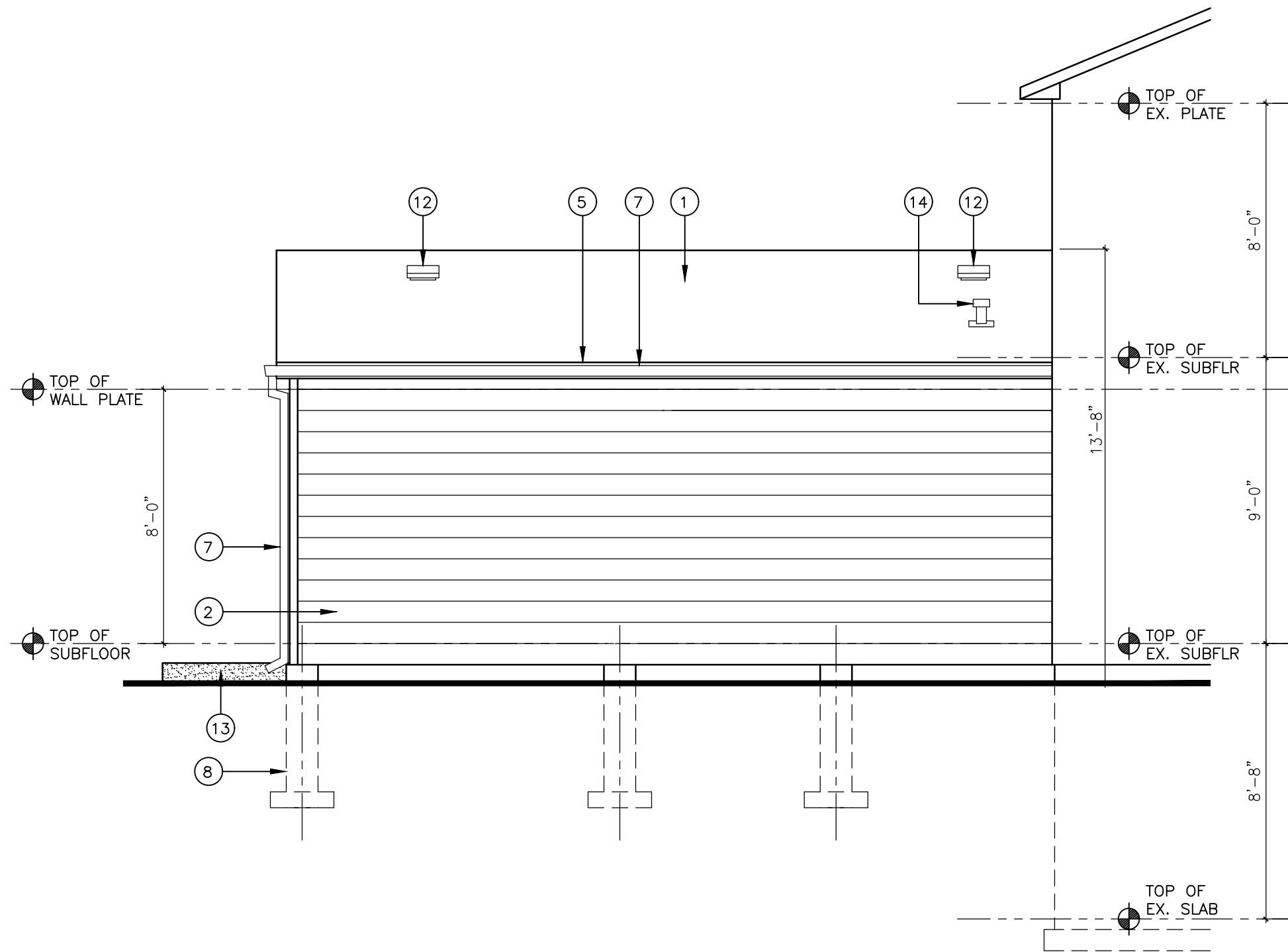


① EAST ELEVATION
A5 SCALE: 1/4"=1'-0"

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|--|--|
| Project Name | Date |
| PROPOSED ADDITION 148 MARKVILLE ROAD, UNIONVILLE, ONT. | 18 MARCH 2024 08 MAY 2024-UPDATED 05 JUNE 2024-UPDATED |
| Sheet Title | Scale |
| EAST ELEVATION | 1/4"=1'-0" |
| Sheet No | Sheet No |
| | A5 |

EXTERIOR MATERIAL LEGEND:

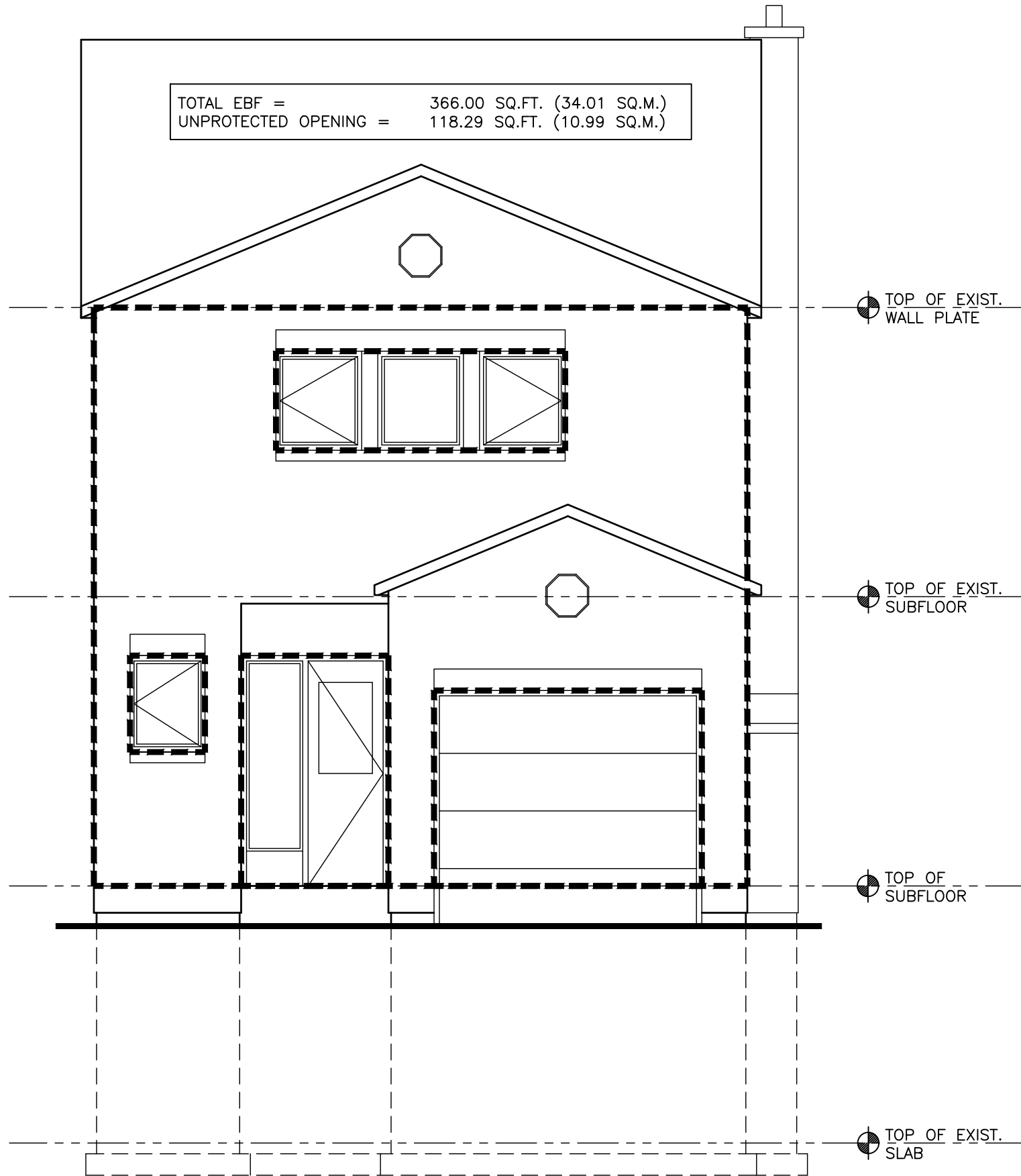
- ① ASPHALT ROOF SHINGLES
- ② PREFINISHED METAL SIDING
+ METAL CORNER TRIM
- ③ INSULATED METAL DOOR
+ CLAD WOOD FRAME
- ④ CASEMENT WINDOW
+ DOUBLE GLAZED
+ CLAD WOOD FRAME
- ⑤ PREFINISHED METAL FASCIA
+ FLASHING
- ⑥ PREFINISHED METAL FLASHING
- ⑦ PREFINISHED METAL RAIN
WATER LEADER AND EAVESTROUGH
- ⑧ CONCRETE PIER FOUNDATION & FOOTING
- ⑨ EXISTING ROOF SHINGLES
- ⑩ EXISTING WINDOW
- ⑪ EXISTING FACE BRICK
- ⑫ PREFINISHED METAL ROOF VENT
- ⑬ CONCRETE STEP/LANDING
- ⑭ WASHROOM EXHAUST FAN



① WEST ELEVATION
A6 SCALE: 1/4"=1'-0"

| | |
|--|--|
| Project Name | Date |
| PROPOSED ADDITION 148 MARKVILLE ROAD, UNIONVILLE, ONT. | 18 MARCH 2024 08 MAY 2024 - UPDATED 05 JUNE 2024 - UPDATED |
| Sheet Title | Scale |
| WEST ELEVATION | 1/4"=1'-0" |
| Sheet No | Sheet No |
| | A6 |

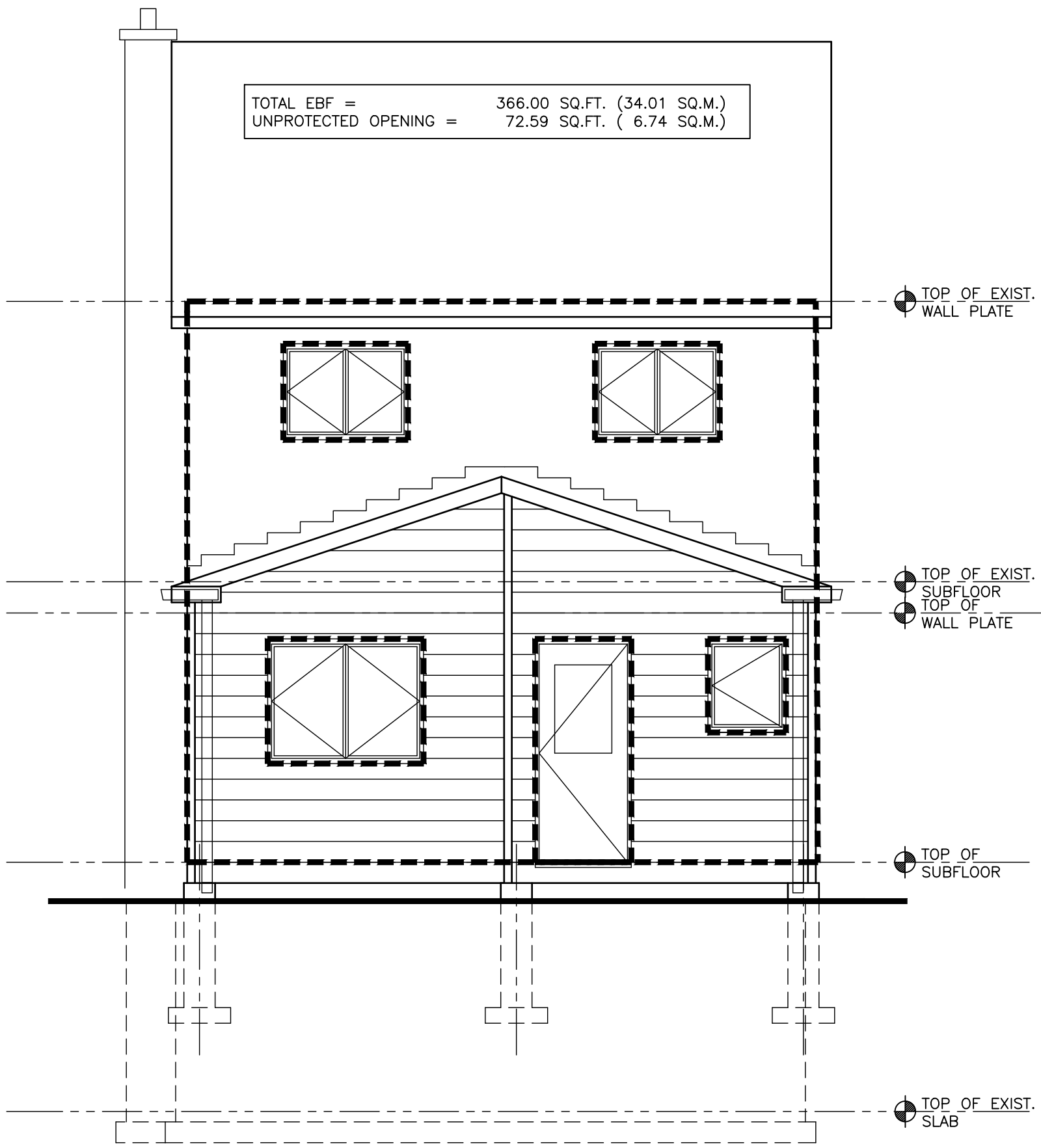
TOTAL EBF = 366.00 SQ.FT. (34.01 SQ.M.)
 UNPROTECTED OPENING = 118.29 SQ.FT. (10.99 SQ.M.)



1 EXISTING SOUTH ELEVATION
 A12 SCALE: 1/4"=1'-0"

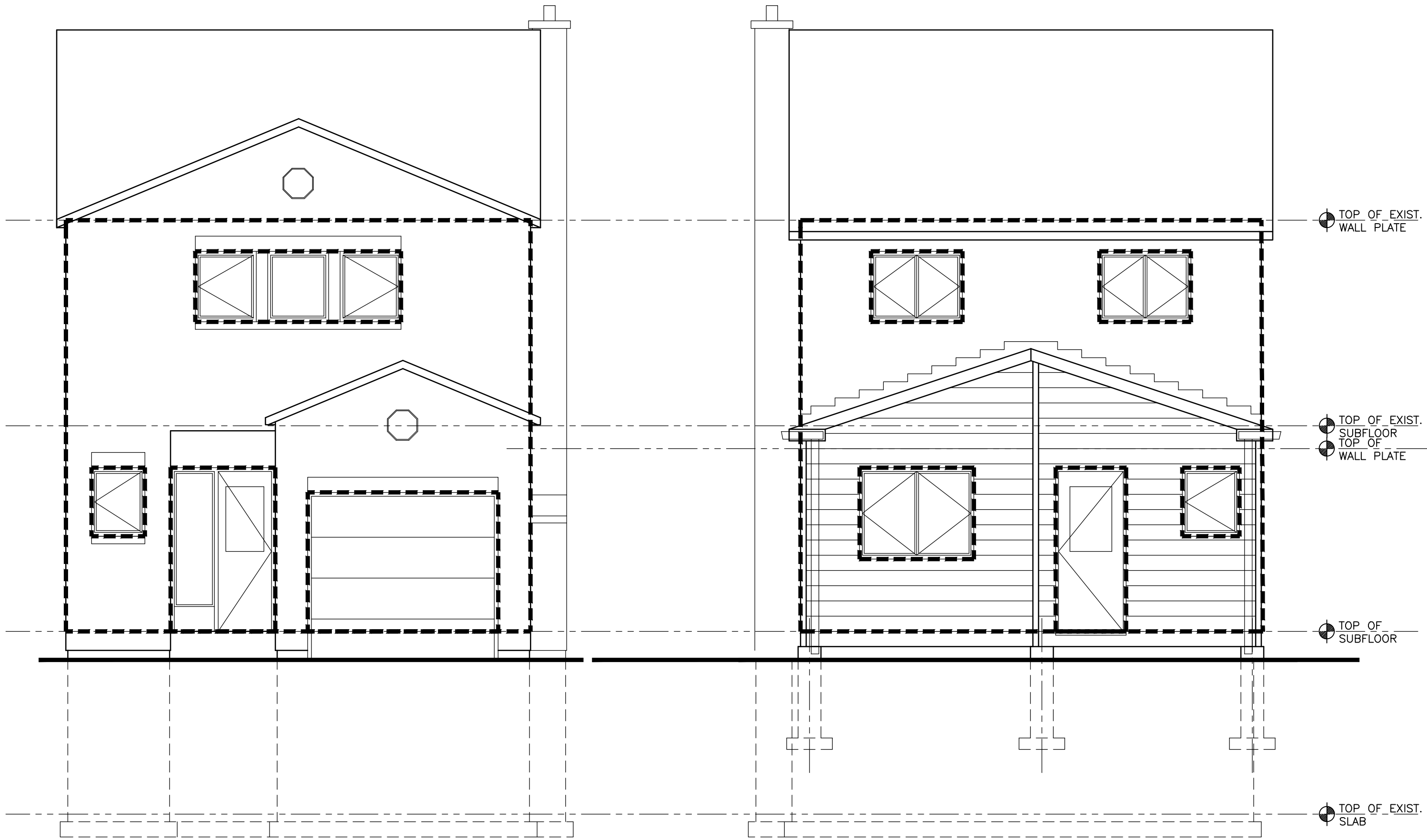
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|--|----------------------|
| Project Name | Date |
| PROPOSED ADDITION 148 MARKVILLE ROAD, UNIONVILLE, ONT. | 13 MAY 2024 |
| | 05 JUNE 2024-UPDATED |
| Sheet Title | Sheet No |
| EXISTING SOUTH ELEVATION | A12a |

TOTAL EBF = 366.00 SQ.FT. (34.01 SQ.M.)
 UNPROTECTED OPENING = 72.59 SQ.FT. (6.74 SQ.M.)



2 PROPOSED NORTH ELEVATION
 A12 SCALE: 1/4"=1'-0"

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|--|----------------------|
| Project Name | Date |
| PROPOSED ADDITION 148 MARKVILLE ROAD, UNIONVILLE, ONT. | 13 MAY 2024 |
| | 05 JUNE 2024-UPDATED |
| Sheet Title | Sheet No |
| PROPOSED NORTH ELEVATION | A12b |



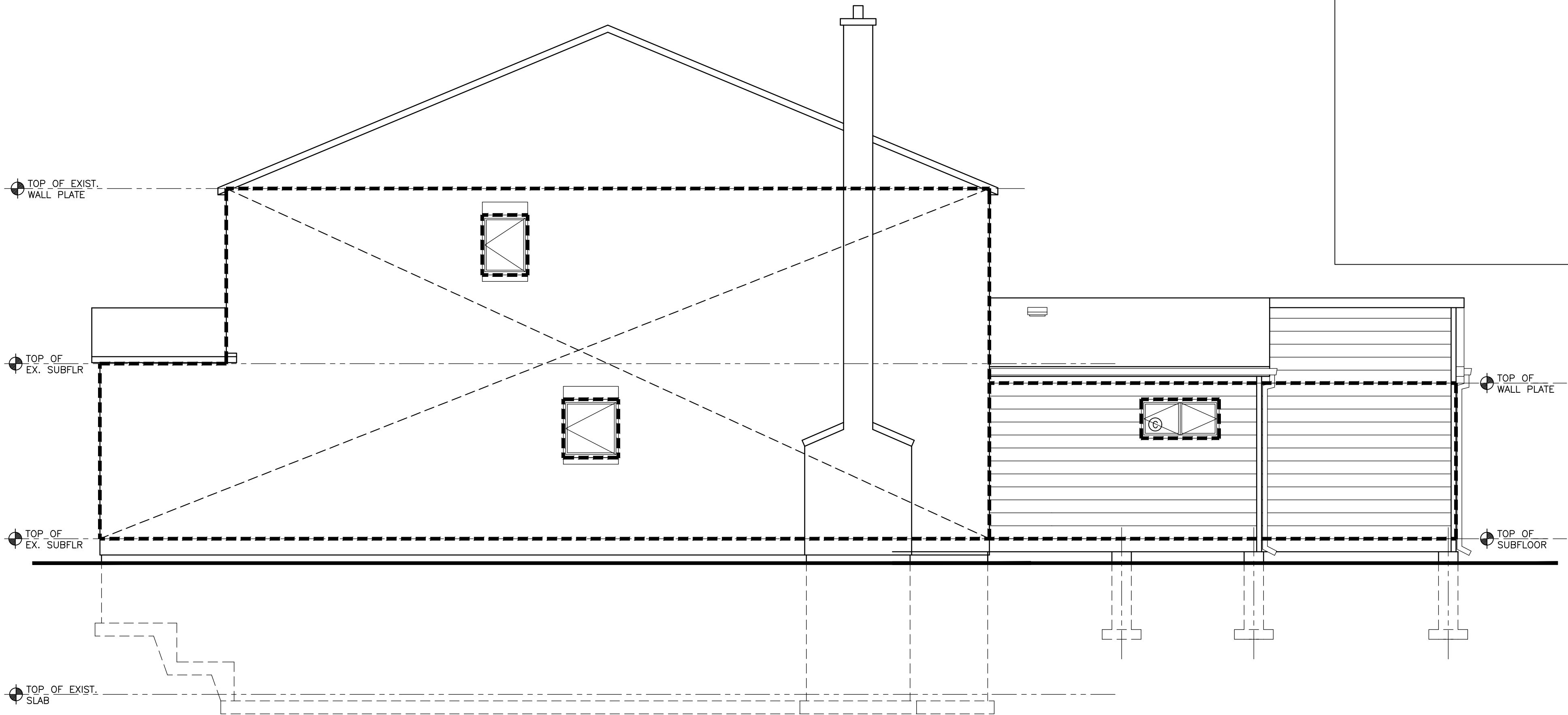
1 EXISTING SOUTH ELEVATION
A12 SCALE: 1/4"=1'-0"

2 PROPOSED NORTH ELEVATION
A12 SCALE: 1/4"=1'-0"

TOTAL EBF = 366.00 SQ.FT. (34.01 SQ.M.)
UNPROTECTED OPENING = 118.29 SQ.FT. (10.99 SQ.M.)

TOTAL EBF = 366.00 SQ.FT. (34.01 SQ.M.)
UNPROTECTED OPENING = 72.59 SQ.FT. (6.74 SQ.M.)

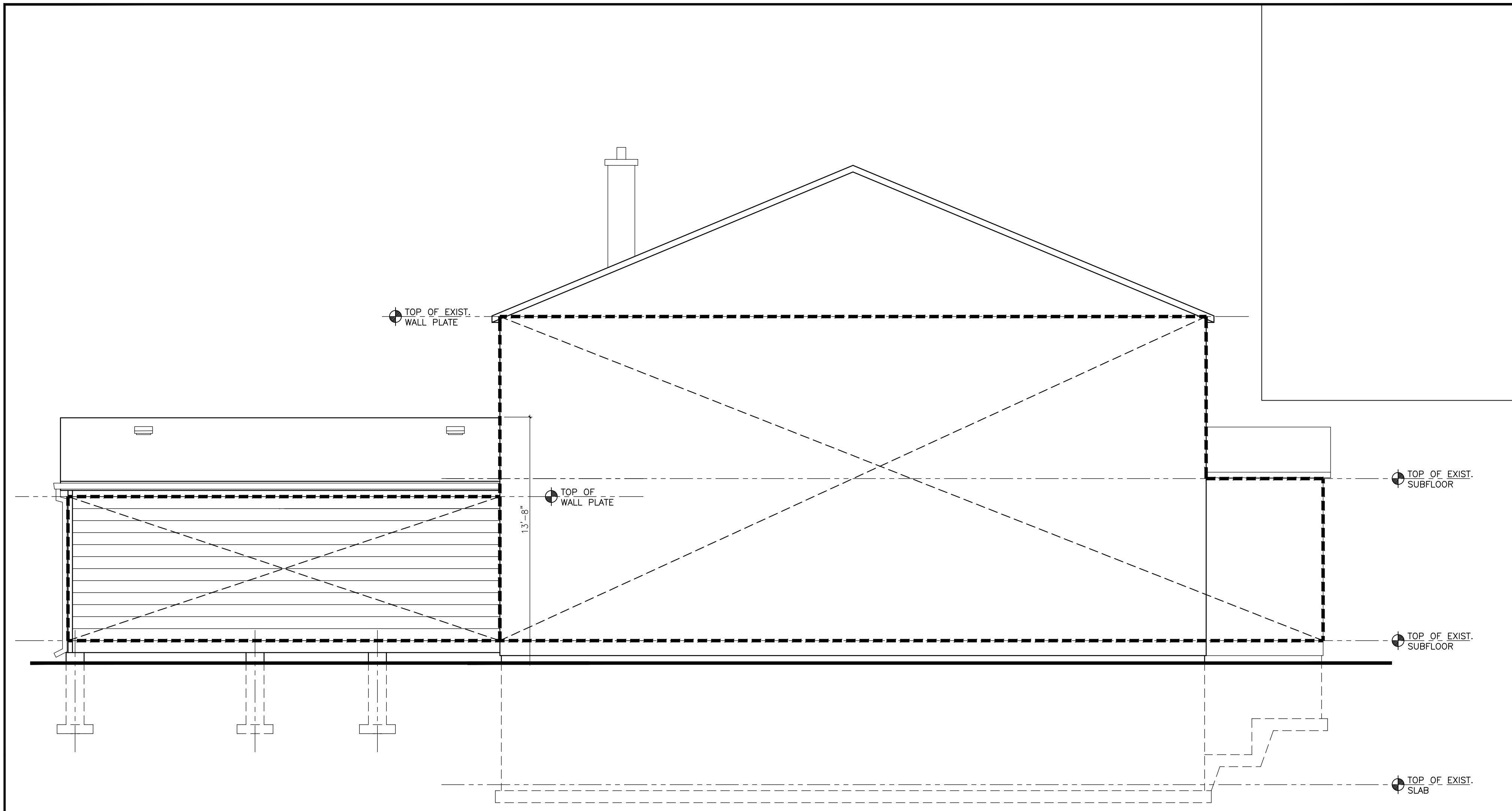
| | |
|--|-------------------------------------|
| Project Name | Date |
| PROPOSED ADDITION 148 MARKVILLE ROAD, UNIONVILLE, ONT. | 13 MAY 2024 05 JUNE 2024-UPDATED |
| | Scale 1/4"=1'-0" |
| Sheet Title | Sheet No |
| EXISTING NORTH + SOUTH ELEVATIONS | A12 |



1 EXISTING EAST ELEVATION
A13 SCALE: 1/4"=1'-0"

TOTAL EBF = 957.00 SQ.FT. (88.83 SQ.M.)
UNPROTECTED OPENING = 23.59 SQ.FT. (2.19 SQ.M.)

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| Project Name | Date |
| PROPOSED ADDITION 148 MARKVILLE ROAD, UNIONVILLE, ONT. | 13 MAY 2024 05 JUNE 2024-UPDATED |
| Sheet Title | Scale |
| EXISTING EAST ELEVATION | 1/4"=1'-0" |
| Sheet No | Sheet No |
| | A13 |



1 EXISTING WEST ELEVATION
 A14 SCALE: 1/4"=1'-0"

| | |
|-----------------------|-----------------------------|
| TOTAL EBF = | 957.00 SQ.FT. (88.93 SQ.M.) |
| UNPROTECTED OPENING = | 0.00 SQ.FT. (0.00 SQ.M.) |

| | |
|--------------------------------------|----------------------|
| Project Name | Date |
| PROPOSED ADDITION | 13 MAY 2024 |
| 148 MARKVILLE ROAD, UNIONVILLE, ONT. | 05 JUNE 2024-UPDATED |
| Sheet Title | Scale |
| EXISTING WEST ELEVATION | 1/4"=1'-0" |
| Sheet No | Sheet No |
| | A14 |