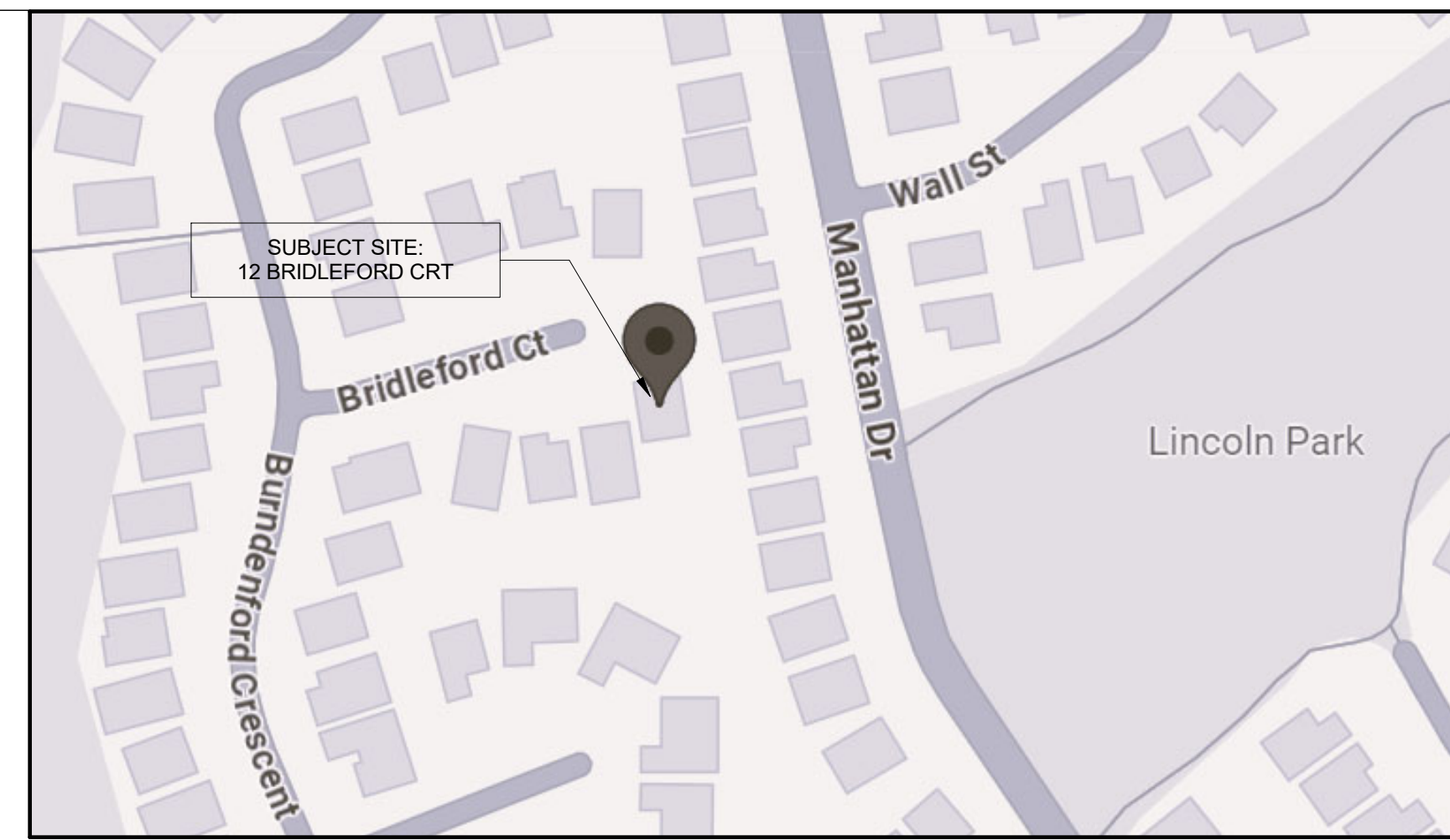


1 SITE PLAN
1 : 200



**FOR PROPOSED GRADING INFORMATION
REFER TO PROPOSED GRADING PLAN PREPARED BY:
MAURO GROUP INC.**

SITE INFORMATION TAKEN FROM:

TOPOGRAPHIC FEATURES OF LOT 64
REGISTERED PLAN 65M-3380
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

ZONING: RES-ENLR (RESIDENTIAL – ESTABLISHED NEIGHBOURHOOD LOW RISE) UNDER BY-LAW 2024-19
R6 UNDER BY-LAW 134-79

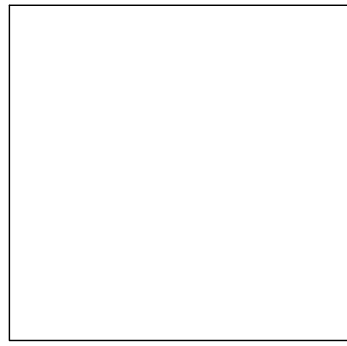
LOT AREA: 888.79 m² (9,566.86 sq.ft.)

ZONING DEVELOPMENT STANDARDS	PERMITTED	EXISTING	PROPOSED
LOT COVERAGE: MAX. EXISTING BUILDING LOT COVERAGE (MAIN BUILDING + PORCH)	30.00% (266.64 m ²)	17.89% +1.46% (159.01 m ² +12.95 m ²) =19.35% (171.96 m ²)	EXISTING
MAX. GARDEN HOME LOT COVERAGE (GARDEN HOME + PORCH)	5.00% (44.44 m ²)	N/A	4.12% + 2.64% (36.65 m ² +23.45 m ²) =6.76% (60.10 m ²)
MAX. TOTAL LOT COVERAGE	30.00% (266.64 m ²)	19.35% (171.96 m ²)	26.11% (232.06 m ²)
MAX. GARDEN HOME BUILDING HEIGHT	3.00 m	N/A	2.98 m
MAX. DISTANCE LOCATED NO FURTHER THAN LOT LINE	30.00 m	N/A	28.26 m
GARDEN HOME SETBACK			
MIN. SETBACK FROM MAIN BUILDING	6.00 m	N/A	10.00 m
MIN. INTERIOR SIDE YARD SETBACK	1.20 m	N/A	1.20 m
MIN. REAR YARD SETBACK	1.20 m	N/A	5.82 m
GARDEN HOME TOTAL G.F.A.	20.00 m ²		50.72 m ²
1ST FLOOR		N/A	36.65 m ² (394.50 sq.ft.)
BASEMENT		N/A	14.07 m ² (151.45 sq.ft.)
TOTAL		N/A	50.72 m ² (545.95 sq.ft.)

SITE STATISTICS

No.	Description	Date	By

NEW GARDEN HOME:
12 BRIDLEFORD CT
12 BRIDLEFORD COURT, MARKHAM, ON.



PRELIMINARY DESIGN

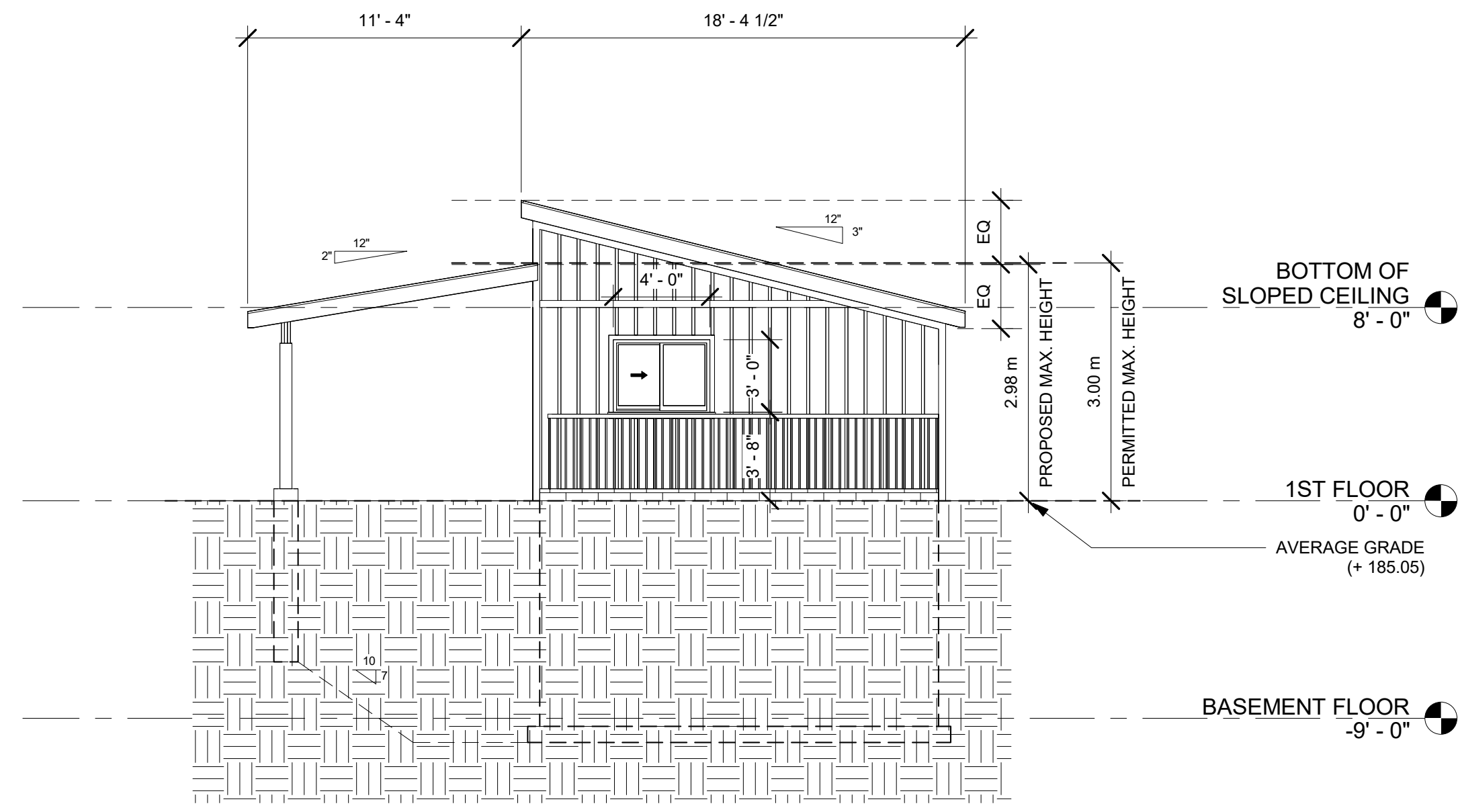
CONTRACTOR SHALL CHECK DIMENSIONS
Drawn by: **KT**
Date: **FEB 2024**
Scale: **As indicated**
Project Number: **24013**

DRAWING NAME: **SITE PLAN**

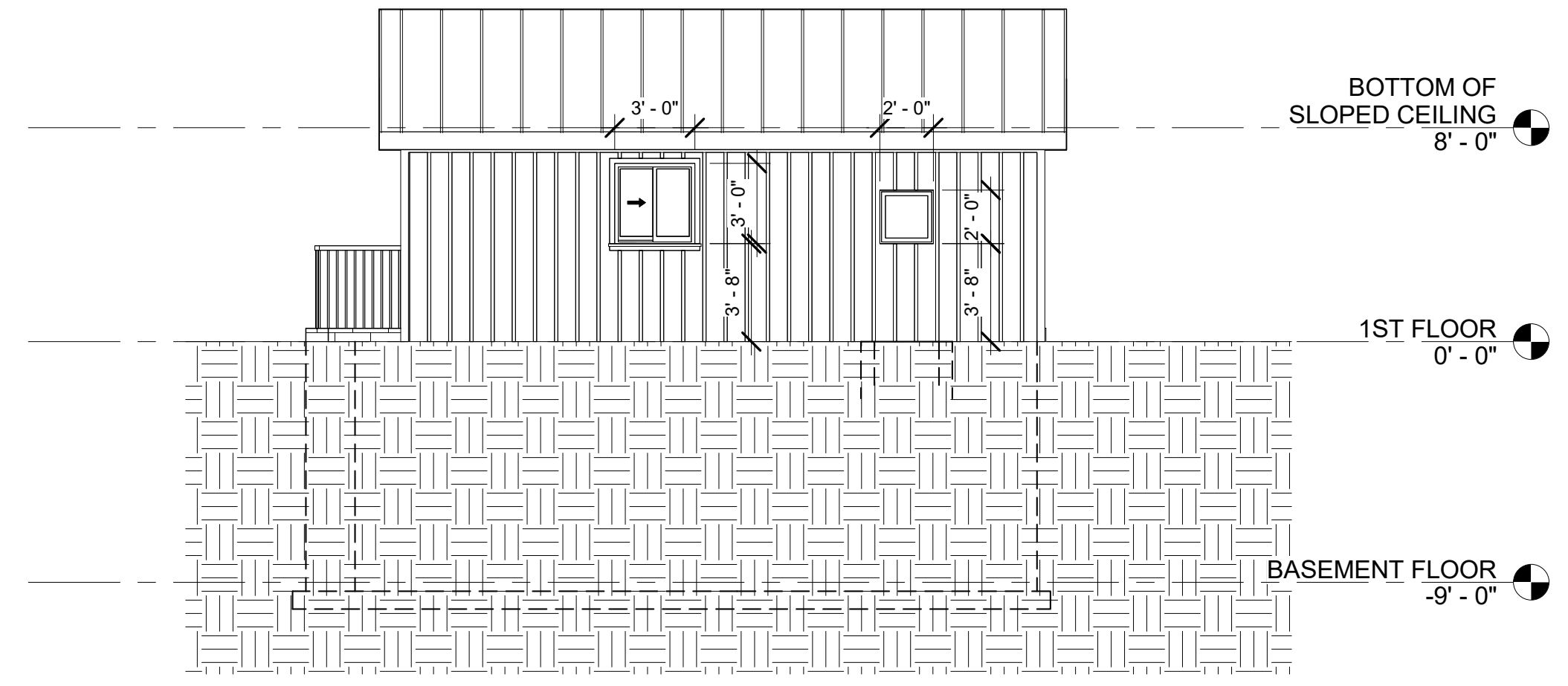
SHEET NUMBER: **SD1**

C:\Users\wing\OneDrive\2024\24013 - 12 Bridleford Ct\Markham\00 Revit & AutoCAD\12 Bridleford Ct - Design 8.rvt

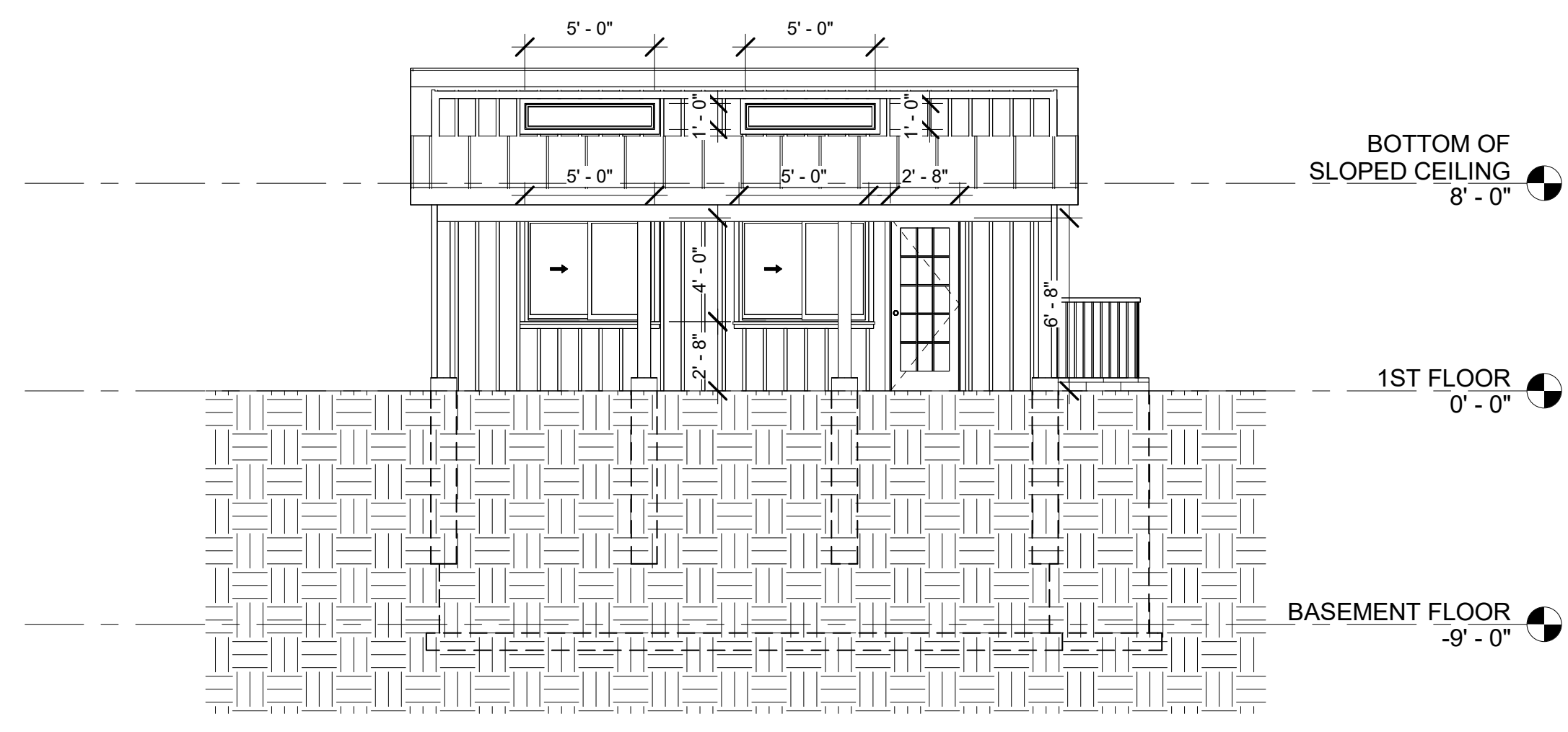
Copyright TAI Architect Inc. Duplication or reproduction by any means without the express written consent of TAI Architect Inc. is a violation of Federal and International Law. The information contained on this document are the intellectual property of TAI Architect Inc. and all rights therein are reserved.



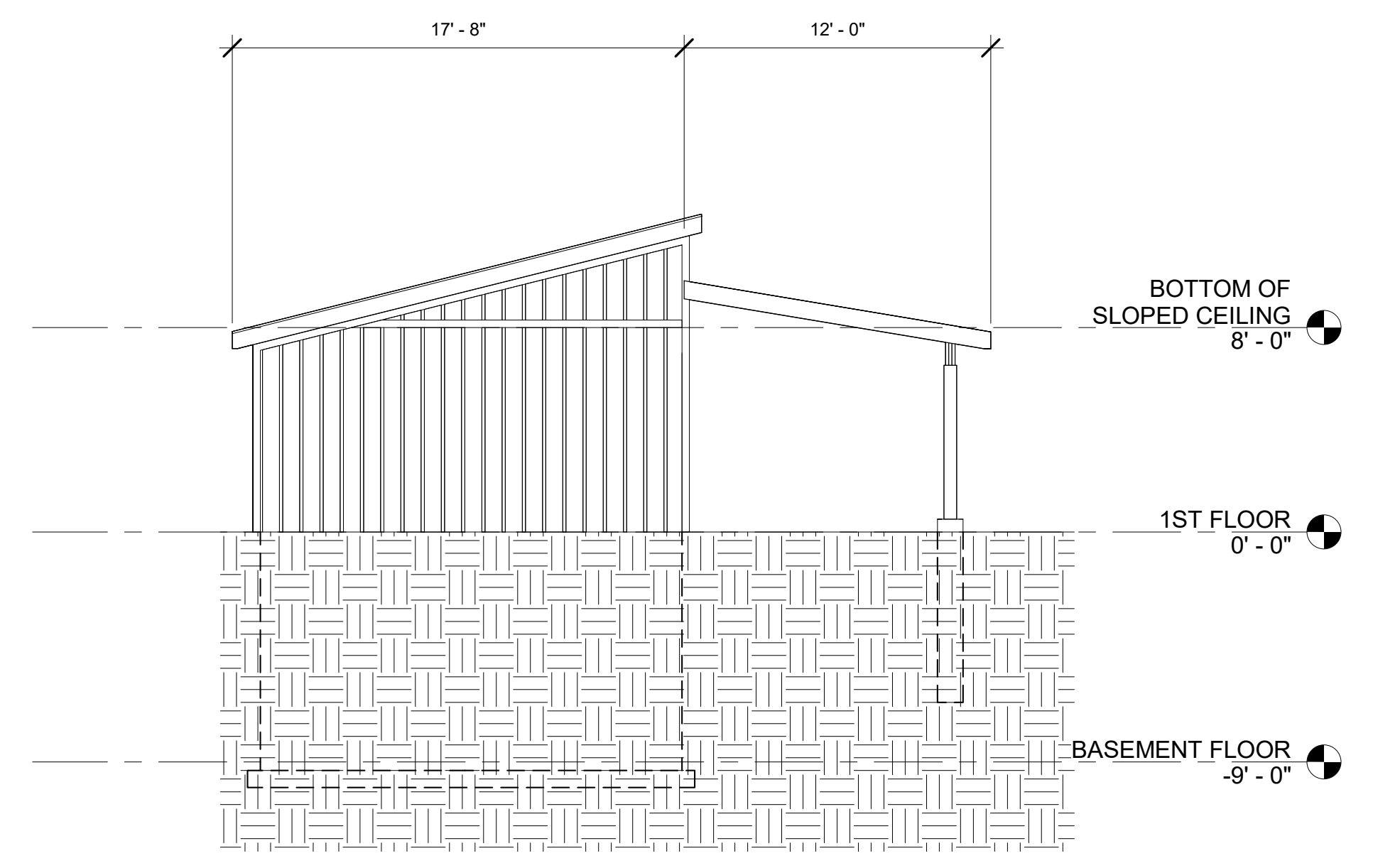
③ NORTH ELEVATION
3/16" = 1'-0"



① WEST ELEVATION
3/16" = 1'-0"



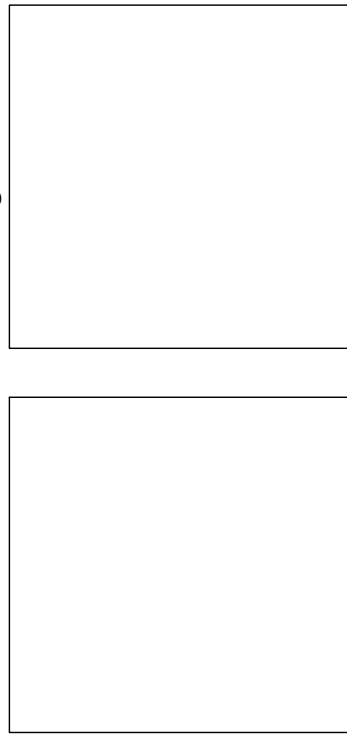
④ EAST ELEVATION
3/16" = 1'-0"



② SOUTH ELEVATION
3/16" = 1'-0"

No.	Description	Date	By

NEW GARDEN HOME:
12 BRIDLEFORD CT
12 BRIDLEFORD COURT, MARKHAM, ON.



PRELIMINARY DESIGN

CONTRACTOR SHALL CHECK DIMENSIONS
Drawn by: **WF**
Date: **FEB 2024**
Scale: **3/16" = 1'-0"**
Project Number: **24013**

DRAWING NAME:
NEW ELEVATIONS

SHEET NUMBER:
A2.1

2024-08-26 2:51:20 PM C:\Users\wing\OneDrive\2024\24013 - 12 Bridleford Ct Markham\00 Revit & AutoCAD\12 Bridleford Ct - Design 8.rvt

Copyright TAI Architect Inc. Duplication or reproduction by any means without the express written consent of TAI Architect Inc. is a violation of Federal and International Law. The information contained on this document are the intellectual property of TAI Architect Inc. and all rights therein are reserved.