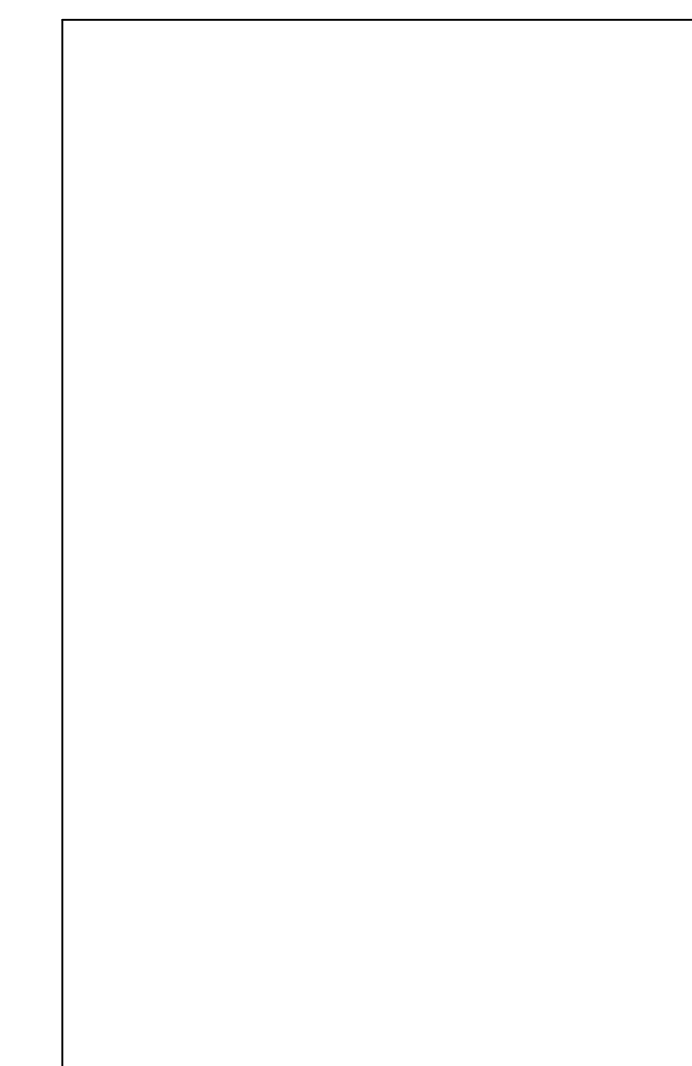


86 John St. Existing Site Plan

Scale: 1:100



DETAIL NUMBER  
DRAWING NUMBER

4	Issued for Client Review Lot Grading	05 / 06 / 2024
3	Issued for Client Review	31 / 03 / 2024
2	Issued for Client Review	27 / 03 / 2024
1	Issued for Client Review	12 / 10 / 2023

No.	Description	Date
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QUALIFICATION INFORMATION

Scott Rushlow	29726
NAME	SIGNATURE BCIN

REGISTRATION INFORMATION

Scott Rushlow Associates Ltd	35924
FIRM	BCIN

**SCOTT RUSHLOW**  
associates Ltd

111-111 Upper Duke Cres Markham ON L6G 0C8 905 852 5595

PROJECT

Capelli / Simmons  
Residence  
86 John Street  
Markham, Ontario  
(Part of Lot 30, Concession 1)

DRAWING TITLE

Existing Site Plan

Scale: 1:100

Date: Nov. 14, 2024

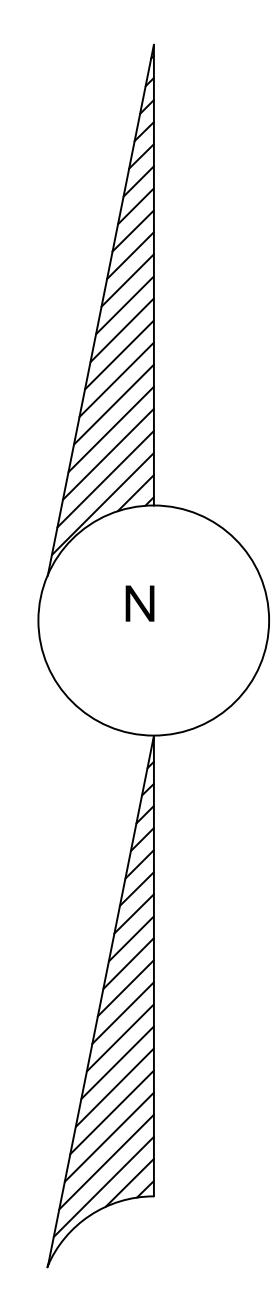
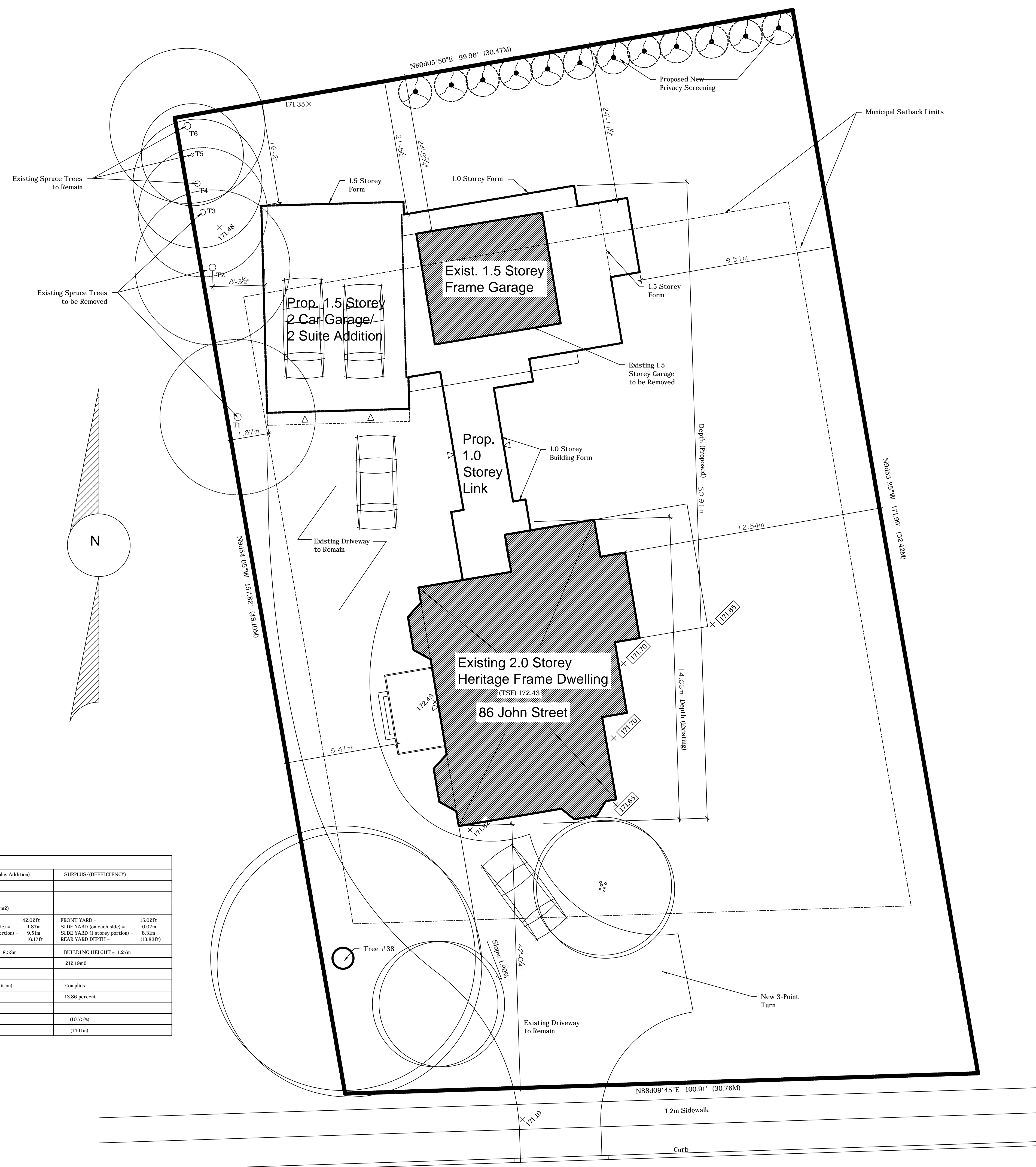
Job No.

Drawn By: S.R.

Checked By:

DRAWING NO.

Ex SP



	* BY-LAW	EXISTING	PROPOSED (Existing plus Addition)	SURPLUS / (DEFICIENCY)
* 1. ZONING	R2-Second Density Single Family Residential under By-Law 2237 as amended, Parking By-Law 28-97, Deck By-Law 142-95			
3. LOT FRONTAGE (min)	23.0 m	100.91ft (30.76m)	100.91ft (30.76m)	
2. LOT AREA (min)	9,750.0ft <sup>2</sup>	16,478.6ft <sup>2</sup> (1530.90m <sup>2</sup> )	16,478.6ft <sup>2</sup> (1530.90m <sup>2</sup> )	
4. SETBACKS (min)	FRONT YARD = 27.0ft SIDE YARD (on each side) = 1.8m SIDE YARD (1 storey portion) = 1.2m REAR YARD = 30.0ft	FRONT YARD = 42.02ft SIDE YARD (on each side) = 5.41m SIDE YARD (1 storey portion) = 12.54m REAR YARD DEPTH = 24.81ft	FRONT YARD = 42.02ft SIDE YARD (on each side) = 1.87m SIDE YARD (1 storey portion) = 9.51m REAR YARD DEPTH = 16.17ft	FRONT YARD = 15.02ft SIDE YARD (on each side) = 0.07m SIDE YARD (1 storey portion) = 8.31m REAR YARD DEPTH = (13.83ft)
5. BUILDING HEIGHT (max)	9.8m	BUILDING HEIGHT = 8.43m	BUILDING HEIGHT = 8.53m	BUILDING HEIGHT = 1.27m
6. BUILDING AREA	33-1/3% of LOT AREA	151.00m <sup>2</sup>	298.10m <sup>2</sup>	212.19m <sup>2</sup>
6. GROSS BUILDING AREA	402.06m <sup>2</sup>	272.51m <sup>2</sup>	533.06m <sup>2</sup>	
7. NUM. OF STOREYS (max)	2 STOREYS	2 STOREYS	2 STOREYS (Storey Addition)	Complies
8. LOT COVERAGE (max)	33-1/3 percent	9.90 percent	19.47 percent	13.86 percent
9. NET LOT AREA:	9,750ft <sup>2</sup> - [(16,478.6ft <sup>2</sup> - 9,750ft <sup>2</sup> ) / 2] = 13,114.3ft <sup>2</sup> Net Lot Area			
* 10. FLOOR AREA RATIO (max)	33% of NET LOT AREA = 4,327.72ft <sup>2</sup> (max)	22.37%	43.75%	(10.75%)
11. DEPTH (max)	10.8m 2 Storey / 18.9m with Conditions)	14.66m	30.91m	(14.11m)

\* Zoning is subject to Bill 23 Amending the Planning Act

Proposed Site Plan 1.11d  
Scale: 1:100

J o h n S t r e e t

DETAIL NUMBER  
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REGISTRATION INFORMATION  
Scott Rushlow Associates Ltd 35924  
FIRM BCIN

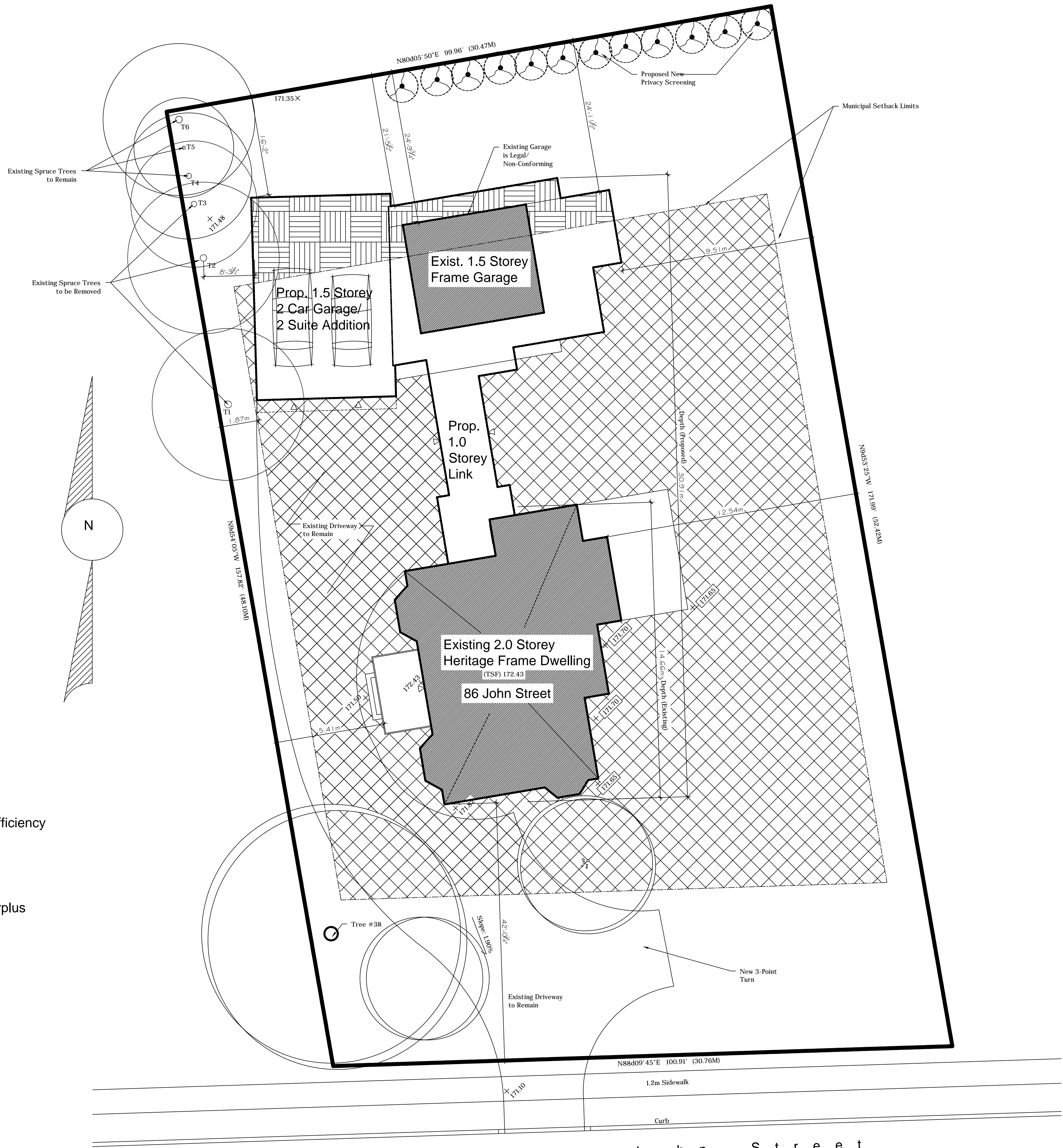
**SCOTT RUSHLOW**  
associates Ltd  
111-111 Upper Duke Cres Markham ON L6G 0C8 905 852 5595

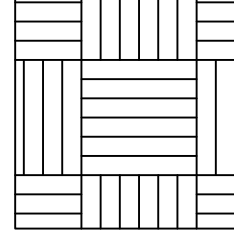
PROJECT  
**Capelli / Simmons**  
Residence  
86 John Street  
Markham, Ontario  
(Part of Lot 30, Concession 1)

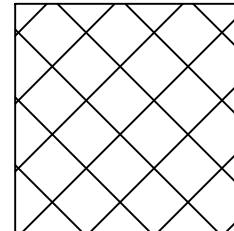
DRAWING TITLE

Site Plan 1.11d

Scale:	1:100	DRAWING NO.	SP
Date:	Nov. 14, 2024		
Job No.			
Drawn By:	S.R.		
Checked By:			



 By-Law Defficiency  
 (42.15m<sup>2</sup>)

 By-Law Surplus  
 602.06m<sup>2</sup>

DETAIL NUMBER  
 DRAWING NUMBER

4	Issued for Client Review Lot Grading	05 / 06 / 2024
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No. Description Date

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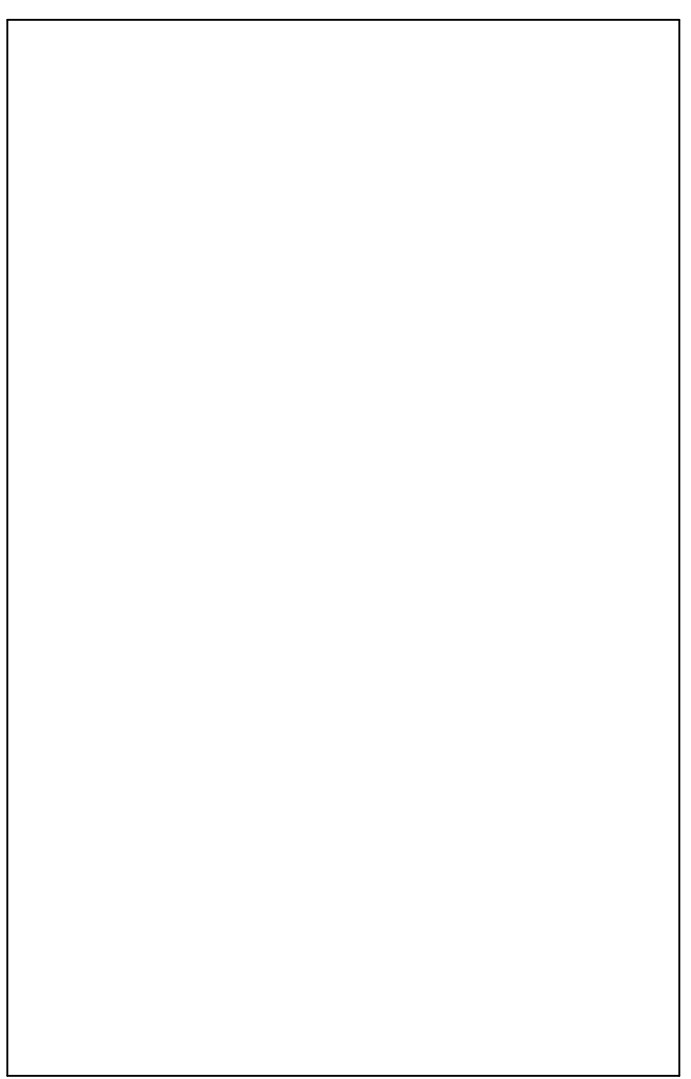
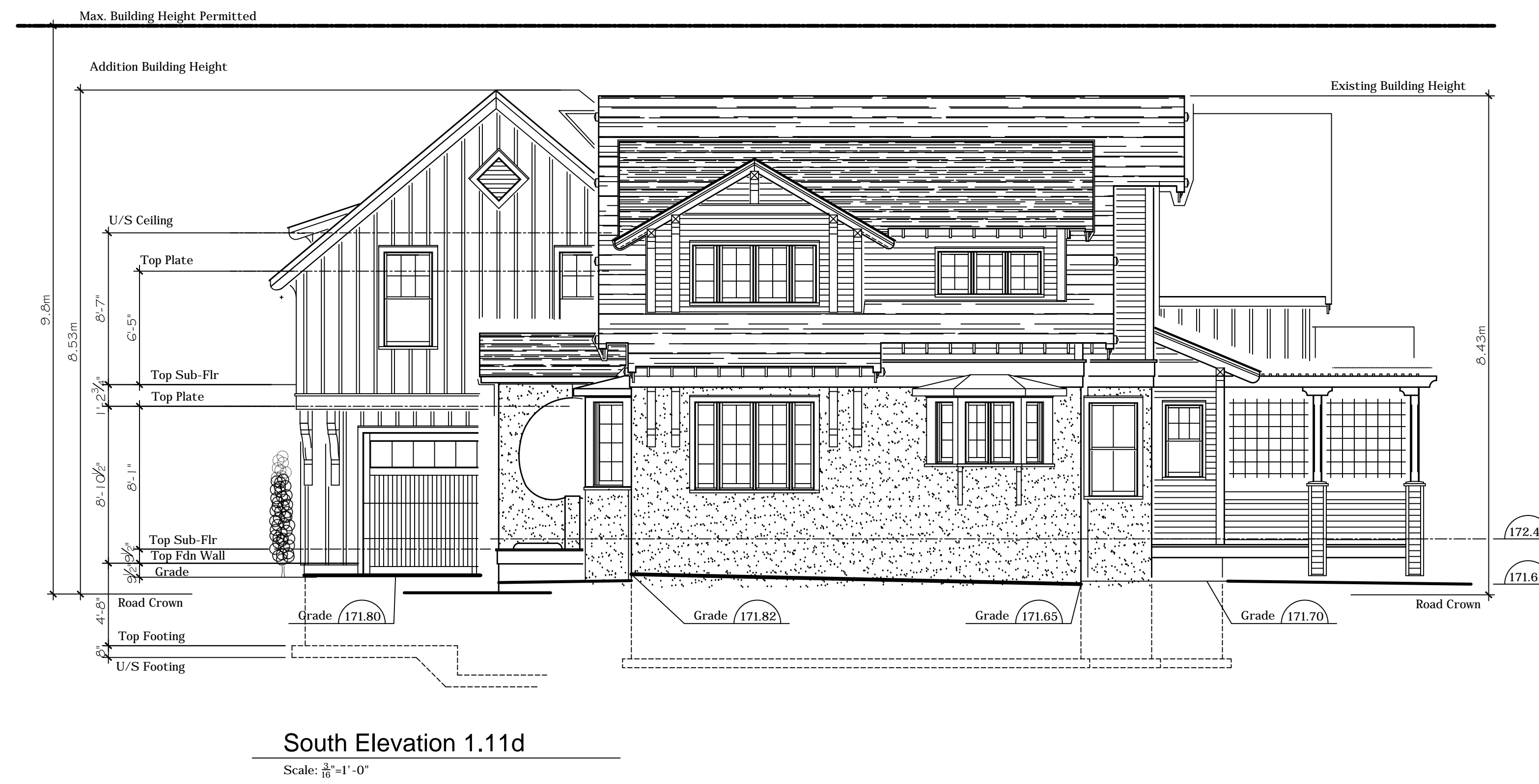
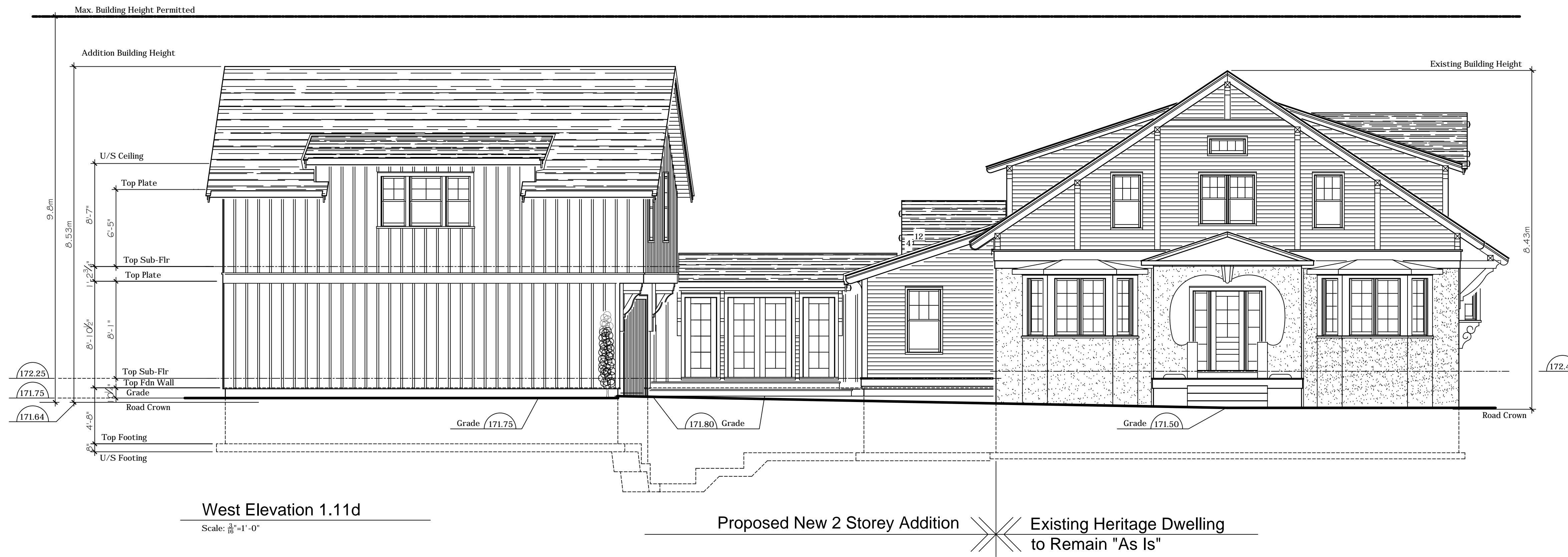
PROJECT

**Capelli / Simmons**  
 Residence  
 86 John Street  
 Markham, Ontario  
 (Part of Lot 30, Concession 1)

DRAWING TITLE

**Site Plan 1.11d**  
 By-Law Surplus/Defficiency

Scale:	1:100	DRAWING NO.
Date:	Nov. 14, 2024	<b>SP2</b>
Job No.		
Drawn By:	S.R.	
Checked By:		



DETAIL  
NUMBER

DRAWING  
NUMBER

No.	Description	Date
3	Issued for Client Review	31 / 03 / 2024
2	Issued for Client Review	27 / 03 / 2024
1	Issued for Client Review	12 / 10 / 2023

No.	Description	Date
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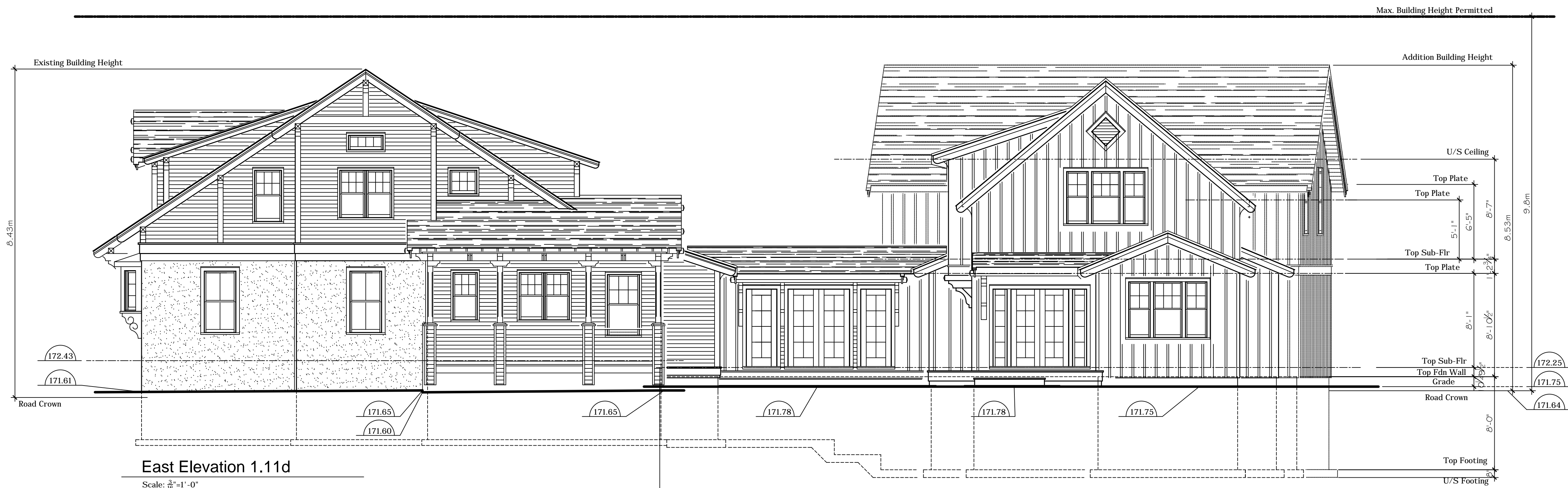
**PROJECT**

**Capelli / Simmons**  
**Residence**  
 86 John Street  
 Markham, Ontario  
 (Part of Lot 30, Concession 1)

**DRAWING TITLE**

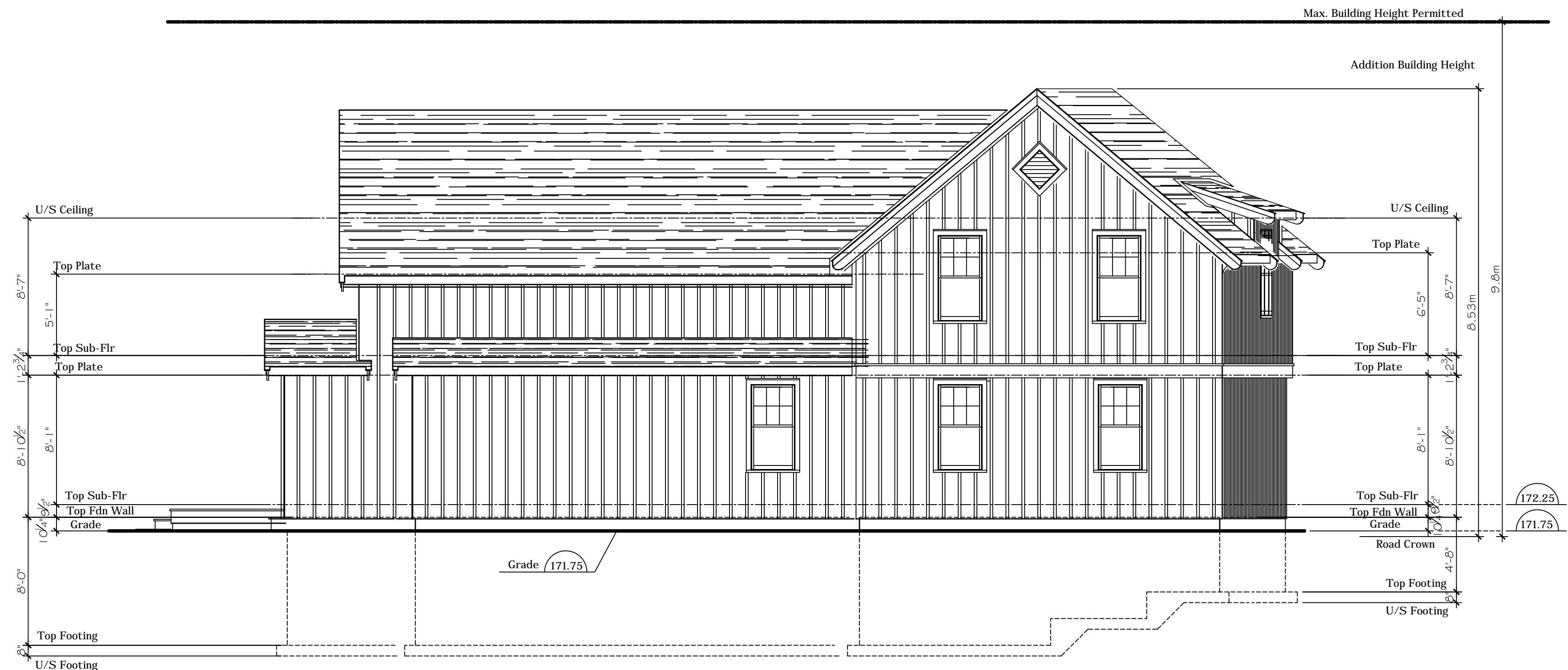
Exterior Elevations 1.11d

Scale: $\frac{3}{16}''=1'-0''$	DRAWING NO.
Date: Nov. 13, 2024	<b>A1</b>
Job No.	
Drawn By: S.R.	
Checked By:	



East Elevation 1.11d  
Scale:  $\frac{3}{16}''=1'-0''$

Existing Heritage Dwelling to Remain "As Is" Proposed New 2 Storey Addition



North Elevation 1.11d  
Scale:  $\frac{3}{16}''=1'-0''$

DETAIL NUMBER  
DRAWING NUMBER

No.	Description	Date
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2	Issued for Client Review	27 / 03 / 2024
1	Issued for Client Review	12 / 10 / 2023

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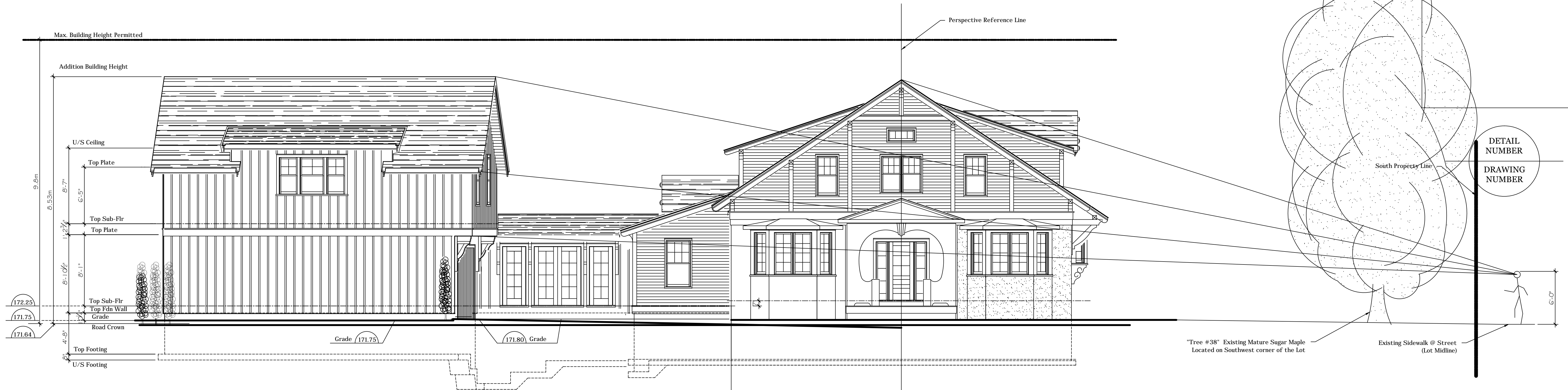
**SCOTT RUSHLOW**  
associates Ltd  
111-111 Upper Duke Cres Markham ON L6G 0C8 905 852 5595

PROJECT  
**Capelli / Simmons**  
Residence  
86 John Street  
Markham, Ontario  
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DRAWING TITLE

Exterior Elevations 1.11d

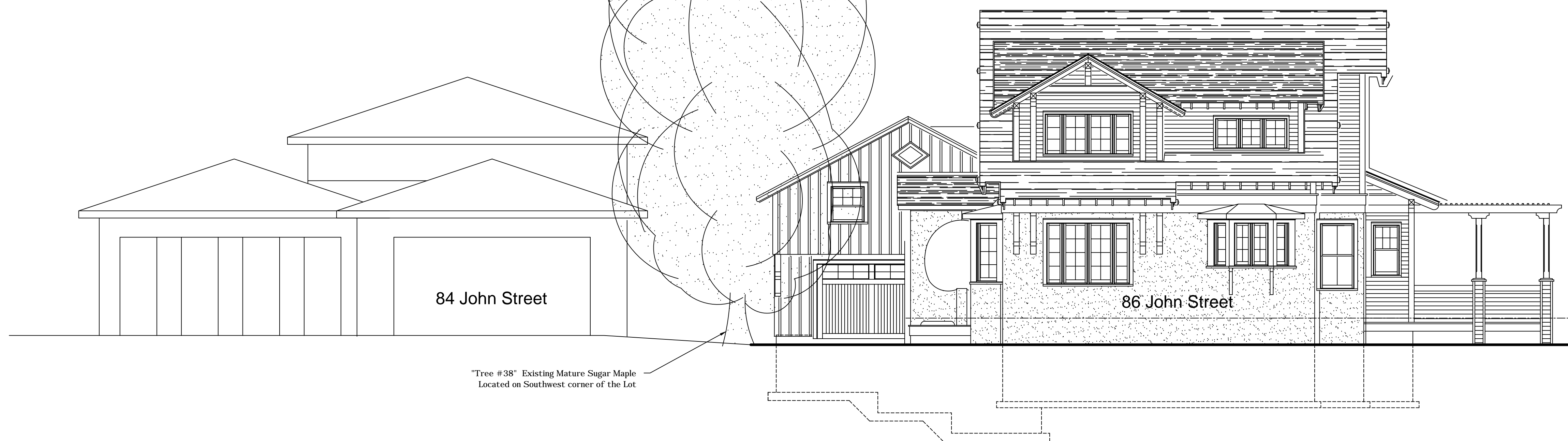
Scale: $\frac{3}{16}''=1'-0''$	DRAWING NO.
Date: Nov. 13, 2024	
Job No.	
Drawn By: S.R.	<b>A2</b>
Checked By:	



Lot Cross Section 1.11d

Scale:  $\frac{3}{16}''=1'-0''$

Proposed New 2 Storey Addition  
Existing Heritage Dwelling  
to Remain "As Is"



South Elevation (Perspective View From John Street Sidewalk)

Scale:  $\frac{3}{16}''=1'-0''$

No.	Description	Date
3	Issued for Client Review	31 / 03 / 2024
2	Issued for Client Review	27 / 03 / 2024
1	Issued for Client Review	16 / 03 / 2024

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PROJECT

Capelli / Simmons  
Residence  
86 John Street  
Markham, Ontario  
(Part of Lot 30, Concession 1)

DRAWING TITLE

Lot Cross Section 1.11d  
South Perspective 1.11d

Scale:  $\frac{3}{16}''=1'-0''$  DRAWING NO.

Date: Nov. 14, 2024

Job No.

Drawn By: S.R.

Checked By:

A5