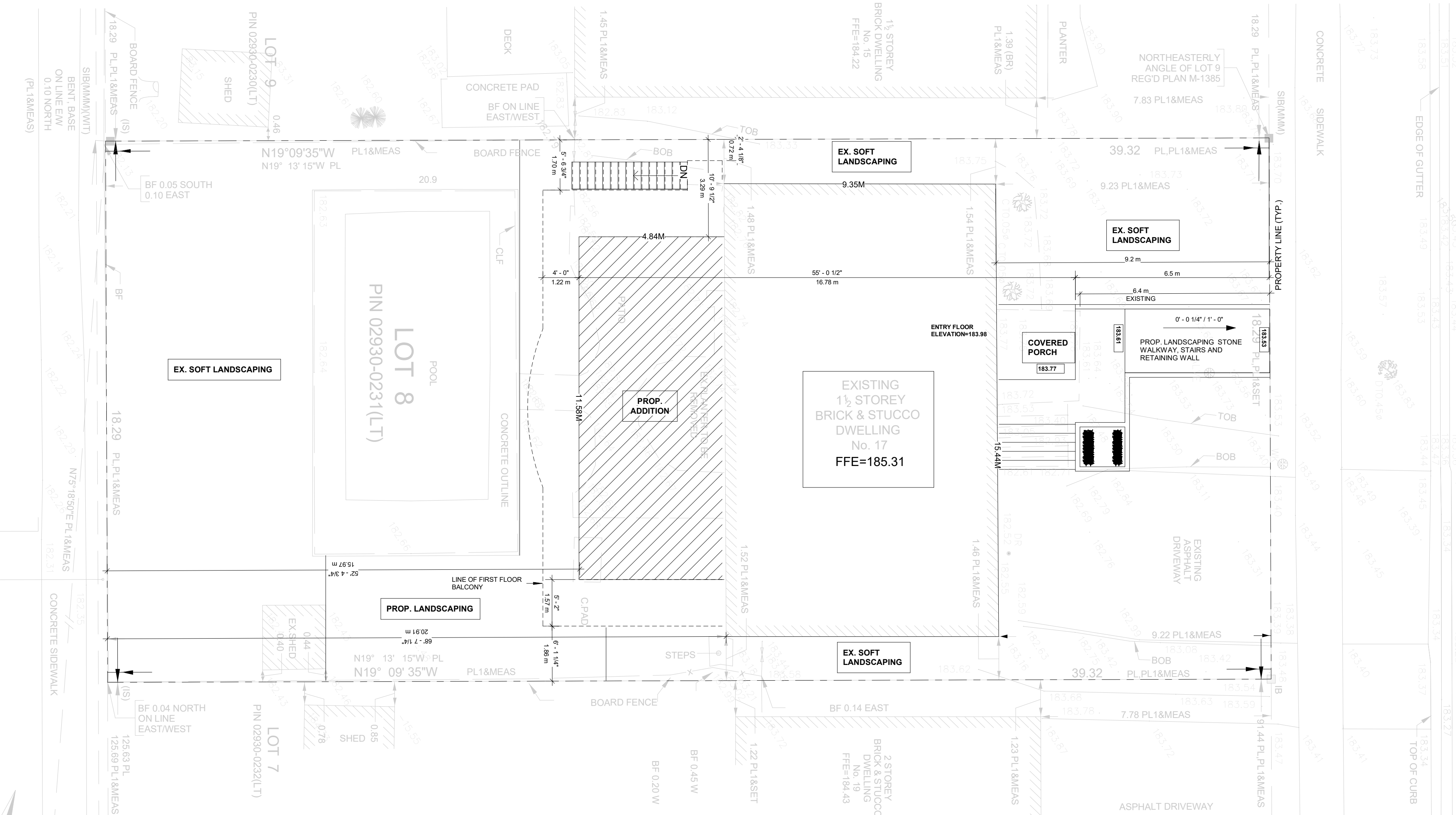


HIGHWAY 7

HAMILTON HALL DRIVE

(BY REGISTERED PLAN M-1385)
PIN 02930-0387(LT)



PROJECT DESCRIPTION:

- BASEMENT ADDITION
- FIRST FLOOR ADDITION WITH A BALCONY/DECK
- LOFT ADDITION
- INTERIOR ALTERATION
- NEW ROOF

PROJECT STATISTICS:
17 HAMILTON HALL DR, MARKHAM - R1 RESIDENTIAL (RES-ENLR)

LOT COVERAGE:	
-LOT AREA:	719.16 M ²
-PROPOSED LOT COVERAGE (INCL. GROUND FLOOR AND FRONT PORCH- MAXIMUM PERMITTED LOT COVERAGE 30% OF LOT AREA= 215.75 M ²)	28.77% - 206.97 M ²
NET LOT AREA CALCULATION:	
-NET LOT AREA: 613.16 M ² +1/2 (719.16 M ² - 613.16 M ²)=	666.16 M ²
FLOOR AREA RATIO INCL. BASEMENT:	
(PERMITTED 45%)	68.89%
FLOOR AREA RATIO NOT INCL. BASEMENT & GARAGE:	
(PERMITTED 45%)	41.28%

GROSS FLOOR AREA:	
-BASEMENT (INCLUDING GARAGE):	183.91 M ²
-GROUND FLOOR:	196.02 M ²
-LOFT:	79 M ²
-TOTAL GFA:	458.93 M ²
-TOTAL GFA NOT INCLUDING BASEMENT & GARAGE:	275.02 M ²

FRONT PORCH:	
-PROPOSED COVERED PORCH:	6.58 M ²
BALCONY ADDITION:	
-PROPOSED GROUND FLOOR BALCONY:	36.21 M ²
-PROPOSED LOFT BALCONY:	9.26 M ²

LANDSCAPING CALCULATION	
FRONT YARD:	
-FRONT YARD AREA:	161.92 M ²
-EX DRIVEWAY:	50.86 M ²
-WALKWAYS:	27.78 M ²
-TOTAL LANDSCAPED AREA:	111.24 M ²
-SOFT LANDSCAPED AREA:	75% - 83.46 M ²

REAR YARD:	
-REAR YARD AREA:	291.98 M ²
-TOTAL LANDSCAPED AREA:	291.98 M ²
-SOFT LANDSCAPED AREA(INCL. POOL):	65.7% - 191.84M ²

ABBREV. LEGEND

BM	BEAM
C	CASEMENT
CL	CENTER LINE
CLG	CEILING
CLW	COMPLETE WITH
DIA	DIAMETER
DP	DEEP
DW	DISHWASHER
EL./ELEV.	ELEVATION
EX.	EXISTING
ELEC.	ELECTRICAL
FDTN	FOUNDATION
FR	FRIDGE
INCL.	INCLUDING
O/C	ON CENTER LINE
OPT.	OPTIONAL
OWSJ	OPEN WEB STEEL JOIST
P.A	POST ABOVE
PT	POT LIGHT
P.TR.	PRESSURE TREATED
PROP.	PROPOSED
R	RAILING
REQ.	REQUIRED
SB	STANDARD BOARD
SHR	SHOWER
STL	STEEL
T & G	TONGUE & GROOVE
TYP.	TYPICAL
VER.	VERIFIED
WB	WOOD BEAM
WD	WOOD

Project Address : 17 HAMILTON HALL DR, Markham, ON L3P 2P1

InterBuild Engineering Inc.
Consulting Engineering Services

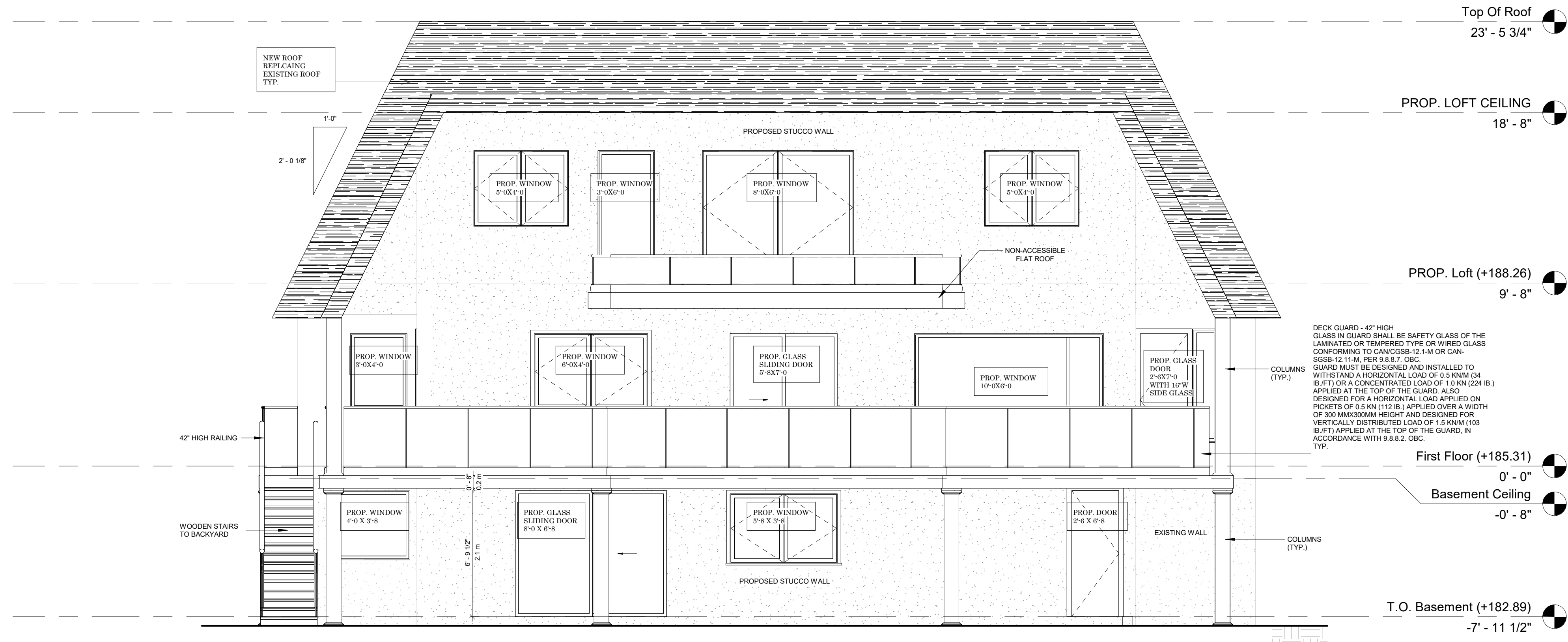
Professional Engineer
A. EGHTESAJI
100099817
AUG 01, 2024
PROVINCE OF ONTARIO

No.	Description	Date

SITE PLAN

Project number	
Date	August 1, 2023
Drawn by	Sara Maleki
Checked by	Amir Eghtesadi

A1.1
Scale 1/8" = 1'-0"



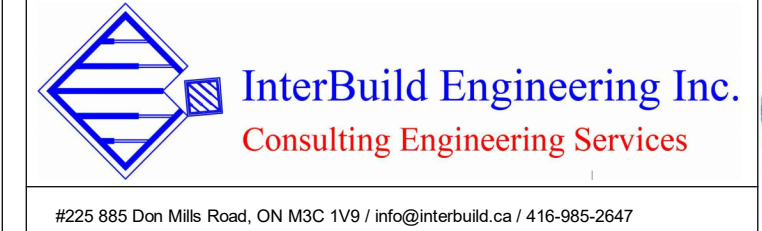
2 Rear Elevation
A1.3 1/4" = 1'-0"



1 Front Elevation
A1.3 1/4" = 1'-0"

NOTE	
1	EXISTING ITEMS
2	PROPOSED ITEMS

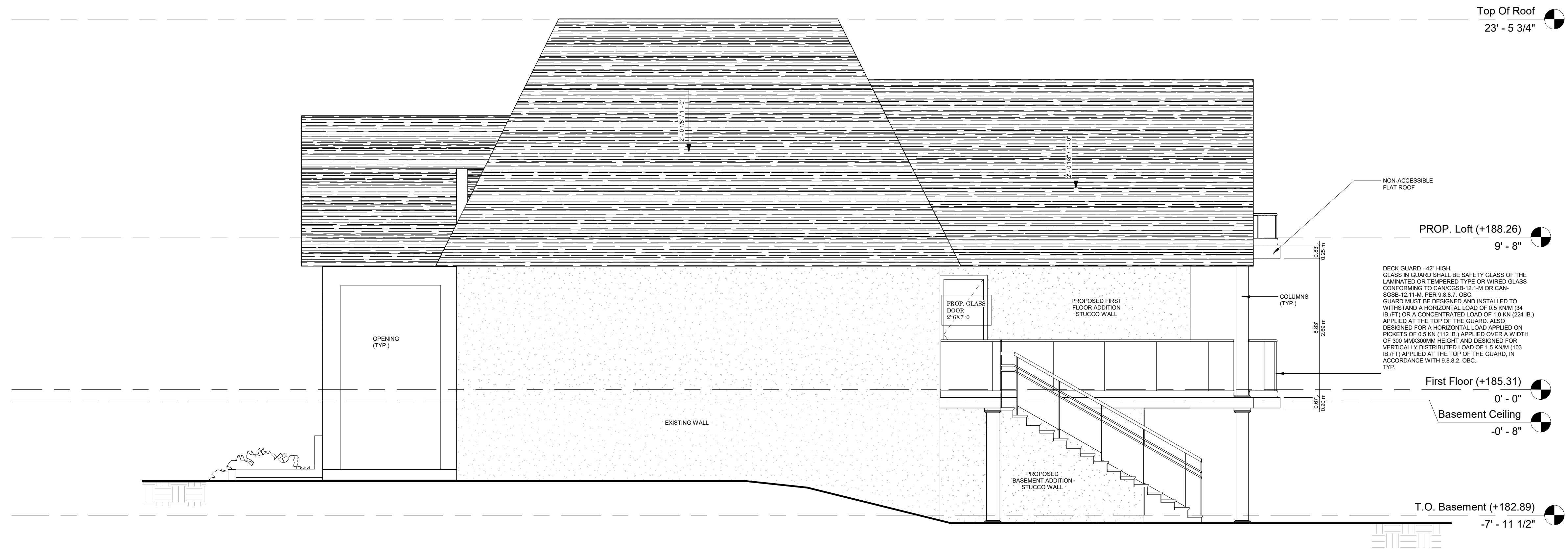
Project Address : 17 HAMILTON HALL DR, Markham, ON L3P 2P1



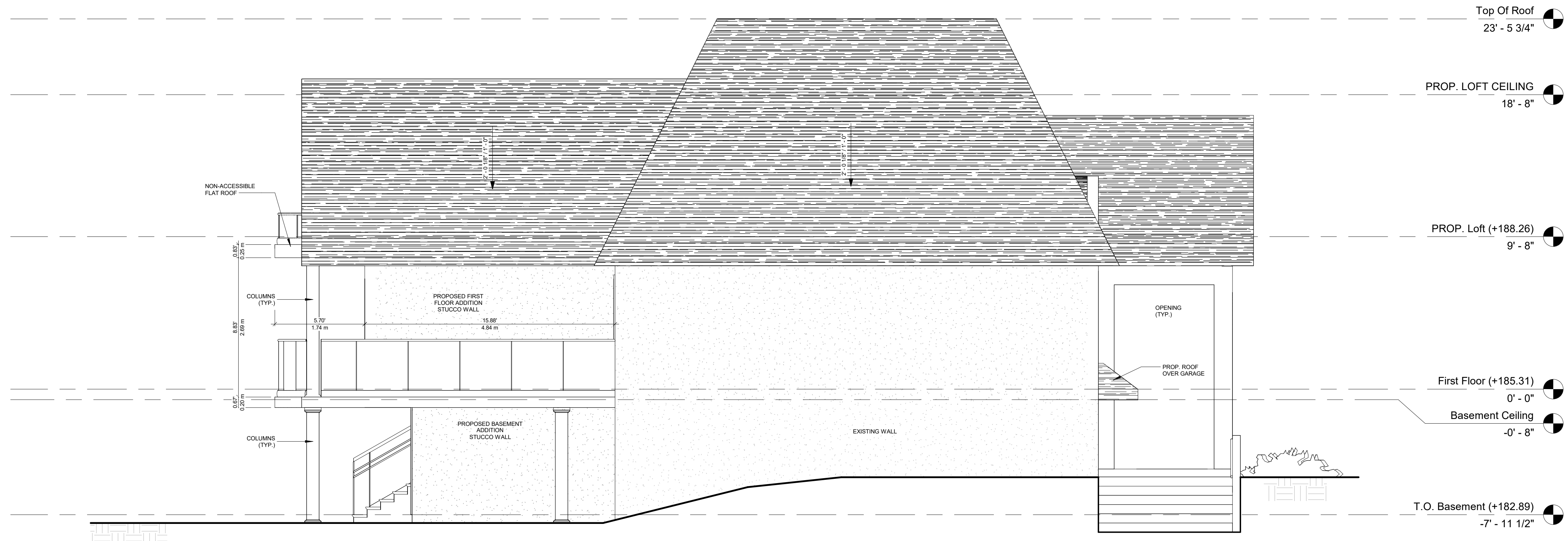
No.	Description	Date

ELEVATIONS
Project number
Date August 1, 2023
Drawn by Sara Maleki
Checked by Amir Eghtesadi

A2.1
Scale 1/4" = 1'-0"



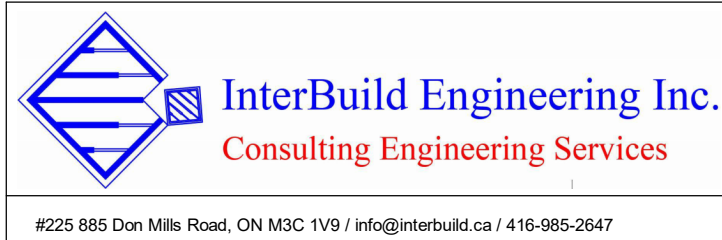
1 Side Elevation 1
A1.3 1/4" = 1'-0"



2 Side Elevation 2
A1.3 1/4" = 1'-0"

NOTE	
1	EXISTING ITEMS
2	PROPOSED ITEMS

Project Address : 17 HAMILTON HALL DR, Markham, ON L3P 2P1



#225 885 Don Mills Road, ON M3C 1V9 / info@interbuild.ca / 416-985-2647

No.	Description	Date

ELEVATIONS

Project number .
Date August 1, 2023
Drawn by Sara Maleki
Checked by Amir Eghtesadi

A2.2

Scale 1/4" = 1'-0"