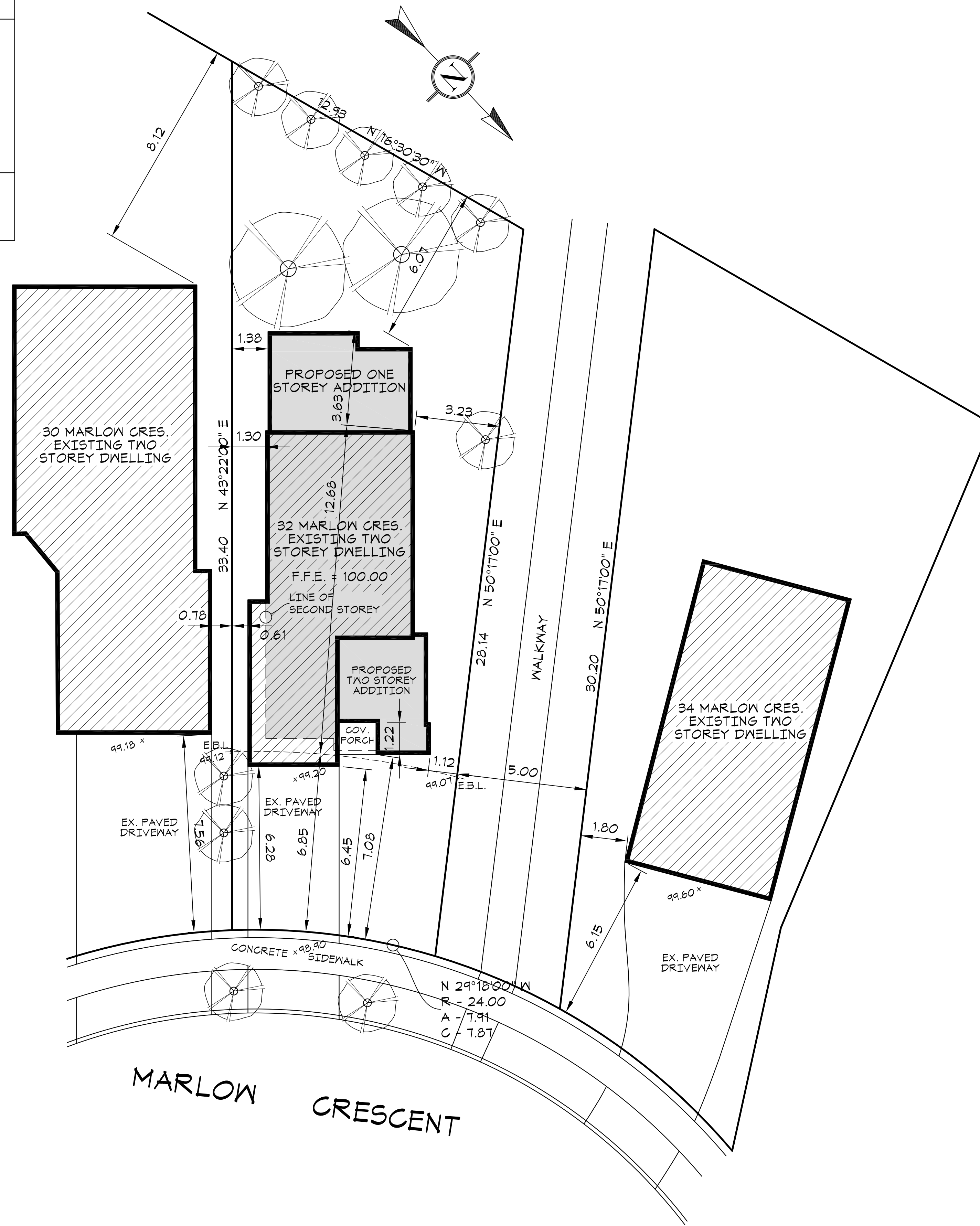


SITE INFORMATION	
PART OF LOT 61, R.P. CITY OF MARKHAM	
SITE STATISTICS	
LOT COVERAGE	
LOT AREA	= 296.07 sq.m.
GROUND FLOOR BUILDING AREA	= 97.36 sq.m. (1,048 sq.ft.)
PERCENTAGE	= 32.88 %
SECOND FLOOR BUILDING AREA	= 71.35 sq.m. (768 sq.ft.)
PERCENTAGE	= 24.10 %
TOTAL BUILDING AREA	= 168.71 sq.m. (1,816 sq.ft.)
MAXIMUM LOT COVERAGE (INC. ACCESSORY BUILDINGS)	
	= 99.12 sq.m. (1,067 sq.ft.)
	= 33.48 %
LOT SETBACKS	
LOT FRONTAGE AT E.B.L.	= 8.12 m
TOTAL SETBACKS REQUIRED (GREATER OF 4m OR 25%)	= 4.00 m



GENERAL NOTES:

ALL CONSTRUCTION IS TO CONFORM TO SECTION "4" OF THE ONTARIO BUILDING CODE (LATEST EDITION).

CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.

DO NOT SCALE DRAWINGS.

OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RE-CLAIM AND DESTROY ALL PREVIOUS AND UN-REVISED COPIES OF THIS DRAWING.

THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND / OR ITS CLIENTS ONLY.

BUILDING PERMITS TO BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS AND DATA	DATE

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual B.C.I.N. - 25025
Firm B.C.I.N. - 30506

Russ Gregory
NAME SIGNATURE

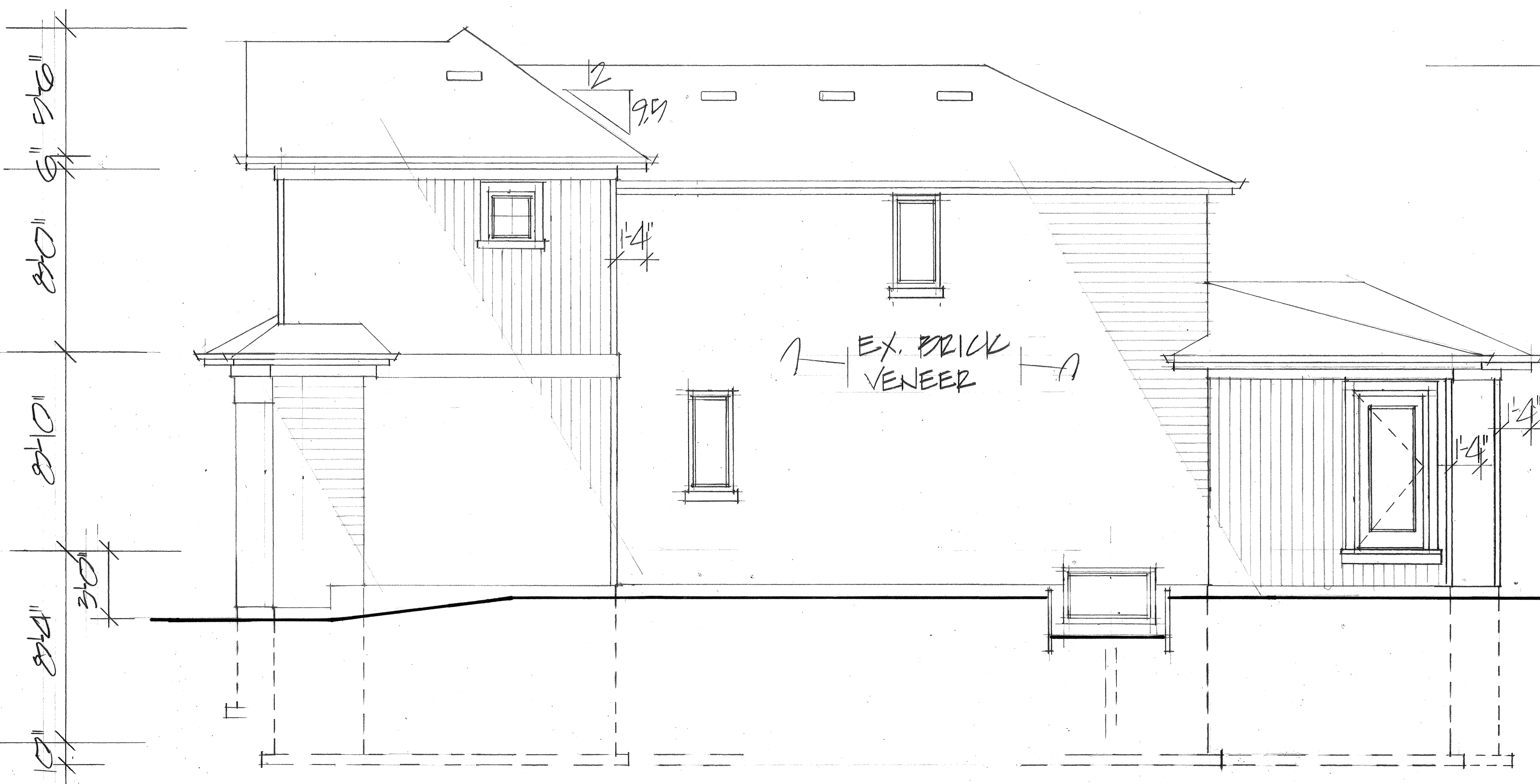
PROJECT TITLE

**PROPOSED ADDITION
32 MARLOW CRESCENT
CITY OF MARKHAM**

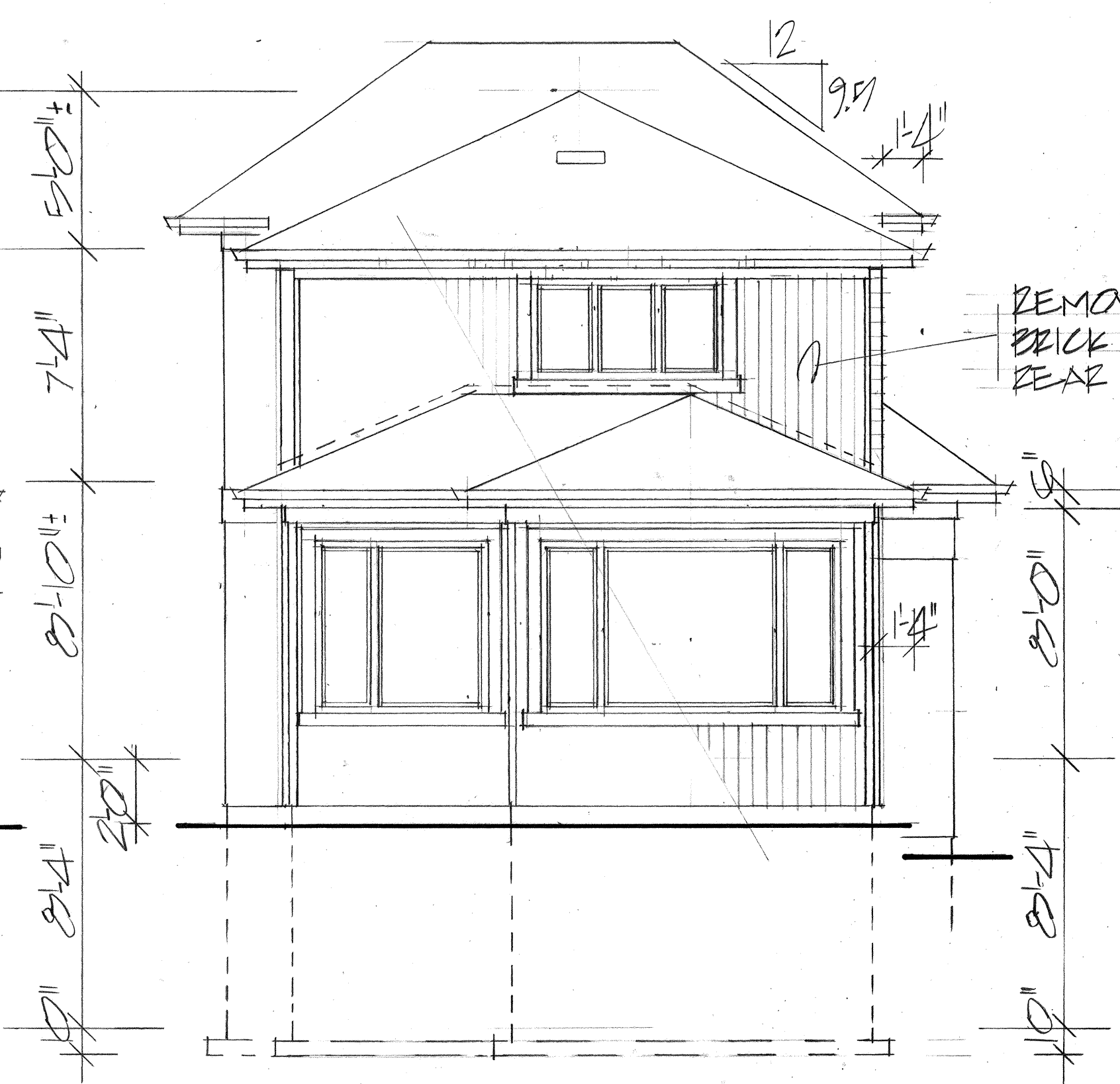
GREGORY DESIGNS

48 GEORGE STREET
MARKHAM, ONTARIO L3P 2R7
416-520-0978
shane@gregorydesigngroup.net

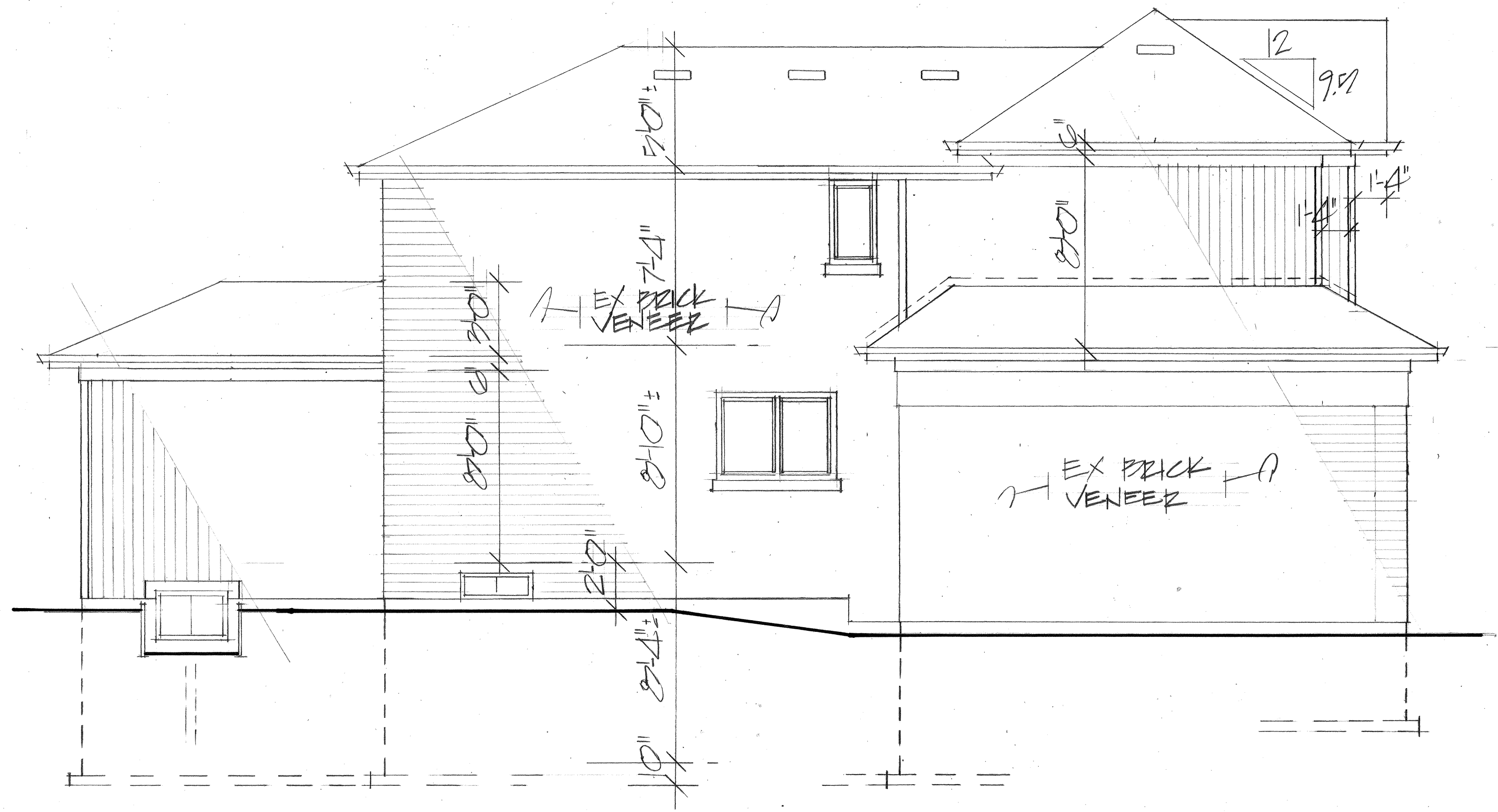
SCALE	DATE
1:100	11/26/24
PROJECT NUMBER	SHEET NUMBER
2477-24	SP-1
DRAWN BY	CHECKED BY
S.Gregory	R.G.



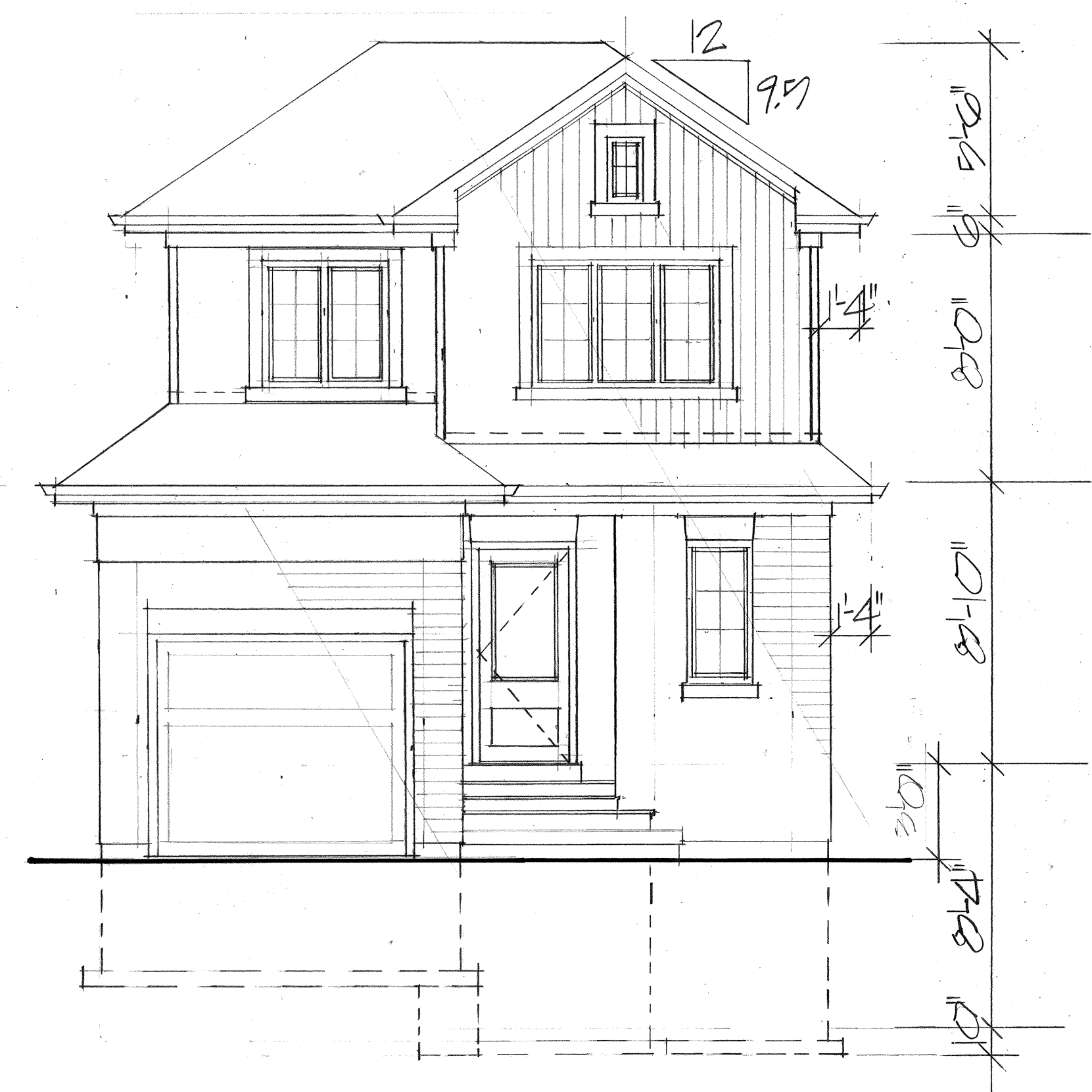
NORTH SIDE



REAR ELEVATION

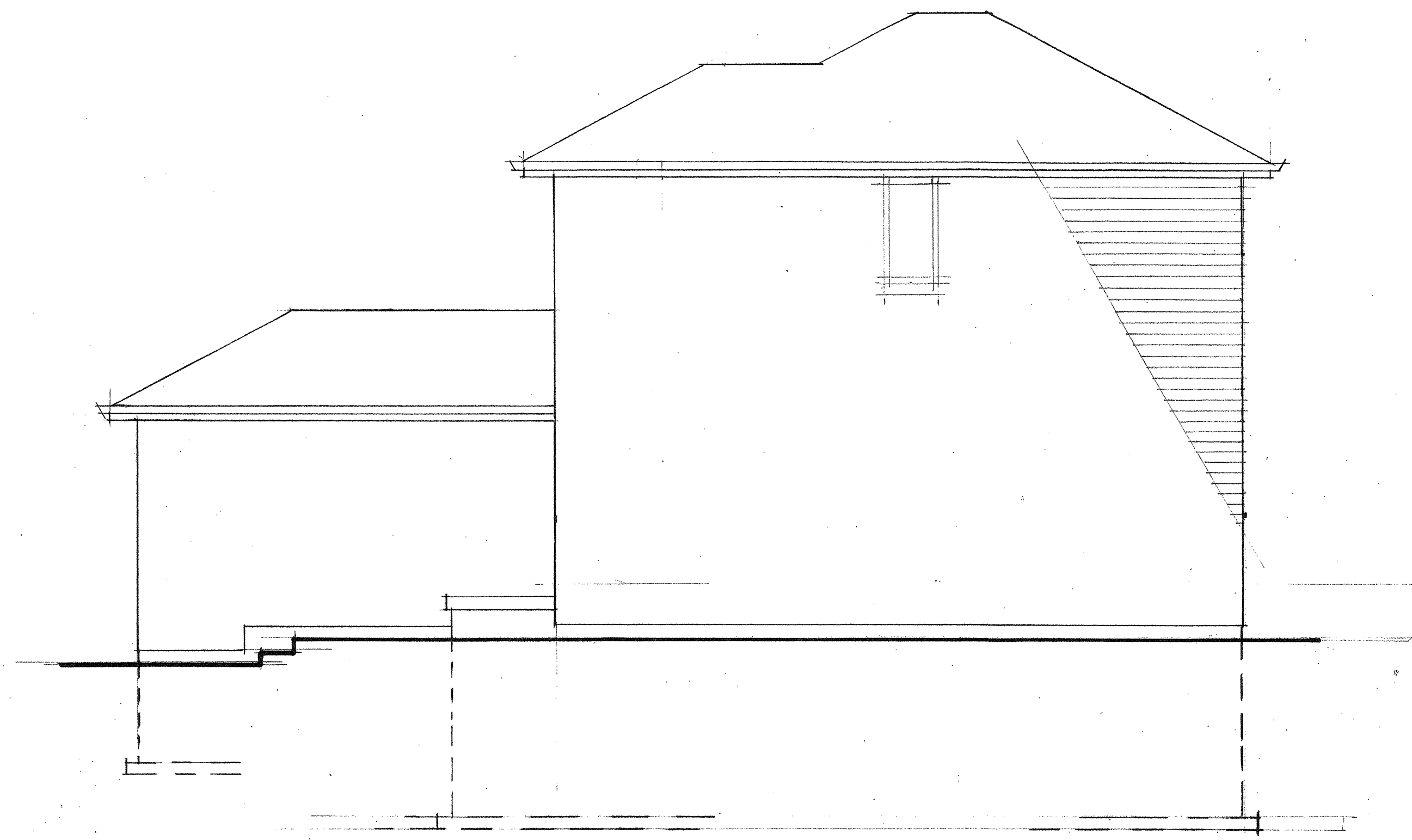


SOUTH SIDE

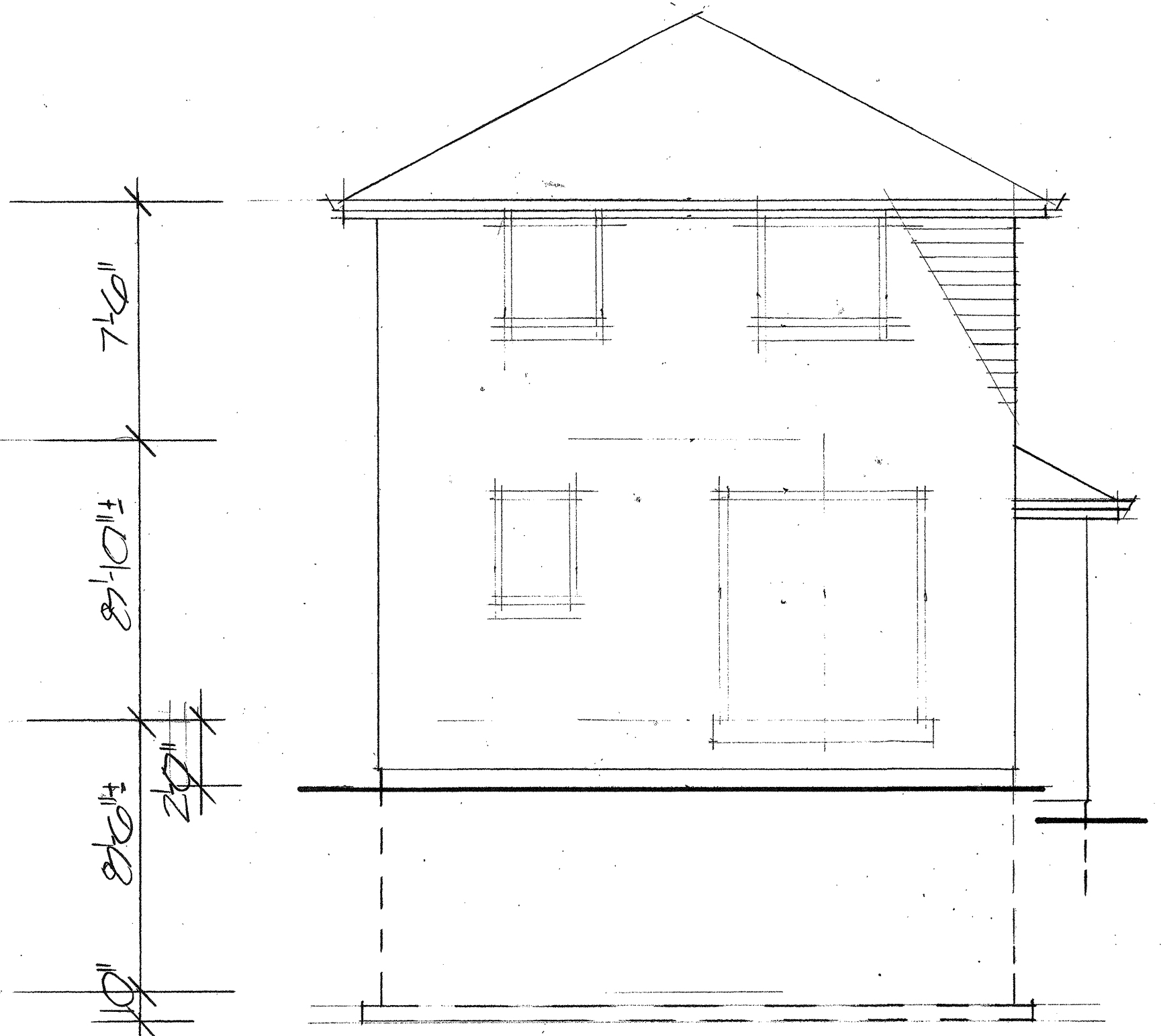


FRONT ELEVATION

PROJECT: PROPOSED RENOVATIONS 32 MARLOW CR. CITY OF MARKHAM THE GREGORY DESIGN GROUP 18 Paradise Ave MARKHAM, ONTARIO, L3P 3B9 (416) 720-4667 russ@gregorydesigngroup.net	I review and take responsibility for the design work on behalf of a firm registered under subsection 32.4 of Division C. of the Building Code. I am qualified, and the firm registered, in the appropriate classes/categories. INDIVIDUAL B.C.I.N. - 25825 FIRM B.C.I.N. - 30506 Russ Gregory NAME SIGNATURE	DRAWN: R. GREGORY DATE: SCALE: 1/4" = 1'-0"
	GENERAL NOTES: All construction to conform to section 19 of the Ontario Building Code (latest edition). Contractor shall check and verify all notes and dimensions. Do not scale drawings. Owner/contractor/designer is responsible to re-obtain and destroy all previous and un-revised copies of this drawing. These drawings are the property of the Gregory Design Group and/or its clients only. Building permits should be obtained prior to commencing construction.	PROJECT NO.: 2477-24 DRAWING NO.: A-2

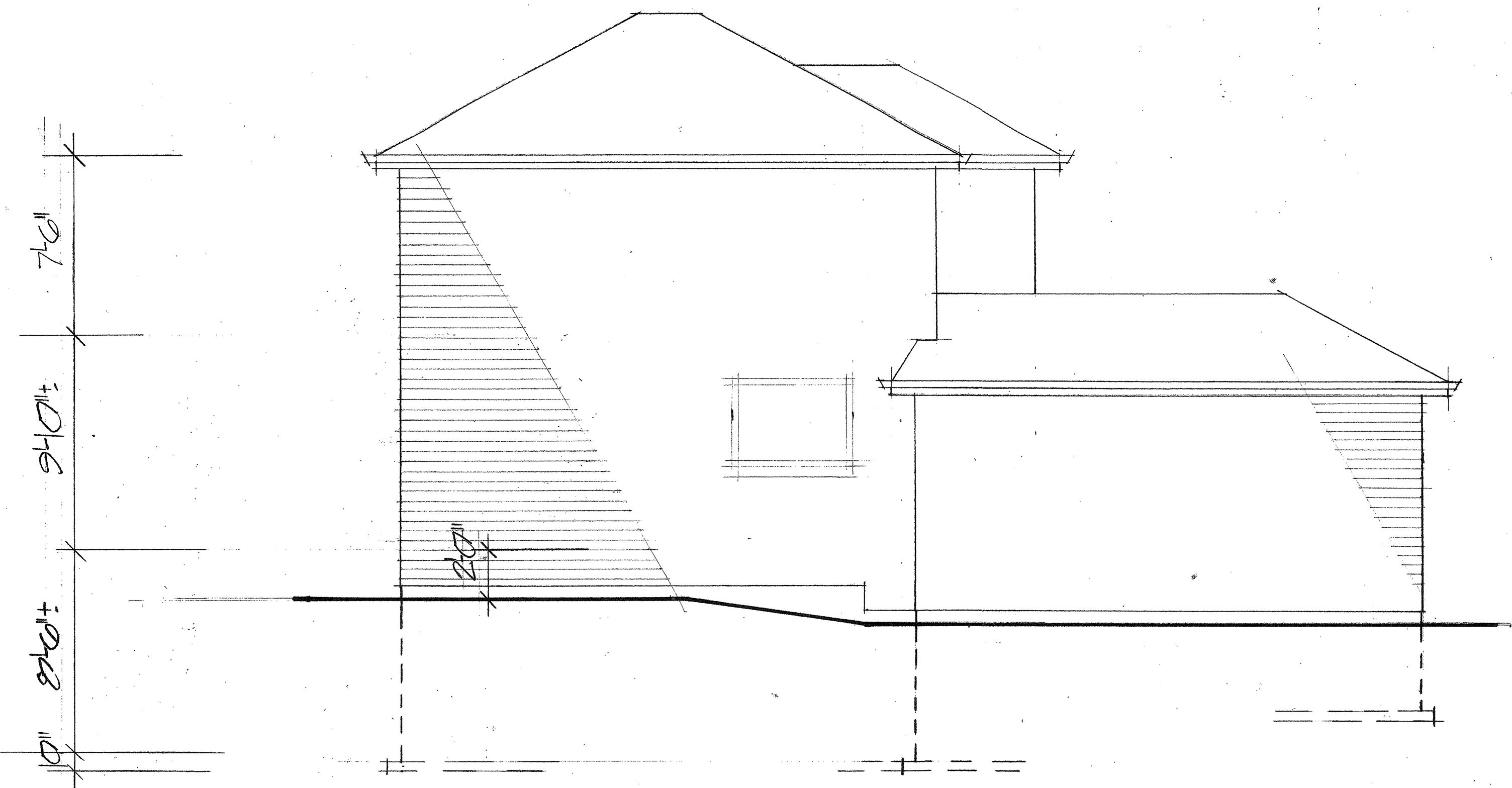


NORTH SIDE
EXISTING



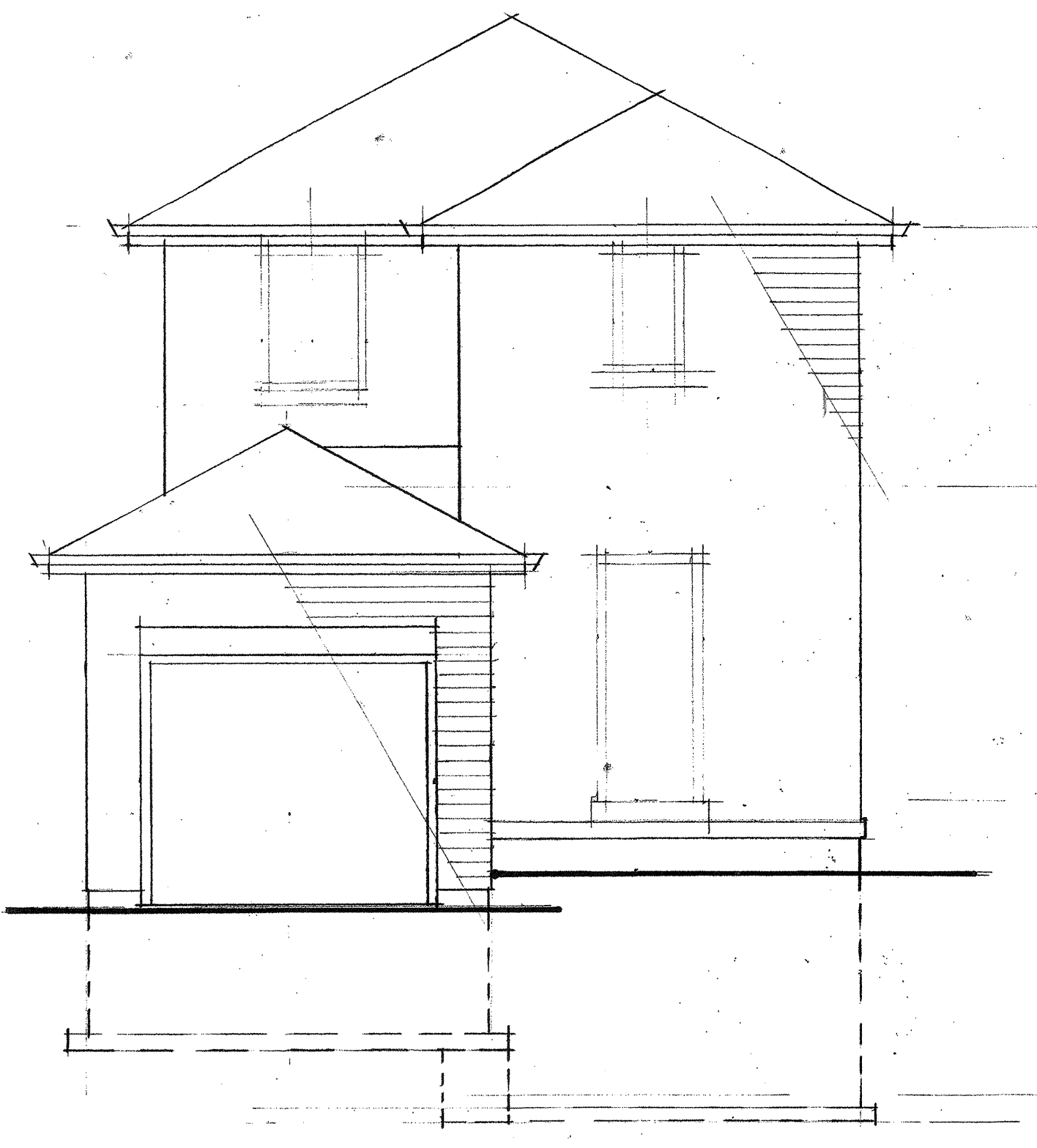
REAR ELEVATION
EXISTING

7'6"
8'10"
8'6"
2'0"



SOUTH SIDE
EXISTING

7'6"
8'10"
8'6"
1'0"



FRONT ELEVATION
EXISTING

PROJECT: PROPOSED RENOVATIONS 32 MARLOW CR. CITY OF MARKHAM THE GREGORY DESIGN GROUP 18 Paradise Ave MARKHAM, ONTARIO, L3P 3B9 (416) 720-4667 russ@gregorydesigngroup.net	<small>I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C. of the Building Code. I am qualified, and the firm registered, in the appropriate class/categories.</small> INDIVIDUAL B.C.I.N. - 25825 FIRM B.C.I.N. - 30906 Russ Gregory NAME SIGNATURE	DRAWN: R. GREGORY DATE: SCALE: 1/4" = 1'-0"
	GENERAL NOTES: <small>All construction is to conform to section "1" of the Ontario Building Code (latest edition).</small> <small>Contractor shall check and verify all notes and dimensions. Do not scale drawings.</small> <small>Owner/contractor/designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing. These drawings are the property of the Gregory Design Group and/or its clients only.</small> <small>Building permits should be obtained prior to commencing construction.</small>	PROJECT NO.: 2477-24 DRAWING NO.: A-4