

SITE INFORMATION		
LOT 2, REGISTERED PLAN M-1880 CITY OF MARKHAM		
SITE STATISTICS		
	PROPOSED	REQUIRED
LOT COVERAGE		
LOT AREA	2,044.85 sq.m.	
GROUND FLOOR BUILDING AREA	320.03 sq.m. (3,531 sq.ft.)	30.00 %
PERCENTAGE	16.04 %	
SECOND FLOOR BUILDING AREA	171.85 sq.m. (1,851 sq.ft.)	20.00 %
PERCENTAGE	8.41 %	
TOTAL BUILDING AREA	491.88 sq.m. (5,382 sq.ft.)	
MAXIMUM LOT COVERAGE (INC. ACCESSORY BUILDINGS)	413.96 sq.m. (4,456 sq.ft.)	35.00 %
SETBACKS		
FRONT YARD SETBACK	10.15 m	T.B.D.
REAR YARD SETBACK	24.26 m	7.50 m
SOUTH SIDE YARD SETBACK	1.99 m	
NORTH SIDE YARD SETBACK	7.69 m	
TOTAL SIDE YARD SETBACKS	9.68 m	8.75 m

- All construction is to conform to section "3" 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 drawings and documents.
 - These drawings are the property of Gregory Designs and/or its clients only.
 - Building permits to be obtained prior to commencing construction.

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. - 26895
 Firm B.C.I.N. - 39596
 Russ Gregory

DATE	REVISIONS AND DATA

PROPOSED ADDITION AND SECONDARY SUITE
5 BOYD COURT
CITY OF MARKHAM

48 George Street
 Markham, Ontario
 L3P 2R7
 416-520-0978
 shane@gregorydesigngroup.net

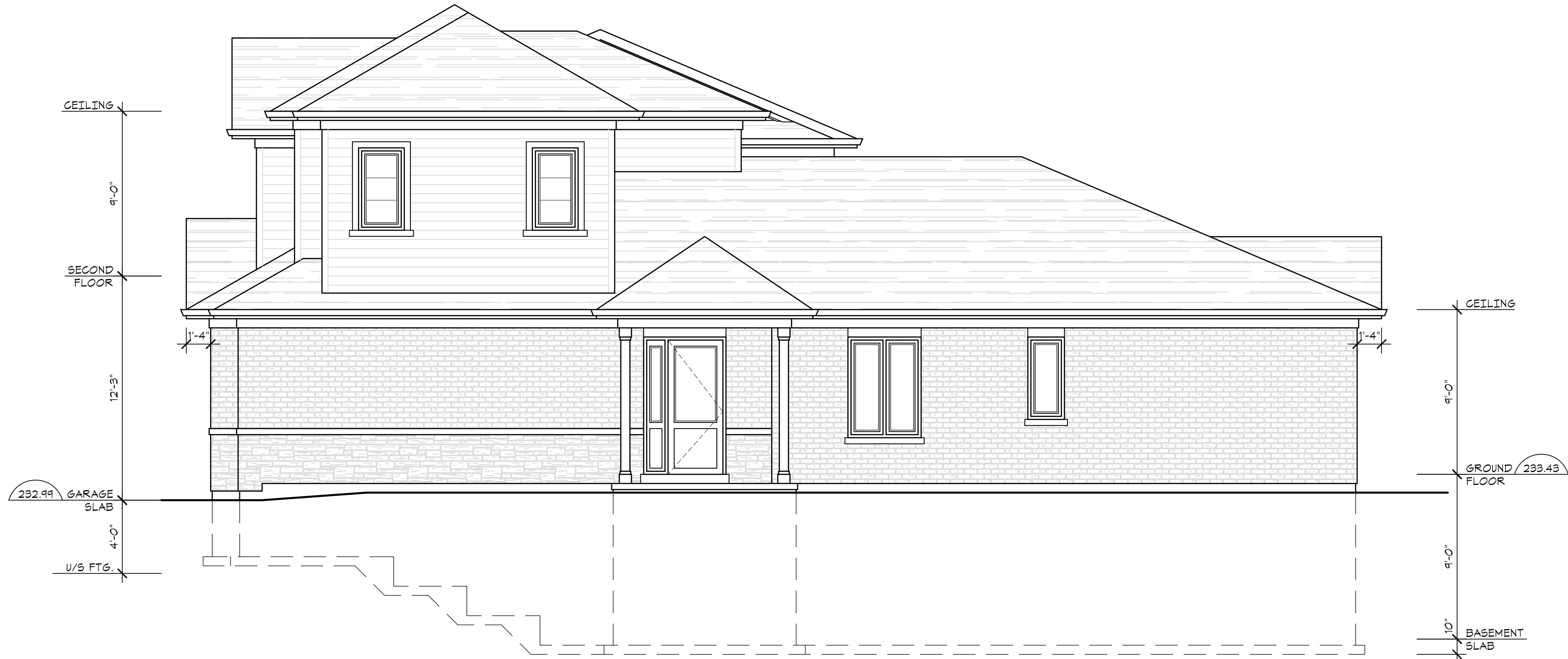
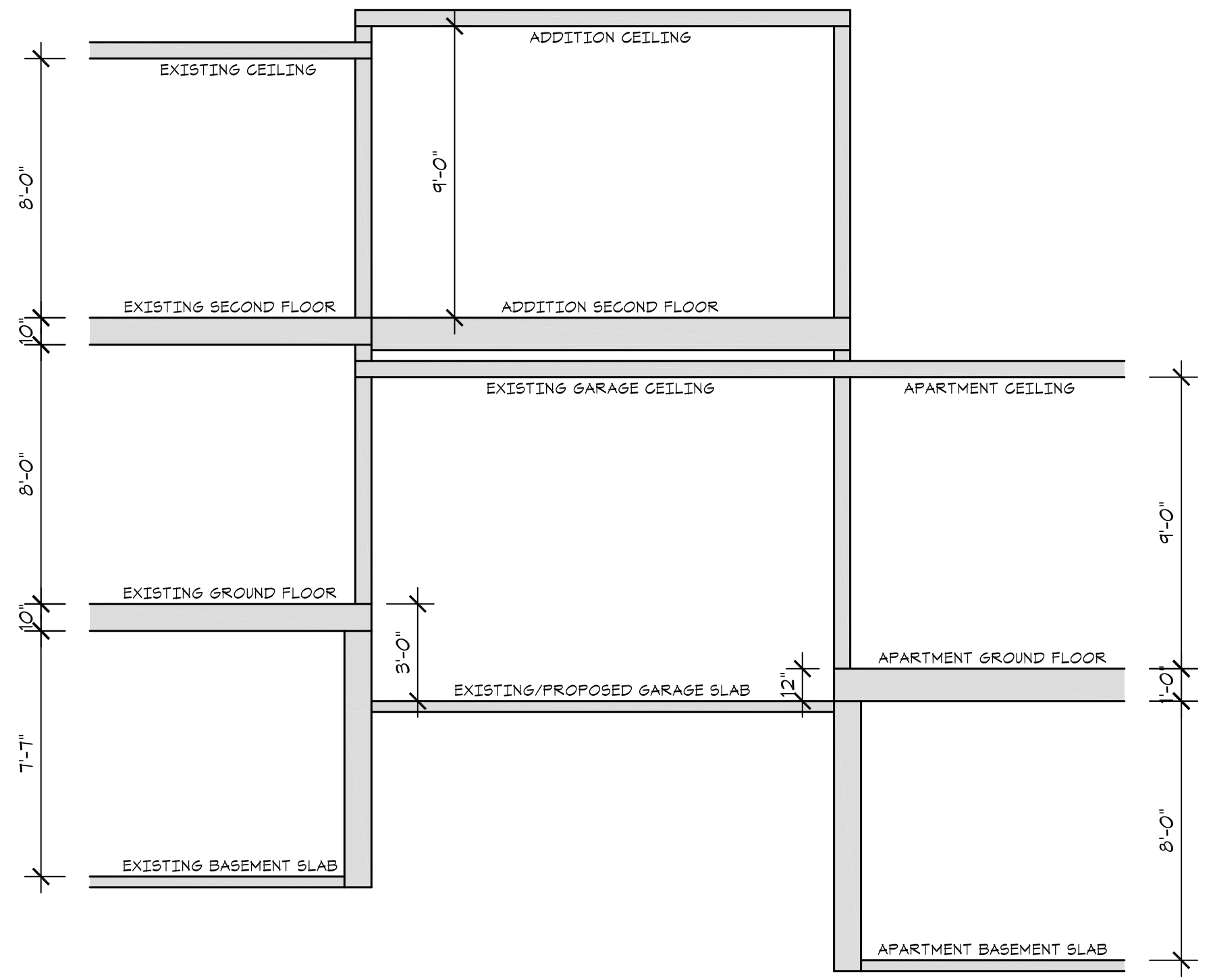
GREGORY DESIGNS

DATE	SCALE	PROJECT NUMBER	DRAWN BY
12/11/24	1/4"=1'-0"	24-64	S.Gregory

SHEET NUMBER **A1.1**



FRONT ELEVATION



RIGHT (SOUTH) SIDE ELEVATION

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Individual B.C.I.N. - 26895
 Firm B.C.I.N. - 30506
 Russ Gregory

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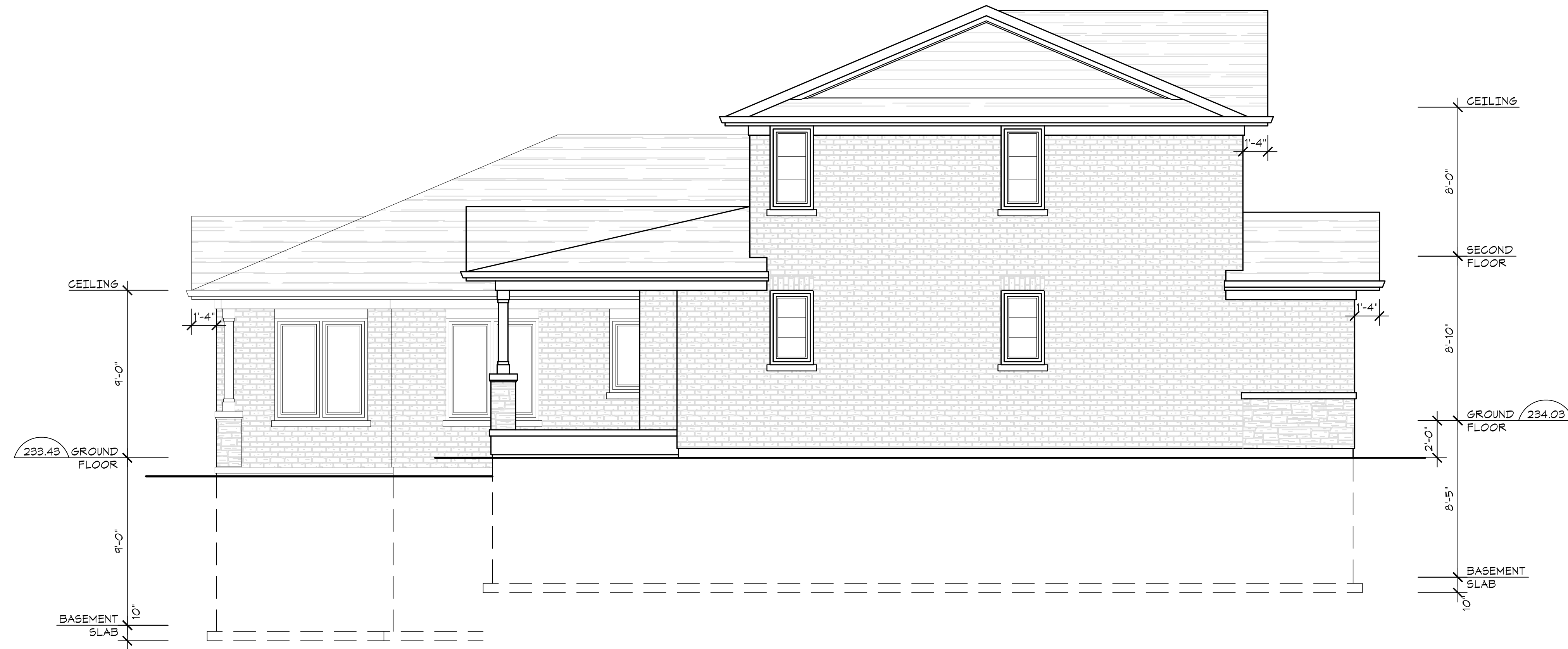
GREGORY DESIGNS

DATE: 12/20/24
 SCALE: 1/4"=1'-0"
 PROJECT NUMBER: 24-64
 DRAWN BY: S.Gregory

SHEET NUMBER
A3.1



REAR ELEVATION



LEFT (NORTH) SIDE ELEVATION

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PROPOSED ADDITION AND SECONDARY SUITE
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DATE 12/11/24
 SCALE 1/4"=1'-0"
 PROJECT NUMBER 24-64
 DRAWN BY S.Gregory

SHEET NUMBER
A3.2