

57 MONTROSE CRES, MARKHAM, ON L3R 7Z6

PROJECT STATISTICS:

PROJECT DESCRIPTION:

REAR YARD SUNROOM OVER EXISTING DECK
(290 FT² / 26.94M²)
AREA OF CONSTRUCTION (290 FT² / 26.94M²)

SHEET INDEX

SP1	SITE PLAN
A200	AS-BUILT GROUND FLOOR PLAN
A201	AS-BUILT WEST ELEVATION(REAR)
A202	AS-BUILT NORTH ELEVATION(SIDE)
A203	AS-BUILT SOUTH ELEVATION(SIDE)

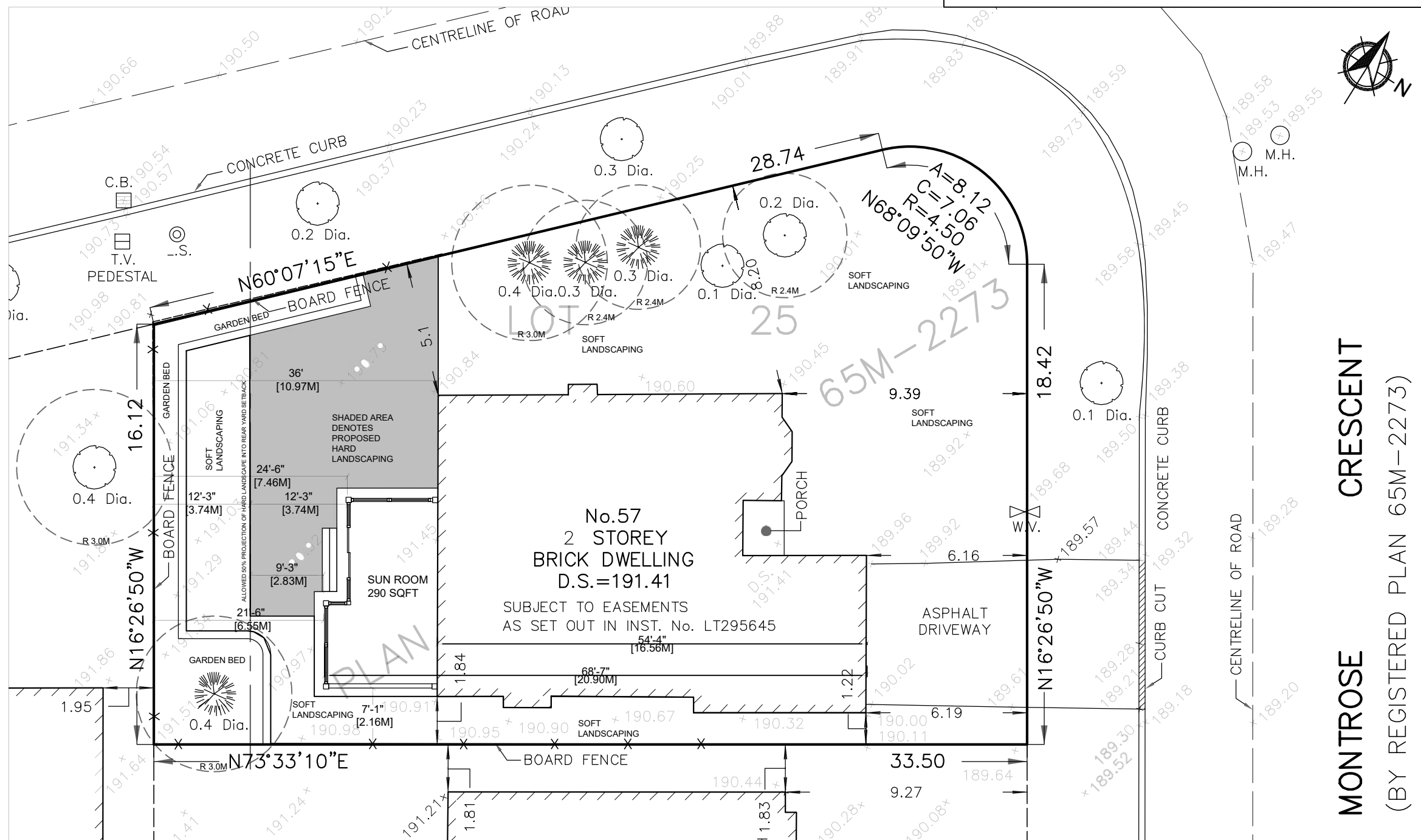
SITE STATISTICS

57 MONTROSE CRES, MARKHAM, ON L3R 7Z6

LOT AREA 689.43 M²
EXISTING BUILDING AREA 175 M²
PROPOSED SUN ROOM AREA 26.94 M²

COMPREHENSIVE ZONING BY-LAW 2024-19
6.3.2. RESIDENTIAL ESTABLISHED NEIGHBOURHOOD LOW RISE

	PERMITTED	PROPOSED
LOT COVERAGE	30%	29.28%
MAX DIST. OF 1ST STORY MAIN BUILDING FROM ESTABLISHED BUILDING LINE	19 m	20.90 m
INTERIOR SIDE LOT LINE SOFT LANDSCAPE	1.5 m	1.5 m
BACKYARD HARD LANDSCAPE % PROJECTING INTO REAR YARD SETBACK	50%	50%
REAR YARD SETBACK	7.5m	6.55 m



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION	
Required unless design is exempt under 2.17.5.1 of the building code	
MAGGIE J. LOW	43521
NAME	BCIN
REGISTRATION INFORMATION	
Required unless design is exempt under 2.17.4.1 of the building code	
MGL & Co. Inc.	46857
FIRM NAME	BCIN

General Notes

- ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH LOCAL CODES AND AUTHORITIES HAVING JURISDICTION. NOTHING IN THE PLAN AND SPECIFICATIONS SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED INSPECTIONS AND CERTIFICATIONS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL DISPLAY PERMIT ON SITE PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITION AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCY TO DESIGNER BEFORE WORK BEGINS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY AT THE WORK SITE FOR COMPLIANCE WITH THE RULES, REGULATIONS AND PRACTICES REQUIRED BY THE APPLICABLE LEGISLATION AND IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE WORK.
- ABIDE BY ALL SITE ACCESS AND CONSTRUCTION PROCEDURES IMPOSED BY THE LANDLORD OR PROPERTY MANAGER.
- ENSURE ALL WASTE AND DEBRIS IS REMOVED FROM THE WORK ON A DAILY BASIS. OBTAIN LANDLORD APPROVAL PRIOR TO USING ANY BULK RECEPTACLE ON OR NEAR THE SITE.

No.	Revision/Issue	Date
3	REV01	01/24/2025
2	Issued for permit	06/29/2024
1	Issued for review	06/21/2024

DESIGN BY
MGL & Co. Inc.
Design | Build
95 Mural Street 6th Fl, Richmond Hill ON L4B 3G2
Tel: (905) 695-3480 Email: office@mglcoinc.com

DRAWING TITLE:
SITE PLAN

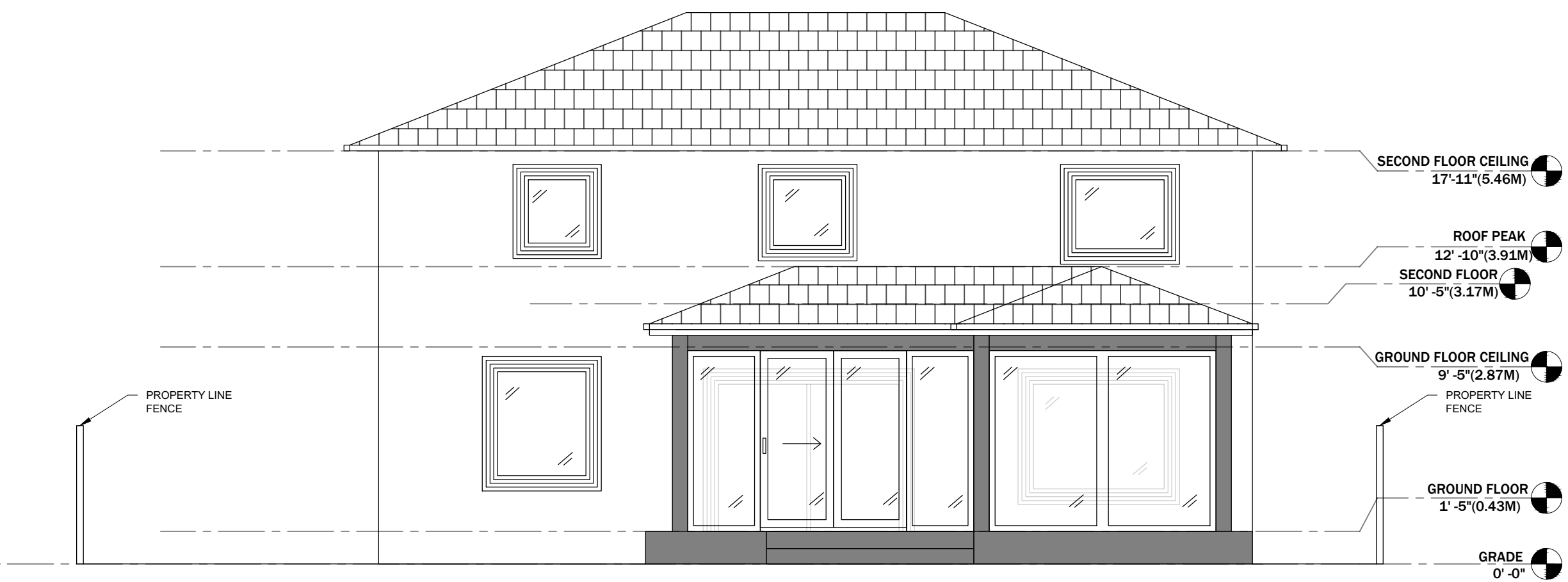
PROJECT NAME AND ADDRESS:
**57 MONTROSE CRES,
MARKHAM, ON L3R 7Z6**

Drawn By	Checked By	SHEET NO.
ML	ML	SP.1

01 SITE PLAN
SP.1 SCALE

N.T.S.

MONTROSE CRESCENT
 (BY REGISTERED PLAN 65M-2273)



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No.	Revision/Issue	Date
3		
2		
1	Issued for COA	11/29/2024

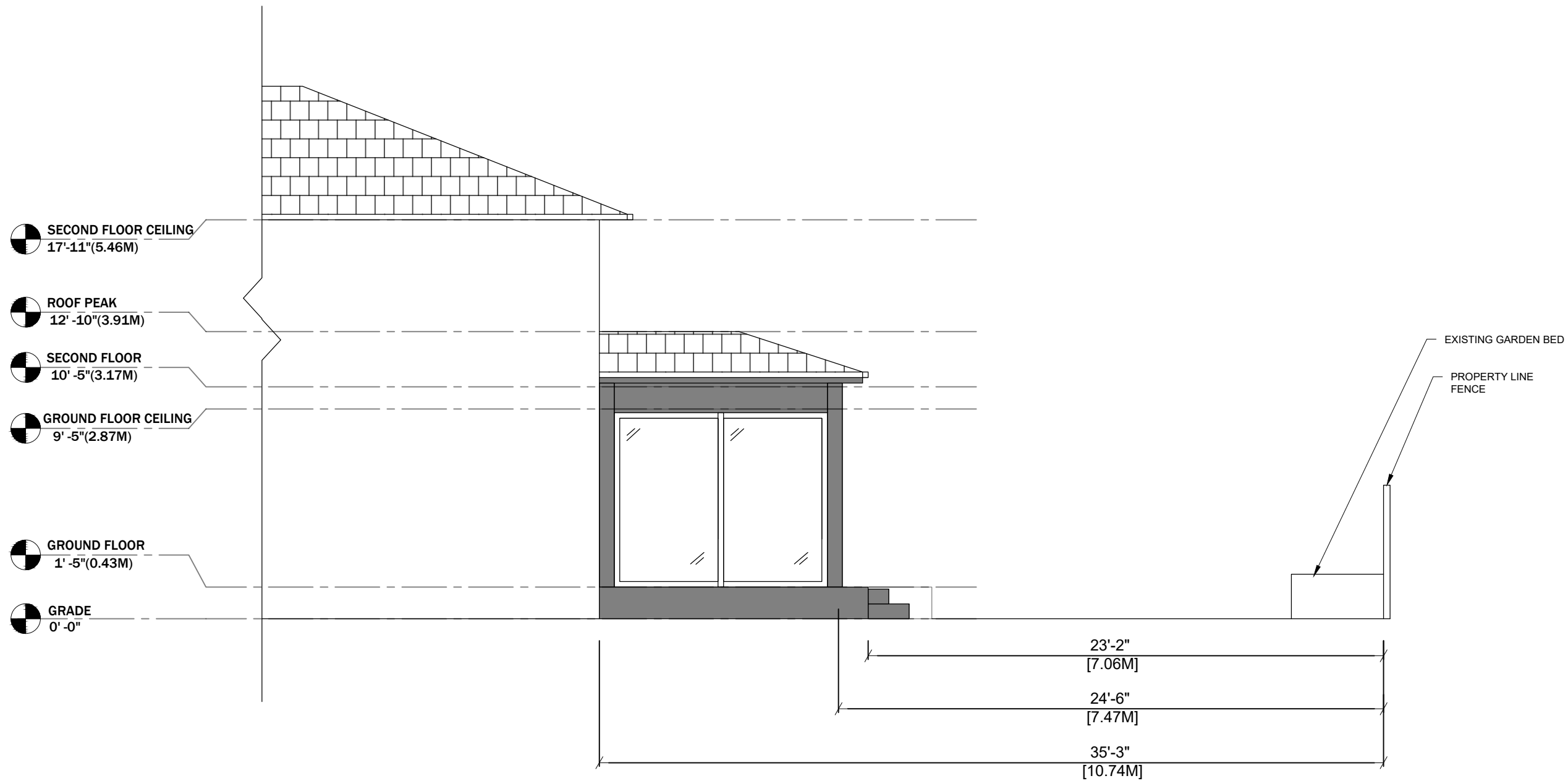
Prepared By:
MGL & Co. Inc.
 Design | Build
 95 Mural Street 6th Fl, Richmond Hill ON L4B 3G2
 Tel: (905) 695-3480 Email: office@mglcoinc.com

DRAWING TITLE:
**AS-BUILT
 WEST ELEVATION
 (REAR)**

PROJECT NAME AND ADDRESS:
**57 MONTROSE CRES.
 MARKHAM, ON L3R 7Z6**

Drawn By	Reviewed By	SHEET NO.
ML	ML	A.201

3/16"=1'-0"



EXISTING GARDEN BED
PROPERTY LINE FENCE

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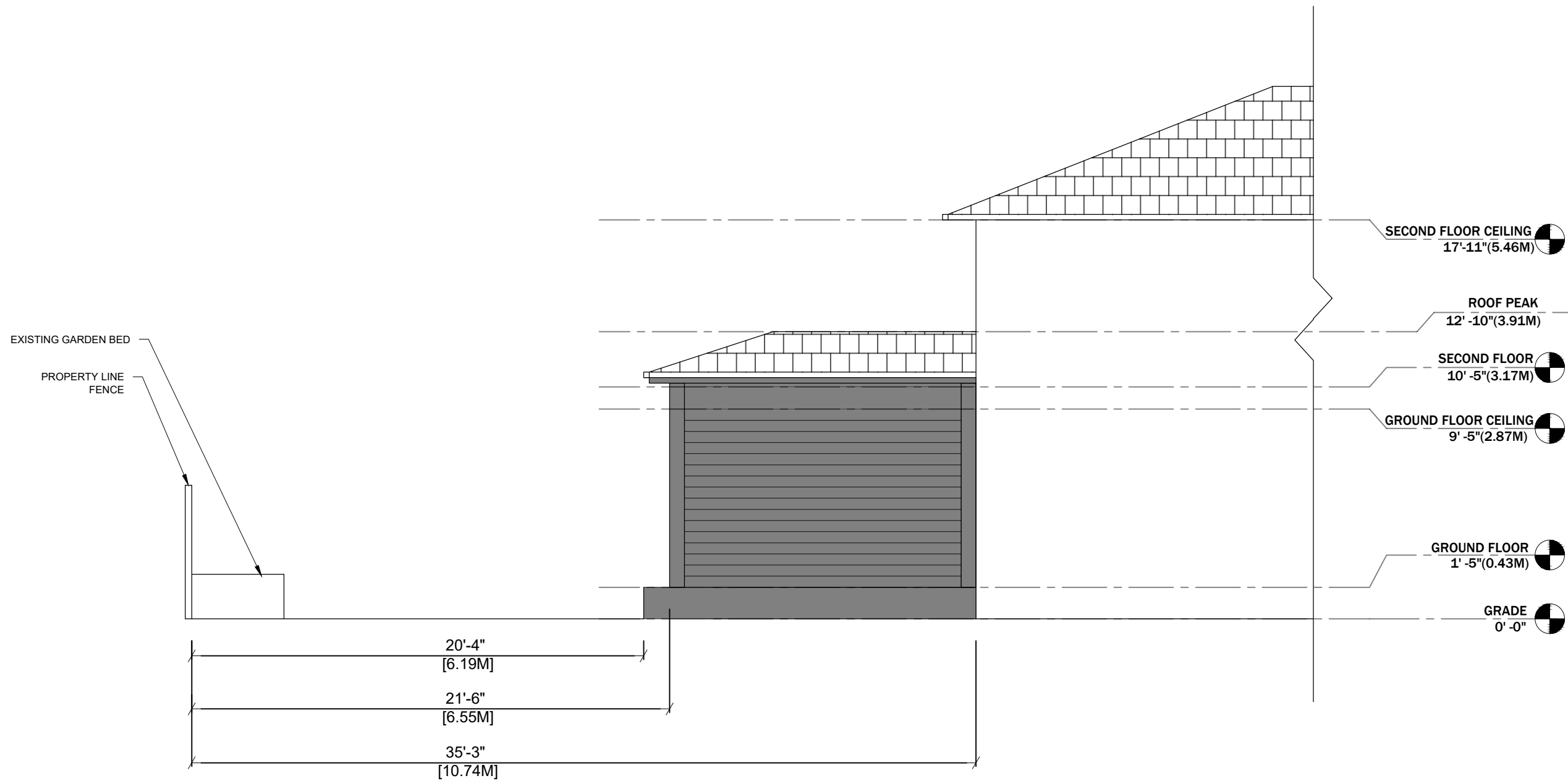
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95 Mural Street 6th Fl, Richmond Hill ON L4B 3G2
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DRAWING TITLE:
**AS-BUILT
NORTH ELEVATION
(SIDE)**

PROJECT NAME AND ADDRESS:
**57 MONTROSE CRES,
MARKHAM, ON L3R 7Z6**

Drawn By	Reviewed By	SHEET NO.
ML	ML	A.202
SCALE		3/16"=1'-0"



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DRAWING TITLE:
**AS-BUILT
 SOUTH ELEVATION
 (SIDE)**

PROJECT NAME AND ADDRESS:
**57 MONTROSE CRES.
 MARKHAM, ON L3R 7Z6**

DATE	REVISION	SHEET NO.
ML	ML	A.203
3/16"=1'-0"		