



138 Sherwood Forest Dr
Markham, ON

Designation	RES-ENLR & R1-First Density Residential	
Lot Area	836.16 m ²	9,000.35 sq ft
Lot Frontage	18.29 m	60.01 ft
Lot Depth	45.72 m	150.00 ft

General Information		
TRCA		No
Flood Plain		No
Arborist		Yes

Total Main Building Coverage- RES-ENLR		
	Existing	Proposed
Total Ground Floor	229.26 sq ft	2,467.78 sq ft
Total Second Floor	221.94 sq ft	2,388.96 sq ft
Total GFA	451.21 sq ft	4,856.74 sq ft

Height Requirements		
	Maximum	Proposed
Building Height (< 25°)	Avg/ 9.8 m	N/A m
Max Height Roof projection	3.00 m	N/A m
Flat Roof (R1) (from crown of road)	8.00 m	7.94 m
Outside Wall Height (RES-ENLR)*	7.00 m	7.26 m
Dormer Width	35%	N/A
Storeys	2	2

See Detailed Area Breakdown Below		
Main Building Coverage - RES-ENLR		
Ground Floor		
	Maximum	Proposed
Ground Floor	186.10 sq ft	2,003.15 sq ft
Garage	43.17 sq ft	464.63 sq ft
Max Coverage	229.26 sq ft	2,467.78 sq ft
Percentage	30%	27.42%
Second Floor		
	Maximum	Proposed
Second Floor	173.59 sq ft	1,868.50 sq ft
Open To Below	48.35 sq ft	520.46 sq ft
Max Coverage	167.23 sq ft	2,388.96 sq ft
Percentage*	20%	26.54%

Setbacks		
	Minimum	Proposed
Front	7.62 (25') m	7.62 m
East Side L (R1)	3.05 (10') m	3.07 m
Int Side R	1.83 (6') m	1.83 m
Combined	N/A	4.90 m
Rear (R1) (2nd Floor)	7.62 (25') m	19.43 m

Net Floor Area Ratio - R1		
	Existing	Proposed
Net Lot Area	724.66 sq m	7,800.18 sq m
Ground Floor	186.10 sq m	2,003.15 sq m
Second Floor	173.59 sq m	1,868.50 sq m
Garage	43.17 sq m	464.63 sq m
Open To Below	48.35 sq m	520.46 sq m
Max NFAR	326.10 sq m	451.21 sq m
Percentage*	45%	62.26%

Encroachments & Exterior		
	Maximum	Proposed
F. Porch*	0.80 m	1.45 m
R. Porch	1.50 m	N/A
Arch Elements	0.60 m	N/A
Roof L	0.90 m	0.51 m
Roof R	0.45 m	0.08 m
Window Well L	0.60 m	0.60 m
Window Well R	0.60 m	0.60 m

Basement Area		
Finished Area	180.92 sq m	1,947.44 sq ft

Established Grade (By-Law 2024-19)			
	Left	Right	Average
Front	193.20	193.30	193.25

Coverage		
	Existing	Proposed
House Footprint	229.26 sq ft	2,467.77 sq ft
Front Porch	6.15 sq m	66.15 sq ft
Side Porch	2.55 sq m	27.44 sq ft
Rear Porch	24.57 sq m	264.49 sq ft
Total Coverage	262.53 sq ft	2,825.85 sq ft

Average Front Yard Setback			
	Left	Right	Average
Front	N/A	7.62 m	7.62 m

Garage		
	Maximum	Proposed
Projection	0.80 m	0.38 m
Max. Garage Door Width	50%	41%

Driveway		
	Maximum	Proposed
Garage Door (5.49m +2m)	7.49 m	6.10 m

Building Depth - R1		
	Maximum	Proposed
Building Depth*	16.80 m	18.67 m

Landscaping Slats		
Front Yard Landscaping Calculations		
Total Front Yard	1,545.54 sq ft	143.59 sq m
Permitted Encroachments	497.63 sq ft	46.23 sq m
Driveway	66.15 sq ft	6.15 sq m
Porch	21.00 sq ft	1.95 sq m
Steps	0.00 sq ft	0.00 sq m
Total Removed	584.78 sq ft	54.33 sq m
Front Landscape Area	960.76 sq ft	89.26 sq m
	62.16%	

Rear Yard Landscaping Calculations		
Total Rear Yard	3,984.85 sq ft	370.20 sq m
Permitted Encroachments	264.49 sq ft	24.57 sq m
Porch	21.38 sq ft	1.99 sq m
Steps	0.00 sq ft	0.00 sq m
Total Removed	285.87 sq ft	26.56 sq m
Rear Landscape Area	3,698.98 sq ft	343.65 sq m
	62.83%	

Front Hard Landscaping		
Planter Walls	17.21 sq ft	1.60 sq m
Walkway	162.81 sq ft	15.13 sq m
	0.00 sq ft	0.00 sq m
Total Hard L.A	180.02 sq ft	16.72 sq m
Hard Landscape %	18.74%	

Rear Hard Landscaping		
Walk-Up	222.53 sq ft	20.67 sq m
Paver Stone Terrace	221.26 sq ft	20.56 sq m
	0.00 sq ft	0.00 sq m
Total Hard L.A	443.79 sq ft	41.23 sq m
Hard Landscape %	12.00%	

Soft Landscaping		
Soft Landscaping	780.74 sq ft	72.53 sq m
Soft Landscape %	81.26%	

Rear Soft Landscaping		
Rear Landscaping	3,255.19 sq ft	302.42 sq m
Soft Landscape %	88.00%	

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DRAWING ARE NOT TO BE SCALED.

No.	DATE	ISSUED FOR/REVISIONS
3	25/01/24	REVISED AS PER COFA PLANNER COMMENTS
2	24/12/04	REVISED AS PER CITY COMMENTS
1	24/11/01	ISSUED FOR ZONING

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 DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS:

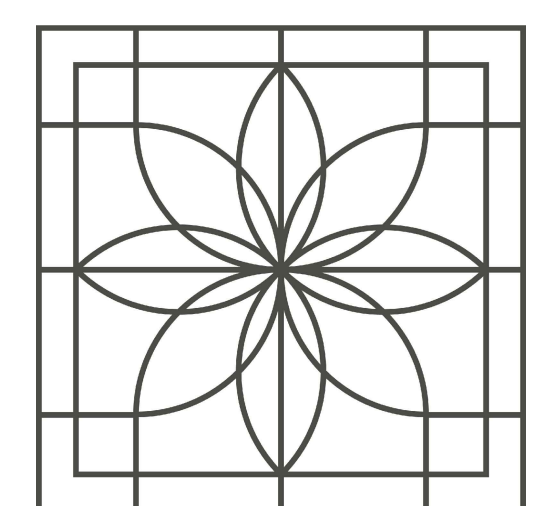
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 DIVISION C OF THE 2012 ONTARIO BUILDING CODE.

MARCO RAZZOLINI 111893
NAME SIGNATURE BCIN

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 DIVISION C OF THE 2012 ONTARIO BUILDING CODE.

SAKORA DESIGN INC. 123145
NAME SIGNATURE BCIN

NEW CUSTOM RESIDENCE
138 SHERWOOD FOREST DR
MARKHAM, ON



SAKORA
DESIGN

SITE PLAN

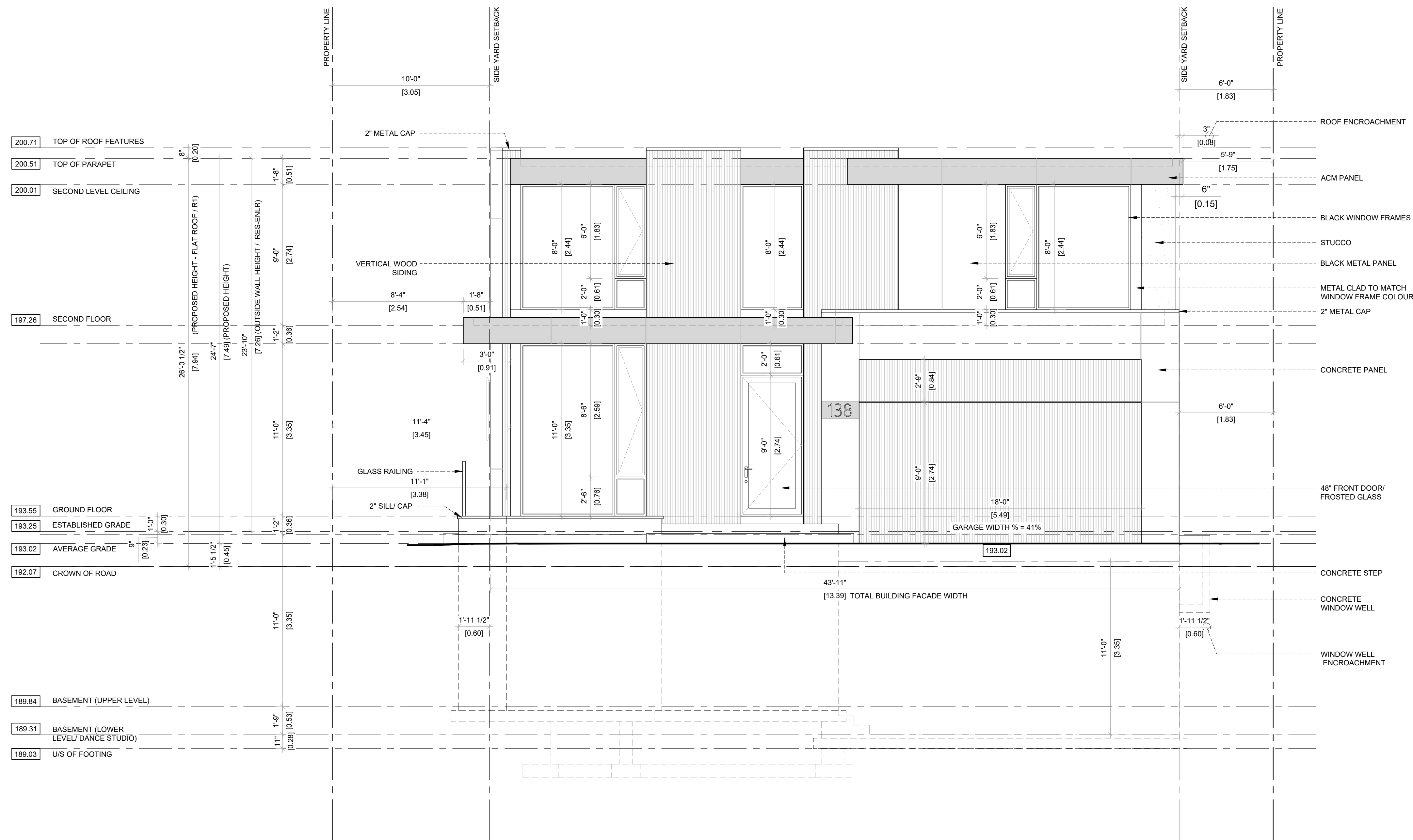
SCALE: 3/16" = 1'-0"
DATE: 25/01/24
DRAWN BY: LC
REVIEWED BY: MR
PROJECT #: 24-27

SP1

REFERENCE DATA ACQUIRED FROM PART 1 OF LOT 16 REGISTERED PLAN 5881, CITY OF MARKHAM, PREPARED BY MANDARIN SURVEYORS LIMITED, O.L.S., DATED JULY 02, 2024

LEGEND (BY PLAN)

- EXISTING
- PROPOSED (2 STOREY BRICK DWELLING)
- PROPOSED (PAVER STONE TERRACE)
- PROPOSED (COVERED PORCH)
- PROPOSED (SIDE PORCH)
- PROPOSED (DRIVEWAY)
- PROPERTY LINE
- SETBACKS
- DEMO
- ENTRANCE



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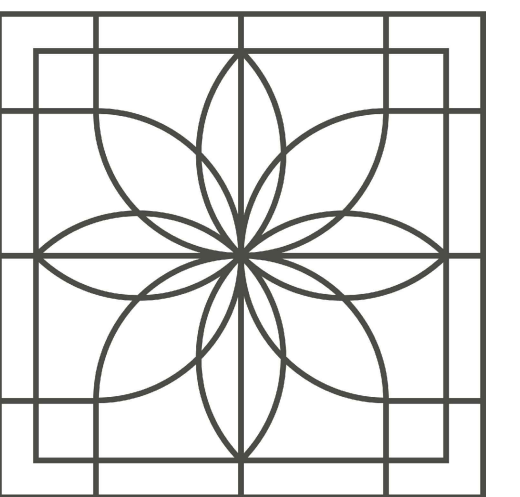
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NAME SIGNATURE BCIN

NEW CUSTOM RESIDENCE
138 SHERWOOD FOREST DR
MARKHAM, ON



SAKORA
DESIGN

FRONT ELEVATION
(SOUTH)

SCALE: 1/4" = 1'-0"

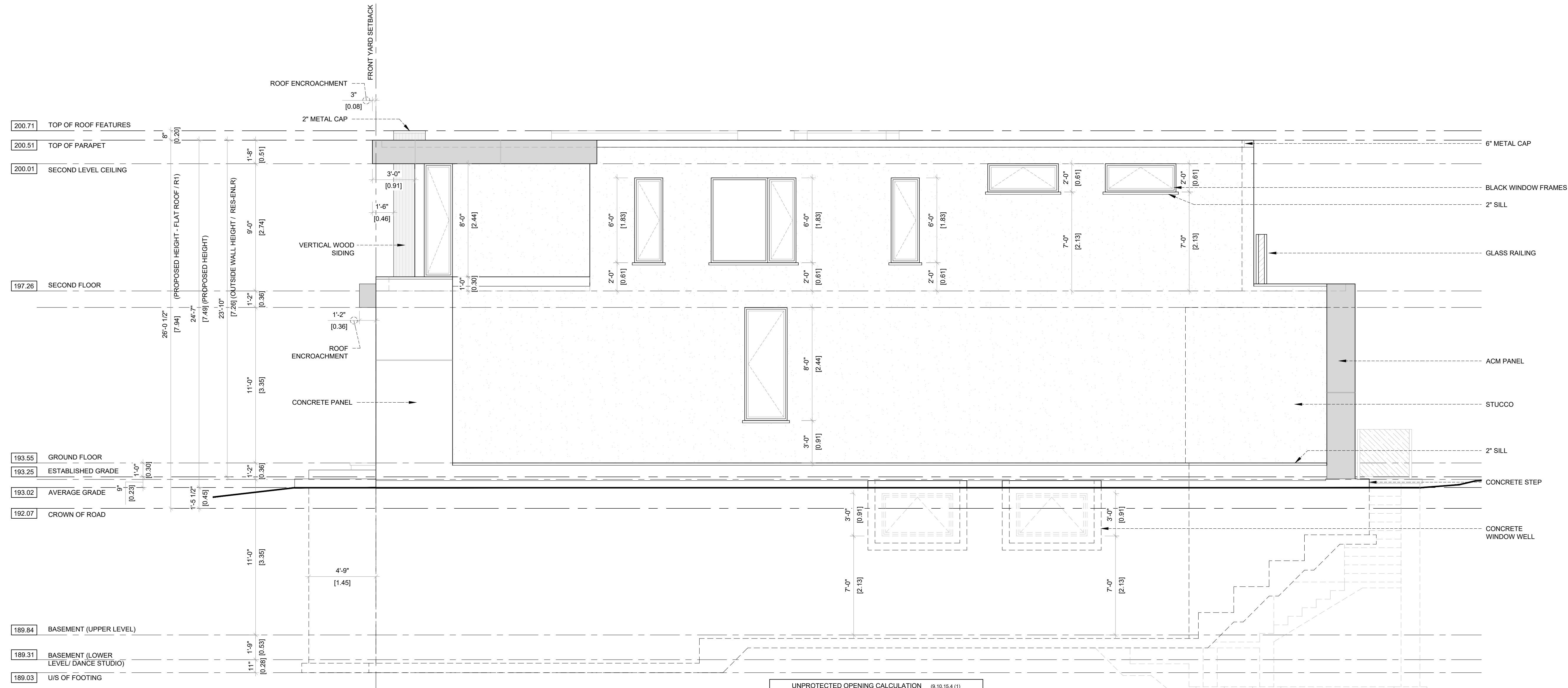
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A5



UNPROTECTED OPENING CALCULATION (9.10.15.4 (1))			
PROP. BUILDING FACE	1,411.55	sf	131.137 m ²
LIMITING DISTANCE	1.83m		
PERMITTED PERCENTAGE	7.00%		
PERMITTED GLAZED AREA	98.81	sf	9.180 m ²
PROPOSED GLAZED AREA	89.03	sf	8.271 m ²
PROPOSED PERCENTAGE	6.31%		

PLEASE NOTE: PROPOSED GLAZED AREA % OF OPENINGS HAS BEEN INTERPOLATED BASED ON O.B.C. TABLE 9.10.15.4 AND GLAZED AREAS WERE USED TO CALCULATE PROPOSED GLAZED AREAS NOTED ABOVE, AS ALLOWED BY 9.10.15.4

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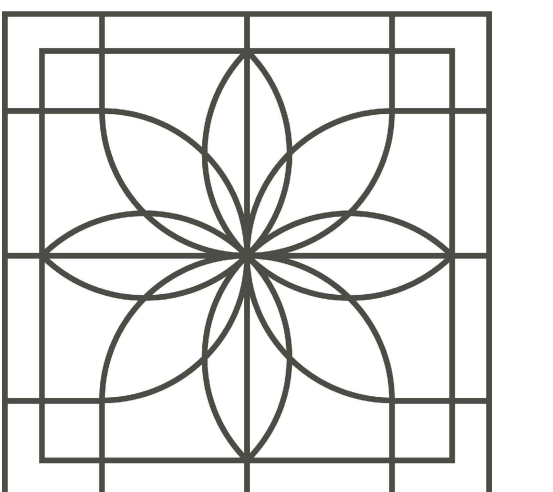
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SAKORA DESIGN INC. 123145
NAME SIGNATURE BCIN

NEW CUSTOM RESIDENCE
138 SHERWOOD FOREST DR
MARKHAM, ON



SAKORA
DESIGN

RIGHT ELEVATION
(EAST)

SCALE: 1/4" = 1'-0"

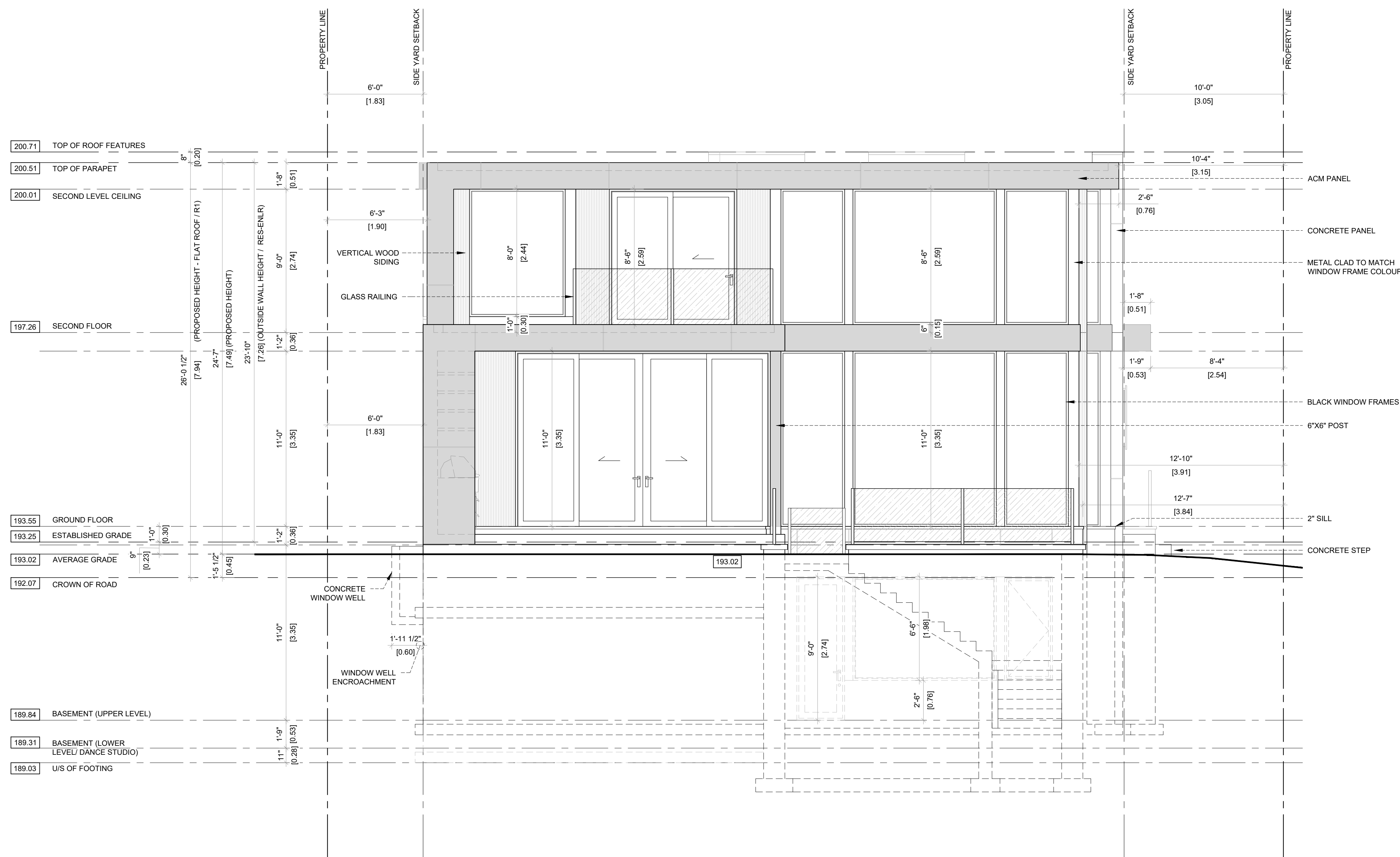
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A6



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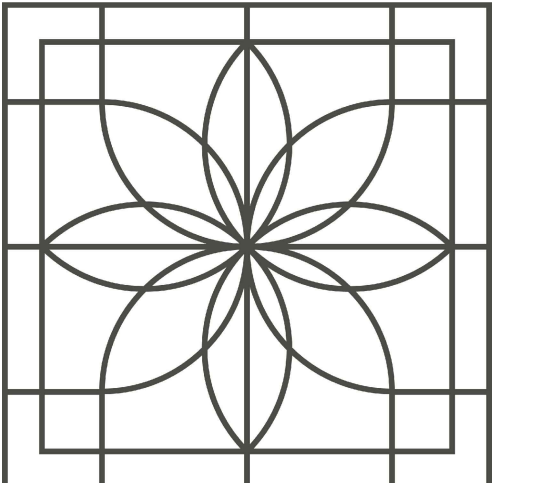
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SAKORA DESIGN INC. 123145
NAME SIGNATURE BCIN

NEW CUSTOM RESIDENCE
138 SHERWOOD FOREST DR
MARKHAM, ON



SAKORA
DESIGN

REAR ELEVATION
(NORTH)

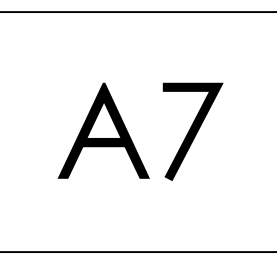
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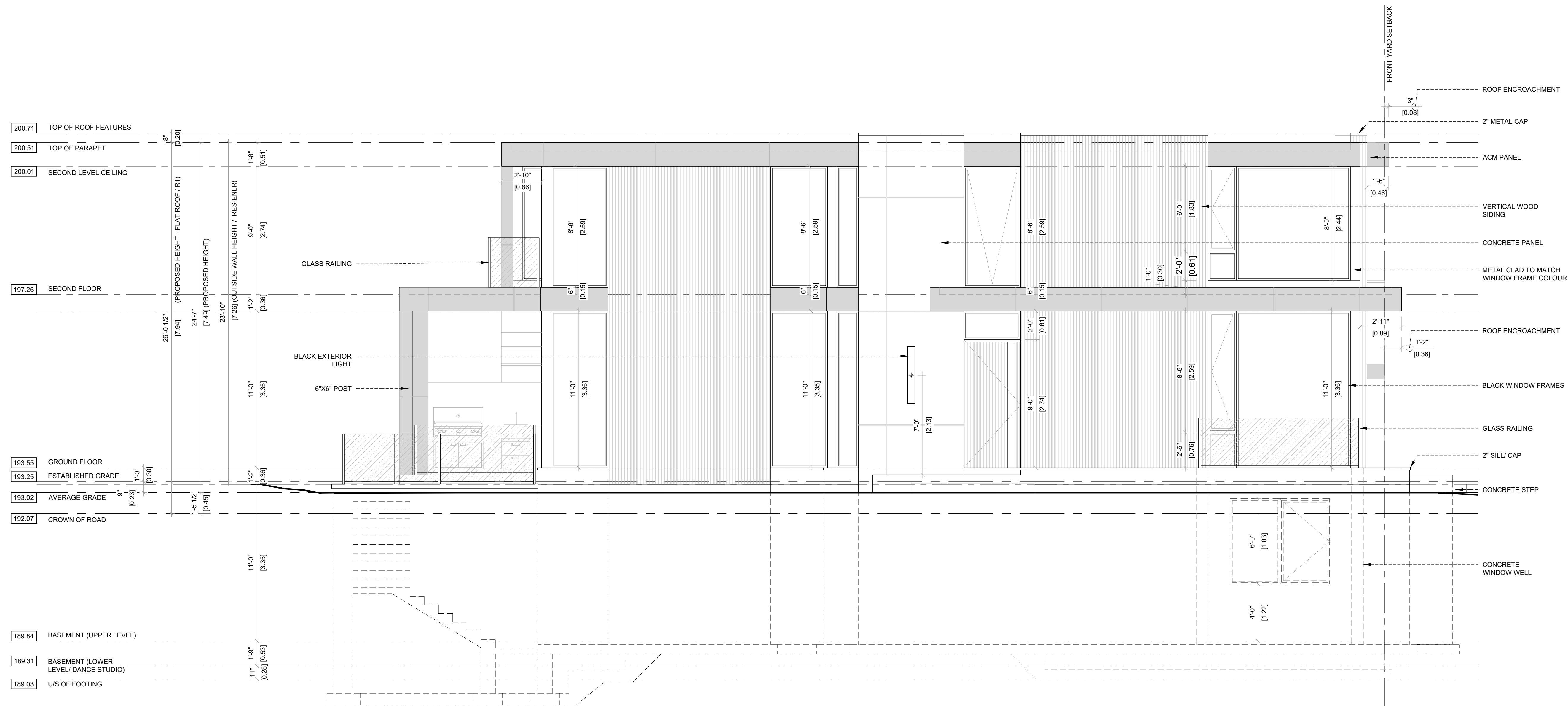
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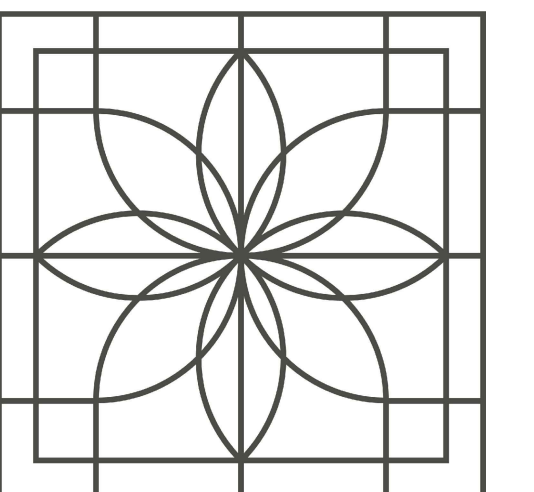
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NEW CUSTOM RESIDENCE
138 SHERWOOD FOREST DR
MARKHAM, ON



SAKORA
DESIGN

LEFT ELEVATION
(WEST)

SCALE: 1/4" = 1'-0"

DATE: 25/01/24

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A8