



1 3D View 1



2 3D View 2



3 3D View 3



KEY PLAN

PROJECT:
12 HAMMOK CRESCENT
THORNHILL, ON

Project number: 2021-55
 Date: FEBRUARY, 2024
 ISSUED FOR: ZONING

ARCHITECTURAL DESIGN
 CONTEMPO STUDIO

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CONTRACTOR

STRUCTURAL ENGINEERS

HVAC CONSULTANT

Sheet List

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| QUALIFICATION INFORMATION | |
|---|----------------|
| Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code. | |
| MARIN ZABZUNI | 45250 |
| NAME | SIGNATURE BCIN |
| REGISTRATION INFORMATION | |
| Required unless design is exempt under 3.2.4.7, Division C of the Ontario Building Code. | |
| CONTEMPO STUDIO | 46972 |
| FIRM NAME | BCIN |

2-Storey Detached Dwelling
 AT
12 HAMMOK CRESCENT
THORNHILL, ON

COVER PAGE

| | |
|-----------------|----------------|
| Project number: | 2021-55 |
| Rev. no.: | 1 |
| Scale: | |
| Date: | FEBRUARY, 2024 |
| Drawn by: | C.C. + J.T. |
| Approved by: | M.Z. |

Drawing number:

A0

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PROJECT STATISTICS

Table with project details: Address, Municipality, Legal Lot Description, Date, Zoning Designation, Existing Lot Area, Net Lot Area, Lot Frontage, Lot Depth.

Table with Gross Floor Area (GFA) breakdown: Max FSI, Max GFA, First Floor, Second Floor, GFA Sub-Total, Attached Garage, GFA Total, Garage Interior, Finished Basement.

Table with Lot Coverage breakdown: House Footprint, Front Covered Porch, Rear Covered Porch, Max Total.

Table with Building Depth and Building Height specifications: Max Building Depth, Height From Established Grade, Max Top of Pitch Roof, Max Top of Parapet, Max Top of Flat Roof, Max Storeys.

Table with Front Yard Setback Calculation: Avg. Neighbour Setbacks, Min Front (East), Min Left (South), Min Right (North), Min Rear (West), Combined Side Yard, Deck (0-1m high) Side, Deck (0-1m high) Rear.

Table with Front Yard Landscaping: Total Front Yard Area, Less Porch, Less Steps, Less Planter Wall, Less Driveway, Less Low Stone Walls, Total Front Yard Landscaping Area, Less Hardscaping, Total Front Yard Softscaping Area.

Table with Garage & Driveway specifications: Garage Entry Width, Max Driveway Width, Max Driveway Slope, Max Driveway Grade, Max Driveway Width.

Table with Encroachments: Eaves, Chimney, Architectural Feature, Covered Platform, Uncovered Platform/Steps.

Table with Accessory Structures: Max Coverage, Max Height, Min Side Setback, Min Rear Setback.

LEGEND section containing symbols for Main Footprint, Built Landscaping, Hard Landscaping, Soft Landscaping, Property Line, Setbacks, Existing Elements to be Removed, Existing Grade Marker, Proposed Grade Marker, Main Level Exit, Lower Level Exit, Existing Trees, Existing Trees to be Removed, Proposed Trees.

Informational text block containing project statistics and notes regarding the drawing's accuracy and liability.

Notes regarding the drawing's accuracy, liability, and the designer's responsibility for the accuracy of survey, structural, mechanical, electrical, etc.

Table with revision information: No., Issued for, Date.

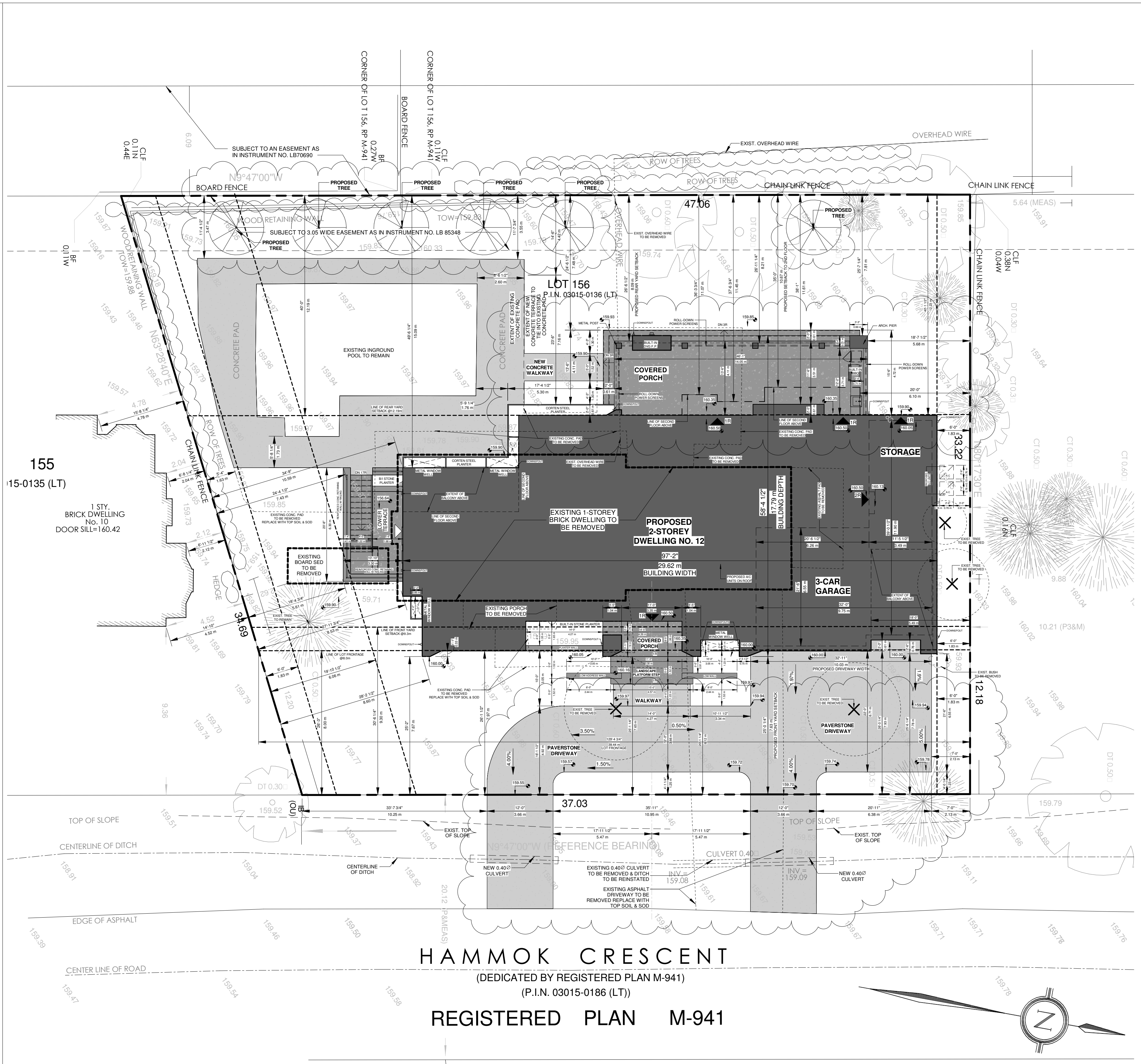
contempstudio logo and contact information: 1140 The Queensway, Toronto, Ontario M8Z 1P7.

Qualification Information: Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

Signature and Registration Information: MARIAN ZABZUNI, REGISTRATION INFORMATION.

Project Name: 2-Storey Detached Dwelling AT 12 HAMMOK CRESCENT THORNHILL, ON.

Project details: Project number, Rev. no., Scale, Date, Drawn by, Approved by, Drawing number, and a large A1 scale indicator.

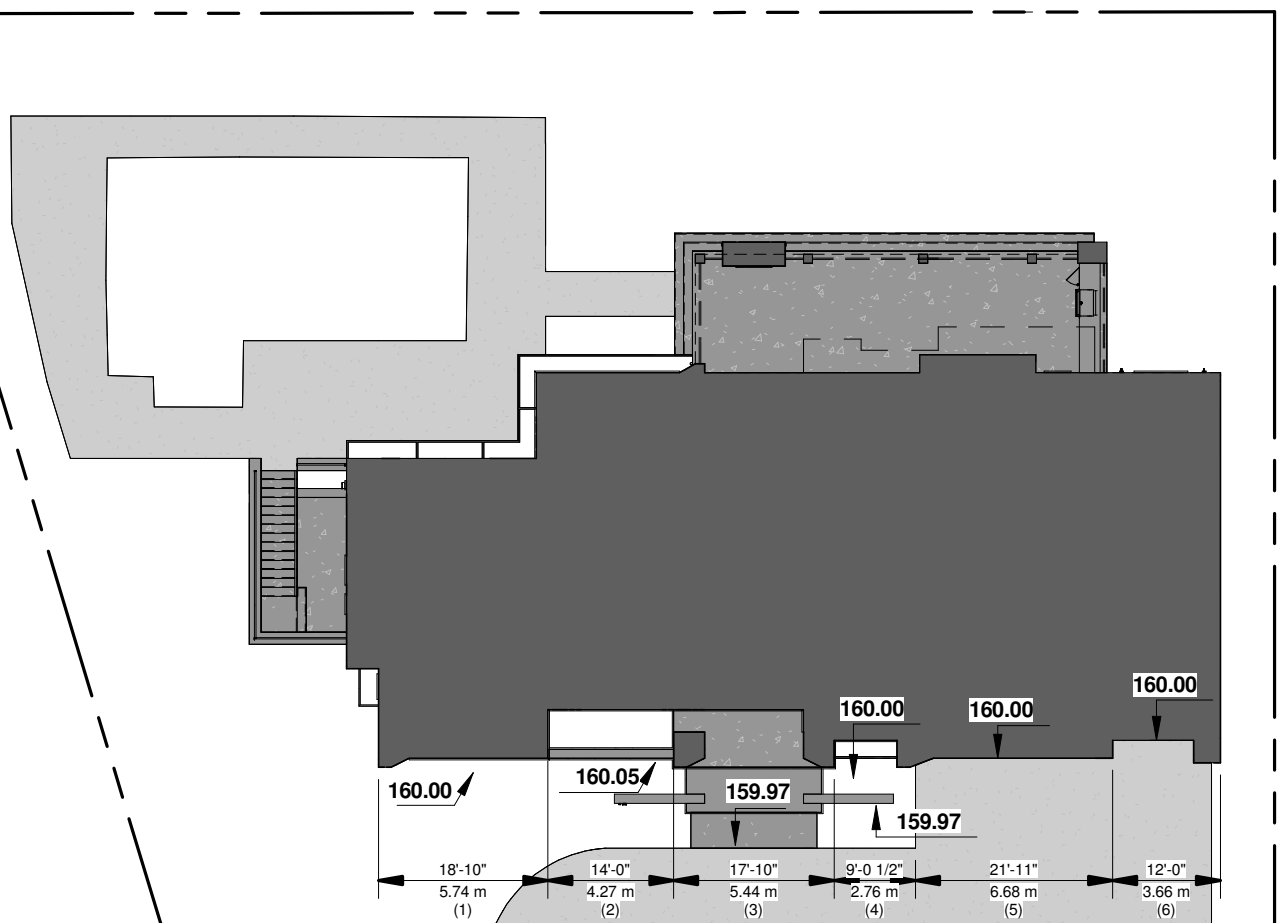


HAMMOK CRESCENT (DEDICATED BY REGISTERED PLAN M-941) (P.I.N. 03015-0186 (LT)) REGISTERED PLAN M-941

1 SITE PLAN 3/32" = 1'-0"

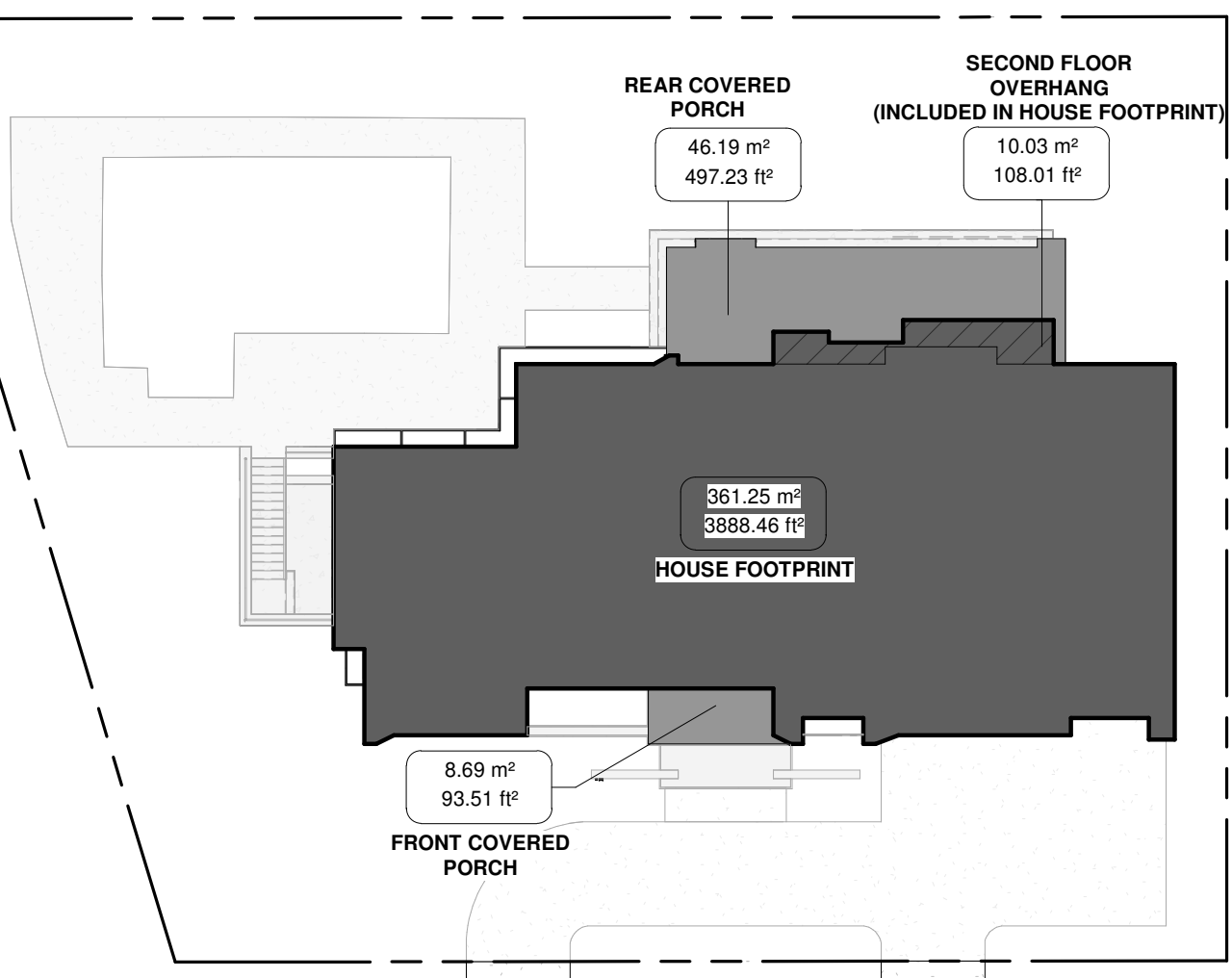
Level Schedule table with columns: Name, Elevation. Rows include: BASEMENT, CROWN OF ROAD GRADE, STRAPPED DOWN BASEMENT CEILING, REAR GRADE, ESTABLISHED GRADE, EDGE OF GARAGE, BASEMENT CEILING, COVERED PORCH, FIRST FLOOR, F.F. CEILING, SECOND FLOOR, S.F. CEILING, MECHANICAL CEILING, TOP OF FLAT ROOF, TOP OF PARAPET - LIGHT STONE, TOP OF PARAPET - DARK STONE.

INFORMATION TAKEN FROM: SURVEYOR'S REAL PROPERTY REPORT, LOT 156, CITY OF MARKHAM, REGISTERED PLAN M-941, PREPARED BY: BARICH GRENKIE SURVEYING LTD., DATED: OCTOBER 29, 2021.



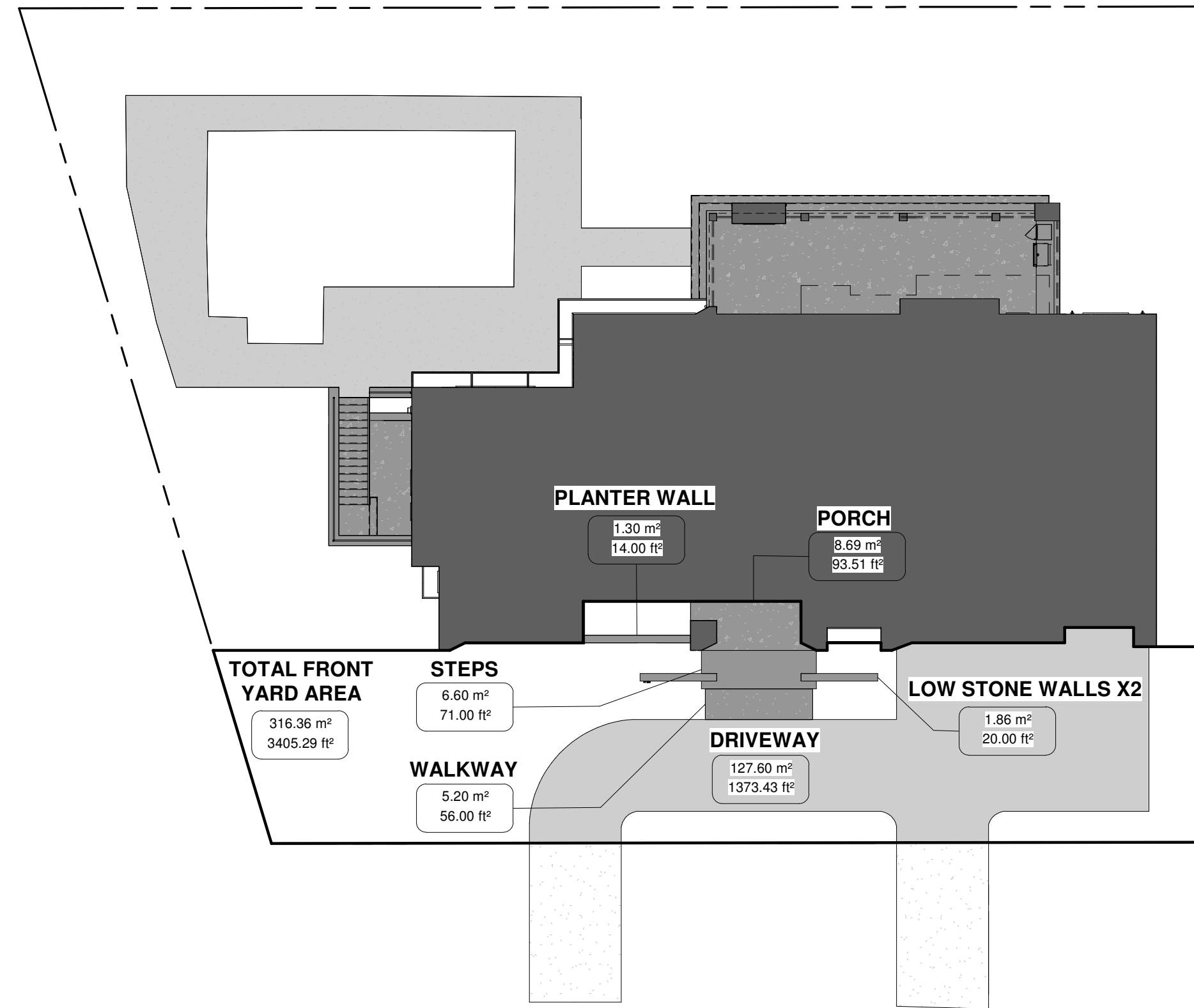
2 ESTABLISHED GRADE CALCULATION 3/64" = 1'-0"

Table with Established Grade Calculation: Columns: Item, Grade Point, Wall Length (m), Product. Rows include: Front Office Wall, Front Planter Wall, Front Porch, Front Dining Wall, Front 2-car Garage Wall, Front 1-car Garage Wall, Total.



3 LOT COVERAGE CALCULATION 3/64" = 1'-0"

LOT COVERAGE (8.69 m² + 361.25 m² + 46.19 m² / 1396.815 m²) X 100 = 29.79%



① FRONT YARD LANDSCAPING
1/16" = 1'-0"

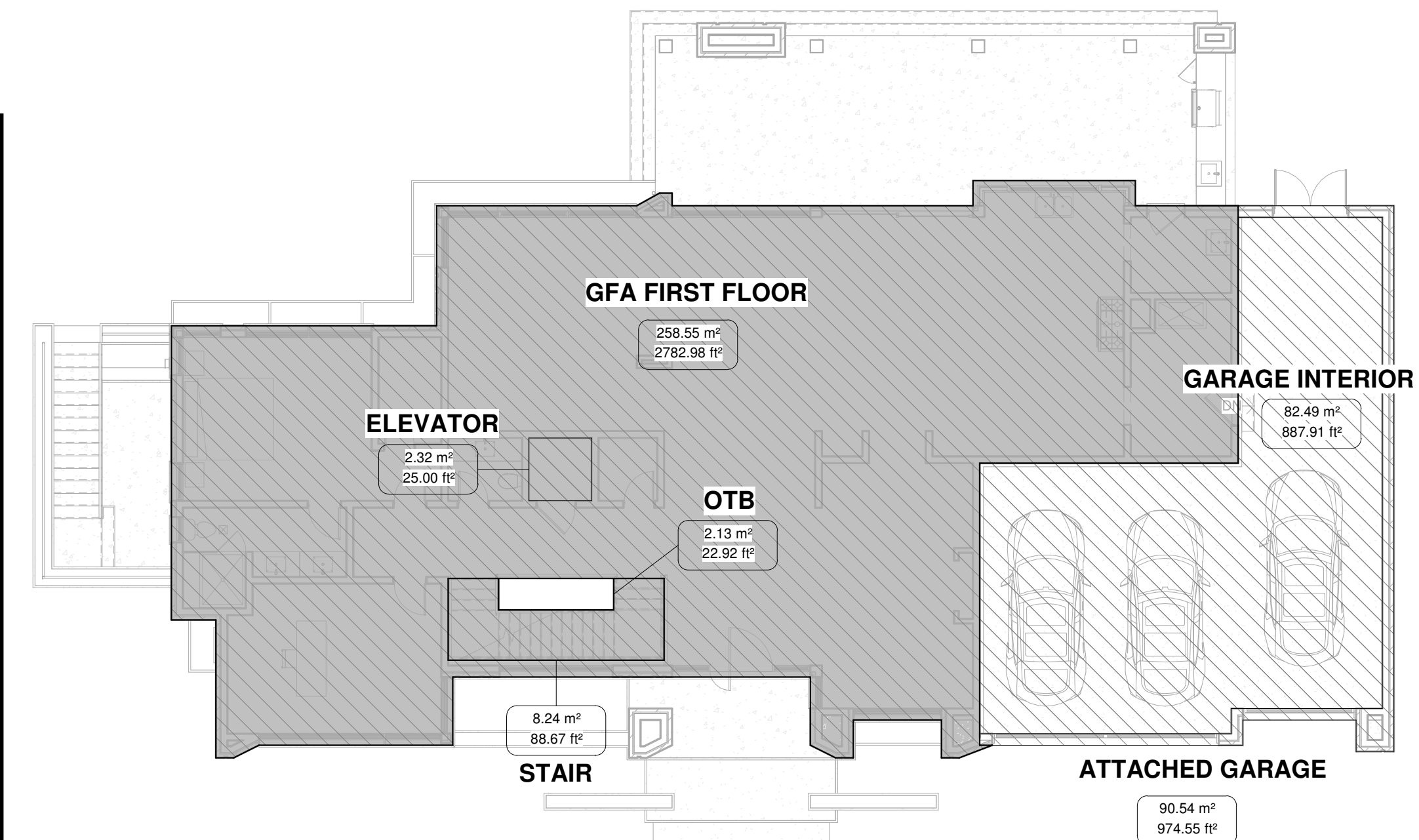
| FRONT YARD LANDSCAPING | | | |
|--|------------------|----------------------|------------------|
| | Permitted | Proposed | |
| Total Front Yard Area | | 3,405.29 sq.f | 316.36 m2 |
| Less Porch | | 93.51 sq.f | 8.69 m2 |
| Less Steps | | 71.00 sq.f | 6.60 m2 |
| Less Planter Wall | | 14.00 sq.f | 1.30 m2 |
| Less Driveway | | 1,373.43 sq.f | 127.60 m2 |
| Less Low Stone Walls | | 20.00 sq.f | 1.86 m2 |
| Total Front Yard Landscaping Area | | 1,847.35 sq.f | 170.32 m2 |
| | | | 53.84% |
| Less Hardscaping | | | |
| Walkway | | 56.00 sq.f | 5.20 m2 |
| Total Front Yard Softscaping Area | 126.54 m2 | 1,791.35 sq.f | 165.12 m2 |
| | 40.00% | | 52.19% |

NOTES: landscape percent = landscape area / front yard area
Soft landscape percent = soft landscape area / front yard area

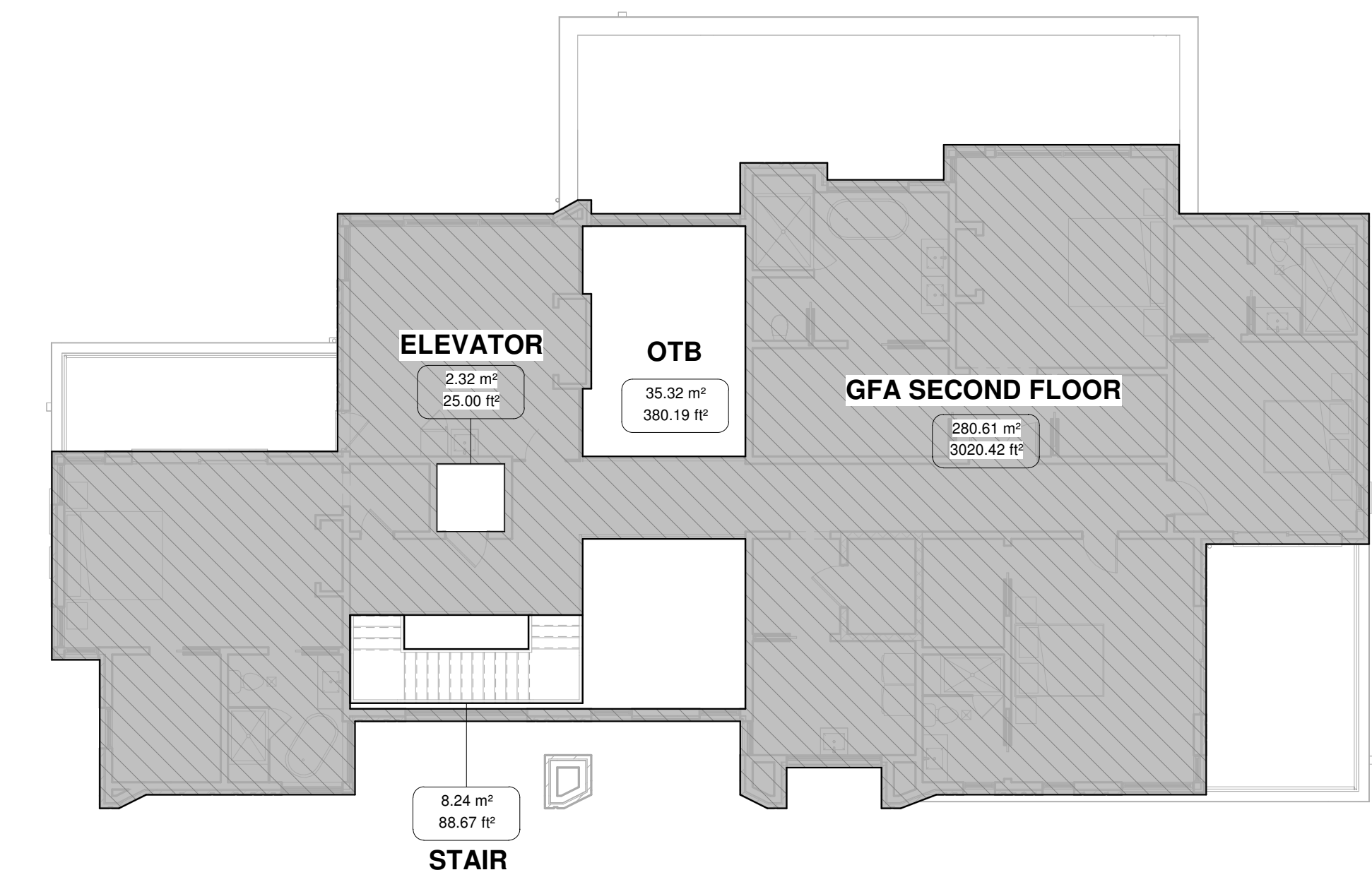
| GROSS FLOOR AREA (FSI) | | | |
|---|---------------|----------------------|------------------|
| | Permitted | Proposed | |
| Max FSI | 47.00% | 45.08% | |
| Max GFA | | | |
| First Floor | | 2,782.98 sq.f | 258.55 m2 |
| <i>(Includes 88.67sf stairs, and 25.00sf elevator. Excludes 22.92sf OTB)</i> | | | |
| Second Floor | | 3,020.42 sq.f | 280.61 m2 |
| <i>(Excludes 88.67sf stairs, 25.00sf elevator, and 380.19sf OTB)</i> | | | |
| GFA Sub-Total | | 5,803.40 sq.f | 539.15 m2 |
| Attached Garage | | 974.55 sq.f | 90.54 m2 |
| <i>(To exterior face of garage walls)</i> | | | |
| GFA Total | 655.73 | 6,777.95 sq.f | 629.69 m2 |
| Garage Interior | | 887.91 sq.f | 82.49 m2 |
| <i>(To interior face of garage walls)</i> | | | |
| Finished Basement | | 2,295.49 sq.f | 213.26 m2 |
| <i>(To interior face of basement walls, ONLY finished basement spaces)</i> | | | |
| <i>NOTES: Includes area taken to ext. face of ext. walls, stairs, basement & garage. Excludes cellar, attic & OTB</i> | | | |



② GFA DIAGRAM - FINISHED BASEMENT
1" = 10'-0"



③ GFA DIAGRAM - FIRST FLOOR
1" = 10'-0"



④ GFA DIAGRAM - SECOND FLOOR
1" = 10'-0"

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| No. | Issued for: | Date |
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| 1. | ZONING REVISION | 2023.09.21 |
| 2. | ZONING REVISION | 2024.02.08 |

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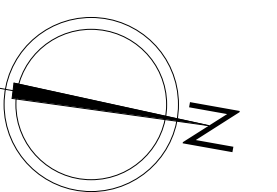
MARIN ZABZUNI SIGNATURE 45250
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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CONTEMPO STUDIO 46972
FIRM NAME BCIN

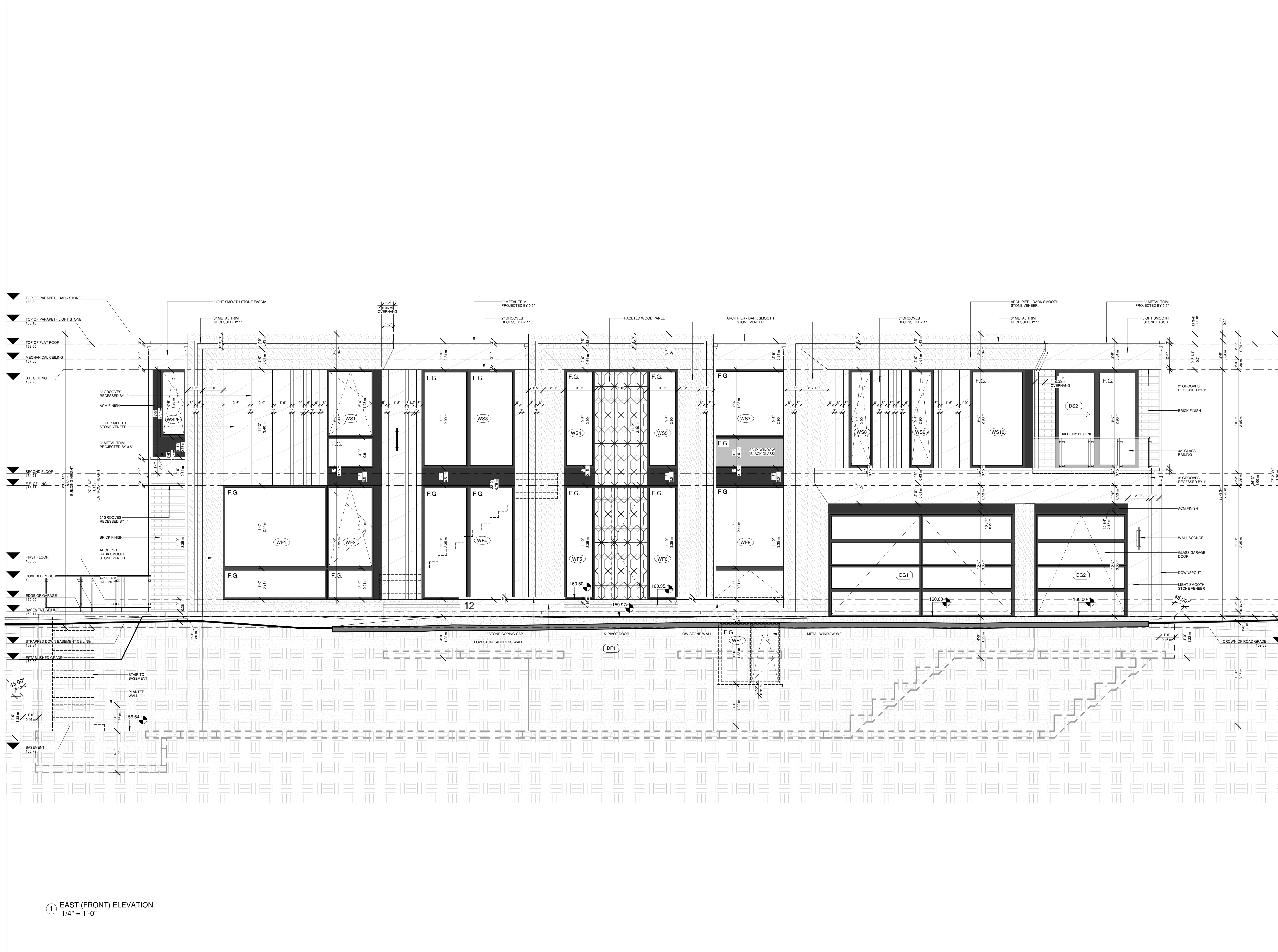
2-Storey Detached Dwelling
AT
12 HAMMOK CRESCENT
THORNHILL, ON

DIAGRAMS



Project number: 2021-55
Rev. no.: 2
Scale: As Indicated
Date: FEBRUARY, 2024
Drawn by: C.C. + J.T.
Approved by: M.Z.

Drawing number: **A1.1**



① EAST (FRONT) ELEVATION
1/4" = 1'-0"

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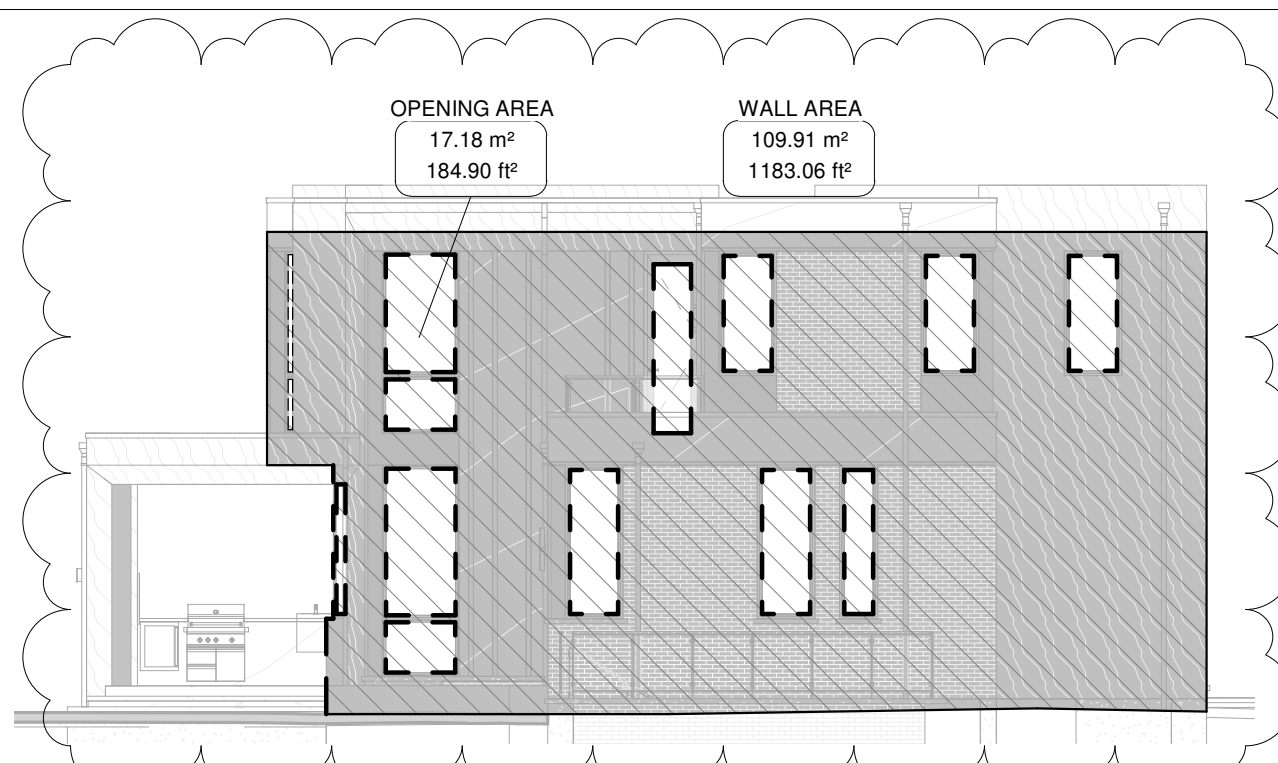
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2-Storey Detached Dwelling
AT
12 HAMMOK CRESCENT
THORNHILL, ON

EAST (FRONT) ELEVATION

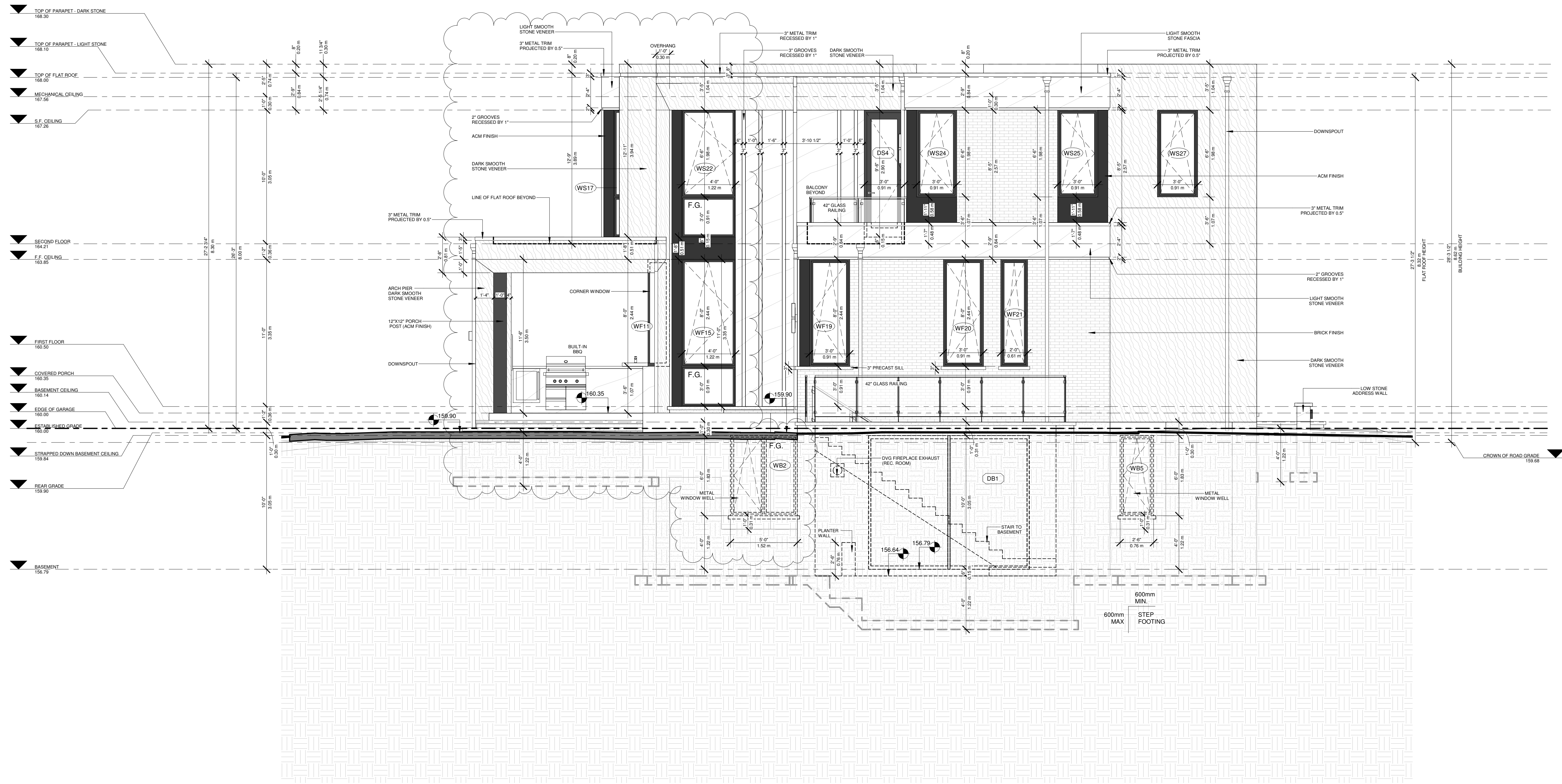
| | |
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| Project number: | 2021-55 |
| Rev. no.: | 2 |
| Scale: | 1/4" = 1'-0" |
| Date: | FEBRUARY, 2024 |
| Drawn by: | C.C. + J.T. |
| Approved by: | M.Z. |

Drawing number: **A7**



LEFT ELEVATION - TOTAL FACE CALCULATION METHOD - WALL AREA
 LIMITING GSF FACE (LD) = 4.50m
 EXPOSED BUILDING FACE = 1183.06 ft² (109.91m²)
 EXTRAPOLATED MAX ALLOWED PERCENTAGE OF UPO = 31.18%
 ALLOWABLE UPO AREA 1183.06ft² @ 31.18% = 368.88 ft²
 PROPOSED UPO AREA = 184.90ft² (GLAZING AREAS ONLY)
 (183.88 ft² UNDER THE MAX ALLOWED)

2 PROPOSED UPO AREA - LEFT ELEVATION
 1" = 10'-0"



1 SOUTH (LEFT) ELEVATION
 1/4" = 1'-0"

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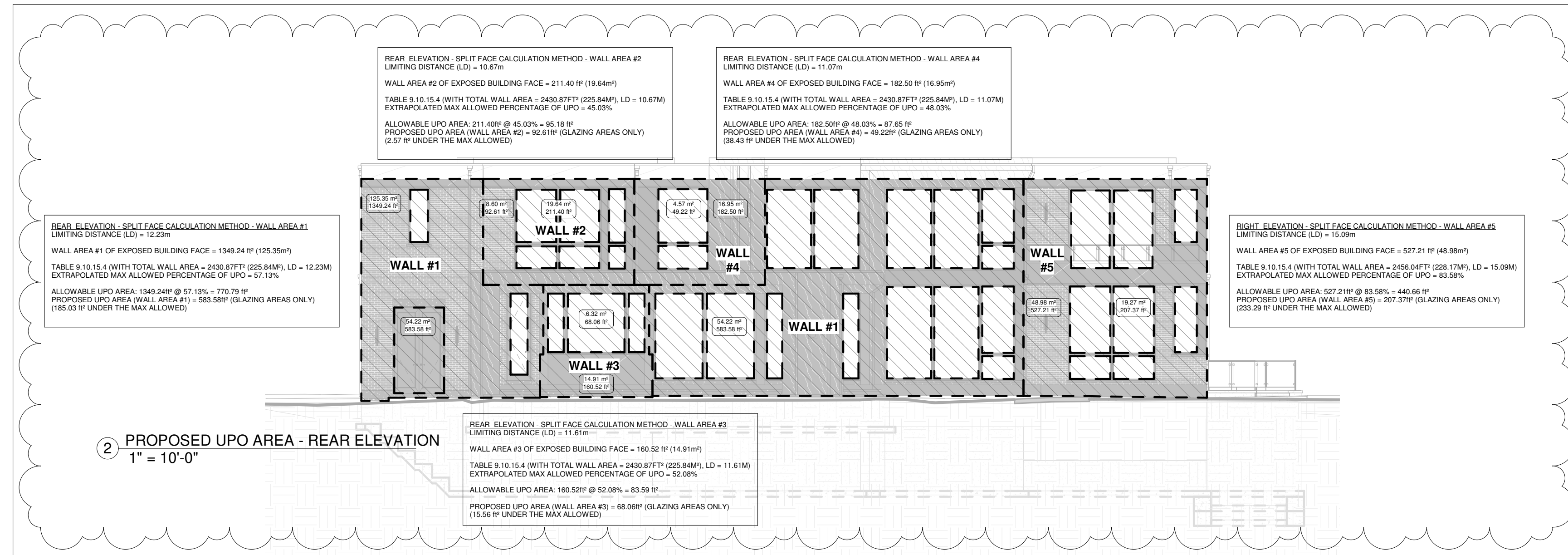
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| CONTEMPO STUDIO FIRM NAME | 46972 BCIN |

2-Storey Detached Dwelling
 AT
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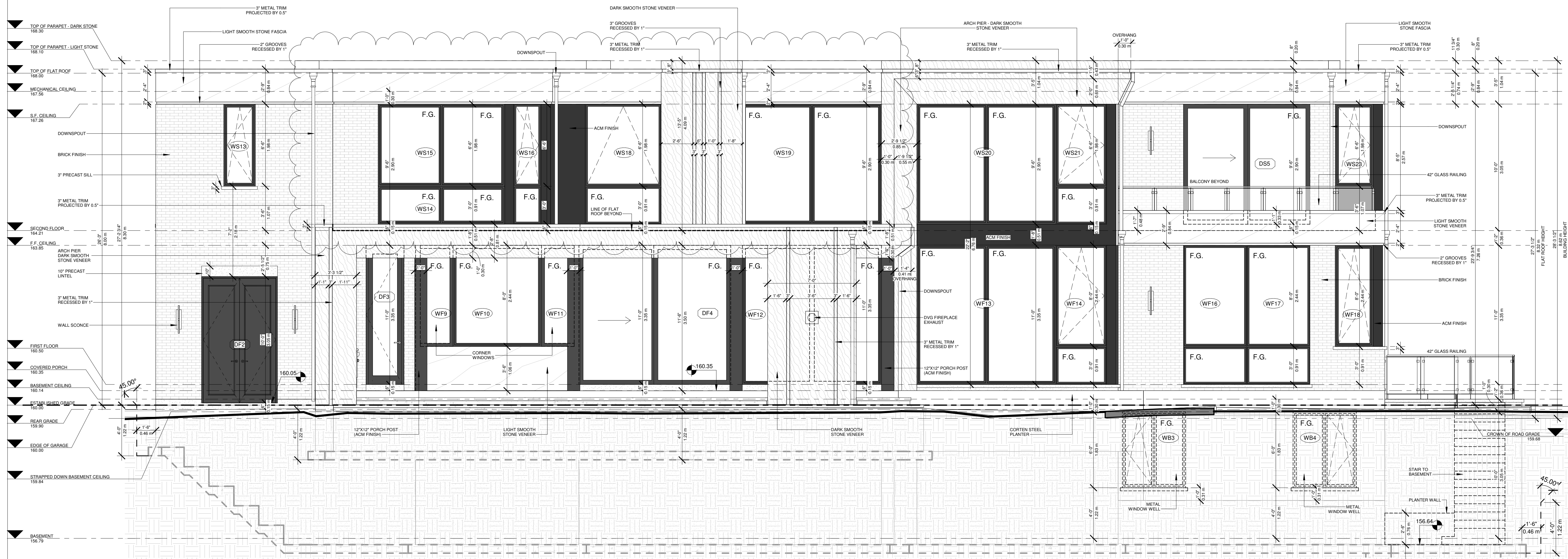
SOUTH (LEFT) ELEVATION

| | |
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| Project number: | 2021-55 |
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| Scale: | As indicated |
| Date: | FEBRUARY, 2024 |
| Drawn by: | C.C. + J.T. |
| Approved by: | M.Z. |

Drawing number: **A8**



2 PROPOSED UPO AREA - REAR ELEVATION
1" = 10'-0"



1 WEST (REAR) ELEVATION
1/4" = 1'-0"

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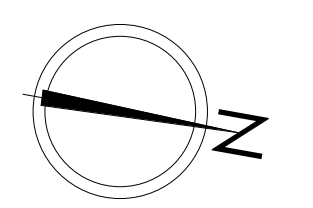
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MARIN ZABZUNI *Marin Zabzuni* 45250
NAME SIGNATURE BCIN

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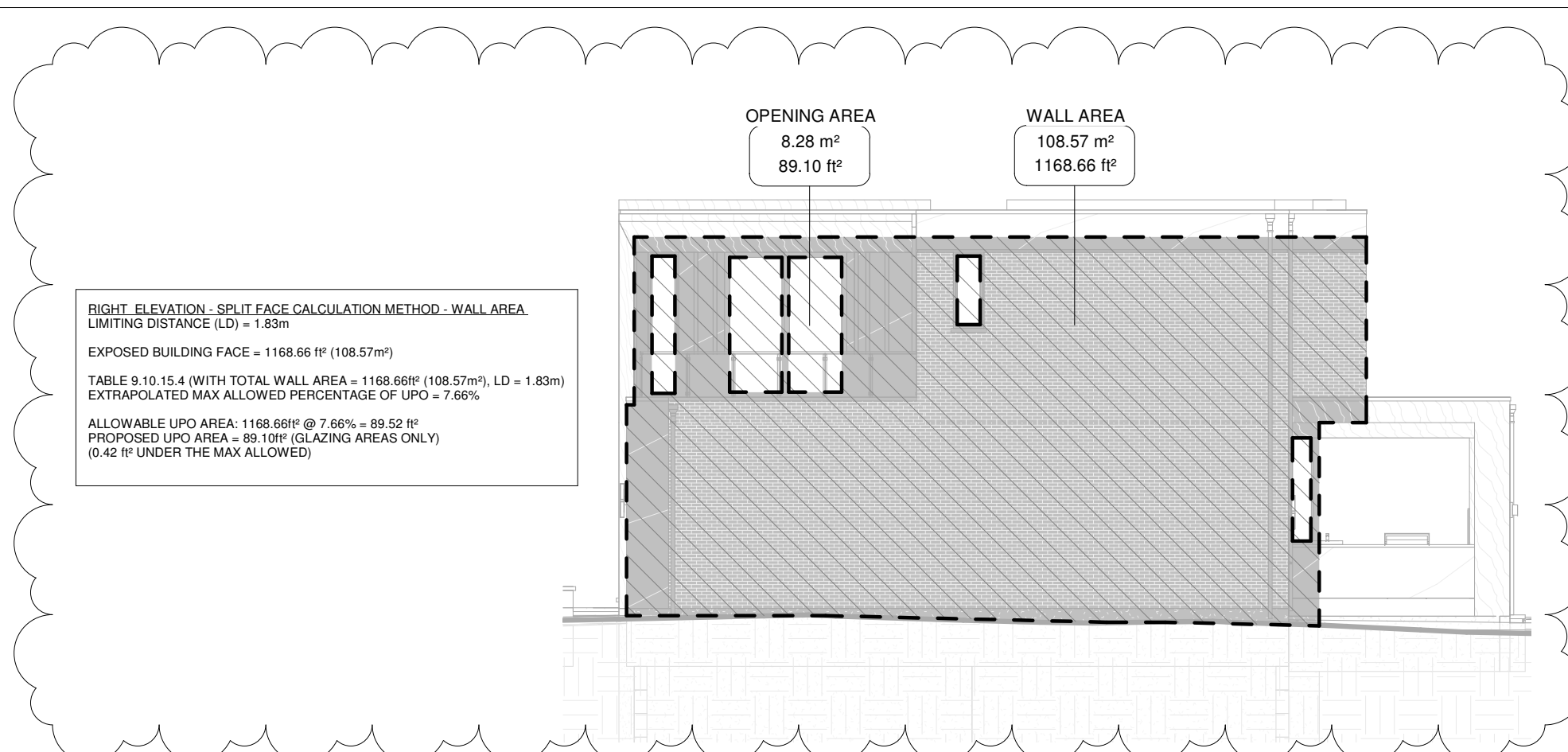
2-Storey Detached Dwelling
AT
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THORNHILL, ON

WEST (REAR) ELEVATION

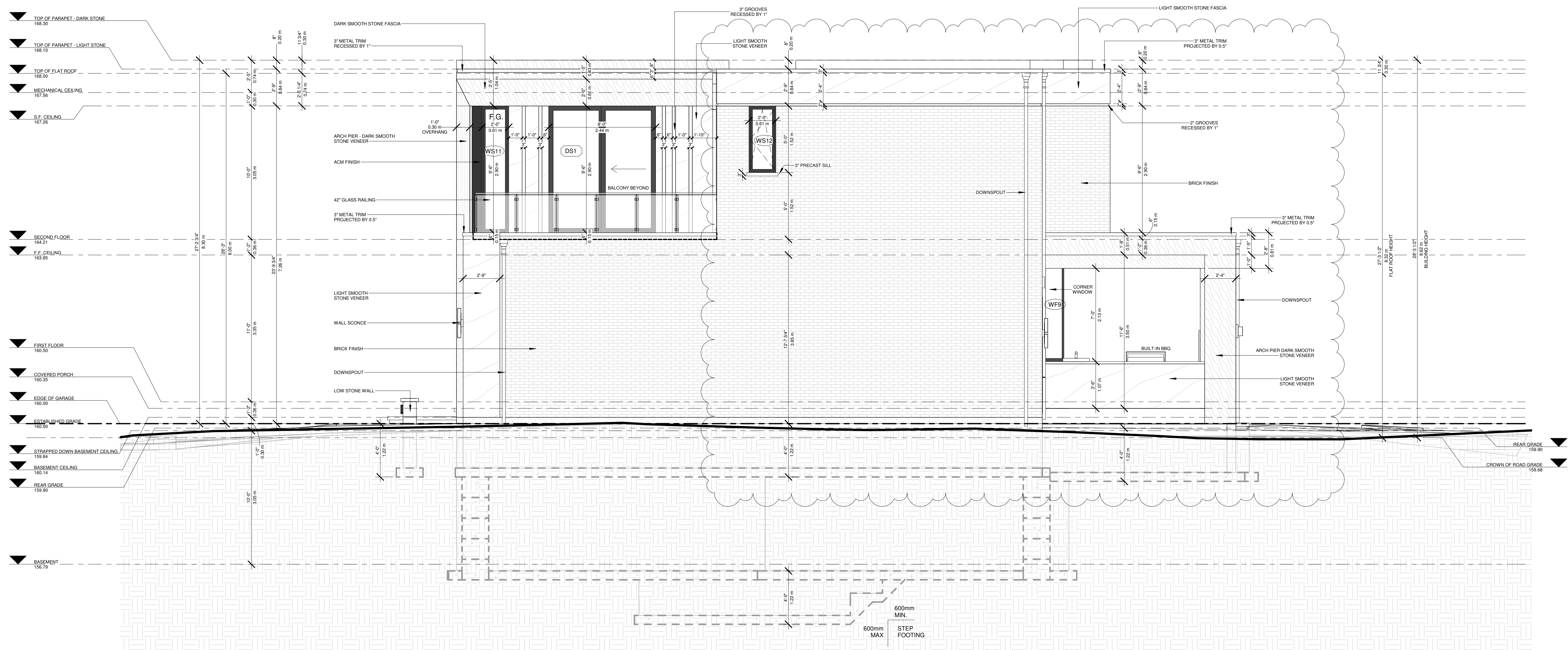


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Drawn by: C.C. + J.T.
Approved by: M.Z.

Drawing number: **A9**



2 PROPOSED UPO AREA - RIGHT ELEVATION
 1" = 10'-0"



1 NORTH (RIGHT) ELEVATION
 1/4" = 1'-0"

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Drawing number: **A10**