

**57 GEORGE STREET  
2-STOREY DWELLING**

**DRAWINGS:**

- A0.1 SITE PLAN & STATISTICS
- A1.1 BASEMENT PLAN
- A1.2 FIRST FLOOR PLAN
- A1.3 SECOND FLOOR PLAN
- A1.4 ROOF PLAN
- A2.1 FRONT /WEST ELEVATION
- A2.2 SIDE /NORTH ELEVATION
- A2.3 REAR /EAST ELEVATION
- A2.4 SIDE /SOUTH ELEVATION

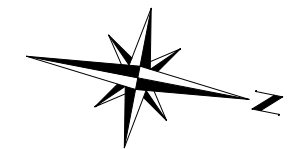
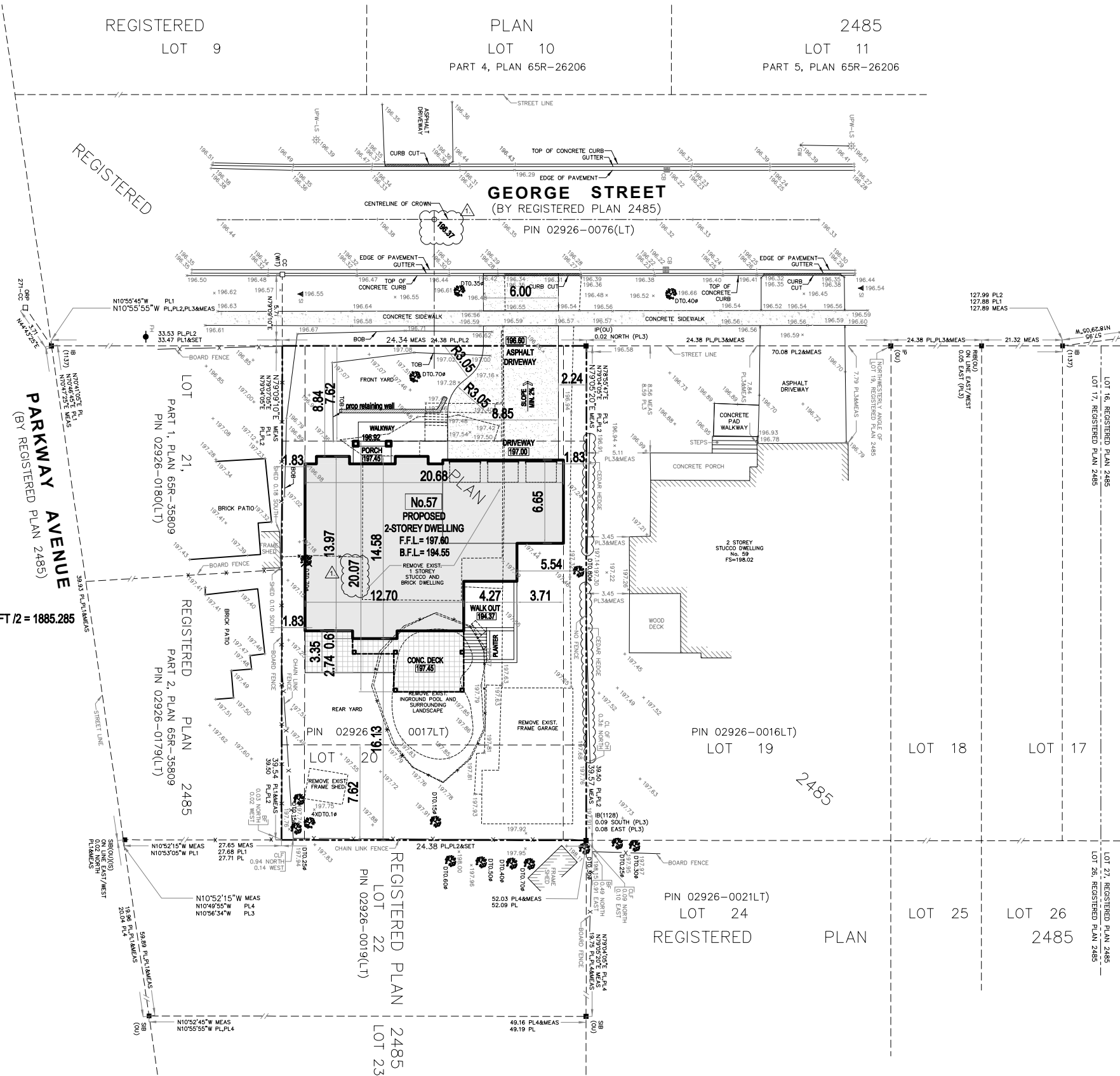
**SITE INFORMATION**

LOT AREA = 10370.57 SQ.FT. / 963.46 m2  
 LOT COVERAGE = MAX 35% ( 3629.70 SQ.FT. )  
 ( INCLUDING COVERED AREA )

NET.FLOOR AREA : OPTION  
 MAX NET. FLOOR AREA = 10370.57( SQ.FT. ) - 6600 ( SQ.FT. ) = 3770.57 SQ.FT /2 = 1885.285  
 MAX NET. FLOOR AREA = 6600 ( SQ.FT. ) + 1885.185 = 8485.28 ( SQ.FT. )

STATISTICS	PROPOSED
LOT COVERAGE	2996.26 SQ.FT. (28.89%) INCL. PORCH & COVERED DECK
SETBACKS	PROPOSED
FRONT	7.62 m [25'-0"]
SIDE (NORTH)	1.83 m [6'-0"]
SIDE (SOUTH)	1.83 m [6'-0"]
REAR	16.13 m [52'-11"] > 7.62 m [25'-0"]
BUILDING HEIGHT	9.80 m

FLOOR AREA:
FIRST FLOOR AREA TOTAL = 2600.83 SQ.FT INCLUDING GARAGE AREA = 888.89 SQ.FT
SECOND FLOOR AREA TOTAL = 1965.13 SQ.FT EXCLUDING DEDUCTIBLE AREA (OTB, Stairs) = 155.85 SQ.FT.
<b>NET. FLOOR AREA TOTAL = 4565.96 SQ.FT. ( 53.81 % )</b> EXCLUDING DEDUCTIBLE AREA
BASEMENT AREA = 2002.77 SQ.FT (not included in total)



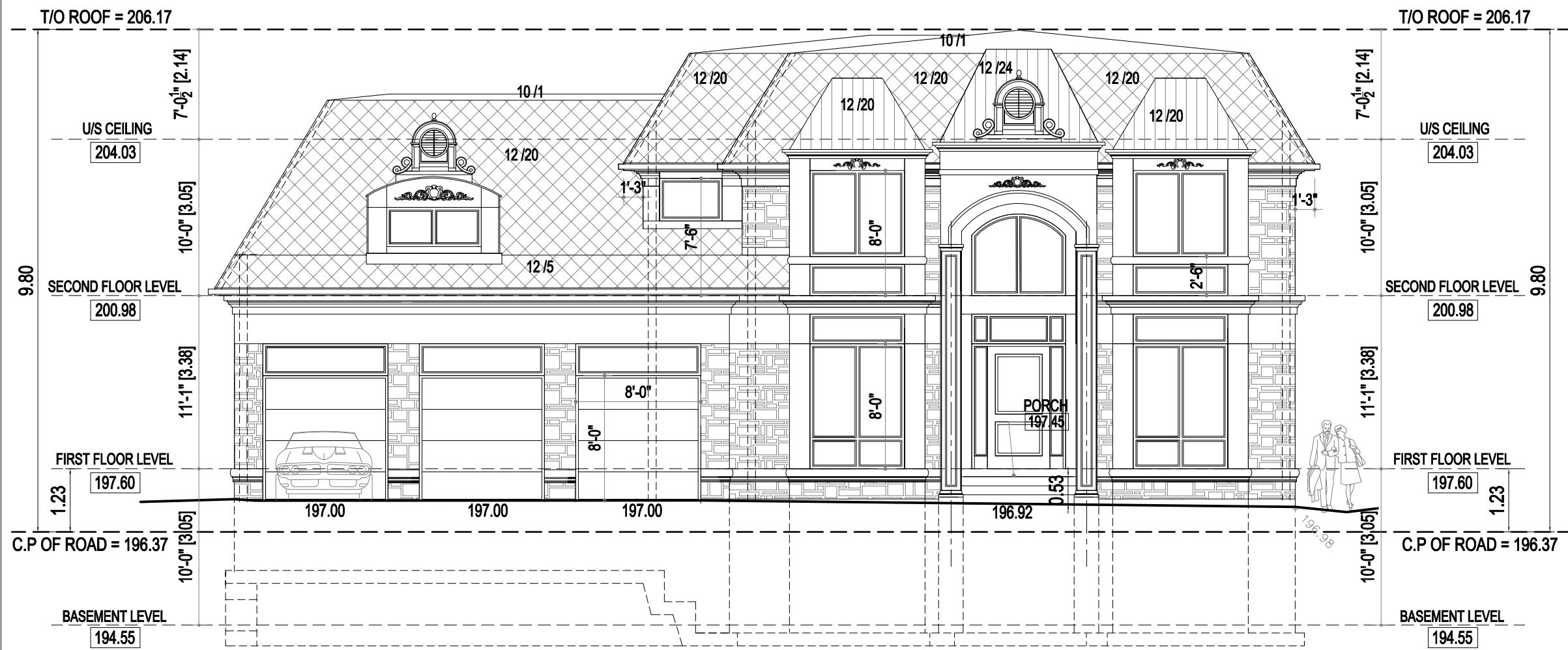
MARK	DATE	DESCRIPTION
1.	2024-01-12	ISSUED FOR ZONING REVIEW
2.	2024-02-06	RE-ISSUED FOR ZONING REVIEW

DESIGN	PROJECT:
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer. Qualification Information Required unless design is exempted under Division C-3.2.4.1. of the 2008 Ontario Building Code	<b>No.57 GEORGE STREET</b>  City of Markham
Zoran Paar Registration Information BCIN / BCDN Required unless design is exempted under Division C-3.2.4.1. of the 2008 Ontario Building Code	DWG: <b>SITE PLAN &amp; STATISTICS</b>
PAAR Architecture and Interior Design Inc. Firm Name	scale 1/32"=1'-0" <b>A0.1</b>



PAAR DESIGN INC.  
 22 BLUE FOREST DR.  
 TORONTO ON.  
 M3H 4W2  
 p. 416 630 2106  
 www.paardesign.com  
 info.paardesign.com



MARK	DATE	DESCRIPTION
1.	2024-01-12	ISSUED FOR ZONING REVIEW
2.		

**DESIGN**  
 The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.  
 Qualification Information  
 Required unless design is exempted under Division C-3.2.5.1. of the 2008 Ontario Building Code

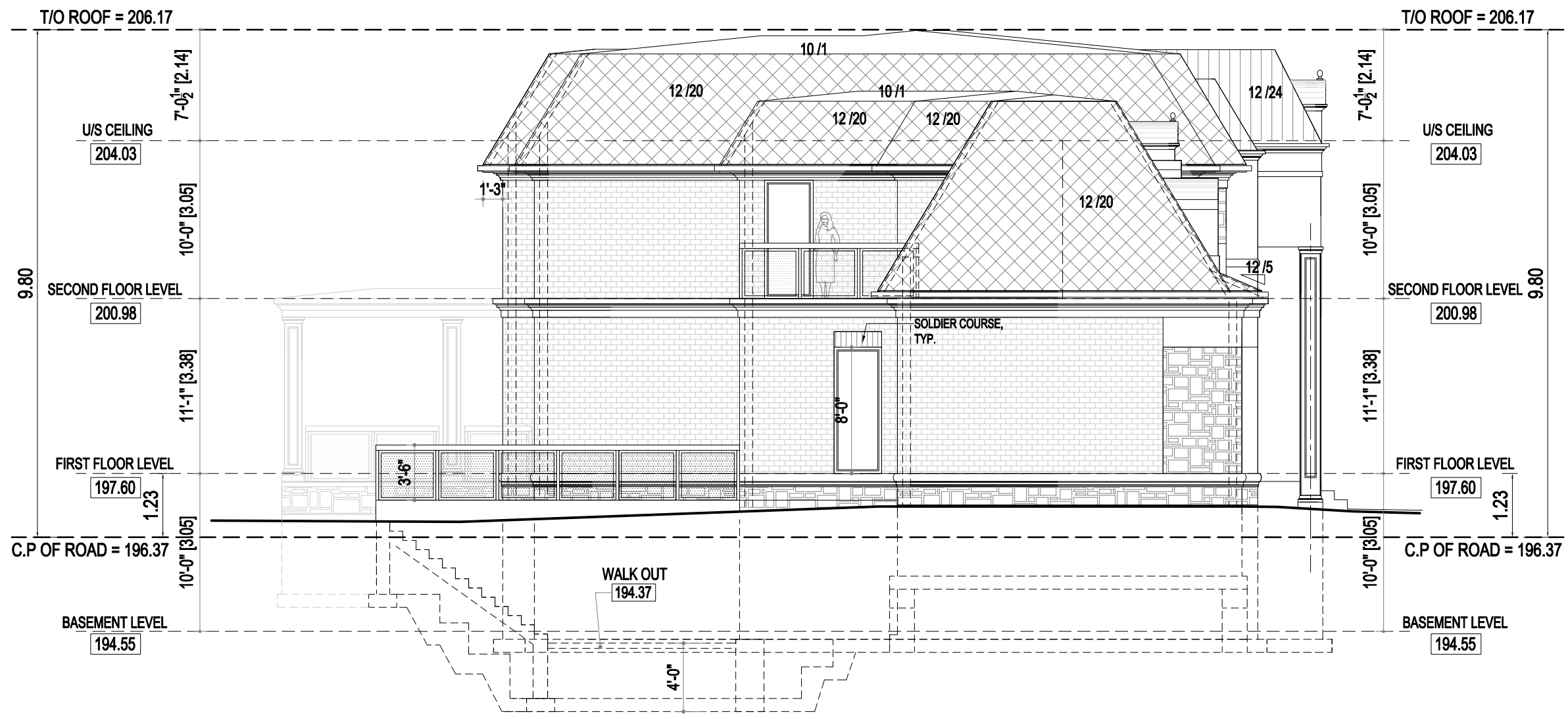
Zoran Paar 24546 BCIN / BCDN  
 Registration Information  
 Required unless design is exempted under Division C-3.2.4.1. of the 2008 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31785 BCIN / BCDN  
 Firm Name

**PROJECT:**  
**No.57**  
**GEORGE STREET**  
**City of Markham**

DWG: **FRONT / WEST ELEVATION**

	<b>PAAR DESIGN INC.</b> 22 BLUE FOREST DR. TORONTO ON. M3H 4W2 p. 416 630 2105 www.paardesign.com info.paardesign.com	<b>scale 1/8"=1'-0"</b>	<b>A2.1</b>



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2.		

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 Qualification Information  
 Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

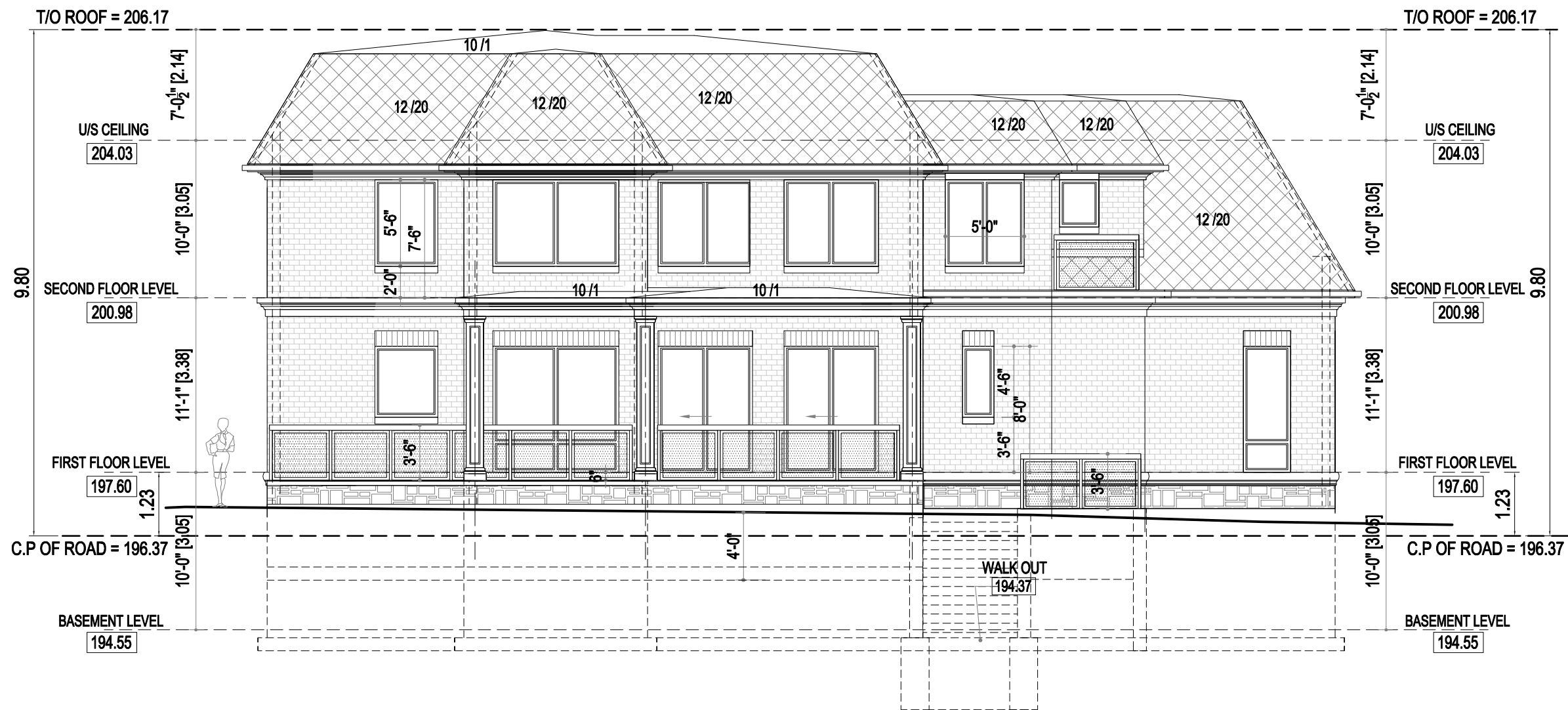
Zoran Paar 24546  
 Registration Information BCIN / BCDN  
 Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31785  
 Firm Name BCIN / BCDN

**PROJECT:**  
**No.57**  
**GEORGE STREET**  
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

DWG:  
**SIDE / NORTH ELEVATION**

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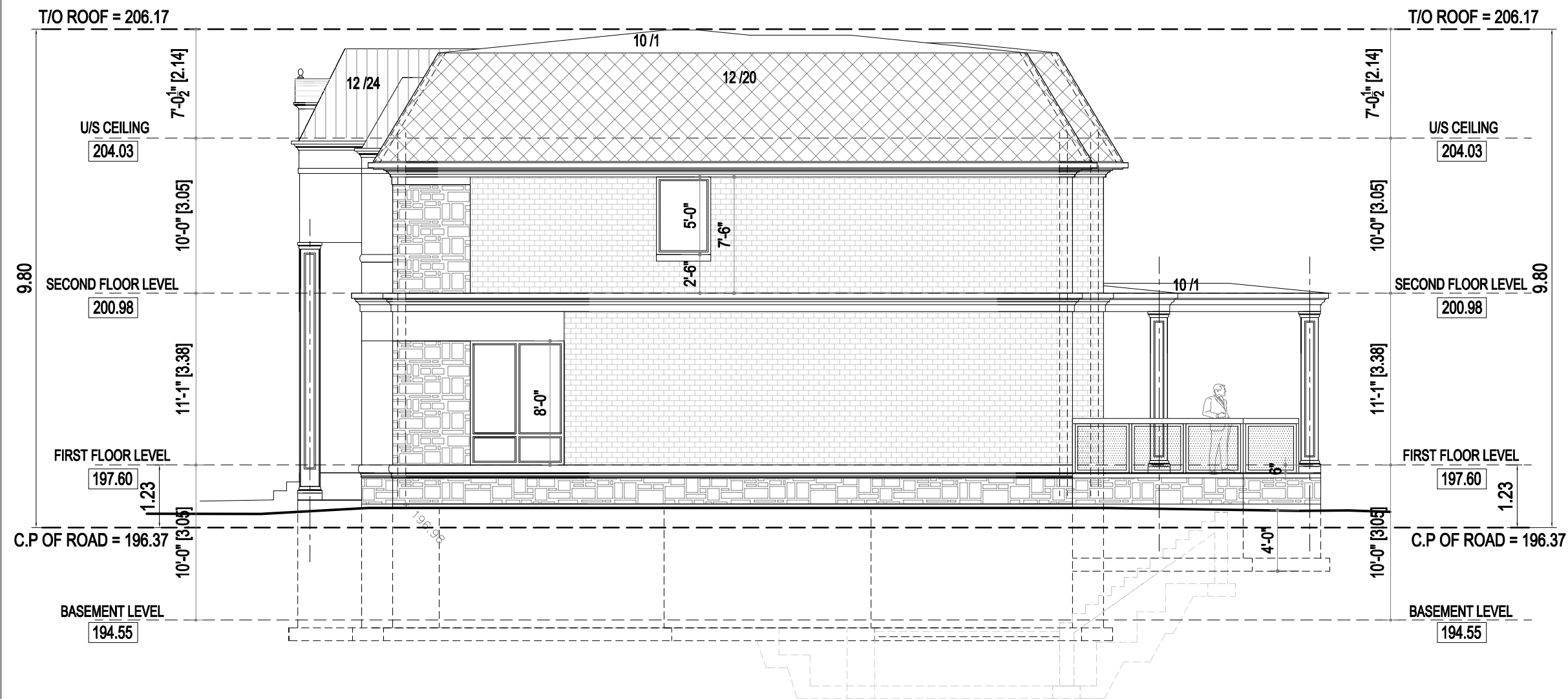
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

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