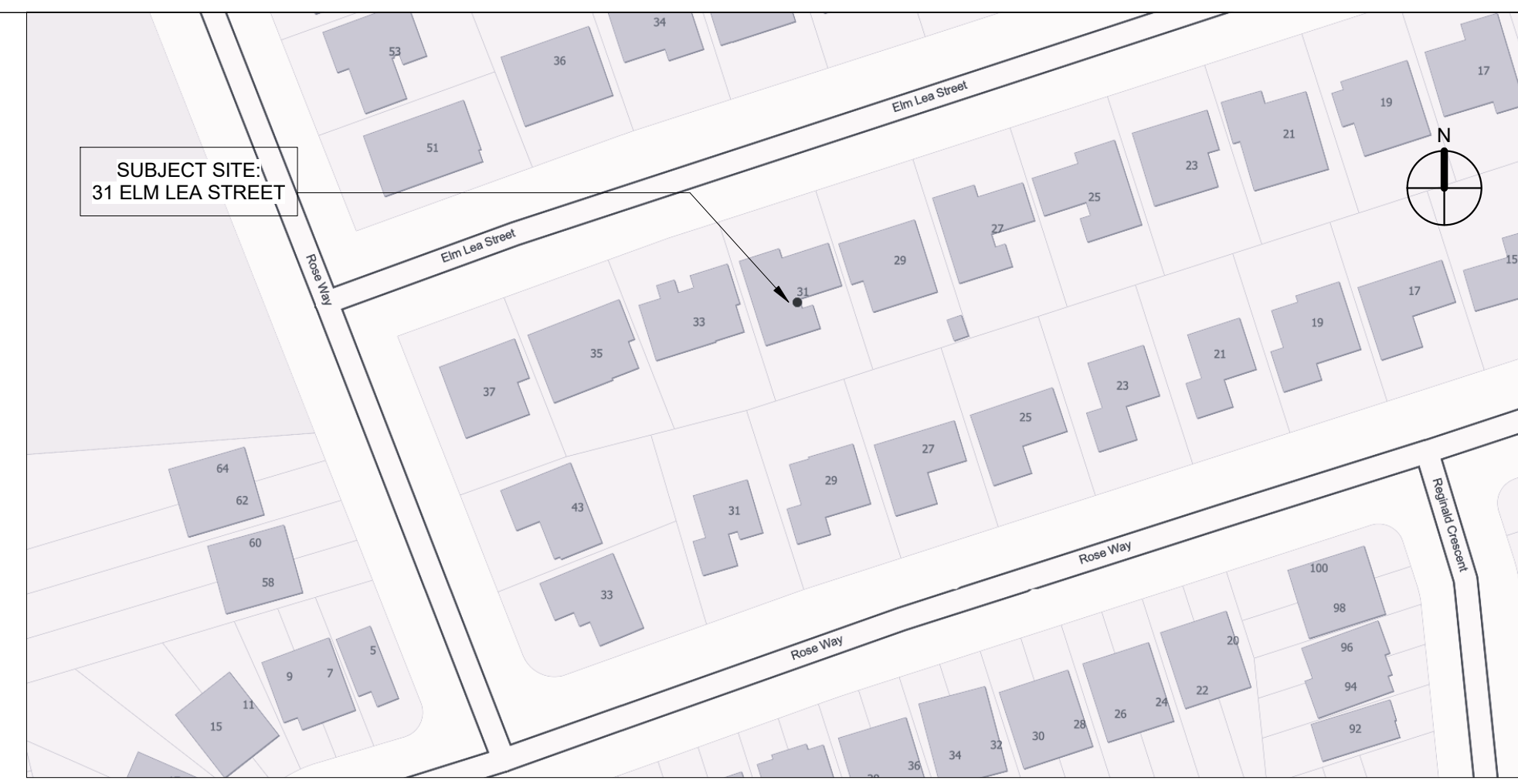


2 SITE PLAN
1 : 100



1 KEY PLAN
12" = 1'-0"

SITE STATISTIC			
	LOT AREA:	6,600 sq.ft.	(613.16 m ²)
ZONING DEVELOPMENT STANDARDS	PERMITTED	EXISTING	Proposed
Minimum Lot Frontage	60'-0"	18.29 m [60'-0"]	18.29 m [60'-0"]
Minimum Lot Area	6,600 sq.ft.	613.16 m ² [6,600 sq.ft.]	613.16 m ² [6,600 sq.ft.]
Minimum Front Yard Setback	25'-0"	7.87 m [25'-10"]	7.82 m [25'-8"]
Minimum Side Yard Setback			
One Storey (EAST)	4'-0"	1.22 m [4'-0"]	1.22 m [4'-0"]
Two Storey (EAST)	6'-0"	-	1.83 m [6'-0"]
One Storey (WEST)	4'-0"	1.50 m [4'-10"]	1.50 m [4'-10"]
Two Storey (WEST)	6'-0"	-	1.50 m [4'-10"]
Minimum Rear Yard Setback	25'-0"	9.84 m [32'-4 1/2"]	9.84 m [32'-4 1/2"]
Maximum Building Height	9.80 m	5.20 m [17'-1"]	10.35 m [33'-11 1/2"]
Maximum Building Depth	16.80 m	16.67 m [54'-8 1/2"]	15.87 m [52'-1"]
Maximum Lot Coverage	35.00%	32.92%	34.78%
	2,310 sq.ft.	201.63 m ² [2172.54 sq.ft.]	213.23 m ² [2295.23 sq.ft.]
PERMITTED MAX FLOOR AREA RATIO = NET LOT AREA x 45.0% = (6,600 SQ.FT + (6,600 - 6,600 SQ.FT)/2) x 45.0% = 2,970 SQ.FT			
NET LOT AREA		6600 sq.ft. [613.16 m ²]	
BUILDING AREAS			
1st Floor & Garage G.F.A.		1980.10 sq.ft. [183.96 m ²]	
2nd Floor G.F.A.		1308.67 sq.ft. [121.58 m ²]	
TOTAL G.F.A.		3288.77 sq.ft. [305.54 m ²]	
PROPOSED FLOOR AREA RATIO:		49.83 % [3288.77 sq.ft.] [305.54m²]	

No.	Description	Date	By

NEW 2-STORY ADDITION & INTERIOR ALTERATION:
31 ELM LEA STREET
31 ELM LEA STREET, MARKHAM, ON.



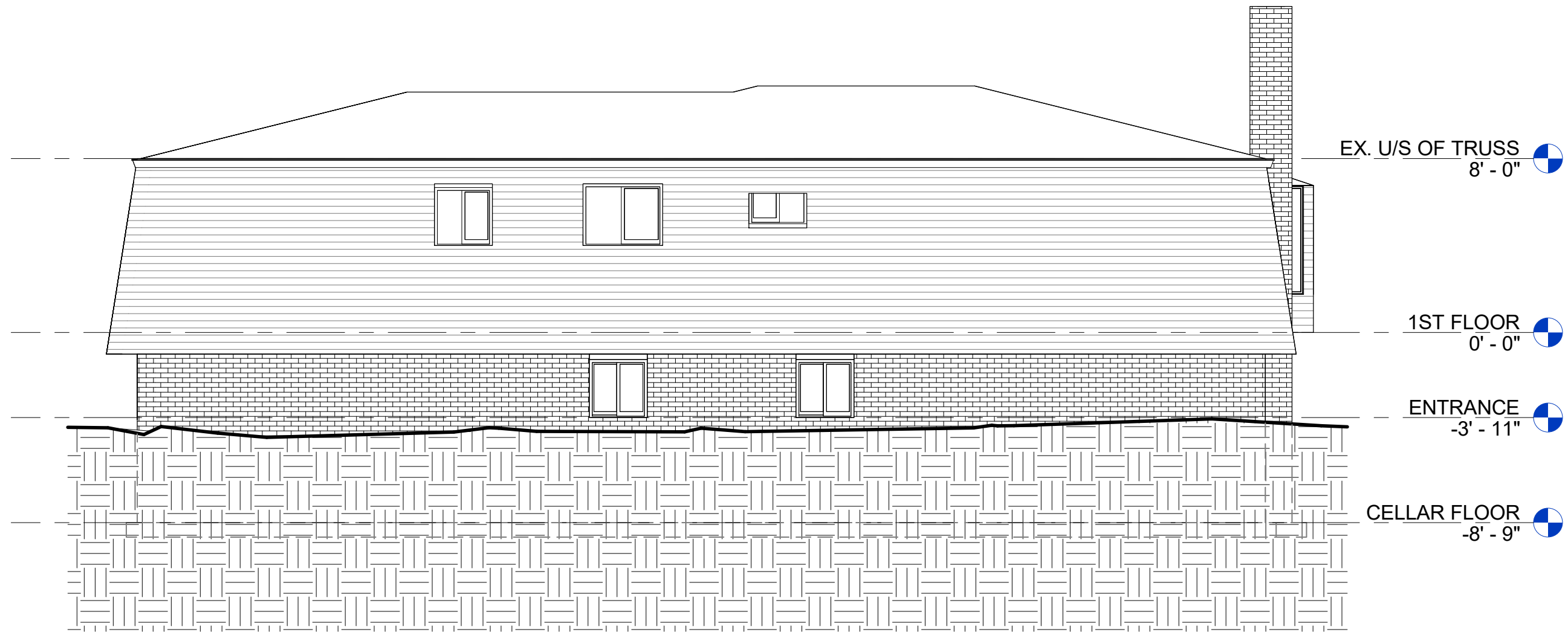
CONTRACTOR SHALL CHECK DIMENSIONS
Drawn by **JP, WF**
Date **2023-06-12**
Scale **As indicated**
Project Number **22015**
DRAWING NAME
SITE PLAN & STATISTICS

ZONING REVIEW

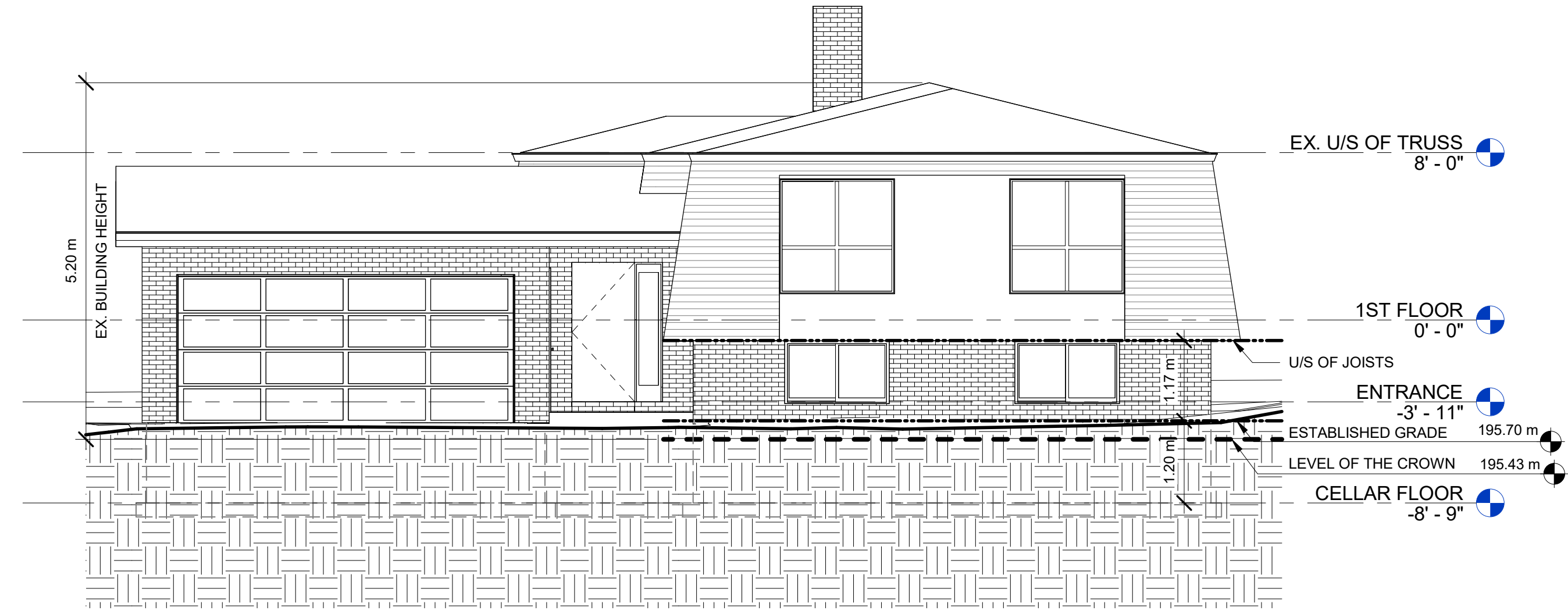
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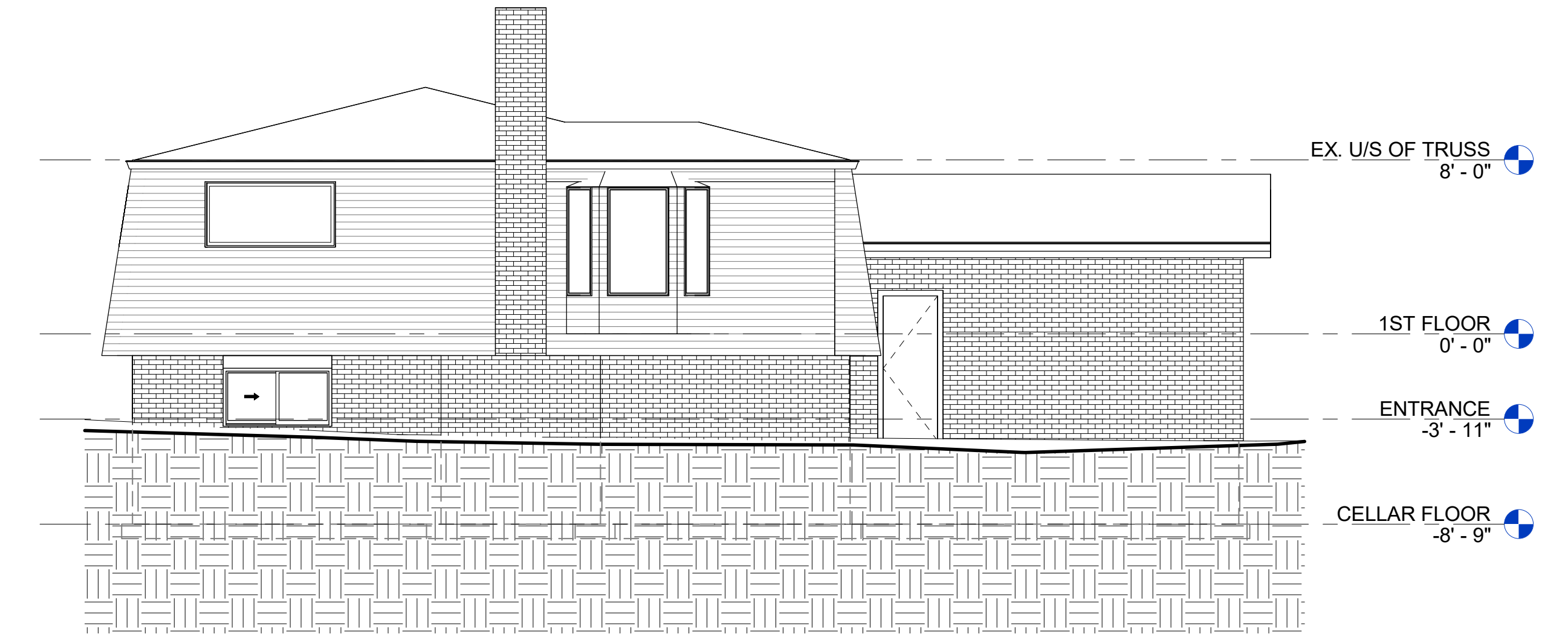
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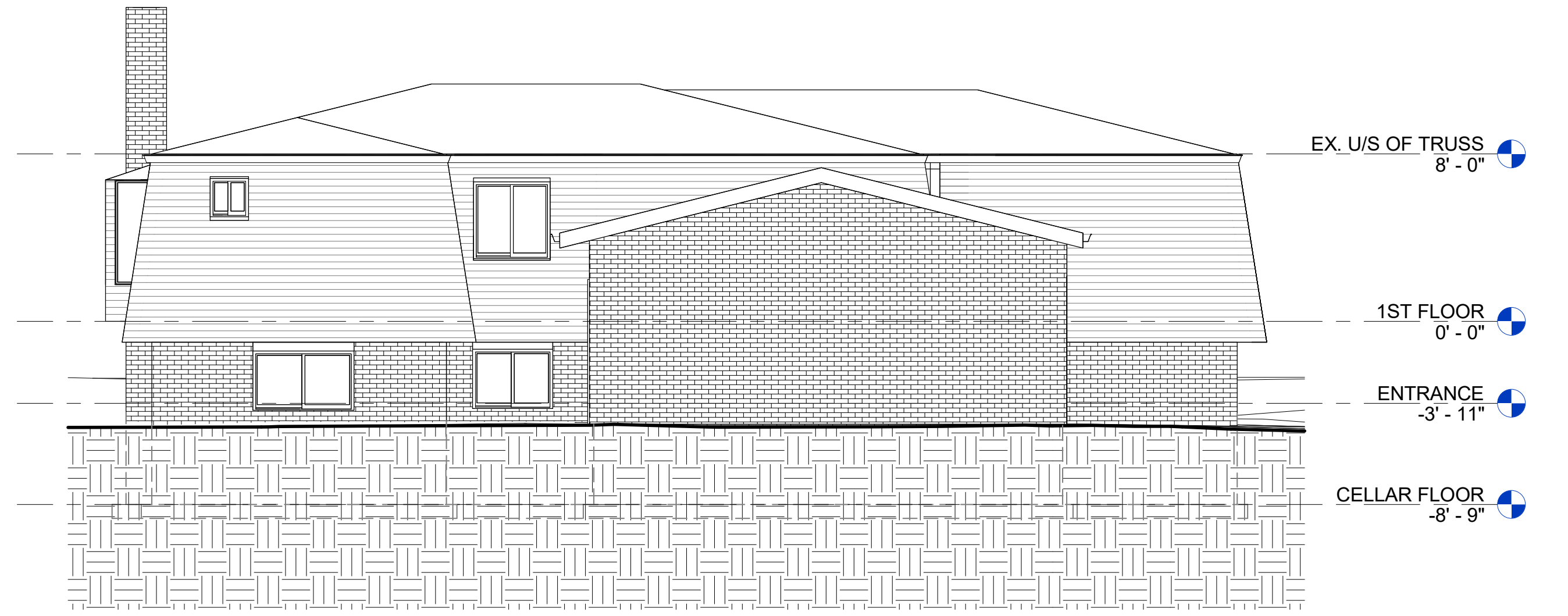
② EXISTING WEST ELEVATION
3/16" = 1'-0"



① EXISTING NORTH ELEVATION (FRONT)
3/16" = 1'-0"



③ EXISTING SOUTH ELEVATION
3/16" = 1'-0"



④ EXISTING EAST ELEVATION
3/16" = 1'-0"

No.	Description	Date	By

NEW 2-STORY ADDITION & INTERIOR ALTERATION:
31 ELM LEA STREET
 31 ELM LEA STREET, MARKHAM, ON.



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ZONING REVIEW

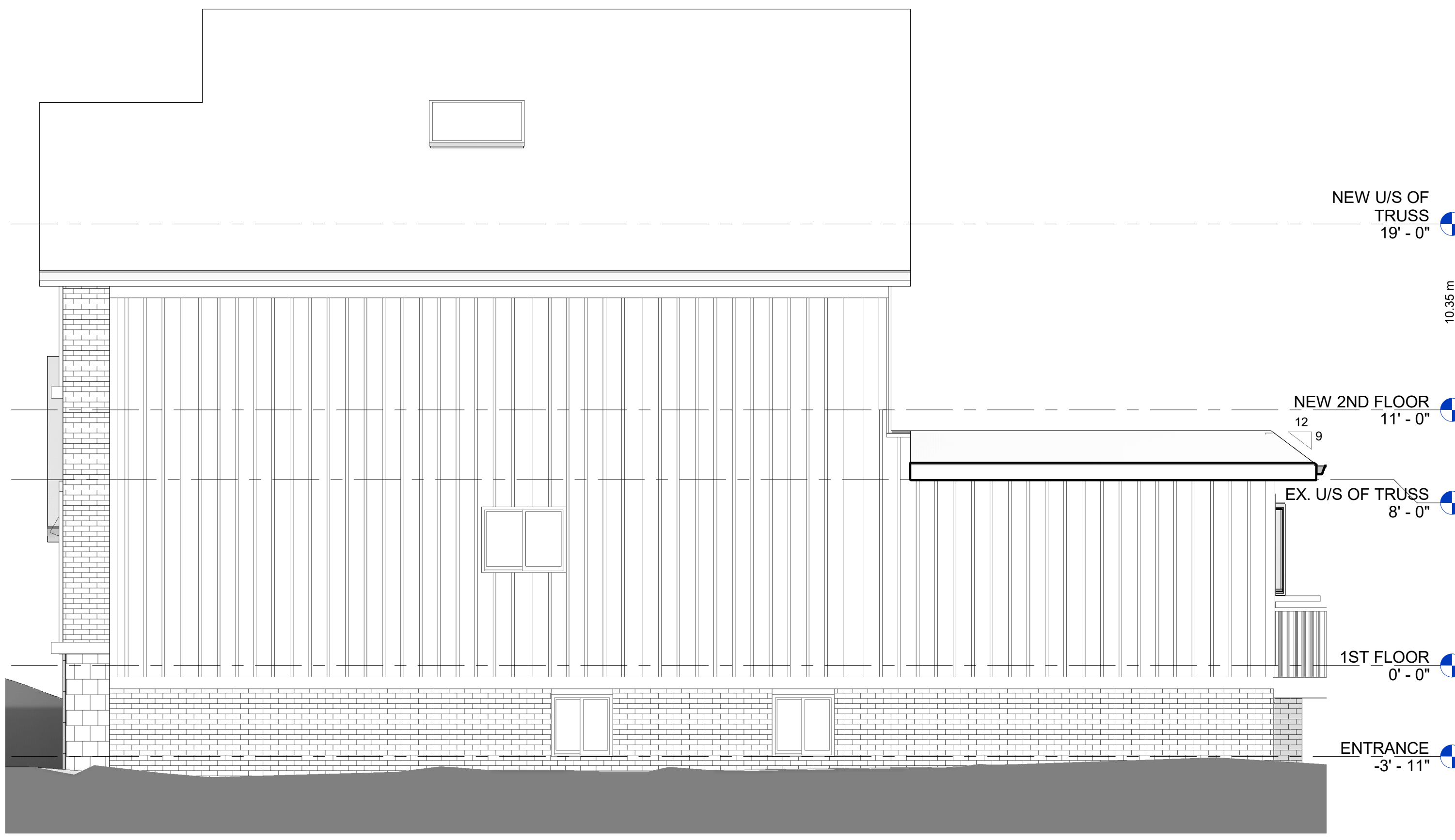
CONTRACTOR SHALL CHECK DIMENSIONS

Drawn by **KT, JP**
 Date **2023-06-12**
 Scale **3/16" = 1'-0"**
 Project Number **22015**

DRAWING NAME
EXISTING ELEVATIONS

SHEET NUMBER
A2.0

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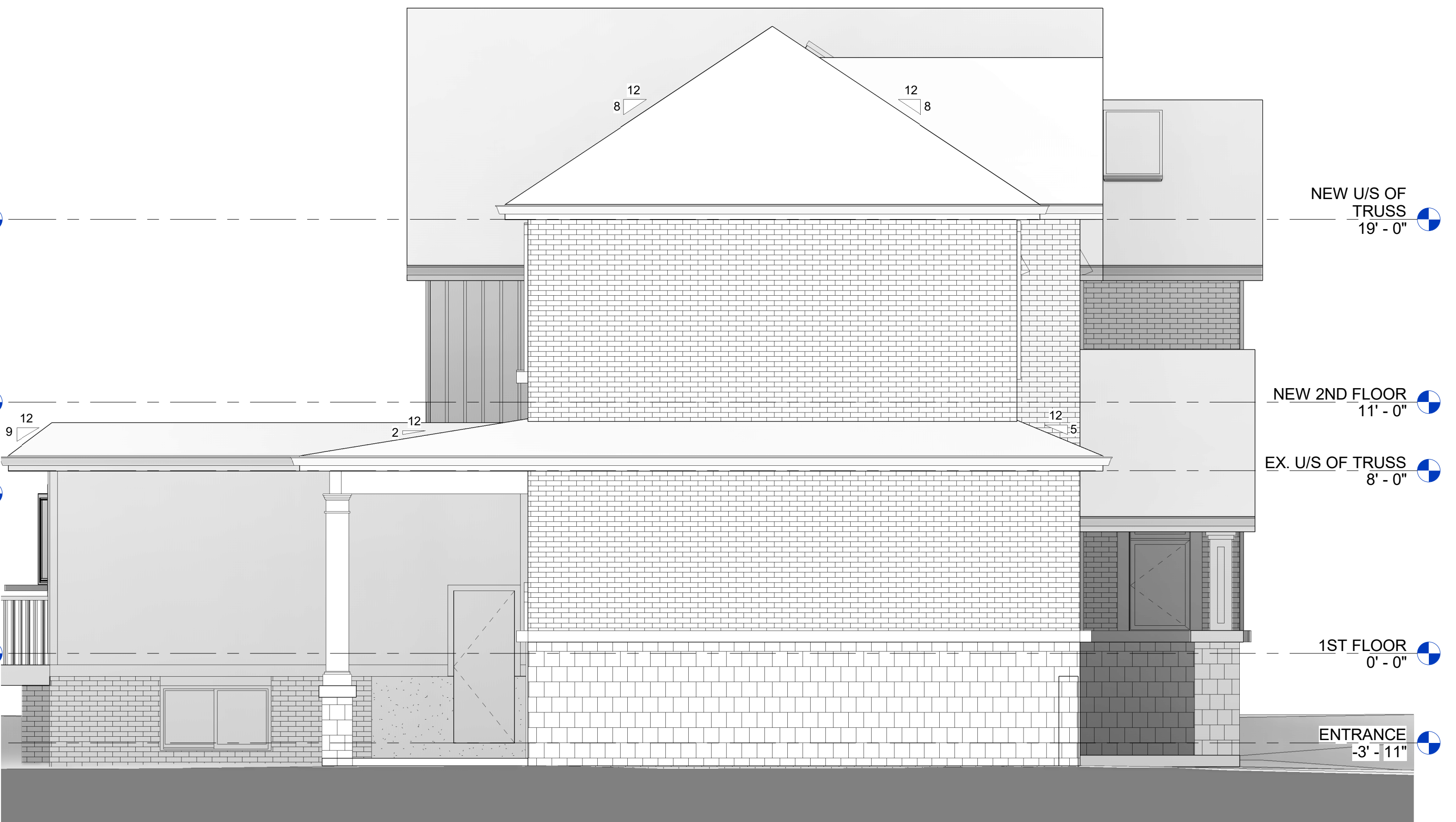
② *WEST ELEVATION
1/4" = 1'-0"



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



③ *SOUTH ELEVATION
1/4" = 1'-0"



④ *EAST ELEVATION
1/4" = 1'-0"

No.	Description	Date	By

NEW 2-STORY ADDITION & INTERIOR ALTERATION:
31 ELM LEA STREET
 31 ELM LEA STREET, MARKHAM, ON.



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ZONING REVIEW

CONTRACTOR SHALL CHECK DIMENSIONS
 Drawn by: JP
 Date: 2023-06-12
 Scale: 1/4" = 1'-0"
 Project Number: 22015

DRAWING NAME:
PROPOSED ELEVATIONS
 SHEET NUMBER:
A2.1

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