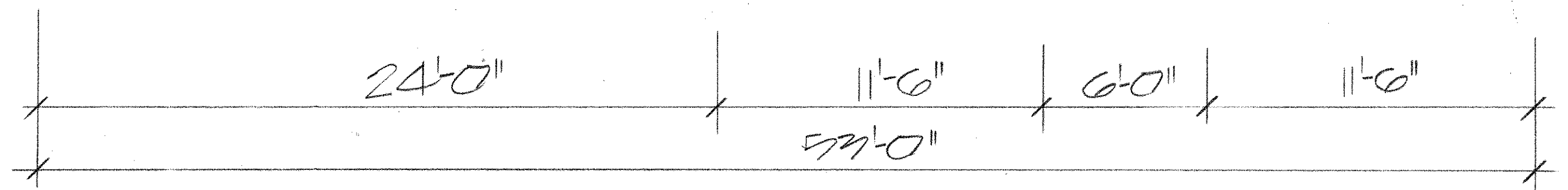


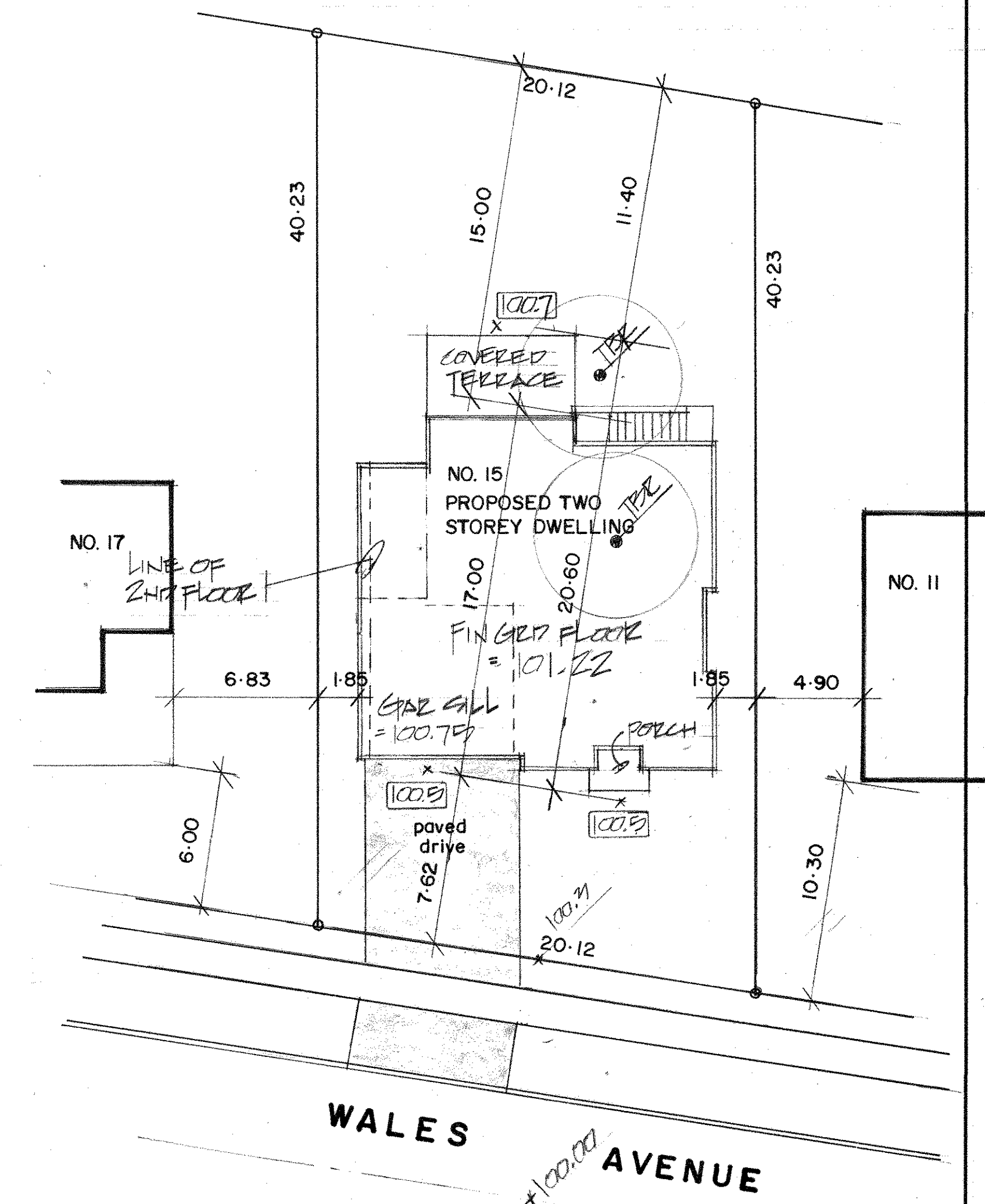
GROUND FLOOR PLAN

GROUND FLOOR AREA = 17800 SQ FT
 NET FLOOR AREA = 27777 " " "
 BUILDING AREA = 26887 " " "



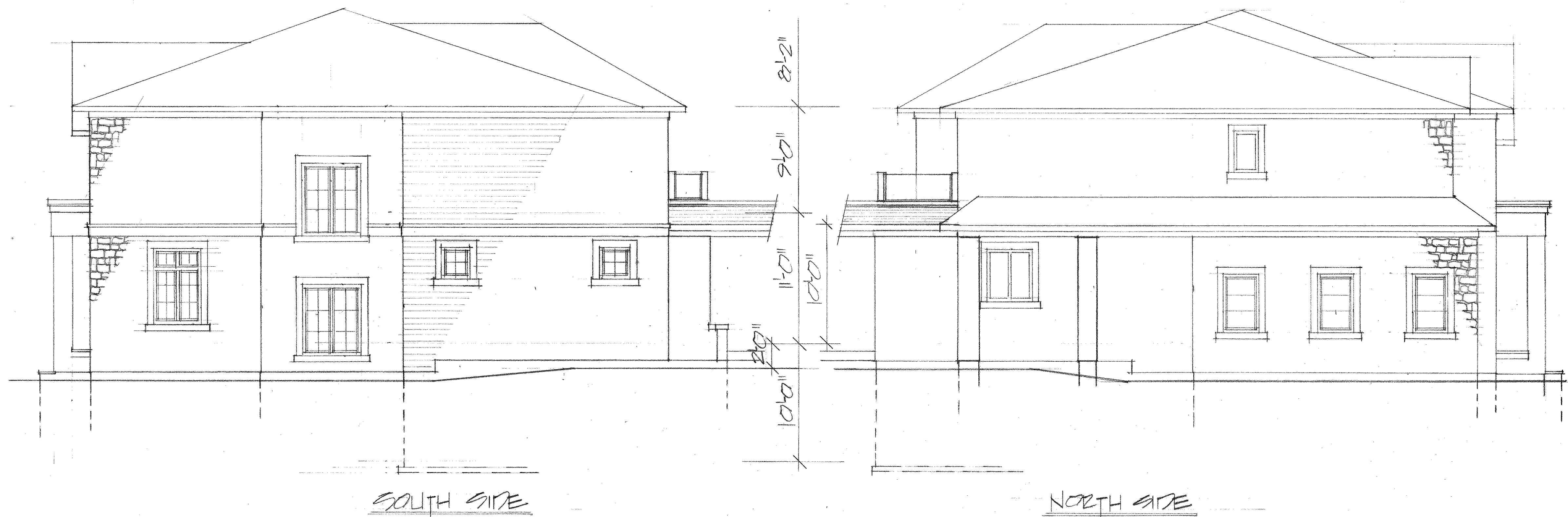
SITE PLAN

SCALE - 1:200
 SITE INFORMATION & DATA
 AREA OF LOT = 8000.9 M²
 AREA OF BUILDING = 272.9 M²
 COVERAGE = 34.0 %
 NET FLOOR AREA CALCULATION
 $617.14 + 0.47(8000.9 - 617.14) \times 0.47$
 $= 707.0 \times 0.47 = 331.2$
 ALLOWABLE NFA = 331.2 M² (41%)
 PROPOSED NFA = 272.9 M² (34.0%)



PROJECT: NEW HOUSE DESIGN 157 WALES AVE CITY OF MARKHAM	INDIVIDUAL B.C.I.N. - 28625 FIRM B.C.I.N. - 30508 Russ Gregory NAME	DRAWN: R. GREGORY DATE: 10/26/19 SCALE: 1/4"=1'-0"
THE GREGORY DESIGN GROUP 16 CHURCH STREET MARKHAM, ONTARIO, L3P 2L6 (416) 720-4667 russ@gregorydesigngroup.net	GENERAL NOTES: All construction is to conform to section "M" of the Ontario Building Code (latest edition). Contractor shall check and verify all notes and dimensions. Do not scale drawings. Owner/contractor designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing. These drawings are the property of the Gregory Design Group and/or its clients only. Building permits should be obtained prior to commencing construction.	PROJECT NO.: 2166-19 DRAWING NO.: 1

10/13/19 DWG REVISED



10/13/19-DWG REVISED

PROJECT: NEW HOUSE DESIGN 15 WALES AVE CITY OF MARKHAM	I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code, I am qualified, and the firm registered, in the appropriate classes/categories.	DRAWN: R. GREGORY
	INDIVIDUAL B.C.N. - 28825 FIRM B.C.N. - 35566	DATE: SCALE: 1/4"=1'-0"
THE GREGORY DESIGN GROUP 16 CHURCH STREET MARKHAM, ONTARIO, L3P 2L6 (416) 720-4667 russ@gregorydesigngroup.net	GENERAL NOTES: All construction is to conform to section "19" of the Ontario Building Code (latest edition). Contractor shall check and verify all notes and dimensions. Do not scale drawings. Owner/contractor/ designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing. These drawings are the property of the Gregory Design Group and/or its clients only. Building permits should be obtained prior to commencing construction.	PROJECT NO.: 2020-19 DRAWING NO.: 37