

170 KRIEGHOFF AVE
MARKHAM, ON. L3R 1W3

GROSS FLOOR AREA		
	AREA	AREA (SF)
SECOND FLOOR	237.11 m ²	2552.18 SF
GROUND FLOOR	205.60 m ²	2213.10 SF
GFA	442.71 m²	4765.28 SF

1. ALL DIMENSIONS AND QUANTITIES OF MATERIALS ARE THE RESPONSIBILITY OF THE CONTRACTOR. AN ACCEPTABLE LEVEL OF FINISH MUST BE ACHIEVED AND APPROVED BY OWNER. 2. ALL TRADES TO VERIFY DIMENSIONS AND DATA HEREIN WITH EXISTING ON SITE.

3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER OR DESIGN ENGINEER AS APPLICABLE.

4. GENERAL CONTRACTOR TO PROVIDE ALL BLOCKING REQUIRED IN WALLS TO ACCOMODATE INSTALLATION OF MILLWORK, ARTWORK, FURNITURE, WASHROOM ACCESSORIES, AND EQUIPMENT.

5. MOULD RESISTANT GYPSUM BOARD IN LIEU OF GYPSUM BOARD INDICATED ON WALL SURFACES WITHIN WASHROOMS & MUDROOMS.

6. TILE BACKER BOARD TO BE USED IN LIEU OF GYPSUM BOARD INDICATED ON WALL TYPES TO EXTENT OF WALLS WHERE CERAMIC WALL TILES ARE INDICATED TO BE INSTALLED. 7. DO NOT SCALE DRAWINGS.

REVISION RECORD

No.	Description	Date
1	REVISED AS PER CHANGEMARKS	JUNE 22, 202
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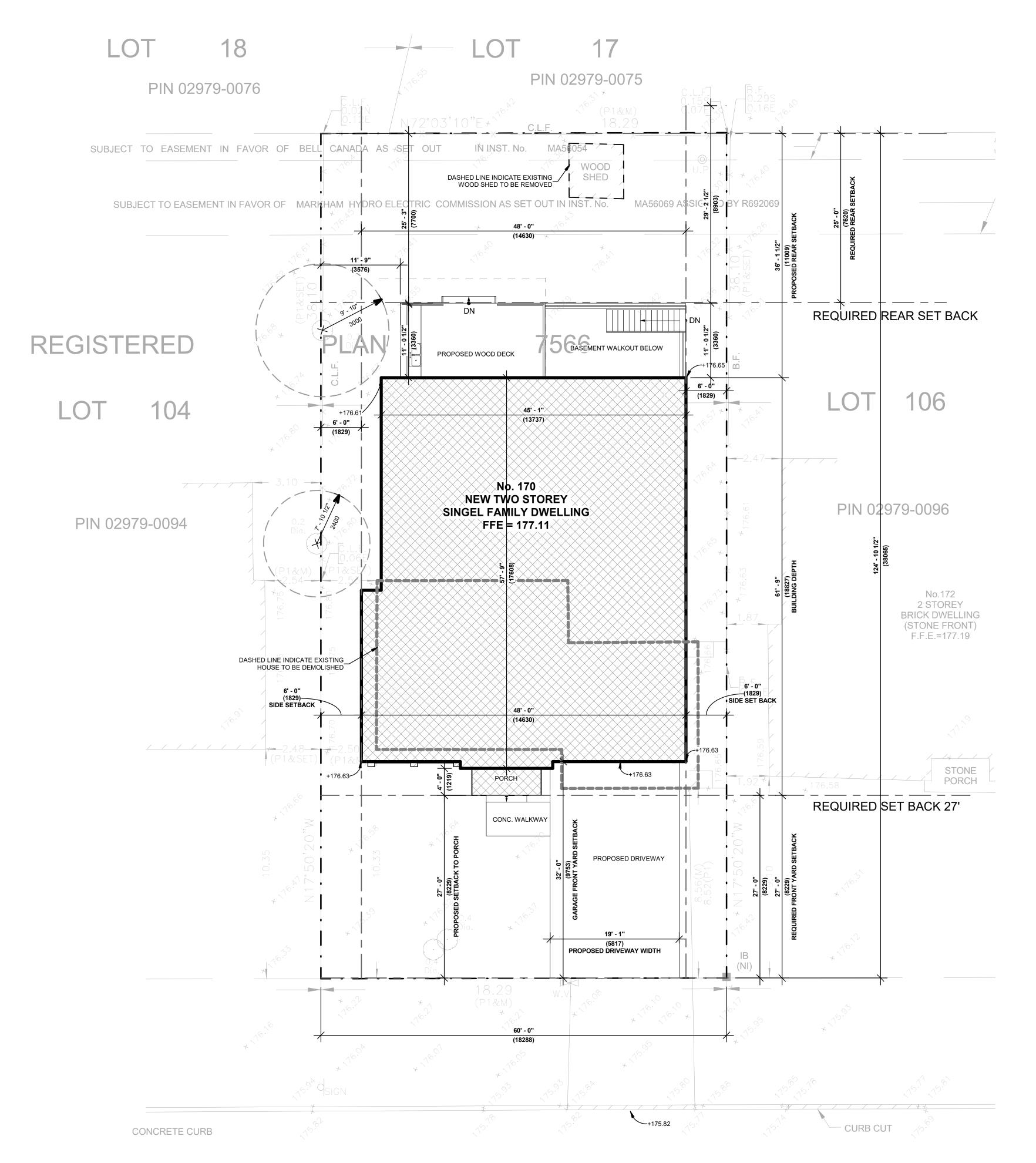
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PROJECT SCALE

RL MDZ DRAWN REVIEWED

COVER PAGE

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for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing



SITE STATISTICS ZONING		By-Law No. 11-72 Zone Label R4	
LOT AREA	REQUIRED PROPOSED	580.64m ² (6,250.00 sf) 696.77 m ² (7,500 sf)	
LOT WIDTH & FRONTAGE	PERMITTED PROPOSED	N/A 18.28m (60'-0")	
LOT COVERAGE	PERMITTED PROPOSED	33 1/3% (230.02m², 2,497.5sf) 35.86% (249.89m² 2,689.77 sf)	
GFA	MIN. FOR 2 STOREY PROPOSED	139.35m² (1500.00 sf) 440.84m² (4,745.20 sf) (FSI:0.63)	
MAX. BUILDING HEIGHT	PERMITTED PROPOSED	7.62m (25'-0") 7.91m (25'-11 1/2")	
SETBACKS: FRONT	PERMITTED PROPOSED	27' MIN. 27'	
SETBACKS: EAST SIDE	PERMITTED PROPOSED	6' or 4' MIN. 6'	
SETBACKS: WEST SIDE	PERMITTED PROPOSED	6' or 4' MIN. 6'	
SETBACKS: REAR YARD	PERMITTED PROPOSED	25' 37'-1 1/2"	
GARAGE FRONT YARD	PERMITTED PROPOSED	20' 32'	

LOT COVERAGE			
	AREA	AREA (SF)	
GROUND FLOOR	204.78 m ²	2204.27 SF	
GARAGE	41.30 m ²	444.50 SF	
PORCH	3.81 m ²	41.00 SF	
TOTAL COVERAGE	249.89 m²	2689.77 SF	

GROSS FLOOR AREA		
	AREA	AREA (SF)
SECOND FLOOR	236.06 m ²	2540.93 SF
GROUND FLOOR	204.78 m ²	2204.27 SF
GFA	440.84 m²	4745.20 SF

Minimum Lot Frontage	50 feet
Minimum Lot Area	6,250 square feet.
Minimum Front Yard Setback	27 feet
Minimum Front Yard Setback (garage only)	20 feet
Minimum Side Yard Setback (2 storey)	6 feet
Minimum Side Yard Setback (less than 2 storey)	4 feet
Minimum Rear Yard Setback	25 feet
Minimum Flankage Yard (greater of)	12 feet or 1/2 the height of the building
Maximum Building Height (Avg. grade to midpoint)	25 feet
Maximum Lot Coverage (all buildings on lot)	33 1/3%
Minimum Gross Floor Area (in sq feet.)	1 Storey – 1100
	1 1/2 Storey – 1200
	2 Storey – 1500
	Split Level – 1100 on plan

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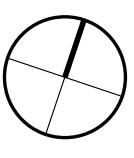
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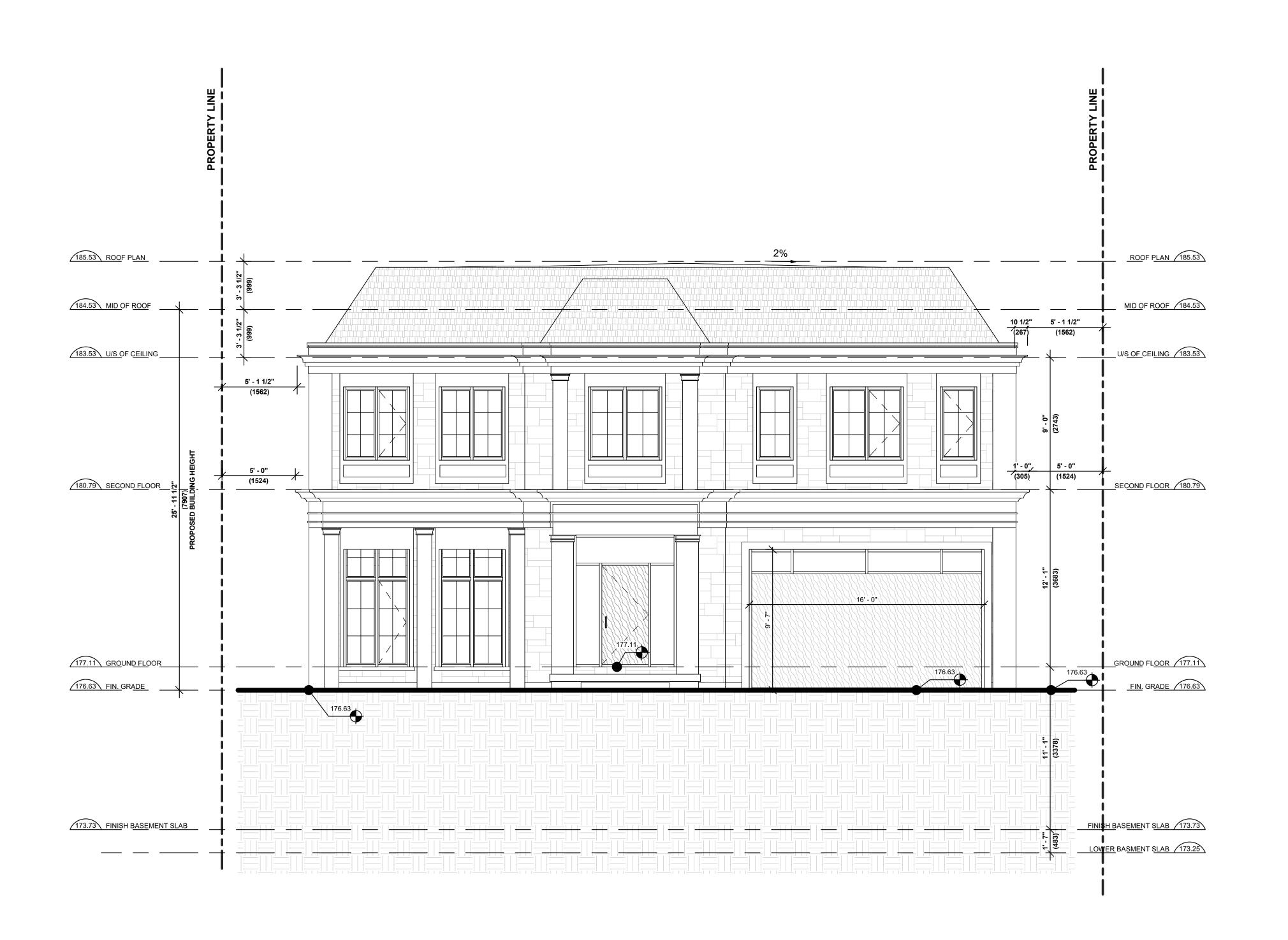
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SITE PLAN

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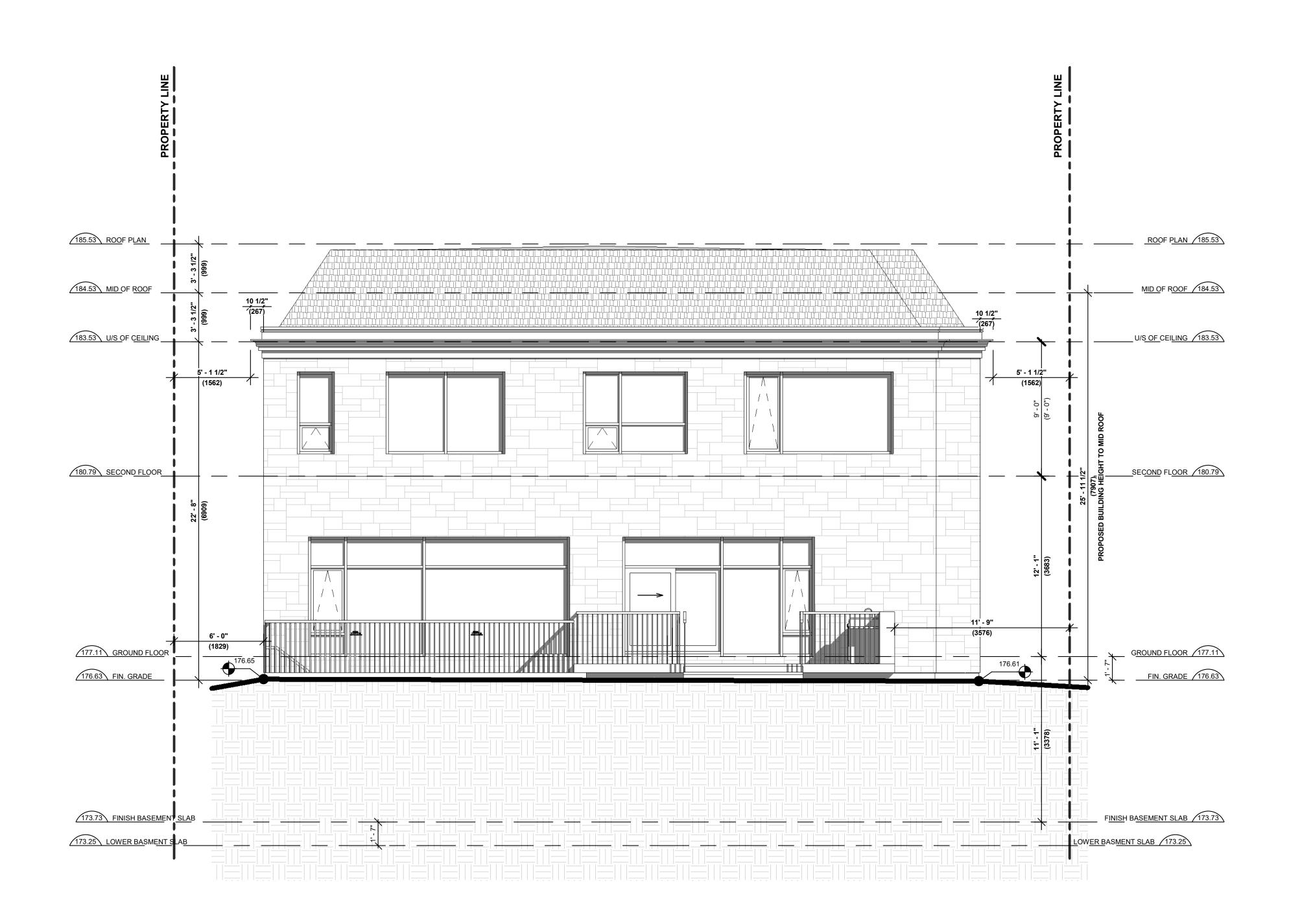
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SOUTH (FRONT) ELEVATION

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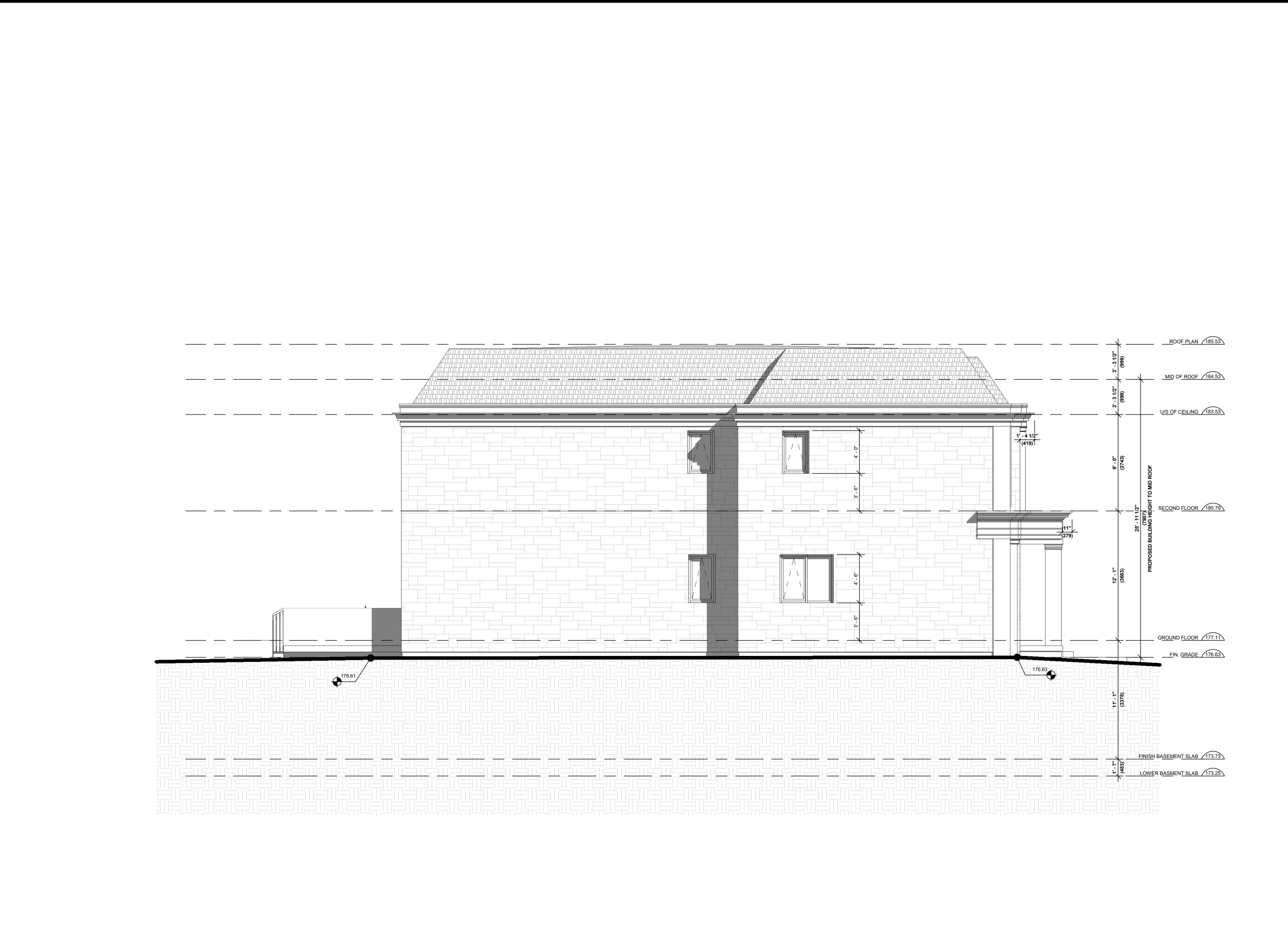
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NORTH (REAR) ELEVATION

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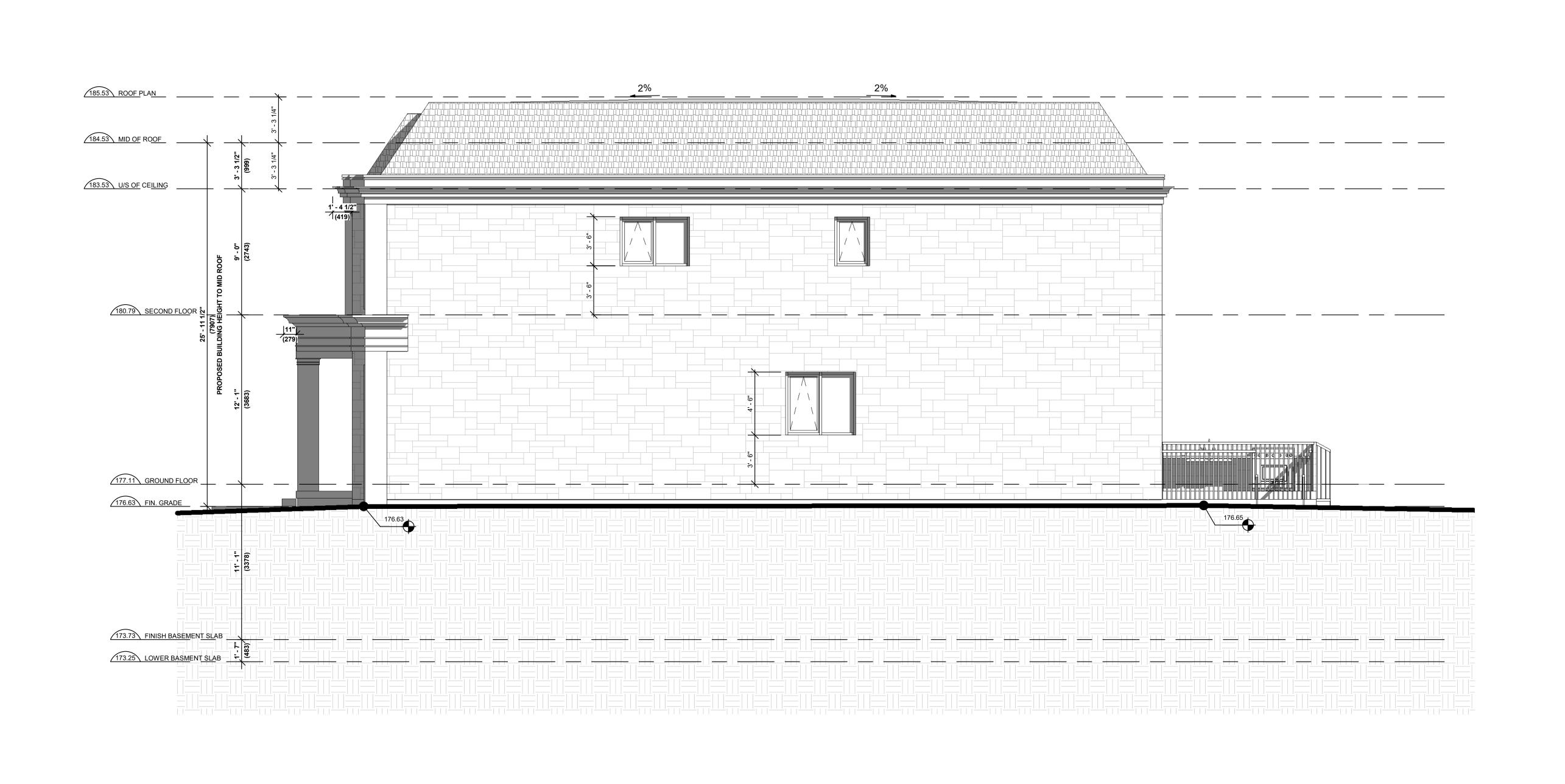
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WEST (SIDE) ELEVATION

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EAST (SIDE) ELEVATION

A3.4