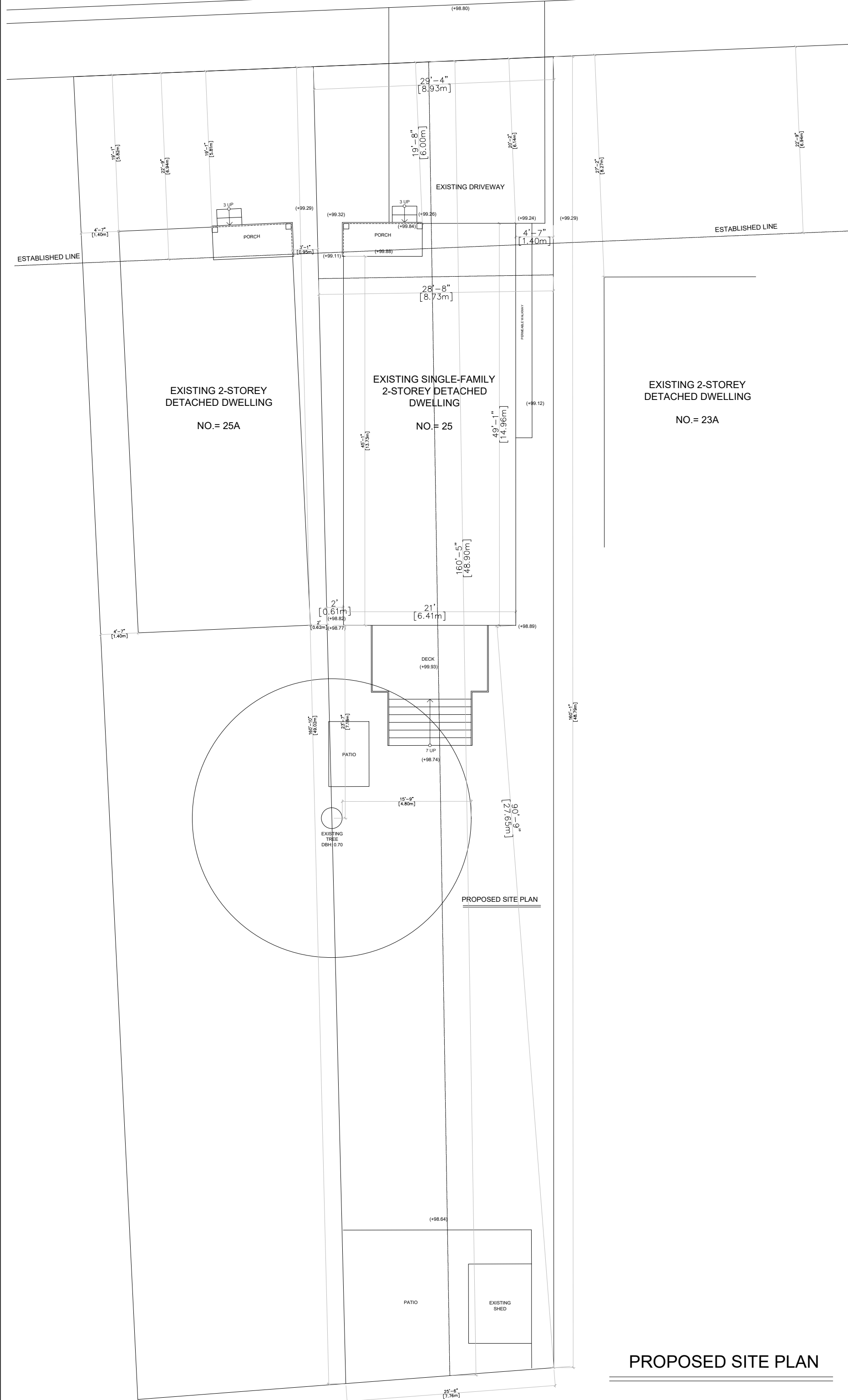
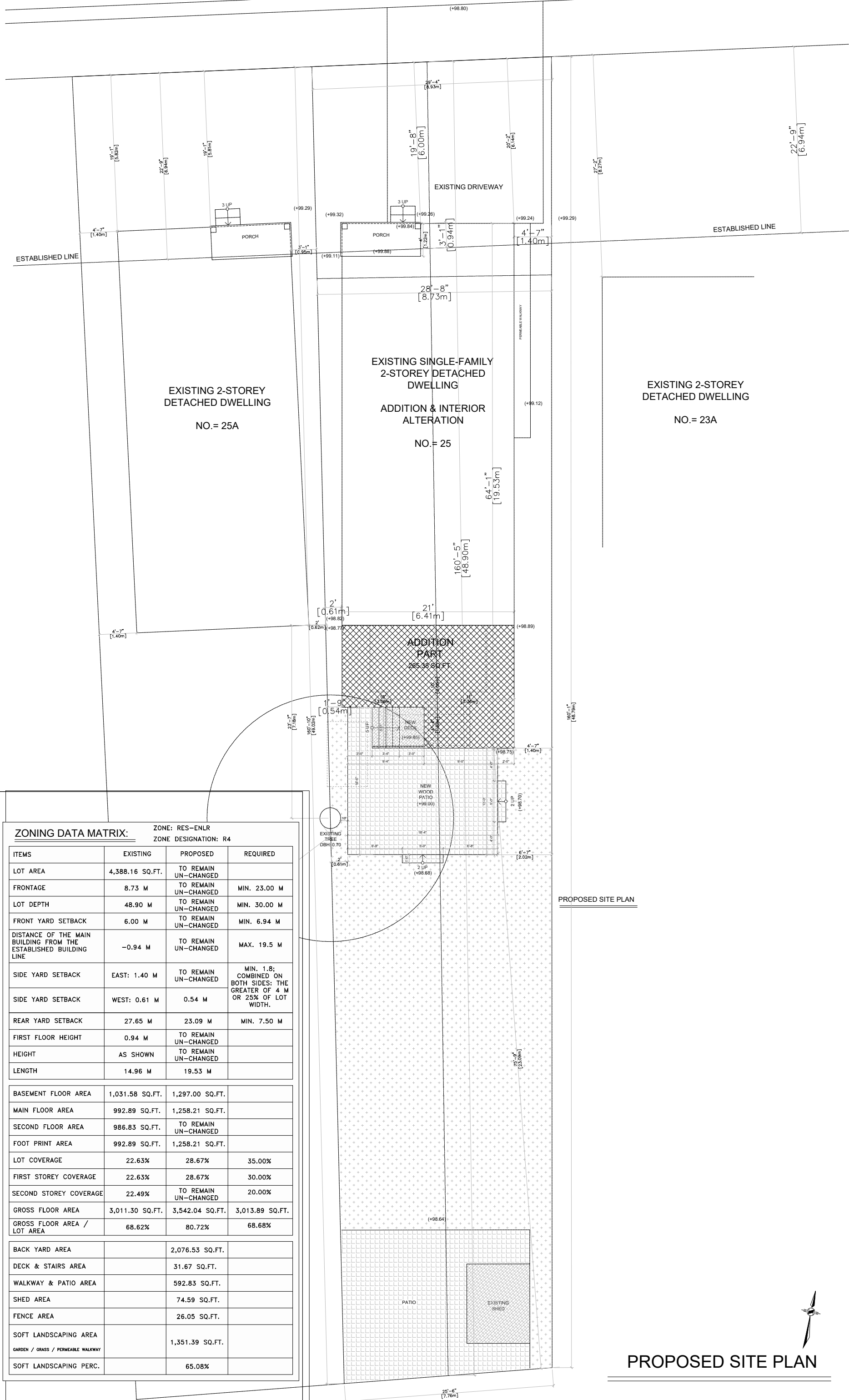


WILSON STREET



PROPOSED SITE PLAN

WILSON STREET

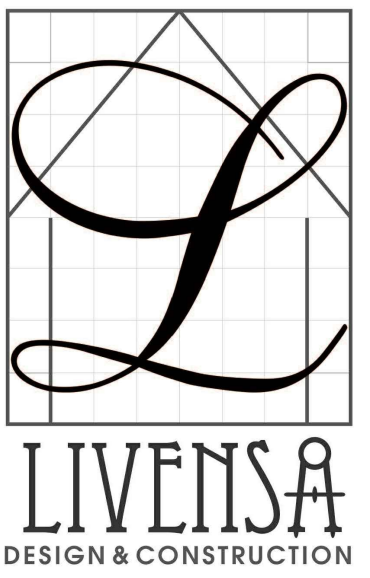


PROPOSED SITE PLAN

ZONING DATA MATRIX:

ITEMS	EXISTING	PROPOSED	REQUIRED
LOT AREA	4,388.16 SQ.FT.	TO REMAIN UN-CHANGED	
FRONTAGE	8.73 M	TO REMAIN UN-CHANGED	MIN. 23.00 M
LOT DEPTH	48.90 M	TO REMAIN UN-CHANGED	MIN. 30.00 M
FRONT YARD SETBACK	6.00 M	TO REMAIN UN-CHANGED	MIN. 6.94 M
DISTANCE OF THE MAIN BUILDING FROM THE ESTABLISHED BUILDING LINE	-0.94 M	TO REMAIN UN-CHANGED	MAX. 19.5 M
SIDE YARD SETBACK	EAST: 1.40 M UN-CHANGED	TO REMAIN UN-CHANGED	MIN. 1.8; COMBINED ON BOTH SIDES; THE GREATER OF 4 M OR 25% OF LOT WIDTH.
SIDE YARD SETBACK	WEST: 0.61 M	0.54 M	
REAR YARD SETBACK	27.65 M	23.09 M	MIN. 7.50 M
FIRST FLOOR HEIGHT	0.94 M	TO REMAIN UN-CHANGED	
HEIGHT	AS SHOWN	TO REMAIN UN-CHANGED	
LENGTH	14.96 M	19.53 M	

BASEMENT FLOOR AREA	1,031.58 SQ.FT.	1,297.00 SQ.FT.	
MAIN FLOOR AREA	992.89 SQ.FT.	1,258.21 SQ.FT.	
SECOND FLOOR AREA	986.83 SQ.FT.	TO REMAIN UN-CHANGED	
FOOT PRINT AREA	992.89 SQ.FT.	1,258.21 SQ.FT.	
LOT COVERAGE	22.63%	28.67%	35.00%
FIRST STOREY COVERAGE	22.63%	28.67%	30.00%
SECOND STOREY COVERAGE	22.49%	TO REMAIN UN-CHANGED	20.00%
GROSS FLOOR AREA	3,011.30 SQ.FT.	3,542.04 SQ.FT.	3,013.89 SQ.FT.
GROSS FLOOR AREA / LOT AREA	68.62%	80.72%	68.68%
BACK YARD AREA		2,076.53 SQ.FT.	
DECK & STAIRS AREA		31.67 SQ.FT.	
WALKWAY & PATIO AREA		592.83 SQ.FT.	
SHED AREA		74.59 SQ.FT.	
FENCE AREA		26.05 SQ.FT.	
SOFT LANDSCAPING AREA		1,351.39 SQ.FT.	
SOFT LANDSCAPING PERC.		65.08%	



THE UNDERSIGNED HAS DEVELOPED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A REGISTERED PROFESSIONAL ENGINEER UNDER DIVISION C-3.3.1.1 OF THE 2006 O.B.C. (OR 217.5.1 OF THE 1997 O.B.C.)

NAME AND BCIN: NAFISEH ZANGIABADI 43395

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.3.1.1 OF THE 2006 O.B.C. (OR 217.5.1 OF THE 1997 O.B.C.)

NAME AND BCIN: LIVENSA DESIGN INC 44961

N. Zangiabadi

E-MAIL: info@livenso.com Cell Number: (647) 637 3010
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PROJECT ADDRESS: **25 WILSON STREET**
L3P 1M9
MARKHAM
ONTARIO, CANADA

TITLE: **EXISTING & PROPOSED SITE PLANS**

DATE: 2024, AUGUST 13th

SCALE: **3/32"=1'-0"** PAPER SIZE: 24X18 DRAWINGS: **A1**

VERSION NO. V1 SUBJECT: ADDITION TO THE BASEMENT AND MAIN FLOOR AT THE REAR OF A DETACHED 2-STORY SINGLE-FAMILY DWELLING ISSUED FOR: PLANNING / DEVELOPMENT APPLICATION

PRIOR APPROVALS

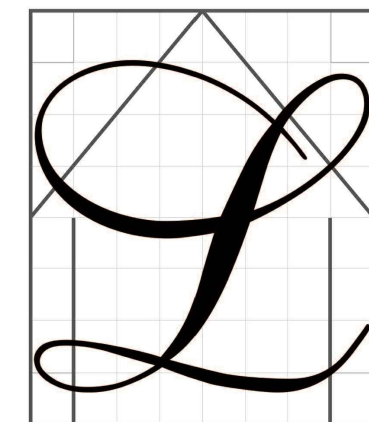
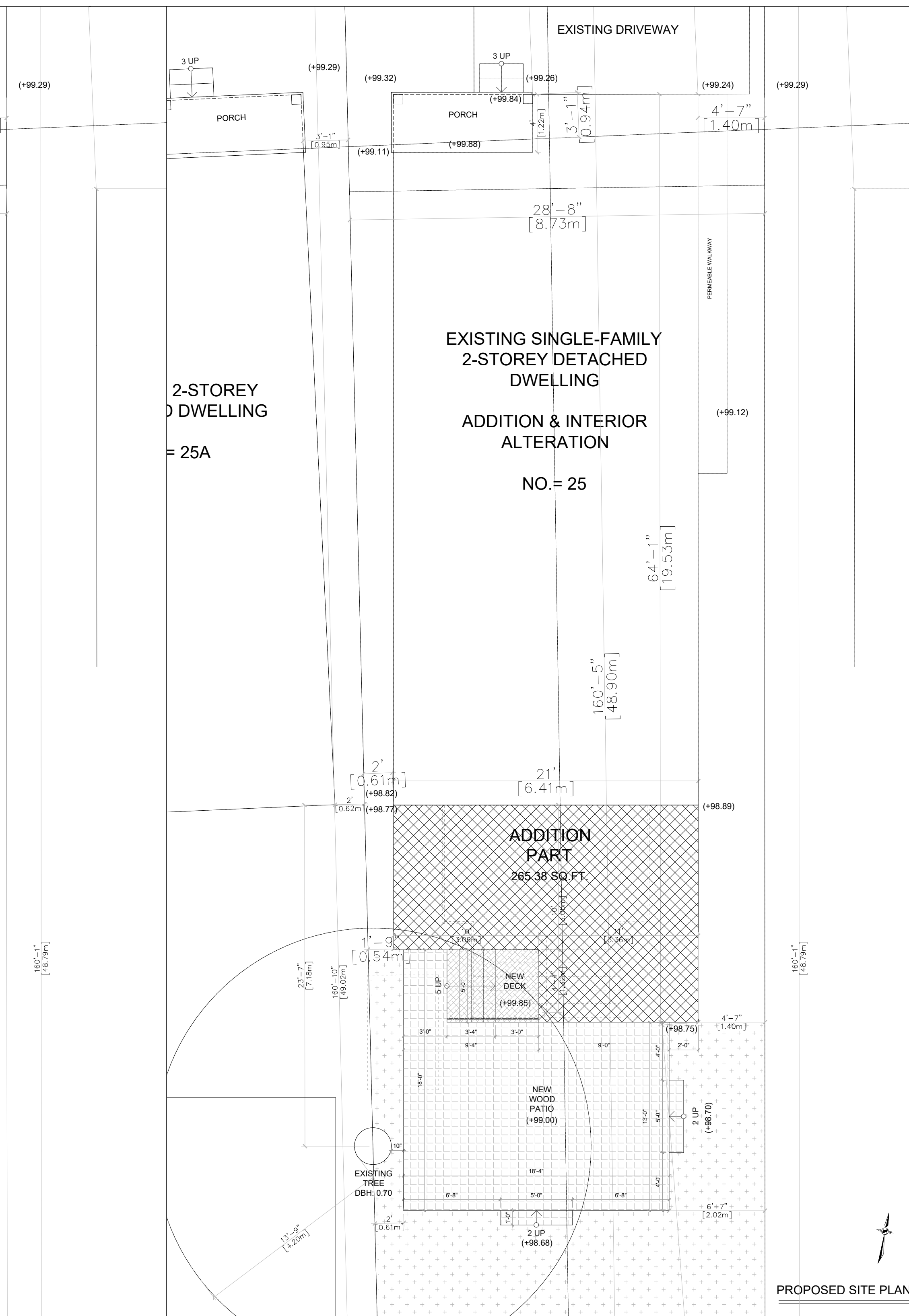
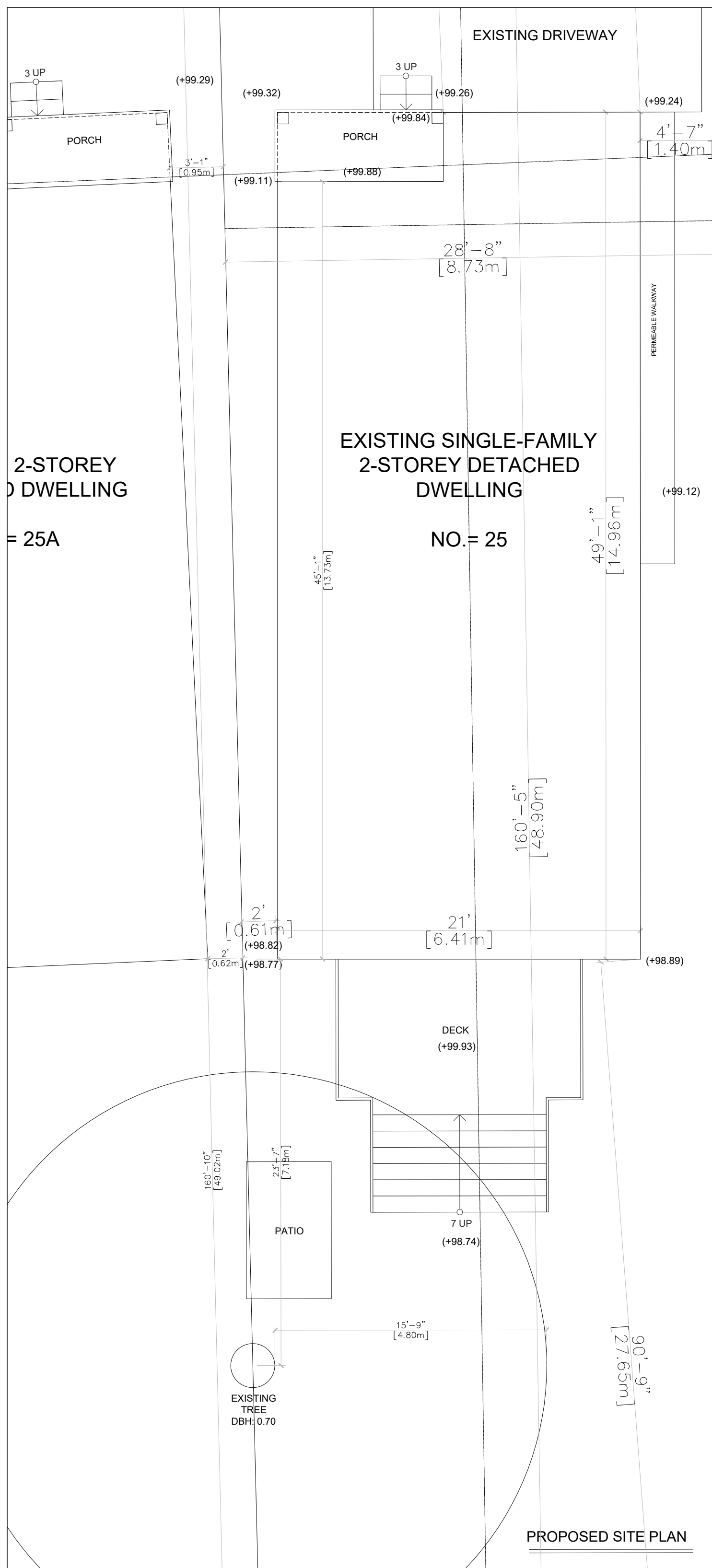
NO.	DATE	ISSUED NO.	SUBJECT	ISSUED BY
1				

OTHER ENGINEER / DESIGNER

FIELD	NAME	ENG. NO.	DATE

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LIVENSA
DESIGN & CONSTRUCTION

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NAME AND BCIN: NAFISEH ZANGIABADI 43395

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.3.1.1 OF THE 2006 O.B.C. (OR 217.5.1 OF THE 1997 O.B.C.)

NAME AND BCIN: LIVENSA DESIGN INC 44961

N. Zangiabadi

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PROJECT ADDRESS: **25 WILSON STREET
L3P 1M9
MARKHAM
ONTARIO, CANADA**

TITLE: **EXISTING & PROPOSED SITE PLANS**

DATE: 2024, AUGUST 13th

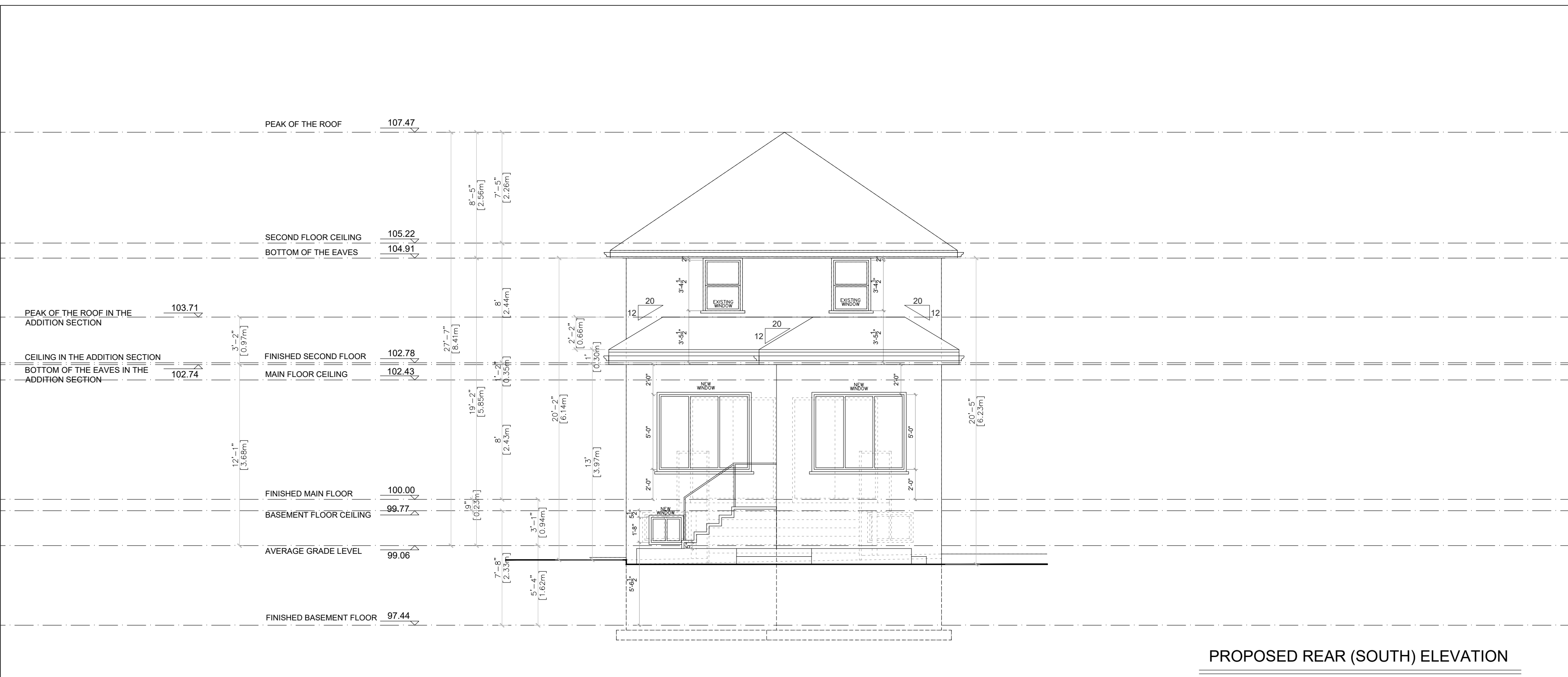
SCALE:	PAPER SIZE	DRAWINGS:
3/16"=1'-0"	24X18	A2

VERSION NO.	SUBJECT	ISSUED FOR
V1	ADDITION TO THE BASEMENT AND MAIN FLOOR AT THE REAR OF A DETACHED 2-STOREY SINGLE-FAMILY DWELLING	PLANNING / DEVELOPMENT APPLICATION

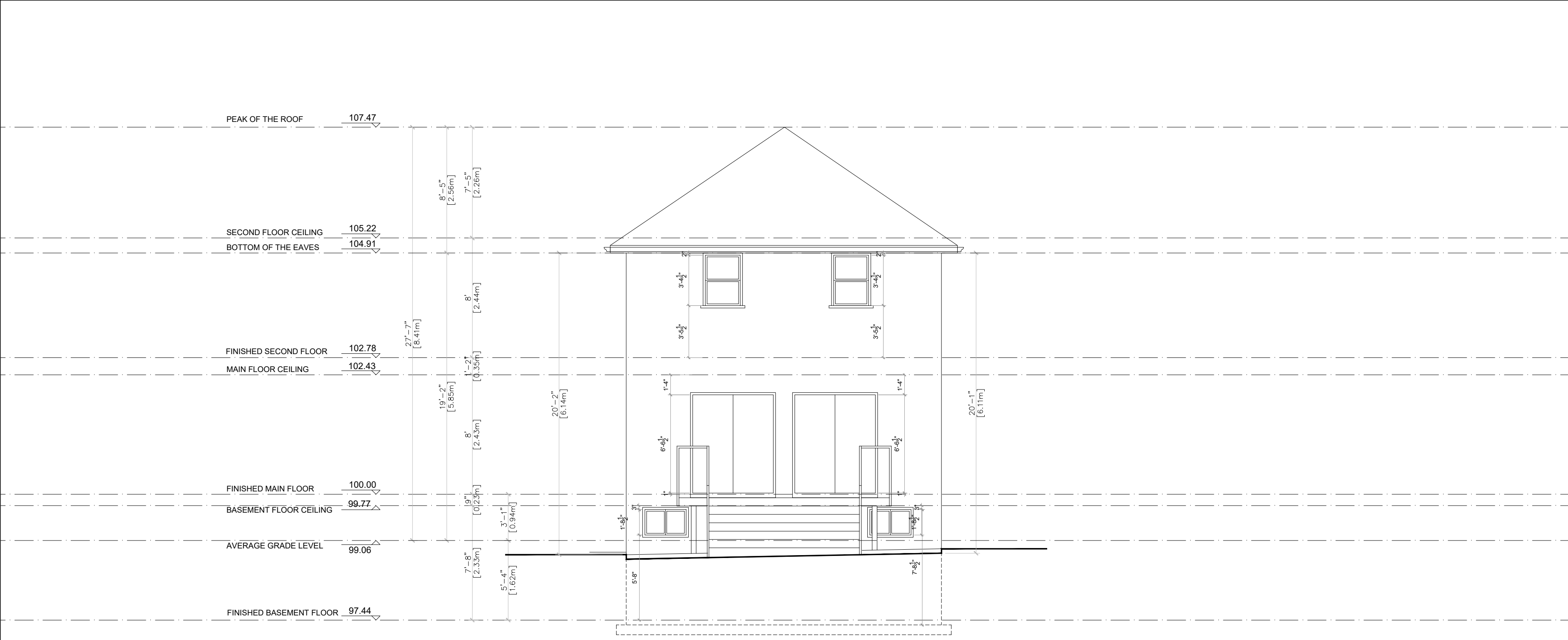
NO.	DATE	ISSUED NO.	SUBJECT	ISSUED BY
1				

FIELD	NAME	ENG. NO.	DATE

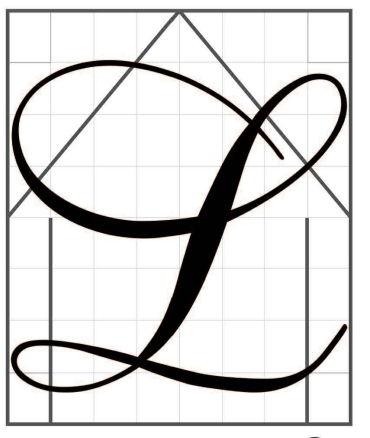
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PROPOSED REAR (SOUTH) ELEVATION



EXISTING REAR (SOUTH) ELEVATION



LIVENSA
DESIGN & CONSTRUCTION

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NAME AND BCIN:

NAFISEH ZANGIABADI 43395

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NAME AND BCIN:

LIVENSA DESIGN INC 44961

N. Zangiabadi

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PROJECT ADDRESS: **25 WILSON STREET
L3P 1M9
MARKHAM
ONTARIO, CANADA**

TITLE
**EXISTING & PROPOSED REAR
(SOUTH) ELEVATIONS**

DATE: 2024, AUGUST 13th

SCALE: 3/16"=1'-0"	PAPER SIZE 24X18	DRAWINGS: A6
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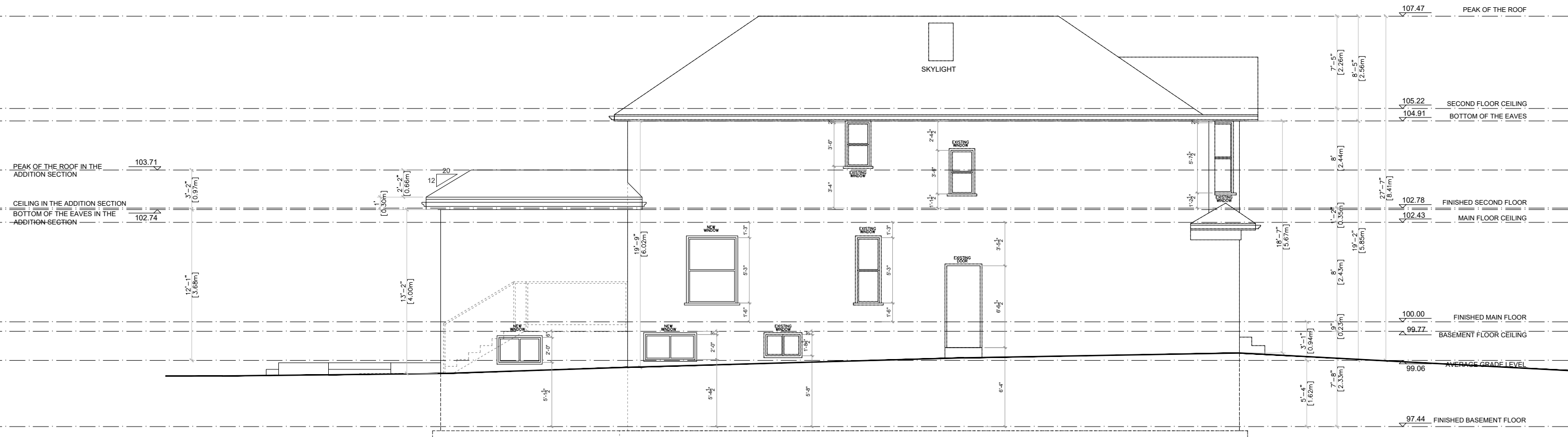
CURRENT SUBMISSION		
VERSION NO.	SUBJECT	ISSUED FOR
V1	ADDITION TO THE BASEMENT AND MAIN FLOOR AT THE REAR OF A DETACHED 2-STORY SINGLE-FAMILY DWELLING	PLANNING / DEVELOPMENT APPLICATION

PRIOR APPROVALS			
NO.	DATE	ISSUED NO.	SUBJECT
1			

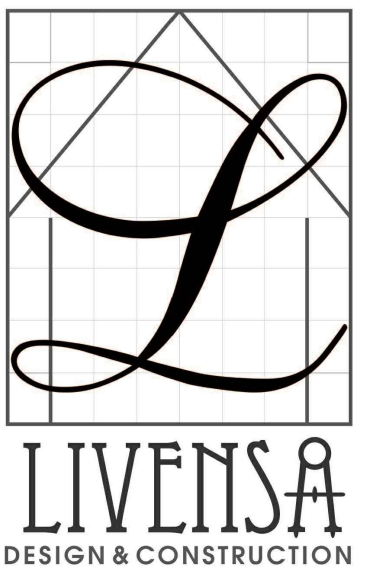
OTHER ENGINEER / DESIGNER			
FIELD	NAME	ENG. NO.	DATE

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GLAZED AREAS:
 1. AREA OF EXPOSED BUILDING FACE: 1,131.02 SQ.FT.
 2. MAX. ALLOWED GLAZED COVERAGE: 79.17 SQ.FT. (%7 OF LINE 1)
 3. PROPOSED GLAZED AREA: 68.60 X 0.90 = 61.74 SQ.FT.



PROPOSED SIDE (EAST) ELEVATION



THE UNDERSIGNED HAS REVIEWED AND ACCEPTS RESPONSIBILITY FOR THIS DESIGN AND THE QUALITY AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A REGISTERED PROFESSIONAL DESIGNER UNDER DIVISION C-3.2.1.1. OF THE 2006 O.B.C. (OR 217.5.1. OF THE 1997 O.B.C.)

NAME AND BCIN: NAFISEH ZANGIABADI 43395

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.1.1. OF THE 2006 O.B.C. (OR 217.5.1. OF THE 1997 O.B.C.)

NAME AND BCIN: LIVENSA DESIGN INC 44961

N. Zangiabadi

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PROJECT ADDRESS: **25 WILSON STREET
 L3P 1M9
 MARKHAM
 ONTARIO, CANADA**

TITLE: **EXISTING & PROPOSED SIDE (EAST) ELEVATIONS**

DATE: 2024, AUGUST 13th

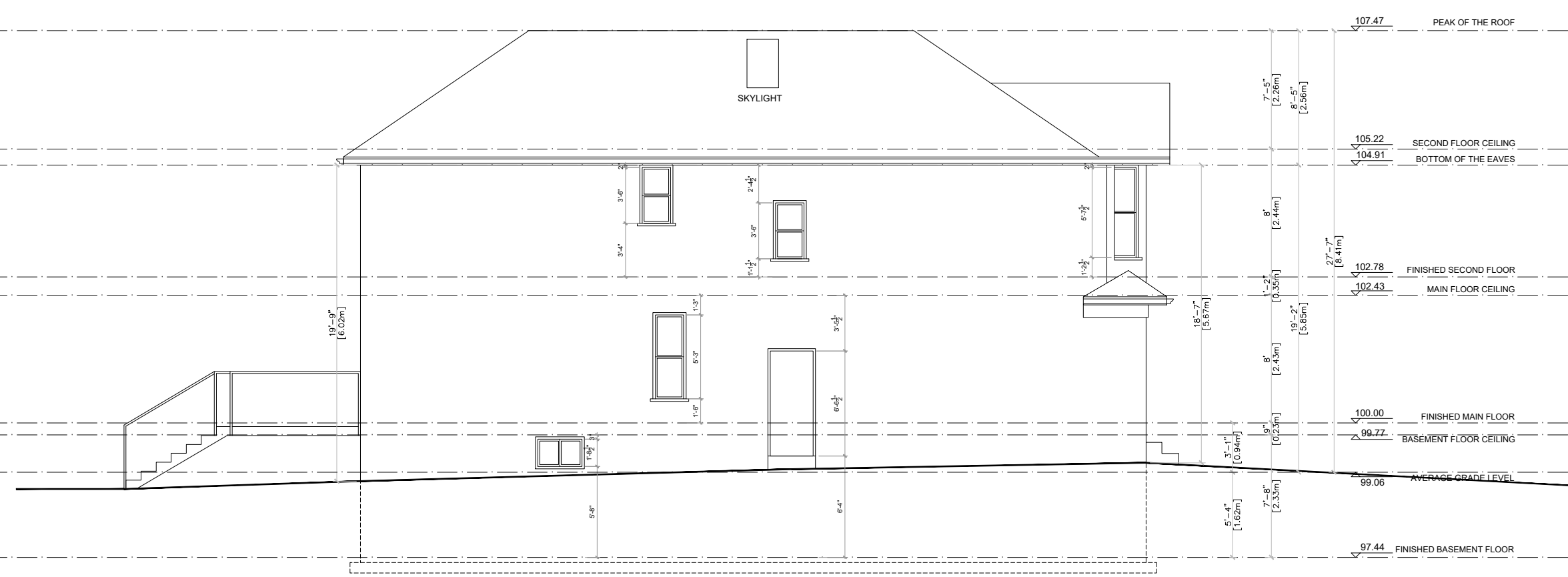
SCALE: **1/8"=1'-0"** PAPER SIZE: 24X18 DRAWINGS: **A7**

VERSION NO.	SUBJECT	ISSUED FOR
V1	ADDITION TO THE BASEMENT AND MAIN FLOOR AT THE REAR OF A DETACHED 2-STORY SINGLE-FAMILY DWELLING	PLANNING / DEVELOPMENT APPLICATION

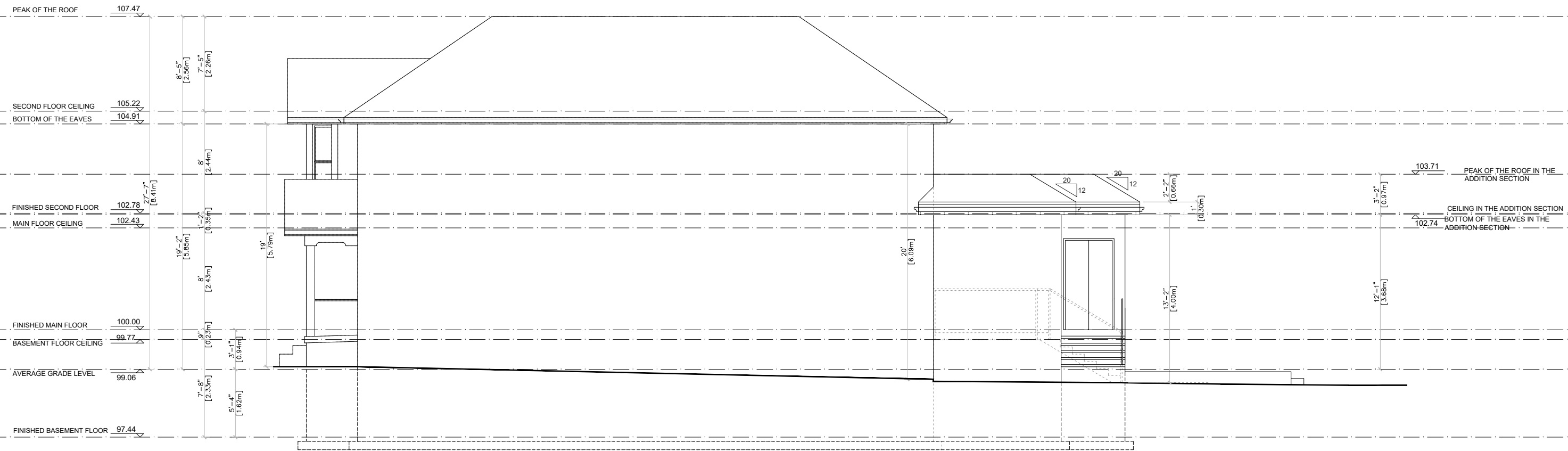
PRIOR APPROVALS			
NO.	DATE	ISSUED NO.	SUBJECT
1			

OTHER ENGINEER / DESIGNER			
FIELD	NAME	ENG. NO.	DATE

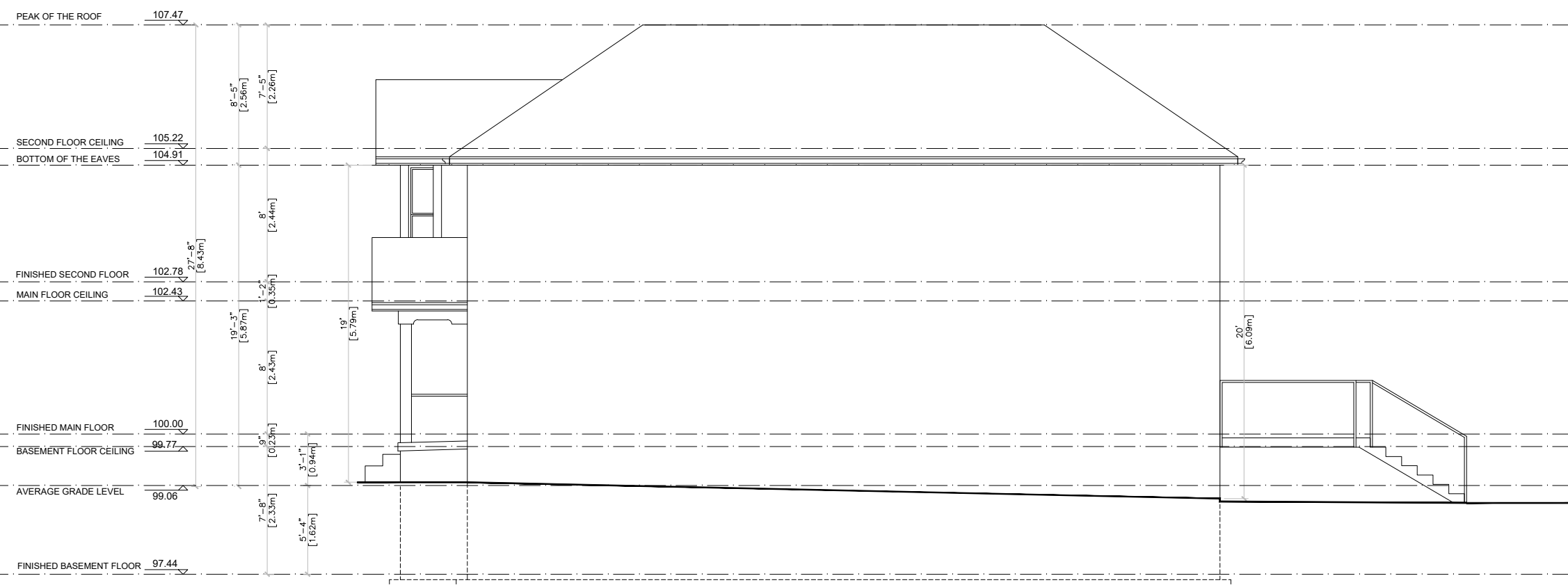
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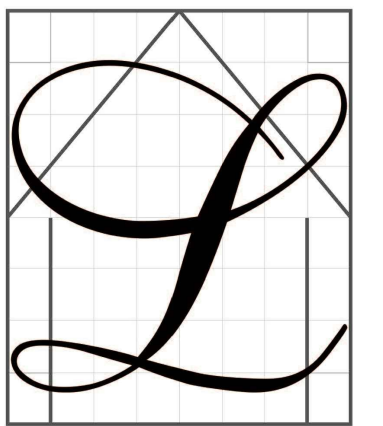
EXISTING SIDE (EAST) ELEVATION



PROPOSED SIDE (WEST) ELEVATION



EXISTING SIDE (WEST) ELEVATION



LIVENSA
DESIGN & CONSTRUCTION

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REGISTERED PROFESSIONAL DESIGNER EXEMPT UNDER DIVISION C-3.2.1.1. OF THE 2006 O.B.C. (OR O.B.C. OF THE 1997 O.B.C.)

NAME AND BCIN:

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NAME AND BCIN:

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PROJECT ADDRESS: **25 WILSON STREET
L3P 1M9
MARKHAM
ONTARIO, CANADA**

TITLE: **EXISTING & PROPOSED SIDE
(WEST) ELEVATIONS**

DATE: 2024, AUGUST 13th

SCALE:	PAPER SIZE	DRAWINGS:
1/8"=1'-0"	24X18	A8

CURRENT SUBMISSION		
VERSION NO.	SUBJECT	ISSUED FOR
V1	ADDITION TO THE BASEMENT AND MAIN FLOOR AT THE REAR OF A DETACHED 2-STORY SINGLE-FAMILY DWELLING	PLANNING / DEVELOPMENT APPLICATION

PRIOR APPROVALS			
NO.	DATE	ISSUED NO.	SUBJECT
1			

OTHER ENGINEER / DESIGNER			
FIELD	NAME	ENG. NO.	DATE

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