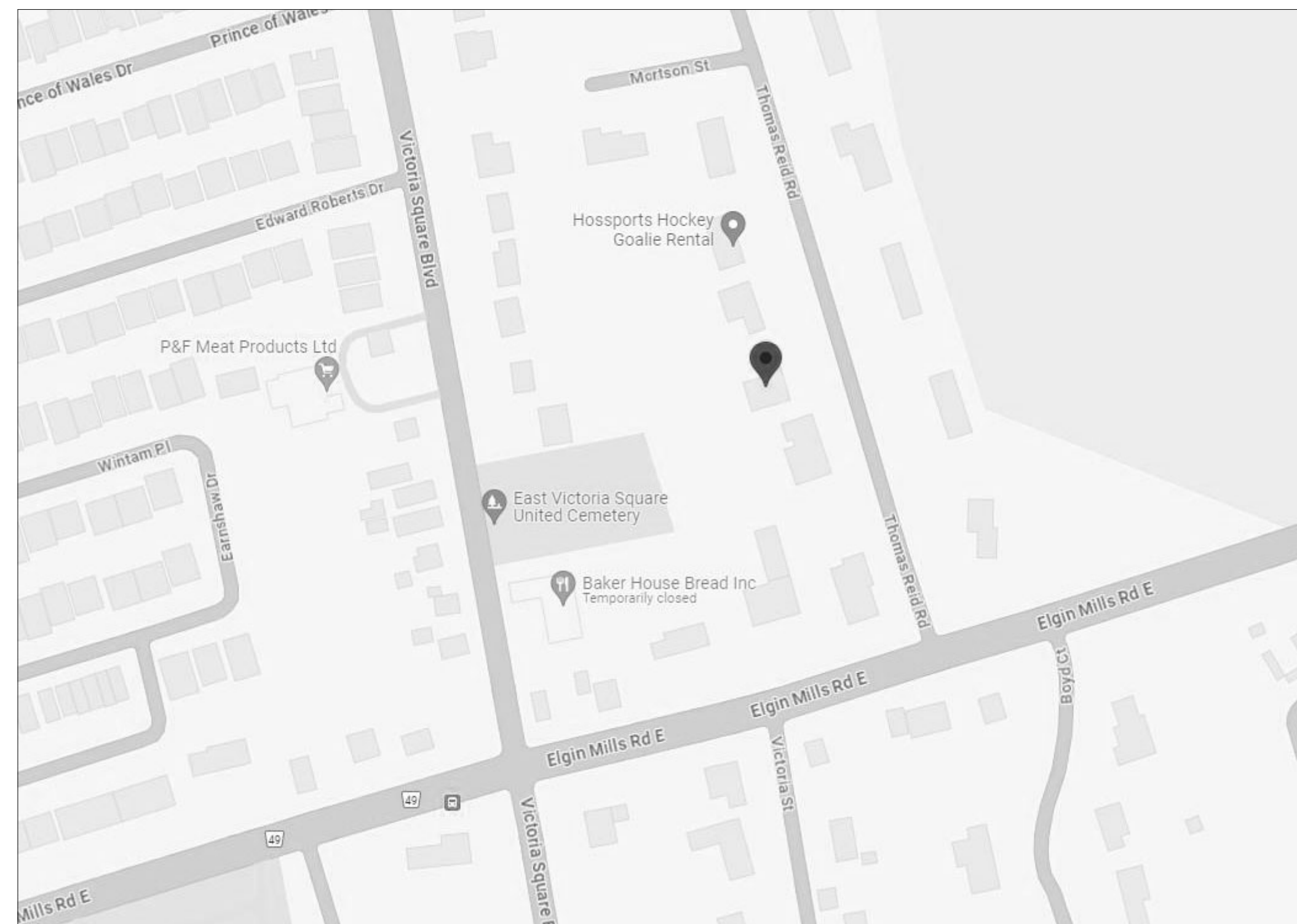


HOUSE ADDITION

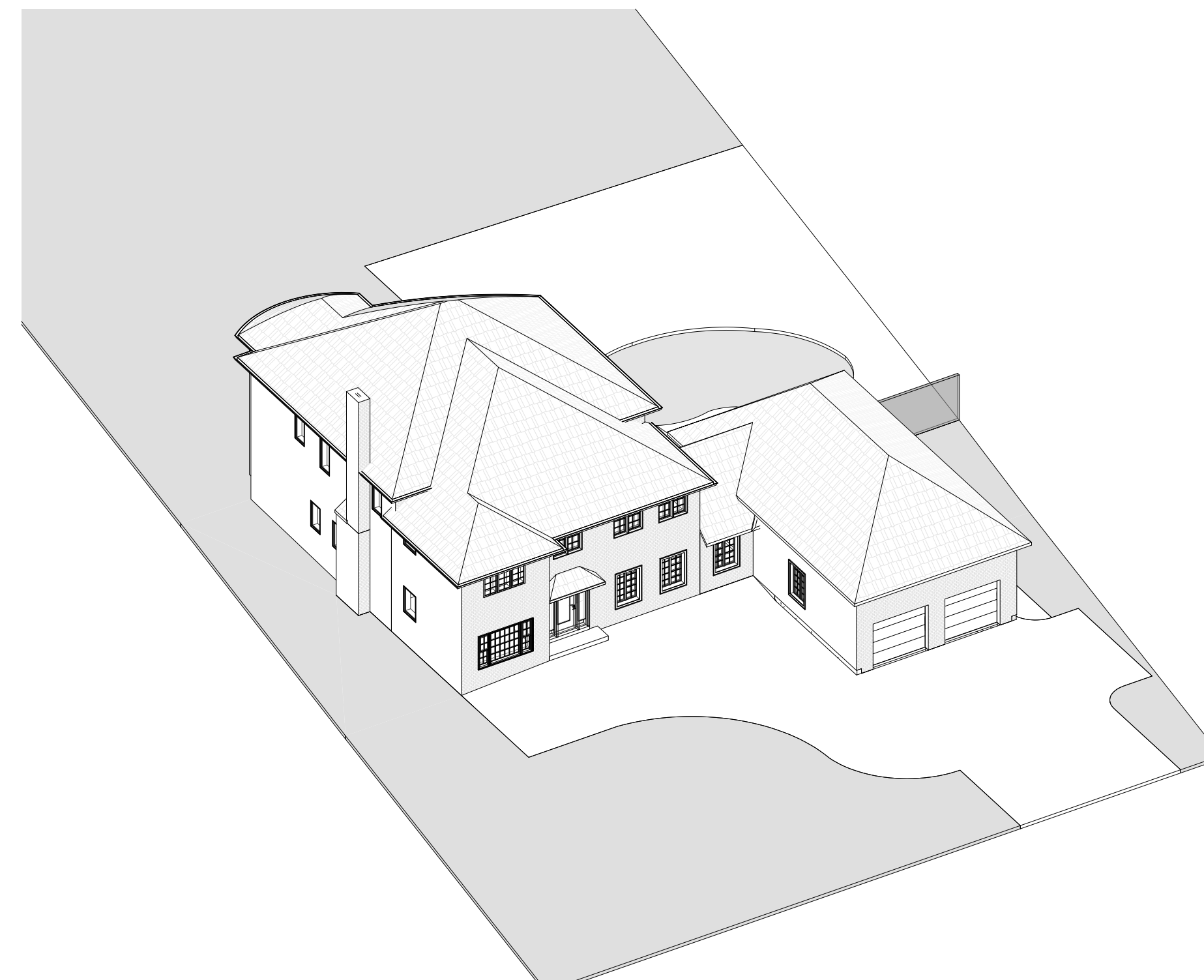
BUILDING LOCATION:
120 THOMAS REID RD,
MARKHAM, ON.
L6C 1A5

ADDITION AREA:
FLOOR AREA: 44 m2

MINOR VARIANCE DRAWING LIST	
Sheet Number	Sheet Name
A000	PROJECT INFO & CONTEXT PLAN
A002	SURVEY PLAN
A003a	SITE PLAN
A005	BASEMENT FLOOR PLAN
A006	EXISTING GROUND FLOOR PLAN
A007	PROPOSED GROUND FLOOR PLAN
A008	SECOND FLOOR PLAN
A010	EAST ELEVATIONS
A011	NORTH ELEVATIONS
A012	WEST ELEVATIONS
A013	SOUTH ELEVATION



CONTEXT PLAN



3D VIEW

Key Plan

ISSUES/REVISIONS		
ISSUE	TITLE	DATE
1	ISSUED FOR BUILDING PERMIT	2024-03-28
2	ISSUED FOR MINOR VARIANCE	2024-04-30

Seal

DATE: 03/28/2024

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ARROW ARCHITECTURE LTD. BLACK ARROW CONSTRUCTION

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Tel: (416) 978-7660

Owner

House Addition

12 Thomas Reid Rd,
Markham, ON L6C 1A5

Drawing Title

PROJECT INFO & CONTEXT PLAN

Date	04/30/24	Scale	As indicated
Drawn By	AW	Project North	
Checked By	AW		
Project No.	24003		

Drawing No.

A000

Applicable Zoning By-law: (both parent zoning by-laws apply)

Property Roll Number: 1936020160480140000
 Zoning By-law: **By-law 83-73 as amended**
 Zoning Designation (Zone): **RRH - Single Detached Rural under By-law 83-73**
 Official Plan Designation: Residential Low Rise

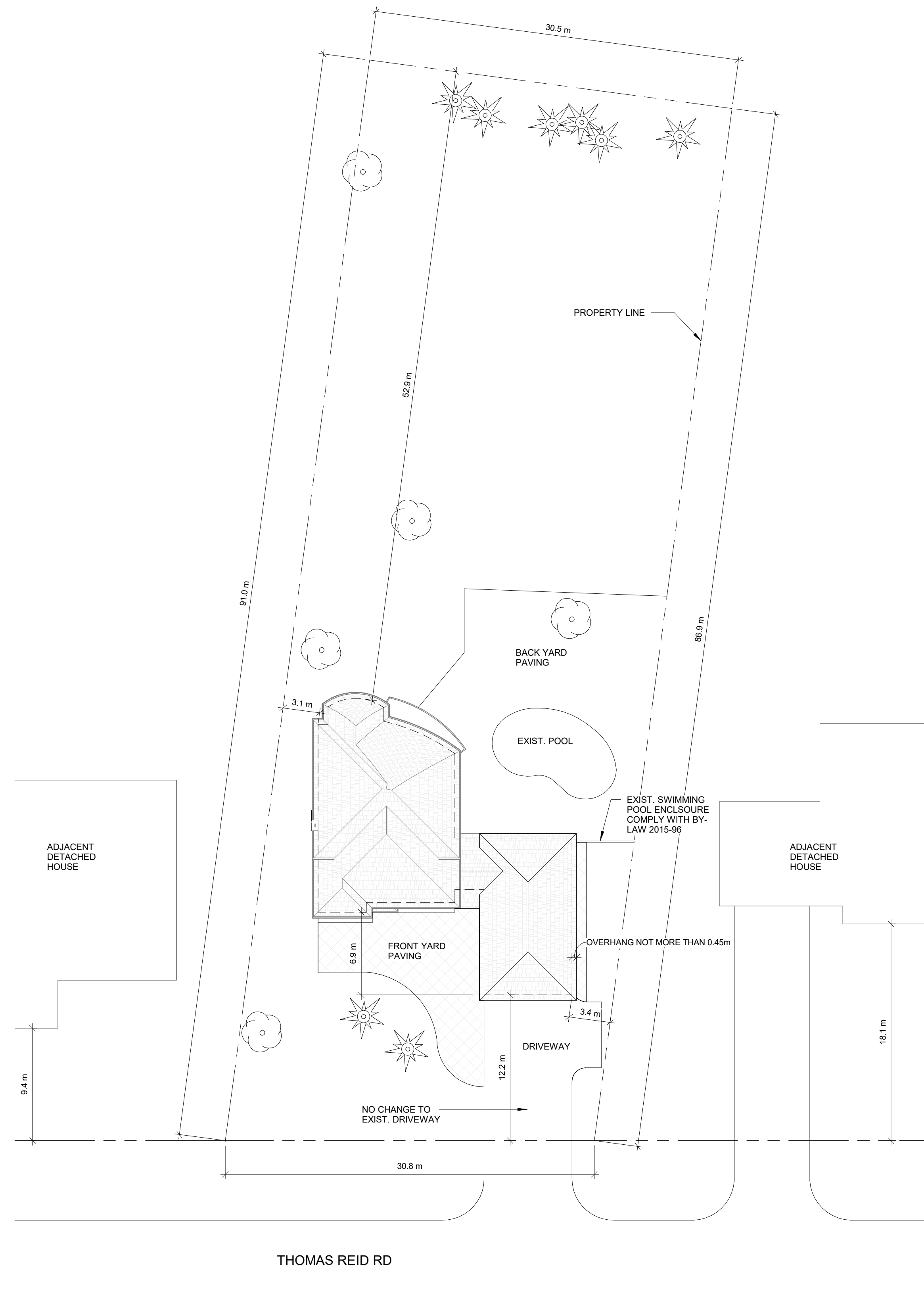
Min. Lot Frontage: 100'
 Min. Front Yard Setback: 25'
 Min. Rear Yard Setback: 25'
 Min. Side Yard Setback: 10'
 Max. Building Height: 35'

Property Roll Number: 1936020160480140000
 Zoning By-law: **By-law 2024-19**
 Zoning Designation (Zone): **RES-ENLR (Residential Established Neighbourhood Low Rise) under by-law 2024-19**
 Official Plan Designation: Residential Low Rise

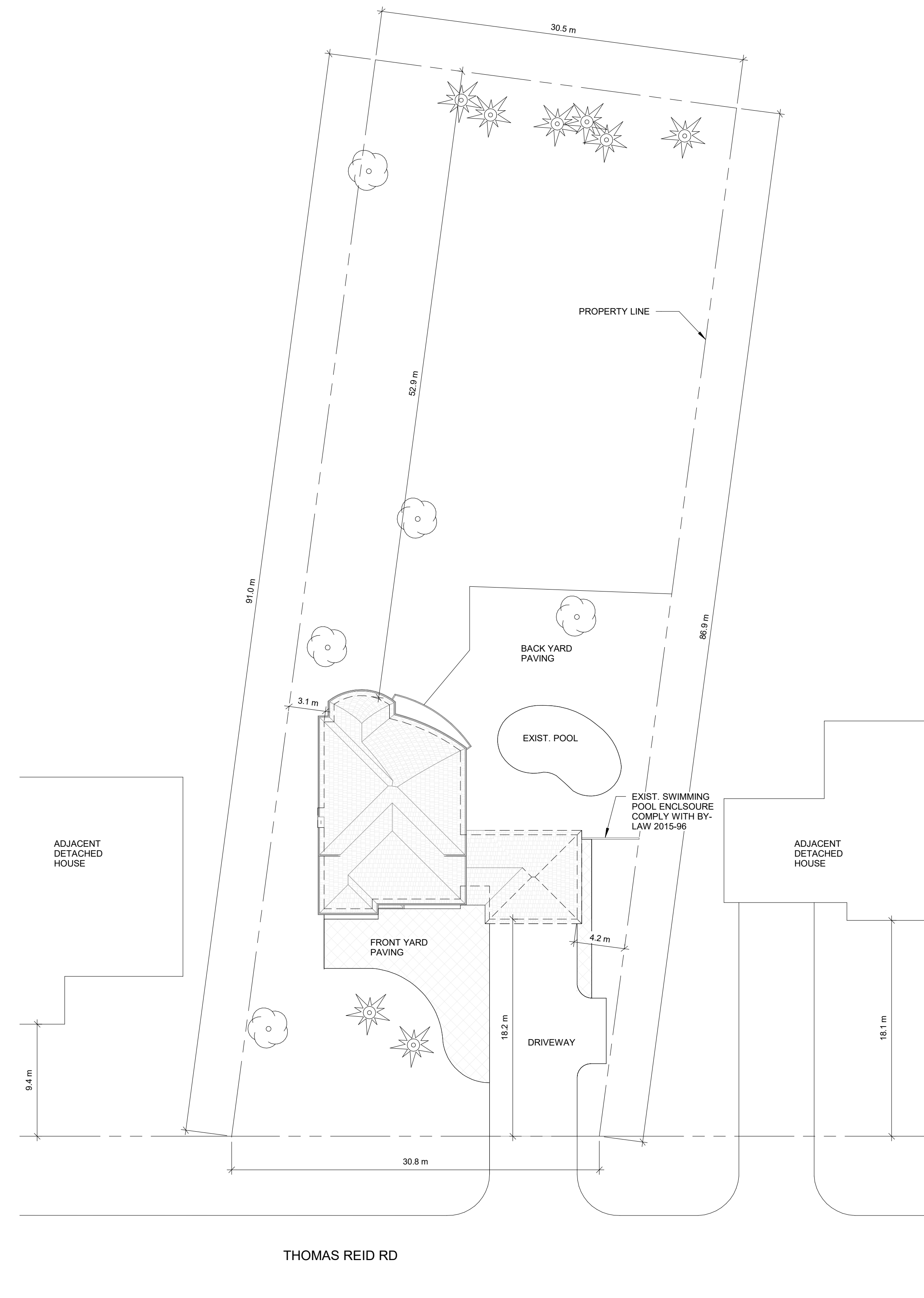
Min. Lot Frontage: The greater of 23.0 metres or the average lot frontage of the two neighbouring lots
 Min. Front Yard Setback: The average front yard setback of the neighbouring lots
 Min. Rear Yard Setback: 7.5 metres
 Min. Side Yard Setback: 1.8 metres provided minimum combined interior side yards on both sides are the greater of 4.0 metres, or 25% of the lot width

EXISTING (m²)		NEW PROPOSED (m²)		TOTAL (EXISTING + PROPOSED) (m²)	
LOT AREA = 2714.2				LOT AREA = 2714.2	
EXISTING LANDSCAPE AREA = 1841.6				TOTAL LANDSCAPE AREA = 1841.6	
EXISTING	FRONT YARD = 126.5			TOTAL HARD	FRONT YARD = 126.5
HARD PAVING	BACK YARD = 286.9			PAVING	BACK YARD = 286.9
EXISTING POOL AREA = 54.1				TOTAL POOL AREA = 54.1	
EXISTING DRIVEWAY AREA = 147.5		DRIVEWAY REDUCED AREA = 44		TOTAL DRIVEWAY AREA = 103.5	
EXISTING BUILDING AREA = 257.6		PROPOSED GARAGE ADDITION = 44		TOTAL BUILDING AREA = 301.6	
EXISTING FOOTPRINT AREA = 257.6		FOOTPRINT INCREASED AREA = 44		TOTAL FOOTPRINT AREA = 301.6	

ONTARIO BUILDING CODE DATA MATRIX PART 3 & 9			
PROJECT DESCRIPTION 2.1.1 / 9.10.1.3			
<input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE			
MAJOR OCCUPANCY(S) 3.1.2.1(1) / 9.10.2			
GROUP: C	DIVISION: -	CLASS NAME: RESIDENTIAL	
IMPORTANCE CATEGORY 4.1.2.1.B			
<input type="checkbox"/> LOW		<input type="checkbox"/> HIGH	
<input type="checkbox"/> MEDIUM		<input type="checkbox"/> POST-DISASTER	
BUILDING AREA (m²) 1.4.1.2			
EXISTING: 257.6	NEW: 44	TOTAL: 301.6	
GROSS AREA (m²) 1.4.1.2			
EXISTING: 447.2	NEW: 44	TOTAL: 491.2	
MEZZANINE(S) AREA (m²) 3.2.1.1(3)-(8) / 9.10.4.1			
EXISTING: N/A	NEW: N/A	TOTAL: N/A	
NUMBER OF STOREYS 3.2.1.1 / 1.4.1.2 / 2.1.1.5			
ABOVE GRADE: 2	BELOW GRADE: 1		
BUILDING HEIGHT (m) 10.6			
TOTAL OCCUPANCY LOAD 1.1.4.2 / 9.10.4.1 10			
BASED ON: <input type="checkbox"/> m²/PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING			
PLUMBING FIXTURES 3.7.4			
PERMITTED CONSTRUCTION:		ACTUAL CONSTRUCTION:	
MALE	W/C LAV.	W/C LAV.	LAV.
FEMALE	W/C LAV.	W/C LAV.	LAV.
UNISEX	W/C LAV.	W/C LAV.	LAV.
NUMBER OF STREETS 3.2.2.10 / 3.2.5.5 N/A			
BUILDING CLASSIFICATION 3.2.2.40(1) / 10.4 9 10.2.1, GROUP C			
PERMITTED CONSTRUCTION:		ACTUAL CONSTRUCTION:	
<input checked="" type="checkbox"/> COMBUSTIBLE		<input checked="" type="checkbox"/> COMBUSTIBLE	
<input type="checkbox"/> NON-COMBUSTIBLE		<input type="checkbox"/> NON-COMBUSTIBLE	
<input type="checkbox"/> BOTH		<input type="checkbox"/> BOTH	
SPRINKLER SYSTEM PROPOSED 3.2.2.35(1) / 3.2.1.5 / 3.2.1.7 / 9.10.8			
<input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY			
<input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED			
STANDPIPE REQUIRED 3.2.9.1 <input type="checkbox"/>			
FIRE ALARM REQUIRED 3.2.4.1 <input type="checkbox"/>			
WATER SERVICE/SUPPLY 3.2.5.7 <input checked="" type="checkbox"/>			
HIGH BUILDING 3.2.6.1 <input type="checkbox"/>			
MEZZANINE(S) AREA 3.2.1.1(3)-(8) / 9.10.4.1 <input type="checkbox"/>			
HAZARDOUS SUBSTANCES 3.3.1.2(1) / 3.3.1.19(1) / 9.10.1.3 <input type="checkbox"/>			
BARRIER FREE DESIGN 3.8.1.9.2 <input type="checkbox"/>			
EXPLAIN IF NO:			
REQUIRED FIRE RESISTANCE RATING (F.R.R.) 3.2.3.87 / 3.2.1.4 / 9.10.8.1.1(2)			
F.R.R. HOURS		LISTED DESIGN NO. OR DESCRIPTION (S-2)	
HORIZONTAL ASSEMBLES F.F.R.			
FLOOR:	0	N/A	
ROOF:	0	N/A	
MEZZANINE:	0	N/A	
FLOOR OVER BASEMENT:	0	N/A	
F.R.R. OF SUPPORTING MEMBERS			
FLOOR:	0	N/A	
ROOF:	0	N/A	
MEZZANINE:	0	N/A	
ROOM F.R.R.			
ELECTRICAL ROOM: 3.6.2.1(8)		N/A	
GENERATOR ROOM: 3.6.2.1(9)	CSA B139	N/A	
JANITORS/UTILITY ROOM: 3.3.1.20		N/A	
STAIRS: 3.4.4.1		N/A	
MAXIMUM TRAVEL DISTANCE (EXIT LOCATION) 3.4.2.5			
N/A			
SPATIAL SEPARATION 3.2.3 / 9.10.14			
WALL	AREA OF EBF (m²)	L/D (%)	PERMITTED MAX. % OF OPENING (% OF OPENING) (HOURS)
NORTH	47.8	3.5	N/A 18 6.8
EAST	26.8	12.2	N/A 100 46.1
SOUTH	104.5	3.1	N/A 10 EXIST. N/A
WEST	102	52.9	N/A 100 EXIST. N/A
CONSTRUCTION OF EXTERIOR WALLS 3.2.3.1.A / 9.10.14			
WALL	COMB./NON-COMB./BOTH	STRUCTURAL DESCRIPTION	VENER DESCRIPTION
NORTH	COMB.	WOOD FRAMED	BRICK
EAST	COMB.	WOOD FRAMED	BRICK
SOUTH	COMB.	WOOD FRAMED	BRICK
WEST	COMB.	WOOD FRAMED	BRICK



2 PROPOSED SITE PLAN
A003 1:250



1 EXISTING SITE PLAN
A003 1:250

Key Plan

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 Tel: (416) 978-7660

Owner
 House Addition
 12 Thomas Reid Rd,
 Markham, ON L6C 1A5

SITE PLAN & OBC MATRIX

Date	04/30/24	Scale	As indicated
Drawn By	AW	Project North	
Checked By	AW		
Project No.	24003		

Drawing No.

A003a

