

SITE PLAN  
of  
PART OF BLOCK A  
REGISTERED PLAN NO. M-1789  
and PART LOT 10 CONCESSION 1  
REG. PLAN 465  
TOWN OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK  
ONTARIO  
SCALE 1:200

THIS SITE PLAN HAS BEEN PREPARED FOR ORIENTATION PURPOSES BASED ON FIELD MEASUREMENTS AND INFORMATION TAKEN FROM SURVEY BY IBU SURVEYORS PROJECT A-034804-TOPO\_V3 AND IT DOES NOT REPRESENT LEGAL OR SURVEY DIMENSIONS. IF LEGAL OR SURVEY DIMENSIONS ARE REQUIRED, REFERENCE MUST BE MADE TO A LEGAL SURVEY OF THE SUBJECT PROPERTY.

LEGEND  
▲ DENOTES ENTRY POINTS

SITE STATISTICS	
LOT AREA	16502.00 sq.ft. 1533.09 sq.m.
COVERAGE	
EXISTING DWELLING (DOES NOT INCLUDE REAR WOOD DECK)	2416.80 sq.ft. 224.53 sq.m.
PROPOSED ADDITION	374.00 sq.ft. 34.75 sq.m.
TOTAL COVERAGE (16.9%)	2790.80 sq.ft. 259.27 sq.m.
EXISTING GROSS FLOOR AREA	
EXISTING FIRST FLOOR	2386.10 sq.ft. 221.68 sq.m.
EXISTING SECOND FLOOR	841.40 sq.ft. 78.17 sq.m.
TOTAL EXISTING G.F.A.	3227.50 sq.ft. 299.84 sq.m.
PROPOSED GROSS FLOOR AREA	
PROPOSED FIRST FLOOR	404.10 sq.ft. 37.60 sq.m.
PROPOSED SECOND FLOOR	1988.10 sq.ft. 183.89 sq.m.
TOTAL PROPOSED G.F.A.	1802.80 sq.ft. 167.49 sq.m.
TOTAL G.F.A. (INCLUDES EXISTING AND PROPOSED)	5030.30 sq.ft. 467.33 sq.m.

BEARING NOTES  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 18 (WEST LONGITUDE), NAD83(CRS82/2011).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:  
P1/P2/P3 - 0°00'00" COUNTER-CLOCKWISE

DISTANCE NOTES - METRIC  
DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CONTOURS  
CONTOURS SHOWN HEREON ARE DRAWN AT 0.20 METRE INTERVALS.

ELEVATIONS  
ELEVATIONS ARE GEODETIC AND REFERRED TO TOWN OF MARKHAM BENCHMARK M-32-003 AND HAVING A GEODETIC ELEVATION OF 182.290 METRES.

CAUTION  
THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.

- LEGEND
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SBIB DENOTES SHORT STANDARD IRON BAR
  - SB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - PB DENOTES PLASTIC BAR
  - CC DENOTES CUT CROSS
  - # DENOTES ROUND
  - WIT DENOTES WITNESS
  - M DENOTES MEASURED
  - P1 DENOTES PLAN IR-2345
  - P2 DENOTES PLAN IR-2345
  - P3 DENOTES PLAN IR-2345
  - T21 DENOTES J.L. SYLVESTER, OLS
  - T23 DENOTES SYLVESTER & BROWN LTD., OLS
  - MT0 DENOTES MINISTRY OF TRANSPORTATION ONTARIO
  - AC DENOTES AIR CONDITIONER
  - MH DENOTES MAINTENANCE HOLE ELEVATION AT CENTRE
  - POL.S DENOTES LIGHT STANDARD
  - CTP DENOTES CONIFEROUS TREE W/TRUNK DIAMETER
  - CLF DENOTES DECIDUOUS TREE W/TRUNK DIAMETER
  - SHR DENOTES SHRUB
  - SPOT DENOTES SPOT ELEVATION
  - CLF DENOTES CONCRETE PAD
  - CLF DENOTES CHAIN LINK FENCE
  - DSE DENOTES DOOR SILL ELEVATION
  - CRBW DENOTES CONCRETE BRICK RETAINING WALL
  - GSE DENOTES GARAGE SILL ELEVATION

BUILDING TIES SHOWN HEREON ARE TO THE FOUNDATION UNLESS OTHERWISE NOTED.  
ALL BEARINGS AND DISTANCES AGREE WITH CITED PLANS UNLESS OTHERWISE NOTED.

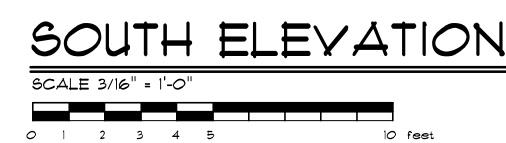
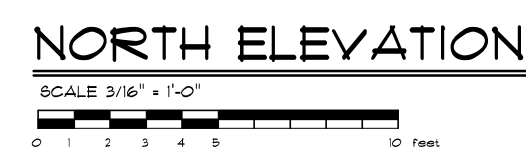
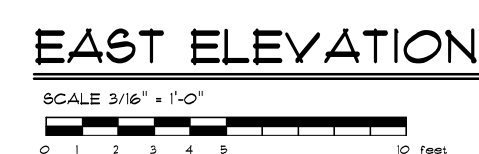
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER	
QUALIFICATION INFORMATION	
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C - 12.4.1 OF THE BUILDING CODE	
SARALICA TRASCA	120707
NAME	DESIGNER
REGISTRATION INFORMATION	
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C - 12.4.1 OF THE BUILDING CODE	
LOTTORNI DEVELOPMENTS	120706
NAME	CLIENT

No.	Description	Date
1	CLIENT APPROVAL	08/08/2022
2	REVISED AS PER CLIENT REQUEST	08/18/2022
3	P.ENG REVIEW	10/31/2022
4	HVAC DESIGN	11/22/2022
5	BUILDING PERMIT APPLICATION	01/06/2023
6	REVISED AS PER T.R.C.A. NOTICE	03/13/2023
7	REAR WOOD DECK ADDED	05/23/2023
8	ZONING REVIEW	05/29/2023
9	REVISED AS PER T.R.C.A. NOTICE	08/16/2023
10	REVISED AS PER T.R.C.A. NOTICE	03/07/2024
11	REVISED AS PER T.R.C.A. NOTICE	06/04/2024
12	REVISED AS PER ZONING NOTICE	02/04/2025
13	REVISED AS PER ZONING NOTICE	02/26/2025
14	COMMITTEE OF ADJUSTMENT	04/01/2025
15	REVISED AS PER CITY COMMENTS	06/19/2025

**Uptown**  
Architecture

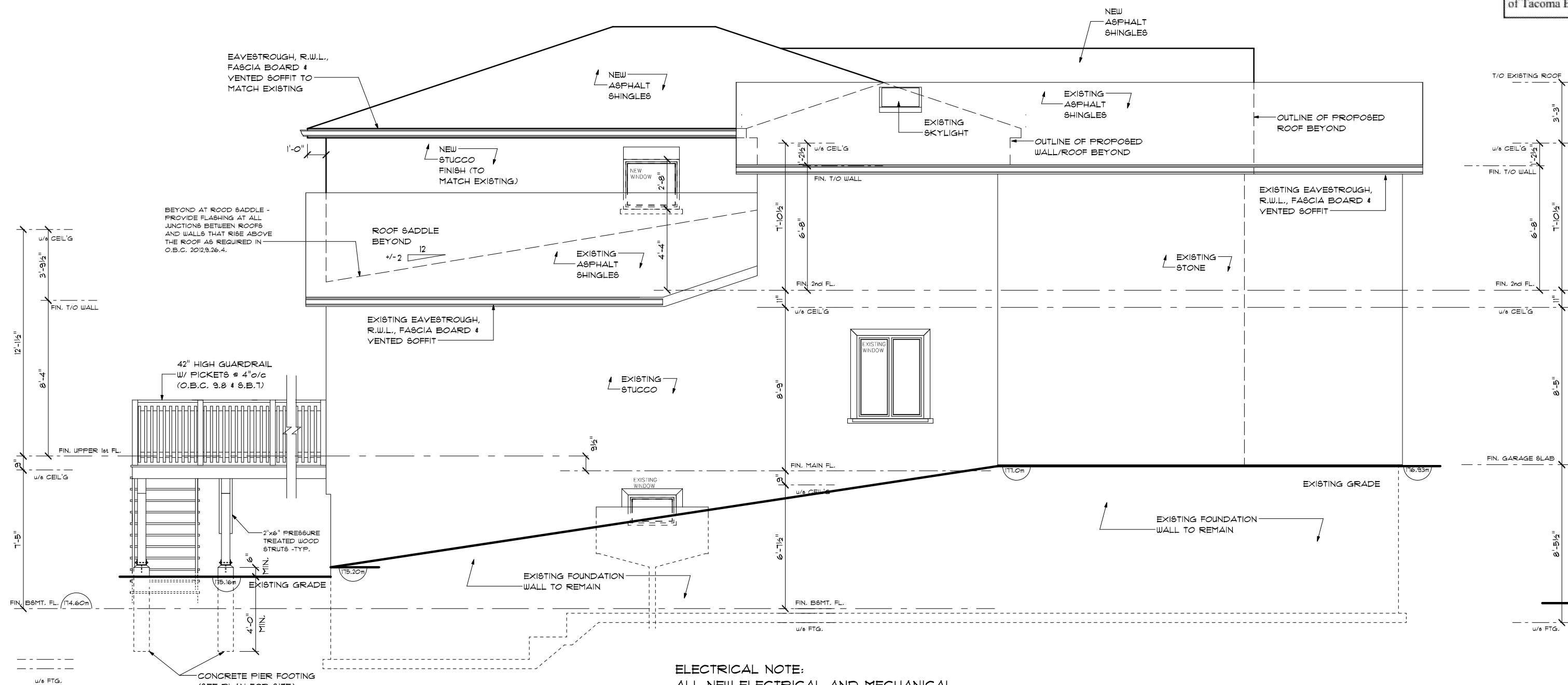
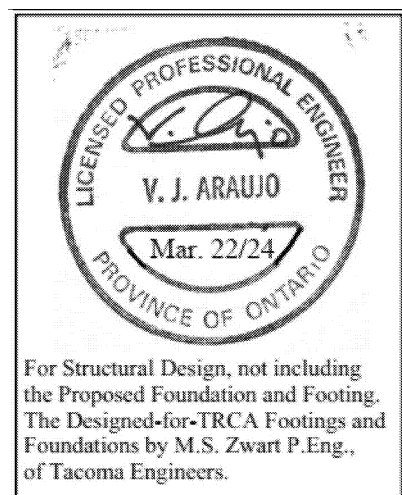
53 Woodstream Blvd Unit 3,  
L7B 1C8, ON, Canada  
1-844-878-6966 | info@uptown.ca  
www.uptown.ca

Project Title & Description: PROPOSED TWO STOREY REAR ADDITION AND SECOND FLOOR ADDITION OVER ONE STOREY PORTION		Arch D
Project Address 31 BAKERDALE ROAD MARKHAM, ONTARIO L3P1J3		
Project Number		2022-015
Client Name		KAROLINAH
SITE PLAN		
AS1.0		Drawn By:  F.T.
Scale AS SHOWN		Checked By:  G.F.



No.	Description	Date
1	CLIENT APPROVAL	08/08/2022
2	REVISED AS PER CLIENT REQUEST	08/18/2022
3	P.ENG REVIEW	10/31/2022
4	HVAC DESIGN	11/22/2022
5	BUILDING PERMIT APPLICATION	01/06/2023
6	REVISED AS PER T.R.C.A. NOTICE	03/13/2023
7	REAR WOOD DECK ADDED	05/23/2023
8	ZONING REVIEW	05/29/2023
9	REVISED AS PER T.R.C.A. NOTICE	08/16/2023
10	REVISED AS PER T.R.C.A. NOTICE	03/07/2024
11	REVISED AS PER T.R.C.A. NOTICE	06/04/2024
12	REVISED AS PER ZONING NOTICE	02/04/2025
13	REVISED AS PER ZONING NOTICE	02/26/2025
14	COMMITTEE OF ADJUSTMENT	04/01/2025

Checked By: **G.F.**

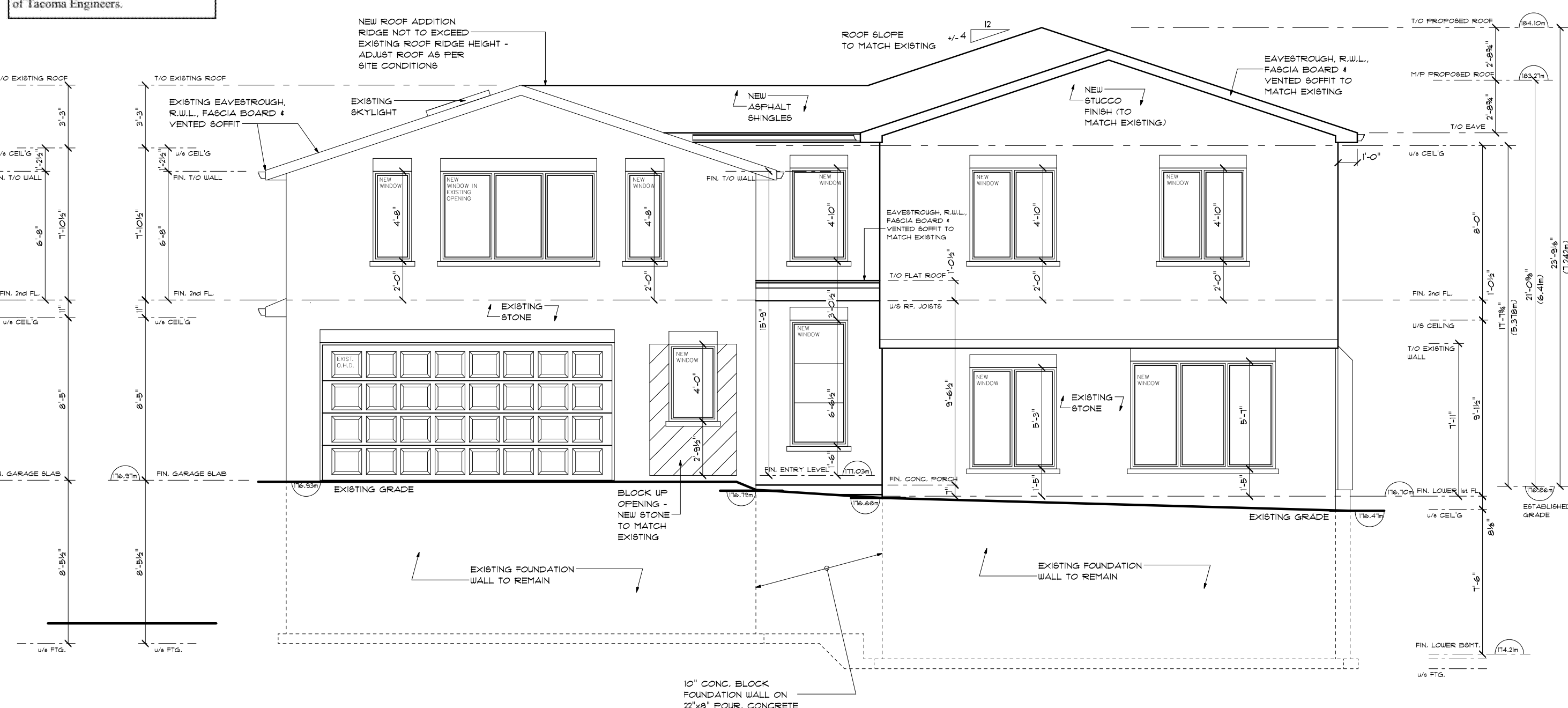


EAST ELEVATION

SCALE 3/16" = 1'-0"

ALL ROOFING MATERIAL SHALL CONFORM TO THE STANDARDS LISTED IN O.B.C. 202, 9.26.2, AND THE SLOPE APPLICATION LIMITS FOR THE ROOFING MATERIALS MUST COMPLY WITH TABLE 9.26.3.1.

ELECTRICAL NOTE:  
ALL NEW ELECTRICAL AND MECHANICAL FEATURES WILL BE ELEVATED ABOVE THE FLOOD PLAIN ELEVATION PLUS 0.3 METRES FREEBOARD 175.03 METRES ABOVE SEA LEVEL.

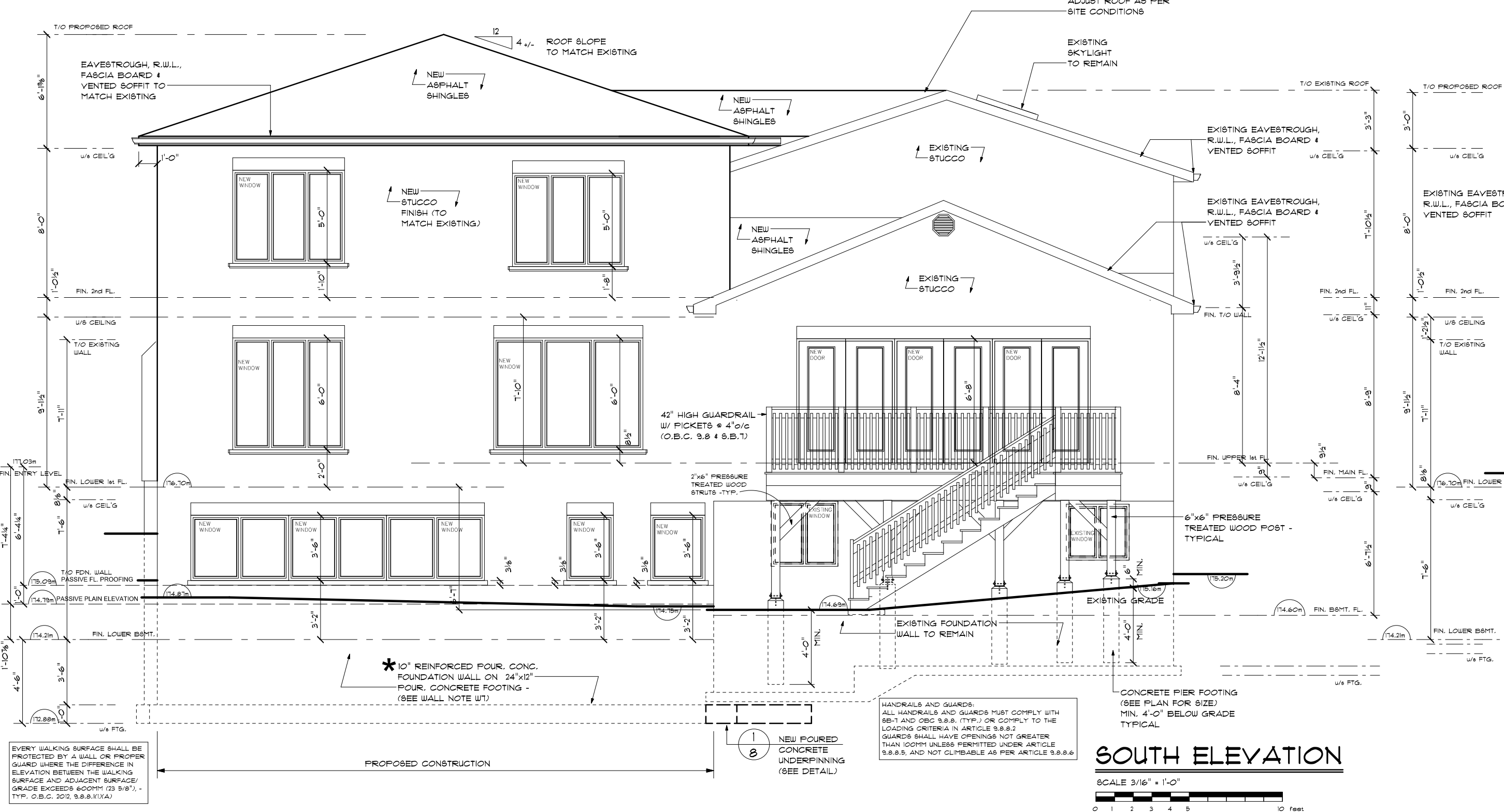


NORTH ELEVATION

SCALE 3/16" = 1'-0"

ESTABLISHED GRADE CALCULATIONS  
(76.66 + 11.03 ) = 176.66  
2

ELECTRICAL NOTE:  
ALL NEW ELECTRICAL AND MECHANICAL FEATURES WILL BE ELEVATED ABOVE THE FLOOD PLAIN ELEVATION PLUS 0.3 METRES FREEBOARD 175.03 METRES ABOVE SEA LEVEL.



SOUTH ELEVATION

SCALE 3/16" = 1'-0"

EVERY WALKING SURFACE SHALL BE PROTECTED BY A WALL OR PROPER GUARD WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE WALKING SURFACE AND ADJACENT SURFACE EXCEEDS 300MM (3'0"). TYP. O.B.C. 202, 9.8.8.1(1A).

CONCRETE PIER FOOTING (SEE PLAN FOR SIZE) P.N. 4'-0" BELOW GRADE TYPICAL

ELECTRICAL NOTE:  
ALL NEW ELECTRICAL AND MECHANICAL FEATURES WILL BE ELEVATED ABOVE THE FLOOD PLAIN ELEVATION PLUS 0.3 METRES FREEBOARD 175.03 METRES ABOVE SEA LEVEL.

STEP ROOFING AS PER 9.8.3.3 202 (ONTARIO BUILDING CODE) 1. SHAPING VERTICAL RISE OF 24" FOR UNDESIGNED ROOF 2. SHAPING VERTICAL RISE OF 16" FOR LAND GRAVEL 3. MINIMUM HORIZONTAL RUN OF 10" LESS THAN 24"

WEST ELEVATION

SCALE 3/16" = 1'-0"

\*10" REINFORCED FOUR CONC. FOUNDATION WALL ON 24"X10" FOUR CONC. FOOTING - (SEE WALL NOTE U7)



TACOMA  
\* ITEMS DESIGNED AS REQUESTED.

QUALIFICATION INFORMATION	
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, 3.2.4.3 OF THE BUILDING CODE	
CONSULTANT (TACOMA)	100502999
DATE	2024-03-19
REGISTRATION INFORMATION	
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, 3.2.4.3 OF THE BUILDING CODE	
UPDOWN DEVELOPMENTS	100000
DATE	2024-03-19

No.	Description	Date
1	CLIENT APPROVAL	08/08/2022
2	REVISED AS PER CLIENT REQUEST	08/18/2022
3	P.ENG REVIEW	10/31/2022
4	HVAC DESIGN	11/22/2022
5	BUILDING PERMIT APPLICATION	01/06/2023
6	REVISED AS PER T.R.C.A. NOTICE	03/13/2023
7	REAR WOOD DECK ADDED	05/23/2023
8	ZONING REVIEW	05/29/2023
9	REVISED AS PER T.R.C.A. NOTICE	08/16/2023
10	REVISED AS PER T.R.C.A. NOTICE	03/07/2024
11	REVISED AS PER T.R.C.A. NOTICE	06/04/2024
12	REVISED AS PER ZONING NOTICE	02/04/2025
13	REVISED AS PER ZONING NOTICE	02/26/2025
14	COMMITTEE OF ADJUSTMENT	04/01/2025

**Uptown**  
Architecture

53 Woodstream Blvd Unit 3,  
L7B 1C8, ON, Canada  
1-844-878-6966 | info@uptown.ca  
www.uptown.ca

Project Title & Description:		Arch D
PROPOSED TWO STOREY REAR ADDITION AND SECOND FLOOR ADDITION OVER ONE STOREY PORTION		
Project Address 31 BAKERDALE ROAD MARKHAM, ONTARIO L3P1J3		
Project Number		2022-015
Client Name		KAROLINAH
PROPOSED ELEVATIONS		
AS6.1		Drawn By:  F.T.
Scale AS SHOWN		Checked By:  G.F.