

RESIDENCE

57 LAURELEAF ROAD,
MARKHAM, ON



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No.	Revision	Date	By
4	Zoning Review	2019-11-18	CR
5	Variance Application	2019-12-18	CR

TAES Architects Inc.

98 SCARSDALE ROAD
TORONTO, ON M3B 2R7 CANADA
T: 416 800 3284 F: 416 800 3485

57 LAURELEAF ROAD

MARKHAM, ON

Project number T2019013

Drawn Scale

Checked Date DEC. 2019

COVER

Drawing No. DD-000

SITE STATISTICS

ZONING	SR3 (BY-LAW 1767)	LOT NO.	79
PLAN NO.	M-899	LOT AREA	15991.47 SF (1485.66 SM)
LOT FRONTAGE	109'-11 1/2" (33.52 M)	LOT DEPTH	145'-4 1/2" FT (44.31 M)

DESCRIPTION	EXISTING	PROPOSED	REQUIRED	SECTION
MIN.LOT FRONTAGE		109'-11 1/2" (33.52 M)	100 FT (30.48 M)	
MIN. LOT AREA		15991.47 SF (1485.66 SM)	15000SFT (1393.5 SM)	
MAX.BUILDING HEIGHT		10.60 M*	9.8 M	
MAX.BUILDING DEPTH		33.38 M*	16.8 M	
NO. OF STORIES		2	2	
DRIVEWAY WIDTH		10.52 M*		
BUILDING AREA		4,093.11 SF (380.26 SM)		
GROSS FLOOR AREA		6397.85 SF (594 SM)	1485.66 X 47% =698.26 SM	
MAX LOT COVERAGE		4,053.02 SF (376.54M)	25.34%	33 1/3% <500.17 SM
SETBACK	EXISTING	PROPOSED	REQUIRED	
FRONT (NORTH)		25'-3" (7.70 M)*	30'-0"	
SIDE (EAST)		26'-10" (8.18 M)	10'-0"	
SIDE (WEST)		26'-3 1/2" (8.01 M)	8.00 M	By-law 28-97; Section 6.2.4.5.A
REAR (SOUTH)		10'-1" (3.07 M)*	40'-0"	

Area Schedule (GFA)				
Level	Name	Area	Area (SM)	Comments

Second Floor	2ND FL.	3274.49 SF	304 m ²	
Ground Floor	1ST FL.	3123.36 SF	290 m ²	
Grand total		6397.85 SF	594 m ²	(39.98%)

Max. GFA = 1485.66 X 47%
= 698.26 SM

Area Schedule (Max. Lot Coverage)			
Level	Name	Area	Comments

Ground Floor	PORCH	136.61 SF	
Ground Floor	1ST FL.	3123.36 SF	
Ground Floor	GARAGE	793.04 SF	

Grand total: 3 4053.02 SF 376.54M (25.34%)

Lot Area = 15991.47 SF(1485.66 SM)
Max. Lot Coverage = 33 1/3%
= 1485.66x.33
= 490.27SM

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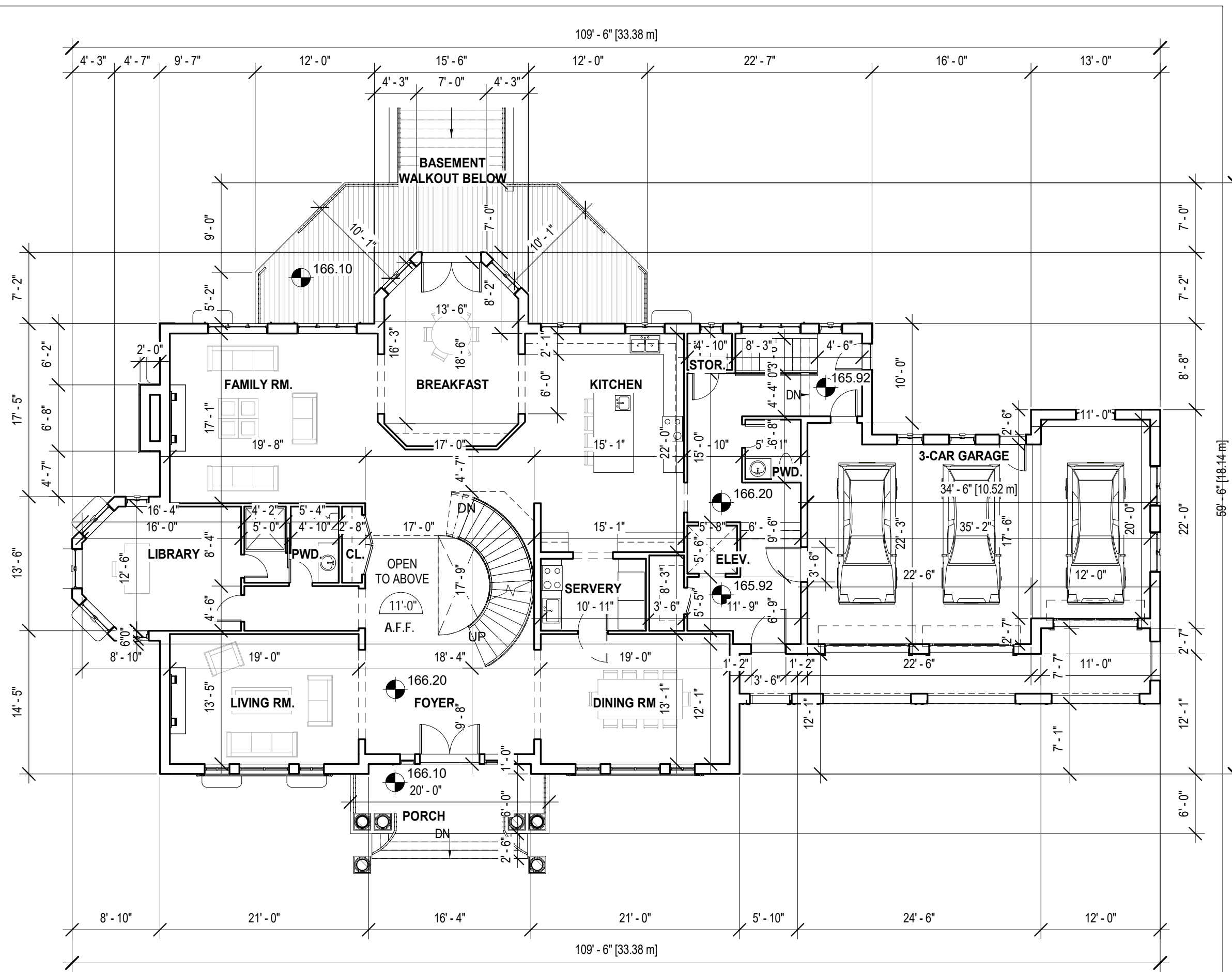
Project number T2019013
6" = 1'-0"

Drawn Scale

Checked Date DEC. 2019

SITE STATISTICS

Drawing No. DD-002



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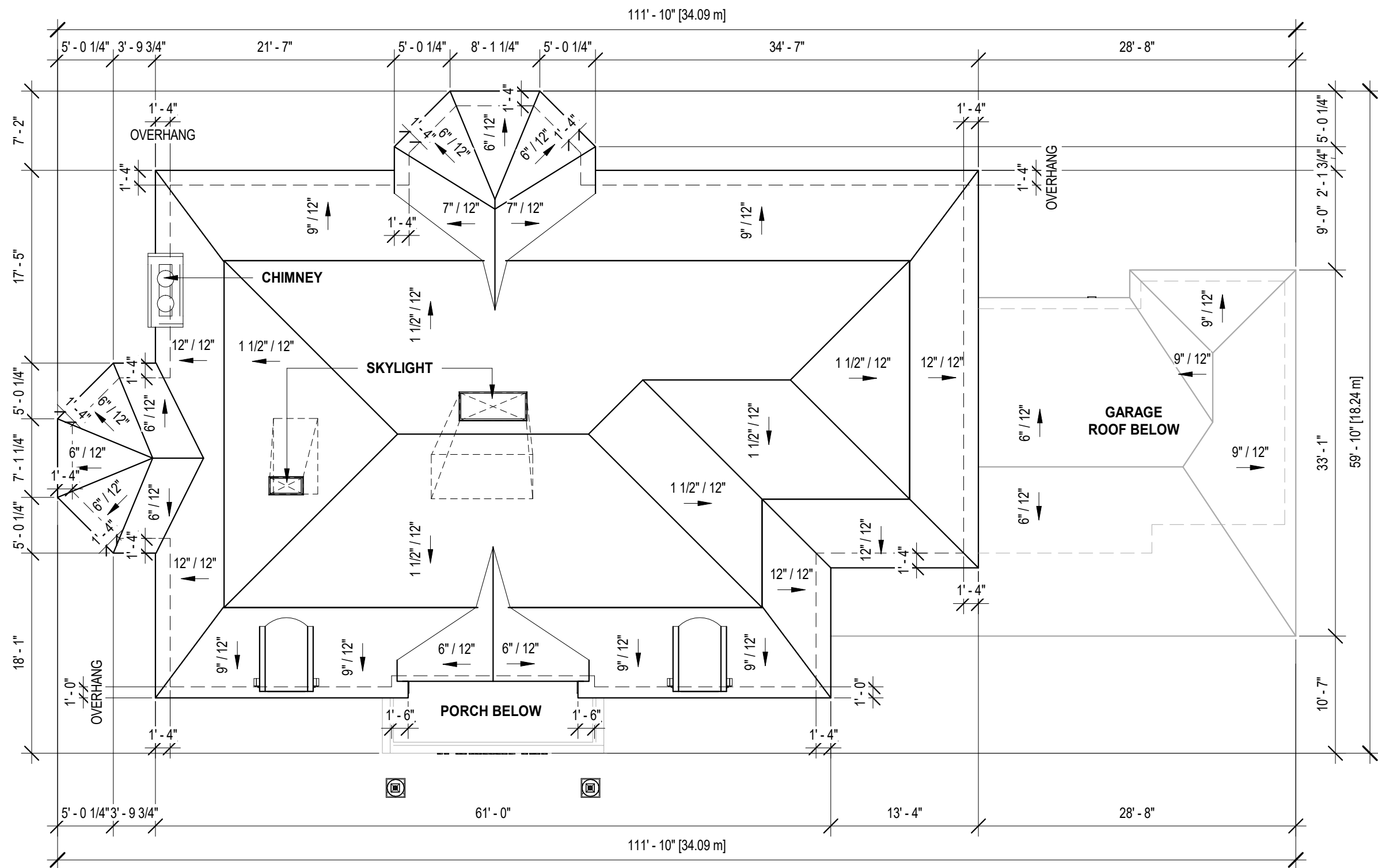
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 MARKHAM, ON

Project number	T2019013 1" = 10'-0"
Drawn	Scale
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GROUND FLOOR PLAN

Drawing No. **DD-101**



ROOF STATISTICS

	AREA (SM)	PERCENTAGE (%)
FLAT ROOF: <1:10 (1 1/4": 12") SLOPE	0	0.00%
SLOPED ROOF: >1:10 (1 1/4": 12") SLOPE	333.74	100%
TOTAL ROOF	333.74	

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	As indicated
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ROOF PLAN

Drawing No. **DD-103**



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Project number	T2019013 3/32" = 1'-0"
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**WEST (FRONT)
 ELEVATION**

Drawing No. **DD-200**



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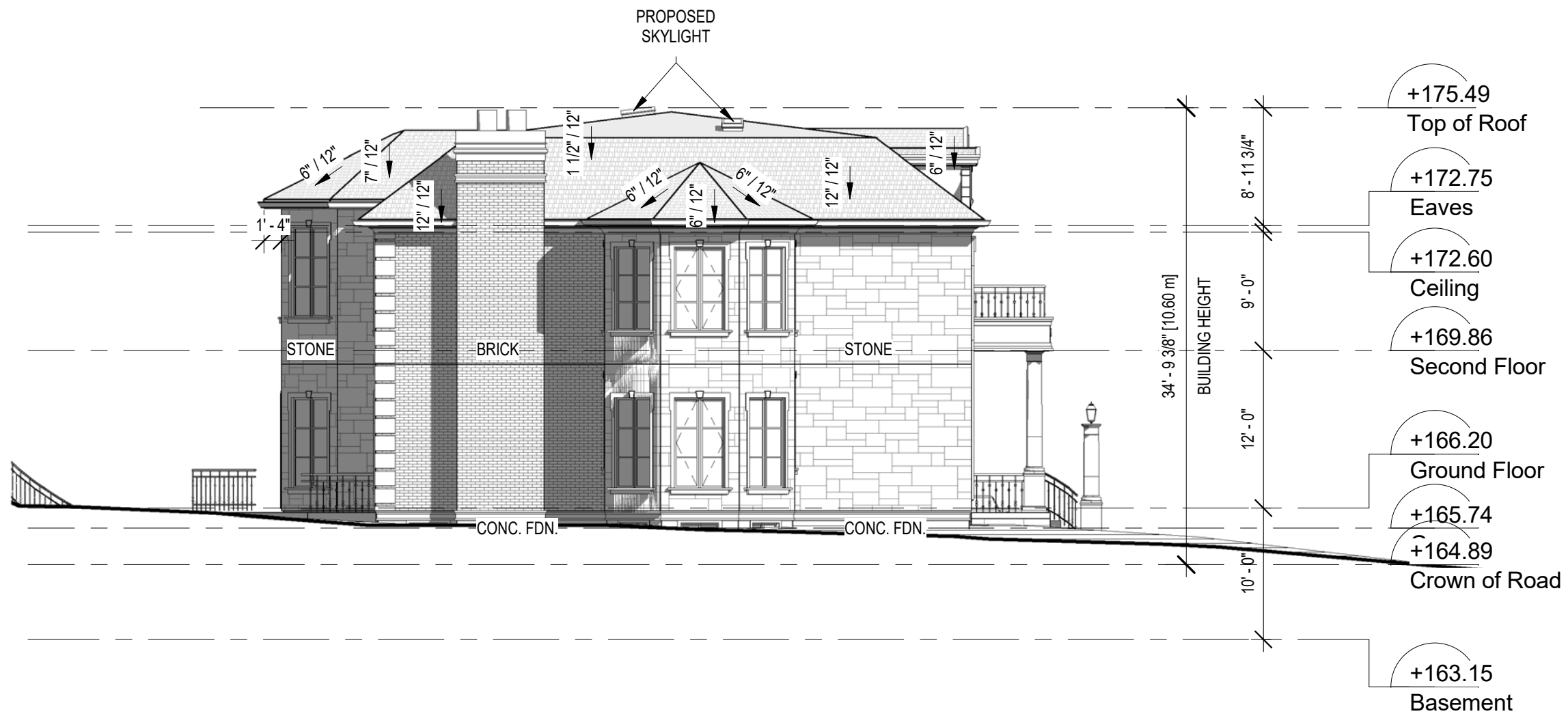
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**EAST (REAR)
 ELEVATION**

Drawing No. **DD-201**



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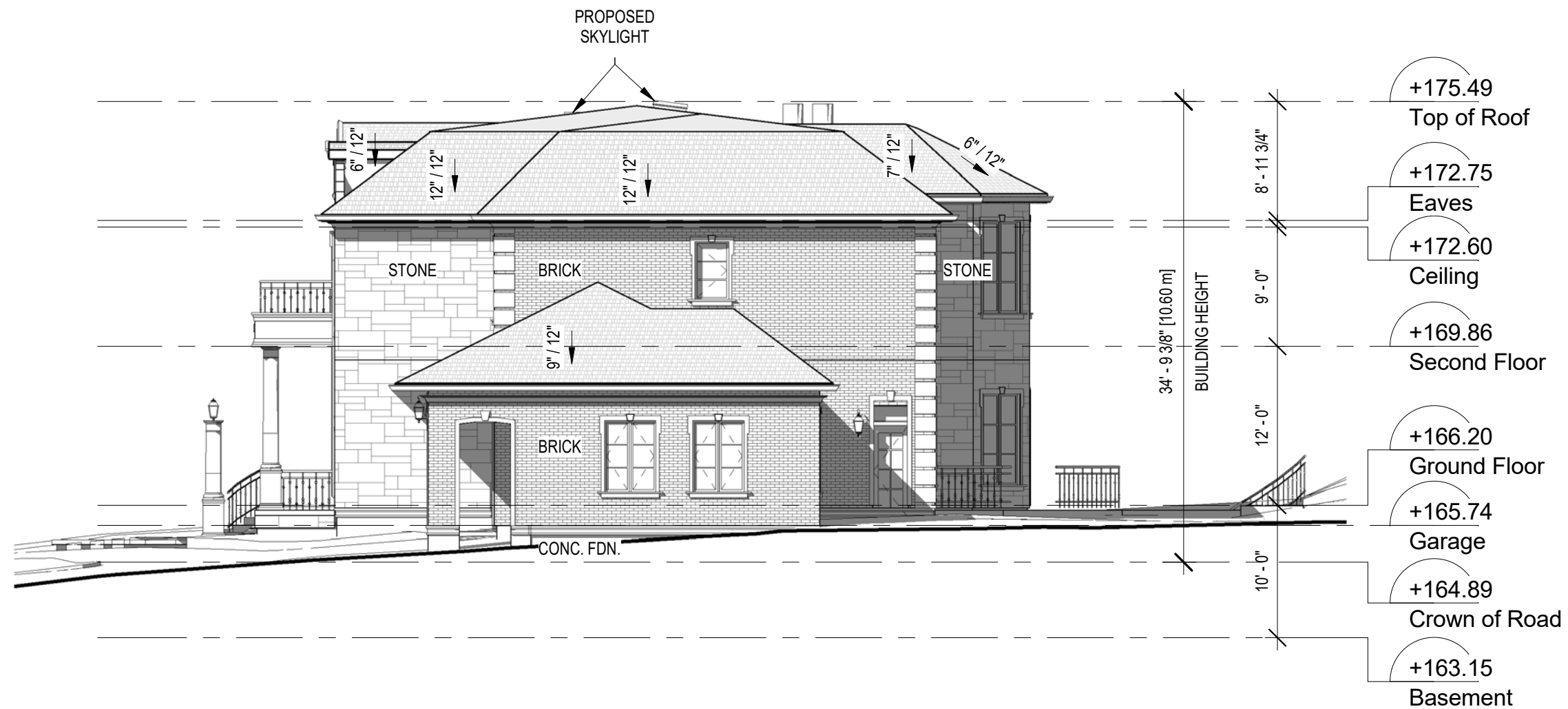
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NORTH ELEVATION

Drawing No. **DD-202**



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SOUTH ELEVATION

Drawing No. **DD-203**