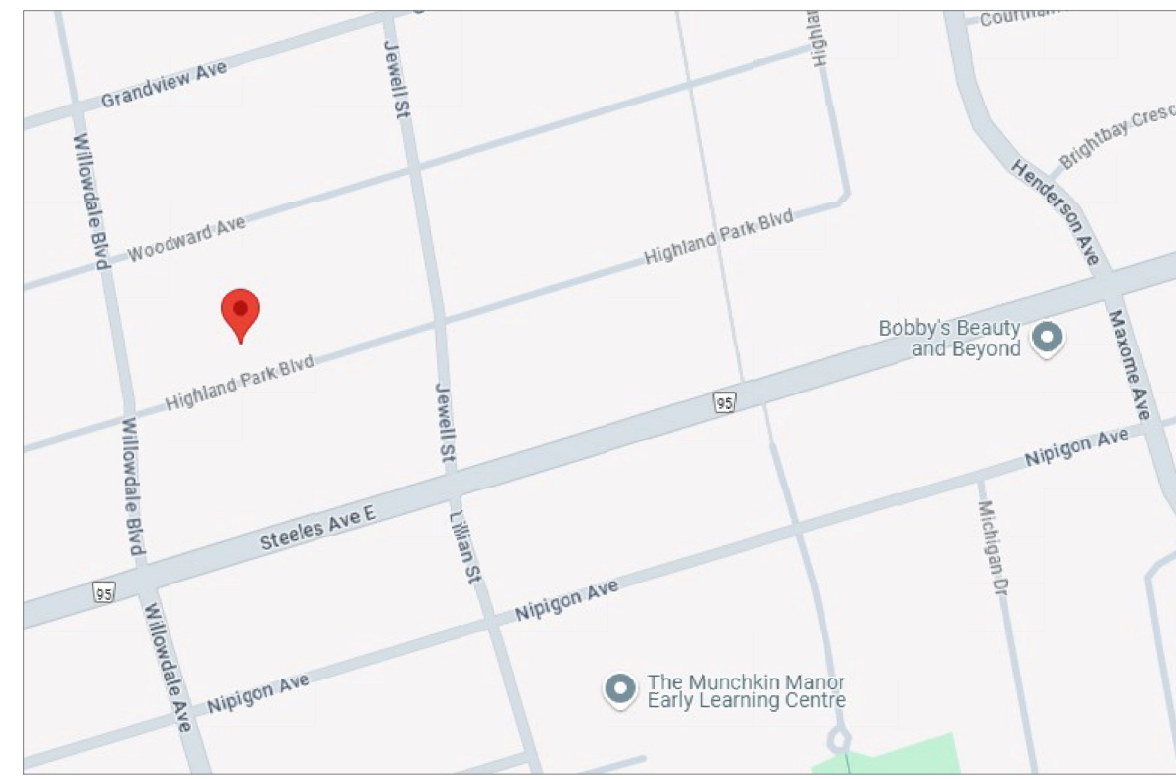


**ISSUED FOR PERMIT
JANUARY 2025.**

KEY PLAN



ZONING INFO

ZONE - RES-ENLR				
SITE DATA	SQ.FT.	M2		
LOT AREA	7000.00	650.50	100%	
MIN. LOT FRONTAGE	15.24 m'	EXISTING LOT FRONTAGE	15.24 m'	

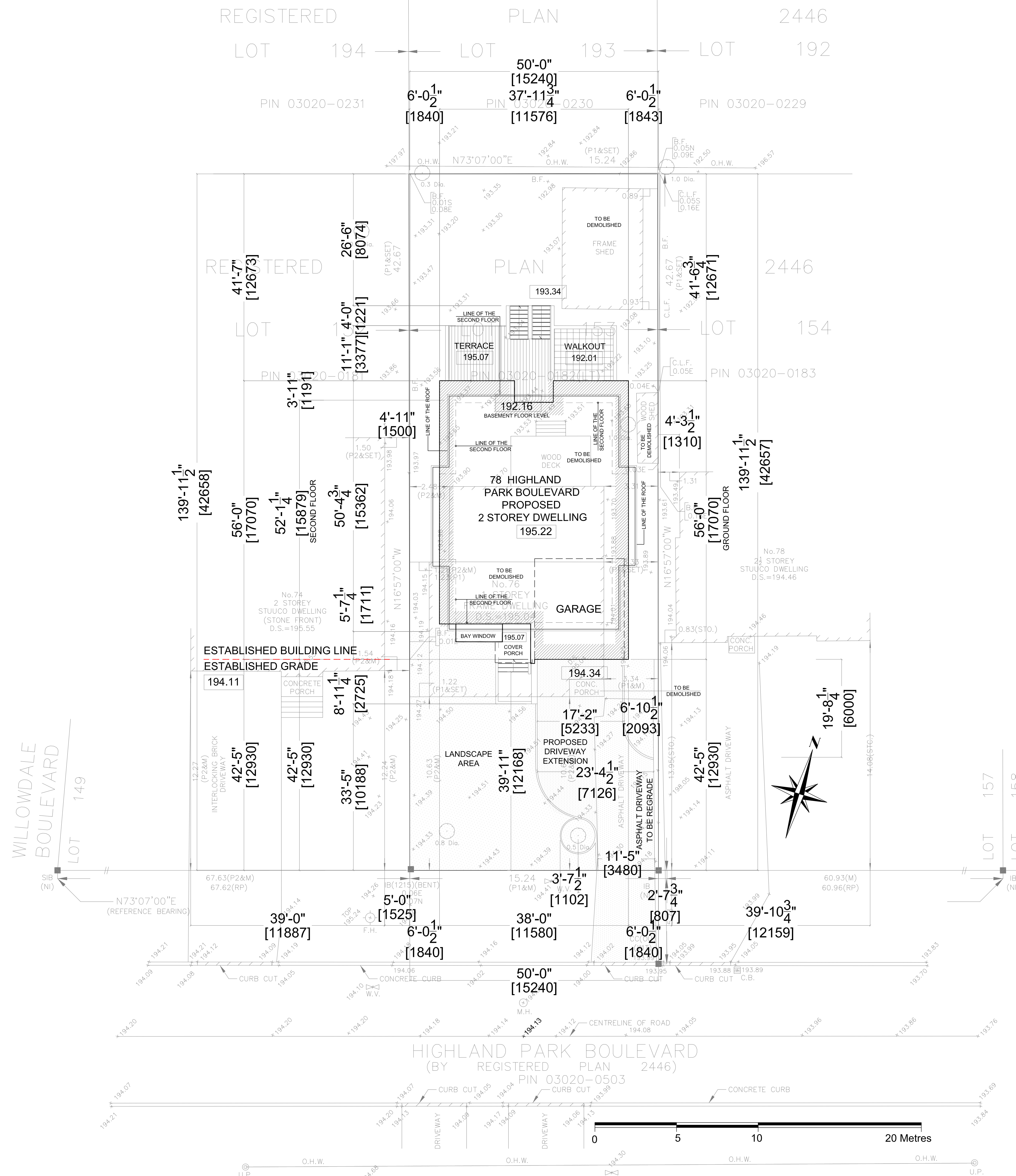
SET BACKS	PROPOSED		REQUESTED	
	M	FT.	M	FT.
FRONT BUILDING	12.93	42.42'		
FRONT STAIRS	12.17	39.93'		
REAR	12.67	41.57'		
SIDE	1.84	6.04'		
SIDE	1.84	6.04'		
HEIGHT TO TOP OF PLATE	7.00	30.51'		
LOT COVERAGE	28.5%	185.40	1995.60	MAX. COVERAGE 30.0%

PROPOSED BUILDING INFORMATION				
BASEMENT	145.80	1569.00		
GROUND FLOOR AREA + GARAGE	185.40	1995.60		
28.5%				
SECOND FLOOR AREA	139.50	1502.00		
21.40%				
GROSS FLOOR AREA	470.70	5066.60	500.00	5382.00

DRIVEWAY / LANDSCAPE AREA				
FRONT YARD	226.06	2433.20		
DRIVEWAY	91.20	981.60		
LANDSCAPE AREA	59.66%	134.86	1451.60	
SOFT LANDSCAPE AREA	55.32%	125.05	1346.00	

CALCULATED AREA IS INSIDE PROPERTY LINE

**1 PROPOSED
SITE PLAN
SCALE: 1'-0" = 3/32"**



AM
ALEKSANDAR V. MARKOVIC
Architecture + Interior
1 Valley Woods Rd., North York, Ontario M3A 2R4
Cell: (647) 838-0781 Email: a.v.markovic@sympatico.ca

THIS DRAWING MUST BE READ IN THE CONTEXT OF ALL OTHER DRAWINGS WHICH CONSTITUTE THE CONSTRUCTION DOCUMENT. THIS DRAWING WAS DEVELOPED FOR A SPECIFIC PURPOSE. USE FOR ANY OTHER PURPOSE IS NOT PERMITTED. THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE DESIGNER. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO FABRICATION, INSTALLATION OR COMMENCING WITH WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER FOR CLARIFICATION. DO NOT SCALE THE DRAWINGS.

Issued _____
ISSUED FOR COMMITTEE OF ADJUSTMENT / SEVERANCE CONSENT

The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the Requirements set out in the Ontario Building Code to be a designer.
REGISTRATION INFORMATION
Name: ALEKSANDAR V. MARKOVIC 33107 BCDN #
Signature: [Signature] 34372 BCDN #
Practice Name: Markovic

NO.	REVISIONS	DATE
1	AS PER EXAMINER'S NOTES	MAY, 2025.
2		
3		

Client _____
**Hua Lin
Yuan Chen**
Project Name and Address _____
PROPOSED 2 STOREY DWELLING

**76 Highland Park Blvd.,
Markham, ON, L3T 1B5**
Drawing Title _____

SITE PLAN

Checked by _____
A.M.
Scale _____
AS NOTED
Drawing/Sheet No. _____
A0.1
Project No. _____
25-01

1 PROPOSED SOUTH ELEVATION
 SCALE: 1'-0" = 1/4"
 SCALE: 1 : 50



ALEKSANDAR V. MARKOVIC
 Architecture . Interior
 1 Valley Woods Rd., North York, Ontario M3A 2R4
 Cell: (647) 838.0781 Email: a.v.m.design@sympatico.ca

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REGISTRATION INFORMATION
 Required unless design is exempt under 2.17.4.1. of the Ontario Building Code
 Name: ALEKSANDAR V. MARKOVIC BCDN # 33107
 Signature: [Signature] Practice Name: Markovic BCDN# 34372

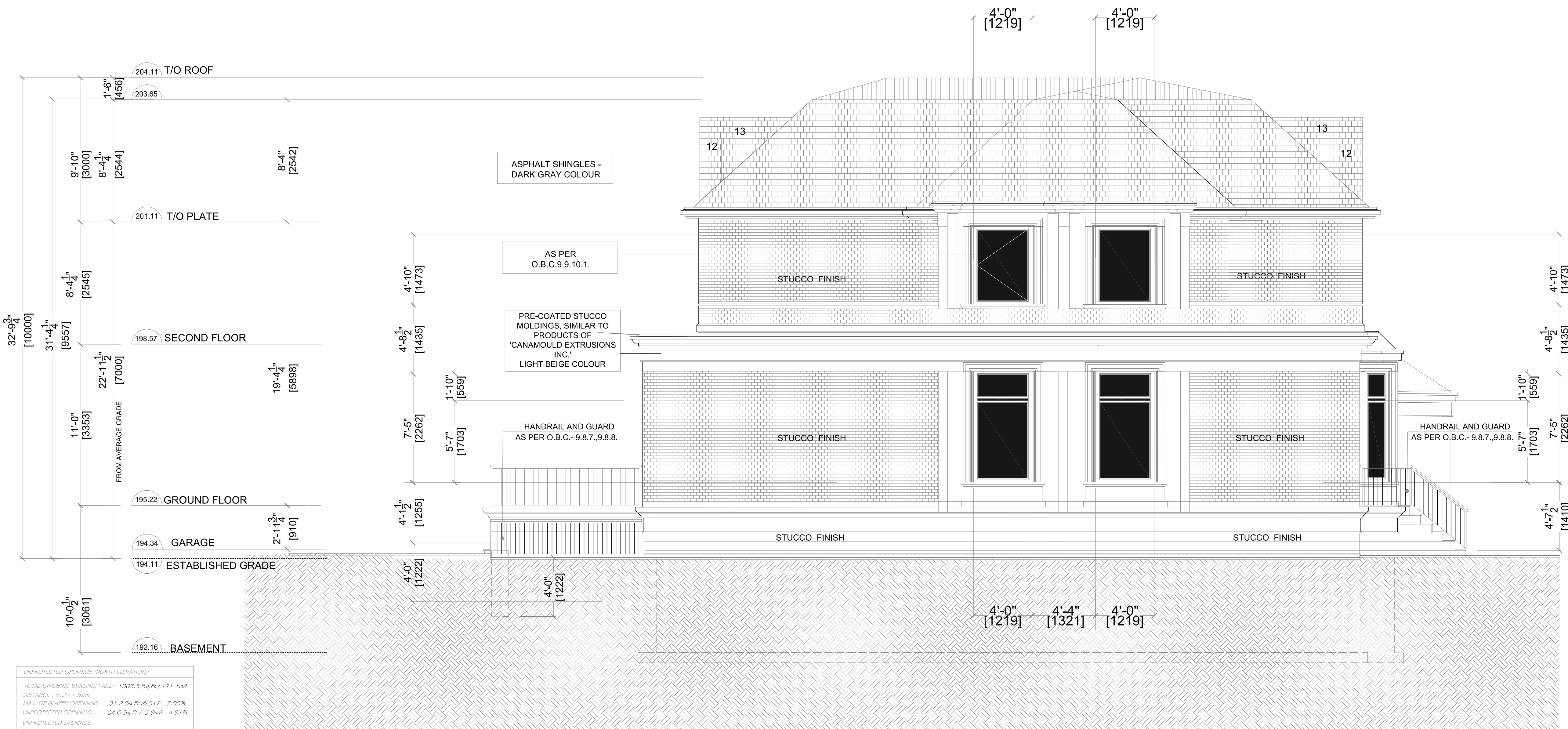
NO.	REVISIONS	DATE
1	AS PER EXAMINER'S NOTES	MAY, 2025.

Client _____
Hua Lin
Yuan Chen
 Project Name and Address _____
 PROPOSED 2 STOREY DWELLING

76 Highland Park Blvd.,
Markham, ON, L3T 1B5

Drawing Title _____
SOUTH ELEVATION

Checked by _____
 A.M.
 Scale _____
 AS NOTED
 Drawing/Sheet No. _____
A2.1
 Project No. _____
25-01



UNPROTECTED OPENINGS (NORTH ELEVATION):
 TOTAL EXPOSING BUILDING FACE: 1303.5 Sq.Ft. / 121.1m²
 DISTANCE: 5.0' / 1.52m
 MAX. OF GLAZED OPENINGS: 91.2 Sq.Ft. / 8.5m² - 7.00%
 UNPROTECTED OPENINGS: 64.0 Sq.Ft. / 5.9m² - 4.91%
 UNPROTECTED OPENINGS:
 - 15.0 Sq.Ft. x 2, SECOND
 - 17.0 Sq.Ft. x 2, GROUND
 TOTAL: 64.0 Sq.Ft. - 4.91%

1 PROPOSED WEST ELEVATION
 SCALE: 1'-0" = 1/4"
 SCALE: 1 : 50

AW
ALEKSANDAR V. MARKOVIC
 Architecture . Interior
 1 Valley Woods Rd., North York, Ontario M3A 2R4
 Cell: (416) 838-0781 Email: a.v.markovic@sympatico.ca

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Issued _____
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The undersigned has reviewed & taken responsibility for this design and has the Qualifications and meets the Requirements set out in the Ontario Building Code to be a Designer.

REGISTRATION INFORMATION
 Required unless design is exempt under 2.17.4.1. of the Ontario Building Code
 LILIJANA MARKOVIC 33107 BCDN #
 Signature: *Markovic*
 Aleksandar V. Markovic 34372 BCDN #
 Practice Name

Revised _____

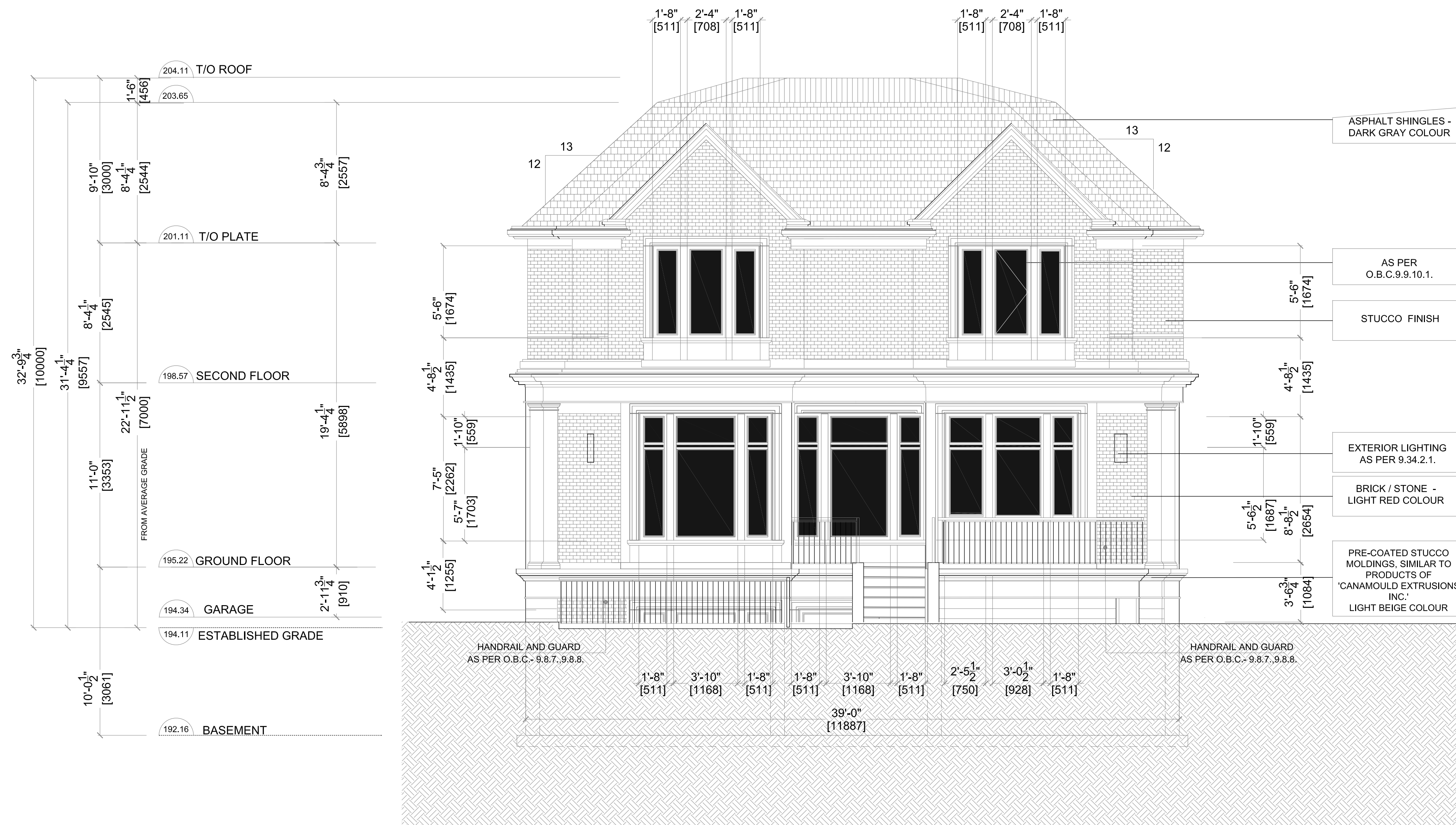
NO.	REVISIONS	DATE
1	AS PER EXAMINER'S NOTES	MAY, 2025.
2		
3		

Client _____
Hua Lin
Yuan Chen
 Project Name and Address _____
 PROPOSED 2 STOREY DWELLING

76 Highland Park Blvd.,
 Markham, ON, L3T 1B5

Drawing Title _____
WEST ELEVATION
 Checked by _____
 A.M.
 Scale _____
 AS NOTED
 Drawing/Sheet No. _____
A2.2
 Project No. _____
25-01

1 PROPOSED NORTH ELEVATION
 SCALE: 1'-0" = 1/4"
 SCALE: 1 : 50



AM
ALEKSANDAR V. MARKOVIC
 Architecture · Interiors
 1 Valley Woods Rd., North York, Ontario M3A 2R4
 Cell: (416) 838.0781 Email: a.v.markovic@sympatico.ca

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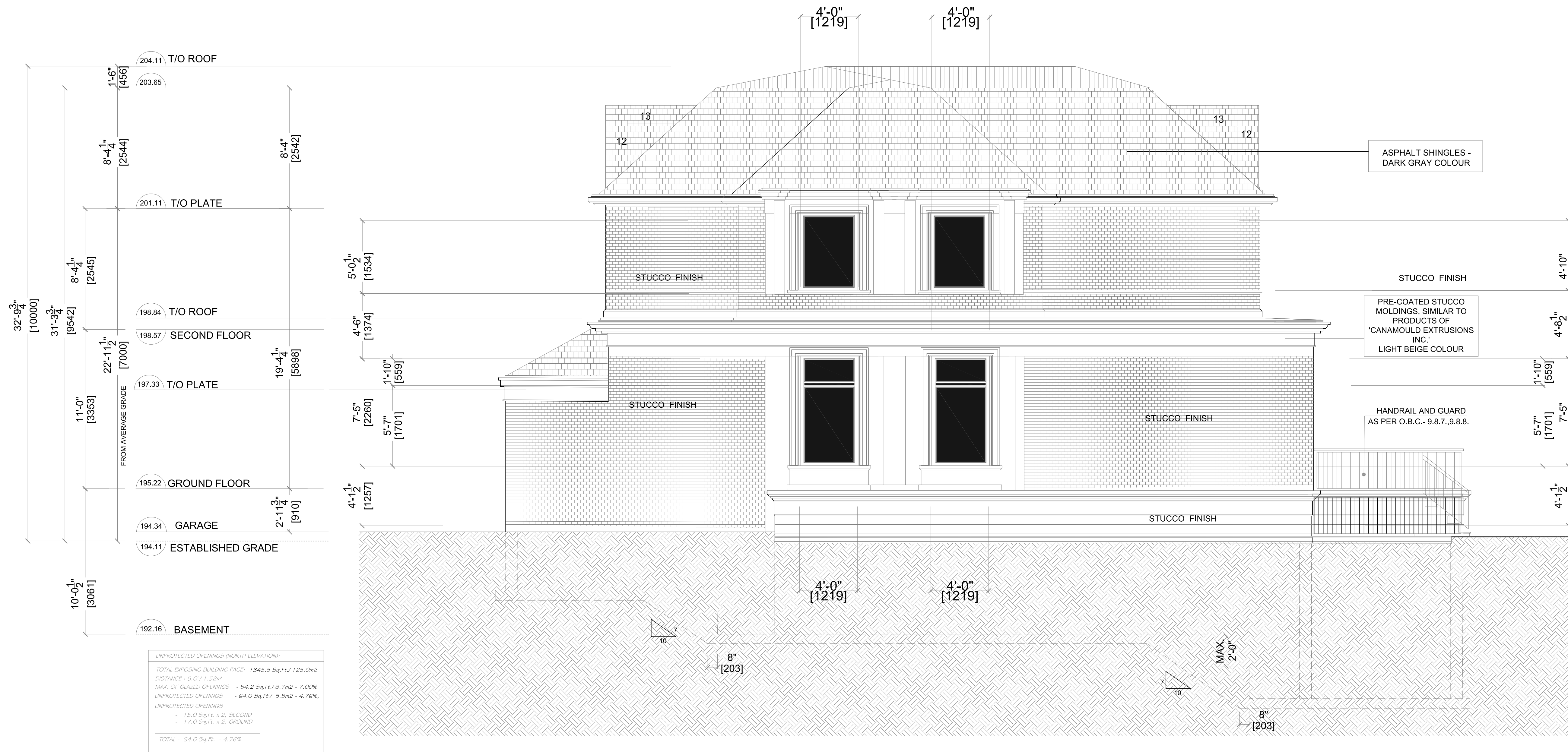
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REGISTRATION INFORMATION
 Required unless design is exempt under 2.17.4.1. of the Ontario Building Code
 Name: **JILJANA MARKOVIC** 33107 BCDN #
 Signature: *[Signature]*
 Aleksandar V. Markovic 34372 BCDN #
 Practice Name

NO.	REVISIONS	DATE
1	AS PER EXAMINER'S NOTES	MAY, 2025.

Client _____
Hua Lin
Yuan Chen
 Project Name and Address _____
 PROPOSED 2 STOREY DWELLING
76 Highland Park Blvd.,
Markham, ON, L3T 1B5

Drawing Title _____
NORTH ELEVATION
 Checked by _____
 A.M.
 Scale _____
 AS NOTED
 Drawing/Sheet No. _____
A2.3
 Project No. _____
25-01



1 PROPOSED EAST ELEVATION

SCALE: 1'-0" = 1/4"

SCALE: 1 : 50



ALEKSANDAR V. MARKOVIC

Architecture, Interiors

1 Valley Woods Rd., North York, Ontario M3A 2R4
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REGISTRATION INFORMATION
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LILIANA MARKOVIC 33107 BCDN #
Name
Signature
Aleksandar V. Markovic 34372 BCDN #
Practice Name

NO.	REVISIONS	DATE
1	AS PER EXAMINER'S NOTES	MAY, 2025.

Client _____
Hua Lin
Yuan Chen
Project Name and Address _____
PROPOSED 2 STOREY DWELLING

76 Highland Park Blvd.,
Markham, ON, L3T 1B5

Drawing Title _____
EAST ELEVATION

Checked by _____
A.M.
Scale _____
AS NOTED
Drawing/Sheet No. _____
A2.4
Project No. _____
25-01