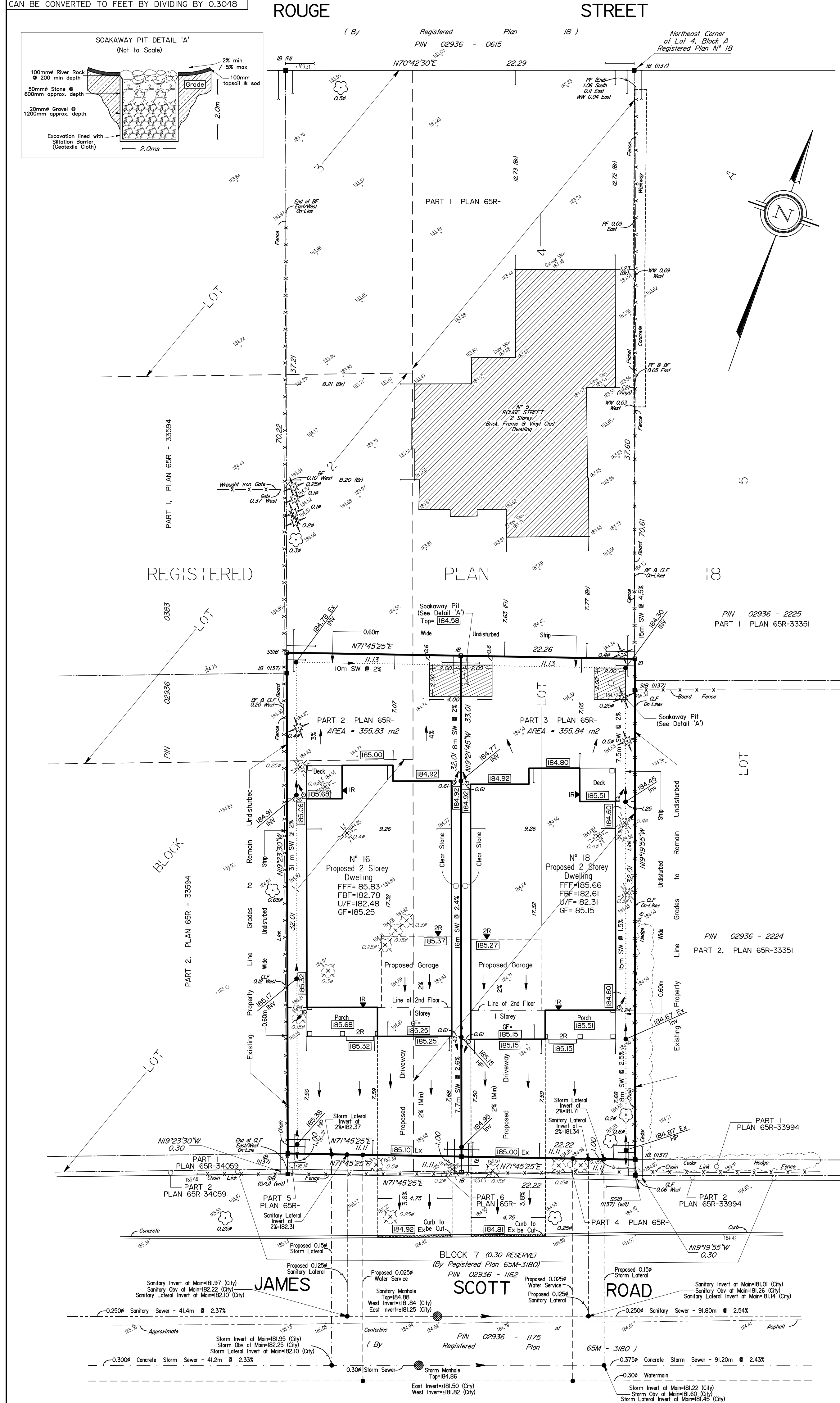
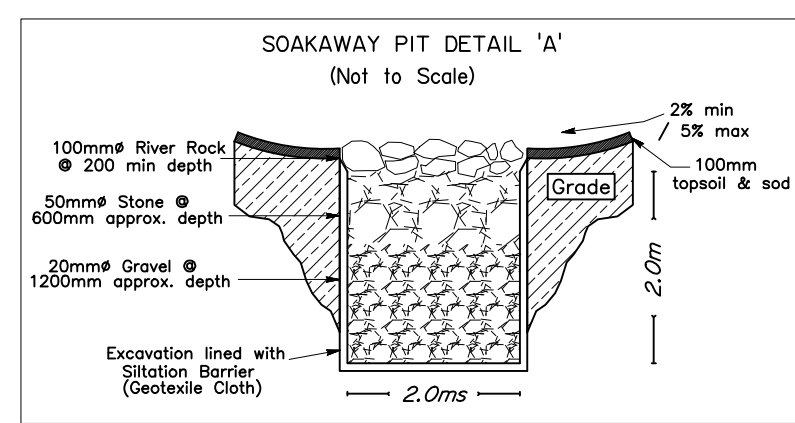


**CONVERSION NOTE :**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



**NOTES**

Boundary information has been derived from a Reference Plan 65R-... prepared by R.G. McKibbin Ltd., O.L.S.  
 Survey Monuments Found shown thus   
 Survey Monuments Planted shown thus   
 SSIIB - denotes Short Standard Iron Bars  
 SIB - denotes Standard Iron Bars  
 IB - denotes Iron Bars  
 IP - denotes Iron Pipes  
 O/U - denotes Origin Unknown  
 wit - denotes Witness  
 1137 - denotes R.G. McKibbin, O.L.S.  
 Br - denotes Brick  
 Fr - denotes Frame  
 Ø - denotes Diameter (Round)  
 CLF - denotes Chain Link Fence  
 PF - denotes Picket Fence  
 WW - denotes Walkway  
 CLF - denotes Chain Link Fence  
 BF - denotes Board Fence  
 T/W - denotes Top of Wall  
 B/W - denotes Bottom of Wall  
 RL - denotes Roof Leader  
 City - denotes City of Markham Engineering & Public Works Department Plan & Profile Drawings  
 FFF - denotes Finished First Floor  
 FF - denotes Finished Floor  
 FBF - denotes Finished Basement Floor  
 TFW - denotes Top of Foundation Wall  
 U/F - denotes Underside of Footing  
 HP - denotes High point  
 ↓ - denotes Door opening  
 → - denotes Direction of Water Flow  
 ϕ - denotes Diameter  
 ○ - denotes Deciduous Tree  
 ⊗ - denotes Coniferous Tree  
 ⊗ - denotes Existing Trees to be Removed  
 ⊗ - denotes Existing Trees to be Preserved  
 - - - - denotes Siltation Control Fence

All Curb Elevations were taken to Top of Curb.  
 All measurements to fences have been taken to the center thereof.

**CAUTION**

Location of all utilities is approximate and all utilities should be contacted before any digging or construction.  
 This information must not be assumed to be complete or up to date. The undersigned company and each utility accepts no responsibility for any claims or losses due to improper use of the information shown herein and each utility must be contacted for an on-site locate prior to any excavation.  
 If underside of proposed footing is set too low to successfully connect storm lateral to main as per City Standards, therefore proceed with caution and be aware that a sump pump may be required to elevate foundation drainage to a point where it can then gravity flow through a pipe to the main

**SITE STATISTICS**

N° 16 JAMES SCOTT ROAD		N° 18 JAMES SCOTT ROAD	
(DESIGNATED AS PART 2 PLAN 65R- )	(DESIGNATED AS PART 3 PLAN 65R- )	PROPERTY AREA = 355.83 m <sup>2</sup>	PROPERTY AREA = 355.84 m <sup>2</sup>
BUILDING FOOTPRINT = 143.40 m <sup>2</sup>	BUILDING FOOTPRINT = 143.40 m <sup>2</sup>	PROPOSED COVERAGE = 40.30 %	PROPOSED COVERAGE = 40.30 %
TOP OF ROOF = 194.17 m	TOP OF ROOF = 194.00 m		

**NOTES :**

Owner shall confirm compatibility of existing sanitary & storm services prior to construction of foundation.  
 Use of existing Sanitary Lateral and/or Water Service pending field and City inspections.  
 If found deficient then new lateral will most likely be installed at same location by City at Owner's expense.

**STANDARD NOTES**

- COMPLY WITH THE APPROVED SUBDIVISION GRADING PLANS AND COMPOSITE UTILITY PLANS. SITING PLANS SHALL INCLUDE AS CONSTRUCTED SANITARY AND STORM SERVICE CONNECTION INVERT ELEVATIONS AT THE STREET LINE FOR EACH LOT.
- WHERE INDICATED ON THE PLAN, LOTS WHICH ABUT THE SUBDIVISION LIMIT SHALL BE GRADED TO PROVIDE A MINIMUM 0.6 METRE STRIP OF UNDISTURBED LAND ADJACENT TO THE SUBDIVISION LIMIT. ALL EMBANKMENTS REQUIRED FOR THE GRADING OF THE LOTS SHALL COMMENCE AT THE INSIDE EDGE OF THIS STRIP OF LAND.
- DRAINAGE SWALES SHALL BE CONSTRUCTED BY THE BUILDER ON THE PROPERTY LINE AND TO THE GRADES, DEPTHS AND SECTIONS SPECIFIED HEREIN:  
 MINIMUM DEPTH = 0.15m, MAXIMUM DEPTH = 0.50m  
 MINIMUM GRADIENT = 2.00%, MAXIMUM GRADIENT = 5.00%  
 3 : 1 MAXIMUM SIDE SLOPES
- ALL EMBANKMENTS FORMED DURING LOT GRADING SHALL HAVE A MAXIMUM FIVE (5) HORIZONTAL TO ONE (1) VERTICAL SLOPE.
- DRIVEWAYS SHALL NOT BE USED AS AN OUTLET FOR ANY SIDE YARD SWALES
- DRIVEWAYS SHALL HAVE A GRADIENT BETWEEN 2.00% TO 8.00%
- RETAINING WALL DESIGNS SHALL BE AS PER MANUFACTURER'S SPECIFICATIONS AND ARE TO BE STAMPED BY THE STRUCTURAL DESIGN ENGINEER. ALL RETAINING WALLS ARE TO BE INSPECTED BY A CONSULTING ENGINEER DURING CONSTRUCTION AND CERTIFIED UPON COMPLETION PRIOR TO RELEASE OF GRADING DEPOSIT.
- WHEN A SEPARATION BETWEEN HOUSES IS LESS THAN 3.0 METRES, PLACE 19mm OF CLEAR STONE TO A DEPTH OF 100mm IN PLACE OF TOPSOIL & SOD. A POSITIVE GRADE AWAY FROM THE HOUSE AT SUBGRADE LEVEL IS MANDATORY.
- UNDERSIDE OF BASEMENT FLOOR SHALL BE MIN. 0.5m ABOVE THE 100 YEAR HYDRAULIC GRADE LINE.

**ELEVATION DATUM**

Elevations are geodetic and are referred to City of Markham elevation datum  
 BENCH MARK : M-39-027 ELEVATION : 181.800 m  
 Southwest Corner of James Scott Road & Schulten Crescent.  
 Existing Elevations shown thus   
 Existing Elevations to Remain shown thus   
 Proposed Elevations shown thus   
 Note: The builder must perform all necessary works to insure that no surface drainage problems are created on or adjacent to private or public lands by reason of his development.

**GENERAL NOTES**

- A 24" (0.6m) undisturbed strip is to be maintained on the side and rear lot lines of original site.
- Fill taken from excavation to be stockpiled and used for necessary grading around dwelling. Excess fill to be removed from site.
- Maximum 3:1 slopes unless retaining walls are shown.
- Finished grade to slope away from house at 2% minimum.
- All areas to be sodded or landscaped unless otherwise noted.
- Cut for excavation to be staked by O.L.S. only.
- Existing Property Grades to Remain Undisturbed if Possible.

NO	REVISION	DATE	BY	MARKHAM REVIEWED	DATE

**LOT DRAINAGE & HOUSE SITING CONTROL PLAN**

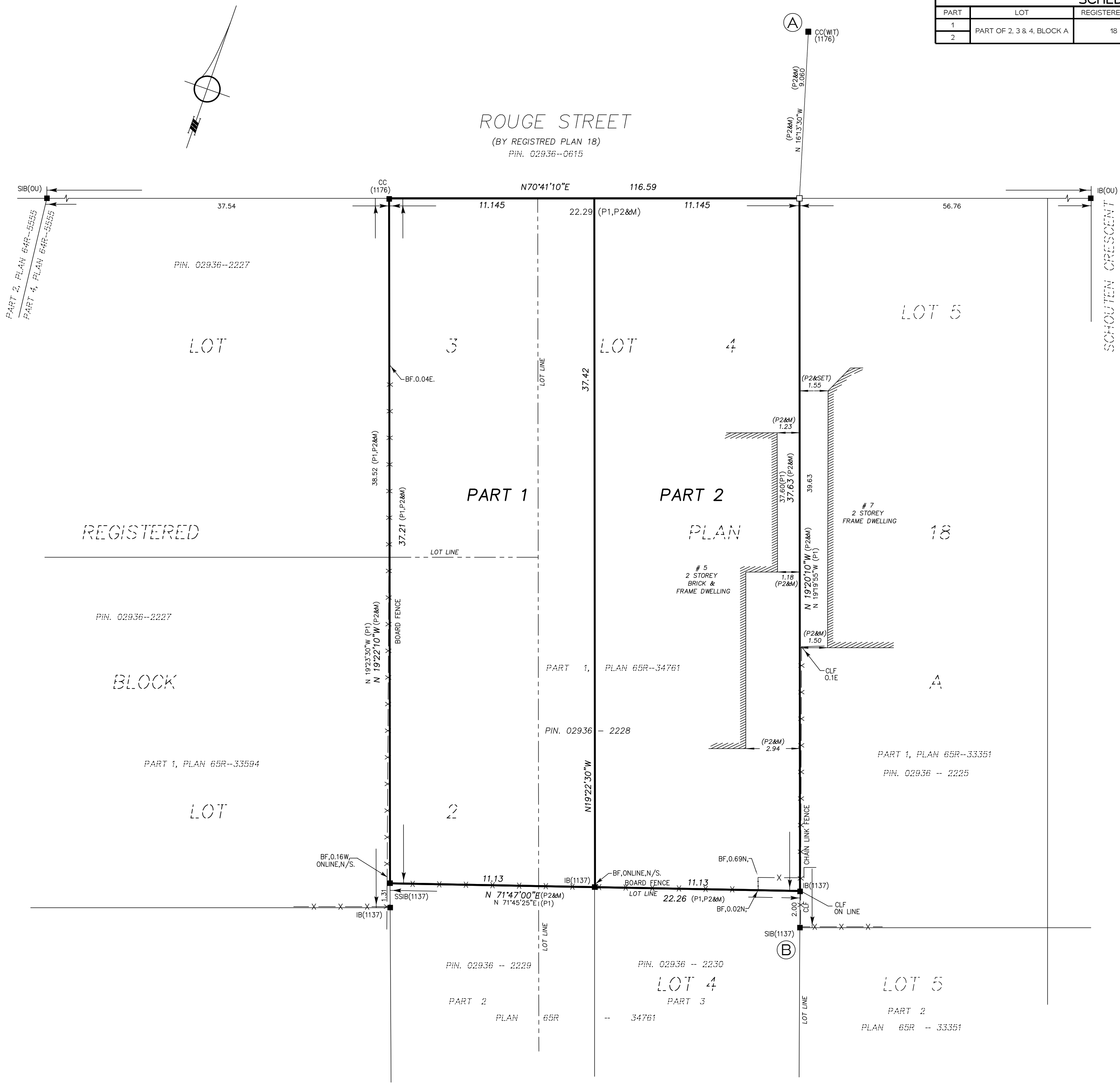
MARCONI HOMES  
 N°s 16 & 18 JAMES SCOTT ROAD  
 PART OF LOTS 1, 2 & 4, BLOCK A REGISTERED PLAN N° 18  
 DESIGNATED AS PARTS 2 & 3, DEPOSITED PLAN 65R-  
 CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK

**R. G. MCKIBBIN LIMITED**  
 ONTARIO LAND SURVEYORS  
 176 BULLOCK DRIVE, UNIT 10, MARKHAM ONT.  
 POSTAL CODE L3P 1W2  
 PHONE (905) 294 - 3754 FAX (905) 294 - 9400 Email r.g.mckibbin@rgers.com

DESIGNED BY : R.G. MCKIBBIN SCALE : 1 : 150  
 DRAWN BY : VICTOR B. DATE : MAY 29, 2013  
 CHECKED BY : R.G. MCKIBBIN FILE NO : M - 13 - 04L

"THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL"

SCHEDULE				
PART	LOT	REGISTERED PLAN	PIN	AREA
1	PART OF 2, 3 & 4, BLOCK A	18	ALL OF 02936-2228	415 m <sup>2</sup>
2				418 m <sup>2</sup>



PLAN OF SURVEY OF  
**PART OF LOTS 2, 3 & 4,  
 BLOCK A**  
**REGISTERED PLAN 18**  
 CITY OF MARKHAM  
 REGIONAL MUNICIPALITY OF YORK  
 SCALE 1:150 METRES



THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSIB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- CP DENOTES CONCRETE PIN
- ∅ DENOTES ROUND
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- P1 DENOTES PLAN 65R-34761
- P2 DENOTES SURVEY BY IBW SURVEYORS LTD., O.L.S. DATED DECEMBER 3, 2024.
- 1137 DENOTES R.G. MCKIBBON, O.L.S.
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE

**BEARING NOTE**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSR5)-7(2010).

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON (FIELD NOTE DATE).

**DRAFT**

(SIGNATURE DATE) \_\_\_\_\_  
 DATE ANDREJS LUCIKS, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-\*\*\*\*\*

**INTEGRATION DATA**

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSR5)-7(2010).  
 URBAN ACCURACY PER SEC. 14(2), O. REG. 216/10.

POINT ID	NORTHING	EASTING
A	4858629.60	640019.01
B	4858583.52	640034.67

CAUTION: COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



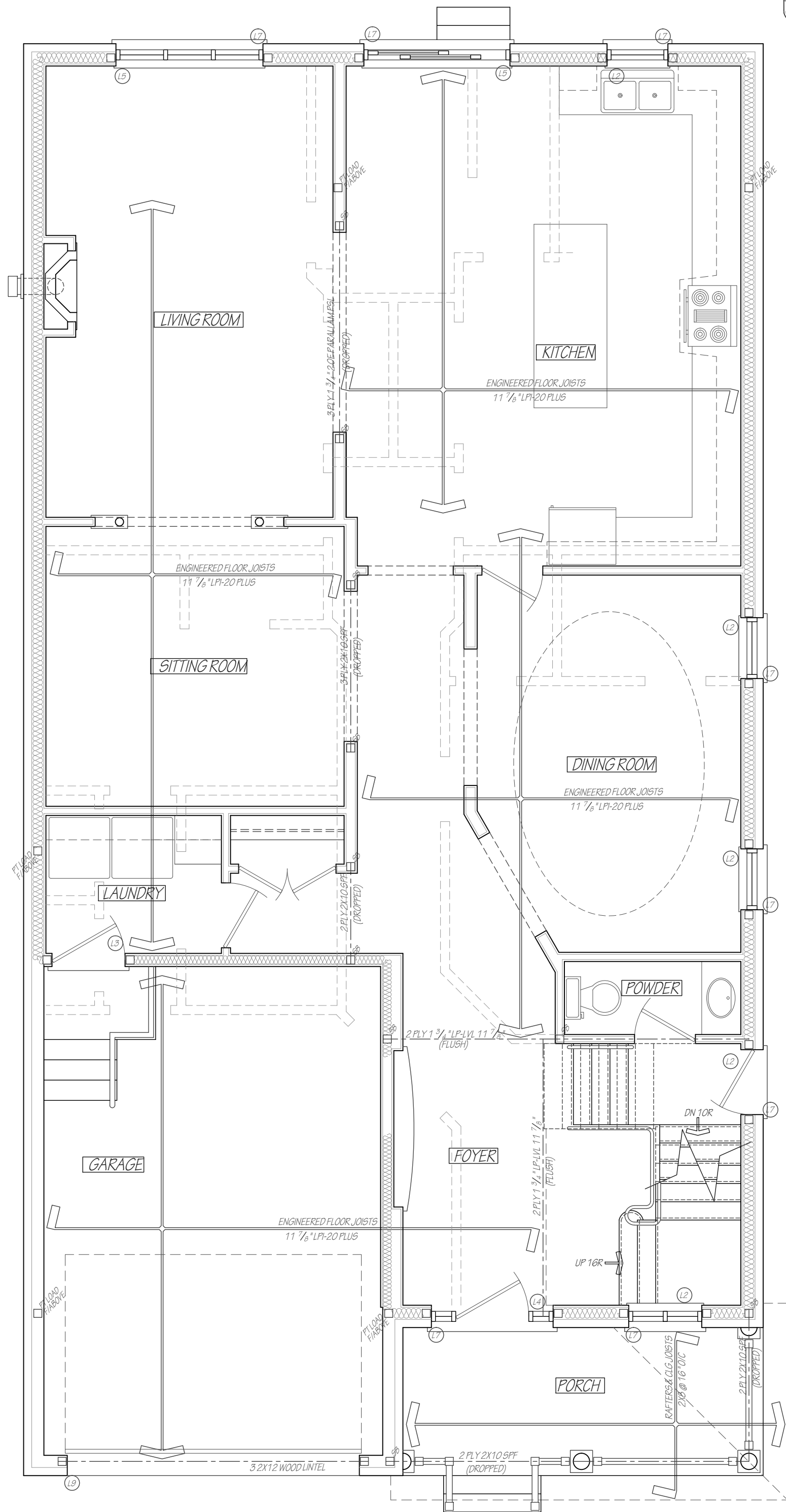
IBWSURVEYORS.COM | 1.800.667.0696  
copies available at ProtectYourBoundaries.ca

**DISTANCE NOTES - METRIC**  
 DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999818.





LINTEL SCHEDULE	
NO	DESCRIPTION
L1	2-2X8 SPRUCE
L2	2-2X8 SPRUCE
L3	2-2X10 SPRUCE
L4	3-2X10 SPRUCE
L5	2-2X12 SPRUCE
L6	3-2X12 SPRUCE
L7	3 1/2" X 3 1/2" X 1/8" L
L8	3 1/2" X 3 1/2" X 3/16" L
L9	5" X 3 1/2" X 3/8" L



GROUND FLOOR AREA = 1383 SQFT

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code for the designer.

QUALIFICATION INFORMATION  
 Registered architect design exempt under 2.17.8.1. of the building code

CHISEL SIGNATURE

NAME SIGNATURE

REGISTRATION INFORMATION  
 Registered architect design exempt under 2.17.8.1. of the building code

BLUELINE DESIGN 312894

REV NAME RCN

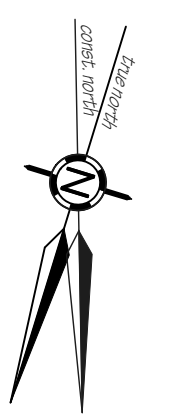
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DESIGNER WHICH MUST BE RETAINED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS TO BE CHECKED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

**BLUELINE Design**  
 5211 HEDGE ROAD  
 SUITON, ON  
 L2E 1K0  
 905-955-8285 candturns@rogers.com

OWNER  
 5211 HEDGE ROAD SUITON, ON L2E 1K0  
 905-955-8285 candturns@rogers.com

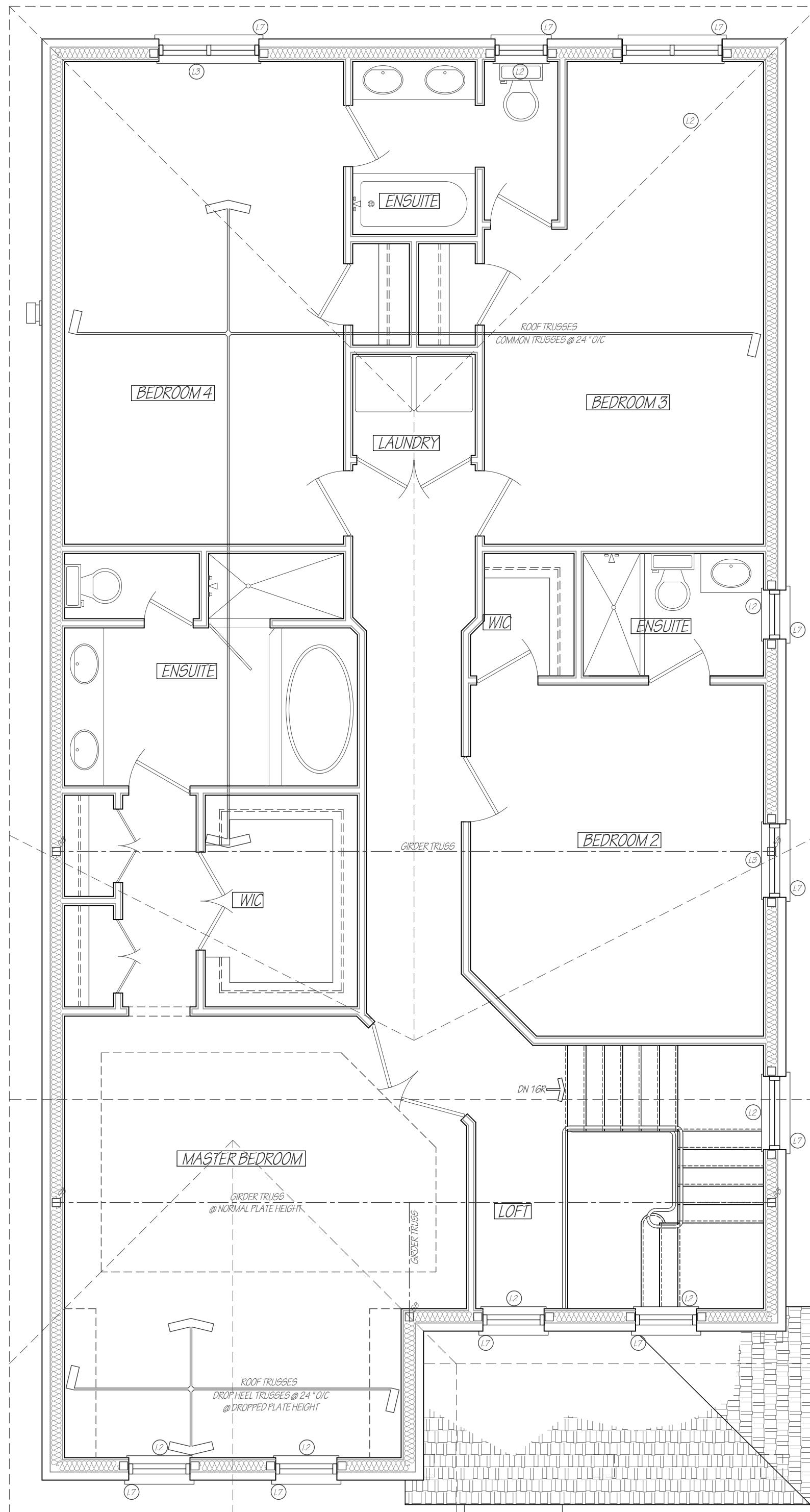
Drawn: GROUND FLOOR PLAN - EAST LOT  
 Job #: 20250014  
 Date: JUNE 3, 2025

Scale: 1/4" = 1'-0"  
 Client: MARCONI HOMES  
 Project: 5 ROUGE STREET, MARKHAM



A2

LINTEL SCHEDULE	
NO.	DESCRIPTION
L1	2-2X6 SPRUCE
L2	2-2X8 SPRUCE
L3	2-2X10 SPRUCE
L4	3-2X10 SPRUCE
L5	2-2X12 SPRUCE
L6	3-2X12 SPRUCE
L7	3 1/2" X 3 1/2" X 1/4" L
L8	3 1/2" X 3 1/2" X 1/4" L
L9	5" X 3 1/2" X 1/4" L



**SECOND FLOOR AREA = 1697 SQFT**  
\*INCLUDES OPEN AREAS

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code for the designer.

QUALIFICATION INFORMATION  
Registered architect design exempt under 2.17.8.1. of the building code

DESIGNER  
NAME: [Signature]  
SIGNATURE: [Signature]  
REGISTRATION INFORMATION:  
Registered architect design exempt under 2.17.8.1. of the building code

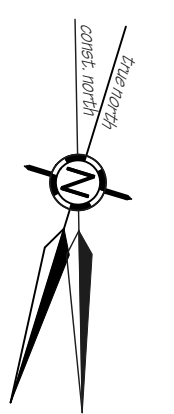
BLUELINE DESIGN 31384  
REV NAME: BCN

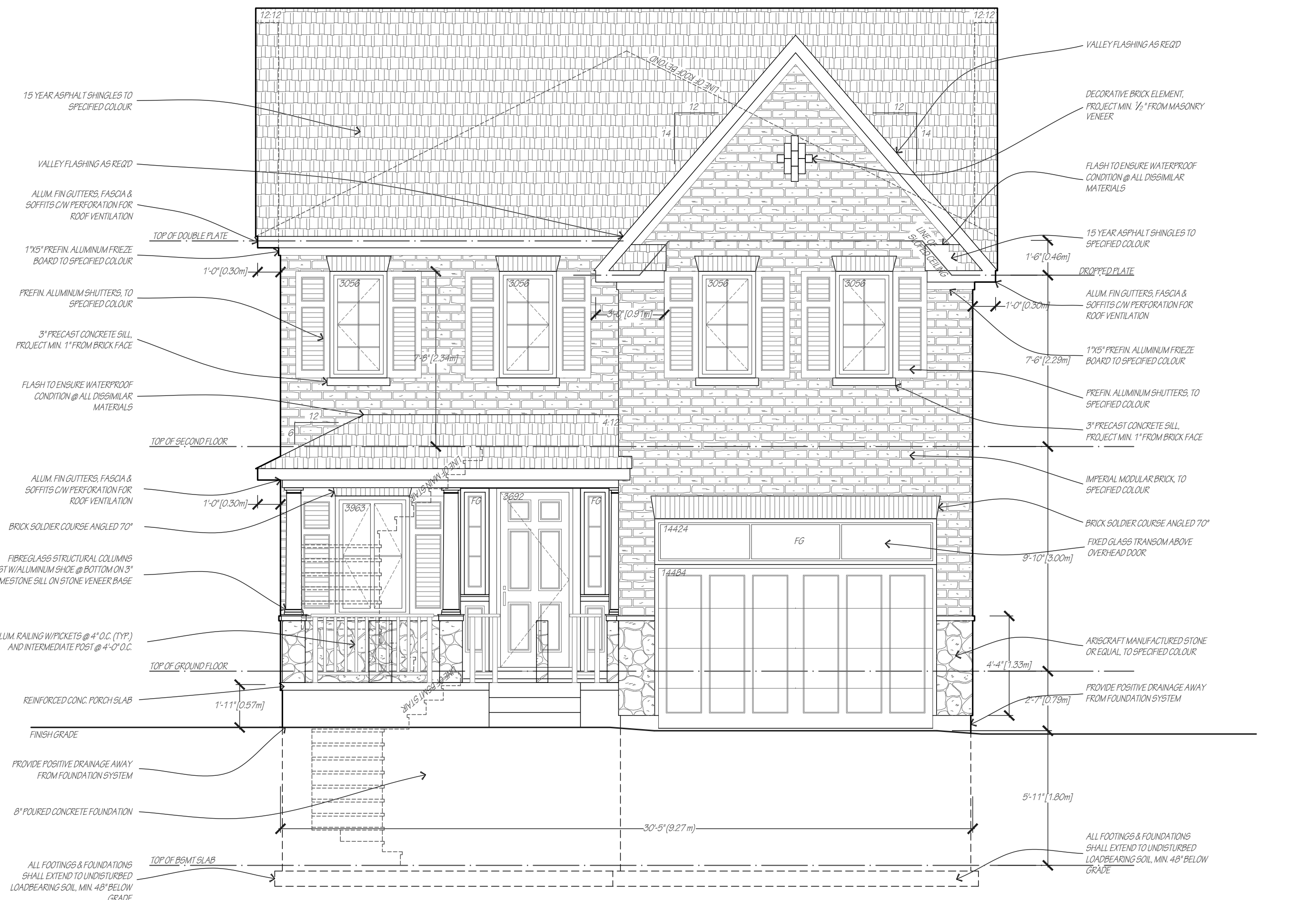
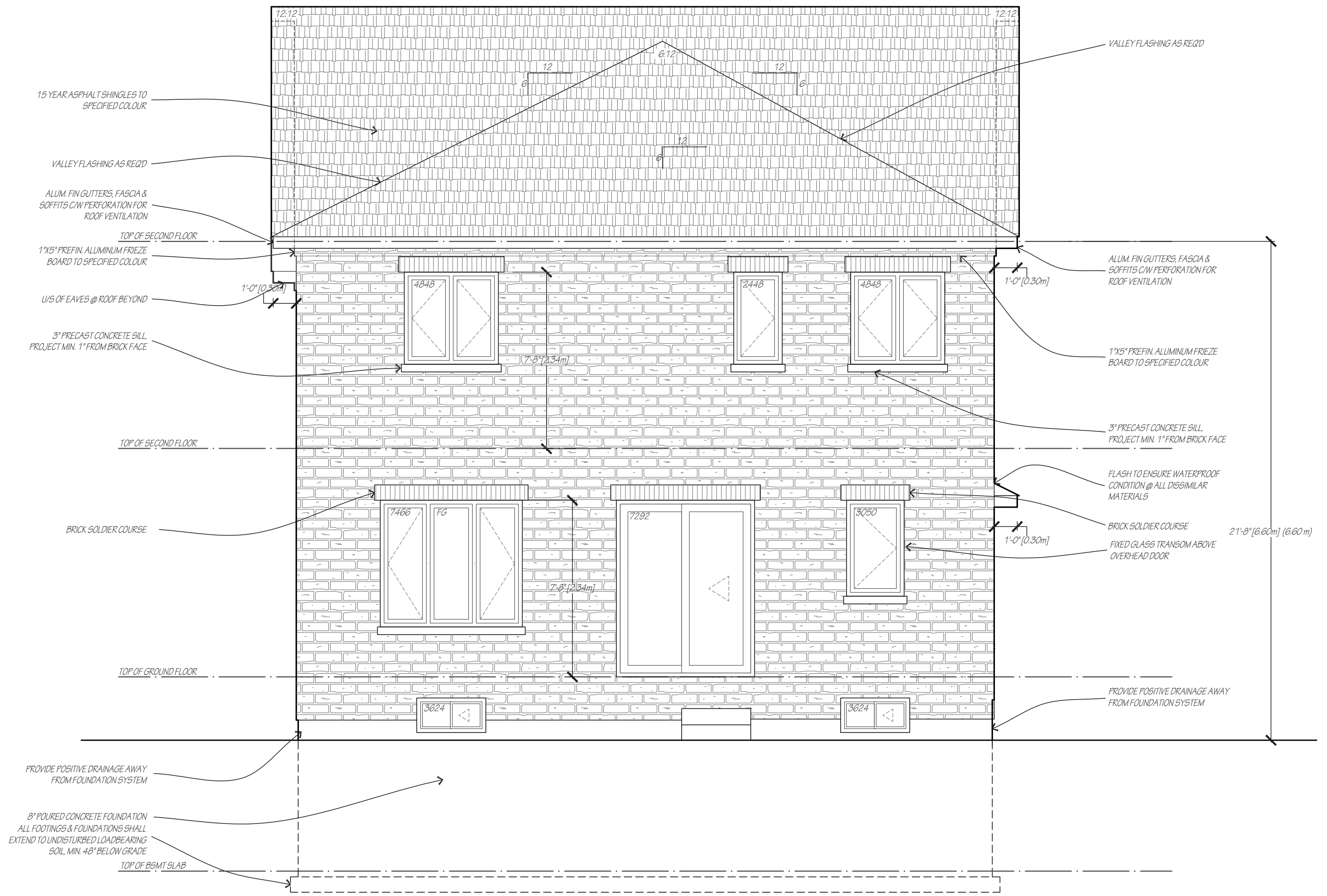
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DESIGNER WHICH MUST BE RETAINED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING DEPARTMENT INSPECTION.

**BLUELINE Design**  
3011 HEDGE ROAD  
SUITE 101  
L2E 1K1  
905-955-8285  
candturner@rogers.com

Client:	20250014
Job #:	20250014
Date:	JUNE 3, 2025

Project:	SECOND FLOOR PLAN - EAST LOT
Scale:	1/4" = 1'-0"
Client:	MARCONI HOMES
Page:	A3





The designer has reviewed and taken 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  
 Registered under the Design Act, R.S.O. 1990, c. 191, s. 12(1)

DESIGNER'S NAME  
 CHAS. BURNS

DATE  
 2025-06-03

REGISTERED INFORMATION  
 Registered under the Design Act, R.S.O. 1990, c. 191, s. 12(1)

BLUELINE DESIGN  
 51501

DESIGNER'S NAME  
 CHAS. BURNS

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DESIGNER WHICH MUST BE RETAINED AT THE COMPLETION OF THE WORK. ALL DRAWINGS FOR CONSTRUCTION ONLY ARE TO BE USED FOR CONSTRUCTION ONLY AND ARE NOT TO BE REPRODUCED OR COPIED.

**BLUELINE Design**  
 5011 HEDGE ROAD  
 SUITON, ON  
 L2E 1K0  
 905-955-8255 candturns@rogers.com

Client	MARCONI HOMES
Project	5 ROUGE STREET, MARKHAM
Job #	20250014
Date	JUNE 3, 2025
Scale	1/4" = 1'-0"
Drawn by	NORTH & SOUTH ELEVATIONS - EAST LOT

A4

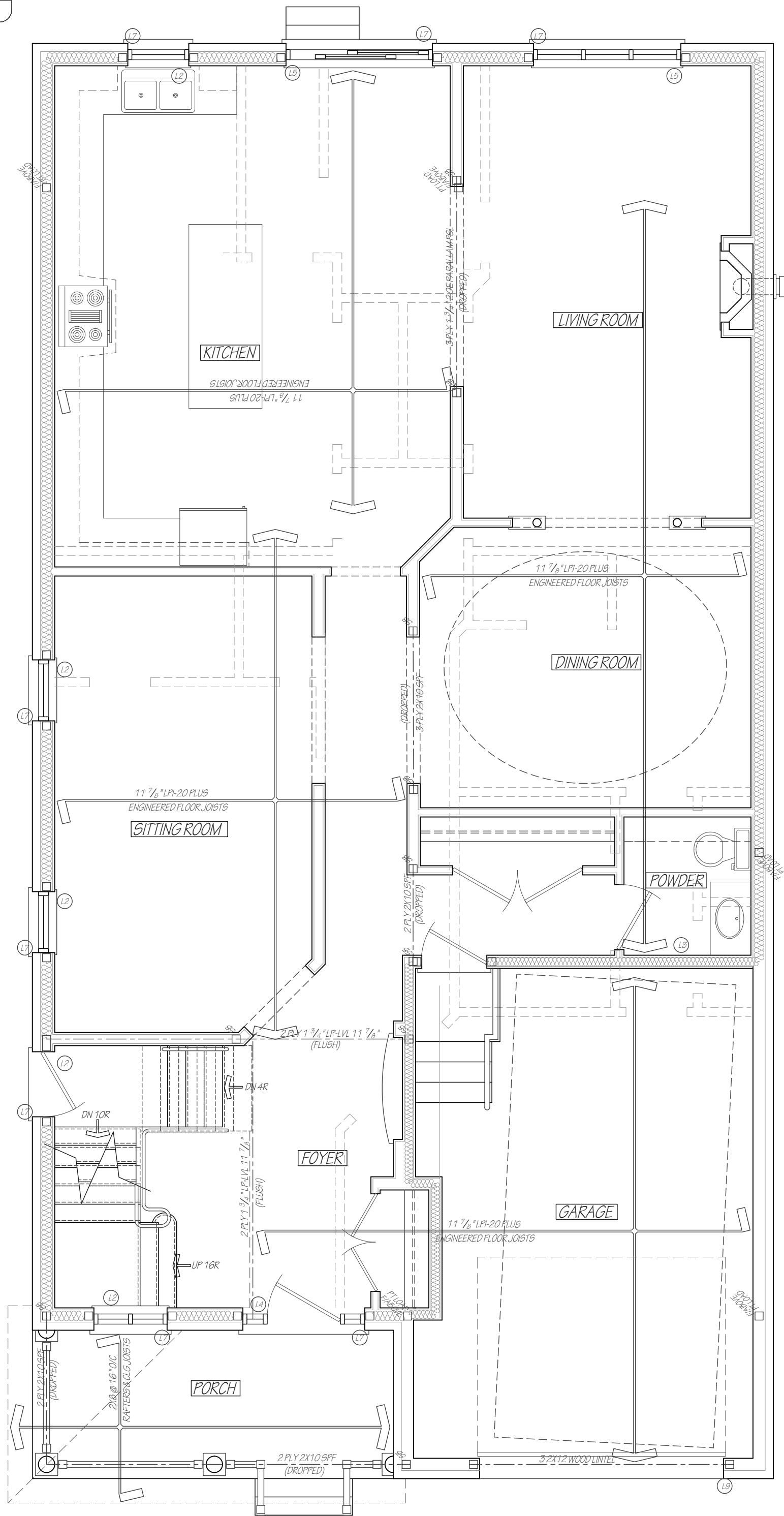








LINTEL SCHEDULE	
NO.	DESCRIPTION
L1	2-2x6 SPRUCE
L2	2-2x8 SPRUCE
L3	2-2x10 SPRUCE
L4	5-2x10 SPRUCE
L5	2-2x12 SPRUCE
L6	3-2x12 SPRUCE
L7	3 1/2" X 3 1/2" X 1/4" L
L8	3 1/2" X 3 1/2" X 3/16" L
L9	5" X 3 1/2" X 3/8" L



GROUND FLOOR AREA = 1383 SQFT  
 \*AREA EXCLUDES GARAGE & PORCHES

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code for a designer.

QUALIFICATION INFORMATION  
 Registered architect design exempt under 2.17.5.1 of the building code

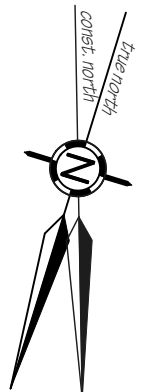
DESIGNER  
 NAME: CHRIS BURNS  
 REG. NO.: 10028  
 ADDRESS: 501 HEDGE ROAD, SUITE 101, BURLINGTON, ON L7R 1K1  
 PHONE: 905-335-8283  
 EMAIL: candt@burnsdesign.com

DATE: 20250014  
 PROJECT: 5 ROUGE STREET, MARKHAM

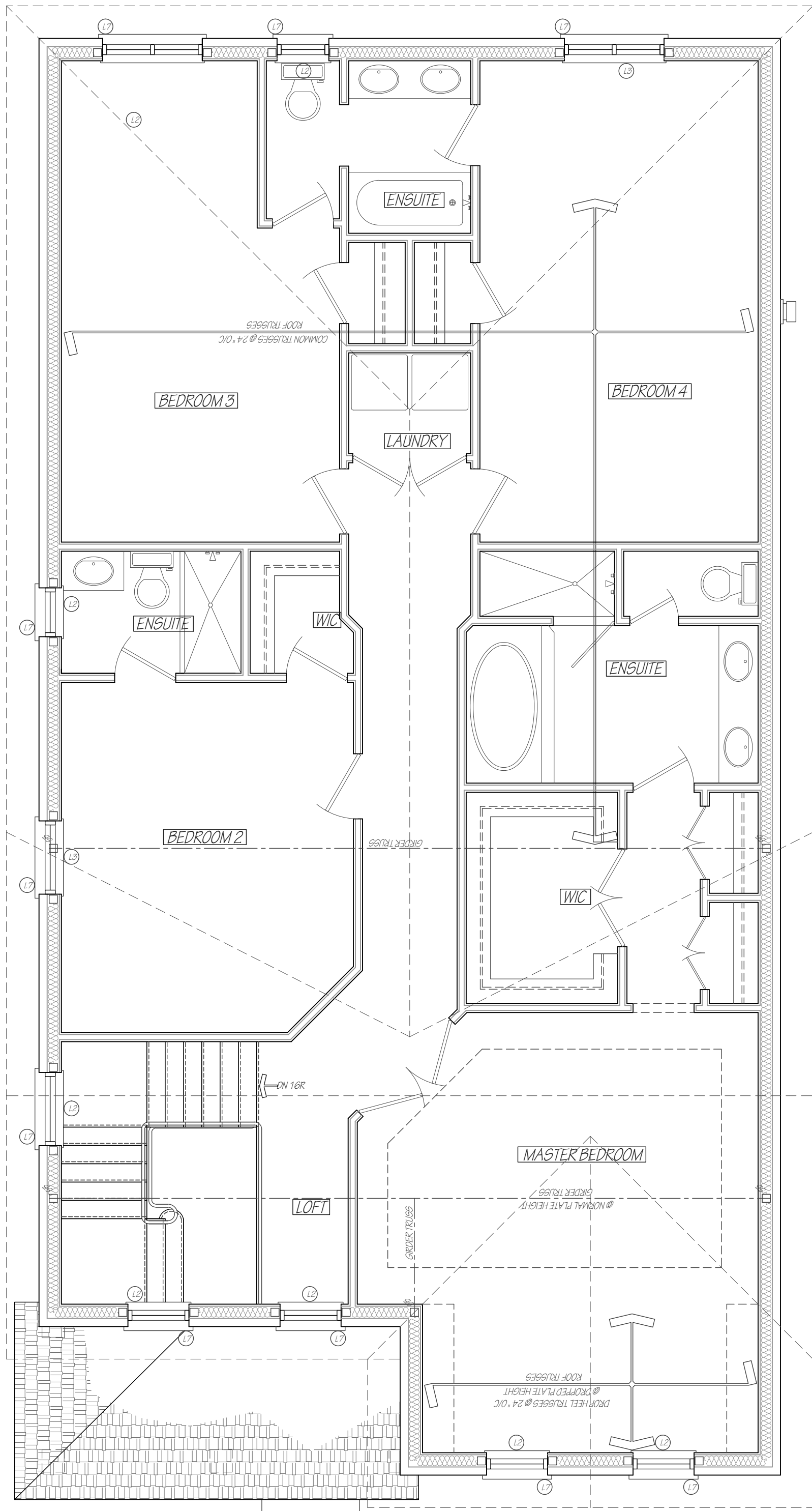
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DESIGNER WHICH MUST BE RETAINED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

**BLUELINE Design**  
 501 HEDGE ROAD, SUITE 101, BURLINGTON, ON L7R 1K1  
 905-335-8283  
 candt@burnsdesign.com

Client:	MARCONI HOMES
Project:	5 ROUGE STREET, MARKHAM
Job #:	20250014
Date:	JUNE 3, 2025
Scale:	1/4" = 1'-0"
Drawing:	GROUND FLOOR PLAN - WEST LOT



LINTEL SCHEDULE	
NO.	DESCRIPTION
L1	2-2X6 SPRUCE
L2	2-2X8 SPRUCE
L3	2-2X10 SPRUCE
L4	3-2X10 SPRUCE
L5	2-2X12 SPRUCE
L6	3-2X12 SPRUCE
L7	3 1/2" X 3 1/2" X 1/4" L
L8	3 1/2" X 3 1/2" X 3/16" L
L9	5" X 3 1/2" X 1/4" L



SECOND FLOOR AREA = 1697 SQFT  
\*INCLUDES OPEN AREAS

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code for the designer.

QUALIFICATION INFORMATION  
Registered architect design exempt under 2.17.5.1. of the building code

DESIGNER  
NAME: CHRIS DURNO  
SIGNATURE: [Signature]

REGISTRATION INFORMATION  
Registered architect design exempt under 2.17.5.1. of the building code

BLUELINE DESIGN  
312844

REV NAME: BDN

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DESIGNER WHICH MUST BE RETAINED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING DEPARTMENT HAS REVIEWED.

**BLUELINE Design**  
3011 HEDGE ROAD  
SUITE 101  
L2E 1K0  
BAYVIEW, ONTARIO  
M2M 3K4  
905-855-8285  
candturno@rogers.com

Project	SECOND FLOOR PLAN - WEST LOT
Job #	20250014
Date	JUNE 3, 2025
Scale	1/4" = 1'-0"
Client	MARCONI HOMES
Page	A3





The designer has reviewed and taken 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  
 Registered under the Design Act, R.S.O. 1990, c. 191, s. 12(1) as a Designer.

DESIGNER'S NAME  
 CHRISS BURNS

DATE  
 2025-06-03

REGISTERED INFORMATION  
 Registered under the Design Act, R.S.O. 1990, c. 191, s. 12(1) as a Designer.

BLUELINE DESIGN  
 31504

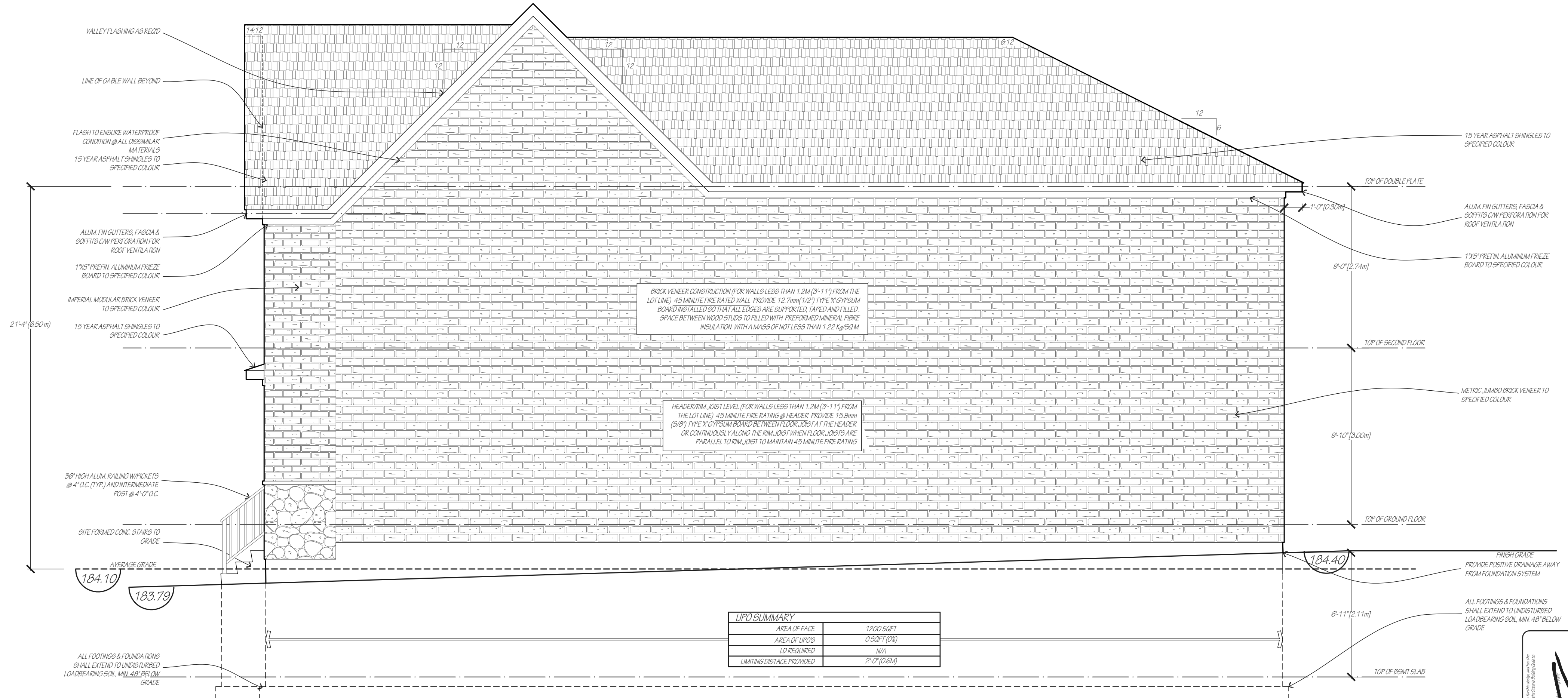
DESIGNER'S NAME  
 BURN

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DESIGNER WHICH MUST BE RETAINED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS FOR CONSTRUCTION ONLY UNLESS OTHERWISE SPECIFIED.

**BLUELINE Design**  
 5011 HEDGE ROAD  
 SUITE 100  
 MISSISSAUGA, ONTARIO L4W 4G7  
 905-855-8285 candturns@rogers.com

Project	5 ROUGE STREET, MARKHAM
Client	MARCONI HOMES
Date	JUNE 3, 2025
Job #	20250014
Designer	NORTH & SOUTH ELEVATIONS - WEST LOT
Scale	1/4" = 1'-0"

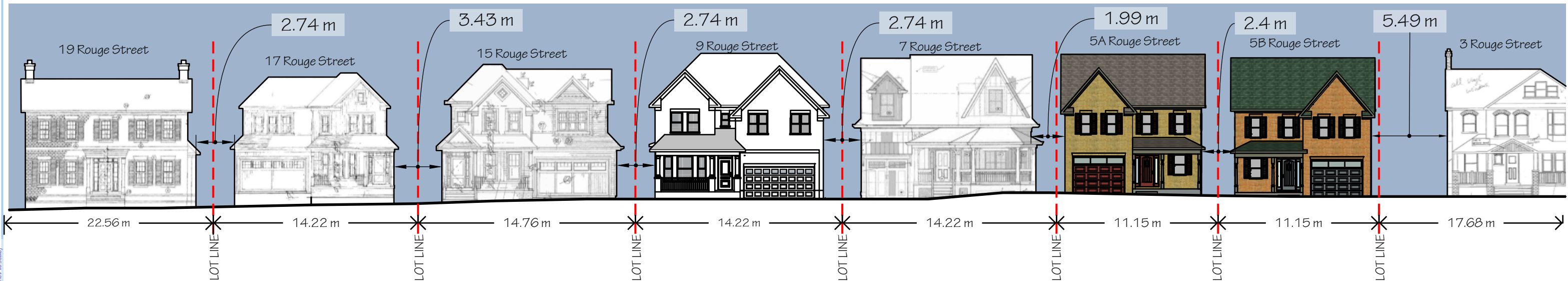




Bluenine Design Inc. is a registered professional engineering firm in the Province of Ontario, Canada. The design and construction of this project is the responsibility of the registered professional engineer, and the engineer's name and registration number are shown on this drawing. The engineer's name and registration number are shown on this drawing. The engineer's name and registration number are shown on this drawing.

DATE: 20250014  
 DRAWN BY: JUNE 8, 2025  
 CHECKED BY: JUNE 8, 2025  
 PROJECT: 5 RZUCE STREET, MARKHAM

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.



1 ROUGE STREET (SOUTH SIDE)  
 A4 Scale: N.T.S.

HOUSES HAVE 0.6 m SIDEYARD SETBACK  
 ADJACENT TO EXISTING LOTS AND 1.2 m  
 SETBACK BETWEEN

**BLUELINE Design**  
 301 Hedge Road, Sutton, ON  
 LOE 1R0  
 905-955-8283  
 candtburns@rogers.com

DATE  
 September 8, 2025  
 DRAWN BY  
 CRB

CLIENT  
 Marconi Homes  
 c/o Joe DiMartino

PROJECT  
 5 Rouge Street  
 Development  
 PROJECT NO.  
 20250014  
 REVISED:

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 the design is exempt under 2.17.5.1. of the Building Code

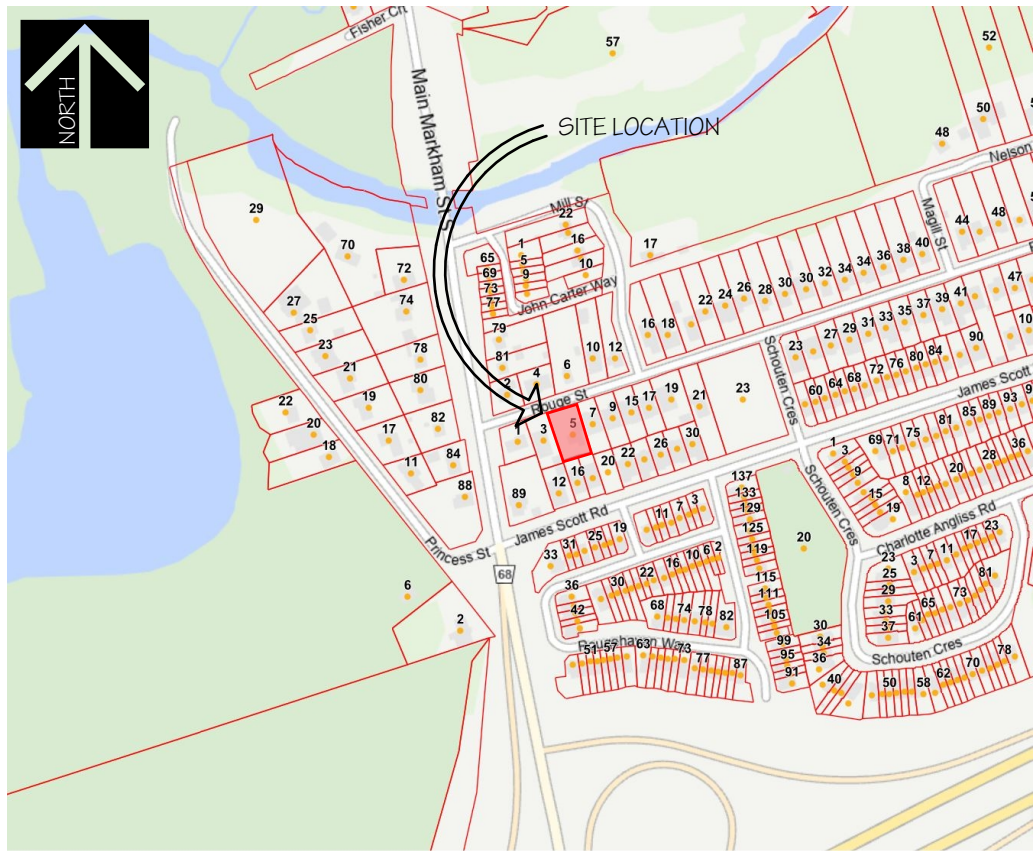
CHRIS BURNS 10084  
 NAME SIGNATURE BCIN  
 REGISTRATION INFORMATION  
 Required unless the design is exempt under 2.17.5.1. of the Building Code

BlueLine Design 31394  
 FIRMNAME BCIN

Streetscape

**A4**

BlueLine Design title block - Landscape 11" x 17" (if printed on any other size paper is not to scale)



**1** KEY PLAN  
**A1** Scale: N.T.S.



**2** YORK REGION AERIAL (2024)  
**A1** Scale: N.T.S.



**3** MARKHAM ZONING MAP  
**A1** Scale: N.T.S.

DATE  
 September 8, 2025  
 DRAWN BY  
 CRB

CLIENT  
 Marconi Homes c/o  
 Joe DiMartino

PROJECT  
 Summer Shelter  
 PROJECT NO.  
 20250006  
 REVISED:

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 the design is exempt under 2.17.5.1. of the Building Code

CHRIS BURNS	10084
NAME	SIGNATURE
REGISTRATION INFORMATION	BCIN
BlueLine Design	31394
FIRM NAME	BCIN

Site Information

**A1**



DATE  
September 8, 2025  
DRAWN BY  
CRB

CLIENT  
Marconi Homes c/o  
Joe DiMartino

PROJECT  
Summer Shelter  
PROJECT NO.  
20250006  
REVISED:

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 the design is exempt under 2.17.5.1. of the Building Code

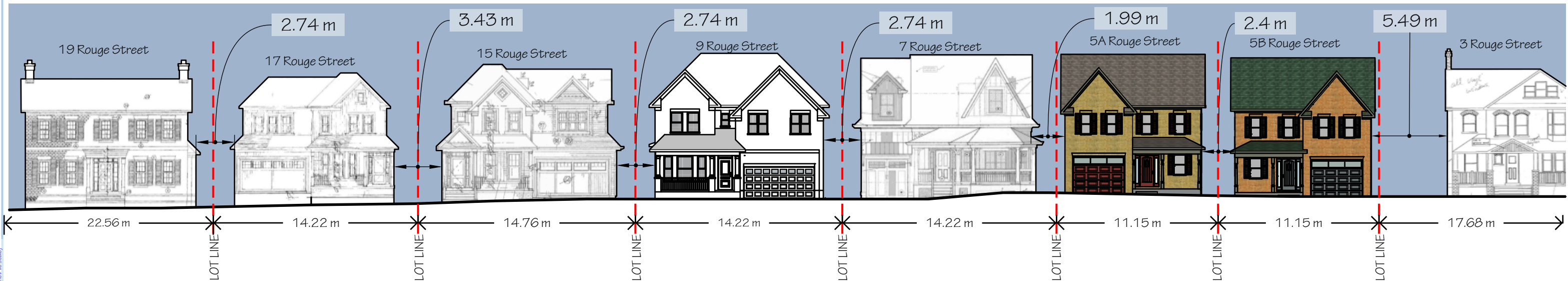
CHRIS BURNS	10084	
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
Required unless the design is exempt under 2.17.5.1. of the Building Code		
BlueLine Design	31394	
FIRM NAME	BCIN	



**1** PROPOSED HOUSES  
**A3** Scale: N.T.S.

Proposed House

**A3**



1 ROUGE STREET (SOUTH SIDE)  
 A4 Scale: N.T.S.

HOUSES HAVE 0.6 m SIDEYARD SETBACK  
 ADJACENT TO EXISTING LOTS AND 1.2 m  
 SETBACK BETWEEN

**BLUELINE Design**  
 301 Hedge Road, Sutton, ON  
 LOE 1R0  
 905-955-8283  
 candtburns@rogers.com

DATE  
 September 8, 2025  
 DRAWN BY  
 CRB

CLIENT  
 Marconi Homes  
 c/o Joe DiMartino

PROJECT  
 5 Rouge Street  
 Development  
 PROJECT NO.  
 20250014  
 REVISED:

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 the design is exempt under 2.17.5.1. of the Building Code

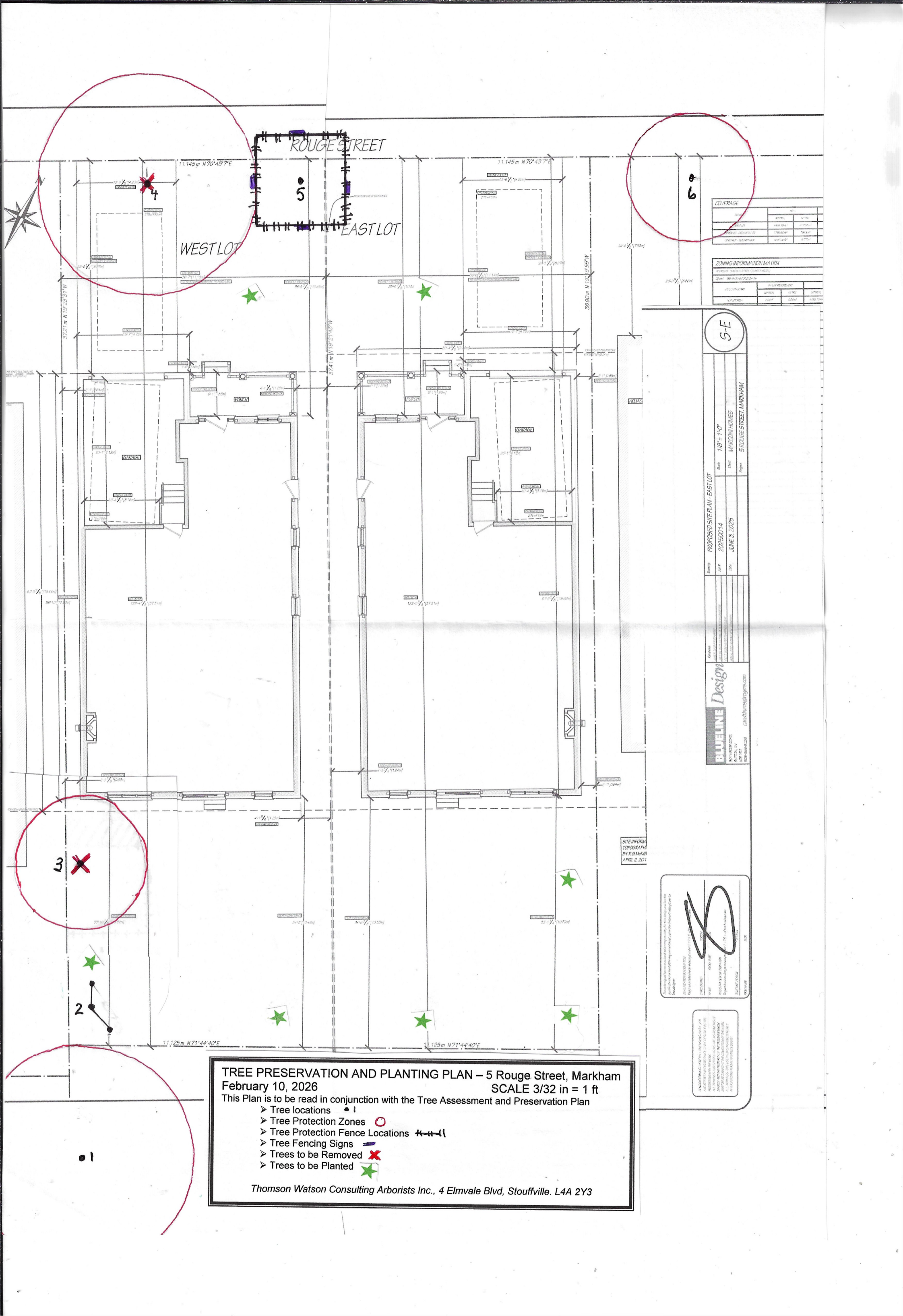
CHRIS BURNS 10084  
 NAME SIGNATURE BCIN  
 REGISTRATION INFORMATION  
 Required unless the design is exempt under 2.17.5.1. of the Building Code

BlueLine Design 31394  
 FIRMNAME BCIN

Streetscape

**A4**

BlueLine Design title block - Landscape 11" x 17" (if printed on any other size paper is not to scale)



COVERAGE	
DATE	BY

ZONING INFORMATION MATRIX	
ADDRESS	

S-E

**BLUENINE Design**

PROPOSED SITE PLAN - EAST LOT  
 20250014  
 DATE: JUNE 3, 2025  
 CLIENT: MARCONI HOMES  
 PROJECT: 5 ROUGE STREET, MARKHAM

DATE: 2025-06-03  
 BY: [Signature]  
 CHECKED: [Signature]  
 SCALE: 1/8" = 1'-0"

SITE FROM  
 TOPOGRAPHY  
 BY K. McLEOD  
 APRIL 2, 2021

PROPOSED SITE PLAN - EAST LOT

DATE: 2025-06-03  
 BY: [Signature]  
 CHECKED: [Signature]  
 SCALE: 1/8" = 1'-0"

**TREE PRESERVATION AND PLANTING PLAN – 5 Rouge Street, Markham**  
 February 10, 2026  
 SCALE 3/32 in = 1 ft

This Plan is to be read in conjunction with the Tree Assessment and Preservation Plan

- Tree locations ●
- Tree Protection Zones ○
- Tree Fencing Signs —
- Trees to be Removed ✕
- Trees to be Planted ★

Thomson Watson Consulting Arborists Inc., 4 Elmvale Blvd, Stouffville. L4A 2Y3