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GTA SURVEYING INC.
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SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 14th DAY OF AUGUST, 2025.

REVISION NOTE

THIS PLAN WAS REVISED ON NOVEMBER 13, 2025 - TO ADD TOPOGRAPHY

AUGUST 15, 2025
DATE

JACEK WALCZAK
ONTARIO LAND SURVEYOR

LEGEND

□	DENOTES	SURVEY MONUMENT SET
RP	—	SURVEY MONUMENT FOUND
RS	—	REGISTERED PLAN M-1572
	—	PLAN BY R. SALNA, O.L.S.
	—	DATED JUNE 24, 1988
N, S, E, W	—	NORTH, SOUTH, EAST, WEST
M	—	MEASURED
IB	—	IRON BAR
IP	—	IRON PIPE
SIB	—	STANDARD IRON BAR
OU	—	ORIGIN UNKNOWN
P.L.N.	—	PROPERTY IDENTIFIER NUMBER
AC	—	AIR CONDITIONER
AD	—	AREA DRAIN
BB	—	BELL BOX

LEGEND Continued

CT	—	CONIFEROUS TREE
MCT	—	MULTI-STEMMED CONIFEROUS TREE
DT	—	DECIDUOUS TREE
MDT	—	MULTI-STEMMED DECIDUOUS TREE
MH	—	MANHOLE
—	—	OVERHEAD WIRES
UP	—	UTILITY POLE
WV	—	WATER VALVE
T.R.E.	—	TOP OF ROOF ELEVATION

METRIC

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

ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF MARKHAM BENCHMARK No. 092901553, HAVING A PUBLISHED ELEVATION OF 173.00 METRES

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT OF THORNLEA COURT, HAVING A BEARING OF N09°51'30"W ACCORDING TO PLAN BY R. SALNA, O.L.S., DATED JUNE 24, 1988

THIS PLAN WAS PREPARED FOR ARA HASSERJIAN

PART 2 - SURVEY REPORT

- PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: NONE
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

GTA
Greater Toronto Acres
SURVEYING Inc.
7003 Steeles Ave. West, Unit 12, Toronto ON M9W 0A2
Tel: (416) 679-0572
E-MAIL: jw@gtasurveying.ca

DRAWN: B.D./M.C. CHECKED: J.W. PROJECT 25208



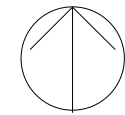
1 3D View 1



2 3D View 2



3 3D View 3



KEY PLAN

This drawing, as an instrument of service, is provided by and is the property of Contempo Studio. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Contempo Studio of any variations from the supplied information.

This drawing is not to be scaled.

The designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'for construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

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No. Issued for: Date
1.
2.

SEAL

contempostudio

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t. (416) 770-0071 f. (416) 642-1691

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 design the work shown on the attached documents:

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI  45250
NAME © SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.7, Division C of the Ontario Building Code.

CONTEMPO STUDIO 46972
FIRM NAME BCIN

PROPOSED 2-STORY DWELLING

AT
4 THORNLEA COURT,
MARKHAM, ON

COVER PAGE

Project number: 2025-26
Rev. no.:
Scale:
Date: MARCH, 2026
Drawn by: J.T.
Approved by: M.Z.

Drawing number:

A0.1

PROJECT:

4 THORNLEA COURT,
MARKHAM, ON

Project number: 2025-26

Date: MARCH, 2026

ISSUED FOR: Zoning Submission

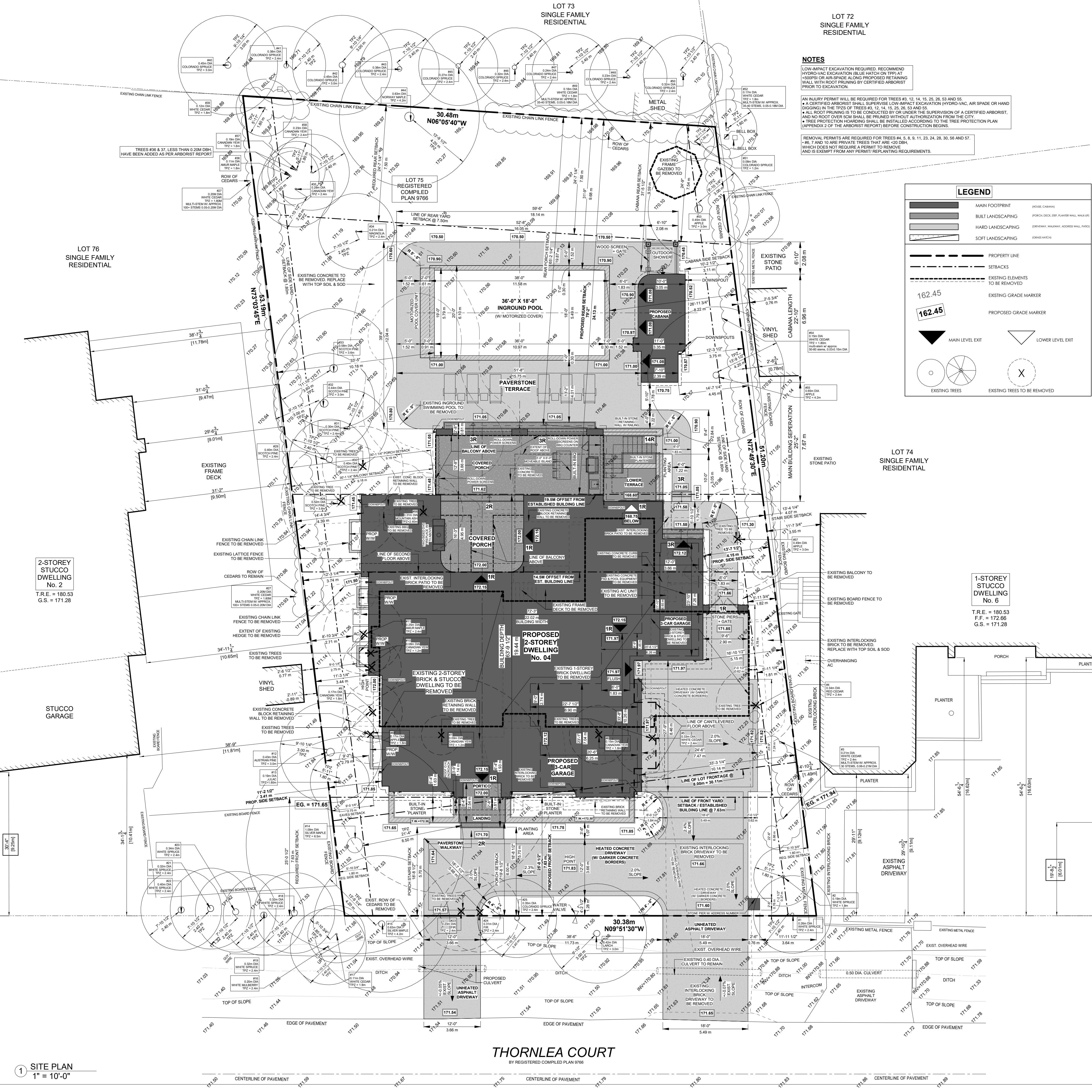
ARCHITECTURAL DESIGN
CONTEMPO STUDIO

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t. 416 770 0071
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CONTRACTOR

STRUCTURAL ENGINEERS

HVAC CONSULTANT



PROJECT STATISTICS			
Address:	4 Thornlea Court, Markham ON	COA	☒
Municipality:	York (Markham)	TRCA	☒
Legal Lot Description:	Lot 75, Registered Complot Plan 9766	ORM	☒
Date:	3/23/2026	Heritage	☐
Zoning Designation: RES-ENL (bylaw 2024-19)			
Lot Area:	16,872.34 sq. ft.	1,567.55 m ²	0.16 ha
Lot Frontage:	98.79 ft.	30.11 m	
Lot Depth:	171.26 ft.	52.20 m	
GROSS FLOOR AREA (FSI)			
	Permitted	Proposed	
Max FSI (main house)	N/A	52.62%	
Max FSI (all buildings)	N/A	53.89%	
Max GFA (main house)			
First Floor		2,705.68 sq. ft.	251.37 m ²
Second Floor		3,062.09 sq. ft.	284.48 m ²
GFA Sub-Total (main house)		5,767.77 sq. ft.	535.84 m ²
Basement		3,110.33 sq. ft.	288.96 m ²
GFA Total (main house)	N/A	8,878.10 sq. ft.	824.80 m ²
Garage Interior		925.91 sq. ft.	86.02 m ²
Attached Garage		834.24 sq. ft.	77.50 m ²
Finished Basement		2,637.46 sq. ft.	245.03 m ²
LOT COVERAGE			
	Permitted	Proposed	
House Footprint	3,715.56 sq. ft.	345.19 m ²	
Front Porch & Landing	52.89 sq. ft.	4.91 m ²	
Rear Covered Porch	736.29 sq. ft.	68.40 m ²	
Max Main Building Coverage Subtotal	4,504.74 sq. ft.	418.50 m ²	
Cabana	215.17 sq. ft.	12.81 m ²	
Max Accessory Structure Coverage	215.17 sq. ft.	19.99 m ²	
Subtotal	548.54 m ²	4,719.91 sq. ft.	27.97%
Max Total Coverage	35.00%	4,719.91 sq. ft.	27.97%
DISTANCE FROM ESTABLISHED BUILDING LINE			
	Permitted	Proposed	
Max Distance from EBL line	19.50 m	63.78 ft.	19.44 m
Max Distance from EBL line	14.50 m	63.78 ft.	19.44 m
MAIN BUILDING COVERAGE			
	Permitted	Proposed	
Max First Storey Coverage	470.26 m ²	3,649.56 sq. ft.	339.05 m ²
Max Second Storey/Any Storey above	313.51 m ²	3,415.58 sq. ft.	317.32 m ²
First Storey	20.00%	20.24%	
Max Combined Main Building Coverage	500.00 m ²	7,065.14 sq. ft.	656.37 m ²
ESTABLISHED GRADE CALCULATION			
	Left Side	Right Side	Est. Grade
@ Min Front Yard Setback	171.65 m	171.94 m	171.80 m
Notes: Outside Wall Height means vertical distance from established grade to highest top of outside wall of upper most floor or story.			
Established grade means the level of ground that is measured by averaging the grade located at two points that are 0.1m beyond the two sides to the edge of the lot.			
BUILDING HEIGHT			
	Permitted	Proposed	
Max Main Outside Wall	7.00 m	23.33 ft.	7.11 m
Outside Wall Height means the vertical distance from established grade to the highest top of the outside wall of the building.			
Max Height 3.0 above (6/12 Slope)	10.00 m	32.76 ft.	9.99 m
Max Roof Area < 25 Degree (6/12 Slope)	10.00 m	32.76 ft.	9.99 m
Max Storeys	2.00	2.00	
Max Corner Width	35.00%	N/A	
Max Porch Floor Height (above average grade)	1.20 m	1.54 ft.	0.47 m
FRONT YARD SETBACK / ESTABLISHED BUILDING LINE CALCULATION			
	Left Side	Right Side	Permitted
Avg. Neighbour Setbacks	9.25 m	6.01 m	7.63 m
Notes: Based on two existing buildings, front yard setback average of neighbouring buildings front yard setback.			
SETBACKS			
	Permitted	Proposed	
Min Front	7.63 m	25.03 ft.	7.63 m
Min Front (With Horseshoe Driveway)	8.00 m	25.03 ft.	7.63 m
Notes: Minimum front yard setback is average of neighbouring setbacks of horseshoe driveway, main building setback must be minimum 8.0m. If horseshoe or circular driveway, main building setback must be 15.0m.			
Min Left Side	1.80 m	11.19 ft.	3.41 m
Min Right Side	1.80 m	13.62 ft.	4.15 m
Min Combined Side	7.53 m	24.80 ft.	7.56 m
Notes: (greater of 4.0m, or 25% of the lot width)			
Min Rear	7.50 m	79.17 ft.	24.13 m
Min Porch (Front)	1.00 m	N/A	N/A
Min Eaves & Roof Overhang	0.10 m	9.02 ft.	2.75 m
Min Balcony	1.00 m	30.12 ft.	9.18 m
Min Bay Window	1.20 m	N/A	N/A
Notes: Provided a 0.1m above grade, and no wider than 4.0m.			
Min Driveway (Rt. Side Yard)	1.80 m	5.94 ft.	1.81 m
Min Star & Landing Front	0.60 m	18.70 ft.	5.70 m
Min Star & Landing Side	1.20 m	13.35 ft.	4.07 m
Notes: Only for driveways that access any part of main building and which are not associated with backdoor.			
Min Porch Driveway	0.60 m	N/A	N/A
Notes: Deck are not permitted in the front yard.			
Established Building Line means a line that is the average distance between the front lot line and the nearest wall (including the private garage) of the main building facing the front lot line on the two neighbouring lots fronting the same street.			

HARD & SOFT LANDSCAPING								
		Permitted	Proposed					
FRONT YARD								
Total Front Yard Area			3,493.34 sq. ft.	324.54 m ²				
Exclude:								
Driveway			1,619.95 sq. ft.	169.08 m ²				
Porches & Landings & Steps			65.59 sq. ft.	7.38 m ²				
Remaining Front Yard Area			1,807.80 sq. ft.	167.18 m ²				
Hardscape Elements								
Walkways			22.50 sq. ft.	2.09 m ²				
Stone Piers			6.25 sq. ft.	0.58 m ²				
Retaining Walls			60.38 sq. ft.	5.61 m ²				
Total Max Front Yard Landscaping Area		22.12 m ²	1,498.37 sq. ft.	14.39%				
PERMITTED HARDSCAPING								
Max Front Yard Encroachment	3.75 m	N/A	ft.	N/A m				
Notes: 10% of maximum rear yard setback for main building								
Max Width of Strip Around Pool	1.20 m	N/A	ft.	N/A m				
Notes: Includes any paving around pool and permitted rear yard landscaping encroachment								
Max Width of Pad (d Star Base	1.20 m	N/A	ft.	N/A m				
Notes: Includes any paving around pool and permitted rear yard landscaping encroachment								
REQUIRED SOFT LANDSCAPING								
Min. Width of Soft Landscape Strip Along Property Line	1.50 m	5.97	ft.	1.82 m				
Interior Side Property Lines	1.50 m	24.74	ft.	7.54 m				
Rear Property Line	1.50 m	24.74	ft.	7.54 m				
NOTES:								
1. Min. 3m x 3m for one single vehicle parking space, increases to 2.1m for additional parking spaces								
2. Encroachment is permitted provided such parking space is no more than 1.5m x 2.1m with a vertical clearance of at least 2.1m								
PORCH, GARAGE, & DRIVEWAY								
		Permitted	Proposed					
Min. Porch Depth	1.80 m	8.33	ft.	2.54 m				
Min. Side Encroachment into Porch	0.30 m	0.00	ft.	0.00 m				
Notes: Provided a minimum of 1.5m x 1.5m unencumbered area is maintained within the porch								
Garage								
Building Facade	11.01 m	72.24	ft.	22.02 m				
Max Garage Door Width	11.01 m	36.30	ft.	11.98 m				
Notes: (over building footprint)								
Max Attached Garage Projection	1.80 m	0.00	ft.	0.00 m				
Notes: (over projection of attached garage past main wall of the building)								
Max Driveway Width	1.38 m	27.76	ft.	8.46 m				
Notes: (over 20% lot coverage in garage door width plus 2.0m)								
Min Parking Spaces	1.00	3.00						
HORSESHOE DRIVEWAY								
Provision: less than 10.0m, driveway driveway not permitted								
Min Width	3.00 m	19.64	ft.	5.68 m				
Max Width	3.70 m	38.48	ft.	11.73 m				
Notes: (over 20% lot coverage in garage door width plus 2.0m)								
Max Front Yard	0.60 m	N/A	ft.	N/A m				
Max Side Yard	0.45 m	1.00	ft.	0.00 m				
Max Rear Yard	0.60 m	0.00	ft.	0.00 m				
Notes: (over 20% lot coverage in garage door width plus 2.0m)								
ENCROACHMENTS								
		Permitted	Proposed					
Eaves & Roof Overhangs	0.60 m	3.74	ft.	1.14 m				
Max Front Yard	0.60 m	1.00	ft.	0.00 m				
Max Side Yard	0.45 m	1.00	ft.	0.00 m				
Max Rear Yard	0.60 m	0.00	ft.	0.00 m				
Notes: (over 20% lot coverage in garage door width plus 2.0m)								
Porches (including cold cellar below)								
Max Front Yard	0.60 m	N/A	ft.	N/A m				
Notes: (over 20% lot coverage in garage door width plus 2.0m)								
Max Side Yard	0.45 m	1.00	ft.	0.00 m				
Max Rear Porch Step	1.05 m	N/A	ft.	N/A m				
Front Porch Step	2.25 m	N/A	ft.	N/A m				
Notes: (over 20% lot coverage in garage door width plus 2.0m)								
Max Front Yard	0.60 m	N/A	ft.	N/A m				
Max Side Yard	0.45 m	1.00	ft.	0.00 m				
Max Rear Yard	0.60 m	0.00	ft.	0.00 m				
Notes: (over 20% lot coverage in garage door width plus 2.0m)								
Max Side Yard					0.00 m	N/A	ft.	N/A m
Max Front Yard					0.00 m	N/A	ft.	N/A m
Max Side Yard					0.45 m	1.00	ft.	0.00 m
Max Rear Yard					0.60 m	0.00	ft.	0.00 m
Notes: (over 20% lot coverage in garage door width plus 2.0m)								
Architectural Features, or similar, that encroach on the property line								
Max Front Yard	0.60 m	N/A	ft.	N/A m				
Max Side Yard	0.45 m	1.00	ft.	0.00 m				
Max Rear Yard	0.60 m	N/A	ft.	N/A m				
Notes: (over 20% lot coverage in garage door width plus 2.0m)								
Piers & Pilasters								
Max Front Yard	0.60 m	N/A	ft.	N/A m				
Max Side Yard	0.45 m	1.00	ft.	0.00 m				
Max Rear Yard	0.60 m	0.00	ft.	0.00 m				
Notes: (over 20% lot coverage in garage door width plus 2.0m)								
Chimneys								
Max Front Yard	0.60 m	N/A	ft.	N/A m				
Max Side Yard	0.45 m	1.00	ft.	0.00 m				
Max Rear Yard	0.60 m	N/A	ft.	N/A m				
Notes: (over 20% lot coverage in garage door width plus 2.0m)								
Window Well								
Max Front Yard	0.60 m	N/A	ft.	N/A m				
Max Side Yard	0.45 m	1.00	ft.	0.00 m				
Max Rear Yard	0.60 m	N/A	ft.	N/A m				
Notes: (over 20% lot coverage in garage door width plus 2.0m)								
Bay Window (cantilevered min 0.15m above grade or porch & max 4.0m wide)								
Max Front Yard	1.00 m	N/A	ft.	N/A m				
Max Side Yard	0.45 m	1.00	ft.	0.00 m				
Max Rear Yard	1.00 m	N/A	ft.	N/A m				
Notes: (over 20% lot coverage in garage door width plus 2.0m)								
Balcony (in RES-ENL zone, max 1.8m projection from building main wall)								
Max Front Yard	1.80 m	N/A	ft.	N/A m				
Max Side Yard	0.45 m	1.00	ft.	0.00 m				
Max Rear Yard	1.80 m	0.00	ft.	0.00 m				
Notes: (over 20% lot coverage in garage door width plus 2.0m)								
Stairs & Landings (connected to main building, not associated w deck or porch)								
Max Front Yard	2.00 m	0.00	ft.	0.00 m				
Max Side Yard	2.00 m	0.00	ft.	0.00 m				
Max Rear Yard	2.00 m	0.00	ft.	0.00 m				
NOTES:								
ACCESSORY STRUCTURES								
		Permitted	Proposed					
Max # of Accessory Structure	2.00	1.00						
Notes: (if lot area is up to 4,000 sq. ft., 4 for lot area more than 4,000 sq. ft.)								
Max GFA per accessory structure	20.00 m ²	215.17 sq. ft.	19.99 m ²					
Notes: (1.0m for lot area up to 500 sq. ft., 1.5m for lot area up to 1,000 sq. ft., 2.0m for lot area up to 1,500 sq. ft., 2.5m for lot area up to 2,000 sq. ft., 3.0m for lot area up to 2,500 sq. ft., 3.5m for lot area up to 3,000 sq. ft., 4.0m for lot area up to 3,500 sq. ft., 4.5m for lot area up to 4,000 sq. ft., 5.0m for lot area up to 4,500 sq. ft., 5.5m for lot area up to 5,000 sq. ft., 6.0m for lot area up to 5,500 sq. ft., 6.5m for lot area up to 6,000 sq. ft., 7.0m for lot area up to 6,500 sq. ft., 7.5m for lot area up to 7,000 sq. ft., 8.0m for lot area up to 7,500 sq. ft., 8.5m for lot area up to 8,000 sq. ft., 9.0m for lot area up to 8,500 sq. ft., 9.5m for lot area up to 9,000 sq. ft., 10.0m for lot area up to 9,500 sq. ft., 10.5m for lot area up to 10,000 sq. ft., 11.0m for lot area up to 10,500 sq. ft., 11.5m for lot area up to 11,000 sq. ft., 12.0m for lot area up to 11,500 sq. ft., 12.5m for lot area up to 12,000 sq. ft., 13.0m for lot area up to 12,500 sq. ft., 13.5m 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FINISHED GRADE CALCULATION (CABANA)					
Wall Segment	Wall Start Grade	Wall End Grade	Wall Average Grade	Wall Length	Product
1	170.75	170.57	170.66	2.39	407.88
2	170.57	170.52	170.55	6.96	1,186.99
3	170.52	170.90	170.71	3.05	520.67
4	170.90	171.00	170.95	6.96	1,189.81
Total			682.87	19.36	3,305.35
Total Product Divided By Total Wall Length				170.73	

CABANA AVERAGE GRADE
= 170.73m

HARD & SOFT LANDSCAPING					
	Permitted		Proposed		
FRONT YARD					
Total Front Yard Area			3,493.34	sq.f	324.54 m2
Excludes					
Driveway			1,819.95	sq.f	169.08 m2
Portico & Landing & Step			85.89	sq.f	7.98 m2
Remaining Front Yard Area			1,587.50	sq.f	147.48 m2
Hardscape Elements					
Walkway			22.50	sq.f	2.09 m2
Stone Pier			6.25	sq.f	0.58 m2
Retaining Walls			60.38	sq.f	5.61 m2
Total Max Front Yard Hardscaping Area		22.12 m2	1,498.37	sq.f	139.20 m2
		15.00%			94.39%
PERMITTED HARDSCAPING					
Max Rear Yard Encroachment		3.75 m	N/A	ft	N/A m
(max 50% of required rear yard setback for main building)					
Max Width of Strip Around Pool		1.20 m	N/A	ft	N/A m
(hardscape strip permitted around pool past permitted rear yard hardscaping encroachment)					
Max Width of Pad @ Stair Base		1.20 m	N/A	ft	N/A m
(hardscape landing permitted past bottom of stairs past permitted rear yard hardscaping encroachment)					
REQUIRED SOFT LANDSCAPING					
Min. Width of Soft Landscape Strip Along Property Line					
Interior Side Property Lines		1.50 m	5.97	ft	1.82 m
Rear Property Line		1.50 m	24.74	ft	7.54 m
NOTES:					

This drawing, as an instrument of service, is provided by and is the property of Contempo Studio. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Contempo Studio of any variations from the supplied information.

This drawing is not to be scaled.

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No. Issued for: Date
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SEAL

contempostudio

1140 The Queensway, Toronto, Ontario M8Z 1P7
info@contempostudio.ca w. contempostudio.ca
t. (416) 770-0071 f. (416) 642-1691

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 design the work shown on the attached documents:

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

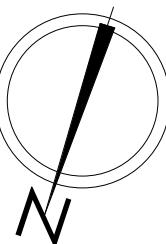
MARIN ZABZUNI 45250
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.7, Division C of the Ontario Building Code.
CONTEMPO STUDIO 46972
FIRM NAME BCIN

PROPOSED 2-STOREY DWELLING

AT
4 THORNLEA COURT,
MARKHAM, ON

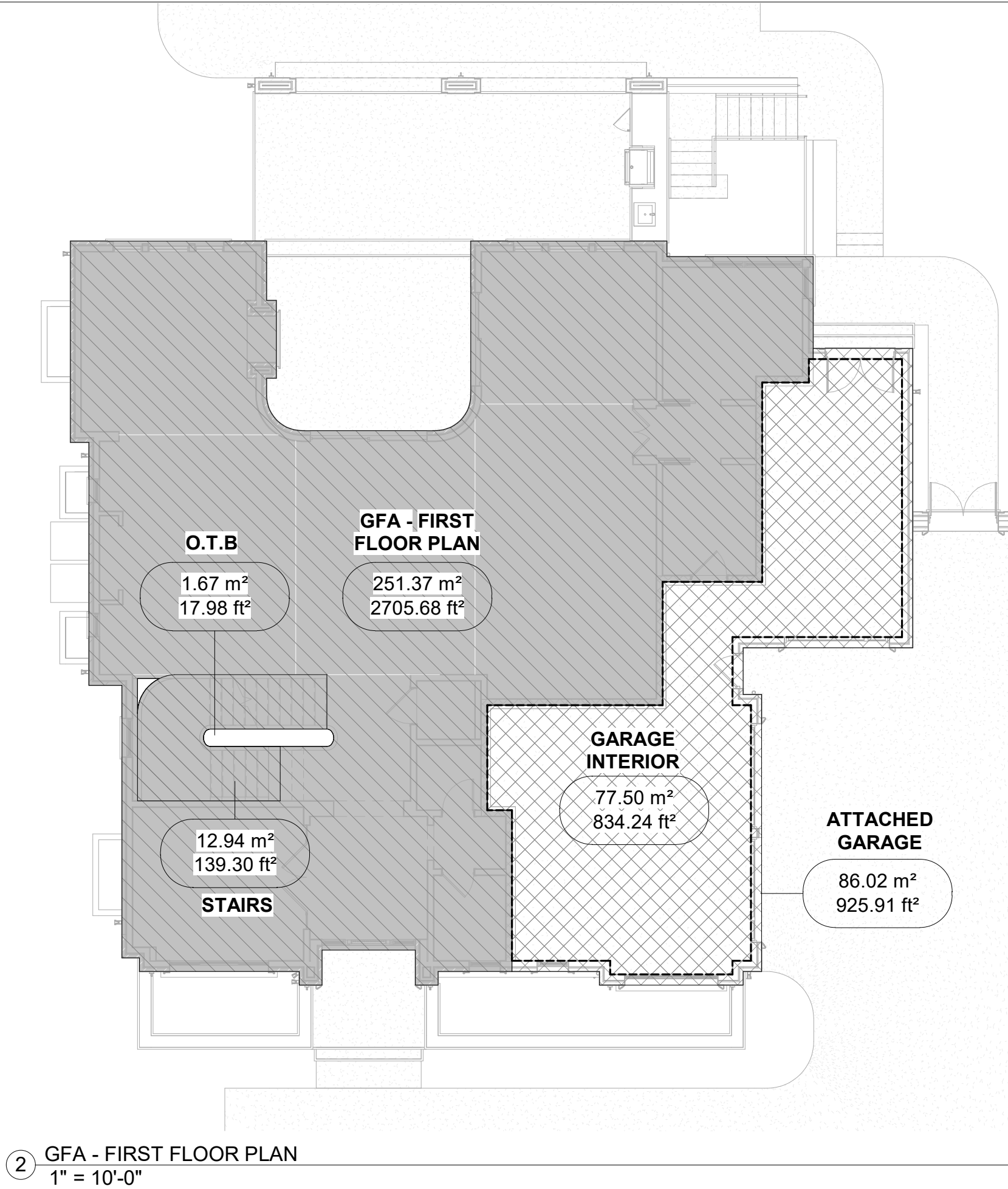
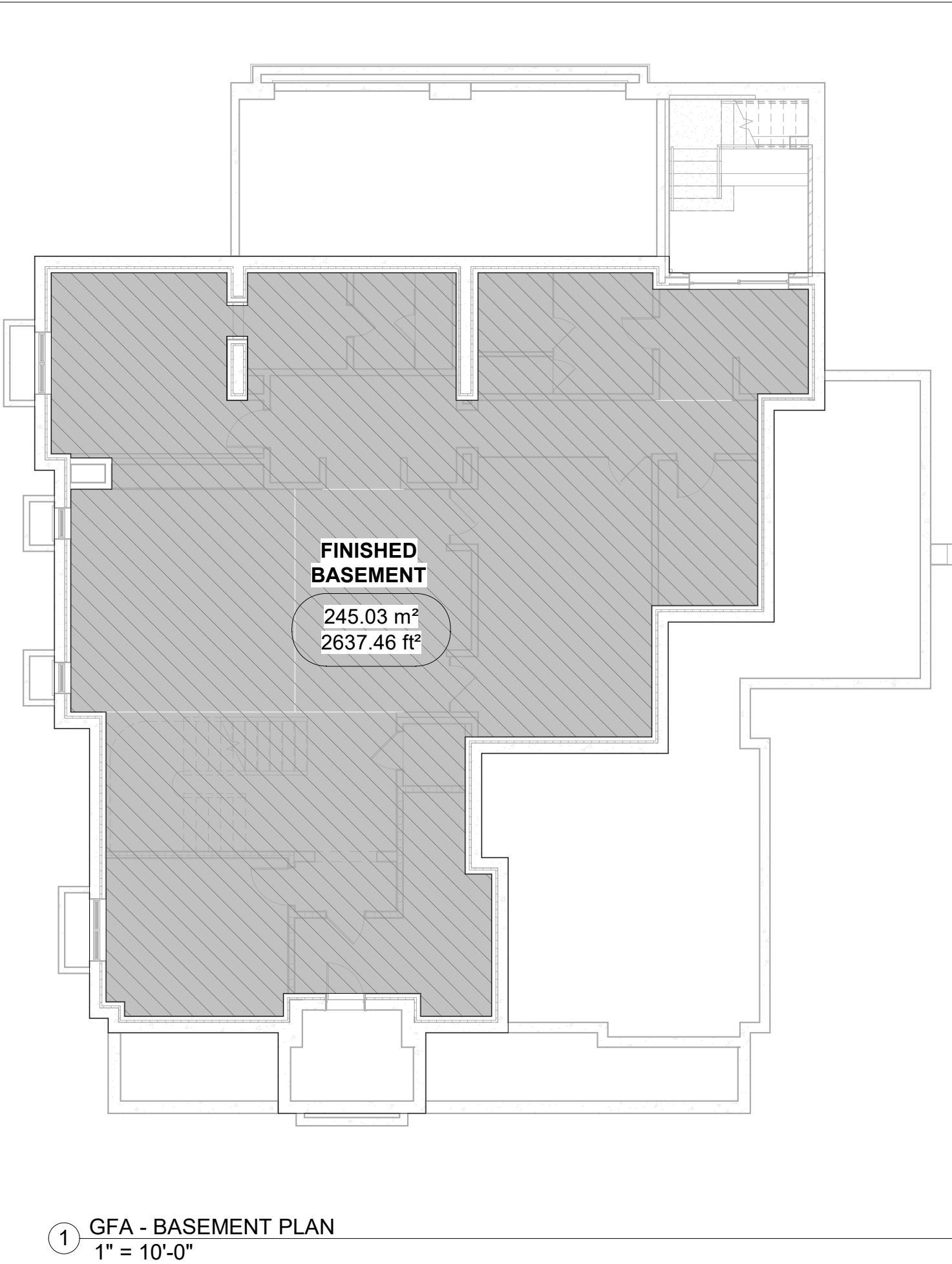
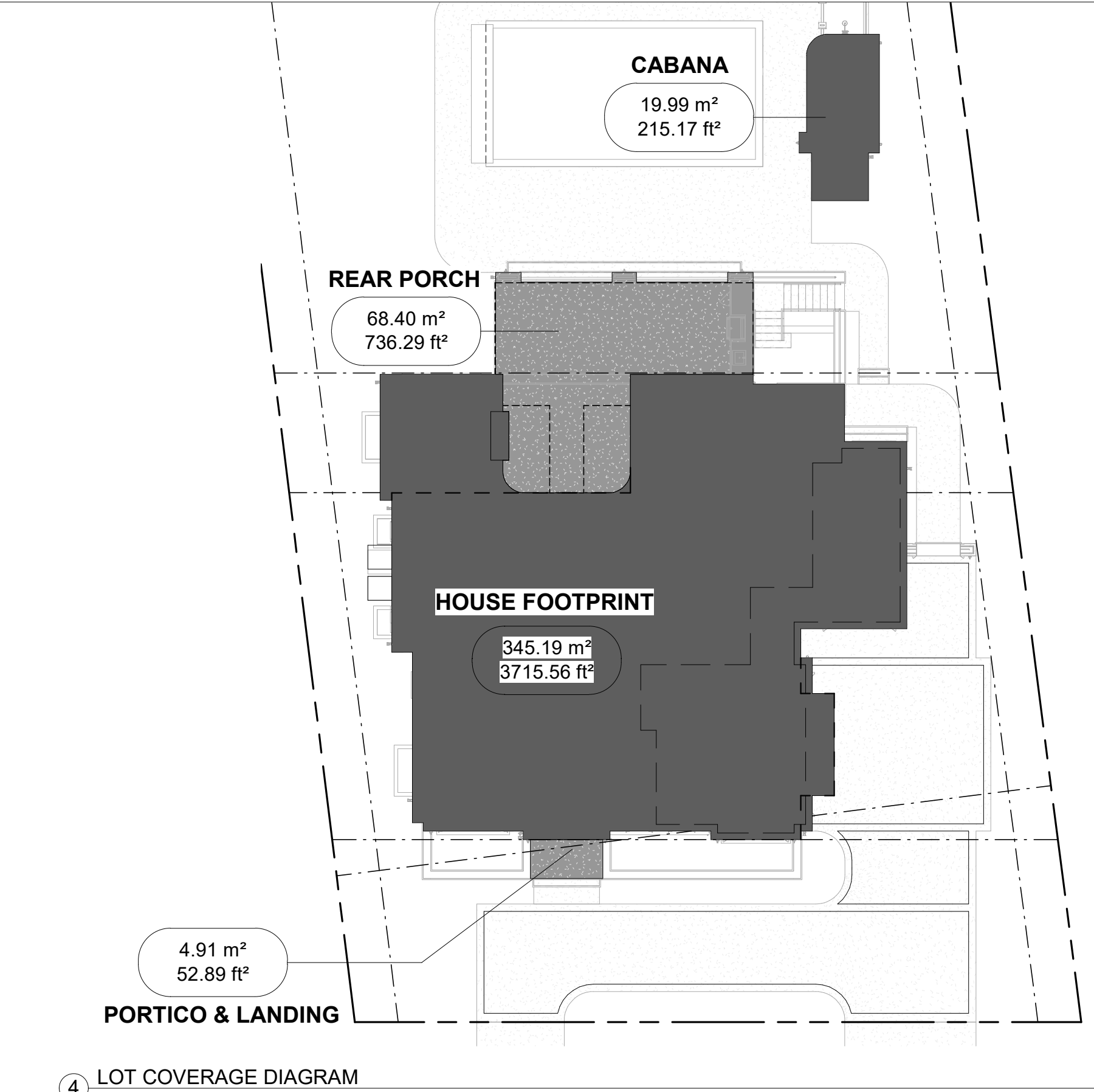
LANDSCAPE DIAGRAM



Project number: 2025-26
Rev. no.:
Scale: 1 : 100
Date: MARCH, 2026
Drawn by: J.T. + M.R.
Approved by: M.Z.

Drawing number:

A1.1



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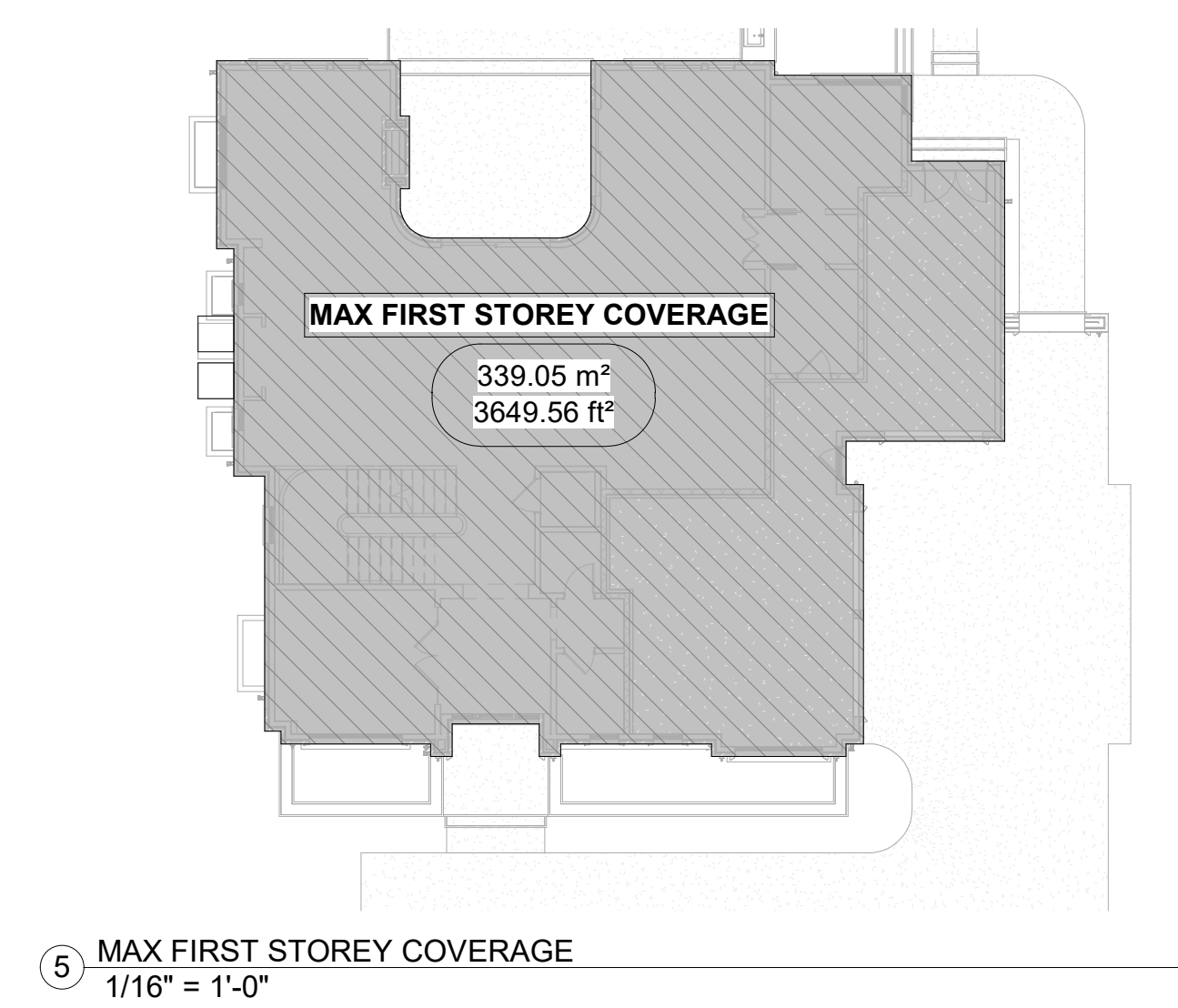
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No. Issued for: Date
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LOT COVERAGE			
	Permitted	Proposed	
House Footprint		3,715.56 sq.f	345.19 m2
			22.02%
Front Portico & Landing		52.89 sq.f	4.91 m2
			0.31%
Rear Covered Porch		736.29 sq.f	68.40 m2
			4.36%
Max Main Building Coverage Subtotal		4,504.74 sq.f	418.50 m2
			26.70%
Cabana		215.17 sq.f	19.99 m2
			1.28%
Max Accessory Structure Coverage Subtotal		215.17 sq.f	19.99 m2
			1.28%
Max Total Coverage	548.64 m2	4,719.91 sq.f	438.49 m2
	35.00%		27.97%

NOTES: Includes portion of lot covered by any part of any building or structure on or above surface of lot.

Single Storey Building: Where a building is single storey with outside main wall height less than 4.5m, max. main building coverage for 1-storey is 45%, and maximum lot coverage is 50%.

DISTANCE FROM ESTABLISHED BUILDING LINE			
	Permitted	Proposed	
Max Distance from EBL (1st)	19.50 m	63.78 ft	19.44 m
Max Distance from EBL (2nd)	14.50 m	63.78 ft	19.44 m

The greater of 19.5m for the first storey, and 14.5m for any storey above the first storey or the average maximum distance of the main building from the established building line of the two neighbouring lots

Max distance of main building from EBL can be increased by 5.0m where building does not exceed 1-Storey and where max. outside main wall height does not exceed 4.5m.

MAIN BUILDING COVERAGE			
	Permitted	Proposed	
Max First Storey Coverage	470.26 m2	3,649.56 sq.f	339.05 m2
	30.00%		21.63%
Max Second Storey/Any Storey above First Storey	313.51 m2	3,415.58 sq.f	317.32 m2
	20.00%		20.24%
Max Combined Main Building Coverage	500.00 m2	7,065.14 sq.f	656.37 m2

NOTES: Max main building coverage applies to the main building, detached private garages and attached or detached carports. For the purposes of this provision, main building coverage of a carport shall be measured to the exterior face of the exterior wall, column, or pillar.

Where the max 30% main building coverage for the first storey, and 20% main building coverage for any storey above the first storey would result in a combined main building coverage that exceeds 500sq.m, the max combined main building coverage is 500sq.m.

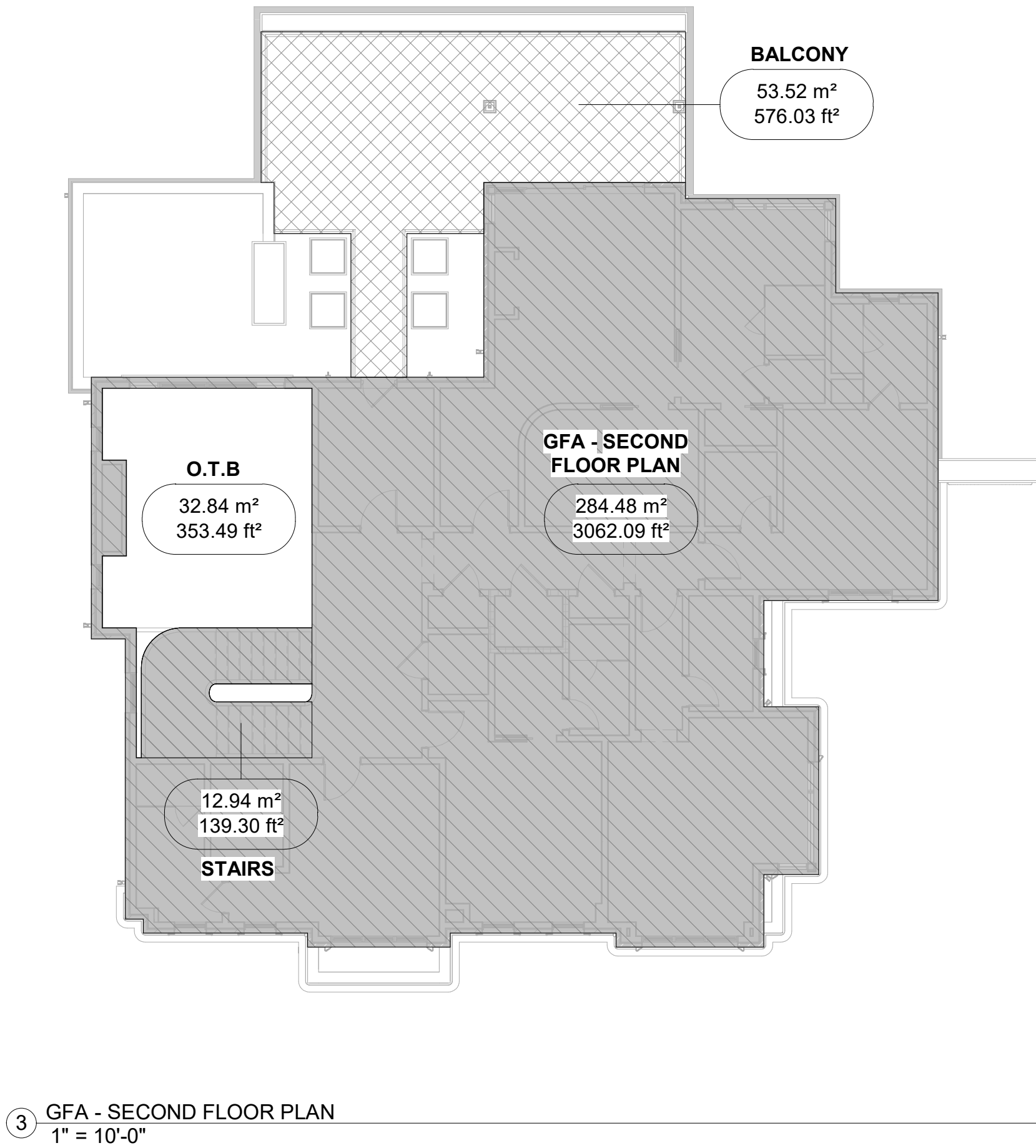
Any portion of a storey with an outside wall height greater than 4.5m is considered an additional storey.

Single Storey Building: Where a building is single storey with outside main wall height less than 4.5m, max. main building coverage for 1-storey is 45%, and maximum lot coverage is 50%.

Definition: Mean area od main building that is enclosed by **main walls**(**exterior front, side and rear walls and all structural components essential to support of fully enclosed space**) measured between exterior faces of exterior walls. Unenclosed decks, porches, cold cellars, and balconies are not considered to be within the main building coverage.

GROSS FLOOR AREA (FSI)			
	Permitted	Proposed	
Max FSI (main house)	N/A	52.62%	
Max FSI (all buildings)	N/A	53.89%	
Max GFA (main house)			
First Floor		2,705.68 sq.f	251.37 m2
(Includes 139.30 sf stairs, excludes 17.98 sf OTB)			
Second Floor		3,062.09 sq.f	284.48 m2
(Includes 139.30 sf stairs, excludes 353.49 sf OTB)			
GFA Sub-Total (main house)		5,767.77 sq.f	535.84 m2
Basement		3,110.33 sq.f	288.96 m2
(To exterior face of basement walls)			
GFA Total (main house)	N/A	8,878.10 sq.f	824.80 m2
Attached Garage		925.91 sq.f	86.02 m2
(To exterior face of garage walls)			
Garage Interior		834.24 sq.f	77.50 m2
(To interior face of garage walls)			
Finished Basement		2,637.46 sq.f	245.03 m2
(To interior face of basement walls, ONLY finished basement spaces)			
GFA (accessory buildings)			
Cabana	20.00 m2	215.17 sq.f	19.99 m2
GFA Total (accessory)	N/A	215.17 sq.f	19.99 m2
GFA Total (all buildings)	N/A	9,093.27 sq.f	844.79 m2

NOTES: Includes area above & below grade taken to ext. face of ext. walls, stairs, & basement.
Excludes area dedicated for parking of motor vehicle, & open to below



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QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

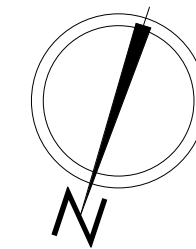
MARIN ZABZUNI
NAME SIGNATURE 45250 BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.

CONTEMPO STUDIO 46972 BCIN
FIRM NAME

PROPOSED 2-STOREY DWELLING
AT
**4 THORNLEA COURT,
MARKHAM, ON**

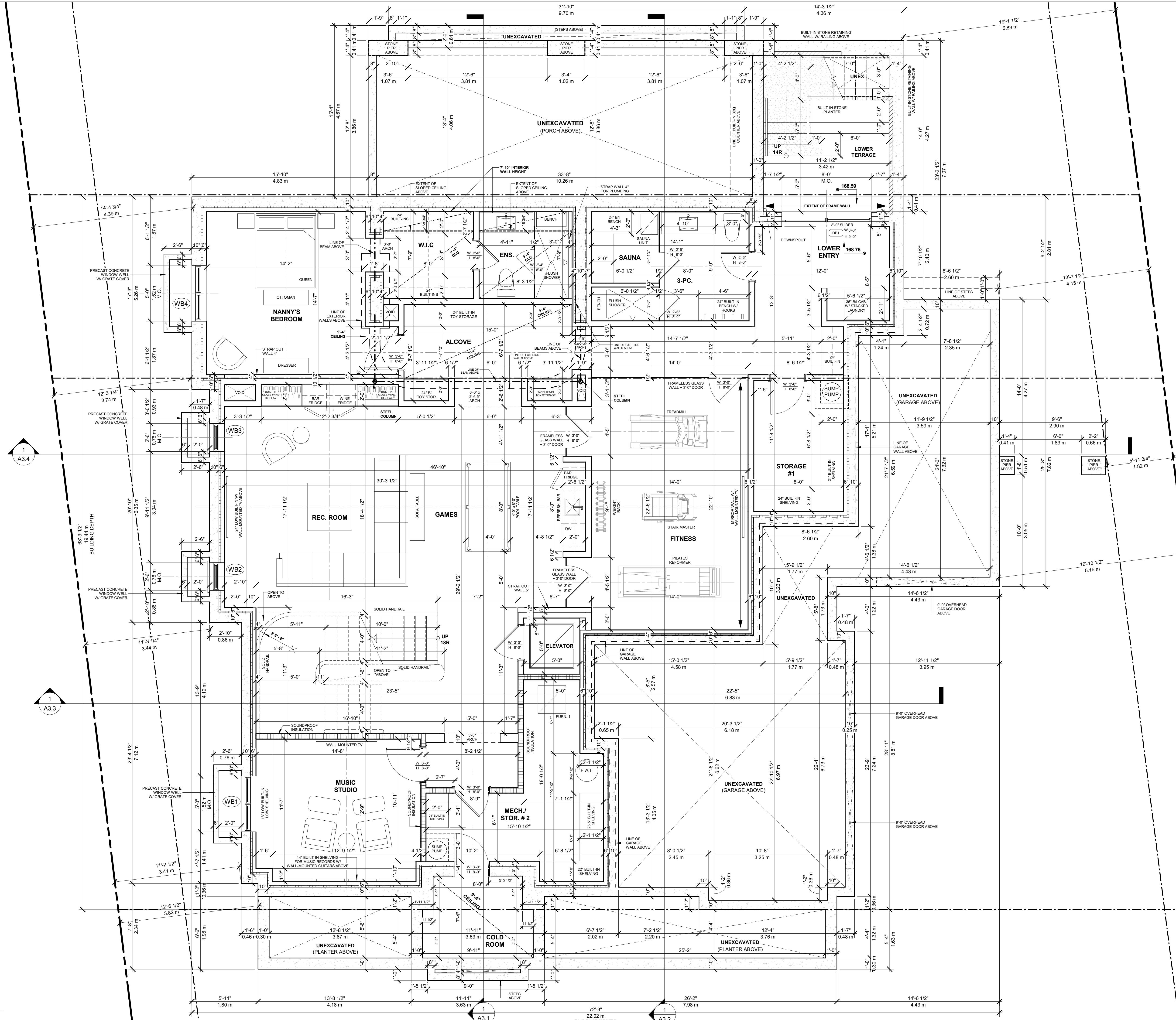
LOT COVERAGE & GFA DIAGRAMS



Project number: 2025-26
Rev. no.:
Scale: As indicated
Date: MARCH, 2026
Drawn by: J.T. + M.R.
Approved by: M.Z.

Drawing number:

A1.2



TYPICAL BASEMENT CEILING
HEIGHT 10'-0" (U.N.O.)
(9'-0" CLG. WHERE STRAPPED
DOWN 12" FOR MECH.)

NOTE: IN-FLOOR RADIANT
HEATING THROUGHOUT

NOTE: RECESSED BLINDS TO
BE INSTALLED ABOVE ALL
WINDOWS & DOORS

1 BASEMENT PLAN
1/4" = 1'-0"

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MARIN ZABUNI	SIGNATURE
NAME	45250 BCIN
REGISTRATION INFORMATION	
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CONTEMPO STUDIO	46972
FIRM NAME	BCIN

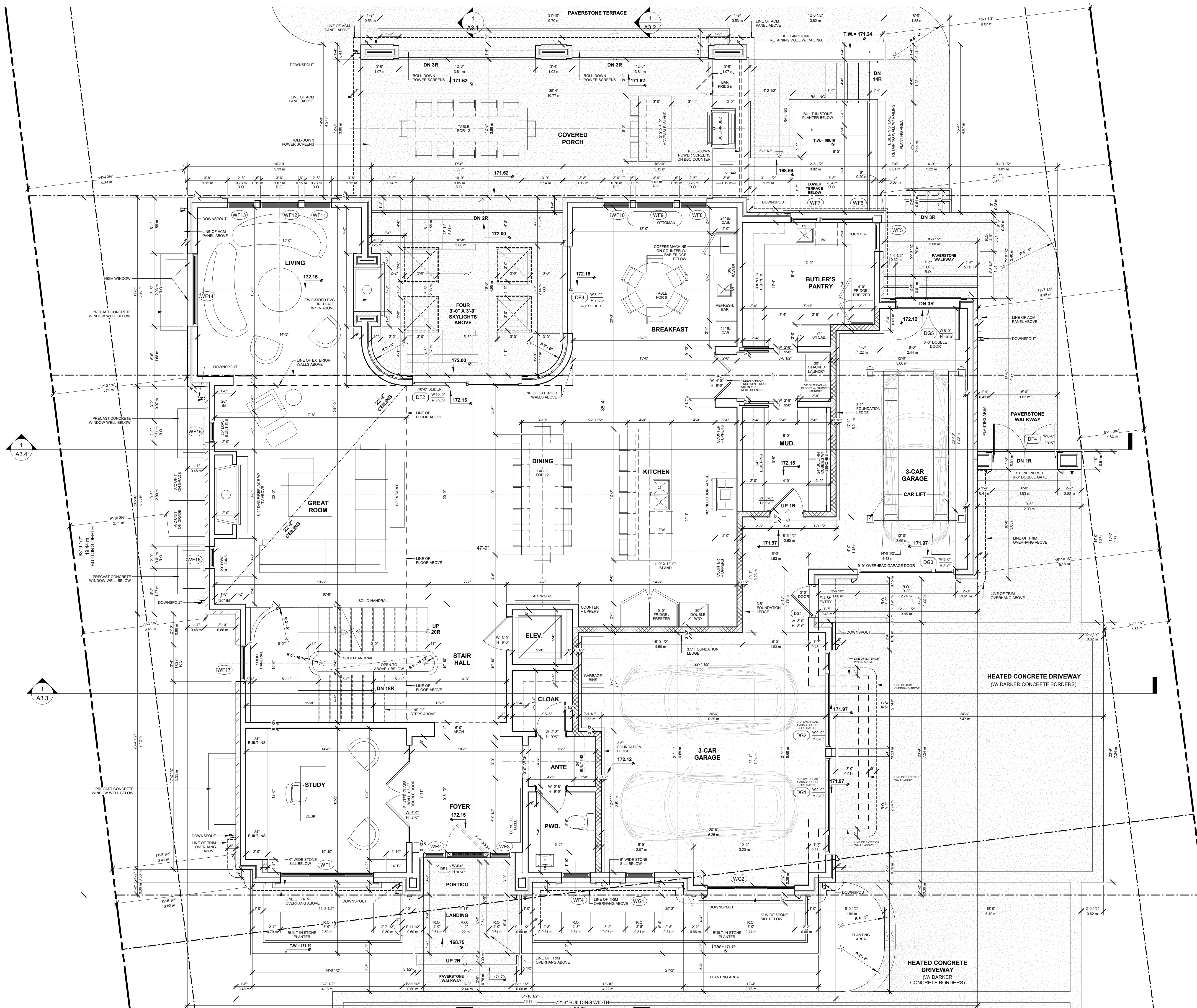
PROPOSED 2-STOREY DWELLING
AT
4 THORNSLEA COURT,
MARKHAM, ON

BASEMENT PLAN

Project number:	2025-26
Rev. no.:	1/4" = 1'-0"
Scale:	MARCH, 2026
Date:	J.T. + M.R.
Drawn by:	M.Z.
Approved by:	

Drawing number:

A1.3



TYPICAL FIRST FLOOR
CEILING HEIGHT 11'-0" (U.N.O.)

NOTE: ELECTRIC HEATED
FLOORS TO BE INSTALLED IN
ALL TILED SPACES

NOTE: RECESSED BLINDS TO
BE INSTALLED ABOVE ALL
WINDOWS & DOORS

1 FIRST FLOOR PLAN
1/4" = 1'-0"

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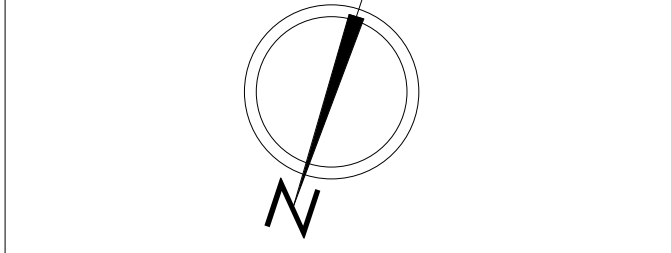
MARIN ZABZUNI
NAME SIGNATURE 45250 BCIN

REGISTRATION INFORMATION
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CONTEMPO STUDIO 46972 BCIN
FIRM NAME

PROPOSED 2-STOREY DWELLING
AT
4 THORNLEA COURT,
MARKHAM, ON

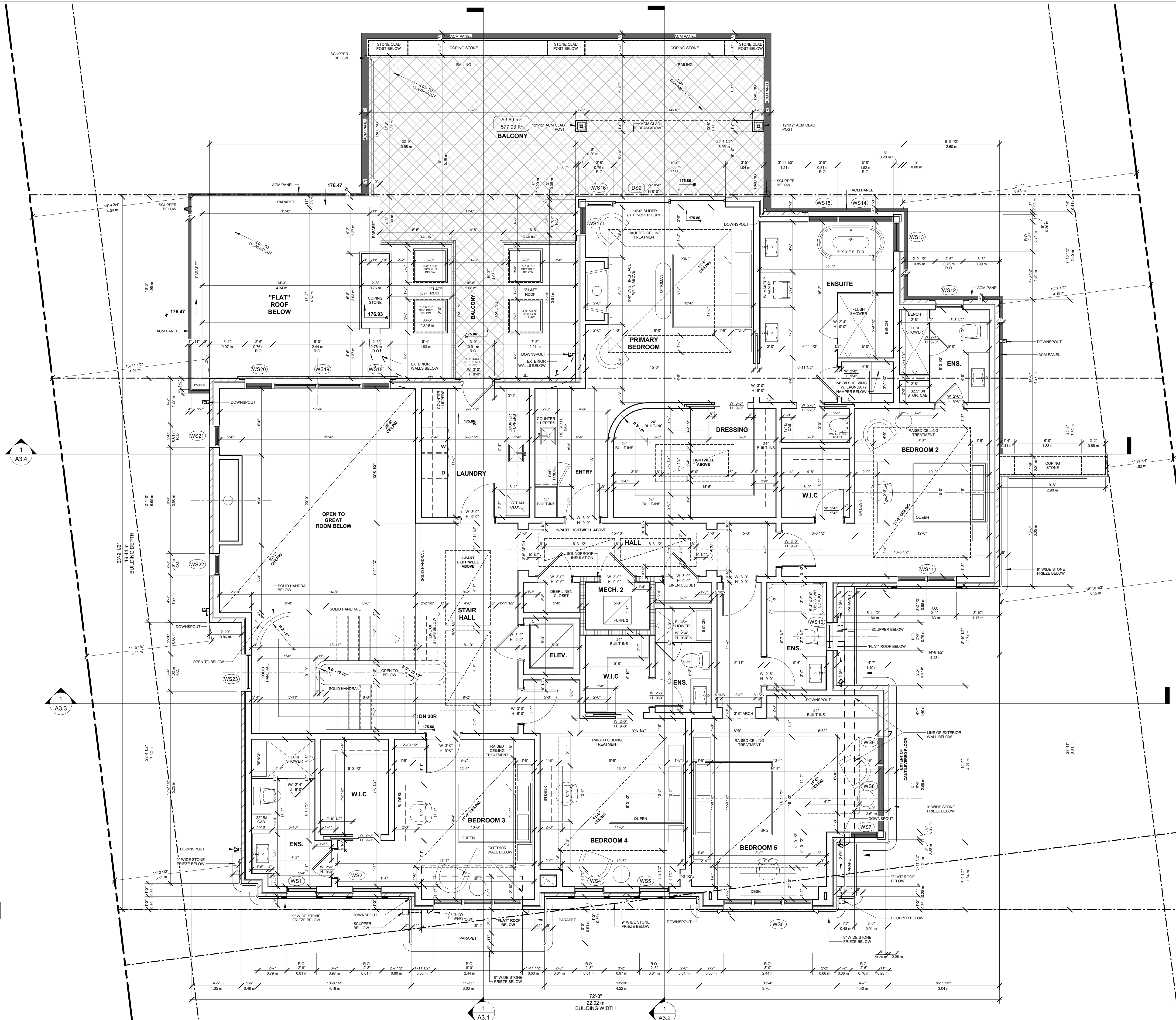
FIRST FLOOR PLAN



Project number: 2025-26
Rev. no.:
Scale: 1/4" = 1'-0"
Date: MARCH, 2026
Drawn by: J.T. + M.R.
Approved by: M.Z.

Drawing number:

A1.4



TYPICAL SECOND FLOOR
CEILING HEIGHT 10'-0" (U.N.O.)

NOTE: ELECTRIC HEATED
FLOORS TO BE INSTALLED IN
ALL TILED SPACES

NOTE: RECESSED BLINDS TO
BE INSTALLED ABOVE ALL
WINDOWS & DOORS

1 SECOND FLOOR PLAN
1/4" = 1'-0"

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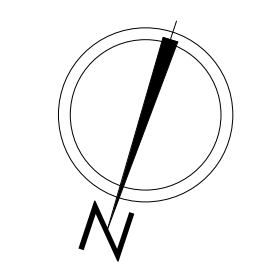
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REGISTRATION INFORMATION
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CONTEMPO STUDIO 46972 BCIN
FIRM NAME

PROPOSED 2-STOREY DWELLING
AT
4 THORNLEA COURT,
MARKHAM, ON

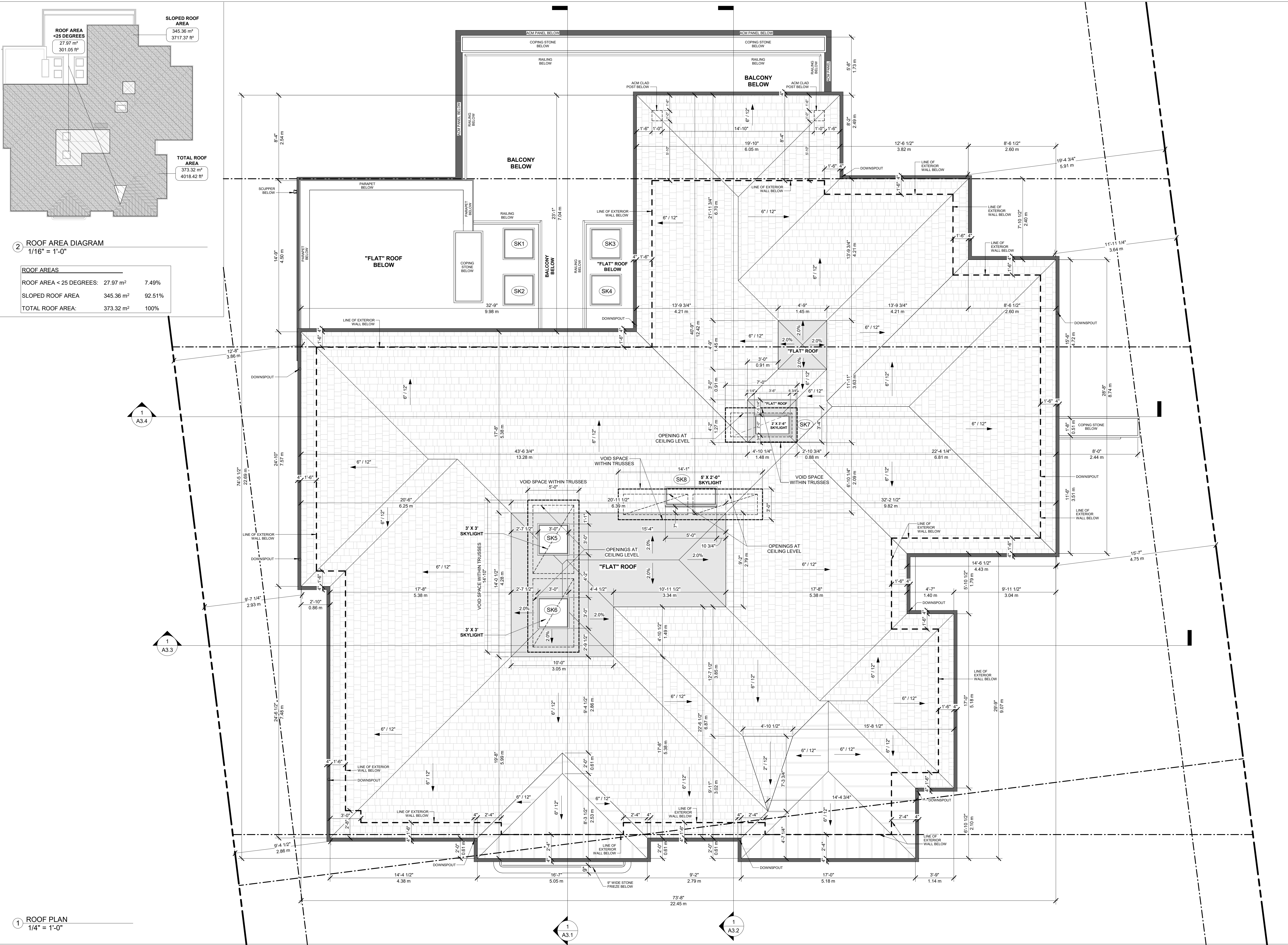
SECOND FLOOR PLAN



Project number: 2025-26
Rev. no.:
Scale: 1/4" = 1'-0"
Date: MARCH, 2026
Drawn by: J.T. + M.R.
Approved by: M.Z.

Drawing number:

A1.5



2 ROOF AREA DIAGRAM
1/16" = 1'-0"

ROOF AREAS		
ROOF AREA < 25 DEGREES:	27.97 m ²	7.49%
SLOPED ROOF AREA	345.36 m ²	92.51%
TOTAL ROOF AREA:	373.32 m ²	100%

1 ROOF PLAN
1/4" = 1'-0"

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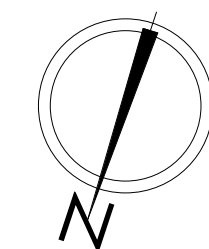
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REGISTRATION INFORMATION		
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CONTEMPO STUDIO		46972
FIRM NAME		BCIN

PROPOSED 2-STOREY DWELLING
AT
4 THORNLEA COURT,
MARKHAM, ON

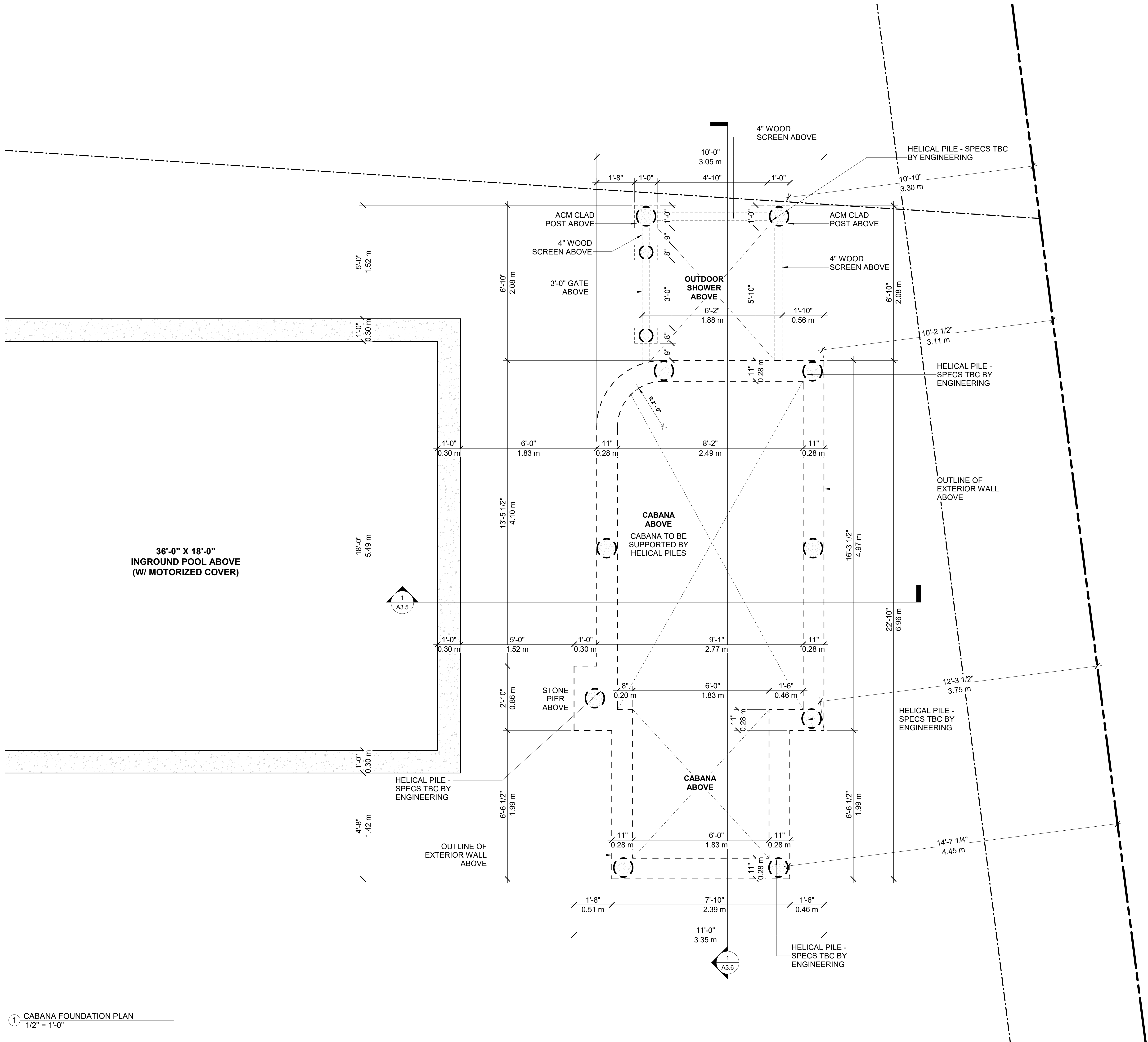
ROOF PLAN



Project number:	2025-26
Rev. no.:	As indicated
Scale:	MARCH, 2026
Date:	J.T. + M.R.
Drawn by:	M.Z.
Approved by:	

Drawing number:

A1.6



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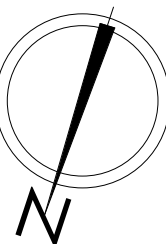
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NAME		BCIN
REGISTRATION INFORMATION		
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CONTEMPO STUDIO		46972
FIRM NAME		BCIN

PROPOSED 2-STOREY DWELLING
AT
4 THORNLEA COURT,
MARKHAM, ON

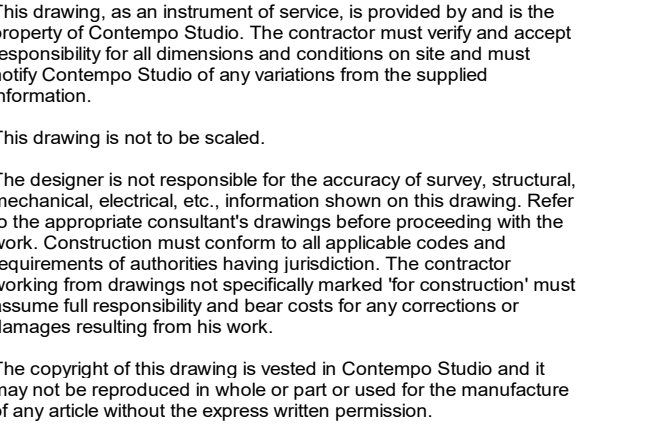
CABANA FOUNDATION PLAN



Project number:	2025-26
Rev. no.:	
Scale:	1/2" = 1'-0"
Date:	MARCH, 2026
Drawn by:	J.T. + M.R.
Approved by:	M.Z.

Drawing number:

A1.7



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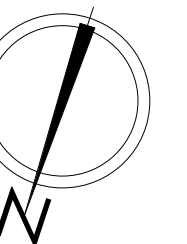
MARIN ZABZUNI		45250
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION	
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CONTEMPO STUDIO	46972
FIRM NAME	BCIN

PROPOSED 2-STOREY DWELLING

AT
4 THORNLEA COURT,
MARKHAM, ON

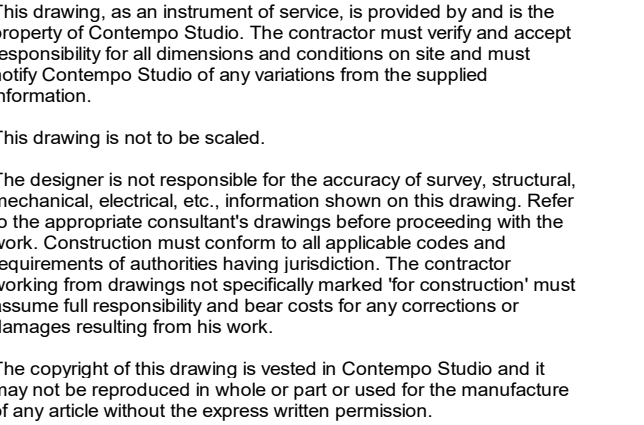
CABANA FLOOR PLAN



Project number:	2025-26
Rev. no.:	
Scale:	1/2" = 1'-0"
Date:	MARCH, 2026
Drawn by:	J.T. + M.R.
Approved by:	M.Z.

Drawing number:

A1.8

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MARIN ZABZUNI		45250
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION	
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CONTEMPO STUDIO	46972
FIRM NAME	BCIN

PROPOSED 2-STOREY DWELLING

AT
4 THORNLEA COURT,
MARKHAM, ON

Project number:	2025-26
Rev. no.:	
Scale:	1/2" = 1'-0"
Date:	MARCH, 2026
Drawn by:	J.T. + M.R.
Approved by:	M.Z.

Drawing number

A1.9



2 THORNLEA COURT

4 THORNLEA COURT

6 THORNLEA COURT

2 PROPOSED MASSING COMPARISON
1 : 100



1 FRONT (EAST) ELEVATION
1/4" = 1'-0"

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CONTEMPO STUDIO 46972 BCIN
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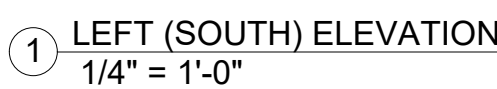
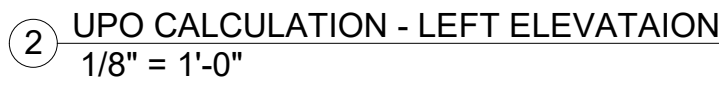
PROPOSED 2-STOREY DWELLING
AT
4 THORNLEA COURT,
MARKHAM, ON

FRONT (EAST) ELEVATION

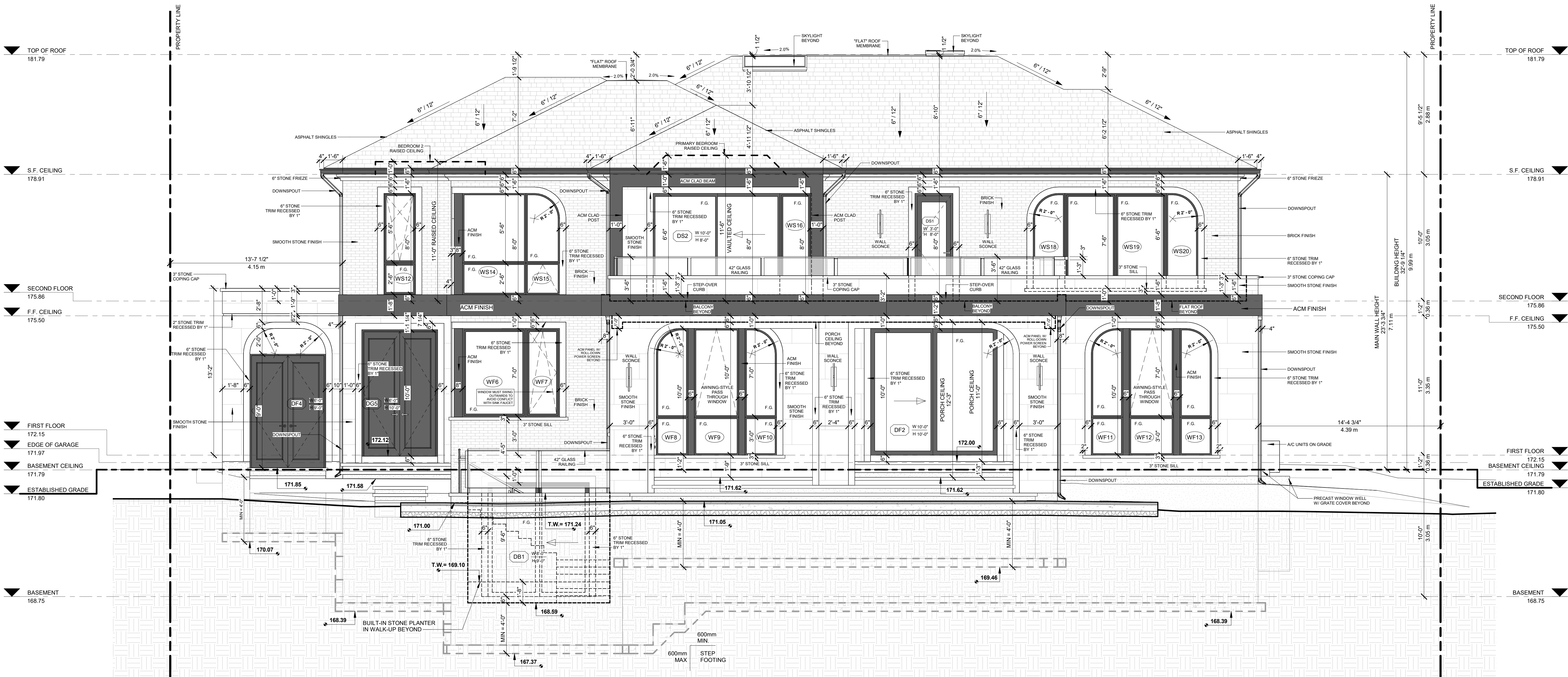
Project number: 2025-26
Rev. no.: As indicated
Scale: APRIL, 2026
Date: J.T. + M.R.
Drawn by: M.Z.
Approved by:

Drawing number:

A2.1



A2.2



1 REAR (WEST) ELEVATION
1/4" = 1'-0"

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CONTEMPO STUDIO 46972 BCIN
FIRM NAME

PROPOSED 2-STOREY DWELLING
AT
4 THORNLEA COURT,
MARKHAM, ON

REAR (WEST) ELEVATION

Project number: 2025-26
Rev. no.:
Scale: 1/4" = 1'-0"
Date: MARCH, 2026
Drawn by: J.T. + M.R.
Approved by: M.Z.

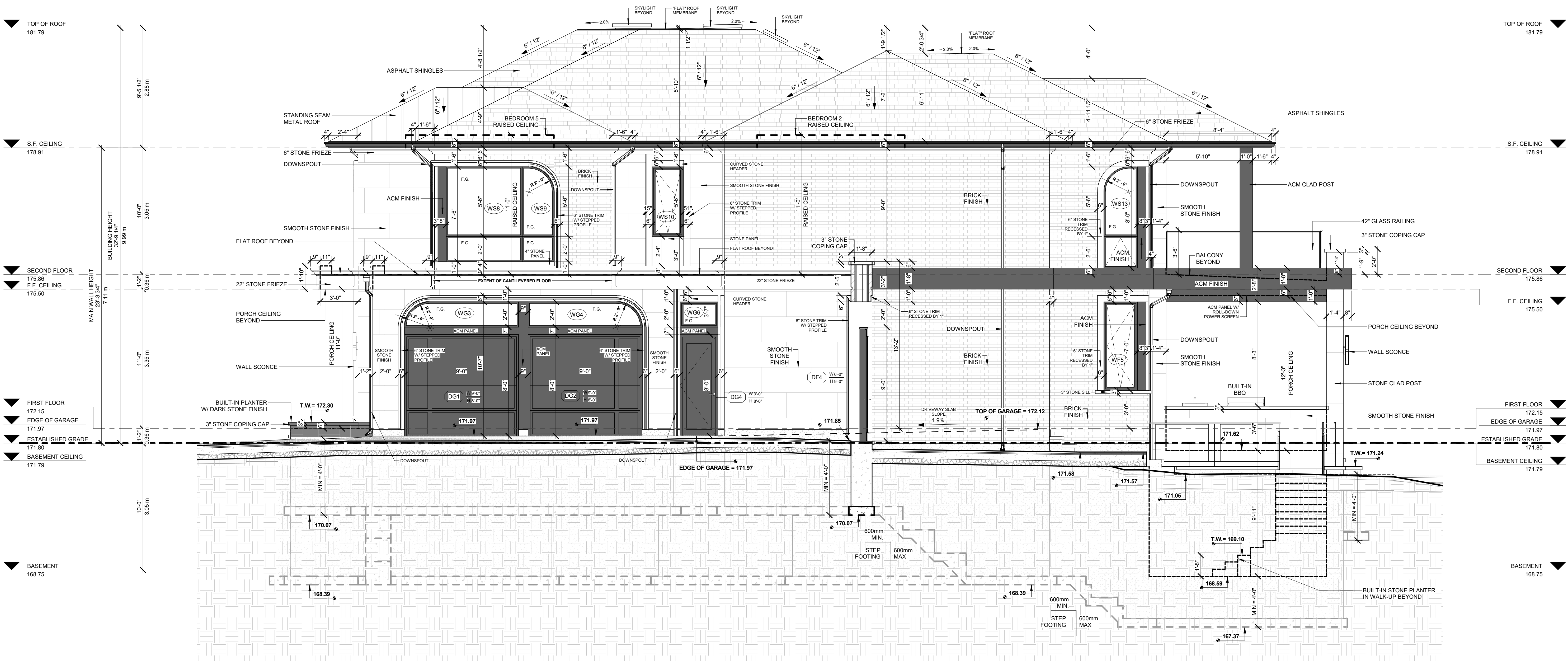
Drawing number:

A2.3



UNPROTECTED OPENING CALCULATION AS PER 9.10.15.4
RIGHT ELEVATION - TOTAL EXPOSED WALL FACE METHOD
TOTAL WALL AREA OF EXPOSED BUILDING FACE = 1629.33 ft² (151.37 m²)
LIMITING DISTANCE = 4.23 m
TABLE 9.10.15.4 (WITH TOTAL WALL AREA = 1629.33 ft² (151.37 m²), LD = 4.23 m)
EXTRAPOLATED MAX ALLOWED UNPROTECTED OPENING = 12.81 %
ALLOWABLE UPO AREA = 1629.33 ft² (151.37 m²) @ 12.81 % = 208.72 ft² (19.39 m²)
TOTAL EXPOSED WINDOW AREA PROPOSED (ENTIRE OPENING INCLUDING THE FRAMES)
= 199.44 ft² (18.53 m²) = 12.24 %
9.28 ft² (0.86 m²) UNDER THE MAX ALLOWED

② UPO CALCULATION - RIGHT ELEVATION
1/8" = 1'-0"



① RIGHT (NORTH) ELEVATION
1/4" = 1'-0"

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REGISTRATION INFORMATION

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CONTEMPO STUDIO 46972 BCIN

FIRM NAME

PROPOSED 2-STOREY DWELLING

AT

4 THORNLEA COURT,

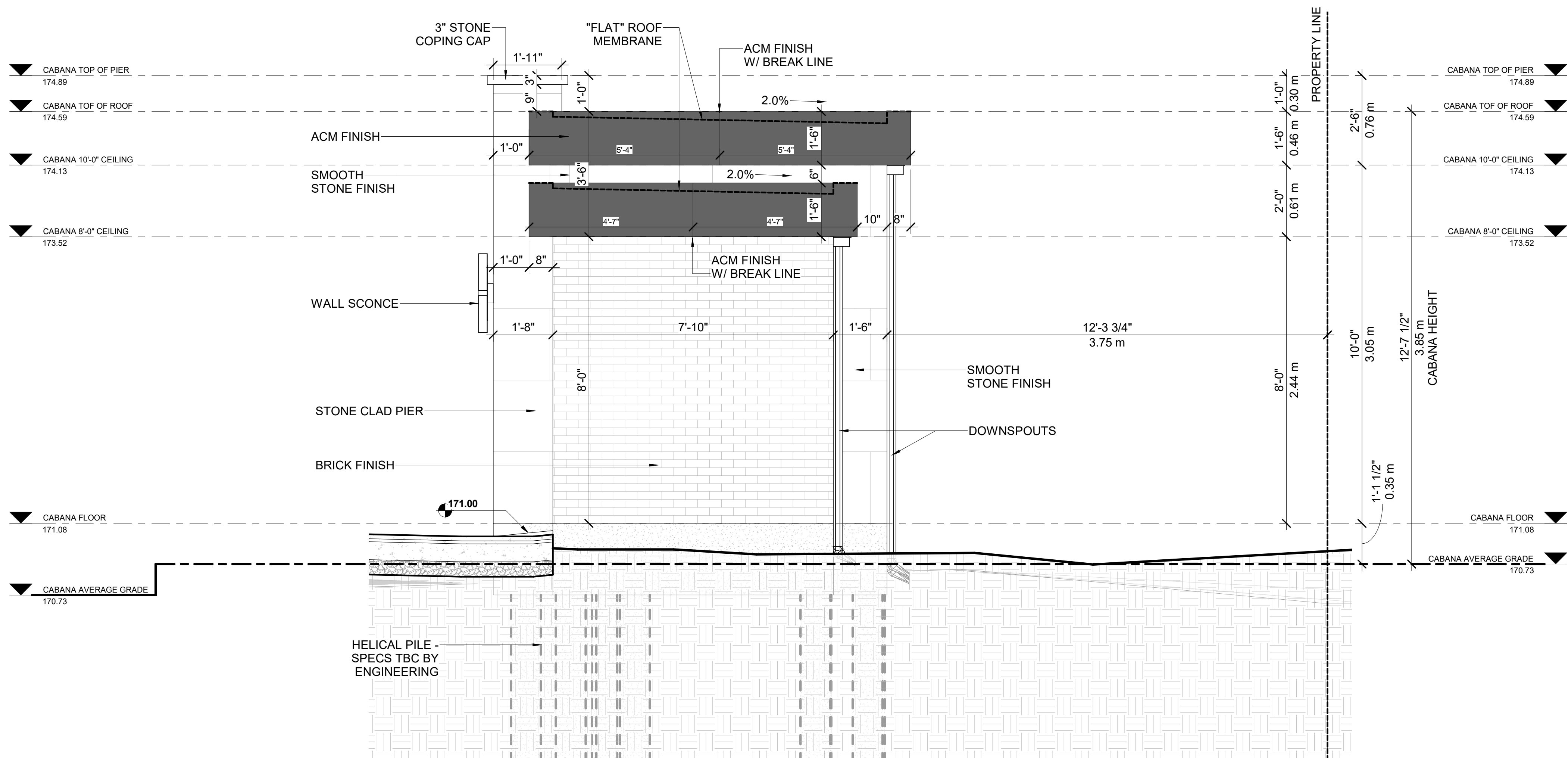
MARKHAM, ON

RIGHT (NORTH) ELEVATION

Project number:	2025-26
Rev. no.:	As indicated
Scale:	MARCH, 2026
Date:	J.T. + M.R.
Drawn by:	M.Z.
Approved by:	

Drawing number:

A2.4



① CABANA FRONT ELEVATION
1/2" = 1'-0"

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NAME		BCIN

REGISTRATION INFORMATION
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CONTEMPO STUDIO	46972
FIRM NAME	BCIN

PROPOSED 2-STOREY DWELLING

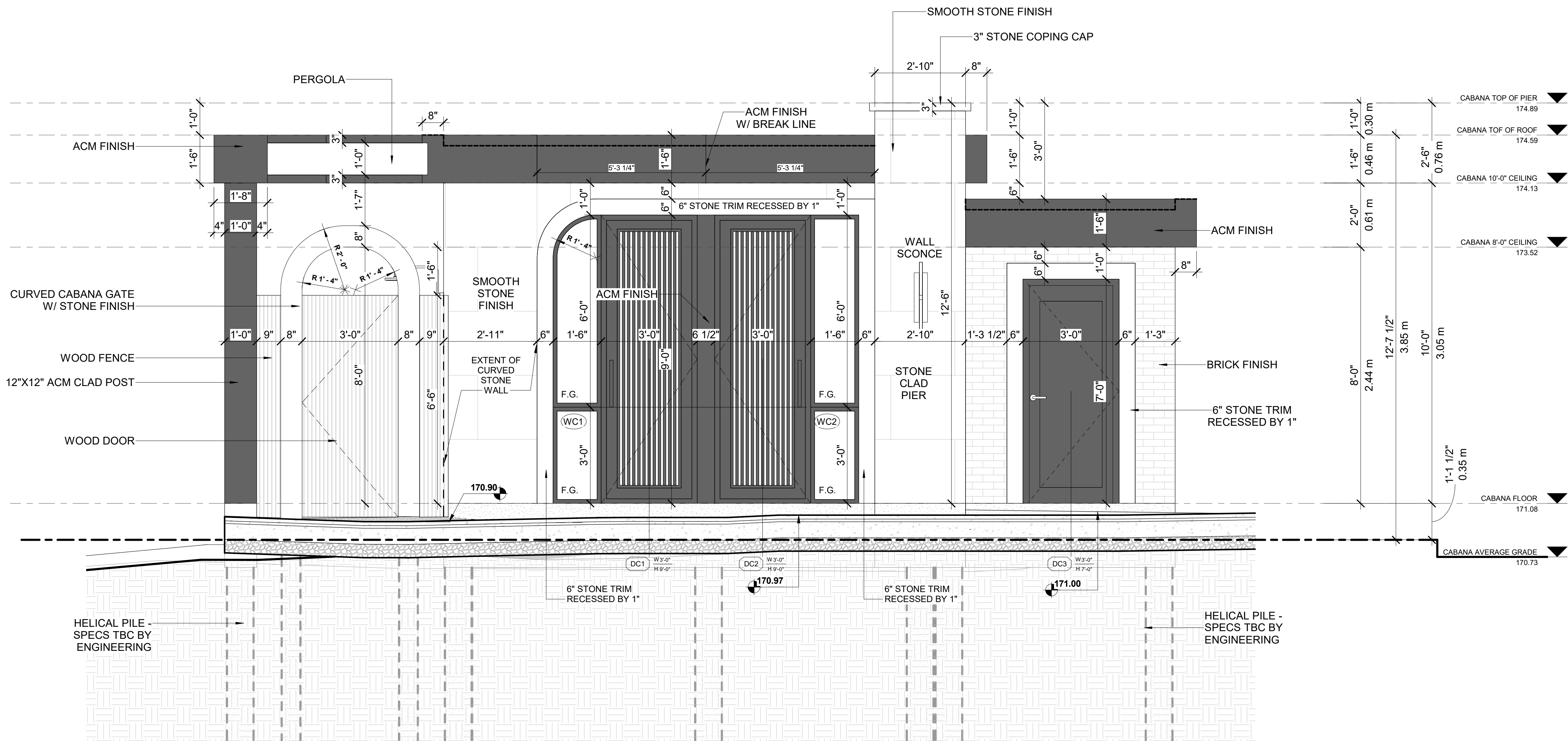
AT
4 THORNLEA COURT,
MARKHAM, ON

CABANA FRONT ELEVATION

Project number:	2025-26
Rev. no.:	
Scale:	1/2" = 1'-0"
Date:	MARCH, 2026
Drawn by:	J.T. + M.R.
Approved by:	M.Z.

Drawing number:

A2.5



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MARIN ZABZUNI	SIGNATURE	45250
NAME		BCIN

REGISTRATION INFORMATION

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CONTEMPO STUDIO	46972
FIRM NAME	BCIN

PROPOSED 2-STORY DWELLING

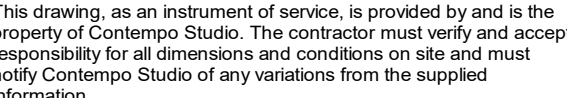
AT
4 THORNLEA COURT,
MARKHAM, ON

CABANA LEFT ELEVATION

Project number:	2025-26
Rev. no.:	
Scale:	1/2" = 1'-0"
Date:	MARCH, 2026
Drawn by:	J.T. + M.R.
Approved by:	M.Z.

Drawing number:

A2.6



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t. (416) 770-0071 f. (416) 642-1691

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 design the work shown on the attached documents:

Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI		4525
NAME	SIGNATURE	BCID

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.7. Division C
of the Ontario Building Code.
CONTEMPO STUDIO
FIRM NAME

PROPOSED 2-STOREY DWELLING

4 THORNLEA COURT,
MARKHAM, ON

CABANA REAR ELEVATION

Project number: 2025-26
Rev. no.:
Scale: 1/2" = 1'-0"
Date: MARCH, 2025
Drawn by: J.T. + M.R.
Approved by: M.Z.

Drawing number

1 CABANA REAR ELEVATION
1/2" = 1'-0"

A2.7

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MARIN ZABZUNI SIGNATURE 45250 BCIN

REGISTRATION INFORMATION
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CONTEMPO STUDIO 46972 BCIN
FIRM NAME

PROPOSED 2-STOREY DWELLING

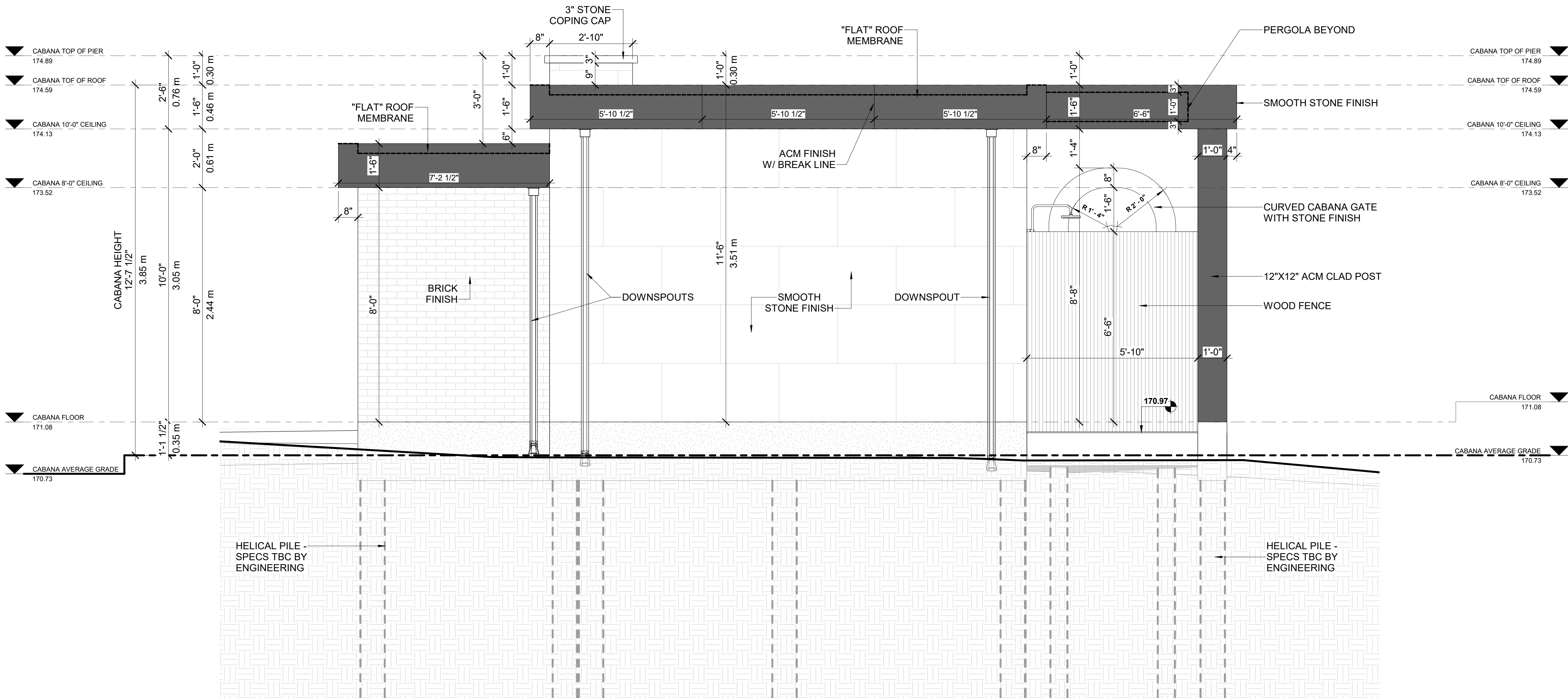
AT
4 THORNLEA COURT,
MARKHAM, ON

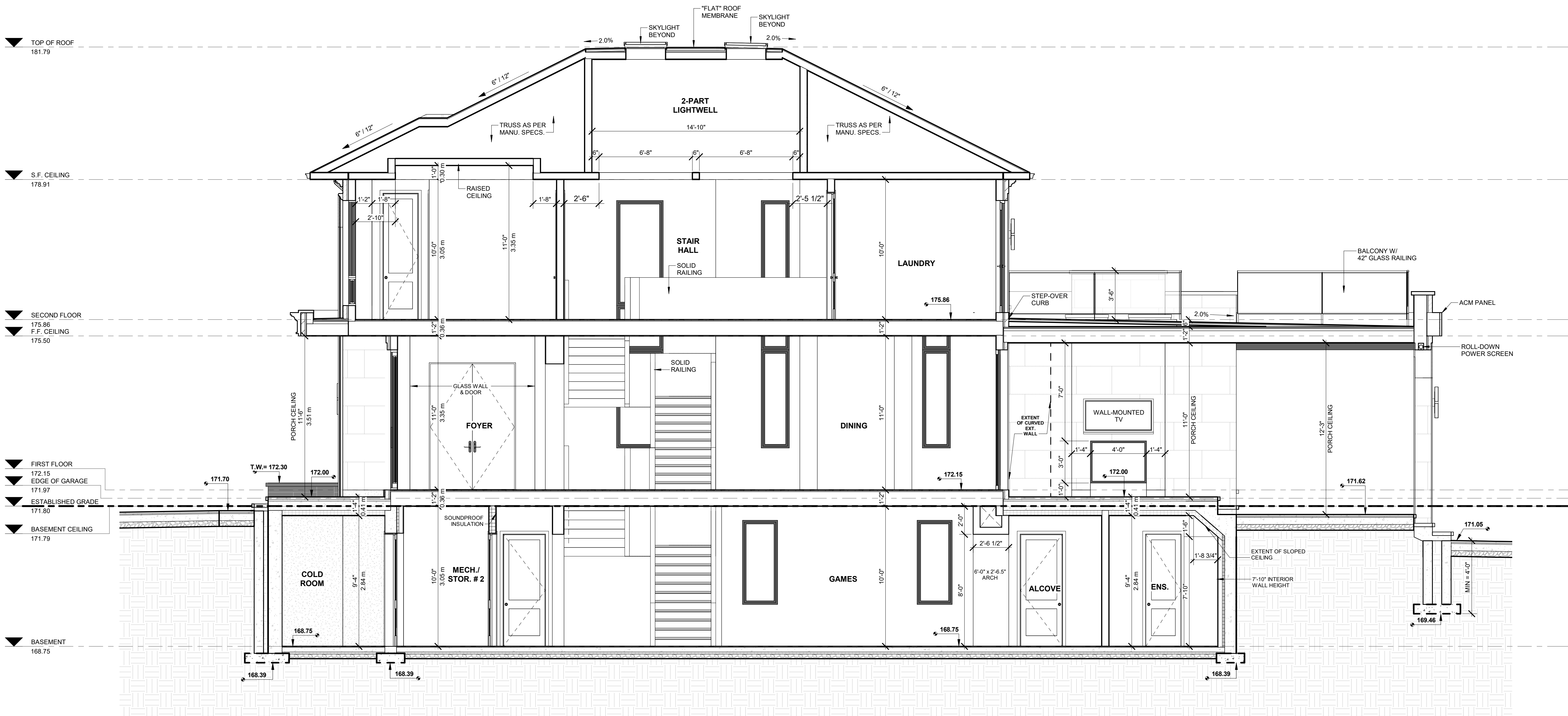
CABANA RIGHT ELEVATION

Project number: 2025-26
Rev. no.:
Scale: 1/2" = 1'-0"
Date: MARCH, 2026
Drawn by: J.T. + M.R.
Approved by: M.Z.

Drawing number:

A2.8





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MARIN ZABZUNI SIGNATURE 45250 BCIN

REGISTRATION INFORMATION
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CONTEMPO STUDIO 46972 BCIN
FIRM NAME

PROPOSED 2-STOREY DWELLING

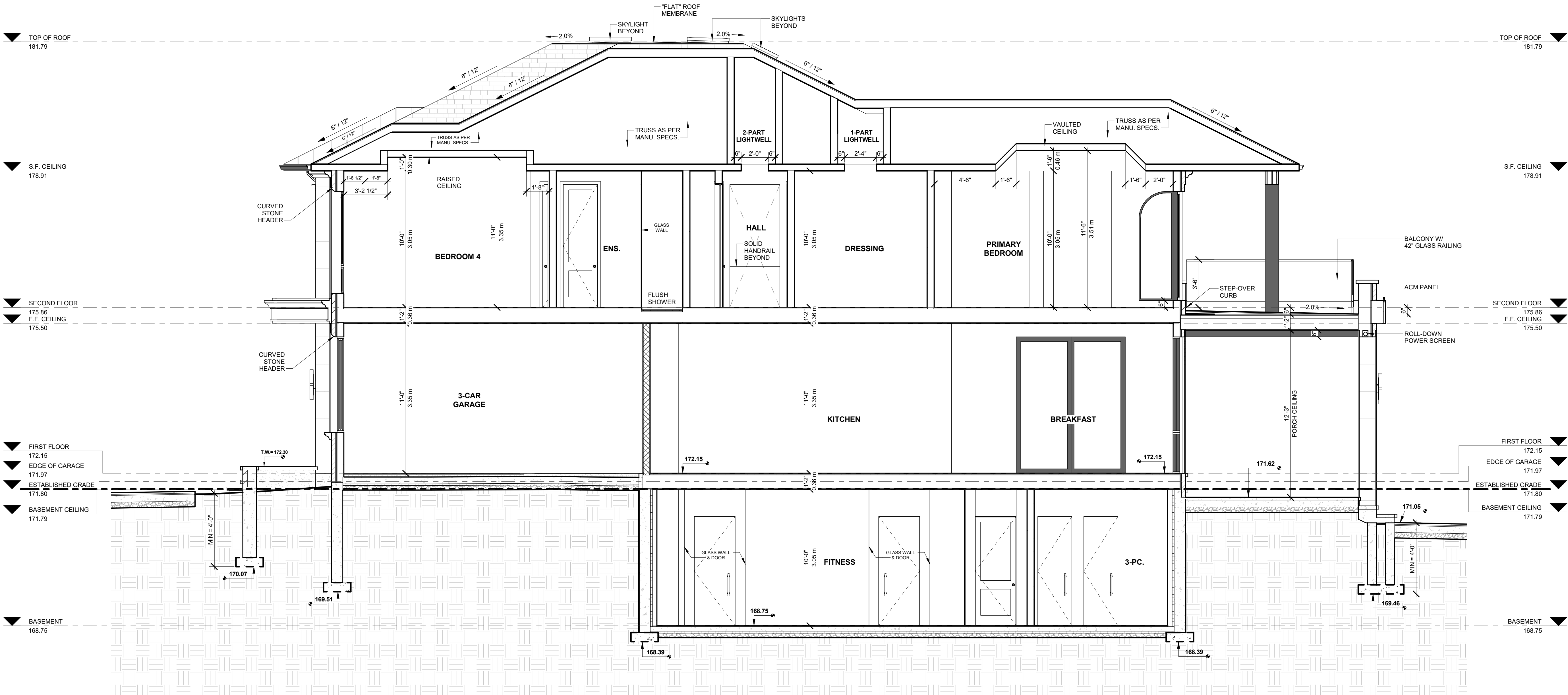
AT
4 THORMLEA COURT,
MARKHAM, ON

SECTION 1

Project number:	2025-26
Rev. no.:	
Scale:	1/4" = 1'-0"
Date:	MARCH, 2026
Drawn by:	J.T. + M.R.
Approved by:	M.Z.

Drawing number:

A3.1



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MARIN ZABZUNI SIGNATURE 45250 BCIN
NAME REGISTRATION INFORMATION

Required unless design is exempt under 3.2.4.7, Division C of the Ontario Building Code.
CONTEMPO STUDIO 46972 BCIN
FIRM NAME

PROPOSED 2-STOREY DWELLING

AT
4 THORNLEA COURT,
MARKHAM, ON

SECTION 2

Project number: 2025-26
Rev. no.:
Scale: 1/4" = 1'-0"
Date: MARCH, 2026
Drawn by: J.T. + M.R.
Approved by: M.Z.

Drawing number:

A3.2

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MARIN ZABZUNI SIGNATURE 45250 BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.7, Division C of the Ontario Building Code.
CONTEMPO STUDIO 46972 BCIN
FIRM NAME

PROPOSED 2-STOREY DWELLING

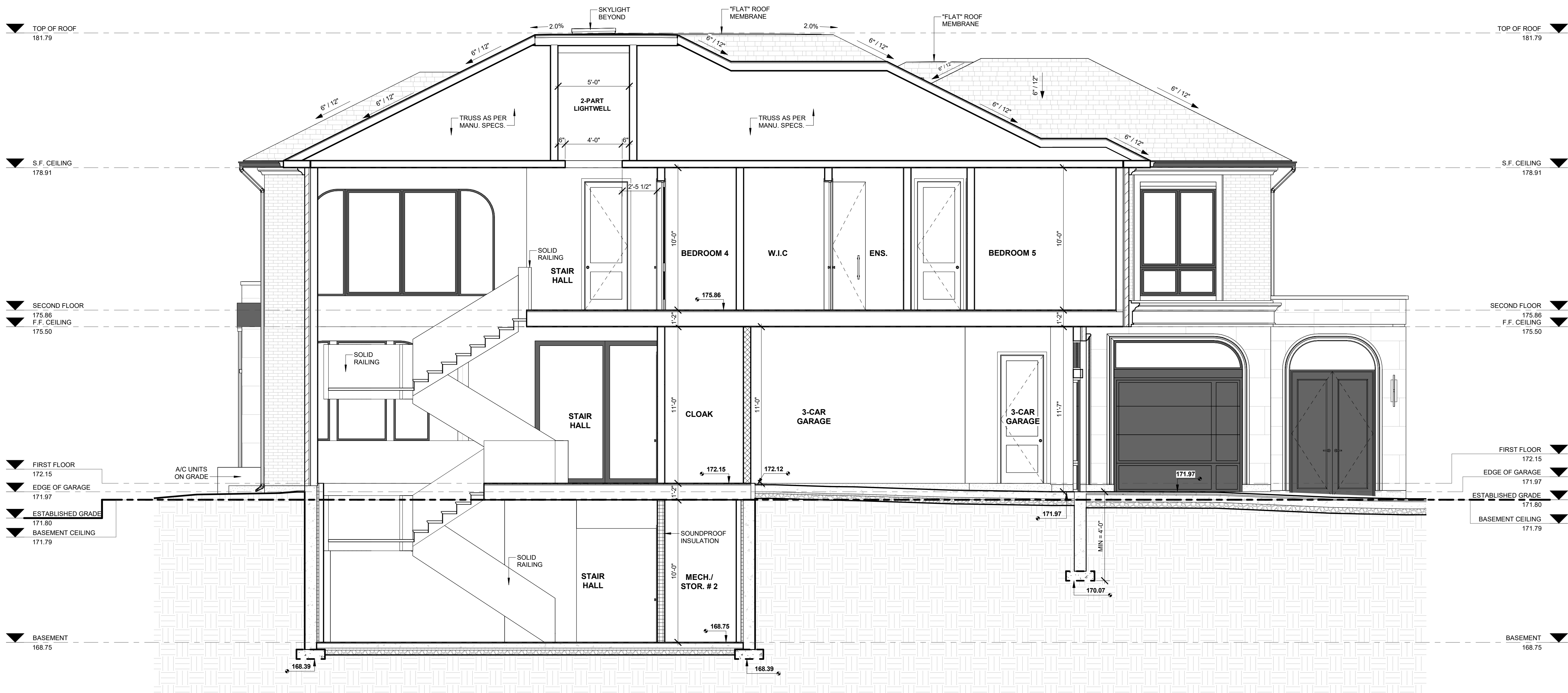
AT
4 THORNLEA COURT,
MARKHAM, ON

SECTION 3

Project number: 2025-26
Rev. no.:
Scale: 1/4" = 1'-0"
Date: MARCH, 2026
Drawn by: J.T. + M.R.
Approved by: M.Z.

Drawing number:

A3.3



1 Section 3
1/4" = 1'-0"



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MARIN ZABZUNI SIGNATURE 45250
NAME BCIN

REGISTRATION INFORMATION
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CONTEMPO STUDIO 46972
FIRM NAME BCIN

PROPOSED 2-STOREY DWELLING

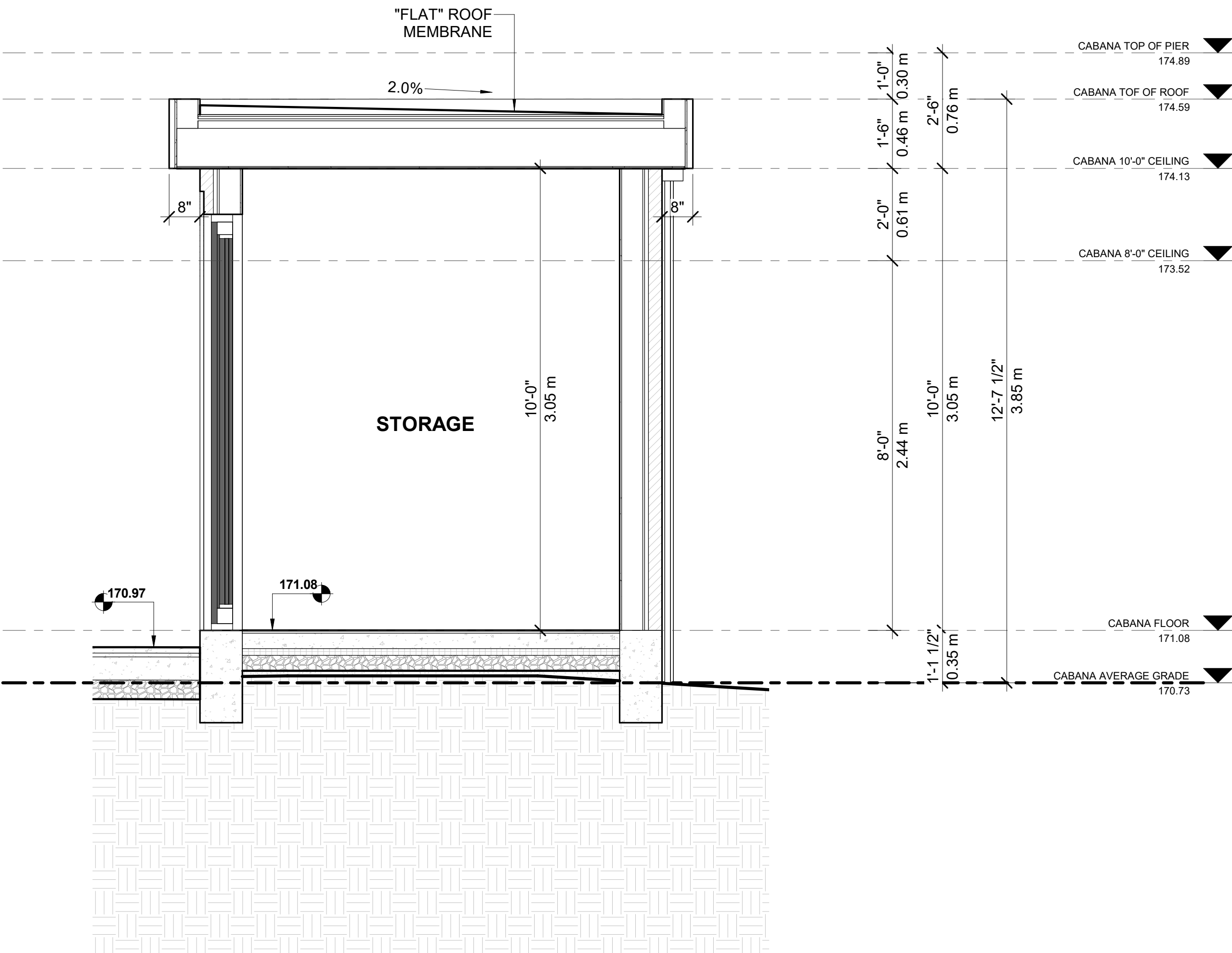
AT
4 THORNLEA COURT,
MARKHAM, ON

SECTION 4

Project number: 2025-26
Rev. no.:
Scale: 1/4" = 1'-0"
Date: MARCH, 2026
Drawn by: J.T. + M.R.
Approved by: M.Z.

Drawing number:

A3.4



1 CABANA SECTION 1
1/2" = 1'-0"

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MARIN ZABZUNI		45250
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.7, Division C of the Ontario Building Code.

CONTEMPO STUDIO	46972
FIRM NAME	BCIN

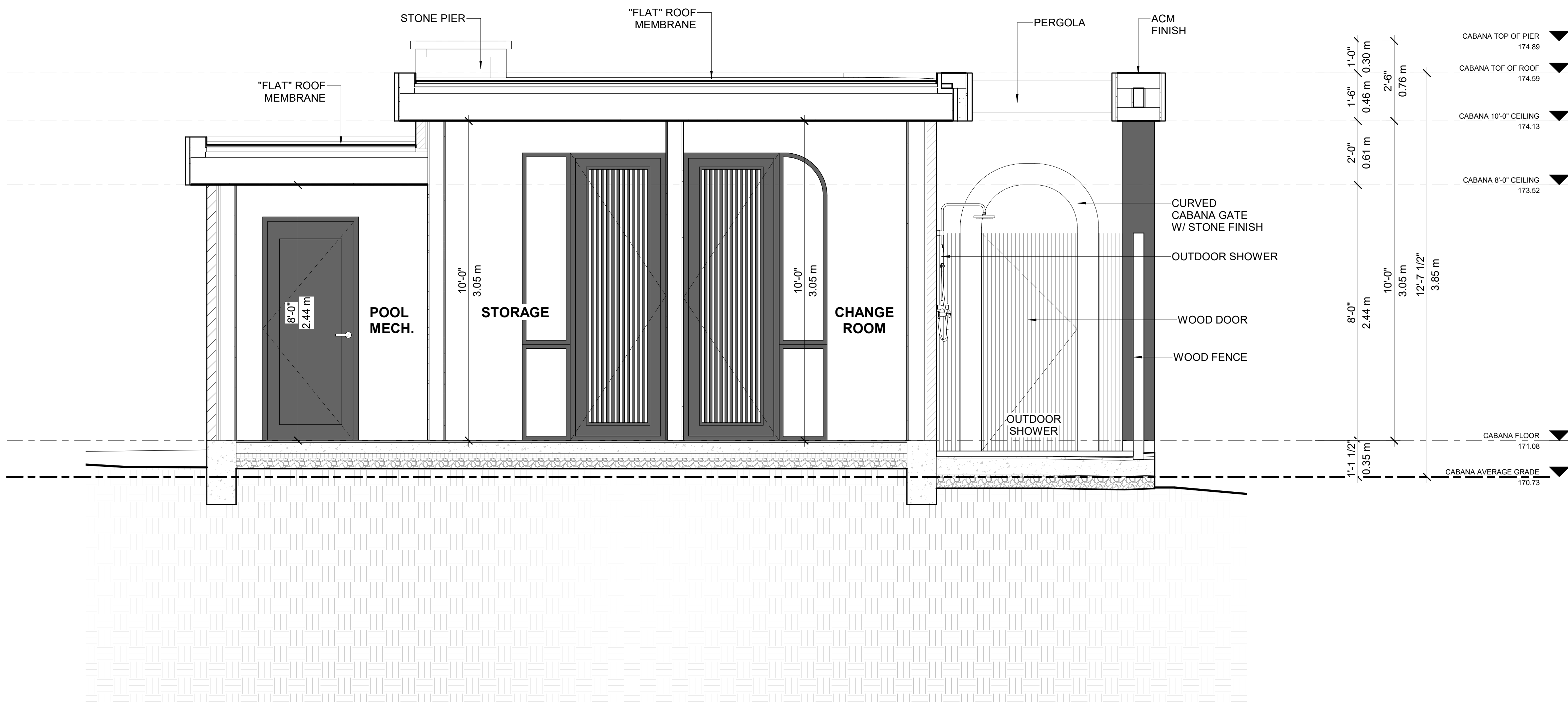
PROPOSED 2-STOREY DWELLING
AT
4 THORNLEA COURT,
MARKHAM, ON

CABANA SECTION 1

Project number:	2025-26
Rev. no.:	
Scale:	1/2" = 1'-0"
Date:	MARCH, 2026
Drawn by:	J.T. + M.R.
Approved by:	M.Z.

Drawing number:

A3.5



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MARIN ZABZUNI 45250
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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CONTEMPO STUDIO 46972
FIRM NAME BCIN

PROPOSED 2-STOREY DWELLING

AT
4 THORNLEA COURT,
MARKHAM, ON

CABANA SECTION 2

Project number: 2025-26
Rev. no.:
Scale: 1/2" = 1'-0"
Date: MARCH, 2026
Drawn by: J.T. + M.R.
Approved by: M.Z.

Drawing number:

A3.6

1 CABANA SECTION 2
1/2" = 1'-0"