

1. REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 65R-

RECEIVED AND DEPOSITED :

DATE: OCTOBER 20, 2022 DATE: _____, 2022

A. ABDELSHAHID, O.L.S. REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE YORK REGION REGISTRY OFFICE (No. 65)

SCHEDULE				
PART	LOT	REGISTERED PLAN	PN	AREA
1	LOT 35	4184	PN 03028 - 0119 (LT)	696.77 m ²
2				696.77 m ²

* PART 1 & 2 ARE COMPRISED ALL OF PIN 03028 - 0119 (LT).

PLAN OF SURVEY OF
LOT 35
REGISTERED PLAN 4184
TOWN OF MARKHAM
 (REGIONAL MUNICIPALITY OF YORK)

SCALE = 1 : 200

A. AZIZ SURVEYORS INC., O.L.S.

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING SHOWN HEREON ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A & B BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS V6) (EPOCH 2010.00)

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE SOKKIA GPS NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17, NAD 83 (CSRS V6) (EPOCH 2010.00) COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF OREG 216.10 AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
A	0000000.000	0000000.000
B	0000000.000	0000000.000

DISTANCE SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCE AND CAN BE USED TO COMPUTE GRID DISTANCE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9997602

ROTATION NOTE

FOR BEARING COMPARISONS A ROTATION OF " " WAS APPLIED TO REGISTERED PLAN _____

- LEGENDS:**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - N, E, S, W -- NORTH, EAST, SOUTH, WEST
 - SB STANDARD IRON BAR
 - IB IRON BAR
 - RB ROUND IRON BAR
 - DBF DOUBLE BOARD FENCE
 - CLF CHAIN LINK FENCE
 - OU ORIGIN UNKNOWN
 - MS MEASURED
 - RP REGISTERED PLAN 4184
 - P SURVEY BY C. REUBEN
 - O.L.S. DATED AUG. 17, 1953
 - PROPN PROPORTION
 - NTS NOT TO SCALE

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 THE 10TH DAY OF JULY, 2017

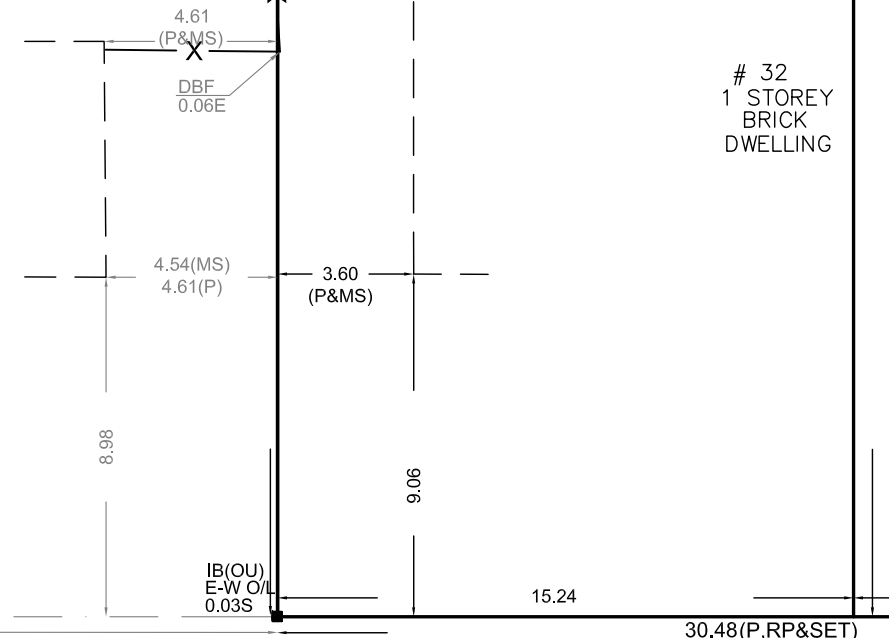
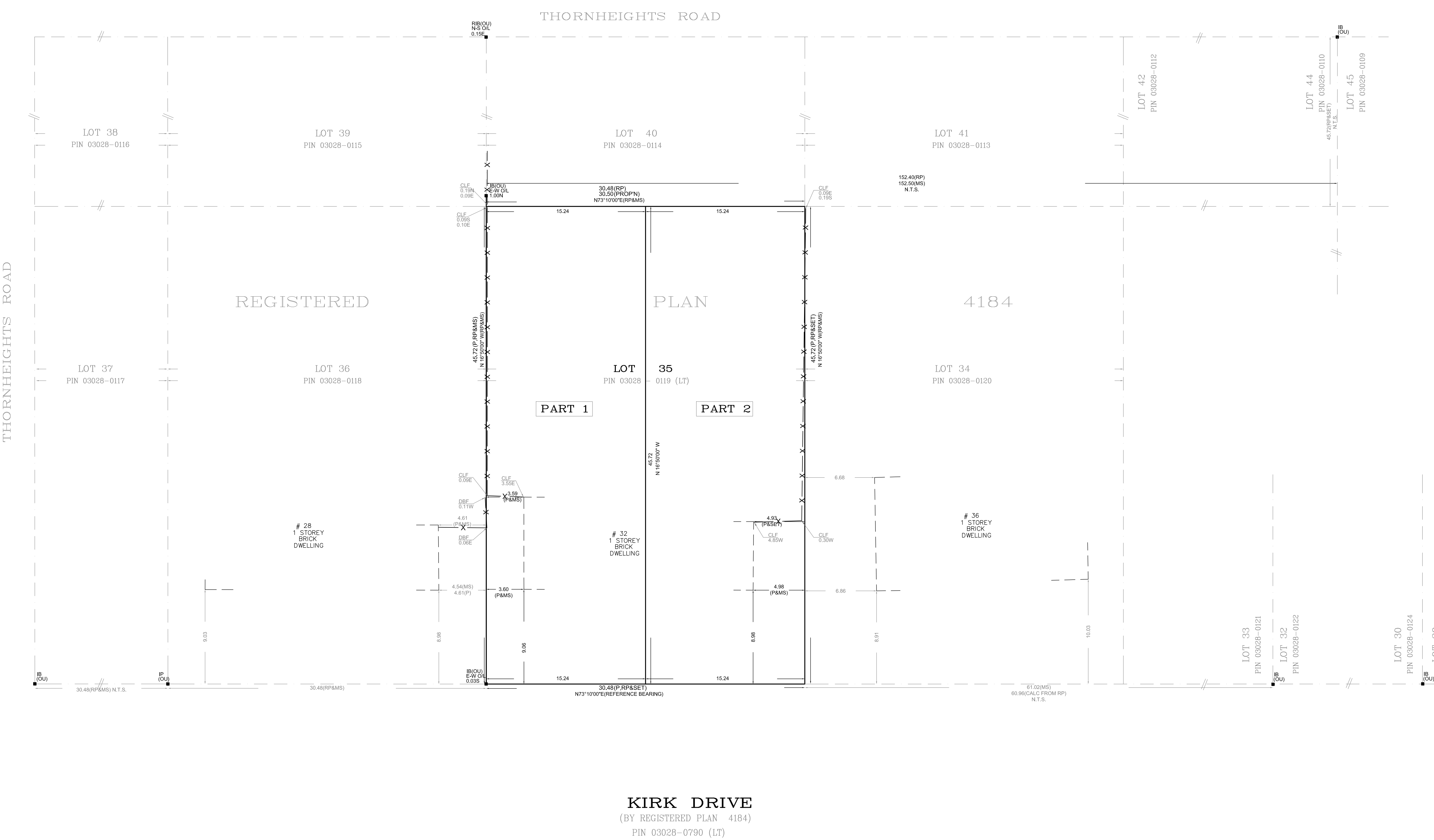
DATE: OCTOBER 20, 2022

A. ABDELSHAHID
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO
 AOLS SUBMISSION FORM NUMBER: _____

A. AZIZ SURVEYORS INC
 ONTARIO LAND SURVEYORS
 120 NEWKIRK ROAD-#31, RICHMOND HILL, ONT. L4C-9S7
 Tel: (905) 237-8224 Fax: (416) 477-5465
 Website: 14-Azizsurveyors.ca
 E-Mail: aziz@m-azizsurveyors.ca

PROJECT NUMBER	PROJECT
17-272	32 KIRK DRIVE (RP)
DRAWN BY	CHECKED BY
JVD	A.A



General Notes		
TO	ISSUED	DATE

No.	Revision/Issue	Date

General Notes
 ALL DRAWINGS ARE THE PROPERTY OF DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.
 CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.
 DO NOT SCALE DRAWINGS.
 ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

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.

Registration Information
 Name: **HOSSEINI HOMES CORPORATION** BCIN # 42169
 Required unless design is exempt under Section 3.2 of Division C of the building code 2006.

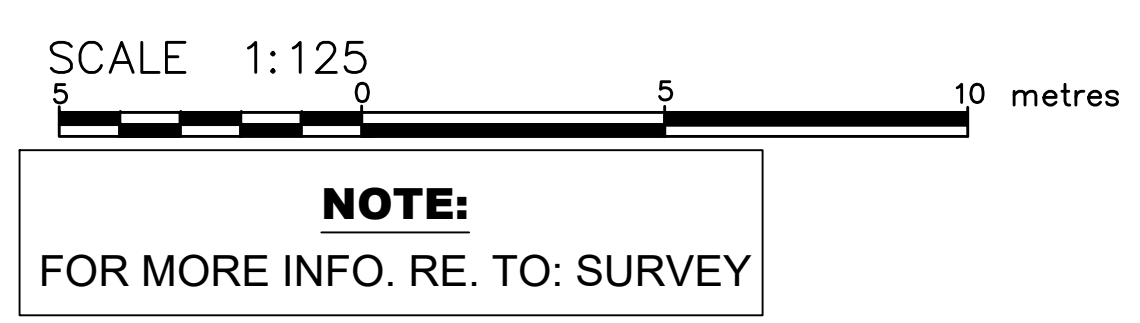


Project Name and Address	
PROJECTNAME	32-KIRK-DR-PART1&2

DRAWING: **SITE-PLAN**

SCALE: 1/4"=1'-0"	DRAWN DATE: NOV-25-2022
DESIGN BY: MH	CHECKED BY: MH
DRAWN BY: MH	REVISIONS BY: MH
CAD FILE LOCATION: FILE	

Project 2022-13	Sheet
Date MAY25,2023	A106
REVISION NO	0



Proposed New House GFA CALCULATION (A OR B)		
	sqf	sqm
Lot Area	7499.970	696.770013
G.F.A		
First Floor	2104.000	195.468
Second Floor	2104.000	195.467996
Total GFA	4208.000	390.936
Basment	1191.300	110.675
Lot Coverage(33 1/3%)		
Allowable Lot Coverage	2274.990875	211.353568
Proposed Lot Covered	2104.000	195.468
Lot Covered %	28.053	
Front Yard Landscaping Calculation		
Front Yard Area	1483.000	137.775
Driveway Area	582.800	54.144
landscape Req.	889.800000	82.665
(60% of total area)		
Landscape perposed	900.200	83.631
(Front Yard-Driveway)		
Soft Landscaping Req.	675.150	62.723
(75% of Landscape)		
Soft Landscape Perposed	766	71.164

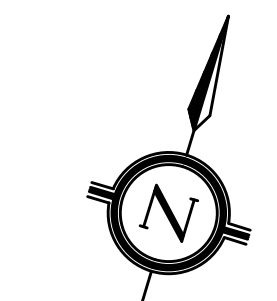
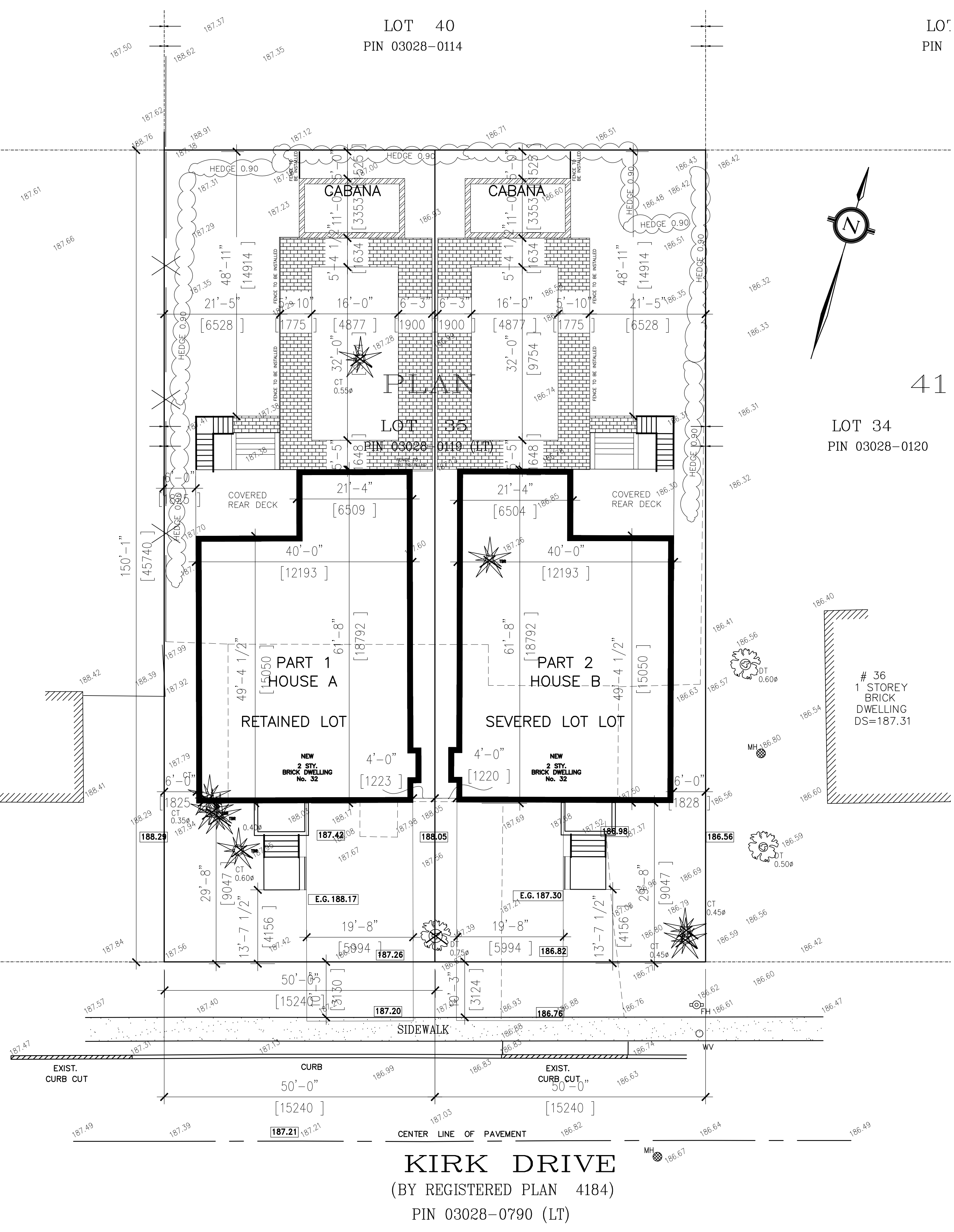
LOT 39
 'IN 03028-0115

LOT 40
 PIN 03028-0114

LOT 36
 'IN 03028-0118

RED

8
 DOREY
 ICK
 LLING
 189.50



41

LOT 34
 PIN 03028-0120

36
 1 STOREY
 BRICK
 DWELLING
 DS=187.31

KIRK DRIVE
 (BY REGISTERED PLAN 4184)
 PIN 03028-0790 (LT)



HOSSEINI HOMES CORPORATION
 201 STEELES AVE EAST,
 TORONTO, ON, M2M 3Y6
 TELL: (416) 200-9090
 WWW.HOSSEINIHOME.COM

SITE INFO:
 32 KIKK Dr
 RETAINED LOT

REVISION TABLE	REVISOR	DESCRIPTION
NUMBER	DATE	DESCRIPTION

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 to be a designer.
 Registration Information
 Name: HOSSEINI HOMES CORPORATION, BCIN # 42164 Required
 Address: design is exempt under Section 3.2 of Division C of the building code 2016.

General Notes
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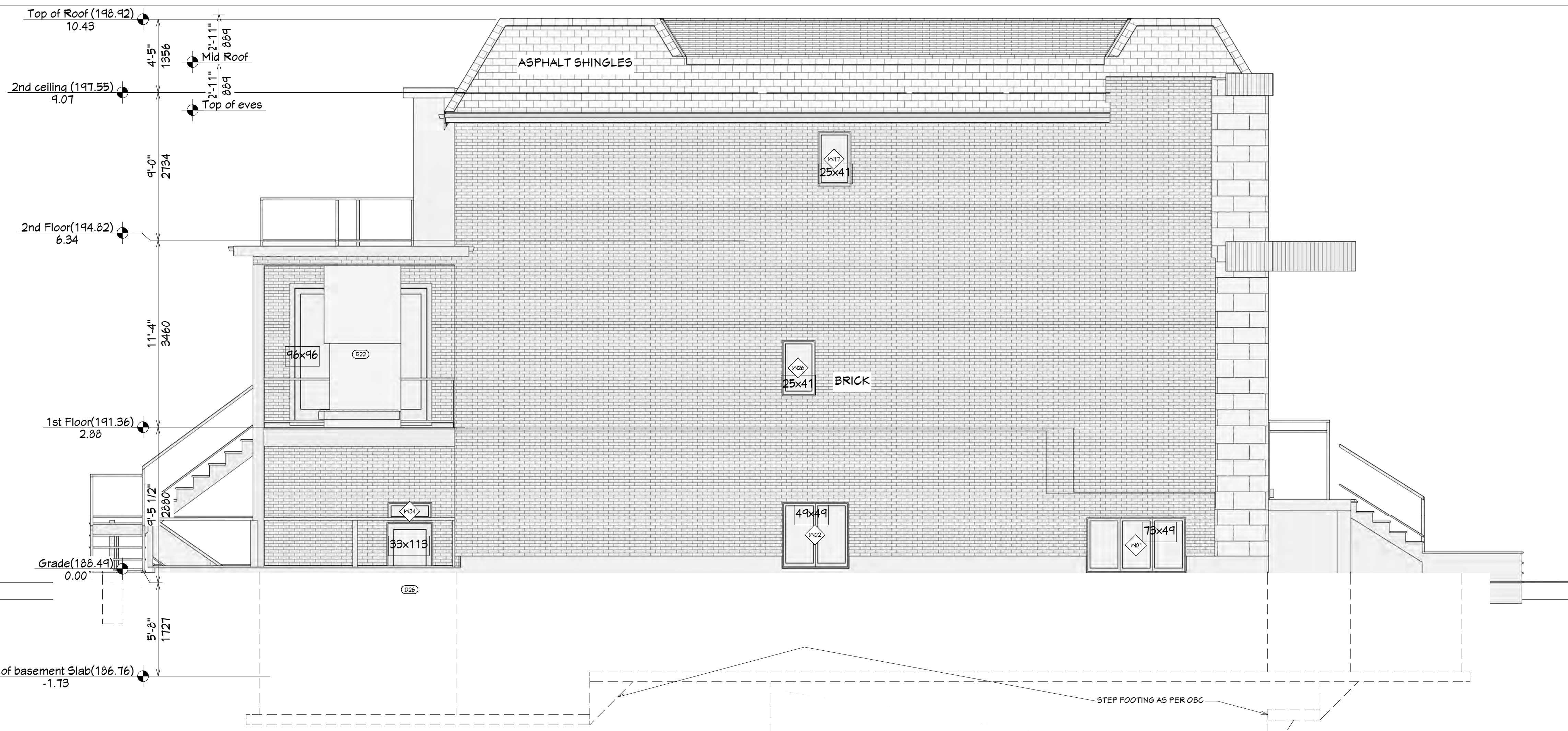
DATE:

2023-09-06

SCALE:

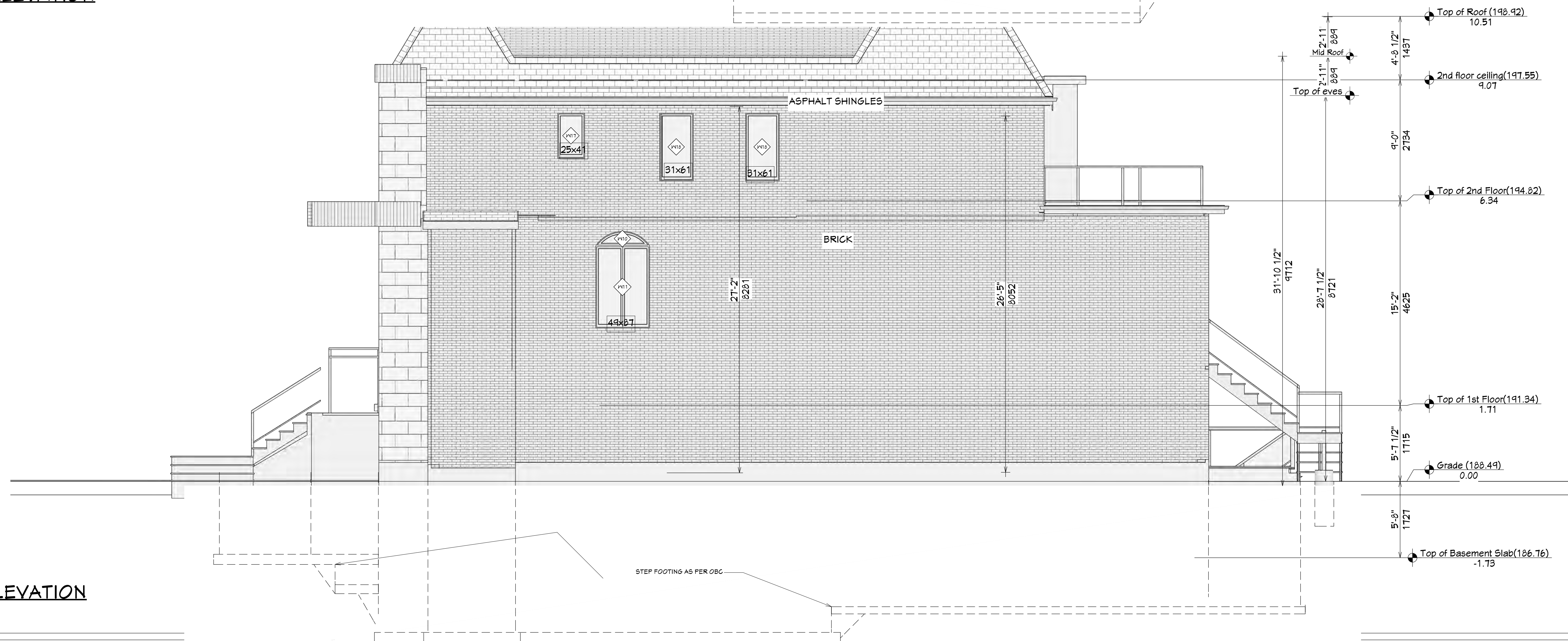
SHEET:

A-7



WEST ELEVATION

SCALE 1:50



EAST ELEVATION

SCALE 1:50

SITE INFO:
 32 KIK. Dr
 SEVERED LOT

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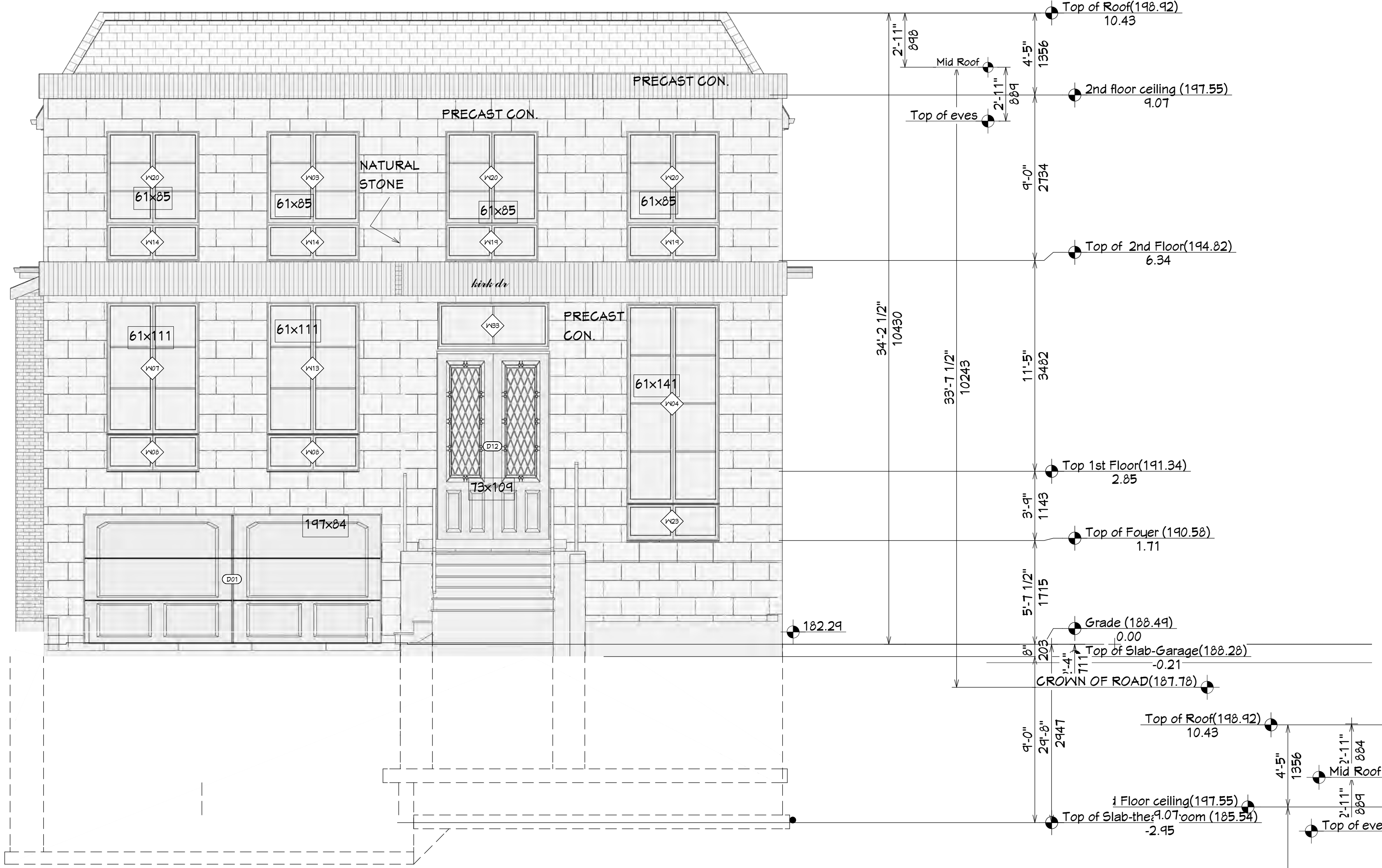
Registration Information
 Name: HOSSEINI HOMES CORPORATION, BCIN # 42164
 Address: 201 STEELES AVE EAST, TORONTO, ONTARIO M2M 3Y6
 Design is exempt under Section 3.2 of the Building Code 2016.

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DATE: 2023-09-06

SCALE: 1/8" = 1'-0"

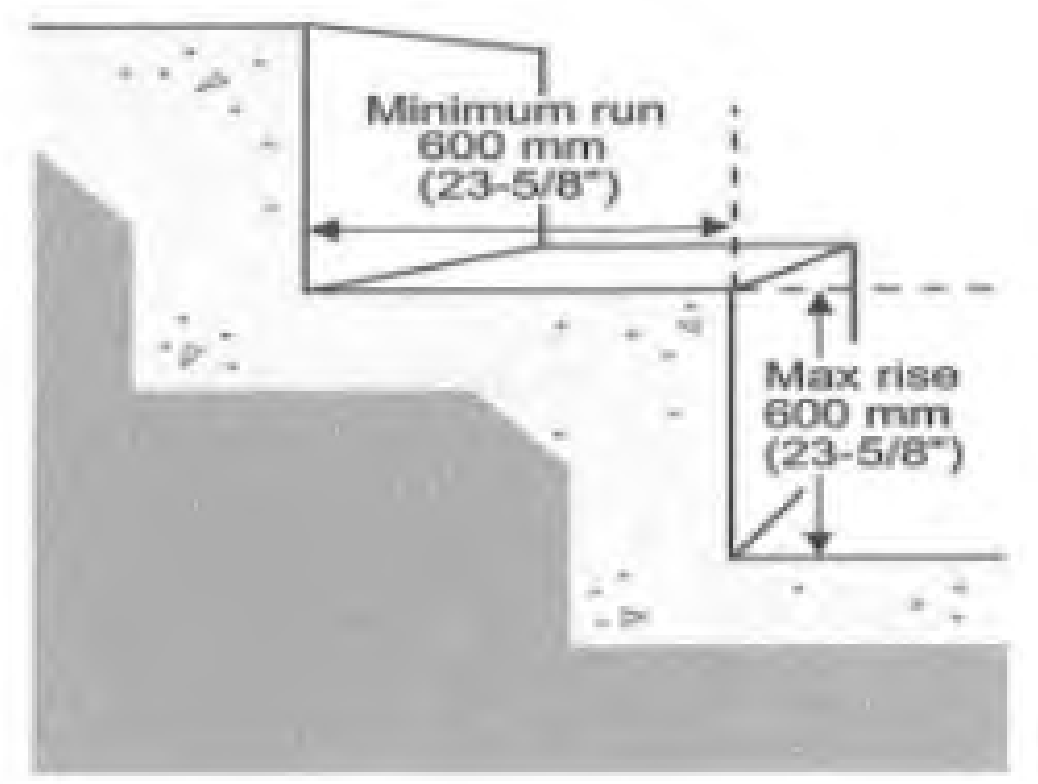
SHEET: A-6



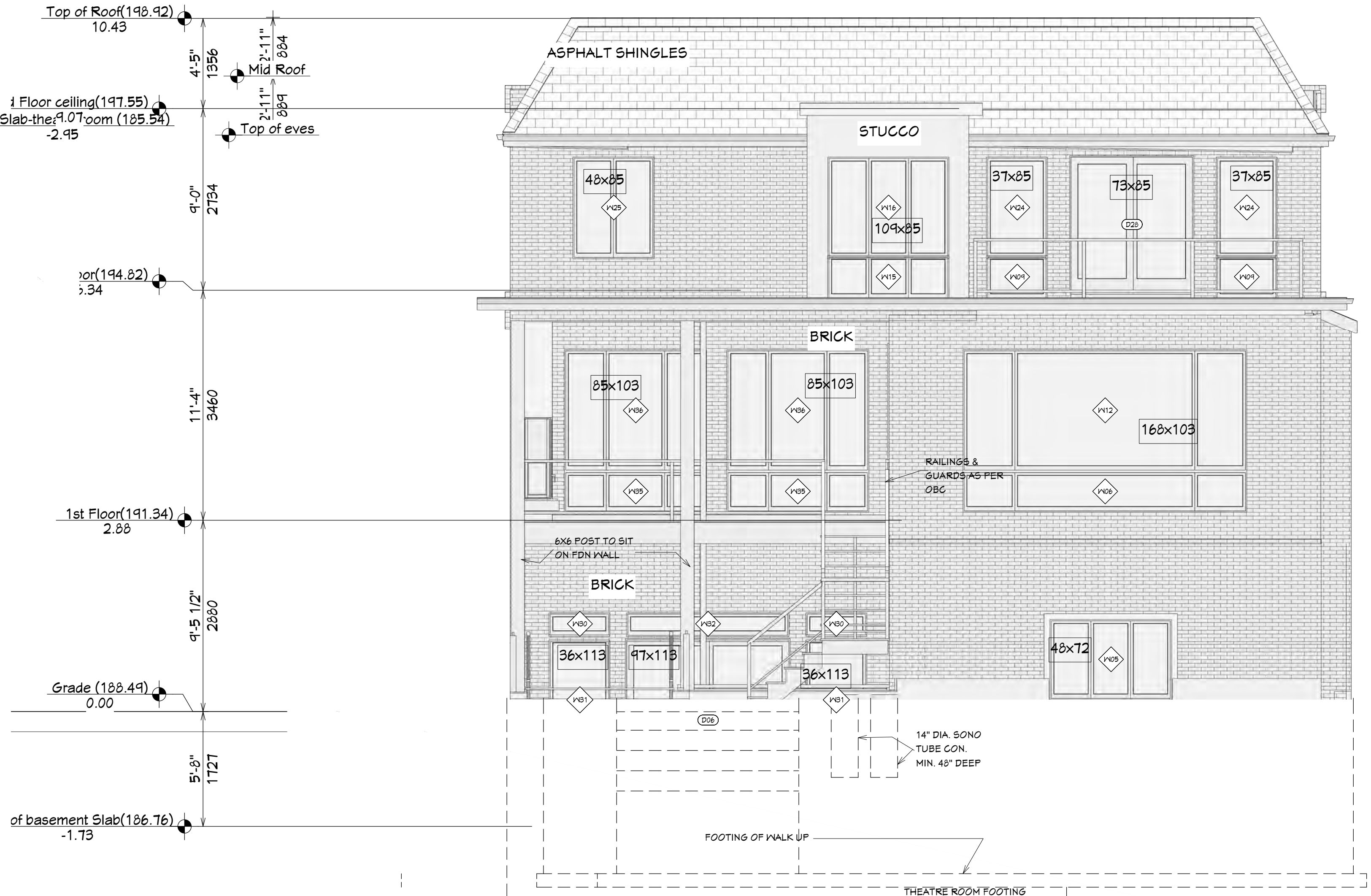
FRONT ELEVATION
 SCALE 1:50

DOOR SCHEDULE						
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	THICKNESS
D01	1	0	142"	84"	144"x87"	1 3/4"
D02	1	0	30"	80"	32"x82 1/2"	1 3/8"
D03	1	1	30"	96"	62"x98 1/2"	1 3/8"
D04	1	0	26"	96"	28"x98 1/2"	1 3/8"
D05	7	0	36"	84"	38"x86 1/2"	1 3/8"
D06	1	0	96"	96"	98"x99"	1 3/8"
D07	1	1	46"	96"	48"x98 1/2"	1 3/8"
D08	1	1	26"	96"	28"x98 1/2"	1 3/8"
D09	1	1	36"	96"	38"x98 1/2"	1 3/8"
D10	1	1	50"	80"	52"x82 1/2"	1 3/8"
D11	1	1	54"	80"	56"x82 1/2"	1 3/8"
D12	1	1	72"	122 5/8"	74"x125 5/8"	1 3/4"
D13	1	2	60"	96"	62"x98 1/2"	1 3/8"
D14	1	2	30"	80"	32"x82 1/2"	1 3/8"
D15	2	2	34"	96"	36"x98 1/2"	1 3/8"
D16	1	2	26 1/4"	96"	28 1/4"x98 1/2"	1 3/8"
D17	1	0	26 1/4"	33 1/2"	28 1/4"x36"	1 3/8"
D18	1	2	27 7/8"	96"	29 7/8"x98 1/2"	1 3/8"
D19	1	1	28"	96"	30"x98 1/2"	1 3/8"
D20	1	0	60"	96"	62"x98 1/2"	1 3/8"
D21	2	0	28"	96"	30"x98 1/2"	1 3/8"
D22	1	1	46"	96"	48"x99"	1 3/8"
D23	3	2	28"	96"	30"x98 1/2"	1 3/8"
D24	1	2	48"	96"	50"x98 1/2"	1 3/8"
D25	1	2	36"	96"	38"x98 1/2"	1 3/8"
D26	1	0	32"	96"	34"x99"	1 3/4"
D27	2	0	30"	96"	32"x98 1/2"	1 3/8"
D28	1	2	72"	80"	74"x83"	1 3/8"
D29	1	2	27 15/16"	96"	29 15/16"x98 1/2"	1 3/8"
D30	2	2	30"	96"	32"x98 1/2"	1 3/8"
D31	1	2	30 1/8"	96"	32 1/8"x98 1/2"	1 3/8"

WINDOW SCHEDULE						
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION
W01	1	0	72"	40"	73"x41"	TRIPLE CASEMENT-LHL
W02	1	0	48"	48"	49"x49"	DOUBLE CASEMENT-LHL
W03	1	2	60"	60"	61"x61"	DOUBLE CASEMENT-LHL
W04	1	1	60"	129 13/16"	61"x130 13/16"	DOUBLE CASEMENT-LHL
W05	1	0	72"	48"	73"x49"	TRIPLE CASEMENT-LHL
W06	1	1	168"	24"	169"x25"	TRIPLE CASEMENT
W07	1	1	60"	86"	61"x87"	DOUBLE CASEMENT-RHR
W08	2	1	60"	24"	61"x25"	DOUBLE CASEMENT
W09	2	2	36"	26"	37"x27"	FIXED GLASS
W10	1	1	48"	13"	49"x14"	FIXED GLASS
W11	1	1	48"	73"	49"x74"	DOUBLE CASEMENT-LHL/RHR
W12	1	1	168"	72"	169"x73"	TRIPLE CASEMENT-LHL/RHR
W13	1	1	60"	86"	61"x87"	DOUBLE CASEMENT-LHL
W14	2	2	60"	24"	61"x25"	DOUBLE CASEMENT
W15	1	2	72 1/8"	26"	73 1/8"x27"	TRIPLE CASEMENT
W16	1	2	72"	60"	73"x61"	TRIPLE CASEMENT
W17	2	2	24"	40"	25"x41"	SINGLE CASEMENT-RHR
W18	2	2	30"	60"	31"x61"	SINGLE CASEMENT-HL
W19	2	2	60"	24"	61"x25"	DOUBLE CASEMENT-RHR
W20	3	2	60"	60"	61"x61"	DOUBLE CASEMENT-RHR
W21	1	1	60"	24"	61"x25"	DOUBLE CASEMENT-LHL/RHR
W22	2	2	36"	60"	37"x61"	FIXED GLASS
W23	1	2	48"	60"	49"x61"	DOUBLE CASEMENT-RHR
W24	1	1	24"	40"	25"x41"	SINGLE CASEMENT-RHR
W25	2	0	36"	26"	37"x27"	FIXED GLASS
W26	2	0	36"	14"	37"x15"	FIXED GLASS
W27	2	0	36"	72"	37"x73"	FIXED GLASS
W28	1	0	46"	14"	47"x15"	DOUBLE CASEMENT
W29	1	1	72"	30 1/4"	73"x31 1/4"	FIXED GLASS
W30	1	0	32"	14"	33"x15"	FIXED GLASS
W31	2	1	84"	24"	85"x25"	TRIPLE CASEMENT
W32	2	1	84"	72"	85"x73"	TRIPLE CASEMENT-LHL/RHR



STEP FOOTING DETAIL
 SCALE NTS



REAR ELEVATION
 SCALE 1:50



HOSSEINI HOMES CORPORATION
 201 STEELES AVE EAST,
 TORONTO, ON, M2M 3Y6
 TELL: (416) 200-9090
 WWW.HOSSEINIHOMES.COM

SITE INFO:
 32 KIKK Dr
 SEVERED LOT

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NUMBER	DATE	DESCRIPTION

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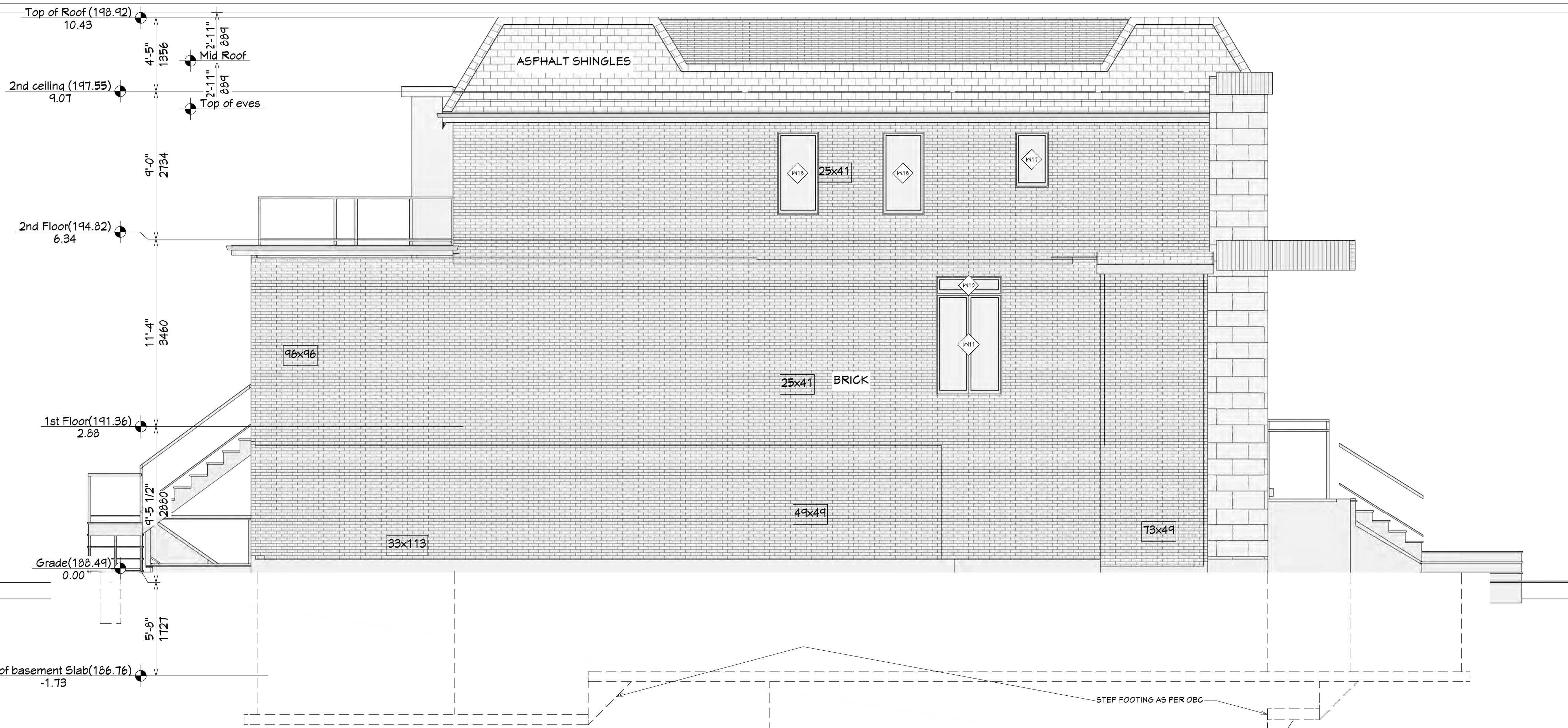
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SCALE:

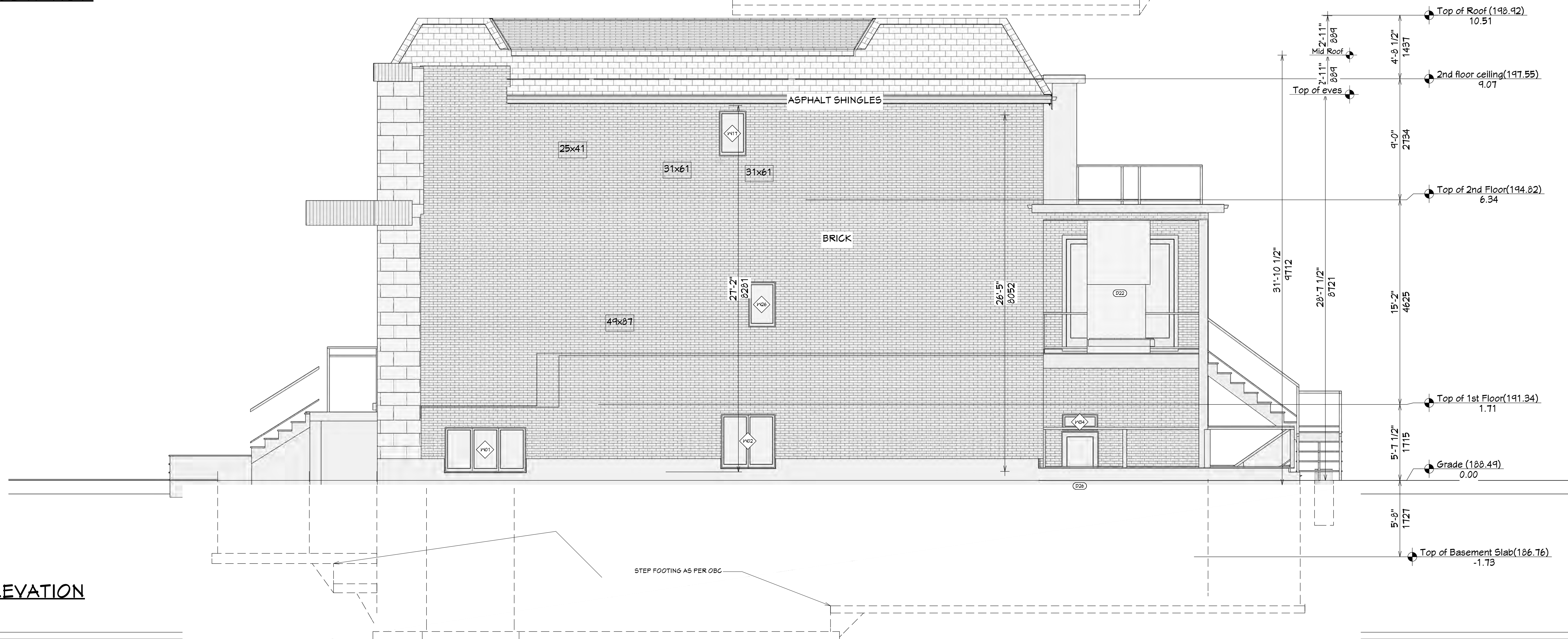
SHEET:

A-7



WEST ELEVATION

SCALE 1:50



EAST ELEVATION

SCALE 1:50