

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

DATE: _____

PLAN 65R- _____

RECEIVED AND DEPOSITED

DATE: _____

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK (65).

SCHEDULE				
PART	LOT	PLAN	PIN No.	AREA
1	ALL OF LOT 190	PLAN 2446	P.I.N. 03020-0227 (LT)	650.32 m ²
2	PART OF LOT 189			325.16 m ²
3	ALL OF LOT 188		P.I.N. 03020-0226 (LT)	325.16 m ²
4				650.32 m ²

PARTS 1 AND 2 INCLUSIVE COMPRISE ALL OF P.I.N. 03020-0227 (LT)
 PARTS 3 AND 4 INCLUSIVE COMPRISE ALL OF P.I.N. 03020-0226 (LT)

PLAN OF SURVEY OF
 LOTS 188, 189 AND, 190
 REGISTERED PLAN 2446
 CITY OF MARKHAM

SCALE & NOTES
 Scale 1:200

BARICH GRENKIE SURVEYING LTD.
 A DIVISION OF GEOMAPLE

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

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - PK DENOTES SURVEYORS NAIL SET IN WASHER
 - OU DENOTES ORIGIN UNKNOWN
 - CC DENOTES CUT CROSS
 - CS DENOTES CUT STAR
 - WIT DENOTES WITNESS
 - RP DENOTES REGISTERED PLAN 2246
 - P1 DENOTES PLAN BY ROWAN-STANTIU LTD., O.L.S., DATED AUGUST 12, 2007
 - D1 DENOTES INSTRUMENT No. R514497
 - D2 DENOTES INSTRUMENT No. R593699

BEARING NOTE
 BEARINGS ARE UTM GRID, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° 00' WEST LONGITUDE) NAD83 (CSRS) (2010.0).

HORIZONTAL DATUM NOTE
 PROJECTION: UNIVERSAL TRANSVERSE MERCATOR (UTM, ZONE 17, CM 81°00'W)

DATUM: NAD83 (CSRS)(2010.0)

GRID SCALE CONVERSION
 DISTANCES ON THIS PLAN MAY BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9997765.

NOTE
 BEARING COMPARISONS SHOWN ARE WITH ASTRONOMIC BEARINGS ON UNDERLYING PLANS.

OBSERVED REFERENCE POINTS DERIVED FROM GPS USING REAL TIME NETWORK (RTN) OBSERVATIONS UTM ZONE 17, NAD83 (CSRS)(2010.0). COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4851052.394	627620.406
ORP B	4851071.077	627677.920
1	4851039.354	627626.691
2	4851053.446	627670.185

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

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON XXXX XX, 2020.

XXXXX XX, 2020

DRAFT

INFO@GEOMAPLE.CA

Barich Grenkie
 Surveying Ltd.

DWN BY: XX

CHK BY: XX

JOB No. : 21-7200

TEL 416 444 1100 FAX 416 444 1200 A DIVISION OF GEOMAPLE

PROPOSED 2 STOREY DETACHED RESIDENTIAL DEVELOPMENT WITH INTEGRAL GARAGE

PART 01 81 WOODWARD AVE.
TORONTO,

PROJECT STATISTICS

LOT MEASUREMENTS		
SITE AREA	000.00 m ²	650.32 m ²
LOT FRONTAGE		15.24 m
LOT DEPTH		42.67 m

SETBACKS		
FRONT YARD		11.21 m
REAR YARD		14.60 m
SIDE YARD (EAST)		1.56 m
SIDE YARD (WEST)		1.94 m

PROPOSED DWELLING		
LENGTH		16.86 m
WIDTH		11.73 m
HEIGHT		9.30 m
LOT COVERAGE		190.80 m ²

FLOOR AREA CALCULATIONS

FIRST FLOOR (INCLUDING GARAGE)		190.80 m ²
SECOND FLOOR		159.10 m ²
TOTAL GFA		349.90 m ²

BASEMENT (INCLUDING MECHANICAL)		154.00 m ²
---------------------------------	--	-----------------------

GARAGE		37.00 m ²
NUMBER OF PARKING SPACES		2

LANDSCAPING STATISTICS

FRONT YARD		
FRONT YARD AREA		166.20 m ²
DRIVE WAY AREA		57.70 m ²
LANDSCAPING AREA		
STEPS, PORCH & WALKWAY AREA		4.50 m ²
SOFT LANDSCAPING AREA		104.00 m ²

REAR YARD		
REAR YARD AREA		223.20 m ²
AREA OF WALKOUT AND STEPS		45.80 m ²
SOFT LANDSCAPING AREA		177.40 m ²

SIDE YARDS		
SIDE YARD AREA (EAST)		37.90 m ²
SOFT LANDSCAPING AREA (EAST)		000.00 m ²
SIDE YARD AREA (WEST)		32.20 m ²
SOFT LANDSCAPING AREA (WEST)		000.00 m ²



ISSUE DATE

Project **PART 01**
81 WOODWARD AVE.

JULY 25, 2021

No.	Revision	Date
00	FOR PERMIT	2021/07/25



M.J. IMPERIAL DESIGN INC

ADDRESS:
5001 Yonge St. unit 304
Toronto, Ontario
M2N 6R9 Canada
Phone: (416) 345 7661
Fax: 1-866-998-1953
eMail: masih.javanbakht@gmail.com

The M.J. IMPERIAL DESIGN is not responsible for the accuracy of survey, structural, mechanical, electrical, etc.

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Designed by:	M.J.
Checked by:	J.D.
Scale:	1':1/4"
Project No:	1999-21
Date:	25/07/2021

Drawing Title

A01



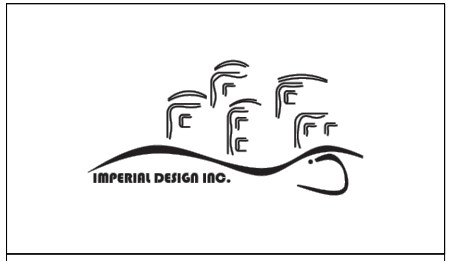
FRONT (NORTH) ELEVATION

TOTAL EXPOSED AREA	101.10	m
TOTAL OPENING AREA	21.90	m
OPENING RATIO	21.66%	

Project
81 WOODWARD AVE.

JULY 25, 2021

No.	Revision	Date
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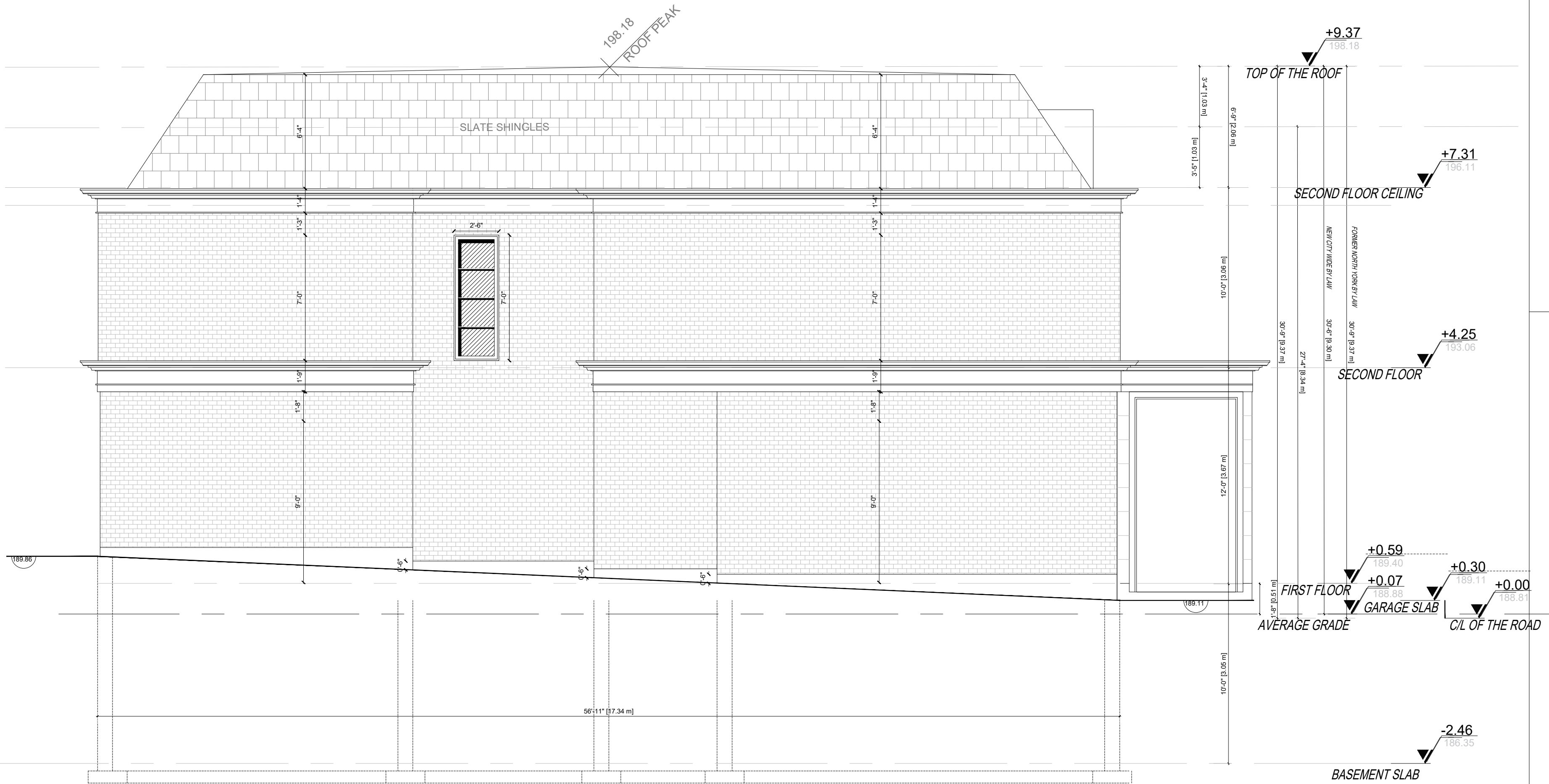
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Checked by:	J.D.
Scale:	1":1/4"
Project No:	1999-21
Date:	25/07/2021

Drawing Title

A07



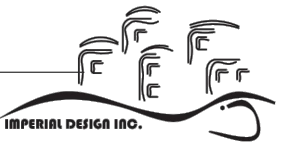
SIDE (EAST) ELEVATION

TOTAL EXPOSED AREA 151.20 | m²1627.50[S.F]
 TOTAL OPENING AREA 1.60 | m²17.22[S.F]
 OPENING RATIO 01.05%

Project
81 WOODWARD AVE.

JULY 25, 2021

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Checked by:	J.D.
Scale:	1':1/4"
Project No:	1999-21
Date:	25/07/2021

Drawing Title

A08



FRONT (SOUTH) ELEVATION

TOTAL EXPOSED AREA	88.40	m
TOTAL OPENING AREA	30.00	m
OPENING RATIO	33.93%	

Project
81 WOODWARD AVE.

JULY 25, 2021

No.	Revision	Date
00	FOR PERMIT	2021/07/25



M.J. IMPERIAL DESIGN INC

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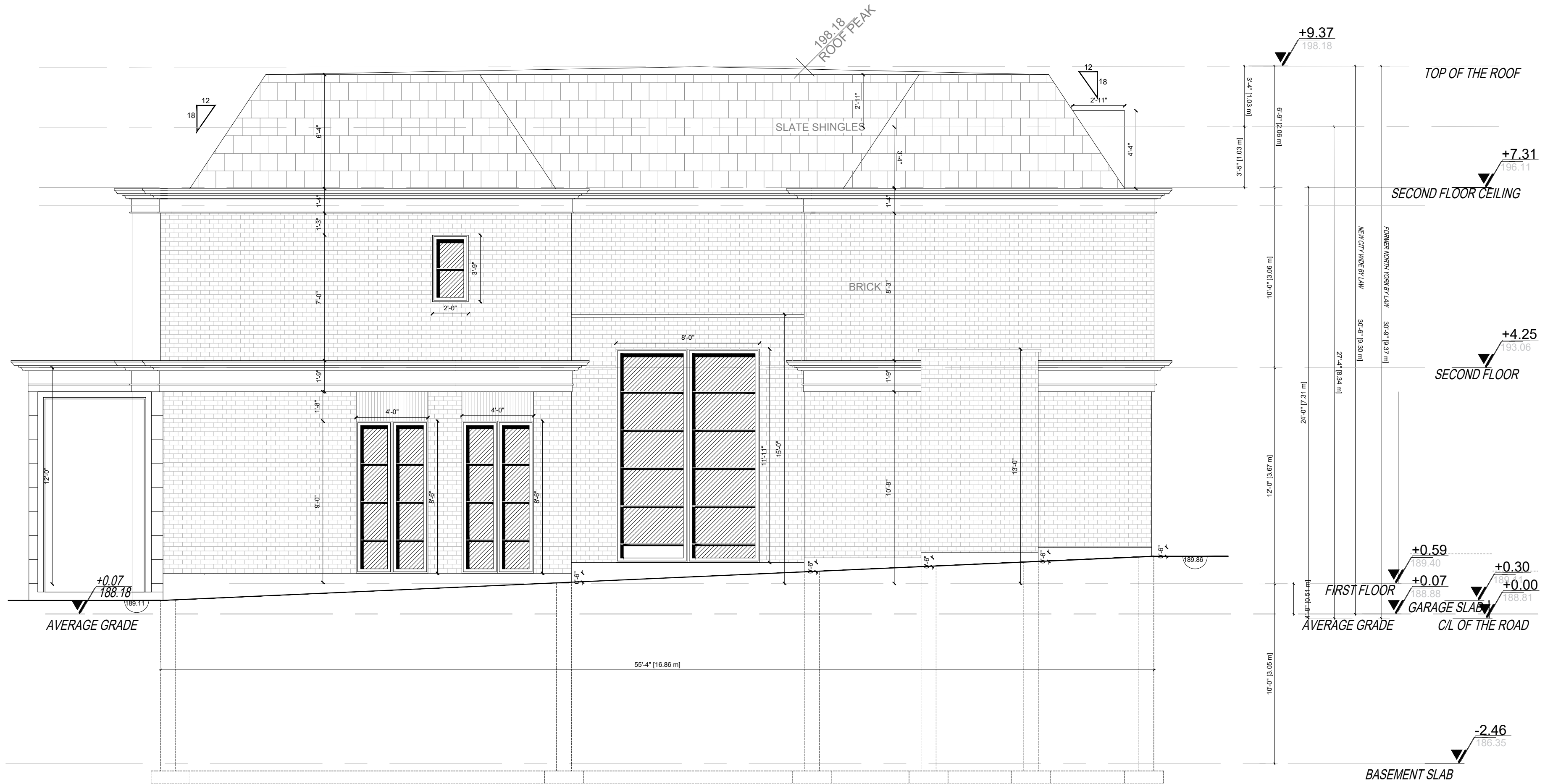
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Checked by:	J.D.
Scale:	1':1/4"
Project No:	1999-21
Date:	25/07/2021

Drawing Title

A09



SIDE (WEST) ELEVATION

TOTAL EXPOSED AREA	147.00		m1582.29[S.F]
TOTAL OPENING AREA	16.30		m175.45[S.F]
OPENING RATIO	11.08%		

Project
81 WOODWARD AVE.

JULY 25, 2021

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Scale:	1':1/4"
Project No:	1999-21
Date:	25/07/2021

Drawing Title

A10



FRONT (NORTH) ELEVATION

TOTAL EXPOSED AREA	101.10	m
TOTAL OPENING AREA	21.90	m
OPENING RATIO	21.66%	

Project
83 WOODWARD AVE.

JULY 25, 2021

No.	Revision	Date
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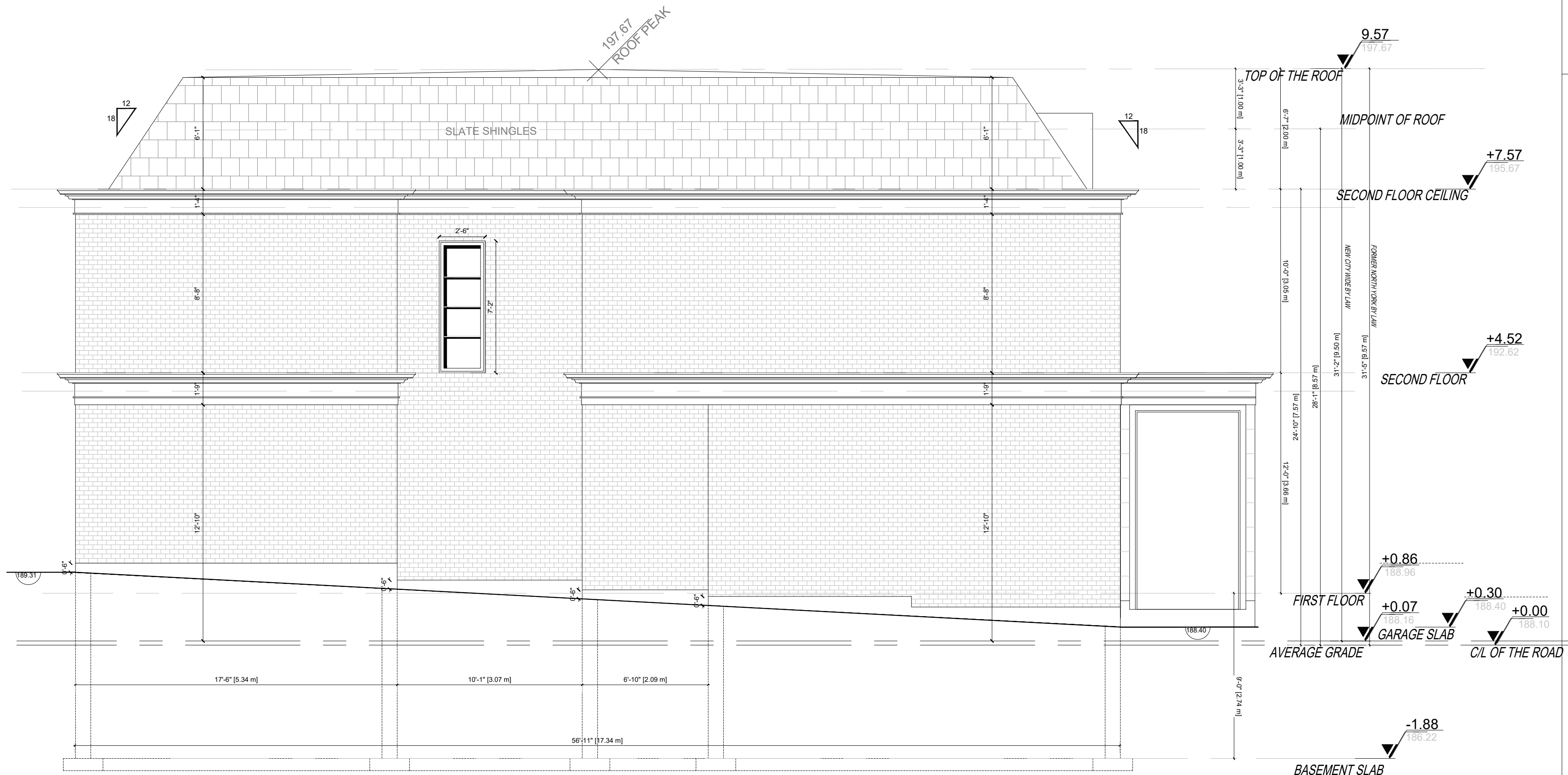
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Checked by:	J.D.
Scale:	1":1/4"
Project No:	1999-21
Date:	25/07/2021

Drawing Title

A07



SIDE (EAST) ELEVATION

TOTAL EXPOSED AREA 146.00 | m1571.53[S.F]
 TOTAL OPENING AREA 1.60 | m 17.22[S.F]
 OPENING RATIO 1.09%

Project
83 WOODWARD AVE.

JULY 25, 2021

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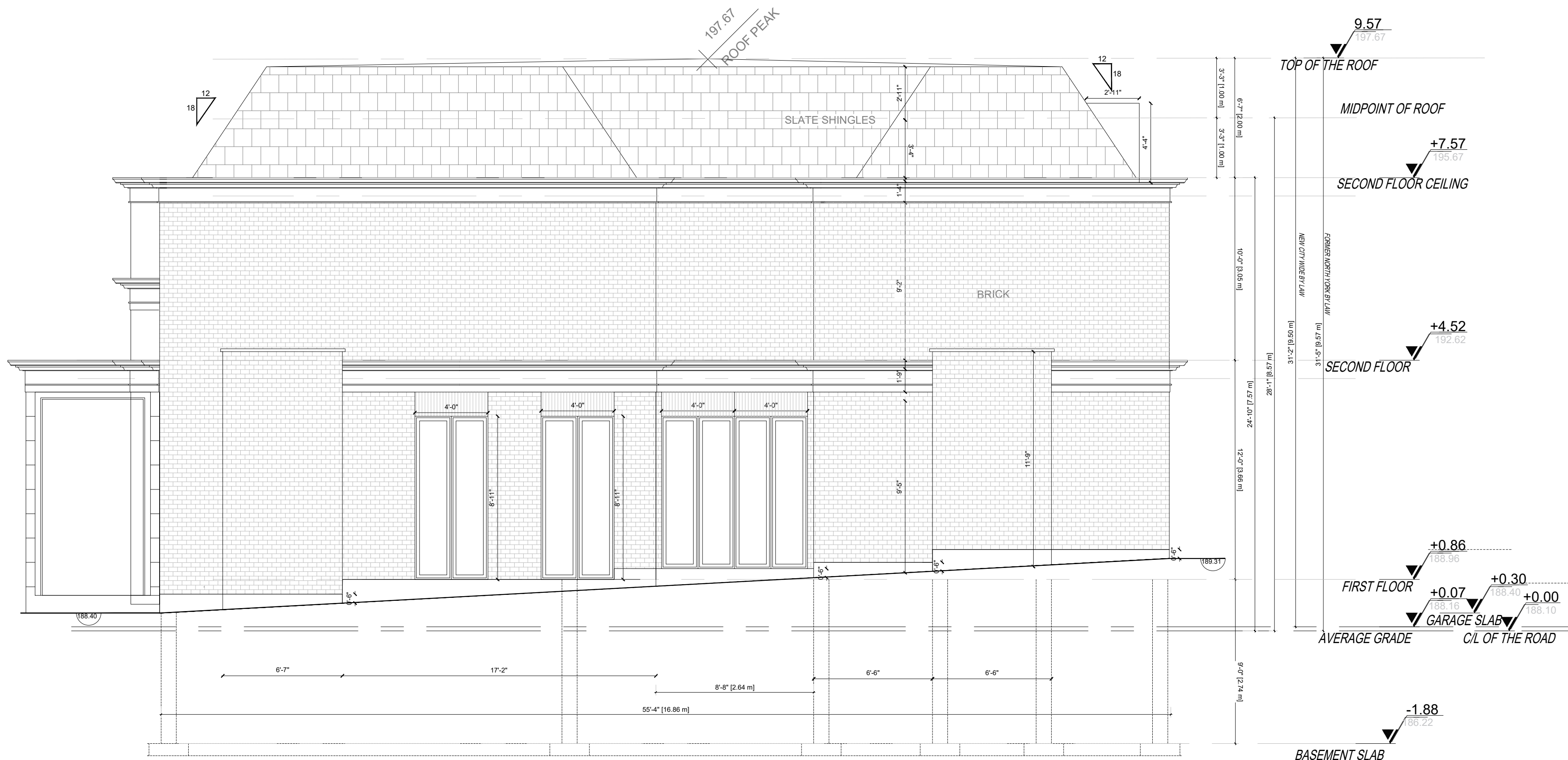
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Scale:	1":1/4"
Project No:	1999-21
Date:	25/07/2021

Drawing Title

A08



SIDE (WEST) ELEVATION

TOTAL EXPOSED AREA	141.80		m1526.32[S.F]
TOTAL OPENING AREA	13.30		m143.16[S.F]
OPENING RATIO	9.37%		

Project
83 WOODWARD AVE.

JULY 25, 2021

No.	Revision	Date
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Scale:	1':1/4"
Project No:	1999-21
Date:	25/07/2021

Drawing Title

A10

PROJECT STATISTICS

LOT MEASUREMENTS		
SITE AREA	000.00 m ²	650.32 m ²
LOT FRONTAGE		15.23 m
LOT DEPTH		42.66 m

SETBACKS		
FRONT YARD		11.19 m
REAR YARD		14.62 m
SIDE YARD (EAST)		1.58 m
SIDE YARD (WEST)		1.94m

PROPOSED DWELLING		
LENGTH		16.86 m
WIDTH		11.73 m
HEIGHT		9.06 m
LOT COVERAGE		192.30 m ²

FLOOR AREA CALCULATIONS

FIRST FLOOR (INCLUDING GARAGE)		192.30 m ²
SECOND FLOOR		162.85 m ²
TOTAL GFA		355.15 m ²

BASEMENT (INCLUDING MECHANICAL)		155.50 m ²
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GARAGE		37.00 m ²
NUMBER OF PARKING SPACES		2

LANDSCAPING STATISTICS

FRONT YARD		
FRONT YARD AREA		164.20 m ²
DRIVE WAY AREA		57.70 m ²
LANDSCAPING AREA		
STEPS, PORCH & WALKWAY AREA		4.50 m ²
SOFT LANDSCAPING AREA		102.00 m ²

REAR YARD		
REAR YARD AREA		224.65 m ²
AREA OF WALKOUT AND STEPS		45.80 m ²
SOFT LANDSCAPING AREA		178.85 m ²

SIDE YARDS		
SIDE YARD AREA (EAST)		37.67 m ²
SOFT LANDSCAPING AREA (EAST)		000.00 m ²
SIDE YARD AREA (WEST)		31.50 m ²
SOFT LANDSCAPING AREA (WEST)		000.00 m ²

PROPOSED 2 STOREY DETACHED RESIDENTIAL DEVELOPMENT WITH INTEGRAL GARAGE

PART 04 **85 WOODWARD AVE.**
TORONTO,



ISSUE DATE

Project PART 04
85 WOODWARD AVE.

JULY 25, 2021

No.	Revision	Date
00	FOR PERMIT	2021/07/25



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Scale:	1':1/4"
Project No:	1999-21
Date:	25/07/2021

Drawing Title

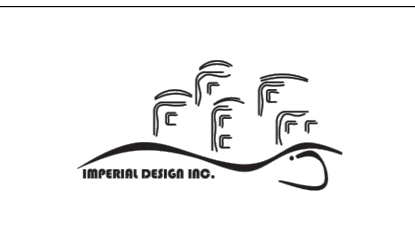
A01



Project
85 WOODWARD AVE.

JULY 25, 2021

No.	Revision	Date
00	FOR PERMIT	2021/07/25



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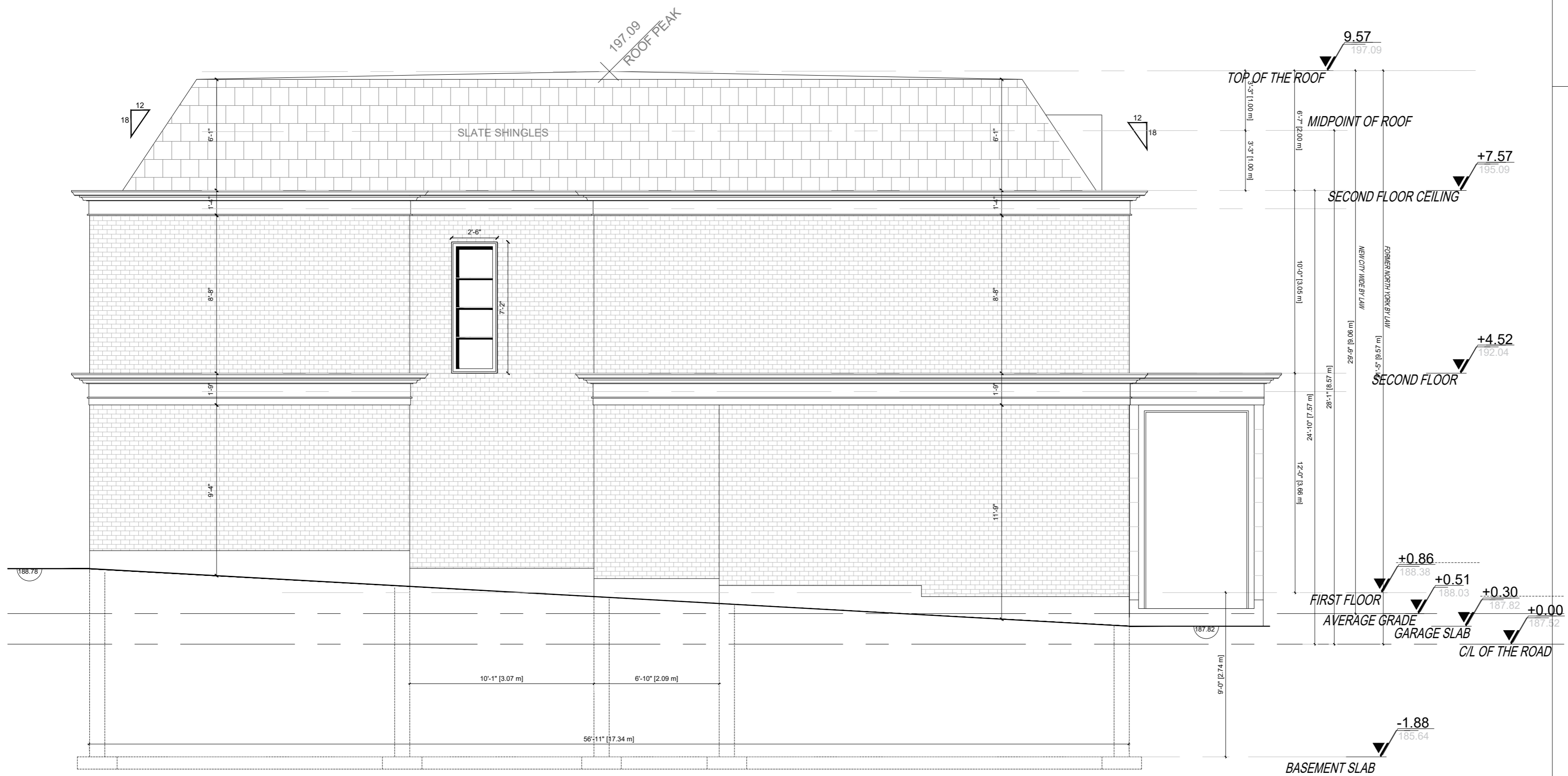
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Checked by:	J.D.
Scale:	1":1/4"
Project No:	1999-21
Date:	25/07/2021

Drawing Title

A07

FRONT (NORTH) ELEVATION
 TOTAL EXPOSED AREA 101.10 | m
 TOTAL OPENING AREA 21.90 | m
 OPENING RATIO 21.66%



Project
85 WOODWARD AVE.

JULY 25, 2021

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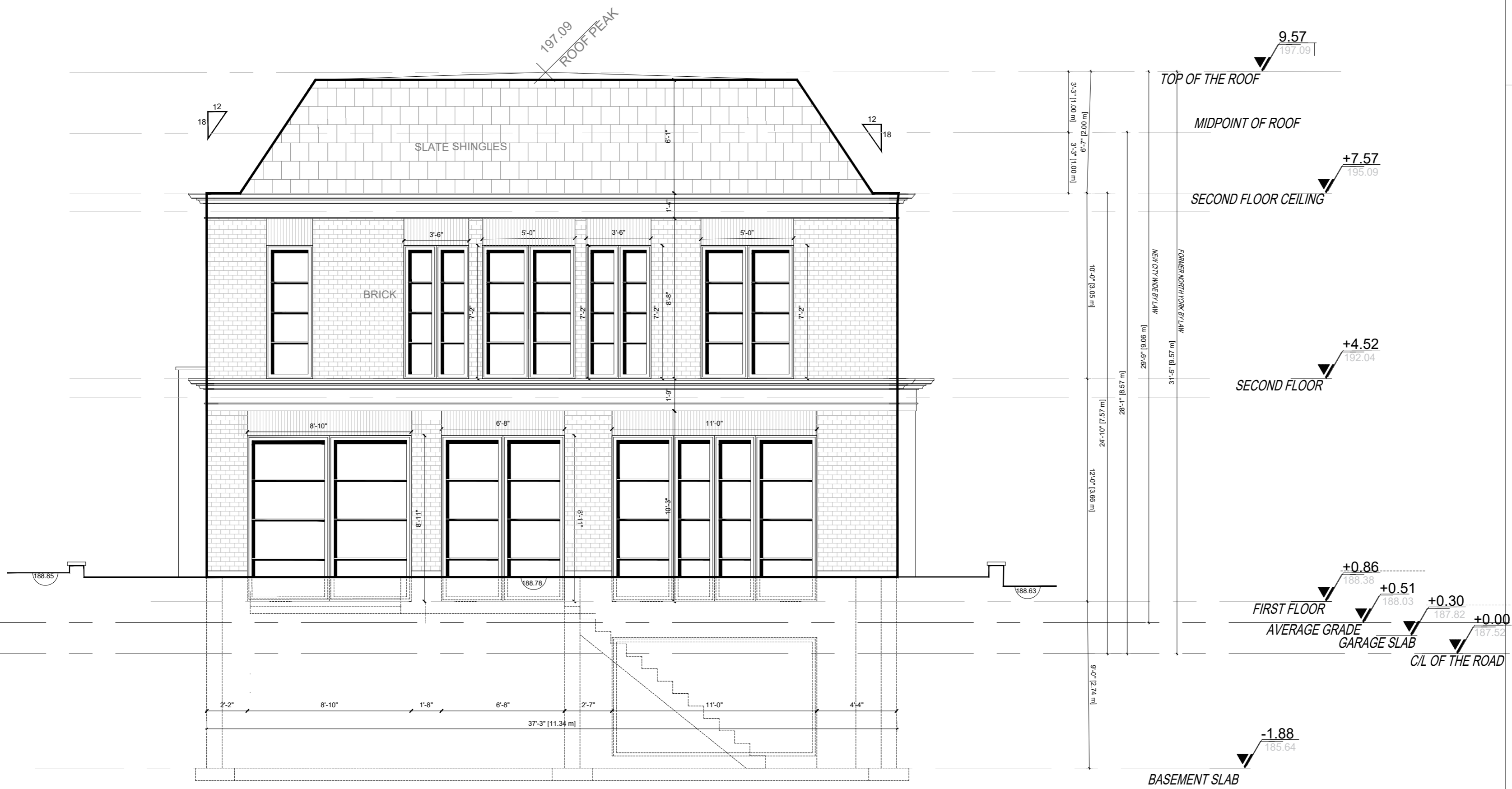
Designed by:	M.J.
Checked by:	J.D.
Scale:	1":1/4"
Project No:	1999-21
Date:	25/07/2021

Drawing Title

A08

SIDE (EAST) ELEVATION

TOTAL EXPOSED AREA	145.50		m ² 1566.14[S.F]
TOTAL OPENING AREA	1.60		m ² 17.22[S.F]
OPENING RATIO	1.09%		



FRONT (SOUTH) ELEVATION

TOTAL EXPOSED AREA	88.40	m
TOTAL OPENING AREA	30.00	m
OPENING RATIO	33.93%	

Project
85 WOODWARD AVE.

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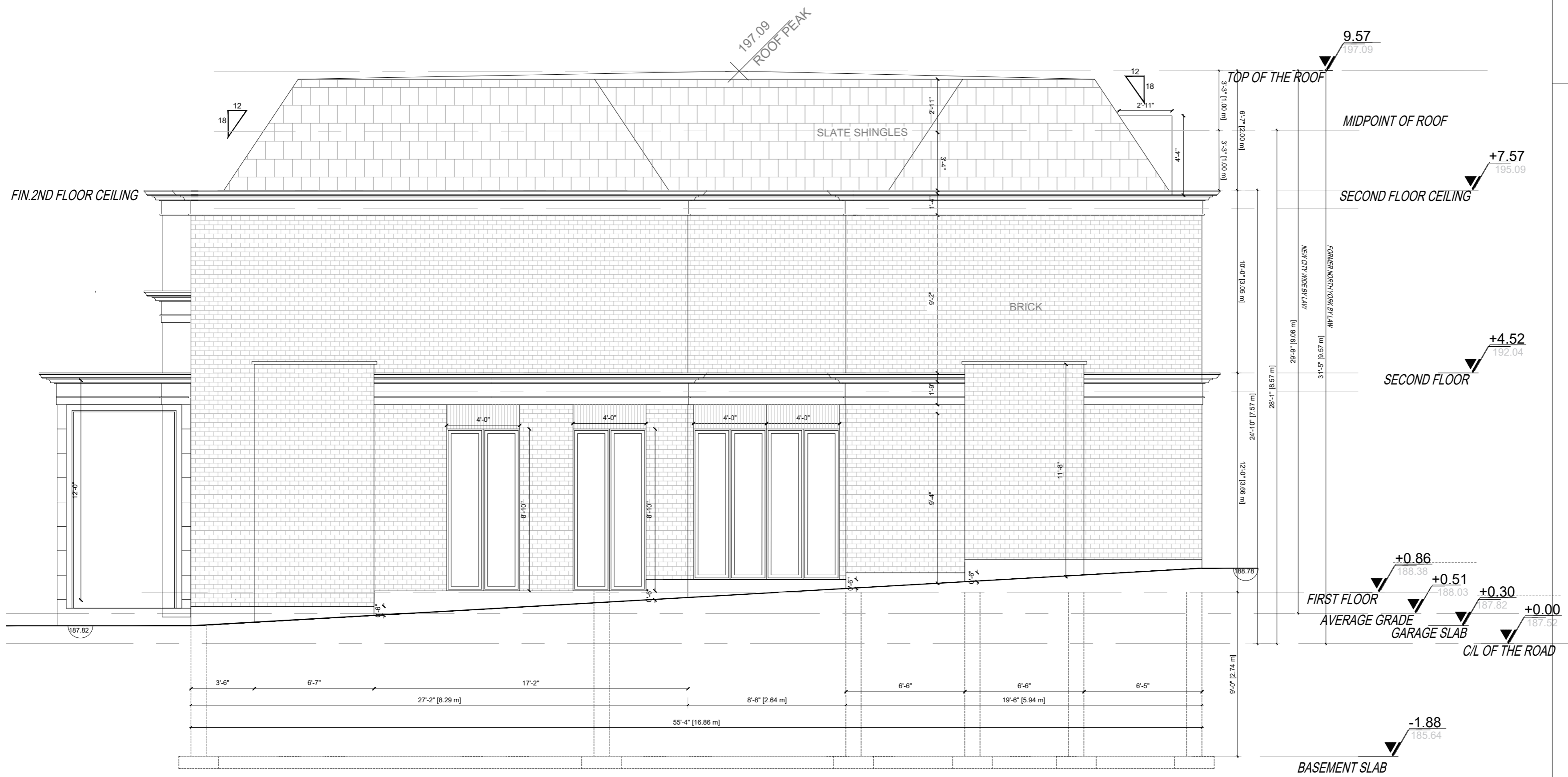
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Scale:	1':1/4"
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A09



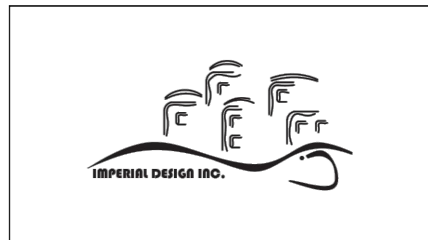
SIDE (WEST) ELEVATION

TOTAL EXPOSED AREA	141.40	m1522.01[S.F]
TOTAL OPENING AREA	12.70	m136.70[S.F]
OPENING RATIO	8.98%	

Project
85 WOODWARD AVE.

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A10