

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

PLAN 65R-

RECEIVED AND DEPOSITED.

DATE OCTOBER 29th, 2022

DATE

MOE TAVALLAE

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK (No.65).

PARTS SCHEDULE

PART	BLOCK	PLAN	PIN	AREA IN SQUARE METERS
1	PART OF H	18	02927-0071	510.0
2				204.13

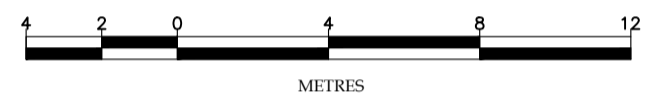
PARTS 1,2 AND 3 BOTH INCLUSIVE COMPRISE ALL OF PIN 02927-0071

METRIC

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

PLAN OF SURVEY OF PART OF BLOCK H REGISTERED PLAN 18 CITY OF MARKHAM (REGIONAL MUNICIPALITY OF YORK)

SCALE 1:200



RICHMOND SURVEYING INC.

LEGEND

- SIB - STANDARD IRON BAR
- SSIB - SHORT STANDARD IRON BAR
- IB - IRON BAR
- CC - CUT CROSS
- - FOUND
- - PLANTED
- S - SET
- M - MEASURED
- WIT - WITNESS
- OU - ORIGIN UNKNOWN
- P1 - PLAN 65R-38385
- P2 - PLAN 65R-38252
- P3 - SURVEYOR'S REAL PROPERTY REPORT BY A. AZIZ SURVEYING LTD. DATED MARCH 19TH, 2018.
- D1 - INSTRUMENT R719239
- D2 - INSTRUMENT VM20247
- (JDB) - J.D.BARNES LTD., O.L.S.
- (1530) - E. W. BOWYER INC., O.L.S.
- (D.H) - DAVID HORWOOD LTD., O.L.S.
- (729) - Douglas Hugh Black O.L.S.
- UP - UTILITY POLE
- DBF - DOUBLE BOARD FENCE
- CLF - CHAIN LINK FENCE
- FR - FRAME
- FND - FOUNDATION

N=NORTH/ S=SOUTH/ E=EAST/ W=WEST

NOTES:

- 1- THE SUBJECT PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS.
- 2- ALL PINS ARE (LT) UNLESS NOTED (R).
- 3- ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED.
- 4- ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN.

NOTE:

BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK OBSERVATION, UTM ZONE 18, NAD83 (CSRS) (2010). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998916.

POINT ID	NORTHING	EASTING
A	4900937.54	344163.58
B	4900868.44	344064.65

CO-ORDINATES 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 AND THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF OCTOBER, 2023.

NOVEMBER 8th, 2023

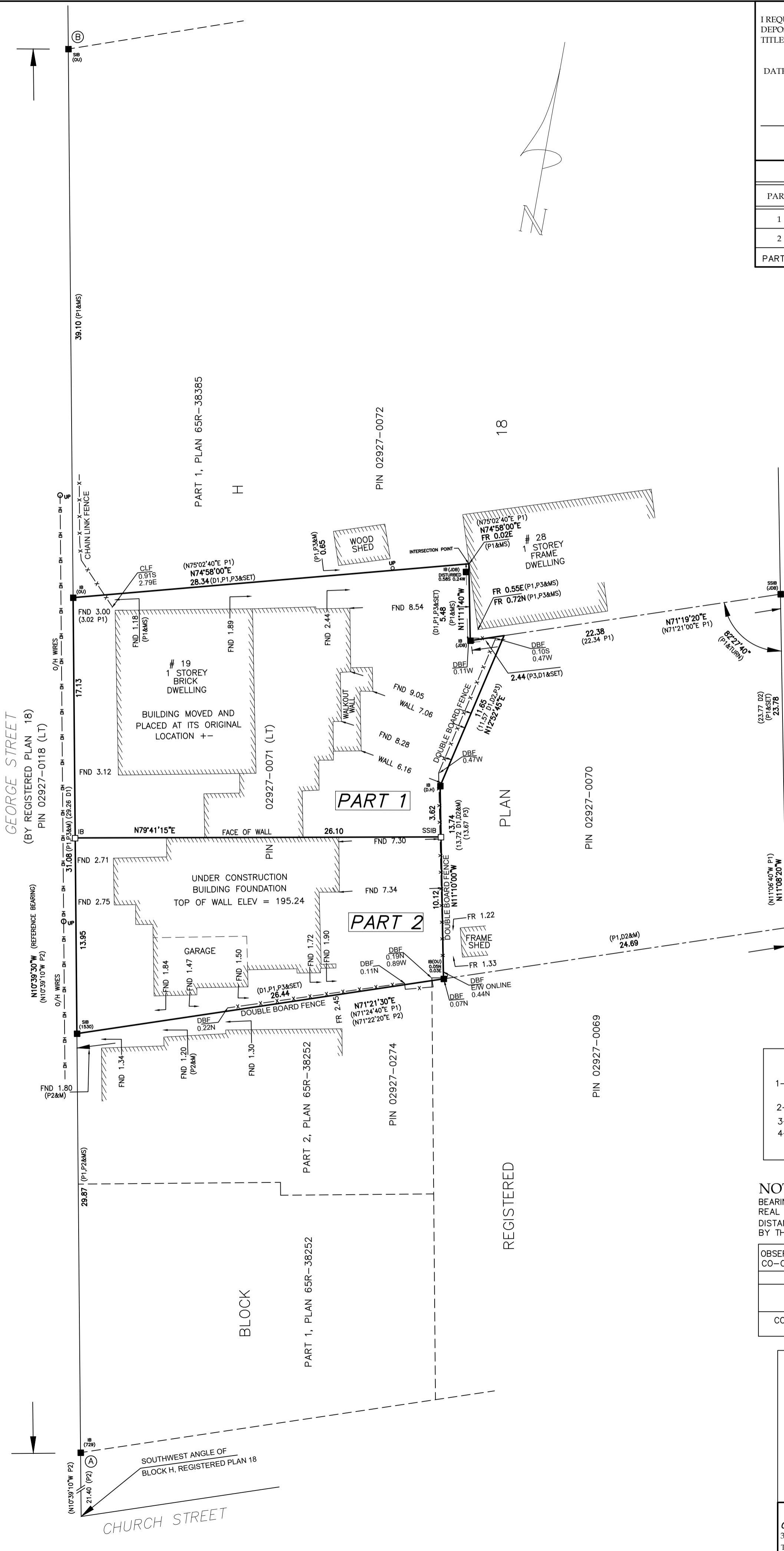
MOE TAVALLAE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-64644.

RICHMOND SURVEYING INC.

ONTARIO LAND SURVEYOR
344-9471 YONGE STREET, RICHMOND HILL, ON
TEL. 647-333-6200 mojito.tavallai@gmail.com

23-107



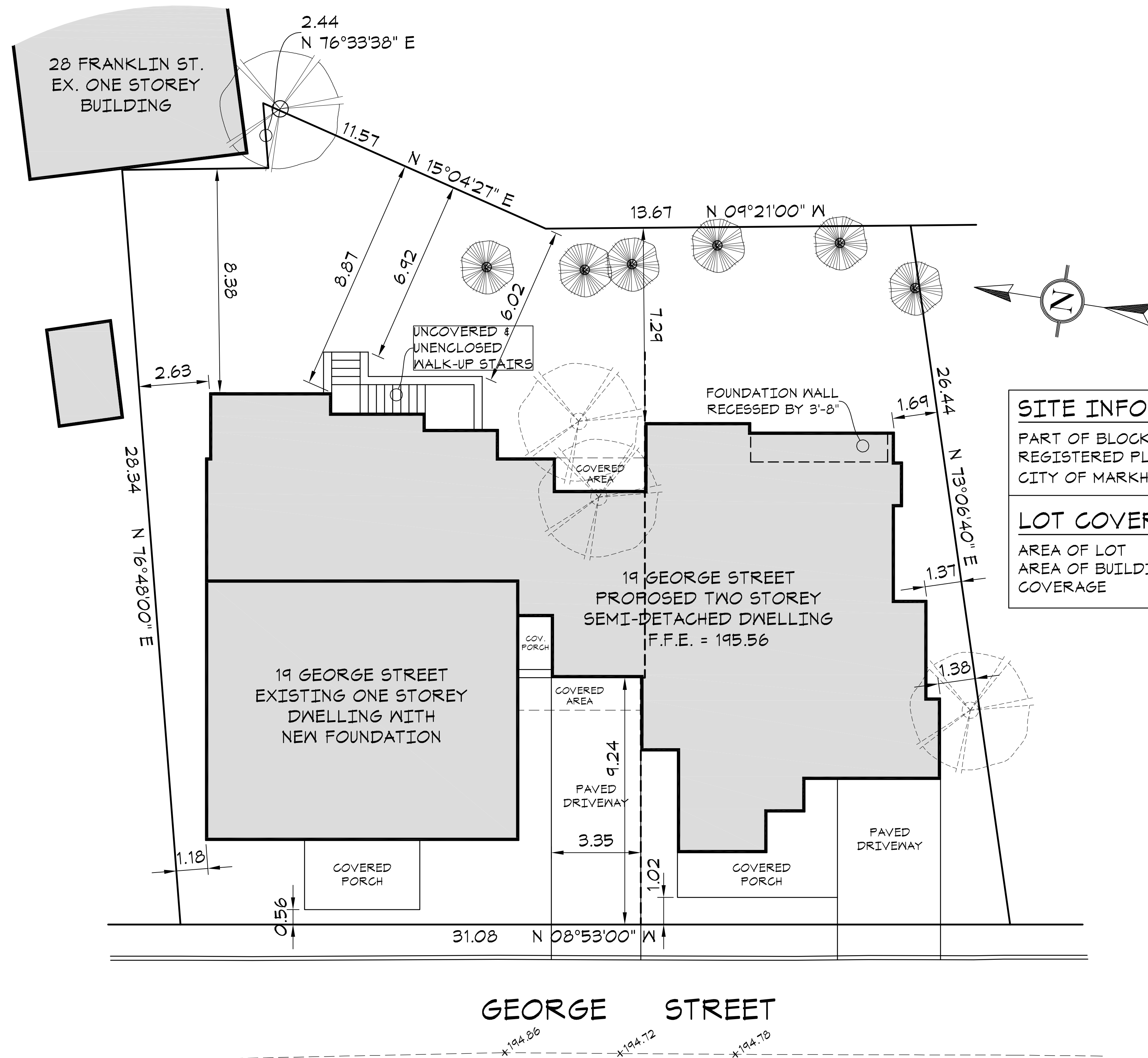
GEORGE STREET
(BY REGISTERED PLAN 18)
PIN 02927-0118 (LT)

FRANKLIN STREET

N10°39'30"W (REFERENCE BEARING)
(N10°39'10"W P2)

N10°39'10"W P2
21.40 (P2)

SOUTHWEST ANGLE OF
BLOCK H, REGISTERED PLAN 18
CHURCH STREET



SITE INFORMATION
 PART OF BLOCK H
 REGISTERED PLAN 18
 CITY OF MARKHAM

LOT COVERAGE
 AREA OF LOT = 824.85 sq.m.
 AREA OF BUILDING = 402.44 sq.m.
 COVERAGE = 48.79 %

GENERAL NOTES:
 ALL CONSTRUCTION IS TO CONFORM TO SECTION 91 OF THE ONTARIO BUILDING CODE (LATEST EDITION).
 CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.
 DO NOT SCALE DRAWINGS.
 OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RE-CLAIM AND DESTROY ALL PREVIOUS AND UN-REVISED COPIES OF THIS DRAWING.
 THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND / OR ITS CLIENTS ONLY.
 BUILDING PERMITS TO BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS AND DATA	DATE

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual B.C.I.N. - 25825
 Firm B.C.I.N. - 30506

Russ Gregory
 NAME SIGNATURE

PROJECT TITLE

**PROPOSED SEMI-DETACHED DWELLING
 19 GEORGE STREET
 CITY OF MARKHAM**

THE GREGORY DESIGN GROUP

16 CHURCH STREET
 MARKHAM, ONTARIO L3P 2L6
 (416) 520-0978
 shane@gregorydesigngroup.net

SCALE 1:100	DATE 01/04/22
PROJECT NUMBER 2069-18	SHEET NUMBER SP-1
DRAWN BY S.Gregory	CHECKED BY R.G.



FRONT (WEST) ELEVATION

Notes for Elevations:

- Pre-finished horizontal wood siding over 1"x3" vertical strapping where shown (colour to be determined)
- Existing brick finish to remain on existing building and repaired where necessary.
- All windows to be double glazed panes in vinyl or aluminum clad frames. (colour to be determined)
- All exterior door systems to be in wood or aluminum clad frames. (colour to be determined)
- All roofing to be "IKO" Cambridge style asphalt shingles. (colour to be determined)
- 6" wood frieze board to surround entire house below soffits. (colour to be determined)
- Heavy gauge aluminum fascia, soffit, gutters, and downspouts to match existing.
- Contractor must supply samples of materials and colours to the Owners and Heritage Markham for approval prior to installation on site.



RIGHT SIDE (SOUTH) ELEVATION

UNPROTECTED OPENINGS	
AREA OF WALL	= 853 sq.ft.
AREA OF OPENINGS (-20%)	= 47.20 sq.ft.
PERCENTAGE OF OPENINGS	= 5.53 %
PERCENTAGE OF OPENINGS ALLOWED	= 7.00 %

GENERAL NOTES:
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PROJECT TITLE
PROPOSED SEMI-DETACHED DWELLING
19 GEORGE STREET
CITY OF MARKHAM

THE GREGORY DESIGN GROUP
 16 CHURCH STREET
 MARKHAM, ONTARIO L3P 2L6
 (416) 520-0978
 shane@gregorydesigngroup.net

SCALE 1/4"=1'-0"	DATE 01/04/22
PROJECT NUMBER 2069-18	SHEET NUMBER A-5
DRAWN BY S.Gregory	CHECKED BY R.G.



REAR (EAST) ELEVATION



LEFT SIDE (NORTH) ELEVATION

Notes for Elevations:

- Pre-finished horizontal wood siding over 1"x3" vertical strapping where shown (colour to be determined)
- Existing brick finish to remain on existing building and repaired where necessary.
- All windows to be double glazed panes in vinyl or aluminum clad frames. (colour to be determined)
- All exterior door systems to be in wood or aluminum clad frames. (colour to be determined)
- All roofing to be "IKO" Cambridge style asphalt shingles. (colour to be determined)
- 6" wood Frieze board to surround entire house below soffits. (colour to be determined)
- Heavy gauge aluminum fascia, soffit, gutters, and downspouts to match existing.
- Contractor must supply samples of materials and colours to the Owners and Heritage Markham for approval prior to installation on site.

UNPROTECTED OPENINGS	
AREA OF WALL	= 812 sq.ft.
AREA OF OPENINGS (-20%)	= 72.4 sq.ft.
PERCENTAGE OF OPENINGS	= 8.92 %
PERCENTAGE OF OPENINGS ALLOWED	= 9.50 %

GENERAL NOTES:
 ALL CONSTRUCTION IS TO CONFORM TO SECTION '9' OF THE ONTARIO BUILDING CODE (LATEST EDITION).
 CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.
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 CITY OF MARKHAM

THE GREGORY DESIGN GROUP

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 MARKHAM, ONTARIO L3P 2L6
 (416) 520-0978
 shane@gregorydesigngroup.net

SCALE	DATE
1/4"=1'-0"	01/04/22

PROJECT NUMBER	SHEET NUMBER
2069-18	A-6

DRAWN BY
 S.Gregory

CHECKED BY
 R.G.