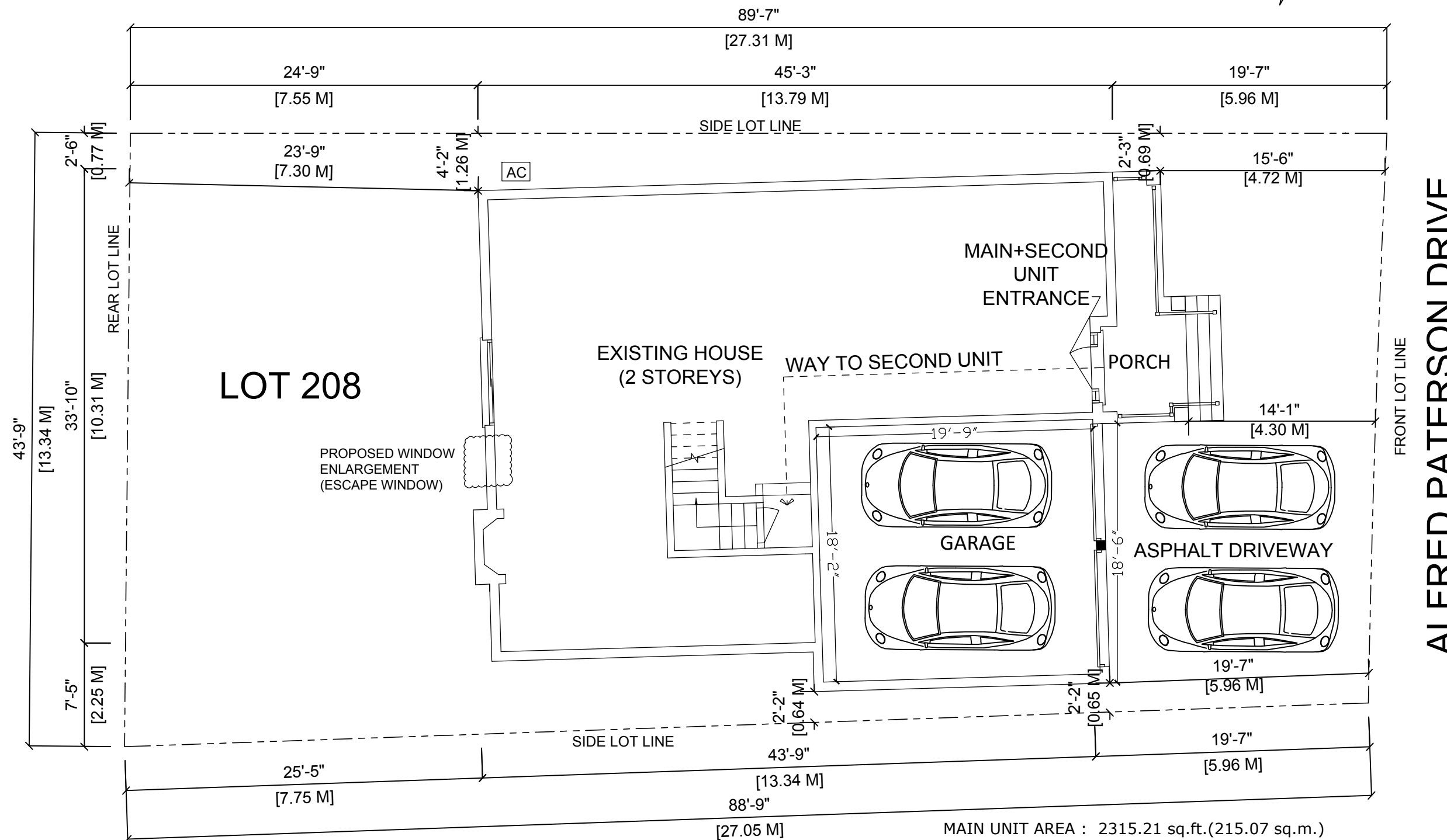


LOT 207



LOT AREA : 3756.17 sq.ft. (348.95 sq.m.)
SOFT LANDSCAPE AREA : 1649.30 sq.ft. (153.22 sq.m.)
MAIN FLOOR GFA : 1662.01 sq.ft. (154.40 sq.m.)
SECOND FLOOR GFA : 1354.03 sq.ft. (125.79 sq.m.)
BASEMENT FLOOR GFA : 1267.04 sq.ft. (117.71 sq.m.)
NO. OF PARKING PROVIDED : 4 nos.

MAIN FLOOR NFA : 1064.68 sq.ft. (98.91 sq.m.)
SECOND FLOOR NFA : 1247.71 sq.ft. (115.91 sq.m.)
BASEMENT FLOOR NFA : 1081.49 sq.ft. (100.47 sq.m.)

MAIN UNIT AREA : 2315.21 sq.ft.(215.07 sq.m.)
SECOND UNIT AREA (BASEMENT) : 1102.75 sq.ft. (102.45 sq.m.)

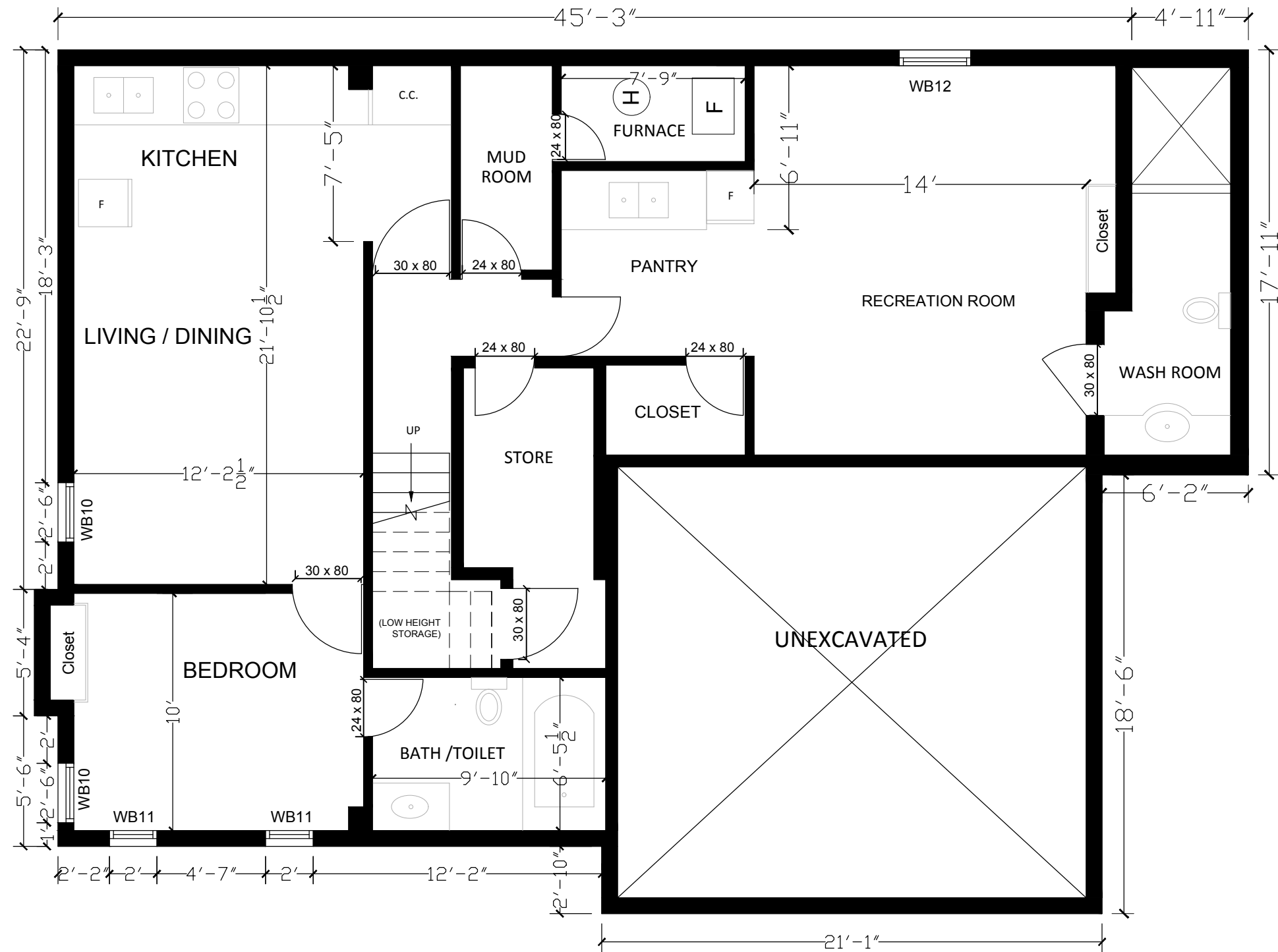
LEGENDS:-

- Existing Walls
- New walls
- 30 min. fire rated walls
- LIGHT
- EMERGENCY LIGHT
- ELECTRICAL SWITCH
- 3-way switch
- Supply Air Outlet
- Return Air Inlet
- Fan vented to exterior with insulated duct
- Smoke alarm
- Carbon Monoxide Alarm
- DUCT TYPESMOKE DETECTOR
- SPRINKLER
- TANKLESS WATER HEATER

No.	Revision/Issue	Date

Engineer's Sign & Stamp :	General Notes
DESIGNER : CANAM ENGINEERING INC. 88 Corporate Drive, Suite 2717, Toronto, ON, M1H 3G6 Phone: 647-961-1222 Fax: 416-290-6620 engineeringcanam@gmail.com	RELEASED FOR BUILDING PERMIT: <ul style="list-style-type: none">CONTRACTOR SHALL CHECK ALL THE DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDINGALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORKTHIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY CONSULTANTDRAWINGS ARE NOT TO BE SCALED

Date : NOVEMBER 5, 2019	Drawing Title : SETBACK PLAN	Sheet : A 0.1
Scale : 1/8"=1'-0"	Project Title : 121 ALFRED PATERSON DRIVE Markham, ON L6E 1K9	



BASEMENT FLOOR PLAN- EXISTING

BASEMENT FLOOR GFA : 1267.04 sq.ft. (117.71 sq.m.)
BASEMENT FLOOR NFA : 1081.49 sq.ft. (100.47 sq.m.)

WINDOW	NO	SIZE
WB10	1	30"X24"
WB11	2	24"X12"
WB12	1	36"X24"

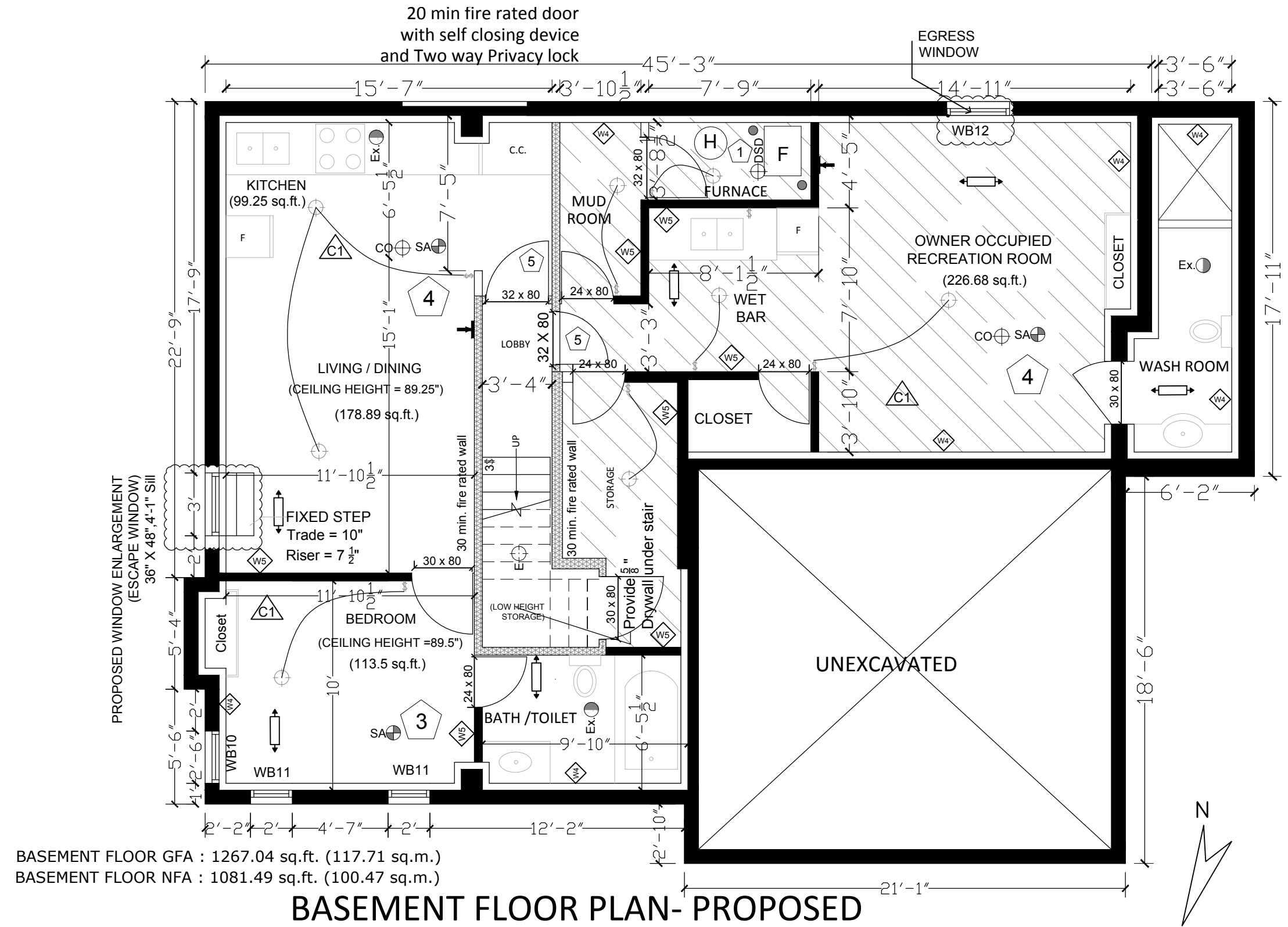


- LEGENDS:-
- Existing Walls
 - New walls
 - 30 min. fire rated walls
 - LIGHT
 - EMERGENCY LIGHT
 - ELECTRICAL SWITCH
 - 3-way switch
 - Supply Air Outlet
 - Return Air Inlet
 - Ex. Fan vented to exterior with insulated duct
 - Smoke alarm
 - Carbon Monoxide Alarm
 - DUCT TYPESMOKE DETECTOR
 - SPRINKLER
 - TANKLESS WATER HEATER

No.	Revision/Issue	Date
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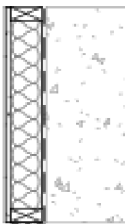
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Date : NOVEMBER 5, 2019	Drawing Title : BASEMENT FLOOR PLAN - AS BUILT	Sheet : A 1.1
Scale : 3/16"=1'-0"	Project Title : 121 ALFRED PATERSON DRIVE Markham, ON L6E 1K9	



BASEMENT FLOOR PLAN- PROPOSED

WALL/CEILING SCHEDULE



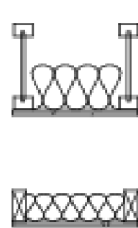
W4 EXT. STUD INSULATED WALL (TYP.)

- EXISTING 9" CONC. FDN WALL
- MOISTURE BARRIER
- 2"x4" @ 16" o/c WOOD STUDS WITH 6 MIL POLY UNDER BOTTOM PLATE
- R12 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM



W5 INT. PARTITION WALL (TYP.)

- 1/2" GYPSUM
- 2"x4" OR 2"x6" @ 16" o/c WOOD STUDS WITH 6 MIL POLY UNDER BOTTOM PLATE
- SOUND INSULATION (OPTIONAL)
- 1/2" GYPSUM



C1 FULL HEIGHT CEILING

- EXISTING WOOD I-JOISTS
- SOUND INSULATION (OPTIONAL)
- 1/2" GYPSUM

C2 LOWERED CEILING

- 2"x4" @ 16" o/c CEILING JOISTS
- SOUND INSULATION (OPTIONAL)
- 1/2" GYPSUM

WINDOW	NO	SIZE
WB10	1	30"X24"
WB11	2	24"X12"
WB12	1	36"X24"

LEGENDS:-

- Existing Walls
- New walls
- 30 min. fire rated walls
- LIGHT
- EMERGENCY LIGHT
- ELECTRICAL SWITCH
- 3-way switch
- Supply Air Outlet
- Return Air Inlet
- Fan vented to exterior with insulated duct
- Smoke alarm
- Carbon Monoxide Alarm
- DUCT TYPESMOKE DETECTOR
- SPRINKLER
- TANKLESS WATER HEATER

No.	Revision/Issue	Date
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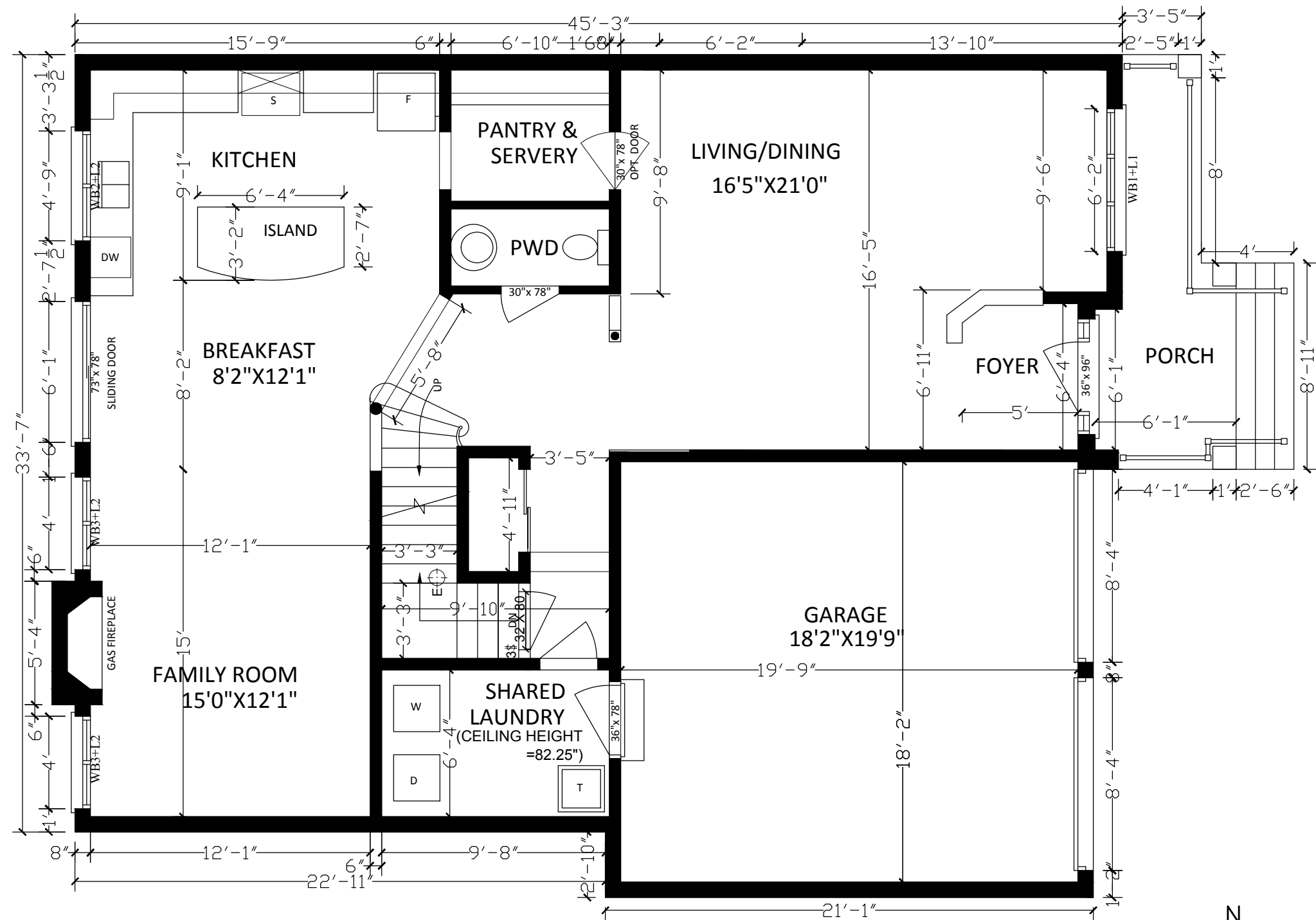
Engineer's Sign & Stamp :

General Notes

DESIGNER : CANAM ENGINEERING INC.
88 Corporate Drive, Suite 2717,
Toronto, ON, M1H 3G6
Phone: 647-961-1222
Fax: 416-290-6620
engineeringcanam@gmail.com

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Date : NOVEMBER 5, 2019	Drawing Title : BASEMENT FLOOR PLAN - PROPOSED	Sheet :
Scale : 3/16"=1'-0"	Project Title : 121 ALFRED PATERSON DRIVE Markham, ON L6E 1K9	A 1.2



WINDOW	NO	SIZE	SILL	LINTEL
WB1	3	74"X66"	2'-6"	8'-0"
WB2	1	57"X36"	3'-6"	6'-6"
WB3	3	48"X48"	2'-6"	6'-6"

MAIN FLOOR PLAN- EXISTING

MAIN FLOOR GFA : 1662.01 sq.ft. (154.40 sq.m.)
MAIN FLOOR NFA : 1064.68 sq.ft. (98.91 sq.m.)



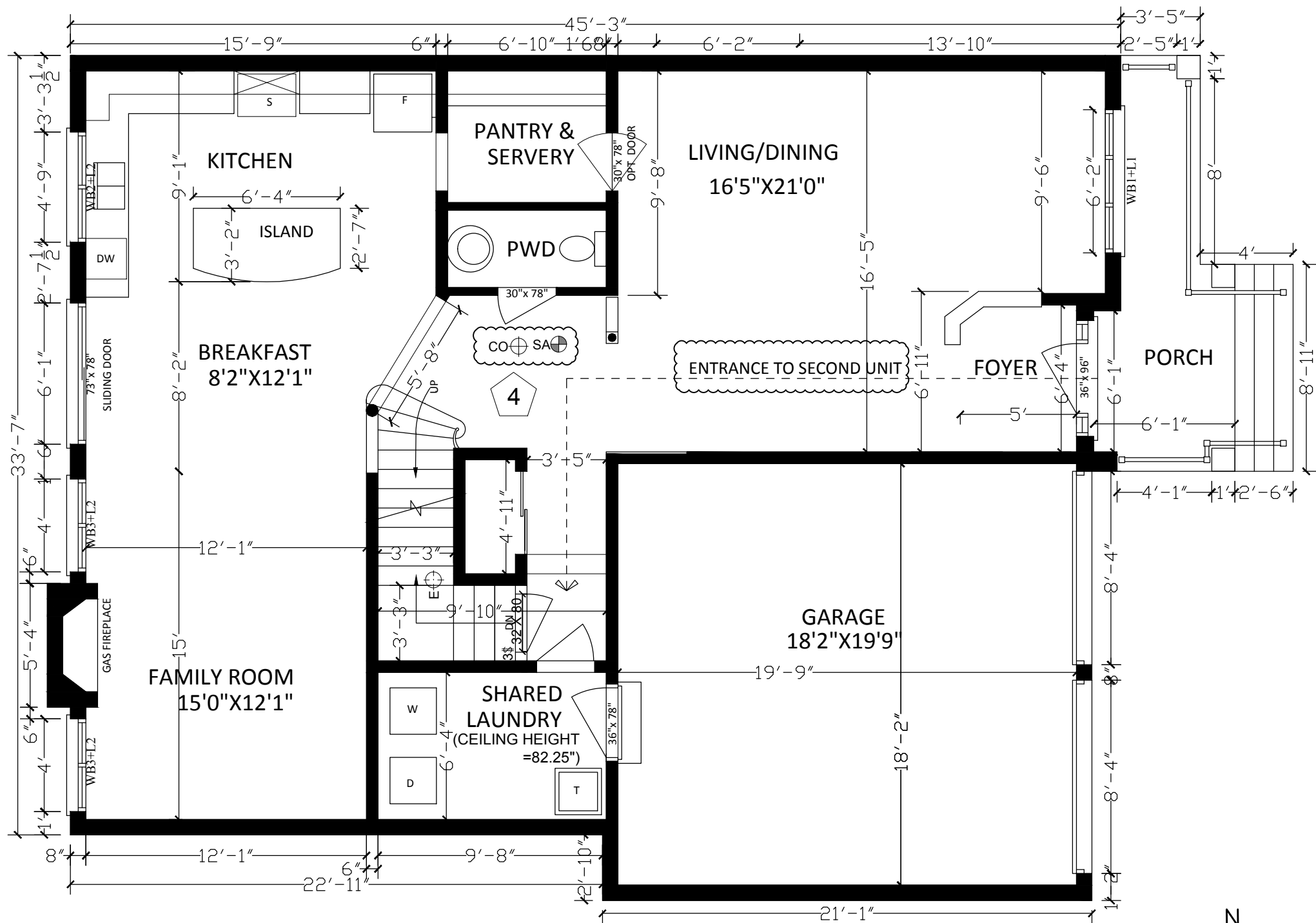
LEGENDS:-

- Existing Walls
- New walls
- 30 min. fire rated walls
- LIGHT
- EMERGENCY LIGHT
- ELECTRICAL SWITCH
- 3-way switch
- Supply Air Outlet
- Return Air Inlet
- Fan vented to exterior with insulated duct
- Smoke alarm
- Carbon Monoxide Alarm
- DUCT TYPESMOKE DETECTOR
- SPRINKLER
- TANKLESS WATER HEATER

No.	Revision/Issue	Date

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Date : NOVEMBER 5, 2019	Drawing Title : MAIN FLOOR PLAN - AS BUILT	Sheet : A 1.3
Scale : 3/16"=1'-0"	Project Title : 121 ALFRED PATERSON DRIVE Markham, ON L6E 1K9	



WINDOW	NO	SIZE	SILL	LINTEL
WB1	3	74"X66"	2'-6"	8'-0"
WB2	1	57"X36"	3'-6"	6'-6"
WB3	3	48"X48"	2'-6"	6'-6"

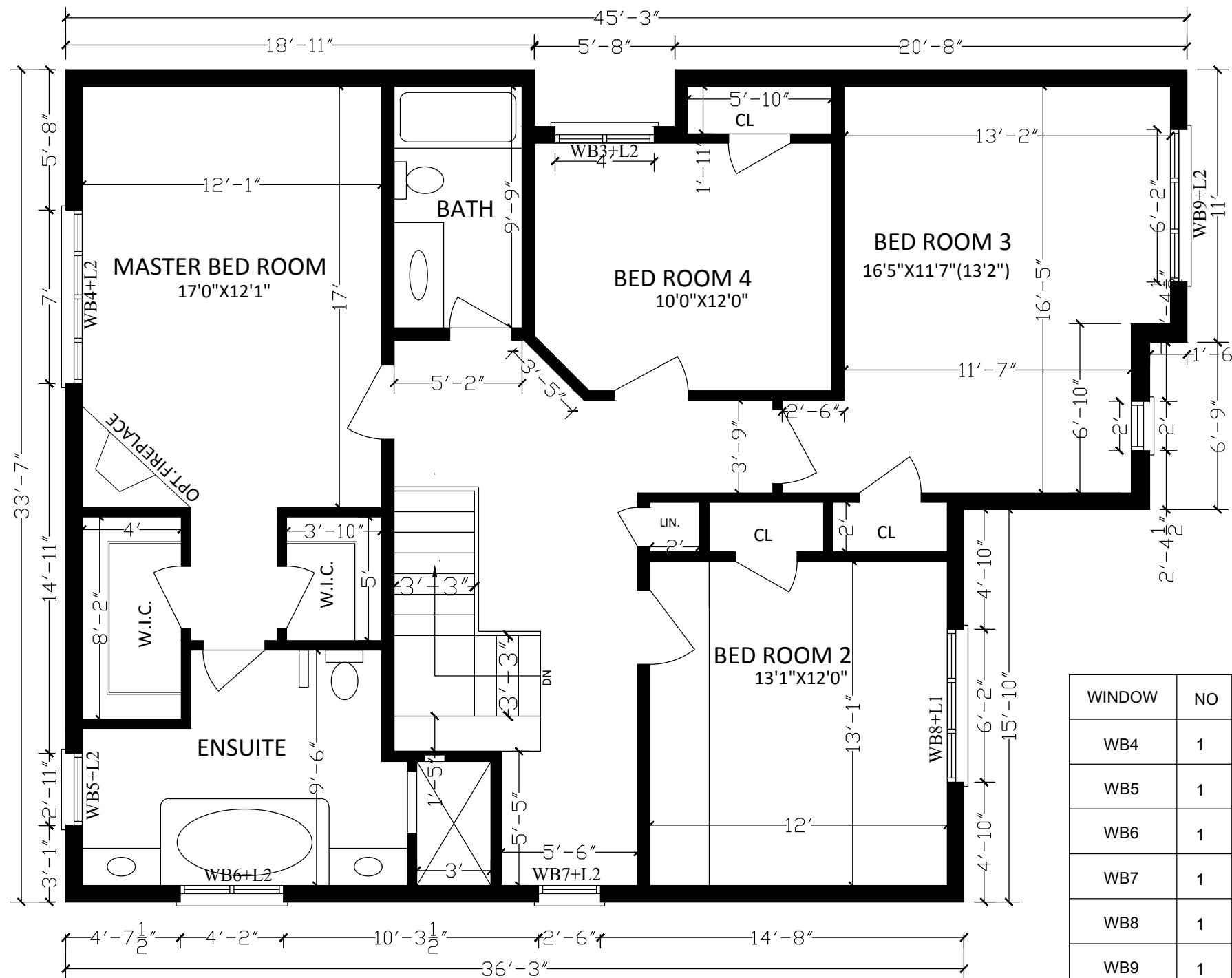
MAIN FLOOR PLAN- PROPOSED

- MAIN DOOR TO BE USED FOR SECOND UNIT ALSO
- PROPOSED SMOKE ALARM AND CARBON MONOXIDE DETECTOR

MAIN FLOOR GFA : 1662.01 sq.ft. (154.40 sq.m.)
MAIN FLOOR NFA : 1064.68 sq.ft. (98.91 sq.m.)

- LEGENDS:-
- Existing Walls
 - New walls
 - 30 min. fire rated walls
 - LIGHT
 - EMERGENCY LIGHT
 - ELECTRICAL SWITCH
 - 3-way switch
 - Supply Air Outlet
 - Return Air Inlet
 - Fan vented to exterior with insulated duct
 - Smoke alarm
 - Carbon Monoxide Alarm
 - DUCT TYPESMOKE DETECTOR
 - SPRINKLER
 - TANKLESS WATER HEATER

Engineer's Sign & Stamp :		General Notes	
<div>DESIGNER : CANAM ENGINEERING INC. 88 Corporate Drive, Suite 2717, Toronto, ON, M1H 3G6 Phone: 647-961-1222 Fax: 416-290-6620 engineeringcanam@gmail.com</div>		<div>RELEASED FOR BUILDING PERMIT: * CONTRACTOR SHALL CHECK ALL THE DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY CONSULTANT * DRAWINGS ARE NOT TO BE SCALED</div>	
Date : NOVEMBER 5, 2019	Drawing Title : MAIN FLOOR PLAN - PROPOSED	Sheet : A 1.4	
Scale : 3/16"=1'-0"	Project Title : 121 ALFRED PATERSON DRIVE Markham, ON L6E 1K9		



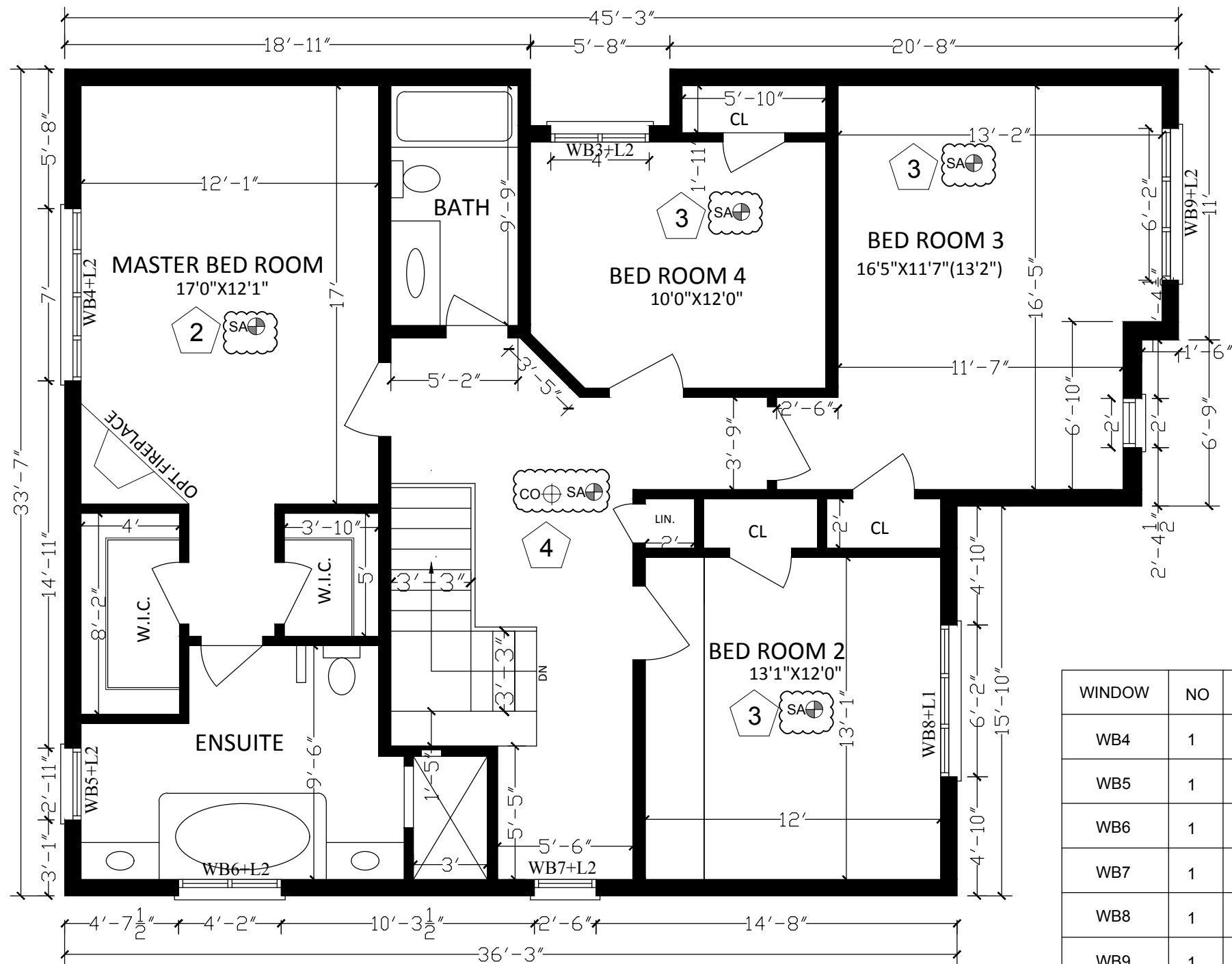
SECOND FLOOR PLAN- EXISTING

SECOND FLOOR GFA : 1354.03 sq.ft. (125.79 sq.m.)
SECOND FLOOR NFA : 1247.71 sq.ft. (115.91 sq.m.)

WINDOW	NO	SIZE	SILL	LINTEL
WB4	1	84"X48"	2'-6"	6'-6"
WB5	1	35"X30"	4'-0"	6'-6"
WB6	1	50"X30"	4'-0"	6'-6"
WB7	1	30"X48"	2'-6"	6'-6"
WB8	1	74"X48"	2'-6"	6'-6"
WB9	1	74"X64"	2'-6"	8'-0"

- LEGENDS:-
- Existing Walls
 - New walls
 - 30 min. fire rated walls
 - LIGHT
 - EMERGENCY LIGHT
 - ELECTRICAL SWITCH
 - 3-way switch
 - Supply Air Outlet
 - Return Air Inlet
 - Ex. Fan vented to exterior with insulated duct
 - Smoke alarm
 - Carbon Monoxide Alarm
 - DUCT TYPESMOKE DETECTOR
 - SPRINKLER
 - TANKLESS WATER HEATER

No.	Revision/Issue	Date
Engineer's Sign & Stamp :		General Notes
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Date : NOVEMBER 5, 2019	Drawing Title : SECOND FLOOR PLAN - AS BUILT	Sheet : A 1.5
Scale : 3/16"=1'-0"	Project Title : 121 ALFRED PATERSON DRIVE Markham, ON L6E 1K9	



SECOND FLOOR PLAN- PROPOSED

- PROPOSED SMOKE ALARM AND CARBON MONOXIDE DETECTOR

SECOND FLOOR GFA : 1354.03 sq.ft. (125.79 sq.m.)

SECOND FLOOR NFA : 1247.71 sq.ft. (115.91 sq.m.)

WINDOW	NO	SIZE	SILL	LINTEL
WB4	1	84"X48"	2'-6"	6'-6"
WB5	1	35"X30"	4'-0"	6'-6"
WB6	1	50"X30"	4'-0"	6'-6"
WB7	1	30"X48"	2'-6"	6'-6"
WB8	1	74"X48"	2'-6"	6'-6"
WB9	1	74"X64"	2'-6"	8'-0"

- LEGENDS:-
- Existing Walls
 - New walls
 - 30 min. fire rated walls
 - LIGHT
 - EMERGENCY LIGHT
 - ELECTRICAL SWITCH
 - 3-way switch
 - Supply Air Outlet
 - Return Air Inlet
 - Ex. Fan vented to exterior with insulated duct
 - SA Smoke alarm
 - CO Carbon Monoxide Alarm
 - DSD DUCT TYPESMOKE DETECTOR
 - SPRINKLER
 - TH TANKLESS WATER HEATER

Engineer's Sign & Stamp :

General Notes

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Fax: 416-290-6620
engineeringcanam@gmail.com

Date : NOVEMBER 5, 2019

Drawing Title : SECOND FLOOR PLAN - PROPOSED

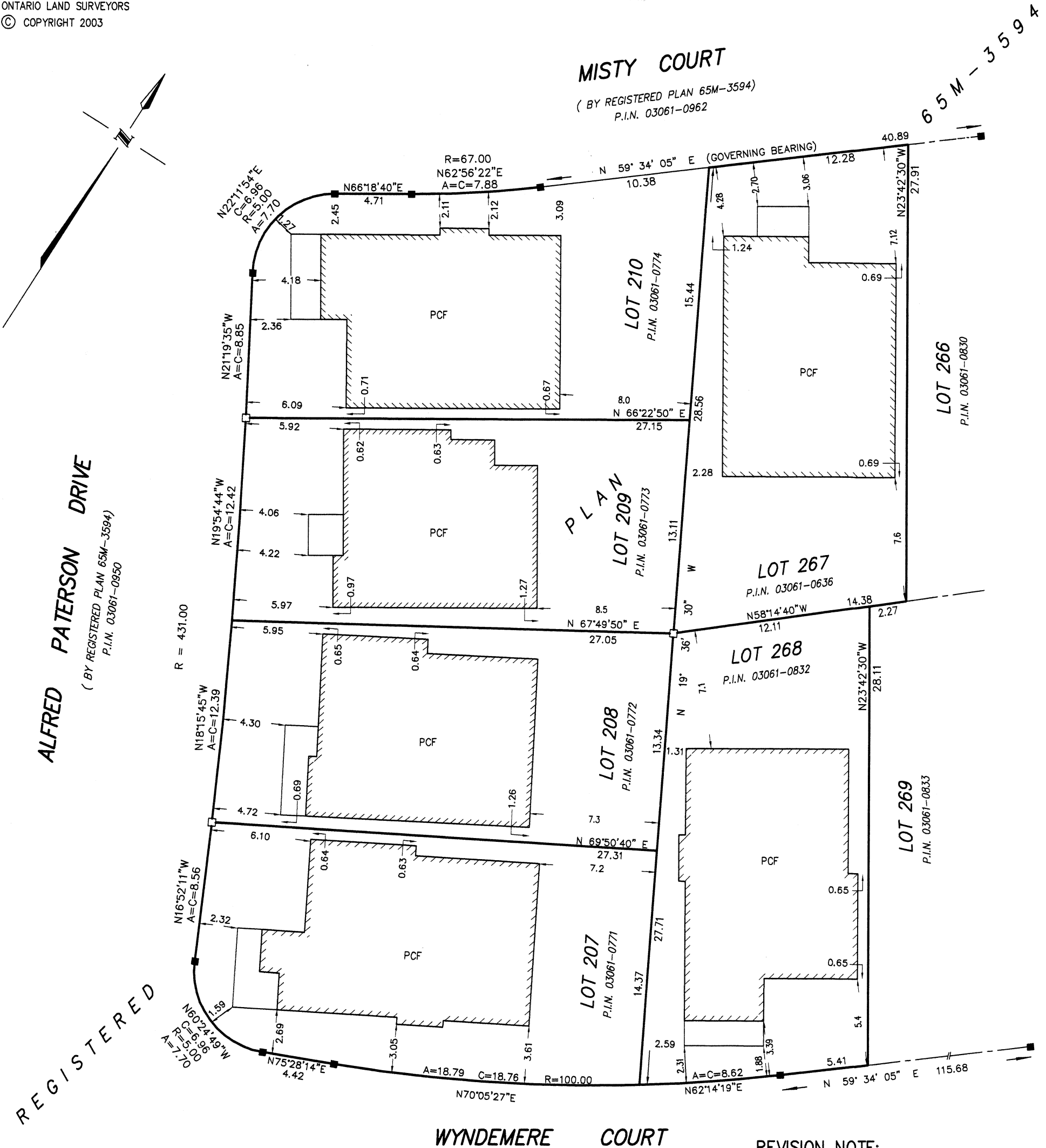
Project Title : 121 ALFRED PATERSON DRIVE
Markham, ON L6E 1K9

Sheet :

A 1.6

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF
LOTS 207 TO 210, 267 AND 268
REGISTERED PLAN 65M-3594
TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
Scale = 1:250
5 4 3 2 1 0 5 METRES
YOUNG AND YOUNG SURVEYING INC.
ONTARIO LAND SURVEYORS
© COPYRIGHT 2003

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



WYNDEMERE COURT

(BY REGISTERED PLAN 65M-3594)
P.I.N. 03061-0969

THIS PLAN WAS PREPARED FOR FIELDGATE HOMES.

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.
- THIS SURVEY WAS COMPLETED ON THE 8th. DAY OF MAY, 2003.

SEPT 16, 2003
DATE

TIMOTHY A. YOUNG, B.A., B.Sc.
ONTARIO LAND SURVEYOR



LEGEND

- | | | |
|---------|---------|--------------------------------|
| □ | DENOTES | SURVEY MONUMENTS SET |
| ■ | — | STANDARD IRON BAR FOUND (1282) |
| RP | — | REGISTERED PLAN 65M-3594 |
| S | — | SET |
| PCF | — | POURED CONCRETE FOUNDATION |
| N,S,E,W | — | NORTH,SOUTH,EAST,WEST |
| P.I.N. | — | PROPERTY IDENTIFIER NUMBER |
| (1282) | — | R.W.R. JONES, O.L.S. |

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF MISTY COURT, HAVING A BEARING OF N 59°34'05" E ACCORDING TO REGISTERED PLAN 65M-3594.

REVISION NOTE:

THIS PLAN WAS REVISED ON FEBRUARY 10TH, 2004 TO INCLUDE LOT 267.

NOTE:

ALL FOUND SURVEY MONUMENTS ARE BY R. W. R. JONES, OLS UNLESS NOTED OTHERWISE.

ALL FOUND SURVEY MONUMENTS ARE STANDARD IRON BARS UNLESS NOTED OTHERWISE.

ALL SET SURVEY MONUMENTS ARE IRON BARS (WITNESS) UNLESS NOTED OTHERWISE.

ALL BEARINGS AND DISTANCES ARE BY REGISTERED PLAN 65M-3594 AND SET UNLESS NOTED OTHERWISE.

Young & Young Surveying Inc.	
PROFESSIONAL LAND SURVEYORS	
TORONTO 385 THE WEST MALL, SUITE 400 TORONTO ON. M9C 1E7 (416) 621-2676	BOLTON 2 HOLLAND DRIVE, UNIT 5 BOLTON ON. L7E 1E1 (905) 951-6000
DRAWN BY J. M.	PROJECT 03-T6040

Construction Notes: As Built condition (PART 11)

Exterior Walls

- See typical section drawing attached

Interior partition Walls

- 2 in. x 4 in. wood studs @ 16 in. O.C. separated from concrete with 6 mil. poly
- ½ in. drywall, type "C" on both sides, 30 min. fire separation

Ceiling

- Existing joist & spacing of joists @ 16 O.C. visible only in furnace room
- As Built ½" drywall, type "C", 15 min. fire separation
- ceiling height in each room an as per table for room size

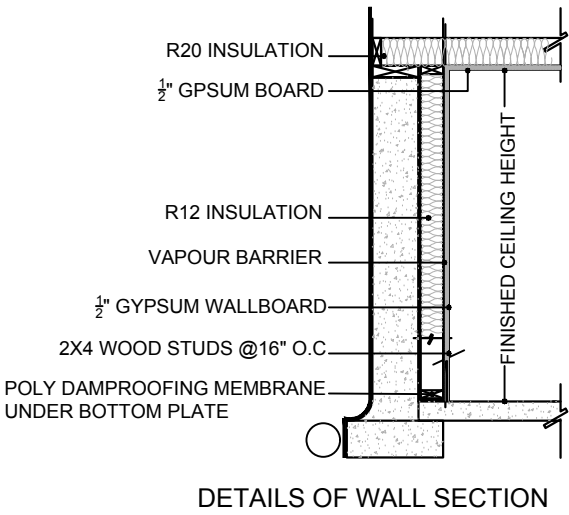
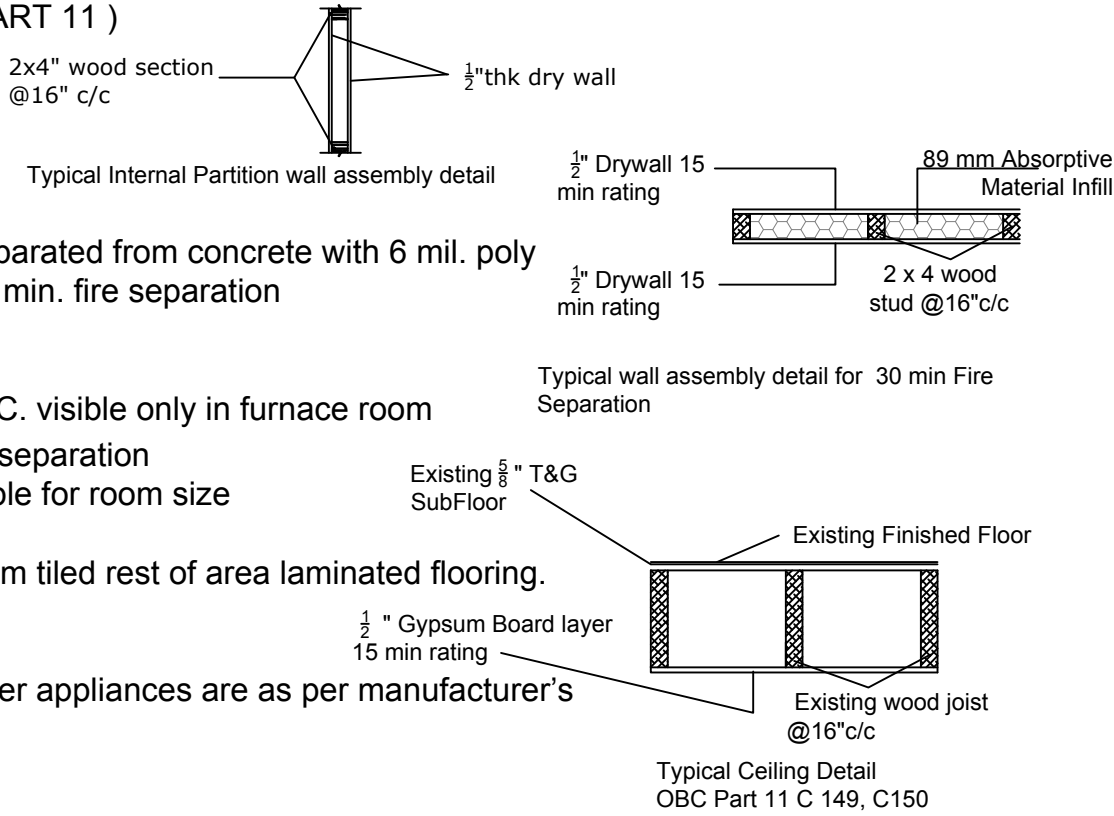
Floor finish : laundry, kitchen and washroom tiled rest of area laminated flooring.

Furnace and other equipment :

- Clearances around furnaces and hot water appliances are as per manufacturer's specifications and/or the Gas Code.

- Doors :

- 1" door undercut to be provided for rooms without a return air register.



1 FURNACE ROOM - CODE REFERENCE, PART 11, C 152, C 147,C 175

- 1) SMOKE DETECTOR TO BE INSTALLED IN THE SUPPLY OR RETURN AIR DUCT WHICH WOULD TURN OFF FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM WHEN TRIGGERED
- 2) AUTOMATIC RESIDENTIAL FULL FLOW-THROUGH SYSTEM CONSISTING OF 3/4" COPPER PIPE (MIN.) SPRINKLER IN A POSITION SO THAT RESPONSE TIME AND DISCHARGE ARE NOT UNDULY AFFECTED BY OBSTRUCTION

2 MASTER BED - CODE REFERENCE, 9.10.19,9.33.4

- 1) INTERCONNECTED HARD WIRED SMOKE ALARM REQUIRED WITH VISUAL SIGNALING COMPONENT

3 BED 2 - CODE REFERENCE, 9.10.19,9.33.4

- 1) INTERCONNECTED HARD WIRED SMOKE ALARM REQUIRED WITH VISUAL SIGNALING COMPONENT

4 COMMON AREA - CODE REFERENCE, 9.10.19,9.33.4

- 1) INTERCONNECTED HARD WIRED SMOKE ALARM REQUIRED WITH VISUAL SIGNALING COMPONENT

5 FIRE RATED DOOR -MINIMUM 20 MIN. FIRE RATEDWITH SELF-CLOSING DEVICE

SECOND UNIT DWELLING - ROOMS :

ROOM USE	AREA (SQ.FT.)	WINDOW (SQ.FT.)	HEIGHT (FEET)
LIV. + DIN.	178.89	12.00	89.25
BEDROOM	113.5	9.00	89.50
KITCHEN	99.25	0.00	89.25
WET BAR	63.64	0.00	89.25
OWNER OCCUPIED	226.68	6.00	89.25

LEGENDS:-

- Existing Walls
- New walls
- 30 min. fire rated walls
- LIGHT
- EMERGENCY LIGHT
- ELECTRICAL SWITCH
- 3-way switch
- Supply Air Outlet
- Return Air Inlet
- Ex. Fan vented to exterior with insulated duct
- Smoke alarm
- Carbon Monoxide Alarm
- DUCT TYPESMOKE DETECTOR
- SPRINKLER
- TANKLESS WATER HEATER

Engineer's Sign & Stamp :

General Notes

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Date : NOVEMBER 5, 2019

Drawing Title : GENERAL NOTES

Sheet :

Scale : AS NOTED

Project Title : 121 ALFRED PATERSON DRIVE
Markham, ON L6E 1K9

A 3.0