

I require this plan to be deposited under the Land Titles Act

Date MAY 8, 2019.

VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

PLAN 65R-38425

RECEIVED AND DEPOSITED

Date May 10, 2019

"R.D'ceha"

METRIC

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

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

SCHEDULE

PART	ALL OF LOT	REGISTERED PLAN	ALL OF PIN	AREA IN Sq.m.
1	11	65M-3453	02937-0467(LT)	516.8
2				665.8

PARTS 1 AND 2 ARE SUBJECT TO A RIGHT TO ENTER AS IN INST. Nos. LT1595948 AND YR63420

PLAN OF SURVEY OF

LOT 11

REGISTERED PLAN 65M-3453

CITY OF MARKHAM

REGIONAL MUNICIPALITY OF YORK

SCALE 1:200

2.0m 0 2.0 10.0metres

VLADIMIR DOSEN SURVEYING, O.L.S.

NOTES AND LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- RIB DENOTES ROUND IRON BAR
- IP DENOTES IRON PIPE
- SSIB DENOTES SHORT STANDARD IRON BAR (PLANTED DUE TO UNDERGROUND SERVICES)
- IB DENOTES IRON BAR
- M DENOTES MEASURED
- SET DENOTES SET
- WIT DENOTES WITNESS
- C DENOTES CALCULATED
- PL DENOTES REGISTERED PLAN 65M-3453
- P1 DENOTES PLAN BY JOHN MCSKIMMING, O.L.S. DATED 2001
- N1 DENOTES NOTES BY VLADIMIR DOSEN SURVEYING, O.L.S.
- PC DENOTES POINT OF CURVATURE
- PRC DENOTES POINT OF REVERSE CURVATURE
- 921 DENOTES P. SALNA Co. LTD., O.L.S.
- OU DENOTES ORIGIN UNKNOWN
- N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST

COORDINATE REFERENCE:

COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED FROM DIRECT GPS REAL TIME KINEMATIC (RTK) OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81° 00' WEST LONGITUDE, ZONE 17, UTM PROJECTION, NAD83 (CSRS, 1997.0) DATUM.

COORDINATES SHOWN ON THIS PLAN HAVE BEEN DETERMINED TO URBAN ACCURACY OF ±0.05m AT 95% CONFIDENCE LEVEL ACCORDING TO O.REG. 216/10.

BEARINGS ARE GRID BEARINGS.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99940758

OBSERVED REFERENCE POINTS(ORP)	NORTHING	EASTING
A	4857364.879	641648.448
B	4857346.441	641678.476

LIST OF COORDINATES:

POINTS ID	NORTHING	EASTING
1	4857339.968	641677.566
2	4857314.747	641648.209
3	4857348.339	641628.299
4	4857360.568	641644.646

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 7th DAY OF APRIL, 2019

DATE: APRIL 22, 2019.

VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

VLADIMIR DOSEN SURVEYING

ONTARIO LAND SURVEYORS

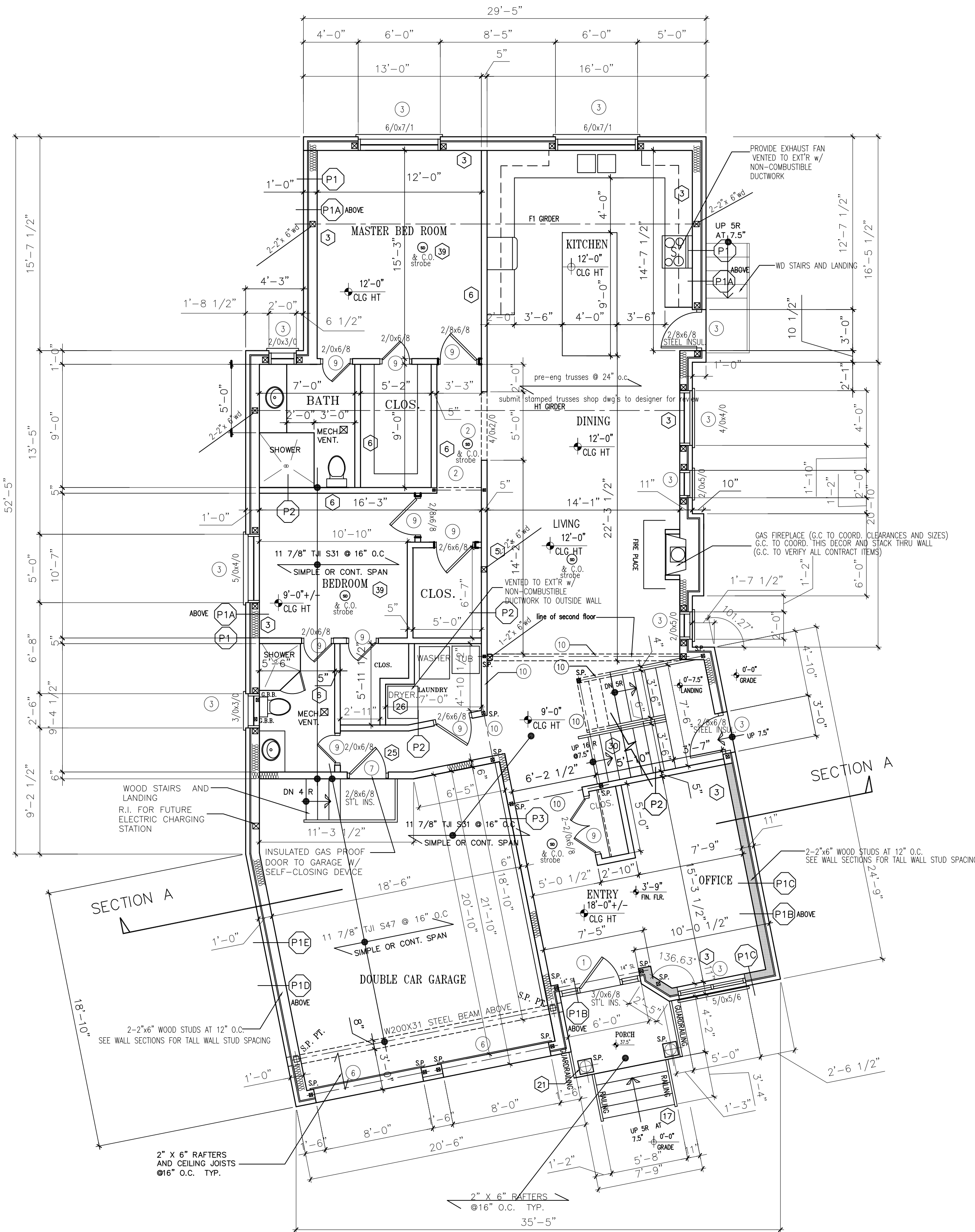
555 DAVISVILLE AVENUE

TORONTO, ONTARIO M4S 1J2

PHONE (416) 466-0440 EMAIL: vladdosen@rogers.com

JOB No: 17150	FIELD BY: KUMAR
FILE: 17-083	DRAWN BY: NATHAN
CAD FILE: 21 LANOR COURT-RPLAN-1	CHECKED BY: NADA

SCALE: 1" =10'-0"	CAD FILE : 17145-A4	JOB No.: 17145	
DATE: MAY 2017		DWG NO:	OF
DRAWN BY: K.V		A1	8
CHECKED BY: K.V		DATE OF PRINT: MAR. 26/19	



MAIN FLOOR PLAN

SCALE 3/16" = 1'-0"

BEAM	MEMBER SIZE	LEFT RX'n
1	3-2"x10"	2 STUDS
2	2-2"x10"	2 STUDS
3	2-2"x10"	2 STUDS
4	3-2"x12"	2 STUDS
5	STL. BM. W200 X27 c/w 12" x3/8" steel plate	3" HSS TELEPOST

BEAM	MEMBER SIZE	LEFT RX'n	RIGHT RX'n
6	3-2"x10"	2 STUDS	2 STUDS
7	2-2"x6"	2 STUDS	2 STUDS
8	2-2"x8"	2 STUDS	2 STUDS
9	1-2"x4" flat	2 STUDS	2 STUDS
10	LVL. BY FLR. MANF. FLUSH	2 STUDS	2 STUDS

STAIR RAILING & GUARDS:
36" HIGH WD. RAILING TO CONFORM TO DETAIL 14-1.6-1. IF 1-1.6-1 IS-5 OF THE O.B.C. SUPPLEMENTARY GUIDELINES.
NOTE: ALL WD. LINTELS TO BE 2-2"x10". ALL LOOSE STL. LINTELS TO BE 3.5"x3.5"x1/4" UNLESS OTHERWISE NOTED.

G.B.B. ■ 2" X6" WOOD BLOCKING FOR FUTURE G.B. ■ SEE O.B.C. FOR CLEARANCES

TALL WALLS :
2-2"x6" WOOD STUDS AT 12" O.C.

S.P. ■ 4-2" X4" OR 3-2" X6"
■ 2-2" X4" OR 2-2" X6"
4-2" X4" OR 3-2" X6" 1 KING STUD AND 1 CRIPPLE STUD UNDER LINTEL

■ DENOTES: 1 CRIPPLE STUD
1 FULL HT. STUD
POST= 1B-1 (MAPLE)
TOP RAIL = 1A-1 (MAPLE)
INFILL POCKET 1C-1 (MAPLE)

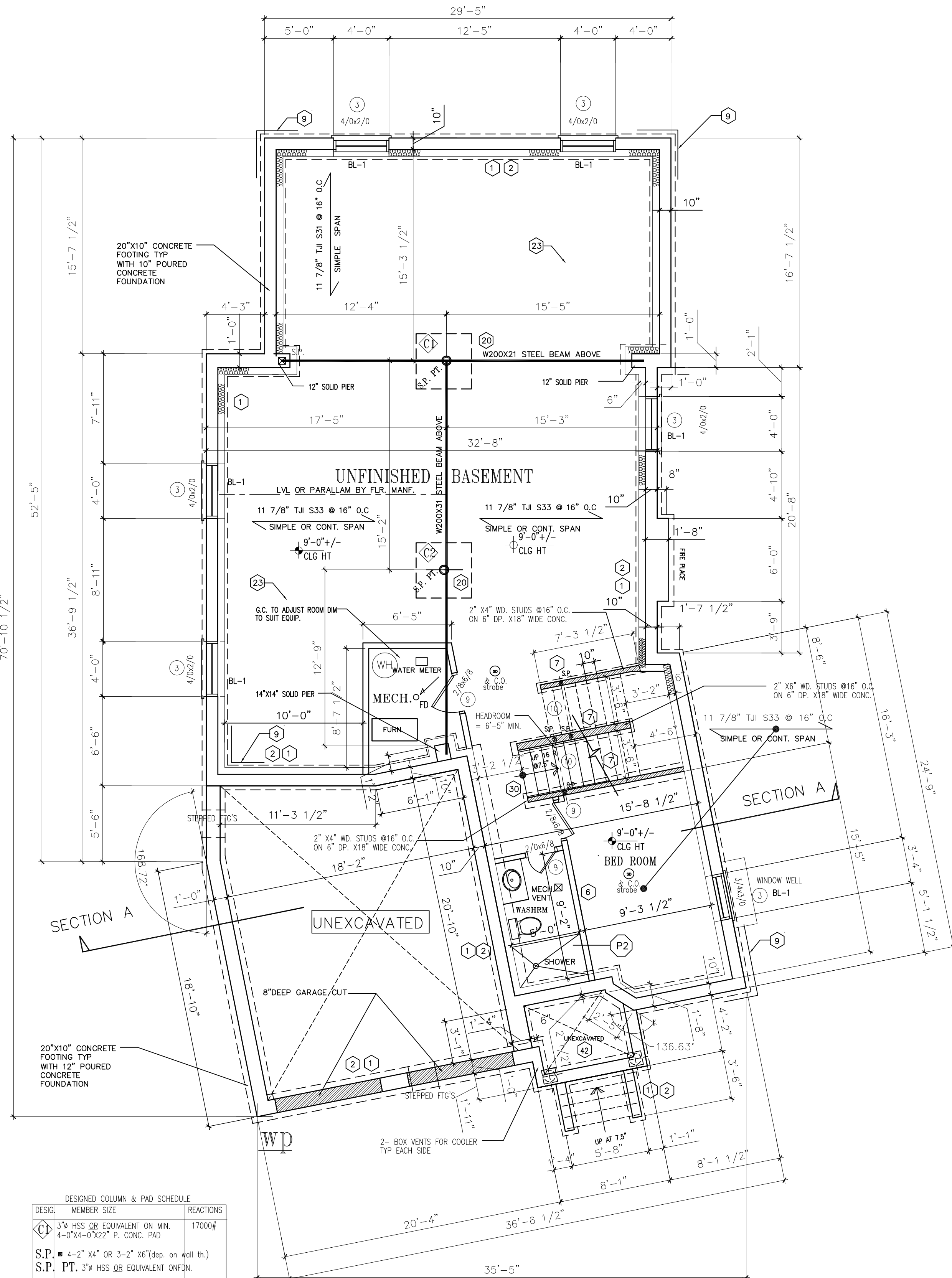
LOADBEARING PARTITIONS:
STUDS @ 16" O.C. (W/ GIRTS @ MID HEIGHT) ON 3" DEEP POURED CONCRETE CURB ON MIN. 20"x10" POURED CONCRETE FOOTING (TYPICAL)

NOTE: MINIMUM HEADROOM UNDER DUCTS AND BEAMS TO BE 6'-5"

NOTE: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES

NOTE: ALL WD. LINTELS TO BE 2-2"x10". ALL LOOSE STL. LINTELS TO BE 3.5"x3.5"x3/8" UNLESS OTHERWISE NOTED.

NOTE: HOUSE TO BE ALL BRICK. ANCHOR BOLTS TO INSIDE OF FOUNDATION w/ BRICK LEDGE.



BASEMENT FLOOR PLAN

SCALE 3/16" = 1'-0"

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER

QUALIFICATION INFORMATION:
KRANAGAVARATHA (B.C.I.N.) 26147

REGISTRATION INFORMATION:
VARATHA DESIGN ASSOCIATES (B.C.I.N.) 33937

4	BUILDING PERMIT	K.V	DEC 18,19
3	BUILDING PERMIT	K.V	MAR. 26/19
2	re-ISSUED FOR ZONING REVIEW	K.V	MAY. 3/18
1	ISSUED FOR ZONING REVIEW	K.V	APR. 23/18
NO.	REVISION/ISSUED TO	BY	DATE

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DRAWINGS NOT TO BE SCALED

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES OR ERRORS BEFORE COMMENCING ANY PART OF THE WORK

THE DESIGNER HAS NOT BE RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUBCONTRACTORS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS

MYLARS/VELUMS ARE ISSUED TO THE CLIENTS ON THE UNDERSTANDING THAT NO CHANGES ARE TO BE MADE TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN CONSENT OF THE DESIGNER.

OWNER:

MR & MRS HARI

PROJECT:

NEW BUNGALOW DWELLING
21 LANOR COURT
MARKHAM
ONTARIO

DRAWING TITLE:

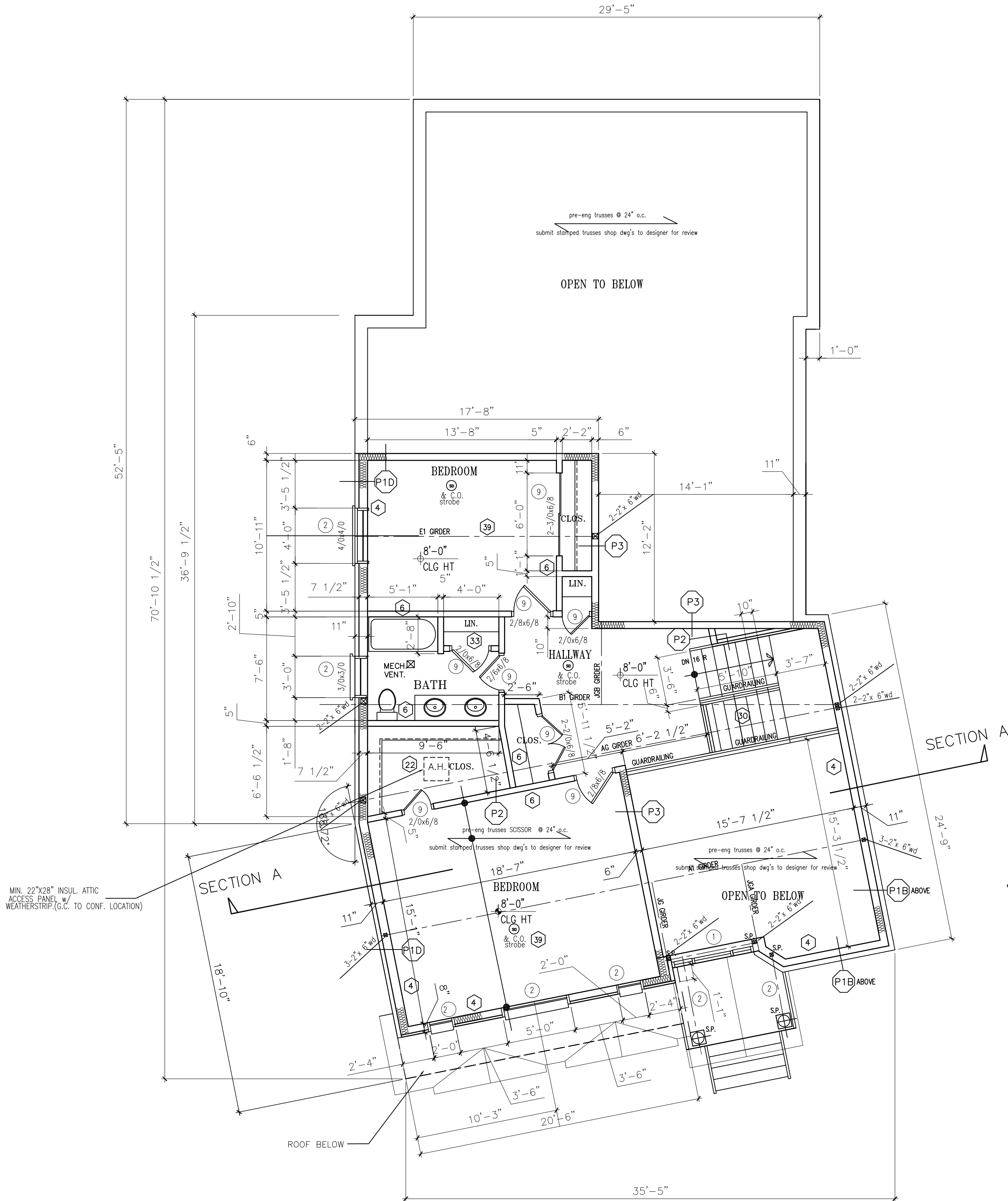
FLOOR PLANS

VARATHA DESIGN ASSOCIATES
Architectural & Engineering Services

Varatha Ken
Architectural Designer

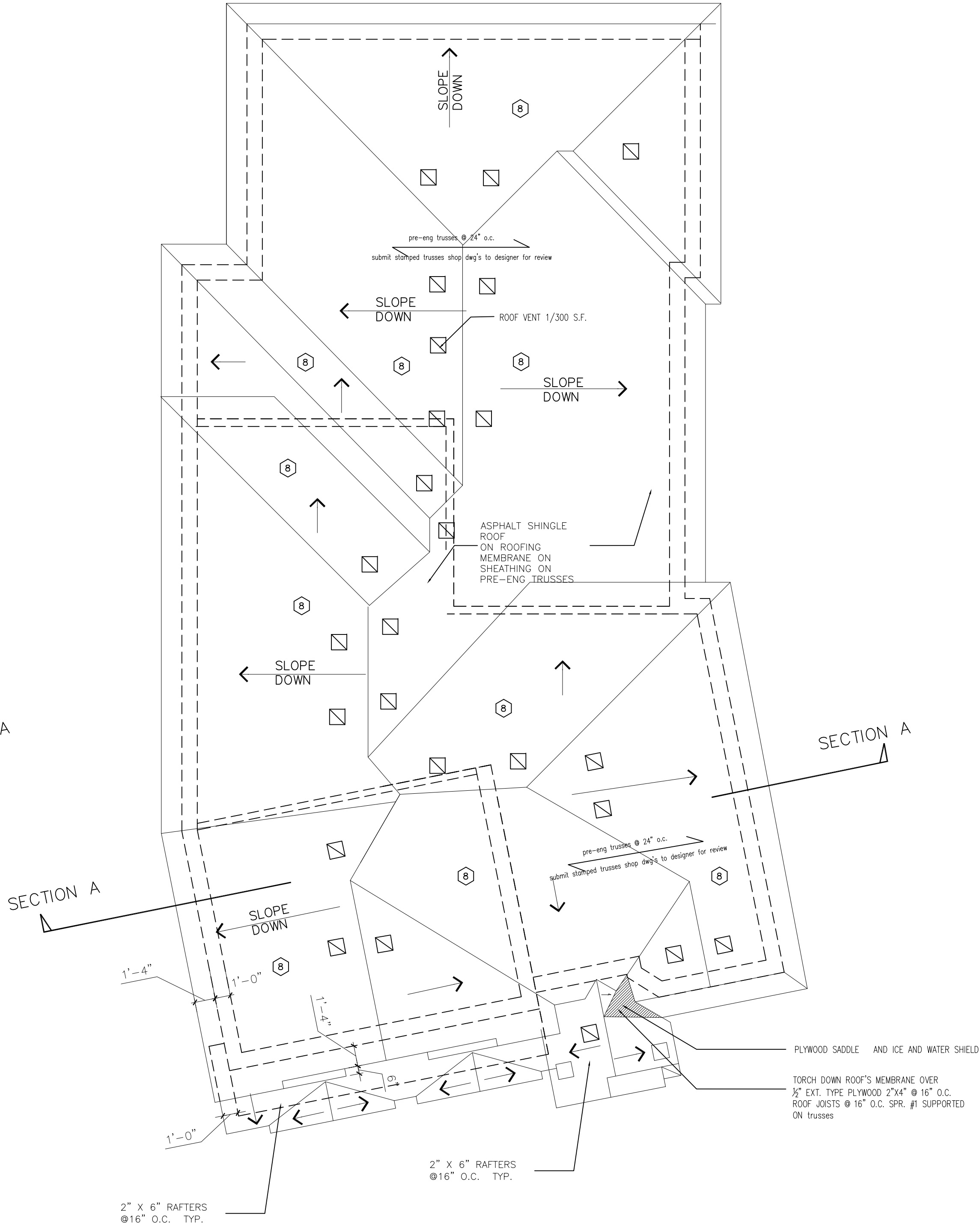
TEL: (416) 284 7945
CELL: (416) 725 2041
TORONTO Ont. email: kvaratha@hotmail.com

SCALE:	CAD FILE :	JOB NO.:
3/16" = 1'-0"	17145-A2	17145
DATE:	MAY 2017	DWG NO: 8
DRAWN BY:	K.V	OF
CHECKED BY:	K.V	DATE OF PRINT: MAR. 26/19



SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"



ROOF PLAN

SCALE 3/16" = 1'-0"

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QUALIFICATION INFORMATION:
KIRANAGAVARATHA (B.C.N.) 26147
REGISTRATION INFORMATION:
VARATHA DESIGN ASSOCIATES (B.C.L.N.) 33937

3	BUILDING PERMIT	K.V	DEC 18,19
3	BUILDING PERMIT	K.V	MAR. 26/19
2	re-ISSUED FOR ZONING REVIEW	K.V	MAY. 3/18
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OWNER:
MR & MRS HARI

PROJECT:

NEW BUNGALOW DWELLING
21 LANOR COURT
MARKHAM
ONTARIO

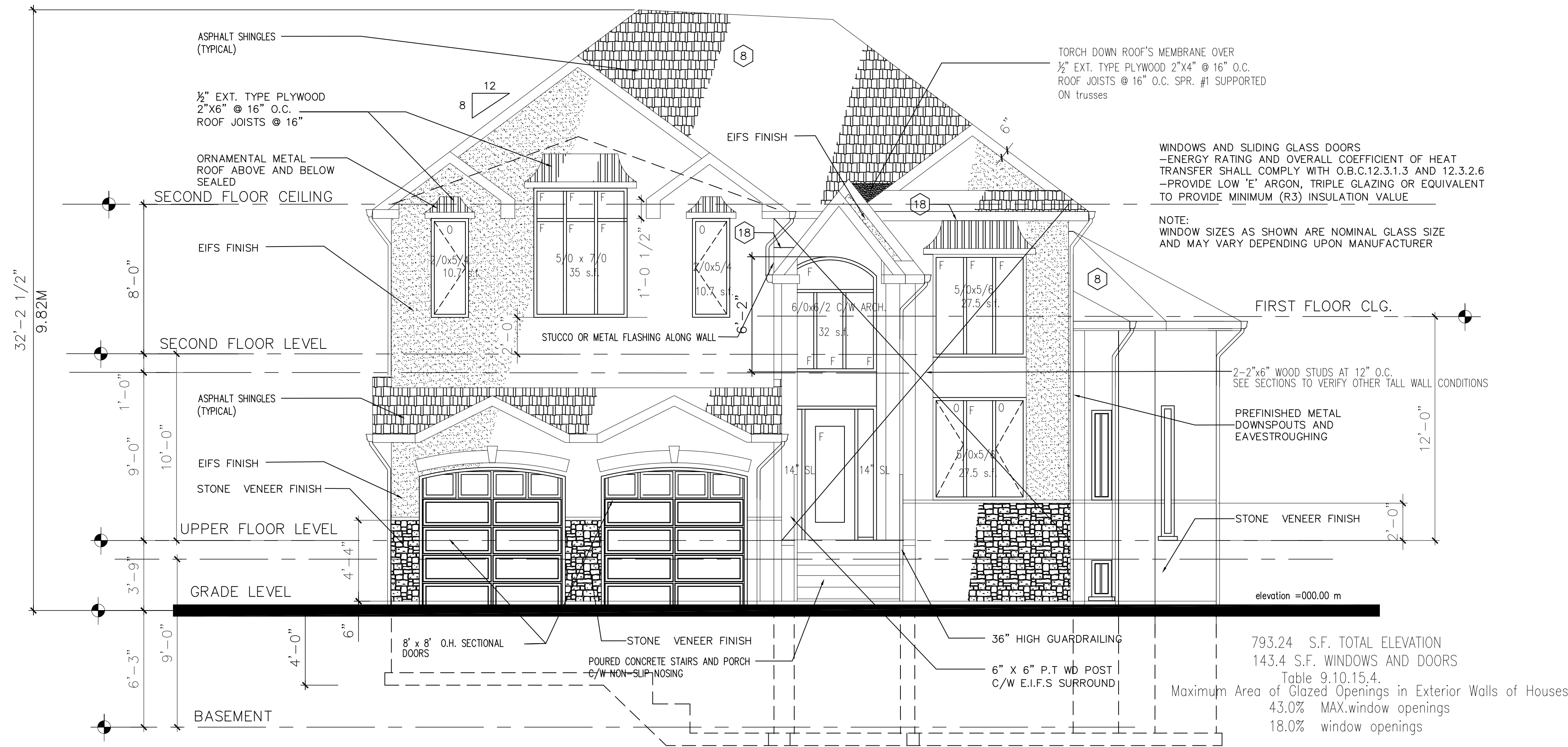
DRAWING TITLE:
FLOOR PLANS

VARATHA DESIGN ASSOCIATES
Architectural & Engineering Services

Varatha Ken
Architectural Designer

TEL: (416) 284 7945
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SCALE: 3/16" = 1'-0"	CAD FILE : 17145-A3	JOB No.: 17145
DATE: MAY 2017	DWG NO: A3	OF 8
DRAWN BY: K.V	CHECKED BY: K.V	DATE OF PRINT: MAR. 26/19



NORTH ELEVATION

scale: 1/4" = 1'-0"

NOTES:
- WINDOW SIZES ARE NOMINAL GLASS SIZE AND MAY VARY SLIGHTLY G.C. TO SELECT & VERIFY WINDOW SIZES UNLESS STRUCT IS AFFECTED
- STEP OUT ALL BRICK SOLDIER COURSES, KEYSTONES, QUOINS & OTHER BRICK DETAILING 1"

NOTE: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES

wall area

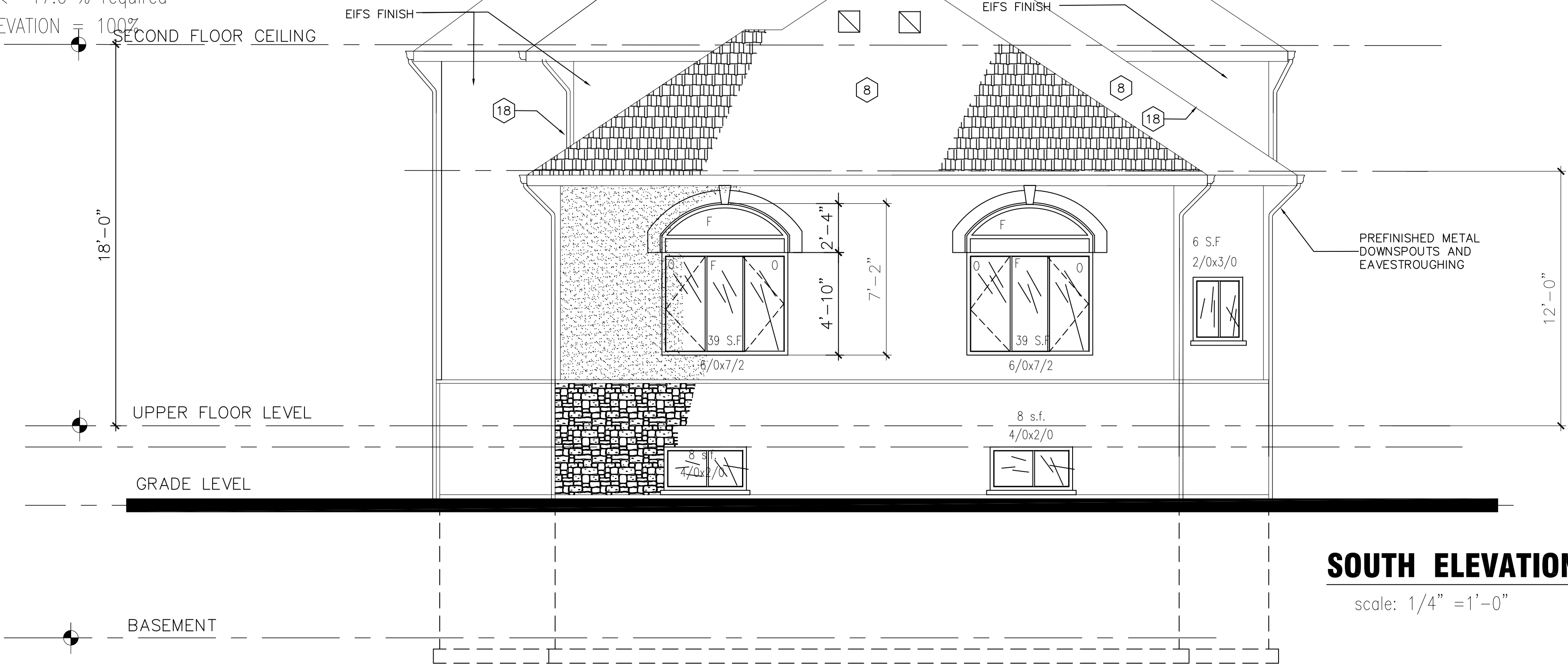
window area

542.2 S.F. TOTAL ELEVATION
793.24 S.F. TOTAL ELEVATION
1347.77 S.F. TOTAL ELEVATION
1113.78 S.F. TOTAL ELEVATION
3796.99 S.F. TOTAL ELEVATION

100 S.F. WINDOWS AND DOORS
143.4 S.F. WINDOWS AND DOORS
70 S.F. WINDOWS AND DOORS
90 S.F. WINDOWS AND DOORS
403.4 S.F.

SOUTH ELEVATION
NORTH ELEVATION
EAST ELEVATION
WEST ELEVATION

403.4 S.F. = 10.6% < 17.0 % required
3796.99 S.F. TOTAL ELEVATION = 100%



SOUTH ELEVATION

scale: 1/4" = 1'-0"

542.2 S.F. TOTAL ELEVATION
100 S.F. WINDOWS AND DOORS
Table 9.10.15.4.
Maximum Area of Glazed Openings in Exterior Walls of Houses

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OWNER:
MR & MRS HARI

PROJECT:
NEW BUNGALOW DWELLING
21 LANOR COURT
MARKHAM
ONTARIO

DRAWING TITLE:
ELEVATIONS

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DATE: MAY 2017	DWG NO: A5	OF 8
DRAWN BY: K.V	CHECKED BY: K.V	DATE OF PRINT: MAR. 26/19

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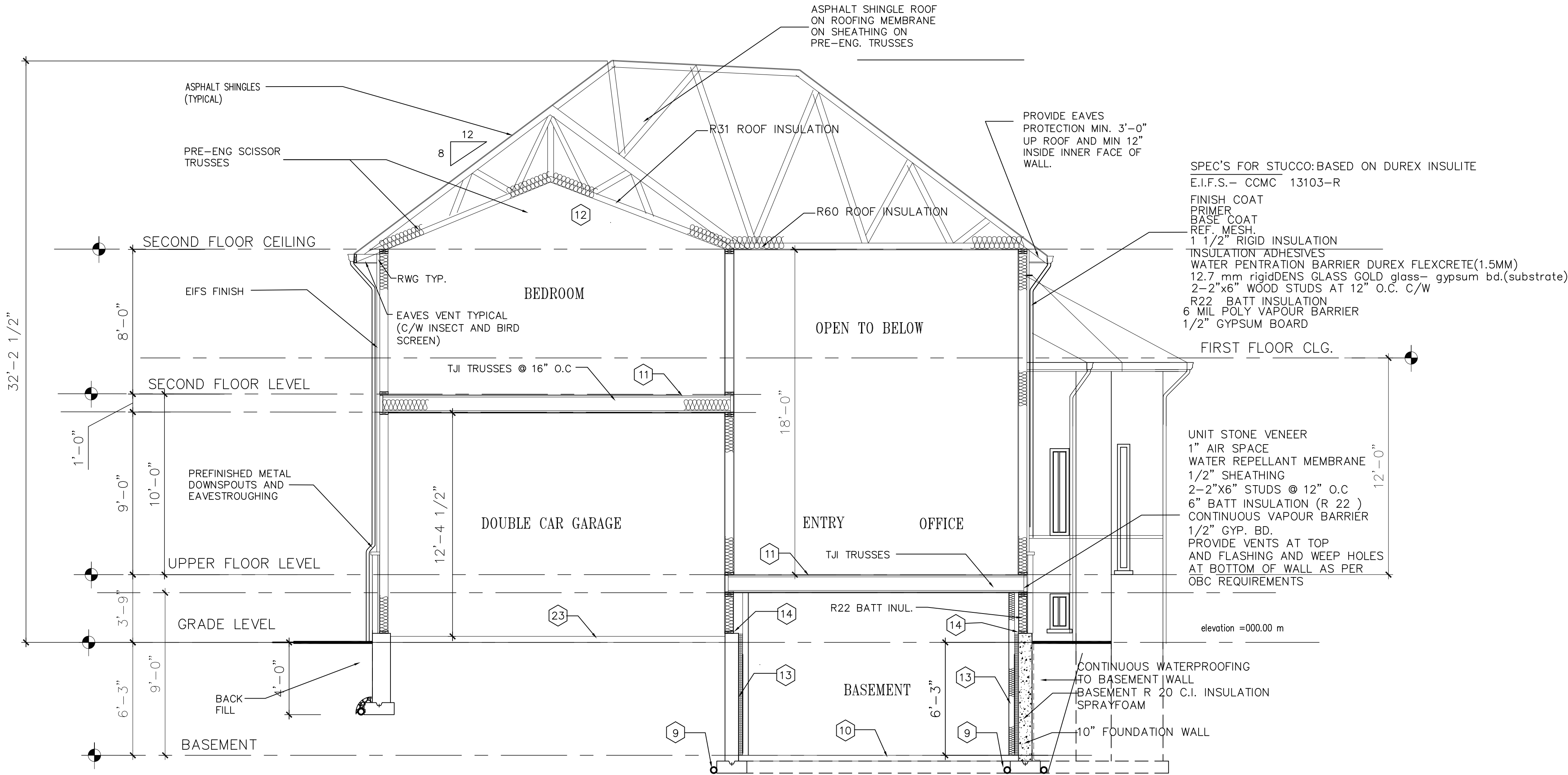
NEW BUNGALOW DWELLING
21 LANOR COURT
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DRAWING TITLE:
CROSSECTION

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SCALE: 1/4" = 1'-0"	CAD FILE : 17145-A4	JOB No.: 17145
DATE: MAY 2017	DWG NO: A6	OF 8
DRAWN BY: K.V	CHECKED BY: K.V	DATE OF PRINT: MAR. 26/19



CROSSECTION A-A

scale: 1/4" =1'-0"

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REGISTRATION INFORMATION:
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