

SURVEYOR'S REAL PROPERTY REPORT OF
PART 1 :
PLAN OF LOT 37
REGISTERED PLAN M-1442
TOWN OF MARKHAM
(REGIONAL MUNICIPALITY OF YORK)

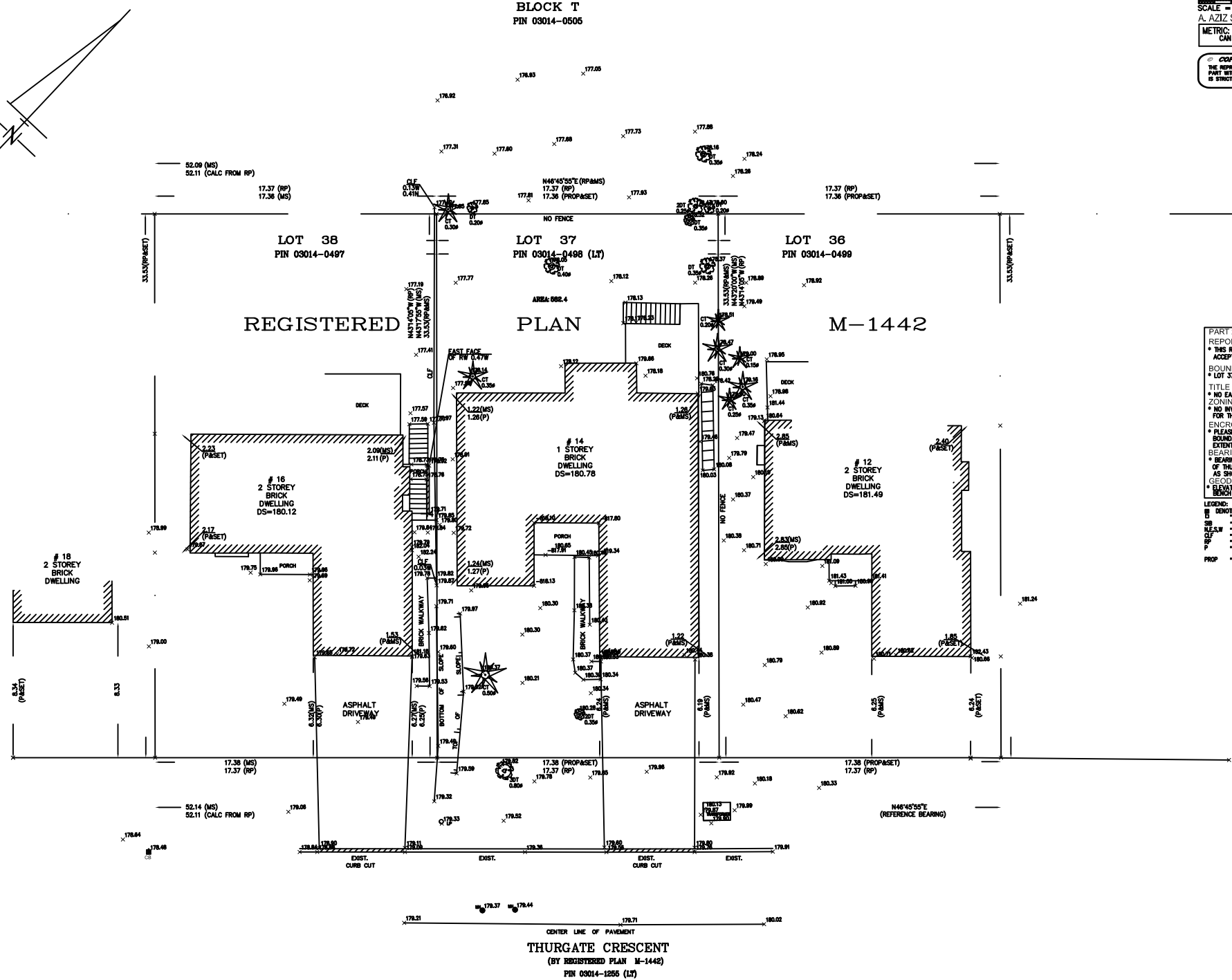
SCALE = 1 : 150
A. AZIZ SURVEYORS INC., O.L.S.

METRIC: DISTANCES SHOWN HEREIN ARE IN METRES AND
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ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2068809

THIS PLAN IS NOT VALID
UNLESS IT IS AN UNREVISED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1028, Section 29(3).



PART 2 :
REPORT
* THIS REPORT WAS PREPARED FOR P.BALA, AND THE UNDERSIGNED
ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

BOUNDARIES
* LOT 37, REGISTERED PLAN M-1442

TITLE SEARCH INDICATES
* NO EASEMENTS OR RIGHT OF WAYS REGISTERED ON TITLE.

ZONING
* NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING BY LAW HAS BEEN MADE
FOR THE SUBJECT PROPERTY (PROPERTIES).

ENCROACHMENTS
* PLEASE NOTE THE POSITION OF THE FENCES IN RELATION TO THE WESTERLY
BOUNDARIES. THEY ARE LOCATED OVER THE SUBJECT BOUNDARIES TO THE
EXTENT SHOWN ON THE PLAN.

BEARING NOTE
* BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT
OF THURGATE CRESCENT, HAVING A BEARING OF N46°45'05"E
AS SHOWN ON REGISTERED PLAN M-1442

GEODETIC
* ELEVATIONS SHOWN GEODETIC DRIVEN FROM CITY OF MARKHAM
BENCH MARK J002015007, ELEVATION 177.22M

LEGEND:
B DENOTES SURVEY MONUMENT FOUND
SB DENOTES SURVEY MONUMENT SET
N.E.S.W. DENOTES NORTH, EAST, SOUTH, WEST
C.F. DENOTES CHAIN LINE FENCE
RP DENOTES REGISTERED PLAN M-1442
P DENOTES SURVEY BY JOHN McGRATHING
O.L.S. DATED MAY, 17, 1972
PROP DENOTES PROPORTION

IB DENOTES IRON BAR
MB DENOTES MARKER
CB DENOTES CATCH BASIN
LP DENOTES LAMP POST
CU DENOTES CURB UNDER
MS DENOTES MEASURED
CT DENOTES CONTOUR TREE
C.T. DENOTES CONTOUR TREE TRUNK
O.C. DENOTES OVERHEAD CABLE
DS DENOTES DOOR SILL

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
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF NOVEMBER, 2018

DATE: NOVEMBER 16, 2018
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: M-Azizsurveyors.ca
E-Mail: aziz@m-azizsurveyors.ca

PROJECT NUMBER	PROJECT
18-317	14 THURGATE CRESCENT (SR-PR)
DRAWN BY: S.H.	CHECKED BY: A.A.

14 THURGATE CRES.

THORNHILL, ON



KEY MAP
SCALE N.T.S.



CONCEPTUAL RENDERING. NOT FOR BUILDING PERMIT OR CONSTRUCTION.

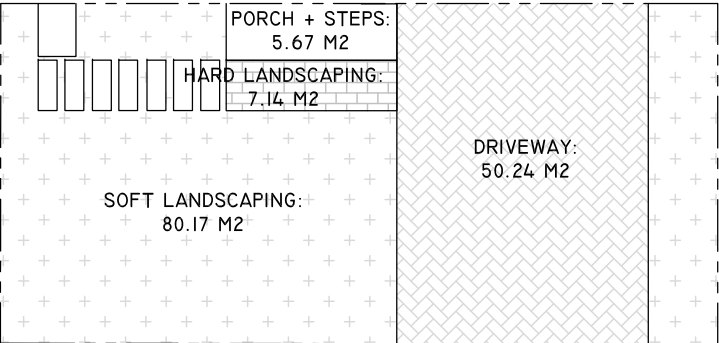
SITE STATISTICS

LOT AREA:	6,269.06 S.F.	582.41 M2
PROP. GFA:		
GROUND FLOOR:	1,854.66 S.F.	172.30 M2
SECOND FLOOR:	2,106.09 S.F.	195.66 M2
TOTAL GFA:	3,960.75 S.F.	367.96 M2
PROPOSED BLDG. COVERAGE:	2,441 S.F.	226.76 M2
EXCLUDES DECORATIVE PROJECTION OVER GARAGE, REAR UNSUPPORTED BALCONY & LOWER DECK. INCLUDES FRONT COVER PORCH & STEPS		
PROPOSED LOT COVERAGE:		38.9%
PROP. HEIGHT:	AS SHOWN	
PROP. BLDG. LENGTH:	AS SHOWN	
PARKING:	2	

FRONT YARD LANDSCAPING		
(A)	DRIVEWAY AREA	50.24 M2
(B)	HARD LANDSCAPE	7.14 M2
(C)	SOFT LANDSCAPE	80.17 M2
(D)	PORCH + STEPS	5.67 M2
(E)	TOTAL	143.22 M2

REAR YARD LANDSCAPING		
(A)	STONE PATIO	15.76 M2
(B)	HARD LANDSCAPE	16.84 M2
(C)	SOFT LANDSCAPE	99.83 M2
(D)	TOTAL	132.43 M2

TOTAL FRONT YARD AREA:
143.22 M2



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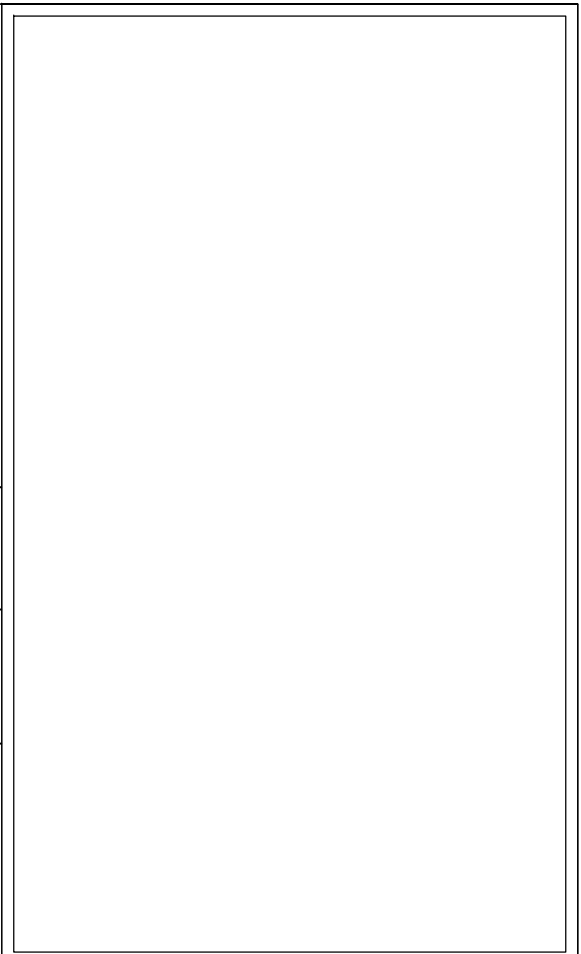
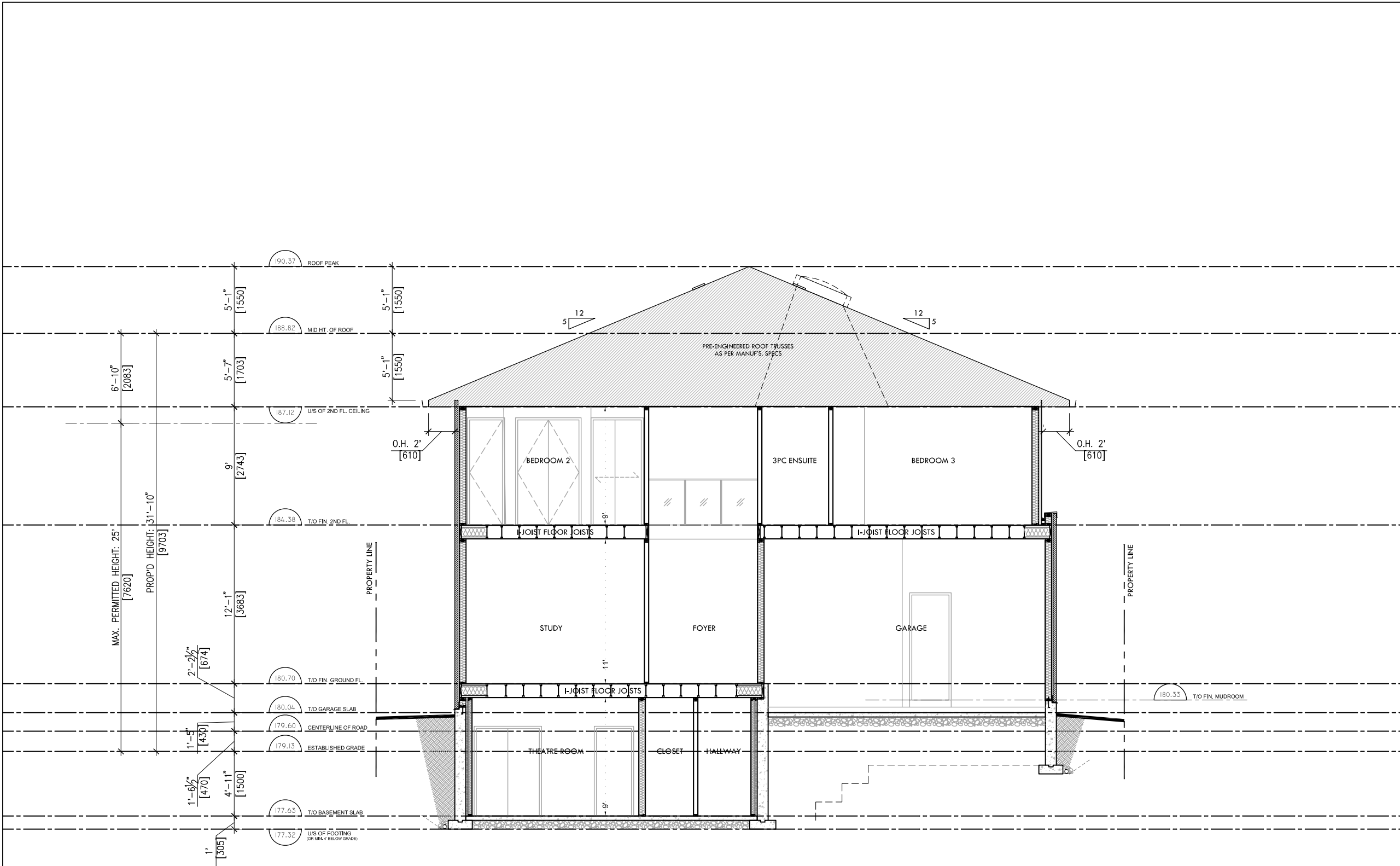
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01	FOR CLIENT REVIEW	JUL. 05. 2019	S.Z.

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14 THURGATE CR.
THORNHILL . ON

STATISTICS
SCALE: N/A

A0

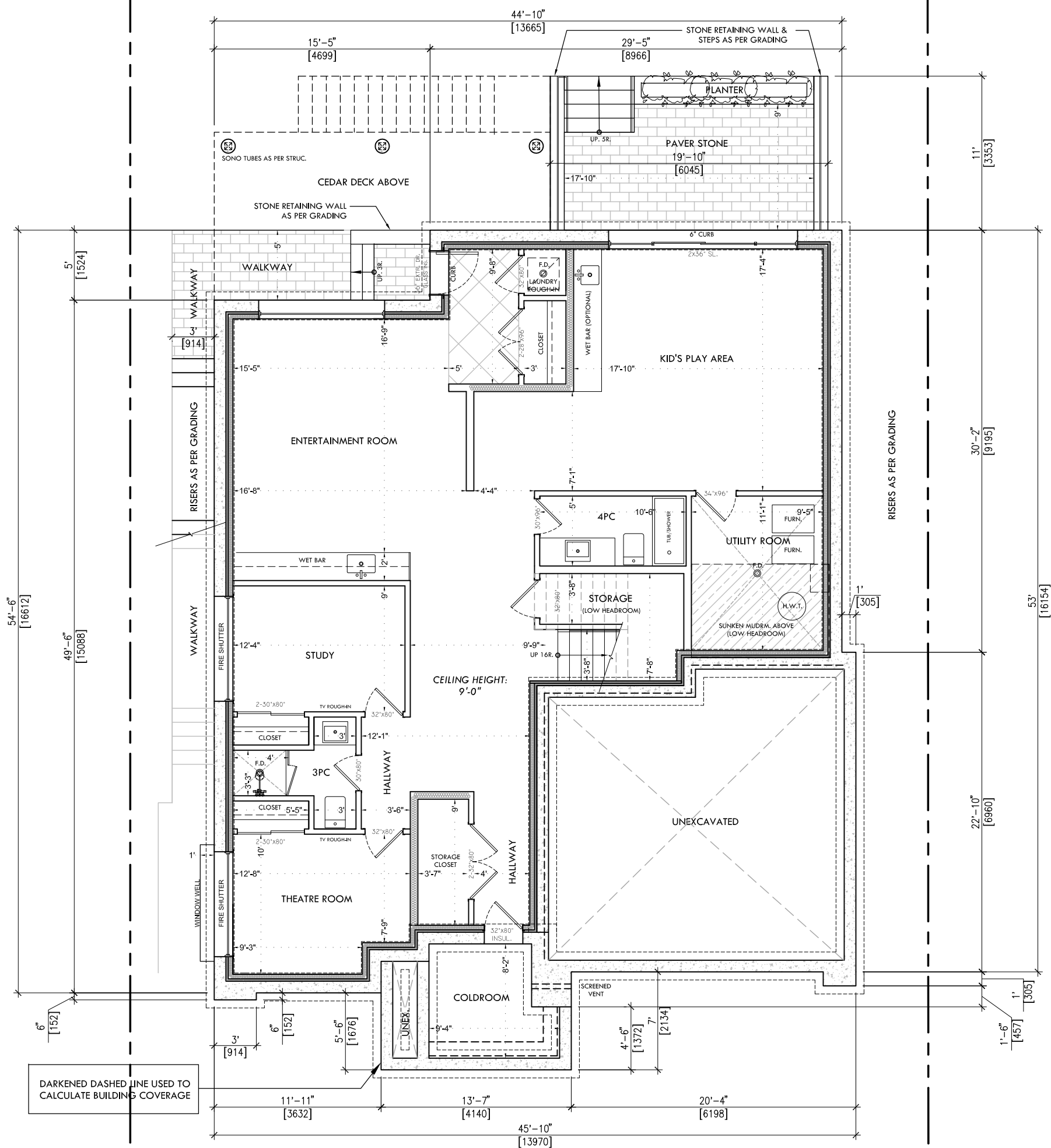


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14 THURGATE CR. THORNHILL . ON	
SECTION SCALE: 1/8"=1'-0"	A10



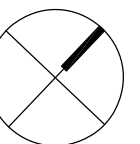
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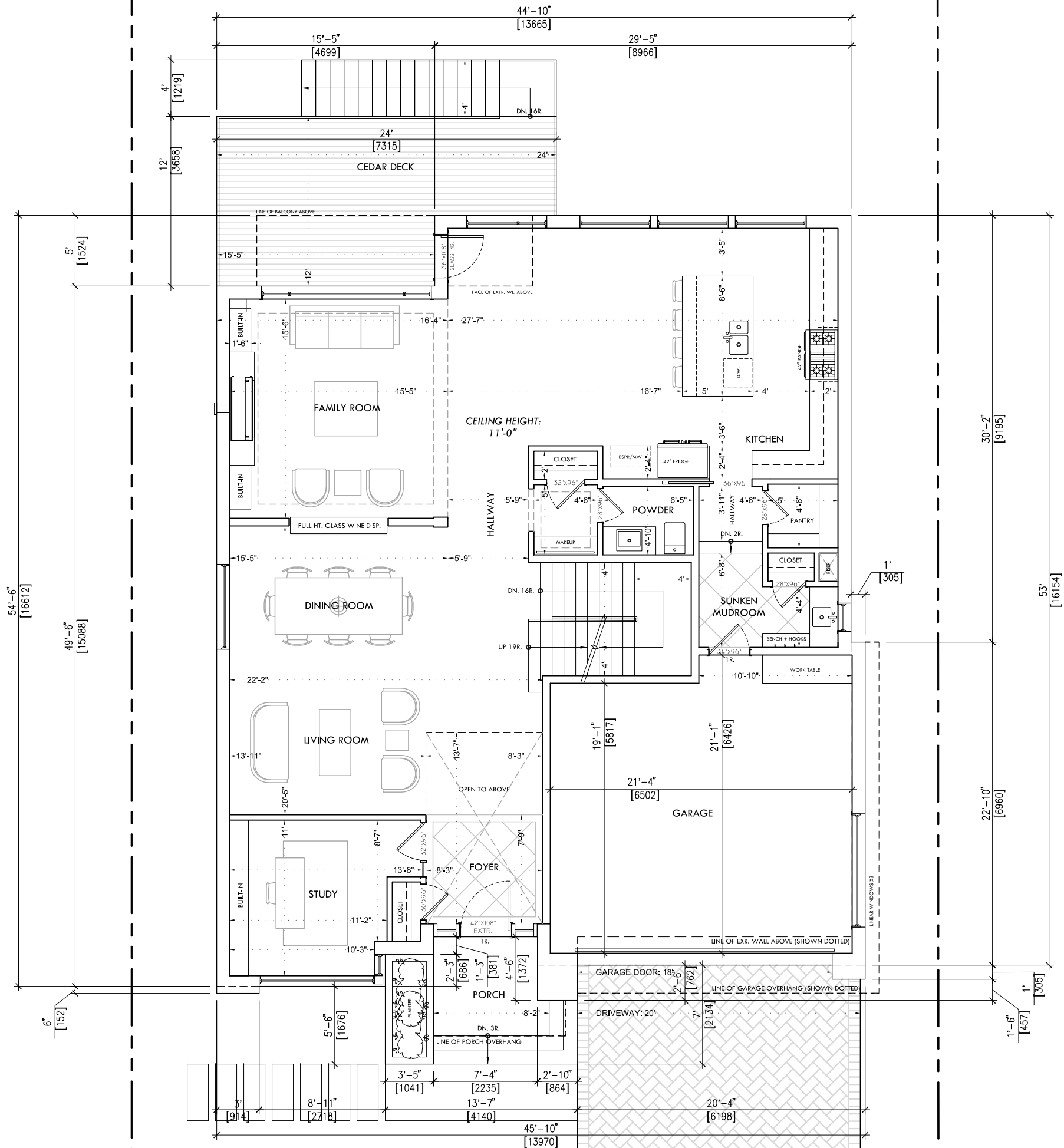
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14 THURGATE CR.
THORNHILL . ON



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



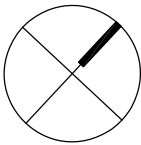
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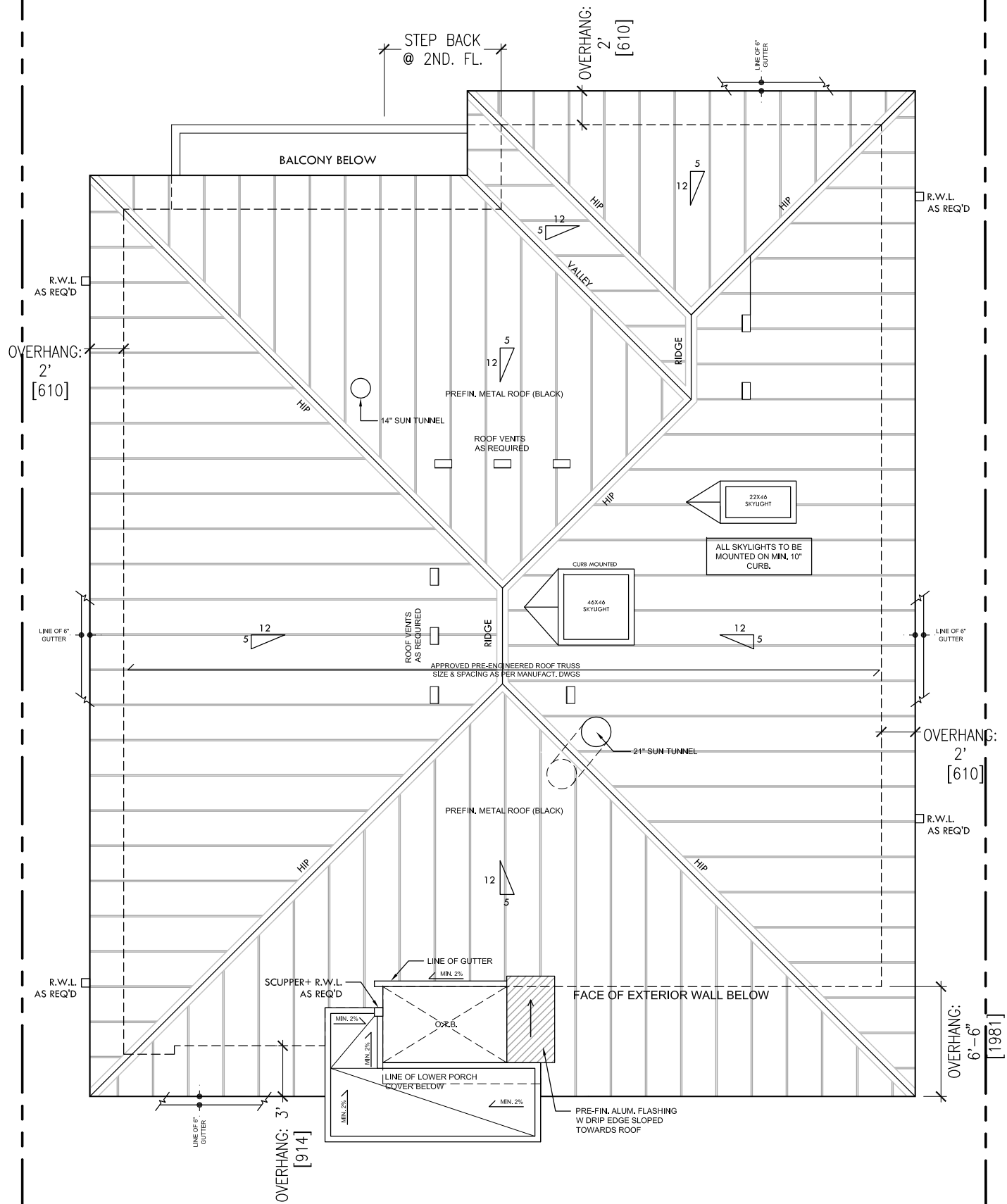
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14 THURGATE CR.
THORNHILL . ON



GROUND
FLOOR PLAN
SCALE: 1/8"=1'-0"

A3



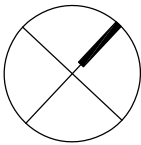
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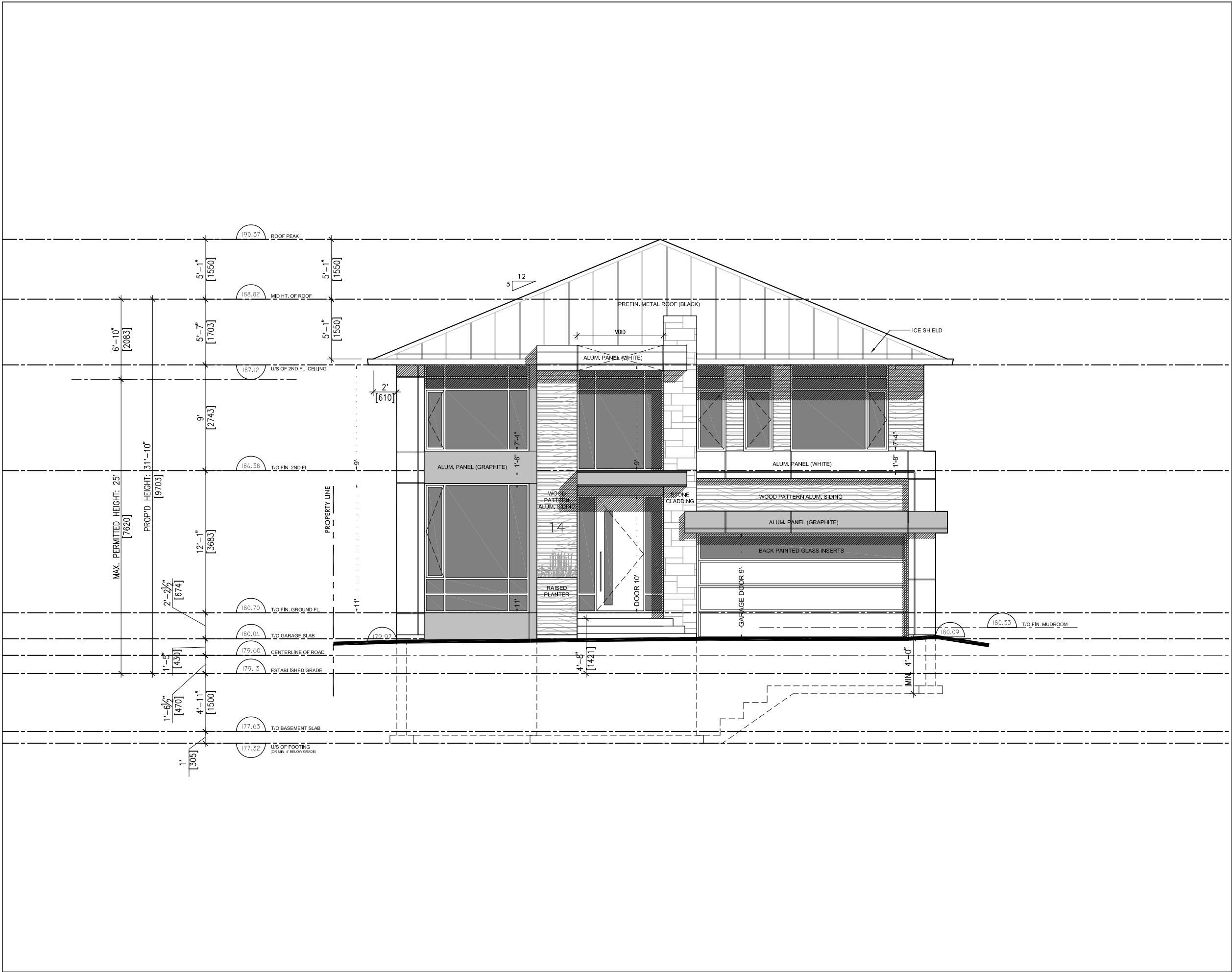
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14 THURGATE CR.
THORNHILL . ON



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

A5



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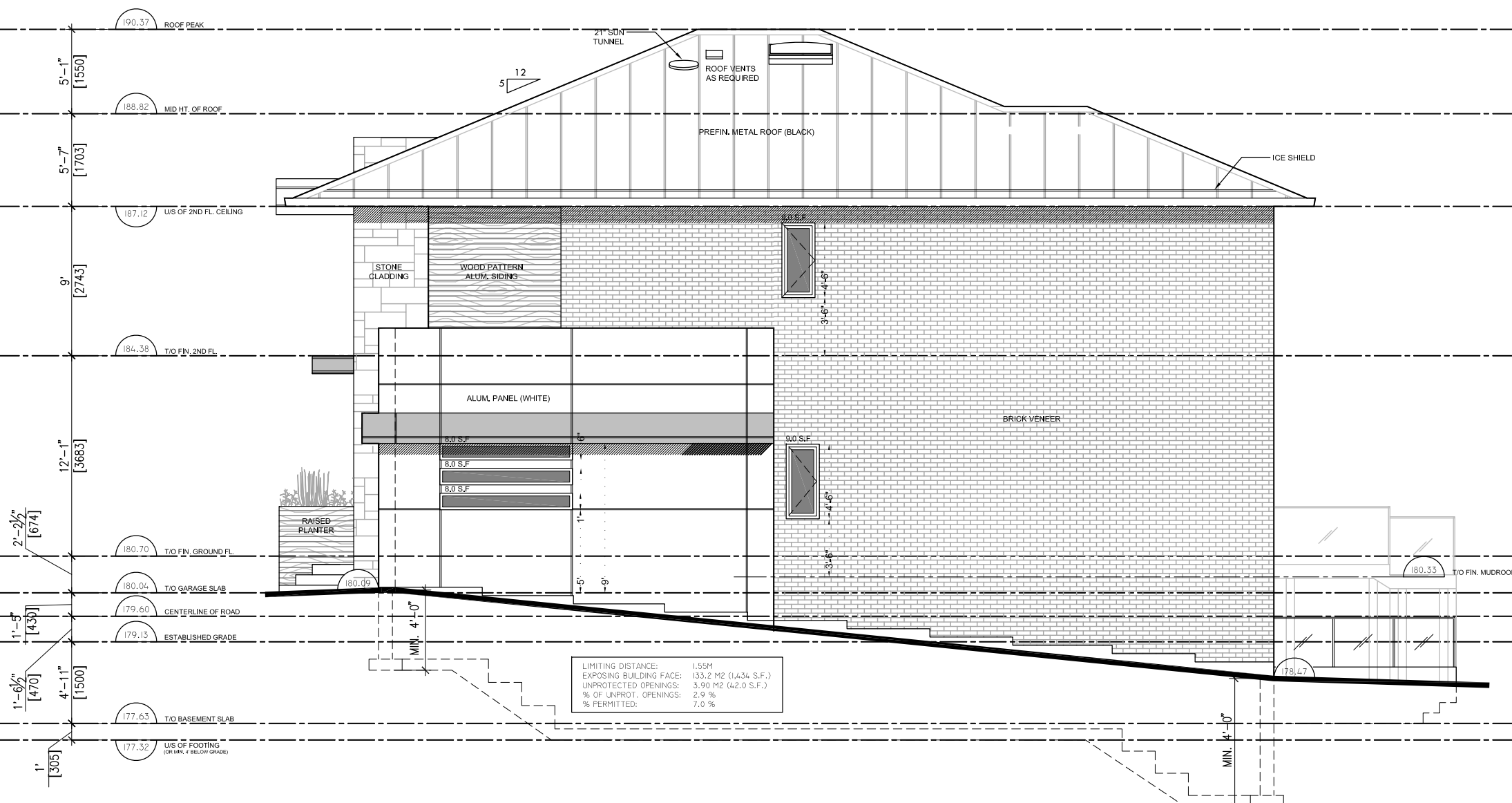
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14 THURGATE CR.
THORNHILL . ON

FRONT (SOUTH)
ELEVATION
SCALE: 1/8"=1'-0"

A6



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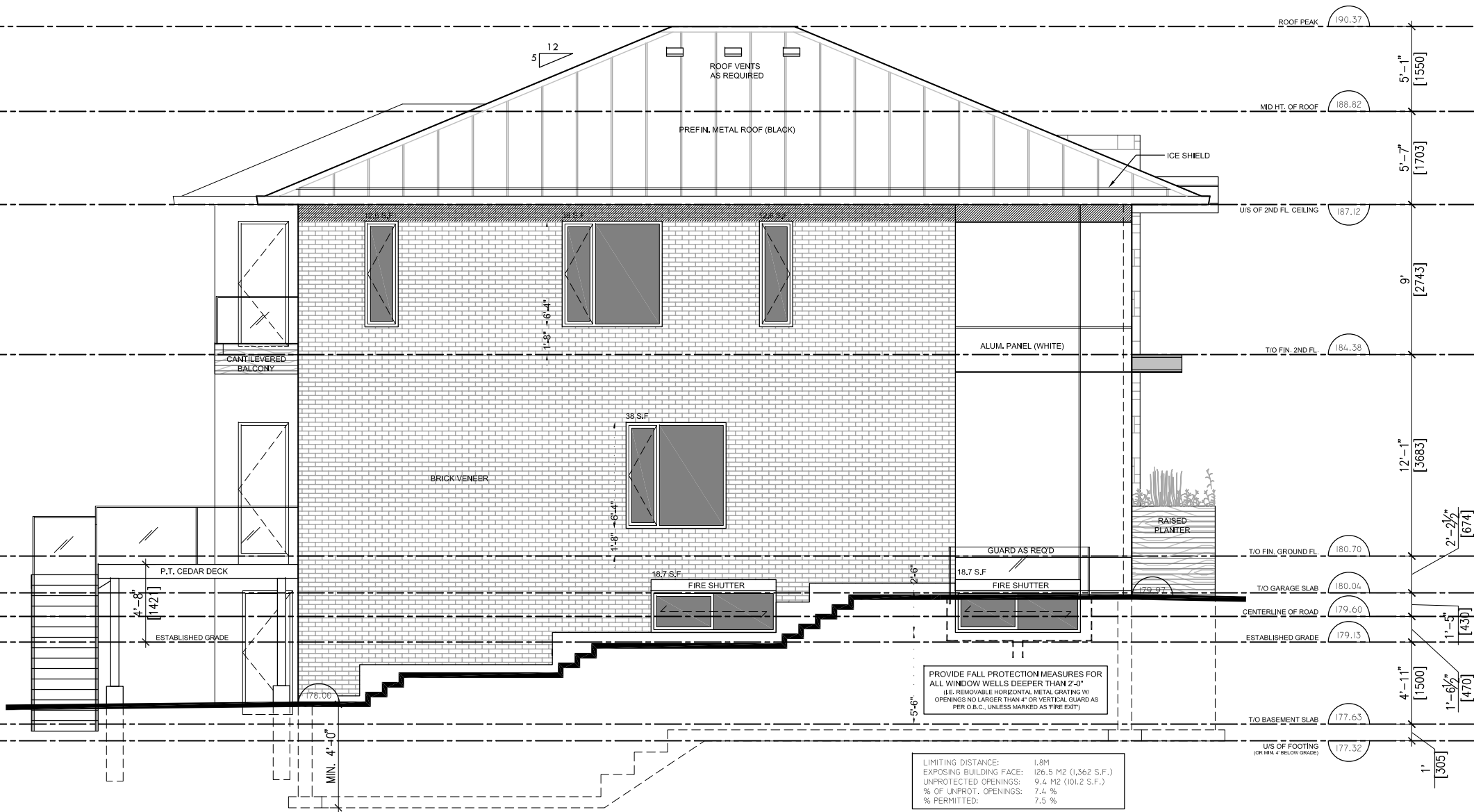
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14 THURGATE CR.
THORNHILL . ON

SIDE (EAST) ELEVATION
SCALE: 1/8"=1'-0"

A7



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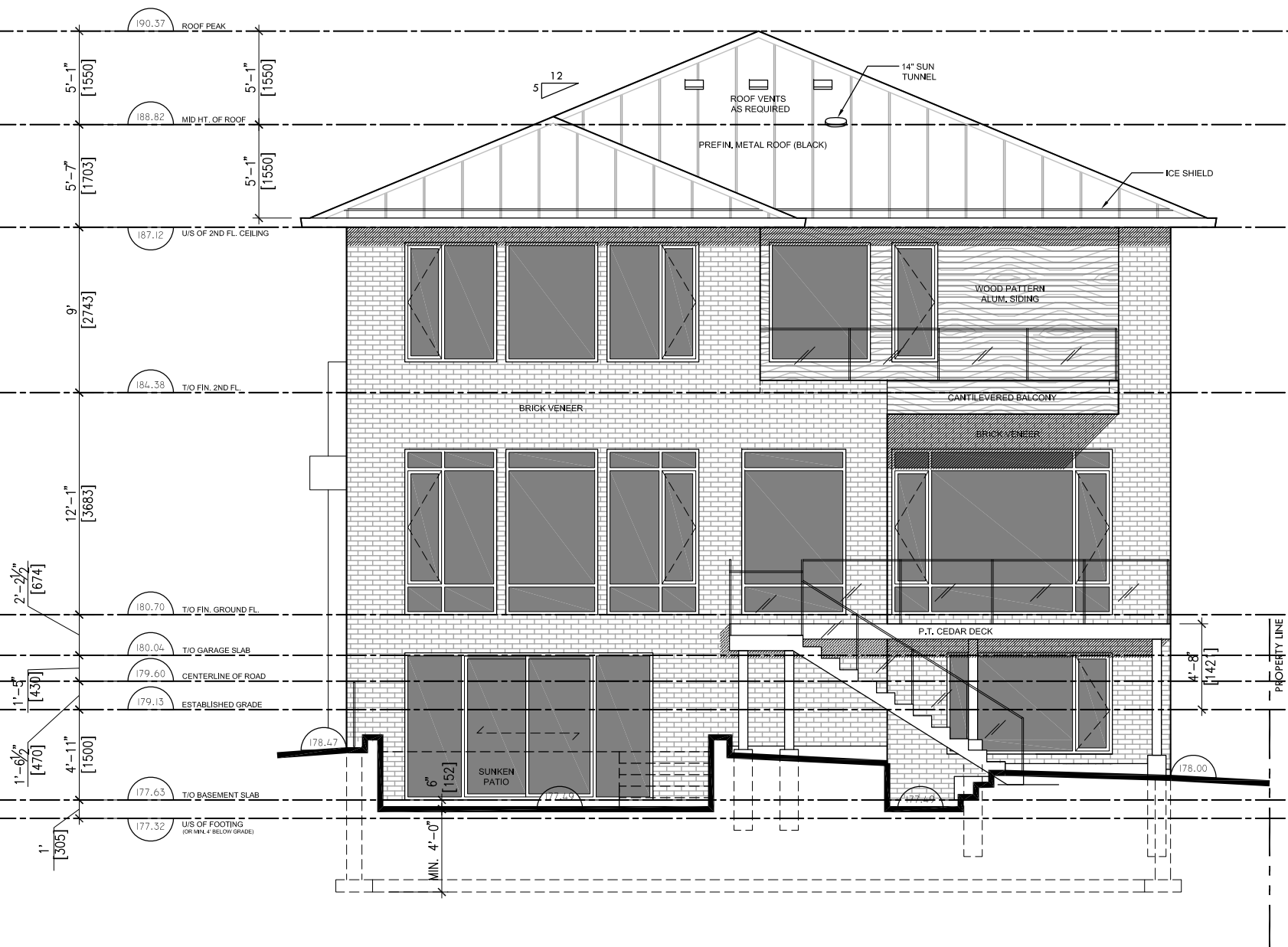
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14 THURGATE CR.
THORNHILL . ON

SIDE (WEST)
ELEVATION
SCALE: 1/8"=1'-0"

A8



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14 THURGATE CR.
THORNHILL . ON

REAR (NORTH)
ELEVATION
SCALE: 1/8"=1'-0"

A9