

ROBINSON STREET

(BY REGISTERED PLAN 4949)

Centreline of Pavement

PIN 02912 - 0128

N73°46'00"E (REFERENCE BEARING)
53.74(RP&M)

Asphalt
UP
IB
GW

20.73 (RP,P2&Set)
WB
Curb Cut
188.50
188.57
188.54
188.46
188.41
188.40
188.36
188.32

IP(OU)
FH

94.89(RP&M)
20.42(RP&M)

IB(OU)

PART 1
PLAN 65R-3780

PART 2
PLAN 65R-3780

IB(1137)

2.74(P1&Set)
N16°14'00"W(P1&Set)

PIN 02913 - 0084

PIN 02913 - 0083
AREA = 979.3 sq m

PIN 02913 - 0082

Bearing note

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF ROBINSON STREET, HAVING A BEARING OF N73°46'00"E AS SHOWN ON REGISTERED PLAN 4949.

Benchmark

ELEVATIONS ARE GEODETIC AND REFERRED TO CITY OF MARKHAM B.M. No. M-33-023, ELEVATION = 188.836 m

LOT 97

LOT 96

LOT 95

REGISTERED

PLAN

4949

LOT 101

LOT 100

SUBJECT TO EASEMENT IN FAVOUR OF BELL TELEPHONE COMPANY OF CANADA AS IN INST. No. VM6689

HONEYBOURNE CRESCENT

SURVEYOR'S REAL PROPERTY REPORT-PART 1
PLAN OF LOT 96
REGISTERED PLAN 4949
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCALE 1:300



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ertl surveyors 2019

Ontario Land Surveyors

Part 2: Report

SUBJECT TO EASEMENT AS IN INST. No. VM6689.
FENCES AS SHOWN.
SURVEY PREPARED FOR BLOOMFIELD HOMES

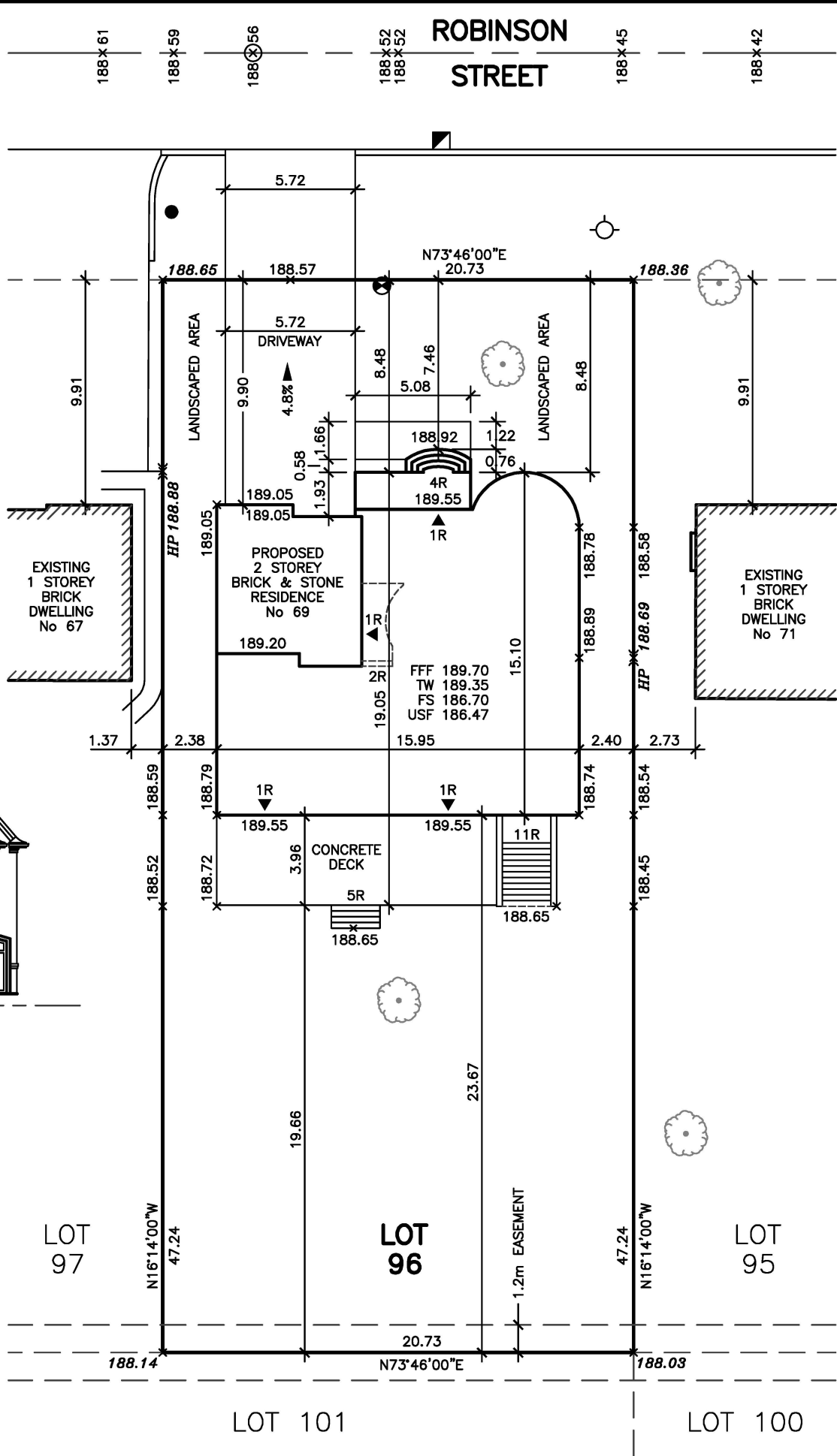
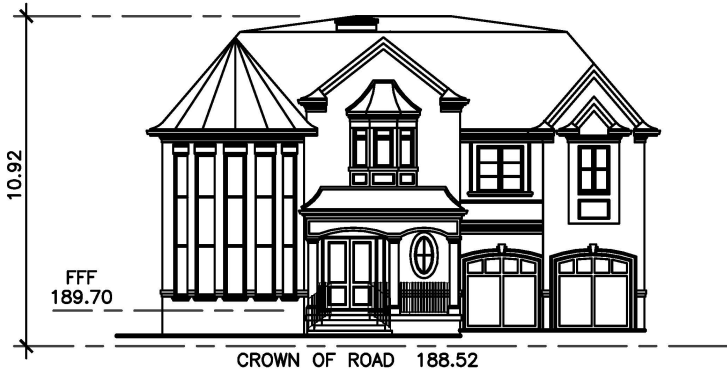
Metric

DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Legend

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
IP	DENOTES	IRON PIPE
RP	DENOTES	REGISTERED PLAN 4949
P1	DENOTES	PLAN 65R-3780
P2	DENOTES	PLAN BY S. J. BIRD, O.L.S. DATED JUNE 09, 1958
1137	DENOTES	R. G. McKIBBON, O.L.S.
OU	DENOTES	ORIGIN UNKNOWN
N,S,E,W	DENOTES	NORTH, SOUTH, EAST, WEST
M	DENOTES	MEASURED
DS	DENOTES	DOOR SILL ELEVATION
CLF	DENOTES	CHAIN LINK FENCE
BF	DENOTES	BOARD FENCE
WF	DENOTES	WIRE FENCE
SRW	DENOTES	STONE RETAINING WALL
CWW	DENOTES	CONCRETE WALKWAY
-OH-	DENOTES	OVERHEAD UTILITY WIRES
MH	DENOTES	MAINTENANCE HOLE
UP	DENOTES	UTILITY POLE
WK	DENOTES	WATER KEY
FH	DENOTES	FIRE HYDRANT
CB	DENOTES	CATCH BASIN
GW	DENOTES	GUY WIRE
○	DENOTES	DECIDUOUS TREE W/TRUNK DIAMETER

R1 ZONING UNDER BY-LAW 1229 AS AMENDED BY 99-90	REQUIRED	PROPOSED
MIN LOT AREA, 6600 sf	613.16 m ²	979.29 m ²
MIN LOT FRONTAGE, 60 ft	18.29 m	20.73 m
MIN FRONT YARD, 25 ft	7.62 m	8.48 m
MIN SIDE YARD, WEST, 6 ft	1.83 m	2.38 m
MIN SIDE YARD, EAST, 6 ft	1.83 m	2.40 m
MIN REAR YARD, 25 ft	7.62 m	23.67 m
MAX BUILDING DEPTH	16.80 m	15.10 m
BUILDING AREA		219.96 m ²
MAX LOT COVERAGE	35.00 %	22.46 %
GROSS FLOOR AREA		405.38 m ²
NET LOT AREA		796.22 m ²
MAX NET FLOOR AREA RATIO	45.00 %	50.91 %
MAX BUILDING HEIGHT	9.80 m	10.92 m
REVISIONS		DATE
- ISSUED FOR CLIENT REVIEW		JL 29 19
1 ISSUED FOR MINOR VARIANCE APPLICATION		SE 03 19
2 REVISED PER CITY COMMENTS		SE 27 19



SITE INFORMATION

THIS PLAN IS BASED ON
SURVEYOR'S REAL PROPERTY REPORT-PART 1
PLAN OF LOT 96
REGISTERED PLAN 4949
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SURVEY PREPARED BY
ERTL SURVEYORS, O.L.S.
DATED 2019

FRONT YARD AREAS

GRASS AREA	117.23 m ² = 66.71 %
DRIVEWAY	48.45 m ² = 27.57 %
WALKWAY & STAIRS	10.06 m ² = 5.72 %
TOTAL FRONT YARD	175.74 m ² = 100 %

**ARCHITECTURAL
DESIGN INC.**

56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

LEO ARIEMMA
LICENCE
7561

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DRAWINGS MUST NOT BE SCALED

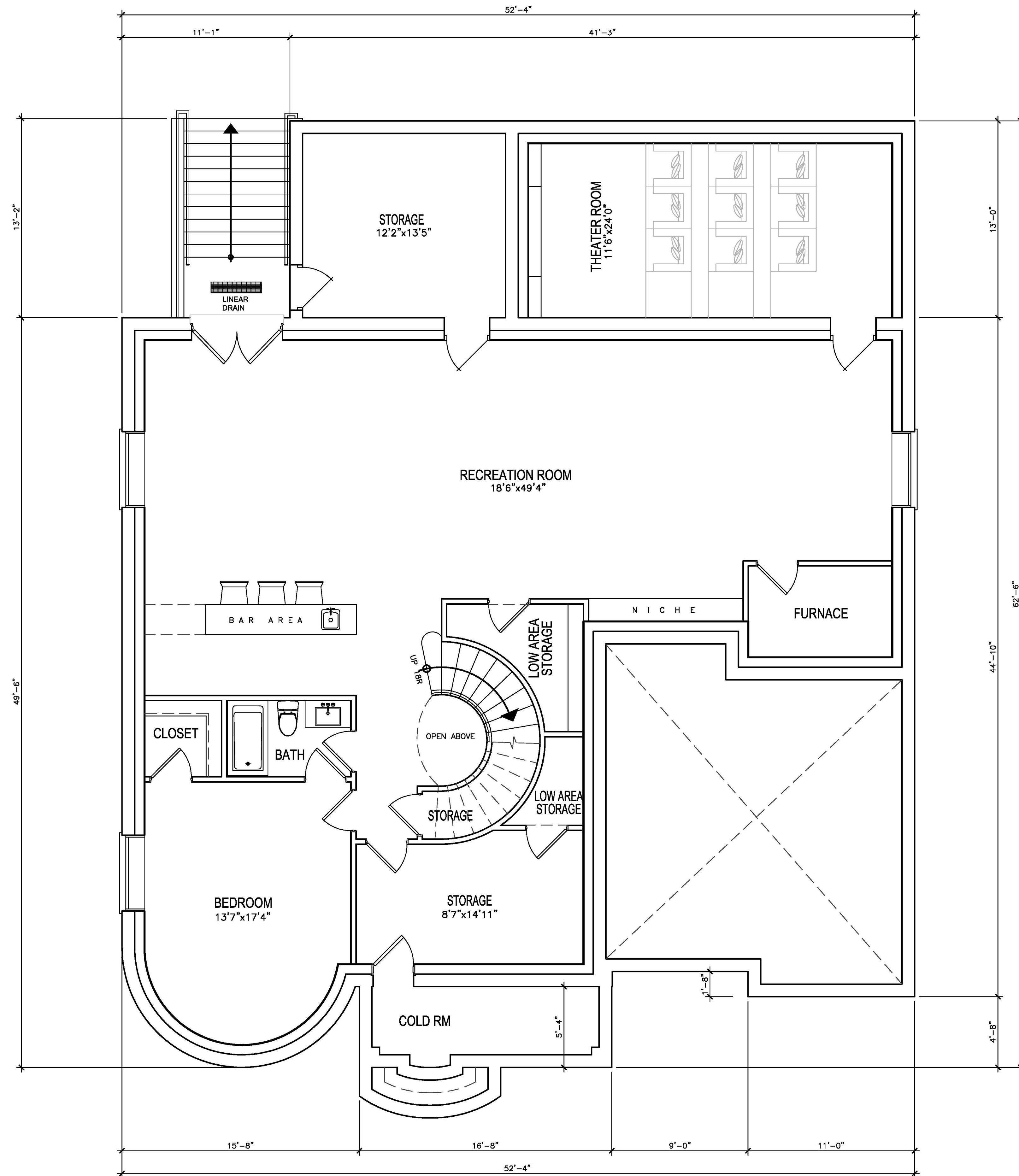
PROJECT

PROPOSED RESIDENCE
FOR: NIMALHARAN NAGARAJAH
AT: 69 ROBINSON ST
MARKHAM

DRAWING

LOT 96, REGISTERED PLAN 4949
MINOR VARIANCE DATA

DATE	JUL '19	PROJECT NO
DRAWN	T.P.	DRAWING NO
SCALE	1:250	A-1



BASEMENT FLOOR PLAN

REVISIONS	
#	DATE

ONTARIO ASSOCIATION
OF
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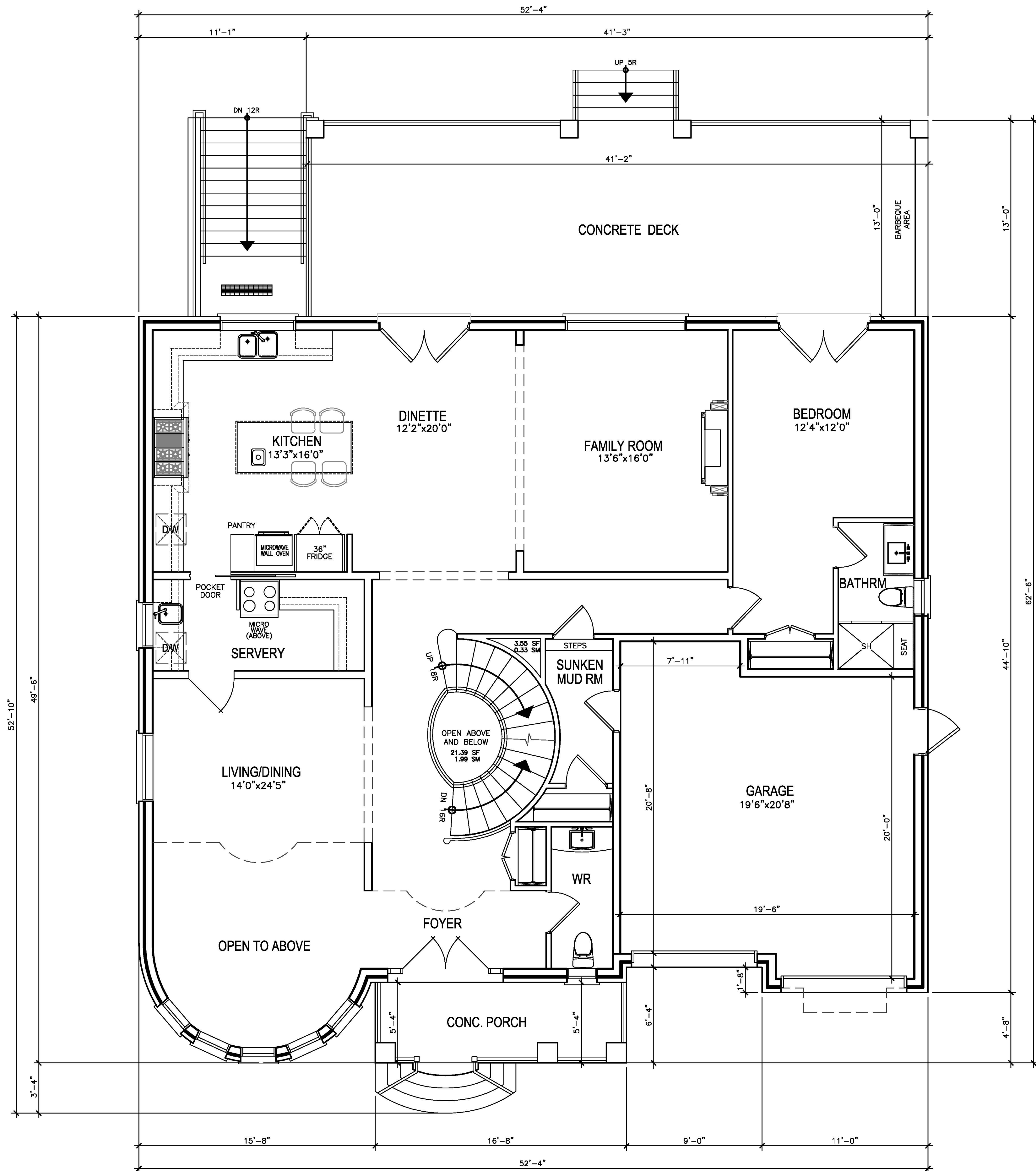
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PROJECT
PROPOSED
ADDITION

FOR: MR & MRS NIMAL NAGARAJ
AT: 69 ROBINSON STREET
MARKHAM

DRAWING
BASEMENT FLOOR PLAN

DATE JUL '19	PROJECT NO
DRAWN L.A.	DRAWING NO
CHECKED	A-2
SCALE 1/4"=1'-0"	



FIRST FLOOR PLAN

REVISIONS

#		DATE
1	ISSUED FOR CLIENT REVIEW	JN 18 19
2	REVISED PER CLIENT REVIEW	JN 28 19
3	ISSUED FOR CLIENT REVIEW	JL 16 19
4	REVISED AS PER SITE PLAN	JL 19 19
5	REVISED PER CLIENT REVIEW	JL 24 19
6	REVISED PER CLIENT REVIEW	JL 25 19
7	REVISED GRADE AS PER SITE PLAN	JL 30 19
8	REVISED PER CLIENT REVIEW	SE 03 19

ABOVE-GRADE MASONRY
SHALL BE IN ACCORDANCE
WITH O.B.C. SECTION 9.20

WOOD FRAME CONSTRUCTION
SHALL BE IN ACCORDANCE
WITH O.B.C. SECTION 9.23

FLOOR AREA AND COVERAGE

1st FLOOR	=	1938.47 SF
	=	180.09 SM
2nd FLOOR	=	2324.14 SF
	=	215.92 SM
(-OPENINGS)	=	-255.00 SF
	=	-23.69 SM
FLOOR AREA	=	4007.62 SF
	=	372.32 SM
COVERAGE	=	2367.63 SF
	=	219.96 SM

GROSS FLOOR AREA

1st FLOOR	=	2367.52 SF
(INCL GARAGE)	=	219.95 SM
2nd FLOOR	=	2324.14 SF
	=	215.92 SM
(-STAIRS AND OPENINGS)	=	-328.25 SF
	=	-30.49 SM
GFA	=	4363.41 SF
	=	405.38 SM

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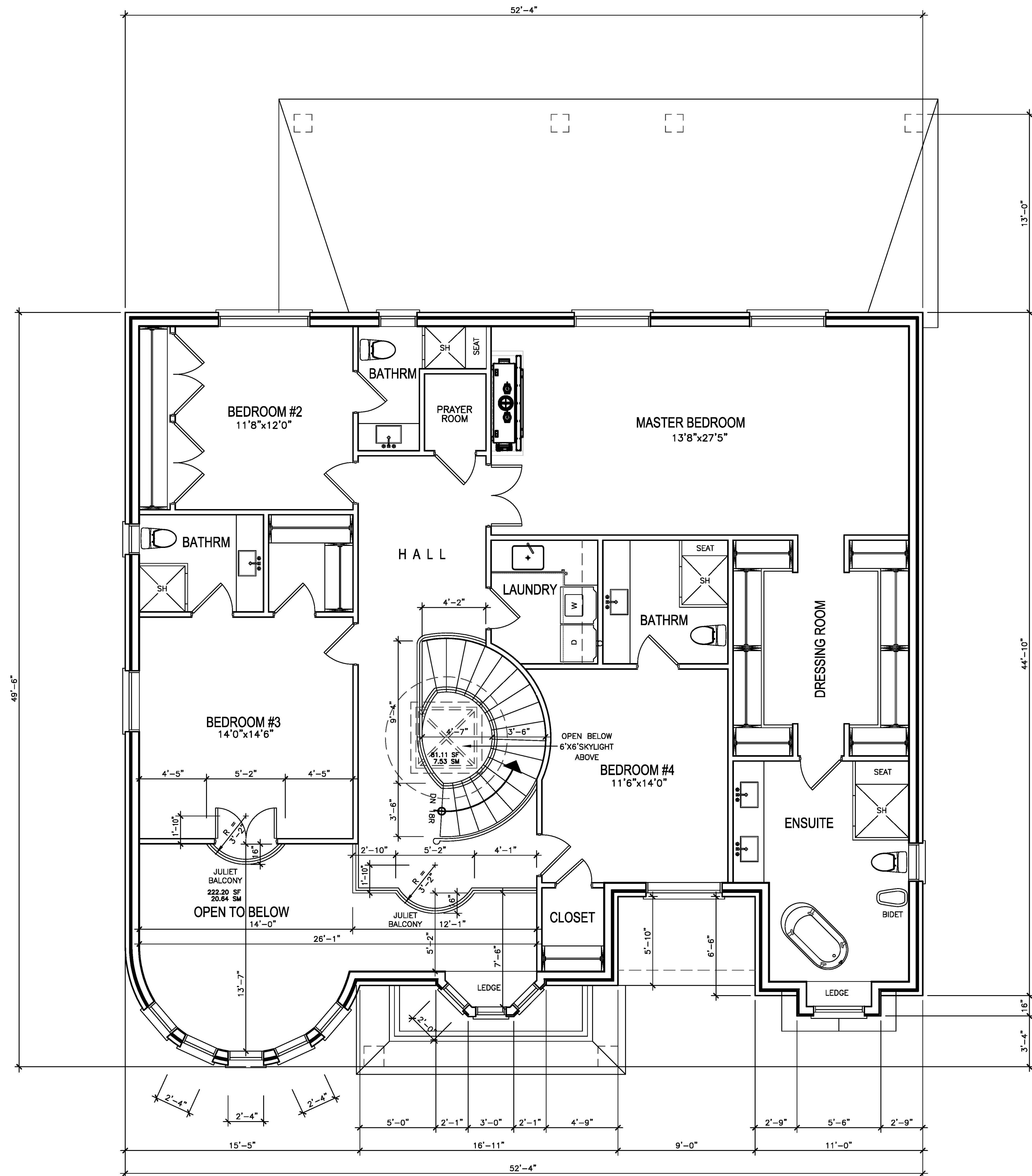
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PROJECT
PROPOSED
ADDITION

FOR: MR & MRS NIMAL NAGARAJ
AT: 69 ROBINSON STREET
MARKHAM

DRAWING
FIRST FLOOR PLAN

DATE	JUL '19	PROJECT NO
DRAWN	L.A.	DRAWING NO
CHECKED		
SCALE	1/4"=1'-0"	A-3



SECOND FLOOR PLAN

REVISIONS	
#	DATE

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PROJECT
PROPOSED
ADDITION

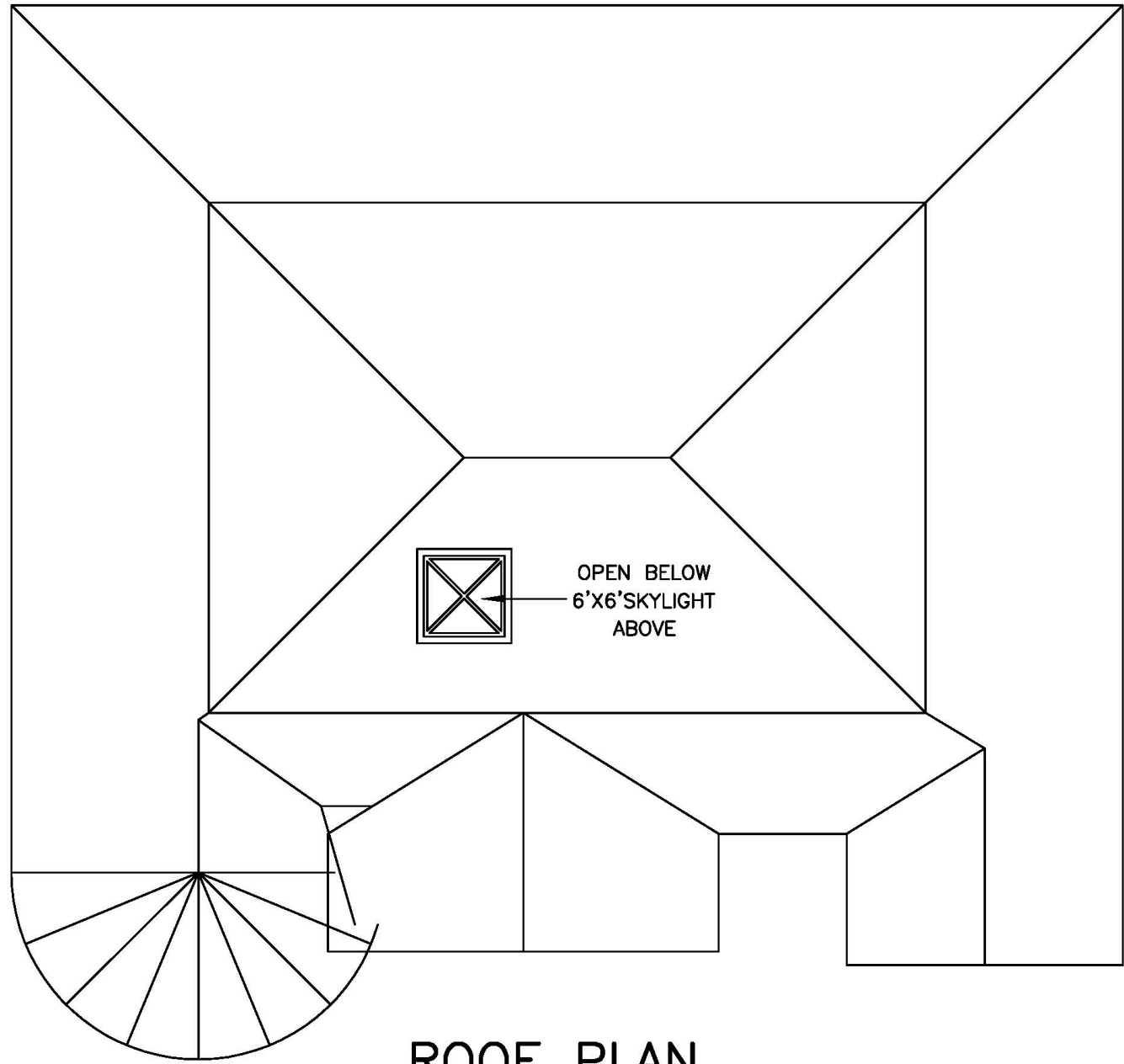
FOR: MR & MRS NIMAL NAGARAJ
AT: 69 ROBINSON STREET
MARKHAM

DRAWING
SECOND FLOOR PLAN

DATE JUL '19	PROJECT NO
DRAWN L.A.	DRAWING NO
CHECKED	A-4
SCALE 1/4"=1'-0"	



FRONT ELEVATION



ROOF PLAN



RIGHT SIDE ELEVATION

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	7.81 FT	2.38 M	
MAXIMUM PERCENTAGE	10.64 %		
TOTAL WALL AREA	965.15 SF	89.67 SM	
ALLOWABLE OPENINGS	102.69 SF	9.54 SM	
ACTUAL OPENINGS	24.22 SF	2.25 SM	

REVISIONS	
#	DATE

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AT: 69 ROBINSON STREET
MARKHAM

DRAWING
ELEVATIONS

DATE JUL '19	PROJECT NO
DRAWN L.A.	DRAWING NO
CHECKED	A-5
SCALE 1/4"=1'-0"	

