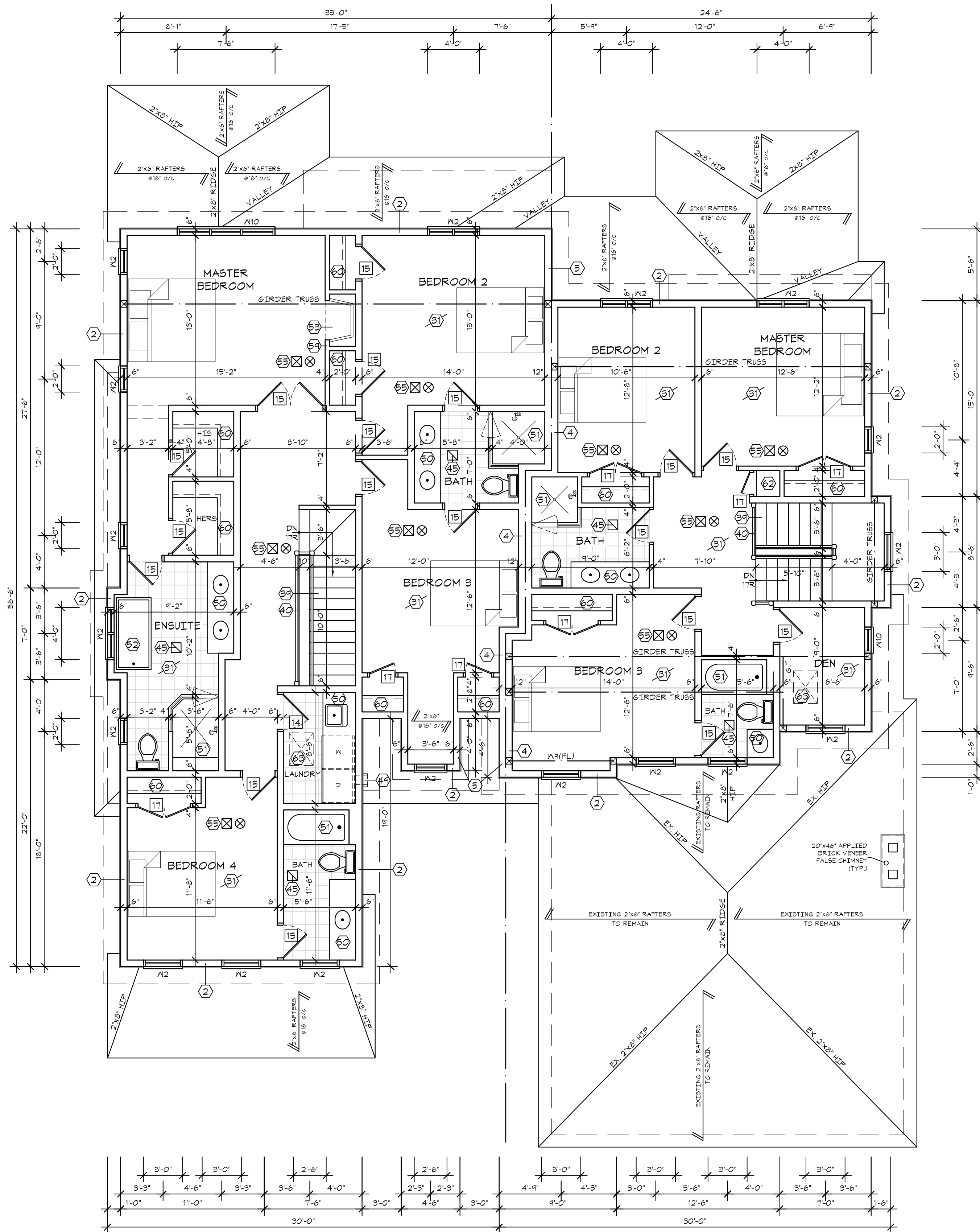


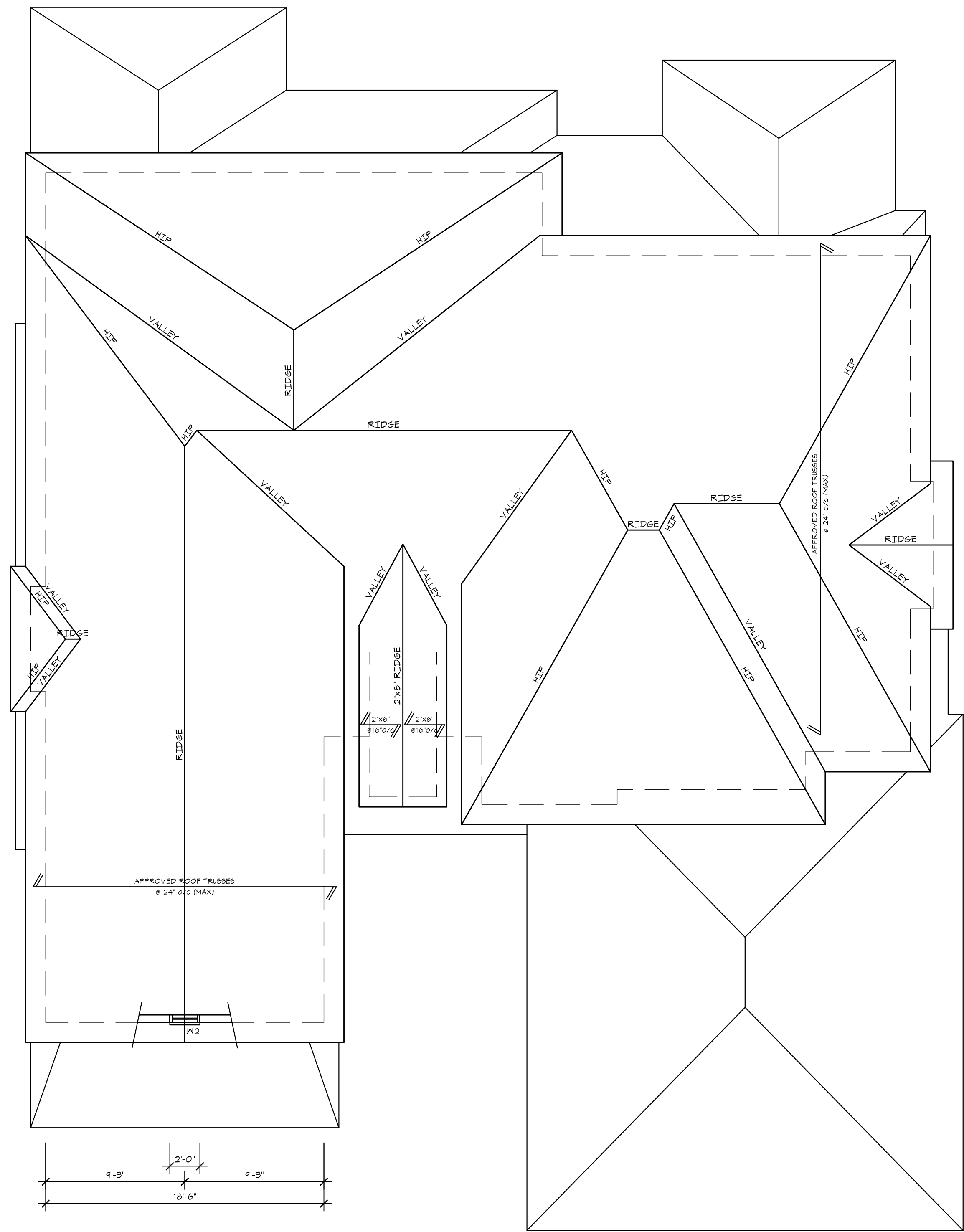


FLOOR AREA = 3,414 sq.ft.
BUILDING AREA = 3,934 sq.ft.

CHECKED BY
R.G.



SECOND FLOOR PLAN
FLOOR AREA = 2,502 sq.ft.



ROOF PLAN

GENERAL NOTES:

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BUILDING PERMITS TO BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS AND DATA	DATE

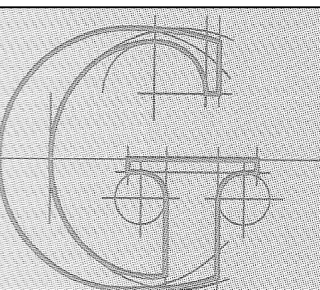
I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

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

Russ Gregory
NAME SIGNATURE

PROJECT TITLE

**PROPOSED DWELLING
40 ALBERT STREET
CITY OF MARKHAM**

 **THE GREGORY
DESIGN GROUP**

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

SCALE 3/16"=1'-0"	DATE 05/22/20
PROJECT NUMBER 2141-19	SHEET NUMBER A-2
DRAWN BY S.Gregory	
CHECKED BY R.G.	



FRONT ELEVATION

Notes for Elevations:

- Pre-finished horizontal wood siding over 1"x3" vertical strapping where shown (colour to be determined)
- Pre-finished vertical wood siding over 1"x3" horizontal strapping where shown (colour to be determined)
- 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 Gregory Design Group and Heritage Markham for approval prior to installation on site.



RIGHT SIDE (NORTH) ELEVATION

UNPROTECTED OPENINGS	
AREA OF WALL	= 1,142 sq.ft.
AREA OF OPENINGS (-20%)	= 101.82 sq.ft.
PERCENTAGE OF OPENINGS	= 8.92 %
PERCENTAGE OF OPENINGS ALLOWED	= 9.50 %

GENERAL NOTES:

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REVISIONS AND DATA	DATE

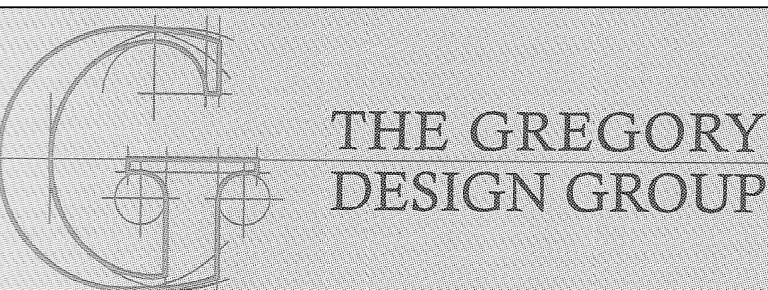
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Russ Gregory
NAME SIGNATURE

PROJECT TITLE

PROPOSED DWELLING
40 ALBERT STREET
CITY OF MARKHAM



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

SCALE 3/16"=1'-0"	DATE 05/22/20
PROJECT NUMBER 2141-19	SHEET NUMBER A-3
DRAWN BY S.Gregory	CHECKED BY R.G.



REAR ELEVATION

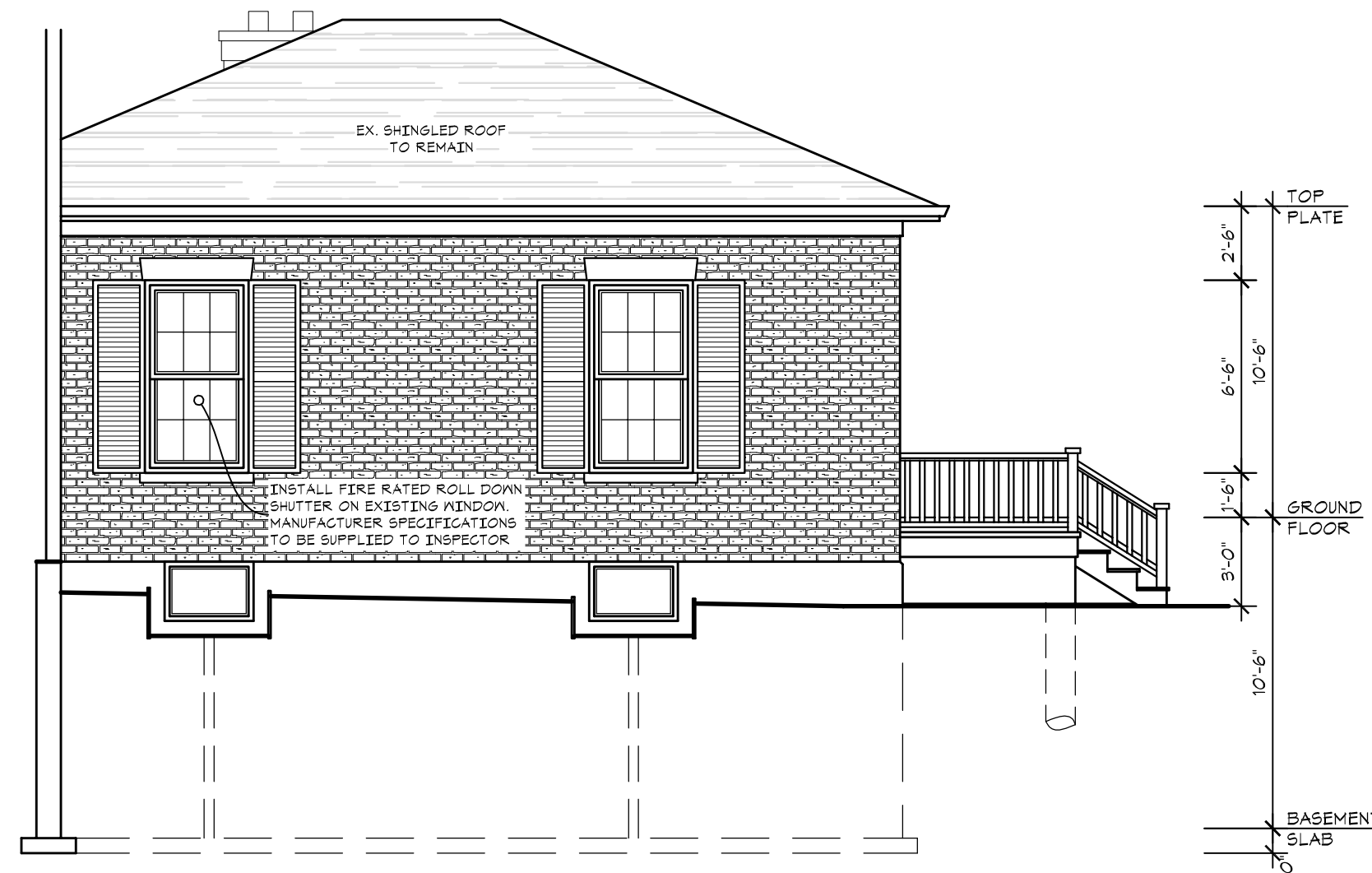
Notes for Elevations:

- Pre-finished horizontal wood siding over 1"x3" vertical strapping where shown (colour to be determined)
- Pre-finished vertical wood siding over 1"x3" horizontal strapping where shown (colour to be determined)
- 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 Gregory Design Group and Heritage Markham for approval prior to installation on site.



LEFT SIDE (SOUTH) ELEVATION

UNPROTECTED OPENINGS	
AREA OF WALL	= 1,186 sq.ft.
AREA OF OPENINGS (-20%)	= 62.80 sq.ft.
PERCENTAGE OF OPENINGS	= 5.29 %
PERCENTAGE OF OPENINGS ALLOWED	= 7.00 %



UNPROTECTED OPENINGS	
AREA OF WALL	= 376 sq.ft.
AREA OF OPENINGS (-25%)	= 22.68 sq.ft.
PERCENTAGE OF OPENINGS	= 6.03 %
PERCENTAGE OF OPENINGS ALLOWED	= 7.00 %

GENERAL NOTES:

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REVISIONS AND DATA	DATE

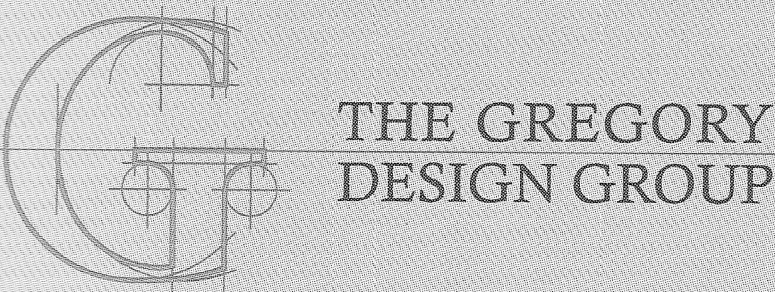
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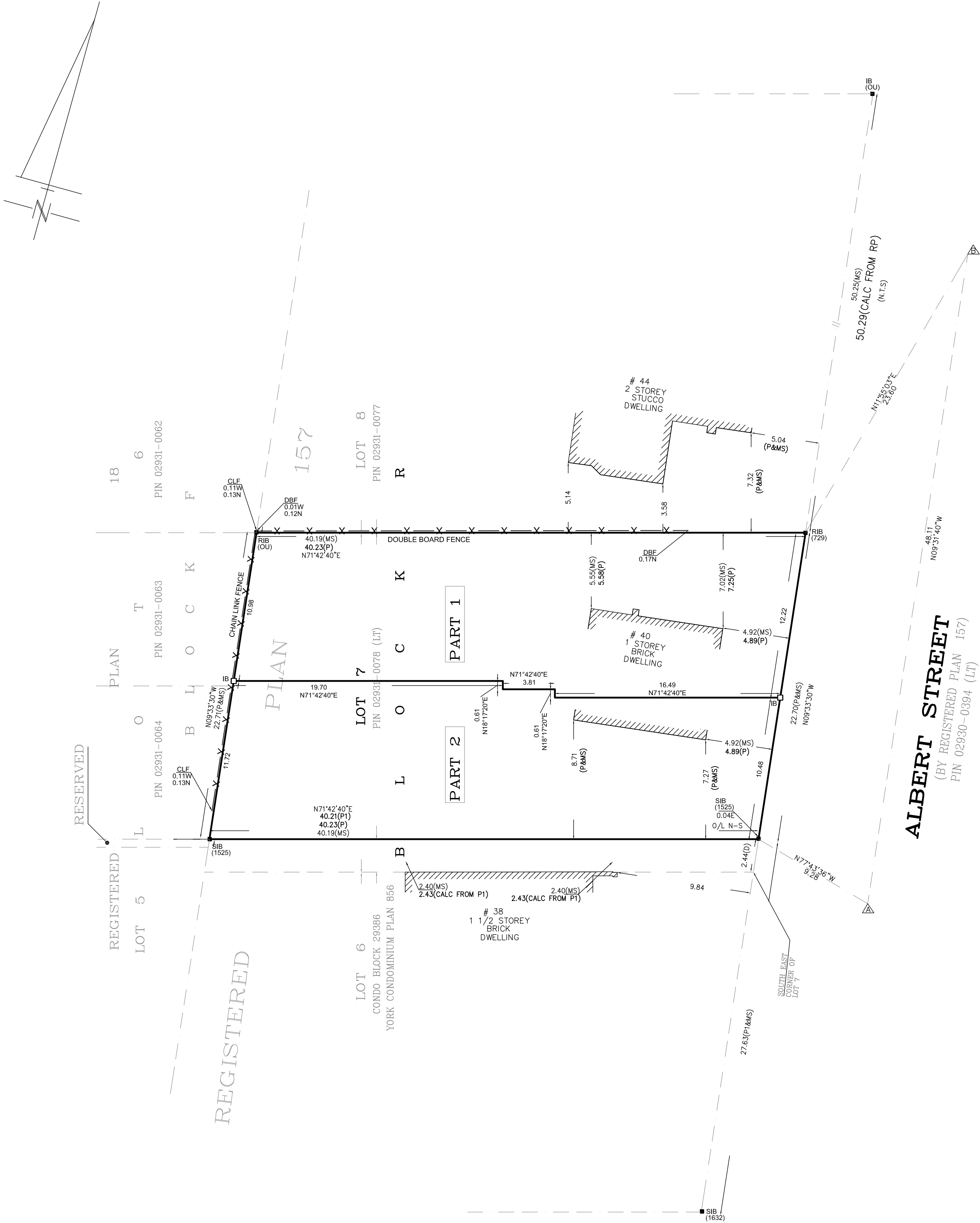
PROJECT TITLE

PROPOSED DWELLING
40 ALBERT STREET
CITY OF MARKHAM



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

SCALE 3/16"=1'-0"	DATE 05/22/20
PROJECT NUMBER 2141-19	SHEET NUMBER A-4
DRAWN BY S.Gregory	CHECKED BY R.G.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT,		PLAN 65R-		
DATE: MAY 29, 2020		RECEIVED AND DEPOSITED : DATE: _____,2020		
A. ABDEL SHAHID, O.L.S.		REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE YORK REGION REGISTRY OFFICE (No. 65)		
SCHEDULE				
PART	PART OF	REGISTERED PLAN	PIN	AREA
1	LOT 7 IN BLOCK R	157	02931-0078 (LT)	458.8 m ²
2				442.9 m ²

* PART 1-2 COMPRISE ALL OF PIN 02931-0078 (LT)

PLAN OF SURVEY OF
PART OF LOT 7- BLOCK R
REGISTERED PLAN 157
TOWN OF MARKHAM
(REGIONAL MUNICIPALITY OF YORK)



SCALE = 1 : 200

A. AZIZ SURVEYORS INC., O.L.S.

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- LEGEND:
- DENOTES SURVEY MONUMENT FOUND
 - SURVEY MONUMENT SET
 - SIB " STANDARD IRON BAR
 - N.E.S.W " NORTH, EAST, SOUTH, WEST
 - DBF " DOUBLE BOARD FENCE
 - CLF " CHAIN LINK FENCE
 - RP " REGISTERED PLAN 157
 - P " SURVEY BY DAVID HARMWOOD O.L.S., DATED NOVEMBER, 11, 1988
 - P1 " CONDOMINIUM PLAN 856
 - D " INSTRUMENT # R501973
 - 1632 " AKARKLINS O.L.S.
 - 1525 " RAVIS O.L.S.
 - 729 " D.H.BLACK O.L.S.

BEARING SHOWN HEREON ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A & B, BY REAL TIME NETWORK OBSERVATIONS, WTM ZONE 17, NAD 83 (CGRS '83) (EPOCH 2010.00)

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE SOKKIA GPS (RTK) NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17, NAD 83 (CGRS '83) (EPOCH 2010.00)

COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O. REG. 218.10 AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

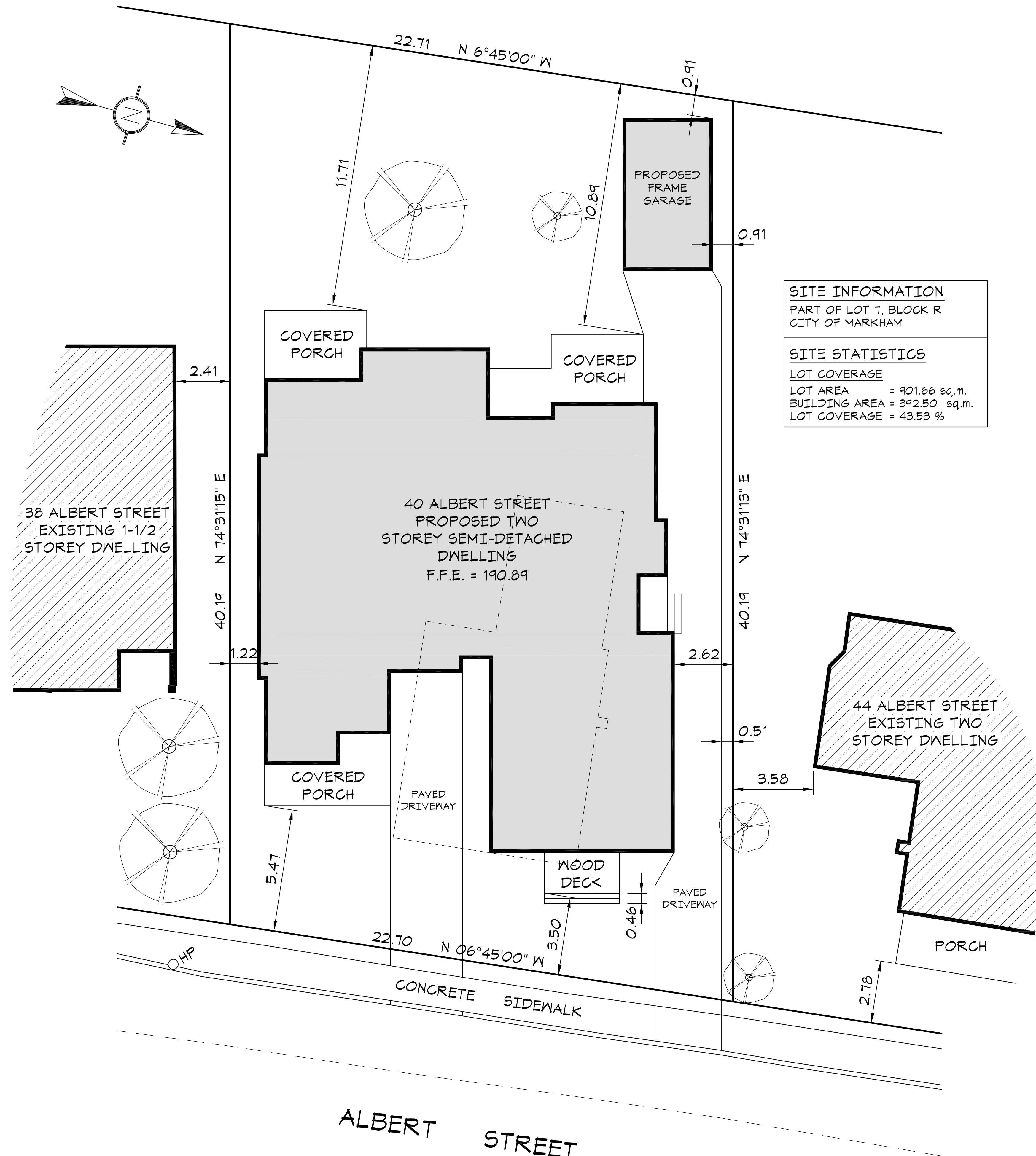
POINT ID	NORTHING	EASTING
A	4859677.149	324287.265
B	4859724.599	324279.301

DISTANCE SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCE AND CAN BE USED TO COMPUTE GRID DISTANCE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999011

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 12TH DAY OF DECEMBER, 2017

MAY 29, 2020	A. ABDEL SHAHID
DATE	ONTARIO LAND SURVEYOR
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-aazizsurveyors.ca	
PROJECT NUMBER	PROJECT
17-467	40 ALBERT STREET (RP)
DRAWN BY	CHECKED BY
S.H	A.A



SITE INFORMATION
PART OF LOT 7, BLOCK R
CITY OF MARKHAM

SITE STATISTICS
LOT COVERAGE
LOT AREA = 901.66 sq.m.
BUILDING AREA = 392.50 sq.m.
LOT COVERAGE = 43.53 %

GENERAL NOTES:

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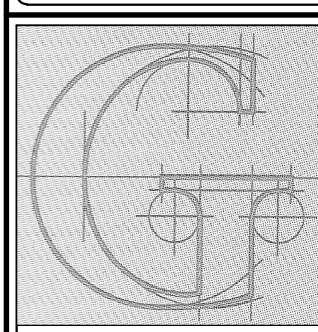
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Russ Gregory
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shane@gregorydesigngroup.net

SCALE 1:100	DATE 04/07/20
PROJECT NUMBER 2141-19	SHEET NUMBER
DRAWN BY S.Gregory	SP-1
CHECKED BY R.G.	