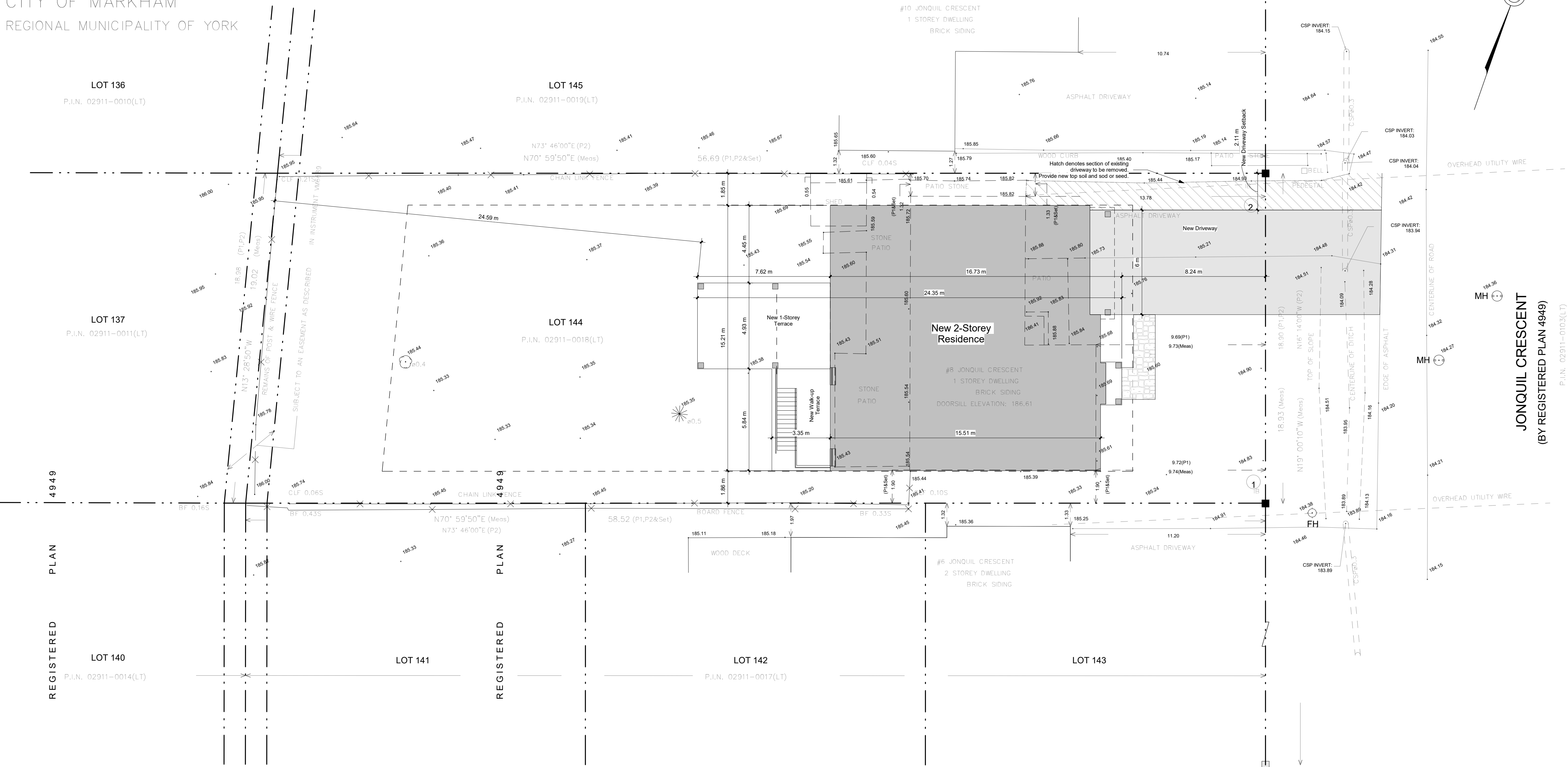


SURVEYOR'S REAL PROPERTY REPORT OF  
LOT 144, REGISTERED PLAN 4949  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK

Lot Area:	11,731.10 sq.ft.	1,089.85 sq.m
Max Lot Coverage (35%):	4,105.85 sq.ft.	381.44 sq.m
Actual Lot Coverage:	3,145.76 sq.ft.	292.25 sq.m
<b>Net Floor Area Calculation:</b>		
11,731.10 sq.ft. - 6,600 sq.ft. = 5,131.10 sq.ft.		
5,131.10 sq.ft. / 2 = 2,565.55 sq.ft.		
6,600 sq.ft. + 2,565.55 sq.ft. = 9,165.5 sq.ft.		
	9,165.55 sq.ft.	851.50 sq.m
Max Floor Area (45%):	4,124.5 sq.ft.	383.18 sq.m
Gross Floor Area:		
Basement (Classified as Cellar):	1,889.20 sq.ft.	175.5 sq.m
Main Floor:	2,515 sq.ft.	233.6 sq.m
Second Floor:	1,965 sq.ft.	182.6 sq.m
Total:	4,480 sq.ft.	416.2 sq.m
Floor Area: 4,464.48 sq.ft. / 9,165.55 sq.ft. = 48.88%		
Max Building Height:	9.80 m	
Actual Building Height:	9.58 m	
Max Building Depth:	16.80 m	
Building Depth Provided:	16.73 m	
Max Increased Depth:	19.80 m	
Proposed Depth:	24.35 m	

Building/Structure Particulars	Existing	Proposed
Building (list all structures):		
Ground Floor Area (including Garage)	133 sq.m	233.6 sq.m
Second Floor Area:	N/A	182.6 sq.m
Basement or Cellar Floor Area:	109.5 sq.m	175.5 sq.m
Total Gross Floor Area:	133 sq.m	416.2 sq.m
Height:	+/- 5.0 m	9.58 m
Width:	15.7 m	15.21 m
Length:	10.7 m	16.73 m
Number of Storeys:	1	2
Front yard Setback:	9.73 m	8.24m
Rear yard Setback:	31.5 m	24.59 m
Side yard Setback (North):	1.32 m	1.85 m
Side yard Setback (South):	1.90 m	1.86 m
Other:		
Rear Terrace:		37.6 sq.m
Walk-up Basement:		19.6 sq.m



Custom CADD Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical or any engineering information shown on the drawing.

Refer to the appropriate engineering drawings before proceeding with the work. Report any discrepancies between architectural and engineering drawings to Custom CADD Inc. before proceeding with the work.


The General Contractor shall check and verify all dimensions and report all errors and omissions to Custom CADD Inc.

Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction.

All drawings are not to be scaled.

1	Issued for Minor Variance	29.08.2021
2	Re-issued for Minor Variance	02.11.2021
No.	Description	dd.mm.yyyy
Revision Schedule		

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.



Custom CADD Inc.  
99 Hooper Road  
Unit 9  
Barrie, Ontario  
L4N 9S3

Tel: (705) 725-7724  
Fax: (705) 725-1076  
www.custom-cadd.com

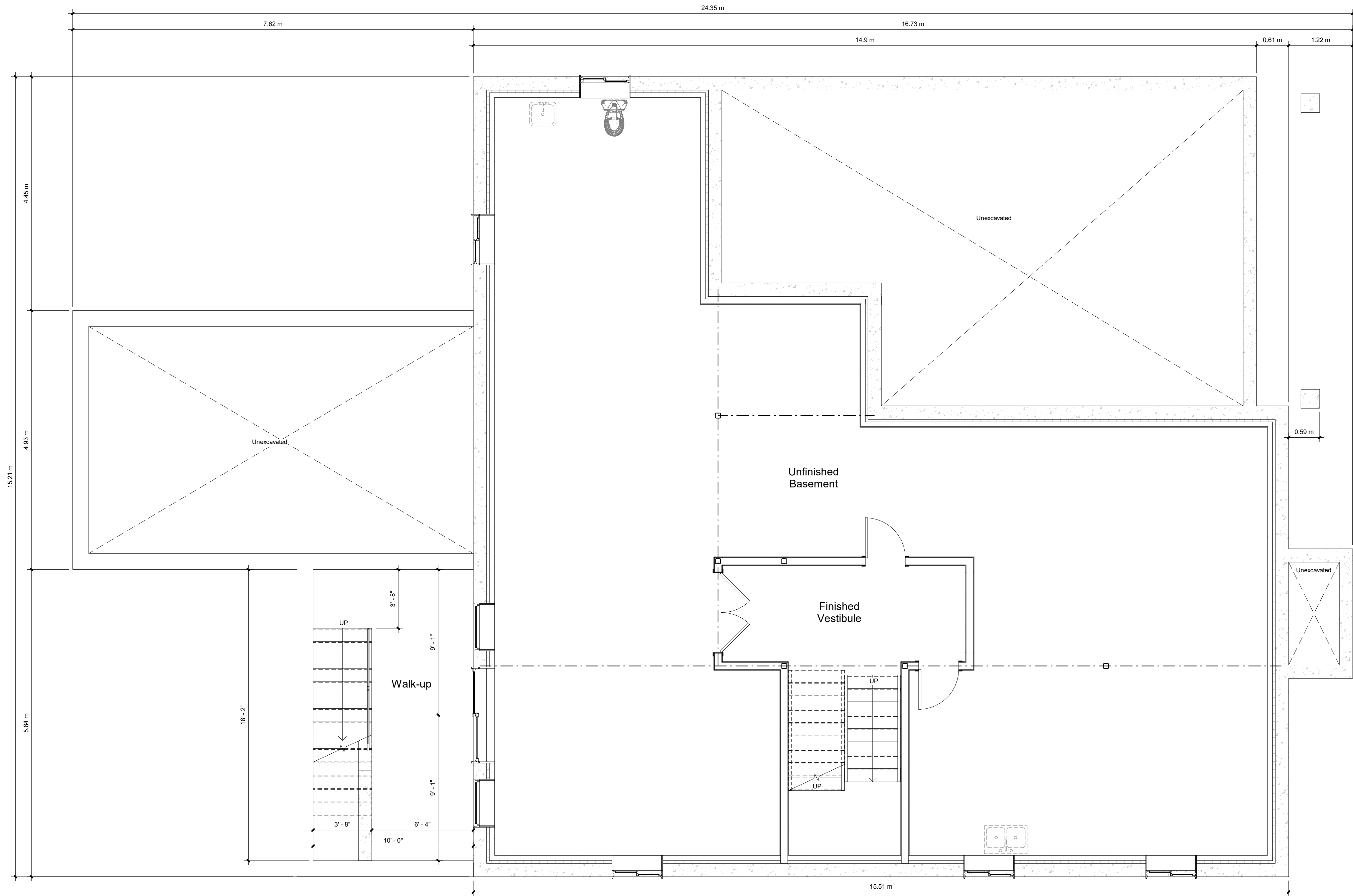
PROJECT NAME:

Meng Cui  
New 2-Storey Residence  
8 Jonquil Crescent  
Markham, Ontario

DRAWING TITLE:

Site Plan and General Notes

SCALE:	3/32" = 1'-0"	PROJECT NUMBER:	21-112
START DATE:	July 1st, 2021		
DRAWN BY:	P.L.	DRAWING NUMBER:	A0.1
CHECKED BY:	P.L.		



1  
A1.1 Basement Floor - Plan  
1/4" = 1'-0"

Custom CADD Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical or any engineering information shown on the drawing.

Refer to the appropriate engineering drawings before proceeding with the work. Report any discrepancies between architectural and engineering drawings to Custom CADD Inc. before proceeding with the work.

The General Contractor shall check and verify all dimensions and report all errors and omissions to Custom CADD Inc.

Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction.

All drawings are not to be scaled.

1	Issued for Minor Variance	29.08.2021
2	Re-issued for Minor Variance	02.11.2021
No.	Description	dd.mm.yyyy
Revision Schedule		

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.



Custom CADD Inc.  
99 Hooper Road  
Unit 9  
Barrie, Ontario  
L4N 9S3

Tel: (705) 725-7724  
Fax: (705) 725-1076  
www.custom-cadd.com

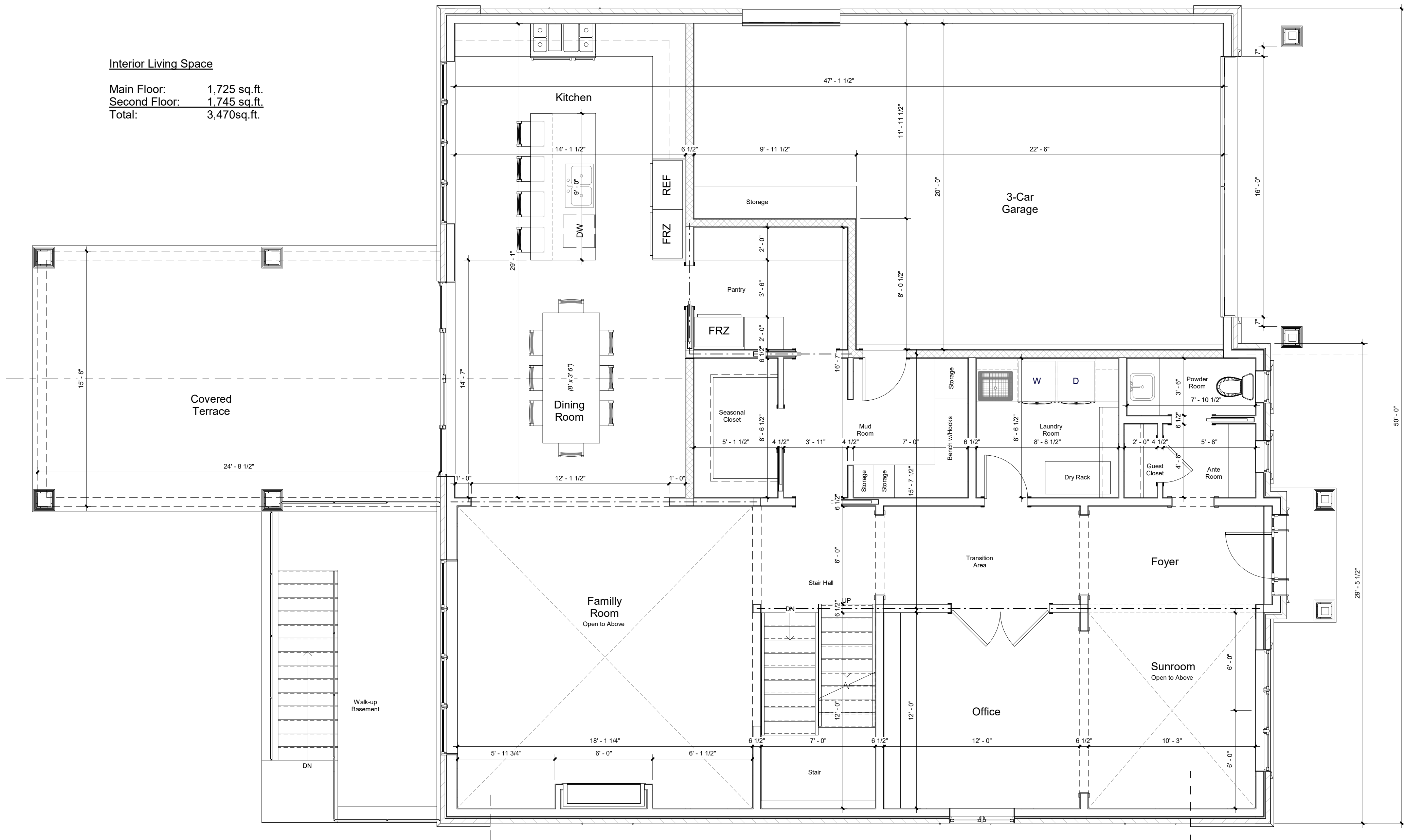
PROJECT NAME:  
**Meng Cui**  
**New 2-Storey Residence**  
8 Jonquil Crescent  
Markham, Ontario

DRAWING TITLE:  
**Basement Plan**

SCALE: 1/4" = 1'-0"	PROJECT NUMBER: <b>21-112</b>
START DATE: July 1st, 2021	DRAWING NUMBER: <b>A1.1</b>
DRAWN BY: P.L.	
CHECKED BY: P.L.	

Interior Living Space

Main Floor: 1,725 sq.ft.  
Second Floor: 1,745 sq.ft.  
Total: 3,470sq.ft.



1 First Floor - Plan  
A1.2 1/4" = 1'-0"

Custom CADD Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical or any engineering information shown on the drawing.

Refer to the appropriate engineering drawings before proceeding with the work. Report any discrepancies between architectural and engineering drawings to Custom CADD Inc. before proceeding with the work.

The General Contractor shall check and verify all dimensions and report all errors and omissions to Custom CADD Inc.

Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction.

All drawings are not to be scaled.

1	Issued for Minor Variance	29.09.2021
2	Re-issued for Minor Variance	02.11.2021
No.	Description	dd.mm.yyyy
Revision Schedule		

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.



Custom CADD Inc.  
99 Hooper Road  
Unit 9  
Barrie, Ontario  
L4N 9S3

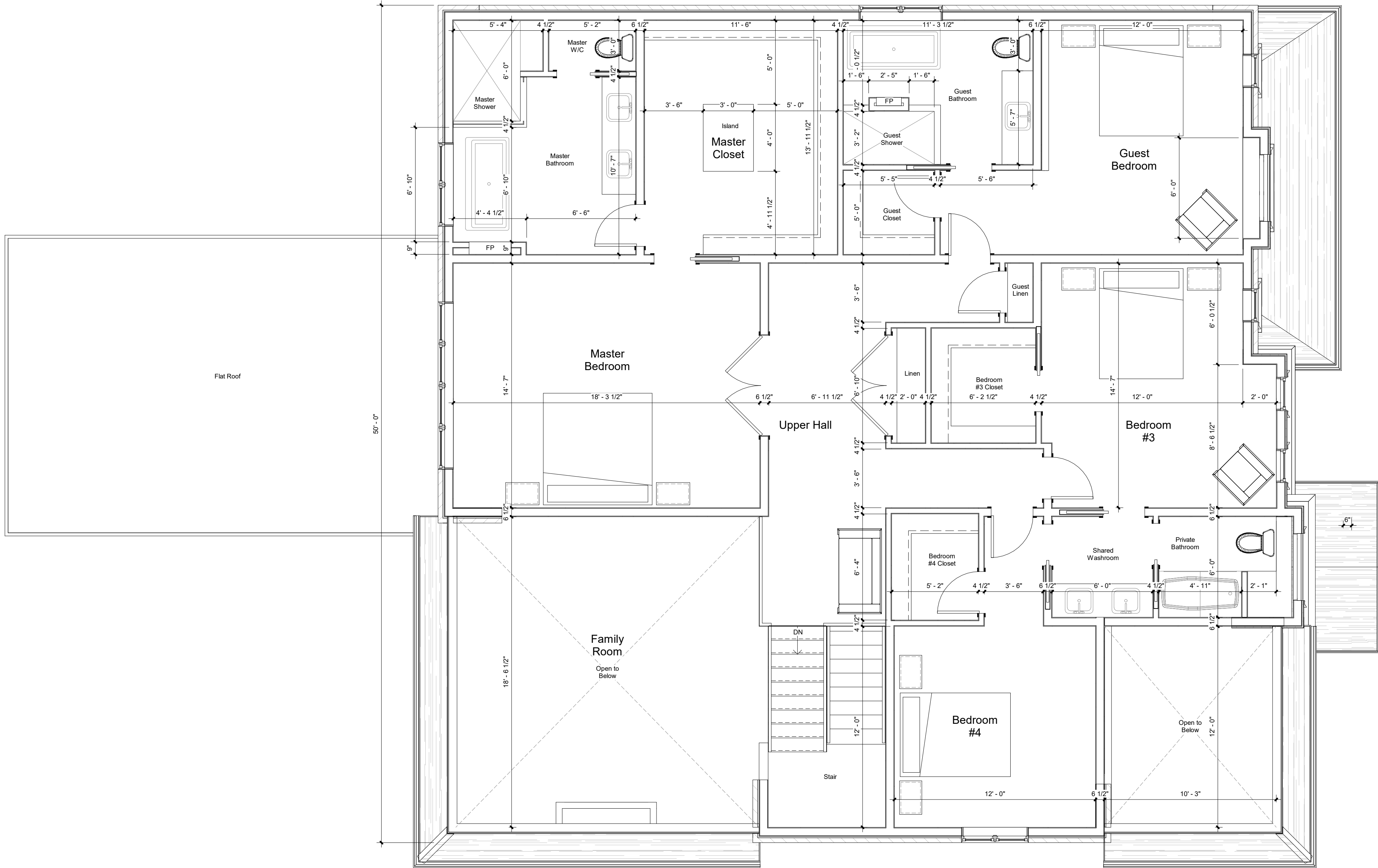
Tel: (705) 725-7724  
Fax: (705) 725-1076  
www.custom-cadd.com

PROJECT NAME:  
**Meng Cui**  
**New 2-Storey Residence**  
8 Jonquil Crescent  
Markham, Ontario

DRAWING TITLE:  
**First Floor Plan**

SCALE: 1/4" = 1'-0"	PROJECT NUMBER: <b>21-112</b>
START DATE: July 1st, 2021	DRAWING NUMBER: <b>A1.2</b>
DRAWN BY: P.L.	
CHECKED BY: P.L.	





1 Second Floor - Plan  
A1.3 1/4" = 1'-0"

Custom CADD Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical or any engineering information shown on the drawing.

Refer to the appropriate engineering drawings before proceeding with the work. Report any discrepancies between architectural and engineering drawings to Custom CADD Inc. before proceeding with the work.

The General Contractor shall check and verify all dimensions and report all errors and omissions to Custom CADD Inc.

Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction.

All drawings are not to be scaled.

1	Issued for Minor Variance	29.09.2021
2	Re-issued for Minor Variance	02.11.2021
No.	Description	dd.mm.yyyy
Revision Schedule		

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.



Custom CADD Inc  
99 Hooper Road  
Unit 9  
Barrie, Ontario  
L4N 9S3

Tel: (705) 725-7724  
Fax: (705) 725-1076  
www.custom-cadd.com

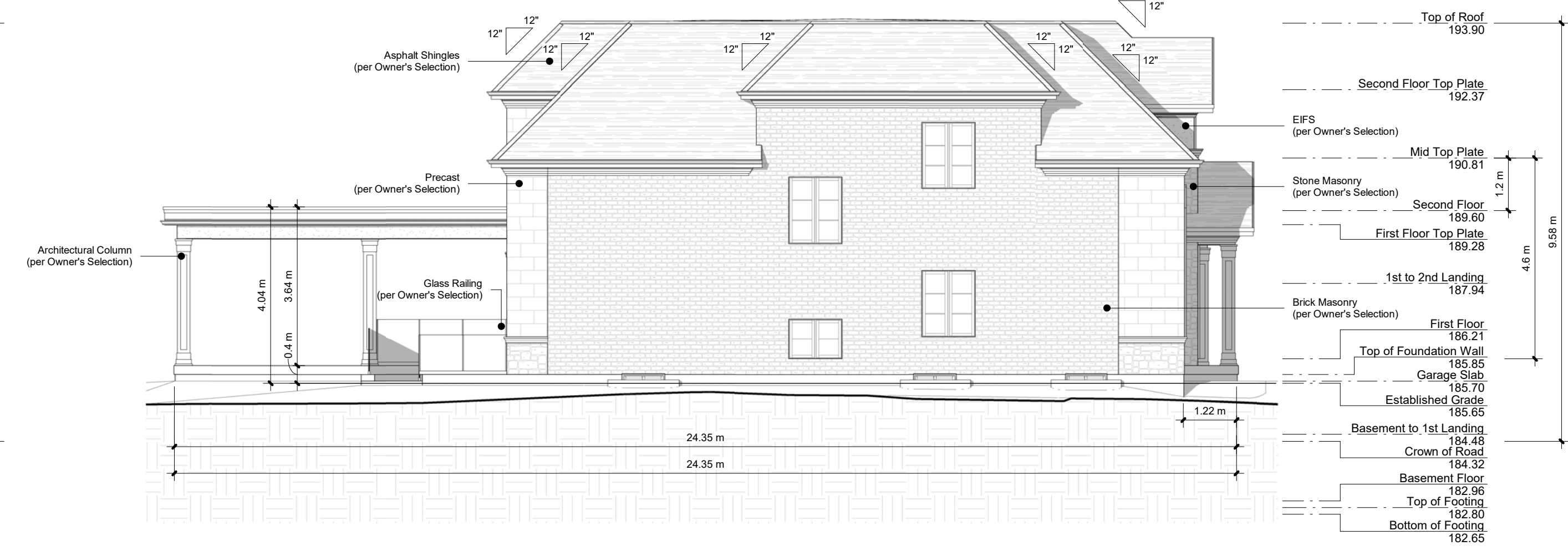
PROJECT NAME:  
**Meng Cui**  
**New 2-Storey Residence**  
8 Jonquil Crescent  
Markham, Ontario

DRAWING TITLE:  
**Second Floor Plan**

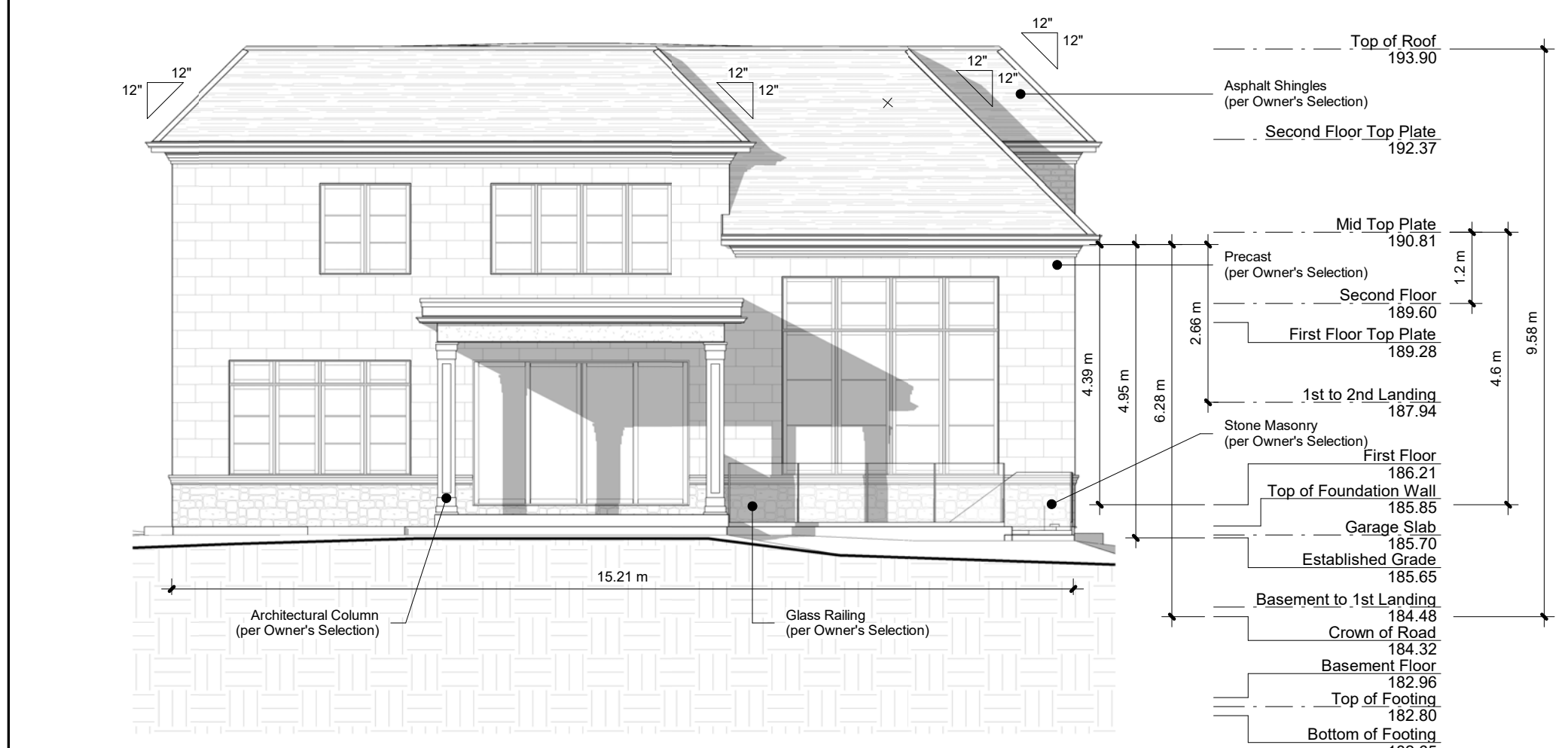
SCALE:	1/4" = 1'-0"	PROJECT NUMBER:	21-112
START DATE:	July 1st, 2021	DRAWING NUMBER:	A1.3
DRAWN BY:	P.L.		
CHECKED BY:	P.L.		



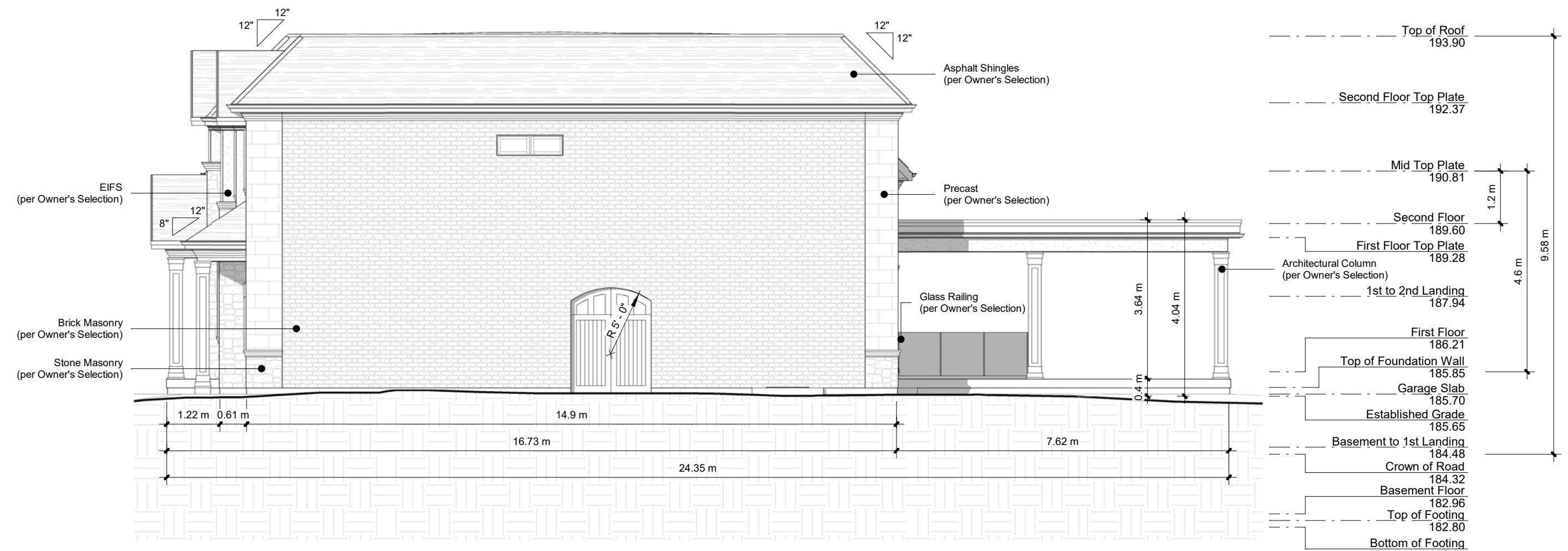
1 East Elevation  
A2.1 1/8" = 1'-0"



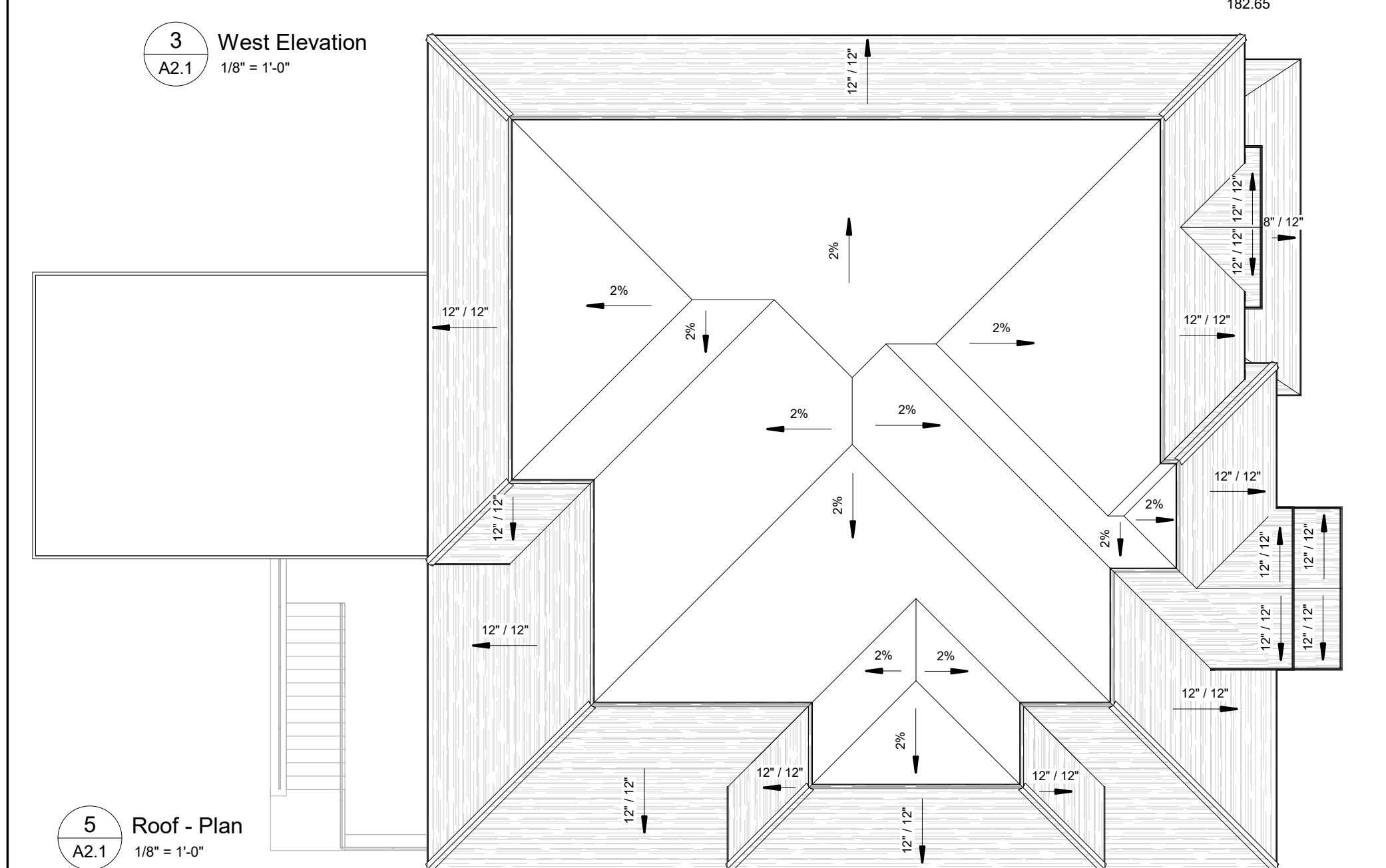
2 South Elevation  
A2.1 1/8" = 1'-0"



3 West Elevation  
A2.1 1/8" = 1'-0"



4 North Elevation  
A2.1 1/8" = 1'-0"



5 Roof - Plan  
A2.1 1/8" = 1'-0"

#### Roof Framing Notes:

- 1) All roof framing to be Pre-Engineered Roof Trusses per Supplier unless noted otherwise.
- 2) Roof Supplier to provide intel support over openings where roof truss spans exceed 9.8m in accordance with CBC 9.23.12.3.

Custom CADD Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical or any engineering information shown on the drawing.

Refer to the appropriate engineering drawings before proceeding with the work. Report any discrepancies between architectural and engineering drawings to Custom CADD Inc. before proceeding with the work.

The General Contractor shall check and verify all dimensions and report all errors and omissions to Custom CADD Inc.

Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction.

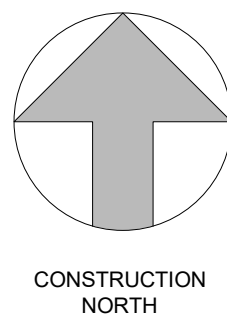
All drawings are not to be scaled.

1	Issued for Minor Variance	29.09.2021
2	Re-issued for Minor Variance	02.11.2021
No.	Description	dd.mm.yyyy
Revision Schedule		

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.



Custom CADD Inc.  
99 Hooper Road  
Unit 9  
Barrie, Ontario  
L4N 9S3  
Tel: (705) 725-7724  
Fax: (705) 725-1076  
www.custom-cadd.com



PROJECT NAME:  
**Meng Cui**  
**New 2-Storey Residence**  
8 Jonquil Crescent  
Markham, Ontario

DRAWING TITLE:  
**Elevations & Roof Plan**

SCALE: 1/8" = 1'-0"	PROJECT NUMBER: <b>21-112</b>
START DATE: July 1st, 2021	DRAWING NUMBER: <b>A2.1</b>
DRAWN BY: P.L. / A.P.	
CHECKED BY: P.L.	



# Meng Cui

## New 2-Storey Residence

3,470 sq.ft.

8 Jonquil Crescent  
Markham, Ontario



Drawing List

- A0.1 Site Plan and General Notes
- A1.1 Basement Plan
- A1.2 First Floor Plan
- A1.3 Second Floor Plan
- A2.1 Elevations & Roof Plan

1	Issued for Minor Variance	29.09.2021
2	Re-issued for Minor Variance	02.11.2021
No.	Description	dd.mm.yyyy
Revision Schedule		

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.



Custom CADD Inc.  
99 Hooper Road  
Unit 9  
Barrie, Ontario  
L4N 9S3

Tel: (705) 725-7724  
Fax: (705) 725-1076  
www.custom-cadd.com

Meng Cui  
New 2-Storey Residence  
8 Jonquil Crescent  
Markham, Ontario

DRAWING TITLE	
Cover Page	
SCALE:	PROJECT NUMBER:
START DATE:	21-112
DRAWN BY:	DRAWING NUMBER:
CHECKED BY:	-