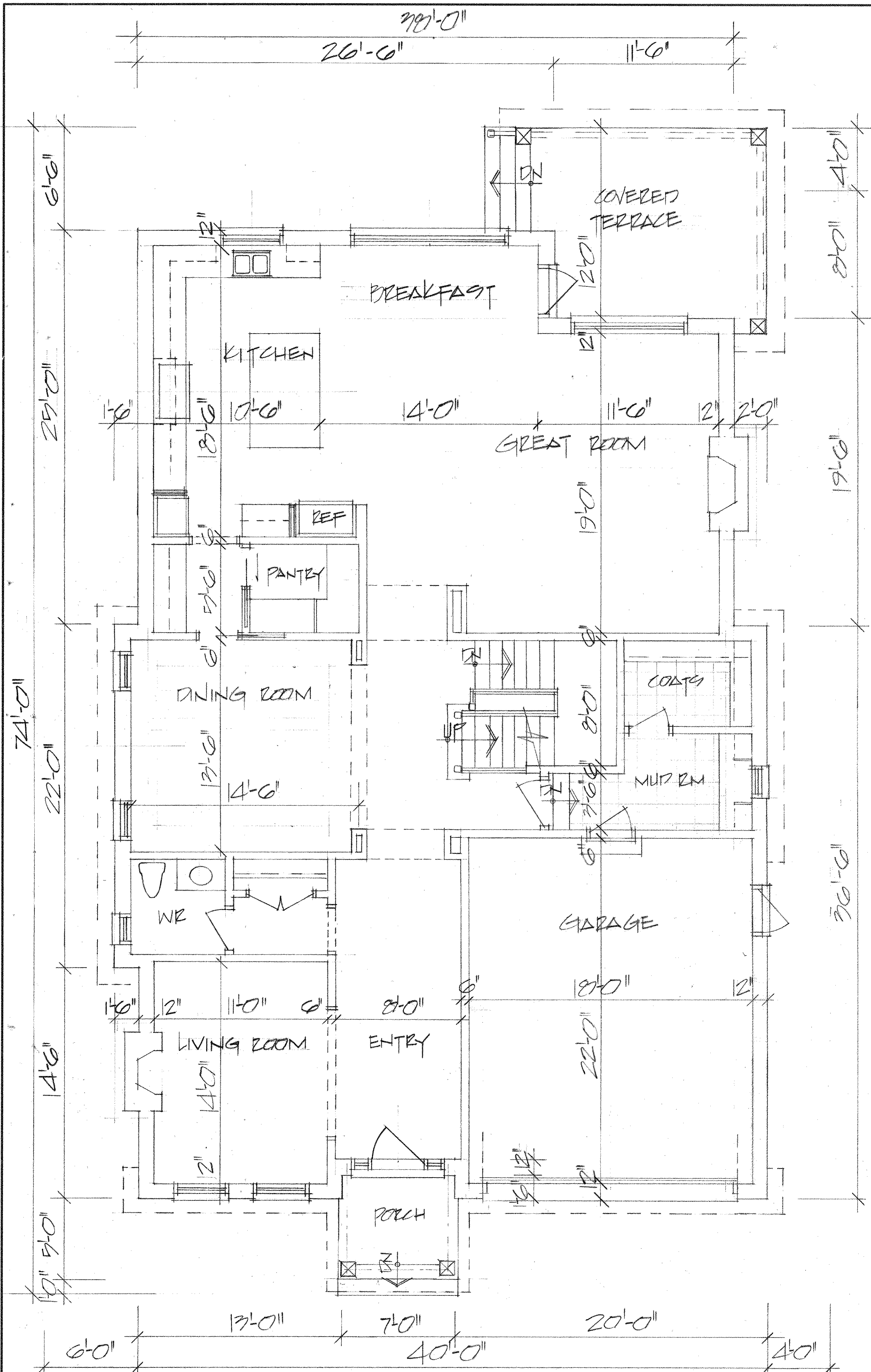
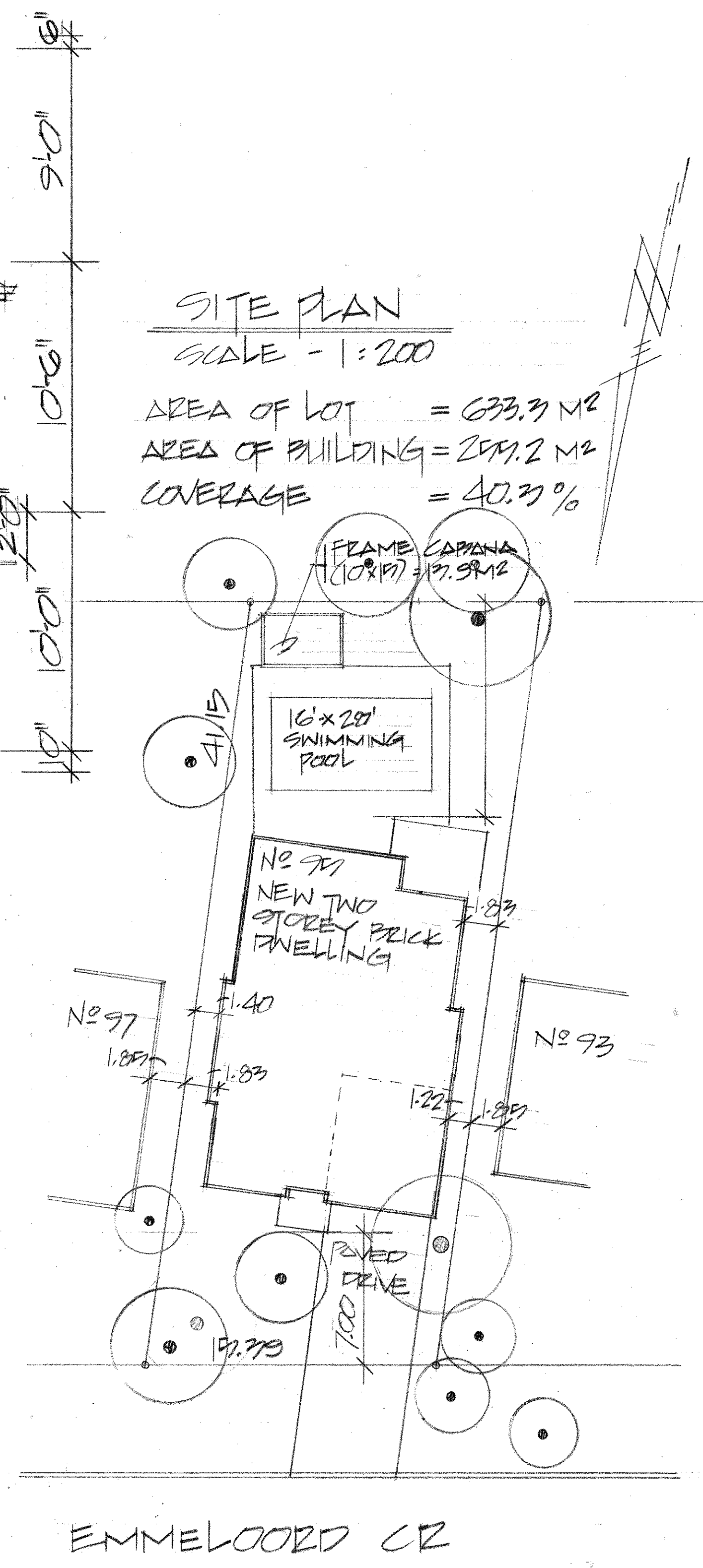
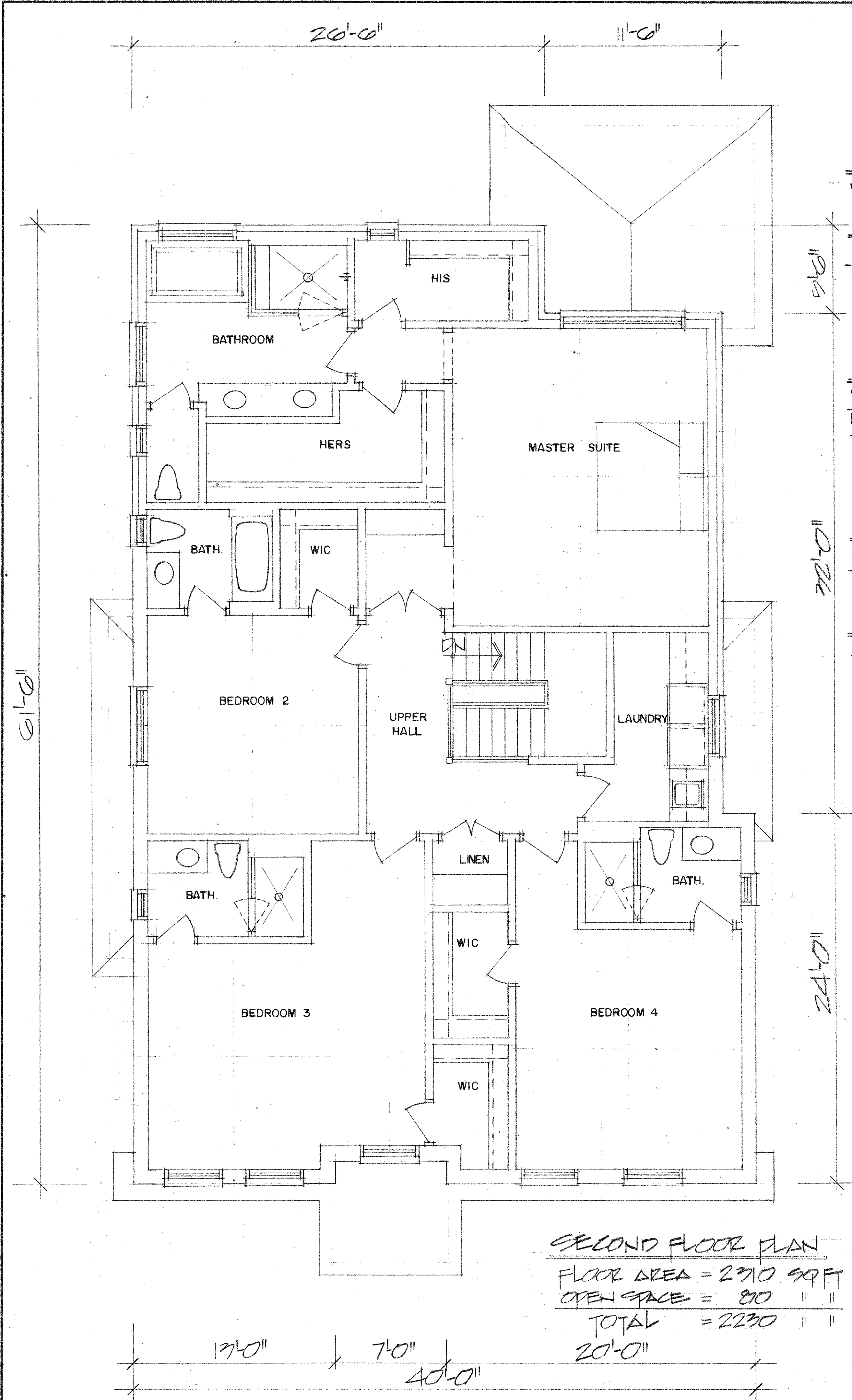




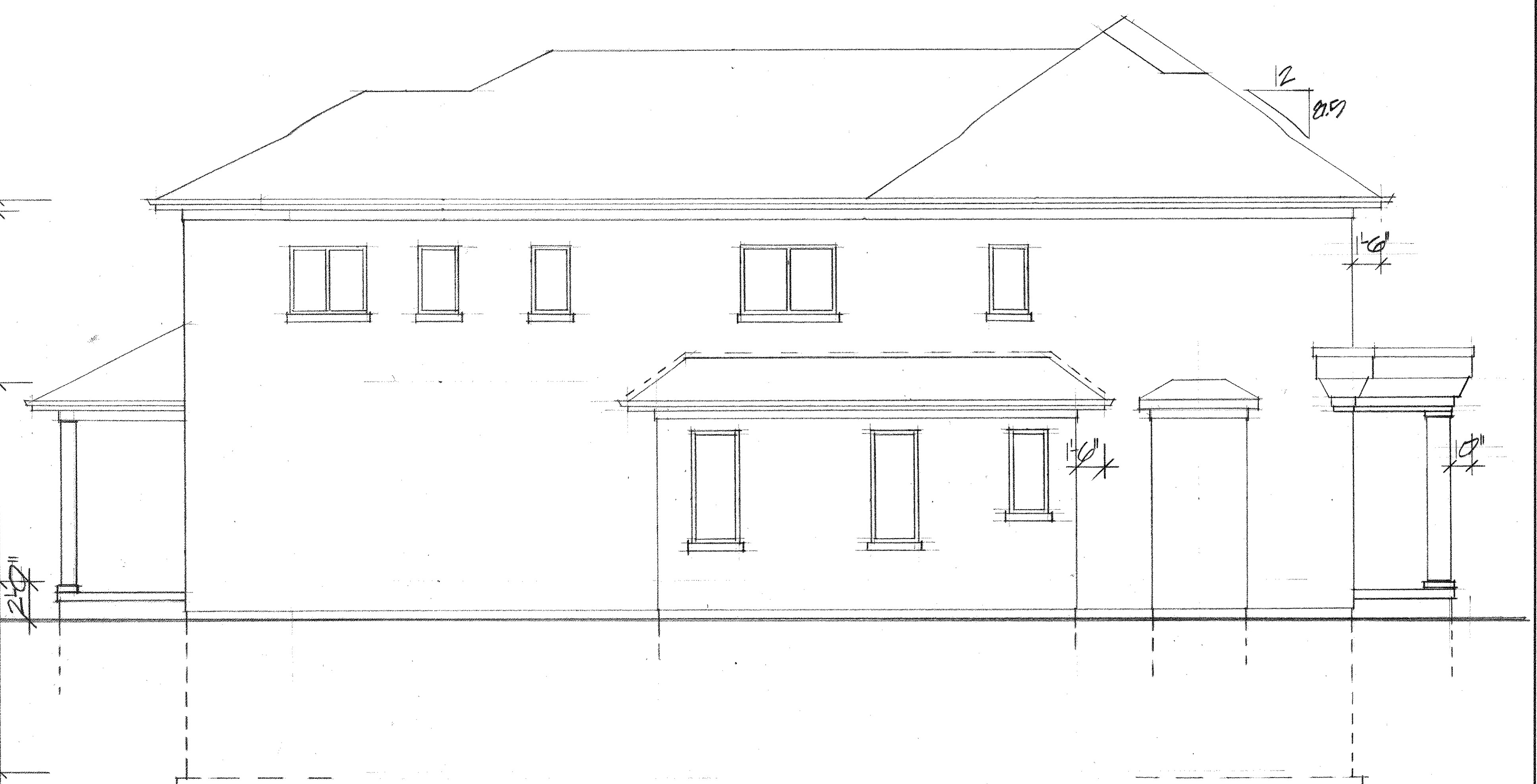
GROUND FLOOR PLAN
 FLOOR AREA = 1945 SQ FT
 BUILDING AREA = 2597 "



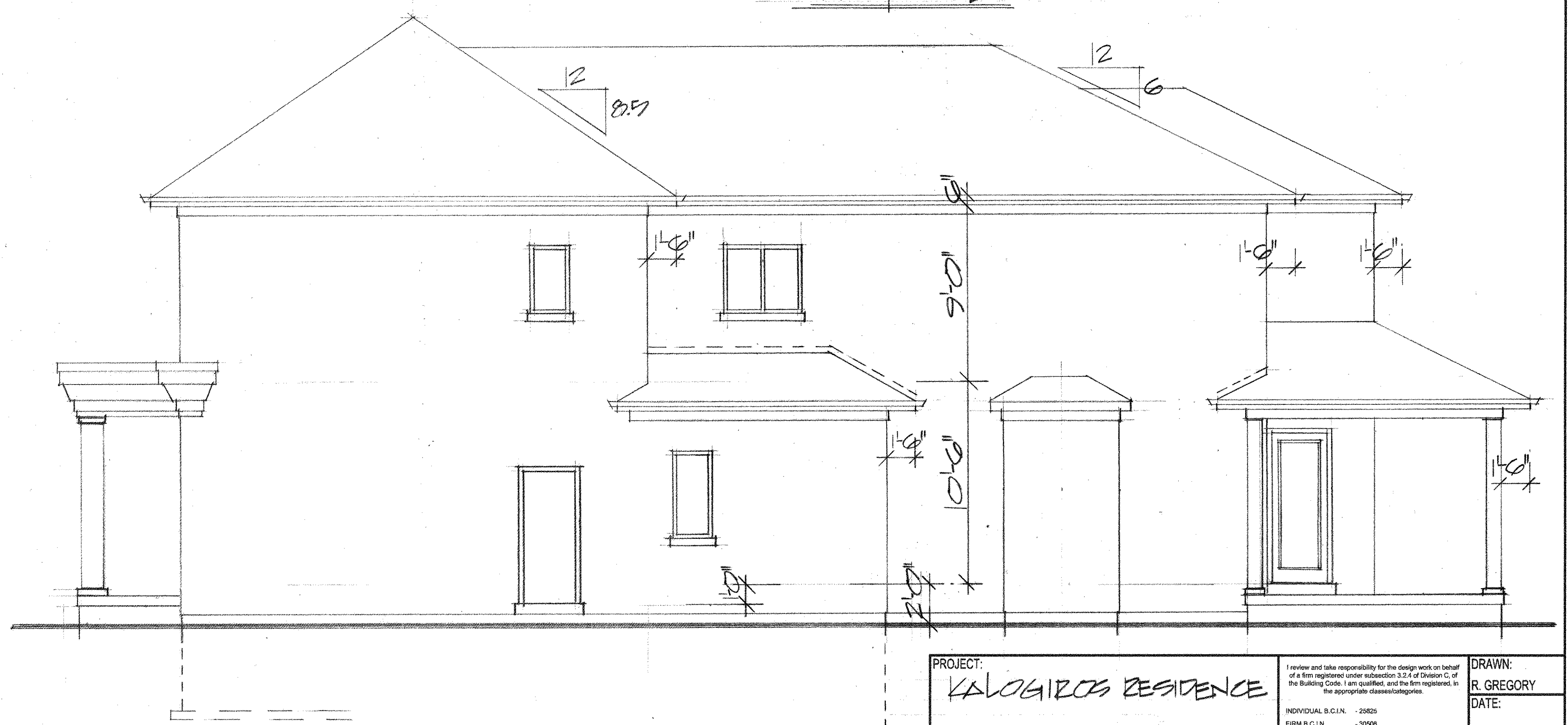
PROJECT: KALIGIROU RESIDENCE 95 EMMELOORD CR. CITY OF MARKHAM	I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C of the Building Code, I am qualified, and the firm registered, in the appropriate classification category. INDIVIDUAL B.C.N. - 29825 FIRM B.C.N. - 30506 Russ Gregory NAME _____ SIGNATURE _____	DRAWN: R. GREGORY DATE: 6/4/20 SCALE: 1/4"=1'-0"
THE GREGORY DESIGN GROUP 16 CHURCH STREET MARKHAM, ONTARIO, L3P 2L6 (416) 720-4667 russ@gregorydesigngroup.net	GENERAL NOTES: All construction is to conform to section "11" of the Ontario Building Code (latest edition). Contractor shall check and verify all notes and dimensions. Do not scale drawings. Owner/contractor designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing. These drawings are the property of the Gregory Design Group and/or its clients only. Building permits should be obtained prior to commencing construction.	PROJECT NO: 2207/20 DRAWING NO.: 1



SECOND FLOOR PLAN
 FLOOR AREA = 2310 SQFT
 OPEN SPACE = 810 " "
 TOTAL = 2230 " "



EAST SIDE

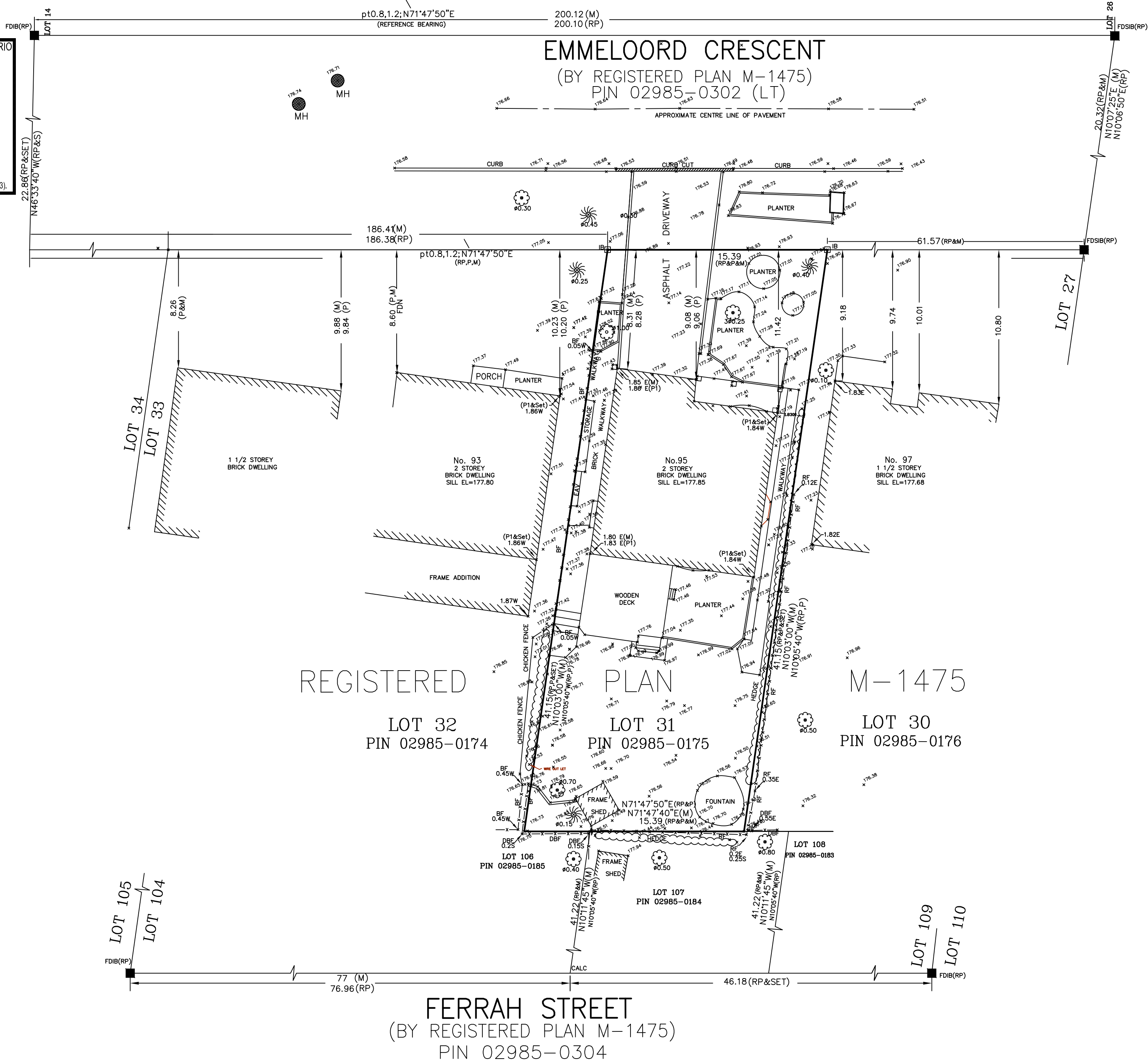


WEST SIDE

PROJECT: KALOGIROU RESIDENCE	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 registered in the appropriate class/categories. INDIVIDUAL B.C.N. - 22825 FIRM B.C.N. - 30508 Russ Gregory NAME SIGNATURE	DRAWN: R. GREGORY DATE:
THE GREGORY DESIGN GROUP 16 CHURCH STREET MARKHAM, ONTARIO, L3P 2L6 (416) 720-4667 russ@gregorydesigngroup.net	GENERAL NOTES: All construction is to conform to section "1" of the Ontario Building Code (latest edition). Contractor shall check and verify all notes and dimensions. Do not scale drawings. Owner/contractor designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing. These drawings are the property of the Gregory Design Group and/or its clients only. Building permits should be obtained prior to commencing construction.	SCALE: 1/4"=1'-0"
		PROJECT NO.: 2207-20 DRAWING NO.: 2

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2122952

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).



SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF
LOT 31
REGISTERED PLAN M-1475
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
SCALE 1:200
5 0 5 10 metres
SCALE = 1 : 300
VLADIMIR DOSEN SURVEYING, O.L.S.
METRIC
DISTANCES SHOWN ON THIS
PLAN ARE IN METRES AND
CAN BE CONVERTED TO
FEET BY DIVIDING BY 0.3048

PART 2) SURVEY REPORT
DESCRIPTION OF LAND:
LOT 31, REGISTERED PLAN M-1475, PIN 02985-0175(LT)
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED
BOUNDARY FEATURES:
POSITION OF FENCES AS SHOWN ON PLAN
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
BY-LAWS.

BENCHMARK:
ELEVATIONS ARE GEODETIC AND ARE OBTAINED FROM
BENCHMARK M21-001 TOWN OF MARKHAM SHOWING
ELEVATION OF 177.082 M

NOTES AND LEGEND
□ DENOTES SURVEY MONUMENT PLANTED
■ DENOTES SURVEY MONUMENT FOUND
SIB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
M DENOTES MEASURED
CB DENOTES CATCH BASIN
Ø DENOTES DIAMETER
BF DENOTES BOARD FENCE
MH DENOTES MANHOLE
RP DENOTES REG'D PLAN M-1475
P1 DENOTES PLAN OF SURVEY BY
M'CONNELL - JACKSON, OLS
DATED JULY 25, 1973
N/E/S/W DENOTES NORTH/EAST/SOUTH/WEST
DENOTES DECIDUOUS TREE
DENOTES CONIFEROUS TREE

THIS REPORT WAS PREPARED FOR
JIM KALOGIROS
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN
WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF
VLADIMIR DOSEN, O.L.S.

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
21 DAY OF MAY, 2020
27 MAY, 2020
DATE
VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

BEARING NOTE:
BEARING ARE DERIVED FROM THE NORTHERLY LIMIT OF
EMMELOORD CRESCENT AS SHOWN ON REGISTERED PLAN
M-1475 HAVING A BEARING OF N 71°47'50" E .

VLADIMIR DOSEN SURVEYING
ONTARIO LAND SURVEYORS
555 DAVISVILLE AVENUE
TORONTO, ONTARIO M4S 1J2
PHONE:(416) 466-0440 EMAIL:vladdosen@rogers.com
CAD FILE:95 EMMELOORD CRESCENT-1(UPDATE)
DRAWN BY:FK FIELD:FK FILE:20-053
CHECKED BY:VD JOB No:20143