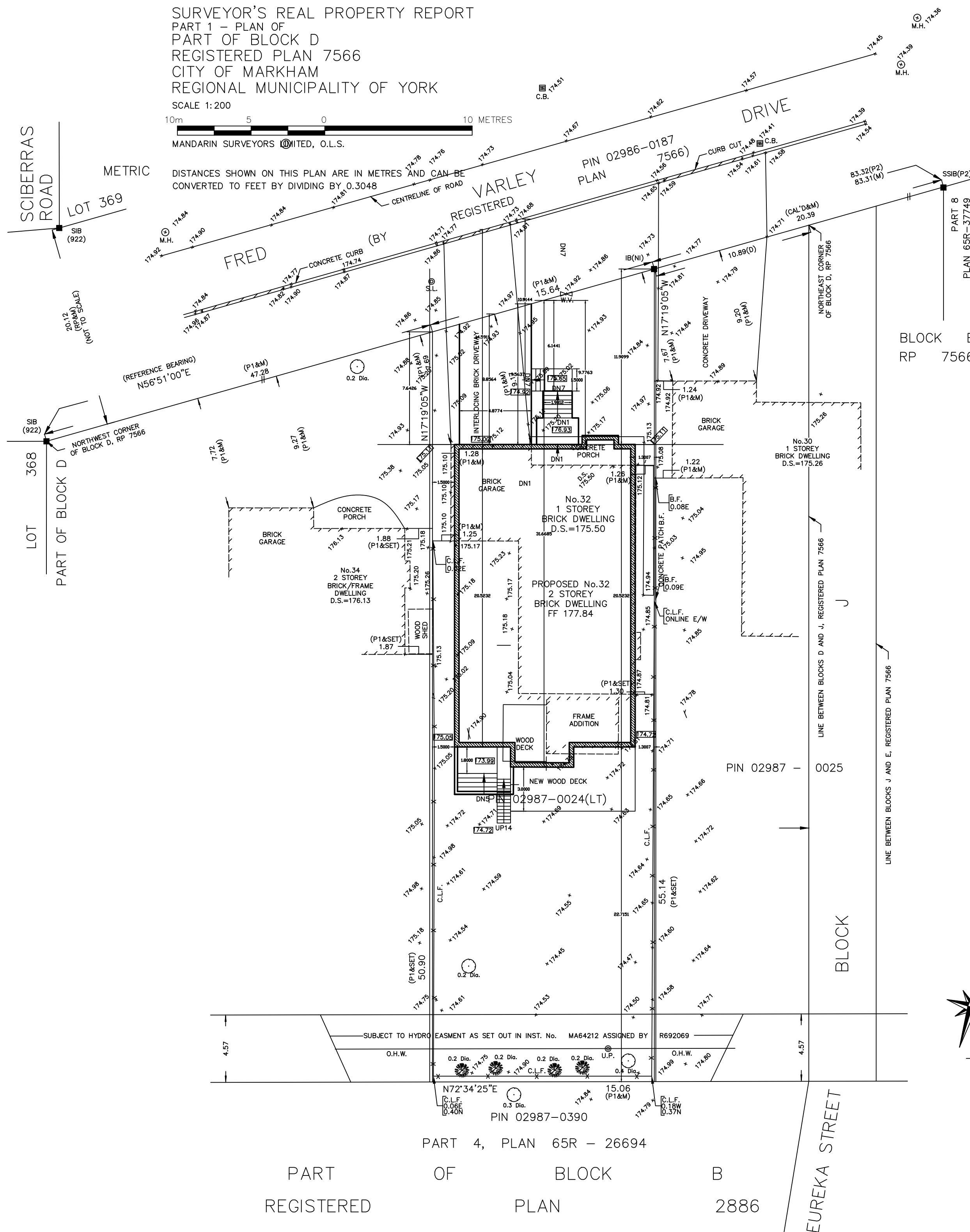


SURVEYOR'S REAL PROPERTY REPORT
 PART 1 - PLAN OF
 PART OF BLOCK D
 REGISTERED PLAN 7566
 CITY OF MARKHAM
 REGIONAL MUNICIPALITY OF YORK
 SCALE 1:200

MANDARIN SURVEYORS LIMITED, O.L.S.

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
 CONVERTED TO FEET BY DIVIDING BY 0.3048



- LEGEND**
- DENOTES MONUMENT SET
 - DENOTES MONUMENT FOUND
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - P1 DENOTES PLAN OF SURVEY BY P. SALNA, O.L.S. DATE SEPTEMBER 19, 1967
 - P2 DENOTES PLAN 65R-37749
 - 922 DENOTES FRED SCHAEFFER, O.L.S.
 - CAL'D DENOTES CALCULATED FROM P1 & P2
 - D DENOTES INST. No. R696212
 - RP DENOTES REGISTERED PLAN 7566
 - WIT DENOTES WITNESS
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - M DENOTES MEASURED
 - N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
 - B.F. DENOTES BOARD FENCE
 - C.L.F. DENOTES CHAIN LINK FENCE
 - NI DENOTES NOT IDENTIFIABLE
 - D.S. DENOTES FINISHED SILL ELEVATION AT ENTRY
 - O.H.W. DENOTES OVERHEAD WIRE
 - M.H. DENOTES MANHOLE
 - S.L. DENOTES STREET LAMP
 - U.P. DENOTES UTILITY POLE
 - W.V. DENOTES WATER VALVE
 - C.B. DENOTES CATCH BASIN
 - C.T. DENOTES CONIFEROUS TREE
 - D.T. DENOTES DECIDUOUS TREE

STATISTICS :

LOT AREA
 797.95 sq.m
 PROPOSED LOT COVERAGE :
 264.22 sq. m / 97.95 sq. m = 33.26%
 FRONT (M.) 9.78m
 SIDE (East) 1.3m
 SIDE (West) 1.5m
 REAR 22.72m
 BUILDING HEIGHT 10.67m

BUILDING AREA	
LIVABLE AREA = 2815 sq.ft.	
GROUND FLOOR	GARAGE = 375 sq.ft. PORCH = 42.00 sq.ft.
	TOTAL GROUND FLOOR AREA = 2815 sq.ft. / 261.52 sq.m.
SECOND FLOOR	LIVABLE AREA = 2757 sq.ft.
	Open Area / Above Foyer = 51.53 sq.ft. Stair = 6.77 sq.ft.
	TOTAL SECOND FLOOR AREA = 2757 sq.ft. / 256.11 sq.m.
BUILDING AREA	LIVABLE AREA = 5572 sq.ft. / 517.66 sq.m.
	TOTAL AREA (including Open Area and Garage) = 5630 sq.ft. / 523 sq.m.
BASEMENT FLOOR	TOTAL BASEMENT FLOOR AREA = 2229 sq.ft. / 207 sq.m.



SITE PLAN 1:200

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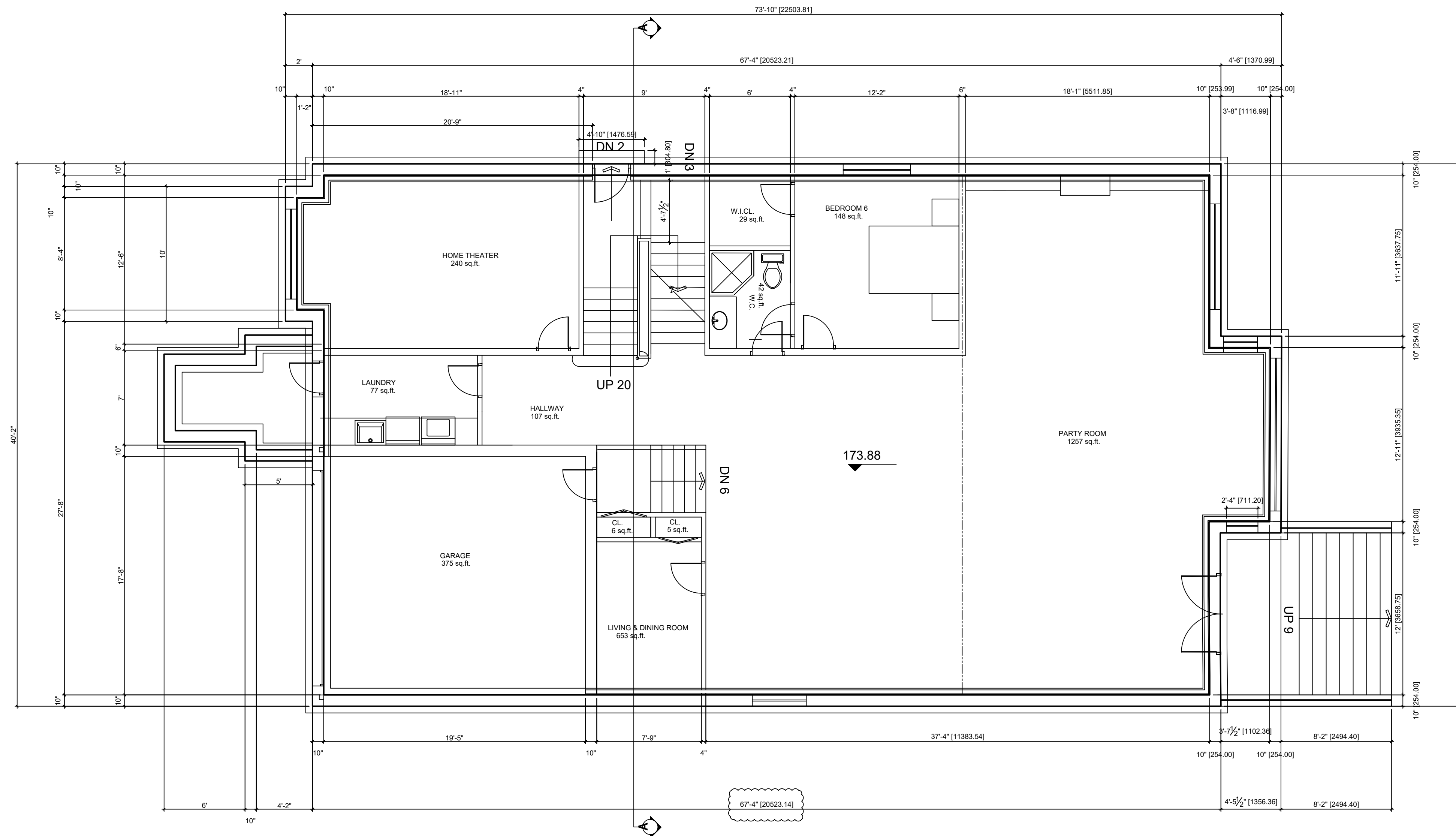
PROPOSED SINGLE FAMILY DWELLING AT 32 FRED VARLEY DR, NORTH YORK	
DESIGNED BY	CHECKED BY ALLY
DATE Sep 22, 2019	SCALE 1:200
DRAWING NO. A02	

PART OF BLOCK B REGISTERED PLAN 2886

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.

DO NOT SCALE DRAWINGS.

No.	DATE	DESCRIPTION
1	Sep 22, 19	Issue for ZC Application
2	Nov 14, 19	Issue for COA Application
3		
4		
5		
6		



01 BASEMENT
 A03 SCALE 3/16"=1'-0" AREA 2790 SF

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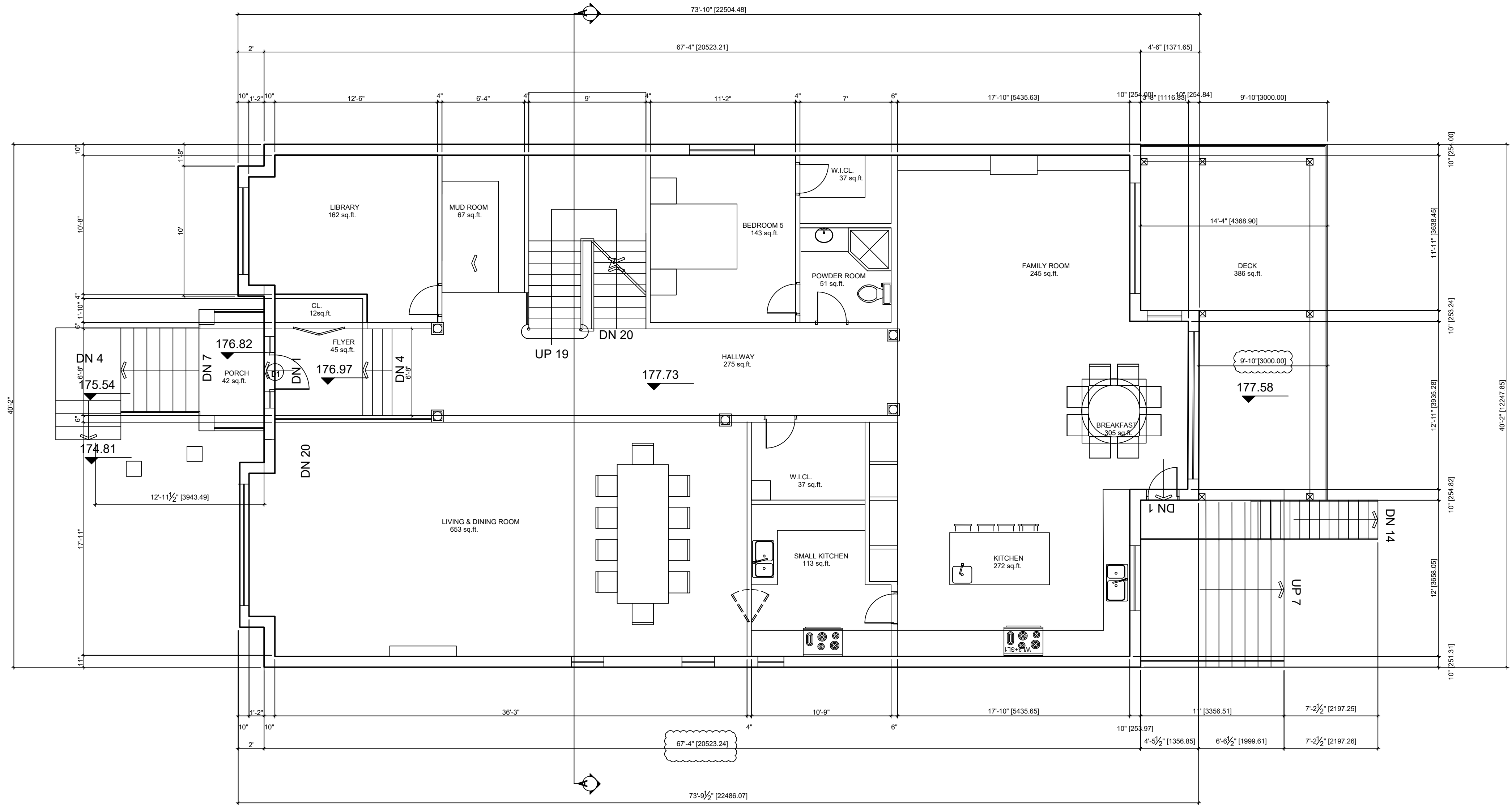
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01 GROUND FLOOR
 SCALE 3/16"=1'-0" AREA 2815 SF COVERAGE 261.52/797.95=32.77%

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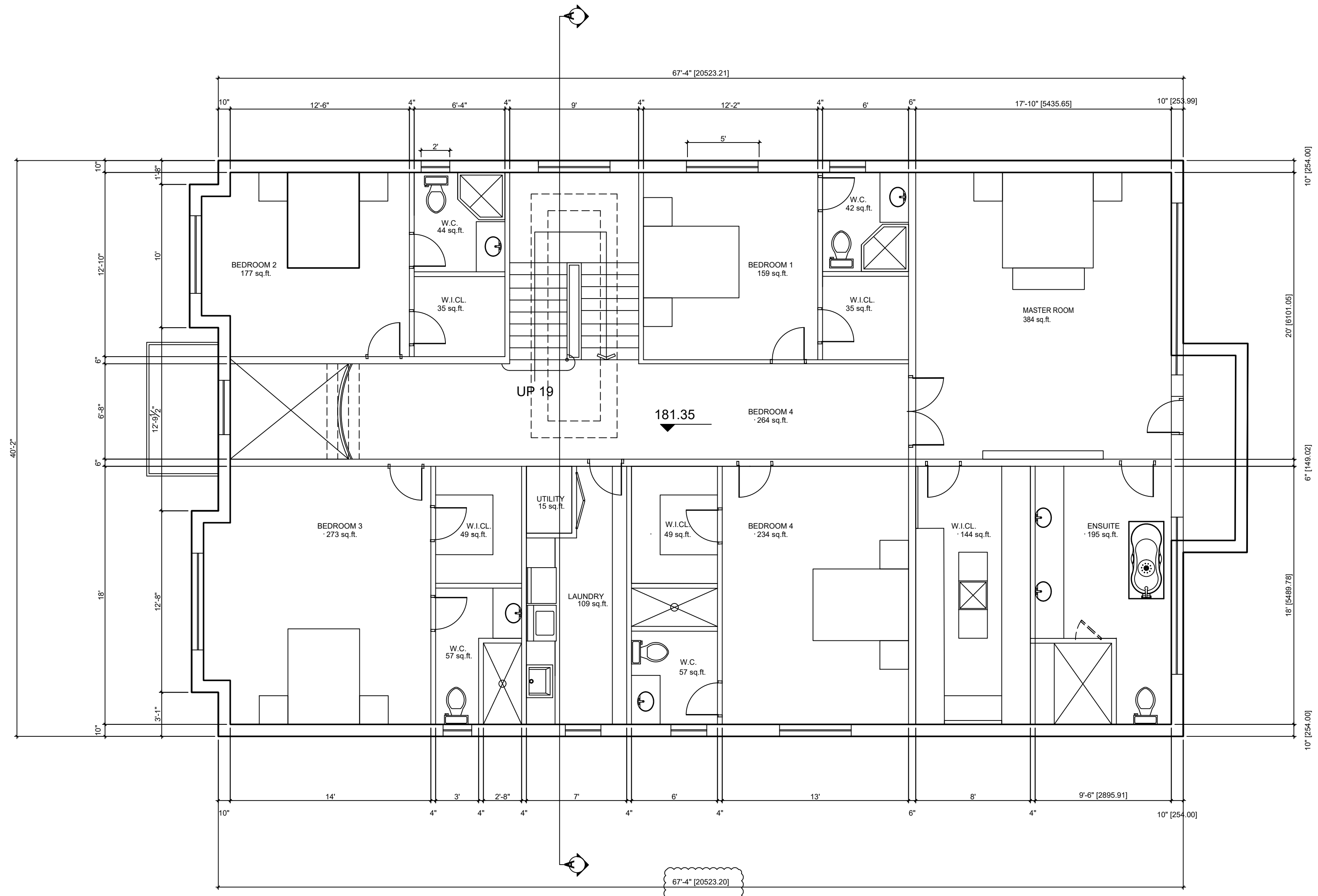
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PROPOSED SINGLE FAMILY DWELLING AT 32 FRED VARLEY DR, NORTH YORK	
DESIGNED BY	CHECKED BY ALLY
DATE Sep 22, 2019	SCALE
DRAWING NO. A04	

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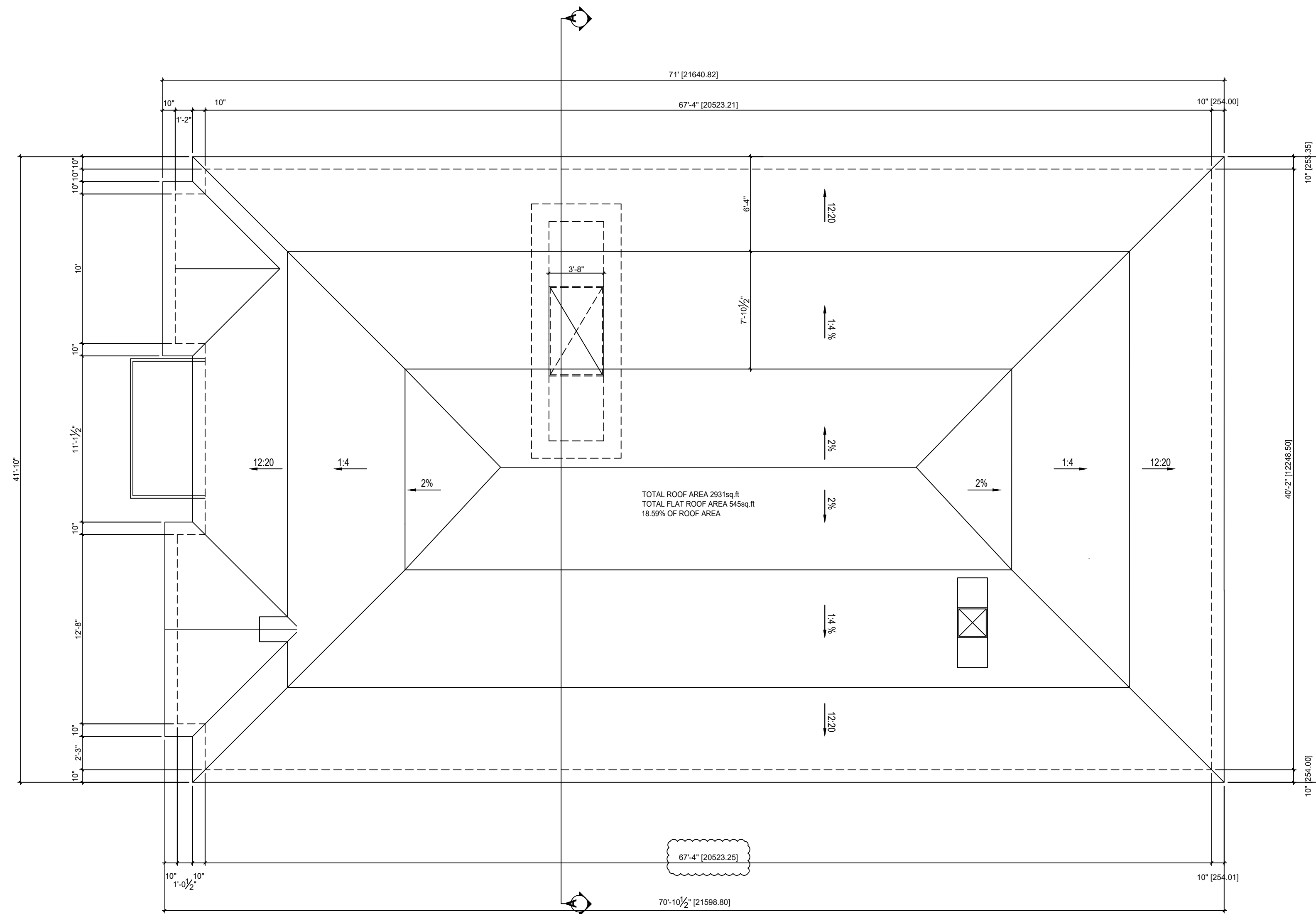
01 SECOND FLOOR
 A05 SCALE 3/16"=1'-0" AREA 2815 SF TOTAL AREA 5630SF

PROPOSED SINGLE FAMILY DWELLING AT 32 FRED VARLEY DR, NORTH YORK	
DESIGNED BY	CHECKED BY ALLY
DATE Sep 22, 2019	SCALE
DRAWING NO. A05	

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5		
6		



01 ROOF
A06 SCALE 3/16"=1'-0" AREA 2803 SF

PROPOSED SINGLE FAMILY DWELLING AT 32 FRED VARLEY DR, NORTH YORK	
DESIGNED BY	CHECKED BY ALLY
DATE Sep 22, 2019	SCALE
DRAWING NO. A06	

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3		
4		
5		
6		



01 NORTH ELEVATION
SCALE 3/16"=1'-0"

PROPOSED SINGLE FAMILY DWELLING AT 32 FRED VARLEY DR, NORTH YORK	
DESIGNED BY	CHECKED BY ALLY
DATE Sep 22, 2019	SCALE
DRAWING NO. A07	

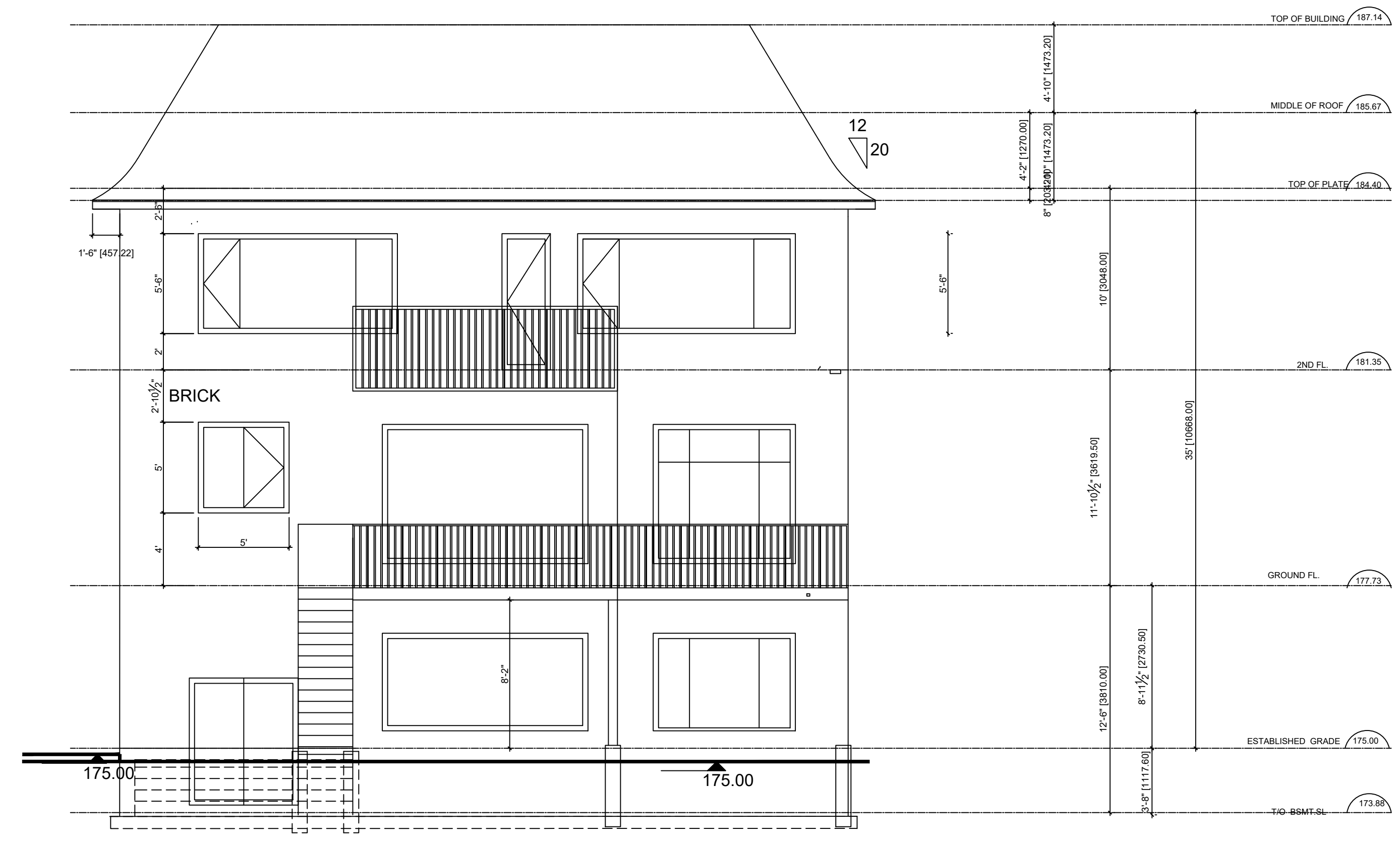
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- 2) CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE COMPANY AND THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
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6		

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01 NORTH ELEVATION
SCALE 3/16"=1'-0"

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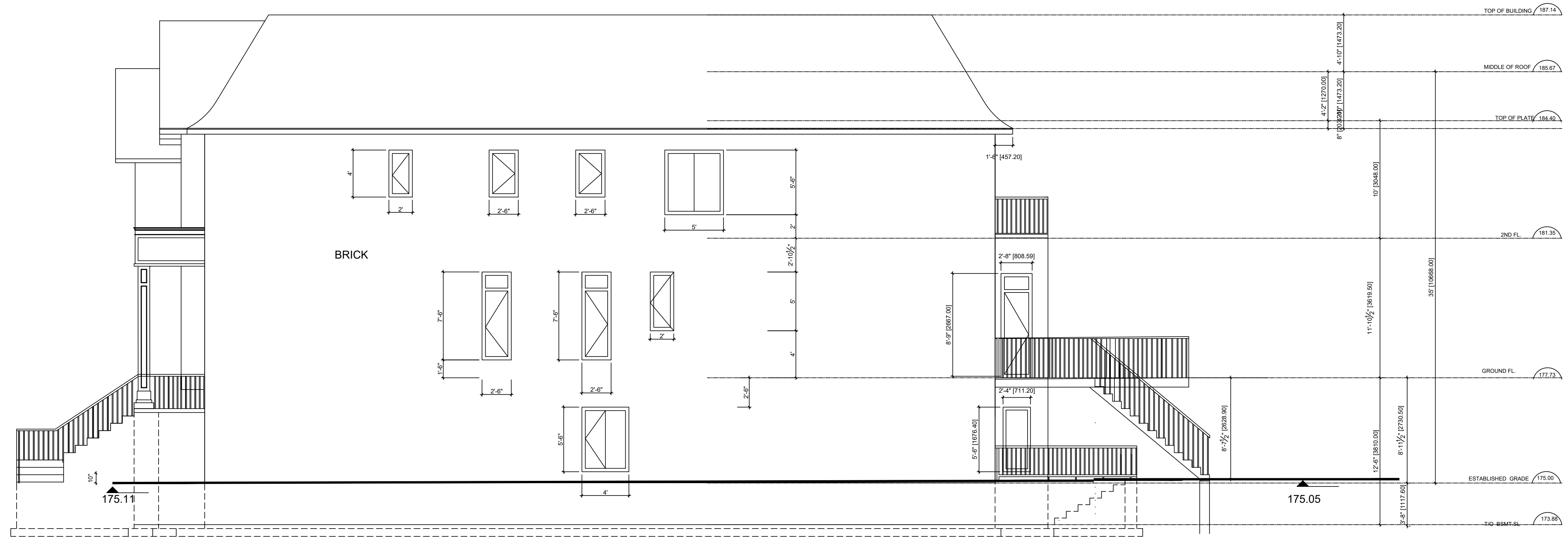
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PROPOSED SINGLE FAMILY DWELLING AT 32 FRED VARLEY DR, NORTH YORK	
DESIGNED BY	CHECKED BY ALLY
DATE Sep 22, 2019	SCALE
DRAWING NO. A08	

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3		
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6		



01 WEST ELEVATION
A06 SCALE 1/8"=1'-0"

OPENING PROVIDED	OPENING ALLOWED	PERMITTING DISTANCE	WALL AREA
13.97m ² (6.92%)	7.00%	1.5m	201.72 m ²

NOTE: CALCULATION ATTACHED

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DRAWING NO. A10	

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