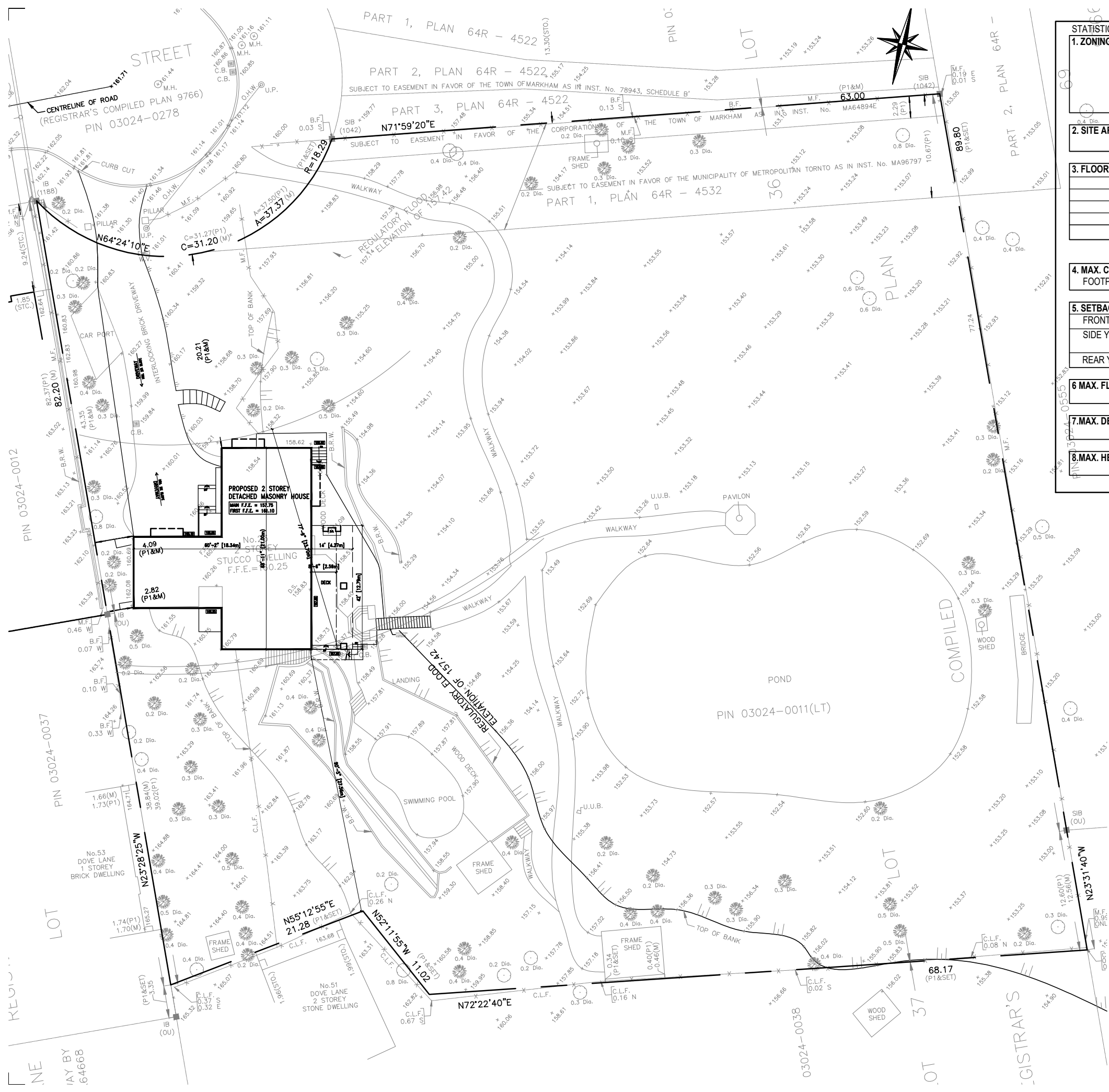


for city stamping



STATISTICS JULY 22, 2021

1. ZONING DESIGNATION
 23 IDA STREET
 PART 1 PLAN OF LOT 36
 REGISTERED PLAN 9766
 CITY OF MARKHAM
 REGIONAL MUNICIPALITY OF YORK

2. SITE AREA	m2	ft2
	7998.2	86095

3. FLOOR AREA (G.F.A.)	m2	ft2
GROUND FLOOR	205	2209
MAIN FLOOR	225	2419
2ND FLOOR	265	2853
GARAGE	84.8	913
TOTAL	695	7481

4. MAX. COVERAGE	BY-LAW	PROPOSED
FOOTPRINT (m2)	33 1/3%	3.3%
	2663	260

5. SETBACKS	m	ft	m	ft
FRONT YARD	8.2	27	20.21	66.3
SIDE YARD	1.8	5.9	2.82	9.25
REAR YARD	1.8	5.9	27.6	90.6

6. MAX. FLOOR SPACE RATIO	50%	0.12
		695 m2

7. MAX. DEPTH	m	ft	m	ft
	16.8	55	21.00	68.9

8. MAX. HEIGHT (SLOPE ROOF)	m	ft	m	ft
	9.8	32.2	7.52	24.7

JIN ARCHITECT INC.
 85 MILLCREEK CRECENT
 THORNHILL, ON L4J 6N2
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 carol@jinarchitect.com
 www.jinarchitect.com

ONTARIO ASSOCIATION OF ARCHITECTS
 HJI JIN
 LICENCE 5584

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Date _____

NO.	DATE	REVISION
3	NOV 16 2021	ISSUED FOR C OF A
2	JULY 22 2021	ISSUED FOR CONCEPT DEVEL. BY TRCA
1	APR 22 2021	ISSUED FOR PRE-CON BY TRCA
NO.	DATE	ISSUED FOR

PRIVATE RESIDENCE
 23 IDA STREET
 MARKHAM, ON

BUILDING PERMIT NO. _____

SHEET TITLE
 SITEPLAN & STATISTICS

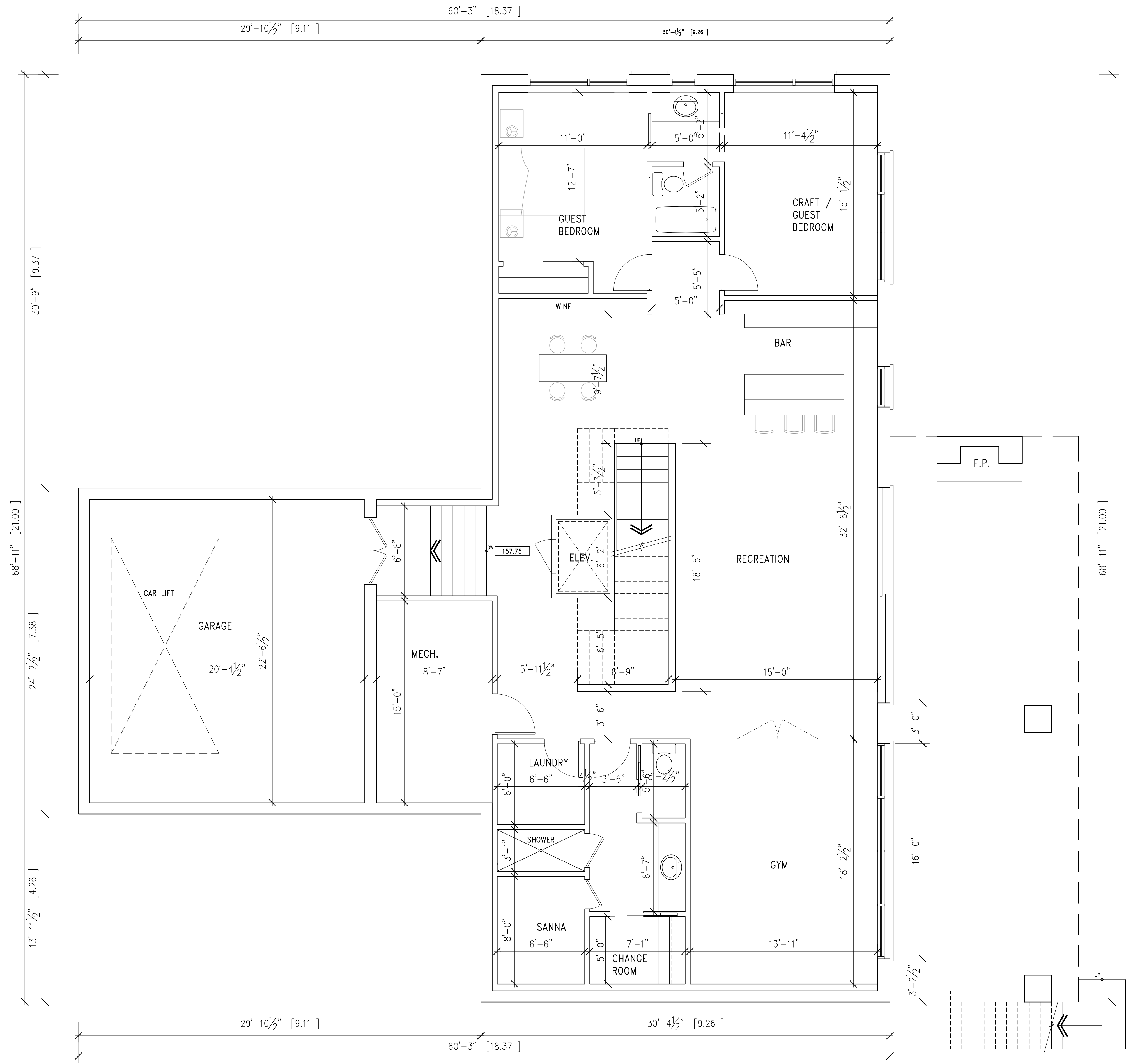
SCALE 1:400

DRAWN VJ

CHECKED CJ

DATE APR 2021

PROJECT NO. 2104 SHEET NO. A101 OF _____



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Date _____

NO.	DATE	REVISION
3	OCT 12 2021	ISSUED FOR C OF A
2	JULY 22 2021	ISSUED FOR CONCEPT DEVEL. BY TRCA
1	APR 22 2021	ISSUED FOR PRE-CON BY TRCA
NO.	DATE	ISSUED FOR

PRIVATE RESIDENCE
 23 IDA STREET
 MARKHAM, ON

BUILDING PERMIT NO. _____

SHEET TITLE
GROUND FLOOR

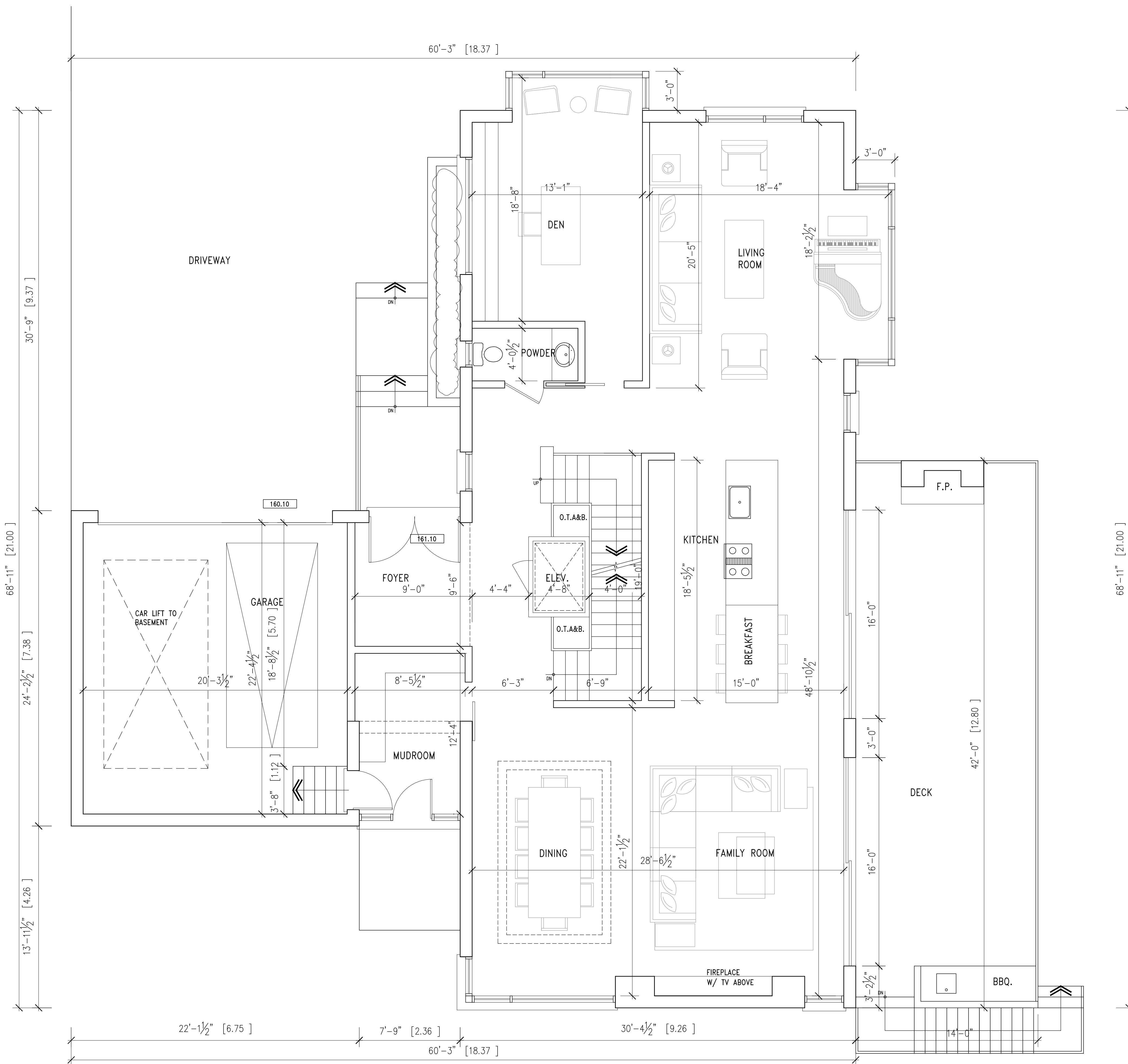
SCALE 1'-0"=1/4"

DRAWN VJ

CHECKED CJ

DATE APR 2021

PROJECT NO. 2104 SHEET NO. A301 OF _____



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Date

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2	JULY 22 2021	ISSUED FOR CONCEPT DEVEL BY TRCA
1	APR 22 2021	ISSUED FOR PRE-CON BY TRCA
NO.	DATE	ISSUED FOR

PRIVATE RESIDENCE
 23 IDA STREET
 MARKHAM, ON

BUILDING PERMIT NO.

SHEET TITLE
MAIN FLOOR

SCALE 1'-0"=1/4"

DRAWN VJ

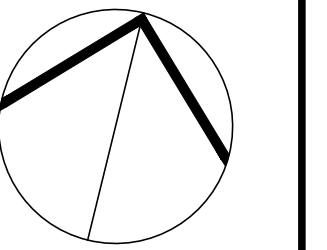
CHECKED CJ

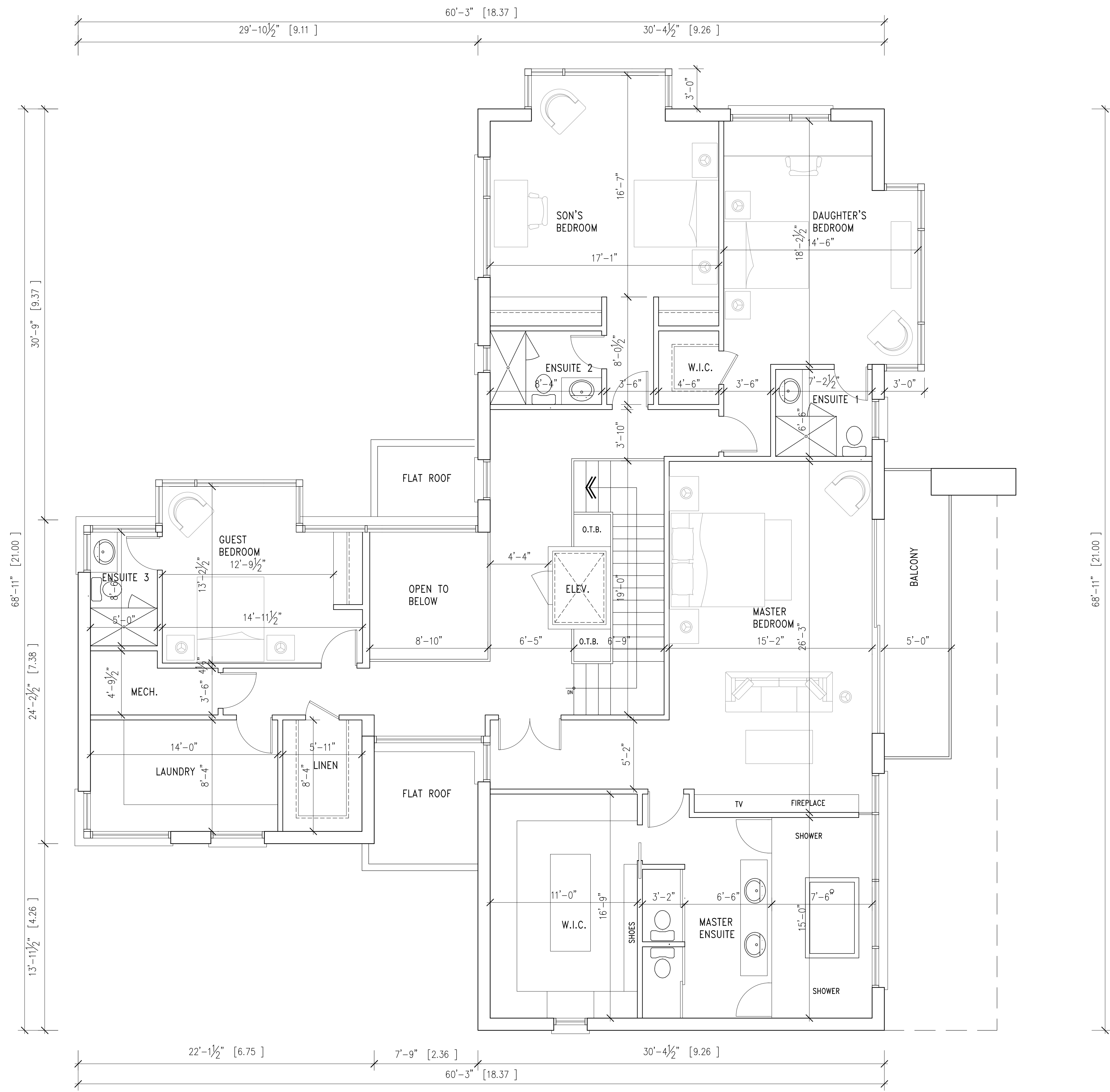
DATE APR 2021

PROJECT NO. 2104

SHEET NO. OF

A302





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2	JULY 22 2021	ISSUED FOR CONCEPT DEVEL. BY TRCA
1	APR 22 2021	ISSUED FOR PRE-CON BY TRCA
NO.	DATE	ISSUED FOR

PRIVATE RESIDENCE
 23 IDA STREET
 MARKHAM, ON

BUILDING PERMIT NO. _____

SHEET TITLE
2ND FLOOR PLAN

SCALE 1'-0"=1/4"

DRAWN VJ

CHECKED CJ

DATE APR 2021

PROJECT NO. 2104 SHEET NO. A303 OF _____

for city stamping



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1	APR 22 2021	ISSUED FOR PRE-CON BY TRCA
NO.	DATE	ISSUED FOR

PRIVATE RESIDENCE
 23 IDA STREET
 MARKHAM, ON

BUILDING PERMIT NO.
 SHEET TITLE
NORTH & EAST ELEVATIONS

SCALE 1'-0"=1/4"

DRAWN VJ

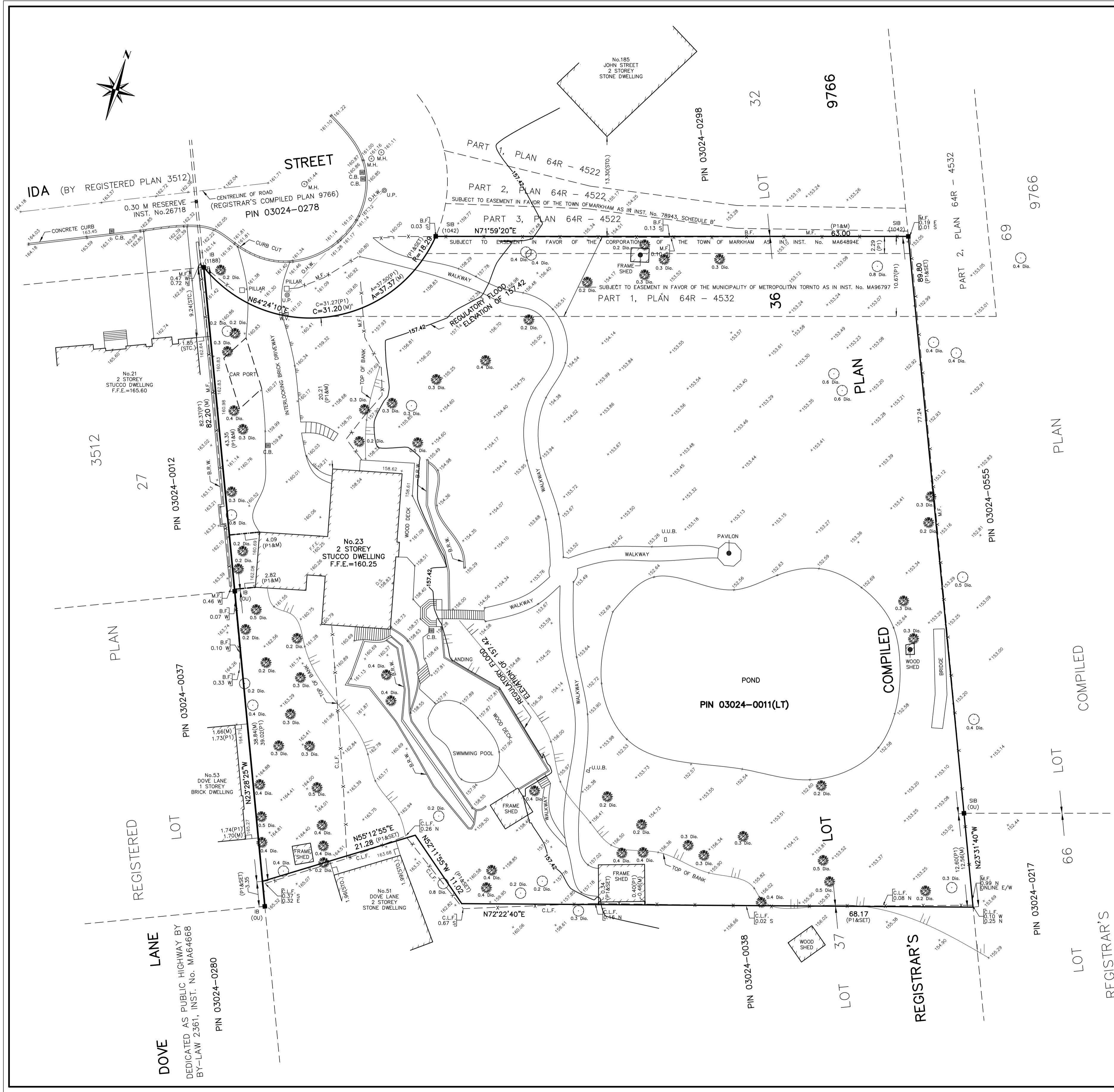
CHECKED CJ

DATE APR 2021

PROJECT NO. 2104

SHEET NO. OF

A401



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOT 36
REGISTRAR'S COMPILED PLAN 9766
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
 SCALE 1:300
 15m 7.5 0 15 METRES
 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 JOHN DOUGLAS CARTER LTD., O.L.S. DATE AUGUST 11, 1997
1042	DENOTES B. K. EDWARDS, O.L.S.
1188	DENOTES C. A. SEXTON, O.L.S.
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
M.F.	DENOTES METAL FENCE
B.R.W.	DENOTES BRICK RETAINING WALL
OU	DENOTES ORIGINAL UNKNOWN
F.F.E.	DENOTES FINISHED FLOOR ELEVATION AT ENTRY
O.H.W.	DENOTES OVERHEAD WIRE
U.U.B.	DENOTES UNDERGROUND UTILITY BOX
STO.	DENOTES TIE TAKEN FROM STONE
STC.	DENOTES TIE TAKEN FROM STUCCO
○ M.H.	DENOTES MANHOLE
○ U.P.	DENOTES UTILITY POLE
○ W.V.	DENOTES WATER VALVE
○ C.B.	DENOTES CATCH BASIN
○	DENOTES CONIFEROUS TREE
○	DENOTES DECIDUOUS TREE



ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83.

BENCHMARK NOTE
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF MARKHAM BENCHMARK No.092053078 HAVING AN ELEVATION OF 166.482 M, BRASS TABLET IN CURB ON NW SIDE OF THE INTERSECTION OF JOHNSON ST. AND ELGIN ST., 6.90 M N OF CL OF ELGIN ST., AND 6.90 M W OF CL OF JOHNSON ST.

THIS REPORT WAS PREPARED FOR KARIMOV, ASIF AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

PART 2 (SURVEY REPORT)

- REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: SUBJECT TO AN EASEMENT IN FAVOR OF TOWNSHIP OF MARKHAM AS IN INST. No. MA64894E. AND SUBJECT TO AN EASEMENT IN FAVOR OF METROPOLITAN TORONTO AS IN INST. No. MA96797.
- ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE NORTHERLY, SOUTHERLY, EASTERLY AND WESTERLY LIMITS OF THE SUBJECT PROPERTY.
NOTE THE LOCATION OF THE STONE PILLARS.
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

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 29th DAY OF MAY, 2021

JUNE 03, 2021
 DATE

Z. ZENG
 ONTARIO LAND SURVEYOR

MANDARIN SURVEYORS LIMITED
 ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
 WWW.MANDARINSURVEYOR.COM
 2400 MIDLAND AVE., #121 PHONE: (647)430-1366 FAX: (647)799-4068
 SCARBOROUGH, ONTARIO, M1S 1X7 E-MAIL: MANDARINSURVEYOR@GMAIL.COM
 SURVEY BY: S.Z. CAD No: 21-236SRPR JOB No: 2021-236