

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1**  
**PLAN OF LOTS 14, 15, 16 AND 17**  
**PLAN 65M-4619**  
**CITY OF MARKHAM**  
**REGIONAL MUNICIPALITY OF YORK**

SCALE 1:300  
 10m 5m 0 10m 20metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

**METRIC**

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

**NOTES**

- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH
- ☐ DENOTES CENTRELINE OF WALL
- (SDB) DENOTES SCHAEFFER DZALDOV BENNETT LTD., O.L.S.

ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. UNLESS NOTED OTHERWISE.

ALL TIES TO CONCRETE FOUNDATIONS.

BEARINGS ARE GRID AND ARE REFERRED TO THE EASTERLY LIMIT OF KIRKHAM DRIVE AS SHOWN ON PLAN 65M-4619 HAVING A CHORD BEARING OF N05°52'00"W.

**ASSOCIATION OF ONTARIO LAND SURVEYORS**  
 PLAN-SUBMISSION FORM  
 2072216



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

**KIRKHAM DRIVE**  
 (BY PLAN 65M-4619)  
 P.I.N. 02937-3543

**PART 2 (SURVEY REPORT)**

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: LOTS 14 TO 17 ARE SUBJECT TO AN EASEMENT AS IN YR2851449  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

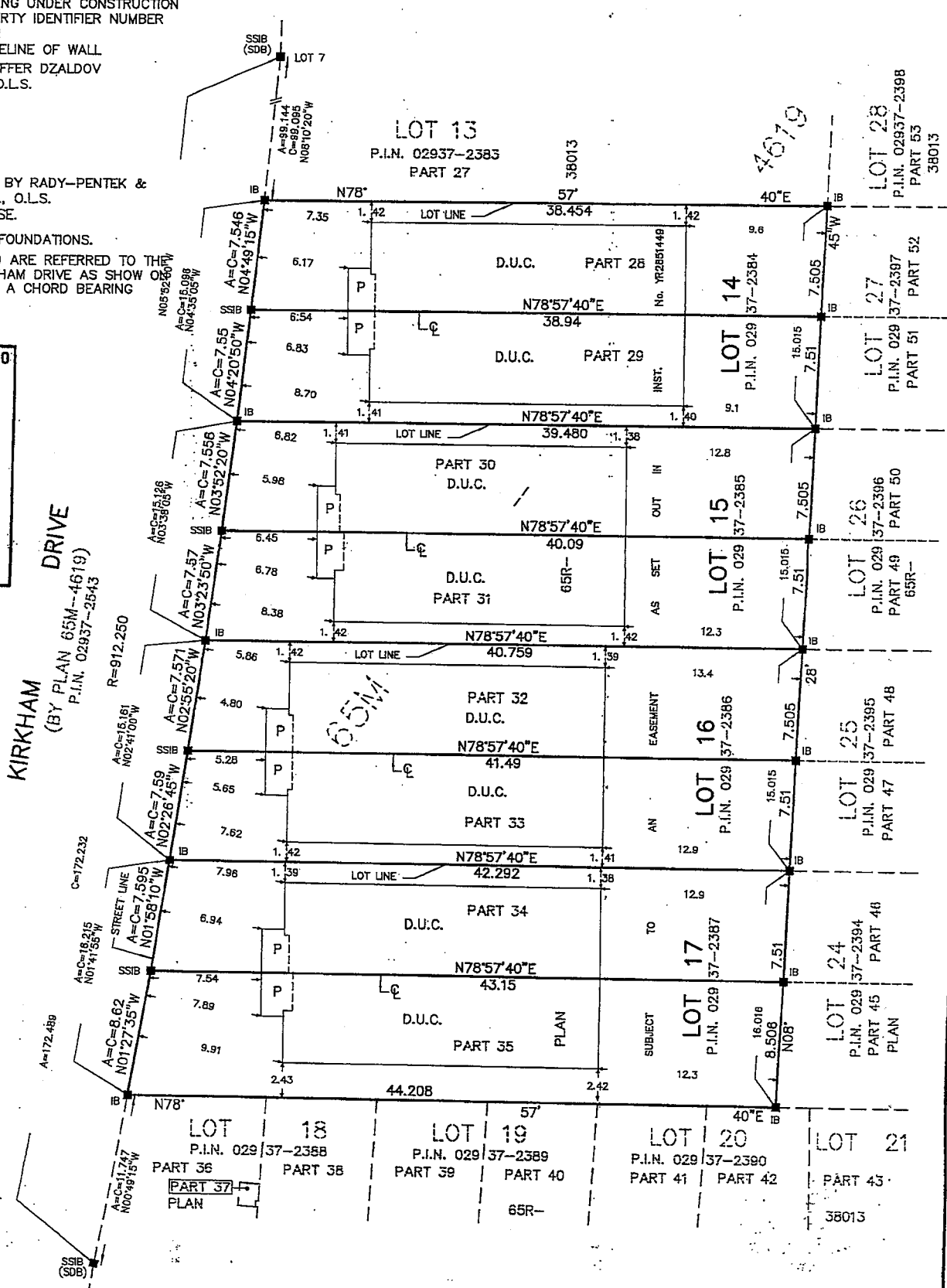
**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 26<sup>th</sup> DAY OF SEPTEMBER, 2018.

DATE Nov. 19, 2018.

*T. Singh*  
 T. SINGH  
 ONTARIO LAND SURVEYOR



PLAN



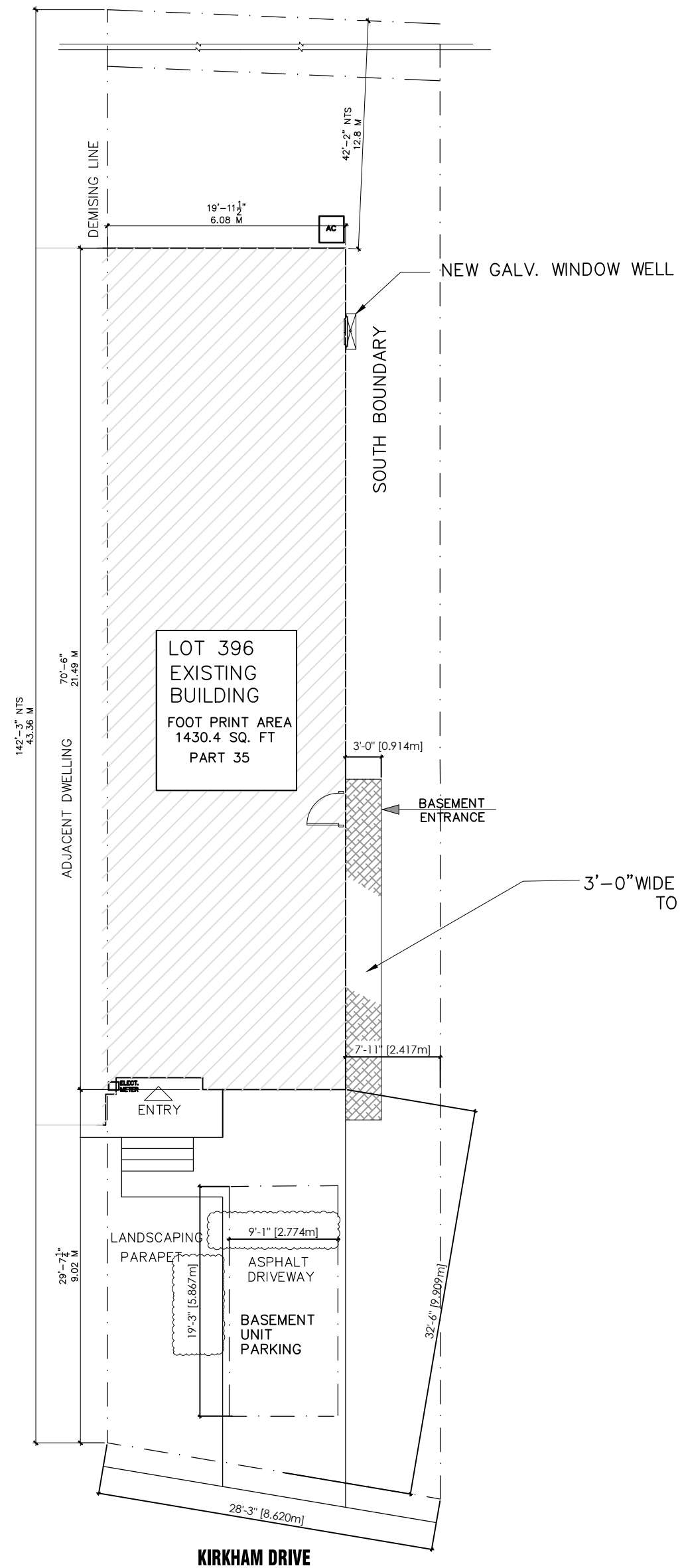
**RADY-PENTEK & EDWARD SURVEYING LTD.**

ONTARIO LAND SURVEYORS  
 643 Chrislea Road, Suite 7, Woodbridge, Ontario, L4L 8A3  
 Tel. (416)635-5000 Fax (416)635-5001  
 Tel. (905)264-0881 Fax (905)264-2099  
 Website: www.r-pe.ca  
 DRAWN: V.H.  
 CAD FILE NO. 4619-14

CHECKED: G.Y./T.S.  
 JOB No. 18-148

THIS REPORT WAS PREPARED FOR GREAT WEST HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

© RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. 2018.



**SITE STATISTICS:**

SITE ADDRESS: 396 KIRKHAM DRIVE, MARKHAM

LOT AREA: 3992.7 square ft.= (371.06 SQ.M.)

GROUND FLOOR SPACE : 1196.9 square ft ( 111.23 SM)

SECOND FLOOR SPACE : 1380.3 square ft (128.3 SM)

BASEMENT SECOND UNIT AREA : 882.1 square ft. (81.97SM)

**SITE PLAN**

SCALE: 3/32" = 1'-0"



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER

QUALIFICATION INFORMATION:  
 KRANAGAVARATHA (B.C.I.N) 26147

REGISTRATION INFORMATION:  
 VARATHA DESIGN ASSOCIATES (B.C.I.N) 33937

DRAWING TITLE:	SITE PLAN
PROJECT:	NEW BASEMENT APT IN EXISTING DWELLING 396 KIRKHAM DRIVE, MARKHAM
OWNER:	Manoj Shokeen

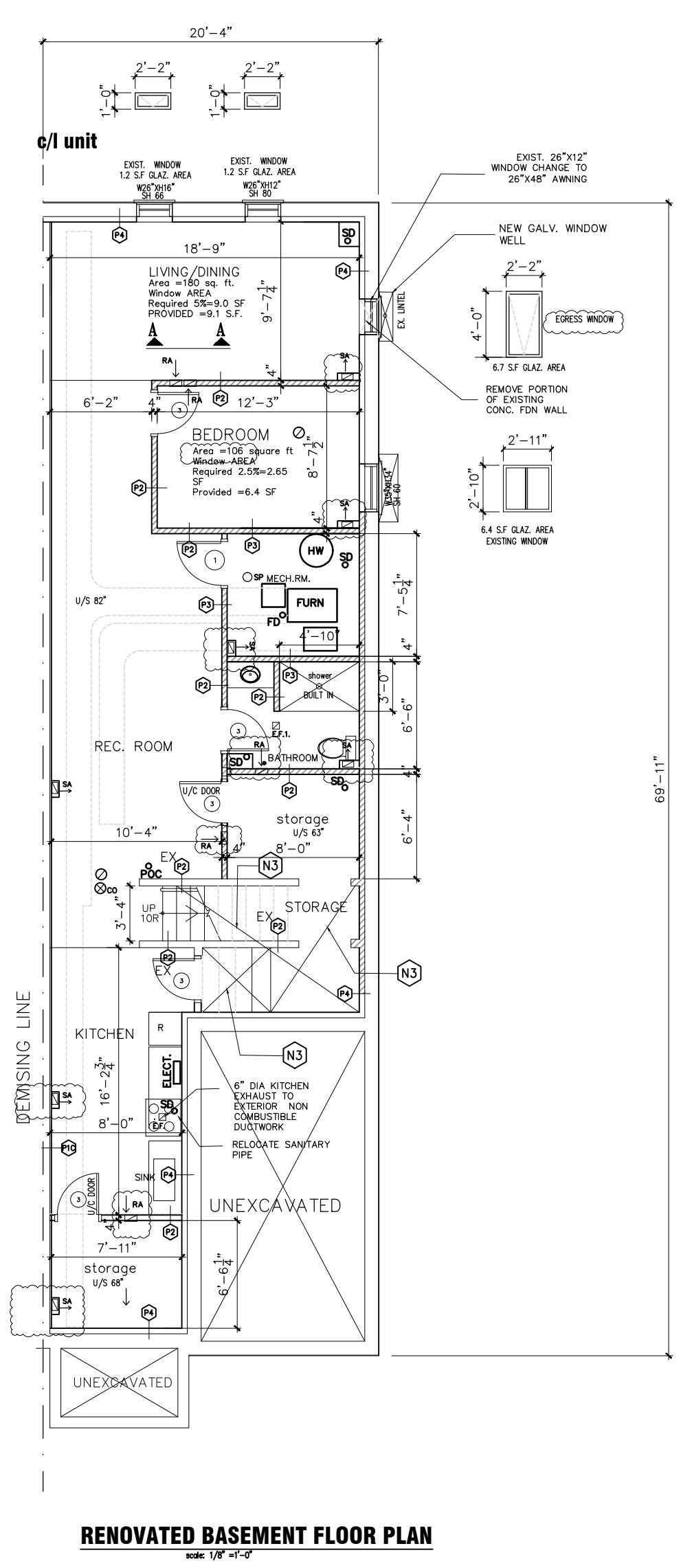
ALL DRAWINGS AND RELATED DOCUMENTS ARE COPYRIGHT PROPERTY OF VARATHA DESIGN ASSOCIATES. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT DESIGNER'S CONSENT IN WRITING. DRAWINGS NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES OR ERRORS BEFORE COMMENCING ANY PART OF THE WORK

THE DESIGNER HAS NOT BE RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUBCONTRACTORS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. MYLARS/VELUMS ARE ISSUED TO THE CLIENTS ON THE UNDERSTANDING THAT NO CHANGES ARE TO BE MADE TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN CONSENT OF THE DESIGNER.

2	REVISIONS	K.V.	NOV13,21
1	building permit	K.V.	oct.8,21
NO.	REVISION/ISSUED TO	BY	DATE

VARATHA DESIGN ASSOCIATES  
 Architectural & Engineering Services  
 Varatha Ken  
 Architectural Designer  
 TEL: (416) 284 7945  
 CELL: (416) 725 2041  
 TORONTO Ont. email: kvaratha@hotmail.com

SCALE: 3/32" = 1'-0"	CAD FILE : .....	JOB No.: 21235
DATE: oct.8,21	DWG NO: A1	OF 5
DRAWN BY: K.V	CHECKED BY: K.V	DATE OF PRINT: NOV13,21



**LEGEND:**  
 — EXISTING WALLS  
 ▨ NEW WALLS  
 - - - RENOVATED WALLS  
 CH68= CEILING HT.  
 EX.= EXISTING

- (N1) ADD 1 LAYER 5/8" TYPE "X" AROUND ST'L COLUMN ENCASED IN WALL TYPE P3
- (N3) INSTALL 5/8" TYPE "X" DRY WALL UNDERSIDE OF STAIRS CEILING BASED ON SB-2 MIN 40 MIN F.R.JOISTS
- (N2) 1 LAYER 5/8" TYPE "X" AROUND ST'L BEAM BASED SB-2 45 MIN.

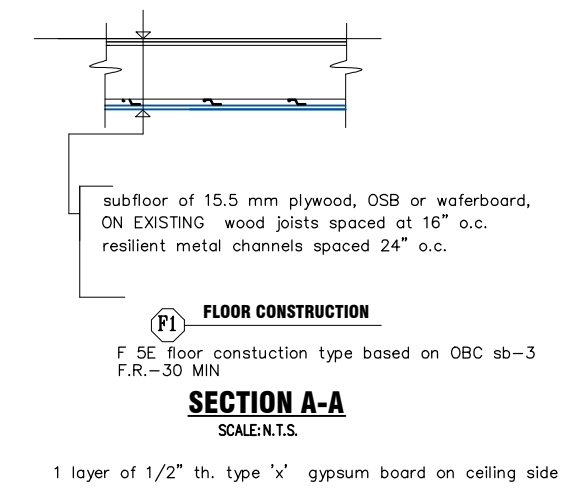
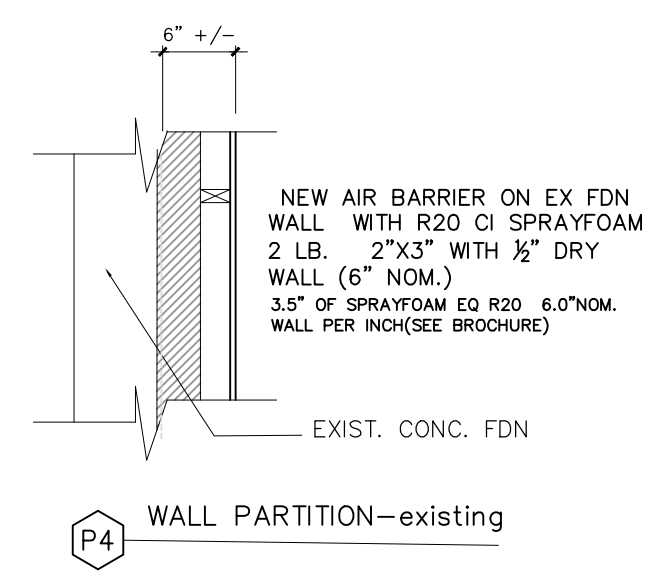
**NOTE:**  
 · SMOKE ALARM ON MAIN FLOOR IS INTERCONNECTED WITH SMOKE ALARM ON SECOND FLOOR AND BASEMENT.  
 · SMOKE ALARM SHALL CONFIRM TO O.B.C. DIV. B 9.10.19

SMOKE ALARM  
 · SHALL HAVE A VISUAL SIGNALING COMPONENT INTEGRATED INTO THE SMOKE ALARM.  
 · SHALL HAVE A BATTERY BACKUP  
 INSTALL 1/2" TYPE 'X' DRYWALL CEILING  
 SEE SECTION A-A  
 @ 86" A.F.F  
 FULL BASEMENT  
 AND MIN 77" U/D BEAMS

ALL SUPPLY AND RETURN AIR DUCTS ON EXTERIOR WALL TO BE FURRED OUT FOR CONT. INSULATION

ALL SUPPLY AND RETURN AIR TO BE 6" AFF

- NOTES:**  
 1. DOORWAY SIZE SHALL CONFIRM TO O.B.C 9.5.11.1  
 2. SMOKE DETECTOR SHALL BE INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM WHICH SHOULD BE TURN OFF THE FUEL SUPPLY AND ELEC. POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR.



<input checked="" type="checkbox"/> MECHANICAL VENTILATION 150 CFM 6" DIA. INSUL. EXHAUST OUT <input checked="" type="checkbox"/> 32X80 NEW DOOR (20 MIN RATED WITH SELF CLOSING DEVICE) <input checked="" type="checkbox"/> 32X80 NEW DOOR <input checked="" type="checkbox"/> 30X80 NEW DOOR <input checked="" type="checkbox"/> 24X80 NEW DOOR <input checked="" type="checkbox"/> SMOKE ALARM INTER CONNECTED <input checked="" type="checkbox"/> CO <input checked="" type="checkbox"/> MECHANICAL VENTILATION 100 CFM INSUL. EXHAUST OUT <input checked="" type="checkbox"/> SP - INSTALL NEW SPRINKLER HEAD IN FURNACE ROOM	<input checked="" type="checkbox"/> EXISTING DOOR <input checked="" type="checkbox"/> 48X80 SLD. DOOR <input checked="" type="checkbox"/> 72X80 SLD. DOOR <input checked="" type="checkbox"/> SA - SUPPLY AIR <input checked="" type="checkbox"/> SA CLO. - SUPPLY AIR <input checked="" type="checkbox"/> RA - RETURN AIR	<input checked="" type="checkbox"/> 1 LAYER 1/2" TYPE 'X' GYPSUM BOARD C/W SOUND ABROR. MATERIAL 2" X4" @ 16" O.C. SB-3 WITH 45 MIN F.R. STC34 <input checked="" type="checkbox"/> 1 LAYER 1/2" GYPSUM BOARD C/W SOUND ABROR. MATERIAL 2" X4" @ 16" O.C. SB-3 WITH 30 MIN F.R. STC32 <input checked="" type="checkbox"/> 2 LAYER 5/8" TYPE 'X' C/W SOUND CHANNELS C/W SOUND ABROR. MATERIAL 2" X4" @ 16" O.C. AND 1 LAYER OF 5/8" TYPE 'X' (BASED ON WAA SB-3 STC RATING 33) <input checked="" type="checkbox"/> 2" X4" WD STUDS @16" O.C ON FLAT C/W 1/2" DW	<input checked="" type="checkbox"/> 2" X4" WD STUDS @16" O/C C/W 1/2" GYPSUM BD. <input checked="" type="checkbox"/> 2X4 WITH 5/8" TYPE 'X' DRY WALL @ 16" O.C BOTH SIDES 1 HR FIRERATED WALL (BASED ON WID SB-3) <input checked="" type="checkbox"/> EX FDN WITH R20 CI SPRAYFOAM (5" MIN THK) / 2" X3" WD STUDS @16" O.C <input checked="" type="checkbox"/> SW3 3-way SWITCH <input checked="" type="checkbox"/> SW SWITCH
--	---	--	---

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER

QUALIFICATION INFORMATION:  
 KRANAGAVARATHA (B.C.I.N) 26147

REGISTRATION INFORMATION:  
 VARATHA DESIGN ASSOCIATES (B.C.I.N) 33937

DRAWING TITLE: RENOVATED BASEMENT FLOOR PLAN

PROJECT: NEW BASEMENT APT IN EXISTING DWELLING 396 KIRKHAM DRIVE. MARKHAM

OWNER: Manoj Shokeen

ALL DRAWINGS AND RELATED DOCUMENTS ARE COPYRIGHT PROPERTY OF VARATHA DESIGN ASSOCIATES. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT DESIGNER'S CONSENT IN WRITING.

DRAWINGS NOT TO BE SCALED

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES OR ERRORS BEFORE COMMENCING ANY PART OF THE WORK

THE DESIGNER HAS NOT BE RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUBCONTRACTORS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS

MYLARS/VELUMS ARE ISSUED TO THE CLIENTS ON THE UNDERSTANDING THAT NO CHANGES ARE TO BE MADE TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN CONSENT OF THE DESIGNER.

2	REVISIONS	K.V.	NOV13,21
1	building permit	K.V.	oct.8,21
NO.	REVISION/ISSUED TO	BY	DATE

**VARATHA DESIGN ASSOCIATES**  
 Architectural & Engineering Services

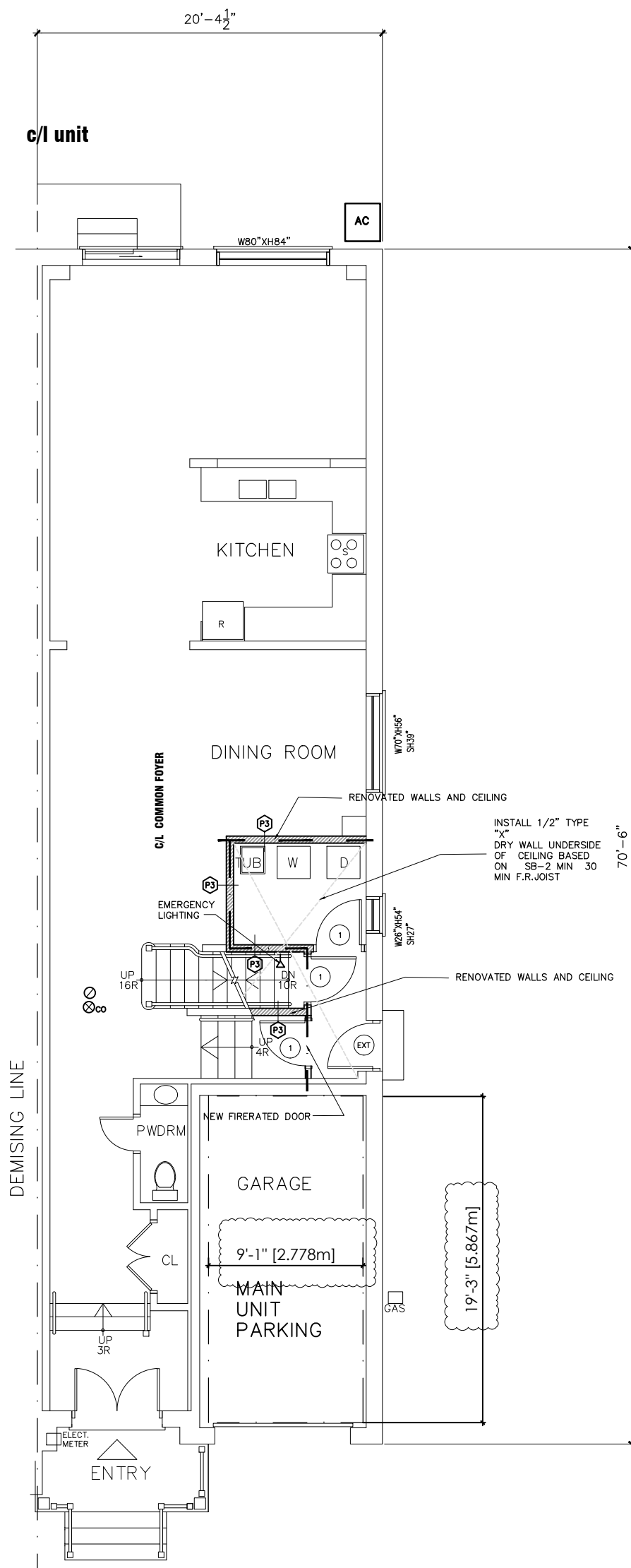
Varatha Ken  
 Architectural Designer  
 TEL: (416) 284 7945  
 CELL: (416) 725 2041  
 TORONTO Ont. email: kvaratha@hotmail.com

SCALE: 1/8" = 1'-0" CAD FILE : JOB No.: 21235

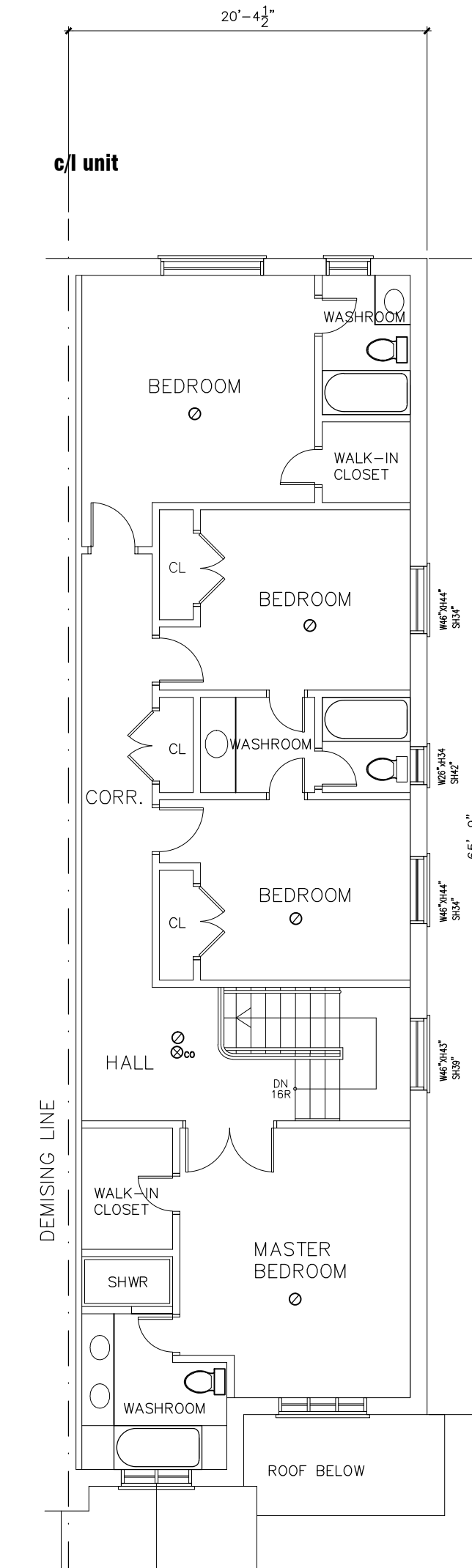
DATE: oct.8,21 DWG NO: OF 5

DRAWN BY: K.V. A2

CHECKED BY: K.V. DATE OF PRINT: NOV13,21



no change to mech. an exhaust system **EXISTING FIRST FLOOR PLAN**  
scale: 1/8" = 1'-0"



**EXISTING SECOND FLOOR PLAN**  
scale: 1/8" = 1'-0"  
no change to mech. an exhaust system

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER

QUALIFICATION INFORMATION:  
KIRANAGAVARATHA (B.C.L.N) 26147  
*Kiranagavath*  
REGISTRATION INFORMATION:  
VARATHA DESIGN ASSOCIATES (B.C.L.N) 33937

DRAWING TITLE: RENOVATED BASEMENT FLOOR PLAN  
PROJECT: NEW BASEMENT APT IN EXISTING DWELLING  
396 KIRKHAM DRIVE, MARKHAM  
OWNER: Manoj Shokeen

ALL DRAWINGS AND RELATED DOCUMENTS ARE COPYRIGHT PROPERTY OF VARATHA DESIGN ASSOCIATES. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT DESIGNER'S CONSENT IN WRITING.  
DRAWINGS NOT TO BE SCALED  
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES OR ERRORS BEFORE COMMENCING ANY PART OF THE WORK

THE DESIGNER HAS NOT BE RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUBCONTRACTORS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS  
MYLARS/VELUMS ARE ISSUED TO THE CLIENTS ON THE UNDERSTANDING THAT NO CHANGES ARE TO BE MADE TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN CONSENT OF THE DESIGNER.

2	REVISIONS	K.V.	NOV13,21
1	building permit	K.V.	oct.8,21
NO.	REVISION/ISSUED TO	BY	DATE

VARATHA DESIGN ASSOCIATES  
Architectural & Engineering Services  
Varatha Ken  
Architectural Designer  
TEL: (416) 284 7945  
CELL: (416) 725 2041  
TORONTO Ont. email: kvaratha@hotmail.com

SCALE: 1/8" = 1'-0"	CAD FILE : .....	JOB No.: 21235
DATE: oct.8,21	DWG NO: A3	OF 5
DRAWN BY: K.V	CHECKED BY: K.V	DATE OF PRINT: NOV13,21

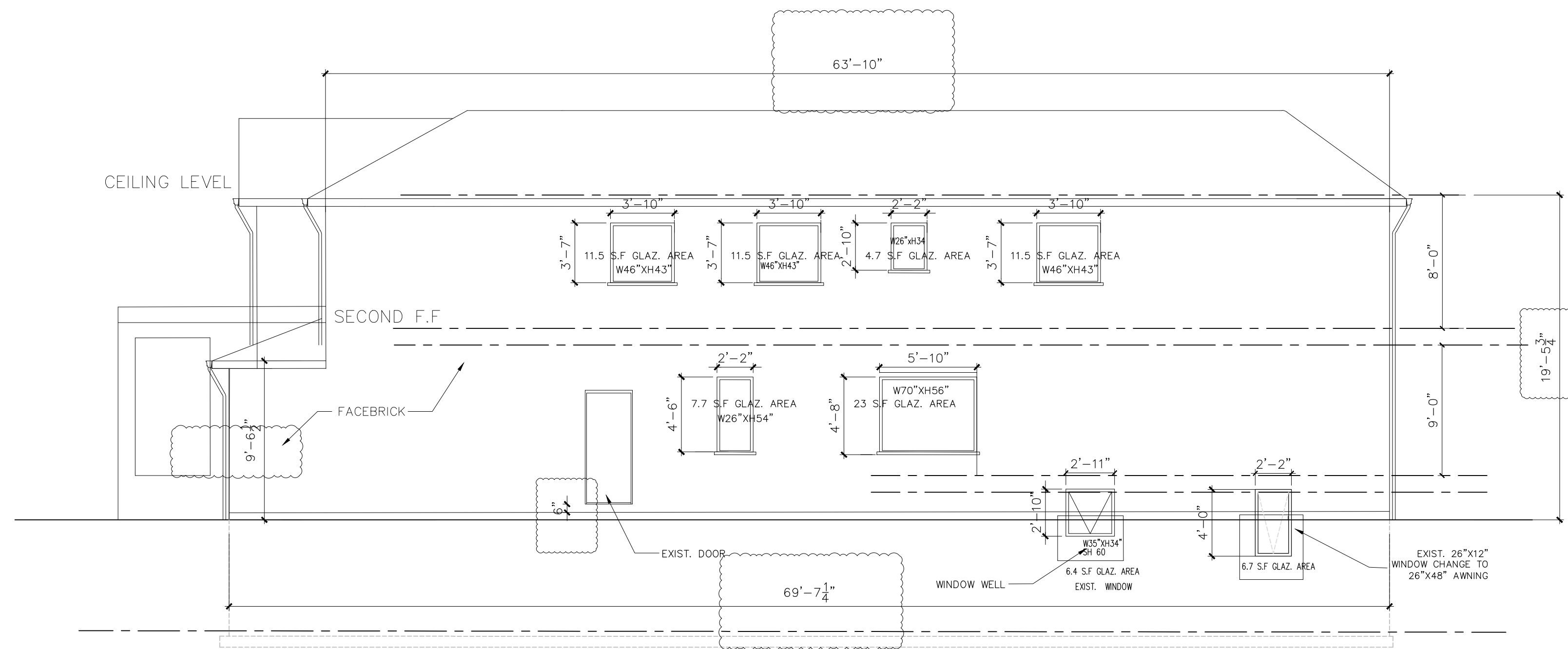


Table 9.10.15.4.  
Maximum Area of Glazed Openings in Exterior Walls of Houses  
7.0% MAX.window openings

### SOUTH ELEVATION

SCALE : 3/16" = 1'-0"

#### ALLOWABLE UNPROTECTED OPENINGS

TOTAL WALL AREA = 1299.7 square ft  
LIMITING DISTANCE = 3'-11" FT.  
ALLOWABLE OPENINGS = 90.9 S.F.  
ACTUAL OPENINGS = 83 S.F.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER

QUALIFICATION INFORMATION:

K.KRANAGAVARATHA (B.C.I.N) 26147

REGISTRATION INFORMATION:

VARATHA DESIGN ASSOCIATES (B.C.I.N) 33937

DRAWING TITLE: EXISTING ELEVATION

PROJECT: NEW BASEMENT APT IN EXISTING DWELLING  
396 KIRKHAM DRIVE. MARKHAM

OWNER:

ALL DRAWINGS AND RELATED DOCUMENTS ARE COPYRIGHT PROPERTY OF VARATHA DESIGN ASSOCIATES. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT DESIGNER'S CONSENT IN WRITING.

DRAWINGS NOT TO BE SCALED  
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE SITE OR REPORT ANY DISCREPANCIES OR ERRORS BEFORE COMMENCING ANY PART OF THE WORK

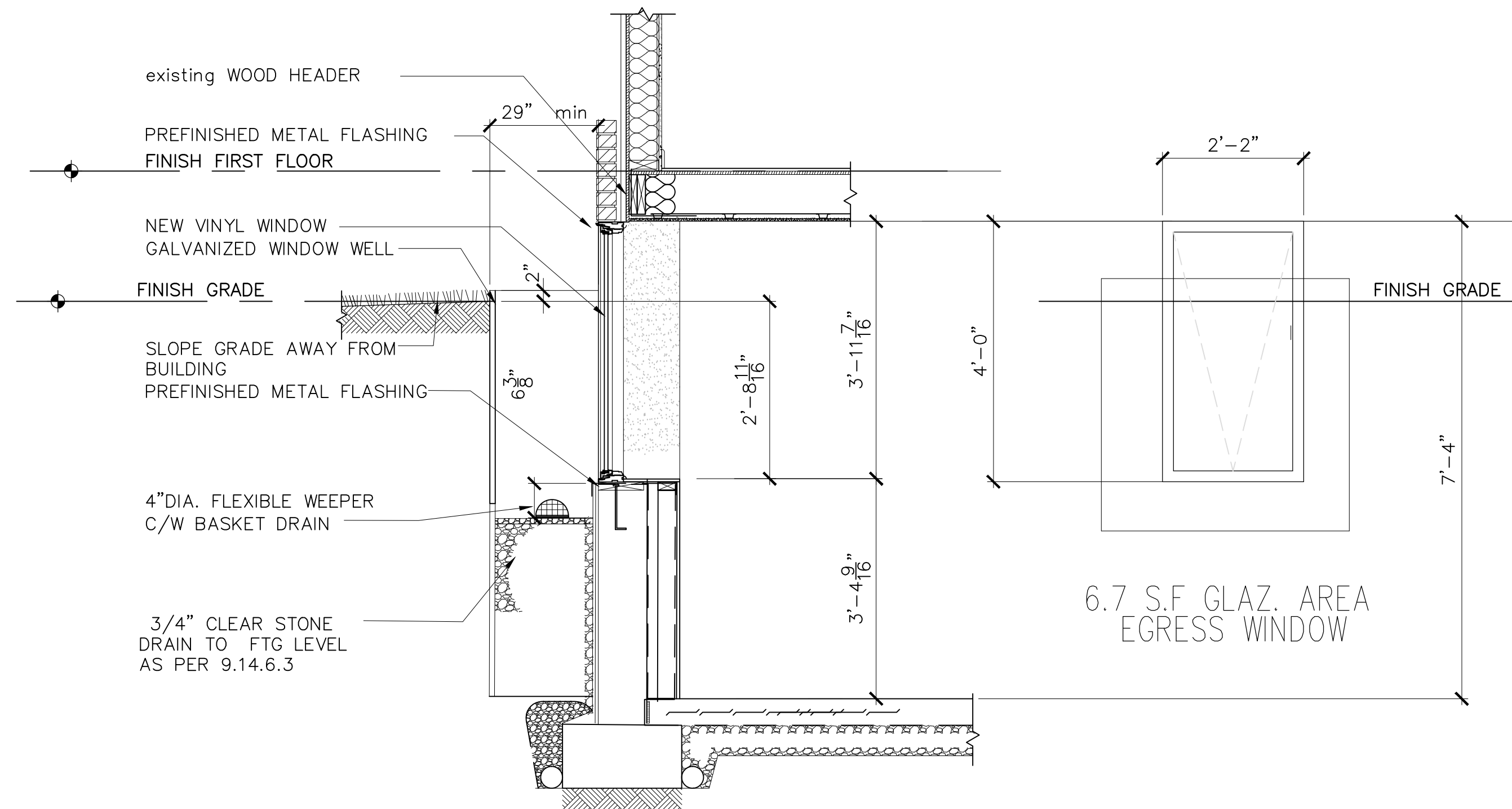
THE DESIGNER HAS NOT BE RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUBCONTRACTORS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS

MYLARS/VELUMS ARE ISSUED TO THE CLIENTS ON THE UNDERSTANDING THAT NO CHANGES ARE TO BE MADE TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN CONSENT OF THE DESIGNER.

NO.	REVISION/ISSUED TO	BY	DATE
2	REVISIONS	K.V.	NOV13,21
1	building permit	K.V.	oct.8,21

VARATHA DESIGN ASSOCIATES  
Architectural & Engineering Services  
Varatha Ken  
Architectural Designer  
TEL: (416) 284 7945  
CELL: (416) 725 2041  
TORONTO Ont. email: kvaratha@hotmail.com


SCALE: 3/16" = 1'-0"	CAD FILE : .....	JOB No.: 21235
DATE: oct.8,21	DWG NO: A4	OF 5
DRAWN BY: K.V.	CHECKED BY: K.V.	DATE OF PRINT: NOV13,21



**WALL SECTION AT WINDOW WELL**

SCALE: nts

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER

QUALIFICATION INFORMATION:  
 KRANAGAVARATHA (B.C.I.N) 26147  
  
 REGISTRATION INFORMATION:  
 VARATHA DESIGN ASSOCIATES (B.C.I.N) 33937

DRAWING TITLE:	EGRESS WINDOW
PROJECT:	NEW BASEMENT APT IN EXISTING DWELLING 396 KIRKHAM DRIVE. MARKHAM
OWNER:	Manoj Shokeen

ALL DRAWINGS AND RELATED DOCUMENTS ARE COPYRIGHT PROPERTY OF VARATHA DESIGN ASSOCIATES. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT DESIGNER'S CONSENT IN WRITING. DRAWINGS NOT TO BE SCALED CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES OR ERRORS BEFORE COMMENCING ANY PART OF THE WORK

THE DESIGNER HAS NOT BE RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUBCONTRACTORS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS MYLARS/VELUMS ARE ISSUED TO THE CLIENTS ON THE UNDERSTANDING THAT NO CHANGES ARE TO BE MADE TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN CONSENT OF THE DESIGNER.

1	BUILDING PERMIT	K.V.	NOV13,21
NO.	REVISION/ISSUED TO	BY	DATE

VARATHA DESIGN ASSOCIATES Architectural & Engineering Services Varatha Ken Architectural Designer TEL: (416) 284 7945 CELL: (416) 725 2041 TORONTO Ont. email: kvaratha@hotmail.com			
SCALE:	CAD FILE :	JOB No.: 21235	
DATE:	NOV13,21	DWG NO:	OF
DRAWN BY:	K.V	A5	5
CHECKED BY:	K.V	DATE OF PRINT: NOV13,21	