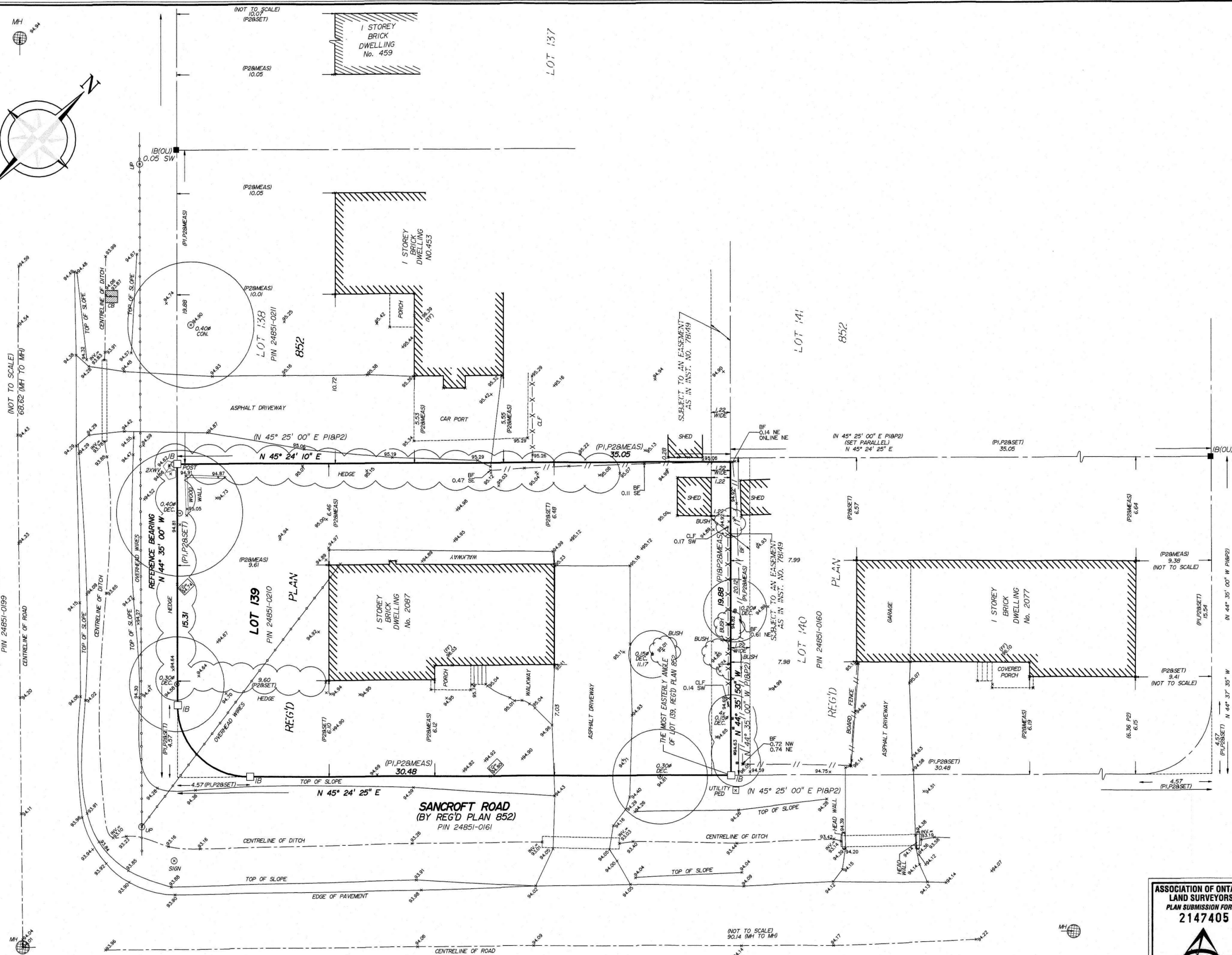


SCARSDALE CRESCENT
(BY REG'D PLAN 852)
PIN 24851-0199



SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF SURVEY AND TOPOGRAPHY OF
LOT 139
REGISTERED PLAN 852
TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

0 5 10 15 M

SCALE 1 : 150

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor

2021

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SURVEYOR'S REAL PROPERTY REPORT - PART 2

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY

Subject to a 1.22m Wide Easement as in Inst. No. 78149 in favour of the Bell Telephone Company of Canada.

NOTABLES

Note the location of the Fences around the Subject Property.

LEGEND

■	Survey Monument Found	N	Denotes North
□	Survey Monument Set	S	Denotes South
IB	Standard Iron Bar	E	Denotes East
IB	Iron Bar	W	Denotes West
RIB	Round Iron Bar		
(OU)	Origin Unknown		
PI	Registered Plan 852		
P2	Plan of Survey by Kenneth McConnell O.L.S., dated April 15, 1959		
FF	Finished Floor		
EG	Established Grade		
BF	Board Fence		
UP	Utility Pole		
DEC.	Deciduous		
CON.	Coniferous		
INV.	Invert		
CLF	Chain Link Fence		
WV	Water Valve		
CB	Catch Basin		

BENCHMARK

Elevations are Geodetic and are Referred to the Geodetic Surveys of Canada Benchmark NO. 36 having an Elevation of 90.264 m.

NOTE

This REPORT can be updated by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued, subsequent to the DATE OF CERTIFICATION.
All building ties are from the foundation and are perpendicular to property lines, unless otherwise noted.

This REPORT was prepared for Imad Saraj and the undersigned accepts no responsibility for use by other parties.

NOTE

Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

BEARING NOTE

Bearings are Astronomic, and are Referred to the Northeasterly limit of Scarisdale Crescent as shown on Reg'd Plan 852, having a Bearing of N 44° 35' 00" W.

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 18th day of March, 2021.

March 29, 2021
Date

Ashraf Rizk, O.L.S.

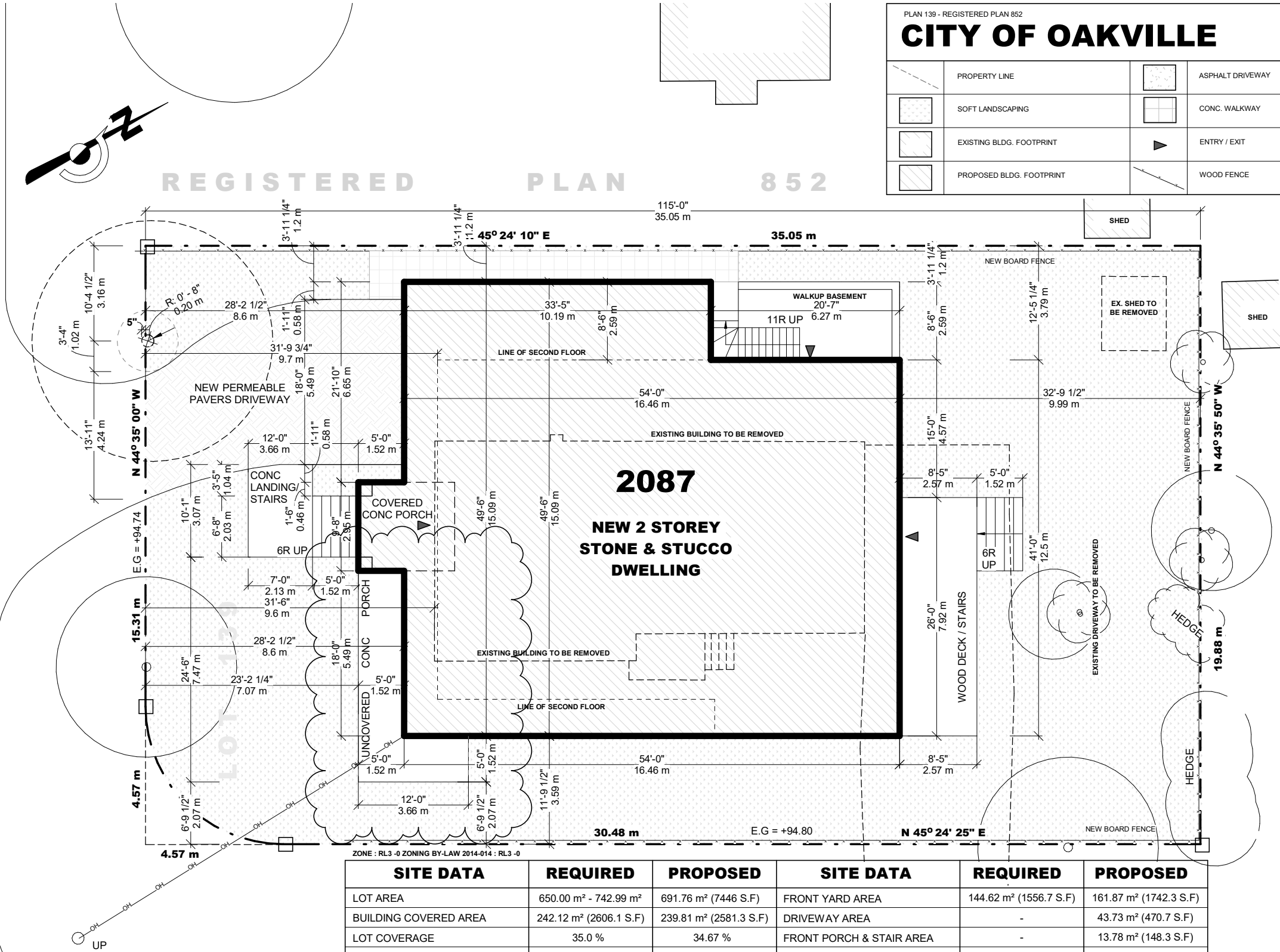
Party Chief: A.M. Drawn By: M.A. Checked By: A.R. Project: 21-034

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
476 Morden Road, Unit 102, Oakville, Ont, L6K 3W4
office@jhgsurveying.ca
Phone(905) 338-8210 Fax(905) 338-9446

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2147405
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

SCARSDALE CRES

1 SITE PLAN - PROPOSED
A001 SCALE: 1 : 150



PLAN 139 - REGISTERED PLAN 852			
CITY OF OAKVILLE			
	PROPERTY LINE		ASPHALT DRIVEWAY
	SOFT LANDSCAPING		CONC. WALKWAY
	EXISTING BLDG. FOOTPRINT		ENTRY / EXIT
	PROPOSED BLDG. FOOTPRINT		WOOD FENCE

SITE DATA	REQUIRED	PROPOSED	SITE DATA	REQUIRED	PROPOSED
LOT AREA	650.00 m² - 742.99 m²	691.76 m² (7446 S.F)	FRONT YARD AREA	144.62 m² (1556.7 S.F)	161.87 m² (1742.3 S.F)
BUILDING COVERED AREA	242.12 m² (2606.1 S.F)	239.81 m² (2581.3 S.F)	DRIVEWAY AREA	-	43.73 m² (470.7 S.F)
LOT COVERAGE	35.0 %	34.67 %	FRONT PORCH & STAIR AREA	-	13.78 m² (148.3 S.F)
BUILDING HEIGHT	9.0 m	9.0 m	FRONT YARD LANDSCAPE AREA	-	104.36 m² (1123.3 S.F)
GARAGE AREA	-	40.83 m² (439.5 S.F)	LOT FRONTAGE	18.0 m	19.88 m
MAIN FLOOR AREA	-	186.39 m² (2006.3 S.F)	FRONT YARD SETBACK	7.5 m	8.6 m
SECOND FLOOR AREA	-	137.39 m² (1478.9 S.F)	FLANKAGE YARD SETBACK	3.5 m	3.59 m
RESIDENTIAL AREA	283.62 m² (3052.9 S.F)	323.78 m² (3485.1 S.F)	SIDE YARD SETBACK	1.2 m	1.2 m
RESIDENTIAL FLOOR AREA RATIO	41.0 %	46.805 %	REAR YARD SETBACK	7.5 m	9.99 m

SANCROFT RD

828
DESIGN
3474 YONGE ST, UNIT 122,
TORONTO ON M4N 2N4
E: 828DESIGN.CONTACT@GMAIL.COM

GENERAL NOTES:
ALL CONTRACTOR & TRADE SHALL CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITION ON SITE AND REPORT AND DISCREPANCIES TO DESIGNER/ENGINEER BEFORE PROCEEDING WITH ANY WORK. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSED UNTIL SEALED AND SIGNED BY ARCHITECT/ENGINEER. ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO ONTARIO BUILDING CODE AND DRAWINGS.

NO.	DESCRIPTION	DATE
3	ISSUED FOR COMMITTEE OF ADJ.	20 APR 2022
2	ISSUED FOR PRE-SCREENING	9 NOV 2021
1	ISSUED FOR SITE PLAN APPROVAL	28 JUN 2021

2087 SANCROFT RD


SITE PLAN - PROPOSED

CITY FILE NUMBER: 21-119005

A001

SCALE: 1 : 150

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.		
QUALIFICATION INFORMATION		
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 OF THE DIVISION C OF THE BUILDING CODE		
DUYEN NGUYEN		46205
NAME		BCIN
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 OF DIVISION C OF THE BUILDING CODE		
828 DESIGN INC.		117505
FIRM NAME		BCIN

FOR COA ONLY

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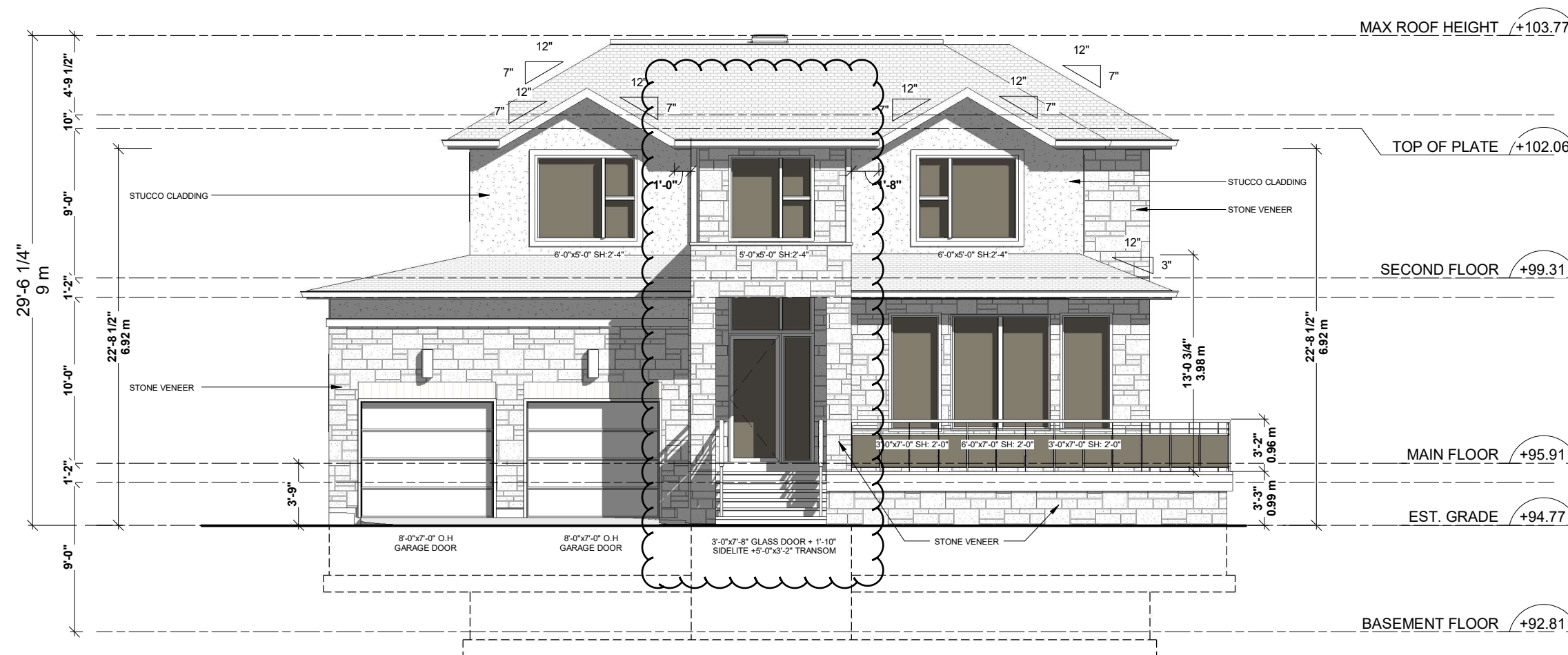
2087 SANCROFT RD

MAIN ELEVATION -
PROP.

CITY FILE NUMBER: 21-119005


A201

SCALE: 1/8" = 1'-0"



1 MAIN ELEVATION - PROP.
A201 SCALE: 1/8" = 1'-0"

GENERAL NOTES:
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2087 SANCROFT RD

SOUTH ELEVATION -
PROP.

CITY FILE NUMBER: 21-119005

A202


SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION - PROP.

A202 SCALE: 1/8" = 1'-0"

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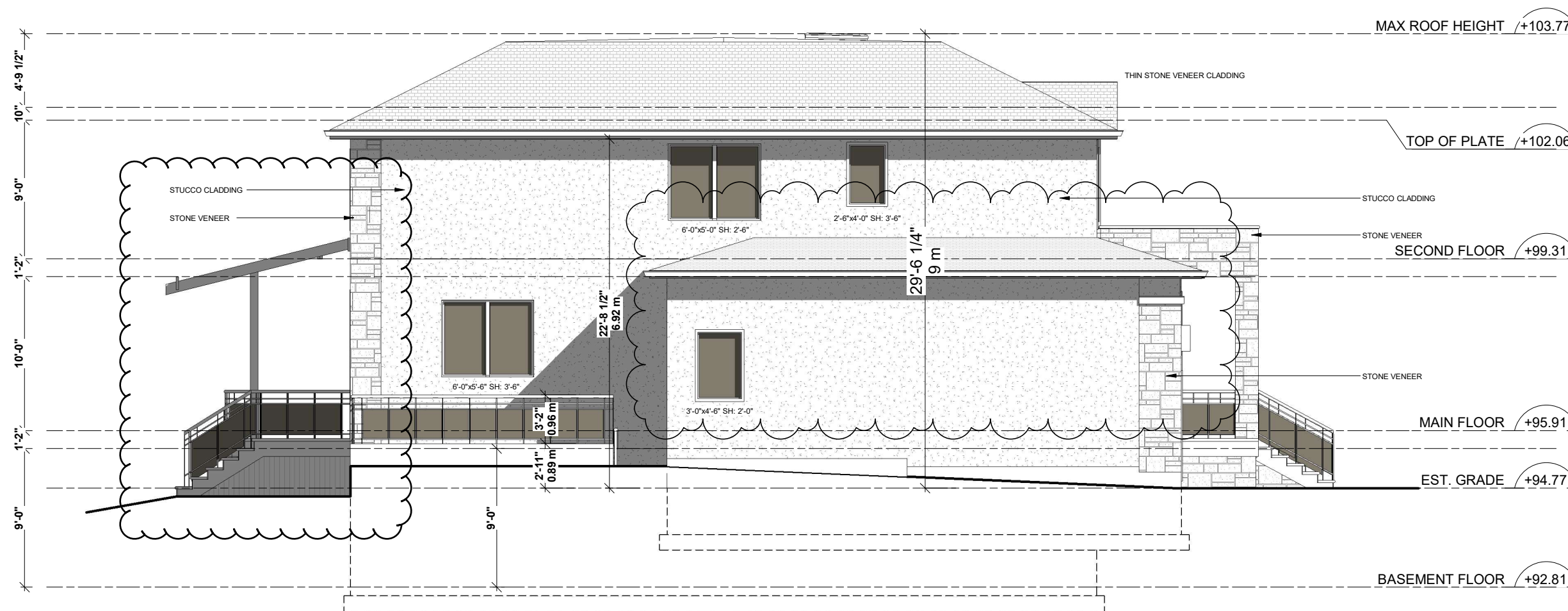
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NORTH ELEVATION -
PROP.

CITY FILE NUMBER: 21-119005

A203


SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION - PROP.

A203 SCALE: 1/8" = 1'-0"

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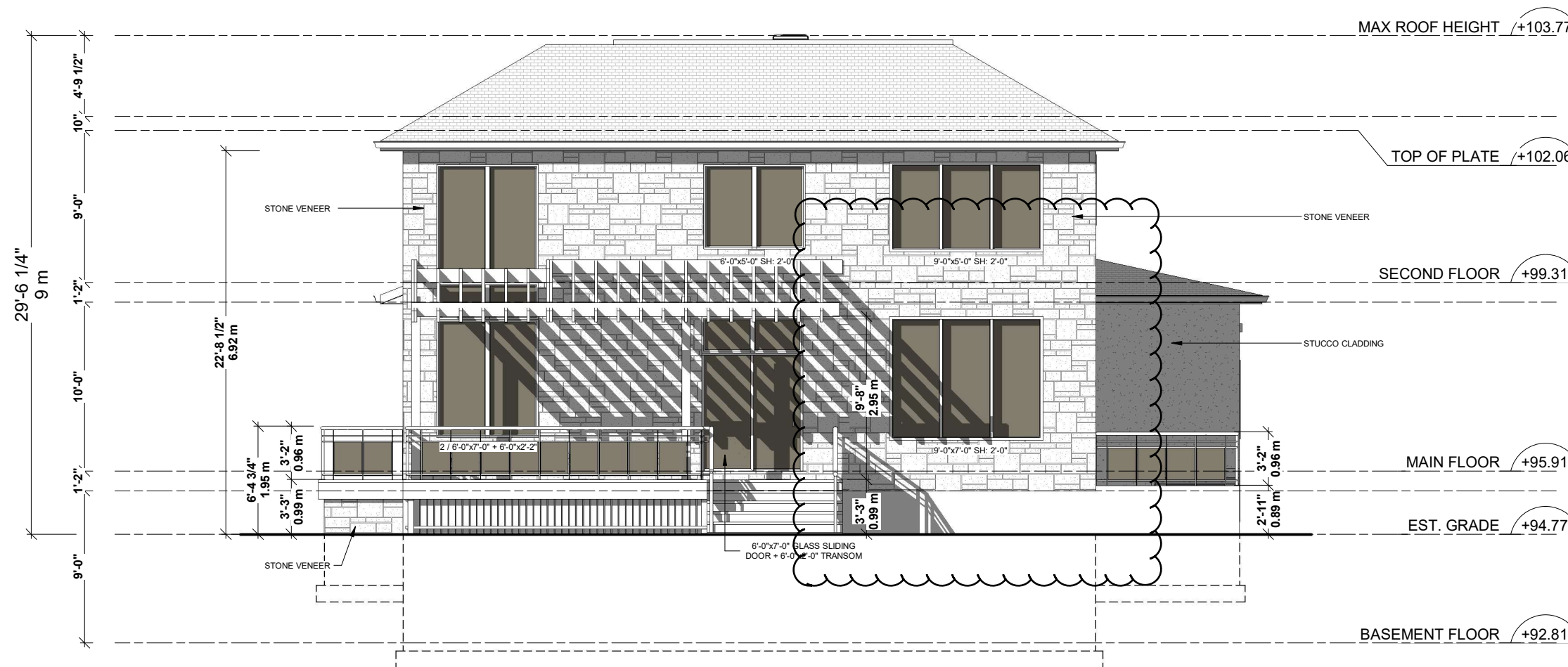
2087 SANCROFT RD

REAR ELEV. - PROP.

CITY FILE NUMBER: 21-119005

A204

SCALE: 1/8" = 1'-0"



1 REAR ELEVATION - PROP.

A204 SCALE: 1/8" = 1'-0"