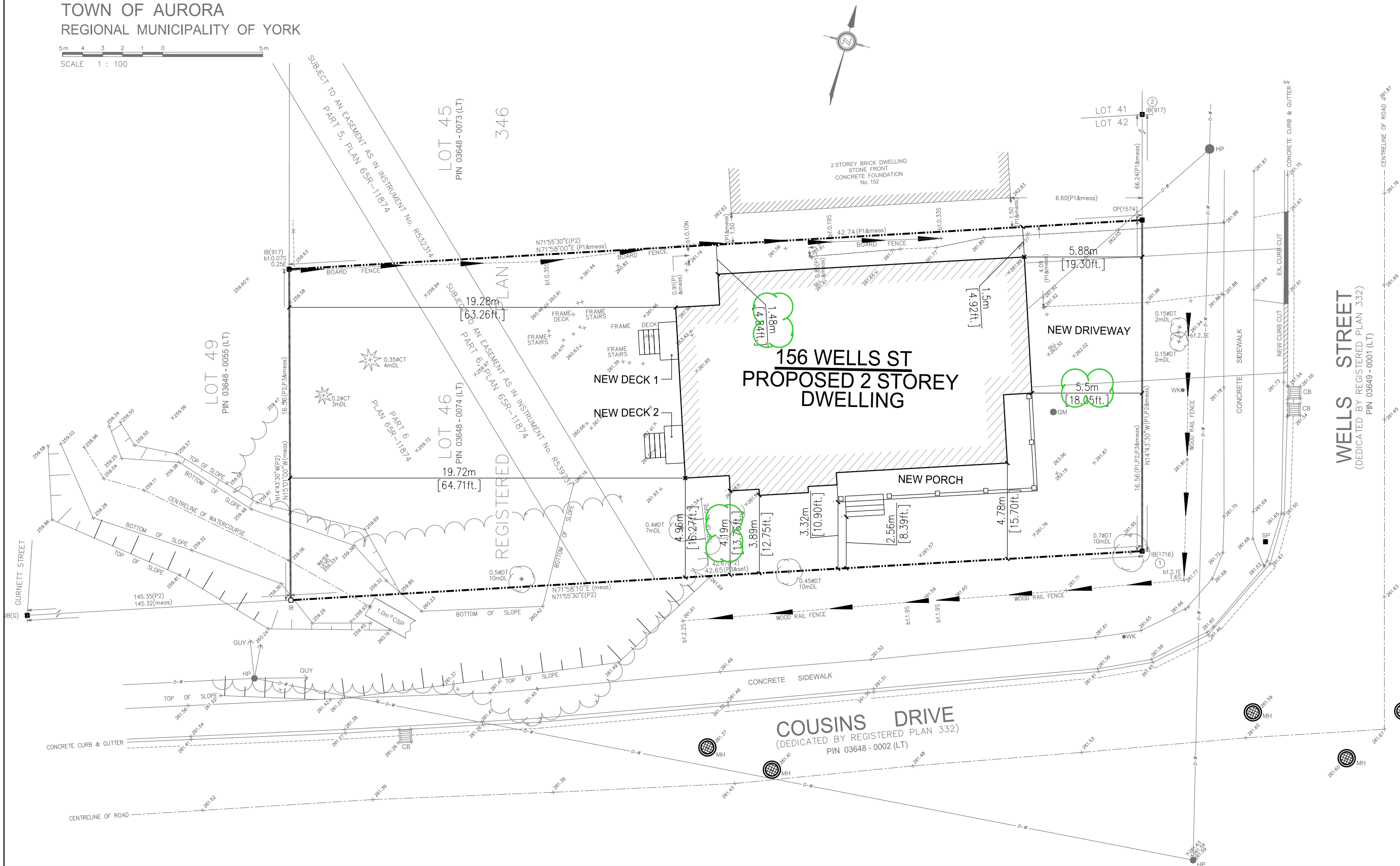


SURVEYOR'S REAL PROPERTY REPORT OF  
LOT 46, REGISTERED PLAN 346  
TOWN OF AURORA  
REGIONAL MUNICIPALITY OF YORK

5m 4 3 2 1 0 5m  
SCALE 1 : 100



NOTE  
ALL BUILDING LINES ARE PERPENDICULAR TO  
PROPERTY LINES UNLESS OTHERWISE NOTED.  
PROPERTY LINES ARE UNFENCED UNLESS  
OTHERWISE NOTED.

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

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DELPH AND JENKINS NORTH LTD.

SURVEYOR'S REAL PROPERTY REPORT PART 2 - REPORT SUMMARY
SURVEY PREPARED FOR
KINSELLA CUSTOM HOMES LTD.
DESCRIPTION OF LAND
LOT 46, REGISTERED PLAN 346 (KNOWN AS 156 WELLS STREET)
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS
SUBJECT TO AN EASEMENT OVER PART 6, PLAN 65R-11874 AS SET OUT IN INSTRUMENT No. R539731.
ENCROACHMENTS
NOTE LOCATION OF WATERCOURSE CHANNEL
COMPLIANCE WITH MUNICIPAL ZONING BY-LAW
NOT CERTIFIED BY THIS REPORT.
ADDITIONAL REMARKS
(FURTHER INFORMATION CONTAINED IN THE SURVEY REPORT TO BE READ IN CONJUNCTION WITH THIS PLAN.)

LEGEND

■	DENOTES SURVEY MONUMENT FOUND	●	DENOTES DIAMETER
□	DENOTES SURVEY MONUMENT PLANTED	DL	DENOTES TREE DRIP LINE
SB	DENOTES STANDARD IRON BAR	OP	DENOTES OVERHEAD UTILITY WIRES
IB	DENOTES IRON BAR	CP	DENOTES CORRUGATED STEEL PIPE
CP	DENOTES CONCRETE PIN	HM	DENOTES HYDRO METER
meas	DENOTES MEASURED	HP	DENOTES BELL POLE
P1	DENOTES SURVEYOR'S REAL PROPERTY REPORT PREPARED BY DELPH & JENKINS NORTH LTD., O.L.S. DATED JULY 30, 2021	CT	DENOTES CONIFEROUS TREE
P2	DENOTES REGISTERED PLAN 346	GM	DENOTES GROUND METER
P3	DENOTES SURVEYOR'S REAL PROPERTY REPORT PREPARED BY OPHR N. DZALDOV SURVEYING LTD., O.L.S. DATED JUNE 14, 1994	MH	DENOTES MANHOLE
917	DENOTES R. A. GARDEN, O.L.S.	DL	DENOTES DRIP LINE OF TREES
1574	DENOTES DELPH & JENKINS NORTH LTD., O.L.S.		
1716	DENOTES OPHR D. DZALDOV, O.L.S.		
G	DENOTES W.S. GIBSON & SONS, O.L.S.		

BENCH MARK  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND DETERMINED BY REAL TIME  
CANNET NETWORK OBSERVATIONS (COVID 1920, 1979 ADJUSTMENT).

NOTE:  
BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM  
OBSERVED REFERENCE POINTS 1 AND 2 BY REAL TIME CANNET NETWORK  
OBSERVATIONS AND REFERRED TO THE UTM COORDINATE SYSTEM, ZONE 17,  
CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS, 2010).

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES,  
AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING THE DISTANCE BY  
COMBINED SCALE FACTOR 0.9997912.

THE COORDINATES SHOWN ON THIS PLAN, IN THEMSELVES, CANNOT BE USED TO  
RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

COORDINATES SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THE SURVEYORS ACT,  
URBAN ACCURACY PER O. REG. 218/10, SECTION 14(2).

COORDINATES SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THE SURVEYORS ACT,  
URBAN ACCURACY PER O. REG. 218/10, SECTION 14(2).

FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 2°07'30" WAS  
APPLIED TO BEARINGS SHOWN ON REGISTERED PLAN 346.

OBSERVED REFERENCE POINTS UTM (NAD83, CSRS 2010)		
PLAN COORDINATES	NORTHING	EASTING
1	4 872 279.77	623 335.24
2	4 872 359.83	623 314.20

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS  
ACT AND THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 11th DAY OF MARCH, 2022.

DATE G. K. JENKINS - ONTARIO LAND SURVEYOR

NOTE: THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER  
NO ADDITIONAL FEES OF THIS ORIGINAL REPORT WILL BE ISSUED.  
SUBSEQUENT TO THE DATE OF CERTIFICATION.

Delph & Jenkins North Ltd.  
220 Industrial Parkway E., Unit 5, Aurora, Ontario L4G 3W6  
Tel: 905-841-8000 Fax: 905-841-2900

22226 - 1

DRAWN : m CHECKED : GJK

SCOPE OF WORK

PROPOSED 2 STOREY WOOD FRAMED DWELLING W/ A INTEGRAL  
GARAGE, FRONT + SIDE PORCHES AND A OUTDOOR LANAI

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION  
PERMIT NO.: PR20230019 DATE: Jan. 11, 2023  
APPROVED BY: Melissa Bozanin  
PRELIMINARY ZONING REVIEW

NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE,  
IS PROVIDED BY AND IS THE PROPERTY OF THE  
DESIGNER. THE CONTRACTOR MUST VERIFY AND  
ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS  
AND CONDITIONS ON SITE AND NOTIFY THE  
DESIGNER OF ANY VARIATIONS FROM THE  
SUPPLIED INFORMATION. THE DESIGNER IS NOT  
RESPONSIBLE FOR THE ACCURACY OF SURVEY,  
STRUCTURAL, MECHANICAL, ELECTRICAL  
INFORMATION SHOWN ON THIS DRAWING. REFER  
TOT HE APPROPRIATE ENGINEERING DRAWINGS  
(I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE  
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BUILDING PERMITS HAVE BEEN ISSUED.

No.	DATE:	REVISION
1	JULY 1, 2022	ISSUED FOR CLIENT REVIEW

SEALS

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION  
PERMIT NO.: PR20220019 DATE: Jan. 11, 2023  
APPROVED BY: Melissa Bozanin  
PRELIMINARY ZONING REVIEW

SE SCHILLER  
ENGINEERING

2157 ROYAL WINDSOR DRIVE, UNIT 4  
MISSISSAUGA, ON L5J 1K5  
PHONE: 905-822-1666  
EMAIL: TRAVIS@SCHILLERENGINEERING.CA

CLIENT

AKKERMAN RESIDENCE

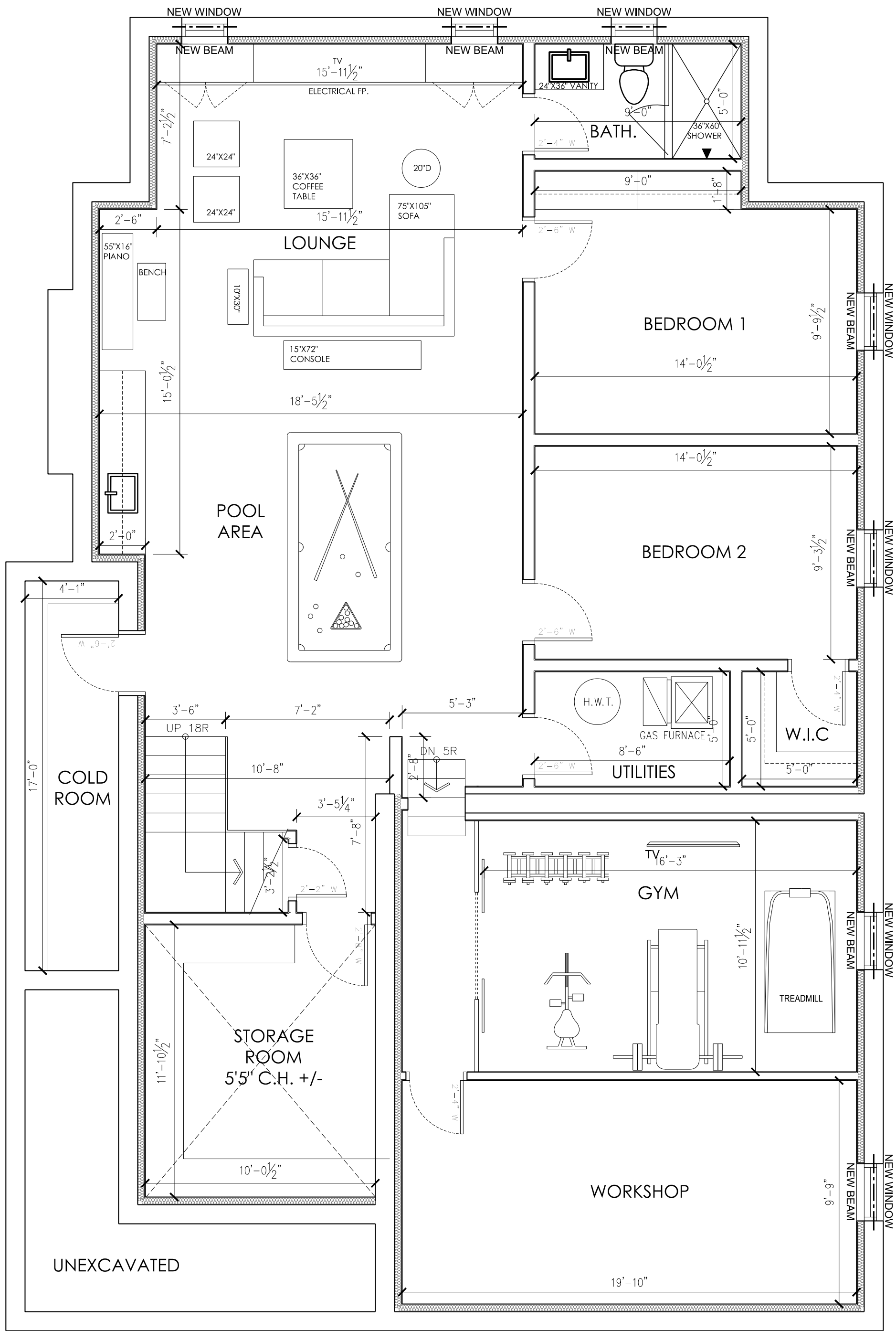
PROJECT

156 WELLS STREET,  
AURORA, ON

PAGE

SITE PLAN

APPROVED BY:	TS	
DATE:	AUG 2022	
PROJECT No.	2022SE235	



STRUCTURAL SCHEDULE	
STRIP FOOTING	
TAG	DESCRIPTION
SF1	26" WIDE x 8" (U.N.O.) DEEP STRIP FOOTING REINF W 2-15M CONTINUOUS; WIDTH AS PER FOUNDATION PLAN
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CONCRETE FOUNDATION WALL REINFORCING	
CR 0	NO REINFORCING REQUIRED
CR 1	TYPICAL 8" or 10" or 12" THICK CONCRETE FOUNDATION WALL WITH 20 MPA (2900 PSI) CONC. (as indicated on plans) TO BE REINFORCED W 15M#12"OC VERT + HORIZ INSIDE FACE W MIN 2" COVER;
CR 2	REINFORCING AT WINDOW WELL OPENINGS 2-15M VERT AT EACH SIDE OF OPENING 2-15M HORIZ BELOW WINDOW - EXTEND MIN 24" BEYOND BOTH ENDS OF OPENING, TYPICAL
STEEL COLUMN SCHEDULE (G40.21 GRADE)	
C1	3 1/2" Ø O.D. X 3/8" H.S.S. COLUMN W/ 4" X 4" X 1/2" TOP PLATE W/10" X 5" X 3/8" ST. BASE PLATE W/ 2- 3/8" DIA. ANCHOR BOLTS
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CONCRETE SLAB ON GRADE	
CSOG 1	EXTERIOR FRONT & SIDE ENTRY PORCH SLAB 4" CONCRETE SLAB-ON-GRADE W 6"x6" - 9/9 W.W.M. 5-8% AIR ENTRAINMENT ON MIN 24" COMPACTED GRANULAR 'A' BASE ON UNDISTURBED SOIL OR COMPACTABLE MATERIAL;
CSOG 2	GARAGE SLAB & PATIO SLAB - EXTERIOR SERVICE 4" THICK SLOPED CONCRETE SLAB-ON-GRADE W 6"x6" - 9/9 W.W.M. 5-8% AIR ENTRAINMENT ON MIN 8" COMPACTED GRANULAR 'A' BASE ON UNDISTURBED SOIL OR COMPACTABLE MATERIAL;
CSOG 3	INTERIOR BASEMENT SLAB W RADIANT HEAT MIN 4" CONCRETE SLAB-ON-GRADE W IN-SLAB RADIANT HEATING SYSTEM IN AREAS INDICATED ON HVAC DRAWINGS; WELDED WIRE MESH AS PER MANUFACTURER'S INSTRUCTIONS ON 6mil POLYETHYLENE VAPOUR BARRIER ON 2" MIN R10 RIGID INSULATION ON MIN 6" COMPACTED GRANULAR 'A' BASE;
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No.	DATE:	REVISION
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SEALS

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION

PERMIT NO.: PR20220019      DATE: Jan. 11, 2023

APPROVED BY: *Melissa Bozeman*  
PRELIMINARY ZONING REVIEW

**SE SCHILLER ENGINEERING**

2157 ROYAL WINDSOR DRIVE, UNIT 4  
MISSISSAUGA, ON L5J 1K5  
PHONE: 905-822-1666  
EMAIL: TRAVIS@SCHILLERENGINEERING.CA

CLIENT

AKKERMAN RESIDENCE

PROJECT

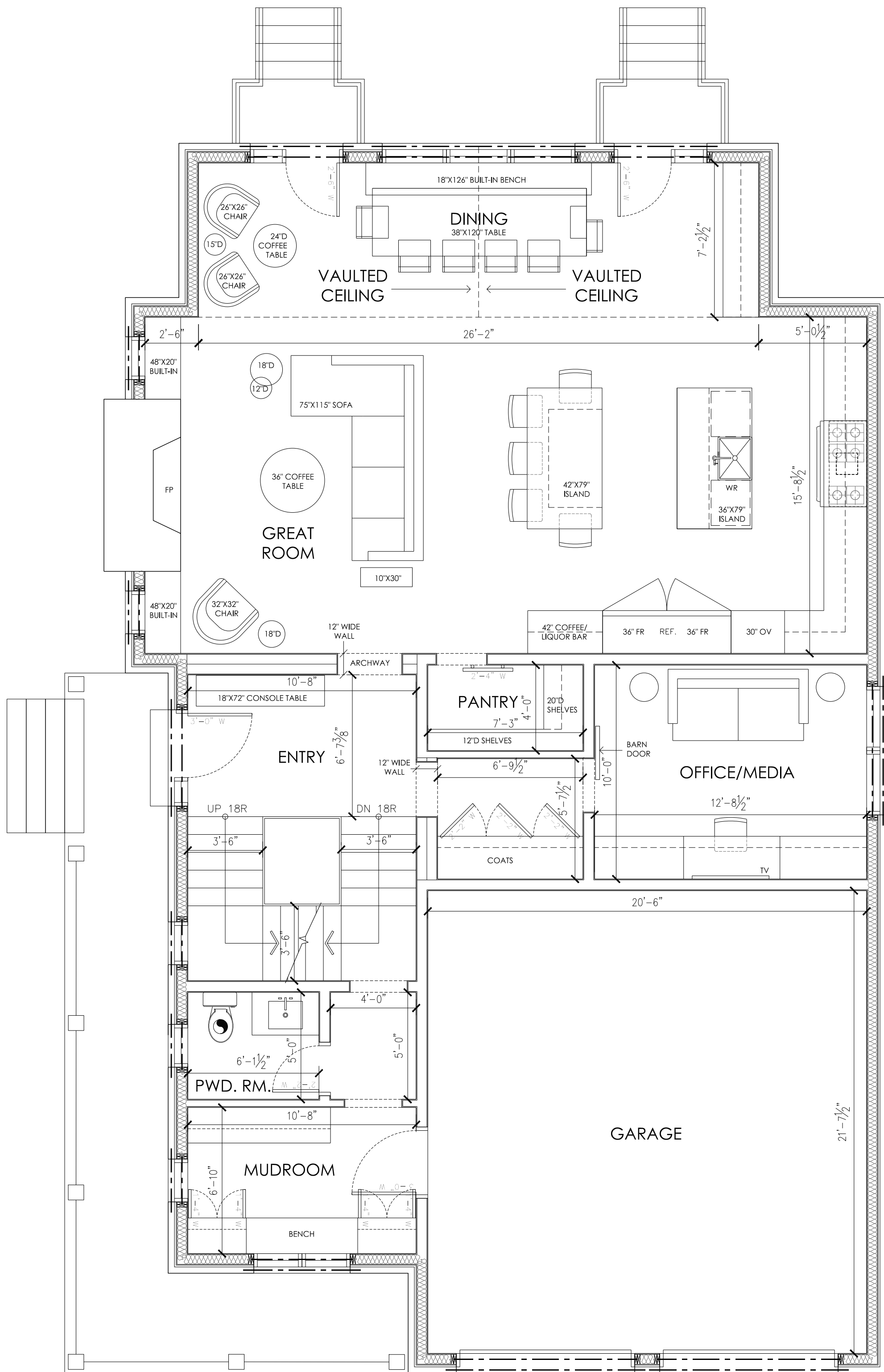
156 WELLS STREET,  
AURORA, ON

PAGE

BASEMENT PLAN

APPROVED BY:	TS	
DATE:	AUG 2022	
PROJECT No.	2022SE235	





STRUCTURAL SCHEDULE	
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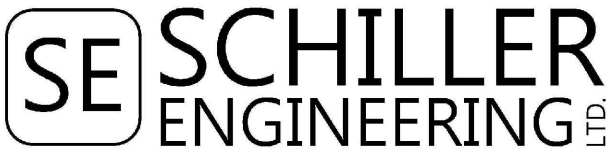
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PLANNING & DEVELOPMENT SERVICES  
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PERMIT NO.: PR20220019  
DATE: Jan. 11, 2023  
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PRELIMINARY ZONING REVIEW



2157 ROYAL WINDSOR DRIVE, UNIT 4  
MISSISSAUGA, ON L5J 1K5  
PHONE: 905-822-1666  
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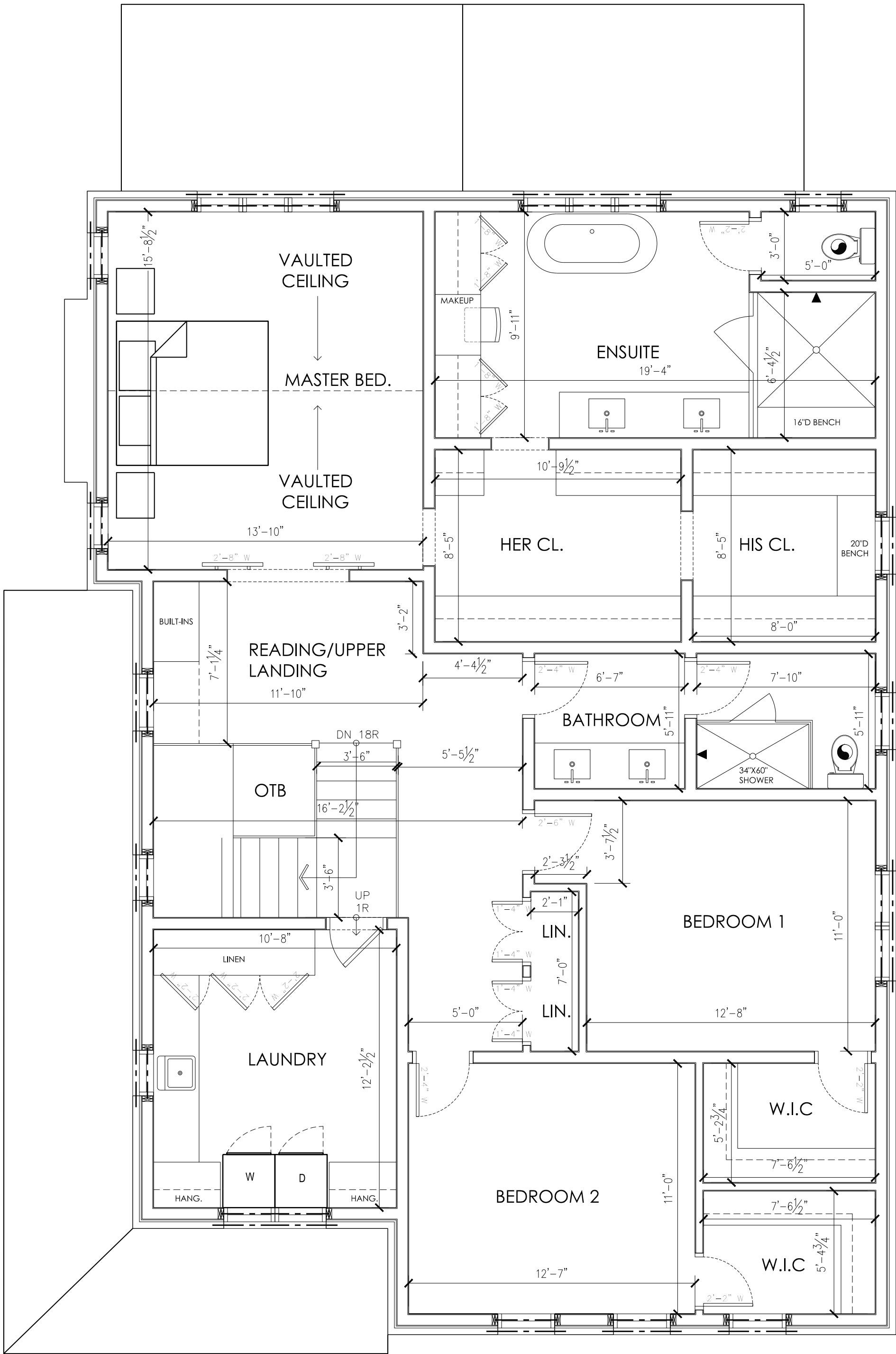
PROJECT

156 WELLS STREET,  
AURORA, ON

PAGE

GROUND  
FLOOR PLAN

APPROVED BY:	TS
DATE:	AUG 2022
PROJECT No.	2022SE235



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CSOG 6	EXTERIOR CONCRETE SLAB ON GRADE W RADIANT HEAT MIN 4" CONCRETE SLAB-ON-GRADE W IN-SLAB RADIANT HEATING SYSTEM IN AREAS INDICATED ON HVAC DRAWINGS; WELDED WIRE MESH AS PER MANUFACTURER'S INSTRUCTIONS ON 6mil POLYETHYLENE VAPOUR BARRIER ON 2" MIN R10 RIGID INSULATION ON MIN 8" COMPACTED GRANULAR 'A' BASE;

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TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION

PERMIT NO.: PR20220019      DATE: Jan. 11, 2023

APPROVED BY: Melissa Bozeman  
PRELIMINARY ZONING REVIEW



2157 ROYAL WINDSOR DRIVE, UNIT 4  
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CLIENT

AKKERMAN RESIDENCE

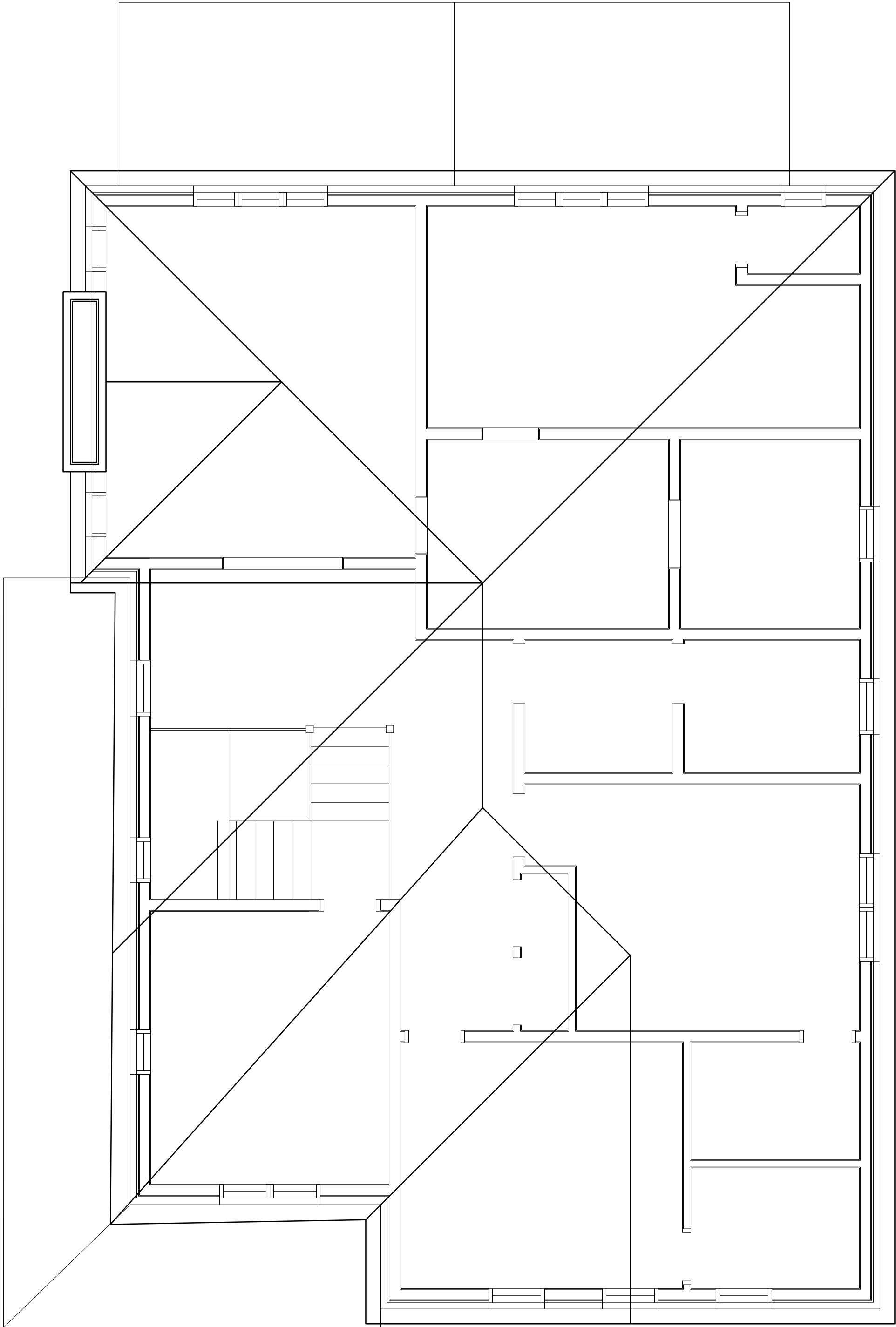
PROJECT

156 WELLS STREET,  
AURORA, ON

PAGE

SECOND  
FLOOR PLAN

APPROVED BY:	TS	
DATE:	AUG 2022	
PROJECT No.	2022SE235	



STRUCTURAL SCHEDULE	
STRIP FOOTING	
TAG	DESCRIPTION
SF1	26" WIDE x 8" (U.N.O.) DEEP STRIP FOOTING REINF W 2-15M CONTINUOUS; WIDTH AS PER FOUNDATION PLAN
SF2	32" WIDE x 8" (U.N.O.) DEEP STRIP FOOTING REINF W 2-15M CONTINUOUS; WIDTH AS PER FOUNDATION PLAN
ALL FOOTING BASED ON 150 KPA SOIL BEARING; ALL FOOTINGS TO BE MIN 4'-0" BELOW GRADE	
PAD FOOTING	
PF1	24" X 24" X 10" DEEP PAD FOOTING REINF W 3-15M BOT EACH WAY
PF2	48" X 48" X 18" DEEP PAD FOOTING REINF W 6-15M BOT EACH WAY
PF3	66" X 66" X 18" DEEP PAD FOOTING REINF W 9-15M BOT EACH WAY
ALL FOOTING BASED ON 150 KPA SOIL BEARING; ALL FOOTINGS TO BE MIN 4'-0" BELOW GRADE	
CONCRETE FOUNDATION WALL REINFORCING	
CR 0	NO REINFORCING REQUIRED
CR 1	TYPICAL 8" or 10" or 12" THICK CONCRETE FOUNDATION WALL WITH 20 MPA (2900 PSI) CONC. (as indicated on plans) TO BE REINFORCED W 15M@12"OC VERT + HORIZ INSIDE FACE W MIN 2" COVER;
CR 2	REINFORCING AT WINDOW WELL OPENINGS 2-15M VERT AT EACH SIDE OF OPENING 2-15M HORIZ BELOW WINDOW - EXTEND MIN 24" BEYOND BOTH ENDS OF OPENING, TYPICAL
STEEL COLUMN SCHEDULE (G40.21 GRADE)	
C1	3 1/2" Ø O.D. X 1/8" H.S.S. COLUMN W/ 4" X 4" X 1/2" TOP PLATE W/10" X 5" X 1/8" ST. BASE PLATE W/ 2- 3/8" DIA. ANCHOR BOLTS
C2	4" X 4" X 1/2" H.S.S. COLUMN W/ 4" X 4" X 1/2" TOP PLATE W/10" X 5" X 1/8" ST. BASE PLATE W/ 2- 3/8" DIA. ANCHOR BOLT
C3	5" X 5" X 1/2" H.S.S. COLUMN W/ 6" X 6" X 1/2" TOP PLATE W/10" X 6" X 1/8" ST. BASE PLATE W/ 2- 3/8" DIA. ANCHOR BOLT ADJUST SIZE & CONFIGURATION OF CAP & BASE PLATE TO SUIT SITE CONDITION
CONCRETE COLUMN	
CC1	10" X 18" (10"x38") CONCRETE COLUMN 20MPA CONC. (MIN.) W/ 6-20M VERT. REIN. W/ 10M @ 8" O.C. CLOSED STIRRUPS
CONCRETE SLAB ON GRADE	
CSOG 1	EXTERIOR FRONT & SIDE ENTRY PORCH SLAB 4" CONCRETE SLAB-ON-GRADE W 6"x6" - 9/9 W.W.M. 5-8% AIR ENTRAINMENT ON MIN 24" COMPACTED GRANULAR 'A' BASE ON UNDISTURBED SOIL OR COMPACTABLE MATERIAL;
CSOG 2	GARAGE SLAB & PATIO SLAB - EXTERIOR SERVICE 4" THICK SLOPED CONCRETE SLAB-ON-GRADE W 6"x6" - 9/9 W.W.M. 5-8% AIR ENTRAINMENT ON MIN 8" COMPACTED GRANULAR 'A' BASE ON UNDISTURBED SOIL OR COMPACTABLE MATERIAL;
CSOG 3	INTERIOR BASEMENT SLAB W RADIANT HEAT MIN 4" CONCRETE SLAB-ON-GRADE w IN-SLAB RADIANT HEATING SYSTEM IN AREAS INDICATED ON HVAC DRAWINGS; WELDED WIRE MESH AS PER MANUFACTURER'S INSTRUCTIONS ON 6mil POLYETHYLENE VAPOUR BARRIER ON 2" MIN R10 RIGID INSULATION ON MIN 6" COMPACTED GRANULAR 'A' BASE;
CSOG 4	CAR LIFT PIT SLAB - EXTERIOR SERVICE 12" CONCRETE SLAB-ON-GRADE W 15M@12" OC TOP AND BOTTOM EACH WAY; 5-8% AIR ENTRAINMENT ON MIN 12" COMPACTED GRANULAR 'A' BASE ON UNDISTURBED SOIL OR COMPACTABLE MATERIAL;
CSOG 5	CAR LIFT SLAB AT BASEMENT LEVEL - EXTERIOR SERVICE MIN 4" THICK SLOPED CONCRETE SLAB-ON-GRADE W 6"x6" - 10/10 W.W.M. + 5-8% AIR ENTRAINMENT ON MIL POLYETHYLENE VAPOUR BARRIER ON 3/4" CLEAN STONE FILL - FILL CAVITY COMPLETELY; SLOPE TO MATCH SLOPE OF CSOG2 GARAGE SLAB
CSOG 6	EXTERIOR CONCRETE SLAB ON GRADE W RADIANT HEAT MIN 4" CONCRETE SLAB-ON-GRADE w IN-SLAB RADIANT HEATING SYSTEM IN AREAS INDICATED ON HVAC DRAWINGS; WELDED WIRE MESH AS PER MANUFACTURER'S INSTRUCTIONS ON 6mil POLYETHYLENE VAPOUR BARRIER ON 2" MIN R10 RIGID INSULATION ON MIN 8" COMPACTED GRANULAR 'A' BASE;

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2157 ROYAL WINDSOR DRIVE, UNIT 4  
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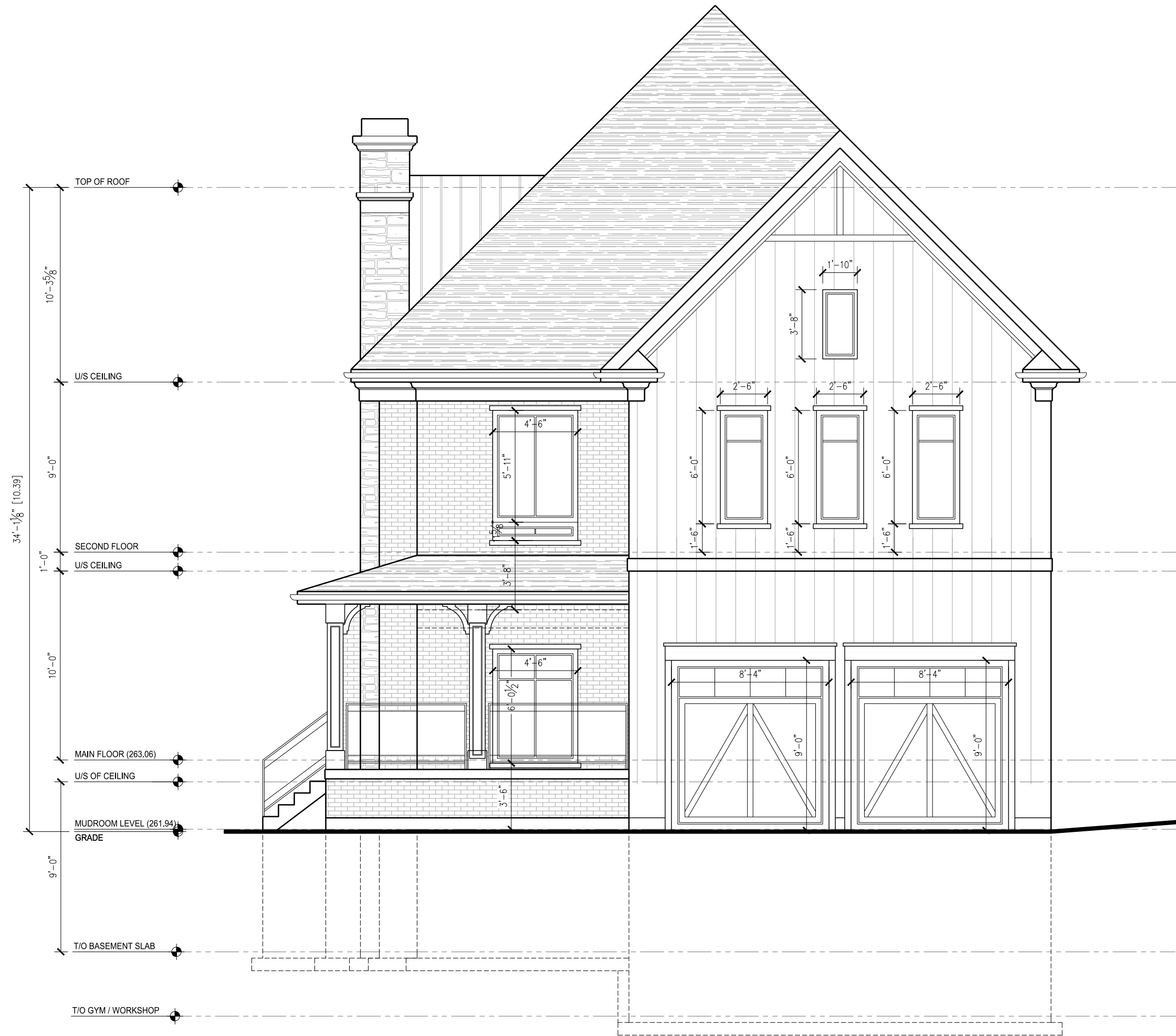
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PROJECT

156 WELLS STREET,  
AURORA, ON

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ROOF PLAN	
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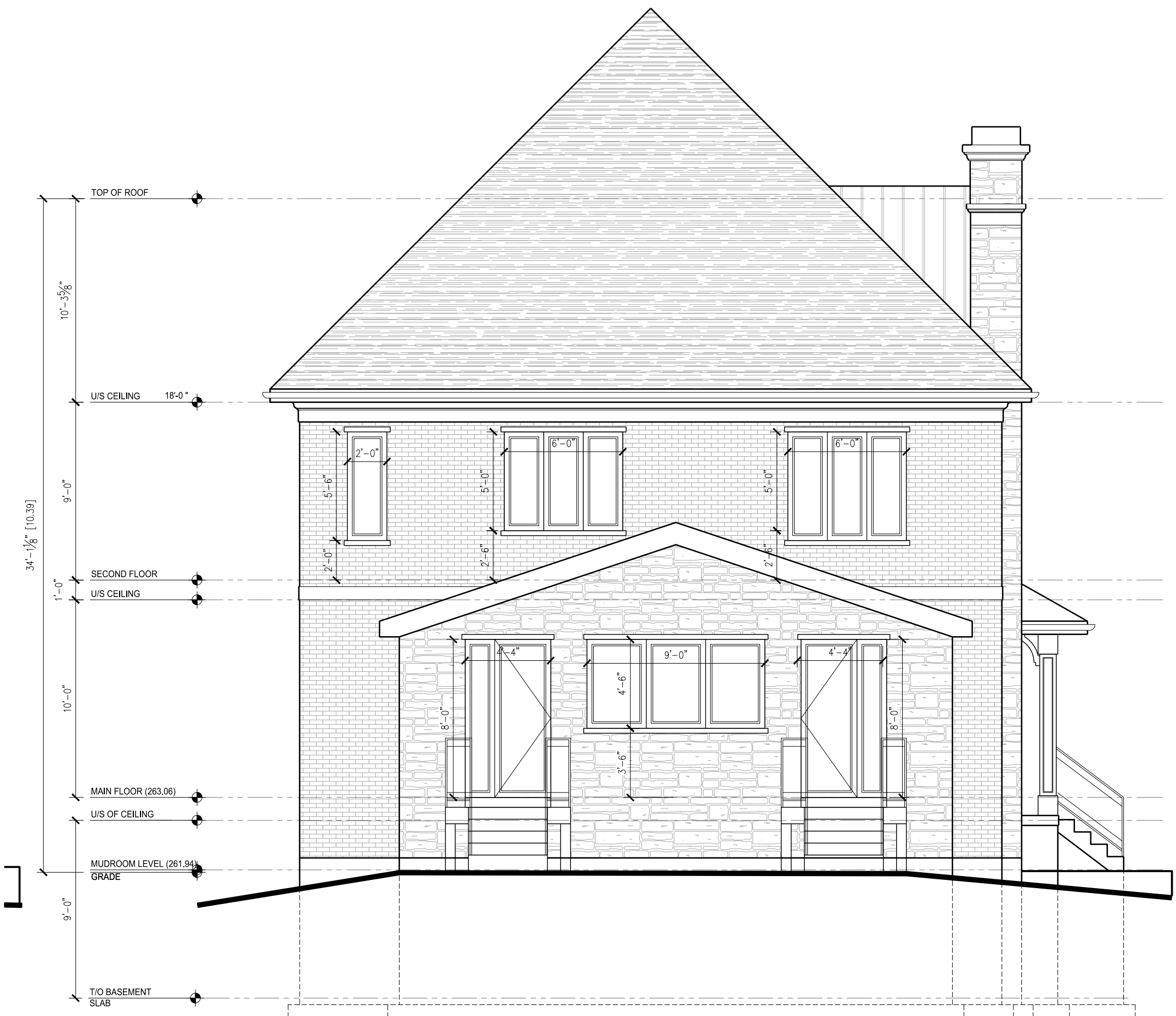
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