

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN WITH TOPOGRAPHIC DETAIL
PART OF LOT 17
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF SALTFLEET)
IN THE
CITY OF HAMILTON
SCALE & NOTES
Scale 1:500

BARICH GRENKIE SURVEYING LTD.
A DIVISION OF DECEMBER
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METRIC
DISTANCES, ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODESIC VERTICAL DATUM (CGVD-1985) AND ARE DERIVED FROM CITY OF HAMILTON BENCHMARK NO. 077202509 HAVING AN ELEVATION OF 102.823 M.

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17 WEST OF MOST (LONGITUDE) MAGNETIC CORRECTION (2015.0).

BEARING COMPASSIONS SHOWN ARE WITH ASTROMETRIC BEARINGS ON UNDERLYING PLANS

FOR BEARING COMPASSIONS, A ROTATION OF 0.97207 DEGREES-CLOCKWISE WAS APPLIED TO BEARINGS ON P1/P2/P3/P4

HORIZONTAL DATUM NOTE
PROJECTION: UNIVERSAL TRANSVERSE MERCATOR
(UTM, ZONE 17, OF 8700M)

DATUM: NAD83 (EPSG:31470)

GRID SCALE CONVERSION
DISTANCES ARE GIVEN AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99971.

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK (RTN) OBSERVATIONS UTM ZONE 17, MAGNETIC CORRECTION COORDINATES TO UTM ACCURACY PER SEC 1/2 OF QUANT. 29M/10

MONUMENT ID	BENCHMARK	POINT	EASTING	NORTHING
W1	42826.114	42826.114	643032.558	549432.558
W2	42826.118	42826.118	643032.558	549432.558

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

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- ▣ DENOTES IRON BAR
- ⊙ DENOTES STANDARD IRON BAR
- ⊚ DENOTES SHORT STANDARD IRON BAR
- ⊛ DENOTES CONCRETE MOUND
- ⊜ DENOTES A. J. CLARKE, O.L.S.
- P1 DENOTES PLAN 628-3474
- P2 DENOTES PLAN BY A. J. CLARKE & ASSOCIATES (2005 AND 21, 1985)
- P3 DENOTES PLAN 628-3474
- CA1 DENOTES CALCULATOR DERIVED FROM P1 & P2
- WT DENOTES WINDING
- DI DENOTES DICTIONARY NO. 14152022
- WH DENOTES WINDING
- CB DENOTES CATCH-BAR
- DCB DENOTES DITCH ALLEY CATCH-BAR
- LF DENOTES LIGHT POLE
- TC DENOTES TOP OF CURB ELEVATION
- EB DENOTES EITHER ELEVATION
- OH DENOTES OVERHEAD UTILITY CABLES
- DT DENOTES DECKBOARD WALK
- C1 DENOTES CONCRETE TRUCK
- CBM DENOTES CONCRETE BLOCK RETAINING WALL
- CRW DENOTES CONCRETE RETAINING WALL
- IF DENOTES FINISHED FLOOR ELEVATION
- GF DENOTES GARAGE FLOOR ELEVATION
- BBM DENOTES BELL BOX
- CBM DENOTES CABLE BOX
- MP DENOTES METAL PILE
- WF DENOTES WOOD FENCE
- DLF DENOTES CHAIN LINK FENCE
- AW DENOTES AWG WIRE

ASSOCIATOR OF ORIENTED
LAND SURVEYING
HAM SURVEYING 2008
V-22199

THIS PLAN IS NOT VALID UNLESS MADE IN ACCORDANCE WITH THE SURVEY ACT, 1997, AS AMENDED BY THE SURVEY ACT, 2001, AND THE SURVEY ACT, 2002.

THIS PLAN WAS PREPARED FOR VECTOR SURVEY AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S REAL PROPERTY REPORT
PART 2
DESCRIPTION SUMMARY - LANDS DESCRIBED IN PIN 17319-0268 (L.T.)
PART OF LOT 17, CONCESSION 3

REGISTERED EASEMENTS/RIGHTS-OF-WAY - TOGETHER WITH THE RIGHT TO PASS OVER AS IN INSTRUMENT 141512022

ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AND RETAINING WALLS AS SHOWN ON THE FACE OF THE PLAN.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS - THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JULY 12, 2022.

JULY 10, 2022

Barich Grenkie
Surveying Ltd.
207 HURON ST. SUITE 101 - STONEY CREEK, ON
L4R 1N9

BARICH GRENKIE
O.L.S., G.L.P.

IPN: P1: EAM
OIN: P1: 025
JOB NO.: 22-3303

A DIVISION OF DECEMBER

LOT STATISTICS
LOT 1, JENNY COURT, STONEY CREEK

LOT AREA: BYLAW 460 m²; PROPOSED 594.86 m²
LOT FRONTAGE: BYLAW 15.0m; PROPOSED 15.36m
FRONT YARD SETBACK: BYLAW 6m; PROPOSED 8.17m
REAR YARD SETBACK: BYLAW 7.5m; PROPOSED 8.83m
SIDE YARD SETBACK: BYLAW 1.25m; PROPOSED 1.38m
HEIGHT (PEAK OF ROOF): BYLAW 11.0m; PROPOSED 8.00m
LOT COVERAGE: BYLAW 40%; PROPOSED 40%

- NEW BUILD
- GARAGE
- LANDSCAPE

note:
all dimensions shown in millimeters unless noted otherwise



DO NOT SCALE DRAWINGS

NOTE:

1. Contractors to check all dimensions, specifications, and details and shall be responsible for meeting any discrepancy to the engineer and/or designer.
2. These plans are to remain and the property of the designer and shall be returned upon request. These plans must not be used in any other location without the written approval of the designer.
3. All works to be in accordance with the Ontario Building Code.

LOT STATISTICS
LOT 2, JENNY COURT, STONEY CREEK

LOT AREA: BYLAW 460 m²; PROPOSED 648.34 m²
LOT FRONTAGE: BYLAW 15.0m; PROPOSED 15.36m
FRONT YARD SETBACK: BYLAW 6m; PROPOSED 10.06m
REAR YARD SETBACK: BYLAW 7.5m; PROPOSED 9.39m
SIDE YARD SETBACK: BYLAW 1.25m; PROPOSED 1.43m
HEIGHT (PEAK OF ROOF): BYLAW 11.0m; PROPOSED 8.23m
LOT COVERAGE: BYLAW 40%; PROPOSED 40%



smp DESIGN STUDIO

Drawing Submission:	
Date:	Type:
2022-10-26	Engineering
2022-11-08	zoning R1

48 Jenny Court,
Stoney Creek, Ontario

Reviewed By:	JT
Drawn By:	HD, SS
Plot Date:	

Page
SP1.01

Site Plan

48 Jenny Ct, (Lot 1) Stoney Creek, Ontario

Project Description:

- New construction

DO NOT SCALE DRAWINGS

Note:

- 1) Contractor to check all dimensions, specifications, and lot size and shall be responsible for meeting any discrepancy to the engineer and/or designer.
- 2) These plans are to serve and the property of the designer and shall be returned upon request. These plans shall not be used in any other location without the written approval of the designer.
- 3) All work to be in accordance with the Ontario Building Code.



Drawing Submissions:	
Date:	Type:
2022-06-19	Planning
2022-09-22	Grading/Contour
2022-11-09	Zoning R1

48 Jenny Court, (Lot 1)
Stoney Creek, Ontario

Reviewed By: JT
Drawn By: HD, EH
Plot Date:

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A0.01

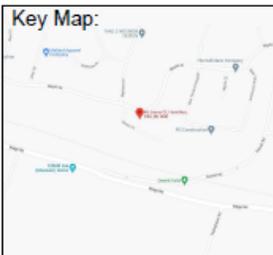
Cover Page

Square Footage:		
Basement	1678.26 ft ²	155.92 m ²
Main	1483.74 ft ²	137.84 m ²
Second	1903.03 ft ²	176.80 m ²
Garage	438.88 ft ²	40.77 m ²

Architectural Design Firm:
SMPL Design Studio
Address: 15 Colbourne St,
Hamilton, Ontario

Postal: L8R 2G2

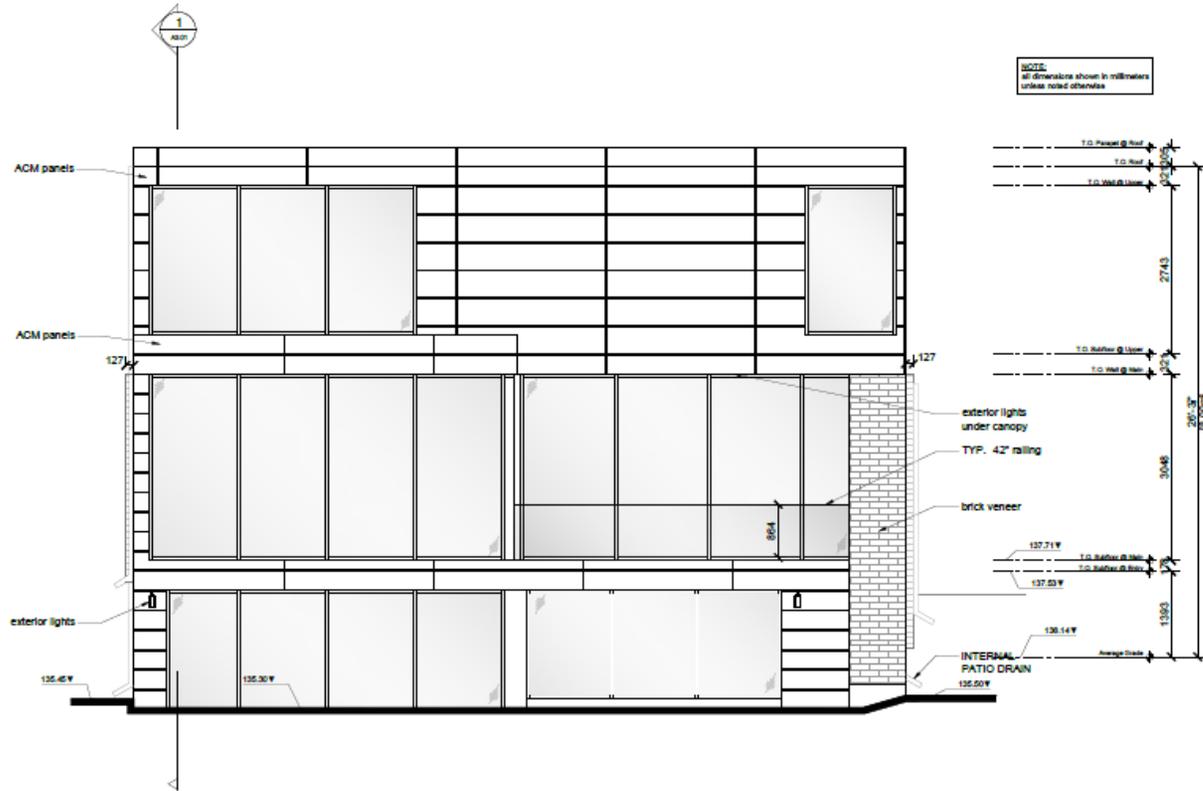
Phone: 905-529-7675



DO NOT SCALE DRAWINGS

Note:
 1) Contractor to check all dimensions, specifications, and so on and shall be responsible for reporting any discrepancy to the engineer and/or designer.
 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
 3) All works to be in accordance with the Ontario Building Code.

NOTE:
all dimensions shown in millimeters unless noted otherwise



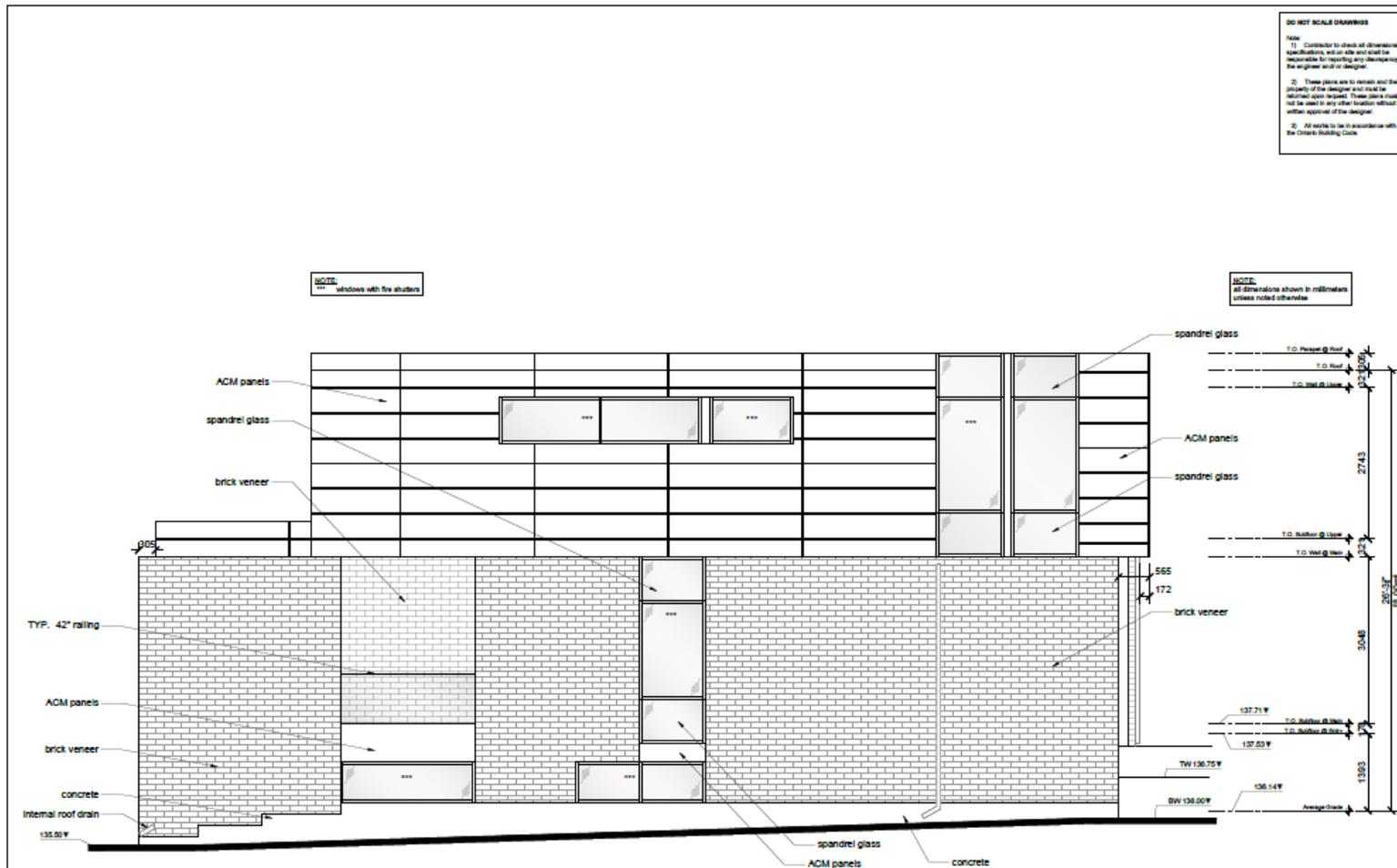
Drawing Submissions:	
Date:	Type:
2022.08.19	Planning
2022.09.22	Grading/Coord
2022.11.09	Staking 51

48 Jenny Court, (Lot 1)
Stoney Creek, Ontario

Reviewed By: JT
 Drawn By: HCP, EH
 Plot Date:

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A2.03

Elevations



Drawing Submissions:	
Date:	Type:
2022-06-19	Planning
2022-06-23	Grading/Coors
2022-11-06	Zoning 01

48 Jenny Court, (Lot 1)
Stoney Creek, Ontario

Reviewed By: JT
 Drawn By: HD, EH
 Plot Date:

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A2.04

Elevations

1
A2.04 Side Elevation 001 - West
Scale 1:50

48 Jenny Ct, (Lot 2) Stoney Creek, Ontario

Project Description:

- New construction

DO NOT SCALE DRAWINGS

Note:
1) Contributor to check all dimensions, specifications, notations and shall be responsible for reporting any discrepancy to the engineer and/or designer.
2) These drawings to remain and the property of the designer and must be retained upon request. These drawings not be used in any other location without the written approval of the designer.
3) All works to be in accordance with the Ontario Building Code.



Drawing Submissions:	
Date	Type
2022-10-26	Engineering
2022-11-09	Zoning R1

48 Jenny Court, (Lot 2)
Stoney Creek, Ontario

Reviewed By: JT
Drawn By: HD7, SS
Plot Date:

Page
A0.01

Cover Page

Square Footage:		
Basement	1678.26 ft ²	155.92 m ²
Main	1483.74 ft ²	137.84 m ²
Second	1903.03 ft ²	176.80 m ²
Garage	438.88 ft ²	40.77 m ²

Architectural Design Firm:
SMPL Design Studio
Address: 15 Colbourne St,
Hamilton, Ontario
Postal: L8R 2G2
Phone: 905-529-7675



In accordance with subsection 3.2.4. of Division C, of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.
Individual BCIN: 19618 Firm BCIN: 31829

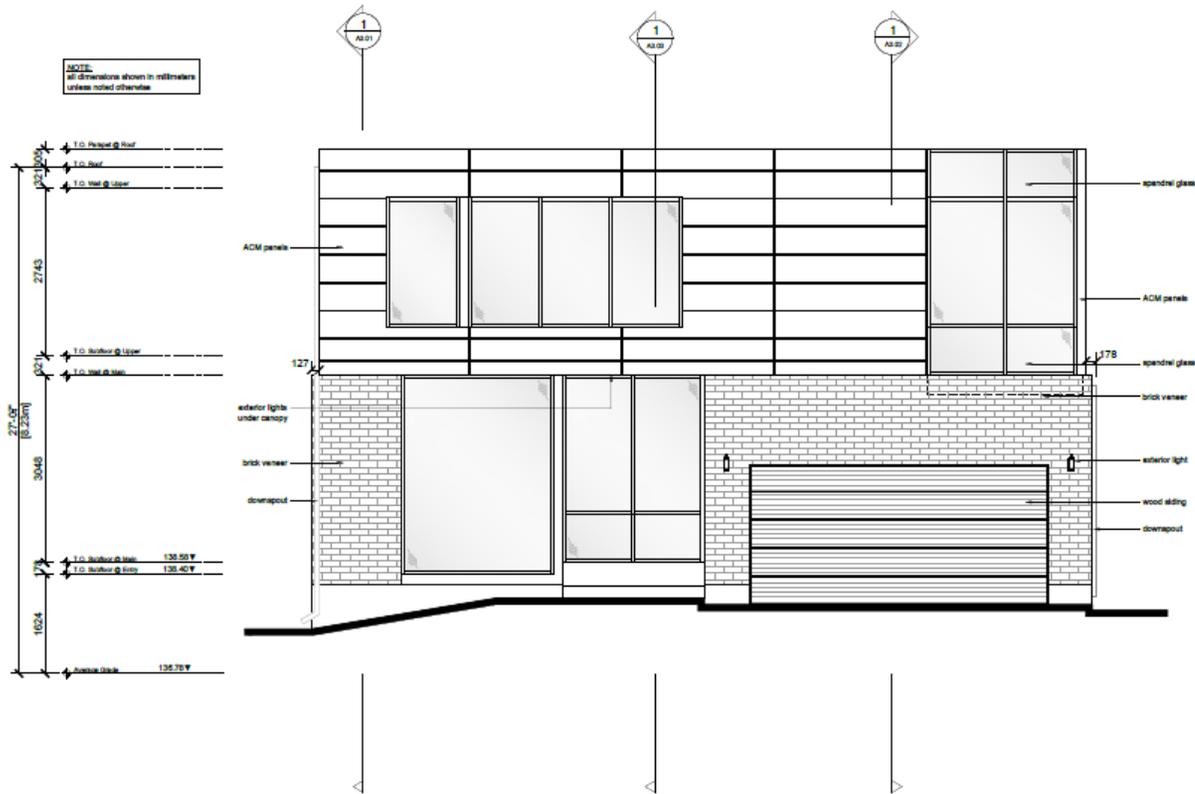
David Shoullice
David Shoullice CBCO MAATO

DO NOT SCALE DRAWINGS

Note:

- 1) Contractor to check all dimensions, specifications, set on site and call be responsible for ensuring any discrepancy to the engineer and/or designer.
- 2) These plans are to permit and the property of the designer shall remain returned upon request. These plans must not be used in any other location without the written approval of the designer.
- 3) All works to be in accordance with the Ontario Building Code.

NOTE:
All dimensions shown in millimeters unless noted otherwise.



smp DESIGN STUDIO

Drawing Submission:
Date: 2022.10.26
2022.11.09
Type: Engineering
Zoning R1

48 Jenny Court, (Lot 2)
Stoney Creek, Ontario

Reviewed By: JF
Drawn By: HD, SS
Plot Date:

Page
A2.01

Elevations

1
A2.01
Front Elevation - South
Scale 1:50

In accordance with subsection 3.2.4. of Division C, of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.

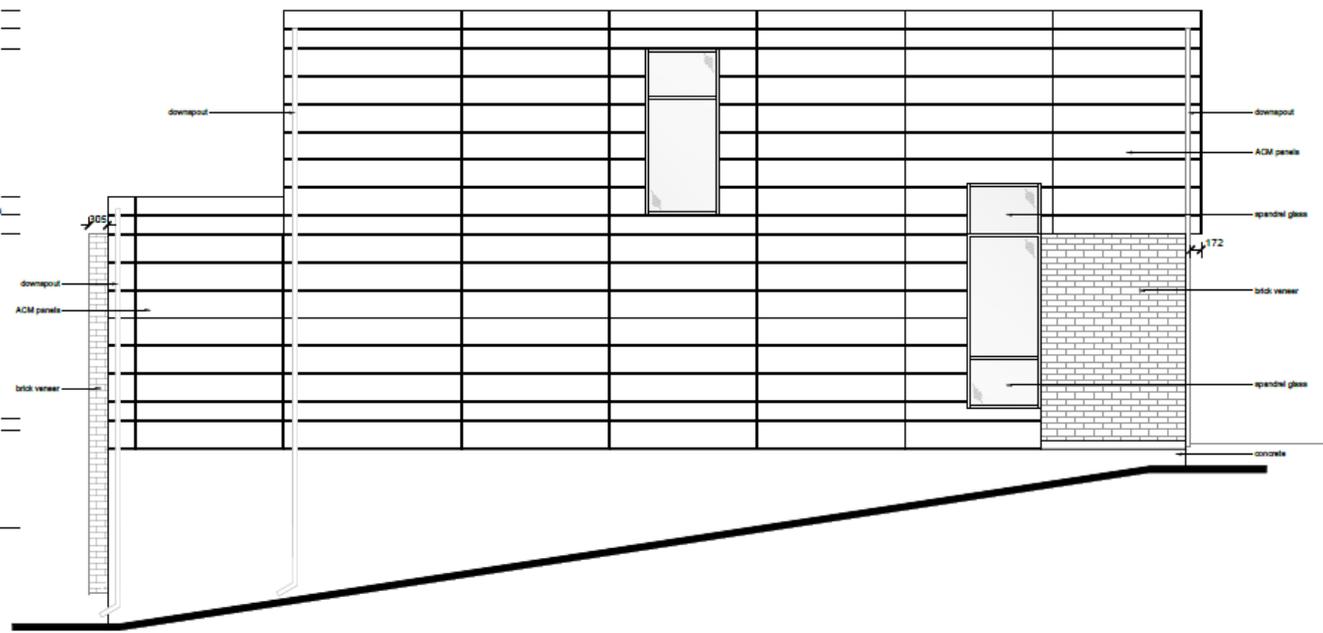
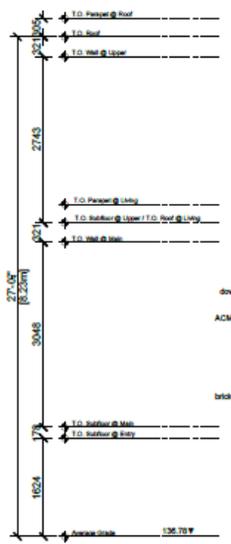
Individual BCIN: 19618 Firm BCIN: 31829 David Shouldice CBCO MAATO

David Shouldice

DO NOT SCALE DRAWINGS

Note:
1) Contractor to check all dimensions, specifications, notations and shall be responsible for reporting any discrepancy to the engineer and/or designer.
2) These plans are to assist and the property of the designer and must be retained upon request. These plans must not be used in any other location without the written approval of the designer.
3) All works to be in accordance with the Ontario Building Code.

NOTE:
All dimensions shown in millimeters unless noted otherwise



smp | DESIGN STUDIO

Drawing Submittals:	
Date:	Type:
2022.10.26	Engineering
2022.11.09	Zoning R1

48 Jenny Court, (Lot 2)
Stoney Creek, Ontario

Reviewed By:	JT
Drawn By:	HD, SS
Plot Date:	

Page
A2.02

Elevations

1
A2.02
Side Elevation 001 - West
Scale 1:50

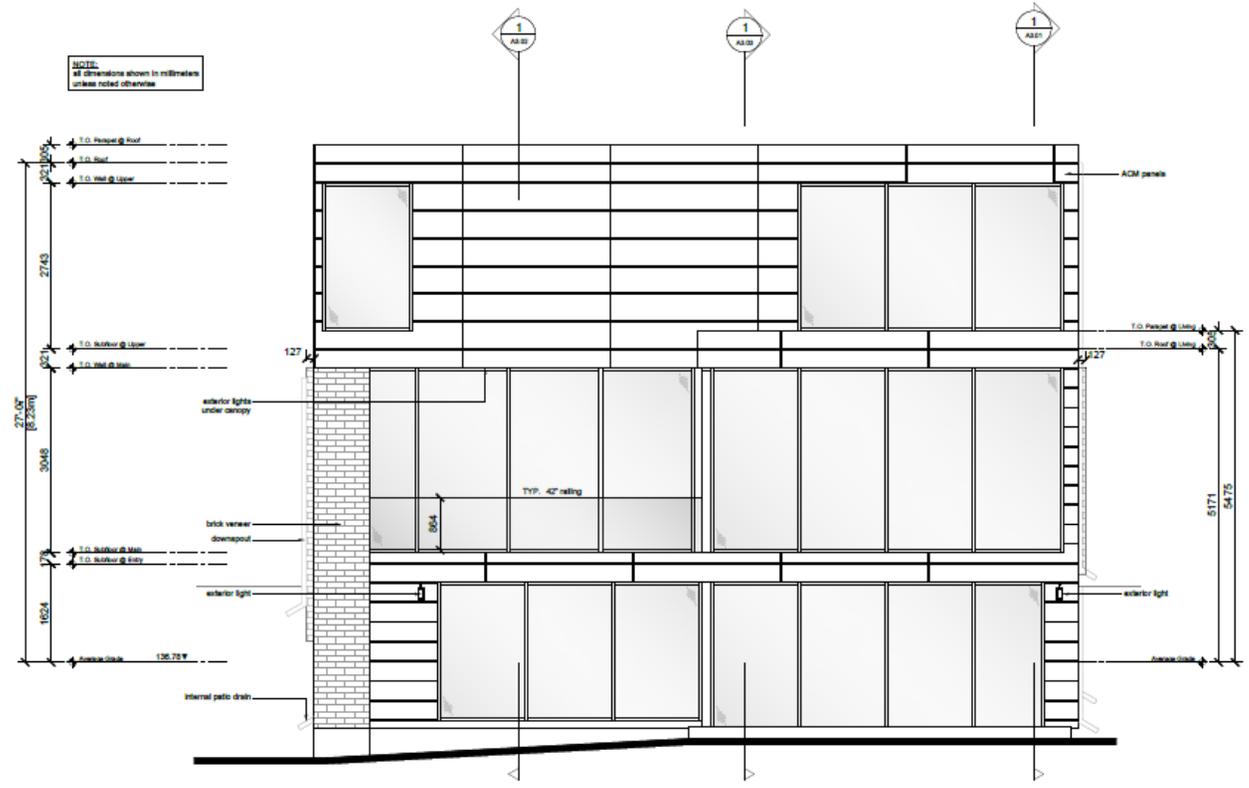
In accordance with subsection 3.2.4. of Division C, of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.
Individual BCIN: 19618 Firm BCIN: 31629

David Shouldice
David Shouldice CBCO MAATO

DO NOT SCALE DRAWINGS

Note:
1) Contractor to check all dimensions, specifications, notations and call for necessary for recording any discrepancy to the engineer and/or designer.
2) These plans are to render and the property of the designer and must be retained upon request. These plans must not be used in any other location without the written approval of the designer.
3) All works to be in accordance with the Ontario Building Code.

NOTE:
All dimensions shown in millimeters unless noted otherwise



smp1 DESIGN STUDIO

Drawing Submissions:	
Date:	Type:
2022.10.26	Engineering
2022.11.09	Zoning R1

48 Jenny Court, (Lot 2)
Stoney Creek, Ontario

Reviewed By:	JT
Drawn By:	HD, SS
Plot Date:	

Page
A2.03

Elevations

1
A2.03
Rear Elevation - North
Scale 1:50

In accordance with subsection 3.2.4. of Division C, of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.

David Shoutlice
David Shoutlice CBCO MAATO

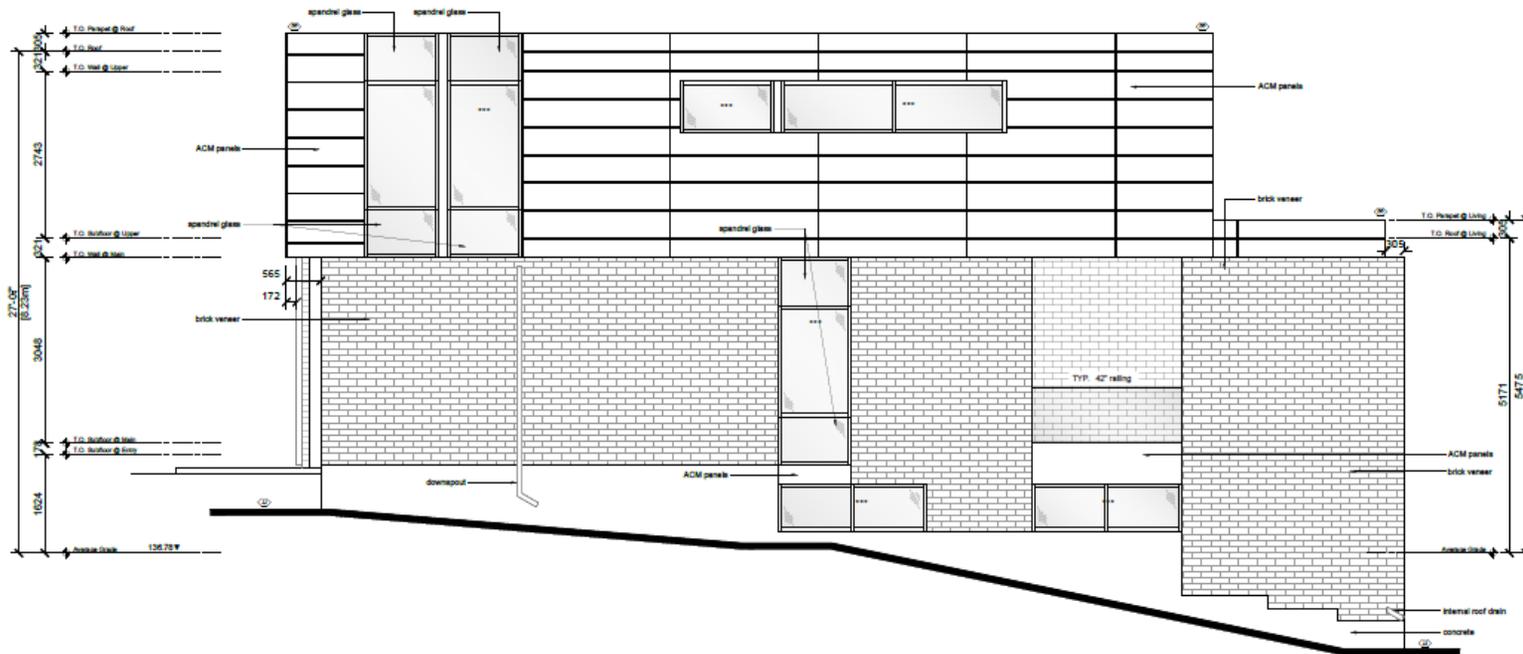
Individual BCIN: 19618 Firm BCIN: 31629

DO NOT SCALE DRAWINGS

Note:
1) Contributor to check all dimensions, specifications, not on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.
2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
3) All works to be in accordance with the Ontario Building Code.

NOTE:
All dimensions shown in millimeters unless noted otherwise

NOTE:
Windows with the shutters



Drawing Submissions:	
Date	Type
2023-10-26	Engineering
2022-11-09	zoning P1

48 Jenny Court, (Lot 2)
Stoney Creek, Ontario

Reviewed By	JT
Drawn By	HD, SS
Plot Date	

Page
A2.04

Elevations

1
A2.04
Side Elevation 002 - East
Scale 1:50

In accordance with subsection 3.2.4. of Division C, of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.

David Shouldice
David Shouldice CBCO MAATO
Individual BCIN: 19618 Firm BCIN: 31829