

TOPOGRAPHIC SURVEY OF
PART OF LOT 237
REGISTERED PLAN 1899
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)

SCALE 1:250
10m 5 0 15 METRES

MANDARIN SURVEYORS LIMITED, O.L.S. ©

LEGEND

- PIN DENOTES PROPERTY IDENTIFIER NUMBER
D.S. DENOTES FINISHED SILL ELEVATION AT ENTRY
N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
B.F. DENOTES BOARD FENCE
C.L.F. DENOTES CHAIN LINK FENCE
OHW DENOTES OVERHEAD WIRES
G.W. DENOTES GUY WIRES
⊙ U.P. DENOTES UTILITY POLE
⊗ W.V. DENOTES WATER VALVE
○ M.H. DENOTES MAN HOLE
■ C.B. DENOTES CATCH BASIN
☼ DENOTES CONIFEROUS TREE
⊙ DENOTES DECIDUOUS TREE

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK No.NY35028, HAVING AN ELEVATION OF 190.335 M. IN SOUTH WALL OF GARAGE ATTACHED TO THE EAST WALL OF 170 BRIGHTON AVENUE, AT THE NORTH-WEST CORNER OF BRIGHTON AVENUE AND GODDARD STREET, 0.213M WEST OF THE SOUTH-EAST CORNER AND 0.213M ABOVE GRADE

CERTIFICATE

THE FIELD OBSERVATIONS REPRESENTED ON THIS PLAN WERE COMPLETED ON THE 28th DAY OF NOVEMBER, 2016

DECEMBER 5, 2016
DATE

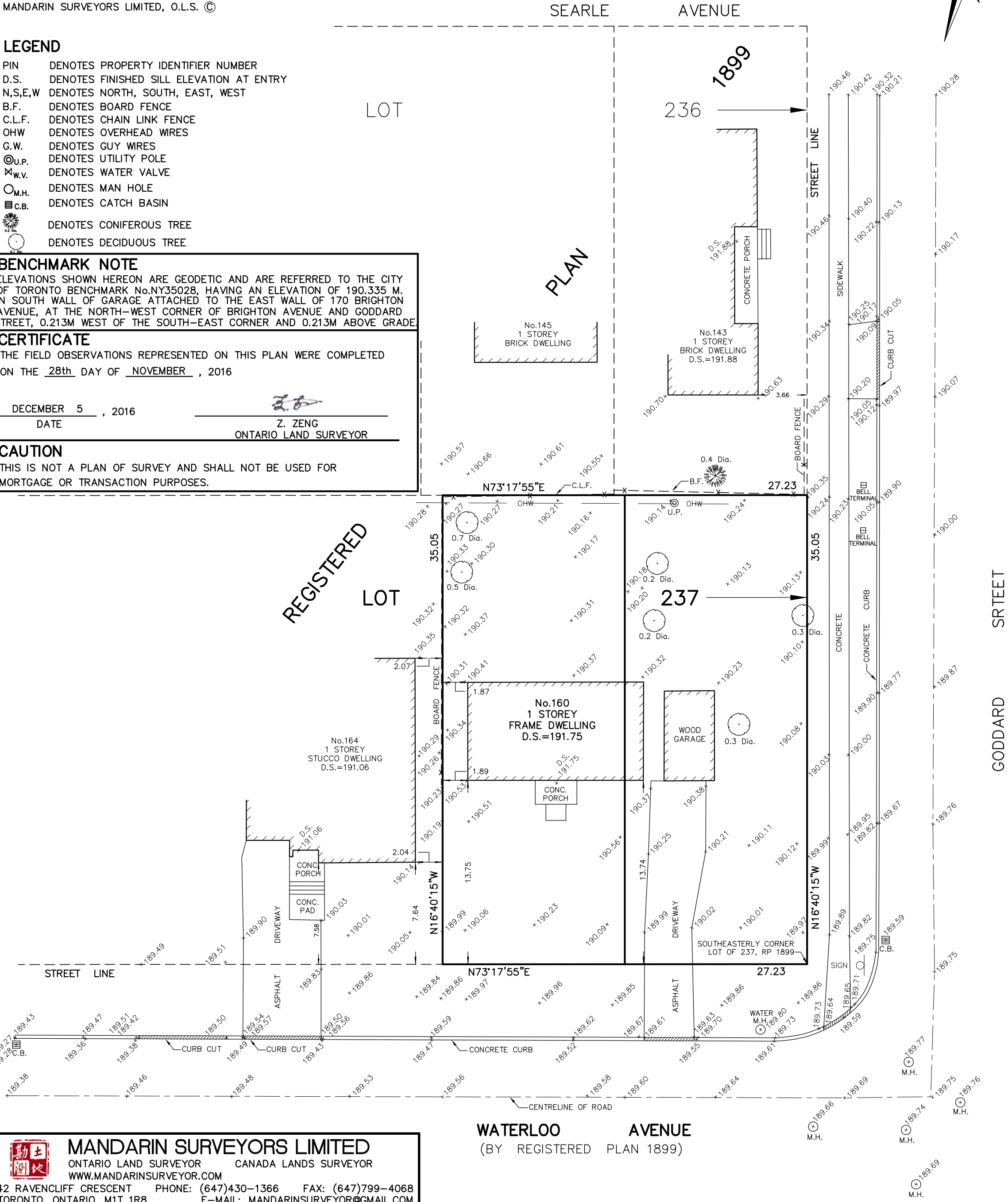
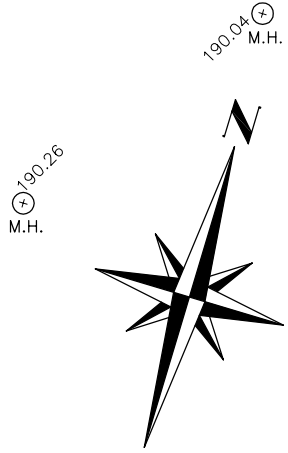
Z. ZENG
ONTARIO LAND SURVEYOR

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.

METRIC

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



GODDARD STREET
(BY REGISTERED PLAN 1899)



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TORONTO, ONTARIO, M1T 1R8 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: S.Z. CAD No: 16-304TP JOB No: 2016-304

ELDER STREET
(BY REGISTERED PLAN 1899)

STREETLINE CONFIRMED BY PLAN BA-1100
REGISTERED AS PLAN 1899, INST. NO. N1730925

LOT 234

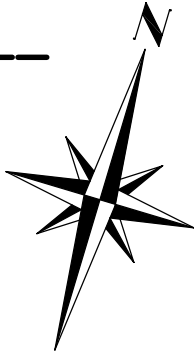
LOT 235

LOT 236

LOT

SEARLE AVENUE
(BY REGISTERED PLAN 1899)

PE



1899

No.143
1 STOREY
BRICK DWELLING

PLAN

236

PIN 10170-0163(LT)

PIN 10170-0164(R)

SRTTEET

GODDARD
(BY REGISTERED PLAN 1899)
PIN 10170-0269(LT)

REGISTERED

LOT

PIN 10170-0166(LT)

PART 1

PART 2

237

PIN 10170

0165(LT)

No.164
1 STOREY
STUCCO DWELLING

No.160
1 STOREY
FRAME DWELLING

LOT 239

SOUTHEASTERLY CORNER
LOT OF 237, RP 1899
13.615

WATERLOO AVENUE
(BY REGISTERED PLAN 1899)
PIN 10170-0271(LT)

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE LAND

DATE _____, 2016

Z. ZENG
ONTARIO LAND SURVEYOR

PLAN 66R-

RECEIVED AND DEPOSITED

DATE _____, 2016

REPRESENTATIVE OF LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
THE TORONTO REGISTRY OFFICE (No. 66)

SCHEDULE

PART	PART OF LOT	REGISTERED PLAN	ALL OF PIN	AREA(m ²)
1	237	1899	10170-0165(LT)	477.2
2				477.2

PLAN OF SURVEY OF
PART OF LOT 237
REGISTERED PLAN 1899
CITY OF TORONTO
(FORMERLY THE CITY OF NORTH YORK)

SCALE 1:250

10m 5 0 15 METRES

MANDARIN SURVEYORS LIMITED, O.L.S.

METRIC

DISTANCES AND COORDINATES 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
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- RP DENOTES REGISTERED PLAN 1899
- P1 DENOTES PLAN OF SURVEY BY PAUL WINARSKI, O.L.S.
DATED MARCH 29, 1955
- P2 DENOTES PLAN OF SURVEY BY C. REUBEN, O.L.S.
DATED OCTOBER 19, 1959
- BA DENOTES PLAN BA-1110
- NI DENOTES NOT IDENTIFIABLE
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- B.F. DENOTES BOARD FENCE
- C.L.F. DENOTES CHAIN LINK FENCE
- SCP DENOTES SPECIFIED CONTROL POINTS
- M DENOTES MEASURED

BEARINGS ARE M.T.M. GRID DERIVED FROM SPECIFIED CONTROL
POINTS 020754530 AND 020774108, M.T.M. ZONE 10, NAD83 (2000.0)
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99987055

SPECIFIED CONTROL POINTS (SCP's)
M.T.M. ZONE 10, NAD83 (2000.0)
COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG.216/10

POINT ID	NORTHING	EASTING
SCP 020754530	4846335.109	308660.178
SCP 020774108	4846389.637	308845.170
1	4846404.48	308839.09
2	4846396.66	308813.01

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

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- 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.
 - THE SURVEY WAS COMPLETED ON THE 28th DAY OF NOVEMBER, 2016

DECEMBER 5, 2016
DATE

Z. ZENG
ONTARIO LAND SURVEYOR

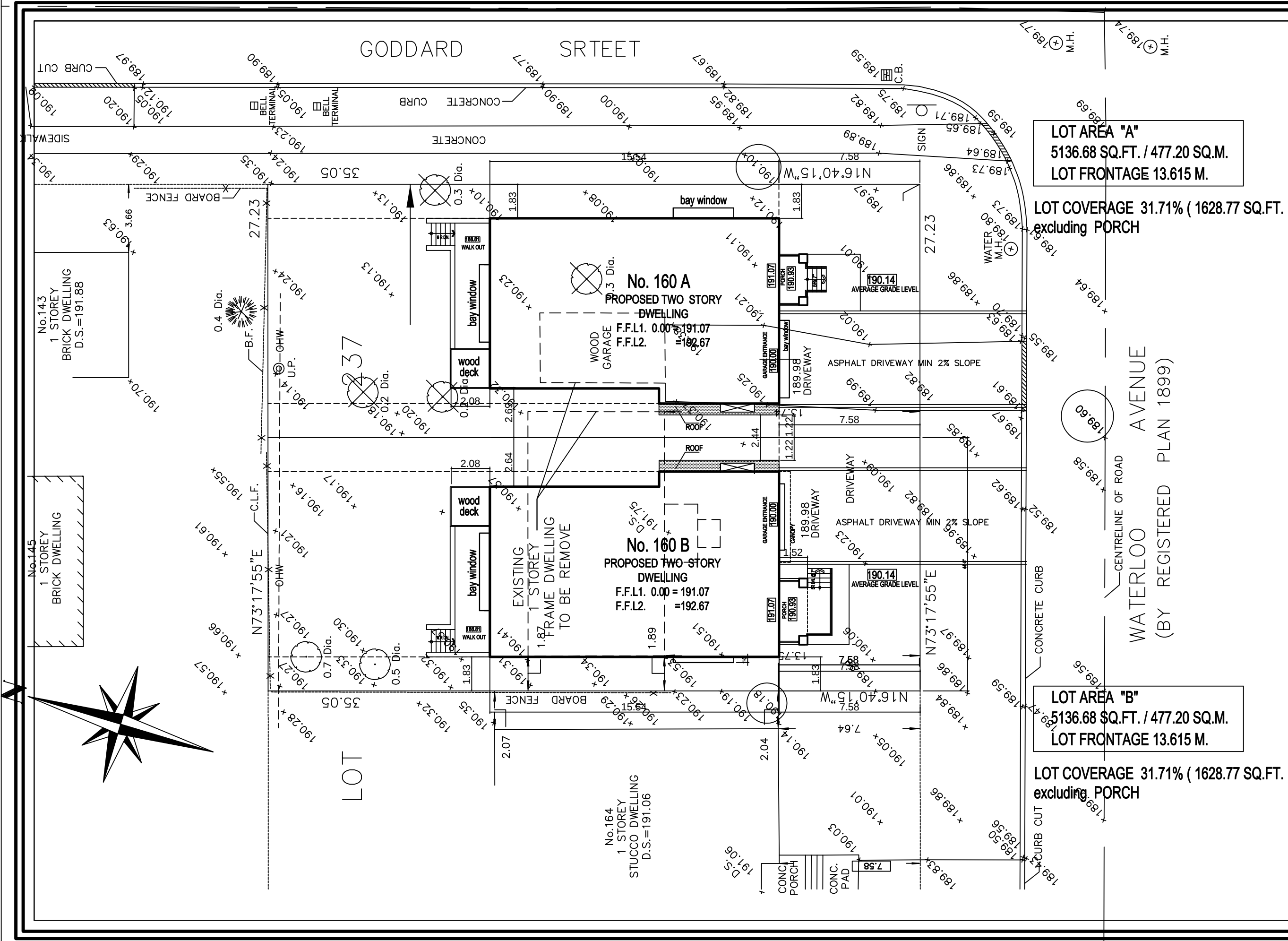


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SURVEY BY: S.Z. CAD No: 16-304RPLAN JOB No: 2016-304



LOT AREA "A"
5136.68 SQ.FT. / 477.20 SQ.M.
LOT FRONTAGE 13.615 M.

LOT COVERAGE 31.71% (1628.77 SQ.FT.)
excluding PORCH

LOT AREA "B"
5136.68 SQ.FT. / 477.20 SQ.M.
LOT FRONTAGE 13.615 M.

LOT COVERAGE 31.71% (1628.77 SQ.FT.)
excluding PORCH

MARK	DATE	DESCRIPTION
1.	04 04 2017	APPROVED BY CLIENT
2.	21 04 2017	ISSUED FOR ZONING REVIEW

- DRAWINGS:
- A01. SITE PLAN BUILDING "A" and "B"
 - A02. SITE PLAN BUILDING "B"
 - A03. BASEMENT PLAN
 - A04. FIRST FLOOR PLAN
 - A05. SECOND FLOOR PLAN
 - A06. ROOF PLAN
 - A07. FRONT/ SOUTH ELEVATION
 - A08. REAR/ NORTH ELEVATION
 - A09. SIDE/ EAST ELEVATION
 - A10. SIDE/ WEST ELEVATION

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar 24546
Name Registration Information BCIN / BCDN
Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765
Firm Name BCIN / BCDN

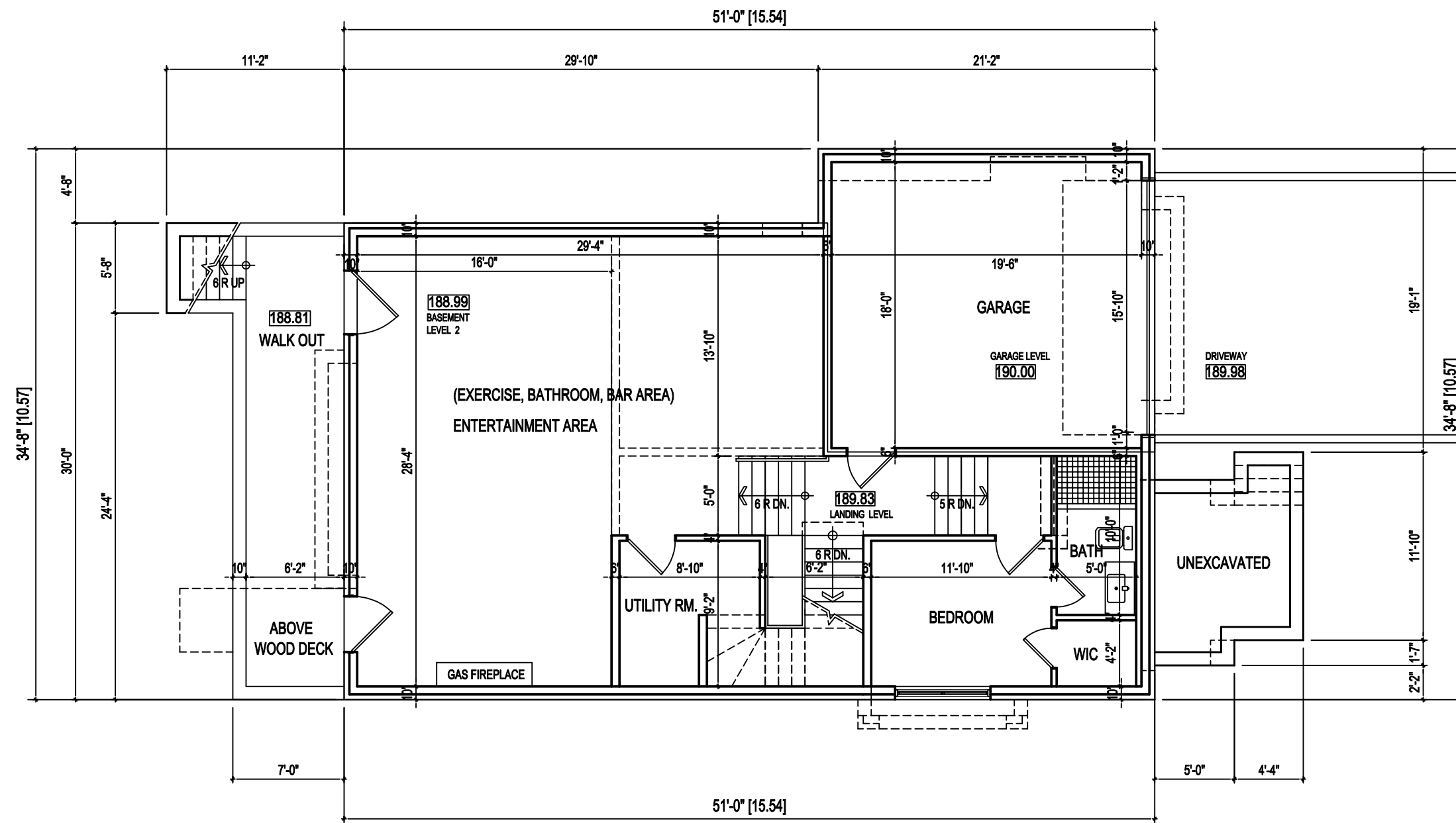
PROJECT:

No. 160
BUILDING "A" and "B"
WATERLOO AVENUE
2 STOREY DWELLING

SITE PLAN
scale 1/16"=1'-0"

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TORONTO ON M3H 4W2
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info.paardesign.com

ACTION NOTES	MARK	DATE	DESCRIPTION
	1.		APPROVED BY CLIENT
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of the 2006 Ontario Building Code

Zoran Paar		24546
Name		BCIN / BCDN

Registration Information
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of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc.		31765
Firm Name		BCIN / BCDN

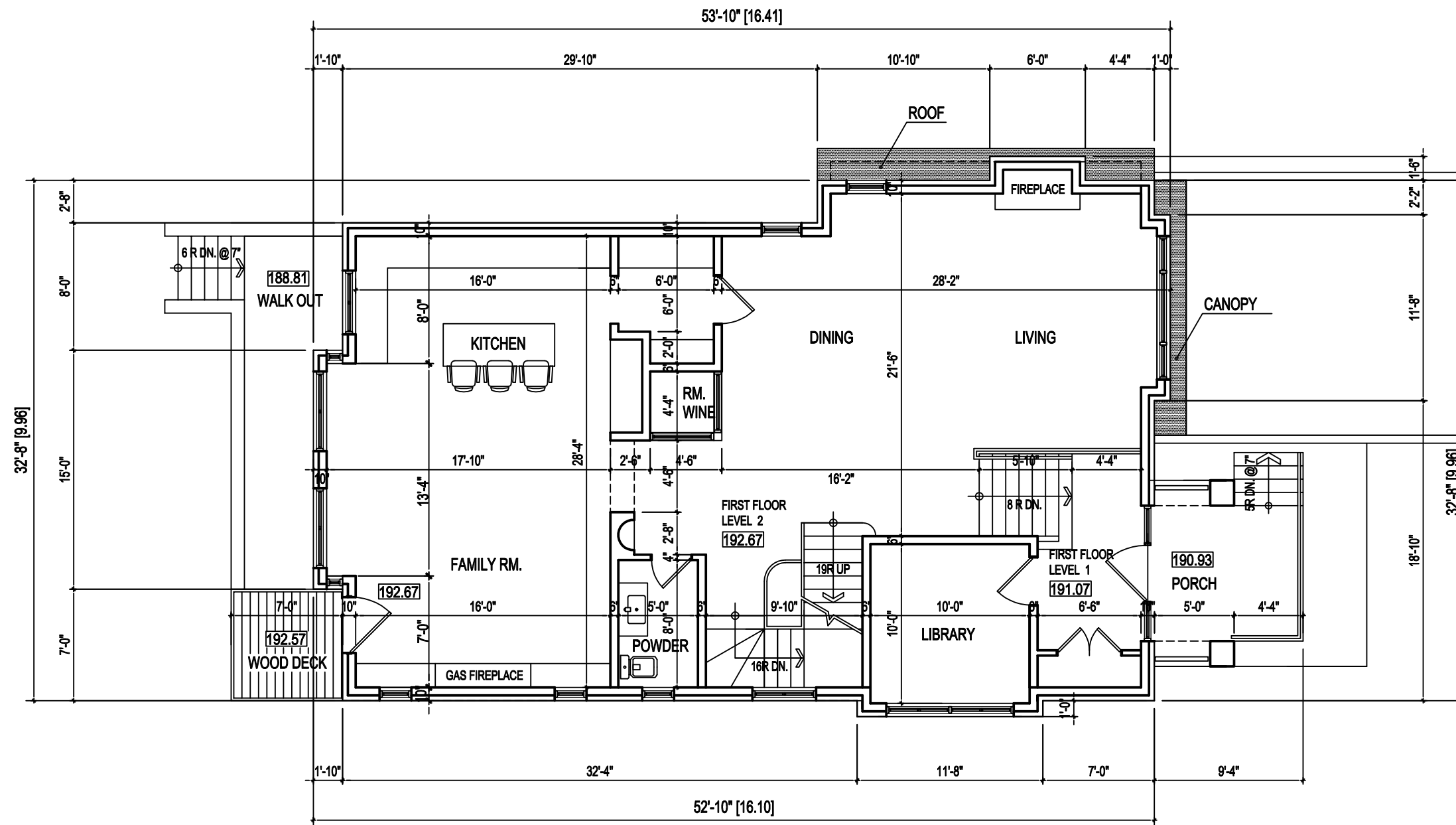
PROJECT :

No. 160 B
WATERLOO AVENUE
2 STOREY DWELLING
BASEMENT FLOOR PLAN

scale 1/8"=1'-0"



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CEILING LEVEL

MARK	DATE	DESCRIPTION
1.		APPROVED BY CLIENT
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DESIGN		
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Zoran Paar	24546	
Name	Registration Information	BCIN / BCDN
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PAAR Architecture and Interior Design Inc.	31765	
Firm Name		BCIN / BCDN

PROJECT :

No. 160 B
WATERLOO AVENUE
2 STOREY DWELLING
FIRST FLOOR PLAN

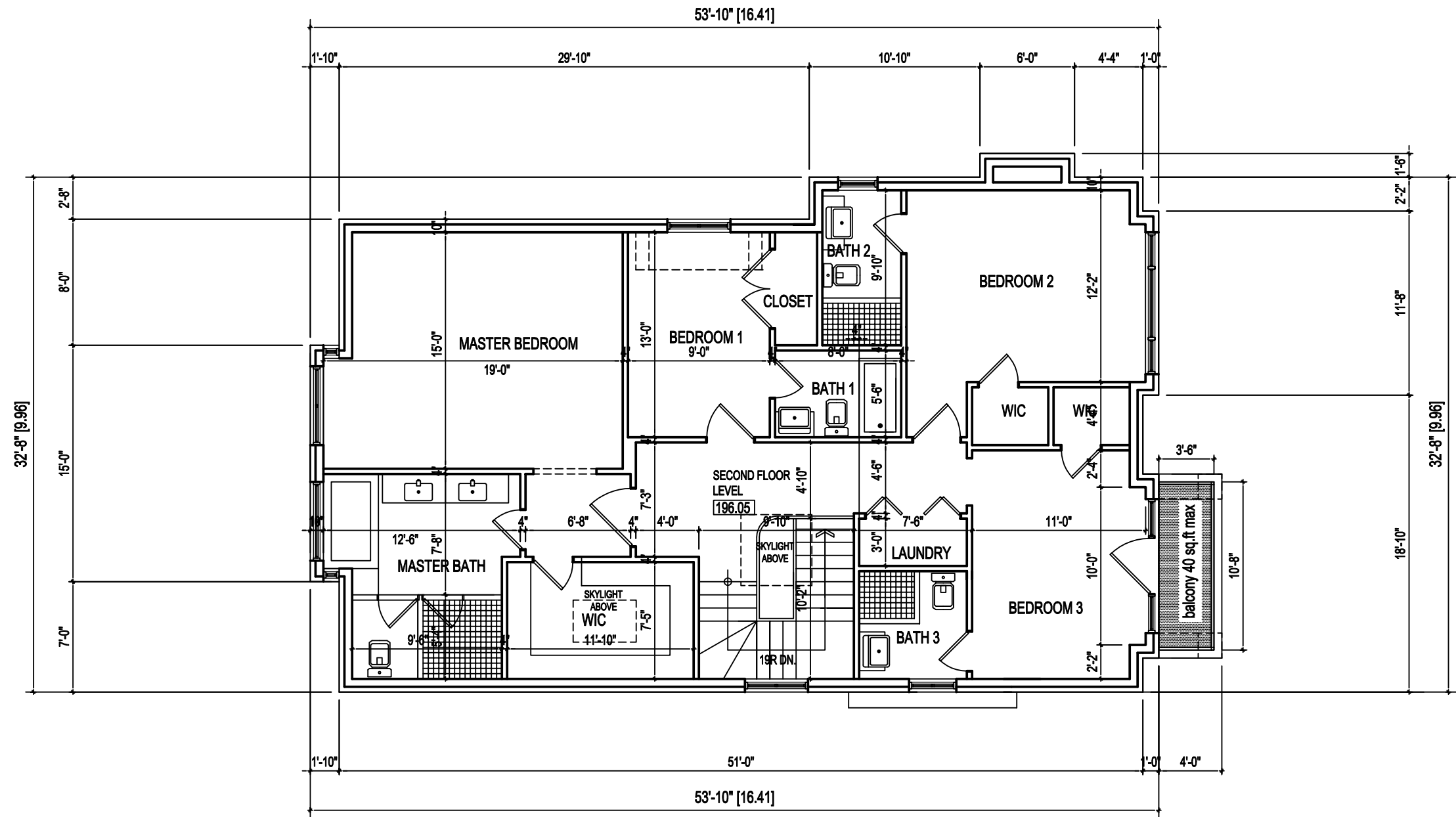
scale 1/8"=1'-0"

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DESIGN

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Registration Information Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code		
Firm Name	PAAR Architecture and Interior Design Inc.	31765
BCIN / BCDN		

PROJECT :

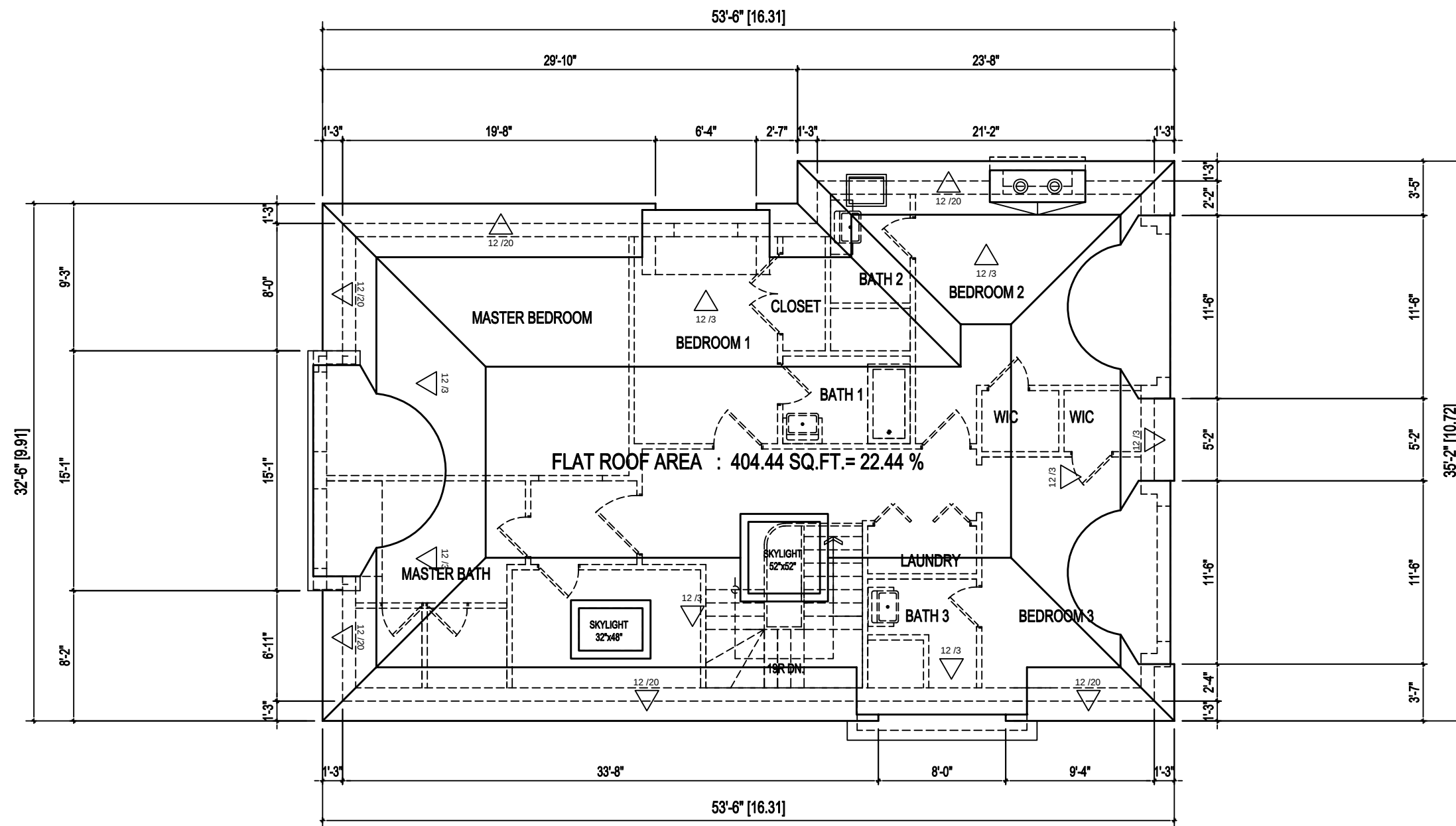
No. 160 B
WATERLOO AVENUE
2 STOREY DWELLING

SECOND FLOOR PLAN

scale 1/8"=1'-0"



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ROOF AREA : 1801.86 SQ.FT.
SLOPED 12/3 and 12/20 ROOF AREA : 1397.42 SQ.FT. (77.56 %)
FLAT ROOF AREA : 404.44 SQ.FT.= 22.44 %

REVISION NOTES		
MARK	DATE	DESCRIPTION
1.		APPROVED BY CLIENT
2.	21 04 2017	ISSUED FOR ZONING REVIEW
DESIGN		
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Name	Registration Information	BCIN / BCDN
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PAAR Architecture and Interior Design Inc.	31765	BCIN / BCDN
Firm Name		
PROJECT :		
No. 160 B WATERLOO AVENUE 2 STOREY DWELLING ROOF PLAN scale 1/8"=1'-0"		
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A 06		



MARK	DATE	DESCRIPTION
1.		APPROVED BY CLIENT
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REVISION NOTES

DESIGN

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Zoran Paar
Name
Registration Information
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PAAR Architecture and Interior Design Inc.
Firm Name

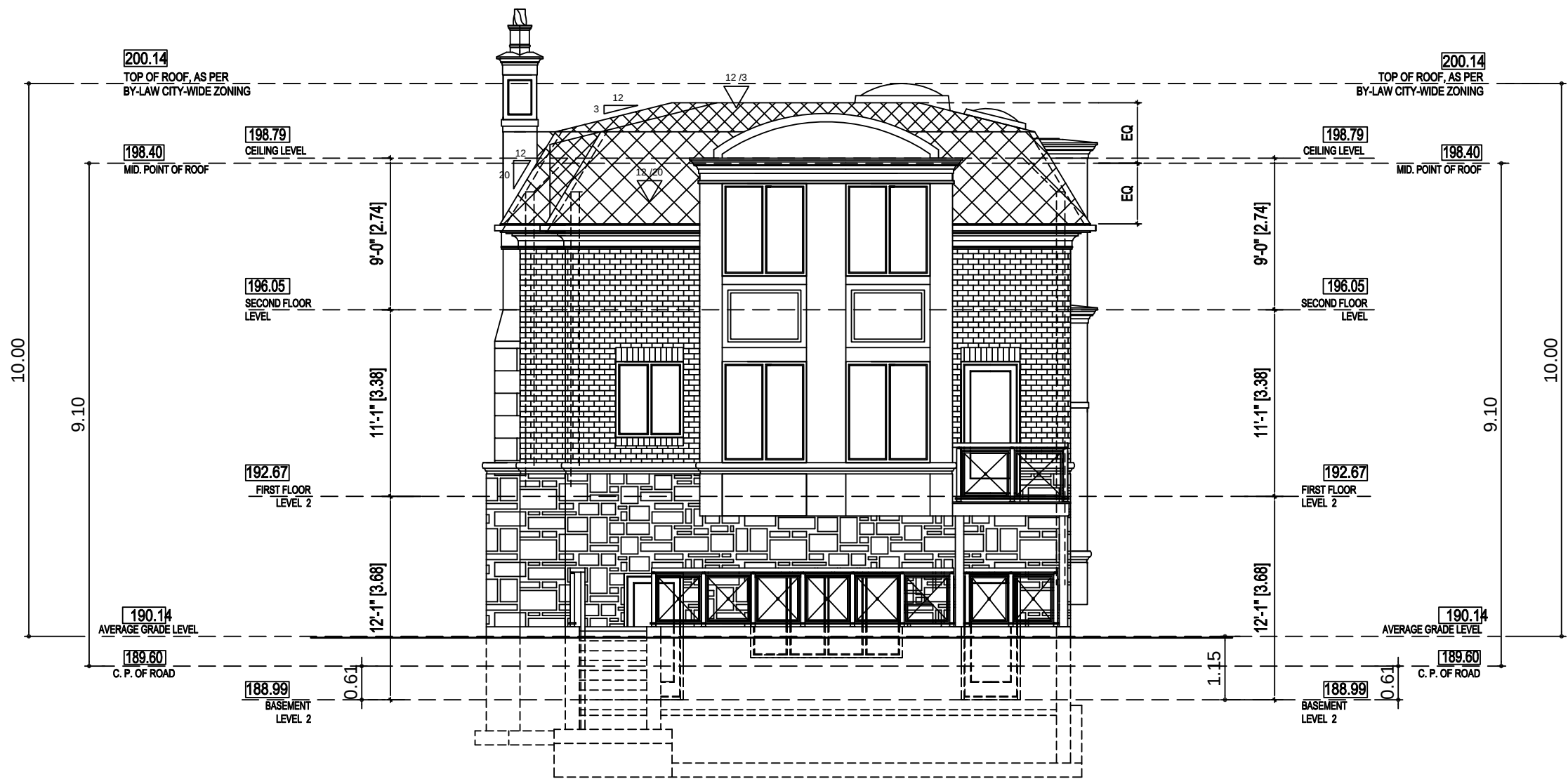
PROJECT:

No. 160 B
WATERLOO AVENUE
2 STOREY DWELLING
FRONT/ SOUTH ELEVATION

scale 1/8"=1'-0"

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A 07



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1.		APPROVED BY CLIENT
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DESIGN

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Name **Zoran Paar** 24546 BCIN / BCDN

Registration Information
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PAAR Architecture and Interior Design Inc. 31765 BCIN / BCDN

PROJECT :

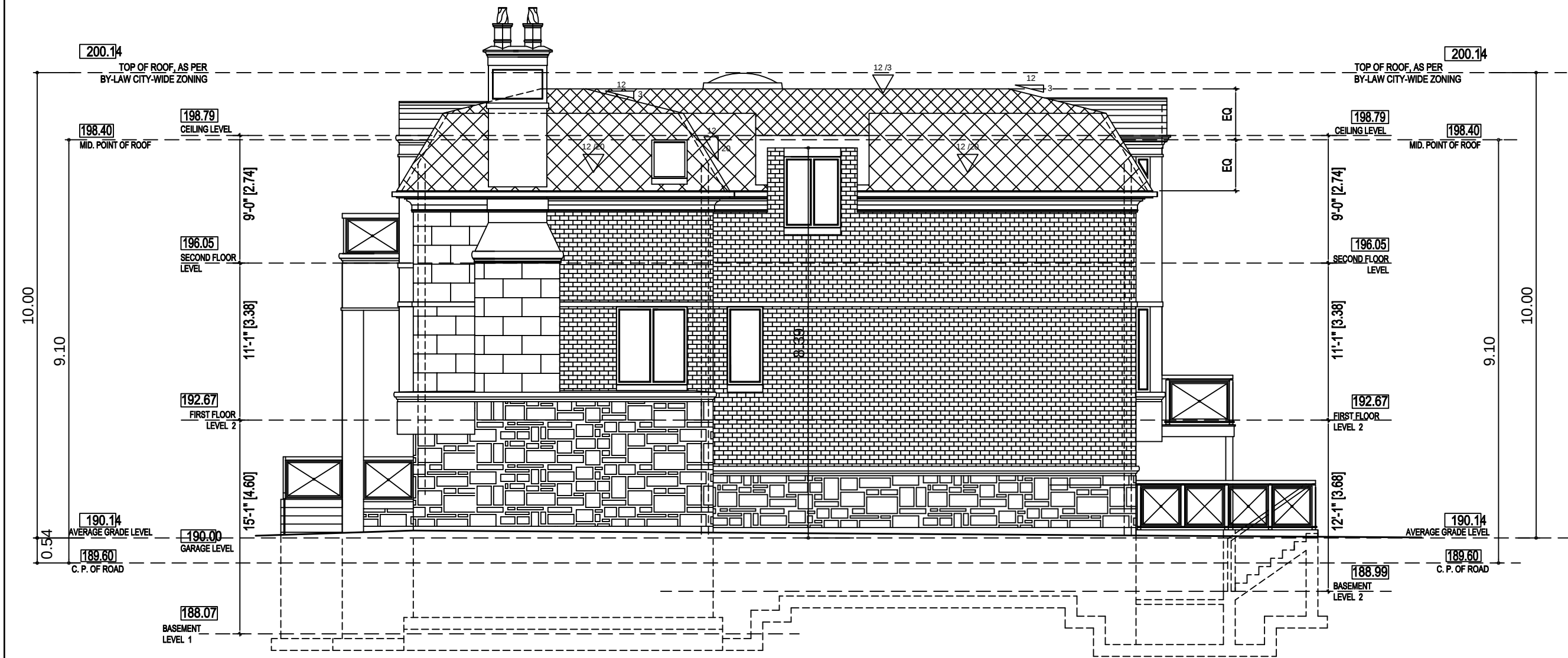
No. 160 B
WATERLOO AVENUE
2 STOREY DWELLING
REAR/ NORTH ELEVATION

scale 1/8"=1'-0"



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A 08



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PAAR Architecture and Interior Design Inc.		
Firm Name		31765
		BCIN / BCDN

PROJECT:

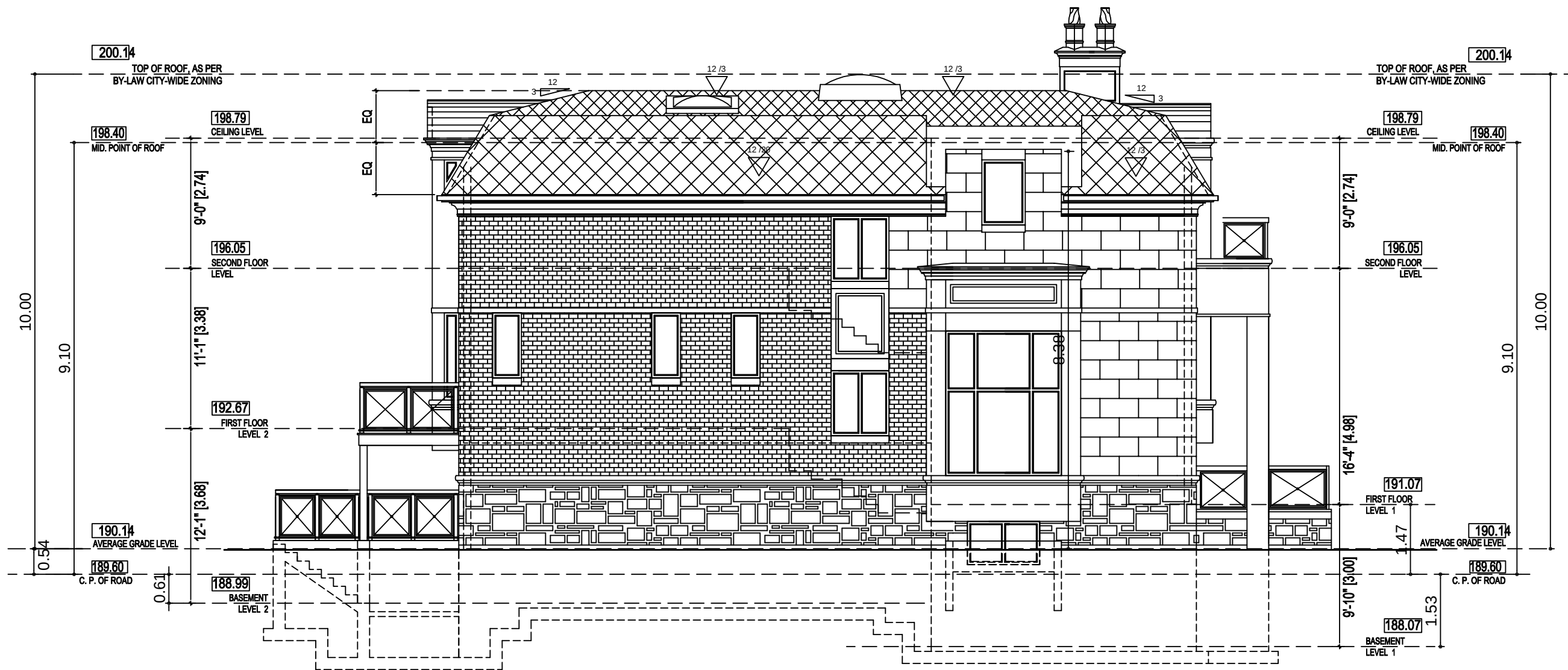
No. 160 B
WATERLOO AVENUE
2 STOREY DWELLING

SIDE/ EAST ELEVATION

scale 1/8"=1'-0"

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A 09



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PAAR Architecture and Interior Design Inc. 31765 BCIN / BCDN

PROJECT:

No. 160 B
WATERLOO AVENUE
2 STOREY DWELLING
SIDE/ WEST ELEVATION

scale 1/8"=1'-0"

PAAR
DESIGN

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