



LOCATION PLAN N.T.S.

DRAWING LIST

Sheet No.	Drawing Name	Drawn By	Rev. No.	Issue Date
A0.0 SERIES - GERNERAL				
A0.01	DRAWING LIST AND INFO	JK		12/01/17
A1.0 SERIES - SITE, DEMO & CODE COMPLIANCE				
A1.00	SITE PLAN	JK	1	12/01/17
A2.0 SERIES - OVERALL FLOOR PLANS				
A2.00	BASEMENT - FLOOR PLAN	JK		12/01/17
A2.01	LEVEL 1 - FLOOR PLAN	JK		12/01/17
A2.02	LEVEL 2 - FLOOR PLAN	JK		12/01/17
A5.0 SERIES - BUILDING ELEVATIONS / SECTIONS				
A5.02	NORTH ELEVATION	JK		12/01/17
A5.03	EAST ELEVATION	JK		12/01/17
A5.04	WEST ELEVATION	JK		12/01/17

SITE STATISTICS:	SF	SM
LOT AREA:	1964.63	182.52
GROUND FLOOR GFA:	641.01	59.55
SECOND FLOOR GFA:	555.28	51.58
NEW BASEMENT UNIT GFA:	613.94	57.03
OCCUPANCY TYPE:	TYPE C RESIDENTIAL	

DESCRIPTION OF WORK:
 LEVEL 1 ADDITION BUILT PRIOR TO HOME PURCHASE WITHOUT PROPER APPROVALS OR DOCUMENTATION.

DRAWING LIST AND INFO

Project No. 1511
 Scale
 Plot Date 12/01/17

A0.01

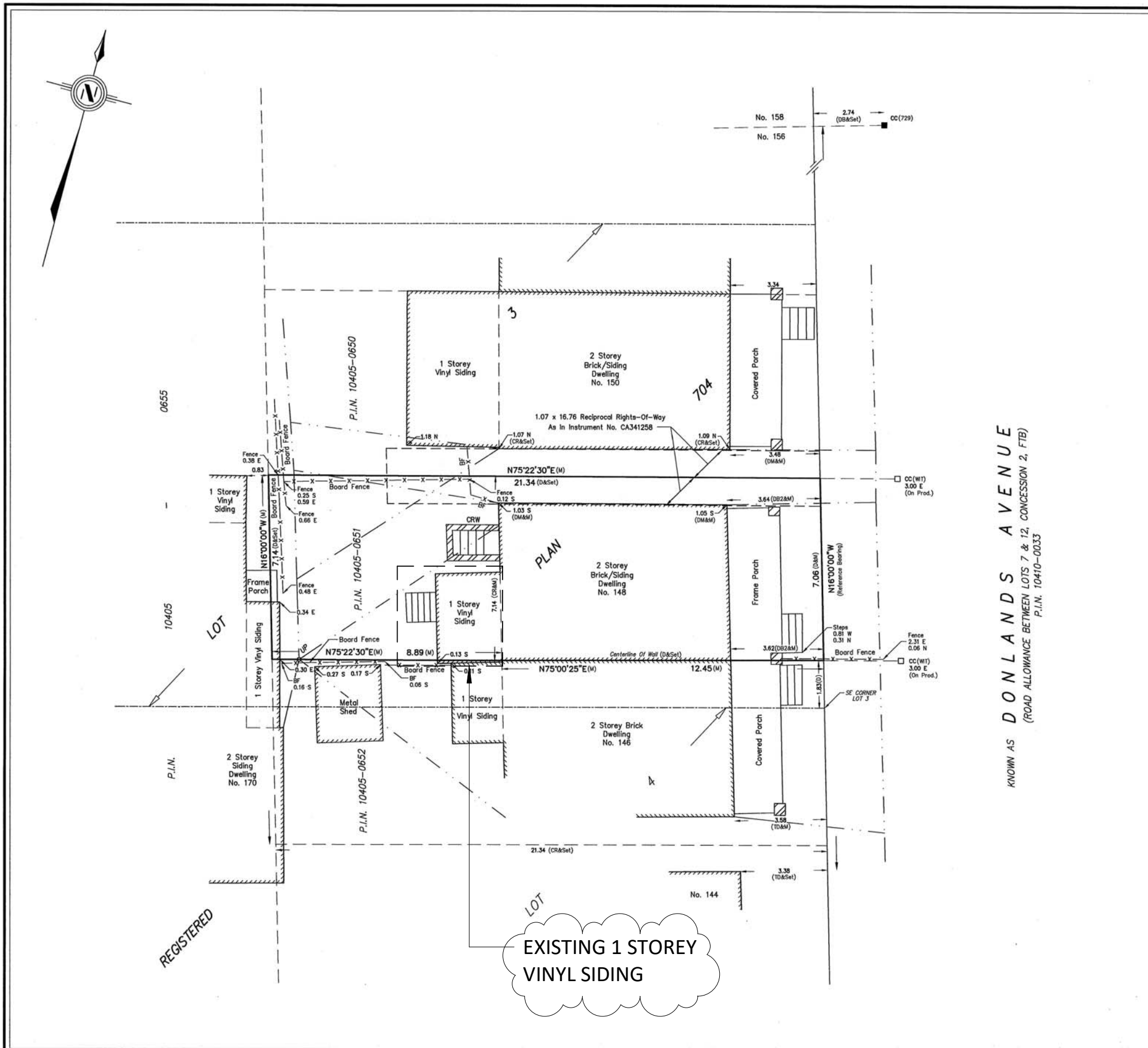
148 Donlands Ave

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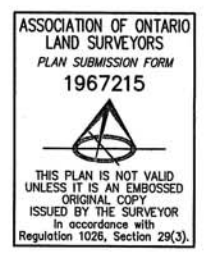
SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF
Part of LOT 3
REGISTERED PLAN 704
CITY OF TORONTO
 Formerly In The City Of East York
 SCALE 1 : 100
 AVANTI SURVEYING INC.
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METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE
 BEARINGS ARE ASSUME AND ARE REFERRED TO THE
 WEST LIMIT OF DONLANDS AVENUE, HAVING A BEARING OF
 N16°00'00"W ACCORDING TO REGISTERED PLAN 704.

LEGEND

□	DENOTES	SURVEY MONUMENT SET
RP	REGISTERED PLAN 704	
N,S,E,W	NORTH,SOUTH,EAST,WEST	
M	MEASURED	
CC	CUT CROSS	
WT	WITNESS	
PROD	PRODUCTION	
BF	BOARD FENCE	
CRW	CONCRETE RETAINING WALL	
P.I.N.	PROPERTY IDENTIFIER NUMBER	
—	OVERHEAD WIRES & UTILITY POLE	
D	INSTRUMENT No. CA341258	
DB	PLAN BY D.H. BLACK, O.L.S., DATED SEPTEMBER 17, 1996	
DB2	PLAN BY D.H. BLACK, O.L.S., DATED JUNE 26, 1974	
TD	PLAN BY T. DRZIC, O.L.S., DATED JANUARY 06, 1988	
DM	PLAN BY D.S. MCINTOSH, O.L.S., DATED APRIL 03, 1956	
CR	PLAN BY C. REUBEN, O.L.S., DATED AUGUST 28, 1929	
(729)	D.H. BLACK, O.L.S.	



SURVEYOR'S CERTIFICATE
 I CERTIFY THAT :
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF JANUARY, 2016.

JANUARY 20, 2016
 DATE
 CHRIS BERESNEVICZ
 ONTARIO LAND SURVEYOR

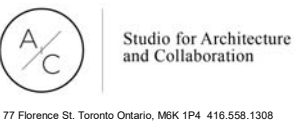
THIS PLAN WAS PREPARED FOR L.J. SAVAGE
PART 2 - SURVEY REPORT
 1) PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
 2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: SUBJECT TO AND TOGETHER WITH RIGHTS-OF-WAY AS IN D
 3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

Avanti
SURVEYING INC.
 310 North Queen St., Unit 102, Toronto ON M9C-5K4
 Tel: (416) 231-1174 - Fax: (416) 621-3360
 E-MAIL : info@avantisurveying.com

DRAWN: A.K. CHECKED: S.R./C.B. PROJECT 15-341

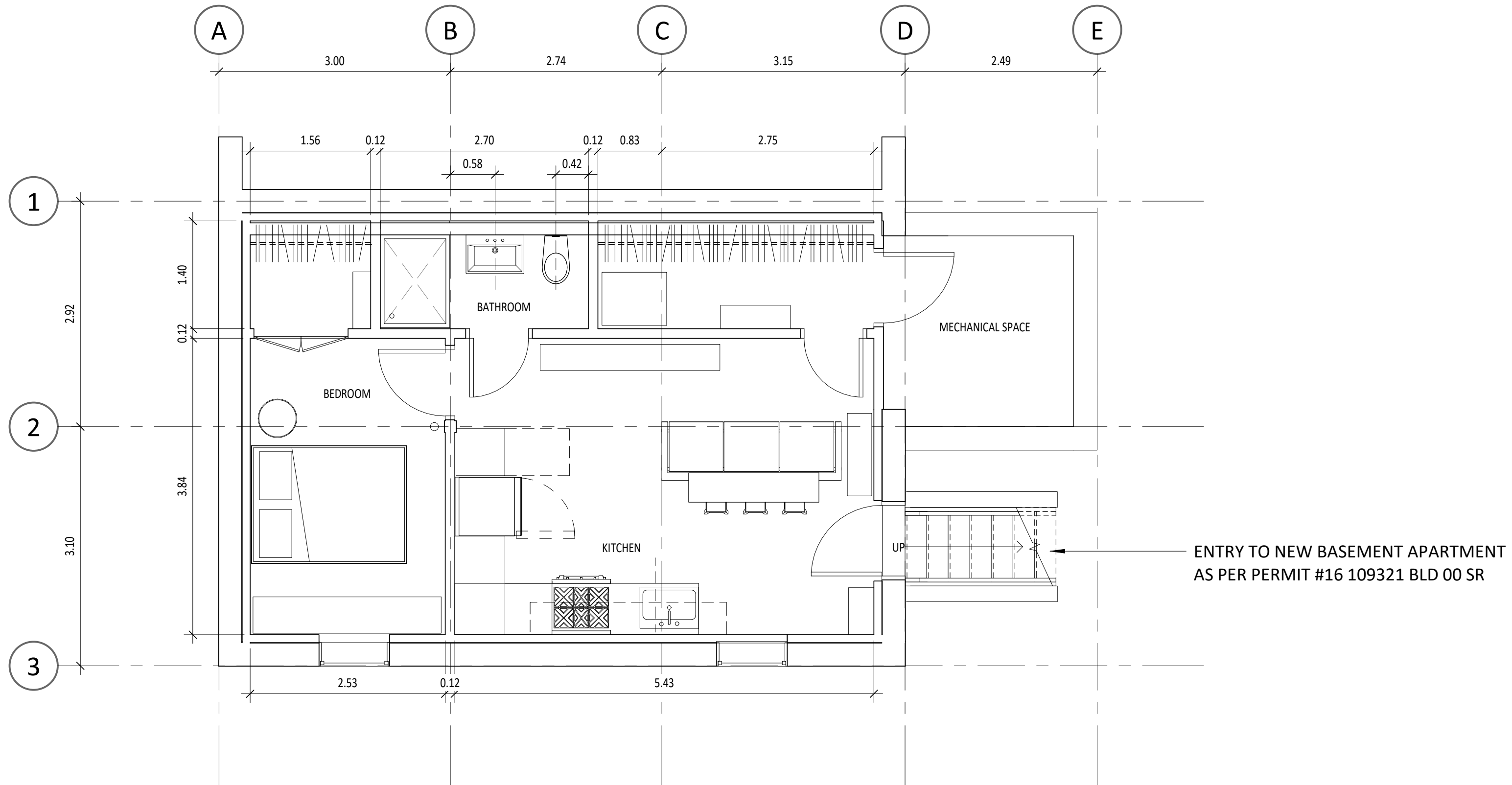
KNOWN AS **DONLANDS AVENUE**
 (ROAD ALLOWANCE BETWEEN LOTS 7 & 12, CONCESSION 2, FTB)
 P.I.N. 10410-0033

148 Donlands Ave
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1 Date 1 Revision 1 **SITE PLAN**

Project No. 1511
 Scale **NOT TO SCALE**
 Plot Date 12/01/17 **A1.00**



BASEMENT APARTMENT UNIT, FOR REFERENCE ONLY AS PER PERMIT #16 109321 BLD 00 SR

148 Donlands Ave

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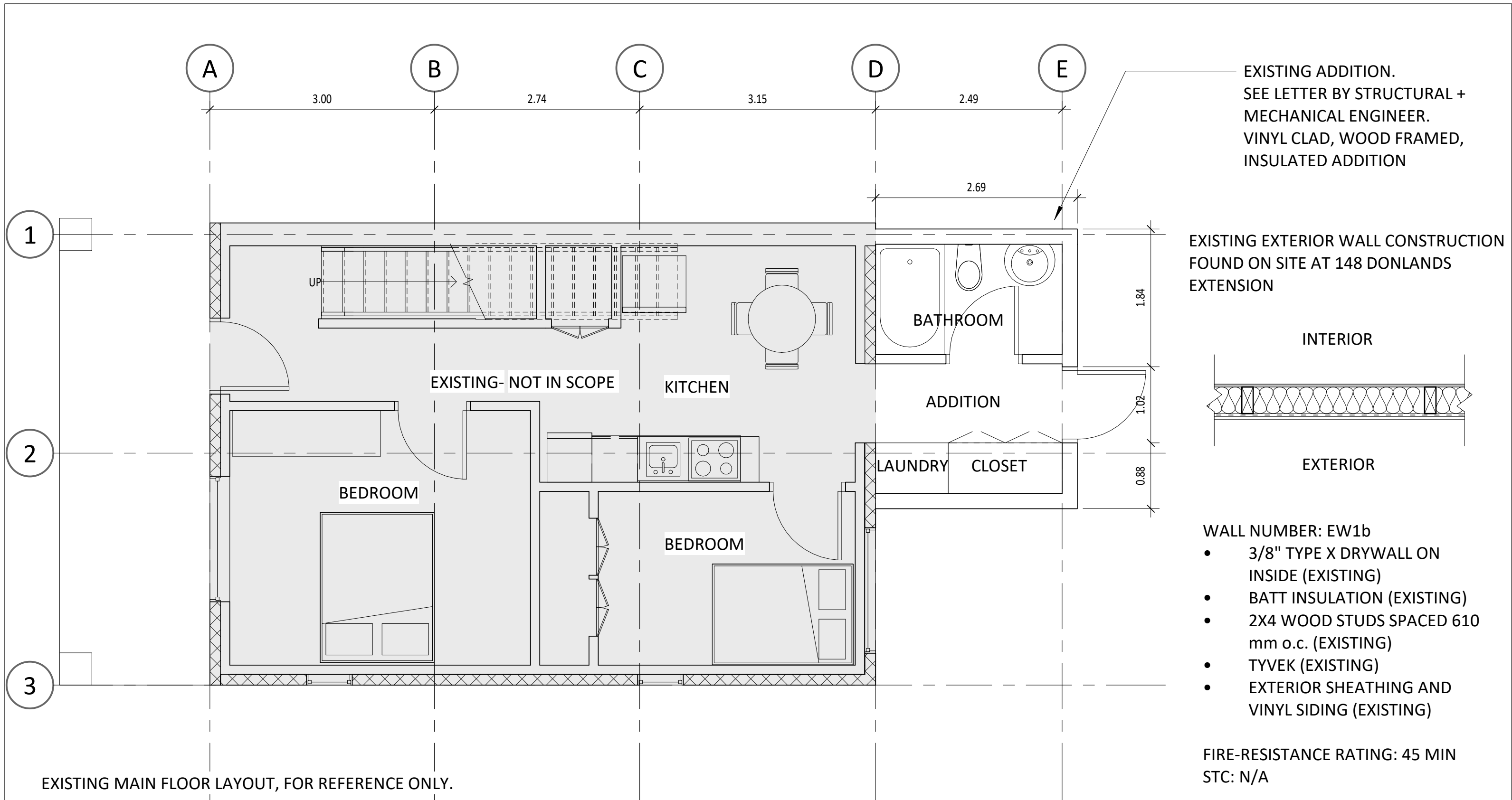
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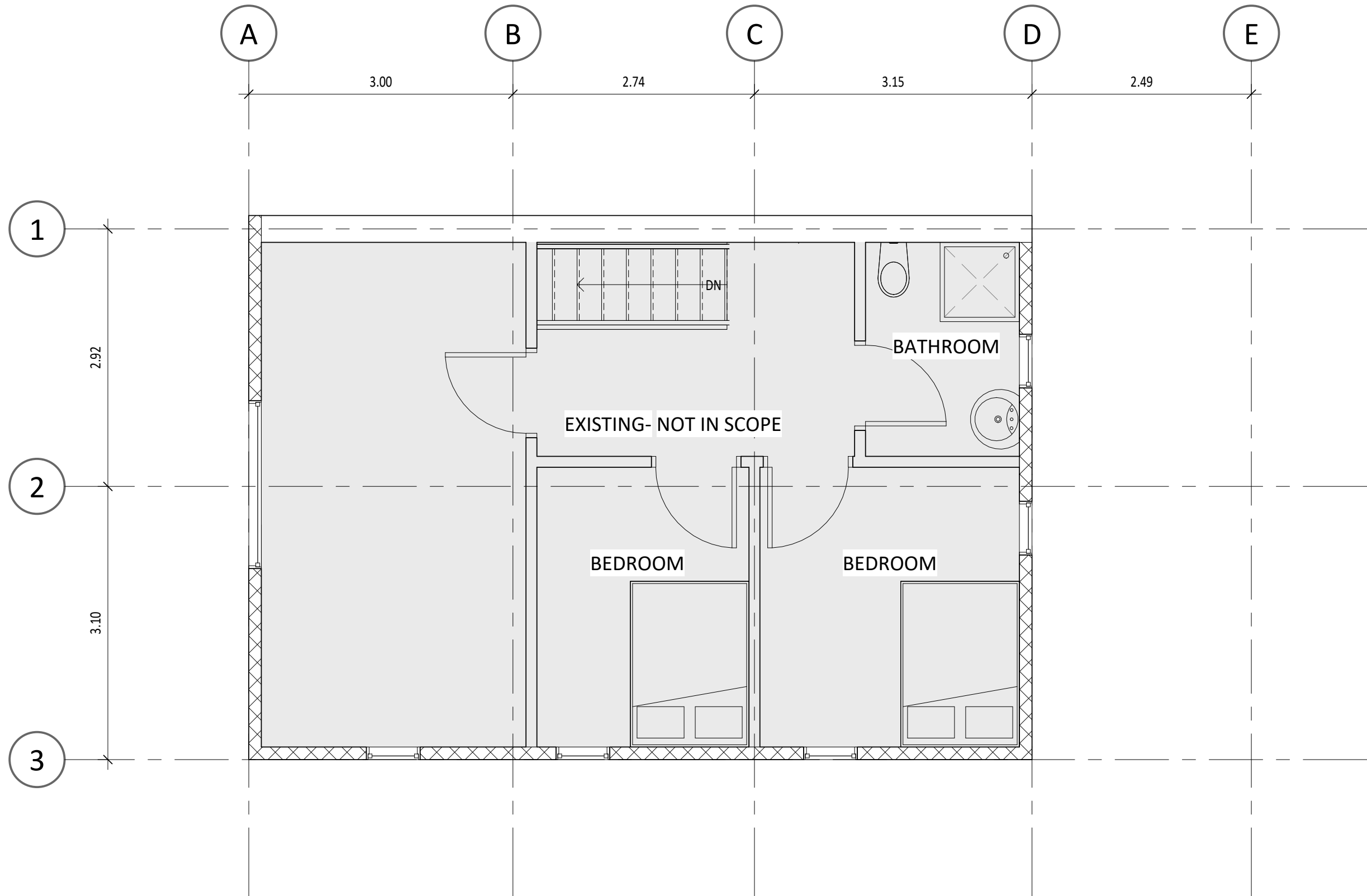
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BASEMENT - FLOOR PLAN

Project No. 1511
Scale 1 : 48
Plot Date 12/01/17

A2.00





EXISTING SECOND FLOOR LAYOUT, FOR REFERENCE ONLY.

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LEVEL 2 - FLOOR PLAN

Project No. 1511
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A2.02



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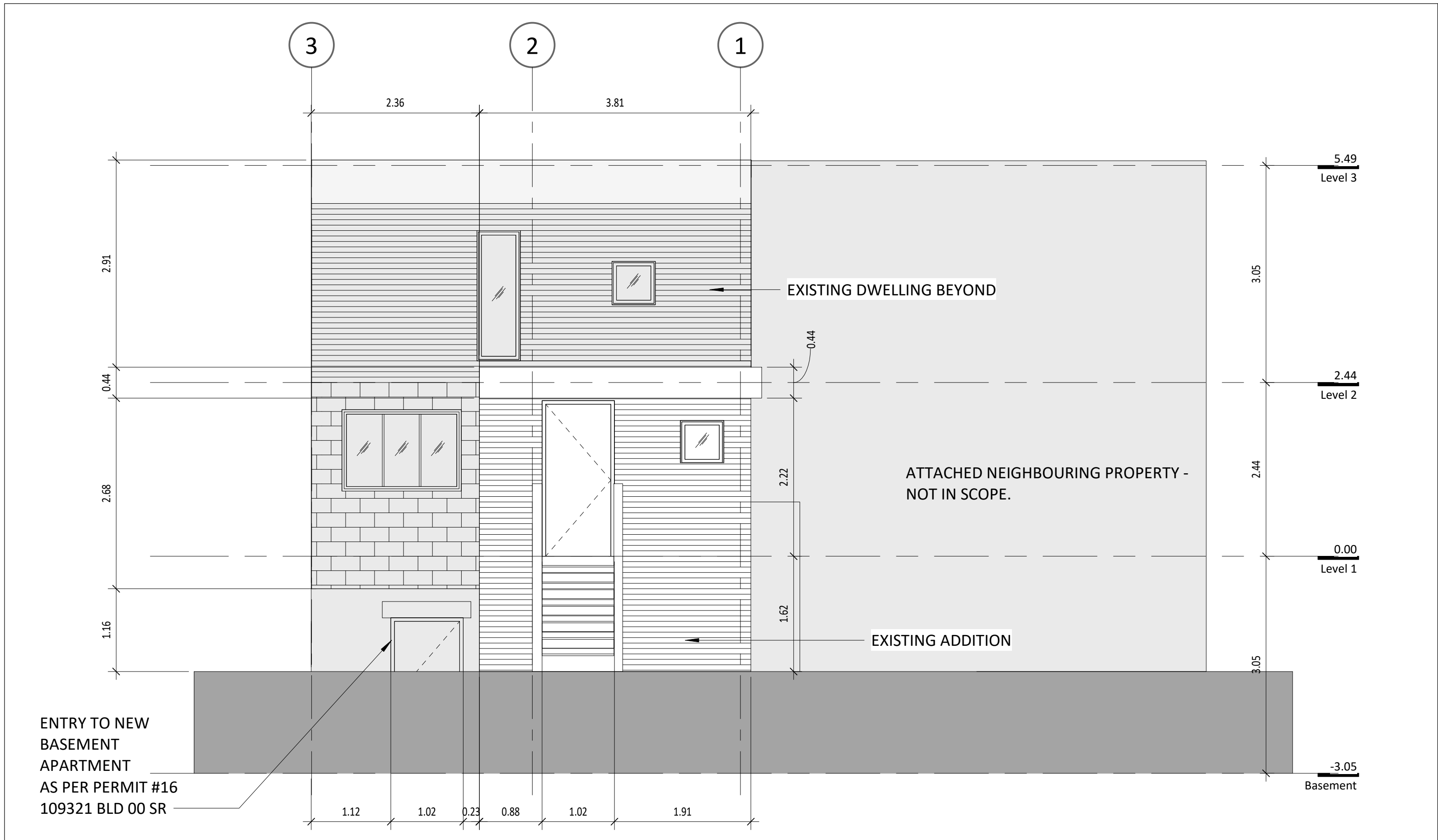
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NORTH ELEVATION

Project No. 1511
Scale 1 : 48
Plot Date 12/01/17

A5.02



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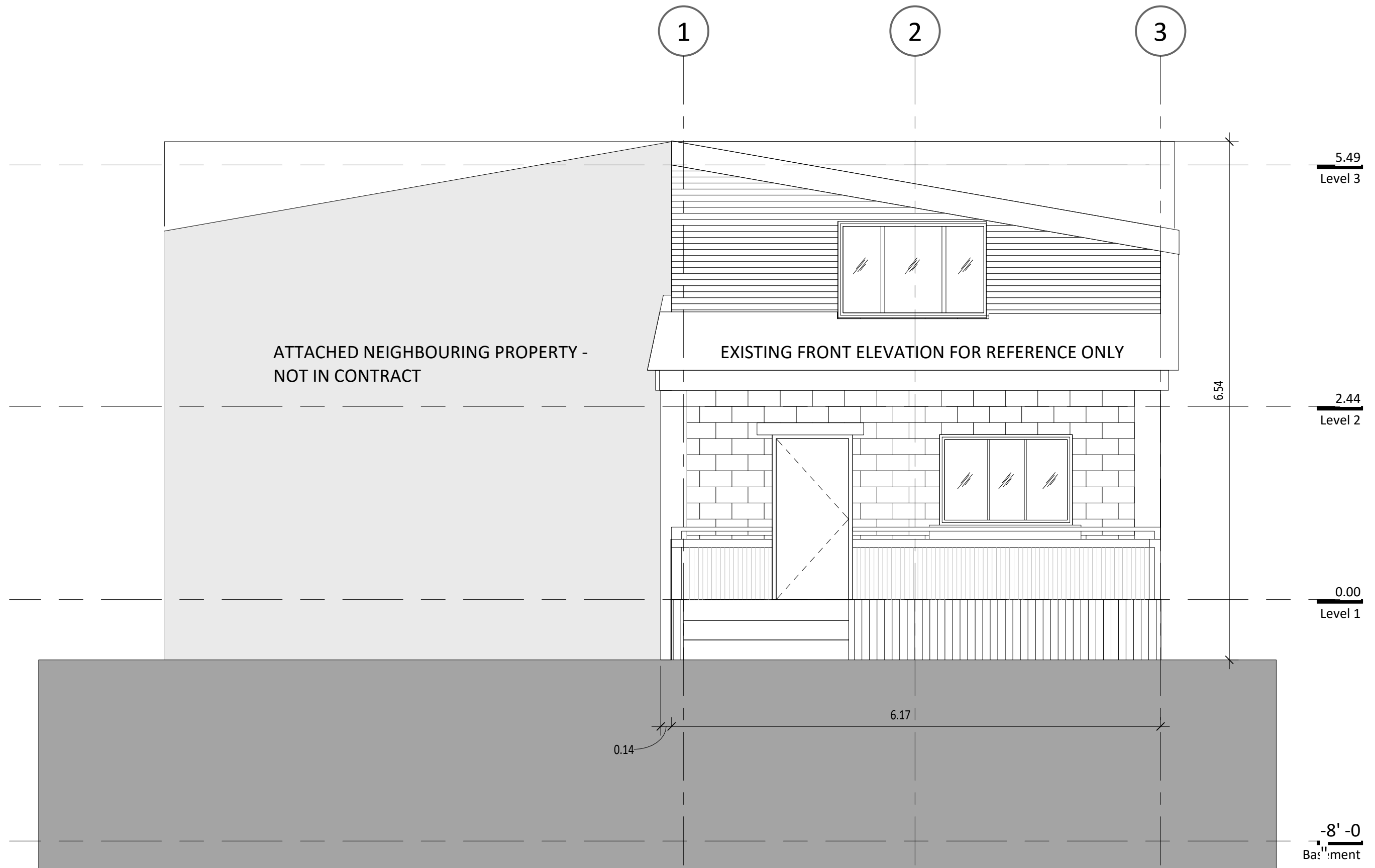
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EAST ELEVATION

Project No. 1511
 Scale 1 : 48
 Plot Date 12/01/17

A5.03



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WEST ELEVATION

Project No. 1511
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A5.04