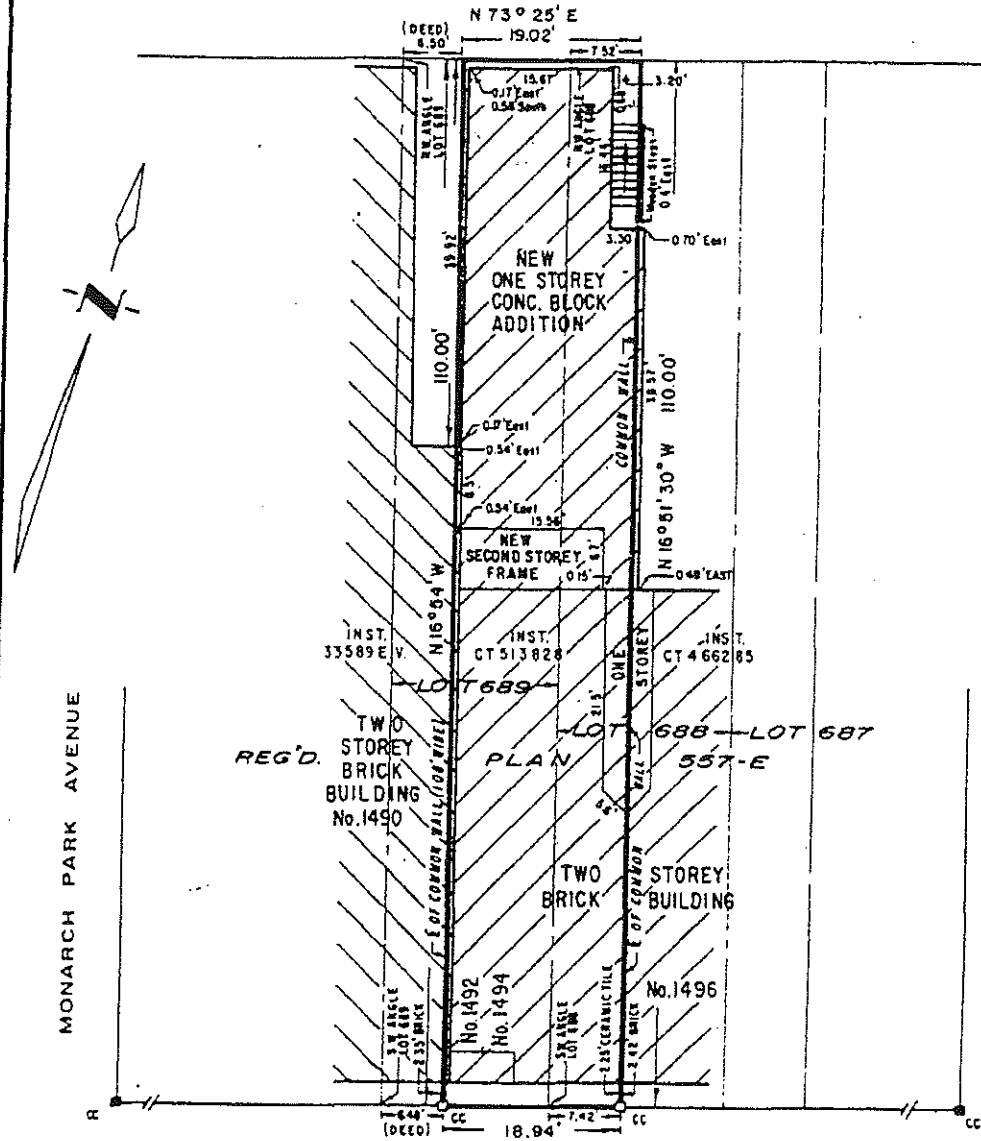


SCHEDULE "A"

PLAN OF SURVEY OF
PART OF LOTS 688 AND 689
REGISTERED PLAN 557-E
CITY OF TORONTO
MUNICIPALITY OF METROPOLITAN TORONTO
SCALE: 1"=15'

PUBLIC LANE 20' WIDE



MONARCH PARK AVENUE

COXWELL AVENUE

N 73° 25' E (GOVERNING BEARING - REG'D PLAN 557-E)

DANFORTH AVENUE



VALDEK RAIEND LTD.

V. Raiend

V. RAIEND - Ontario Land Surveyor
176 PINEWAY BLVD.
WILLOWDALE, ONTARIO
M2H 1A8

DATE: JUNE 7, 1983

THIS IS A LOCATION SURVEY.

G-71-18

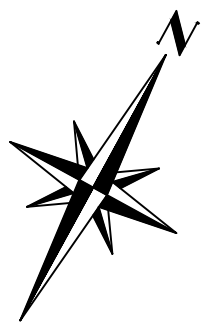
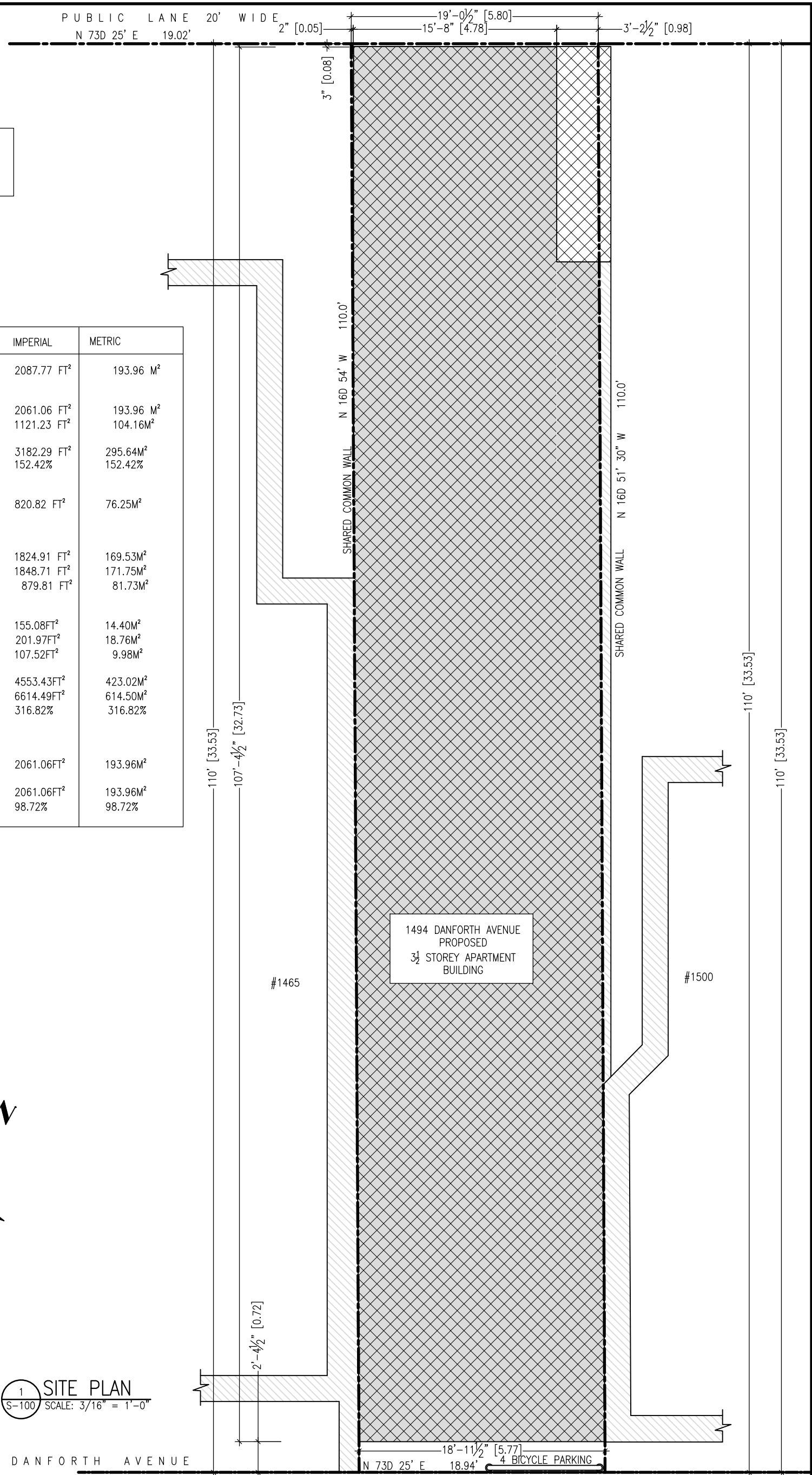
LEGEND

	STRUCTURE TO REMAIN
	STRUCTURE TO BE REMOVED
	NEW STRUCTURE
	ADJACENT STRUCTURE
	PROPERTY LINE

PLAN OF SURVEY OF PART OF LOTS 688 AND 689 REGISTERED PLAN 557-E CITY OF TORONTO MUNICIPALITY OF METROPOLITAN TORONTO

VALDEK RAIEND LTD.
V. RAIEND-ONTARIO LAND SURVEYORS 176 PINEWAY BLVD. WILLOWDALE, ONTARIO M2H 1A8
DATE: JUNE 7, 1983

	IMPERIAL	METRIC
SITE AREA:	2087.77 FT ²	193.96 M ²
EXISTING BUILDING GFA		
MAIN FLOOR GFA:	2061.06 FT ²	193.96 M ²
SECOND FLOOR GFA:	1121.23 FT ²	104.16M ²
TOTAL EXIST GFA:	3182.29 FT ²	295.64M ²
TOTAL EXIST GFA %:	152.42%	152.42%
EXISTING UNCOVERED DECK GFA		
SECOND FLOOR GFA:	820.82 FT ²	76.25M ²
PROPOSED ADDITIONAL GFA		
SECOND FLOOR GFA:	1824.91 FT ²	169.53M ²
THIRD FLOOR GFA:	1848.71 FT ²	171.75M ²
FOURTH FLOOR STAIR WELL:	879.81 FT ²	81.73M ²
PROPOSED UNCOVERED PATHWAY GFA		
SECOND FLOOR GFA:	155.08FT ²	14.40M ²
THIRD FLOOR GFA:	201.97FT ²	18.76M ²
FOURTH FLOOR GFA:	107.52FT ²	9.98M ²
TOTAL GFA (PROPOSED):	4553.43FT ²	423.02M ²
TOTAL GFA (EXIST & PROPOSED):	6614.49FT ²	614.50M ²
TOTAL GFA (EXIST & PROPOSED):	316.82%	316.82%
FOOTPRINT (COVERAGE)		
EXISTING STRUCTURE:	2061.06FT ²	193.96M ²
TOTAL LOT COVERAGE:	2061.06FT ²	193.96M ²
TOTAL LOT COVERAGE (%):	98.72%	98.72%



1 SITE PLAN
S-100 SCALE: 3/16" = 1'-0"

DANFORTH AVENUE

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structural | houses | small projects
1468 Danforth Avenue Toronto, ON M4J 1N4
Tel: 416-489-1228 Fax: 416-429-3991
Website: www.khdavis.com Email: mail@khdavis.com

PROJECT NAME
1494 DANFORTH AVENUE TORONTO, ON

DRAWN:	R.B	CHECKED:	KW
SCALE:	SHOWN	REV.	KW
DATE:	JAN 6/2017		

FOR QUESTIONS CONTACT
PROJECT COORDINATOR OR ENGINEER

PROJECT COORDINATOR:
MIKE SHIRZADFAR
Tel: 416-489-1228 Ext:224
Email: MIKE.SHIRZADFAR@khdavis.com

ENGINEER:
KEVIN WILLIAMS
Tel: 416-489-1228 Ext:223
Email: kevin.williams@khdavis.com

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DRAWING TITLE
SITE PLAN

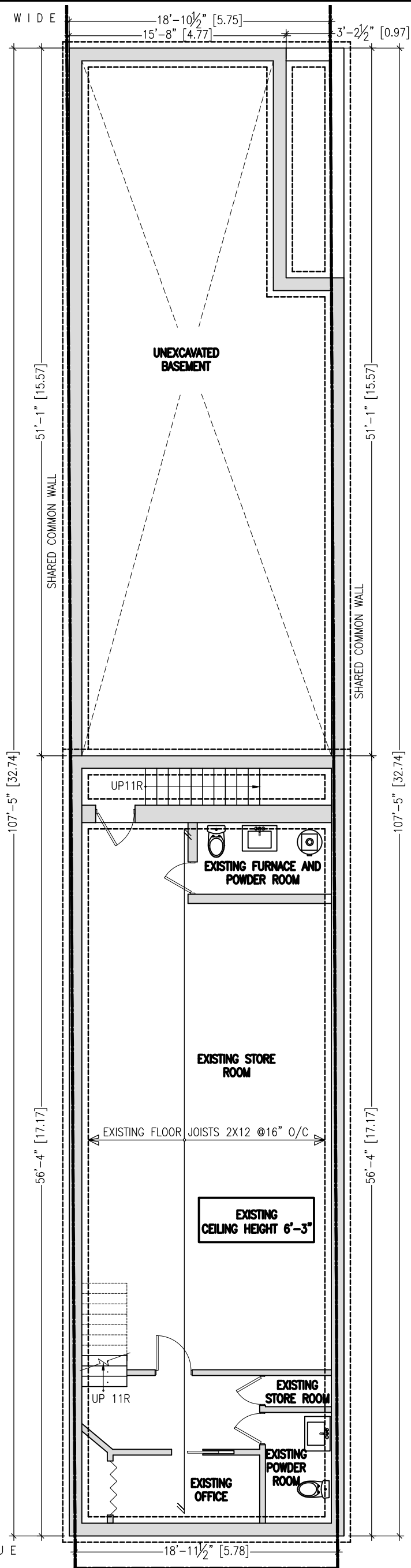
PROJECT NORTH	PROJECT No.
	16014
	DRAWING No.
	S-100

- LEGEND**
- WALLS TO REMAIN
 - WALLS TO BE REMOVED
 - NEW WALLS
 - BEAM
 - COLUMN
 - POST ABOVE
 - SMOKE ALARM
 - CO DETECTOR
 - EXHAUST FAN
 - FLOOR DRAIN
- LINES OF TEMPORARY SHORING BY CONTRACTOR. TEMPORARY SHORING SHALL PROVIDE SUPPORT FOR A LINE LOAD OF 23KN/M (1500lbs/ft) (UNFACTORED) AND 32KN/M (2150lbs/ft) (FACTORED)

DESIGN LOADS
 DEAD LOAD: 0.75 kPa
 LIVE LOAD: 1.90 kPa
 SNOW LOAD: 1.00 kPa

SCOPE OF WORK:
 • PROPOSED 4 APARTMENT UNITS

PUBLIC LANE 20' WIDE



1 BASEMENT PLAN
 S-101 SCALE: 3/16" = 1'-0"

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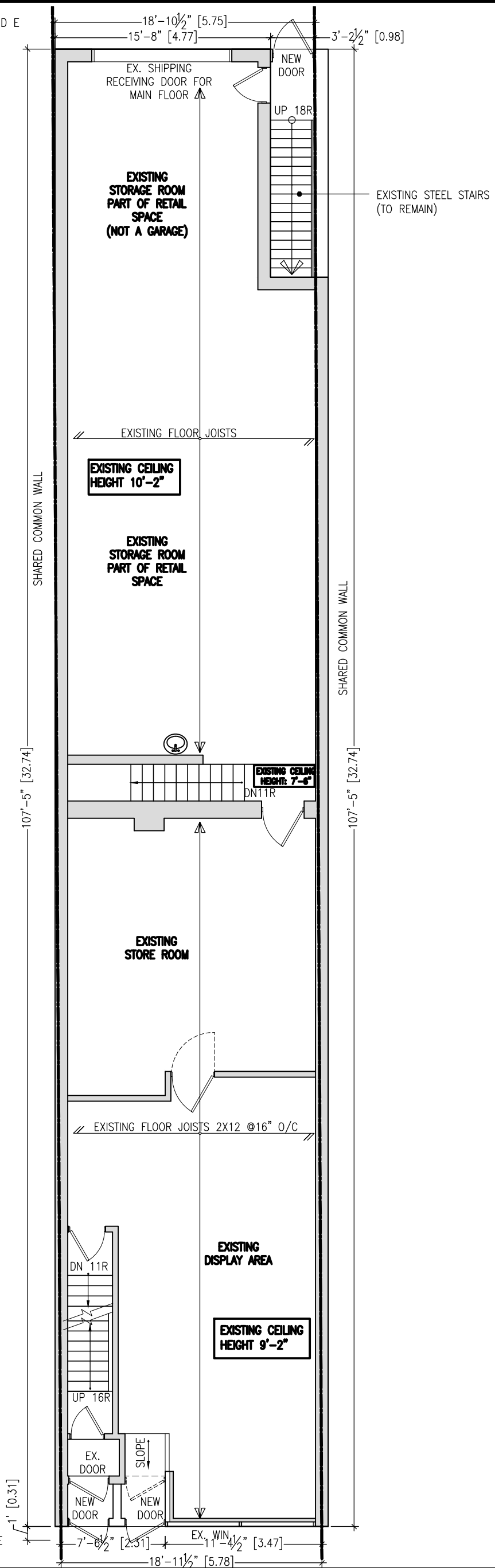
DRAWING TITLE	
BASEMENT FLOOR PLAN	
PROJECT NORTH	PROJECT No.
	16014
	DRAWING No.
	S-101

- LEGEND**
- WALLS TO REMAIN
 - WALLS TO BE REMOVED
 - NEW WALLS
 - BEAM
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DESIGN LOADS
 DEAD LOAD: 0.75 kPa
 LIVE LOAD: 1.90 kPa
 SNOW LOAD: 1.00 kPa

SCOPE OF WORK:
 • PROPOSED 4 APARTMENT UNITS

PUBLIC LANE 20' WIDE



1 MAIN FLOOR PLAN
 S-102 SCALE: 3/16" = 1'-0"

DANFORTH AVENUE

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 MIKE SHIRZADFAR
 Tel: 416-489-1228 Ext:224
 Email: MIKE.SHIRZADFAR@khdavis.com
 ENGINEER:
 KEVIN WILLIAMS
 Tel: 416-489-1228 Ext:223
 Email: kevin.williams@khdavis.com

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DRAWING TITLE
 MAIN FLOOR PLAN

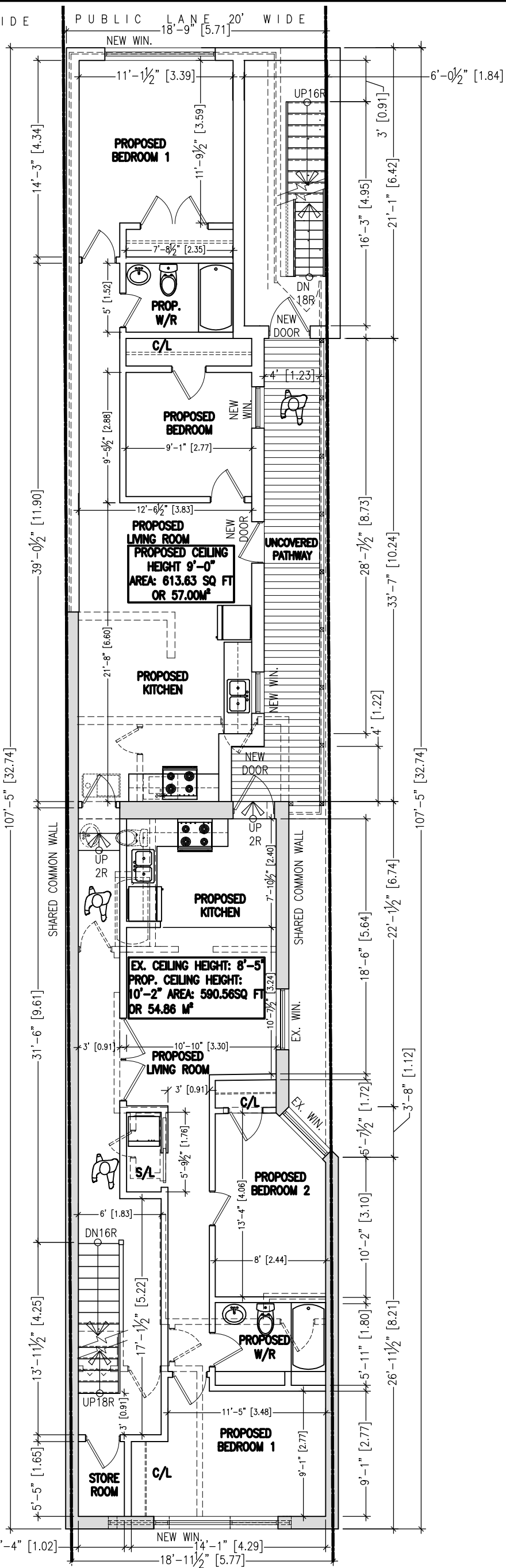
PROJECT NORTH PROJECT No.
 16014
 DRAWING No.
S-102

- LEGEND**
- WALLS TO REMAIN
 - - - - - WALLS TO BE REMOVED
 - ▭ NEW WALLS
 - BEAM
 - ⊗ COLUMN
 - POST ABOVE
 - ⊕ SA SMOKE ALARM
 - CM-D CO DETECTOR
 - ⊙ EF EXHAUST FAN
 - ⊙ FD FLOOR DRAIN
- LINES OF TEMPORARY SHORING BY CONTRACTOR. TEMPORARY SHORING SHALL PROVIDE SUPPORT FOR A LINE LOAD OF 23kN/M (1500lbs/ft) (UNFACTORED) AND 32kN/M (2150lbs/ft) (FACTORED)

DESIGN LOADS
 DEAD LOAD: 0.75 kPa
 LIVE LOAD: 1.90 kPa
 SNOW LOAD: 1.00 kPa

SCOPE OF WORK:
 • PROPOSED 4 APARTMENT UNITS

PUBLIC LANE 20' WIDE



1 SECOND FLOOR PLAN
 S-103 SCALE: 3/16" = 1'-0"

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ENGINEER:
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 Tel: 416-489-1228 Ext:223
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DRAWING TITLE
 SECOND FLOOR PLAN

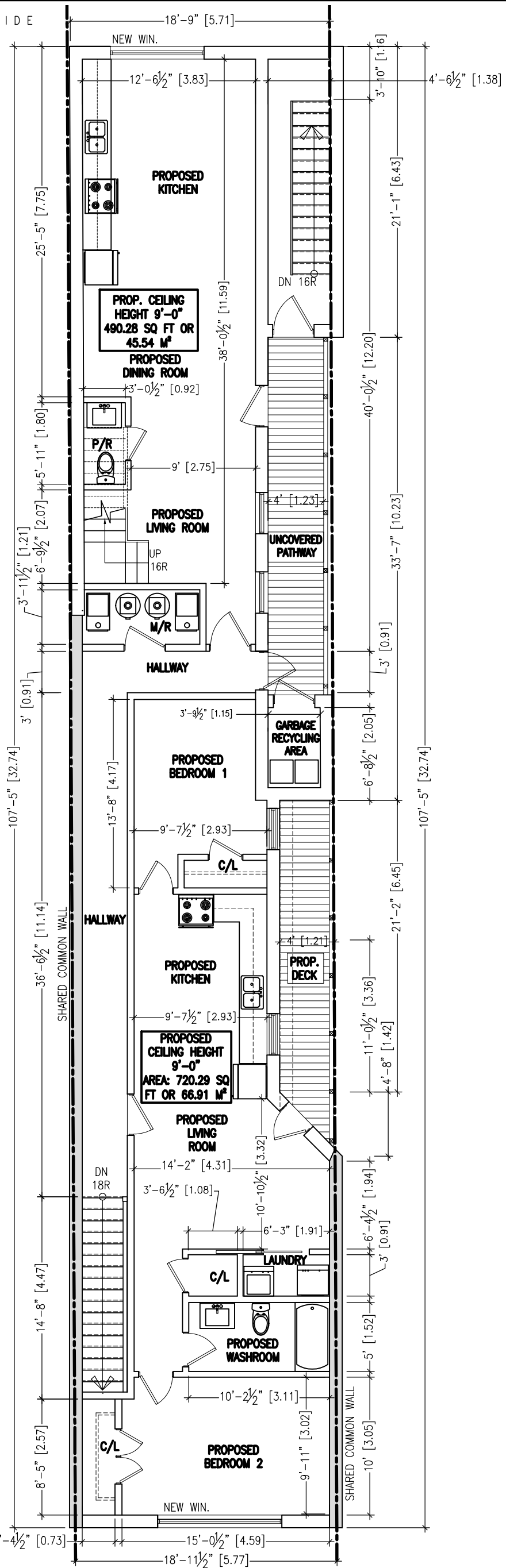
PROJECT NORTH	PROJECT No.
	16014
	DRAWING No.
	S-103

- LEGEND**
- WALLS TO REMAIN
 - - - WALLS TO BE REMOVED
 - ▭ NEW WALLS
 - - - BEAM
 - ⊗ COLUMN
 - P/A POST ABOVE
 - + SA SMOKE ALARM
 - CM-D CO DETECTOR
 - EF EXHAUST FAN
 - ⊙ FD FLOOR DRAIN
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DESIGN LOADS
 DEAD LOAD: 0.75 kPa
 LIVE LOAD: 1.90 kPa
 SNOW LOAD: 1.00 kPa

SCOPE OF WORK:
 • PROPOSED 4 APARTMENT UNITS

PUBLIC LANE 20' WIDE



1 THIRD FLOOR PLAN
 S-104 SCALE: 3/16" = 1'-0"

DANFORTH AVENUE 2'-4 1/2" [0.73]

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 ENGINEER:
 KEVIN WILLIAMS
 Tel: 416-489-1228 Ext:223
 Email: kevin.williams@khdavis.com

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DRAWING TITLE
 THIRD FLOOR PLAN

PROJECT NORTH PROJECT No.
 16014
 DRAWING No.
S-104

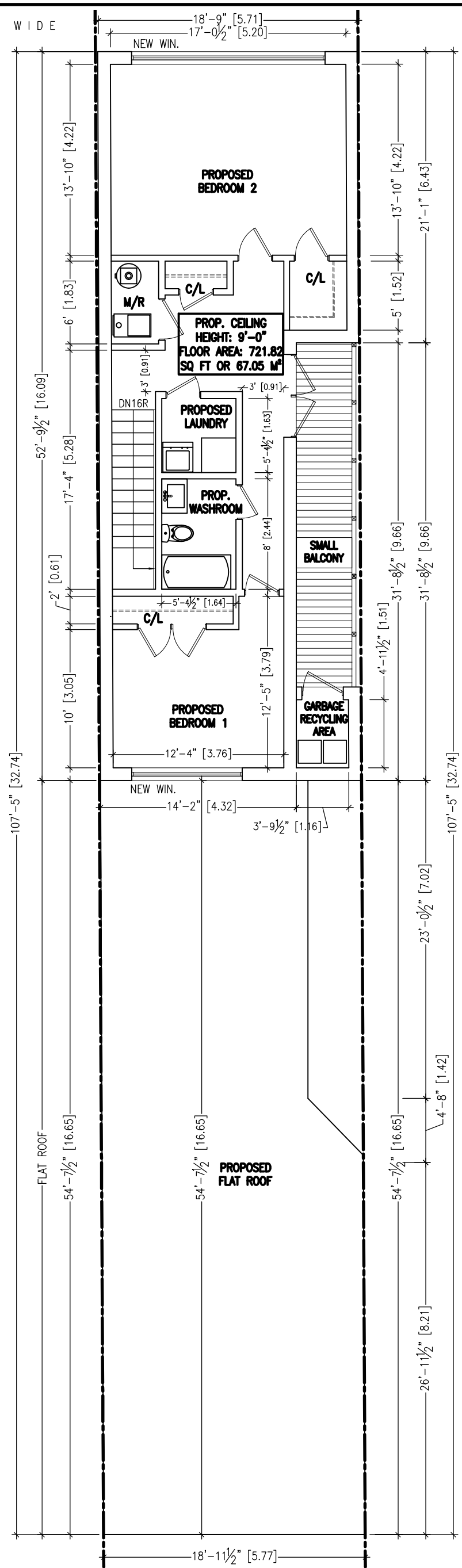
- LEGEND**
- WALLS TO REMAIN
 - WALLS TO BE REMOVED
 - NEW WALLS
 - BEAM
 - COLUMN
 - POST ABOVE
 - SMOKE ALARM
 - CO DETECTOR
 - EXHAUST FAN
 - FLOOR DRAIN

DESIGN LOADS
 DEAD LOAD: 0.75 kPa
 LIVE LOAD: 1.90 kPa
 SNOW LOAD: 1.00 kPa

SCOPE OF WORK:
 • PROPOSED 4 APARTMENT UNITS

1 FOURTH FLOOR PLAN
 S-105 SCALE: 3/16" = 1'-0"

PUBLIC LANE 20' WIDE



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 ENGINEERING CONSULTANTS LTD
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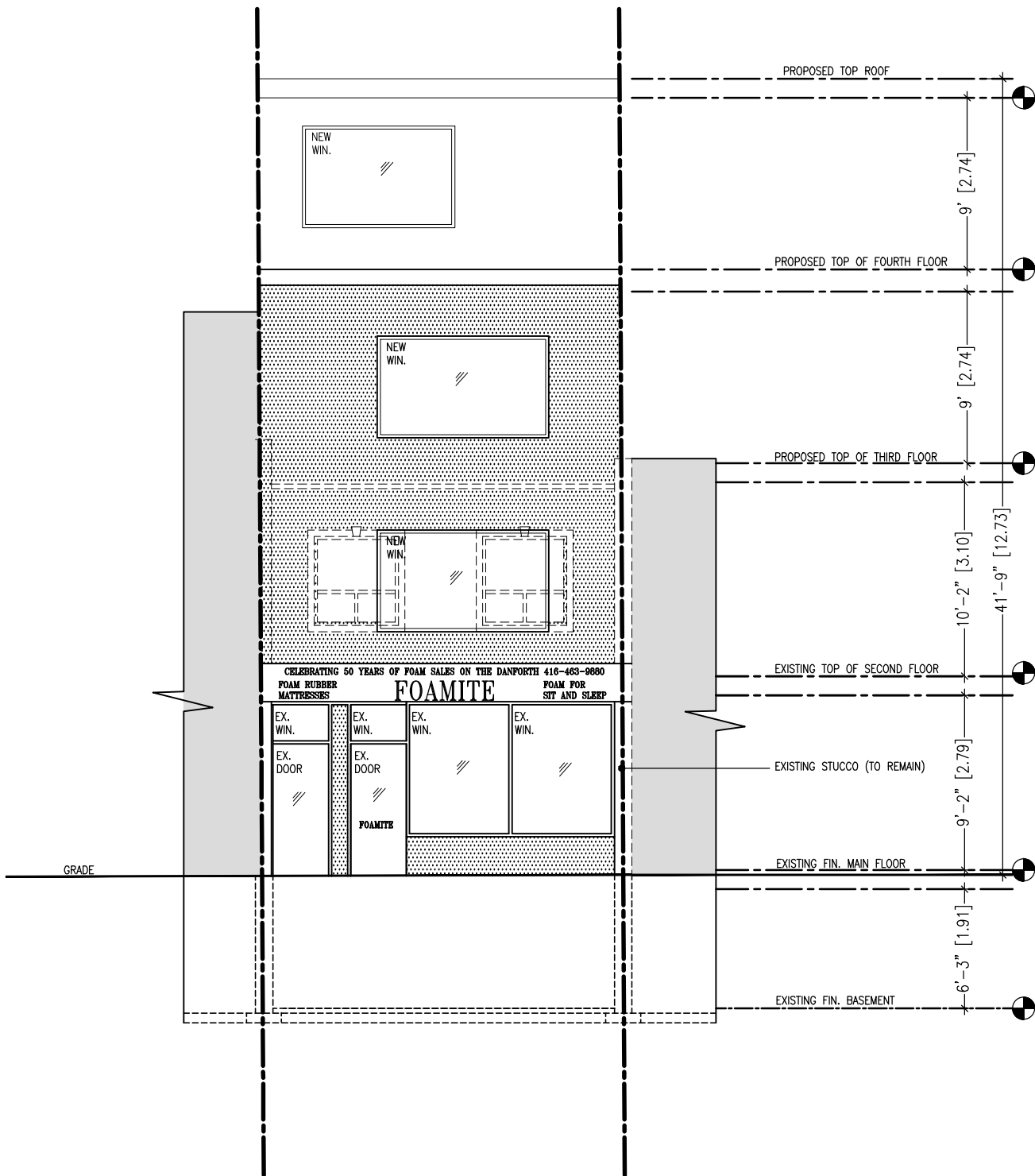
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DRAWING TITLE
 FOURTH FLOOR PLAN

PROJECT NORTH	PROJECT No.
	16014
	DRAWING No.
	S-105



1 FRONT ELEVATION
S-106 SCALE: 3/16" = 1'-0"

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TORONTO, ON

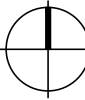
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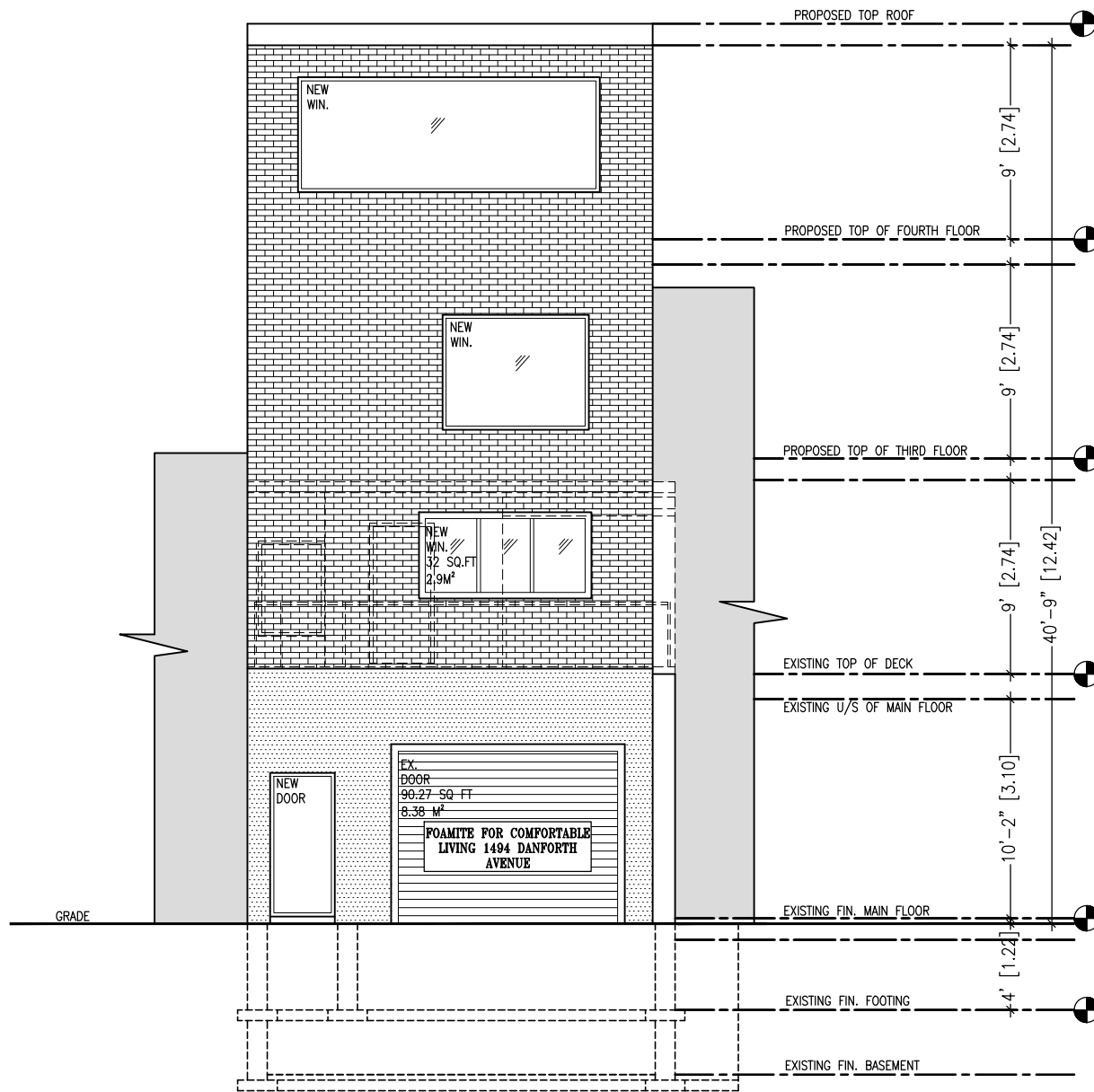
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DRAWING TITLE
FRONT ELEVATION

PROJECT NORTH	PROJECT No. 16014
	DRAWING No. S-106

PUBLIC LANE WAY
STREET ELEVATION



1 REAR ELEVATION
S-107 SCALE: 3/16" = 1'-0"

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PROJECT NAME
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TORONTO, ON

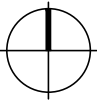
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SCALE: SHOWN REV. KW
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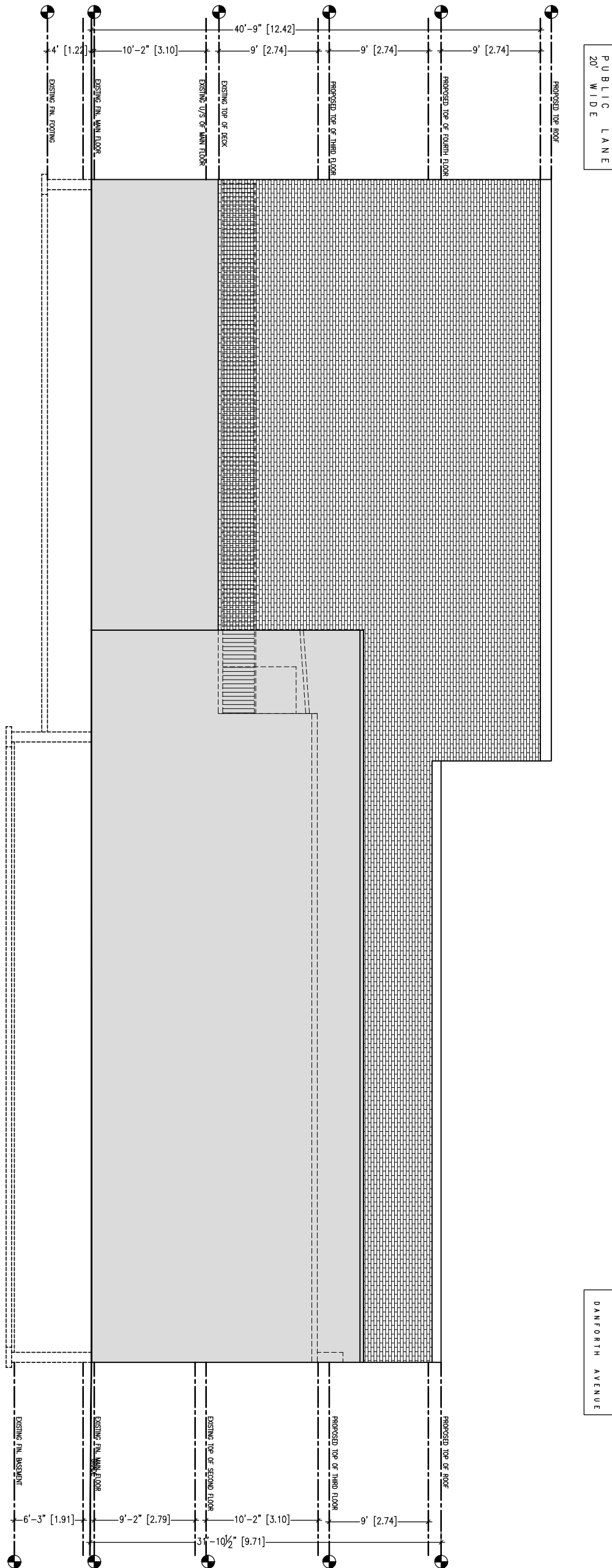
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No.	REVISION	DATE

DRAWING TITLE
REAR ELEVATION

PROJECT NORTH	PROJECT No. 16014
	DRAWING No. S-107

1
S-108
RIGHT-SIDE ELEVATION
SCALE: 3/16" = 1'-0"



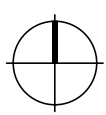
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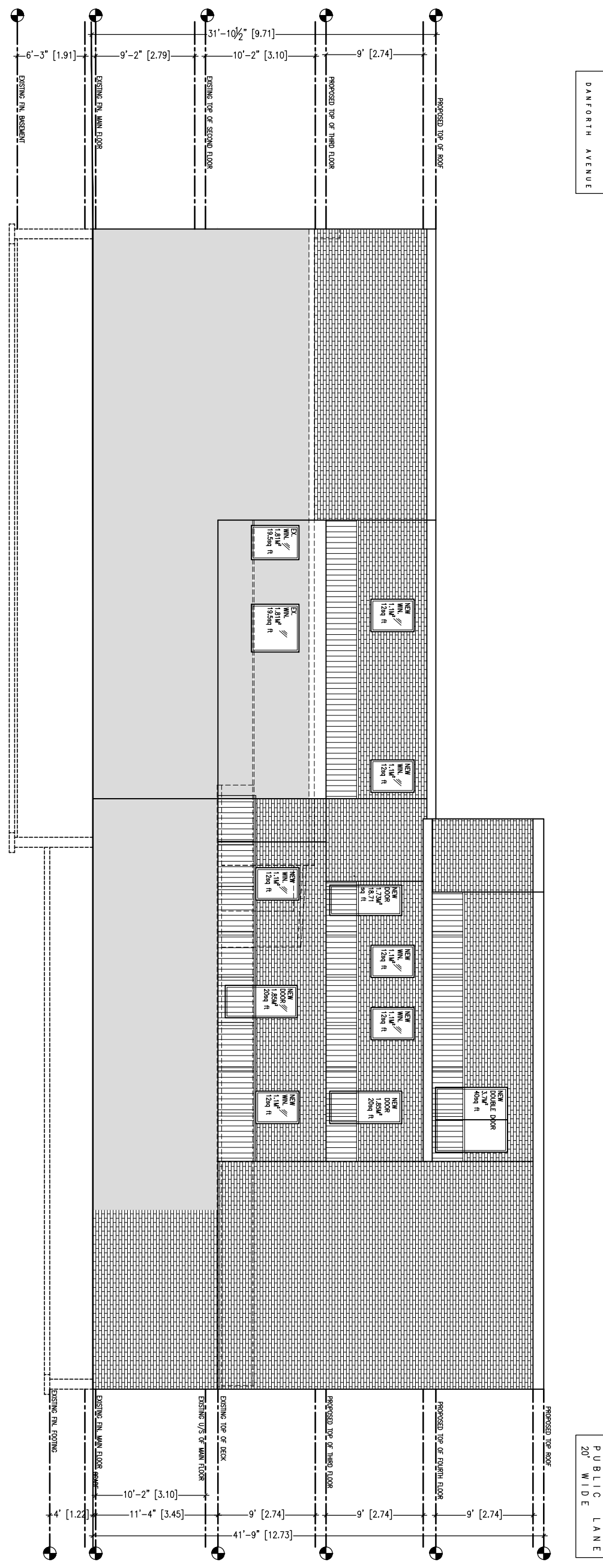
PROJECT NAME	
1494 DANFORTH AVENUE TORONTO, ON	
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DRAWING TITLE	
RIGHT SIDE ELEVATION	
PROJECT NORTH	PROJECT No.
	16014
	DRAWING No.
	S-108

1
S-109
LEFT-SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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DRAWING TITLE
LEFT SIDE ELEVATION

PROJECT NORTH PROJECT No.
16014
DRAWING No.
S-109