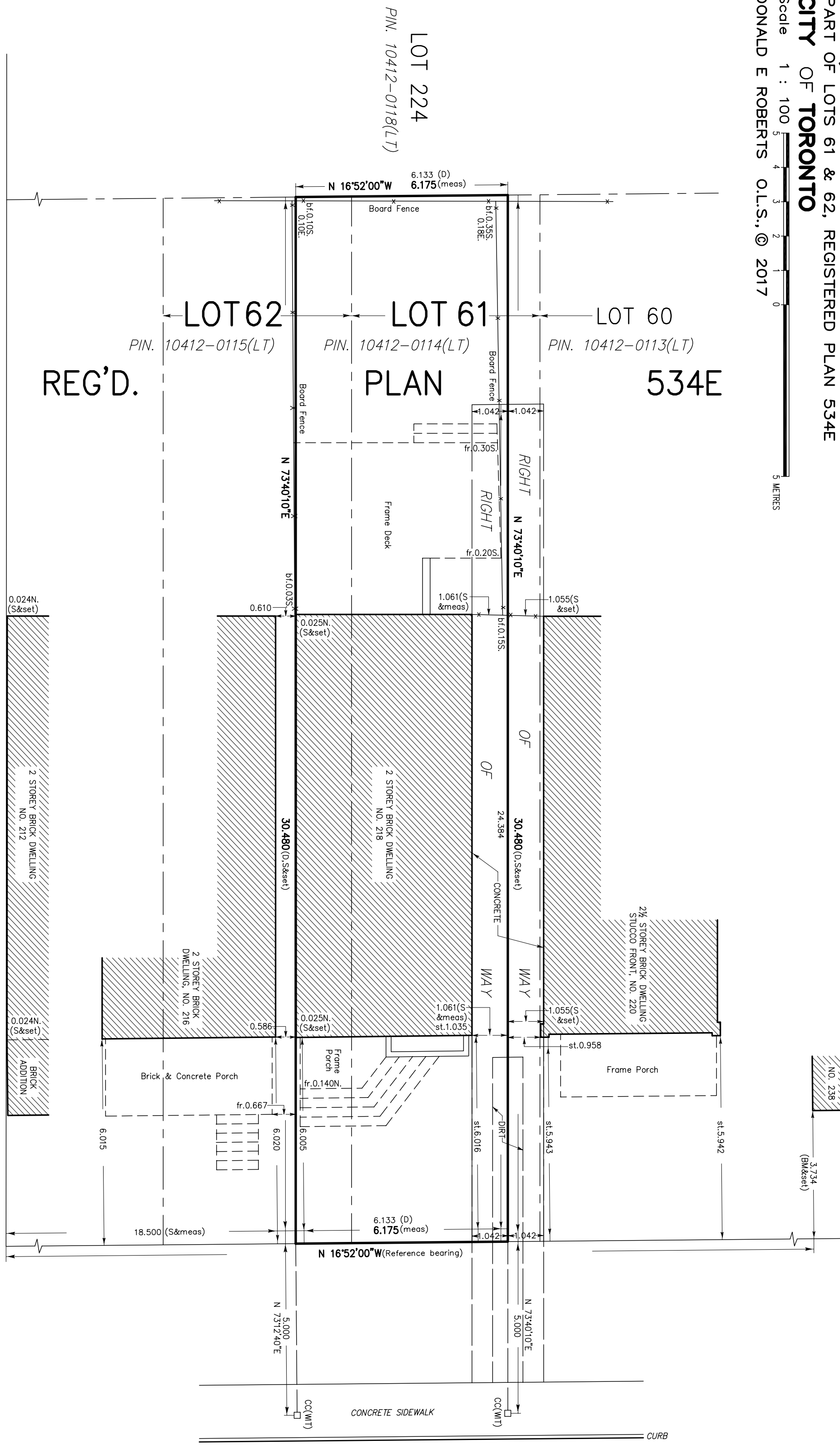
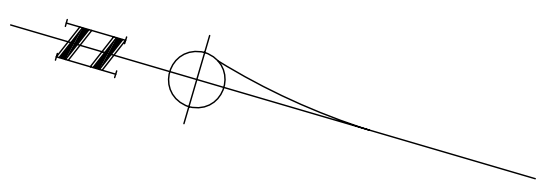


SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
PART OF LOTS 61 & 62, REGISTERED PLAN 534E
CITY OF TORONTO
Scale 1 : 100
DONALD E ROBERTS O.L.S., © 2017

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



MONARCH PARK AVENUE
(FORMERLY BATHGATE AVENUE BY REGISTERED PLAN 534E)
PIN. 10421-0001(LT)



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2030366
THIS PLAN IS NOT VALID
UNLESS IT IS APPROVED
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

NOTE
BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE WESTERLY LIMIT OF MONARCH
PARK AVENUE, AS SHOWN ON REG. PLAN 534E, HAVING A BEARING OF N 16°52'00\"/>

□ DENOTES	SURVEY MONUMENT SET	WF DENOTES	LINK WIRE FENCE
■ SIB	STANDARD IRON FOUND	bf	BOARD FENCE
IR	IRON BAR	wt	WITNESS
CC	CUT CROSS	fr	FRAME
D	INSTRUMENT NO. CA251193	st	STUCCO
S	H.C. SEMELL O.L.S., SURVEY		
BM	DATED JULY 24, 1919		
	BAIRD & WICKESSTONE O.L.S.		

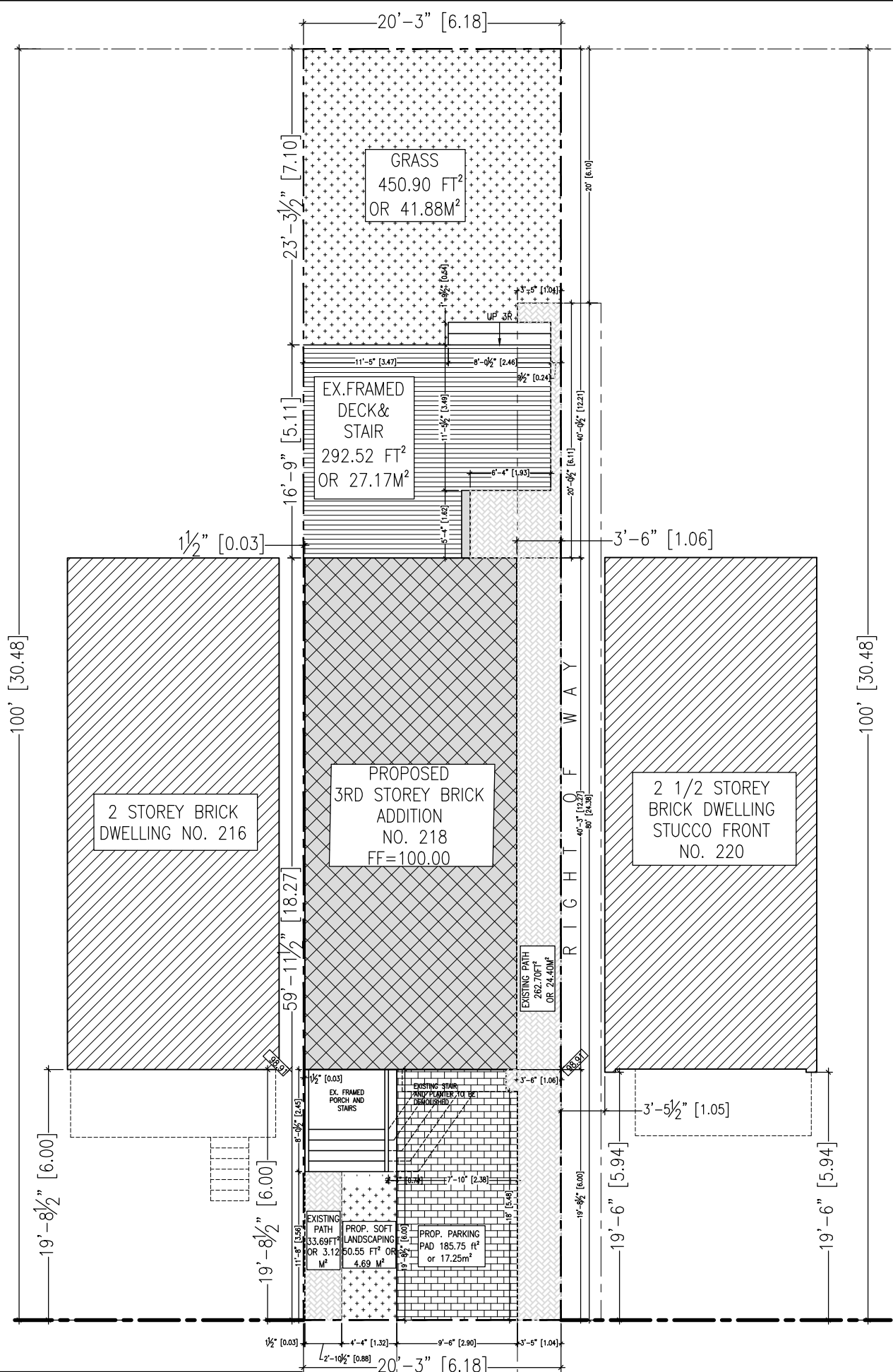
BUILDING TIES ARE TO
BRICK CORNERS EXCEPT
AS NOTED.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS 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 THE 15th DAY OF NOVEMBER, 2017.
DATE: NOVEMBER 24th, 2017
DONALD E. ROBERTS
ONTARIO LAND SURVEYOR

PART 2:
1. FENCE LOCATIONS ARE SHOWN ON THIS PLAN.
2. SUBJECT TO & TOGETHER WITH RIGHTS OF WAY AS SET OUT IN CA251193.
THIS SURVEY WAS PREPARED FOR: STEVEN CLERIC
DONALD E. ROBERTS LTD., ONTARIO LAND SURVEYORS
111 RAILSIDE ROAD, SUITE 304, TORONTO, ONTARIO, M5A 1B2, (416) 755-5320
DRAWN: J.H.
CHECKED: D.E.R.
DATE: November 24, 2017
SCALE: 1 : 100
REF. NO.: 17-9131

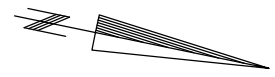
LEGEND

- STRUCTURE TO REMAIN
- STRUCTURE TO BE REMOVED
- NEW STRUCTURE
- ADJACENT PROPERTY
- NEW ADDITION
- EXISTING PATH
- PROPOSED DRIVEWAY
- GRASS
- PROPERTY LINE
- ELEVATION POINT
- MAIN FLOOR LEVEL



	IMPERIAL	METRIC
SITE AREA:(PART 1)	2025.91FT ²	188.21M ²
EXISTING BUILDING GFA		
MAIN FLOOR GFA:	670.833 FT ²	62.32 M ²
SECOND FLOOR GFA:	678.09 FT ²	62.32 M ²
TOTAL EXIST GFA:	1348.2 FT ²	125.31 M ²
TOTAL EXIST GFA %:	66.58%	
(EXIST & PROPOSED GFA)		
THIRD FLOOR GFA:	544.27 FT ²	50.56 M ²
THIRD FLOOR DECK GFA:	66.66 FT ²	6.19 M ²
TOTAL GFA (EXIST & PROPOSED):	1893.19FT ²	175.88M ²
TOTAL GFA % (EXIST & PROPOSED):	93.44%	
FRONT YARD LANDSCAPING	50.55FT ²	4.69M ²
REAR YARD LANDSCAPING	450.90FT ²	41.88M ²
PROPOSED PARKING PAD	185.75FT ²	17.25M ²
PROPOSED PATH	34.99FT ²	3.25M ²
BUILDING LENGTH	40'-3" OR	12.27 METERS
BUILDING DEPTH	59'-11 1/2" OR	18.27 METERS

MONARCH PARK AVENUE



1 SITE PLAN
S-100 SCALE: 3/32" = 1'-0"

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Tel: 416-489-1228 Fax: 416-429-3991
Website: www.khdavis.com Email: mail@khdavis.com

PROJECT NAME
218 MONARCH PARK, TORONTO, ON

DRAWN: RB	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

0	CLIENT'S REVIEW	JAN 7/2016
No.	REVISION	DATE

DRAWING TITLE
SITE PLAN

PROJECT NORTH	PROJECT No.
	17429
	DRAWING No.
	S-100

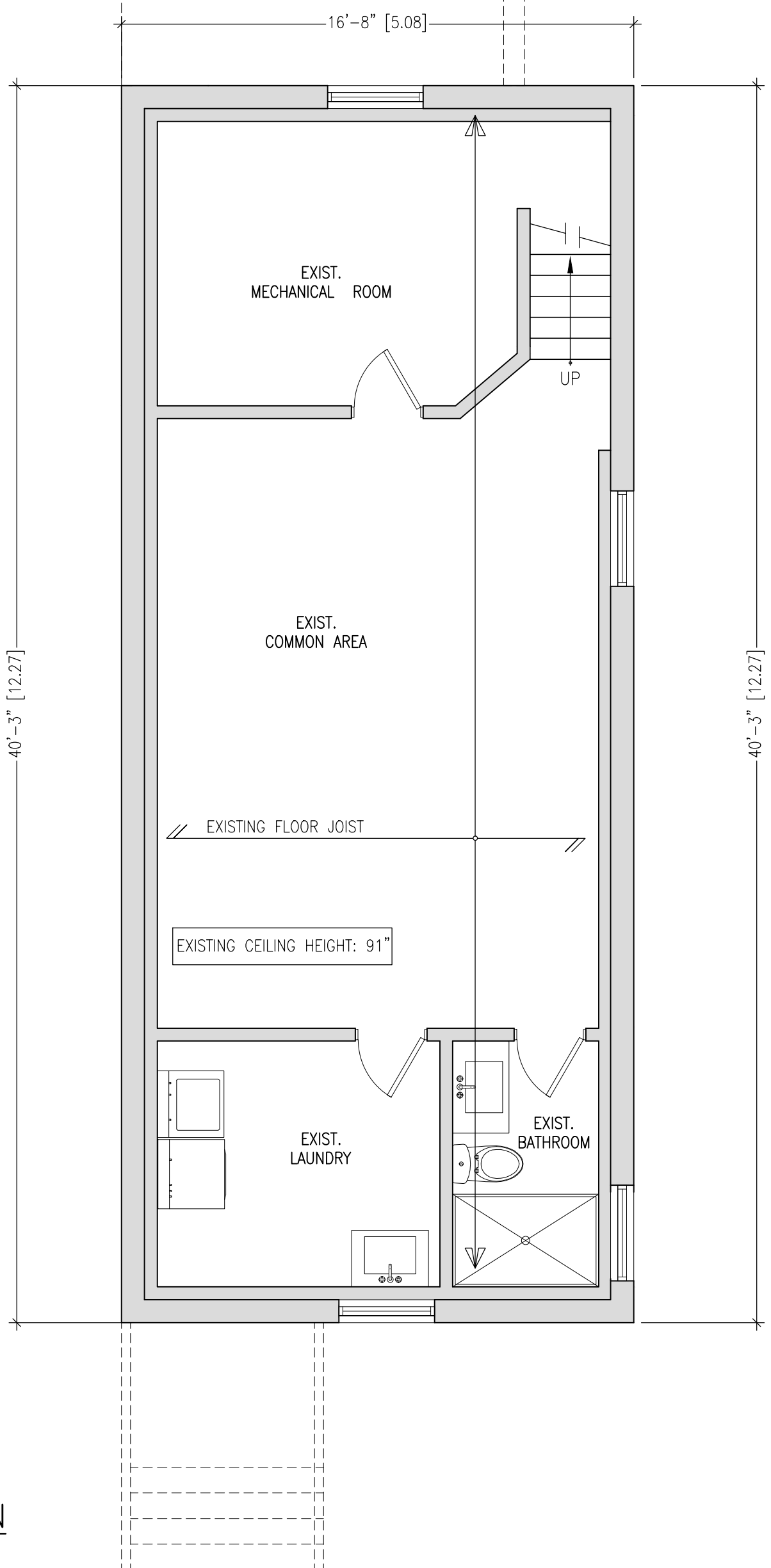
LEGEND

- 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

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

SCOPE OF WORK:
 • INTERIOR MODIFICATION AND NEW SECOND FLOOR

— — — — — 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)



1 BASEMENT FLOOR PLAN
 S-101 SCALE: 1/4" = 1'-0"

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PROJECT NAME			
218 MONARCH PARK, TORONTO, ON			
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SCALE:	SHOWN	REV.	KW
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ENGINEER:	
KEVIN WILLIAMS Tel: 416-489-1228 Ext:223 Email: kevin.williams@khdavis.com	
No.	DATE
0	CLIENT'S REVIEW JAN 7/2016
	REVISION

DRAWING TITLE	
BASEMENT FLOOR PLAN	
PROJECT NORTH	PROJECT No.
	17429
	DRAWING No.
S-101	

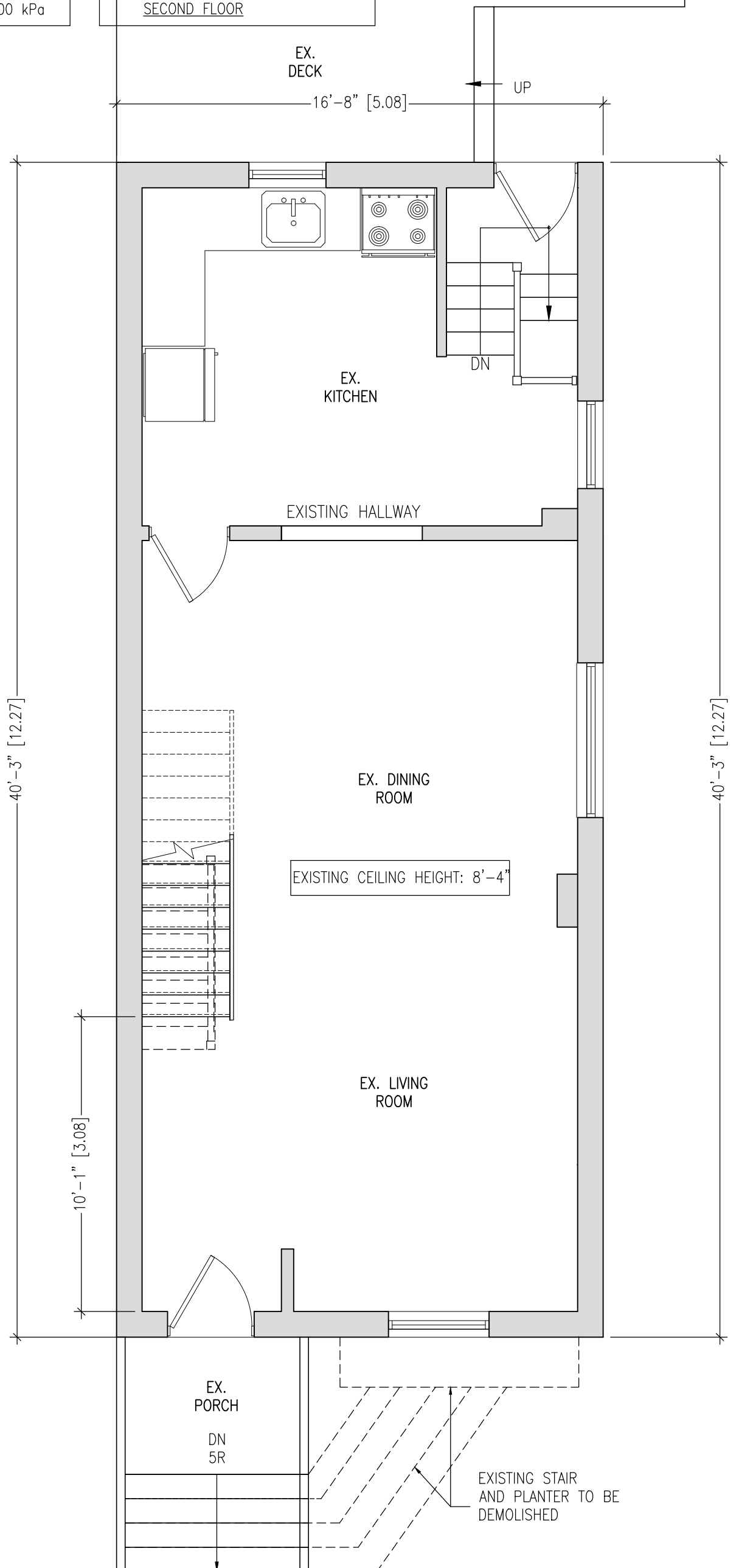
LEGEND

- 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

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

SCOPE OF WORK:
 • INTERIOR MODIFICATION AND NEW SECOND FLOOR

— — 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)



1 MAIN FLOOR PLAN
 S-102 SCALE: 1/4" = 1'-0"

<p>K.H. DAVIS ENGINEERING CONSULTANTS LTD 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</p>	<p>PROJECT NAME</p> <p style="text-align: center;">218 MONARCH PARK, TORONTO, ON</p>		<p>PROJECT COORDINATOR: MIKE SHIRZADFAR Tel: 416-489-1228 Ext:224 Email: MIKE.SHIRZADFAR@khdavis.com</p>	<p>DRAWING TITLE</p> <p style="text-align: center;">MAIN FLOOR PLAN</p>													
	<p>ENGINEER: KEVIN WILLIAMS Tel: 416-489-1228 Ext:223 Email: kevin.williams@khdavis.com</p>	<p>PROJECT NORTH</p> <p style="text-align: center;"></p>	<p>PROJECT No. 17429</p>	<p>ENGINEER: KEVIN WILLIAMS Tel: 416-489-1228 Ext:223 Email: kevin.williams@khdavis.com</p>	<p>DRAWING No. S-102</p>												
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SCALE: SHOWN	REV. KW																
DATE: JAN 6/2017																	
0	CLIENT'S REVIEW	JAN 7/2016															
No.	REVISION	DATE															

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

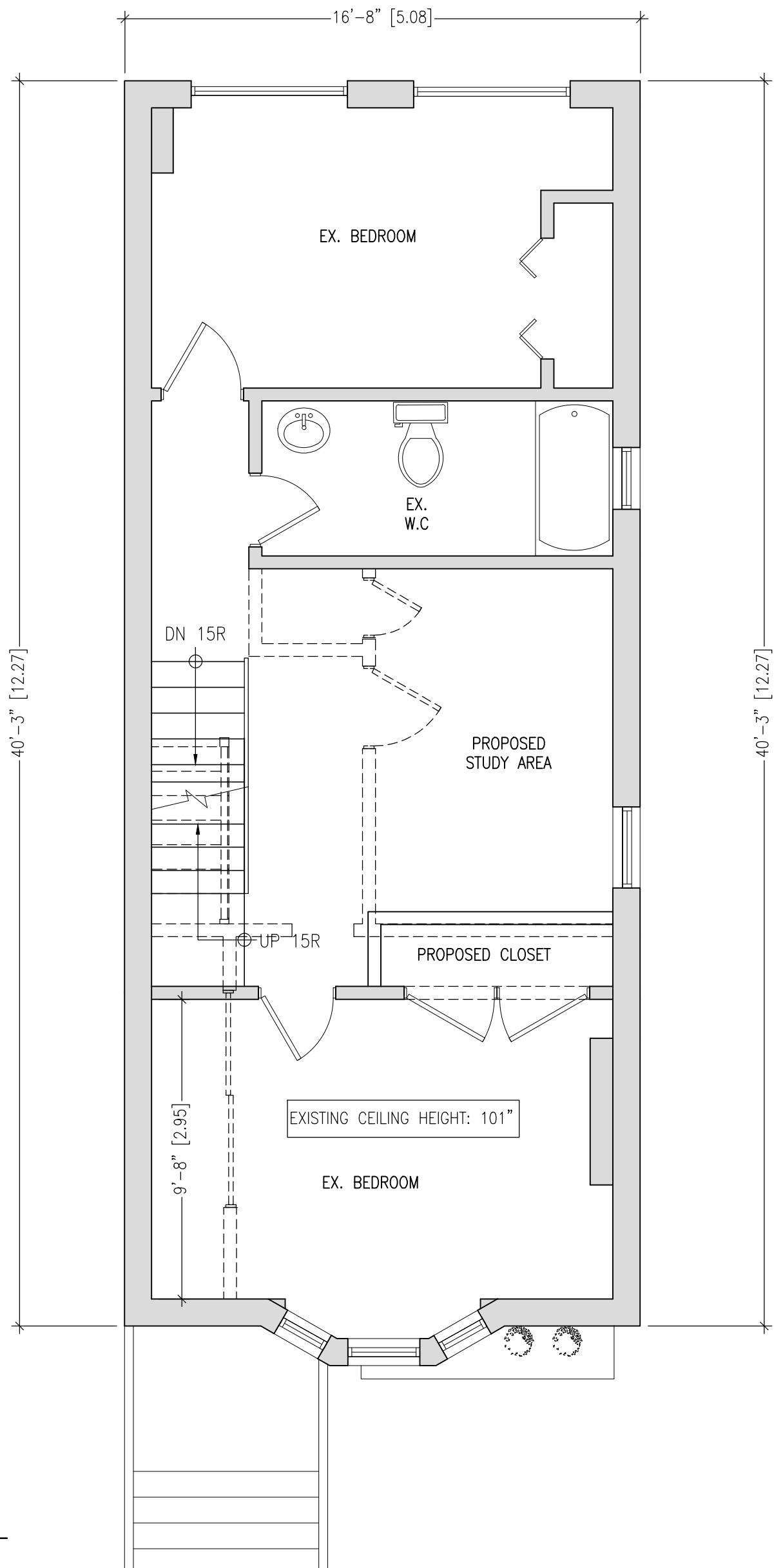
DESIGN LOADS

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

SCOPE OF WORK:

- INTERIOR MODIFICATION AND NEW SECOND FLOOR

— — — — — 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)



1 SECOND FLOOR PLAN
 S-103 SCALE: 1/4" = 1'-0"

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PROJECT NAME			
218 MONARCH PARK, TORONTO, ON			
DRAWN:	RB	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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No.	REVISION
	JAN 7/2016
	DATE

DRAWING TITLE	
SECOND FLOOR PLAN	
PROJECT NORTH	PROJECT No.
	17429
	DRAWING No.
	S-103

LEGEND

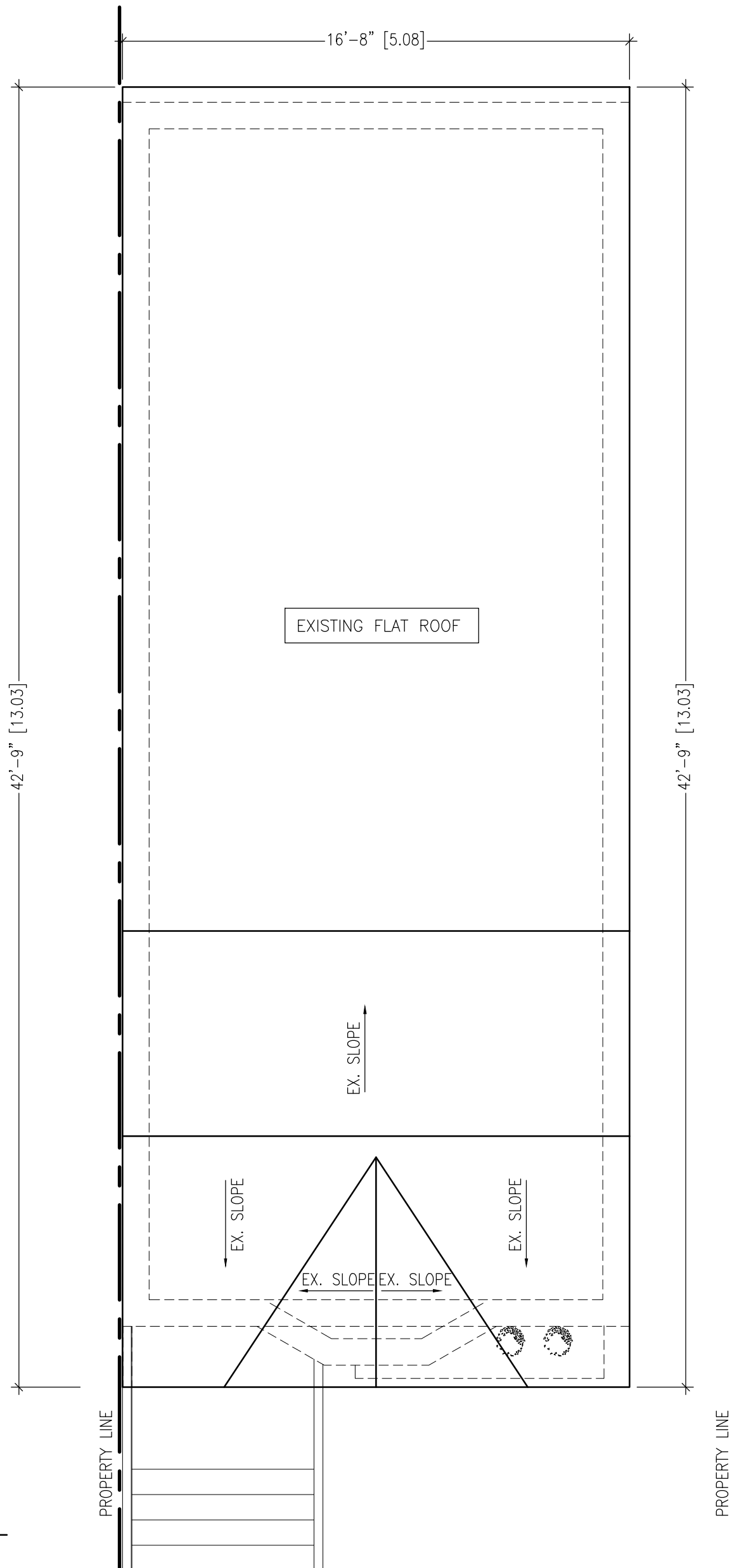
- WALLS TO REMAIN
- WALLS TO BE REMOVED
- NEW WALLS
- BEAM
- ⊗
 COLUMN
- ⊠
 POST ABOVE
- +SA
 SMOKE ALARM
- CM-D
 CO DETECTOR
- EF
 EXHAUST FAN
- ⊙FD
 FLOOR DRAIN
- LINES OF TEMPORARY SHORING BY CONTRACTOR. TEMPORARY SHORING SHALL PROVIDE SUPPORT FOR A LINE LOAD OF 23KN/M (1500lbs/ft) (UNFACTORED) AND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

- INTERIOR MODIFICATION AND NEW SECOND FLOOR



1 EXISTING ROOF PLAN
 S-104 SCALE: 1/4" = 1'-0"

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PROJECT NAME			
218 MONARCH PARK, TORONTO, ON			
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No.	REVISION
JAN 7/2016	DATE

DRAWING TITLE	
EXISTING ROOF PLAN	
PROJECT NORTH	PROJECT No.
	17429
DRAWING No.	
S-104	

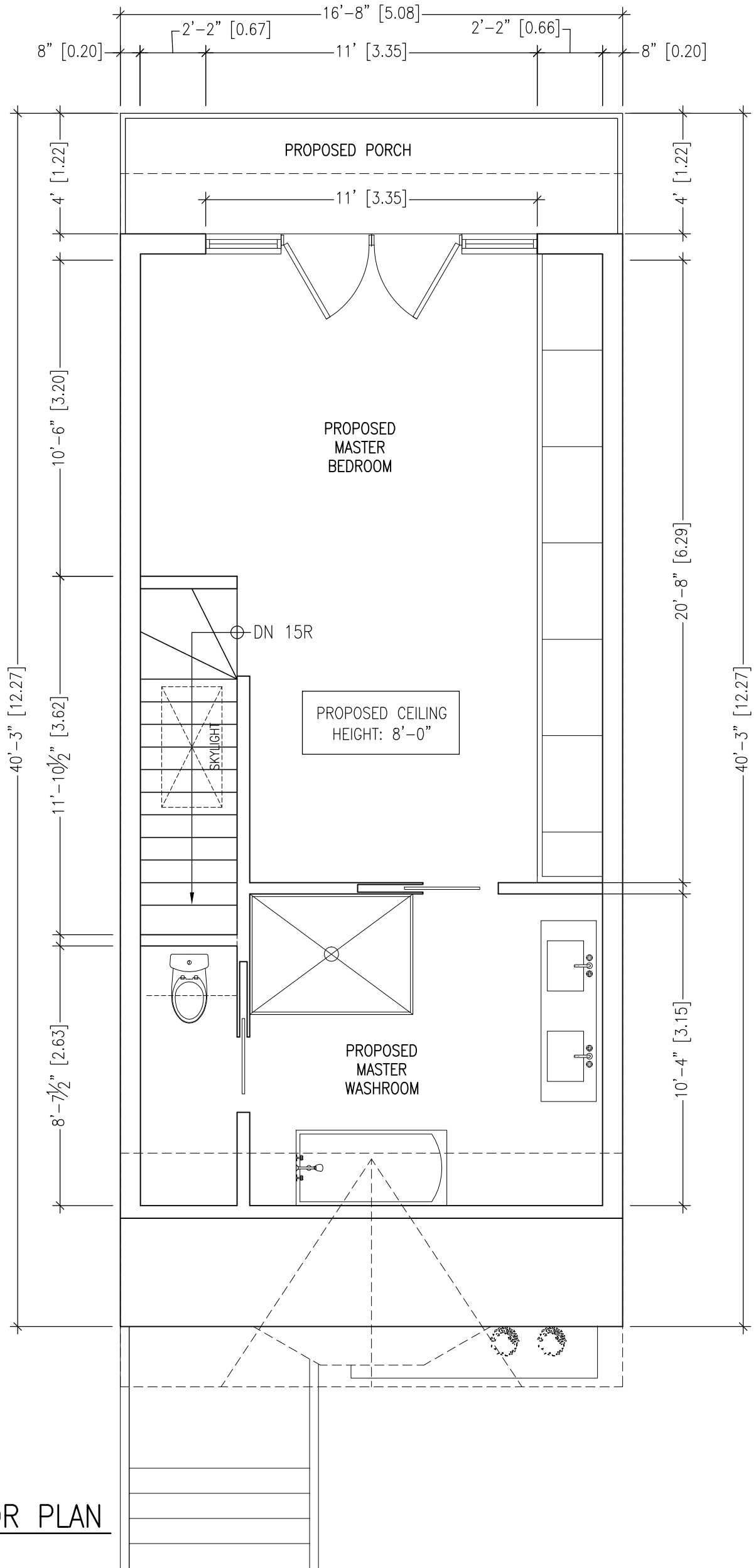
LEGEND

- 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

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

SCOPE OF WORK:
 • INTERIOR MODIFICATION AND NEW SECOND FLOOR

— — 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)



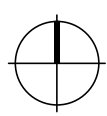
1 PROPOSED THIRD FLOOR PLAN
 S-105 SCALE: 1/4" = 1'-0"

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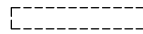
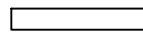
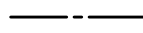







PROJECT NAME			
218 MONARCH PARK, TORONTO, ON			
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SCALE:	SHOWN	REV.	KW
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ENGINEER:	
KEVIN WILLIAMS Tel: 416-489-1228 Ext:223 Email: kevin.williams@khdavis.com	
No.	DATE
0	CLIENT'S REVIEW JAN 7/2016
	REVISION

DRAWING TITLE	
PROPOSED THIRD FLOOR PLAN	
PROJECT NORTH	PROJECT No.
	17429
	DRAWING No.
	S-105

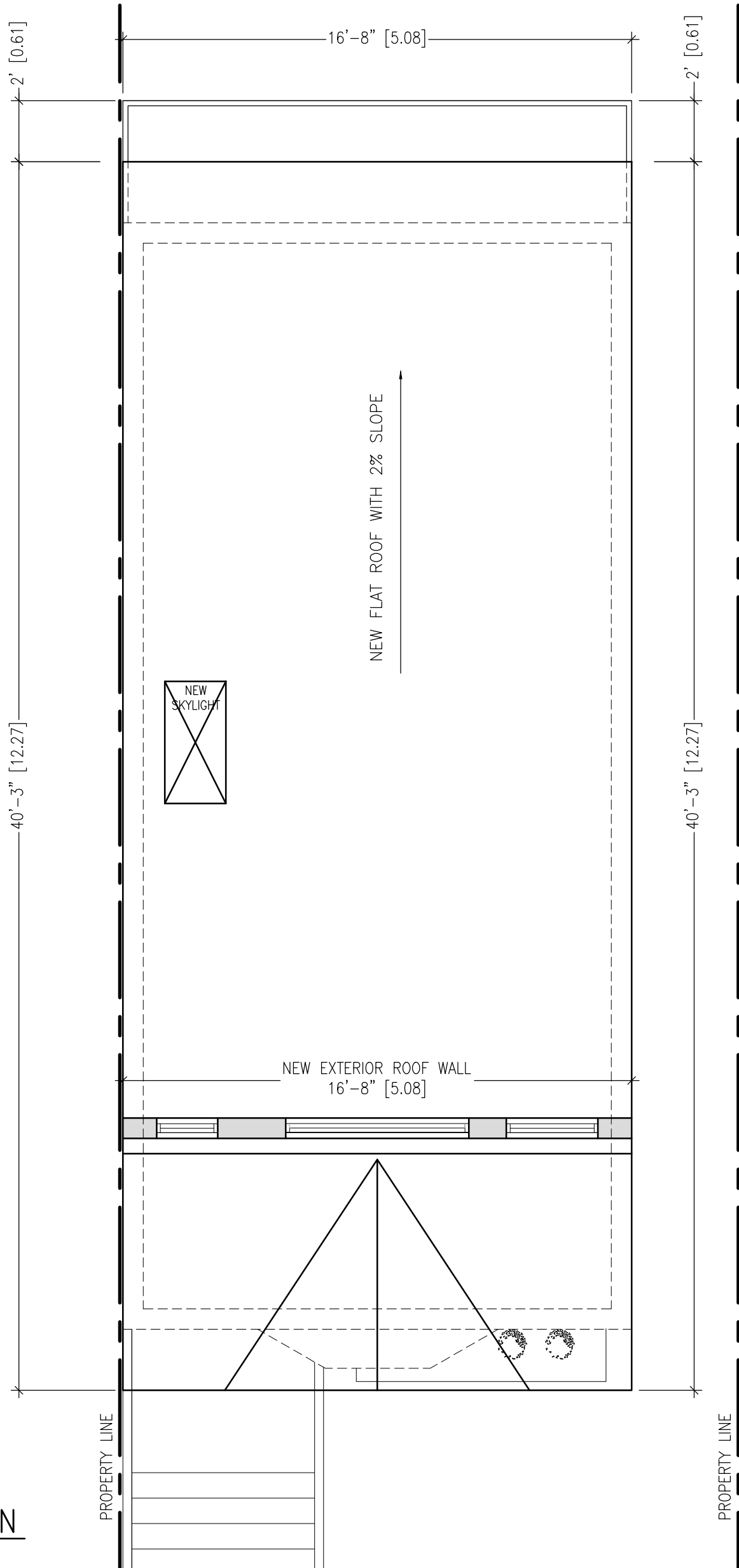
LEGEND

-  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:

- INTERIOR MODIFICATION AND NEW SECOND FLOOR



1 PROPOSED ROOF PLAN
 S-106 SCALE: 1/4" = 1'-0"

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PROJECT NAME
 218 MONARCH PARK,
 TORONTO, ON

DRAWN:	RB	CHECKED:	KW
SCALE:	SHOWN	REV.	KW
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ENGINEER:
 KEVIN WILLIAMS
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No.	REVISION	DATE
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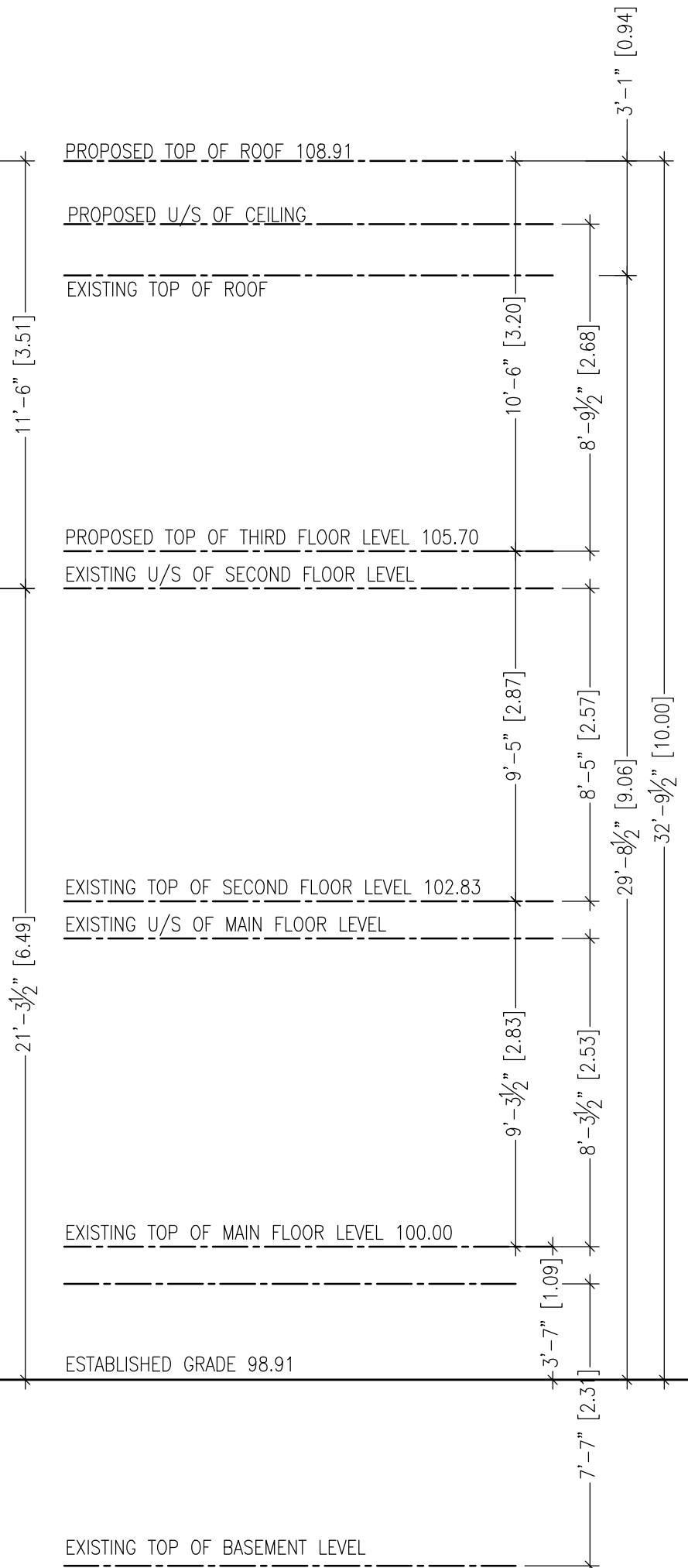
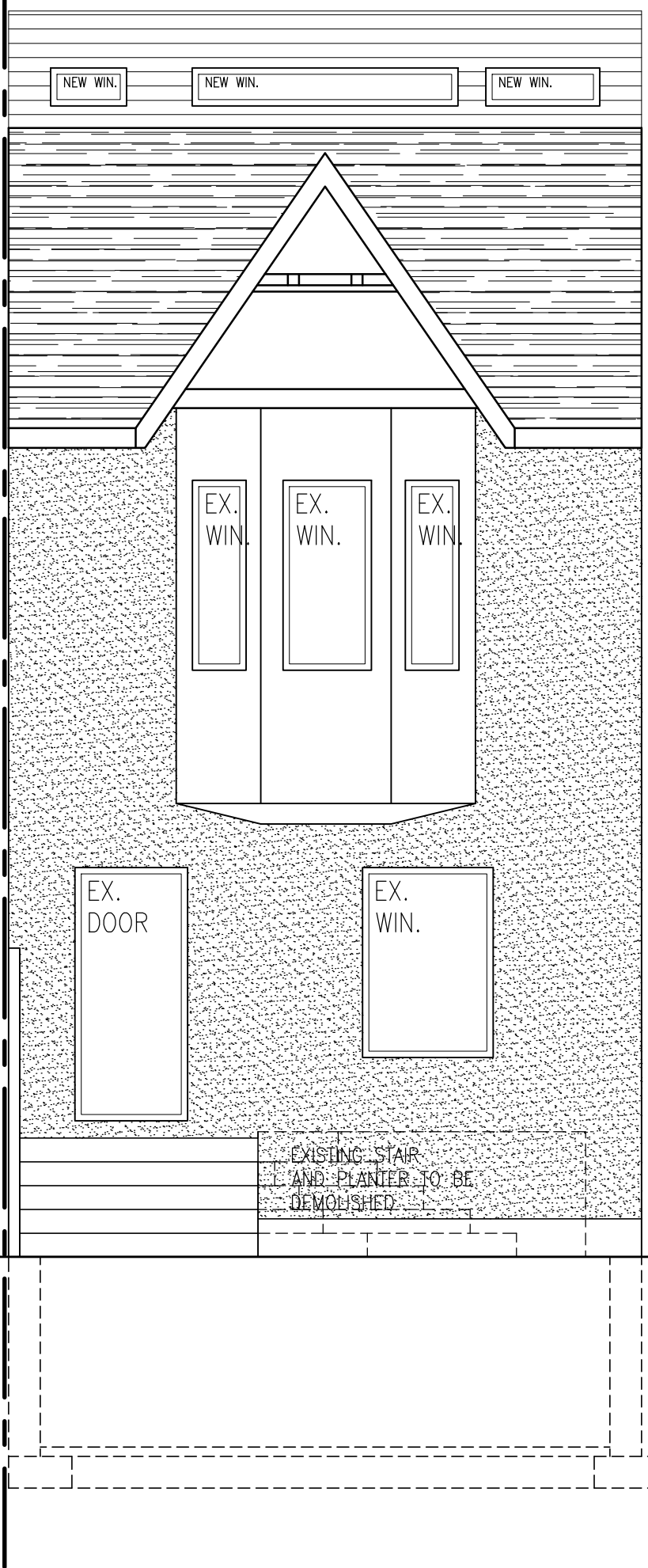
DRAWING TITLE
 PROPOSED ROOF PLAN

PROJECT NORTH

PROJECT No.
 17429

DRAWING No.
S-106

PROPERTY LINE



1 FRONT ELEVATION
S-107 SCALE: 1/4" = 1'-0"

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PROJECT NAME
**218 MONARCH PARK,
TORONTO, ON**

DRAWN: RB CHECKED: KW
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DATE: JAN 6/2017

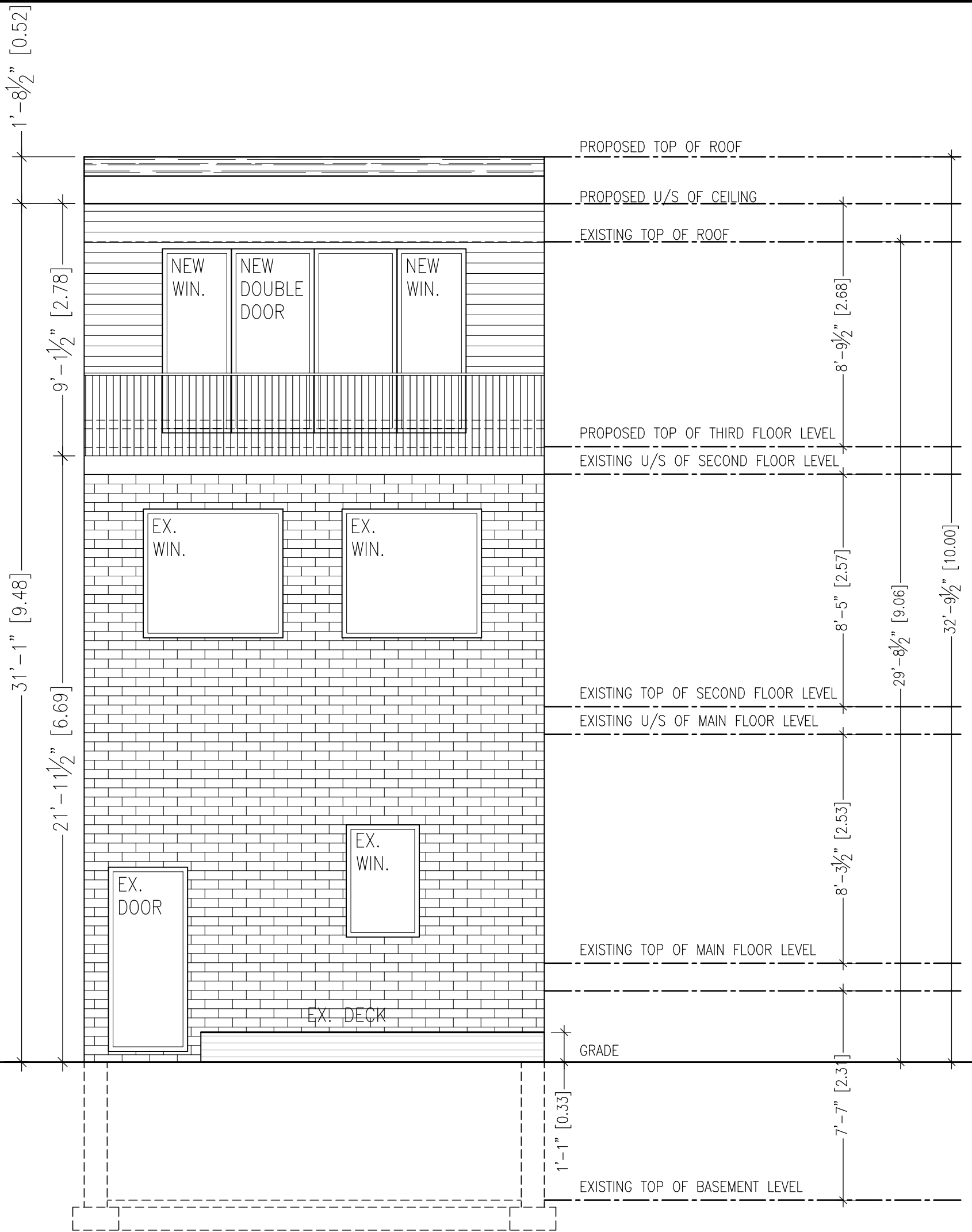
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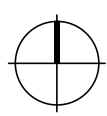
No.	0	CLIENT'S REVIEW	JAN 7/2016
		REVISION	DATE

DRAWING TITLE
FRONT ELEVATION

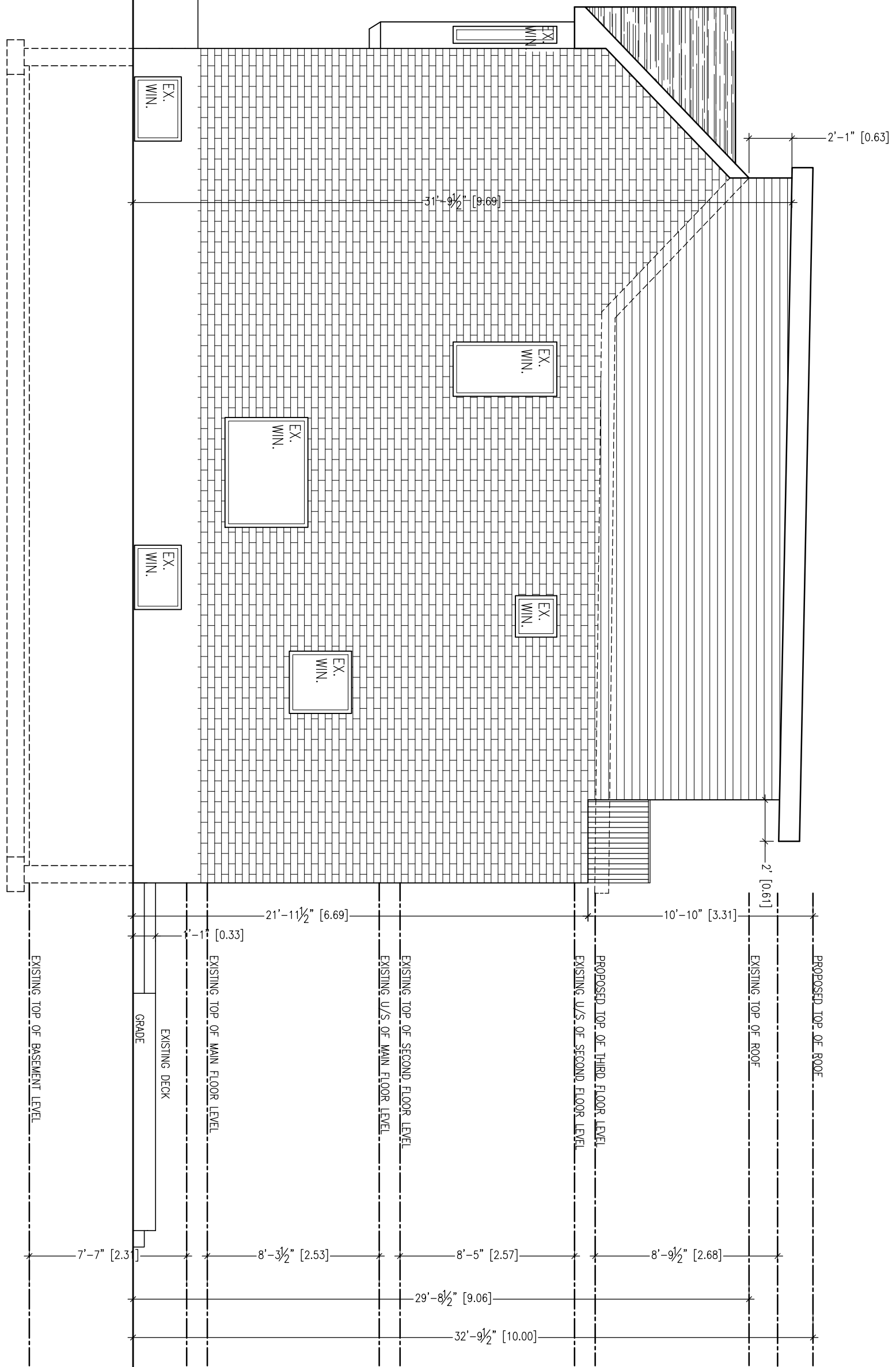
PROJECT NORTH PROJECT No.
17429
DRAWING No.
S-107



1 REAR ELEVATION
S-108 SCALE: 1/4" = 1'-0"

K.H. DAVIS ENGINEERING CONSULTANTS LTD 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 218 MONARCH PARK, TORONTO, ON	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	DRAWING TITLE REAR ELEVATION
	DRAWN: RB CHECKED: KW SCALE: SHOWN REV. KW DATE: JAN 6/2017		PROJECT NORTH 
FOR QUESTIONS CONTACT PROJECT COORDINATOR OR ENGINEER		0 CLIENT'S REVIEW JAN 7/2016 No. REVISION DATE	

1
S-109 / SCALE: 1/4" = 1'-0"
SIDE ELEVATION



K.H. DAVIS

ENGINEERING CONSULTANTS LTD
structural | houses | small projects

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PROJECT NAME
**218 MONARCH PARK,
TORONTO, ON**

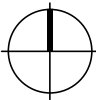
DRAWN:	RB	CHECKED:	KW
SCALE:	SHOWN	REV.	KW
DATE:	JAN 6/2017		

FOR QUESTIONS CONTACT
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No.	REVISION	DATE
0	CLIENT'S REVIEW	JAN 7/2016

DRAWING TITLE
SIDE ELEVATION

PROJECT NORTH	PROJECT No. 17429
	DRAWING No. S-109