

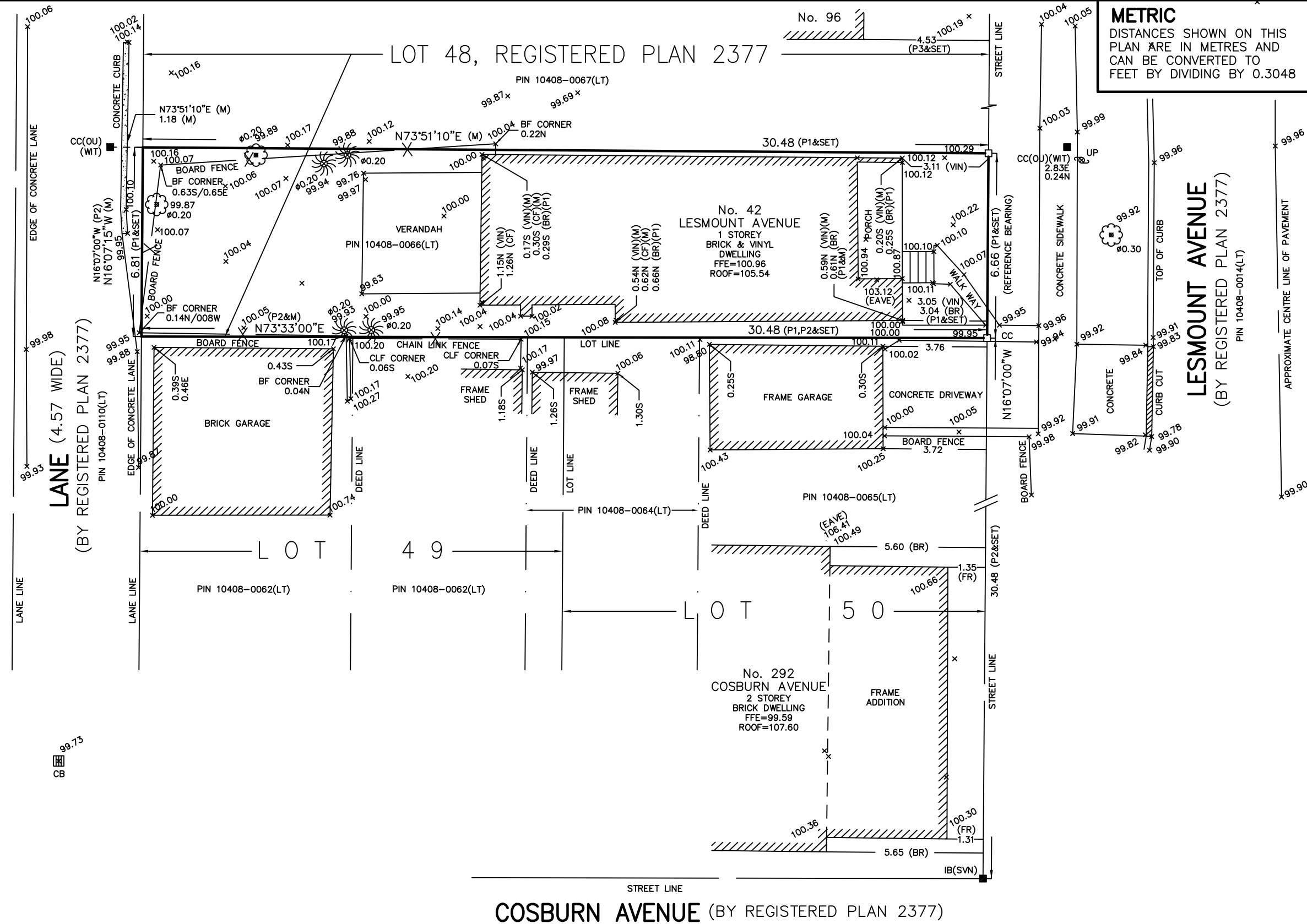
**SURVEYOR'S REAL PROPERTY REPORT**  
 PART 1) PLAN AND TOPOGRAPHIC DETAIL OF  
**PART OF LOT 48**  
**REGISTERED PLAN 2377**  
**CITY OF TORONTO**  
**SCALE 1:150**

2.5m 0 2.5 5 7.5 10m  
**VLADIMIR DOSEN SURVEYING, O.L.S.**



THIS REPORT WAS PREPARED FOR  
 MODULAR HOMES  
 AND THE UNDERSIGNED ACCEPTS NO  
 RESPONSIBILITY FOR USE BY  
 OTHER PARTIES

**PART 2) SURVEY REPORT**  
 DESCRIPTION OF LAND:  
 PART OF LOT 48, REGISTERED PLAN 2377 / PIN 10408-0066(LT).  
 REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:  
 NONE.  
 BOUNDARY FEATURES:  
 POSITION OF FENCES AS SHOWN ON PLAN.  
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING  
 BY-LAWS.



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

**General Notes**  
 All drawings remain the property of  
 the design company  
 Do not scale drawings  
 All dimensions to be checked and  
 verified on site prior to commencing  
 any work. Inform Designer of any  
 discrepancies prior to construction.  
 Failure to do so will not relieve this  
 contractor from extra cost resulting  
 from additional work.

A-1	Cover
A-2	Survey
A-3	Site Plan
A-4	Legends & Schedules
A-5	Existing North Elevation
A-6	Existing South Elevation
A-7	Existing East Elevation
A-8	Existing West Elevation
A-9	Existing Foundation Plan
A-10	Existing Ground Floor Plan
A-11	Foundation Demolition Plan
A-12	Ground Floor Demolition Plan
A-13	Proposed Foundation Plan
A-14	Proposed Ground Floor Plan
A-15	Proposed Second Floor Plan
A-16	Proposed North Elevation
A-17	Proposed South Elevation
A-18	Proposed East Elevation
A-19	Proposed West Elevation
A-20	Ground Floor Areas
A-21	Proposed Second Floor Area
A-22	Roof Plan

**Declaration of Designer**  
 I Rick Bongers declare that I review and  
 take responsibility for the design work on  
 behalf of a firm registered under  
 subsection 2.17.4 of the Building Code. I  
 am qualified and the firm is registered, in  
 the appropriate classes/categories.  
 Individual BCIN: 29499  
 Firm BCIN: 32299  
 I certify that:  
 1. The information contained in this  
 schedule is true to the best of my  
 knowledge.  
 2. I have authority to bind the  
 corporation or partnership

Signature: *[Signature]*

9		
8		
7		
6		
5		
4		
3		
2		
1		
No.	Description	Date
ISSUED		

**LEGEND**

□	DENOTES SURVEY MONUMENT PLANTED	WIT	DENOTES WITNESS
■	DENOTES SURVEY MONUMENT FOUND	BF	DENOTES BOARD FENCE
IB	DENOTES IRON BAR	BR	DENOTES TIES TO BRICK
CC	DENOTES CUT CROSS	CB	DENOTES CATCH BASIN
SVN	DENOTES SPEIGHT & VAN NOSTRAND, O.L.S.	CF	DENOTES TIES TO CONCRETE FOUNDATION
QU	DENOTES ORIGIN UNKNOWN	CLF	CHAIN LINK FENCE
M	DENOTES MEASURED	FFE	DENOTES FINISHED FLOOR ELEVATION
φ	DENOTES DIAMETER	FR	DENOTES TIES TO FRAME
P1	DENOTES PLAN OF SURVEY BY C. REUBEN, O.L.S., DATED OCTOBER 22, 1965	UP	DENOTES UTILITY POST
P2	DENOTES REGISTERED PLAN 2377	VIN	DENOTES TIES TO VINYL
P3	DENOTES PLAN OF SURVEY BY BERKELEY & WILSON, O.L.S., DATED MAY 31, 1932	☼	DENOTES CONIFEROUS TREE
		☼	DENOTES DECIDUOUS TREE

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS  
 PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION  
 OF VLADIMIR DOSEN, O.L.S.

**BEARING NOTE:**  
 BEARINGS ARE ASTRONOMIC AND ARE DERIVED  
 FROM THE WESTERLY LIMIT OF LESMOUNT AVENUE  
 AS SHOWN ON REGISTERED PLAN 2377,  
 HAVING A BEARING OF N16°07'00"W.

**BENCHMARK NOTE:**  
 ELEVATIONS ARE LOCAL.

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
 WITH THE SURVEYS ACT, THE SURVEYORS ACT AND  
 THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE  
 8th DAY OF NOVEMBER, 2017

NOVEMBER 16, 2017  
 DATE  
 VLADIMIR DOSEN, B.Sc.  
 ONTARIO LAND SURVEYOR

**VLADIMIR DOSEN SURVEYING**  
**ONTARIO LAND SURVEYORS**  
 555 DAVISVILLE AVENUE  
 TORONTO, ONTARIO M4S 1J2  
 PHONE: (416) 466-0440 EMAIL: vladdosen@rogers.com

FIELD: KUMAR	CAD FILE: 42 LESMOUNT AVENUE
* DRAWN BY: AT	FILE: 10-003
CHECKED BY: VD	JOB No: 17-416

**Accuvision**  
 Accuvision 2000 Inc.  
 75 Redwood Avenue,  
 Cambridge, ON N3C 2S3  
 t: 519.241.9446  
 email: rbongers19@gmail.com  
 "Innovative yet functional design solutions"

**Proposed Second Storey  
 Addition, Single Storey Front  
 Addition & Interior Renovations**  
 to:  
 42 Lesmount Ave.,  
 Toronto, Ontario M4G 3V6

Client: Robert Caldwell & Jaclyn Pritchard

Drawn By: RHB  
 Scale: As Indicated  
 Printing Date: 17/01/2018  
 Project No. ACC201710001

Survey  
**A-2**