

484 DONLANDS AVENUE
Toronto (East York), Ontario

PROPOSED SECOND FLOOR ADDITION
AND RENOVATION TO EXISTING
BRICK BUNGALOW



DRAWING INDEX :

- LEGAL SURVEY
- A1 SITE PLAN AND ZONING DATA
- AB1 AS BUILT FLOOR PLANS (REFERENCE)
- AB2 AS BUILT ELEVATIONS (REFERENCE)
- A2 BASEMENT FLOOR PLAN
- A3 GROUND FLOOR PLAN
- A4 SECOND FLOOR PLAN
- A5 NORTH (FRONT) ELEVATION
- A6 SOUTH (REAR) ELEVATION
- A7 EAST ELEVATION
- A8 WEST ELEVATION

RECEIVED

By Committee of Adjustment TEY at 10:38 am, Jun 21, 2017

Designer:



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	
QUALIFICATION INFORMATION Required unless design is exempt under 2.17.3.1 of the building code	
DEMETRE BAZIOS	26980
NAME	SIGNATURE
REGISTRATION INFORMATION Required unless design is exempt under 2.17.4.1 of the building code	
DEMETRE BUILDING DESIGN	29920
FIRM NAME	BCIN / BCDN

DEMETRE BUILDING DESIGN

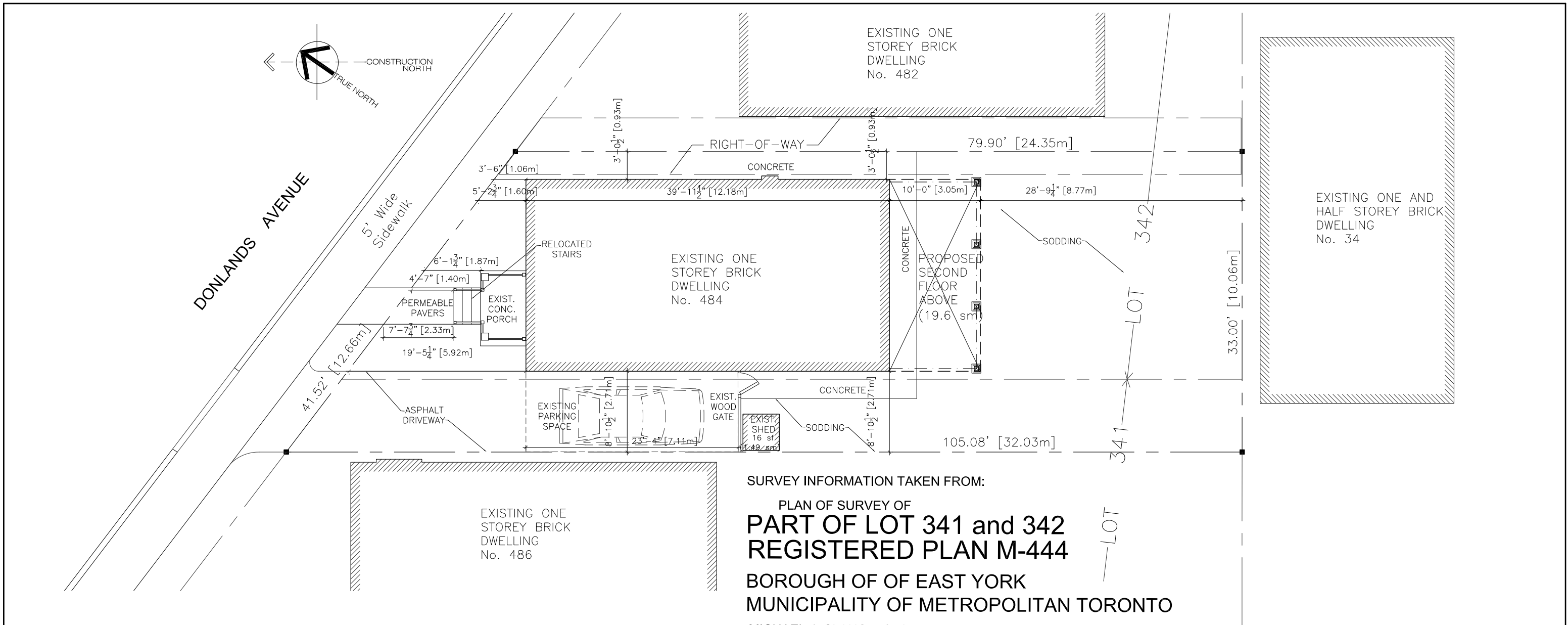
Demetre Bazios
B.A., Arch.Tech., A.Sci.T, MAATO, OACETT, OAAAS

90 Jordanray Blvd.
Newmarket, Ontario
L3X 2P8
(416) 738-2917
Email: dembaz61@rogers.com

ISSUED FOR: Zoning Certificate (Revision)
May 15, 2017

ISSUED FOR: Committee of Adjustment
March 14, 2017

ISSUED FOR: Zoning Certificate
February 20, 2017



SURVEY INFORMATION TAKEN FROM:
 PLAN OF SURVEY OF
PART OF LOT 341 and 342
REGISTERED PLAN M-444
 BOROUGH OF OF EAST YORK
 MUNICIPALITY OF METROPOLITAN TORONTO
 MICHAEL J. CLANCY OLS
 25 SEPTEMBER 1991

ZONING / BUILDING / SITE DATA

SITE DATA	EXISTING		ADDITION		PROPOSED	
	M2	FT.2	M2	FT.2	M2	FT.2
ZONE: BYLAW 569-2013 BYLAW 6752						
LOT AREA	283.6	3,052.2	-	-	283.6	3,052.2
GROUND FLOOR	78.3	843.1	-	-	78.3	843.1
SECOND FLOOR	-	-	97.8	1053.2	97.8	1,053.2
GROSS FLOOR AREA	78.3	843.1	97.8	1053.2	176.1	1,896.3
COVERAGE	28.1%		-		28.1%	

	EXISTING		PROPOSED	
	M	FT.	M	FT.
FRONT (NORTH)	1.06	3.5	1.06	3.5
REAR (SOUTH)	11.82	38.77	8.77	28.75
SIDE (EAST)	0.93	3.0	0.93	3.0
SIDE (WEST)	2.71	8.88	2.71	8.88
MAX. BLDG HEIGHT	5.71	18.75	9.0	29.5
MAX. BLDG LENGTH	12.18	39.96	15.22	49.96

FRONT YARD LANDSCAPING	
TOTAL AREA:	453.3 SF (42.1 SM)
LANDSCAPE EXISTING AREA:	192.1 SF (17.8 SM)= 42.3%
SOFT LANDSCAPE (PROPOSED):	166.5 SF(15.5 SM) 36.7%
REAR YARD LANDSCAPING	
TOTAL AREA:	1,279.1 SF (118.8 SM)
LANDSCAPE EXISTING AREA:	1,197.8 (111.3 SM)= 93.6%
SOFT LANDSCAPE (PROPOSED):	1,197.8 SF(111.3 SM) 93.6%
GROSS SOFT LANDSCAPE (PROPOSED):	1,389.9 SF (129.1 SM) 45.5%

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REGISTRATION INFORMATION
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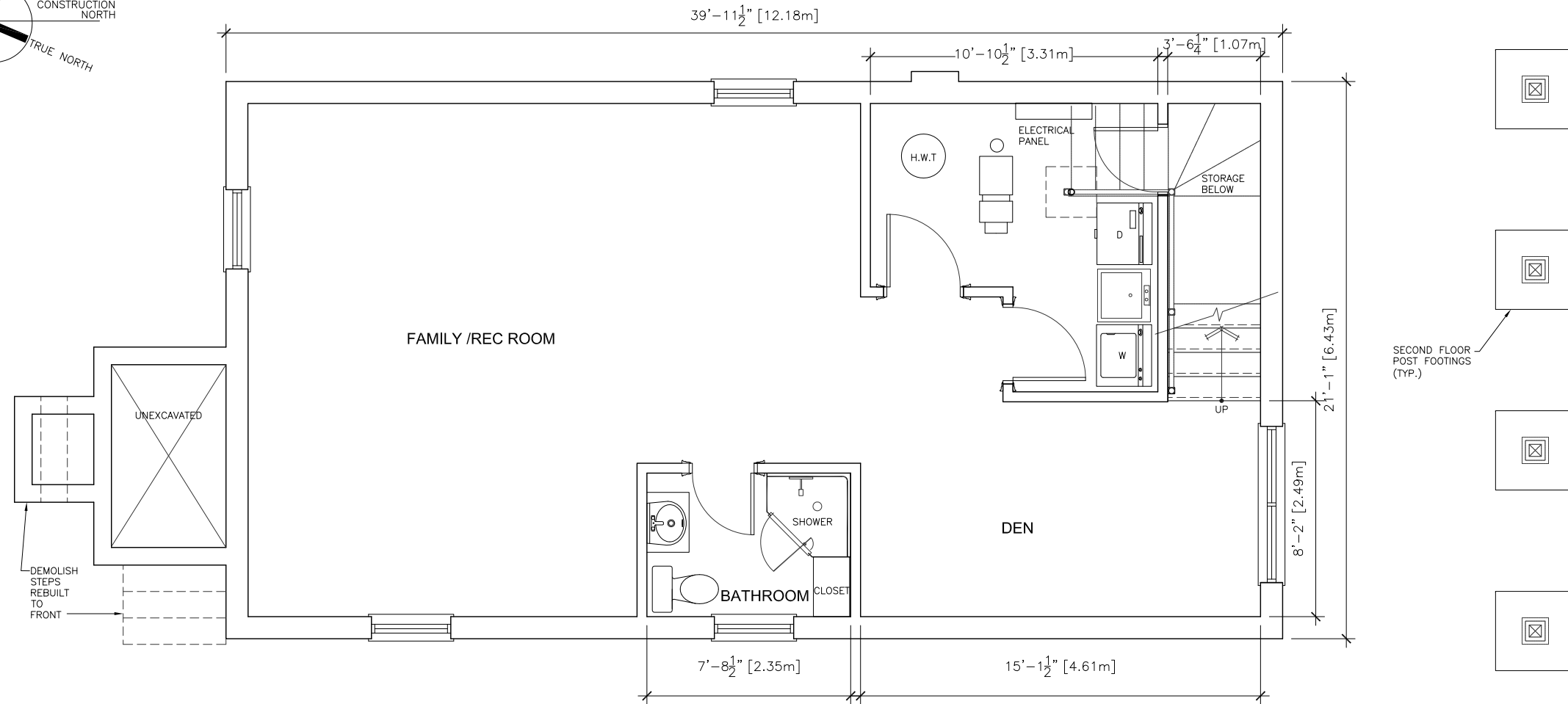
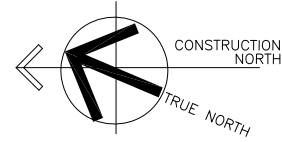
DEMETRE BUILDING DESIGN 29920
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1 **SITE PLAN**
A1 3/32" = 1'-0"

SCOPE OF WORK:
 EXISTING BRICK BUNGALOW WITH PROPOSED SECOND STOREY ADDITION AND GROUND FLOOR RENOVATION. BASEMENT PROPOSED TO BE UNDERPINNED. FRONT CONCRETE PORCH TO REMAIN WITH NEW STAIRS.

(416) 738-2917 Project	PROPOSED SECOND FLOOR ADDITION AND RENOVATION TO EXISTING BRICK BUNGALOW		It is the responsibility of the contractor to: *check and verify all dimensions on site; *report all errors and/or omissions to the Designer before continuing with any work. Do not scale drawings. This drawing may not be used for construction unless noted otherwise. This drawing must be read in conjunction with other documents that are part of this package. Comply with the Ontario Building Code, latest edition, and all Authorities having jurisdiction over this work. Copyright reserved. This drawing is the exclusive property of the Designer and shall not be used without written consent.	8	Date	Project No.	Drawing No.
	484 DONLANDS AVENUE, (EAST YORK) TORONTO, ONTARIO						
Drawing Name	SITE PLAN / ZONING DATA		1	Checked	Scale	AS NOTED	
			2	D.B.			D.B.
			3	D.B.	AS NOTED	AS NOTED	
			4				
			5				
			6				
			7				
			8				



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FIRM NAME BCIN/BCDN



1 BASEMENT FLOOR PLAN
A2 3/16" = 1'-0"

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Project
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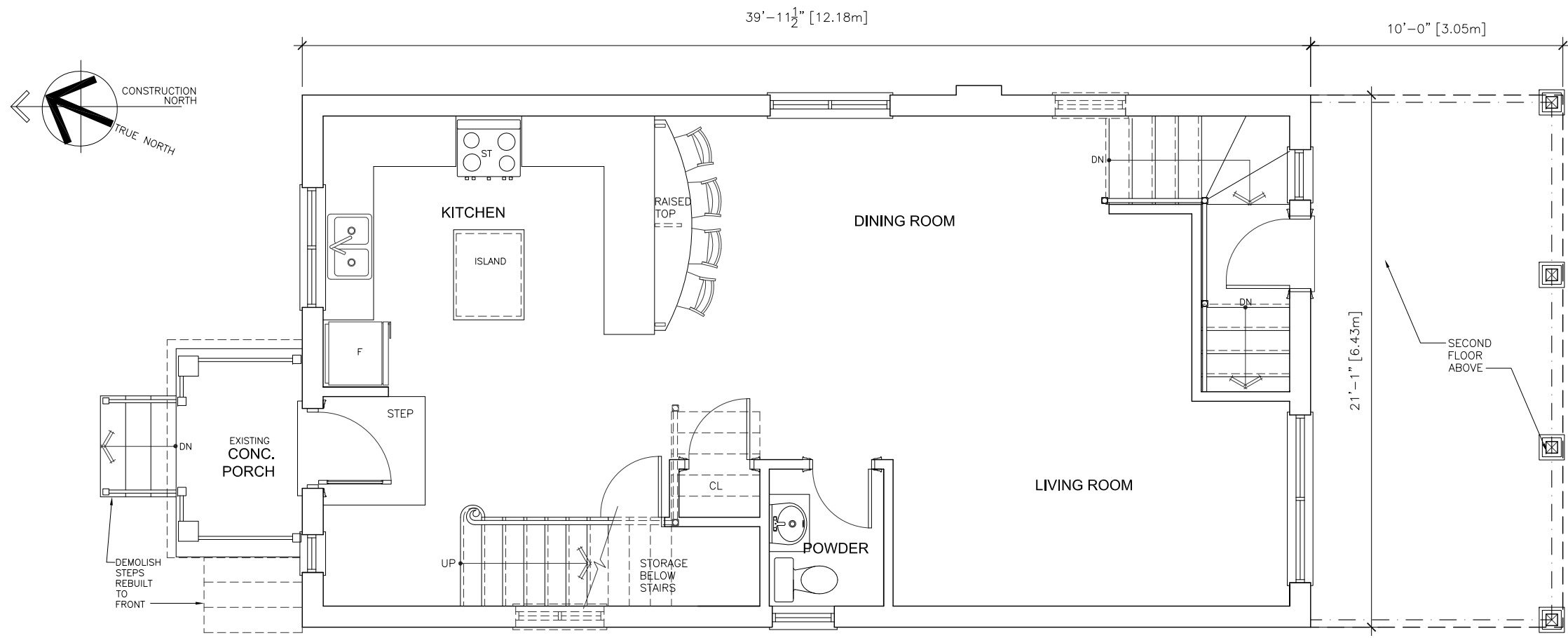
Project
PROPOSED SECOND FLOOR ADDITION AND RENOVATION TO EXISTING BRICK BUNGALOW
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Drawing Name
BASEMENT PLAN

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4		
3	ZONING CERT. RE-SUBMIT	MAY 15/17
2	COMMITTEE of ADJUSTMENT	MAR.14/17
1	ZONING CERTIFICATE	FEB. 20/17
No.	Issued	Date

Date		Project No.		Drawing No. A2
FEBRUARY 20/17		17-01		
Drawn	Checked	Scale		
D.B.	D.B.	AS NOTED		



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1 **GROUND FLOOR PLAN**
 A3 3/16" = 1'-0"

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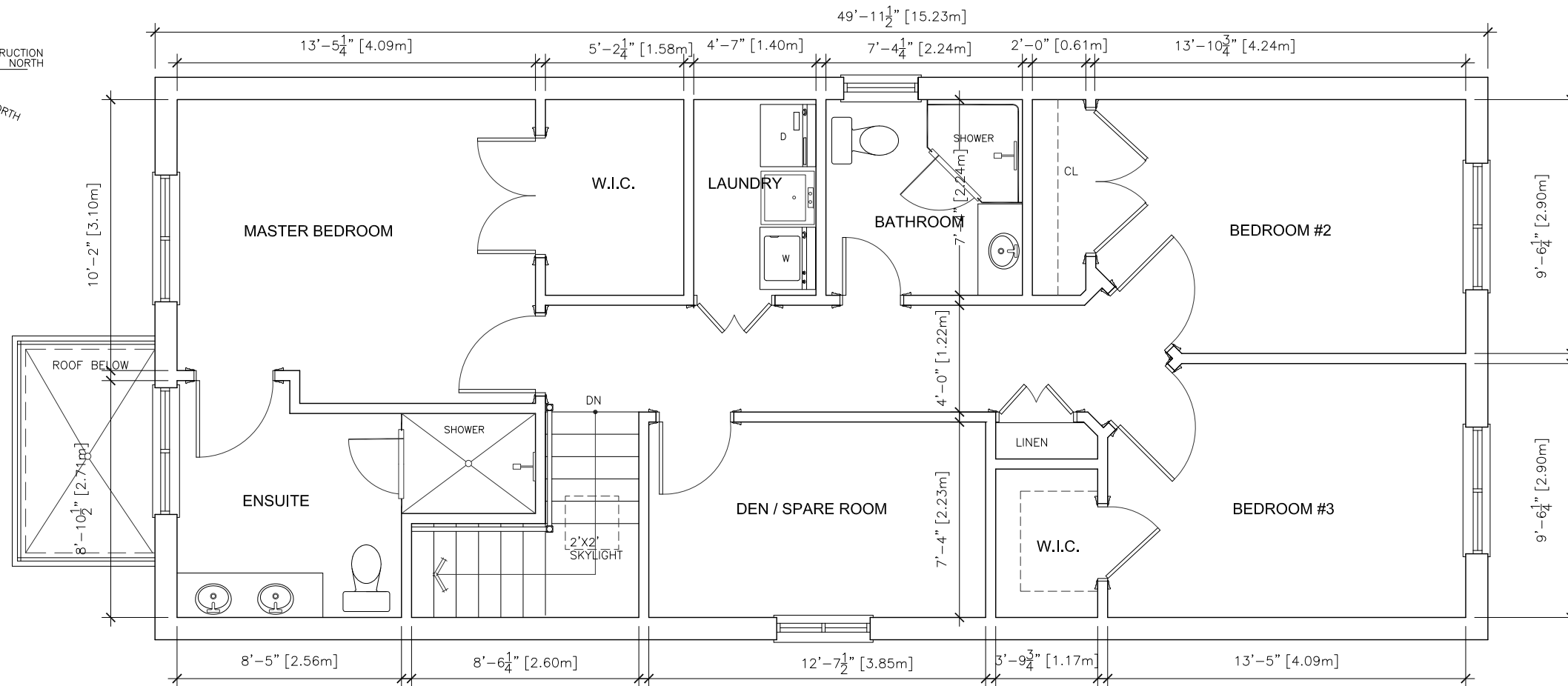
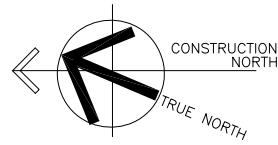
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Project
 PROPOSED SECOND FLOOR ADDITION AND RENOVATION
 TO EXISTING BRICK BUNGALOW
 484 DONLANDS AVENUE, (EAST YORK) TORONTO, ONTARIO

Drawing Name
GROUND FLOOR PLAN

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8			Date	Project No.	Drawing No.
7			FEBRUARY 20/17	17-01	A3
6					
5					
4					
3	ZONING CERT. RE-SUBMIT	MAY 15/17	Drawn	Checked	
2	COMMITTEE of ADJUSTMENT	MAR.14/17	D.B.	D.B.	AS NOTED
1	ZONING CERTIFICATE	FEB. 20/17			
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DEMETRE BUILDING DESIGN 29920
 FIRM NAME BCIN/BCDN



1 SECOND FLOOR PLAN
 A4 3/16" = 1'-0"

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Project
 PROPOSED SECOND FLOOR ADDITION AND RENOVATION
 TO EXISTING BRICK BUNGALOW
 484 DONLANDS AVENUE, (EAST YORK) TORONTO, ONTARIO

Drawing Name
SECOND FLOOR PLAN

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8		Date	Project No.	Drawing No. A4	
7		FEBRUARY 20/17	17-01		
6		Drawn	Checked		Scale AS NOTED
5		D.B.	D.B.		
4		Date			
3	ZONING CERT. RE-SUBMIT	MAY 15/17			
2	COMMITTEE of ADJUSTMENT	MAR.14/17			
1	ZONING CERTIFICATE	FEB. 20/17			
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REGISTRATION INFORMATION
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DEMOTRE BUILDING DESIGN 29920
 FIRM NAME BCIN/BCDN



1 NORTH (FRONT) ELEVATION
 A5 3/16" = 1'-0"

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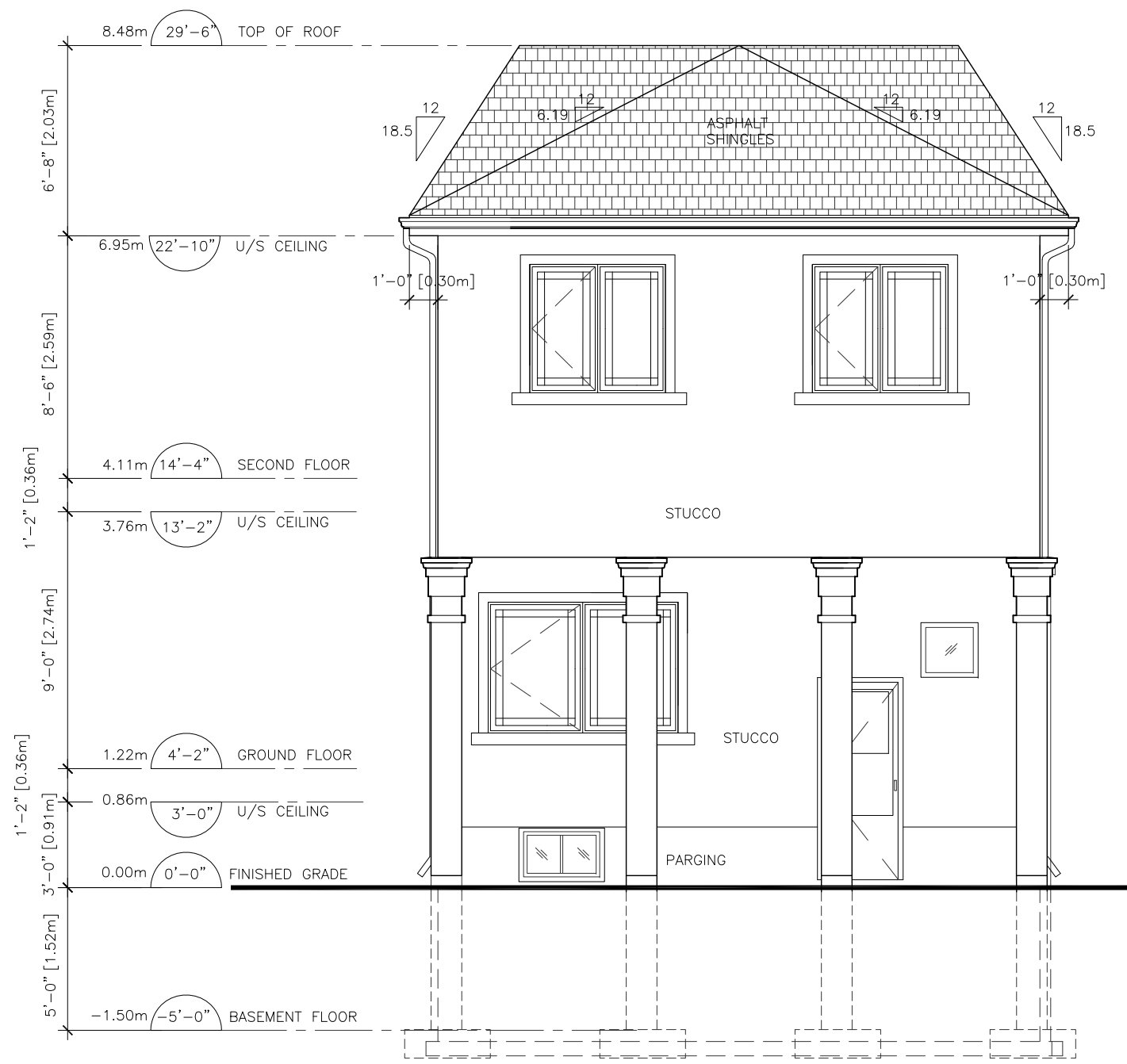
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 TO EXISTING BRICK BUNGALOW
 484 DONLANDS AVENUE, (EAST YORK) TORONTO, ONTARIO

Drawing Name
NORTH (FRONT) ELEVATION

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8		Date	Project No.	Drawing No. A5	
7		FEBRUARY 20/17	17-01		
6		Drawn	Checked		Scale AS NOTED
5		D.B.	D.B.		
4		Date			
3	ZONING CERT. RE-SUBMIT	MAY 15/17			
2	COMMITTEE of ADJUSTMENT	MAR.14/17			
1	ZONING CERTIFICATE	FEB. 20/17			
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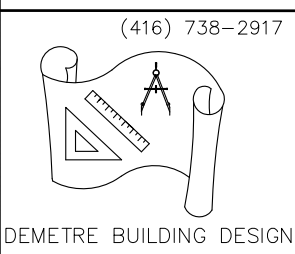
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DEMETRE BUILDING DESIGN 29920
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1 SOUTH (REAR) ELEVATION
A6 3/16" = 1'-0"

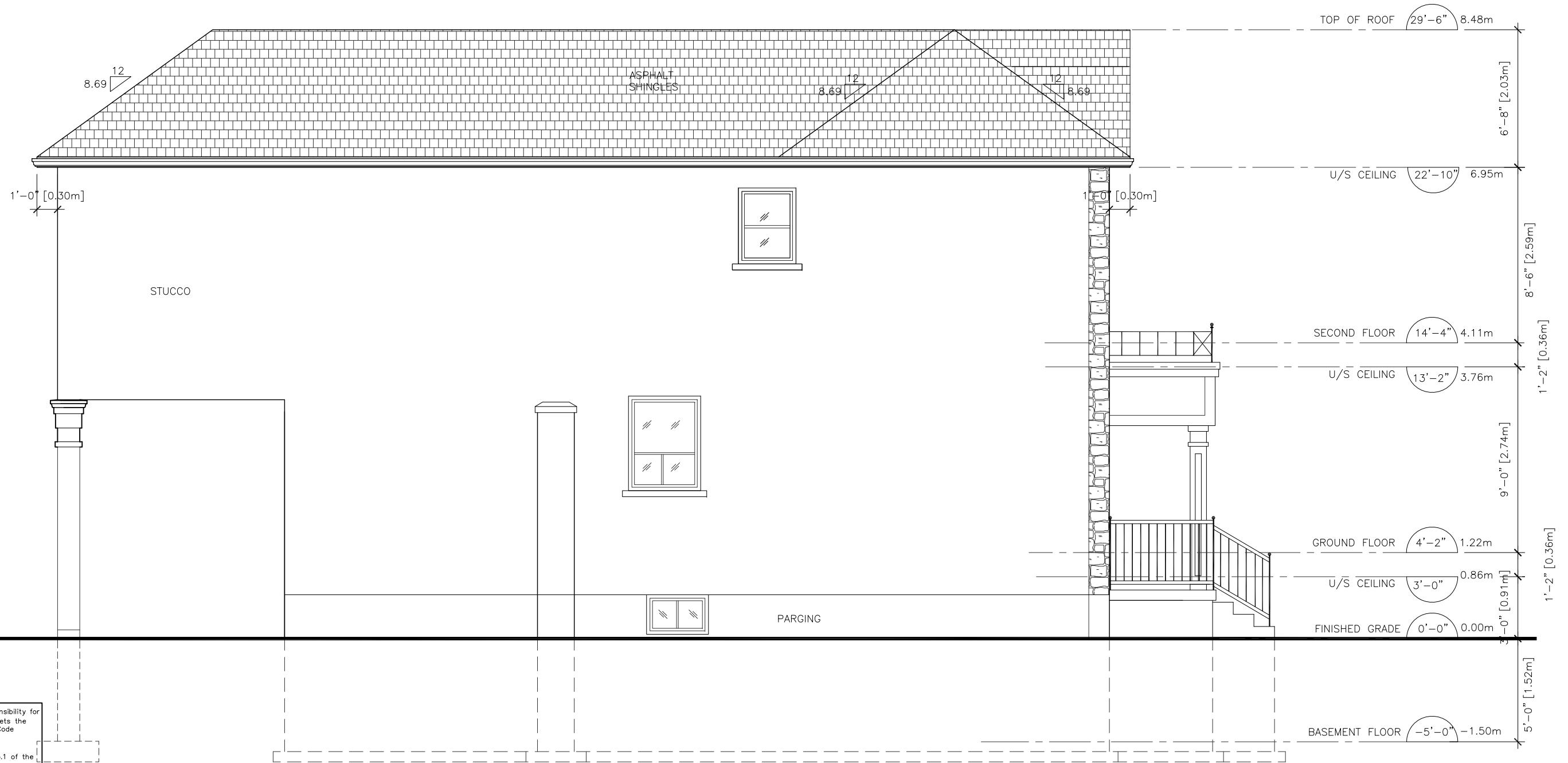


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Drawing Name
SOUTH (REAR) ELEVATION

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8		Date	Project No.	Drawing No. A6
7		FEBRUARY 20/17	17-01	
6		Drawn	Checked	Scale
5				
4		D.B.	D.B.	AS NOTED
3	ZONING CERT. RE-SUBMIT MAY 15/17			
2	COMMITTEE of ADJUSTMENT MAR.14/17			
1	ZONING CERTIFICATE FEB. 20/17			
No.	Issued	Date		



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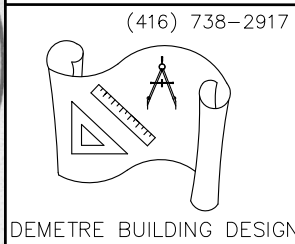
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1 EAST ELEVATION

A7 3/16" = 1'-0"

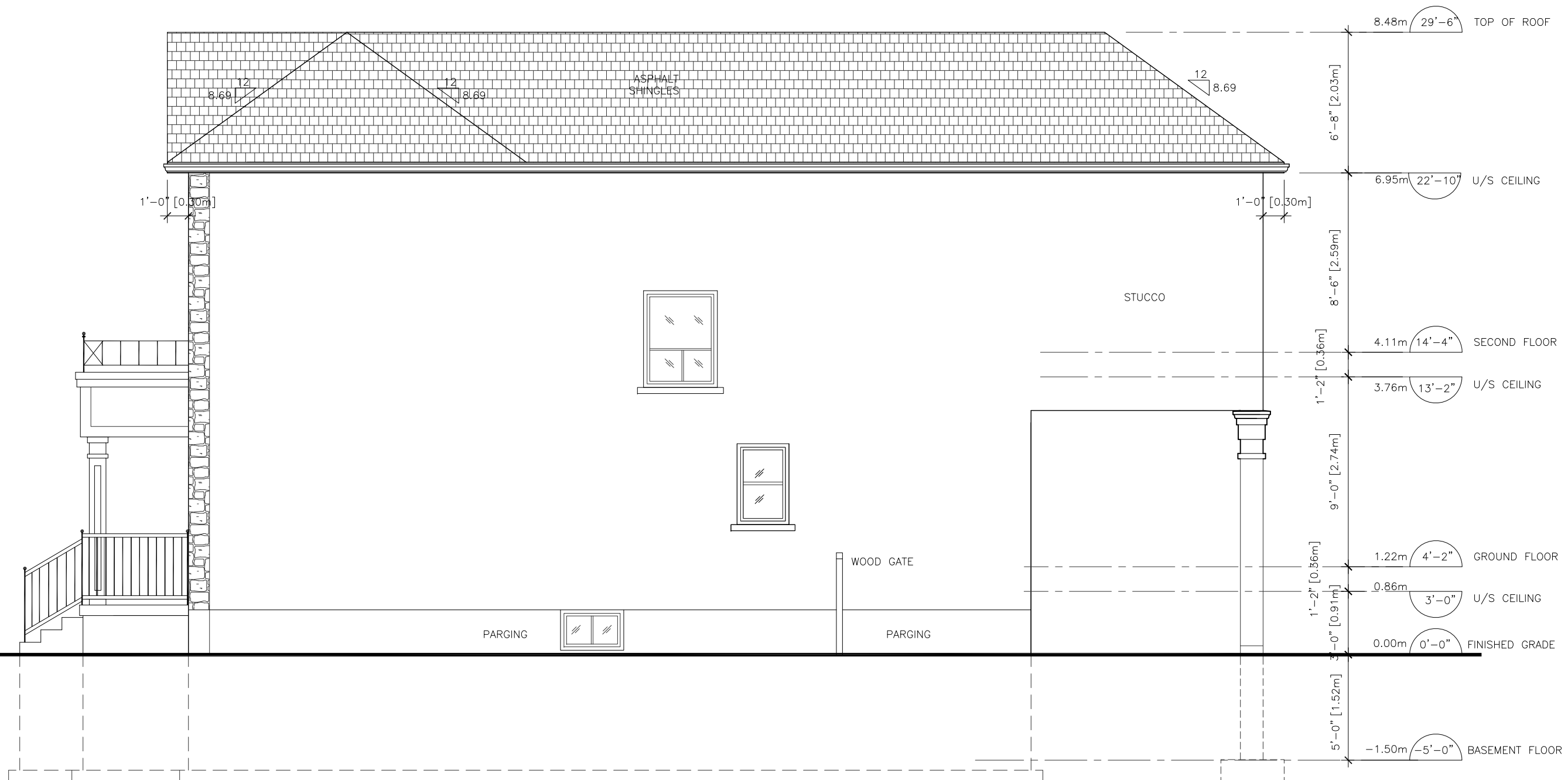


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Drawing Name
EAST ELEVATION

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7		FEBRUARY 20/17	17-01	A7	
6		Drawn	Checked		Scale
5		D.B.	D.B.		AS NOTED
4					
3	ZONING CERT. RE-SUBMIT	MAY 15/17			
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1 WEST ELEVATION
 A8 3/16" = 1'-0"

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Drawing Name
WEST ELEVATION

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7		FEBRUARY 20/17	17-01	
6		Drawn	Checked	Scale
5				
4		D.B.	D.B.	AS NOTED
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2	COMMITTEE of ADJUSTMENT MAR.14/17			
1	ZONING CERTIFICATE FEB. 20/17			
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