

SKETCH SHOWING
TOPOGRAPHIC DETAIL OF
PART OF LOT 9
REGISTERED PLAN 1148
CITY OF TORONTO
SCALE 1:200

VLADIMIR DOSEN SURVEYING, O.L.S.

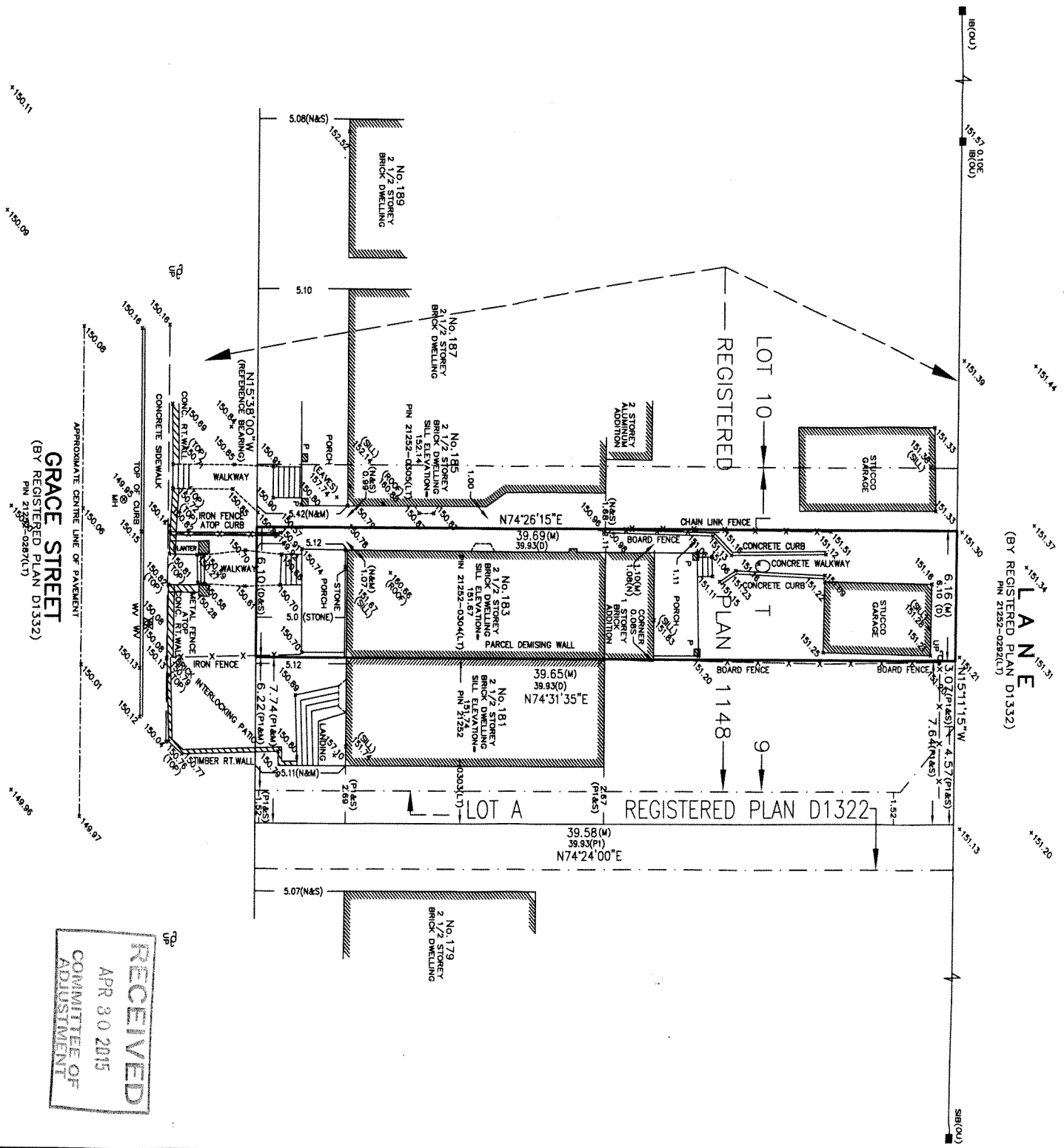


NOTE:
 THIS IS NOT A PLAN OF SURVEY.
 BOUNDARY DATA TAKEN FROM VARIOUS PLANS AND SHALL
 NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

THIS REPORT WAS PREPARED FOR
 WANDA FONG
 AND THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY
 OTHER PARTIES.

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

ELEVATION NOTE:
 ELEVATIONS ARE LOCAL



RECEIVED
 APR 30 2015
 COMMITTEE OF
 ADJUSTMENT

NOTES AND LEGEND

- D DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES SURVEY MONUMENT FOUND
- SB DENOTES STANDARD IRON BAR
- SSIB DENOTES SLOTTED STANDARD IRON BAR
- WIT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- S DENOTES MEASURED
- D DENOTES CALCULATED
- C DENOTES REGISTERED PLAN 1148
- PL DENOTES PLAN BY C. REUBEN, O.L.S., DATED MARCH 23, 1956
- P DENOTES BY CITY OF TORONTO SURVEY AND MAPPING SECTION
- N DENOTES DATED JANUARY 13, 1986
- D DENOTES INST. NGWB179548
- M DENOTES INSTRUMENT
- HP DENOTES WHOLE
- WV DENOTES WATER VALVE

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.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

THE SURVEY WAS COMPLETED ON THE
 29th DAY OF DECEMBER, 2015

JANUARY 26, 2015

DATE

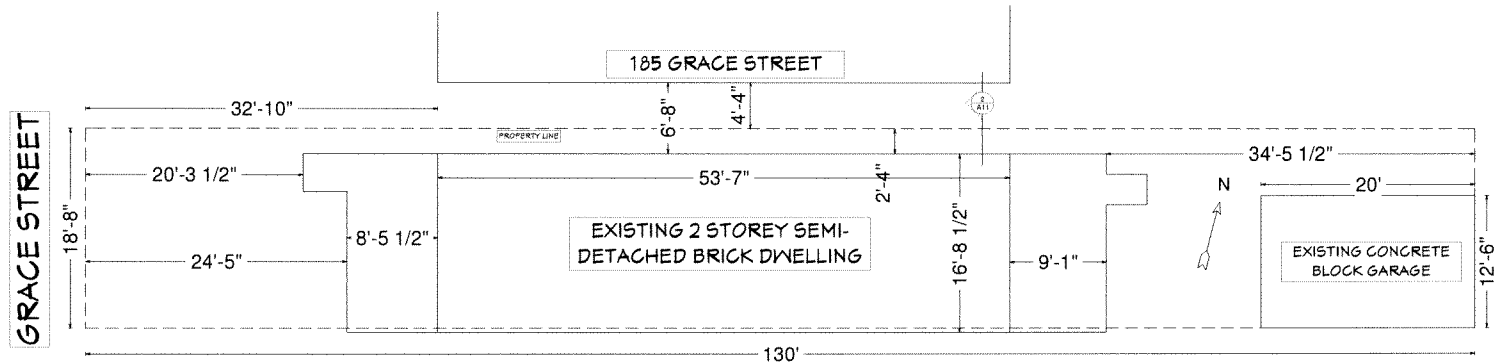
VLADIMIR DOSEN, B.Sc.
 ONTARIO LAND SURVEYOR

BEARING NOTE:
 BEARINGS ARE ASTRONOMIC AND ARE
 DERIVED FROM THE EASTERLY
 LIMIT OF GRACE STREET
 AS SHOWN ON REGISTERED PLAN D1322
 HAVING A BEARING OF N15°38'00"W

VLADIMIR DOSEN SURVEYING
ONTARIO LAND SURVEYORS

555 DAVISVILLE AVENUE
 TORONTO, ONTARIO M4S 1J2
 PHONE: (416) 466-0440 EMAIL: vlad@dosensurveyors.com

FIELD: PANCHYA CAD FILE: 183 GRACE STREET
 DRAWN BY: NATHAN FILE: 14-255
 CHECKED BY: VD JOB NO: 14437



1 SITE PLAN
A1 SCALE 1/8" = 1' 0"

RECEIVED
APR 30 2015
COMMITTEE OF
ADJUSTMENT

PROJECT INFORMATION:
183 GRACE STREET
TORONTO, ONTARIO
M6G 3A7

PROJECT DESCRIPTION:
PROPOSED CHANGE OF USE

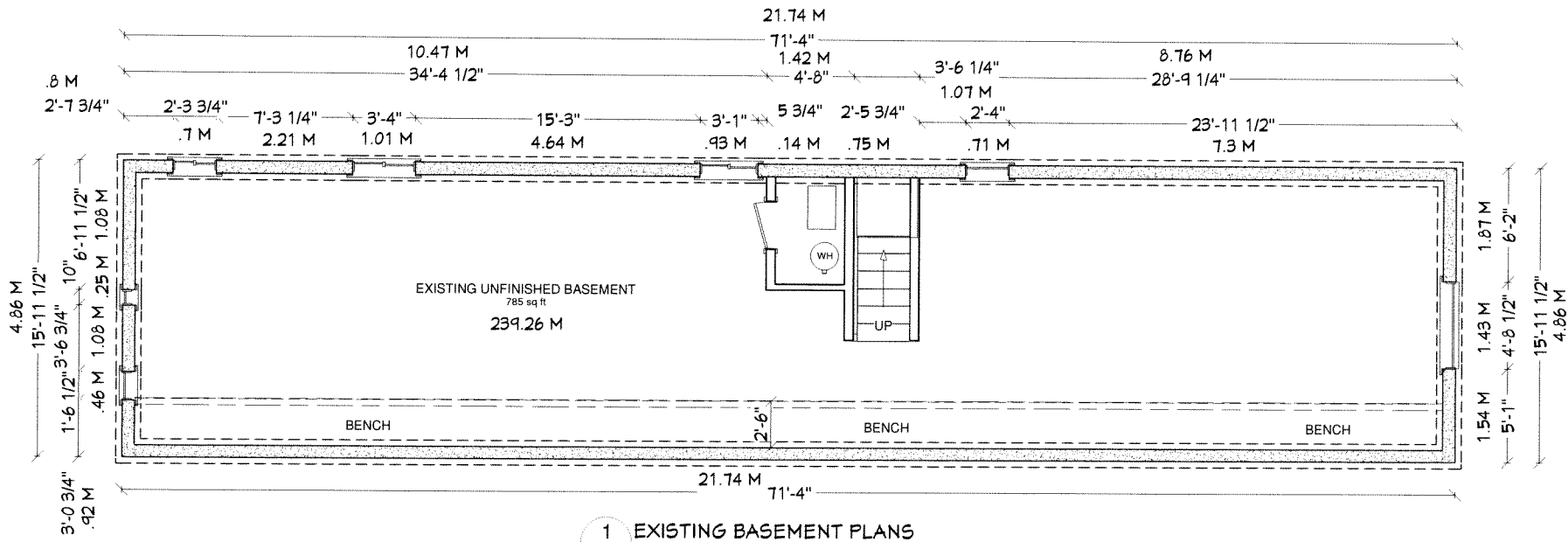
- A1 SITE PLAN
- A2 EXISTING BASEMENT PLANS
- A3 PROPOSED BASEMENT PLANS
- A4 EXISTING 1ST FLOOR PLANS
- A5 EXISTING 2ND FLOOR PLANS
- A6 EXISTING 3RD FLOOR PLANS
- A7 EXISTING NORTH ELEVATION
- A8 EXISTING EAST ELEVATION
- A9 EXISTING SOUTH ELEVATION
- A10 EXISTING WEST ELEVATION
- A11 WALL SECTION ELEVATION

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ALL DISCREPANCIES MUST BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. THIS DRAWING MUST NOT BE SCALED OR USED FOR CONSTRUCTION PURPOSES UNLESS AUTHORIZED BY THE ENGINEER.

PROJECT TITLE
183 GRACE STREET
DRAWING TITLE
SITE PLAN
PROJECT NUMBER 0160
DRAWING NUMBER A1
SCALE 1/8" = 1' 0"
DATE: 10/28/2014

JIRI TICHY ENGINEERING
71 CARSBROOKE ROAD
TORONTO, ONTARIO
M8C 3C7
416-622-9854

CROWHURST DESIGN
12-30 Lasalle Court
Oshawa, Ontario L1H 5Y1
GORDON CROWHURST
Office: 905-434-5875
Cell: 905-926-1415
gordon@crowhurstdesign.ca
www.crowhurstdesign.ca



1 A2 EXISTING BASEMENT PLANS
SCALE 1/4" = 1' 0"

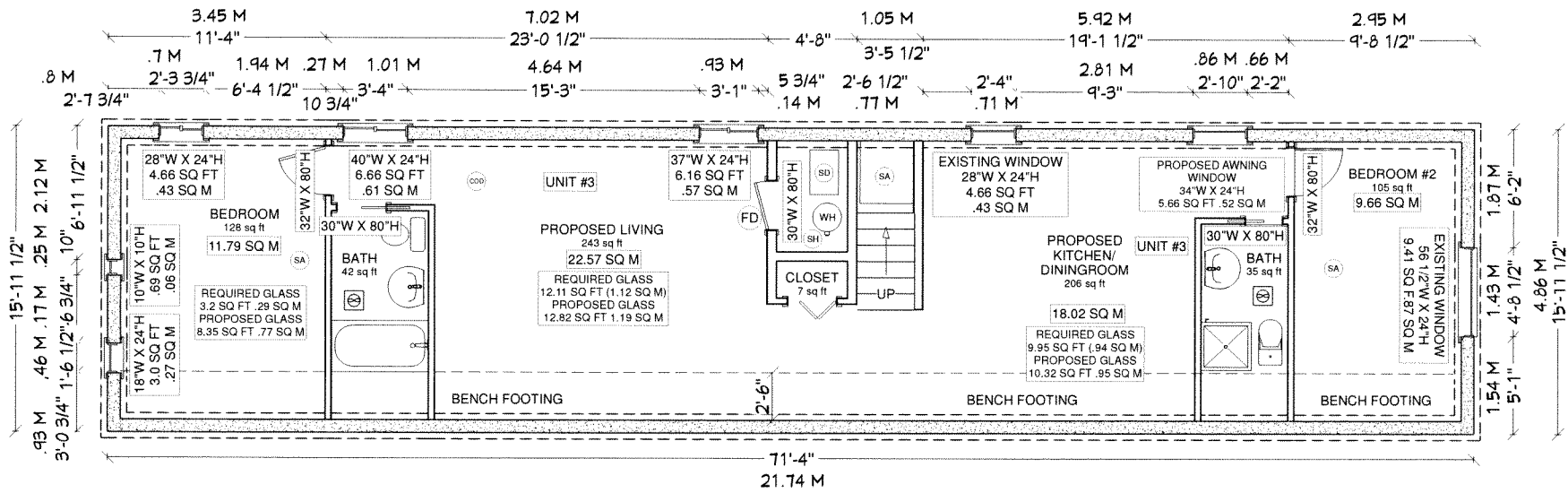
ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ALL DISCREPANCIES MUST BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. THIS DRAWING MUST NOT BE SCALED OR USED FOR CONSTRUCTION PURPOSES UNLESS AUTHORIZED BY THE ENGINEER.

PROJECT TITLE
188 GRACE STREET
DRAWING TITLE
EX. BASEMENT PLANS
PROJECT NUMBER 0160
DRAWING NUMBER A2
SCALE 1/4" = 1' 0"
DATE: 10/10/2014

JIRI TICHY ENGINEERING
71 CARSBROOKE ROAD
TORONTO, ONTARIO
M9C 3C7
416-622-6854

CROWHURST DESIGN
12-30 Leslie Court
Oshawa, Ontario L1H 5Y1
GORDON CROWHURST
Office: 905-434-3875
Cell: 905-926-1415
gordon@crowhurstdesign.ca
www.crowhurstdesign.ca

RECEIVED
APR 30 2015
COMMITTEE OF
ADJUSTMENT



1 PROPOSED BASEMENT PLANS
 A3 SCALE 1/4" = 1' 0"

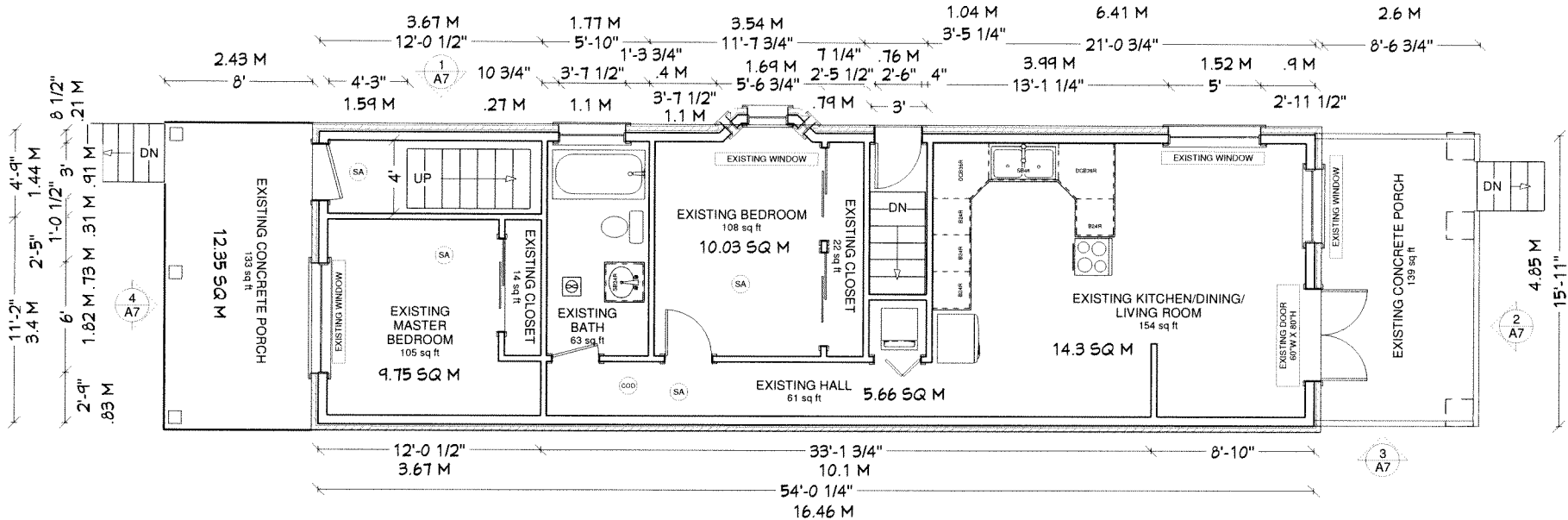
RECEIVED
 APR 30 2015
 COMMITTEE OF
 ADJUSTMENT

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ALL DISCREPANCIES MUST BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. THIS DRAWING MUST NOT BE SCALED OR USED FOR CONSTRUCTION PURPOSES UNLESS AUTHORIZED BY THE ENGINEER.

PROJECT TITLE
 183 GRACE STREET
 DRAWING TITLE
 BASEMENT PLANS
 PROJECT NUMBER
 DRAWING NUMBER
 SCALE
 DATE: 10/10/2014

JIRI TICHY ENGINEERING
 71 CARBROOKE ROAD
 TORONTO, ONTARIO
 M5C 3C7
 416-622-6654

CROWHURST DESIGN
 12-30 Lasalle Court
 Oshawa, Ontario L1H 5Y1
 GORDON CROWHURST
 Office: 905-434-5875
 Cell: 905-926-1415
 gordon@crowhurstdesign.ca
 www.crowhurstdesign.ca



1
A4

EXISTING 1ST FLOOR PLAN

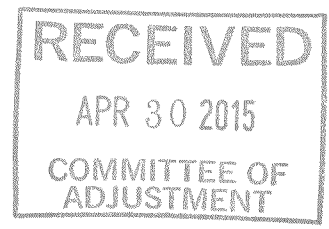
SCALE 1/4" = 1' 0"

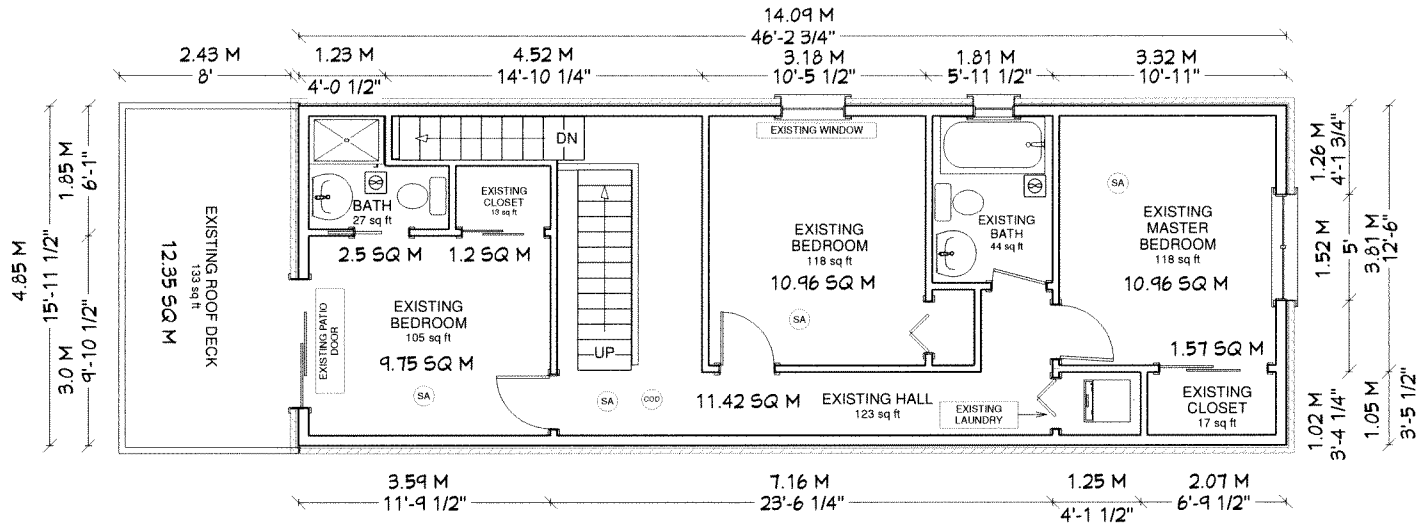
ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ALL DISCREPANCIES MUST BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. THIS DRAWING MUST NOT BE SCALED OR USED FOR CONSTRUCTION PURPOSES UNLESS AUTHORIZED BY THE ENGINEER.

PROJECT TITLE
183 GRACE STREET
DRAWING TITLE
EX. 1ST FLOOR
PROJECT NUMBER 0160
DRAWING NUMBER A4
SCALE 1/4" = 1' 0"
DATE: 10/29/2014

JIRI TICHY ENGINEERING
71 CARSBROOKE ROAD
TORONTO, ONTARIO
M6C 3C7
416-622-6654

CROWHURST DESIGN
12-30 Leslie Court
Oshawa, Ontario L1H 5Y1
GORDON CROWHURST
Office: 905-434-5875
Cell: 905-925-1415
gordon@crowhurstdesign.ca
www.crowhurstdesign.ca





1 EXISTING 2ND FLOOR PLAN
A5 SCALE 1/4" = 1' 0"

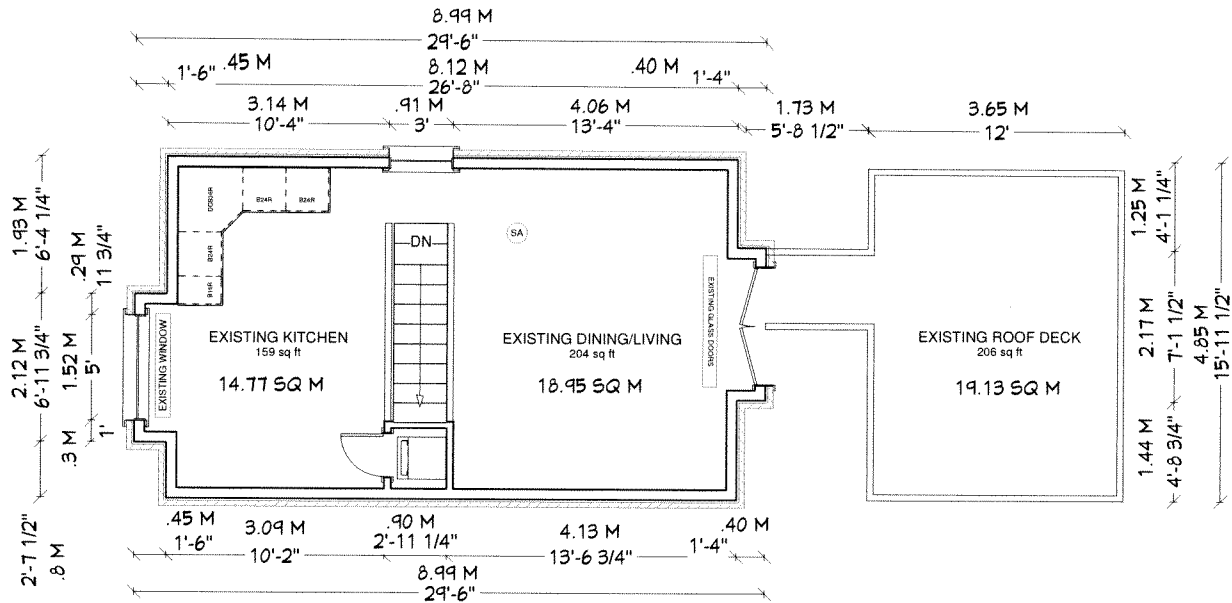
RECEIVED
APR 30 2015
COMMITTEE OF
ADJUSTMENT

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ALL DISCREPANCIES MUST BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. THIS DRAWING MUST NOT BE SCALED OR USED FOR CONSTRUCTION PURPOSES UNLESS AUTHORIZED BY THE ENGINEER.

PROJECT TITLE
183 GRACE STREET
DRAWING TITLE
EX. 2ND FLOOR
PROJECT NUMBER 0160
DRAWING NUMBER A5
SCALE 1/4" = 1' 0"
DATE: 10/28/2014

JIRLITCHY ENGINEERING
71 CARSBROOKE ROAD
TORONTO, ONTARIO
M9C 3C7
416-622-6854

CROWHURST DESIGN
12-30 Lasalle Court
Oshawa, Ontario L1H 5Y1
GORDON CROWHURST
Office: 905-434-8875
Cell: 905-926-1415
gordon@crowhurstdesign.ca
www.crowhurstdesign.ca



1 EXISTING 3RD FLOOR PLAN
 A6 SCALE 1/4" = 1' 0"

- (FD) 20 MINUTE FIRE DOOR CONFORMING TO CAN/ULC-S113, "Wood Core Doors Meeting the Performance Required by CAN/ULC-S104 for Twenty Minute Fire Rated Closure Assemblies" WITH SELF CLOSER
- (SD) DUCT TYPE SMOKE DETECTOR TO SHUT OFF FURNACE
- (SA) HARDWIRED INTERCONNECTED SMOKE ALARM
- (SH) SPRINKLER HEAD
- (COO) CARBON MONOXIDE DETECTOR

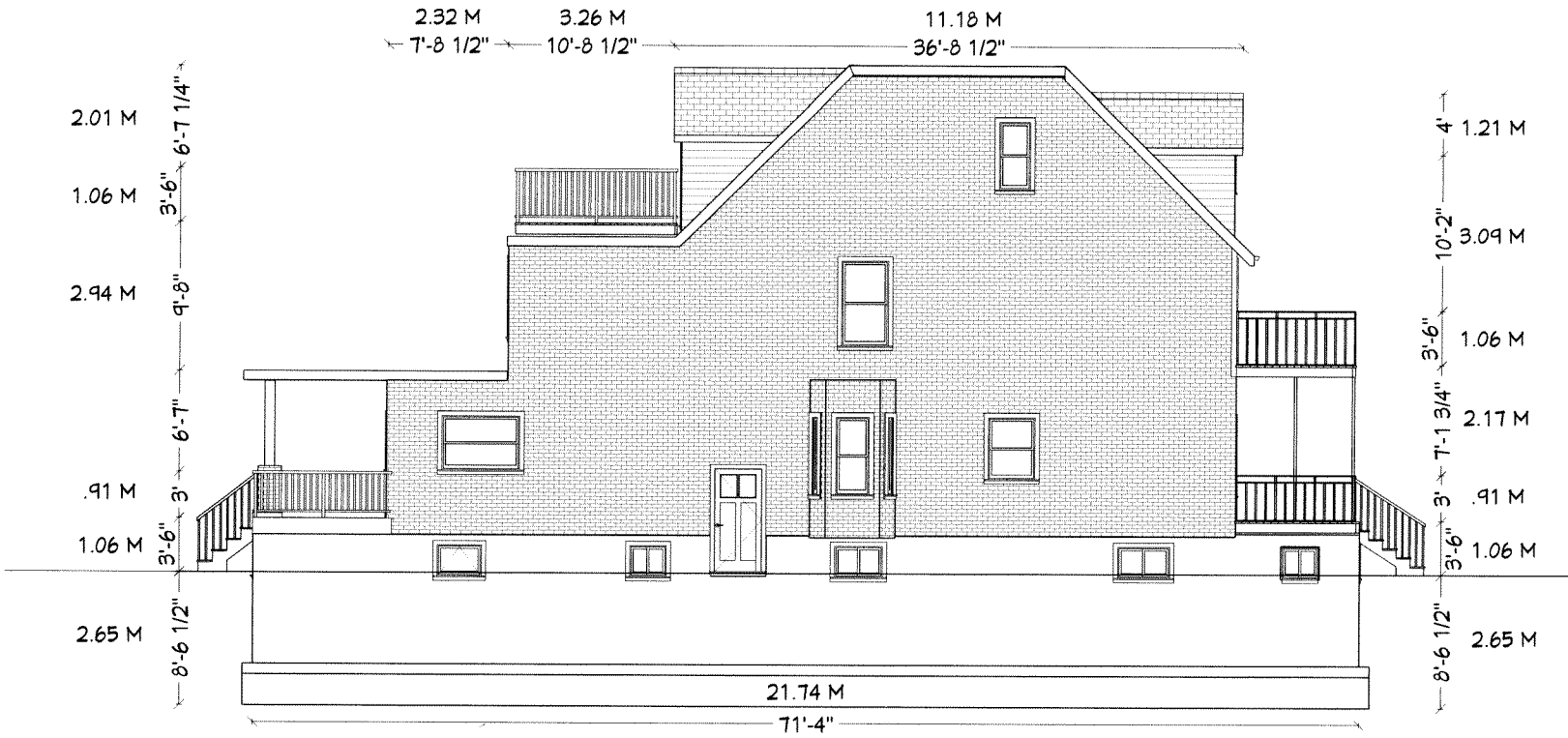
RECEIVED
 APR 30 2015
 COMMITTEE OF
 ADJUSTMENT

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ALL DISCREPANCIES MUST BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. THIS DRAWING MUST NOT BE SCALED OR USED FOR CONSTRUCTION PURPOSES UNLESS AUTHORIZED BY THE ENGINEER.

PROJECT TITLE
 183 GRACE STREET
 DRAWING TITLE
 EXISTING 3RD FLOOR
 PROJECT NUMBER A6
 DRAWING NUMBER A6
 SCALE 1/4" = 1' 0"
 DATE: 10/10/2014

JRITICHY ENGINEERING
 71 CARSBROOKE ROAD
 TORONTO, ONTARIO
 M6C 3C7
 416-622-6664

CROWHURST DESIGN
 12-30 Lasalle Court
 Ottawa, Ontario L1H 5Y1
 GORDON CROWHURST
 Office: 905-434-6875
 Cell: 905-926-1415
 gordon@crowhurstdesign.ca
 www.crowhurstdesign.ca



1 EXISTING NORTH ELEVATION
A7

SCALE 3/16" = 1' 0"

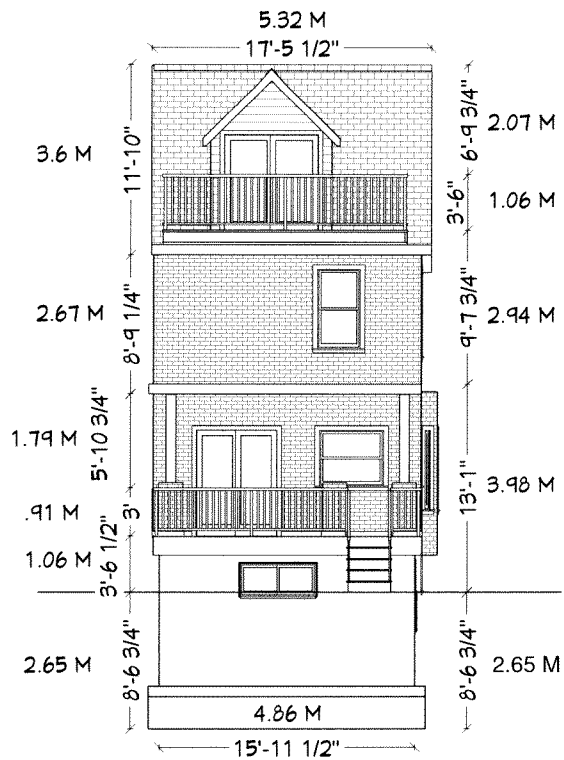
RECEIVED
APR 30 2015
COMMITTEE OF
ADJUSTMENT

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ALL DISCREPANCIES MUST BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. THIS DRAWING MUST NOT BE SCALE FOR USE FOR CONSTRUCTION PURPOSES UNLESS AUTHORIZED BY THE ENGINEER.

PROJECT TITLE
183 GRACE STREET
DRAWING TITLE
EX. NORTH ELEVATION
PROJECT NUMBER 0160
DRAWING NUMBER A7
SCALE 3/16" = 1' 0"
DATE: 10/28/2014

JIRI TICHY ENGINEERING
71 CARSBROOKE ROAD
TORONTO, ONTARIO
M6C 3C7
416-622-6654

CROWHURST DESIGN
12-30 Lasalle Court
Oshawa, Ontario L1H 5Y1
GORDON CROWHURST
Office: 905-434-5875
Cell: 905-925-1415
gordon@crowhurstdesign.ca
www.crowhurstdesign.ca



1 EXISTING EAST ELEVATION
 A8 SCALE 3/16 = 1' 0"

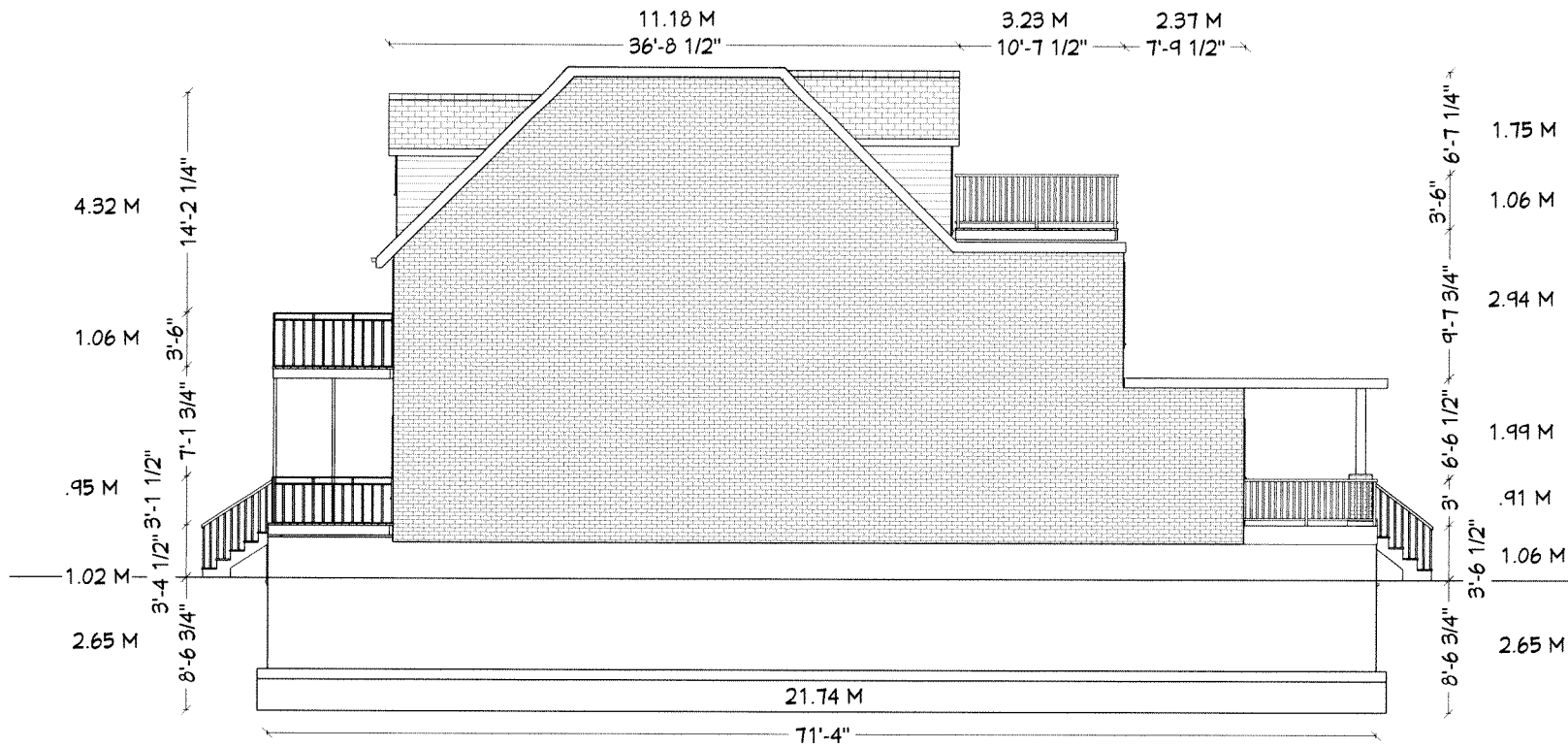
RECEIVED
 APR 30 2015
 COMMITTEE OF
 ADJUSTMENT

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ALL DISCREPANCIES MUST BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. THIS DRAWING MUST NOT BE SCALED OR USED FOR CONSTRUCTION PURPOSES UNLESS AUTHORIZED BY THE ENGINEER.

PROJECT TITLE
 188 GRACE STREET
 DRAWING TITLE
 EX EAST ELEVATION
 PROJECT NUMBER 0160
 DRAWING NUMBER A8
 SCALE 3/16" = 1' 0"
 DATE: 10/28/2014

JRI TICHY ENGINEERING
 71 CARSBROOKE ROAD
 TORONTO, ONTARIO
 M8C 3C7
 416-622-6854

CROWHURST DESIGN
 12-30 Leslie Court
 Oakawa, Ontario L1H 5Y1
 GORDON CROWHURST
 Office: 905-434-5875
 Cell: 905-926-1415
 gordon@crowhurstdesign.ca
 www.crowhurstdesign.ca



1 EXISTING SOUTH ELEVATION
 A9 SCALE 3/16 = 1' 0"

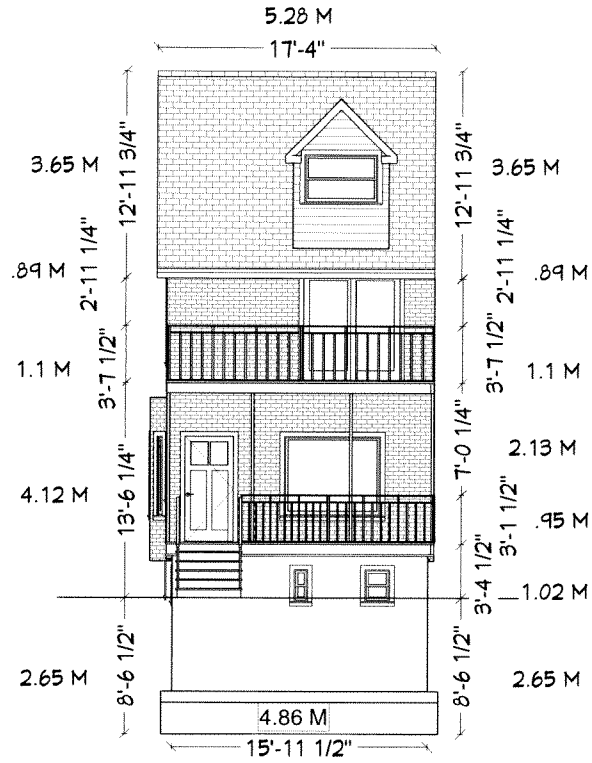
ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ALL DISCREPANCIES MUST BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. THIS DRAWING MUST NOT BE SCALED OR USED FOR CONSTRUCTION PURPOSES UNLESS AUTHORIZED BY THE ENGINEER.

PROJECT TITLE
 183 GRACE STREET
 DRAWING TITLE
 EX SOUTH ELEVATION
 PROJECT NUMBER 0160
 DRAWING NUMBER A9
 SCALE 3/16" = 1' 0"
 DATE: 10/28/2014

JIRLITICHY ENGINEERING
 71 CARSBROOKE ROAD
 TORONTO, ONTARIO
 M5C 3C7
 416-622-6654

CROWHURST DESIGN
 12-30 Lasalle Court
 Oshawa, Ontario L1H 5Y1
 GORDON CROWHURST
 Office: 905-434-5875
 Cell: 905-926-1415
 gordon@crowhurstdesign.ca
 www.crowhurstdesign.ca

RECEIVED
 APR 30 2015
 COMMITTEE OF
 ADJUSTMENT



1 EXISTING WEST ELEVATION
 A10 SCALE 3/16" = 1' 0"

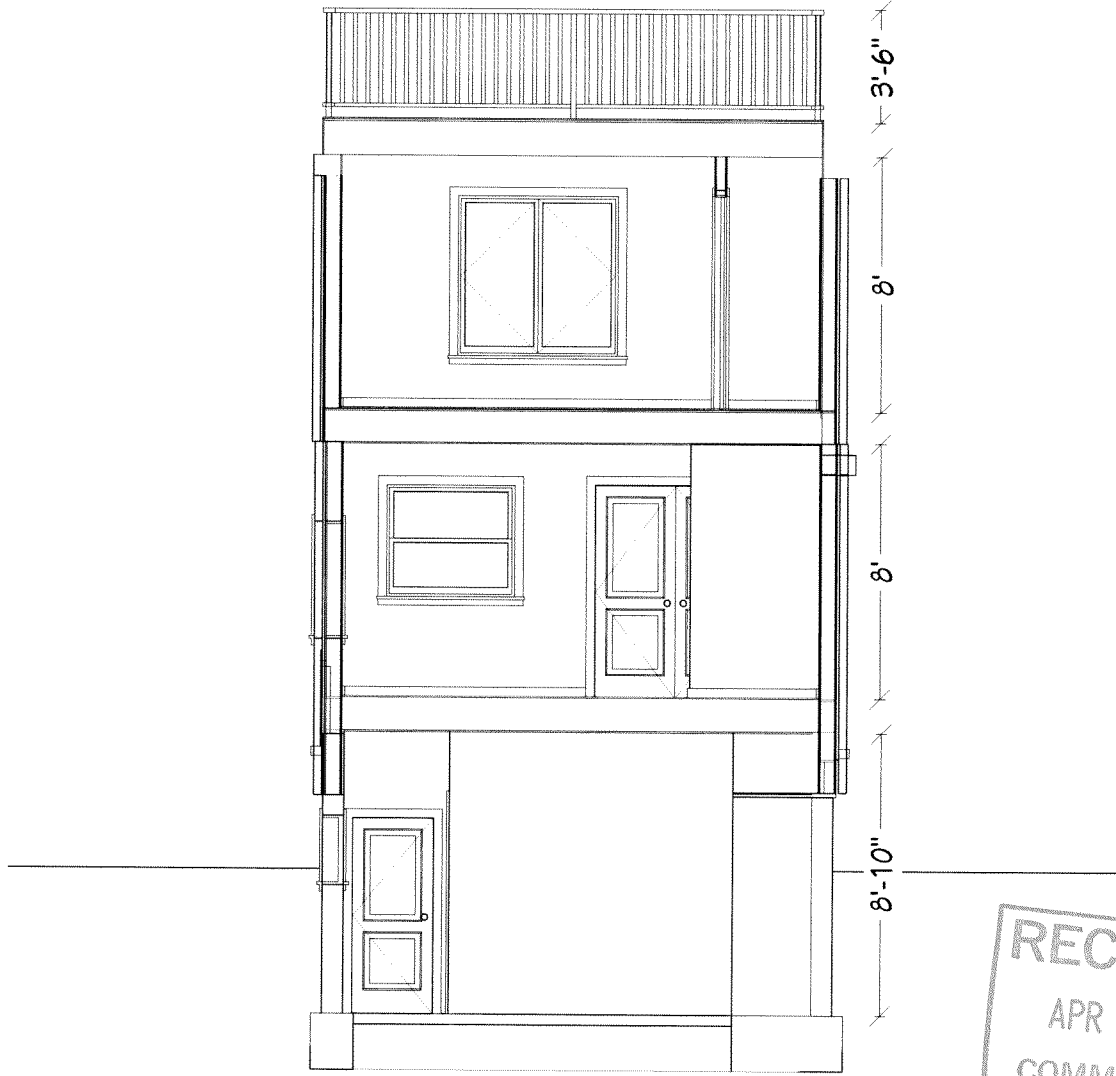
RECEIVED
 APR 30 2015
 COMMITTEE OF
 ADJUSTMENT

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ALL DISCREPANCIES MUST BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. THIS DRAWING MUST NOT BE SCALED OR USED FOR CONSTRUCTION PURPOSES UNLESS AUTHORIZED BY THE ENGINEER.

PROJECT TITLE
 183 GRACE STREET
 DRAWING TITLE
 EX. WEST ELEVATION
 PROJECT NUMBER 0160
 DRAWING NUMBER A10
 SCALE 3/16" = 1' 0"
 DATE: 10/28/2014

JRITICHY ENGINEERING
 71 CARSBROOKE ROAD
 TORONTO, ONTARIO
 M9C 3C7
 416-622-6854

CROWHURST DESIGN
 12-30 Leslie Court
 Oshawa, Ontario L1H 5Y1
 GORDON CROWHURST
 Office: 905-434-5875
 Cell: 905-926-1415
 gordon@crowhurstdesign.ca
 www.crowhurstdesign.ca



1
A11

WALL SECTION

SCALE 1/4" = 1' 0"

RECEIVED
APR 30 2015
COMMITTEE OF
ADJUSTMENT

CROWHURST DESIGN
12-30 Lesalle Court
Oshawa, Ontario L1H 5Y1
GORDON CROWHURST
Office: 905-434-5875
Cell: 905-926-1415
gordon@crowhurstdesign.ca
www.crowhurstdesign.ca

JIRI TICHY ENGINEERING
71 CARSBROOKE ROAD
TORONTO, ONTARIO
M8C 3C7
416-622-6864

PROJECT TITLE
183 GRACE STREET
DRAWING TITLE
WALL SECTION
PROJECT NUMBER 0160
DRAWING NUMBER A11
SCALE 1/4" = 1' 0"
DATE: 10/28/2014

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED
ON SITE BY THE CONTRACTOR. ALL DISCREPANCIES
MUST BE REPORTED TO THE STRUCTURAL
ENGINEER PRIOR TO CONSTRUCTION.
THIS DRAWING MUST NOT BE SCALED OR USED FOR
CONSTRUCTION PURPOSES UNLESS AUTHORIZED
BY THE ENGINEER.