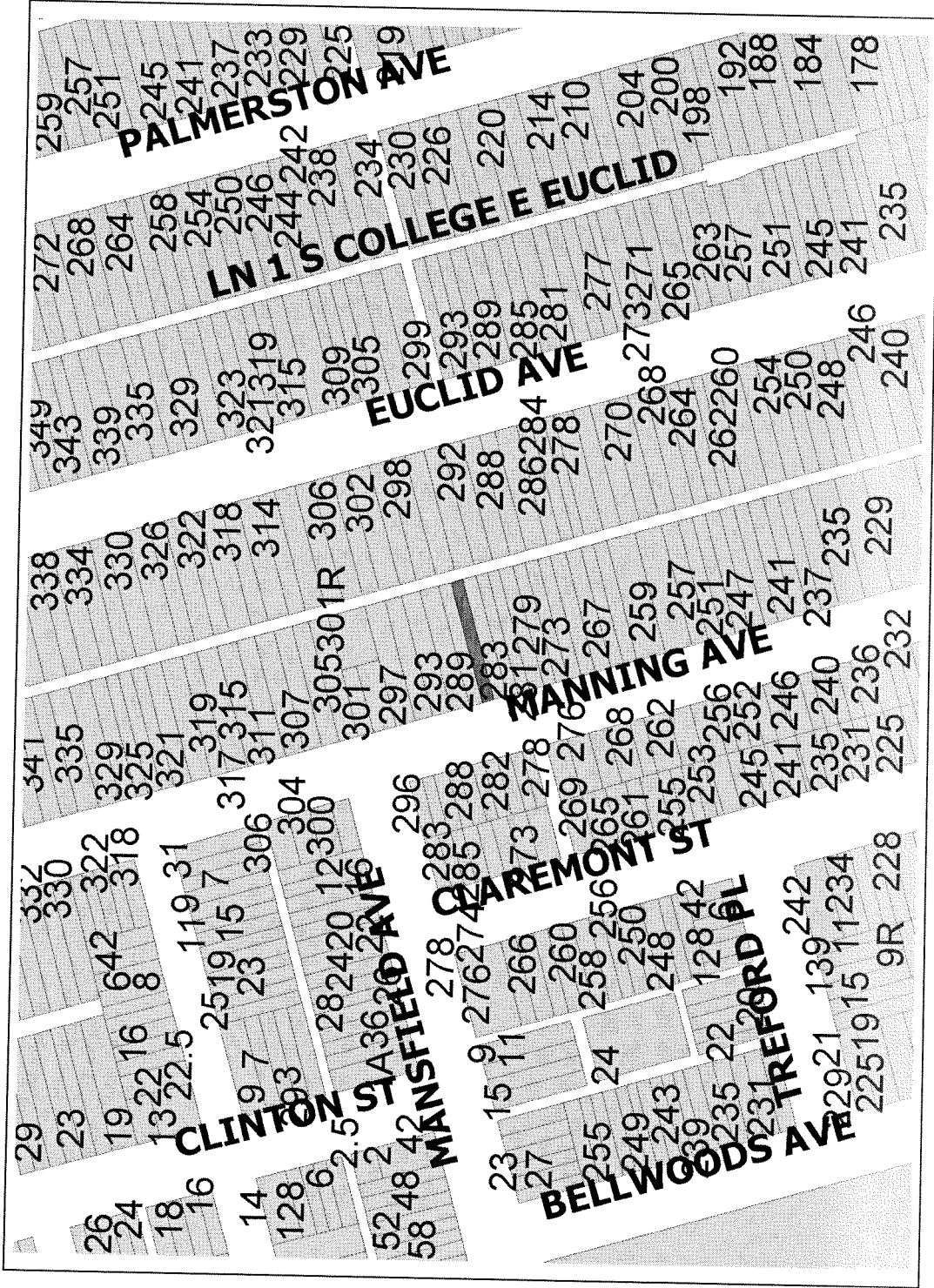




289 Manning Avenue

A0416/15TEY



ISSUED	NO.	DATE	DESCRIPTION

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REVISIONS

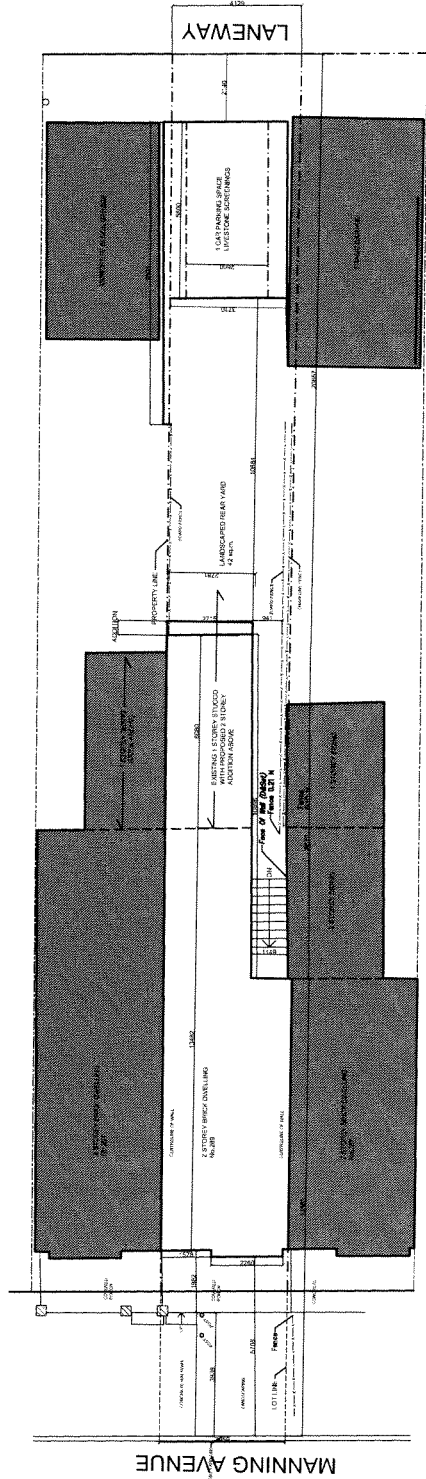
NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITTING

DO NOT SCALE DRAWINGS.

CONCEPTUAL ARCHITECTURAL DESIGN AND ARCHITECTURE FOR THE RENOVATION OF THE PROPERTY AND THE ADJACENT PROPERTY TO THE WEST. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS AND VISUALIZATION OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS VISUALLY COMPATIBLE WITH THE ADJACENT PROPERTY.

Oleson Worland
architects
 1000 Bay Street, Suite 1000
 Toronto, Ontario M5G 1R7
 Tel: 416-593-8111
 Fax: 416-593-8112
 www.olesonworland.com

PROJECT NO. 1111	MARKET TYPE
CLIENT	MARTIN AND WILLIAMS
PROJECT	289 MANNING AVENUE RENOVATION
ADDRESS	289 Manning Avenue, Toronto, Ont.
STANDARD TITLE	SITE PLAN
DATE	APRIL 2015
SCALE	1:150
DRAWN BY	OUTCZER
CHECKED BY	
DATE	1345
A0	

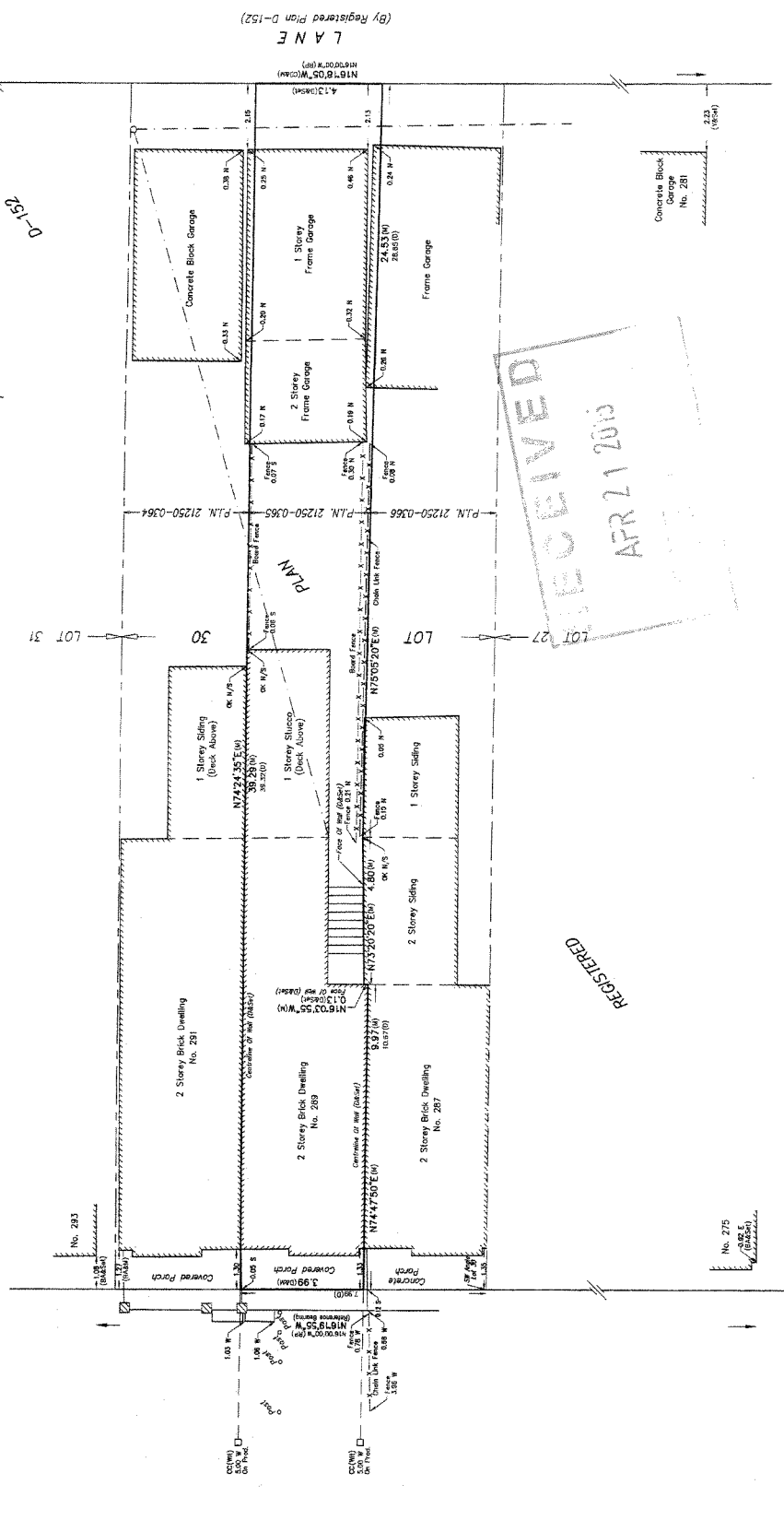


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PROJECT STATISTICS	
SITE DESCRIPTION	PART OF LOT 30, REGISTERED PLAN D.152, CITY OF TORONTO
MUNICIPAL ADDRESS	289 MANNING AVENUE
ZONING DESIGNATION	R(60.6); CITY OF TORONTO ZONING BY-LAW 569-2013
TOTAL SITE AREA	156.4 SQ.M.
EXISTING GFA	120.0 SQ.M.
PROPOSED GFA	137.0 SQ.M.
EXISTING USE	SINGLE FAMILY DWELLING
PROPOSED USE	SINGLE FAMILY DWELLING (NO CHANGE-IN-USE)

SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF
Part of LOT 30
REGISTERED PLAN D-152
CITY OF TORONTO
 SCALE 1:100
 YOUNG & YOUNG SURVEYING
 (TORONTO 2010) INC.
 © COPYRIGHT 2013

Concrete Block Garage
 No. 281
 No. 319



MANNING AVENUE
 (By By-Law No. 2200)
 (Formerly HOPE STREET By Registered Plan 74)
 (Street Line Confirmed By Plan BA-810)

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

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND REGULATIONS THEREUNDER.
 2. THE SURVEY WAS COMPLETED ON THE 23rd DAY OF SEPTEMBER, 2013.

OCTOBER 10, 2013
 DATE

ORLA BREEN
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 Form
1885016

THIS PLAN IS NOT VALID UNLESS ORIGINAL COPY ISSUED BY THE SURVEYOR

Regulation 1008, Section 28(3)

LEGEND

□	BOUNDARIES	—	UTILITY POLES
○	REGISTERED MONUMENT SET	—	PROPERTY IDENTIFIER NUMBER
N	NORTH	—	OVERHEAD WIRES & UTILITY POLE
S	SOUTH	—	INSTRUMENT NO. C089400
E	EAST	—	CITY OF TORONTO SURVEYING INC. O.L.S.
W	WEST	—	PLAN BA-810
CC	CUT CROSS	—	CITY OF TORONTO SURVEYS
W	WITNESS	—	
PROD	PROVISION	—	
P.I.N.	PROPERTY IDENTIFIER NUMBER	—	
Y	OVERHEAD WIRES & UTILITY POLE	—	
CO	CONCRETE	—	
BA	BOUNDARY	—	
CTS	CITY STREET	—	

BEARING NOTE
 BEARINGS ARE AZIMUTHIC AND ARE REFERRED TO THE EAST LIMIT OF MANNING AVENUE, HAVING A BEARING OF N01°15'55"W ACCORDING TO PLAN BA-810

THIS PLAN WAS PREPARED FOR GABRIEL MARIN

PART 2 - SURVEY REPORT

1) PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
 2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY - NONE
 3) THIS PLAN DOES NOT OBTAIN COMPLIANCE WITH ZONING BY-LAWS

Young & Young Surveying
 [LEITCHCOCKE 2006] INC.
 310 North Queen St., Suite 102, Toronto, ON M5C 5K4
 Tel: (416) 821-2878 - Fax: (416) 821-3360
 E-MAIL: y.young@delnet.ca

DRAWN BY: P.S.
 CHECKED BY: C.R.
 PROJECT 13-18449

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 APR 21 2013

REGISTERED

D-152

LANE
 (By Registered Plan D-152)

PHOTOS OF SITE / BUILDING: 289 MANNING AVENUE

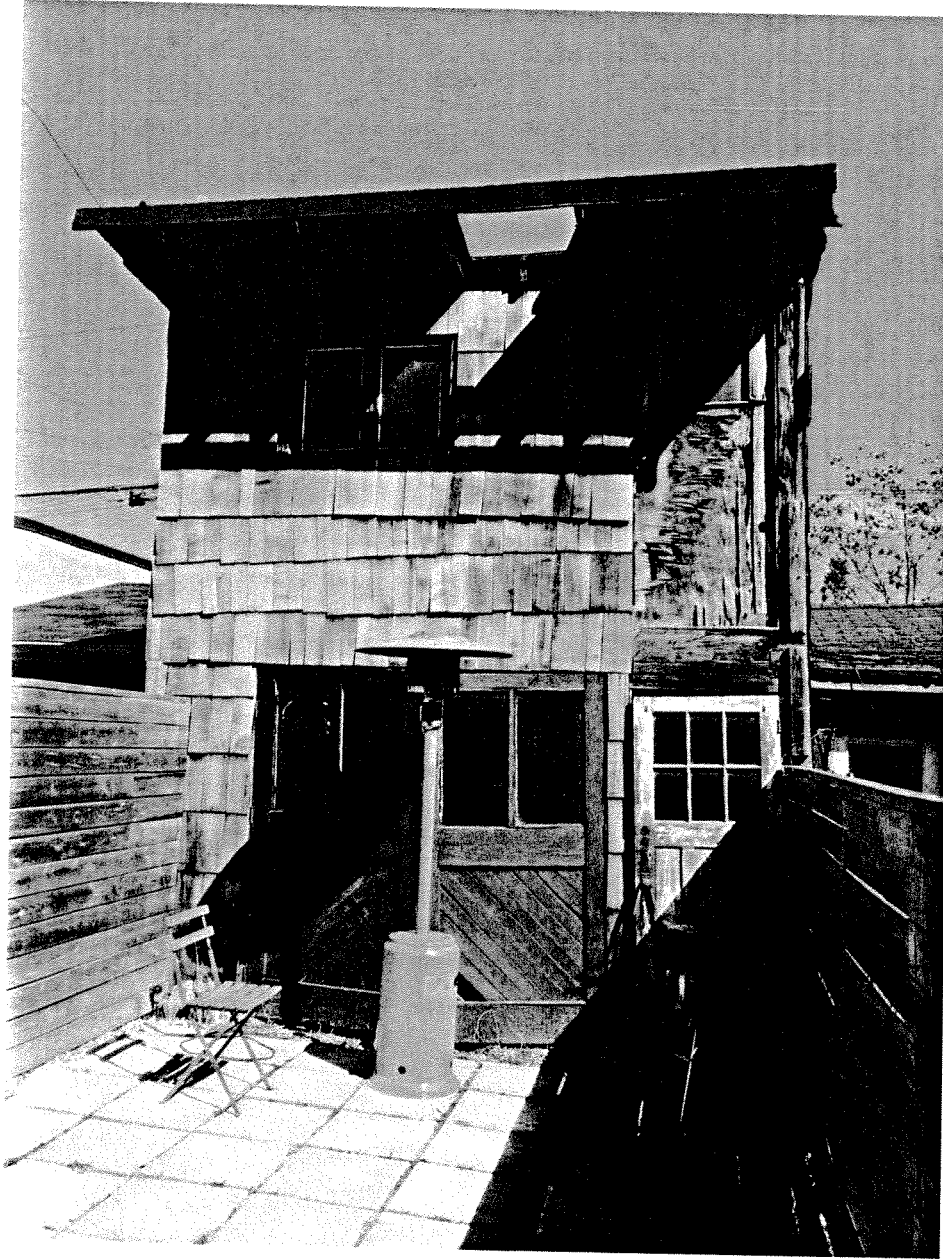


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1-storey rear addition

Pre-existing to 2008 Purchase

Request: to rebuild and add new second story on existing footprint



2-storey rear garage – on laneway
Pre-existing to 2008 Purchase
Request: to demolish and replace with parking pad

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ISSUED
 No. _____ DATE _____ DESCRIPTION _____

REVISIONS

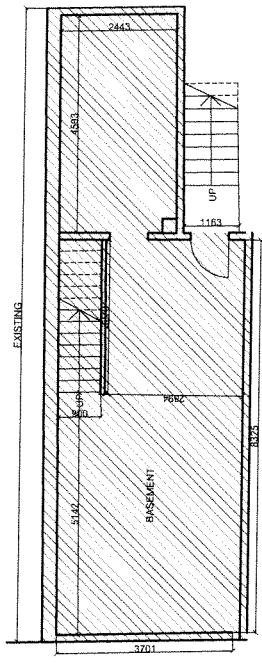
No.	DATE	DESCRIPTION

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Oleson Worldwide
 architects
 1000 Lakeshore Blvd. West
 Toronto, Ontario M6H 1B1
 416-593-8800
 1-800-387-8800

EXISTING
 FINISH



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 APR 21 2015

PROJECT NO.	PROJECT NAME
MARTIN AND WILLIAMS	
PROJECT	289 HANNING AVENUE RENOVATION
CLIENT	289 Hanning Avenue, Toronto, Ont
DRAWING TITLE	BASEMENT PLAN
DATE	SCALE
MARCH 2015	1:100
DRAWN BY / CHECK BY	TW/MS
DRAWING NO.	1345
AI	

ISSUED

NO.	DATE	DESCRIPTION

REVISIONS

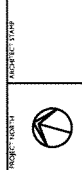
REVISIONS

NO.	DATE	DESCRIPTION
1		

THIS CONTRACT IS VALID FOR THE DESIGN OF THE PROPOSED WORK ONLY. ANY CHANGES TO THE DESIGN SHALL BE MADE THROUGH A VARIATION ORDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE TIME OF CONSTRUCTION.

Oleson Worland
 ARCHITECTS
 15 HILL STREET, SUITE 101
 VANCOUVER, BC V6P 2K1
 TEL: 604.271.1111

PROJECT NO. 11-1111
 PROJECT NAME: PROJECT 11-1111
 PROJECT ADDRESS: 11-1111 ST
 PROJECT CITY: VANCOUVER, BC



PROJECT NO. 11-1111
 PROJECT NAME: PROJECT 11-1111
 PROJECT ADDRESS: 11-1111 ST
 PROJECT CITY: VANCOUVER, BC

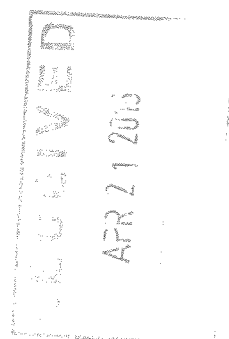
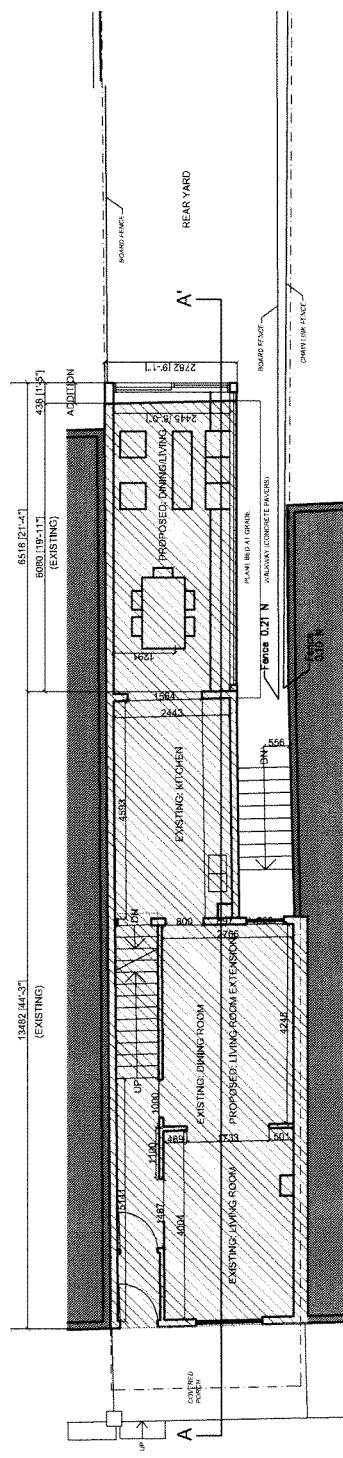
CLIENT
MARTIN AND WILLIAMS
 280 HAINING AVENUE
 VANCOUVER, BC V6K 3E3
 380 HAINING AVENUE, TORONTO, ONT
 M5T 1C3

DATE
 APRIL 2015
 SCALE
 1:100

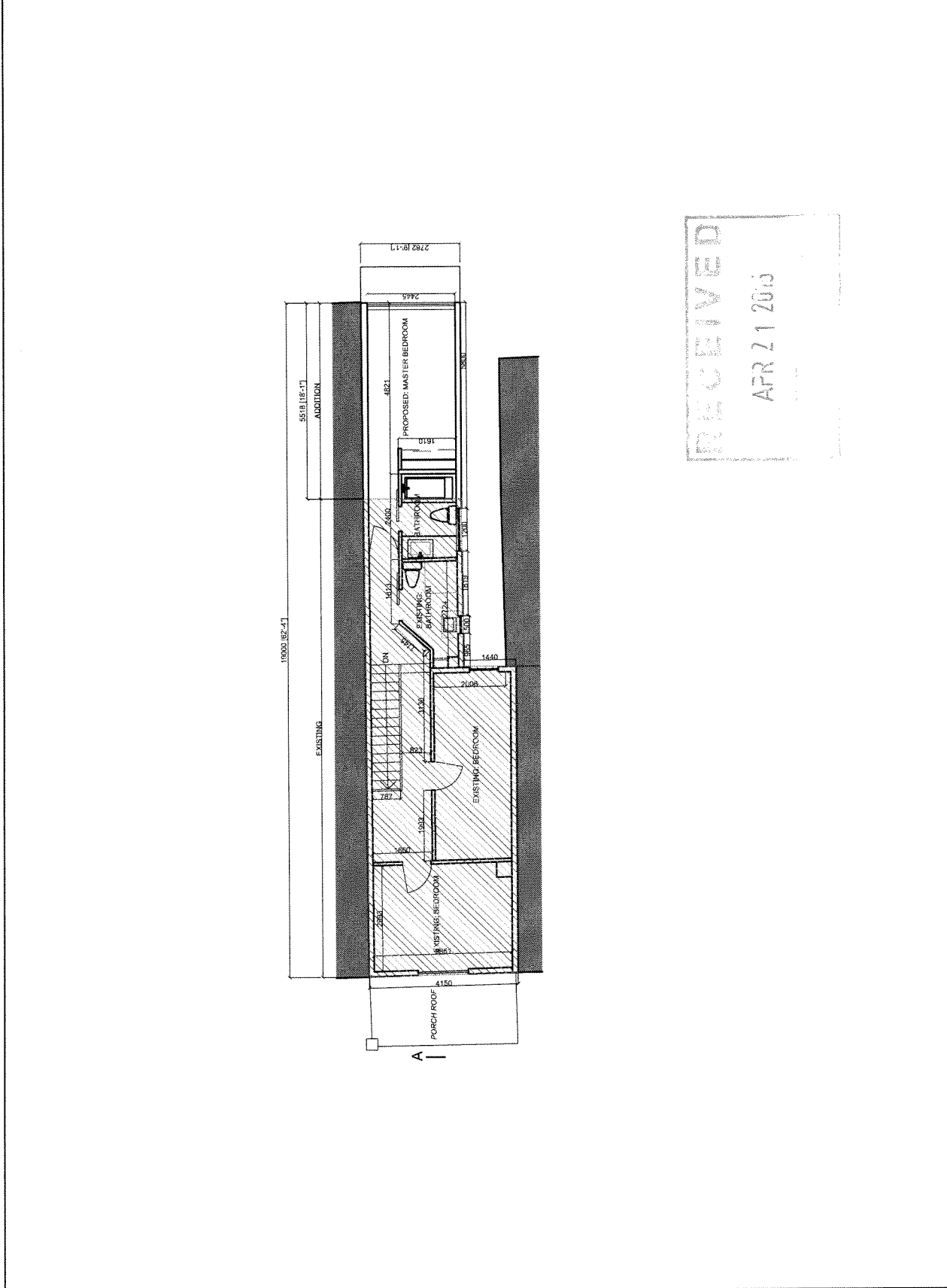
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 CHECKED BY: [Blank]
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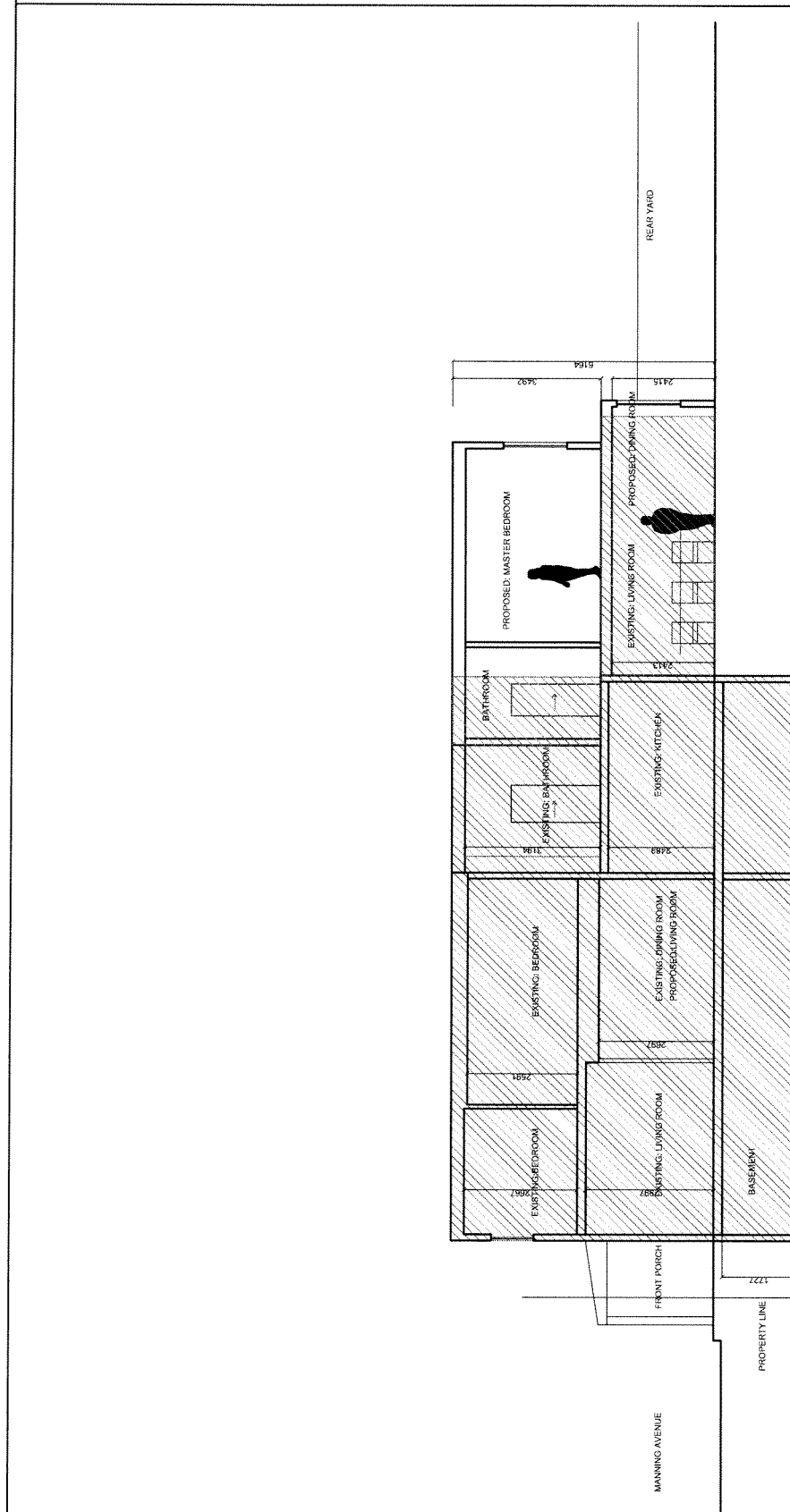
NO. 11-1111
 SHEET NO. A2

GROUND FLOOR PLAN



ISSUED		NO.	DATE	DESCRIPTION												
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>ISSUED FOR PERMITTING</td> </tr> <tr> <td>2</td> <td></td> <td>REVISIONS TO BE REQUIRED</td> </tr> <tr> <td>3</td> <td></td> <td>PERMITS TO BE OBTAINED</td> </tr> </tbody> </table>					NO.	DATE	DESCRIPTION	1		ISSUED FOR PERMITTING	2		REVISIONS TO BE REQUIRED	3		PERMITS TO BE OBTAINED
NO.	DATE	DESCRIPTION														
1		ISSUED FOR PERMITTING														
2		REVISIONS TO BE REQUIRED														
3		PERMITS TO BE OBTAINED														
<p>NOT TO SCALE UNLESS OTHERWISE NOTED</p> <p>ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED</p> <p>ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK</p> <p>CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK</p> <p>OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS</p> <p>THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT HIS WRITTEN CONSENT</p>																
<p>Oleson Worland ARCHITECT 1111 11th Street Toronto, Ontario M5G 1S1 Tel: (416) 924-1111 Fax: (416) 924-1112 www.olesonworland.com</p>																
PROJECT NAME		ARCHITECT'S OFFICE														
CLIENT		MARTIN AND WILLIAMS														
PROJECT		289 MANNING AVENUE RENOVATION 289 Manning Avenue, Toronto, Ont														
DRAWING TITLE		SECOND FLOOR PLAN														
DATE	SCALE	TOTAL														
APRIL 2015	1:100															
DRAWN BY	CHECKED	DATE														
		11/30														
		A3														





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 APR 21 2015

A - A SECTION 1:100

ISSUED No. DATE DESCRIPTION	
REVISIONS No. DATE DESCRIPTION THESE DRAWINGS CHANGE TO REFLECT THE LATEST REVISIONS. ALL OTHERS ARE DELETED.	
THE CONTRACTOR SHALL VERIFY ALL PERMITS AND REGULATIONS WITH THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.	
Client: Oleson Worland 111 Lakes Avenue, Suite 200 Toronto, Ontario M6H 1S7 Phone: 416-291-1111 Fax: 416-291-1112	
PROJECT NUMBER 	ARCHITECT STAMP
CLIENT MARTIN AND WILLIAMS	PROJECT 289 MANNING AVENUE RENOVATION 289 Manning Avenue, Toronto, Ont.
SECTIONS	
DATE APRIL 2015	SCALE 1:100
DRAWN BY TREVOR B.	PROJECT NO. A4
DATE 11/15	

ISSUED

NO. 1 DATE 1/1/00 DRAWING NO.

REVISIONS

NO.	DATE	DESCRIPTION
1		REVISIONS TO BE MADE

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS AND LOCATIONS OF ALL EXISTING CONDITIONS AND REPORT TO THE ARCHITECT IN WRITING BEFORE ANY WORK BEGINS.

FOR OFFICE USE ONLY

DATE REVISION MADE BY

Oleson Worland

1100 SHEPPARD AVENUE EAST
 SUITE 200
 SCARBOROUGH, ONTARIO M1B 4E7
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.OWORLAND.COM

LEGEND

EXISTING



PROJECT: NORTH

MARKET TOWN

CLIENT

MARTIN AND WILLIAMS

PROJECT

389 HANNING AVENUE
 RENOVATION
 389 Hanning Avenue, Toronto, Ont.
 PROJECT NO.

EAST ELEVATION

DATE

MARCH 2015

SCALE

1:100

DATE

1/1/00

PROJECT NO.

A5

RECEIVED

APR 21 2016

ISSUED: NO. DATE CHECKED BY

REVISIONS

NO.	DATE	DESCRIPTION
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2		REVISIONS TO BE MADE TO BE REVIEWED
3		REVISIONS TO BE MADE TO BE REVIEWED

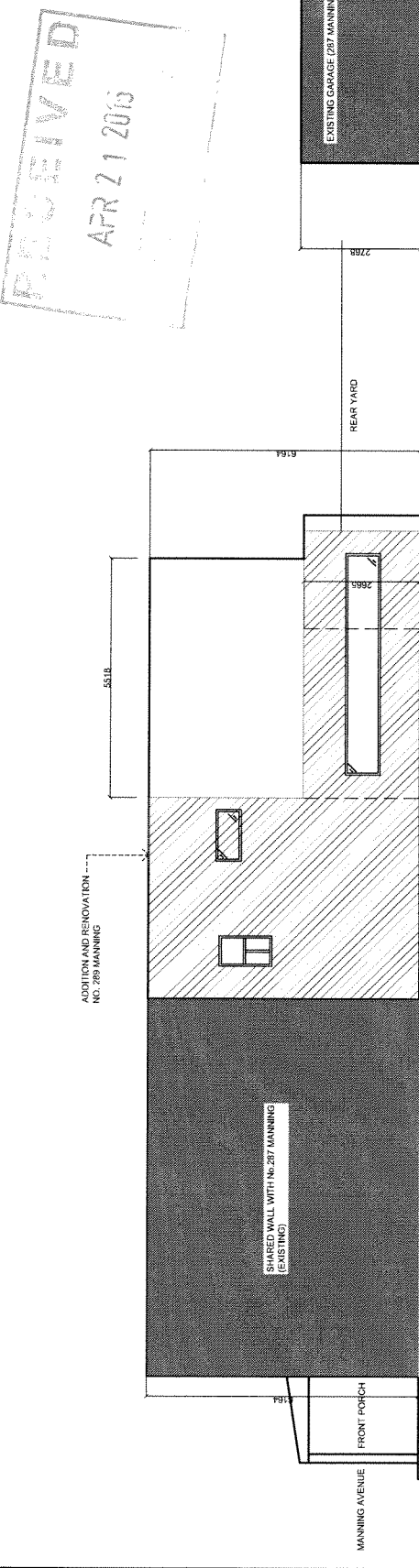
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES IN GOOD WORKING ORDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES IN GOOD WORKING ORDER.

Oleson Worland
 181 South Main Street
 Portland, Oregon 97201
 Phone: 503.228.1111
 Fax: 503.228.1112
 www.olesonworland.com

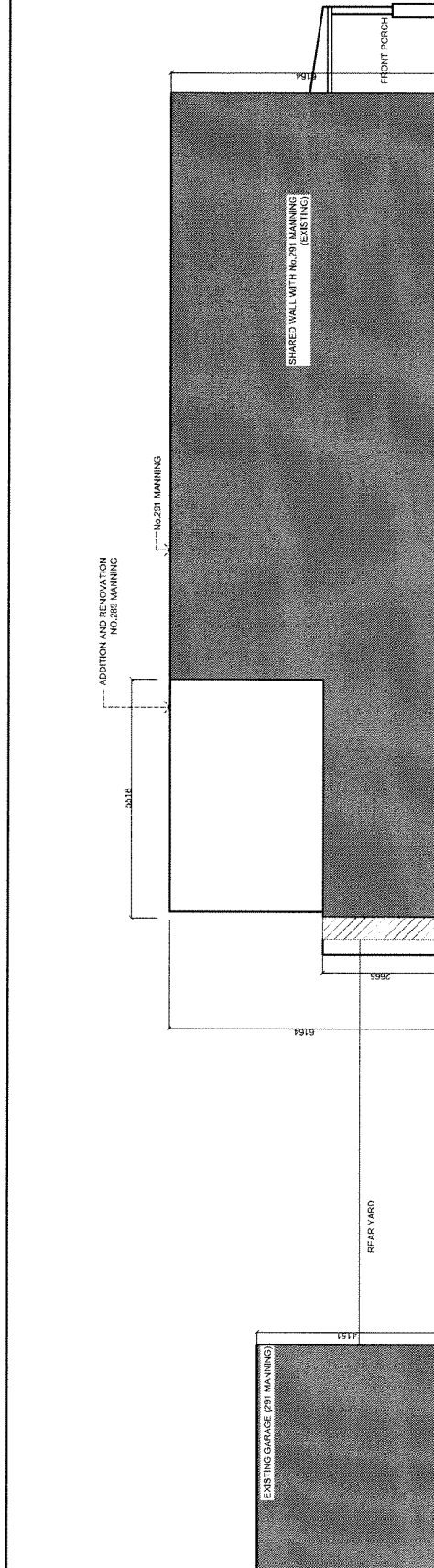
PROJECT: NORTH
ARCHITECT: MARTIN AND WILLIAMS
PROJECT: 289 MANNING AVENUE RENOVATION
ADDRESS: 289 Manning Avenue, Toronto, Ont.
DATE: APRIL 2015
SCALE: 1/8" = 1'-0"
DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: 1/9/15

LEGEND

- [Symbol] EXISTING
- [Symbol] NEW



SOUTH ELEVATION



NORTH ELEVATION