

265 Euclid Ave

A1000/15TEY

City of Toronto



Author

Robert Ursini
Committee of
Adjustment

Date: October 21, 2015

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

LOT 110

LANE
(CREATED BY HISTORIC PLAN 314)

RECEIVED
OCT 05 2015
COMMITTEE OF
ADJUSTMENT

**SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
PART OF LOTS 102 AND 103
REGISTERED PLAN 314
CITY OF TORONTO
SCALE 1:100**



**SURVEYOR'S REAL PROPERTY REPORT
PART 2**
THIS PLAN MUST BE READ IN CONNECTION WITH SURVEYOR'S REAL PROPERTY REPORT DATED JUNE 17, 2015.

- NOTES**
- 1. BENCHES PLANTED MONUMENT
 - 2. TYPING MONUMENT
 - 3. IRON BAR
 - 4. CONCRETE PIN
 - 5. STAINED EDWARDS CONDOMINIUM PLAN 1601
 - 6. I.A. WILSON (L.P.), SURVEY DATED OCTOBER 15, 2008
 - 7. I.A. WILSON (L.P.), SURVEY DATED OCTOBER 15, 2008
 - 8. I.A. WILSON (L.P.), SURVEY DATED OCTOBER 15, 2008
 - 9. I.A. WILSON (L.P.), SURVEY DATED OCTOBER 15, 2008
 - 10. I.A. WILSON (L.P.), SURVEY DATED OCTOBER 15, 2008
 - 11. I.A. WILSON (L.P.), SURVEY DATED OCTOBER 15, 2008
 - 12. I.A. WILSON (L.P.), SURVEY DATED OCTOBER 15, 2008
 - 13. I.A. WILSON (L.P.), SURVEY DATED OCTOBER 15, 2008
 - 14. I.A. WILSON (L.P.), SURVEY DATED OCTOBER 15, 2008
 - 15. I.A. WILSON (L.P.), SURVEY DATED OCTOBER 15, 2008
 - 16. I.A. WILSON (L.P.), SURVEY DATED OCTOBER 15, 2008
 - 17. I.A. WILSON (L.P.), SURVEY DATED OCTOBER 15, 2008
 - 18. I.A. WILSON (L.P.), SURVEY DATED OCTOBER 15, 2008
 - 19. I.A. WILSON (L.P.), SURVEY DATED OCTOBER 15, 2008
 - 20. I.A. WILSON (L.P.), SURVEY DATED OCTOBER 15, 2008

BENCHES ARE IDENTIFIED AND ARE REFERRED TO THE EARLIEST LIST OF FIELD BOOKS AS SHOWN ON REGISTERED PLAN 314. HAVING A BEARING OF 115/00/00°.

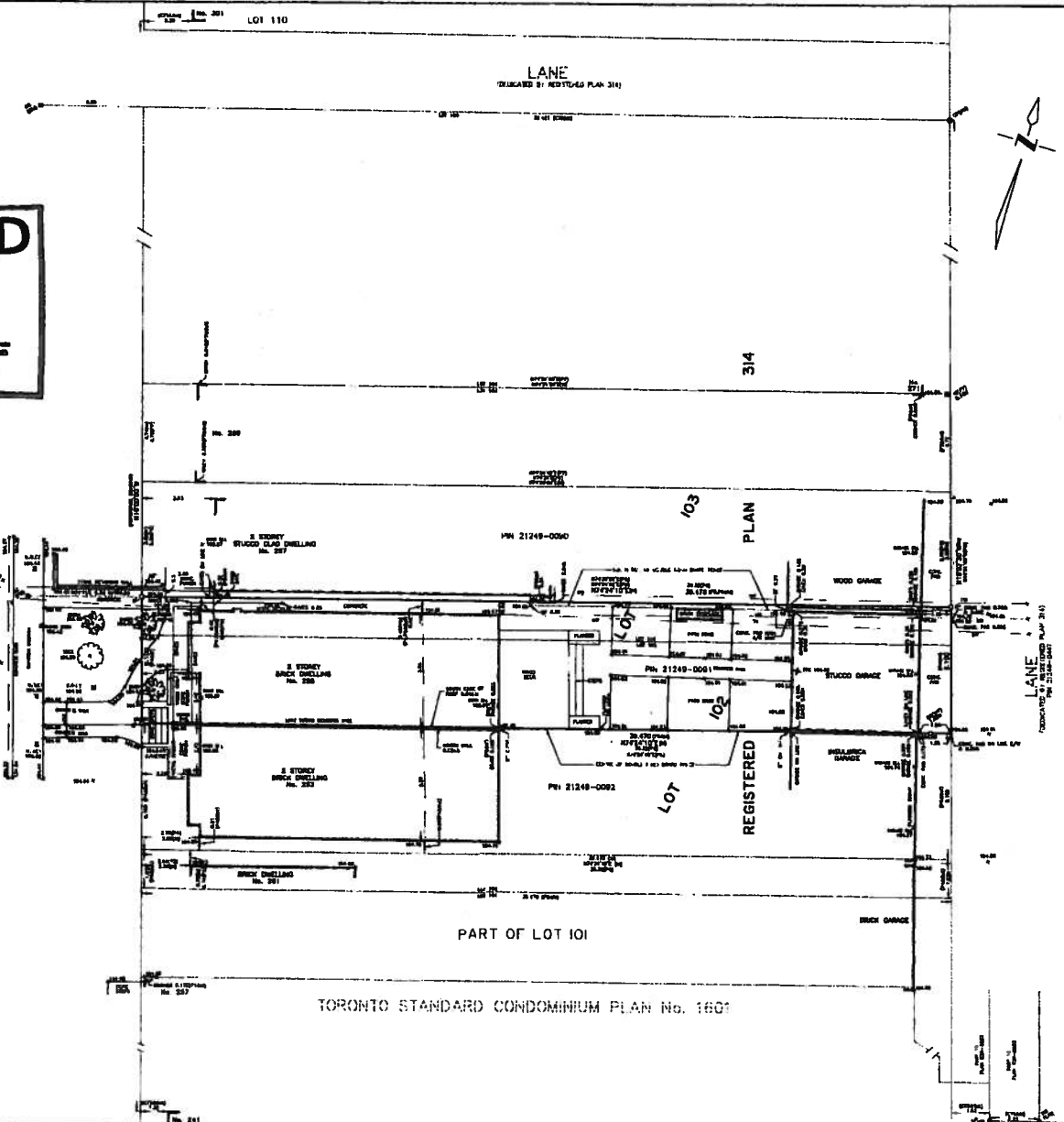
BENCHMARK
ELEVATIONS SHOWN HEREIN ARE REDUCED AND ARE REFERRED TO CITY OF TORONTO BENCHMARK No. CT 1812. HAVING A PUBLISHED ELEVATION OF 104.532 METERS.

THIS REPORT WAS PREPARED FOR HUMAN PROCEEDINGS AND OTHER APPLICABLE PARTIES TO CURRENT TRANSACTIONS ONLY, AND THE UNDERSIGNED IS NOT LIABLE FOR ANY FUTURE TRANSACTIONS.

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 16th DAY OF JUNE, 2015.

DATE: JUNE 17, 2015
DAN SZALDOV
CHIEF LAND SURVEYOR

EUCLID AVENUE
(FORMERLY LANE 101)
REGISTERED PLAN 101



TORONTO STANDARD CONDOMINIUM PLAN No. 1601

SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
84 JENNIE DRIVE, CONCORD, ONTARIO L4K 3P2 TEL: (416) 887-2181
CHRYN DZALDOV CHECKED BY SCALE 1:100 JOB NO. 15-187-03

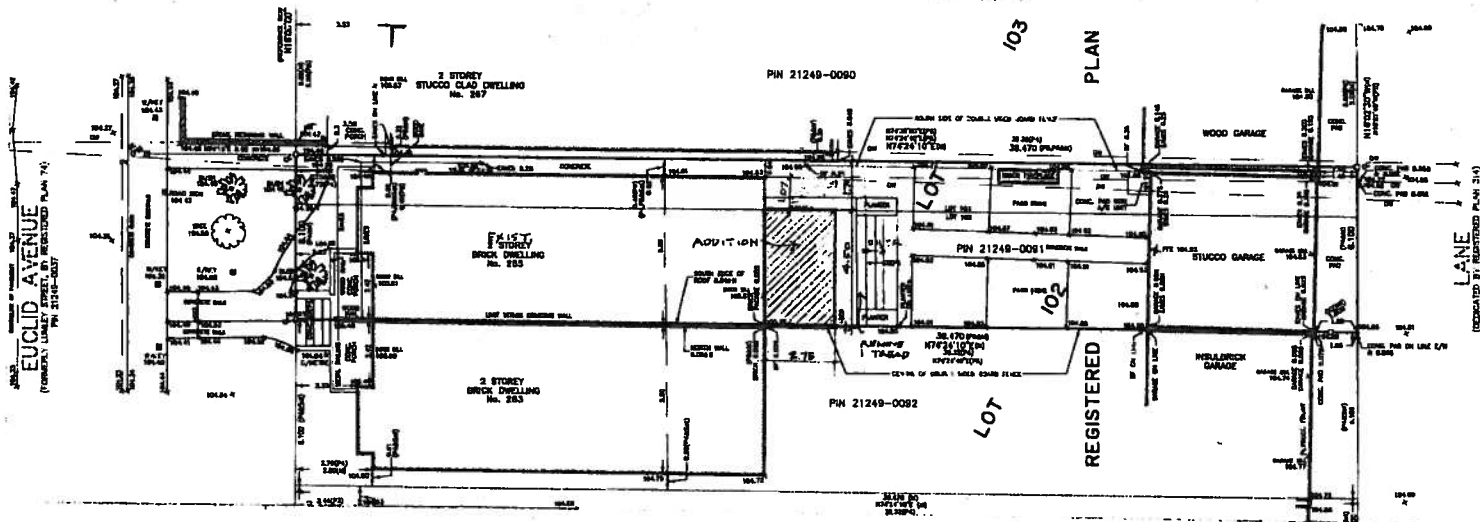
DATA

SITE AREA = 240.767 m ²			
EXISTING		ADDITION	TOTAL
GARAGE	= 40.54 m ²		
BUILDING	BASEMENT = 21.75 m ²	12.39 m ²	94.14 m ²
	GROUND = 21.75 m ²	12.39 m ²	94.14 m ²
	2 ND FLOOR = 80.27 m ²	12.39 m ²	92.66 m ²
TOTAL G.R.A.	102.02 m ²	24.78 m ²	126.80 m ²
			73.62

RECEIVED
OCT 05 2015
COMMITTEE OF
ADJUSTMENT

SITE COVERAGE

GARAGE = 40.54 m²
 TOTAL GROUND = 21.75 + 12.39 = 94.14 m²
 TOTAL = 134.68 m²
 TOTAL COVERAGE = 60%



SITE PLAN

2 AUG 22/10
 ISSUED FOR P.R.R.
 1 AUG 5/10
 ISSUED FOR PERMIT

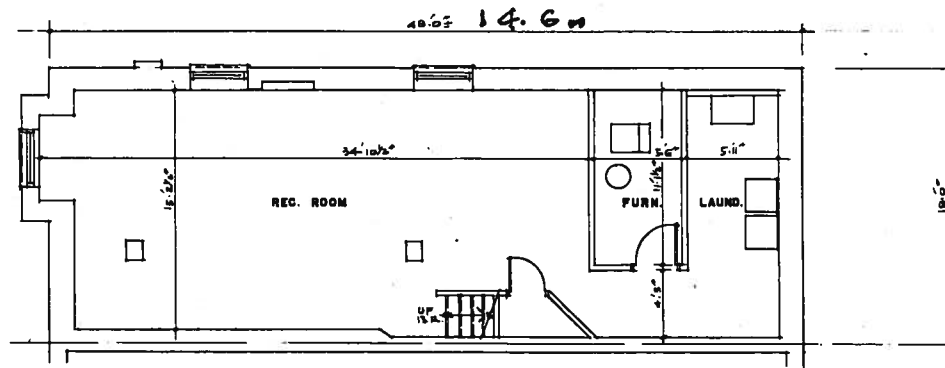


NORTHGRAVE ARCHITECT INC.
 25 GLENVIEW STREET,
 TORONTO, ONT. M5S 1A5
 TELEPHONE (416) 298-9495 FAX (416) 298-7070

ADDITION & INTERIOR ALTERATIONS TO 265 EUCLID AVE. TORONTO, ONT.

SITE PLAN

Scale	
Date	
Job Code	
Drawn By	
Drawing No	A.1



EXISTING BASEMENT
SCALE: 1/8" = 1'-0"

RECEIVED
OCT 05 2015
**COMMITTEE OF
ADJUSTMENT**

2 AUG 24/15
PREPARED FOR P.F.A.
11 AUG 15/15
ISSUED FOR PERMITS

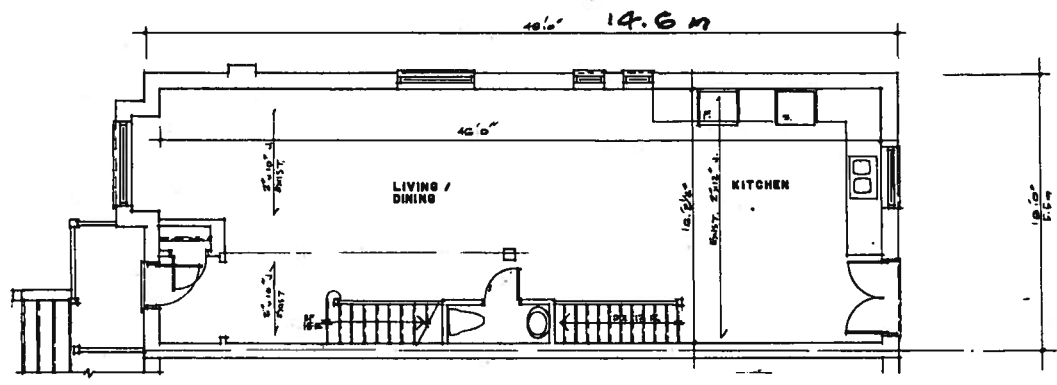


NORTHGRAVE ARCHITECT INC.
ARCHITECTS
100 BAYVIEW AVE. SUITE 100
TORONTO, ONTARIO M2H 2B4
TEL: (416) 491-1111 FAX: (416) 491-7770

ADDITION &
INTERIOR
ALTERATIONS
TO
265 EUCLED AVE.
TORONTO, ONT.

EXISTING
FLOOR PLAN

Scale	1/8" = 1'-0"
Date	
Job Name	
Drawn By	
Drawing No.	A.2



EXISTING GROUND FLOOR
SCALE: 1/8" = 1'-0"

RECEIVED
OCT 05 2015
COMMITTEE OF
ADJUSTMENT

2 AUG 24/15
ISSUED FOR P.P.R.
1 AUG 17/15
ISSUED FOR PERMITS

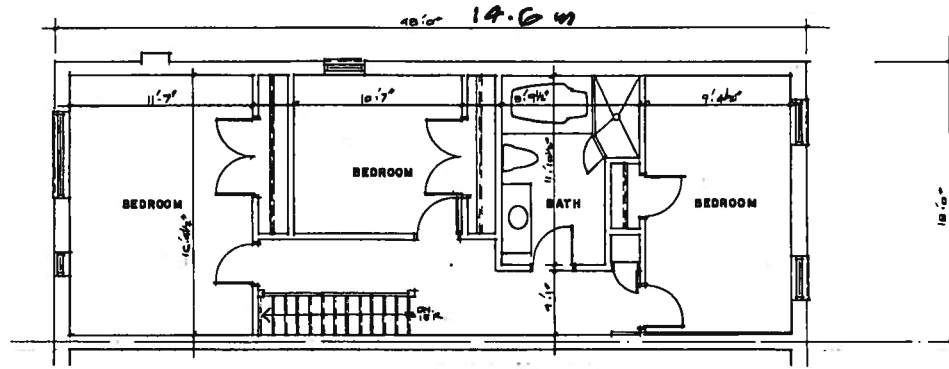


NORTHGRAVE ARCHITECT INC.
245 EUCLID AVENUE
TORONTO, ONTARIO M5T 1A5
TEL: 416-593-8870

ADDITION &
INTERIOR
ALTERATIONS
TO
245 EUCLID AVE.
TORONTO, ONT.

EXISTING
FLOOR PLAN

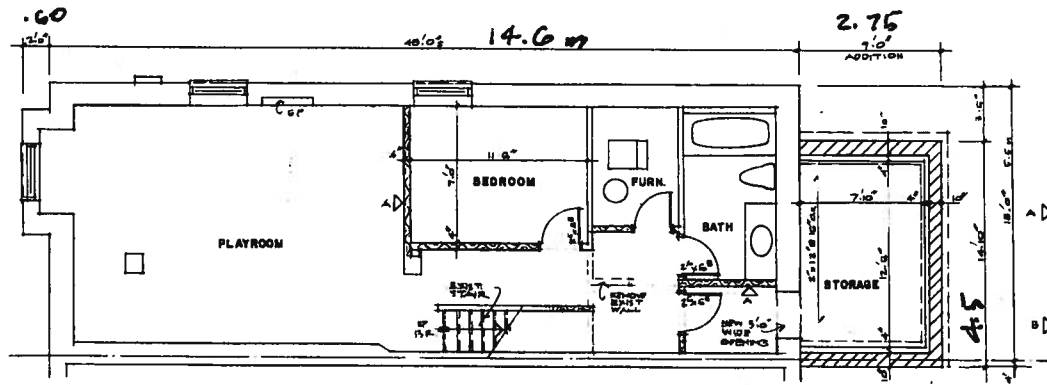
Scale	1/8" = 1'-0"
Date	
Job Code	
Drawn By	
Checked By	
Drawing No.	A.3



EXISTING SECOND FLOOR
SCALE: 1/8" = 1'-0"

RECEIVED
OCT 05 2015
COMMITTEE OF
ADJUSTMENT

NORTHGRAVE ARCHITECT INC. 88 EGLINTON STREET, TORONTO, ONTARIO M4Y 1L8 TELEPHONE (416) 593-7800 FAX (416) 593-7800	
ADDITION & INTERIOR ALTERATIONS TO 265 EUCLED AVE. TORONTO, ONT.	
EXISTING FLOOR PLAN	
Scale	1/8" = 1'-0"
Date	
Job Date	
Drawn By	
Checking By	AA

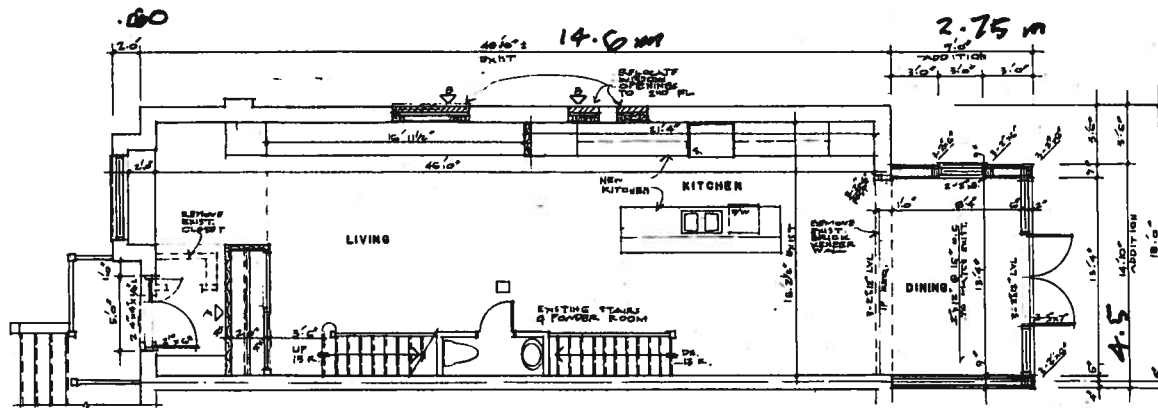


BASEMENT
SCALE: 1/8" = 1'-0"

- EXISTING WALL
- NEW WALLS
OF GYPSUM ON
EACH SIDE OF
2x4 WOOD STUDS
WITH SOUNDPROOF
INSULATION ADJACENT
BATHROOM WALLS
& 2ND FLOOR
- KIBROW BRICK UP
TO FACE BRICK
FACE BRICK OVER
TREATMENT ON
2x4 FLOOR JOIST
2x4 WOOD STUDS
UNDER FACE BRICK
1/2" GYPSUM
5/8" BATT INSUL.
BETWEEN STUDS

RECEIVED
OCT 05 2015
COMMITTEE OF
ADJUSTMENT

2 AUG 24/15 ISSUED FOR PER 1 AUG 27/15 ISSUED FOR PERMITS	
NORTHGRAVE ARCHITECT INC. 25 GILGATE STREET TORONTO, ONTARIO M4Y 1L6 TELEPHONE: (416) 461-3939	
ADDITION & INTERIOR ALTERATIONS TO 265 EUCLID AVE. TORONTO, ONT.	
FLOOR PLAN	
Scale	1/8" = 1'-0"
Date	
Job Date	
Drawn By	
Checked By	A.S.



GROUND FLOOR
SCALE: 1/8" = 1'-0"

RECEIVED
OCT 05 2015
COMMITTEE OF
ADJUSTMENT

2 AUG 24/15
ISSUED FOR PER
1 AUG 2/15
STUDY THE PERMIT



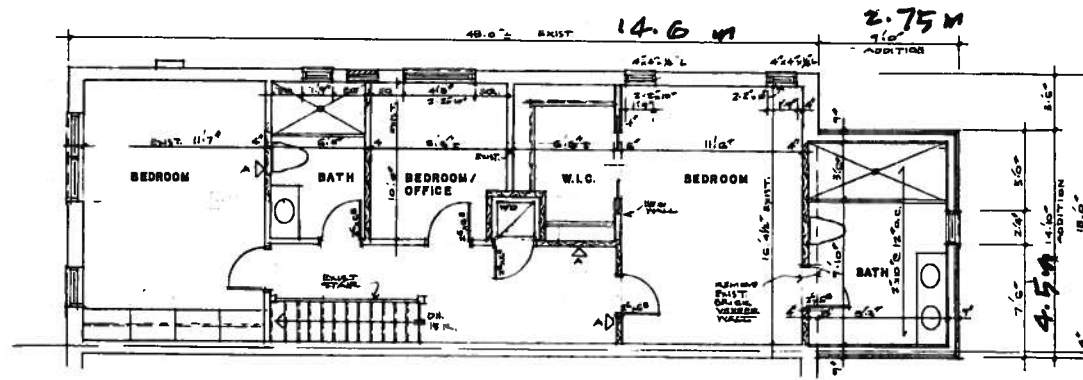
NORTHGRAVE ARCHITECT INC.
100 BLOOR STREET WEST
SUITE 1000
TORONTO, ONTARIO M5W 1B8
CANADA
TEL: 416-593-8888 FAX: 416-593-7979

ADDITION & INTERIOR ALTERATIONS TO 265 EUCLID AVE. TORONTO, ONT.

FLOOR PLAN

Scale	1/8" = 1'-0"
Date	
Job Name	
Drawn By	
Checked By	

Drawing No. **A.6**



SECOND FLOOR
SCALE: 1/8" = 1'-0"

RECEIVED
OCT 05 2015
COMMITTEE OF
ADJUSTMENT

2 AMO-24/15
195000 P.P.R.
1 AMO-2/15
15700 P.P.R.

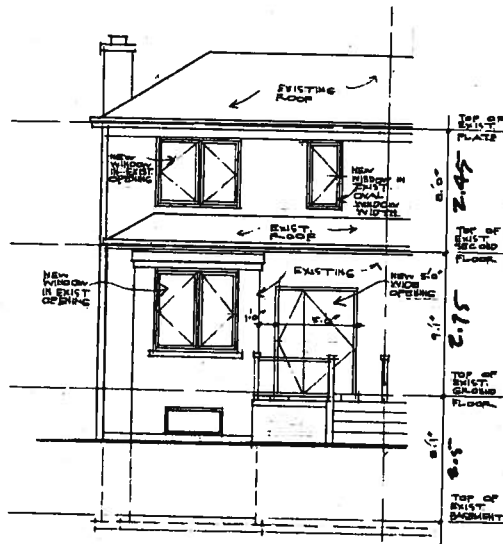


NORTHGRAVE ARCHITECT INC.
265 KUCLID AVENUE
TORONTO, ONT. M5T 1A5
TEL: (416) 461-1111 FAX: (416) 461-1112

ADDITION &
INTERIOR
ALTERATIONS
TO
265 KUCLID AVE.
TORONTO, ONT.

FLOOR PLAN

Scale	1/8" = 1'-0"
Date	
Job Code	
Drawn By	
Checked By	A.7



WEST ELEVATION
SCALE: 1/8" = 1'-0"

RECEIVED
OCT 05 2015
COMMITTEE OF
ADJUSTMENT

2 AUG 24/15
ISSUED FOR PER.
1 AUG 2/15
ISSUED FOR PERMIT

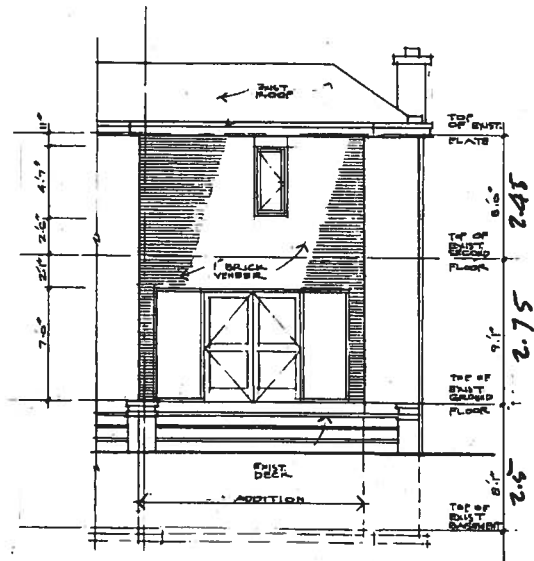


NORTHGRAVE ARCHITECT INC.
100 BAYVIEW AVE. SUITE 100
SCARBOROUGH, ONTARIO M1S 1B2
TEL: (416) 291-1111 FAX: (416) 291-1112

ADDITION &
INTERIOR
ALTERATIONS
TO
263 EUCLID AVE.
TORONTO, ONT.

ELEVATION:

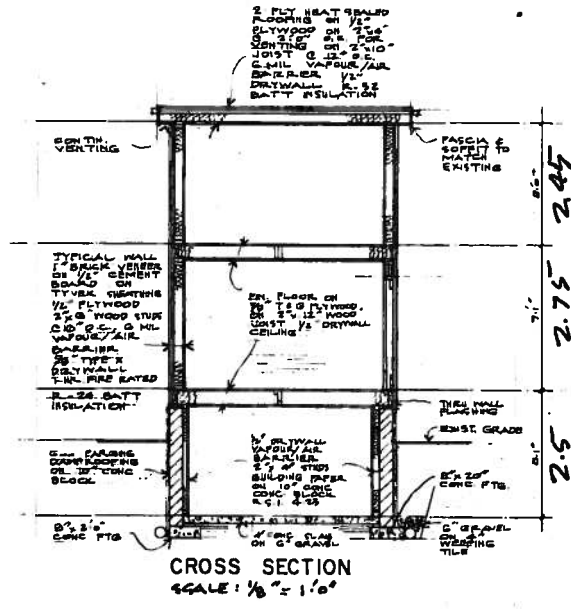
Name	1/8" = 1'-0"
Date	
Job Code	
Drawn By	
Checked By	
Drawing No.	A.8



EAST ELEVATION
SCALE: 1/8" = 1'-0"

2 AUG 24 11 ISSUED FOR P.P.R. 1 AUG 5 10 VISUAL FOR CONSULT	
NORTHGRAVE ARCHITECT INC. 246 EUCLID AVENUE TORONTO, ONTARIO M5T 1A3 TELEPHONE: 416-593-2842 FAX: 416-593-7528	
ADDITION & INTERIOR ALTERATIONS TO 246 EUCLID AVE. TORONTO, ONT.	
ELEVATION	
Scale	1/8" = 1'-0"
Date	
Drawn By	
Checked By	
Drawing No.	A.10

RECEIVED
OCT 05 2015
COMMITTEE OF ADJUSTMENT



3 JAN 24/10
ISSUED FOR P.F.P.A.
1 AUG 9/10
ISSUED FOR CONSTRUCTION



NORTHGRAVE ARCHITECT INC.
100 BAYVIEW AVE. SUITE 1000
TORONTO, ONTARIO M2H 3L9
TELEPHONE: (416) 463-7800 FAX: (416) 463-7870

ADDITION & INTERIOR ALTERATIONS TO 265 EUCLID AVE. TORONTO, ONT.

CROSS SECTION

Name	W. J. J. J.
Date	
Job Code	
Drawn By	
Checked By	A.H.

RECEIVED
OCT 05 2015
COMMITTEE OF ADJUSTMENT