

# 100 Massey Street

A1101/15TEY



Author

BRUNA NIGRO  
APPLICATION  
TECHNICIAN

Date: December 09, 2015

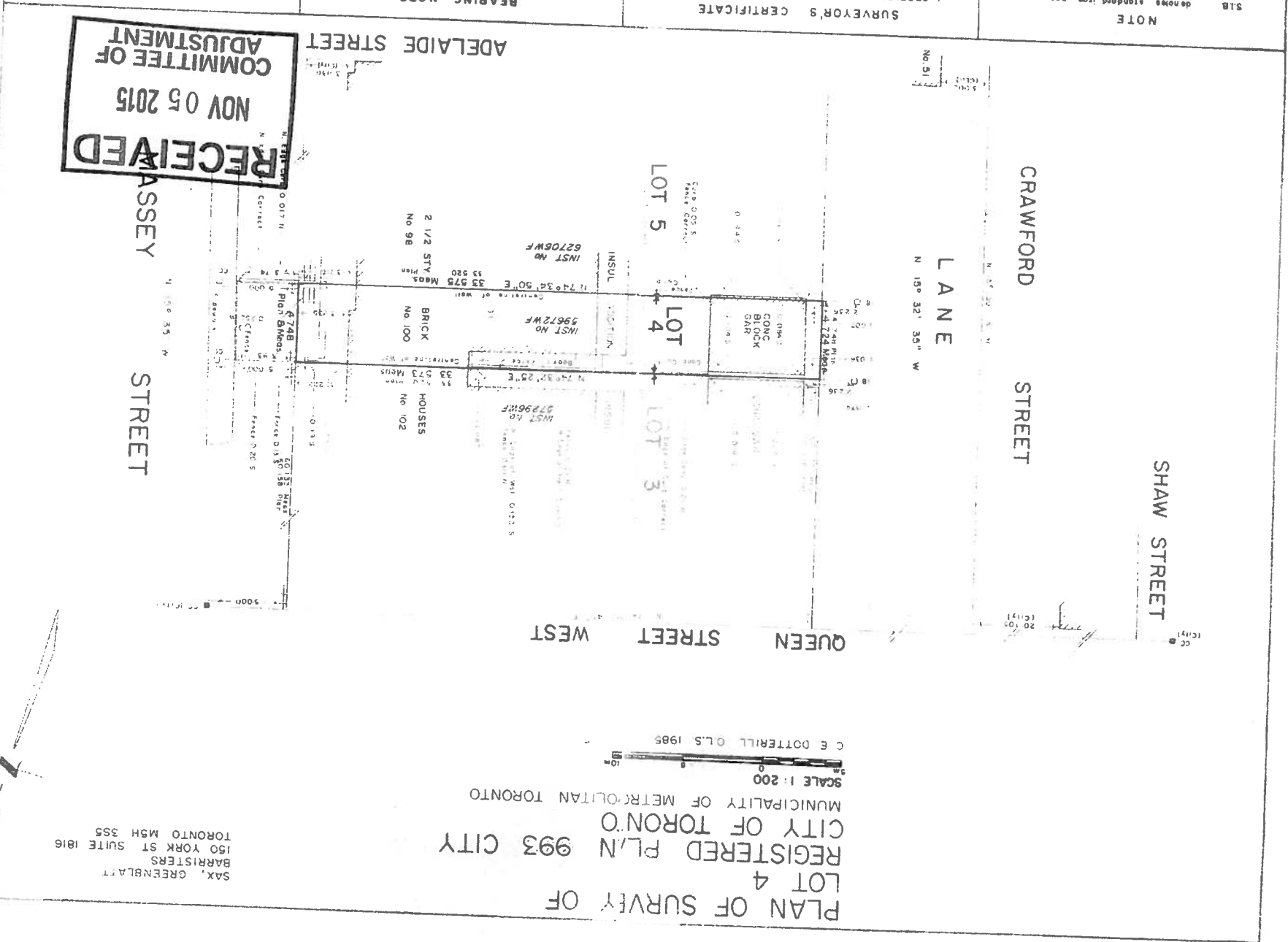
NOTE  
 31B denotes standard iron bar.  
 31A denotes short standard iron bar.  
 1B denotes iron bar.  
 1T denotes iron tube.  
 1C denotes out cross.  
 C.C. denotes est.  
 \* denotes found.

SURVEYOR'S CERTIFICATE  
 I CERTIFY THAT  
 The field survey represented on this plan was  
 completed on the 20th day of March 1985  
 C. E. Dotterill  
 Ontario Land Surveyor

BEARING NOTE  
 Bearings are astronomic and are referred  
 to the Westerly limit of Massey Street  
 as shown on plan  
 983 having a bearing of N15° 35' W  
 METRIC  
 Distances shown on this plan are in metres and  
 can be converted to feet by dividing by 0.3048

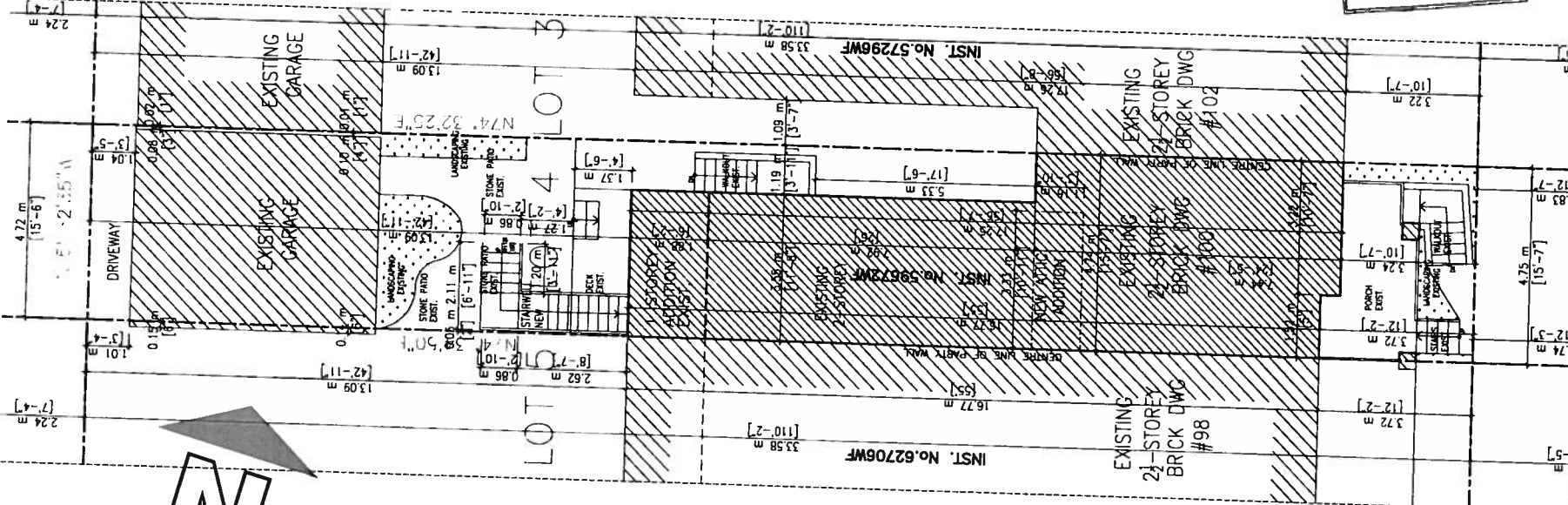
C. E. DOTTERILL LTD.  
 SURVEYOR  
 461-0581  
 TORONTO  
 122 CAMBRIDGE  
 AVENUE  
 ONTARIO  
 LAND  
 SURVEYOR

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 ADJUSTMENT



SAX, GREENBLATT  
 BARRISTERS  
 150 YORK ST SUITE 1816  
 TORONTO M5H 3S5

PLAN OF SURVEY OF  
 LOT 4  
 REGISTERED PLAN 993 CITY  
 CITY OF TORONTO  
 MUNICIPALITY OF METROPOLITAN TORONTO



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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.

Required unless design is exempt under Division 1.1.1.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code):

A. ANSELROD  
 NAME  
 SIGNATURE: [Signature]  
 37139 BCIN

REGISTRATION INFORMATION  
 Registered unless design is exempt under Division C-3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)  
 CADAXX DESIGN LTD  
 FIRM NAME  
 100624 BCIN

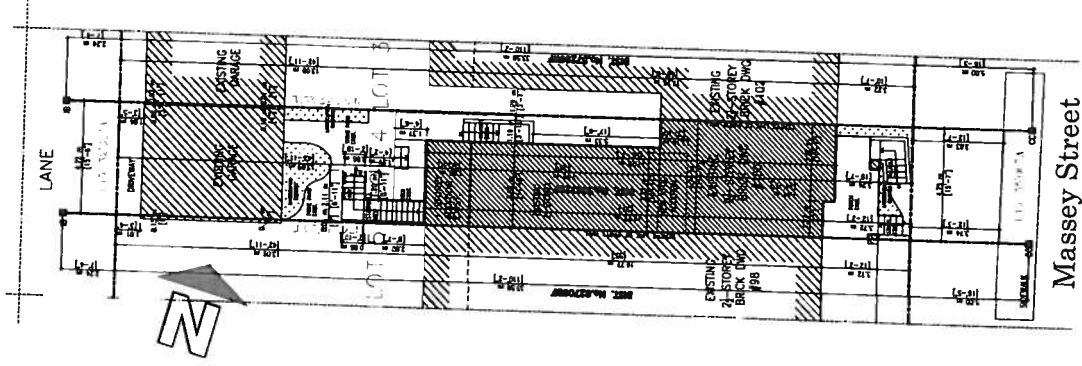
DO NOT START CONSTRUCTION UNTIL A PERMIT IS ISSUED.  
 USE ONLY OFFICIAL CITY STAMPED PERMIT DRAWINGS FOR CONSTRUCTION.

PROJECT: RENOVATION		DATE: 04/26/2014	PROJECT NO: 08-47
100 Massey Street Toronto		SCALE: 1:100	DWG. NO: A0-D
REVISION / ISSUE		DRAWN: AA	CHECKED: AA
DRAWING TITLE: SITE PLAN-DETAIL			

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK.

cadaxxdesign  
 1540 Lakeshore Rd., Unit 1,  
 Toronto, ON M3J 3E1  
 office: 416.840.6793  
 www.cadaxx.com  
 info@cadaxx.com

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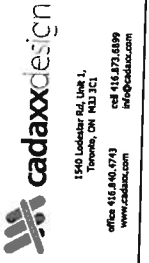
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code for the designer. I am a registered professional designer with the Ontario Association of Architects (OAA) and my registration number is 37139.

Required unless design is exempt under Division C-3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

A. AXSELAOD      SIGNATURE      37139      BCN  
 NAME      REGISTRATION NUMBER      BCN

Required unless design is exempt under Division C-3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)

CADAXX DESIGN LTD      100624      BCN  
 FIRM NAME      BCN



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**RENOVATION**  
 100 Massey Street  
 Toronto

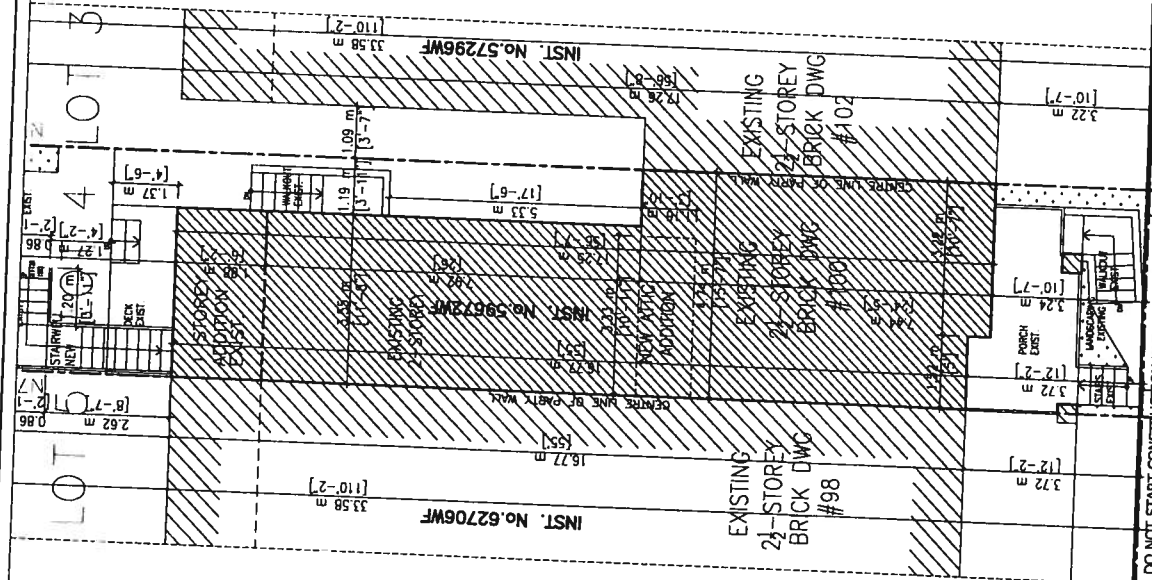
REVISION / ISSUE  
 DRAWING TITLE: **SITE PLAN**

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK.

DATE:	06/06/08-02/011	PROJECT NO.:	08-47
SCALE:	1:200	DRAWN:	A.A.
DRAWN:	A.A.	CHECKED:	A.A.
DRAWING TITLE:			<b>A0</b>

PROJECT:

Address: 100 Massey St. Toronto		Municipality: Toronto																																																																			
Description: 2nd floor conversion to 2 storey brick masonry townhouse		Zone: T-3																																																																			
Permitting: 2nd floor conversion to 2 storey brick masonry townhouse		Zone: T-3																																																																			
Zoning: R-110 (S60)		Lot Area: 55.00 sq ft																																																																			
<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>EXISTING</th> <th>ADDITION</th> <th>TOTAL</th> <th>PERCENTAGE</th> <th>ALLOWED</th> </tr> </thead> <tbody> <tr> <td>LOT COVERAGE</td> <td>12.56 sq ft</td> <td>0.00 sq ft</td> <td>12.56 sq ft</td> <td>22.84%</td> <td>55.00 sq ft</td> </tr> <tr> <td>GROSS FLOOR AREA</td> <td>159.59 sq ft</td> <td>4.38 sq ft</td> <td>163.97 sq ft</td> <td>29.82%</td> <td>N/A</td> </tr> <tr> <td>1ST FLOOR</td> <td>59.39 sq ft</td> <td>4.38 sq ft</td> <td>63.77 sq ft</td> <td>11.59%</td> <td></td> </tr> <tr> <td>2ND FLOOR</td> <td>59.45 sq ft</td> <td>0.00 sq ft</td> <td>59.45 sq ft</td> <td>10.81%</td> <td></td> </tr> <tr> <td>3RD FLOOR</td> <td>26.85 sq ft</td> <td>0.00 sq ft</td> <td>26.85 sq ft</td> <td>4.89%</td> <td></td> </tr> <tr> <td>GARAGE</td> <td>27.72 sq ft</td> <td>0.00 sq ft</td> <td>27.72 sq ft</td> <td>5.04%</td> <td></td> </tr> <tr> <td>CONCRETE</td> <td>5.35 sq ft</td> <td>0.00 sq ft</td> <td>5.35 sq ft</td> <td>0.97%</td> <td></td> </tr> <tr> <td>HEIGHT</td> <td>11.21 m</td> <td>0.00 m</td> <td>11.21 m</td> <td>20.60%</td> <td>11.21 m</td> </tr> <tr> <td>DEPTH</td> <td>17.28 m</td> <td>0.00 m</td> <td>17.28 m</td> <td>31.42%</td> <td>17.28 m</td> </tr> <tr> <td>SETBACKS</td> <td>0.75 m</td> <td>0.00 m</td> <td>0.75 m</td> <td>1.36%</td> <td>0.75 m</td> </tr> </tbody> </table>				DESCRIPTION	EXISTING	ADDITION	TOTAL	PERCENTAGE	ALLOWED	LOT COVERAGE	12.56 sq ft	0.00 sq ft	12.56 sq ft	22.84%	55.00 sq ft	GROSS FLOOR AREA	159.59 sq ft	4.38 sq ft	163.97 sq ft	29.82%	N/A	1ST FLOOR	59.39 sq ft	4.38 sq ft	63.77 sq ft	11.59%		2ND FLOOR	59.45 sq ft	0.00 sq ft	59.45 sq ft	10.81%		3RD FLOOR	26.85 sq ft	0.00 sq ft	26.85 sq ft	4.89%		GARAGE	27.72 sq ft	0.00 sq ft	27.72 sq ft	5.04%		CONCRETE	5.35 sq ft	0.00 sq ft	5.35 sq ft	0.97%		HEIGHT	11.21 m	0.00 m	11.21 m	20.60%	11.21 m	DEPTH	17.28 m	0.00 m	17.28 m	31.42%	17.28 m	SETBACKS	0.75 m	0.00 m	0.75 m	1.36%	0.75 m
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The undersigned has reviewed and takes responsibility for this design, and has the qualifications and experience set out in the Ontario Building Code to be a designer. Required unless design is exempt under Division C-3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)

**A. AKSELROD**  
 NAME: AKSELROD  
 REGISTRATION NO.: 37139  
 REGISTRATION TYPE: BCIN  
 Required unless design is exempt under Division C-3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)

**CADAXX DESIGN LTD**  
 FIRM NAME: 100624 BCIN

**cadaxxdesign**  
 1540 Lakeshore Rd. Unit 11  
 Toronto, ON M3J 3E1  
 office 416.440.0743 cell 416.471.6899  
 www.cadaxx.com fax 416.440.0800

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK.

DATE: 04/08/2014  
 PROJECT NO: 08-47  
 SCALE: 1:100  
 DRAWN: A.A.  
 CHECKED: A.A.  
 DWG. NO: A0-DZ

DO NOT START CONSTRUCTION UNTIL A PERMIT IS ISSUED.

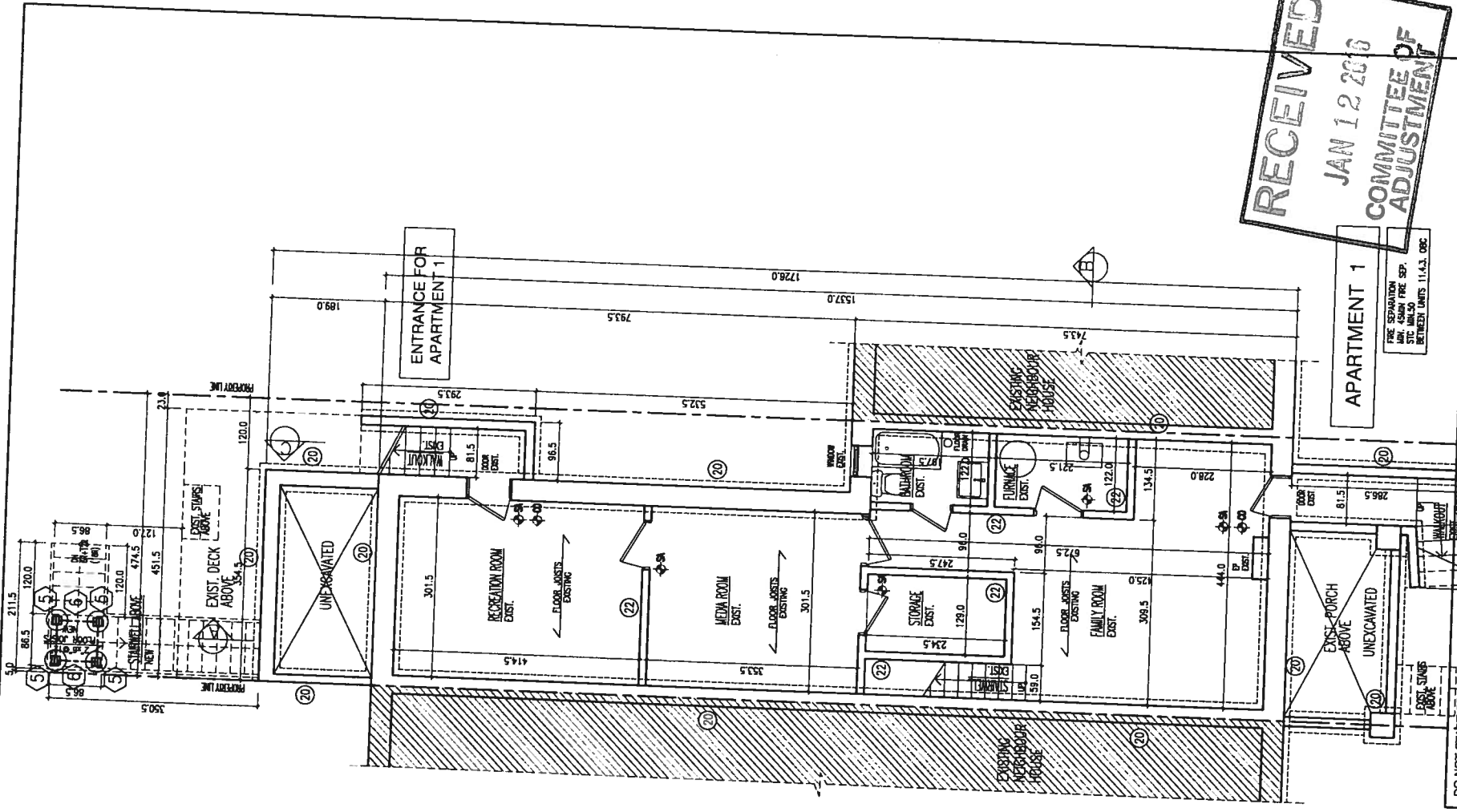
USE ONLY OFFICIAL CITY STAMPED PERMIT DRAWINGS FOR CONSTRUCTION.

REVISION / ISSUE

PROJECT: RENOVATION  
 100 Massey Street  
 Toronto

DRAWING TITLE: SITE PLAN-DETAIL ZONING

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APARTMENT 1  
 FIRE SEPARATION WALL AS PER FIRE SEP. STC MIN 50 BETWEEN UNITS 11 & 3, ORC

NOTE: THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK

DATE	01-06-2016	PROJECT NO.	08-47
SCALE	1:100	DWG. NO.	A1
DRAWN	A.A.	CHECKED	A1

DO NOT START CONSTRUCTION UNTIL PERMIT IS ISSUED  
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REVISION / ISSUE

PROJECT: RENOVATION  
 100 Massey Street  
 Toronto

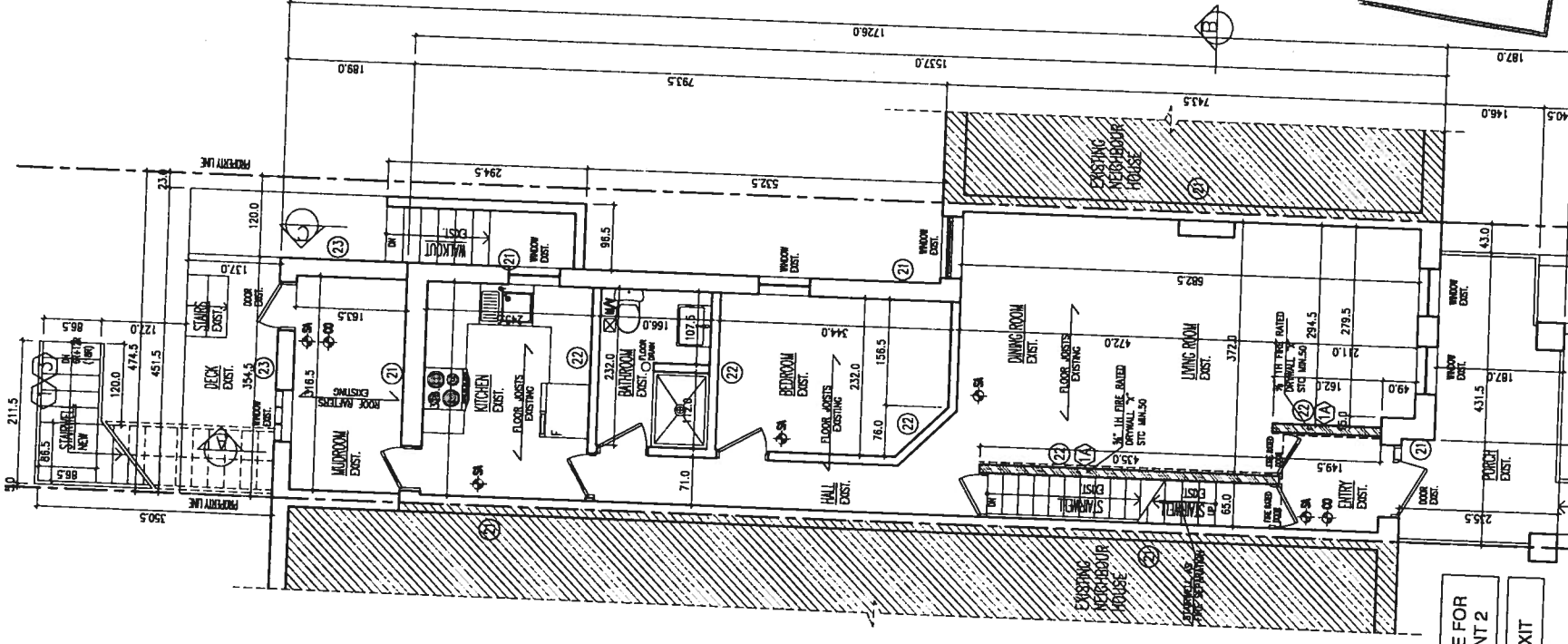
DRAWING TITLE: BASEMENT

The undersigned has reviewed and takes responsibility for this design and construction documents and certifies that they comply with all applicable laws, codes and regulations and meet the requirements set out in the Ontario Building Code and meet the requirements of the Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code) and the Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

NAME: A. MCELROD  
 SIGNATURE: [Signature]  
 REGISTRATION INFORMATION: 37139 BCN  
 FIRM NAME: CADAXX DESIGN LTD  
 BCN: J00624

**cadaxxdesign**  
 1545 Lakeshore Rd, Unit 1,  
 Toronto, ON M3J 3E1  
 office 416.290.4743  
 www.cadaxx.com  
 cell 416.973.6899  
 info@cadaxx.com

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**ENTRANCE FOR APARTMENT 2**

The undersigned has reviewed and taken responsibility for the design and has met the requirements set out in the Ontario Building Code and the requirements of the Ontario Building Code (OBC) and the Ontario Building Code (OBC) as amended.

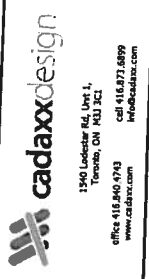
Required unless design is exempt under Division C-7.2.3.1. of the 2006 Ontario Building Code (or 2.17.2.1. of the 1997 Ontario Building Code)

**A. MASSELOTT** SIGNATURE **37139** BCN  
 FIRM NAME **CADAXX DESIGN LTD.** **100954** BCN

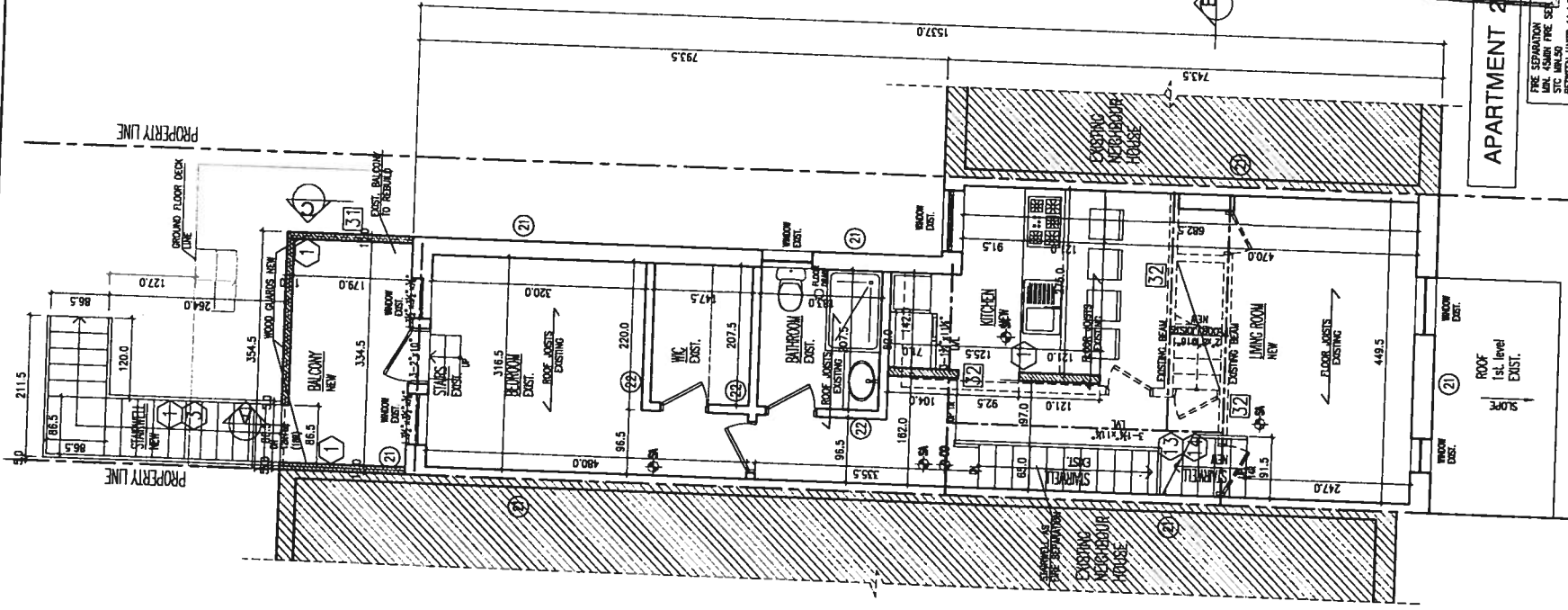
Required unless design is exempt under Division C-7.2.3.1. of the 2006 Ontario Building Code (or 2.17.2.1. of the 1997 Ontario Building Code)

**CADAXX DESIGN LTD.** **100954** BCN

PROJECT: <b>RENOVATION</b> <b>100 Massey Street</b> <b>Toronto</b>		REVISION / ISSUE	
		DATE: <b>01-06-2016</b>	PROJECT NO.: <b>08-47</b>
DO NOT START CONSTRUCTION UNTIL ALBERTA HAS ISSUED PERMIT		SCALE: <b>1:100</b>	DWG. NO.: <b>A2</b>
USE ONLY OFFICIAL CITY STAMPED PERMIT DRAWINGS FOR CONSTRUCTION.		DRAWN: <b>A.A.</b>	CHECKED: <b>A.A.</b>
DRAWING TITLE: <b>GROUND FLOOR</b>			



1240 Lakeshore Rd. Unit 1,  
 Toronto, ON M3J 3C1  
 OFFICE: 416 846 0743  
 www.cadaxx.com  
 call 416 877 6899  
 info@cadaxx.com



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FIRE SEPARATION  
 MIN. 45MIN FIRE RES.  
 STC MIN.50  
 BETWEEN UNITS 11-A,3, ORC

DATE	01-06-2016	PROJECT NO.	08-47
SCALE	1:100	DWG. NO.	A3
DRAWN	A.A.	CHECKED	


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PROJECT: **RENOVATION**  
**100 Massey Street**  
**Toronto**

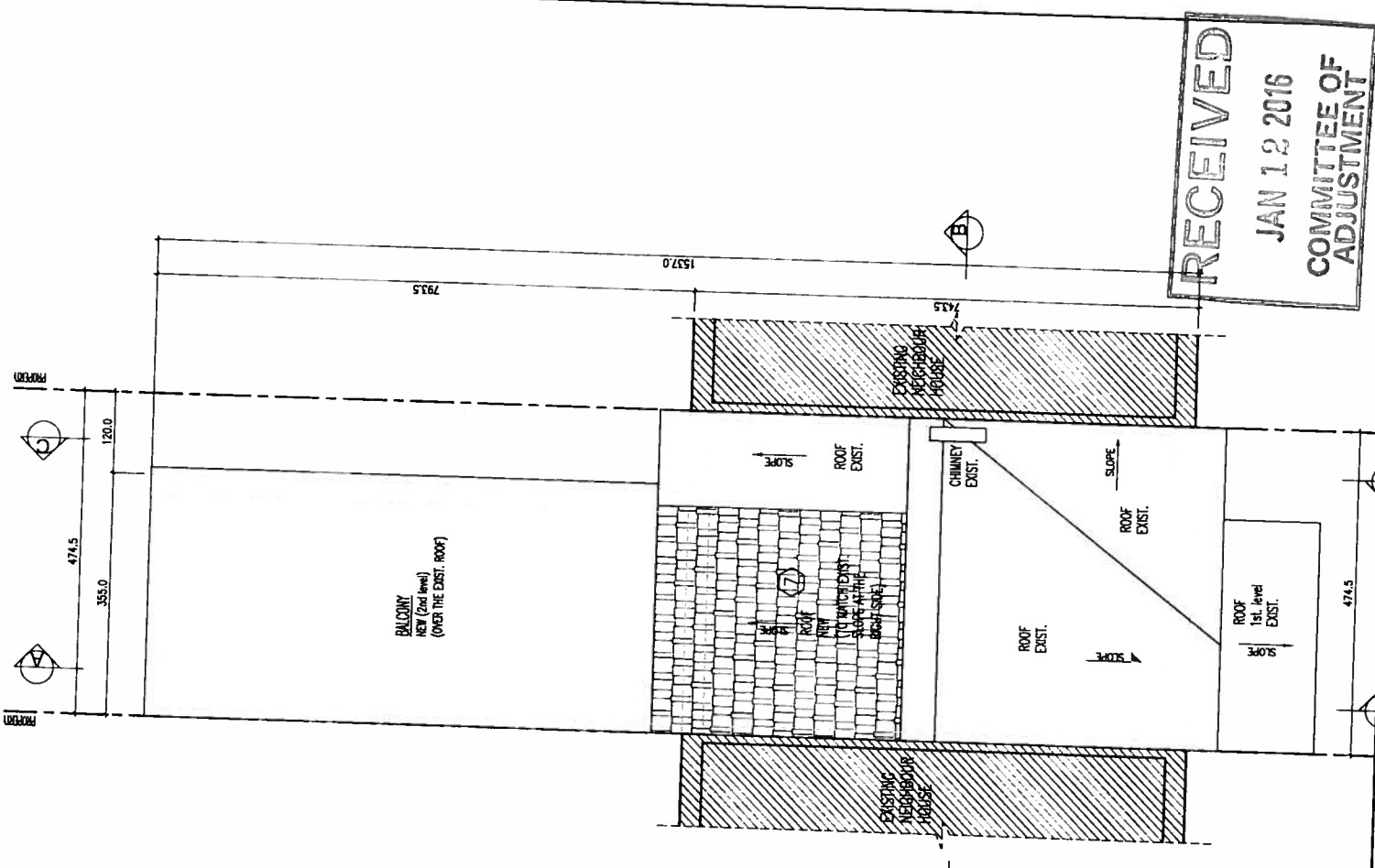
DRAWING TITLE: **2ND FLOOR**

The undersigned has reviewed and takes responsibility for this design and construction and meets the requirements set out in the Ontario Building Code (or 2.17.4.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

**A. MISERLOD** SIGNATURE **37139** BCN  
 REGISTRATION INFORMATION  
 Required unless design is exempt under Division C - 3.2.1.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)  
**CADAXX DESIGN LTD** 100624 BCN


**cadaxxdesign**  
 1560 Lakeshore Rd. Unit 1,  
 Toronto, ON M3J 2L1  
 Tel: 416.446.0743 call 416.877.6899  
 www.cadaxx.com info@cadaxx.com





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 COMMITTEE OF  
 ADJUSTMENT

The undersigned has reviewed and takes responsibility for this design and construction and meets the requirements set out in the Ontario Building Code and the requirements set out in the Qualification Information.

Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 217.5.1. of the 1997 Ontario Building Code)

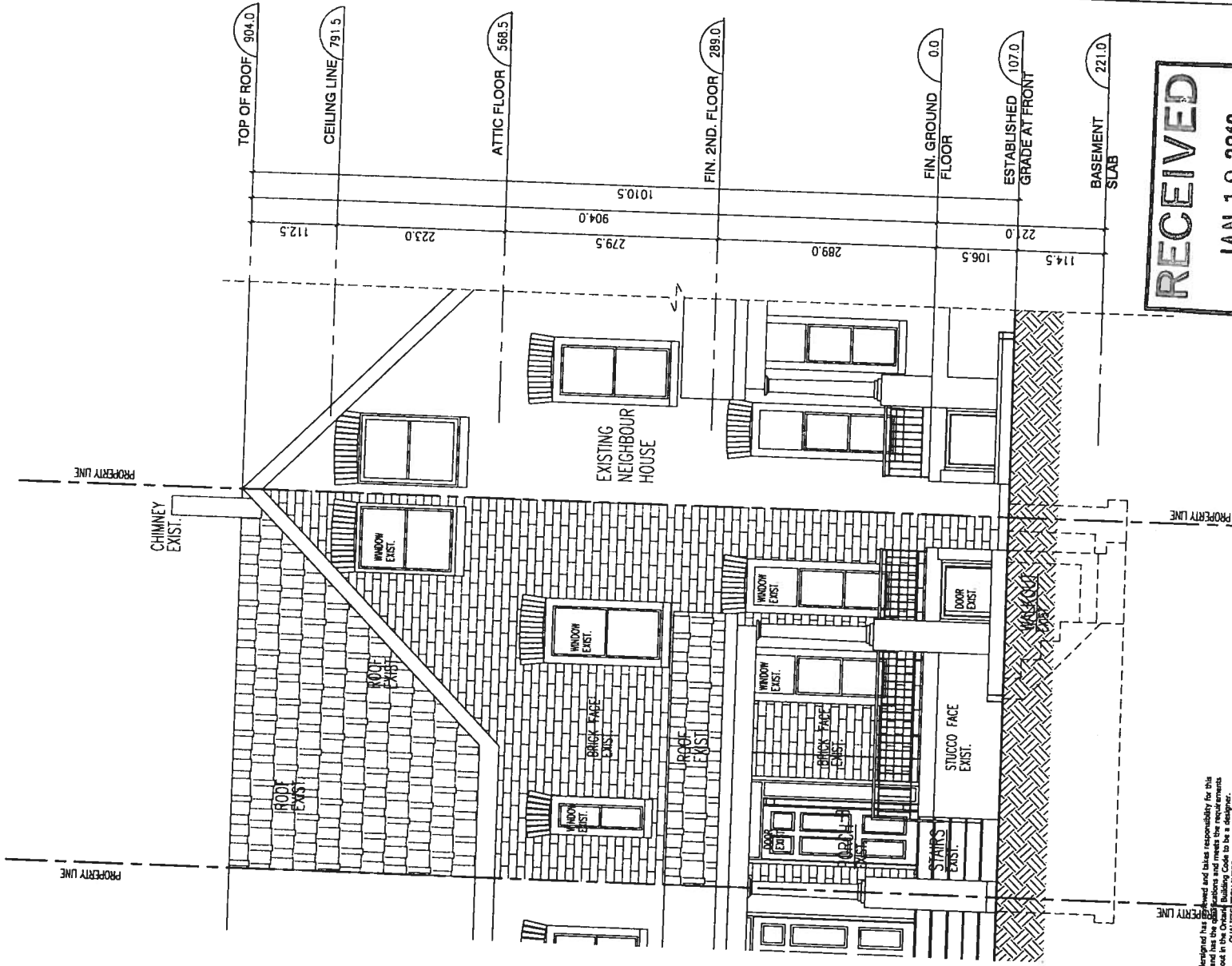
**A. AKSEEROD** NAME  
 SIGNATURE  
 BCIN 37139

REGISTRATION INFORMATION  
 Ontario Building Code (or 217.4.1. of the 1997 Ontario Building Code)  
**CADAXX DESIGN LTD**  
 FIRM NAME  
 100624 BCIN

**cadaxxdesign**  
 1540 Lakeshore Rd. Unit 1,  
 Toronto, ON M2J 2C1  
 office 416.873.6993  
 www.cadaxx.com info@cadaxx.com

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USE ONLY OFFICIAL CITY STAMPED PERMIT DRAWINGS FOR CONSTRUCTION.		1	
PROJECT		DATE	PROJECT NO.
RENOVATION		01-06-2016	08-47
100 Massey Street Toronto		SCALE	DWG. NO.
		1:100	A4
DRAWING TITLE		DRAWN	CHECKED
ROOF		A A	A A

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK.



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**JAN 12 2016**  
**COMMITTEE OF**  
**ADJUSTMENT**

The undersigned has prepared and takes responsibility for this drawing and the information it contains. I have read the Ontario Building Code and the requirements of the Act and certify that this drawing complies with the Ontario Building Code and the Act. I am a **REGISTERED ARCHITECT** in the Province of Ontario and my registration number is **37139**.  
 Required unless design is exempt under Division C - 3.2.5.1.1. of the 2006 Ontario Building Code (or 2.11.1.1. of the 1997 Ontario Building Code).  
**A. ANGELROD** NAME SIGNATURE *ANGELROD* BCN  
 1540 Lakeshore Rd, Unit 1, Toronto, ON M3J 1L1  
 office: 416.673.6899  
 www.cadaxx.com info@cadaxx.com  
**CADAXX DESIGN LTD** REGISTRATION INFORMATION  
 Ontario Building Code (or 2.11.1.1. of the 1997 Ontario Building Code) 100624 BCN  
 FIRM NAME

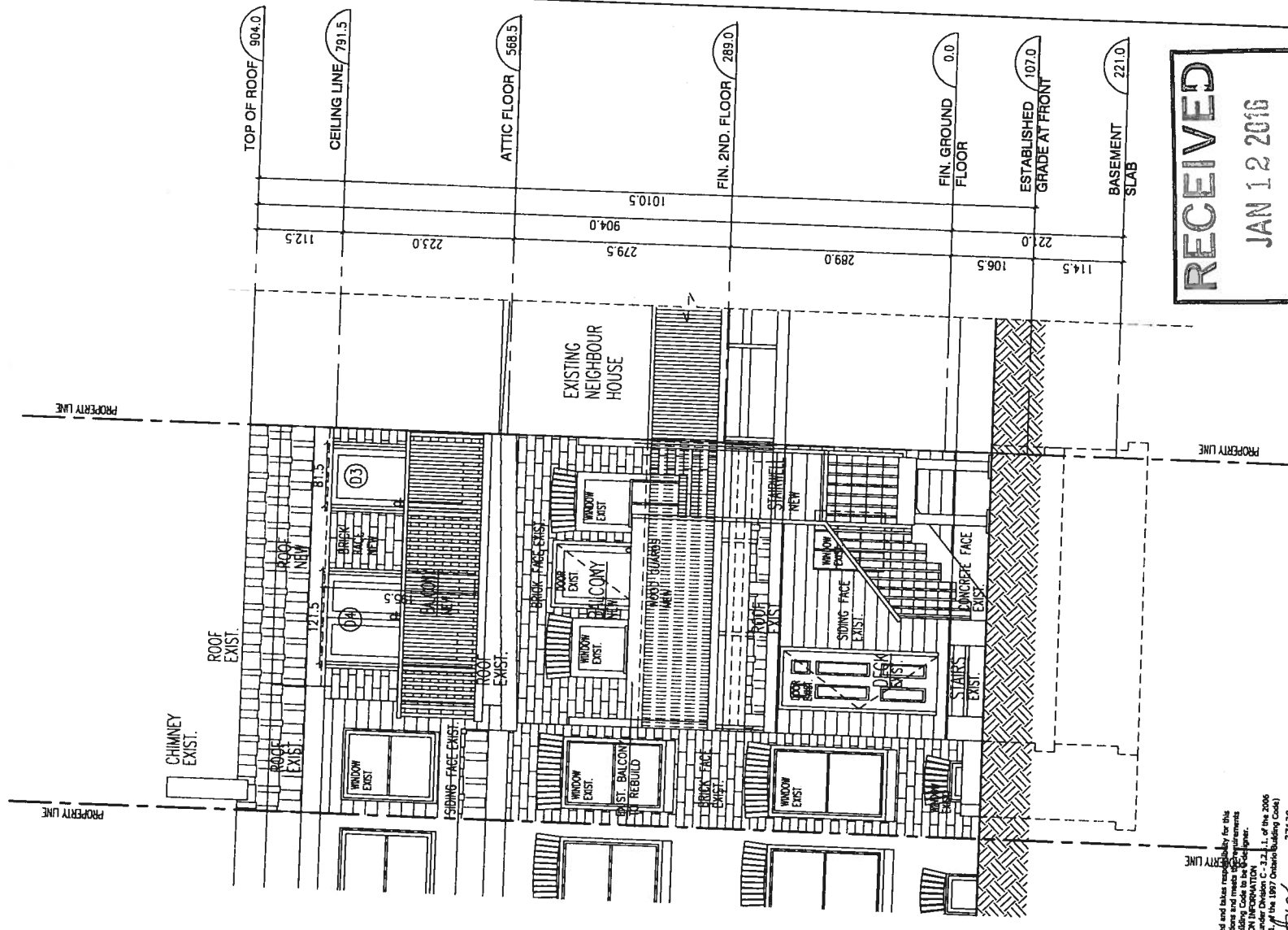
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 office: 416.673.6899  
 www.cadaxx.com info@cadaxx.com

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DATE	01/08/2014-2014
PROJECT NO	08-47
SCALE	1:50
DRAWN	AA
CHECKED	
DWG. NO	A5

DRAWING TITLE  
**FRONT ELEVATION**



TOP OF ROOF	904.0
CEILING LINE	791.5
ATTIC FLOOR	568.5
FIN. 2ND. FLOOR	289.0
FIN. GROUND FLOOR	0.0
ESTABLISHED GRADE AT FRONT	107.0
BASEMENT SLAB	221.0

112.5	223.0	279.5	904.0	1010.5
114.5	221.0	289.0	1065	1106.5

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**COMMITTEE OF ADJUSTMENT**

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK.

DATE	0-10-16/04/2016	PROJECT NO.	08-47
SCALE	1:50	DWG. NO.	A6
DRAWN	A.A.	CHECKED	

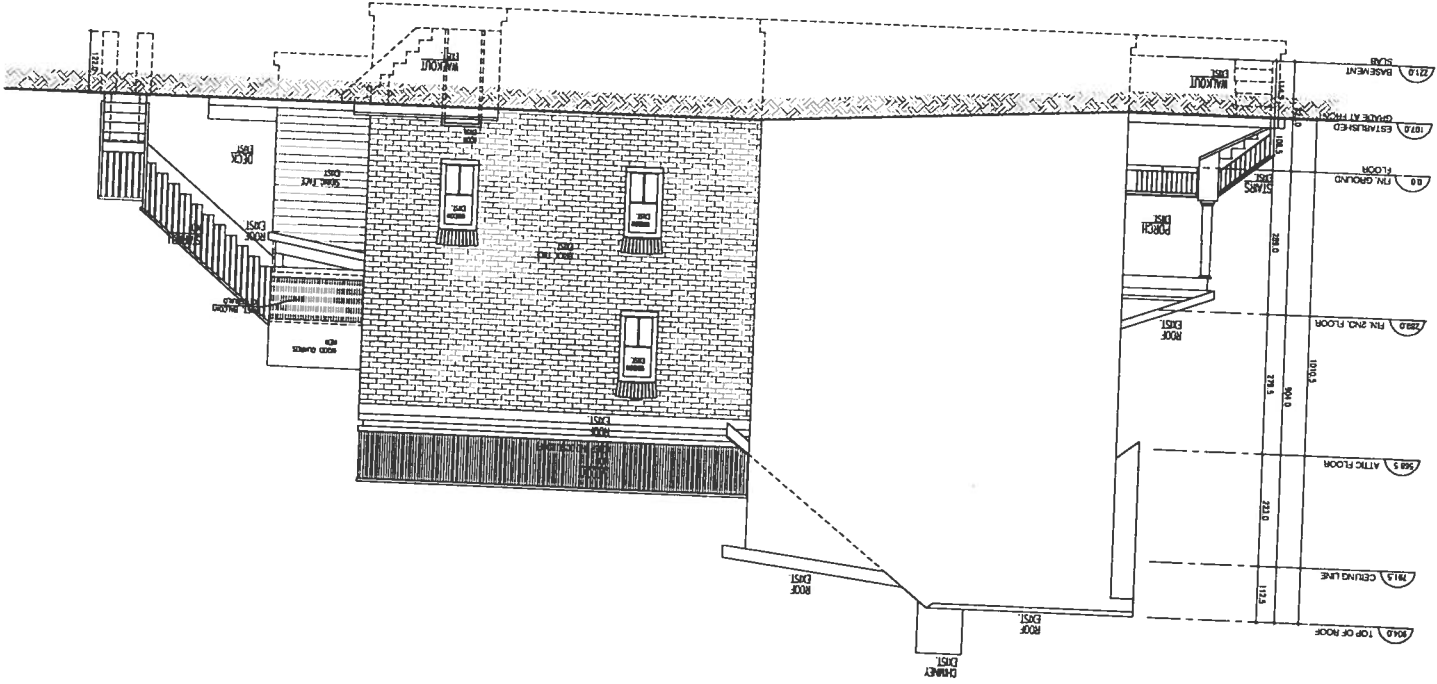
DO NOT START CONSTRUCTION UNTILL A PERMIT IS ISSUED.  
 USE ONLY OFFICIAL CITY STAMPED PERMIT DRAWINGS FOR CONSTRUCTION.

REVISION / ISSUE  
 DRAWING TITLE  
**REAR ELEVATION**

PROJECT:  
**RENOVATION**  
 100 Massey Street  
 Toronto

The undersigned has reviewed and takes responsibility for this design, and has the seal and signature of a Professional Engineer set out in the Ontario Building Code to be used for all requirements set out in the Ontario Building Code.  
 QUALIFICATION INFORMATION  
 Registered under the Professional Engineers Act, R.S.O. 1990, Chapter O.19, of the Ontario Building Code (or 2.17.1.1. of the 1997 Ontario Building Code)  
**A. ANSELROD**  
 NAME  
 SIGNATURE  
 REGISTRATION NUMBER  
 37139  
 BCEN  
 Required unless design is exempt under Division C-3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)  
**CADAXX DESIGN LTD**  
 FIRM NAME  
 10062/4  
 BCEN

**cadaxxdesign**  
 1590 Lakeshore Rd. Unit 1,  
 Toronto, ON M3J 3L1  
 Tel: 416.733.6499  
 info@cadaxx.com  
 www.cadaxx.com



**RECEIVED**  
**JAN 12 2016**  
**COMMITTEE OF ADJUSTMENT**

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and experience to do so as set out in the Ontario Building Code to be a designer.  
**QUALIFICATION INFORMATION**  
 Required unless design is exempt under Division C-2.2.5.1.1 of the 2006 Ontario Building Code (or 2.17.4.1.1 of the 1997 Ontario Building Code)  
**A. AKSEI ROD**  
 NAME  
 37139  
 BCIN  
 REGISTRATION NUMBER  
 Required unless design is exempt under Division C-2.2.4.1.1 of the 2006 Ontario Building Code (or 2.17.4.1.1 of the 1997 Ontario Building Code)  
**CADAXX DESIGN LTD**  
 FIRM NAME  
 100624  
 BCIN

**cadaxxdesign**  
 1540 Ledesma Rd, Unit 1,  
 Toronto, ON M3J 1C1  
 office 416.840.4743  
 www.cadaxx.com  
 cell 416.373.6899  
 info@cadaxx.com

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PROJECT: RENOVATION  
 100 Massey Street  
 Toronto

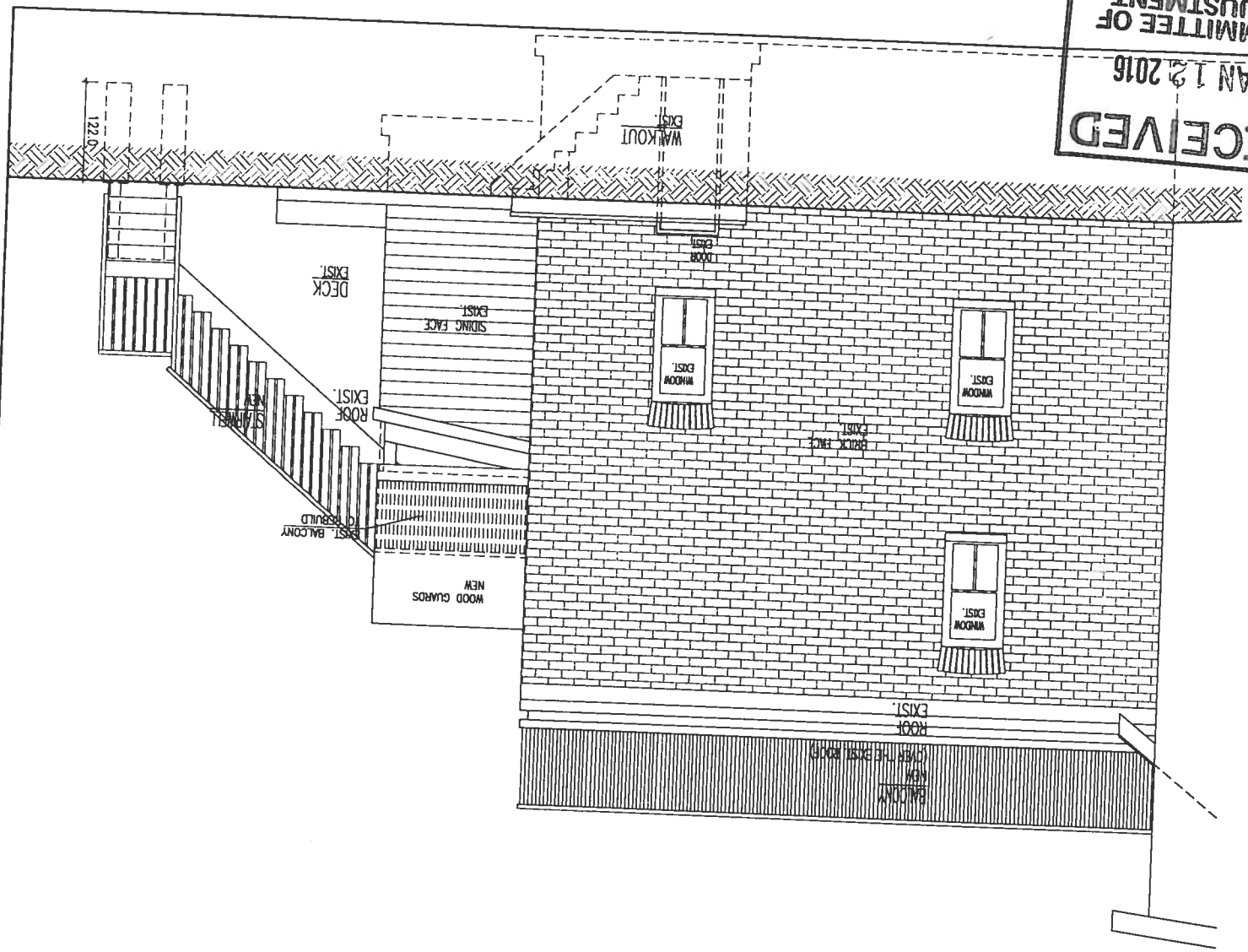
REVISION / ISSUE

DATE	01-06-2016	PROJECT NO.	08-47
SCALE	1:100	DWG. NO.	A7
DRAWN	AA	CHECKED	AA

DRAWING TITLE  
 ELEVATION RIGHT SIDE

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK.

**RECEIVED**  
**JAN 12 2016**  
**COMMITTEE OF ADJUSTMENT**



221.0	BASEMENT
107.0	ESTABLISHED GRADE AT FROM
0.0	FIN. GROUND
289.0	FIN. 2ND. FLOOR
568.5	ATTIC FLOOR
1010.5	

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK.	
DATE	01-06-2016
SCALE	1:50
DRAWN	AAA
CHECKED	
PROJECT NO.	08-47
DWG. NO.	A8

DO NOT START CONSTRUCTION UNTILL A PERMIT IS ISSUED.  
 USE ONLY OFFICIAL CITY STAMPED PERMIT DRAWINGS FOR CONSTRUCTION.

REVISION / ISSUE

PROJECT  
 RENOVATION  
 100 Massey Street  
 Toronto

DRAWING TITLE:  
 ELEVATION RIGHT SIDE

The undersigned has retained and takes responsibility for this design, and has the qualifications and experience as required by the Ontario Building Code to be a registered professional engineer.

Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)

**A. ANSELROD**  
 NAME  
 REGISTERED PROFESSIONAL ENGINEER  
 REGISTRATION NO. 37139  
 BCEN

Required unless design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)

**CADAXX DESIGN LTD.**  
 FIRM NAME  
 100624  
 BCEN

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 1540 Lockstar Rd, Unit 1,  
 Toronto, ON M3J 3C1  
 office 416.466.0743  
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 cell 416.973.6899  
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