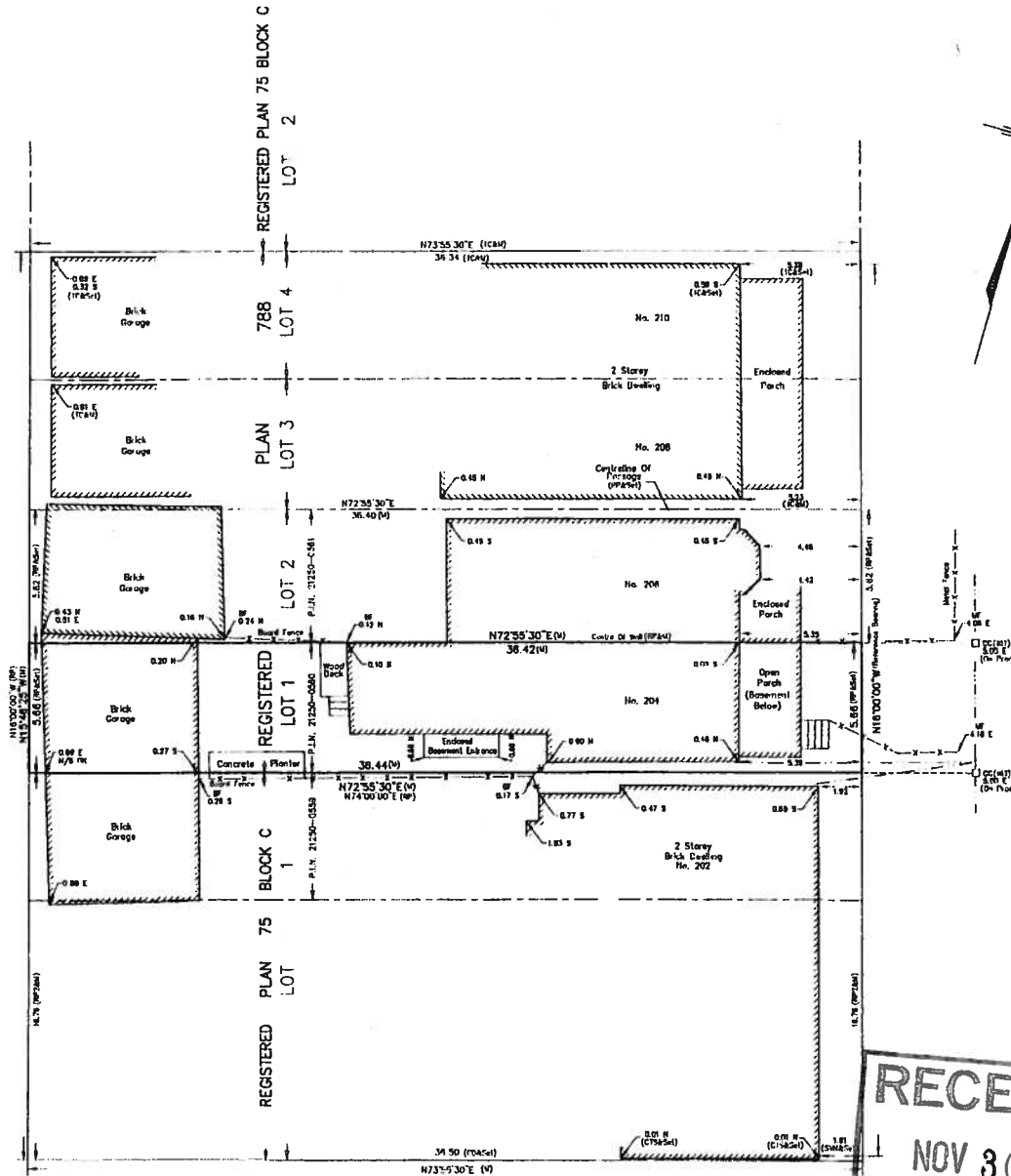
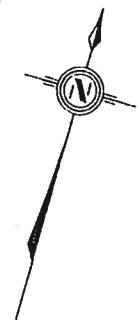


Known As PLYMOUTH AVENUE
(Lane By Registered Plan 75)



Known As PLYMOUTH AVENUE
(Lane By Registered Plan 75)



BELLWOODS AVENUE
(By By-Law 1229)
(Formerly Strachan Street By Registered Plan 75)

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SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF
LOT 1
REGISTERED PLAN 788
CITY OF TORONTO
SCALE 1 : 100
AVANTI SURVEYING INC.
© COPYRIGHT 2011

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

BEARING NOTE
BEARINGS ARE APPROXIMATE AND ARE REFERRED TO THE WEST LIMIT OF BELLWOODS AVENUE, HAVING A BEARING OF N16°00'00"W ACCORDING TO REGISTERED PLAN 788

- LEGEND**
- DENOTES SURVEY MONUMENT SET
 - RP --- REGISTERED PLAN 788
 - RP2 --- REGISTERED PLAN 75
 - N.S.E.W --- NORTH/SOUTH/EAST/WEST
 - M --- MEASURED
 - IB --- IRON BAR
 - P.L.H. --- PROPERTY IDENTIFIER NUMBER
 - O- --- OVERHEAD WIRE & UTILITY POLE
 - TC --- TOWN COUNCIL/UTILITY, O.L.S.
 - CD --- C. DUTY/UTILITY, O.L.S.
 - S.M --- SPREADER & WATT WYSTRAND, O.L.S.
 - BF --- BOARD FENCE
 - MF --- METAL FENCE
 - C.T.S --- CITY OF TORONTO SURVEYS

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1805888

THIS PLAN IS NOT VALID UNLESS IT IS AN UNMODIFIED COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH Regulation 1028, Section 29(3).

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 30th DAY OF MAY, 2011.

JUNE 1, 2011
DATE
CHRS DFERREBICZ
ONTARIO LAND SURVEYOR



THIS PLAN WAS PREPARED FOR TABIANA TRICHINOVA

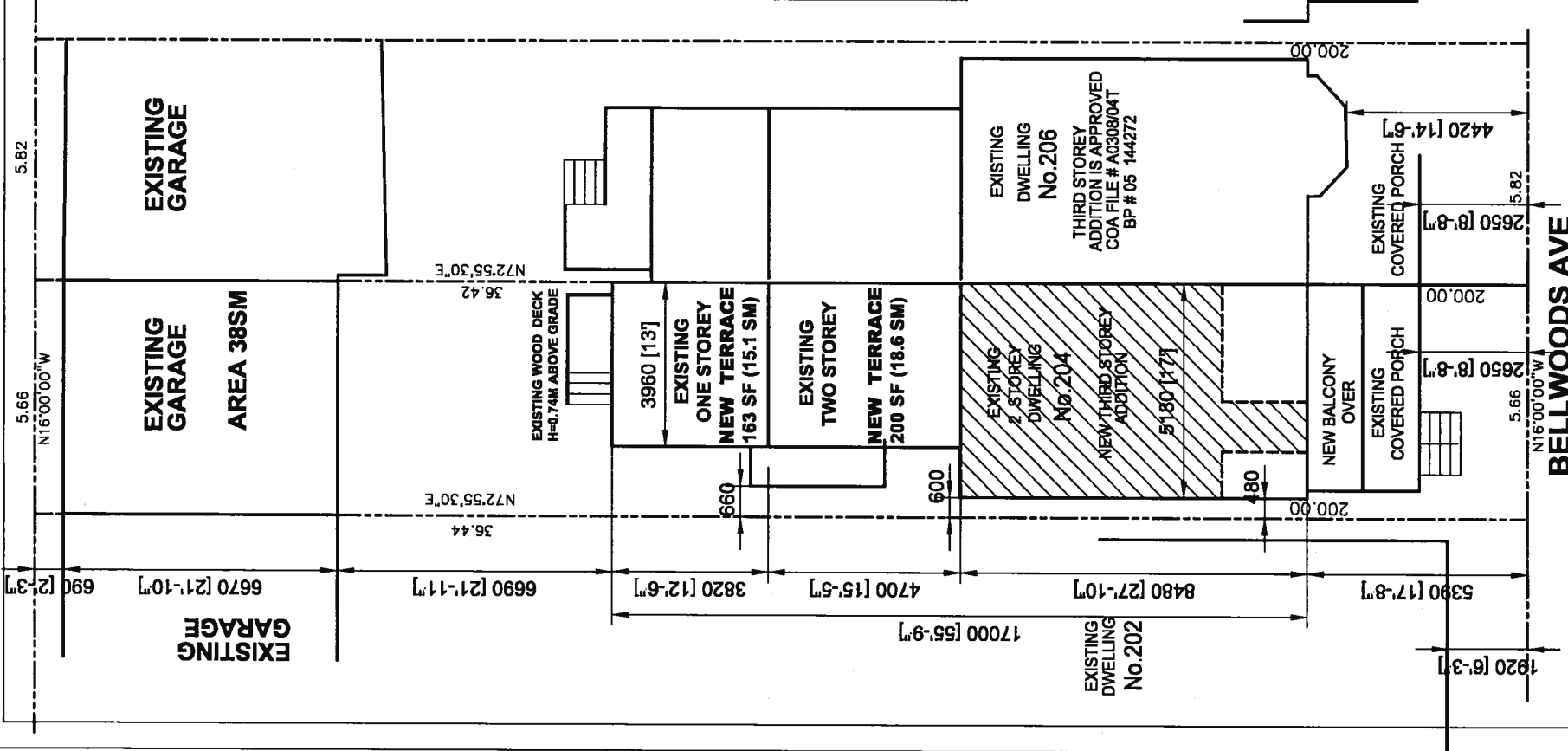
PART 2 - SURVEY REPORT

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

Avanti
SURVEYING INC.
310 North Orem St., Unit 102, Toronto ON M9C 5K4
Tel: (416) 231-1174 Fax: (416) 621-3180
E-MAIL: info@avantisurveying.com

DRAWN: P.G. CHECKED: T.Y. PROJECT 11-127

LEGAL DESCRIPTION
LOT 1 REGISTERED PLAN 788 CITY OF TORONTO SITE PLAN INFORMATION OBTAINED FROM SURVEY PLAN DATED JUNE 01, 2011 PREPARED BY AVANTI SURVEYING INC. ONTARIO LAND SURVEYORS PROJECT No: 11-127
STATISTICS
LOT AREA: 206.25 SM (2,220 SF) GROSS LIVING FLOOR AREA CALCULATION: GROUND FLOOR: 77.7 SM (838 SF) SECOND FLOOR: 62.6 SM (674 SF) NEW THIRD FLOOR: 35.7 SM (384 SF) TOTAL GROSS FLOOR LIVING AREA: 178 SM (1,894 SF) (85.3%) EXISTING GARAGE: 38 SM (409 SF) EXISTING HOUSE FOOTPRINT: 94.5 SM (1,017 SF)
ZONING
ZONING: R2 Z0.6
NOTE:
SCOPE OF WORK FOR THIS PROJECT: - ROTTEN ROOF REPAIR - ATTIC FLOOR ADDITION WITHIN EXISTING SLOPED ROOF SPACE - CONSTRUCTION OF 2 EXTERIOR TERRACES OVER THE EXISTING ROOF AT THE REAR OF THE HOUSE - CONSTRUCTION OF THE NEW BALCONY ABOVE EXISTING COVERED PORCH IN FRONT OF THE HOUSE
LEGEND
 NEW 3RD STOREY
 PROPERTY LINE
ESTABLISHED GRADE: 200.00




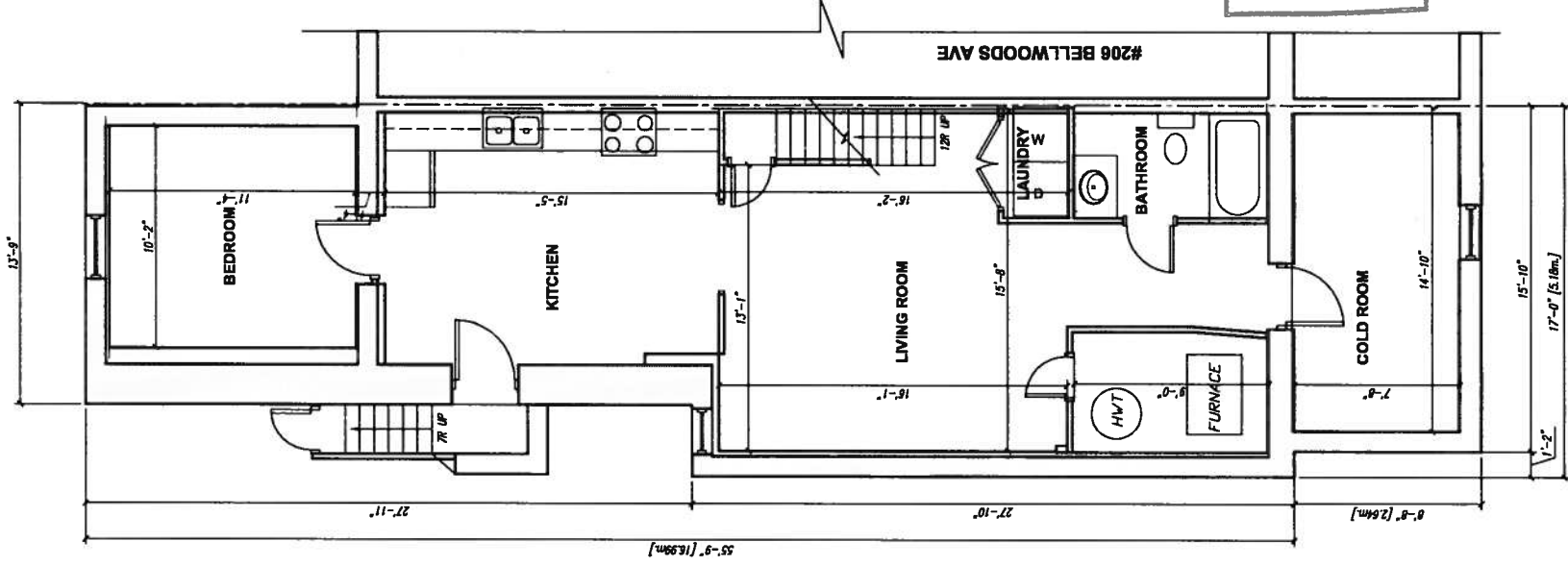
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K&A


ARCHITECTURE


kulliah@rogens.com
 T: 416-731-9223
 Richmond Hill, On
 T: 647-865-9389
 L4C 6R7
 F: 905-709-9469

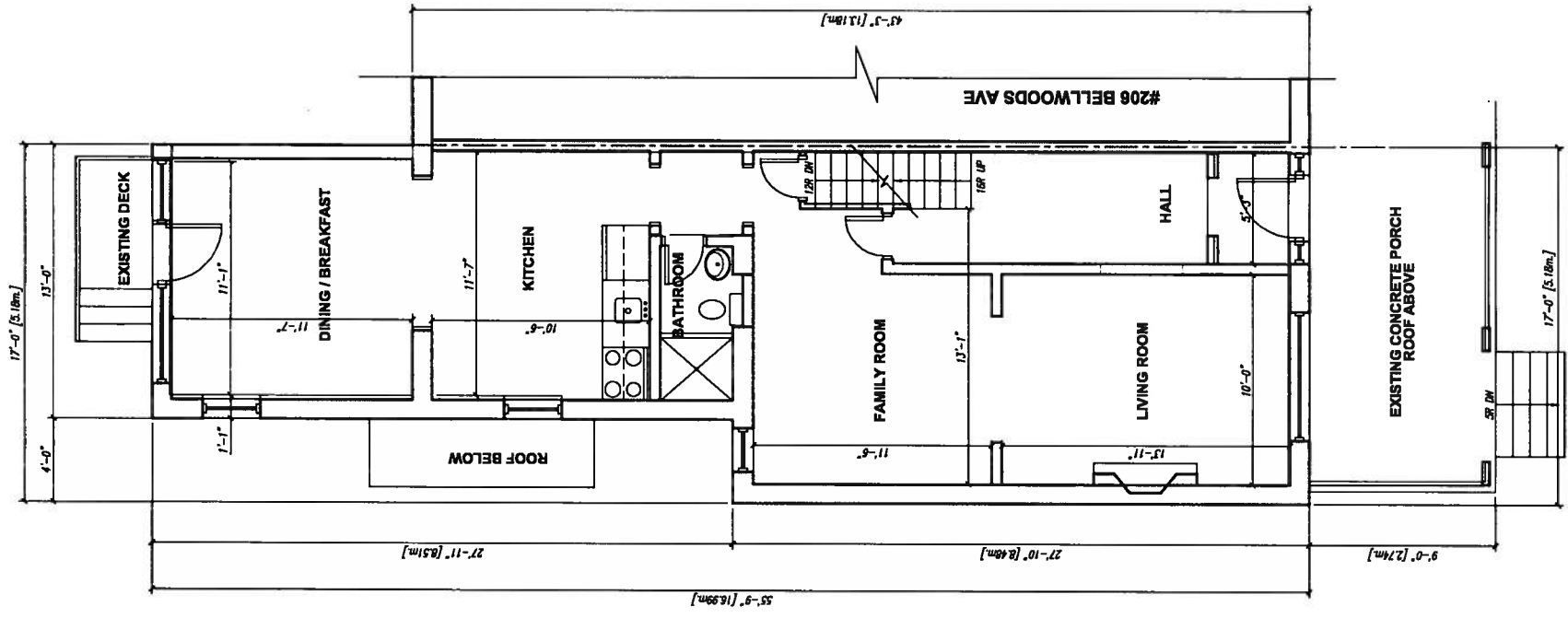
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	1	FOR COA	KK	22NOV15	
PROJECT NORTH	SITE PLAN				DRWG. NO.
					A1



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ARCHITECTURE
 kluh@rogers.com
 66 Oak Ave,
 Richmond Hill, On
 L4C 6R7
 T: 416-731-9923
 F: 905-709-9469

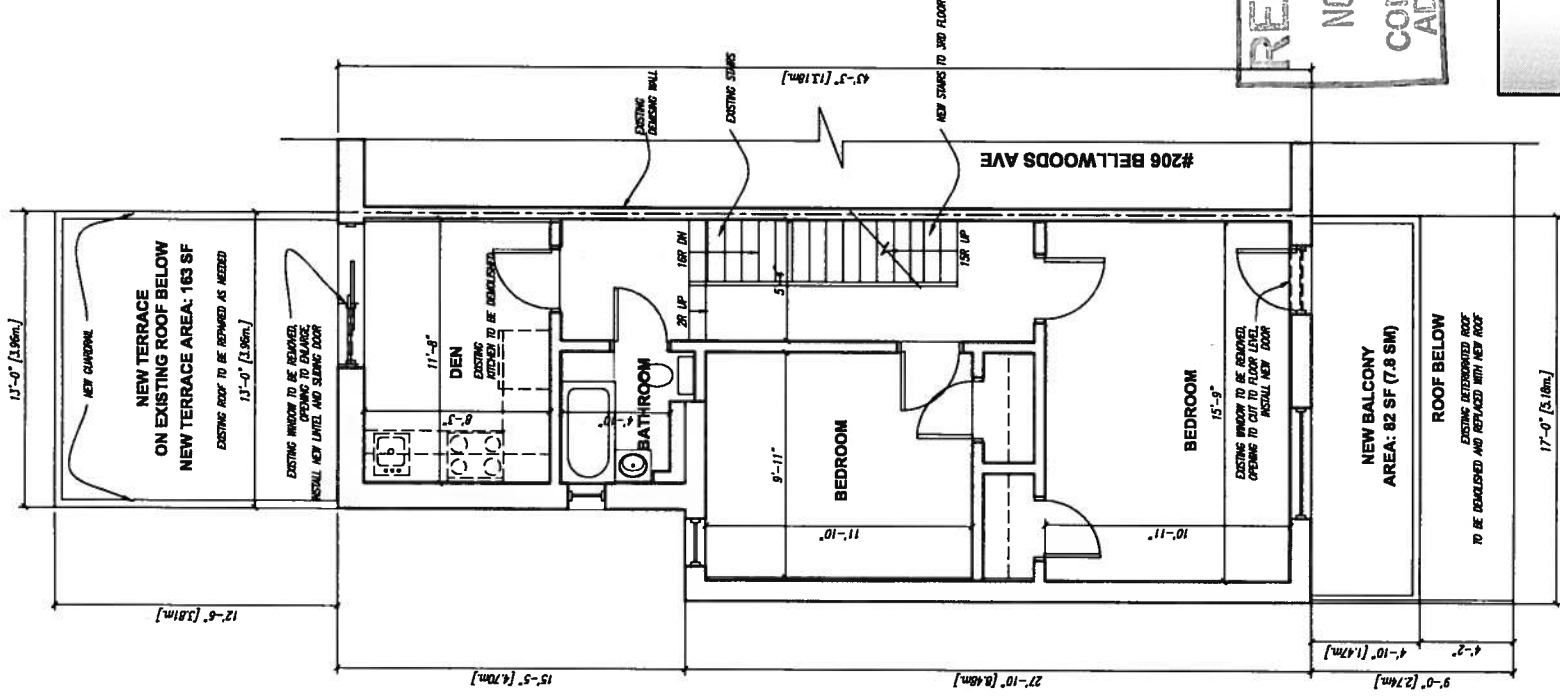
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	1	FOR COA	KK	22NOV15	
					EXISTING BASEMENT PLAN
					DRAWN: KK SCALE: 3/16" = 1'-0" DATE: 22 NOV 2015 DRWG. NO. A2



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K&A ARCHITECTURE
 Kulliah@rogers.com
 T: 416-731-9223
 Richmond Hill, On T: 647-895-9289
 L4C 9R7 F: 905-709-3469

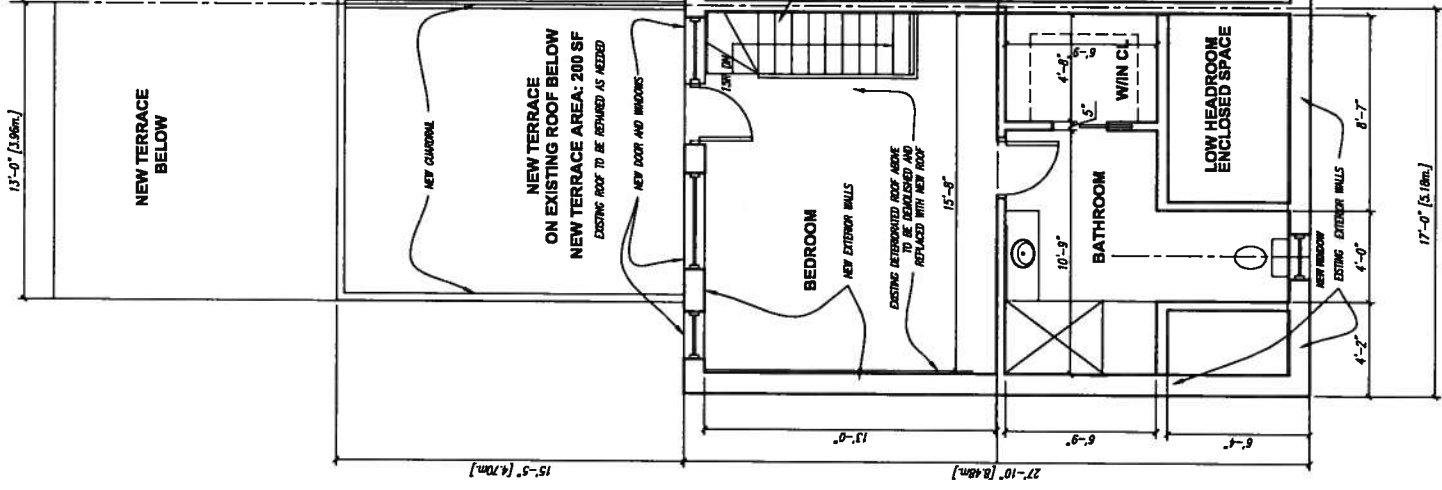
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			KK	22NOV15			DATE	22 NOV 2015
EXISTING GROUND FLOOR PLAN								



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K&A
 ARCHITECTURE
 kulliah@rogers.com
 T: 416-731-9923
 Richmond Hill, On
 T: 416-895-9389
 L4C 6R7
 F: 905-709-9499

 PROJECT NORTH	NO.	ISSUED	BY	DATE	ALTERATION TO EXISTING RESIDENCE 204 BELLWOODS AVE, TORONTO, ON	DRAWN: KK SCALE: 3/16"=1'-0" DATE: 22 NOV 2015 DRWG. NO.
	1	FOR COA	KK	22NOV15		

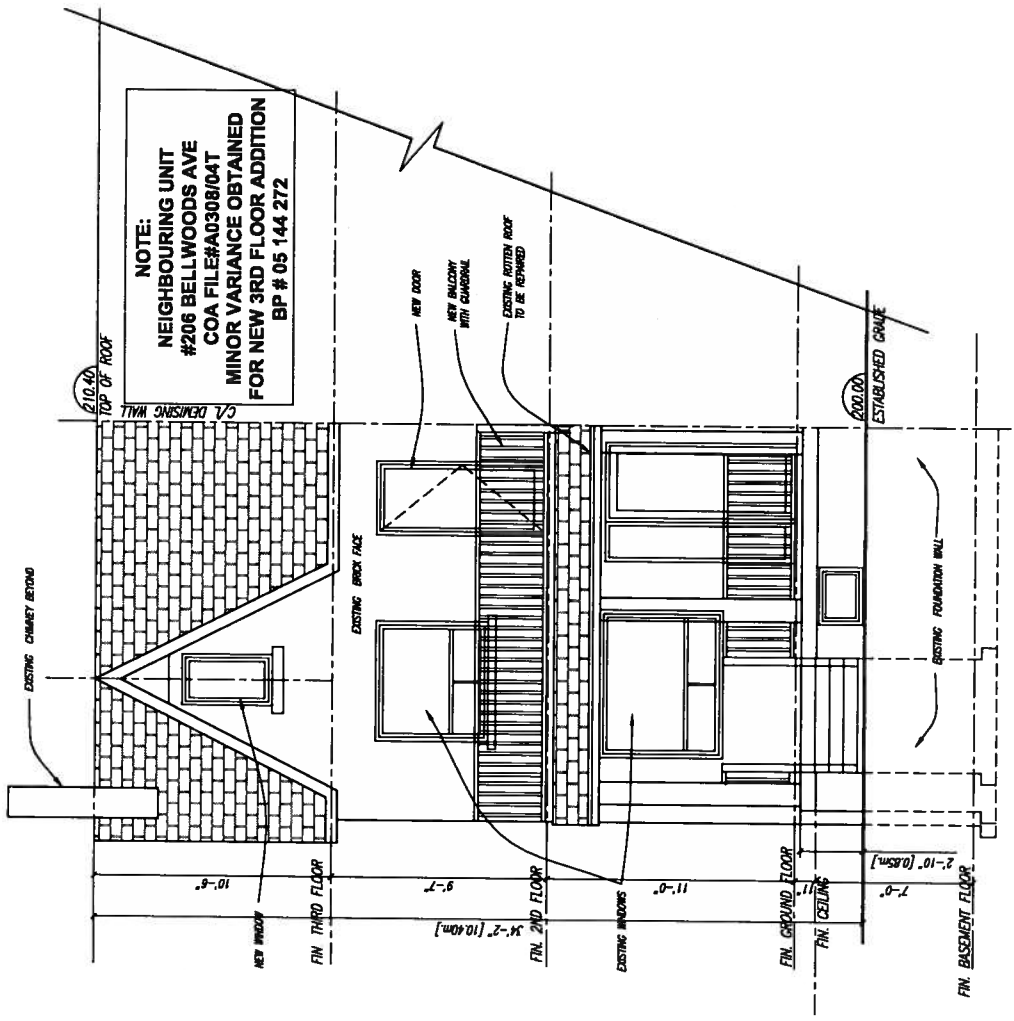


NOTE:
 NEIGHBOURING UNIT
 #206 BELLWOODS AVE
 COA FILE #A0308/04T
 MINOR VARIANCE OBTAINED
 FOR 3RD FLOOR ADDITION
 BP # 05 144 272



K&I ARCHITECTURE
 kuliah@rogens.com
 T: 416-731-9223
 66 Oak Ave, Richmond Hill, On T: 647-895-9989
 L4C 6R7 F: 905-709-9409

 PROJECT NORTH	NO	ISSUED	BY	DATE	ALTERATION TO EXISTING RESIDENCE 204 BELLWOODS AVE, TORONTO, ON
	1	FOR COA	KK	22NOV15	
NEW ATTIC FLOOR PLAN					



NOTE:
 NEIGHBOURING UNIT
 #206 BELLWOODS AVE
 COA FILE#A0308/04T
 MINOR VARIANCE OBTAINED
 FOR NEW 3RD FLOOR ADDITION
 BP # 05 144 272

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ARCHITECTURE

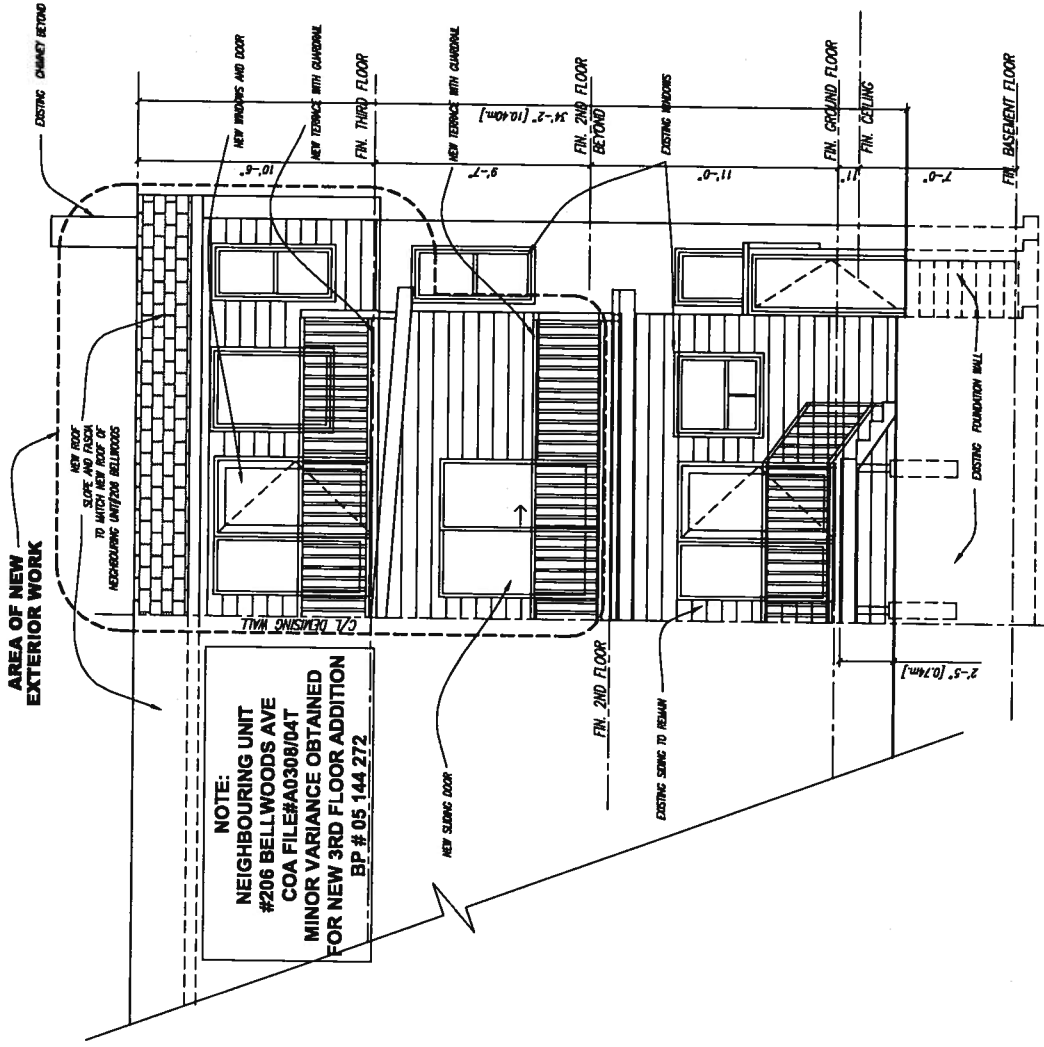
kullish@rogers.com
 T: 416-791-9223
 Richmond Hill, On
 L4C 6R7
 F: 905-709-9469

DRAWN: KK
 SCALE: 3/16"=1'-0"
 DATE: 22 NOV 2015
 DRWG. NO. **A6**

**ALTERATION
 TO EXISTING RESIDENCE
 204 BELLWOODS AVE, TORONTO, ON
 EXISTING EAST (FRONT)
 ELEVATION**


NO.	ISSUED	BY	DATE
1	FOR COA	KK	22NOV15

AREA OF NEW EXTERIOR WORK

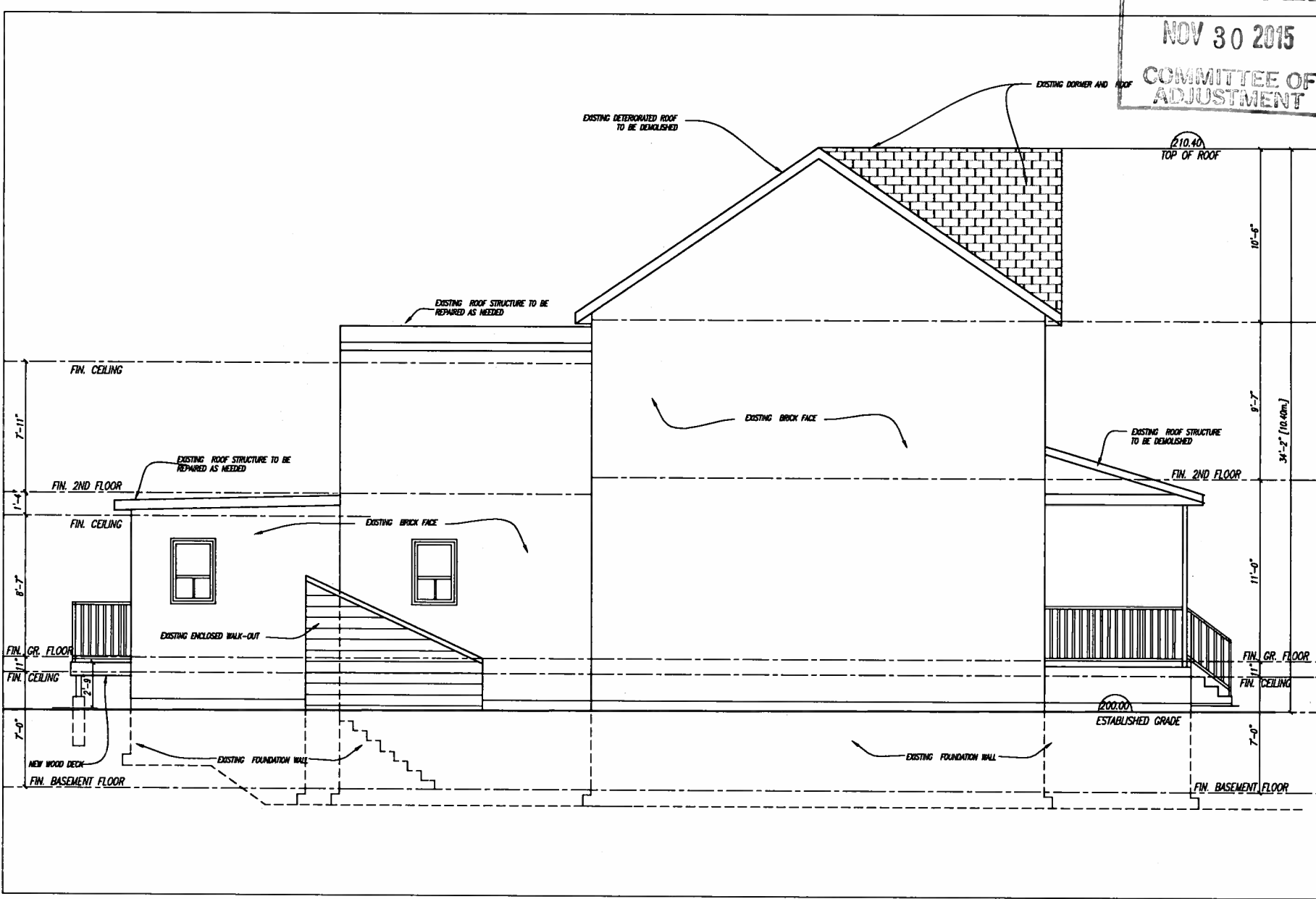


NOTE:
 NEIGHBOURING UNIT
 #206 BELLWOODS AVE
 COA FILE#A0308/04T
 MINOR VARIANCE OBTAINED
 FOR NEW 3RD FLOOR ADDITION
 BP # 05 144 272

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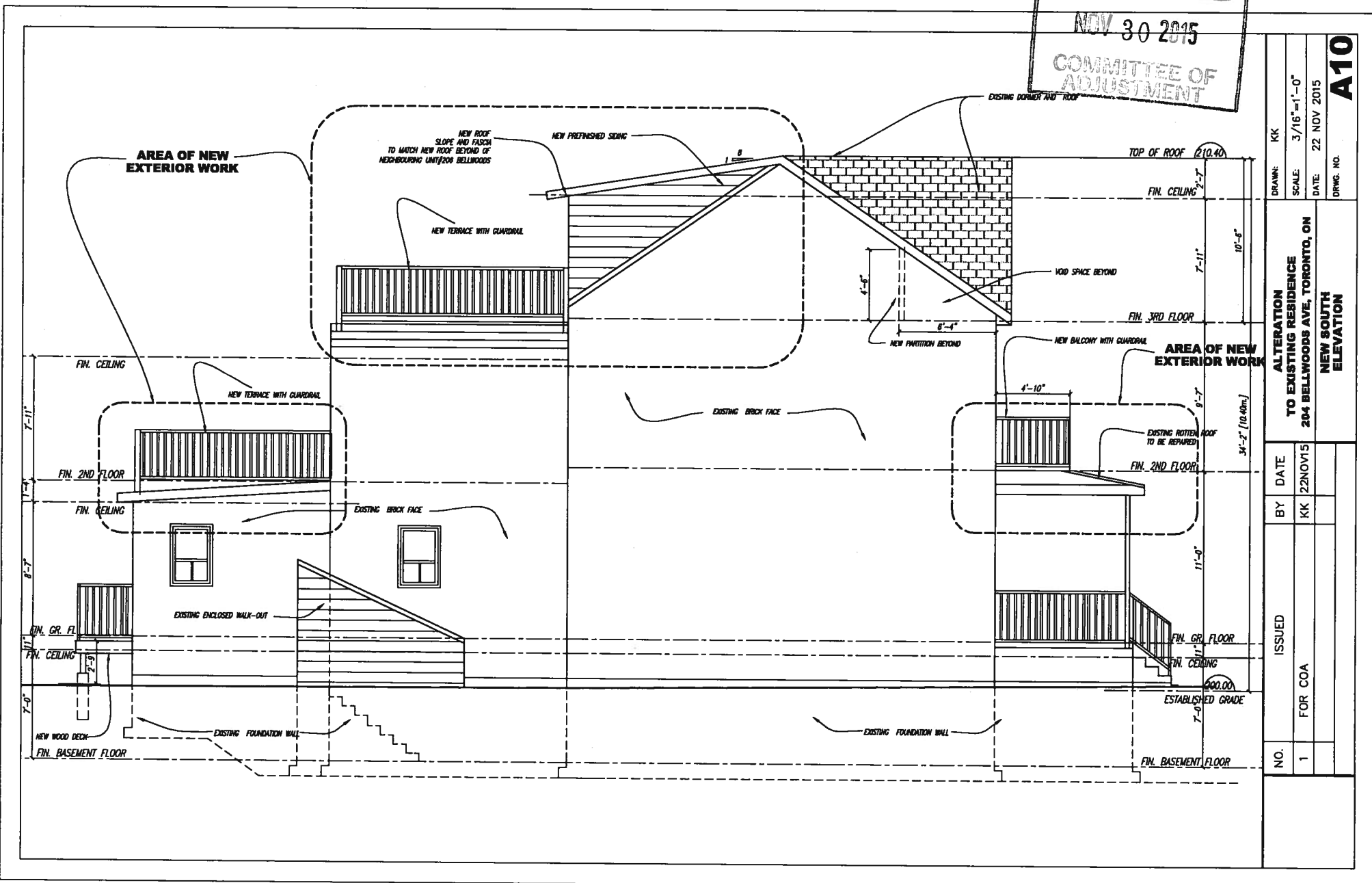
		66 Oak Ave, Richmond Hill, On L4C 6R7 kulliah@rogent.com T: 416-791-9223 T: 647-895-9389 F: 905-799-9469	
ALTERATION TO EXISTING RESIDENCE 204 BELLWOODS AVE, TORONTO, ON		DRAWN: KK	SCALE: 3/16"=1'-0"
NEW WEST (REAR) ELEVATION		DATE: 22 NOV 2015	DRWG. NO. A8
NO.	ISSUED	BY	DATE
1	FOR COA	KK	22NOV15

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NO.	1	ISSUED		BY	KK	DATE	22 NOV 15
		FOR COA					
ALTERATION TO EXISTING RESIDENCE 204 BELLWOODS AVE, TORONTO, ON EXISTING SOUTH ELEVATION							
DRAWN:		KK		SCALE:		3/16" = 1'-0"	
DATE:		22 NOV 2015		DRAWG. NO.:		A9	

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NO.	1	ISSUED	KK	DATE	22 NOV 2015	DRAWN	KK
FOR COA	FOR COA	NOV 22 2015	KK	22 NOV 2015	22 NOV 2015	3/16"=1'-0"	SCALE
ALTERATION TO EXISTING RESIDENCE TO 204 BELLWOODS AVE, TORONTO, ON		NEW SOUTH ELEVATION		DRAWING NO.		A10	