

Sketch of Survey
 of Part Lot 37 REAR PLAIN 197 York
 Town Sept 3 1952 City of Toronto
 Done
 Ontario Land Surveyist
 140 1750

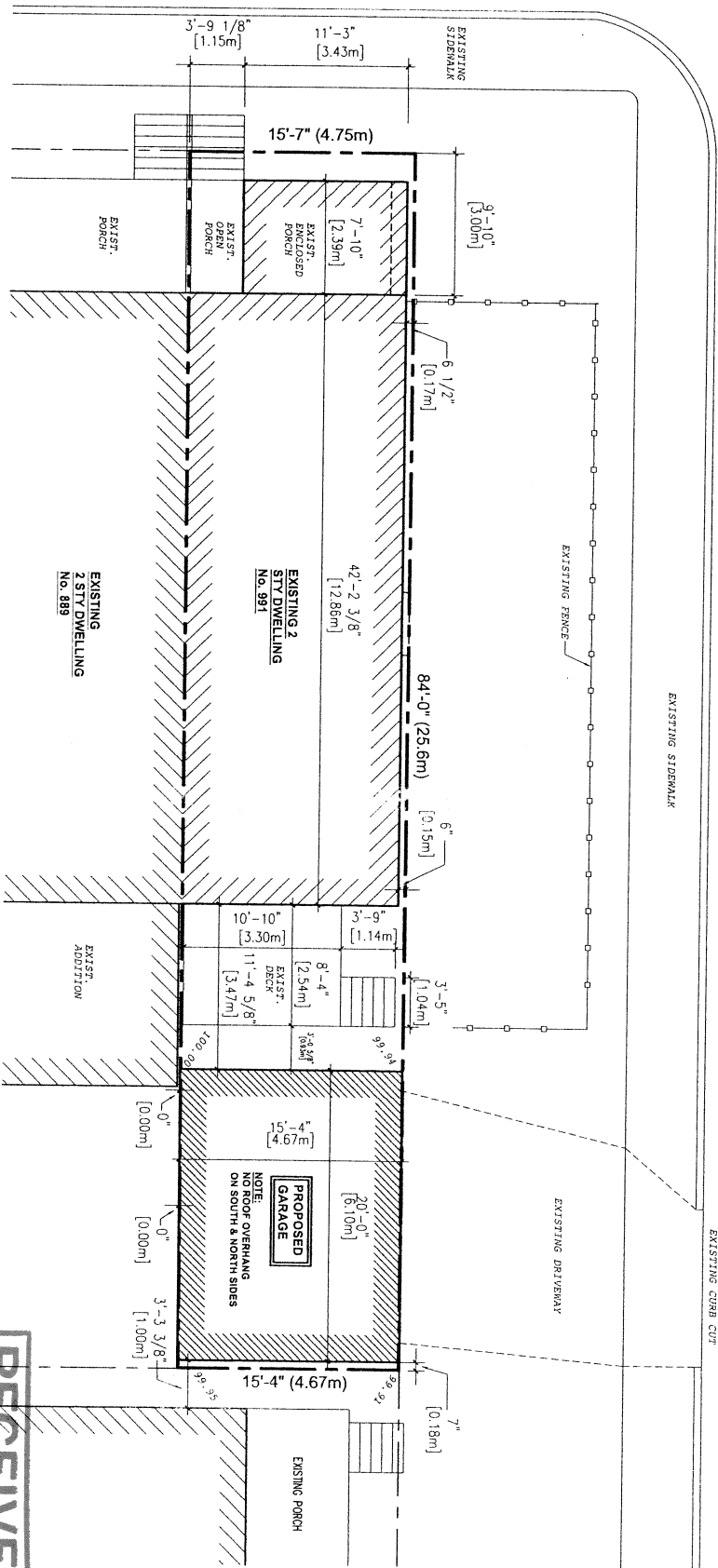
YARMOUTH
 (formerly Adams Avenue)
 ROAD

Lot 37

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 ADJUSTMENT

OSSINGTON AVE.

YARMOUTH ST.



SITE PLAN

SITE STATISTICS
LOT AREA = 1296.5 sqft (120.63 sqm)

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PROPOSED GARAGE

Scale: 1/8" = 1'
Date: OCT27/15

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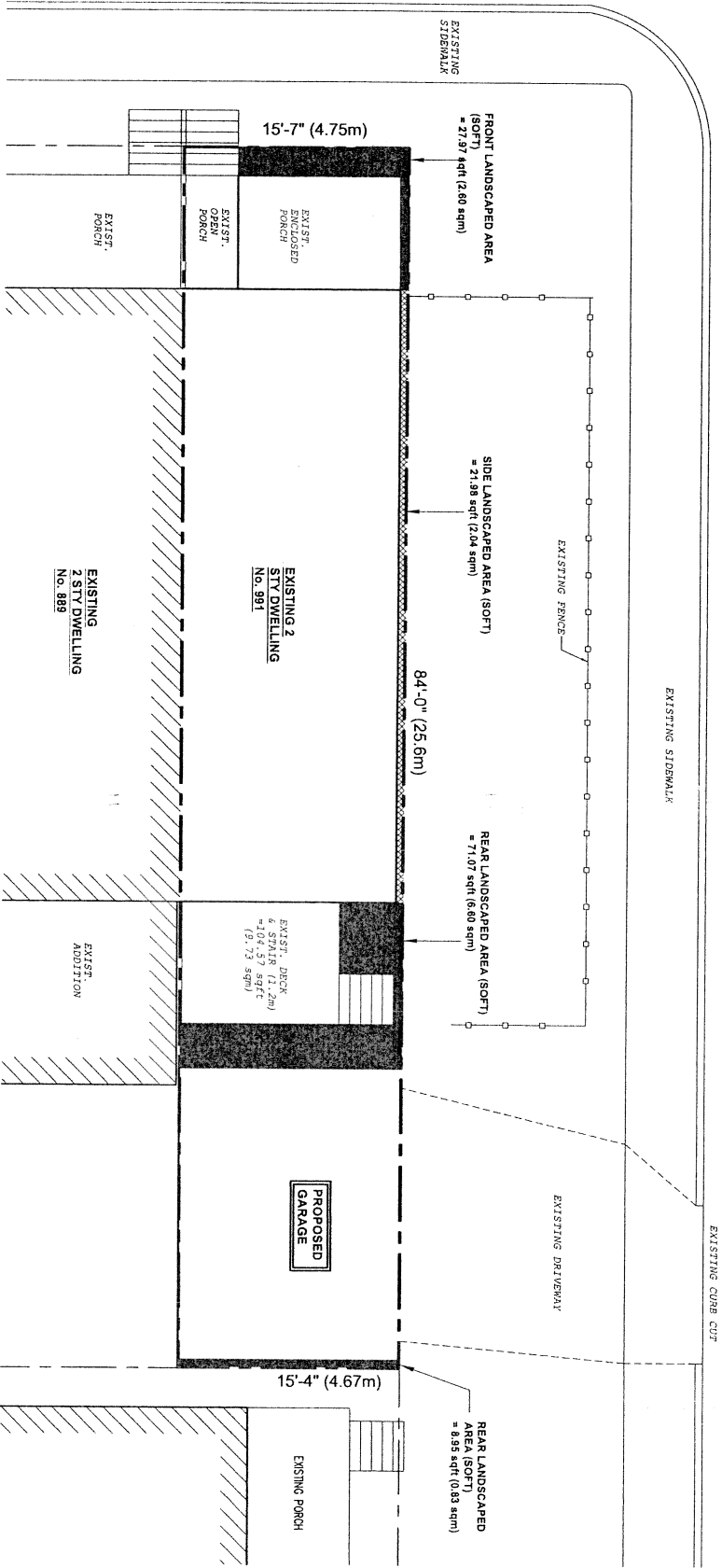
991 OSSINGTON AVE,
TORONTO, ON.

32
Architect must verify all dimensions and be responsible for the accuracy of the drawings. Report any discrepancies to the Architect immediately. The Client, Building Department, and the City of Toronto (C.O.T.) must be kept on the site with the permit application. Construction must conform to all applicable codes and requirements of the City of Toronto. The drawings are to be used for construction unless signed by the Architect.

Drawings are the property of the Architect and must be returned upon request. Reproduction of drawings in part or in whole is forbidden without the Architect's permission. The Client, Building Department, and the City of Toronto (C.O.T.) must be kept on the site with the permit application. Construction must conform to all applicable codes and requirements of the City of Toronto. The drawings are to be used for construction unless signed by the Architect.

OSSINGTON AVE.

YARMOUTH ST.



LANDSCAPING PLAN

SITE STATISTICS

LOT AREA = 1298.5 sqft (120.63 sqm)
REAR AREA = 493.19 sqft (45.82 sqm)
OVERALL LANDSCAPING = 389.55 sqft (36.19 sqm)
PROPOSED (INCLUDING EXIST. REAR DECK AND ABOVE GRADE) = 224.94 sqft (21.79 sqm) = 18.06%
REAR LANDSCAPING (SOFT) = 80.02 sqft (7.43 sqm) = 6.22%
REAR AREA = 493.19 sqft (45.82 sqm)
MNH = 25% OF REAR AREA = 123.30 sqft (11.45 sqm)
PROPOSED = 80.02 sqft (7.43 sqm) = 6.22%

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PROPOSED GARAGE

Scale: **1/8" = 1'**
 Date: **OCT 27/15**

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1. The architect shall be responsible for the preparation of the landscape plan and for obtaining all necessary approvals from the relevant authorities. The architect shall also be responsible for the coordination of the landscape plan with the architectural plan.

2. The architect shall provide a copy of the landscape plan to the client at the time of the final design submission.

3. The architect shall be responsible for the provision of all necessary technical details and specifications for the landscape plan.

4. The architect shall be responsible for the coordination of the landscape plan with the architectural plan.

5. The architect shall be responsible for the coordination of the landscape plan with the architectural plan.

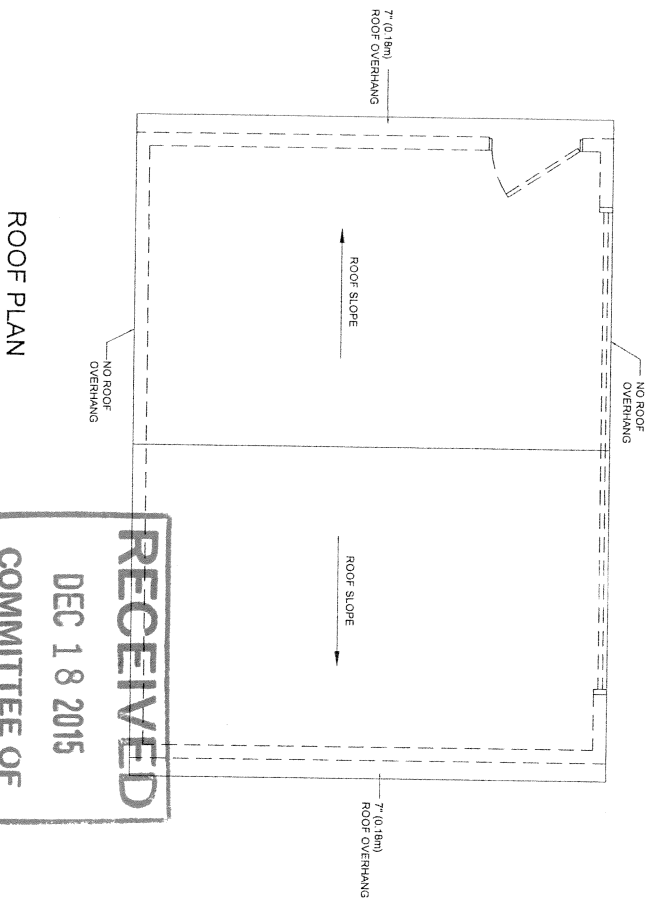
6. The architect shall be responsible for the coordination of the landscape plan with the architectural plan.

7. The architect shall be responsible for the coordination of the landscape plan with the architectural plan.

8. The architect shall be responsible for the coordination of the landscape plan with the architectural plan.

9. The architect shall be responsible for the coordination of the landscape plan with the architectural plan.

10. The architect shall be responsible for the coordination of the landscape plan with the architectural plan.



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ROOF PLAN

PROPOSED GARAGE

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NOTES
 Contractor shall verify all dimensions and the responsible
 for same. Report any discrepancies to the Architect
 immediately. The Contractor shall be responsible for
 obtaining all necessary permits and approvals from the
 City and the relevant authorities. A copy of the Code
 (O.S.C. 1997) must be kept on the job with the permit
 drawings at all times. Contractor must adhere to all
 applicable codes and regulations. All dimensions shall
 be in feet and inches unless otherwise noted.
 Plans not to be scaled.

Drawings are the property of the Architect and must be
 returned upon request. Reproduction of drawings in part
 or in whole is prohibited without the Architect's permission.
 This drawing is not to be used for construction unless
 signed by the Architect.

NOTES

Contractor must verify all dimensions and be responsible for same. Report any discrepancies to the architect immediately.

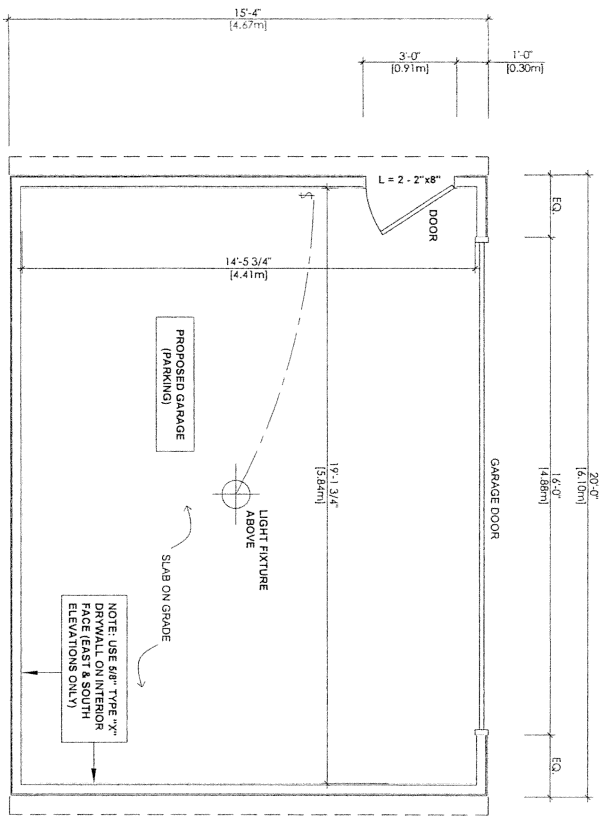
Contractor is to be familiar with the Ontario Building Code and its latest editions. A copy of the Code (OBC 1997) must be kept on the job with the permit application.

Refer to the applicable Codes and Requirements of Authorities having jurisdiction.

Prints not to be scaled.

Drawing is the property of the architect and must be returned to the architect upon completion of the project or in whole or in part. The architect is not responsible for the accuracy of survey, structural, mechanical or electrical etc. drawings. The architect is not responsible for the accuracy of any drawings prepared by others and the architect is not responsible for any errors or omissions in drawings prepared by others. The architect is not responsible for any errors or omissions in drawings prepared by others. This drawing is not to be used for construction unless signed by the architect.

FLOOR PLAN



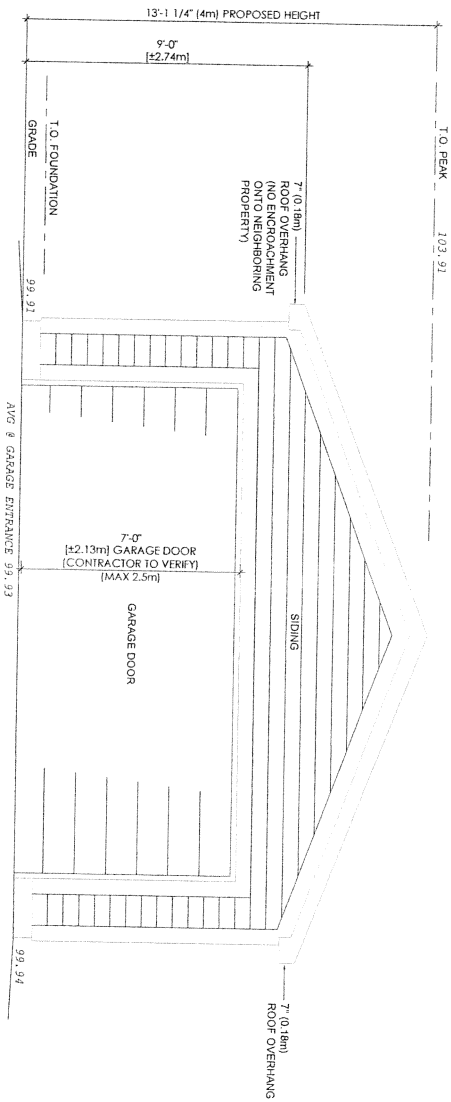
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NORTH ELEVATION

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NOTES
 Contractor must verify all dimensions and the responsible
 before commencing any work.
 Contractor is to be familiar with the Ontario Building
 Code and its latest revisions. A copy of the Code
 (O.B.C. 1997) must be kept on the site with the permit
 and used for reference.
 All work must conform to applicable codes and requirements of Authorities having
 jurisdiction.
 Prices not to be scaled.

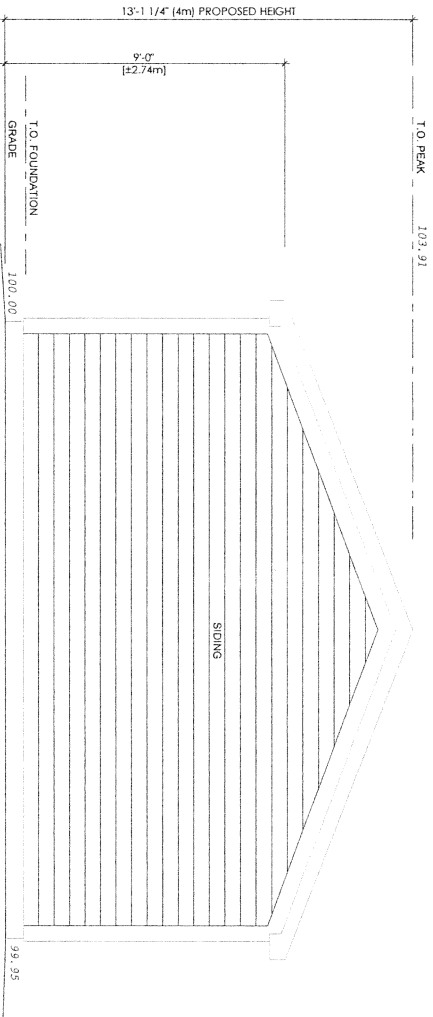
Drawings are the property of the Architect and must be
 returned upon request. Reproduction of drawings in part
 or in whole without the written consent of the Architect
 is prohibited. The architect is not responsible for the accuracy of
 survey, structural, mechanical or electrical etc.
 engineering information shown on the drawings.
 Proceeding with the work
 This drawing is not to be used for construction unless
 signed by the Architect.

PROPOSED GARAGE

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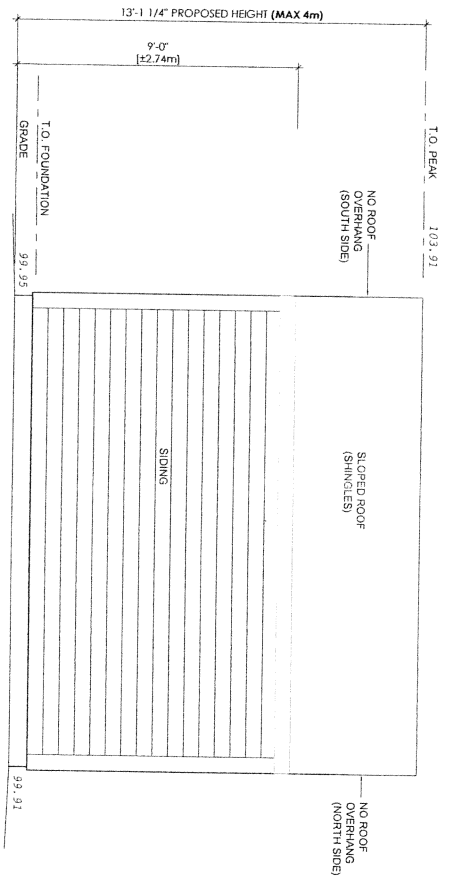
SOUTH ELEVATION

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NOTES
 Contractor must verify all dimensions in the responsible to same. Report any discrepancies to the architect immediately. The architect is not responsible for the accuracy of the survey, structural, mechanical or electrical etc. Refer to the applicable engineering drawings before proceeding with the work.
 This drawing is not to be used for construction unless signed by the architect.
 Drawings are the property of the architect and must be returned to the architect upon completion of the project. The architect is not responsible for the accuracy of the survey, structural, mechanical or electrical etc. Refer to the applicable engineering drawings before proceeding with the work.
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EAST ELEVATION

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PROPOSED GARAGE

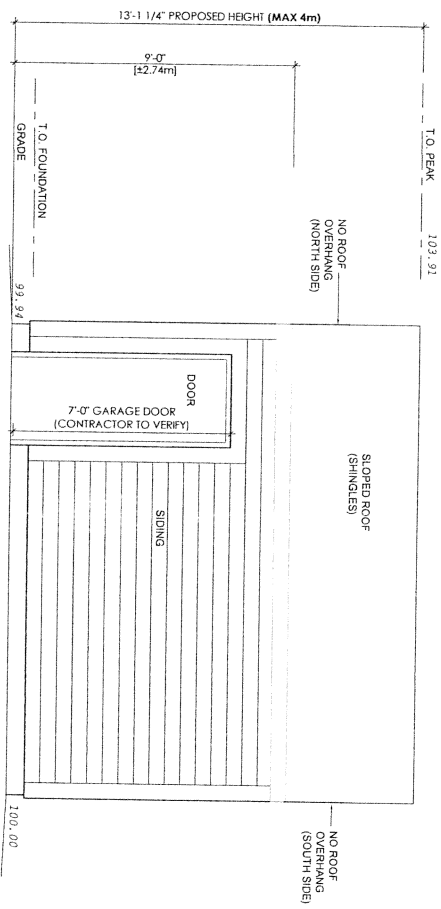
Scale: 1/4" = 1'
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A - 5A

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NOTES

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WEST ELEVATION

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 Contractor is to be familiar with the Ontario Building Code and its latest revisions. A copy of the Code O.B.C. (1997) must be kept on the site with the permit.
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PROPOSED GARAGE
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 Date: OCT27/15

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