

Building location survey on
 Part of Lot 39
 Registered Plan D-152
 City of Toronto
 Municipality of Metropolitan Toronto

Bearing Note:
 Bearings shown hereon are referred to the EAST
 End of MANNING AVENUE which lies
 on astronomic bearing of $N16^{\circ}19'55''W$ in accordance
 with Registered Plan BA-810

Legend:
 Standard Iron Bar S.I.B.
 Iron Bar I.B.
 Band Iron Bar L.B.B.
 Iron Tube I.T.
 Cot Cross C.C.
 Dashed line INSTR. NO. 203167 W.B.
 S.A. denotes C. F. RUSSELL, C.L.S.
 C.T.S. denotes CITY OF TORONTO SURVEY
 (with) denotes witness
 Found survey monuments shown thus:
 Plotted survey monuments shown thus:

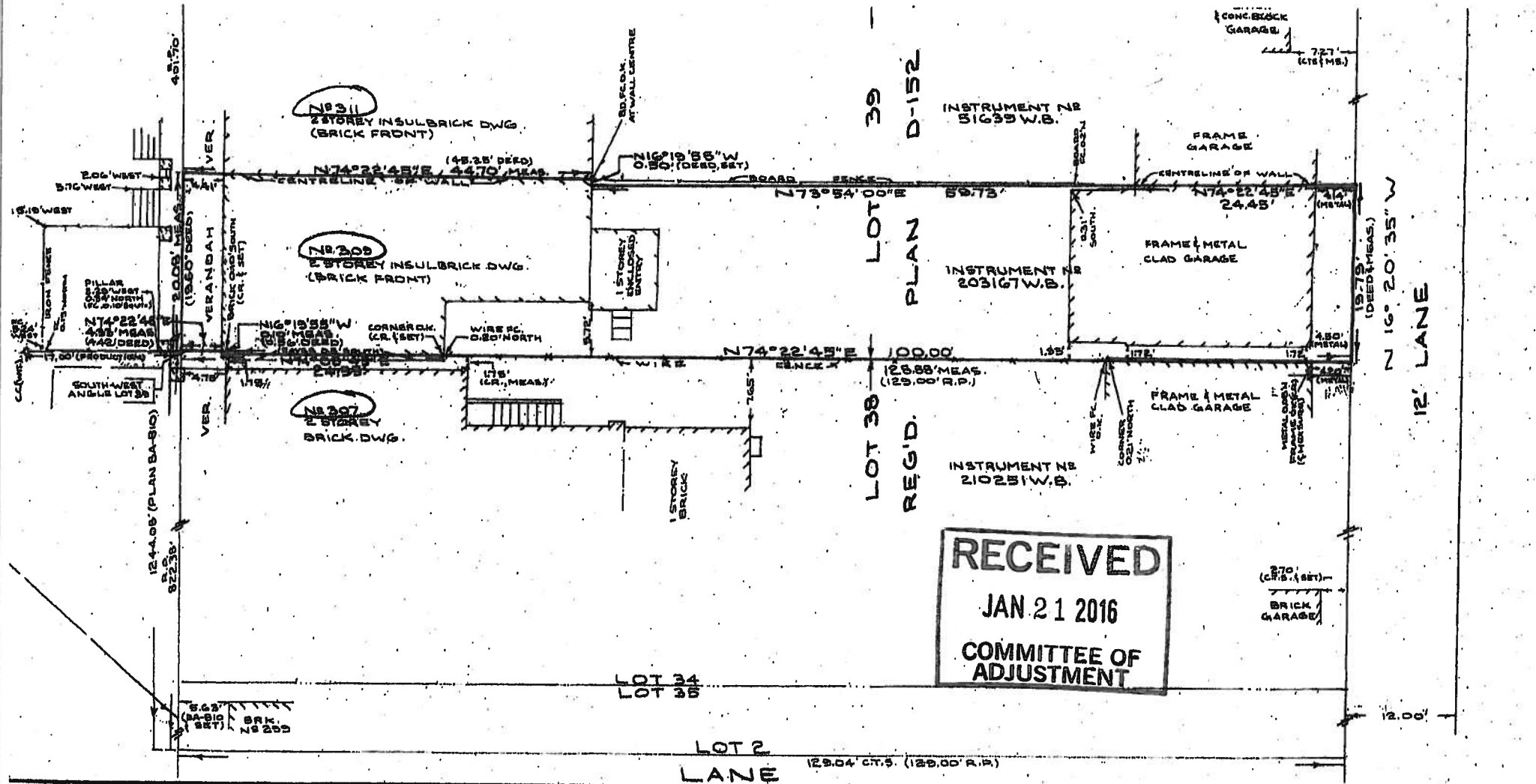
Surveyor's Certificate:
 I certify that
 the field survey represented on this plan was completed
 on the 20th day of OCTOBER, 1997
 Scarborough, Ont. at 12th day of OCTOBER, 1997

D. H. Black
 Douglas H. Black, Ontario Land Surveyor

Scale 1"=10'
 0 10 20
 Feet

D. H. BLACK SURVEYING LTD.
 69 Pegasus Trail, Scarborough, Ontario
 M1G 3N8 439-6744

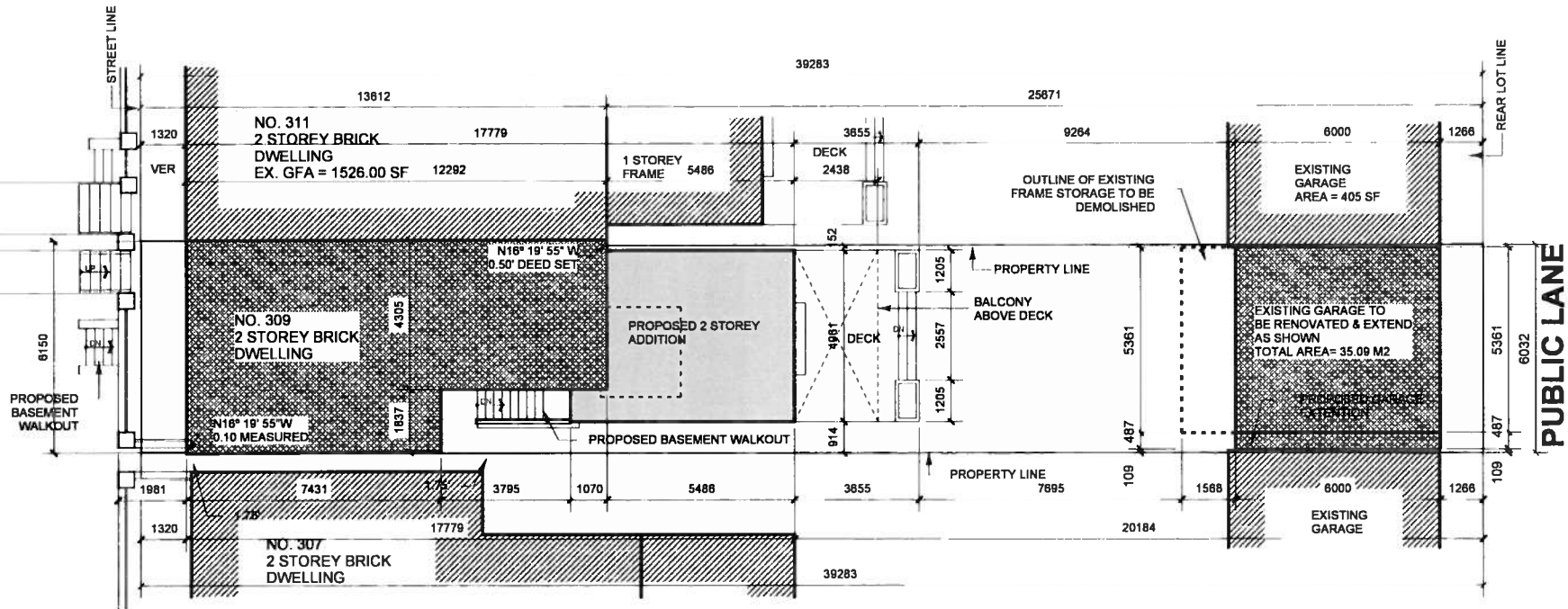
File No:
 B7-360



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MANNING AVENUE

CONCRETE SIDEWALK



1 SITE PLAN
A-1 SCALE: 1:10

ZONING	R	LOT FRONTAGE 20.16'	LOT DEPTH 126.66'	LOT AREA 2572.95 SF
		EXISTING (RENOVATIONS)	PROPOSED (ADDITION)	PROPOSED (TOTAL)
BASEMENT		●	●	●
FIRST FLOOR		66.64 m ² [717.33 sq ft]	26.16 m ² [303.18 sq ft]	94.80 m ² [1020.45 sq ft]
SECOND FLOOR		66.64 m ² [717.33 sq ft]	26.16 m ² [303.18 sq ft]	94.80 m ² [1020.45 sq ft]
GROSS FLOOR AREA		133.28 m ² [1434.66 sq ft]	56.33 m ² [606.33 sq ft]	189.60 m ² [2040.90 sq ft]

zoning		
lot area	238.99 m ²	2572.95 sq ft
permitted g.f.a. 66%	164.80 m ²	1775.06 sq ft
existing front yard	ex. 1.32 m	4.33'
required side yard setback		
existing side yard		
left side	ex. 0.00 m	0.00'
right side	ex. 0.00 m	0.00'
required rear yard setback	7.50 m	24.61'
provided rear yard	20.164 m	66.22'
permitted height		
proposed height		

FRONT YARD AREA CALCULATIONS
NO CHANGE ON EXISTING FRONT YARD

REAR YARD CALCULATIONS
REAR YARD AREA = 121.75 M²
DECK & STAIRS COV. = 18.13 M²
GARAGE AND DRIVEWAY = 41.18 M²
PROVIDED SOFT LANDSCAPING = 62.46 SF [51.30%]

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TV AL DESIGN
PLANNING & DESIGN CONSULTANTS
8 WELLESLEY ST
EAST SUITE 702
TORONTO, ONTARIO, M4T 3B2

The undersigned has reviewed & taken responsibility for the design, and has the Qualification and made the Requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code
TONY VALENTIN 20917 BCIN
Signature: [Signature] Date: 12.01.16

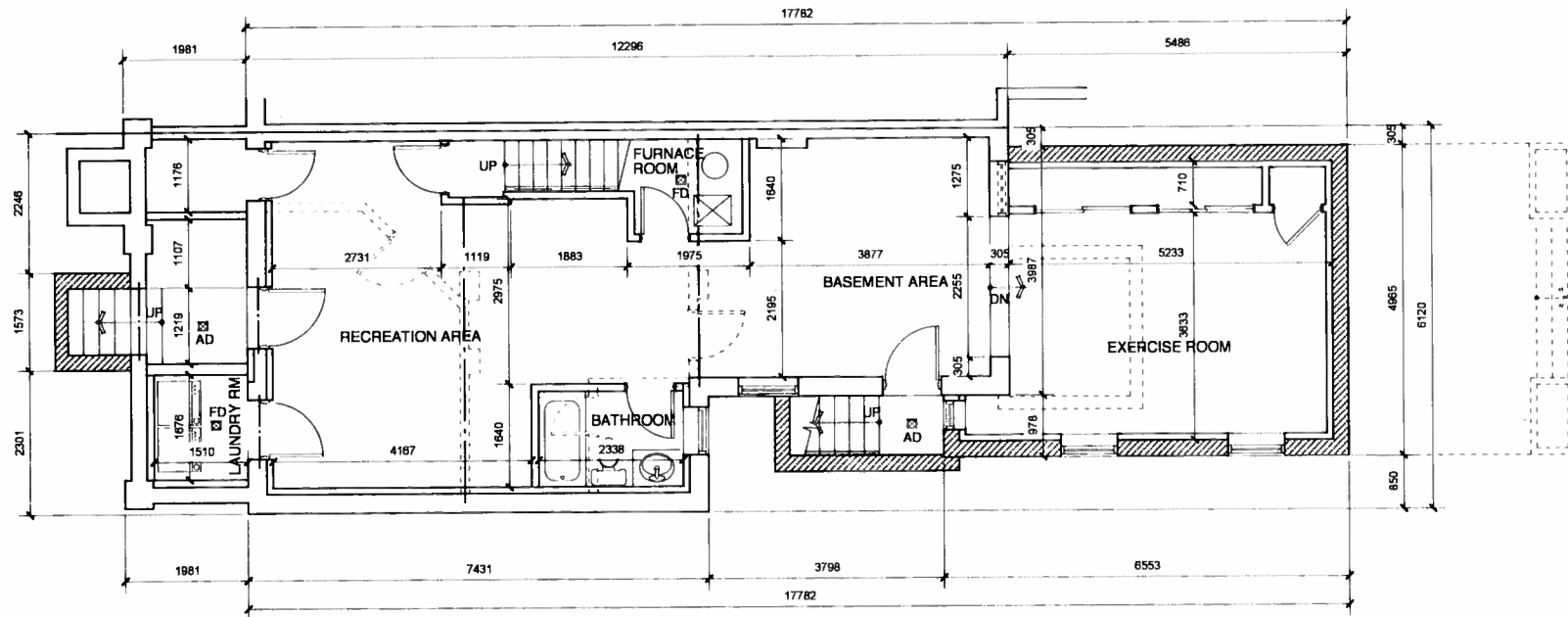
REGISTRATION INFORMATION:
Required unless design is exempt under 2.17.4.1 of the building code
TONY VALENTIN DESIGN 28855 BCIN
Firm Name: [Firm Name]

PROJECT TITLE:
PROPOSED ALTERATIONS & ADDITION TO EX. DWELLING
309 MANNING AVENUE
THE CITY OF TORONTO
CLIENT'S: VAINO HOLMBERG

no.	date	revision	by
2	01 2016	Issued for zoning review	AD
1	01 2016	Issued for client review	AD

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checked by:
date: MAY 2016
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A-1
1 of sheets



1 BASEMENT PLAN
A2 SCALE: 1:75 M

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TONY VALENTIN 20917
Name BCIN
12 01 16 Date
Signature

REGISTRATION INFORMATION
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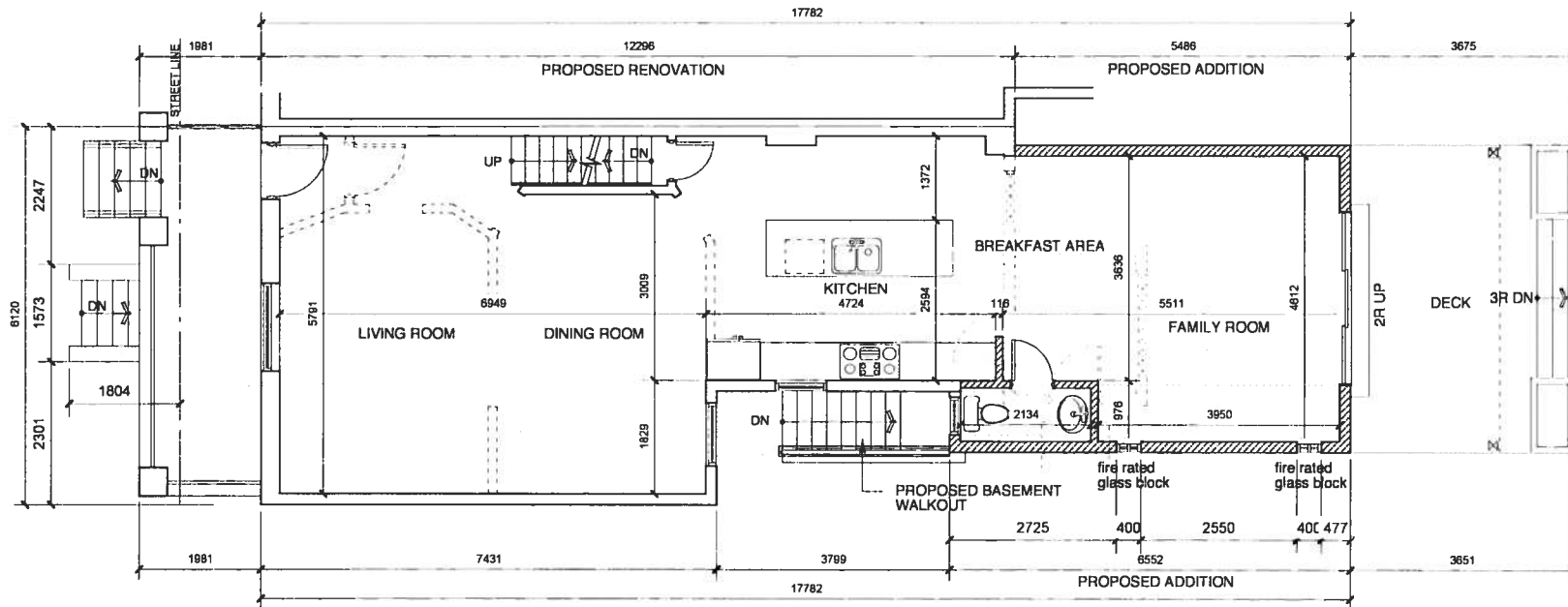
TONY VALENTIN DESIGN 28858
Firm Name BCIN

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1 FIRST FLOOR PLAN
A3 SCALE: 1:75 M

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Signature

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TONY VALENTIN DESIGN 28859 BCIN

Firm Name BCIN

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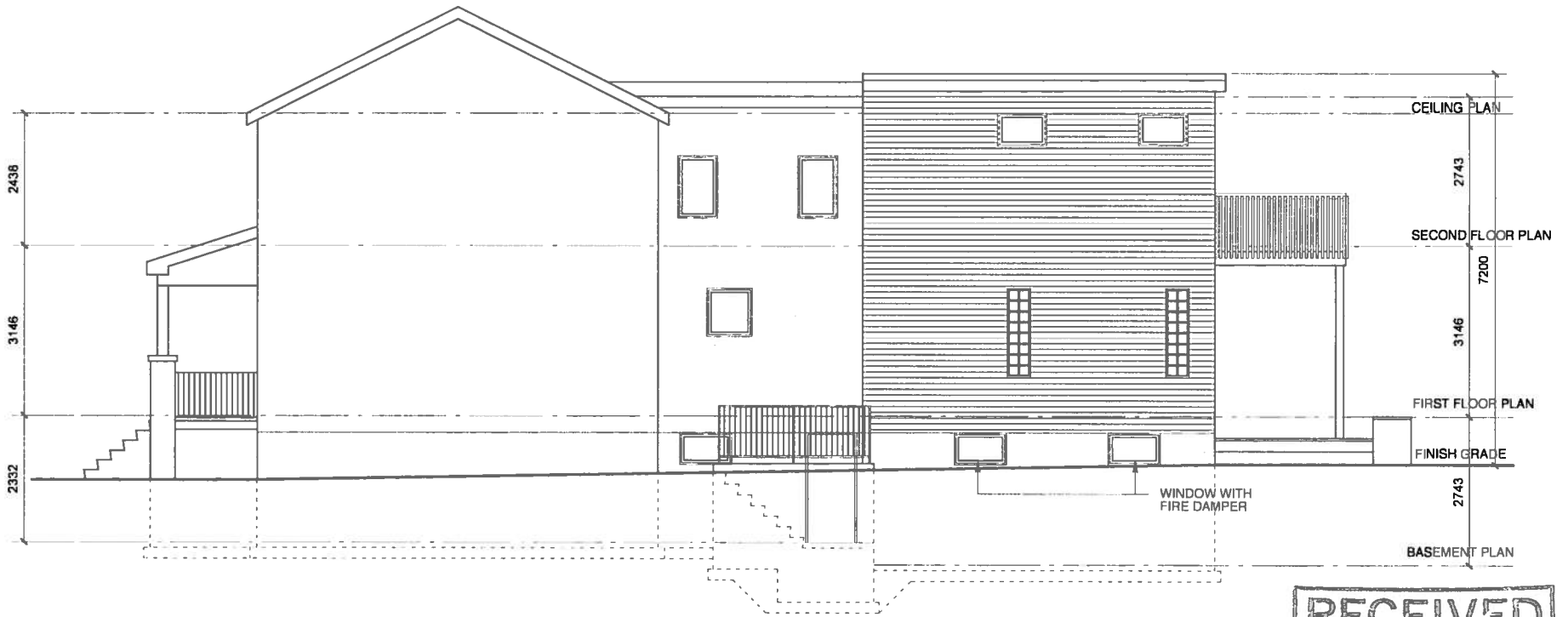
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1 RIGHT SIDE ELEVATION
A5 SCALE: 1:75 M

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Signature 12 01 16 Date
REGISTRATION INFORMATION
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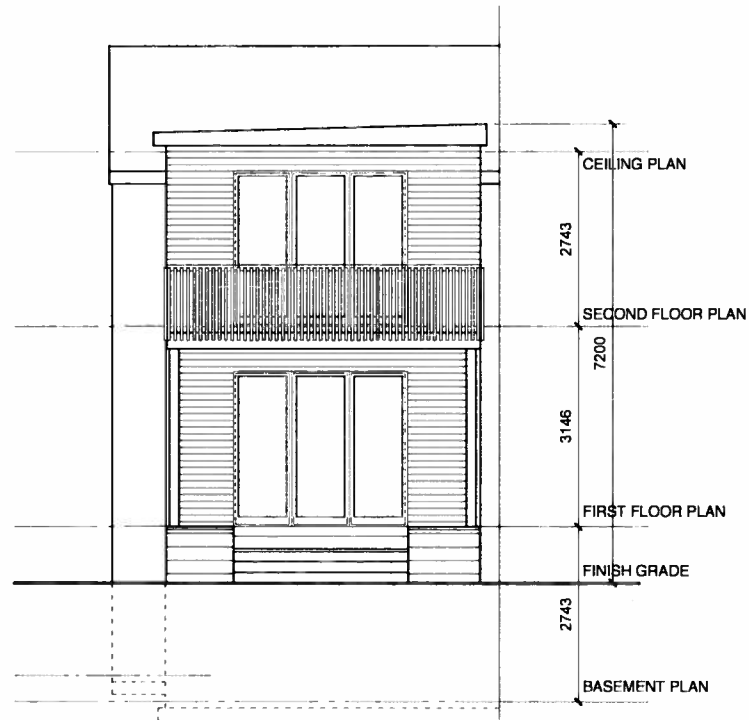
TONY VALENTIN DESIGN 26856
Firm Name BCIN

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1 REAR ELEVATION
A6 SCALE: 1:75 M

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TONY VALENTIN	20817
Name	BCIN
Signature	12 01 16
Date	

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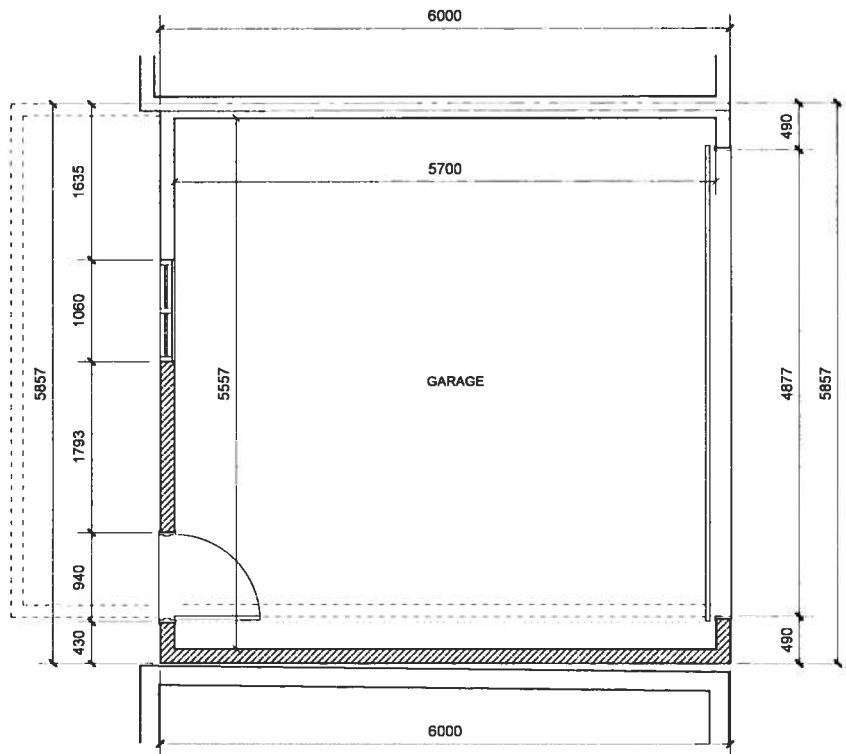
TONY VALENTIN DESIGN	28856
Firm Name	BCIN

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1 GARAGE PLAN
A7 SCALE: 1:50 M

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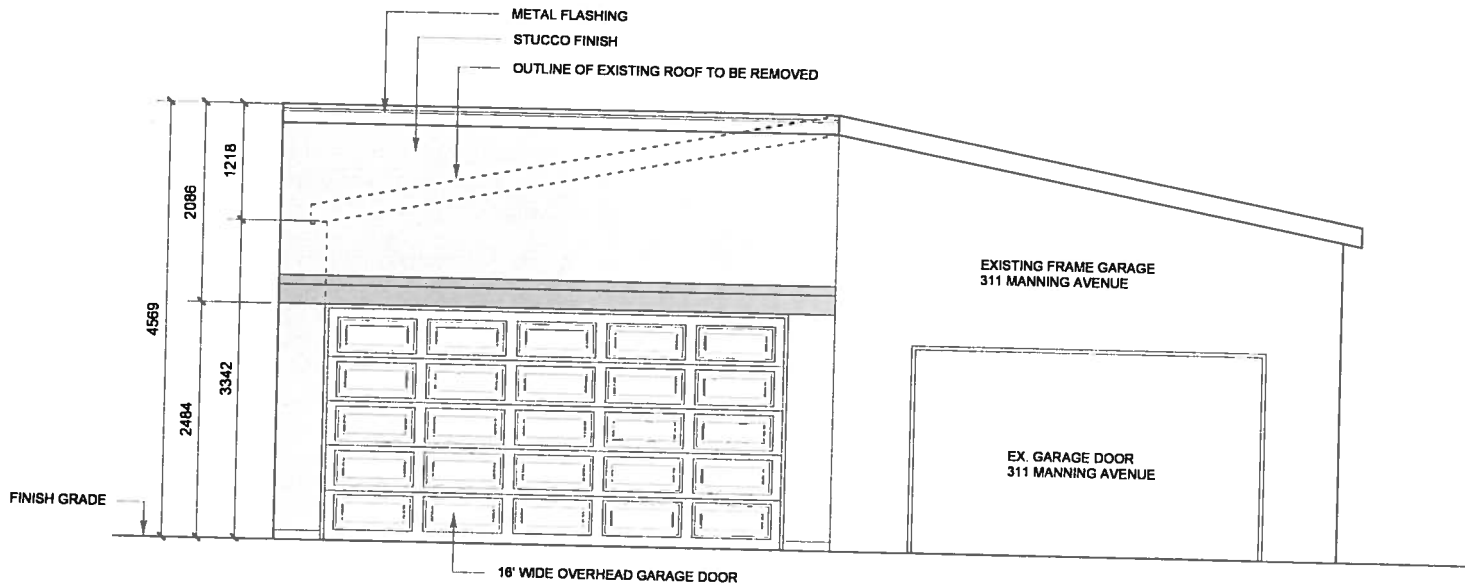
TONY VALENTIN DESIGN 26858
Firm Name BCIN

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1 FRONT ELEVATION
AB SCALE: 1:50 M

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Name BCIN
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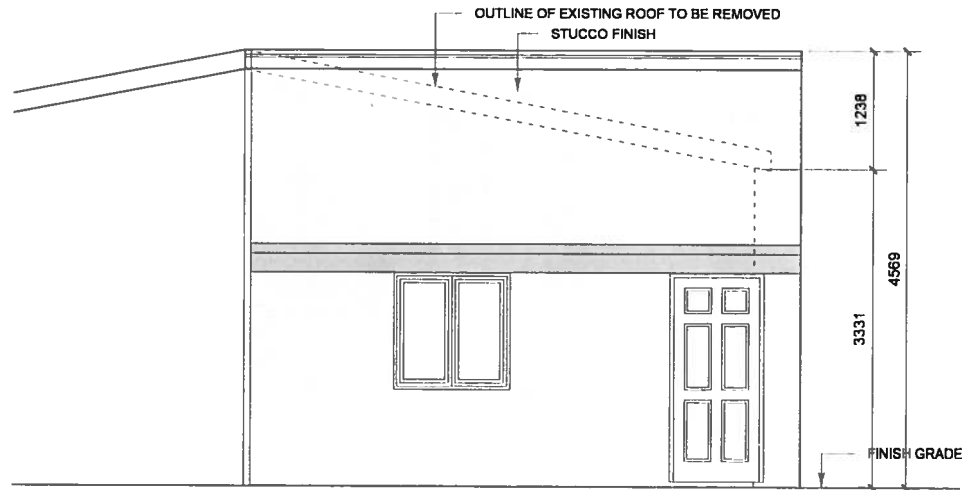
REGISTRATION INFORMATION:
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TONY VALENTIN DESIGN 29859
Firm Name BCIN

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1 REAR ELEVATION
A9 SCALE: 1:50 M

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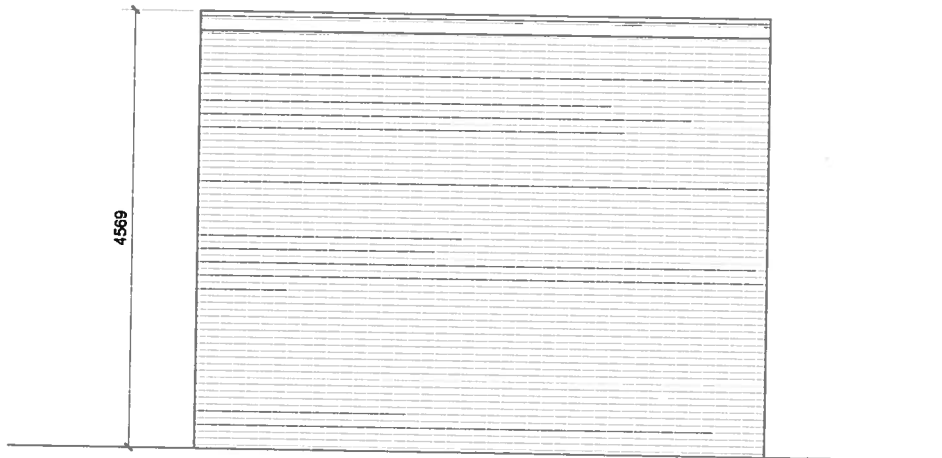
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1 SIDE ELEVATION
A10 SCALE: 1:50 M

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TONY VALENTIN DESIGN 28858
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