

CONSTRUCTION SPECIFICATIONS

- 1 EXPOSING BUILDING FACE
SUBSTITUTE THE EXISTING LATH AND PLASTER WITH 3/4" DRYWALL TYPE X TO MAINTAIN THE EXISTING 45 MINUTES FIRE RATING
- 2 DEMOLITION NOTES:
 - REMOVE ALL CEILING DRYWALLS AND ANY OTHER DRYWALL PARTITION
 - REMOVE LATH AND PLASTER FINISHES OF ALL EXTERIOR WALLS AND ALL THE INTERIOR PARTITION WALLS.
 - REMOVE ALL THE EXISTING DUCTS.
 - DISCONNECT ALL THE LIVE WIRES FROM PANEL AND REMOVE ALL OLD WIRING.
 - REMOVE ALL THE EXISTING FIXTURES, CABINETS, VANITIES, ETC.
 - DO NOT CUT AND REMOVE ANY JOISTS UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS.
 - ALL EXISTING EXTERIOR FINISHES AND EXISTING LANDSCAPING TO REMAIN.
 - REMOVE ALL EXISTING WHINDOWS. DO NOT CHANGE THE SIZE OF OPENINGS.
- 3 INTERIOR STUO PARTITION
 - 1/2" DRYWALL FINISH BOTH SIDES OF
 - 2"x3" WOOD STUDS @ 16" O/C 2
 - TOP PLATES & 1" BOTTOM PLATE
 - CONCRETE SOUND ATTENUATION
 - INSULATION BETWEEN WALLS & WHERE INDICATED ON PLAN

INSULATION & WEATHERPROOFING AS PER SUPPLEMENTARY STANDARD SB-12

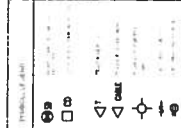
- INTERIOR FINISHES SHALL BE AS PER SUPPLEMENTARY STANDARD SB-12
- WEATHERPROOFING SHALL BE PROVIDED ON ALL EXTERIOR WALLS AND ROOFING SHALL BE PROVIDED ON ALL ROOFS
- WEATHERPROOFING SHALL BE PROVIDED ON ALL ROOFS AND ACCESS MEMBERS TO THE EXTERIOR.
- WEATHERPROOFING SHALL BE PROVIDED ON ALL ROOFS AND ACCESS MEMBERS TO THE EXTERIOR.
- WEATHERPROOFING SHALL BE PROVIDED ON ALL ROOFS AND ACCESS MEMBERS TO THE EXTERIOR.

DOOR SCHEDULE

NO.	DESCRIPTION	FINISH	REMARKS
01	610 mm x 1830 mm	610 mm x 1830 mm	610 mm x 1830 mm
02	710 mm x 1830 mm	710 mm x 1830 mm	710 mm x 1830 mm
03	790 mm x 1830 mm	790 mm x 1830 mm	790 mm x 1830 mm
04	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
05	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
06	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm

INTERIOR FINISH(FLOOR)

NO.	DESCRIPTION	FINISH	REMARKS
01	610 mm x 1830 mm	610 mm x 1830 mm	610 mm x 1830 mm
02	710 mm x 1830 mm	710 mm x 1830 mm	710 mm x 1830 mm
03	790 mm x 1830 mm	790 mm x 1830 mm	790 mm x 1830 mm
04	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
05	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
06	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm



WALL SCHEDULE

NO.	DESCRIPTION	FINISH	REMARKS
01	610 mm x 1830 mm	610 mm x 1830 mm	610 mm x 1830 mm
02	710 mm x 1830 mm	710 mm x 1830 mm	710 mm x 1830 mm
03	790 mm x 1830 mm	790 mm x 1830 mm	790 mm x 1830 mm
04	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
05	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
06	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
07	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
08	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
09	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
10	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
11	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
12	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
13	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
14	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
15	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
16	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
17	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
18	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
19	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
20	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
21	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
22	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
23	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
24	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
25	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
26	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
27	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
28	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
29	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
30	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
31	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
32	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
33	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
34	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
35	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
36	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
37	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
38	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
39	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
40	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
41	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
42	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
43	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
44	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
45	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
46	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
47	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
48	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
49	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
50	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
51	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
52	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
53	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
54	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
55	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
56	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
57	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
58	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
59	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
60	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
61	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
62	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
63	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
64	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
65	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
66	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
67	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
68	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
69	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
70	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
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72	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
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74	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
75	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
76	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
77	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
78	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
79	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
80	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
81	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
82	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
83	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
84	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
85	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
86	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
87	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
88	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
89	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
90	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
91	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
92	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
93	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
94	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
95	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
96	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
97	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
98	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
99	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm
100	810 mm x 1830 mm	810 mm x 1830 mm	810 mm x 1830 mm

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NOTES:

Scale

Date Plotted

Drawn

Checked

File Name

PROJECT: REAR ADDITION SINGLE DWELLING

Project Address: 435 CONCORD AVE TORONTO ON M8H 4P9

DATE: SCALE

DRAWN BY: M.F. CHECKED BY: A. BIRFAR

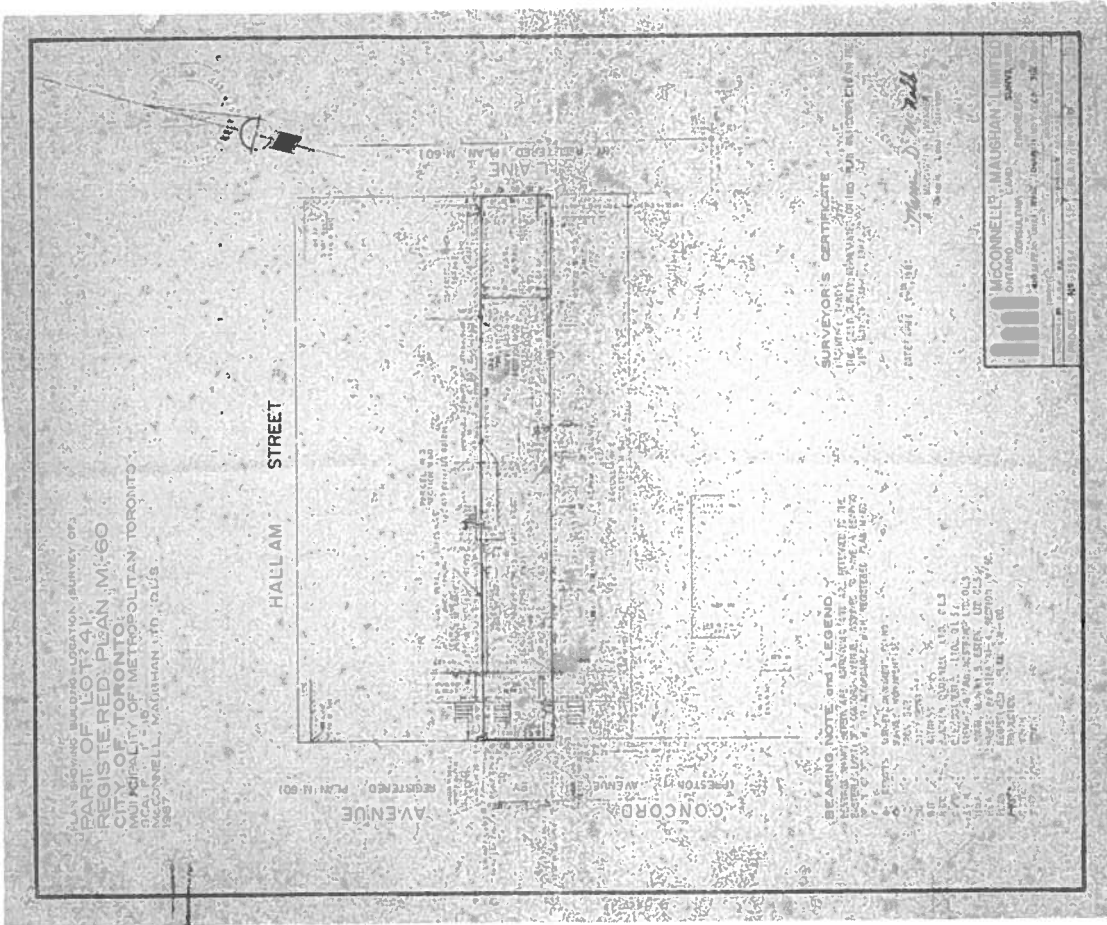
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DRAWING NO. A 0.0

TDMT
and ASSOCIATES



NORTH



NOTES:

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Date Plotted

Drawn

Checked

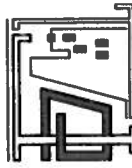
File Name

PROJECT

REAR ADDITION
SINGLE DWELLING

Project Address:

435 CONCORD AVE.
TORONTO ON
M8H 2P9



TDMT
and ASSOCIATES

DATE: OCT 2015

SCALE

DRAWN BY: M.F.

CHECKED BY: E.BREAR

PROJECT NO.

DRAWING NO.

A 1.0

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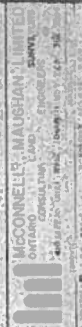
CONCORDA AVENUE (REGISTERED PLAN M-60)
 HALLAM STREET
 PART OF LOT 241
 REGISTERED PLAN M-60
 CITY OF TORONTO
 MUNICIPALITY OF METROPOLITAN TORONTO
 1985 CONNELL, MAUGHAN LTD. S/L'S

HALLAM STREET

CONCORDA AVENUE (REGISTERED PLAN M-60)

BEARING NOTE and LEGEND: ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

SURVYOR'S CERTIFICATE
 (REGISTERED PLAN M-60)
 (REGISTERED PLAN M-60)
 (REGISTERED PLAN M-60)
 (REGISTERED PLAN M-60)

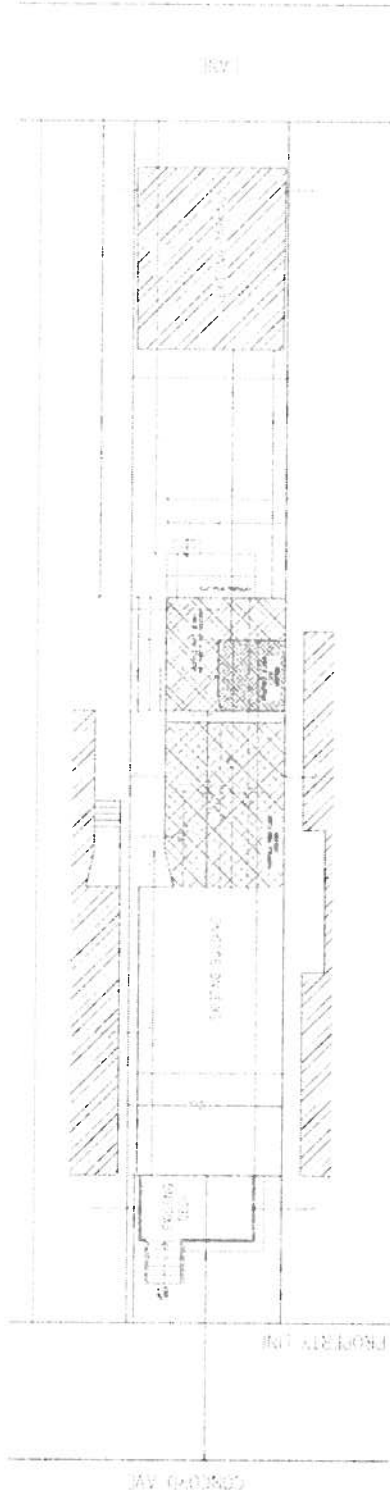




SITE PLAN STATISTIC:

LOT AREA : 186.06 sq.m
 LOT COVERAGE : 76.00+27.14(EXISTING PARKING) sq.m
 FIRST FLOOR GROSS FLOOR AREA : 76.00 sq.m
 SECOND FLOOR GROSS FLOOR AREA : 79.70 sq.m
 THIRD FLOOR GROSS FLOOR AREA (LIVABLE AREA) : 59.00 sq.m
 TOTAL UNCOVERED DECK : 4.00 sq.m
 PERMITTED G.F.A. : 128.38 \ 0.69
 PROPOSED G.F.A. : 214.7 \ 1.15

EXISTING/PROPOSED FRONT YARD : 22.84 sq.m
 EXISTING REAR YARD (PARKING EXCLUDED) : 59.40 sq.m
 EXISTING PARKING : 27.14 sq.m
 PROPOSED REAR YARD : 42.60 sq.m
 PROPOSED REAR YARD SOFT LANDSCAPING : 31.95 sq.m 75%



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SITE PLAN
 SCALE: 1:1500

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File Name

PROJECT
 REAR ADDITION
 SINGLE DWELLING UNIT
 Project Address:
 435 CONCORD AVE
 TORONTO, ON
 M8H 2P9



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 and ASSOCIATES

DATE	SCALE
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M.F.	A. EBELCAR
PROJECT NO	DRAWING NO
	A 1.1

NOTES:

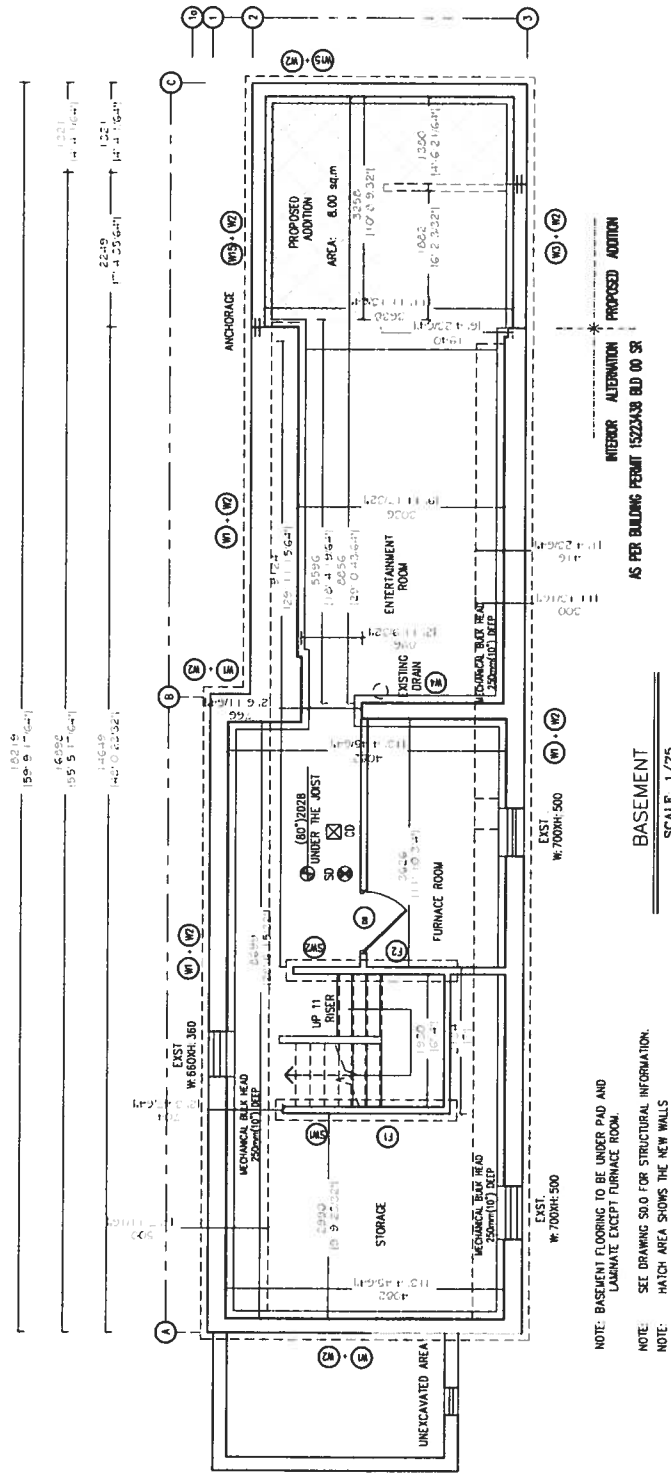
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 REAR ADDITION
 SINGLE DWELLING
 Project Address:
 435 CONCORD AVE
 TORONTO, ON
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DATE	SCALE
DEC 2015	
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DRAWING NO	
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NOTE: BASEMENT FLOORING TO BE UNDER PAD AND LAMINATE EXCEPT FURNACE ROOM.
 NOTE: SEE DRAWING SO.O FOR STRUCTURAL INFORMATION.
 NOTE: HATCH AREA SHOWS THE NEW WALLS

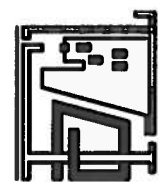
BASEMENT
 SCALE: 1/75

INTERIOR ALTERNATION
 AS PER BUILDING PERMIT 1522438 BLD 00 3R

PROPOSED ADDITION

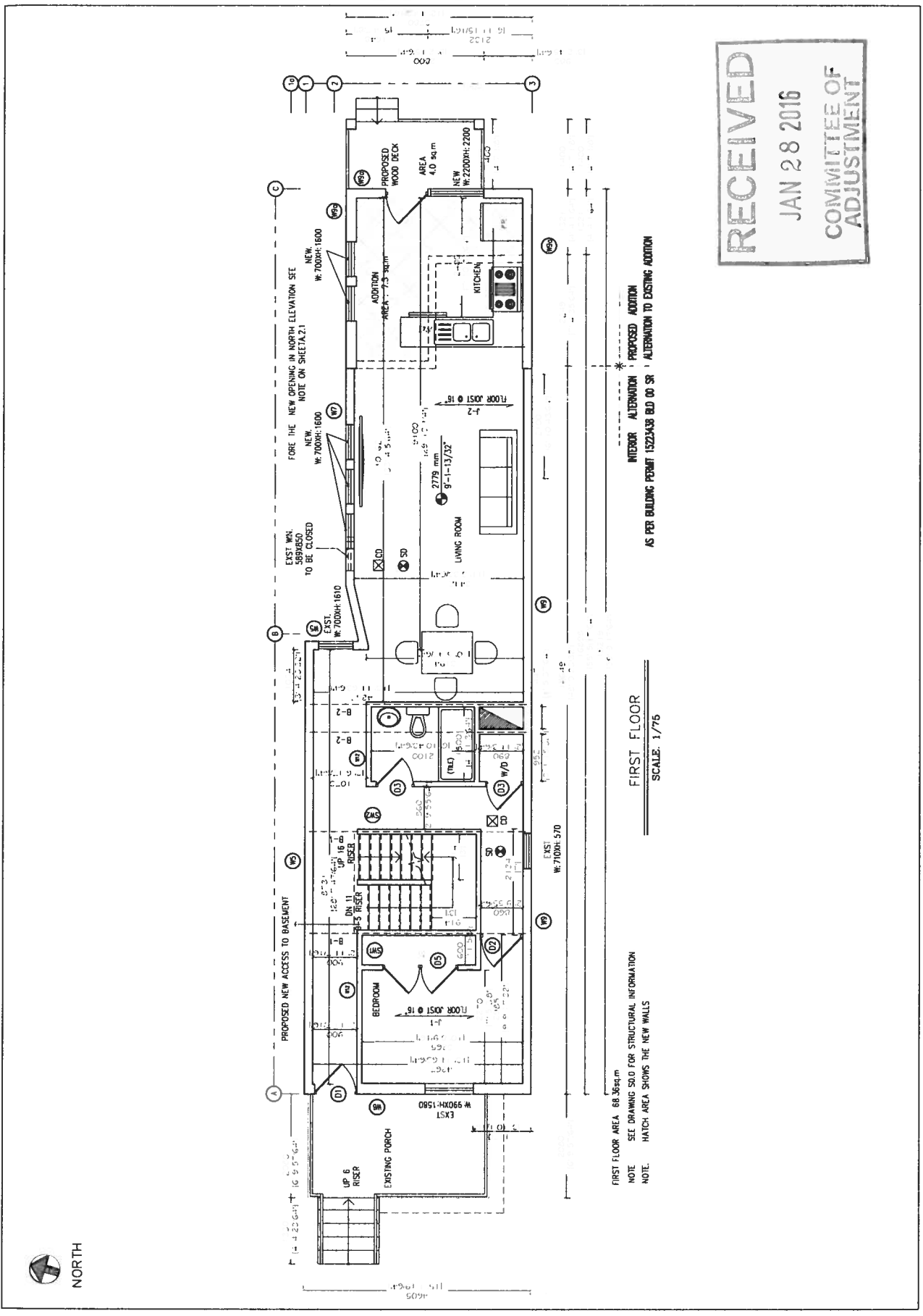
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 PROJECT REAR ADDITION
 SINGLE DWELLING
 Project Address:
 435 CONCORD AVE
 TORONTO, ON
 M6H 2P9



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 and ASSOCIATES

DATE	SCALE
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PROJECT NO	
DRAWING NO	A 1.2.b



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INTERIOR ALTERNATION * PROPOSED ADDITION
 AS PER BUILDING PERMIT 1522348 BD 00 SR ALTERNATION TO EXISTING ADDITION

FIRST FLOOR
 SCALE: 1/75

FIRST FLOOR AREA 68.36sqm
 NOTE: SEE DRAWING S0.0 FOR STRUCTURAL INFORMATION
 NOTE: HATCH AREA SHOWS THE NEW WALLS



NORTH

NOTES:

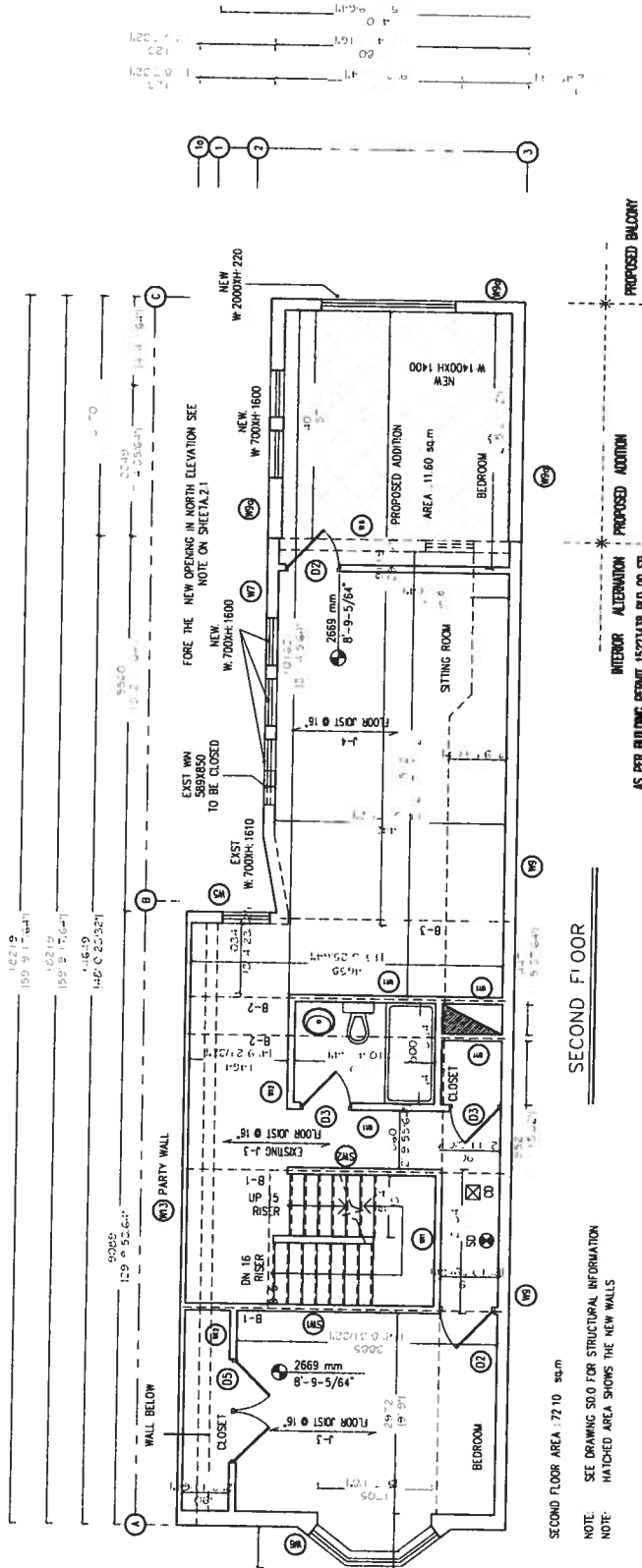
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File Name	
PROJECT	REAR ADDITION SINGLE DWELLING
Project Address:	435 CONCORD AVE TORONTO, ON M6H 2P9



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and ASSOCIATES

DATE	SCALE
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PROJECT NO	

DRAWING NO
A 1.3.a

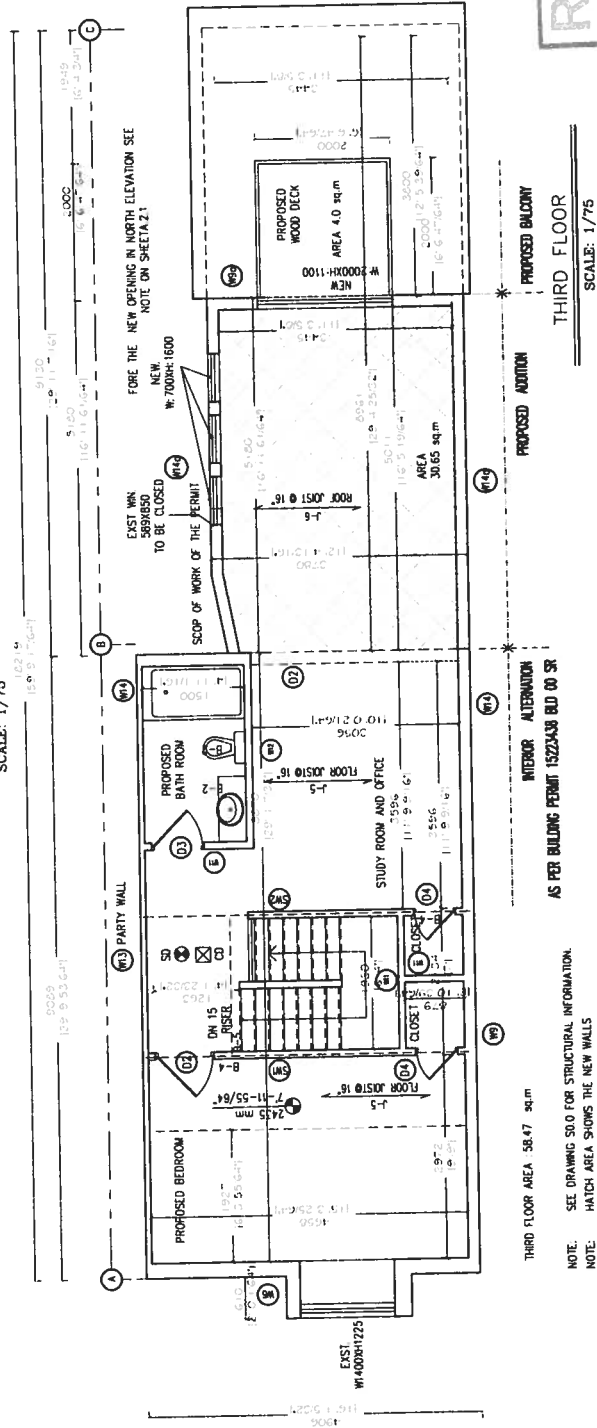


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SCALE: 1/75

SCALE: 1/75



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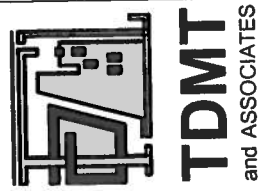
COMMITTEE OF ADJUSTMENT

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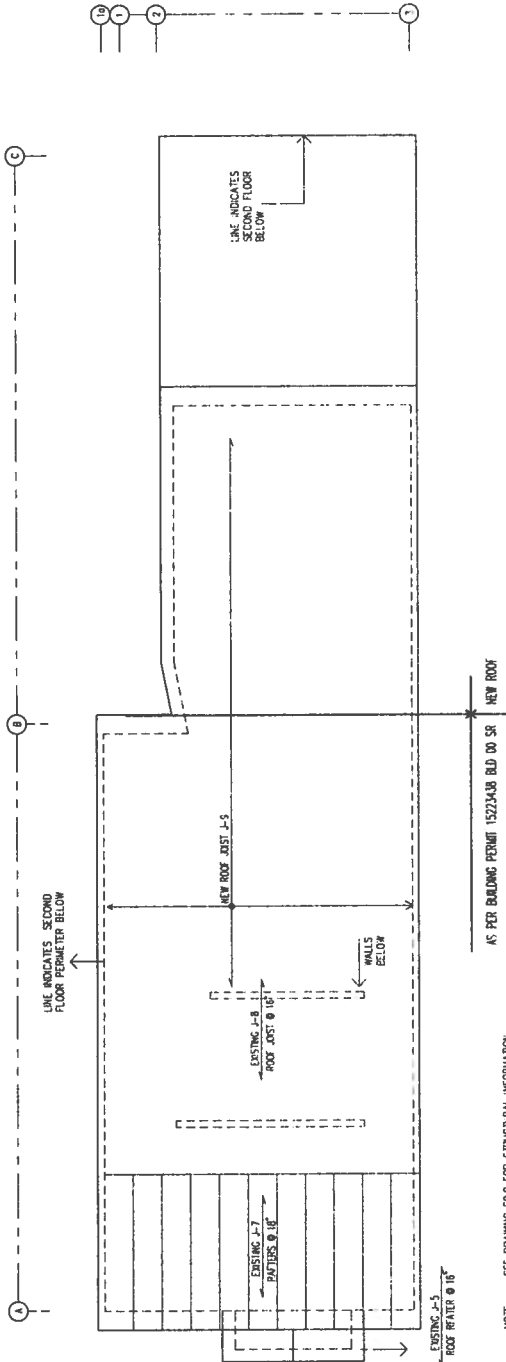
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File Name

PROJECT
REAR ADDITION
SINGLE DWELLING

Project Address:
435 CONCORD AVE
TORONTO, ON
M6H 2P9



DATE	SCALE
03/1/2013	
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M.F.	A. EBYEMAR
PROJECT NO	
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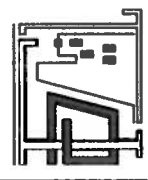
NOTE: SEE DRAWING 502 FOR STRUCTURAL INFORMATION.

ROOF PLAN
SCALE: 1/75

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NOTES

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PROJECT	REAR ADDITION
	SINGLE DWELLING
Project Address	435 CONCORD AVE. TORONTO, ON M6H 2P9



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DATE	DEC 2015	SCALE	
DRAWN BY	M.F.	CHECKED BY	A. EBELER
PROJECT NO		DRAWING NO	A 1.4



NOTES.

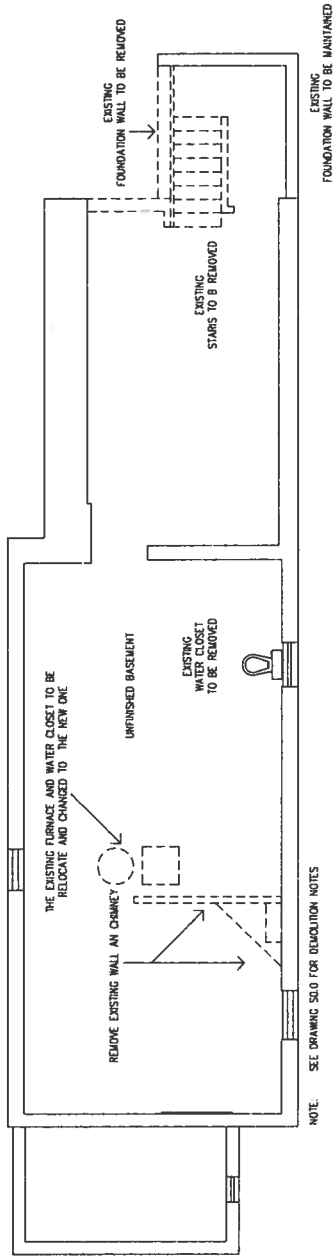
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File Name _____
 PROJECT REAR ADDITION
 SINGLE DWELLING
 Project Address 435 CONCORD AVE
 TORONTO ON
 M5H 2P9



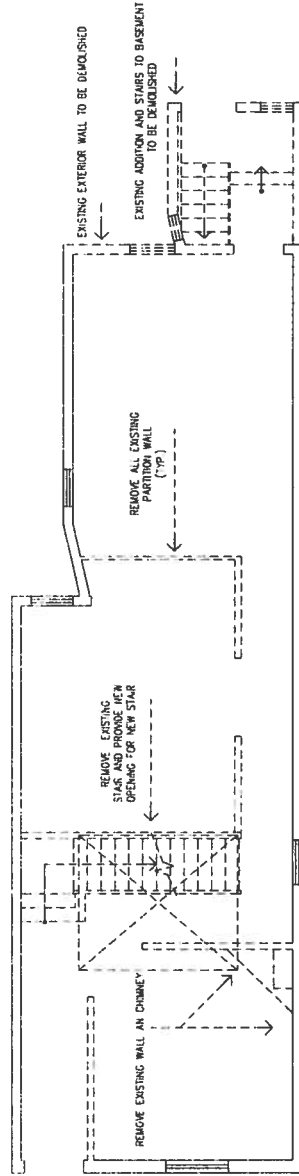
TDMT
 and ASSOCIATES

DATE 02. 2016	SCALE
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PROJECT NO	
DRAWING NO	
A 1.5	



NOTE: SEE DRAWING S10 FOR DEMOLITION NOTES

DEMOLITION PLAN-BASEMENT
 SCALE: 1/75



NOTE: SEE DRAWING S10 FOR DEMOLITION NOTES

DEMOLITION PLAN-FIRST FLOOR
 SCALE: 1/75

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NOTES:

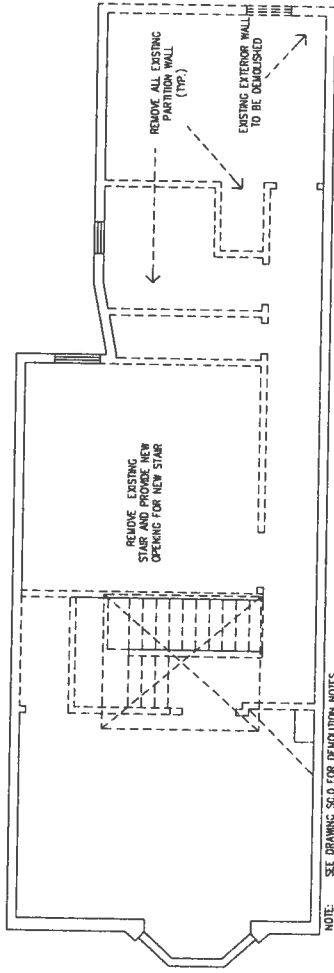
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M8H 2P5



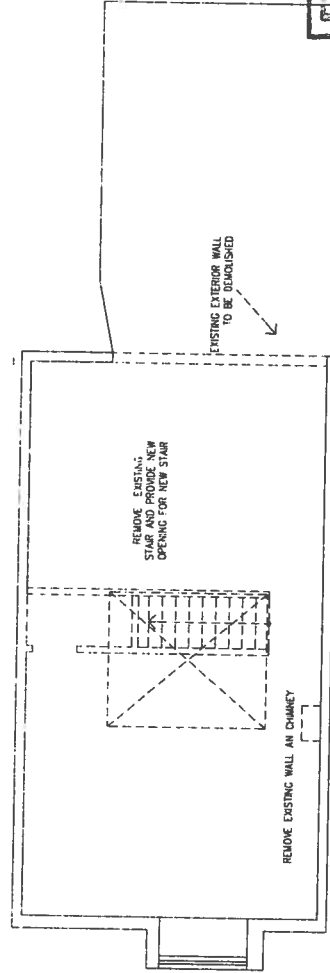
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DATE Oct. 2015	SCALE
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PROJECT NO	
DRAWING NO	
A 1.6	



DEMOLITION PLAN—SECOND FLOOR
SCALE: 1/75

NOTE: SEE DRAWING S.O.0 FOR DEMOLITION NOTES



DEMOLITION PLAN —THIRD FLOOR
SCALE: 1/75

NOTE: SEE DRAWING S.O.0 FOR DEMOLITION NOTES

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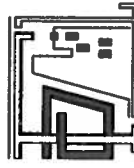
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Date Plotted
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File Name

PROJECT
REAR ADDITION
SINGLE DWELLING

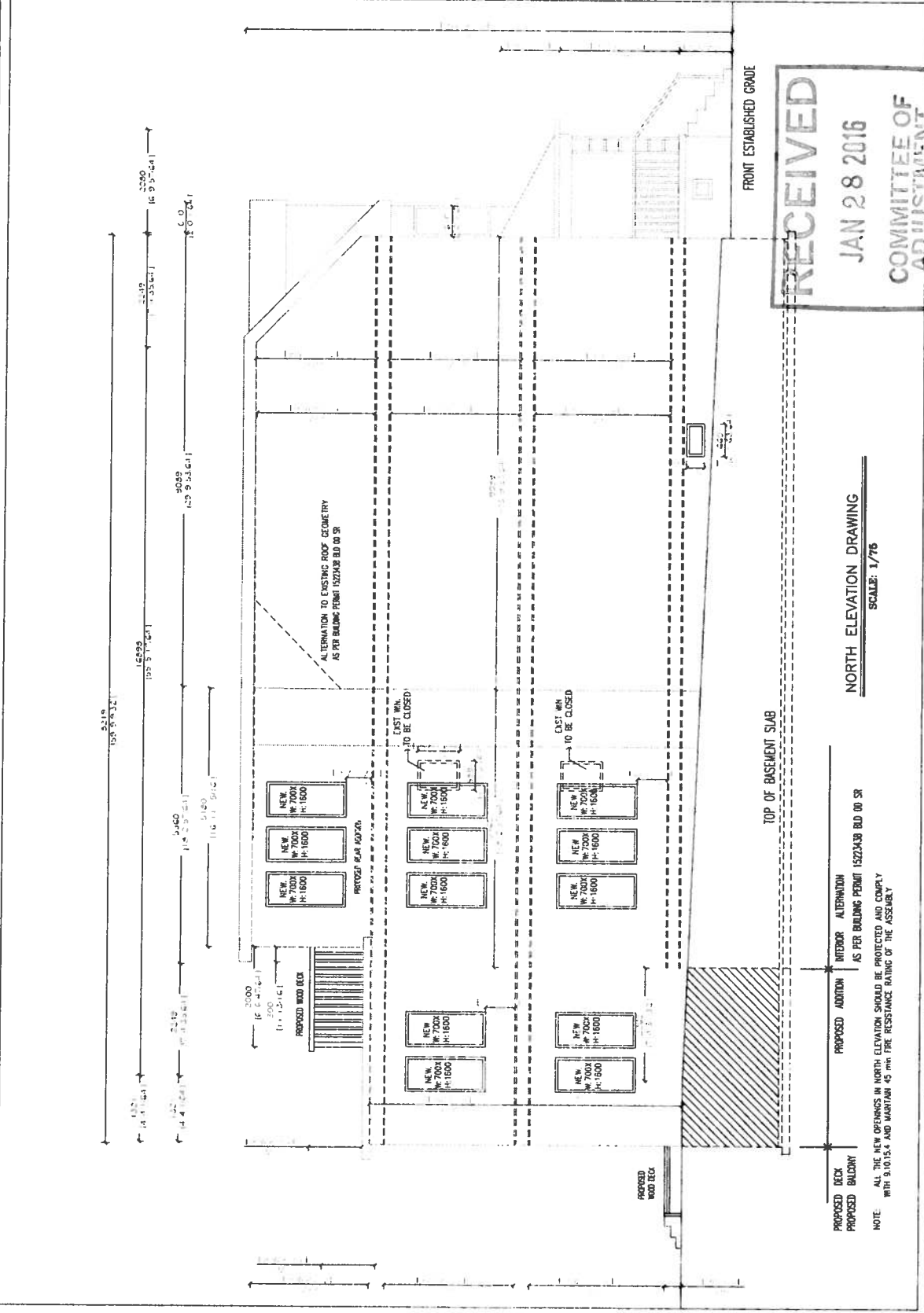
Project Address:
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TORONTO, ON
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DATE: 01/28/16 SCALE:
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PROJECT NO:
DRAWING NO:

A 2.1



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FRONT ESTABLISHED GRADE

TOP OF BASEMENT SLAB

NORTH ELEVATION DRAWING
SCALE: 1/76

PROPOSED DOCK
PROPOSED BALCONY

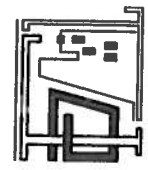
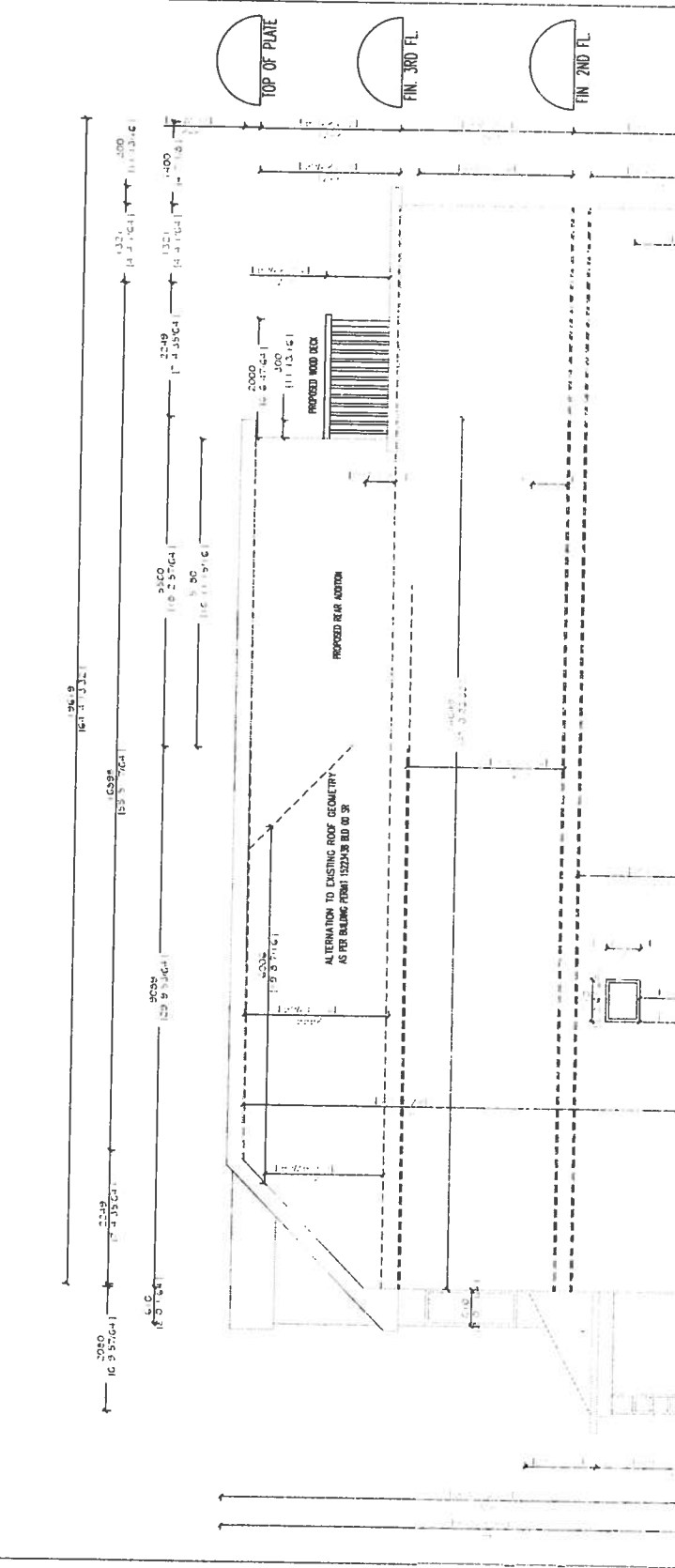
PROPOSED ADDITION

INTERIOR ALTERNATION

AS PER BUILDING PERMIT 15223A38 BLD 00 3R

NOTE: ALL THE NEW OPENINGS IN NORTH ELEVATION SHOULD BE PROTECTED AND COMPLY WITH U.L.O.15.4 AND MAINTAIN 45 min FIRE RESISTANCE RATING OF THE ASSEMBLY

NOTES:



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DATE	SCALE
DRAWN BY	CHECKED BY
PROJECT NO	DRAWING NO

A 2.2

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SOUTH ELEVATION DRAWING
SCALE: 1/76

NOTE: THE AGGREGATE GLAZED AREA IN SOUTH ELEVATION REMAINS UNCHANGED.

NOTES:

Scale
Date Plotted
Drawn
Checked
File Name

PROJECT
 REAR ADDITION
 SINGLE DWELLING

Project Address:
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 TORONTO, ON
 M8H 2P9

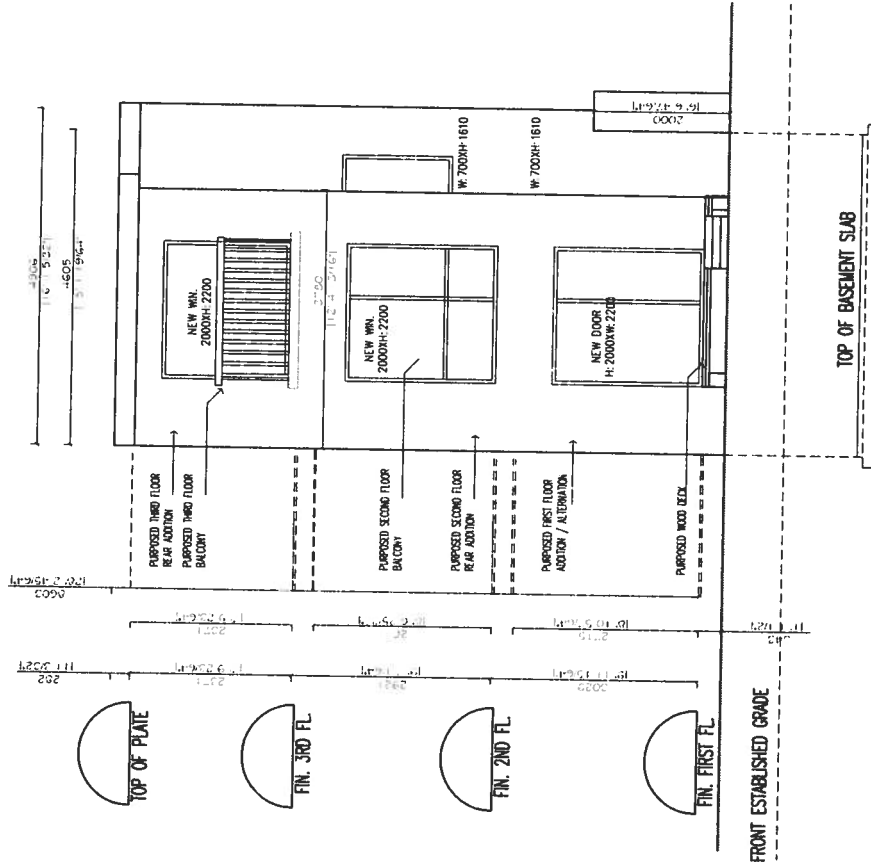


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DATE	SCALE
OCT 2016	
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M.F.	A. EBERHAR
PROJECT NO	
DRAWING NO	

A 2.3 a

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EAST ELEVATION
 SCALE: 1/76

NOTES:

Scale
 Date Plotted
 Drawn
 Checked
 File Name
 PROJECT
 REAR ADDITION
 SINGLE DWELLING

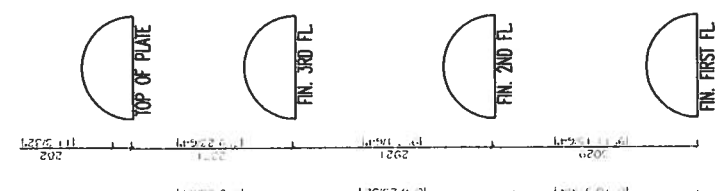
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 435 CONCORD AVE
 TORONTO ON
 M6H 2P9



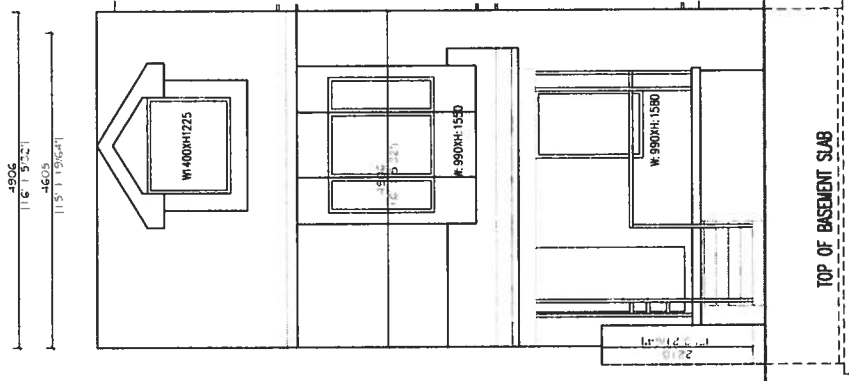
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 and ASSOCIATES

DATE: OCT 2015
 SCALE
 DRAWN BY: M.F.
 CHECKED BY: A. EBERHAR
 PROJECT NO.

DRAWING NO
 A 2.3.b



FRONT ESTABLISHED GRADE



WEST ELEVATION
 SCALE: 1/76

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 JAN 28 2016
 COMMITTEE OF
 ADJUSTMENT

NOTES:

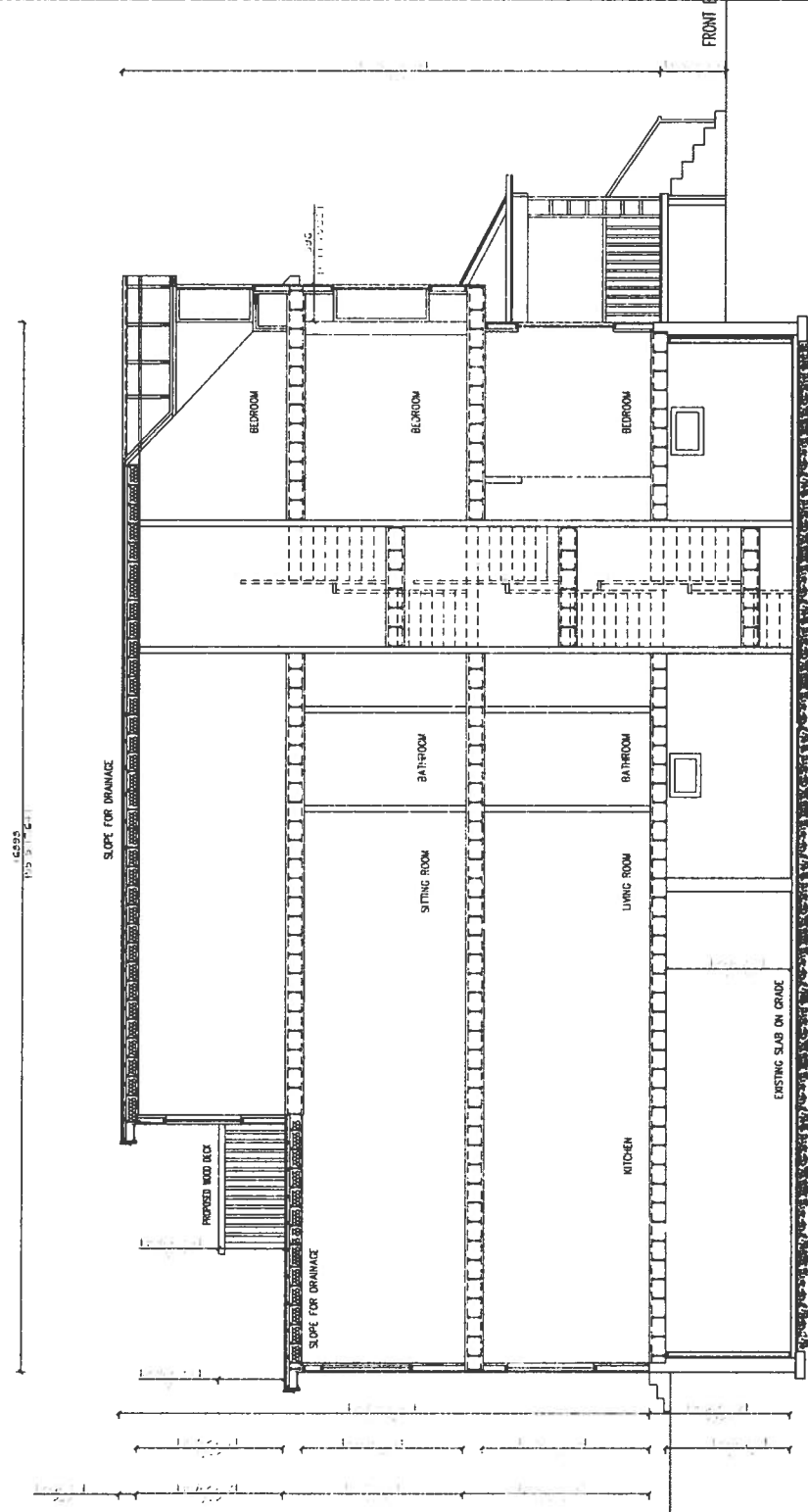
Scale _____
 Date Plotted _____
 Drawn _____
 Checked _____
 File Name _____

PROJECT
 REAR ADDITION
 SINGLE DWELLING
 Project Address:
 435 CONCORD AVE.
 TORONTO, ON
 M8H 2P9



TDMT
 and ASSOCIATES

DATE: DEC 2015 SCALE _____
 DRAWN BY: M.F. CHECKED BY: A. EBERHART
 PROJECT NO: _____
 DRAWING NO: A 3.1



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EAST - WEST SECTION
 SCALE: 1/76

NOTES:

Scale

Date Plotted

Drawn

Checked

File Name

PROJECT

REAR ADDITION

SINGLE DETAILING

Project Address

415 CONCORD AVE.

TORONTO, ON

M8H-2P9

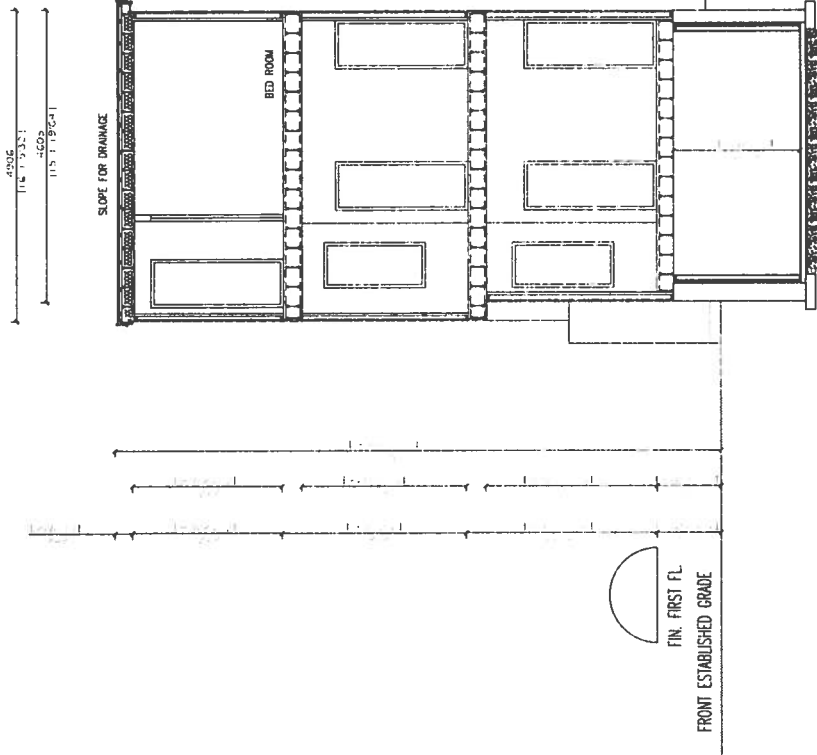


TDMT
and ASSOCIATES

DATE	SCALE
07/2015	
DRAWN BY	CHECKED BY
M.F.	A. BETERAK
PROJECT NO	
DRAWING NO	

A 3.2

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NORTH - SOUTH SECTION

SCALE: 1/75