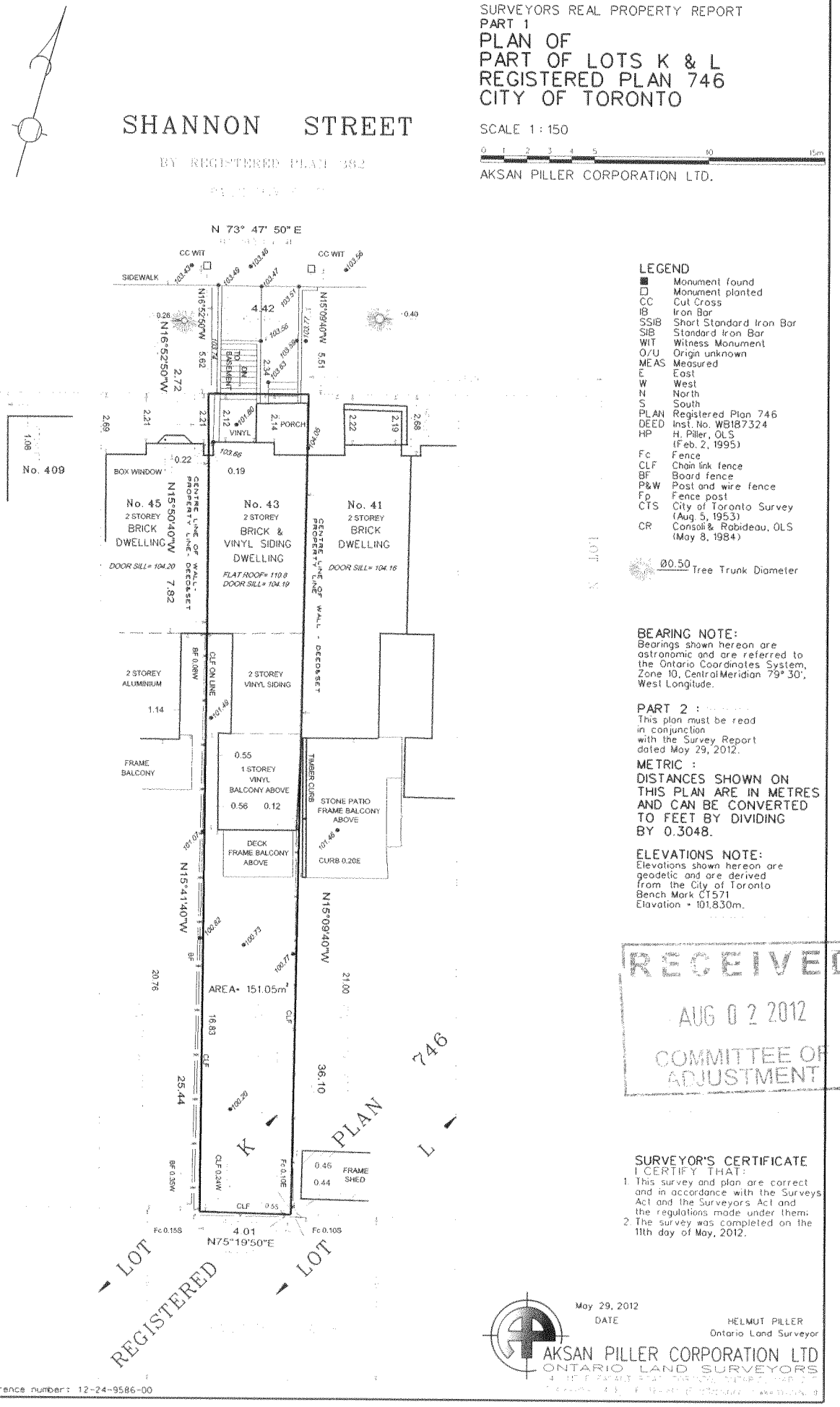
SURVEYORS REAL PROPERTY REPORT
PART 1

PLAN OF PART OF LOTS K & L REGISTERED PLAN 746 CITY OF TORONTO

SCALE 1 : 150

0 1 2 3 4 5 10 15m

AKSAN PILLER CORPORATION LTD.



LEGEND

■	Monument found
□	Monument planted
CC	Cut Cross
IB	Iron Bar
SSIB	Short Standard Iron Bar
SIB	Standard Iron Bar
WIT	Witness Monument
O/U	Origin unknown
MEAS	Measured
E	East
W	West
N	North
S	South
PLAN	Registered Plan 746
DEED	Inst. No. WB187324
HP	H. Piller, OLS (Feb. 2, 1995)
Fc	Fence
CLF	Chain link fence
BF	Board fence
P&W	Post and wire fence
Fp	Fence post
CTS	City of Toronto Survey (Aug. 5, 1953)
CR	Consoli & Rabideau, OLS (May 8, 1984)

Ø0.50 Tree Trunk Diameter

BEARING NOTE:
Bearings shown hereon are astronomic and are referred to the Ontario Coordinates System, Zone 10, Central Meridian 79° 30', West Longitude.

PART 2 :
This plan must be read in conjunction with the Survey Report dated May 29, 2012.

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

ELEVATIONS NOTE:
Elevations shown hereon are geodetic and are derived from the City of Toronto Bench Mark CT571 Elevation = 101.830m.

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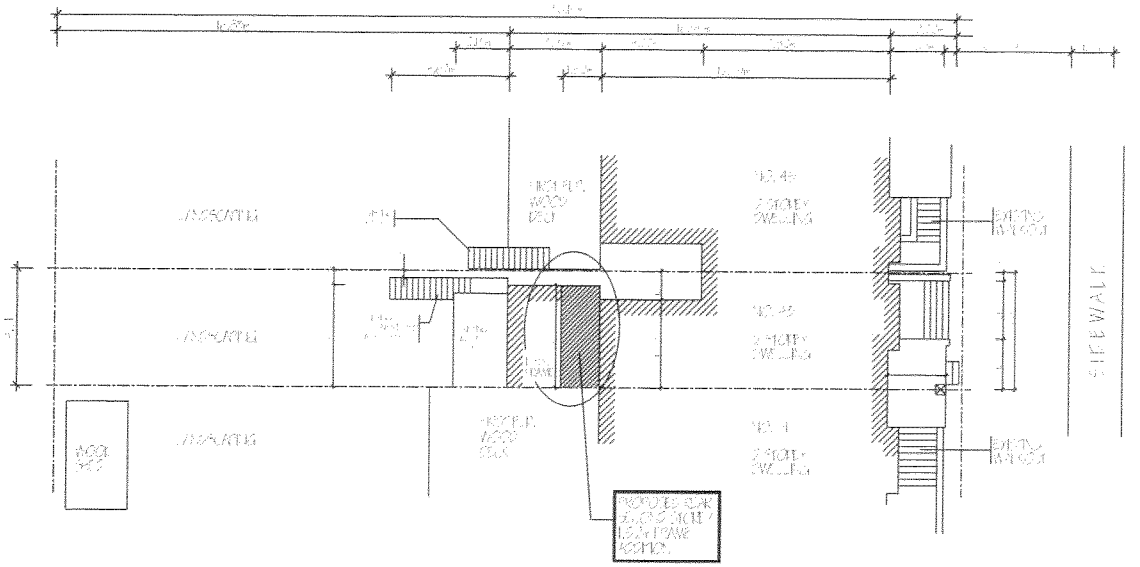
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them;
2. The survey was completed on the 11th day of May, 2012.

May 29, 2012
DATE

HELMUT PILLER
Ontario Land Surveyor

AKSAN PILLER CORPORATION LTD
ONTARIO LAND SURVEYORS

reference number: 12-24-9586-00



SMOKE ALARMS SHALL BE INSTALLED ON EACH STOREY OF A DWELLING UNIT INCLUDING BASEMENTS. CITY OF TORONTO BY-LAW 1994-0580 AND OBC 9.10.18

NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES

DEVIATION FROM PERMIT PLAN
BEFORE COMMENCING ANY DEVIATION FROM REVIEWED SET OF PLANS (INCLUDING NUMBER OF PLUMBING FIXTURES) REVISED PLANS MUST BE FILED WITH THE COMMISSIONER OF BUILDINGS AND A SUPPLIMENTARY PERMIT OBTAINED THEREFORE

SITE PLAN

SITE STATS	
LOT AREA	151.05 m2
GFA (69%)	104.22 m2
GFA (60%)	90.63 m2
EXISTING FIRST FLR. GFA	63.77 m2
EXISTING SECOND FLR GFA	49.18 m2
TOTAL EXISTING GFA	112.94 m2
EXISTING GFA PERCENTAGE	74.75%
PROPOSED 2nd FLR ADDITION	5.47 m2
TOTAL GFA	118.42 m2
PROPOSED GFA PERCENTAGE	78.40%

Revised

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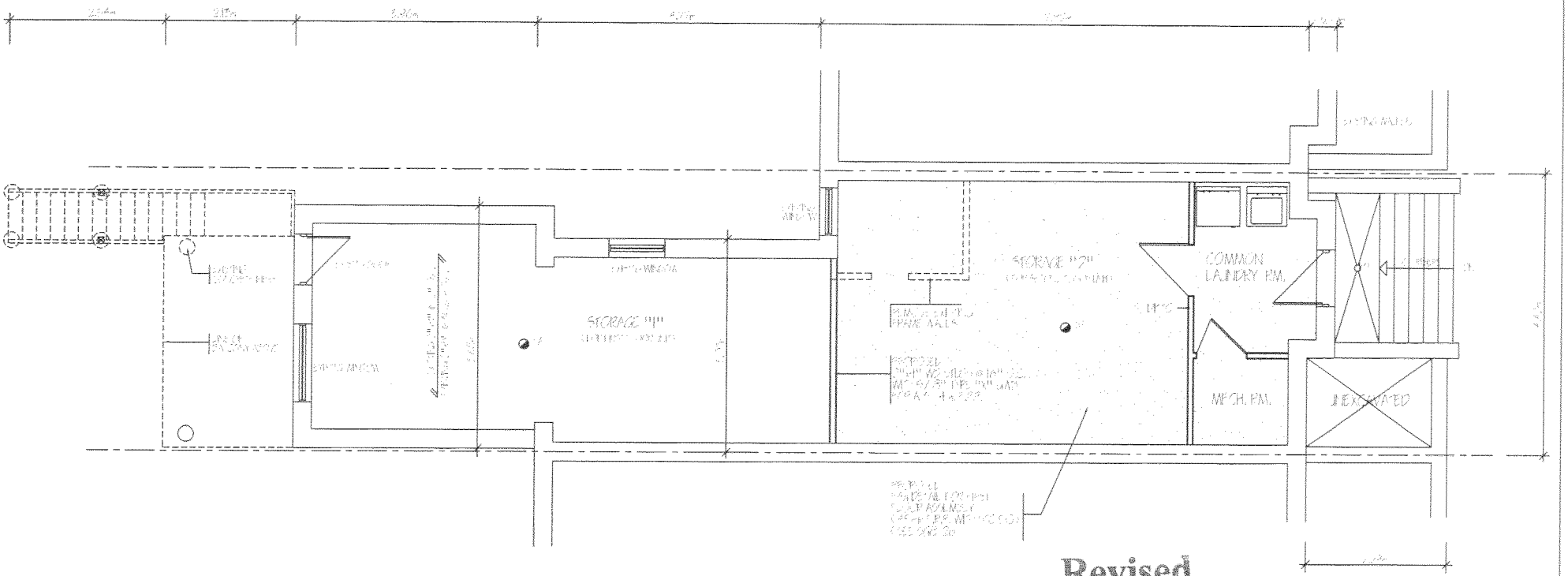
CLIENT: [illegible]	DATE: [illegible]	REVISIONS:
PROJECT: 45 SHANNON STREET [illegible]	SCALE: [illegible]	[illegible]
	PROJECT NO.	



Existing Basement Floor Plan

Scale: 3/16" = 1'-0"
Scale: 1cm = 25.20cm

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GENERAL NOTES

- MINIMUM SOIL BEARING CAPACITY 75 KPa
- SOIL IS NOT PEAT, FILL OR SENSITIVE CLAY
- THE DISTANCE BETWEEN THE BOTTOM OF FOOTING AND THE WATER TABLE IS EQUAL TO OR GREATER THAN THE WIDTH OF THE FOOTING
- WHERE THE DEPTH OF THE EXCAVATION EXCEEDS 1.25m EXCAVATION AT A 45 DEGREE ANGLE OR IN ACCORDANCE WITH APPROVED SHORING DETAILS
- STRUCTURE IS NOT LOCATED ON GROUNDS HAVING A SLOPE STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL

CLIENT: MR. and MRS. VEIGA	DATE: JANUARY 2012
PROJECT: 43 SHANNON STREET REAR SECOND FLOOR ADDITION	SCALE: 1cm = 25.20cm
	PROJECT No.:

REVISIONS:
JUNE 12, 2012. REVISION 4.0
AUG 27, 2012. REVISION 5.0

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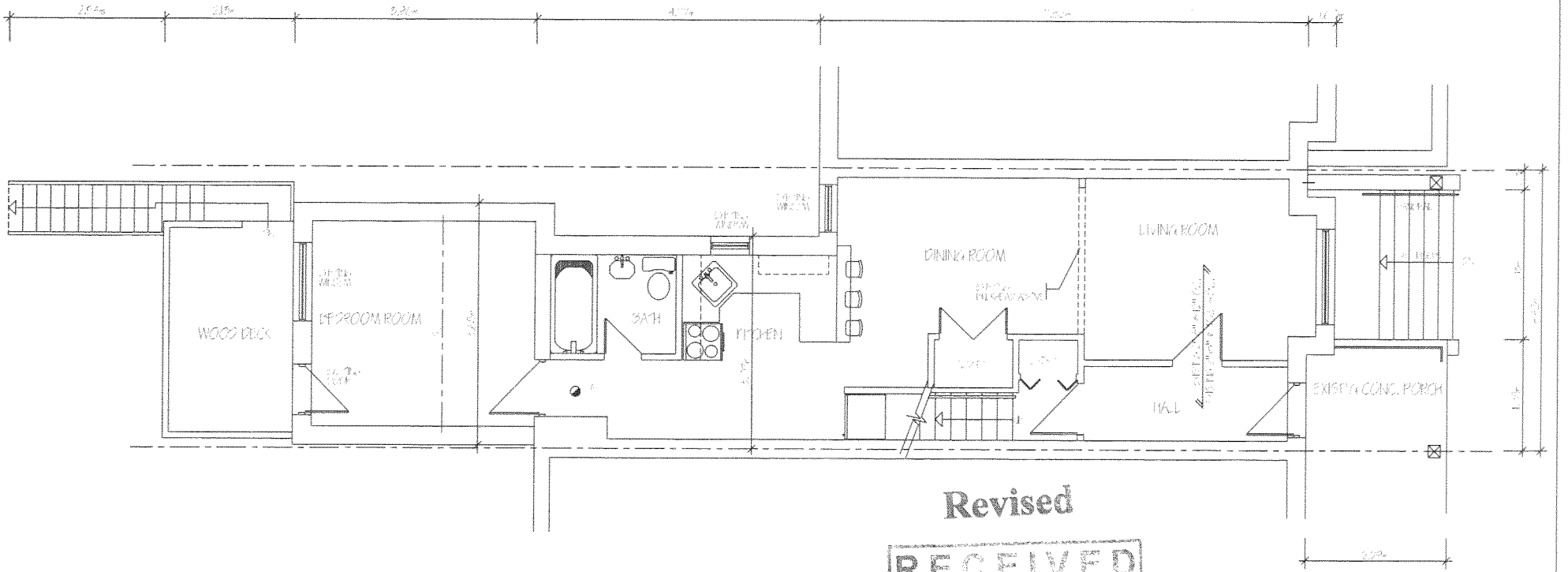

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Existing First Floor Plan

Scale: 3/16" = 1'-0"
Scale: 1cm = 25.20cm

ASSUME MIN. SOIL BEARING CAPACITY OF 75 KPa

SMOKE ALARMS SHALL BE INSTALLED ON EACH STOREY OF A DWELLING UNIT INCLUDING BASEMENTS
CITY OF TORONTO BY LAW 1994-0580 AND [illegible]

GENERAL NOTES

- MINIMUM SOIL BEARING CAPACITY 75 KPa
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- THE DISTANCE BETWEEN THE BOTTOM OF FOOTING AND THE WATER TABLE IS EQUAL TO OR GREATER THAN THE WIDTH OF THE FOOTING
- WHERE THE DEPTH OF THE EXCAVATION EXCEEDS 1.23m EXCAVATION AT A 45 DEGREE ANGLE OR IN ACCORDANCE WITH APPROVED SHORING DETAILS
- STRUCTURE IS NOT LOCATED ON GROUNDS HAVING A SLOPE STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL

ALL STAIRS / EXTERIOR STAIRS	
MAX RISE	[illegible] mm ([illegible])
MIN. RUN	210 mm ([illegible])
MIN. STEAD	[illegible] mm ([illegible])
MAX. NOSING	25 mm (1")
MIN. HEADROOM	[illegible] mm ([illegible])
MIN. WIDTH	860 mm (2' 10")
MIN. RUN	150 mm ([illegible])
MIN. AVG. RUN	[illegible] mm ([illegible])

GUARDRAIL / HANDRAIL	
SAIL @ INT. LANDING	[illegible] mm (2' 11")
SAIL @ INT. STAIR	800 mm ([illegible])
SAIL @ EXT. LANDING (GREATER THAN 1800 ABOVE FIN. GRADE)	[illegible] mm ([illegible])
SAIL @ EXT. LANDING	[illegible] mm (2' 11")
SAIL @ EXT. STAIR	[illegible] mm (2' 11")

CLIENT: MR. and MRS. VEIGA	DATE: JANUARY 2012	REVISIONS:
PROJECT: 43 SHANNON STREET	SCALE: 1cm = 25.20cm	JUNE 17, 2012. REVISION 4.0
REAR SECOND FLOOR ADDITION	PROJECT No.:	AUG 27, 2012. REVISION 5.0
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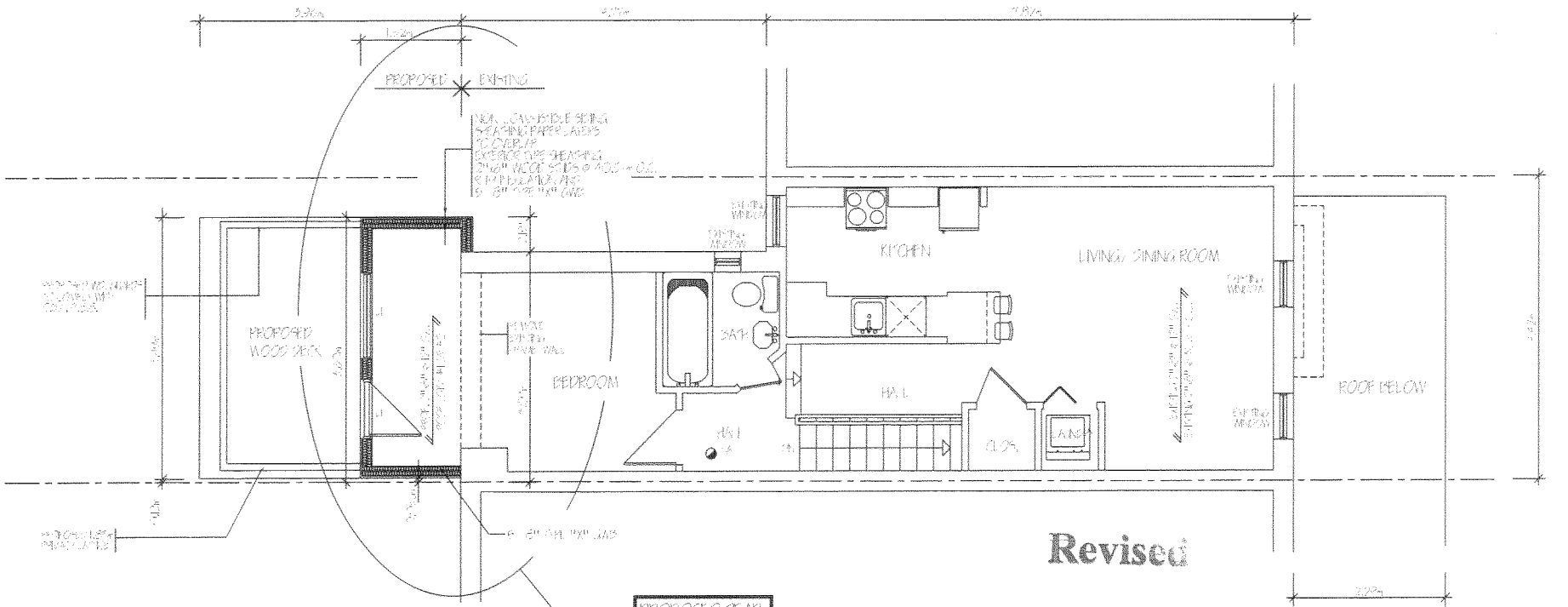

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Second Floor Plan

Scale:3/16" = 1'-0"
Scale: 1cm = 25.20cm

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GENERAL NOTES

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- WHERE THE DEPTH OF THE EXCAVATION EXCEEDS 1.23m, EXCAVATION AT A 45 DEGREE ANGLE OR IN ACCORDANCE WITH APPROVED SHORING DETAILS
- STRUCTURE IS NOT LOCATED ON GROUNDS HAVING A SLOPE STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL

ALL STAIRS / EXTERIOR STAIRS	
MAX RISE	200 mm (7 7/8")
MIN. RUN	210 mm (8 1/4")
MIN. TREAD	235 mm (9 1/4")
MAX. NOSING	25 mm (1")
MIN. HEADROOM	1950mm (6'-5")
MIN. WIDTH	860 mm (2'-10")
MIN. RUN	150 mm (5 7/8")
MIN. AVG. RUN	200mm (7 7/8")

GUARDRAIL / HANDRAIL	
RAIL @ INT LANDING	900mm (2'-11")
RAIL @ INT STAIR	800mm (2'-7")
RAIL @ EXT. LANDING (GREATER THAN 180 ABOVE FIN GRADE)	1070mm (3'-6")
RAIL @ EXT LANDING	900mm (2'-11")
RAIL @ EXT STAIR	900mm (2'-11")

CLIENT: MR. and MRS. VEIGA	DATE: JANUARY 2012	REVISIONS:
PROJECT: 43 SHANNON STREET	SCALE: 1cm = 25.20cm	JUNE 12, 2012. REVISION 4.0
REAR SECOND FLOOR ADDITION	PROJECT No.:	AUG 27, 2012. REVISION 5.0
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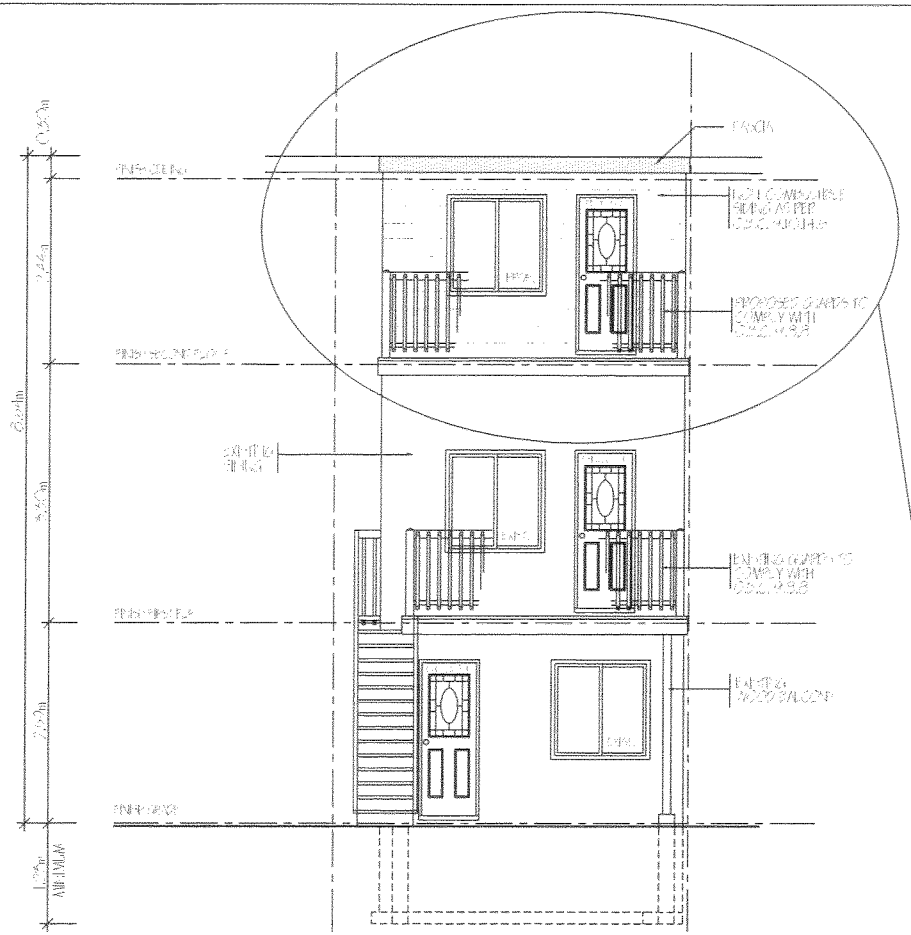

Rear Elevation

Scale:3/16" = 1'-0"
Scale: 1cm = 25.20cm



PROPOSED REAR SECOND STOREY 1.52m FRAME ADDITION

Front Elevation

Scale:3/16" = 1'-0"
Scale: 1cm = 25.20cm

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CLIENT: MR. and MRS. VEIGA	DATE: JANUARY 2012
PROJECT: 43 SHANNON STREET REAR SECOND FLOOR ADDITION	SCALE: 1cm = 25.20cm
	PROJECT No..

REVISIONS:
JUNE 12, 2012. REVISION 4.0
AUG 27, 2012. REVISION 5.0

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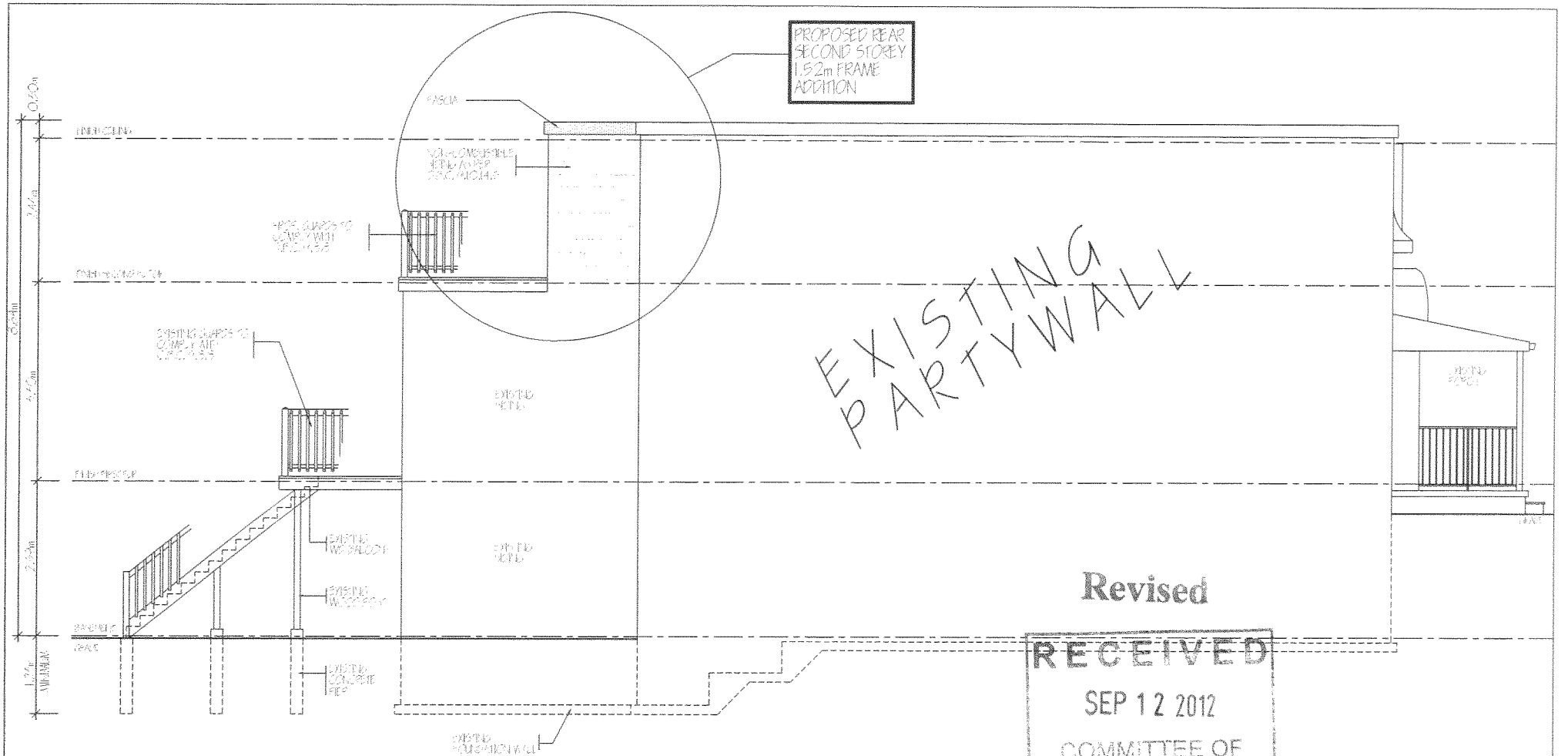

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Side Elevation

Scale:3/16" = 1'-0"
Scale: 1cm = 25.20cm

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GUARDRAIL / HANDRAIL	
RAIL @ INT LANDING	200mm (2'-11")
RAIL @ INT STAIR	800mm (2'-7")
RAIL @ EXT LANDING (GREATER THAN 1800 ABOVE FIN GRADE)	1070mm (3'-6")
RAIL @ EXT LANDING	900mm (2'-11")
RAIL @ EXT STAIR	900mm (2'-11")

ALL STAIRS EXTERIOR STAIRS	
MAX RISE	200mm (7 7/8")
MIN RUN	210mm (8 1/4")
MIN TREAD	235mm (9 1/4")
MAX NOSING	25mm (1")
MIN HEADROOM	1950mm (6'-5")
MIN WIDTH	860mm (2'-10")
MIN RUN	1[illegible]mm (5 7/8")
MIN AVG RUN	200mm (7 7/8")

CLIENT: MR. and MRS. VEIGA	DATE: JANUARY 2012	REVISIONS:
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REAR SECOND FLOOR ADDITION	PROJECT No.:	AUG 27, 2012. REVISION 5.0
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