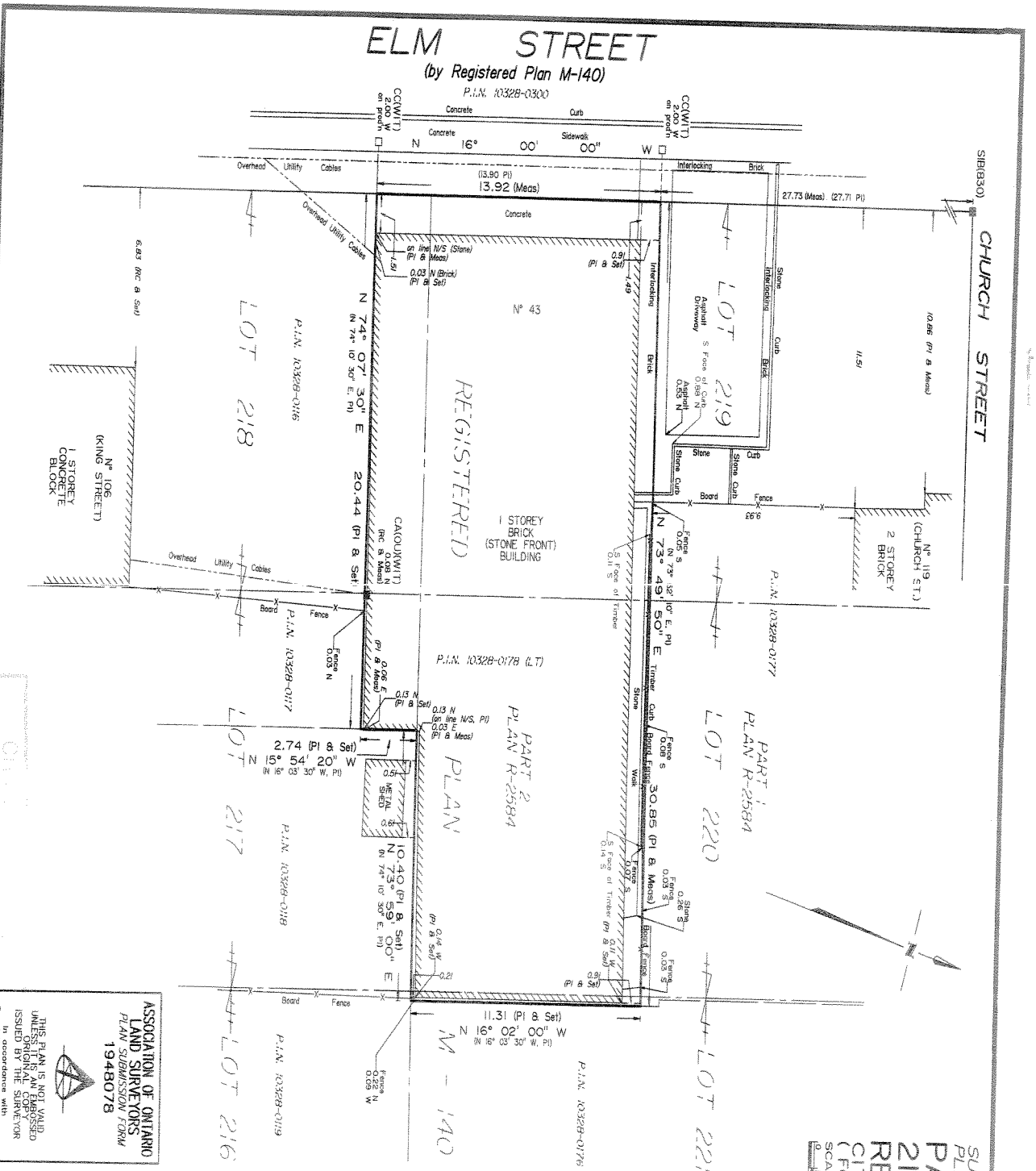


ELM STREET

(by Registered Plan M-140)

P.L.N. 10328-0300



SURVEYOR'S REAL PROPERTY REPORT
 PLAN OF
**PART OF LOTS 217, 218
 219, 220 AND 221
 REGISTERED PLAN M-140
 CITY OF TORONTO
 (FORMERLY CITY OF YORK)**
 SCALE 1" = 150'
 0 1 2 3 4 5 10 metres

NOTE
 1) THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED NOVEMBER 9TH, 2015.
 2) THIS PLAN AND REPORT WERE PREPARED FOR THE CLIENT AND ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

METRIC
 DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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BEARING NOTE
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO HAVING A BEARING OF 16° 00' 00" N 16° 00' 00" W AS SHOWN ON REGISTERED PLAN M-140

LEGEND

□	DENOTES	MONUMENT PLANTED
■	WIT	MONUMENT FOUND
CC	CLT CROSS	
IB	IRON BAR	
SB	STANDARD IRON BAR	
RP	CLT ARROW	
RC	REGISTERED PLAN M-140	
PI	PLAN DATED MAY 27TH, 1994	
B30	E.W. PETZOLD O.L.S.	
PI.N.	PROPERTY IDENTIFIER	

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR'S ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON OCTOBER 28TH, 2015.

DATE _____
 BRAD K. WARREN
 Ontario Land Surveyor

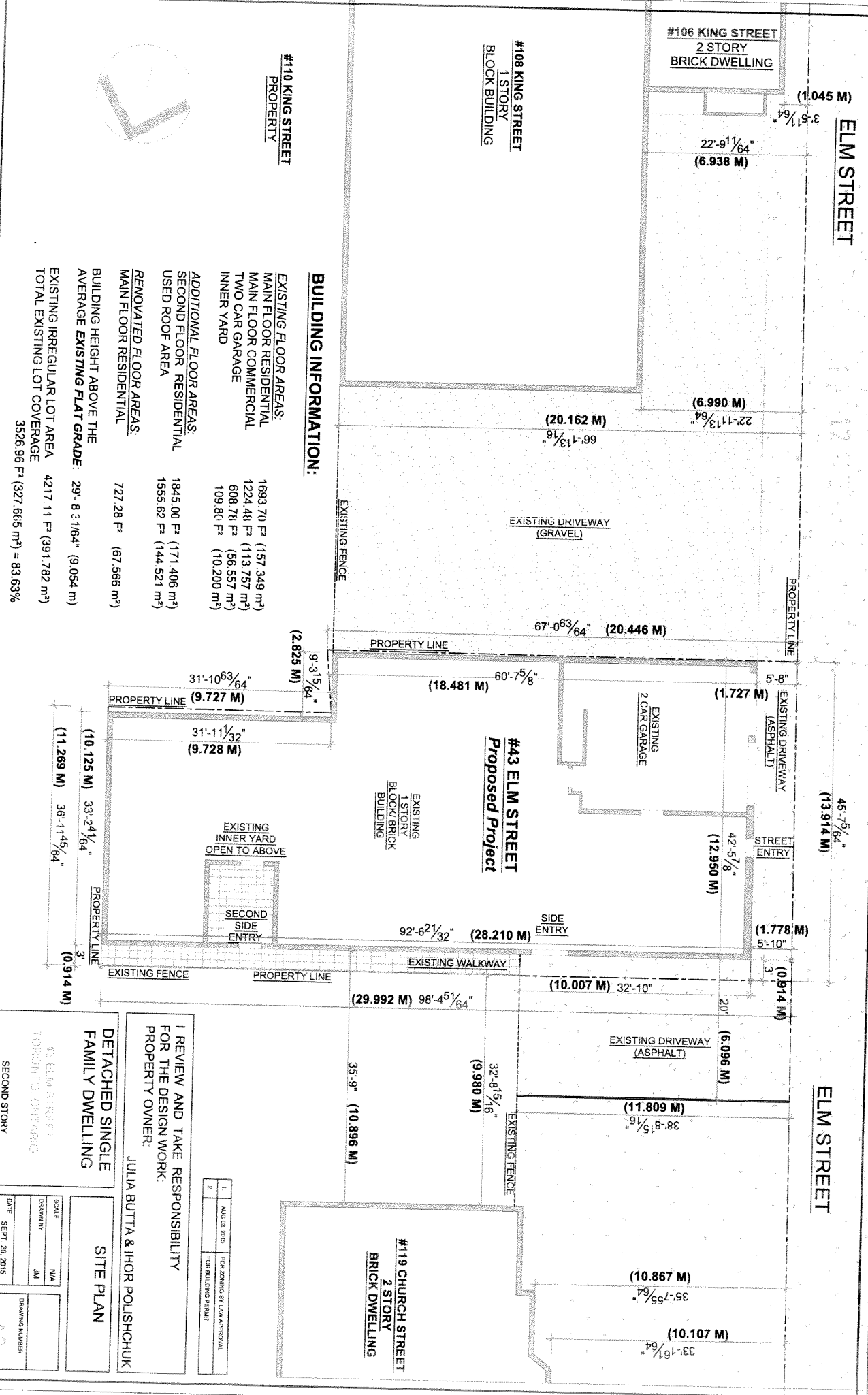
ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1948078

ISG | LAND SURVEY GROUP
 ONTARIO LAND SURVEYORS
 777 THE QUEENSWAY, UNIT 1, TORONTO, ONTARIO, M8Z 1N4
 TEL: 416-252-2511, 416-467-8023 FAX: 416-252-1199
 DRAWN: A. RYCHTER CHECKED BY: MM/AL PLAN NO.: LSG-3321
 www.landsurveygroup.com

10/1/2015

A663/15 YK

A663/15EYK



BUILDING INFORMATION:

EXISTING FLOOR AREAS:
 MAIN FLOOR RESIDENTIAL 1693.70 F² (157,349 m²)
 MAIN FLOOR COMMERCIAL 1224.48 F² (113,757 m²)
 TWO CAR GARAGE 608.78 F² (56,557 m²)
 INNER YARD 109.80 F² (10,200 m²)

ADDITIONAL FLOOR AREAS:
 SECOND FLOOR RESIDENTIAL 1845.00 F² (171,408 m²)
 USED ROOF AREA 1555.82 F² (144,521 m²)

RENOVATED FLOOR AREAS:
 MAIN FLOOR RESIDENTIAL 727.28 F² (67,566 m²)

BUILDING HEIGHT ABOVE THE AVERAGE EXISTING FLAT GRADE: 29'-8 3/16" (9.054 m)

EXISTING IRREGULAR LOT AREA 4217.11 F² (391,782 m²)
TOTAL EXISTING LOT COVERAGE 3526.96 F² (327,865 m²) = 83.63%

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK FOR PROPERTY OWNER:

JULIA BUTTA & IHOR POLISHCHUK

DETACHED SINGLE FAMILY DWELLING

SITE PLAN

43 ELM STREET TORONTO, ONTARIO

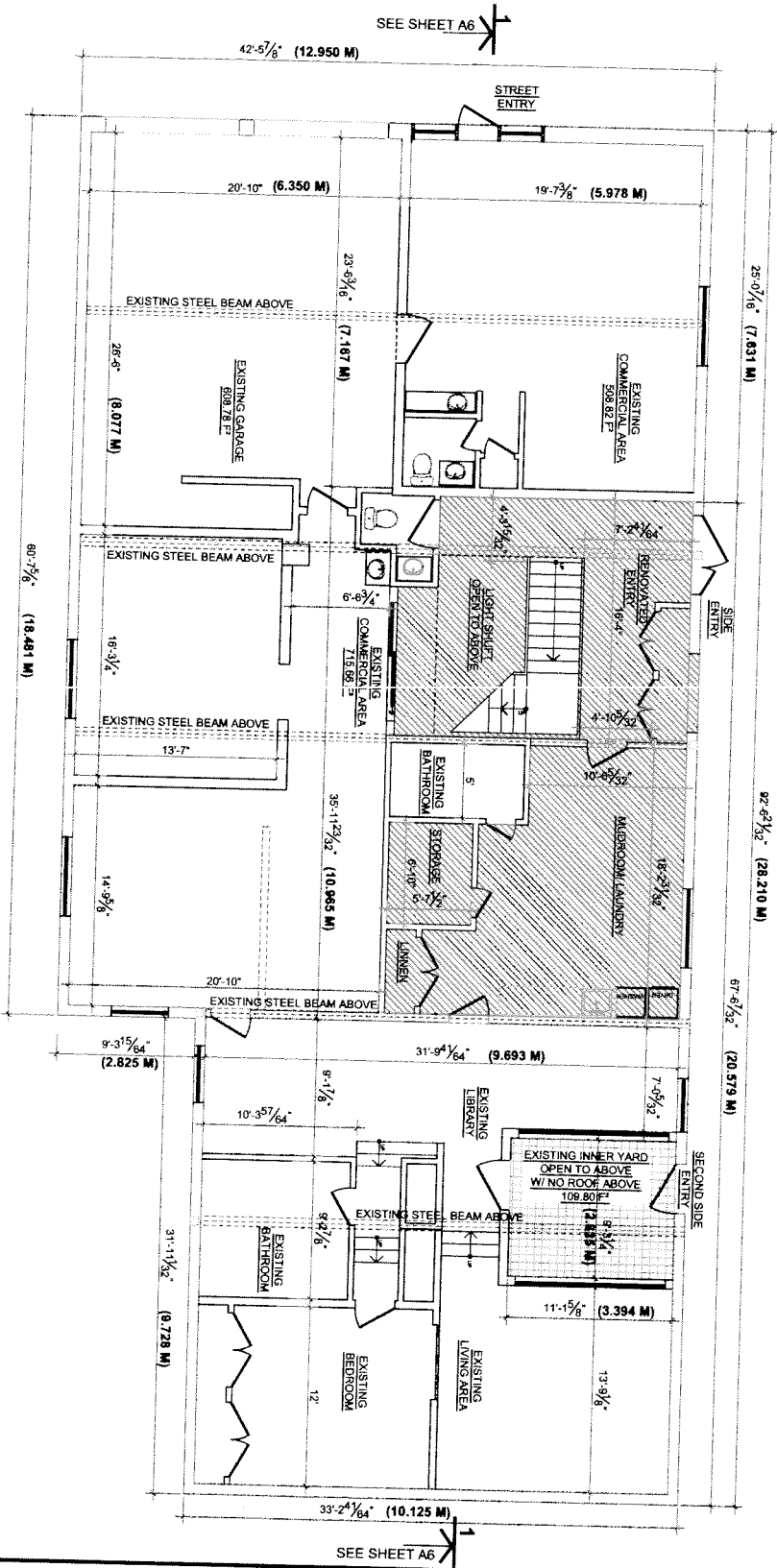
SECOND STORY ADDITION

1	AUG 01, 2015	FOR ZONING BY LAW APPROVAL
2		FOR BUILDING PERMIT

SCALE	N/A	DRAWING NUMBER
DRAWN BY	JM	
DATE	SEPT 28, 2015	
CADFILE	A3	

A2

A663/15EYK

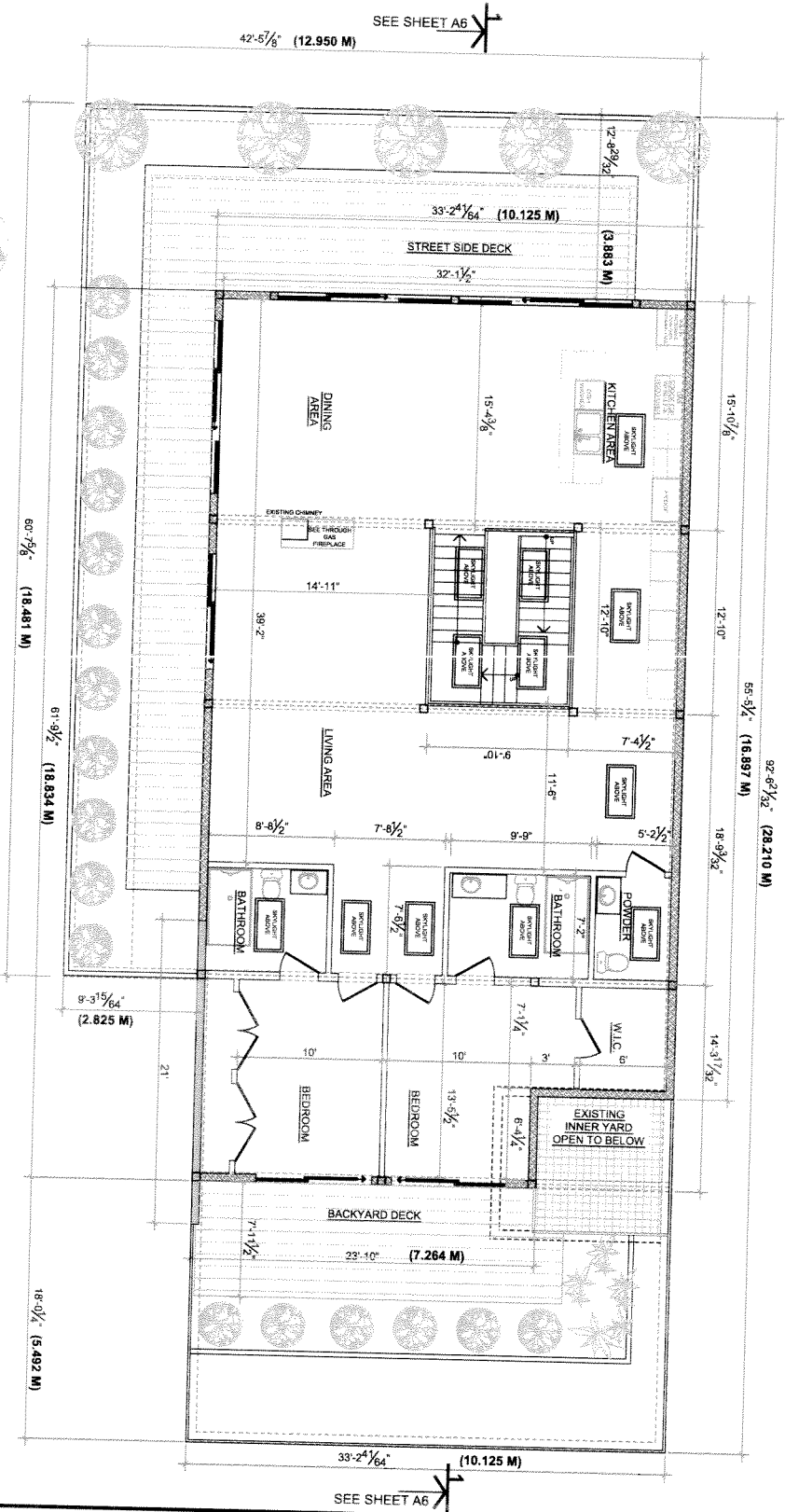


TOTAL RESIDENTIAL AREA.	1693.70 FT ² - 157,349 M ²
RENOVATED PROPOSED AREA.	727.28 FT ² - 67,566 M ²
TOTAL COMMERCIAL AREA.	1224.48 FT ² - 113,757 M ²
DOUBLE CAR GARAGE AREA.	608.78 FT ² - 56,557 M ²
TOTAL MAIN FLOOR AREA.	3526.96 FT ² - 327,665 M ²
EXISTING INNER YARD OPEN TO ABOVE W/ NO ROOF ABOVE	109.80 FT ² - 10,200 M ²

MAIN FLOOR PLAN

<p>43 ELM STREET TORONTO, ONTARIO</p> <p>SECOND STORY ADDITION</p>													
<p>MAIN FLOOR PLAN</p> <p>DETACHED SINGLE FAMILY DWELLING</p>	<p>I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK. PROPERTY OWNER JULIA BUTTA & IHOR POLISHCHUK</p>												
<p>SCALE: 1/8"</p> <p>DRAWN BY: JM</p> <p>DATE: SEPT 29 2015</p> <p>CAD FILE: A3</p>	<p>DRAWING NUMBER: A3</p>												
<p>AUG 03 2015 FOR ZONING BY-LAW APPROVAL</p> <table border="1" style="width: 100%;"> <thead> <tr> <th>REVISIONS</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		REVISIONS	DATE	DESCRIPTION									
REVISIONS	DATE	DESCRIPTION											

A663/15EYK



TOTAL RESIDENTIAL FLOOR AREA - 1845.00 F² - 171,406 M²

STREET ROOF AREA - 541.42 F²

SIDE ROOF AREA - 443.02 F²

BACKYARD ROOF AREA - 571.18 F²

TOTAL ROOF AREA - 1555.62 F² - 144,521 M²

SECOND FLOOR PLAN

DATE	DESCRIPTION

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK
 PROPERTY OWNER:
 JULIA BUTTA & HOIR POLISHCHUK

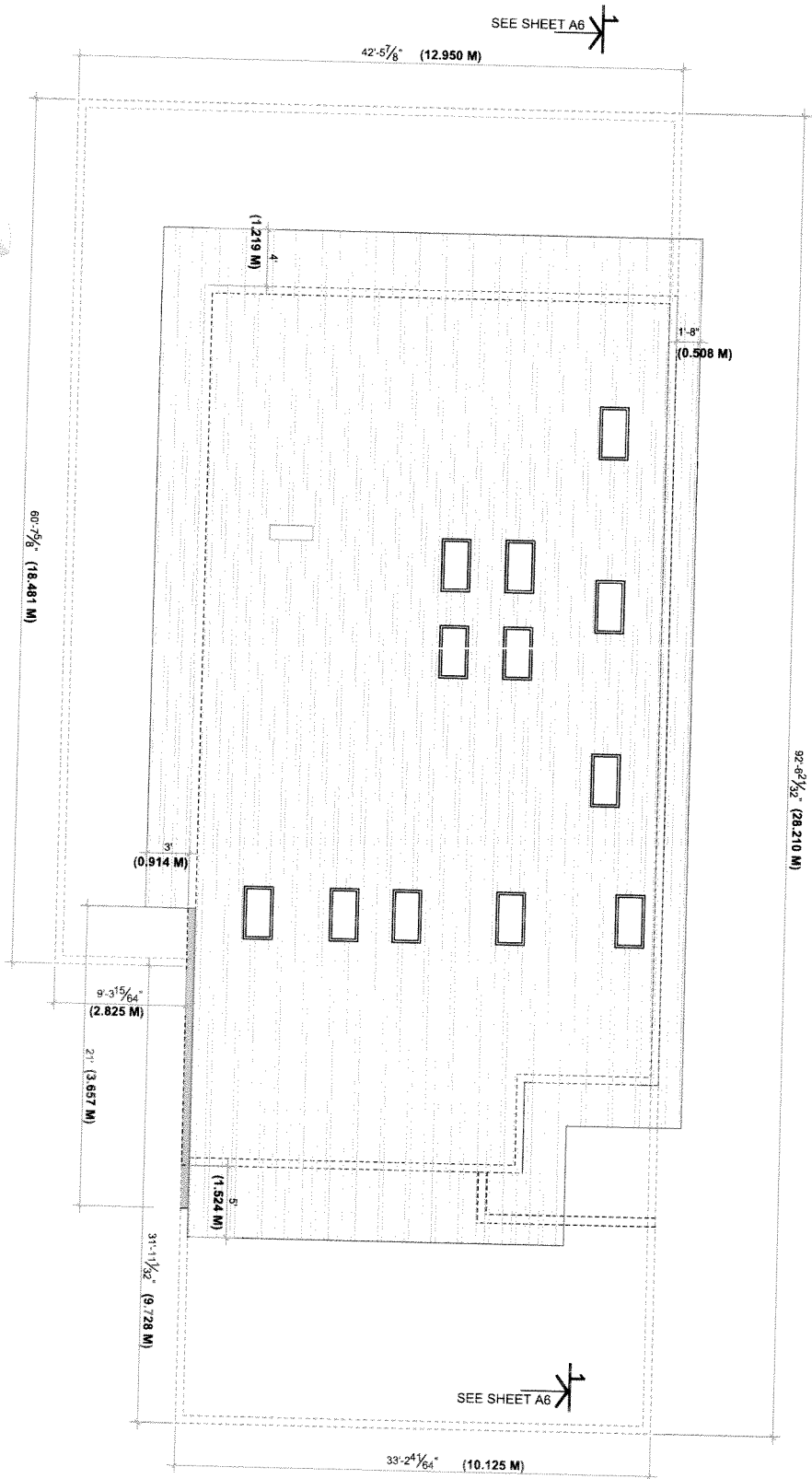
SECOND FLOOR PLAN
 DETACHED SINGLE FAMILY DWELLING

43 ELM STREET
 TORONTO, ONTARIO

SECOND STORY ADDITION

SCALE	1/8"	DRAWING NUMBER	A4
DRAWN BY	JJM		
DATE	SEPT 29 2015		
CAD FILE	A3		

A663/19EYK



ROOF PLAN

AUG 03 2015 FOR ZONING BY-LAW APPROVAL

DATE	DESCRIPTION

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK.
 PROPERTY OWNER:
 JULIA BUTTA & HOR POLISHCHUK

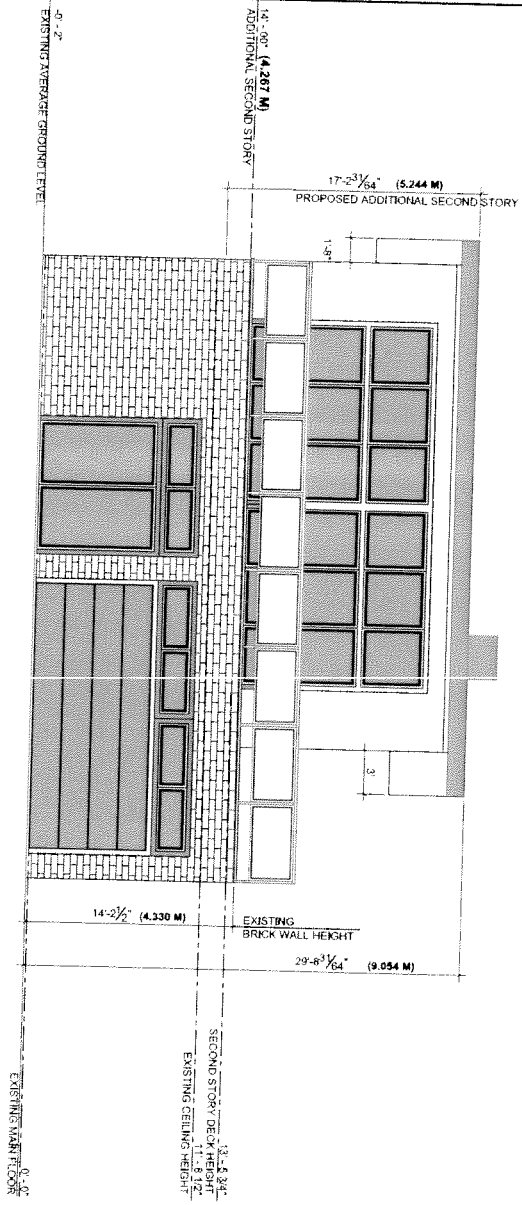
ROOF PLAN

DETACHED SINGLE FAMILY DWELLING
43 ELM STREET
TORONTO, ONTARIO

SECOND STORY ADDITION

SCALE	1/8"	DRAWING NUMBER	A5
DRAWN BY	JM		
DATE	SEPT 29 2015		
CAD FILE	A3		

A663/15EYK



STREET SIDE ELEVATION

AUG 03, 2015 FOR ZONING BY-LAW APPROVAL

DATE	DESCRIPTION

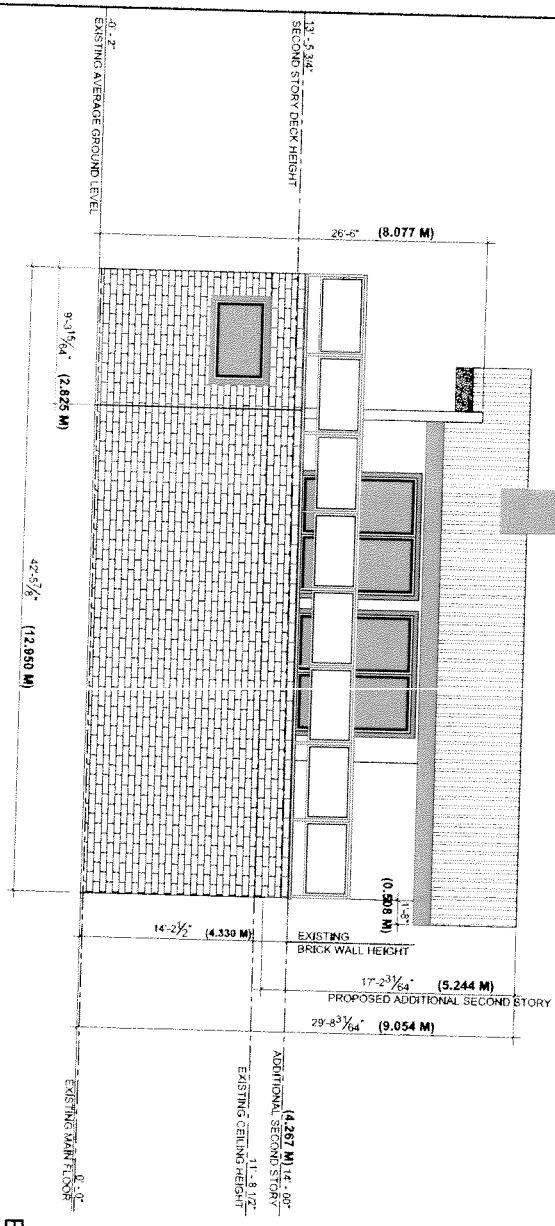
I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK.
 PROPERTY OWNER:
 JULIA BUTTA & IHOR POLISHCHUK

ELEVATIONS

DETACHED SINGLE FAMILY DWELLING
 43 ELM STREET
 TORONTO, ONTARIO
 SECOND STORY ADDITION

SCALE	1/8	DRAWING NUMBER	A7-1
DRAWN BY	JM		
DATE	SEPT 29, 2015		
CADFILE	A3		

A663/75-17K



BACK SIDE ELEVATION

AUG 03 2015 FOR ZONING BY-LAW APPROVAL	
DATE	DESCRIPTION
REVISIONS	
I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK. PROPERTY OWNER: JULIA BUTTA & HOR POLISHCHUK	
ELEVATIONS	
DETACHED SINGLE FAMILY DWELLING	
43 ELM STREET	
TORONTO, ONTARIO	
SECOND STORY ADDITION	
SCALE	1/8
DRAWN BY	JM
DATE	SEPT 29, 2015
CADFILE	A3
DRAWING NUMBER	A0-1