

A&Architects Inc.

A & Associates Architects Inc.
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ARCHITECTURAL DESIGN STUDIO
326 SHEPPARD AVENUE EAST, SUITE 200,
TORONTO, ONTARIO, CANADA, M2N 3B4
416.821.3960 WWW.ARCICA.COM

3049 BAYVIEW AVE.

3049 BAYVIEW AVE., TORONTO, ONTARIO

15-130

Issued for Review

Date: 25 January 2017

Architectural Drawing List

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A402	North Elevation		
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A405	Internal South Elevation		

**3049 Bayview Avenue
Toronto, Ontario**

**Project Statistics
15-130
January 24, 2017**

LEVELS	GCA/ Floor		ZBA : 7625				ZBA : 569-2013			
			Deductions		GFA		Deductions		GFA	
			m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²
Level 1-Ground	753.0	8,105			753.0	8,105			753.0	8,105
Level 2	813.0	8,751			813.0	8,751			813.0	8,751
Level 3	650.0	6,997			650.0	6,997			650.0	6,997
Basement	820.0	8,826	440.0	4,736.1	380.0	4,090	440.0	4,736.1	380.0	4,090
TOTAL GCA	3,036.0	32,679	440.0	4736	2,596.0	27,943	440.0	4736	2,596.0	27,943

Deductions: Parking Spaces

TOTAL GFA Excluding Parking Spaces Area	2596.0 m²	27,943 ft²
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SITE AREA	1768.0 m²	18,966 ft²
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Density(GFA/ Site Area)	ZBA : 7625	1.47
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Density(GFA/ Site Area)	ZBA : 7569-2013	1.47
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03 ISSUED FOR REVIEW	2017 01 25
02 ISSUED FOR REVIEW	2016 08 25
01 ISSUED FOR REZONING /OPA	2015 11 20
No. REVISIONS	Date

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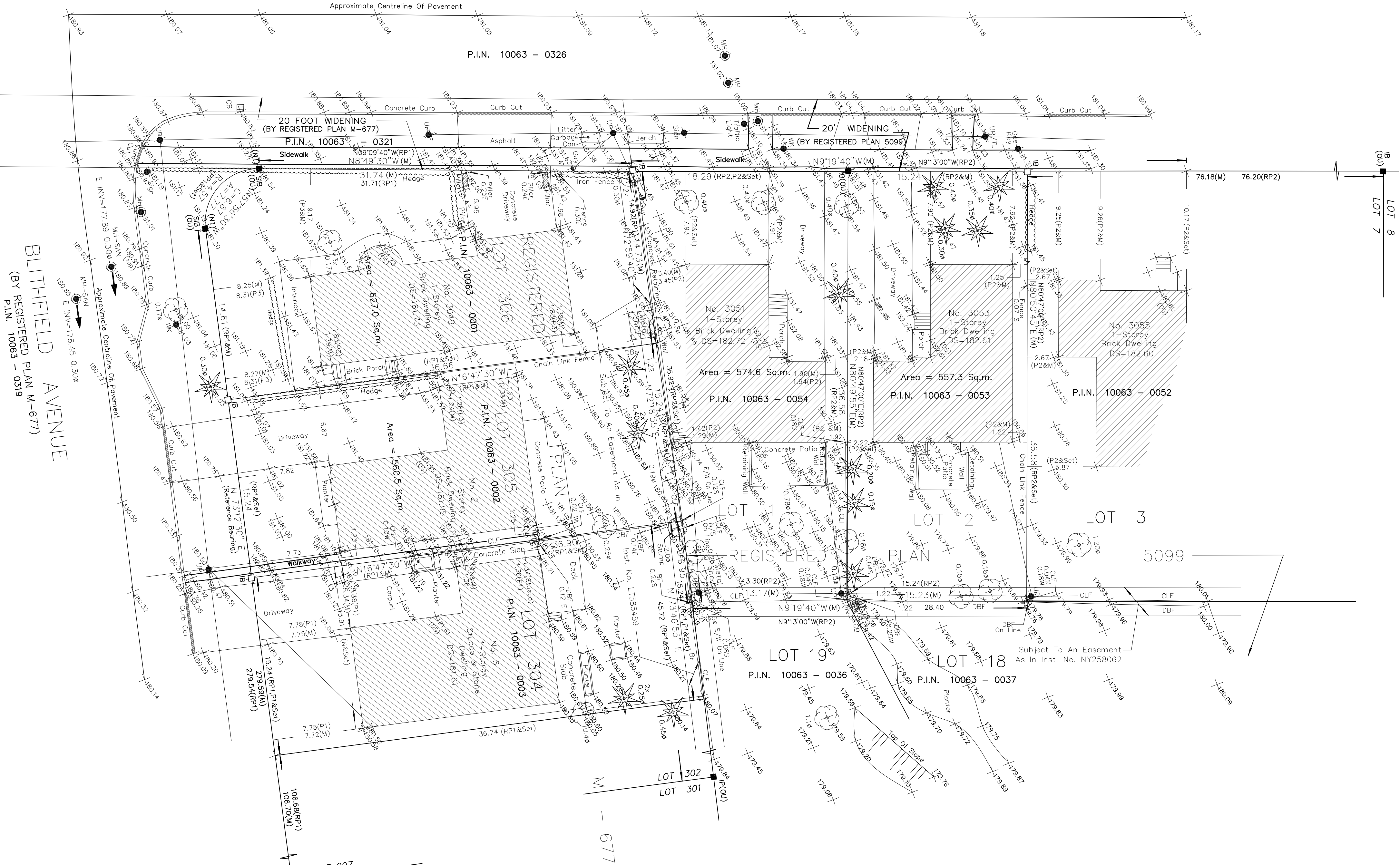
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Toronto, Ontario

Drawn PS	Scale NA
Checked AL	Date AUGUST 2015
Title SITE STATISTICS	
Project No. 15-130	Drawing No. A100

BAYVIEW AVENUE

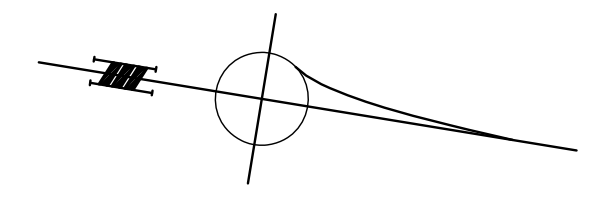
ROAD ALLOWANCE BETWEEN CONCESSION 1 AND CONCESSION 2 E.Y.S.

P.I.N. 10063 - 0326



BLITHFIELD AVENUE
(BY REGISTERED PLAN M-677)
P.I.N. 10063 - 0319

Note
PLAN UPDATED AUGUST 26, 2016 TO SHOW
ADDITIONAL ELEVATIONS



SURVEYOR'S REAL PROPERTY REPORT-PART 1
PLAN OF LOTS 1 AND 2
REGISTERED PLAN 5099
AND
LOTS 305 AND 306
REGISTERED PLAN M-677
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)

SCALE 1:250
0 1 2 3 4 5 10 15 20 metres

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ertl surveyors 2015
Ontario Land Surveyors

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

Part 2
SUBJECT TO UTILITY EASEMENTS AS
INST. No. NY258062 AND INST. No. LT585459
FENCES AS SHOWN
SURVEY PREPARED FOR: YASHAR FATEHI

Benchmark
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF
TORONTO BENCHMARK No. NY 32018 ELEVATION = 180.247 m

Notes
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
NORTHERLY LIMIT OF BLITHFIELD AVENUE, HAVING A BEARING
N 73°12'30"E AS SHOWN ON REGISTERED PLAN M-677

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IP DENOTES IRON PIPE
- IT DENOTES IRON TUBE
- CC DENOTES CUT CROSS
- OU DENOTES ORIGIN UNKNOWN
- WT DENOTES WITNESS
- M DENOTES MEASURED
- RP1 DENOTES REGISTERED PLAN M-677
- RP2 DENOTES REGISTERED PLAN 5099
- P1 DENOTES PLAN OF SURVEY BY D.S. MCINTOSH, O.L.S. DATED AUGUST 6TH, 1956
- P2 DENOTES PLAN OF SURVEY BY H. SEWELL, O.L.S. DATED MAY 25TH, 1959
- P3 DENOTES PLAN OF SURVEY BY F. SCHAEFFER & ASSOCIATES, O.L.S. DATED APRIL 18TH, 1958
- N DENOTES FIELD NOTES BY D. S. MCINTOSH, O.L.S. DATED JULY 23, 1956
- UP DENOTES UTILITY POLE
- OH DENOTES OVERHEAD WIRES
- MH DENOTES MANHOLE
- CB DENOTES CATCH BASIN
- WK DENOTES WATER KEY
- RW DENOTES RETAINING WALL
- GW DENOTES GUY WIRE
- WV DENOTES WATER VALVE
- GV DENOTES GAS VALVE
- DS DENOTES DOOR SILL
- BF DENOTES BOARD FENCE
- DBF DENOTES DOUBLE BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- PWF DENOTES POST & WIRE FENCE
- FDN DENOTES FOUNDATION
- IF DENOTES IRON FENCE
- TL DENOTES TRAFFIC LIGHT
- NT DENOTES NOT TANGENTIAL
- FH DENOTES FIRE HYDRANT
- DT DENOTES DECIDUOUS TREE
- CT DENOTES CONIFEROUS TREE
- EYS DENOTES EAST OF YONGE STREET
- N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST

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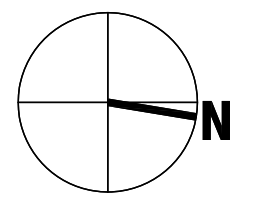
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Checked	AL	Date	AUGUST 2015

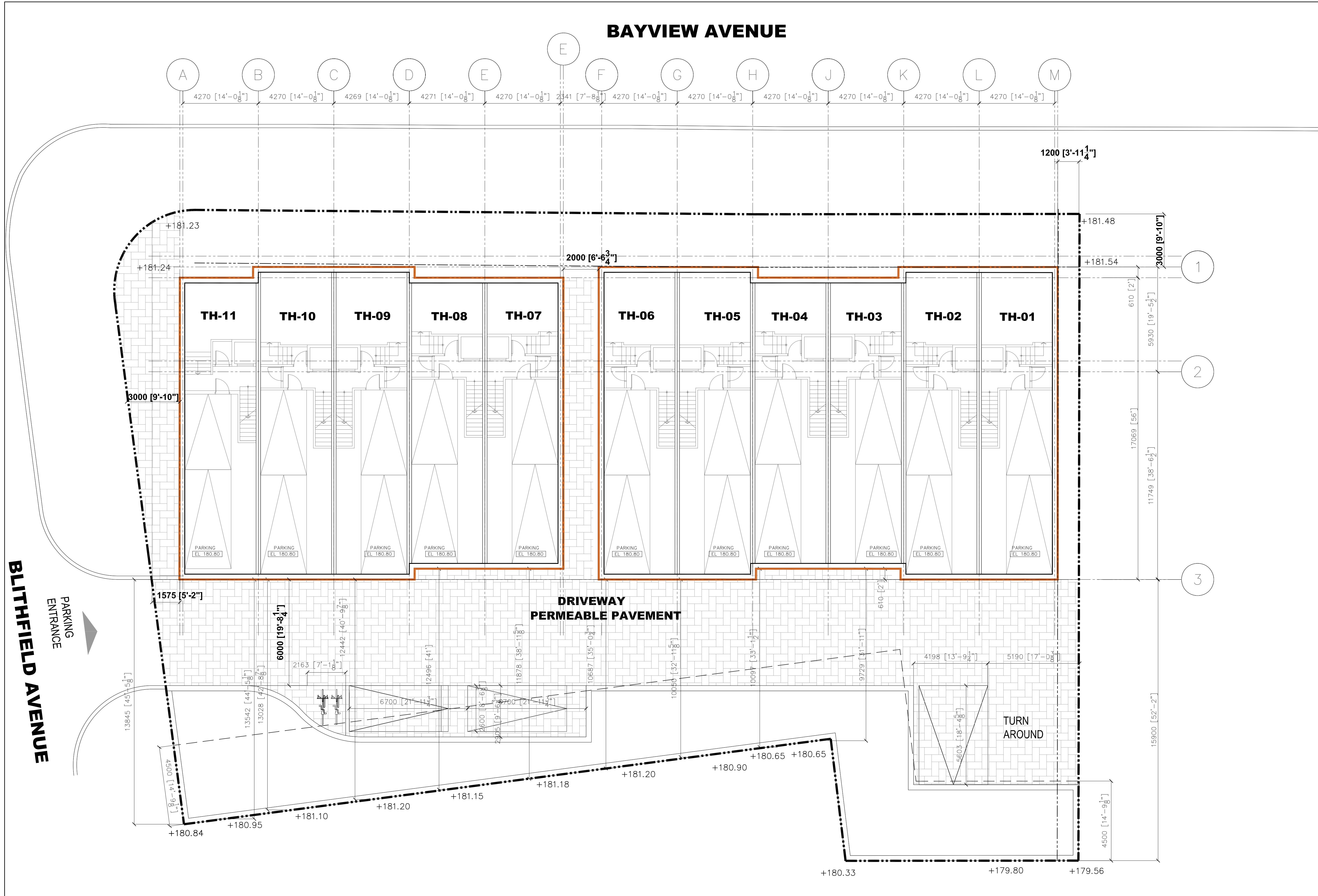
Title
SURVEY

Project No.	15-130	Drawing No.	A101
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Ontario Land Surveyors
www.es-ols.com

1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1
TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@es-ols.com
DRAWING : BAYVIEW AV. 3049-3053-BT.DWG PROJECT : 14224
CALC. BY S.M. YADOLLAHI, DRAWN BY DV, CHECKED BY GT/L. ERTL

BAYVIEW AVENUE



BLITHFIELD AVENUE

PARKING
ENTRANCE

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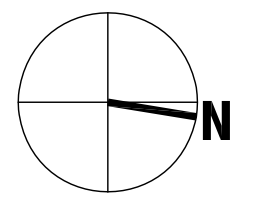
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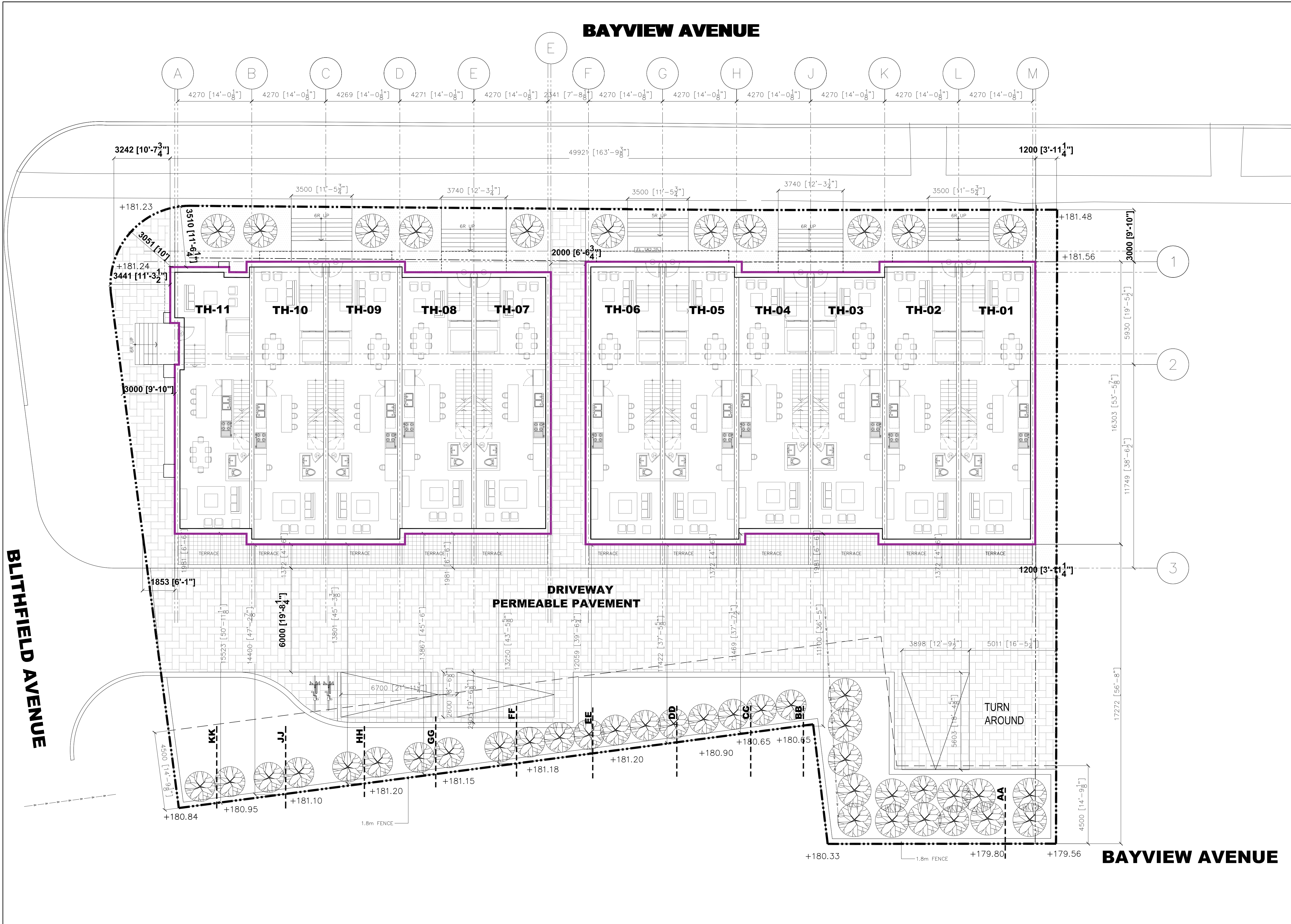


Drawn	PS	Scale	1:100
Checked	AL	Date	AUGUST 2015
Title	BASMENT FLOOR PLAN		

Project No.	15-130	Drawing No.	A200
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BAYVIEW AVENUE

BLITHFIELD AVENUE



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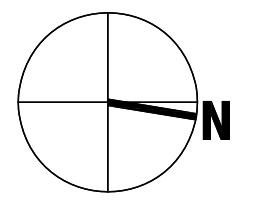
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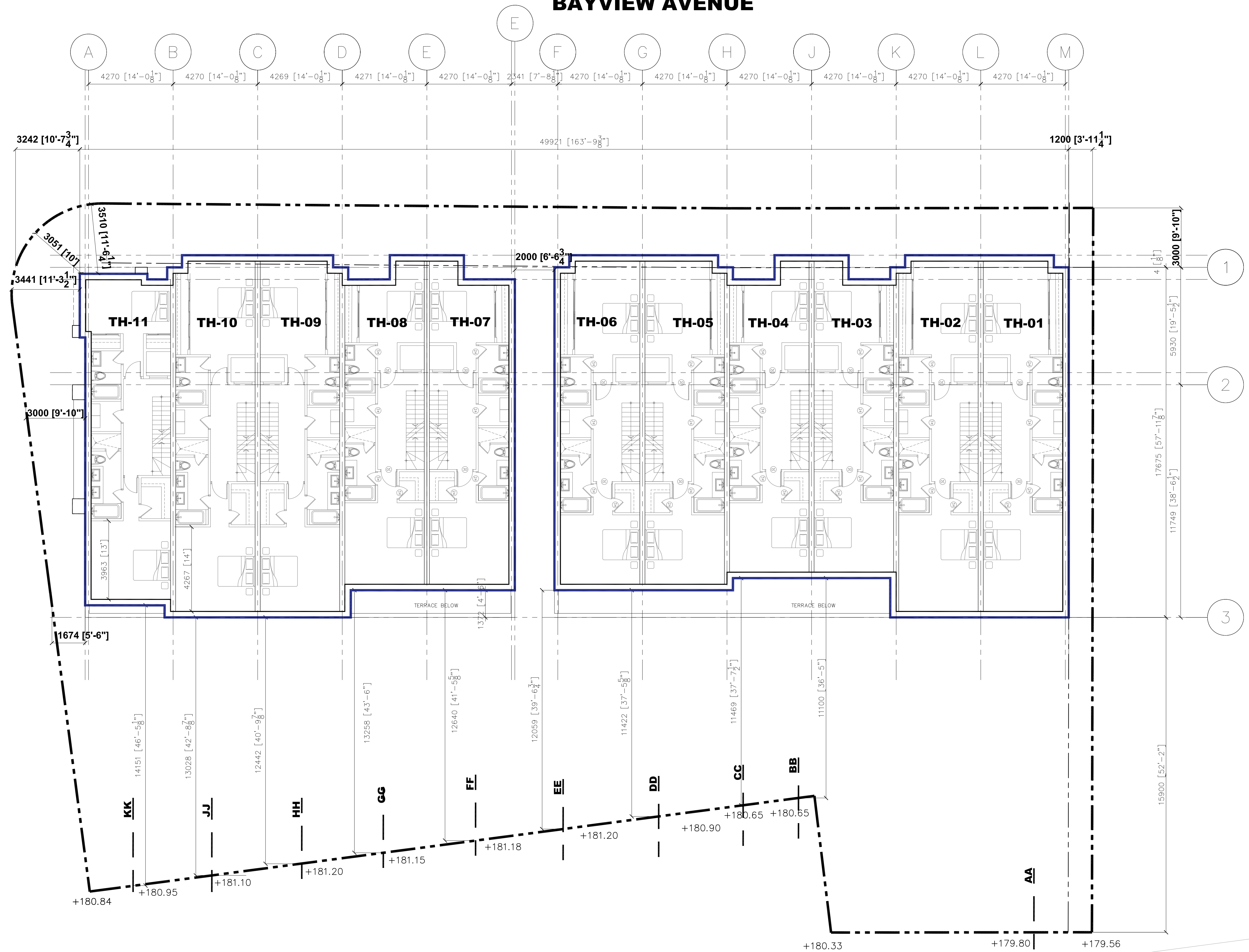


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Checked	AL	Date	AUGUST 2015

GROUND FLOOR PLAN

Project No.	15-130	Drawing No.	A201
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BAYVIEW AVENUE



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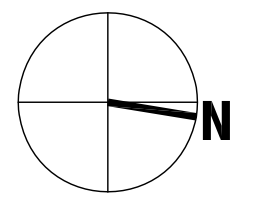
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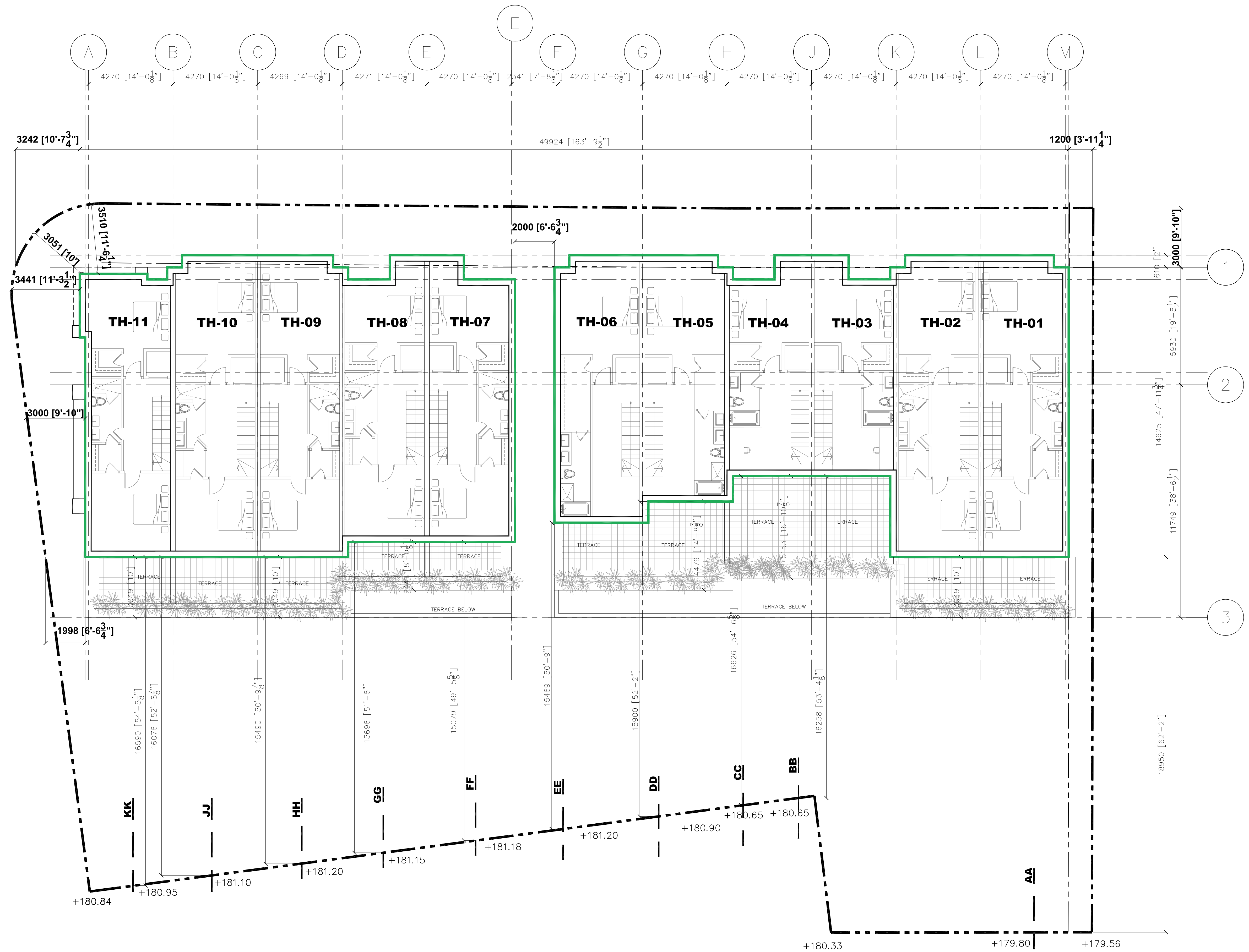
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Title	SECOND FLOOR PLAN		

Project No.	15-130	Drawing No.	A202
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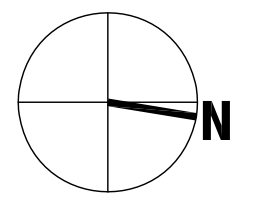
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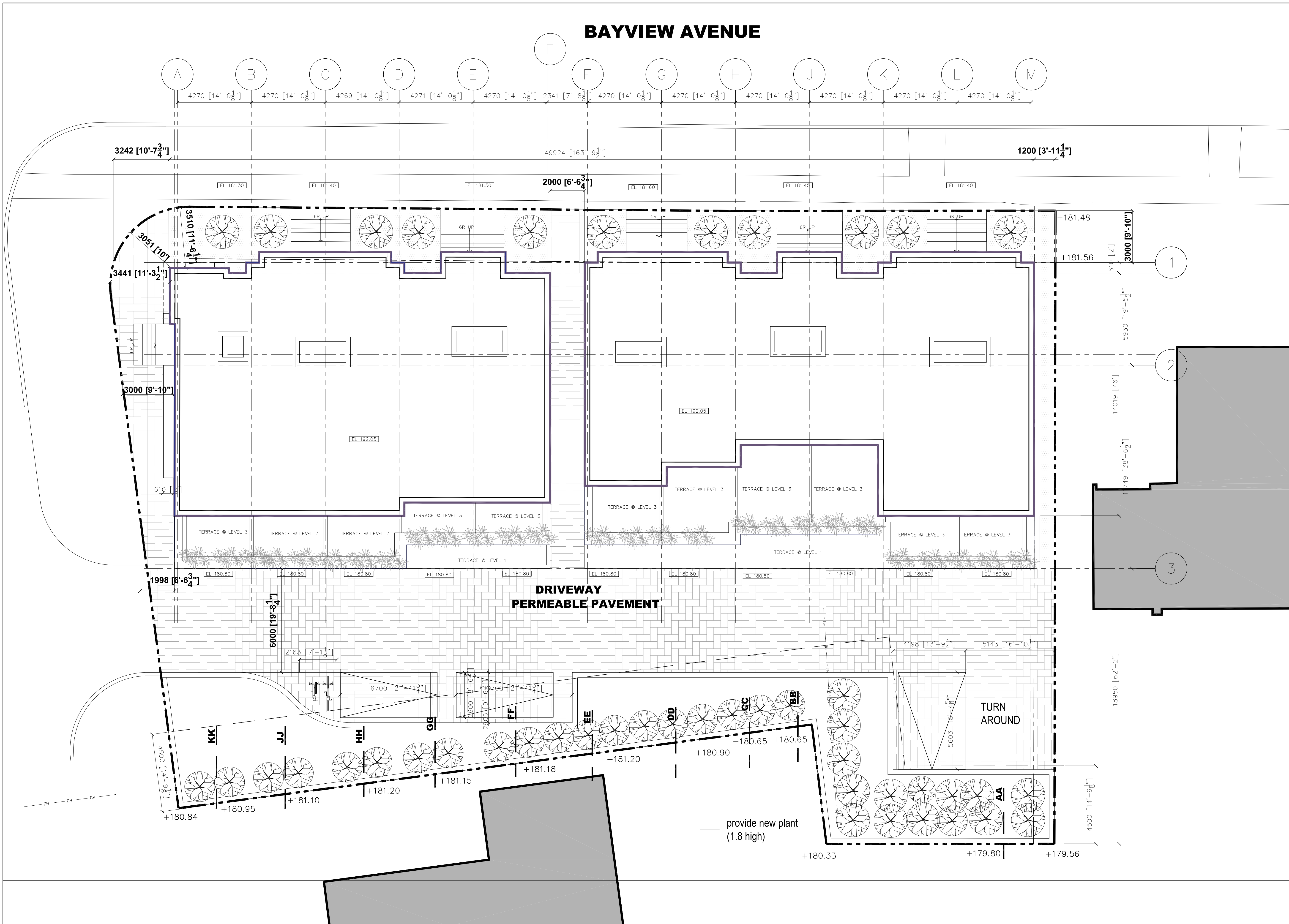


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Checked	AL	Date	AUGUST 2015
Title			

THIRD FLOOR PLAN

Project No.	15-130	Drawing No.	A203
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BAYVIEW AVENUE

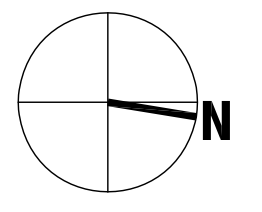


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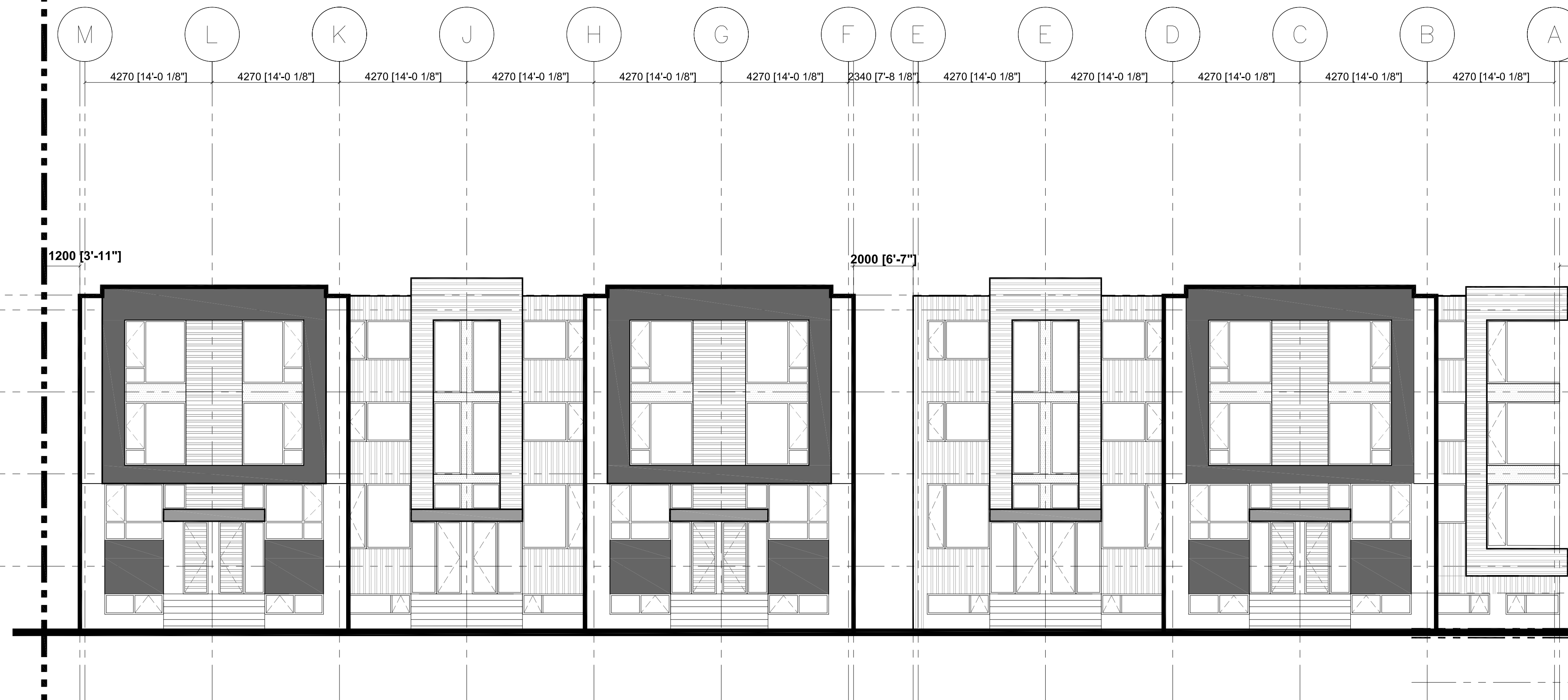
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Checked	AL	Date	AUGUST 2015
Title			

ROOF PLAN	
Project No.	Drawing No.
15-130	A204

PROPERTY LINE



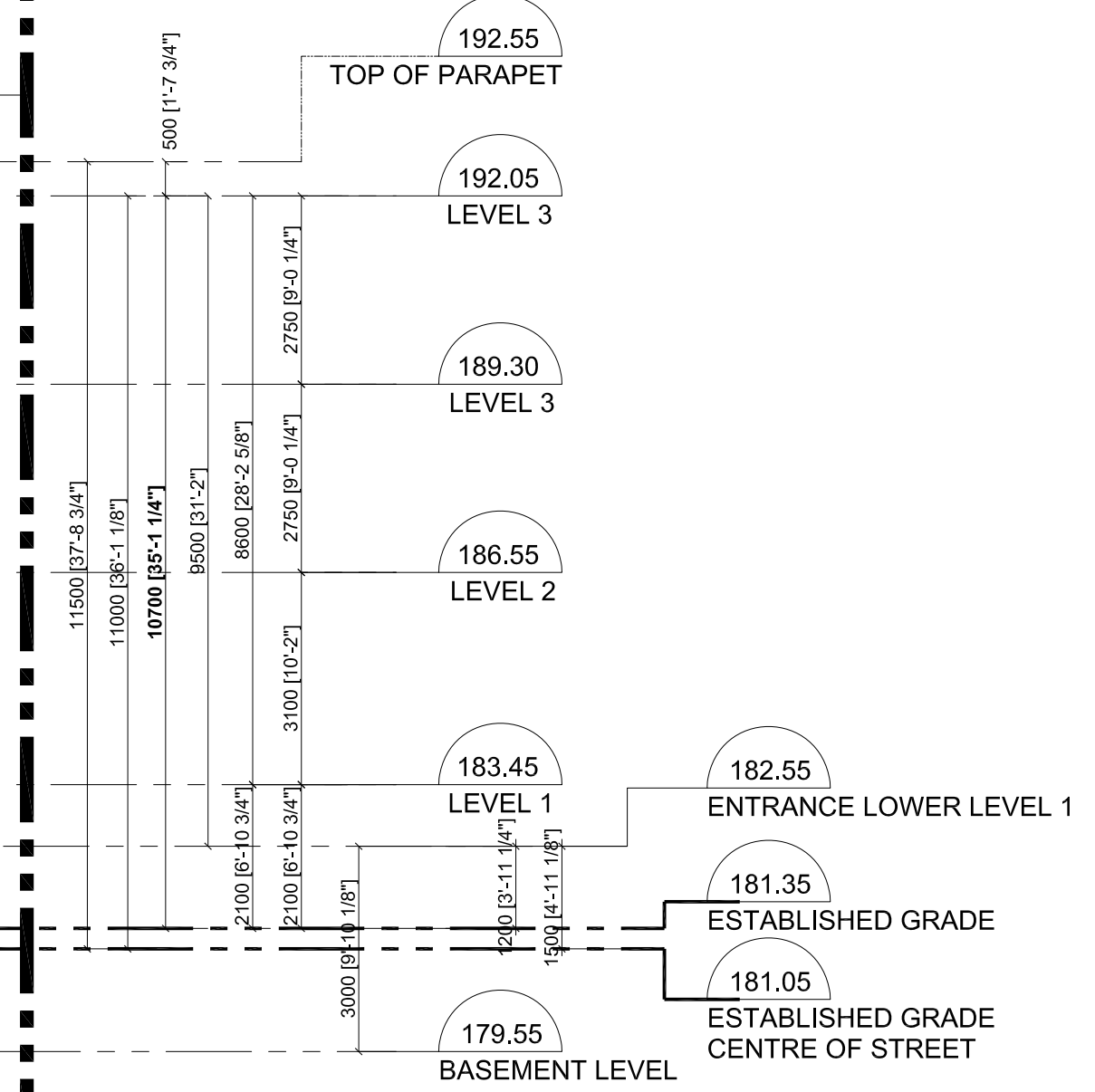
1200 [3'-11"]

2000 [6'-7"]

3242 [10'-8"]
VARIES

PROPERTY LINE

BAYVIEW AVENUE



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Checked	AL	Date	AUGUST 2015

WEST ELEVATION (FRONT)

Project No.	1.5-130	Drawing No.	A400
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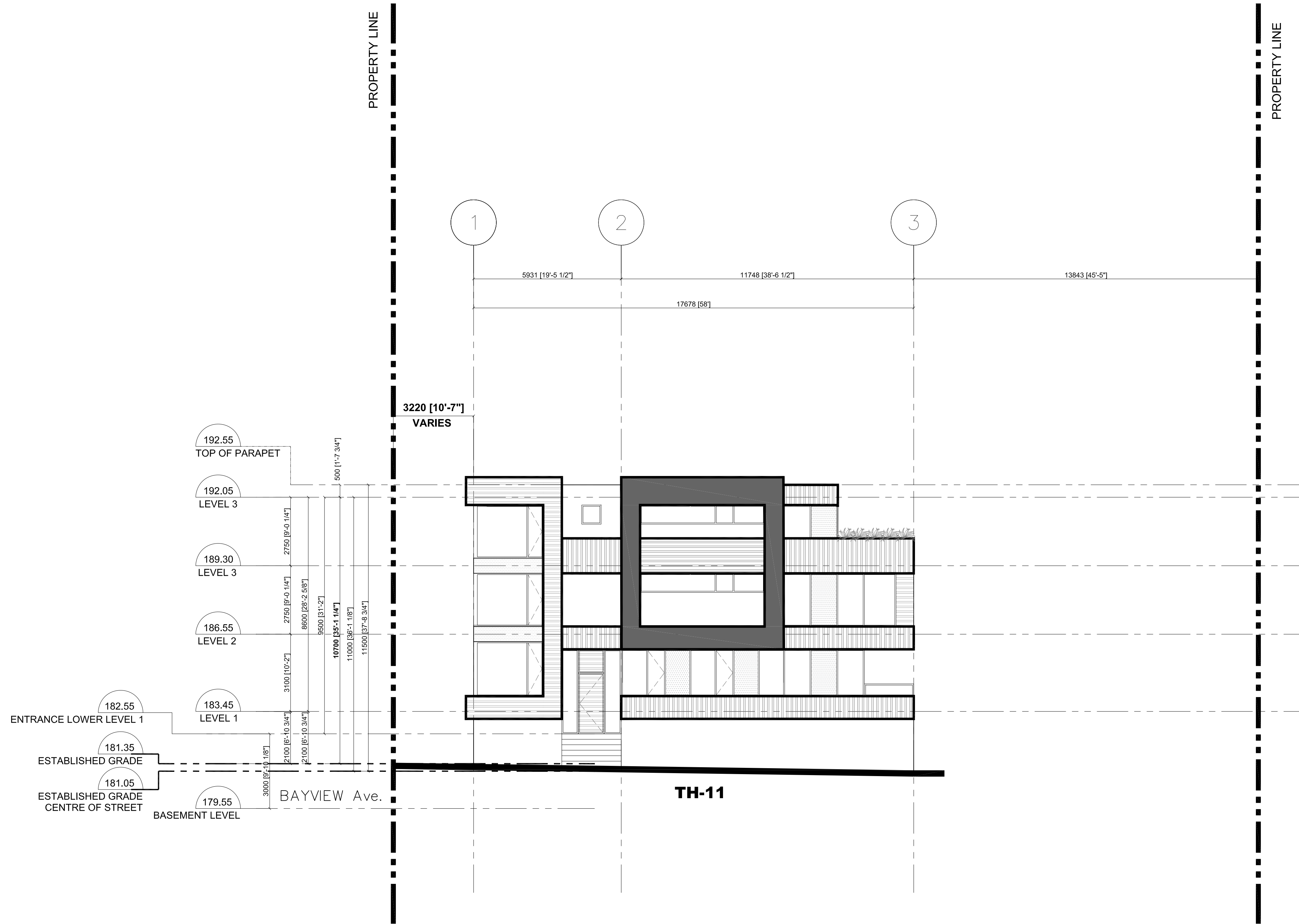
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EAST ELEVATION

Project No.	15-130	Drawing No.	A401
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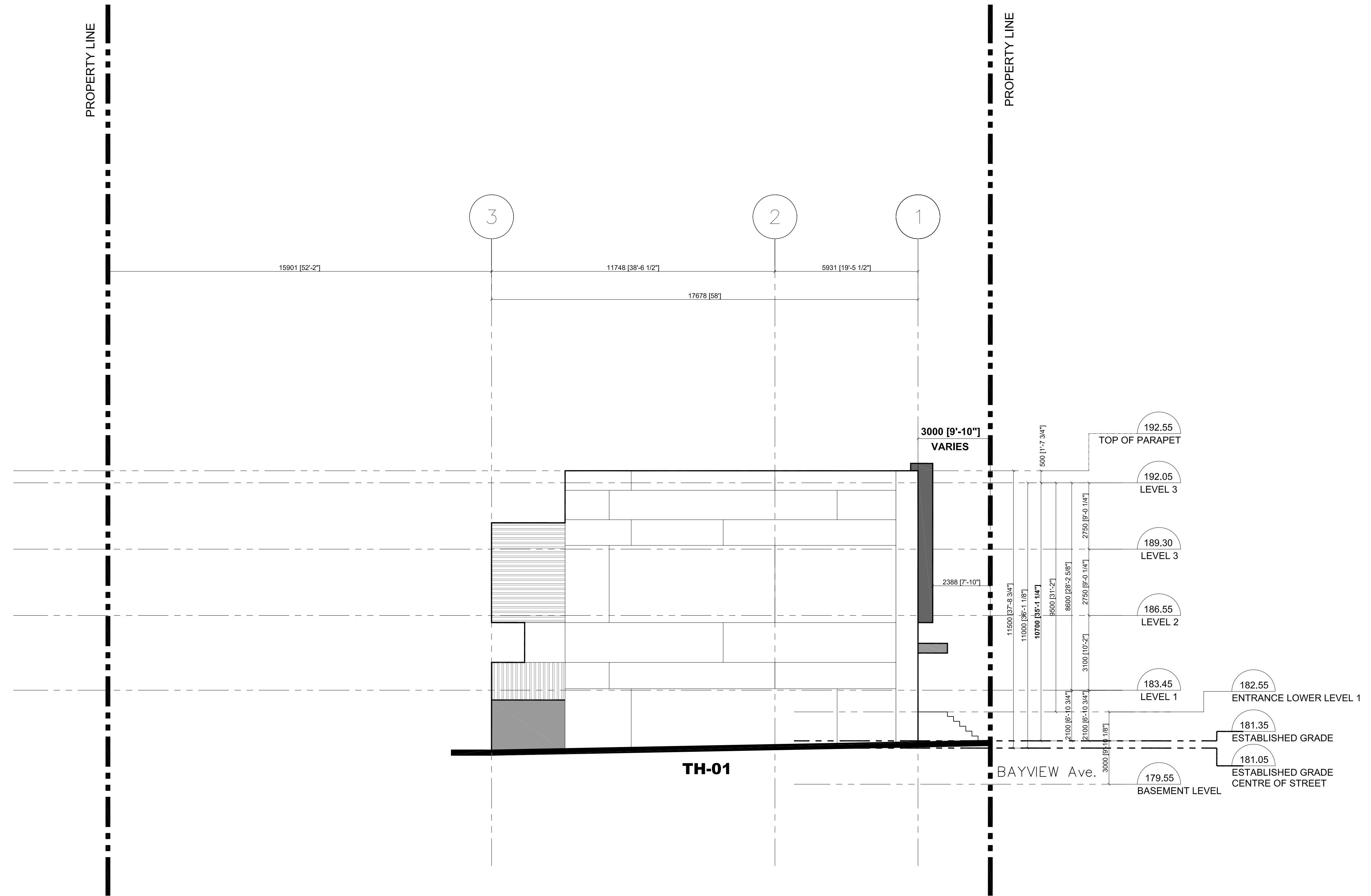
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NORTH ELEVATION

Project No.	15-130	Drawing No.	A402
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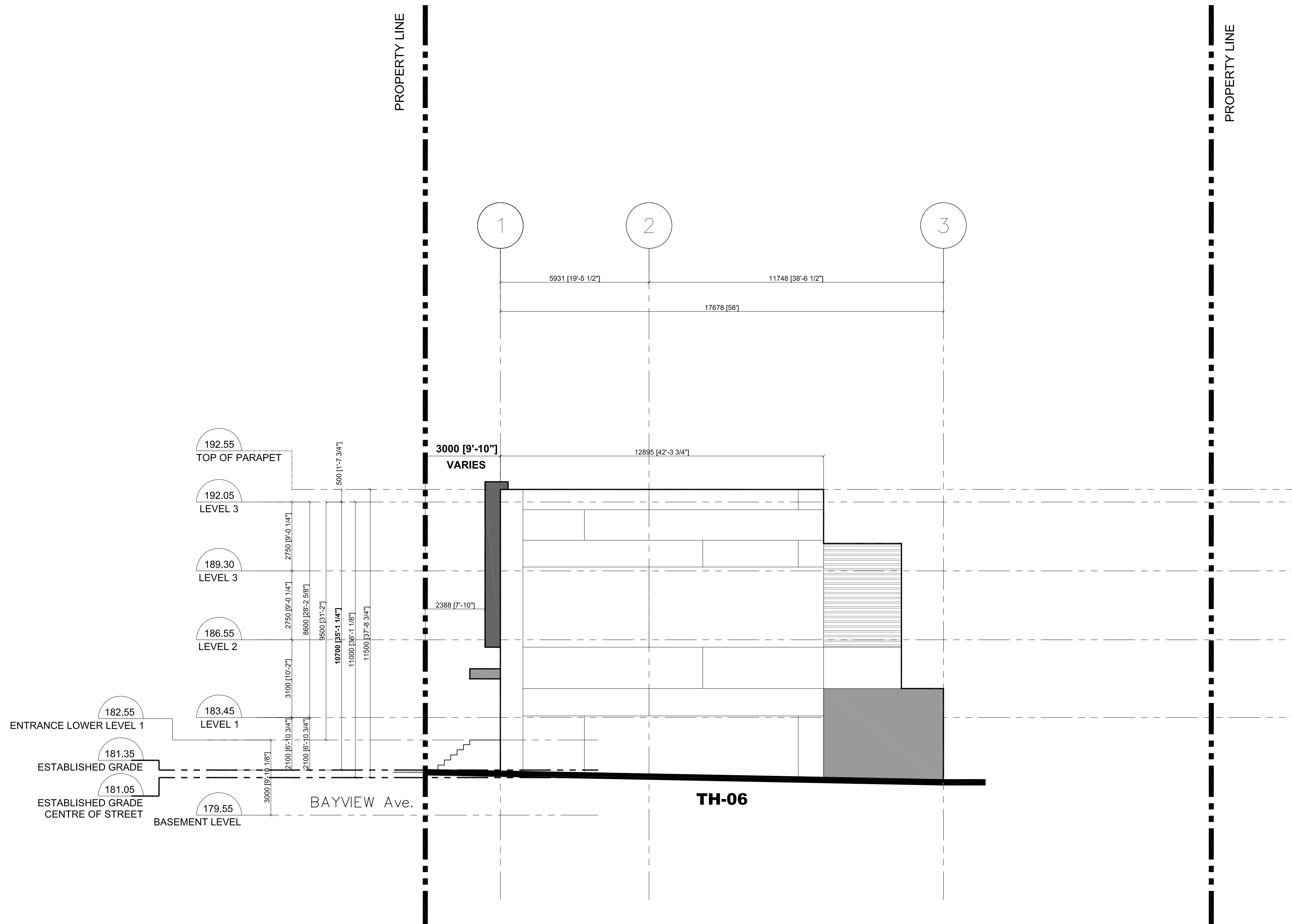
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Drawn	PS	Scale	1:100
Checked	AL	Date	AUGUST 2015

Title
SOUTH ELEVATION

Project No.	15-130	Drawing No.	A403
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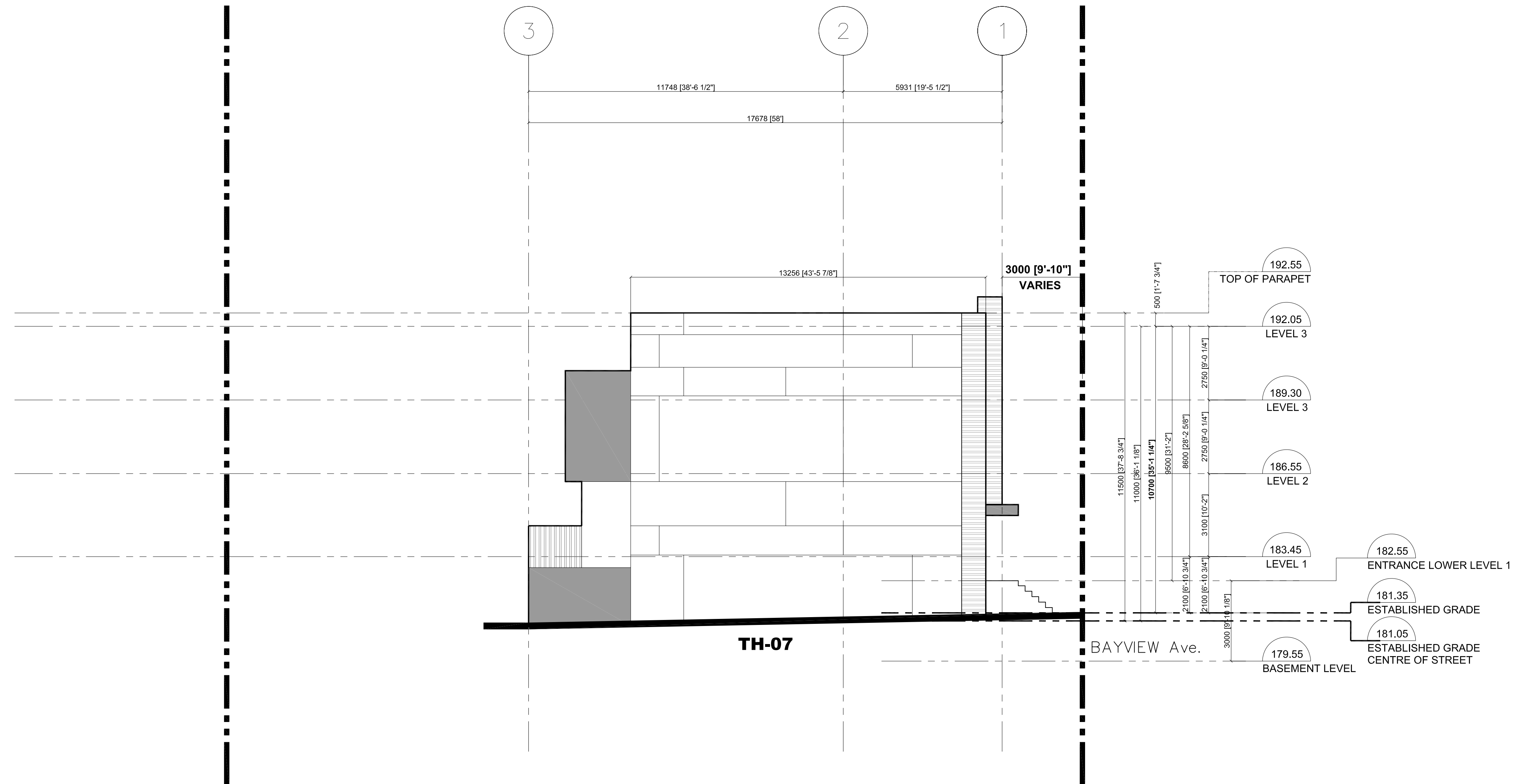
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Title
INTERNAL NORTH ELEVATION

Project No.	15-130	Drawing No.	A404
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PROPERTY LINE

PROPERTY LINE



03	ISSUED FOR REVIEW	2017 01 25
02	ISSUED FOR REVIEW	2016 08 25
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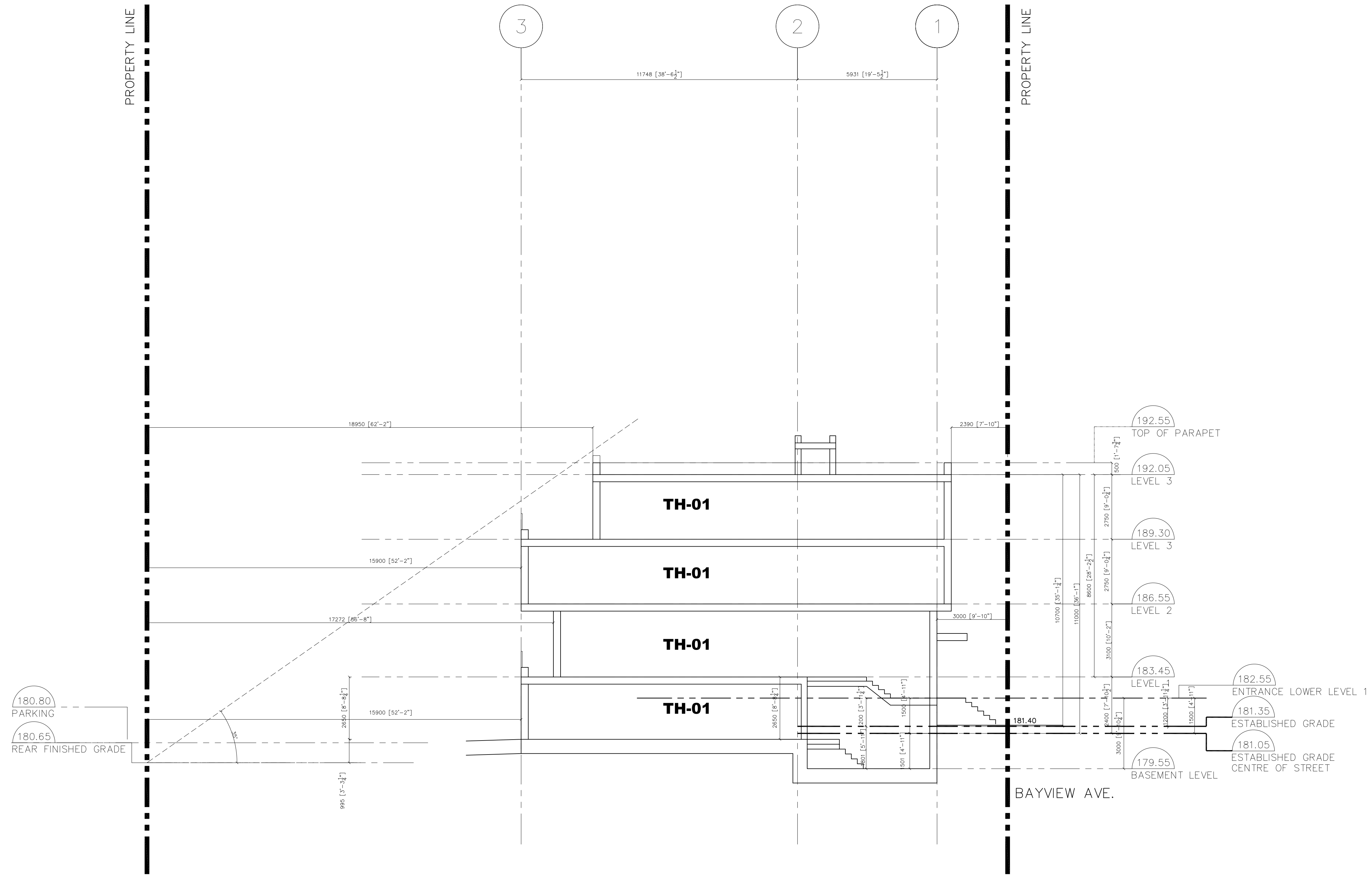
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INTERNAL SOUTH ELEVATION

Project No.	15-130	Drawing No.	A405
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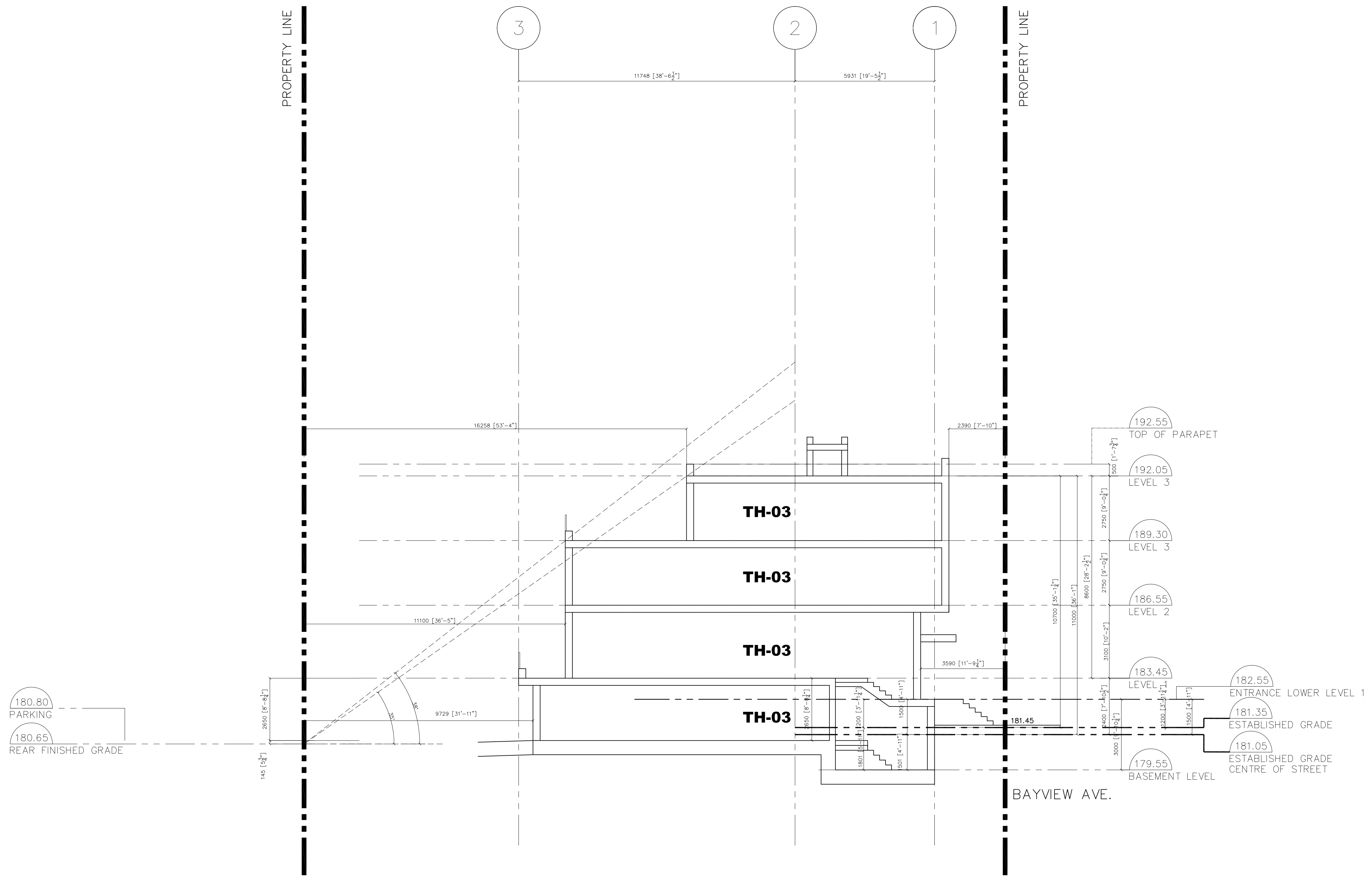
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Title

SECTION AA - UNIT 01

Project No.	15-130	Drawing No.	A410
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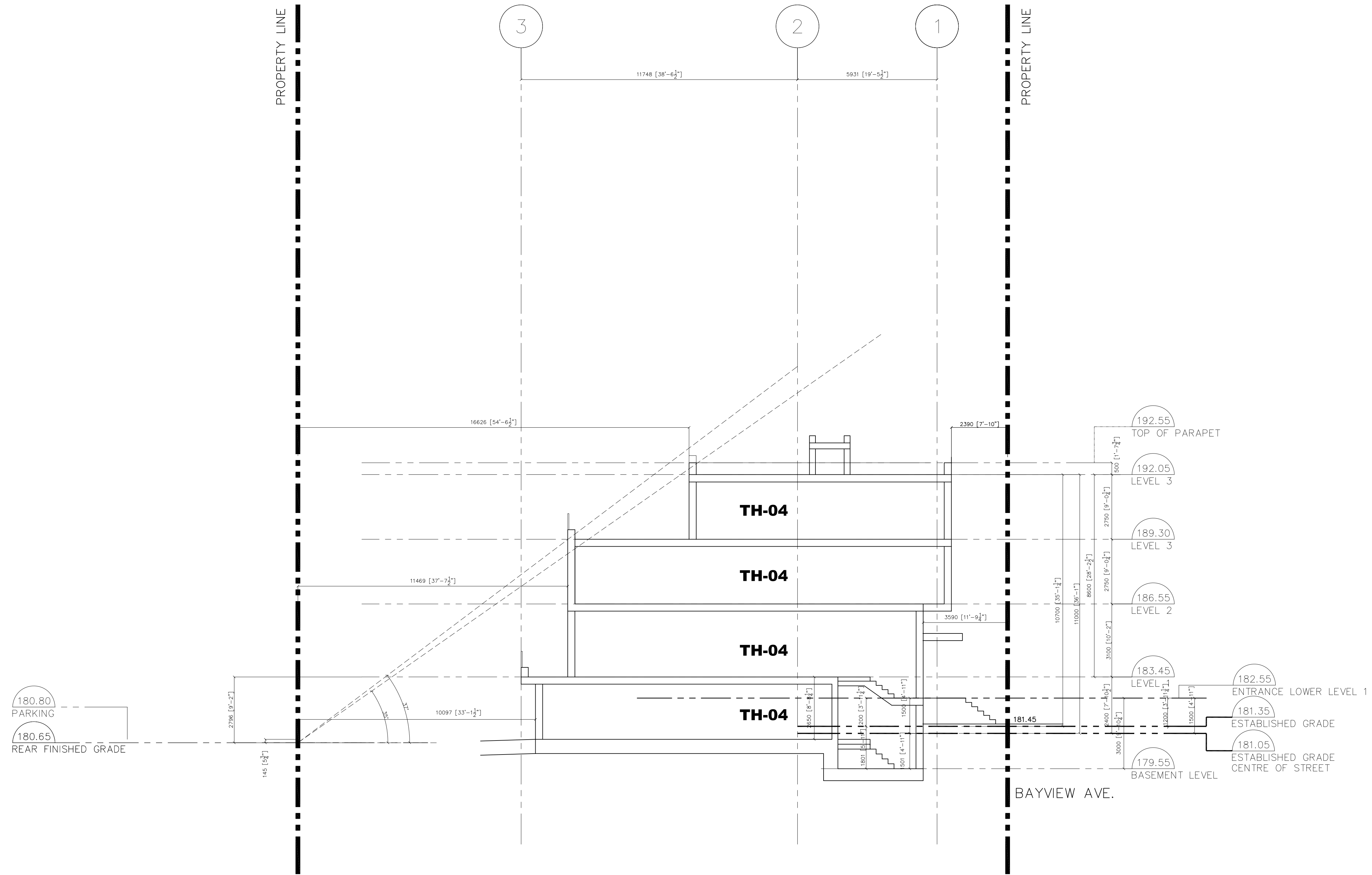
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Title

SECTION BB - UNIT 03

Project No.	15-130	Drawing No.	A411
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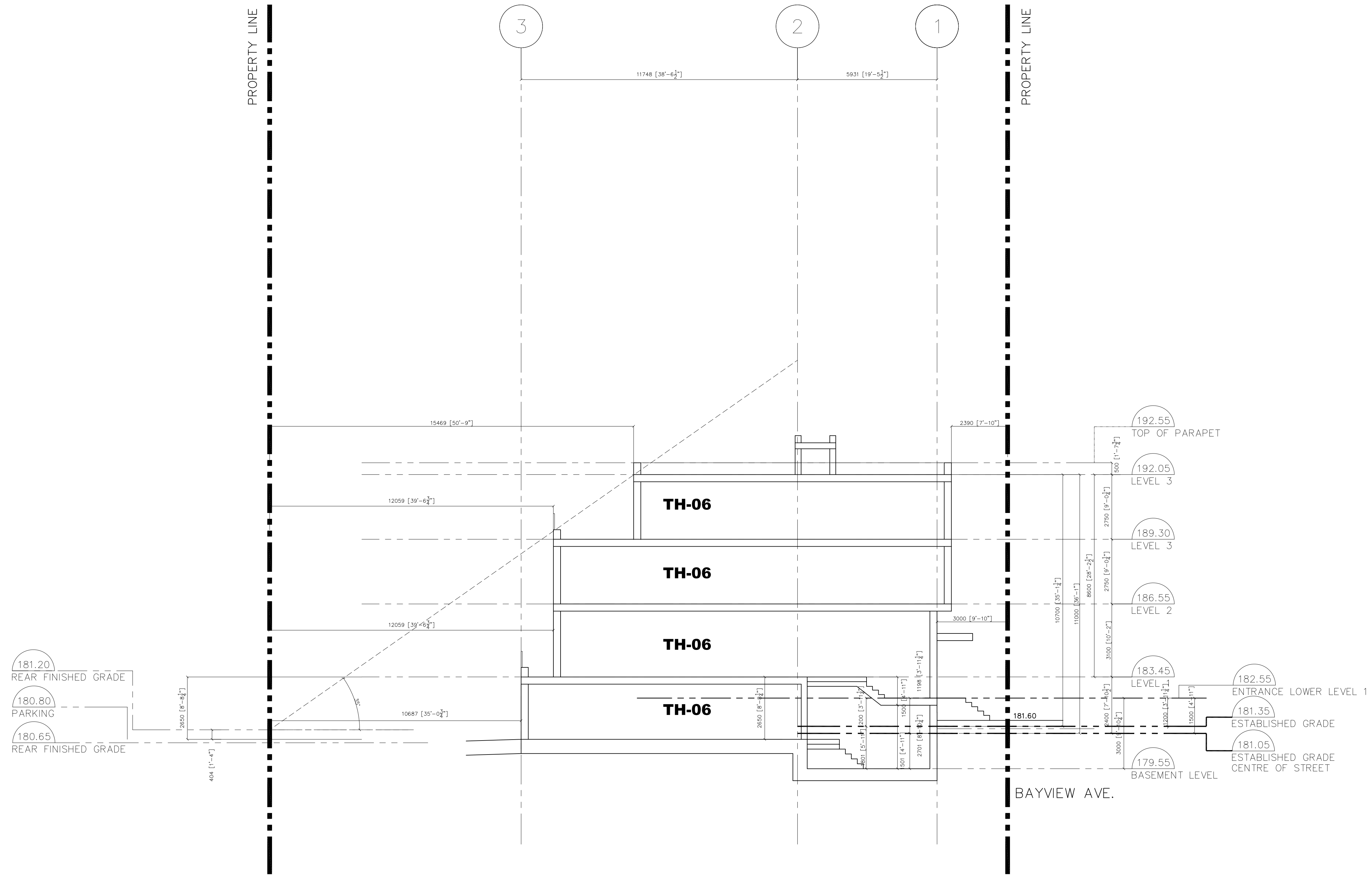
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SECTION CC - UNIT 04

Project No.	15-130	Drawing No.	A412
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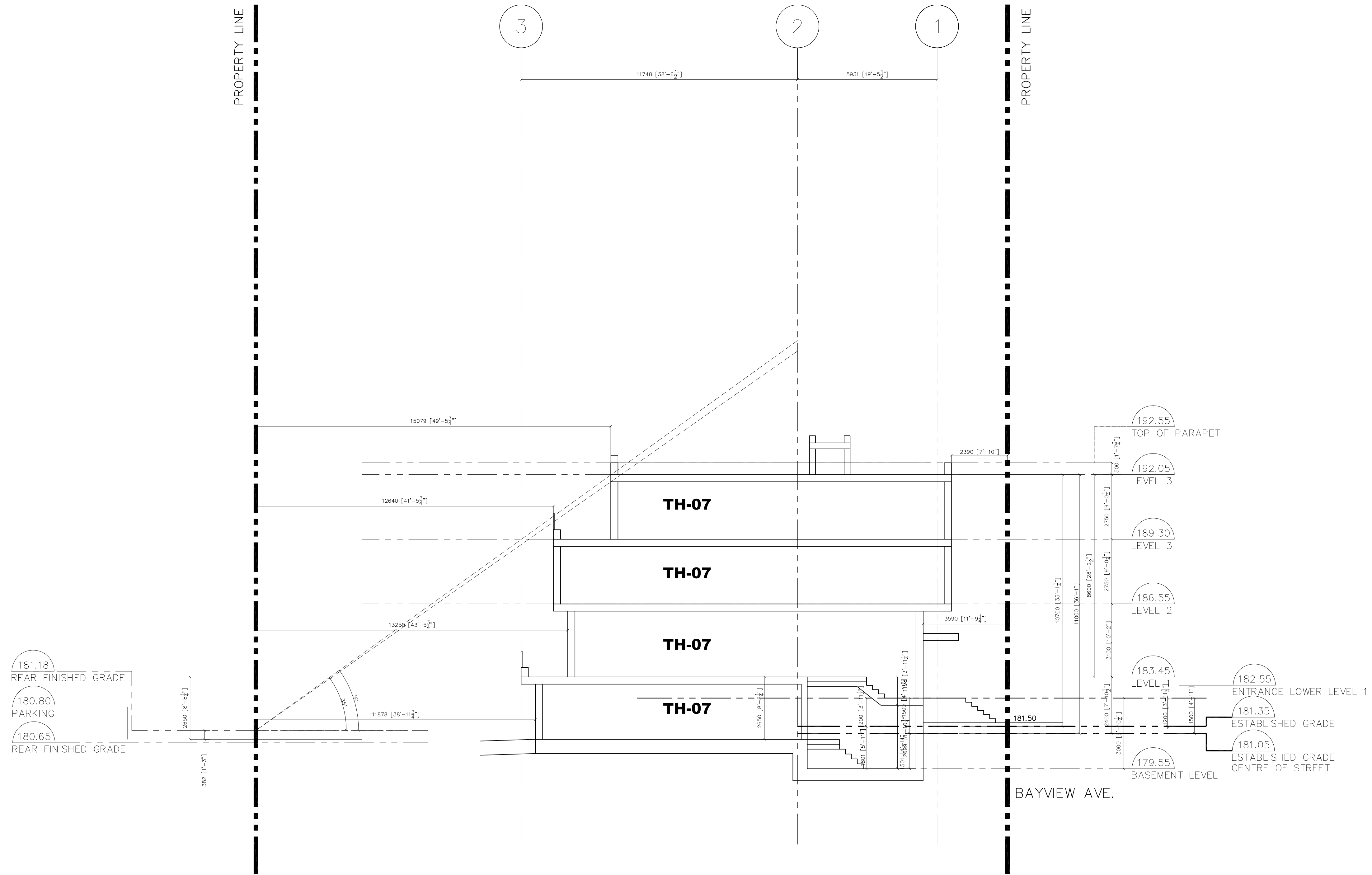
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Title
SECTION EE - UNIT 06

Project No.	15-130	Drawing No.	A414
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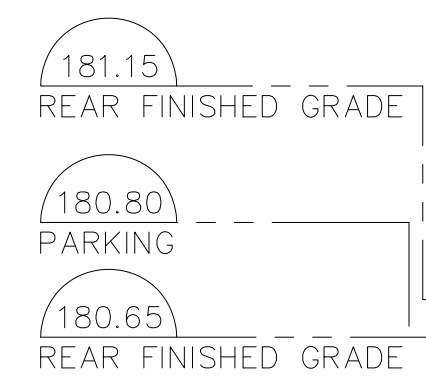
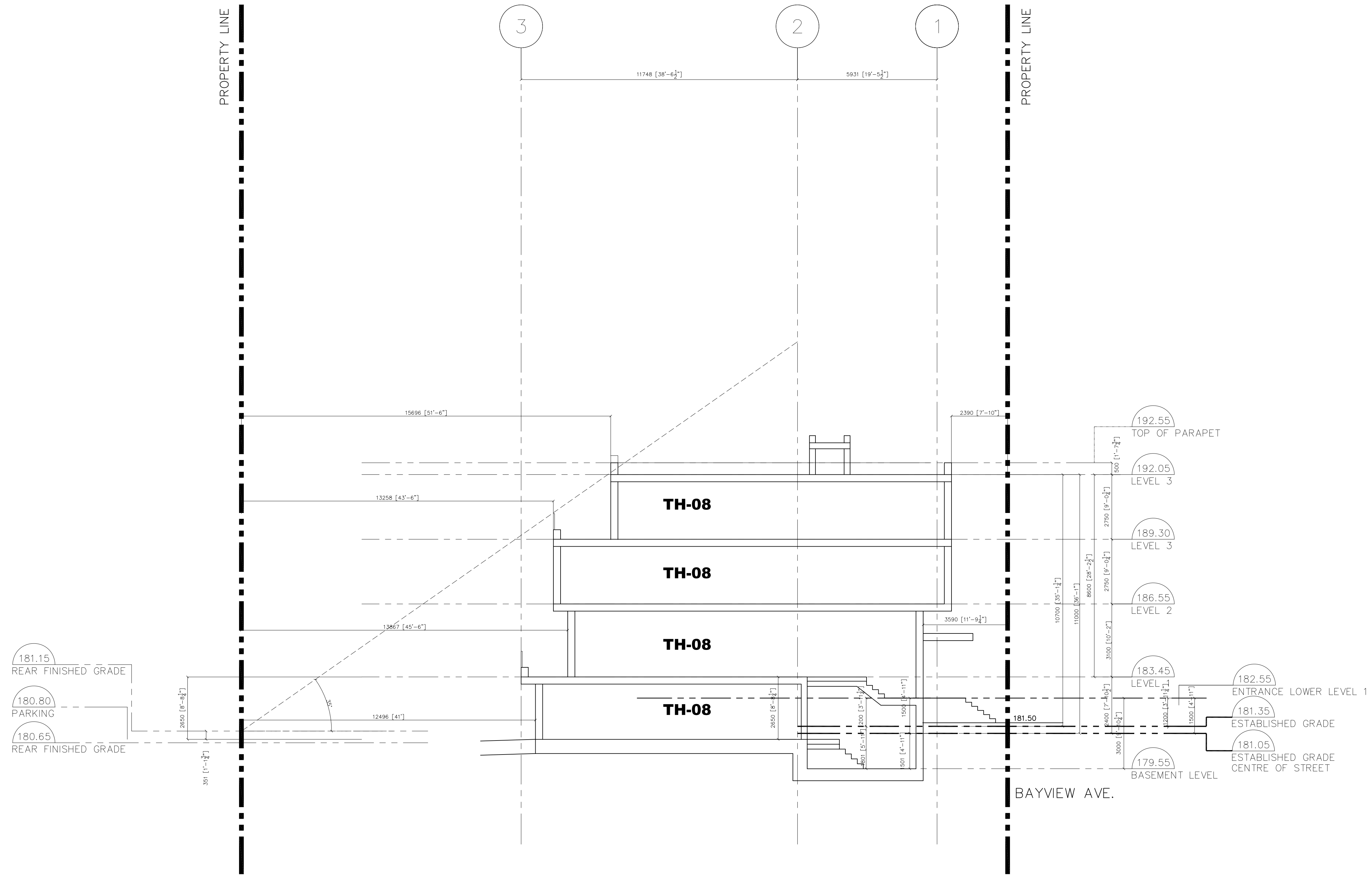
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SECTION FF - UNIT 07

Project No.	15-130	Drawing No.	A415
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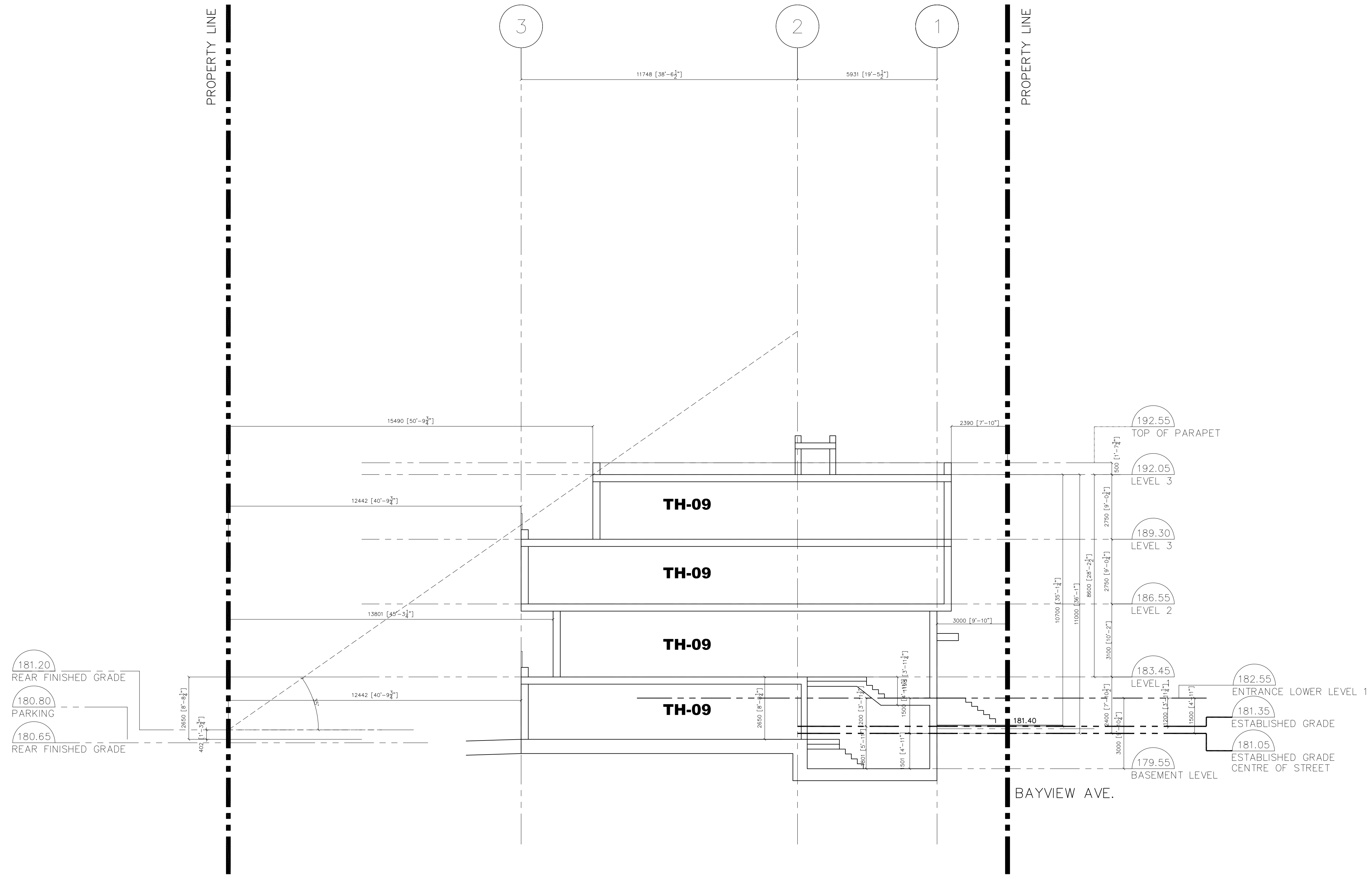
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Checked	AL	Date	AUGUST 2015

Title

SECTION GG - UNIT 08

Project No.	15-130	Drawing No.	A416
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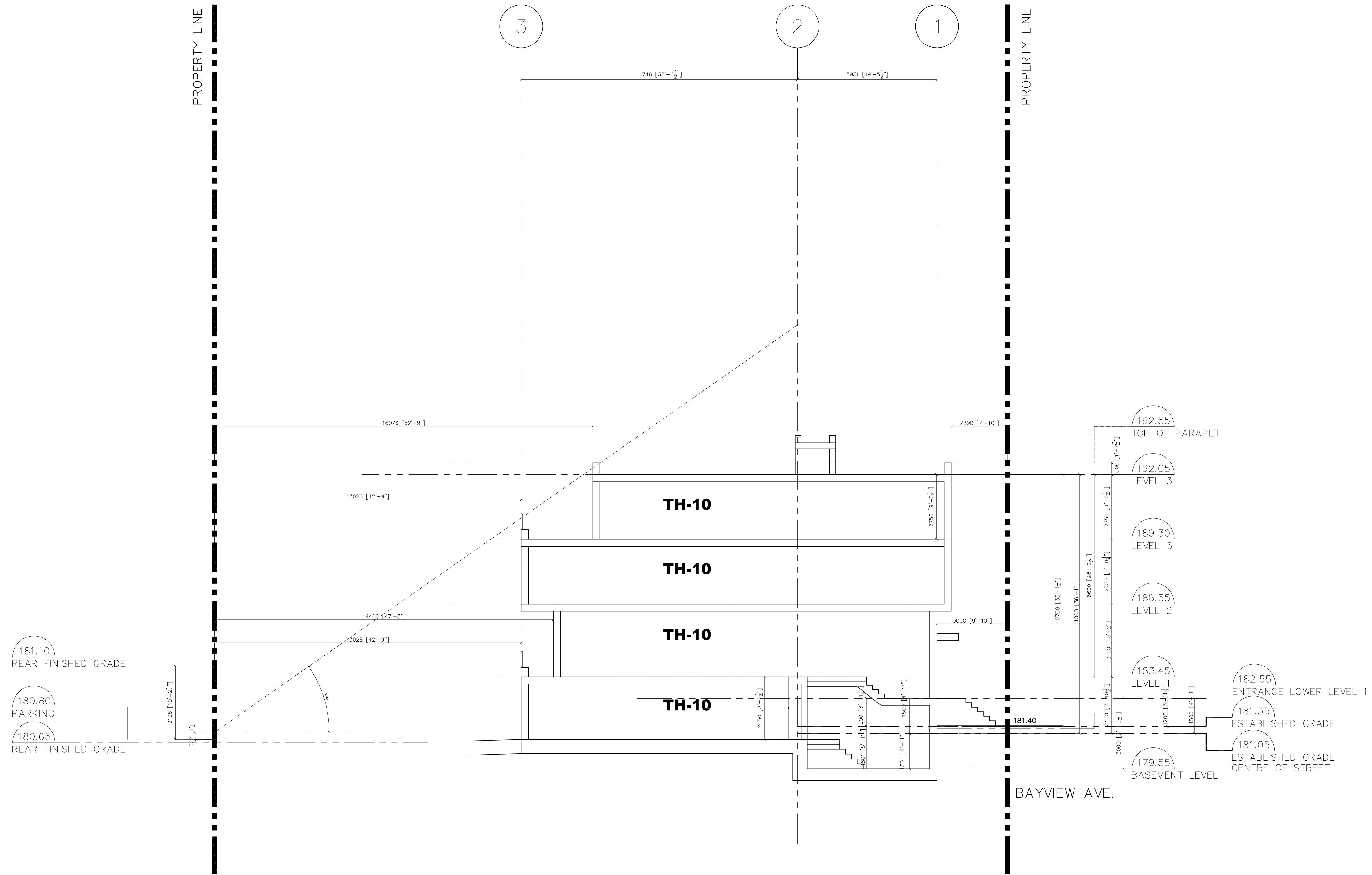
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Title
SECTION HH - UNIT 09

Project No.	15-130	Drawing No.	A417
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SECTION JJ - UNIT 10

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