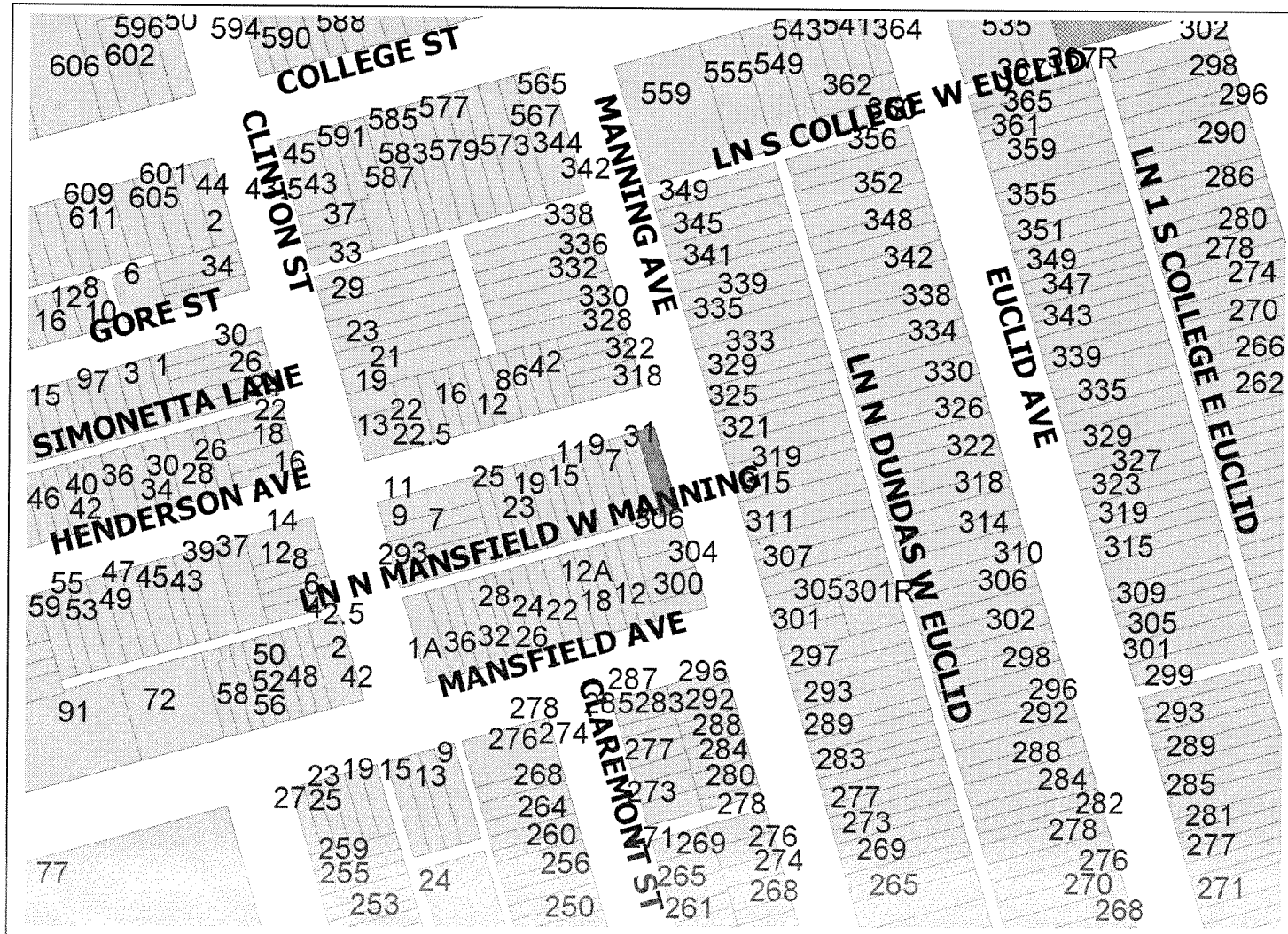


1 Henderson Avenue

A0622/14TEY

City of Toronto



Author

Committee of Adjustment

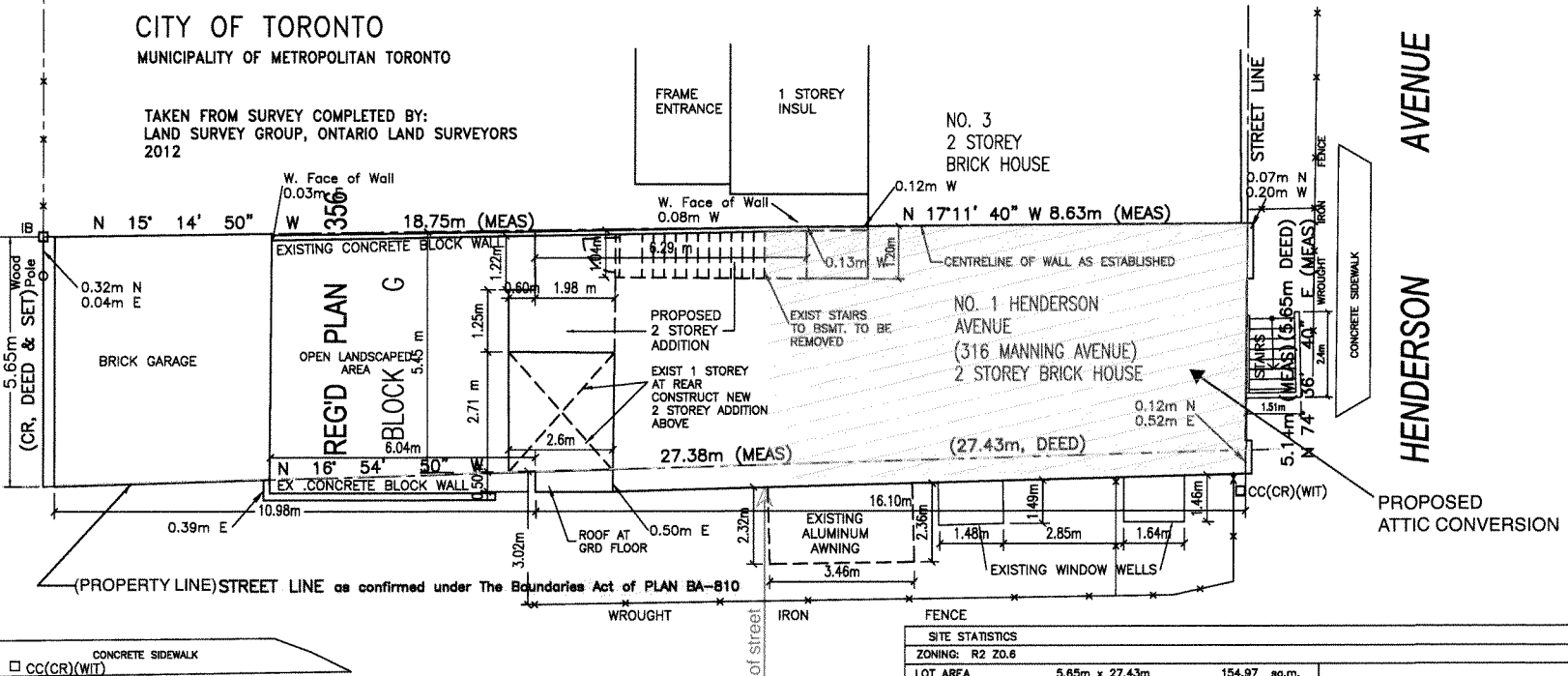
Date: Jul 04, 2014

BUILDING LOCATION SURVEY OF
PART OF BLOCK G
REGISTERED PLAN 356
CITY OF TORONTO
MUNICIPALITY OF METROPOLITAN TORONTO



TAKEN FROM SURVEY COMPLETED BY:
LAND SURVEY GROUP, ONTARIO LAND SURVEYORS
2012

L A N E (3.05m WIDE)
N 74° 35' 50" E



SITE PLAN

MANNING AVENUE

TRANSPORTATION SERVICES
PERMIT # 56323601

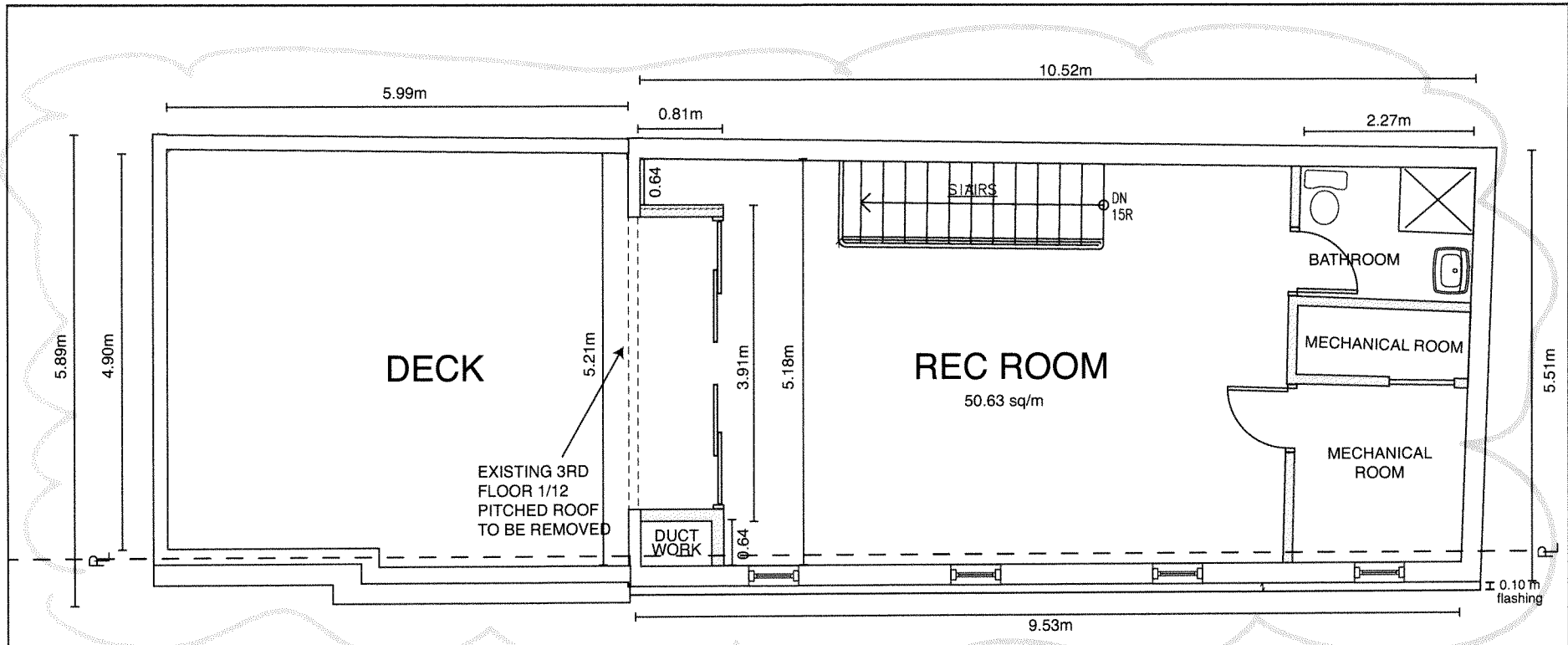
SITE STATISTICS			
ZONING: R2 Z0.6			
LOT AREA	5.85m x 27.43m	154.97 sq.m.	
PERMITTED FLOOR SPACE INDEX- 0.6x	LOT AREA	92.98 sq.m.	LANDSCAPED AREA : 6.08 m x 5.32 m =
BUILDING DEPTH	PERMITTED- 14.0m	EXISTING- 16.1 m.	PROPOSED 32.2 sq m (20.8% lot area)
GROSS FLOOR AREAS			REQUIRED MINIMUM SET BACKS
	EXISTING	PROPOSED	FRONT (NORTH) m
GROUND FLOOR	80.6 sq.m.	90.9 sq.m.	REAR (SOUTH) 7.5 m
SECOND FLOOR	73.4 sq.m.	87.9 sq.m.	EAST SIDE m
GROSS FLOOR AREA	154.0 sq.m.	178.8 sq.m.	WEST SIDE m
NOTE: AREA OF BASEMENT NOT INCLUDED IN TOTAL GROSS AREA.			
BUILDING HEIGHT MAXIMUM PERMITTED	10.0 m	BUILDING HEIGHT PROPOSED	10.0 m
PARKING SPACES REQUIRED	1 SPACE	PARKING SPACES PROVIDED	2


General Notes
DRAWINGS MUST NOT BE SCALED.
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ALL WORK SHALL COMPLY WITH THE LAWS AND REGULATION OF AUTHORITIES HAVING JURISDICTION TO THIS SITE.
ALL WORK SHALL CONFORM TO OBC REGULATIONS.

RECEIVED
JUN 25 2014
COMMITTEE OF ADJUSTMENT

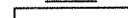


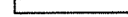
DRAWINGS BY OWNER

Project Name PROPOSED ATTIC CONVERSION		Sheet No. S1
Project Location 1 HENDERSON AVENUE (316 MANNING AVENUE) TORONTO, ON		
Drawing's Title SITE PLAN	Date: JUNE 13, 2013 Scale: 1:100	



 = EXTENT OF CONVERSION

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 JUN 25 2014
 COMMITTEE OF
 ADJUSTMENT

LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	PROPOSED NEW 8" POURED REINFORCED CONCRETE FOUNDATION WALL WITH FOOTINGS
	PROPOSED 2"x4" @16" o/c WOOD STUD INTERIOR WALL

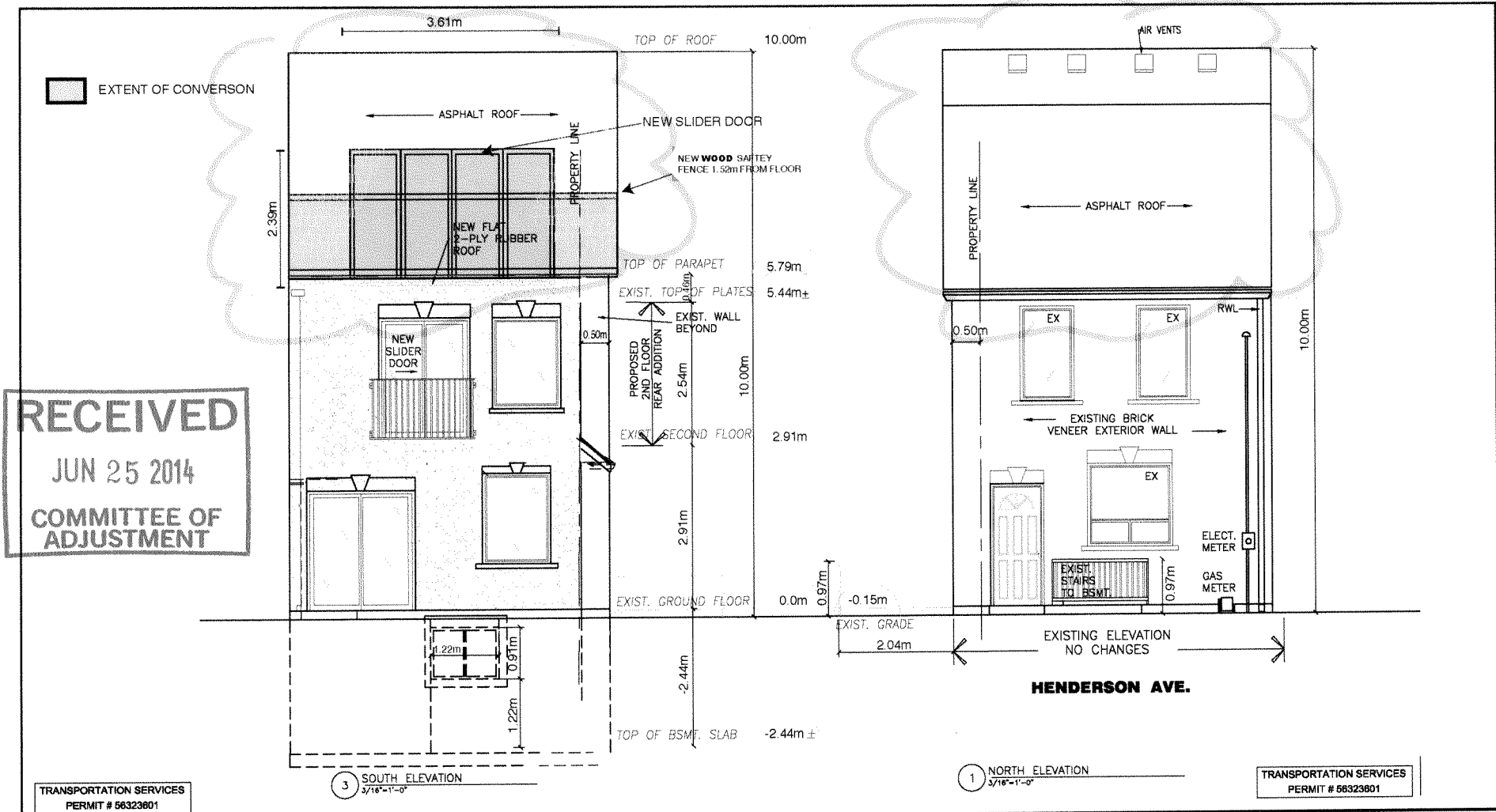
TRANSPORTATION SERVICES
 PERMIT # 56323601

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No.	Date	Description

Project Name PROPOSED ATTIC CONVERSION		Sheet No. A1
Project Location 1 HENDERSON AVENUE (318 MANNING AVENUE) TORONTO, ON		
Drawing's Title 3RD FLOOR	Date: JUNE 24, 2013	
Scale: 1:50		

DRAWINGS BY OWNER



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 JUN 25 2014
 COMMITTEE OF
 ADJUSTMENT

TRANSPORTATION SERVICES
 PERMIT # 56323601

3 SOUTH ELEVATION
 3/16"=1'-0"

1 NORTH ELEVATION
 3/16"=1'-0"

TRANSPORTATION SERVICES
 PERMIT # 56323601

General Notes

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No.	Date	Description

Project Name

Project Location

1 HENDERSON AVENUE (316 MANNING AVENUE)
 TORONTO, ON

Sheet No.

A2

Drawing's Title

FRONT & REAR ELEVATION

Date: JUNE 24, 2013

Scale: 1:50

DRAWINGS BY OWNER

☐ = EXTENT OF CONVERSION



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 JUN 25 2014
 COMMITTEE OF
 ADJUSTMENT

TRANSPORTATION SERVICES
 PERMIT # 56323601

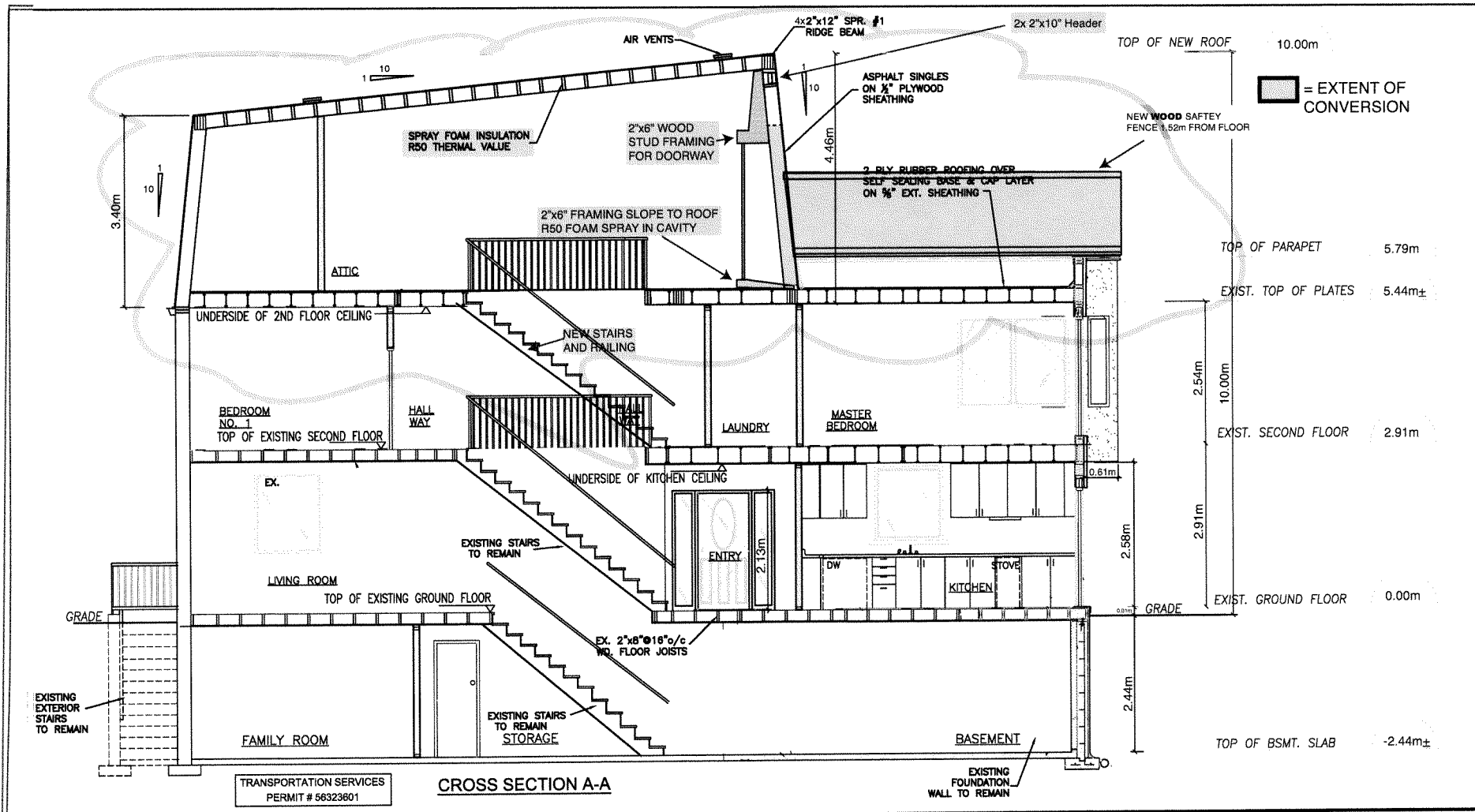
2 EAST ELEVATION
 3/16"=1'-0"

General Notes
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No.	Date	Description

DRAWINGS BY OWNER

Project Name PROPOSED ATTIC CONVERSION		Sheet No. A3
Project Location 1 HENDERSON AVENUE (316 MANNING AVENUE) TORONTO, ON		
Drawing's Title EAST ELEVATION	Date: JUNE 24, 2013	Scale: 1:50



TRANSPORTATION SERVICES
PERMIT # 56323601

CROSS SECTION A-A

General Notes
 1. DIMENSIONS MUST NOT BE SCALED.
 2. CONTRACTOR MUST CHECK AND SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCING WITH THE WORK.
 3. ALL WORK SHALL COMPLY WITH THE LAWS AND REGULATION OF JURISDICTIONS HAVING JURISDICTION TO THIS SITE.
 4. ALL WORK SHALL CONFORM TO OBC REGULATIONS.

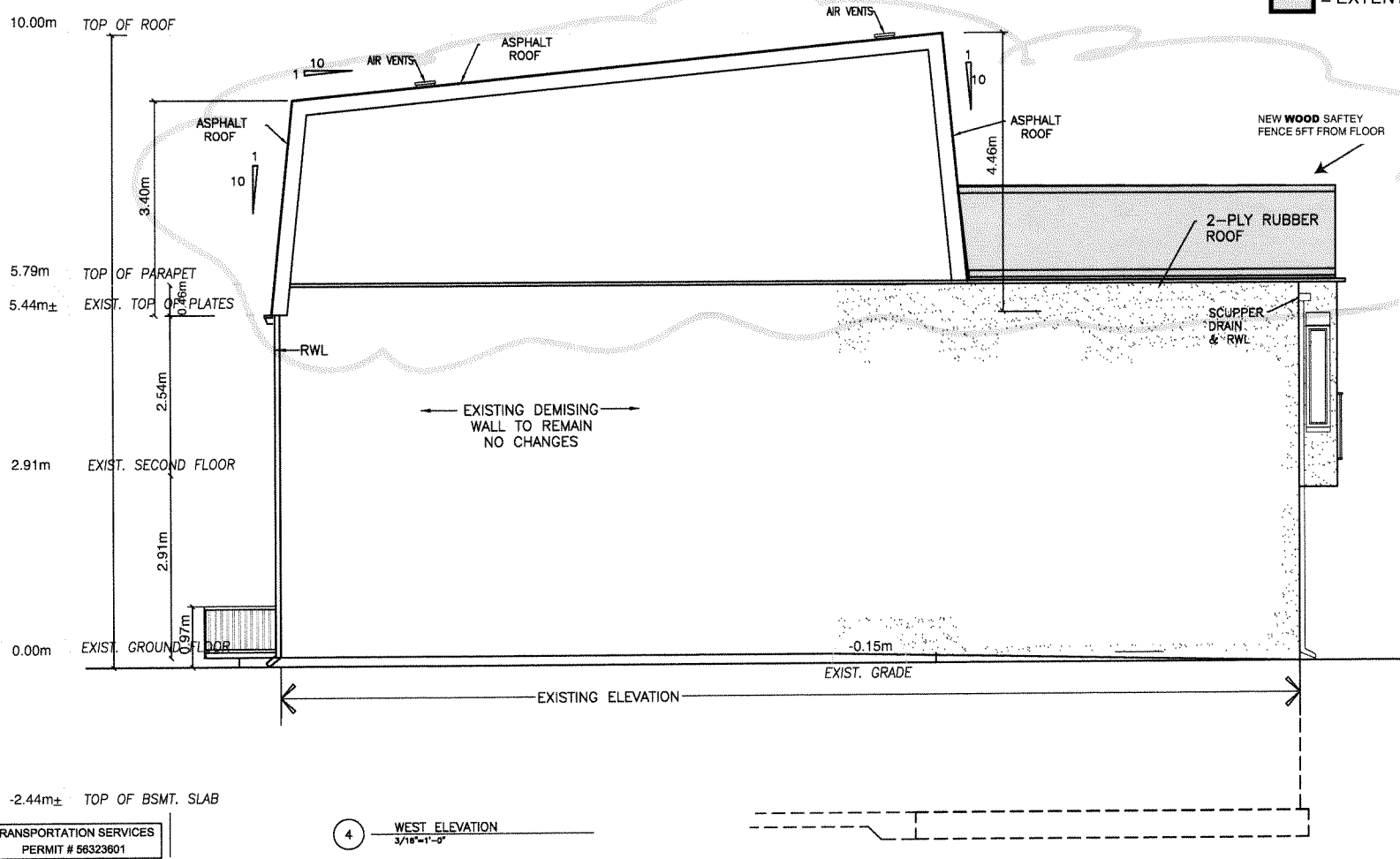
No.	Date	Description

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 COMMITTEE OF
 ADJUSTMENT

DRAWINGS BY OWNER

Project Name PROPOSED ATTIC CONVERSION		Sheet No. A4
Project Location 1 HENDERSON AVENUE (316 MANNING AVENUE) TORONTO, ON		
Drawing's Title CROSS SECTION A	Date: JUNE 24, 2013	
	Scale: 1:50	

 = EXTENT OF CONVERSION



TRANSPORTATION SERVICES
PERMIT # 56323601

4 WEST ELEVATION
3/16"=1'-0"

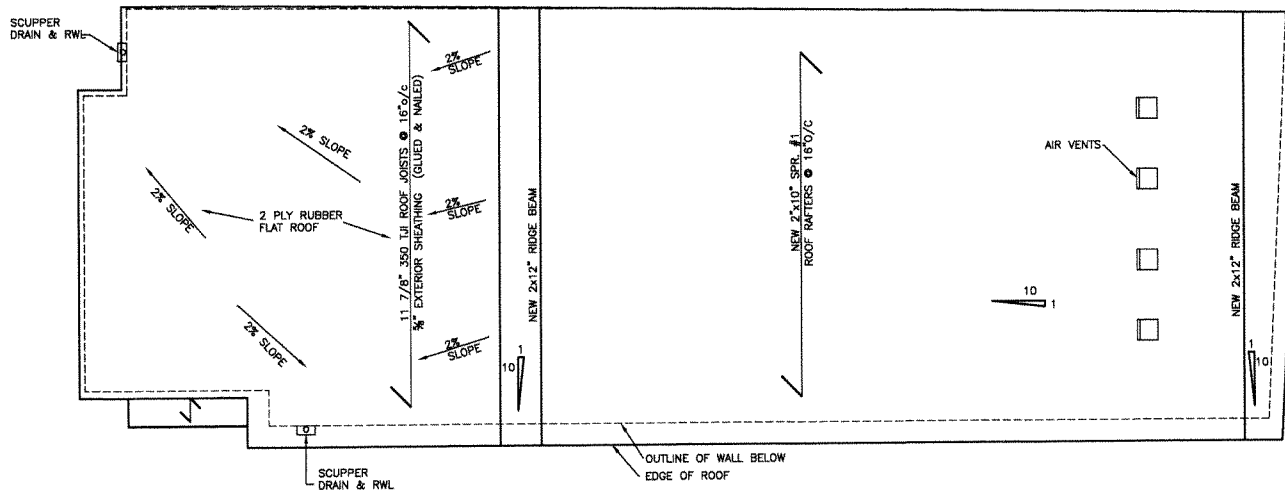
General Notes

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No.	Date	Description
<p>RECEIVED</p> <p>JUN 25 2014</p> <p>COMMITTEE OF ADJUSTMENT</p>		

DRAWINGS BY OWNER

Project Name PROPOSED ATTIC CONVERSION		Sheet No. A5
Project Location 1 HENDERSON AVENUE (316 MANNING AVENUE) TORONTO, ON		
Drawing's Title WEST ELEVATION	Date: JUNE 24, 2013	Scale: 1:50



TRANSPORTATION SERVICES
PERMIT # 56323601

ROOF PLAN

General Notes

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ALL WORK SHALL CONFORM TO OBC REGULATIONS.

No.	Date	Description

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 COMMITTEE OF
 ADJUSTMENT

Project Name

PROPOSED ATTIC CONVERSION

Project Location

1 HENDERSON AVENUE (318 MANNING AVENUE)
TORONTO, ON

Sheet No.

A6

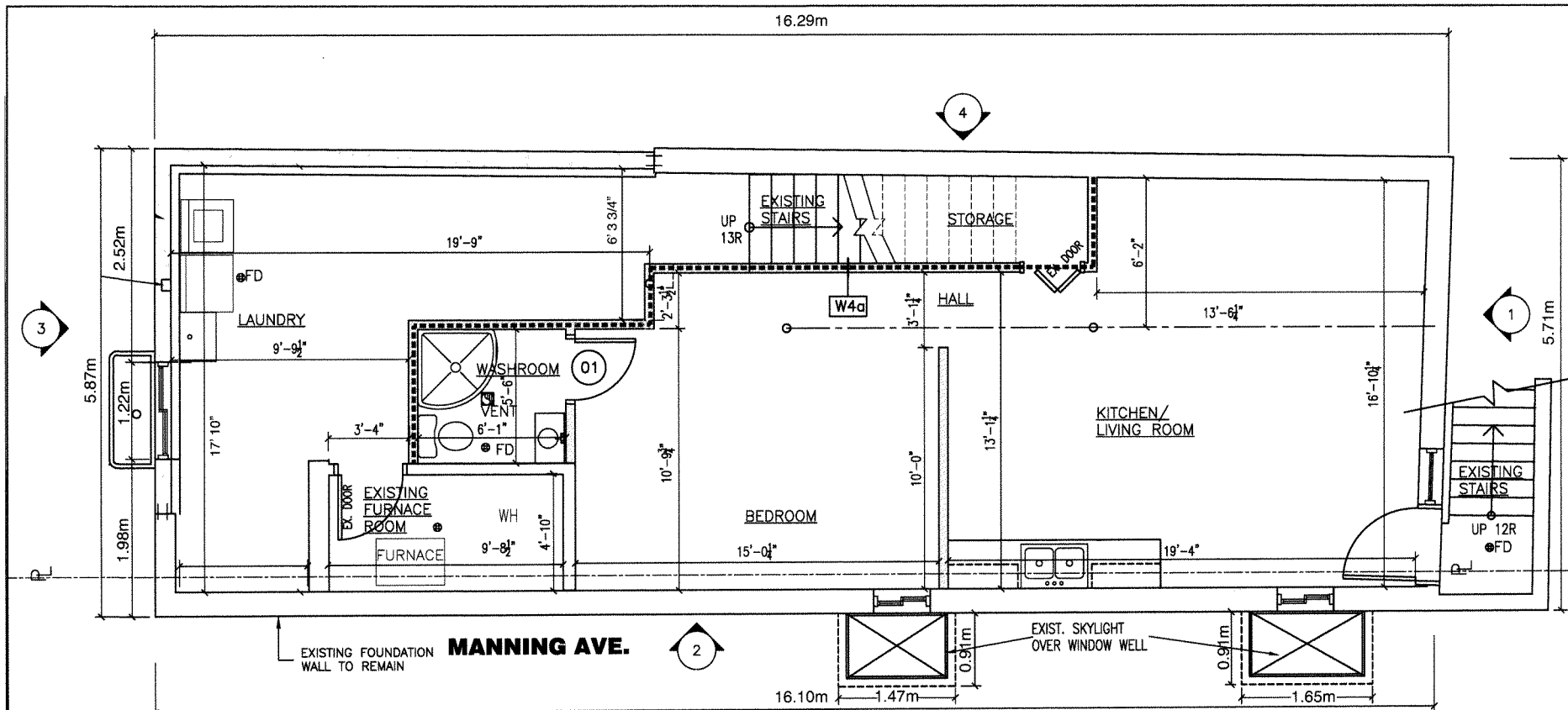
Drawing's Title

ROOF PLAN

Date: JUNE 24, 2013

Scale: 1:50

DRAWINGS BY OWNER



BASEMENT PLAN
CONSTRUCTION PLAN

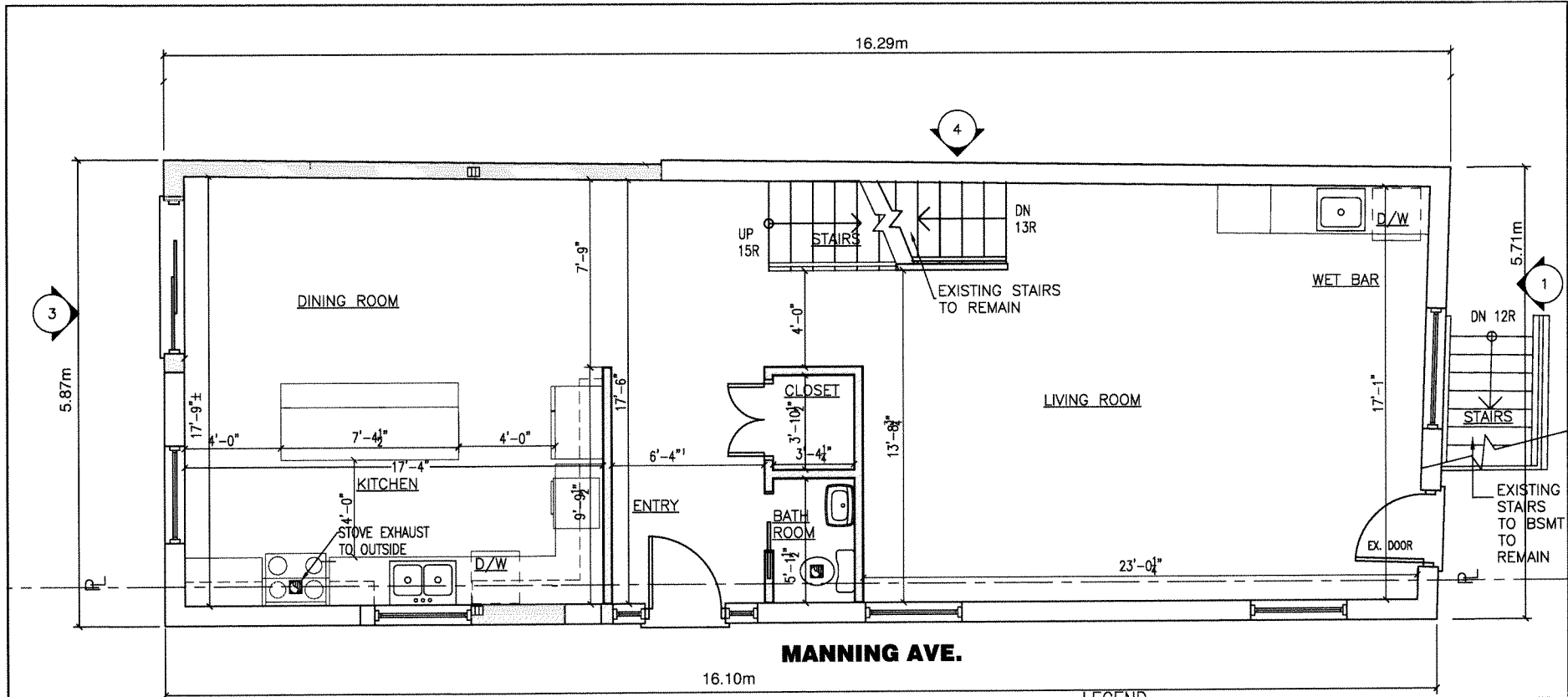
TRANSPORTATION SERVICES
PERMIT # 56323601

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No.	Date	Description
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DRAWINGS BY OWNER

Project Name PROPOSED ATTIC CONVERSION		Sheet No. AA1
Project Location 1 HENDERSON AVENUE (316 MANNING AVENUE) TORONTO, ON		
Drawing's Title BASEMENT FLOOR PLAN	Date: JUNE 24, 2013	Scale: 1:50



GROUND FLOOR PLAN
 CONSTRUCTION PLAN
 90.9 sq.m (978.2 sq.ft.)

TRANSPORTATION SERVICES
 PERMIT # 56323601

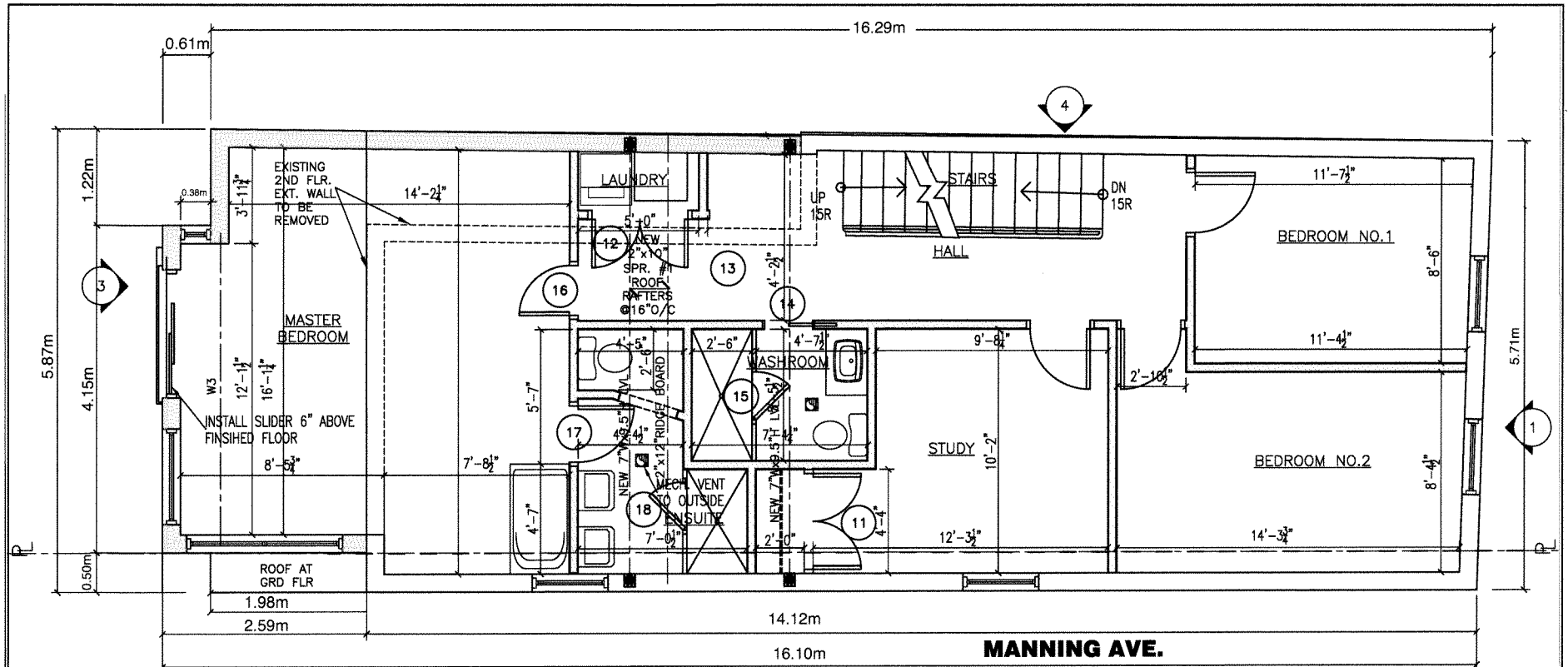
LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	PROPOSED NEW 2"x4" @16" o/c WOOD STUD INTERIOR WALL c/w 1/2" DRYWALL BOTH SIDES
	PROPOSED NEW 2"x6" @16" O/C METAL STUD FRAME EXTERIOR WALL W/ STUCCO FINISH

General Notes
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No.	Date	Description
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DRAWINGS BY OWNER

Project Name		PROPOSED ATTIC CONVERSION	
Project Location		1 HENDERSON AVENUE (316 MANNING AVENUE) TORONTO, ON	
Drawing's Title		Date: JUNE 24, 2013	Sheet No.
GROUND FLOOR PLAN		Scale: 1:50	AA2







SECOND FLOOR PLAN

CONSTRUCTION PLAN
87.9 sq.m (946.1 sq.ft.)

MANNING AVE.

LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
-  PROPOSED NEW 2"x4" @16" o/c WOOD STUD INTERIOR WALL c/w 1/2" DRYWALL BOTH SIDES
-  PROPOSED NEW 2"x6" STUD FRAME EXTERIOR WALL W/ STUCCO FINISH

TRANSPORTATION SERVICES
PERMIT # 56323801

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Project Name

PROPOSED ATTIC CONVERSION

Project Location

1 HENDERSON AVENUE (316 MANNING AVENUE)
TORONTO, ON

Sheet No.

AA3

Drawing's Title

SECOND FLOOR PLAN

Date: JUNE 24, 2013

Scale: 1:50

DRAWINGS BY OWNER