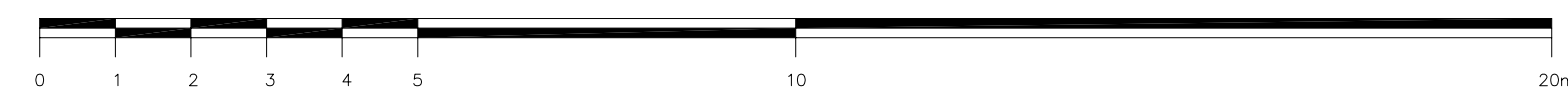


SURVEYOR'S REAL PROPERTY REPORT

PART 1
PLAN OF
PART OF LOTS 38 & 39
REGISTERED PLAN N° 1430
CITY OF TORONTO
SCALE 1 : 100
2002



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PART 2
 THIS PLAN MUST BE READ IN
 CONJUNCTION WITH SURVEY REPORT
 DATED JUNE 1, 2002

NOTES

Bearings shown hereon are astronomic and are referred to the westerly limit of Devon Road in accordance with Registered Plan N° 1430 having a bearing of N 12° 49' 00" W

- Survey Monuments Found shown thus
- Survey Monuments Planted shown thus
- S.S.I.B. - denotes Short Standard Iron Bars
 - S.I.B. - denotes Standard Iron Bars
 - I.B. - denotes Iron Bars
 - I.P. - denotes Iron Pipes
 - O.U. - denotes Origin Unknown
 - I.B.T. - denotes R.G. McKibbon O.L.S.
 - D.E.R. - denotes D.E. Roberts O.L.S.
 - S.V.N. - denotes Speight Van Nostrand O.L.S.
 - T. - denotes round
 - f.d.n. - denotes foundation
 - r/w. - denotes retaining wall
 - ts. - denotes top of stone planter
 - dead - denotes Instrument N° CA 28782
 - - denotes existing telephone / cable ducts

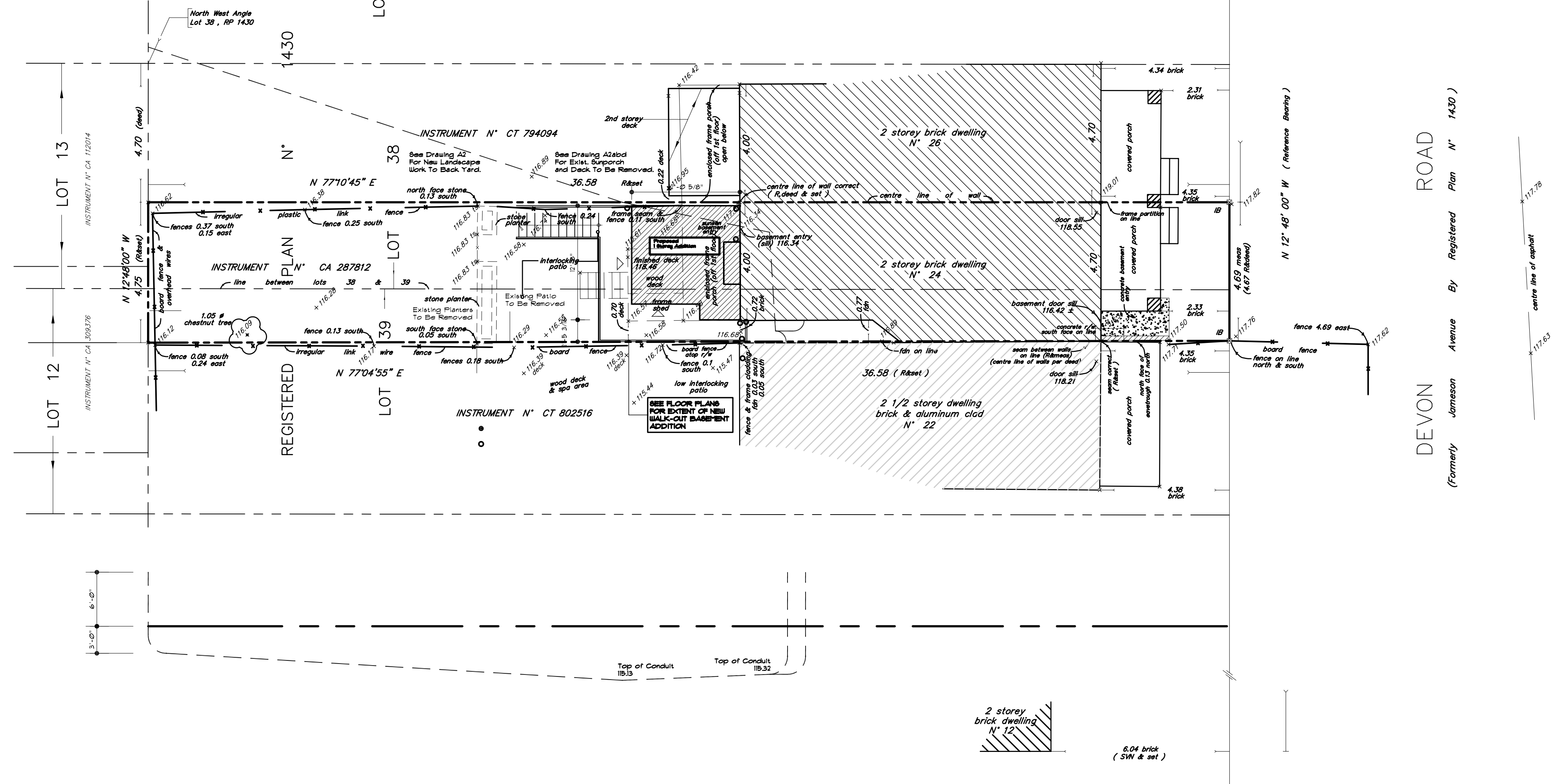
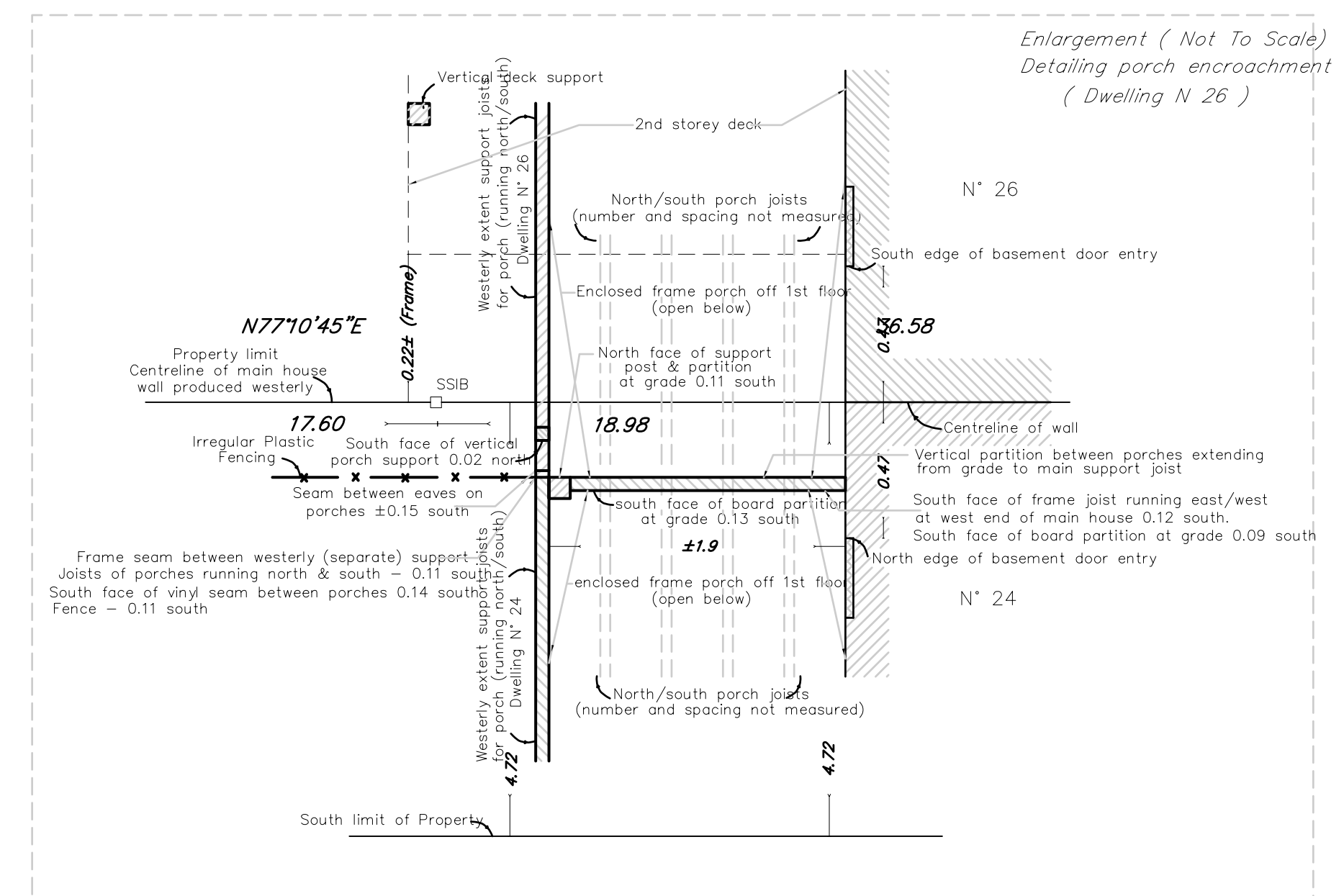
ELEVATION DATUM
 Bench Mark : City of Toronto BM CT1193 Elevation : 118.89

Elevations shown thus

SURVEY
 Survey Information taken from
 Surveyor's Real Property Report
 Part 1, Plan of Part of Lots 38 and 39
 Registered Plan No. 1430 as prepared by
 R.G. McKibbon Limited O.L.S. Dated June 1 2002.

STATISTICS

Zoning	R2206
Site	1858.03 s.f. / 0.4265 Acres (172.61 s.m. / 0.1726 ha)
Existing Building	
Ground Floor	558 s.f. (51.84 s.m.)
Second Floor	568 s.f. (52.76 s.m.)
Total	1126 s.f. (104.60 s.m.)
Permitted Coverage 65% Lot Area	1207.72 s.f. (111.90 s.m.)
Maximum Building Length	11 m (35.71')
Rear Yard Setback	1.5 m (24.60')
Proposed Addition	
Ground Floor	139.43 s.f. (12.95 s.m.)
Proposed Coverage	
Ground/Second Floor	1279.43 s.f. (118.86 s.m.)



NOTES

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.
3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION."
5. THE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND/OR ENGINEER AND MUST BE RETURNED ON COMPLETION OF THE PROJECT. ANY UNAUTHORIZED USE IS PROHIBITED.
6. ALL AREA CALCULATIONS ARE APPROXIMATE.

No.	DATE	MADE	ISSUED FOR
1	02.10.31	RH	CLIENT REVIEW
2	02.11.22	RH	PRICING
3	03.01.21	RH	BUILDING PERMIT
4	03.04.07	RH	REISSUED FOR BUILDING PERMIT
5	03.05.07	RH	CLIENT PRICING
6	03.05.07	RH	CLIENT REVIEW
7	03.05.28	JY	ALTER PERMIT

No.	DATE	MADE	DESCRIPTION
2	03.05.02	RH	CLIENT COMMENTS
1	03.04.07	RH	CITY COMMENTS



WHA Architects Inc
 1842 QUEEN STREET EAST, TORONTO, ONT., M1L 1H1
 PH: (416) 693-9717 FAX: (416) 693-9732

Proposed
 Addition /Renovation
 for
 24 Devon Road
 Toronto Ontario

TITLE
Site Plan

SCALE	DATE	DRAWN	CHECKED
1:100 metric	02/10/31	rh/JY	wh
PROJECT No.	02118	DRAWING No.	A-1