36 ALBERTA AVENUE C.O.A TORONTO ONTARIO M6H-2R6

KOMET-GALPER RESIDENCE

TORONTO EAST-YORK BASE APPLICATION PACKAGE

PLEASE SEE SUPPORTING MATERIAL PACKAGE FILED SEPARATELY

ZONING DESIGNATION

THE PROPERTY IS LOCATED ON LOT 31/1 NORTH, REGISTERED PLAN M.355, CITY OF

THIS APPLICATION FOR MINOR VARIANCE APPROVAL BEFORE THE EAST YORK COMMITTEE OF ADJUSTMENTS IS FILED. BASED ON THE REVISED ZONING NOTICE DOCUMENT SERVED ON March' 3rd, 2021 PER APPLICATION NUMBER: 20 184688 ZZC OO ZR

ZONING AND VARIANCE REFERENCE SOURCES

ZONING NOTICE ARTICLES | MINOR VARIANCE DESCRIPTION & ARGUMENT SUMMARY

LANDSCAPE DENSITY INDEX PAIRS OF WALLS REAR SET-BACK MAX' HEIGHT SINGLE STOREY FLOOR AREA LOT COVERAGE PARKING RATES BACK YARD MAIN HOUSE DORMER BOXES SHED EX GARAGE SHED EX GARAGE



VARIANCE DESCRIPTION BYLAW 10.5.50.10(3): NO

LESS THAN 50% OF THE BACK YARD SURFACES ARE TO BE OF SOFT MATERIALS. THE PROPOSED BACK YARD FEATURES 36.0% OF ITS SURFACE IN SOFT MATERIALS

REASON & RATIONALE FOR THE REQUESTED MV

OPOGRAPHY & Pre EXIST CONDITIONS INHIBIT MEETING THE RECUIRED SOFT MATERIAL CRITERIA DRIVEWAY & OLD GARAGE ALONE ARE 37% OF YARD

THE EXISTING, WITH AN IMPROVED FUNCTIONAL VARD THE PROPOSED 36% INCLUDE REDUCTIONS PER

PATHWAYS & RETAIN' SYSTE EXISTING 19% SOFT MTL SURFACES ARE PROPOSEI TO INCREASE TO 36% EXISTING 48.34m² O

BACK YARD UNCOVERED SPACE, ARE PROPOSED TO INCREASE TO 75 69m2 THE PROPOSAL OFFERS A FUTURE PROOF GRADE

RETAINING DESIGN TO TH BENEFIT OF THE OWNERS OF #36 AND ITS ADJACENT PROPERTIES



#2 VARIANCE DESCRIPTION VARIANCE DESCRIPTION

BYLAW 10.10.40.40(1): THE ALLOWED FLOOR SPACE NDEX IS 0.6. (60%) OF THE REAR MAIN WALLS SHALL

HE PROPOSED INDEX IS 0.81 (81%) OF THE LOT

REASON & RATIONALE REASON & RATIONALE FOR THE REQUESTED MV FOR THE REQUESTED MV

HE PROPOSAL RESOLVES THE EXIST (DESIGNED PER SPLIT UNITS) INTO A FUTUR ROOF FUNCTIONAL HOME FOR A SINGLE FAMILY, IN ACCORD WITH THE LEGALLY INTENDED USE. THE PROPOSAL RECONCILES

THIS. WHILST REDUCING THE BUILT VOLUME & FOOT PRINT (DEMOL' XL 2_{nd} FL' COVERED PLATFORM TO THE REAR AND PROPOSED MUCH SMALLER ENCROACHMENT TO THE FRONT)

THE REQUESTED INDEX IS EQUIVALENT TO THAT OF THE EXIST HOUSE O 809 HE REQUESTED INDEX IS A COMMON, MODEST DENSITY AMONG NEAR BY

PROPERTIES ON ALBERTA THE INDEX OF 0.81 FALLS BELOW MULTIPLE SIMILAR APPLICATIONS, APPROVED SUCCESSFULY BY C.O.A (RADIUS 14m)

ZONING ARTICLE

SYLAW 10.10.40.10(2): AT

FAST 60% OF THE FRONT 8

IOT EXCEED 7.5m IN HEIGH

HE PROPOSED PORTION OF

FRONT & REAR MAIN WALLS

UNDER 7.5m IN HEIGHT IS

HUS 56.3% OF THE SAID

HE PROPOSAL RESOLVES

THE EXIST (DESIGNED PER A

PROOF FUNCTIONAL HOME

OR A SINGLE FAMILY IN

THE ADDITIONS ARE

REQUIRED PER THE

AVE "14 THROUGH "56.

APPLICATIONS IN THE

CLOSER AREA OF RADIUS

THE BYLAW 10m HEIGHT

LIMIT IS NOT EXCEEDED.

NTENDED USE.

CCORD WITH THE LEGALLY

PLIT UNITS) INTO A FUTURE

WALLS (3.66m WIDE) ARE PROPOSED 9.79m IN HEIGH

#3 RATIONALE TO SETTLE THE

ZONING NOTIC ARTICLE #4

ZONING ARTICLE .v.5 #5

ı.v.6 \

ZONING ARTICLE #6

COMMUNITY ON ALBETRA AVENUE. IN SIMILARITY TO ALL OTHER GARAGES ON THE STREET. PER THE TOPOGRAPHIC CONDITIONS BETWEEN

ZONING NOTICE ARTICLE #7

ARTICLE #8

ARTICLE #Q PLEASE REVIEW THE COVER DOCUMENT FOR SUPPORTING MATERIALS SHOWING THIS STRUCTURE TO PREDATE THE BYLAW. CONSTRUCTION DATE

SOME PARKING USE IS SAID TO HAVE EXTENDED UNTIL 2006. HOWEVER ALREADY IN THE LATE 1950s, THE SHED BECAME 'OUT-DATED' FOR PARKING. THIS, DUE TO POPULAR VEHICLE IMENSIONS VS THE DIMENSIONS OF THE SUBJECT STRUCTURE, AND THE NARROW ACCESS. WITH CERTAINTY FROM THE 1980s THE PRIMARY USE OF THIS SHED IS STORAGE HIS APPLICATION SUBMITS THAT PARKING IS A SPECIFIC TYPE OF STORAGE USE, WHERE THINGS MAY BE STORED INCLUSIVE OF MOTOR VEHICLES SPECIFICALLY. REGULAR ORAGE USE DOES NOT PUSH THE PHYSICAL OR PRACTICAL BOUNDARIES OF ANY REASONABLE PARKING USE. IN FACT, PARKING IS THE MOST 'INTENSIVE' STORAGE USE TYPE N THE WEST SIDE OF ALBERTA, BETWEEN #24 TO #50 ARE 14 SEMI-DETACHED SIMILAR DWELLINGS. ON THE REAR YARDS OF THESE, AT LEAST 12 GARAGES WERE BUILT, 5 OF WHICH PPEAR TO HAVE REMAINED. ALL PROPERTY OWNERS WHO ELIMINATED THESE SHEDS, BUILT RAISED PLATFORMS, TO LEVEL THEIR YARDS, THESE WERE BUILT WITH NO SETBACKS O THE REAR, AND PRESENT COMMON HEIGHT MEASURES FROM THE LOTS ON MOUNT ROYAL. SUCH PLATFORMS PRESENT MULTIPLE BYLAW VARIANCES. ADDRESSING THE STRIP OF BERTA AVE "24-"50 CONSTRUCTIVELY, REQUIRES ALLOWING THE VARIANCES PER SPECIFIC CONDITIONS OF TOPOGRAPHY AND PREEXISTING STRUCTURES. THE EXISTING, IS NATIVE TO THE SEAM LINE OF ALBERTA & MT ROYAL PROPERTIES. IT RESOLVES GRADE AT JOIT YARDS, AND PRACTICAL ASPECTS, SIMILAR TO NEIGHBORING SHEDS IT SERVES AS

SHED AS LEGALLY EXISTING APPEARS AFTER 1920s AND PRIOR TO 1940s. THIS APPLICATION SUBMITS THAT IT WAS BUILT LEGALLY, AS AN INTEGRAL PART OF THE DEVELOPING

ALBERTA AVE TO MOUNT ROYAL AVE - THE VARIOUS FEATURES OF THIS SHED, ARE SHARED AMONG OTHER REAR SHEDS THAT WERE BUILT, ALONG THE WEST SIDE OF THE STREET,

FROM "24 TO "50. SUCH COMMON FEATURES INCLUDE SIZE. SETBACKS & WINDOWS TO BACK, HEIGHT & A SUB-FLOOR DUE TO THE GRADE CONDITIONS SPECIFIC TO THE BLOCK

HE OBJECTIVES OF THE APPLICANT ARE:

TO SETTLE THE SHEDS STATUS: AS HISTORICALLY, LAWFULLY BUILT, AND LEGALLY EXISTING, TO FORMALLY ACKNOWLEDGE ITS USE FOR STORAGE, AND, WHERE REQUIRED BE ALLOWED THE PROPOSED SCOPE OF WORK FOR MAINTENANCE, REPAIR, AND FEW MINIMAL ALTERATIONS, AS DRAWN. THESE ALTERATIONS ALL PRESENT A REDUCTION TO THE SHEDS IMPACT ON THE NEIGHBORHOOD, AND INCREMENTALLY MOVE THE SUBJECT STRUCTURE TOWARDS CURRENT PLANING AND CONSTRUCTION NORMS.

AVOID REMOVAL OF THE SHED: ITS REMOVAL WILL NOT RESOLVE COMPLIANCE MATTERS. HOWEVER IT SHALL, INTRODUCE A HOST OF PRACTICAL DESIGN, PRIVACY, LEGAL, AND

MOST CRITICALLY FINANCIAL CHALLENGES TO CAST DOUBT OVER THE WHOLE INVESTMENT PROPOSED FOR THE PROPERTY

BYLAW 10.5.60.20(2): THE EAR SET-BACK FOR AN ANCILLARY BUILD' IS 0.3m.

DIMENSIONAL INTEGRITY OF THE FLOOR PLANS. THE EXISTING SHED A REAL THE ROOF ADDITIONS ARE SETBACK OF ZERO (0.0m) DESIGNED TO APPEAR AS REASON & RATIONALE WIDE DORMERS THE ATTI & DORMER TYPOLOGY, IS NATIVE TO THE ORIGINAL BYLAW 10.10.60.20.1(B) CHARACTER OF ALBERTA

PARKING TO ZERO (0m) THE REQUESTED 3... FLOOR BEING A PRE-EXISTING IS IN LINE WITH MULTIPLE PARKING STRUCTURE, IT I SIMILAR C.O.A. APPROVED SENSIBLE TO ALLOW AS STORAGE WHICH WOULD REDUCE USE INTENSITY. SIMILARITY TO NEIGHBOU SHEDS REAR SETBACKS, ALSO NOT USED FOR

BYLAW 10.5.60.40(2): THE AXIMUM HEIGHT OF AN ANCTULARY BUTLD IS 4.0m HE FXTSTING SHED IS 5.04m IN HEIGHT

REASON & RATIONALE FOR THE REQUESTED MV FOR THE REQUESTED MV FOR THE REQUESTED MV AN EXISTING CONDITION SETS REAR SET-RACK FOR PRODUCT OF TOPOGRAPHY IS SIMILAR TO HEIGHT OF ANCILLARY BUILD' ALONG THE STREET

BYLAW 10.5.60.40(3): THE NCILLARY BUILDING MAY NOT FEATURE MORE THAN ONE STOREY

THE SITES UNIQUE GRADE.

IT IS COMMON TO NEAR BY

WHERE LOTS TO BOTH SIDE FEATURE RAISED DECKS AT ≈ 7FRO SETRACK - HEIGHT PER ZONING HEIGHT MAY NOT BE GALIGED & APPLIED PER TANGIBILITY- HEIGHT E TAKEN OFF AJCNT' PLTF

THE EXIST' HAS TWO FLOORS REASON & RATIONALE THE SUB-LEVEL IS AN EXIST CONDITION DUE TO

SHEDS ALONG THE STREET EXIST' STAIR & WINDOWS FROM THE SUB-LEVEL. HENCE THIS LEVEL ACCESSED ONLY FOR SERVICE AND MAINTENANC

BYLAW 10.5.60.50(2): MAX' FLOOR AREA OF ANCILLARY BUILDING IS 40m² THE EXISTING SHEDS TOTAL FLOOR AREA IS 60.8m2

REASON & RATIONALE N ADDITION TO THE ABOVE THIS EXISTING CONDITION

PRECEDED THE BYLAW, PREVAILED AMONG OTHE SHEDS ALONG THE STREET ONCE THE STAIR CASE IS REMOVED, THE ACCESSED GROUND FLOOR PLATE IS OF 30.4m². THE SUB-FLOOR IS EFFECTIVELY A CRAWL SPACE, ONCE WINDOWS. AND STAIR DELETED.

VARIANCE DESCRIPTION | VARIANCE DESCRIPTION BYLAW 10.5.60.70(1): THE BYLAW 200.5.10.1(1): ONE MAX' LOT AREA COVERED B $\Delta N(T) + R(T) D' = 10\%(23.29m^2)$ HE EXISTING SHED OVERES 13.0% (30.4m²)

> REASON & RATIONALE FOR THE REQUESTED MV FOR THE REQUESTED MV THIS EXISTING CONDITION PRECEDED THE BYLAW AND PERTAINS TO A 3% VARIANCE

THE LOT PERCENTAGE COVERED BY THIS SHED WAS NOT UNUSUAL PER TIME OF CONSTRUCTION, COMPARED TO THAT OF ITS NEIGHBORS (#34 & #38).

REQUIRED FOR THIS LOT THE EXISTING SHED CONTAINS NO PARKING REASON & RATIONALE FOR THE REQUESTED MV THE EXISTING REAR SHEE IS NOT SAFFLY ACCESSED VIA NARROW DRIVEWAY THE PERMITTED FRONT PARKING PAD (Li#12052) TO REMAIN, ACHIEVED

WITHOUT REDUCING STREET PARKING. NO CURBS WERE CUT THE RECUITRED PARKING MAY BE AT THE FRONT, PER 10.5.80.10(3) * 10.5.80.11(3)

ZONING ARTICLE REFERENCE MARKS PER RELEVANCE GROUPS REFERENCE MARK FOR



Sheet # & Total

Sheet Name

ANCILLARY

SHED

Z. NOTICE ARTICLES: MINOR VAR REAR-YARD

BACK YARD

2;3

HOUSE

REFERENCE MARK FOR Z. NOTICE ARTICLES #2 AND #3

SUPPORTING MATERIALS AND BACKGROUNDS PACKAGE FOR THE M.V. REQUESTED PLEASE REVIEW THE SUBMITTED COVER DOCUMENT, AND RIDERS FOR THE FOLLOWING:

INTRODUCTION: A SHORT BACKGROUND DESCRIBING THE OBJECTIVES FOR THIS PROPOSED RENOVATION PROJECT

MINOR VARIANCE REVIEW: M.V DESCRIPTION AND RATIONALE SUPPORTING, APPROVAL PER EACH VARIANCE REQUESTED. PRECEDENTS STUDY: FEATURING PHYSICAL EXAMPLES & SIMILAR M.V. CASES SEARCHED < 1KM. (Includes Images)

SHED STRUCTURE - AGE ASSESSMENT: A STUDY ASSESSING THE AGE OF THE REAR SHEE

- SUPPORT DECLARATION: FROM IMMEDIATE NEIGHBORS.
- TORONTO BUILDING RECORDS: AS DISCLOSED PER A ROUTINE DISCLOSURE REQUEST IN 2017. (Includes Images)

GRID-LINES & DRAWING MARKS LEGEND:



2ND - WEST

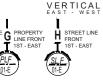












HORIZONTAL — 2 ► PROPERTY SOUTH SOUTH - NORTH

NORTH **HEIGHT & LEVELS** PLANS FLEV' / SECT

KOMET - GAPLER RESIDENCE Project ALBERTA AVE | RENOVATION Address

Drawing Contents **COVER SHEET** - LEGENDS, DRAWING LIST

> #36 ALBERTA AVE. RENOVATION PROJECT 13 - August, 2020 Zoning Certificate

18 - February . 2021 C.O.A East-York. To 25 - February . 2021 C.O.A East-York, To per shed plans & elevations

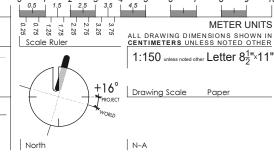
03 - Maech 2021 Revised Zoning Notice

C.O.A East-York, To

Drawing. Subject. Issue date. Issue status

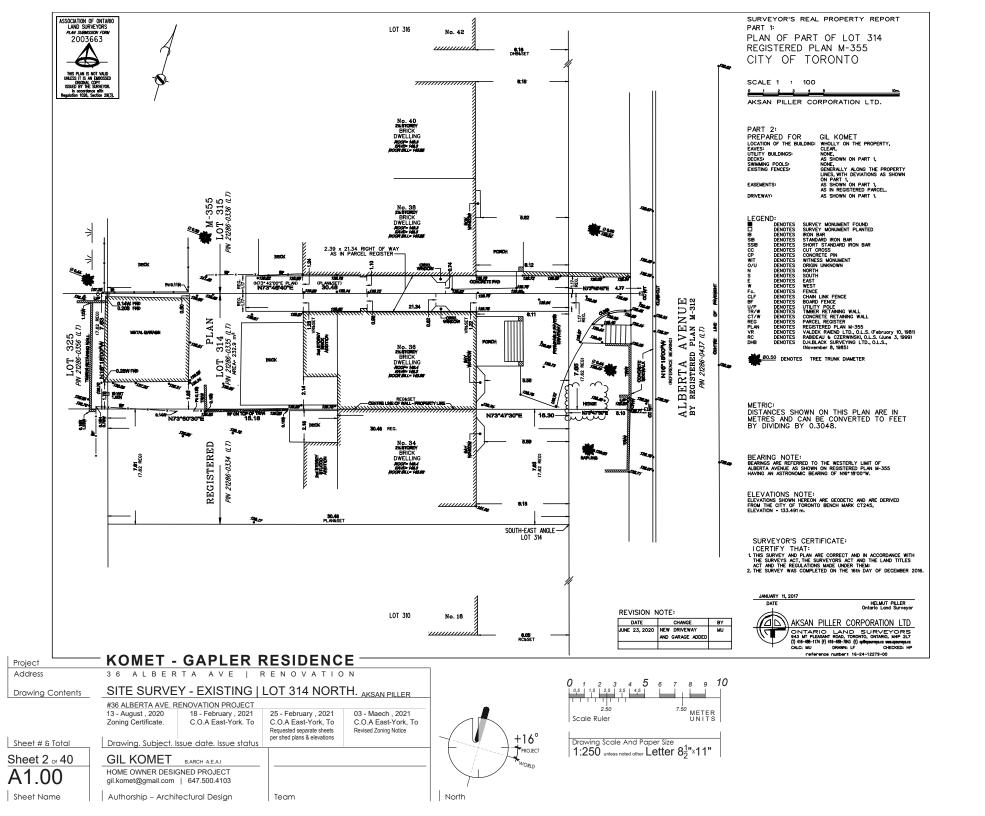
Sheet 1 of 40 GIL KOMET BARCH A.E.A.I HOME OWNER DESIGNED PROJECT gil.komet@gmail.com | 647.500.4103

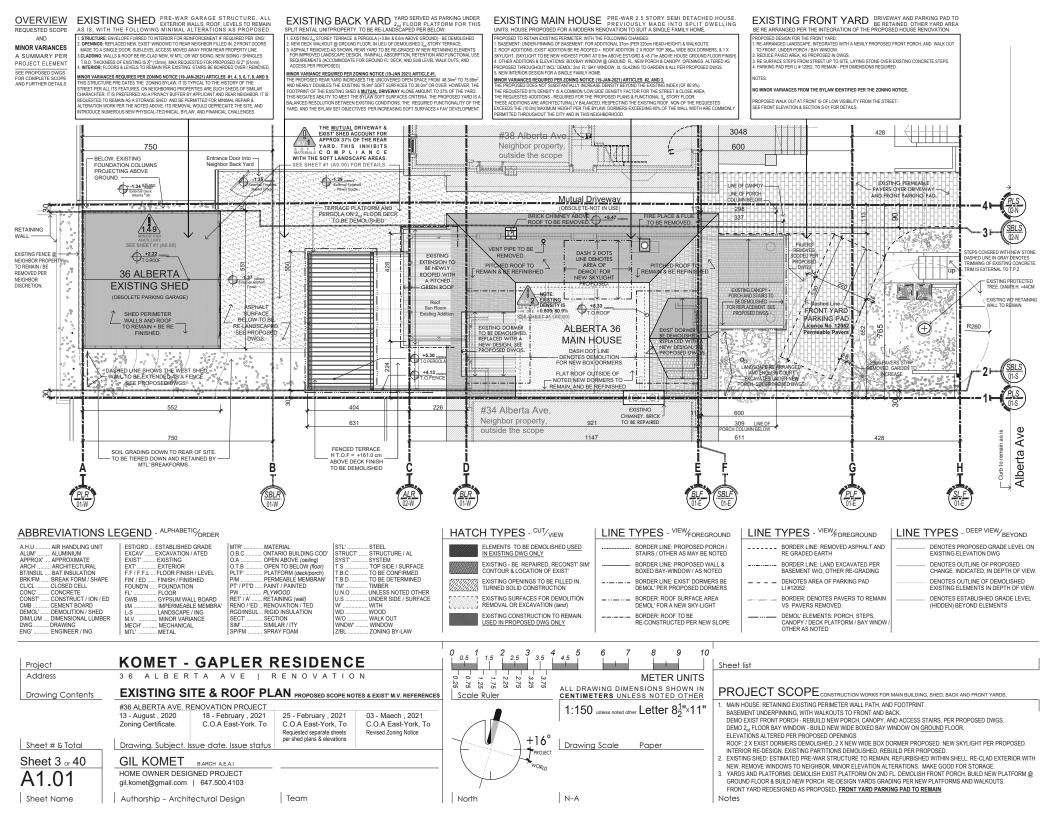
Authorship - Architectural Design Team

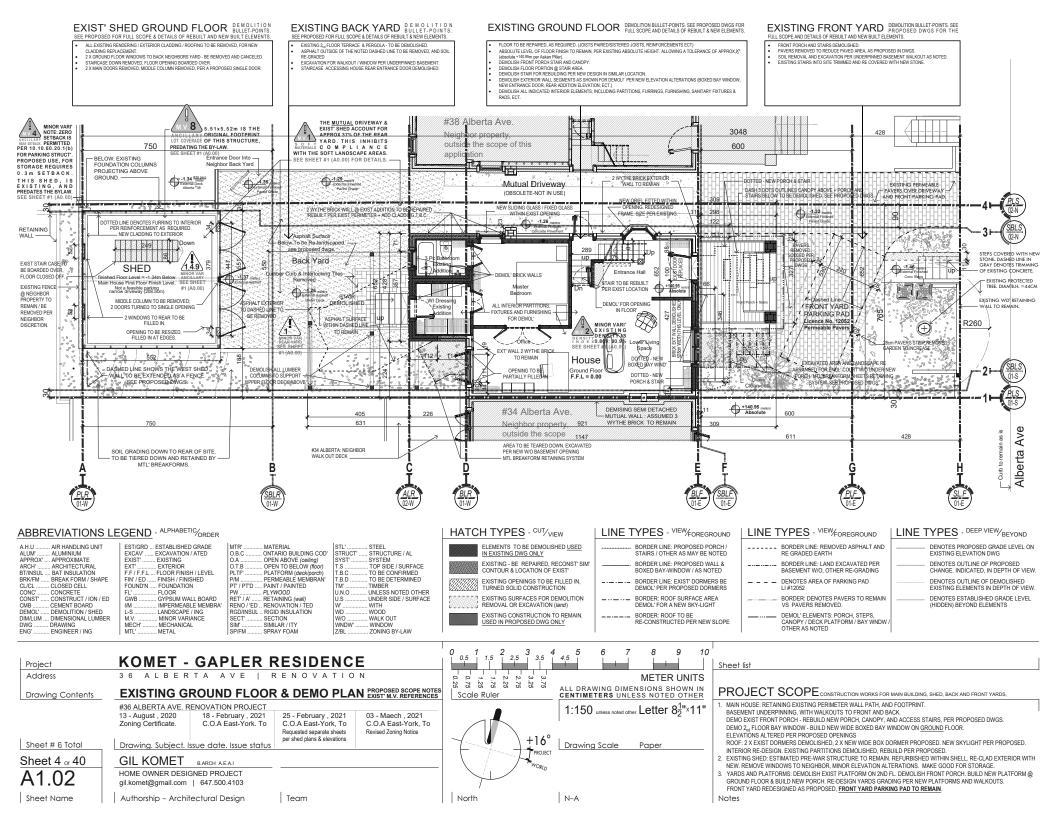


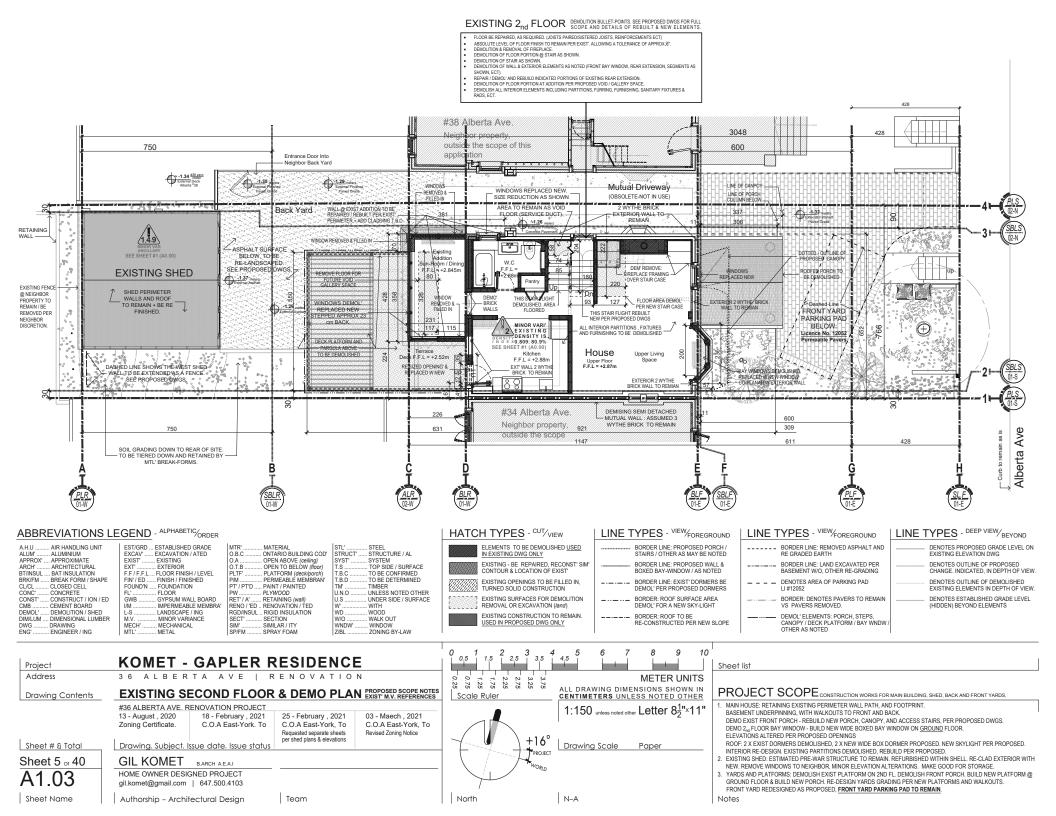
CONTENT AND SHEETS LIST

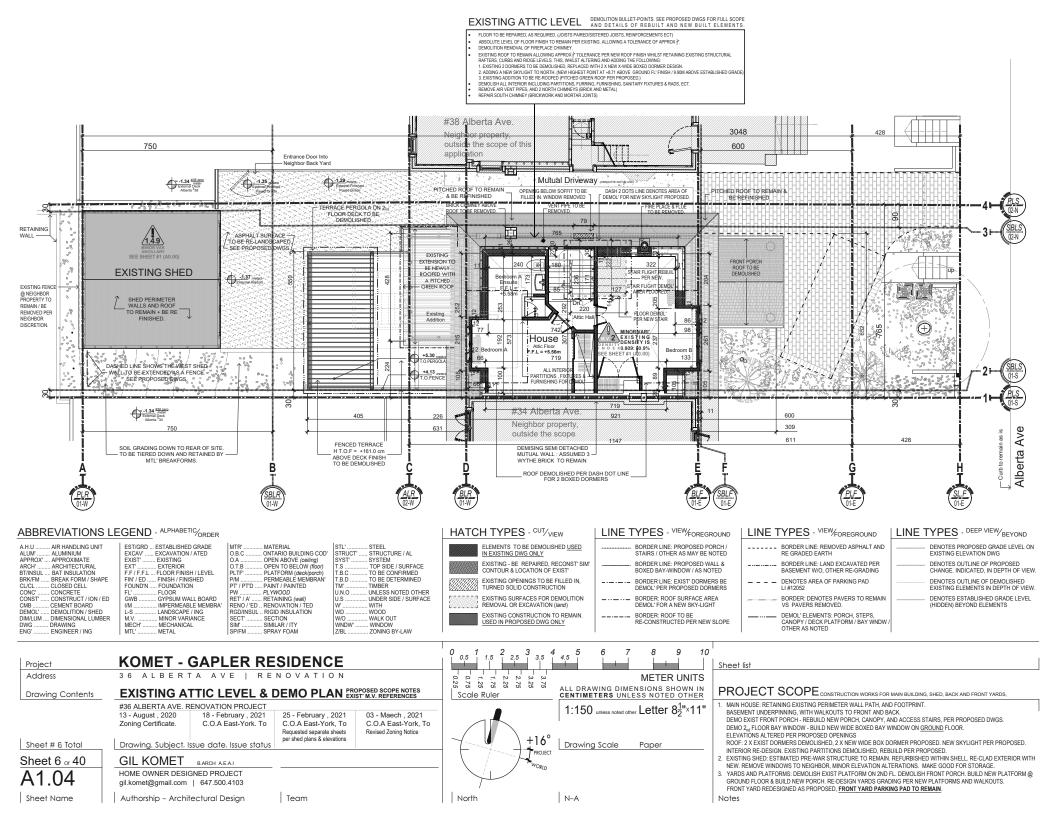
heet	Sheet Mark	Drawing Name & Sheet Content COVER SHEET - LEGENDS, DRAWING LIST	Notes, Minor Variance Re
	CONTENT A1.00	SITE SURVEY, EXISTING LOT 314 NORTH. AKSAN-PILLER	
	CONTENT A1.01	EXISTING SITE & ROOF PLAN	EXIST' M.V: SHED "1,"4-9
	CONTENT	PROPOSED SCOPE OF WORK NOTES AND EXIST M.V. REF	B.YARD #1 , HOUSE #2
	A1.02 CONTENT	EXISTING GROUND FLOOR + DEMO PLAN PROPOSED SCOPE OF WORK NOTES AND EXIST M.V. REF	EXIST' M.V: SHED #1,#4-9 B.YARD #1, HOUSE #2
	A1.03 CONTENT	EXISTING 2ND FLOOR + DEMO PLAN PROPOSED SCOPE OF WORK NOTES AND EXIST M.V. REF	
	A1.04 CONTENT	EXISTING ATTIC LEVEL + DEMO PLAN PROPOSED SCOPE OF WORK NOTES AND EXIST M.V. REF	EXIST' M.V: HOUSE#2
	A1.05 CONTENT	EXISTING BASEMENT FLOOR + DEMO PLAN PROPOSED SCOPE OF WORK NOTES AND EXIST M.V. REF	EXIST' M.V:
	A1.06 a	EXISTING FRONT ELEVATION. (EAST)	ONEDATARD 1, 4-3
	A1.06 b	EXISTING REAR ELEVATION. (WEST)	
0	A1.07	EXISTING SIDE ELEVATION (NORTH)	EXIST' M.V:
1	A1.08	SITE WIDE SECTION THROUGH MUTUAL DRIVEWAY. EXISTING STREET - FRONT ELEVATION (EAST)	SHED #4,#5,#6
2	CONTENT A1.09	EXISTING STREET - BACK ELEVATION (WEST)	
	CONTENT	· · ·	
3	A1.10 a	EXISTING SHED - GROUND FLOOR PLAN	EXIST' M.V: SHED "4,"8, "9
4	A1.10 b CONTENT	EXISTING SHED - SUB LEVEL PLAN	EXIST' M.V: SHED "4, "6, "7, "8
5	A1.10 c CONTENT	EXISTING SHED - FRONT ELEVATION (EAST)	
6	A1.10 d	EXISTING SHED - BACK ELEVATION (WEST)	EXIST' M.V: SHED "5, "6
7	A1.10 e	EXISTING SHED - SIDE ELEVATION (SOUTH)	EXIST' M.V: SHED "4,"5, "6
8	A1.10 f	EXISTING SHED - SIDE ELEVATION (NORTH)	EXIST' M.V:
9	A2.01	PROPOSED BASEMENT FLOOR PLAN	SHED #4,#5,#6 <u>M.V</u> :
0	A2.02	PROPOSED GROUND FLOOR PLAN	SHED&YARD #1,#4-9 M.V: HOUSE #2
1	A2.03	PROPOSED 2ND FLOOR PLAN	SHED&YARD #1,#4-9 M.V: HOUSE #2
2	CONTENT A2.04	PROPOSED THIRD FLOOR PLAN (Existing Attic)	M.V: HOUSE "2, "3
	CONTENT		
3	A2.05 CONTENT	PROPOSED ROOF AND SITE PLAN	M.V: HOUSE #2 SHED&YARD #1,#4-9
1	A2.06 a CONTENT	PROPOSED FRONT ELEVATION (EAST)	M.V: HOUSE #3
5	A2.06 b	PROPOSED REAR ELEVATION (WEST)	M.V: HOUSE #3
3	A2.07 CONTENT	PROPOSED SIDE SITE WIDE ELEVATION (NORTH)	M.V: HOUSE "3 SHED "4,"5, "6
7	A2.08	PROPOSED STREET ELEVATION (EAST)	M.V: HOUSE #3
8	A2.09	PROPOSED STREET BACK YARDS ELEVATION (WEST)	M.V: HOUSE #3
9	A2.10	PROPOSED SECTION S-01 (LOOKING NORTH)	M.V: HOUSE #3
0	A2.11	PROPOSED SECTION S-02 (LOOKING SOUTH)	SHED #4,#5,#6 M.V: HOUSE #3
1	CONTENT A2.12 a	PROPOSED SHED GROUND FLOOR	SHED "4,"5, "6 M.V:
2	CONTENT A2.12 b		SHED #4,#8, #9
	CONTENT	PROPOSED SHED SUB-LEVEL FLOOR	M.V: SHED "4,"6, "7, "8
3	A2.12 c CONTENT	PROPOSED SHED FRONT ELEVATION (EAST)	
4	A2.12 d CONTENT	PROPOSED SHED REAR ELEVATION (WEST)	M.V: SHED #5, #6
5	A2.12 e CONTENT	PROPOSED SHED SIDE ELEVATION (NORTH)	M.V: SHED "4,"5, "6
6	A2.12 f	PROPOSED SHED SIDE ELEVATION (SOUTH)	M.V: SHED #4,#5,#6
7	A3.01	EXISTING AREA CALCULATIONS, GFA & DENSITY INDEX	EXISTING House & Ancillary Basement, 1 St , 2 Nd , & 3 Rd FL
8	A3.02	PROPOSED AREA CALCULATIONS, GFA & DENSITY INDEX	PROPOSED House & Ancilla
9	A3.03	FRONT YARD LANDSCAPING :	Basement, 1 St , 2 Nd , & 3 Rd FL' EXISTING vs PROPOSED
0	CONTENT A3.04	OPEN SPACE & SOFT MATERIALS AREA CALCULATIONS BACK YARD LANDSCAPING:	PRIVATE & MUNICIPAL EXISTING vs PROPOSED
1	CONTENT	OPEN SPACE & SOFT MATERIALS AREA CALCULATIONS	
2			

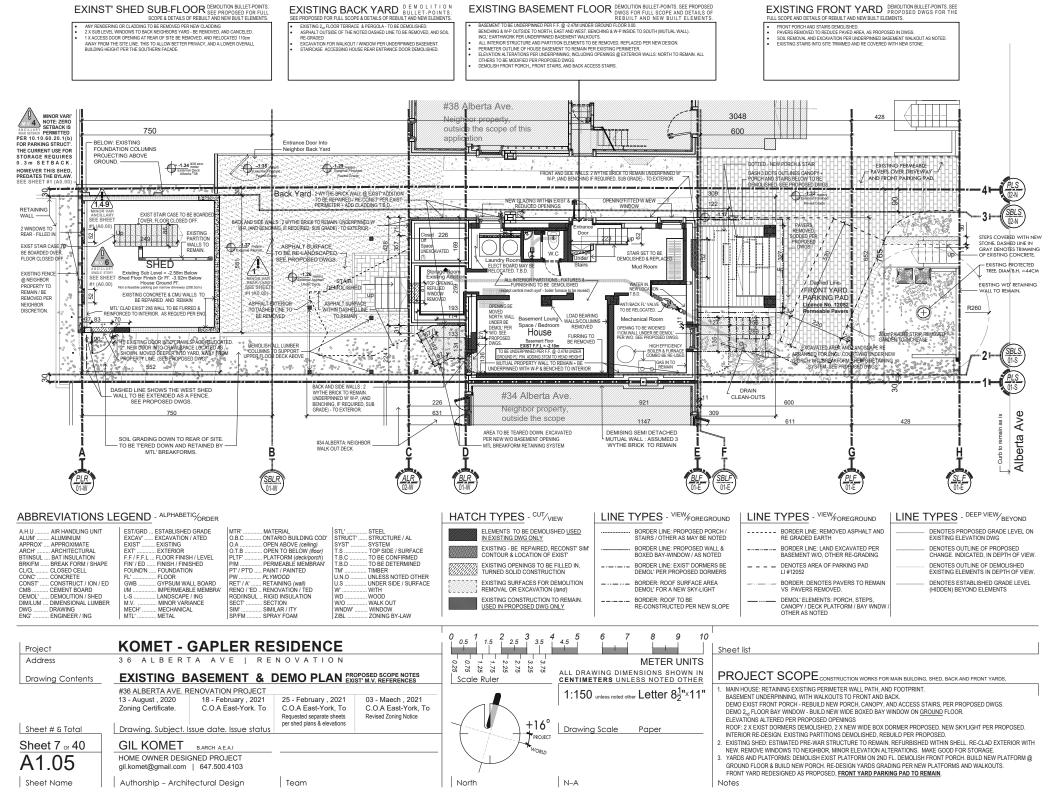


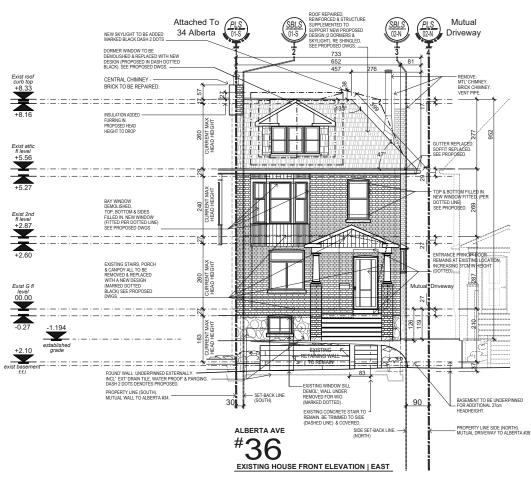


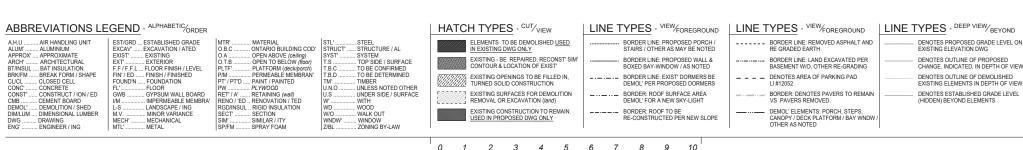


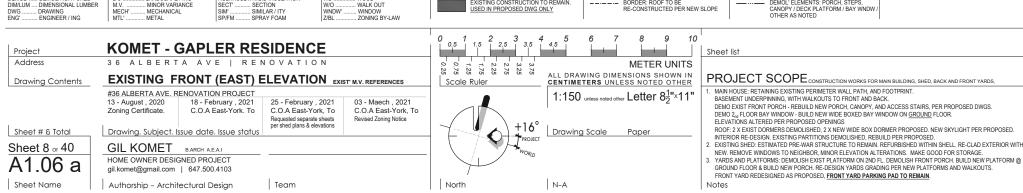


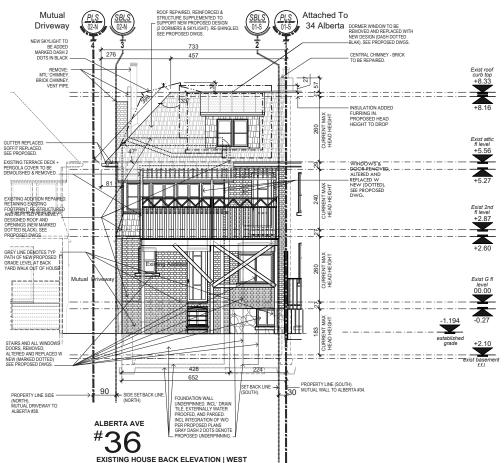












Team

Sheet # & Total

Sheet 9 of 40

Sheet Name

.06 b

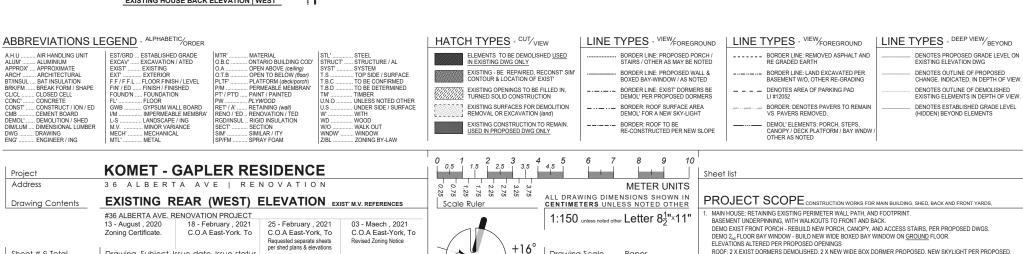
Drawing. Subject. Issue date. Issue status

GIL KOMET BARCH A.E.A.I

HOME OWNER DESIGNED PROJECT

gil.komet@gmail.com | 647.500.4103

Authorship - Architectural Design



PROJECT

North

Drawing Scale

N-A

Paper

Notes

ROOF: 2 X EXIST DORMERS DEMOLISHED, 2 X NEW WIDE BOX DORMER PROPOSED, NEW SKYLIGHT PER PROPOSED.

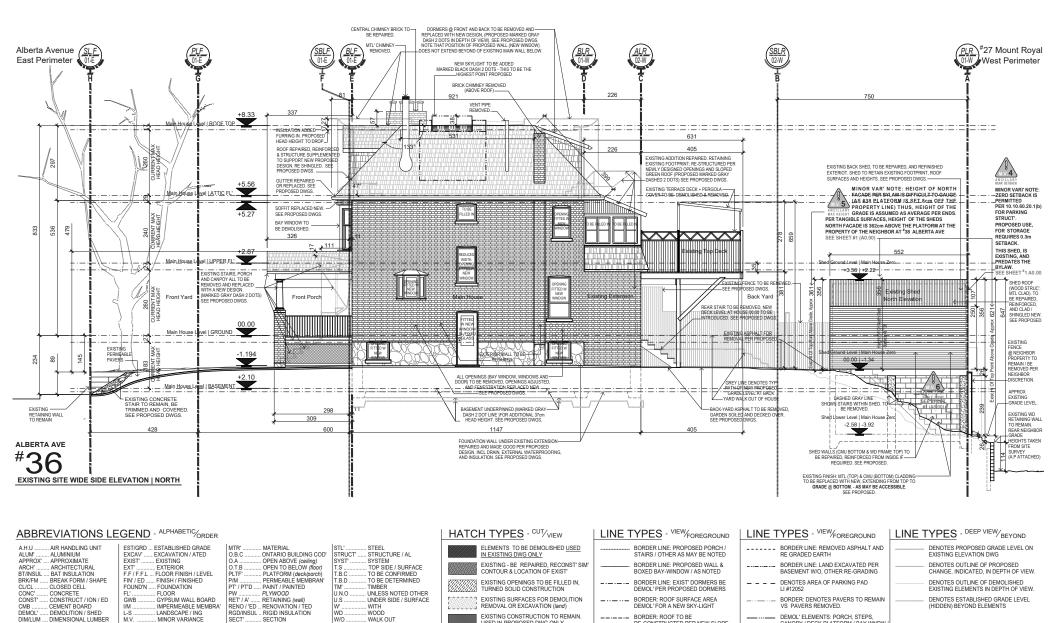
YARDS AND PLATFORMS: DEMOLISH EXIST PLATFORM ON 2ND FL. DEMOLISH FRONT PORCH. BUILD NEW PLATFORM @
GROUND FLOOR & BUILD NEW PORCH. RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS.

NEW. REMOVE WINDOWS TO NEIGHBOR, MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE.

EXISTING SHED: ESTIMATED PRE-WAR STRUCTURE TO REMAIN. REFURBISHED WITHIN SHELL. RE-CLAD EXTERIOR WITH

INTERIOR RE-DESIGN. EXISTING PARTITIONS DEMOLISHED, REBUILD PER PROPOSED.

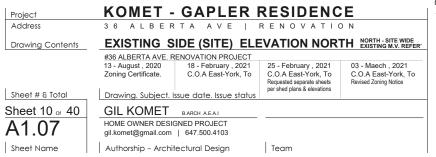
FRONT YARD REDESIGNED AS PROPOSED. FRONT YARD PARKING PAD TO REMAIN



JSED IN PROPOSED DWG ONLY

WINDOW

ZONING BY-I AW



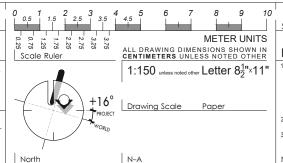
SPRAY FOAM

MECHANICAL

METAL

. DRAWING

FNGINFFR / ING



RE-CONSTRUCTED PER NEW SLOPE

PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS . MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT. BASEMENT UNDERPINNING, WITH WALKOUTS TO FRONT AND BACK.

CANOPY / DECK PLATFORM / BAY WNDW

OTHER AS NOTED

DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS. DEMO 2nd FLOOR BAY WINDOW - BUILD NEW WIDE BOXED BAY WINDOW ON GROUND FLOOR. ELEVATIONS ALTERED PER PROPOSED OPENINGS.

ROOF: 2 X EXIST DORMERS DEMOLISHED, 2 X NEW WIDE BOX DORMER PROPOSED, NEW SKYLIGHT PER PROPOSED. INTERIOR RE-DESIGN, EXISTING PARTITIONS DEMOLISHED, REBUILD PER PROPOSED.

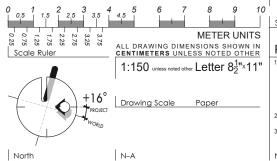
2. EXISTING SHED: ESTIMATED PRE-WAR STRUCTURE TO REMAIN. REFURBISHED WITHIN SHELL. RE-CLAD EXTERIOR WITH NEW. REMOVE WINDOWS TO NEIGHBOR, MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE.

3. YARDS AND PLATFORMS: DEMOLISH EXIST PLATFORM ON 2ND FL. DEMOLISH FRONT PORCH. BUILD NEW PLATFORM @ GROUND FLOOR & BUILD NEW PORCH, RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS. FRONT YARD REDESIGNED AS PROPOSED, FRONT YARD PARKING PAD TO REMAIN.





CL/CL CONC'



Sheet list

PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS.

MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT. BASEMENT UNDERPINNING, WITH WALKOUTS TO FRONT AND BACK.

DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS. DEMO 2_{nd} FLOOR BAY WINDOW - BUILD NEW WIDE BOXED BAY WINDOW ON <u>GROUND</u> FLOOR. ELEVATIONS ALTERED PER PROPOSED OPENINGS

ROOF: 2 X EXIST DORMERS DEMOLISHED, 2 X NEW WIDE BOX DORMER PROPOSED, NEW SKYLIGHT PER PROPOSED. INTERIOR RE-DESIGN. EXISTING PARTITIONS DEMOLISHED, REBUILD PER PROPOSED. EXISTING SHED: ESTIMATED PRE-WAR STRUCTURE TO REMAIN. REFURBISHED WITHIN SHELL. RE-CLAD EXTERIOR WITH

NEW. REMOVE WINDOWS TO NEIGHBOR, MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE. YARDS AND PLATFORMS: DEMOLISH EXIST PLATFORM ON 2ND FL. DEMOLISH FRONT PORCH. BUILD NEW PLATFORM @ GROUND FLOOR & BUILD NEW PORCH. RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS.

FRONT YARD REDESIGNED AS PROPOSED. FRONT YARD PARKING PAD TO REMAIN

BACK YARDS STREET ELEVATION

EXISTING



ALBERTA AVE

ALBERTA AVE **EXISTING STREET - REAR ELEVATIONS | WEST** ALBERTA AVE

ALBERTA AVE

ABBREVIATIONS LEGEND - ALPHABETIC

A.H.U AIR HANDLING UNIT	
ALUM' ALUMINIUM	
APPROX' APPROXIMATE	
ARCH' ARCHITECTURAL	
BT/INSUL BAT INSULATION	
BRK/FM BREAK FORM / SHAPE	
CL/CL CLOSED CELL	
CONC' CONCRETE	
CONST' CONSTRUCT / ION / ED	
CMB CEMENT BOARD	
DEMOL' DEMOLITION / SHED	
DIM/LUM DIMENSIONAL LUMBER	
DWG DRAWING	
FNG' FNGINFER / ING	

Project

Address

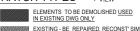
ESTABLISHED GRADE
EXCAVATION / ATED
. EXISTING
EXTERIOR
. FLOOR FINISH / LEVEL
FINISH / FINISHED
FOUNDATION
FLOOR
GYPSUM WALL BOARD
IMPERMEABLE MEMBRA
LANDSCAPE / ING
MINOR VARIANCE
MECHANICAL

ORDER	
RADE	MTR'
TED	O.B.C O.A
15/5	O.T.B
LEVEL ED	PLTF P/M .
	PT'/I PW
BOARD	RET'
MEMBRA'	RENC
NG	RGD/
ICE	SECT
	SIM'.

MTR'	MATERIAL
O.B.C	ONTARIO BUILDING COD'
	OPEN ABOVE (ceiling)
	OPEN TO BELOW (floor)
PLTF'	PLATFORM (deck/porch)
	PERMEABLE MEMBRAN'
PT' / PT'D	PAINT / PAINTED
PW	PLYWOOD
RET' / A'	RETAINING (wall)
RENO / 'ED	RENOVATION / TED
	RIGID INSULATION
SECT'	SECTION
SIM'	SIMILAR / ITY
SP/FM	SPRAY FOAM

MATERIAL	STL' STEEL
ONTARIO BUILDING COD'	STRUCT' STRUCTURE / AL
OPEN ABOVE (ceiling)	SYST' SYSTEM
OPEN TO BELOW (floor)	T.S TOP SIDE / SURFAC
PLATFORM (deck/porch)	T.B.C TO BE CONFIRMED
	T.B.D TO BE DETERMINED
D PAINT / PAINTED	TM' TIMBER
PLYWOOD	U.N.O UNLESS NOTED OTH
	U.S UNDER SIDE / SURF/
'ED RENOVATION / TED	W' WITH
SUL RIGID INSULATION	WD WOOD
	W/O WALK OUT
SIMILAR / ITY	WNDW' WINDOW
SPRAY FOAM	Z/BL ZONING BY-LAW

HATCH TYPES - CUT/VIEW

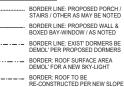




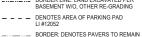
EXISTING CONSTRUCTION TO REMAIL USED IN PROPOSED DWG ONLY	
	EXISTING CONSTRUCTION TO REMAI

3.5

L	LINE	TYPES	-	VIEW/FOREGROUN

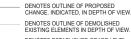


LINE T	YPES - VIEW/FOREGROUND
	BORDER LINE: REMOVED ASPHALT AND RE GRADED EARTH
	BORDER LINE: LAND EXCAVATED PER BASEMENT W/O, OTHER RE-GRADING









VS PAVERS REMOVED. DEMOL' ELEMENTS: PORCH, STEPS

DENOTES ESTABLISHED GRADE LEVEL (HIDDEN) REYOND ELEMENTS

KOMET - GAPLER RESIDENCE 36 ALBERTA AVE | RENOVATION

Drawing Contents

MTI ' METAI

EXISTING STREET BACK ELEVATION (WEST)

#36 ALBERTA AVE. RENOVATION PROJECT 13 - August , 2020 18 - February , 2021 Zoning Certificate. C.O.A. Fast-York, To.

Drawing. Subject. Issue date. Issue status

25 - February . 2021 C.O.A East-York, To Requested separate sheets per shed plans & elevations

03 - Maech 2021 C.O.A East-York, To Revised Zoning Notice

+16° Drawing Scale

1.5 2.5 3

1.75 1.25 1.25 1.75 1.75 1.75

Scale Ruler

North

METER UNITS ALL DRAWING DIMENSIONS SHOWN IN CENTIMETERS UNLESS NOTED OTHER

1:150 unless noted other Letter 8¹/₂"×11"

MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT.

BASEMENT UNDERPINNING, WITH WALKOUTS TO FRONT AND BACK. DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS. DEMO $2_{\rm nd}$ FLOOR BAY WINDOW - BUILD NEW WIDE BOXED BAY WINDOW ON <u>GROUND</u> FLOOR. ELEVATIONS ALTERED PER PROPOSED OPENINGS
ROOF: 2 X EXIST DORMERS DEMOLISHED, 2 X NEW WIDE BOX DORMER PROPOSED, NEW SKYLIGHT PER PROPOSED.

PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS.

INTERIOR RE-DESIGN, EXISTING PARTITIONS DEMOLISHED, REBUILD PER PROPOSED.

2. EXISTING SHED: ESTIMATED PRE-WAR STRUCTURE TO REMAIN. REFURBISHED WITHIN SHELL. RE-CLAD EXTERIOR WITH NEW. REMOVE WINDOWS TO NEIGHBOR, MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE. 3. YARDS AND PLATFORMS: DEMOLISH EXIST PLATFORM ON 2ND FL. DEMOLISH FRONT PORCH. BUILD NEW PLATFORM @ GROUND FLOOR & BUILD NEW PORCH, RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS.

FRONT YARD REDESIGNED AS PROPOSED, FRONT YARD PARKING PAD TO REMAIN.

Sheet # & Total Sheet 12 or 40 Sheet Name

GIL KOMET BARCH A.E.A.I HOME OWNER DESIGNED PROJECT gil.komet@gmail.com | 647.500.4103

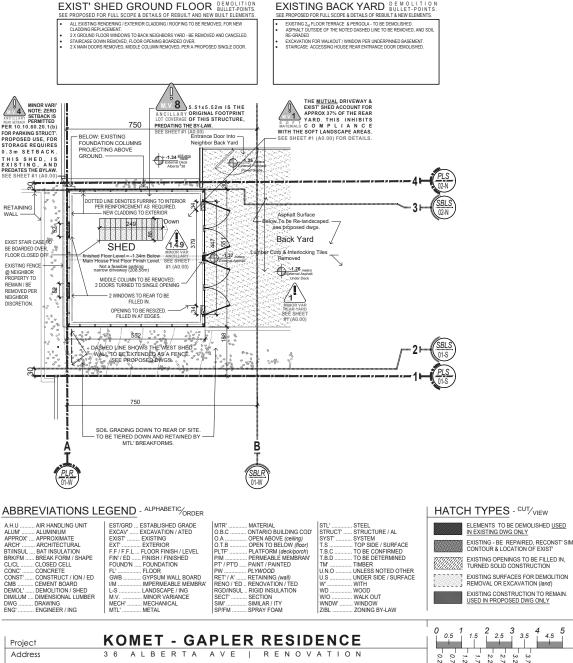
Authorship - Architectural Design

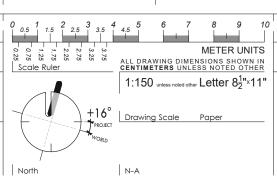
Team

N-A

Notes

10





PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS,

MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT BASEMENT UNDERPINNING, WITH WALKOUTS TO FRONT AND BACK.

LINE TYPES - VIEW/FOREGROUND

VS_PAVERS REMOVED.

RE GRADED FARTH

11#12052

BORDER LINE: REMOVED ASPHALT AND

BORDER LINE: LAND EXCAVATED PER

BASEMENT W/O, OTHER RE-GRADING

BORDER: DENOTES PAVERS TO REMAIN

CANOPY / DECK PLATFORM / BAY WNDW OTHER AS NOTED

DENOTES AREA OF PARKING PAD

DEMOL' ELEMENTS: PORCH, STEPS.

DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS. DEMO $2_{\rm nd}$ FLOOR BAY WINDOW - BUILD NEW WIDE BOXED BAY WINDOW ON $\underline{\sf GROUND}$ FLOOR. ELEVATIONS ALTERED PER PROPOSED OPENINGS.

ROOF: 2 X EXIST DORMERS DEMOLISHED, 2 X NEW WIDE BOX DORMER PROPOSED. NEW SKYLIGHT PER PROPOSED. INTERIOR RE-DESIGN. EXISTING PARTITIONS DEMOLISHED, REBUILD PER PROPOSED.

LINE TYPES - DEEP VIEW/BEYOND

EXISTING ELEVATION DWG

(HIDDEN) BEYOND FLEMENTS

DENOTES PROPOSED GRADE LEVEL ON

CHANGE. INDICATED, IN DEPTH OF VIEW

EXISTING FI EMENTS IN DEPTH OF VIEW

DENOTES ESTABLISHED GRADE LEVEL

DENOTES OUTLINE OF DEMOLISHED

DENOTES OUTLINE OF PROPOSED

EXISTING SHED: ESTIMATED PRE-WAR STRUCTURE TO REMAIN. REFURBISHED WITHIN SHELL. RE-CLAD EXTERIOR WITH NEW. REMOVE WINDOWS TO NEIGHBOR, MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE.

YARDS AND PLATFORMS: DEMOLISH EXIST PLATFORM ON 2ND FL. DEMOLISH FRONT PORCH, BUILD NEW PLATFORM @ GROUND FLOOR & BUILD NEW PORCH, RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS. FRONT YARD REDESIGNED AS PROPOSED, FRONT YARD PARKING PAD TO REMAIN

Notes

LINE TYPES - VIEW/FOREGROUND

BORDER LINE: PROPOSED PORCH

BORDER LINE: PROPOSED WALL &

BOXED BAY-WINDOW / AS NOTED

BORDER LINE: EXIST' DORMERS BE

DEMOL' PER PROPOSED DORMERS

RE-CONSTRUCTED PER NEW SLOPE

BORDER: ROOF SURFACE AREA

DEMOL' FOR A NEW SKY-LIGHT

BORDER: ROOF TO BE

STAIRS / OTHER AS MAY BE NOTED

Sheet # & Total

Sheet 13 or 40 Sheet Name

Drawing Contents

Drawing. Subject. Issue date. Issue status

GIL KOMET BARCH A.E.A.I HOME OWNER DESIGNED PROJECT

#36 ALBERTA AVE. RENOVATION PROJECT

13 - August , 2020

Zoning Certificate.

gil.komet@gmail.com | 647.500.4103

Authorship - Architectural Design

18 - February , 2021

C.O.A East-York, To

EXISTING SHED GROUND FL' & DEMO PLAN SCOPE NOTES EXIST'M.V. REF'

Requested separate sheets Revised Zoning Notice

03 - Maech . 2021

C.O.A East-York, To

per shed plans & elevations

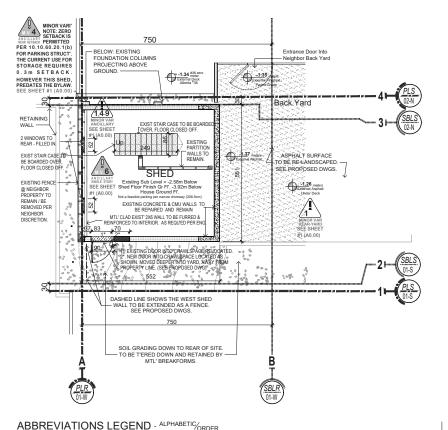
Team

25 - February , 2021

C.O.A East-York, To

EXINST' SHED SUB-FLOOR DEMOLITION BULLET-POINTS. SCOPE & DETAILS OF REBUILT AND NEW BUILT ELEMENTS

- ANY RENDERING OR CLADDING TO BE REMOVED PER NEW CLADDING
 - 2 X SUB LEVEL WINDOWS TO BACK NEIGHBORS YARD BE REMOVED, AND CANCELED. 2.A SUB LEVEL WINDUNG TO BACK MICROBORD TAME - SE REMOVED, AND RELOCATED 110cm AWAY FROM THE SITE LINE. THIS TO ALLOW BETTER PRIVACY, AND A LOWER OVERALL BUILDING HEIGHT PER THE SOUTHERN FACADE.
- EXISTING BACK YARD BULLET-POINTS. SEE PROPOSED FOR FULL SCOPE & DETAILS OF REBUILT AND NEW ELEMENTS
- EXISTING 2.4 FLOOR TERRACE & PERGOLA TO BE DEMOLISHED ASPHALT OUTSIDE OF THE NOTED DASHED LINE TO BE REMOVED, AND SOIL
- EXCAVATION FOR WALKOUT / WINDOW PER UNDERPINNED BASEMENT STAIRCASE ACCESSING HOUSE REAR ENTRANCE DOOR DEMOLISHED



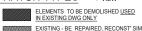
EST/GRD ... ESTABLISHED GRADE ALLIMINIUM EXCAV' EXCAVATION / ATED APPROX' ARCH' ARCHITECTURAL .. EXTERIOR BT/IN BRK/I CL/CI CONG CONS CMB DEMO

BT/INSUL BAT INSULATION	F.F / F.F.L FLOOR FINISH / LEVE
BRK/FM BREAK FORM / SHAPE	FIN' / ED FINISH / FINISHED
CL/CL CLOSED CELL	FOUND'N FOUNDATION
CONC' CONCRETE	FL' FLOOR
CONST' CONSTRUCT / ION / ED	GWB GYPSUM WALL BOAR
CMB CEMENT BOARD	I/M IMPERMEABLE MEME
DEMOL' DEMOLITION / SHED	L-S LANDSCAPE / ING
DIM/LUM DIMENSIONAL LUMBER	M.V MINOR VARIANCE
DWG DRAWING	MECH' MECHANICAL
ENG' ENGINEER / ING	MTL' METAL

MTR' MATERIAL
O.B.C ONTARIO BUILDING COD'
O.A OPEN ABOVE (ceiling)
O.T.B OPEN TO BELOW (floor)
PLTF' PLATFORM (deck/porch)
P/M PERMEABLÈ MEMBRAN'
PT' / PT'D PAINT / PAINTED
PW PLYWOOD
RET' / A' RETAINING (wall)
RENO / 'ED RENOVATION / TED
RGD/INSUL RIGID INSULATION
SECT' SECTION
SIM' SIMILAR / ITY
SP/FM SPRAY FOAM

STL'	STEEL
STRUCT'	STRUCTURE / AL
SYST'	SYSTEM
T.S	TOP SIDE / SURFACE
T.B.C	TO BE CONFIRMED
T.B.D	TO BE DETERMINED
TM'	TIMBER
U.N.O	UNLESS NOTED OTHER
U.S	UNDER SIDE / SURFACE
W'	WITH
WD	WOOD
W/O	WALK OUT
WNDW"	. WINDOW
7/BI	ZONING BY-I AW

HATCH TYPES - CUT/VIEW





2.5 3.5

3.75 3.25 2.75 2.25 1.75 1.75

Scale Ruler

North

EXISTING CONSTRUCTION TO REMAIN. USED IN PROPOSED DWG ONLY

LINE TYPES - VIEW/FOREGROUND			
	BORDER LINE: PROPOSED PORCH / STAIRS / OTHER AS MAY BE NOTED		
	BORDER LINE: PROPOSED WALL & BOXED BAY-WINDOW / AS NOTED		
	BORDER LINE: EXIST' DORMERS BE DEMOL' PER PROPOSED DORMERS		
	BORDER: ROOF SURFACE AREA DEMOL' FOR A NEW SKY-LIGHT		
	BORDER: ROOF TO BE RE-CONSTRUCTED PER NEW SLOPE		







KOMET - GAPLER RESIDENCE

36 ALBERTA AVE | RENOVATION

EXISTING BASEMENT & DEMO PLAN PROPOSED SCOPE NOTES DESCRIPTION OF THE PROPOSED SCOPE N Drawing Contents

> #36 ALBERTA AVE. RENOVATION PROJECT 13 - August , 2020 18 - February , 2021 Zoning Certificate. C.O.A East-York, To

Drawing. Subject. Issue date. Issue status

25 - February , 2021 C.O.A East-York, To Requested separate sheets per shed plans & elevations

03 - Maech , 2021 C.O.A East-York, To Revised Zoning Notice

+16° PROJECT

N-A

MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT. BASEMENT UNDERPINNING, WITH WALKOUTS TO FRONT AND BACK. DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS.

DEMO 2_{nd} FLOOR BAY WINDOW - BUILD NEW WIDE BOXED BAY WINDOW ON <u>GROUND</u> FLOOR. ELEVATIONS ALTERED PER PROPOSED OPENINGS ROOF: 2 X EXIST DORMERS DEMOLISHED, 2 X NEW WIDE BOX DORMER PROPOSED. NEW SKYLIGHT PER PROPOSED. INTERIOR RE-DESIGN. EXISTING PARTITIONS DEMOLISHED, REBUILD PER PROPOSED.

PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS,

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Notes

Sheet # & Total Sheet 14 or 40

Sheet Name

Project

Address

GIL KOMET BARCH A.E.A.I HOME OWNER DESIGNED PROJECT

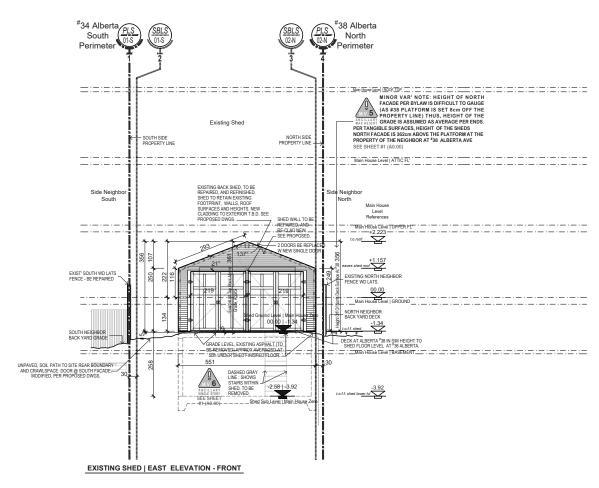
gil.komet@gmail.com | 647.500.4103

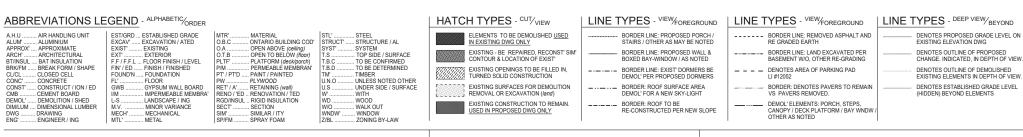
Authorship - Architectural Design

Team

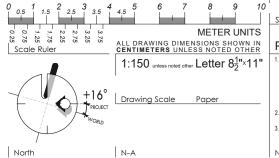
METER UNITS ALL DRAWING DIMENSIONS SHOWN IN CENTIMETERS UNLESS NOTED OTHER







KOMET - GAPLER RESIDENCE Project 36 ALBERTA AVE | RENOVATION Address **EXISTING SHED FRONT ELEVATION (EAST)** Drawing Contents #36 ALBERTA AVE. RENOVATION PROJECT 18 - February , 2021 03 - Maech , 2021 13 - August , 2020 25 - February , 2021 Zoning Certificate. C.O.A East-York, To C.O.A East-York, To C.O.A East-York, To Requested separate sheets Revised Zoning Notice per shed plans & elevations Sheet # & Total Drawing. Subject. Issue date. Issue status Sheet 15 or 40 GIL KOMET BARCH A.E.A.I HOME OWNER DESIGNED PROJECT gil.komet@gmail.com | 647.500.4103 Sheet Name Authorship - Architectural Design Team



PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS,

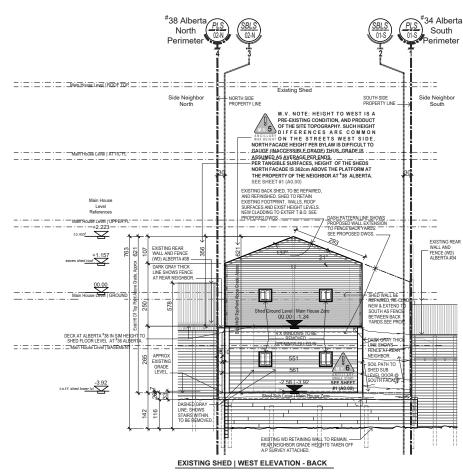
MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT

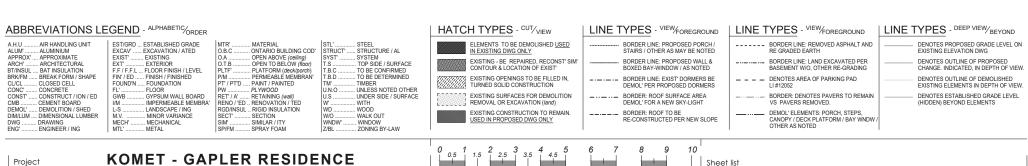
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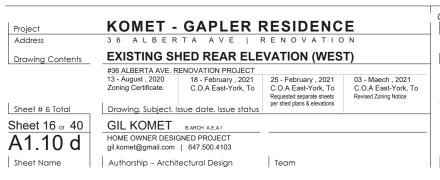
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O.5. 7 1.5 2 2.5 3 3.5 4 4.5 5 6 7 8 9 70

METER UNITS

ALL DRAWING DIMENSIONS SHOWN IN CENTIMETERS UNLESS NOTED OTHER

1:150 unless noted other Letter 8½"x11"

Drawing Scale Paper

PROJECT

North

N-A

North

....

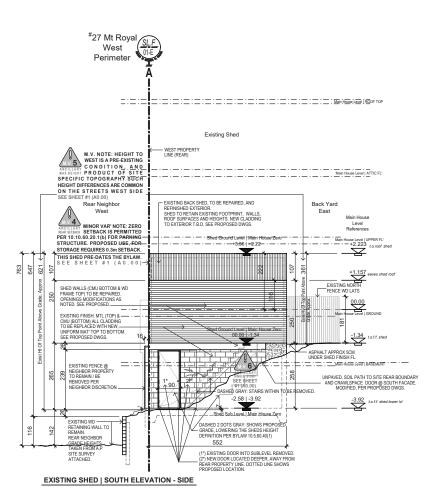
PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS,

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 ELEVATIONS ALTERED PER PROPOSED OPENINGS

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- INITERIOR RE-DESIGN, EARS HING PARTITIONS DEMOLISHED, REBUILD PER PROPOSED.

 EXISTING SHED: ESTIMATED PRE-MAR STRUCTURE TO REMAIN, REFURSHED WITHIN SHELL, RE-CLAD EXTERIOR WITH NEW. REMOVE WINDOWS TO NEIGHBOR, MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE.
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ABBREVIATIONS LEGEND - ALPHABETIC ORDER

FXCAV'

GWB ...

EST/GRD ... ESTABLISHED GRADE

.. EXTERIOR

F.F./ F.F.L ... FLOOR FINISH / LEVEL FIN' / ED FINISH / FINISHED

FOUND'N FOUNDATION

EXCAVATION / ATED

. GYPSUM WALL BOARD

LANDSCAPE / ING

IMPERMEARI E MEMBRA'

. AIR HANDLING UNIT

ALLIMINIUM

BT/INSUL BAT INSULATION BRK/FM BREAK FORM / SHAPE

CONCRETE

.. CLOSED CELL

CEMENT BOARD

. DEMOLITION / SHED

CONSTRUCT / ION / FD

APPROX' APPROXIMATE ARCH' ARCHITECTURAL

CL/CL

CONST'



OBC

O.T.B ...

MATERIAL

PT' / PT'D PAINT / PAINTED

RENO / 'ED RENOVATION / TED

RGD/INSUL .. RIGID INSULATION

ONTARIO BLILLDING COD'

OPEN ABOVE (ceiling)
OPEN TO BELOW (floor)

. PLATFORM (deck/porch) . PERMEABLE MEMBRAN

RFTAINING (wall)

STRUCT

U.S.

..... STRUCTURE / AL

TIMBER

. WOOD

. SYSTEM .. TOP SIDE / SURFACE

TO BE CONFIRMED
TO BE DETERMINED

UNLESS NOTED OTHER

UNDER SIDE / SURFACE

HATCH TYPES - CUT/VIEW ELEMENTS TO BE DEMOLISHED USED IN EXISTING DWG ONLY EXISTING - BE REPAIRED, RECONST' SIM CONTOUR & LOCATION OF EXIST EXISTING OPENINGS TO BE FILLED IN, TURNED SOLID CONSTRUCTION EXISTING SURFACES FOR DEMOLITION REMOVAL OR EXCAVATION (land) EXISTING CONSTRUCTION TO REMAIN. USED IN PROPOSED DWG ONLY

> 1.5 2.5 3.5 4.5

LINE TYPES - VIEW/FOREGROUND BORDER LINE: PROPOSED PORCH STAIRS / OTHER AS MAY BE NOTED BORDER LINE: PROPOSED WALL & BOXED BAY-WINDOW / AS NOTED BORDER LINE: EXIST' DORMERS BE DEMOL' PER PROPOSED DORMERS BORDER: ROOF SURFACE AREA DEMOL' FOR A NEW SKY-LIGHT BORDER: ROOF TO BE RE-CONSTRUCTED PER NEW SLOPE

LINE TYPES - VIEW FOREGROUND BORDER LINE: REMOVED ASPHALT AND RE GRADED FARTH BORDER LINE: LAND EXCAVATED PER BASEMENT W/O, OTHER RE-GRADING DENOTES AREA OF PARKING PAD 11#12052 BORDER: DENOTES PAVERS TO REMAIN VS PAVERS REMOVED. DEMOL' ELEMENTS: PORCH, STEPS. CANOPY / DECK PLATFORM / BAY WNDW OTHER AS NOTED

LINE TYPES - DEEP VIEW/BEYOND DENOTES PROPOSED GRADE LEVEL ON EXISTING ELEVATION DWG DENOTES OUTLINE OF PROPOSED CHANGE. INDICATED, IN DEPTH OF VIEW DENOTES OUTLINE OF DEMOLISHED EXISTING ELEMENTS IN DEPTH OF VIEW. DENOTES ESTABLISHED GRADE LEVEL (HIDDEN) BEYOND FLEMENTS



N-A

PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS,

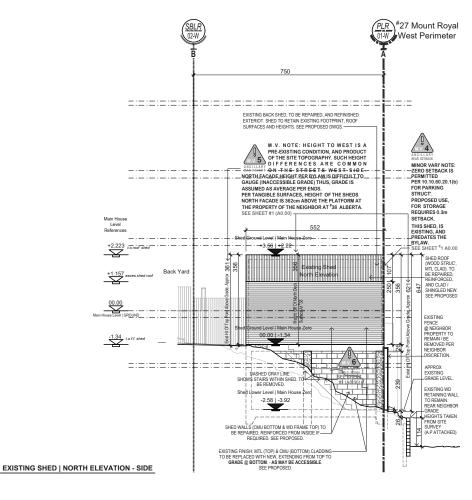
MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT

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ROOF: 2 X EXIST DORMERS DEMOLISHED, 2 X NEW WIDE BOX DORMER PROPOSED. NEW SKYLIGHT PER PROPOSED. INTERIOR RE-DESIGN. EXISTING PARTITIONS DEMOLISHED, REBUILD PER PROPOSED.

EXISTING SHED: ESTIMATED PRE-WAR STRUCTURE TO REMAIN. REFURBISHED WITHIN SHELL. RE-CLAD EXTERIOR WITH NEW. REMOVE WINDOWS TO NEIGHBOR, MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE.

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. AIR HANDLING UNIT ALLIMINIUM APPROX' APPROXIMATE ARCH' ARCHITECTURAL ARCH' ... BT/INSUL BAT INSULATION BRK/FM BREAK FORM / SHAPE CL/CL CLOSED CELL CONSTRUCT / ION / FD CONST' CEMENT BOARD .. DEMOLITION / SHED DIM/LUM DIMENSIONAL LUMBER .. DRAWING .. ENGINEER / ING

EST/GRD ... ESTABLISHED GRADE FXCAV' .. EXCAVATION / ATED . EXTERIOR F.F./ F.F.L ... FLOOR FINISH / LEVEL FIN' / ED FINISH / FINISHED FOUND'N. .. FOUNDATION GWB GYPSUM WALL BOARD IMPERMEARI E MEMBRA LANDSCAPE / ING MINOR VARIANCE .. MECHANICAL .. METAL

DING COD' (ceiling) OW (floor) eck/porch) MEMBRAN' ED all) / TED TION

MATERIAL	STL' STEEL
ONTARIO BUILDING COD'	STRUCT' STRUCTURE / AL
OPEN ABOVE (ceiling)	SYST' SYSTEM
OPEN TO BELOW (floor)	T.S TOP SIDE / SURFACE
	T.B.C TO BE CONFIRMED
PERMEABLE MEMBRAN'	T.B.D TO BE DETERMINED
PAINT / PAINTED	TM' TIMBER
PLYWOOD	U.N.O UNLESS NOTED OTHER
RETAINING (wall)	U.S UNDER SIDE / SURFACE
RENOVATION / TED	W' WITH
	WD WOOD
	W/O WALK OUT
SIMILAR / ITY	WNDW' WINDOW
SPRAY FOAM	Z/BL ZONING BY-LAW

HATCH TYPES - CUT/VIEW

ELEMENTS TO BE DEMOLISHED USED IN EXISTING DWG ONLY EXISTING - BE REPAIRED RECONST' SIM

CONTOUR & LOCATION OF EXIST EXISTING OPENINGS TO BE FILLED IN, TURNED SOLID CONSTRUCTION EXISTING SURFACES FOR DEMOLITION

> 2.5 3.5 4.5

3.75 2.75 2.25 2.25 1.75 1.25

1.5

Scale Ruler

North

REMOVAL OR EXCAVATION (land) EXISTING CONSTRUCTION TO REMAIN. JSED IN PROPOSED DWG ONLY

LINE TYPES - VIEW/FOREGROUND BORDER LINE: PROPOSED PORCH STAIRS / OTHER AS MAY BE NOTED

BORDER LINE: PROPOSED WALL & BOXED BAY-WINDOW / AS NOTED BORDER LINE: EXIST' DORMERS BE DEMOL' PER PROPOSED DORMERS BORDER: ROOF SURFACE AREA

DEMOL' FOR A NEW SKY-LIGHT BORDER: ROOF TO BE RE-CONSTRUCTED PER NEW SLOPE

METER UNITS

ALL DRAWING DIMENSIONS SHOWN IN CENTIMETERS UNLESS NOTED OTHER

LINE TYPES - VIEW FOREGROUND BORDER LINE: REMOVED ASPHALT AND RE GRADED EARTH BORDER LINE: LAND EXCAVATED PER BASEMENT W/O, OTHER RE-GRADING DENOTES AREA OF PARKING PAD 11#12052 BORDER: DENOTES PAVERS TO REMAIN

VS PAVERS REMOVED.

DEMOL' ELEMENTS: PORCH, STEPS.

CANOPY / DECK PLATFORM / BAY WNDW OTHER AS NOTED

LINE TYPES - DEEP VIEW/BEYOND DENOTES PROPOSED GRADE LEVEL ON EXISTING ELEVATION DWG DENOTES OUTLINE OF PROPOSED CHANGE. INDICATED, IN DEPTH OF VIEW DENOTES OUTLINE OF DEMOLISHED EXISTING ELEMENTS IN DEPTH OF VIEW. DENOTES ESTABLISHED GRADE LEVEL

(HIDDEN) BEYOND FLEMENTS

KOMET - GAPLER RESIDENCE

36 ALBERTA AVE | RENOVATION

EXISTING SHED SIDE ELEVATION (NORTH) Drawing Contents

> #36 ALBERTA AVE. RENOVATION PROJECT 13 - August , 2020 18 - February, 2021 Zoning Certificate. C.O.A East-York, To

> Drawing, Subject, Issue date, Issue status

25 - February , 2021 C.O.A East-York, To Requested separate sheets per shed plans & elevations

03 - Maech , 2021 C.O.A East-York, To Revised Zoning Notice

1:150 unless noted other Letter 8½"×11" +16° Drawing Scale Paper PROJECT

N-A

PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS, MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT.

BASEMENT UNDERPINNING, WITH WALKOUTS TO FRONT AND BACK. DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS. DEMO $2_{\rm nd}$ FLOOR BAY WINDOW - BUILD NEW WIDE BOXED BAY WINDOW ON $\underline{\sf GROUND}$ FLOOR. ELEVATIONS ALTERED PER PROPOSED OPENINGS

ROOF: 2 X EXIST DORMERS DEMOLISHED, 2 X NEW WIDE BOX DORMER PROPOSED. NEW SKYLIGHT PER PROPOSED. INTERIOR RE-DESIGN. EXISTING PARTITIONS DEMOLISHED, REBUILD PER PROPOSED.

2. EXISTING SHED: ESTIMATED PRE-WAR STRUCTURE TO REMAIN. REFURBISHED WITHIN SHELL. RE-CLAD EXTERIOR WITH NEW. REMOVE WINDOWS TO NEIGHBOR, MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE.

3. YARDS AND PLATFORMS: DEMOLISH EXIST PLATFORM ON 2ND FL. DEMOLISH FRONT PORCH. BUILD NEW PLATFORM @ GROUND FLOOR & BUILD NEW PORCH, RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS. FRONT YARD REDESIGNED AS PROPOSED, FRONT YARD PARKING PAD TO REMAIN

Notes

Sheet 18 or 40

Sheet # & Total

Project

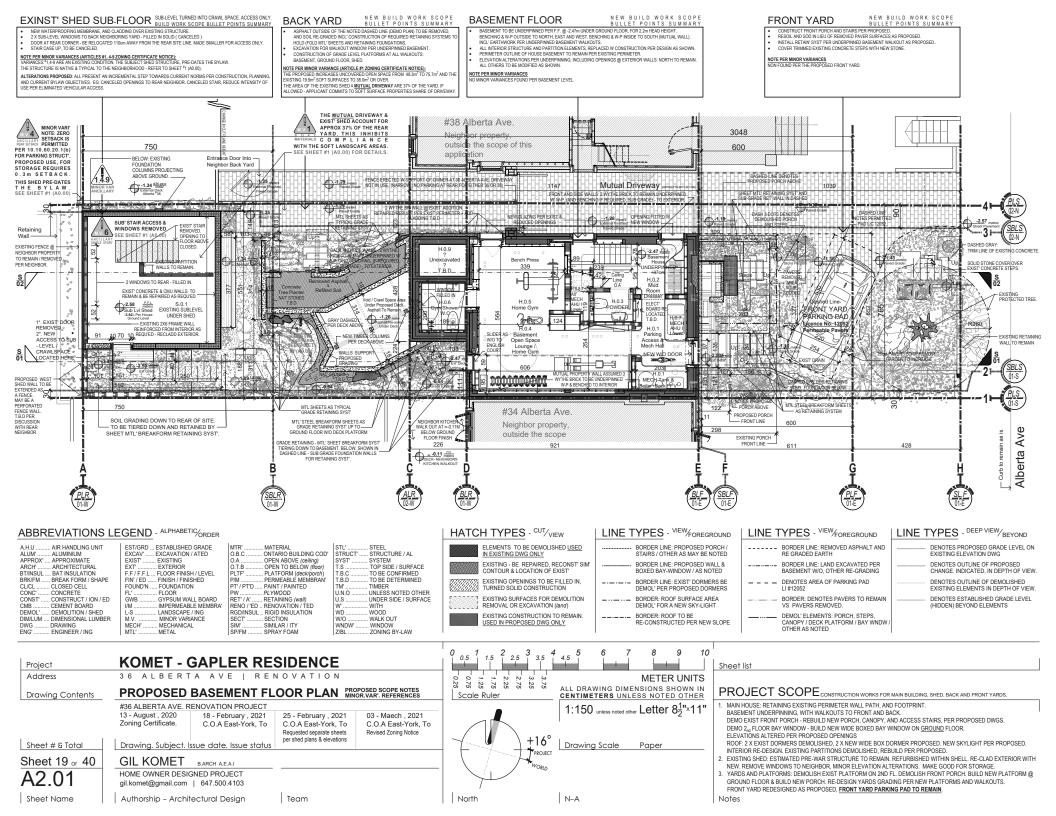
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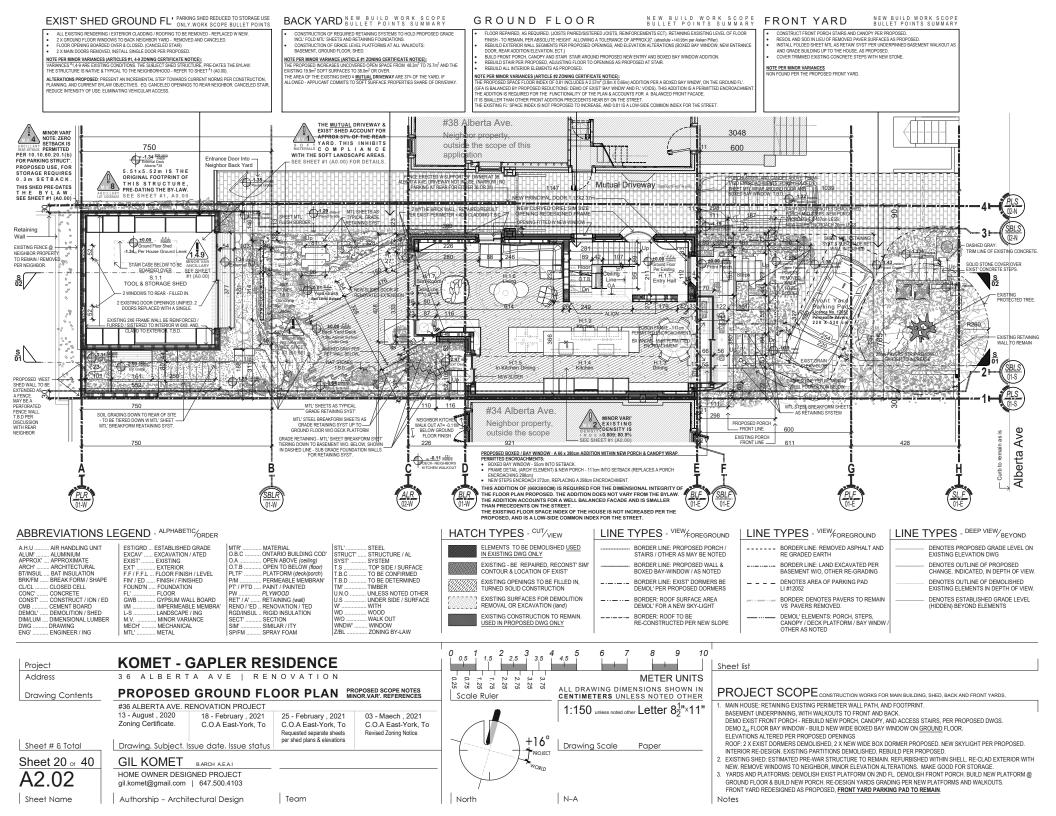
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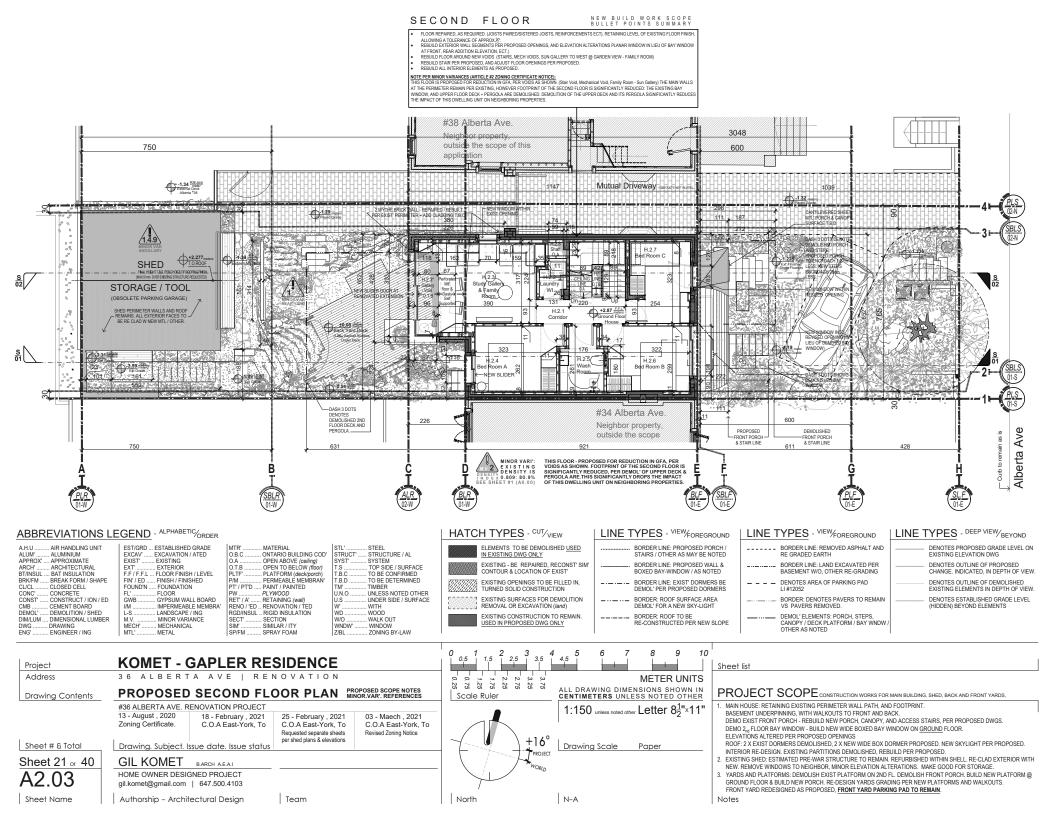
HOME OWNER DESIGNED PROJECT gil.komet@gmail.com | 647.500.4103 Authorship - Architectural Design

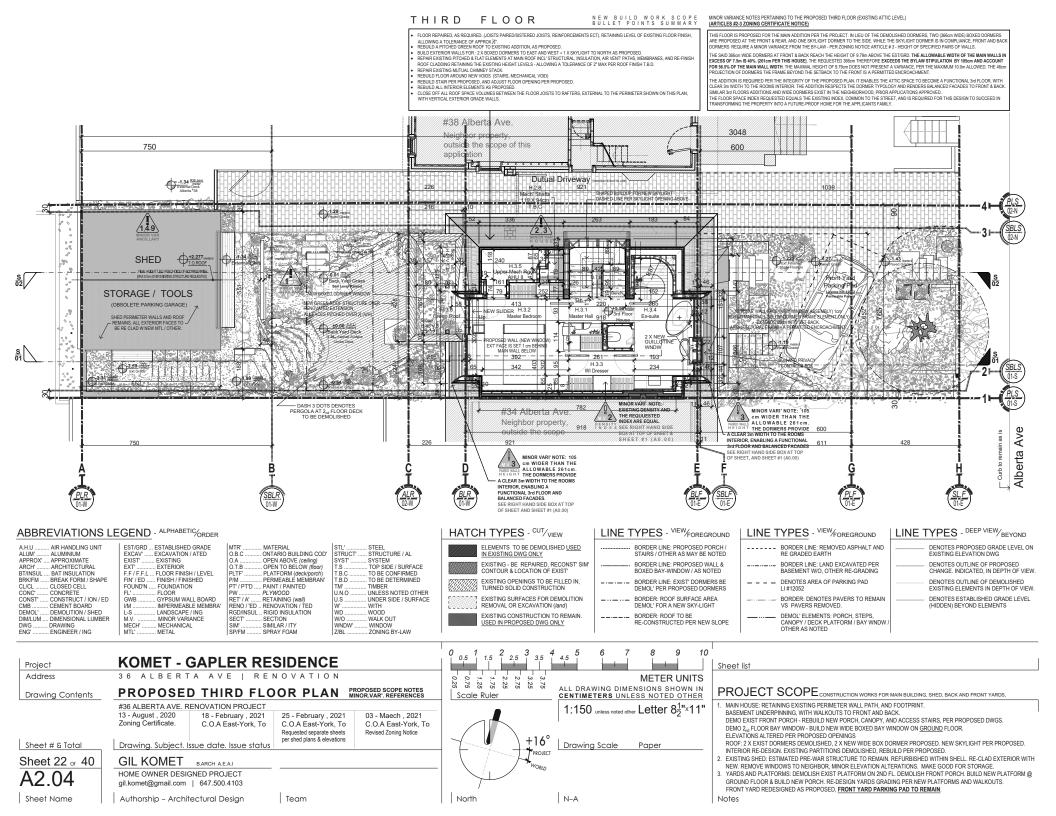
GIL KOMET BARCH A.E.A.I.

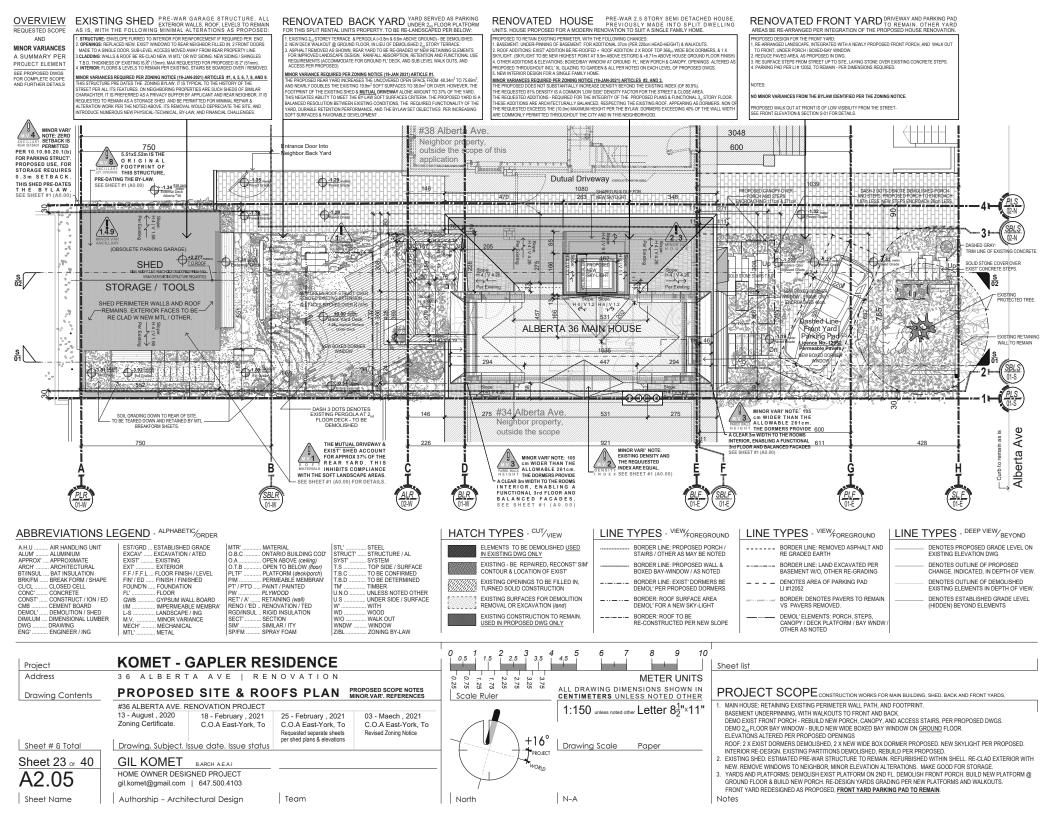
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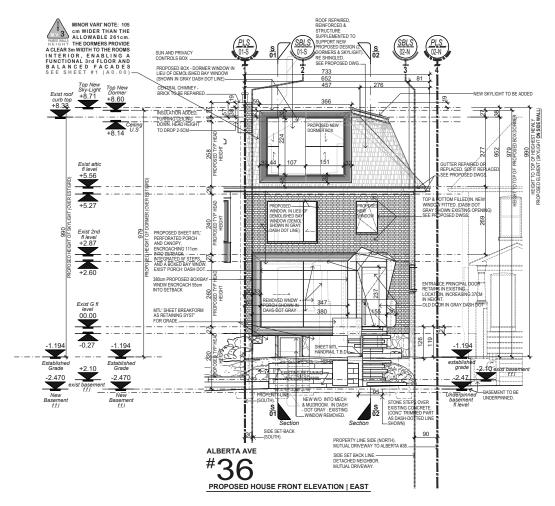


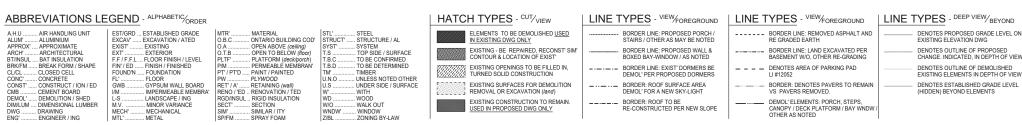


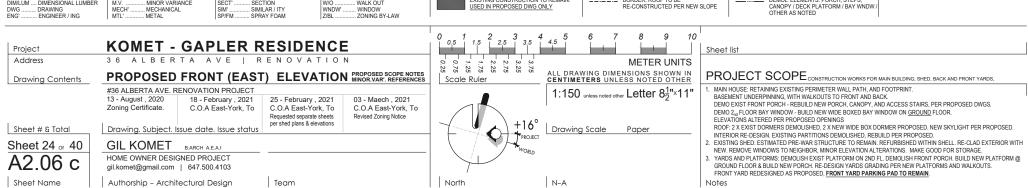


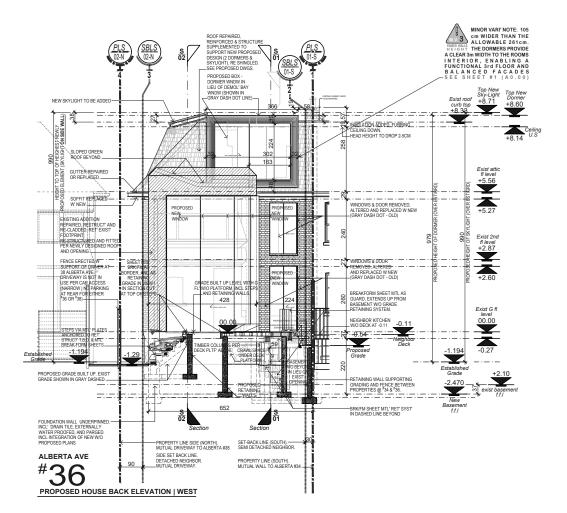












per shed plans & elevations

Team

Drawing. Subject. Issue date. Issue status

GIL KOMET BARCH A.E.A.I

HOME OWNER DESIGNED PROJECT

gil.komet@gmail.com | 647.500.4103

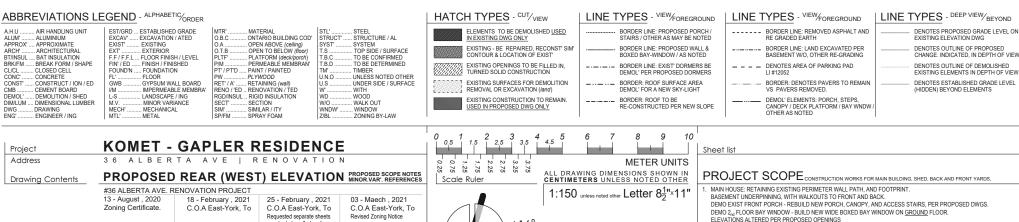
Authorship - Architectural Design

Sheet # & Total

Sheet 25 or 40

A2.06 b

Sheet Name



+16°

PROJECT

North

Drawing Scale

N-A

Paper

Notes

ROOF: 2 X EXIST DORMERS DEMOLISHED, 2 X NEW WIDE BOX DORMER PROPOSED. NEW SKYLIGHT PER PROPOSED.

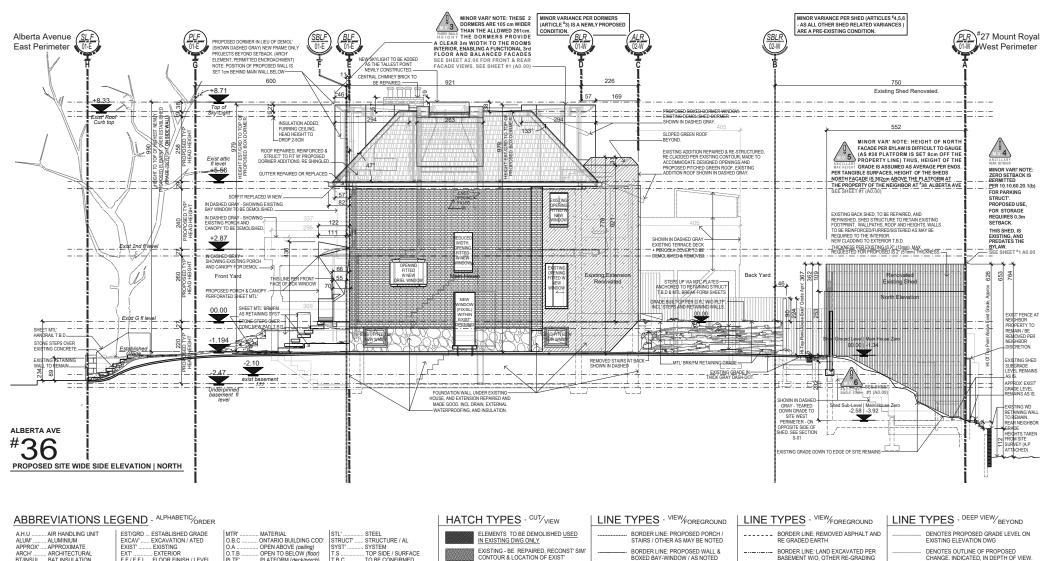
NEW. REMOVE WINDOWS TO NEIGHBOR, MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE.

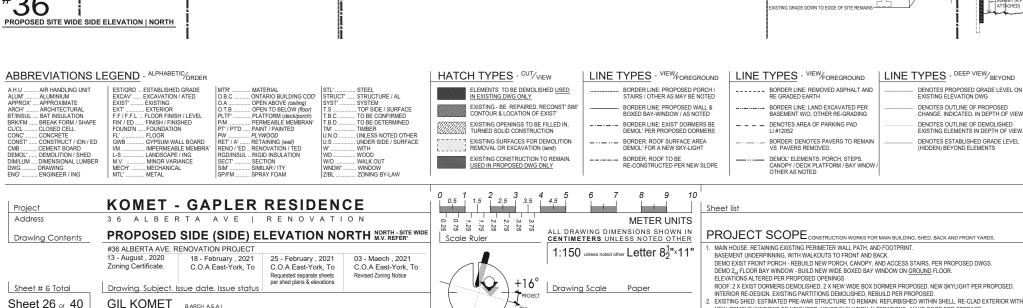
EXISTING SHED: ESTIMATED PRE-WAR STRUCTURE TO REMAIN. REFURBISHED WITHIN SHELL. RE-CLAD EXTERIOR WITH

YARDS AND PLATFORMS: DEMOLISH EXIST PLATFORM ON 2ND FL. DEMOLISH FRONT PORCH. BUILD NEW PLATFORM @ GROUND FLOOR & BUILD NEW PORCH. RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS.

INTERIOR RE-DESIGN. EXISTING PARTITIONS DEMOLISHED, REBUILD PER PROPOSED.

FRONT YARD REDESIGNED AS PROPOSED, FRONT YARD PARKING PAD TO REMAIN.





N-A

North

HOME OWNER DESIGNED PROJECT

gil.komet@gmail.com | 647.500.4103

Authorship - Architectural Design

Team

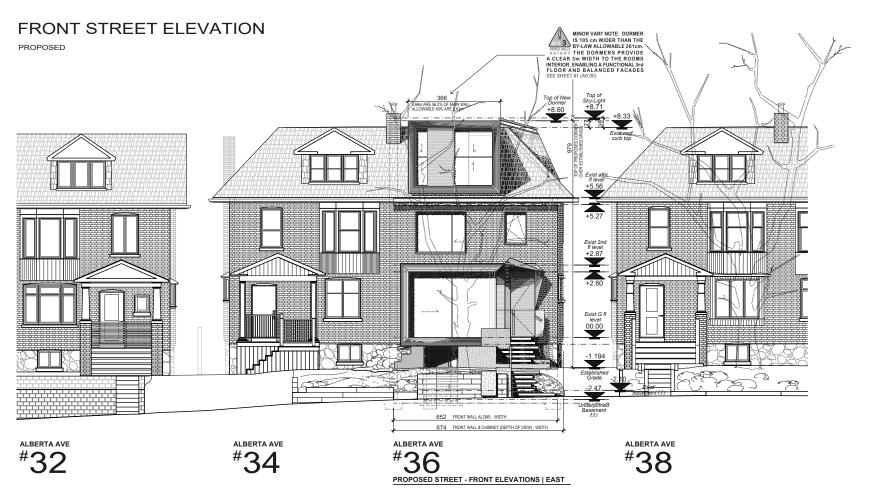
Sheet Name

NEW. REMOVE WINDOWS TO NEIGHBOR, MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE.

FRONT YARD REDESIGNED AS PROPOSED, FRONT YARD PARKING PAD TO REMAIN.

Notes

YARDS AND PLATFORMS: DEMOLISH EXIST PLATFORM ON 2ND FL. DEMOLISH FRONT PORCH. BUILD NEW PLATFORM @
GROUND FLOOR & BUILD NEW PORCH. RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS.





A.H.U AIR HANDLING UNIT ALUM' ALUMINIUM APPROX' APPROXIMATE ARCHITECTURAL BT/INSUL BAT INSULATION BRK/FM BREAK FORM / SHAPE .. CLOSED CELL .. CONCRETE .. CONSTRUCT / ION / ED .. CEMENT BOARD .. DEMOLITION / SHED .. DIMENSIONAL LUMBER FNGINFER / ING

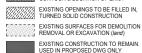
OLIVE	- /ORDER
EXCAV'EXIST'FF/F.F.L.FIN'/ED.FOUND'N.FL'GWBI/M.L-S.M.V.	GYPSUM WALL BOARD IMPERMEABLE MEMBR LANDSCAPE / ING MINOR VARIANCE MECHANICAL

ORDER	
RADE TED	MTR' O.B.C
	O.A O.T.B
LEVEL	PLTF'
ED	P/M PT' / PT
BOARD	PW RET' / A
MEMBRA'	RENO /
NG CE	RGD/IN SECT'.

O.A C O.T.B C PLTF' P P/M P	NTARIO BUILDING COD' DPEN ABOVE (ceiling) DPEN TO BELOW (floor) PLATFORM (deck/porch) PERMEABLE MEMBRAN'
PT' / PT'D P PW	AINT / PAINTED
RET' / A' R RENO / 'ED R	ETAINING (wall) ENOVATION / TED RIGID INSULATION ECTION IMILAR / ITY

	STL'STEEL
)'	STRUCT' STRUCTURE / AL
	SYST' SYSTEM
	T.S TOP SIDE / SURFACE
	T.B.C TO BE CONFIRMED
	T.B.DTO BE DETERMINED
	TM' TIMBER
	U.N.O UNLESS NOTED OTHER
	U.S UNDER SIDE / SURFACE
	W' WITH
	WD WOOD
	W/O WALK OUT
	WNDW' WINDOW
	Z/BL ZONING BY-LAW

HATCH TYPES - CUT/VIEW		
	ELEMENTS TO BE DEMOLISHED <u>USED</u> IN EXISTING DWG ONLY	
	EXISTING - BE REPAIRED, RECONST' SIM CONTOUR & LOCATION OF EXIST'	
8888888	EXISTING OPENINGS TO BE FILLED IN,	



2.5 3.5

3.75 3.25 2.75 2.25 2.25 1.75 1.75 -0.75

North

LINE TYPES - VIEW/FOREGROUND	LINE TYPES - VIEW/FOREGROU
BORDER LINE: PROPOSED PORCH / STAIRS / OTHER AS MAY BE NOTED	BORDER LINE: REMOVED ASPHAL RE GRADED EARTH
BORDER LINE: PROPOSED WALL & BOXED BAY-WINDOW / AS NOTED	BORDER LINE: LAND EXCAVATED BASEMENT W/O, OTHER RE-GRAD
BORDER LINE: EXIST' DORMERS BE DEMOL' PER PROPOSED DORMERS	DENOTES AREA OF PARKING PAR LI #12052
BORDER: ROOF SURFACE AREA	BORDER: DENOTES PAVERS TO F

ļ	LINE T	YPES - VIEW/FOREGROUND	LINE 7	TYPES - DEEP VIEW/BEYOND
		BORDER LINE: REMOVED ASPHALT AND RE GRADED EARTH		DENOTES PROPOSED GRADE LEVEL ON EXISTING ELEVATION DWG
		BORDER LINE: LAND EXCAVATED PER BASEMENT W/O, OTHER RE-GRADING		DENOTES OUTLINE OF PROPOSED CHANGE. INDICATED, IN DEPTH OF VIEW.
ı		DENOTES AREA OF PARKING PAD LI #12052		DENOTES OUTLINE OF DEMOLISHED EXISTING ELEMENTS IN DEPTH OF VIEW.
ı		BORDER: DENOTES PAVERS TO REMAIN VS PAVERS REMOVED.		DENOTES ESTABLISHED GRADE LEVEL (HIDDEN) BEYOND ELEMENTS
		DEMOL' ELEMENTS: PORCH, STEPS, CANOPY / DECK PLATFORM / BAY WNDW / OTHER AS NOTED		

KOMET - GAPLER RESIDENCE Project 36 ALBERTA AVE | RENOVATION Address

Drawing Contents

PROPOSED STREET ELEVATION EAST FRONT FACADES ALBERTA AVENUE

#36 ALBERTA AVE. RENOVATION PROJECT 13 - August , 2020 18 - February , 2021 Zoning Certificate. C.O.A East-York, To

Drawing. Subject. Issue date. Issue status

25 - February, 2021 C.O.A East-York, To Requested separate sheets per shed plans & elevations

03 - Maech 2021 C.O.A East-York, To Revised Zoning Notice

1:150 unless noted other Letter 8½"×11" +16° Drawing Scale

Sheet list METER UNITS

10

PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT.

BASEMENT UNDERPINNING, WITH WALKOUTS TO FRONT AND BACK. DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS. DEMO 2_{nd} FLOOR BAY WINDOW - BUILD NEW WIDE BOXED BAY WINDOW ON GROUND FLOOR. ELEVATIONS ALTERED PER PROPOSED OPENINGS

ROOF: 2 X EXIST DORMERS DEMOLISHED, 2 X NEW WIDE BOX DORMER PROPOSED. NEW SKYLIGHT PER PROPOSED. INTERIOR RE-DESIGN. EXISTING PARTITIONS DEMOLISHED. REBUILD PER PROPOSED.

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Notes

Sheet # & Total Sheet 27 or 40

Sheet Name

GIL KOMET BARCH A.E.A.I HOME OWNER DESIGNED PROJECT

gil.komet@gmail.com | 647.500.4103 Authorship - Architectural Design

Team

N-A

Paper

ALL DRAWING DIMENSIONS SHOWN IN CENTIMETERS UNLESS NOTED OTHER

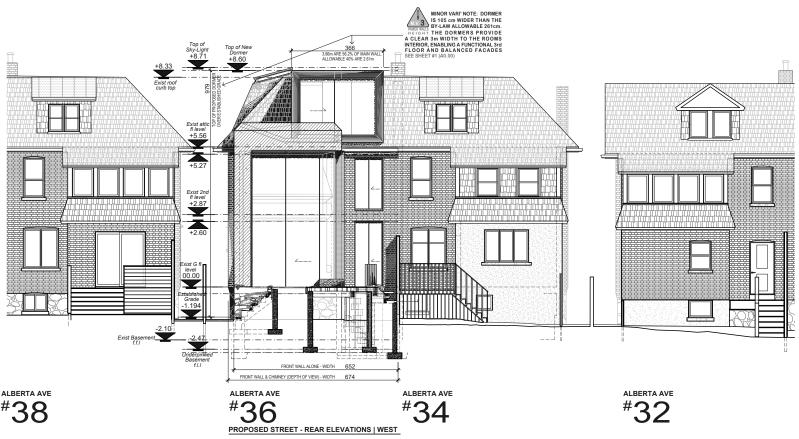
BORDER: ROOF TO BE

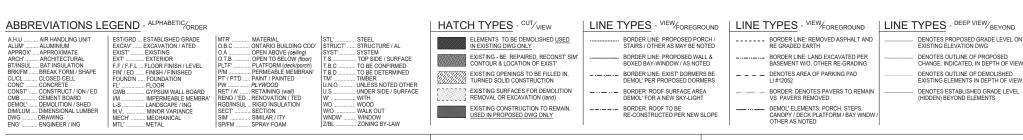
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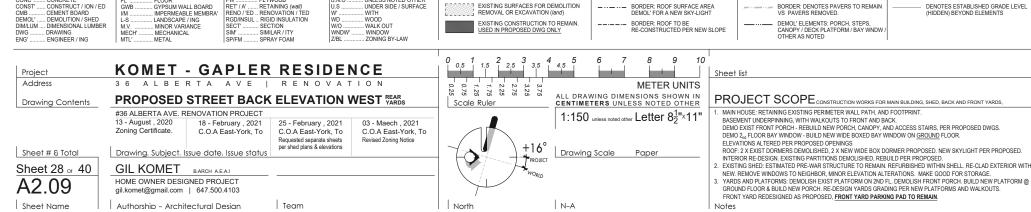
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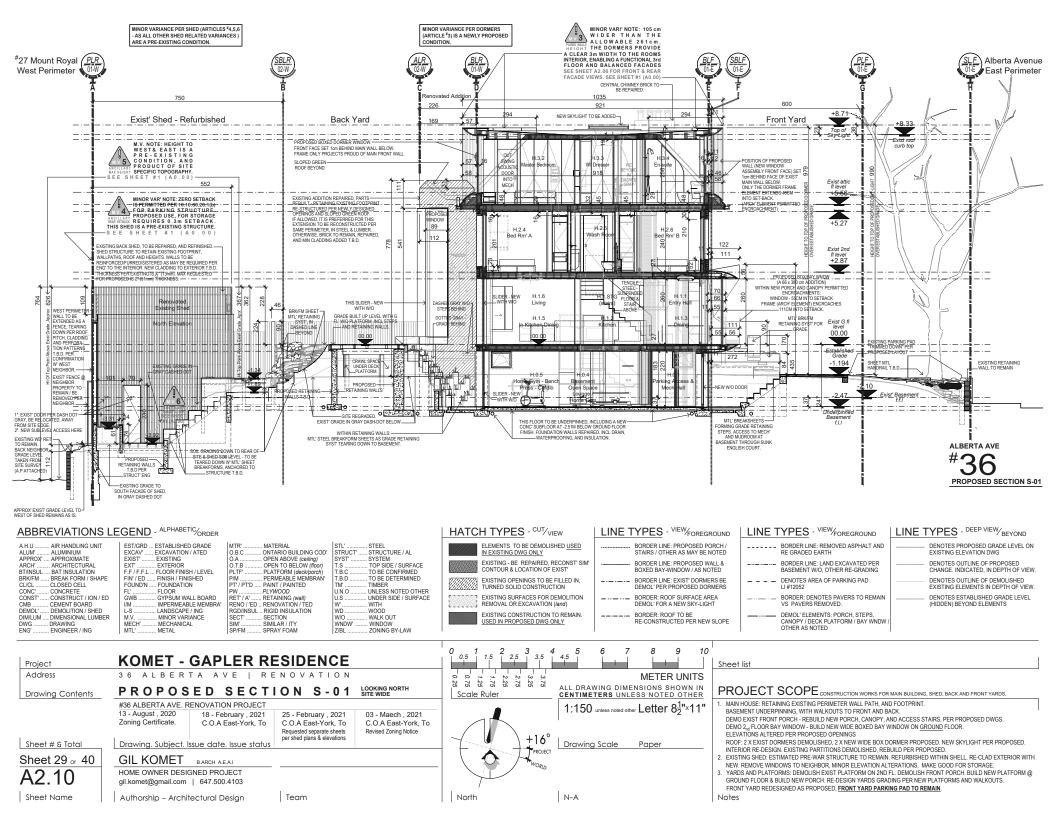
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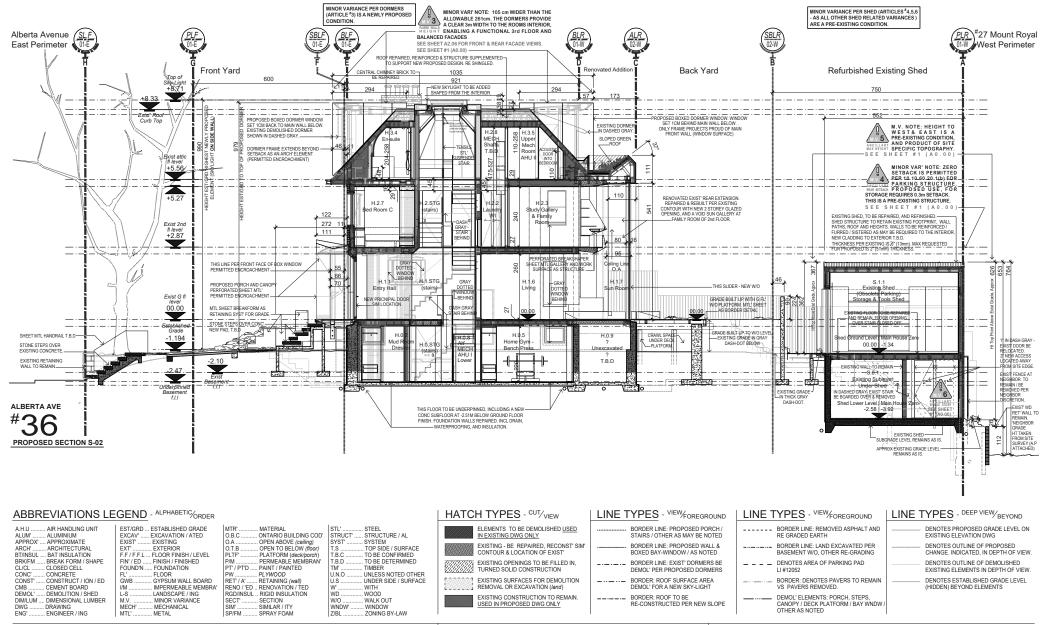
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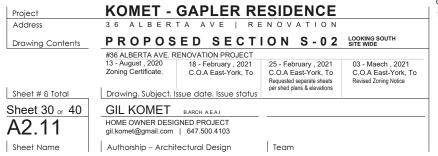


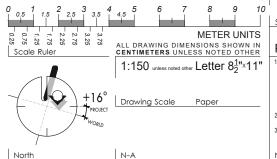












Sheet list

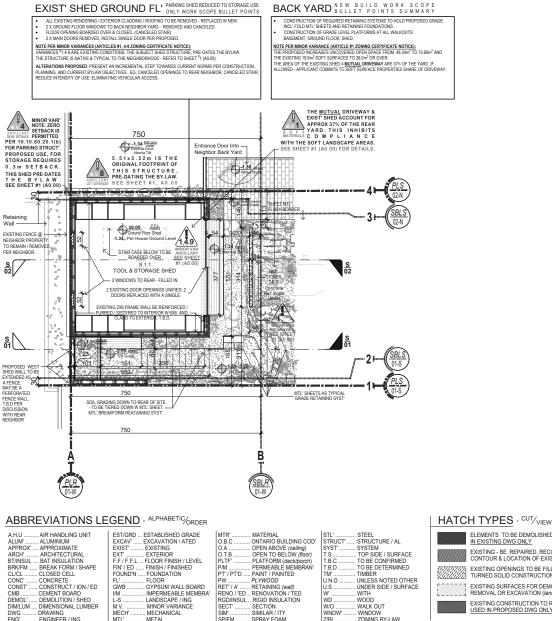
PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS,

MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT.
BASEMENT UNDERPINNING, WITH WALKOUTS TO FRONT AND BACK.
DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS.
DEMO 2_{rd} FLOOR BAY WINDOW - BUILD NEW MIDE BOXED BAY WINDOW ON <u>GROUND</u> FLOOR.
ELEVATIONS ALTERED PER PROPOSED OPENINGS

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- INTERIOR RE-DESIGN. EXISTING PARTITIONS DEMOCISHED, RESULID PER PROPOSED.

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KOMET - GAPLER RESIDENCE

36 ALBERTA AVE | RENOVATION

18 - February , 2021

C.O.A East-York, To

#36 ALBERTA AVE. RENOVATION PROJECT

Drawing. Subject. Issue date. Issue status

GIL KOMET B.ARCH A.E.A.I

HOME OWNER DESIGNED PROJECT

gil.komet@gmail.com | 647.500.4103

Authorship - Architectural Design

13 - August, 2020

Zoning Certificate.

PROPOSED SHED GROUND FL' PLAN PROPOSED SCOPE NOTES MINOR. VAR'. REFERENCES

25 - February . 2021

C.O.A East-York, To

Requested separate sheets

per shed plans & elevations

Team

03 - Maech , 2021

Revised Zoning Notice

C.O.A East-York, To

Project

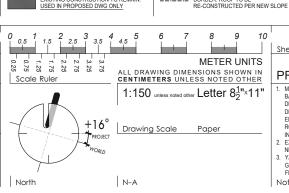
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Drawing Contents

Sheet # & Total

Sheet Name

Sheet 31 or 40



ELEMENTS TO BE DEMOLISHED USED

CONTOUR & LOCATION OF EXIST

TURNED SOLID CONSTRUCTION

REMOVAL OR EXCAVATION (land)

EXISTING OPENINGS TO BE FILLED IN

EXISTING SURFACES FOR DEMOLITION

EXISTING CONSTRUCTION TO REMAIN

EXISTING - BE REPAIRED, RECONST' SIM'

IN EXISTING DWG ONLY

PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS,

LINE TYPES - DEEP VIEW/BEYOND

EXISTING ELEVATION DWG

(HIDDEN) REYOND ELEMENTS

DENOTES OUTLINE OF PROPOSED

DENOTES PROPOSED GRADE LEVEL ON

CHANGE. INDICATED, IN DEPTH OF VIEW

EXISTING ELEMENTS IN DEPTH OF VIEW

DENOTES ESTABLISHED GRADE LEVEL

DENOTES OUTLINE OF DEMOLISHED

LINE TYPES - VIEW/FOREGROUND

BORDER LINE: REMOVED ASPHALT AND

BORDER LINE: LAND EXCAVATED PER

BASEMENT W/O, OTHER RE-GRADING

BORDER: DENOTES PAVERS TO REMAIN

CANOPY / DECK PLATFORM / BAY WNDW

DEMOL' FLEMENTS: PORCH STEPS

DENOTES AREA OF PARKING PAD

VS PAVERS REMOVED.

OTHER AS NOTED

11#12052

MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT. BASEMENT UNDERPINNING, WITH WALKOUTS TO FRONT AND BACK. DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS. DEMO 2nd FLOOR BAY WINDOW - BUILD NEW WIDE BOXED BAY WINDOW ON GROUND FLOOR.

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Notes

Sheet list

LINE TYPES - VIEW/FOREGROUND

BORDER LINE: PROPOSED PORCH /

STAIRS / OTHER AS MAY BE NOTED

BORDER LINE: PROPOSED WALL &

BOXED BAY-WINDOW / AS NOTED

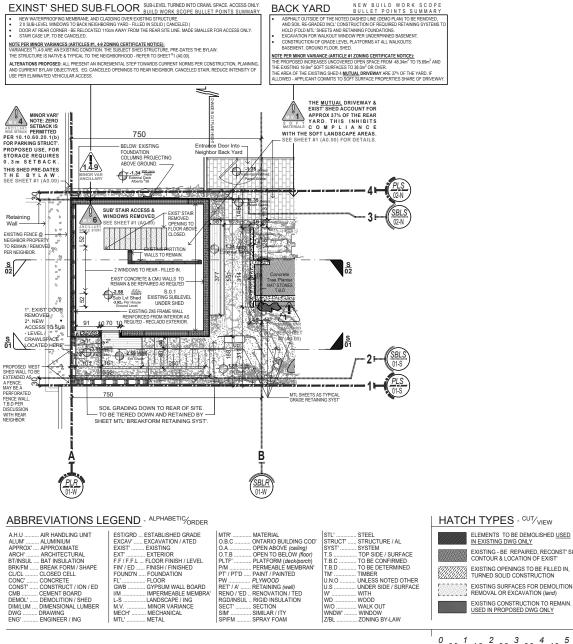
BORDER LINE: EXIST' DORMERS BE

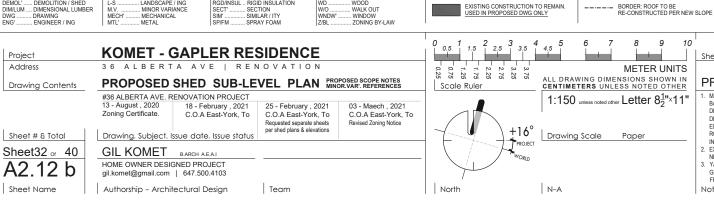
DEMOL' PER PROPOSED DORMERS

BORDER: ROOF SURFACE AREA

DEMOL' FOR A NEW SKY-LIGHT

BORDER: ROOF TO BE





NEW BILLID WORK SCOPE

Sheet list

PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS,

1. MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT. BASEMENT UNDERPINNING, WITH WALKOUTS TO FRONT AND BACK.

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LINE TYPES - DEEP VIEW/BEYOND

EXISTING FI EVATION DWG

DENOTES OUTLINE OF PROPOSED

DENOTES PROPOSED GRADE LEVEL ON

CHANGE. INDICATED, IN DEPTH OF VIEW

EXISTING ELEMENTS IN DEPTH OF VIEW

DENOTES ESTABLISHED GRADE LEVEL

(HIDDEN) REYOND ELEMENTS

DENOTES OUTLINE OF DEMOLISHED

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FRONT YARD REDESIGNED AS PROPOSED, FRONT YARD PARKING PAD TO REMAIN.

LINE TYPES - VIEW/FOREGROUND

VS PAVERS REMOVED.

OTHER AS NOTED

11#12052

---- BORDER LINE: REMOVED ASPHALT AND

BORDER LINE: LAND EXCAVATED PER

BASEMENT W/O, OTHER RE-GRADING

BORDER: DENOTES PAVERS TO REMAIN

CANOPY / DECK PLATFORM / BAY WNDW

DENOTES AREA OF PARKING PAD

DEMOL' ELEMENTS: PORCH, STEPS

Notes

LINE TYPES - VIEW/FOREGROUND

BORDER LINE: PROPOSED PORCH /

STAIRS / OTHER AS MAY BE NOTED

BORDER LINE: PROPOSED WALL &

BOXED BAY-WINDOW / AS NOTED

BORDER LINE: EXIST' DORMERS BE

DEMOL' PER PROPOSED DORMERS

10

BORDER: ROOF SURFACE AREA

DEMOL' FOR A NEW SKYLLIGHT

ELEMENTS TO BE DEMOLISHED USED

EXISTING - BE REPAIRED, RECONST' SIM'

CONTOUR & LOCATION OF EXIST

TURNED SOLID CONSTRUCTION

REMOVAL OR EXCAVATION (land)

EXISTING OPENINGS TO BE FILLED IN

IN EXISTING DWG ONLY

-2.58 | -3.92

ALTERNATIVE PER NORTH FACADE: (362+526.5+367+626) / 4 = 471cm

DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS.

NEW. REMOVE WINDOWS TO NEIGHBOR, MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE.

ROOF: 2 X EXIST DORMERS DEMOLISHED, 2 X NEW WIDE BOX DORMER PROPOSED, NEW SKYLIGHT PER PROPOSED,

EXISTING SHED: ESTIMATED PRE-WAR STRUCTURE TO REMAIN. REFURBISHED WITHIN SHELL. RE-CLAD EXTERIOR WITH

YARDS AND PLATFORMS: DEMOLISH EXIST PLATFORM ON 2ND FL. DEMOLISH FRONT PORCH. BUILD NEW PLATFORM @ GROUND FLOOR & BUILD NEW PORCH. RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS.

DEMO 2_{nd} FLOOR BAY WINDOW - BUILD NEW WIDE BOXED BAY WINDOW ON <u>GROUND</u> FLOOR. ELEVATIONS ALTERED PER PROPOSED OPENINGS

INTERIOR RE-DESIGN. EXISTING PARTITIONS DEMOLISHED, REBUILD PER PROPOSED.

FRONT YARD REDESIGNED AS PROPOSED, FRONT YARD PARKING PAD TO REMAIN

TAKEN USING PLATFORM AT NORTH FACADE PER THE ONLY TANGIBLE SURFACE.
INCLUSIVE OF ANY NEW CLADDING / ROOFING SYSTEM

PROPOSED SHED | EAST ELEVATION - FRONT

Zoning Certificate.

Sheet # & Total

Sheet Name

Sheet 33 or 40

C.O.A. Fast-York, To.

Drawing. Subject. Issue date. Issue status

GIL KOMET BARCH A.E.A.I

HOME OWNER DESIGNED PROJECT

gil.komet@gmail.com | 647.500.4103

Authorship - Architectural Design

C.O.A East-York, To

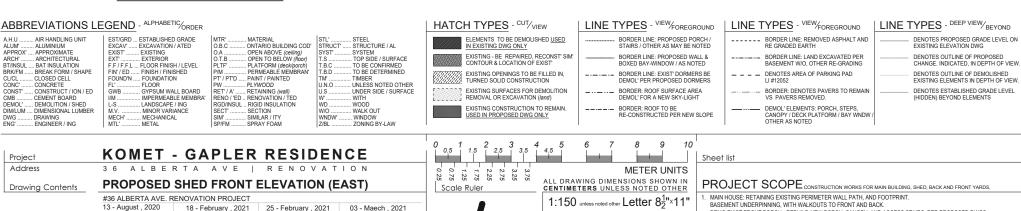
Requested separate sheets

Team

C.O.A East-York, To

North

Revised Zonina Notice



+16

PROJECT

Drawing Scale

N-A

Paper

North

N-A

YARDS AND PLATFORMS: DEMOLISH EXIST PLATFORM ON 2ND FL. DEMOLISH FRONT PORCH. BUILD NEW PLATFORM @ GROUND FLOOR & BUILD NEW PORCH. RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS.

FRONT YARD REDESIGNED AS PROPOSED, FRONT YARD PARKING PAD TO REMAIN.

Notes

HOME OWNER DESIGNED PROJECT

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Authorship - Architectural Design

Team

Sheet Name

PROPOSED SHED | NORTH ELEVATION - SIDE I

SHOWN IN DASHED GRAY - TIERED DOWN GRADE TO SITE WEST PERIMETER - ON OPPOSITE SIDE OF SHED. SEE SECTION S-01

-2.58 | -3.92

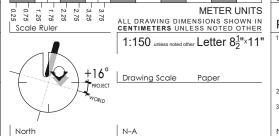
NOTE: THIS SURFACE IS

TAKEN AS ASUMPTION Grade Level FOR BY-LAW HEIGHT CALCULATION.

HATCH TYPES - CUT/VIEW LINE TYPES - VIEW/FOREGROUND LINE TYPES - VIEW/FOREGROUND LINE TYPES - DEEP VIEW/BEYOND ABBREVIATIONS LEGEND - ALPHABETIC ORDER A.H.U AIR HANDLING UNIT EST/GRD ... ESTABLISHED GRADE MTR' MATERIAL .. STEEL ELEMENTS TO BE DEMOLISHED USED BORDER LINE: PROPOSED PORCH BORDER LINE: REMOVED ASPHALT AND DENOTES PROPOSED GRADE LEVEL ON ALUM' ALUMINIUM APPROX' APPROXIMATE EXCAV" ... EXCAVATION / ATED O.B.C . ONTARIO BUILDING COD' OPEN ABOVE (ceiling) OPEN TO BELOW (floor) STRUCT .. STRUCTURE / AL .. SYSTEM IN EXISTING DWG ONLY STAIRS / OTHER AS MAY BE NOTED RE GRADED FARTH EXISTING FI EVATION DWG ... EXISTING FXISTING - BE REPAIRED, RECONST' SIM BORDER LINE: PROPOSED WALL & BORDER LINE: LAND EXCAVATED PER DENOTES OUTLINE OF PROPOSED TOP SIDE / SURFACE ARCHITECTURAL FXTFRIOR CONTOUR & LOCATION OF EXIST BOXED BAY-WINDOW / AS NOTED BASEMENT W/O, OTHER RE-GRADING CHANGE. INDICATED, IN DEPTH OF VIEW . BAT INSULATION FLOOR FINISH / LEVEL . PLATFORM (deck/porch) . PERMEABLE MEMBRAN BRK/FM BREAK FORM / SHAPE FIN' / FD FINISH / FINISHED TO BE DETERMINED T.B.D. EXISTING OPENINGS TO BE FILLED IN BORDER LINE: EXIST' DORMERS BE DENOTES AREA OF PARKING PAD DENOTES OUTLINE OF DEMOLISHED CL/CL CONC PAINT / PAINTED CLOSED CELL .. FOUNDATION PT' / PT'D. TIMBER EXISTING ELEMENTS IN DEPTH OF VIFW TURNED SOLID CONSTRUCTION DEMOL' PER PROPOSED DORMERS 11#12052 . CONCRETE PLYWOOD U.N.O .. . UNLESS NOTED OTHER FLOOR CONSTRUCT / ION / FD . GYPSUM WALL BOARD RET' / A' EXISTING SURFACES FOR DEMOLITION BORDER: ROOF SURFACE AREA BORDER: DENOTES PAVERS TO REMAIN DENOTES ESTABLISHED GRADE LEVEL RETAINING (wall) CONST GWR LINDER SIDE / SURFACE . CEMENT BOARD .. DEMOLITION / SHED IMPERMEABLE MEMBRA' RENO / 'ED .. RENOVATION / TED REMOVAL OR EXCAVATION (land) DEMOL' FOR A NEW SKY-LIGHT VS PAVERS REMOVED. (HIDDEN) REYOND ELEMENTS DEMOI RGD/INSUL .. RIGID INSULATION WD. WOOD . LANDSCAPE / ING EXISTING CONSTRUCTION TO REMAIN BORDER: ROOF TO BE DEMOL' ELEMENTS: PORCH, STEPS MINOR VARIANCE DIM/LUM . DIMENSIONAL LUMBER SECTION WIO WALK OUT USED IN PROPOSED DWG ONLY RE-CONSTRUCTED PER NEW SLOPE CANOPY / DECK PLATFORM / BAY WNDW MECHANICAL OTHER AS NOTED FNGINFFR / ING METAL SPRAY FOAM ZONING BY-I AW 9 10 2.5 1.5 3.5 4.5 **KOMET - GAPLER RESIDENCE** Project Sheet list ALBERTA AVE | RENOVATION Address METER UNITS

APPROX GRADE LEVEL AT WEST FACADE. EXISTING GRADE TO REMAIN AS IS. WD RETAINING WALL REMAINS. (HEIGHTS TAKEN OFF A.P. SURVEY ATTACHED

PROPOSED SHED SIDE ELEVATION (NORTH) **Drawing Contents** #36 ALBERTA AVE. RENOVATION PROJECT 13 - August , 2020 18 - February , 2021 03 - Maech , 2021 25 - February . 2021 Zoning Certificate. C.O.A East-York, To C.O.A East-York, To C.O.A East-York, To Requested separate sheets Revised Zoning Notice per shed plans & elevations Sheet # & Total Drawing. Subject. Issue date. Issue status Sheet 35 or 40 GIL KOMET B.ARCH A.E.A.I HOME OWNER DESIGNED PROJECT gil.komet@gmail.com | 647.500.4103 Sheet Name Authorship - Architectural Design Team



PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS,

MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT. BASEMENT UNDERPINNING, WITH WALKOUTS TO FRONT AND BACK. DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS. DEMO 2nd FLOOR BAY WINDOW - BUILD NEW WIDE BOXED BAY WINDOW ON GROUND FLOOR. ELEVATIONS ALTERED PER PROPOSED OPENINGS

ROOF: 2 X EXIST DORMERS DEMOLISHED. 2 X NEW WIDE BOX DORMER PROPOSED. NEW SKYLIGHT PER PROPOSED. INTERIOR RE-DESIGN, EXISTING PARTITIONS DEMOLISHED, REBUILD PER PROPOSED.

EXISTING SHED: ESTIMATED PRE-WAR STRUCTURE TO REMAIN. REFURBISHED WITHIN SHELL. RE-CLAD EXTERIOR WITH NEW. REMOVE WINDOWS TO NEIGHBOR, MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE.

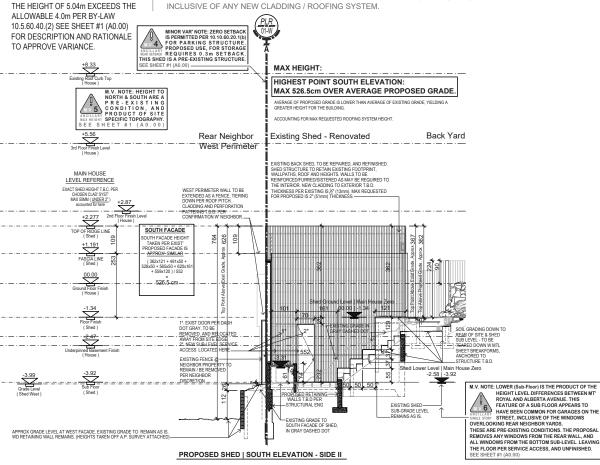
3. YARDS AND PLATFORMS: DEMOLISH EXIST PLATFORM ON 2ND FL. DEMOLISH FRONT PORCH. BUILD NEW PLATFORM @ GROUND FLOOR & BUILD NEW PORCH, RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS FRONT YARD REDESIGNED AS PROPOSED, FRONT YARD PARKING PAD TO REMAIN. Notes

AVERAGE HEIGHT PER 4 EQUAL ELEVATIONS: (496.5+526.5+367+626) / 4 = 504cm

TAKEN PER BY-LAW 10.5.60.40.(1) WHERE GRADE AT NORTH FACADE IS ASSUMED AVERAGE. INCLUSIVE OF ANY NEW CLADDING / ROOFING SYSTEM.

ALTERNATIVE PER NORTH FACADE: (362+526.5+367+626) / 4 = 471cm





ABBREVIATIONS LEGEND - ALPHABETIC ORDER

.... AIR HANDLING UNIT ALUM' ALUMINIUM APPROX' APPROXIMATE ARCH' ARCHITECTURAL BAT INSULATION BRK/FM BREAK FORM / SHAPE CL/CL . CONC' . CLOSED CELL . CONCRETE CONSTRUCT / ION / FD CMB CEMENT BOARD .. DEMOLITION / SHED DIM/LUM DIMENSIONAL LUMBER DRAWING FNGINFER / ING

Sheet # & Total

Sheet 36 or 40

EST/GRD ... ESTABLISHED GRADE FXCAV' .. EXCAVATION / ATED ... EXISTING EXIST' **EXTERIOR** F.F / F.F.L ... FLOOR FINISH / LEVEL FIN' / FD FINISH / FINISHED .. FOUNDATION FLOOR GYPSUM WALL BOARD GWR IMPERMEABLE MEMBRA LANDSCAPE / ING MINOR VARIANCE

MECHANICAL

METAL

MTR' M/	ATERIAL
O.B.C ON	ITARIO BUILDING C
O.A OF	PEN ABOVE (ceiling)
O.T.B OF	PEN TO BELOW (flor
PLTF' PL	ATFORM (deck/pord
P/M PE	RMEABLE MEMBRA
PT' / PT'D PA	INT / PAINTED
PW PL	YWOOD
RET' / A' RE	
RENO / 'ED RE	NOVATION / TED
RGD/INSUL RI	GID INSULATION
SECT' SE	CTION
SIM' SII	
SP/FM SF	RAY FOAM

MATERIAL	STL' STEEL
ONTARIO BUILDING COD'	STRUCT' STRUCTURE / AL
OPEN ABOVE (ceiling)	SYST' SYSTEM
	T.S TOP SIDE / SURFACE
	T.B.CTO BE CONFIRMED
PERMEABLE MEMBRAN'	T.B.D TO BE DETERMINED
PT'D PAINT / PAINTED	TM' TIMBER
	U.N.O UNLESS NOTED OTHER
	U.S UNDER SIDE / SURFACE
	W' WITH
INSUL RIGID INSULATION	WD WOOD
' SECTION	W/O WALK OUT
SIMILAR / ITY	WNDW' WINDOW
// SPRAY FOAM	Z/BL ZONING BY-LAW

HATCH TYPES - CUT/VIEW

ELEMENTS TO BE DEMOLISHED USED IN EXISTING DWG ONLY EXISTING - BE REPAIRED, RECONST' SIM' CONTOUR & LOCATION OF EXIST

EXISTING OPENINGS TO BE FILLED IN, TURNED SOLID CONSTRUCTION EXISTING SURFACES FOR DEMOLITION REMOVAL OR EXCAVATION (land) EXISTING CONSTRUCTION TO REMAIN

0.5 1.5

North

JSED IN PROPOSED DWG ONLY

2.5 3.5

3.75 3.25 2.75 2.25 1.75 1.75

LINE TYPES - VIEW/FOREGROUND

BORDER LINE: PROPOSED PORCH / STAIRS / OTHER AS MAY BE NOTED BORDER LINE: PROPOSED WALL & BOXED BAY-WINDOW / AS NOTED BORDER LINE: EXIST' DORMERS BE DEMOL' PER PROPOSED DORMERS BORDER: ROOF SURFACE AREA DEMOL' FOR A NEW SKY-LIGHT BORDER: ROOF TO BE RE-CONSTRUCTED PER NEW SLOPE

> 9 10

METER UNITS

ALL DRAWING DIMENSIONS SHOWN IN

LINE TYPES - VIEW/FOREGROUND

BORDER LINE: REMOVED ASPHALT AND RE GRADED FARTH BORDER LINE: LAND EXCAVATED PER BASEMENT W/O, OTHER RE-GRADING DENOTES AREA OF PARKING PAD BORDER: DENOTES PAVERS TO REMAIN

VS PAVERS REMOVED.

DEMOL' FLEMENTS: PORCH, STEPS CANOPY / DECK PLATFORM / BAY WNDW OTHER AS NOTED

LINE TYPES - DEEP VIEW/BEYOND

DENOTES PROPOSED GRADE LEVEL ON EXISTING FI EVATION DWG DENOTES OUTLINE OF PROPOSED CHANGE. INDICATED, IN DEPTH OF VIEW DENOTES OUTLINE OF DEMOLISHED EXISTING ELEMENTS IN DEPTH OF VIEW

DENOTES ESTABLISHED GRADE LEVEL (HIDDEN) REYOND ELEMENTS

KOMET - GAPLER RESIDENCE Project 36 ALBERTA AVE | RENOVATION Address

PROPOSED SHED SIDE ELEVATION (SOUTH) **Drawing Contents** #36 ALBERTA AVE. RENOVATION PROJECT

13 - August , 2020 18 - February , 2021 Zoning Certificate. C.O.A East-York, To

Drawing. Subject. Issue date. Issue status

GIL KOMET BARCH A.E.A.I

HOME OWNER DESIGNED PROJECT

gil.komet@gmail.com | 647.500.4103

25 - February , 2021 C.O.A East-York, To Requested separate sheets per shed plans & elevations

03 - Maech , 2021 C.O.A East-York, To Revised Zoning Notice

Scale Ruler CENTIMETERS UNLESS NOTED OTHER 1:150 unless noted other Letter 8½"×11'



N-A

PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS,

MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT BASEMENT UNDERPINNING, WITH WALKOUTS TO FRONT AND BACK. DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS. DEMO 2_{nd} FLOOR BAY WINDOW - BUILD NEW WIDE BOXED BAY WINDOW ON GROUND FLOOR. ELEVATIONS ALTERED PER PROPOSED OPENINGS.

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GROUND FLOOR & BUILD NEW PORCH, RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS FRONT YARD REDESIGNED AS PROPOSED. FRONT YARD PARKING PAD TO REMAIN. Notes

Sheet Name

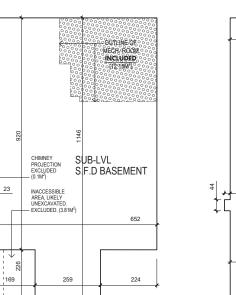
Authorship - Architectural Design

Team

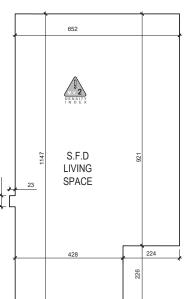
EXISTING GROSS FLOOR AREA

69.82 + 71.08 + 47.51 = **188.41M² TOTAL GFA** PER GROUND 2ND AND ATTIC.

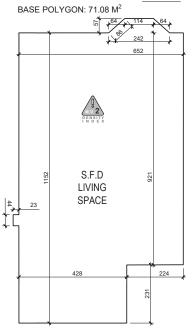
BASEMENT FLOOR BASE POLYGON: 65.91 M² 65.91 M²



GROUND FLOOR 69.82 M² BASE POLYGON: 69.82 M2



2ND FLOOR 71.08 M^2



HATCH LEGEND

VOID IN FLOOR, AS NOTED

AREA INCL / N.I.C PER MECH' USE, AS NOTED

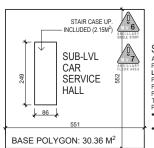
AREA WHERE FLOOR JOISTS TO RAFTER HEIGHT IS UNDER 1.4m

AREA EXTERNAL TO ENVELOPE AS NOTED

> AREA INTERNAL TO ENVELOPE AS NOTED

BORDER LINE EXIST VS PROPOSED OUTLINES 3rd FI', AS NOTED.

SHED BASEMENT 30.4 M² 30.4 M² SHED GROUND



SHED M.V: ANCILLA ALL MINOR VARIANCES ARE PRE-EXISTING CONDITIONS LESS ARTICLE #9, PER THE PROPOSED CHANGE OF USE FOR STORAGE ONLY. PARKING RATES ARE MET VIA THE FRONT YARD PARKING PAD Li No 12052.

THIS IS SUPPORTED PER:

10.5.80.10(3) & 10.5.80.11(3) NO STREET PARKING REDUCED PER ACCESS THIS PAD

STAIR CASE DOWN - INCLUDED (2.15M2) **EX - PARKING** 86 BASE POLYGON: 30.36 M2

AREA TOTALS EXISTING

	<u> </u>					
	ANCILLARY	MAIN HOUSE	TOTAL GFA			
BASEMENT	30.36 M ²	65.91 M ²				
GROUND	30.36 M ²	69.82 M ²	69.82 M ²			
2nd Floor		71.08 M²	71.08 M ²			
3rd / Attic		47.51 M ²	47.51 M ²			
TOTAL	60.72 M ²	254.32 M ²	188.41 M ²			

FLOOR SPACE INDEX

SITE AREA: 232.9M²

PER AKSAN-PILLER SURVEY ATTACHED

EXISTING DENSITY

188 41 / 232.9 = **80.90%**

KOMET - GAPLER RESIDENCE

36 ALBERTA AVE I RENOVATION

Drawing Contents

EXISTING AREA CALCULATIONS GFA AND ANCILLARY #36 ALBERTA AVE. RENOVATION PROJECT

13 - August, 2020 Zoning Certificate.

18 - February , 2021 C.O.A East-York, To 25 - February , 2021 C.O.A. Fast-York, To. Requested separate sheets per shed plans & elevations

03 - Maech . 2021 Revised Zoning Notice

C.O.A East-York, To

Scale Ruler ô North

2 3

-3.75 -3.25 -2.75 -2.25 -1.75 -1.25 -0.75

3.5

0.5

ALL DRAWING DIMENSIONS SHOWN IN CENTIMETERS UNLESS NOTED OTHER

1:150 unless noted other Letter 8¹/₂"×11"

Drawing Scale Paper

10

METER UNITS

Sheet list

ATTIC FLOOR

573

252

BASE POLYGON: 47.51 M²

S.F.D

LIVING

SPACE

47.51 M²

PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS,

1. MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT

BASEMENT UNDERPINNING, WITH WAI KOUTS TO FRONT AND BACK.

DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS. DEMO 2nd FLOOR BAY WINDOW - BUILD NEW WIDE BOXED BAY WINDOW ON GROUND FLOOR. ELEVATIONS ALTERED PER PROPOSED OPENINGS

ROOF: 2 X EXIST DORMERS DEMOLISHED: 2 X NEW WIDE ROX DORMER PROPOSED. NEW SKYLIGHT PER PROPOSED. INTERIOR RE-DESIGN. EXISTING PARTITIONS DEMOLISHED, REBUILD PER PROPOSED.

2. EXISTING SHED: ESTIMATED PRE-WAR STRUCTURE TO REMAIN. REFURBISHED WITHIN SHELL. RE-CLAD EXTERIOR WITH NEW. REMOVE WINDOWS TO NEIGHBOR, MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE.

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Sheet # & Total

Sheet Name

Project

Address

Sheet 37 of 40 GIL KOMET BARCH A.E.A.I HOME OWNER DESIGNED PROJECT gil.komet@gmail.com | 647.500.4103

Authorship - Architectural Design

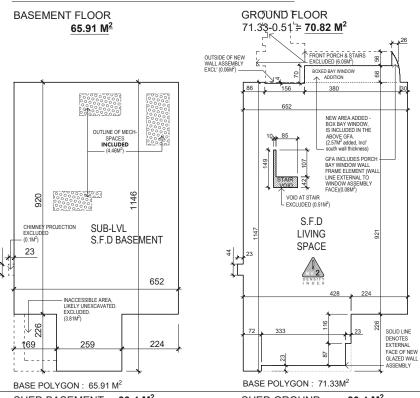
Drawing. Subject. Issue date. Issue status

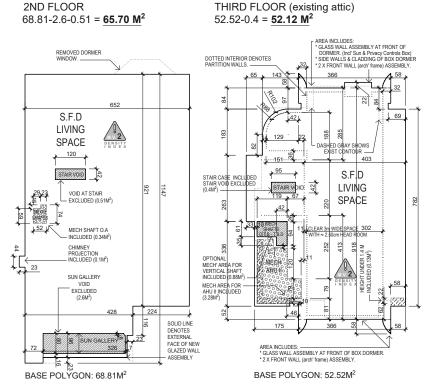
Team

N-A

PROPOSED GROSS FLOOR AREA

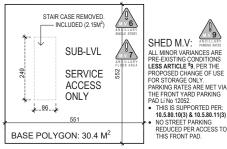
 $70.82 + 65.70 + 51.07 = 187.59M^2$ TOTAL GFA PER GROUND 2ND AND ATTIC.





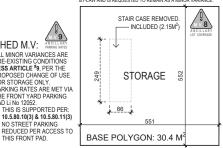
HATCH LEGEND VOID IN FLOOR. AS NOTED AREA INCL / N.I.C PER MECHIUSE AS NOTED AREA WHERE FLOOR JOISTS TO RAFTER HEIGHT IS UNDER 1.4m " 7 AREA EXTERNAL TO L - - - - J ENVELOPE AS NOTED AREA INTERNAL TO ENVELOPE AS NOTED BORDER LINE EXIST VS PROPOSED OUTLINES 3rd FI' AS NOTED

SHED BASEMENT #6 & #7 BY-LAW PERMITTED 1 STORY & AREA 40m2



Sheet Name

SHED GROUND 30.4 M^2 *8 BY-LAW PERMITTED 10% LOT COVERAGE PER THIS LOT (232.9m²) 10% = 23.29m². THE EXISTING 30.4m² ARE 1 EXCEEDING THE BY-LAW BY 3%. THIS CONDITION PRECEDED THE BY-LAW AND IS REQUESTED TO REMAIN AS A MINOR VARIANCE. STAIR CASE REMOVED.



AREA	ANCIL	LARY	MAIN I	HOUSE	GFA T	OTALS	F
TOTALS	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	
BASEMENT	30.36 M ² + 0.0 M ²	30.4 M ²	65.91 M² + 0.0 M ²	65.91 M ²			S
GROUND	30.36 M ² + 0.0 M ²	30.4 M ²	69.82 M² + 1.0 M ²	70.82 M ²	69.82 M ² + 1.0 M ²	70.82 M ²	E
2nd Floor			71.08 M ² - 5.38 M ²	65.70 M ²	71.08 M ² - 5.38 M ²	65.70 M ²	1
3rd / Attic			47.51 M ² +4.61 M ²	52.12 M ²	47.51 M ² +4.61 M ²	52.12 M ²	1
TOTAL	60.72 M ²	60.8 M ²	254.32 M ²		188.41M ²	188.64M ²	F
	60.72 M ²	60.8 M ²	+4.61 M ²		+4.61 M ²		

REQUESTED TO ALLOW DENSITY PER EXISTING

FLOOR SPACE INDEX SITE AREA: 232.9M² PER AKSAN-PILLER SURVEY ATTACHED

EXISTING DENSITY 188.41 / 232.9 = **80.90%**

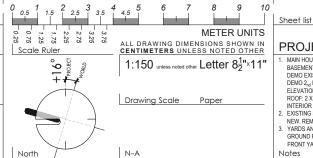
88.64 / 232.9 = 81.0% PER CURRENT

PROPOSED DENSITY

Project	KOMET -	GAPLER	RESIDENC	E
Address	3 6 A L B E R	TA AVE	RENOVATIO	N C
Drawing Contents	PROPOSE	D AREA CA	LCULATIO	NS GFA AND ANCILLARY
	#36 ALBERTA AVE. R	RENOVATION PROJECT		
	13 - August , 2020	18 - February , 2021	25 - February , 2021	03 - Maech , 2021
	Zoning Certificate.	C.O.A East-York, To	C.O.A East-York, To	C.O.A East-York, To
			Requested separate sheets	Revised Zoning Notice
Sheet # & Total	Drawing. Subject. Is	ssue date. Issue status	per shed plans & elevations	
Sheet 38 or 40	GIL KOMET	B.ARCH A.E.A.I		
A 2 A 2	HOME OWNER DESIG	GNED PROJECT		
A3.02	gil.komet@gmail.com	647.500.4103		

Team

Authorship - Architectural Design



PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS,

MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT

BASEMENT UNDERPINNING, WITH WALKOUTS TO FRONT AND BACK.

DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS. DEMO 2_{rd} FLOOR BAY WINDOW - BUILD NEW WIDE BOXED BAY WINDOW ON GROUND FLOOR. ELEVATIONS ALTERED PER PROPOSED OPENINGS

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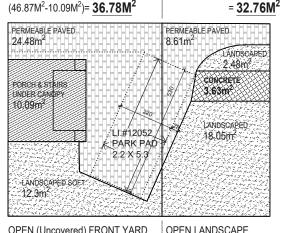
EXISTING SHED: ESTIMATED PRE-WAR STRUCTURE TO REMAIN. REFURBISHED WITHIN SHELL. RE-CLAD EXTERIOR WITH NEW, REMOVE WINDOWS TO NEIGHBOR, MINOR FLEVATION ALTERATIONS. MAKE GOOD FOR STORAGE 3. YARDS AND PLATFORMS: DEMOLISH EXIST PLATFORM ON 2ND FL. DEMOLISH FRONT PORCH. BUILD NEW PLATFORM @

GROUND FLOOR & BUILD NEW PORCH. RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS FRONT YARD REDESIGNED AS PROPOSED, FRONT YARD PARKING PAD TO REMAIN.

PRIVATE AREA EXCL' COVERED

EXISTING

EXISTING FRONT YARD DOES NOT MEET THE BYLAW L/S REQUIREMENT FOR 50% OF THE YARD TO BE LANDSCAPE.



MUNICIPAL AREA

OPEN (Uncovered) FRONT YARD $(EXCL' PORCH \& STAIRS) = 36.78M^2$ (stair case is covered under canopy)

L-S: 12.3 / 36.78 = 33.44% \times L-S: 24.15 / 32.76 = 73.72%

Soft Landscape % of Landscaped - L-S SOFT MTR': 12.3m² (100% OF L-S)

 $32.76 - 8.61 = 24.15M^2$

(ALL OTHER THAN DRIVEWAY)

L-S SOFT MTR': $2.48+18.05 = 20.53M^2$

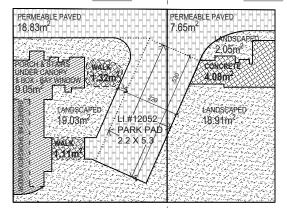
 $^{12.3}_{12.3}$ = **100%** Soft Materials L-S | 20.53/24.15 = **85.01%** OF L-S

PROPOSED

PROPOSED FRONT YARD DOES MEET THE **BYLAW L/S** REQUIREMENTS FOR 50% OF THE YARD TO BE L/S. AND. FOR 75% OF THE L/S TO BE SOFT MATERIALS.

PRIVATE AREA EXCL' COVERED $(46.87M^2-9.05M^2)=$ 37 82 M^2

MUNICIPAL AREA $= 32.76M^2$



OPEN LANDSCAPE $(EXCL PORCH \& STAIRS) = 37.82M^2$

(porch is covered under canopy)

Landscape % of open space Front Yard - L-S: 19.03 / 37.82 = **50.32**% ✓

Soft Landscape % of Total Landscaped -L-S SOFT MAT': 19.03-(1.11+1.32) (Min 75% Required)

(Min 50% Required)

19.03-2.43 = 16.6

16.6/19.03 = 0.8723 **87.23%**

OPEN LANDSCAPE (ALL OTHER THAN DRIVEWAY) $32.76 - 7.65 = 25.11M^2$

L-S: 25.11 / 32.76 = **76.65%**

L-S SOFT MAT': 18.91+2.05 = 20.96

20.96 / 25.11 = 0.8347

83.47%

LANDSCAPING REQUIREMENT FOR PRIVATE & MUNICIPAL FRONT YARDS

ZONING BY-LAW REQUIRED LANDSCAPE % OF FRONT YARDS

(Min 50% Required)

(Min 75% Required)

Landscape % Open Yard Space -

PRIVATE & MUNICIPAL - 50.0% OF FRONT YARD RE LANDSCAPING

★ 33.44% PRIVATE YARD L-S % IS NON COMPLYING

EXISTING FRONT YARD

PROPOSED FRONT YARD MUNICIPAL

✓ 50.32% & 76.65% BOTH P & M COMPLY

▼ 87.23% & 83.47% BOTH P & M COMPLY

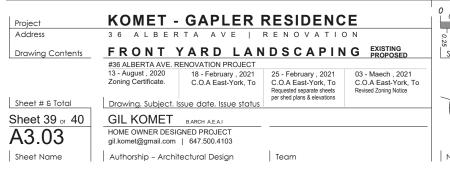
ZONING BY-LAW REQUIRED PRIVATE & MUNICIPAL- 75.0% OF LANDSCAPING BE SOFT SURFACES SOFT MATERIALS % OF LANDSCAPING

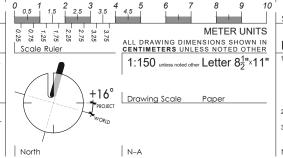
PROPOSED

THE PROPOSED FRONT YARD RETAINS THE PERMITTED PAD (Li #12052) AND REDUCES ANY HARD SURFACES (PERMEABLE PAVERS) UNLESS REQUIRED FOR VEHICLE TURN RADIUS. THUS, THE YARD DESIGN INTEGRATES THE NEW FACADE, PORCH AND W/O WHILST INCREASING THE

LANDSCAPED AND SOFT SURFACES.

NO MINOR VARIANCES IDENTIFIED PER THE PROPOSED FRONT YARD.





Sheet list

PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS

MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT

BASEMENT UNDERPINNING, WITH WALKOUTS TO FRONT AND BACK. DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS. DEMO 2nd FLOOR BAY WINDOW - BUILD NEW WIDE BOXED BAY WINDOW ON GROUND FLOOR.

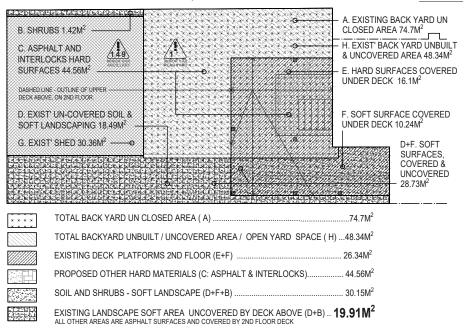
ELEVATIONS ALTERED PER PROPOSED OPENINGS ROOF: 2 X EXIST DORMERS DEMOLISHED, 2 X NEW WIDE BOX DORMER PROPOSED, NEW SKYLIGHT PER PROPOSED.

INTERIOR RE-DESIGN. EXISTING PARTITIONS DEMOLISHED, REBUILD PER PROPOSED. 2. EXISTING SHED: ESTIMATED PRE-WAR STRUCTURE TO REMAIN. REFURBISHED WITHIN SHELL. RE-CLAD EXTERIOR WITH NEW. REMOVE WINDOWS TO NEIGHBOR, MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE.

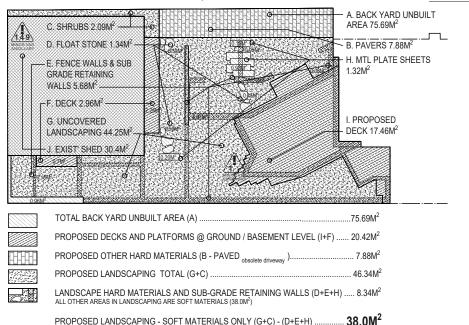
 YARDS AND PLATFORMS: DEMOLISH EXIST PLATFORM ON 2ND FL. DEMOLISH FRONT PORCH, BUILD NEW PLATFORM @ GROUND FLOOR & BUILD NEW PORCH, RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS. FRONT YARD REDESIGNED AS PROPOSED, FRONT YARD PARKING PAD TO REMAIN

BACK YARD OPEN AREA SCHEMATICS A.CAD CALCULATED POLYGONS

EXISTING BACKYARD CALCULATIONS | GRAND TOTAL BACKYARD AREA PER BYLAW: 104.68M2



PROPOSED BACKYARD CALCULATIONS | GRAND TOTAL BACKYARD AREA PER BYLAW: 105.64M2



LANDSCAPING REQUIREMENT FOR BACK YARDS 50% OF THE BACK YARD AS LANDSCAPED SOFT SURFACES

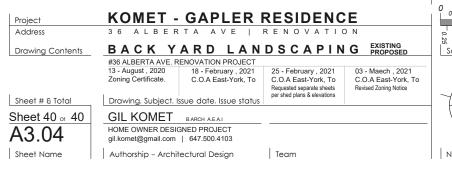
EXISTING PROPOSED 105 64 M² * * PROPOSED TO PUSH WALL $104.68\,\mathrm{M}^2$

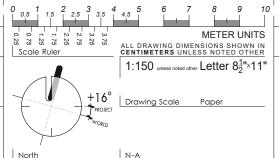
O YARD AREA PER BY-LAW (INCLUSIVE OF EXISTING SHED AND DRIVEWAY)	104.68 M ²		105.64 M ² *	* PROPOSED TO PUSH WALL ASSEMBLY BACK
OPEN SPACE UNCOVERED (EXCLUSIVE OF EXISTING SHED AND COVERED AREAS EG, UNDER 2nd STORY PLATFORM)	48.34 M ²	+ 27.35 msq 156.6%	75.69 M ²	IMPROVED
O LANDSCAPED OPEN SPACE (AREAS FOR YARD DESIGN, SUPPORTING WATER ABSORPTION, RETENTION AND GROWTH)	19.91 M ²	+ 26.43 msq 233%	46.34 M ²	IMPROVED
O LANDSCAPED SOFT MATERIALS (AREAS FOR YARD DESIGN, SUPPORTING WATER RETENTION AND GROWTH RENDERED WITH	HSOFT MATERIALS) 19.91 M ²	+ 18.09 msq 191%	38.00 M ²	IMPROVED
O % OPEN UNCOVERED SPACE OF TOTAL YARD	48.34/104.68 = 46.18%	+25.47%	75.69/105.64 = 71.65%	IMPROVED
O % SOFT MATERIALS OF UNCOVERED OPEN SPACE	19.91/48.34 = 41.19%	+9.01%	38.00/75.69 = 50.20%	IMPROVED
 % SOFT MATERIALS OF YARD PER BY-LAW (MIN 50% REQUIRED) 	19.91/104.68 = 19.01%	+16.95%	38.00/105.64 = 36.00%	IMPROVED, YET UNDER 50%

ZONING BY-LAW REQUIREMENT FOR 50 % OF BACK YARD AS SOFT SURFACES IS NOT SATISFIED.

THE PROPOSAL MITIGATES BETWEEN THE PRACTICAL REQUIREMENTS OF THE PROPERTY OWNERS PERTAINING TO THE FUNCTIONALITY OF THE OUT-DOOR SPACE TO THE CONDITIONS AND CONSTRAINTS OF THE PROJECT. THESE ARE OF AN EXISTING PARKING STRUCTURE. AND DRIVEWAY THAT MUST BE KEPT AS HARD MATERIALS, AND COUNT AS PART OF THE BACK YARD PER THE BY-LAW DEFINITIONS

THE APPLICATION PROPOSES A SOLUTION THAT UPGRADES ALL ASPECTS OF LANDSCAPING CRITERIA PER THE BYLAW. AND ITS RETENTION PERFORMANCE. THE EXISTING GRADE CONDITIONS, TOGETHER WITH GARAGE AND DRIVEWAY (COVERING ≈ 37% OF THE YARD TOTAL) CHALLENGE THE ABILITY TO MEET THE SOFT SURFACE REQUIREMENTS.





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DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS DEMO 2nd FLOOR BAY WINDOW - BUILD NEW WIDE BOXED BAY WINDOW ON GROUND FLOOR. ELEVATIONS ALTERED PER PROPOSED OPENINGS

ROOF: 2 X EXIST DORMERS DEMOLISHED, 2 X NEW WIDE BOX DORMER PROPOSED. NEW SKYLIGHT PER PROPOSED INTERIOR RE-DESIGN. EXISTING PARTITIONS DEMOLISHED, REBUILD PER PROPOSED.

2. EXISTING SHED: ESTIMATED PRE-WAR STRUCTURE TO REMAIN, REFURBISHED WITHIN SHELL, RE-CLAD EXTERIOR WITH NEW REMOVE WINDOWS TO NEIGHBOR MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE 3. YARDS AND PLATFORMS: DEMOLISH EXIST PLATFORM ON 2ND FL. DEMOLISH FRONT PORCH, BUILD NEW PLATFORM @

GROUND FLOOR & BUILD NEW PORCH. RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS. FRONT YARD REDESIGNED AS PROPOSED, FRONT YARD PARKING PAD TO REMAIN