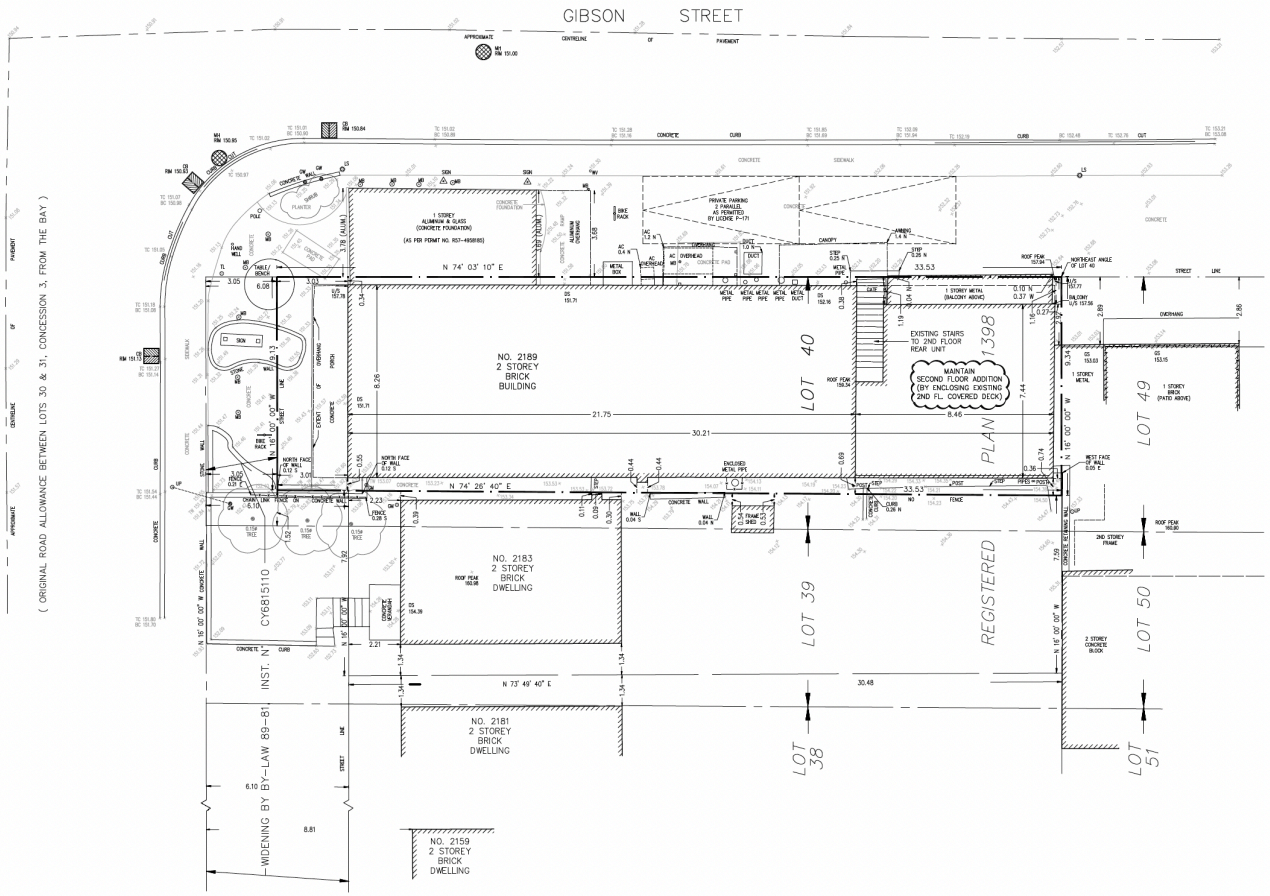



1 A1 SITE PLAN
SCALE 1:100 M

NOTE :

SEE SURVEY BY O.L.S. FOR VERIFICATION.
SURVEY INFORMATION TAKEN FROM PLAN
SHOWING PART OF LOT 40
REGISTERED PLAN 1398
CITY OF TORONTO

PREPARED BY : GENESIS LAND SURVEYING INC.
MAAZ MALEK O.L.S.

DATED: MARCH 2ND, 2026

LEGEND

000.00 = EXISTING ELEVATION
000.00 = PROPOSED ELEVATION
INDICATES SLOPE DIRECTION
TPZ INDICATES TREE PROTECTION ZONE
EXISTING TREES
NEW TREES
DS DOWNSPOUTS

**ELEVATION NOTE**

ELEVATIONS SHOWN HEREON ARE GEODETIC AND IN METRES AND RELATED TO THE CITY OF TORONTO BENCH MARK NO. YT223 WITH A PUBLISHED ELEVATION OF 150.683 METRES ABOVE MEAN SEA LEVEL.

SITE STATISTICS

| | EXISTING GFA | PROPOSED GFA | | TOTAL GFA |
|---|---|---|---|---|
| FIRST FLOOR | 242.43 $M^2$ | 0.00 $M^2$ | 0.00 % | 242.43 $M^2$ |
| SECOND FLOOR | 179.65 $M^2$ | 58.69 $M^2$ | 19.15 % | 238.34 $M^2$ |
| | 0.00 $M^2$ | 0.00 $M^2$ | 0.00 % | 0.00 $M^2$ |
| | | | | |
| GROSS FLR. AREA | 422.08 $M^2$ | 58.69 $M^2$ | 19.15 % | 480.77 $M^2$ |
| | 137.73 % | | | 156.88 % |

LOT AREA = 306.46 $M^2$

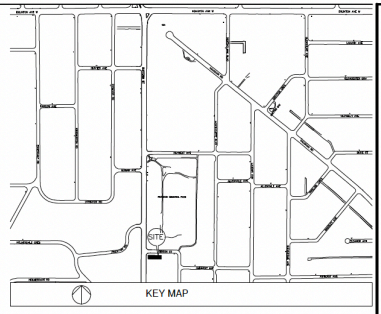
ZONED RM (f12.0; u4) (x252) BY-LAW 569-2013

TOTAL NON RESIDENTIAL GFA = 238.86$M^2$ (79.11%) [Excluded First floor stairs area (3.57$M^2$) to 2nd floor]

TOTAL RESIDENTIAL GFA = 241.91$M^2$ (77.77%) [Included First floor stairs area to 2nd floor]

**RESIDENTIAL UNIT AREAS**

| UNIT NO. | FLOOR AREA ($M^2$) | UNIT TYPE | LOCATION |
|---|---|---|---|
| 1 | 94.37 $M^2$ | 2 BEDROOMS | SECOND FLOOR FRONT |
| 2 | 118.76 $M^2$ | 2 BEDROOMS | SECOND FLOOR REAR |




KEY MAP

FRONT ELEVATION

**NOTES**

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Do not scale drawings, dimensions to take precedent over scale.

Contractor to check and verify all levels and dimensions on drawings and on site and report any discrepancies to Ambient Designs Ltd. and obtain clarification prior to commencing with the work.

The contractor accepts all responsibility for working with drawings, not marked "Issued for Construction" and for any changes to the drawings without the express approval of Ambient Designs Ltd.

All work to conform to all governing codes and By-laws

The undersigned has reviewed & takes responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.5.1 of the building code

| | |
|---|---|
| VICTOR J.T. HIPOLITO | 33327 |
| Name | BCIN# |

Signature Date

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.1 of the building code

| | |
|---|---|
| AMBIENT DESIGNS LTD. | 29659 |
| Firm Name | BCIN# |

| NO. | ISSUE/REVISIONS | DATE | BY |
|---|---|---|---|
| 3 | ISSUED FOR ZC | MAR. 09 '26 | D.N. |
| 2 | ISSUED FOR REVIEW | FEB. 24 '26 | D.N. |
| 1 | ISSUED FOR REVIEW | FEB. 17 '26 | D.N. |

BCIN: 29659

AMBIENT DESIGNS LTD.
DESIGN & BUILDING CONSULTANTS
1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5
T: (416)937-8531 E: ambient@ambientdesigns.ca

PROJECT NAME

# ALTERATION AT 2189 DUFFERIN ST. CITY OF TORONTO

CLIENT(S): ANTONIO & MARIA ALEXANDRINA ARAUJO

SHEET TITLE

## SITE PLAN

SCALE : 1:100 M
PROJECT NO. A26102
DATE : JAN. 2026
DRAWN BY: D.N.
CHECKED BY : V.H.
SHEET NO. A1