

LAKE SHORE DRIVE
(by Registered Plan 1478)

FOURTH STREET
(by Registered Plan 1478)

LOT 102
PLAN 1478

PLAN AND TOPOGRAPHY OF
LOT 103
REGISTERED PLAN 1478
CITY OF TORONTO
(FORMERLY CITY OF ETOBICOKE)
SCALE: 1:200

METRIC
DISTANCES SHOWN HEREIN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048

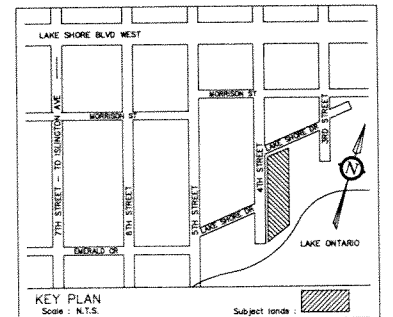
ELEVATION NOTE
ELEVATIONS SHOWN HEREIN ARE GEODETIC AND IN
METRES AND ARE RELATED TO CITY OF TORONTO
BENCH MARK BY E-11 HAVING A PUBLISHED ELEVATION OF
79.569 METRES.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED
TO THE EASTERN LIMIT OF FOURTH STREET
AS SHOWN ON REGISTERED PLAN 1478.

- LEGEND
- CONCRETE MONUMENT PLANTED
 - MONUMENT FOUND
 - WITNESS
 - CUT CROSS
 - CUT ARROW
 - IRON BARS
 - IRON PIPE
 - REGISTERED PLAN 1478
 - PLAN 649-5572
 - PLAN OF SURVEY BY DUNNING & TAYLOR, G.L.S., DATED NOV. 16TH, 1969
 - PLAN OF SURVEY BY D. BLACK, G.L.S., DATED JUNE 25TH, 1987
 - ORIGIN UNKNOWN
 - PROPERTY IDENTIFIER
 - TOP OF CURB
 - BOTTOM OF CURB
 - TOP OF WALL
 - CATCH BASIN
 - MAINTENANCE HOLE
 - WATER KEY
 - DIAMETER
 - FIRE HYDRANT
 - DOOR/SLIP ELEVATION
 - OVERHEAD UTILITY CABLES

2 THE SURVEY WAS COMPLETED ON OCTOBER 4TH, 2006.

RABIDEAU & CZERWINSKI
ONTARIO LAND SURVEYORS
777 THE QUERRWAY, UNIT 1, TORONTO, ONTARIO
M2E 1B4
PLAN N° 1827415



BUILDING DATA			
		IMPERIAL	METRIC
LOT AREA:		12,658 FT ²	1,176.00 M ²
		(1176 HA OR 0.2906 ACRE)	
BUILDING AREA:		7,774 FT ²	722.20 M ²
LOT COVERAGE		61.42 %	
GFA OF BUILDING:			
LOT 1	2,635 FT ²	244.80 M ²	
LOT 2	2,576 FT ²	239.32 M ²	
LOT 3	2,576 FT ²	239.32 M ²	
LOT 4	2,576 FT ²	239.32 M ²	
LOT 5	2,576 FT ²	239.32 M ²	
LOT 6	2,576 FT ²	239.32 M ²	
LOT 7	3,617 FT ²	336.02 M ²	
TOTAL GFA:		19,132 FT ²	1,777.42 M ²
FLOOR SPACE INDEX		1.51	
DENSITY		60 UNITS/HA	24 UNITS/ACRE
PAVED AREA		732 FT ²	68.00 M ²
		(5.78 %)	
BUILDING AREA		7,774 FT ²	722.20 M ²
		(61.42 %)	
LANDSCAPED AREA		4,152 FT ²	385.80 M ²
		(38.80 %)	
LAND AREA		12,658 FT ²	1,176.00 M ²
		(100.00 %)	
PROPOSED BUILDING HEIGHT		46.26 FT	14.10 M
RESIDENTIAL DEVELOPMENT		TOWNHOMES	
NUMBER OF UNITS		7	

NO	REVISIONS	DATE	BY
7	REVISED FOR ZONING APPROVAL	JULY 23 /2008	OP
6	REVISED FOR ZONING APPROVAL	JUNE 9 /2008	OP
5	REVISED FOR ZONING APPROVAL	JUNE 2 /2008	OP
4	ISSUED FOR ZONING APPROVAL	MAR. 25 /2008	OP
3	FOR REVIEW	FEB. 22 /2008	OP
2	FOR REVIEW	JAN. 30 /2008	OP
1	FOR REVIEW	JAN. 24 /2008	OP

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO OP DESIGN INC. BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS.

PROJECT
PROPOSED
7-UNIT TOWNHOMES
51 LAKESHORE DRIVE
TORONTO, ONTARIO

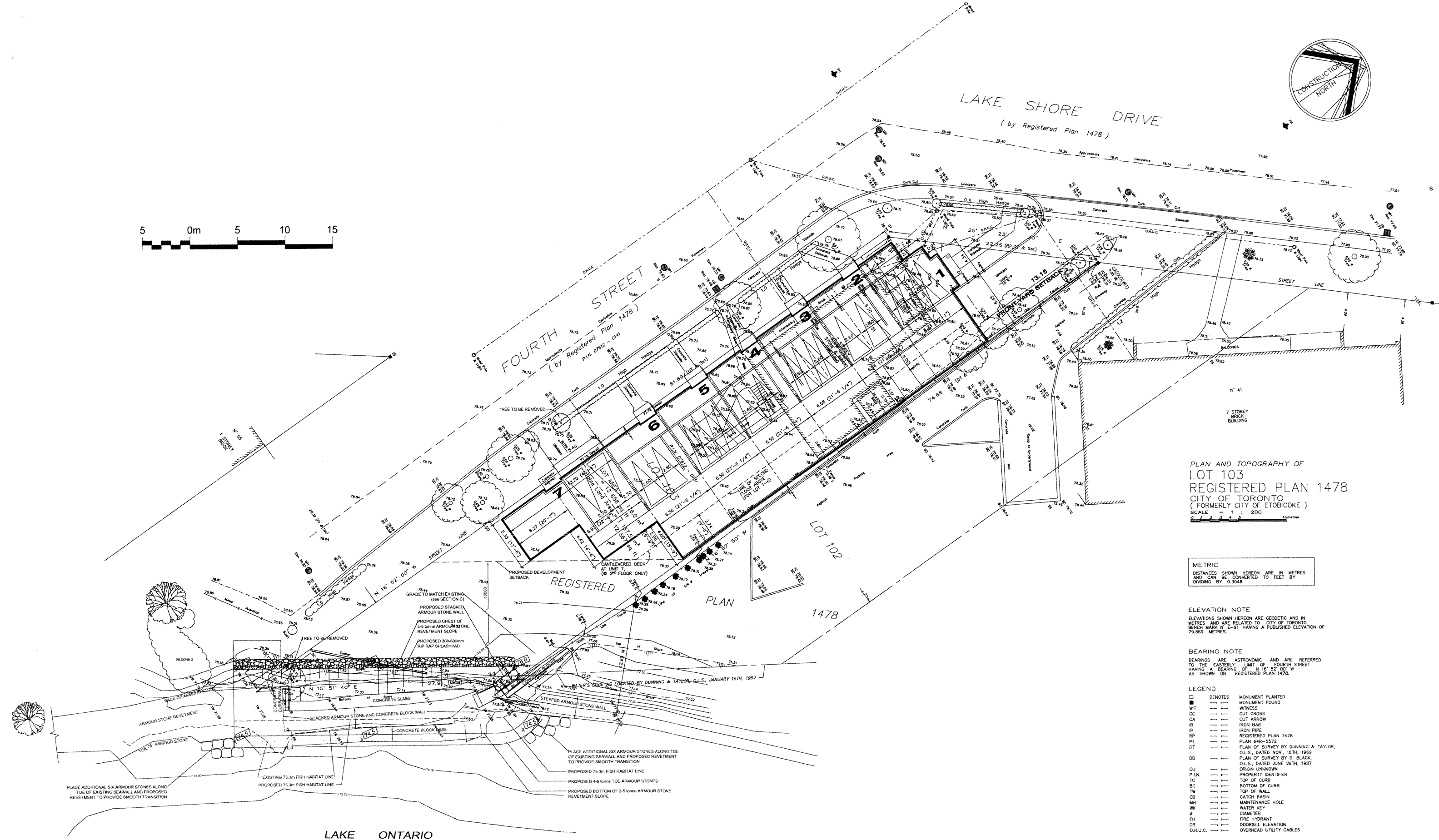
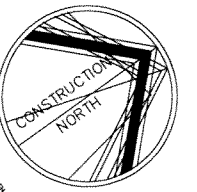
SCALE 1:200

DRAWING TITLE
SITE PLAN

OWNER/DEVELOPER
MR. JOHN ZANINI
SIX POINTS ROAD
TORONTO (ETOBICOKE), ONTARIO M2X 2X3
OP DESIGN INC.
40 WILLOW PARK DRIVE
BRAMPTON, ONTARIO L6R 2N4
TEL: (905) 799-8864
e-mail: atoparty@rogers.com

DESIGNED AND PREPARED BY	O P	PROJECT NO	2007-41
CHECKED BY	J Z	DRAWING NO	51-LA-A-1-14
DATE	APR. 26/2007	PROT	31
ISSUED			A-1

SHOREPLAN



PLAN AND TOPOGRAPHY OF
LOT 103
REGISTERED PLAN 1478
CITY OF TORONTO
(FORMERLY CITY OF ETOBICOKE)
SCALE = 1 : 200

METRIC
DISTANCES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048

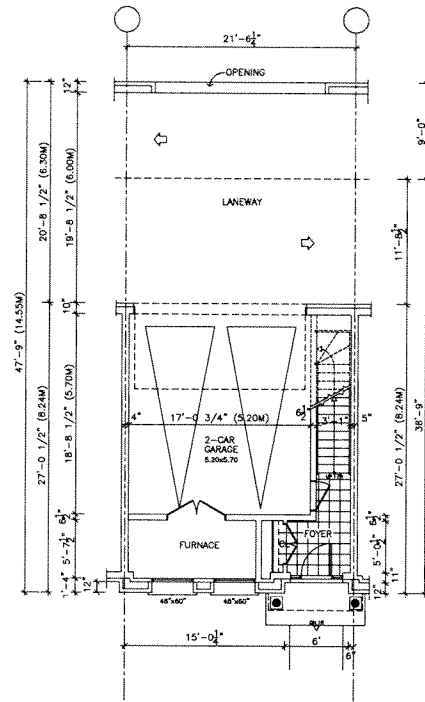
ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC AND IN
METRES AND ARE RELATED TO CITY OF TORONTO
BENCH MARK N° E-91 HAVING A PUBLISHED ELEVATION OF
79.569 METRES.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED
TO THE EASTERLY LIMIT OF FOURTH STREET
HAVING A BEARING OF N 16° 52' 00" W
AS SHOWN ON REGISTERED PLAN 1478.

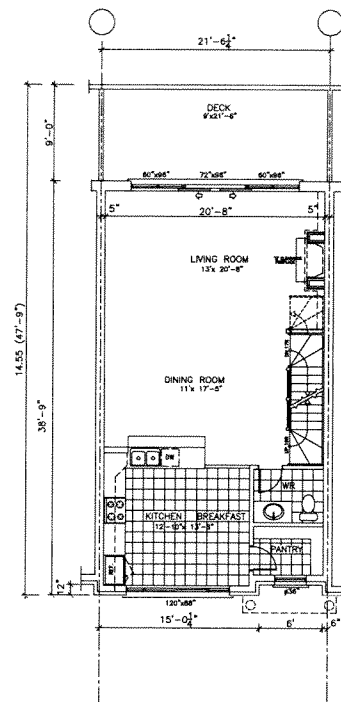
LEGEND		
□	DENOTES	MONUMENT PLANTED
■	DENOTES	MONUMENT FOUND
WT	WITNESS	
CC	CUT CROSS	
CA	CUT ARROW	
IB	IRON BAR	
IP	IRON PIPE	
RP	REGISTERED PLAN 1478	
P1	PLAN E4R-5572	
DT	PLAN OF SURVEY BY DUNNING & TAYLOR, O.L.S., DATED NOV. 16TH, 1969	
DB	PLAN OF SURVEY BY D. BLACK, O.L.S., DATED JUNE 26TH, 1987	
OJ	ORIGIN UNKNOWN	
P.I.N.	PROPERTY IDENTIFIER	
TC	TOP OF CURB	
BC	BOTTOM OF CURB	
TW	TOP OF WALL	
CB	CATCH BASIN	
MH	MAINTENANCE HOLE	
WK	WATER KEY	
Ø	DIAMETER	
FH	FIRE HYDRANT	
DS	DOORSILL ELEVATION	
O.H.U.C.	OVERHEAD UTILITY CABLES	

SHOREPLAN

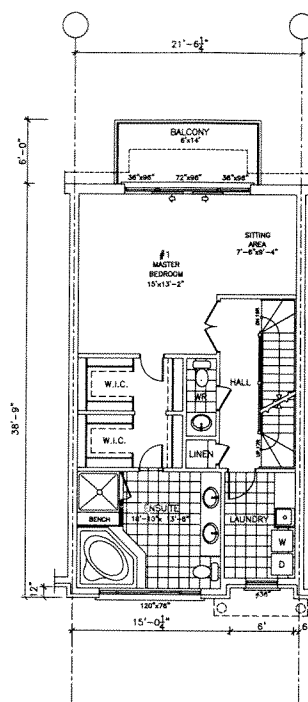




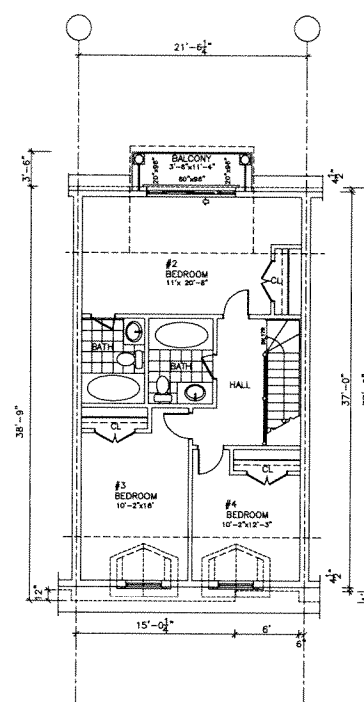
FIRST FLOOR PLAN
SCALE 1/8"=1'-0"



SECOND FLOOR PLAN
SCALE 1/8"=1'-0"

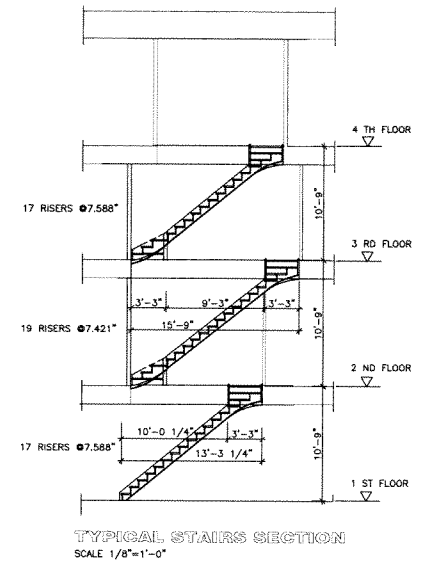


THIRD FLOOR PLAN
SCALE 1/8"=1'-0"



FOURTH FLOOR PLAN
SCALE 1/8"=1'-0"

TYPICAL UNIT STATISTIC			
UNIT AREA:	1,021.60 FT ²	94.91 M ²	
GFA OF UNIT:			
1 ST FLOOR	124 FT ²	11.53 M ²	
2 ND FLOOR	828 FT ²	76.92 M ²	
3 RD FLOOR	828 FT ²	76.92 M ²	
4 TH FLOOR	796 FT ²	73.95 M ²	
TOTAL GFA:	2,576 FT ²	239.32 M ²	



TYPICAL STAIRS SECTION
SCALE 1/8"=1'-0"

2	ISSUED FOR ZONING APPROVAL	JUNE 2 / 2008	OP
1	ISSUED FOR MINOR VARIANCE	NOV. 28 / 2006	OP
NO.	REVISIONS	DATE	BY.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OP DESIGN INC. BEFORE PROCEEDING WITH THE WORK DO NOT SCALE THE DRAWINGS

PROJECT
PROPOSED
7-UNIT, 4-STORY TOWNHOMES
51 LAKE SHORE DRIVE
TORONTO (ETOBICOKE), ONTARIO

SCALE
1/8"=1'-0"

DRAWING TITLE
TYPICAL FLOOR PLANS

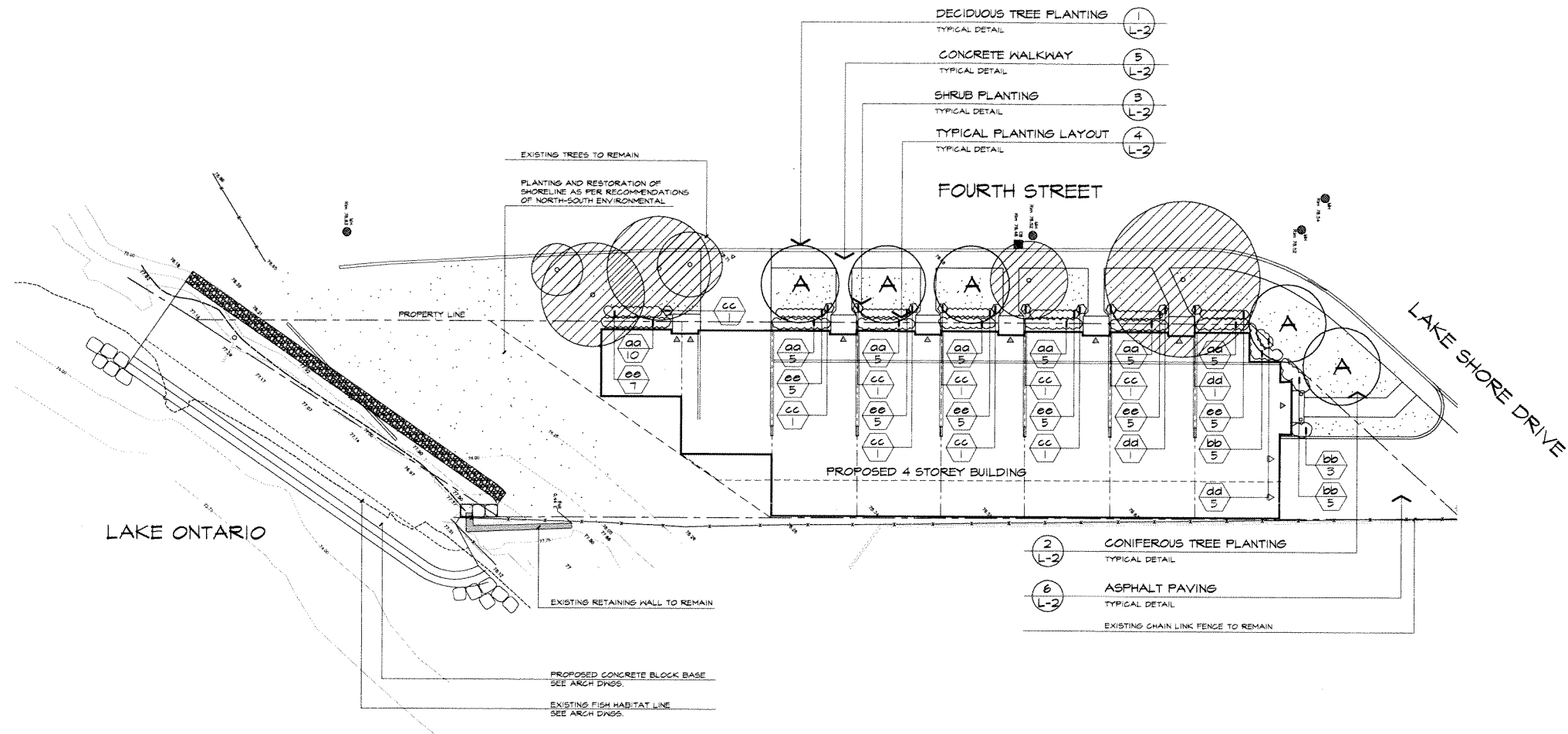
OWNER
DEVELOPER

MR. JOHN ZANINI

105 SIX POINTS ROAD
TORONTO (ETOBICOKE), ONTARIO M8Z 2X3

OP DESIGN INC.
40 WILLOW PARK DRIVE
BRAMPTON, ONTARIO L6R 2N4
TEL: (905) 799-8864
e-mail: attoparty@rogare.com

PREPARED BY	O P	PROJECT NO	2006-114
CHECKED BY	J Z	DWG. No	
DATE	MAR. 14/2008	ISSUED	51-LA-A-3-03 PLOT 11



LEGEND

- EXISTING TREES TO REMAIN
- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUB PLANTING

BASE INFORMATION OBTAINED ELECTRONICALLY FROM
OP DESIGN INC. (JOB NO. 3006-114, TEL 416-236-5900)

no.	date	version	by
4	JULY 24 2008	AS PER REVISED SITE PLAN AND CLIENT COMMENT	TB
3	JUN 09 2008	AS PER REVISED SITE PLAN	SX
2	APR 07 2008	AS PER REVISED SITE PLAN	TB
1	MAY 03 2007	AS PER REVISED SITE PLAN	SX

All information hereon to be checked and verified at the site and any discrepancies must be reported to and clarified by the landscape architect before commencing work. All drawings, specifications, details, etc., prepared by the landscape architect are instruments of service and as such are his property and must be returned at his request.

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PLANT LIST

In the event of a discrepancy between the planting plan and the plant list quantities, the planting plan shall govern.

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS	SPACING
DECIDUOUS TREES									
A	5	ACER RUBRUM	RED MAPLE	60mm	3500mm	1500mm	S.B.	EQUAL FORM	----
CONIFEROUS SHRUBS									
aa	40	TAXUS CUSPIDATA 'NANA'	DWARF JAPANESE YEW	----	----	500mm	POTTED	MIN. 15 CANDLES	500mm
BROADLEAF EVERGREENS									
bb	15	EUONYMUS FORTUNEI 'EMERALD GAIETY'	EMERALD GAIETY EUONYMUS	----	----	500mm	POTTED	MIN. 2 YRS. 6TH.	600mm
DECIDUOUS SHRUBS									
cc	4	CORNUS ALBA 'IVORY HALO'	IVORY HALO DOGWOOD	----	800mm	----	POTTED	MIN. 10 STEMS	750mm
dd	7	SPRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	----	500mm	----	POTTED	MIN. 10 STEMS	650mm
ee	51	SPIRAEA BUDLEIA 'GOLDFLAME'	GOLDFLAME SPIREA	----	500mm	----	POTTED	MIN. 10 STEMS	650mm

project

PROPOSED RESIDENTIAL
51 LAKESHORE DRIVE
TORONTO, ONTARIO

DUNPAR DEVELOPMENTS INC.

drawing

LANDSCAPE PLAN

date	APR 09, 2007	drawn	SX
scale	1:200	file	2544.L1R4-080724
direction		project no.	2544
		sheet no.	L-1