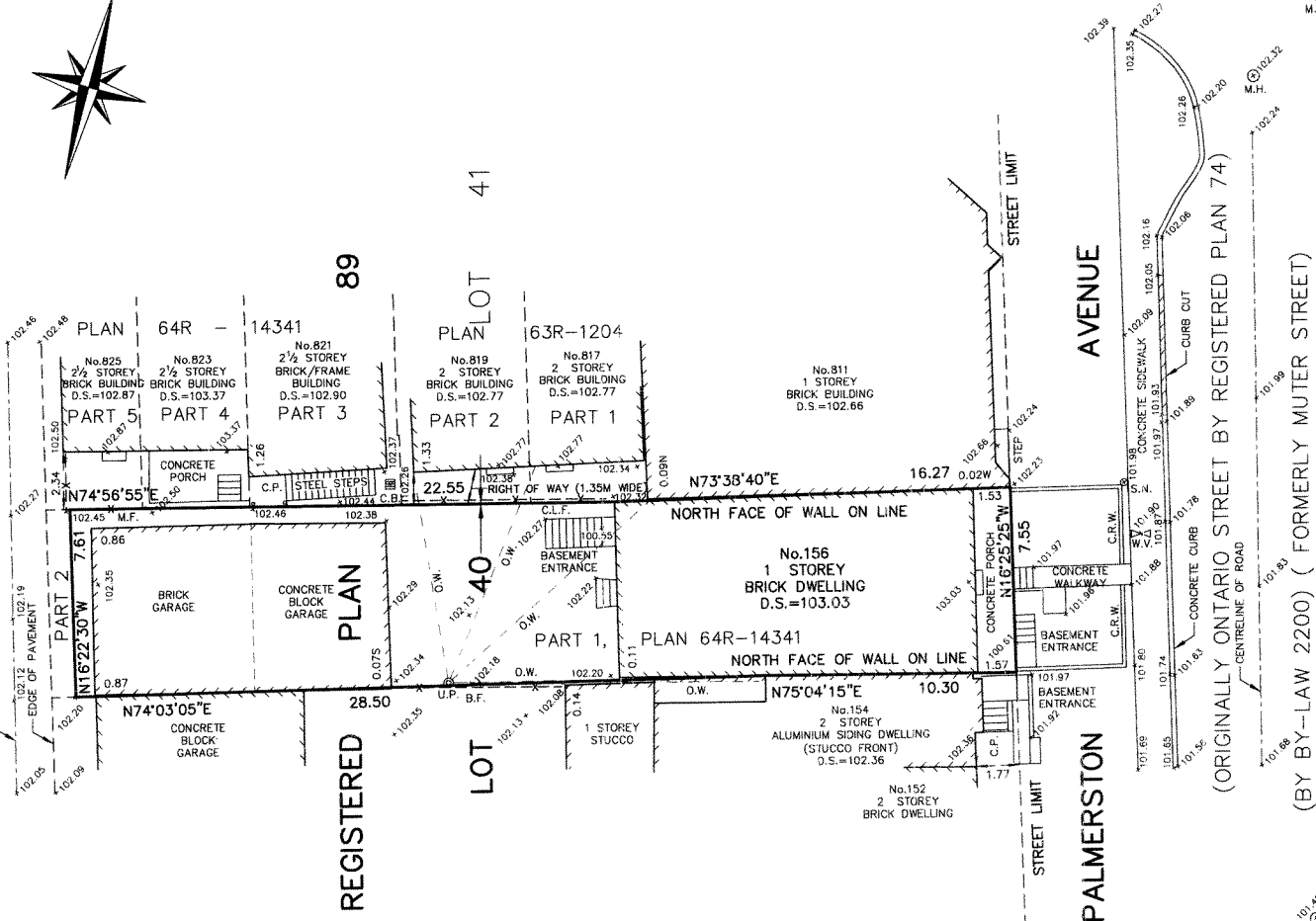


LANE (3.05M WIDE) (BY REGISTERED PLAN 89)



**TOPOGRAPHIC PLAN OF
PART OF LOT 40
REGISTERED PLAN 89
CITY OF TORONTO**

SCALE 1: 200
0m 5 0 10 METRES

MANDARIN SURVEYORS LIMITED, O.L.S. ©

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- D.S. DENOTES FINISHED SILL ELEVATION AT ENTRY
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- C.L.F. DENOTES CHAIN LINK FENCE
- B.F. DENOTES BOARD FENCE
- M.F. DENOTES METAL FENCE
- C.R.W. DENOTES CONCRETE RETAINING WALL
- C.P. DENOTES CONCRETE PORCH
- O.W. DENOTES OVERHEAD WIRE
- U.P. DENOTES UTILITY POLE
- W.V. DENOTES WATER VALVE
- M.H. DENOTES MAN HOLE
- C.B. DENOTES CATCH BASIN
- S.N. DENOTES STREET SIGN
- (Tree symbol) DENOTES CONIFEROUS TREE
- (Tree symbol) DENOTES DECIDUOUS TREE

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK No.CT1510, HAVING AN ELEVATION OF 103.332 METRES. NORTHWEST CORNER OF PALMERSTON AVENUE AND DUNDAS STREET WEST. BENCHMARK ON 3 STOREY BRICK BUILDING (802 DUNDAS STREET WEST) NORTH END OF WEST WALL.

CERTIFICATE

THE FIELD OBSERVATIONS REPRESENTED ON THIS PLAN WERE COMPLETED ON THE 5th DAY OF NOVEMBER, 2014

NOVEMBER 18, 2014
DATE

Z. ZENG
ONTARIO LAND SURVEYOR

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.



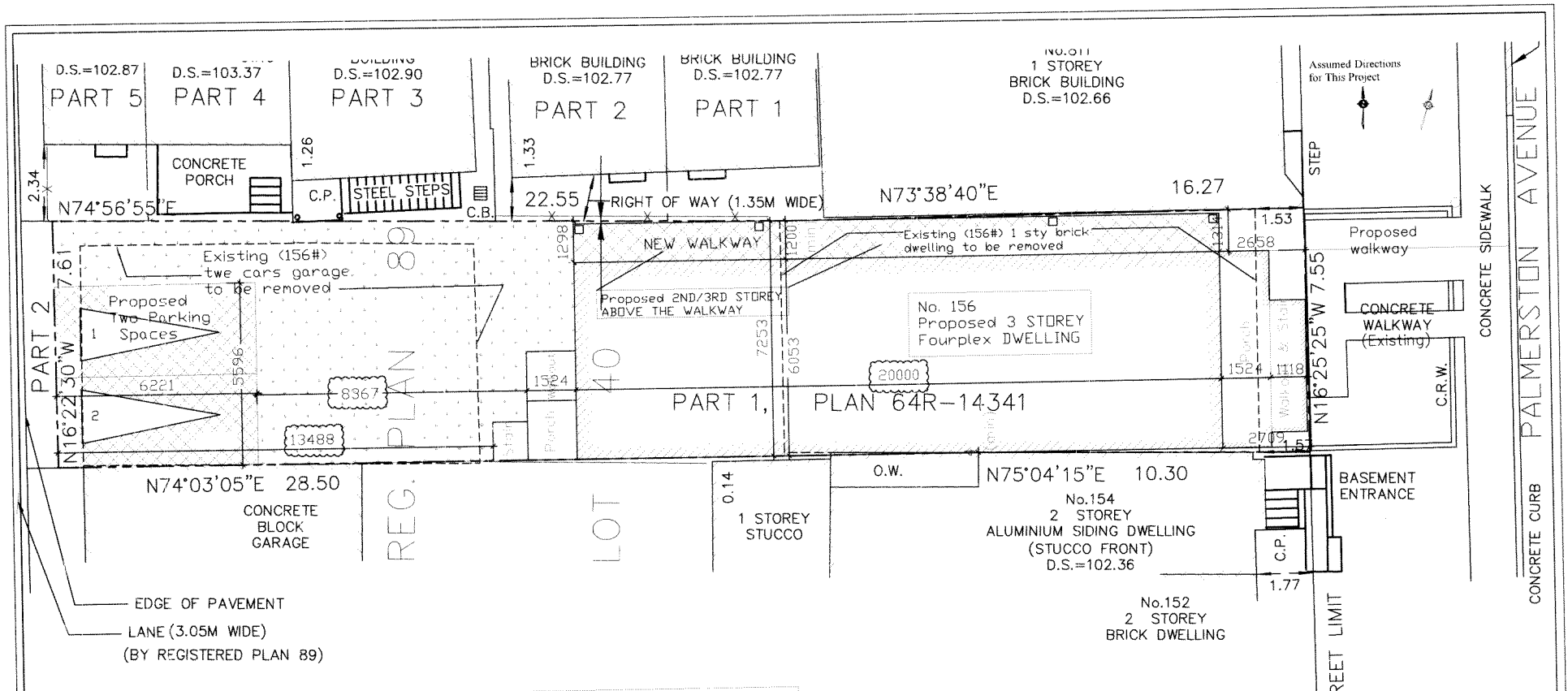
MANDARIN SURVEYORS LIMITED
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
WWW.MANDARINSURVEYOR.COM

42 RAVENCLIFF CRESCENT PHONE: (647)430-1366 FAX: (647)799-4068
TORONTO, ONTARIO, M1T 1R8 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: S.Z. CAD No: 14-107TP JOB No: 2014-107

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City of Toronto
 Zoning By-law 569-2013
 Zone R4 d1.0 H10

Density = 1.0
 Lot area = 3093.9 ft² (294.2 M²)

Existing floor area = 107.94 M²

Zoning information:
 Front yard setback: min. 6.0m (19'-8")
 Rear setback: min. 7.5m (24'-7")
 Side yard setback: min 12m (3'-11")
 (no window) min 0.45m (1'-6")
 Building high: max. 10m (32'-9")

Proposal:

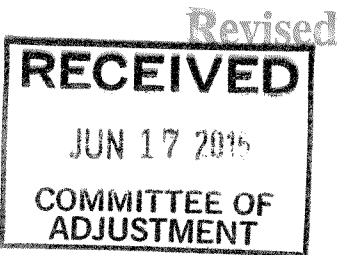
Proposed floor area
 = 3 Storey
 = 121.1(1st)+145(2nd)+101.5(3rd)
 = 367.6 M²

Density = 1.25
 Length (MAX) = 20.0 M

Setbacks:
 Front yard: 2.685m (8'-9")
 Rear: 14.113m (46'-3")
 (N) Side yard(min) 1.20m (4'-0")
 (S) Side yard: (0'-0")
 Building high: 10m (32'-9")

SITE PLAN

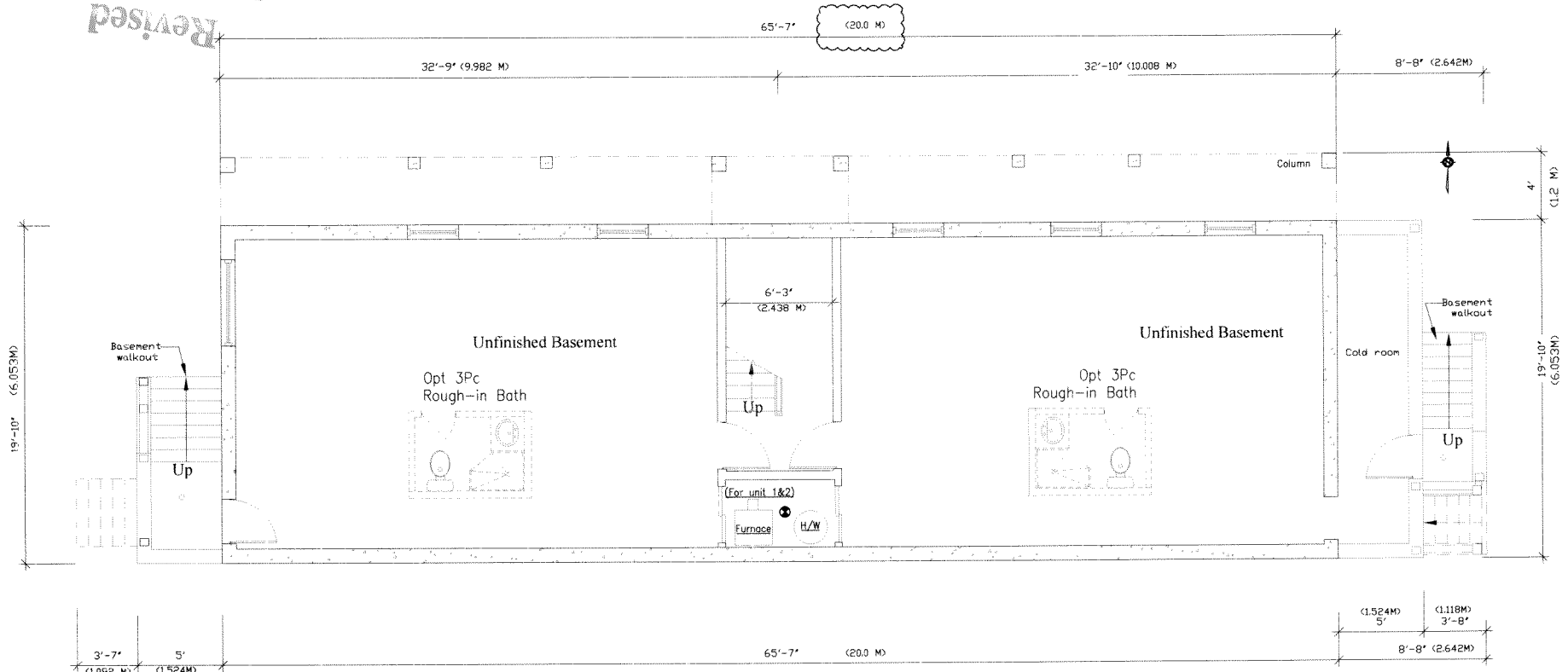
1:120
 BUILDING LOCATION SURVEY OF
 PART OF LOT 40
 REGISTERED PLAN 89
 CITY OF TORONTO




YL DESIGNS AND SERVICES	
18 Karen Street Thornhill, Ontario L4J 5L4 Tel. 905-763-0027	
LOCATION:	156 PALMERSTON AVE., TORONTO, ON.
DWG. TITLE:	SITE PLAN
SCALE:	1:120
DATE:	June 2015
PROJECT No:	14-22
DWG No.:	1
REV No.:	

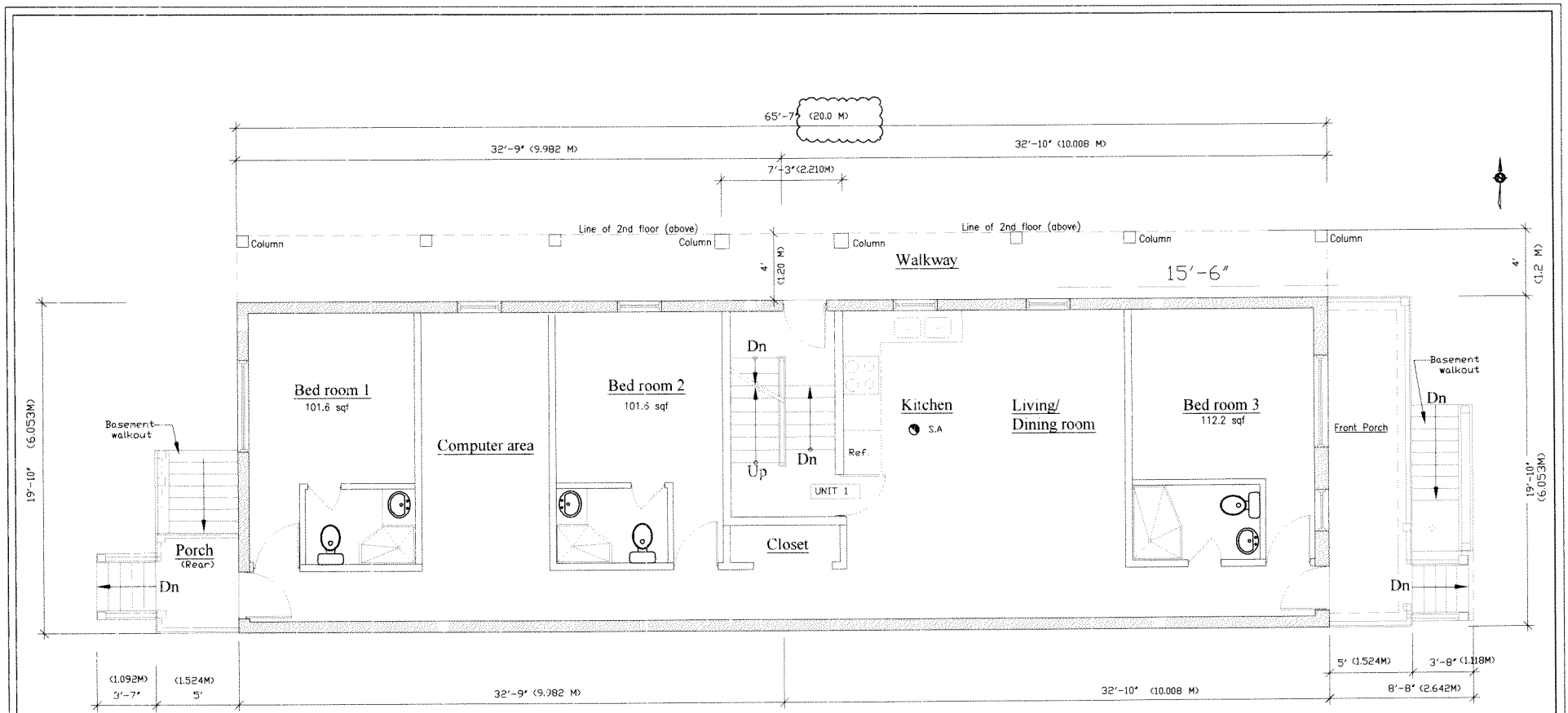
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
BASEMENT PLAN
 3/16" = 1'-0"

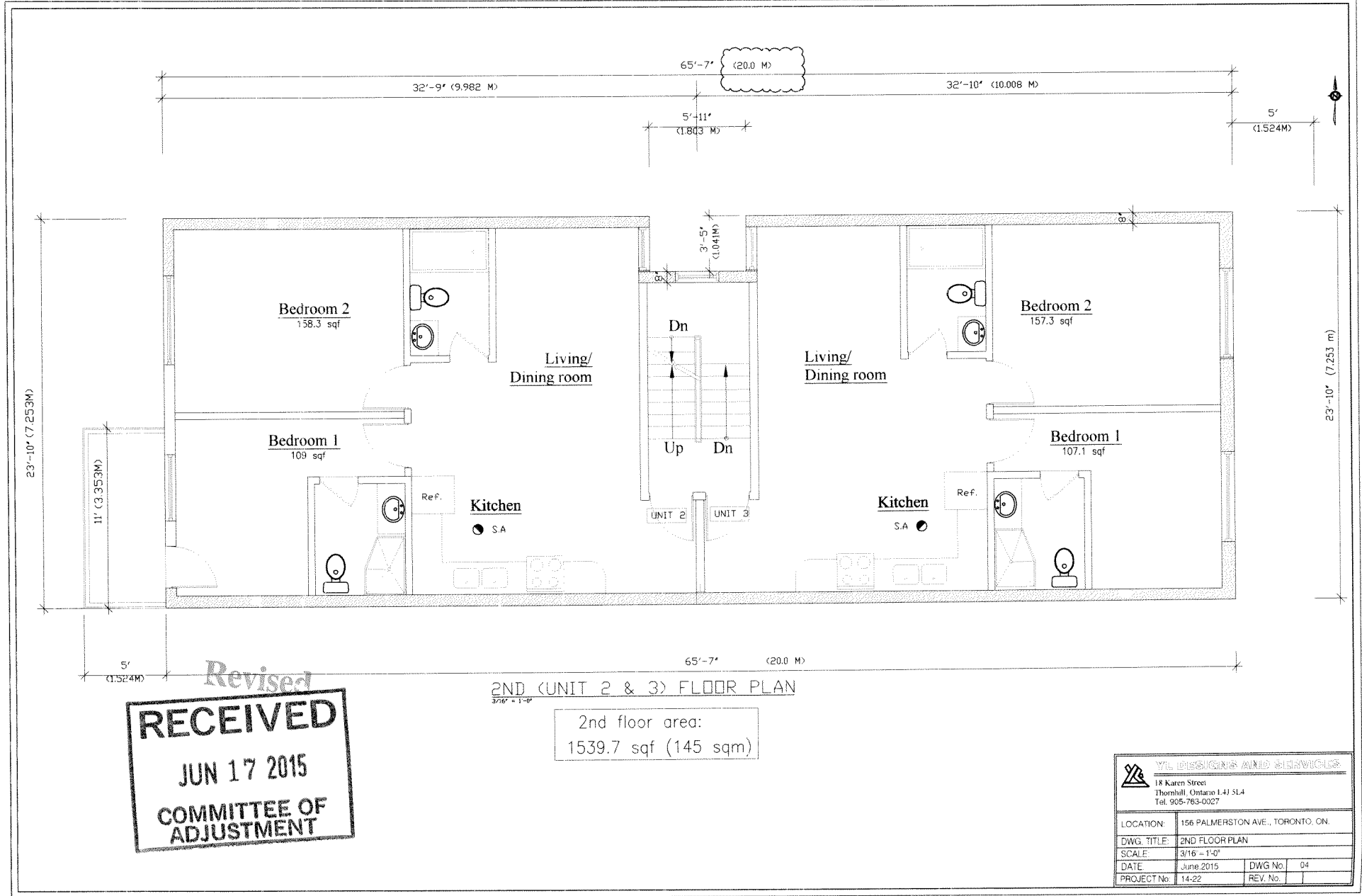
 YL DESIGN AND SERVICES 18 Karen Street Thornhill, Ontario L4J 5L4 Tel. 905-763-0027	
LOCATION:	156 PALMERSTON AVE., TORONTO, ON.
DWG. TITLE:	BASEMENT PLAN
SCALE:	1/8" = 1'-0"
DATE:	June 2015
PROJECT No:	14-22
DWG No.:	02
REV. No.:	



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1ST (UNIT 1) FLOOR PLAN
 3/16" = 1'-0"
 1st floor area:
 1298.6 sqf (121.1 sqm)

 VL DESIGN AND SERVICES 18 Karen Street Thornhill, Ontario L4J 5L4 Tel. 905-763-0027	
LOCATION:	156 PALMERSTON AVE., TORONTO, ON
DWG. TITLE:	1ST FLOOR PLAN
SCALE:	1/8" = 1'-0"
DATE:	June 2015
PROJECT No:	14-22
DWG No.:	03
REV. No.:	




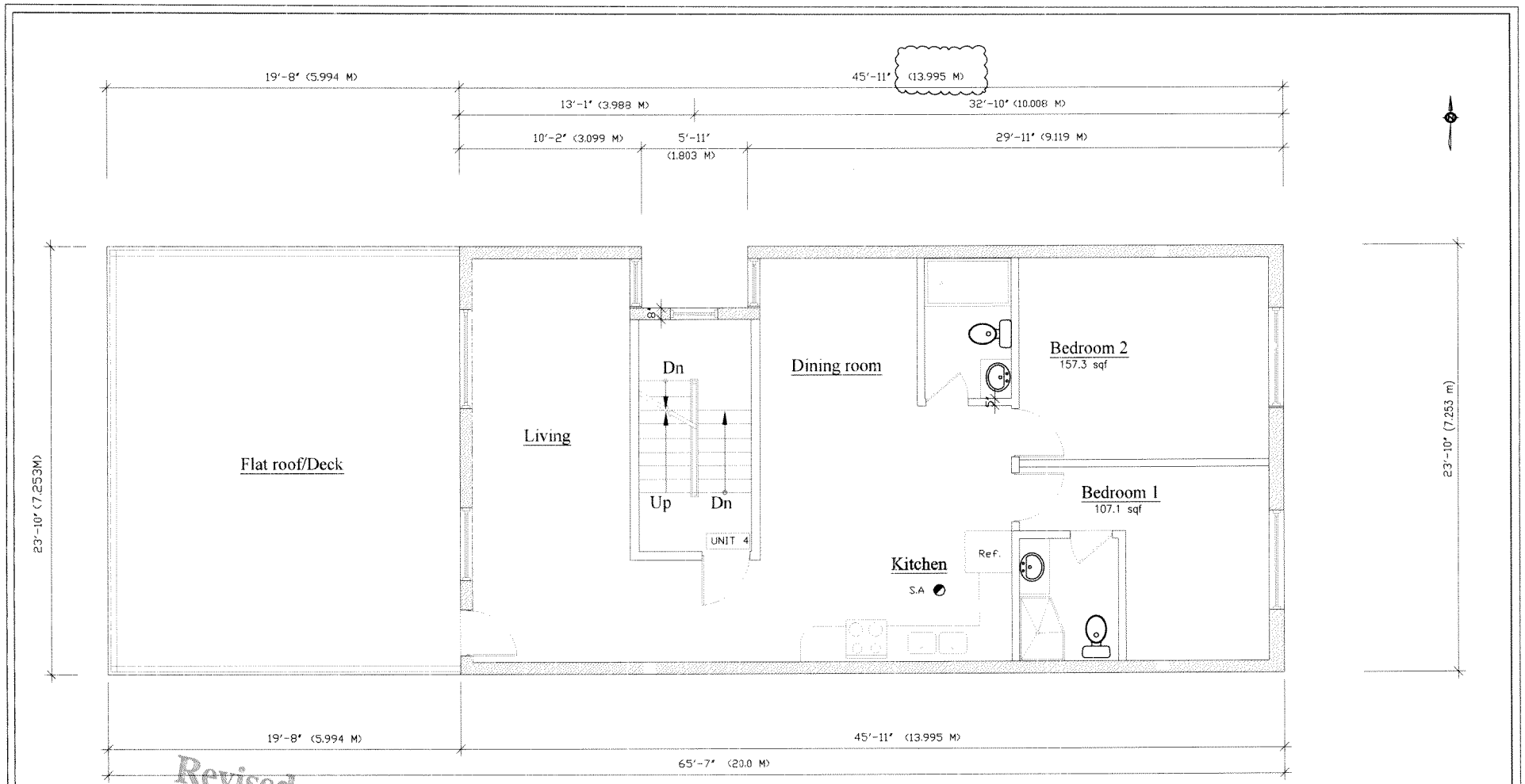
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2ND (UNIT 2 & 3) FLOOR PLAN
3/16" = 1'-0"

2nd floor area:
 1539.7 sqf (145 sqm)


 YL DESIGN AND SERVICES 18 Karen Street Thornhill, Ontario L4J 5L4 Tel. 905-763-0027	
LOCATION:	156 PALMERSTON AVE., TORONTO, ON.
DWG TITLE:	2ND FLOOR PLAN
SCALE:	3/16" = 1'-0"
DATE:	June 2015
PROJECT No:	14-22
DWG No:	04
REV. No:	

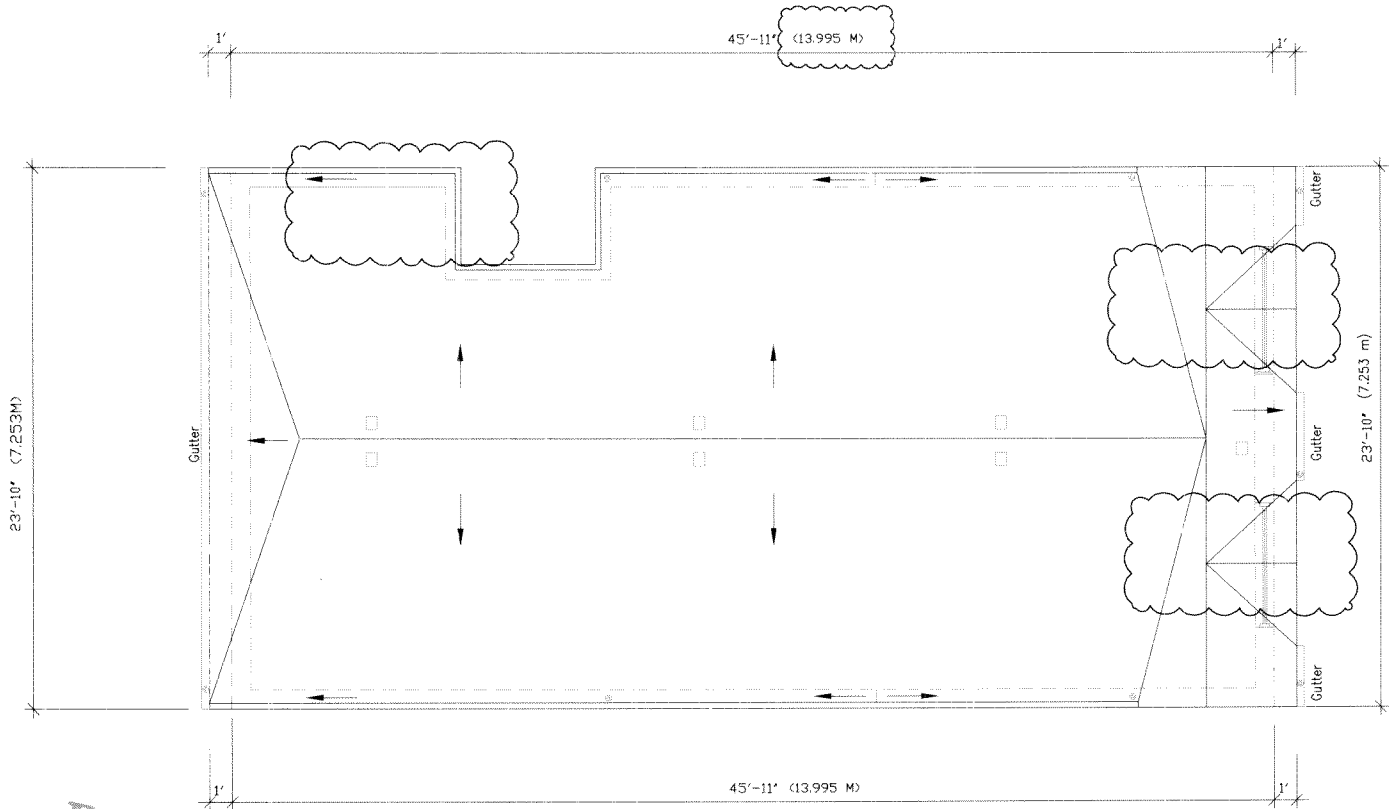


3RD (UNIT-4) FLOOR PLAN

3rd floor area:
1072.6 sqf(101.5 sqm)

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 YL DESIGN AND SERVICE 18 Karen Street Thornhill, Ontario L4J 5L4 Tel. 905-763-0027	
LOCATION:	156 PALMERSTON AVE., TORONTO, ON.
DWG. TITLE:	3RD FLOOR PLAN
SCALE:	3/16 = 1'-0"
DATE:	June 2015
PROJECT No:	14-22
DWG No.:	05
REV No.:	



Revised

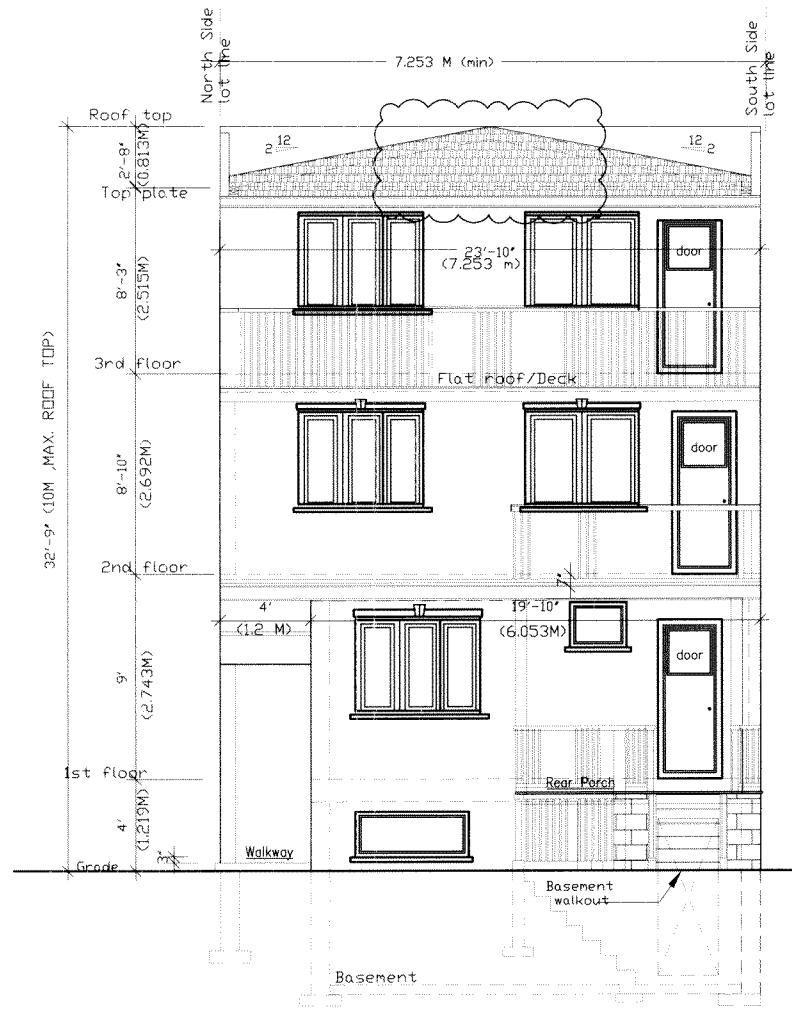
(FLAT) ROOF PLAN
3/16" = 1'-0"

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 YL DESIGN AND SERVICES 18 Karen Street Thornhill, Ontario L4J 5L4 Tel. 905-763-0027			
LOCATION	156 PALMERSTON AVE., TORONTO, ON.		
DWG. TITLE	ROOF PLAN		
SCALE	3/16" = 1'-0"		
DATE	June 2015	DWG No.	06
PROJECT No	14-22	REV. No.	




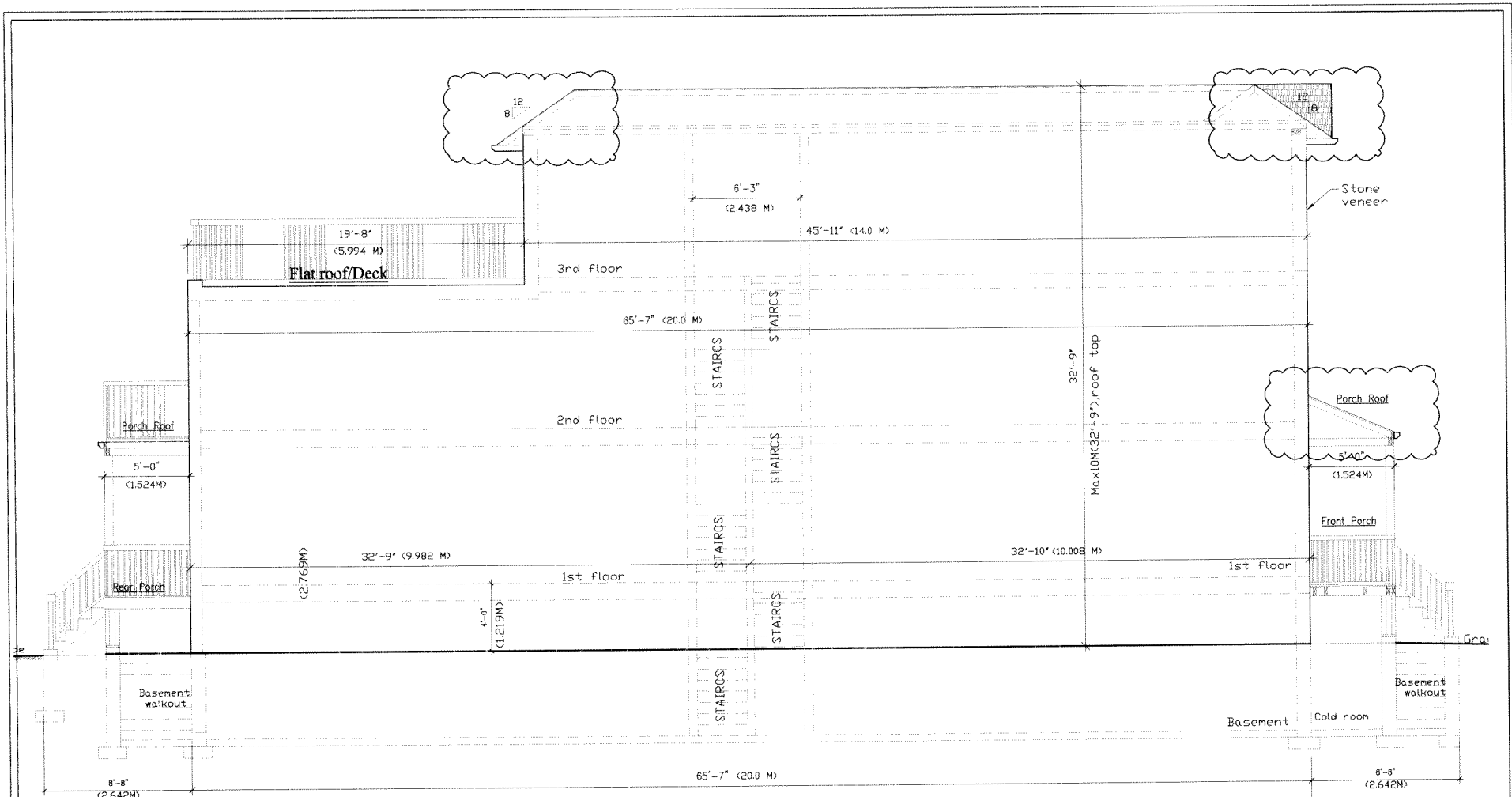
FRONT ELEVATION
1'-0"



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


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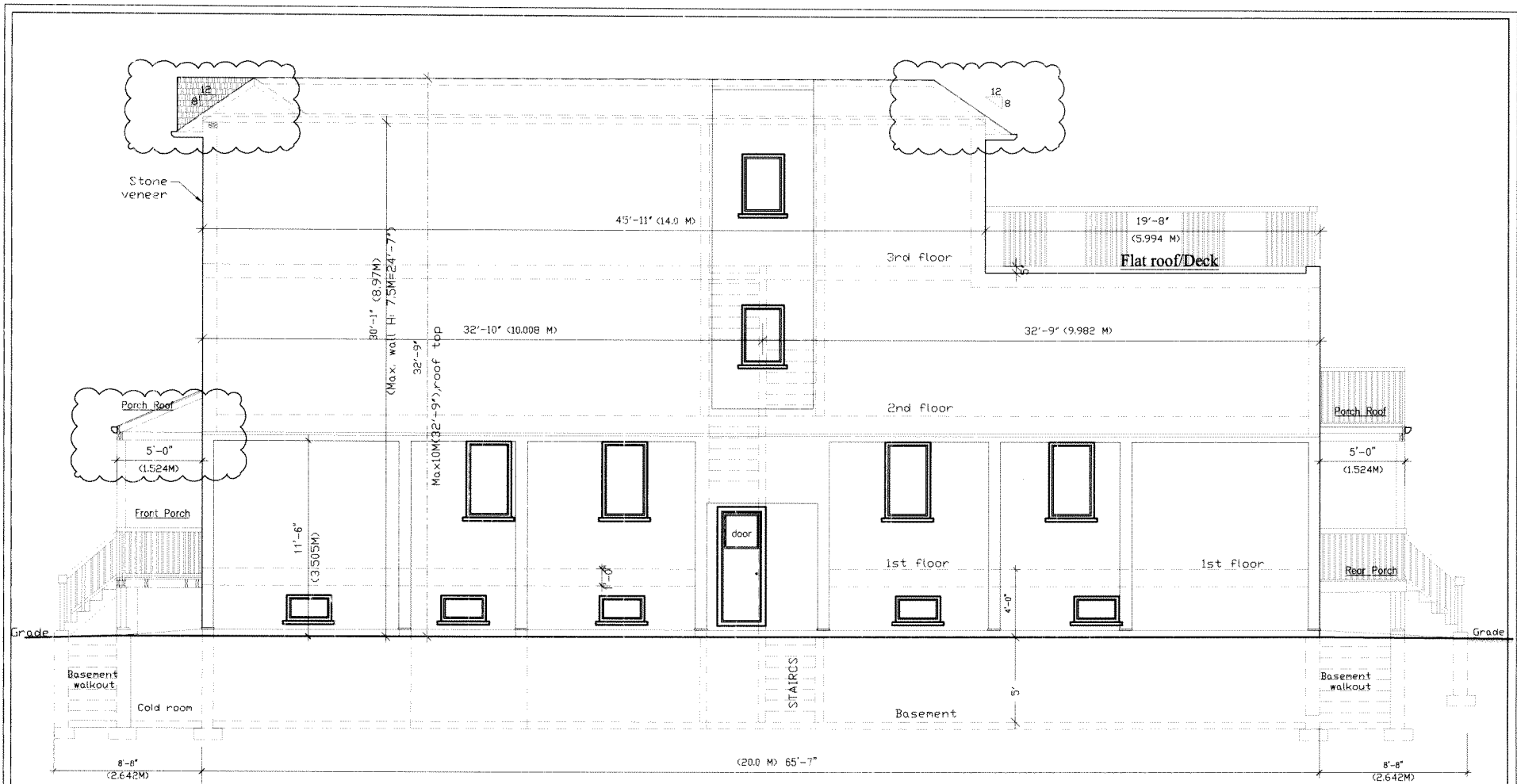
 YL DESIGNS AND SERVICES 18 Karen Street Thornhill, Ontario L4J 5L4 Tel: 905-763-0027	
LOCATION	156 PALMERSTON AVE., TORONTO, ON.
DWG. TITLE	FRONT / REAR ELEVATIONS
SCALE	3/16" = 1'-0"
DATE	June 2015
PROJECT No	14-22
DWG No.	07
REV No.	1



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

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 YL DESIGN AND SERVICES 18 Karen Street Thornhill, Ontario L4J 5L4 Tel. 905-763-0027	
LOCATION:	156 PALMERSTON AVE., TORONTO, ON.
DWG. TITLE:	SIDE (SOUTH) ELEVATION
SCALE:	3/16" = 1'-0"
DATE:	June 2015
PROJECT No:	14-22
DWG No.:	08
REV. No.:	



SIDE (NORTH) ELEVATION
3/16" = 1'-0"

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COMMITTEE OF
ADJUSTMENT

YL DESIGNS AND SERVICES	
18 Karen Street Thornhill, Ontario L4J 5L4 Tel. 905-763-0027	
LOCATION:	156 PALMERSTON AVE., TORONTO, ON
DWG. TITLE:	SIDE (NORTH) ELEVATION
SCALE:	3/16" = 1'-0"
DATE:	June 2015
PROJECT No:	14-22
DWG No:	09
REV. No:	