

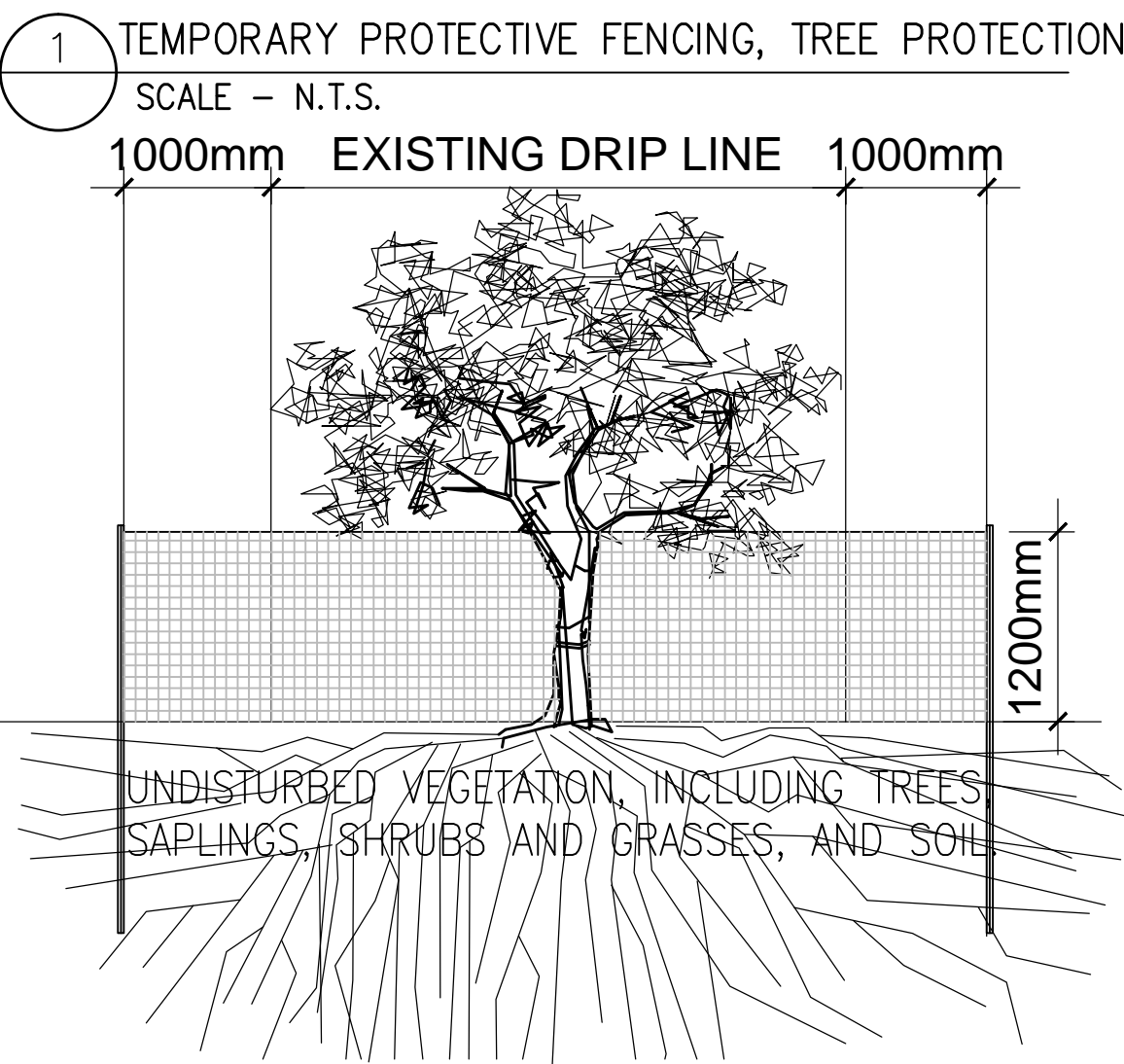
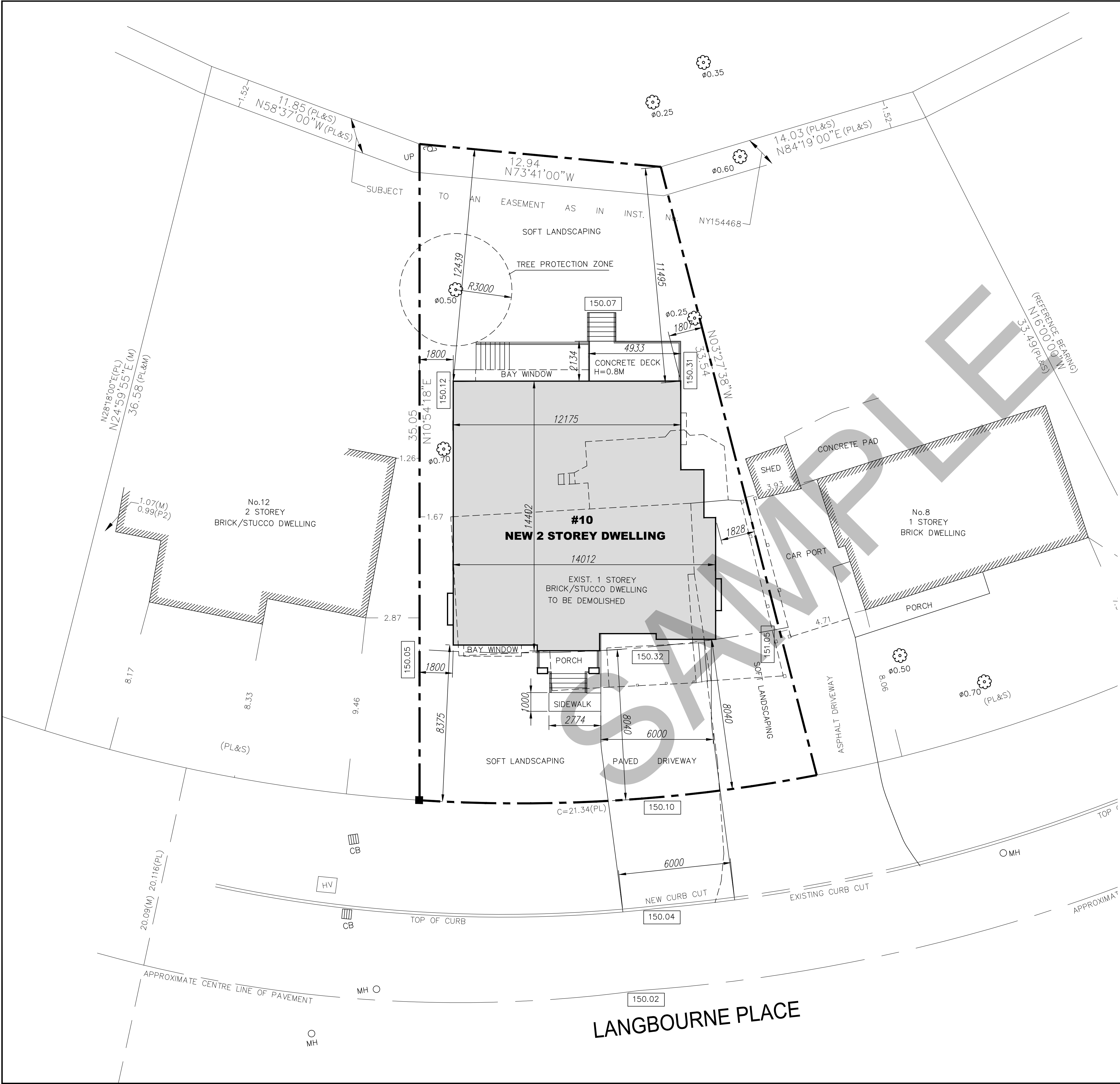
A horizontal scale bar with four segments. The first segment is labeled '2.0m', the second '0', the third '2.0', and the fourth '10.0metres'.

□ DENOTES SURVEY MONUMENT PLANTED
 SIB DENOTES SURVEY MONUMENT FOUND
 DENOTES STANDARD IRON BAR
 SIB DENOTES STANDARD IRON BAR
 DENOTES IRON BAR
 M DENOTES MEASURED
 SET
 WIT DENOTES WITNESS
 DENOTES REGISTERED PLAN 4332
 PL PLAN BA-2199
 P2 DENOTES PLAN BY JOHN MCKIMMING, O.L.S.
 DENOTES DATED APRIL 14, 2003
 O2 DENOTES ORIGIN UNKNOWN
 DENOTES FIRE HYDRANT
 HV DENOTES HYDRO VAULT
 UP DENOTES UTILITY POLE
 CB DENOTES CATCH BASIN
 MH DENOTES MANHOLE
 DENOTES DIAMETER
 150.10 DENOTES EXISTING ELEVATION
 DENOTES DECIDUOUS TREE

THIS REPORT WAS PREPARED FOR
ZHENHUA QIN
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES.

NOTE:
THIS IS NOT A PLAN OF SURVEY.
BOUNDARY DATA TAKEN FROM VARIOUS PLANS AND SHALL
NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

DATE: JUNE 10, 2015



- NOTES:
1. THE AREA WITHIN THE DRIP OF ALL EXISTING TREES SHALL BE PROPERLY PROTECTED WITH TEMPORARY FENCING.
 2. THE AREA WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS OR EQUIPMENT ACCESS AND STORAGE OR PROJECT RELATED GARBAGE.
 3. TREE PROTECTION MEASURES SHALL REMAIN UNTIL THE COMPLETION OF FINE GRADING AND SODDING.

LEGAL DESCRIPTION

INFORMATION ON THIS DRAWING
TAKEN FROM SURVEYOR'S SKETCH
OF LOT 190
REGISTERED PLAN 4332
CITY OF TORONTO
Formerly In The City of North York
PREPARED BY
VLADIMIR DOSEN SURVEYING, O.L.S.

DATED: JUNE 10, 2015

STATISTICS

LOT AREA 585.5 SM (6,302 SF)
FOOTPRINT 185.4 SM (1,996 SF)
COVERAGE: 31.67%
GROUND FLOOR 185.4 SM (1,996 SF)
SECOND FLOOR 184.8 SM (1,989 SF)
TOTAL LIVING AREA 370.2 SM (3,985 SF)

LANDSCAPING

FRONT YARD AREA: 172 SM
NEW DRIVEWAY AREA: 48 SM
LANDSCAPED AREA: 124 SM (72%)
AREA OF SIDEWALK, PORCH & STEPS: 9 SM
SOFT LANDSCAPING: 115 SM (92%)

ESTABLISHED GRADE: 150.55

(150.05 + 151.05) / 2 = 150.55

LEGEND

- EXISTING BUILDING TO BE DEMOLISHED
- NEW BUILDING
- UTILITY POLE
- EXISTING HOUSE

N

PROJECT NORTH

N

TRUE NORTH

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PROJECT

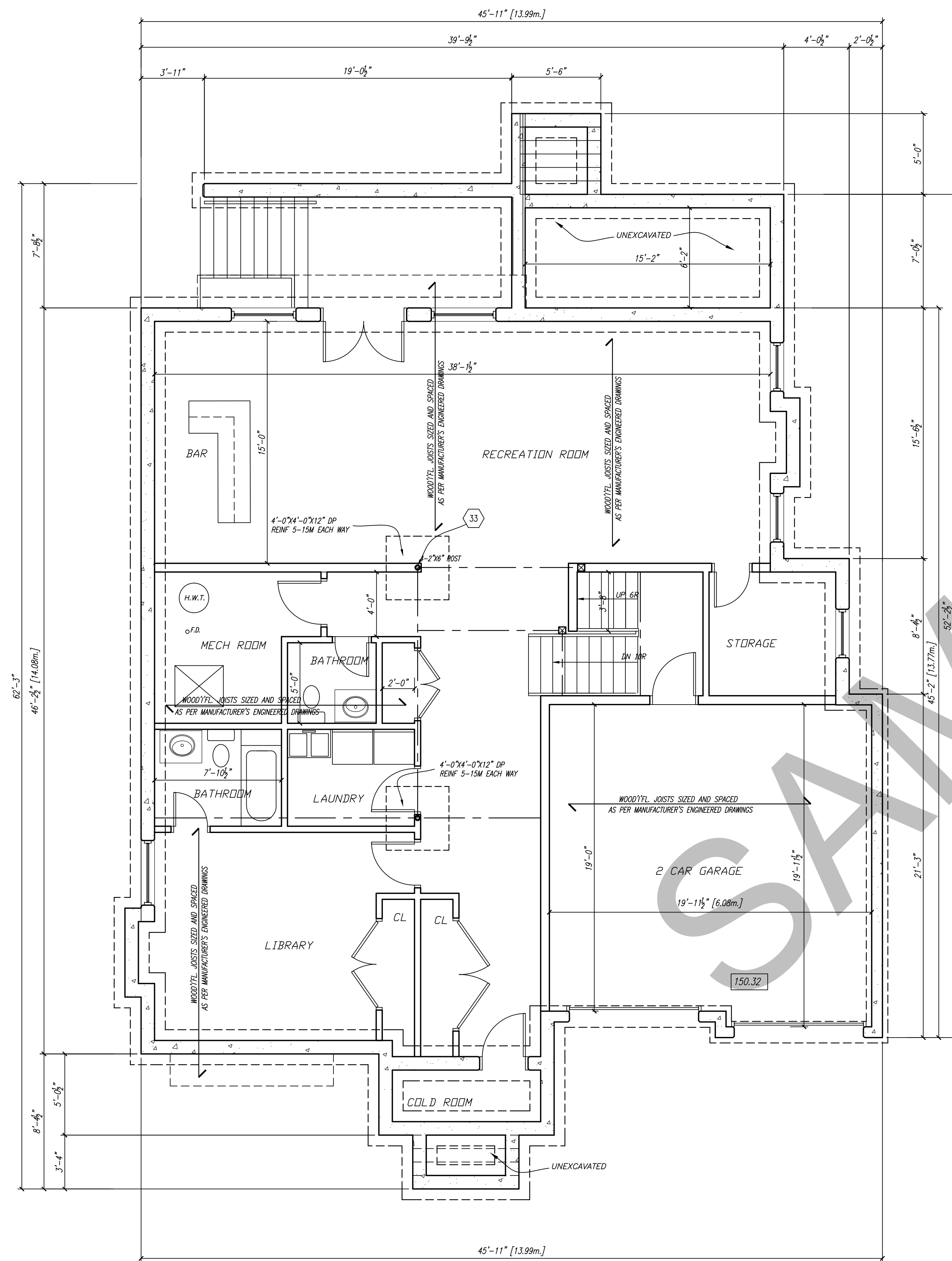
NEW 2 STOREY RESIDENCE
10 LANGBOURNE PLACE
TORONTO, ONT

DWG

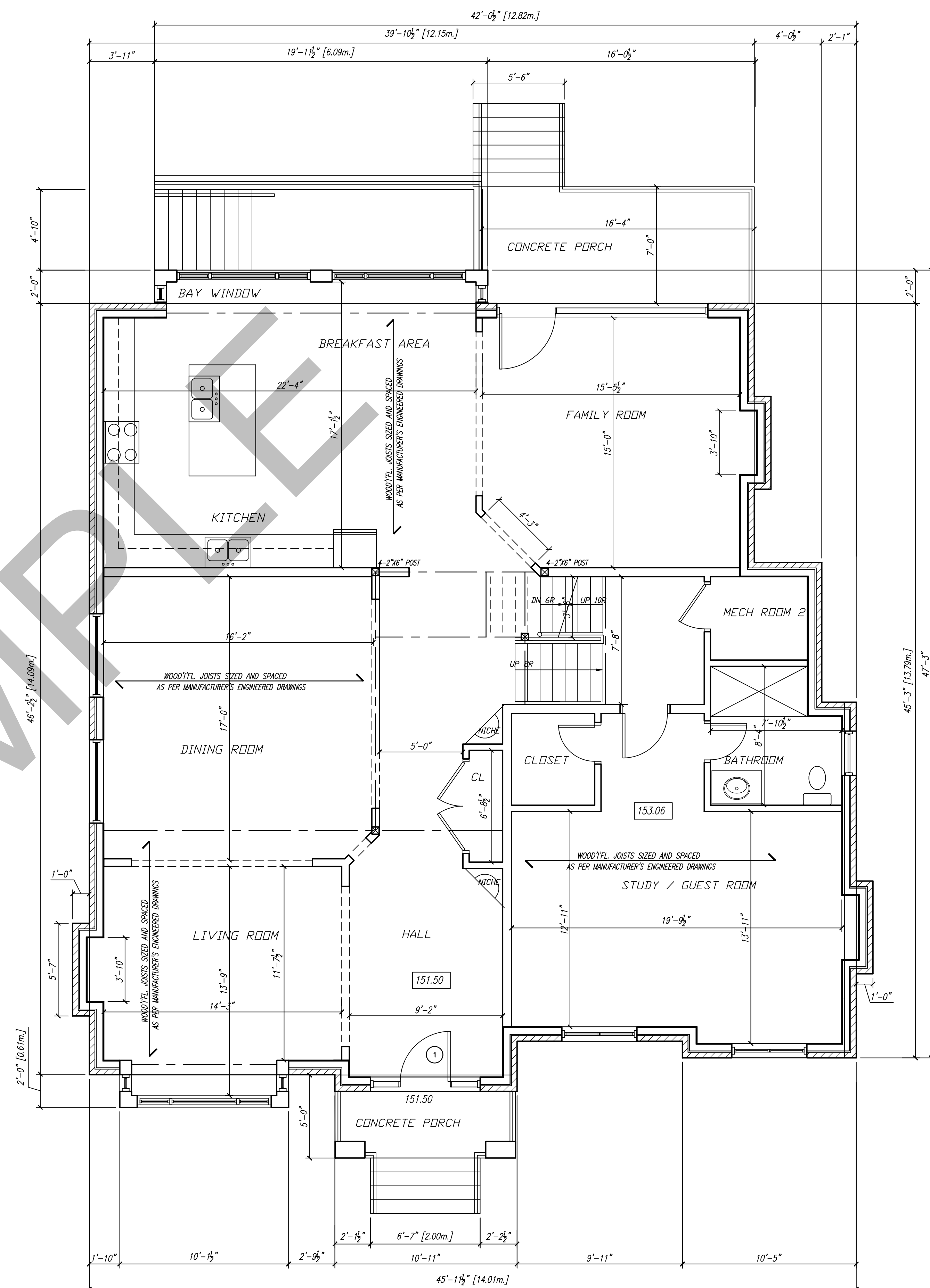
SITE PLAN

ONTARIO ASSOCIATION
OF
ARCHITECTS

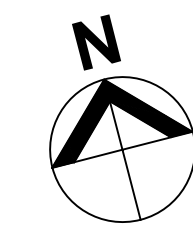
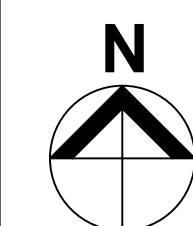
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DATE
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A1



BASEMENT PLAN



GROUND FLOOR PLAN



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PROJECT

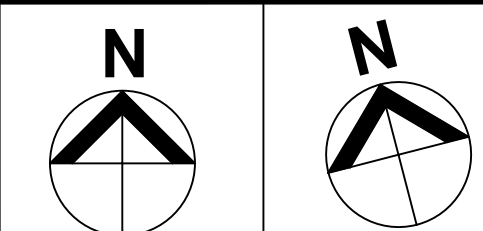
**NEW 2 STOREY RESIDENCE
10 LANGBOURNE PLACE
TORONTO, ON**

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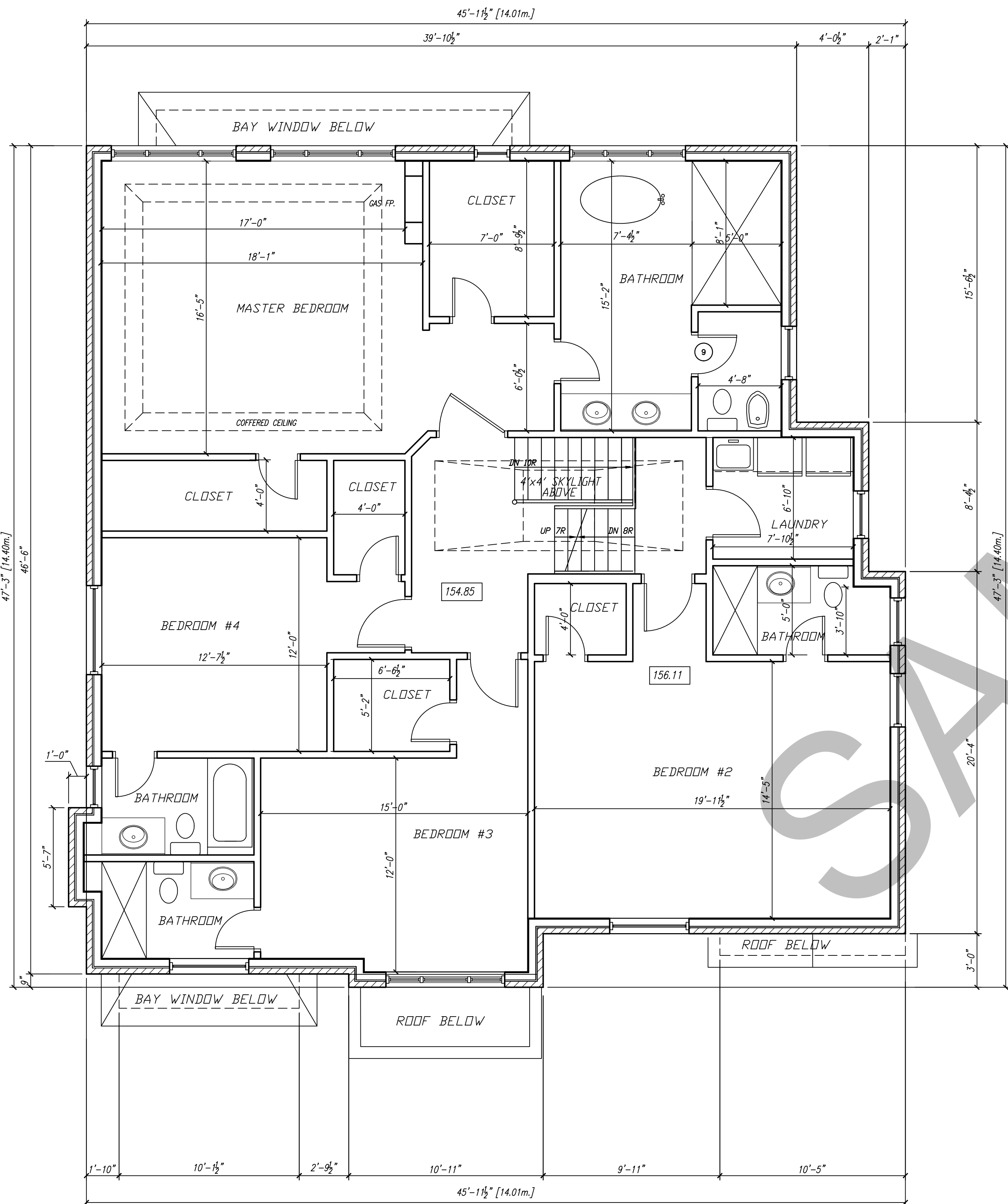
BASEMENT PLAN

GROUND FLOOR PLAN

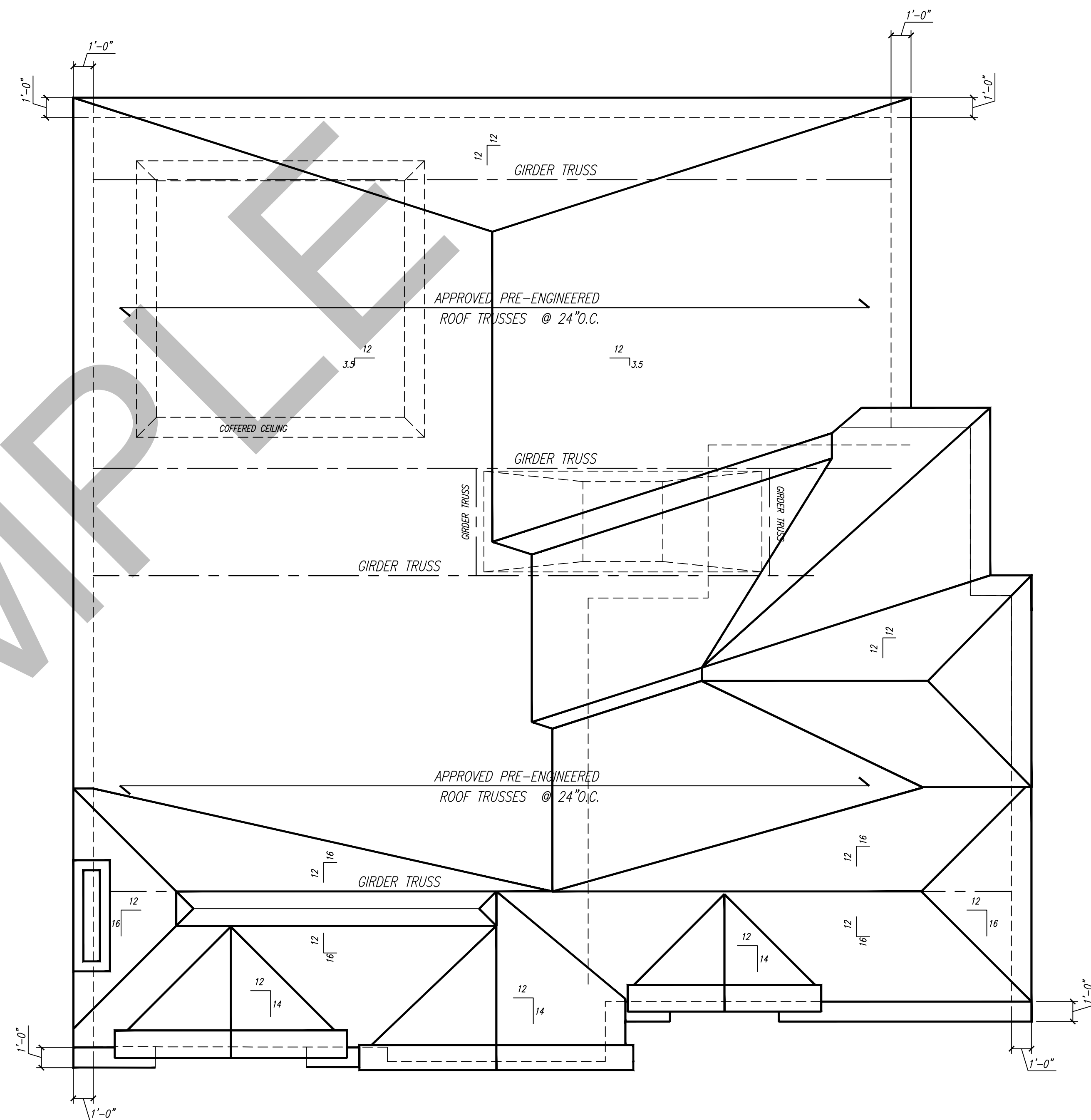
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	PROJECT NO.	1516
	DWG. No.	A2



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SECOND FLOOR PLAN



ROOF PLAN

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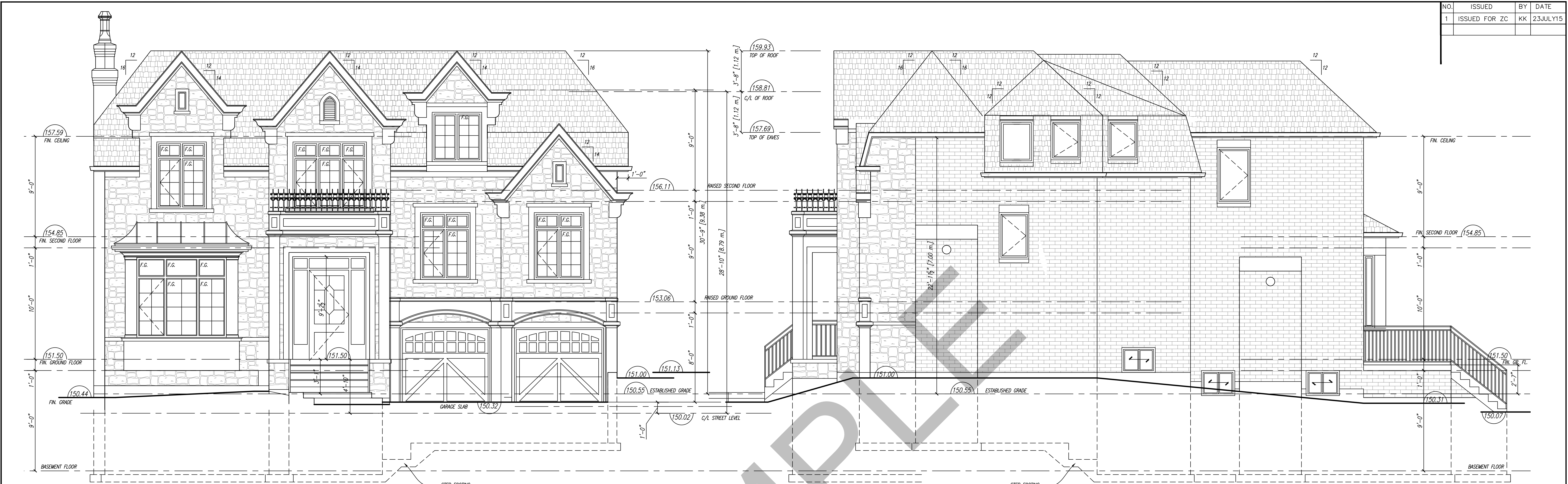
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PROJECT
NEW 2 STOREY RESIDENCE
10 LANGBOURNE PLACE
TORONTO, ON

DWG.
SECOND FLOOR PLAN
ROOF PLAN

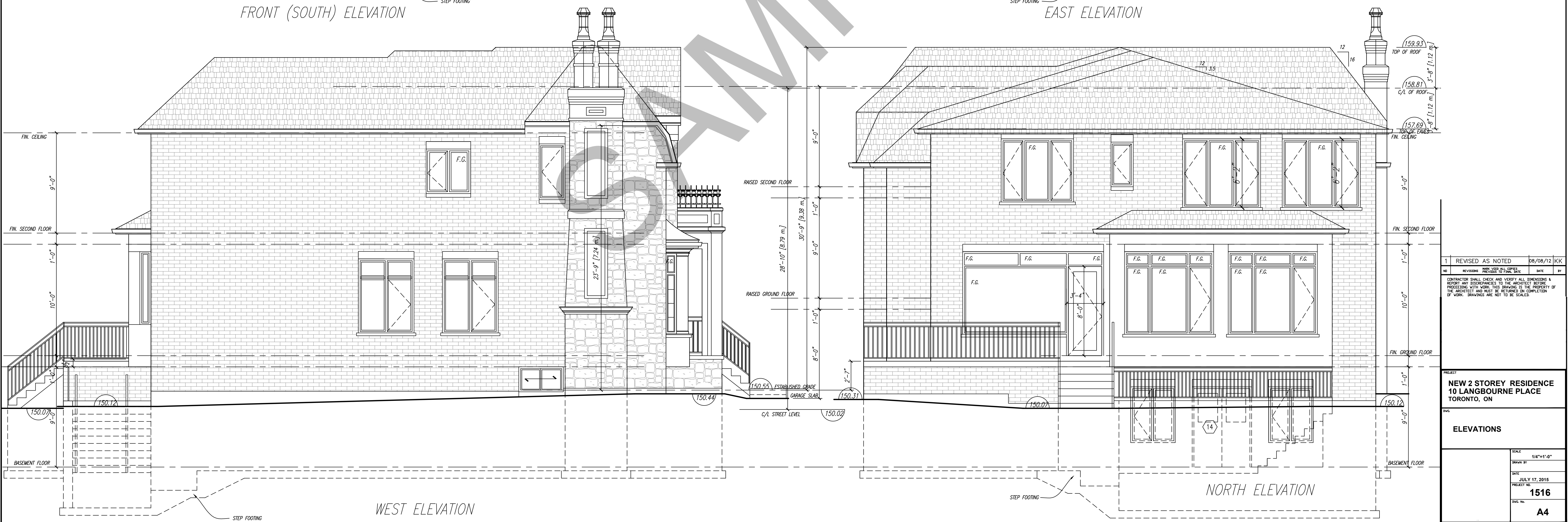
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PROJECT NO.	1516
DWG. No.	A3

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FRONT (SOUTH) ELEVATION

EAST ELEVATION



WEST ELEVATION

NORTH ELEVATION

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PROJECT				
NEW 2 STOREY RESIDENCE 10 LANGBOURNE PLACE TORONTO, ON				
DWG.				
ELEVATIONS				
SCALE 1/4"=1'-0"				
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DATE JULY 17, 2015				
PROJECT NO. 1516				
DWG. No. A4				