

TWO STOREY DWELLING
447 CRANBROOK AVE.
TORONTO, ON

ZONE	PERMITTED BUILDING & STRUCTURE	MIN. LOT FRONTAGE	MIN. LOT AREA	MIN. FRONT YARD SET BACK	MIN. REAR YARD SET BACK	MIN. SIDE YARD SET BACK	MAX. COVERAGE	MAX. FLOOR SPACE INDEX	MAX. HEIGHT	OFF-STREET PARKING	MAX. BUILDING LENGTH
R1	ONE FAMILY DETACHED DWELLING	30 M	1100 M2	12.00 M	9.5 M	3.0 M	25.0 %	3 STOREY 0.75	11.50 M 9.50 M	1 SPACE PER UNIT	17.0 M
PROPOSED	ONE FAMILY DETACHED DWELLING	22.85 M	1394 M2	13.05 M	25.98 M	2.0 M 2.43 M-3.0 M 4.57 M	26.1 %	2 STOREY 0.42	10.02 M 10.97 M	2 SPACE	21.95 M+ 1.72 M

SITE STATISTICS:	
LOT AREA:	1394.0 m ² (15,004.9 sq.ft)
LOT COVER FOOTPRINT:	364.56 m ² (3,924.1 sq.ft)
LOT COVERAGE:	26.1 % + 3.3% Cabana
GROUND FLOOR LIVING AREA:	298.50 m ² (3,213.0 sq.ft)
MAIN FLOOR GARAGE:	50.0 m ² (538.2 sq.ft)
SECOND FLOOR AREA:	309.25 m ² (3,057.0 sq.ft+ 271.8 sq.ft Void)
FINISHED BASEMENT AREA:	309.62 m ² (3,332.7 sq.ft)
CABANA COVERAGE:	46.0 m ² (495.1 sq.ft) 3.3%
GFA:	327.07m ² (6,270.2 sq.ft)
FSI:	0.42

PART OF LOTS 186&187
REGISTERED PLAN 2371
CITY OF TORONTO

SCALE & NOTES



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

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GPS
OBSERVATIONS USING SOKKIA TOPNET REAL TIME NETWORK (RTN)
AND ARE BASED ON NRCAN HTV2.0 GEOD SEPARATION MODEL.
ELEVATION DEPICTED ON THE FACE OF THIS PLAN ARE FOR
DESIGNING PURPOSES ONLY.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY
LIMIT OF SUBJECT PROPERTY AS SHOWN ON PLAN 64BA1153
HAVING A BEARING OF N73°42'00"E.

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
PK	DENOTES	SURVEYOR'S NAIL SET IN WASHER
OU	DENOTES	ORIGIN UNKNOWN
CC	DENOTES	CUT CROSS
WT	DENOTES	WITNESS
MH	DENOTES	MANHOLE
BC	DENOTES	BEGINNING OF CURVE
EC	DENOTES	END OF CURVE
TC	DENOTES	TANGENT OF CURVE
PRC	DENOTES	POINT OF REVERSE CURVE
OH	DENOTES	OVERHEAD UTILITY CABLES
DT	DENOTES	DECIDUOUS TREE
CT	DENOTES	CONIFEROUS TREE
LS	DENOTES	LIGHT STANDARD
INV	DENOTES	INVERT ELEVATION
HYD	DENOTES	FIRE HYDRANT
CRW	DENOTES	CONCRETE RETAINING WALL
SRW	DENOTES	STONE RETAINING WALL
WRW	DENOTES	WOOD RETAINING WALL
TOW	DENOTES	TOP OF WALL ELEVATION
TOC	DENOTES	TOP OF CONCRETE CURB ELEVATION
BOCE	DENOTES	BOTTOM OF CURB ELEVATION
RW	DENOTES	RETAINING WALL
CLF	DENOTES	CHAIN LINK FENCE
BF	DENOTES	BOARD FENCE
MF	DENOTES	METAL FENCE
P1	DENOTES	REGISTERED PLAN 2371
P2	DENOTES	PLAN 66R-26720
P3	DENOTES	PLAN 64BA-1153
D	DENOTES	INST. NO. TB827631

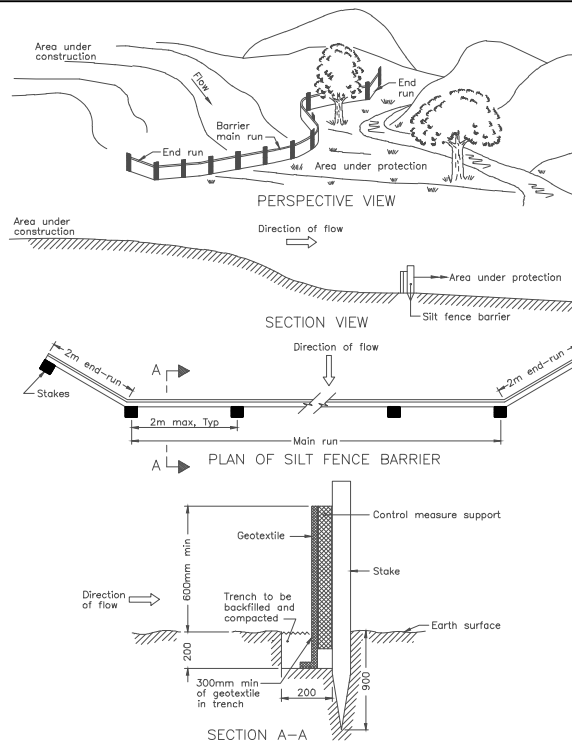
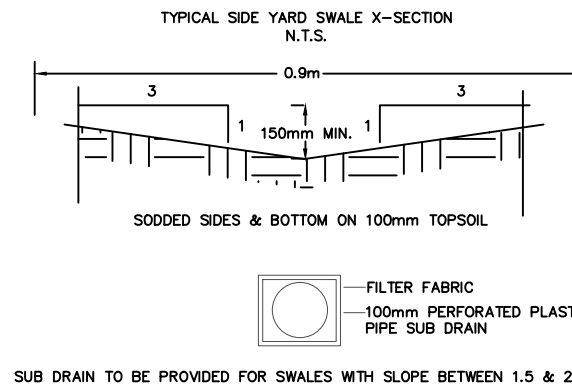
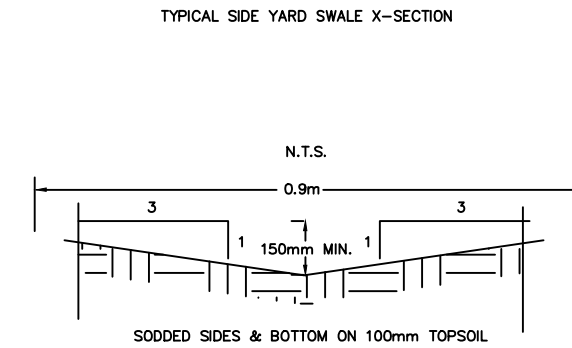
DESCRIPTION SUMMARY:
- LANDS DESCRIBED IN P.I.N. 10190-0085 (LT)
PART OF LOTS 186&187 REGISTERED PLAN 2371
REGISTERED EASEMENTS/RIGHTS-OF-WAY:
- NONE FOUND ON THE TITLE.
ADDITIONAL REMARKS
- MAKE NOTE OF THE LOCATION OF FENCES AND
PHYSICAL FEATURES AS DEPICTED ON THE FACE OF THIS PLAN.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THE SURVEY WAS COMPLETED ON JULY 26, 2018.

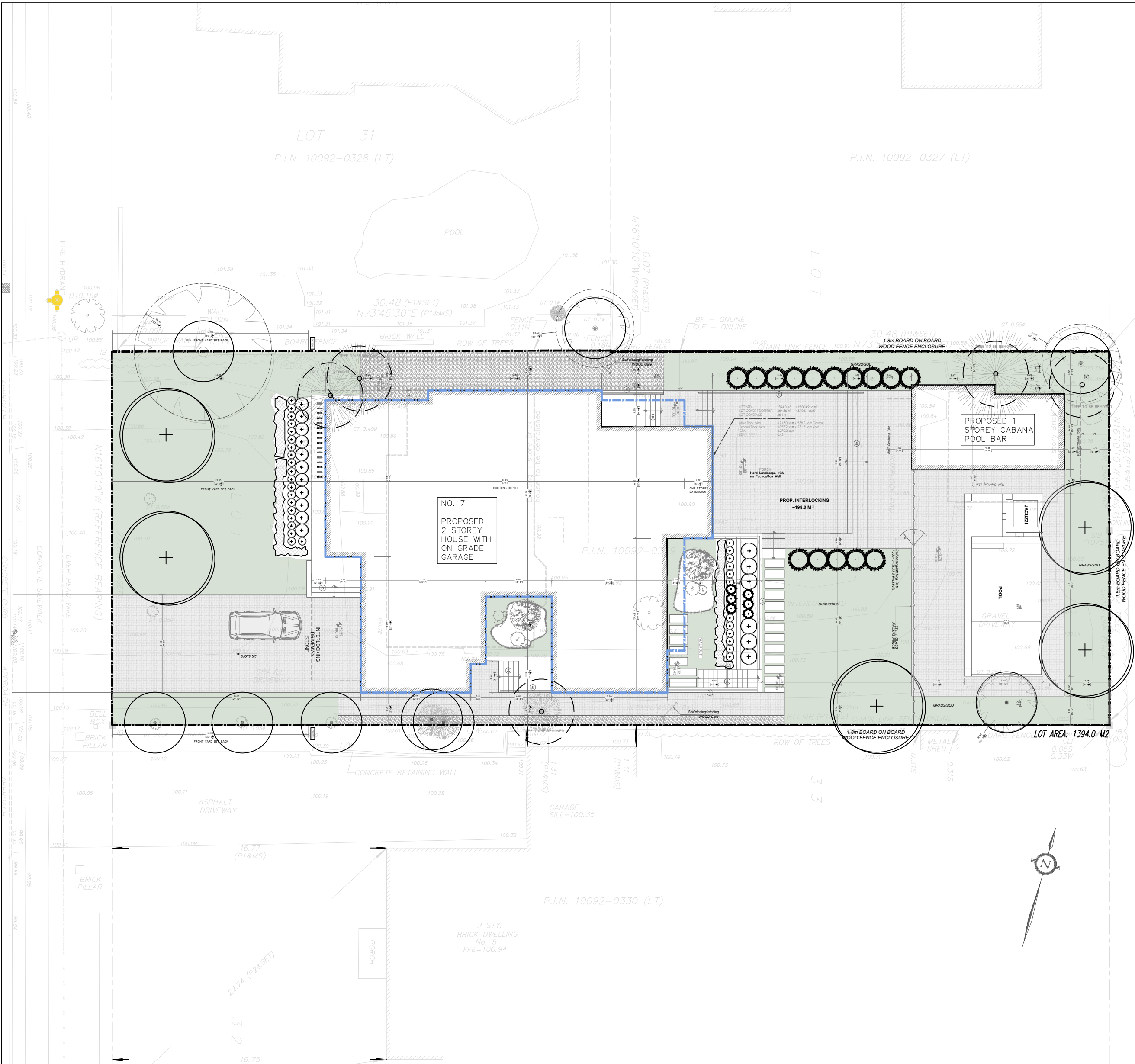
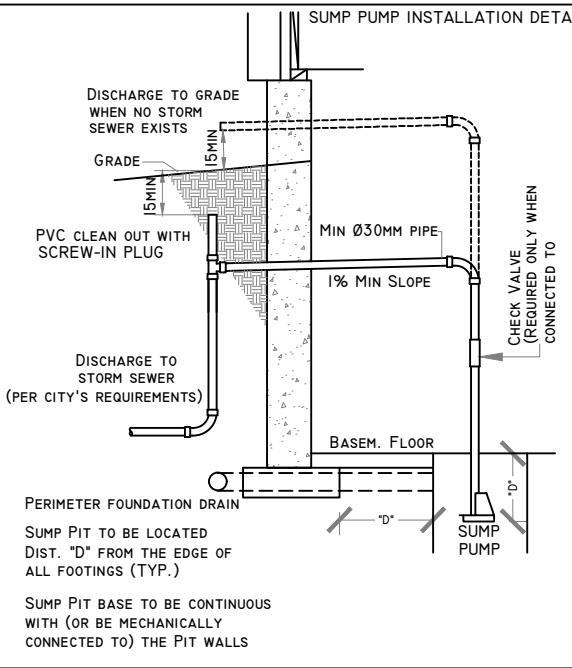
JULY 31, 2018

GUIDO V. CONSOLI
ONTARIO LAND SURVEYOR

Barich Grenkie
Surveying Ltd.
6075 YONGE ST. (UNIT 100) TORONTO, ON M2N 3W2K BY: GVC
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INFO@GRENKIE.SURV.CA
JOB No. 18-6079
A DIVISION OF GEOMAPLE



ONTARIO PROVINCIAL STANDARD DRAWING 1996 02 01 Rev
HEAVY DUTY
SILT FENCE BARRIER
Date
OPSD - 219.130



SPECIFICATIONS

GENERAL

- THESE SPECIFICATIONS MUST BE READ IN CONJUNCTION WITH THE GENERAL CONDITIONS OF THE CONTRACT AS PREPARED BY THE PRIME CONSULTANT.
 - THE CONTRACTOR SHALL REPAIR AT HIS EXPENSE ALL DAMAGE TO ALL EXISTING STRUCTURES/UTILITIES/CONDITION CAUSED BY HIS WORK.
- PLANT MATERIAL
- ALL WORKMANSHIP SHALL MEET THE STANDARDS OF LANDSCAPE ONTARIO.
 - INSTALL PLANT MATERIAL TRUE TO NAME, SIZE AND CONDITION AS SPECIFIED.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION.
 - ALL PLANT MATERIAL SHALL BE STAKED OR PLACED BY LANDSCAPE CONTRACTOR FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL TREE PITS AND PLANTING BEDS SHALL BE MULCHED WITH A MINIMUM DEPTH OF 75mm (3") OF "GRO-BARK" SHREDDED PINE MULCH AS SPECIFIED.
 - ALL TREES SHALL BE PLANTED BY APPROVED PROCEDURES AND ORIENTED TO PROVIDE BEST APPEARANCE.
 - ALL TREES TO BE STAKED UPON PLANTING AS SPECIFIED.
 - ALL TREES PLANTED WITHIN SODDED OR GRASSED AREAS TO HAVE PLASTIC MOWER GUARD INSTALLED AROUND TRUNK AS SPECIFIED.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE. PLANT MATERIAL WHICH DOES NOT SURVIVE SATISFACTORILY DURING THE GUARANTEED PERIOD SHALL BE REPLACED AT NO EXTRA COST TO THE OWNER.
 - ALL SUBSTITUTIONS MUST RECEIVE WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON SITE.

TOPSOIL

- TOPSOIL TO BE FRAGILE, NEITHER HEAVY CLAY NOR OF VERY LIGHT SANDY NATURE, CONTAINING A MIN. OF 4% ORG. MATTER FOR CLAY LOAMS AND 2 % FOR SANDY LOAMS TO A MAX. OF 20% VOLUME.
- ALL SODDED AND SEEDING AREAS TO HAVE A MINIMUM DEPTH OF 150mm (6") OF TOPSOIL.
- PLANTING BEDS AND TREE PITS TO BE BACKFILLED WITH 4 PARTS TOPSOIL (AS SPECIFIED ABOVE) TO 1 PART PEAT MOSS, PLUS .6 KG. OF BONE MEAL PER CUBIC METER (1 LB. PER CUBIC YARD) OF FINISHED MIXTURE. PROVIDE 450 (18") OF TOPSOIL FOR PLANTING BEDS.

SODDING

- ALL LANDSCAPED AREAS TO BE SODDED UNLESS OTHERWISE NOTED ON DRAWINGS. ALL SOD IS TO CURB UNLESS OTHERWISE NOTED.
- ALL SOD SHALL MEET THE STANDARDS OF THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO FOR CERTIFIED NO GRADE TURF GRASS.
- ALL SODDED AREAS TO HAVE A MINIMUM DEPTH OF 150mm (6") OF TOPSOIL AND COMPACTED TO 85% S.P.D.
- ROUGH GRADED AND COMPACTED SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 100mm (4") FREE OF ALL STONES, ROOTS AND BRANCHES LARGER THAN 25mm (1") DIAMETER.
- PLACE SOD ON PREPARED TOPSOIL WITH STAGGERED JOINTS AND BUTT TIGHTLY. IRRIGATE IMMEDIATELY TO ENSURE MOISTURE PENETRATION INTO THE UPPER 100mm (4") OF SOIL AND REPAIR MINOR GRADE DEFICIENCIES.
- PEG SOD ON ALL SLOPES GREATER THAN 3:1 AS REQUIRED. IRRIGATE IMMEDIATELY TO ENSURE MOISTURE PENETRAT INTO THE UPPER 100mm (4") OF SOIL.

IRRIGATION

- IN ACCORDANCE WITH THE TGS REQUIREMENTS "EC 2.5 WATERING PROGRAM", THE OWNER AGREES TO PROVIDE TEMPORARY IRRIGATION FOR THE FIRST TWO YEARS AFTER PLANTING.

General Notes

- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL UNDERGROUND UTILITIES.
- ALL DISCREPANCIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY, AND BEFORE PROCEEDING WITH WORK OR SHOP DRAWINGS.
- ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- THE BASE INFORMATION WAS OBTAINED FROM MO+ DESIGN STUDIO.
- THIS DRAWING IS THE PROPERTY OF STANTEC CONSULTING AND MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.
- ALL SOD IS TO THE CURB, UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS.

Notes

- ALL PLANT MATERIAL TO BE IN LANDSCAPE BEDS AND HAVE MIN. 100mm SHREDDED PINE "GRO-BARK" MULCH.
- ALL SHRUB PLANTING AREAS TO HAVE MINIMUM OF 450mm OF TOPSOIL AS PER SPECIFICATIONS. ALL TREES TO HAVE MINIMUM 20 cu.m. (SHARED) AND 30 cu.m. NON-SHARED OF TOPSOIL VOLUME PER TREE.

LEGEND

	EXISTING TREE TO BE REMOVED		PROPOSED SOD
	EXISTING DECIDUOUS TREE TO BE RETAINED		RIVERSTONE MULCH
	PROPOSED DECIDUOUS TREE		FLAGSTONE PAVING
	PROPOSED SHRUB PLANTINGS		UNIT PAVING
	PROPOSED PERENNIAL OR GRASS PLANTINGS		TREE PROTECTION FENCE

Client/Project

AYDEN DALL

7 GERALD STREET

North York ON Canada

Title

LANDSCAPE PLAN

Project No.

160622742

Scale

1:200

Date

09-12-2022

Drawing No.

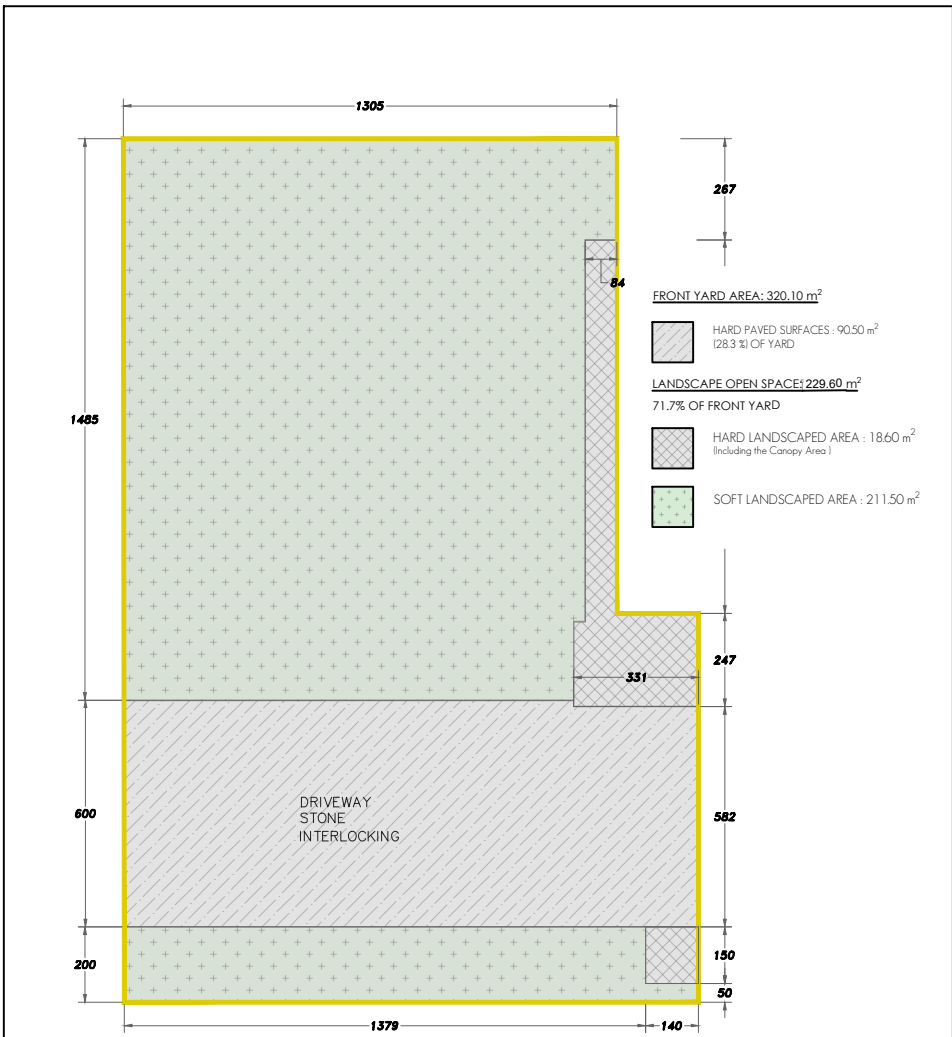
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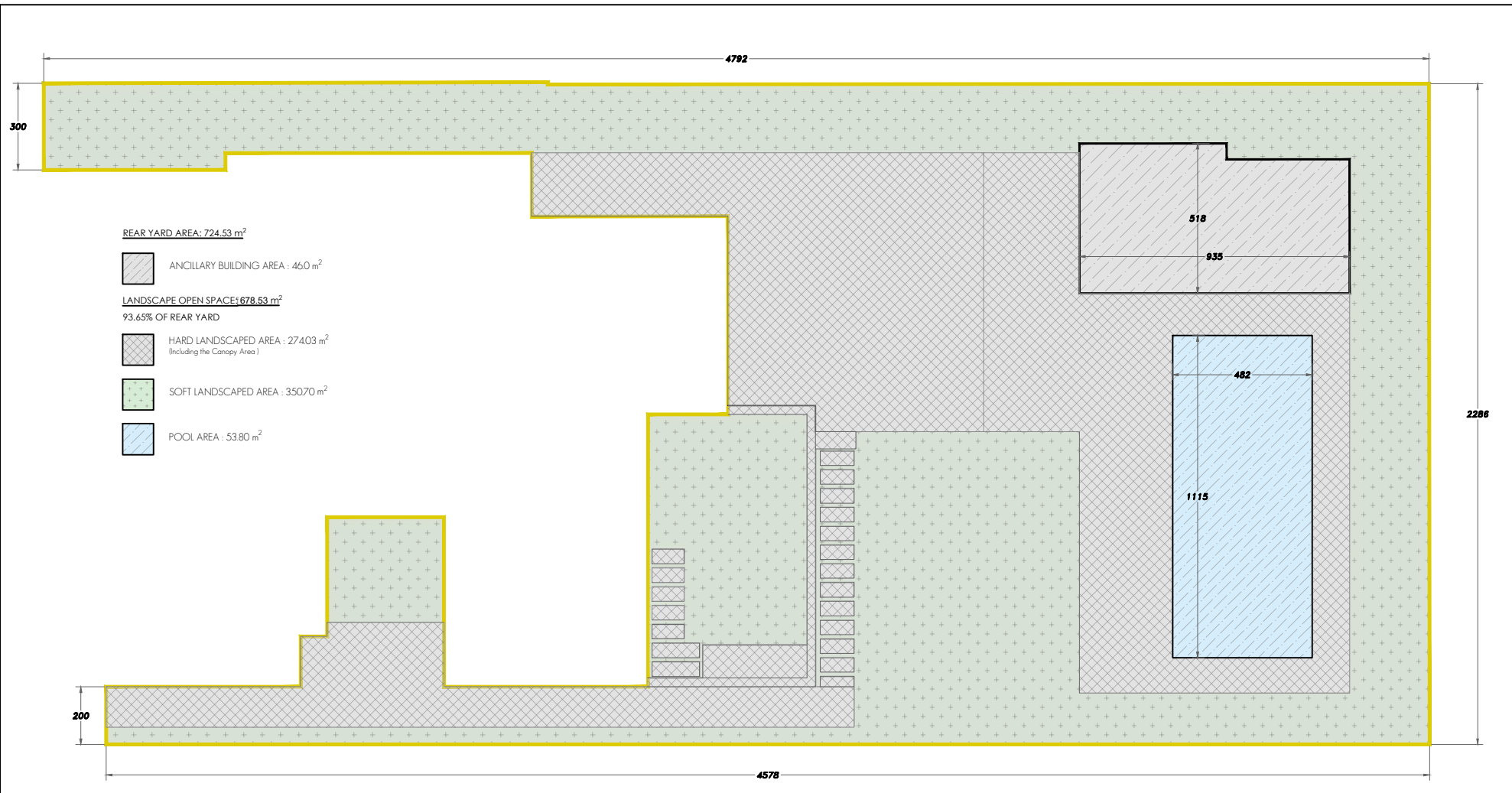
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Revision

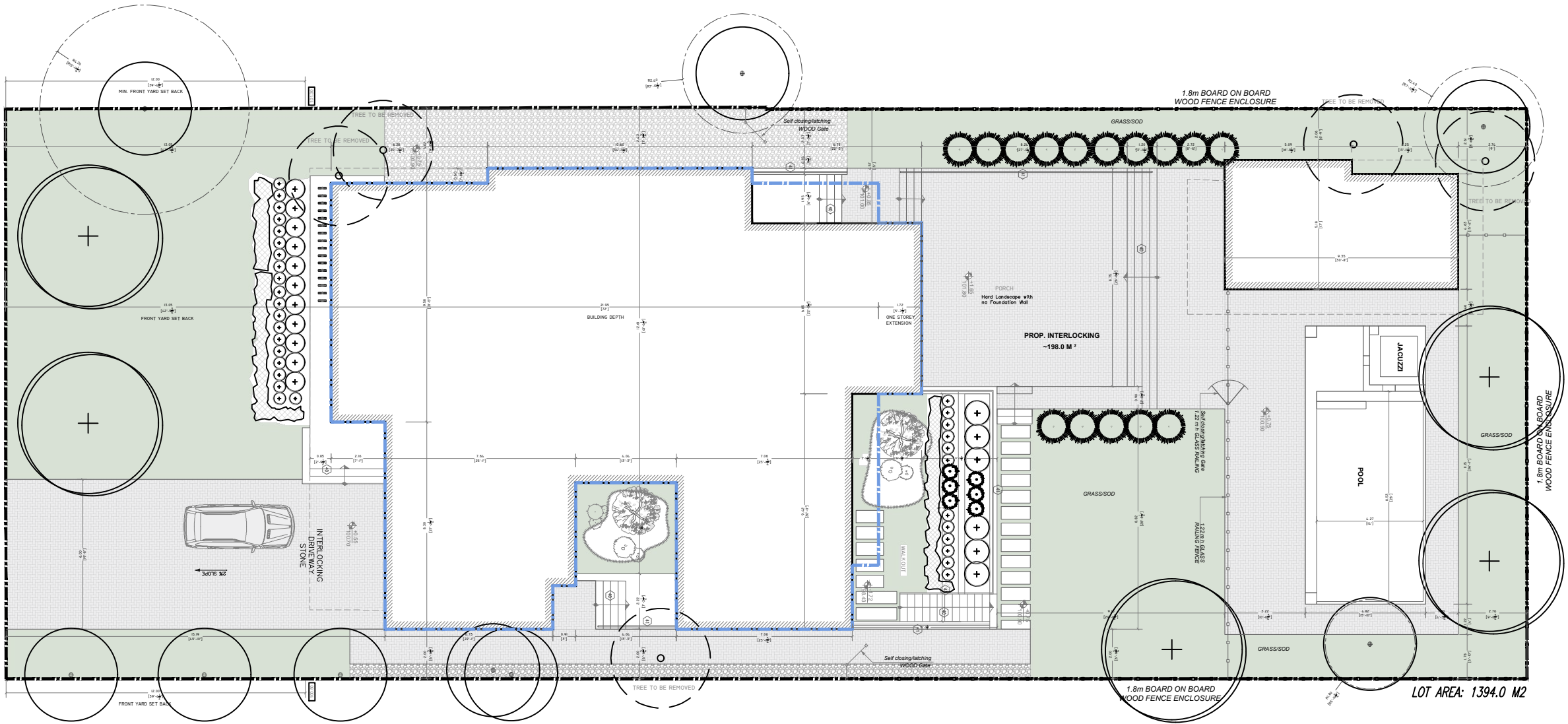
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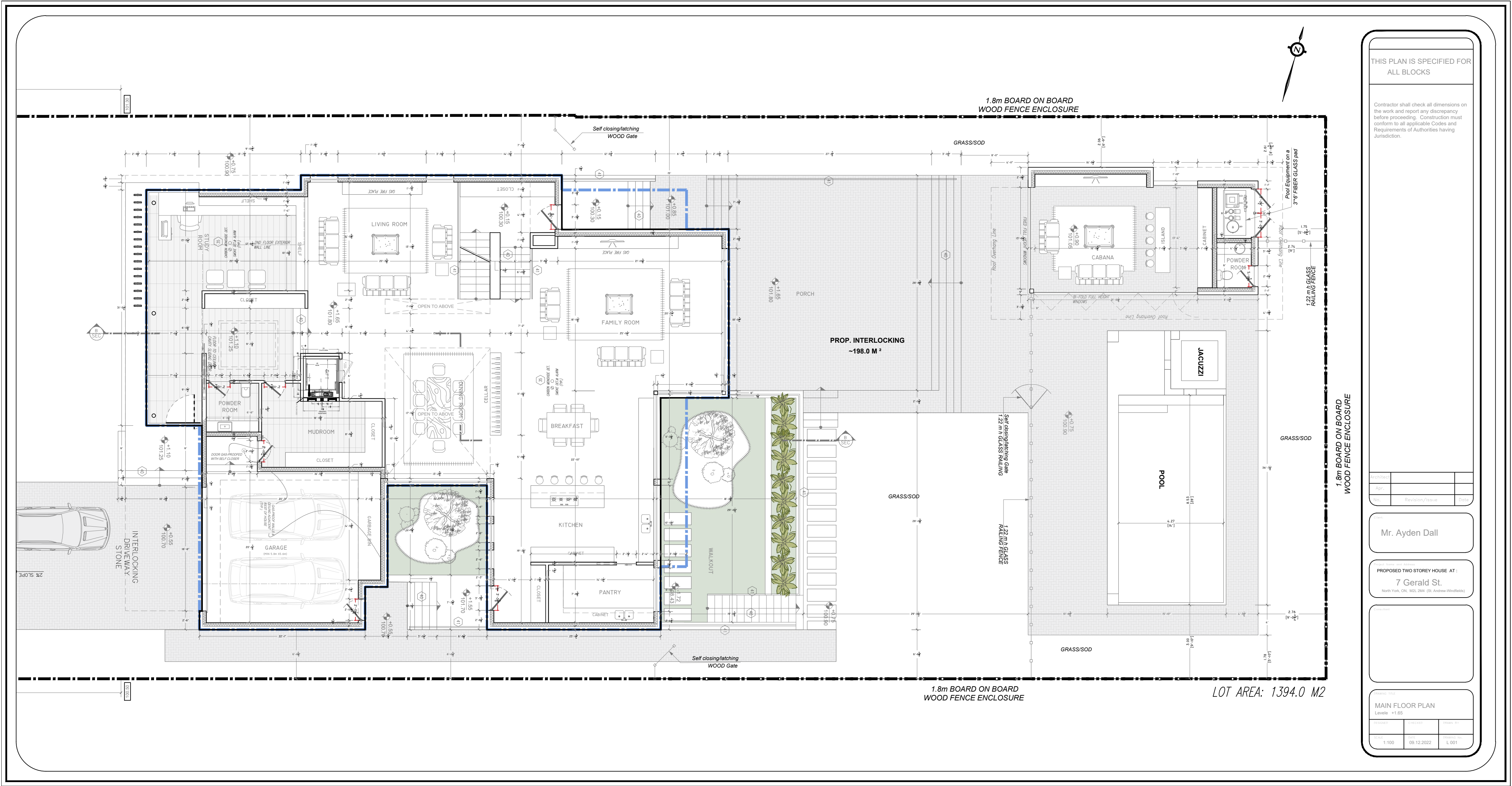


• Front Yard Landscape Layout



• Rear Yard Landscape Layout





THIS PLAN IS SPECIFIED FOR
ALL BLOCKS

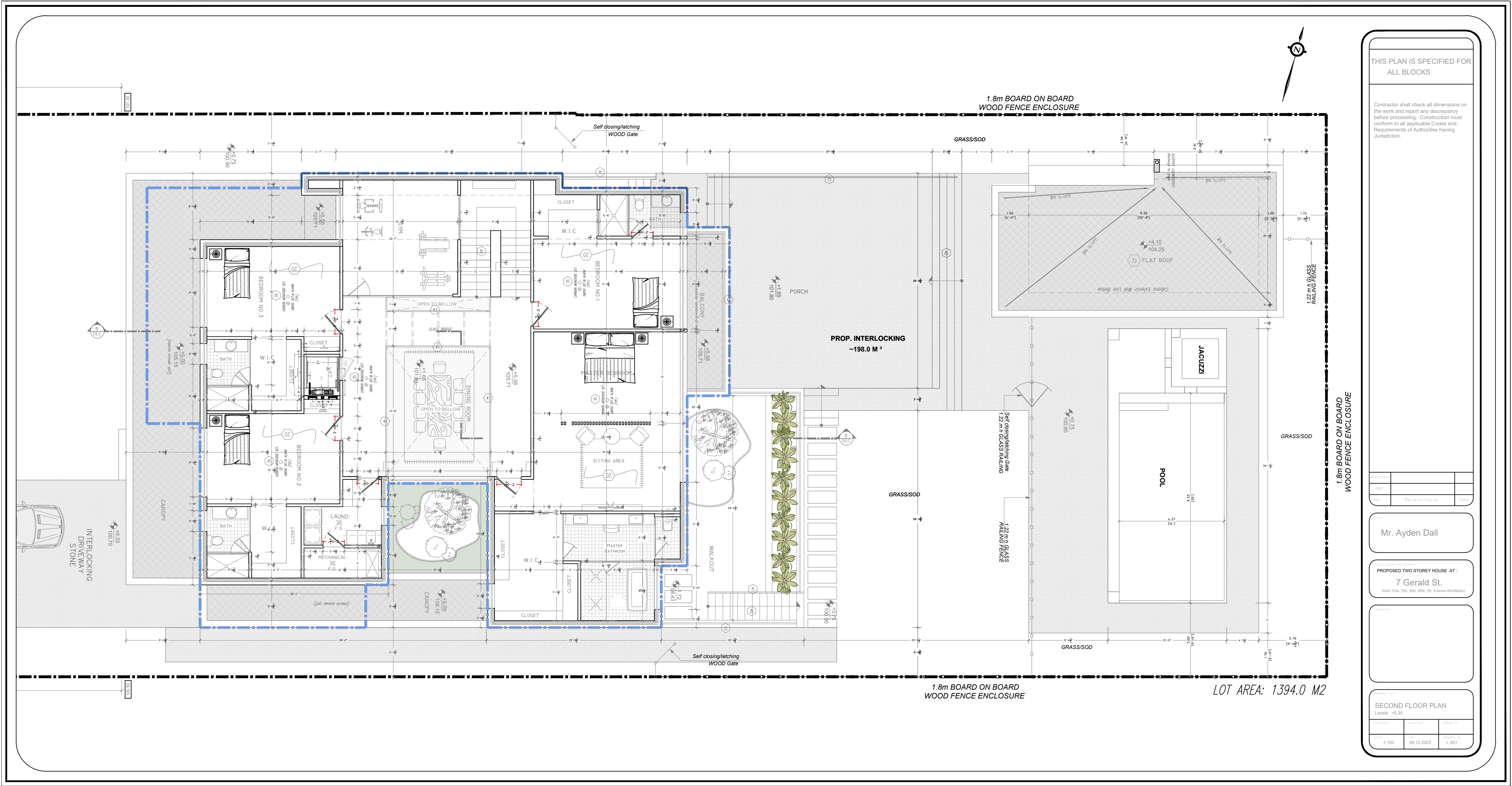
Contractor shall check all dimensions on the work and report any discrepancy before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction.

Revised		
Appr.		
No.	Revision/Issue	Date

Mr. Ayden Dall

PROPOSED TWO STOREY HOUSE AT:
7 Gerald St.
North York, ON, M2L 2M4 (St. Andrew-Windfields)

MAIN FLOOR PLAN Level: +1.55		
Revised	Revised	Drawn BY
1:100	09.12.2022	L.001



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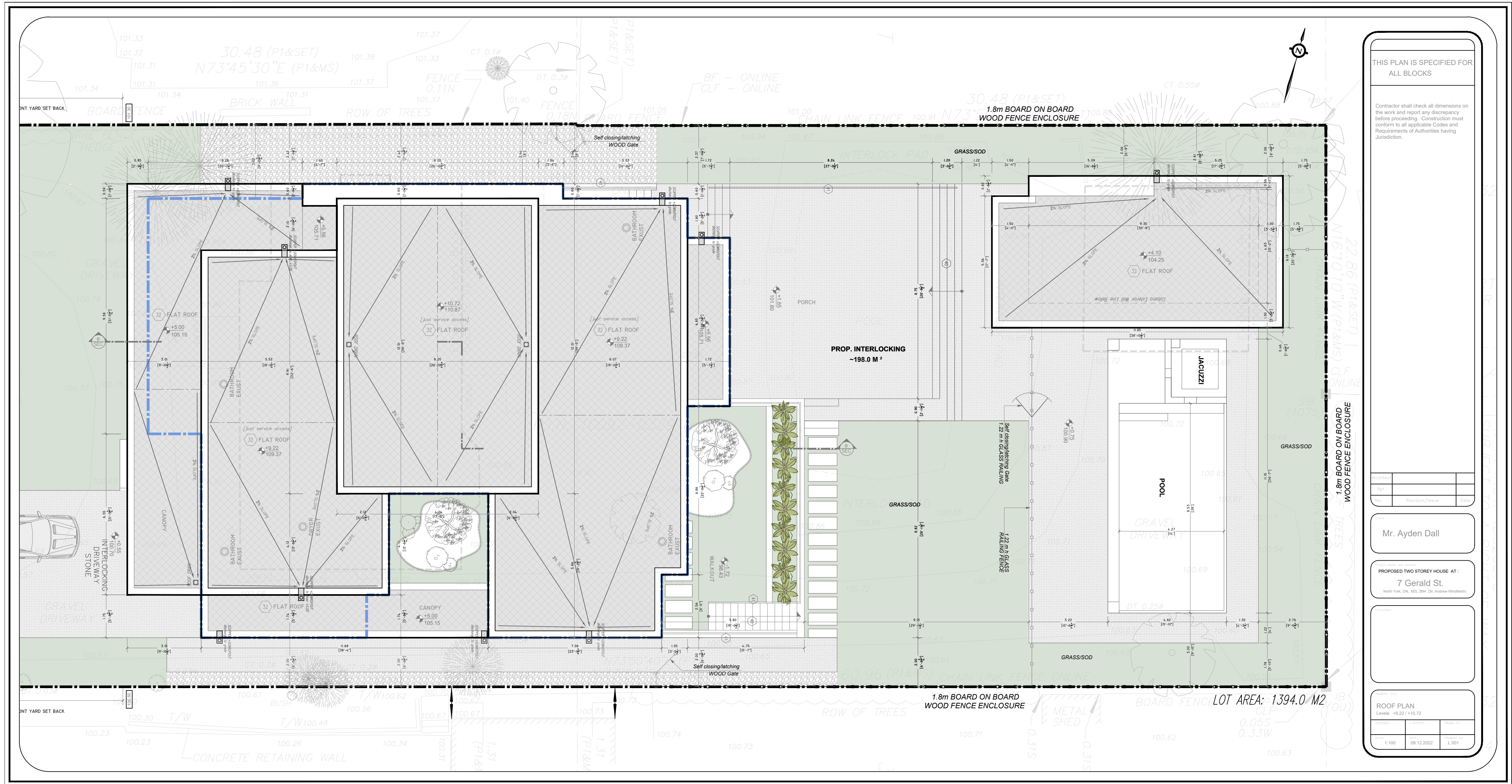
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Appr.		
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PROPOSED TWO STOREY HOUSE AT:
7 Gerald St.
North York, ON, M2L 2M4 (St. Andrew-Windfields)

SECOND FLOOR PLAN Level: +5.35		
Revised	Revised	Drawn by
Rev.	Rev.	Rev.
1:100	09.12.2022	L.001



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ALL BLOCKS

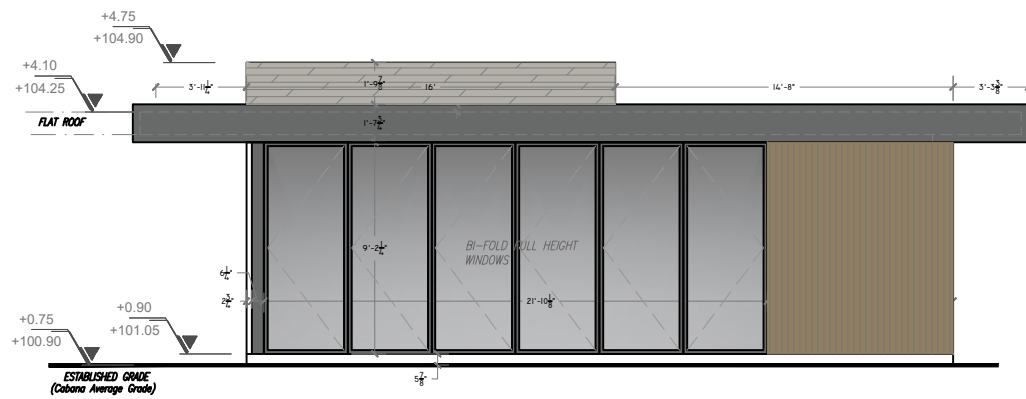
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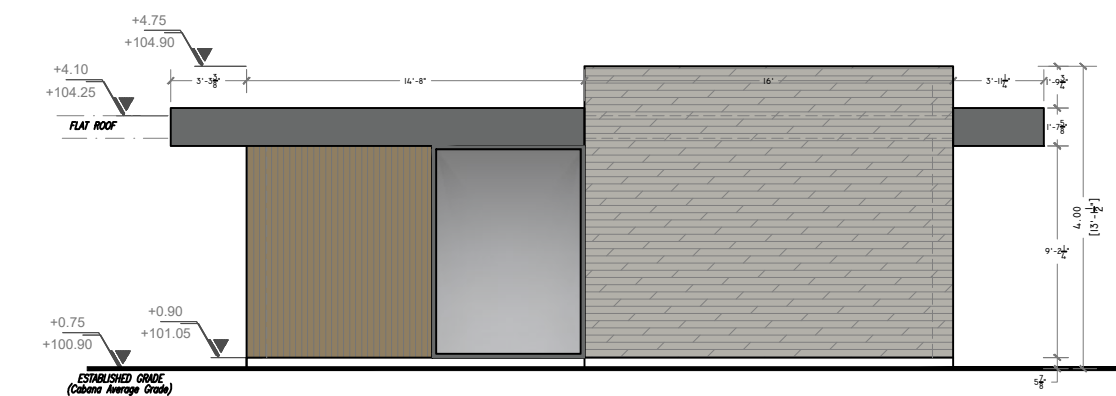
PROPOSED TWO STOREY HOUSE AT:
7 Gerald St.
North York, ON, M2L 2M4 (St. Andrew-Windfields)

ROOF PLAN Levels: +9.22 / +10.72		
Revised	Revised	Drawn BY
1:100	09.12.2022	L.001



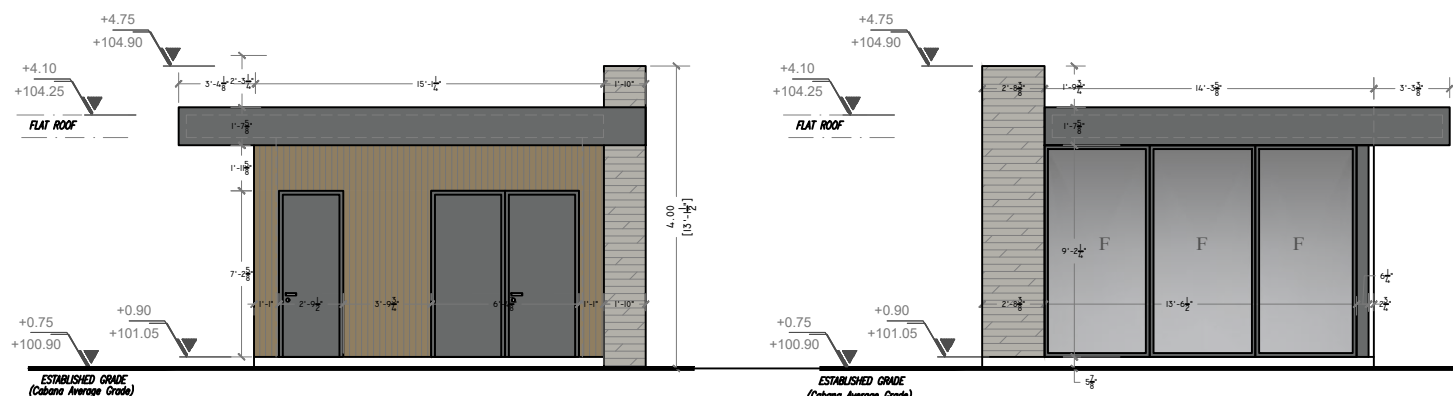
South Elevation

Cabana Pool Bar Sc:1:100



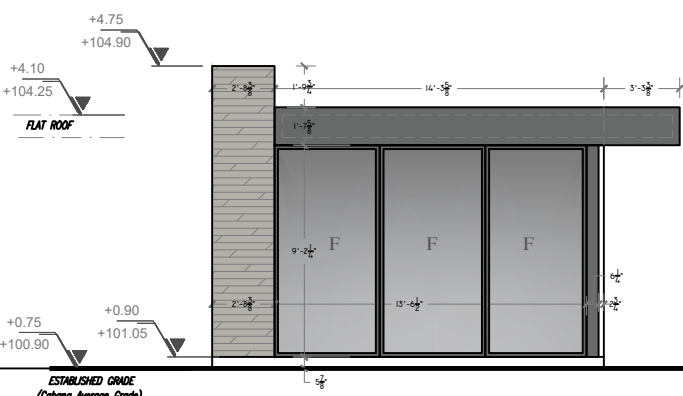
North Elevation

Cabana Pool Bar Sc:1:100



East Elevation

Cabana Pool Bar Sc:1:100

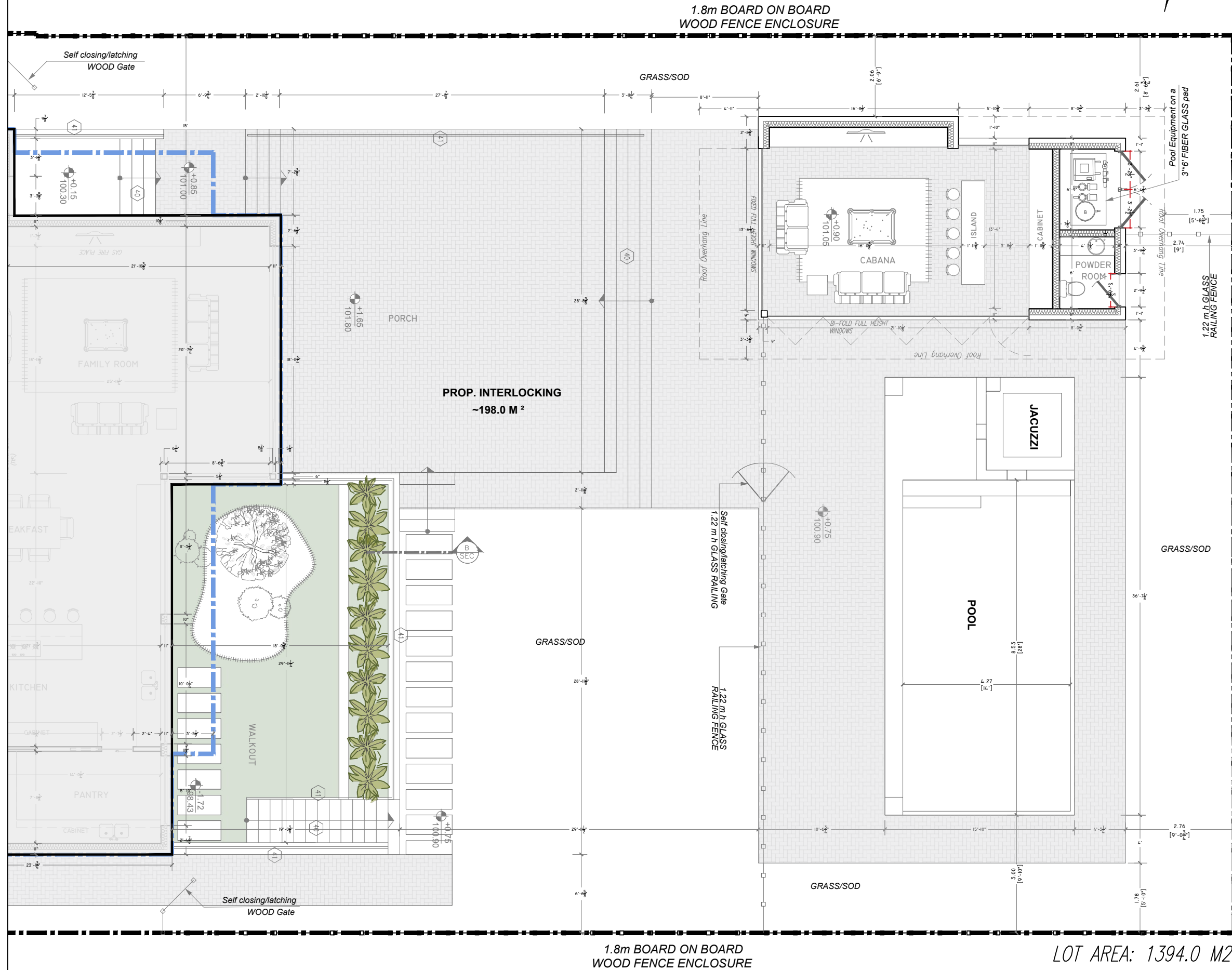


West Elevation

Cabana Pool Bar Sc:1:100

ELEVATION FINISHES:

1. PINE WOOD / WPC FLUTED PANEL
2. BRICK / NATURAL STONE CLADDING
3. STUCCO
4. METAL SHEET / ACM PANEL
5. CONCRETE FINISH PAVING



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Author		
Appr.		
No.	Revision/Issue	Date

Mr. Ayden Dall

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North York, ON, M2L 2M4 (St. Andrew-Windfields)

MAIN FLOOR PLAN
Level: +1.55

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