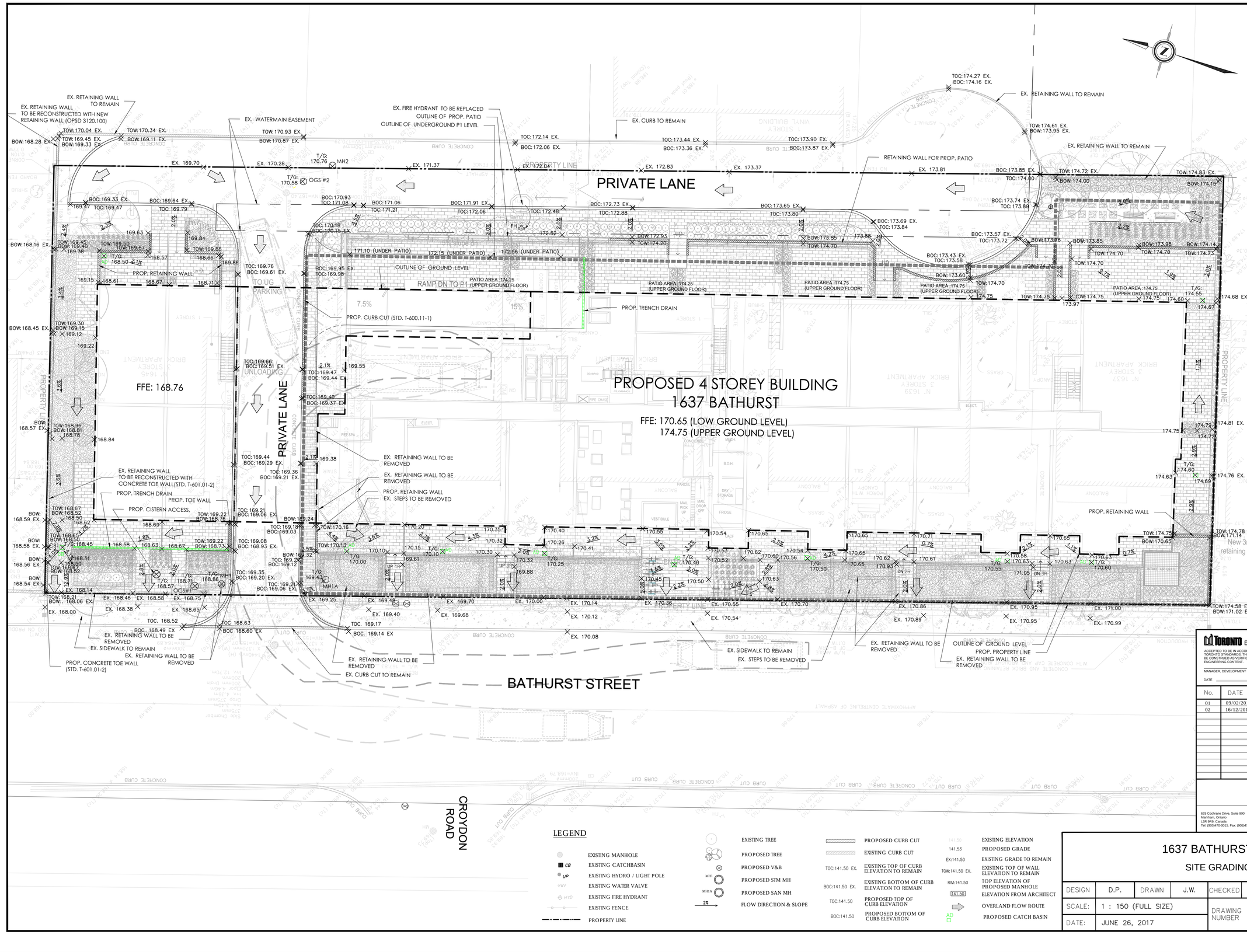

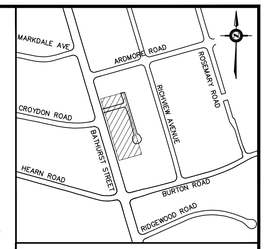

GENERAL NOTES:

1. THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE, CHAPTER 851 WATER SUPPLY, THE BUILDING CODE, AND CSA B64 SERIES STANDARDS.
2. THE BUILDING STORM AND SANITARY SYSTEMS SHALL BE DESIGNED TO BE ABLE TO OPERATE UNDER MUNICIPAL SEWER SURCHARGE CONDITIONS.
3. THE METHOD OF INSTALLATION FOR THE PROPOSED SERVICE CONNECTIONS WILL BE AT THE DISCRETION OF TORONTO WATER.
4. EXISTING SERVICE CONNECTIONS NO LONGER IN USE SHALL BE DISCONNECTED BY TORONTO WATER AT THE OWNER'S COST.
5. THE LOCATION OF THE WATER METER SHALL BE TO TORONTO WATER'S SATISFACTION.
6. THE LIMITS OF CONSTRUCTION WITH THE CITY'S RIGHT-OF-WAY ARE AT THE DISCRETION OF THE CITY INSPECTOR.
7. PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY, THE CONTRACTOR, DEVELOPER, OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT.
8. PER THE INFORMATION PROVIDED TO STAFF BY THE APPLICANT, STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING IT WILL COMPRISE A SINGLE PARCEL OF LAND, UNDER ONE OWNER, UPON COMPLETION. IF ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR CONDOMINIUM APPROVAL OR ANY OTHER FORM OF LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS ASSUMPTION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THE CONDOMINIUM APPLICANT.
9. FOR SITE SERVICING SECTION AND MANHOLES INVERT REFER TO DWG. C-03.
10. REFER TO DWG. C-06 FOR NOTES.
11. CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
12. DO NOT SCALE DRAWINGS.
13. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
14. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ENGINEER.
15. BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF BATHURST STREET AS SHOWN ON PLAN 8A-2115, HAVING A BEARING OF N16° 36' 00"W. ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK No. CT1355, HAVING AN ELEVATION OF 167.729 METRES. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
16. ALL EXISTING FEATURE TO REMAIN UNLESS OTHERWISE NOTED.

LEGEND

- EXISTING MANHOLE
- CB EXISTING CATCHBASIN
- UP EXISTING HYDRO / LIGHT POLE
- WV EXISTING WATER VALVE
- HYD EXISTING FIRE HYDRANT
- EXISTING FENCE
- PROPERTY LINE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED V&B
- MH1 PROPOSED STM MH
- MH1A PROPOSED SAN MH
- 2% FLOW DIRECTION & SLOPE
- PROPOSED CURB CUT
- EXISTING CURB CUT
- TOC:141.50 EX. EXISTING TOP OF CURB ELEVATION TO REMAIN
- BOC:141.50 EX. EXISTING BOTTOM OF CURB ELEVATION TO REMAIN
- TOC:141.50 PROPOSED TOP OF CURB ELEVATION
- BOC:141.50 PROPOSED BOTTOM OF CURB ELEVATION
- 141.50 EXISTING ELEVATION
- 141.53 PROPOSED GRADE
- EX:141.50 EXISTING GRADE TO REMAIN
- TOW:141.50 EX. EXISTING TOP OF WALL ELEVATION TO REMAIN
- RIM:141.50 TOP ELEVATION OF PROPOSED MANHOLE
- 141.50 ELEVATION FROM ARCHITECT
- OVERLAND FLOW ROUTE
- AD PROPOSED CATCH BASIN

TORONTO Engineering & Construction Services

ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.

MANAGER, DEVELOPMENT ENGINEERING

DATE

No.	DATE	DESCRIPTION
01	09/02/2018	ISSUED FOR ZBA APPLICATION
02	16/12/2019	ISSUED FOR ZBA & SPA SUBMISSION

625 Cochrane Drive, Suite 900
Markham, Ontario
L3R 9R9, Canada
Tel: (905)470-0015, Fax: (905)470-0030

LEA Consulting Ltd.
Consulting Engineers and Planners
www.LEA.ca

LICENSED PROFESSIONAL ENGINEER
D.K.Y POON
100508213
PROVINCE OF ONTARIO

1637 BATHURST STREET

SITE GRADING PLAN

DESIGN	D.P.	DRAWN	J.W.	CHECKED	B.H.	CONTRACT No. 20284
SCALE:	1 : 150 (FULL SIZE)			DRAWING NUMBER		C-02
DATE:	JUNE 26, 2017					

DRAWING NAME: C:\Users\jwong\Desktop\Revit\Jwong_Archibella_2824\C-02 Site Grading Plan.dwg

Dec 16, 2019 - 5:39pm