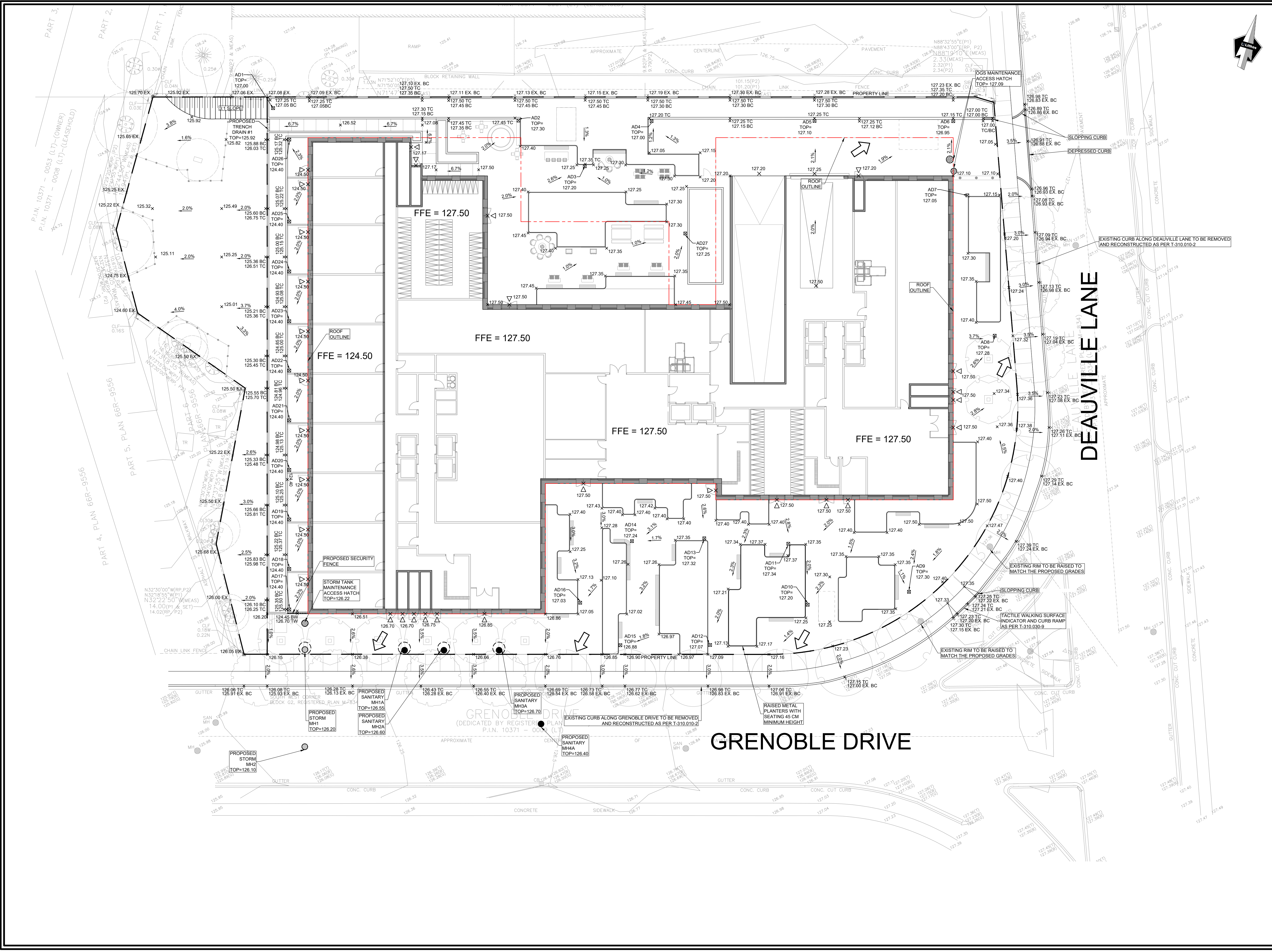




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LOCATION PLAN
NTS

LEGEND

PROPERTY LINE	—
PROPOSED GRADE	—
PROPOSED GRADE (TOP OF CURB)	—
PROPOSED GRADE (BOTTOM OF CURB)	—
EXISTING GRADE	—
PROPOSED STORM MANHOLE	●
PROPOSED SANITARY MANHOLE	●
PROPOSED STORM TANK ACCESS HATCH	●
PROPOSED TREATMENT DEVICE ACCESS HATCH	●
PROPOSED AREA DRAIN	—
EMERGENCY OVERLAND FLOW ROUTE	—
ROOF OUTLINE	—

LIST OF DRAWINGS

SG-01 (SITE GRADING PLAN)
SS-01 (SITE SERVING PLAN)
EC-01 (EROSION CONTROL PLAN)
CM-01 (CONSTRUCTION MANAGEMENT PLAN)
DD-01 (DETAIL DRAWINGS)
PU-01 (PUBLIC UTILITIES PLAN)

SITE PLAN INFORMATION

DIAMOND SCHMITT ARCHITECTS
384 ADELAIDE STREET WEST, SUITE 100,
TORONTO ON M5V 1R7
TEL: (416) 862-880
FAX: (416) 862-5508
www.dsai.ca

SURVEY INFORMATION

R. AVIS SURVEYING INC.
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TEL: (416) 490-8352
FAX: (416) 491-6209
www.ravissurveying.com

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK No. NY6015 HAVING AN ELEVATION OF 127.392 METRES.

1.	ISSUED FOR SPA	MAR 18, 2022	NM
NO	REVISION	DATE	BY

CITY OF TORONTO

SITE GRADING PLAN

RESIDENTIAL USE DEVELOPMENT
48 GRENABLE DRIVE
TORONTO ONTARIO

ENGINEERING AND CONSTRUCTION SERVICES DIVISION

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

Manager, Development Engineering _____ Date _____

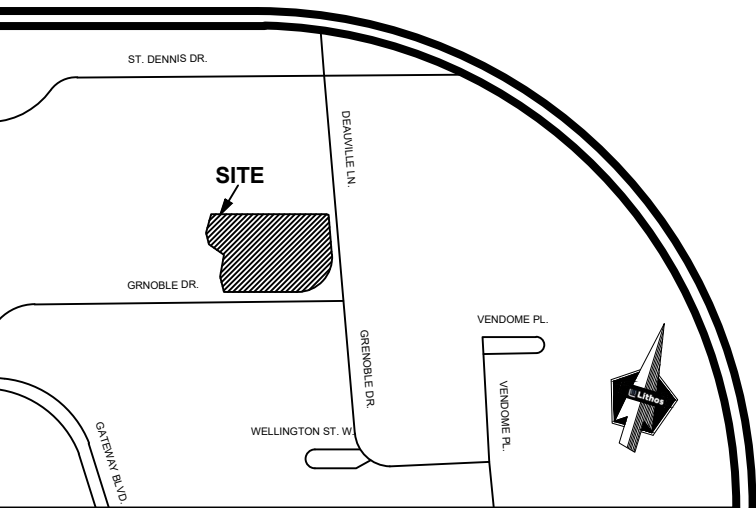
150 Bermondsey Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: IC	DATE: MARCH 18, 2022	CHECKED BY: NM
DRAWN BY: IC	PROJECT No:	APPROVED BY: NM
SCALE: 1:200		DRAWING No:

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UD21-110

SG-01



LEGEND

- | | |
|--|--|
| PROPERTY LINE | |
| PROPOSED STORM MANHOLE | |
| PROPOSED SANITARY MANHOLE | |
| PROPOSED STORM TANK ACCESS HATCH | |
| PROPOSED TREATMENT DEVICE ACCESS HATCH | |
| PROPOSED VALVE AND BOX | |
| PROPOSED STORM | |
| PROPOSED SANITARY | |
| PROPOSED WATER | |
| WATER METER | |
| BACK FLOW PREVENTOR | |
| DETECTOR ASSEMBLY | |
| EXISTING STORM | |
| EXISTING SANITARY | |
| EXISTING WATER | |
| GROUND PERIMETER | |

LIST OF DRAWINGS

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CITY OF TORONTO

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RESIDENTIAL USE DEVELOPMENT
48 GRENoble DRIVE
TORONTO ONTARIO

ENGINEERING AND CONSTRUCTION
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Date _____



150 Bermondsey Road, Toronto, Ontario M4A 1Y1

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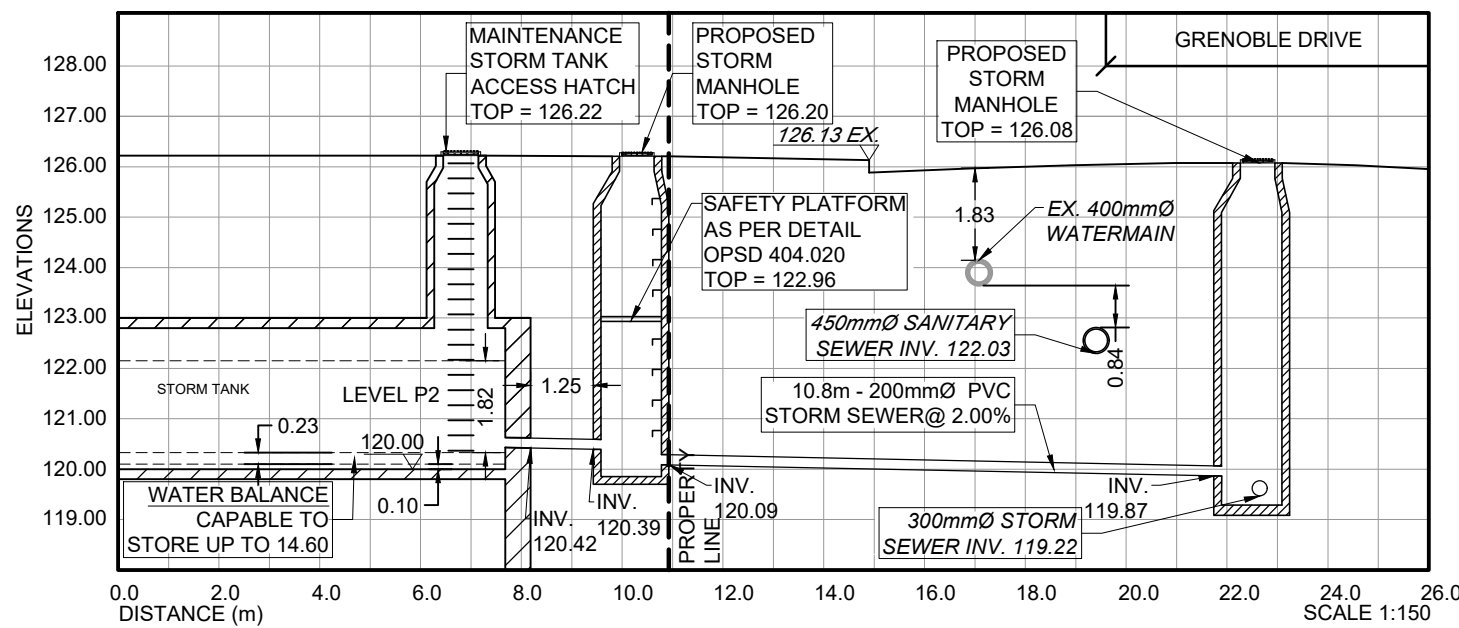
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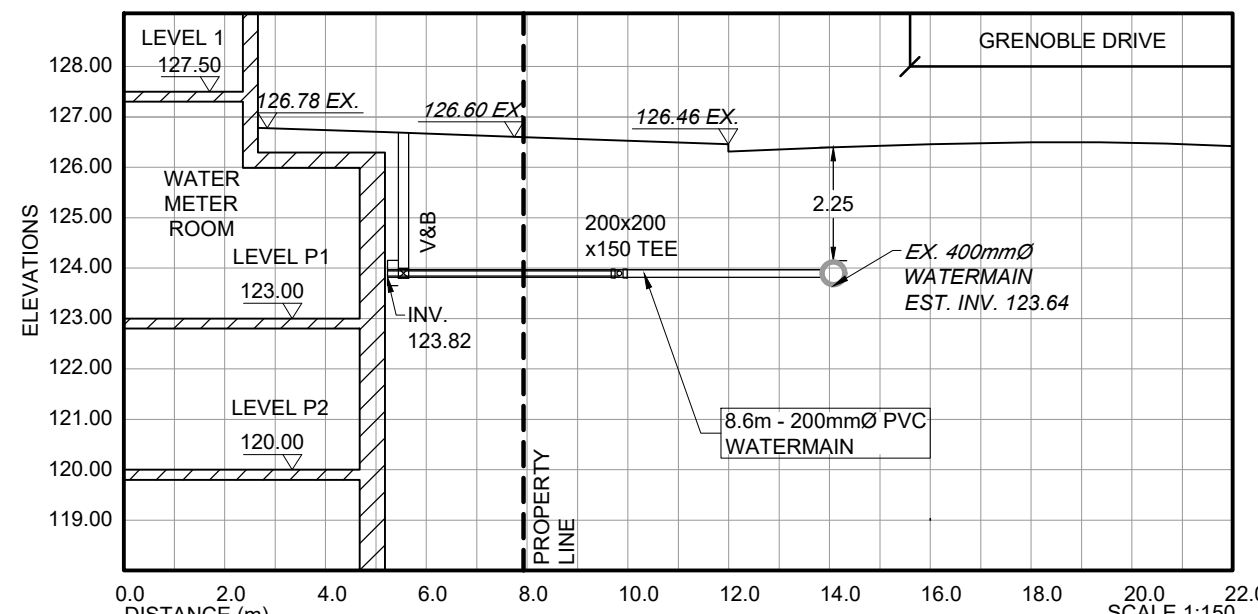
UD21-110

SS-01

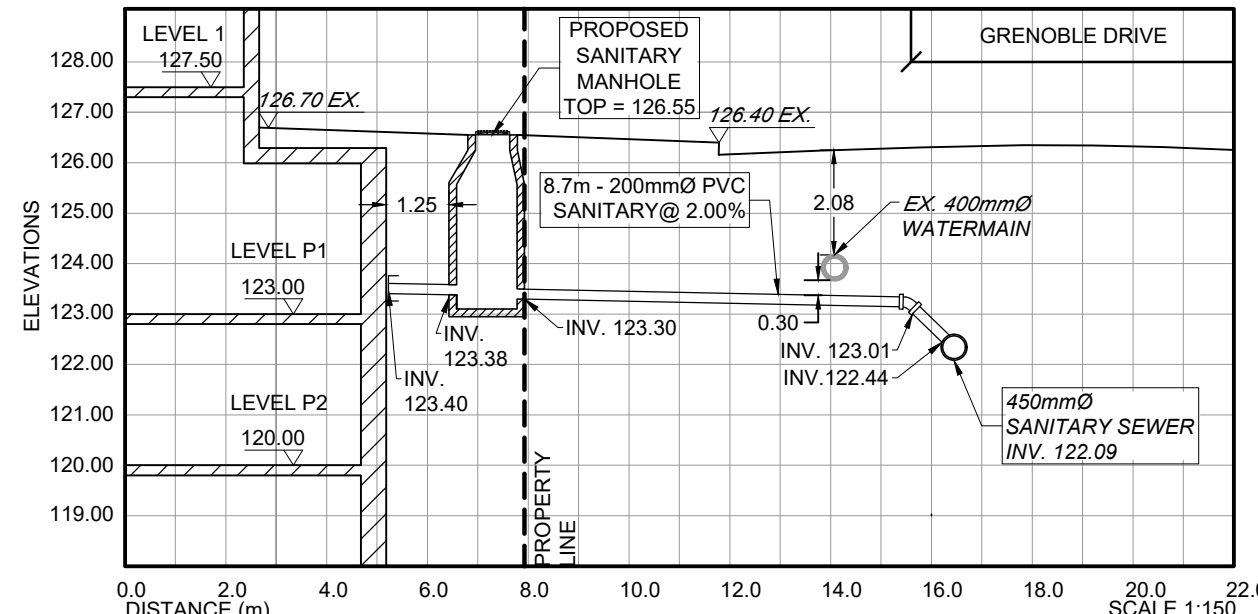
STORM TANK SECTION A-A



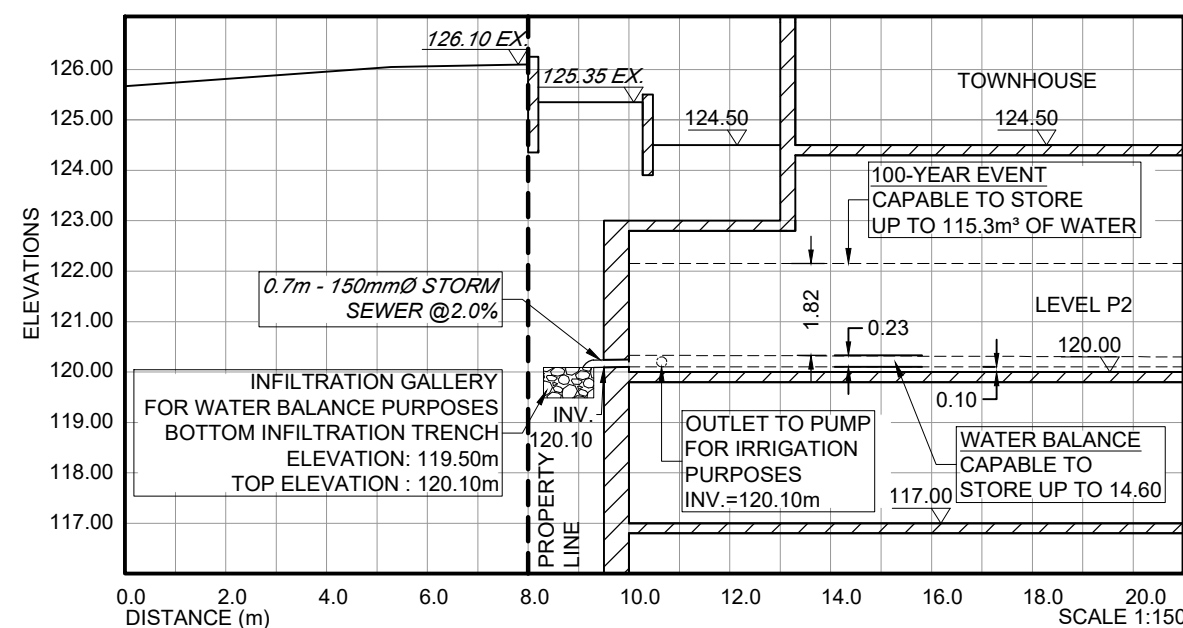
WATERMAIN CONNECTION SECTION B-B

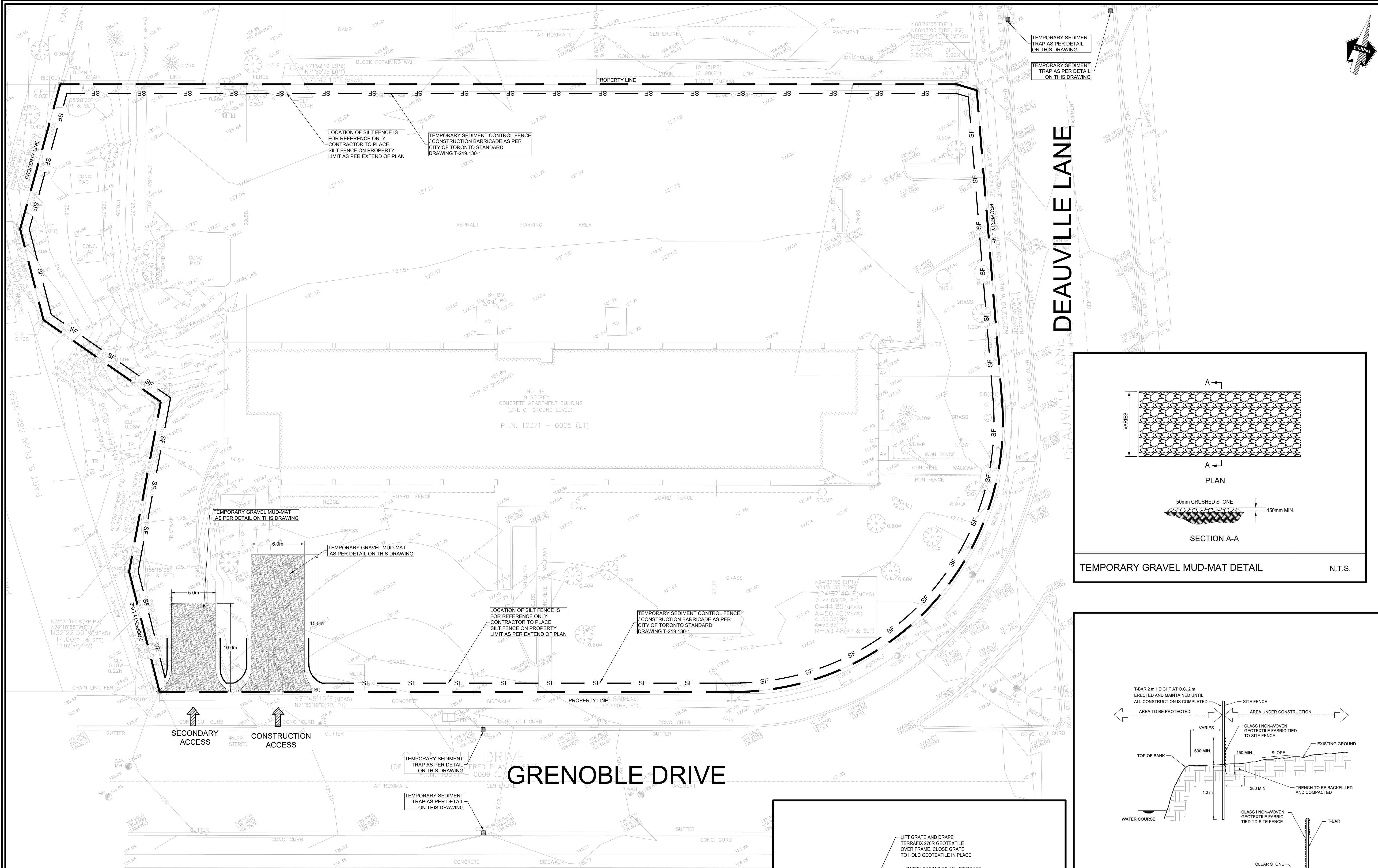


SANITARY CONNECTION SECTION C-C



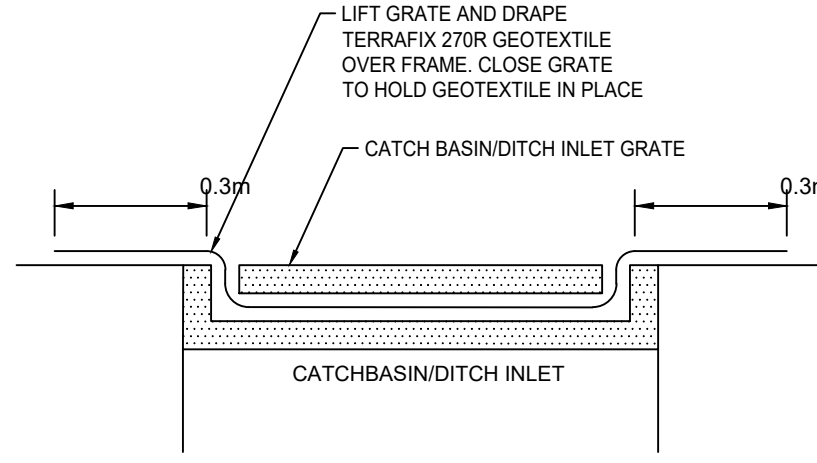
STORM TANK SECTION D-D





EROSION AND SEDIMENT CONTROL

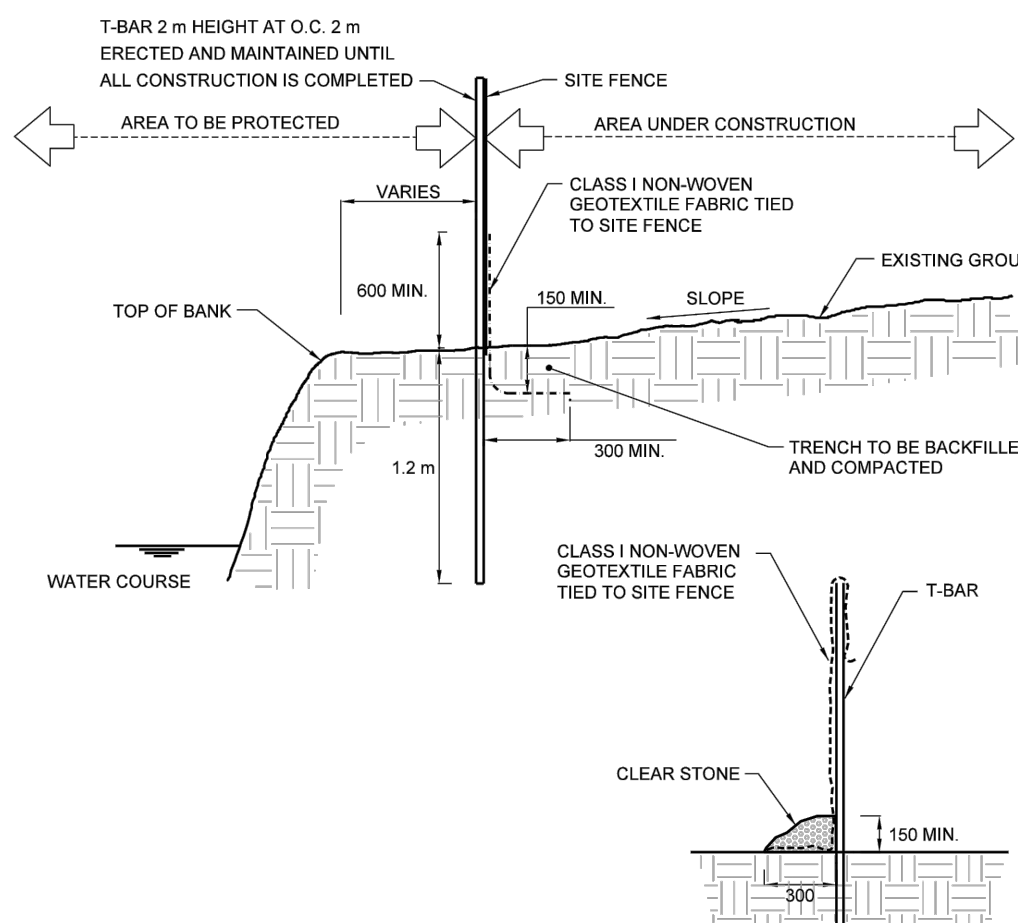
1. EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATER. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED OR REPLACED WITHIN 48 HOURS OF INSPECTION OR BOTH.
2. ALL DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
3. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED / AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREA. IF THE PRESCRIBED MEASURES ON THE PLANS ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF A DELETERIOUS SUBSTANCE, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS AND A TORONTO REGION CONSERVATION AUTHORITY ENFORCEMENT OFFICE SHOULD BE IMMEDIATELY CONTACTED ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND USED AS NECESSARY.
4. ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELING AND MAINTENANCE AND REFUELING WILL BE CONDUCTED A MINIMUM OF 30M FROM THE WATER.
5. ALL GRADES WITHIN THE REGULATORY FLOOD PLAN WILL BE MAINTAINED OR MATCHED.



NOTE:
TEMPORARY INLET SEDIMENT CONTROL DEVICE TO BE INSTALLED & MAINTAINED OVER ALL CATCH BASINS/DITCH INLETS WITHIN THE ZONE OF INFLUENCE OF CONSTRUCTION RUNOFF UNTIL ENTIRE AREA HAS BEEN PAVED AND/OR SODDED AS REQUIRED.

TEMPORARY SEDIMENT TRAP DETAIL

N.T.S.



FROZEN CONDITION

- NOTES:
1. MATERIALS REMOVED FROM TRENCH SHALL BE REPLACED ON TOP OF HORIZONTAL PORTION OF FILTER CLOTH.
 2. FILTER CLOTH SHALL BE HORIZONTALLY OVERLAPPED 500 mm.
 3. SILT FENCE INSTALLATION WORK SHALL AVOID THE DESTRUCTION OF EXISTING WOODY VEGETATION (EO SHRUBS AND TREES) OTHER THAN THOSE SPECIES WHICH MAY HAVE BEEN APPROVED FOR REMOVAL.

All dimensions are in millimetres unless otherwise shown.



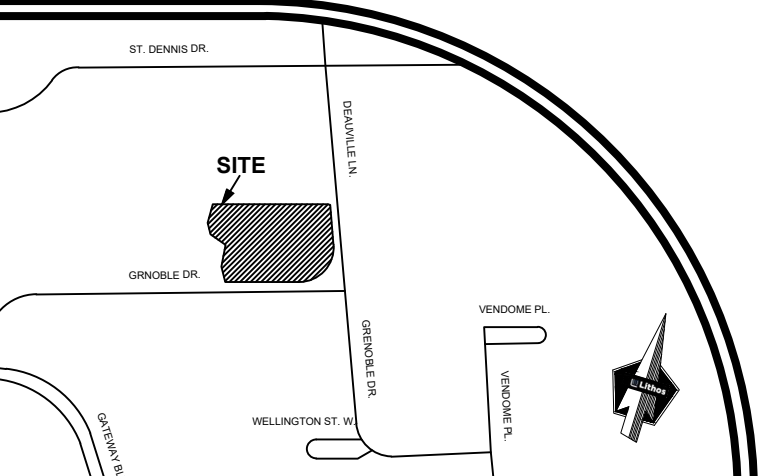
ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING

SEDIMENT CONTROL FENCE

REV 1 NOV 2014

T-219.130-1

NTS SHEET 1



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LOCATION PLAN
NTS

- LEGEND
- PROPERTY LINE
 - TEMPORARY SEDIMENT CONTROL FENCE
 - TEMPORARY CONSTRUCTION ACCESS
 - TEMPORARY SEDIMENT TRAP
 - TEMPORARY GRAVEL MUD MAT

LIST OF DRAWINGS

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BENCHMARK

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1.	ISSUED FOR SPA	MAR 18, 2022	NM
NO	REVISION	DATE	BY



CITY OF TORONTO

EROSION CONTROL PLAN

RESIDENTIAL USE DEVELOPMENT
48 GRENOBLE DRIVE
TORONTO ONTARIO



ENGINEERING AND CONSTRUCTION
SERVICES DIVISION

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

Manager, Development Engineering

Date



150 Bermondsey Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: IC DATE: MARCH 18, 2022 CHECKED BY: NM

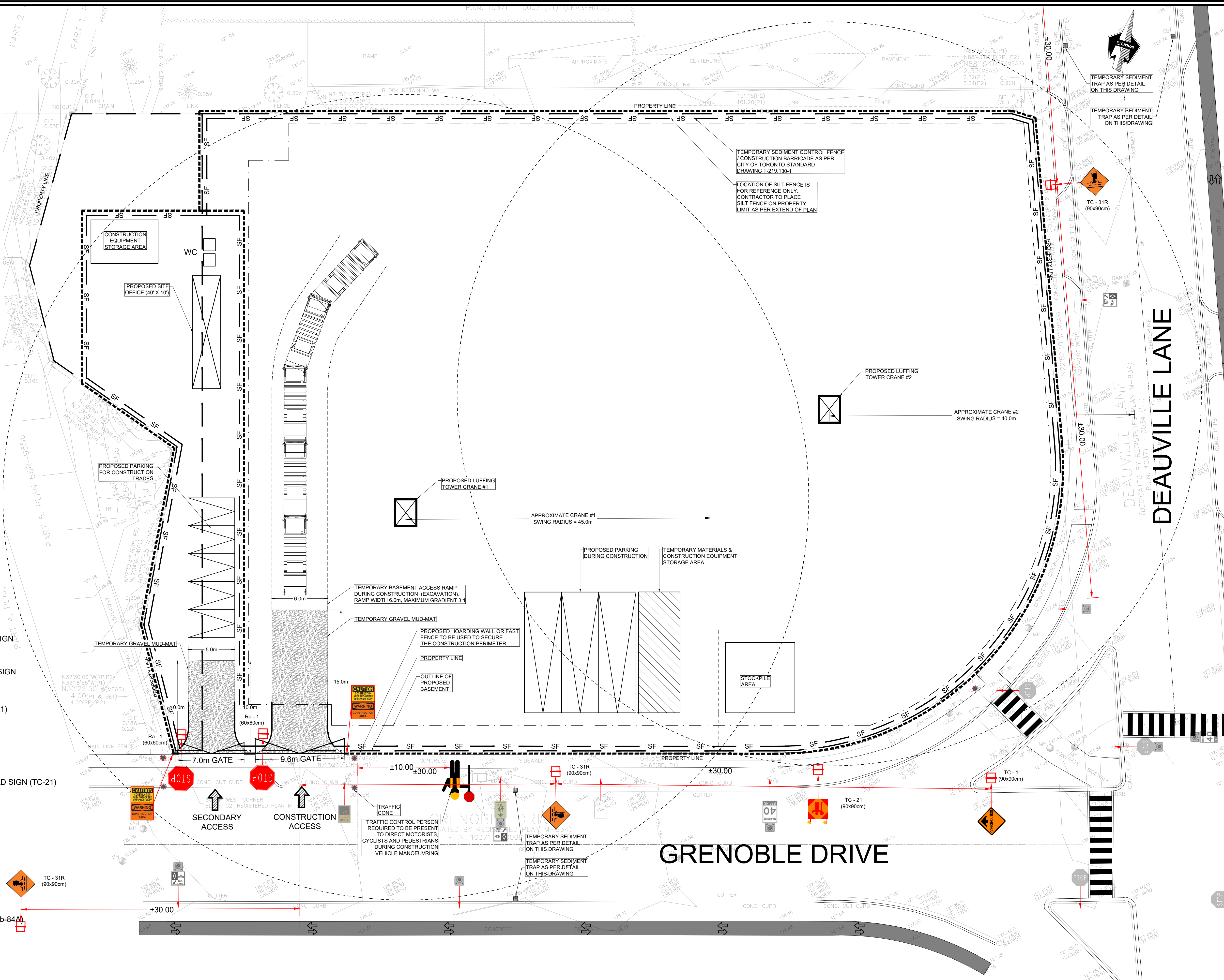
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SCALE: 1:200 DRAWING No:

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1. ALL TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE ONTARIO TRAFFIC MARKINGS BOOK 6-TRAFFIC SIGNAL SIGNS, BOOK 6-WARNING SIGNS, BOOK 7-TEMPORARY CONDITIONS, BOOK 11-PAVEMENT, HAZARD AND DELINEATION MARKINGS AND BOOK 12-TRAFFIC SIGNALS.
2. THE LOCATION AND EXTENT OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL LOCATE UTILITIES PRIOR TO CONSTRUCTION AND CONFIRM THE LOCATION OF UTILITIES AND BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE DURING CONSTRUCTION.
3. ALL WORK TO CONFORM TO THE APPLICABLE MUNICIPALITIES STANDARDS, ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS AND ALL OTHER RELEVANT CODES, STANDARDS, GUIDELINES, ETC.
4. ALL WORK TO BE CARRIED OUT IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND THE MINISTRY OF TRANSPORTATION ROADSIDE SAFETY MANUAL.
5. TRAFFIC/PARKING CONTROL SIGNAGE AND SUPPORTS SHALL BE LOCATED SO AS NOT TO ENCRATCH INTO ANY ADJACENT LAKE AND PROVIDE A MINIMUM HEIGHT CLEARANCE OF 4.0m.
6. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
7. NOISE LEVELS SHALL BE KEPT IN ACCORDANCE WITH THE APPLICABLE MUNICIPALITIES BY LAWS AND REGULATIONS.
8. PEDESTRIAN WALKWAY TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR WORKING ON-SITE AND WITHIN THE PUBLIC RIGHT OF WAY.
10. CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF ALL WORKS.
11. ALL DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD LAYOUT SHALL BE REPORTED TO THE SITE SUPERVISOR AND OWNER BEFORE FURTHER ACTION IS TAKEN.
12. ALL TRAFFIC SIGNALS & POLES, TRAFFIC CONTROLLERS, LIGHT STANDARDS, UTILITY POLES, SIGN POSTS, STREET FURNITURE, PIPE BARRIERS, TRAFFIC/PARKING CONTROL SIGNS, REMOVAL/RELOCATION/REPLACEMENT SHALL BE BY THE APPLICABLE MUNICIPALITY OR APPROPRIATE UTILITY COMPANY/TRANSPORTATION AUTHORITY.
13. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY SIGNAGE.
14. NO GRINDING PERMITTED OF EXISTING PAVEMENT MARKINGS IF NEW PAVEMENT MARKINGS ARE BEING PLACED AS PART OF THIS PLAN. ONLY WATER/ROADS/AND BRIDGE METHODS ARE TO BE USED FOR REMOVAL OF EXISTING PAVEMENT MARKINGS OR AS DIRECTED BY THE MUNICIPALITY.
15. ALL PROPOSED TRAFFIC CONTROL SIGNAGE TO BE MOUNTED ON EXISTING POLES WITH A SUITABLE BRACKET IF POSSIBLE.
16. DURING AFTER HOURS, THE CONTRACTOR SHALL ENSURE ALL ACCESS GATES ARE CLOSED & LOCKED AND THAT ALL BUILDING MATERIAL/EQUIPMENT IS STORED WITHIN THE CONSTRUCTION AREA.
17. FOLLOWING THE COMPLETION OF THE PROJECT, THE ARE, WITHIN THE PUBLIC RIGHT OF WAY SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.

SIGN LEGEND



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LEGEND

PROPERTY LINE

TEMPORARY SEDIMENT CONTROL FENCE

TEMPORARY CONSTRUCTION ACCESS

TEMPORARY SE

TRAFFIC CONES

PROPOSED HOARDING

PROPOSED PORTABLE POSTS FOR

TERM OBJECTS

PREFERRED PEDESTRIAN SIDEWALK
ROUTE ARROW

TRAFFIC CONTROL PERSON (TCP)

LIST OF DRAWINGS

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SITE PLAN INFORMATION

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01.	ISSUED FOR SPA	MAR 18, 2022
NO	REVISION	DATE



CITY OF TORONTO

CONSTRUCTION MANAGEMENT PLAN

RESIDENTIAL USE DEVELOPMENT
48 GRENOBLE DRIVE, TORONTO, ONTARIO

ENGINEERING AND CONSTRUCTION
SERVICES DIVISION

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

Manager, Development Engineering

Date _____



150 Bermondsey Road, Toronto, Ontario M4A 1Y1

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SCALE: 1:200		DRAWING No
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A. MAINTENANCE HOLES AS PER CITY OF TORONTO STANDARD, T-1001.010 (1200MM), T-1001.011 (1500MM), T-701-012 (2400MM) FRAME AND COVER AS PER OPSD 401.010 TYPE A CLOSED (SANITARY) TYPE B OPEN (STORM)

B. SANITARY SERVICE CONNECTIONS SHALL BE SINGLE 150mm Ø MINIMUM, PVC CLASS DR 28 INSTALLED AT 2% AND ANY COLOUR EXCEPT WHITE. FOR SINGLE RESIDENTIAL DWELLINGS.

C. SERVICE CONNECTIONS AND UTILITY CUTS TO BE BACKFILLED WITH UNSHRINKABLE FILL.

D. DROP STRUCTURES SHALL BE ACCORDING TO T-1003.01 (EXTERNAL) AND T-1003.01-2 (INTERNAL).

- A. ALL WATERMAIN SERVICE CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH T-1104.02-3.
- B. WATERMAIN AND WATERMAIN APPURTENANCES SHALL CONFORM TO CITY OF TORONTO MATERIAL / MANUFACTURER SPECIFICATIONS.
- C. ALL POLY.VINYL-CHLORIDE (PVC) PIPES, RANGING IN SIZE FROM 100MM THROUGH 300MM IN DIAMETER, SHALL BE CLASS 235, SDR-18 AND MANUFACTURED IN ACCORDANCE TO AWWA C900-07 STANDARD AND CSA B137.3-05 AND HAVE CAST IRON OUTSIDE DIAMETER DIMENSIONS.
- D. COVER REQUIRED ON WATERMAIN IS 1.8M MINIMUM.
- E. PROVISIONS FOR FLUSHING THE WATER LINE PRIOR TO TESTING ETC. MUST BE PROVIDED WITH AT LEAST A 50MM OUTLET ON 100MM AND LARGER LINES AS PER T-1104.03-1. ON FIRE LINES, FLUSHING OUTLET TO BE 100MM DIAMETER MINIMUM OR A HYDRANT.
- F. WATERMAINS TO BE INSTALLED TO GRADES AS SHOWN IN APPROVED PLANS. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
- G. ALL CURB AND VALVE BOXES TO BE LOCATED ON STREET LINE.

J. WATERMAINS MUST FOLLOW THE MINISTRY OF THE ENVIRONMENT PROCEDURES THAT GOVERN THE SEPARATION OF SEWERS AND WATERMAINS F-6-1. A MINIMUM VERTICAL CLEARANCE 0.30M OVER, 0.50M UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING. MUST ALSO MAINTAIN 2.5M HORIZONTAL SEPARATION.

K. ALL VALVES LESS THAN 400MM TO BE IN A VALVE AND BOX AS PER CITY OF TORONTO STANDARD T-1101.02-2

L. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATION FROM THE EXISTING SYSTEM. FLUSHING, SWABBING AND TESTING OF WATERMAIN AS PER ONTARIO STANDARDS AND SPECIFICATIONS, AS WELL AS CITY OF TORONTO SPECIFICATION T.S. 7.30 OR LATEST AMENDMENT.

M. AFTER PASSING THE HYDROSTATIC PRESSURE TEST AND LEAKAGE TEST, CHLORINATION CAN PROCEED. SAMPLING OF THE NEW MAINS IS TO BE DONE AT THE REQUIRED LOCATIONS PRIOR TO CONNECTING TO THE CITY WATERMAIN SYSTEM. THE TEE FITTING IS TO BE CUT INTO THE EXISTING WATERMAIN TO MAKE THE CONNECTION. TO MAINTAIN THE PRESSURE IN THE NEW MAIN DURING INSTALLATION OF SERVICE, A 50MM BY-PASS WITH AN APPROVED PRESSURE DIFFERENTIAL BACKFLOW PREVENTER, MOUNTED ABOVE GROUND LEVEL IS TO BE INSTALLED AROUND THE CLOSED ISOLATING VALVE.

N. CITY WATER VALVES CAN ONLY BE OPERATED BY CITY STAFF.

O. BOTH THE FIRE AND DOMESTIC WATER SERVICES MUST COMPLY WITH THE CURRENT BUILDING CODE ACT, THE WATER SUPPLY BY-LAW, CHAPTER 851 AND CSA B-64 SERIES STANDARDS.

- A. PIPES ARE NOT TO BE LAID ON FILL UNTIL THE FIELD DENSITY TEST REPORTS HAVE BEEN SUBMITTED AND APPROVED BY THE ENGINEER.
- B. FILL TO BE PLACED TO A MINIMUM OF 600MM ABOVE THE WATERMAIN GRADES AND TO 3.0M MINIMUM ON EACH SIDE PRIOR TO WATERMAIN LAYING COMPACTED TO A MINIMUM OF 100% STANDARD PROCTOR DENSITY IN 300MM LIFTS.
- C. TESTS SHALL BE TAKEN ALONG CENTRELINE OF THE WATERMAIN AND ON LINES 1.5M ON EITHER SIDE OF SAME AT A MINIMUM INTERVAL OF 30.0M. TESTS TO BE TAKEN AT EACH 600MM LIFT.
- D. ALL HYDRANTS, TEES, VALVES, BENDS, PLUGS AND EACH PIPE JOINT ARE TO BE MECHANICALLY RESTRAINED.

- A. ALL AREA GRADING AND RESULTING DRAINAGE PATTERNS SHALL NOT ADVERSELY AFFECT ADJACENT LANDS.
- B. THE STORM DRAINAGE SHALL BE SELF CONTAINED WITHIN THE SUBJECT PROPERTY UNTIL IT CAN BE DISCHARGED, REUSED, INFILTRATED AND / OR EVAPOTRANSPIRED IN MANNER ACCEPTABLE TO THE CITY.
- C. MINIMUM GENERALLY ACCEPTED GRADIENT - 2.0%.
- D. MAXIMUM GENERALLY ACCEPTED GRADIENT - 5.0%.

E. NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.

G. PROPOSED SPOT ELEVATIONS SHOWN ARE ON ASPHALT, LANDSCAPE OR CONCRETE AREAS. UNLESS OTHERWISE NOTED TOP OF CURB ELEVATIONS ARE 0.15M ABOVE ASPHALT ELEVATIONS EXCEPT AT CURB DEPRESSIONS AND WHEEL CHAIR RAMPS.

A. UNLESS INDICATED OTHERWISE, ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE UNDERTAKEN IN ACCORDANCE WITH CITY OF TORONTO DESIGN STANDARDS AND SPECIFICATIONS AND THE UNDERTAKING. ONTARIO PROVINCIAL STANDARDS MAY, SUBJECT TO THE APPROVAL OF THE CITY OF TORONTO, BE USED WHERE NO STANDARD OR SPECIFICATION IS NOTED.

B. ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND THE DRAWINGS MUST BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCEMENT OF CONSTRUCTION AND APPROPRIATE ACTION TAKEN TO THE SATISFACTION OF THE CITY OF TORONTO.

C. ALL SURVEY POINTS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE LAYOUT SHALL BE REPORTED TO THE CONSULTANT AND THE CONSULTANT SHALL NOTIFY THE CITY OF THE NECESSARY CHANGES.

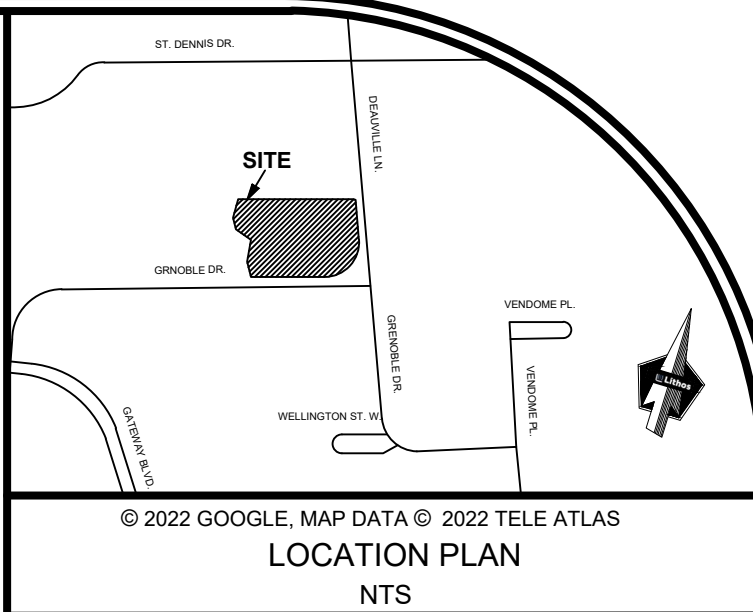
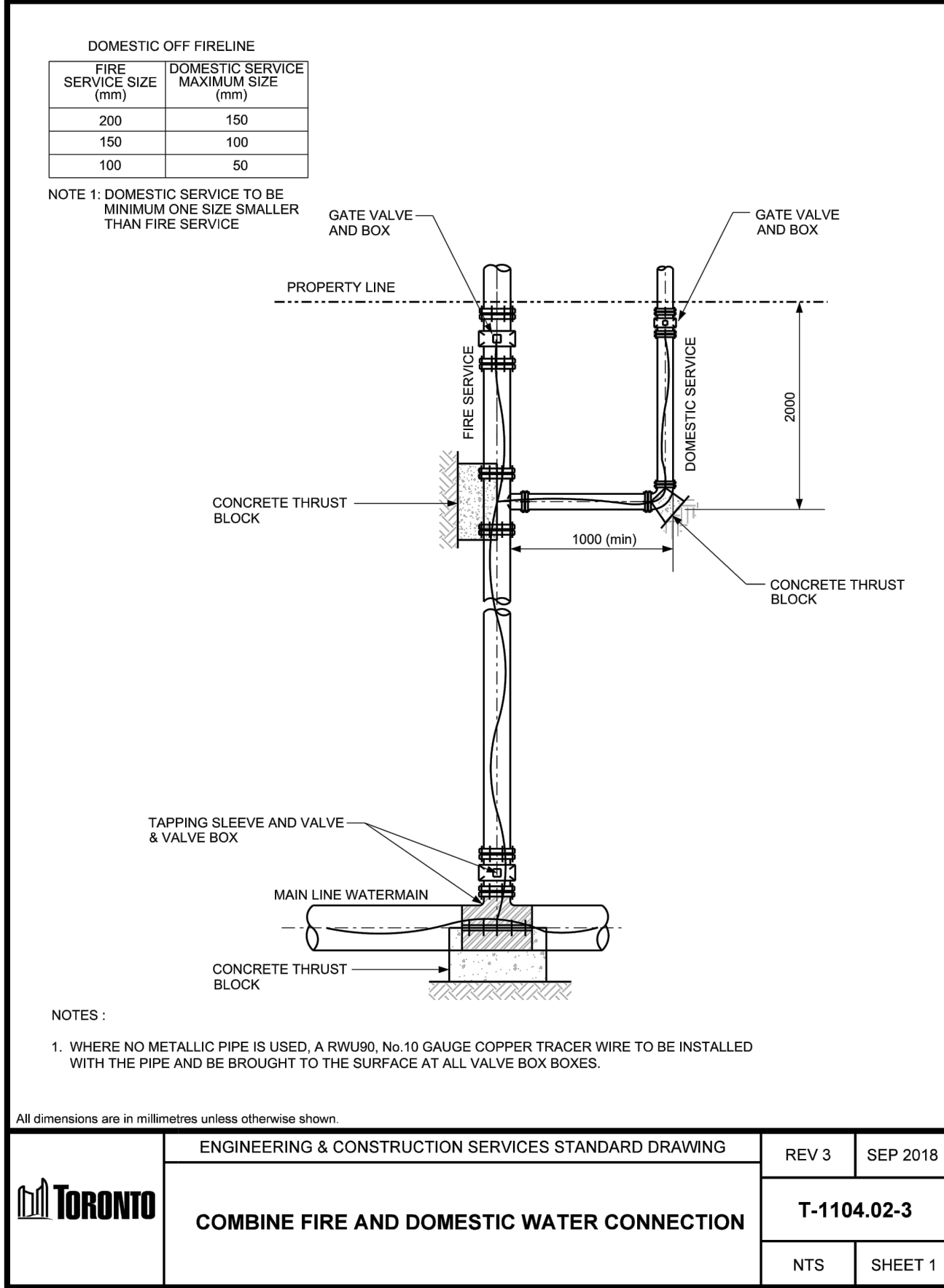
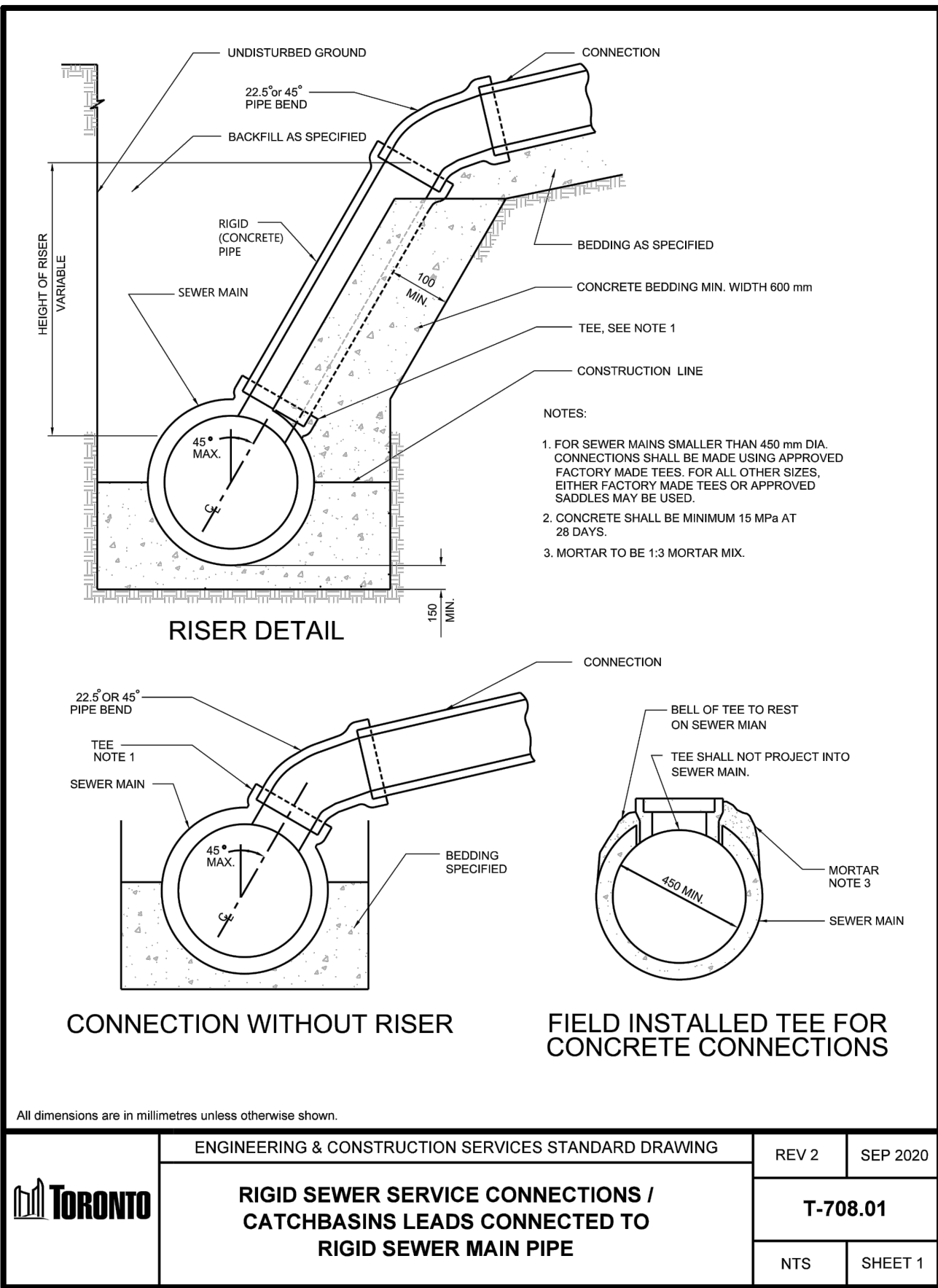
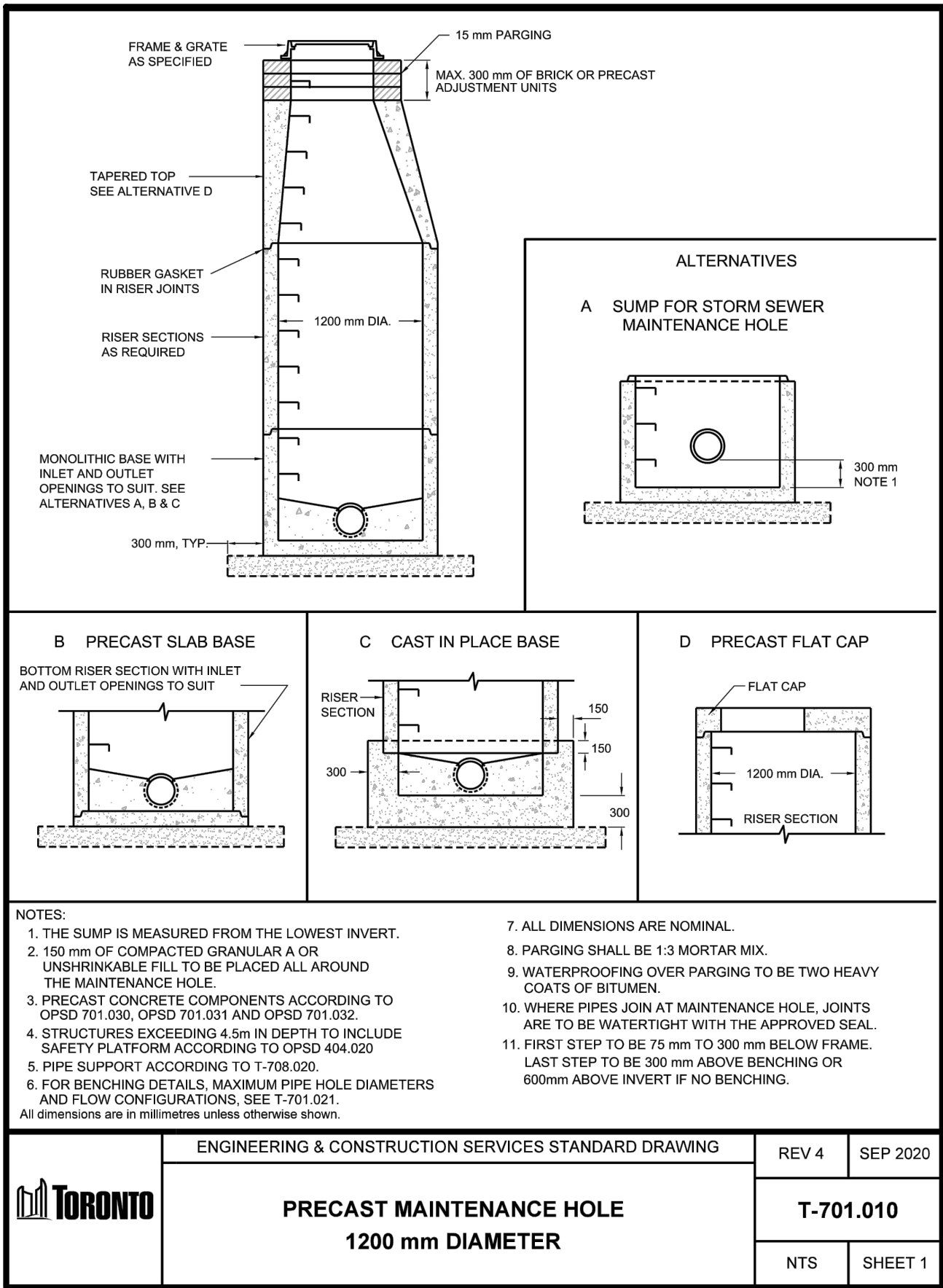
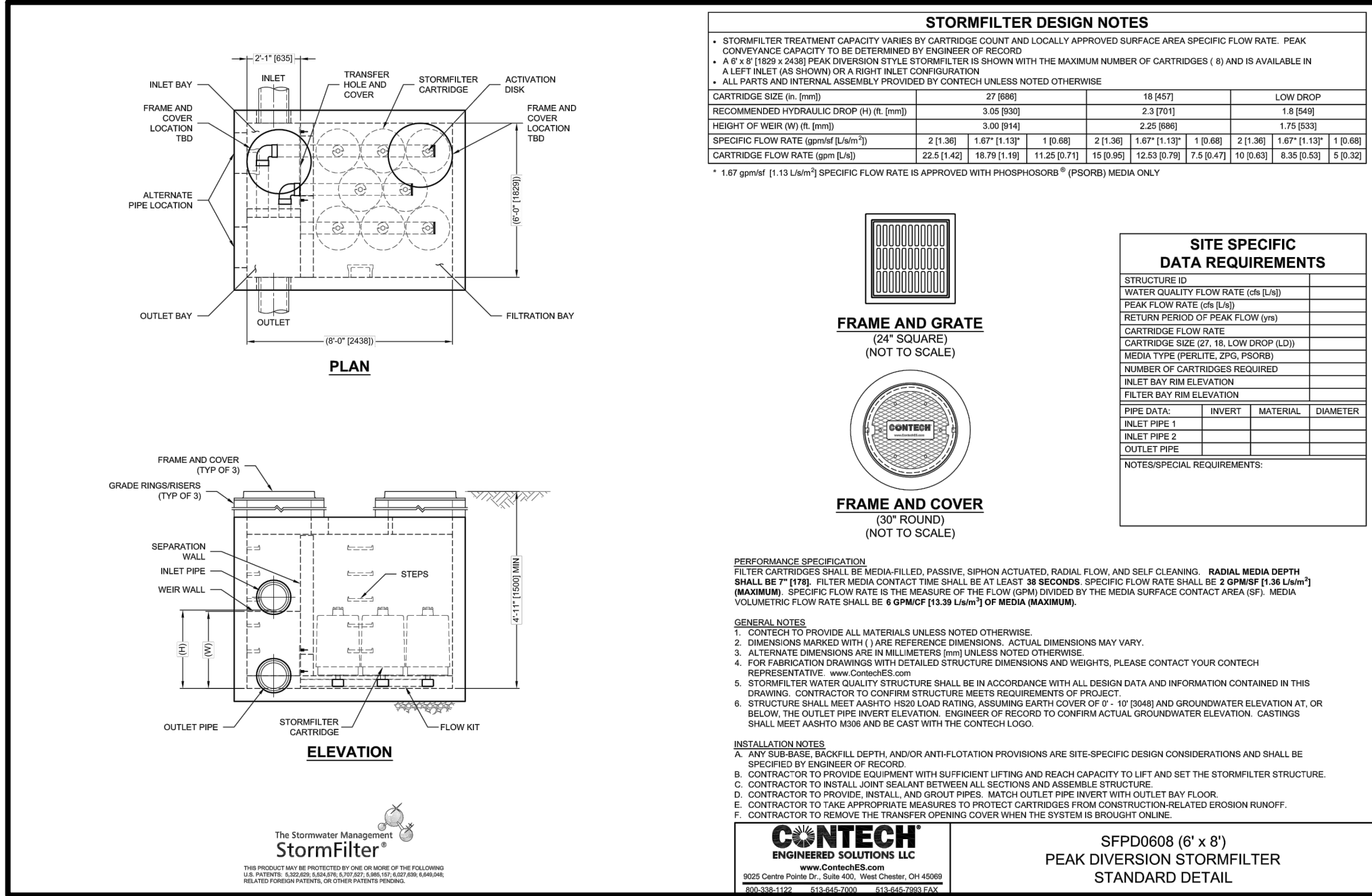
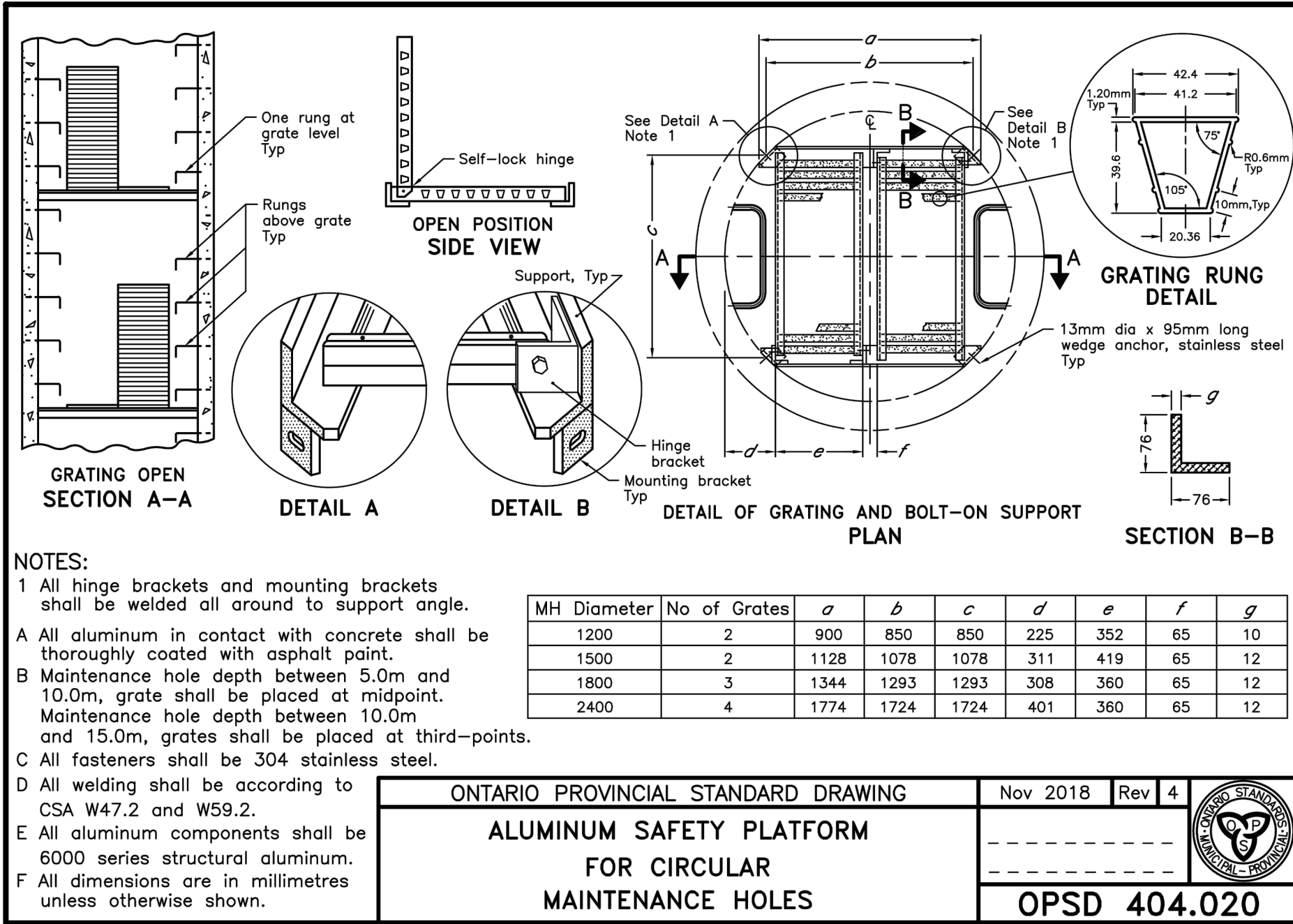
D. NO PORTION OF WORK SHALL BE CARRIED OUT WITHOUT FIRST HAVING OBTAINED APPROVED CONSTRUCTION DRAWINGS, APPROVED PROJECT SCHEDULE(S), APPROVED TRAFFIC STAGING PLANS AND PERMITS FOR SUCH PORTION OF THE INFRASTRUCTURE WORK IN ACCORDANCE WITH THE PROVISIONS HEREOF AND GIVING 10 WORKING DAYS PRIOR WRITTEN NOTICE TO THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES THAT SUCH WORK IS TO BE CARRIED OUT WITH SUCH NOTICE TO SPECIFY THE ANTICIPATED DATE OF COMMENCEMENT OF THE WORK, A PRE-CONSTRUCTION COORDINATION MEETING WITH CITY STAFF IS TO BE HELD A MINIMUM OF 5 WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY OF THE WORK.

E. ALL AREAS DISTURBED DURING CONSTRUCTION WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. GRASSED AREAS SHALL BE PROVIDED WITH 100mm OF TOPSOIL AND SHALL SOBBED AS PER T.S. 5.00 & T.S. 5.10.

F. THE CONTRACTOR SHALL REFER TO THE ONTARIO TRAFFIC MANUAL BOOK 7, TEMPORARY CONDITIONS FOR TEMPORARY CONSTRUCTION SIGNAGE.

G. CONTRACTOR SHALL VERIFY AND MATCH EXISTING PAVEMENT STRUCTURE IN DEPTH AND MATERIAL. ANY DISCREPANCIES SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCEMENT OF CONSTRUCTION AND APPROPRIATE ACTION TAKEN TO THE SATISFACTION OF THE CITY OF TORONTO.

H. ANY DAMAGE TO THE PROPERTY ADJACENT TO THE CONSTRUCTION SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



LIST OF DRAWINGS

SG-01 (SITE GRADING PLAN)
SS-01 (SITE SERVICING PLAN)
EC-01 (EROSION CONTROL PLAN)
CM-01 (CONSTRUCTION MANAGEMENT PLAN)
DD-01 (DETAIL DRAWINGS)
PU-01 (PUBLIC UTILITIES PLAN)

SITE PLAN INFORMATION

DIAMOND SCHMITT ARCHITECTS
384 ADELAIDE STREET WEST, SUITE 100,
TORONTO ON M5V 1R7
TEL: (416) 862-880
FAX: (416) 862-5508
www.dsaii.ca

SURVEY INFORMATION

R. AVIS SURVEYING INC.
235 YORKLAND BOULEVARD, SUITE 203,
TORONTO ON M2J 4Y8
TEL: (416) 490-8352
FAX: (416) 491-6208
www.ravissurveying.com

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC, AND ARE
REFERENCE TO CITY OF TORONTO BENCHMARK NG, NY6015
HAVING AN ELEVATION OF 127.392 METRES.

1.	ISSUED FOR SPA	MAR 18, 2022		NM
NO	REVISION	DATE		BY

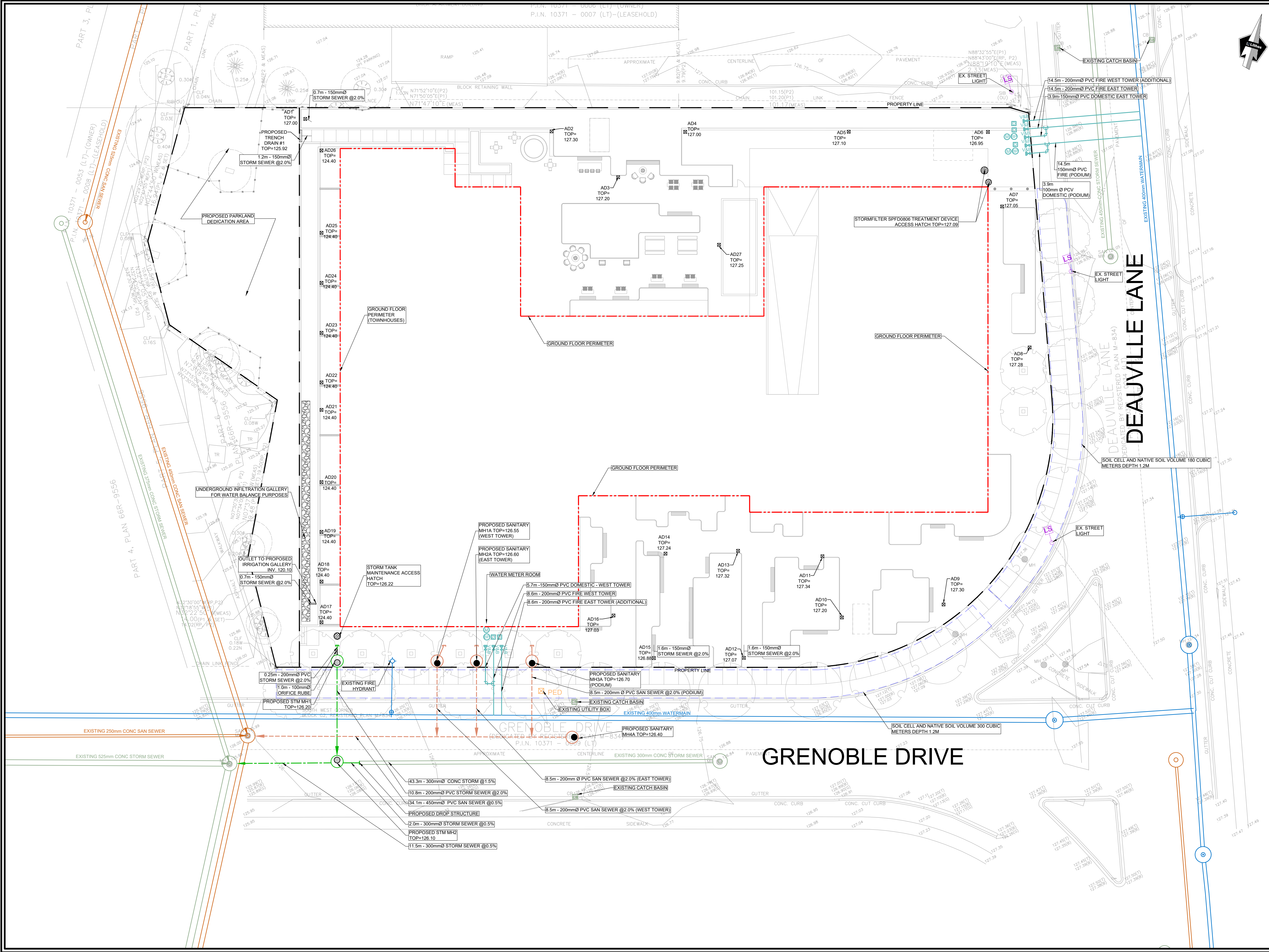
CITY OF TORONTO

DETAIL DRAWINGS

RESIDENTIAL USE DEVELOPMENT
48 GRENABLE DRIVE
TORONTO ONTARIO

 Toronto	ENGINEERING AND CONSTRUCTION SERVICES DIVISION
ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUCTED AS VERIFICATION OF ENGINEERING CONTENT.	
_____ Manager, Development Engineering	_____ Date

			
150 Berrymondsey Road, Toronto, Ontario M4A 1Y1			
DESIGNED BY: IC	DATE: MARCH 18, 2022	CHECKED BY: NM	
DRAWN BY: IC	PROJECT No:		APPROVED BY: NM
SCALE: 1:200	UD21-110		DRAWING No:
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LOCATION PLAN
NTS

LEGEND

PROPERTY LINE	---
EXISTING STORM	---
EXISTING SANITARY	---
EXISTING WATER	---
PROPOSED STORM MANHOLE	●
PROPOSED SANITARY MANHOLE	●
PROPOSED STORM TANK ACCESS HATCH	●
PROPOSED TREATMENT DEVICE ACCESS HATCH	●
PROPOSED STORM	---
PROPOSED SANITARY	---
PROPOSED WATER	---
PROPOSED VALVE AND BOX	⊕
EXISTING FIRE HYDRANT	⊕
EXISTING LIGHT STANDARDS	⊕
EXISTING CATCH BASIN	⊕
EXISTING UTILITY BOX	⊕
SOIL CELL OUTLINE	---
GROUND PERIMETER	---

LIST OF DRAWINGS

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NO	REVISION	DATE	BY

PROFESSIONAL ENGINEER
N. MOUTZOURIS
100176986
03/18/2022
PROVINCE OF ONTARIO

CITY OF TORONTO

PUBLIC UTILITIES PLAN

RESIDENTIAL USE DEVELOPMENT
48 GRENABLE DRIVE
TORONTO ONTARIO

Toronto ENGINEERING AND CONSTRUCTION SERVICES DIVISION

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Manager, Development Engineering Date

Lithos

150 Bermondsey Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: IC	DATE: MARCH 18, 2022	CHECKED BY: NM
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