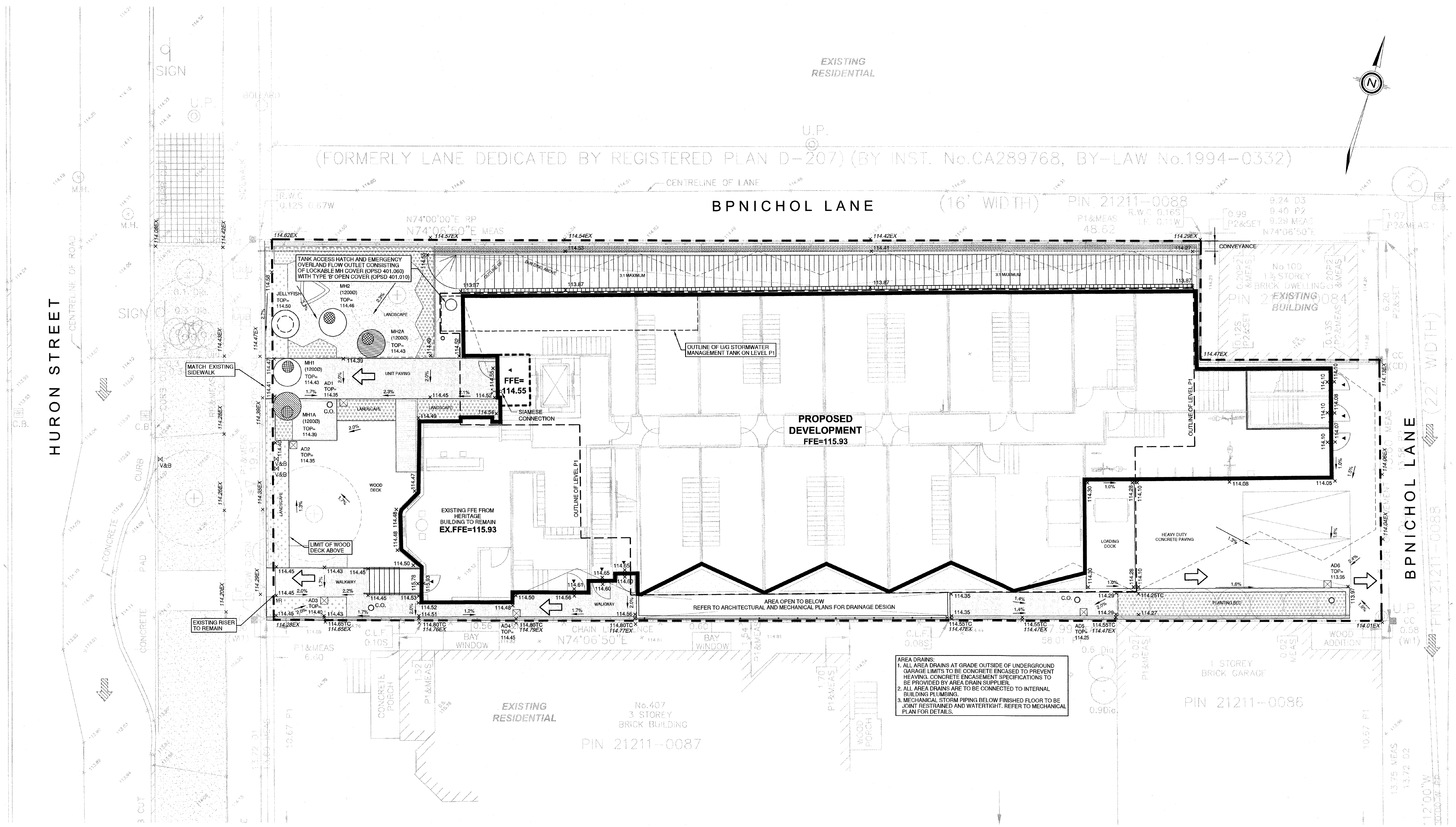

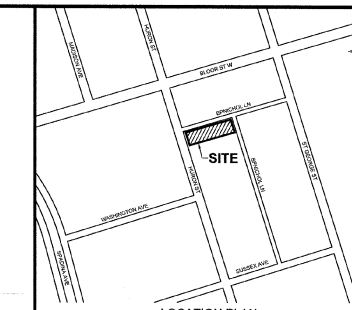

LOCATION PLAN
N.T.S.

LEGEND

PROPERTY LINE	
EXISTING GRADE	×117.33EX
PROPOSED GRADE	×116.50
PROPOSED TOP OF CURB	×116.50TC
PROPOSED STORM MANHOLE	
PROPOSED SANITARY MANHOLE	
PROPOSED AREA DRAIN	
PROPOSED CLEAN OUT	C.O.
PROPOSED VALVE AND BOX	V&B
PROPOSED SIAMESE CONNECTION	
BUILDING ENTRANCE	
EMERGENCY OVERLAND FLOW ROUTE	
EXISTING OVERLAND FLOW ROUTE	

LIST OF DRAWINGS

SG-01 - SITE GRADING PLAN
SS-01 - SITE SERVICING PLAN
CS-01 - CROSS SECTIONS
PU-01 - PUBLIC UTILITIES PLAN

SITE PLAN INFORMATION

SVN
110 ADELAIDE STREET EAST
TORONTO ON M5C 1K9
PHONE: (416) 593-6499
WWW@SVN-AP.COM

SURVEYOR INFORMATION

MANDARIN SURVEYORS LIMITED
45 REVENCLIFF CRESCENT
TORONTO ON M1T 1R8
PHONE: (647) 430-1366
FAX: (647) 799-4068
E-MAIL: MANDARINSURVEYOR@GMAIL.COM

BENCHMARK INFORMATION:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK NO.CT630, HAVING AN ELEVATION OF 114.940 METRES.

NO.	REVISION	DATE	BY
1	ISSUED FOR ZBA	MAY 03 2019	PH

LICENSED PROFESSIONAL ENGINEER
P. HAGHSHENAS
100170011
May 03/2019
PROVINCE OF ONTARIO

TORONTO ENGINEERING AND CONSTRUCTION SERVICES DIVISION

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

IMPRESSIONS GROUP
41708 // STUDENT RESIDENCE
409 HURON STREET, TORONTO

SITE GRADING PLAN

COLE
COLE ENGINEERING GROUP LTD.
70 Valleywood Drive,
Markham, ON L3R 4T5
T. 416 987 6161 | 905 940 6161
www.coleengineering.ca

DESIGNED BY: LMV	DATE: DECEMBER 2018	CHECKED BY: PH
DRAWN BY: LMV	PROJECT No. 2018-0517	DRAWING No. SG-01
SCALE: 1:100		

2.0 1.0 0 1.0m 2.0m 3.0m 4.0m 5.0m

GENERAL NOTES:

1. CONTRACTOR TO VERIFY THE LOCATION OF ALL SERVICES AND UTILITIES PRIOR TO CONSTRUCTION AND ADVISE ENGINEER OF ANY DISCREPANCIES.
2. LOCATION OF EXISTING SERVICES AND UTILITIES BASED ON EXISTING DRAWINGS PROVIDED BY THE CITY OF TORONTO.

GENERAL RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHOULD CONFORM TO THE LATEST CITY OF TORONTO STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS). THE CITY OF TORONTO STANDARDS AND SPECIFICATIONS SHOULD BE USED IN PLACE OF ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS WHEREVER THERE IS A CITY OF TORONTO STANDARD.
2. ALL WORKS AND RESTORATIONS WITHIN THE CITY'S RIGHT-OF-WAY TO BE DONE BY CITY FORCES AT OWNER'S COST. EXISTING WATER SERVICES AND APPURTENANCES TO BE REMOVED TO THE CITY'S SATISFACTION. SUPPORT TO BE PROVIDED TO EXISTING SEWERS AND UTILITIES AS PER T-1007.01 TO T-1007.01-10 AS REQUIRED. ABANDONED UTILITIES TO BE REMOVED AS REQUIRED WHERE CONFLICT IS PRESENT.

IT IS THE RESPONSIBILITY OF THE APPLICANT/CONSULTANT TO COMPLY WITH THE SEWER USE BY-LAW AND OBTAIN ALL APPROVALS/PERMITS FROM TORONTO WATER ENVIRONMENTAL & PROTECTION UNIT FOR ANY PROPOSED TEMPORARY OR PERMANENT DISCHARGING OF GROUNDWATER INTO MUNICIPAL SEWER SYSTEMS AND WATERCOURSES. THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE PROVINCIAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF ENVIRONMENT AND CLIMATE CHANGE WITH REGARD TO ANY PROPOSED DEWATERING.

AREA DRAINS:

1. ALL AREA DRAINS AT GRADE OUTSIDE OF UNDERGROUND GARAGE LIMITS TO BE CONCRETE ENCASED TO PREVENT HEAVING. CONCRETE ENCASEMENT SPECIFICATIONS TO BE PROVIDED BY AREA DRAIN SUPPLIER.
2. ALL AREA DRAINS ARE TO BE CONNECTED TO INTERNAL BUILDING PLUMBING.
3. MECHANICAL STORM PIPING BELOW FINISHED FLOOR TO BE JOINT RESTRAINED AND WATERTIGHT. REFER TO MECHANICAL PLAN FOR DETAILS.

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May 02, 2019-1:39pm By: phaghshenas
P:\m-k\2018\2018-0517\500_CAD\30_SHT\01_CIV\H_SBDV\2018-0517-SHT-GRAD-01.dwg (SG-01)