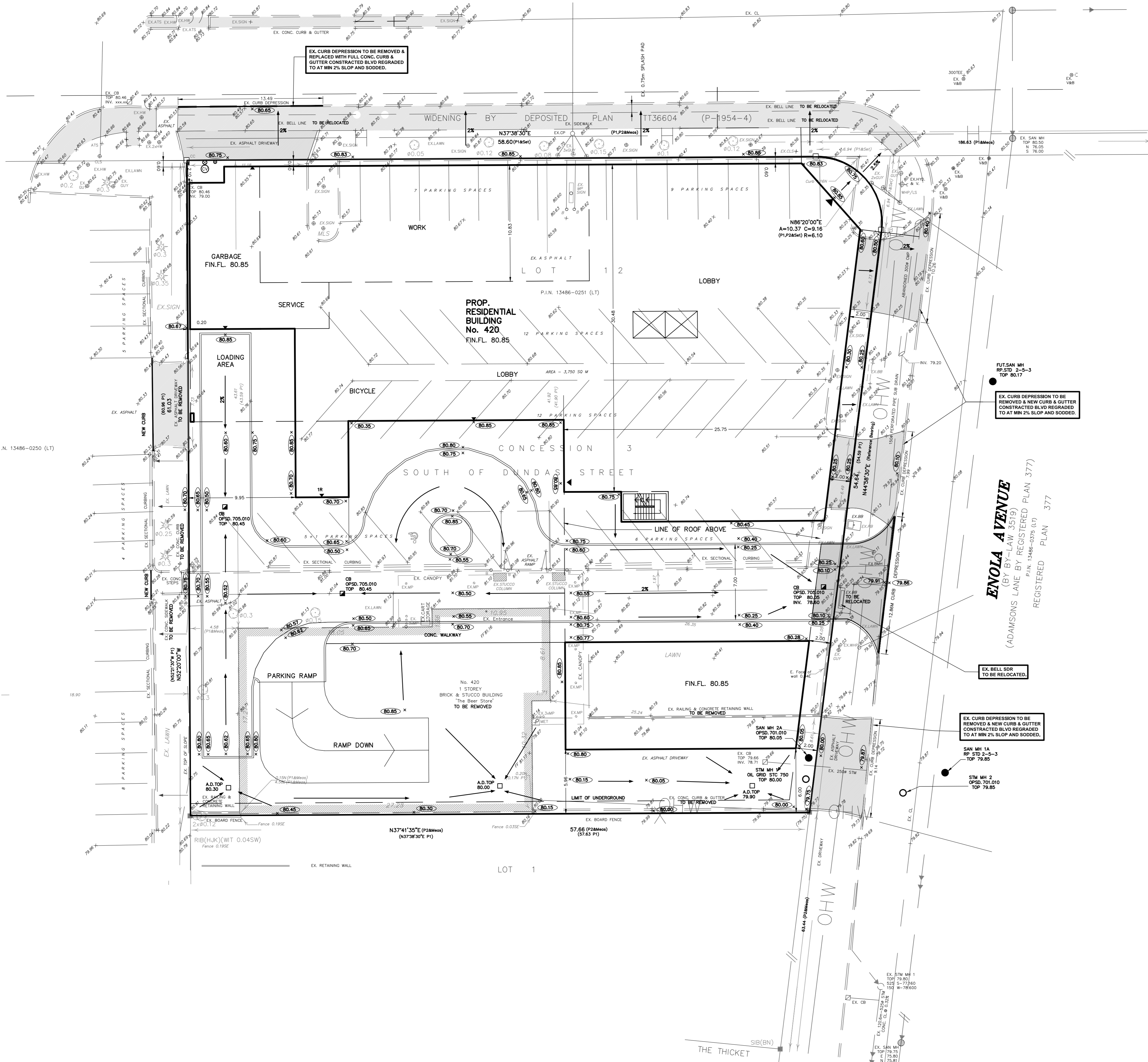


LAKESHORE ROAD EAST

(ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3, SOUTH OF DUNDAS STREET)
P.L.N. 13473-0124 (L.T)



ROADS

- ALL FILL WITHIN ROAD ALLOWANCE AND EASEMENTS TO BE COMPACTED TO MIN 95% STANDARD PROCTOR DENSITY. THE SATURATED AND COMPACTION OF ALL FILL MATERIALS TO BE CONFIRMED BY A REGISTERED SOIL CONSULTANT TO THE CITY ENGINEER AND THE SUBGRADE OF ALL ROADWAYS SHALL BE PROOF ROLLED UNDER THE SUPERVISION OF THE SOILS CONSULTANT PRIOR TO THE INSTALLATION OF ANY ROAD BASE MATERIALS.
- THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES, WATERMANS, SEWERS AND OTHER UNDERGROUND OR ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR MUST EXAMINE THE ACCURACY OF SUCH EXISTING UTILITIES AND STRUCTURES WHETHER SHOWN OR NOT AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM. ANY DISCREPANCIES TO LOCATION OF EXISTING WATERMANS AND SEWERS TO BE RECTIFIED AT DEVELOPER/ CONTRACTOR'S EXPENSE.
- THE DEVELOPER/CONTRACTOR MUST ENSURE THAT A SUBGRADE CERTIFICATE IS ISSUED BY THE GEOTECHNICAL SOILS CONSULTANT TO THE ENGINEER. ONLY UPON VERIFICATION AND APPROVAL OF THE SUBGRADE BY THE LOCAL AUTHORITY INSPECTION DEPARTMENT WILL COMMENCEMENT OF ANY ROAD BASE MATERIALS BE PLACED. FAILURE TO FOLLOW THIS PROCEDURE WILL MEAN THE REMOVAL OF ROAD BASE MATERIALS AND/OR ADDITIONAL TESTING THAT PROPER COMPACTOR HAS BEEN ACHIEVED AT THE SUBGRADE AT DEVELOPER/CONTRACTOR'S EXPENSE.
- TRENCH BACKFILLING ON PROPOSED ROADS SHALL COMPLY WITH CITY OF MISSISSAUGA SECTION 4.0.06 - TRENCH BACKFILLING ON ROADS AS PROVIDED IN THE CITY'S DEVELOPMENT REQUIREMENT MANUAL.
 - THE TOP 100mm OF THE SUBGRADE IS TO BE COMPACTED TO A MINIMUM 95% OF SPD WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.
- ALL CONNECTIONS WITHIN PAVED PORTION OF ANY EXISTING ROAD TO BE BACKFILLED WITH UNDRINKABLE BACKFILL MATERIAL AS PER C.M. STD. 2228.001, 2228.011 AND 2228.012 UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL, HAS BEEN OBTAINED.
- ALL OTHER EXCAVATIONS WITHIN EXISTING ROAD ALLOWANCE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH GRANULAR 'C' MATERIAL AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY. SURFACE RESTORATION SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITION IN ACCORDANCE WITH O.P.S.S. 507.
- CURBS TO BE AS PER O.P.S.S. 800.040 UNLESS OTHERWISE NOTED.
- SUBURBAN UNDERNEATH ALL CURBS TO BE MINIMUM 100mm AS PER C.M. STD. 2228.040 AND 2228.050.

GENERAL NOTES

- THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS. IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINES MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
- ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
- BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FLOORING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
- THE ELEVATION OF THE SIDE SWALE AT THE BUILDING LINE SHALL BE A MINIMUM OF 150mm BELOW THE BUILDING LINE AT THE CENTRE OF THE SWALE.
- OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELOW BRICK VENEER ELEVATION.
- PRIOR TO ANY SODDING, THE BUILDER IS TO ENQUIRE TO THE SOILS CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND A NURSERY SOIL AND A MINIMUM DEPTH OF 100mm OF CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
- NO SODDING ON ANY LOTS IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
- THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- DRIVEWAY GRADES SHOULD NOT BE LESS THAN 2.0% AND NOT GREATER THAN 8%.
- LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 6%.
- WHERE GRADES IN EXCESS OF 6% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE A 3% GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPANIED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
- ALL BACKFILL FOR SEWERS, WATERMANS AND UTILITIES ON THE ROAD ALLOWANCE AND THE INTERNAL SITE MUST BE COMPACTED TO MINIMUM 95% S.P.D. EXCEPT FOR TOP 300mm WHICH MUST BE COMPACTED TO 95% S.P.D. ON THE ROAD ALLOWANCE UNLESS OTHERWISE NOTED AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL SOILS CONSULTANT.
- THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNDRINKABLE BACKFILL MATERIAL AS PER C.M. STD. 2228.001, 2228.011 AND 2228.012 UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
- ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS & SPECIFICATIONS.
- SEGMENT CONTROL FENCE TO BE INSTALLED AS PER C.M. STD. 2040.010.

FOR SERVICE CONNECTION WITH LESS THAN 0.50m CLEAR DISTANCE BETWEEN PIPES, PIPE INSULATION IS REQUIRED AS PER R.P. STD. 1-5-8.

LEGEND

- EXISTING ELEVATION TO REMAIN
- EXISTING ELEVATION
- DIRECTION OF SURFACE FLOW
- PROPOSED ELEVATION
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN WITH TEMPORARY SEDIMENT CONTROL
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RELOCATED
- SUMP PUMP
- HYDRO METER
- GAS METER
- SANITARY SEWAGE EJECTOR
- METER ROOM
- ROOF DOWNSPOUTS
- AREA DRAIN
- SEDIMENT CONTROL FENCE
- TREE HOARDING
- EXISTING TREE TO REMAIN
- SOLID PLY WOOD HOARDING
- PROPOSED GAS MAIN
- PROPOSED HYDRO

ENOLA AVENUE
(ADAMSONS LANE BY-LAW 3519)
P.L.N. 13468-0372 (L.T)
REGISTERED PLAN 377

C.M. BENCHMARK No. 805 ELEVATION: 80.528
DESCRIPTION: ON THE NORTH FACE AT THE EAST CORNER OF CONCRETE CORNER POST OF A BRIDGE OVER COOKSVILLE CREEK, NORTH SIDE OF LAKESHORE ROAD (HIGHWAY N'2), 45.72 METRES EAST OF BEECHWOOD AVENUE.

SKIRA & ASSOCIATES LTD.
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3464 Semenyk Court, Suite 100, Mississauga, Ontario L5C 4P8
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PROPOSED CONDOMINIUM BUILDING
PART OF LOT 12 CONCESSION 3
SOUTH OF DUNDAS STREET

420 LAKESHORE ROAD EAST
PLAZA CORPORATION
C/O JONATAN MARMER, 10 WANLESS AVE. SUITE 201, TORONTO, ON PH: (416) 481-2222



SITE GRADING PLAN

DATE: MAY 2020	AREA: Z-6,7	DWG. No. C102
SCALE: 1:200	DRAWN BY: E.K.	PROJECT No. 220-M44
CITY FILE: XXXXXX	REGION FILE: XXXXXX	

