



- GENERAL NOTES**
1. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS. IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
 2. 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.
 3. ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
 4. BUILDERS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
 5. 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.
 6. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELOW BRICK VENEER ELEVATION.
 7. PRIOR TO ANY SOODING, THE BUILDER IS TO ENSURE TO THE SOILS CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRASSED AND TOPSOILED AND SOODED COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND NO. 1 NURSERY SOO AND A MINIMUM DEPTH OF 150mm 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 CURBS AND THE GARAGE.
 8. NO SOODING ON ANY LOTS IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
 9. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
 10. DRIVEWAY GRADES SHOULD NOT BE LESS THAN 2.0% AND NOT GREATER THAN 8%.
 11. LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 8%.
 12. WHERE GRADES IN EXCESS OF 8% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3% GRADE CHANGES IN EXCESS OF 8% ARE TO BE ACCOMPANIED BY USE OF A RETAINING WALL, RETURN WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
 13. ALL BACKFILL FOR SEWER, WATERMAIN AND UTILITIES ON THE ROAD ALLOWANCE AND THE INTERNAL SITE MUST BE COMPACTED TO MINIMUM 98% 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.
 14. THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER C.M. STD. 2220.020, 2220.031 AND 2220.032 UNLESS OTHERWISE SPECIFIED FROM APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
 15. ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS AND SPECIFICATIONS.
 16. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER C.M. STD. 2940.010.

- 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
 - PROPOSED GAS MAIN
 - PROPOSED HYDRO

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 COOKVILLE CREEK, NORTH SIDE OF LAKESHORE ROAD, HIGHWAY #2, 45.72 METRES EAST OF BEECHWOOD AVENUE.

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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



EXISTING UTILITY PLAN

DATE: MAY 2020	AREA: Z-6.7	DWG. No. C103
SCALE: 1:200	DRAWN BY: E.K.	PROJECT No. 220-M44
CITY FILE: XXXXXX	REGION FILE: XXXXXX	

