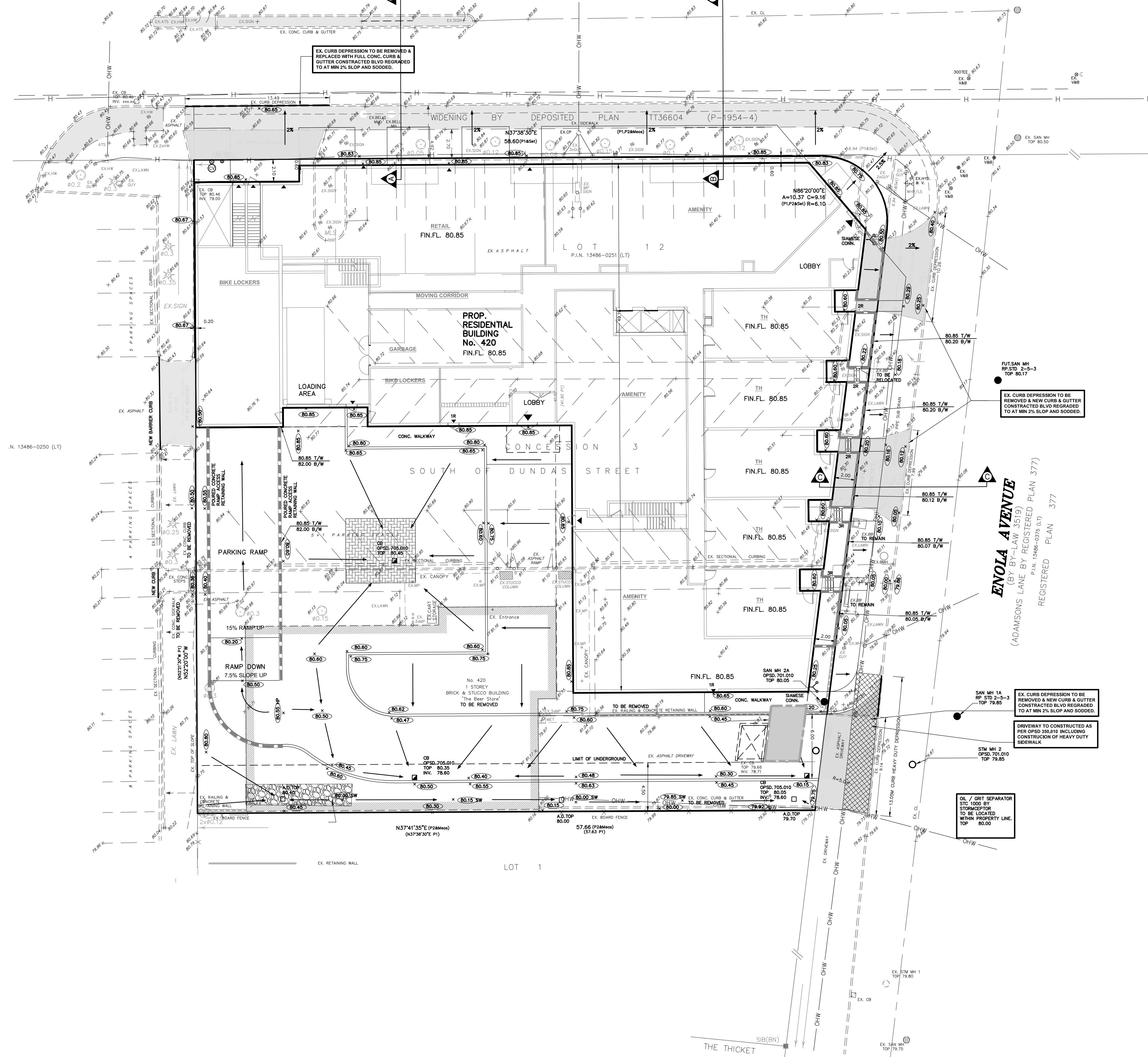


LAKESHORE ROAD EAST

(ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3, SOUTH OF DUNDAS STREET)
P.L.N. 13473-0124 (L1)



ROADS

- ALL FILL WITHIN ROAD ALLOWANCE AND EASEMENTS TO BE COMPACTED TO MIN 95% STANDARD PROCTOR DENSITY. THE SUBTILITY AND COMPOSITION OF ALL FILL MATERIALS TO BE CONFIRMED BY A RECOGNIZED SOIL CONSULTANT TO THE CITY ENGINEER AND THE SURGRADE 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 COMPACTION HAS BEEN ACHIEVED AT THE SUBGRADE AT DEVELOPER/CONTRACTOR'S EXPENSE.
- TRENCH BACKFILLING ON PROPOSED ROADS SHALL COMPLY WITH CITY OF MISSISSAUGA SECTION 4.2.2.6. TRENCH BACKFILLING ON ROADS AS PROVIDED IN THE CITY'S DEVELOPMENT REQUIREMENT MANUAL.
 - 4.1 THE TOP 150mm OF THE SUBGRADE IS TO BE COMPACTED TO A MINIMUM 95% OF SPO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.
- ALL CONNECTIONS WITHIN PAVED PORTION OF ANY EXISTING ROAD TO BE BACKFILLED WITH UNSHREINFORCED BACKFILL MATERIAL AS PER C.M. STD. 2228.026, 2228.031 AND 2228.032 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. 97.
- CURB TO BE AS PER O.P.S.S. 806.846 UNLESS OTHERWISE NOTED.
- SUBURBAN INTERMEDIATE ALL CURBS TO BE MINIMUM 100mm AS PER C.M. STD. 2228.040 AND 2228.018 AND ON EXISTING ROADS.
- ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOO TO THE SATISFACTION OF CITY OF MISSISSAUGA.

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 WITHIN THE STREET LINES MUST BE LOCATED BY THE OWNERS PRIOR TO CONSTRUCTION.
- ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
- BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FINISH 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 SOODING, THE BUILDER IS TO ENSURE TO THE SOILS CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SOODED COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND NOT 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 CURB AND THE GARAGE.
- NO SOODING 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 SHALES SHALL HAVE A MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 4%.
- WHERE GRADES IN EXCESS OF 4% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3% GRADE CHANGES IN EXCESS OF 1.5m ARE TO BE ACCOMPLISHED 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 A 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 UNSHREINFORCED BACKFILL MATERIAL AS PER C.M. STD. 2228.026, 2228.031 AND 2228.032 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 AND SPECIFICATIONS.
- SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER C.M. STD. 294.916.

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
- FRAMED TREE HOARDING
- SOLID PLYWOOD HOARDING
- 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 COONVILLE CREEK, NORTH SIDE OF LAKESHORE ROAD (HIGHWAY N7), 45.72 METRES EAST OF BEECHWOOD AVENUE.

SKIRA & ASSOCIATES LTD.
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Tel. (905) 276-5100 Fax. (905) 270-1936 Email - info@skiraconsult.ca

PROPOSED CONDOMINIUM BUILDING
PART OF LOT 12 CONCESSION 3
SOUTH OF DUNDAS STREET

420 LAKESHORE ROAD EAST
STELLACORP DEVELOPMENTS 420 INC.
1918 AVENUE RD, MAIN FLOOR, TORONTO, ON. M5M 4A1 (416) 922 2222



SITE GRADING PLAN

DATE: MAY 2020	AREA: Z-6.7	DWG. No. C102
SCALE: 1:200	DRAWN BY: E.K.	PROJECT No. 220-M44-2
CITY FILE: XXXXX	REGION FILE: XXXXX	

No.	DATE	REVISION	INIT.
1	MAR 05/21	REVISED AS PER CITY COMMENTS	M.J.

