

GENERAL NOTES

- ALL MUNICIPAL REMOVAL WORKS SHALL CONFORM TO THE LATEST CITY'S SPEC TS 510. ALL REMOVED FACILITIES SHALL BE PROPERLY DISPOSED OFF-SITE.
- THE CONTRACTOR IS HELD RESPONSIBLE BY THE CITY FOR ANY DAMAGE CAUSED BY THE CONTRACTOR'S WORK TO UTILITIES, PROPERTIES, STRUCTURES, ETC. NEAR TO OR IN THE GENERAL AREA OF THE WORK BY THE CONTRACTOR OR THE SUBCONTRACTORS AS A RESULT OF INTENTIONAL OR NEGLIGENT ACTION, OMISSION, SETTLEMENT OF GROUND, VIBRATION, ETC. PERTAINING TO THE WORK PERFORMED UNDER THE CONTRACT.
- THE CONTRACTOR IS RESPONSIBLE TO PROPERLY FIX, REPAIR AND REINSTATE, AT THEIR OWN EXPENSE, ALL OF SUCH DAMAGES.
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT PREPARED BY R.J. BURNSIDE AND ASSOCIATES LTD.
- ALL WORK TO CONFORM TO THE LATEST CITY OF TORONTO STANDARD DRAWINGS AND SPECIFICATIONS AS WELL AS THE LATEST ADOPTED ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7 TEMPORARY CONDITIONS FIELD EDITION.
- ALL TRENCHES WITH EXISTING RIGHT OF WAY SHALL BE BACKFILLED WITH UNSHRIKABLE FILL.
- THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO THE ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES.
- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT SECTION. CONTACT 416-394-8422.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION AND HE SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER (DETAILS ARE NOT TO BE SCALED FROM THE DRAWINGS).
- ALL CONSTRUCTION SIGNING MUST CONFORM TO THE M.T.O. MANUAL "UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.
- REFERENCE TO STANDARD DRAWINGS SHALL MEAN THE STANDARD DRAWINGS OF THE CITY OF TORONTO UNLESS NOTED OTHERWISE AND THESE SHALL BE THE REVISION IN EFFECT AS OF THE DATE OF THE CITY'S APPROVAL OF THE CONSTRUCTION DRAWINGS.
- ALL SILT CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION UNTIL ALL SODDING HAS BEEN COMPLETED FOR THE DEVELOPMENT. SILT FROM THE SITE SHALL BE DISPOSED OF AS PER THE DIRECTION OF THE ENGINEER.

GENERAL CONFORMANCE NOTES:

- THE CONTRACTOR/OWNER SHALL PROVIDE THE FOLLOWING DOCUMENTS FOR REVIEW A MINIMUM OF (14) DAYS PRIOR TO REQUIRING CIVIL ENGINEERING GENERAL CONFORMANCE. FOR FURTHER DETAILS AND REQUIREMENTS REFER TO DIVISION SPECIFICATIONS IF APPLICABLE.
- COMPLETED AND PASSING WATERMAIN PRESSURE AND CHLORINATION TEST RESULTS IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS;
 - CCTV VIDEOS OF ALL STORM AND SANITARY PIPES INCLUDING CATCHBASIN LEADS IN GOOD WORKING ORDER;
 - AN ACCEPTANCE/CONFORMANCE/APPROVAL SUMMARY LETTER FROM THE GEOTECHNICAL ENGINEER OF RECORD STATING THAT THEY HAVE REVIEWED THE SITE DURING THE WORKS AND FIND THE FOLLOWING ITEMS TO MEET PROJECT GEOTECHNICAL REQUIREMENTS: PIPE BEDDING, COVER AND BACKFILL, GRANULAR, ASPHALT AND CONCRETE MATERIALS, ETC.;
 - STRUCTURAL AND GEOTECHNICAL ACCEPTANCE/CONFORMANCE/APPROVAL SUMMARY LETTER FOR ALL RETAINING WALLS AND STRUCTURAL COMPONENTS OF THE PROJECT (IF APPLICABLE);
 - A DETAILED AS BUILT SURVEY INCLUDING BUT IS NOT LIMITED TO: STORM & SANITARY STRUCTURE LOCATIONS/ELEVATIONS, PIPE INVERTS/LOCATION AND RIM ELEVATIONS, HYDRANT FLANGE ELEVATIONS, WATERMAIN VALVE LOCATIONS, WATERMAIN PIPE LOCATION/ELEVATIONS, HYDRO AND GAS LOCATION/ELEVATIONS, SURFACE ELEVATIONS THROUGHOUT THE SITE INCLUDING ALL HIGH AND LOW POINTS INDICATED ON THE GRADING PLAN, PARKING AREA AND DRIVE AISLE ELEVATIONS AT 5 METER INTERVALS, ACCESSIBLE RAMP LOCATIONS, TOP AND BOTTOM OF RETAINING WALL ELEVATIONS, CURB CUT LOCATIONS AND SWALE/DITCH LOCATION/ELEVATIONS, ETC.

SANITARY AND STORM SEWER NOTES:

- MAIN LINE PVC PIPE SHALL BE DR 35.
- SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150 mm DIAMETER MINIMUM, PVC DR 28 INSTALLED AT 2 PERCENT AND THE COLOUR SHALL BE GREEN, FOR SINGLE RESIDENTIAL DWELLINGS.
- EMBEDMENT MATERIAL FOR FLEXIBLE PIPE SHALL BE ACCORDING TO OPSD 802.010 AND USING GRANULAR A NATIVE OR GRANULAR A RCM ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- BEDDING FOR RIGID PIPE SHALL BE CLASS B BEDDING MATERIAL ACCORDING TO OPSD 802.031 AND USING GRANULAR A NATIVE OR GRANULAR A RCM BEDDING MATERIAL ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- ULTRA-RIP PIPE IS NOT PERMITTED WITHIN THE MUNICIPAL RIGHT-OF-WAY.
- MAINTENANCE HOLES SHALL BE ACCORDING TO T-701.010 (1200 mm), T-710.011 (1500 mm), T-701.012-1 (1800 mm) OR T-701.013 (2400 mm). FRAME AND COVER SHALL BE ACCORDING TO OPSD 401.010 TYPE A CLOSED (SANITARY AND STORM).
- MAINTENANCE HOLE CHAMBER OPENINGS MUST BE LOCATED ON THE UPSTREAM SIDE OF THE MAINTENANCE HOLE.
- BENCHING DETAILS SHALL BE ACCORDING TO T-701.021 OR AS SHOWN ON THE DRAWINGS.
- DROP STRUCTURES SHALL BE ACCORDING TO T-1003.01 (EXTERNAL) AND T-1003.01-2 (INTERNAL).
- SANITARY MAINTENANCE HOLES SHALL HAVE WATER TIGHT FRAMES AND COVERS IN PONDING AREAS ACCORDING TO OPSD 401.030.
- REINFORCED CONCRETE PIPE SHALL BE MINIMUM 65-D. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLES 807.010 AND 807.030.
- NON-REINFORCED CONCRETE PIPE 150 mm TO 250 mm SHALL BE CLASS 3. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLES 807.040.
- THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SANITARY SEWERS, INCLUDING PICTORIAL REPORT. TWO (2) CD COPIES IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION.

WATERMAIN NOTES:

- PVC WATERMANS SHALL BE MINIMUM DR 18 CLASS 235 (AWWA) C900-07 OR MOLECULARLY ORIENTED POLYVINYL CHLORIDE (PVC) PIPES RANGING IN SIZE FROM 100 mm TO 300 mm IN DIAMETER PRESSURE CLASS 235 AWWA C909-09. PVC PIPES RANGING IN SIZE FROM PRESSURE RATINGS 235, DR 18, ACCORDING TO AWWA C905-10.
- EMBEDMENT MATERIAL FOR FLEXIBLE PIPE SHALL BE ACCORDING TO OPSD 802.010 AND USING GRANULAR A ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- MINIMUM COVER ON WATERMANS SHALL BE 1.8 m.
- ALL HYDRANTS SHALL BE CONSTRUCTED ACCORDING TO T-1105.01.
- HYDRANT LEADS SHALL BE MINIMUM DR 18 CLASS 235 (AWWA) C900-07 OR PRESSURE CLASS 235 AWWA C909-09.
- ALL SERVICE CONNECTION SHALL BE CONSTRUCTED ACCORDING TO T-1104.01, T-1104.02-1, T-1104.02-3, T-1105.02-1 AND T-1105.02-2.
- SINGLE WATER SERVICE CONNECTIONS SHALL BE A MINIMUM OF 19 mm DIA. TYPE "K" SOFT COPPER ACCORDING TO T-1104.01. WHEN SERVICE LENGTH EXCEEDS 30 m, THE DIAMETER SHALL BE 25 mm DIA.
- ALL CURB AND VALVE BOXES TO BE LOCATED AT STREET LINE.
- MECHANICAL THRUST RESTRAINTS SHALL BE INSTALLED AT ALL FITTINGS, BENDS, TEES, CROSSES, REDUCERS AND VALVES FOR ALL WATERMAIN SIZES. MECHANICAL RESTRAINTS AT JOINTS SHALL BE INSTALLED AT EVERY PIPE JOINT 6.1 m OF EITHER SIDE OF THE VALVE FOR WATERMANS 100 mm DIAMETER OR LARGER.
- ALL TEES, PLUGS, HORIZONTAL, VERTICAL BENDS, REDUCERS AND HYDRANTS TO HAVE CONCRETE THRUST BLOCKS ACCORDING TO T-1103.01 AND T-1103.020.
- WATERMANS MUST FOLLOW THE ONTARIO MINISTRY OF THE ENVIRONMENT PROCEDURE F-6-1 THAT GOVERN THE SEPARATION OF SEWERS AND WATERMANS. A MINIMUM VERTICAL CLEARANCE OF 30 m WHEN CROSSING OVER AND 0.5 m WHEN CROSSING UNDER SEWER AND ALL OTHER UTILITIES IS REQUIRED. MUST ALSO MAINTAIN 2.5 m HORIZONTAL SEPARATIONS WITH SEWERS.
- ALL VALVES LESS THAN 400 mm WILL BE IN A VALVE AND BOX ACCORDING TO T-1101.02-2. ALL VALVES 400 mm AND LARGER SHALL BE IN A CHAMBER.
- SACRIFICIAL ANODES SHALL BE INSTALLED ON ALL METALLIC PIPES AND APPURTENANCES, WATER SERVICES AND FITTINGS ACCORDING TO T-1106.04, T-1106.05, T-1106.06 AND TS 7.22.
- TRACER WIRE INSTALLATION SHALL BE ACCORDING TO TS 7.40.
- HYDROSTATIC PRESSURE TEST AND LEAKAGE TESTING OF THE WATERMAIN SHALL BE ACCORDING TO TS 44.1.
- THE NEW WATERMAIN SHALL BE ISOLATED ACCORDING TO T-1104.03-4 UNTIL BACTERIOLOGICAL TESTS ARE SATISFACTORILY COMPLETED.
- PROVISIONS FOR FLUSHING THE WATER MAIN PRIOR TO TESTING AND SO FORTH MUST BE PROVIDED WITH AT LEAST A 50 mm OUTLET ON 100 mm AND LARGER LINES ACCORDING TO T-1104.03-1. COPPER WATER SERVICES SHALL HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE, ON FIRE LINES, FLUSHING OUTLET TO BE 50 mm DIAMETER MINIMUM OR A HYDRANT.
- DISINFECTION OF THE WATERMAIN SHALL BE ACCORDING TO TS 7.30 AND SHALL INCLUDE ALL NEW WATER SERVICES 100 mm DIA AND LARGER.
- TORONTO WATER REQUIRES THAT THE NEW DISTRIBUTION SYSTEM REMAIN ISOLATED UNTIL SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE RECEIVED. ECS CONTRACTOR ADMINSTRATOR SHALL NOTIFY TORONTO WATER WHEN SAMPLE RESULTS HAVE PASSED IN ORDER TO PROCEED WITH REMOVAL OF THE BLOW-OFF AND BACK FILLING OF THE ACCESS PIT.
- AFTER SATISFACTORY DISINFECTION OF THE NEW WATERMAIN IS ACHIEVED, PERMANENT CONNECTIONS TO THE EXISTING WATERMAIN(S) WITH A FILTER PIECE SHALL BE MADE ACCORDING TO TS 7.70.
- CITY IN-SERVICE WATER VALVES, CURB STOPS, FIRE HYDRANTS CAN ONLY BE OPERATED BY TORONTO WATER STAFF.
- ALL NEW WATERMANS SHALL BE INSULATED WHERE THE COVER IS LESS THAN 1.65 m ACCORDING TO T-708.01-4.
- THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE, CHAPTER 851 WATER SUPPLY, THE BUILDING CODE, AND CSA B64 SERIES STANDARDS.
- THE LOCATION OF THE WATER METER SHALL BE TO TORONTO WATER'S SATISFACTION.

KEY PLAN
SCALE: N.T.S.

LEGEND:

- SITE PROPERTY LINE
- LIMIT OF CONSTRUCTION
- BUILDING ABOVE
- BUILDING AT GROUND LEVEL
- STORM SEWER AND MANHOLE
- SANITARY SEWER AND MANHOLE
- WATERMAIN
- EXISTING STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- CATCHBASIN / DOUBLE CATCHBASIN
- HYD
- VALVE & BOX
- WATER METER
- BACKFLOW PREVENTOR
- DETECTOR ASSEMBLY
- SIAMESE CONNECTION

SITE PLAN

PREPARED BY: WZMH ARCHITECTS

DATE: MAY 12, 2023

TOPOGRAPHIC & LEGAL

PREPARED BY: SCHAEFFER DZALDOV BENNETT LTD.

DATE: JUNE 26, 2013

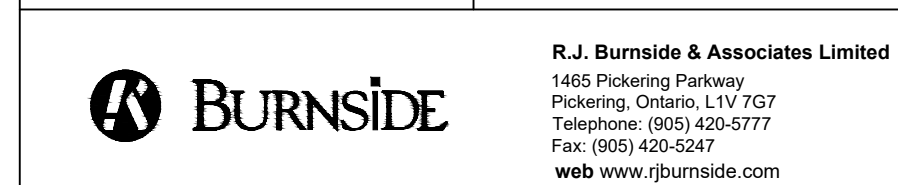
BENCHMARK NOTES

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCHMARK No. NY0946 HAVING A PUBLISHED ELEVATION OF 143.162 METRES.

Notes

- This drawing is the exclusive property of R. J. Burnside & Associates Limited. The reproduction of any part without prior written consent of this office is strictly prohibited.
- The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.
- This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.

No.	Issue / Revision	Date	Auth.
0	ISSUED FOR ZBA	7/15/2022	LG
1	RE-ISSUED FOR ZBA	2/7/2023	LG
2	RE-ISSUED FOR ZBA	4/5/2023	LG
3	2nd ZBA SUBMISSION	6/30/2023	LG



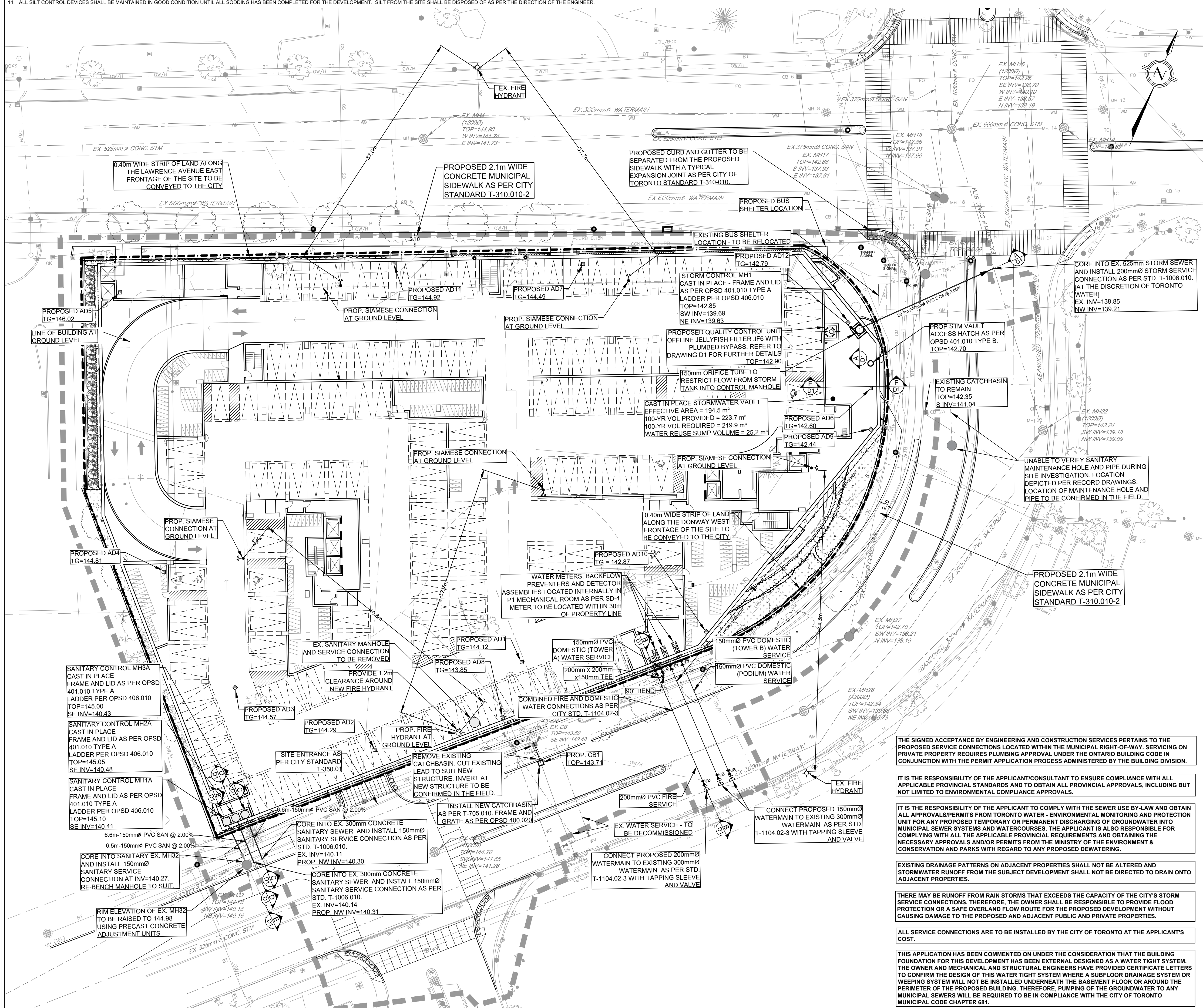
Client: **FCHT HOLDINGS (ONTARIO) CORPORATION**
85 HANNA AVENUE, SUITE 400
TORONTO, ONTARIO
M6K 3S3

Project Name: **895 LAWRENCE AVENUE EAST**
NORTH YORK, ON M3C 3L2

Drawing Title: SERVICING PLAN

Drawn	Checked	Designed	Checked	Date	Drawing No.
CLM	GP	LG	JM	20/12/23	
Project No. 300251428.0000	Contract No.	Revision No.			S1

Scale: 1:300



THE SIGNED ACCEPTANCE BY ENGINEERING AND CONSTRUCTION SERVICES PERTAINS TO THE PROPOSED SERVICE CONNECTIONS LOCATED WITHIN THE MUNICIPAL RIGHT-OF-WAY, SERVICING ON PRIVATE PROPERTY REQUIRES PLUMBING APPROVAL UNDER THE ONTARIO BUILDING CODE IN CONJUNCTION WITH THE PERMIT APPLICATION PROCESS ADMINISTERED BY THE BUILDING DIVISION.

IT IS THE RESPONSIBILITY OF THE APPLICANT/CONSULTANT TO ENSURE COMPLIANCE WITH ALL APPLICABLE PROVINCIAL STANDARDS AND TO OBTAIN ALL PROVINCIAL APPROVALS, INCLUDING BUT NOT LIMITED TO ENVIRONMENTAL COMPLIANCE APPROVALS.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLY WITH THE SEWER USE BY-LAW AND OBTAIN ALL APPROVALS/PERMITS FROM TORONTO WATER. ENVIRONMENTAL MONITORING AND 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 THE ENVIRONMENT & CONSERVATION AND PARKS WITH REGARD TO ANY PROPOSED DEWATERING.

EXISTING DRAINAGE PATTERNS ON ADJACENT PROPERTIES SHALL NOT BE ALTERED AND STORMWATER RUNOFF FROM THE SUBJECT DEVELOPMENT SHALL NOT BE DIRECTED TO DRAIN ONTO ADJACENT PROPERTIES.

THERE MAY BE RUNOFF FROM RAIN STORMS THAT EXCEEDS THE CAPACITY OF THE CITY'S STORM SERVICE CONNECTIONS. THEREFORE, THE OWNER SHALL BE RESPONSIBLE TO PROVIDE FLOOD PROTECTION OR A SAFE OVERLAND FLOW ROUTE FOR THE PROPOSED DEVELOPMENT WITHOUT CAUSING DAMAGE TO THE PROPOSED AND ADJACENT PUBLIC AND PRIVATE PROPERTIES.

ALL SERVICE CONNECTIONS ARE TO BE INSTALLED BY THE CITY OF TORONTO AT THE APPLICANT'S COST.

THIS APPLICATION HAS BEEN COMMENTED ON UNDER THE CONSIDERATION THAT THE BUILDING FOUNDATION FOR THIS DEVELOPMENT HAS BEEN EXTERNALLY DESIGNED AS A WATER TIGHT SYSTEM. THE OWNER AND MECHANICAL AND STRUCTURAL ENGINEERS HAVE PROVIDED CERTIFICATE LETTERS TO CONFIRM THE DESIGN OF THIS WATER TIGHT SYSTEM WHERE A SUBFLOOR DRAINAGE SYSTEM OR WEEPING SYSTEM WILL NOT BE INSTALLED UNDERNEATH THE BASEMENT FLOOR OR AROUND THE PERIMETER OF THE PROPOSED BUILDING. THEREFORE, PUMPING OF THE GROUNDWATER TO ANY MUNICIPAL SEWERS WILL BE REQUIRED TO BE IN COMPLIANCE WITH THE CITY OF TORONTO MUNICIPAL CODE CHAPTER 681.

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GRADING NOTES

- ALL AREA GRADING AND RESULTING DRAINAGE PATTERNS SHALL NOT ADVERSELY AFFECT ADJACENT LANDS.
- THE STORM DRAINAGE SHALL BE SELF CONTAINED WITHIN THE SUBJECT PROPERTY UNTIL IT CAN BE DISCHARGED, REUSED, INFILTRATED AND/OR EVAPOTRANSPIRED IN A MANNER ACCEPTABLE TO THE CITY.
- MINIMUM GENERALLY ACCEPTED GRADIENT - 2.0%. MAXIMUM GENERALLY ACCEPTABLE GRADIENT - 4.0%.
- MAXIMUM ACCEPTABLE SLOPE 3 PARTS HORIZONTAL TO 1 PART VERTICAL.
- 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.
- THE MINIMUM GRADIENT ON ANY DRIVEWAY SHALL BE 2.0%. THE MAXIMUM DRIVEWAY GRADIENT IS 8.0%.
- RETAINING WALLS SHALL BE CONSTRUCTED ENTIRELY ON THE UPPER PROPERTY SO THAT TIE BACKS (IF REQUIRED) DO NOT CROSS PROPERTY BOUNDARIES.
- MAXIMUM PONDING DEPTH 0.3M.
- 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.
- MINIMUM SWALE GRADIENT - 2.0%
- MINIMUM SWALE DEPTH- 150MM
- ALL SWALES OR DITCHES HAVING A VELOCITY IN EXCESS OF 1.5 M/S SHALL BE DESIGNED TO INCORPORATE EROSION PROTECTION.
- WHERE NEW ASPHALT MATCHES EXISTING ASPHALT, GRIND EXISTING ASPHALT A MINIMUM OF 300MM WIDE AND 40MM DEEP FOR KEYING. APPLY HOT RUBBER SEALING COMPOUND IN ACCORDANCE WITH OPS5 1212. ALL SURFACES TO BE TACK COATED WITH SS-1.
- STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT AS PER DETAIL ON THIS DRAWING. ALL JOINTS MUST BE SEALED AS PER DETAIL.
- THE CONCRETE CURB, CONCRETE SIDEWALK AND ALL RESTORATION ALONG FRONTING ROADWAYS TO THE SITE WILL BE CONSTRUCTED AND CARRIED OUT IN ACCORDANCE WITH CITY OF TORONTO STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - T-350.01 - URBAN ENTRANCES;
 - T-310.050-8 - DRIVEWAY THICKNESS;
 - T-310.010-2 - CONCRETE SIDEWALK WITH BOULEVARD;
 - T-600.11-1 - CONCRETE CURB (BORDERING DRIVEWAY ENTRANCE);
 - T-600.05-1 - CONCRETE CURB AND GUTTER.
 REFER TO DETAIL DRAWING D1 FOR STANDARD DETAILS
- UNLESS INDICATED OTHERWISE, ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE UNDERTAKEN IN ACCORDANCE WITH CITY OF TORONTO DESIGN STANDARDS AND SPECIFICATION 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.
- NO PORTION OF THE 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 ENGINEERING AND CONSTRUCTION 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.
- THE REMOVAL OF TREES REQUIRES THE APPROVAL OF PARKS, FORESTRY & RECREATION DIVISION (CONTACT SUPERVISOR URBAN FORESTRY).
- 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 BE SODDED AS PER T.S. 5.00 & T.S. 5.10.
- ANY DAMAGE TO PROPERTY ADJACENT TO THE CONSTRUCTION SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONCRETE SIDEWALK TO BE COMPLETE WITH 150MM GRANULAR BASE AS OUTLINE IN CITY OF TORONTO SPECIFICATION T.S. 3.70 OR AS DIRECTED BY THE CITY INSPECTOR.
- SUBGRADE SHALL BE GRADED AND COMPACTED TO 98 % STD. PROCTOR DENSITY FREE OF DEPRESSIONS.
- MINIMUM HEAVY DUTY PAVEMENT STRUCTURE THICKNESSES TO BE AS PER CITY OF TORONTO STANDARD T-216.02-6. REFER TO DRAWING G1 FOR HEAVY DUTY ASPHALT PAVEMENT AREAS.
- ALL ASPHALT PAVEMENT AND CONCRETE SIDEWALK AND CURB TO BE SAW CUT PRIOR TO REMOVAL.
- ALL DISTURBED ASPHALT PAVEMENT SHALL BE RESTORED WITH HOT LAID ASPHALT MATCHING THE EXISTING LAYERS AND DEPTHS USING HL8 FOR THE BASE AND HL3 FOR THE TOP LIFT. THE EXISTING ASPHALT SHALL BE SAW CUT AND REMOVED (FULL DEPTH) A MIN. DISTANCE OF 300mm FROM THE FACE OF THE TRENCH.
- MUNICIPAL ROADWAY SUBDRAINS AS PER CITY STANDARD T-216.02-8.
- A ROAD OCCUPANCY PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL RIGHT OF WAY.

KEY PLAN
SCALE: N.T.S.

LEGEND:

- SITE PROPERTY LINE
- LIMIT OF CONSTRUCTION
- BUILDING ABOVE
- UNDERGROUND LIMIT
- EXISTING ELEVATIONS
- EXISTING ELEVATIONS TO MATCH
- FINISHED GROUND ELEVATION
- TOP OF CURB ELEVATION
- TOP OF WALL ELEVATION
- SWALE ELEVATION
- OVERLAND FLOW ROUTE
- PROPOSED SLOPES
- CATCHBASIN / DOUBLE CATCHBASIN
- AREA DRAIN
- TRENCH DRAIN
- HYD
- HYDRANT AND VALVE
- VALVE & BOX
- SIAMSESE CONNECTION
- PONDING AREA

SITE PLAN

PREPARED BY: WZMH ARCHITECTS
DATE: MAY 12, 2023
TOPOGRAPHIC & LEGAL
PREPARED BY: SCHAEFFER DZALDOV BENNETT LTD.
DATE: JUNE 26, 2013

BENCHMARK NOTES
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCHMARK NO. N9046 HAVING A PUBLISHED ELEVATION OF 143.162 METRES.

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0	ISSUED FOR ZBA	7/15/2022	LG
1	RE-ISSUED FOR ZBA	2/7/2023	LG
2	RE-ISSUED FOR ZBA	4/5/2023	LG
3	2nd ZBA SUBMISSION	6/30/2023	LG



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Pickering, Ontario, L1V 7G7
Telephone: (905) 420-5777
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www.rjburnside.com

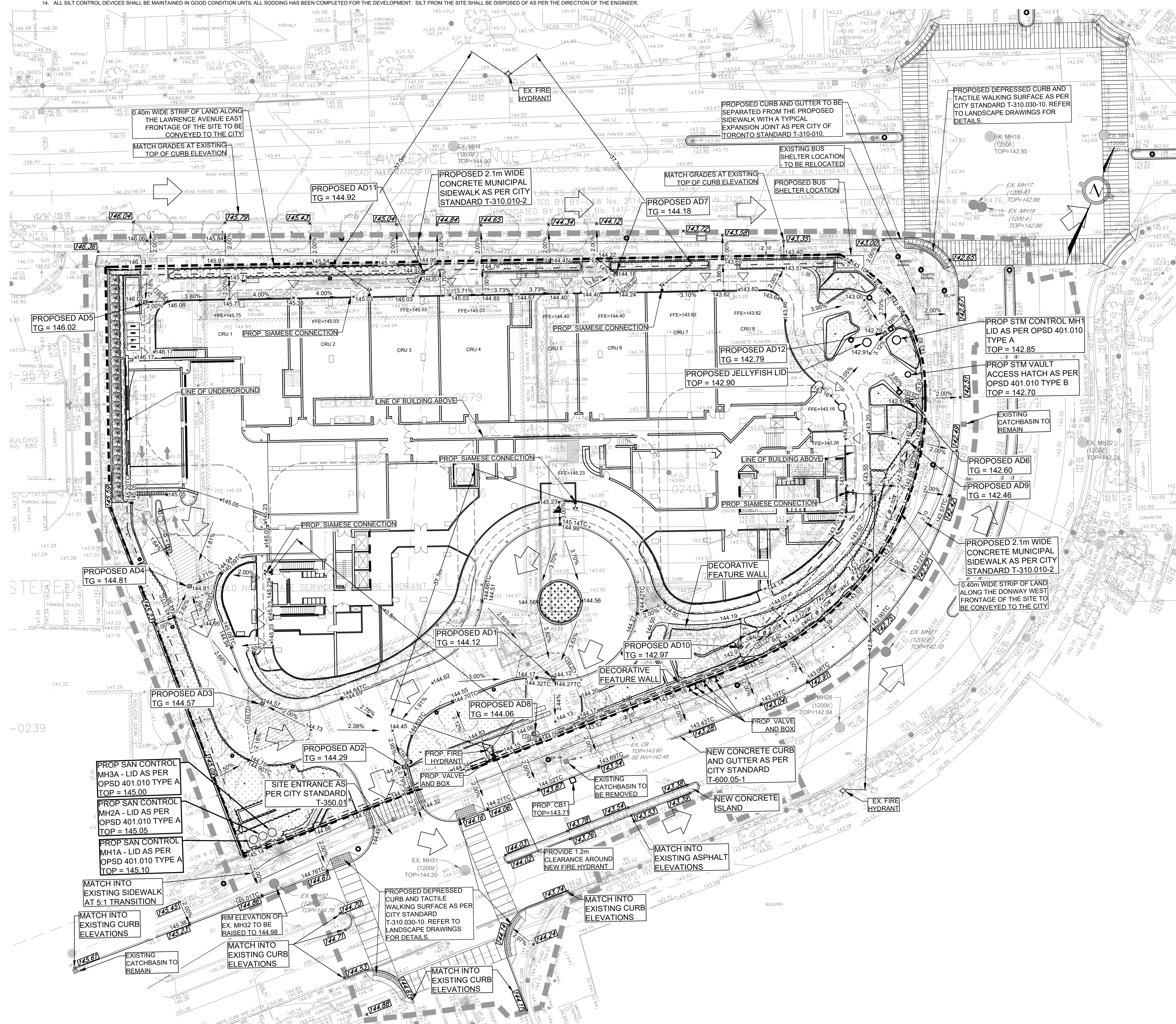
Client: **FCHT HOLDINGS (ONTARIO) CORPORATION**
85 HANNA AVENUE, SUITE 400
TORONTO, ONTARIO
M6K 3S3

Project Name: **895 LAWRENCE AVENUE EAST**
NORTH YORK, ON M3C 3L2

Drawing Title: **GRADING PLAN**

Drawn	Checked	Designed	Checked	Date	Drawing No.
CL	GP	JM	LG	20/12/23	
Project No:	Contract No.	Revision No.			
300251428.0000					
Scale: 1:300					

G1

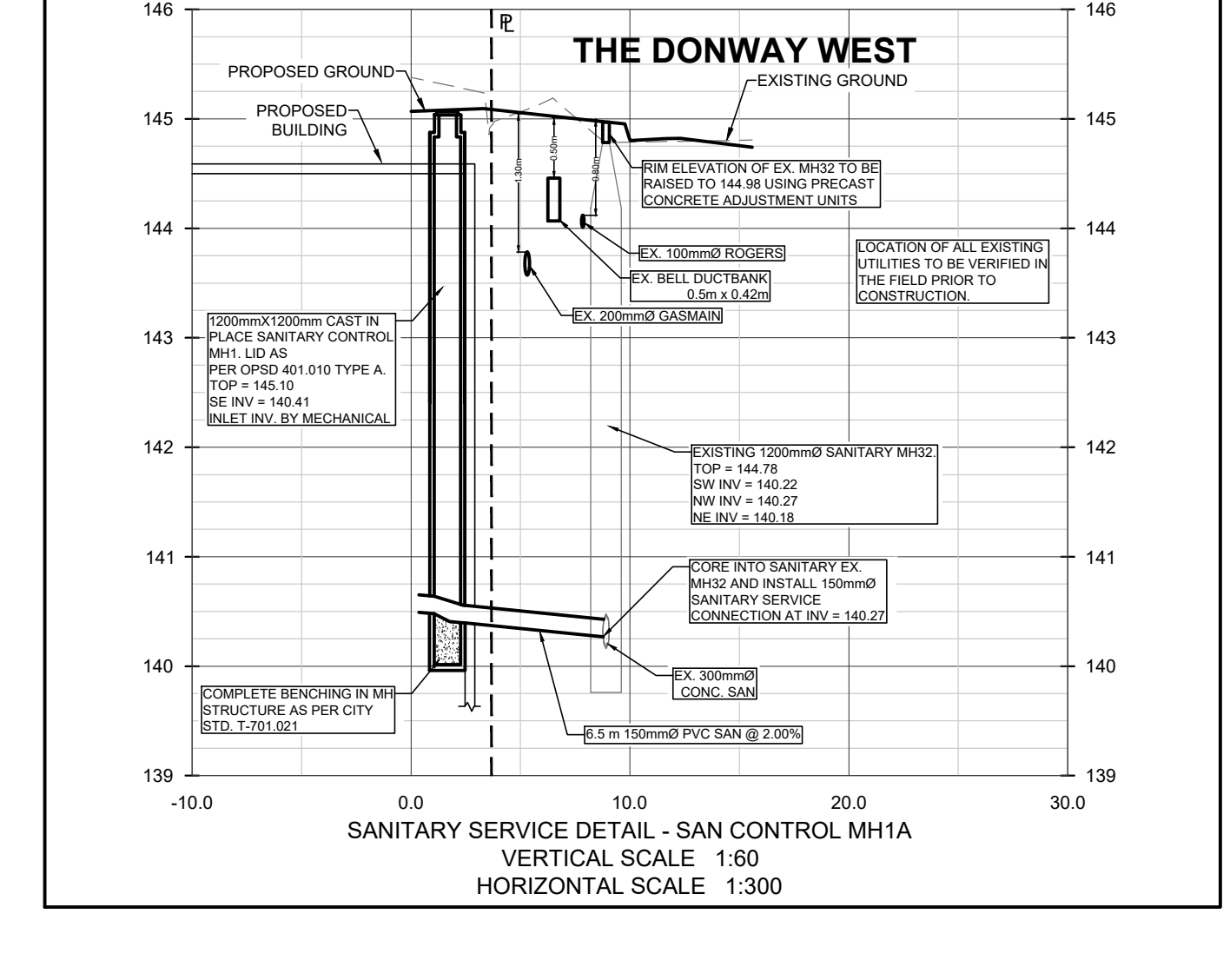
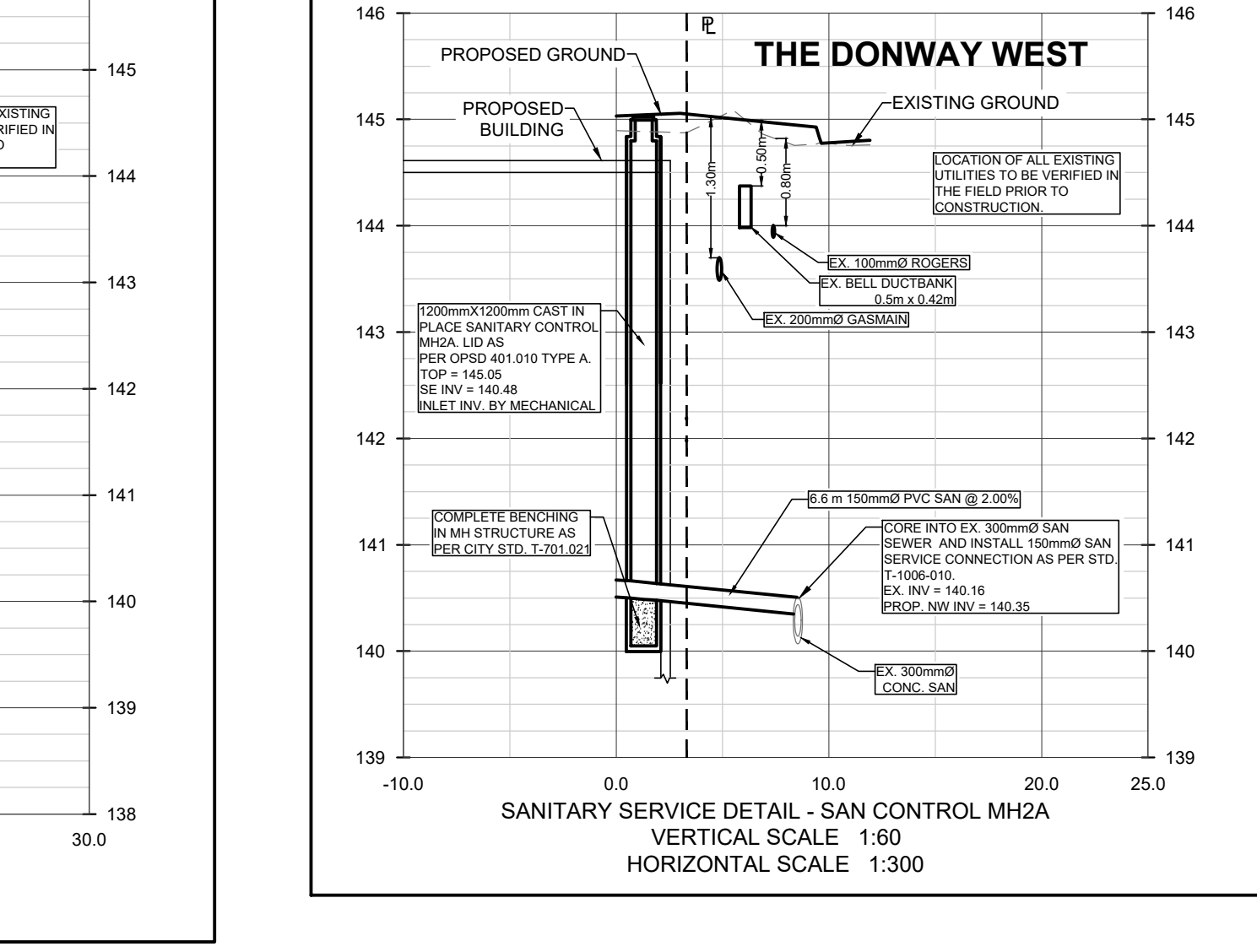
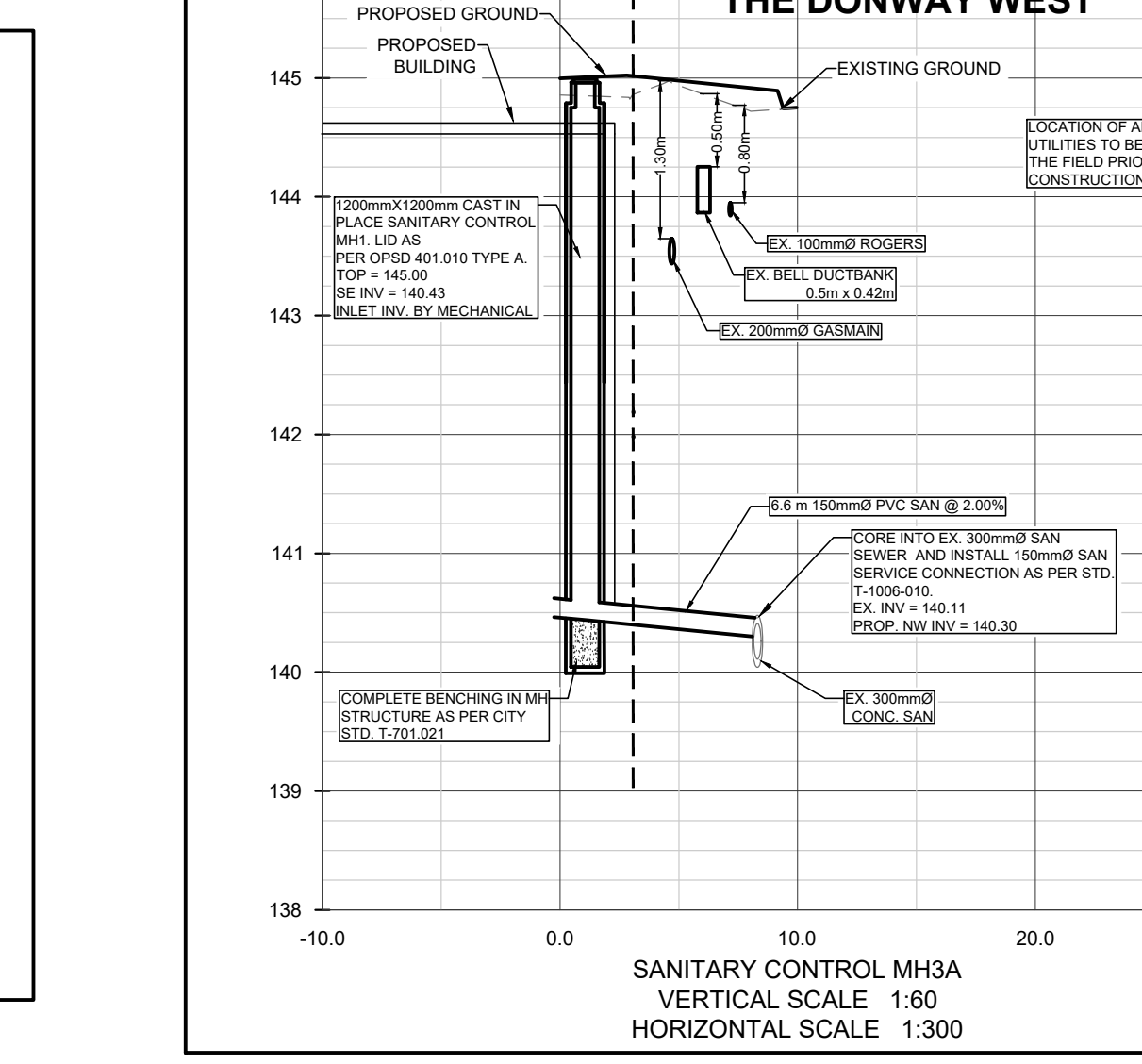
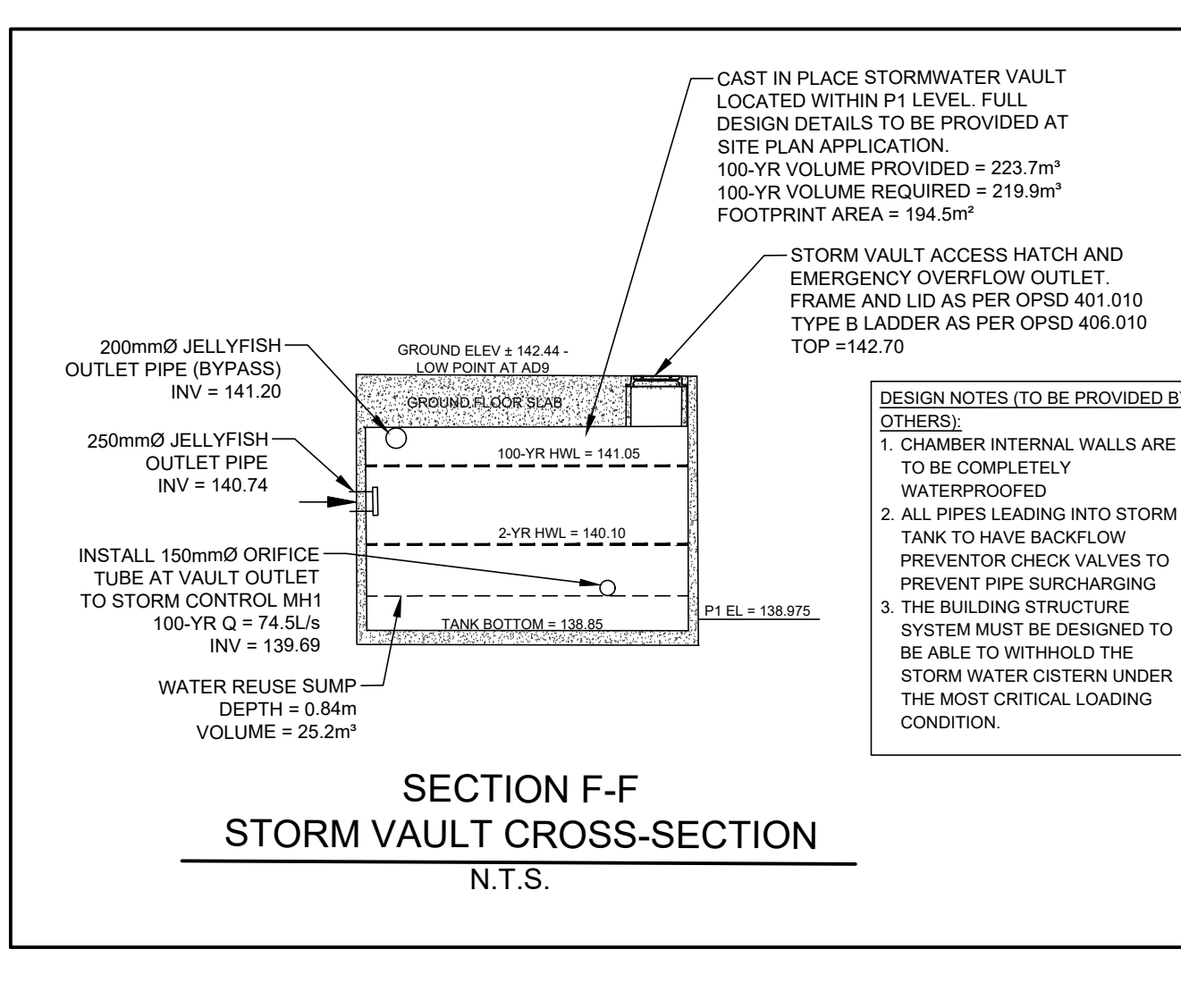
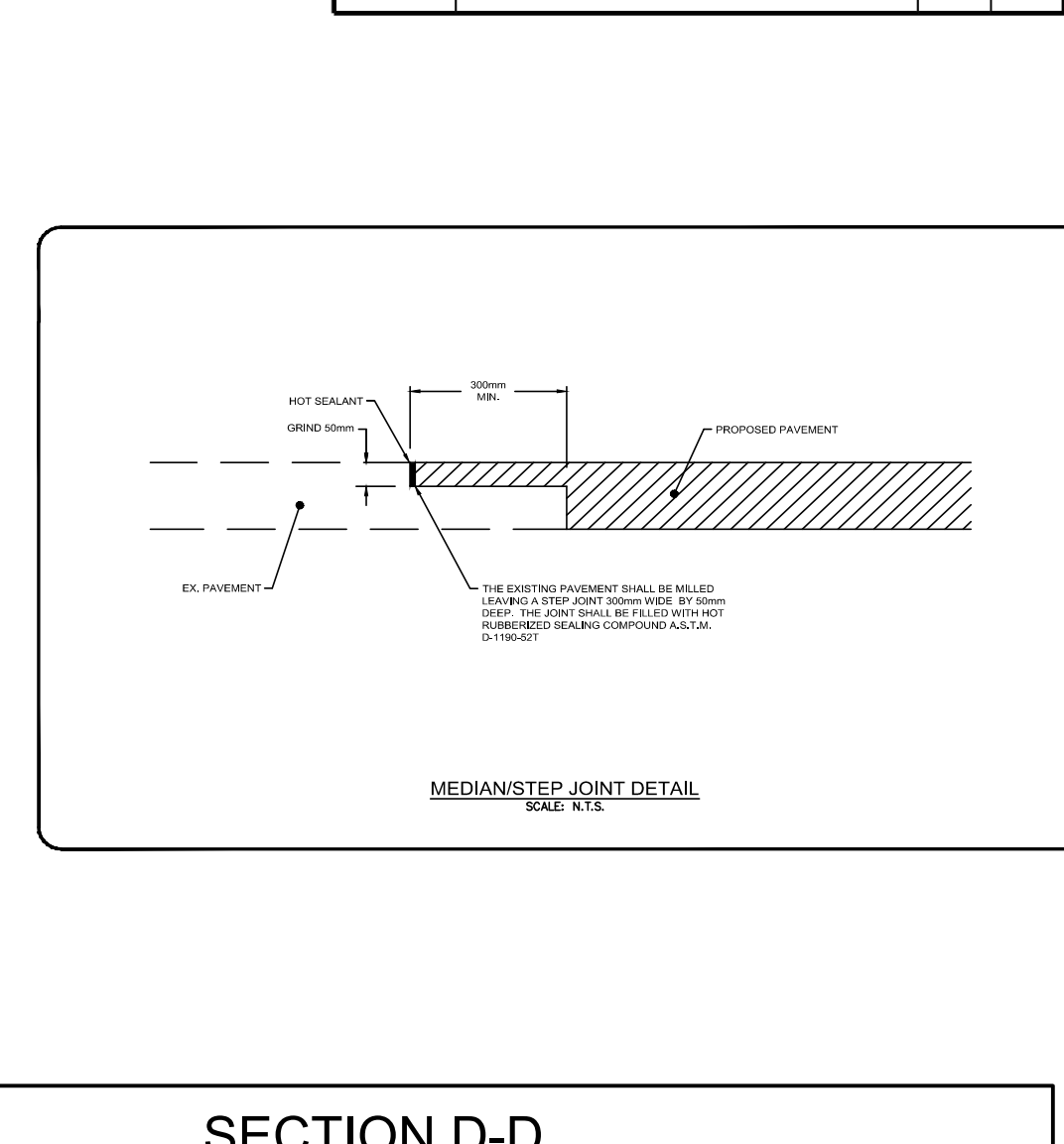
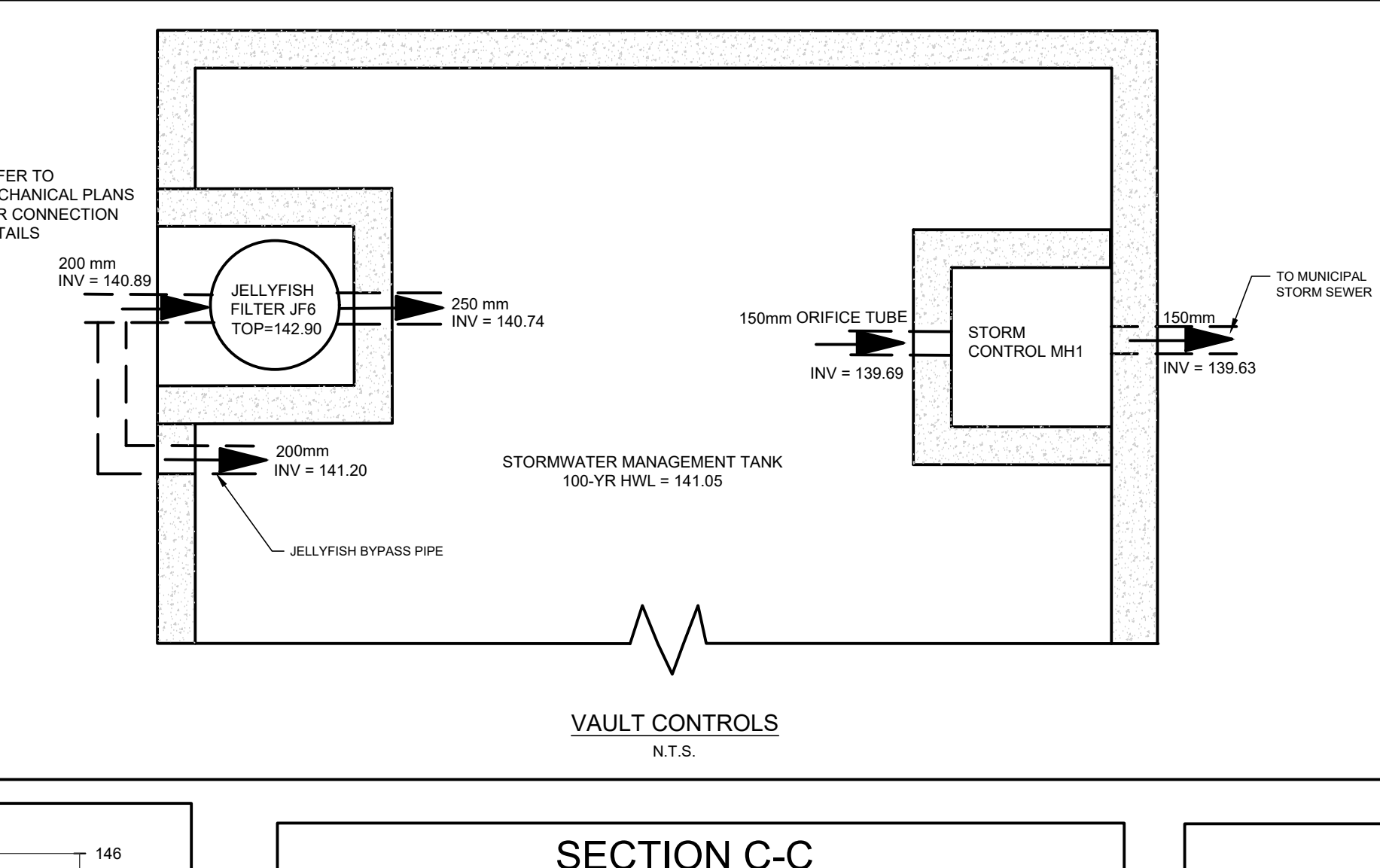
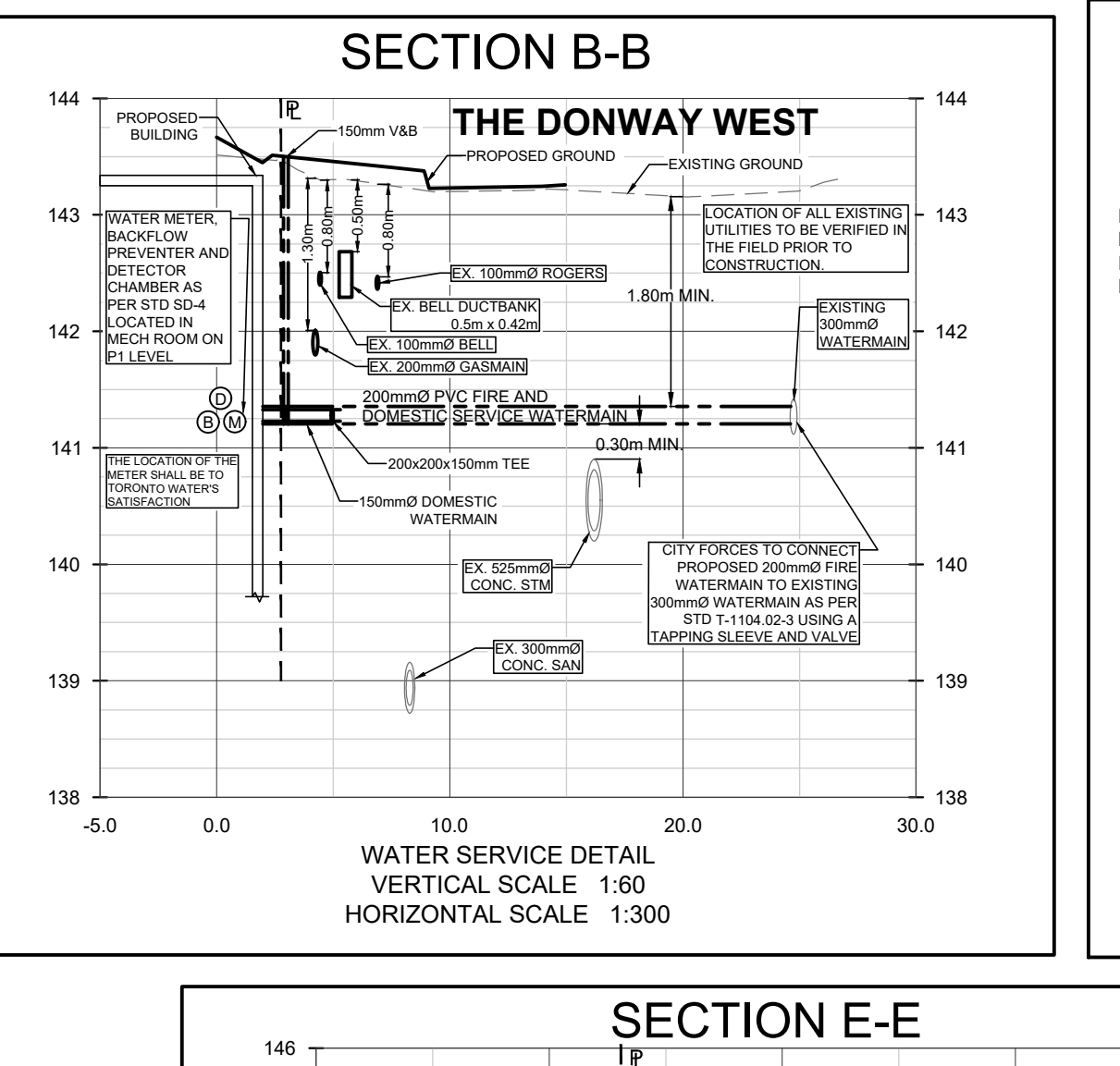
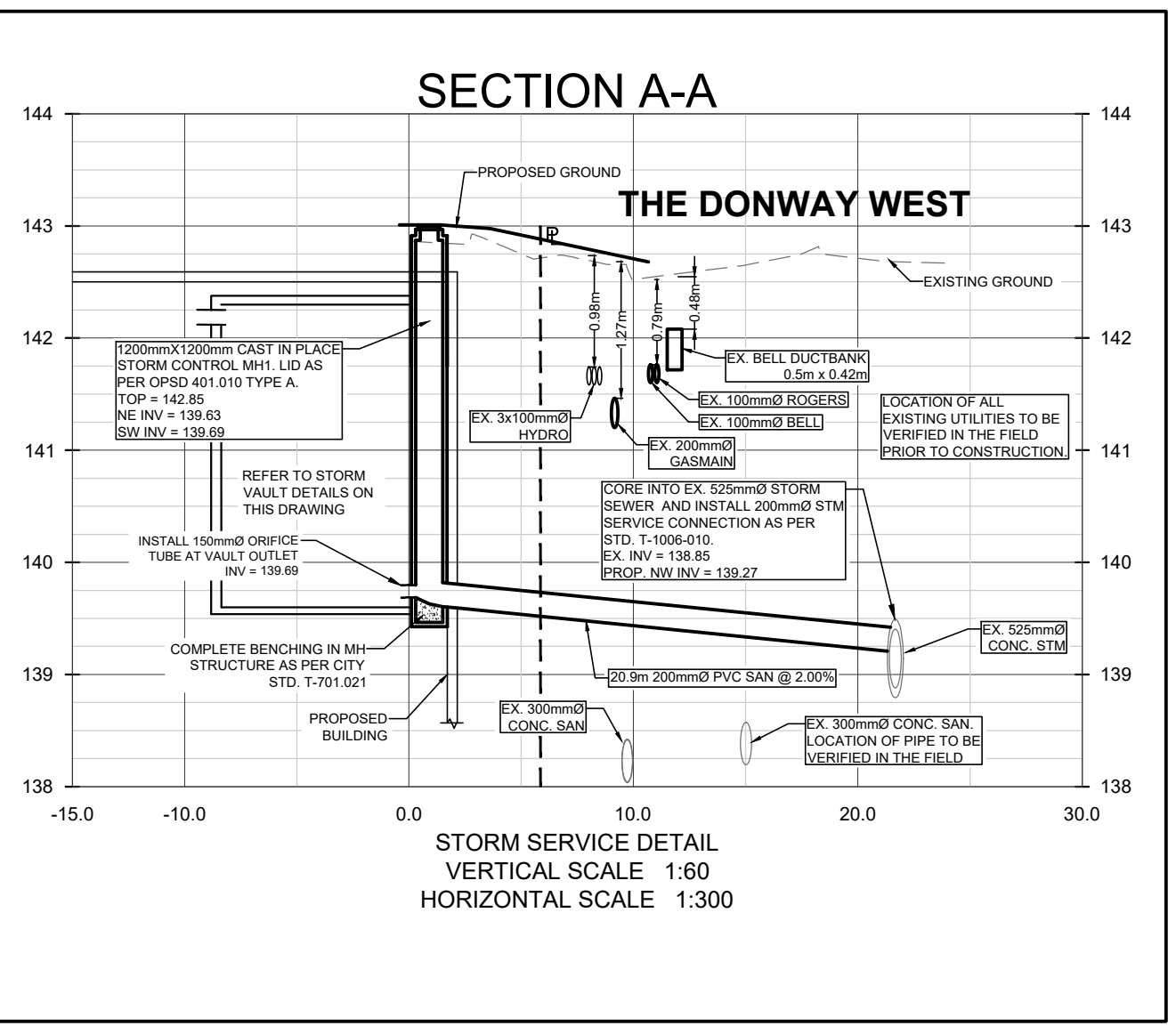
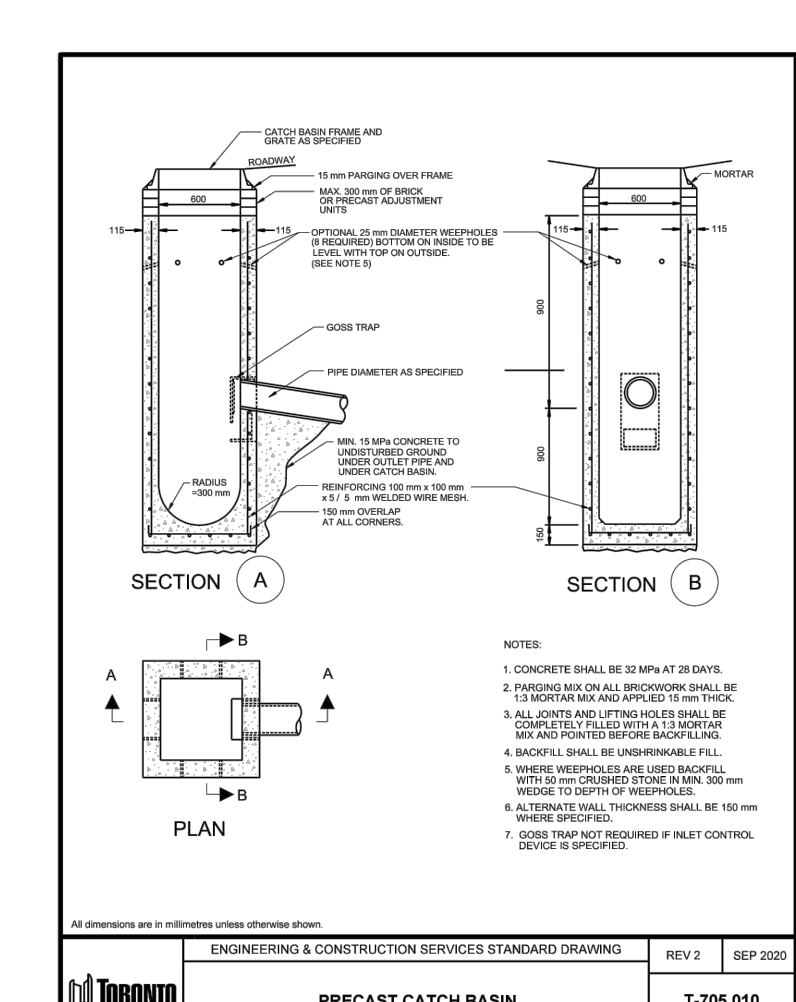
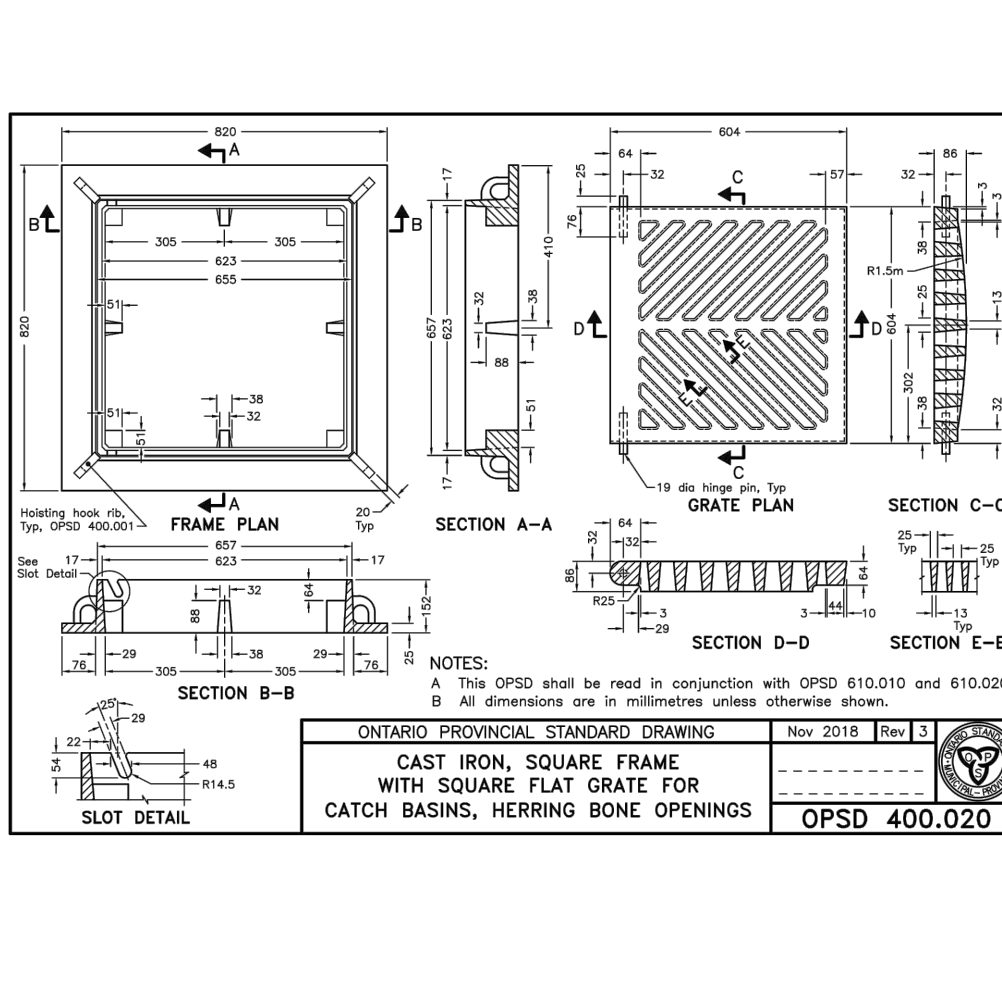
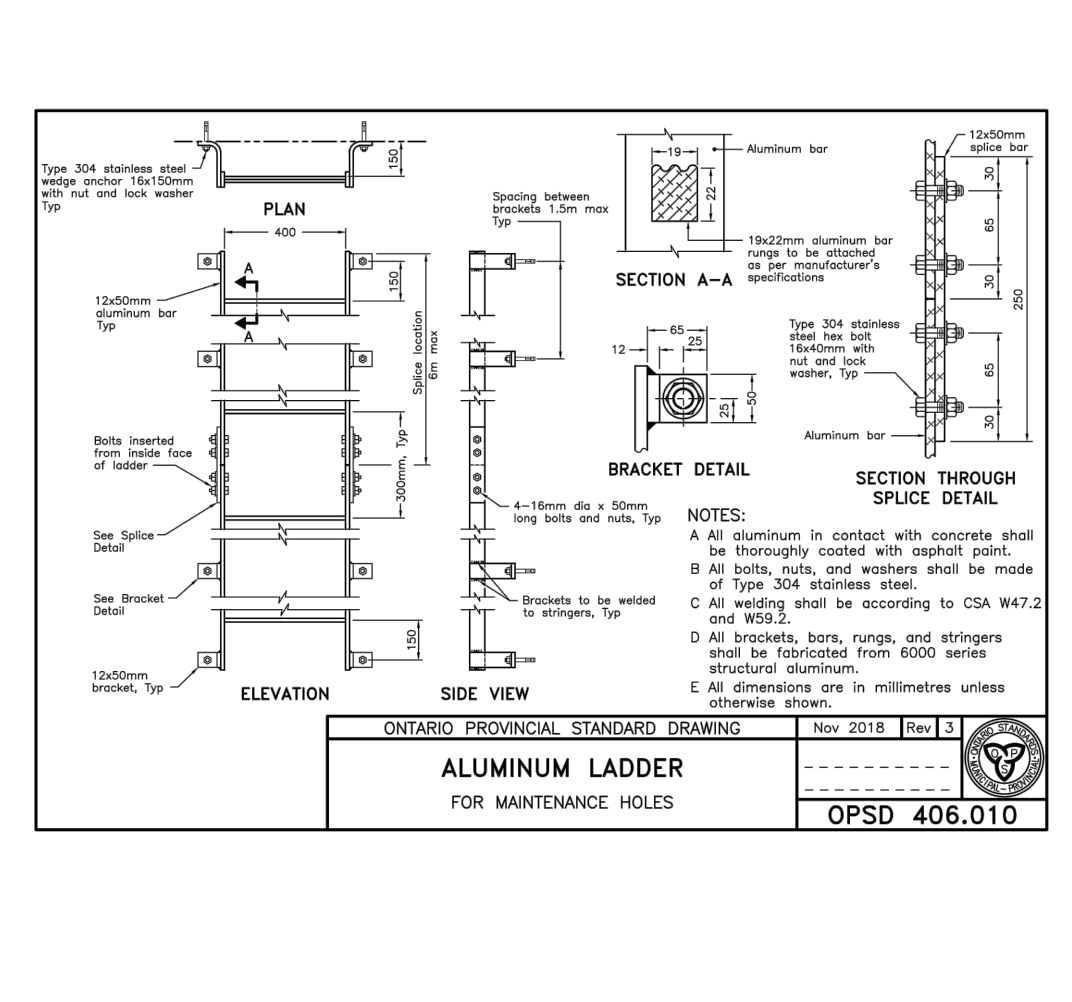
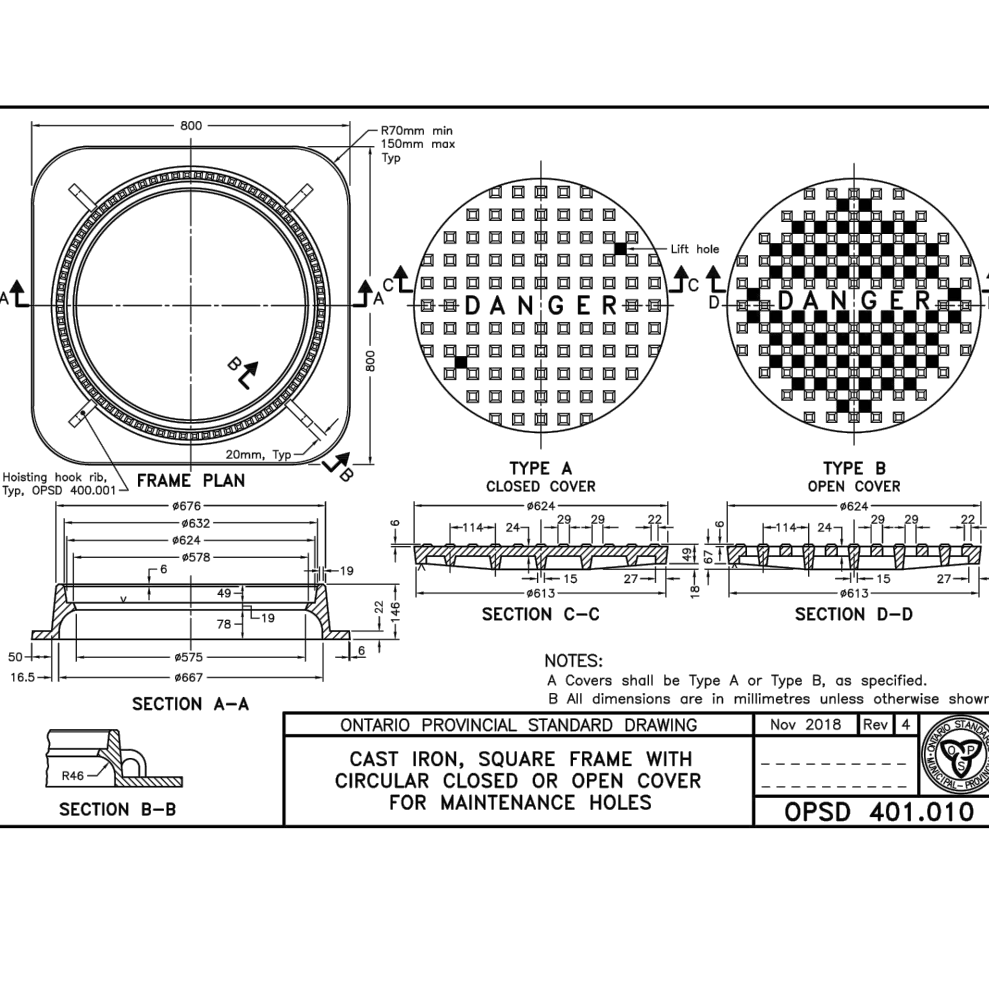
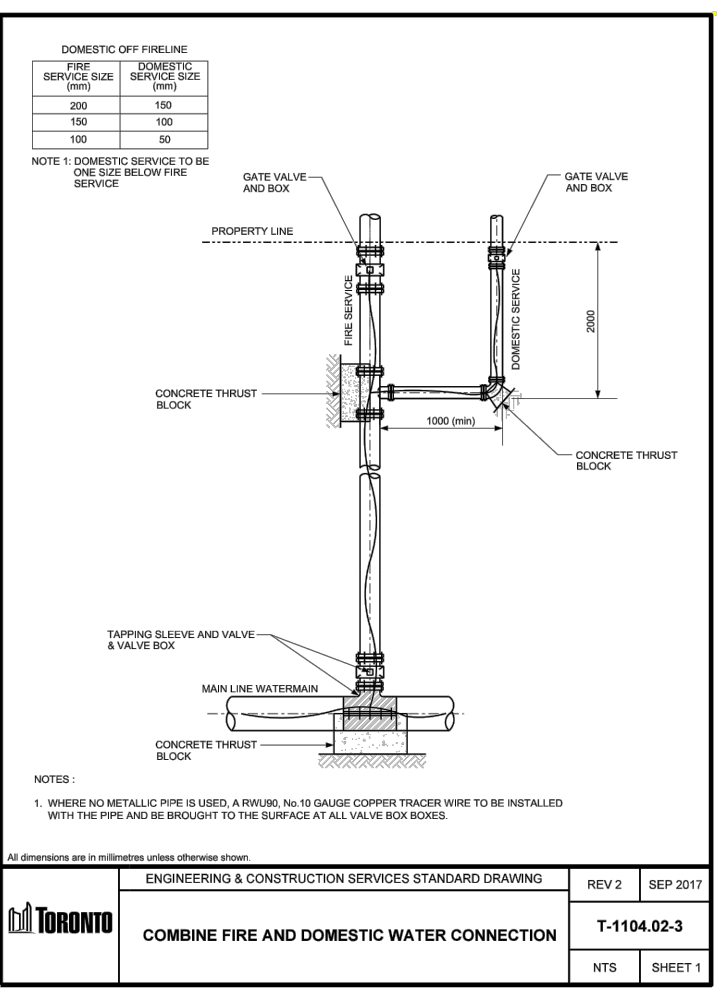
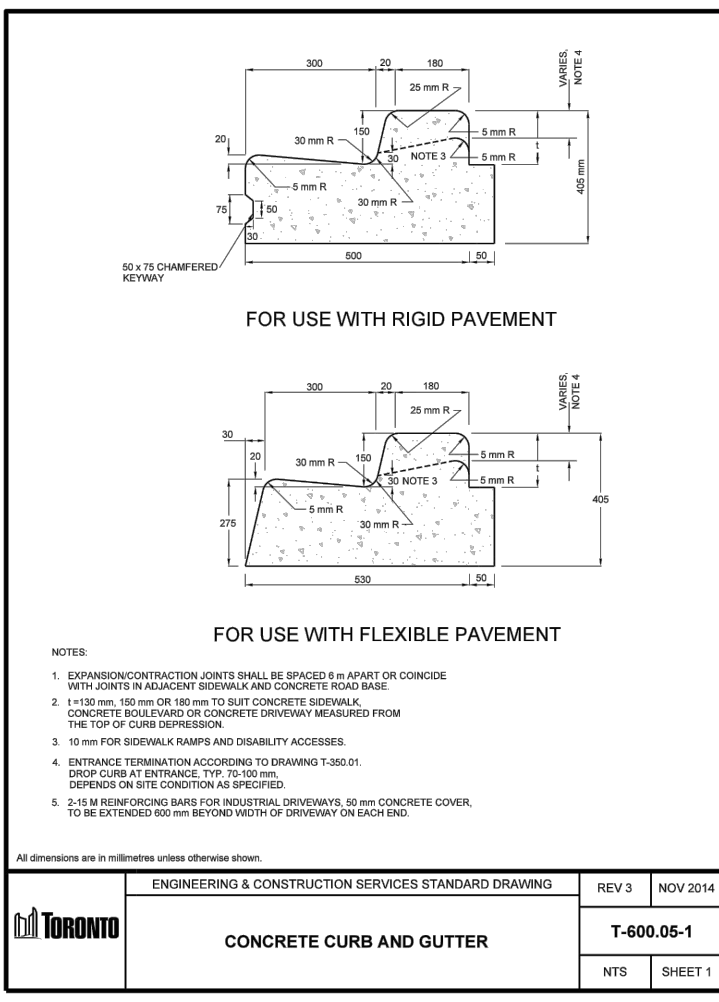
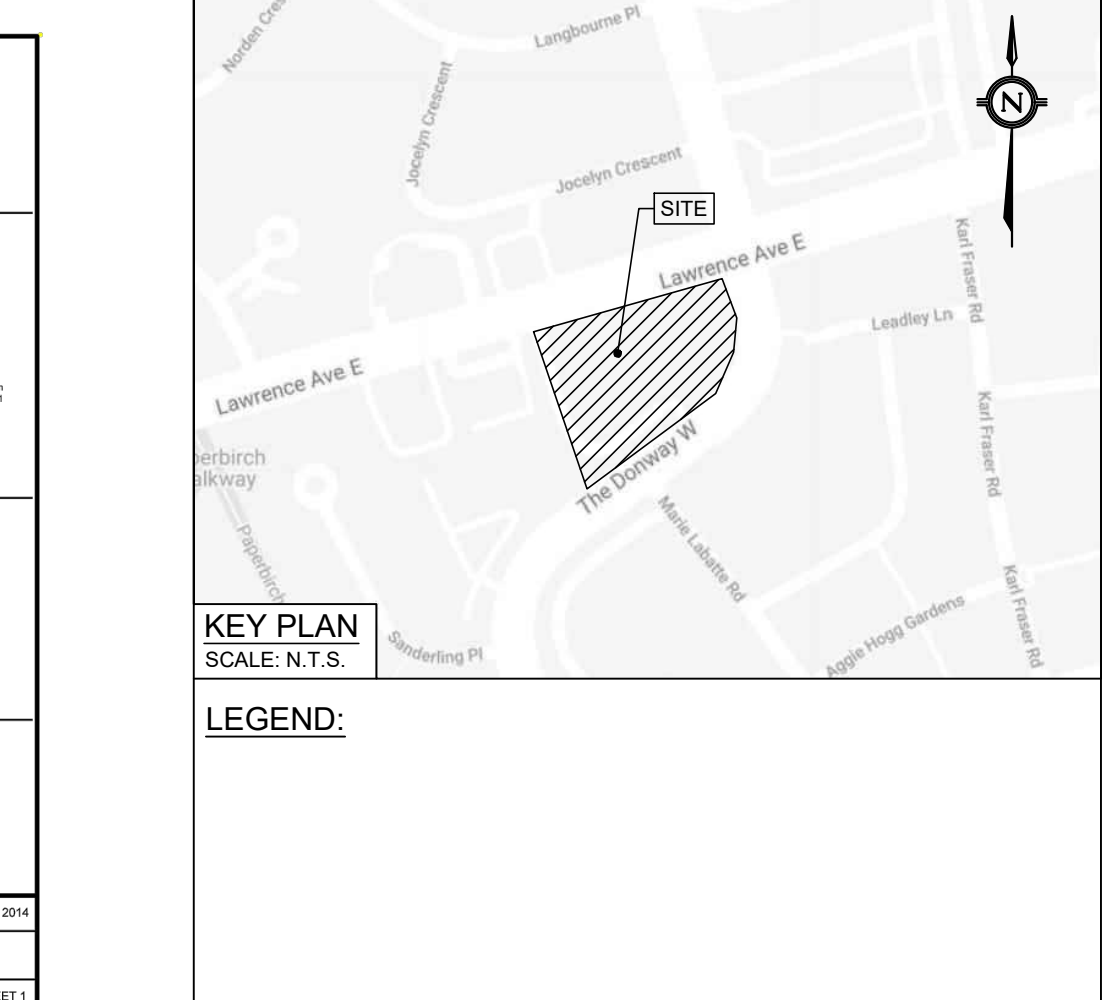
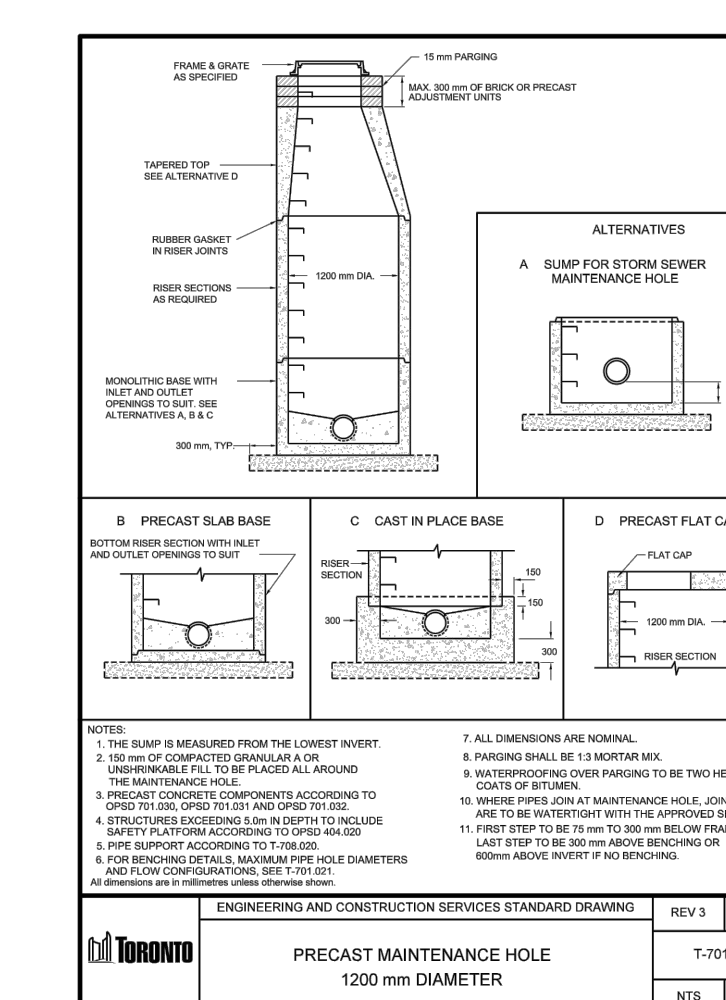
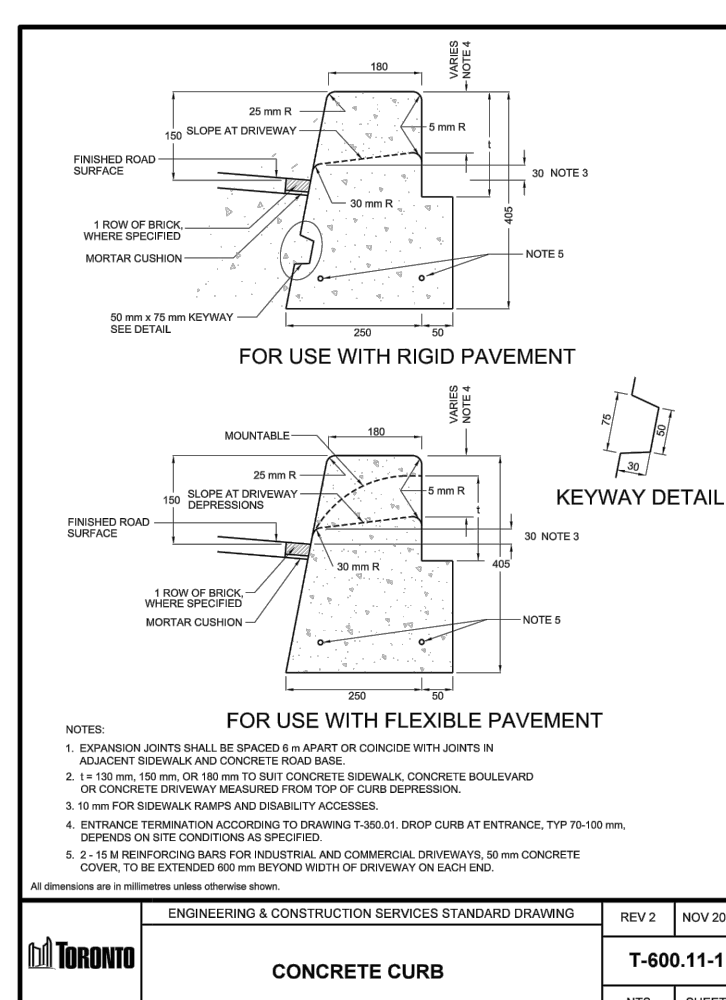
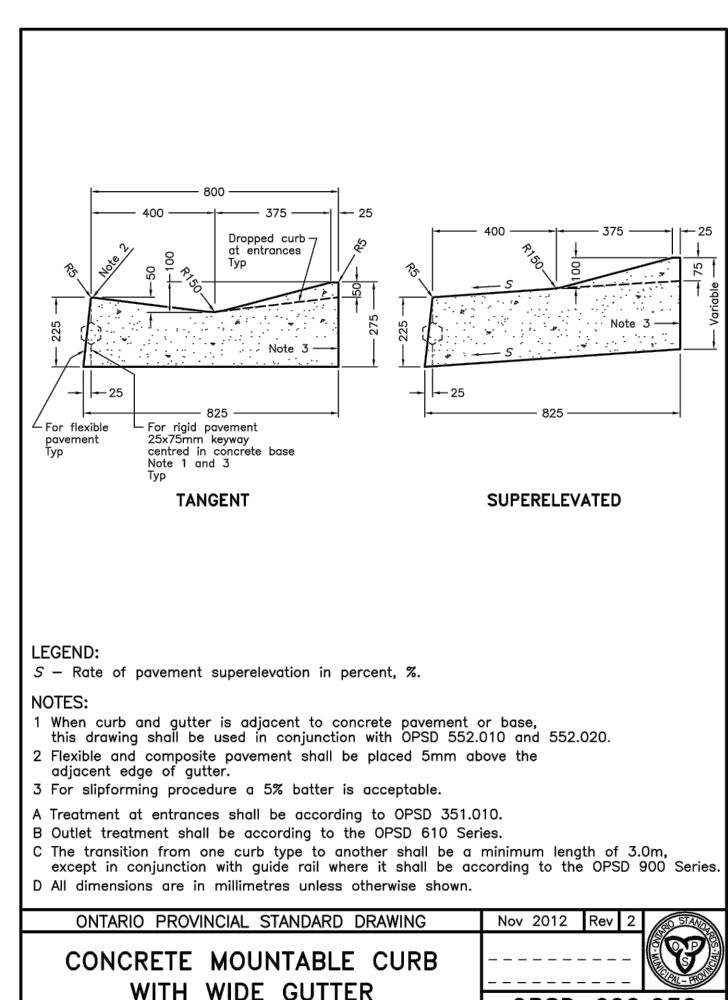
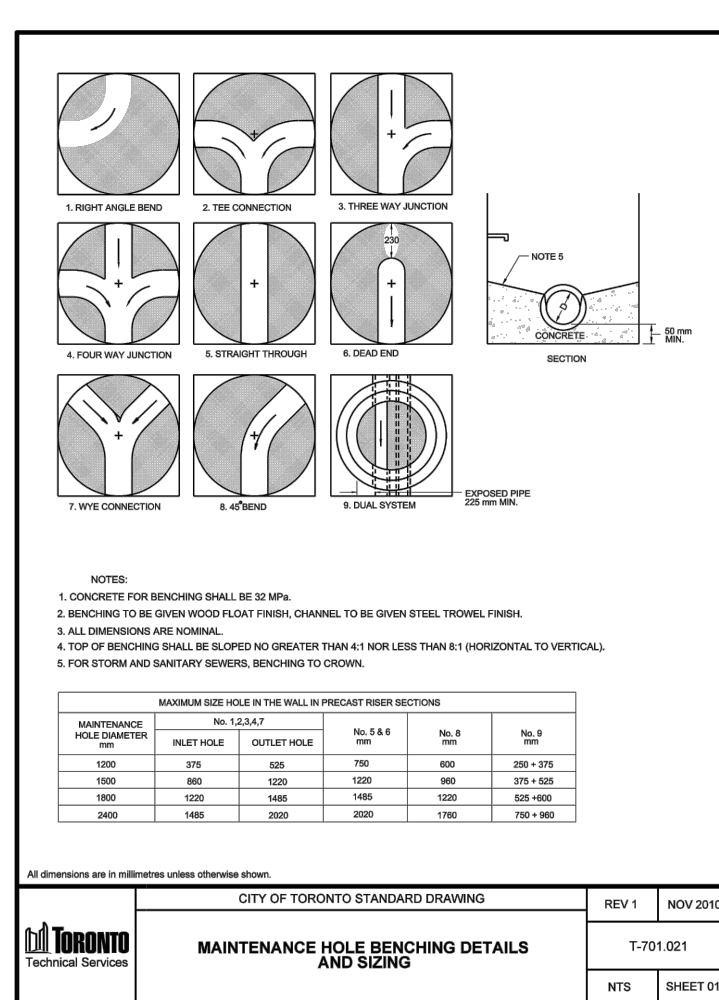
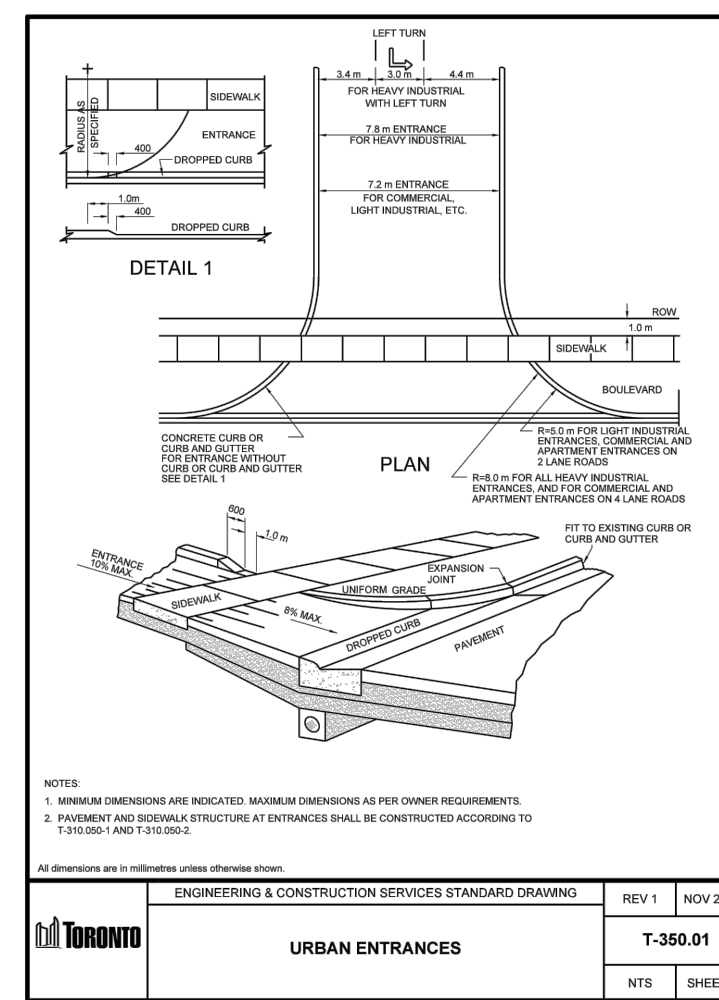
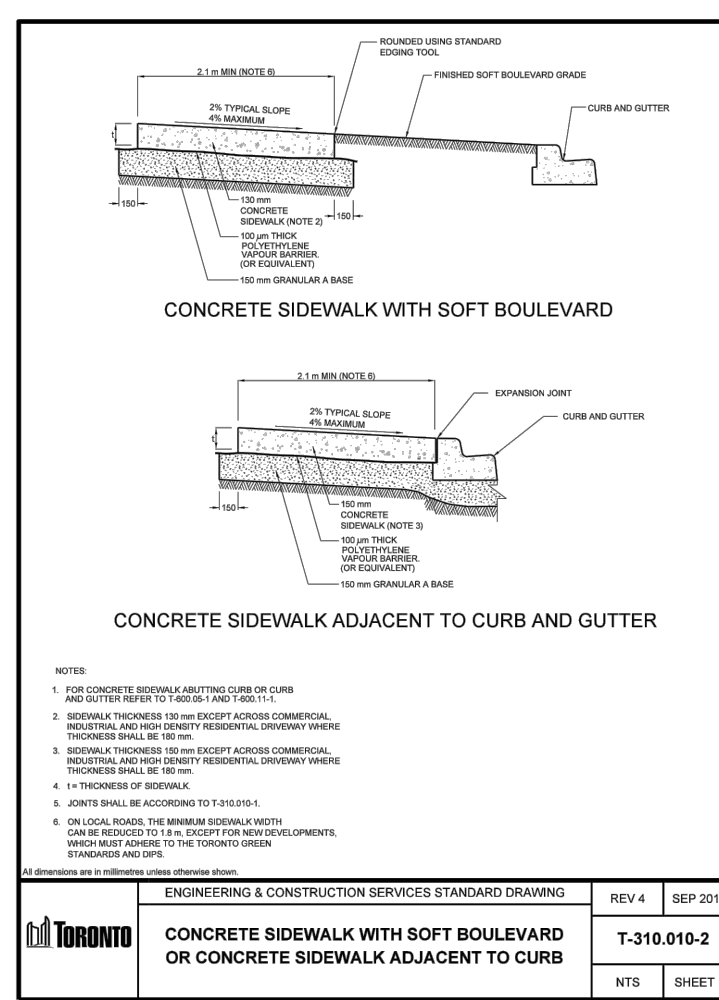
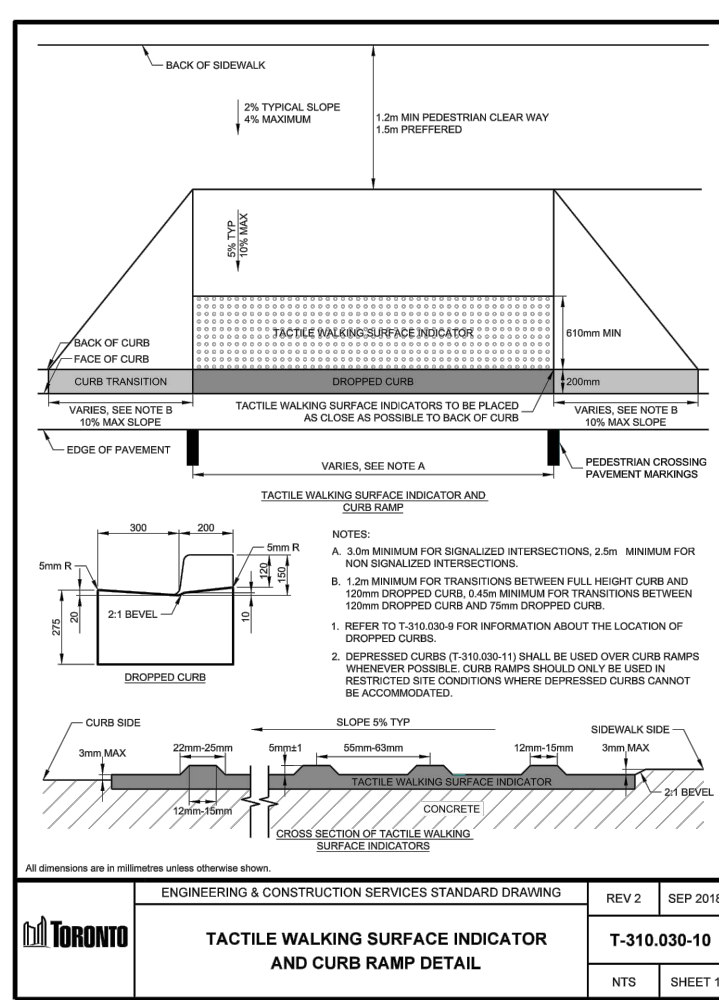


BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.

IT IS THE RESPONSIBILITY OF THE APPLICANT/CONSULTANT TO ENSURE COMPLIANCE WITH ALL APPLICABLE PROVINCIAL STANDARDS AND TO OBTAIN ALL PROVINCIAL APPROVALS, INCLUDING BUT NOT LIMITED TO ENVIRONMENTAL COMPLIANCE APPROVALS.

EXISTING DRAINAGE PATTERNS ON ADJACENT PROPERTIES SHALL NOT BE ALTERED AND STORMWATER RUNOFF FROM THE SUBJECT DEVELOPMENT SHALL NOT BE DIRECTED TO DRAIN ONTO ADJACENT PROPERTIES.

THERE MAY BE RUNOFF FROM RAIN STORMS THAT EXCEEDS THE CAPACITY OF THE CITY'S STORM SERVICE CONNECTION. THEREFORE THE OWNER SHALL BE RESPONSIBLE TO PROVIDE FLOOD PROTECTION OR A SAFE OVERLAND FLOW ROUTE FOR THE PROPOSED DEVELOPMENT WITHOUT CAUSING DAMAGE TO THE PROPOSED AND ADJACENT PUBLIC AND PRIVATE PROPERTIES.



SITE PLAN
 PREPARED BY: WZMH ARCHITECTS
 DATE: MAY 12, 2023
TOPOGRAPHIC & LEGAL
 PREPARED BY: SCHAEFFER DZALDOV BENNETT LTD.
 DATE: JUNE 26, 2013
BENCHMARK NOTES
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCHMARK No. NY9046 HAVING A PUBLISHED ELEVATION OF 143.162 METRES.

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3	2nd ZBA SUBMISSION	6/30/2023	LG



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Client:
FCHT HOLDINGS (ONTARIO) CORPORATION
 85 HANNA AVENUE, SUITE 400
 TORONTO, ONTARIO
 M8K 3S3

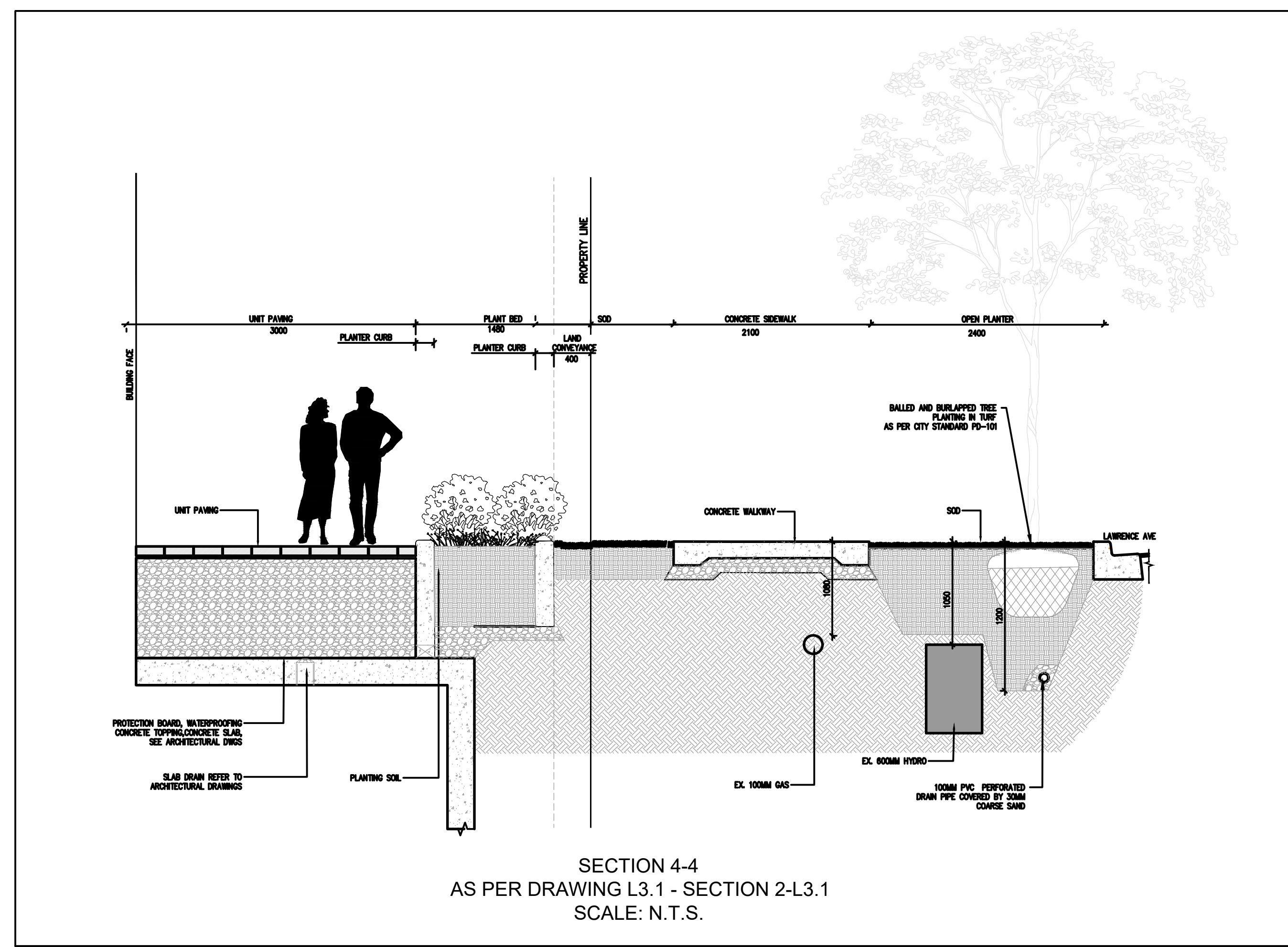
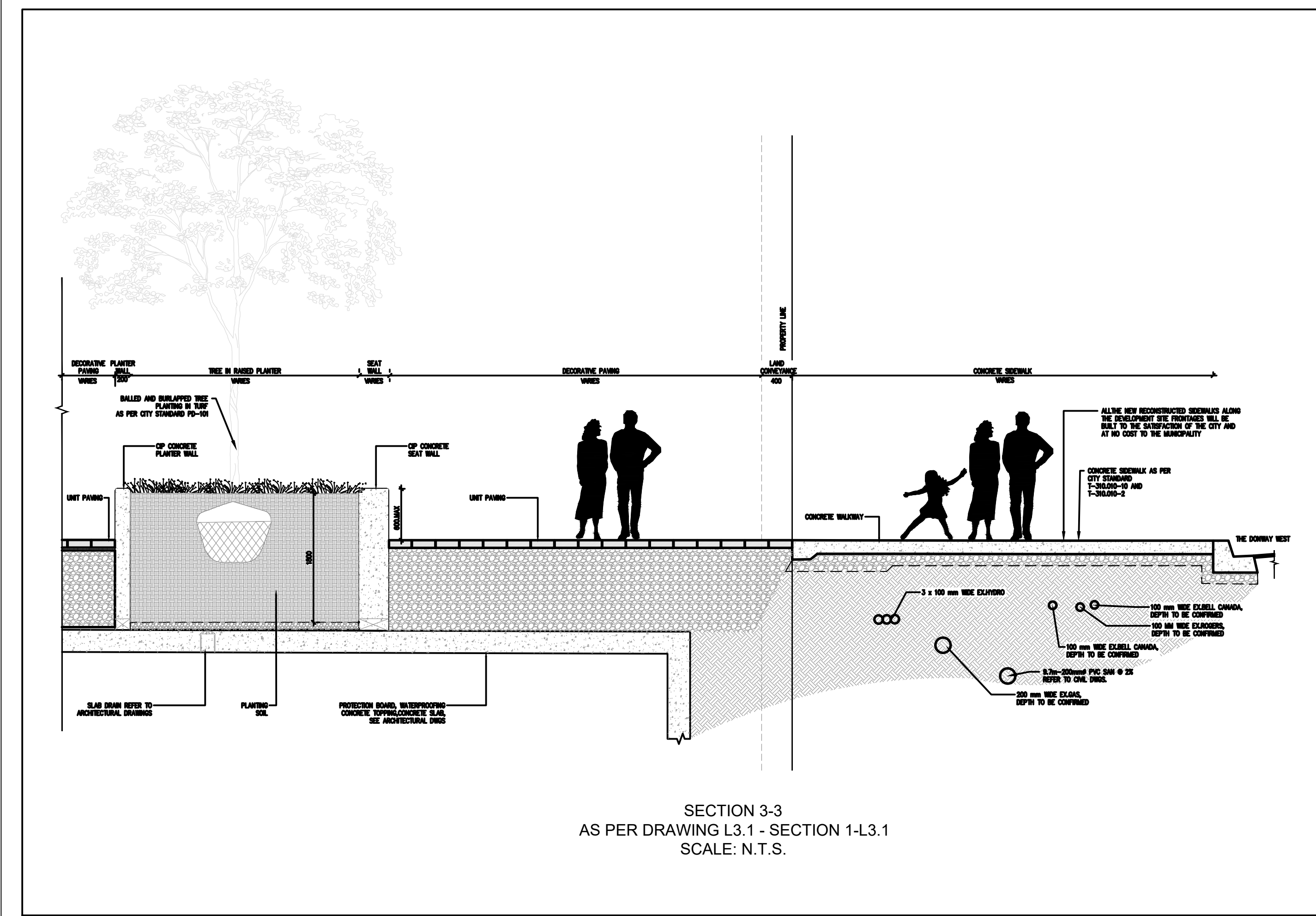
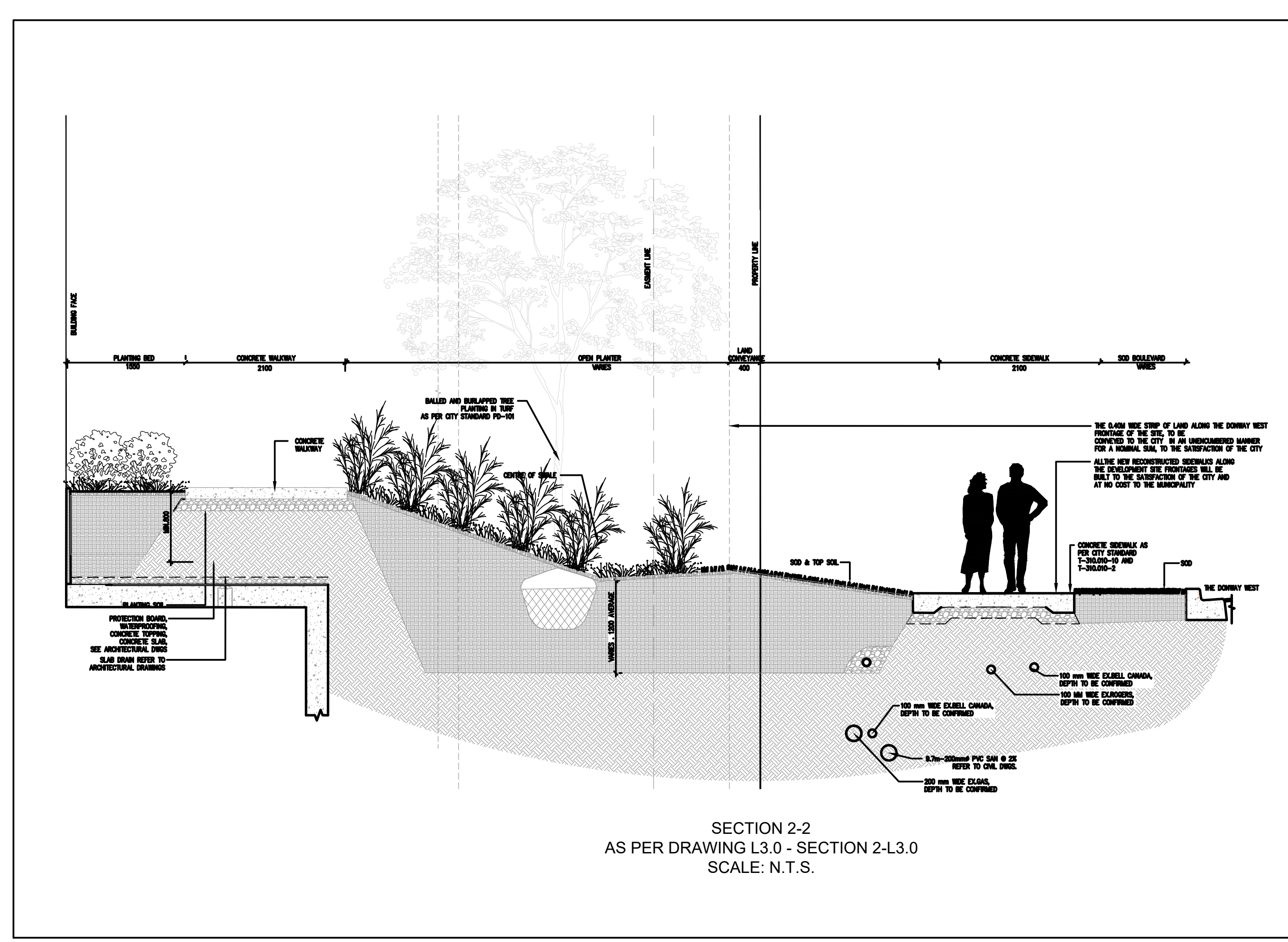
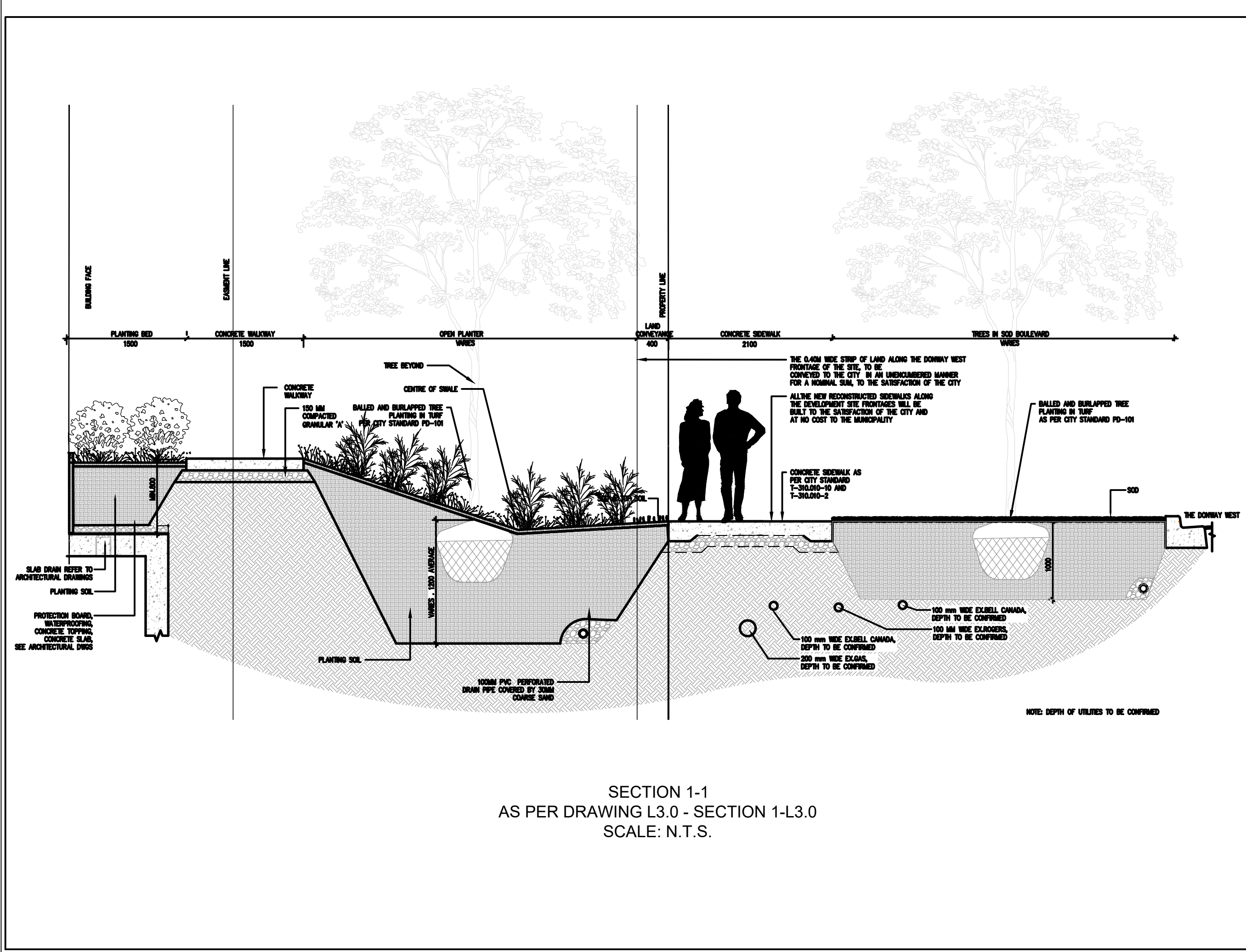
Project Name:
895 LAWRENCE AVENUE EAST
 NORTH YORK, ON M3C 3L2

Drawing Title:
DETAILS

Drawn	Checked	Designed	Checked	Date	Drawing No.
GP	JM	LG	JM	20/12/23	

Project No.: 3002051428.0000
 Contract No.:
 Revision No.:
 Scale: AS NOTED

D1



KEY PLAN
SCALE: N.T.S.

LEGEND:

BENCHMARK NOTES
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No.	Issue / Revision	Date	Auth.
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1	2nd ZBA SUBMISSION	6/30/2023	LG

SITE PLAN
PREPARED BY: WZMH ARCHITECTS
DATE: JULY 6, 2022
TOPOGRAPHIC & LEGAL
PREPARED BY: SCHAEFFER DZALDOV BENNETT LTD.
DATE: JUNE 26, 2013

PROFESSIONAL ENGINEER
L. J. GARNER
100171979
JUNE 30, 2023
PROVINCE OF ONTARIO

R. J. Burnside & Associates Limited
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Fax: (905) 420-5247
web: www.rjburnside.com

CLIENT
FCHT HOLDINGS (ONTARIO) CORPORATION
85 HANNA AVENUE, SUITE 400
TORONTO, ONTARIO
M8K 3S3

PROJECT NAME
895 LAWRENCE AVENUE EAST
NORTH YORK, ON M3C 3L2

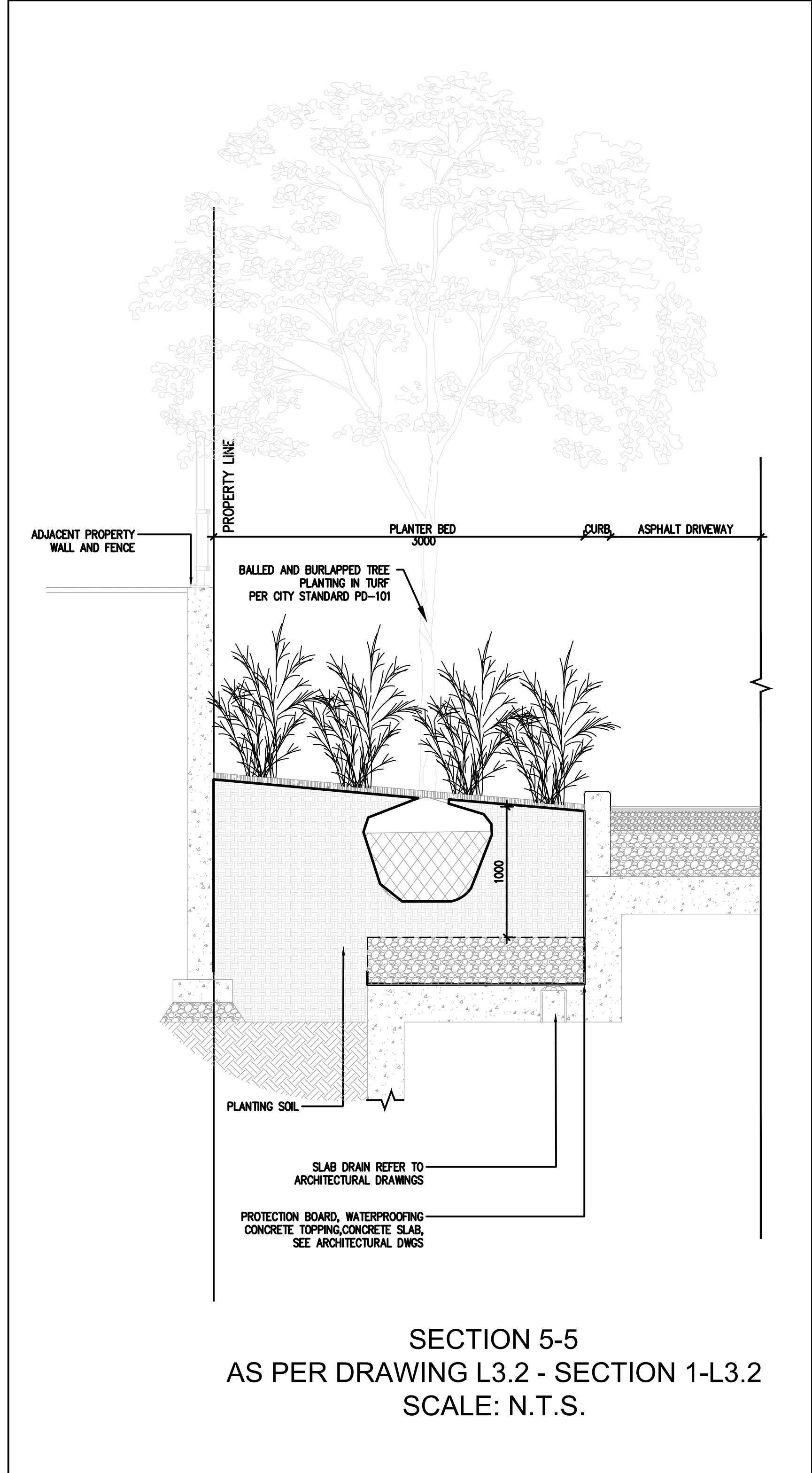
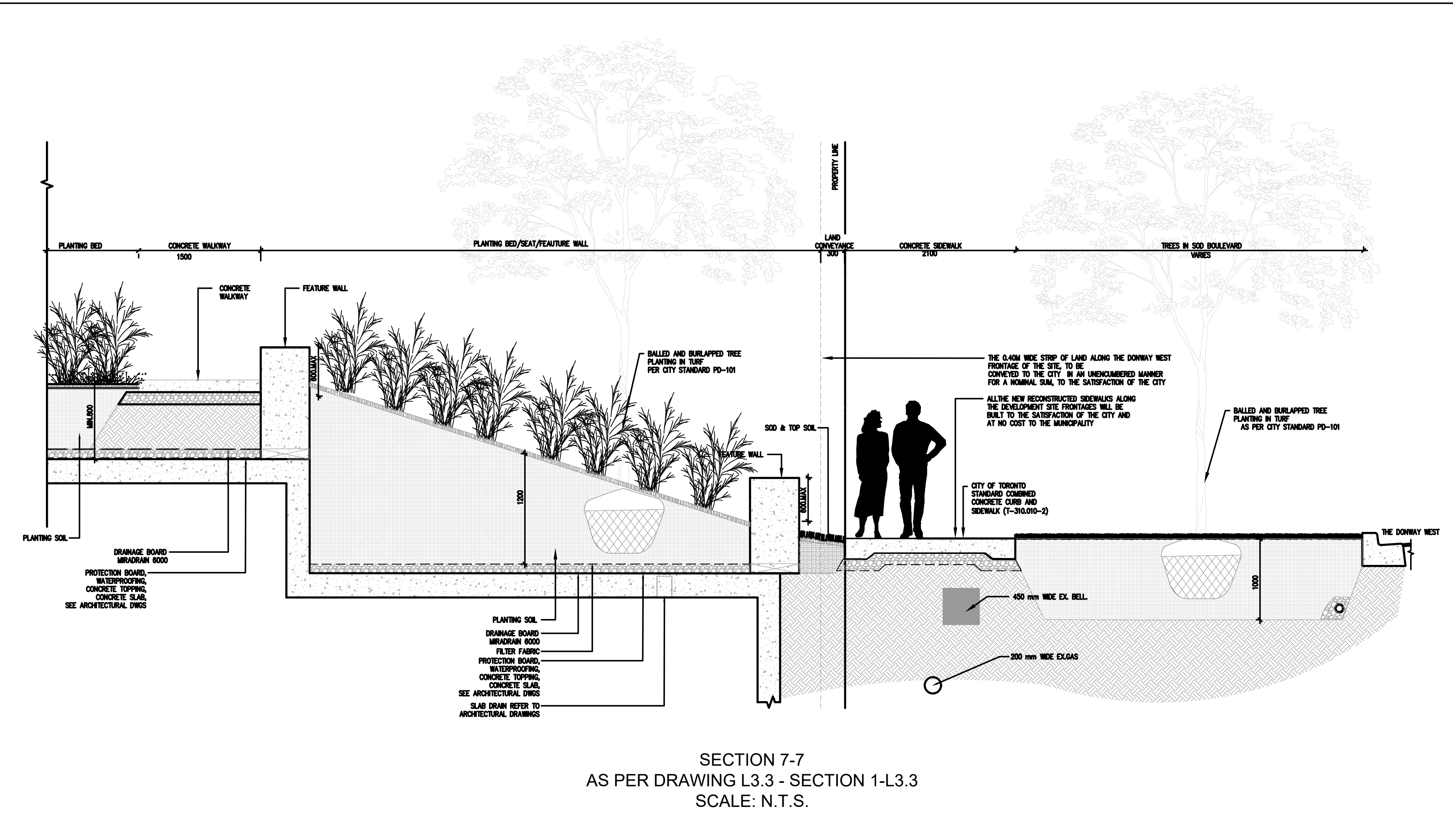
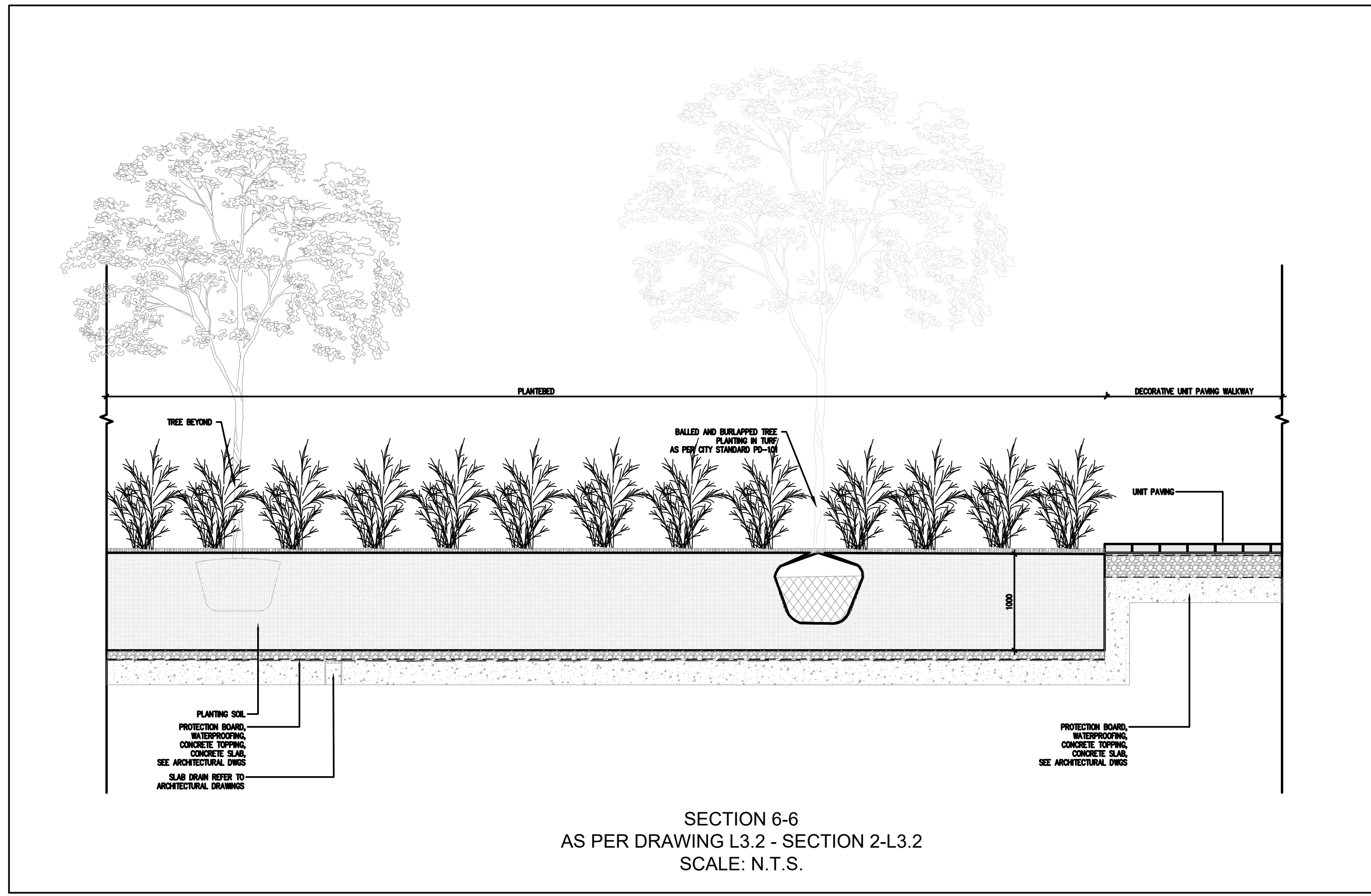
DETAILS

Drawn	Checked	Designed	Checked	Date	Drawing No.
JM	LG	JM	LG	23/03/16	

Project No. 300051428.0000
Contract No. Revision No. **D2**
Scale: AS NOTED

UTILITY INFORMATION PROVIDED ON THIS PLAN WHERE TREE PLANTING IS PROPOSED HAS BEEN PROVIDED AS PER QUALITY LEVEL 'A'.

SECTIONS AS PER DRAWINGS L3.0 AND L3.1. REFER TO THE LANDSCAPE DRAWINGS FOR ALL DETAILS RELATED TO TREE PLANTING AND SURFACE WORKS.



UTILITY INFORMATION PROVIDED ON THIS PLAN WHERE TREE PLANTING IS PROPOSED HAS BEEN PROVIDED AS PER QUALITY LEVEL 'A'.

SECTIONS AS PER DRAWINGS L3.2 AND L3.3. REFER TO THE LANDSCAPE DRAWINGS FOR ALL DETAILS RELATED TO TREE PLANTING AND SURFACE WORKS.



LEGEND:

SITE PLAN
 PREPARED BY: WZMH ARCHITECTS
 DATE: JULY 6, 2022
TOPOGRAPHIC & LEGAL
 PREPARED BY: SCHAEFFER DZALDOV BENNETT LTD.
 DATE: JUNE 26, 2013

BENCHMARK NOTES
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1	2nd ZBA SUBMISSION	6/30/2023	LG

Licensed Professional Engineer
 L. J. GARNER
 10071979
 JUNE 30, 2023
 PROVINCE OF ONTARIO

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Client
FCHT HOLDINGS (ONTARIO) CORPORATION
 85 HANNA AVENUE, SUITE 400
 TORONTO, ONTARIO
 M8K 3S3

Project Name
 895 LAWRENCE AVENUE EAST
 NORTH YORK, ON M3C 3L2

Drawing Title
DETAILS

Drawn	Checked	Designed	Checked	Date	Drawing No.
JM	LG	JM	LG	23/04/05	

Project No. 300051428.0000 Contract No. Revision No. **D3**

Scale: AS NOTED

EROSION & SEDIMENT CONTROL NOTES:

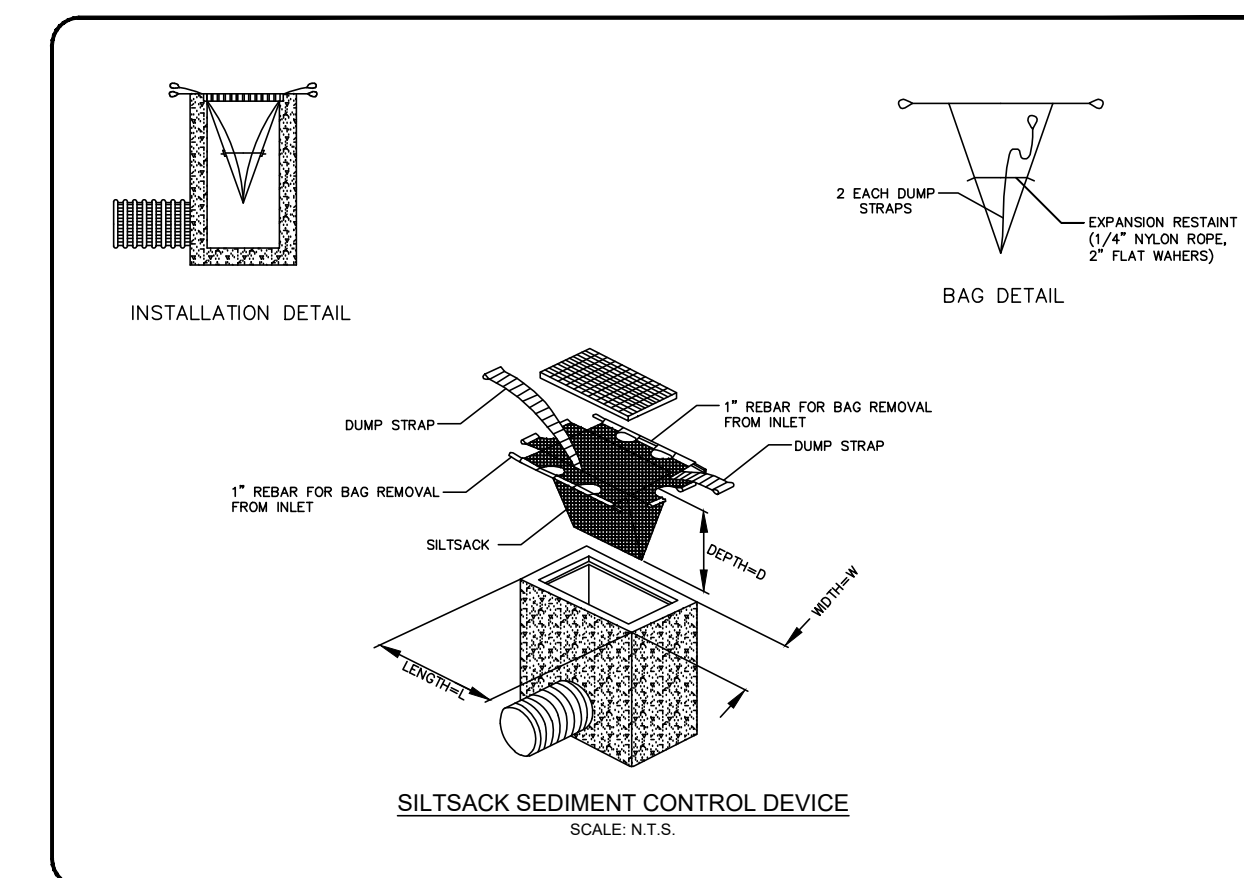
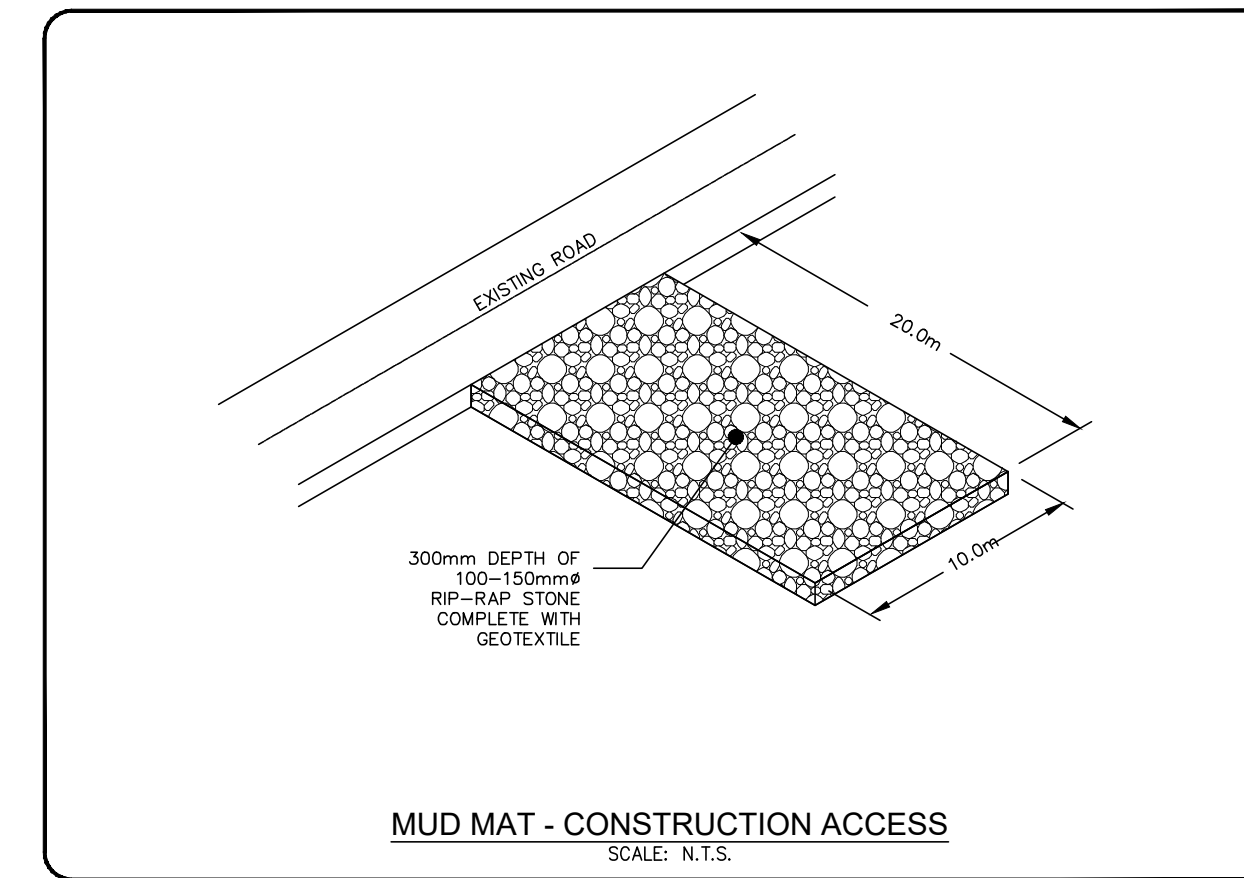
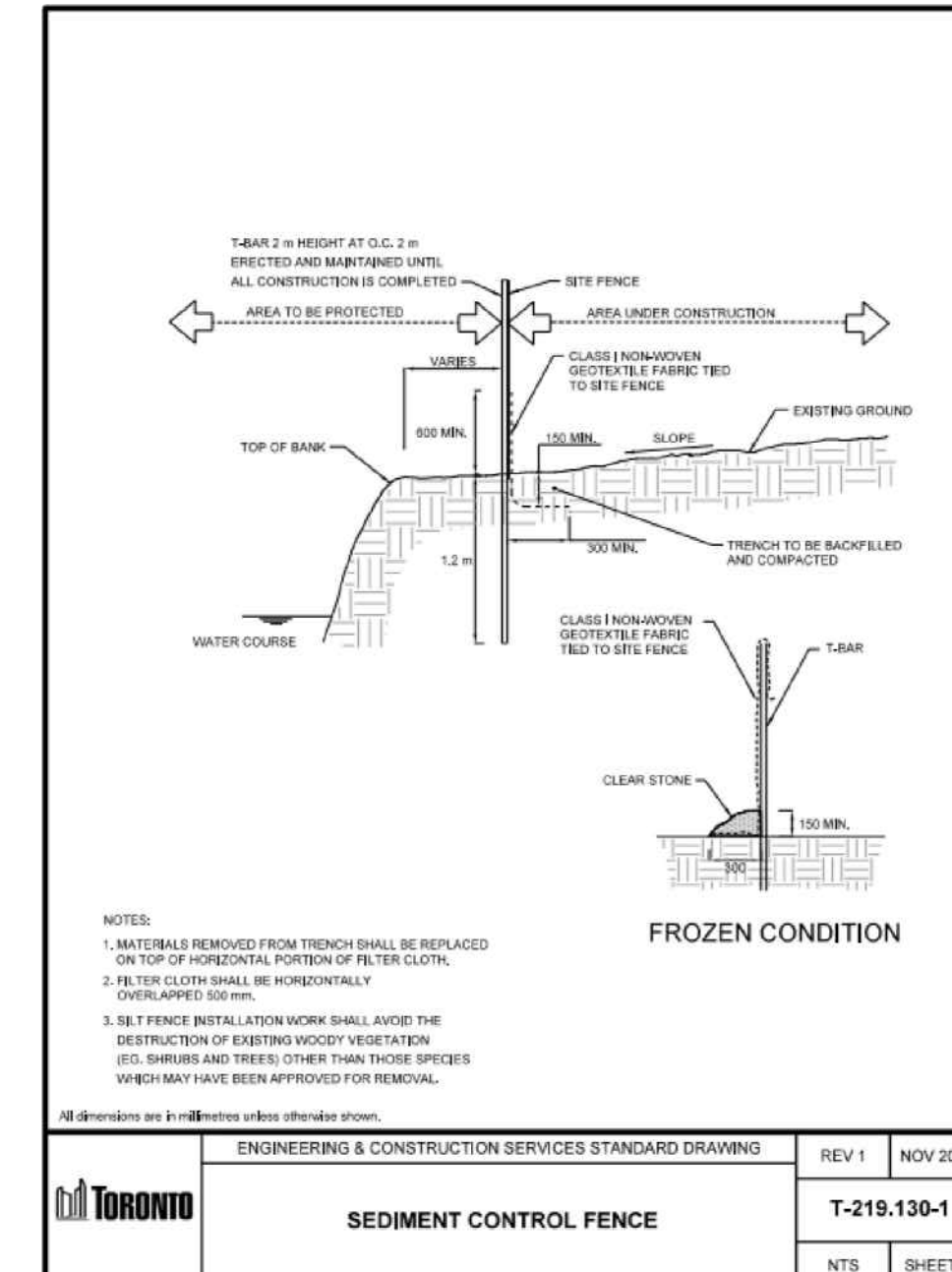
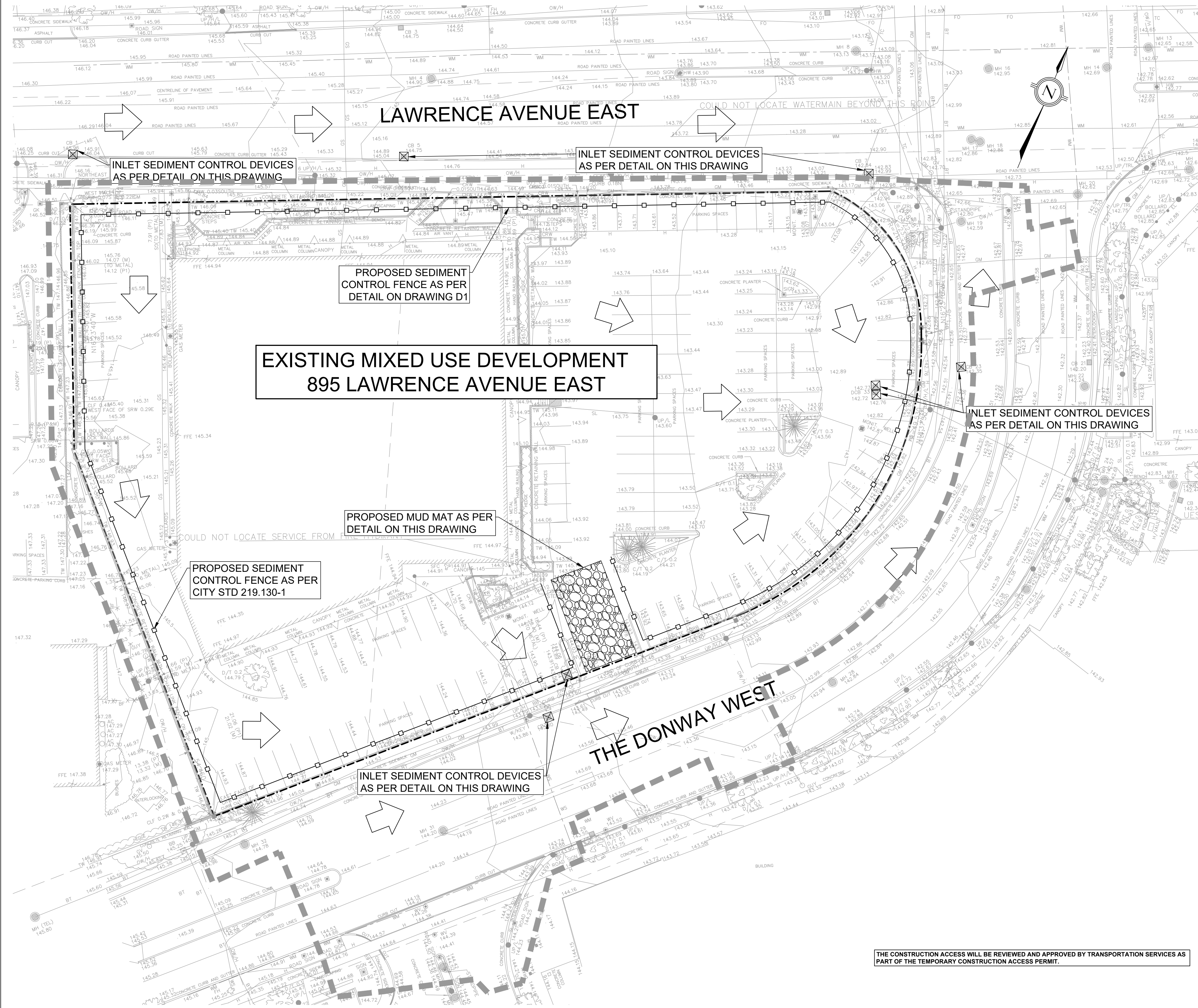
1. ALL NEW AND EXISTING CATCHBASINS AND CATCHBASIN MANHOLES ON-SITE OR IN ADJACENT STREETS SHALL HAVE THE UNDERSIDE OF THE GRATE COVERED WITH TERRAFIX 240R NON-WOVEN GEOTEXTILE DURING CONSTRUCTION AND SHALL BE MONITORED ON A WEEKLY BASIS DURING CONSTRUCTION AND REPLACED AS NEEDED. CONTRACTOR SHALL REGULARLY CLEAN SEDIMENT AND DEBRIS FROM THESE GEOTEXTILE PIECES. CONTRACTOR SHALL DISPOSE WITH THESE PIECES AT THE END OF CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.
2. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS AND PROPERTIES FREE OF DUST, MUD, AND OTHER REFUSE THROUGHOUT DURATION OF CONSTRUCTION. ANY CLEANING OF ADJACENT AREAS DURING CONSTRUCTION SHALL BE PAID BY THE CONTRACTOR.
3. ALL SEDIMENT AND EROSION CONTROL WORKS WILL BE INSPECTED AFTER EACH RAINFALL, AND REPAIRED / MAINTAINED TO THE SATISFACTION OF THE CITY ENGINEERS.
4. HOARDING OR SNOW FENCING SHALL BE ERECTED AND MAINTAINED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL REMAIN IN PLACE AND IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASE.
5. FILTER FABRIC SHALL BE PLACED UNDER ALL STREET CATCHBASIN GRATES. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL CURBS ARE CONSTRUCTED AND BOULEVARDS AND BACKYARDS ARE GRADED AND SODDED. FILTER FABRIC USED FOR SEDIMENT CONTROL SHALL BE TERRA FIX 240R AN APPROVED EQUIVALENT.
6. MUD TRACKING AND DUST MUST BE CONTROLLED ON ALL ROADWAYS TO THE SATISFACTION OF THE CITY.

SEDIMENT CONTROL INSTRUCTIONS:

1. THE CONTRACTOR SHALL MAINTAIN A SUPPLY OF SEDIMENT FENCE, CLEAR STONE AND FILTER FABRIC ON SITE FOR EMERGENCY USE.
2. SITE INSPECTOR SHALL VERIFY THAT THE SEDIMENTATION CONTROLS ARE INTACT ON WEEKLY BASIS AND AFTER ALL RAINFALL EVENTS. DEFICIENCIES SHALL BE REPORTED TO THE CONTRACTOR AND REPAIRED IMMEDIATELY.
3. MONTHLY INSPECTION REPORTS SHALL BE PREPARED BY THE INSPECTOR.
4. UPON IMPLEMENTATION OF EROSION SEDIMENT CONTROL, THE CONTRACTOR IS TO CONFIRM WITH THE INSPECTOR THAT THE CONTROLS ARE OPERATING TO THEIR SATISFACTION. ADDITIONAL MEASURES MAY BE REQUIRED AT THE RECOMMENDATIONS OF THE ENGINEER AND/OR INSPECTOR.
5. POSITIVE DRAINAGE TO THE SEDIMENT BASINS SHALL BE MAINTAINED DURING CONSTRUCTION.

GENERAL NOTES

1. ALL MUNICIPAL REMOVAL WORKS SHALL CONFORM TO THE LATEST CITY'S SPEC TS 510. ALL REMOVED FACILITIES SHALL BE PROPERLY DISPOSED OFF-SITE.
2. THE CONTRACTOR IS HELD RESPONSIBLE BY THE CITY FOR ANY DAMAGE CAUSED BY THE CONTRACTOR'S WORK TO UTILITIES, PROPERTIES, STRUCTURES, ETC. NEAR TO OR IN THE GENERAL AREA OF THE WORK BY THE CONTRACTOR OR THE SUBCONTRACTORS AS A RESULT OF INTENTIONAL OR NEGLIGENT ACTION, OMISSION, SETTLEMENT OF GROUND, VIBRATION, ETC. PERTAINING TO THE WORK PERFORMED UNDER THE CONTRACT.
3. THE CONTRACTOR IS RESPONSIBLE TO PROPERLY FIX, REPAIR AND REINSTATE, AT THEIR OWN EXPENSE, ALL OF SUCH DAMAGES.
4. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT PREPARED BY R. J. BURNSIDE AND ASSOCIATES LTD.
5. ALL WORK TO CONFORM TO THE LATEST CITY OF TORONTO STANDARD DRAWINGS AND SPECIFICATIONS AS WELL AS THE LATEST ADOPTED ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS.
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
7. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7 TEMPORARY CONDITIONS FIELD EDITION.
8. ALL TRENCHES WITHIN EXISTING RIGHT OF WAY SHALL BE BACKFILLED WITH UNSHRINKABLE FILL.
9. THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO THE ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES.
10. PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT SECTION. CONTACT 416-394-8422.
11. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION AND HE SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER (DETAILS ARE NOT TO BE SCALED FROM THE DRAWINGS).
12. ALL CONSTRUCTION SIGNING MUST CONFORM TO THE M.T.O. MANUAL "UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.
13. REFERENCE TO STANDARD DRAWINGS SHALL MEAN THE STANDARD DRAWINGS OF THE CITY OF TORONTO UNLESS NOTED OTHERWISE AND THESE SHALL BE THE REVISION IN EFFECT AS OF THE DATE OF THE CITY'S APPROVAL OF THE CONSTRUCTION DRAWINGS.
14. ALL SILT CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION UNTIL ALL SODDING HAS BEEN COMPLETED FOR THE DEVELOPMENT. SILT FROM THE SITE SHALL BE DISPOSED OF AS PER THE DIRECTION OF THE ENGINEER.



KEY PLAN
SCALE: N.T.S.

LEGEND:

- SITE PROPERTY LINE
- LIMIT OF CONSTRUCTION
- MODULAR CONSTRUCTION FENCE
- CONSTRUCTION ACCESS / MUD MAT
- EXISTING OVERLAND FLOW ROUTE
- CATCH BASIN SEDIMENT CONTROL DEVICE
- EXISTING TOPOGRAPHIC ELEVATIONS

NOTES:

1. MATERIALS REMOVED FROM TRENCH SHALL BE REPLACED ON TOP OF EXISTING PORTION OF THE CATCH BASIN.
2. THE FENCE CLOTH SHALL BE HORIZONTALLY UNFOLDED BEFORE USE.
3. THE FENCE INSTALLATION WORK SHALL AVOID THE DESTRUCTION OF EXISTING WOODY VEGETATION (SILVER MAPLE AND TREES) OTHER THAN THOSE SPECIES WHICH MAY HAVE BEEN APPROVED FOR REMOVAL.

ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING
REV 1 NOV 2014
T-219.130-1
NTS SHEET 1

SITE PLAN
PREPARED BY: WZMH ARCHITECTS
DATE: MAY 12, 2023
TOPOGRAPHIC & LEGAL
PREPARED BY: SCHAEFFER DZALDOV BENNETT LTD.
DATE: JUNE 26, 2013

BENCHMARK NOTES
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L.J. GARNER
100719/19
JUNE 30, 2023
PROVINCE OF ONTARIO

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TORONTO, ONTARIO
M8K 3S3

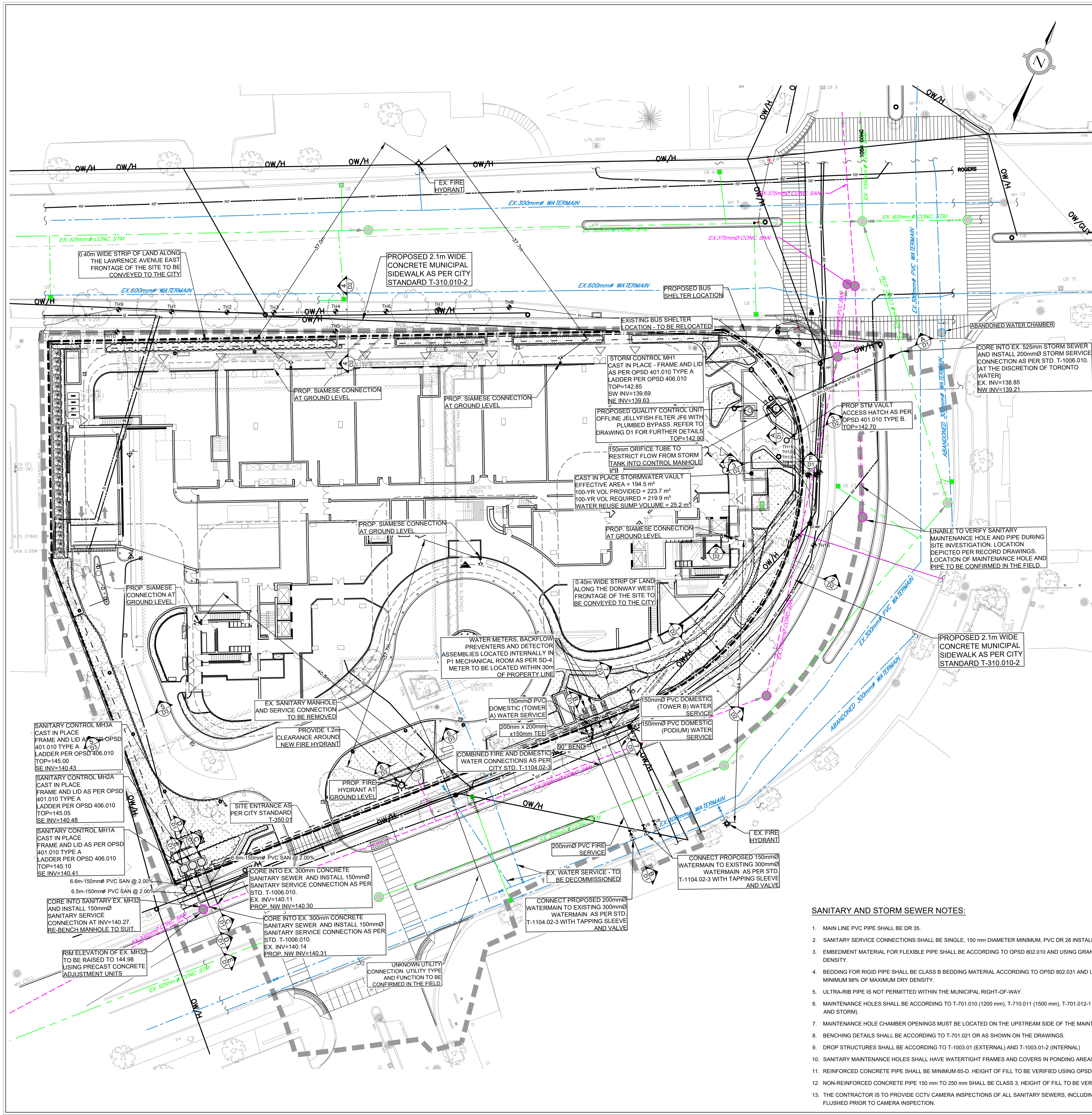
Project Name: **895 LAWRENCE AVENUE EAST**
NORTH YORK, ON M3C 3L2

Drawing Title: **EROSION SEDIMENT CONTROL PLAN**

Drawn	Checked	Designed	Checked	Date	Drawing No.
CL	GP	LG	JM	20/12/23	

Project No: 300251428.0000
Contract No.:
Revision No.:
Scale: 1:300

ES C1



WATERMAIN NOTES:

- PVC WATERMAINS SHALL BE MINIMUM DR 18 CLASS 235 (AWWA) C900-07 OR MOLECULARLY ORIENTED POLYVINYL CHLORIDE (PVC) PIPES RANGING IN SIZE FROM 100 mm IN DIAMETER PRESSURE CLASS 235 AWWA C909-09. PVC PIPES RANGING IN SIZE FROM PRESSURE RATING 235, DR 18, ACCORDING TO AWWA C905-10
- EMBEDMENT MATERIAL FOR FLEXIBLE PIPE SHALL BE ACCORDING TO OPSD 802.010 AND USING GRANULAR A ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- MINIMUM COVER ON WATERMAINS SHALL BE 1.8 m.
- ALL HYDRANTS SHALL BE CONSTRUCTED ACCORDING TO T-1105.01.
- HYDRANT LEADS SHALL BE MINIMUM DR 18 CLASS 235 (AWWA) C900-07 OR PRESSURE CLASS 235 AWWA C909-09.
- ALL SERVICE CONNECTION SHALL BE CONSTRUCTED ACCORDING TO T-1104.01, T-1104.02-1, T-1104.02-3, T-1105.02-1 AND T-1105.02-2.
- SINGLE WATER SERVICE CONNECTIONS SHALL BE A MINIMUM OF 19 mm DIA. TYPE "K" SOFT COPPER ACCORDING TO T-1104.01. WHEN SERVICE LENGTH EXCEEDS 30 m, THE DIAMETER SHALL BE 25 mm DIA.
- ALL CURB AND VALVE BOXES TO BE LOCATED AT STREET LINE.
- MECHANICAL THRUST RESTRAINTS SHALL BE INSTALLED AT ALL FITTINGS, BENDS, TEES, CROSSES, REDUCERS AND VALVES FOR ALL WATERMAIN SIZES. MECHANICAL RESTRAINTS AT JOINTS SHALL BE INSTALLED AT EVERY PIPE JOINT 6.1 m OF EITHER SIDE OF THE VALVE FOR WATERMAINS 100 mm DIAMETER OR LARGER.
- ALL TEES, PLUGS, HORIZONTAL, VERTICAL BENDS, REDUCERS AND HYDRANTS TO HAVE CONCRETE THRUST BLOCKS ACCORDING TO T-1103.01 AND T-1103.02.
- WATERMAINS MUST FOLLOW THE ONTARIO MINISTRY OF THE ENVIRONMENT PROCEDURE F-6-1 THAT GOVERN THE SEPARATION OF SEWERS AND WATERMAINS. A MINIMUM VERTICAL CLEARANCE OF 0.30 m WHEN CROSSING OVER AND 0.5 m WHEN CROSSING UNDER SEWER AND ALL OTHER UTILITIES IS REQUIRED. MUST ALSO MAINTAIN 2.5 m HORIZONTAL SEPARATIONS WITH SEWERS.
- ALL VALVES LESS THAN 400 mm WILL BE IN A VALVE AND BOX ACCORDING TO T-1101.02-2. ALL VALVES 400 mm AND LARGER SHALL BE IN A CHAMBER.
- SACRIFICIAL ANODES SHALL BE INSTALLED ON ALL METALLIC PIPES AND APPURTENANCES, WATER SERVICES AND FITTINGS ACCORDING TO T-1106.04, T-1106.05, T-1106.06 AND TS 7.22.
- TRACER WIRE INSTALLATION SHALL BE ACCORDING TO TS 7.40.
- HYDROSTATIC PRESSURE TEST AND LEAKAGE TESTING OF THE WATERMAIN SHALL BE ACCORDING TO TS 441.
- THE NEW WATERMAIN SHALL BE ISOLATED ACCORDING TO T-1104.03-4 UNTIL BACTERIOLOGICAL TESTS ARE SATISFACTORILY COMPLETED.
- PROVISIONS FOR FLUSHING THE WATER MAIN PRIOR TO TESTING AND SO FORTH MUST BE PROVIDED WITH AT LEAST A 50 mm OUTLET ON 100 mm AND LARGER LINES ACCORDING TO T-1104.03-1. COPPER WATER SERVICES SHALL HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. ON FIRE LINES, FLUSHING OUTLET TO BE 50 mm DIAMETER MINIMUM OR A HYDRANT.
- DISINFECTION OF THE WATERMAIN SHALL BE ACCORDING TO TS 7.30 AND SHALL INCLUDE ALL NEW WATER SERVICES 100 mm DIA AND LARGER.
- TORONTO WATER REQUIRES THAT THE NEW DISTRIBUTION SYSTEM REMAIN ISOLATED UNTIL SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE RECEIVED. ECS CONTRACT ADMINISTRATOR SHALL NOTIFY TORONTO WATER WHEN SAMPLE RESULTS HAVE PASSED IN ORDER TO PROCEED WITH REMOVAL OF THE BLOW-OFF AND BACK FILLING OF THE ACCESS FIT.
- AFTER SATISFACTORY DISINFECTION OF THE NEW WATERMAIN IS ACHIEVED, PERMANENT CONNECTIONS TO THE EXISTING WATERMAIN(S) WITH A FILTER PIECE SHALL BE MADE ACCORDING TO TS 7.70.
- CITY IN-SERVICE WATER VALVES, CURB STOPS, FIRE HYDRANTS CAN ONLY BE OPERATED BY TORONTO WATER STAFF.
- ALL NEW WATERMAINS SHALL BE INSULATED WHERE THE COVER IS LESS THAN 1.65 m ACCORDING TO T-708.01-4.
- THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE, CHAPTER 851 WATER SUPPLY, THE BUILDING CODE, AND CSA B64 SERIES STANDARDS.
- THE LOCATION OF THE WATER METER SHALL BE TO TORONTO WATER'S SATISFACTION.

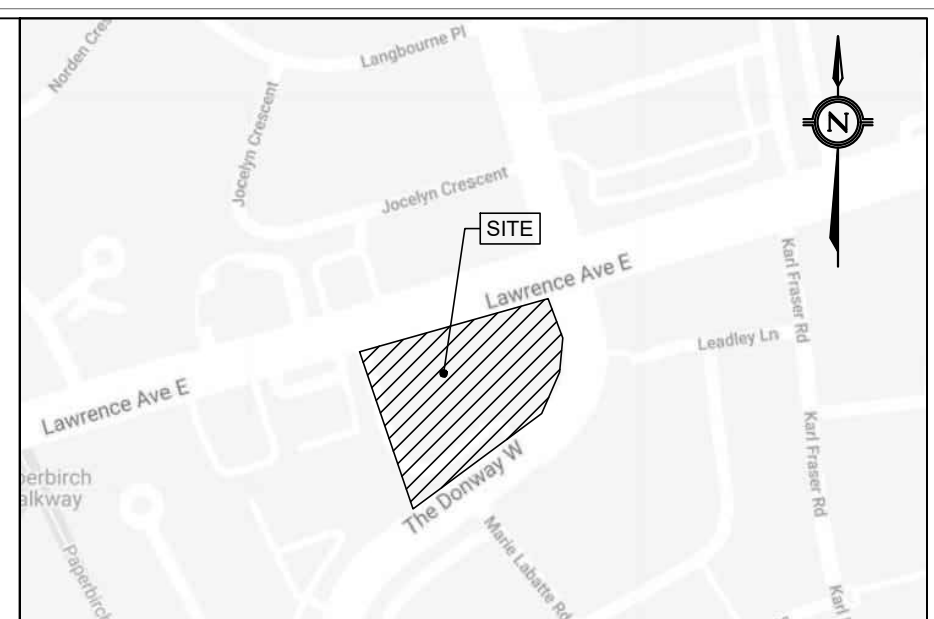
GENERAL NOTES

- ALL MUNICIPAL REMOVAL WORKS SHALL CONFORM TO THE LATEST CITY'S SPEC TS 510. ALL REMOVED FACILITIES SHALL BE PROPERLY DISPOSED OFF-SITE.
- THE CONTRACTOR IS HELD RESPONSIBLE BY THE CITY FOR ANY DAMAGE CAUSED BY THE CONTRACTOR'S WORK TO UTILITIES, PROPERTIES, STRUCTURES, ETC. NEAR TO OR IN THE GENERAL AREA OF THE WORK BY THE CONTRACTOR OR THE SUBCONTRACTORS AS A RESULT OF INTENTIONAL OR NEGLIGENT ACTION, OMISSION, SETTLEMENT OF GROUND, VIBRATION, ETC. PERTAINING TO THE WORK PERFORMED UNDER THE CONTRACT.
- THE CONTRACTOR IS RESPONSIBLE TO PROPERLY FIX, REPAIR AND REINSTATE, AT THEIR OWN EXPENSE, ALL OF SUCH DAMAGES.
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT PREPARED BY R. J. BURNSIDE AND ASSOCIATES LTD.
- ALL WORK TO CONFORM TO THE LATEST CITY OF TORONTO STANDARD DRAWINGS AND SPECIFICATIONS AS WELL AS THE LATEST ADOPTED ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7 TEMPORARY CONDITIONS FIELD EDITION.
- ALL TRENCHES WITHIN EXISTING RIGHT OF WAY SHALL BE BACKFILLED WITH UNSHRINKABLE FILL.
- THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO THE ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES.
- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT SECTION. CONTACT 416-994-8422.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION AND HE SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER (DETAILS ARE NOT TO BE SCALED FROM THE DRAWINGS).
- ALL CONSTRUCTION SIGNING MUST CONFORM TO THE M.T.O. MANUAL "UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.
- REFERENCE TO STANDARD DRAWINGS SHALL MEAN THE STANDARD DRAWINGS OF THE CITY OF TORONTO UNLESS NOTED OTHERWISE AND THESE SHALL BE THE REVISION IN EFFECT AS OF THE DATE OF THE CITY'S APPROVAL OF THE CONSTRUCTION DRAWINGS.
- ALL SILT CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION UNTIL ALL SODDING HAS BEEN COMPLETED FOR THE DEVELOPMENT. SILT FROM THE SITE SHALL BE DISPOSED OF AS PER THE DIRECTION OF THE ENGINEER.
- ALL EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

UTILITY INFORMATION PROVIDED ON THIS PLAN HAS BEEN PROVIDED AS PER QUALITY LEVEL 'B'. WHERE TREE PLANTING IS PROPOSED, A QUALITY LEVEL 'A' INVESTIGATION HAS BEEN COMPLETED. TEST HOLE LOCATIONS ARE INDICATED ON THIS PLAN.

SANITARY AND STORM SEWER NOTES:

- MAIN LINE PVC PIPE SHALL BE DR 35.
- SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150 mm DIAMETER MINIMUM, PVC DR 28 INSTALLED AT 2 PERCENT AND THE COLOUR SHALL BE GREEN, FOR SINGLE RESIDENTIAL DWELLINGS.
- EMBEDMENT MATERIAL FOR FLEXIBLE PIPE SHALL BE ACCORDING TO OPSD 802.010 AND USING GRANULAR A NATIVE OR GRANULAR A RCM ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- BEDDING FOR RIGID PIPE SHALL BE CLASS B BEDDING MATERIAL ACCORDING TO OPSD 802.031 AND USING GRANULAR A NATIVE OR GRANULAR A RCM BEDDING MATERIAL ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- ULTRA-RIB PIPE IS NOT PERMITTED WITHIN THE MUNICIPAL RIGHT-OF-WAY.
- MAINTENANCE HOLES SHALL BE ACCORDING TO T-701.010 (1200 mm), T-710.011 (1500 mm), T-701.012-1 (1800 mm) OR T-701.013 (2400 mm). FRAME AND COVER SHALL BE ACCORDING TO OPSD 401.010 TYPE A CLOSED (SANITARY AND STORM).
- MAINTENANCE HOLE CHAMBER OPENINGS MUST BE LOCATED ON THE UPSTREAM SIDE OF THE MAINTENANCE HOLE.
- BENCHING DETAILS SHALL BE ACCORDING TO T-701.021 OR AS SHOWN ON THE DRAWINGS.
- DROP STRUCTURES SHALL BE ACCORDING TO T-1003.01 (EXTERNAL) AND T-1003.01-2 (INTERNAL).
- SANITARY MAINTENANCE HOLES SHALL HAVE WATERTIGHT FRAMES AND COVERS IN PONDING AREAS ACCORDING TO OPSD 401.030.
- REINFORCED CONCRETE PIPE SHALL BE MINIMUM 65-D. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLES 807.010 AND 807.030.
- NON-REINFORCED CONCRETE PIPE 150 mm TO 250 mm SHALL BE CLASS 3. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLES 807.040.
- THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SANITARY SEWERS, INCLUDING PICTORIAL REPORT, TWO (2) CD COPIES IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION.



KEY PLAN
SCALE: N.T.S.

LEGEND:

- SITE PROPERTY LINE
- LIMIT OF CONSTRUCTION
- BUILDING ABOVE
- STORM SEWER AND MANHOLE
- SANITARY SEWER AND MANHOLE
- WATERMAIN
- EXISTING STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING WATERMAIN
- EXISTING WATER VALVE
- CATCHBASIN / DOUBLE CATCHBASIN
- HYD
- VALVE & BOX
- WATER METER
- BACKFLOW PREVENTOR
- DETECTOR ASSEMBLY
- B
- TV
- RF
- H
- G
- CONTINUES OUT OF LIMITS
- TH
- OW/H
- OVERHEAD WIRE/HYDRO

SITE PLAN

PREPARED BY: WZMH ARCHITECTS
DATE: MAY 12, 2023
TOPOGRAPHIC & LEGAL
PREPARED BY: SCHAEFFER DZALDOV BENNETT LTD.
DATE: JUNE 26, 2013
BENCHMARK NOTES
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCHMARK No. NY9046 HAVING A PUBLISHED ELEVATION OF 143.162 METRES.

- Notes
- This drawing is the exclusive property of R. J. Burnside & Associates Limited. The reproduction of any part without prior written consent of this office is strictly prohibited.
 - The contractor shall verify all dimensions, levels, and datum on site and report any discrepancies or omissions to this office prior to construction.
 - This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.

No.	Issue / Revision	Date	Auth.
0	ISSUED FOR ZBA	7/15/2022	LG
1	RE-ISSUED FOR ZBA	2/7/2023	LG
2	RE-ISSUED FOR ZBA	4/5/2023	LG
3	2nd ZBA SUBMISSION	6/30/2023	LG



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M8K 3S3

Project Name
**895 LAWRENCE AVENUE EAST
NORTH YORK, ON M3C 3L2**

Drawing Title
PUBLIC UTILITY PLAN

Drawn	Checked	Designed	Checked	Date	Drawing No.
CL	JM	LG	JM	20/12/23	

Project No. 300251428.0000 Contract No. Revision No.

Scale: 1:300

PUP1