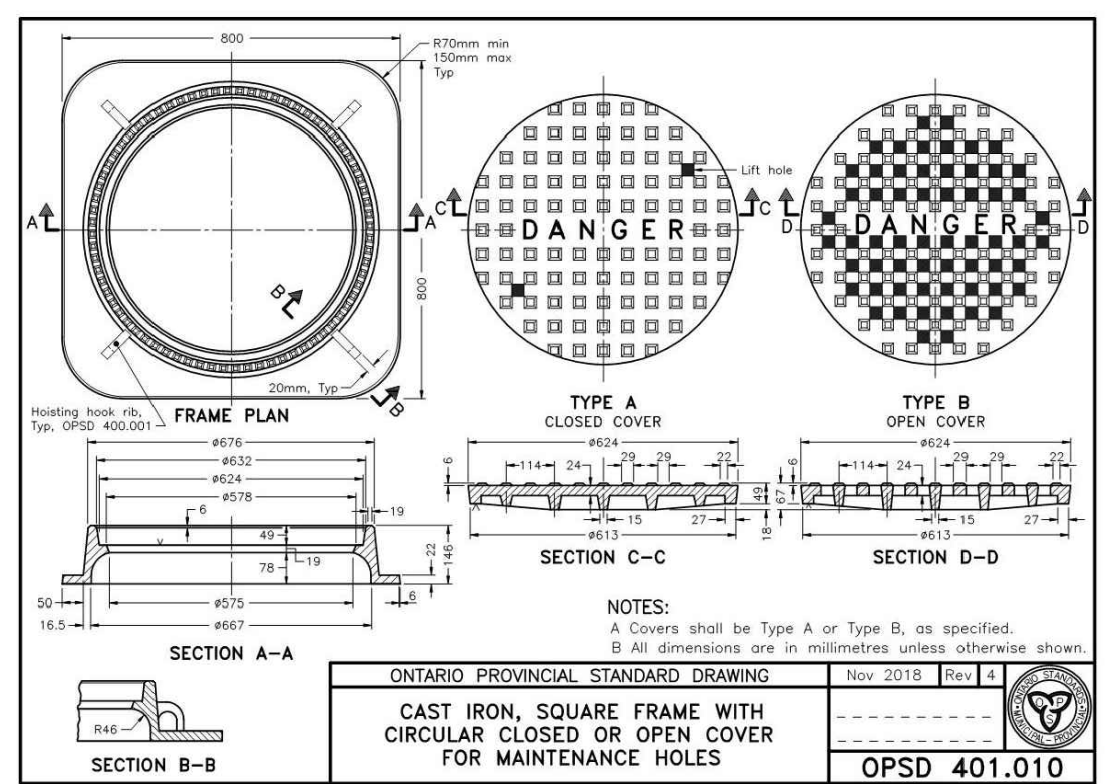


GRADING NOTES:

- ALL AREA GRADING AND RESULTING DRAINAGE PATTERNS SHALL NOT ADVERSELY AFFECT ADJACENT LANDS.
- THE STORM DRAINAGE SHALL BE SELF CONTAINED WITHIN THE SUBJECT PROPERTY UNLESS 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 THE 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.



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.
- ALL MATERIAL SPECIFICATIONS FOR SEWERS, WATERMANS AND APPURTENANCES ARE REQUIRED TO BE IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA FOR SEWERS & WATERMANS, CHAPTER 6 - MATERIAL SPECIFICATIONS.
- 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.
- ALL ABANDONED MUNICIPAL PIPES AND FACILITIES (E.G. STORM AND SANITARY SEWERS, WATERMANS, ETC.), WITHIN THE LINE OF CONSTRUCTION BOUNDARIES, IF EXPOSED, SHALL BE REMOVED FROM THE GROUND, AND PROPERLY DISPOSED OFF-SITE, IN ACCORDANCE WITH THE LATEST TS 510/OPSS 510.
- ALL ABANDONED PIPES UP TO 1200MM, TO BE KEPT IN PLACE, SHALL BE FILLED WITH GROUT OR CONCRETE FROM END TO END, IN ACCORDANCE WITH TS 510/OPSS 510, ESPECIALLY THE SUBMERGED ABANDONED PIPES DUE TO HIGH GROUND WATER LEVELS.
- CITY INSPECTION IS REQUIRED FOR ALL EXISTING SEWERS THAT MAY BE AFFECTED DURING CONSTRUCTION, PRIOR TO AND AFTER CONSTRUCTION, TO ENSURE THAT THEY HAVE NOT BEEN NEGATIVELY IMPACTED BY CONSTRUCTION. THE CITY INSPECTION REPORT SHALL BE STAMPED, SIGNED AND DATED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO, AND SUBMITTED TO THE CITY, UPON REQUEST.
- CITY INSPECTION IS REQUIRED FOR ALL PROPOSED SEWERS AFTER CONSTRUCTION, TO ENSURE THAT THEY ARE PROPERLY CONSTRUCTED TO THE SATISFACTION OF THE CITY. THE CITY INSPECTION REPORT SHALL BE STAMPED, SIGNED AND DATED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO, AND SUBMITTED TO THE CITY, UPON REQUEST.

CONSTRUCTION NOTES:

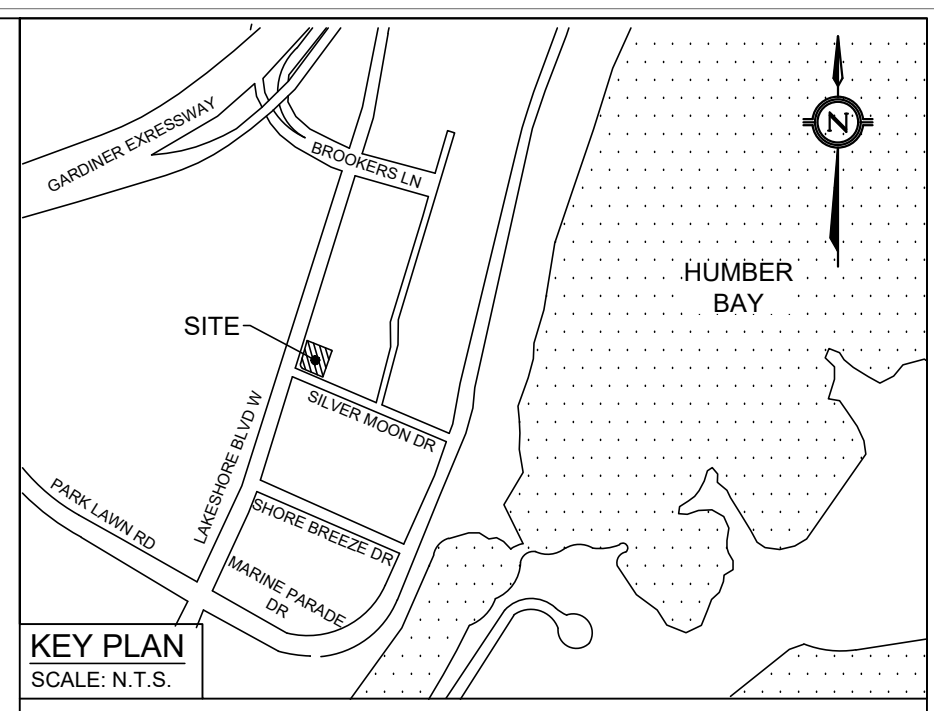
- ALL MATERIAL FOR SEWER, FORCEMAIN, WATERMAIN, HYDRANTS AND APPURTENANCES, SHALL BE ACCORDING TO CITY OF TORONTO MATERIAL/MANUFACTURE SPECIFICATIONS AS REQUIRED BY CHAPTER 6, MATERIAL SPECIFICATIONS FROM DESIGN CRITERIA FOR SEWERS AND WATERMANS MANUAL.
- UTILITY SEPARATION SHALL BE ACCORDING TO APPENDIX D OF THE CITY OF TORONTO DESIGN CRITERIA FOR SEWERS AND WATERMANS MANUAL.
- SERVICE CONNECTIONS AND UTILITY CUTS MADE IN ROAD PAVEMENTS SHALL BE BACKFILLED WITH UNSHRINKABLE FILL ACCORDING TO TS4.60.
- ALL EXISTING UTILITIES SHOWN ON DRAWINGS (PLAN AND PROFILE) ARE FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE ACTUAL LOCATION AND DEPTH OF ANY UTILITY AND SHALL BE LIABLE FOR ALL OR ANY DAMAGE.
- ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND CONSTRUCTION DRAWINGS MUST BE REPORTED TO THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION AND APPROPRIATE ACTION TAKEN TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR.
- ALL SURVEY STAKE LAYOUT POINTS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION, ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE LAYOUT SHALL BE IMMEDIATELY REPORTED TO THE CITY.
- ATTENTION IS DESIRED TO THE POSSIBILITY OF EXISTING PRIVATE SPRINKLERS AND LIGHTING SYSTEMS WITHIN THE RIGHT-OF-WAY, WHICH ARE NOT SHOWN ON THE PLANS. LOCATING, WORKING AROUND AND PROTECTING THESE SYSTEMS SHALL BE COMPLETED AT NO EXTRA COST TO THE CITY.
- AT ALL LOCATIONS WHERE THE PROPOSED WATERMAIN CROSSES UNDER OR ABOVE THE EXISTING SEWERS, OR UTILITIES, GRANULAR A BEDDING MATERIAL IS TO EXTEND FROM THE LOWER PIPE TO THE UPPER PIPE. GRANULAR A IS TO BE COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- CONTRACTOR TO PROVIDE ADEQUATE SUPPORT DURING CONSTRUCTION BETWEEN THE NEW WATERMAIN AND EXISTING GAS MAINS. MAINTAIN 300 mm MINIMUM VERTICAL CLEARANCES BETWEEN THE NEW WATERMAIN AND EXISTING GAS MAINS LESS THAN 300 mm IN DIAMETER. MAINTAIN 600 mm MINIMUM VERTICAL CLEARANCE BETWEEN THE NEW WATERMAIN AND EXISTING GAS MAINS EQUAL TO OR GREATER THAN 300 mm IN DIAMETER.
- ALL EXISTING WATERMANS AND SEWER PIPES LARGER THAN 300 mm DIAMETER SHALL BE SUPPORTED ACCORDING TO DRAWING T-1007.01-4.
- ALL DIMENSIONS ARE EXPRESSED IN METERS (m) AND PIPE SIZES ARE EXPRESSED IN MILLIMETERS (mm) UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
- THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
- RELOCATION OF ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED SIDEWALK AND ENTRANCE IS TO BE COMPLETED AT THE DEVELOPER'S EXPENSE AND SUBJECT TO APPROVAL BY THE GOVERNING AGENCIES.

ROAD RECONSTRUCTION:

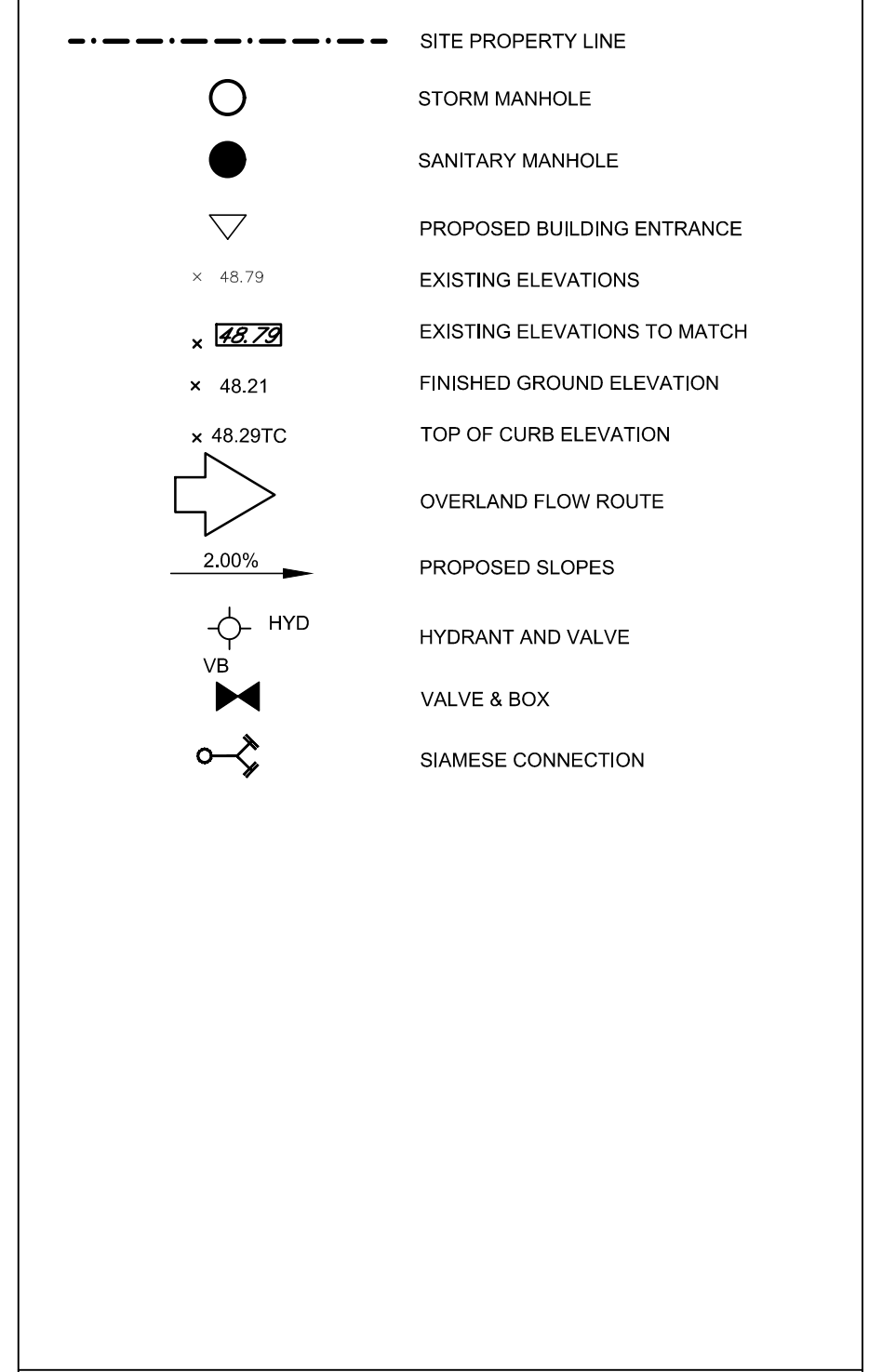
- RECONSTRUCTION OF DRIVEWAY ENTRANCES SHALL BE ACCORDING TO T-310.050-8. (REV 3 SEP 2018)
- LIMITS OF SIDEWALK / CURB RECONSTRUCTION ARE APPROXIMATE. ACTUAL LIMITS ARE TO BE CONFIRMED IN THE FIELD BY THE CONTRACT ADMINISTRATOR.
- CHANGELINE IS ESTABLISHED FROM THE CENTERLINE OF CONSTRUCTION AND GUTTER GRADES ARE CALCULATED ALONG THE GUTTER LINE.
- HEIGHT OF CURB FACES MAY VARY ALONG LENGTH OF GUTTER, AS SHOWN ON PROFILE OR TO BE CONFIRMED IN THE FIELD.
- ADJUST ALL STRUCTURES (MAINTENANCE HOLES, CATCH BASINS, ETC.) TO SUIT NEW DESIGN ELEVATIONS INCLUDING BREAKING DOWN AND REMOVAL OF PORTION OF TOP OF STRUCTURES TO ALLOW THE MINIMUM 150 mm ADJUSTMENTS.
- ALL CURB SHALL BE CONSTRUCTED WITH A LEDGE AT THE BACK OF THE CURB TO FACILITATE FUTURE SIDEWALK CONSTRUCTION.
- FULL DEPTH SAW-CUTS ARE REQUIRED AT CONSTRUCTION LIMITS OF EXISTING CURBS, SIDEWALK AND PAVEMENT UNLESS OTHERWISE NOTED.
- SAW CUT EXISTING PAVEMENT, SIDE WALK, CURB, GUTTER, DRIVEWAYS, WALKWAYS, ETC. AT CONSTRUCTION LIMITS TO PROVIDE A CLEAN JOINT FOR THE PROPOSED WORK.
- CONSTRUCT PEDESTRIAN SIDEWALK RAMPS WITH TACTILE WALKING SURFACE INDICATOR ACCORDING TO T-310.030-7, T-310.030-8, T-310.030-9, T-310.030-10 AND T-310.030-11.
- EXISTING ENTRANCES RAMPS TO BE RE-INSTALLED. VEHICULAR SIDEWALK RAMP SHALL BE ACCORDING TO T-310.050-1.
- ADJUSTMENT OF APPROACHES, WALKWAYS, AND STEPS MAY BE REQUIRED. LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CONTRACT ADMINISTRATOR.
- MINIMUM DRIVEWAY AND ROAD PAVEMENT STRUCTURE THICKNESSES TO BE AS PER 2018 CITY OF TORONTO SUPERPAVE REQUIREMENTS.
- ENTRANCE DRIVE
40mm SP9.5B
60mm SP19.0B
150mm GRANULAR A
150mm GRANULAR B
- FILTER FABRIC TO BE REPLACED UNDER GRATES ON ALL CATCHBASINS TO TRAP SEDIMENT. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL SUCH TIME AS THE CURBS ARE CONSTRUCTED AND THE BOULEVARDS ARE SODDED OR BACKYARDS GRADED AND SODDED. FILTER FABRIC FOR SILT CONTROL TO BE TERRA FIX 270R OR APPROVED EQUIVALENT.

CONTACT INFORMATIONS:

- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY, THE CONTRACTOR SHALL APPLY FOR A ROAD OCCUPANCY PERMIT FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT OFFICE.
- ALL TTC TRAFFIC IS TO BE MAINTAINED DURING CONSTRUCTION OF THIS (WATERMAIN, SEWER OR ROAD). IN ORDER TO CO-ORDINATE ALL DISRUPTIONS IN SERVICE, CONTRACTOR TO CONTACT MS EMILY ASSUNCAO 416-393-3302 AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- NOTIFY TORONTO WATER, WATER TREATMENT AND SUPPLY AT 416-397-0187 OR SEND AN E-MAIL MESSAGE TO TRUNKWATER@TORONTO.CA TWO WEEKS PRIOR TO EXCAVATION NEAR THE <SIZE> TRANSMISSION WATERMAIN SO THAT A TORONTO WATER INSPECTOR MAY BE PRESENT.
- DURING THE CONSTRUCTION OF (WATERMAIN / SERVICES OR SEWER / LATERALS) CLOSE TO AN EXISTING TRANSMISSION WATERMAIN, CONTRACTOR TO NOTIFY TORONTO WATER AT 416-397-0187 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.



KEY PLAN
SCALE: N.T.S.



SITE PLAN
PREPARED BY: R.J. BURNSIDE & ASSOCIATES (CANADA) INC.
DATE: NOVEMBER 2018
TOPOGRAPHIC & LEGAL
PREPARED BY: GENESIS LAND SURVEYING INC.
DATE: DECEMBER 7, 2018
BENCHMARK NOTES
BEARINGS ARE GRID AND ARE REFERRED TO THE EASTERLY LIMIT OF LAKESHORE BOULEVARD WEST HAVING A BEARING N 19° 12' 00" E AS SHOWN ON PLAN 66R-27046.
ELEVATIONS AREA GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK N° 1194 WITH A PUBLISHED ELEVATION OF 79.415 METRES (CGVD-1928 PRE-1978)

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.
1	ISSUED FOR SPA	MARCH 2020	JG



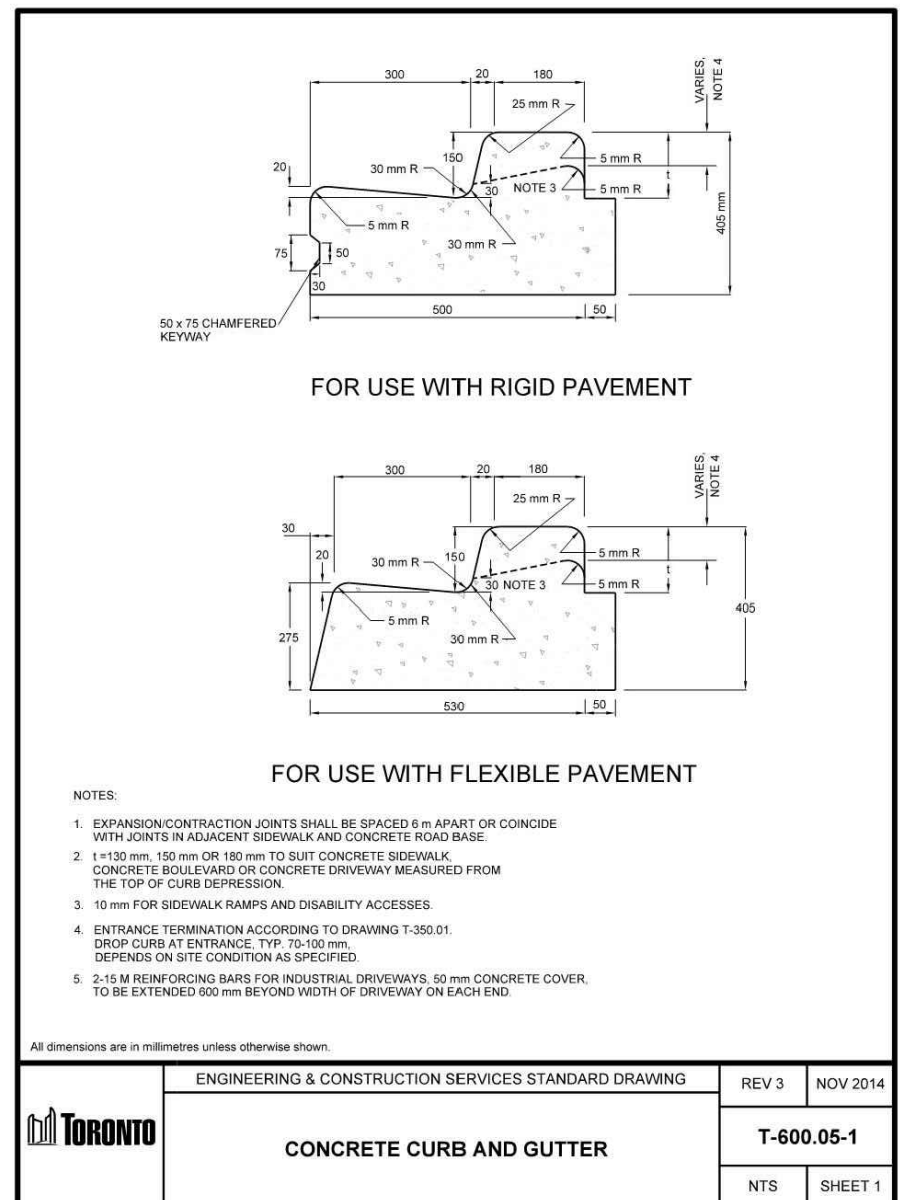
R.J. Burnside & Associates Limited
1465 Picketing Parkway
Picketing, Ontario, L1V 1G7
Telephone: (905) 420-5777
Fax: (905) 420-5247
web: www.rjburnside.com

Client
STAY INN HOSPITALITY
650 EVANS AVENUE
TORONTO ONTARIO
M5W 2W6

Drawing Title
13-STORY HOTEL DEVELOPMENT
2157 LAKESHORE BOULEVARD WEST
ETOBICOKE ONTARIO M5V 0A8

GRADING PLAN

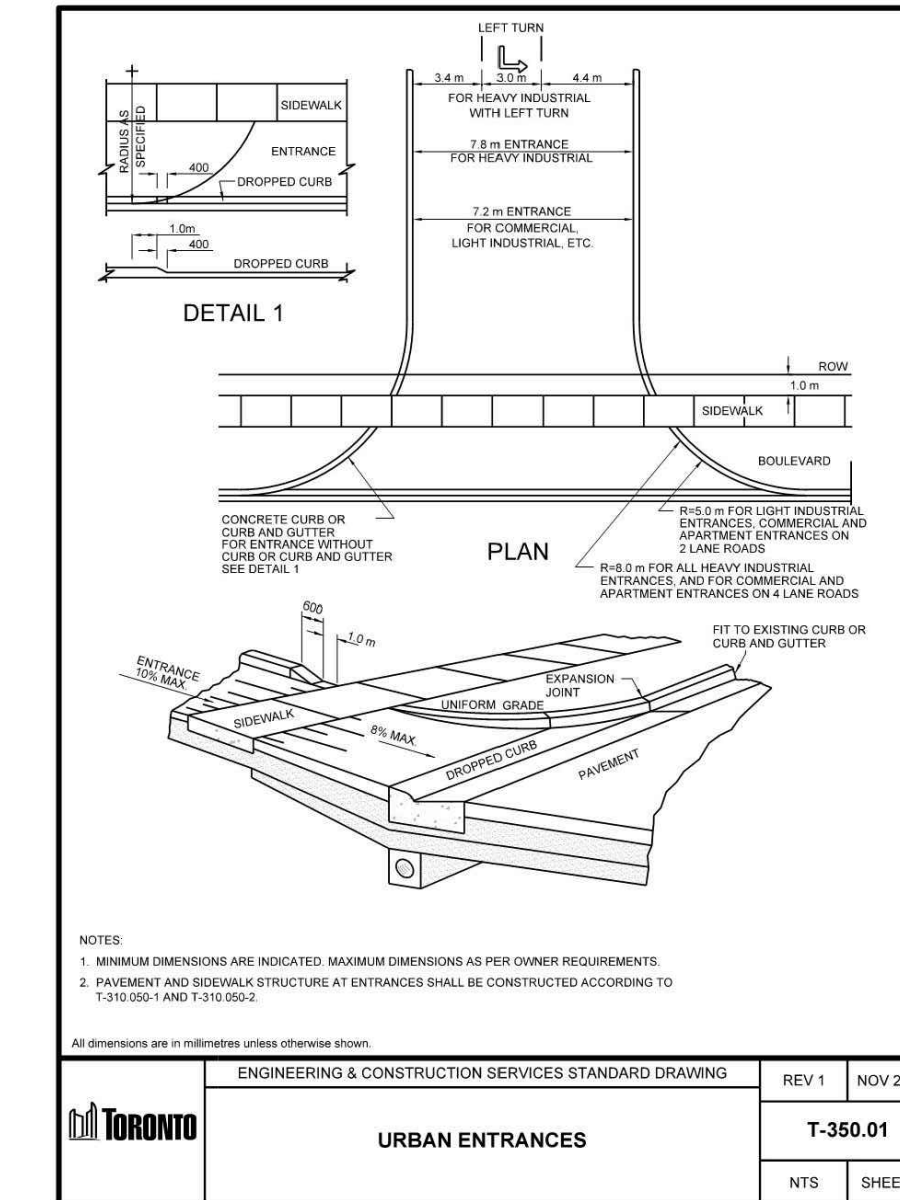
Drawn	Checked	Designed	Checked	Date	Drawing No.
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Project No.	Contract No.	Revision No.			
300044046					
Scale	0 4.0 8.0 12.0m				
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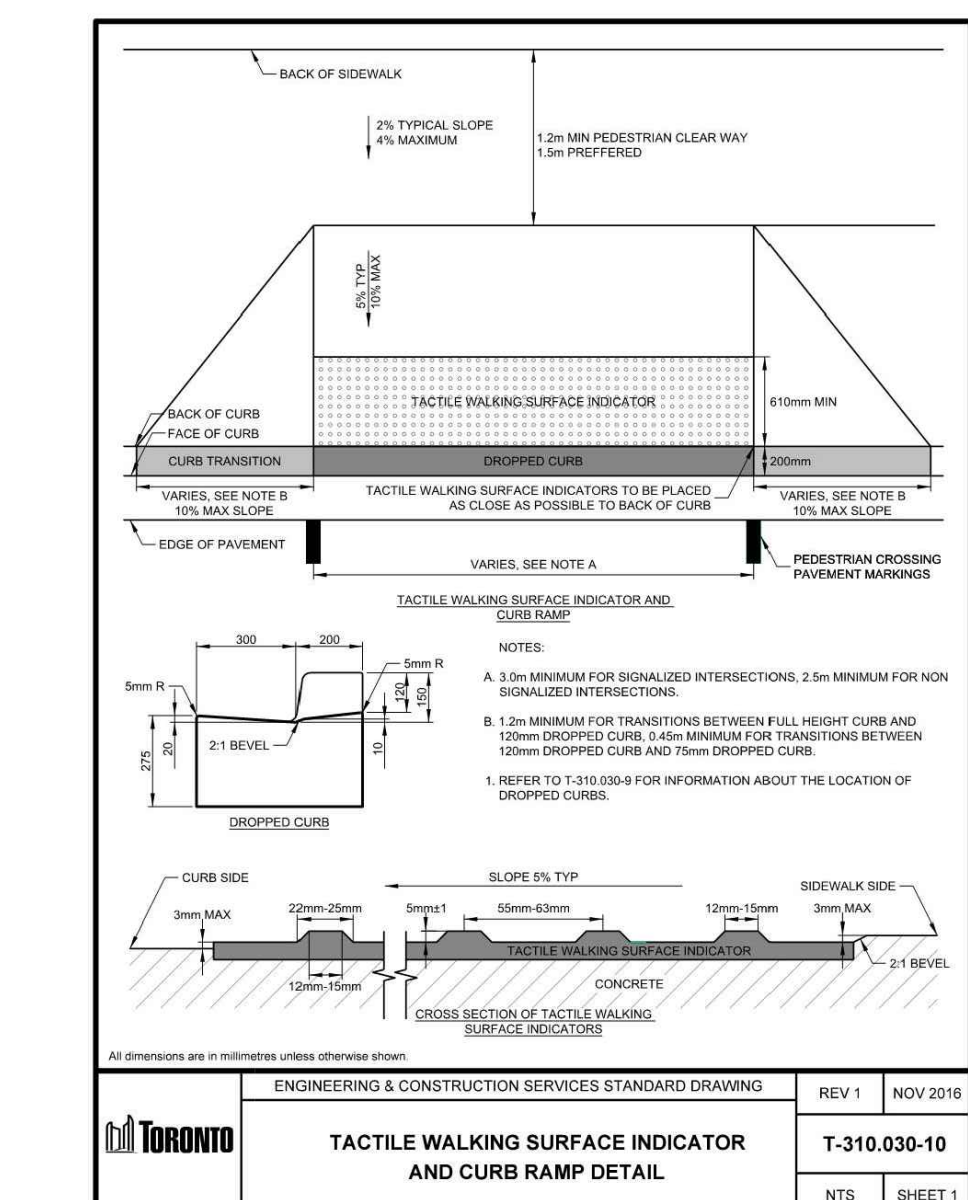
CONCRETE CURB AND GUTTER
T-600.05-1
NTS SHEET 1

TYPE OF DRIVEWAY	PAVEMENT STRUCTURE	THICKNESS (mm)
ASPHALT	RESIDENTIAL SP 18.1, TRAFFIC CATEGORY B, PG 58-28 TOP 12 (LPT)	60
	INDUSTRIAL/COMMERCIAL HIGH RISE SP 18.1, TRAFFIC CATEGORY B, PG 58-28 TOP 12 (LPT)	100
CONCRETE	RESIDENTIAL PORTLAND CEMENT CONCRETE (PGC) TOP	150
	INDUSTRIAL/COMMERCIAL HIGH RISE/COMMERCIAL PORTLAND CEMENT CONCRETE (PGC) TOP	150

DRIVEWAY THICKNESS
T-310.050-8
NTS SHEET 1



URBAN ENTRANCES
T-350.01
NTS SHEET 1



TACTILE WALKING SURFACE INDICATOR AND CURB RAMP DETAIL
T-310.030-10
NTS SHEET 1

