



GENERAL NOTES

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.

DO NOT SCALE DRAWINGS.

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THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ENGINEER.

PART OF LOT 6 & 7 SOUTH SIDE OF RICHMOND STREET AND NORTH SIDE OF CAMDEN STREET REGISTERED PLAN D - 46, CITY OF TORONTO.

471 RICHMOND ST. W. : BEARINGS ARE GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF RICHMOND STREET WEST HAVING A BEARING OF N 74° 08' 15" E AS SHOWN ON METROPOLITAN TORONTO CONDOMINIUM PLAN 1046.

38 CAMDEN ST. : BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF CAMDEN ST. HAVING A BEARING OF N 74° 16' 50" W AS SHOWN ON TORONTO CONDOMINIUM PLAN N 2313.

ELEVATIONS SHOWN HEREON ARE GEODETIC AND IN METERS AND ARE RELATED TO CITY OF TORONTO BENCH MARK NO. CT - 562 HAVING A PUBLISHED ELEVATION OF 89.179 METRES (CGVD 1928/PRE-1978).

DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYING INFORMATION IS REFERENCED FROM LAND SURVEY GROUP. PLAN NO. LSG-4350 & PLAN NO. LSG-4656.

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 & 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 NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF THE ENVIRONMENT AND CLIMATE CHANGE WITH RESPECT TO ANY PROPOSED DEWATERING

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

Toronto Engineering & Construction Services

ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.

MANAGER, DEVELOPMENT ENGINEERING
DATE _____

DIGITAL INFORMATION			
No.	DATE	REVISIONS	INITIALS
1	07/06/19	ISSUED FOR REZONING APPLICATION	

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PRELIMINARY SITE SERVICING PLAN
471 RICHMOND STREET WEST & 38 CAMDEN STREET

DESIGN	D.P.	DRAWN	J.W.	CHECKED	C.I.	CONTRACT No. 19114
SCALE:	1:150		DRAWING NUMBER		C-02	
DATE:	JUNE 7, 2019					

- LEGEND:**
- PROPOSED STORM MANHOLE AND SERVICE
 - PROPOSED SANITARY MANHOLE AND SERVICE
 - PROPOSED VALVE BOX & WATER SERVICE
 - PROPERTY LINE
 - EXISTING COMBINED SEWER
 - OUTLINE OF UNDERGROUND PARKING GARAGE
 - STORMWATER CISTERN
 - EXISTING CATCH BASIN
 - EXISTING MANHOLE
 - EXISTING TREE
 - EXISTING LIGHT / HYDRO POLE
 - EXISTING FIRE HYDRANT
 - EXISTING AREA DRAIN

BRANT STREET

RICHMOND STREET WEST

CAMDEN STREET

PROPOSED 17 STOREY BUILDING
471 RICHMOND STREET WEST
F.F.E.: 90.79

PROPOSED 15 STOREY BUILDING
38 CAMDEN STREET
F.F.E.: 90.79

