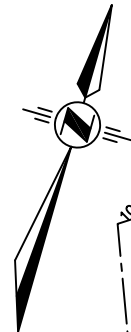


SITE GRADING PLAN
LOT 30,
REGISTERED PLAN 711E
CITY OF TORONTO
SCALE 1:250

2.5m 0 2.5 12.5metres

VLADIMIR DOSEN SURVEYING, O.L.S.



METRIC
 DISTANCES SHOWN ON THIS
 PLAN ARE IN METRES AND
 CAN BE CONVERTED TO
 FEET BY DIVIDING BY 0.3048

THIS REPORT WAS PREPARED FOR
 MAGGIE JUGENBURG
 AND THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY
 OTHER PARTIES.

NOTE:
 THIS IS NOT A PLAN OF SURVEY.
 BOUNDARY DATA TAKEN FROM VARIOUS
 PLANS AND SHALL NOT BE USED FOR
 TRANSACTION OR MORTGAGE PURPOSES.

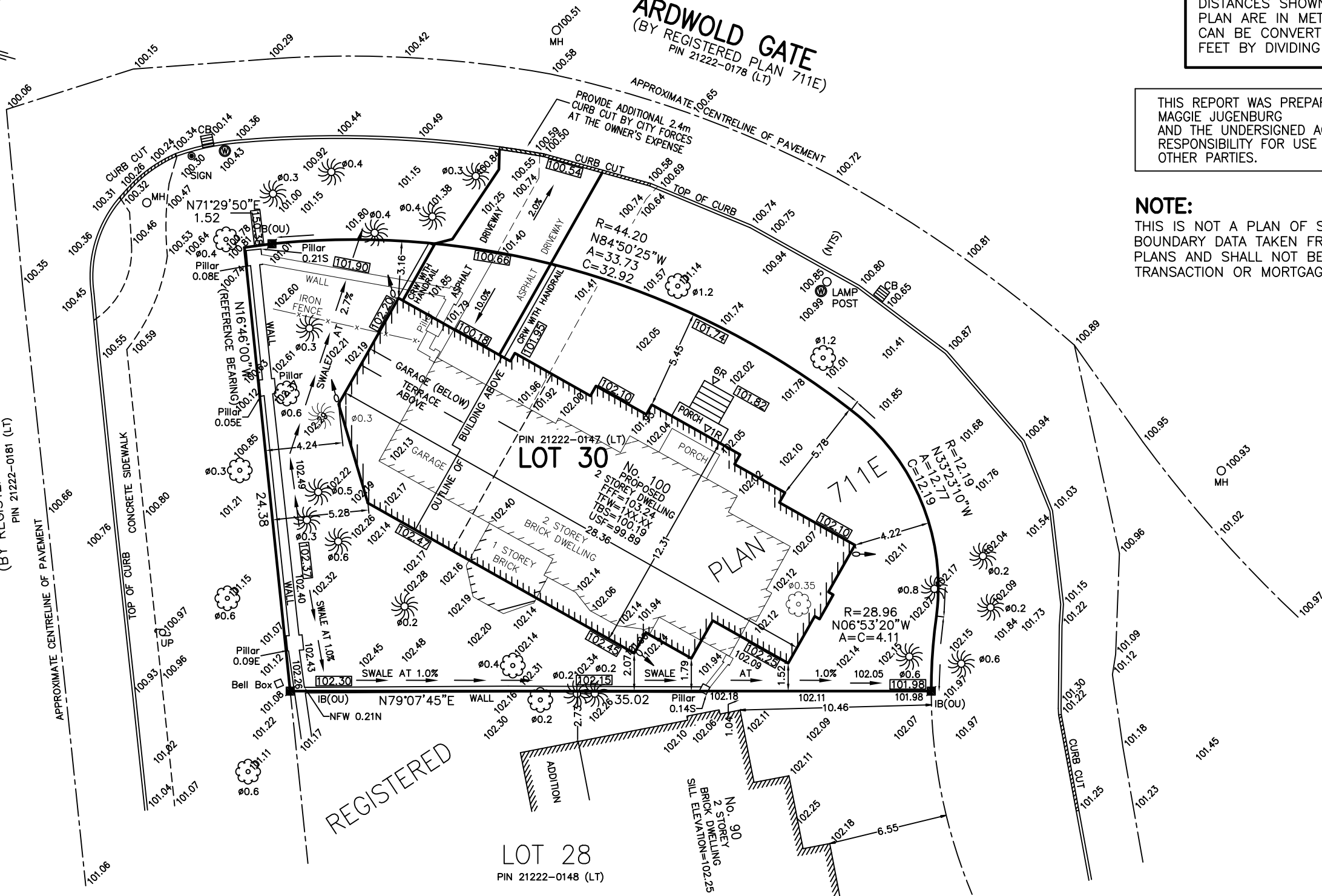
UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE. THE UNDERNAMED COMPANY AND EACH UTILITY ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THE INFORMATION SHOWN HEREON AND EACH UTILITY MUST BE CONTACTED FOR AN ON-SITE LOCATE PRIOR TO ANY EXCAVATION.

NOTES

- BOUNDARY INFORMATION WAS TAKEN FROM REGISTERED PLAN No. 711E
- ALL FOOTING FORMWORK ELEVATIONS ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED ONTARIO LAND SURVEYOR PRIOR TO THE PLACING OF ANY CONCRETE.
- PRIOR TO THE SUPERSTRUCTURE WORKS PROCEEDING AND THE RELEASE OF THE COMPLETION STAGE PERMIT, THE OWNERS CONSULTANT MUST CERTIFY THAT THE TOP OF FOUNDATIONS IS IN CONFORMITY WITH THE GRADING PLAN REVIEWED BY THE CITY.
- ALL RAINWATER LEADERS TO DISCHARGE ONTO SPLASH PADS AT GROUND LEVEL AT FRONT OF HOUSE.
- A 0.60m WIDE UNDISTURBED STRIP IS TO BE PROVIDED ALONG ALL BOUNDARIES WITH ADJACENT PROPERTIES.
- NO TREES TO BE REMOVED WITHOUT PRIOR CONSENT FROM THE CITY ARBORIST.

SPADINA ROAD
 (BY REGISTERED PLAN 711E)
 PIN 21222-0181 (LT)



LEGEND

- | | | |
|-------------------------------------|-----------------------------------|---------------------------|
| □ DENOTES SURVEY MONUMENT PLANTED | ∅ DENOTES DIAMETER | ☼ DENOTES DECIDUOUS TREE |
| ■ DENOTES SURVEY MONUMENT FOUND | CB DENOTES CATCH BASIN | ☎ DENOTES CONIFEROUS TREE |
| SIB DENOTES STANDARD IRON BAR | MH DENOTES MAINTENANCE HOLE | |
| IB DENOTES IRON BAR | GS DENOTES GARAGE SILL | |
| OU DENOTES ORIGIN UNKNOWN | LS DENOTES LAMP STANDARD | |
| CC DENOTES CUT CROSS | WV DENOTES WATER VALVE | |
| FFF DENOTES FINISHED FIRST FLOOR | Ⓜ DENOTES HAND WELL | |
| TFW DENOTES TOP OF FOUNDATION WALL | 150.49 DENOTES EXISTING ELEVATION | |
| TBS DENOTES TOP OF BASEMENT SLAB | 150.11 DENOTES PROPOSED ELEVATION | |
| USF DENOTES UNDERSIDE OF FOOTING | ○ DENOTES DOWNSPOUT | |
| CRW DENOTES CONCRETE RETAINING WALL | | |
| UP DENOTES UTILITY POLE | | |

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE EASTERLY LIMIT OF SPADINA ROAD AS SHOWN ON REGISTERED PLAN 711E HAVING A BEARING OF N16°46'00"W

BENCHMARK NOTE:

ELEVATIONS ARE LOCAL

SURVEYOR'S CERTIFICATE

I HAVE REVIEWED THIS SITE PLAN FOR THE DWELLING No. 100 ARDWOLD GATE. IT IS MY BELIEF THAT THE GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE WITHOUT DETRIMENTAL EFFECT ON ADJACENT PROPERTIES.

THE SURVEY WAS COMPLETED ON THE 15th DAY OF MAY, 2015

DECEMBER 12, 2016

DATE

V. Dosen
 VLADIMIR DOSEN, B.Sc.
 ONTARIO LAND SURVEYOR

VLADIMIR DOSEN SURVEYING
ONTARIO LAND SURVEYORS

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 TORONTO, ONTARIO M4S 1J2
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FIELD: KUMAR	CAD FILE: 100 ARDWOLD GATE-SPL
DRAWN BY: IG	FILE: 14-057
CHECKED BY: VD	JOB No: 15152