SANITARY AND STORM SYSTEMS, SWALES, CATCHBASINS, CATCHBASIN LEADS, DRAINAGE SYSTEM FOR THE AREA

1.8m WOOD PRIVACY FENCE

1. Remove all existing accesses, curb cuts, traffic control sign, etc., along the development site property line to at least 3m. By 1m. With a height of at least 1.5m. In a configuration satisfactory to SOLID WASTE.

2. The proposed entrance is to be constructed as per city standard No. T350.01. The entrance return is to be located on plan by arrow.

3. Waste Management Services

4. Utility Services

5. Separate services for each freehold townhouse unit.

6. Engineering and Construction Services

7.1. The owner must install and maintain appropriate signage and pavement markings on-site directing property line to.

7.2. All utility poles, fire hydrants, and other street furniture must be shown on the plan. The location of any public utilities (utility poles, etc.) would be at the cost of the developer and shall be subject to the approval of the applicable governing agencies.

7.3. The owner must install and maintain appropriate signage and pavement markings on-site directing property line to.

7.4. DRIVEWAY CURBS MUST BE FLUSH ON EITHER SIDE OF THE SIDEWALK FOR A MINIMUM OF 0.45 METERS.

7.5. Construct and maintain all facilities necessary to permit city to collect solid waste and collectable solid waste.

7.6. Construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted stormwater management report and grading plan.

7.7. Construct and maintain site servicing indicated on the accepted site servicing drawings.

7.8. Provide certification to the Executive Director of Engineering and Construction Services by the property line to.

7.9. Construct and maintain site grading in accordance with city standards and to the satisfaction of the Executive Director of Engineering and Construction Services.

7.10. 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.

7.11. This application has been considered under the consideration that the proposed development is a redevelopment project.

7.12. SOLID WASTE FACILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED DRAWINGS.

7.13. REFER TO CIVIL DWGS.
**DECIDUOUS SHRUBS, EVERGREEN SHRUBS AND PERENNIALS**

- **Taxus canadensis** Canadian Yew tc1000mm 174B&B 800mm o.c.
- **Hakonechloa macra 'All Gold'** Golden Japanese Forest Grass hm 118600mm o.c. 3 gal. pot —
- **Hemerocallis 'Stella D'Oro'** Stella D'Oro Daylily hs 214600mm o.c. 3 gal. pot —

**CONIFEROUS TREES**

- **Thuja Occidentalis** Eastern White Cedar To 56 Uniform Spec. WB 25mm cal.
- **Acer x freemanii 'Sienna'** Sienna Glen Maple AfWB 70mm cal. 2

**AFTER PLANTING**

- **DRAINS, CISTERN(S) AND IRRIGATION LINES, REAR YARD/ UNDERGROUND STORAGE CHAMBERS, DOUBLE CHECK DETECTOR ASSEMBLY IN CHAMBER AND FIRE LINE THAT WILL BE REQUIRED FOR SPRINKLERS IN THE UNDERGROUND PARKING LEVEL, AND ANY REQUIRED PUMP(S), ETC.**
- **SANITARY AND STORM SYSTEMS, SWALES, CATCHBASINS, CATCHBASIN LEADS, DRAINAGE SYSTEM FOR THE AREA**
- **CERTIFY THAT THE UNIT OWNERS AND THEIR SUCCESSORS IN TITLE WILL BE RESPONSIBLE FOR THE PROVISION, CONSTRUCTION, MAINTENANCE AND USE OF THE SERVICES, FACILITIES AND EQUIPMENT FOR THE COMMON ELEMENTS CONDOMINIUM ACT, SUCH AS THE DRIVEWAY AND UNDERGROUND PARKING STRUCTURE,**
- **7.11. THIS APPLICATION HAS BEEN COMMENTED UNDER THE CONSIDERATION THAT THE PROPOSED DEVELOPMENT IS A L102 FROM THE SUBJECT DEVELOPMENT SHALL NOT BE DIRECTED TO DRAIN ONTO ADJACENT PROPERTIES.**
- **7.2. ALL UTILITY POLES, FIRE HYDRANTS, AND OTHER STREET FURNITURE MUST BE SHOWN ON THE PLAN. THE**
- **7.5. CONSTRUCT AND MAINTAIN ALL FACILITIES NECESSARY TO PERMIT CITY TO COLLECT SOLID WASTE AND RECYCLABLE MATERIALS.**
- **7.6. CONSTRUCT AND MAINTAIN STORMWATER MANAGEMENT MEASURES/FACILITIES AND SITE GRADING AS**
- **7.4. DRIVEWAY CURBS MUST BE FLUSH ON EITHER SIDE OF THE SIDEWALK FOR A MINIMUM OF 0.45 METRES.**
- **7.3. DRIVEWAYS AND PEDESTRIAN WALKWAYS, TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR, ENGINEERING AND CONSTRUCTION SERVICES.**
- **7.1. THE PROPOSED ENTRANCE IS TO BE CONSTRUCTED AS PER CITY STANDARD No. T 350.01. THE ENTRANCE RETURN**
- **5.2. THE EXISTING CURB AT THE PROPOSED DRIVEWAY ENTRANCE TO BE REMOVED AND REPLACED WITH A CONCRETE**
- **5.1. SEPARATE SERVICES FOR EACH FREEHOLD TOWNHOUSE UNIT.**
- **5. UTILITY SERVICES**
- **4.1. PRINCIPAL BUILDING ENTRANCES ARE LOCATED ON PLAN BY ARROW.**
- **4. FIRE SERVICES**
- **3.1. REFUSE COLLECTION LESS THAN 30 UNITS TO BE CURB PICK UP BY THE CITY OF TORONTO.**
- **3.2 PROVIDE WASTE STORAGE AREAS FOR EACH SINGLE FAMILY TOWNHOUSE. EACH OF THESE STORAGE UNITS MUST**
- **2. ALL UTILITY POLES, FIRE HYDRANTS, AND OTHER STREET FURNITURE MUST BE SHOWN ON THE PLAN. THE**
- **2.1. REMOVE ALL EXISTING ACCESS, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE**
- **1. REMOVE ALL EXISTING ACCESS, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE**
- **1.1. REFUSE COLLECTION LESS THAN 30 UNITS TO BE CURB PICK UP BY THE CITY OF TORONTO.**
- **1.2 PROVIDE WASTE STORAGE AREAS FOR EACH TOWNHOUSE.**
- **1. GENERAL NOTES**
- **APPLICATION FOR ANY FORM OF LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS**

**NOT FOR CONSTRUCTION**

**PRELIMINARY DRAWINGS**

**PLANTING PLAN**

**RESIDENTIAL TOWNHOUSE DEVELOPMENT LAWRENCE AVENUE WEST TORONTO ONTARIO**

**PLANT LIST**

<table>
<thead>
<tr>
<th>No.</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Key</th>
<th>Qty</th>
<th>Size</th>
<th>Remarks</th>
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<tbody>
<tr>
<td>1</td>
<td><strong>Thuja Occidentalis</strong></td>
<td>Eastern White Cedar</td>
<td>To 56 Uniform Spec. WB</td>
<td>1</td>
<td>25mm cal.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td><strong>Acer x freemanii 'Sienna'</strong></td>
<td>Sienna Glen Maple</td>
<td>Af</td>
<td>1</td>
<td>70mm cal.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td><strong>Hakonechloa macra 'All Gold'</strong></td>
<td>Golden Japanese Forest Grass</td>
<td>hm</td>
<td>1</td>
<td>118600mm o.c.</td>
<td>3 gal. pot —</td>
</tr>
<tr>
<td>4</td>
<td><strong>Hemerocallis 'Stella D'Oro'</strong></td>
<td>Stella D'Oro Daylily</td>
<td>hs</td>
<td>1</td>
<td>214600mm o.c.</td>
<td>3 gal. pot —</td>
</tr>
</tbody>
</table>

**DRAWING TITLE**

**PROJECT**

**No.** L102

1:125

**DRAWING SCALE**

**DRAWING NUMBER**

**LAWRENCE AVENUE WEST**

579/581/583/585

**L102**

**Fig.**
POURED CONCRETE PAVING (32 MPa C2 CLASS CONCRETE)
CLOSED-CELL FOAM EXPANSION JOINT FILLER, SEE SPECIFICATIONS.
PROVIDE EXPANSION JOINTS @ 6000mm O.C. (MAX.), AT CHANGE IN MATERIALS, AT STRUCTURES OR AS SHOWN ON DRAWINGS.
INSTALL AS PER MANUFACTURER’S RECOMMENDATION
JOINT SEALANT AS SPECIFIED OVER CLOSED CELL FOAM EXPANSION JOINT

NOTE.
- CONTROL AND EXPANSION JOINTS TO MEET THE ONTARIO PROVINCIAL STANDARDS AND DETAILS (OPSS AND OPSD) -552.01

- PLANTING METHOD ILLUSTRATED, SHALL APPLY EQUALLY TO BARE ROOT STOCK AND BALLED STOCK.
- SET SHRUBS 50 mm HIGHER THAN SURROUNDING GRADE TO ALLOW FOR SETTLEMENT.
- SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BEDS.
- THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.

- PLANTING SOIL MIXTURE AS SPECIFIED BACKFILLED SOIL TO BE COMPACTED TO PREVENT AIR POCKETS & SETTLEMENT.
- PRUNE PLANTS TO REMOVE DEAD OR INJURED MEMBERS ONLY. MAINTAIN NATURAL CHARACTER AND SHAPE OF THE SPECIES.