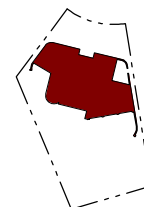




**NOTES:**  
ELEVATIONS ARE TAKEN FROM 0.5 m  
CONTOUR MAP AVAILABLE ON REQUEST  
THROUGH OPEN DATA TORONTO/MAP  
SALES. THIS DATA HAS NOT BEEN  
VERIFIED BY SURVEY AND MAY NOT BE  
GEODETICALLY ACCURATE BUT IS  
SHOWN TO DEMONSTRATE RELATIVE  
ELEVATIONS AND STEEPNESS OF SLOPE

**REFERENCES:**  
PROPERTY AND BUILDING DATA:  
<https://open.toronto.ca/dataset/3d-massing/>  
<https://opendata.toronto.ca/city-planning/3d-massing/2022/AutoCAD/51J.dwg> (accessed 29 November 2023)  
  
CONTOURS:  
Open Data Toronto, provided on request by [mapsales@toronto.ca](mailto:mapsales@toronto.ca), 05 December 2023.  
Geospatial Competency Centre  
18 Dyas Road, 3rd Floor  
Toronto, ON M3B 1V5  
(416) 392-2506



SUBJECT PROPERTY



PROPERTY LINES

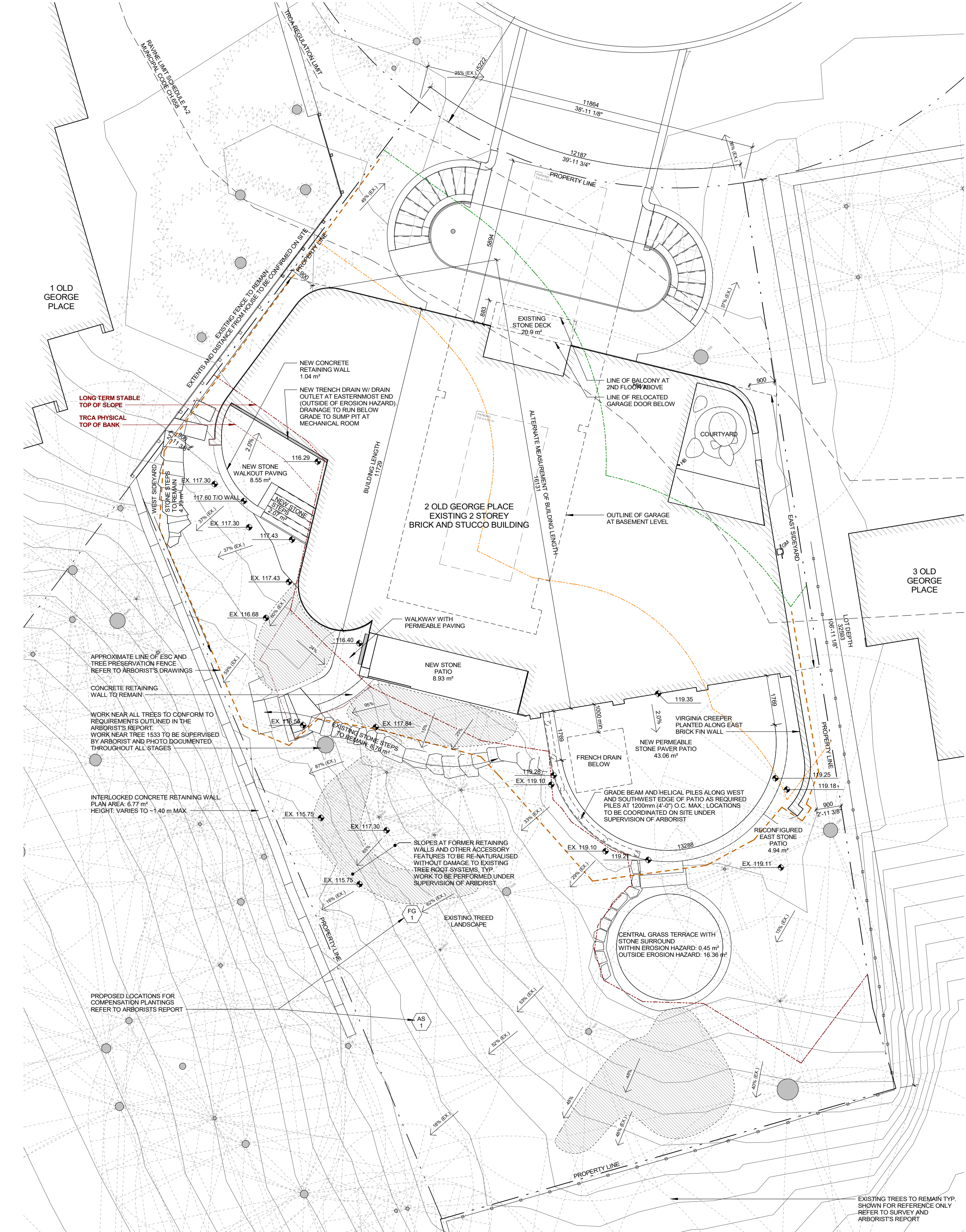


BUILDING FOOTPRINT



CONTOUR LINES (0.5 m INTERVAL)





- GENERAL NOTES
1. ALL WORK TO CONFORM TO OBC
  2. SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT
  3. DO NOT SCALE DRAWINGS
  4. PROVIDE SAMPLES OF ALL FINISH SURFACES FOR APPROVAL BY ARCHITECT PRIOR TO FABRICATION

20	2025/04/11	ISS. FOR HER. REVIEW
17	2025/03/03	ISSUED FOR C OF A
16	2025/02/13	ISS. FOR HER. REVIEW
12	2024/08/13	ISS. FOR ZALC REV 1
11	2024/08/12	ISS. FOR HER. REVIEW
8	2024/06/13	ISS. FOR RNFP REVIEW
7	2024/05/29	ISS. FOR TRCA REVIEW
2	2023/07/06	ISS. FOR PERMIT REV 1
1	2023/05/12	ISSUED FOR PERMIT
REV	DATE	ISSUE

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647-998-7010

NOT FOR CONSTRUCTION

2 OLD GEORGE PLACE  
TORONTO, ON M4W 1X9

PROPOSED SITE, GRADING,  
AND DRAINAGE PLANS

1 : 100

A012

**GENERAL SITE NOTES:**

1. ALL REMOVAL AND CONSTRUCTION WORK SHOULD BE CARRIED OUT IN SUCH A WAY THAT IT DOES NOT ADVERSELY AFFECT THE SLOPE.
2. STOCKPILES, HEAVY MACHINERY, ETC. SHOULD BE PLACED AS FAR AWAY FROM THE SLOPE AS POSSIBLE.
3. ALL MEASURES SHOULD BE TAKEN TO ENSURE THE SLOPE IS PROTECTED DURING CONSTRUCTION.
4. REFER TO ARBORIST'S TREE INVENTORY AND PRESERVATION PLAN REPORT FOR ADDITIONAL INFORMATION.

**RAVINE & NATURAL FEATURE PROTECTION BY-LAW**

THE RAVINE & NATURAL FEATURE PROTECTION BY-LAW, CHAPTER 658 OF THE CITY OF TORONTO MUNICIPAL CODE REGULATES THE INJURY AND DESTRUCTION OF TREES, DUMPING OF REFUSE AND CHANGES TO GRADE WITHIN PROTECTED AREAS DEFINED IN SCHEDULE A.

UNDER THIS BY-LAW PROTECTED TREES MAY NOT BE REMOVED, INJURED OR DESTROYED, AND PROTECTED GRADES MAY NOT BE ALTERED WITHOUT WRITTEN AUTHORIZATION FROM URBAN FORESTRY, RAVINE & NATURAL FEATURE PROTECTION, ON BEHALF OF THE GENERAL MANAGER OF PARKS, FORESTRY & RECREATION.

CONVICTIONS OF OFFENCES RESPECTING THE REGULATIONS IN THE RAVINE & NATURAL FEATURE PROTECTION BY-LAW ARE SUBJECT TO FINES, AND THE LANDOWNER MAY BE ORDERED BY THE COURT TO RESTORE THE AREA TO THE SATISFACTION OF THE CITY. A PERSON CONVICTED OF AN OFFENCE UNDER THIS BY-LAW IS LIABLE TO A MINIMUM FINE OF \$500 AND A MAXIMUM FINE OF \$100,000 FOR EACH TREE DESTROYED, A MAXIMUM FINE OF \$100,000 FOR ANY OTHER OFFENCE COMMITTED UNDER THIS CHAPTER, AND/OR A SPECIAL FINE OF \$100,000. A PERSON CONVICTED OF A CONTINUING OFFENCE, INCLUDING FAILURE TO COMPLY WITH RAVINE PERMIT CONDITIONS IS LIABLE TO A MAXIMUM FINE OF NOT MORE THAN \$10,000 FOR EACH DAY OR PART OF A DAY THAT THE OFFENCE CONTINUES. RNFP 0608

**SITE DRAINAGE NOTES:**

1. INFILTRATION THROUGH SOFT LANDSCAPING AND PERMEABLE PAVING SHALL BE THE PREFERRED APPROACH TO MANAGING WATER FALLING ON THE SITE.
2. EXCESS WATER WHICH DOES NOT INFILTRATE THE SOIL SHALL BE DIRECTED AWAY FROM NEIGHBOURING PROPERTIES OR ANY TRCA IDENTIFIED HAZARDS WHERE POSSIBLE AND SHALL BE DRAINED TO A SUMP PIT AND PUMPED INTO THE FRENCH DRAIN.

**EROSION AND SEDIMENT CONTROL NOTES PER TRCA REQUIREMENTS**

**STANDARD NOTES**

**SECTION 1: SITE MANAGEMENT**

1. EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO AND MAINTAINED DURING THE CONSTRUCTION PHASES. ALL DAMAGED ESC MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION.
2. DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
3. ALL IN-WATER AND NEAR-WATER WORKS WILL BE CONDUCTED IN THE DRY WITH APPROPRIATE ESCs IN GOOD WORKING ORDER.
4. THE ESC STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREAS. IF THE PRESCRIBED MEASURES ON THE PLANS ARE NOT EFFECTIVE, ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE IMPACTS. A TRCA ENFORCEMENT OFFICER SHOULD BE IMMEDIATELY CONTACTED. ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND USED, AS NECESSARY.
5. AN ENVIRONMENTAL MONITOR WILL ATTEND THE SITE TO INSPECT ALL NEW CONTROLS IMMEDIATELY AFTER INSTALLATION. INSPECTION OF ESC MEASURES WILL OCCUR, AT MINIMUM:
  - ON A WEEKLY BASIS;
  - PRIOR TO SIGNIFICANT RAINFALL EVENTS (MINIMUM PREDICTED 25mm OVER 24 HRS)
  - AFTER EVERY RAINFALL/SNOWMELT EVENT; AND
  - DAILY DURING EXTENDED RAINFALL PERIODS
6. ALL GRADES WITHIN THE REGULATED AREA WILL BE MAINTAINED OR MATCHED.
7. THE PROPONENT/CONTRACTOR SHALL MONITOR THE WEATHER SEVERAL DAYS IN ADVANCE OF THE ONSET OF THE PROJECT TO ENSURE THAT THE WORKS WILL BE CONDUCTED DURING FAVOURABLE WEATHER CONDITIONS. SHOULD AN UNEXPECTED STORM ARISE, THE CONTRACTOR WILL REMOVE ALL UNFINISHED ITEMS FROM THE REGULATORY FLOOR PLAN THAT WOULD HAVE THE POTENTIAL TO CAUSE A SPILL OR AN OBSTRUCTION TO FLOW (E.G. FUEL TANKS, PORTA-POTTIES, MACHINERY, EQUIPMENT, CONSTRUCTION MATERIALS, ETC.).
8. ALL DEWATERING/UNDWATERING SHALL BE FILTERED AND RELEASED TO THE ENVIRONMENT AT LEAST 30 METRES FROM A WATERCOURSE OR WETLAND AND ALLOWED TO DRAIN THROUGH A WELL-VEGETATED AREA. NO DEWATERING EFFLUENT SHALL BE SENT DIRECTLY TO ANY WATERCOURSE, WETLAND, OR OTHER REGULATED FEATURE OR HAZARD, OR ALLOWED TO DRAIN ONTO UNDISTURBED SOILS WITHIN THE WORK AREA. THESE CONTROL MEASURES SHALL BE MONITORED FOR EFFECTIVENESS AND MAINTAINED OR REVISED TO MEET THE OBJECTIVES OF THE ESC MEASURES.
9. ALL ACCESS TO THE WORK SITE SHALL BE FROM EITHER SIDE OF THE WATERCOURSE. NO EQUIPMENT OR VEHICLES ARE PERMITTED TO CROSS THROUGH THE WATERCOURSE, UNLESS APPROVED BY TRCA.
10. NO STAGING OR STORAGE WILL OCCUR WITHIN TRCA'S REGULATED AREA, UNLESS SHOWN ON THE APPROVED DRAWINGS.

**SECTION 2: ENVIRONMENTAL COMPLIANCE**

1. PLEASE NOTIFY THE FOLLOWING CONTACTS 48 HOURS PRIOR TO COMMENCING CONSTRUCTION: TRCA ENFORCEMENT (T-437-880-2124; E: inspectors@trca.ca) FOR APPROVED PERMITS AND THE TRCA PROJECT MANAGER FOR ISSUED VOLUNTARY PROJECT REVIEWS. PLEASE ENSURE YOU QUOTE THE TRCA FILE NUMBER OR TRCA PERMIT NUMBER IN YOUR NOTIFICATION.

**SITE PLAN LEGEND:**

PROPERTY LINE	---	LINE OF LONG TERM STABLE TOP OF SLOPE (REFER TO GEOTECHNICAL REPORT)	---
FENCE	---	EROSION AND SEDIMENT CONTROL FENCE (REFER TO ARBORIST'S DRAWINGS)	---
SPOT ELEVATION	XXX.XX		
EXISTING DECIDUOUS TREE (REFER TO ARBORIST REPORT)		SLOPE GRADIENT NOTE: SLOPES VARY ACROSS SITE ALL GRADIENTS ARE APPROXIMATE	
EXISTING CONIFEROUS TREE (REFER TO ARBORIST REPORT)		AREA OF SITE NATURALISATION REFER TO ARBORIST REPORT	
NEW TREE PLANTING (REFER TO ARBORIST REPORT)	XX X		
GAS METER		GENERAL NOTE: THE ABBREVIATION 'EX' DENOTES AN EXISTING CONDITION	
HOSE BIBB			



