

© COPYRIGHT 2016
 THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE EXPRESS PERMISSION OF MITSCHÉ & AZIZ INC. O.L.S. IS STRICTLY PROHIBITED.

GLOUCESTER GROVE

(FORMERLY SUTHERLAND STREET)
 BY REGISTERED PLAN 1871-YORK



PERMIT REVIEWED FOR COMPLIANCE WITH
 THE ONTARIO BUILDING CODE

16 206325 DEM 00

ZONING	Feuer, Andrew	18/Aug/2016
O.B.C.	Chiu, Herman	06/Oct/2016
FIRE SERVICES		
O.B.C. (S)		

SITE GRADING PLAN OF PART OF LOTS 87, 88, 89 AND 90 REGISTERED PLAN 2239 YORK CITY OF TORONTO



SCALE = 1 : 200

MITSCHÉ & AZIZ INC., O.L.S.

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

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

- 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.

GEODETIC:

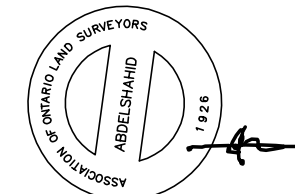
* ELEVATIONS SHOWN HEREON ARE LOCAL

LEGEND:

N,E,S,W	NOTES NORTH, EAST, SOUTH, WEST	MH	MANHOLE
BF	BOARD FENCE	CB	CATCH BASIN
CLF	CHAIN LINK FENCE	DT	DECIDUOUS TREE
UP	UTILITY POLE	CT	CONIFEROUS TREE
FFE	FINISHED FLOOR ELEVATION	DT.	DECIDUOUS TREE TRUNK
TFW	TOP OF FOUNDATION WALL	CT.	CONIFEROUS TREE TRUNK
BS	BASEMENT SLAB	DS	DOOR SILL
USF	UNDERSIDE OF FOOTING	O/W	OVERHEAD WIRES
HPX	HIGH POINT OF INVERT	○	DOWNSPOUT
×	TREE TO BE REMOVED	100.00	EXISTING ELEVATION
FH	FIRE HYDRANT	100.00	PROPOSED ELEVATION

SURVEYOR'S CERTIFICATE

I HAVE REVIEWED THIS SITE PLAN FOR THE DWELLING No. 37 GLOUCESTER GROVE 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 13th. DAY OF MAY, 2015



DATE: JULY 22, 2016

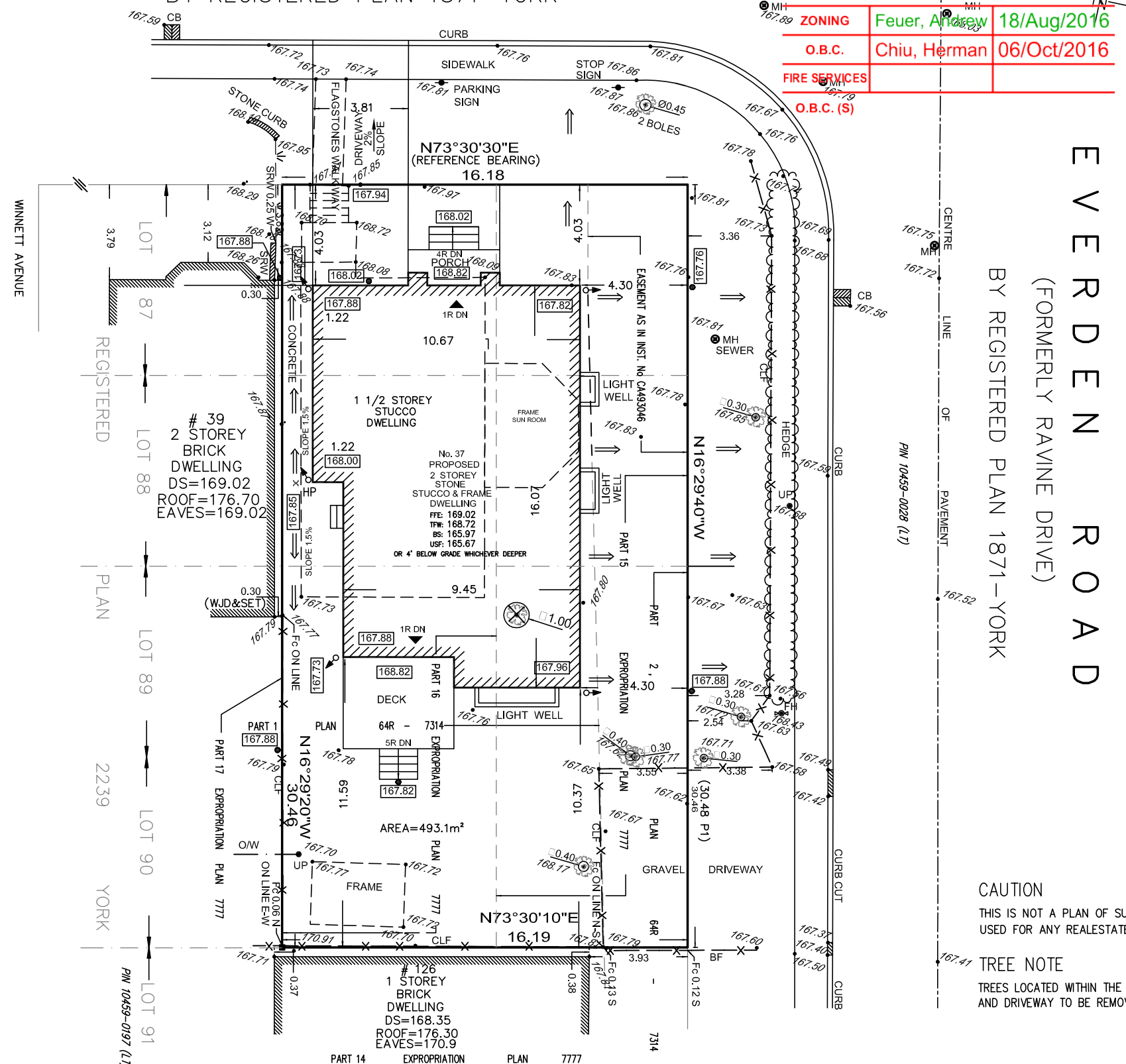
A. ABDEL SHAHID
 ONTARIO LAND SURVEYOR

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR ANY REAL ESTATE TRANSACTIONS.

TREE NOTE

TREES LOCATED WITHIN THE PROPOSED DWELLING AND DRIVEWAY TO BE REMOVED.



EVERDEN ROAD
 (FORMERLY RAVINE DRIVE)
 BY REGISTERED PLAN 1871-YORK

MITSCHÉ & AZIZ INC.	
ONTARIO LAND SURVEYORS	
120 NEWKIRK ROAD- #31, RICHMOND HILL, ONT. L4C-9S7	
Tel. (905) 237-8224 Fax: (416) 477-5465	
Website : M-Azizsurveyors.ca	
E-Mail : aziz@m-azizsurveyors.ca	
PROJECT NUMBER	PROJECT
015-154	37 GLOUCESTER GROVE (GP)
DRAWN BY	CHECKED BY
J.T	A.A