

CLIENT
BIRCH EQUITIES LIMITED

1133 YONGE ST, SUITE 601, M4T 2Y7

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IBI Group Professional Services (Canada) Inc.
a member of the IBI Group of Companies

KEY PLAN

ISSUES

No.	DESCRIPTION	DATE
01	ISSUED FOR SUBMISSION	NOV 09, 2021

LEGEND

- PROPERTY LINE
- BUILDING OUTLINE
- UNDERGROUND LIMIT
- ROOF OUTLINE
- PROPOSED GRADE
- PROPOSED GRADE (TOP OF CURB)
- PROPOSED GRADE (BOTTOM OF CURB)
- EXISTING GRADE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED VALVE AND BOX
- PROPOSED SIAMASE CONNECTION
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EMERGENCY OVERLAND FLOW ROUTE
- EXISTING OVERLAND FLOW ROUTE
- FFE (FINISHED FLOOR ELEVATION)
- PROP. MAIN ENTRANCE / DOOR / OH DOOR

SEAL

IBI Group ENGINEERING & CONSTRUCTION SERVICES DIVISION

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

MANAGER, DEVELOPMENT ENGINEERING DATE

IBI GROUP
181 BAYVIEW AVE. SUITE 200
SCARBOROUGH, ONTARIO M1V 4Y7
TEL: 416 291 4800
WWW.IBIGROUP.COM

PROJECT
1198-1210 YONGE STREET REDEVELOPMENT
1198 - 1210 YONGE ST AND 2-8 BIRCH AVE

PROJECT NO: 00134059
DRAWN BY: JL
CHECKED BY: VJD
PROJECT MGR: JL
APPROVED BY: NS

LIST OF DRAWINGS

SS-01 (SITE SERVICING PLAN)	
SG-01 (SITE GRADING PLAN)	
EC-01 (EROSION AND SEDIMENT CONTROL PLAN)	
GS-01 (GENERAL NOTES AND DETAILS)	
XS-01 (CROSS SECTIONS)	

SITE PLAN INFORMATION

1198-1210 YONGE STREET EAST SUITE 102 TORONTO, CANADA, M4V 1G4 416 988 2337 416 988 0888	80 BAYVIEW AVE. SUITE 200 SCARBOROUGH, ONTARIO M1V 4Y7 416 291 4800 416 988 0888
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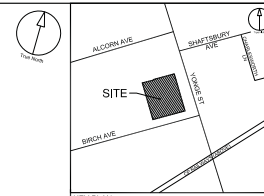
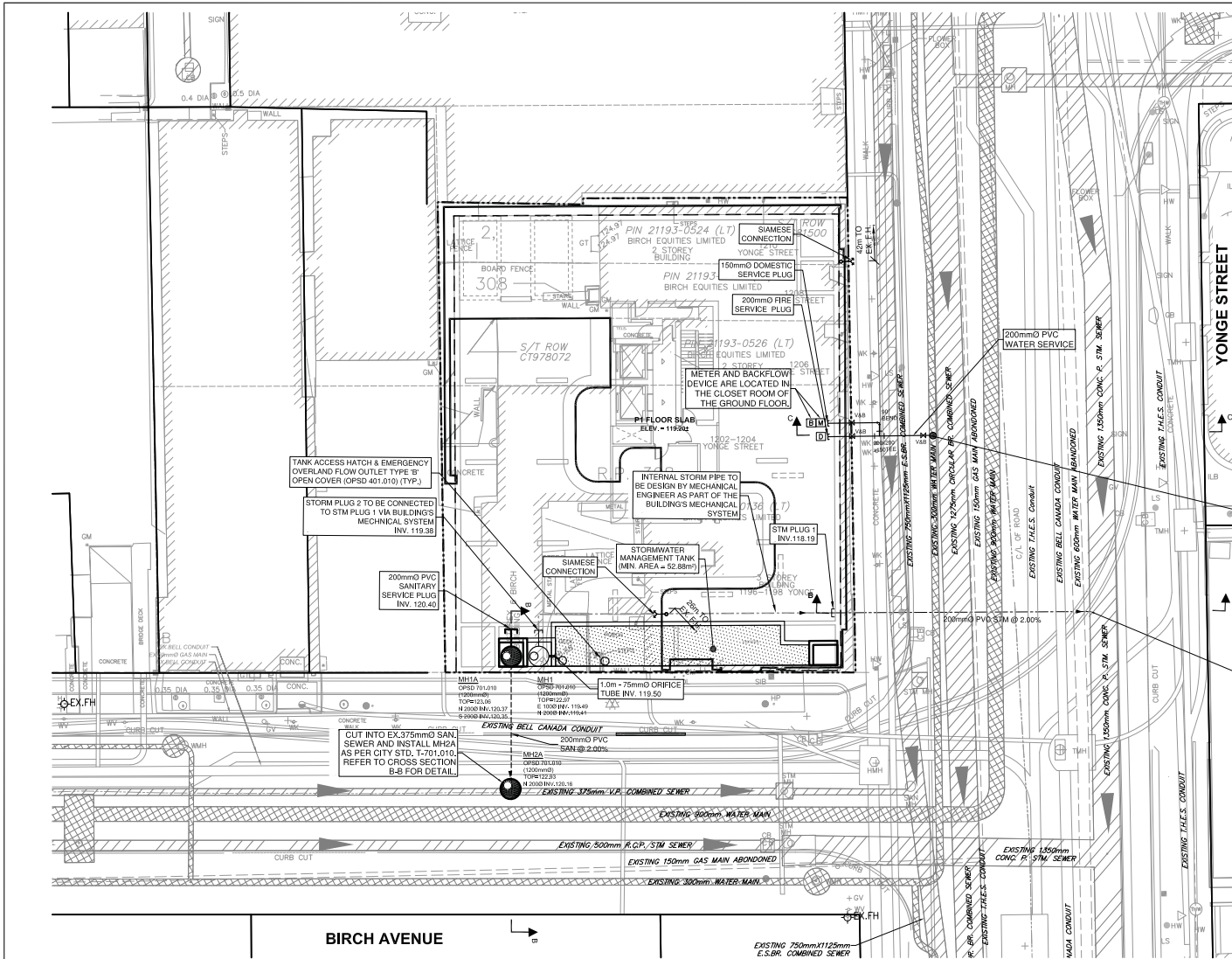
BENCHMARK INFORMATION

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SHEET NUMBER
SG-01 01

SCALE: 1:150

IBI Group Professional Services (Canada) Inc. 1133 Yonge Street, Suite 601, Toronto, Ontario M4T 2Y7, Canada. Tel: 416 291 4800. Fax: 416 988 0888.



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 1133 YONGE ST. SUITE 601, MAT 2Y7

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 A member of the IBI Group of companies

ISSUES

No.	DESCRIPTION	DATE
01	ISSUED FOR SUBMISSION	NOV 09, 2021

LEGEND

PROPERTY LINE	---
UNDERGROUND LIMIT	---
OUTLINE OF ORIGINAL FLOOR	---
PROPOSED STORM MANHOLE	⊙
PROPOSED SANITARY MANHOLE	⊙
PROPOSED VALVE AND BOX	⊕
PROPOSED SIAMSESE CONNECTION	⊕
PROPOSED DOMESTIC WATER METER	⊕
PROPOSED BACKFLOW PREVENTER	⊕
PROPOSED DOUBLE CHECK DETECTOR	⊕
EXISTING STORM MANHOLE	⊙
EXISTING SANITARY MANHOLE	⊙
EXISTING CATCH BASIN	⊙
EXISTING FIRE HYDRANT	⊕
PROPOSED FIRE HYDRANT	⊕
PROPOSED STORM SEWER	---
PROPOSED SANITARY SEWER	---
PROPOSED WATER	---
EXISTING STORM SEWER	---
EXISTING SANITARY SEWER	---
EXISTING WATER	---
GROUND FLOOR DOOR	---

SEAL

IBI Group ENGINEERING & CONSTRUCTION SERVICES DIVISION

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

MANAGER, DEVELOPMENT ENGINEERING DATE

IBI GROUP
 Unit 300 - 8133 Warden Avenue
 Markham, ON L3R 9E1, Canada
 Tel: 905 763 2322 Fax: 905 763 9683
 ibigroup.com

PROJECT
1198-1210 YONGE STREET REDEVELOPMENT
 1198 - 1210 YONGE ST AND 2-8 BIRCH AVE

LIST OF DRAWINGS

SS-01 SITE SERVICING PLAN	PROJECT NO: 00134059
SS-01 SITE SERVICING PLAN	DRAWN BY: JL
EC-01 EROSION AND SEDIMENT CONTROL PLAN	CHECKED BY: NUD
DD-01 GENERAL NOTES AND DETAILS	PROJECT MGR: JL
XS-01 CROSS SECTIONS	APPROVED BY: NS

SITE PLAN INFORMATION	SUBJECT INFORMATION
8190 WARDEN AVE 8190 WARDEN STREET EAST SUITE 300 TORONTO, CANADA, M3A 6G3 416 777 0044	20 WARDEN AVE SUITE 200 EAST TORONTO, CANADA, M5A 1G2 416 362 3372 416 362 0066

BENCHMARK INFORMATION
 ELEVATIONS AND DISTANCES ARE REFERRED TO THE CITY OF TORONTO BENCHMARK, TORONTO, ON, CANADA. ALL ELEVATIONS ARE IN METERS.

SCALE:

SHEET TITLE	PROJECT NO: 00134059
PRELIMINARY SITE SERVICING PLAN	DRAWN BY: JL
	CHECKED BY: NUD
SHEET NUMBER	PROJECT MGR: JL
	APPROVED BY: NS
ISSUE	ISSUE
SS-01	01

