Final Report

FUNCTIONAL SERVICING and STORMWATER MANAGEMENT REPORT

1 Rosetta Street

Prepared for 1 Rosetta Street (Halton Hills) GP Limited
by IBI Group
May 12, 2022

Statement of Conditions

This Report / Study (the “Work”) has been prepared at the request of, and for the exclusive use of, the Owner / Client, the Town of Halton Hills and its affiliates (the “Intended User”). No one other than the Intended User has the right to use and rely on the Work without first obtaining the written authorization of IBI Group Canada Inc. and its Owner. IBI Group Canada Inc. expressly excludes liability to any party except the Intended User for any use of, and/or reliance upon, the work.

Neither possession of the Work, nor a copy of it, carries the right of publication. All copyright in the Work is reserved to IBI Group Canada Inc. The Work shall not be disclosed, produced or reproduced, quoted from, or referred to, in whole or in part, or published in any manner, without the express written consent of IBI Group Canada Inc. and the Owner.

Table of Contents

Table of Contents (continued)

1 Introduction

1.1 Background

IBI Group has been retained by 1 Rosetta Street (Halton Hills) GP Limited to prepare a Functional Servicing Report (FSR) for a proposed multi-use residential building at 1 Rosetta Street in Georgetown (Town of Halton Hills).

The purpose of this report is to development a municipal site servicing strategy (stormwater, sanitary discharge, and water supply). More specifically, the report will present the following:

- Calculate allowable and proposed runoff rates for the development;
- Evaluate suitable methods for attenuation and treatment of stormwater runoff;
- Develop on-site control measures and examine theoretical performance;
- Identify sanitary servicing opportunities and constraints and evaluate the capacity of the receiving municipal sewer.
- Identify water servicing opportunities and constraints, calculate the proposed domestic water and firefighting supply needs; and evaluate the capacity of the municipal infrastructure.

The following documents have been obtained from various sources:

- Halton Region plan and profile drawings for River Drive and John Street;
- Topographic Survey prepared by J. D. Barnes Ltd., dated July 2, 2020; and,
- Architectural plans and site statistics prepared by Icon Architects.

1.2 Existing Site Description

Under the existing conditions, the 1.343-ha site consists of three parcels and is currently used as single family residential and industrial warehouse. The properties will be merged as part of this application. Please see **Figure 1** following the report for an aerial view of the site.

1.3 Site Proposal

The proposed development includes the construction of two (2) twelve-storey residential building and one (1) eight-storey residential building, including proposed underground parking structure, surface level parking, drive aisles and landscaped areas. A preliminary concept plan is provided in **Appendix A.**

2 Terms of Reference and Methodology

2.1 Terms of Reference

The terms of reference used for the scope of this report have been based on the Halton Region Water and Wastewater Linear Design manual, dated April 2019.

2.2 Methodology: Water Supply

The domestic water usage will be calculated based on the following Region of Halton and Ontario Building Code design criteria:

Table 2.1 Water Design Parameters

Population Density		Peaking Factors		
		Land Use	Peak Hour	Max Day
1 Bedroom Unit	1.328 people/unit	Residential	4.00	2.25
2 Bedroom Unit	1.724 people/unit			
Average Daily Demand	275 L/person/day			

Pressure and flow testing to determine the adequacy of the existing watermain to support the development with fire suppression in accordance with the Fire Underwriters Survey (FUS) Guidelines will be discussed in the subsequent sections.

2.3 Methodology: Sanitary Discharge

Pre- and post-development peak sewer flows will be calculated based on the following Halton Region design criteria:

Table 2.2 Sanitary Design Parameters

Design Flows		Population Densities	
275 L/c/day 0.286 L/s/ha Peaking Factor	Proposed Residential Infiltration Allowance Harmon Equation	1.328 people / unit 1.724 people / unit	1 Bedroom Units 2 Bedroom Units

Based on the calculated peak flows, the adequacy of the existing infrastructure to support the proposed development will be discussed.

2.4 Methodology: Stormwater Management

As identified in the pre-consultation for the development, stormwater management will be required to be reviewed at the Zoning Application Stage.

Quantity Control

Post-development flows for all storm events are to be attenuated to the corresponding pre-development levels.

Quality Control

Long-term average removal of 80% of the total suspended solids (TSS) on an annual loading basis must be achieved.

3 Water Supply System

3.1 Existing Water Infrastructure

Per the Region's record information, the following water infrastructure is available in the vicinity of the site:

- 150mm dia. watermain on St. Michaels Street
- 150mm dia. watermain on Caroline Street
- 150mm dia. watermain on Rosetta Street
- 300mm dia. watermain on Rosetta Street
- 300mm dia. watermain on River Drive

Additionally, a variety of fire hydrants are located in proximity of the site:

- Fire Hydrant on River Drive at St. Michael Street
- Fire Hydrant on River Drive (south east corner of the 1 Rosetta St property)
- Fire Hydrant on River Drive (south west corner of the 2 Rosetta St property)
- Fire Hydrant on River Drive at Rosetta Street
- Fire Hydrant on Rosetta Street at Caroline Street

The existing industrial warehouse is serviced via two services extending from the 300mm dia. Watermain along River Drive. The water services are 150mm and 200mm in diameter. The existing residential lots on St Michael Street are serviced via individual service connections to the existing 150mm dia. watermain on St. Michaels Street.

3.2 Domestic Water Supply Demands

Using the criteria set in **Section 2.4** and the site statistics provided by the architect, the Average Day Demand (ADD), Peak Hour Demand (PHD), and Max Day Demand (MDD) have been calculated based on the number of units, as shown in **Table 3.1**.

Table 3.1 Domestic Water Demands

Building	Number of Units	Population	ADD (L/s)	PHD (L/s)	MDD (L/s)
Residential – 1 Bedroom	490	651	2.07	8.28	4.66
Residential – 2+ Bedrooms	150	259	0.82	3.29	1.85
Total	**640**	**909**	**2.89**	**11.58**	**6.51**

The domestic supply line for the building will be designed based on PHD while maintaining a minimum available pressure of 40 psi (275 kPa) at the face of the building. Please see **Appendix B** for the detailed calculations.

3.3 Fire Supply Demands

The recommended fire flow demand for the subject site has been calculated using the design criteria outlined in the Water Supply for Public Fire Protection Manual, 1999 by the Fire Underwriters Survey (FUS).

As the building will be constructed using fire resistive materials, the effective floor area is taken as the largest floor area plus 25 % of the two adjacent floors.

- Effective Floor Area = Largest Floor Area + 25% (two adjoining floors)
- Effective Floor Area = 3,148 m^2 + 25% (3,148 m^2 + 3,148 m^2)
- Effective Floor Area = 4,722 m^2

The corresponding floor area and FUS factors will be applied as follows:

Table 3.2 Fire Underwriters Survey Factors

Construction Coefficient	Building Occupancy	Sprinkler Adjustment	Proximity Factor
0.6 (resistive)	- 15 % (limited)	- 30 %	+ 30 %

Using the effective floor area for each building and the appropriate FUS factors, the required fire flow for each building is calculated as follows:

Table 3.3 Fire Demand Calculations

Fire Flow (F) Calculation	Applying FUS factors	Adjusted Fire Flow	Total Demand (TD)
$F = 220 \cdot 0.6 \sqrt{Area}$	$F_1=F \cdot 0.85$ = 7,650 L/min	Fire Flow = $F_1 - F_2 + F_3$	TD= FF + MDD
$F = 220 \cdot 0.6 \sqrt{4{,}722\ m^2}$	$F_2=F_1 \cdot 0.30$ = 2,295 L/min	FF= 8,000 L/min *(rnd'd)*	TD= 133.3 L/s + 11.6 L/s
F = 9,000 L/min *(rnd'd)*	$F_3=F_1 \cdot 0.30$ = 2,295 L/min	FF = 133.3 L/s	**TD= 139.8 L/s**

The fire supply line for the building will be designed based on Total Demand (Fire Flow + MDD) while maintaining a minimum available pressure of 20 psi (140 kPa) at the face of the building. Please see **Appendix E** for the detailed calculations.

3.4 System Pressure Under Normal Operation

As previously mentioned, the domestic service shall be sized to convey domestic demands under normal system operating conditions (PHD) while maintaining a minimum available pressure of 40 psi (275 kPa). The residual pressure at the building is calculated by first interpolating the PHD residual pressure within the existing watermain, and then subtracting head losses within the system using the Hazen-Williams formula. The following table summarizes the residual pressure for the proposed domestic service:

Table 3.4 Residual Pressure under PHD Conditions

Flow Conditions	PHD (L/s)	Domestic Service (mm)	Residual Pressure @ Main		Residual Pressure @ Bldg.	
			(psi)	(kPa)	(psi)	(kPa)
PHD	11.58	200	64.9	447	64.2	442

As shown above, there is no appreciable head loss within the system, and the residual pressure at the building face is above the minimum acceptable pressure of 40 psi (275 kPa) under PHD conditions. Please see **Appendix B** for the detailed design calculations.

3.5 System Pressure Under Fire Flow

As previously mentioned, the fire service shall be sized to convey the total fire demand (Fire + MDD) while maintaining a minimum available pressure of 20 psi (140 kPa). The residual pressure at the building is calculated by first interpolating the residual pressure within the existing watermain, and then subtracting head losses within the system using the Hazen-Williams formula. The following table summarizes the residual pressure for the proposed fire service:

Table 3.5 Residual Pressure under Fire + MDD Conditions

Flow Conditions	FF+MDD (L/s)	Fire Service (mm)	Residual Pressure @ Main		Residual Pressure @ Bldg.	
			(psi)	(psi)	(psi)	(kPa)
FF+MDD	139.8	200	53.2	367	38.1	263

As shown above, the residual pressure at the building face for the fire service is above the minimum acceptable pressure of 20 psi (140 kPa) under fire demand conditions (Fire + MDD). Please see **Appendix B** for the detailed design calculations.

3.6 Water Service Connection

The existing 150 mm and 200 mm water services will be removed, with a new 200 mm fire service and a 150 mm domestic service proposed to service the development.

3.7 Hydrant Coverage

The hydrants along the north side of River Drive along the 1 Rosetta Street property will be relocated and/or decommissioned. As previously mentioned, the building will be sprinklered, therefore, a private hydrant is proposed to be included south of the above ground parking in the centre of the subject site and shall be placed within 45 m of the Siamese connections to satisfy OBC requirements.

Please see drawing **SS-01** for the location of all existing and proposed water infrastructure.

4 Sanitary Drainage System

4.1 Existing Sanitary Drainage System

Per the City's record information, local sanitary infrastructure consists of:

- a 200mm dia. sanitary sewer on St. Michaels Street;
- a 200mm dia. sanitary sewer on Caroline Street; and
- a 250 mm dia. sanitary sewer on Rosetta Street.

Existing sanitary infrastructure is shown on the engineering drawing **SS-01** which can be found in **Appendix E** for reference.

4.2 Pre-Development Sanitary Design Flow

Under existing conditions, the site houses an industrial paper mill and a couple of residential dwellings. Therefore, taking into account infiltration, the pre-development peak sanitary flow are summarized in the table below:

Table 4.1 Pre-Development Sanitary Flows

Land Use	Area (ha)	Density	Population	K_{av}	Peaking Factor	Sewage/ Industrial Flow (L/s)	Infiltration Flow (L/s)	Total Flow (L/s)
Industrial	1.3492	125 pp/ha	162	0.81	3.39	0.067	0.386	0.45
Residential	0.0865	55 pp/ha	5	0.81	3.61	0.015	0.025	0.04
							Total	0.49

4.3 Post-Development Sanitary Design Flow

Based on the criteria set in **Section 2.3**, the corresponding post-development sanitary sewer flows are summarized below:

Table 4.2 Post-Development Sanitary Flows

Land Use	Area (ha) Number of Units	Density	Population	K_{av}	Peaking Factor	Sanitary Flow (L/s)
Infiltration	1.4356			1	3.83	0.411
1 Bedroom	490 Units	1.328 pp/unit	651	1	3.83	7.936
2+ Bedrooms	150 Units	1.724 pp/unit	259	1	3.83	3.157
					Total	11.504

As shown above, the post-development sanitary sewer flow is calculated to be 11.504 L/s. Please refer to the detailed design sheet which can be found in **Appendix C**.

4.4 Sanitary Service Connection

It is proposed that a new 250 mm sanitary service at a 1.0% slope be installed from the control manhole at the property line to a new municipal manhole within the River Drive and Rosetta Street intersection. The following table illustrates the peak flow and corresponding capacity of the proposed sanitary service and sewer:

Table 4.3 Sanitary Service Performance

From	To	Pipe Size (mm)	Pipe Slope	Peak Flow (L/s)	Capacity (L/s)	Percent of Full Flow
Cntrl.MH	Existing Manhole	250	1.0 %	11.504	62.0	18.5%

As shown above, the proposed sanitary service and sewer will easily convey the post-development peak sanitary flow while operating at 18.5% or less of full flow capacity. Please see the detailed design sheet which can be found in **Appendix C**, and Drawing **SS-01** which can be found in **Appendix E**.

4.5 Down Stream Analysis

The Sanitary Capacity Review completed by TMIG (February 2022) indicates the sanitary peak flows are 11.1 L/s based on the proposed population density and the Region's sanitary peak flow per capita. Based on the review of the existing system, the sanitary sewer on River Drive has sufficient capacity for the flows anticipated from this development. A memo detailing the Sanitary Capacity Review is included in **Appendix C.**

5 Stormwater Management

5.1 Pre-Development Conditions

Per the City's record information, local storm infrastructure consists of:

- 450mm dia. storm sewer on River Drive (east)
- 250mm dia. storm sewer at the corner of Rosetta Street and Caroline Street
- 300mm dia. storm sewer on River Drive (west)

The site is largely occupied by the existing industrial building and accompanying parking lot.

5.2 Grading

Under pre-development conditions the site topography falls from north to south (Caroline Street to River Drive). The existing loading dock houses a localized low point drained by an existing catch basin, with additional catch basins located to the northeast of the site on Rosetta Street, at the intersection of River Drive and Rosetta Street as well as River Drive and St Michael Street. Drainage in the right-of-way is directed to existing swales along the roadside where it is collected by this storm infrastructure.

The proposed grades will match current drainage patterns and grades will be maintained along property lines to the extent practical. The proposed site plan features a 'woonerf', an open style street, with no curb for ease of movement.

Emergency overland flow route in excess of a 100-year storm event will be directed along the internal roadway to the municipal right-of-way.

5.3 Quantity Control

Under existing conditions, the subject site has a runoff coefficient of 0.85. The proposed development will remove the existing structure and much of the paved area, resulting in a reduction of imperviousness and a runoff coefficient of 0.62 under proposed conditions.

This reduction in imperviousness will result in a reduction of peak, resulting in all post-development peak flows remaining less than or equal to predevelopment peak flows. Impervious areas of pre- and post-development conditions are summarized below.

Table 5.1 Pre-Development Site Imperviousness

	Area (m^3)	Runoff Coefficient	Contributing Coefficient
Conventional Roof	8,269	0.9	0.55
Landscaped Area	1,002	0.25	0.02
Impervious Area	4,301	0.9	0.28
Total	**13,572**		**0.85**

Table 5.2 Post-Development Site Imperviousness

	Area (m^3)	Runoff Coefficient	Contributing Coefficient
Conventional Roof	6,271	0.9	0.42
Landscaped Area	4,005	0.25	0.07
Permeable Pavers	3,296	0.55	0.13
Total	**13,572**		**0.62**

As demonstrated in the tables above the proposed development will reduce the overall site imperviousness. This will in turn reduce peak flows from the site and mitigate the need for stormwater quantity controls.

5.4 Quality Control

As previously mentioned, 80% TSS removal is required to provide enhanced water cleansing to the site. Parking and drive aisle areas are proposed to be paved with permeable pavers to provide enhanced cleanings to stormwater flows.

5.5 Storm Sewer Connection

A storm sewer network is proposed to be included though the site drive aisle, catch basins will be placed at low points to collect run off and covey flows to the manhole within the River Drive boulevard. Please refer to the detailed design calculations which can be found in **Appendix D**, and the design **Drawing SS-01** which can be found in **Appendix E**.

5.6 Emergency Overflow

Overland flow from the proposed development will continue to be directed to River Drive, St. Michaels Street, Rosetta Street, and Caroline Street.

6 Conclusions and Recommendations

Storm Sewer and Stormwater Management

The proposed development will see a reduction in the imperviousness of the site, this in turn will result in a reduction of peak flows, eliminating the need for stormwater attenuation.

By incorporating inherently clean rooftop, landscape, and pavers, the site will meet the target for quality control.

Sanitary Sewers

As the site represents a manageable increase in sanitary flow, the proposed development can proceed without improvements to the municipal sewer system.

Water Supply

The existing municipal water supply has sufficient capacity to support the proposed fire and domestic water demands without improvements to the system.

Summary

In summary, it can be concluded that the Zoning By- Law Amendment can be supported for the proposed development from both municipal servicing and stormwater management perspectives.

Should you have any questions, please do not hesitate to contact the undersigned.

Respectfully Submitted,

IBI Group Canada Inc.

Jason Jenkins, P.Eng, P.E.
Associate Manager
Land Engineering

Tel: +1.905.754.8060 x477
E-Mail: Jason.Jenkins@ibigroup.com

https://ibigroup.sharepoint.com/sites/projects1/125082/internal documents/6.0_technical/6.03_tech-reports/fsr/second submission/125082 - fsr - revision 2.docx

Figure 1

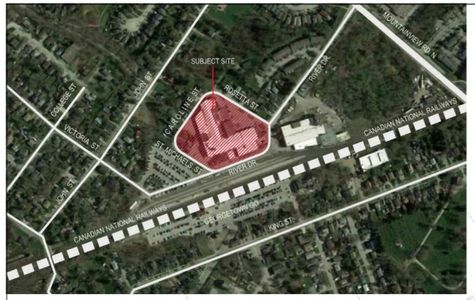
Aerial Plan

CLIENT: 1 ROSETTA STREET (HALTON HILLS) GP LTD.	PROJECT NAME: 1 ROSETTA STREET	IBI GROUP Suite 200 - 360 James Street North Hamilton ON L8L 1H5 Canada tel 905 546 1010 fax 905 546 1011 ibigroup.com	
	SCALE: NTS / DATE: 2022-02-25	FIGURE NAME: AERIAL PLAN	FIGURE NO.: FIG.1 / REVISION: 1
	PROJECT ENG: JJ / DRAWN BY: CMM		
	CHECKED BY: JJ / APPROVED BY: JJ		
	PROJECT NO: 125082		

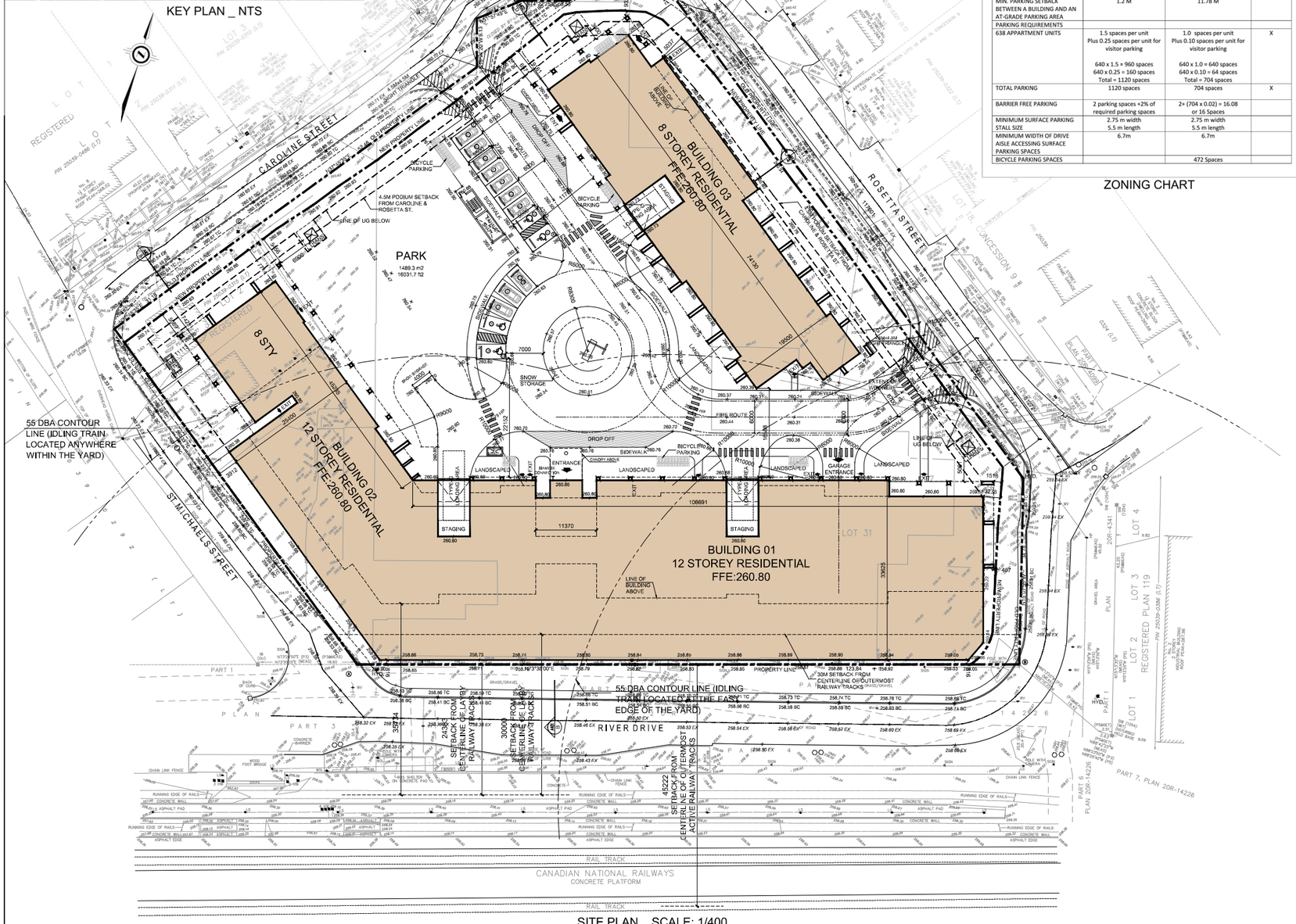
File Location: J:\125082_Paper_Mill\7.0_Production\7.03_Design\04_Civil\Sheets\Figure 1\125082- Figure 1 (Aerial Plan).dwg Last Saved: February 25, 2022, by carly.mason Plotted: Friday, February 25, 2022 4:30:42 PM by Carly Mason
10mm
SCALE CHECK 1 in

Appendix A – Background Information

Sample Architectural Drawings (Icon Architects)
Plan and Profile Drawings (Region of Halton)
Topographic Survey (J.D Barnes)



KEY PLAN _ NTS



55 DBA CONTOUR LINE (IDLING TRAIN LOCATED ANYWHERE WITHIN THE YARD)

SITE PLAN _ SCALE: 1/400

DEVELOPMENT DETAILS
HIGH DENSITY RESIDENTIAL ZONE (HDR) - EXCEPTION

	Required	Proposed	Amendment Needed
MINIMUM LOT FRONTAGE (Rosetta Street)	11.0 m	117.60	
MIN. FRONT YARD (Rosetta Street)	4.5 m	0.93 m	X
MIN. REAR YARD (St. Michael's Street)	7.5 m	3.91 m	X
MIN. INTERIOR SIDE YARD (River Street)	7.5 m	0.81 m	X
MIN. SETBACK FROM A RAILWAY	30.0 m	30 m Measured from the building face to the centerline of the active layby lane	X
MAX. BUILDING HEIGHT	25.0 m	Building 1 = 39.79M Building 2 = 39.79M Building 3 = 27.63M	X
MAX. LOT COVERAGE		52%	
OUTDOOR AMENITY AREA INCLUDING PRIVATE TERRACES AND BALCONIES		7006.30 sq.m	
MIN. OUTDOOR AMENITY AREA (PARK)		1,489.30 sq.m	
MIN. LANDSCAPE OPENSPACE (%)		32.70 %	
MIN. PARKING SETBACK BETWEEN A BUILDING AND AN AT-GRADE PARKING AREA	1.2 M	11.78 M	
PARKING REQUIREMENTS			
638 APPARTMENT UNITS	1.5 spaces per unit Plus 0.25 spaces per unit for visitor parking 640 x 1.5 = 960 spaces 640 x 0.25 = 160 spaces Total = 1120 spaces	1.0 spaces per unit Plus 0.10 spaces per unit for visitor parking 640 x 1.0 = 640 spaces 640 x 0.10 = 64 spaces Total = 704 spaces	X
TOTAL PARKING	1120 spaces	704 spaces	X
BARRIER FREE PARKING	2 parking spaces +2% of required parking spaces	2+ (704 x 0.02) = 16.08 or 16 Spaces	
MINIMUM SURFACE PARKING STALL SIZE	2.75 m width 5.5 m length	2.75 m width 5.5 m length	
MINIMUM WIDTH OF DRIVE AISLE ACCESSING SURFACE PARKING SPACES	6.7m	6.7m	
BICYCLE PARKING SPACES		472 Spaces	

ZONING CHART

PROJECT STATISTICS

1 ROSETTA STREET

PRELIMINARY STATS

		m2	ft2	hectare
Gross Site Area		14355.50	154,521.2	1.44
Net Site Area		13,424.80	144,503.2	1.34
Total GFA		48,276.00	519,638.0	
FSI (based on Gross Site Area)	3.36			
Density (units/hectare)	476.73			
Total Units	640			
Lot Coverage	52%			
Landscape Area	32.7%	4,388.60	47,238.5	

BUILDING - 01								
Floors	GFA		Units					Total
	m2	ft2	1B	1B+D+1BTH	1B+D+2BTH	2B+2BTH	2B+D+2BTH	3B	
UG2	484.00	5,209.7							
UG1	516.20	5,556.3							
GROUND FLOOR	1,151.20	12,391.4							
2ND FLOOR	1,464.70	15,765.9	5	6	4	2	2	1	20
3RD FLOOR	1,608.20	17,310.5	5	8	4	3	2	1	23
4TH FLOOR	1,608.20	17,310.5	5	8	4	3	2	1	23
5TH FLOOR	1,608.20	17,310.5	5	8	4	3	2	1	23
6TH FLOOR	1,608.20	17,310.5	5	8	4	3	2	1	23
7TH FLOOR	1,608.20	17,310.5	5	8	4	3	2	1	23
8TH FLOOR	1,614.10	17,374.0	4	9	4	3	2	1	23
9TH FLOOR	1,614.10	17,374.0	4	9	4	3	2	1	23
10TH FLOOR	1,614.10	17,374.0	4	9	4	3	2	1	23
11TH FLOOR	1,614.10	17,374.0	4	9	4	3	2	1	23
12TH FLOOR	1,614.10	17,374.0	4	9	4	3	2	1	23
Total	19,727.60	212,345.9	50	91	44	32	22	11	250

BUILDING - 02								
Floors	GFA		Units					Total
	m2	ft2	1B	1B+D+1BTH	1B+D+2BTH	2B+2BTH	2B+D+2BTH	3B	
UG2	331.70	3,570.4							
UG1	372.70	4,011.7							
GROUND FLOOR	1,002.30	10,788.7							
2ND FLOOR	1,491.90	16,058.7	6	7	4	1	2	2	22
3RD FLOOR	1,540.00	16,576.4	6	8	4	1	2	2	23
4TH FLOOR	1,540.00	16,576.4	6	8	4	1	2	2	23
5TH FLOOR	1,540.00	16,576.4	6	8	4	1	2	2	23
6TH FLOOR	1,540.00	16,576.4	6	8	4	1	2	2	23
7TH FLOOR	1,540.00	16,576.4	6	8	4	1	2	2	23
8TH FLOOR	1,488.30	16,019.9	7	9	4	1	2	0	23
9TH FLOOR	1,438.80	15,487.1	4	9	4	2	2	0	21
10TH FLOOR	1,333.50	14,353.7	3	7	4	2	3	0	19
11TH FLOOR	1,333.50	14,353.7	3	7	4	2	3	0	19
12TH FLOOR	1,278.90	13,766.0	4	8	4	1	2	0	19
Total	17,771.60	191,291.7	57	87	44	14	24	12	238

BUILDING - 03								
Floors	GFA		Units					Total
	m2	ft2	1B	1B+D+1BTH	1B+D+2BTH	2B+2BTH	2B+D+2BTH	3B	
UG2	174.90	1,882.6							
UG1	466.90	5,025.7							
GROUND FLOOR	1,336.30	14,383.8	4	3	2	0	1	1	11
2ND FLOOR	1,248.60	13,439.8	5	8	2	2	2	1	20
3RD FLOOR	1,304.40	14,040.4	5	8	3	2	2	1	21
4TH FLOOR	1,304.40	14,040.4	5	8	3	2	2	1	21
5TH FLOOR	1,304.40	14,040.4	5	8	3	2	2	1	21
6TH FLOOR	1,304.40	14,040.4	5	8	3	2	2	1	21
7TH FLOOR	1,304.40	14,040.4	5	8	3	2	2	1	21
8TH FLOOR	1,028.10	11,066.4	3	7	3	2	1	0	16
Total	10,776.80	116,000.4	37	58	22	14	14	7	152

ALL BUILDINGS COMBINED								
Floors	BUILDING 1		BUILDING 2		BUILDING 3		TOTAL GFA	
	m2	ft2	m2	ft2	m2	ft2	m2	ft2
UG2	484.00	5,209.7	331.70	3,570.4	174.90	1,882.6	990.60	10,662.7
UG1	516.20	5,556.3	372.70	4,011.7	466.90	5,025.7	1,355.80	14,593.7
GROUND FLOOR	1,151.20	12,391.4	1,002.30	10,788.7	1,336.30	14,383.8	3,489.80	37,563.9
2ND FLOOR	1,464.70	15,765.9	1,491.90	16,058.7	1,248.60	13,439.8	4,205.20	45,264.4
3RD FLOOR	1,608.20	17,310.5	1,540.00	16,576.4	1,304.40	14,040.4	4,452.60	47,927.3
4TH FLOOR	1,608.20	17,310.5	1,540.00	16,576.4	1,304.40	14,040.4	4,452.60	47,927.3
5TH FLOOR	1,608.20	17,310.5	1,540.00	16,576.4	1,304.40	14,040.4	4,452.60	47,927.3
6TH FLOOR	1,608.20	17,310.5	1,540.00	16,576.4	1,304.40	14,040.4	4,452.60	47,927.3
7TH FLOOR	1,608.20	17,310.5	1,540.00	16,576.4	1,304.40	14,040.4	4,452.60	47,927.3
8TH FLOOR	1,614.10	17,374.0	1,488.30	16,019.9	1,028.10	11,066.4	4,130.50	44,460.3
9TH FLOOR	1,614.10	17,374.0	1,438.80	15,487.1			3,052.90	32,861.1
10TH FLOOR	1,614.10	17,374.0	1,333.50	14,353.7			2,947.60	31,727.7
11TH FLOOR	1,614.10	17,374.0	1,333.50	14,353.7			2,947.60	31,727.7
12TH FLOOR	1,614.10	17,374.0	1,278.90	13,766.0			2,893.00	31,140.0
Total GFA							48,276.00	519,638.0

PARKING REQUIRED

	Units	Ratio	Required
Residential	640	1.0	640
Visitor	640	0.1	64
TOTAL			704

PARKING PROVIDED

	Visitors	Residents
Grade	64	22
UG1	0	329
UG2	0	292
	64	643
TOTAL	707	

ACCESSIBLE PARKING AS PER AODA

RATIO	REQUIRED PARKING	REQUIRED ACCESSIBLE PARKING	PROVIDED ACCESSIBLE PARKING
2 PARKING SPACES + 2% OF REQUIRED PARKING SPACES	704	16	16
TOTAL			16

FLOOR AREA, GROSS

The aggregate of the areas of each floor of a building or structure above or below established grade, measured between the exterior faces of the exterior walls of the building or structure excluding the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles, unless the parking of motor vehicles is the principle use of the building or structure.

FLOOR AREA, NET

The aggregate of the floor areas of a building above or below established grade, but excluding car parking areas within the building, stairways, elevator shafts, service or mechanical rooms and penthouses, washrooms, garbage or recycling rooms, staff locker and lunch rooms, loading areas, any space with a floor to ceiling height of less than 1.8 metres and any part of a basement that is unfinished, is used solely for storage purposes and is not accessible to the public.

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN. DO NOT SCALE DRAWINGS.

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING	2022-03-08

NORTH

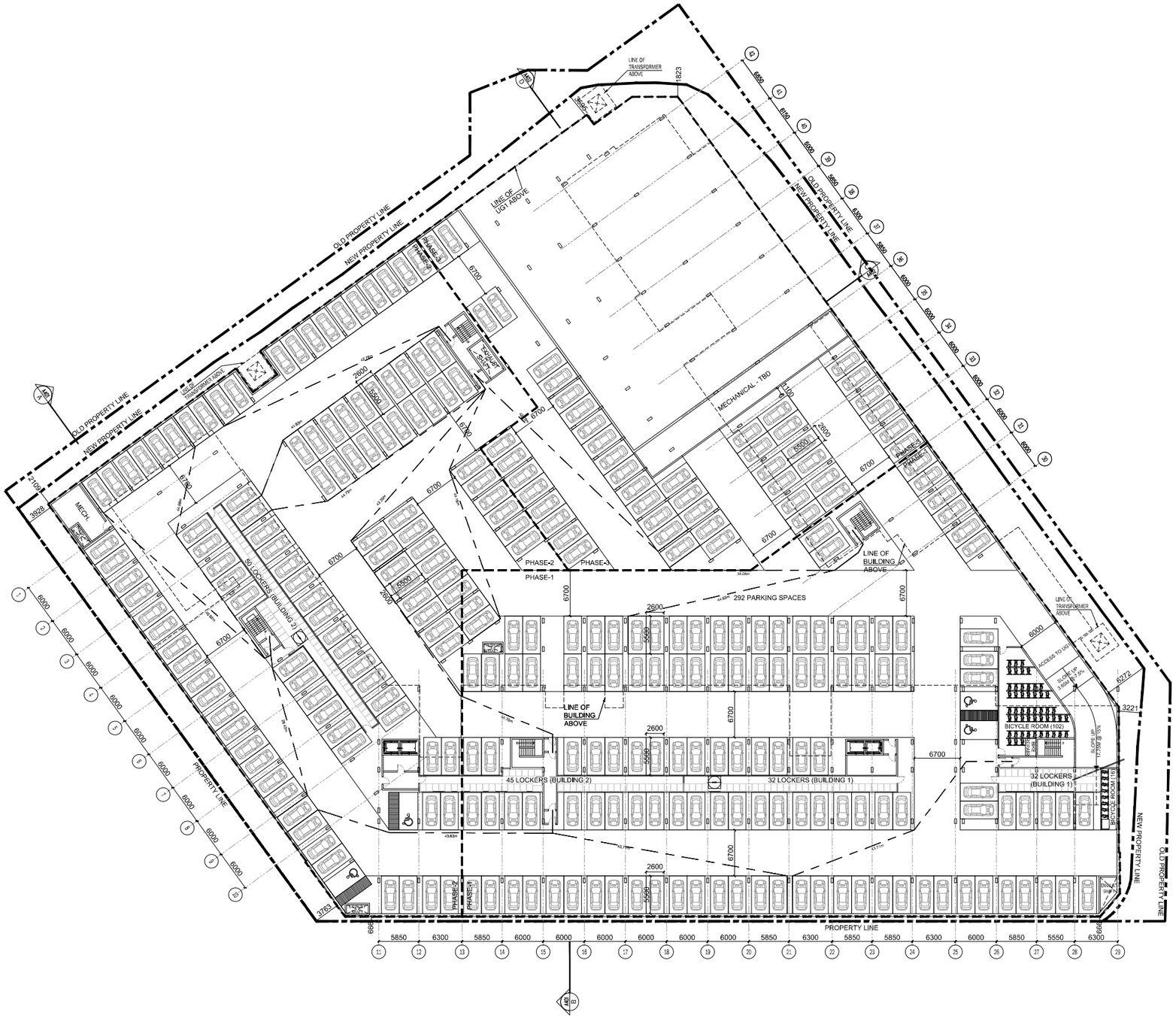
1 ROSETTA STREET
GEORGETOWN, ON

DRAWING TITLE
SITE PLAN & PROJECT STATS

Scale: 1/400
Date: MAR.08, 2022
Project No. 17127

Drawn by: RK
Checked by: RE
Drawing No. A101

ICON ARCHITECTS
813 - 4789 YONGE ST. TORONTO M2N 0G3
ICONARCHITECTS.CA
T:416-224-0505 F:416-224-0504



ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN.
DO NOT SCALE DRAWINGS.

NO.	DESCRIPTION	DATE

NORTH

1 ROSETTA STREET
GEORGETOWN, ON

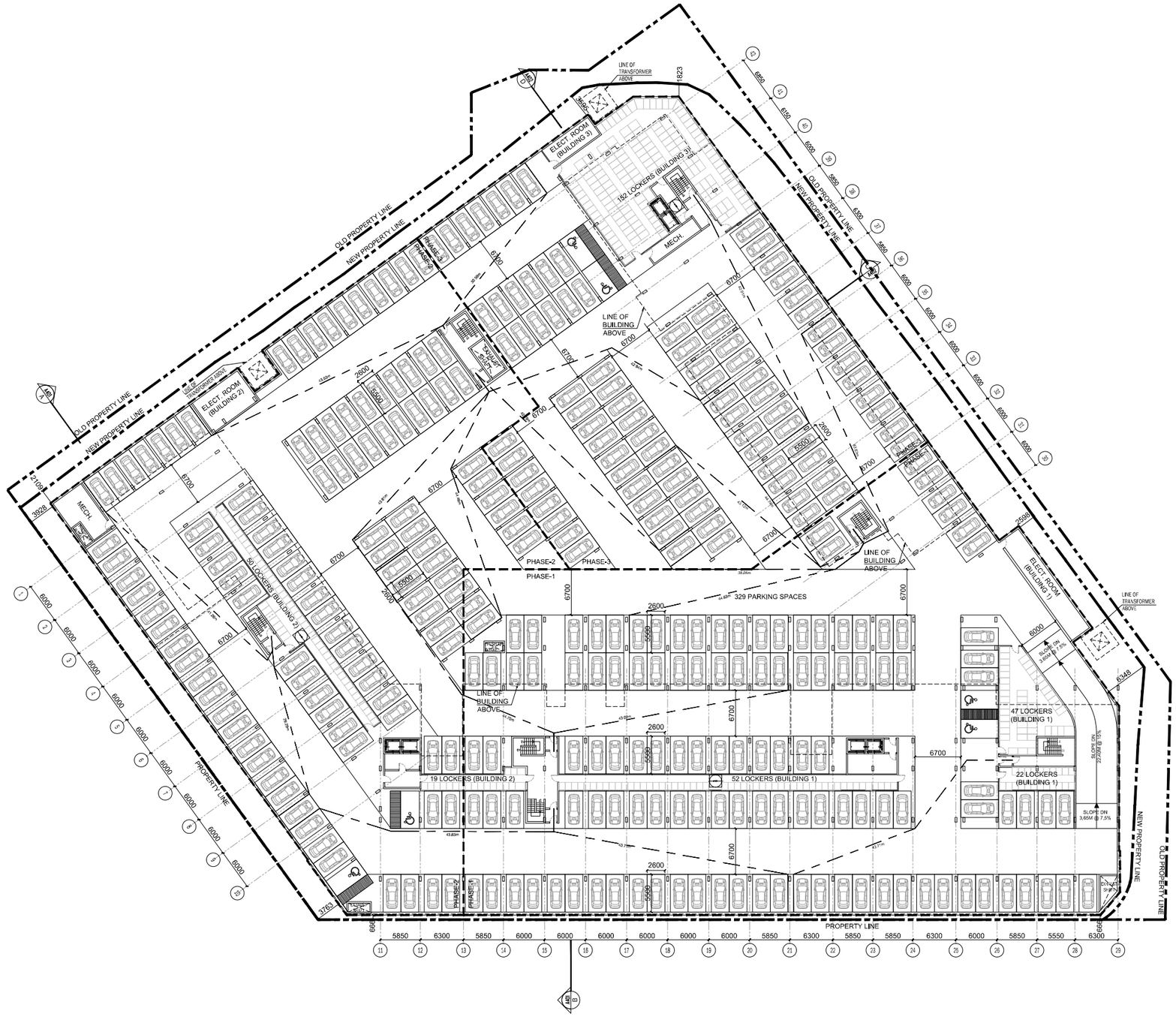
DRAWING TITLE
UG2 FLOOR PLAN

Scale: 1/300
Date: MAR.08, 2022
Project No. 17127

Drawn by: RK
Checked by: RE
Drawing No. A201

813 - 4789 YONGE ST. TORONTO M2N 0G3 ICONARCHITECTS.CA
T:416-224-0505 F:416-224-0504

ICON ARCHITECTS



ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN.
DO NOT SCALE DRAWINGS.

NO.	DESCRIPTION	DATE

NORTH

CONSTRUCTION

1 ROSETTA STREET
GEORGETOWN, ON

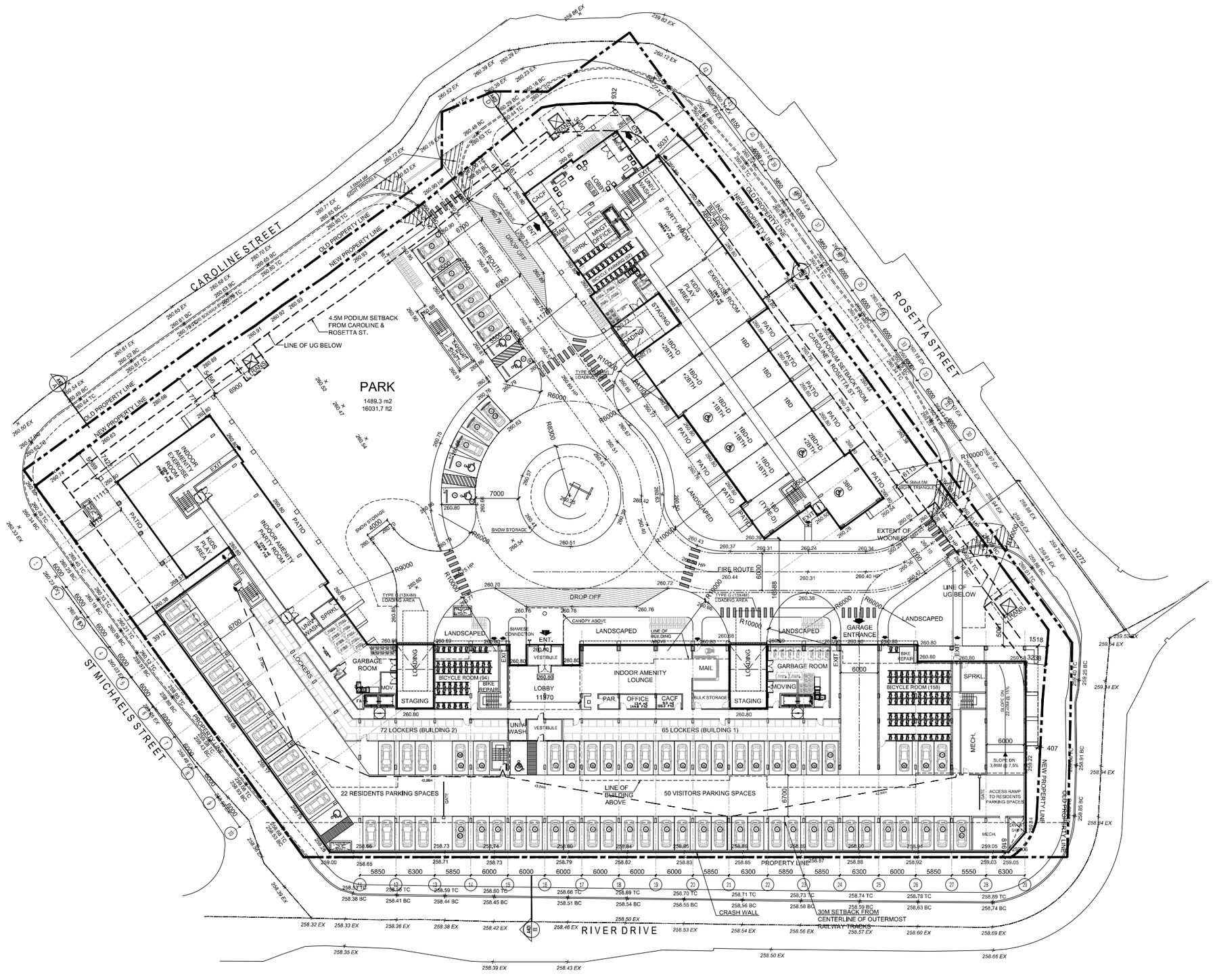
DRAWING TITLE
UG1 FLOOR PLAN

Scale: 1/300
Date: MAR.08, 2022
Project No. 17127

Drawn by: RK
Checked by: RE
Drawing No. A202

813 - 4789 YONGE ST, TORONTO M2N 0G3 | ICONARCHITECTS.CA
T:416-224-0505 F:416-224-0504

ICON ARCHITECTS



ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN.
DO NOT SCALE DRAWINGS.

NO. | DESCRIPTION | DATE

NORTH

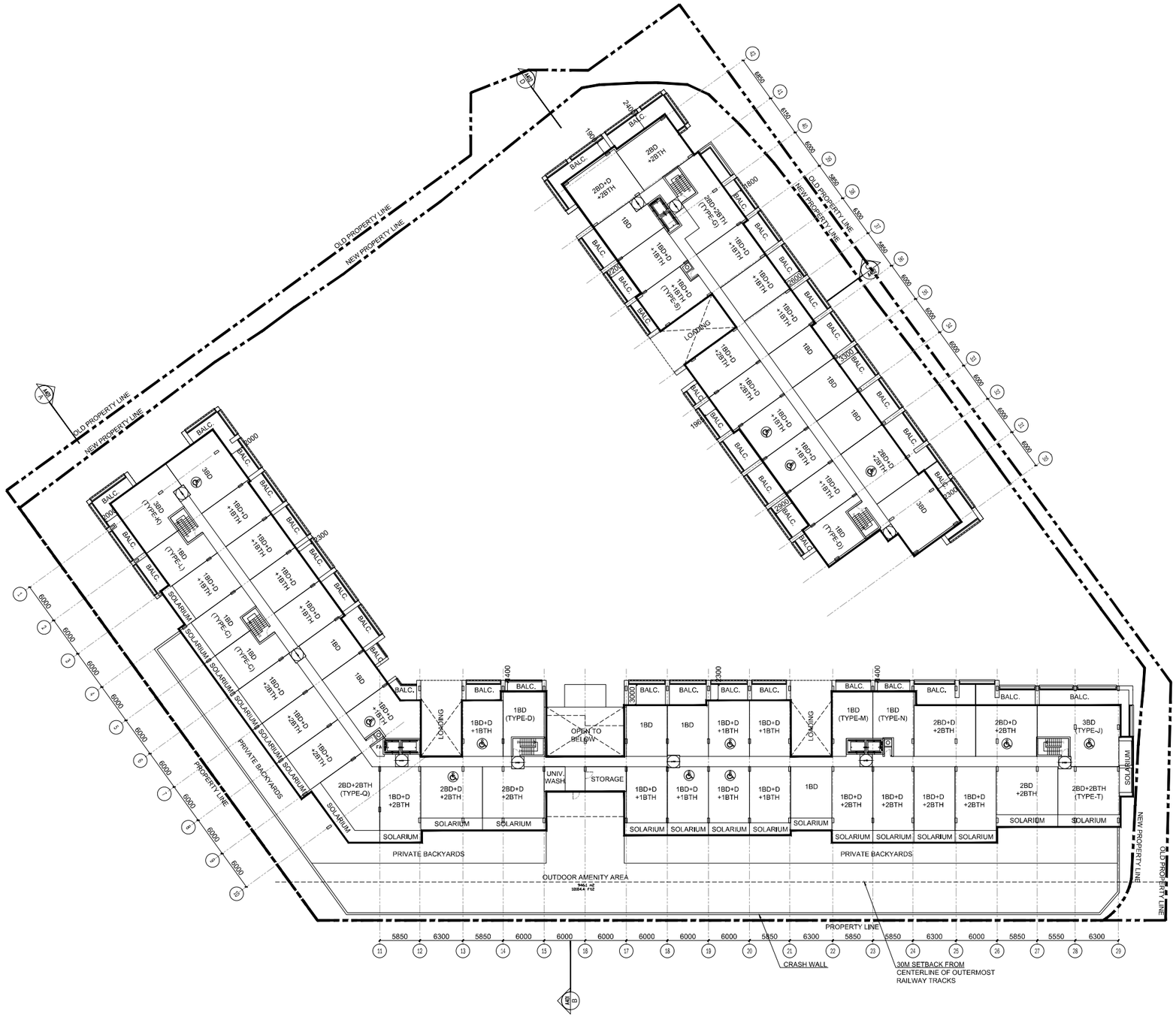
1 ROSETTA STREET
GEORGETOWN, ON

DRAWING TITLE
GROUND FLOOR PLAN

Scale: 1/300
Date: MAR.08, 2022
Project No. 17127

Drawn by: RK
Checked by: RE
Drawing No. A203

ICON ARCHITECTS
T:416-224-0505 F:416-224-0504
M2N 0G3 ICONARCHITECTS.CA
813 - 4789 YONGE ST, TORONTO



ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN.
DO NOT SCALE DRAWINGS.

NORTH

GRID TRUE

1 ROSETTA STREET
GEORGETOWN, ON

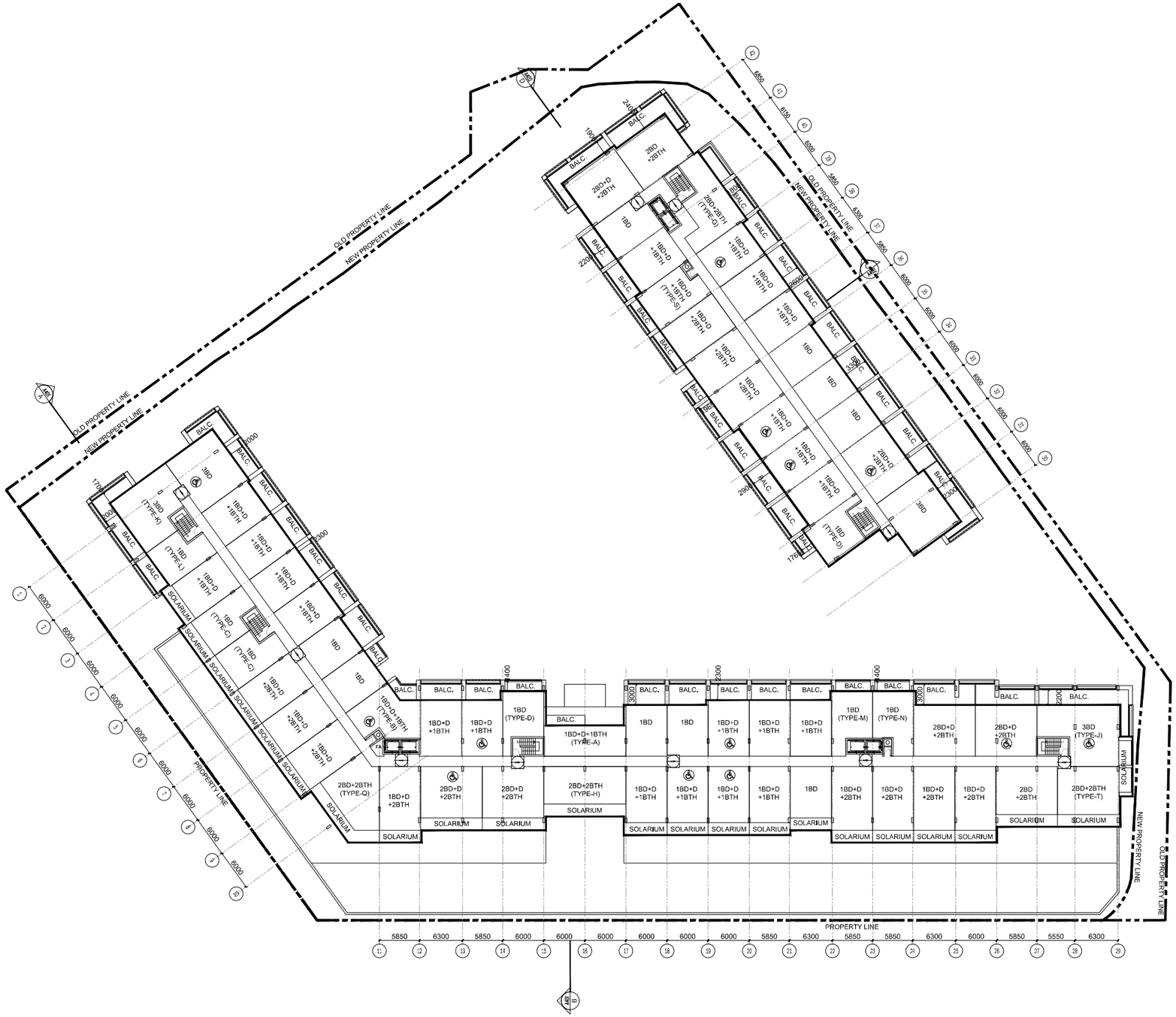
DRAWING TITLE
2ND FLOOR PLAN

Scale: 1/300
Date: MAR.08, 2022
Project No. 17127

Drawn by: RK
Checked by: RE
Drawing No. A204

813 - 4789 YONGE ST, TORONTO
M2N 0G3 | ICONARCHITECTS.CA
T:416-224-0505 F:416-224-0504

ICON ARCHITECTS



ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN.
DO NOT SCALE DRAWINGS.

NORTH

GRID TRUE

1 ROSETTA STREET
GEORGETOWN, ON

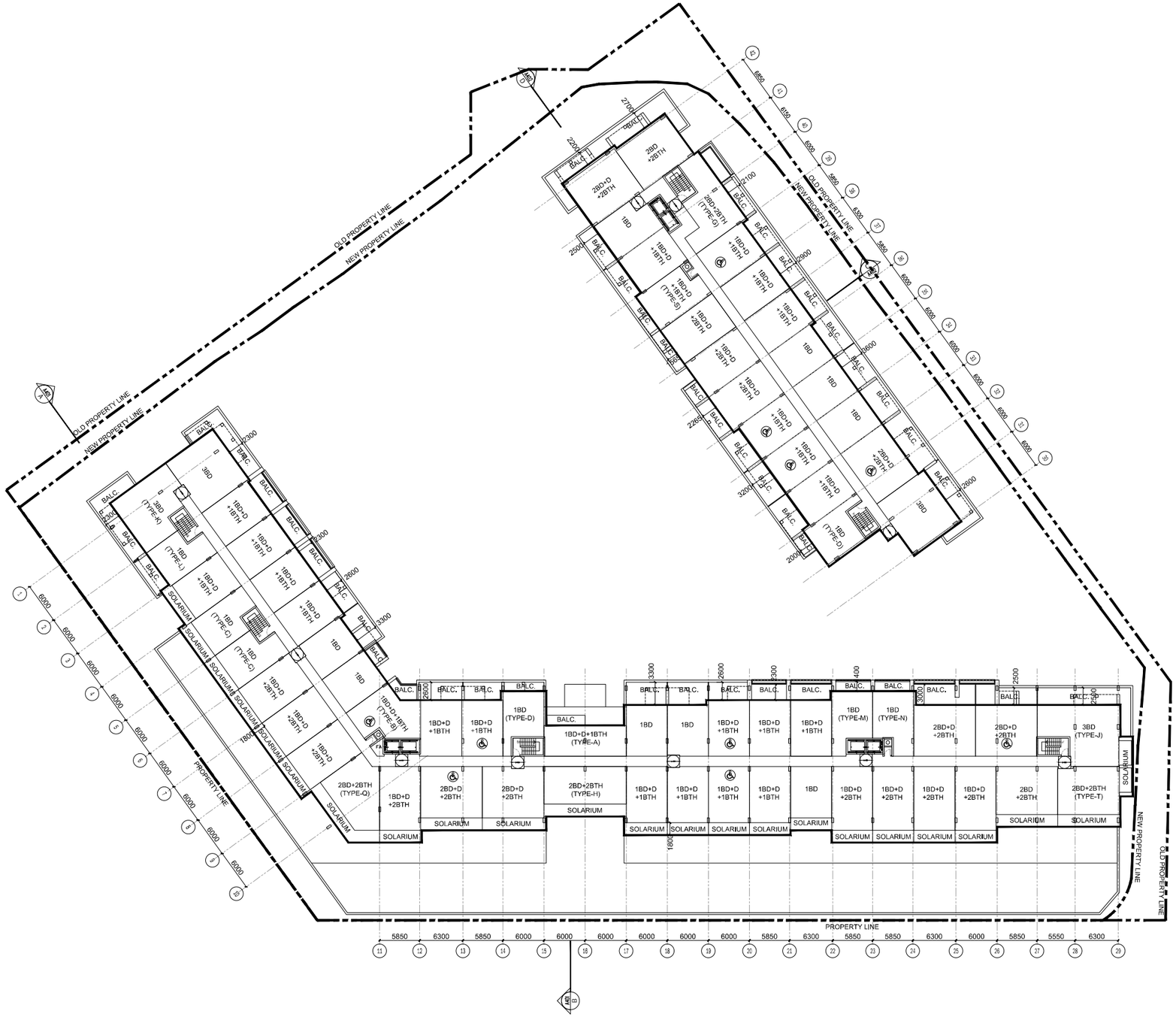
DRAWING TITLE
3RD FLOOR PLAN

Scale: 1/300
Date: MAR.08, 2022
Project No. 17127

Drawn by: RK
Checked by: RE
Drawing No. A205

813 - 4789 YONGE ST, TORONTO M2N 0G3 | ICONARCHITECTS.CA
T:416-224-0505 F:416-224-0504

ICON ARCHITECTS



ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN.
DO NOT SCALE DRAWINGS.

NO.	DESCRIPTION	DATE

NORTH

GRID TRUE

1 ROSETTA STREET
GEORGETOWN, ON

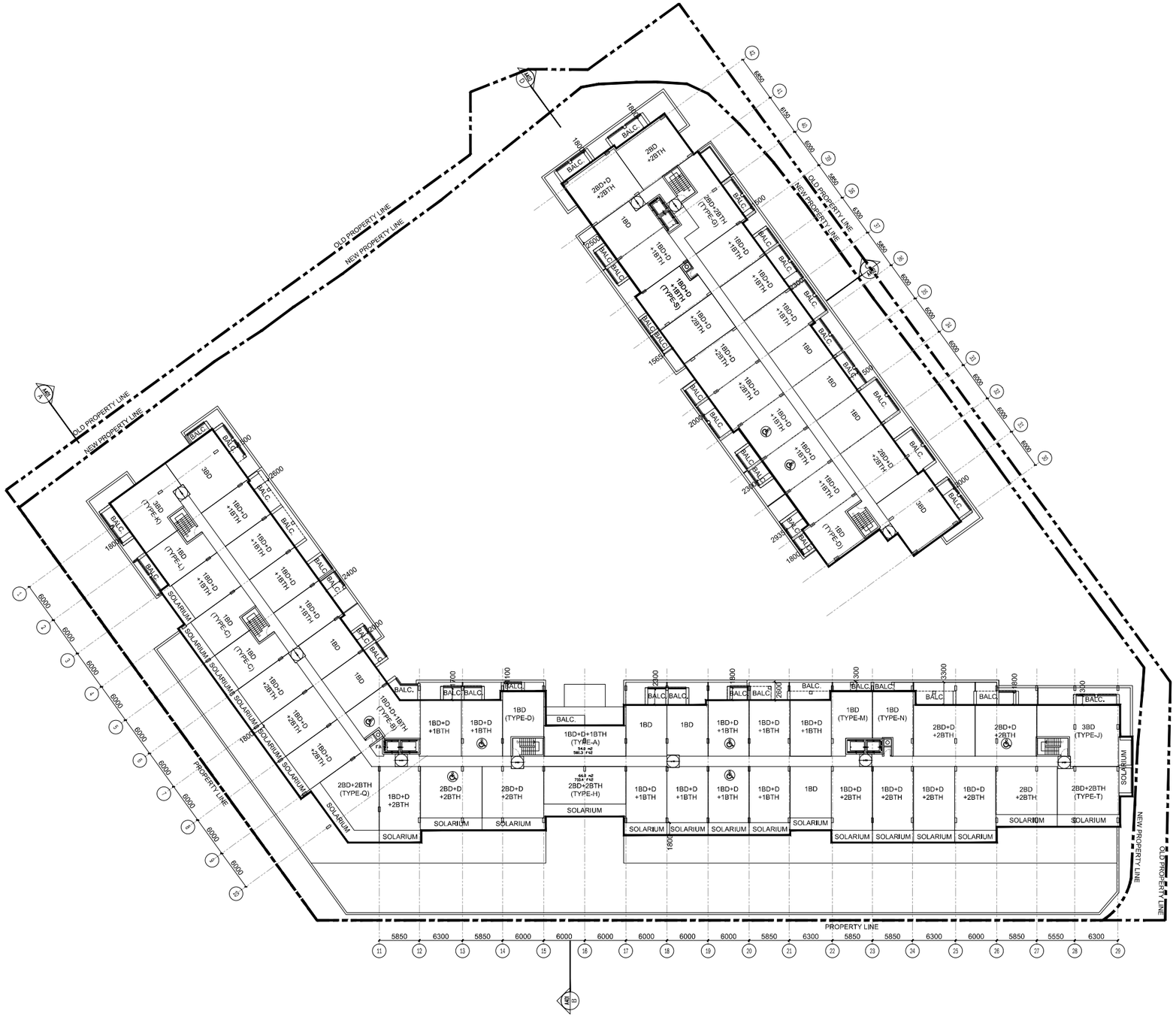
DRAWING TITLE
4TH FLOOR PLAN

Scale: 1/300
Date: MAR.08, 2022
Project No. 17127

Drawn by: RK
Checked by: RE
Drawing No. A206

813 - 4789 YONGE ST, TORONTO
M2N 0G3 | ICONARCHITECTS.CA
T:416-224-0505 F:416-224-0504

ICON ARCHITECTS



ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN.
DO NOT SCALE DRAWINGS.

NO.	DESCRIPTION	DATE

NORTH

GRID TRUE

1 ROSETTA STREET
GEORGETOWN, ON

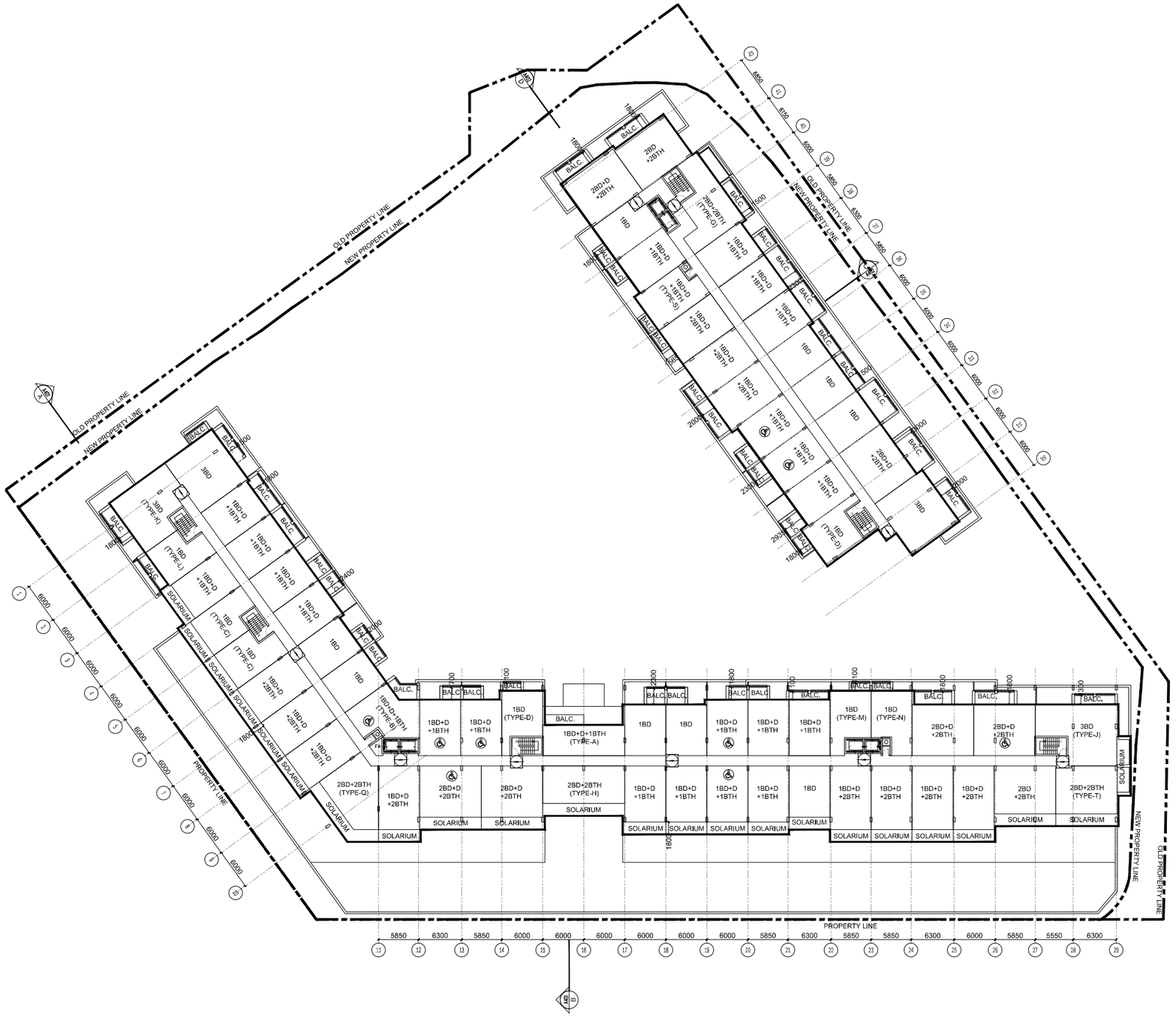
DRAWING TITLE
5TH FLOOR PLAN

Scale: 1/300
Date: MAR.08. 2022
Project No. 17127

Drawn by: RK
Checked by: RE
Drawing No. A207

813 - 4789 YONGE ST. TORONTO M2N 0G3 ICONARCHITECTS.CA
T:416-224-0505 F:416-224-0504

ICON ARCHITECTS



ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN.
DO NOT SCALE DRAWINGS.

NO.	DESCRIPTION	DATE

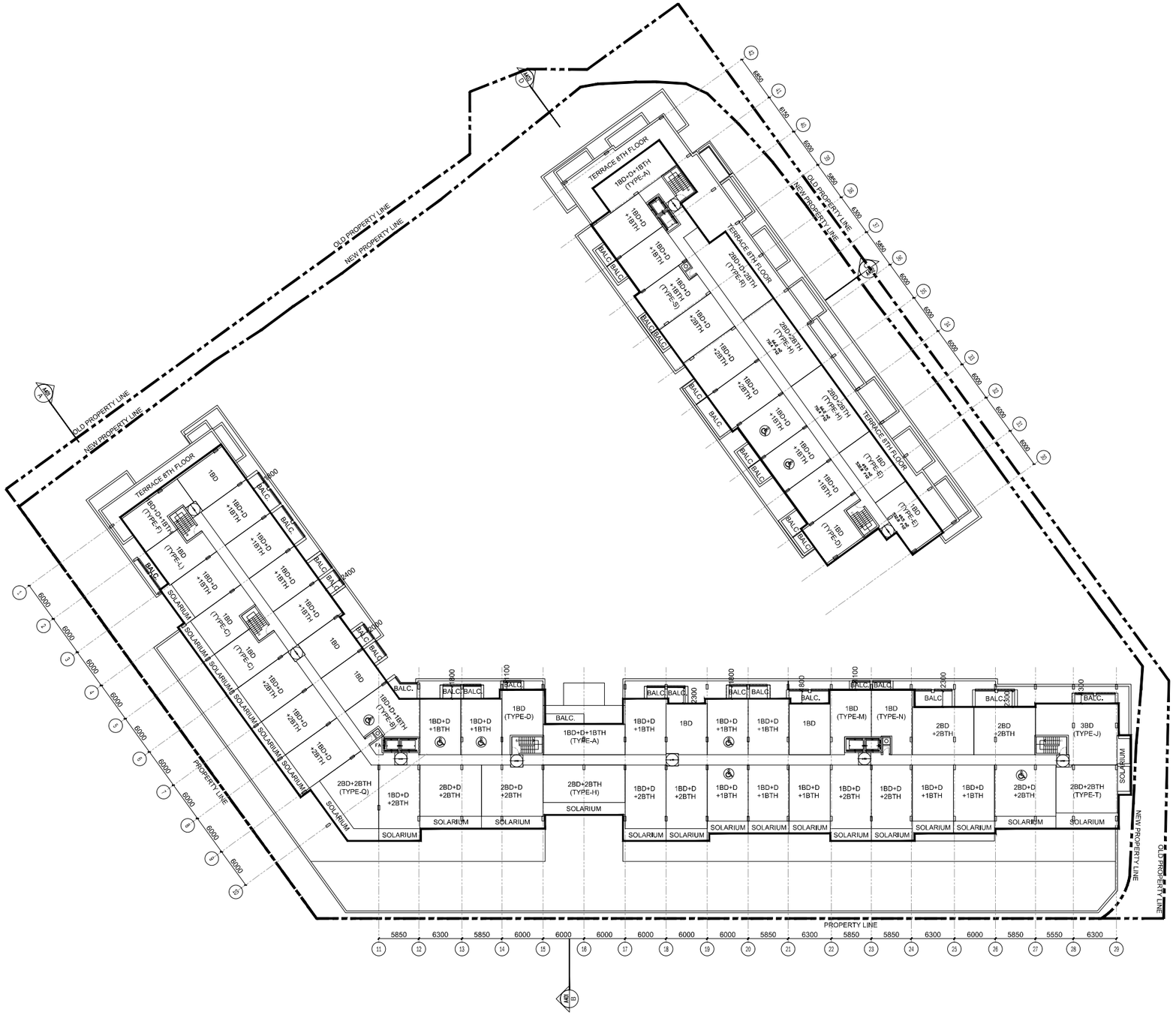
NORTH

1 ROSETTA STREET
GEORGETOWN, ON

DRAWING TITLE
6TH & 7TH FLOOR PLANS

Scale: 1/300
Date: MAR.08, 2022
Project No. 17127
Drawn by: RK
Checked by: RE
Drawing No. A208

ICON ARCHITECTS
813 - 4789 YONGE ST, TORONTO, M2N 0G3 ICONARCHITECTS.CA
T:416-224-0505 F:416-224-0504



ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN.
DO NOT SCALE DRAWINGS.

NO.	DESCRIPTION	DATE

NORTH

GRID TRUE

1 ROSETTA STREET
GEORGETOWN, ON

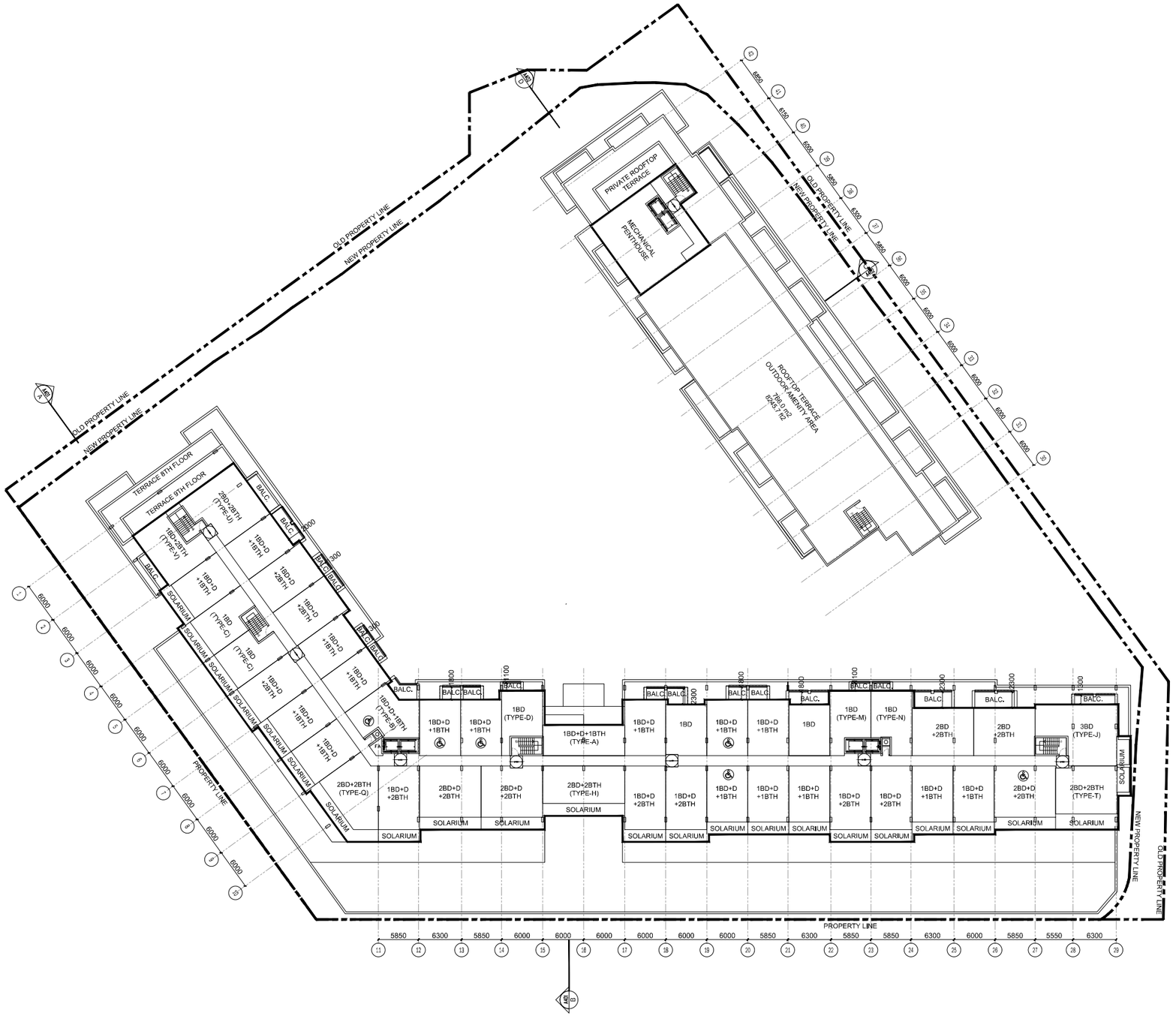
DRAWING TITLE
8TH FLOOR PLAN

Scale: 1/300
Date: MAR.08, 2022
Project No. 17127

Drawn by: RK
Checked by: RE
Drawing No. A209

813 - 4789 YONGE ST. TORONTO
M2N 0G3 ICONARCHITECTS.CA
T:416-224-0505 F:416-224-0504

ICON ARCHITECTS



ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN.
DO NOT SCALE DRAWINGS.

NO.	DESCRIPTION	DATE

NORTH

1 ROSETTA STREET
GEORGETOWN, ON

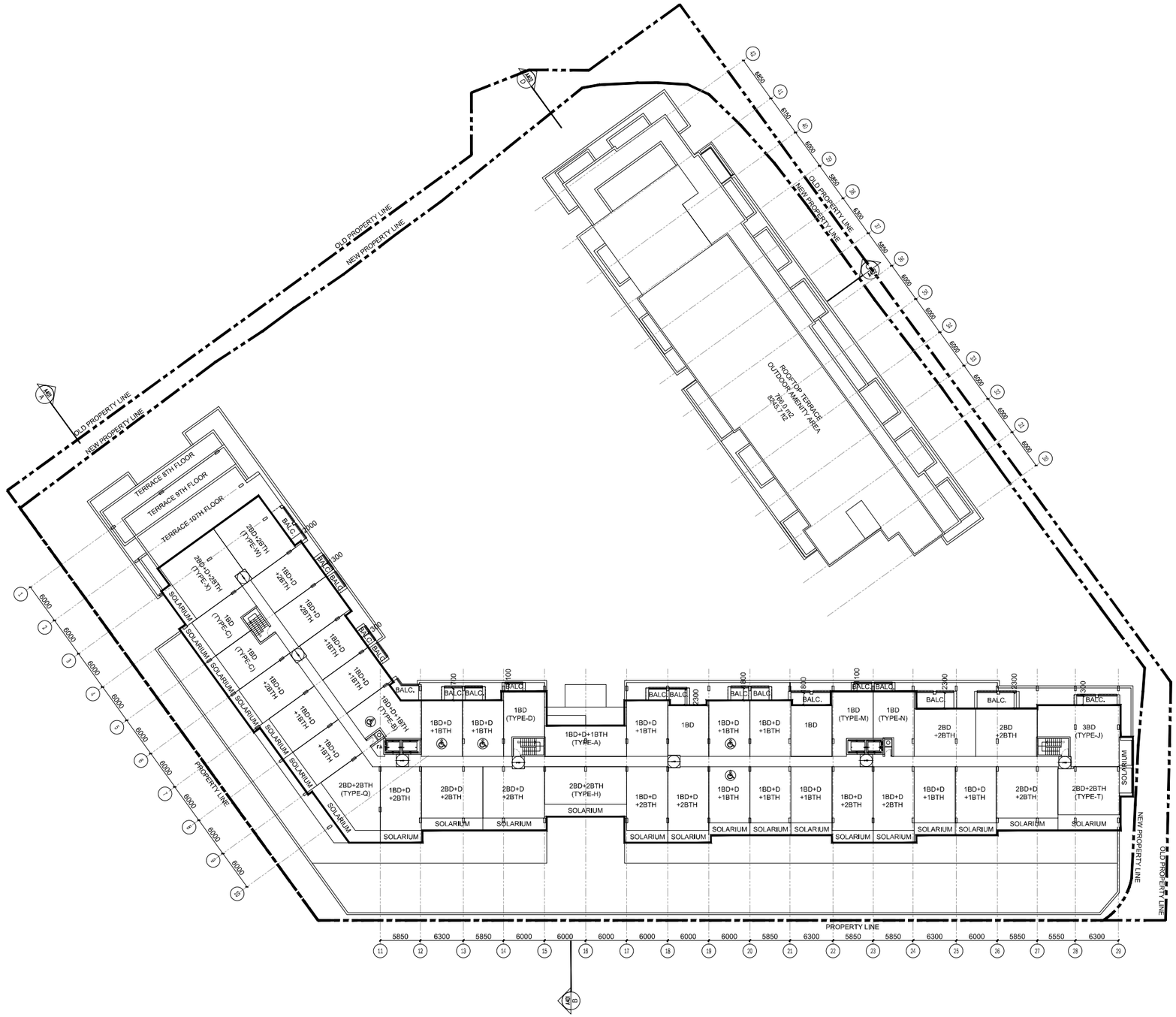
DRAWING TITLE
9TH FLOOR PLAN

Scale: 1/300
Date: MAR.08, 2022
Project No. 17127

Drawn by: RK
Checked by: RE
Drawing No. A210

813 - 4789 YONGE ST, TORONTO
M2N 0G3 ICONARCHITECTS.CA
T:416-224-0505 F:416-224-0504

ICON ARCHITECTS



ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN.
DO NOT SCALE DRAWINGS.

NORTH

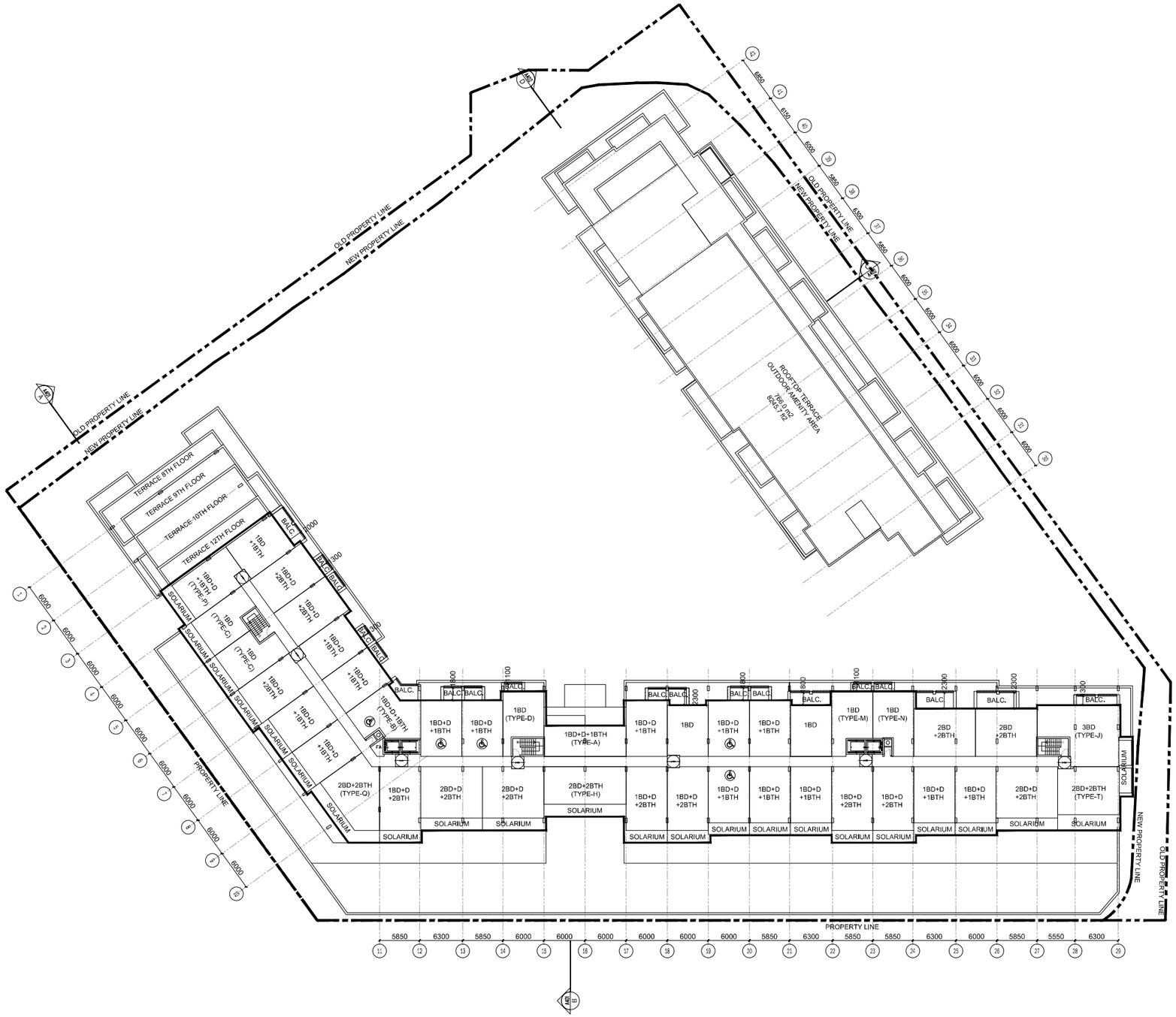
1 ROSETTA STREET
GEORGETOWN, ON

DRAWING TITLE
10TH–11TH TYPICAL FLOOR PLAN

Scale: 1/300
Date: MAR.08, 2022
Project No. 17127
Drawn by: RK
Checked by: RE
Drawing No. A211

813 - 4789 YONGE ST, TORONTO
M2N 0G3 ICONARCHITECTS.CA
T:416-224-0505 F:416-224-0504

ICON ARCHITECTS



ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN.
DO NOT SCALE DRAWINGS.

NO.	DESCRIPTION	DATE

NORTH

1 ROSETTA STREET
GEORGETOWN, ON

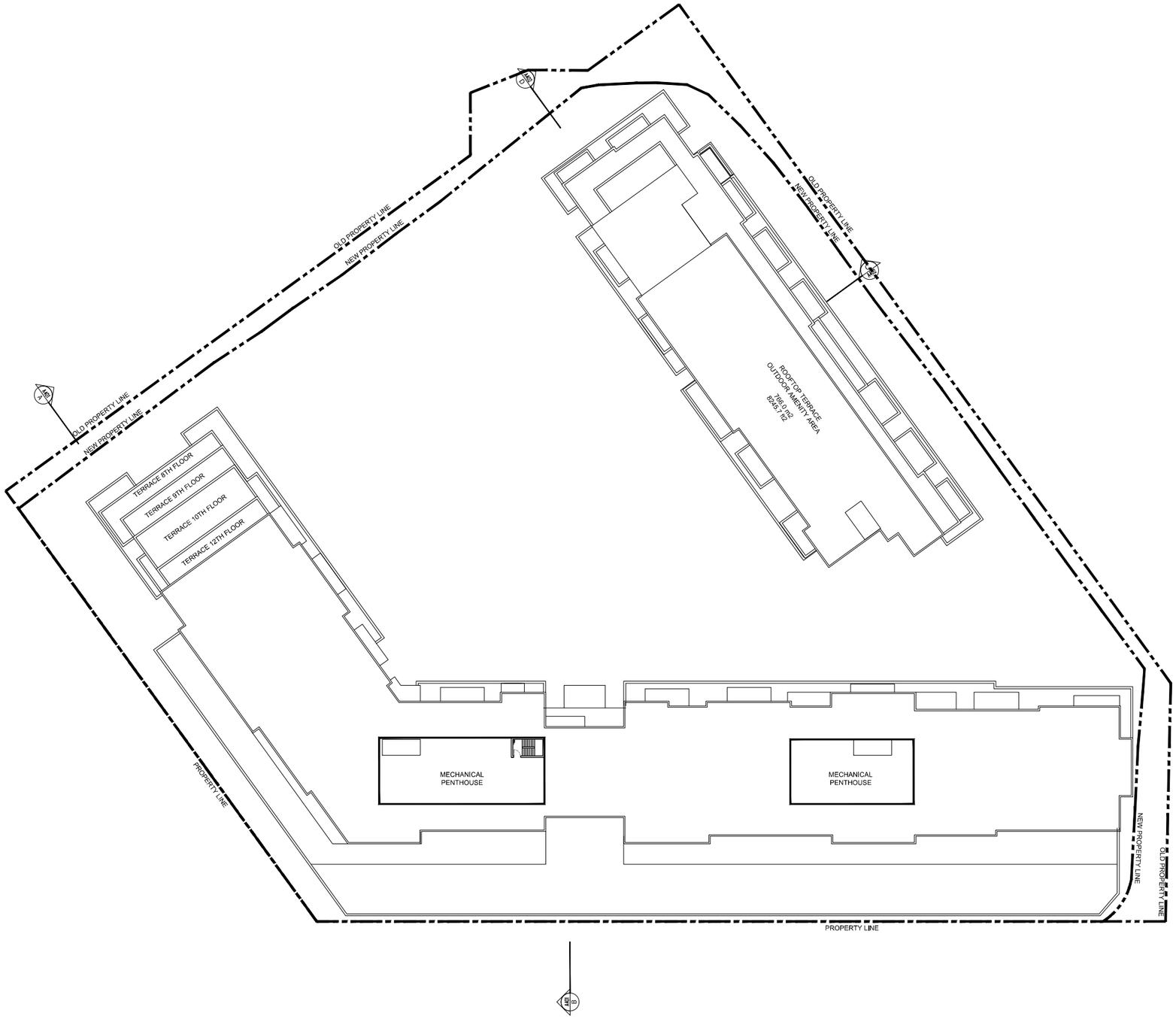
DRAWING TITLE
12TH FLOOR PLAN

Scale: 1/300
Date: MAR.08, 2022
Project No. 17127

Drawn by: RK
Checked by: RE
Drawing No. A212

813 - 4789 YONGE ST, TORONTO, M2N 0G3 | ICONARCHITECTS.CA
T:416-224-0505 F:416-224-0504

ICON ARCHITECTS



ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN.
DO NOT SCALE DRAWINGS.

NORTH

1 ROSETTA STREET
GEORGETOWN, ON

DRAWING TITLE
ROOF FLOOR PLAN

Scale: 1/300
Date: MAR.08, 2022
Project No. 17127

Drawn by: RK
Checked by: RE
Drawing No. A213

ICON ARCHITECTS
813 - 4789 YONGE ST, TORONTO
M2N 0G3 | ICONARCHITECTS.CA
T:416-224-0505 F:416-224-0504

BUILDING - 1&2 _ NORTH ELEVATION _ SCALE 1:200

BUILDING - 1&2 _ SOUTH ELEVATION _ SCALE 1:200

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN.
DO NOT SCALE DRAWINGS.

NORTH

1 ROSETTA STREET
GEORGETOWN, ON

DRAWING TITLE
ELEVATIONS (BUILDINGS-1&2)

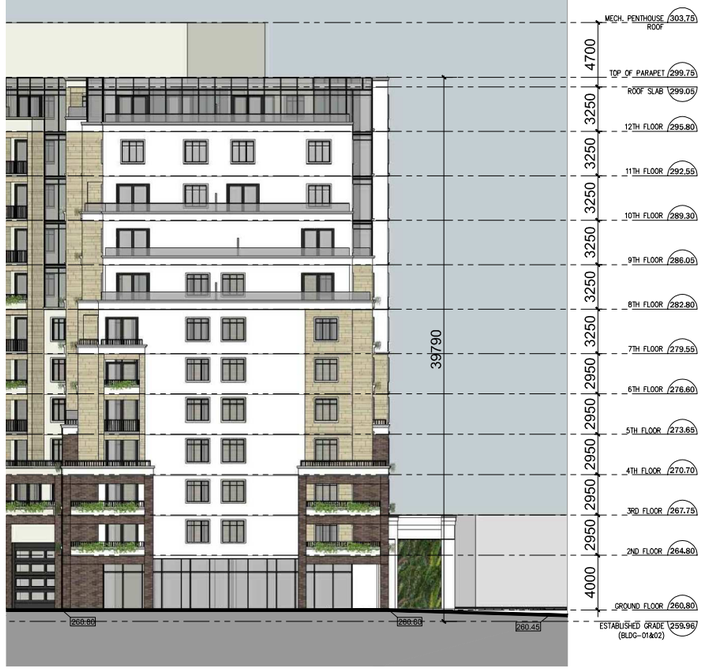
Scale: 1/200
Date: MAR.08, 2022
Project No. 17127
Drawn by: RK
Checked by: RE
Drawing No. A301

813, 4789 YONGE ST, TORONTO M2N 0G3 ICONARCHITECTS.CA
T:416-224-0505 F:416-224-0504

ICON ARCHITECTS

BUILDING - 1 _ EAST ELEVATION _ SCALE 1:200

BUILDING - 2 _ EAST ELEVATION _ SCALE 1:200



BUILDING - 2 _ NORTH ELEVATION _ SCALE 1:200

BUILDING - 2 _ WEST ELEVATION _ SCALE 1:200

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN.
DO NOT SCALE DRAWINGS.

NORTH

LONG TIME

1 ROSETTA STREET
GEORGETOWN, ON

DRAWING TITLE
ELEVATIONS (BUILDINGS-1&2)

Scale: 1/200
Date: MAR.08, 2022
Project No. 17127
Drawn by: RK
Checked by: RE
Drawing No. A302

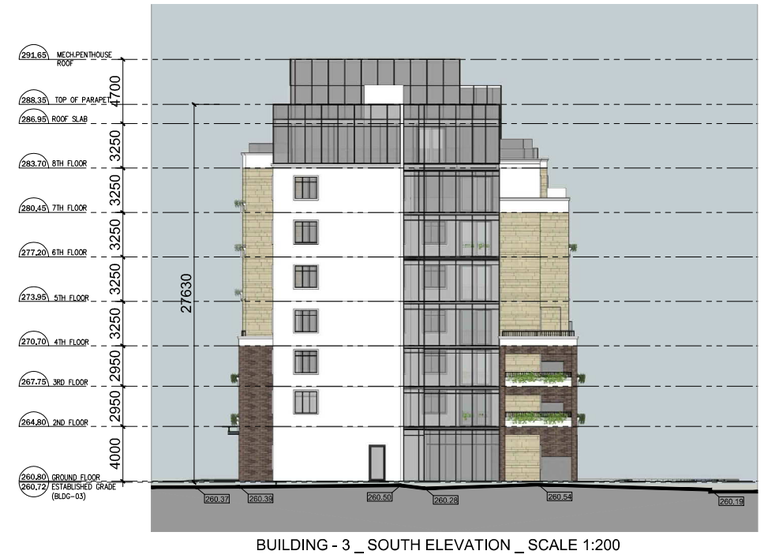
813 - 4789 YONGE ST, TORONTO
M2N 0G3 | ICONARCHITECTS.CA
T:416-224-0505 F:416-224-0504

ICON ARCHITECTS

BUILDING - 3 _ EAST ELEVATION _ SCALE 1:200

BUILDING - 3 _ NORTH ELEVATION _ SCALE 1:200

BUILDING - 3 _ WEST ELEVATION _ SCALE 1:200



BUILDING - 3 _ SOUTH ELEVATION _ SCALE 1:200

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN.
DO NOT SCALE DRAWINGS.

NO. | DESCRIPTION | DATE | NO. | DESCRIPTION | DATE

NORTH

GRID TRUE

1 ROSETTA STREET
GEORGETOWN, ON

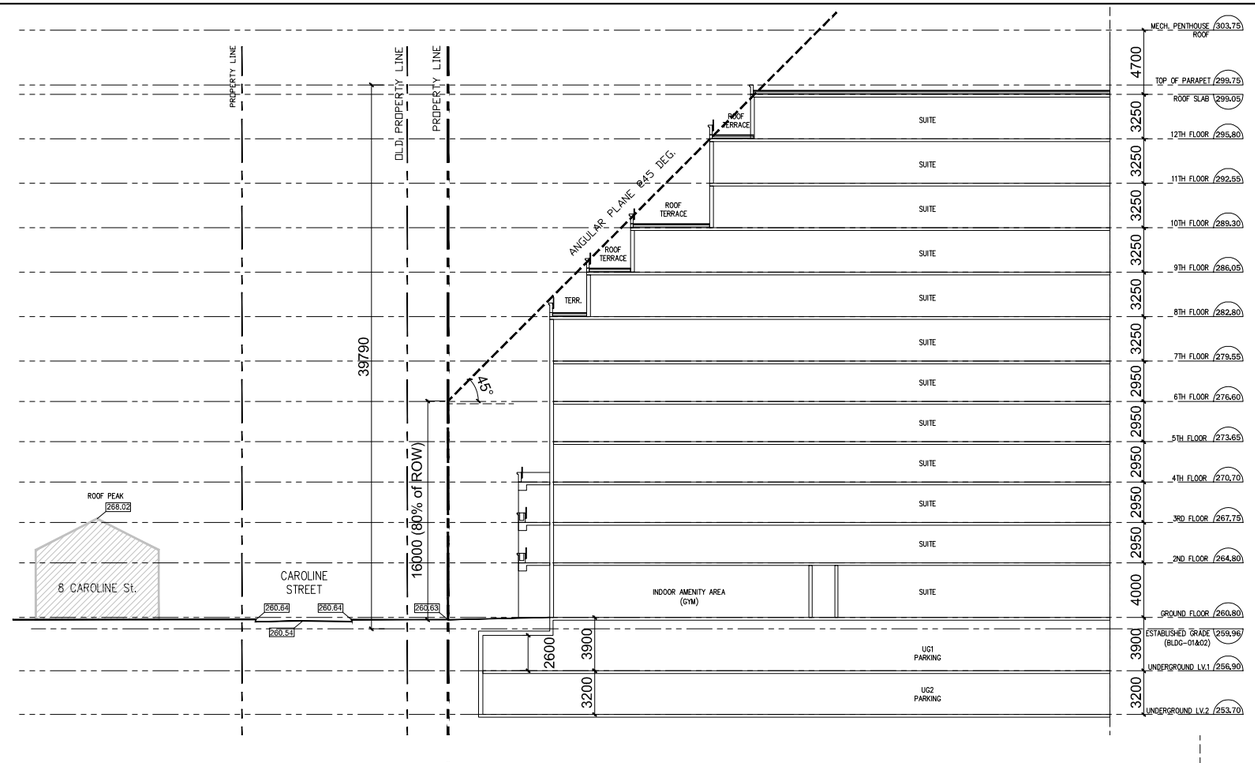
DRAWING TITLE
ELEVATIONS (BUILDING-3)

Scale: 1/200
Date: MAR.08, 2022
Project No. 17127

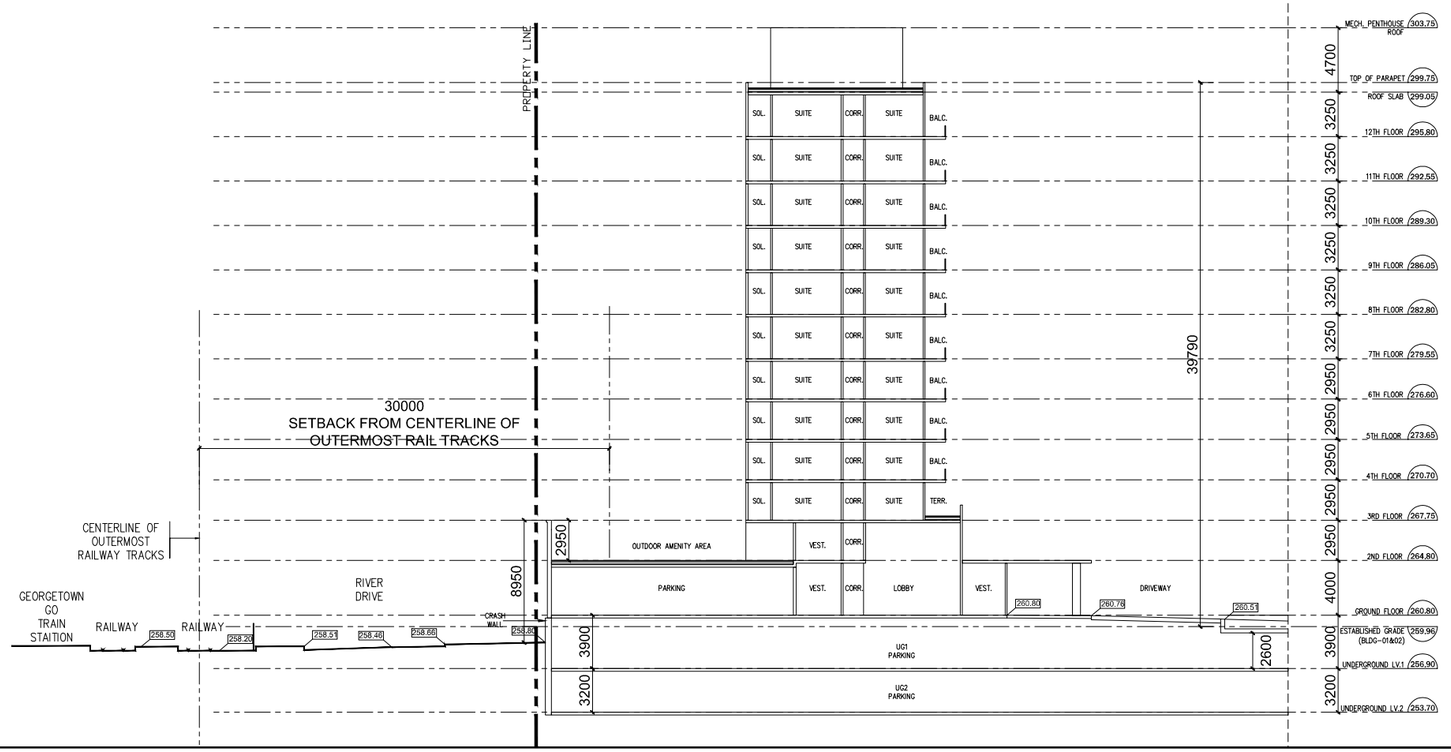
Drawn by: RK
Checked by: RE
Drawing No. A303

813 - 4789 YONGE ST. TORONTO M2N 0G3 ICONARCHITECTS.CA
T:416-224-0505 F:416-224-0504

ICON ARCHITECTS



SECTION A _ SCALE 1:200



SECTION B _ SCALE 1:200

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN.
DO NOT SCALE DRAWINGS.

NO.	DESCRIPTION	DATE

NORTH

GRID TRUE

1 ROSETTA STREET
GEORGETOWN, ON

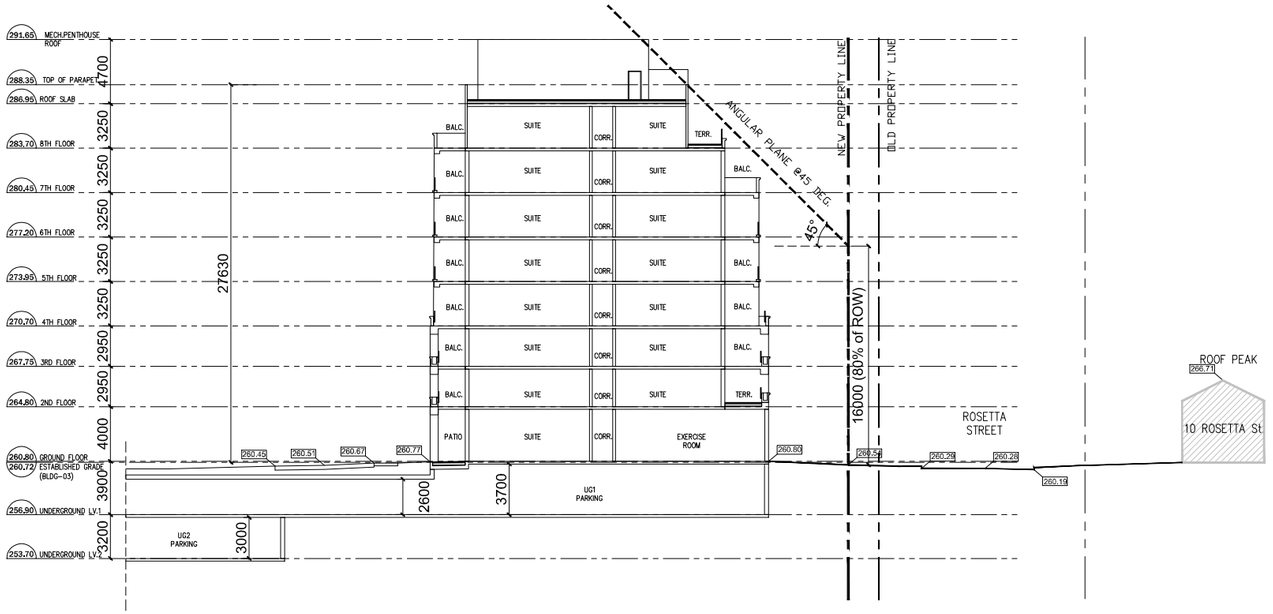
DRAWING TITLE
SECTIONS

Scale: 1/200
Date: MAR.08, 2022
Project No. 17127

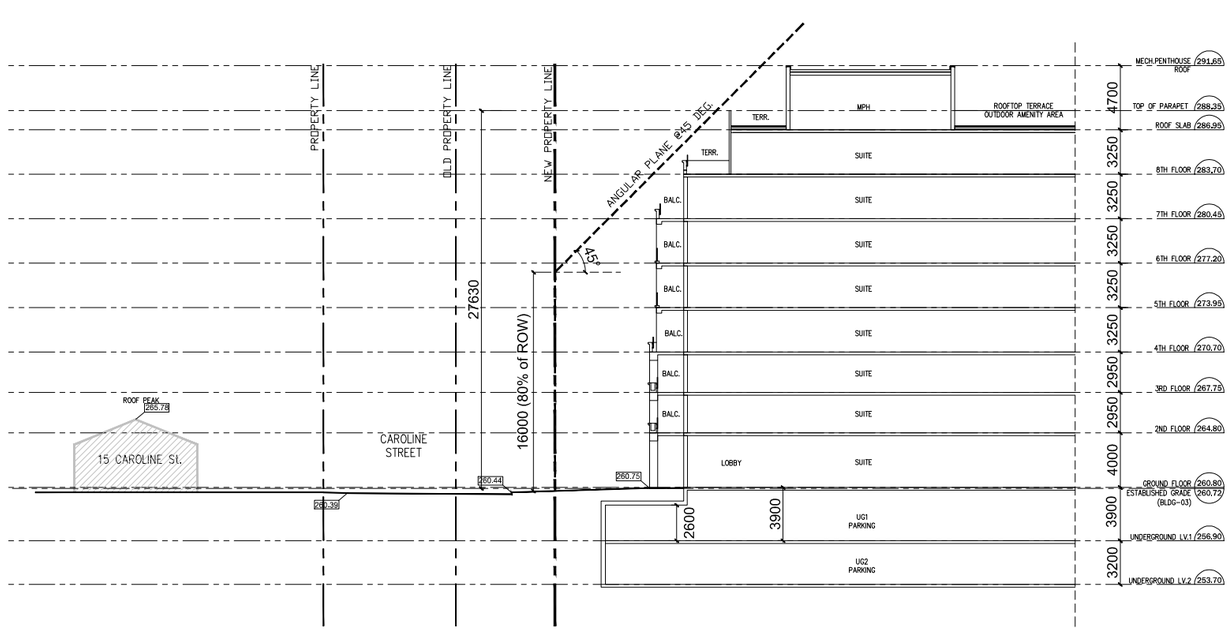
Drawn by: RK
Checked by: RE
Drawing No. A401

813 - 4789 YONGE ST. TORONTO M2N 0G3 ICONARCHITECTS.CA
T:416-224-0505 F:416-224-0504

ICON ARCHITECTS



SECTION C _ SCALE 1:200



SECTION D _ SCALE 1:200

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ICON ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF ICON ARCHITECTS INC.
ALL DIMENSIONS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING.
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT CLEARLY STATES "ISSUED FOR CONSTRUCTION" BY THE ARCHITECT ON THE REVISION COLUMN.
DO NOT SCALE DRAWINGS.

NORTH

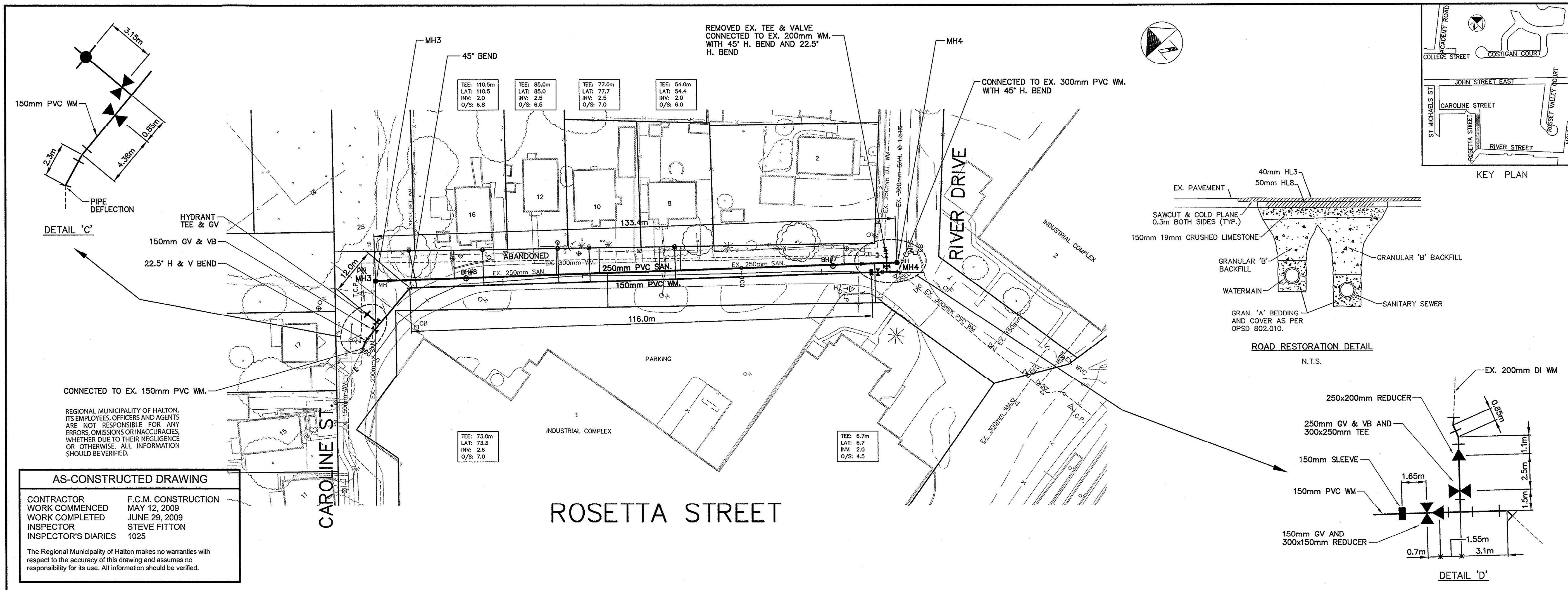
1 ROSETTA STREET
GEORGETOWN, ON

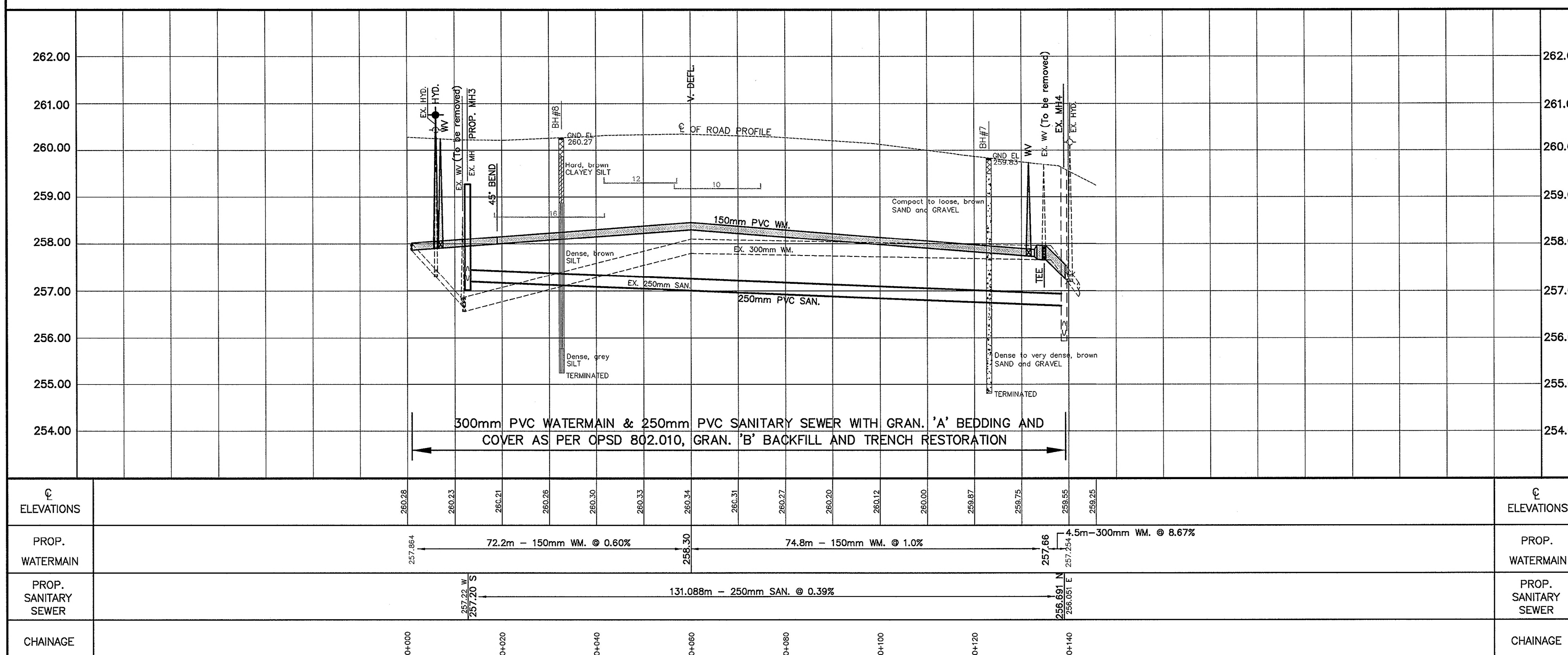
DRAWING TITLE
SECTIONS

Scale: 1/200
Date: **MAR.08, 2022**
Project No. 17127

Drawn by: **RK**
Checked by: **RE**
Drawing No. A402

ICON ARCHITECTS
813 - 4789 YONGE ST, TORONTO
M2N 0G3 ICONARCHITECTS.CA
T:416-224-0505 F:416-224-0504





No	Date	By	Revisions	MANU	CAD
1	01/05/10	RWB	AS CONSTRUCTED		X

Design J.P.P. Ch'kd

Drawn H.H./L.C. Ch'kd

Date JUNE 2008

Scale Horiz. 1:500 Vert. 1:50

References

APPROVALS

Field Notes

Municipal

Stamp

Regional

Director, Engineering Services

Manager, Design Services

Halton

WATERMAIN & SANITARY SEWER REPLACEMENT ON
ROSETTA STREET
GEORGETOWN
FROM CAROLINE ST. TO RIVER DR.

Consultant File No

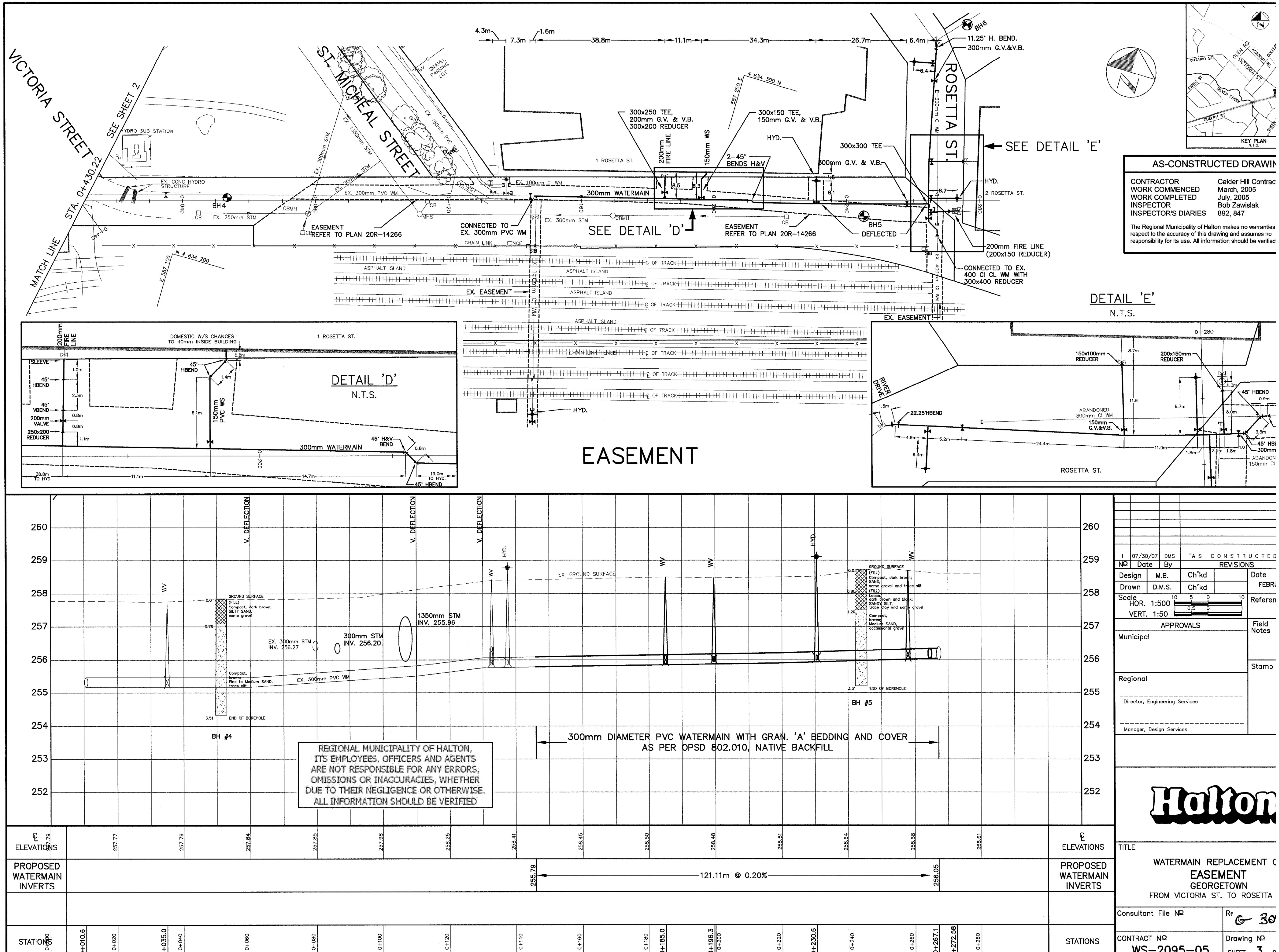
A-01050

CONTRACT No (PR-2450) WS-2328-08

Drawing No SHEET 3 OF 3

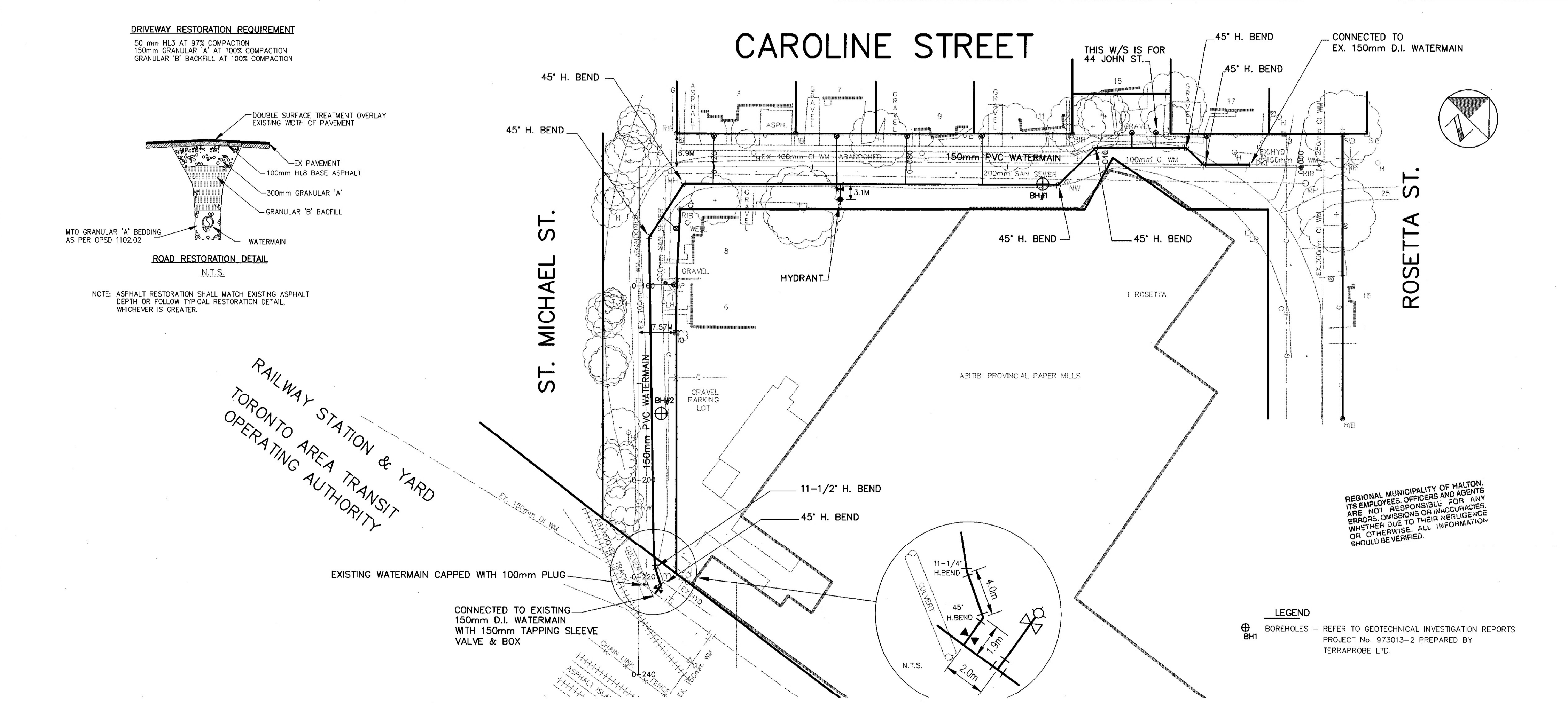
A-01050

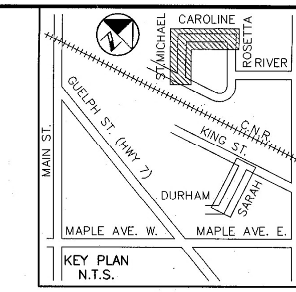
WS-2328-08 3 of 3



PR-2095-05 3 of 6

G- 3096



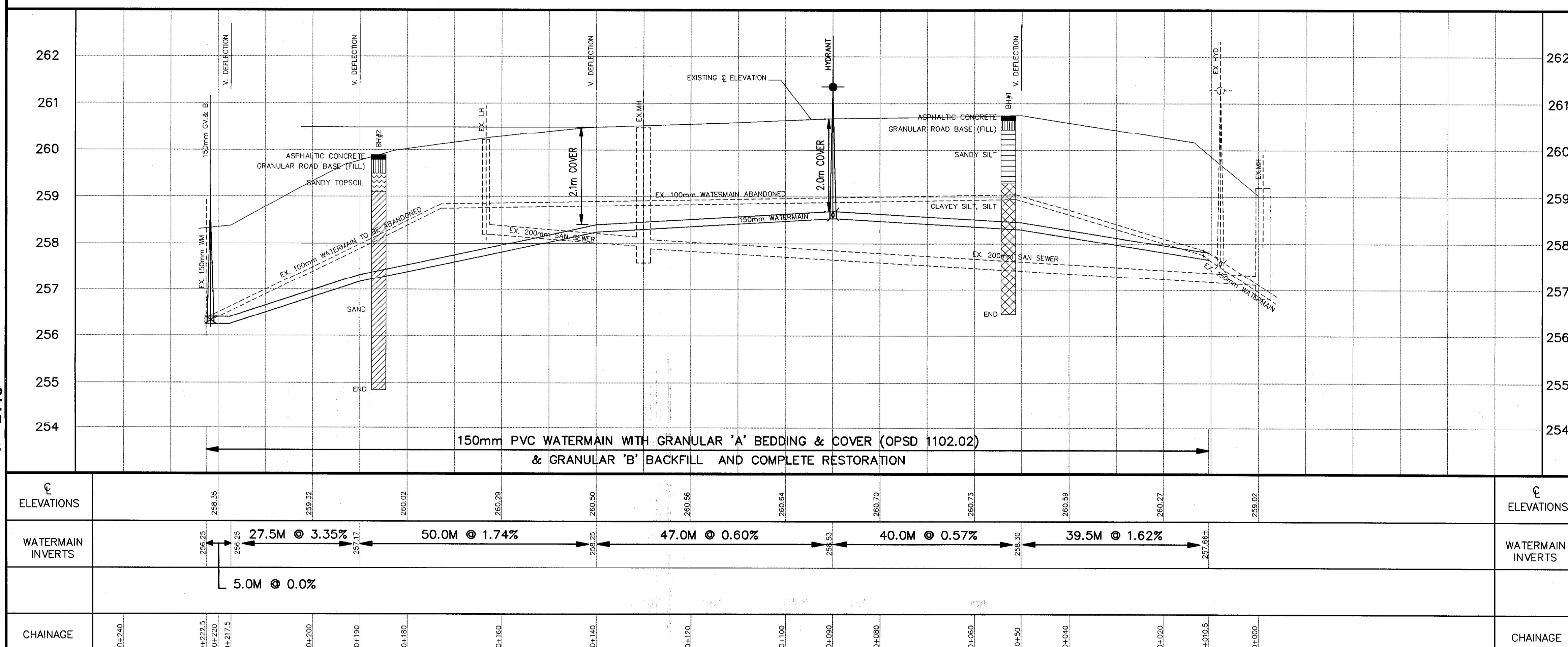


GENERAL NOTES

1. All dimensions are in Metres unless otherwise specified.
2. All Watermain installation shall conform to the latest revisions of the Ontario Provincial Standard Drawings (OPSD) and specifications (OPSS) as amended by the Regional Municipality of Halton.
3. The locations of all existing Watermain, Sanitary Sewer, Utilities and Service Laterals are approximate. The Contractor must verify the location, size and elevation in the field prior to construction.
4. Watermain can be either Ductile Iron Pressure Class 350 as per AWWA C-150 or PVC SDR-18 CL-150 as per AWWA C-900.
5. All existing water services to be replaced with 20mm diameter copper for residential dwellings and 25mm diameter copper for industrial and commercial premises as per OPSD 1104.01 unless otherwise noted. New services are to be replaced from the main to the property line with a new curb stop and service box at the property line, unless otherwise noted.
6. The Contractor shall provide all temporary caps, plugs and blow offs required for testing the new watermain.
7. Maximum allowable pipe joint deflection of the watermain shall be 70% of the Manufacturer's specifications.
8. Corrosion protection is required for all metallic pipe, valves, fittings services and hydrants. Use either cathodic protection (zinc anode) as per the details in the specification or 8mil medium density Polyethylene encasement as per AWWA C-105
9. Existing valve boxes to be removed are to have granular backfill and complete restoration. Existing valves in valve chambers to be removed are to have the chamber broken down to 1.0 metres below final grade backfilled with granular to subgrade and complete restoration. All existing hydrants to be removed are to be returned to Regional Stores 2316 South Service Road, Oakville or 1600 Steeles Ave. Milton.
10. If hydrant exceeds 1.7M, a hydrant that can be raised from the bottom without increasing the rod length must be used.
11. Regional Municipality of Halton Approved Mechanical Restraints shall be used on all standard bends, valves, fittings and hydrants. Refer to table below for length of pipe to be restrained on both sides of fittings.

RESTRAINED LENGTHS FOR HORIZONTAL BENDS FOR 150mm DIA. WM

45 DEG. H. BEND	22.5 DEG. H. BEND	11.25 DEG. H. BEND	TEE & REDUCER	GATE VALVE & HYDRANT
2.0M	1.0M	0.5M	10.0M	11.0M



Nº	Date	By	REVISIONS	MANU	CAD
1	17/03/99	WWC	AS CONSTRUCTED		X

Design BW/WWC Ch'kd
Drawn WWC Ch'kd
Date MARCH 1997
Scale 1:500 Horiz. 1:50 Vert.
References
APPROVALS
Municipal
Field Notes REGION BOOK
Stamp
Regional
Director, Design and Construction Services
Manager, Design Services

AS CONSTRUCTED

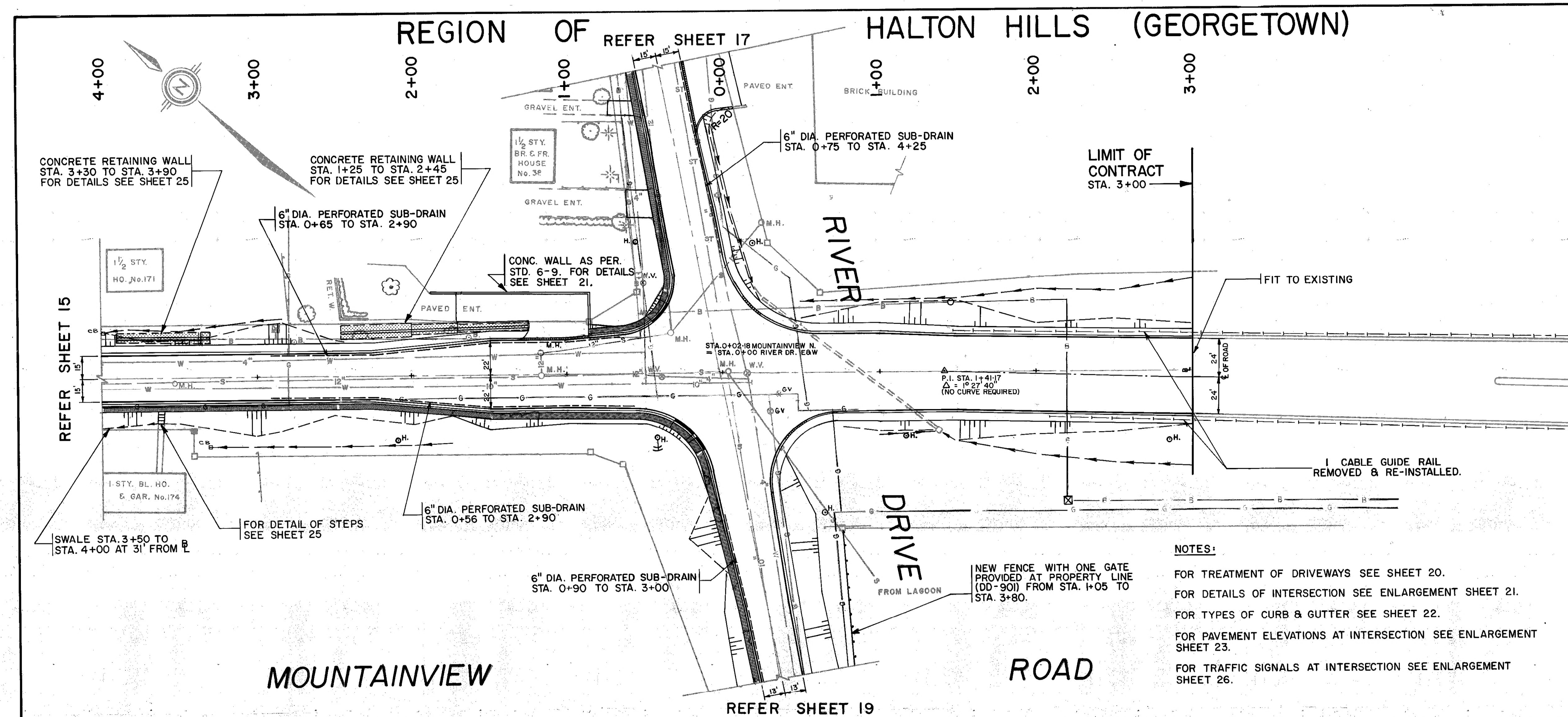
Halton

TITLE
150mm WATERMAIN REPLACEMENT ON
CAROLINE ST. & ST. MICHAEL ST.
In The Town Of HALTON HILLS (Georgetown)
ROSETTA ST. TO C.N.R. TRACKS

Consultant File Nº
Regional Drawing Nº G - 2110
CONTRACT Nº W-1676-97
Drawing Nº SHEET 1 OF 4

G - 2110

REGION OF HALTON HILLS (GEORGETOWN)



NOTES:

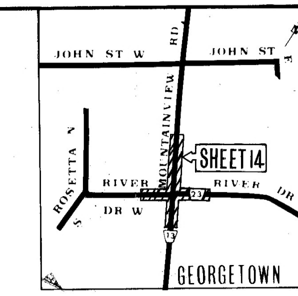
FOR TREATMENT OF DRIVEWAYS SEE SHEET 20.

FOR DETAILS OF INTERSECTION SEE ENLARGEMENT SHEET 21.

FOR TYPES OF CURB & GUTTER SEE SHEET 22.

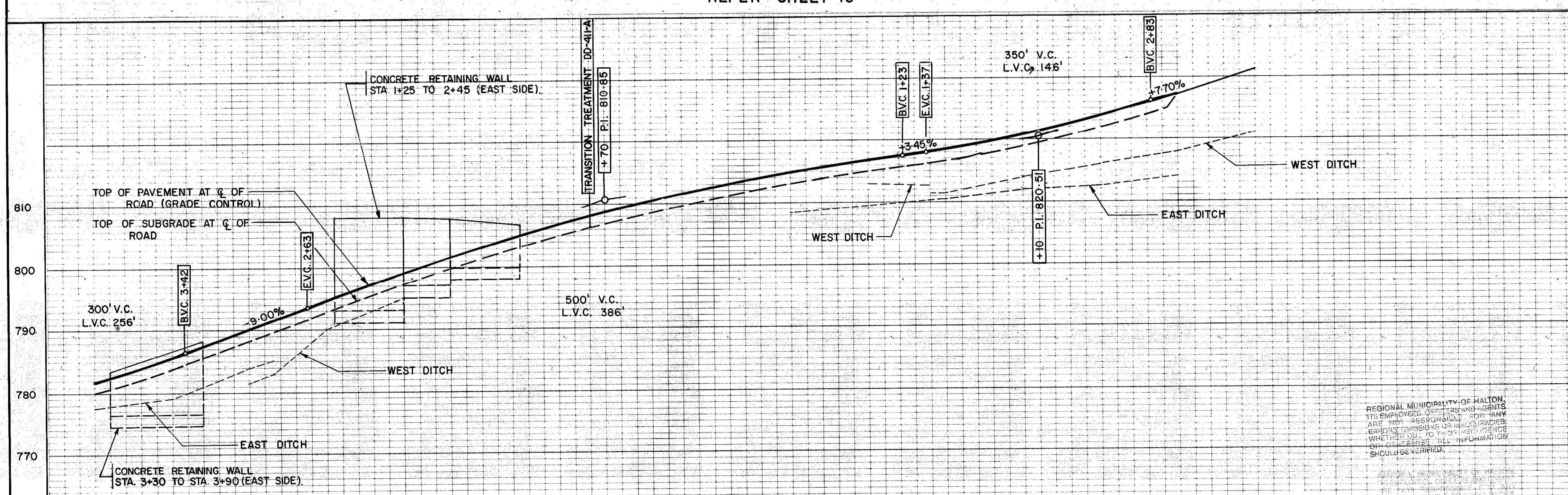
FOR PAVEMENT ELEVATIONS AT INTERSECTION SEE ENLARGEMENT SHEET 23.

FOR TRAFFIC SIGNALS AT INTERSECTION SEE ENLARGEMENT SHEET 26.



NOTE:

FOR AS CONSTRUCTED WATERMAIN AND SANITARY AND STORM SEWERS SEE SHEET 8.



TOP OF PAVEMENT ELEVATION GRADE CONTROL	781·82	785·66	790·15	794·64	798·86	802·73	806·24	809·39	812·17	814·61	816·68	818·47	820·74	823·75	827·44	
CHAINAGE	4+00	+50	3+00	+50	2+00	+50	1+00	+50	0+00	+50	1+00	+50	2+00	+50	3+00	+50

Nº	Date	By	REVISIONS
	26/4/82	M.J.H.	AS CONSTRUCTED.

Design	D.R.K.	Checked	D.R.K.	Date MARCH 1980
Drawn	M.J.H.	Checked	D.R.K.	

Scale HORIZ. 20 0 40 VERT. 5 0 10

REFERENCES

FIELD NOTES

APPROVALS

Municipal

Regional

80-03-31 MANAGER OF DESIGN

DIRECTOR OF PUBLIC WORKS

STAMP D. R. KHURANA

MUNICIPALITY

REGIONAL MUNICIPALITY OF HALTON

PUBLIC WORKS DEPARTMENT

ABSQUE LABORE NIHIL

TITLE

MOUNTAINVIEW ROAD RECONSTRUCTION IN THE TOWN OF HALTON HILLS (GEORGETOWN)

GRADING & PAVEMENT STA. 3+50S. TO STA. 4+00N. MOUNTAINVIEW ROAD

MUNICIPAL DRAWING Nº

REGIONAL DRAWING Nº G-866

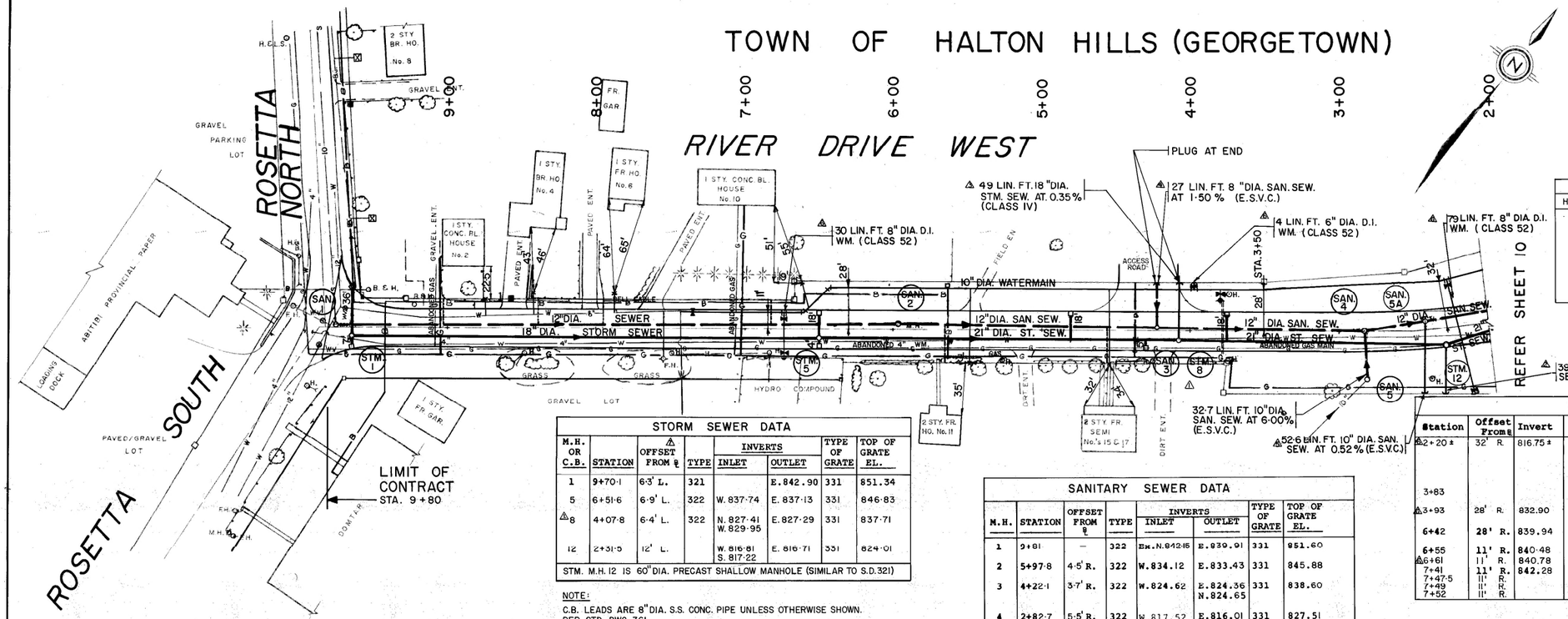
CONTRACT Nº R-023-81

SHEET 14 OF 36

G-866

TOWN OF HALTON HILLS (GEORGETOWN)

RIVER DRIVE WEST



STORM SEWER DATA

M.H. OR C.B.	STATION	OFFSET FROM ℄		TYPE	INVERTS INLET	INVERTS OUTLET	TYPE OF GRATE	TOP OF GRATE EL.
1	9+70·1	6·3'	L.	321		E. 842.90	331	851.34
5	6+51·6	6·9'	L.	322	W. 837·74	E. 837·13	331	846·83
⚠8	4+07·8	6·4'	L.	322	N. 827·41 W. 829·95	E. 827·29	331	837·71
12	2+31·5	12'	L.		W. 816·81 S. 817·22	E. 816·71	331	824·01

STM. M.H. 12 IS 60" DIA. PRECAST SHALLOW MANHOLE (SIMILAR TO S.D.321)

NOTE:
C.B. LEADS ARE 8" DIA. S.S. CONC. PIPE UNLESS OTHERWISE SHOWN. PER STD. DWG. 361.

SANITARY SEWER DATA

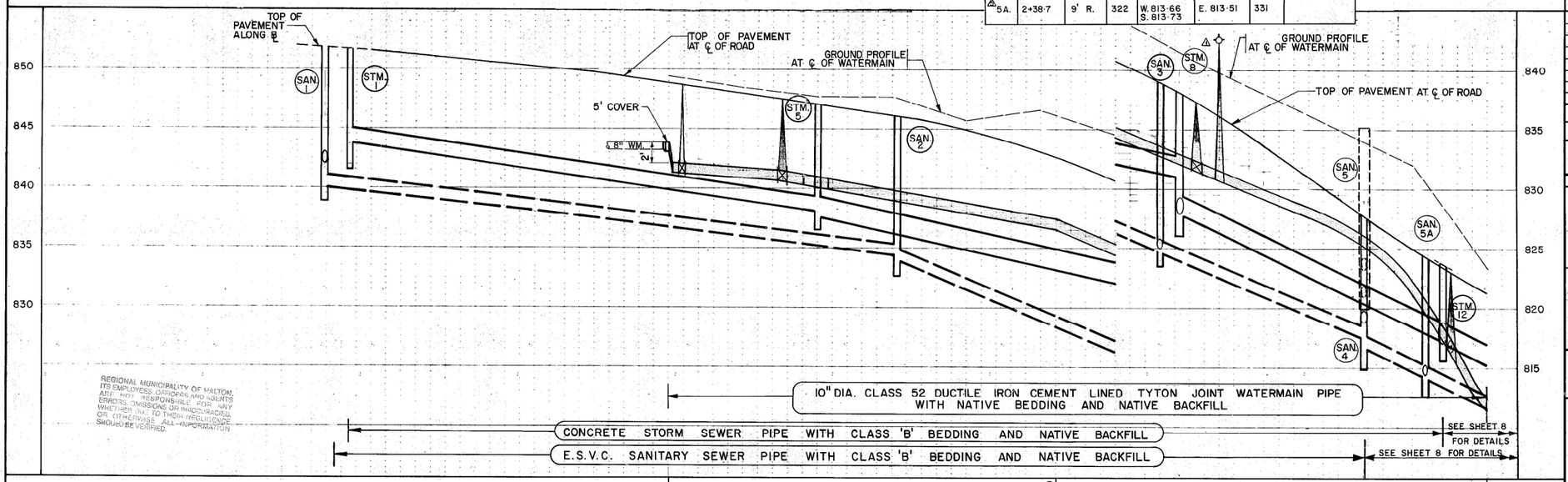
M.H.	STATION	OFFSET FROM ℄	TYPE	INVERTS INLET	INVERTS OUTLET	TYPE OF GRATE	TOP OF GRATE EL.
1	9+81	—	322	Ex. N. 842·15	E. 839·91	331	851.60
2	5+97·8	4·5' R.	322	W. 834.12	E. 833.43	331	845.88
3	4+22·1	3·7' R.	322	W. 824.62	E. 824.36 N. 824.65	331	838.60
4	2+82·7	5·5' R.	322	W. 817.52 S. 817.63	E. 816.01	331	827.51
5	2+85·7	32·7' L.	322	Ex. S.W. 823·29	N. 821.10	331	831.76
⚠5A	2+38·7	9' R.	322	W. 813·66 S. 813·73	E. 813·51	331	

SANITARY SEWER LATERALS

HOUSE NO.	STA. @ TEE	STA. @ ℄	REMARKS
15 & 17	4+56	4+56	21' OF 6" DIA. PVC
11	5+65	5+65	21' OF 6" DIA. PVC
10	6+82	6+82	20' OF 6" DIA. PVC
6	7+96	—	TRANSFER
4	8+39	—	TRANSFER
2	9+03	—	TRANSFER

WATERMAIN DATA

Station	Offset From ℄	Invert	Remarks	Std. Dwg.
⚠2+20±	32' R.	816.75±	10" x 8" TEE WITH 8" G.V. & V.B. & 8" PLUG	
3+83			10" x 6" Anchor Tee & Hyd. complete	441
⚠3+93	28' R.	832.90	10" x 6" TEE WITH 6" G.V. & V.B. & 6" PLUG	
6+42	28' R.	839.94	10" Dia. 45° Horiz. bend	
6+55	11' R.	840·48	10" Dia. 45° Horiz. bend	
⚠6+61	11' R.	840.78	10" x 8" TEE WITH 8" G.V. & V.B. & 8" PLUG	
7+41	11' R.	842.28	10" G.V. and V.B.	405
7+47·5	11' R.		10" Dia. 45° Vert. Bend & Ret. Gland Rings	
7+49	11' R.		10" Dia. 45° Vert. Bend & Ret. Gland Rings	
7+52	11' R.		10"x 8" Reducer & connection to 8 WM.	



REGIONAL MUNICIPALITY OF HALTON, ITS EMPLOYEES, OFFICERS AND AGENTS ARE NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR INACCURACIES WHETHER INTENTIONAL OR OTHERWISE. ALL INFORMATION SHOULD BE VERIFIED.

	26/4/82	M.J.H.	AS CONSTRUCTED.
⚠	10/7/81		CATCH BASIN OFFSETS CHANGED
⚠	"		WM. CONN. ADDED AT 2+24, 3+97 & 6+73
⚠	"		SAN. CONN. & MH 5A ADDED
⚠	"		SIZE & SLOPE OF SAN. CONN. CHANGED
⚠	"		SIZE & SLOPE OF STM. CONN. CHANGED
⚠	"		STM. CONN. ADDED
⚠	"		LOCATION OF STM. MH 8 CHANGED
No	Date	By	REVISIONS

Design	D.R.K.	Checked	D.R.K.
Drawn	M.J.H.	Checked	D.R.K.
Date	MARCH 1980		

Scale HORIZ. 20 0 40
VERT. 2·5 0 5

REFERENCES

FIELD NOTES

APPROVALS

Municipal

Regional

MANAGER OF DESIGN

DIRECTOR OF PUBLIC WORKS

STAMP

MUNICIPALITY
REGIONAL MUNICIPALITY OF HALTON
PUBLIC WORKS DEPARTMENT

TITLE
MOUNTAINVIEW ROAD RECONSTRUCTION
IN THE TOWN OF HALTON HILLS
(GEORGETOWN)

SANITARY & STORM SEWERS & WATERMAIN
STA. 2+00 TO STA. 10+00 RIVER DRIVE WEST

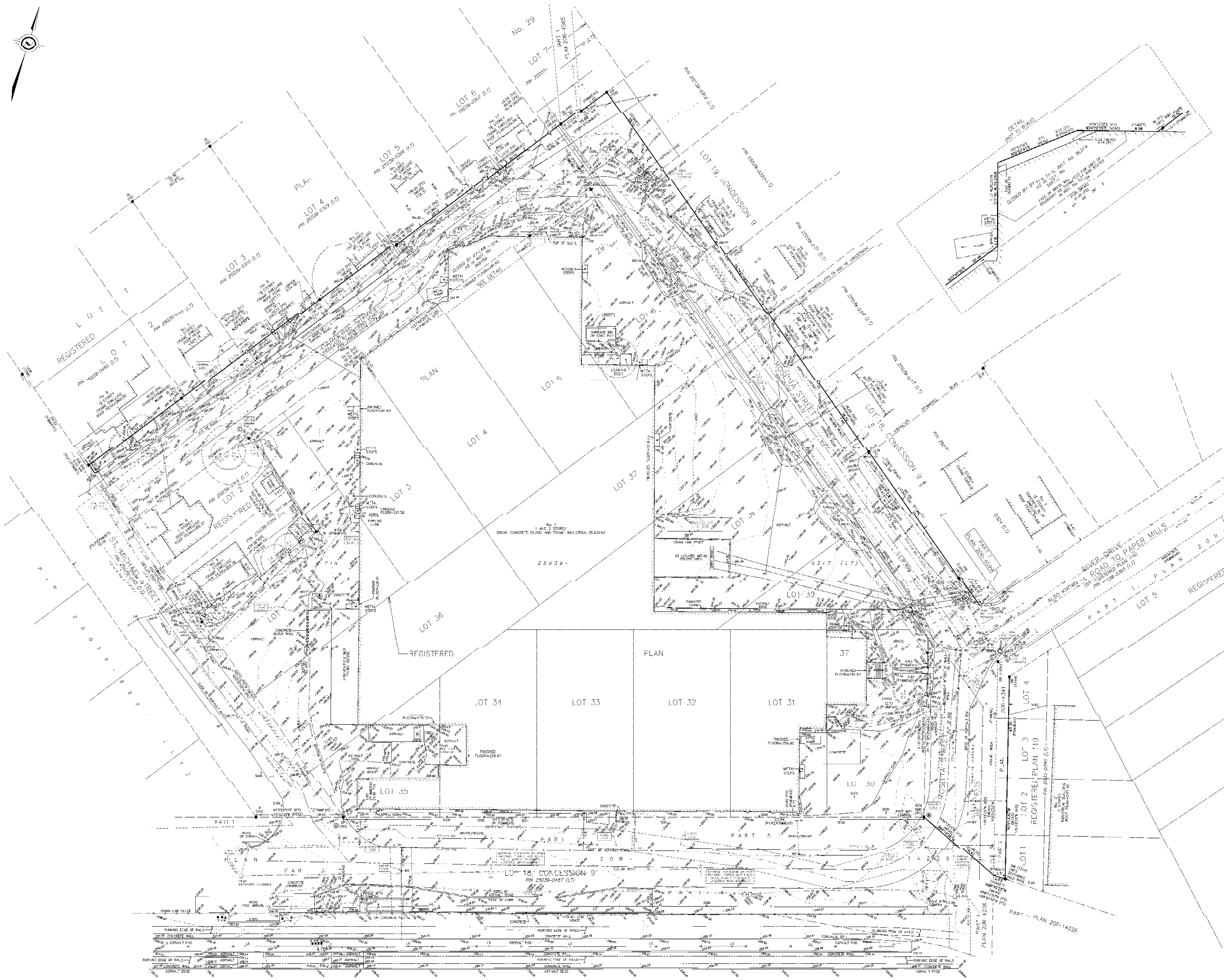
MUNICIPAL DRAWING No. G-864

REGIONAL DRAWING No.

CONTRACT No. R - 023 - 81

SHEET 12 OF 36

G-864



UNDERGROUND UTILITY NOTE:

THIS IS A PRELIMINARY PLAN; RECORDS HAVE NOT YET BEEN OBTAINED. UNTONEABLE UTILITIES AND INFRASTRUCTURE MAY BE PRESENT IN WORKSPACE WHICH HAVE NOT BEEN DEPICTED

UNDERGROUND UTILITY NOTES

THE UTILITY DATA DEPICTED ON THIS DRAWING WERE ACQUIRED IN ACCORDANCE WITH ASCE STANDARD 38-02. THE INFORMATION IS SHOWN BY ATTRIBUTED QUALITY LEVELS WHICH ARE DEFINED AS FOLLOWS:

DATA QUALITY LEVEL

HIGHEST QUALITY

QUALITY LEVEL A
QUALITY LEVEL B
QUALITY LEVEL C
QUALITY LEVEL D

LOWEST QUALITY

QUALITY LEVEL "A" - INFORMATION OBTAINED BY ACTUAL PHYSICAL EXPOSURE OF TARGETED UTILITIES AND SUBSEQUENT MEASUREMENT OF THE EXPOSED PRECISE HORIZONTAL AND VERTICAL POSITION.

QUALITY LEVEL "B" - INFORMATION OBTAINED USING GEOPHYSICAL LOCATE TECHNIQUES TO IDENTIFY THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF THE DESIGNATED UTILITIES.

QUALITY LEVEL "C" - INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO THE QUALITY "D" INFORMATION OBTAINED.

QUALITY LEVEL "D" - INFORMATION DERIVED FROM UTILITY RECORDS OR VERBAL RECOLLECTIONS.

ALL SERVICES ARE QUALITY "D" UNLESS NOTED OTHERWISE.
LEVEL "D" RECORD INFORMATION SHOWN ON THIS PLAN HAVE BEEN PLOTTED APPROXIMATELY AS PER THE RECORDS FOUND AND COULD NOT BE FIELD VERIFIED WITHIN THE SCOPE OF THIS PROJECT. IF FURTHER VERIFICATION IS REQUIRED, IT IS SUGGESTED THAT LEVEL "A" METHODOLOGIES BE EMPLOYED.

LOST SIGNAL - DENOTES/INDICATES A POINT WHERE QL-B METHODS COULD NO LONGER ASCERTAIN THE HORIZONTAL POSITION OF A FACILITY.

SEWER INVERT NOTE:

SEWER INVERT DEPTHS ARE MANUALLY MEASURED FROM THE LID/GRATE OF THE GIVEN FEATURE.

ANNOTATIONS DISPLAYED AS *ITALICIZED* WITH AN ASTERISK* HAVE BEEN INTERPOLATED FROM RECORDS AND WERE NOT FIELD VERIFIED BY ONSITE LOCATES LTD.

INVERT DEPTH MEASUREMENTS ARE FROM THE ASSUMED BOTTOM OF THE FACILITY STRUCTURE.

DEPTHS ARE NOT SUITABLE FOR EXCAVATION PURPOSES. SEWER NETWORK CONNECTIONS WERE COMPILED WHERE FIELD EVIDENCE COINCIDED WITH AS-BUILT RECORDS

WHERE NO DEPTH INFORMATION COULD BE OBTAINED, UTILITIES ARE ASSUMED TO BE AT STANDARD INSTALLATION DEPTH FOR THE SPECIFIC TYPE OF UTILITY.

THE MOST RELIABLE WAY TO PRECISELY DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF AN UNDERGROUND UTILITY IS THROUGH PHYSICAL EXPOSURE USING SAFE DIGGING TECHNIQUES (COMMONLY PERFORMED WITH HYDRO VACUUM EXCAVATION)

INVERT DEPTH MEASUREMENTS HEREON ARE PROVIDED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PLAN OF SURVEY ILLUSTRATING TOPOGRAPHY

CAROLINE STREET, LYING BETWEEN ST. MICHAEL STREET AND ROSETTA STREET REGISTERED PLAN 29 AND PART OF ROSETTA STREET REGISTERED PLAN 37 TOWN OF HALTON HILLS

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 250

5 0 5 10 15 metres

J.D. BARNES LIMITED

© COPYRIGHT

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN...

ELEVATION NOTE

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE MINISTRY OF TRANSPORTATION BENCH MARKS:
No. 0011954U598F
ELEVATION=258.735m
No. 0081906B361
ELEVATION=252.480m

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A, B AND C, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999653.

FOR BEARING COMPARISONS, A ROTATION OF 00°39'10" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1 AND P4.

FOR BEARING COMPARISONS, A ROTATION OF 00°47'50" COUNTER CLOCKWISE WAS APPLIED TO BEARINGS ON P5, P7 AND D8.

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	587 186.48	4 834 248.67
ORP (B)	587 305.25	4 834 283.82
ORP (C)	587 144.31	4 834 320.70
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
RIB	DENOTES	ROUND IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
PB	DENOTES	CONCRETE PIN AND WASHER
WIT	DENOTES	WITNESS
P1	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY MacAULAY, WHITE & MUIR LTD., DATED NOVEMBER 27, 2003. FILE No. 03-166
P2	DENOTES	PLAN OF SURVEY BY W.H. CARR, O.L.S., DATED JULY 20, 1966. FILE No. 66-180.
P3	DENOTES	PLAN 20R-14226
P4	DENOTES	PLAN OF SURVEY BY R.E. CLIPSHAM LTD, OLS DATED FEBRUARY 14th, 1983. FILE 83 0244 10
P5	DENOTES	PLAN 20R 4341
P6	DENOTES	PLAN 20R 4099
P7	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY FIDDES CLIPSHAM INC., DATED NOVEMBER 21, 2014. FILE No. 14 5239.
P8	DENOTES	PLAN 20R-4565
P9	DENOTES	REGISTERED PLAN No. 29
D1	DENOTES	INSTRUMENT No. 294023
D2	DENOTES	INSTRUMENT No. 302353
D4	DENOTES	INSTRUMENT No. 348183
D5	DENOTES	INSTRUMENT No. 465649
D6	DENOTES	INSTRUMENT No. 554138
MEAS	DENOTES	MEASURED
JDB	DENOTES	J.D. BARNES LIMITED
725	DENOTES	R.W. ARNETT, O.L.S.
1254	DENOTES	R.E. CLIPSHAM, O.L.S.
1799	DENOTES	E.G. SPERLING, O.L.S.

N=NORTH / S=SOUTH / E=EAST / W=WEST

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION.

ALL SET SURVEY MONUMENTS ARE PLASTIC BARS, UNLESS NOTED OTHERWISE.

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

PRIMARY CONTOURS ARE AT 1.00m INTERVALS.
SECONDARY CONTOURS ARE AT 0.25m INTERVALS

TOPOGRAPHIC LEGEND

□	CB	DENOTES CATCHBASIN
*	GM	DENOTES GAS METER
∘	SP	DENOTES STAND PIPE
*	HM	DENOTES HYDRO METER
■	HW	DENOTES HANDWELL
○	HMH	DENOTES HYDRO MANHOLE
○	MH	DENOTES MANHOLE
○	SAN MH	DENOTES SANITARY MANHOLE
▪	BOL	DENOTES BOLLARD
▪	HP	DENOTES HYDRO POLE
▪	LS	DENOTES LIGHT STANDARD
□	TJB	DENOTES TELEPHONE JUNCTION BOX
		DENOTES FIRE HYDRANT
∘	WV	DENOTES WATER VALVE
	GB	DENOTES GARBAGE BIN
		DENOTES MAIL BOX
		DENOTES SHRUB
— E —		DENOTES OVERHEAD HYDRO CABLE
— UE —		DENOTES BURIED HYDRO CABLE
— UT —		DENOTES BURIED TELEPHONE CABLE
— W —		DENOTES BURIED WATER LINE
		DENOTES CONIFEROUS TREE DIA=DIAMETER OF TRUNK IN METRES CL#=NUMBER OF TRESS IN A CLUSTER
		DENOTES DECIDUOUS TREE DIA=DIAMETER OF TRUNK IN METRES CL#=NUMBER OF TRESS IN A CLUSTER

UNDERGROUND UTITLITY LEGEND

— SAN —	DENOTES UNDERGROUND SANITARY SEWER
— GAS —	DENOTES UNDERGROUND GAS LINE
— W —	DENOTES UNDERGROUND WATER LINE
— UE —	DENOTES UNDERGROUND HYDRO LINE
— UT —	DENOTES UNDERGROUND TELEPHONE LINE
— FO —	DENOTES UNDERGROUND FIBRE OPTIC LINE
— UNK —	DENOTES UNDERGROUND UNKNOWN LINE
[	DENOTES END CAP/ CAPPED
PIV	DENOTES POST INDICATOR VALVE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 30th DAY OF JUNE, 2020.

JULY 2nd, 2020
DATE

G.T. Stidwill
G.T. STIDWILL
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2123113
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY: AP	CHECKED BY:	REFERENCE NO.: 17-30-157-02-A
FILE: G:\17-30-157\02\Drawing\17-30-157-02-A.dgn		DATED: JULY 2nd, 2020

PLOTTED: 7/2/2020

BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.

IT IS THE RESPONSIBILTITY OF THE CONTRACTOR TO VERIFY THAT LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AGREE WITH THE INFORMATION SHOWN ON THIS PLAN.

CAUTION: CALL BEFORE YOU DIG

THIS PLAN IS INTENDED FOR DESIGN PURPOSES ONLY. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN DUE TO INSUFFICIENT INFORMATION OR IMPROPER INSTALLATION. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OR BREAKING GROUND.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE APPROPRIATE LOCAL REQUIREMENTS ARE MET.

Appendix B – Water Analysis

Hydrant Flow Test (River Road)
Water Demand, Fire Demand, and Hazen-Williams Calculations

AQUACOM CONTRACTING
81 Todd Road Suite 202 Georgetown Ont. L7G 4R8
(o) 905-467-5853 (C) 905-971-9956 (e) mark@aquacom.ca

SITE NAME	I B I GROUP
TEST DATE TIME	MONDAY 14 DECEBER 2020 @ 1105 AM
SITE ADDRESS	7 RIVER RD, GEORGETOWN, R OF HALTON
TECHNICIANS	G. SUTHERLAND, B. SUTHERLAND
COMMENTS	ASSISTANCE FROM RofH OPERATOR

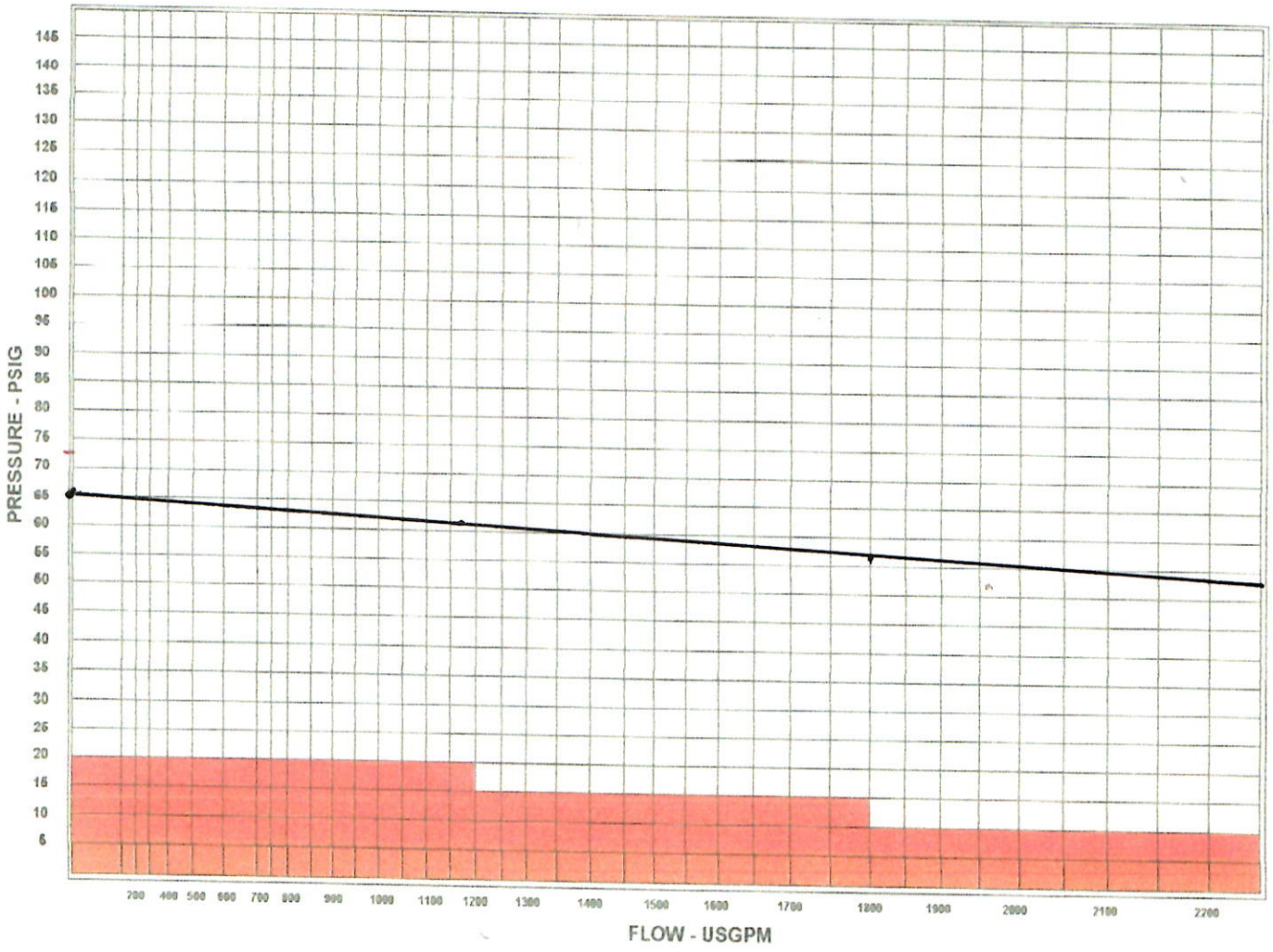
LOCATION OF FLOW HYDRANT

7 RIVER RD

LOCATION OF RESIDUAL HYDRANT

4 DANIEL CT AT RIVER RD

# OUTLETS	SIZE INCHES	PITO PSI	FLOW USGPM	RESIDUAL PSI	STATIC PSI	PIPE DIA. MM
ONE	2.50	45	1151	61	65	
TWO	2.50	29	1798	57		200MM
		THEORETICAL	4569	20	TEST #	ONE
NOZZLE COEFF.		.90				



1 Rosetta Street, Georgetown

The Paper Mill

IBI

DOMESTIC DEMAND CALCULATIONS

Project Name: 1 Rosetta Street
Project Number: 125082
Date: February 25, 2022
Designed By: Carly Mason, B.Eng

1. Based on the City of Toronto Standards and
2. OBC, Part 8 "Sewage Systems", OBC Table 8.2.1.3.A and 8.2.1.3.B
3. ADD = 275 L/cap/day for residential uses
4. ADD = 250 L/cap/day for commercial uses

Peaking Factors		
Land Use	Peak Hour	Maximum Day
Residential	4.00	2.25

Component	No. Units	Density	Population	ADD (L/s)	*(ADDxP.F.)* PHD (L/s)	*(ADDxP.F.)* MDD (L/s)
Residential - 1 Bedroom	490	1.328 pp/unit	651	2.07	8.28	4.66
Residential - 2+ Bedroom	150	1.724 pp/unit	259	0.82	3.29	1.85
	0	0.000 pp/unit	0	0.00	0.00	0.00
		Totals	**909**	**2.89**	**11.58**	**6.51**

FIRE FLOW DEMAND CALCULATIONS

Based on the Water Supply for Public Fire Protecetion Manual, 1999 by the Fire Underwriters Survey

Step 1: Calculate Fire Flow (based on area)

Construction Coefficient =	0.6	
Largest Floor Area =	3,148	m2
Floor Above =	3,148	m2
Floor Below =	3,148	m2
Area =	4,722	m2
Fire Flow (F) =	**9,000**	L/min

$$F = 220C\sqrt{A}$$

F = required fire flow (L/min)
C = coefficient related to type of construction
0.6 for fire resistive (fully protected, 3-hr ratings)
0.8 for non combustable (i.e. unprotected metal buildings)
1.0 for ordinary construction
1.5 for wood frame construction
A = total floor area excluding basements 50% below grade

** If vertical openings are inadequately protected, consider two largest two largest adjoining floors plus 50% of each of any floors above up to eight floors.*
** If vertical openings are adequately protected (one hour rating), consider largest floor area + 25% of two immediately floors.*

Step 2: Adjustment for Building Occupancy (shall not be less than 2000 L/s)

Occupancy Adjustment =	-0.15	
F_1 = Fire Flow x Adjustment =	**7,650**	L/min

Non-Combustable	-25%	Free Burning	15%
Limited Combustable)	-15%	Rapid Burning	25%
	No change		

Step 3: Adjust F1 for Fire Supression System

Sprinkler Adjustment =	30%	
F_2 = F_1 x Adjustment =	**2,295**	L/min

Automatic Sprinklers (monitored)	-50%
Adequately Designed System	-30%

Step 4: Adjust F1 for Exposure / Proximity (shall not exceed 75%)

Proximity Adjustment =	30%	(max 75%)
F_3 = F_1 x Factor =	**2,295**	L/min

Separation	Adjustment	Separation	Adjustment
0m to 3m	25%	20.1m to 30m	10%
3.1m to 10m	20%	30.1m to 45m	5%
10.1m to 20m	15%		

Step 5: Calculate Adjusted Fire Flow (shall not be less than 2000 L/min or greater than 45,000 L/min)

F_1 =	7,650	L/min
- F_2 =	2,295	L/min
+ F3 =	2,295	L/min
Fire Flow =	8,000	L/min
Fire Flow =	**133.3**	L/s
Total Demand (Fire Flow + MDD) =	**139.8**	L/s

$$\text{Fire Flow} = F_1 - F_2 + F_3$$

Checks:
Fire Flow greater than 2000 L/min
Fire Flow less than 45,000 L/min

1 Rosetta Street, Georgetown

The Paper Mill

Head Loss Calculations

Project Name:	1 Rosetta Street
Project Number:	125082
Date:	February 25, 2022
Designed By:	Carly Mason, B.Eng

Hydrant Flow Test Results

Flow (gpm)	Flow (L/s)	Flow (L/min)	Pressure (psi)	Pressure (kPa)
0	0.00	0	65	448
1,151	72.62	4,357	61	421
1,798	113.44	6,806	57	393

(1 gal = 3.785 L)

Residual Pressure at Main

Source: Walski, Thomas M. (2007): Advanced Water Distribution Modeling and Management

$$Q_R = Q_F \times \frac{hr^{0.54}}{hf^{0.54}}$$

where: Q_R = flow predicted at desired residual pressure
Q_F = total flow measured during test
h_r = pressure drop to desired residual pressure
h_f = pressure drop to measured during test

	Flow (gpm)	Flow (L/s)	Flow (L/min)	Residual Pressure @ Main (psi)	Residual Pressure @ Main (kPa)
Domestic	184	11.6	695	**64.9**	**447**
Fire	2,217	139.8	8,391	**53.2**	**367**

Residual Pressure at Building

$$h_L = \frac{10.675 * L * Q^{1.85}}{C^{1.85} * D^{4.8655}}$$

where: h_L = Pressure Drop (m)
L = Length of Service (m)
Q = Flow Rate (m^3/s)
C = Roughness Coefficient
D = Pipe Diameter (m)

	Domestic	
L=	90.0	m
Q=	0.012	m^3/s
C=	100	
D=	150	m
h_L=	**0.5**	m
h_L=	**20.1**	in
h_L=	**0.7**	psi
h_L=	**5.0**	kPa

	Fire	
L=	90.0	m
Q=	0.140	m^3/s
C=	110	
D=	200	m
h_L=	**10.6**	m
h_L=	**418.3**	in
h_L=	**15.1**	psi
h_L=	**104.2**	kPa

	Flow (gpm)	Flow (L/s)	Flow (L/min)	Residual Pressure @ Bldg. (psi)	Residual Pressure @ Bldg. (kPa)
Domestic	184	11.6	695	**64.2**	**442**
Fire	2,217	139.8	8,391	**38.1**	**263**

Residual Pressure (DOMESTIC) at building is greater than 40 psi (275 kPa).

Residual Pressure (FIRE) at building is greater than 20 psi (140 kPa).

Appendix C – Sanitary Analysis

Sanitary Design Calculations
Sanitary Capacity Review (TMIG)

1 Rosetta Street

The Paper Mill

IBI

Sanitary Sewer Design Sheet

Pre-development San. Flow - Industrial =	34 L/cd
Pre-development San. Flow - Residential =	275 L/cd
Post-development San. Flow =	275 L/cd
Infiltration (dry weather) =	0.286 L/s/ha
Mannings=	0.013
Minimum flow velocity =	0.6 m/s
Maximum flow velocity =	3.0 m/s

Project Name: 1 Rosetta Street
Project Number: 125082
Date: February 25, 2022
Designed By: Carly Mason

	DESIGN FLOW CALCULATIONS											SEWER DESIGN & ANALYSIS							
	Area (ha) Nimber of Units	Density	Population	Cumulative Area (ha)	Cumulative Population	Kav	Peaking Factor	Sewage Flow (L/s) *(1)*	Infiltration Flow (L/s) *(2)*	Industrial Flow (L/s) *(3)*	Total Flow, Qd (L/s)	Nominal Diameter (mm)	Pipe Slope (%)	Pipe Length (m)	Full Flow Capacity, Qf (L/s)	Full Flow Velocity (m/s)	Actual Velocity V (m/s)	Percent of Full Flow (%)	Notes
Pre-Development																			
Industrial	1.3492 ha	125 pp/ha	169	1.3492	169	0.81	3.39	0.000	0.386	0.067	**0.45**								
Residential	0.0865 ha	55 pp/ha	5	0.0865	5	0.81	3.61	0.012	0.025	0.000	**0.04**								
										Total	0.49								
Post-Development																			
Infiltration	1.4356 ha		0.00	1.4356	0	1	3.83	0.000	0.411		**0.411**								
1 Bedroom	490 Units	1.328 pp/unit	651		651	1	3.83	7.936			**7.936**								
2+ Bedrooms	150 Units	1.724 pp/unit	259		259	1	3.83	3.157			**3.157**								
										Total	11.504	250	1.00%	16.5	62.0	1.22	0.93	18.5%	

Appendix D – Stormwater Analysis

Stormwater Design Calculations
Pre- and Post-Development Drainage Area Plans

1 Rosetta Drive
The Paper Mill

I B I

Post-Development Runoff Coefficients

Project Name: 1 Rosetta Drive
Project Number: 125082
Date: May 10, 2022
Designed By: Carly Mason, B.Eng

Pre-Development				
Conventional Roof	8,269	60.9%	0.90	0.55
Green Roof:	0	0.0%	0.50	0.00
Landscaping:	1,002	7.4%	0.25	0.02
Permeable Pavers:	0	0.0%	0.55	0.00
Impervious:	4,301	31.7%	0.90	0.28
Total Area:	**13,572**	100%		**0.85**

Total Post-Development				
Conventional Roof	6,271	46.2%	0.90	0.42
Green Roof:	0	0.0%	0.50	0.00
Landscaping:	4,005	29.5%	0.25	0.07
Permeable Pavers:	3,296	24.3%	0.55	0.13
Impervious:		0.0%	0.90	0.00
Total Area:	**13,572**	100.0%		**0.62**

CLIENT

1 Rosetta Street (Halton Hills) GP Ltd.

COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.

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

ISSUES

No.	DESCRIPTION	DATE
1	ZBA SUBMISSION	MAY 12, 2022

PRELIMINARY

PLEASE CONFIRM KEYPLAN BOX

SITE LOCATION

KEY MAP - N.T.S.

LEGEND

- ORIGINAL GROUND CONTOUR
- EXISTING ELEVATION
- EXISTING DIRECTION OF FLOW
- EXISTING STORM WATER CATCHMENT AREA

CATCHMENT AREA NUMBER

108 0.90 — RUNOFF COEFFICIENT

0.961ha — AREA IN HECTARES

SOURCE:
TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM J.D. BARNES LTD.
MILTON, ON
DRAWING FILE: 17-30-157-02-A
DATED: JULY 2, 2020

No. 00819668361 ELEVATION=252.480m

BECHMARK:
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE MINISTRY OF TRANSPORTATION
BENCH MARKS: No. 0011954U598F ELEVATION=258.735m

LICENSED PROFESSIONAL ENGINEER
J. M. JENKINS
MAY 12, 2022
PROVINCE OF ONTARIO

IBI GROUP
Suite 200 - 360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

PROJECT

The Paper Mill, 1 Rosetta Street, Georgetown

1 Rosetta Street, Georgetown
Township of Halton Hills

PROJECT NO: 125082	SCALE: 1:300
DRAWN BY: KP	CHECKED BY: J. Jenkins
PROJECT MGR: R. Haider	APPROVED BY: J. Jenkins

SHEET TITLE

PRE-DEVELOPMENT STORM CATCHMENT AREA PLAN

SHEET NUMBER	ISSUE
3	1

Plotted: Wednesday, May 11, 2022 10:26:59 PM by Carly Mason

Last Saved: May 11, 2022, by carly.mason

File Location: J:\125082_Paper_Mill\7.0_Production\7.03_Design\04_Civil\Sheets\125082-SWM Drainage Plans.dwg

CLIENT

1 Rosetta Street (Halton Hills) GP Ltd.

COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.

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

ISSUES

No.	DESCRIPTION	DATE
1	ZBA SUBMISSION	MAY 12, 2022

PRELIMINARY

PLEASE CONFIRM KEYPLAN BOX

KEY MAP - N.T.S.

LEGEND

- 364.00 – ORIGINAL GROUND CONTOUR
- – PROPOSED DIRECTION OF FLOW
- – PROPOSED STORM WATER CATCHMENT AREA
- CATCHEMENT AREA NUMBER
- 108 | 0.90 — RUNOFF COEFFICIENT
- 0.961ha — AREA IN HECTARES

SOURCE:
TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM
J.D. BARNES LTD.
MILTON, ON
DRAWING FILE: 17-30-157-02-A
DATED: JULY 2, 2020

No. 0001958361 ELEVATION=252.480m
BENCHMARK
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE MINISTRY OF TRANSPORTATION
BENCH MARKS: No. 0011954U598F ELEVATION=258.735m

LICENSED PROFESSIONAL ENGINEER
M. K. PARK
MAY 12, 2022
PROVINCE OF ONTARIO

IBI GROUP
Suite 200 - 360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

PROJECT

The Paper Mill, 1 Rosetta Street, Georgetown

1 Rosetta Street, Georgetown
Township of Halton Hills

PROJECT NO:	SCALE:
125082	1:300
DRAWN BY: K. Park	CHECKED BY: C. Mason
PROJECT MGR: J. Jenkins	APPROVED BY: J. Jenkins

SHEET TITLE

POST-DEVELOPMENT STORM CATCHMENT AREA PLAN

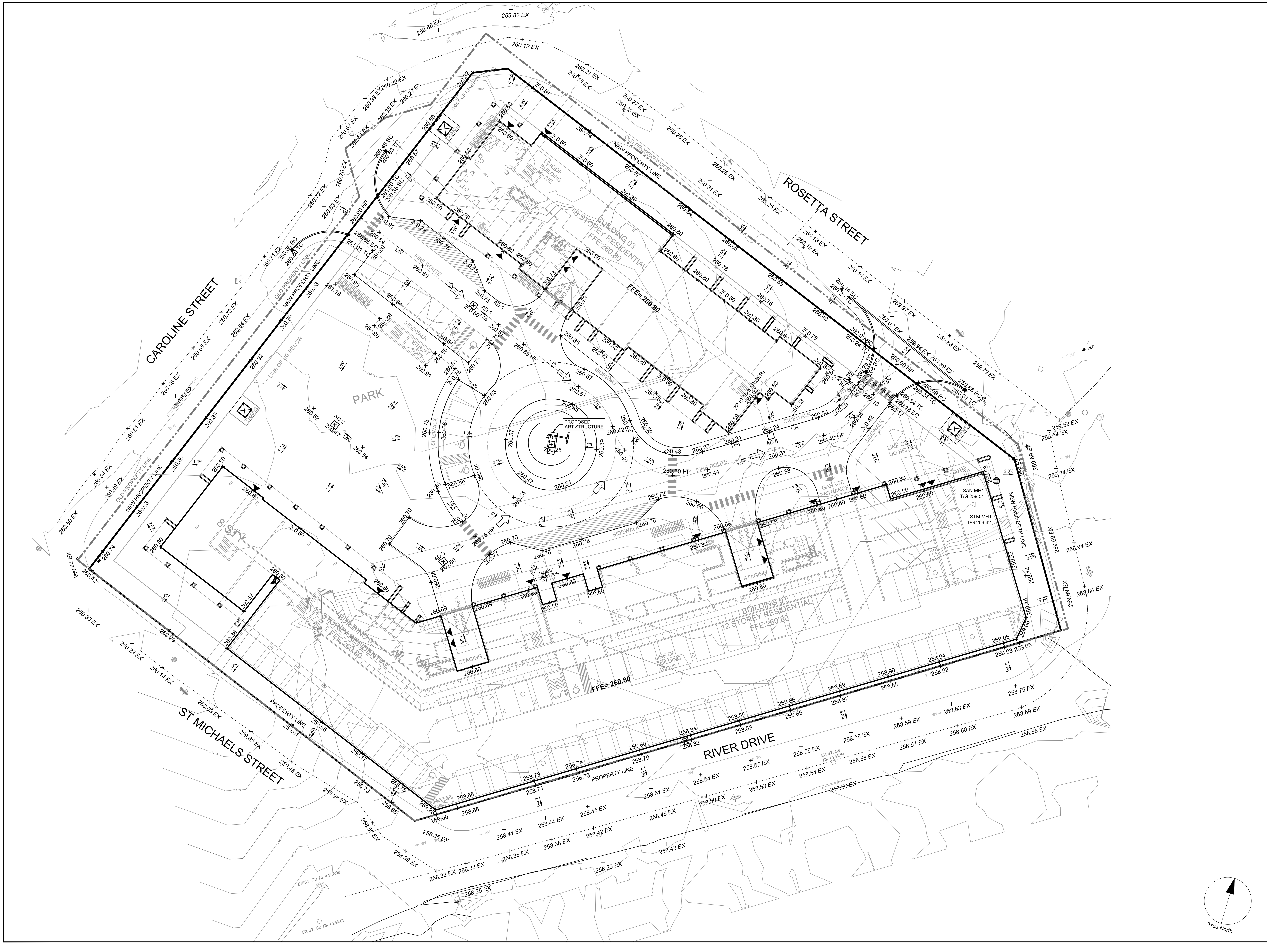
SHEET NUMBER	ISSUE
4	1

SCALE CHECK: 1 cm (10mm)

File Location: J:\125082_Paper_Mill\7.0_Production\7.03_Design\04_Civil\Sheets\125082-SWM Drainage Plans.dwg Last Saved: Wednesday, May 11, 2022 10:26:52 PM by Carly Mason Plotted: May 11, 2022 by carly.mason

Appendix E – Engineering Plans

Site Grading Plan
Site Servicing Plan



CLIENT

1 ROSETTA STREET (HALTON HILLS) GP Ltd.

COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.

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

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZONING APPLICATION	MAY 12, 2022

PRELIMINARY

KEYPLAN CONFIRM KEYPLAN BOX

KEY MAP - N.T.S.

LEGEND

PROPERTY LINE	
PROPOSED GRADE	×149.50
EXISTING GRADE	× 149.33EX
PROPOSED GRADE (TOP OF CURB)	×149.65TC
PROPOSED GRADE (BOTTOM OF CURB)	×149.65BC
PROPOSED OGS	
PROPOSED SANITARY MANHOLE	
PROPOSED SINGLE CATCH BASIN	
EXISTING STORM MANHOLE	
EXISTING SANITARY MANHOLE	
EXISTING CATCH BASIN	
PROPOSED VALVE AND BOX	WV
PROPOSED FIRE HYDRANT	H
EXISTING OVERLAND FLOW ROUTE	
OVERLAND FLOW ROUTE	

SOURCE:
TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM J.D. BARNES LTD.
MILTON, ON
DRAWING FILE: 17-30-157-02-A
DATED: JULY 2, 2020

No. 00819668361 ELEVATION=252.480m

BECHMARK:
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE MINISTRY OF TRANSPORTATION
BENCH MARKS: No. 0011954U598F ELEVATION=258.735m

LICENSED PROFESSIONAL ENGINEER
J. JENKINS
MAY 12, 2022
PROVINCE OF ONTARIO

IBI GROUP
Suite 200 - 360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

PROJECT

THE PAPER MILL, 1 ROSETTA STREET, GEORGETOWN

1 ROSETTA STREET, GEORGETOWN
TOWNSHIP OF HALTON HILLS

PROJECT NO: 125082	SCALE: 1:300
DRAWN BY: K. PARK	CHECKED BY: C. MASON
PROJECT MGR: J. JENKINS	APPROVED BY: J. JENKINS

SHEET TITLE

SITE GRADING PLAN

SHEET NUMBER	ISSUE
SG-01	1

Last Saved: May 11, 2022 by carly.mason Plotted: Wednesday, May 11, 2022 10:27:05 PM by Carly Mason

File Location: J:\125082_Paper_Mill\7.0_Production\7.03_Design\04_Civil\Sheets\125082-SHT-GRAD.dwg

CLIENT

1 ROSETTA STREET (HALTON HILLS) GP Ltd.

COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Information shown on this drawing is to the greater scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.

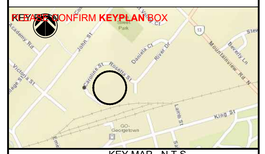
IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZONING APPLICATION	MAY 12, 2022

PRELIMINARY

KEY PLAN - CONFIRM KEYPLAN BOX



KEY MAP - N.T.S.

LEGEND

- PROPERTY LINE
- PROPOSED OGS
- PROPOSED SANITARY MANHOLE
- PROPOSED SINGLE CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- PROPOSED VALVE AND BOX (WV)
- PROPOSED FIRE HYDRANT (H)
- PROPOSED STORM
- PROPOSED SANITARY
- PROPOSED WATER
- EXISTING STORM
- EXISTING SANITARY
- PROPOSED FIRE HYDRANT
- PROPOSED DOMESTIC WATER METER (M)
- PROPOSED BACKFLOW PREVENTER (B)
- PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY (D)

SOURCE:
TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM
J.D. BARNES LTD.
MILTON, ON
DRAWING FILE: 17-30-157-02-A
DATED: JULY 2, 2020

BENCHMARK:
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE MINISTRY OF TRANSPORTATION
BENCH MARKS: No. 0011954U598F ELEVATION=258.735m

No. 0081956361 ELEVATION=252.480m

IBI GROUP
Suite 200 - 360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

PROJECT

THE PAPER MILL, 1 ROSETTA STREET, GEORGETOWN

1 ROSETTA STREET, GEORGETOWN
TOWNSHIP OF HALTON HILLS

PROJECT NO:	SCALE:
125082	1:300
DRAWN BY: K. PARK	CHECKED BY: C. MASON
PROJECT MGR: J. JENKINS	APPROVED BY: J. JENKINS

SHEET TITLE

SITE SERVICING PLAN

SHEET NUMBER	ISSUE
SS-01	1

SCALE CHECK 50mm 1 in

File Location: J:\125082_Paper_Mill\7.0_Production\7.03_Design\04_Civil\Sheets\125082-SHT-SERV.dwg Last Saved: May 18, 2022 by carly.mason Plotted: Wednesday, May 18, 2022 10:29:31 AM by Carly Mason