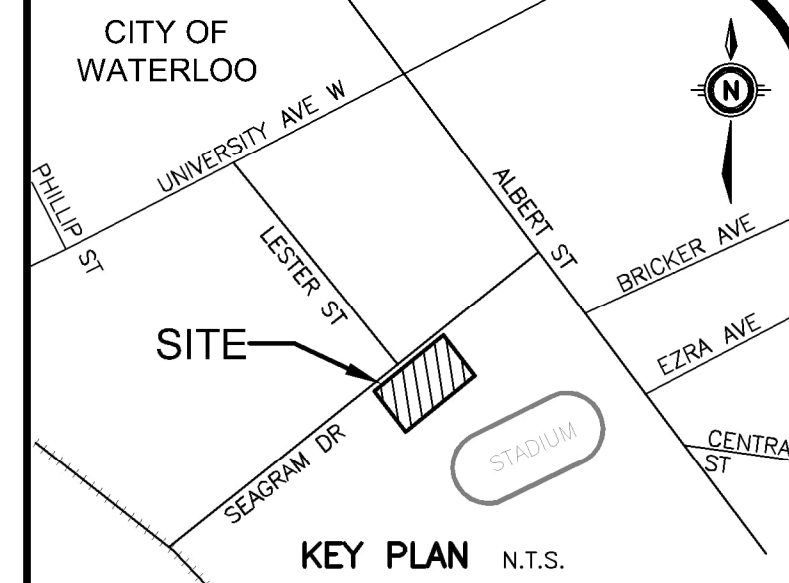
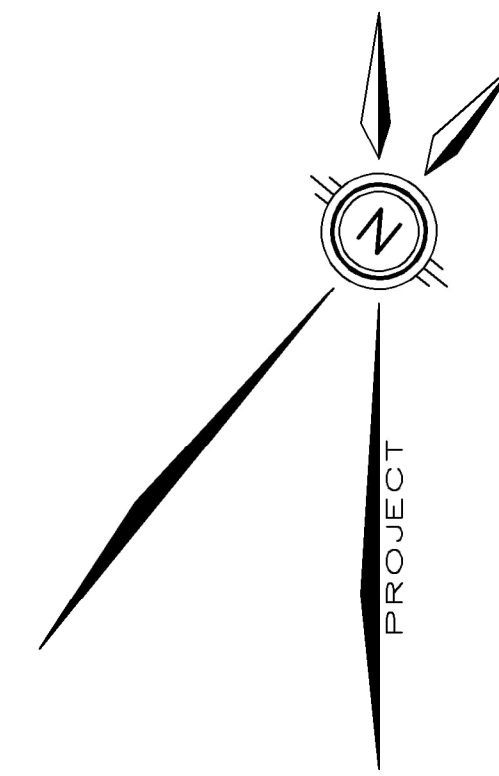


LEGEND OF EXISTING FEATURES

	SITE BOUNDARY
	EXISTING SPOT ELEVATIONS/CONTOURS
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING GAS
	EXISTING O/H HYDRO
	SAW CUT
	REMOVALS
	HARD SURFACE REMOVALS
	AREA SURFACE REMOVALS
	RELOCATE



GEODETIC BM ELEV. = m
REFER TO SURVEY BY VAN HARTEN LAND SURVEYORS AND ENGINEERS DATED JULY 15, 2024.

SITE BENCHMARK ELEV. = m
SEE ABOVE.

NOTE TO CONTRACTOR :
DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

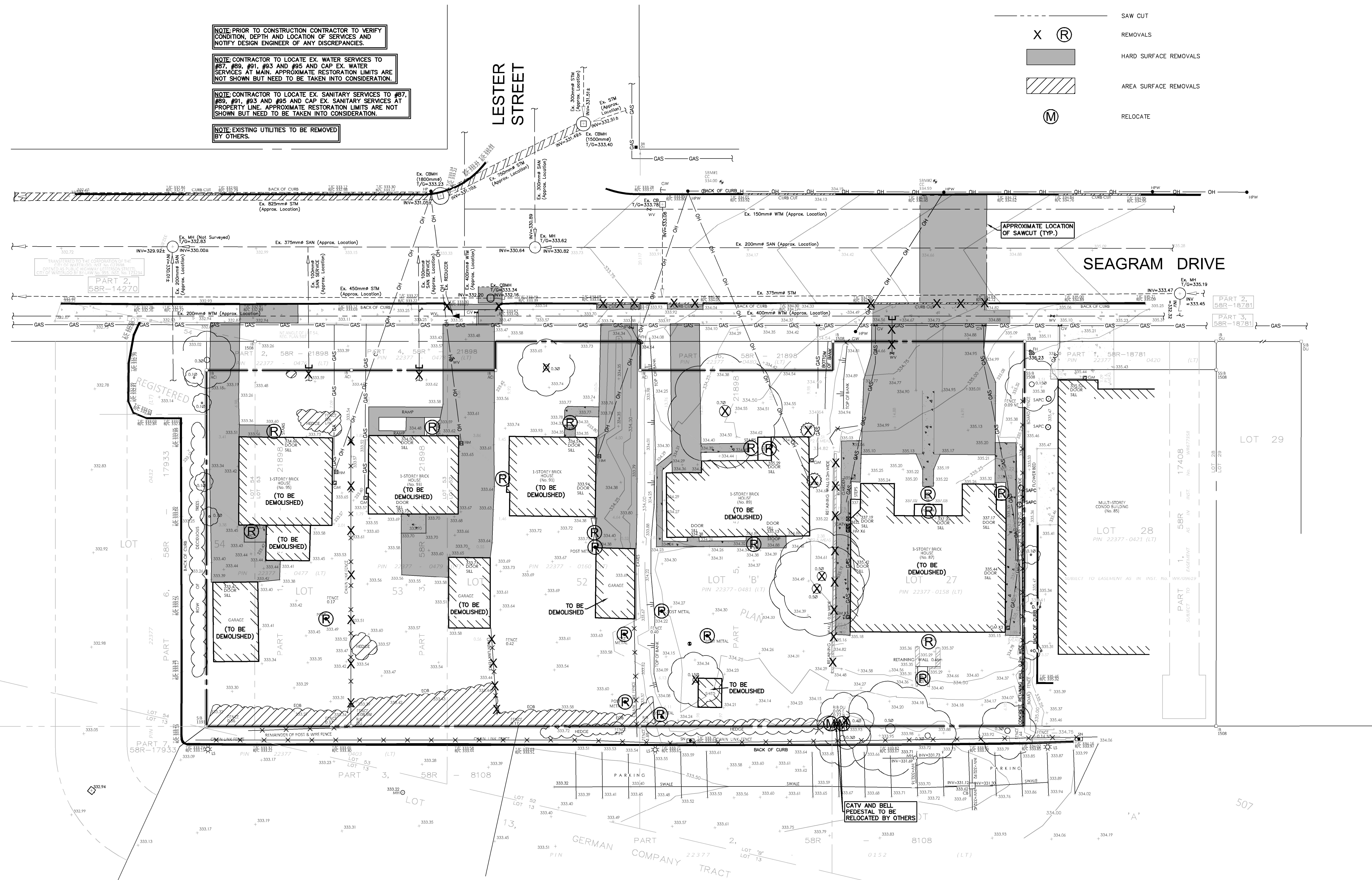
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NOTE:
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2. EXISTING TOPOGRAPHICAL INFORMATION PROVIDED BY VAN HARTEN LAND SURVEYORS AND ENGINEERS, DATED JULY 15, 2024.

3. INVERTS DENOTED WITH "±" ARE TAKEN FROM AS-RECORDED PLAN AND PROFILE DRAWINGS COMPLETED BY IBI GROUP, DATED MAY 2013, AND ARE CONSIDERED APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY AND REPORT ANY DISCREPANCIES TO ENGINEER.

4. THIS PLAN IS PART OF A SET OF PLANS WHICH COMPRISE OF THE FOLLOWING: C1.1, C2.1, C2.2 AND THE FSSWM REPORT.



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1.	ISSUED FOR ZBA/OPA
No.	REVISION



Engineers, Scientists, Surveyors

519-743-6500



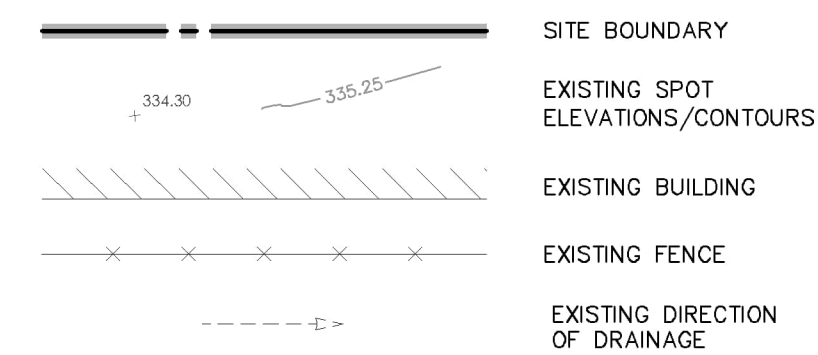
CLIENT
MASRI O INC. ARCHITECTS

101-609 KUMPF DRIVE WATERLOO
PROJECT
**87-95 SEAGRAM DRIVE
MIXED-USE BUILDING**
WATERLOO

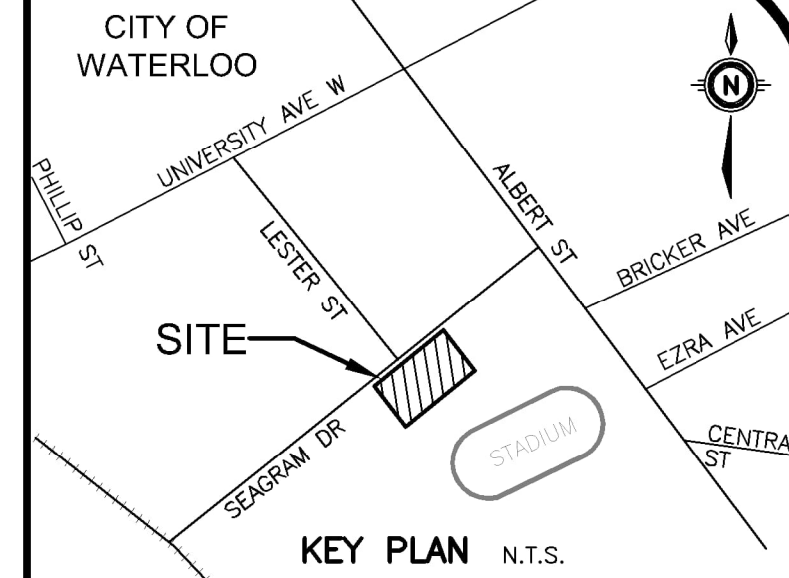
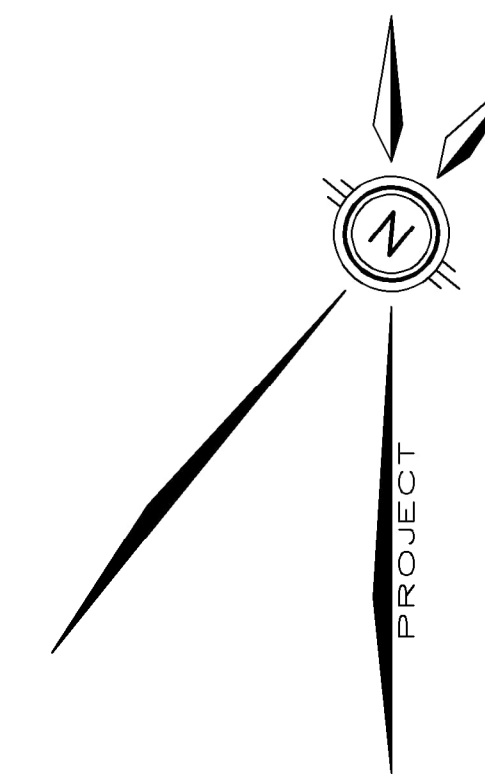
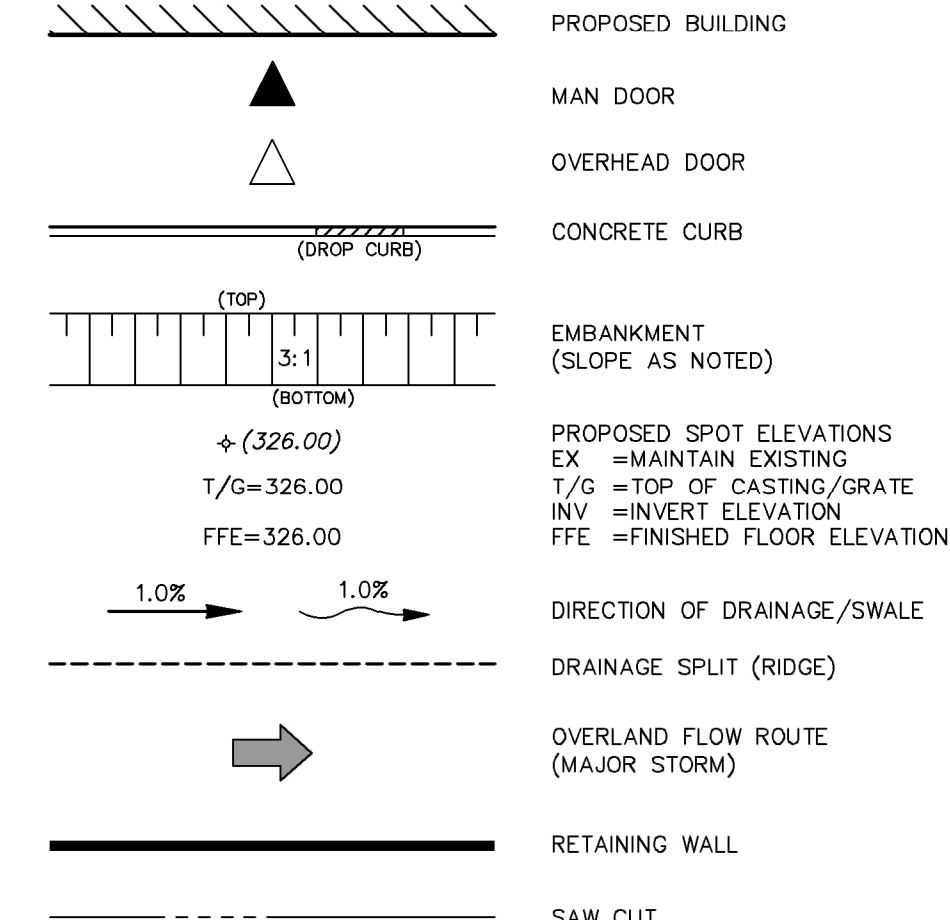
DRAWING
REMOVALS PLAN

Project Manager J. NGUYEN	Project No. 61809_001
Design By BDW	Checked By LEI
Drawn By DAC/SMX	Checked By LEI
Surveyed By OTHERS	Drawing No. C1.1
Date Mar.28/25	Sheet 1 of 3
Scale 1:200	

LEGEND OF EXISTING FEATURES



LEGEND OF PROPOSED FEATURES



GEODETIC BM ELEV. = m
 REFER TO SURVEY BY VAN HARTEN LAND SURVEYORS AND ENGINEERS DATED JULY 15, 2024.

SITE BENCHMARK ELEV. = m
 SEE ABOVE.

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 ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.
 THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

- NOTE:**
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 - EXISTING TOPOGRAPHICAL INFORMATION PROVIDED BY VAN HARTEN LAND SURVEYORS AND ENGINEERS, DATED JULY 15, 2024.
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1.	ISSUED FOR ZBA/OPA
No.	REVISION

MTE
 Engineers, Scientists, Surveyors

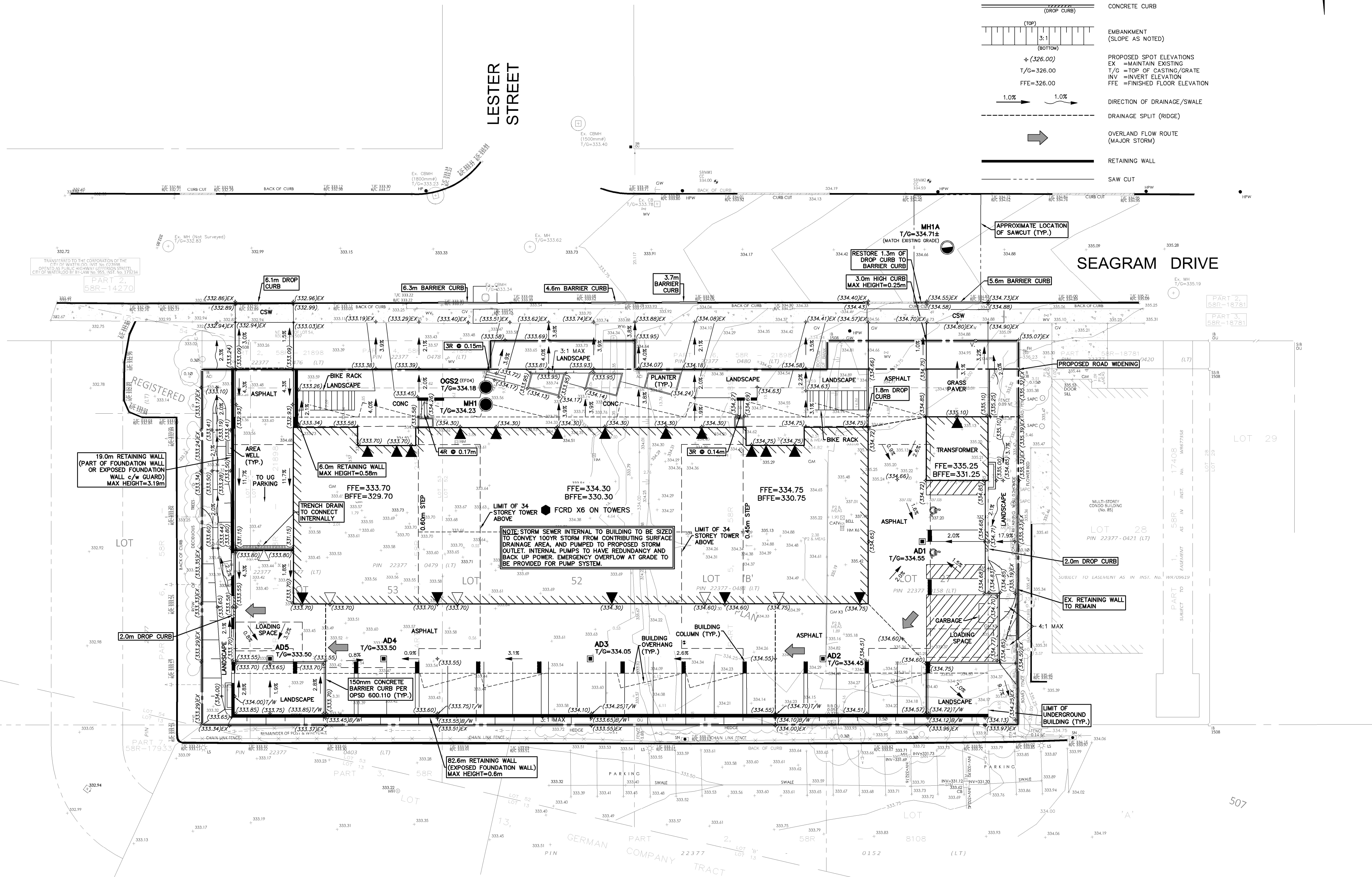
519-743-6500



CLIENT
MASRI O INC. ARCHITECTS
 101-609 KUMPF DRIVE WATERLOO
 PROJECT
87-95 SEAGRAM DRIVE MIXED-USE BUILDING
 WATERLOO

FUNCTIONAL GRADING PLAN

Project Manager	J. NGUYEN	Project No.	61809_001
Design By	BDW	Checked By	LEI
Drawn By	DAC/SMX	Checked By	LEI
Surveyed By	OTHERS	Drawing No.	C2.1
Date	Apr.02/25	Scale	1:200
Scale	1:200	Sheet	2 of 3



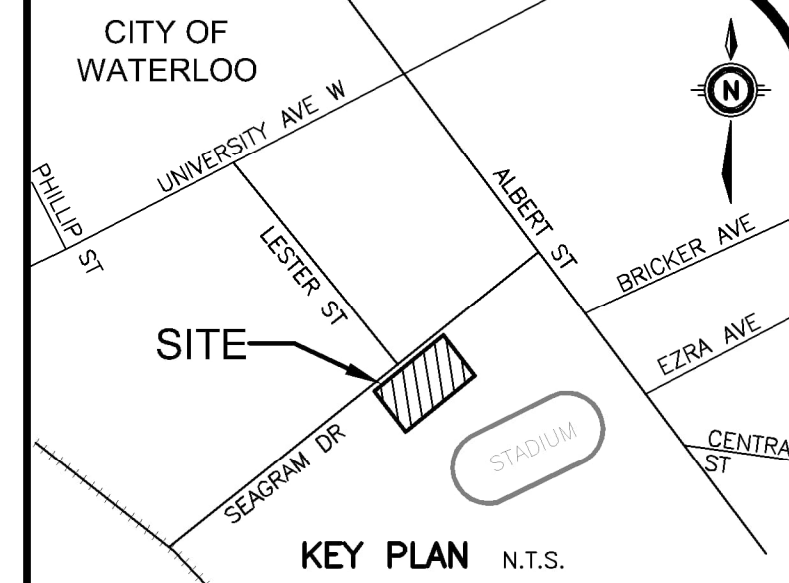
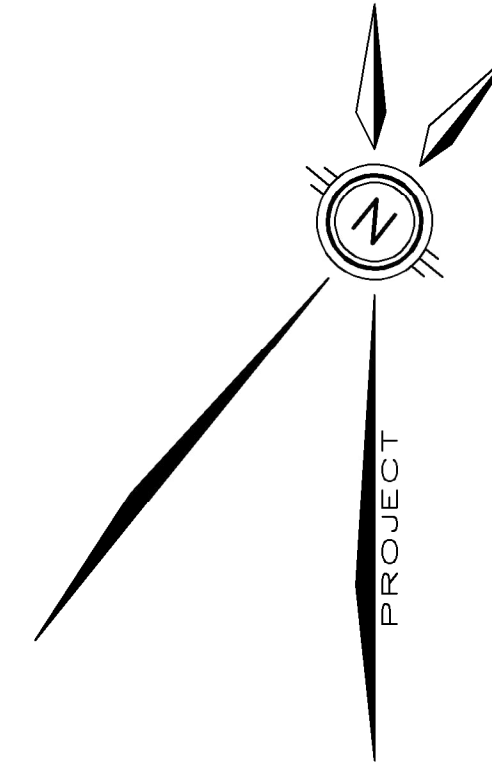
SEWER CROSSING CHART			
NOTE: 1) Maintain minimum 0.5m vertical clearance between all watermain and sewers. Where watermain is deflected, ensure 2.0m cover is achieved or watermain is insulated. 2) Maintain vertical clearance at all other crossings. 3) Existing and proposed watermain depths are approximate only. Notify Design Engineer of any discrepancies. 4) Contractor to verify all existing inverts prior to product ordering. Notify Design Engineer of any discrepancies.			
CROSSING #	SEWER TYPE	SEWER SIZE (mm#)	CROSSING ELEVATION
X1	STM	250	INV=332.299
	EX. WTM	200	OBV=331.45±
X2	EX. STM	375	INV=333.14±
	SAN	200	OBV=331.558
X3	EX. WTM	400	INV=332.38±
	SAN	200	OBV=331.602

LEGEND OF EXISTING FEATURES

	SITE BOUNDARY
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING GAS
	EXISTING O/H HYDRO

LEGEND OF PROPOSED FEATURES

	PROPOSED BUILDING
	MAN DOOR
	OVERHEAD DOOR
	CONCRETE CURB
	EMBANKMENT
	SANITARY SEWER
	STORM SEWER
	WATERMAIN
	SHALLOW PIPE INSULATION (SEE DETAIL)
	SEWER CROSSING (REFER TO CROSSING CHART)
	RETAINING WALL
	SAW CUT



GEODETIC BM ELEV. = **m**
 REFER TO SURVEY BY VAN HARTEN LAND SURVEYORS AND ENGINEERS DATED JULY 15, 2024.

SITE BENCHMARK ELEV. = **m**
 SEE ABOVE.

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1.	ISSUED FOR ZBA/OPA	JHN 2025-12-15
No.	REVISION	BY YYYY-MM-DD



519-743-6500



CLIENT
MASRI O INC. ARCHITECTS

101-609 KUMPF DRIVE WATERLOO
 PROJECT
87-95 SEAGRAM DRIVE MIXED-USE BUILDING WATERLOO

DRAWING
FUNCTIONAL SERVICING PLAN

Project Manager J. NGUYEN	Project No. 61809_001
Design By BDW	Checked By LEI
Drawn By DAC/SMX	Checked By LEI
Surveyed By OTHERS	Drawing No. C2.2
Date Apr.02/25	Sheet 3 of 3
Scale 1:200	

