

GENERAL NOTES

- 1. ALL WORK TO CONFORM TO THE LATEST CITY OF TORONTO STANDARD DRAWINGS AND SPECIFICATIONS AS WELL AS THE LATEST ADOPTED ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT 'OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATION FOR CONSTRUCTION PROJECTS'. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
3. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
...
27. EXCAVATION REQUIRED WITHIN PROXIMITY OF UTILITY LINES AND WITHIN THE PROTECTION ZONE OF TREES DESIGNATED TO REMAIN SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATION AT NO COST TO THE UTILITY COMPANIES OR THE OWNER.

LAYOUT AND MATERIALS

- 1. ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE IN METERS, EXCEPT PIPE DIAMETERS, WHICH ARE IN MILLIMETERS, UNLESS OTHERWISE SHOWN.
2. CONSTRUCTION LAYOUT BY CONTRACTOR.
3. ALL HORIZONTAL DIMENSION ARE TO CENTER OF OBJECT OR TO GUTTER OF CURB.
...
7. ALL LINE AND GRADE WORK PER DRAWING AND SPECIFICATION SHALL BE LAID OUT BY A REGISTERED CIVIL ENGINEER OR SURVEYOR.

DEWATERING AND SOIL STABILIZATION

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING AND SOIL STABILIZATION.

SANITARY AND STORM SEWERS

- 1. MAIN LINE PVC PIPE AS PER DR 35 CSA B182.2-06 CERTIFIED ASTM D3034-04A, F679-03. SERVICE CONNECTION PVC PIPE TO BE AS PER DR 28 CSA B182.2-06 CERTIFIED ASTM D3034-04A.
2. BEDDING FOR FLEXIBLE PIPE SHALL BE AS PER OPSD 802.010, 802.013 OR 802.014.
...
27. REAR YARD CATCHBASINS & CATCHBASINS IN PARKS SHALL BE AS PER CITY OF TORONTO STANDARD 235 T-705.010 COMPLETE WITH GOSS TRAP. FRAME AND COVER AS PER OPSD 400.070.

WATERMAINS

- 1. ALL SERVICE CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH T-1104.01, T-1104.02-1, T-1104.02-2, T-1105.02-1 AND T-1105.02-2.
2. WATERMAIN AND WATERMAIN APPURTENANCES SHALL CONFORM TO CITY OF TORONTO MATERIAL/MANUFACTURER SPECIFICATIONS. SEE CHAPTER 6, MATERIAL SPECIFICATIONS.
...
17. INSULATE WATERMAIN WHERE COVER IS LESS THAN 1.8M.

WATERMAIN - FILL AREAS

- 1. PIPES ARE NOT TO BE LAID ON FILL UNTIL THE FIELD DENSITY TEST REPORTS HAVE BEEN SUBMITTED AND APPROVED BY THE ENGINEER.
2. FILL TO BE PLACED TO A MINIMUM OF 600 MM ABOVE THE WATERMAIN GRADES AND TO 3 METRES MINIMUM ON EACH SIDE PRIOR TO WATERMAIN LAYING COMPACTED TO A MINIMUM OF 100 PERCENT STANDARD PROCTOR DENSITY IN 300 MM LIFTS.
...
5. PIPE JOINT DEFLECTIONS ARE NOT ALLOWED.

ADDITIONAL SEWER NOTES

- 1. MODULOC RINGS SHALL EXTEND 300MM MAXIMUM BELOW CATCHBASIN OR MANHOLE COVER FRAME AND THE REMAINING DISTANCE SHALL BE BUILT UP WITH PRECAST CONCRETE ADJUSTMENT UNITS 1200MM# OR LARGER.
2. MANHOLES OVER 5M DEEP SHALL HAVE SAFETY PLATFORMS ACCORDING TO OPSD-404.020 MODIFIED WITH FIBRE REINFORCED PLASTIC LANDINGS.
...
9. GRANULAR EMBEDMENT MATERIALS FOR SEWERS SHALL BE NATIVE GRANULAR A MATERIAL.

GRADING & ROAD / PAVEMENTS

- 1. ALL AREA GRADING AND RESULTING DRAINAGE PATTERNS SHALL NOT ADVERSELY AFFECT ADJACENT LANDS.
2. THE STORM DRAINAGE SHALL BE SELF CONTAINED WITHIN THE SUBJECT PROPERTY UNTIL IT CAN BE DISCHARGED, REUSED, INFILTRATED AND/OR EVAPOTRANSPIRATED IN A MANNER ACCEPTABLE TO THE CITY.
...
27. REFER TO TORONTO STANDARD SPECIFICATION 310 FOR PAVEMENT COMPACTION REQUIREMENTS.

ADDITIONAL ROAD IMPROVEMENT NOTES:

- 1. UNLESS INDICATED OTHERWISE, ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF TORONTO DESIGN STANDARDS AND SPECIFICATION AND THE UNDERTAKING - ONTARIO PROVINCIAL STANDARDS MAY, SUBJECT TO THE APPROVAL OF THE CITY OF TORONTO, BE USED WHERE NO STANDARD OR SPECIFICATION IS NOTED.
2. ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND THE DRAWINGS MUST BE REPORTED TO THE CONSULTING ENGINEER/CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION AND APPROPRIATE ACTION TAKEN TO THE SATISFACTION OF THE CITY OF TORONTO.
...
10. CONCRETE SIDEWALK TO BE COMPLETE WITH 150 MM GRANULAR BASE OR AS DIRECTED BY THE CITY INSPECTOR.

FILL

- 1. FILL SHALL BE NATIVE MATERIAL UNLESS OTHERWISE SHOWN. THE NATIVE MATERIAL SHALL BE FREE OF ORGANICS AND DEBRIS AND WITH A NATURAL MOISTURE CONTENT WHICH IS WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT. WET MATERIAL MAY REQUIRE AERATION FOR PROPER COMPACTION BY SPREADING THEM THINLY ON THE GROUND.
2. ALL PIPE BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF SPMD.
...
7. FILL SHALL MEET THE REMEDIATION PLAN REQUIREMENTS.

EROSION AND SEDIMENT CONTROL

- 1. SEDIMENT BARRIERS, CHECK DAMS, AND TEMPORARY CONSTRUCTION ACCESS TO BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. ALL SEDIMENT CONTROL DEVICES TO BE ROUTINELY INSPECTED AND MAINTAINED IN PROPER WORKING ORDER UNTIL AREA IS STABILIZED.
...
19. AFTER ROAD CONSTRUCTION AND PRIOR TO LANDSCAPE OR SODDING OF SITE, CONTRACTOR TO INSTALL SEDIMENT CONTROLS, SUCH AS SEDIMENT FENCING, ALONG DOWNSTREAM EDGES OF INDIVIDUAL BLOCKS.

NOTES FOR SITE STORMWATER MANAGEMENT SYSTEMS:

- 1. DESIGN / CONSTRUCTION RESPONSIBILITIES FOR SWM SYSTEMS WITHIN BUILDING FOOTPRINT:
THE STORMWATER MANAGEMENT (SWM) SYSTEM DEPICTED ON THIS DRAWING SET ESTABLISHES THE FUNCTIONAL PARAMETERS TO MEET THE OBJECTIVES OF THE APPROVED SWM PLAN. THESE PARAMETERS INCLUDE SIZE AND SHAPE OF THE TANK(S), ORIFICE SIZE(S), PROPRIETARY TREATMENT UNIT(S), PIPE SIZE(S), INVERT(S), WEIR ELEVATION(S) AND ACCESS OPENING FRAME AND GRATE MODELS AND LOCATION(S).

THE HYDROLOGIC FUNCTION OF THE SWM SYSTEM IS BASED ON THE GROUND AND BUILDING SURFACES AND AREA MATERIALS (I.E. EXTENT OF GREEN ROOF, PAVING STONES AND OTHER LANDSCAPING) OUTLINED IN THE APPROVED SWM REPORT. CHANGES TO THESE MATERIALS WILL AFFECT THE SWM SYSTEM.

HOWEVER, SINCE THE PRESCRIBED BUILDING SURFACES (I.E. GREEN ROOFS, ROOFTOP LANDSCAPING AND ROOF DRAIN CONVEYANCE) ARE BUILDING SYSTEMS, DETAILED DESIGN OF THESE SYSTEMS ARE UNDERTAKEN BY OTHERS. IN THAT REGARD, THE FOLLOWING PARTIES AND THEIR RESPECTIVE DESIGN DRAWINGS AND DOCUMENTATION SHOULD BE REFERRED TO WITH RESPECT TO THE CONSTRUCTION AND OPERATION OF THE SWM SYSTEM.

- ARCHITECT - SWEENEY&CO ARCHITECTS INC.
• STRUCTURAL - RJC ENGINEERS
• MECHANICAL - SMITH AND ANDERSON CONSULTING ENGINEERING
• LANDSCAPE ARCHITECT - LAND ART DESIGN

DETAILED DESIGN AND SPECIFICATIONS FOR THE FOLLOWING ITEMS ASSOCIATED WITH THE SWM SYSTEM ARE PROVIDED BY OTHERS:

- LANDSCAPE SURFACES AND GREEN ROOF SYSTEMS
• ROOF DRAINS AND AREA DRAINS (TO BE DESIGNED TO CAPTURE 100-YEAR DESIGN STORM)
• STORM PIPING WITHIN THE BUILDING ENVELOPE (TO BE DESIGNED TO CAPTURE 100-YEAR DESIGN STORM)
...
• GREYWATER TOILET FLUSHING SYSTEM

DURING CONSTRUCTION, THE CONTRACTOR IS TO IDENTIFY ANY DISCREPANCIES BETWEEN THE VARIOUS DESIGN INFORMATION PERTAINING TO THE SWM SYSTEM TO R.V.ANDERSON ASSOCIATES LIMITED FOR COORDINATION OF RESOLUTION.

- 2. MAINTENANCE BY BUILDING OWNER
A. THE SWM SYSTEM DEPICTED ON THE DRAWING SET REQUIRES ONGOING MAINTENANCE IN ORDER TO PRESERVE THE INTENDED FUNCTION.
B. CATCHBASINS, AREA DRAINS, STRIP DRAINS, ROOF DRAINS AND OTHER INLETS REQUIRE ONGOING ROUTINE CONDITION INSPECTION AND CLEANING TO ENSURE THAT THEY REMAIN FREE OF ANY BLOCKAGE OR OBSTRUCTIONS.
...
3. STORMWATER MANAGEMENT SYSTEM - FUNCTIONAL DESIGN PARAMETERS
REFER TO SITE SERVICING AND STAGE 2 STORMWATER MANAGEMENT REPORT - DATED JUNE 2022

TOPOGRAPHIC SURVEY NOTES:

TOPOGRAPHIC SURVEY WAS PREPARED BY KRCMAR SURVEYORS LIMITED, DWG NAME: 15-2859T01, ISSUE APRIL 25, 2019

BEARING NOTE: BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF MELBOURNE STREET (NOW MELBOURNE AVENUE) AS SHOWN ON REGISTERED PLAN 418 HAVING A BEARING OF N74°00'00".

DISTANCE NOTE: BOUNDARY BEARINGS AND DISTANCES SHOWN HEREON ARE IN ACCORDANCE WITH PLAN 66R-28839.

BENCHMARK: ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK No. CT1577 HAVING AN ELEVATION OF 93.128 METRES.

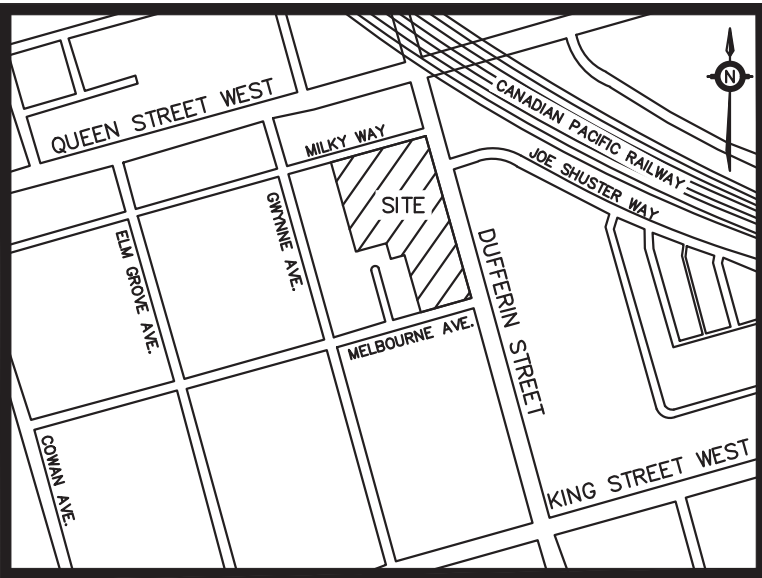


Table with 3 columns: No., Date, Comments. Row 1: 1, 2022/07/20, ISSUED FOR ZBA/SPA

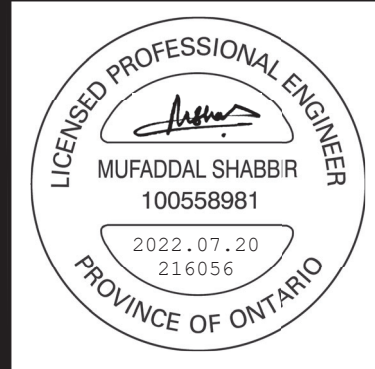
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Drawing Prepared By:



R.V. Anderson Associates Limited engineering • environment • infrastructure

Client: HULLMARK SUN LIFE (376 DUFFERIN) LP

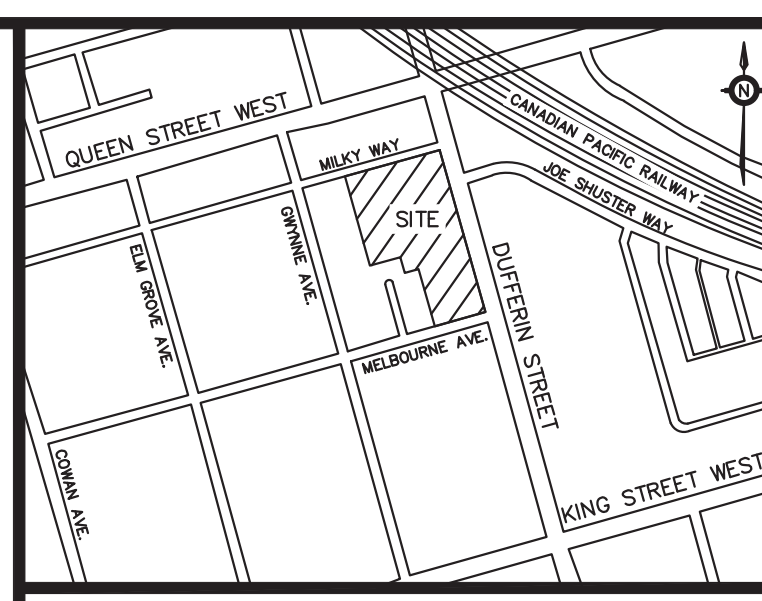
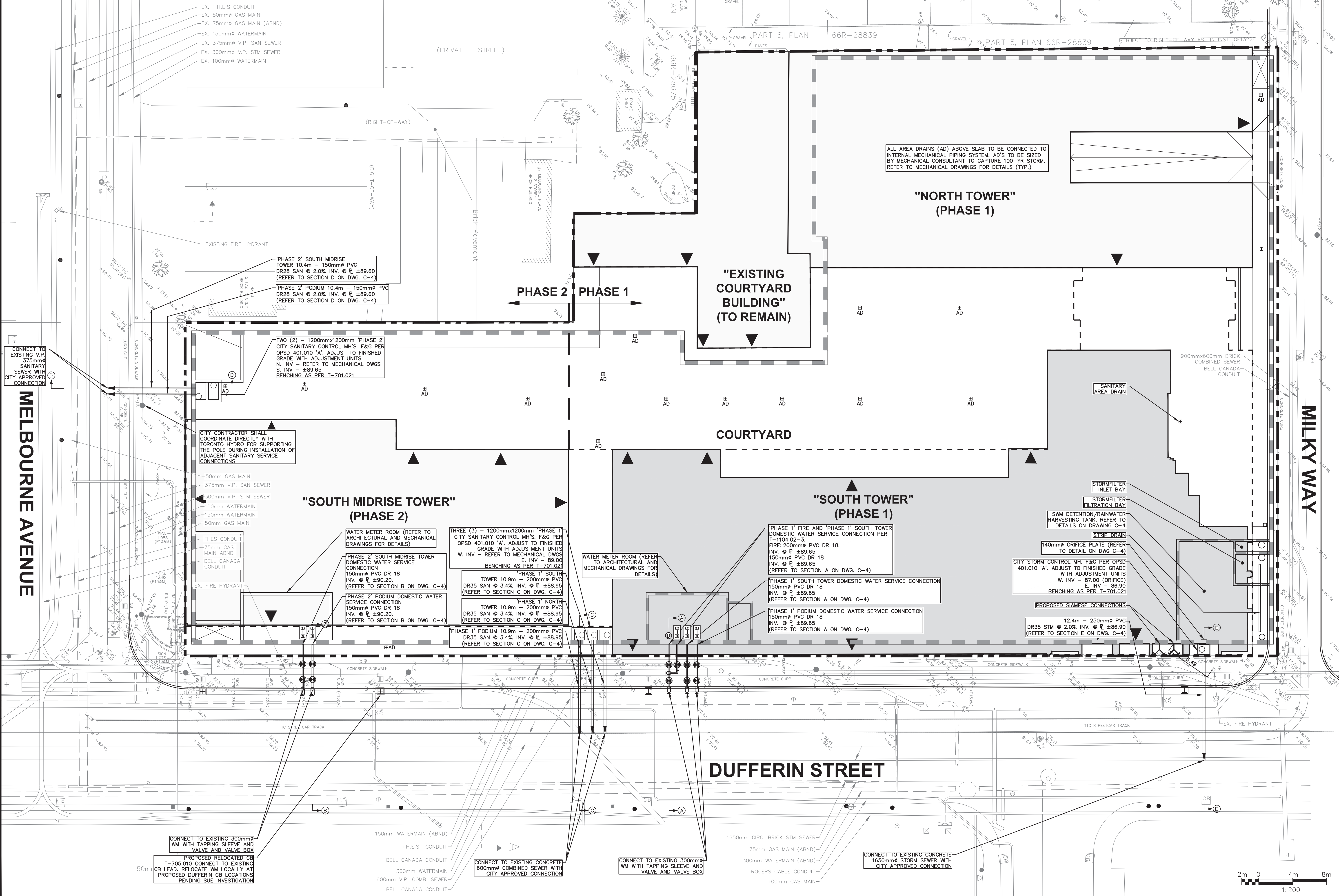
Project Name: 340 - 376 DUFFERIN STREET, TORONTO "RADIATOR"

Drawing Title:

GENERAL NOTES

Table with 3 columns: Drawn, Design, Date; Checked, Approved, Scale; CADD File; Project No. Values include F.Y./M.S., M.S./D.A.S., MAR 2022, A.S.T., M.S., 1:200, 216056-S-GENERAL NOTES.dwg, 216056, and C-1.

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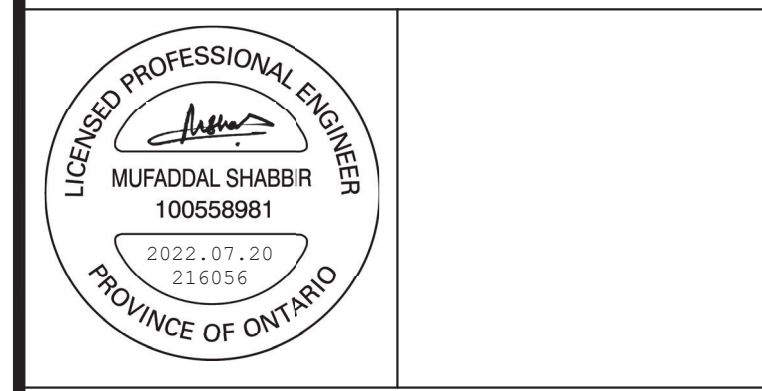
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- LEGEND**
- PROPERTY LINE
 - ▭ GROUND FLOOR BLDG OUTLINE
 - - - - - EXTENT OF BLDG OUTLINE ABOVE
 - ▭ UNDERGROUND PARKING STRUCTURE
 - ⊕ AREA DRAIN
 - ACCESS OPENING FRAME & GRATE (F&G)
 - SEWER AND FLOW DIRECTION
 - WATERMAIN
 - ⊗ VALVE & BOX (V&B)
 - ⊕ FIRE DEPARTMENT CONNECTION
 - ⊕ WATER METER & BACK FLOW PREVENTER
 - ⊕ DETECTOR ASSEMBLY

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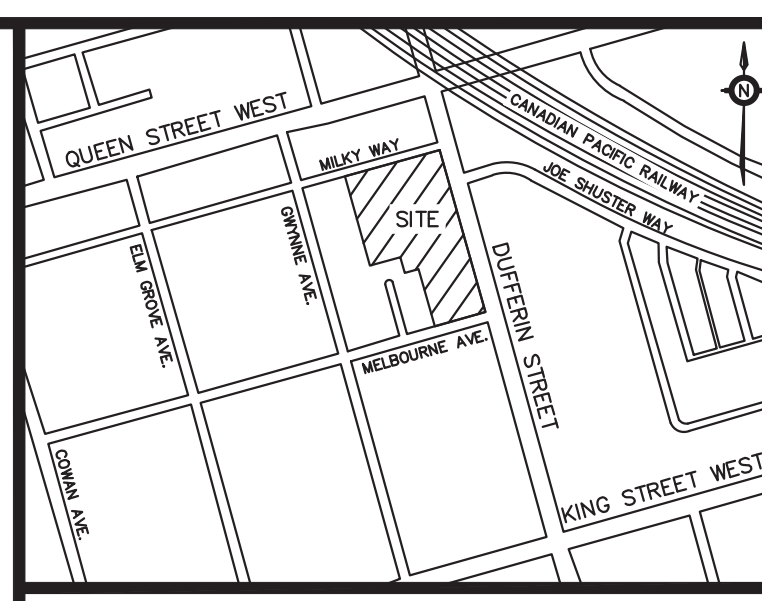
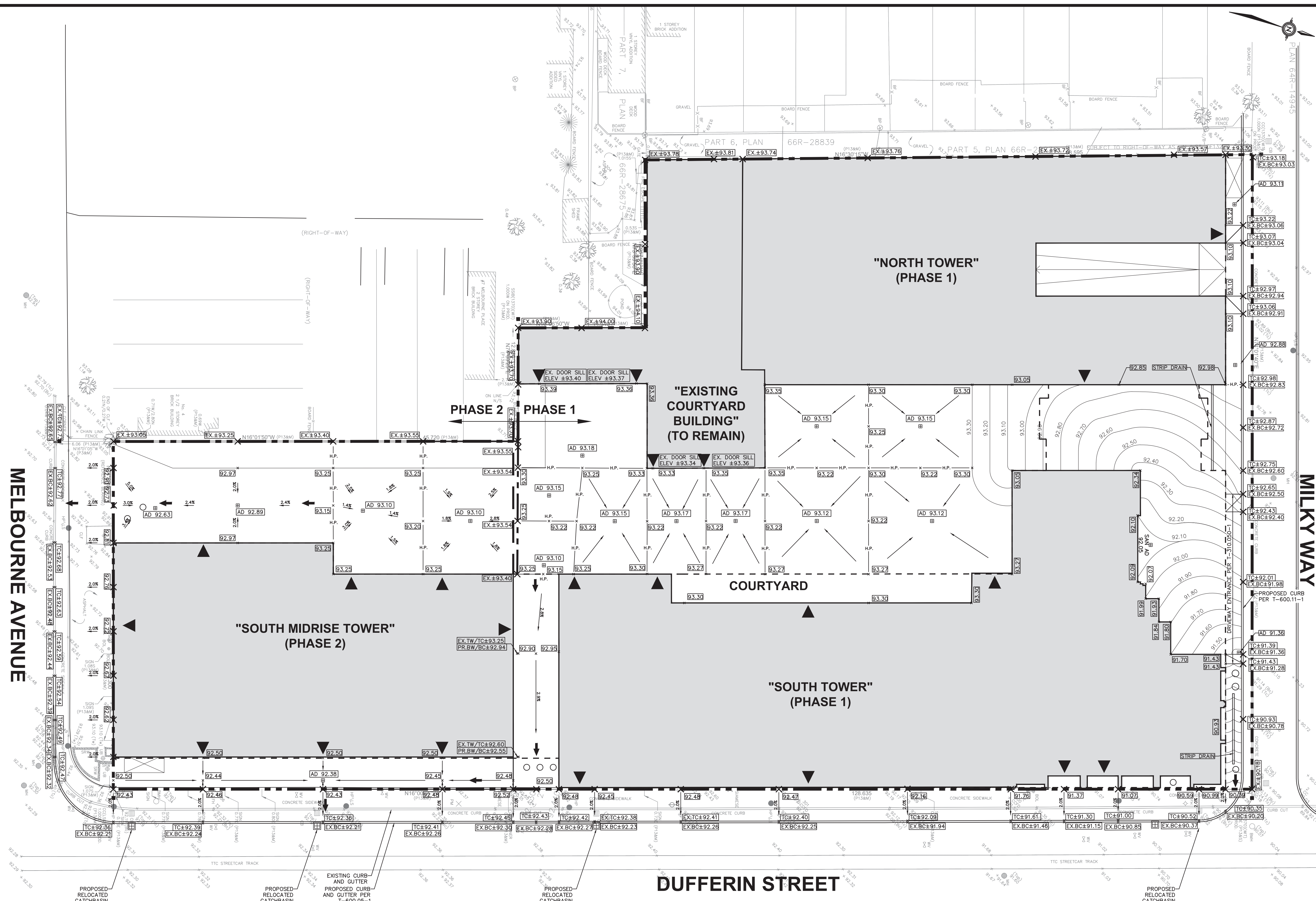
Drawing Prepared By:
Arva
 R.V. Anderson Associates Limited
 engineering • environment • infrastructure

Client:
HULLMARK SUN LIFE (376 DUFFERIN) LP

Project Name:
340 - 376 DUFFERIN STREET, TORONTO "RADIATOR"

Drawing Title:
GENERAL SITE SERVICING

Drawn:	Design:	Date:
F.Y./M.S	M.S./D.A.S	MAR 2022
Checked:	Approved:	Scale:
A.S.T	M.S	1:200
CADD File:	Dwg. No.:	
216056-S-SERVICING.dwg	C-2	
Project No.:		
216056		



No.	Date	Comments
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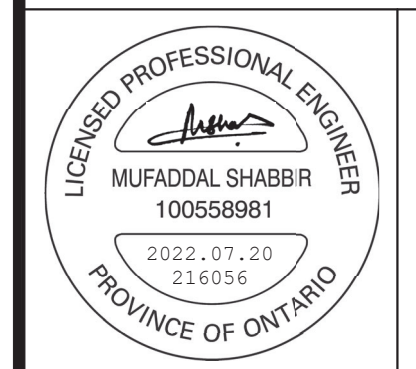
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LEGEND

- PROPERTY LINE
- ▣ AREA DRAIN
- ACCESS OPENING FRAME & GRATE (F&G)
- PROPOSED ELEVATION
- EXISTING ELEVATION
- 2.0% PROPOSED SLOPE
- H.P. HIGH POINT
- SD STRIP DRAIN
- EMERGENCY OVERLAND FLOW ROUTE
- ▣ CATCHBASIN
- ▭ CURB RAMP
- ▭ GROUND FLOOR BLDG OUTLINE
- - - - - EXTENT OF BLDG OUTLINE ABOVE

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Arva
 R.V. Anderson Associates Limited
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Client:
HULLMARK SUN LIFE (376 DUFFERIN) LP
 Project Name:
340 - 376 DUFFERIN STREET, TORONTO "RADIATOR"

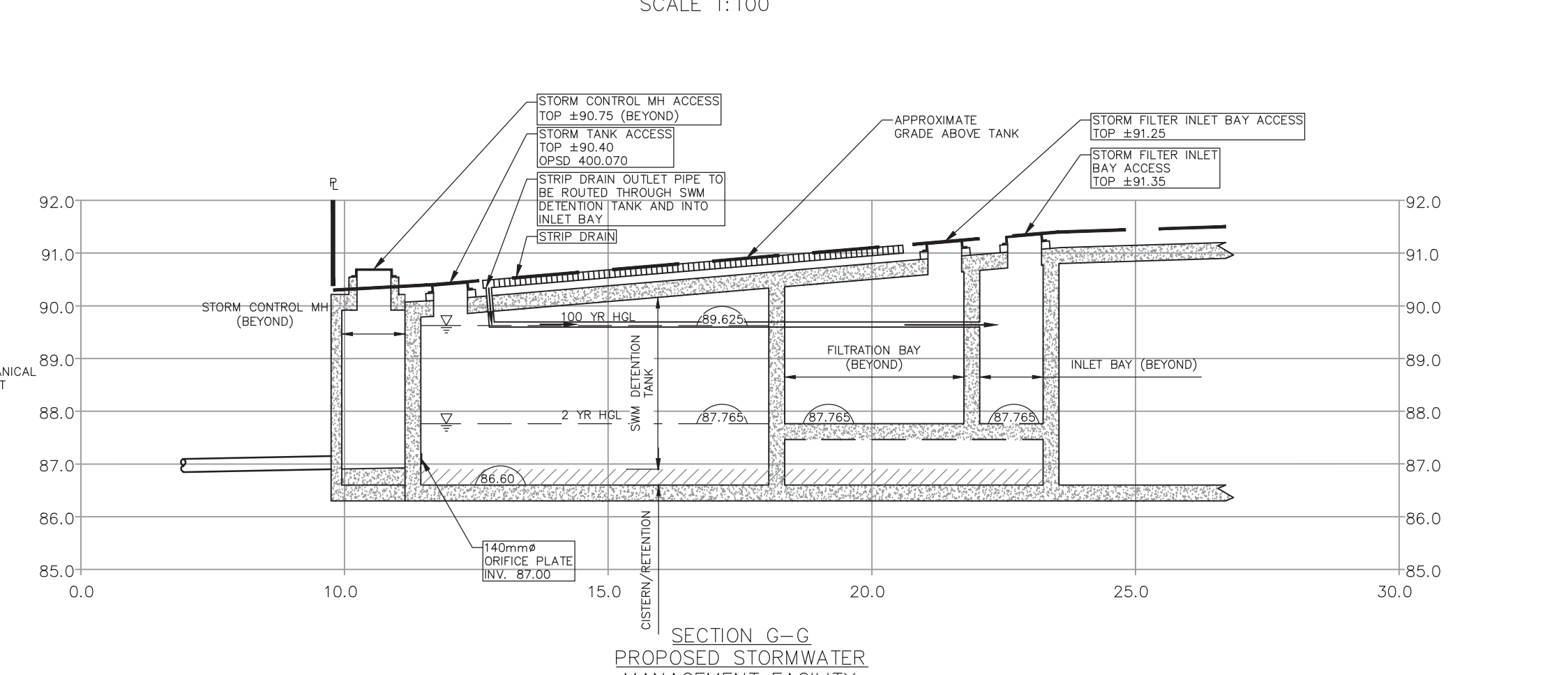
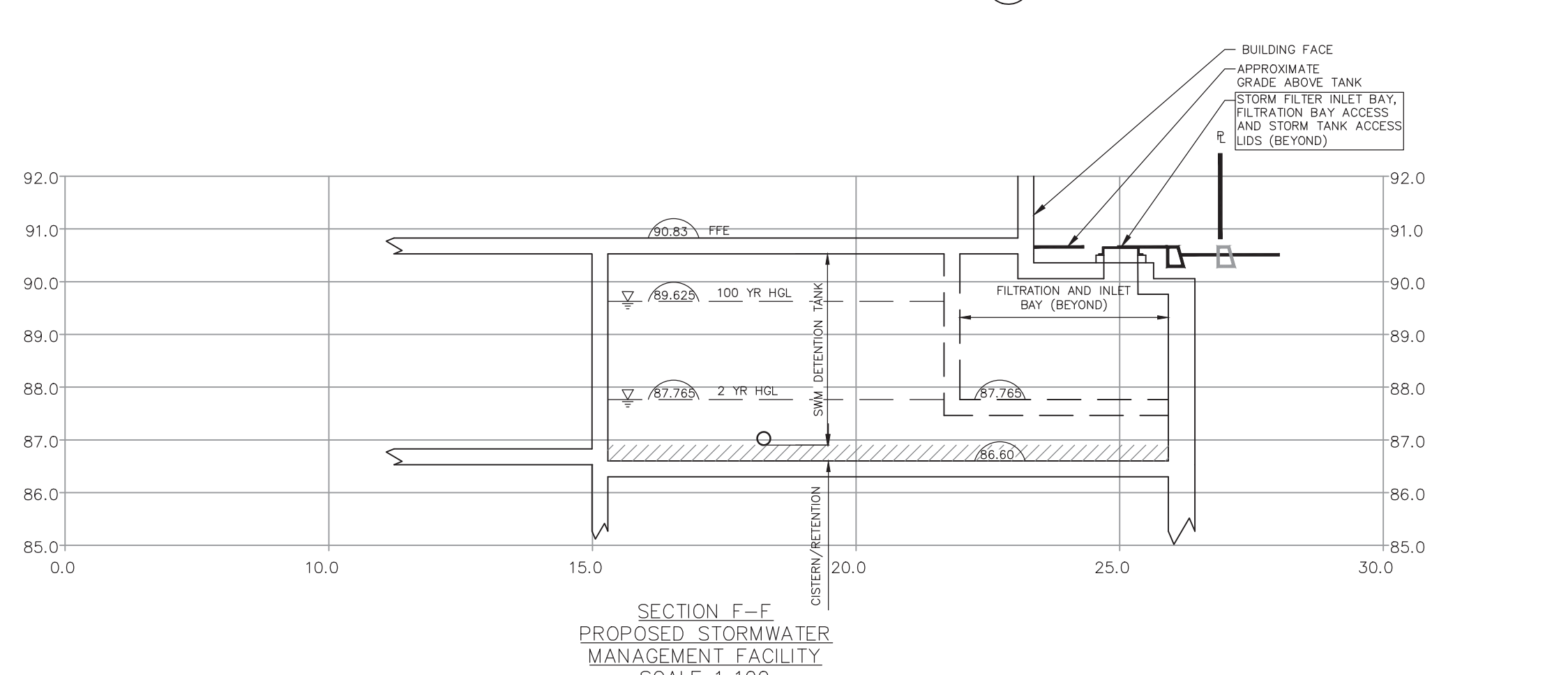
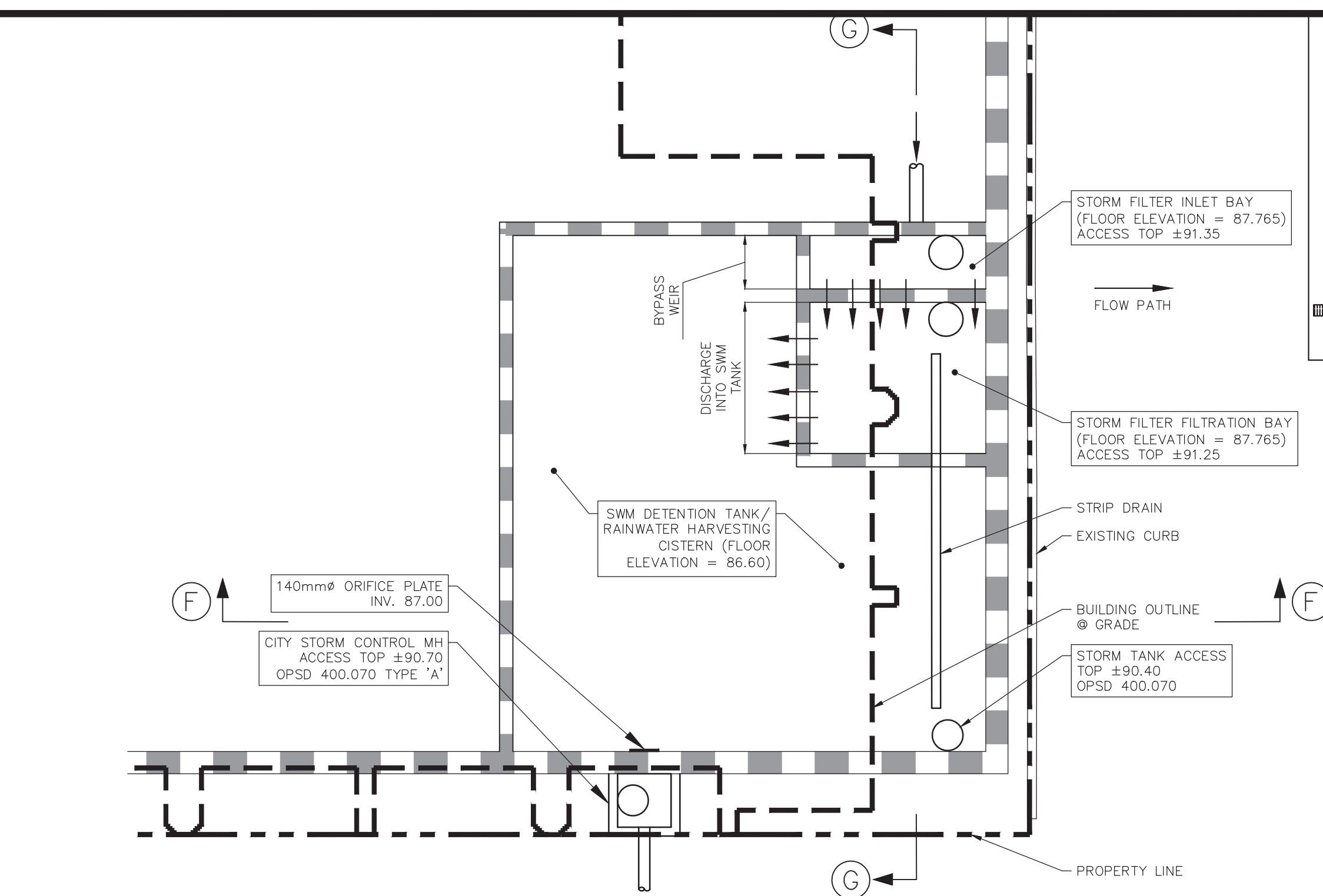
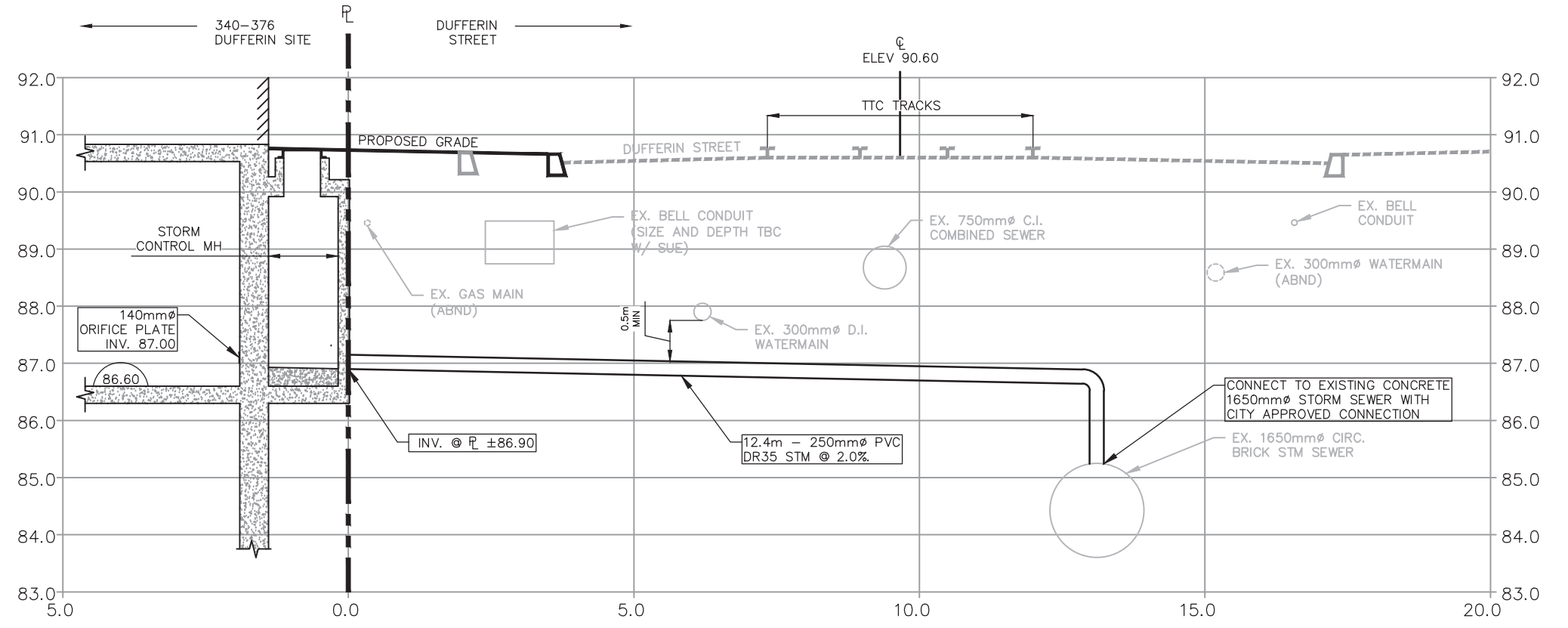
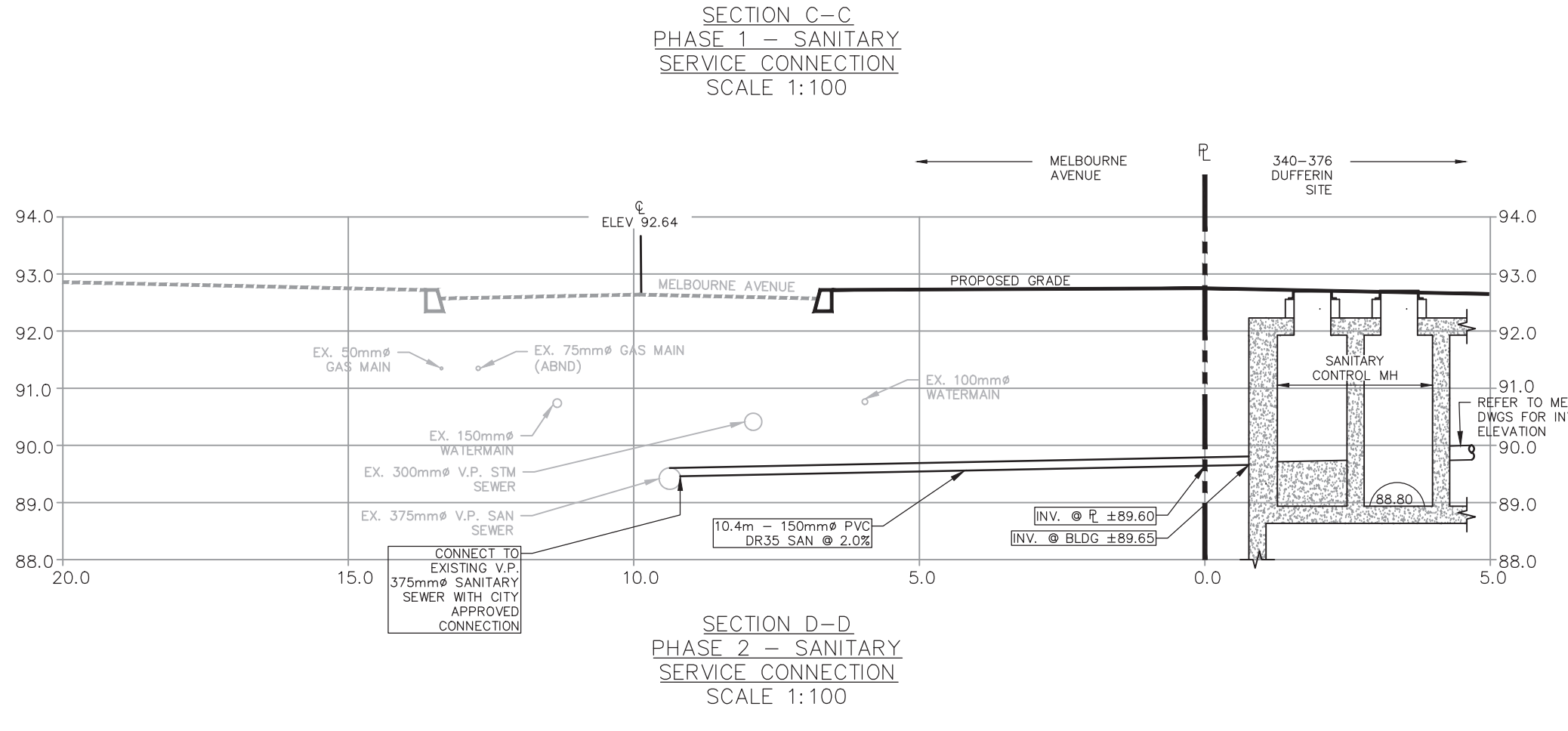
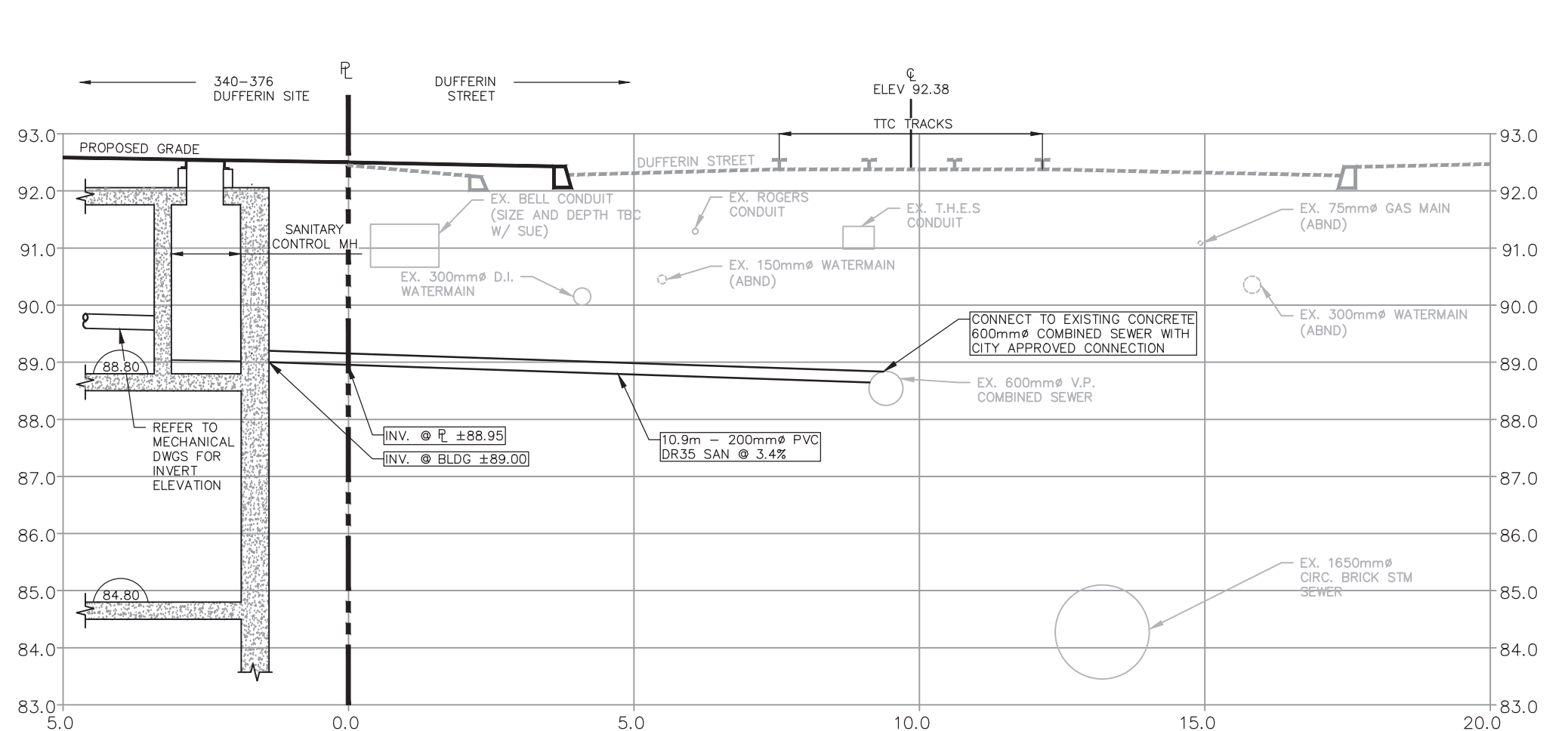
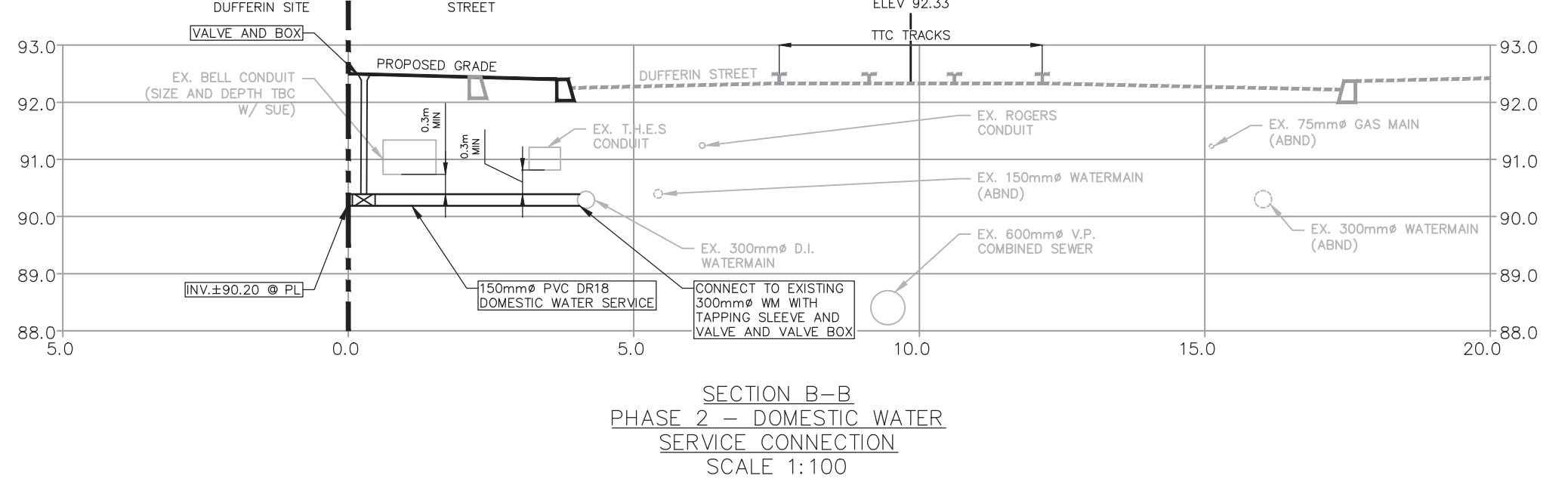
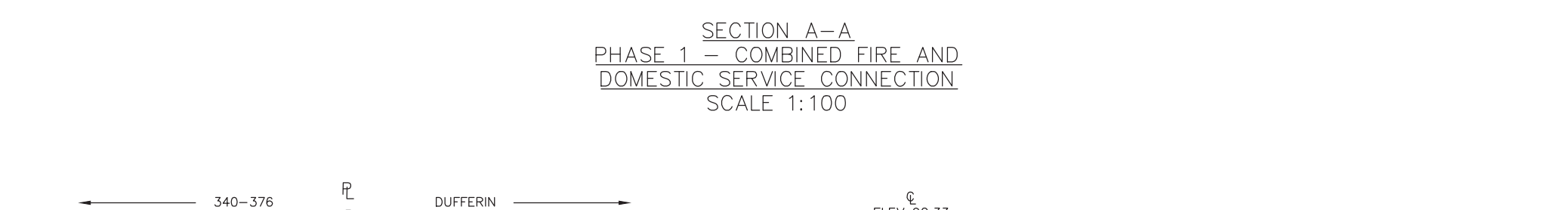
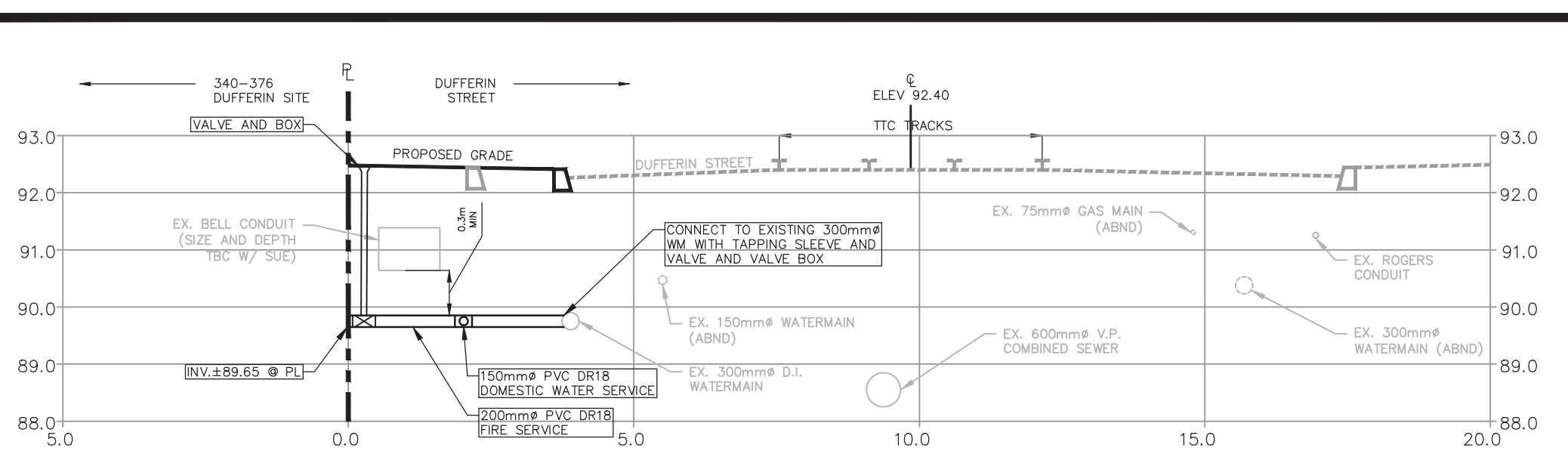
Drawing Title:
GENERAL SITE GRADING

Drawn:	Design:	Date:
F.Y./M.S	M.S./D.A.S	MAR 2022
Checked:	Approved:	Scale:
A.S.T	M.S	1:200
CADD File:	Dwg. No.:	
216056-S-GRADING.dwg	C-3	
Project No.:		
216056		

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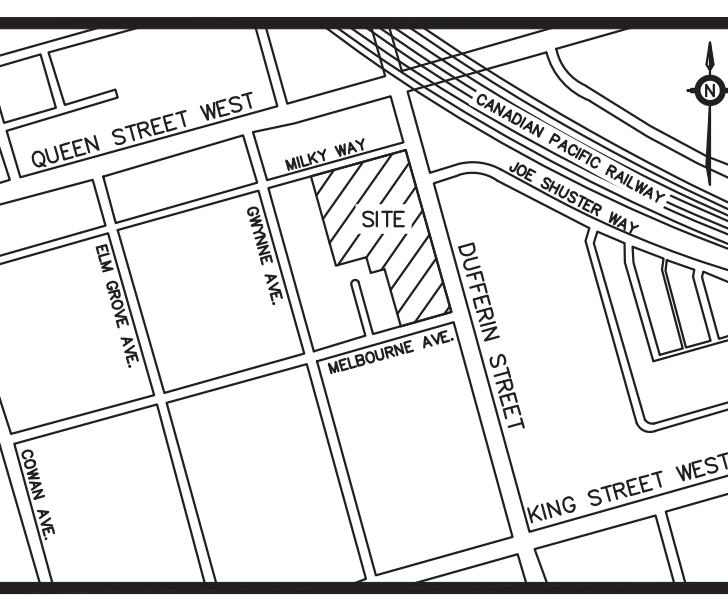
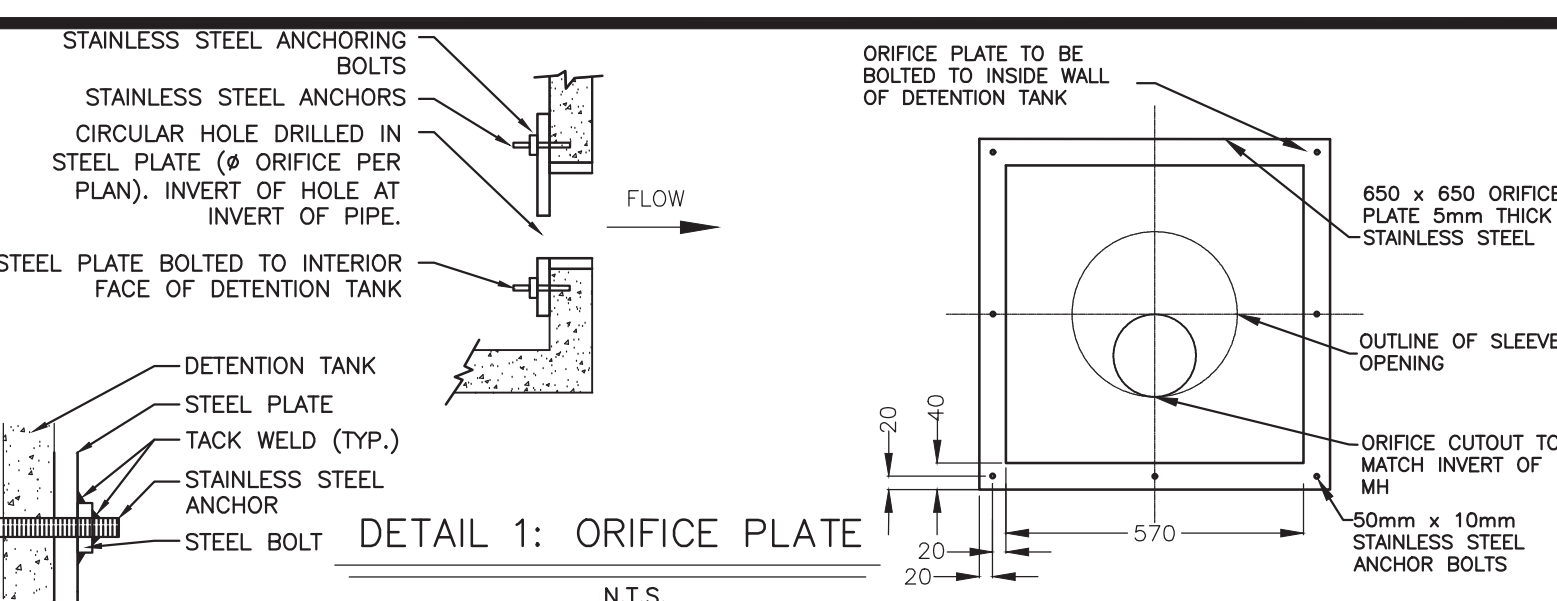
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SWM FACILITY SUMMARY

RAINWATER HARVESTING CISTERN VOLUME REQUIRED (m3)	RAINWATER HARVESTING CISTERN VOLUME (m3)	DETENTION TANK REQUIRED VOLUME (m3)	DETENTION TANK VOLUME PROVIDED (m3)	ORIFICE SIZE (mm)	PEAK ORIFICE DISCHARGE (L/s)	TOTAL POST DEVELOPMENT PEAK DISCHARGE DURING 100 YEAR STORM (L/s)	ALLOWED PEAK DISCHARGE RATE (L/s)	FILTRATION SYSTEM MODEL
17	30	228	300	155 PLATE	89	89	91.2	STORMFILTER

*REFER TO STORMFILTER SHOP DRAWINGS PRIOR TO CONSTRUCTION



KEY PLAN
N.T.S.

No.	Date	Comments
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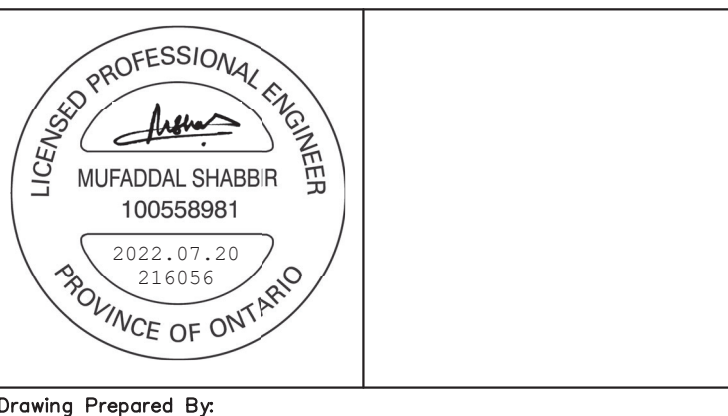
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Client: **HULLMARK SUN LIFE (376 DUFFERIN) LP**

Project Name: **340 - 376 DUFFERIN STREET, TORONTO "RADIATOR"**

Drawing Title: **SWM TANK DETAILS AND CROSS SECTIONS**

Drawn: F.Y./M.S	Design: M.S./D.A.S	Date: MAR 2022
Checked: A.S.T	Approved: M.S	Scale: 1:100

CADD File: 216056-S-SERVICING.dwg
Project No.: 216056
Dwg. No.: C-4

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