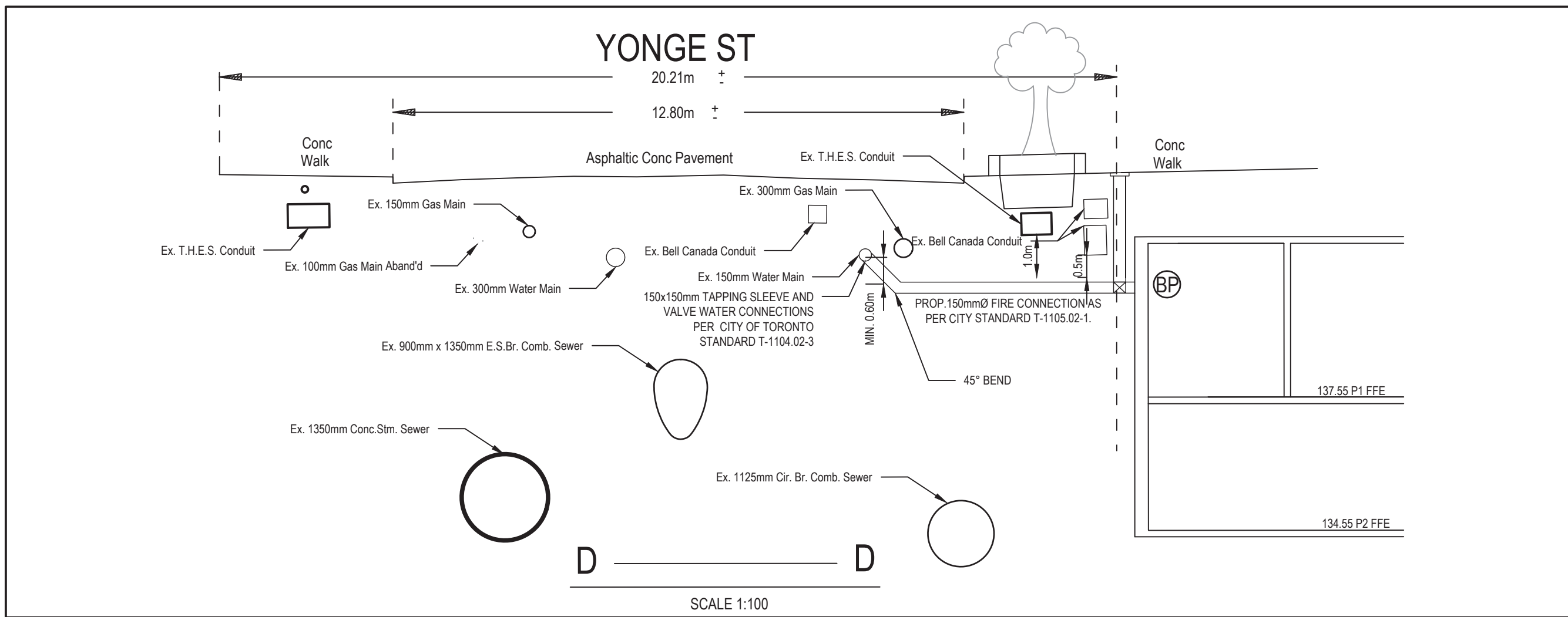
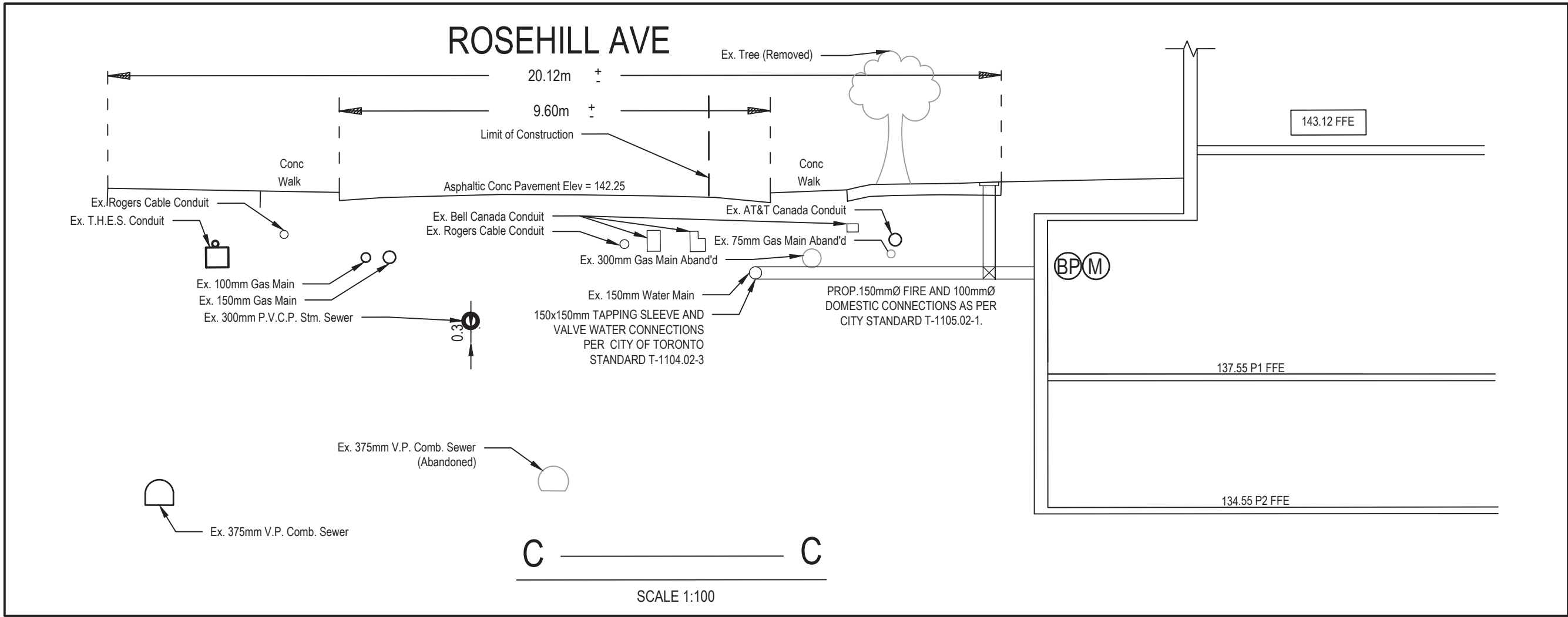
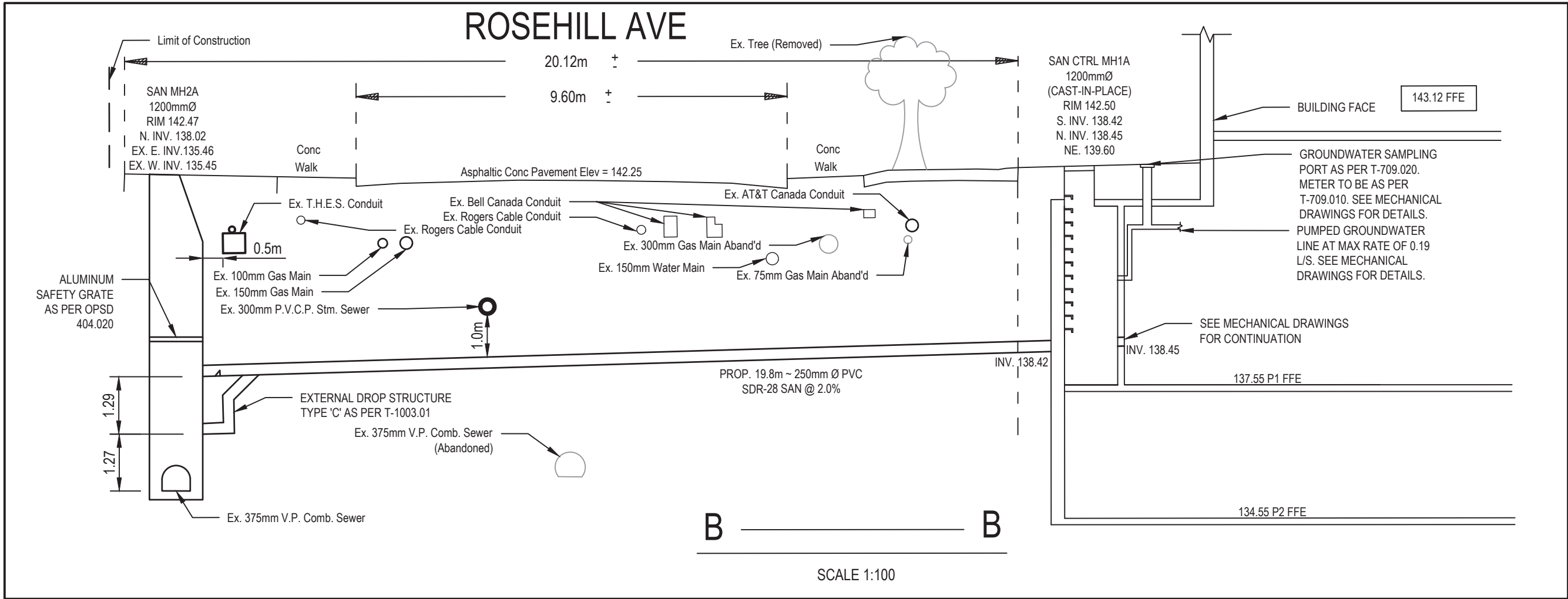
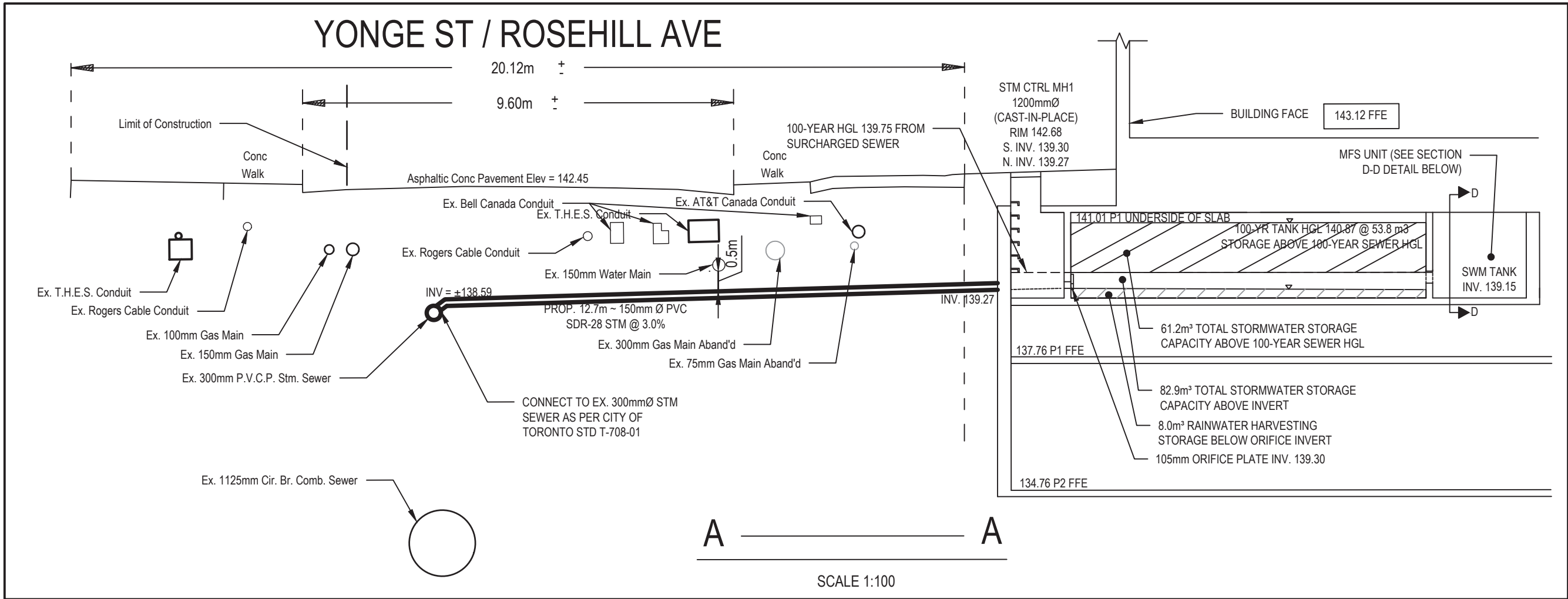




GENERAL NOTES

- 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.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
- ALL TRENCHES WITHIN EXISTING RIGHT OF WAY SHALL BE BACKFILLED WITH UNSHRINKABLE FILL. TEMPORARY REPAIRS TO UTILITY CUTS WILL BE AS PER MUNICIPAL CONSENT REQUIREMENTS, APPENDIX D, TEMPORARY REPAIRS TO UTILITY CUTS.
- THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO THE ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR, TECHNICAL SERVICES.
- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT. CONTACT [NAME AND NUMBER]. CONTACT WILL DIFFER IN DIFFERENT PARTS OF THE CITY.

SANITARY & STORM SEWERS

- MAIN LINE PVC PIPE SHALL BE DR 35.
- SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150mm DIAMETER MINIMUM, PVC DR 28 INSTALLED AT 2 PERCENT AND THE COLOUR SHALL BE GREEN, FOR SINGLE RESIDENTIAL DWELLINGS.
- EMBEDMENT MATERIAL FOR FLEXIBLE PIPE SHALL BE ACCORDING TO OPSD 802.010 AND USING GRANULAR A NATIVE OR GRANULAR A RCM ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- BEDDING FOR RIGID PIPE SHALL BE CLASS B BEDDING MATERIAL ACCORDING TO OPSD 802.031 AND USING GRANULAR A NATIVE OR GRANULAR A RCM BEDDING MATERIAL ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98 % OF MAXIMUM DRY DENSITY. ULTRA-FIB PIPE IS NOT PERMITTED WITHIN THE MUNICIPAL RIGHT-OF-WAY.
- MAINTENANCE HOLES SHALL BE ACCORDING TO T-701.010 (1200mm), T-701.011 (1500mm), T-701.012-1 (1800mm) OR T-701.013 (2400mm). FRAME AND COVER SHALL BE ACCORDING TO OPSD 401.010 TYPE A CLOSED (SANITARY AND STORM).
- MAINTENANCE HOLE CHAMBER OPENINGS MUST BE LOCATED ON THE UPSTREAM SIDE OF THE MAINTENANCE HOLE.
- BENCHING DETAILS SHALL BE ACCORDING TO T-701.021 OR AS SHOWN ON THE DRAWINGS.
- DROP STRUCTURES SHALL BE ACCORDING TO T-1003.01 (EXTERNAL) AND T-1003.01-2 (INTERNAL).
- SANITARY MAINTENANCE HOLES SHALL HAVE WATERTIGHT FRAMES AND COVERS IN PONDING AREAS ACCORDING TO OPSD 401.030.
- REINFORCED CONCRETE PIPE SHALL BE MINIMUM 65-D. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLES 807.010 AND 807.030.
- SINGLE CATCHBASINS SHALL BE ACCORDING TO T-705.010 COMPLETE WITH GOSS TRAP, WHERE SPECIFIED. FRAME AND COVER SHALL BE ACCORDING TO OPSD 400.070.
- DOUBLE CATCHBASINS SHALL BE ACCORDING TO T-705.020 COMPLETE WITH GOSS TRAP, WHERE SPECIFIED.
- CATCHBASIN LEADS TO BE 250mm PVC DR 35 FOR SINGLE CATCHBASINS AND 300mm PVC DR 35 FOR DOUBLE CATCHBASINS.
- CONNECTION DETAIL FOR SEWER PIPE AT CATCHBASINS AND MAINTENANCE HOLES SHALL BE ACCORDING TO T-708.020.

WATERMAIN

- PVC WATERMAINS SHALL BE MINIMUM DR 18 CLASS 235 (AWWA) C900-07 OR MOLECULARLY ORIENTED POLYVINYL CHLORIDE (PVCO) PIPES RANGING IN SIZE FROM 100mm TO 300mm IN DIAMETER PRESSURE CLASS 235 AWWA C909-09, PVC PIPES RANGING IN SIZE FROM 350mm THROUGH 600mm IN DIAMETER, SHALL BE PRESSURE RATING 235, DR 18, ACCORDING TO AWWA C905-10.
- EMBEDMENT MATERIAL FOR FLEXIBLE PIPE SHALL BE ACCORDING TO OPSD 802.010 AND USING GRANULAR A ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- MINIMUM COVER ON WATERMAINS SHALL BE 1.8m.
- ALL HYDRANTS SHALL BE CONSTRUCTED ACCORDING TO T-1105.01.
- HYDRANT LEADS SHALL BE MINIMUM DR 18 CLASS 235 (AWWA) C900-07 OR PRESSURE CLASS 235 AWWA C909-09.
- ALL SERVICE CONNECTIONS SHALL BE CONSTRUCTED ACCORDING TO T-1104.01, T-1104.02-1, T-1104.02-3, T-1105.02-1 AND T-1105.02-2.
- SINGLE WATER SERVICE CONNECTIONS SHALL BE A MINIMUM OF 19mm DIA. TYPE "K" SOFT COPPER ACCORDING TO T-1104.01. WHEN SERVICE LENGTH EXCEEDS 30m, THE DIAMETER SHALL BE 25mm DIA.
- ALL CURB AND VALVE BOXES TO BE LOCATED AT STREET LINE.
- MECHANICAL THRUST RESTRAINTS SHALL BE INSTALLED AT ALL FITTINGS, BENDS, TEES, CROSSES, REDUCERS AND VALVES FOR ALL WATERMAIN SIZES. MECHANICAL RESTRAINTS AT JOINTS SHALL BE INSTALLED AT EVERY PIPE JOINT 6.1m OF EITHER SIDE OF THE VALVE FOR WATERMAINS 100mm DIAMETER OR LARGER.
- ALL TEES, PLUGS, HORIZONTAL, VERTICAL BENDS, REDUCERS AND HYDRANTS TO HAVE CONCRETE THRUST BLOCKS ACCORDING TO T-1103.01 AND T-1103.020.
- WATERMAINS MUST FOLLOW THE ONTARIO MINISTRY OF THE ENVIRONMENT PROCEDURE F-6-1 THAT GOVERN THE SEPARATION OF SEWERS AND WATERMAINS. A MINIMUM VERTICAL CLEARANCE OF 0.30m WHEN CROSSING OVER AND 0.5m WHEN CROSSING UNDER SEWERS AND ALL OTHER UTILITIES IS REQUIRED. MUST ALSO MAINTAIN 2.5m HORIZONTAL SEPARATION WITH SEWERS.
- ALL VALVES LESS THAN 400mm WILL BE IN A VALVE AND BOX ACCORDING TO T-1101.02-2. ALL VALVES 400 MM AND LARGER SHALL BE IN A CHAMBER.
- SACRIFICIAL ANODES SHALL BE INSTALLED ON ALL METALLIC PIPES AND APPURTENANCES WATER SERVICES AND FITTINGS ACCORDING TO T-1106.04, T-1106.05, T-1106.06 AND TS 7.22.
- TRACER WIRE INSTALLATION SHALL BE ACCORDING TO TS 7.40.
- HYDROSTATIC PRESSURE TEST AND LEAKAGE TESTING OF THE WATERMAIN SHALL BE ACCORDING TO TS 441.
- THE NEW WATERMAIN SHALL BE ISOLATED ACCORDING TO T-1104.03-4 UNTIL BACTERIOLOGICAL TESTS ARE SATISFACTORILY COMPLETED.
- PROVISIONS FOR FLUSHING THE WATER MAIN PRIOR TO TESTING AND SO FORTH MUST BE PROVIDED WITH AT LEAST A 50mm OUTLET ON 100mm AND LARGER LINES ACCORDING TO T-1104.03-1. COPPER WATER SERVICES SHALL HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. ON FIRE LINES, FLUSHING OUTLET TO BE 50mm DIAMETER MINIMUM OR A HYDRANT.
- DISINFECTION OF THE WATERMAIN SHALL BE ACCORDING TO TS 7.30 AND SHALL INCLUDE ALL NEW WATER SERVICES 100mm DIA. AND LARGER.
- TORONTO WATER REQUIRES THAT THE NEW DISTRIBUTION SYSTEM REMAIN ISOLATED UNTIL SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE RECEIVED. ECS CONTRACT ADMINISTRATOR SHALL NOTIFY TORONTO WATER WHEN SAMPLE RESULTS HAVE PASSED IN ORDER TO PROCEED WITH REMOVAL OF THE BLOW-OFF AND BACK FILLING OF THE ACCESS PIT.
- AFTER SATISFACTORY DISINFECTION OF THE NEW WATERMAIN IS ACHIEVED, PERMANENT CONNECTIONS TO THE EXISTING WATERMAIN(S) WITH A FILLER PIECE SHALL BE MADE ACCORDING TO TS 7.70.
- CITY IN-SERVICE WATER VALVES, CURB SLOPS, FIRE HYDRANTS CAN ONLY BE OPERATED BY TORONTO WATER STAFF.
- ALL NEW WATERMAINS SHALL BE INSULATED WHERE THE COVER IS LESS THAN 1.65m ACCORDING TO T-708.01-4.
- THE CONTRACTOR SHALL CONNECT OR RECONNECT ALL STRAY CURRENT DRAINAGE CABLES CONNECTED TO THE TTC ELECTRIFIED RAIL SYSTEM ENCOUNTERED DURING WATERMAIN CONSTRUCTION.

WATERMAIN - FILL AREAS

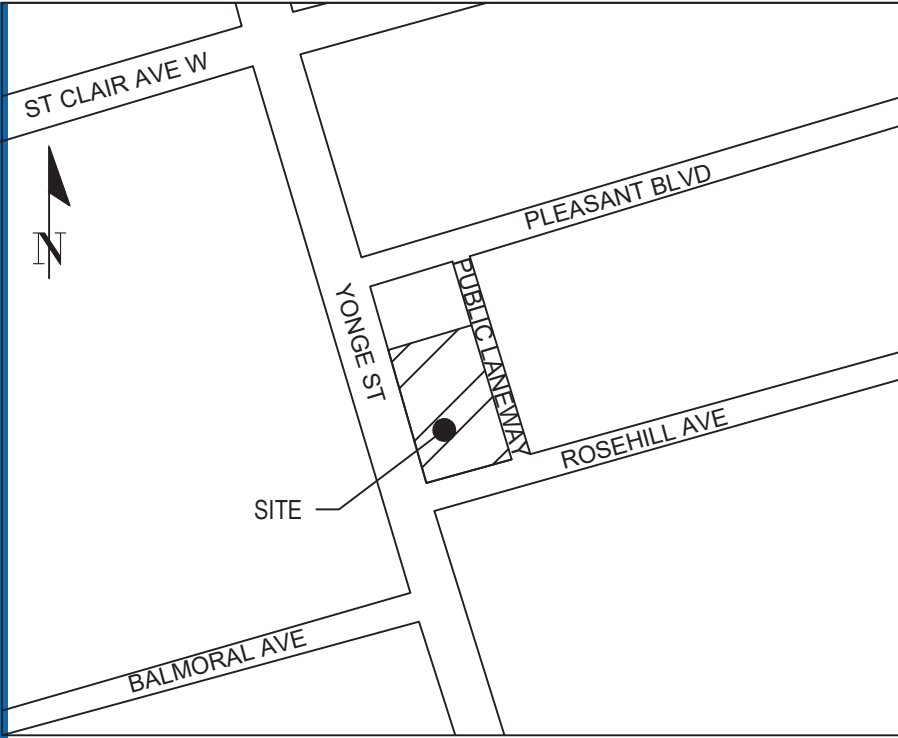
- PIPES ARE NOT TO BE LAID ON FILL UNTIL THE FIELD DENSITY TEST REPORTS HAVE BEEN SUBMITTED AND APPROVED BY THE ENGINEER.
- FILL TO BE PLACED TO A MINIMUM OF 600mm ABOVE THE WATERMAIN GRADES AND TO 3m MINIMUM ON EACH SIDE PRIOR TO WATERMAIN LAYING COMPACTED TO A MINIMUM OF 100 % OF MAXIMUM DRY DENSITY IN 300mm LIFTS.
- SOIL DENSITY TESTS SHALL BE TAKEN ALONG CENTRELINE OF THE WATERMAIN AND ON LINES 1.5m ON EITHER SIDE OF SAME AT A MAXIMUM INTERVAL OF 30m. TESTS TO BE TAKEN AT EACH 600mm LIFT.
- ALL HYDRANTS, TEES, VALVES, BENDS, PLUGS AND EACH PIPE JOINT ARE TO BE MECHANICALLY RESTRAINED.
- PIPE JOINT DEFLECTIONS ARE NOT ALLOWED.

GRADING & ROAD / PAVEMENTS

- ALL AREA GRADING AND RESULTING DRAINAGE PATTERNS SHALL NOT ADVERSELY AFFECT ADJACENT LANDS.
- THE STORM DRAINAGE SHALL BE SELF CONTAINED WITHIN THE SUBJECT PROPERTY UNTIL IT CAN BE DISCHARGED, REUSED, INFILTRATED AND/OR EVAPOTRANSPIRED IN A MANNER ACCEPTABLE TO THE CITY.
- MINIMUM GENERALLY ACCEPTED GRADIENT - 5.0 PERCENT.
- MAXIMUM GENERALLY ACCEPTABLE GRADIENT - 5.0 PERCENT.
- MAXIMUM ACCEPTABLE SLOPE 3 PARTS HORIZONTAL TO 1 PART VERTICAL.
- NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.
- MINIMUM SWALE GRADIENT - 2.0 PERCENT.
- MINIMUM SWALE DEPTH - 150 MM.
- ALL SWALES OR DITCHES HAVING A VELOCITY IN EXCESS OF 1.5 METRES/SECOND SHALL BE DESIGNED TO INCORPORATE EROSION PROTECTION.
- THE MINIMUM GRADIENT ON ANY DRIVEWAY SHALL BE 2.0 PERCENT.
- THE MAXIMUM DRIVEWAY GRADIENT IS 8.0 PERCENT.
- RETAINING WALLS SHALL BE CONSTRUCTED ENTIRELY ON THE UPPER PROPERTY SO THAT TIE BACKS (IF REQUIRED) DO NOT CROSS PROPERTY BOUNDARIES.
- MAXIMUM PONDING DEPTH OF 0.3 METRE.
- PROPOSED SPOT ELEVATIONS WILL BE SHOWN FOR ASPHALT, LANDSCAPE OR CONCRETE AREAS. UNLESS OTHERWISE NOTED TOP OF CURB ELEVATIONS ARE 0.15 METRE ABOVE ASPHALT ELEVATIONS EXCEPT AT CURB DEPRESSIONS AND WHEEL CHAIR RAMPS.
- WHERE NEW ASPHALT MATCHES EXISTING ASPHALT, GRIND EXISTING ASPHALT A MINIMUM OF 300 MM WIDE AND 40 MM DEEP FOR KEYING. APPLY HOT RUBBER SEALING COMPOUND IN ACCORDANCE WITH OPSS 1212. ALL SURFACES TO BE TACK COATED WITH SS-1. SEE DETAIL ON DRAWING...[CONSULTANT TO SUPPLY SKETCH OF TEXT].
- THE CONCRETE CURB, CONCRETE SIDEWALK (IF APPLICABLE) AND ALL RESTORATION ALONG FRONTING ROADWAYS TO THE SITE MUST BE CONSTRUCTED AND CARRIED OUT IN ACCORDANCE WITH ALL APPLICABLE AND CURRENT CITY OF TORONTO STANDARDS.
- CITY OF TORONTO STANDARDS INCLUDE BUT NOT LIMITED TO:
 - T-350.01 - URBAN ENTRANCES
 - T-310.010-2 - CONCRETE SIDEWALK WITH BOULEVARD
 - T-310.010-4 - COMBINED CONCRETE CURB AND SIDEWALK
 - T-310.050-1 - VEHICLE ENTRANCE IN COMBINED CURB AND SIDEWALK DRAWING...[CONSULTANT TO SUPPLY SKETCH OF TEXT]
 - T-600.11-1 - CONCRETE CURB (BORDERING DRIVEWAY RETURN CURB AT ENTRANCES)
 - T-600.05-1 - CONCRETE CURB AND GUTTER.
- MINIMUM PAVEMENT REQUIREMENTS FOR DRIVEWAY ENTRANCES ARE AS FOLLOWS.
 - HEAVY DUTY
 - 40MM HL3
 - 150MM HL8 (2 LIFTS) 260 MM GRANULAR 'A'
 - LIGHT COMMERCIAL/ 40 MM HL3 INDUSTRIAL - APARTMENTS 100 MM HL8
 - 200 MM GRANULAR 'A'
 - RESIDENTIAL DRIVEWAY
 - 40 MM HL3 FINE
 - 40 MM HL8
 - 150 MM GRANULAR 'A'

ROAD IMPROVEMENT NOTES

- 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.
- 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.
- ALL SURVEY POINTS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE LAYOUT SHALL BE REPORTED TO THE CONSULTING ENGINEER/CITY AND THE CONSULTING ENGINEER/CITY SHALL NOTIFY THE CITY OF THE NECESSARY CHANGES.
- NO PORTION OF THE WORK SHALL BE CARRIED OUT WITHOUT FIRST HAVING OBTAINED APPROVED CONSTRUCTION DRAWINGS, APPROVED PROJECT SCHEDULE(S), APPROVED TRAFFIC STAGING PLANS AND PERMITS FOR SUCH PORTION OF THE INFRASTRUCTURE WORK IN ACCORDANCE WITH THE PROVISIONS HEREOF AND GIVING 10 WORKING DAYS PRIOR WRITTEN NOTICE TO THE EXECUTIVE DIRECTOR, TECHNICAL SERVICES THAT SUCH WORK IS TO BE CARRIED OUT WITH SUCH NOTICE TO SPECIFY THE ANTICIPATED DATE OF COMMENCEMENT OF THE WORK. A PRE-CONSTRUCTION COORDINATION MEETING WITH CITY STAFF IS TO BE HELD A MINIMUM OF FIVE WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY OF THE WORK.
- THE REMOVAL OF TREES REQUIRES THE APPROVAL OF PARKS, FORESTRY AND RECREATION DIVISION (CONTACT [NAME AND NUMBER], SUPERVISOR, URBAN FORESTRY, - CONTACT WILL DIFFER IN DIFFERENT PARTS OF THE CITY).
- ALL AREAS DISTURBED DURING CONSTRUCTION WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. GRASSED AREAS SHALL BE PROVIDED WITH 100 MM OF TOPSOIL AND SHALL BE SOLOPED AS PER T. S. 5.00 AND T. S. 5.10.
- THE CONTRACTOR SHALL REFER TO THE ONTARIO TRAFFIC MANUAL BOOK 7. TEMPORARY CONDITIONS FOR TEMPORARY CONSTRUCTION SIGNAGE.
- CONTRACTOR SHALL VERIFY AND MATCH EXISTING PAVEMENT STRUCTURE IN DEPTH AND MATERIAL. ANY DISCREPANCIES BETWEEN EXISTING AND LATEST STANDARD PAVEMENT STRUCTURE SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCEMENT OF CONSTRUCTION AND APPROPRIATE ACTION TAKEN TO THE SATISFACTION OF THE CITY OF TORONTO.
- ANY DAMAGE TO PROPERTY ADJACENT TO THE CONSTRUCTION SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONCRETE SIDEWALK TO BE COMPLETE WITH 150 MM GRANULAR BASE OR AS DIRECTED BY THE CITY INSPECTOR.



D	4th SUBMISSION - SPA - ZBA	M.W.	N.W.	A.E.	05/25/23
C	3rd SUBMISSION - SPA	M.W.	N.W.	A.E.	09/23/21
B	2nd SUBMISSION - SPA	L.L.	L.L.	A.E.	03/01/21
A	1st SUBMISSION - SPA	L.L.	J.L.	A.E.	06/18/20
No.	Revision	Drawn	Job Manager	Project Director	Date

Drawing Revisions
Note: * Indicates signatures on original issue of drawing or last revision of drawing

Conditions of Use. This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

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

MANAGER, DEVELOPMENT ENGINEERING DATE:



140 Allstate Parkway, Suite 210
Markham Ontario L3R 5Y8
T 1 905 752 4300 F 1 905 752 4301
E ytomail@ghd.com W www.ghd.com

Client **YONGE AND ROSEHILL INC**

Project **1365-1375 YONGE ST**

GENERAL NOTES AND DETAILS

Scale	NTS	DO NOT SCALE
Drawn	M.WONG	
Designer	M.WONG	
Drafting Check	N.WONG	
Design Check	N.WONG	
Approved (Project Director)	A. EMER	
Date	MAY 2023	

This Drawing must not be used for Construction unless signed as Approved

Drawing No. Original Size

Arch D

Rev. **D**

FOURTH SUBMISSION

Table 9: Water Quantity Summary Table

Description	Quantity
Calculated allowable release rate for total site	25.8 l/s
Actual release rate for total site in 100-year event	25.5 l/s
Required storage	53.8 m³
Provided storage above discharge invert	82.9 m³
Provided storage above 100-year sewer HGL	61.2 m³
Flow attenuation method	105mm Orifice Plate
Water Balance Required	5.9 m³
Water Balance Provided	4.3 m³

--	--

--	--

--	--

--	--

--	--

--	--

--	--

--	--

--	--

--	--

--	--

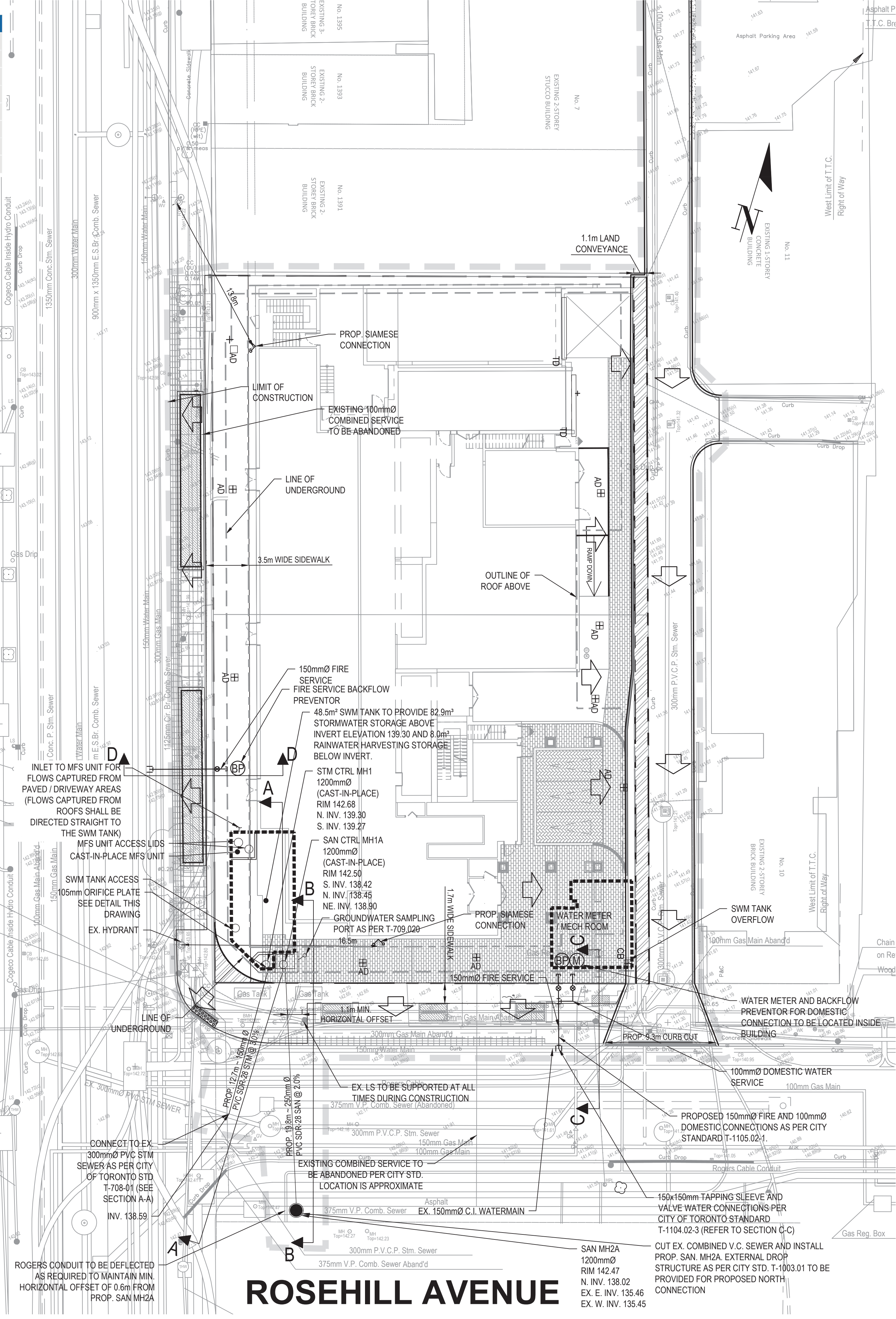
--	--

--	--

--	--

--	--

--	--



LEGEND

- PROPOSED VALVE
- PROPOSED WATER METER AND BACKFLOW PREVENTER
- PROPOSED CAST-IN-PLACE MANHOLE
- PROPERTY LINE
- ROOF LINE
- LINE OF UNDERGROUND
- EMERGENCY OVERLAND DRAINAGE FLOW (OVER 100-YEAR STORM)
- LIMIT OF CONSTRUCTION

NOTE

- REFER TO DWG. GN-1 FOR GENERAL NOTES, DETAILS AND SECTIONS
- MEASUREMENTS IN METRES AND/OR MILLIMETRES UNLESS OTHERWISE SHOWN.
- EXISTING SERVICE CONNECTIONS NO LONGER IN USE SHALL BE DISCONNECTED BY TORONTO WATER AT OWNER'S COST.
- PRIOR TO INSTALLATION OF ANY SERVICES WITHIN THE ROW, CONTRACTOR TO LOCATE AND CONFIRM THAT DEPTH OF EXISTING UTILITIES.
- THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE, CHAPTER 851 WATER SUPPLY, THE BUILDING CODE, AND CSA B64 SERIES STANDARDS. THE BUILDING'S STORM AND SANITARY SYSTEM IS TO BE DESIGNED TO BE ABLE TO OPERATE UNDER MUNICIPAL SEWER SURCHARGED CONDITIONS.
- THE METHOD OF INSTALLATION FOR THE PROPOSED SERVICE CONNECTIONS WILL BE AT THE DISCRETION OF TORONTO WATER.
- THE LOCATION OF THE WATER METER SHALL BE TO TORONTO WATER'S SATISFACTION.
- THE LIMITS OF CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY ARE AT THE DISCRETION OF THE CITY INSPECTOR.
- ALL WORK WITHIN THE MUNICIPAL RIGHT OF WAY SHOULD CONFORM TO THE LATEST CITY OF TORONTO STANDARD DRAWINGS AND SPECIFICATIONS, OR ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS). THE CITY OF TORONTO STANDARDS AND SPECIFICATION SHOULD BE USED IN PLACE OF ONTARIO PROVINCIAL STANDARD DRAWING AND SPECIFICATION WHEREVER THERE IS A CITY OF TORONTO STANDARD.
- SHOULD ANY PARTY, INCLUDING THE CURRENT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR, DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT.
- THE OWNER IS ADVISED THAT PURSUANT TO AN ORDER ISSUED BY THE ONTARIO MINISTRY OF THE ENVIRONMENT AND CLIMATE CHANGE, ALL WET TAPS PERFORMED ON CITY WATERMAINS MUST BE PERFORMED BY, OR UNDER THE SUPERVISION OF, A CERTIFIED OPERATOR IN ACCORDANCE WITH ONTARIO REGULATION 128/04.
- INTERNAL MECHANICAL PIPING JOINTS AND STRUCTURAL SUPPORTS TO BE DESIGNED FOR FULL PIPE FLOW SCENARIOS.
- INTERNAL PLUMBING DESIGN TO ENSURE BACKWATER VALVES ARE INSTALLED TO PROTECT FIXTURES & BUILDING PLUMBING WHICH ARE BELOW THE ELEVATION OF THE SANITARY MANHOLE COVER.
- BACKWATER VALVES TO BE DESIGNED AS PER OBC SECTION 7.4.6.4.
- STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING IT WILL COMPRISE A SINGLE PARCEL OF LAND, UNDER ONE OWNER, UPON COMPLETION. IF ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, SUBMITS AND APPLICATION FOR SEVERANCE, PART-LOT CONTROL, SUBDIVISION, CONDOMINIUM APPROVAL OR ANY OTHER FORM OF LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS ASSUMPTION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES, AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THAT APPLICANT.

NOTE

SERVICING FOR THIS SITE INCLUDES DISCHARGE OF PRIVATE WATER INTO THE CITY'S SANITARY SEWER SYSTEM. THE OWNER SHALL APPLY FOR AND OBTAIN AN EXEMPTION UNDER CITY OF TORONTO MUNICIPAL CODE CHAPTER 681, SEWERS (THE "SEWERS BY-LAW"), WHERE APPROVED BY THE GENERAL MANAGER, TORONTO WATER, FOR THE DISCHARGE OF PRIVATE WATER INTO THE CITY'S SANITARY SEWER SYSTEM. ANY ACCEPTANCE OF THIS DRAWING DOES NOT CONSTITUTE AN APPROVAL TO CONNECT A PRIVATE WATER DRAINAGE SYSTEM OR TO DISCHARGE PRIVATE WATER TO A CITY SEWER, WHICH APPROVAL MUST TAKE THE FORM OF A DISCHARGE AGREEMENT EXECUTED BY THE GENERAL MANAGER, TORONTO WATER, IN ACCORDANCE WITH THE SEWERS BY-LAW. IF THE OWNER IS UNABLE TO OBTAIN AN EXEMPTION IN THE FORM OF A DISCHARGE AGREEMENT, OR DOES NOT REMAIN IN GOOD STANDING, AMENDMENTS TO THE APPROVED SITE PLAN OR A NEW SITE PLAN APPLICATION MAY BE REQUIRED.

NOTE

- LEGAL & TOPOGRAPHIC SURVEY PREPARED BY LLOYD & PURCELL LTD., DATED APRIL 3 2018.
- SITE PLAN INFORMATION PROVIDED BY TURNER FLEISCHER ARCHITECTS INC.
- FOR GENERAL NOTES SEE DWG GN-1.
- CONTRACTOR TO BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UG & OVERHEAD UTILITIES. UTILITIES TO BE GIVEN ADVANCE NOTICE TO COMPLETE STAKE-OUT(S) PRIOR TO ANY EXCAVATING ETC. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF EXISTING UTILITIES AS INDICATED ON THIS DRAWING.

BENCHMARK

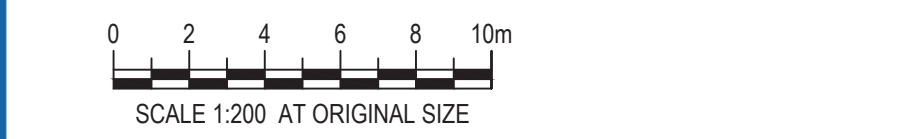
ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF TORONTO BENCHMARK NO. 12219741472, ELEVATION = 140.121.

D	4th SUBMISSION - SPA - ZBA	M.W.	N.W.	A.E.	05/25/23
C	3rd SUBMISSION - SPA	M.W.	N.W.	A.E.	09/23/21
B	2nd SUBMISSION - SPA	LL.	LL.	A.E.	03/01/21
A	1st SUBMISSION - SPA	LL.	J.L.	A.E.	06/18/20
No.	Revision	Drawn	Job Manager	Project Director	Date

Drawing Revisions

Note: * indicates signatures on original issue of drawing or last revision of drawing

Conditions of Use. This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.



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

MANAGER, DEVELOPMENT ENGINEERING DATE:

140 Allstate Parkway, Suite 210
Markham Ontario L3R 5Y8
T 1 905 752 4300 F 1 905 752 4301
E ytomail@ghd.com W www.ghd.com

Client **YONGE AND ROSEHILL INC**

Project **1365-1375 YONGE ST**

Title **SITE SERVICING PLAN**

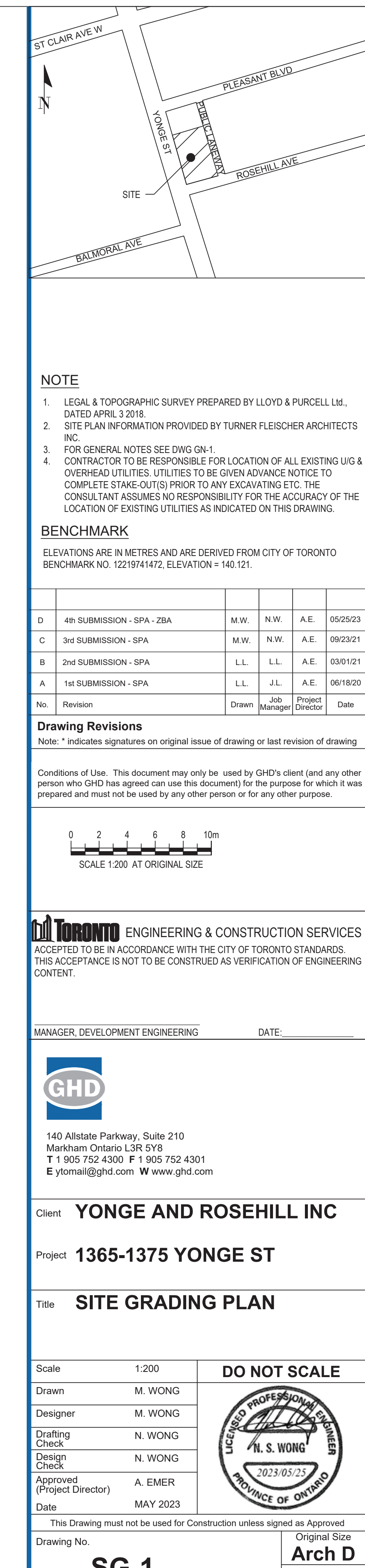
Scale	1:200	DO NOT SCALE
Drawn	M. WONG	
Designer	M. WONG	
Drafting Check	N. WONG	
Design Check	N. WONG	
Approved (Project Director)	A. EMER	
Date	MAY 2023	

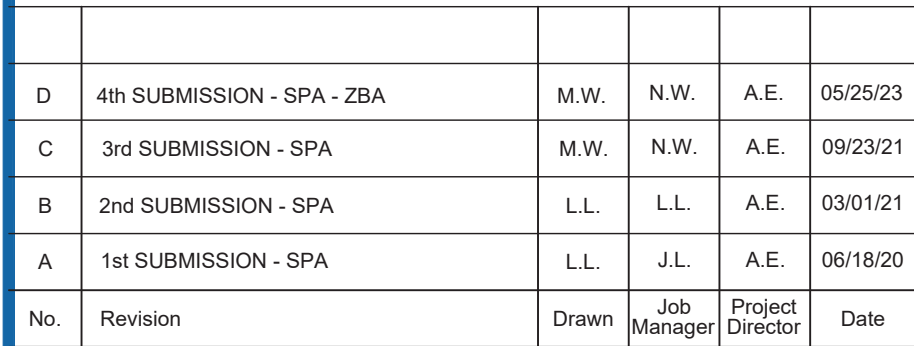
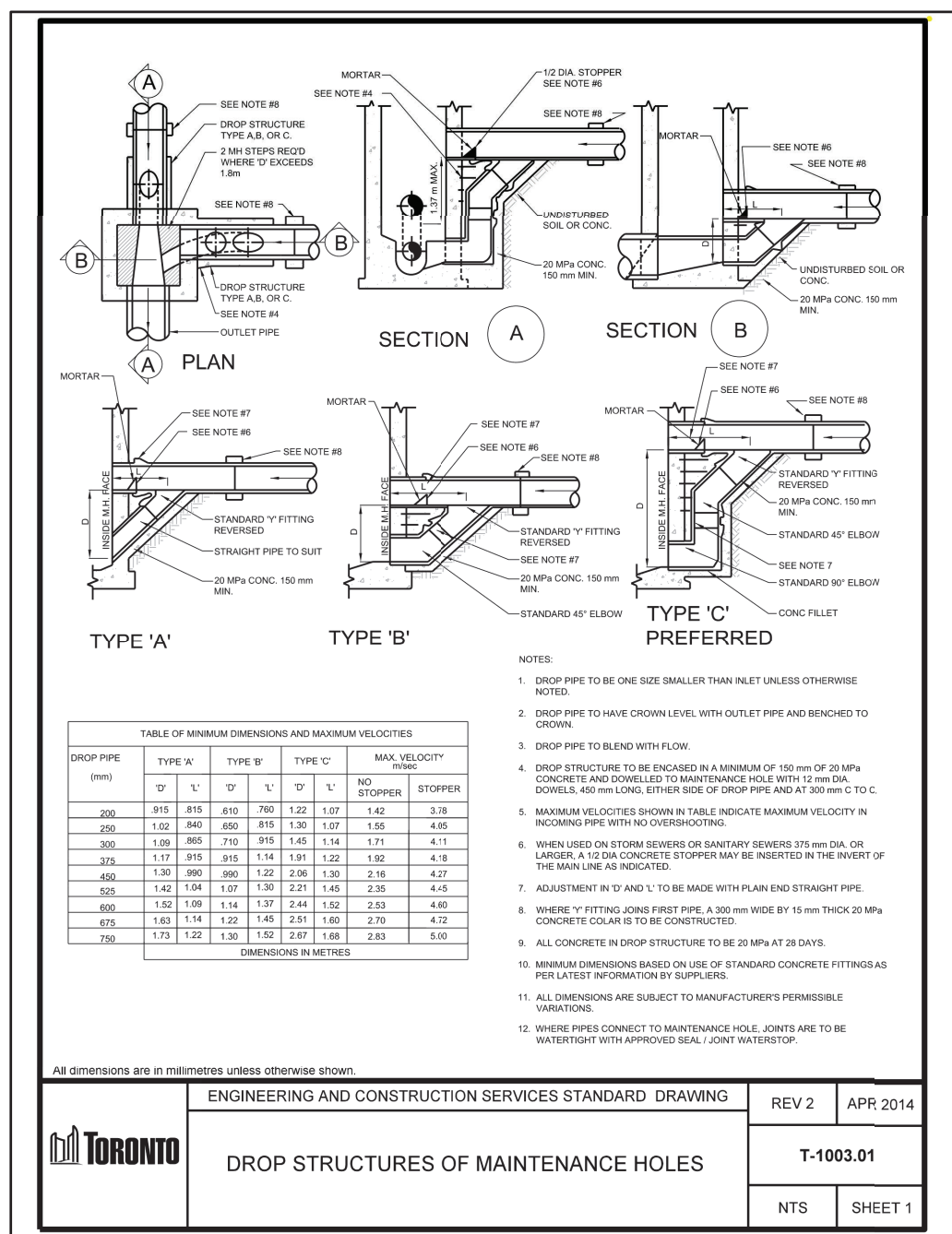
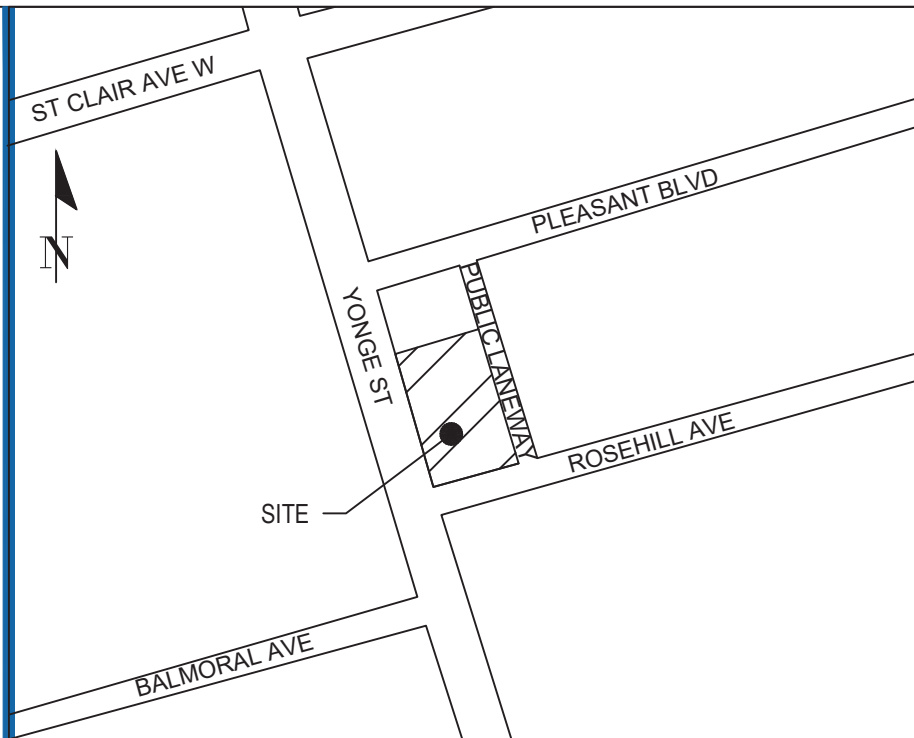
This Drawing must not be used for Construction unless signed as Approved

Drawing No. **SS-1** Original Size **Arch D**

Rev. **D**

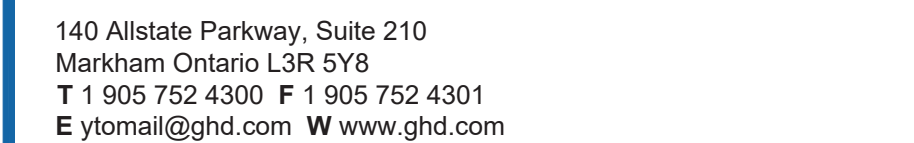
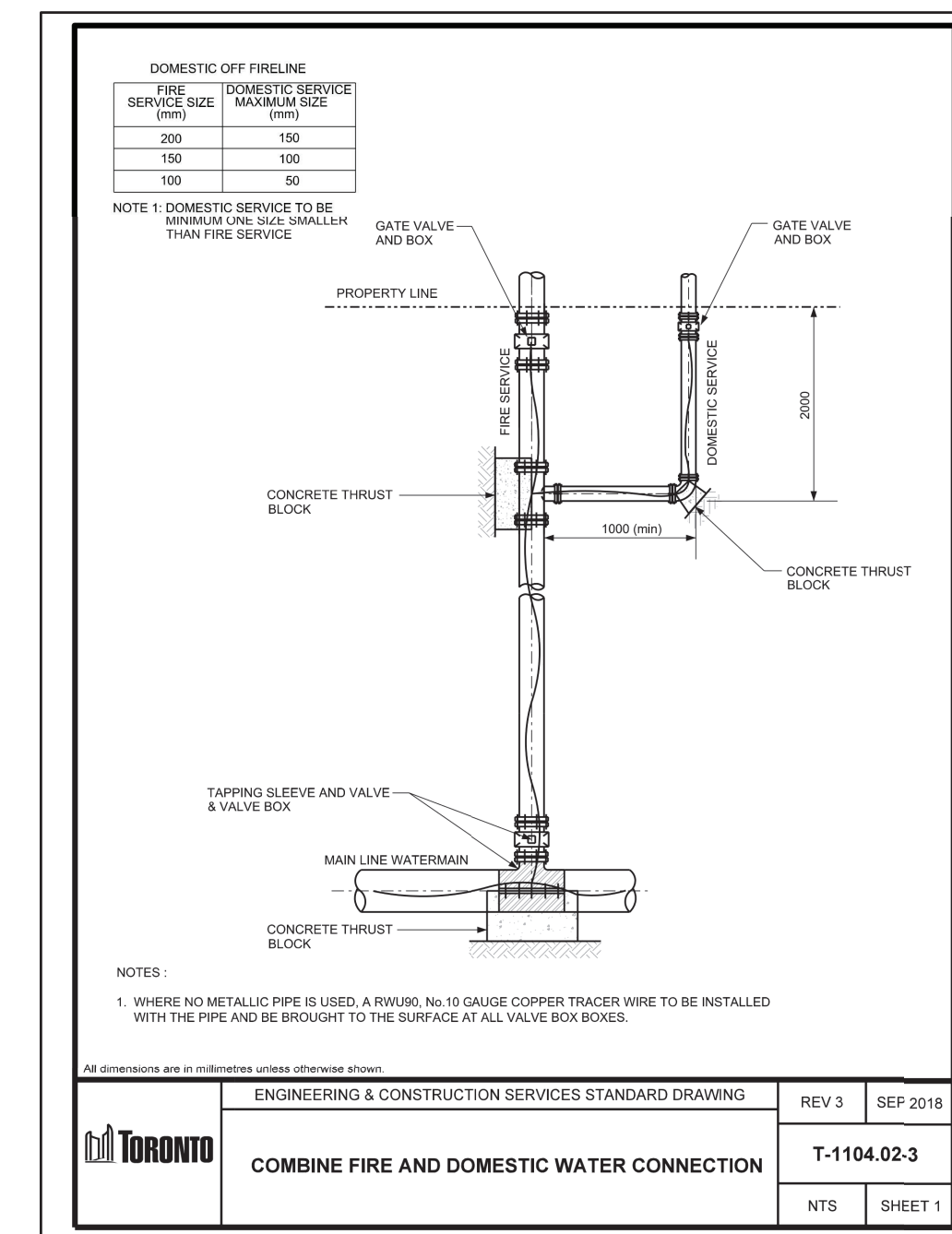
FOURTH SUBMISSION





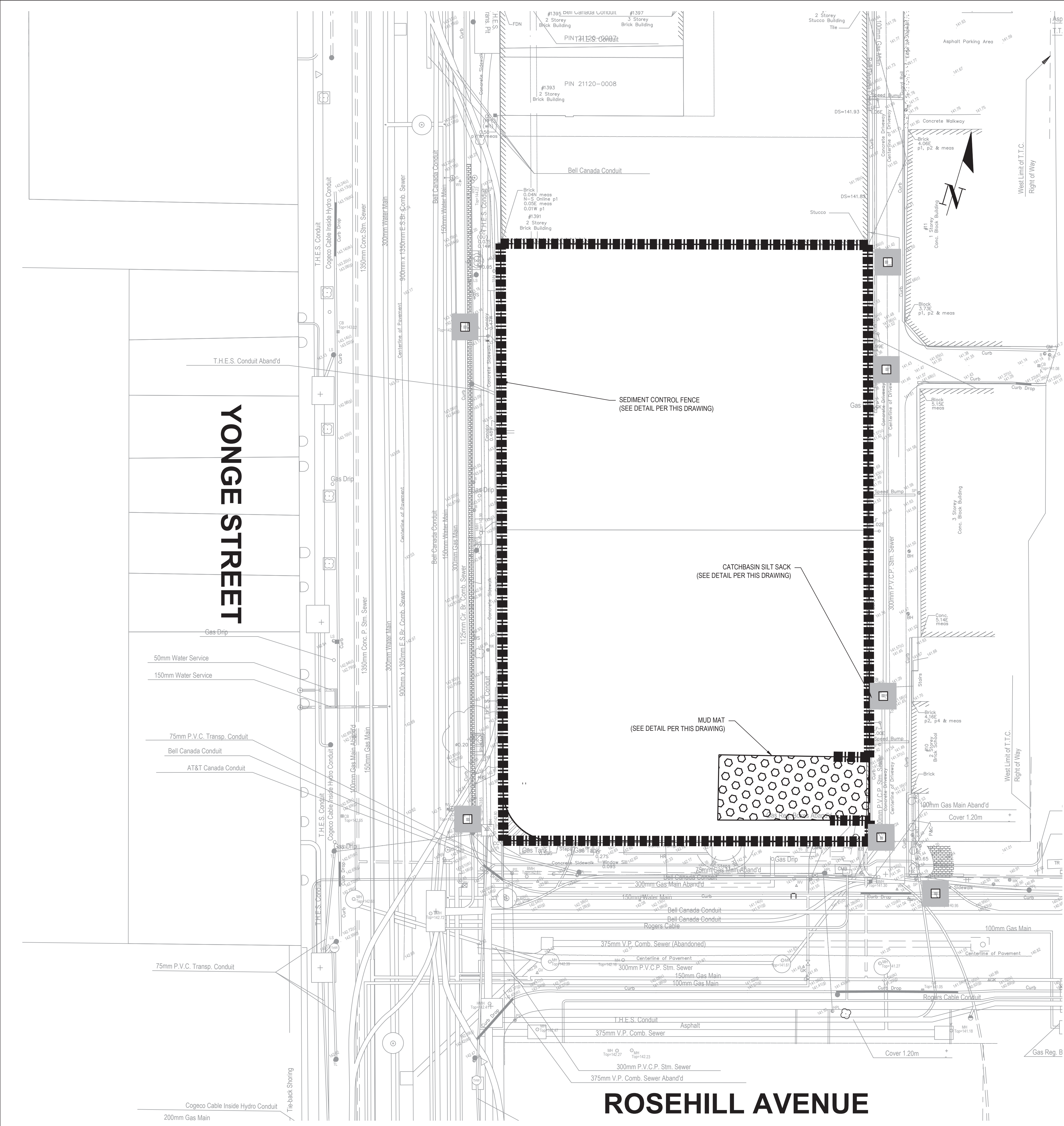
Conditions of Use. This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

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

Project **1365-1375 YONGE ST**

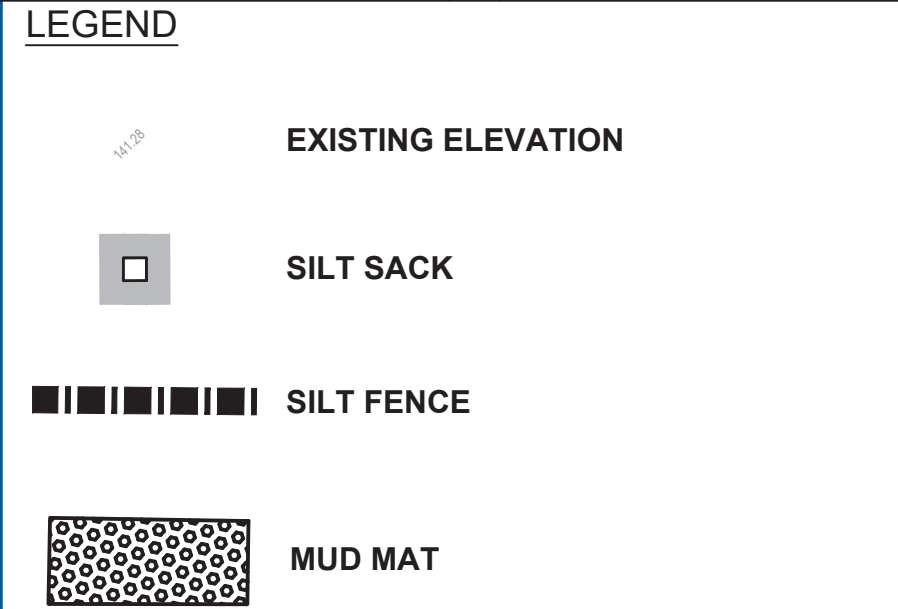
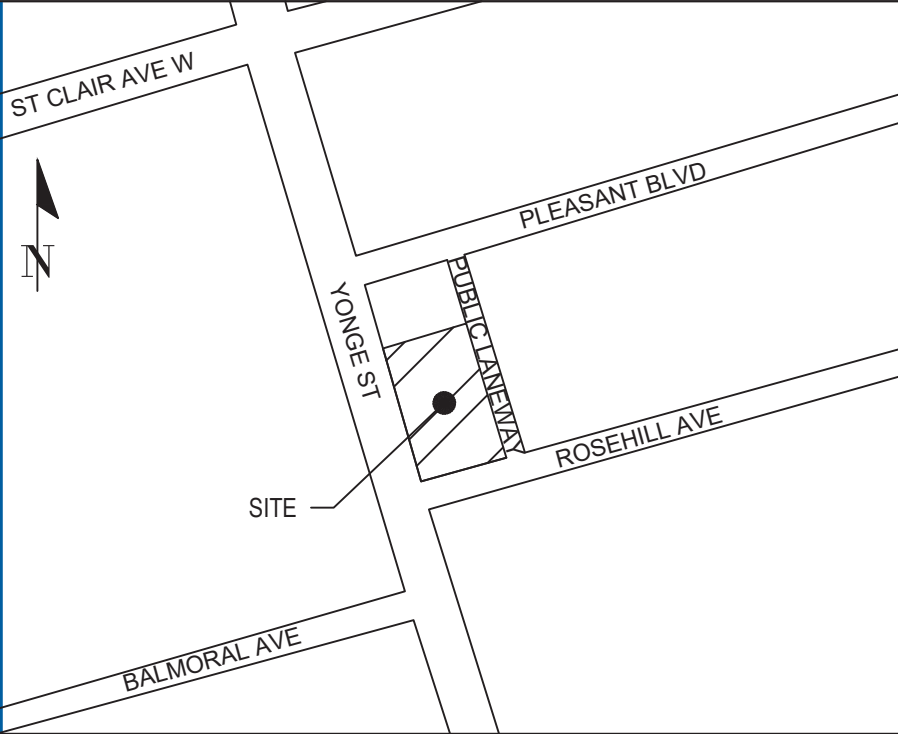
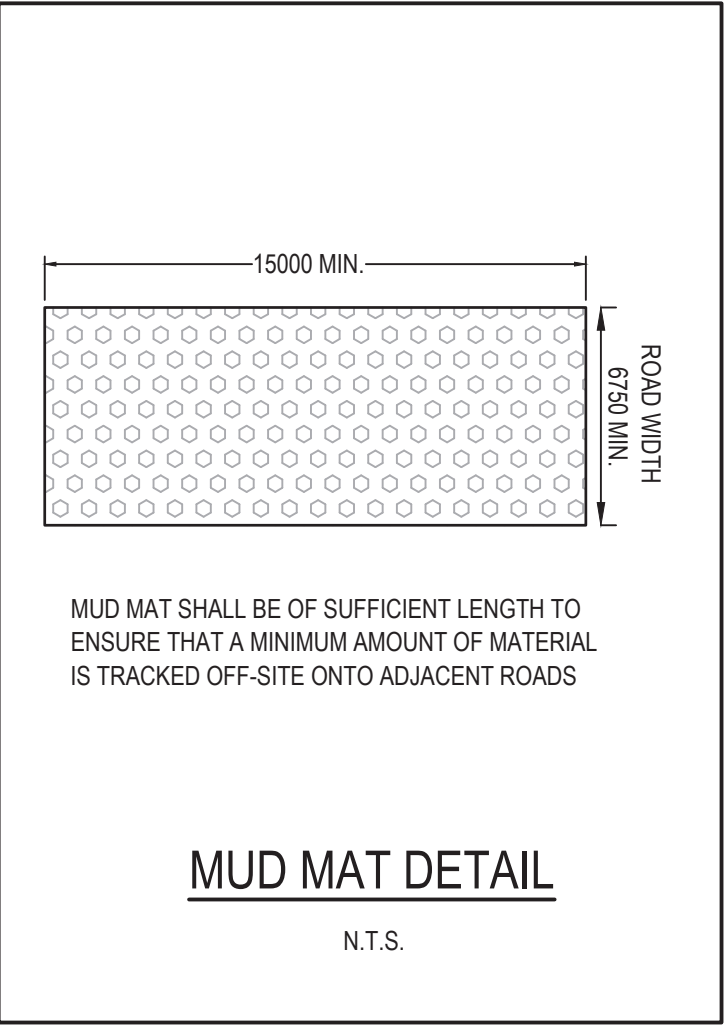
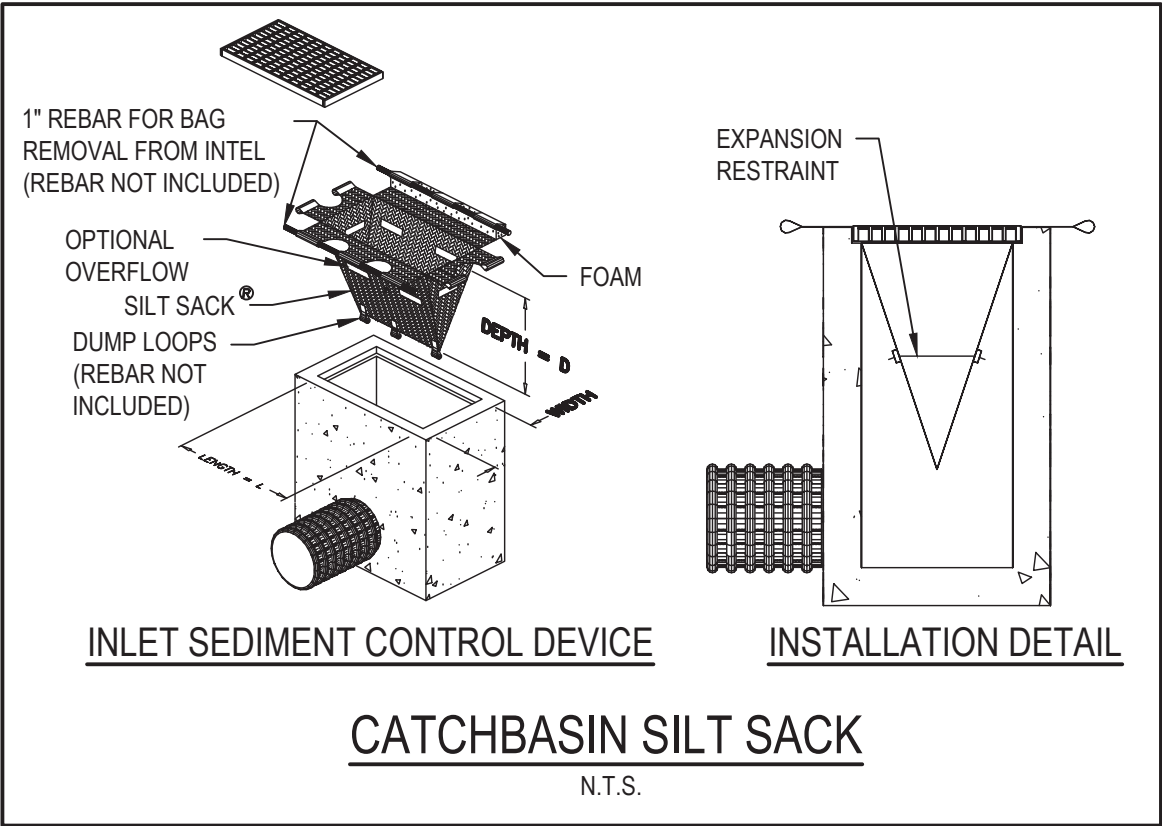
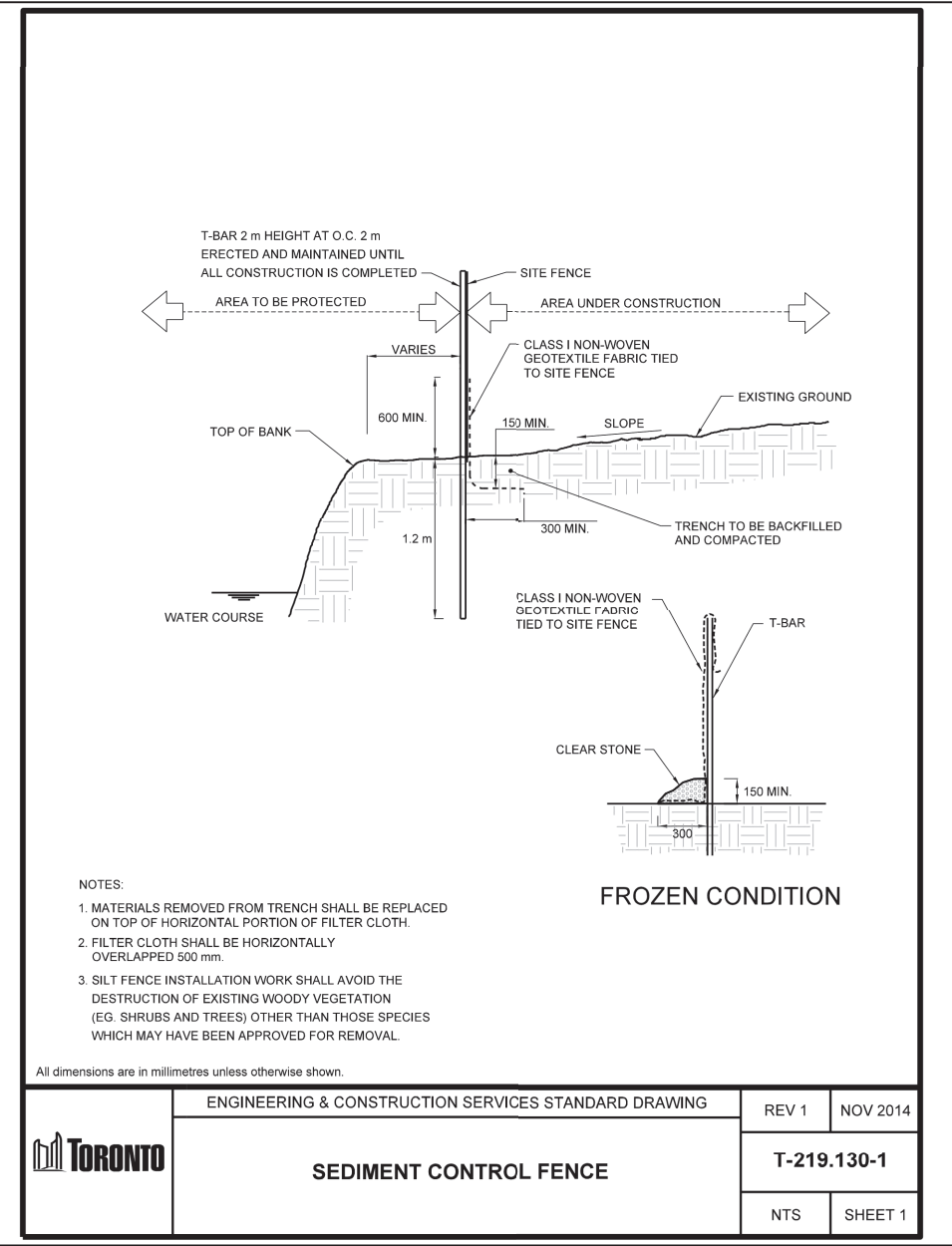
Scale	NTS	DO NOT SCALE 
Drawn	M.WONG	
Designer	M.WONG	
Drafting Check	N.WONG	
Design Check	N.WONG	
Approved (Project Director)	A. EMER	
Date	MAY 2023	

DET-1
Rev. D



- TEMPORARY EROSION AND SEDIMENT CONTROL**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING REMOVAL UPON COMPLETION OF THE PROJECT.
 2. THE LOCATION OF EROSION AND SEDIMENT CONTROL MEASURES ARE SHOWN SCHEMATICALLY.
 3. MUD MATS, SILT FENCES AND CATCHBASIN BUFFERS ARE TO BE CONSTRUCTED AND IN PLACE PRIOR TO TOPSOIL REMOVAL AND THE START OF GRADING OPERATIONS.
 4. DURING GRADING OPERATIONS, ALL STORM RUNOFF SHALL BE CONTROLLED TO PREVENT SURFACE RUNOFF FROM LEAVING THE SITE UNTREATED.
 5. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED REGULARLY AND CLEANED OR REPLACED AS REQUIRED.
 6. TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE KEPT IN PLACE AND FUNCTIONAL UNTIL THE SITE IS STABILIZED.

THE LIMIT OF CONSTRUCTION WITHIN THE CITY'S RIGHT-OF-WAY ARE AT THE DISCRETION OF THE CITY'S INSPECTOR



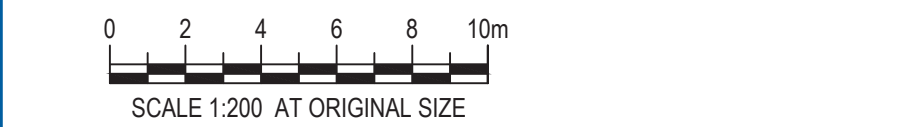
NOTE

1. LEGAL & TOPOGRAPHIC SURVEY PREPARED BY LLOYD & PURCELL LTD., DATED APRIL 3 2018.
2. SITE PLAN INFORMATION PROVIDED BY TURNER FLEISCHER ARCHITECTS INC.

No.	Revision	Drawn	Job Manager	Project Director	Date
D	4th SUBMISSION - SPA - ZBA	M.W.	N.W.	A.E.	05/25/23
C	3rd SUBMISSION - SPA	M.W.	N.W.	A.E.	09/23/21
B	2nd SUBMISSION - SPA	L.L.	L.L.	A.E.	02/26/21
A	1st SUBMISSION - SPA	L.L.	J.L.	A.E.	06/02/20

Drawing Revisions
Note: * indicates signatures on original issue of drawing or last revision of drawing

Conditions of Use. This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.



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

MANAGER, DEVELOPMENT ENGINEERING DATE: _____

GHD
140 Allstate Parkway, Suite 210
Markham Ontario L3R 5Y8
T 1 905 752 4300 F 1 905 752 4301
E ytomall@ghd.com W www.ghd.com

Client **YONGE AND ROSEHILL INC**

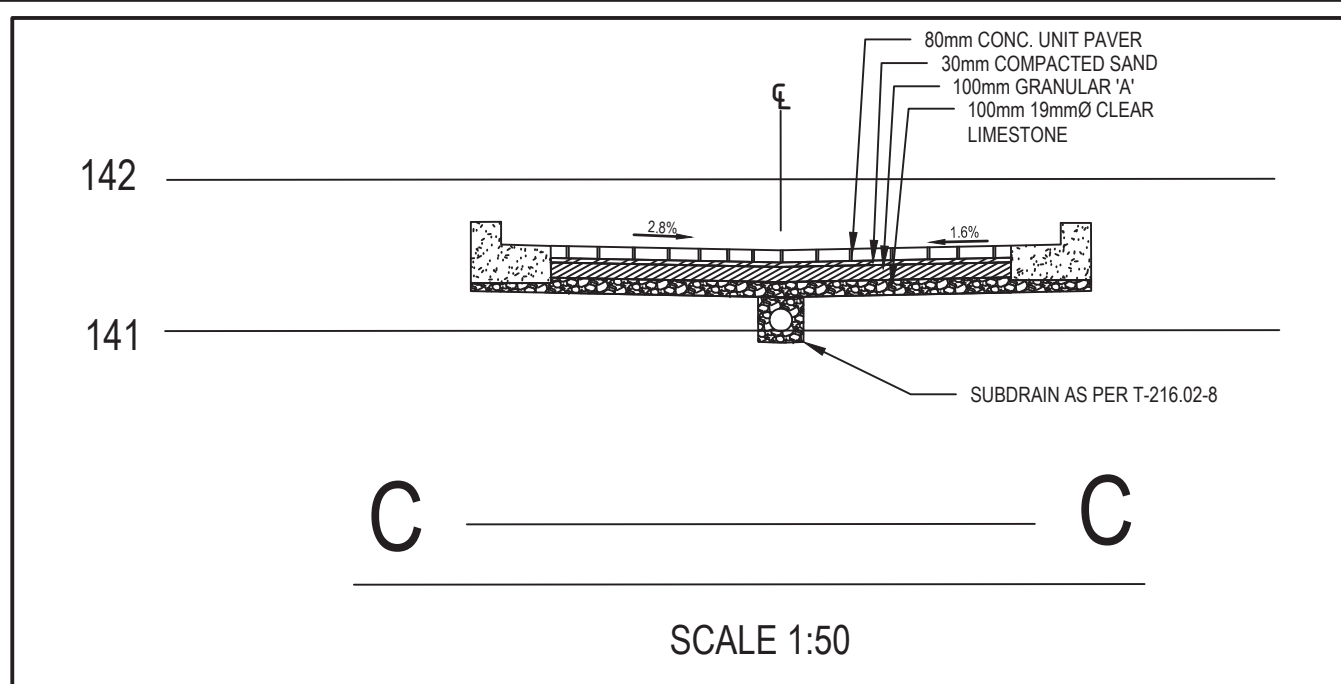
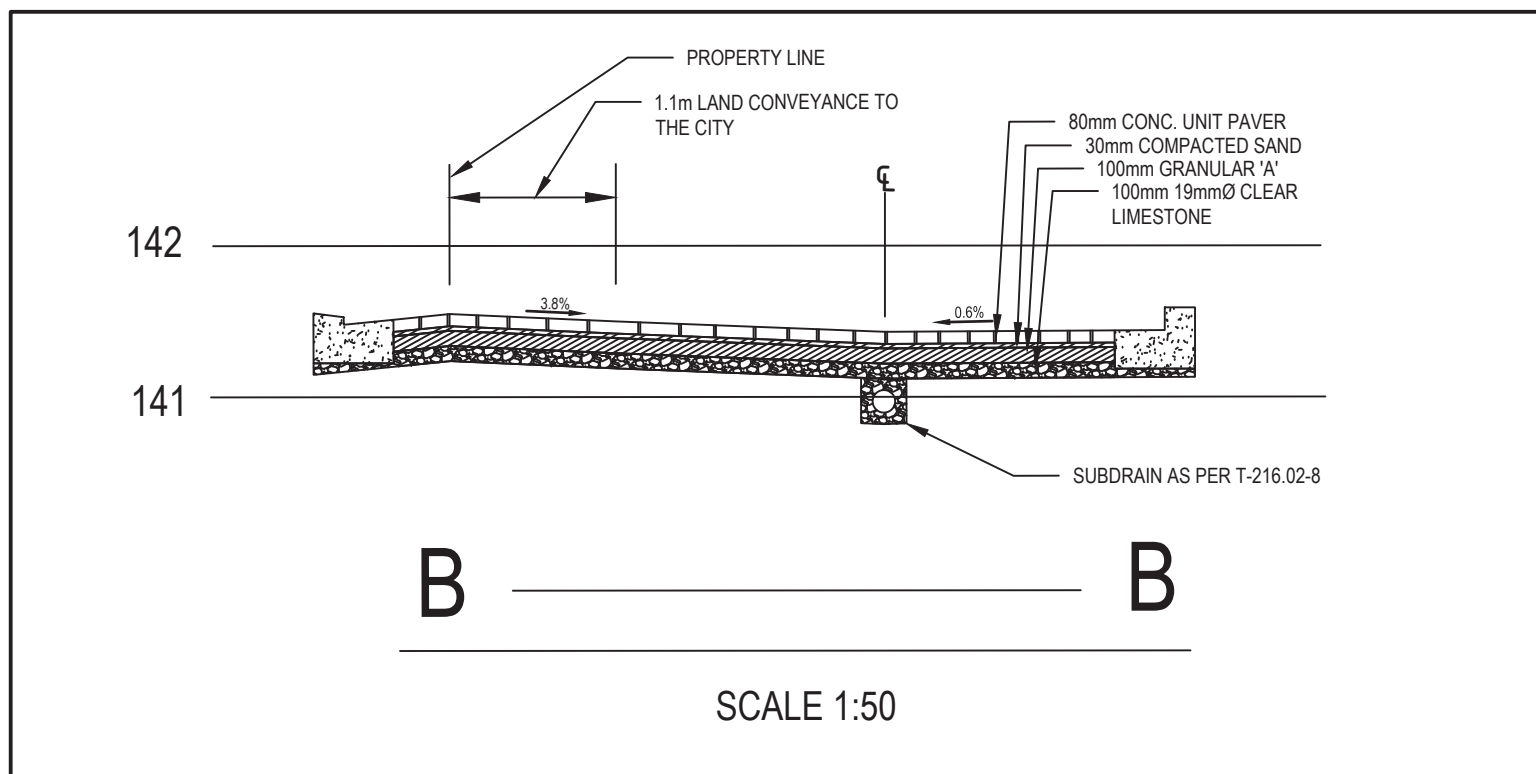
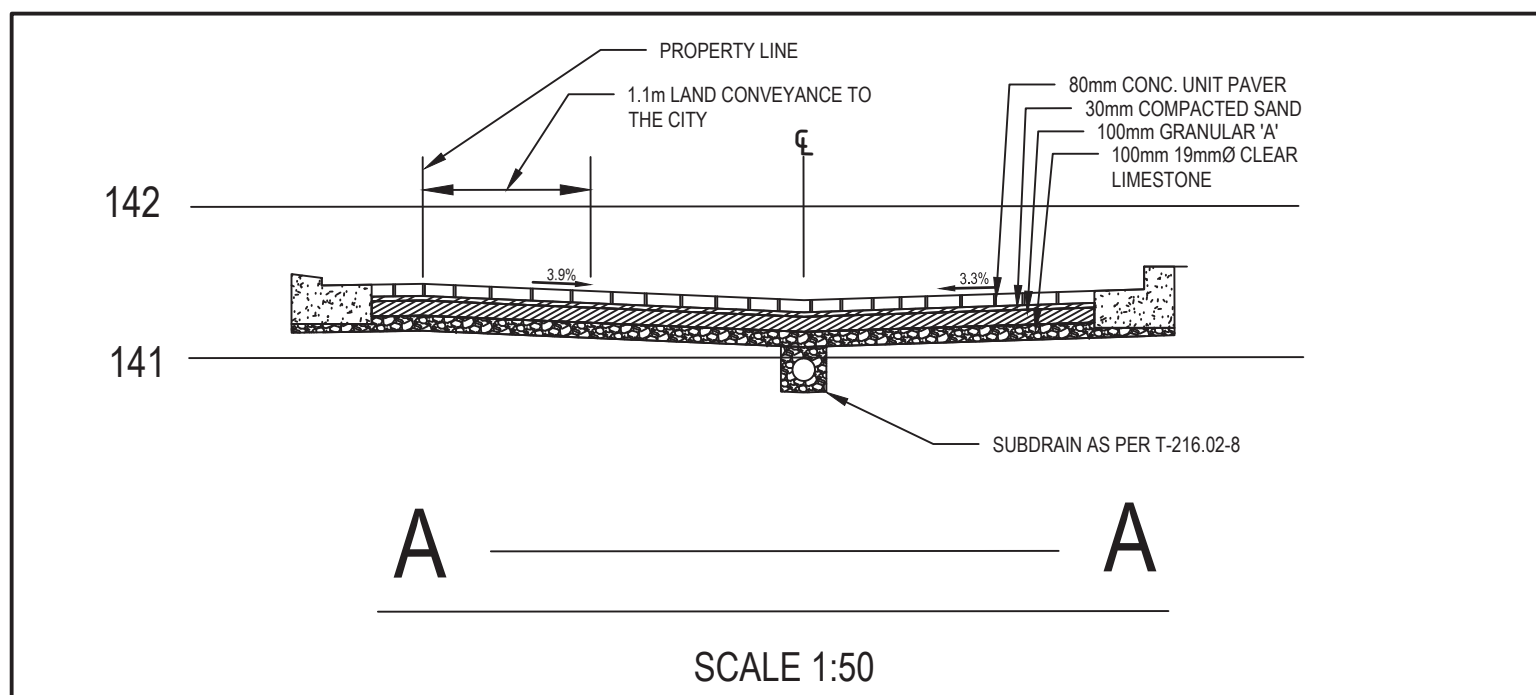
Project **1365-1375 YONGE ST**

Title **EROSION AND SEDIMENT CONTROL PLAN**

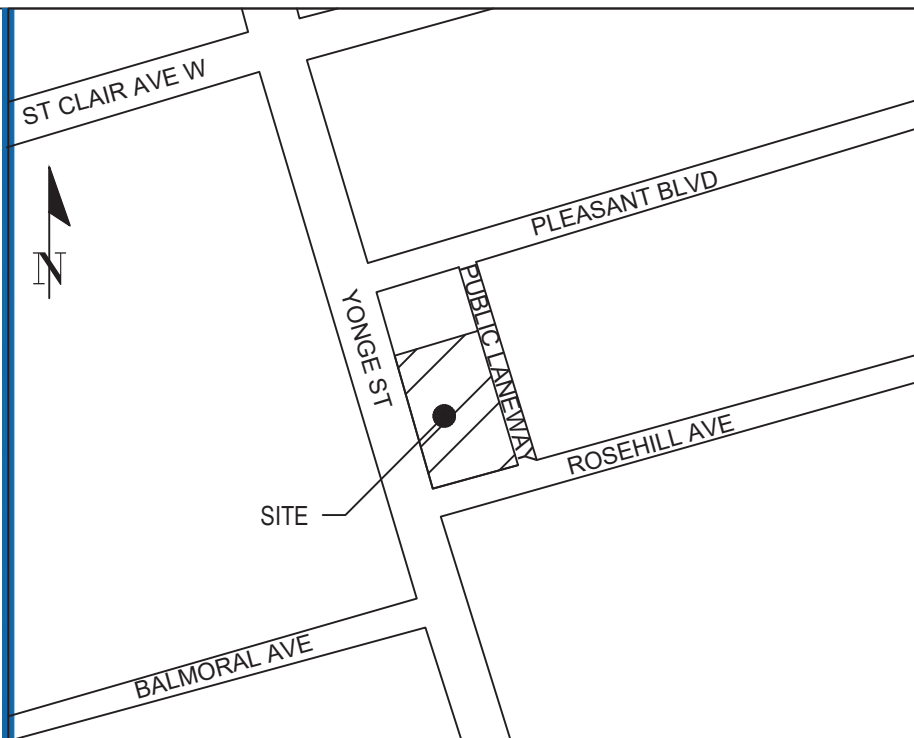
Scale	1:200	DO NOT SCALE
Drawn	M. WONG	
Designer	M. WONG	
Drafting Check	N. WONG	
Design Check	N. WONG	
Approved (Project Director)	A. EMER	
Date	MAY 2023	

This Drawing must not be used for Construction unless signed as Approved

Drawing No.	ER-1	Original Size	Arch D
Rev.	D		

[illegible]

	EXISTING ELEVATION
	PROPOSED ELEVATION
	PROPOSED GRADE
	PROPOSED VALVE
	PROPOSED WATER METER AND BACKFLOW PREVENTER
	PROPOSED CAST-IN-PLACE MANHOLE
	PROPERTY LINE
	ROAD LINE
	LINE OF UNDERGROUND
	EMERGENCY OVERLAND DRAINAGE FLOW (OVER 100-YEAR STORM)
	LIMIT OF CONSTRUCTION



1. LEGAL & TOPOGRAPHIC SURVEY PREPARED BY LLOYD & PURCELL Ltd., DATED APRIL 3 2018.
2. SITE PLAN INFORMATION PROVIDED BY TURNER FLEISCHER ARCHITECTS INC.
3. FOR GENERAL NOTES SEE DWG GN-1.
4. CONTRACTOR TO BE RESPONSIBLE FOR LOCATION OF ALL EXISTING U/G & OVERHEAD UTILITIES. UTILITIES TO BE GIVEN ADVANCE NOTICE TO COMPLETE STAKE-OUT(S) PRIOR TO ANY EXCAVATING ETC. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF EXISTING UTILITIES AS INDICATED ON THIS DRAWING.

ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF TORONTO BENCHMARK NO. 12219741472, ELEVATION = 140.121.

Drawing Revisions

Note: * indicates signatures on original issue of drawing or last revision of drawing

Conditions of Use. This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.



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

MANAGER, DEVELOPMENT ENGINEERING

DATE:_____



140 Allstate Parkway, Suite 210
Markham Ontario L3R 5Y8
T 1 905 752 4300 F 1 905 752 4301
E ytomail@ghd.com W www.ghd.com

Client **YONGE AND ROSEHILL INC**

Project **1365-1375 YONGE ST**

Title	LANEWAY GRADING PLAN
-------	-----------------------------

Scale	1:200	DO NOT SCALE 
Drawn	M.WONG	
Designer	M.WONG	
Drafting Check	N.WONG	
Design Check	N.WONG	
Approved (Project Director)	A. EMER	
Date	MAY 2023	

This Drawing must not be used for Construction unless signed as Approved

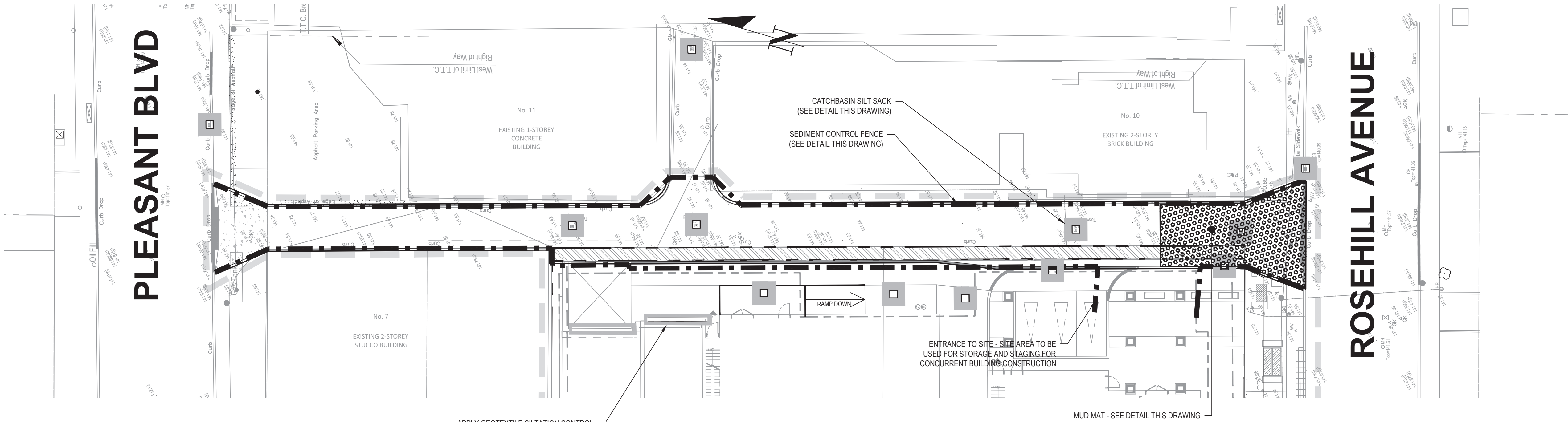
Drawing No.	Original Size
-------------	---------------

Rev. **B**

THE LIMIT OF CONSTRUCTION WITHIN THE CITY'S RIGHT-OF-WAY ARE AT THE DISCRETION OF THE CITY'S INSPECTOR

TEMPORARY EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING REMOVAL UPON COMPLETION OF THE PROJECT.
2. THE LOCATION OF EROSION AND SEDIMENT CONTROL MEASURES ARE SHOWN SCHEMATICALLY.
3. MUD MATS, SILT FENCES AND CATCHBASIN BUFFERS ARE TO BE CONSTRUCTED AND IN PLACE PRIOR TO TOPSOIL REMOVAL AND THE START OF GRADING OPERATIONS.
4. DURING GRADING OPERATIONS, ALL STORM RUNOFF SHALL BE CONTROLLED TO PREVENT SURFACE RUNOFF FROM LEAVING THE SITE UNTREATED.
5. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED REGULARLY AND CLEANED OR REPLACED AS REQUIRED.
6. TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE KEPT IN PLACE AND FUNCTIONAL UNTIL THE SITE IS STABILIZED.



APPLY GEOTEXTILE SILTATION CONTROL FABRIC ACROSS ENTIRE TRENCH DRAIN WITH EXPANSION RESTRAINTS AS PER CATCHBASIN SILT SACK DETAIL THIS DRAWING

MUD MAT - SEE DETAIL THIS DRAWING

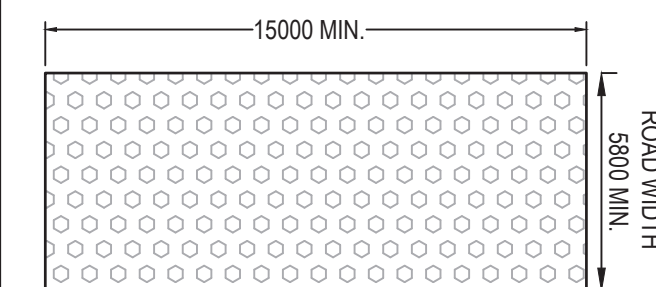
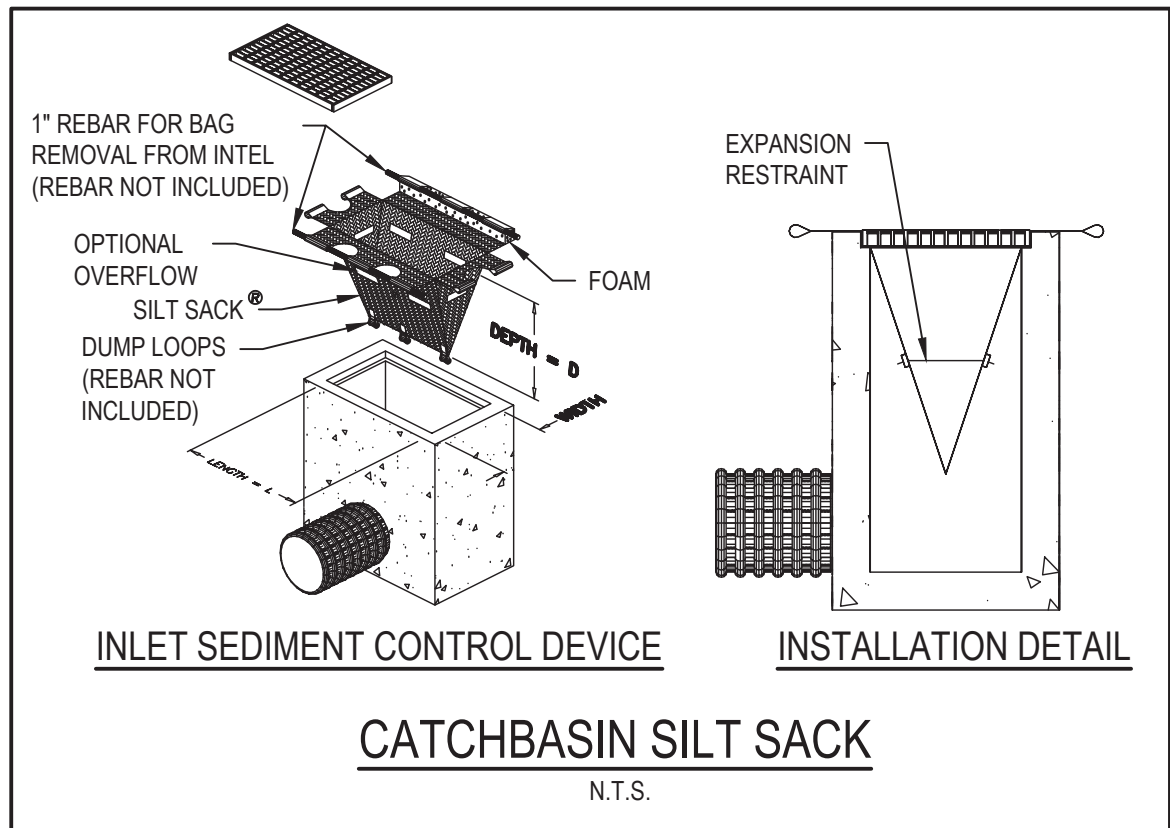
LEGEND

EXISTING ELEVATION

SILT SACK

SILT FENCE

MUD MAT



MUD MAT SHALL BE OF SUFFICIENT LENGTH TO ENSURE THAT A MINIMUM AMOUNT OF MATERIAL IS TRACKED OFF-SITE ONTO ADJACENT ROADS

MUD MAT DETAIL

N.T.S.

LANEWAY INSTALLATION PROCEDURE

1. LANEWAY TO BE COMPLETED AFTER ADJACENT SITE SERVICING IS COMPLETE, CONCURRENT WITH BUILDING CONSTRUCTION - SITE AREA TO BE USED FOR STAGING AND STORAGE
2. INSTALL SILT FENCE AND SILT SACKS ON AS SHOWN
3. REMOVE EXISTING TOPWORKS AND DISPOSE OFF SITE
4. REPLACE CB GRATES WITHIN LANEWAY WITH NEW AS NOTED IN DWG LWY-1
5. INSTALL GRANULARS AND COMPACT AS PER GEOTECHNICAL ENGINEER DIRECTION
6. INSTALL UNIT PAVERS AS PER LANDSCAPE DIRECTION
7. REMOVE ESC APPURTANANCES (SILT FENCE, SILT SACK)

NOTE

1. LEGAL & TOPOGRAPHIC SURVEY PREPARED BY LLOYD & PURCELL Ltd., DATED APRIL 3 2018.
2. SITE PLAN INFORMATION PROVIDED BY TURNER FLEISCHER ARCHITECTS INC.
3. FOR GENERAL NOTES SEE DWG GN-1.
4. CONTRACTOR TO BE RESPONSIBLE FOR LOCATION OF ALL EXISTING U/G & OVERHEAD UTILITIES. UTILITIES TO BE GIVEN ADVANCE NOTICE TO COMPLETE STAKE-OUT(S) PRIOR TO ANY EXCAVATING ETC. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF EXISTING UTILITIES AS INDICATED ON THIS DRAWING.

BENCHMARK

ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF TORONTO BENCHMARK NO. 12219741472, ELEVATION = 140.121.

A 4th SUBMISSION - SPA - ZBA M.W. N.W. A.E. 05/25/23

No. Revision Drawn Job Manager Project Director Date

Drawing Revisions

Note: * indicates signatures on original issue of drawing or last revision of drawing

Conditions of Use. This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.



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

MANAGER, DEVELOPMENT ENGINEERING

DATE:



140 Allstate Parkway, Suite 210
Markham Ontario L3R 5Y8
T 1 905 752 4300 F 1 905 752 4301
E ytomall@ghd.com W www.ghd.com

Client **YONGE AND ROSEHILL INC.**

Project **1365-1375 YONGE ST**

Title **LANEWAY EROSION AND SEDIMENT CONTROL PLAN**

Scale 1:200

DO NOT SCALE

Drawn M.WONG

Designer M.WONG

Drafting Check N.WONG

Design Check N.WONG

Approved (Project Director) A. EMER

Date MAY 2023

This Drawing must not be used for Construction unless signed as Approved

Drawing No.

Original Size

Arch D

LWY-2

Rev. A