

NOTE 1:
THE BUILDING DRAINAGE SYSTEM TO BE DESIGNED TO DRAIN ALL STORM FLOWS UP TO THE 100 YEAR EVENT WITH NO DISCHARGES OFF THE SITE.

NOTE 2:
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

NOTE 3:
WHEN EXPOSING ABANDONED GAS PLANT THE CONTRACTOR MUST CONTACT VITO MODUGNO - FIELD MANAGER, OPERATION, ENBRIDGE GAS @ 416-753-7408 OR EMAIL VITO.MODUGNO@ENBRIDGE.COM TO FACILITATE VERIFICATION AND DE-WATERING OPERATIONS OF THE ABANDONED GAS PLANT. REMOVAL OF THE ABANDONED GAS PLANT IS NOT THE RESPONSIBILITY OF ENBRIDGE GAS DISTRIBUTION INC. AND CAN ONLY BE DONE AFTER THE OPERATIONS FIELD MANAGER'S APPROVAL.

NOTE 4:
PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY THE CONTRACTOR OR DEVELOPER, WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT.

NOTE 5:
ALL WORK IN THE MUNICIPAL RIGHT OF WAY TO BE COMPLETED BY THE APPLICANT AT NO COST TO THE MUNICIPALITY.

NOTE 6:
ALL SERVICE CONNECTIONS TO BE COMPLETED BY TORONTO WATER

SURVEY CREDIT
SURVEY PROVIDED BY: WSP GEOMATICS ONTARIO LIMITED
DATE OF SURVEY: NOVEMBER 21, 2018

BENCHMARK
ELEVATIONS ARE IN METERS AND ARE DERIVED FROM CITY OF TORONTO BENCHMARK No. C1828 NORTH SIDE OF YORKVILLE AVENUE WEST OF YONGE STREET, BENCHMARK ON 1 STOREY PUBLIC LIBRARY BUILDING 3.96m NORTH FROM SOUTH EAST CORNER 0.43m ABOVE GRADE. ELEVATION = 116.982 meters.

NOTE 8:
IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLY WITH THE SEWER USE BY-LAW AND OBTAIN ALL APPROVALS/PERMITS FROM TORONTO WATER, ENVIRONMENTAL MONITORING & PROTECTION UNIT FOR ANY PROPOSED TEMPORARY OR PERMANENT DISCHARGING OF GROUNDWATER INTO MUNICIPAL SEWER SYSTEM AND WATERCOURSES.

NOTE 9:
STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING IT WILL COMPRISE ONE MIXED USE CONDOMINIUM CORPORATION UPON COMPLETION. IF ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR CONDOMINIUM APPROVAL FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS INFORMATION, 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 THE CONDOMINIUM APPLICANT

FILENAME: X:\DVT\17101484_11 Yorkville Ave\11-21 Yorkville Ave\11-21-18.dwg
 PLOT DATE: Mar 28, 2019 - 2:37pm, wen.mao

SURVEY (Year)	XXXXXX.dgn	No.	DATE	REVISIONS	INITIAL	SIGNED
DESIGN	XXXXXX.dgn					
UTILITY	XXXXXX.dgn	3.	MAR 28/19	RE-ISSUED FOR SITE PLAN APPLICATION	A.K.	
MAPPING	XXXXXX.dgn	2.	DEC 14/18	RE-ISSUED FOR SITE PLAN APPLICATION	A.K.	
STREETLINE	XXXXXX.dgn	1.	MAR 28/18	ISSUED FOR SITE PLAN APPLICATION	B.S.T.	



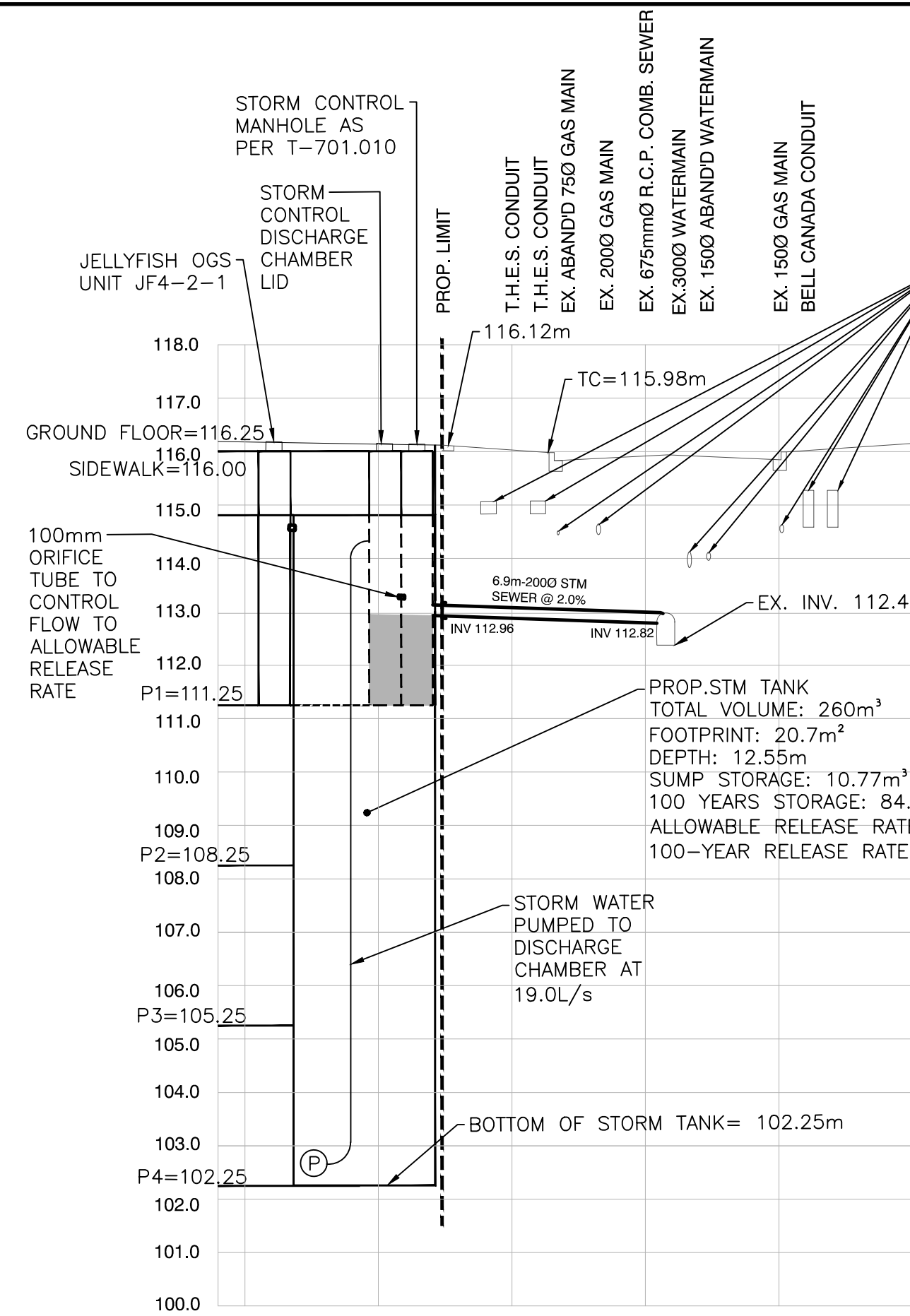
SITE SERVICING PLAN

Toronto ENGINEERING AND CONSTRUCTION SERVICES DIVISION
 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 _____

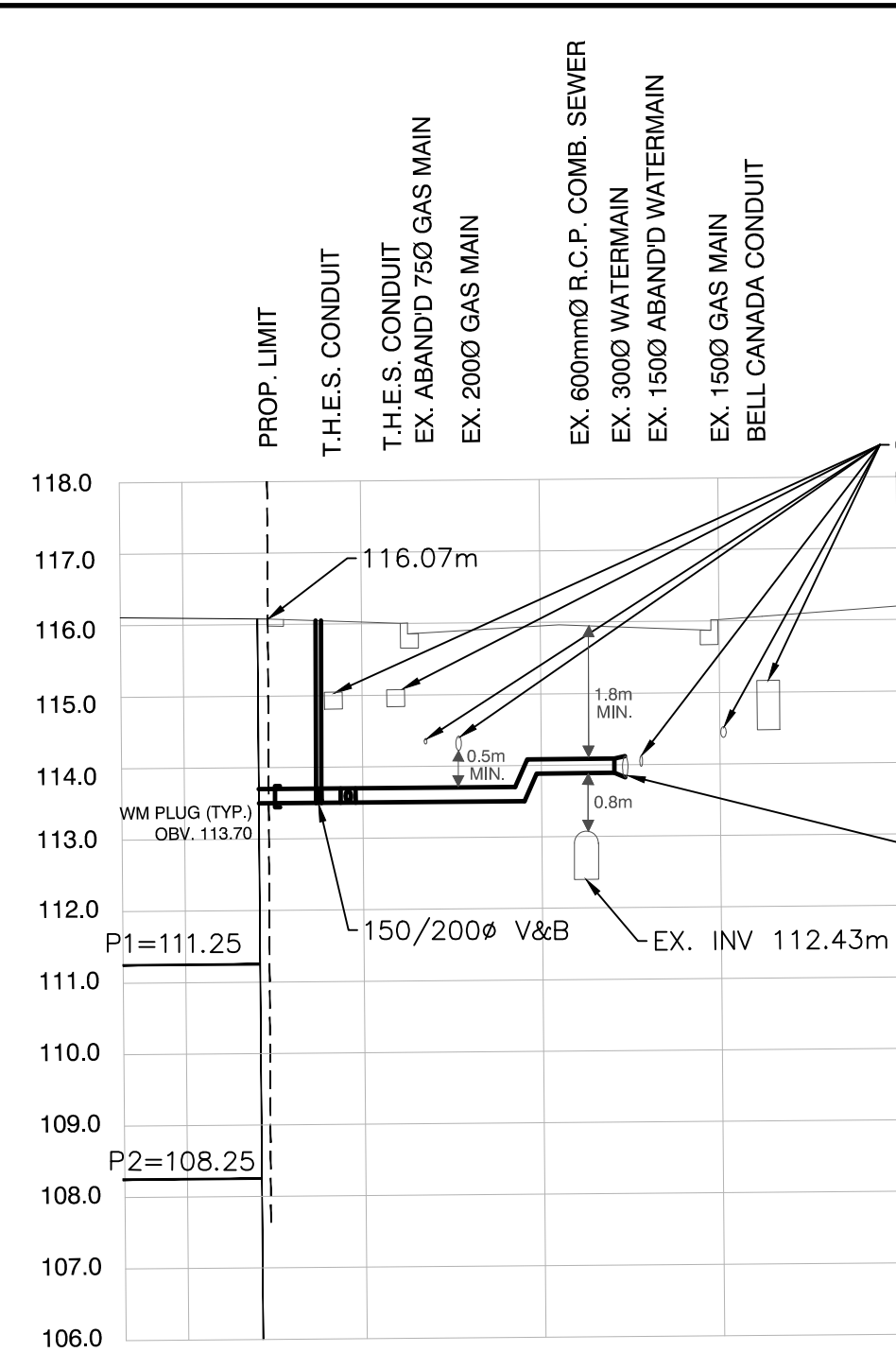


11-21 YORKVILLE AVENUE

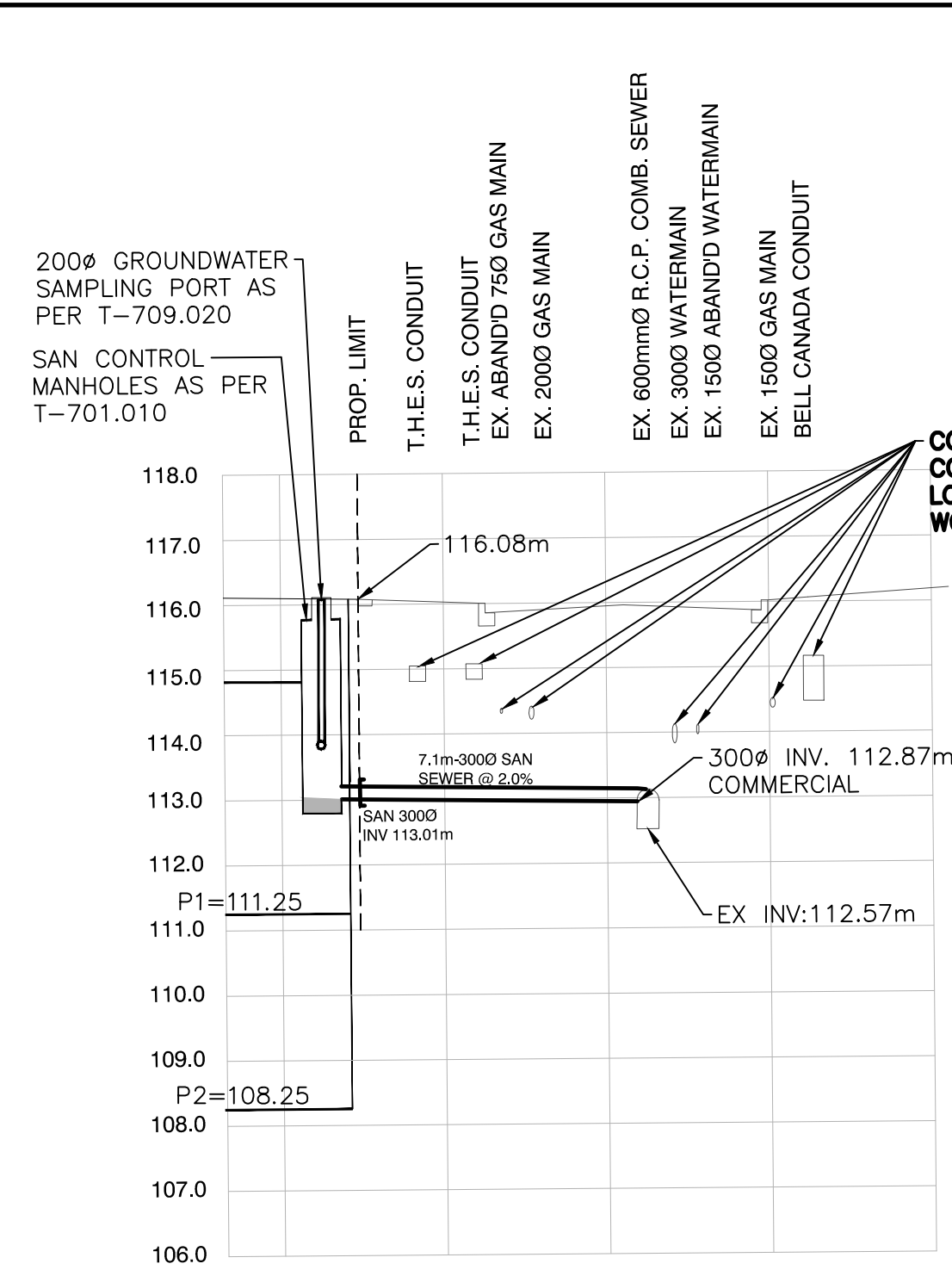
DESIGN	B.S.T.	DRAWN	CAD 10/12	CHECKED	B.S.T.	CONTRACT No.	17M-01494	
SCALE:	1:200	DRAWING NUMBER				SITE SERVICING PLAN	SHEET	SS1
DATE:	DEC 2018	DRAWING NUMBER				SITE SERVICING PLAN	SHEET	SS1



SECTION A-A
STORM CONNECTIONS TO
YORKVILLE AVENUE
SCALE H-1:200 V-1:100



SECTION B-B
WATERMAIN CONNECTIONS TO
YORKVILLE AVENUE
SCALE H-1:200 V-1:100



SECTION C-C
SANITARY CONNECTIONS TO
YORKVILLE AVENUE
SCALE H-1:200 V-1:100

ALL EXISTING SEWER AND WATER SERVICE CONNECTIONS WITHIN THE SITE THAT ARE NO LONGER IN SERVICE AS A RESULT OF THIS CONSTRUCTION SHALL BE DECOMMISSIONED AND REMOVED OFF-SITE. CONTRACTOR TO CAP EX. SEWER AND WATER SERVICES AT THE STREETLINE TO THE SATISFACTION OF THE CITY OF TORONTO. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH TORONTO WATER FOR ULTIMATE DECOMMISSIONING OF THE EXISTING MUNICIPAL SEWER AND WATER SERVICE CONNECTIONS WITHIN THE MUNICIPAL ROAD ALLOWANCE.

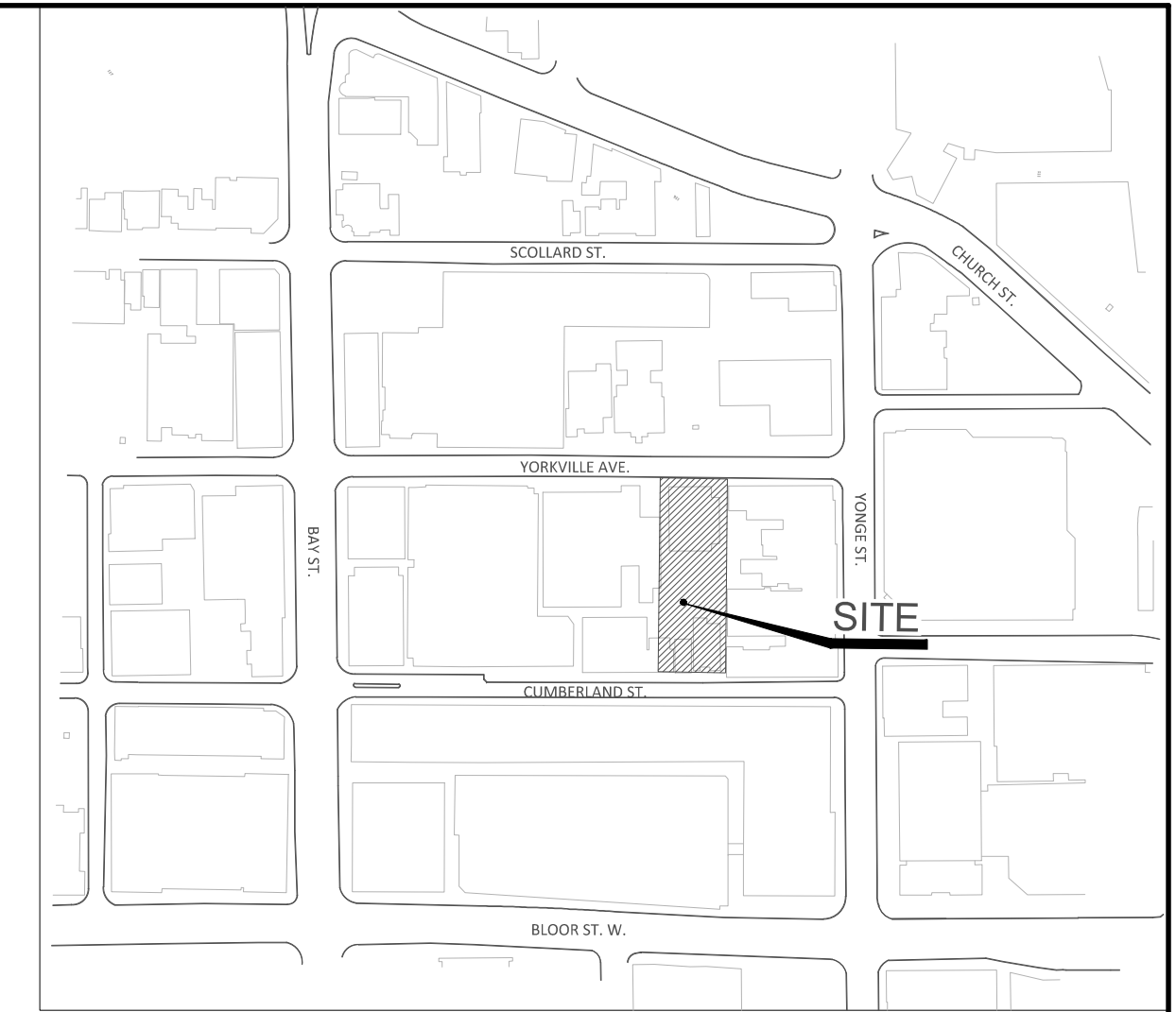
THE BUILDING STRUCTURE SYSTEM MUST BE DESIGNED TO BE ABLE TO WITHHOLD THE STORM WATER CISTERN UNDER THE MOST CRITICAL LOADING CONDITION.

THE BUILDING STORM AND SANITARY SYSTEM MUST BE DESIGNED TO BE ABLE TO OPERATE UNDER MUNICIPAL SEWER SURCHARGE CONDITION.

THE METHOD OF INSTALLATION FOR THE PROPOSED SERVICE CONNECTIONS WILL BE AT THE DISCRETION OF THE TORONTO WATER DIVISION.

THE LOCATION OF THE METER SHALL BE TO THE TORONTO WATERS SATISFACTION.

THE LIMITS OF THE CONSTRUCTION WITHIN THE CITY'S RIGHT OF WAY ARE AT THE DISCRETION OF THE CITY INSPECTOR.

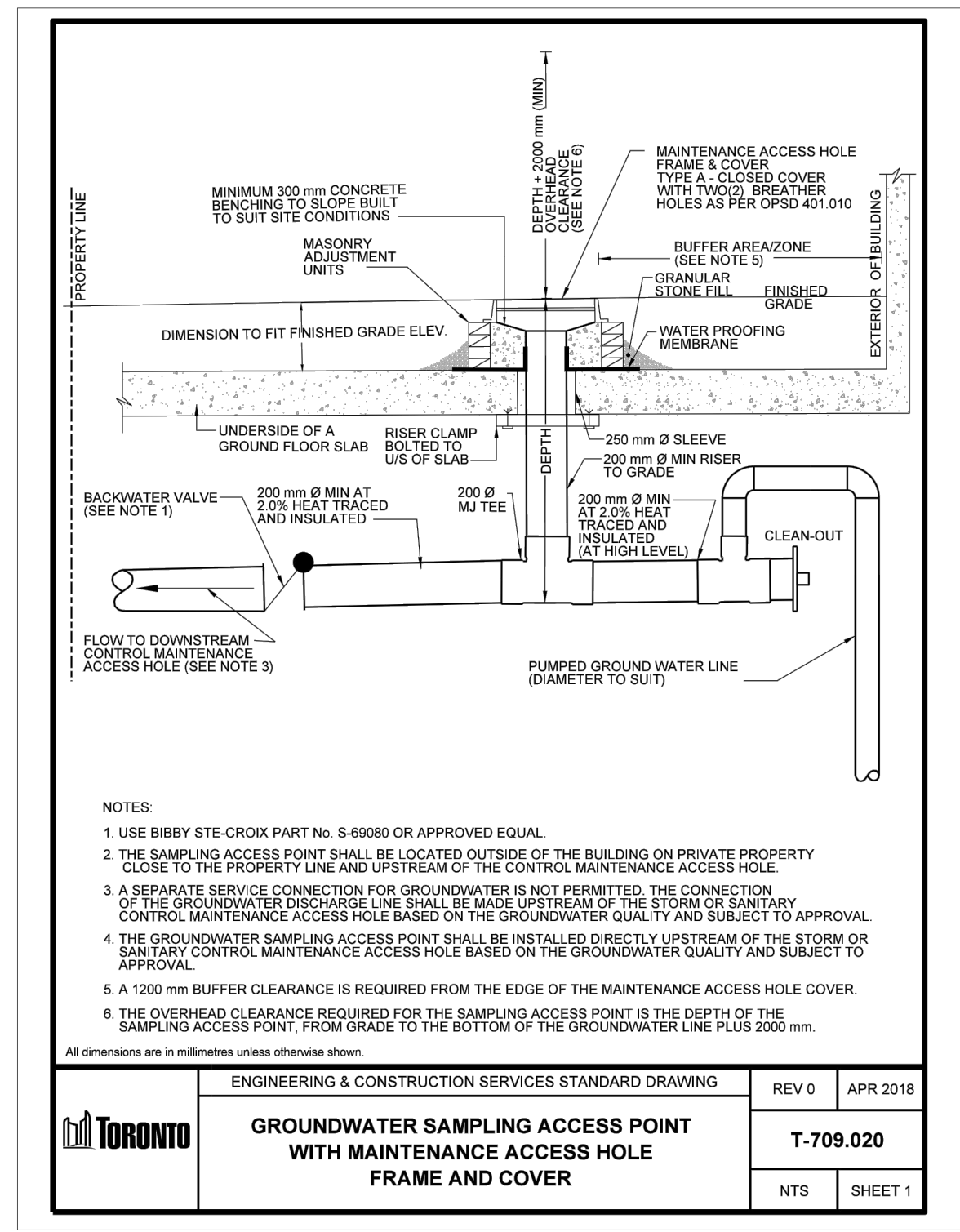


NOTE 1:
THE BUILDING DRAINAGE SYSTEM TO BE DESIGNED TO DRAIN ALL STORM FLOWS UP TO THE 100 YEAR EVENT WITH NO DISCHARGES OFF THE SITE.

NOTE 2:
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

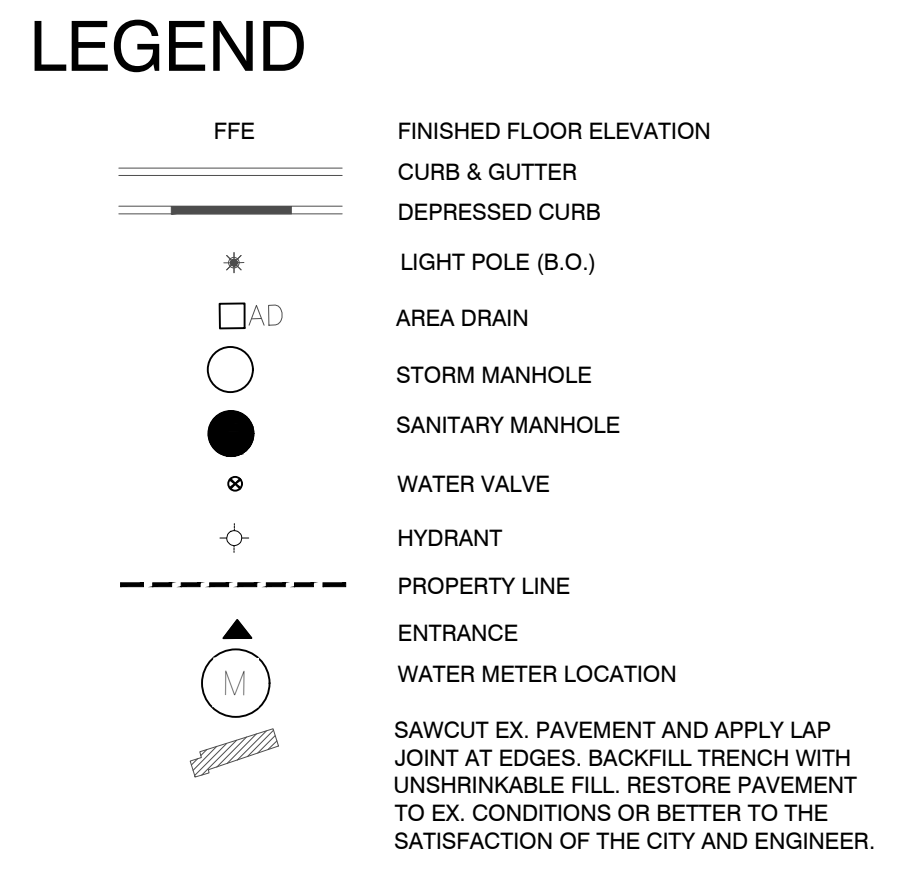
NOTE 3:
WHERE EXPOSING ABANDONED GAS PLANT THE CONTRACTOR MUST CONTACT VITO MODUGNO - FIELD MANAGER, OPERATION, ENBRIDGE GAS @ 416-753-7408 OR EMAIL VITO.MODUGNO@ENBRIDGE.COM TO FACILITATE VERIFICATION AND DE-WATERING OPERATIONS OF THE ABANDONED GAS PLANT. REMOVAL OF THE ABANDONED GAS PLANT IS NOT THE RESPONSIBILITY OF ENBRIDGE GAS DISTRIBUTION INC. AND CAN ONLY BE DONE AFTER THE OPERATIONS FIELD MANAGER'S APPROVAL.

BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULT 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.



PROPOSED STORM TANK SCHEMATIC
SCALE 1:200

METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



SURVEY CREDIT
SURVEY PROVIDED BY: WSP GEOMATICS ONTARIO LIMITED
DATE OF SURVEY: NOVEMBER 21, 2018

BENCHMARK
ELEVATIONS ARE IN METERS AND ARE DERIVED FROM CITY OF TORONTO BENCHMARK No. CT828 NORTH SIDE OF YORKVILLE AVENUE WEST OF YONGE STREET, BENCHMARK ON 1 STOREY PUBLIC LIBRARY BUILDING, 3.96m NORTH FROM SOUTH EAST CORNER 0.43m ABOVE GRADE. ELEVATION = 116.982 meters.

BEARING NOTE
BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM CITY OF TORONTO HORIZONTAL CONTROL MONUMENTS NO. 0202080094 AND NO. 0202080095 AND ARE REFERRED TO MTM GRID PROJECTION, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE, NAD'83, (CSRS) ZONE 10.

wsp

11-21 YORKVILLE AVENUE

DESIGN	B.S.T.	DRAWN	CAD 10/12	CHECKED	B.S.T.	CONTRACT No.	17M-01494
SCALE:	1:200	DRAWING NUMBER	CROSS-SECTIONS AND DETAILS	SHEET	SS2		
DATE:	DEC 2018						

CROSS SECTIONS AND DETAILS

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

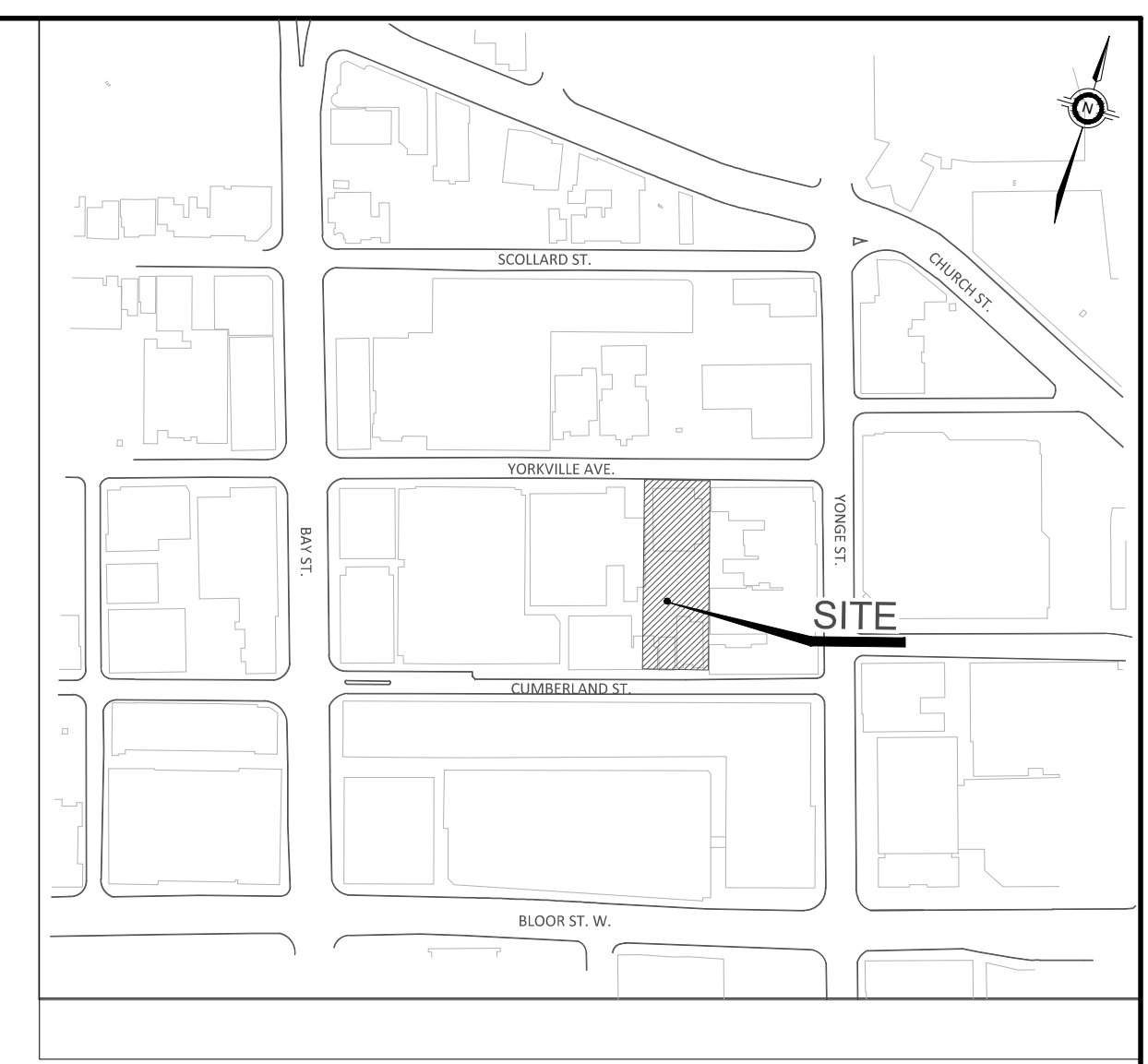
Manager, Development Engineering DATE

FILENAME: X:\D\17M-01494_11 Yorkville Ave\MUNICIPAL ENGINEERING Drawings\17M-01494_SSI-SS2.dwg
PLOT DATE: Mar 29, 2018 2:37:00 AM

DIGITAL INFORMATION	No.	DATE	REVISIONS	INITIAL	SIGNED
SURVEY (Year)	XXXXXX.dgn				
DESIGN	XXXXXX.dgn				
UTILITY	XXXXXX.dgn	3.	MAR 28/19		A.K.
MAPPING	XXXXXX.dgn	2.	DEC 14/18		A.K.
STREETLINE	XXXXXX.dgn	1.	MAR 26/18		B.S.T.
			RE-ISSUED FOR SITE PLAN APPLICATION		
			RE-ISSUED FOR SITE PLAN APPLICATION		
			ISSUED FOR SITE PLAN APPLICATION		

YORKVILLE AVENUE

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 SECTION

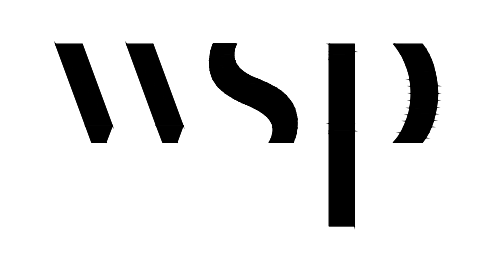


- LEGEND**
- ◊ 161.86 EXISTING ELEVATION
 - + 116.25 PROPOSED ELEVATION
 - ⊕ EXISTING VALVE & BOX
 - ⊕ EXISTING LIGHT STANDARD
 - ⊕ EXISTING CATCH BASIN
 - ➔ OVERLAND FLOW
 - PROP. SANITARY MANHOLE
 - PROP. STORM MANHOLE
 - ⊕ AD PROP. AREA DRAIN
 - ⊕ V&B PROP. VALVE AND BOX
 - ⊕ H&V PROP. HYDRANT AND VALVE
 - LIMIT OF PROPERTY
 - - - - - PARKING LEVEL OUTLINE
 - ROOF OUTLINE
 - ▨ PUBLIC LANE ACCESS, AS WIDENED, AT YORKVILLE AVENUE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TORONTO STANDARD T-310.050-1 FOR VEHICLE ENTRANCE IN COMBINED CURB AND SIDEWALK
 - ▨ PONDING AREA

- NOTES**
- ALL WORK IN THE MUNICIPAL RIGHT OF WAY TO BE COMPLETED BY THE APPLICANT AT NO COST TO THE MUNICIPALITY
 - ALL ASPHALT WITHIN THE CITY'S RIGHT OF WAY IS TO BE SUPERPAVE MIX PER CITY STANDARDS

BENCHMARK
 ELEVATIONS ARE IN METERS AND ARE DERIVED FROM CITY OF TORONTO BENCHMARK No. C1828 NORTH SIDE OF YORKVILLE AVENUE WEST OF YONGE STREET, BENCHMARK ON 1 STOREY PUBLIC LIBRARY BUILDING 3.96m NORTH FROM SOUTH EAST CORNER 0.43m ABOVE GRADE. ELEVATION = 116.982 meters.

SURVEY CREDIT
 SURVEY PROVIDED BY: WSP GEOMATICS ONTARIO LIMITED
 DATE OF SURVEY: NOVEMBER 21, 2018



11-21 YORKVILLE AVENUE

SITE GRADING PLAN

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

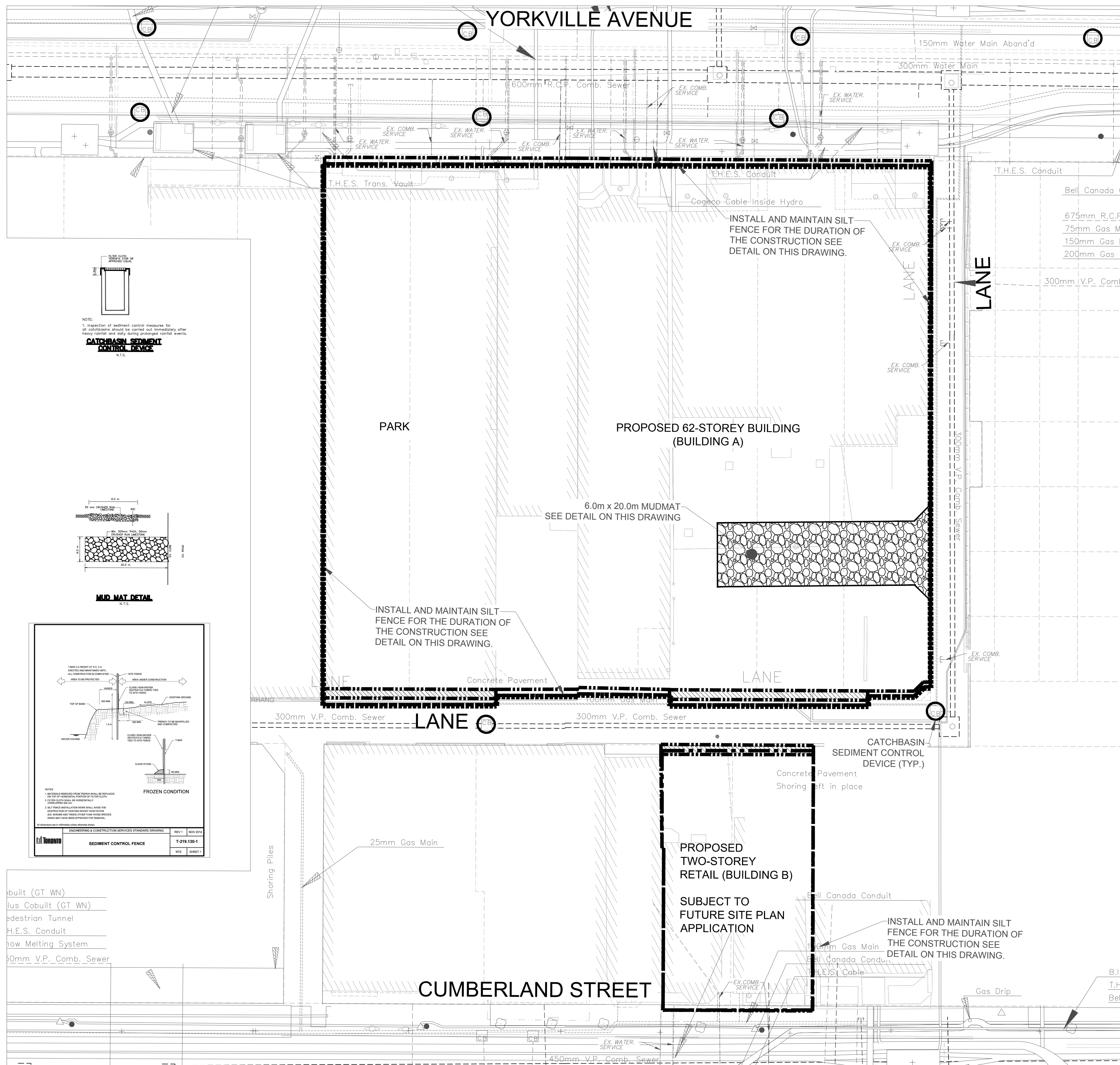


Manager, Development Engineering DATE _____

DESIGN	B.S.T.	DRAWN	CAD 10/12	CHECKED	B.S.T.	CONTRACT No.	17M-01494
SCALE:	1:200	DRAWING NUMBER		SITE GRADING PLAN		SHEET	
DATE:	DEC 2018					SG1	

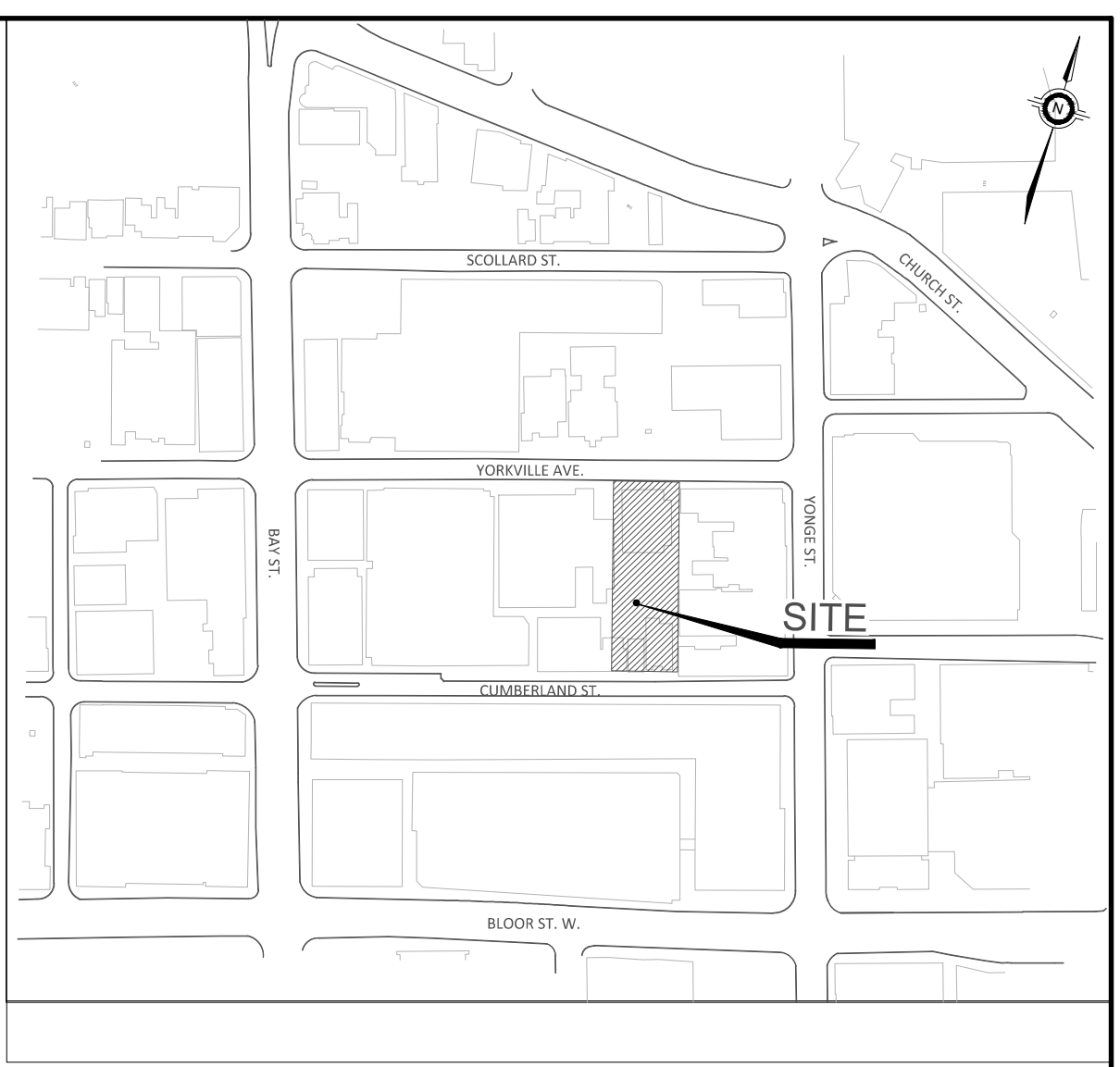
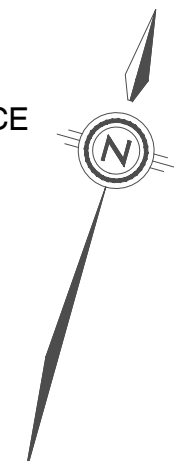
FILENAME: X:\D\171714.dwg, 11 Yorkville Avenue Engineering Drawings\1714\0144_SGT.dwg
 PLOTTED: Mar 28, 2019, 2:35pm, wsm:mca

DIGITAL INFORMATION		No.	DATE	REVISIONS	INITIAL	SIGNED
SURVEY (Year)	XXXXXX.dgn					
DESIGN	XXXXXX.dgn					
UTILITY	XXXXXX.dgn					
MAPPING	XXXXXX.dgn	3.	MAR 28/19	RE-ISSUED FOR SITE PLAN APPLICATION	A.K.	
STREETLINE	XXXXXX.dgn	2.	DEC 14/18	RE-ISSUED FOR SITE PLAN APPLICATION	A.K.	
		1.	MAR 26/18	ISSUED FOR SITE PLAN APPLICATION	B.S.T.	



LEGEND

- ██████████ SILTATION CONTROL FENCE
- CATCHBASIN SEDIMENT CONTROL BARRIER
- 88.96 EXISTING ELEVATION
- ▨ MUD MAT



BENCHMARK
 ELEVATIONS ARE IN METERS AND ARE DERIVED FROM CITY OF TORONTO BENCHMARK No. C1828 NORTH SIDE OF YORKVILLE AVENUE WEST OF YONGE STREET, BENCHMARK ON 1-STORY PUBLIC LIBRARY BUILDING 3.66m NORTH FROM SOUTH EAST CORNER 0.43m ABOVE GRADE. ELEVATION = 116.982 meters.

SURVEY CREDIT
 SURVEY PROVIDED BY: WSP GEOMATICS ONTARIO LIMITED
 DATE OF SURVEY: NOVEMBER 21, 2018

The following general notes are for Removals and Erosion and Sediment Control works only. Additional general notes are to be referenced from the Servicing and Grading Drawing. All Notes and General Notes shall be read in conjunction with the Contract Specifications.

1 GENERAL

- a. Construction shall be in conformance with the EPA 832/R-92-005, Chapter 3, and the "Ontario Occupational Health and Safety Act and Regulations for Construction Projects".
- b. All dimensions are in metres or millimetres.
- c. The position of existing poles, overhead lines, conduits, watermain, sewers and other underground or aboveground utilities, structures and appurtenances is not necessarily shown on the drawings, and where shown, the accuracy of the position of such utilities is not guaranteed.
- d. Prior to construction, the contractor shall obtain all necessary utility stakeouts to verify the location of any Hydro, Bell, Cable TV or Gas utility lines, and where required, provide adequate protection of existing utility lines and plant. Before commencing construction, the contractor shall satisfy himself of the exact location of all existing utilities and structures, and assume all liability resulting from damage to them during the course of construction.
- e. The Contractor shall be responsible for maintaining positive surface drainage for the duration of the construction period.
- f. All geotechnical information, including borehole logs and engineered-fill specifications, are to be obtained from the Geotechnical Consultant.
- g. Construction shall not commence until all utility locations have been verified and all permits have been received.

2 SITE CONTROL MEASURES

- a. The contractor shall be responsible for the condition of the site at all times.
- b. If construction is interrupted and/or inactivity exceeds 30 days, stripped/bare areas will be stabilized by seeding.
- c. The development area for stripping and excavation is approximately 0.33ha.
- d. All erosion and sediment control measures including the sedimentation fencing, catchbasin control device, mud mat and other erosion control measures shall be installed prior to commencement of any earth moving.
- e. Contractor shall notify the Consultant 48 hours prior to the commencement of grading activities of construction.
- f. All roadside catchbasins to have sediment protection as per detail on this drawing. Sediment protection barrier to be maintained on a regular basis or to the satisfaction of the City of Toronto.
- g. All sediment removed from sediment traps shall be disposed off-site in locations acceptable to and in accordance with City regulations.
- h. Contractor shall be responsible for maintaining all erosion and sediment control devices in good working order at all times. The contractor shall inspect such devices at least once a week and after each rain fall event, and make all necessary repairs as required.
- i. Ongoing inspection, monitoring and maintenance of the siltation control fence shall be provided; relocation of the siltation control fence shall be undertaken during the course of construction when it is deemed necessary by the practitioner or when it is recommended by the environmental inspector.

3 TRAFFIC CONTROL AND MUD TRACKING

- a. Contractor to be responsible for all Traffic Control and Signage. Contractor is required to adhere to all conditions set out by the City of Toronto Transportation Department.
- b. During all construction phases, mud tracking control, consisting of flushing and sweeping roads, is to be provided for all roads, as warranted, in accordance with the City of Toronto mud tracking control policy.
- c. All construction vehicles to enter and leave the site at approved locations only. All vehicles must travel over a vibratory mud mat when leaving the site.
- d. The Contractor is responsible for cleanup of mudtracking on a daily basis or on a more frequent basis if directed by the City or the Consultant.
- e. Contractor to limit construction activities within the Limits of Construction shown on the drawings. Contractor to restore all disturbed areas outside the working area to original conditions and to the satisfaction of the City of Toronto.
- f. If necessary, trucks shall be washed down before leaving the site.
- g. Contractor to conform to all City of Toronto Noise and Dust control standards and by-laws. The site must be wet down if necessary to control dust.

4 REMOVALS AND REINSTATEMENT

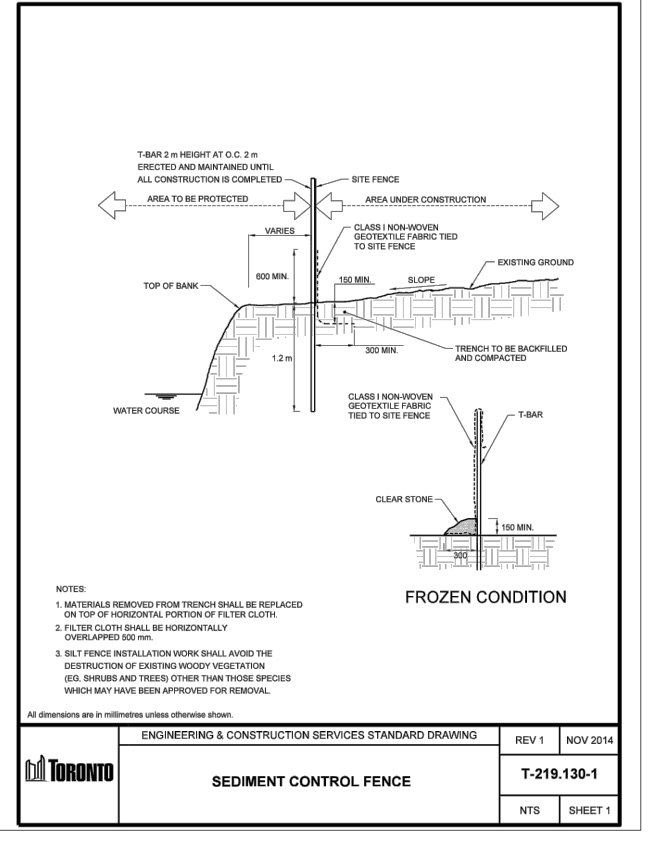
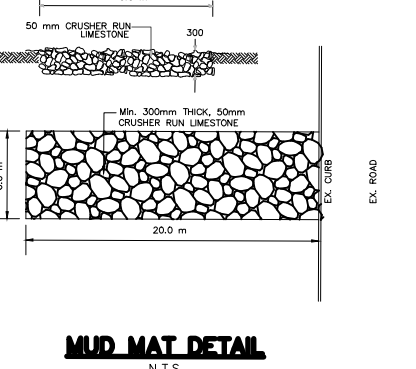
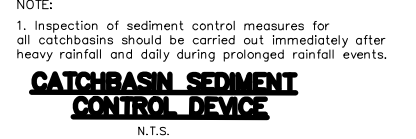
- a. All structures, surface treatments and materials removed from this site must be disposed of off-site meeting all regulations and requirements of the Ministry of the Environment and the City of Toronto.
- b. All site excavation and resulting drainage patterns shall not adversely affect adjacent lands.
- c. Any de-watering of excavations on this site must conform to the City of Toronto Sewer use by law.
- d. If any sewer or water services that are not identified on this plan are discovered on this site by the contractor, they shall notify the consultant immediately. If it is determined that the existing sewer or water service is abandoned or no longer required. The contractor shall remove the service and all associated structures to the limit of the property and dispose off-site. The existing service stub at the property line shall be plugged with a watertight plug. The Contractor shall then notify Toronto water of the abandoned service connection so that Toronto water can complete a formal disconnect of the municipal Service connection.
- e. All surface features to remain such as asphalt, curbs and sidewalks that are disturbed, damaged or removed during the contractor activities shall be reinstated to the original condition.

5 CONSTRUCTION SEQUENCE

- a. Initial sediment control installation.....TBD
- Site excavating operations.....TBD
- Building construction.....TBD
- Final grading operations.....TBD

6 DECOMMISSIONING

- a. Contractor shall be responsible for removal of all erosion and sediment control devices and structures once the site has stabilized.



- built (GT WN)
- lus Cobuilt (GT WN)
- edestrian Tunnel
- H.E.S. Conduit
- ow Melting System
- 300mm V.P. Comb. Sewer

REVISED	DATE	BY	DESCRIPTION
1	2018-11-21	WSP	ISSUED FOR CONSTRUCTION SERVICES STANDARD DRAWING
2	2018-11-21	WSP	ISSUED FOR CONSTRUCTION SERVICES STANDARD DRAWING
3	2018-11-21	WSP	ISSUED FOR CONSTRUCTION SERVICES STANDARD DRAWING

FILENAME: X:\D\17017M-01484_11 Yorkville Ave\WSP\Engineering Drawings\17M-01484-ESC.dwg
 PLOTTDATE: Mar 28, 2019 - 2:30pm, wsm/mm

DIGITAL INFORMATION		No.	DATE	REVISIONS	INITIAL	SIGNED
SURVEY (Year)	XXXXXX.dgn					
DESIGN	XXXXXX.dgn					
UTILITY	XXXXXX.dgn	3.	MAR 28/19	RE-ISSUED FOR SITE PLAN APPLICATION	A.K.	
MAPPING	XXXXXX.dgn	2.	DEC 14/18	RE-ISSUED FOR SITE PLAN APPLICATION	A.K.	
STREETLINE	XXXXXX.dgn	1.	MAR 26/18	ISSUED FOR SITE PLAN APPLICATION	B.S.T.	

EROSION AND SEDIMENT CONTROL PLAN

A.G. KERR
100229329
Mar 23, 2019
PROVINCE OF ONTARIO

ENGINEERING AND CONSTRUCTION SERVICES DIVISION
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 _____

wsp

11-21 YORKVILLE AVENUE

DESIGN	B.S.T.	DRAWN	CAD 10/12	CHECKED	B.S.T.	CONTRACT No.	17M-01494
SCALE:	1:200			DRAWING NUMBER		SHEET	
DATE:	DEC 2018			DRAWING NUMBER		ESC	

GENERAL NOTES

- DIMENSIONS ARE IN METRES(m) AND PIPE SIZES ARE IN MILLIMETRES(mm) UNLESS OTHERWISE NOTED.
- ALL WORK TO CONFORM TO THE LATEST CITY OF TORONTO STANDARD DRAWINGS AND SPECIFICATIONS AS WELL AS THE LATEST ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION AND SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL FOR BOOK 7 TEMPORARY CONDITIONS FIELD EDITION.
- ALL TRENCHES WITHIN EXISTING R.O.W. SHALL BE BACKFILLED WITH UNSHRINKABLE FILL.
- THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO THE ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF 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 SECTION. CONTACT 416-394-8422.
- DEWATERING, IF REQUIRED, SHALL BE THE RESPONSIBILITY AND SOLE EXPENSE OF THE CONTRACTOR. REFER TO THE GEOTECHNICAL REPORT FOR EXISTING SITE CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS AND INVERTS OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES AND SERVICES. THE CONTRACTOR SHALL ADVISE THE ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR TO ENSURE STAKEOUTS ARE COMPUTED PRIOR TO DIGGING. WSP AND THE OWNER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF EXISTING UTILITIES AS INDICATED ON THIS DRAWING.
- CONTRACTOR TO EXPOSE AND VERIFY LOCATION, ELEVATION, AND SIZE OF ALL SERVICE CONNECTIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR TO BE RESPONSIBLE FOR APPLYING FOR, RECEIVING AND PAYING FOR ALL PERMITS REQUIRED TO CONSTRUCT THE WORKS IN THIS CONTRACT. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL CONDITIONS DICTATED BY SUCH PERMITS AT NO EXTRA COST TO THE OWNER.
- CONTRACTOR TO NOTIFY CITY OF TORONTO WORKS AND EMERGENCY SERVICES DEPARTMENT FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY WORK COMMENCING WITHIN A MUNICIPAL ROAD ALLOWANCE.
- CONTRACTOR SHALL RED-LINE ALL AS CONSTRUCTED INFORMATION ON A SET OF DRAWINGS AND PROVIDE TO THE OWNER AT THE END OF CONSTRUCTION.
- CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION AS PER OPSD AND CITY OF TORONTO STANDARDS AND SPECIFICATIONS.
- FOR ELECTRICAL, ARCHITECTURAL AND MECHANICAL DETAILS BY OTHERS, SEE RESPECTIVE DRAWINGS. WORKS SHOWN ON THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER PLANS.
- ALL EXISTING SERVICES ARE TO REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION.
- ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OFF-SITE.
- CONSTRUCTION LAYOUT SHALL BE UNDERTAKEN BY CONTRACTOR'S SURVEYOR AT THE CONTRACTOR EXPENSE.
- CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT FOR THE SITE TO CONFIRM EXISTING SOIL CONDITIONS AND TO CONFIRM RECOMMENDED GEOTECHNICAL PROCEDURES FOR THE REDEVELOPMENT.

COMPACTION

- PRIOR TO CONSTRUCTING PAVEMENTS, ALL SERVICE TRENCHES MUST BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR MAXIMUM DRY DENSITY TO WITHIN 1.0m OF THE SUBGRADE SURFACE AND TO MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMD) TO THE UNDERSIDE OF THE GRANULAR BASE.
- THE SUBGRADE SHALL BE PROPERLY SHAPED THEN PROOF-ROLLED. SOFT OR SPONGY SUBGRADE AREAS SHALL BE SUB-EXCAVATED AND PROPERLY REPLACED WITH SUITABLE APPROVED BACKFILL COMPACTED TO 98% SPMD AS DIRECTED BY GEOTECHNICAL CONSULTANT. SUB-EXCAVATED MATERIAL TO BE DISPOSED OFF SITE.

SANITARY & STORM SEWERS

- MAIN LINE PVC PIPE AS PER SDR-35 CSA B182.2-06 CERTIFIED ASTM D3034-04A, F578-03. SERVICE CONNECTION PVC PIPE TO BE AS PER SDR-26 CSA B182.2-06 CERTIFIED ASTM D3034-04A.
- BEDDING FOR FLEXIBLE PIPE SHALL BE AS PER OPSD 802.010, 802.013 OR 802.014.
- ULTRA-RIB PIPE IS NOT PERMITTED WITHIN THE MUNICIPAL RIGHT OF WAY.
- MAINTENANCE HOLES AS PER CITY OF TORONTO STANDARD, T-701.010 (1200MM), T-701.011 (1500MM), FRAME AND COVER AS PER OPSD 401.010 TYPE A CLOSED (SANITARY) TYPE B OPEN (STORM)
- BENCHING SHALL BE AS PER CITY OF TORONTO STANDARD T-701.021. BEDDING MATERIAL SHALL BE GRANULAR 'A'.
- SANITARY MAINTENANCE HOLE SHALL HAVE WATERTIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSD 401.030
- REINFORCED CONCRETE PIPE SHALL BE AS PER CSA A257.2-03 (MINIMUM 655).
- NON-REINFORCED CONCRETE PIPE 150MM TO 250MM SHALL BE AS PER CSA A257.1-03 CLASS 3.
- BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.030, 802.031, 802.032 OR 802.033
- SINGLE CATCHBASINS SHALL BE AS PER CITY OF TORONTO STANDARD T-705.010 COMPLETE WITH GOSS TRAP. FRAME AND COVER AS PER OPSD-400.070.
- DOUBLE CATCHBASINS SHALL BE AS PER CITY OF TORONTO STANDARD T-705.020 COMPLETE WITH GOSS TRAP.
- SERVICE CONNECTIONS AND UTILITY CUTS TO BE BACKFILLED WITH UNSHRINKABLE FILL.
- CB LEADS TO BE 200MM PVC SDR-35 FOR SINGLE CATCHBASINS AND 250MM PVC SDR-35 FOR DOUBLE CATCHBASINS UNLESS OTHERWISE NOTED.
- ALL MANHOLE AND CATCHBASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR 'B' COMPACTED TO 95% PROCTOR DENSITY, OR AS DIRECTED BY THE SOILS CONSULTANT.
- MODULOC OR APPROVED MANHOLE AND CATCHBASIN ADJUSTERS TO BE USED IN LIEU OF BRICKING.
- SEWER TRENCHES CLOSE TO BUILDING TO BE VERTICAL AS REQUIRED, TO AVOID DISTURBING THE NATIVE EARTH AT FOUNDATION LEVEL.
- CONTRACTOR TO SUPPLY ALL NECESSARY FITTINGS, COUPLERS, SADDLES, TEES, WYES, ETC. TO COMPLETE ALL SEWER CONNECTIONS REQUIRED. SEWER CONNECTIONS SHALL CONFORM TO CITY OF TORONTO STD. 708.03.
- ALL EXISTING SANITARY AND STORM SERVICE CONNECTIONS AND CATCH BASIN LEADS TO BE ABANDONED, SHALL HAVE A WATERTIGHT CAP AT THE MAIN. THE SECTION OF SEWER THAT IS TO BE ABANDONED SHALL BE REMOVED AND BACKFILLED IN ACCORDANCE WITH THE TRENCH BACKFILL SPECIFICATION.
- ADJUST TOP ELEVATIONS OF EXISTING MANHOLES, CATCHBASINS, AND VALVES AS REQUIRED.
- ALL MANHOLES AND CATCHBASINS TO BE FOUNDED ON SUITABLE MATERIAL. GEOTECHNICAL CONSULTANT TO CONFIRM SUBGRADE PRIOR TO PLACING ALL MANHOLES AND CATCHBASINS.
- CONTRACTOR TO SUPPORT EXISTING MANHOLES AND OTHER UNDERGROUND SERVICES WHEN MAKING CONNECTIONS TO EXISTING MANHOLES OR SEWERS.

- CONCRETE PIPE SHALL BE MANUFACTURED IN CONFORMANCE WITH OPSD 1820 WHICH INCLUDES CAN/CSA STANDARD SPECIFICATION A257.1-MR2 AND FITTINGS CAN/CSA STANDARD SPECIFICATION A257.2-MR2 AND CERTIFICATION UNDER THE ONTARIO CONCRETE PLANT REGULATION PROGRAM ADMINISTERED BY THE OPS, MTO, MEA, AND THE OCPA.
- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE TO OPSD 410, OPSD 514, & OPSD 802.030 UTILIZING SUITABLE NATIVE MATERIAL FROM SPRINGLINE OF THE PIPE TO UNDERSIDE OF ROAD/PAVEMENT STRUCTURE.
- CONCRETE PIPE IS TO BE PROTECTED AGAINST HEAVY CONSTRUCTION EQUIPMENT DURING CONSTRUCTION IN ACCORDANCE WITH OPSD 808.010. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES AND DELAYS DUE TO THE REPAIR OF DAMAGED PIPE UPON INSPECTION AND/OR AFTER INSTALLATION.
- A VIDEO INSPECTION OF ALL SEWERS MUST BE COMPLETED AT THE END OF CONSTRUCTION AND PROVIDED TO THE CONSULTANT. A MANDEL TEST MUST BE COMPLETED.

WATERMAINS

- ALL WATERMAIN SERVICE CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH T-1104.01, T-1104.02-1 AND T-1104.02-2.
- WATERMAIN AND WATERMAIN APPURTENANCES SHALL CONFORM TO CITY OF TORONTO MATERIAL / MANUFACTURER SPECIFICATIONS FOR DISTRIBUTION WATERMANS AND APPURTENANCES REVISION JUNE 2007.
- ALL POLYVINYL CHLORIDE (PVC) PIPES, RANGING IN SIZE FROM 100 MM THROUGH 300 MM IN DIAMETER, SHALL BE CLASS 150, SDR 18 AND MANUFACTURED IN ACCORDANCE AWWA C900-07 AND TO CSA B137.3-05 AND SHALL HAVE CAST IRON OUTSIDE DIAMETER DIMENSIONS.
- BEDDING FOR FLEXIBLE PIPE SHALL BE AS PER OPSD 802.010, 802.013 OR 802.014. BEDDING MATERIAL TO BE GRANULAR 'A'.
- COVER REQUIRED ON WATERMAIN IS 1.8M MINIMUM.
- PROVISIONS FOR FUSHING THE WATER LINE PRIOR TO TESTING ETC. MUST BE PROVIDED WITH AT LEAST A 50MM OUTLET ON 100MM AND LARGER LINES AS PER T-1104.05-1. ON FIRE LINES, FLUSHING OUTLET TO BE 100MM DIAMETER MINIMUM OR A HYDRANT.
- ALL HYDRANTS TO BE AS PER CITY OF TORONTO STANDARD T-1105.01. IT SHALL CONFORM WITH THE MATERIAL SPECIFICATIONS CONTAINED IN CITY OF TORONTO MATERIAL / MANUFACTURER SPECIFICATIONS FOR DISTRIBUTION WATERMANS AND APPURTENANCES REVISION JUNE 2007.
- WATERMANS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED PLANS. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
- ALL CURB AND VALVE BOXES TO BE LOCATED AT STREET LINE.
- MECHANICAL RESTRAINTS SHALL BE INSTALLED AT ALL JOINTS BETWEEN FITTINGS, BENDS, TEES, CROSSES AND VALVES. MECHANICAL RESTRAINTS SHALL CONFORM TO THE MATERIAL SPECIFICATIONS CONTAINED IN CITY OF TORONTO MATERIAL / MANUFACTURER SPECIFICATIONS FOR DISTRIBUTION WATERMANS AND APPURTENANCES REVISION JUNE 2007.
- ALL TEES, PLUGS, HORIZONTAL AND VERTICAL BENDS, REDUCERS AND HYDRANTS TO HAVE CONCRETE THRUST BLOCKS AS PER CITY OF TORONTO STANDARD T-1103.01, T-1103.020.
- WATERMANS MUST FOLLOW THE MINISTRY OF THE ENVIRONMENT PROCEDURES THAT GOVERN THE SEPARATION OF SEWERS AND WATERMANS F-6-1. A MINIMUM VERTICAL CLEARANCE 0.30M OVER, 0.5M UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING. MUST ALSO MAINTAIN 2.5M HORIZONTAL SEPARATION.
- ALL VALVES LESS THAN 400MM TO BE IN A VALVE AND BOX AS PER CITY OF TORONTO STANDARD T-1101.02-2.
- SACRIFICIAL ANODES TO BE INSTALLED FOR ALL METAL PIPES AND APPURTENANCES, WATER SERVICES AND FITTINGS AS PER CITY OF TORONTO STANDARD T-1106.04, T-1106.05 AND T-1106.06 CONSTRUCTION SPECIFICATION T.S. 7.22 & T.S. 7.20
- TRACER WIRE INSTALLATION AS PER CITY OF TORONTO CONSTRUCTION SPECIFICATION T.S. 7.40.
- ALL PROPOSED WATER PIPE PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM THE EXISTING SYSTEM. FLUSHING, SWABBING AND TESTING OF WATERMAIN AS PER ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS, AS WELL AS CITY OF TORONTO SPECIFICATION TS 7.30 OR LATEST AMENDMENT.
- AFTER PASSING THE HYDROSTATIC PRESSURE TEST AND LEAKAGE TEST, CHLORINATION CAN PROCEED. SAMPLING OF THE NEW MAINS IS TO BE DONE AT THE REQUIRED LOCATIONS PRIOR TO CONNECTING TO THE CITY WATERMAIN SYSTEM. THE TEE FITTING IS TO BE CUT INTO THE EXISTING WATERMAIN TO MAKE THE CONNECTION. TO MAINTAIN THE PRESSURE IN THE NEW MAIN DURING INSTALLATION OF SERVICE, A 50 MM BY-PASS WITH AN APPROVED PRESSURE DIFFERENTIAL BACKFLOW PREVENTER, MOUNTED ABOVE GROUND LEVEL IS TO BE INSTALLED AROUND THE CLOSED ISOLATING VALVE.
- CITY WATER VALVES CAN ONLY BE OPERATED BY CITY STAFF.
- ALL REMOTE READOUT UNITS WILL BE INSTALLED AS REQUIRED BY THE CURRENT WATER SUPPLY BY-LAW, CHAPTER 851 AND AS PER CITY OF TORONTO CONSTRUCTION SPECIFICATION TS 7.50.
- BOTH THE FIRE AND DOMESTIC WATER SERVICES MUST COMPLY WITH THE CURRENT BUILDING CODE ACT, THE CURRENT WATER SUPPLY BY-LAW, CHAPTER 851 AND CSA B-64 SERIES STANDARDS.
- WATER SERVICE VALVE AND BOX ON EACH SERVICE PER CITY OF TORONTO STANDARD DRAWING T-1101.02-2.
- TRACER WIRE WILL BE #10 GAUGE AWG SINGLE OR SEVEN STRAND, INSULATED COPPER WIRE. SEE TS-7.40.
- ALL DIRECT BURIED FLANGE-TO-FLANGE CONNECTIONS TO HAVE STAINLESS STEEL (PASSIVE 304) NUTS AND BOLTS.
- ALL DIRECT BURIED VALVES AND FITTINGS TO HAVE LARGE SIZE PROTECTO-CAP (ASTM 418.1) APPLIED TO ALTERNATING BOLTS. PROVIDE SUFFICIENT BOLT LENGTH TO ACCOMMODATE CAPS.
- FROST COLLARS ARE TO BE PROVIDED ON CURB STOPS AND VALVE BOXES, WHEN LOCATED WITHIN THE LIMITS OF THE DRIVEWAY.

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 3.0M MINIMUM ON EACH SIDE PRIOR TO WATERMAIN LAYING COMPACTED TO A MINIMUM OF 100% STANDARD PROCTOR DENSITY IN 300MM LIFTS.
- TESTS SHALL BE TAKEN ALONG CENTRELINE OF THE WATERMAIN AND ON LINES 1.50M ON EITHER SIDE OF SAME AT A MAXIMUM INTERVAL OF 30.0M. 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 - 2.0%.
- MAXIMUM GENERALLY ACCEPTABLE GRADIENT - 5.0%.
- 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.
- THE MINIMUM GRADIENT ON ANY DRIVEWAY SHALL BE 2.0%. THE MAXIMUM DRIVEWAY GRADIENT IS 8.0%.
- RETAINING WALLS SHALL BE CONSTRUCTED ENTIRELY ON THE UPPER PROPERTY SO THAT THE BACKS (IF REQUIRED) DO NOT CROSS PROPERTY BOUNDARIES.
- MAXIMUM PONDING DEPTH 0.3M.
- PROPOSED SPOT ELEVATIONS SHOWN ARE ON ASPHALT, LANDSCAPE OR CONCRETE AREAS. UNLESS OTHERWISE NOTED TOP OF CURB ELEVATIONS ARE 0.15M ABOVE ASPHALT ELEVATIONS EXCEPT AT CURB DEPRESSIONS AND WHEEL CHAIR RAMPS.
- WHERE NEW ASPHALT MATCHES EXISTING ASPHALT, GRIND EXISTING ASPHALT A MINIMUM OF 300MM WIDE AND 40MM DEEP FOR KEYING. APPLY HOT RUBBER SEALING COMPOUND IN ACCORDANCE WITH OPSD 1212. ALL SURFACES TO BE TACK COATED WITH SS-1.
- 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-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 PER GEOTECHNICAL RECOMMENDATION. ALL PAVEMENT WITHIN CITY RIGHT OF WAY IS TO BE SUPERPAVE.
- PAVEMENT STRUCTURE DESIGN SHALL BE PER GEOTECHNICAL RECOMMENDATION.
- ALL PAVEMENT WITHIN THE RIGHT-OF-WAY MUST MATCH THE CITY OF TORONTO'S CURRENT SUPERPAVE STANDARDS AND SPECIFICATIONS.
- UNLESS INDICATED OTHERWISE, ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE UNDERTAKEN 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 CONSULTANT 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 CONSULTANT AND THE CONSULTANT 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 OF 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 5 WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY OF THE WORK.
- THE REMOVAL OF TREES REQUIRED THE APPROVAL OF PARKS, FORESTRY & RECREATION DIVISION (CONTACT PETER DMYSTRALZ, SUPERVISOR URBAN FORESTRY, 416-404-8551 - 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 100MM OF TOPSOIL AND SHALL BE SOODED AS PER T.S. 5.00 & 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 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 150MM GRANULAR BASE AS OUTLINE IN CITY OF TORONTO SPECIFICATION T.S. 3.70 OR AS DIRECTED BY THE CITY INSPECTOR.
- SUITABILITY AND COMPACTION OF ALL FILL MATERIALS SHALL BE CONFIRMED BY THE GEOTECHNICAL CONSULTANT.
- TOPSOIL AND OTHER SOILS WITH EXCESSIVE ORGANICS AND/OR WEAK SOILS SHOULD BE REMOVED AND DISPOSED OFF SITE.
- THE EXPOSED NATURAL SUBGRADE SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL CONSULTANT.
- THE APPROVED FILL SHOULD BE PLACE IN LAYERS NOT EXCEEDING 300mm BEFORE COMPACTION AND SHALL BE UNIFORMLY COMPACTED TO AT LEAST 100% OF THE MATERIAL'S SPMD. THIS OPERATION SHALL BE FULLY SUPERVISED BY GEOTECHNICAL PERSONNEL.
- THE FILL SHOULD NOT BE CONSTRUCTED DURING WINTER MONTHS WHEN PERSISTENT OR INTERMITTENT FREEZING TEMPERATURES OCCUR. IF THE FILL AREAS ARE LEFT FOR A PERIOD OF TIME, A SUITABLE SOIL COVER MUST BE PROVIDED TO PREVENT FROST ACTION AND DISTURBANCE.
- ALL CATCHBASINS TO BE FITTED WITH SEDIMENT BARRIER UNTIL COMPLETION OF WORKS AS PER CITY OF TORONTO STD.

SIDEWALKS

- REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR SIDEWALK AND WALKWAY DETAILS AS REQUIRED FOR SITE PLAN AREA.

EROSION AND SEDIMENT CONTROL / GENERAL NOTES

- SEDIMENT BARRIERS, CHECK DAMS AND TEMPORARY CONSTRUCTION ACCESS TO BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL SEDIMENT CONTROL DEVICES TO BE ROUTINELY INSPECTED AND MAINTAINED IN PROPER WORKING ORDER UNTIL AREA IS STABILIZED.
- IF NECESSARY, TRUCKS WILL BE WASHED DOWN BEFORE LEAVING THE SITE.
- THE SITE WILL BE WET DOWN IF NECESSARY TO CONTROL DUST.
- ALL CONSTRUCTION EQUIPMENT MUST BE PARKED ON-SITE.
- WILL COMPLY WITH CITY OF TORONTO NOISE BY-LAW
- SEDIMENT CONTROL FENCE TO BE AS PER CITY OF TORONTO STANDARD T-219.130-1.

- ALL CONSTRUCTION VEHICLES TO ENTER AND EXIT SITE FROM TEMPORARY CONSTRUCTION ACCESS.
- ALL TOPSOIL STOCKPILES TO BE SURROUNDED WITH SEDIMENT CONTROL FENCING.
- FILTER FABRIC TO BE PLACED UNDER GRATES ON ALL CATCHBASINS TO TRAP SEDIMENT. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL SUCH TIME AS THE CURBS ARE CONSTRUCTED AND THE BOULEVARDS ARE SOODED OR BACKYARDS GRADED AND SOODED. FILTER FABRIC FOR SILT CONTROL TO BE TERRA FIX 270R OR APPROVED EQUIVALENT.
- FILTER CLOTH WILL BE PLACED ON ALL CATCHBASINS ON YORKVILLE AVENUE AND CUMBERLAND STREET AS SEEN ON SHEET ESC AND WITHIN THE SITE LIMITS.
- STREET SWEEPING, CATCH BASIN CLEANING AND DUST CONTROL ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE KEPT UNDER CONTROL ON ALL ROADWAYS TO THE SATISFACTION OF THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF THE SITE AT ALL TIMES. EROSION AND SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT CONTROL FENCE, CATCHBASIN SEDIMENT BARRIERS, SEDIMENT TRAPS AND OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION, IN ACCORDANCE WITH CITY REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE SURFACE DRAINAGE TO THE SEDIMENT CONTROL STRUCTURES, FOR THE DURATION OF THE CONSTRUCTION PERIOD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES AND STRUCTURES IN GOOD WORKING ORDER AT ALL TIMES. CONTRACTOR SHALL INSPECT SUCH DEVICES AT LEAST ONCE PER WEEK AND AFTER EACH RAINFALL EVENT GREATER THAN 10mm, AND MAKE ALL NECESSARY REPAIRS AS REQUIRED.
- ALL SEDIMENTS SHALL BE DISPOSED OFF-SITE AS PER CITY REGULATIONS.
- CONTRACTOR IS RESPONSIBLE FOR CLEAN UP OF MUDTRACKING ON A DAILY BASIS OR ON A MORE FREQUENT BASIS IF DIRECTED BY THE CITY OR OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EROSION AND SEDIMENT CONTROL DEVICES AND STRUCTURES ONCE SEEDING OR SOODING IS IN PLACE AND THE SITE HAS STABILIZED.

SEWER CONNECTIONS WITHIN CITY R.O.W.

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF TORONTO DESIGN STANDARDS. ALL PAVED AREAS SHALL BE RESTORED AS PER CURRENT CITY OF TORONTO STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES ON THE SITE AND MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ANY DAMAGES CAUSED TO EXISTING SERVICES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- PAVEMENT MUST BE SAW CUT.
- TRENCH MUST BE DONE BY BOX TYPE OR CLOSE SHORE METHOD.
- ROAD TO BE RESTORED AS PER THE FOLLOWING:
 - A) ALL TRENCHES SHALL BE BACKFILLED WITH NON-SHRINK BACKFILL.
 - B) PAVEMENT SHALL BE RESTORED TO THE ORIGINAL STATE AS PER THE CURRENT CITY OF TORONTO SPECIFICATIONS.
- ONLY ONE LANE OF A TWO LANE ROAD CAN BE CLOSED TO TRAFFIC DURING CONSTRUCTION.
- ALL EXCESS EARTH AND MATERIALS SHALL BE REMOVED FROM THE ROAD ALLOWANCES AND SHALL BE HAULED AWAY WITH NO EXPENSE TO THE CITY OR OWNER.
- SEWER CROSSINGS PER CITY STD. T-1007.01-7.

SUBDRAINS

- 150MM CONTINUOUS PERFORATED SUBDRAINS WRAPPED WITH FILTER CLOTH SOCK SHALL BE INSTALLED TO INTERCEPT EXCESS SUBSURFACE MOISTURE AND PREVENT SUBGRADE SOFTENING AND IN ACCORDANCE WITH CITY OF TORONTO STANDARD. SUBDRAINS SHALL EXTEND ALONG CURB LINES AND CONNECT TO CATCHBASINS.

REINSTATEMENT

- ALL SURFACE FEATURES SUCH AS CURBS AND SIDEWALKS DISTURBED, DAMAGED OR REMOVED DURING THE CONTRACTOR'S ACTIVITIES SHALL BE REINSTATED TO ITS ORIGINAL CONDITIONS.
- ALL EXISTING FEATURES TO REMAIN, I.E. MANHOLE LIDS, CATCH BASINS, VALVE CHAMBER LIDS, VALVE BOXES, ETC. SHALL BE ADJUSTED TO SUIT THE FINISHED ELEVATIONS.

GENERAL REVIEW CONFORMANCE

- THE CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION UNLESS THE CONTRACT ADMINISTRATOR HAS PROVIDED REVIEW REQUIREMENTS IN WRITING NECESSARY FOR PROVISION OF GENERAL REVIEW CONFORMANCE AS REQUIRED BY THE ONTARIO BUILDING CODE. CONTRACTOR SHALL PROVIDE CONTRACT ADMINISTRATOR 72 HOURS NOTICE (3 BUSINESS DAYS) PRIOR TO COMMENCEMENT OF WORK.
- TRAFFIC CONTROL PLAN SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO THE START OF WORK.

PERMITS

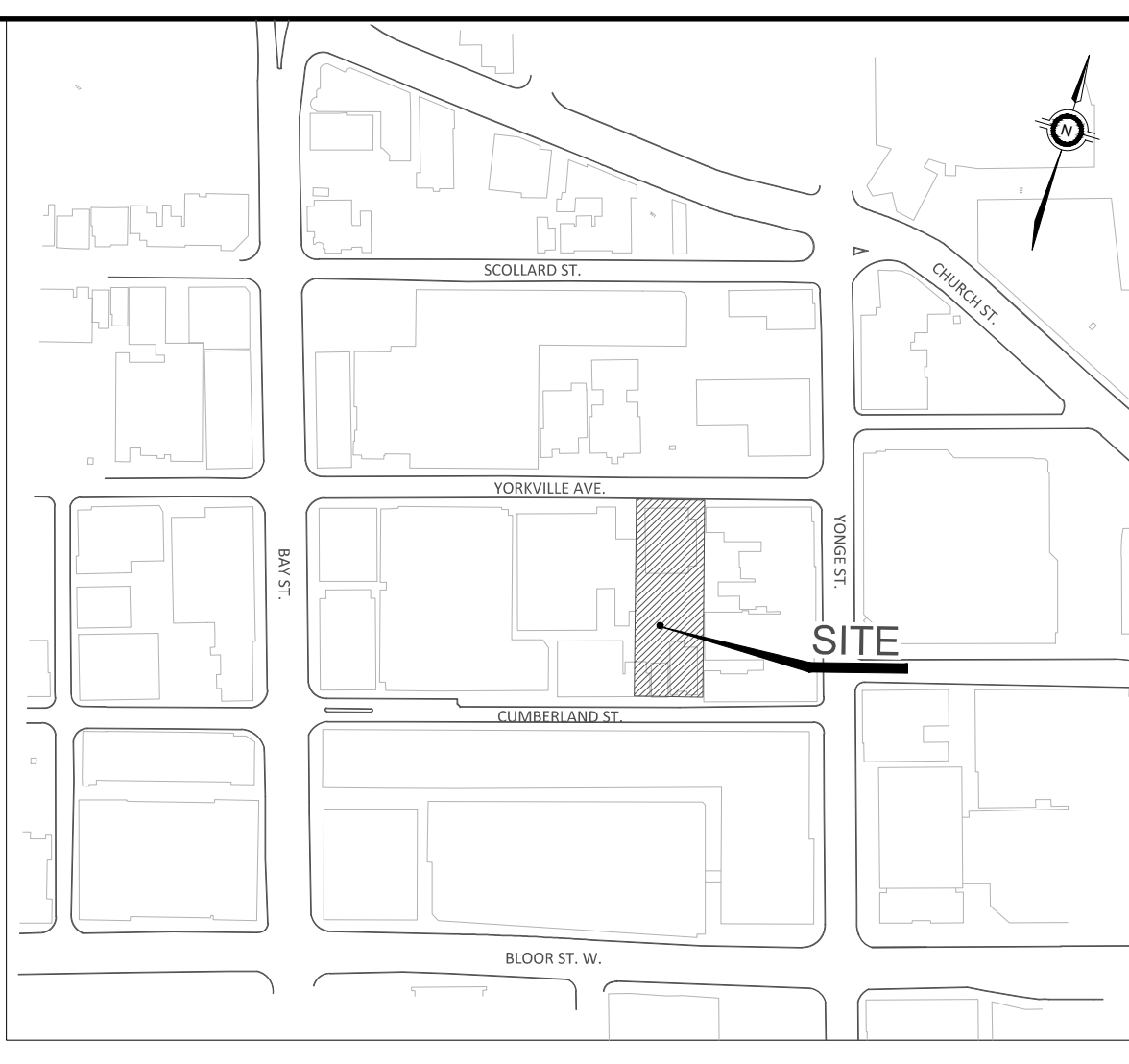
- OBTAINING PERMITS ARE THE RESPONSIBILITY OF THE OWNER, CONTRACT ADMINISTRATOR AND CONTRACTOR.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION. ALL PERMITS AND ASSOCIATED DRAWINGS AND CONDITIONS MUST BE ON-SITE AND AVAILABLE UPON REQUEST. THE FOLLOWING IS A LIST OF SOME PERMITS WHICH MAY BE REQUIRED:
 - CITY OF TORONTO PLUMBING AND DRAIN PERMIT
 - ANY CITY OCCUPANCY PERMIT TO ENTER PUBLIC ROADS
 - STRUCTURAL ENGINEER'S CERTIFICATION OF SHOP DRAWING FOR ANY NECESSARY SHORING.

BENCH MARK AND LAYOUT INFORMATION

- ELEVATIONS ARE OF GEODETIC ORIGIN AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK NUMBER CT828, NORTH SIDE OF YORKVILLE AVENUE WEST OF YONGE STREET, BENCHMARK ON A 1 STOREY PUBLIC LIBRARY BUILDING 3.96M NORTH FROM SOUTHEAST CORNER 0.43M ABOVE GRADE. ELEVATION = 116.982M

LIST OF DRAWINGS

SITE GRADING PLAN	SG1
SITE SERVICING PLAN	SS1
CROSS-SECTIONS AND DETAILS	SS2
EROSION AND SEDIMENT CONTROL PLAN	ESC
NOTES	NT1



FILENAME: X:\D\17017M-01484_11 Yorkville Avenue\ENGINEERING Drawings\17M-01-084-NT1.dwg
 PLOTDATE: Mar 21, 2018 9:52:02am, wem@wsp.com

<h1 style="margin: 0;">GENERAL NOTES</h1>				<h2 style="margin: 0;">11-21 YORKVILLE AVENUE</h2>																																															
ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.				DATE _____																																															
SURVEY(Year) XXXXXX.dgn DESIGN XXXXXX.dgn, XXXXXX.dgn UTILITY XXXXXX.dgn MAPPING XXXXXX.dgn STREETLINE XXXXXX.dgn		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>DATE</th> <th>REVISIONS</th> <th>INITIAL</th> <th>SIGNED</th> </tr> <tr> <td>3.</td> <td>MAR 28/19</td> <td>RE-ISSUED FOR SITE PLAN APPLICATION</td> <td>A.K.</td> <td></td> </tr> <tr> <td>2.</td> <td>DEC 14/18</td> <td>RE-ISSUED FOR SITE PLAN APPLICATION</td> <td>A.K.</td> <td></td> </tr> <tr> <td>1.</td> <td>MAR 26/18</td> <td>ISSUED FOR SITE PLAN APPLICATION</td> <td>B.S.T.</td> <td></td> </tr> </table>		No.	DATE	REVISIONS	INITIAL	SIGNED	3.	MAR 28/19	RE-ISSUED FOR SITE PLAN APPLICATION	A.K.		2.	DEC 14/18	RE-ISSUED FOR SITE PLAN APPLICATION	A.K.		1.	MAR 26/18	ISSUED FOR SITE PLAN APPLICATION	B.S.T.		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGN</td> <td>B.S.T.</td> <td>DRAWN</td> <td>CAD 10/12</td> <td>CHECKED</td> <td>B.S.T.</td> <td>CONTRACT No.</td> <td>17M-01494</td> </tr> <tr> <td>SCALE:</td> <td colspan="6"></td> <td>SHEET</td> <td>NT1</td> </tr> <tr> <td>DATE:</td> <td colspan="6">DEC 2018</td> <td>DRAWING NUMBER</td> <td></td> </tr> </table>		DESIGN	B.S.T.	DRAWN	CAD 10/12	CHECKED	B.S.T.	CONTRACT No.	17M-01494	SCALE:							SHEET	NT1	DATE:	DEC 2018						DRAWING NUMBER	
No.	DATE	REVISIONS	INITIAL	SIGNED																																															
3.	MAR 28/19	RE-ISSUED FOR SITE PLAN APPLICATION	A.K.																																																
2.	DEC 14/18	RE-ISSUED FOR SITE PLAN APPLICATION	A.K.																																																
1.	MAR 26/18	ISSUED FOR SITE PLAN APPLICATION	B.S.T.																																																
DESIGN	B.S.T.	DRAWN	CAD 10/12	CHECKED	B.S.T.	CONTRACT No.	17M-01494																																												
SCALE:							SHEET	NT1																																											
DATE:	DEC 2018						DRAWING NUMBER																																												