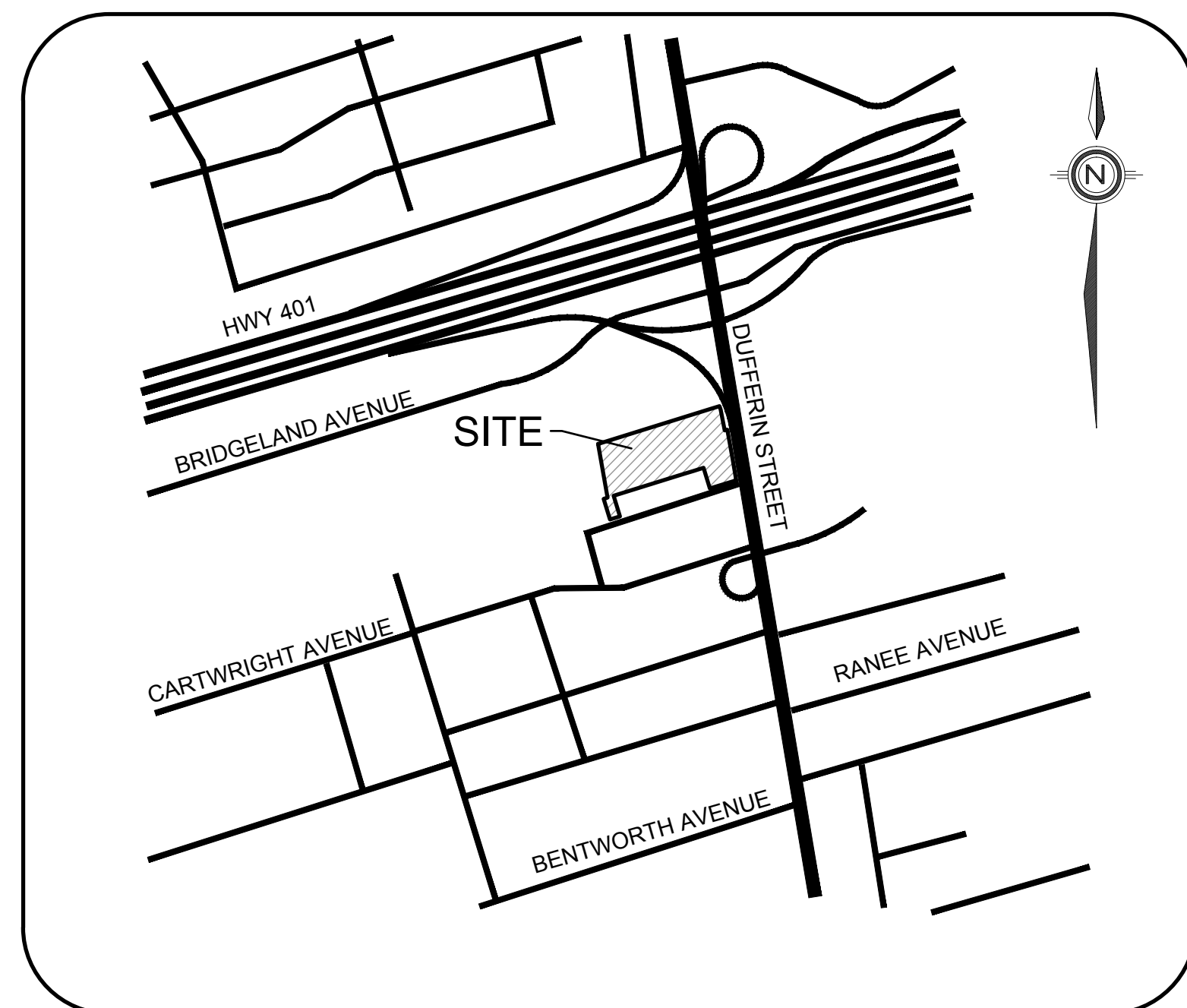




3400 DUFFERIN STREET & 8 JANE OSLER BOULEVARD

ECA APPROVAL#:
DATE: _____

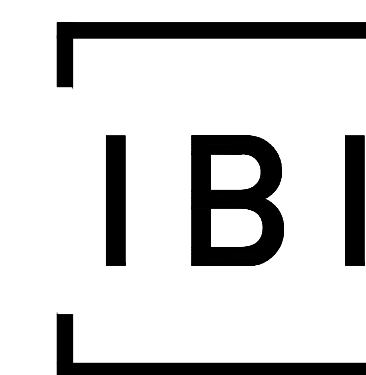


KEY PLAN
SCALE: N.T.S.

LIST OF DRAWINGS

SHEET No.	CITY DRAWING No.	DRAWING No.	TITLE
			COVER SHEET AND DRAWING LIST
1		GN-01	GENERAL NOTES
2		DD-01	DETAILS
3		SS-01	SERVICING PLAN
4		SG-01	GRADING PLAN
5		EC-01	EROSION CONTROL PLAN
6		CUP-01	COMPOSITE UTILITY PLAN
7		STM-01	STORM DRAINAGE PLAN
8		SAN-01	SANITARY DRAINAGE PLAN
9		PUP-01	PUBLIC UTILITIES PLAN
10		XS-01	CROSS SECTIONS
11		XS-02	CROSS SECTIONS
12		XS-03	CROSS SECTIONS
13		SUE-01	SUBSURFACE UTILITY ENGINEERING PLAN (BY URBAN-X)

3400 DUFFERIN STREET & 8 JANE OSLER BOULEVARD



IBI GROUP
Unit 300 – 8133 Warden Avenue
Markham ON L6G 1B3 Canada
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DATE: AUGUST 09, 2022

ISSUED FOR DRAFT PLAN OF SUBDIVISION

LEGISLATION, REGULATION AND CODES:

- ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED ACCORDING TO THE LATEST CITY OF TORONTO STANDARD DRAWINGS AND SPECIFICATIONS, ONTARIO PROVINCIAL STANDARDS DRAWINGS AND SPECIFICATIONS MAY, SUBJECT TO THE APPROVAL OF THE CITY OF TORONTO, BE USED WHERE NO CITY STANDARD OR SPECIFICATION IS AVAILABLE.
- ALL WORK SHALL BE COMPLETED ACCORDING TO THE CURRENT OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE DEEMED THE CONSTRUCTOR AS DEFINED IN THE ACT.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE ACCORDING TO THE CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.

CONSTRUCTION NOTES:

- ALL MATERIAL FOR SEWER, FORCEMAIN, WATERMAIN, HYDRANTS AND APPURTENANCES, SHALL BE ACCORDING TO CITY OF TORONTO MATERIAL MANUFACTURER SPECIFICATIONS AS REQUIRED BY CHAPTER 6, MATERIAL SPECIFICATIONS FROM DESIGN CRITERIA FOR SEWERS AND WATERMANS MANUAL.
- UTILITY SEPARATION SHALL BE ACCORDING TO APPENDIX 'D' OF THE CITY OF TORONTO DESIGN CRITERIA FOR SEWERS AND WATERMANS MANUAL.
- SERVICE CONNECTIONS AND UTILITY CUTS MADE IN ROAD PAVEMENTS SHALL BE BACKFILLED WITH UNSHRINKABLE FILL ACCORDING TO TS 4.60.
- ALL AREAS DISTURBED DURING CONSTRUCTION WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AND TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR.
- ALL EXISTING UTILITIES SHOWN ON DRAWINGS (PLAN AND PROFILE) ARE FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE ACTUAL LOCATION AND DEPTH OF ANY UTILITY AND SHALL BE LIABLE FOR ALL OR ANY DAMAGE.
- ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND CONSTRUCTION DRAWINGS MUST BE REPORTED TO THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION AND APPROPRIATE ACTION TAKEN TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR.
- ALL SURVEY STAKE LAYOUT POINTS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE LAYOUT SHALL BE IMMEDIATELY REPORTED TO THE CITY.
- ATTENTION IS DIRECTED TO THE POSSIBILITY OF EXISTING PRIVATE SPRINKLERS AND LIGHTING SYSTEMS WITHIN THE RIGHT-IF-WAY, WHICH ARE NOT SHOWN ON THE PLANS. LOCATION, WORKING AROUND AND PROTECTING THESE SYSTEMS SHALL BE COMPLETED AT NO EXTRA COST TO THE CITY.
- AT ALL LOCATIONS WHERE THE PROPOSED WATER MAIN CROSSES UNDER OR ABOVE THE EXISTING SEWERS, UTILITIES, GRANULAR A BEDDING MATERIAL IS TO EXTEND FROM THE LOWER PIPE TO THE TOP OF THE UPPER PIPE. GRANULAR TO BE COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- CONTRACTOR TO PROVIDE ADEQUATE SUPPORT DURING CONSTRUCTION AND MINIMUM OF 300mm VERTICAL CLEARANCE BETWEEN NEW WATERMAIN AND GAS MAINS. MINIMUM 600 mm VERTICAL CLEARANCE BETWEEN NEW WATERMAIN AND GAS MAINS LARGER THAN 300 mm DIAMETER.
- ALL EXISTING WATERMANS AND SEWER PIPES LARGER THAN 300 mm DIAMETER SHALL BE SUPPORTED ACCORDING TO DRAWING T-1007.01-4.
- ALL DIMENSIONS ARE EXPRESSED IN METRES (m) AND PIPE SIZES ARE EXPRESSED IN MILLIMETERS (mm) UNLESS OTHERWISE NOTED.

CONTACT INFORMATION:

- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY, THE CONTRACTOR SHALL APPLY FOR A ROAD OCCUPANCY PERMIT FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT DISTRICT OFFICE.
- NOTIFY TORONTO WATER AT 416-392-7819 TWO WEEKS PRIOR TO EXCAVATION NEAR TRANSMISSION WATERMAIN SO THAT A TORONTO WATER INSPECTOR MAY BE PRESENT.
- DURING THE CONSTRUCTION OF (WATERMAIN / SERVICES OR SEWER / LATERALS) CLOSE TO AN EXISTING TRANSMISSION WATERMAIN, CONTRACTOR TO NOTIFY TORONTO WATER AT 416-392-7819 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

ORIGINAL DATA SOURCE:

- SURVEY DATA UPDATED JUNE 14, 2022.
- LEGAL BOUNDARY OBTAINED FROM SURVEYS AND MAPPING SSARA JUNE 14, 2022.

ROAD RECONSTRUCTION:

- RECONSTRUCTION OF DRIVEWAY ENTRANCES SHALL BE ACCORDING TO T-310.050-8.
- LIMITS OF SIDEWALK / CURB RECONSTRUCTION ARE APPROXIMATE, ACTUAL LIMITS ARE TO BE CONFIRMED IN THE FIELD BY THE CONTRACT ADMINISTRATOR.
- CHAINAGE IS ESTABLISHED FROM THE CENTRELINE OF CONSTRUCTION AND GUTTER GRADES ARE CALCULATED ALONG THE GUTTER LINE.
- HEIGHT OF CURB FACES MAY VARY ALONG LENGTH OF GUTTER, AS SHOWN ON PROFILE, OR TO BE CONFIRMED IN THE FIELD.
- ADJUST ALL STRUCTURES (MAINTENANCE HOLES, CATCH BASINS) TO SUIT NEW DESIGN ELEVATIONS INCLUDING BREAKING DOWN AND REMOVAL OF PORTION OF TOP OF STRUCTURES TO ALL FOR MINIMUM 1500 mm ADJUSTMENTS.
- ALL CURB SHALL BE CONSTRUCTED WITH A LEDGE AT THE BACK OF THE CURB TO FACILITATE FUTURE SIDEWALK CONSTRUCTION.
- FULL DEPTH SAW-CUTS ARE REQUIRED AT CONSTRUCTION LIMITS OF EXISTING CURB, SIDEWALK AND PAVEMENT UNLESS OTHERWISE SHOWN.
- SAW CUT EXISTING PAVEMENT, SIDEWALK, CURB, GUTTER, DRIVEWAYS, WALKWAYS, AT CONSTRUCTION LIMITS TO PROVIDE A CLEAN JOINT FOR THE PROPOSED WORK.
- CONSTRUCT PEDESTRIAN SIDEWALK RAMPS WITH TACTILE WALKING SURFACE INDICATORS ACCORDING TO T-310.030-7, T-310.030-8, T-310.030-9, T-310.030-10 AND T-310.030-11.
- EXISTING ENTRANCE RAMPS TO BE REINSTATED. VEHICULAR SIDEWALK RAMP SHALL BE ACCORDING TO T-310.050-1.
- ADJUSTMENT OF APPROACHES, WALKWAYS AND STEPS MAY BE REQUIRED. LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CONTRACT ADMINISTRATOR.
- EXISTING ASPHALT THICKNESS MAY VARY, TAPER TO MATCH EXISTING AT CONSTRUCTION LIMITS (MINIMUM 2.0 m).

- FILTER FABRIC TO BE PLACED UNDER GRATED 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 SODDED OR BACKYARDS GRADED AND SODDED. FILTER FABRIC FOR SILT CONTROL TO BE TERRAFIX 270R OR APPROVED EQUIVALENT.
- ROAD RESTORATION ON MILL STREET IS TO BE DONE AS PER TORONTO SPECIFICATION TS-4.60 CONSTRUCTION SPECIFICATION FOR UTILITY CUT AND RESTORATION.

WATERMANS:

- PVC WATERMANS SHALL BE MINIMUM DR 18 CLASS 235 (AWWA) C900-07.
- EMBEDMENT MATERIAL FOR FLEXIBLE PIPE SHALL BE ACCORDING TO OPSD 1102.02 AND USING GRANULAR A ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- MINIMUM COVER ON WATERMANS SHALL BE 1.8 m.
- ALL HYDRANTS SHALL BE CONSTRUCTED ACCORDING TO T-1105.01.
- HYDRANT LEADS SHALL BE MINIMUM DR 18 CLASS 235 (AWWA) C900-07.
- ALL SERVICE CONNECTIONS SHALL BE CONSTRUCTED ACCORDING TO T-1104.01, T-1101.02-1, T-1104.02-3, T-1105.02-1 AND T-1105.02-2.
- ALL CURB AND VALVE BOXES TO BE LOCATED AT STREET LINE.
- MECHANICAL THRUST RESTRAINS 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 6.1 m OF EITHER SIDE OF THE VALVE FOR WATERMANS 100 mm 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.
- WATERMANS MUST FOLLOW THE ONTARIO MINISTRY OF THE ENVIRONMENT PROCEDURE F-6-1 THAT GOVERN THE SEPARATION OF SEWERS AND WATERMANS. A MINIMUM VERTICAL CLEARANCE OF 0.30 m WHEN CROSSING OVER AND 0.5 m WHEN CROSSING UNDER SEWERS AND ALL OTHER UTILITIES IS REQUIRED. MUST ALSO MAINTAIN 2.5 m HORIZONTAL SEPARATION WITH SEWERS.
- ALL VALVES LESS THAN 400 mm 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-1104.03-3 OR 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 50 mm OUTLET ON 100 mm 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 50 mm DIAMETER MINIMUM OR A HYDRANT.
- DISINFECTION OF THE WATERMAIN SHALL BE ACCORDING TO TS 7.30 AND SHALL INCLUDE ALL NEW WATER SERVICES 100 mm 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 STOPS, FIRE HYDRANTS CAN ONLY BE OPERATED BY TORONTO WATER STAFF.
- ALL NEW WATERMANS SHALL BE INSULATED WHERE THE COVER IS LESS THAN 1.65 m 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 600 mm ABOVE THE WATERMAIN GRADES AND TO 3 m MINIMUM ON EACH SIDE PRIOR TO WATERMAIN LAYING COMPACTED TO A MINIMUM OF 100% OF MAXIMUM DRY DENSITY IN 300 mm LIFTS.
- SOIL DENSITY TESTS SHALL BE TAKEN ALONG CENTRELINE OF THE WATERMAIN AND ON LINES 1.5 m ON EITHER SIDE OF SAME AT A MAXIMUM INTERVAL OF 30 m. TESTS TO BE TAKEN AT EACH 600 mm LIFT.
- ALL HYDRANTS, TEE, VALVES, BENDS, PLUGS AND EACH PIPE JOINT ARE TO BE MECHANICALLY RESTRAINED.
- PIPE JOINT DEFLECTIONS ARE NOT ALLOWED.

EROSION AND SEDIMENT CONTROL:

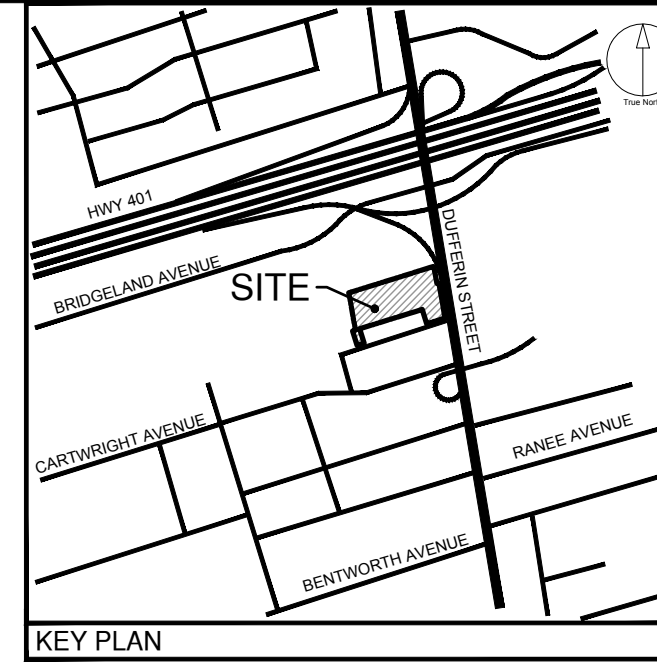
- EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATER. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED OR REPLACED WITHIN 48 HOURS OF INSPECTION OR BOTH.
- ALL DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
- THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREA. IF THE PRESCRIBED MEASURES ON THE PLANS ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF A DELETERIOUS SUBSTANCE, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS AND A TORONTO REGION CONSERVATION AUTHORITY ENFORCEMENT OFFICE SHOULD BE IMMEDIATELY CONTACTED. ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND USED AS NECESSARY.
- ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELING AND MAINTENANCE REFUELING WILL BE CONDUCTED A MINIMUM OF 30 m FROM THE WATER.
- ALL GRADES WITHIN THE REGULATORY FLOOD PLAIN WILL BE MAINTAINED OR MATCHED.

SANITARY AND STORM SEWERS:

- MAIN LINE PVC PIPE SHALL BE DR 35.
- SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150 mm 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 1005.02 AND USING GRANULAR A ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF A MAXIMUM DRY DENSITY.
- THE BEDDING MATERIALS SHOULD CONSIST OF BROADLY GRADED OPSS GRANULAR 'A' MATERIAL AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- ULTRA-RIB PIPE IS NOT PERMITTED WITH THE MUNICIPAL RIGHT-OF-WAY.
- MAINTENANCE HOLES SHALL BE ACCORDING TO T-701.010 (1200 mm), 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) TYPE B OPEN (STORM).
- MAINTENANCE HOLE CHAMBER OPENINGS MUST BE LOCATED ON THE UPSTREAM SIDE OF THE MAINTENANCE HOLE.
- BENCHING DETAILS SHALL BE ACCORDING TO T-701.0210 OR 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.
- NON-REINFORCED CONCRETE PIPE 150 mm TO 250 mm SHALL BE CLASS 3. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLE 807.040.
- SINGLE CATCHBASINS SHALL BE ACCORDING TO T-705.010 COMPLETE WITH GOSS TRAP WHICH ARE TO BE INCLUDED IN ALL NEW CATCHBASIN INSTALLATIONS UNLESS OTHERWISE SPECIFIED ON THE ENGINEERING DRAWING. FRAME AND COVER SHALL BE ACCORDING TO OPSD 400.070.
- DOUBLE CATCH BASINS SHALL BE ACCORDING TO T-705.020 COMPLETE WITH GOSS TRAP WHICH ARE TO BE INCLUDED IN ALL NEW CATCHBASIN INSTALLATIONS UNLESS OTHERWISE SPECIFIED ON THE ENGINEERING DRAWING.
- CATCHBASINS LEADS TO BE OVER 250 mm PVC DR 35 FOR SINGLE CATCHBASINS AND 300 mm PVC DR 35 FOR DOUBLE CATCHBASINS.
- CONNECTION DETAIL FOR SEWER PIPE AT CATCHBASINS AND MAINTENANCE HOLES SHALL BE ACCORDING TO T-708.020.

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.
- 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.
- RETAINING WALLS SHALL BE CONSTRUCTED ENTIRELY ON THE UPPER PROPERTY SO THAT TIE 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 OPSS 1212.
- 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-310.050-1 - VEHICLE ENTRANCE IN COMBINED CURB AND SIDEWALK;
 - T-310.010-2 - CONCRETE SIDEWALK WITH BOULEVARD;
 - T-600.05-1 - CONCRETE CURB AND GUTTER.
- MINIMUM DRIVEWAY PAVEMENT STRUCTURE THICKNESSES TO BE AS PER OPSS GUIDELINES



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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR PLAN OF SUBDIVISION	AUG 09, 2022

LEGEND

SEAL

Toronto ENGINEERING & 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

IBI GROUP
Unit 300 - 8133 Warden Avenue
Markham ON L6G 1B3 Canada
Tel: 905.783.2322 Fax: 905.783.9983
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PROJECT
3400 DUFFERIN STREET & 8 JANE OSLER BOULEVARD

TORONTO, ONTARIO, M6A 2V1

PROJECT NO:
139570

DRAWN BY: **SB** CHECKED BY: **JJ**

PROJECT MGR: **JJ** APPROVED BY: **JJ**

SHEET TITLE
GENERAL NOTES

SHEET NUMBER **GN-01** ISSUE **01**

LIST OF DRAWINGS

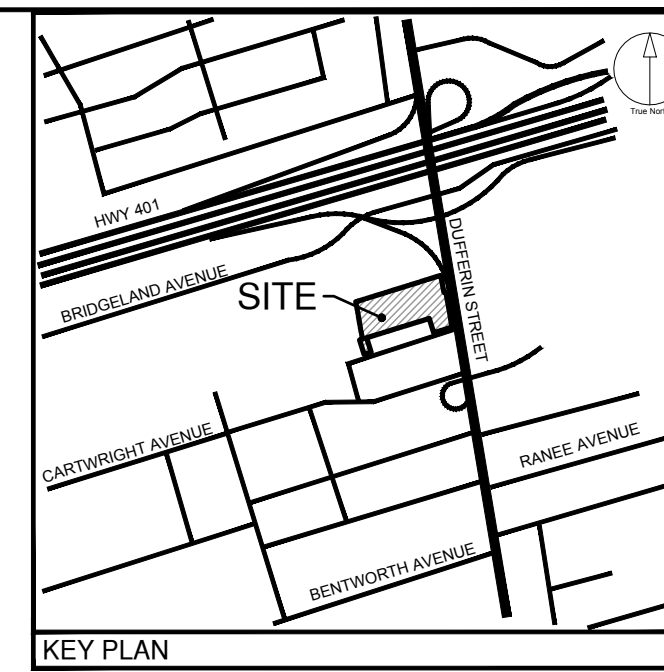
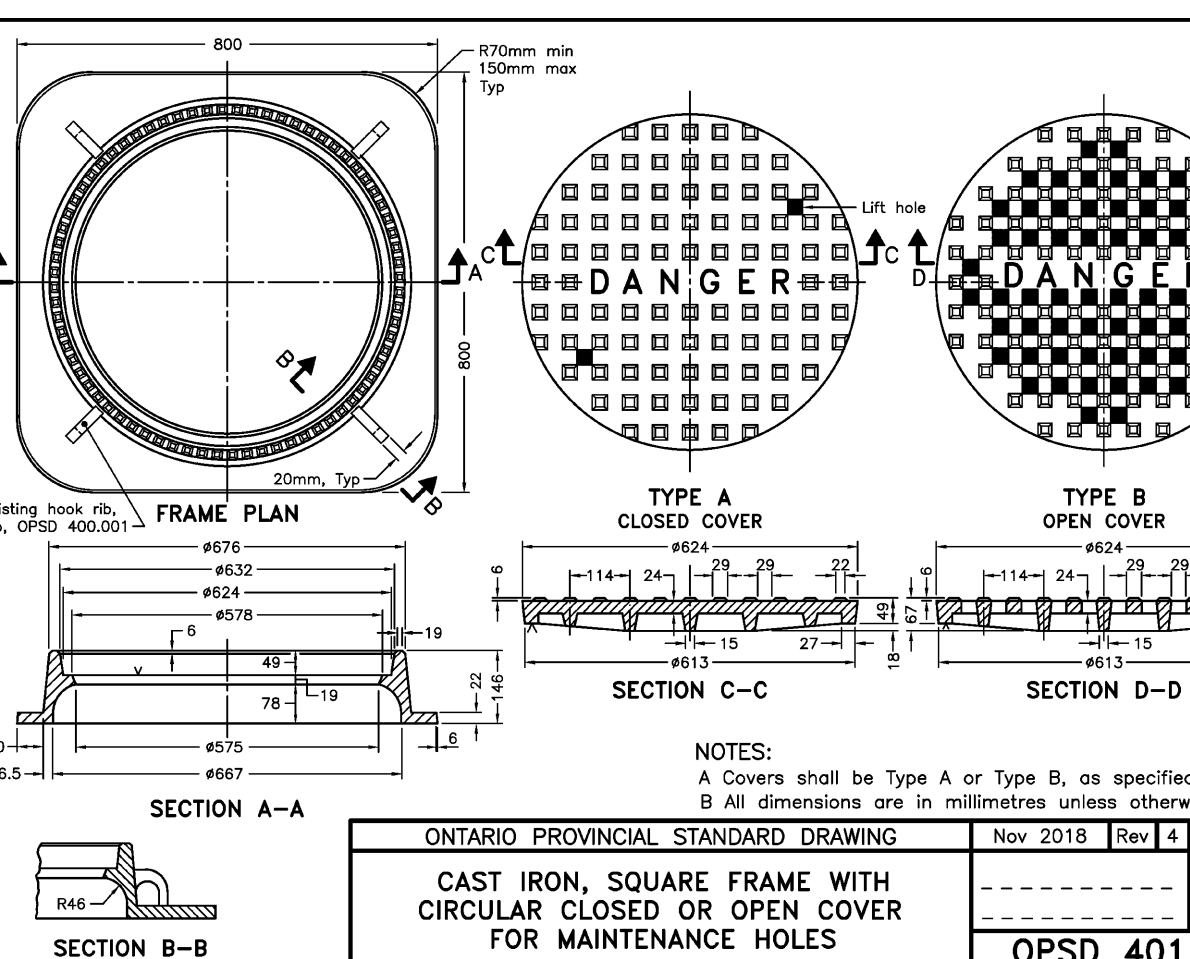
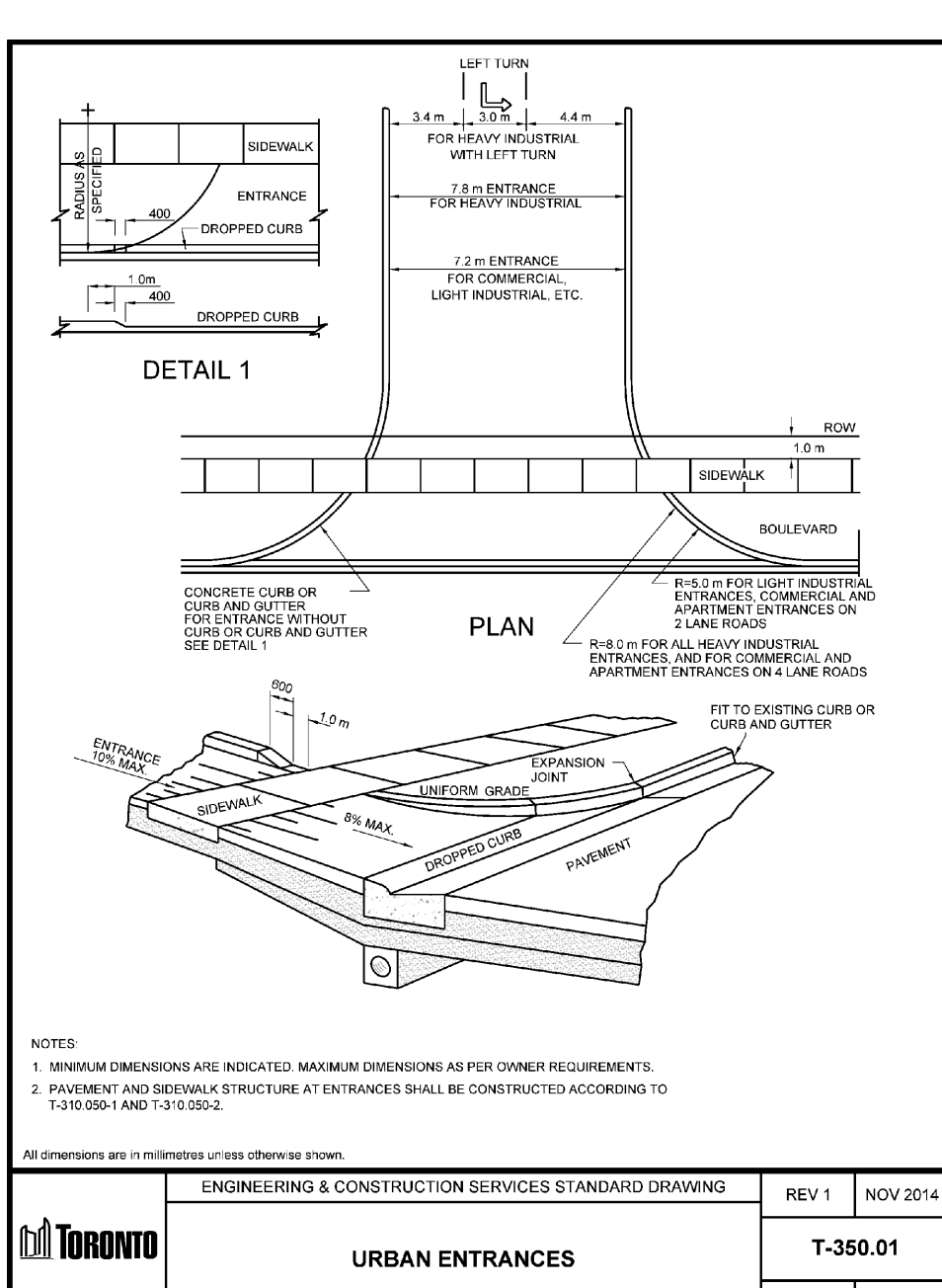
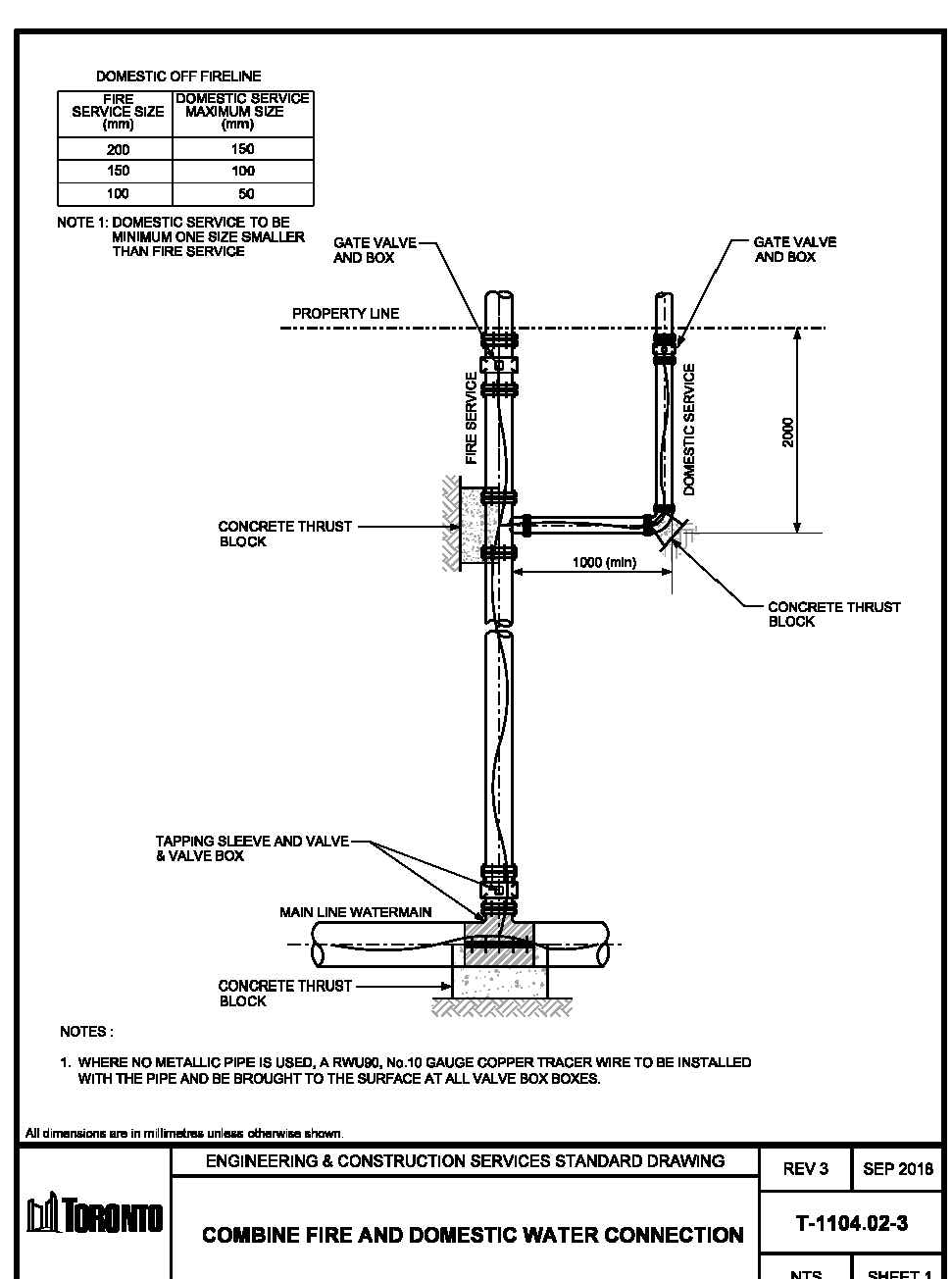
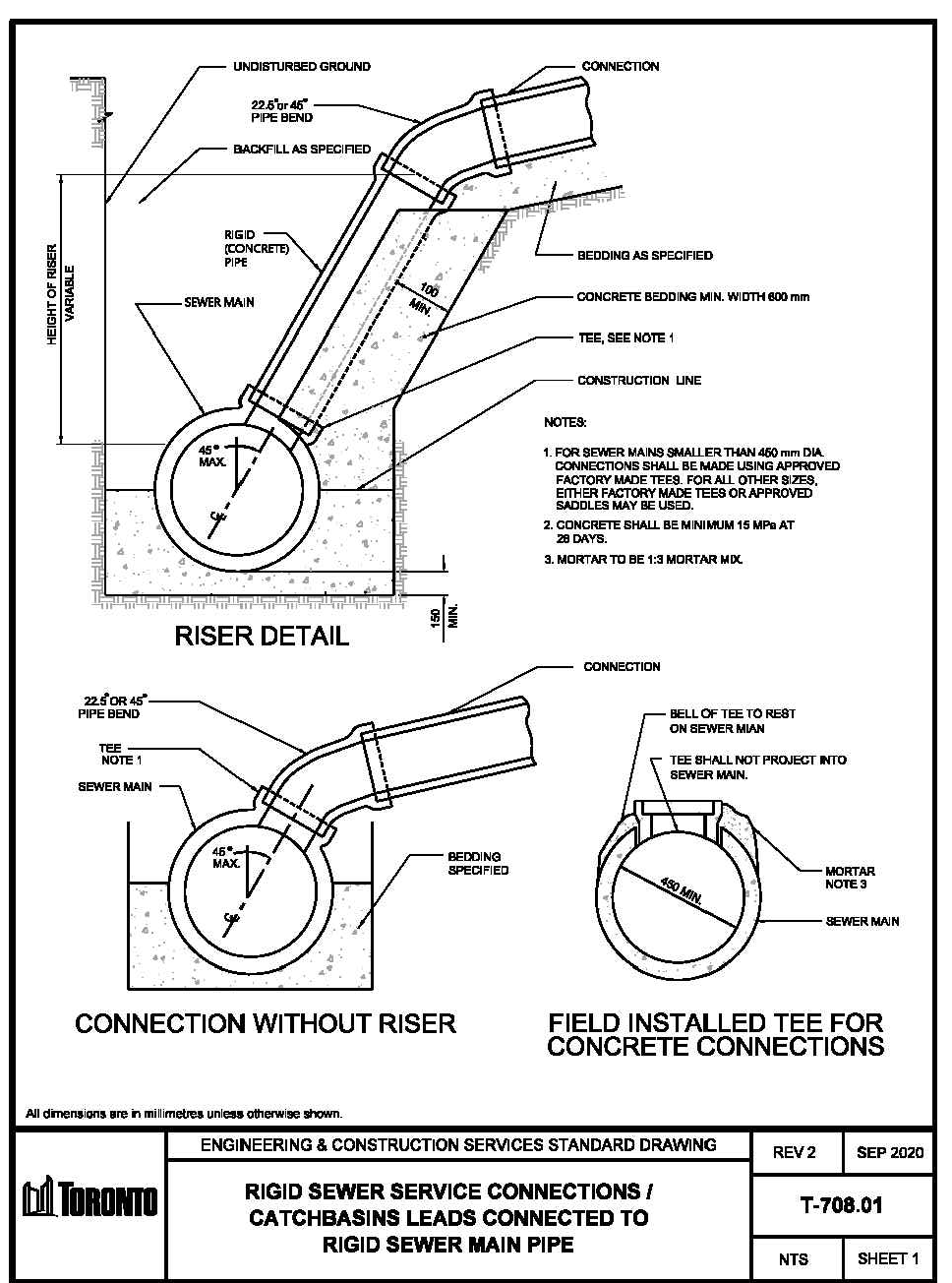
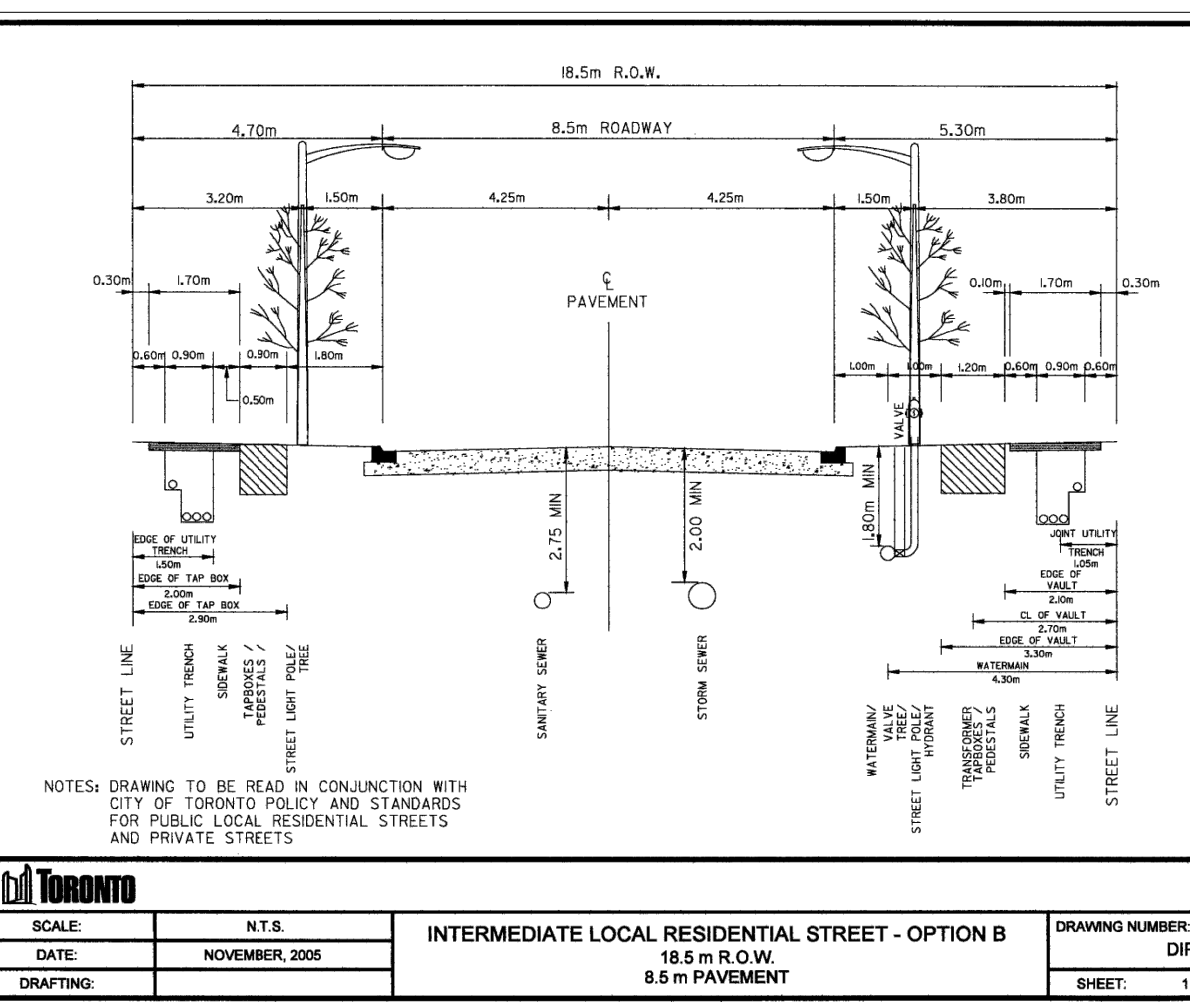
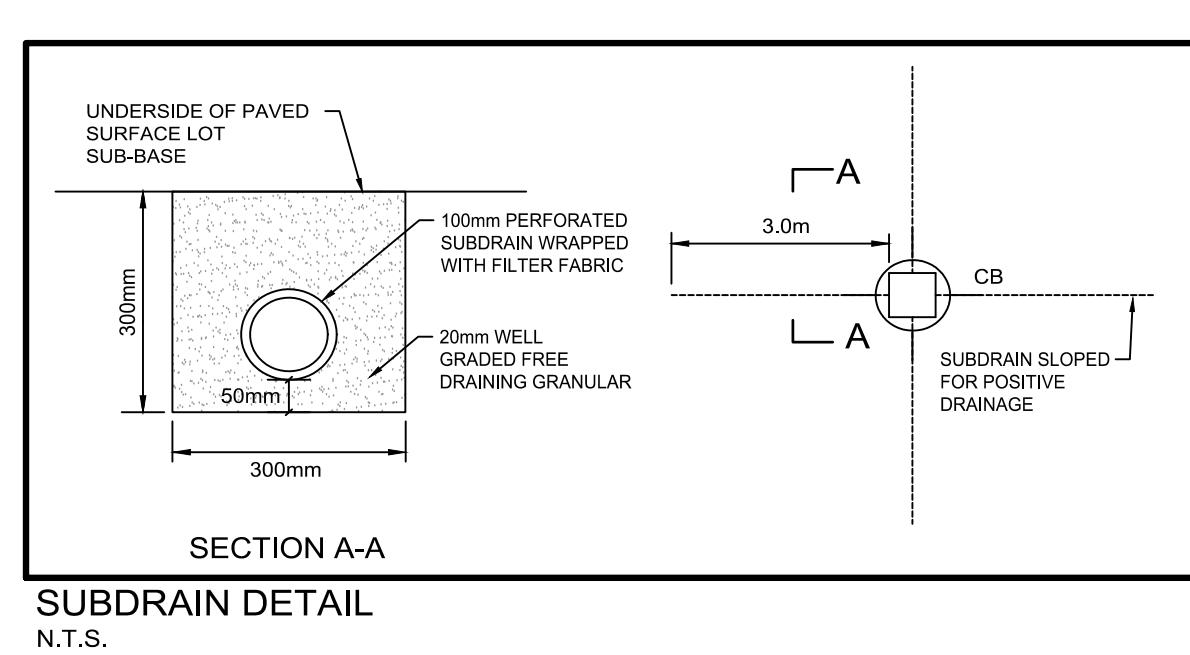
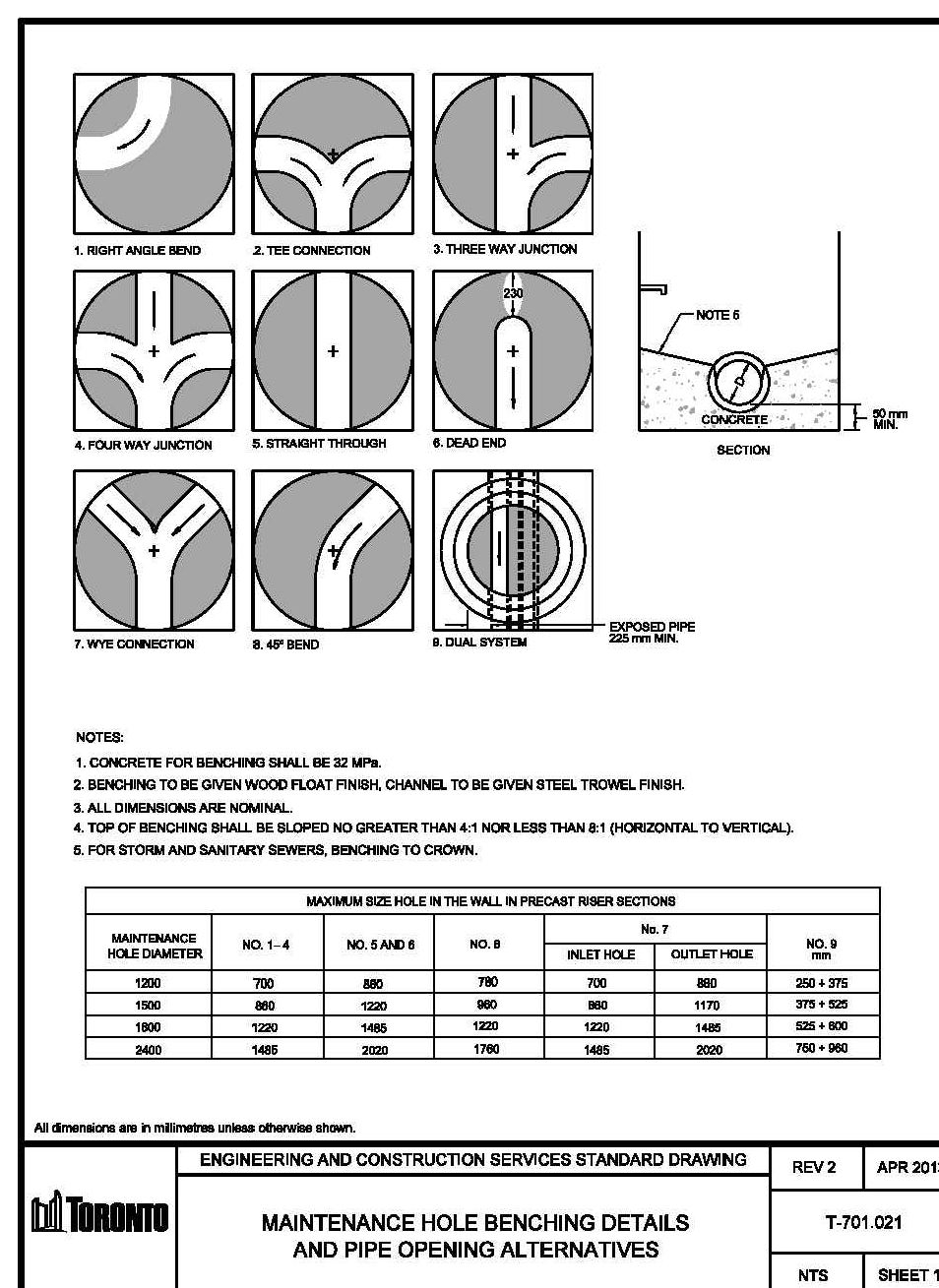
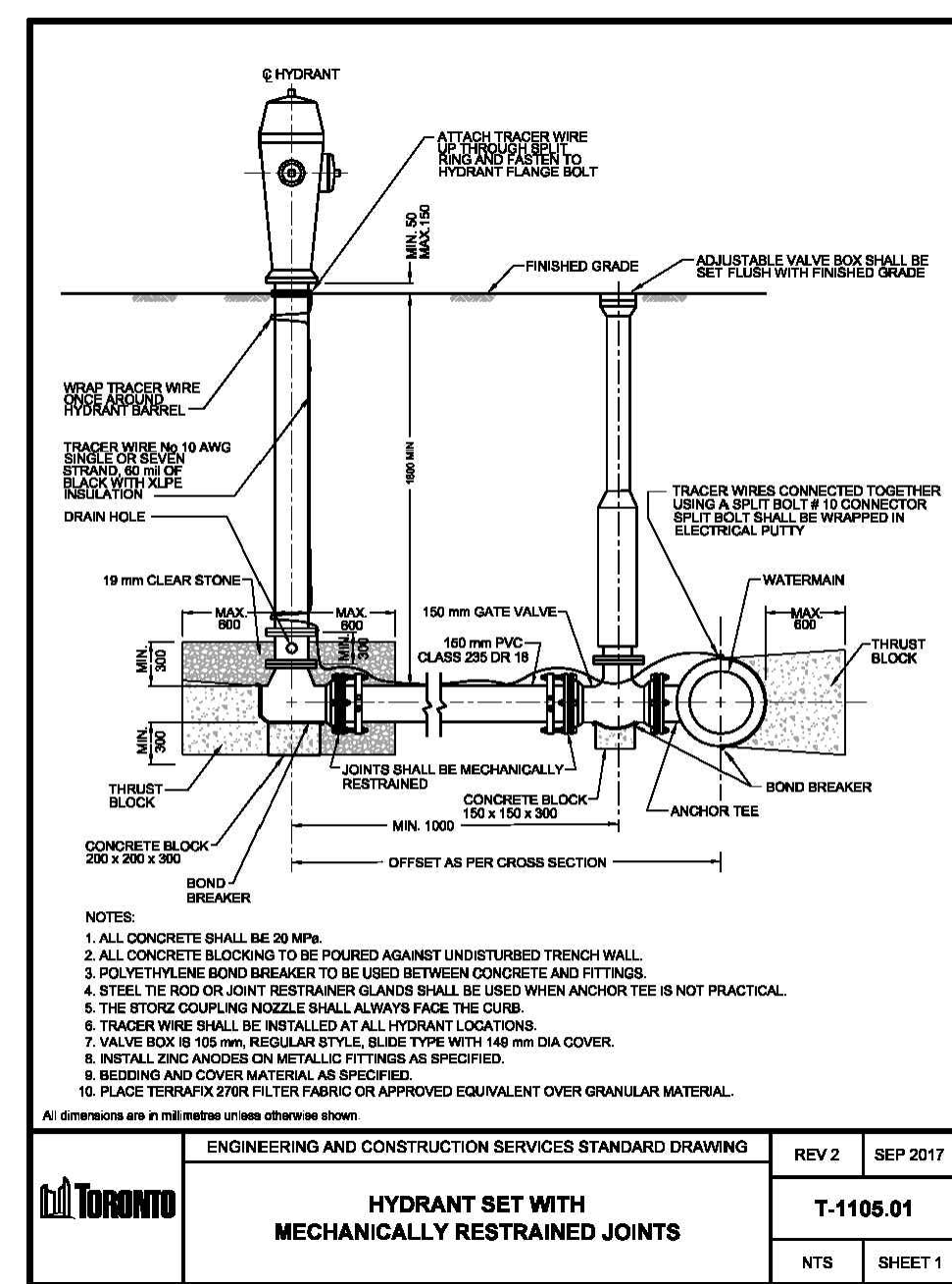
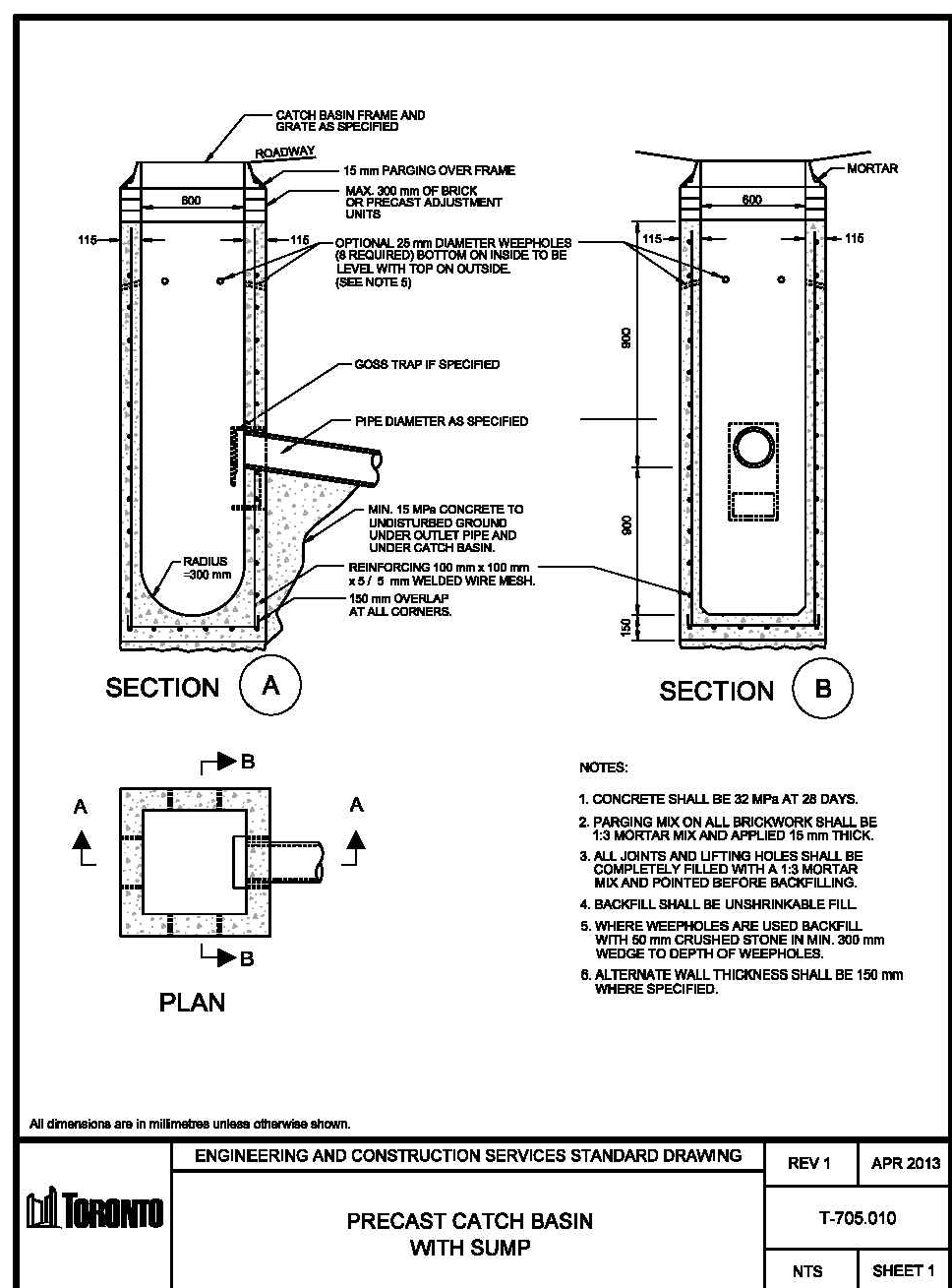
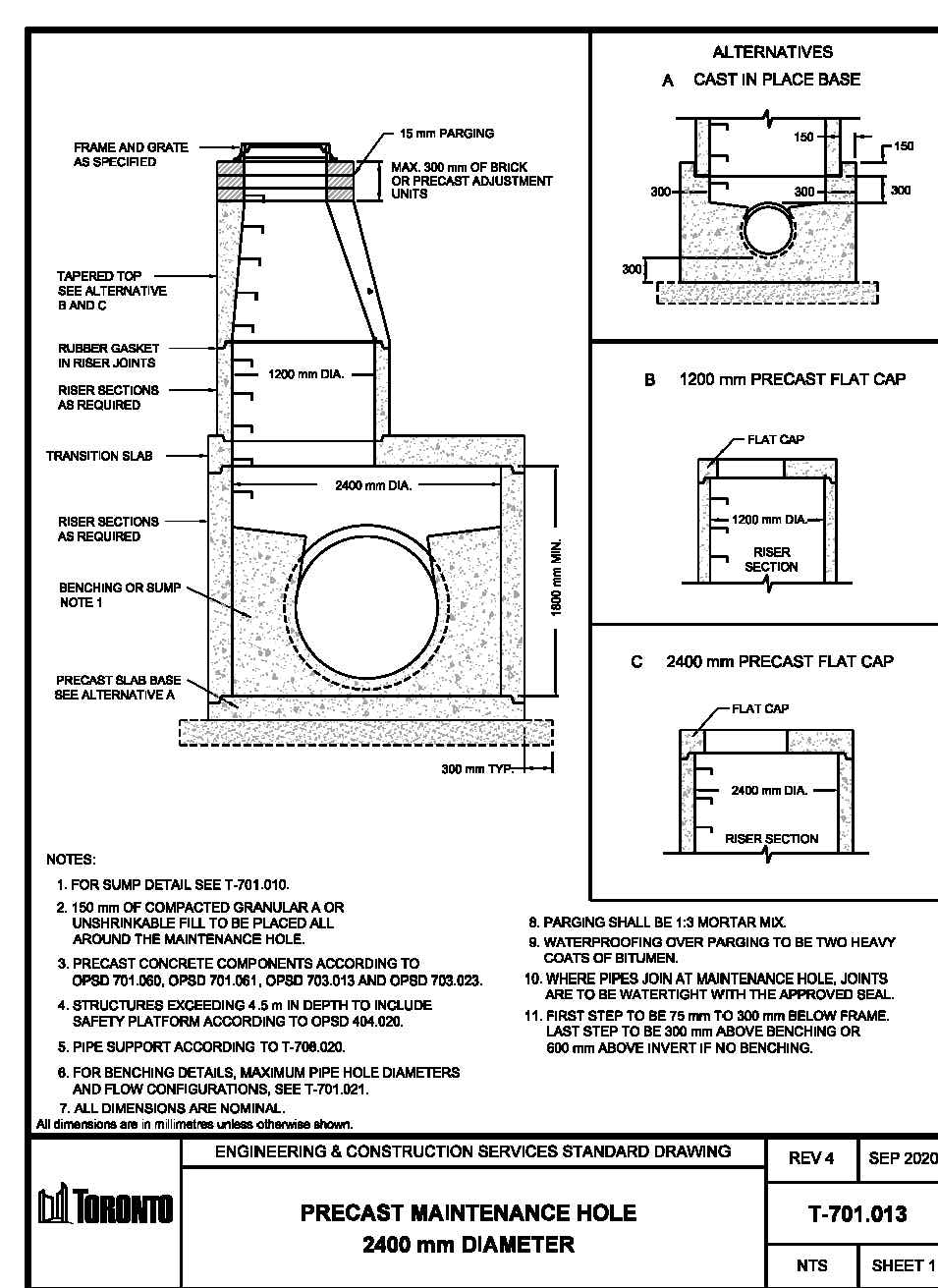
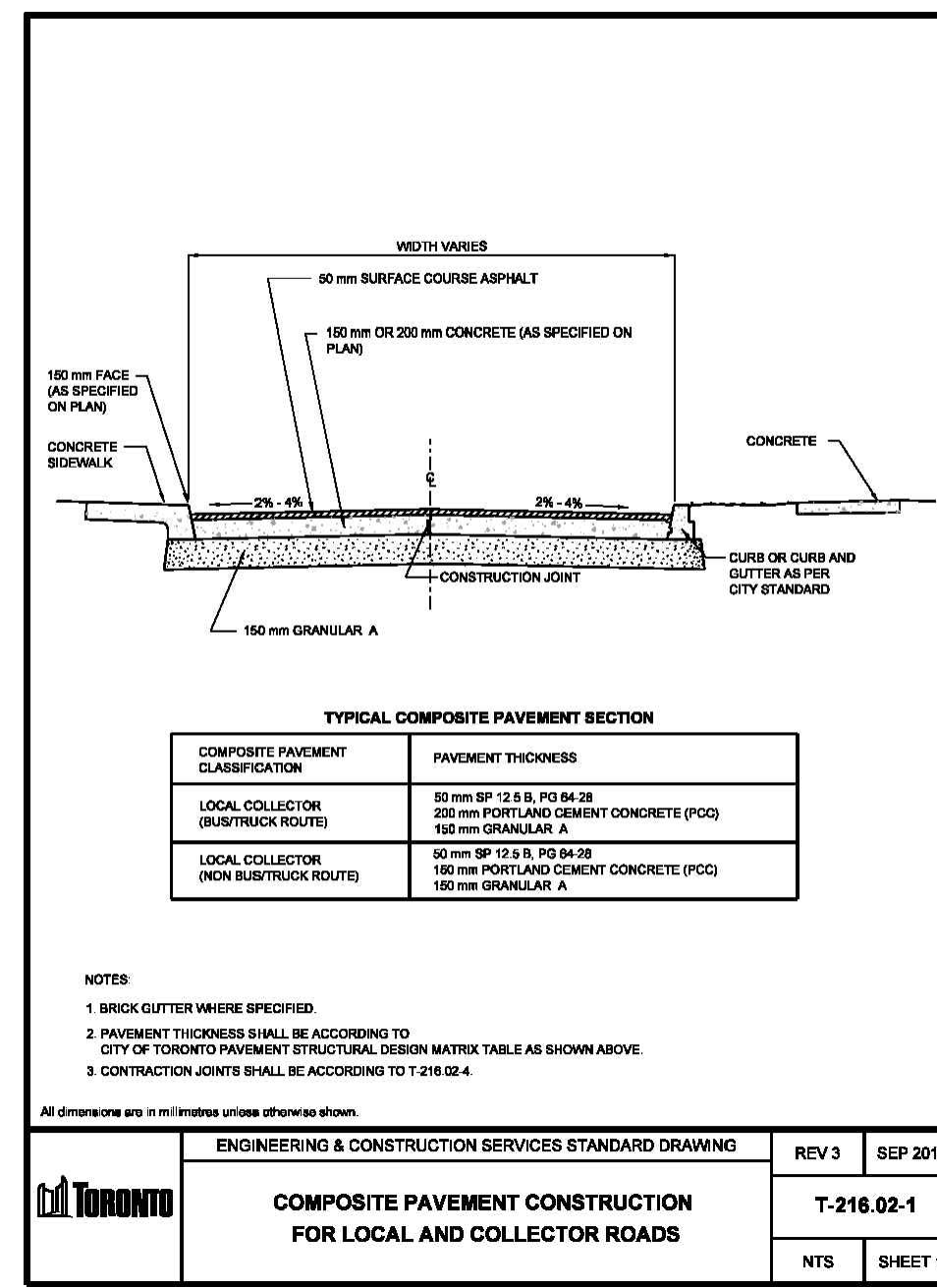
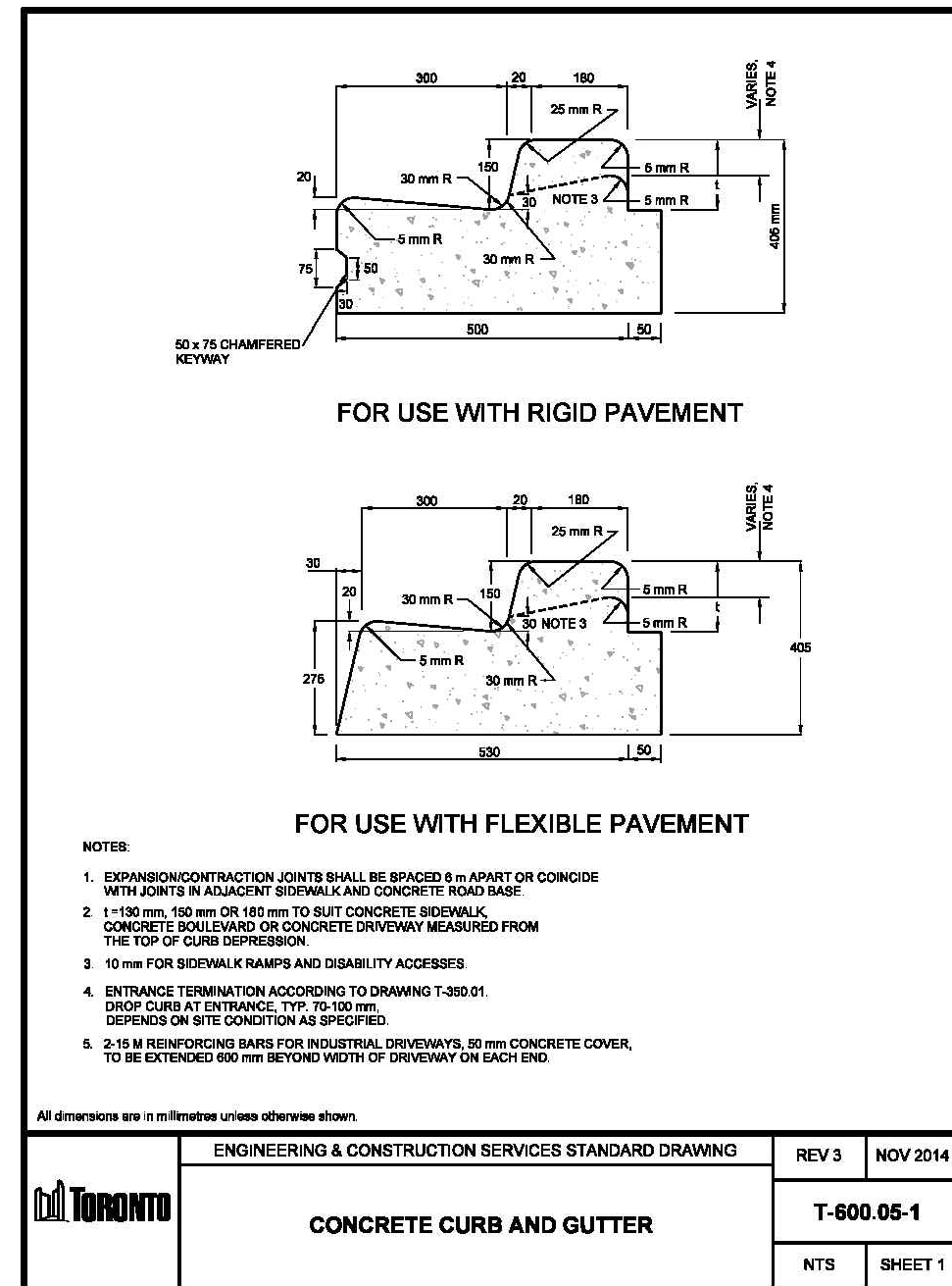
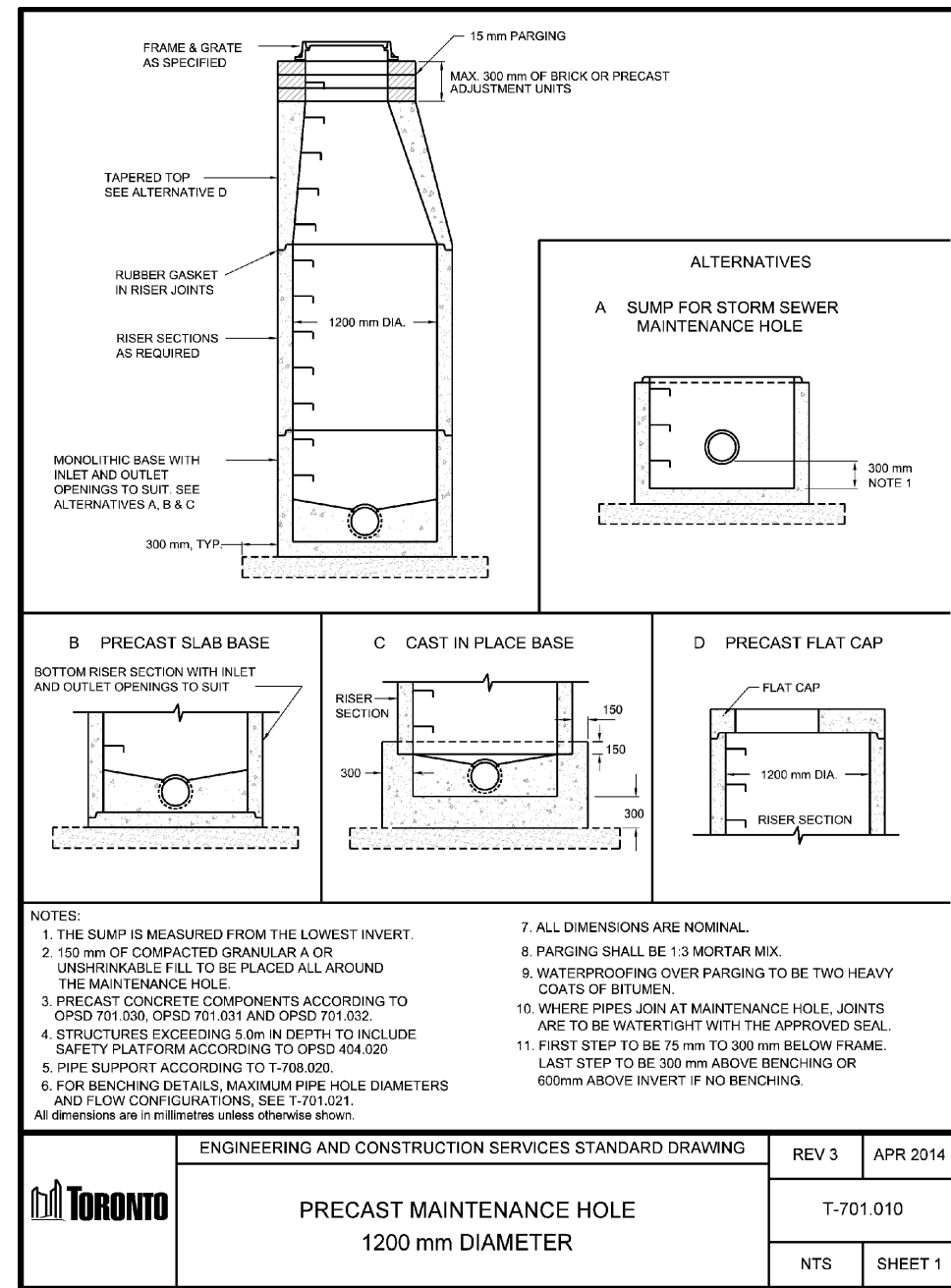
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STM-01 - STORM DRAINAGE PLAN	
SAN-01 - SANITARY DRAINAGE PLAN	
PUP-01 - PUBLIC UTILITIES PLAN	

SITE PLAN INFORMATION
GRS INC.
56 CROFTING AVENUE,
TORONTO, ON CANADA M4J 2Y9
PHONE: (416) 915-1797

SURVEYOR INFORMATION
KRICMAR SURVEYORS LTD.
1107 CENTRE STREET, SUITE 101
THORNHILL, ON L4J 3M6
PHONE: (905) 738-0953
E-MAIL: info@kricmar.ca

BENCHMARK INFORMATION:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO THE CITY OF TORONTO BENCHMARK No. 12319651816, HAVING AN ELEVATION = 180.109 METRES.

SCALE: 1:400



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COLLECDEV INC.**

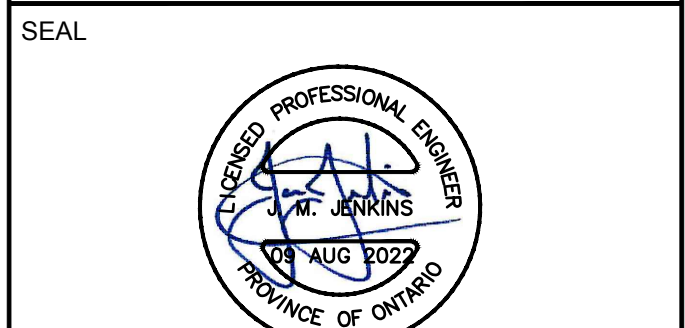
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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR PLAN OF SUBDIVISION	AUG 09, 2022

LEGEND



ENGINEERING & 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

IBI GROUP
Unit 300 - 8133 Warden Avenue
Markham ON L6G 1B3 Canada
Tel: 905.783.2322 Fax: 905.783.9983
ibigroup.com

PROJECT
**3400 DUFFERIN STREET &
8 JANE OSLER BOULEVARD**

TORONTO, ONTARIO, M6A 2V1

PROJECT NO:
139570

DRAWN BY:
SB

CHECKED BY:
JJ

PROJECT MGR:
JJ

APPROVED BY:
JJ

SHEET TITLE
DETAILS

SHEET NUMBER
DD-01

ISSUE
01

LIST OF DRAWINGS

GN-01 - GENERAL NOTES	XS-01 - CROSS SECTIONS
DD-01 - DETAILS	XS-02 - CROSS SECTIONS
SS-01 - SERVICING PLAN	XS-03 - CROSS SECTIONS
SG-01 - GRADING PLAN	
EC-01 - EROSION CONTROL PLAN	
CUP-01 - COMPOSITE UTILITY PLAN	
STM-01 - STORM DRAINAGE PLAN	
SAN-01 - SANITARY DRAINAGE PLAN	
PUP-01 - PUBLIC UTILITIES PLAN	

SITE PLAN INFORMATION

GRD INC.
56 CROFTING AVENUE,
TORONTO, ON CANADA M2J 2Y9
PHONE: (416) 915-1797

KRICMAR SURVEYORS LTD.
1107 CENTRE STREET, SUITE 101
THORNHILL, ON L4J 3M6
PHONE: (905) 736-0053
E-MAIL: info@kricmar.ca

BENCHMARK INFORMATION:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO THE CITY OF TORONTO BENCHMARK No. 12319651616, HAVING AN ELEVATION OF 186.109 METRES.

SCALE: 1:400

CLIENT
DUFFERIN - 401
PROPERTIES LIMITED &
COLLECDEV INC.

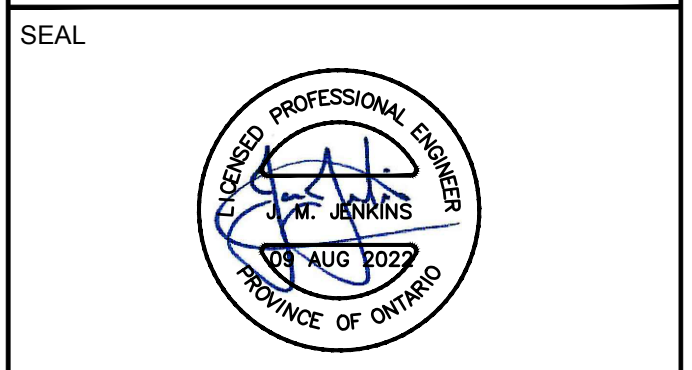
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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR PLAN OF SUBDIVISION	AUG 09, 2022

LEGEND

PROPERTY LINE	
OUTLINE OF GROUND FLOOR	
UNDERGROUND PARKING LIMIT	
PROPOSED STORM MANHOLE	
PROPOSED SANITARY MANHOLE	
PROPOSED SINGLE CATCH BASIN	
PROPOSED DOUBLE CATCH BASIN	
EXISTING STORM MANHOLE	
EXISTING SANITARY MANHOLE	
EXISTING CATCH BASIN	
PROPOSED VALVE AND BOX	
PROPOSED STORM	
PROPOSED SANITARY	
PROPOSED WATER	
EXISTING STORM	
EXISTING SANITARY	
EXISTING WATER	
EXISTING BELL	
EXISTING GAS	
PROPOSED DOMESTIC WATER METER	
PROPOSED BACKFLOW PREVENTER	
PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY	



Toronto ENGINEERING & 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

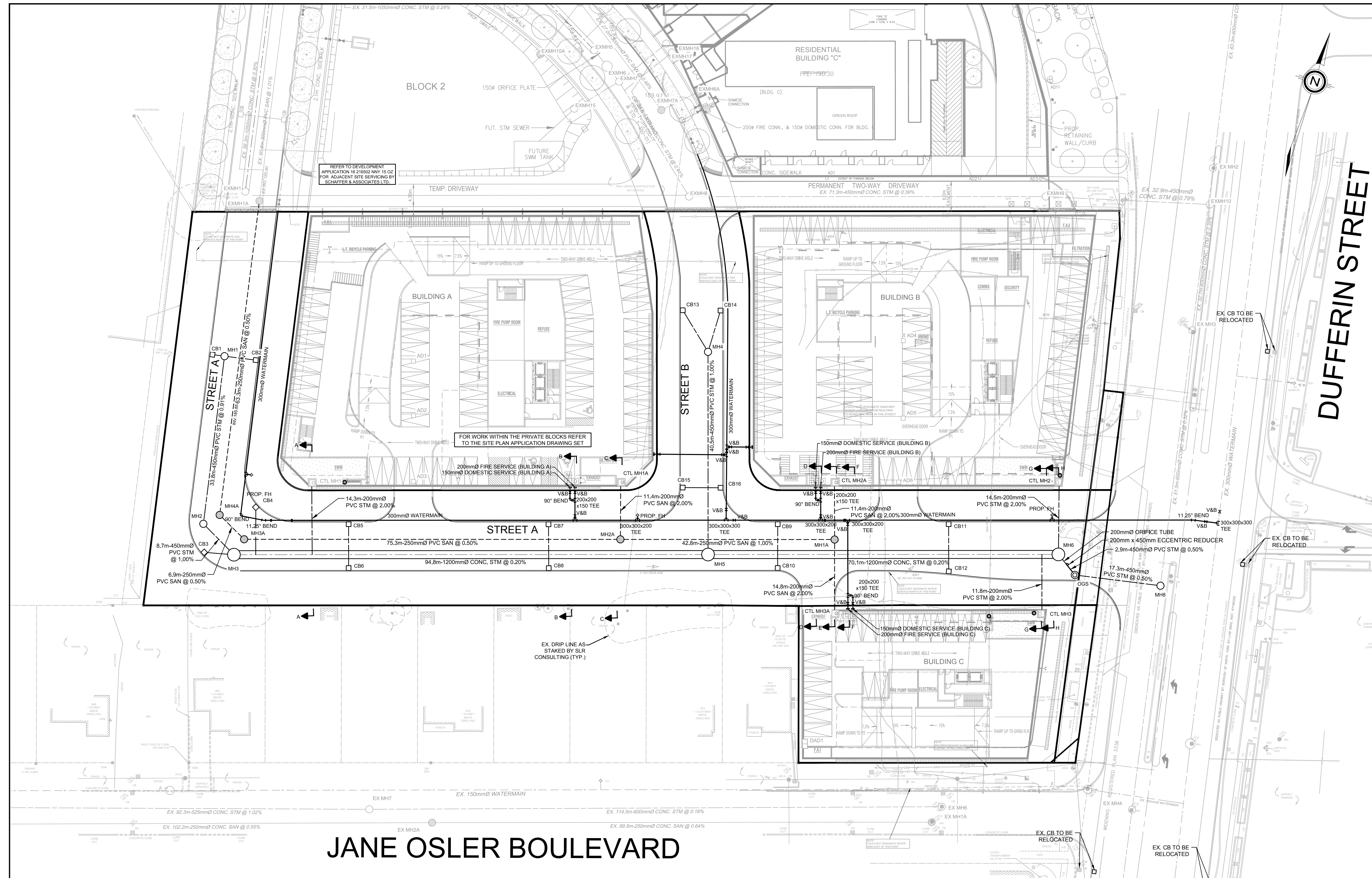
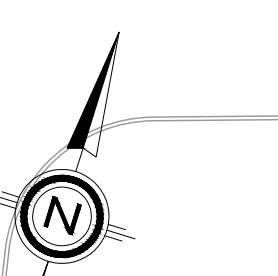
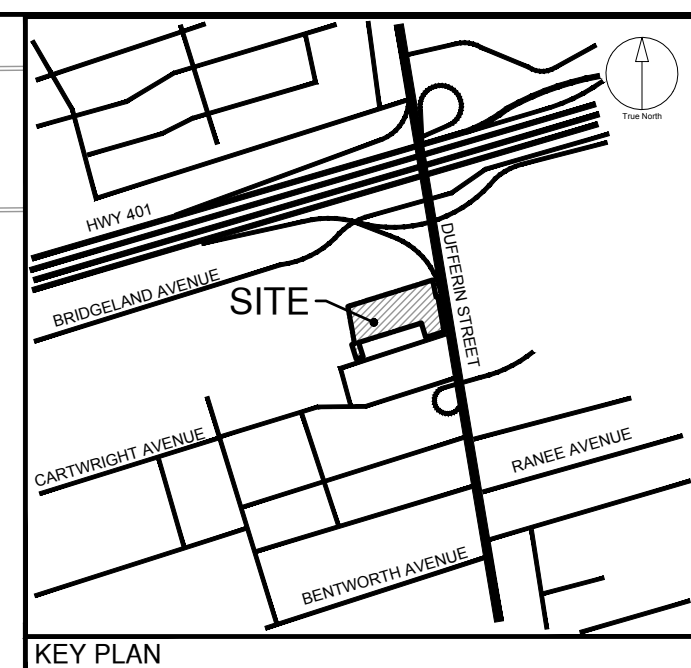
IBI GROUP
 Unit 300 - 8133 Warden Avenue
 Markham ON L6G 1B3 Canada
 Tel: 905.763.2322 Fax: 905.763.9983
 ibigroup.com

PROJECT
3400 DUFFERIN STREET &
8 JANE OSLER BOULEVARD
 TORONTO, ONTARIO, M6A 2V1

PROJECT NO: 139570
DRAWN BY: SB
CHECKED BY: JJ
PROJECT MGR: JJ
APPROVED BY: JJ

SHEET TITLE
GENERAL SERVICING
PLAN

SHEET NUMBER SS-01 **ISSUE** 01



JANE OSLER BOULEVARD

SANITARY SEWER STRUCTURE INVENTORY					
MH #	MH DIAMETER	MH OPSD	FRAME OPSD	TOP ELEV.	INVERTS
MH1A	1200mmØ	701.010	401.010 (TYPE A)	189.62	N 187.26 (200mmØ) S 187.80 (200mmØ) W 187.16 (250mmØ)
MH2A	1200mmØ	701.010	401.010 (TYPE A)	189.70	E 186.73 (250mmØ) N 186.78 (200mmØ) W 186.60 (250mmØ)
MH3A	1200mmØ	701.010	401.010 (TYPE A)	189.55	E 186.30 (250mmØ) NW 186.25 (250mmØ)
MH4A	1200mmØ	701.010	401.010 (TYPE A)	189.59	SE 186.22 (250mmØ) N 186.17 (250mmØ)

STORM SEWER STRUCTURE INVENTORY					
MH #	MH DIAMETER	MH OPSD	FRAME OPSD	TOP ELEV.	INVERTS
MH1	1200mmØ	701.010	401.010 (TYPE B)	189.93	W 188.14 (250mmØ) E 188.06 (250mmØ) S 187.86 (450mmØ)
MH2	1200mmØ	701.010	401.010 (TYPE B)	189.59	N 187.55 (450mmØ) SE 187.47 (450mmØ)
MH3	2400mmØ	701.013	401.010 (TYPE B)	189.52	NW 187.38 (450mmØ) W 187.53 (250mmØ) E 186.33 (1200mmØ)
MH4	1200mmØ	701.010	401.010 (TYPE B)	190.01	NW 188.04 (250mmØ) N 188.06 (250mmØ) S 187.86 (450mmØ)
MH5	2400mmØ	701.013	401.010 (TYPE B)	189.66	W 186.14 (1200mmØ) N 187.45 (450mmØ) E 186.14 (1200mmØ)
MH6	2400mmØ	701.013	401.010 (TYPE B)	190.07	W 186.00 (1200mmØ) N 186.98 (200mmØ) SE 186.00 (200mmØ)
MH8	1200mmØ	701.010	401.010 (TYPE B)	190.19	N 185.69 (600mmØ) W 185.85 (450mmØ) S 185.69 (600mmØ)
OGS	1200mmØ	701.010	401.010 (TYPE B)	190.02	NW 185.99 (450mmØ) E 185.94 (450mmØ)

CATCHBASIN STRUCTURE INVENTORY					
CB #	CB STD.	FRAME OPSD	TOP ELEV.	INVERTS	
CB1	705.010	400.020	189.93	188.19 (250mmØ)	
CB2	705.010	400.020	189.93	188.19 (250mmØ)	
CB3	705.010	400.020	189.40	187.65 (250mmØ)	
CB4	705.010	400.020	189.40	187.65 (250mmØ)	
CB5	705.010	400.020	189.49	187.74 (250mmØ)	
CB6	705.010	400.020	189.49	187.74 (250mmØ)	
CB7	705.010	400.020	189.49	187.74 (250mmØ)	
CB8	705.010	400.020	189.49	187.74 (250mmØ)	
CB9	705.010	400.020	189.51	187.76 (250mmØ)	
CB10	705.010	400.020	189.51	187.76 (250mmØ)	
CB11	705.010	400.020	189.82	188.07 (250mmØ)	
CB12	705.010	400.020	189.81	188.07 (250mmØ)	
CB13	705.010	400.020	189.87	188.23 (250mmØ)	
CB14	705.010	400.020	189.87	188.23 (250mmØ)	
CB15	705.010	400.020	189.62	187.93 (250mmØ)	
CB16	705.010	400.020	189.62	187.93 (250mmØ)	

LIST OF DRAWINGS
 GN-01 - GENERAL NOTES
 DD-01 - DETAILS
 SS-01 - SERVICING PLAN
 SG-01 - GRADING PLAN
 EC-01 - EROSION CONTROL PLAN
 CUP-01 - COMPOSITE UTILITY PLAN
 STM-01 - STORM DRAINAGE PLAN
 SAN-01 - SANITARY DRAINAGE PLAN
 PUP-01 - PUBLIC UTILITIES PLAN
 XS-01 - CROSS SECTIONS
 XS-02 - CROSS SECTIONS
 XS-03 - CROSS SECTIONS

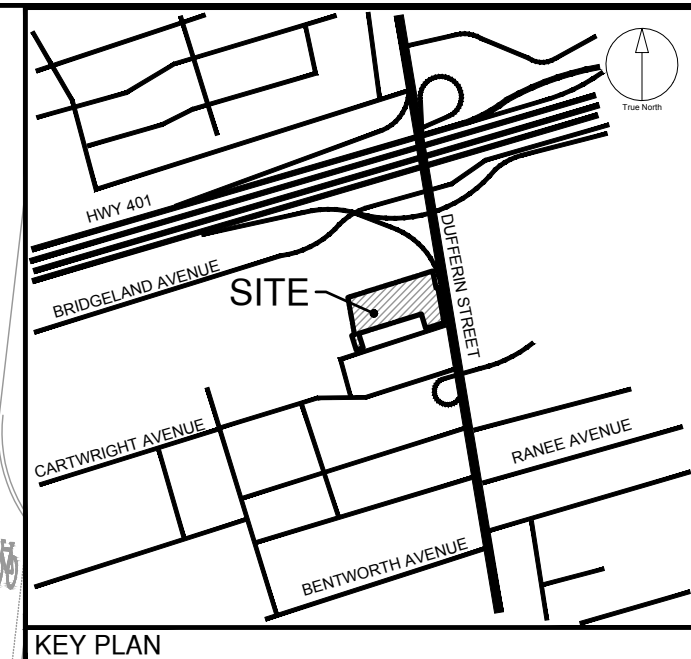
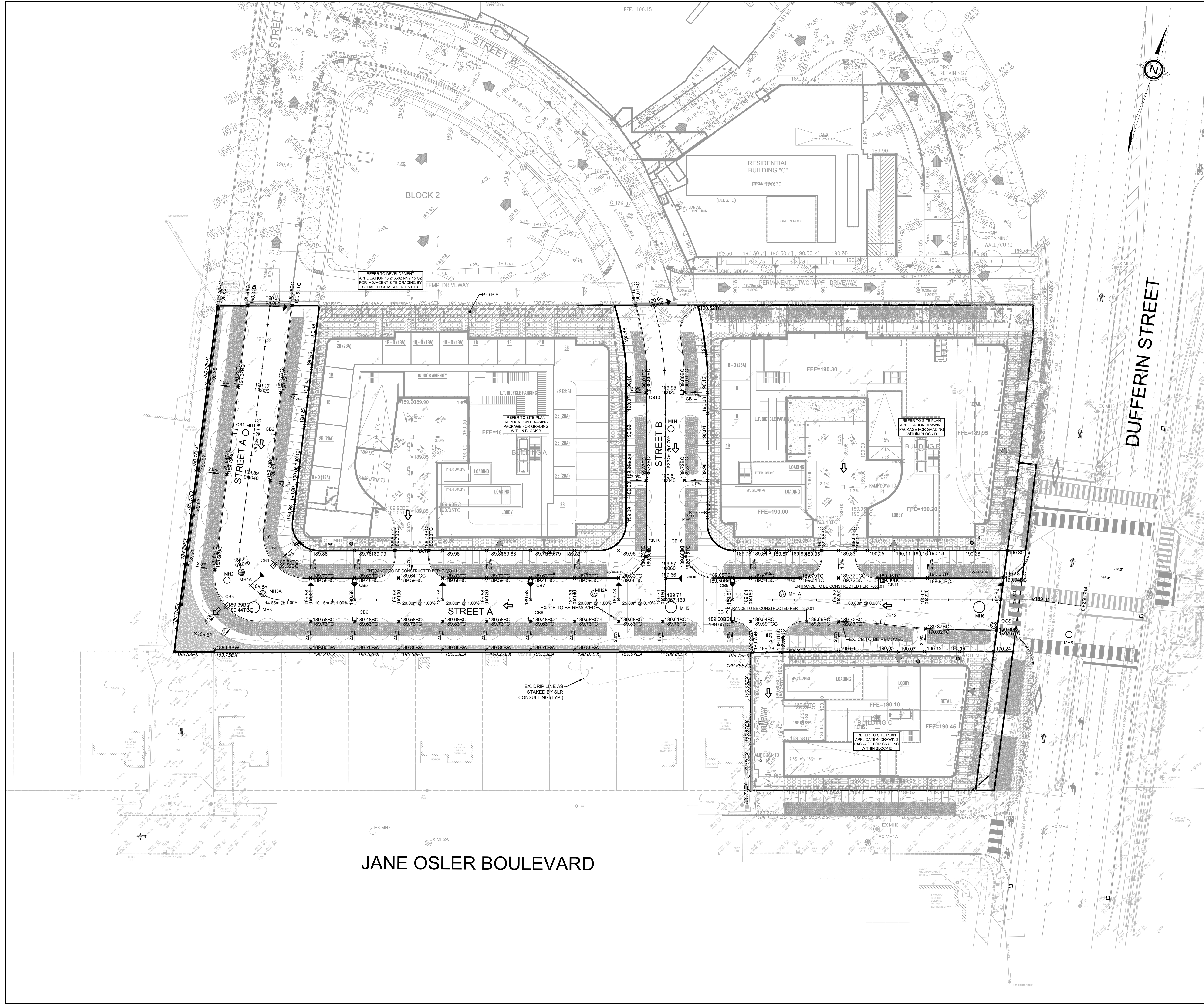
SITE PLAN INFORMATION
 GRP INC.
 88 CROFTON AVENUE,
 TORONTO, ON CANADA M2J 2Y9
 PHONE: (416) 919-1797

SURVEYOR INFORMATION
 KRIGMAR SURVEYORS LTD.
 1107 CENTRE STREET, SUITE 101
 THORNHILL, ON L4J 3M6
 PHONE: (905) 739-0053
 E-MAIL: info@krigmar.ca

BENCHMARK INFORMATION:
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO THE CITY OF TORONTO BENCHMARK NO. 12315661816, HAVING AN ELEVATION = 190.109 METRES.

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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR PLAN OF SUBDIVISION	AUG 09, 2022

LEGEND

PROPERTY LINE	X 165.50 EX
EX ELEVATION	X 149.50
PROP. ELEVATION	FFE=104.50
FINISHED FLOOR ELEVATION	
PROP. OVERLAND FLOW ROUTE	
EX OVERLAND FLOW ROUTE	
PROP. STORM MAINTENANCE HOLE	
PROPOSED SINGLE CATCH BASIN	
PROPOSED DOUBLE CATCH BASIN	
PROP. SANITARY MAINTENANCE HOLE	
EX SANITARY MANHOLE	
PROP. VALVE AND BOX	
PROP. FIRE HYDRANT AND VALVE	
PROP. SIAMSESE CONNECTION	

SEAL

Toronto ENGINEERING & 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

IBI GROUP
 Unit 300 - 8133 Warden Avenue
 Markham ON L6G 1B3 Canada
 Tel: 905.763.2322 Fax: 905.763.9983
 ibigroup.com

PROJECT
3400 DUFFERIN STREET &
8 JANE OSLER BOULEVARD
 TORONTO, ONTARIO, M6A 2V1

PROJECT NO:
139570

DRAWN BY: SB **CHECKED BY:** JJ

PROJECT MGR: JJ **APPROVED BY:** JJ

SHEET TITLE
GRADING PLAN

LIST OF DRAWINGS

GN-01 - GENERAL NOTES	XS-01 - CROSS SECTIONS
DD-01 - DETAILS	XS-02 - CROSS SECTIONS
SS-01 - SERVICES PLAN	XS-03 - CROSS SECTIONS
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STM-01 - STORM DRAINAGE PLAN	
SAN-01 - SANITARY DRAINAGE PLAN	
PUP-01 - PUBLIC UTILITIES PLAN	

SITE PLAN INFORMATION
 GRID INFO:
 86 CROFTON AVENUE,
 TORONTO, ON CANADA M2J 2Y9
 PHONE: (416) 915-1797

SURVEYOR INFORMATION
 KRCIMAR SURVEYORS LTD.
 1107 CENTRE STREET, SUITE 101
 THORNHILL, ON L4J 3M6
 PHONE: (905) 739-0053
 E-MAIL: info@krcimar.ca

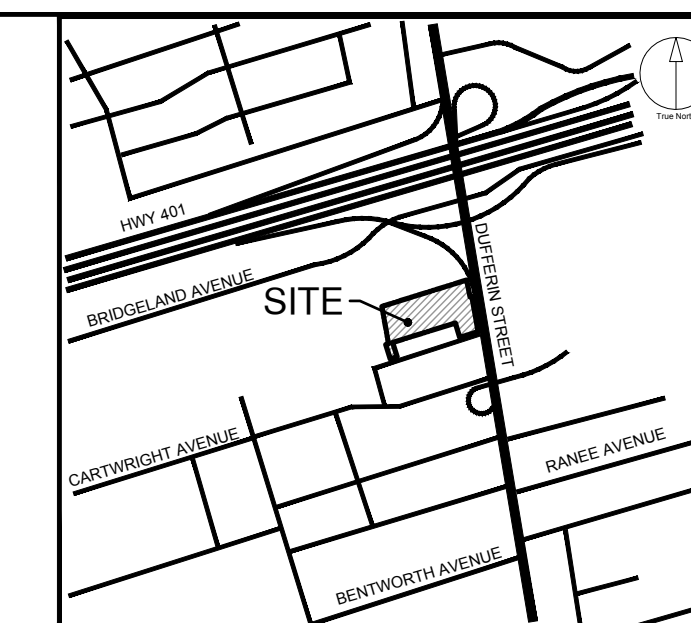
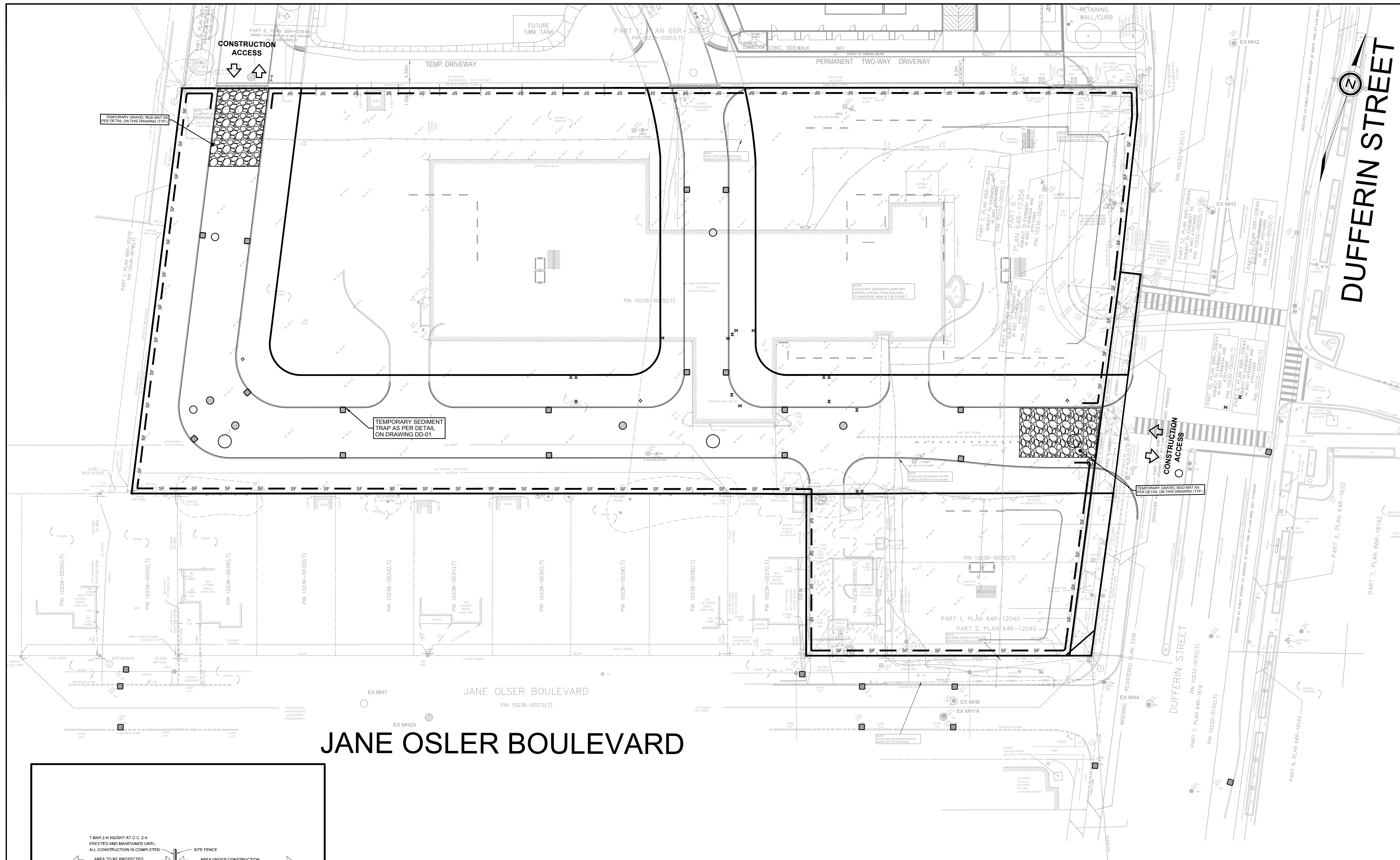
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SCALE: 1:400

SHEET NUMBER
SG-01

ISSUE
01

File Location: \\1139570_3400Dufferin\0_Production\7_03_Design\04_Civil\Sheets\Subdivision\139570_SHT GRAD (Sub).dwg Last Saved: August 9, 2022, 4:26:57 PM by Shirley Beaudoin Project: Tuesday, August 9, 2022, 4:26:57 PM by Shirley Beaudoin



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KEY PLAN

NOTES:

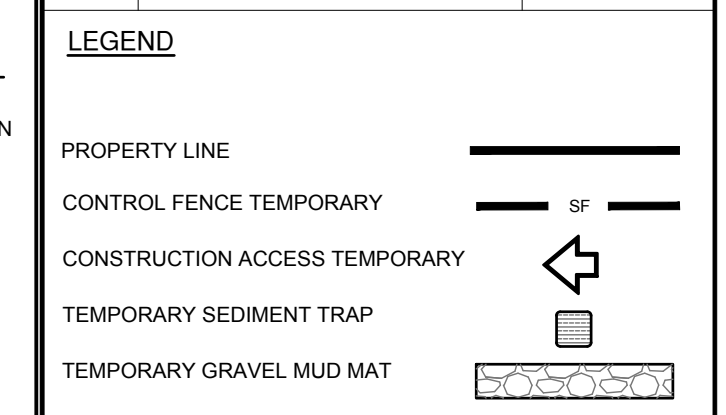
- REFER TO DRAWING GN-01 FOR ALL CONSTRUCTION AND GENERAL NOTES
- INSTALL TEMPORARY CATCHBASIN SEDIMENT TRAP ON EX. CATCHBASIN

ISSUES

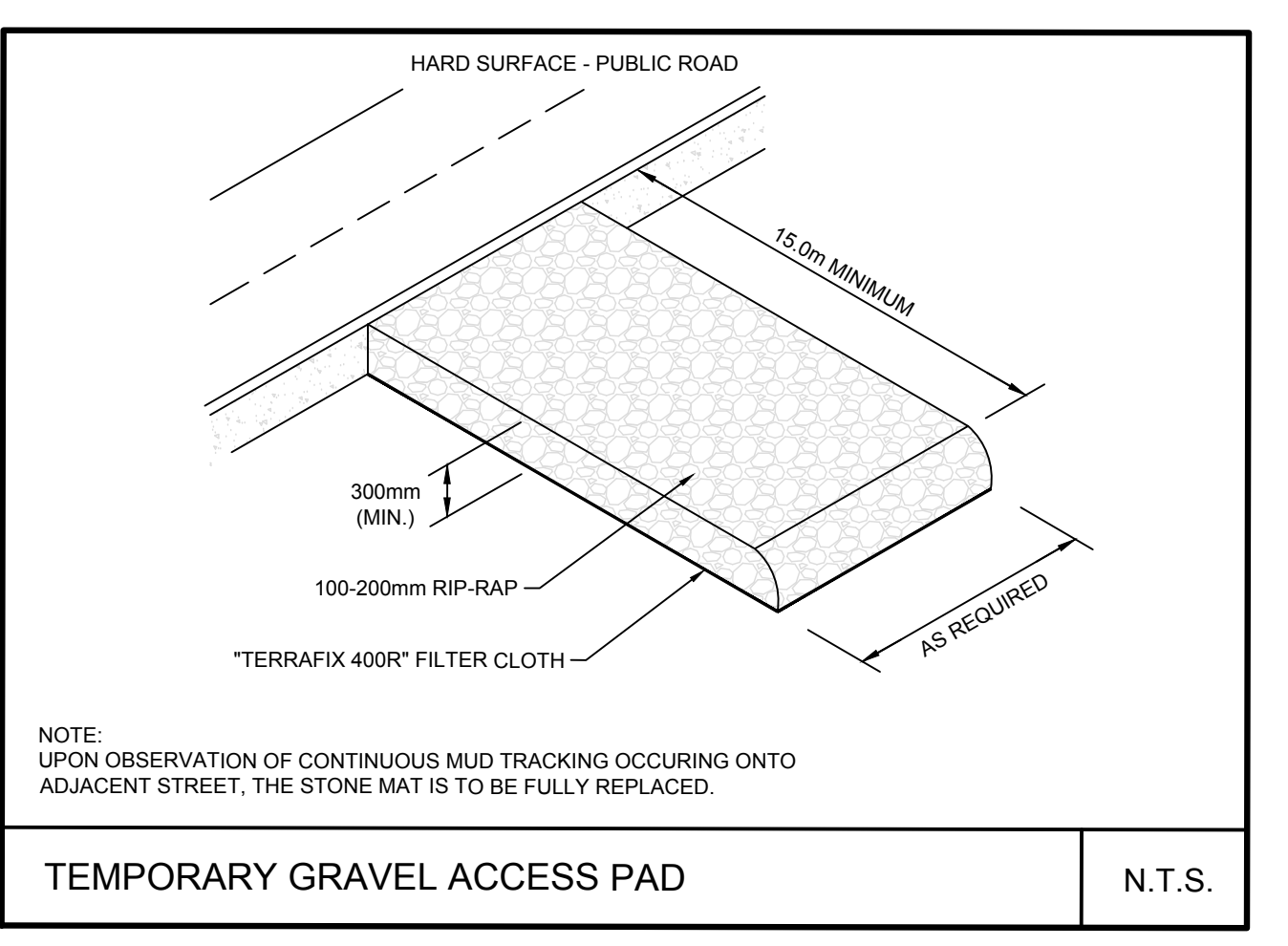
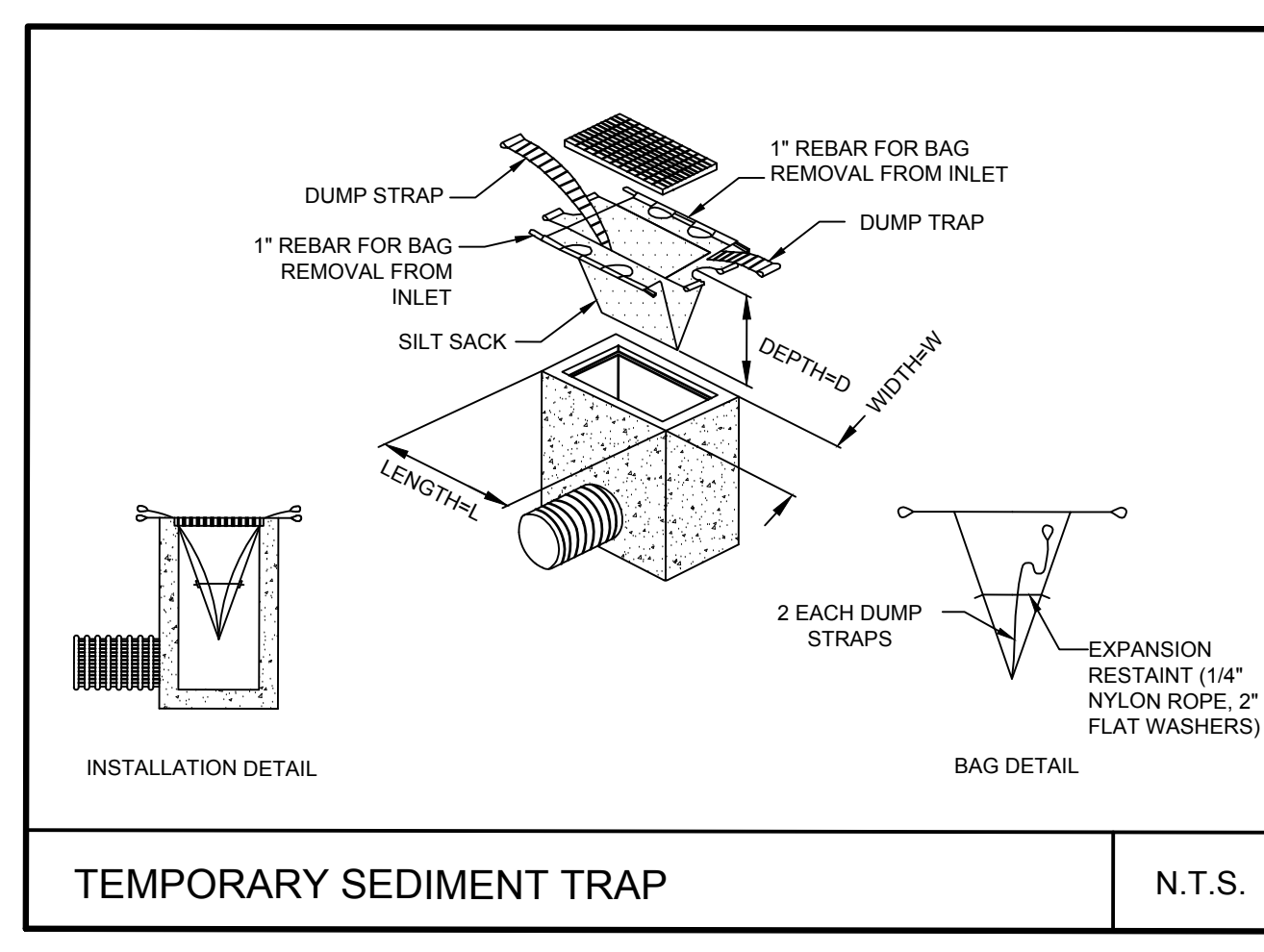
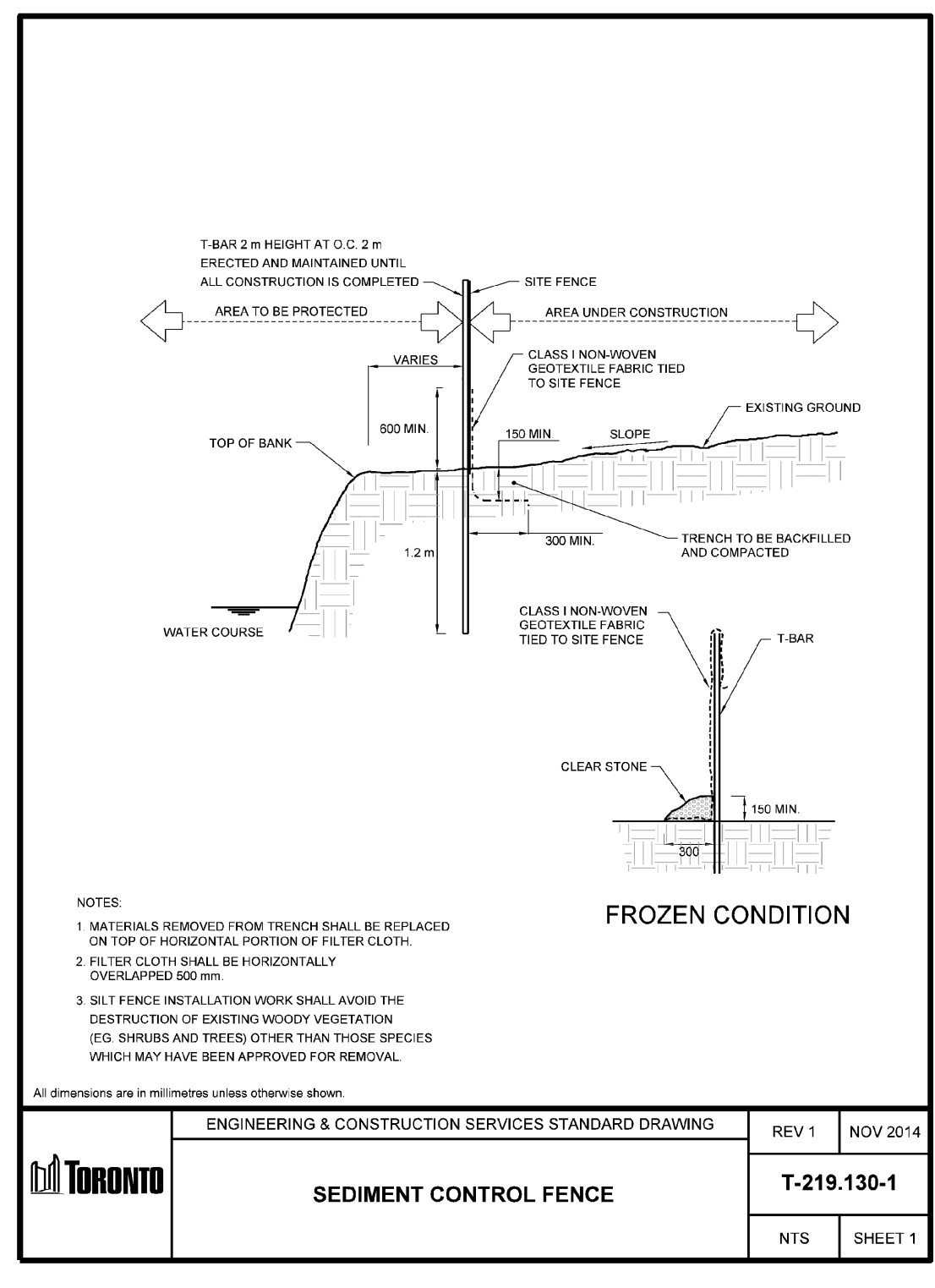
No.	DESCRIPTION	DATE
1	ISSUED FOR PLAN OF SUBDIVISION	AUG 09, 2022

EROSION AND SEDIMENT CONTROL / GENERAL NOTES:

- SEDIMENT BARRIER AND TEMPORARY CONSTRUCTION ACCESS TO BE INSTALLED PRIOR TO THE BEGINNING OF THE CONSTRUCTION.
- ALL SEDIMENT CONTROL DEVICES TO BE ROUTINELY INSPECTED AND MAINTAINED IN PROPER WORKING ORDER UNTIL THE 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 AND TO BE INSTALLED AROUND THE ENTIRE SITE.
- ALL CONSTRUCTION VEHICLES TO ENTER AND EXIT SITE FROM TEMPORARY CONSTRUCTION ACCESS.
- ALL TOPSOIL STOCKPILES TO BE SURROUNDED WITH SEDIMENT CONTROL FENCING. STOCKPILED MATERIALS WHICH WILL NOT BE USED WITHIN TWO WEEKS MUST BE STABILIZED USING ONE OR MORE OF THE FOLLOWING METHODS: TEMPORARY SEEDING (1 YEAR OR LESS), TRAP OR OTHER DURABLE COVERING, OR ANCHORED STRAW OR MULCH
- 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 SODDED OR BACKYARDS GRADED AND SODDED. FILTER FABRIC FOR SILT CONTROL TO BE TERRAFIX 270R OR APPROVED EQUIVALENT.
- FILTER CLOTH WILL BE PLACED ON THE CATCHBASINS ON PUBLIC STREET ACROSS THE PROPERTY'S FRONTAGE.
- STREET SWEEPING, CATCHBASIN 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 WILL BE RESPONSIBLE FOR KEEPING THE MUNICIPAL ROADWAY CLEAN AND WILL WASH AND SWEEP THE ROADWAY AS REQUIRED.
- FILTER CLOTH AND 150mm OF 19mm CRUSHED STONE WILL BE PLACED ON THE ON-SITE CATCHBASINS FOR SEDIMENT PROTECTION DURING CONSTRUCTION. FILTER CLOTH WILL BE PLACED ON THE CATCHBASINS ON THE PUBLIC STREETS ACROSS THE PROPERTY'S FRONTAGE.
- THE SILT FENCE WILL BE INSTALLED IN ACCORDANCE WITH CITY REQUIREMENTS FOR AN EROSION CONTROL FENCE.
- IN THE CASE OF ANY CONFLICT WITH ANOTHER PLAN, THIS PLAN PREVAILS ONLY IN RESPECT TO CONSTRUCTION MEASURES AND ACTIVITIES SUCH AS THE CONSTRUCTION ACCESS, SILT FENCE, SECURITY FENCE, SEDIMENT CONTROL AND MUD MATS.



JANE OSLER BOULEVARD



LIST OF DRAWINGS

GN-01 - GENERAL NOTES	XS-01 - CROSS SECTIONS
DD-01 - DETAILS	XS-02 - CROSS SECTIONS
SS-01 - SERVICES PLAN	XS-03 - CROSS SECTIONS
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STM-01 - STORM DRAINAGE PLAN	
SAN-01 - SANITARY DRAINAGE PLAN	
PUP-01 - PUBLIC UTILITIES PLAN	

SURVEYOR INFORMATION

KRICMAR SURVEYORS LTD.
 1107 CENTRE STREET, SUITE 101
 THORNHILL, ON L4J 3M5
 PHONE: (905) 739-0053
 E-MAIL: info@kricmar.ca

MANAGER, DEVELOPMENT ENGINEERING **DATE**

IBI GROUP
 Unit 300 - 8133 Warden Avenue
 Markham ON L6G 1B3 Canada
 Tel: 905.763.2322 Fax: 905.763.9983
 ibigroup.com

PROJECT
3400 DUFFERIN STREET &
8 JANE OSLER BOULEVARD
 TORONTO, ONTARIO, M6A 2V1

PROJECT NO:
139570

DRAWN BY: SB **CHECKED BY:** JJ

PROJECT MGR: JJ **APPROVED BY:** JJ

SHEET TITLE
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER **ISSUE**
EC-01 **01**

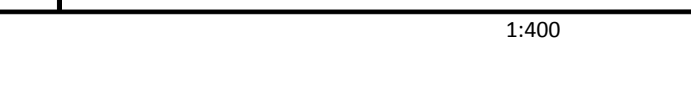
ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING

REV 1 **NOV 2014**

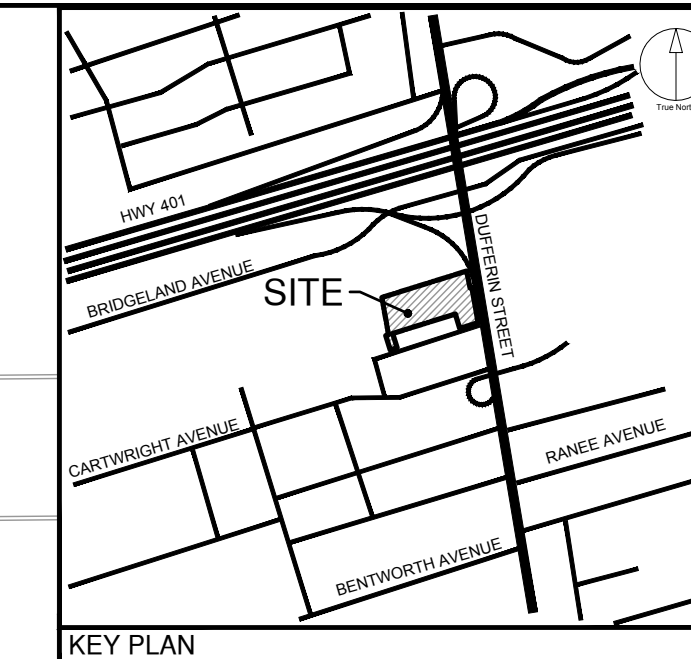
SEDIMENT CONTROL FENCE

T-219-130-1

NTS **SHEET 1**



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DUFFERIN - 401 PROPERTIES LIMITED & COLLECDEV INC.

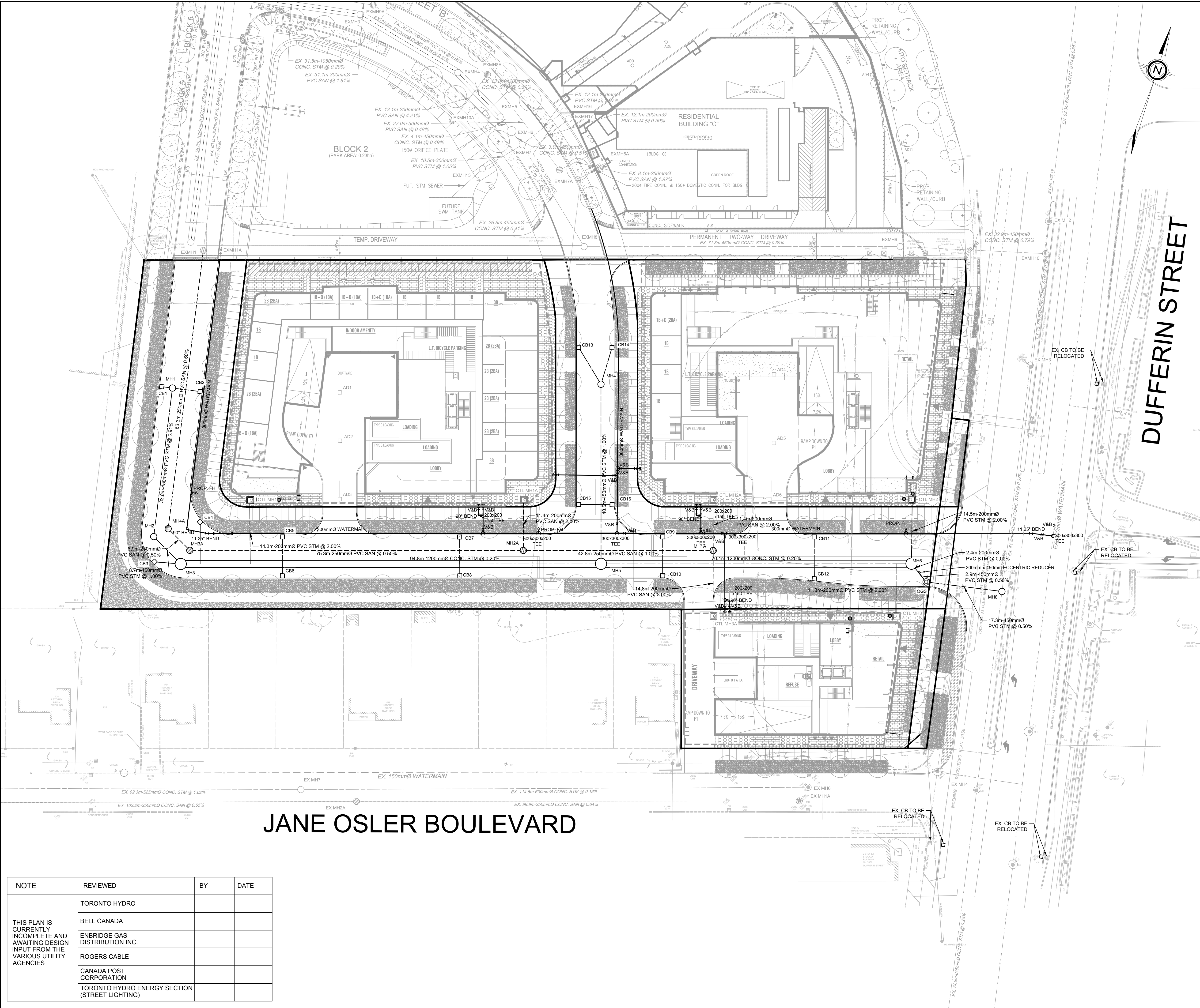
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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR PLAN OF SUBDIVISION	AUG 09, 2022

LEGEND

PROPERTY LINE	—
OUTLINE OF GROUND FLOOR	—
UNDERGROUND PARKING LIMIT	- - -
PROPOSED STORM MANHOLE	○
PROPOSED SANITARY MANHOLE	●
PROPOSED SINGLE CATCH BASIN	□
PROPOSED DOUBLE CATCH BASIN	■
EXISTING STORM MANHOLE	○
EXISTING SANITARY MANHOLE	●
EXISTING CATCH BASIN	□
PROPOSED VALVE AND BOX	M V&B
PROPOSED STORM	—
PROPOSED SANITARY	—
PROPOSED WATER	—
EXISTING STORM	—
EXISTING SANITARY	—
EXISTING WATER	—
EXISTING BELL	—
EXISTING GAS	—



JANE OSLER BOULEVARD

DUFFERIN STREET

NOTE	REVIEWED	BY	DATE
THIS PLAN IS CURRENTLY INCOMPLETE AND AWAITING DESIGN INPUT FROM THE VARIOUS UTILITY AGENCIES	TORONTO HYDRO		
	BELL CANADA		
	ENBRIDGE GAS DISTRIBUTION INC.		
	ROGERS CABLE		
	CANADA POST CORPORATION		
	TORONTO HYDRO ENERGY SECTION (STREET LIGHTING)		

LIST OF DRAWINGS

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PUP-01 - PUBLIC UTILITIES PLAN	

SITE PLAN INFORMATION

GRID INFO: 86 CROFTON AVENUE, TORONTO, ON CANADA M6J 2Y9 PHONE: (416) 915-1797	SURVEYOR INFORMATION: KRICMAR SURVEYORS LTD. 1107 CENTRE STREET, SUITE 101 THORNHILL, ON L4J 3M6 PHONE: (905) 739-6053 E-MAIL: info@kricmar.ca
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BENCHMARK INFORMATION:
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SCALE: 1:400

PROJECT NO: 139570

DRAWN BY: SB CHECKED BY: JJ

PROJECT MGR: JJ APPROVED BY: JJ

SHEET TITLE: **COMPOSITE UTILITY PLAN**

SHEET NUMBER: **CUP-01** ISSUE: **01**

File Location: \\139570_3400Dufferin_03_Design\04_Civil\Sheets\Subdivision\139570-SHT-CUP (Sub).dgn Last Saved: August 9, 2022, by shirley.baucouan Plotted: Tuesday, August 9, 2022, 4:36:38 PM by Shirley Baucouan

SEAL

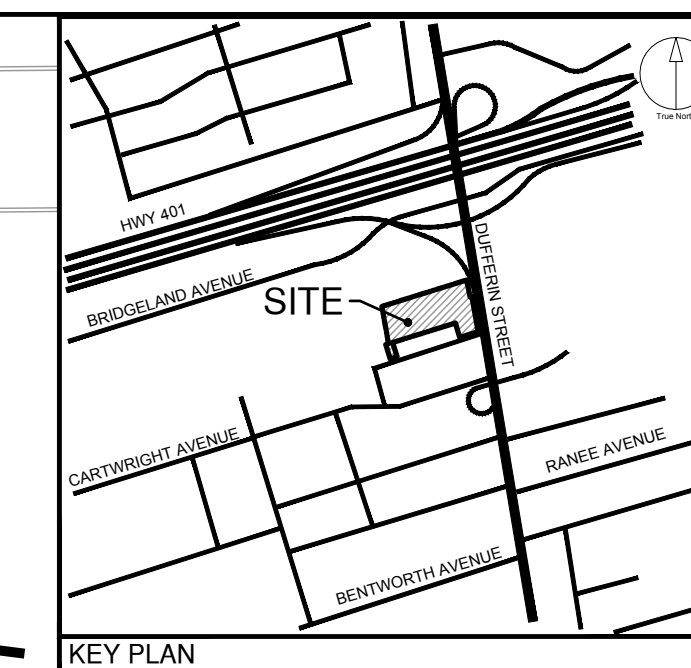
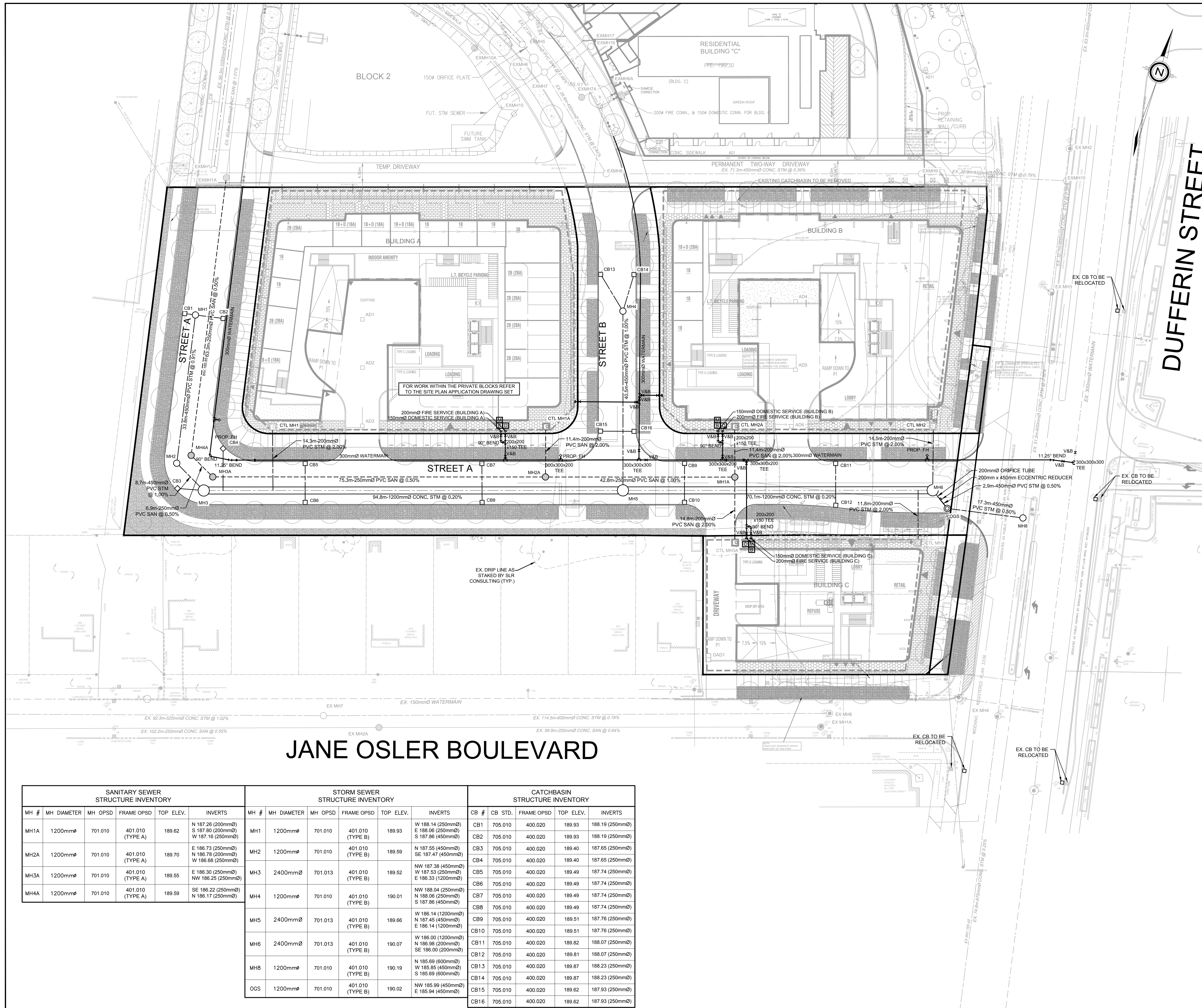
Toronto ENGINEERING & CONSTRUCTION SERVICES DIVISION

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

IBI GROUP
Unit 300 - 8133 Warden Avenue
Markham ON L6G 1B3 Canada
Tel: 905.763.2322 Fax: 905.763.9983
ibigroup.com

PROJECT
3400 DUFFERIN STREET & 8 JANE OSLER BOULEVARD
TORONTO, ONTARIO, M6A 2V1



CLIENT
DUFFERIN - 401
PROPERTIES LIMITED &
COLLECDEV INC.

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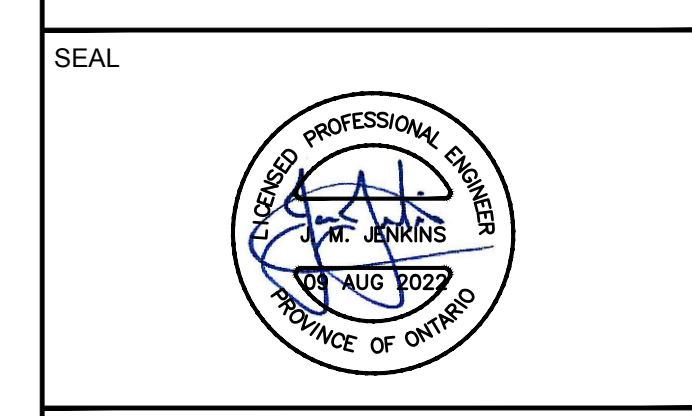
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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR PLAN OF SUBDIVISION	AUG 09, 2022

LEGEND

PROPERTY LINE	---
OUTLINE OF GROUND FLOOR	---
UNDERGROUND PARKING LIMIT	---
PROPOSED STORM MANHOLE	○
PROPOSED SANITARY MANHOLE	○
PROPOSED SINGLE CATCH BASIN	□
PROPOSED DOUBLE CATCH BASIN	□
EXISTING STORM MANHOLE	○
EXISTING SANITARY MANHOLE	○
EXISTING CATCH BASIN	□
PROPOSED VALVE AND BOX	M V&B
PROPOSED STORM	---
PROPOSED SANITARY	---
PROPOSED WATER	---
EXISTING STORM	---
EXISTING SANITARY	---
EXISTING WATER	---
EXISTING BELL	B
EXISTING GAS	GAS
PROPOSED DOMESTIC WATER METER	M
PROPOSED BACKFLOW PREVENTER	B
PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY	D
EXISTING HYDRO	---
EXISTING ROGERS	---
EXISTING STREET LIGHT CABLE	---
EXISTING ROGERS CABLE	---
EXISTING BELL LIGHT CABLE	---
EXISTING WATER	---



Toronto ENGINEERING & CONSTRUCTION SERVICES DIVISION

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MANAGER, DEVELOPMENT ENGINEERING DATE

IBI GROUP
 Unit 300 - 8133 Warden Avenue
 Markham ON L6G 1B3 Canada
 Tel: 905.763.2322 Fax: 905.763.9983
 ibigroup.com

PROJECT
3400 DUFFERIN STREET &
8 JANE OSLER BOULEVARD
 TORONTO, ONTARIO, M6A 2V1

PROJECT NO:
139570

DRAWN BY: SB **CHECKED BY:** JJ

PROJECT MGR: JJ **APPROVED BY:** JJ

SHEET TITLE
PUBLIC UTILITIES PLAN

SHEET NUMBER
PUP-01

ISSUE
01

LIST OF DRAWINGS

GN-01 - GENERAL NOTES	XS-01 - CROSS SECTIONS
DD-01 - DETAILS	XS-02 - CROSS SECTIONS
SS-01 - SERVICING PLAN	XS-03 - CROSS SECTIONS
SG-01 - GRADING PLAN	
EC-01 - EROSION CONTROL PLAN	
CUP-01 - COMPOSITE UTILITY PLAN	
STM-01 - STORM DRAINAGE PLAN	
SAN-01 - SANITARY DRAINAGE PLAN	
PUP-01 - PUBLIC UTILITIES PLAN	

SITE PLAN INFORMATION
 GRID: 86 OSINGTON AVENUE, TORONTO, ON CANADA M6J 2Y9 PHONE: (416) 915-1797

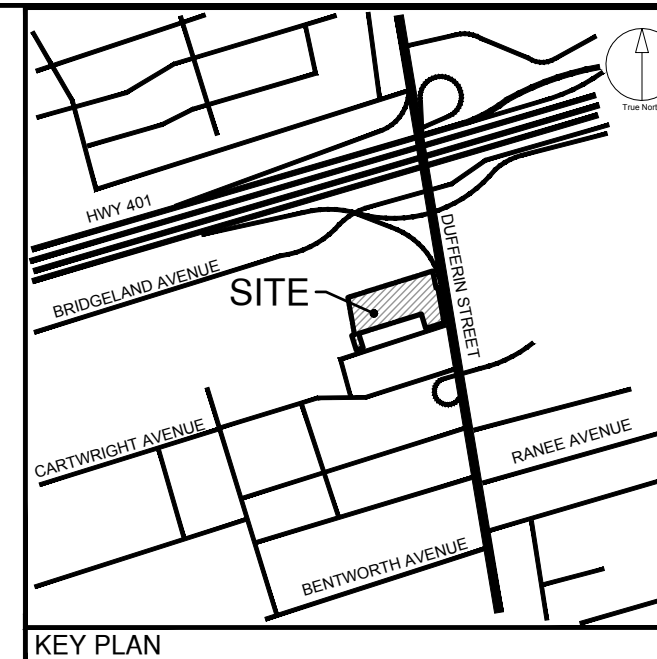
SURVEYOR INFORMATION
 KRIGMAR SURVEYORS LTD.
 1107 CENTRE STREET, SUITE 101 THORNHILL, ON L4J 3M6 PHONE: (905) 739-0053 E-MAIL: info@krigmar.ca

BENCHMARK INFORMATION:
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO THE CITY OF TORONTO BENCHMARK NO. 1231961816, HAVING AN ELEVATION = 190.109 METRES.

SCALE: 1:400

SANITARY SEWER STRUCTURE INVENTORY					STORM SEWER STRUCTURE INVENTORY					CATCHBASIN STRUCTURE INVENTORY						
MH #	MH DIAMETER	MH OPSD	FRAME OPSD	TOP ELEV.	INVERTS	MH #	MH DIAMETER	MH OPSD	FRAME OPSD	TOP ELEV.	INVERTS	CB #	CB STD.	FRAME OPSD	TOP ELEV.	INVERTS
MH1A	1200mmφ	701.010	401.010 (TYPE A)	189.62	N 187.26 (200mmφ) S 187.80 (200mmφ) S 187.16 (250mmφ)	MH1	1200mmφ	701.010	401.010 (TYPE B)	189.93	W 188.14 (250mmφ) E 188.06 (250mmφ) S 187.86 (450mmφ)	CB1	705.010	400.020	189.93	188.19 (250mmφ)
MH2A	1200mmφ	701.010	401.010 (TYPE A)	189.70	E 186.73 (250mmφ) N 186.78 (200mmφ) W 186.68 (250mmφ)	MH2	1200mmφ	701.010	401.010 (TYPE B)	189.59	N 187.55 (450mmφ) SE 187.47 (450mmφ)	CB2	705.010	400.020	189.40	187.65 (250mmφ)
MH3A	1200mmφ	701.010	401.010 (TYPE A)	189.55	E 186.30 (250mmφ) N 186.25 (250mmφ) W 186.25 (250mmφ)	MH3	2400mmφ	701.013	401.010 (TYPE B)	189.52	NW 187.38 (450mmφ) W 187.53 (250mmφ) E 186.33 (1200mmφ)	CB3	705.010	400.020	189.40	187.65 (250mmφ)
MH4A	1200mmφ	701.010	401.010 (TYPE A)	189.59	SE 186.22 (250mmφ) N 186.17 (250mmφ)	MH4	1200mmφ	701.010	401.010 (TYPE B)	190.01	NW 188.04 (250mmφ) N 188.06 (250mmφ) S 187.86 (450mmφ)	CB4	705.010	400.020	189.40	187.65 (250mmφ)
						MH5	2400mmφ	701.013	401.010 (TYPE B)	189.66	W 186.14 (1200mmφ) N 187.45 (450mmφ) E 186.14 (1200mmφ)	CB5	705.010	400.020	189.49	187.74 (250mmφ)
						MH6	2400mmφ	701.013	401.010 (TYPE B)	190.07	W 186.00 (1200mmφ) N 186.98 (200mmφ) SE 186.00 (200mmφ)	CB6	705.010	400.020	189.49	187.74 (250mmφ)
						MH8	1200mmφ	701.010	401.010 (TYPE B)	190.19	N 185.69 (600mmφ) W 185.85 (450mmφ) S 185.69 (600mmφ)	CB7	705.010	400.020	189.49	187.74 (250mmφ)
						OGS	1200mmφ	701.010	401.010 (TYPE B)	190.02	NW 185.99 (450mmφ) E 185.94 (450mmφ)	CB8	705.010	400.020	189.49	187.74 (250mmφ)
												CB9	705.010	400.020	189.51	187.76 (250mmφ)
												CB10	705.010	400.020	189.51	187.76 (250mmφ)
												CB11	705.010	400.020	189.82	188.07 (250mmφ)
												CB12	705.010	400.020	189.81	188.07 (250mmφ)
												CB13	705.010	400.020	189.87	188.23 (250mmφ)
												CB14	705.010	400.020	189.87	188.23 (250mmφ)
												CB15	705.010	400.020	189.62	187.93 (250mmφ)
												CB16	705.010	400.020	189.62	187.93 (250mmφ)

File Location: \\1138570_3400Dufferin_03_Design\04_Civil\Sheets\Subdivision\139570-SHT-PUP (Sub).dwg Last Saved: August 9, 2022, by shirley.beaudoin Plotted: Tuesday, August 9, 2022, 4:29:04 PM by Shirley Beaudoin



CLIENT
**DUFFERIN - 401
PROPERTIES LIMITED &
COLLECDEV INC.**

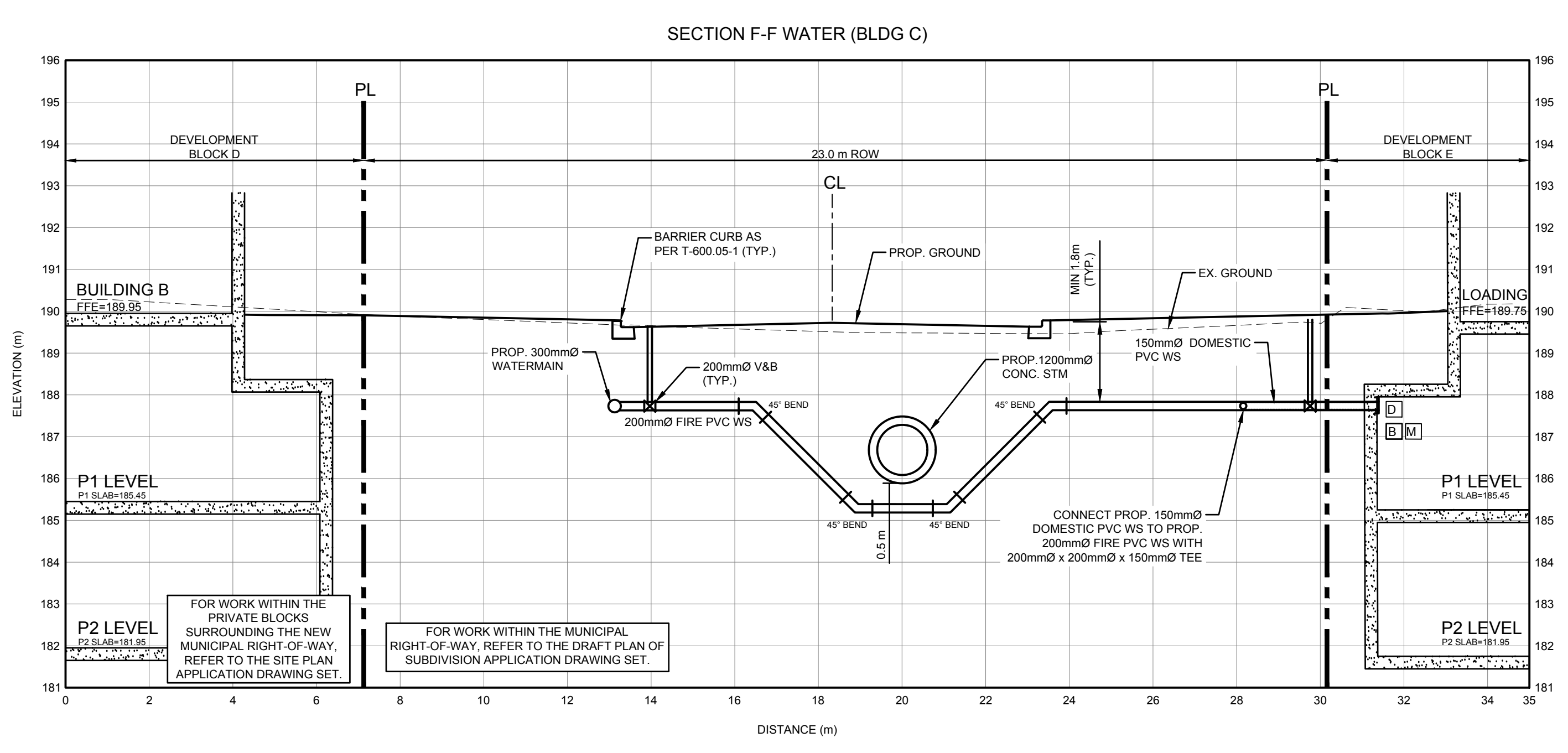
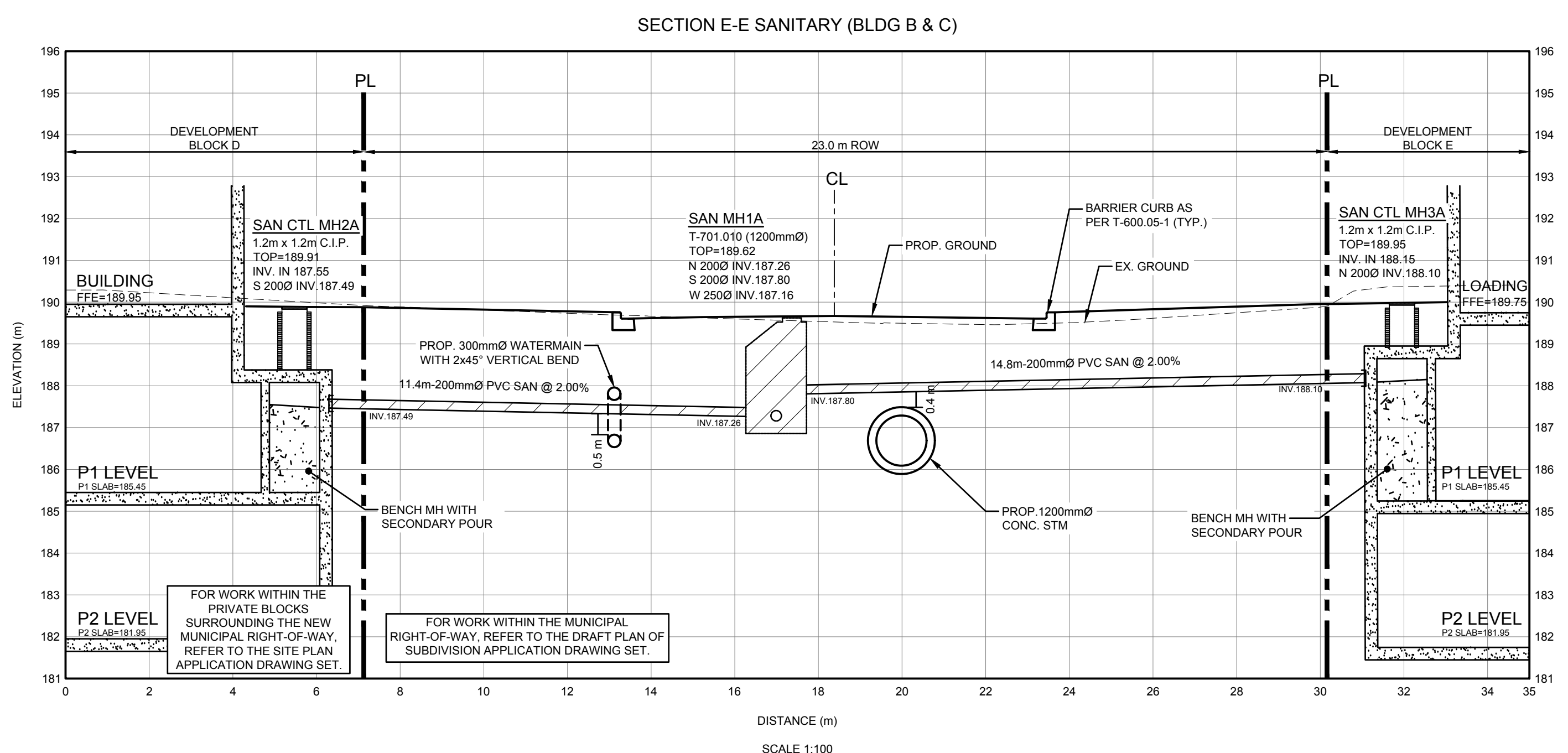
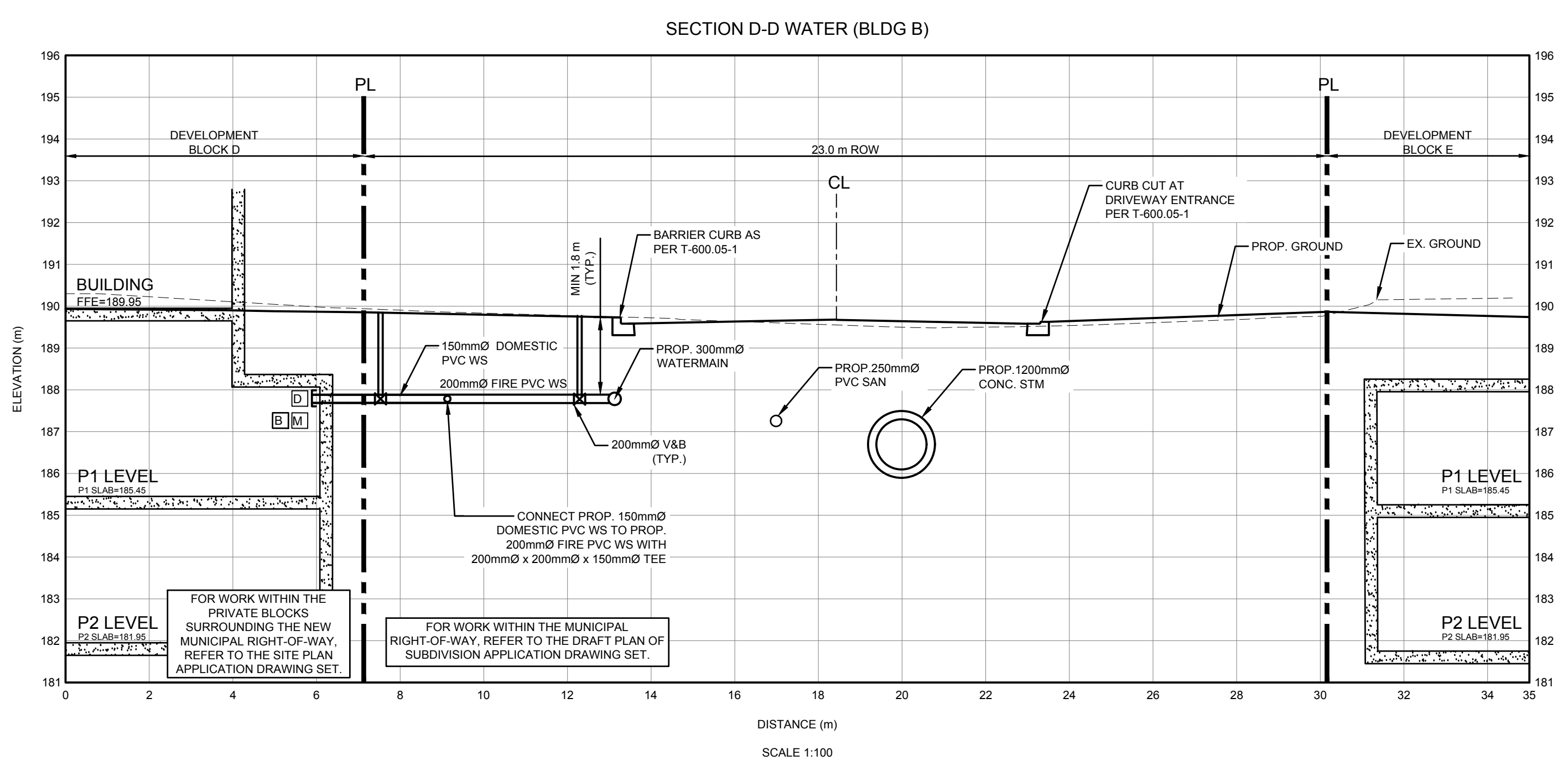
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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR PLAN OF SUBDIVISION	AUG 09, 2022

LEGEND



LIST OF DRAWINGS

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SITE PLAN INFORMATION

GRIDING
86 CROSSLING AVENUE,
TORONTO, ON CANADA M6J 2Y9
PHONE: (416) 915-1797

SURVEYOR INFORMATION
KRICMAR SURVEYORS LTD.
1107 CENTRE STREET, SUITE 101
THORNHILL, ON L4J 3M6
PHONE: (905) 759-0053
E-MAIL: info@kricmar.ca

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SCALE: 1:100

PROJECT NO:
139570

DRAWN BY:
SB

PROJECT MGR:
JJ

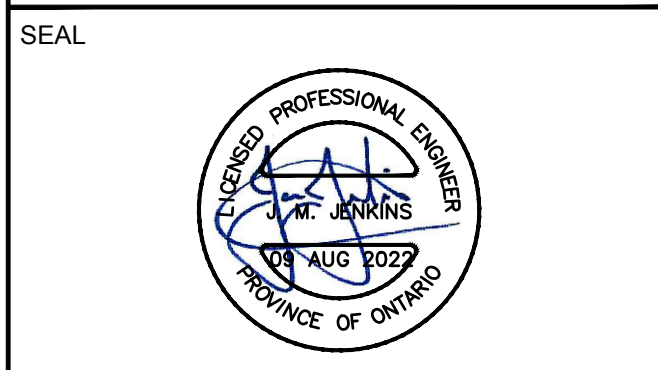
CHECKED BY:
JJ

APPROVED BY:
JJ

SHEET TITLE
CROSS SECTIONS

SHEET NUMBER
XS-02

ISSUE
01



Toronto ENGINEERING & CONSTRUCTION SERVICES DIVISION

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MANAGER, DEVELOPMENT ENGINEERING DATE

IBI GROUP
Unit 300 - 8133 Warden Avenue
Markham ON L6G 1B3 Canada
Tel: 905.763.2322 Fax: 905.763.9983
ibigroup.com

PROJECT
**3400 DUFFERIN STREET &
8 JANE OSLER BOULEVARD**

TORONTO, ONTARIO, M6A 2V1

File Location: \\1139570_3400Dufferin7.0_Production\7.0_Design\04_Civil\Sheets\Subdivision\139570-SHT-XSEC (Sub).dwg Last Saved: July 29, 2022, by shirley.beaudoin Plotted: Tuesday, August 9, 2022 11:00:49 AM by Shirley Beaudoin



URBAN X - SUBSURFACE UTILITY ENGINEERING

- GENERAL NOTES:**
- URBAN X SUE Q-L-B & A FIELD INVESTIGATION WAS PERFORMED IN JULY 2022. UTILITIES THAT WERE INSTALLED FOLLOWING OUR INVESTIGATION WILL NOT BE SHOWN. CONSIDERATION SHOULD BE GIVEN TO UPDATING THIS PLAN PRIOR TO FINAL DESIGN AND CONSTRUCTION.
 - THE LIMITS OF THE SUE INVESTIGATION ARE DEFINED ON THE DRAWING BY THE LIMITS OF THE SUE DATA.
 - FIELD VERIFICATION OF UTILITIES WAS COMPLETED USING CONVENTIONAL ELECTROMAGNETIC UTILITY LOCATING EQUIPMENT.
 - EMPTY CONDUITS, LATERALS TO DWELLINGS/BUILDINGS, ABANDONED UTILITIES AND OTHER UNLOCATABLE UTILITIES MAY NOT BE SHOWN ON THE DRAWING.
 - URBAN X EXERCISED INDUSTRY-STANDARD BEST PRACTICES TO DEFINE POSSIBLE UNDOCUMENTED UTILITIES BUT IS NOT RESPONSIBLE FOR FINDINGS ALL UNDOCUMENTED UTILITIES.
 - THE BASE PLAN WAS PROVIDED BY THE CLIENT. URBAN X IS NOT RESPONSIBLE FOR THE ACCURACY OF SURFACE FEATURES DEPICTED ON THE BASE PLAN.
 - ALL INFERENCES OF SUE Q-L-B DATA AS SHOWN WERE RENDERED ON A BEST-EFFORT BASIS FROM SECURED UTILITY RECORDS. WE CANNOT WARRANT THE PRECISE POSITION OR EXTENT OF ANY SUCH DATA NOR THE RELEVANCE AND/OR CURRENCY OF ANY SUCH INFORMATION.
 - DEPICTED UTILITY DIMENSION AND/OR UTILITY COMPOSITION INFORMATION WAS SOURCED FROM UTILITY RECORDS INFORMATION SUPPLIED BY OTHERS.
 - THIS INFORMATION IS INTENDED FOR DESIGN PURPOSES ONLY. NOT EXCAVATION.
 - IF ANY INFERRED UTILITY AS DEPICTED ON THIS DRAWING APPEARS TO BE IN CONFLICT WITH THE USER'S PROPOSED DESIGN, IT IS RECOMMENDED THAT SUE Q-L-B TEST PITS BE ADVANCED TARGETING ANY AND ALL SUCH UTILITIES TO CONFIRM THE NATURE AND PRECISE SPATIAL LOCATION OF ANY INFERRED UTILITY CONFLICT.

- SUE QUALITY LEVEL DESCRIPTION AND LINETYPE DEPICTION**
- THE UTILITY DATA DEPICTED ON THIS DRAWING WERE ACQUIRED IN ACCORDANCE TO ASSESS STANDARDS 3336. THE INFORMATION IS SHOWN BY ATTRIBUTED QUALITY LEVELS WHICH ARE DEFINED AS FOLLOWS:
- QUALITY LEVEL "Q" - INFORMATION DERIVED FROM OBTAINED UTILITY RECORDS. ALL SEWERS ARE Q-L-B UNLESS OTHERWISE NOTED.
 - LINETYPE: ————
 - QUALITY LEVEL "C" - INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO THE SECURED QUALITY LEVEL "Q" INFORMATION.
 - LINETYPE: - - - - -
 - QUALITY LEVEL "B" - INFORMATION OBTAINED VIA THE APPLICATION OF APPROPRIATE GEOPHYSICAL TECHNIQUES TO INFER THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF DEGRADED UTILITIES. ALL NON SEWER UTILITIES ARE Q-L-B UNLESS OTHERWISE NOTED.
 - LINETYPE: ······
 - QUALITY LEVEL "A" - INFORMATION OBTAINED BY ACTUAL PHYSICAL EXPOSURE OF TARGETED UTILITIES AND SUBSEQUENT MEASUREMENT OF THE EXPOSED PRECISE HORIZONTAL AND VERTICAL POSITION.
 - LINETYPE: —+—+—+—

UNDERGROUND UTILITY CODES AND COLOUR

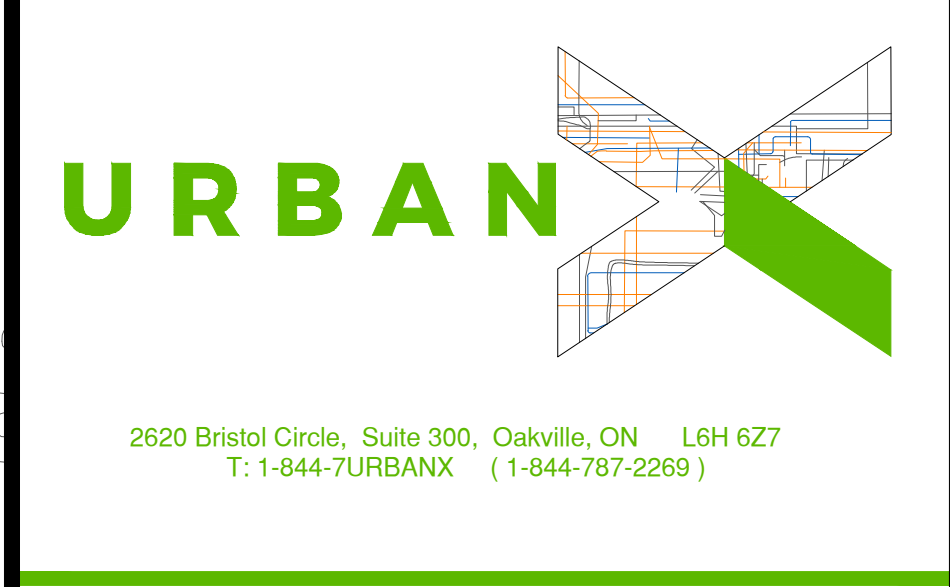
GS	GAS MAIN	GS	GAS SERVICE
WS	WATER MAIN	WS	WATER SERVICE
E	ELECTRICAL (Public)	E	ELECTRICAL (Private)
SL	STREET LIGHT	SL	STREET LIGHT
TV	CABLE TV	TV	CABLE TV
BT	BELL	BT	BELL
RFO	RODGERS FIBRE OPTIC	RFO	RODGERS FIBRE OPTIC
STM	STORM	STM	STORM
SAN	SANITARY	SAN	SANITARY
—+—+—+—	UTILITY CONTINUATION	—+—+—+—	UTILITY CONTINUATION
▶	DIRECTION OF FLOW	▶	DIRECTION OF FLOW

SUBSURFACE UTILITY ENGINEERING STUDY
at
3400 DUFFERIN STREET
TORONTO, ONTARIO

FOR: **IBI PROFESSIONAL SERVICES**

DATE: **JULY 28, 2022** CHECKED BY: **RB/ET**

PROJECT #: **139570** SCALE: **1:250**



UTILITY LOCATES ARE REQUIRED PRIOR TO ANY EXCAVATION ACTIVITY

REVISIONS

DATE	REVISION	INITIALS
22/07/19	FOR CLIENT REVIEW	JS
22/07/28	TEST PITS 1 - 3 ADDED	JS