

MUTUAL STREET

PRIVATE LANE

PRIVATE LINE

JARVIS STREET

OUTDOOR RECREATION.
(FIRST FLOOR ROOF)

LOW ROOF OF
SECOND FLOOR.

15 STOREY
APARTMENT TOWER.
FIN. GROUND FLOOR ELEV.:
92.900

LEGEND

- SANITARY DRAIN BURIED
- SANITARY DRAIN ABOVE GROUND
- STORM DRAIN BURIED
- STORM DRAIN ABOVE GROUND
- DOM. COLD WATER
- DOM. HOT WATER
- DOM. HOT WATER RECIRC. LINE
- VENT LINE
- GAS LINE
- FIRE LINE
- UNDER GROUND PIPE
- F.H.C. FIRE HOSE CABINET
- FIRE DEPT. SIAMENSE CONNECTION
- H.B. HOSE BIB
- R.D. ROOF DRAIN
- R.W.L. RAINWATER LEADER
- F.D. FLOOR DRAIN
- H.D. HUB DRAIN
- A.D. AREA DRAIN
- S.A.D. SLOTTED AREA DRAIN
- C.B. CATCH BASIN
- M.H. MAN HOLE
- HOT WATER HEATING SUPPLY
- HOT WATER HEATING RETURN
- CH.S. CHILLED WATER SUPPLY
- CH.R. CHILLED WATER RETURN
- ANCHOR
- UNION
- STRAINER
- GATE VALVE
- GLOBE VALVE
- CHECK VALVE
- P.R.V. PRESSURE REDUCING VALVE
- L.S.V. LOCKSHIELD VALVE
- B.V. BALANCING VALVE
- P.R.V. PRESSURE RELIEF VALVE
- T.R.V. TEMP. AND PRESSURE RELIEF VALVE
- 2-WAY CONTROL VALVE
- 3-WAY CONTROL VALVE
- THERMOSTAT
- THERMOMETER
- PRESSURE GAUGE
- SUPPLY FRESH AIR DUCT SECTION
- EXHAUST AIR DUCT SECTION
- FIRE DAMPER

NOTES:
1. STORM CONNECTIONS PROPERLY
UNLESS TO BE 1000' (1") BELOW
CROWN OF ROAD ELEV.
2. SANITARY CONNECTIONS PROPERLY
UNLESS TO BE 1000' (1") BELOW
CROWN OF ROAD LINES.

2	JULY 1980	ISSUED FOR TENDER	P.C. L.A.
1	JUNE 1980	ISSUED FOR PERMIT	P.C. L.A.
NO.	DATE	DESCRIPTION	BY/IN CHG.

DESTROY ALL PRINTS DATED PREVIOUS TO FINAL DATE ABOVE

REVISIONS

THIS DRAWING SHALL ONLY BE USED WHEN SIGNED FOR THE
PURPOSE SPECIFIED BELOW.

CONSTRUCTION:		
TENDER:	JULY 19, 1980	L.A.
PERMIT:	NOV. 22, 1979	L.A.
FOR	DATE	CHECKED BY

SUBMISSIONS

THE SPECIFICATIONS ARE TO BE
CONSIDERED AS AN INTEGRAL
PART OF THESE DRAWINGS AND
NEITHER THE DRAWINGS NOR THE
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ALONE.

THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND MUST
BE RETURNED AT COMPLETION OF WORK OR UPON REQUEST.

THE INTERSIGN
ENGINEERING CORP. LTD.
CONSULTING ENGINEERS
TORONTO CALGARY

REGISTERED PROFESSIONAL ENGINEER
V. KNOP
PROVINCE OF ONTARIO

PROJECT:
54 UNITS
RESIDENTIAL COMMERCIAL
254 JARVIS STREET
TORONTO ONTARIO
FOR STASH INVESTMENT INC.

TITLE:
SITE PLAN

DRAWN BY:	CHECKED BY:	PROJECT NO.:
M.S.	L.A.	79-095
SCALE:	1:100	DRAWING NO.:
DATE:	NOV. 1979	OF 11

NOTES

- ALL MANHOLES, CATCHBASINS AND CLEAROUTS SHALL
BE INSTALLED IN ACCORDANCE WITH CITY OF TORONTO
REGULATIONS AND REQUIREMENTS.
- ALL INVERTS AND ELEVATIONS TO BE VERIFIED ON
SITE BEFORE COMMENCING ANY WORK.
- MAINTAIN MINIMUM 1% SLOPE ON SANITARY AND
STORM DRAINAGE PIPING UNLESS OTHERWISE NOTED.
- ALL WATERMAINS AND WATER SERVICE MATERIALS
MUST BE DUCTILE IRON PIPE ANSI CLASS 52 CEMENT
LINED WITH TYTON JOINTS FOR 4" AND LARGER AND
COPPER TYPE "K" FOR 2" AND SMALLER SIZES. PRO-
VIDE MINIMUM COVER OF 5'-0" AND MINIMUM HORIZONTAL
SPACING OF 4" FROM ALL OTHER UTILITIES.
CONSTRUCTION METHODS MUST CORRESPOND TO THE
CURRENT P.U.C. STANDARDS AND SPECIFICATIONS.
- PROVISIONS FOR FLUSHING THE LINE PRIOR TO TEST-
ING ETC. MUST BE PROVIDED WITH AT LEAST A 2"
OUTLET ON 4" AND LARGER LINES. COPPER LINES ARE
TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE
AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED
TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT
OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET
TO BE 1" DIAMETER MINIMUM OR A HYDRANT.
- WATERMAINS TO BE INSTALLED TO GRADES AS SHOWN
ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST
BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT
OF WORK, WHERE REQUESTED BY INSPECTOR.
- WATERMAINS MUST HAVE 18" MINIMUM VERTICAL
CLEARANCE WHEN CROSSING SEWERS AND ALL OTHER
UTILITIES.
- STAIR PRESSURIZATION DUCTS AND FANS TO BE
ENCLOSED IN FIRE RATED ENCLOSURE. PROVIDE
FIRE RATED ACCESS DOOR TO FAN.
- "HIGH LEVEL" DENOTES 0' BELOW CEILING.
"LOW LEVEL" DENOTES 1'-0" ABOVE GRADE.

DESIGN CRITERIA

WIND SPEED = 11.2
WIND DIRECTION = 163
OUTSIDE TEMP. WINTER = -7.1°C (19°F)
OUTSIDE TEMP. SUMMER = 23.9°C (75°F)
HUMIDITY WINTER = 33% (75°F)
HUMIDITY SUMMER = 65% (75°F)
MIN. EXPECTED WINTER PRECIPITATION = 176.4 MM (6.94")
MAX. EXPECTED WINTER PRECIPITATION = 258.0 MM (10.14")
PRECIPITATION = 21.0"

DRAWING SCHEDULE

DESK NO.	DESCRIPTION	SCALE
M-1	SITE PLAN	1:100
M-2	SECOND FLOOR PLAN, FIRE PROTECTION	1:100
M-3	FIRST FLOOR PLAN, FIRE PROTECTION	1:100
M-4	SECOND FLOOR LEVEL DRAINAGE & VENTILATION	1:100
M-5	FIRST FLOOR LEVEL DRAINAGE & VENTILATION	1:100
M-6	GROUND FLOOR PLAN	1:100
M-7	SECOND FLOOR PLAN	1:100
M-8	SECTION (B) TO 15th STOREY FLOOR PLAN	1:100
M-9	DETAIL SHEET	N.T.S.
M-10	DETAIL SHEET	N.T.S.
M-11	DETAILS & SCHEDULES	N.T.S.