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MARLIN
SPRING

Dandaw Developments Limited

No.	DATE	DESCRIPTION
1	2023/10/17	ISSUED FOR SPAREZONING SUBMISSION
2	2023/08/01	ISSUED FOR APPEALING
3	2023/02/03	ISSUED FOR REZONING SUBMISSION
4	2023/05/03	4. 2023/03/20 ISSUED FOR MEDIATION

GENERAL NOTES

1. DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF PART OF LOT 2 CONCESSION 1, FROM THE BAY AND PART OF DAVIES ROAD (CLOSED BY BY-LAW 836, NOT NO. C-23/001) CITY OF TORONTO R. AVIS SURVEYING INC. AND DATED MAY 9, 2022.

2. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.

- REFER TO TRAFFIC CONSULTANTS' DOCUMENTATION FOR TRAFFIC DIAGRAM, TURNING RADI, TRAFFIC REPORT AND SITE ACCESS INFORMATION.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR AMENITY SPACES.
- REFER TO SITE SERVICING / CIVIL ENGINEERS' DRAWINGS AND REPORTS FOR SITE SERVICING AND UTILITY INFORMATION.
- REFER TO WASTE MANAGEMENT CONSULTANTS' DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USES/OCCUPANCIES.
- REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGE WAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE.

3. ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-0%) HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 m THROUGHOUT, A MINIMUM 4.5 m WIDE THROUGHOUT AND 6 m WIDE AT POINT OF INGRESS AND EGRESS.

4. OVERHEAD DOORS THE COLLECTION VEHICLE WILL BE PASSING THROUGH HAVE A MINIMUM WIDTH OF 4 m AND A MINIMUM OVERHEAD CLEARANCE OF 4.4 m.

5. TYPE G LOADING SPACE THAT IS LEVEL (+/-2%), AND IS CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.

6. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

7. A WARNING SYSTEM TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING. THIS WARNING SYSTEM SHOULD INCLUDE BOTH LIGHTS AND SIGNS.

8. A NON-RESIDENTIAL WASTE STORAGE ROOM FOR NON-RESIDENTIAL WASTE IS PROVIDED WHICH IS INDEPENDENT OF AND NOT ACCESSIBLE TO THE RESIDENTIAL WASTE ROOM.

9. THE BINS THAT WILL BE USED FOR THE NON-RESIDENTIAL WASTE WILL BE LABELED SEPARATELY FROM THE BINS FOR THE RESIDENTIAL WASTE.

10. BUILDING TO BE FULLY SPRINKLED.

11. ALL DOORS LEADING TO BICYCLE ROOMS HAVE ADD (Automatic Door Openers).

12. AS PER NFPA 1A STANDARDS FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, THIS BUILDING (HIGH-RISE BUILDING) IS EQUIPPED WITH AT LEAST TWO REMOTELY LOCATED FIRE DEPARTMENT CONNECTIONS FOR EACH ZONE. A HIGH-RISE BUILDING, AS DEFINED WITHIN NFPA 1A, IS ANY BUILDING WHERE THE FLOOR OF AN OCCUPIED STORY IS GREATER THAN 23 METERS (THE LOWEST LEVEL OF THE FIRE DEPARTMENT VEHICLE ACCESS).

No.	DATE	DESCRIPTION
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REVISIONS

DRAWING STATUS

STATUS APPROVAL: _____

DATE: _____

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Arcadis Architects (Canada) Inc.

PROJECT

MARLIN
SPRING

SEAL:

SHEET TITLE

MECHANICAL LEVEL FLOOR PLAN

DRAWN BY:	CHECKED BY:	DATE:	SCALE:
Author	Checker	01/08/2023	1: 100

ARCADIS

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PROJECT NO:	DWG NO:
119029	A112



No.	DATE	DESCRIPTION
1	2023/10/17	ISSUED FOR SPAREZONING SUBMISSION
2	2023/08/01	ISSUED FOR APPEALING L.C. OF LOT 1
3	2023/02/03	ISSUED FOR REZONING SUBMISSION
4	2024/05/03	4 2024/03/20 ISSUED FOR MEDIATION

GENERAL NOTES

- DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF PART OF LOT 1 CONCESSION 1 FROM THE BAY AND PART OF DAWES ROAD (CLOSED BY BY-LAW 526, INST. NO. C432807 CITY OF TORONTO R. AVIS SURVEYING INC., AND DATED MAY 9, 2022).
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS:
 - REFER TO TRAFFIC CONSULTANTS' DOCUMENTATION FOR TRAFFIC DIAGRAM, TURNING RADIUS, TRAFFIC REPORT AND SITE ACCESS INFORMATION.
 - REFER TO LANDSCAPE ARCHITECTS' DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR MENITY SPACES.
 - REFER TO SITE SERVING / CIVIL ENGINEERS' DRAWINGS AND REPORTS FOR SITE SERVING AND UTILITY INFORMATION.
 - REFER TO WASTE MANAGEMENT CONSULTANTS' DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USES/OCCUPANCIES.
 - REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGE WAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE.
- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-8%), HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 m THROUGHOUT, A MINIMUM 4.5 m WIDE THROUGHOUT AND 5 m WIDE AT POINT OF ENTRY AND EXITS.
- OVERHEAD DOORS THE COLLECTION VEHICLE WILL BE PASSING THROUGH HAVE A MINIMUM WIDTH OF 4 m AND A MINIMUM OVERHEAD CLEARANCE OF 4.4 m.
- TYPE C LOADING SPACE THAT IS LEVEL (+/-2%), AND IS CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.
- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BINS FOR THE COLLECTION DRIVERS AND ALSO ACT AS A GUARDIAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- A WARNING SYSTEM TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING. THIS WARNING SYSTEM SHOULD INCLUDE BOTH LIGHTS AND SIGNS.
- A NON-RESIDENTIAL WASTE STORAGE ROOM FOR NON-RESIDENTIAL WASTE WHICH IS PROVIDED WHICH IS INDEPENDENT OF AND NOT ACCESSIBLE TO THE RESIDENTIAL WASTE ROOM.
- THE BINS THAT WILL BE USED FOR THE NON-RESIDENTIAL WASTE WILL BE LABELLED "RESIDENTIAL WASTE".
- THE BINS THAT WILL BE USED FOR THE RESIDENTIAL WASTE WILL BE LABELLED "NON-RESIDENTIAL WASTE".
- ALL BUILDINGS TO BE FULLY SPRINKLED.
- ALL DOORS LEADING TO BICYCLE ROOMS HAVE ADD Automatic Door Openers.
- AS PER NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, THIS BUILDING (HIGH-RISE BUILDING) IS EQUIPPED WITH AT LEAST TWO REMOTE LOCATED FIRE DEPARTMENT CONNECTIONS FOR EACH ZONE. A HIGH-RISE BUILDING AS DEFINED WITHIN NFPA 14, IS ANY BUILDING WHERE THE FLOOR OF AN OCCUPIED STORY IS GREATER THAN 23 M ABOVE THE LOWEST LEVEL OF THE FIRE DEPARTMENT VEHICLE ACCESS.

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Arcadis Architects (Canada) Inc.

PROJECT

MARLIN
SPRING

SEAL:

SHEET TITLE
RENDERED VIEWS

DRAWN BY:	CHECKED BY:	DATE:	SCALE:
Author	Checker	01/08/2023	1: 100

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PROJECT NO: 119029

DWG NO: A401


