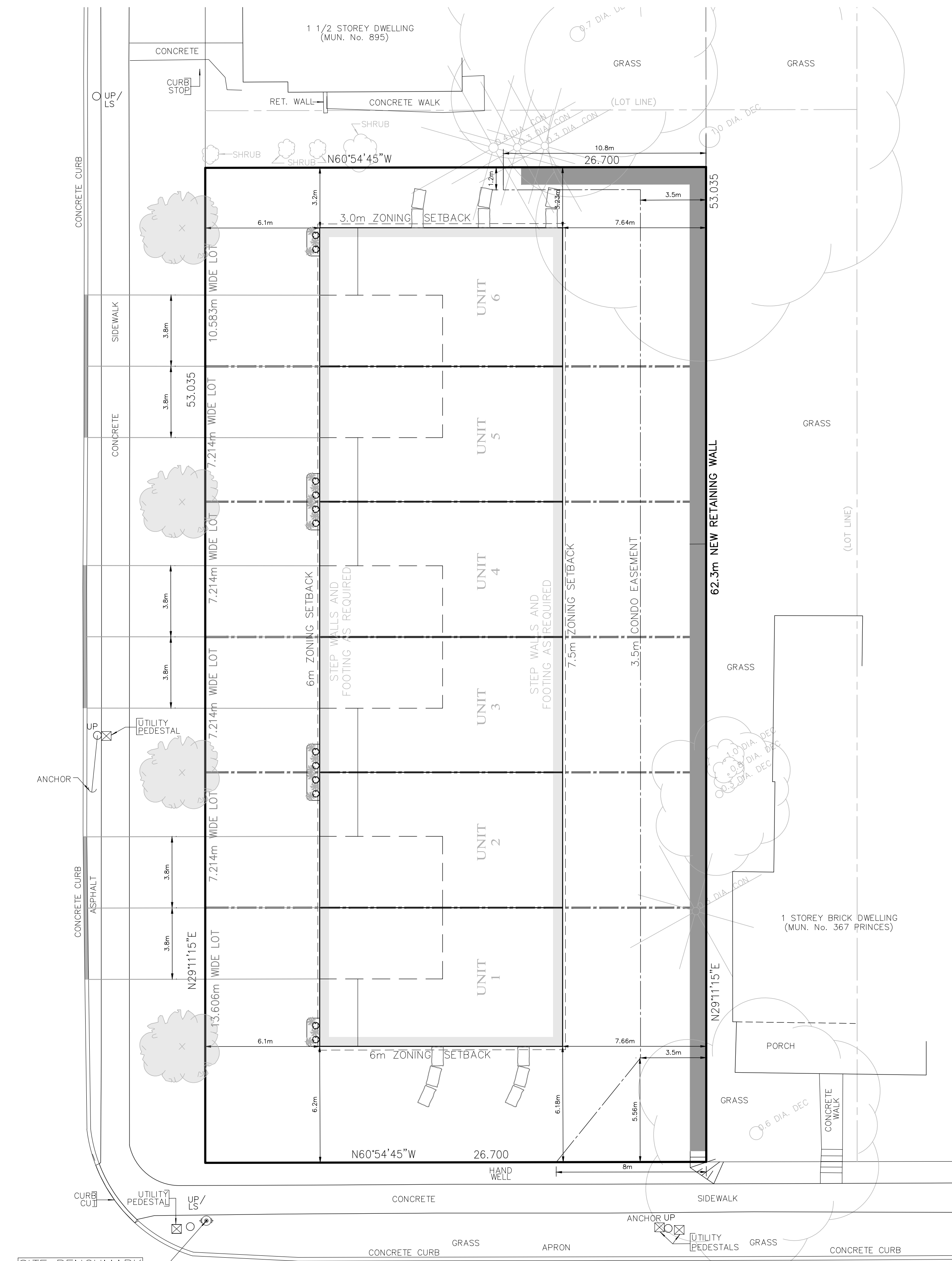


STREET

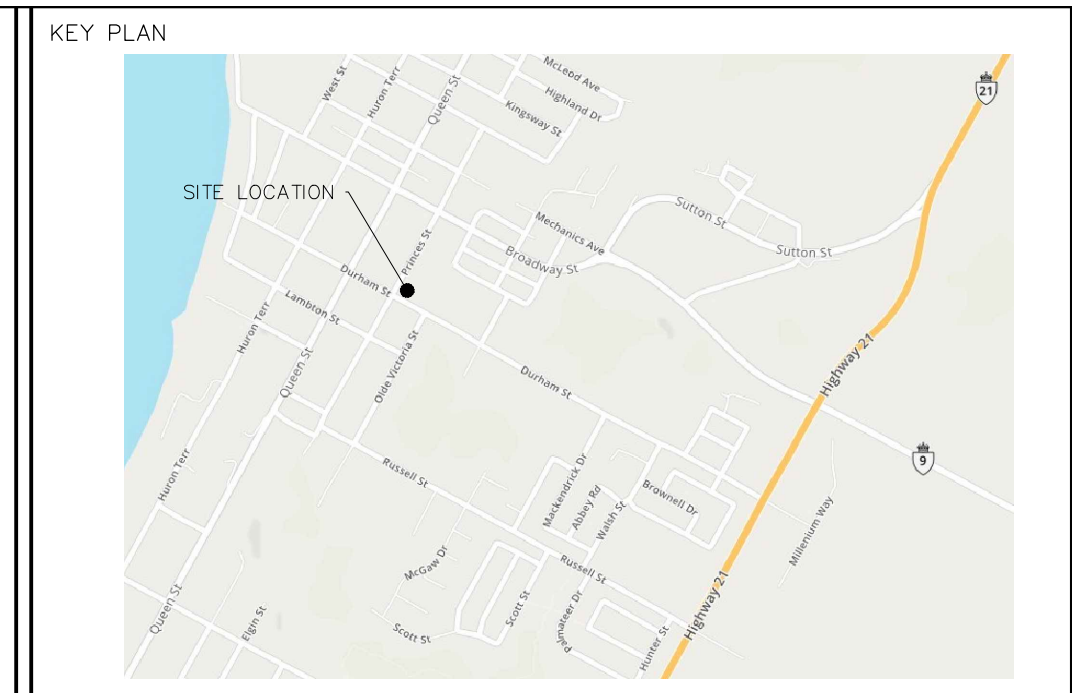
PRINCES

DURHAM

STREET



SITE BENCHMARK
TOP OF HYDRANT
ELEV = 202.353



- NOTES:
- HEDGE MAPLE TREE LOCATION
 - FLOWER BED LOCATION
 - ARMOUR STONE

| SITE STATISTICS | |
|-----------------|---------|
| TOTAL AREA | 1416.03 |
| BUILDING AREA | 565.14% |
| LOT COVERAGE | 39.9% |

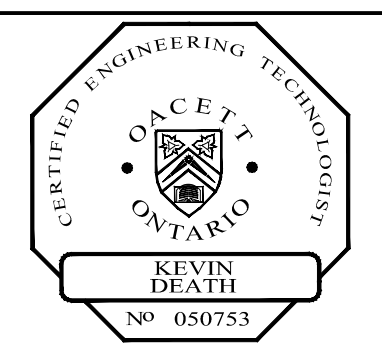
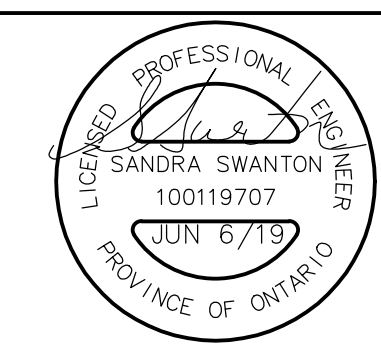
| No. | REVISIONS | BY | DATE |
|-----|-------------------------------------|----|-----------|
| 1 | REVISIONS PER MUNICIPALITY COMMENTS | JG | JUN 6/19 |
| | CONSTRUCTION | JG | MAY 28/19 |
| | TENDER | | |
| | ISSUE FOR APPROVALS | JG | MAY 1/19 |
| | ISSUE BLOCK | | |

879 PRINCES STREET

KINCARDINE BRUCE COUNTY

SITE PLAN

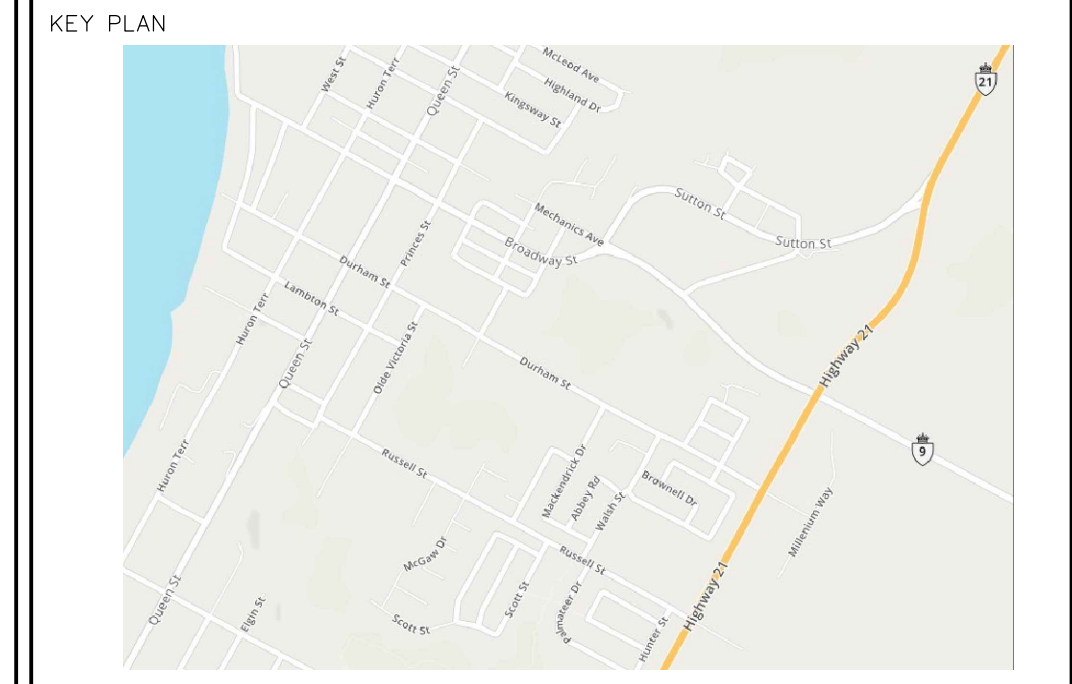
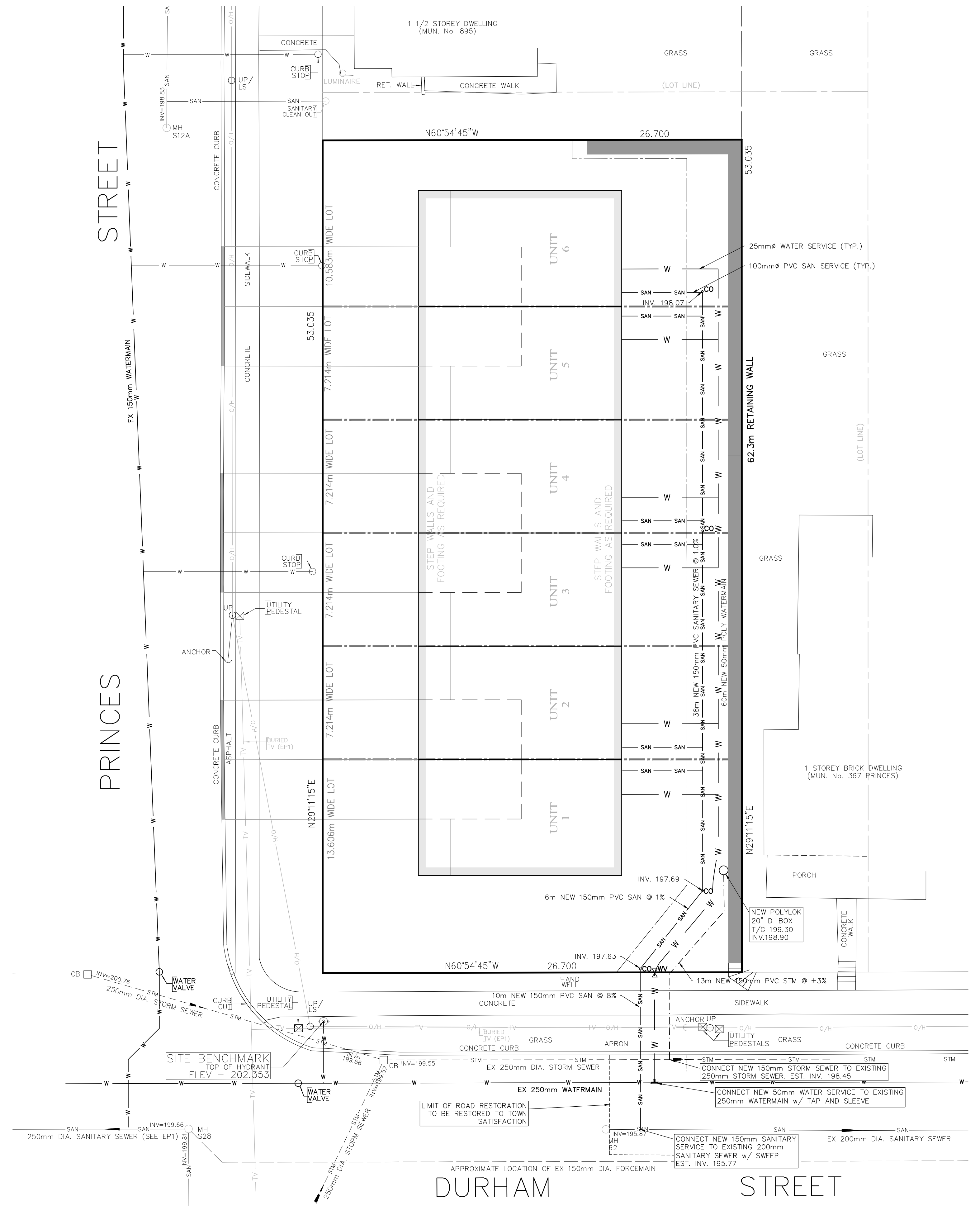
K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER SUDBURY



| | | |
|-------------------|----------------|--------|
| DESIGNED BY: K.D. | SCALE: 1:300 | DATE: |
| CHECKED BY: S.S. | | |
| DRAWN BY: J.G. | | SHEET |
| CHECKED BY: K.D. | REVISION No. 1 | 1 OF 4 |
| FILE No. 18-318 | | |

CONSTRUCTION NOTES AND SPECIFICATIONS

- GENERAL**
- THIS PLAN IS NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY ENGINEER AND APPROVED BY MUNICIPALITY.
 - NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
 - THIS PLAN NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF K. SMART ASSOCIATES LIMITED.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:
 - CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS WHICH INCLUDES BUT IS NOT LIMITED TO: THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS AND EXISTING INVERTS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
 - OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.
 - VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND BASEMENT FLOOR ELEVATIONS (WHICH MAY APPEAR ON THIS PLAN) COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
 - CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
 - THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO EXISTING WORKS.
 - ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY TO BE COMPLETED BY OWNER'S CONTRACTOR AS PER MUNICIPALITY PROCEDURE FOR OFFSITE WORKS BY CONTRACTOR.
 - THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ALL BOULEVARD AREAS.
 - ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE ONTARIO BUILDING CODE (PART 7, PLUMBING), THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) AND IN COMPLIANCE WITH LOCAL APPLICABLE CODES AND REGULATIONS; WHICH CODES AND REGULATIONS SHALL SUPERSEDE ALL OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HOURS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE SECTION 2.3.2. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTOR'S EXPENSE.
 - CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETED AND VEGETATIVE COVER IS ESTABLISHED.
 - SITE SERVICING CONTRACTOR TO TERMINATE ALL SERVICES 1.0 METRE FROM FOUNDATION WALL.
 - FILTER FABRIC TO BE TERRAFIX 200R OR APPROVED EQUIVALENT.
 - GRASS SLOPES SHALL BE 4:1 WHEN POSSIBLE. MAXIMUM GRASSED SLOPE TO BE 3:1 UNLESS OTHERWISE NOTED AS 2:1 WHERE GROUND COVER SHALL BE SEEDED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS OF THE LOCAL MUNICIPALITY AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN. THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
 - CONTRACTOR TO MAINTAIN SAFE WORKING CONDITIONS IN ALL EXCAVATIONS AND TRENCHES IN ACCORDANCE WITH THE CURRENT MINISTRY OF LABOUR REGULATIONS.
- STORM SEWERS**
- CATCHBASIN TO BE POLYLOK D-BOX 20".
 - ALL STORM SEWER TO BE PVC SMOOTH WALL SDR 35
 - BEDDING COVER AND BACKFILL PER OPSD 802.01
- WATERMANS**
- 50mm WATERMAIN PIPE TO BE PEX OR HDPE.
 - WATER SERVICES TO BE 25mm POLYETHYLENE PIPE, MIN SERIES 160.
 - PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. BEDDING MATERIAL AND COVER MATERIAL TO BE GRANULAR A. TRENCH BACKFILL TO BE NATIVE MATERIAL REPLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - ALL WATERMANS AND SERVICES TO HAVE MINIMUM 1.8m COVER.
- SANITARY SEWERS**
- MANHOLES ARE TO BE 1200mm DIAMETER PRECAST WITH ALUMINUM STEPS AT 300mm CENTRES AS PER OPSD 701.010.
 - MANHOLE, FRAMES, GRATES, CASTINGS AND LIDS TO BE QUALITY GREY IRON ASTM A48 CLASS 30B.
 - PVC SDR 35 AS PER OPSD 1841 FOR GRAVITY SEWERS, SAND OR GRANULAR AT BEDDING, GRANULAR B BACKFILL.
 - BEDDING, COVER AND BACKFILL OPSD 802.010
 - ALL SANITARY SEWER AND SERVICES TO HAVE MINIMUM 2m COVER.



- NOTES:
- LEGEND**
- EXISTING STORM SEWER
 - SAN- EXISTING SANITARY SEWER
 - W- EXISTING WATERMAIN
 - EXISTING WATERMAIN SERVICE
 - - - - PROPOSED STORM SEWER
 - SAN- PROPOSED SANITARY SEWER & SERVICE
 - CO- PROPOSED SANITARY CLEANOUT
 - W- PROPOSED WATER MAIN & SERVICE

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879 PRINCES STREET

KINCARDINE BRUCE COUNTY

SITE SERVICING PLAN

K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER SUDBURY

SANDRA SWANTON
100119707
JUN 6/19

KEVIN DIATLE
050753

| | | |
|-------------------|----------------|--------|
| DESIGNED BY: K.D. | SCALE: 1:300 | DATE: |
| CHECKED BY: S.S. | | |
| DRAWN BY: J.G. | | SHEET |
| CHECKED BY: K.D. | | 2 OF 4 |
| FILE No. 18-318 | REVISION No. 1 | |



UNIT #1
FRONT ELEVATION

C UNIT #2

C UNIT #3

C UNIT #4

C UNIT #5

C UNIT #6



UNIT #6
REAR ELEVATION

C UNIT #5

C UNIT #4

C UNIT #3

C UNIT #2

C UNIT #1