

1. DRAWINGS

- THE NOTES ON THIS SHEET APPLY TO ALL WORKS UNDER THIS CONTRACT UNLESS OTHERWISE NOTED ON THE SPECIFIC DETAIL DWGS.
- THE STANDARD DRAWINGS OF THE LOCAL MUNICIPALITY, ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS (OPSS) AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) CONSTITUTE PART OF THE PLANS OF THIS CONTRACT.
- ORDER OF PRECEDENCE OF STANDARD DRAWINGS IS FIRSTLY THE LOCAL MUNICIPALITY AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS.
- THE STANDARD DRAWINGS INCLUDED WITH THESE PLANS ARE PROVIDED FOR CONVENIENCE ONLY AND ARE NOT TO BE CONSTRUED TO BE A COMPLETE SET FOR THE PURPOSE OF THE CONTRACT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL RELEVANT STANDARD DRAWINGS AND SPECIFICATIONS AS REQUIRED FOR THIS CONTRACT.

2. MEASUREMENTS

- ALL DIMENSIONS ARE IN METRES, EXCEPT PIPE DIAMETERS, WHICH ARE IN MILLIMETRES, UNLESS SPECIFIED OTHERWISE.
- ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION, AND ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.

3. GENERAL

- EXISTING SERVICES AND UTILITIES SHOWN ON THESE CONTRACT DRAWINGS ARE BASED ON THE BEST INFORMATION AVAILABLE AND THEIR LOCATIONS ARE NOT GUARANTEED. THE CONTRACTOR SHALL INTERPRET AND CONFORM AS WELL AS POSSIBLE TO THE UNDERSTANDING THAT THE OWNER DISCLAIMS ALL RESPONSIBILITY FOR ITS ACCURACY AND/OR SUFFICIENCY. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.

- NATIVE MATERIAL, SUITABLE FOR BACKFILL, SHALL BE COMPAKTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.

- GRANULAR MATERIAL, USED FOR BACKFILL, SHALL BE PLACED IN LAYERS 150mm IN DEPTH MAXIMUM AND COMPAKTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY.

- ALL DISTURBED AREAS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION OR BETTER, AS DETERMINED BY THE ENGINEER. ALL GRASS AND VEGETATION COVERED AREAS SHALL BE RESTORED BY PLACING A MINIMUM OF APPROVED TOPSOIL AND NURSERY SOIL UNLESS NOTED OTHERWISE.

4. PARKING LOT

- NATIVE SUBGRADE TO BE COMPAKTED TO MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY.

- PAVEMENT STRUCTURE TO BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO START OF CONSTRUCTION

- THE PARKING LOT PAVEMENT STRUCTURE SHALL CONSIST OF THE FOLLOWING:

PAVEMENT STRUCTURE

- 40mm HL3/SP12.5
- 70mm HL8/SP19
- 150mm OPSS 1010 GRANULAR "A"
- 450mm OPSS 1010 GRANULAR "B"

5. SEWERS

- INTERNAL SANITARY SEWERS AND LATERALS TO BE MINIMUM 150mm DIAMETER PVC DR 28 WITH JOINTS CONFORMING TO CSA STANDARD A257.3.

- SEWERS SHALL BE CONSTRUCTED WITH BEDDING AS PER OPSD 802.010 (GRANULAR "A" EMBEDMENT MATERIAL), UNLESS APPROVED OTHERWISE

- PRECAST MANHOLES SHALL BE 1200mm DIAMETER UNLESS OTHERWISE SPECIFIED, AND SHALL BE IN ACCORDANCE WITH OPSD 701.010. FRAME AND GRATE TO BE "TYPE A" CLOSED COVER AND TO CONFORM TO OPSD 401.010.

- MANHOLE TOPS ARE TO BE SET TO FINAL GRADE.

6. WATERMAINS

- THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE WATERMAIN AND THE SANITARY/STORM SEWER IS TO BE 2.5 METERS.

- A MINIMUM OF 0.5M VERTICAL CLEARANCE BETWEEN THE WATERMAIN, SANITARY, STORM AND/OR ALL UTILITIES MUST BE KEPT, WHILE STILL MAINTAINING A MINIMUM DEPTH OF COVER AT ALL TIMES, WHERE WATERMAIN CONFLICTS WITH SEWER PIPE, DEFLECT WATERMAIN HORIZONTALLY OR VERTICALLY TO OBTAIN MINIMUM COVER AND VERTICAL CLEARANCE.

- WATERMAINS SHALL BE PVC DR 18 AND INSTALLED WITH A MINIMUM COVER OF 1.7m (MEASURED FROM FINISHED GRADE TO TOP OF WATERMAIN). IF MINIMUM COVER CAN NOT BE ACHIEVED, INSULATION AS PER DETAIL PROVIDED.

- WATERMAIN SHALL BE CONSTRUCTED WITH BEDDING AS PER OPSD 802.010 (GRANULAR "A" EMBEDMENT MATERIAL) FOR FLEXIBLE PIPES.

- COPPER WATER SERVICES 25mm DIA. SHALL BE EMBEDDED IN SAND 100mm ABOVE AND BELOW TO CONFORM TO OPSS 1104.010.

- WATERMAIN BEDDING SHALL ADHERE TO THE MUNICIPAL STANDARD AND BE PLACED MIN 150mm BELOW AND 300mm ABOVE THE WATERMAIN.

- CONCRETE THRUST BLOCKS TO BE INSTALLED AT ALL TEES, BENDS, HYDRANTS, ENDS OF MAINS AND CONNECTIONS 100mm AND LARGER AS PER STANDARD DRAWINGS. ALL BENDS TO BE MECHANICALLY RESTRAINED.

- ALL JOINTS MUST BE MECHANICALLY RESTRAINED AND THRUST BLOCKED.

- ANY EXISTING, ON SITE, WATER WELLS MUST BE DECOMMISSIONED.

- WHERE A COPPER SERVICE MUST BE JOINED UNDER THE FLOOR, THE COPPER SHALL BE JOINED BY SILVER SOLDER CONNECTION ONLY.

- ALL SERVICE PIPE MATERIAL MUST BE DUCTILE IRON AND MECHANICALLY RESTRAINED FROM THE RESTRAINED FLANGE TO A MINIMUM OF 3 METERS OUTSIDE THE FOUNDATION. ALL DUCTILE SHALL BE POLY WRAPPED FOR ADDED PROTECTION.

- OPERATION OF FIRE HYDRANTS AND VALVES ON POTABLE WATER BY OTHER THAN MUNICIPAL CITY DEPARTMENT IS PROHIBITED.

- THE CITY WILL SWAB, CHLORINATE AND FLUSH ALL NEW SERVICES. THE CONTRACTOR SHALL PERFORM PRESSURE TEST WITH WATER FIELD COORDINATOR WITNESSING.

- EXTERNAL CONTRACTOR TO COORDINATE WITH INTERNAL CONTRACTOR ON ALL INSTALLATION, SWABBING, CHLORINATING AND TESTING WITNESSED BY WATER FIELD SERVICES COORDINATOR.

- MECHANICAL RESTRAINTS WILL BE REQUIRED ON ALL HYDRANTS. A MINIMUM OF TWO PIPE LENGTHS OF EITHER SIDE OF THE HYDRANT TEE CONNECTION. HYDRANTS TO BE PAINTED RED.

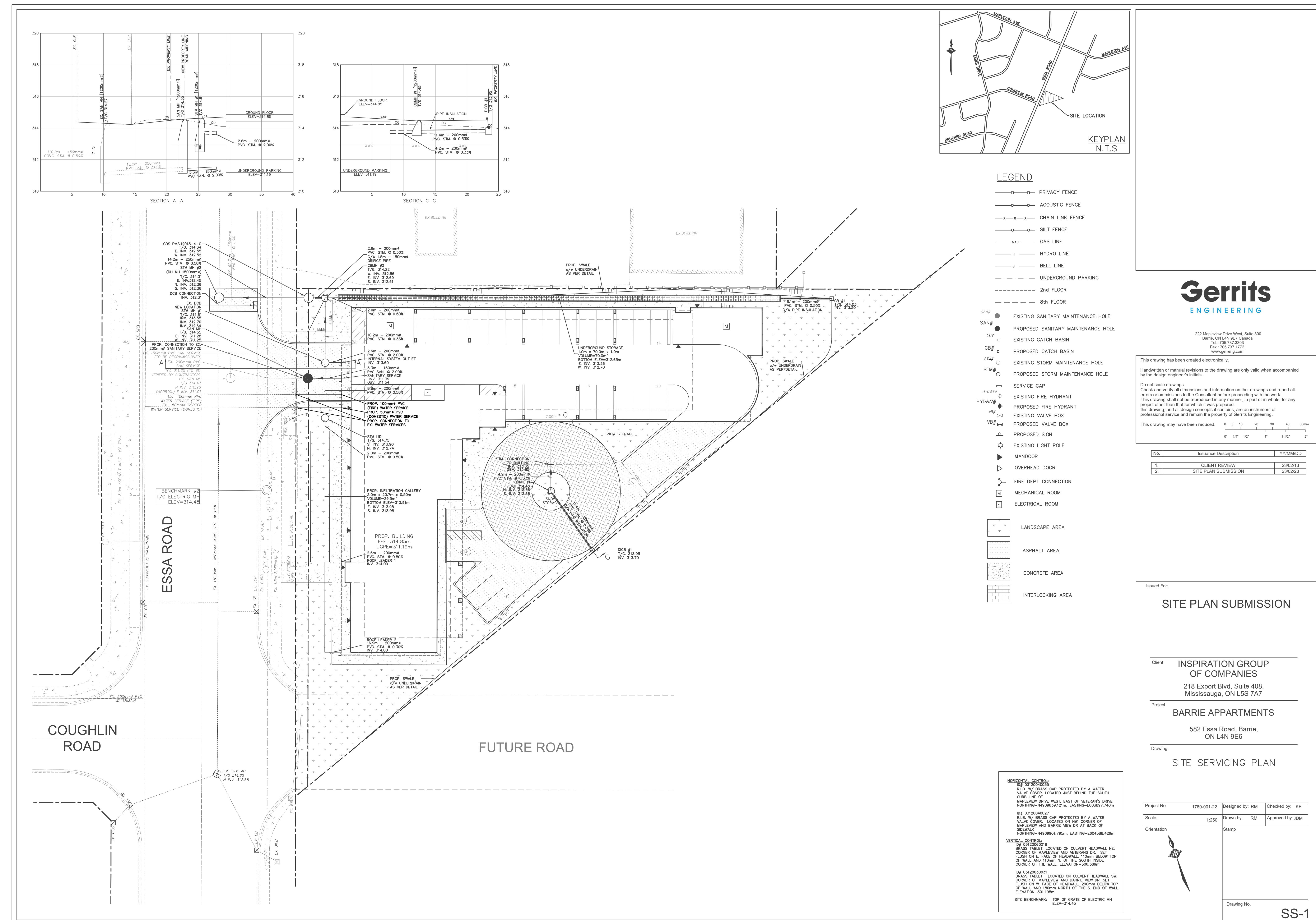
- TRACING WIRE (#12 TINNED STRANDED COPPER) TO BE INSTALLED ON THE TOTAL LENGTH OF ALL PVC WATERMAINS AND BROUGHT UP AT EACH HYDRANT AND CONNECTED TO FLANGE BOLT.

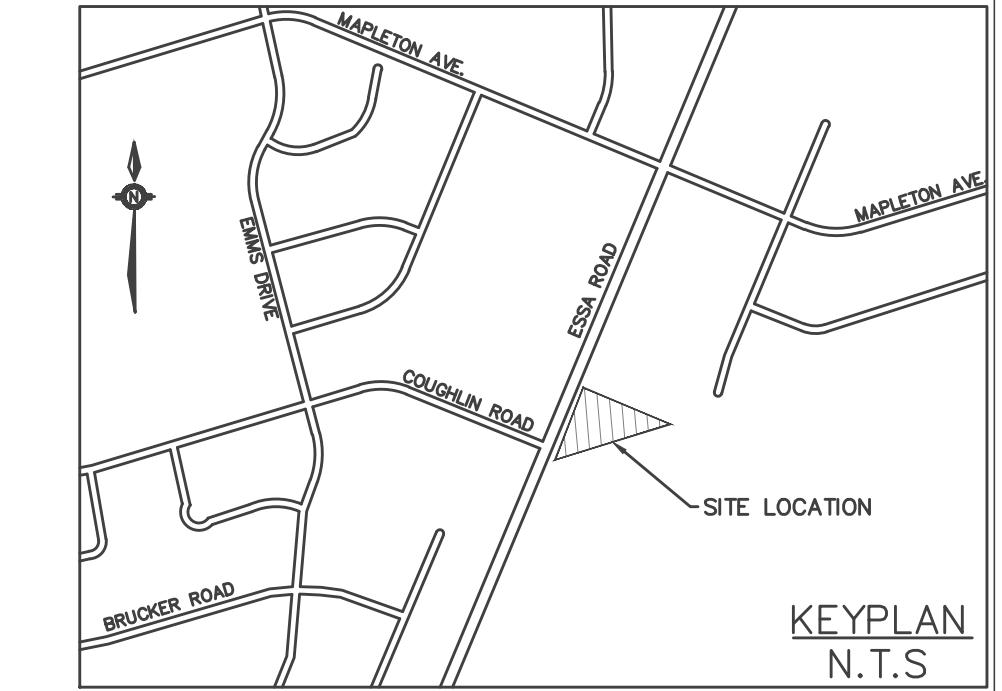
- SERVICE CONNECTIONS SHALL BE PLACED AT A MINIMUM SEPARATION OF 1.0m AND A MINIMUM OF 0.6m FROM JOINTS.

- CONTRACTOR TO PROVIDE PLAN FOR REMOVING CHLORINATED WATER FROM SITE.

- A CHLORINATING TAIL SHALL BE INSTALLED JUST BEHIND TAPPING VALVE TO FACILITATE CHLORINATING SERVICE, TO BE REMOVED AFTER TESTING.

GENERAL NOTES	
A. ALL DRAWINGS SHALL BE PRODUCED IN ACCORDANCE WITH CURRENT CITY OF BARRE STANDARD DRAWINGS AND SYMBOLS FOR PLAN & PROFILE DRAWINGS, GENERAL SERVICE PLANS AND LOT GRADING PLANS.	
B. ORDER OF PRECEDENCE OF STANDARD DRAWINGS IS FIRSTLY CITY OF BARRE STANDARD DRAWINGS (BSD) AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).	
C. ALL DIMENSIONS ARE IN METRES, EXCEPT PIPE DIAMETERS, WHICH ARE IN MILLIMETRES, UNLESS SPECIFIED OTHERWISE.	
D. GENERAL	
E. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY OF BARRE STANDARD DRAWINGS (BSD) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).	
F. THE STANDARD DRAWINGS INCLUDED WITH THESE PLANS ARE PROVIDED FOR CONVENIENCE ONLY AND ARE NOT TO BE CONSTRUED TO BE A COMPLETE SET FOR THE PURPOSE OF THE CONTRACT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL RELEVANT STANDARD DRAWINGS AND SPECIFICATIONS AS REQUIRED FOR THIS CONTRACT.	
G. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION, AND ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.	
H. ALL DISTURBED AREAS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION OR BETTER, AS DETERMINED BY THE ENGINEER.	
I. ALL SILT CONTROL AND EROSION PROTECTION DEVICES ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETE AND THE CONTRACTOR HAS ESTABLISHED GROWTH, SUBJECT TO APPROVAL BY THE CITY ENGINEERING DEPARTMENT.	
J. ALL DIMENSIONS ARE IN METRES, EXCEPT PIPE DIAMETERS, WHICH ARE IN MILLIMETRES, UNLESS SPECIFIED OTHERWISE.	
K. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION, AND ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.	
L. NATIVE MATERIAL, SUITABLE FOR BACKFILL, SHALL BE COMPAKTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.	
M. GRANULAR MATERIAL, USED FOR BACKFILL, SHALL BE PLACED IN LAYERS 150mm IN DEPTH MAXIMUM AND COMPAKTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY.	
N. ALL DISTURBED AREAS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION, OR BETTER, AS DETERMINED BY THE ENGINEER. ALL GRASS AND VEGETATION COVERED AREAS SHALL BE RESTORED BY PLACING A MINIMUM OF APPROVED TOPSOIL AND NURSERY SOIL UNLESS NOTED OTHERWISE.	
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LEGEND

—□—	PRIVACY FENCE
—○—	ACOUSTIC FENCE
—X—	CHAIN LINK FENCE
—●—	SILT FENCE
—GAS—	GAS LINE
—H—	HYDRO LINE
—B—	BELL LINE
—·—	UNDERGROUND PARKING
—·—	2nd FLOOR
—·—	8th FLOOR
SAN# ●	EXISTING SANITARY MAINTENANCE HOLE
SAN# ●	PROPOSED SANITARY MAINTENANCE HOLE
CB# □	EXISTING CATCH BASIN
CB# □	PROPOSED CATCH BASIN
STM# ○	EXISTING STORM MAINTENANCE HOLE
STM# ○	PROPOSED STORM MAINTENANCE HOLE
HYD# □	SERVICE CAP
HYD&#V# □	EXISTING FIRE HYDRANT
VB# □	PROPOSED FIRE HYDRANT
VB# □	EXISTING VALVE BOX
VB# □	PROPOSED VALVE BOX
—●—	PROPOSED SIGN
—●—	EXISTING LIGHT POLE
—●—	MANDORO
—●—	OVERHEAD DOOR
M	FIREFIGHTER CONNECTION
E	MECHANICAL ROOM
E	ELECTRICAL ROOM
—●—	LANDSCAPE AREA
—●—	ASPHALT AREA
—●—	CONCRETE AREA
—●—	INTERLOCKING AREA

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This drawing may have been reduced.
0 5 10 20 30 40 50mm
0' 1/4" 1/2" 1' 1 1/2" 2"

No.	Issuance Description	YY/MM/DD
1.	CLIENT REVIEW	23/02/13
2.	SITE PLAN SUBMISSION	23/02/23

SITE PLAN SUBMISSION

Client: INSPIRATION GROUP OF COMPANIES
218 Export Blvd, Suite 408, Mississauga, ON L5S 7A7

Project: BARRIE APPARTMENTS
582 Essa Road, Barrie, ON L4N 9E6

Drawing: SITE GRADING PLAN

HORIZONTAL CONTROL		
ID# 03120040035	R.I.B. W/ BRASS CAP PROTECTED BY A WATER VALVE COVER. LOCATED JUST BEHIND THE SOUTH CURB LINE OF MAPLEVIEW DRIVE WEST, EAST OF VETERAN'S DRIVE. NORTHING- N4099901.795m, EASTING- E030397.740m	
ID# 03120040027	R.I.B. W/ BRASS CAP PROTECTED BY A WATER VALVE COVER. LOCATED ON NW CORNER OF VETERAN'S DR AND BRUCKER DR AT BACK OF SIDEWALK. NORTHING- N4099901.795m, EASTING- E040588.426m	
ID# 03120030018	BRASS TABLET. LOCATED ON CULVERT HEADWALL NE. CORNER OF MAPLEVIEW DR AND VETERAN'S DR. SET FLUSH ON E. FACE OF HEADWALL, 110mm BELOW TOP OF WALL AND 180mm N. OF THE SOUTH INSIDE CORNER. THE WALL ELEVATION- 306.560m	
ID# 03120030031	BRASS TABLET. LOCATED ON CULVERT HEADWALL SW. CORNER OF MAPLEVIEW DR AND VETERAN'S DR. SET FLUSH ON E. FACE OF HEADWALL, 200mm BELOW TOP OF WALL AND 180mm N. OF THE S. END OF WALL ELEVATION- 301.959m	
SITE BENCHMARKS	TOP OF GRATE OF ELECTRIC MH ELEV-314.45	

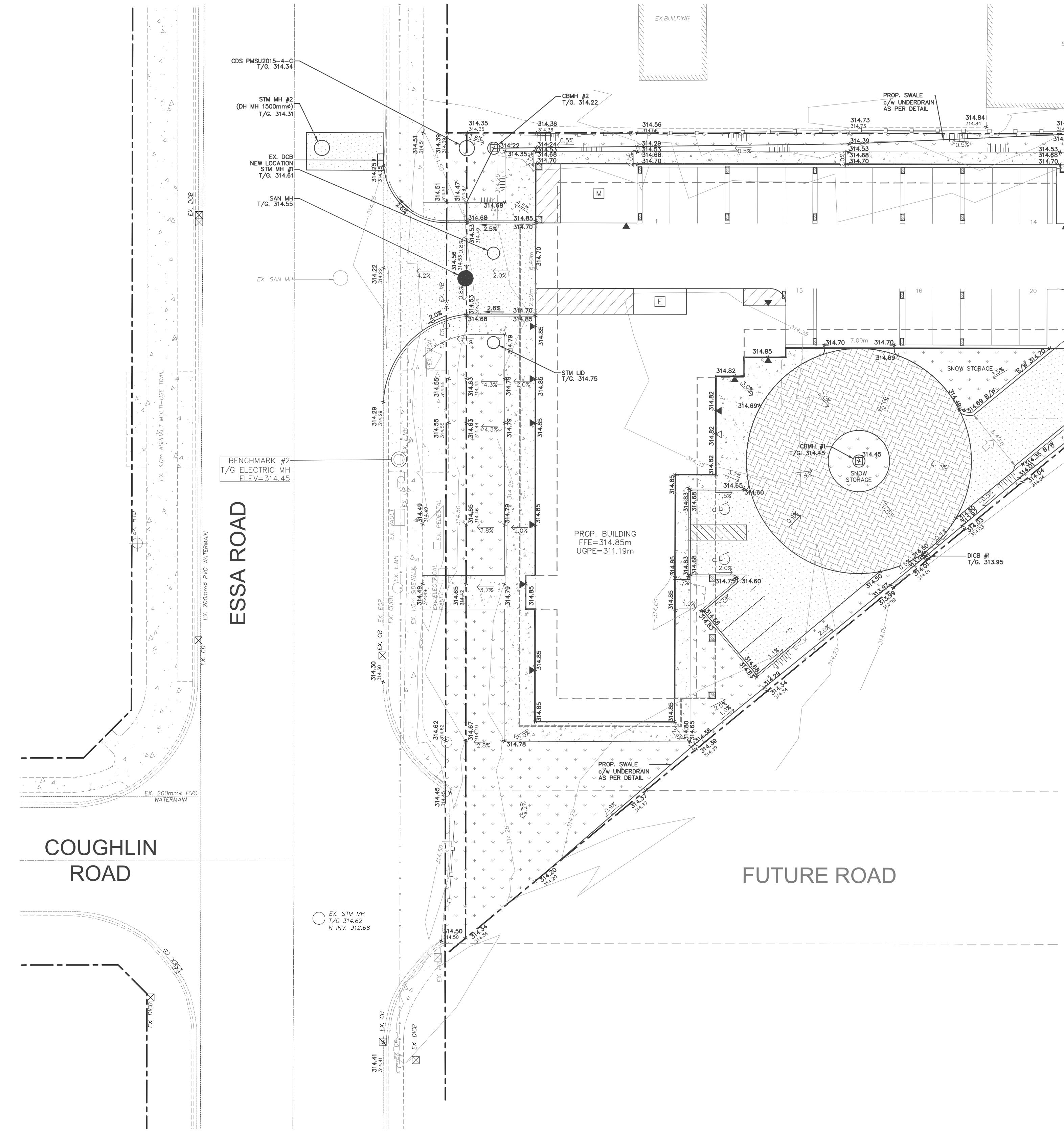
Project No.: 1760-001-22 Designed by: RM Checked by: KF

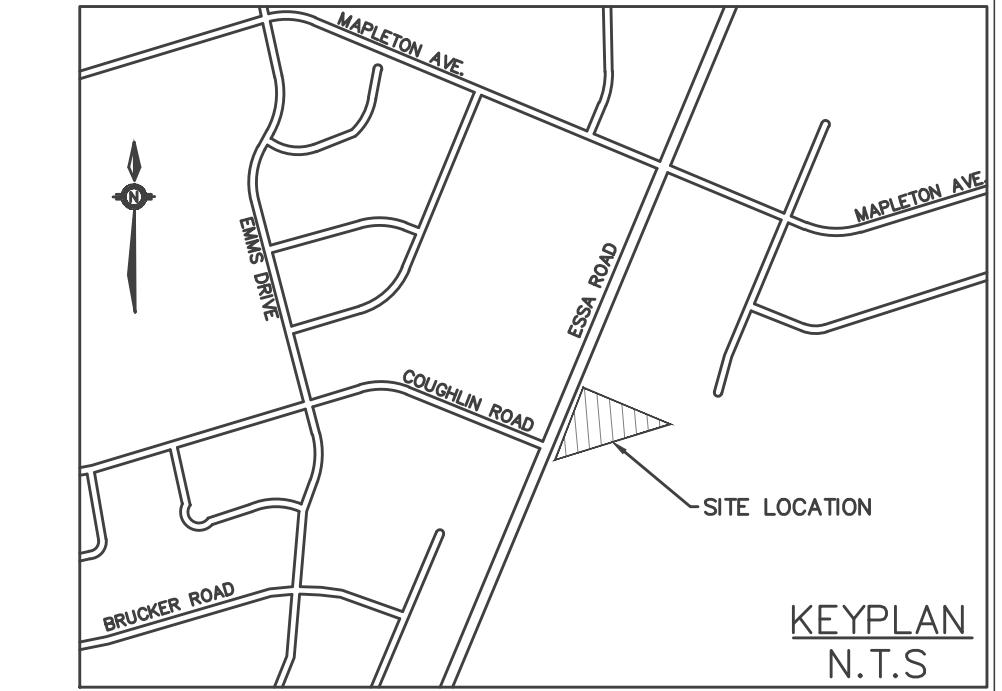
Scale: 1:250 Drawn by: RM Approved by: JDM

Orientation Stamp

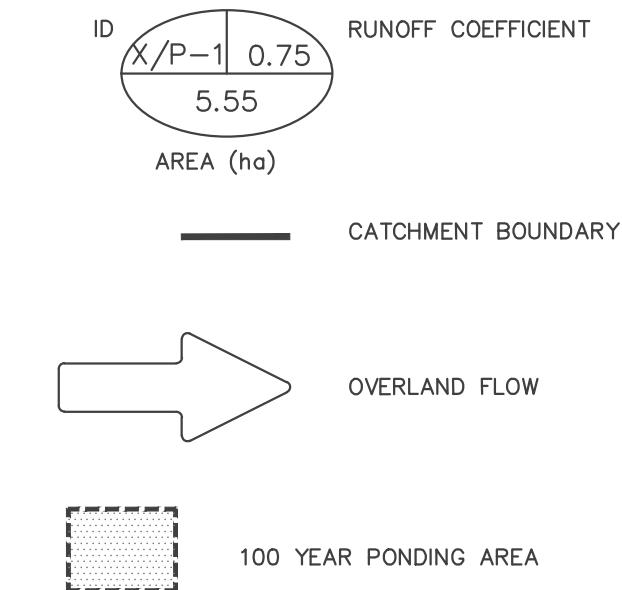
Drawing No.

SG-1





LEGEND



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ENGINEERING

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2.	SITE PLAN SUBMISSION	23/02/23

Issued For:
SITE PLAN SUBMISSION

Client: **INSPIRATION GROUP OF COMPANIES**
218 Export Blvd, Suite 408,
Mississauga, ON L5S 7A7

Project: **BARRIE APPARTMENTS**
582 Essa Road, Barrie,
ON L4N 9E6

Drawing: **PRE-DEVELOPMENT STORMWATER DRAINAGE PLAN**

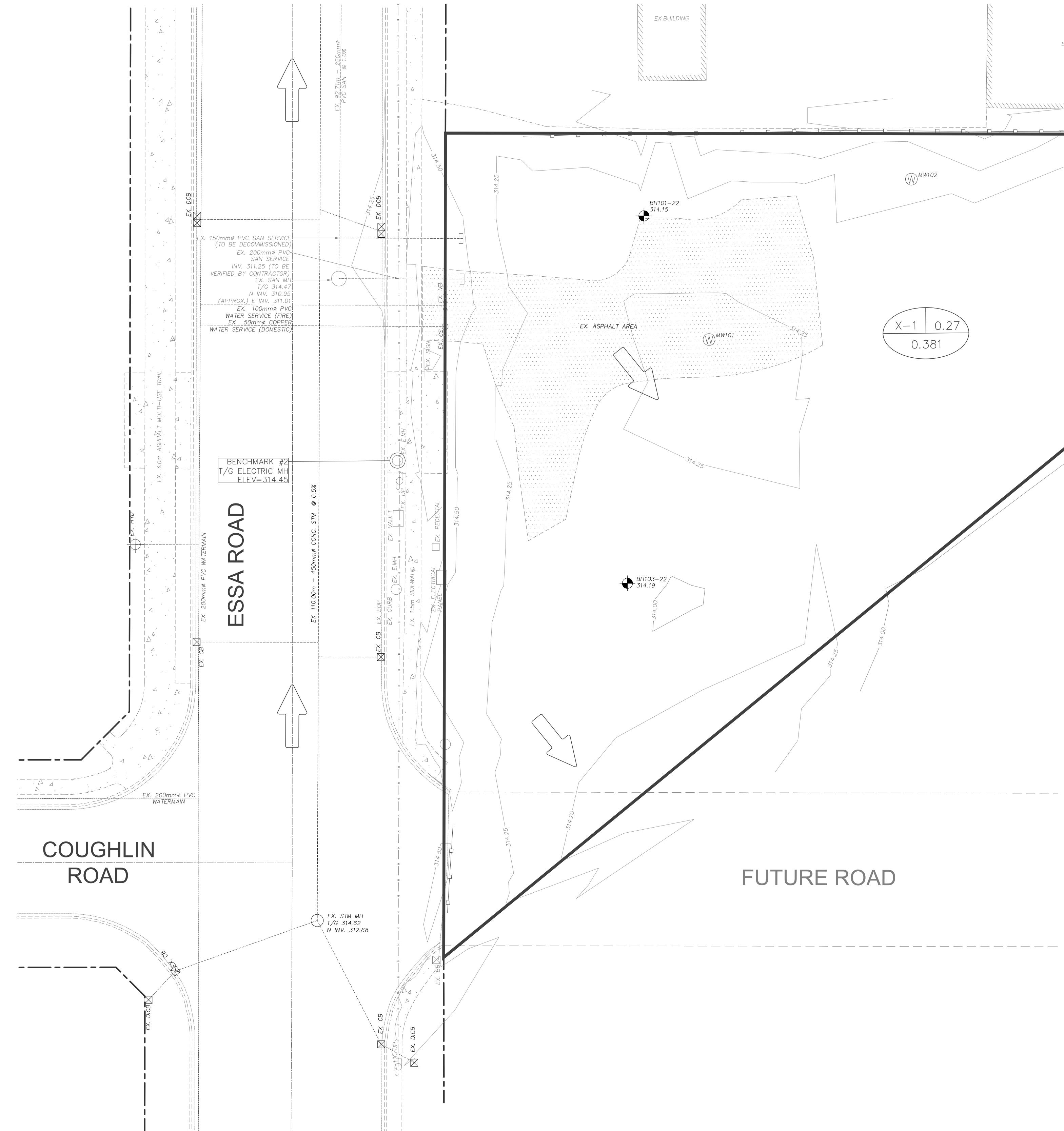
Project No.: 1760-001-22 Designed by: RM Checked by: KF

Scale: 1:250 Drawn by: RM Approved by: JDM

Orientation Stamp

Drawing No. 

STM-1



HORIZONTAL CONTROL
ID: 03120040035
R.I.B. W/ BRASS CAP PROTECTED BY A WATER VALVE COVER. LOCATED ON NW CORNER OF MAPLEVIEW DRIVE WEST, EAST OF VETERAN'S DRIVE. NORTHING-306.58m, EASTING-603.997, 740m
ID: 03120040027
R.I.B. W/ BRASS CAP PROTECTED BY A WATER VALVE COVER. LOCATED ON NW CORNER OF MAPLEVIEW DRIVE WEST, EAST OF VETERAN'S DRIVE. NORTHING-306.58m, EASTING-603.997, 740m
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BRASS TABLET. LOCATED ON CULVERT HEADWALL SW. CORNER OF MAPLEVIEW DRIVE WEST AND VETERAN'S DR. SET FLUSH ON E. FACE OF HEADWALL, 110mm BELOW TOP OF WALL AND 100mm N. OF THE SOUTH INSIDE CORNER OF THE WALL. ELEVATION-306.58m
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SITE BENCHMARK: TOP OF GRATE OF ELECTRIC MH ELEV-314.45

