GENERAL

A) All trenching and blasting in accordance with the Occupational Health and Safety Act and OntarioBuilding Code Div B, Part 7.
B) All services, utilities, to be supported as per Ontario Building Code.
C) Laser alignment control to be used.
D) For dimensions and details not shown, refer to Ontario Building Code.
E) Contractor shall reinstate all private and municipal properties disturbed during construction, to existing conditions or better. (O.P.S.S. 504).
F) All services shall be constructed in accordance with Municipal design criteria and standards or Ontario Provincial Standards.
G) All Electrical work must have prior approval of the Municipality and must conform with Municipal standards/Ontario Hydro Codes/ESA/and current C.S.A. Standards.
H) All work shall have Municipal approval before commencement of construction and will be subject to inspection and approval by the Municipality.
I) All work shall be completed in accordance with the "Occupational Health and Safety Act". The General Contractor shall be deemed to be the Constructor as defined by the Act.
J) The Contractor shall incorporate preventive measures for erosion control of the construction site as required by the Municipality.
K) The location and elevation of all existing services and utilities are to be verified in the field by the Contractor at their expense. The Contractor shall be responsible for the restoration and/or repair of existing utilities disturbed during construction.
L) Roof leaders shall discharge to the front of the property to ground surface splash pads to permit runoff to the street. Weeping tile or foundation drain systems shall not be connected to the sewer. Provision shall be made to discharge ground water to the surface grades.
M) All services on private property are to be constructed in accordance with the Ontario Building Code.
N) All offsite works to be constructed and restored to the satisfaction of the Municipality.
O) These drawings may include information provided by others. Ainley Group believes this information to be reliable but has not verified its accuracy and/or completeness and, accordingly, shall not be responsible for any errors or omissions which may result from its incorporation herein.
P) Any wells found on site are to be decommissioned by a licensed well technician in accordance with O.Reg. 372/07, S.20

SITE WORK (O.P.S.S. 201/206)

A) Contractor shall strip and stockpile suitable topsoil from the site at locations as directed.
B) Contractor shall remove all surplus excavated material from the site as directed in accordance with O.P.S.S. 180.
C) The Contractor shall be responsible for maintaining traffic flow at all times during construction. Two 3.25m (each) lanes of traffic are to be provided. When one lane is required as approved by the Engineer, the lane width shall be 4.0m and flagmen shall be used.
D) All construction signing must conform to the "Manual of "Uniform Traffic Control Devices Canada" (MUTCDC).
E) All work shall be completed in accordance with the "Occupational Health and Safety Act". The General Contractor shall be deemed to be the constructor as defined by the Act.
F) The Contractor shall maintain the adjacent streets being used for access to the subject property for the purpose of construction of services and buildings. The Contractor shall maintain these roads to the Quinte West's satisfaction which shall include the placing of dust palliatives, the removal of mud and other materials carried out onto paved streets adjoining the subject property, and the repair to the satisfaction of the Director of Engineering of any damages caused to the streets.
G) All stripped topsoil used to build up exterior slope to final building elevation with excess to be deposited into the rear berm.
H) All excavated native sub-soils to be deposited into building envelopes to build up base for proposed finished floor elevation (FFE). Strip all topsoil from envelope proir and deposit into rear berm.

SIGNAGE

A) All new signage to be placed in accordance with the "Manual of "Uniform Traffic Control Devices Canada" (MUTCDC). Signage to include street signs, stop signs, barricades, etc.

WATERMAINS (O.P.S.S. 701)

A) Pipe (Dia as shown)
Shall be PVC Class 150 DR18 (or approved equal). #6 AWG Copper Tracer Wire.
B) Fittings:
Fittings shall be gray or ductile iron conforming to AWWA C110/A21.10, ductile iron conforming to AWWA C153/A21.53, or injection molded polyvinyl chloride (PVC) conforming to CSA B137.2. Mechanical restrainers are to be utilized two joints back from each bend or fitting.
C) Gate Valves:
Gate valves shall be in accordance with AWWA Standard C509-94 for gate valves with iron body, bronze mounted non-rising stem, open left, resilient seat with a working pressure of 1035 kPa.
D) Valve Boxes:
Valve Boxes shall be cast iron three piece slide type (SSL) complete with round base, lower section, upper section and cover. The size shall be determined by the size of valve and depth of Watermain.
E) Fire Hydrants: - Quinte West Standards
Fire Hydrants shall be breakaway, McAvity M 67 or Mueller Centurion to AWWA Std. C502-80, with two 60 mm outlets with 5 threads per 25 mm, nominal 1.80 m bury, open left with mechanical joint to base. The actual bury of the hydrant shall be determined by the actual depth of the main and the finished grade at the hydrant, 1.8 m minimum. All hydrants to have two 60 mm and one 100 mm outlet.
Fire Hydrants shall be installed with a clear and unobstructed area of 3.0m around the hydrant. Fire Hydrants shall meet the Ontario Standard 33B, two 63mm CSA standard threads with a pumper connection of 145mm O.D. with 4.5 threads per 25mm. All hydrants to be installed utilizing anchor tees and valves.
F) Thrust Blocks:
As per OPSD 1103.01, 1103.02.
G) Service Connections:
Spatial separation of the sanitary and water service connections, shall be in accordance with section 7.3.5.6 of the Ontario Building Code and subsection 1.4 of the Ontario Plumbing Code. Subject to conditions set out below, service pipe material to be poly. Services are not to be installed in proposed driveways.
Cross Linked High Density Polyethylene, blue in color 904, complete with stainless inserts meeting NSF 14 & 61, AWWA C904, CSA B137.5, and ASTM 7876 & 7877. Sizing must conform to standard copper tube size (CTS) O.D. and be compatible with standard copper tube compression fittings, with a minimum working pressure rating of 1100kPa (160 psi) at 23°C.
Adjustable sliding-type service box bases (Type #8) are to be used on all services over a bronze stop and drain curb stop. These are to be located on the property line.
H) Bedding:
As per OPSD 802.010 and 802.013 for both mainline and service connections. Bedding and cover material shall be granular 'A' or 19mm crusher run limestone. Backfill to be approved native material to 100% S.P.M.D.D.
I) Service Markers:
Shall be installed to indicate valve box or curb stop locations at property lines. (50mm x 100mm - Painted Blue).
J) Watermain Testing:
As per Quinte West "Watermain sampling and testing policy and procedure".

MEASUREMENTS

A) All measurements in metres, pipe size in millimeters, unless otherwise specified.

EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION.
Control of erosion on construction sites and the removal of sediments from construction site run-off is very important if downstream areas are to be protected during all construction. Erosion and sedimentation should be controlled by the following techniques:
A) Limiting the extent of exposed soils at any given time.
B) Revegetation of exposed areas as soon as possible.
C) Minimization of area to be cleared and grubbed.
D) Protection of exposed slopes with plastic or synthetic mulches.
E) Silt fence (O.P.S.D. 219.110) to be installed around the perimeter of stockpiles of any topsoil to be used or removed from site. (location to be determined)
F) A visual inspection to be done daily on sediment control measures and cleaned of any accumulated silt as required. The deposits will be disposed of as per the requirement of the contract.
G) In some cases some filter barriers may be removed temporarily to accommodate the construction operations. The affected barriers will be reinstated at night when construction is completed. No removal will occur if there is a run off or predicted rain fall unless a new device has been installed to ensure the existing storm and sanitary sewer systems will not be contaminated.
H) No refueling or cleaning of equipment near any existing waterways.

ROAD DESIGN (O.P.S.S. 206/310/313/314/501/502/507)

A)	INTERNAL ROADS / FIRE ROUTE		PARKING SPACES
	HL3	40mm	HL3
	HL8	50mm	
	Granular 'A'	150mm	Granular 'A'
	Granular 'B'	300mm	Granular 'B'

COMPACTION TO SPEC. O.P.S.S. 501.08.02
B) Boulevards shall be constructed as per typical road section within construction limits.
C) Concrete Barrier curb O.P.S.D. 600.110. dropped with a continuous height throughout
D) Concrete outlet, for concrete curb and gutter O.P.S.D 604.010 & 605.010.

Material Specification	
50mm	O.P.S.S. 1OO3/1101/1150 O.P.S.S. 1OO3/1101/1150
200mm	O.P.S.S. 1010
300mm	O.P.S.S. 1010 (Max. stone size 100mm)

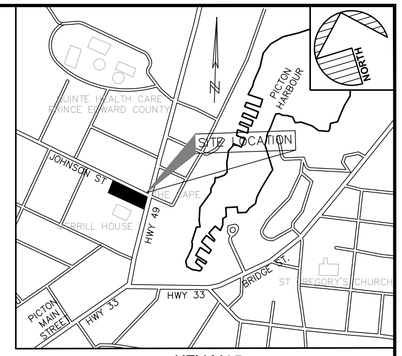
SANITARY SERVICES
1. Sanitary service to be 150mm PVC SDR35, minimum cover 1.5m.
2. Manholes as per OPSD 701.010
3. Frame and cover per OPSD 401.01 Type 'A'
4. Bedding as per OPSD 802.010 and 802.013, material to be 19mm crushed limestone, compacted to 95% S.P.D including all backfill material.

ZONING CC
PERMITTED USE- COMMERCIAL BUILDING

REQUIRED PARKING
-1SPACE PER 9m² OF GROSS FLOOR AREA
-1SPACE PER 18m² OF GROSS PATIO AREA
-TOTAL SPACES REQUIRED= 43
PROVIDED PARKING
-TOTAL SPACES PROVIDED=48
(INCLUDING 2 BARRIER FREE SPACES)

ACCESSIBLE PARKING PERMIT SIGN (Rb - 93)
PER O. REG 581
N.T.S

TYPICAL
CONVAYANCE SWALE
N.T.S.



KEY MAP
N.T.S.

CAUTION:

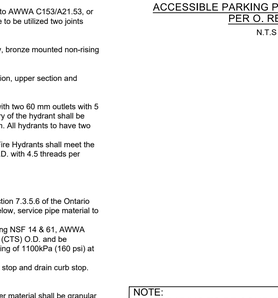
PROPERTY LIMITS TO BE VERIFIED. WSE CONSULTING WILL NOT BE RESPONSIBLE FOR LEGAL BOUNDARY CERTIFICATION OR ANY CONSTRUCTION LAYOUT.

BENCHMARK #1
FIRE HYDRANT LOCATED AT PROPERTY FRONTAGE ON JOHNSON STREET
TOP NUT ELEVATION = 93.171m

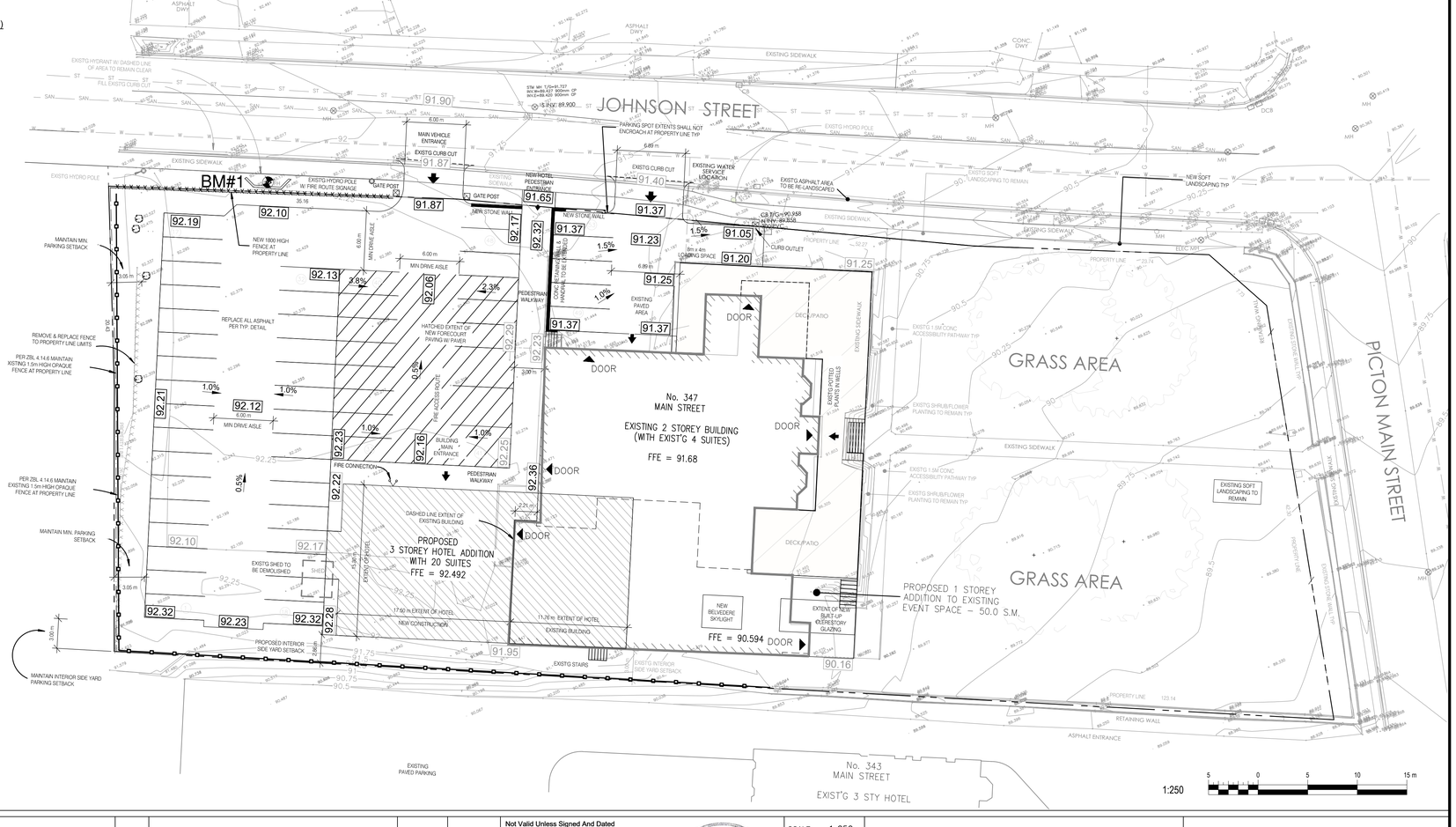
NOTE:
SITE GRADING TO BE COMPLETED TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS. SURPLUS MATERIAL TO BE REMOVED FROM SITE. ALL DISTURBED AREAS ARE TO BE REINSTATED. AS PER CITY OF QUINTE WEST STANDARDS.

LANDSCAPING NOTES
1. ALL LANDSCAPED PORTIONS OF THE SITE TO BE FINISHED WITH 100mm TOPSOIL & SEED
2. ALL SWALES TO BE COMPLETED WITH 100mm TOPSOIL AND OF SOD.
3. ALL DISTURBED PORTIONS OF THE BOULEVARD TO BE RESTORED TO PROPERTY LIMITS WITH 100mm TOPSOIL AND SOD.

CAUTION:
THE LOCATION OF ALL EXISTING SERVICES AND UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPALITY AND UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF THESE SERVICES AND UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION.



TYPICAL PAVEMENT STRUCTURE AND CURB DETAILS
N.T.S.



LEGEND

SAN	EXISTING SANITARY SEWER		PROPOSED SANITARY SEWER
STM	EXISTING STORM SEWER		PROPOSED STORM SEWER
W	EXISTING WATER MAIN		PROPOSED WATER MAIN
FM	EXISTING FORCE MAIN		PROPOSED SANITARY MANHOLE
H	EXISTING OVERHEAD HYDRO		PROPOSED STORM MANHOLE
	EXISTING HYDRO POLE		PROPOSED CATCH BASIN
	EXISTING SANITARY MANHOLE		PROPOSED DOUBLE CATCH BASIN
	EXISTING STORM MANHOLE		PROPOSED HYDRANT
	EXISTING CATCHBASIN		PROPOSED VALVE
100.00	EXISTING ELEVATION		PROPOSED TEE
			PROPOSED BEND
			SWALE DRAINAGE FLOW
			STOP SIGN & STREET NAME SIGN

100.00	PROPOSED GRADE
(100.00)	PROPOSED SWALE GRADE
100.00	PROPOSED MIN. GROUND ELEV. AT YARD SETBACK
W/O	WALK-OUT BASEMENT
	WATER SERVICE
	SANITARY SERVICE
	PROPOSED STREET LIGHT
	MANUFACTURED WATER TIGHT PLUG/CAP
	PROPOSED CHAINLINK FENCE
	LIGHT DUTY SILT FENCE BARRIER (OPSD 219.110)

REV.#	REVISIONS	DATE	INITIAL
0	PRELIMINARY DESIGN	23.05.01	JK

Not Valid Unless Signed And Dated

LICENSED PROFESSIONAL ENGINEER
Per 19/23
A. J. WILSON
100121238
PROVINCE OF ONTARIO

SCALE: 1: 250
DESIGN: JK
DRAWN: JK
CHECKED: AW
DATE: MAY 2023

PRINCE EDWARD COUNTY
THE CAPE EXPANSION

GENERAL SERVICING PLAN

WSE

PROJECT # 000 | DWG SP1