

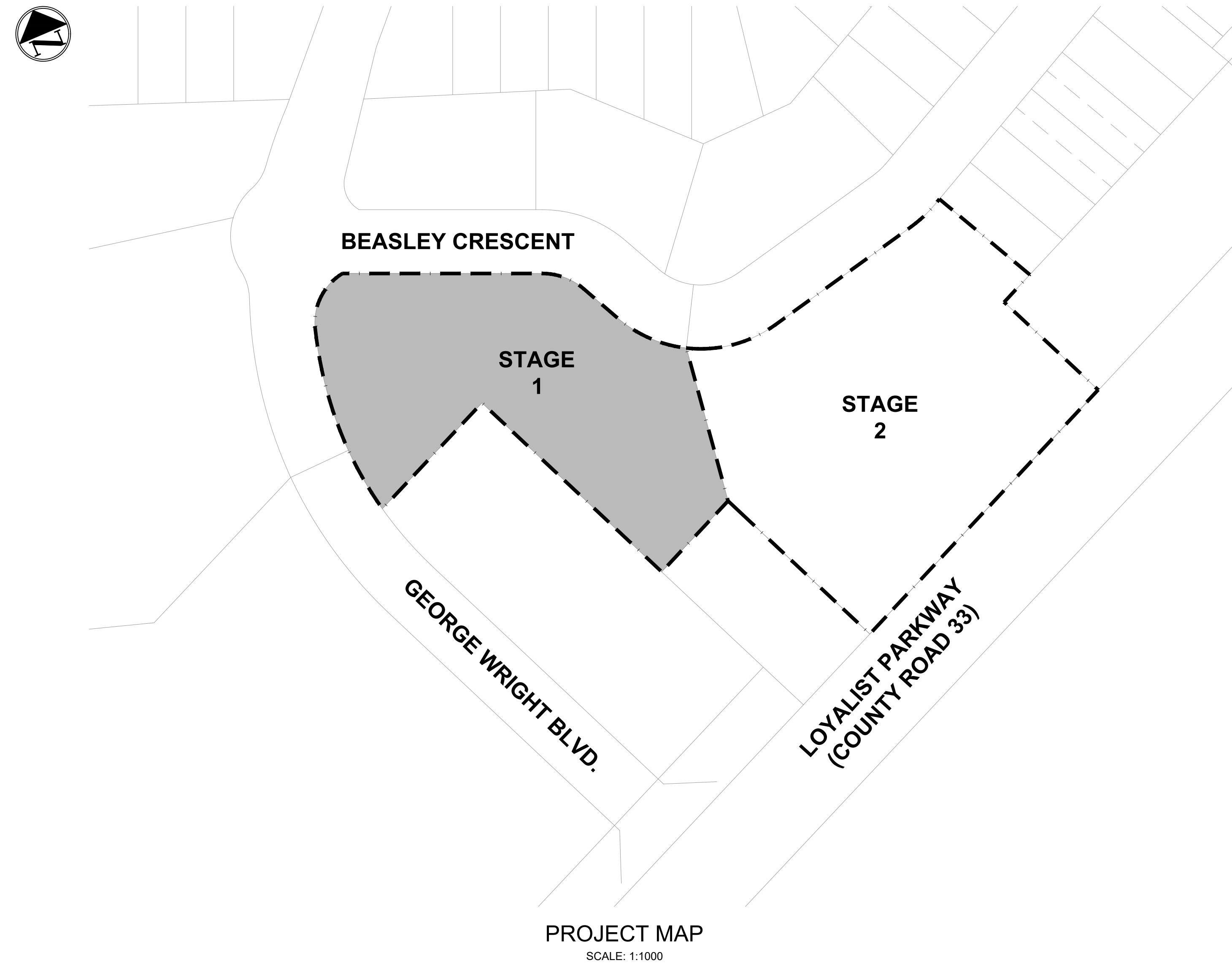
VICINITY MAP
SCALE: N.T.S

WEST MEADOW APARTMENTS SITE PLAN STAGE 1 (BLOCK 44) PICTON, ON



DRAWING INDEX

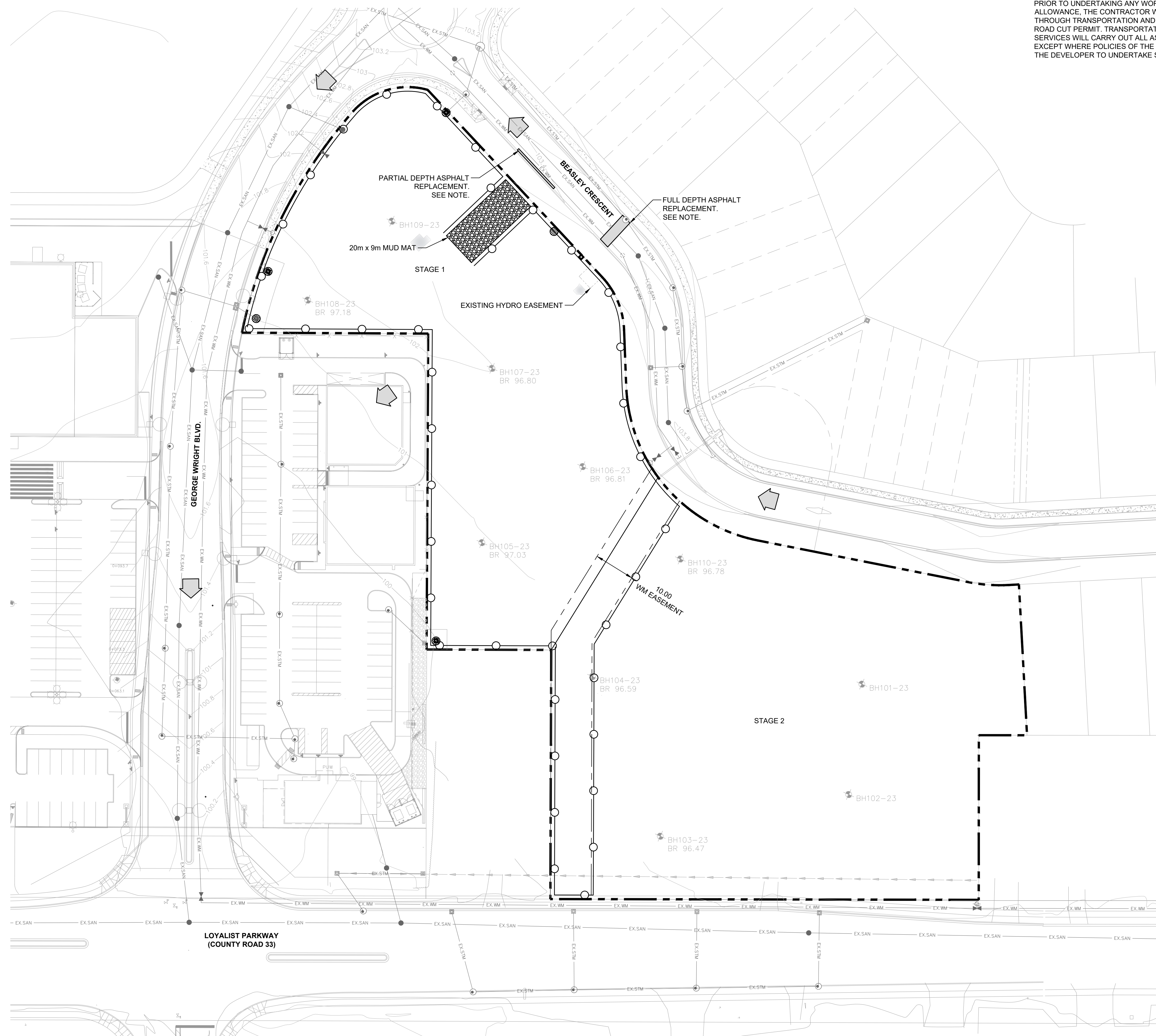
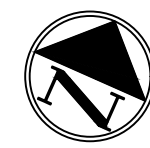
C-GEN-0	TITLE SHEET
C-GEN-1	NOTES & SPECIFICATIONS
C-GEN-2	NOTES & SPECIFICATIONS
C-GEN-3	EXISTING CONDITIONS & EROSION AND SEDIMENT CONTROL
C-SVC-1	SERVICING PLAN - STAGE 1
C-GR-1	GRADING PLAN - STAGE 1
C-PP-1	PLAN & PROFILE - WM CONNECTION
C-DRP-1	POST DEVELOPMENT STORM DRAINAGE
S1.0, S2.0	RETAINING WALL (MTE)



PROJECT MAP
SCALE: 1:1000



PROJECT NUMBER: 22-104
ISSUED FOR SITE PLAN AGREEMENT
APRIL 09, 2026



NOTE:
PRIOR TO UNDERTAKING ANY WORK ON THE PUBLIC ROAD ALLOWANCE, THE CONTRACTOR WILL MAKE APPLICATION THROUGH TRANSPORTATION AND OPERATIONS SERVICES FOR A ROAD CUT PERMIT. TRANSPORTATION AND OPERATIONS SERVICES WILL CARRY OUT ALL ASPHALT ROAD RESTORATION EXCEPT WHERE POLICIES OF THE CITY PROVIDE AN OPTION FOR THE DEVELOPER TO UNDERTAKE SUCH WORK.

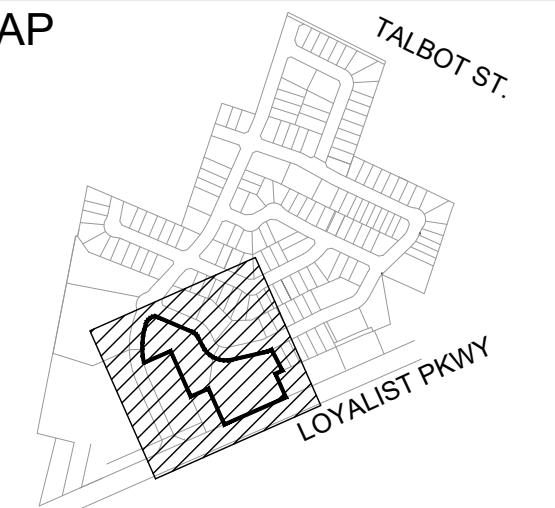
CLIENT



PROJECT 22-104

WEST MEADOW APARTMENTS SITE PLAN

KEY MAP



LEGEND

- EXISTING BOREHOLE LOCATION
- LIGHT DUTY SILT FENCE (OPSD 219.110)
- MUD MATS
- CLOTH FILTER
- OVERLAND FLOW DIRECTION

INSITE PROJECT CONSULTING INC.

DRAWN BY: D.YIN
DESIGNED BY: N.DIONNE, P.ENG



REVISIONS

#	M/D/Y	BY	ISSUED FOR
5	04/09/26	N.D	SITE PLAN AGREEMENT
4	01/29/26	N.D	SITE PLAN AGREEMENT
3	09/24/25	N.D	SITE PLAN AGREEMENT
2	05/28/25	N.D	SITE PLAN AGREEMENT

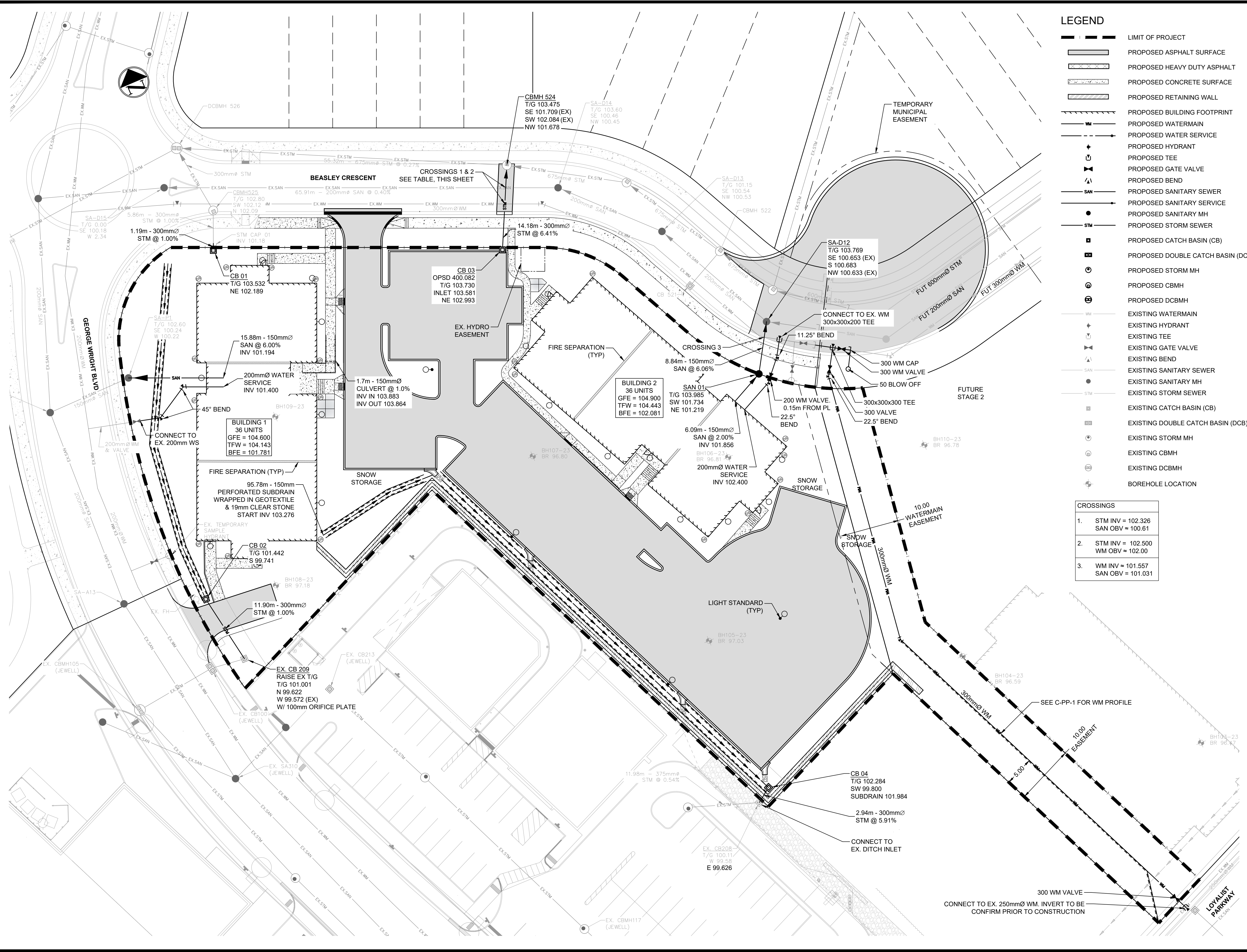
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EXISTING CONDITIONS & ESC PLAN

SCALE **N/A** DWG. NO.

SIZE ANSI D (22"X34") **C-GEN-3**

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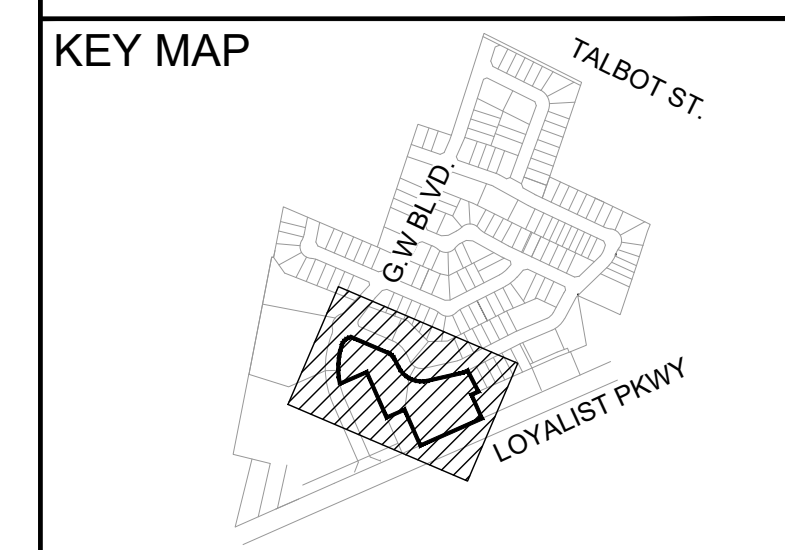
- LEGEND**
- LIMIT OF PROJECT
 - ▬ PROPOSED ASPHALT SURFACE
 - ▬ PROPOSED HEAVY DUTY ASPHALT
 - ▬ PROPOSED CONCRETE SURFACE
 - ▬ PROPOSED RETAINING WALL
 - ▬ PROPOSED BUILDING FOOTPRINT
 - ▬ PROPOSED WATERMAIN
 - ▬ PROPOSED WATER SERVICE
 - ◆ PROPOSED HYDRANT
 - ⊕ PROPOSED TEE
 - ⊕ PROPOSED GATE VALVE
 - ⊕ PROPOSED BEND
 - ▬ SAN PROPOSED SANITARY SEWER
 - ▬ PROPOSED SANITARY SERVICE
 - PROPOSED SANITARY MH
 - ▬ STM PROPOSED STORM SEWER
 - PROPOSED CATCH BASIN (CB)
 - PROPOSED DOUBLE CATCH BASIN (DCB)
 - ⊕ PROPOSED STORM MH
 - ⊕ PROPOSED CBMH
 - ⊕ PROPOSED DCBMH
 - ▬ WM EXISTING WATERMAIN
 - ◆ EXISTING HYDRANT
 - ⊕ EXISTING TEE
 - ⊕ EXISTING GATE VALVE
 - ⊕ EXISTING BEND
 - ▬ SAN EXISTING SANITARY SEWER
 - EXISTING SANITARY MH
 - ▬ STM EXISTING STORM SEWER
 - EXISTING CATCH BASIN (CB)
 - EXISTING DOUBLE CATCH BASIN (DCB)
 - ⊕ EXISTING STORM MH
 - ⊕ EXISTING CBMH
 - ⊕ EXISTING DCBMH
 - BOREHOLE LOCATION

CROSSINGS

1.	STM INV = 102.326 SAN OBV = 100.61
2.	STM INV = 102.500 WM OBV = 102.00
3.	WM INV = 101.557 SAN OBV = 101.031



CLIENT
PROJECT 22-104
WEST MEADOW APARTMENTS
SITE PLAN



DRAWN BY: D.YIN
DESIGNED BY: N.DIONNE, P.ENG



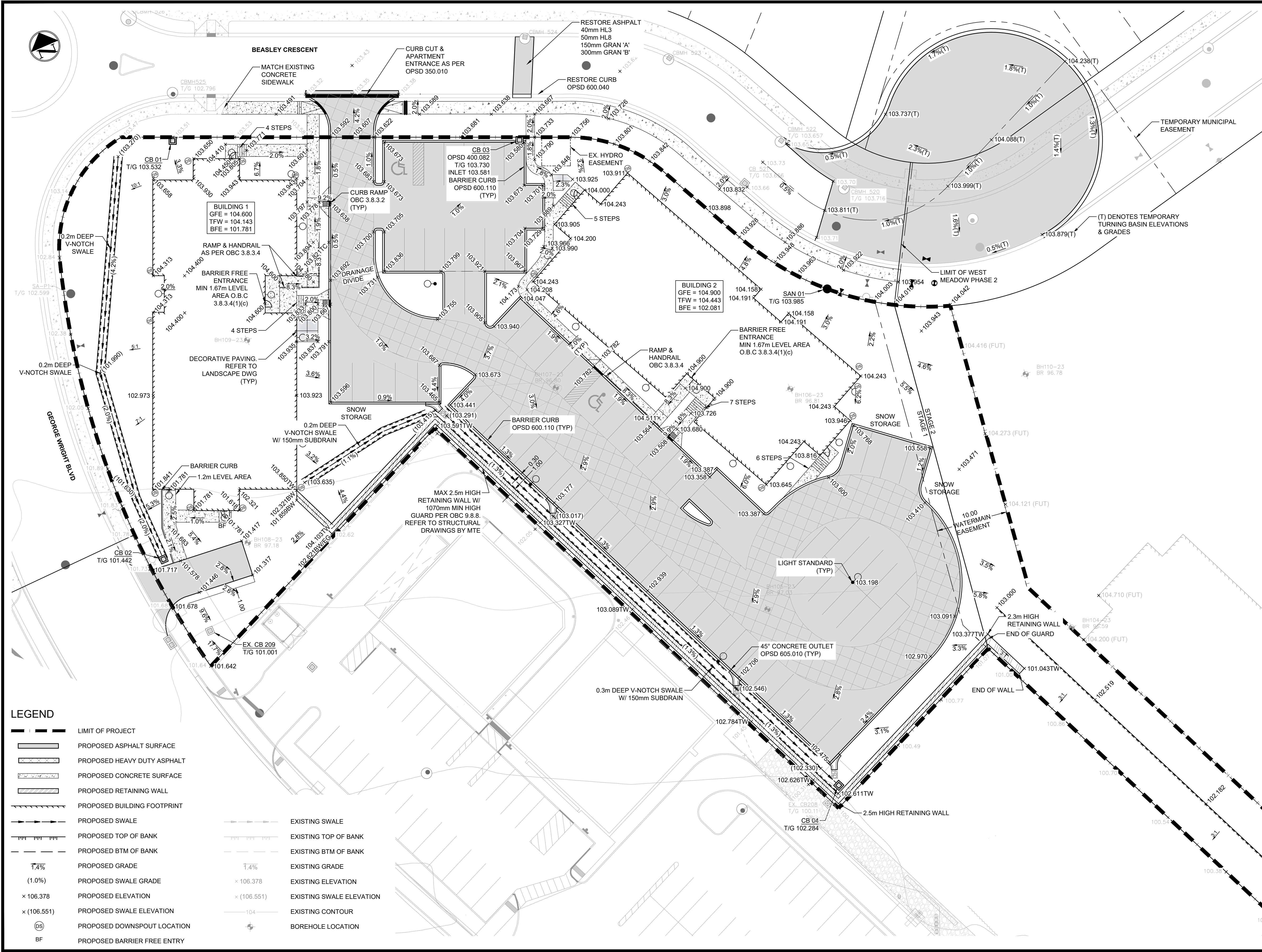
REVISIONS

#	M/D/Y	BY	ISSUED FOR
7	04/09/26	N.D	SITE PLAN AGREEMENT
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5	09/24/25	N.D	SITE PLAN AGREEMENT
4	05/28/25	N.D	SITE PLAN AGREEMENT

DRAWING TITLE
SERVICING PLAN
- STAGE 1

SCALE **1:300** DWG. NO.
SIZE ANSI D (22"X34") **C-SVC-1**

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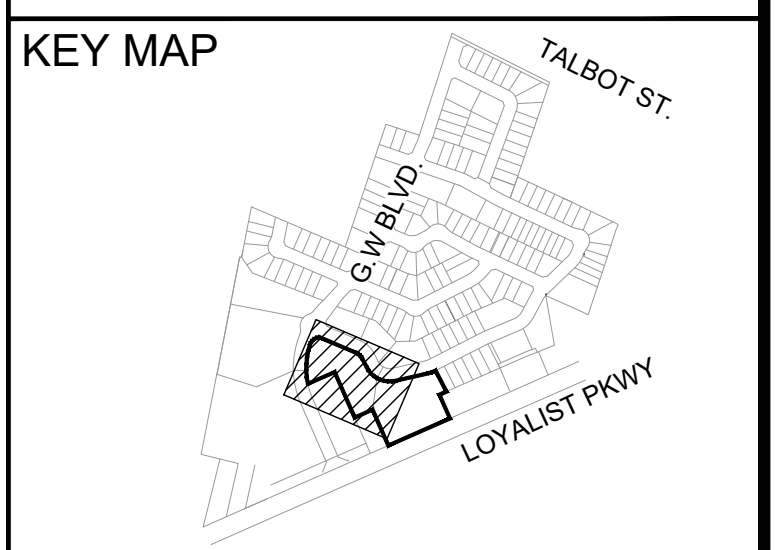


LEGEND

	LIMIT OF PROJECT		EXISTING SWALE
	PROPOSED ASPHALT SURFACE		EXISTING TOP OF BANK
	PROPOSED HEAVY DUTY ASPHALT		EXISTING BTM OF BANK
	PROPOSED CONCRETE SURFACE		EXISTING GRADE
	PROPOSED RETAINING WALL		EXISTING ELEVATION
	PROPOSED BUILDING FOOTPRINT		EXISTING SWALE ELEVATION
	PROPOSED SWALE		EXISTING CONTOUR
	PROPOSED TOP OF BANK		BOREHOLE LOCATION
	PROPOSED BTM OF BANK		PROPOSED BARRIER FREE ENTRY
	PROPOSED GRADE		
	PROPOSED SWALE GRADE		
	PROPOSED ELEVATION		
	PROPOSED SWALE ELEVATION		
	PROPOSED DOWNSPOUT LOCATION		
	PROPOSED BARRIER FREE ENTRY		



CLIENT
PROJECT 22-104
WEST MEADOW APARTMENTS
SITE PLAN



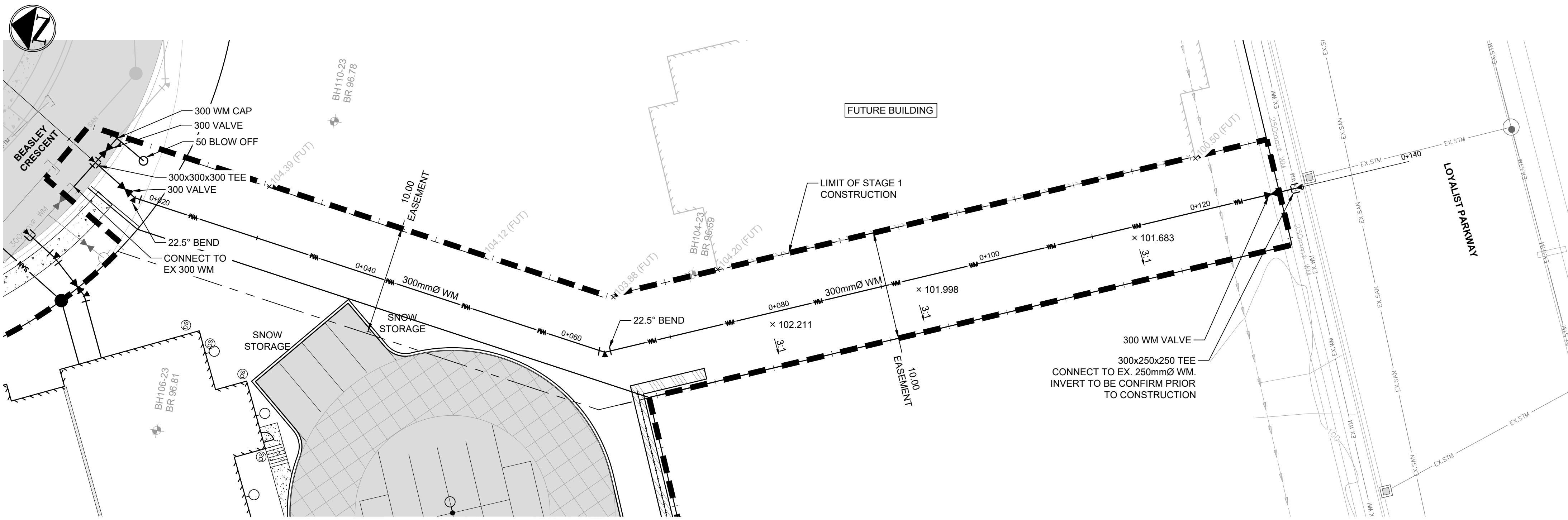
INSITE
PROJECT CONSULTING INC.
DRAWN BY: D.YIN
DESIGNED BY: N.DIONNE, P.ENG



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4	05/28/25	N.D	SITE PLAN AGREEMENT

DRAWING TITLE
GRADING PLAN - STAGE 1
SCALE **1:300** DWG. NO. **C-GR-1**
SIZE ANSI D (22"X34")

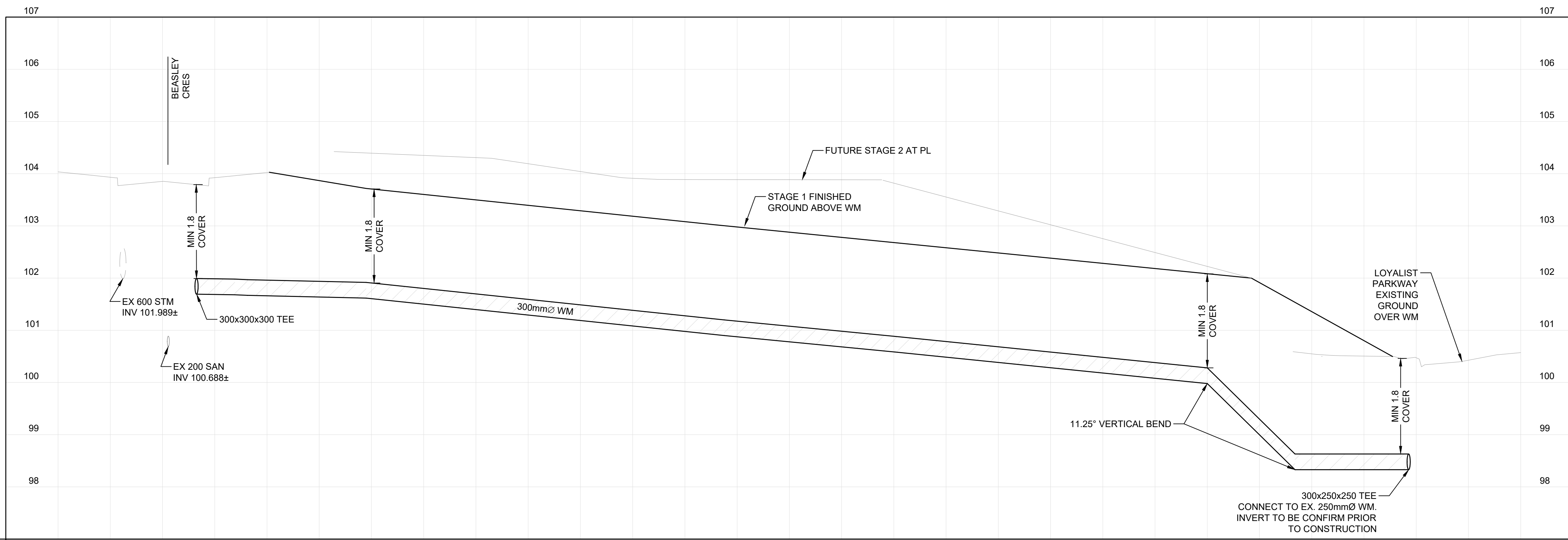
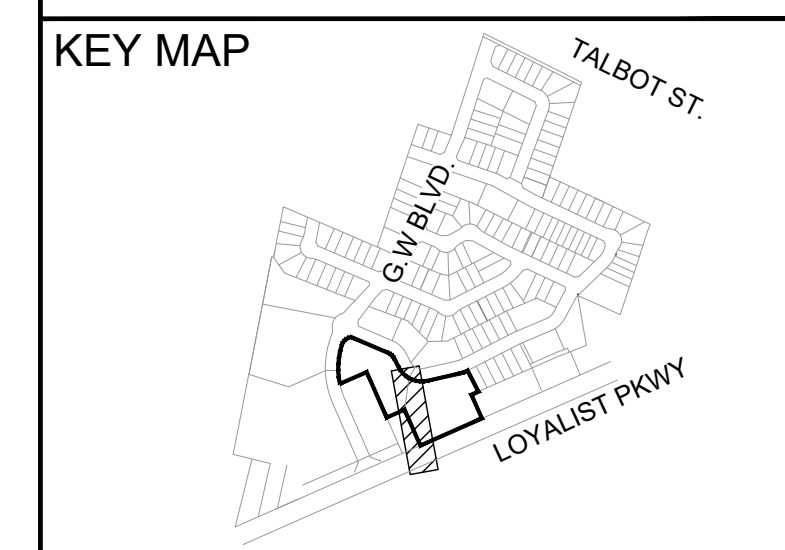


LEGEND

	LIMIT OF PROJECT
	PROPOSED BUILDING FOOTPRINT
	PROPOSED WATERMAIN
	PROPOSED WATER SERVICE
	PROPOSED HYDRANT
	PROPOSED TEE
	PROPOSED GATE VALVE
	PROPOSED BEND
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SERVICE
	PROPOSED SANITARY MH
	PROPOSED STORM SEWER
	PROPOSED CATCH BASIN (CB)
	PROPOSED STORM MH
	PROPOSED CBMH
	EXISTING WATERMAIN
	EXISTING HYDRANT
	EXISTING TEE
	EXISTING GATE VALVE
	EXISTING BEND
	EXISTING SANITARY SEWER
	EXISTING SANITARY MH
	EXISTING STORM SEWER
	EXISTING CATCH BASIN (CB)
	EXISTING STORM MH
	EXISTING CBMH
	BOREHOLE LOCATION



PROJECT 22-104
WEST MEADOW APARTMENTS
SITE PLAN



TOP OF WM	101.991	16.23m - 300mmØ WM @ 0.46%	101.917	34.29m - 300mmØ WM @ 2.09%	101.199	16.33m - 300mmØ WM @ 1.93%	100.883	29.89m - 300mmØ WM @ 2.02%	100.279	8.39m - 300mmØ WM @ 19.65%	98.630	10.88m - 300mmØ WM @ 0.00%	98.630
SANITARY SEWER													
STORM SEWER													
PROPOSED													
EXISTING													

INSITE
 PROJECT CONSULTING INC.

DRAWN BY: D.YIN
 DESIGNED BY: N.DIONNE, P.ENG



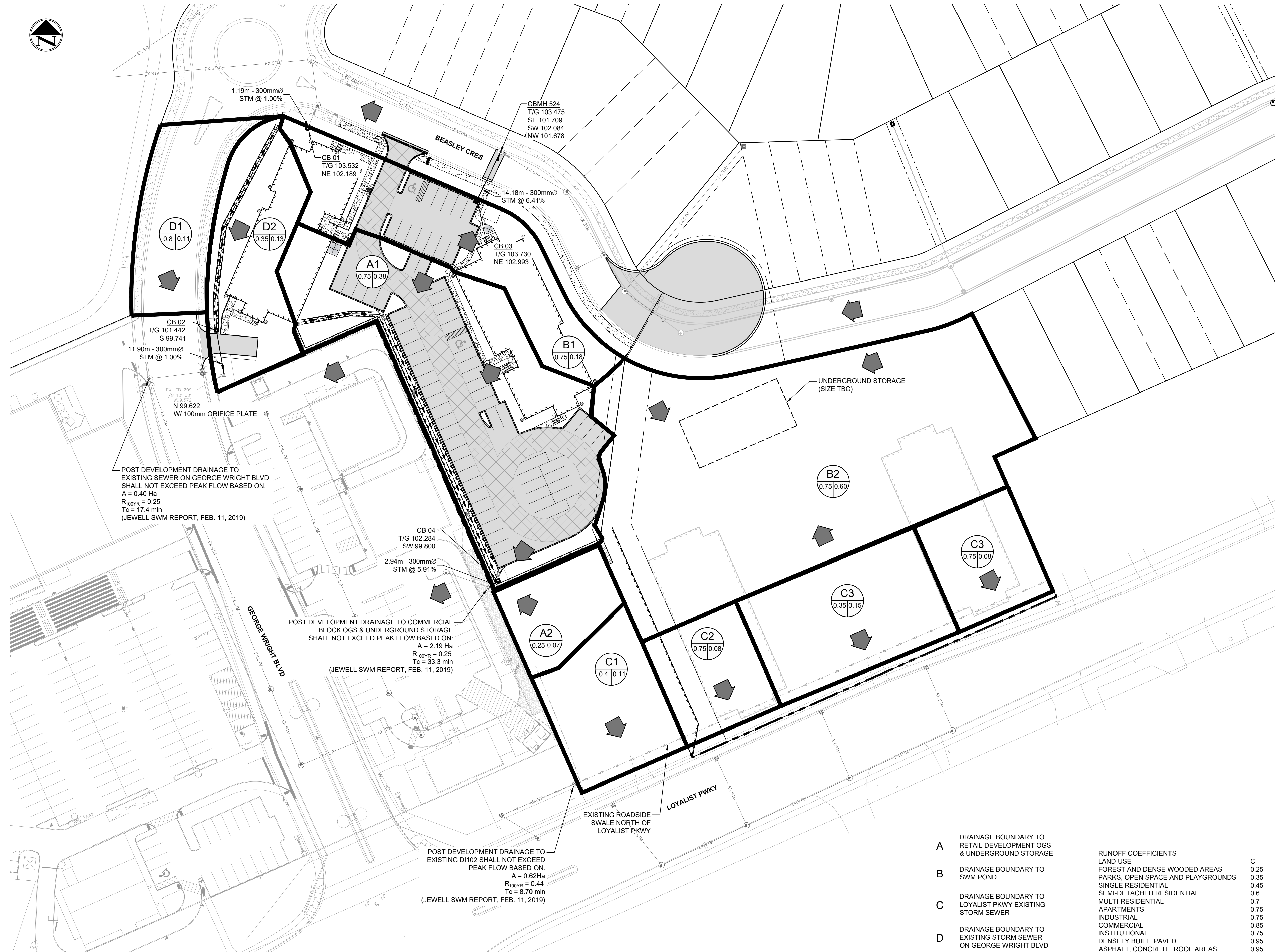
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2	05/28/25	N.D	SITE PLAN AGREEMENT

DRAWING TITLE
PLAN & PROFILE - WM CONNECTION

SCALE	1:250	DWG. NO.	C-PP-1
SIZE	ANSI D (22"X34")		

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POST DEVELOPMENT DRAINAGE TO EXISTING SEWER ON GEORGE WRIGHT BLVD SHALL NOT EXCEED PEAK FLOW BASED ON:
 A = 0.40 Ha
 $R_{100YR} = 0.25$
 $T_c = 17.4$ min
 (JEWELL SWM REPORT, FEB. 11, 2019)

POST DEVELOPMENT DRAINAGE TO COMMERCIAL BLOCK OGS & UNDERGROUND STORAGE SHALL NOT EXCEED PEAK FLOW BASED ON:
 A = 2.19 Ha
 $R_{100YR} = 0.25$
 $T_c = 33.3$ min
 (JEWELL SWM REPORT, FEB. 11, 2019)

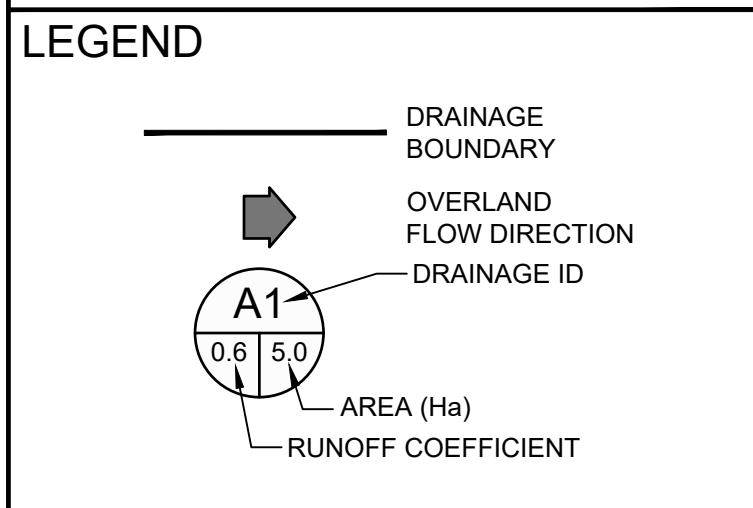
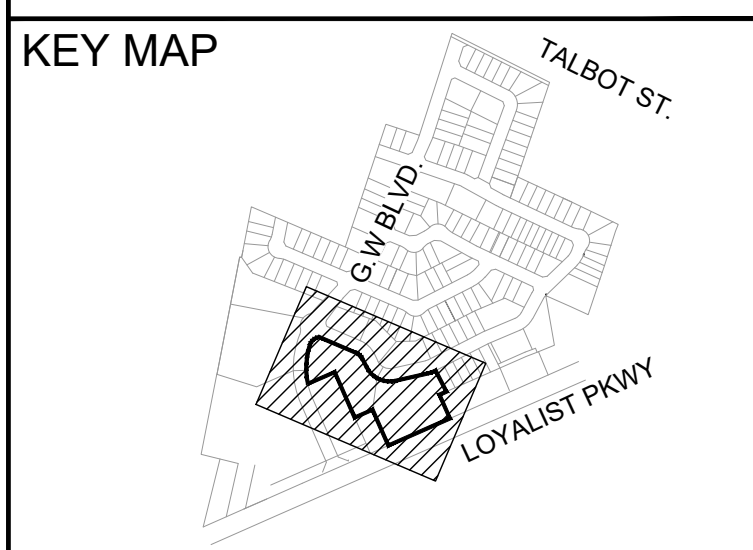
POST DEVELOPMENT DRAINAGE TO EXISTING DI102 SHALL NOT EXCEED PEAK FLOW BASED ON:
 A = 0.62Ha
 $R_{100YR} = 0.44$
 $T_c = 8.70$ min
 (JEWELL SWM REPORT, FEB. 11, 2019)

- A DRAINAGE BOUNDARY TO RETAIL DEVELOPMENT OGS & UNDERGROUND STORAGE
- B DRAINAGE BOUNDARY TO SWM POND
- C DRAINAGE BOUNDARY TO LOYALIST PKWY EXISTING STORM SEWER
- D DRAINAGE BOUNDARY TO EXISTING STORM SEWER ON GEORGE WRIGHT BLVD

RUNOFF COEFFICIENTS		LAND USE	C
		FOREST AND DENSE WOODED AREAS	0.25
		PARKS, OPEN SPACE AND PLAYGROUNDS	0.35
		SINGLE RESIDENTIAL	0.45
		SEMI-DETACHED RESIDENTIAL	0.6
		MULTI-RESIDENTIAL APARTMENTS	0.7
		INDUSTRIAL	0.75
		COMMERCIAL	0.85
		INSTITUTIONAL	0.75
		DENSELY BUILT, PAVED ASPHALT, CONCRETE, ROOF AREAS	0.95



CLIENT
 PROJECT 22-104
WEST MEADOW APARTMENTS SITE PLAN



INSITE
 PROJECT CONSULTING INC.

DRAWN BY: D.YIN
 DESIGNED BY: N.DIONNE, P.ENG



REVISIONS				
#	M/D/Y	BY	ISSUED FOR	
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4	09/24/25	N.D	SITE PLAN AGREEMENT	
3	05/28/25	N.D	SITE PLAN AGREEMENT	

DRAWING TITLE
POST DEVELOPMENT STORM DRAINAGE

SCALE **1:500** DWG. NO.
C-DRP-1
 SIZE ANSI D (22"X34")

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GENERAL NOTES

- 1. CONFORM TO THE REQUIREMENTS OF THE LATEST ONTARIO BUILDING CODE (OBC) INCLUDING ALL THE LATEST STANDARDS REFERENCED THEREIN... 2. READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ALL OTHER SPECIFICATIONS AND CONTRACT DOCUMENTS... 3. WHERE DISCREPANCIES EXIST BETWEEN CONTRACT DOCUMENTS, INCLUDING DRAWINGS AND APPLICABLE CODES AND ACTS, THE MOST STRINGENT SHALL GOVERN... 4. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT... 5. THE USE OF THESE DRAWINGS IS LIMITED TO THAT IDENTIFIED IN THE REVISION COLUMN... 6. UNDER NO CIRCUMSTANCES ARE THESE DRAWINGS TO BE SCALED... 7. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS AND SIZES OF PITS, BASES, HOUSE KEEPING PADS, Sumps, TRENCHES, DEPRESSIONS, GROOVES, CURBS, CHAMFERS AND SLOPES NOT SHOWN ON STRUCTURAL DRAWINGS... 8. BEFORE PROCEEDING WITH WORK, THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIARIZED WITH ALL CHARACTERISTICS AFFECTING NEW AND EXISTING CONSTRUCTION... 9. SUBSTITUTIONS FROM SPECIFIED PRODUCTS AND MATERIALS MUST BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO ORDERING OF MATERIALS... 10. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS - O. REG. 213/91... 11. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN ALL SHORING AND TEMPORARY BRACING AS PER O. REG 213/91 AND THE CONTRACTOR SHALL RETAIN AN ENGINEER AS REQUIRED... 12. THE CONTRACTOR SHALL RETAIN AN INDEPENDENT INSPECTION AND TESTING COMPANY TO ENSURE THAT ALL WORK IS DONE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS... 13. MTE CONSULTANTS WILL PROVIDE GENERAL REVIEW OF CONSTRUCTION IN ACCORDANCE WITH THE PERFORMANCE STANDARDS OF THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF ONTARIO BY MEANS OF A RATIONAL SAMPLING PROCEDURE... 14. IT IS THE RESPONSIBILITY OF BOTH THE OWNER AND THE CONTRACTOR TO NOTIFY THE ENGINEER OF CONSTRUCTION PROGRESS SO THE ENGINEER CAN COMPLETE GENERAL REVIEWS... 15. ALL BOREHOLE INFORMATION AND GEOTECHNICAL DATA HAS BEEN OBTAINED FROM THE SOIL INVESTIGATION PERFORMED BY CAMBIUM INC. AS REPORTED IN THEIR GEOTECHNICAL INVESTIGATION REPORT NO. 17940.001 DATED NOVEMBER 8, 2023... 16. ALL COLUMN AND WALL FOOTINGS SHALL BEAR DIRECTLY ON ENGINEERED FILL, WITH A MINIMUM SOIL BEARING CAPACITY OF 150 kPa (SLS) AND 175 kPa (ULS)... 17. ALL CONCRETE FORMWORK TOLERANCES AND SURFACE FINISHES SHALL COMPLY WITH CSA STANDARD A23.1 UNLESS NOTED OTHERWISE... 18. ALL CONCRETE FORMS TO BE WET THOROUGHLY BEFORE POURING CONCRETE... 19. WATER CURING OF CONCRETE IS RECOMMENDED... 20. ALL CONCRETE EXCEPT SLABS ON GRADE 150mm (6") THICK OR LESS SHALL BE MECHANICALLY VIBRATED SO AS TO COMPLETELY FILL THE FORM WITHOUT CAUSING UNDESIRABLE SEGREGATION... 21. CONTROL JOINTS IN SLABS ON GRADE SHALL BE 1/4 THE THICKNESS OF THE SLAB... 22. WHERE STEEL BEARING PLATES ARE SHOWN ON THE DRAWINGS, THEY SHALL BE ANCHORED WITH A MINIMUM OF TWO 12mm DIA X 450MM LONG + 50mm (1 1/2" DIA X 18" LONG + 2") HOOKED ANCHOR RODS WELDED TO THE PLATES AND EMBEDDED INTO THE CONCRETE... 23. INSULATION IS SHOWN WHERE REQUIRED FOR PROTECTION OF THE FOUNDATIONS FROM DAMAGE DUE TO FROST ACTION ONLY... 24. DO NOT PLACE BACKFILL AGAINST WALLS RETAINING EARTH... 25. IN NO CASE SHALL HORIZONTAL CONTROL JOINTS BE ALLOWED IN ANY VERTICALLY SPANNING CONCRETE WALLS WITHOUT THE CONSENT OF THE ENGINEER.

CONCRETE AND REINFORCING

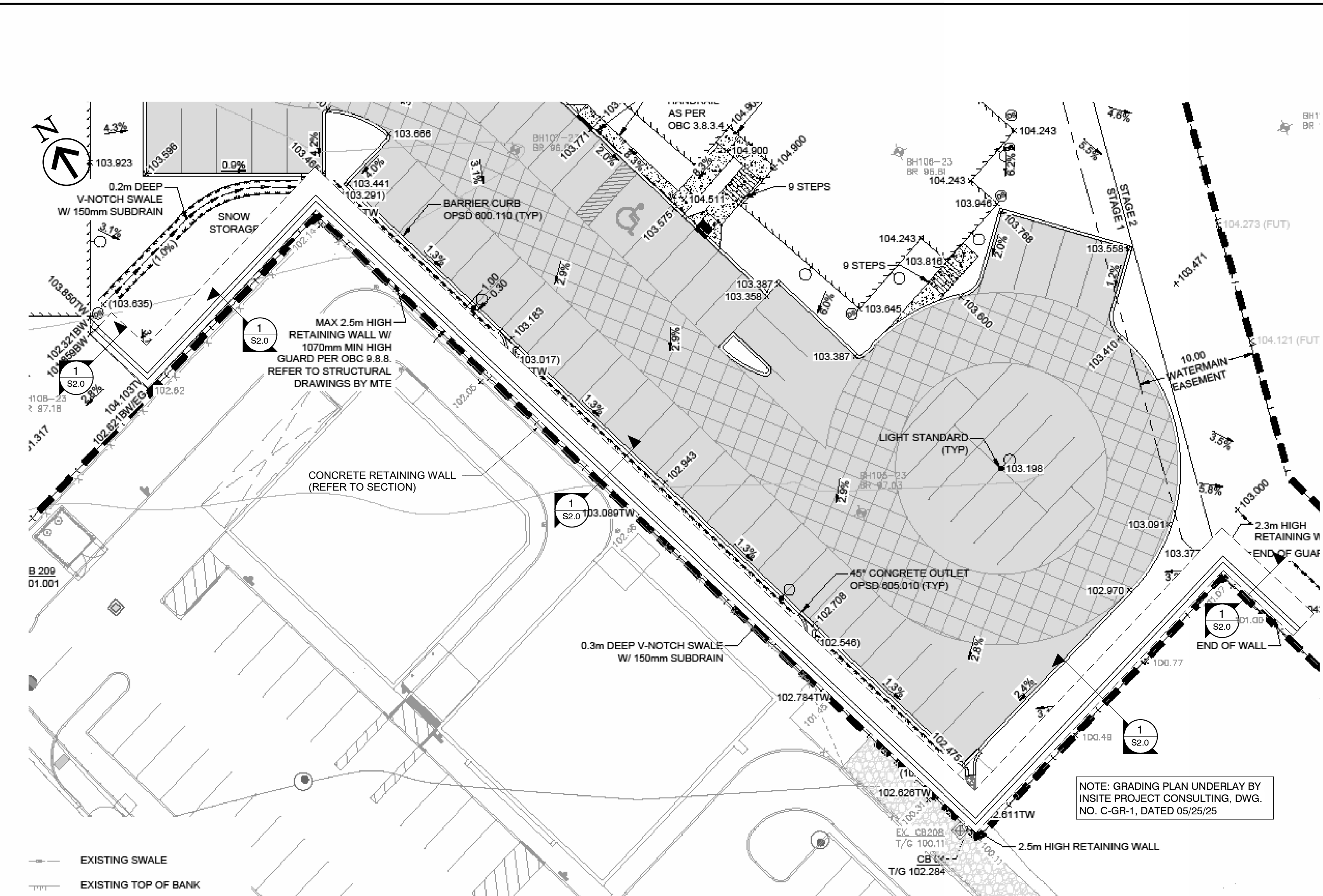
- 1. ALL CONCRETE WORK TO CONFORM TO THE LATEST REQUIREMENTS OF CSA STANDARDS A23.1, A23.2 & A23.3. 2. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA G30.18 GRADE 400W FOR REINFORCING STEEL AND BE DEFORMED HI-BOND HARD GRADE WITH MINIMUM YIELD STRENGTH OF Fy = 400 MPa. 3. DETAILING AND FINISHING OF ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE REINFORCING STEEL INSTITUTE OF CANADA 'MANUAL OF STANDARD PRACTICE'. 4. ALL REINFORCING STEEL SHALL BE SHOP FABRICATED TO INCLUDE HOOKS AND BENDS AS REQUIRED. 5. ALL REINFORCING LAP SPLICES SHALL CONFORM TO THE LATEST CSA STANDARD A23.3 AND ALL BAR SPLICES SHALL BE CLASS 'B' TENSION SPLICES (U.N.O.). 6. INCREASE HORIZONTAL SPLICE LENGTHS IN THE TABLE BY 1.3 WHERE MORE THAN 300MM (12") OF FRESH CONCRETE IS CAST BELOW THE SPLICE.

Table with columns: REBAR SIZE, CONCRETE TENSION SPLICE (25 MPa, 30 MPa, 35 MPa), COMPRESSION SPLICE. Rows include 10M, 15M, 20M, 25M, 30M, 35M.

- 6. ALL DOWEL EMBEDMENT SHALL MATCH THE ABOVE TENSION SPLICE LENGTH, UNLESS NOTED OTHERWISE. 7. ALL REINFORCING STEEL FABRICATION AND PLACEMENT DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW BEFORE FABRICATION. 8. PLACE REINFORCING BARS SYMMETRICALLY OVER SUPPORTS AND SYMMETRICALLY IN SPANS, UNLESS NOTED OTHERWISE. 9. REINFORCING BARS, DOWELS AND ANCHOR BOLTS SHALL BE SECURELY TIED IN PLACE SO AS TO MAINTAIN THEIR EXACT POSITION BEFORE AND DURING PLACEMENT OF CONCRETE... 10. ALL OIL, GREASE, MUD AND DEBRIS SHALL BE ENTIRELY REMOVED FROM THE REINFORCING STEEL AND ANCHOR BOLTS PRIOR TO THE PLACEMENT OF CONCRETE... 11. WELDING OF REINFORCING STEEL SHALL NOT BE PERMITTED UNLESS SPECIFICALLY NOTED ON THE DRAWINGS. 12. CONFORM TO THE CONCRETE COVER REQUIREMENTS OF CSA A23.1 AND THE FOLLOWING, UNLESS NOTED OTHERWISE: a. CONCRETE CAST AGAINST EARTH: 75 mm (3") b. PIERS AND WALL: 40 mm (1.5") c. EXPOSED TO DEICING CHEMICALS: 60 mm (2.5") d. INTERIOR BEAMS: 30 mm e. INTERIOR SLABS: 25 mm (1") 13. CONCRETE PROPERTIES: a. ALL CONCRETE SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 35 MPa UNLESS OTHERWISE SPECIFIED. b. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO USE AT JOB SITE. 14. WHEN SUPER-PLASTICIZERS ARE USED, THE SLUMP MAY BE INCREASED BEYOND THE VALUES GIVEN, BUT SHALL BE BELOW THE POINT WHERE SEGREGATION WILL OCCUR... 15. DO NOT ADD WATER TO CONCRETE UNLESS WRITTEN APPROVAL GIVEN BY THE ENGINEER... 16. HOT AND COLD WEATHER CONCRETING SHALL COMPLY WITH ALL REQUIREMENTS OF CSA STANDARD A23.1. CALCIUM CHLORIDE ADDITIVES WILL NOT BE PERMITTED. 17. ALL CONCRETE FORMWORK TOLERANCES AND SURFACE FINISHES SHALL COMPLY WITH CSA STANDARD A23.1 UNLESS NOTED OTHERWISE... 18. ALL CONCRETE FORMS TO BE WET THOROUGHLY BEFORE POURING CONCRETE... 19. WATER CURING OF CONCRETE IS RECOMMENDED... 20. ALL CONCRETE EXCEPT SLABS ON GRADE 150mm (6") THICK OR LESS SHALL BE MECHANICALLY VIBRATED... 21. CONTROL JOINTS IN SLABS ON GRADE SHALL BE 1/4 THE THICKNESS OF THE SLAB... 22. WHERE STEEL BEARING PLATES ARE SHOWN ON THE DRAWINGS, THEY SHALL BE ANCHORED WITH A MINIMUM OF TWO 12mm DIA X 450MM LONG + 50mm (1 1/2" DIA X 18" LONG + 2") HOOKED ANCHOR RODS WELDED TO THE PLATES AND EMBEDDED INTO THE CONCRETE.

CONCRETE MIX PROPERTIES TABLE. Columns: CONCRETE, MIN 28 DAYS STRENGTH (MPa), SLUMP mm(m), AIR CONTEN T (%), MAX AGGREGATE SIZE (in), EXPOSURE CLASS. Rows include EXTERIOR FOUNDATION WALLS, INTERIOR PIERS / WALLS/FOOTINGS (UNO), INT. S.O.G., FREEZE THAW EXPOSURE, EXTERIOR SLAB (UNREINFORCED), EXTERIOR SLAB (REINFORCED), NON-SHRINKABLE GROUT, LEAN MIX CONCRETE, EXTERIOR FOOTINGS.

- 24. CHECK ALL STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL, LANDSCAPE AND ALL OTHER RELEVANT DRAWINGS FOR LOCATIONS AND SIZES OF BOLTS, SLEEVES AND OPENINGS. 25. SUPPLY AND SET ANCHOR BOLTS, SLEEVES, PIPE HANGERS, JOISTS AND OTHER INSERTS AND OPENINGS AS INDICATED OR SPECIFIED ELSEWHERE FOR BEAMS AND COLUMNS... 26. CAST IN ANCHOR BOLTS SHALL CONFORM TO THE LATEST CSA STANDARD G40.21 OR ASTM F1554 WITH A MINIMUM YIELD STRENGTH OF 250 MPa AND SHALL BE SET TRUE AS TO LOCATION, ELEVATION AND PROJECTION TO THE FOLLOWING TOLERANCES: ANCHOR BOLT LOCATION = ± 3mm (1/8"), ANCHOR BOLT PROJECTION = ± 6mm (1/4"). 27. CONSTRUCTION JOINTS FOR WALLS ARE BASED UPON VERTICAL JOINTS AT A MAXIMUM SPACING OF 10000 mm (30'-0"), UNLESS CONTROL JOINTS ARE PROVIDED AS PER TYPICAL DETAIL... 28. CONSTRUCTION JOINTS FOR WALLS, SLABS, AND BEAMS NOT SHOWN ON THE DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL CONSULTANT BEFORE CONSTRUCTION... 29. INSERTS, FRAME-OUTS, SLEEVES, BRACKETS, CONDUITS AND FASTENING DEVICES, SHALL BE INSTALLED AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT SHALL NOT IMPAIR THE STRUCTURAL STRENGTH OF THE SYSTEM... 30. ELECTRICAL CONDUITS SHALL NOT PASS THROUGH A COLUMN, SHALL NOT BE LARGER IN OUTSIDE DIAMETER THAN 1/3 SLAB THICKNESS OR WALL OR BEAM WHICH IT IS EMBEDDED... 31. TYPE 'S' CONCRETE TO BE USED FOR ALL ELEMENTS.



SITE PLAN NTS

STRUCTURAL ABBREVIATIONS

Table mapping abbreviations to full names. Columns: ABBR., ALT., ARCH., etc. Rows include ANCHOR BOLT, ALUMINUM ANCHORS, ARCHITECTURAL BOTTOM FACE, etc.

REQUIRED SUBMITTALS

Table with columns: ITEM, RECD SUBMITTAL?, ENGINEER'S STAMP REQ'D?, NOTES. Rows include REBAR SHOP DRAWINGS, CONCRETE MIX DESIGNS.

TESTING AND INSPECTIONS

Table with columns: ITEM, RECD, COMMENTS. Rows include SOIL BEARING CAPACITY, SOIL COMPACTION, REINFORCING STEEL PLACEMENT, CONC. COMPRESSIVE TESTS, CONCRETE SLUMP.

NOTE TO CONTRACTOR:

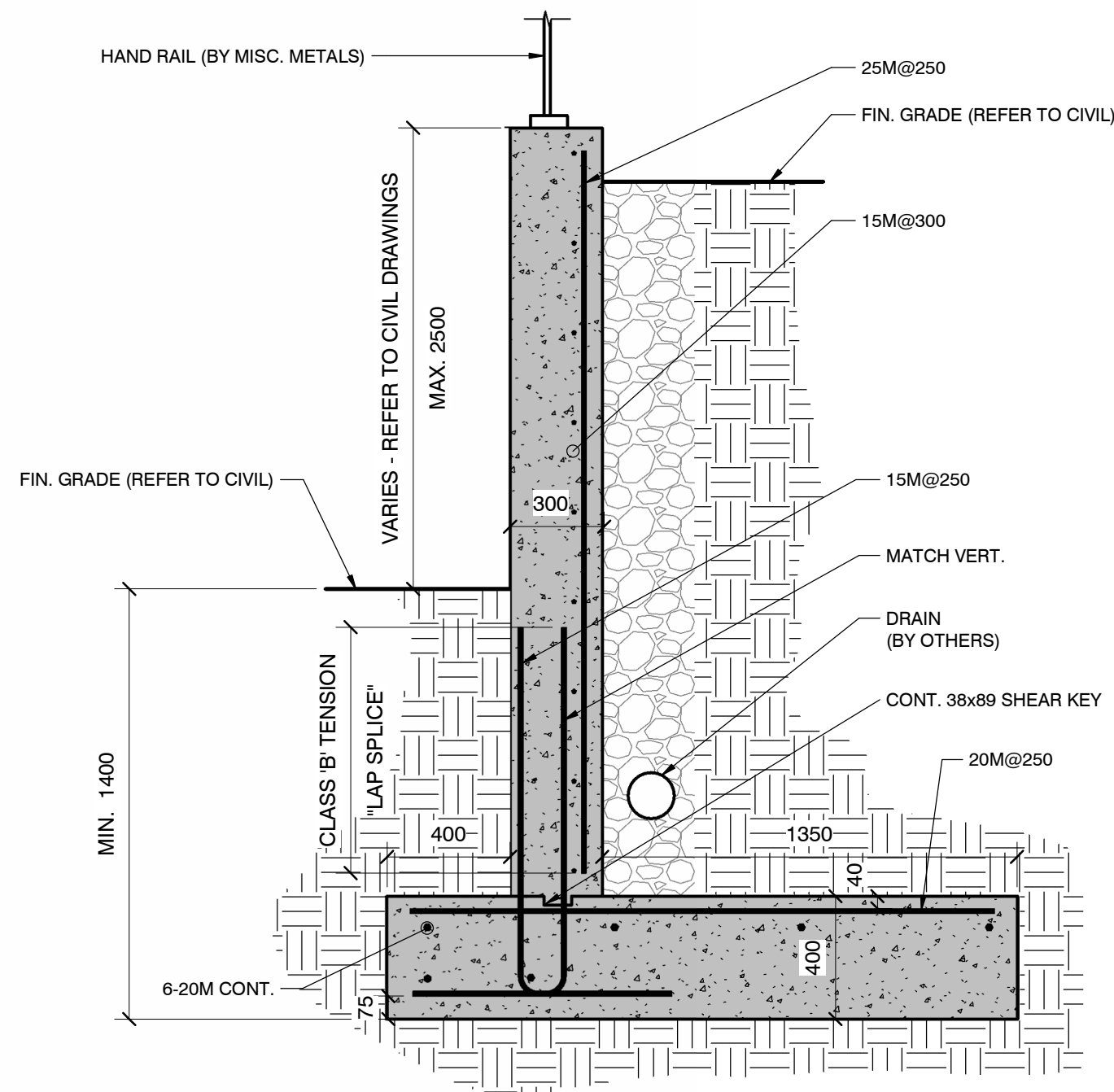
DO NOT SCALE DRAWINGS. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION. THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION...

Table with columns: ISSUED FOR PERMIT/CONSTRUCTION, ISSUED FOR PERMIT/CONSTRUCTION, ISSUANCE. Rows include 2 FEB. 09, 2026 and 1 JULY 23 2025.



CLIENT PROJECT WEST MEADOW PHASE 2 APARTMENTS RETAINING WALL SE GEORGE WRIGHT BLVD & BEASLEY CRESS. PICTON, ON

DRAWING NOTES & SITE PLAN Project Manager: JDD Date: MARCH 2025 Design By: AXM Project No.: 63582_001 Drawn By: AXM Drawing No.: Scale: AS NOTED S1.0



GEOTECHNICAL PARAMETERS USED FOR RETAINING WALL DESIGN:
(TO BE CONFIRMED BY GEOTECHNICAL ENGINEER)

Φ INTERNAL ANGLE OF FRICTION = 30°

γ SOIL DENSITY = 21 kN/m^3

K_a ACTIVE SOIL PRESSURE COEFFICIENT = 0.33

SECTION DETAIL
1 : 20

NOTES:

- CONSTRUCTION JOINTS SHALL BE MADE AND LOCATED SO AS NOT TO IMPAIR THE STRENGTH OF THE STRUCTURE. IF JOINTS ARE NOT SPECIFICALLY LOCATED AND/OR THERE IS ANY DOUBT CONCERNING THEIR LOCATION, THE CONTRACTOR MUST CONSULT WITH THE STRU. CONSULTANT.
- WHERE A CONSTRUCTION JOINT IS TO BE MADE, THE SURFACE OF THE SET CONCRETE IS TO BE THOROUGHLY CLEANED OF ALL FOREIGN MATTER AND LAITANCE, SATURATED WITH WATER AND BE LEFT IN A DAMP CONDITION WITH NO FREE WATER ON THE SURFACE IMMEDIATELY BEFORE PLACING ADJACENT CONCRETE.
- REINFORCING PROJECTING THROUGH A JOINT SHALL BE THOROUGHLY CLEANED OF LOOSE FLAKY RUST, MUD, OIL DRIED CONCRETE OR OTHER COATINGS WHICH WOULD DESTROY OR REDUCE BOND.
- FOR FRAMED SLABS AND BEAMS, FORMS & SHORES TO REMAIN IN PLACE ON BOTH SIDES OF JOINT UNTIL CONCRETE IN LAST POUR HAS ACHIEVED ITS SPECIFIED DESIGN STRENGTH.
- FOR JOINTS IN SLAB-ON-GRADE SEE SEPARATE TYPICAL DETAIL.

ADD 15M x 48" LG. @ 18" o/c UNLESS TOP BARS ARE CONT. IN SLAB.

1 1/2"

1/8"

1/3"

ADD SUPPORT BARS AS REQUIRED.

BOTTOM BARS CONT. THROUGH JOINT.

CONSTRUCTION JOINT IN WALL

TYP. JOINTS IN CONCRETE MEMBERS (N.T.S.)

BARS TO MATCH HORIZONTAL

** TENSION SPLICE STANDARD HOOK

NOTES:

- LAP HORZ. WALL REINF. WITH BASIC TENSION SPLICE
- WALLS and FOOTINGS ARE DESIGNED ASSUMING BOTH FACES ARE FORMED. IF WALL and/OR FOOTINGS ARE TO BE PLACED DIRECTLY AGAINST SOIL (I.E.:NO FORM USED), PERMISSION and INSTRUCTIONS MUST BE OBTAINED FROM THE STRUCTURAL CONSULTANT.

TYP. CONCRETE WALLS DETAILS (N.T.S.)

PVC CONTROLSPAN WATERSTOP WITH CRACK INDUCER, TEAR WEB PROFILE BY GREENSTREAK OR EQUIVALENT

FORMWORK OR SHORING

BACK FILL

WATERPROOFING

CAULKING

3/4"

3/4"

EXPANSION JOINT WATERSTOP

FORMWORK OR SHORING

BACK FILL

WATERPROOFING

MAX. 3"

EXPANSION JOINT (25mm U.N.O.)

SEALANT

FOR LOCATIONS SEE PLAN

VERTICAL CONTROL JOINT AT EXTERIOR CONCRETE WALL

VERTICAL EXPANSION JOINT AT EXTERIOR CONCRETE WALL

ELEVATION OF EXTERIOR CONCRETE WALL AT WATERSTOP LAP JOINTS

EXPANSION JOINT

CONTROL JOINT

VERT. EXPANSION JOINT WATERSTOP

VERT. CONTROL JOINT WATERSTOP

HORIZONTAL SLABSPAN WATERSTOP

FLOOR SLAB BEYOND

COVER ALL VERT. & HORIZ. WATERSTOP JOINTS WITH A "BENTONITE" SEALING PASTE.

TYP. JOINTS IN EXTERIOR RETAINING WALLS

NOTE TO CONTRACTOR:
DO NOT SCALE DRAWINGS.

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ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

REISSUED FOR PERMIT/CONSTRUCTION	2	FEB. 09, 2026
ISSUED FOR PERMIT/CONSTRUCTION	1	JULY 23 2025
ISSUANCE	ID	DATE

Ph. (905) 639-2552 www.mte85.com



CLIENT

INSITE PROJECT CONSULTING

PROJECT

WEST MEADOW PHASE 2 APARTMENTS RETAINING WALL

SE GEORGE WRIGHT BLVD & BEASLEY CRESC. PICTON, ON

DRAWING

SECTION, ELEVATION & DETAILS

Project Manager:	JDD	Date:	MAY 2025
Design By:	AXM	Project No.:	63582_001
Drawn By:	AXM	Drawing No.:	
Scale:	AS NOTED		