

**SERVICING NOTES**

- ELEVATIONS SHOWN ON PLANS ARE GEODETIC IN METERS FROM TOPOGRAPHICAL SURVEY BY EASTERN ENGINEERING GROUP.
- PROJECT BENCHMARK MANHOLE COVER AT LOCATION INDICATED ON PLANS. ELEVATION 131.90.
- ALL WORK TO RESPECT REQUIREMENTS OF THE TOWN OF CARLETON PLACE AND CONFORM TO LATEST REVISION OF STANDARD TENDERING DOCUMENTS.
- PIPE SIZES SHALL BE AS SHOWN ON DRAWING.
- PIPE MATERIALS TO BE AS FOLLOWS:
  - SANITARY SERVICE - COPPER
  - WATERMAIN - COPPER
- ALL WATER SERVICES SHALL HAVE 2.4m FROST COVER MINIMUM.
- EXISTING SERVICES AND UTILITIES ON THIS DRAWING MAY NOT BE COMPLETELY ACCURATE OR COMPLETE AND MUST BE VERIFIED BY THE CONTRACTOR. DISCREPANCIES MUST BE REPORTED TO THE ENGINEER FOR RECOMMENDATIONS AND DIRECTIONS PRIOR TO ORDERING ANY MATERIALS OR STARTING WORK.
- ALL PLUMBING AND ELECTRICAL WORK TO BE COORDINATED WITH CIVIL ENGINEERING.
- NOTIFY ENGINEER FOR INSPECTION PRIOR TO BACKFILLING OR COVERING ANY PIPES OR APPURTENANCES.
- CONTRACTOR TO MAINTAIN ALL EXISTING GRADES AROUND

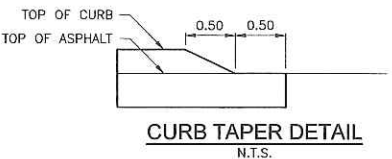
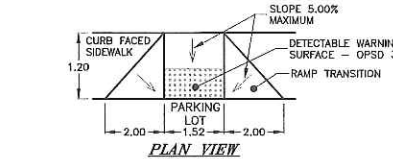
- ALL EXISTING STRUCTURES AND ELSEWHERE ON SITE UNLESS OTHERWISE DIRECTED.
- ALL WORKS FOR PRIVATE APPROACH INCLUDING ANY TEMPORARY CONSTRUCTION ACCESS TO THE SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS OF THE TOWN OF CARLETON PLACE STANDARDS.
- CONTRACTOR TO PROVIDE GEOTEXTILE SILT FENCE AT PERIMETER OF PROPERTY.
- ALL PIPE BEDDING TO BE PER DRAWINGS.
- CONTRACTOR TO OBTAIN CLEARANCE CERTIFICATE FROM ALL AGENCIES, AUTHORITIES AND UTILITY COMPANY PRIOR TO MAKING ANY EXCAVATION. PROVIDE COPY OF CLEARANCE CERTIFICATE TO ENGINEER PRIOR TO START OF CONSTRUCTION.
- REFER TO SITE PLAN FOR DETAILS OF CURB RADIUS, DIMENSIONS, PARKING STALLS, SET BACK REQUIREMENTS AND SITE DATA.
- CONTRACTOR TO PERFORM ALL TESTING VERIFICATION, CLEANING AND PREPARATION AS PER THE REQUIREMENTS OF THE TOWN OF CARLETON PLACE BEFORE FINAL APPROVAL.
- PROPOSED GRADE ELEVATIONS TO MATCH EXISTING ELEVATIONS AT PROPERTY LINE AS PER PLAN.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL OR BETTER CONDITION.

**ZONING REQUIREMENTS FOR CH ZONE**

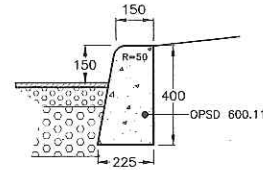
	REQUIRED	PROPOSED
MIN. LOT AREA	NIL	2849.73 m
MIN. LOT FRONTAGE	NIL	31.19 m
MIN. FRONT YARD	6.00 m	11.24 m
MIN. INTERIOR SIDE YARD	3.50 m	3.60 m
MIN. EXTERIOR SIDE YARD	6.00 m	-
MIN. REAR YARD	8.00 m	27.78 m
MAX. BUILDING HEIGHT	24.00 m	5.56 m
PARKING (1/30m <sup>2</sup> )	23 SPACES	24 SPACES
		1 ACCESSIBLE
		25 TOTAL

**SITE STATISTICS**

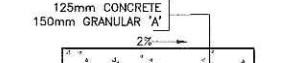
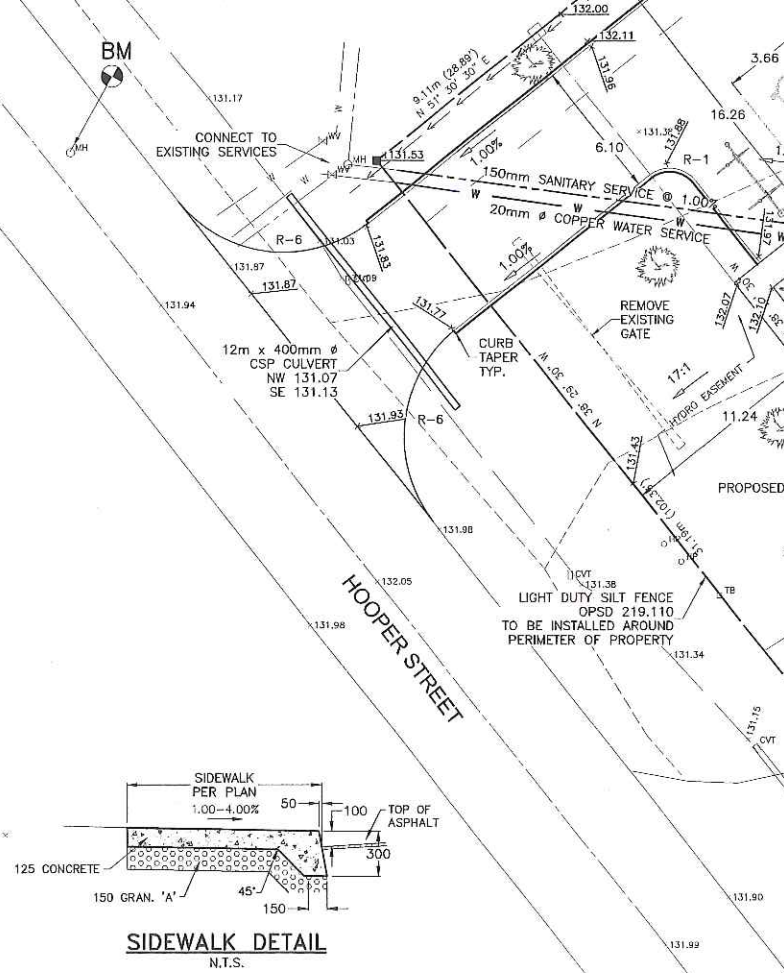
BUILDING AREA	=	457.14 m <sup>2</sup>
ASPHALT AREA	=	1088.80 m <sup>2</sup>
LANDSCAPE AREA	=	1103.79 m <sup>2</sup>



**CURB FACED SIDEWALK BARRIER FREE ACCESS**  
N.T.S.



**TYPICAL CONCRETE CURB**  
N.T.S.



**TYPICAL CONCRETE SIDEWALK/PAD**  
N.T.S.

NOTE: CONCRETE TO BE 30Mpa, 7.0% ± 1.5% AIR CONTENT, SLUMP 70mm ± 20mm.

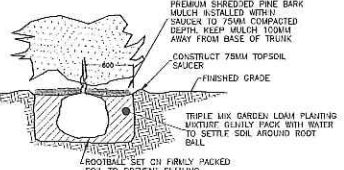
SYMBOL	NO.	NAME	SIZE
★	3	SPECTIFIED BLUE COLORADO SPRUCE - PICEA PINESIS 'GLAUCA'	1.5m HIGH
★	9	SUGAR MAPLE - ACE SACCHARUM	80mm CAL
★	22	OLD GOLD JUNIPER - JUNIPERUS CHINENSIS 'OLD GOLD'	

**PAVEMENT MARKING NOTES**

- ALL PARKING STALL LINES, TRAFFIC ARROWS AND HATCHED AREAS SHALL BE PAINTED YELLOW.
- ALL PARKING STALL LINES SHALL BE 100mm WIDE.
- PAINT MUST MEET 'OPSS 1716 WATER-BORNE TRAFFIC PAINT' SPECIFICATIONS.
- HANDICAPPED PARKING SPACES TO BE PAINTED STANDARD BLUE OVERLAIN WITH THE INTERNATIONAL SYMBOL FOR DISABLED PERSON.

**GENERAL NOTES**

- ALL WORK ON TOWN PROPERTY TO BE PERFORMED BY A CONTRACTOR APPROVED BY THE TOWN.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO START OF CONSTRUCTION.



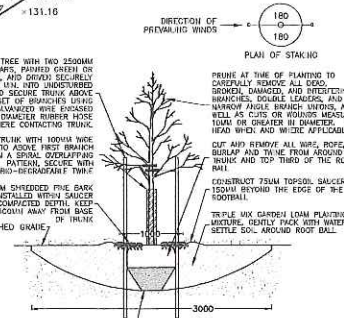
**SHRUB PLANTING DETAIL**  
N.T.S.

NOTE: ALL DIMENSIONS ARE IN MILLIMETRES OR METRES UNLESS OTHERWISE SHOWN.

**PLANT MATERIAL QUALITY STANDARDS**  
CANNOPY COVERAGE TO CONFORM TO THE LEVELS OF STANDARDS ESTABLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.

**WATERING:**  
TREES ARE THOROUGHLY WATERED AT THE TIME OF PLANTING. CONTINUED WATERING IS REQUIRED TO PROVIDE ADEQUATE MOISTURE FOR THE DURATION OF THE SPECIFIED MAINTENANCE PERIOD.

**PLANTING DEPTH:**  
IF TREES ARE THOROUGHLY WATERED AT THE TIME OF PLANTING AND THE SOIL IS PROPERLY DRAINED, ALL WOODY PLANTS TO BE PLACED SO THAT THE ROOT COLLAR IS POSITIONED 75-100MM HIGHER THAN THE SURROUNDING GRADE.



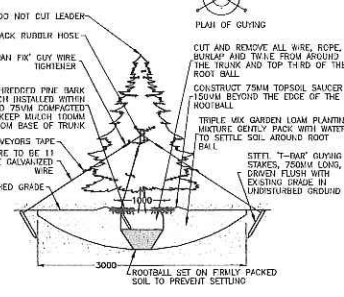
**DECIDUOUS TREE PLANTING DETAIL**  
N.T.S.

NOTE: ALL DIMENSIONS ARE IN MILLIMETRES OR METRES UNLESS OTHERWISE SHOWN.

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**CONFEROUS TREE PLANTING DETAIL**  
N.T.S.

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**PAINT MARKINGS PAVEMENT HATCH**  
N.T.S.

**LEGEND**

- EXISTING GRADE
- PROPOSED GRADE
- DIRECTION OF DRAINAGE
- PROPOSED SWALE

**BENCHMARK**  
COVER OF MANHOLE ON CENTRELINE OF HOOPER STREET  
ELEV. 131.90m

**NOTE:**  
CONTRACTOR TO CONTACT UTILITY COMPANIES TO DETERMINE TYPE, LOCATION, AND CONFIGURATION OF EXISTING PLANT.

**EASTERN ENGINEERING GROUP INC.**  
BUILDING CODE IDENTIFICATION NO. 19467  
CLASSES OF REGISTRATION:

Building Services	Large Buildings
Building Structural	On Site Service
House	Small Buildings

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The contractor must check and verify all dimensions on the job prior to start of construction.

Drawings are not to be scaled.



**EASTERN ENGINEERING GROUP INC.**  
CONSULTING ENGINEERS

**GUY SAUMURE & SONS CONSTRUCTION**  
NEW COMMERCIAL BUILDING  
CARLETON PLACE, ON

**SITE PLAN**

Design:	Checked:	Approved:	Project No.:
D.S.	BA.		8267
Drawn:	Checked:	Date:	Contract No.:
R.J.M.	A.J.P.	MAY 2018	

Scale: Horizontal: 1:150 Vertical: 1:30

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