

GEODETIC BENCHMARK INFORMATION

ELEVATIONS HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOPNET RKT NETWORK, NAD83 CSRS, VERSION 3, EPOC 2010.

GENERAL NOTES:

1. READ ALL CIVIL DRAWINGS IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS, INCLUDING ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, LANDSCAPE AND VENDOR DRAWINGS AS APPLICABLE.
2. THE CONTRACTOR FOR ANY PORTION OF WORK SHALL VISIT THE SITE AND SHALL BE THOROUGHLY FAMILIAR WITH ALL THE PHYSICAL FEATURES THAT MAY AFFECT THE WORK IN ANY WAY.
3. THE CONTRACTOR MUST FIELD CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO COMMENCEMENT OF ANY WORK.
4. THE CONTRACTOR SHALL KEEP WORK SITES CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS DURING THE PROCESS OF CONSTRUCTION AND LEAVE THE SITE CLEAN UPON COMPLETION OF WORK OR PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL OBTAIN APPROVED SERVICE CONNECTION PERMITS FROM THE CITY OF PORT COLBORNE PUBLIC WORKS BEFORE CONNECTING TO EXISTING SEWER, OR WATER MAIN.
6. THE CONTRACTOR SHALL NOT OPERATE EXISTING MUNICIPAL WATER SYSTEM VALVES. WATER MAIN FLUSHING, DISINFECTING AND TESTING PLAN TO BE SUBMITTED TO, AND APPROVED BY THE CITY OF PORT COLBORNE PRIOR TO THE PERFORMANCE OF WORK. VALVES CAN ONLY BE OPERATED BY THE CITY OF PORT COLBORNE OPERATIONAL STAFF. THE CITY REQUIRES A MINIMUM OF 48 HOURS WRITTEN NOTICE PRIOR TO ALL WORKS.
7. CONSULTANT MUST APPROVE ALL DEVIATIONS FROM THE WORKING DRAWINGS. THE CONTRACTOR MUST KEEP AN ACCURATE RECORD OF ALL CHANGES FROM THE ORIGINAL INFORMATION SHOWN ON THE CONSTRUCTION DRAWINGS.
8. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE OF THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
9. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING:

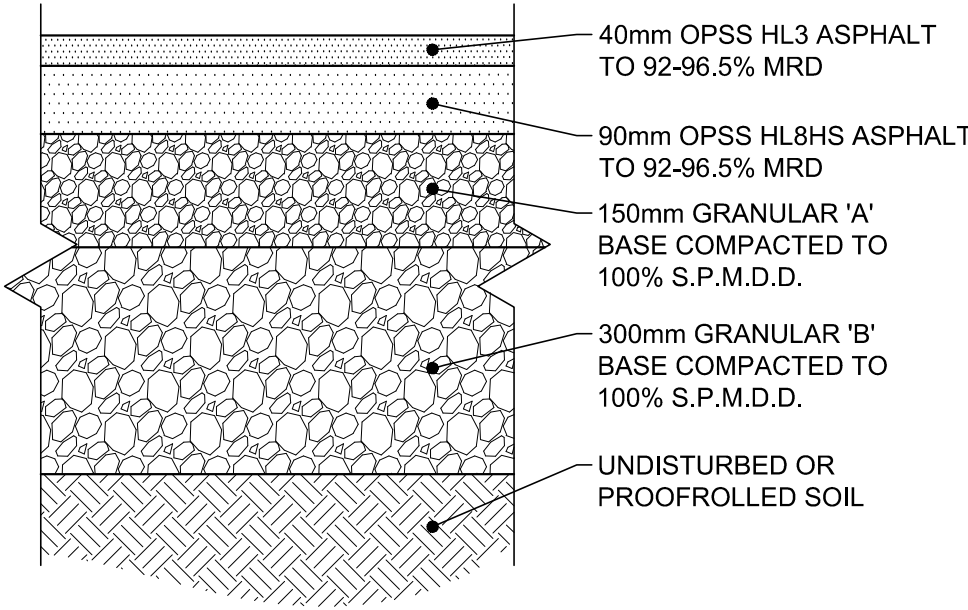
- OCCUPATIONAL HEALTH AND SAFETY ACT

- ONTARIO REGULATION 213/91 - CONSTRUCTION PROJECTS

- THE ONTARIO BUILDING CODE AND THE NATIONAL BUILDING CODE

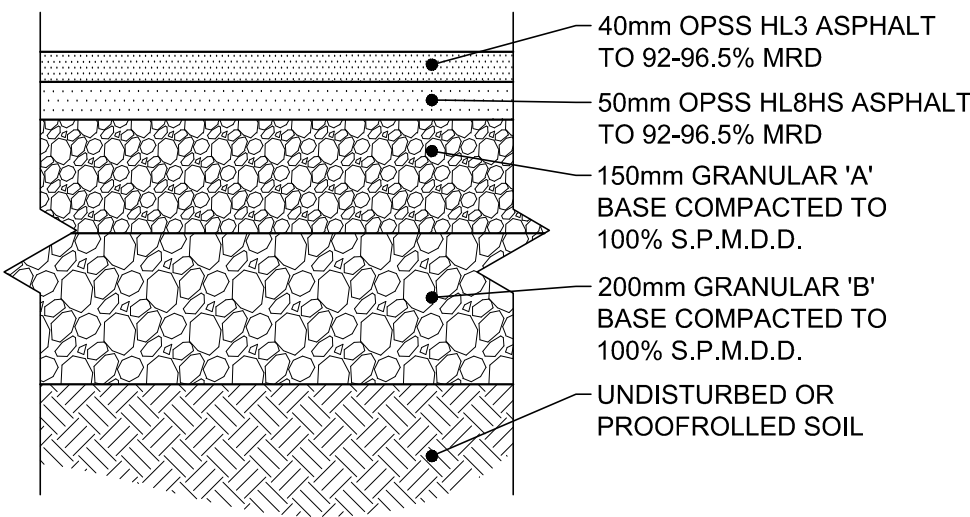
- THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS / DRAWINGS

- THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENTS
10. ALL ELEVATIONS AND DIMENSIONS SHOWN ARE IN METERS, UNLESS NOTED OTHERWISE.
11. ALL BUILDING ELEVATIONS (MAIN FINISHED FLOOR, TOP OF FOUNDATION, BASEMENT FINISHED FLOOR) TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS.
12. ALL NEW GRADING AFFECTING EXISTING SITE FEATURES (TREES, FENCES, LANDSCAPING, FOUNDATION WALLS, RETAINING WALLS, SLABS, BELL PEDESTALS, UTILITY POLES ETC.) TO BE COORDINATED WITH ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, LANDSCAPE AND VENDOR DRAWINGS AS APPLICABLE.
13. PROVIDE APPROPRIATE SHORING FOR TRENCH EXCAVATION IN ACCORDANCE WITH THE LATEST REVISION OF THE OHSA GUIDELINE FOR CONSTRUCTION PROJECTS.
14. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SEWERS SHALL BE 2.5m. MINIMUM VERTICAL CLEARANCE BETWEEN SEWERS AND WATER MAINS WHICH CROSS IS 500mm.
15. RIGID PIPE TRENCH EXCAVATION AS PER OPSD 802.030 FOR EARTH EXCAVATION AND OPSD 802.033 FOR ROCK EXCAVATION, AS APPLICABLE.
16. FLEXIBLE PIPE TRENCH EXCAVATION AS PER OPSD 802.010 FOR EARTH EXCAVATION AND OPSD 802.013 FOR ROCK EXCAVATION, AS APPLICABLE
17. ALL SANITARY SEWER CONNECTIONS SHALL BE WITH PRE-MANUFACTURED TEES AND SHALL BE INSTALLED AT A MINIMUM GRADE OF 2% UNLESS NOTED OTHERWISE.
18. SANITARY LATERAL INVERTS TO BE CONFIRMED ONCE ARCHITECTURAL BACKGROUNDS ARE PROVIDED AND A BASEMENT FLOOR ELEVATION IS CONFIRMED.
19. ALL WATER SERVICING TO COMPLY WITH CSA B137.5, ANSI/NSF 14&61, AND CURRENT AWWA STANDARDS.
20. ALL WATER SERVICES TO BE INSTALLED WITH TRACER WIRE.
21. ALL WATER SERVICES TO BE INSTALLED WITH A MINIMUM OF 1.7m COVER. SEWERS TO BE INSTALLED WITH A MINIMUM COVER OF 2.20m AT THE PROPERTY LINE BELOW THE FINAL ROAD GRADE OR AT SUCH HIGHER ELEVATION ONLY AS MAY BE NECESSITATED BY THE LEVEL OF THE MAIN SEWER. ON PRIVATE PROPERTY THE MINIMUM COVER IS TO BE NO LESS THAN 1.2m.
22. ALL WATER MAIN FITTINGS SHALL BE MECHANICALLY RESTRAINED. ALL FITTINGS SHALL BE INSTALLED WITH CORROSION RESISTANT COR-BLUE TEE BOLTS AND NUTS, OR APPROVED EQUAL.
23. ALL WATER MAIN FITTINGS SHALL BE CATHODICALLY PROTECTED AS PER OPSD 1109.011.
24. BUILDING SERVICES SHALL TERMINATE AT 1.5m FROM THE FACE OF THE BUILDING. SITE SERVICES CONTRACTOR TO COORDINATE, WITH THE MECHANICAL CONTRACTOR, THE CONNECTION OF SITE SERVICES, INCLUDING SANITARY STORM AND WATER, TO THE INTERNAL SERVICES.
25. GRADING IS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
26. ALL WORK WITHIN MUNICIPAL RIGHT-OF-WAYS REQUIRES MUNICIPAL CONSENT PERMIT.
27. THE CONTRACTOR SHALL ENSURE ALL NEW AND EXISTING MANHOLES / CATCHBASINS / VALVES AND ANY OTHER APPURTENANCE WITHIN THE CONSTRUCTION AREA, TO MATCH FINISHED GRADE, AS REQUIRED.
28. NEW MAINTENANCE HOLES TO CONFORM TO OPSD 701.010 - 701.015 AS APPROPRIATE, WITH TYPICAL MAINTENANCE HOLE BENCHING AS PER OPSD 701.021.
29. PRE-CONSTRUCTION SURVEY TO BE COMPLETED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
30. REMOVAL OF EXISTING FEATURES OF THE SITE ARE TO BE CARRIED OUT IN ACCORDANCE WITH OPSS 510 AS APPLICABLE.
31. TRENCHES IN ROADWAYS, SHOULDERS, SIDEWALKS, AND DRIVEWAYS TO BE BACKFILLED WITH GRANULAR 'A' AND COMPACTED TO 100% SPDD. OTHER AREAS MAY BE BACKFILLED WITH SELECT NATIVE MATERIAL AND COMPACTED TO 95% S.P.D. ROAD ASPHALT TO BE MILLED TO 40mm DEEP AND 300mm WIDE ON EACH SIDE AND REINSTATED WITH 50mm HL8 HS BASE OR MATCH EXISTING, WHICHEVER IS GREATER, AND 40mm HL3 HS TOP. SHOULDERING TO BE GRANULAR 'M' COMPACTED AND PLACED TO A DEPTH OF 150mm. GRASSED AREAS TO BE RESTORED TO THEIR ORIGINAL CONDITION.
32. ALL BARRIER CURBS AS PER OPSD 600.110.
33. SIDEWALKS AS PER OPSD 310.010. IN LOCATIONS WHERE SIDEWALK IS ADJACENT TO CURB AND GUTTER, SIDEWALK TO BE AS PER OPSD 310.020. SIDEWALKS TO BE 150mm THICK AT DRIVEWAYS AND 125mm THICK AT ALL OTHER AREAS. 30MPa CONCRETE COMPLETE WITH 100mm THICK GRANULAR 'A' BASE COMPACTED TO 100% SPMD. SIDEWALKS ARE TO MEET THE LATEST CITY OF PORT COLBORNE STANDARDS AS WELL AS THE LATEST NPSCD FOR TACTILE SURFACES AND ACCESSIBLE SIDEWALK.
34. ASPHALT AND GRANULAR CROSS SECTION TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF CHANGES TO THE ASPHALT CROSS SECTIONS ARE REQUIRED BASED ON GEOTECHNICAL CONSIDERATIONS, THE CONSULTANT SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF ANY WORK.
35. SEALED COMPACTION TEST REPORTS TO BE PROVIDED BY THE CONTRACTOR THROUGH A THIRD PARTY TESTING AGENCY.
36. PROVIDE SILT FENCE PROTECTION ON ALL NEW AND EXISTING CATCH BASIN COVERS AND AROUND PERIMETER OF AREA OF WORK DURING CONSTRUCTION AND REMOVE UPON COMPLETION.



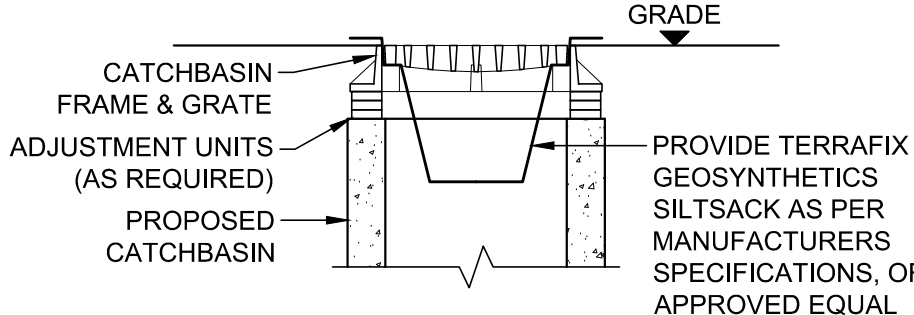
HEAVY DUTY ASPHALT DETAIL

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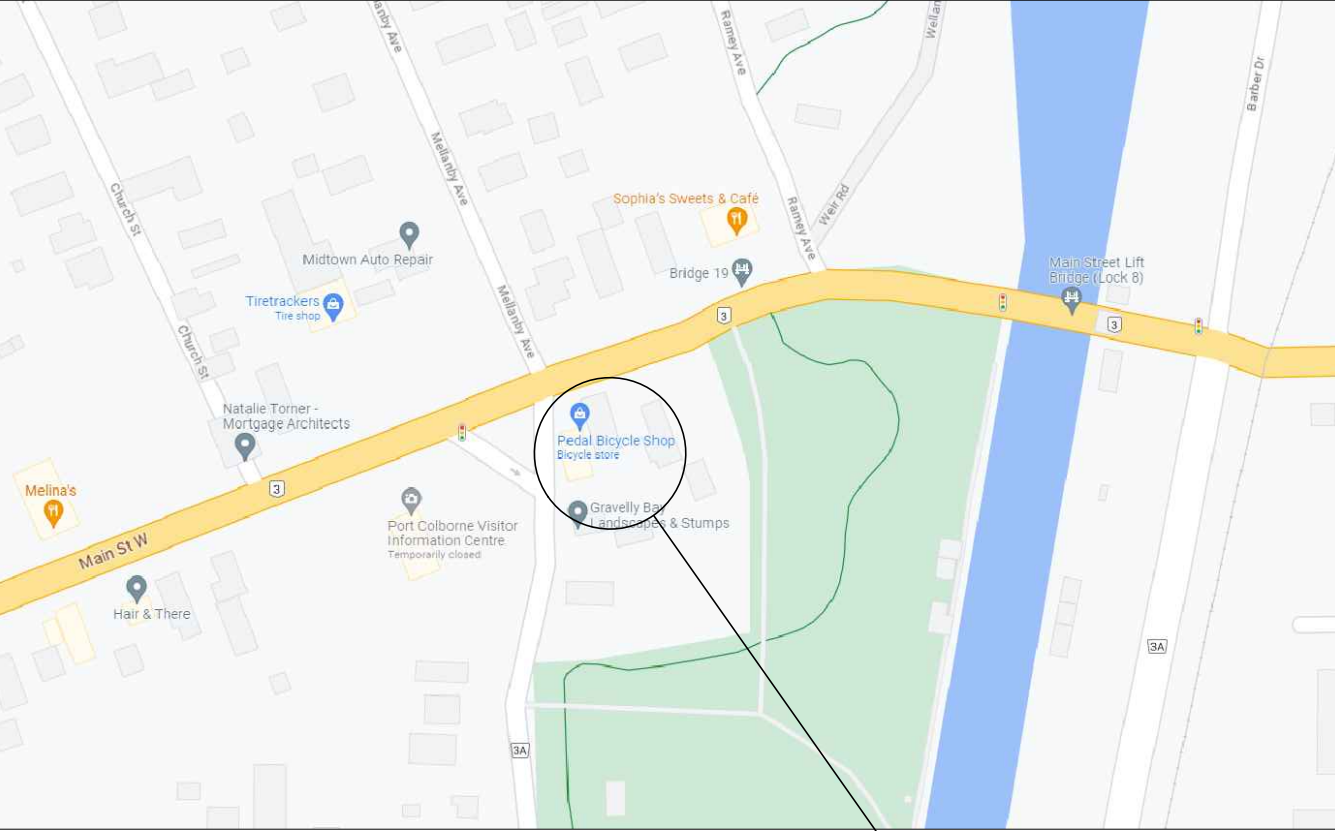
STANDARD DUTY ASPHALT DETAIL

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TYP. SEDIMENT TRAP DETAIL

SCALE: 1:25



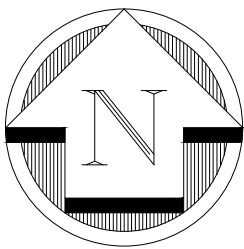
KEY PLAN

SCALE: NTS

8 STOREY MIXED-USE BUILDING  
179 MELLANBY AVENUE,  
48 & 56-56-1/2 MAIN STREET  
PORT COLBORNE, ON



745 South Service Rd. Unit B6,  
Newmarket, Ont. L4Y 4P7  
Tel: 905-881-4017 Fax: 905-881-1105



REV.	DRAWING REVISION	DATE				
0	ISSUED FOR ZONING BY-LAW AMENDMENT	OCT. 19, 2023				
1	ISSUED FOR ZONING BY-LAW AMENDMENT	OCT. 24, 2023				

**CLIENT:**  
1000367026 ONTARIO INC.  
10 WILFRID LAURIER CRESCENT  
ST. CATHARINES, ON

**PROJECT:**  
8 STOREY MIXED-USE BUILDING  
179 MELLANBY AVENUE,  
48 & 56-56-1/2 MAIN STREET  
PORT COLBORNE, ON

**SHEET TITLE:**  
GENERAL NOTES,  
TYPICAL DETAILS  
& KEY PLAN

<b>DATE:</b> MAY/ 2023	
<b>SCALE:</b> AS SHOWN	
<b>DR. BY:</b> MA	
<b>CH. BY:</b> JS / JH	
<b>JOB No.:</b> 230403	
<b>DWG.</b> CO	<b>REV.</b> 1







<b>DATE:</b> MAY/ 2023	
<b>SCALE:</b> AS SHOWN	
<b>DR. BY:</b> MA	
<b>CH. BY:</b> JS / JH	
<b>JOB No.:</b> 230403	
<b>DWG.</b> C2	<b>REV.</b> 1