

GEODETIC BENCHMARK INFORMATION

BEARING NOTES:

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE. BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY OF ANDERSON BOULEVARD AS SHOWN ON REGISTERED PLAN 40M-2336, HAVING A BEARING OF NNS1° 48' 00"E.

BENCHMARK NOTE:

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK No.778477 HAVING AN ELEVATION OF 312.926 M, CGVD28:78. LOCATED IN STEEL ROD WITH BRASS CAP BM ON N SIDE OF TENTH LINE (FORMERLY HWY 47), 7.6 KM E OF JCT OF TENTH LINE AND HWY 48 AT RINGWOOD, 1.1 KM W OF BLOOMINGTON RD, AND 15.2 M N OF CL OF HWY 47. BM IS LOCATED 9.6 M E OF CL OF GRAVEL FARM LANE, 46 CM S OF NORTH RIGHT-OF-WAY FENCE LINE AND 61 CM W OF A BLACK AND YELLOW MARKER POST.

TOPO SURVEY

TOPO SURVEY IS PROVIDED BY MANDARIN SURVEYORS LIMITED, JOB # 2024-012 AND DATED 2024/02/20.

AS-BUILT INFORMATION

AS-BUILT DRAWINGS REFER TO UXBRIDGE INDUSTRIAL SUBDIVISION PHASE 2 BY WESLAKE INC. PROJECT 1740, DATED: JANUARY 2005.

GEOTECHNICAL REPORT

REFER TO GEOTECHNICAL INVESTIGATION REPORT & GEOTECHNICAL FOUNDATION DESIGN RECOMMENDATIONS REPORT B KING EPCM DATED JUNE 21, 2024.

GENERAL NOTES:

- READ ALL CIVIL DRAWINGS IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS, INCLUDING ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, LANDSCAPE AND VENDOR DRAWINGS AS APPLICABLE.
- ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF THE SUBJECT LANDS, IS TO BE UNDERTAKEN AT DEVELOPER'S EXPENSE.
- THE LOCATION AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION TO THE REPAIR OF EXISTING UTILITIES DISTURBED DURING CONSTRUCTION.
- ALL UNDERGROUND SERVICE CONNECTIONS WITHIN PAVED PORTION OF ANY EXISTING ROAD TO BE BACKFILLED WITH UNSHRINKABLE FILL TO THE LATEST TOWN OF UXBRIDGE OR REGION OF DURHAM SPECIFICATIONS.
- SILT FENCE AND SEDIMENT TRAP CONTROL FENCE ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION AND SHALL REMAIN IN PLACE AND IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASES.
- PRIOR TO THE START OF CONSTRUCTION, SILT FENCING IS TO BE ERECTED ALONG THE PROPERTY BOUNDARIES.
- ALL AREAS BEYOND THE PLAN OF SUBDIVISION WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION SIGNING MUST CONFORM TO THE M.T.O. MANUAL OF "UNIFORM TRAFFIC CONTROL DEVICES".
- 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.
- 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
- PROVIDE APPROPRIATE SHORING FOR TRENCH EXCAVATION IN ACCORDANCE WITH THE LATEST REVISION OF THE OHSA GUIDELINE FOR CONSTRUCTION PROJECTS.
- ALL BUILDING ELEVATIONS (MAIN FINISHED FLOOR, TOP OF FOUNDATION, BASEMENT FINISHED FLOOR) TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS.

STORM SEWERS:

- ALL CONCRETE PIPE SMALLER THAN 450mm DIAMETER SHALL BE C-14, CLASS 2, CONCRETE PIPE 450mm DIAMETER AND LARGER SHALL BE C-76, CLASS 65-D, UNLESS OTHERWISE NOTED.
- ALL POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE C.S.A. REQUIREMENTS AS NOTED WITHIN OPSS. 1841. THE PIPE MATERIAL SHALL HAVE A CELL CLASSIFICATION OF 12454-B OR 12454-C OR ASTM. STD. D-3034 & OPSS. 1841.
- ALL CONCRETE SEWER PIPES SHALL HAVE RUBBER GASKET JOINTS.
- CLASS "B" BEDDING IS TO BE USED AS PER CITY STANDARD 2112.08 SEWER BEDDING AND COVER MATERIAL SHALL CONFIRM WITH CITY STANDARDS 2112.09 AND 2112.10. IF WATER IS PRESENT IN THE TRENCH EXCAVATION THEN 19mm. CLEAR STONE IS TO BE USED FOR BEDDING IN ACCORDANCE WITH CITY STANDARD 2112.11 AND 2112.14 RESPECTIVELY. WHERE WET OR SOFT TRENCH SUBGRADE CONDITIONS ARE ENCOUNTERED, FURTHER ON-SITE GEOTECHNICAL ASSESSMENT MAY BE REQUIRED TO DETERMINE THE APPROPRIATE BEDDING IN ORDER TO STABILIZE THE SUBGRADE FOR SEWER CONSTRUCTION.
- MANHOLE STEPS SHALL BE AS PER OPSD. 405.010.
- MANHOLE COVERS AND FRAMES SHALL BE AS PER OPSD. 401.010.
- SINGLE CATCHBASINS WITHIN ROAD ALLOWANCES SHALL BE AS PER OPSD. 705.010, WITH A 250mm DIAMETER LEAD, DOUBLE CATCHBASINS WITHIN ROAD ALLOWANCES SHALL BE AS PER OPSD. 705.020, WITH A 300mm DIAMETER LEAD.
- ALL CATCHBASIN FRAME AND GRATES SHALL BE AS PER OPSD. 400.020.
- THE TRENCH WIDTH AT THE TOP OF PIPE SHALL BE AS PER STD. 2112.08. IF THE MAXIMUM TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING EXTRA BEDDING AND/OR STRONGER PIPE AS REQUIRED.
- ALL STORM SEWER AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT TOWN OF UXBRIDGE STANDARDS AND SPECIFICATIONS.
- ALL CATCHBASINS ARE TO BE PLACED ON GRANULAR BEDDING (MINIMUM DEPTH 150mm).

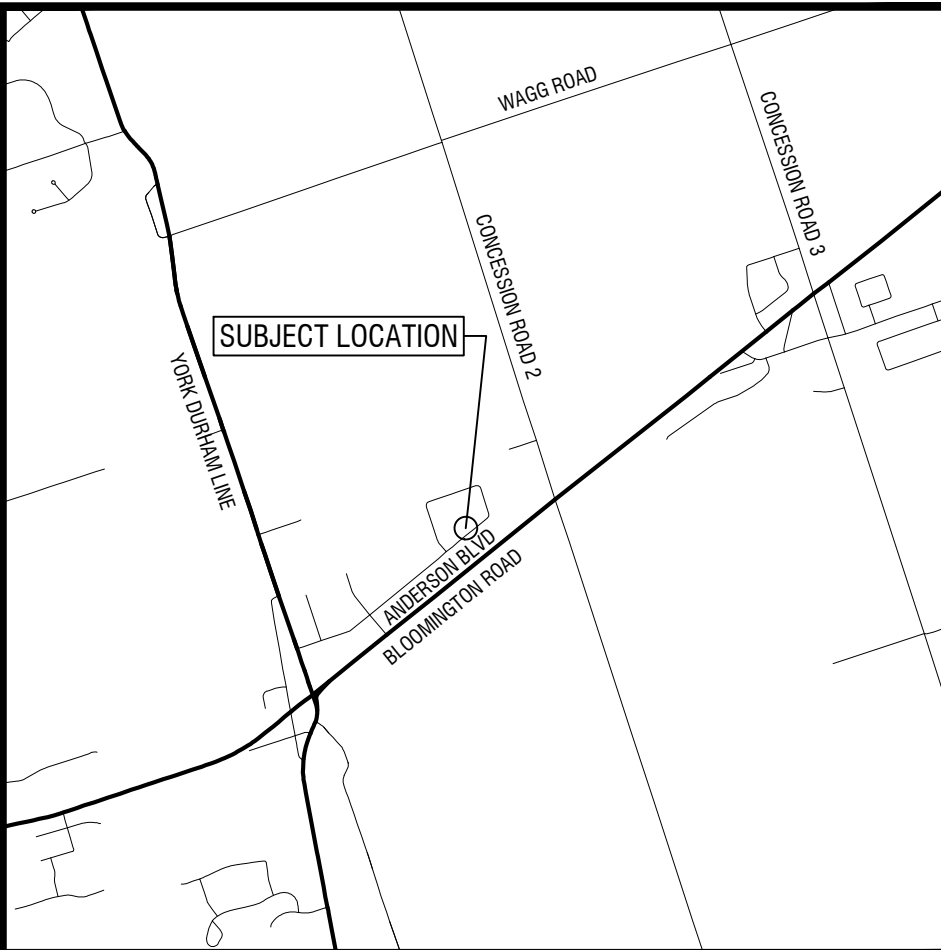
WATERMAIN NOTES:

- ALL WATERMAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH OPSS 441. PIPE MATERIAL SHALL BE CLASS 150 PVC (DR18) IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS, LATEST REVISION.
- WATERMAIN BEDDING SHALL BE AS PER OPSD 802.010.

- A MINIMUM CLEARANCE BETWEEN THE WATERMAIN AND ALL UTILITIES MUST BE KEPT, WHILE STILL MAINTAINING A MINIMUM DEPTH OF COVER AT ALL TIMES.
- WATERMAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 1.8m.
- PVC WATERMAIN SHALL INCLUDE TRACER WIRE. A TRACER WIRE SHALL BE PROVIDED ALONG THE TOP OF ALL WATERMAINS. THE WIRE IS TO BE SECURED AT EVERY FITTING AND VALVE AND AT INTERVALS NOT TO EXCEED 3m. ALL TRACING WIRES SHALL BE 12 GAUGE, STRANDED COPPER WIRE WITH OUTER PLASTIC COATING.
- MECHANICAL JOINT RESTRAINTS ARE TO BE INSTALLED AT ALL TEES, HORIZONTAL AND VERTICAL BENDS, HYDRANTS, END OF MAINS AND VALVES, AND IN "FILL" AREAS. CONCRETE THRUST BLOCKS ARE NOT PERMITTED UNLESS APPROVED BY THE TOWN ENGINEER. HYDRANT TEES TO BE ANCHOR STYLE.
- CAST IRON MECHANICAL JOINT FITTINGS MEETING AWWA SPECIFICATIONS C-907 AND C.S.A. B138.2 SHALL BE USED ON PVC WATERMAIN 150 TO 300mm IN DIAMETER.
- ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES WITH VALVE BOX UNLESS OTHERWISE APPROVED BY THE TOWN. VALVES SHALL HAVE A NON-RISING STEM AND A 50mm SQUARE OPERATING NUT, OPENING COUNTER-CLOCKWISE.
- VALVES IN EXCESS OF 1.8m IN DEPTH SHALL REQUIRE A VALVE STEM EXTENSION.
- A MINIMUM HORIZONTAL SEPARATION OF 2.5m SHALL BE MAINTAINED BETWEEN THE WATERMAIN AND ANY SEWER.
- PIPE DEFLECTION SHOULD BE USED WHEREVER POSSIBLE TO MINIMIZE THE USE OF BENDS. WHEREVER IT IS NECESSARY TO DEFLECT FROM A STRAIGHT LINE, EITHER IN THE VERTICAL OR HORIZONTAL PLANE, THE AMOUNT OF DEFLECTION SHALL NOT EXCEED THE RECOMMENDATIONS OF THE MANUFACTURER.
- THE MAXIMUM SIZE OF CONNECTION THAT CAN BE TAPPED INTO A 150mm DIAMETER WATERMAIN IS 50mm IN DIAMETER. WATER SERVICE CONNECTIONS 75mm IN DIAMETER AND LARGER SHALL BE MADE BY INSTALLING A TEE ON THE SUPPLY MAIN.
- THE TOWN ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY PRESSURE AND LEAKAGE TESTING, CHLORINATION OR FLUSHING WHICH MUST BE CARRIED OUT IN ACCORDANCE WITH TOWN SPECIFICATIONS AND OPSS 441.

EROSION AND SEDIMENTATION CONTROL

- PRIOR TO COMMENCEMENT OF ANY ON-SITE WORK/SOIL STRIPPING, EROSION & SEDIMENT CONTROL (ESC) MEASURES, AS PER ACCEPTED SITE ALTERATION PLANS. MUST BE INSTALLED AND APPROVED BY THE DEVELOPER'S ENGINEER. ADDITIONAL ESC MEASURES, IF REQUIRED, SHALL BE INSTALLED AS DIRECTED BY THE DEVELOPER'S ENGINEER. THE ESC MEASURES SHALL REMAIN IN PLACE UNTIL DIRECTED BY THE DEVELOPER'S ENGINEER FOR THEIR REMOVAL.
- NO CONSTRUCTION ACTIVITIES OR MACHINERY SHALL BE ALLOWED BEYOND THE SILT FENCE OR LIMITS OF THE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT DUST CONTROL MEASURES AND CONSTRUCTION PRACTICE GUIDELINES AS APPROVED BY THE CITY.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ESC MEASURES IN WORKING CONDITIONS AT ALL TIMES TO THE SATISFACTION OF THE DIRECTOR OF ENGINEERING. THE CONTRACTOR SHALL ROUTINELY INSPECT ALL ESC MEASURES AT A MINIMUM OF ONCE A WEEK AND AFTER EACH RAINFALL EVENT TO ENSURE THAT ESC MEASURES ARE IN PROPER WORKING CONDITIONS. ANY DAMAGES MUST BE REPAIRED WITHIN 24 HOURS.
- ALL CONSTRUCTION VEHICLES MUST ENTER AND EXIT THE SITE ONLY FROM THE APPROVED ACCESS ROUTE(S) AS SHOWN ON THE ACCEPTED EROSION & SEDIMENT CONTROL PLANS.
- ALL DISTURBED GROUND LEFT INACTIVE FOR OVER 30 DAYS SHALL BE VEGETATED, SUBJECT TO WEATHER CONDITIONS, BY SEEDING OR APPROVED EQUIVALENT TO THE SATISFACTION OF THE DIRECTOR OF ENGINEERING.
- STREETS SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.
- THE CONTRACTOR SHALL ENDEAVOUR TO PREVENT MUD TRUCKING ONTO EXISTING RIGHT-OF-WAY AND SHALL PROVIDE CLEAN UP AT HIS/HER OWN EXPENSE AS DIRECTED BY THE DIRECTOR OF ENGINEERING.
- NO EROSION MEASURES, INCLUDING THE SEDIMENTATION POND WILL BE REMOVED WITHOUT NOTIFICATION FROM THE ENGINEER.



KEYPLAN

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REV.	DATE	DESCRIPTION	BY

MUNICIPALITY:



TOWNSHIP OF
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Trail Capital of Canada

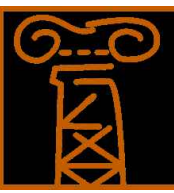


ENGINEER'S STAMP



LUBAN

7373 LONGHEAD AVENUE, NIAGARA FALLS, ONTARIO, L2G7S4
TEL: 226-688-7928, EMAIL: FENG.SH@LUBAN.CA



ARCHITECT:

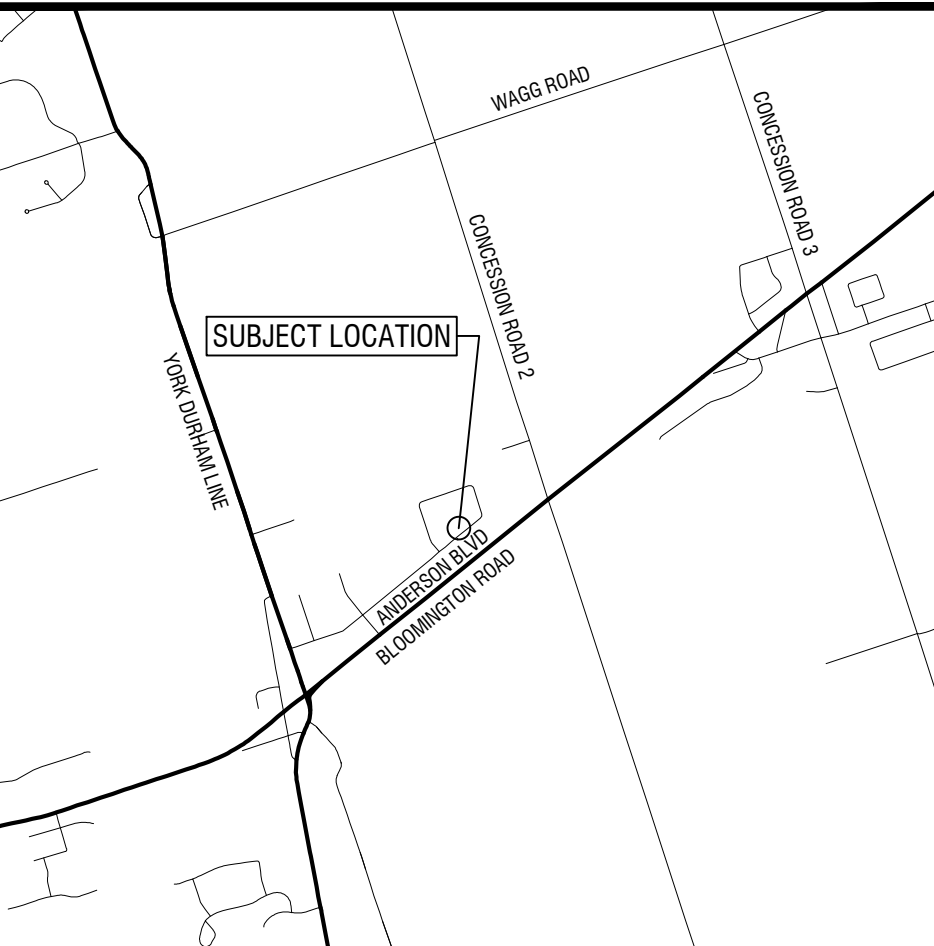
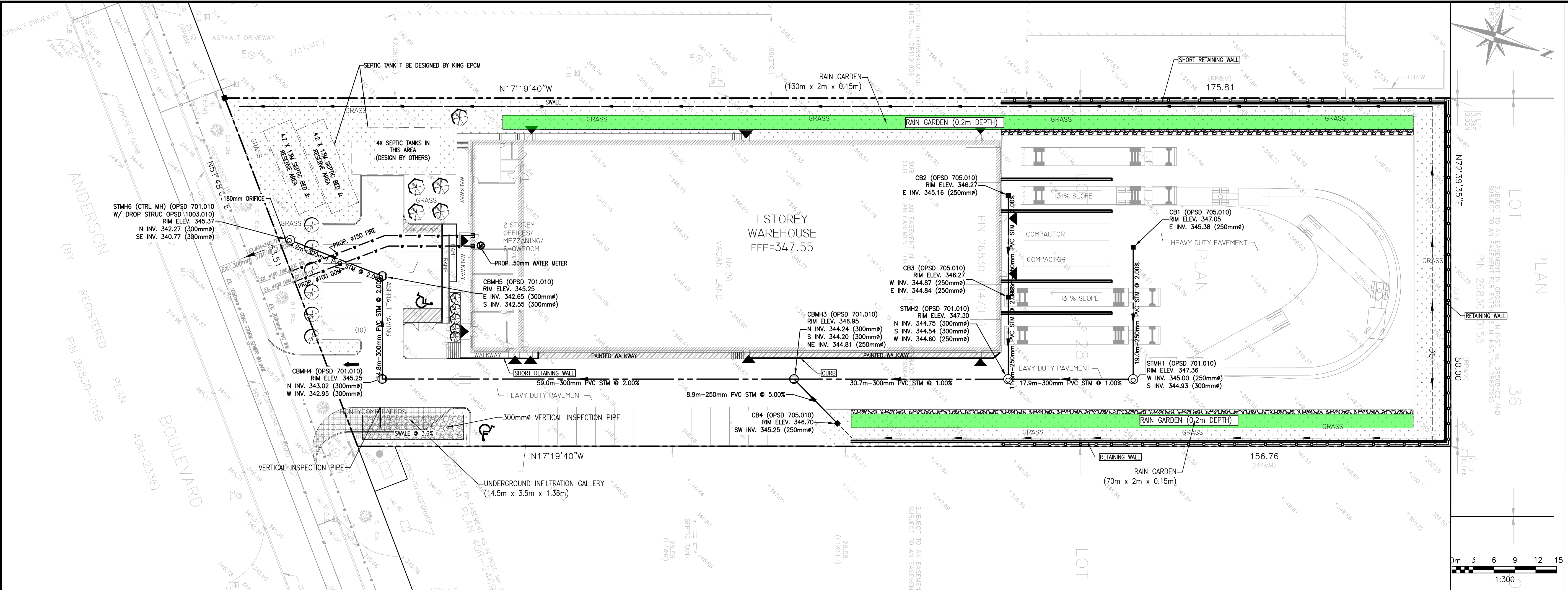
Architalcan Design Inc.

NOTES

POPOSED INDUSTRIAL BUILDING

26 ANDERSON BLVD, UXBRIDGE, ON L9P 0C7

DESIGNED BY:	MG	SCALE:	CONTRACT No.
CHECKED BY:	FS	HORIZONTAL:	SHEET
DRAWN BY:	MG	VERTICAL:	No 1 OF 4
DATE:	2024/08/30		C1 DRAWING No.



KEYPLAN

LEGEND	
□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
P1	DENOTES PLAN OF SURVEY BY SALNA SURVEYING, O.L.S. DATE FEBRUARY 15, 2012
P2	DENOTES PLAN OF SURVEY BY ERTL-HUNT SURVEYORS, O.L.S. DATE JULY 7, 2023
RP	DENOTES REGISTERED PLAN 40M-24690
1534	DENOTES HUNT SURVEYS INC., O.L.S.
1128	DENOTES DAVID HORWOOD LTD., O.L.S.
IBW	DENOTES IBW SURVEYORS, O.L.S.
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
M	DENOTES MEASURED
N.S.E.W	DENOTES NORTH, SOUTH, EAST, WEST
C.L.F.	DENOTES CHAIN LINK FENCE
C.R.W.	DENOTES CONCRETE RETAINING WALL
U.U.B.	DENOTES UNDERGROUND UTILITY BOX
D.S.	DENOTES DOOR SILL ELEVATION AT ENTRY
STC.	DENOTES THE TAKEN FROM STUCCO
⊙	DENOTES FIRE HYDRANT
⊙	DENOTES MANHOLE
⊙	DENOTES STREET LAMP
⊙	DENOTES WATER VALVE
⊙	DENOTES CATCH BASIN
⊙	DENOTES CONIFEROUS TREE
⊙	DENOTES DECIDUOUS TREE

BENCHMARK NOTE
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REV.	DATE	DESCRIPTION	BY



ENGINEER'S STAMP

ENGINEER:

7373 LONGHEAD AVENUE, NIAGARA FALLS, ONTARIO, L2G7S4
TEL: 226-688-7828, EMAIL: FENG.SHI@LUBAN.CA

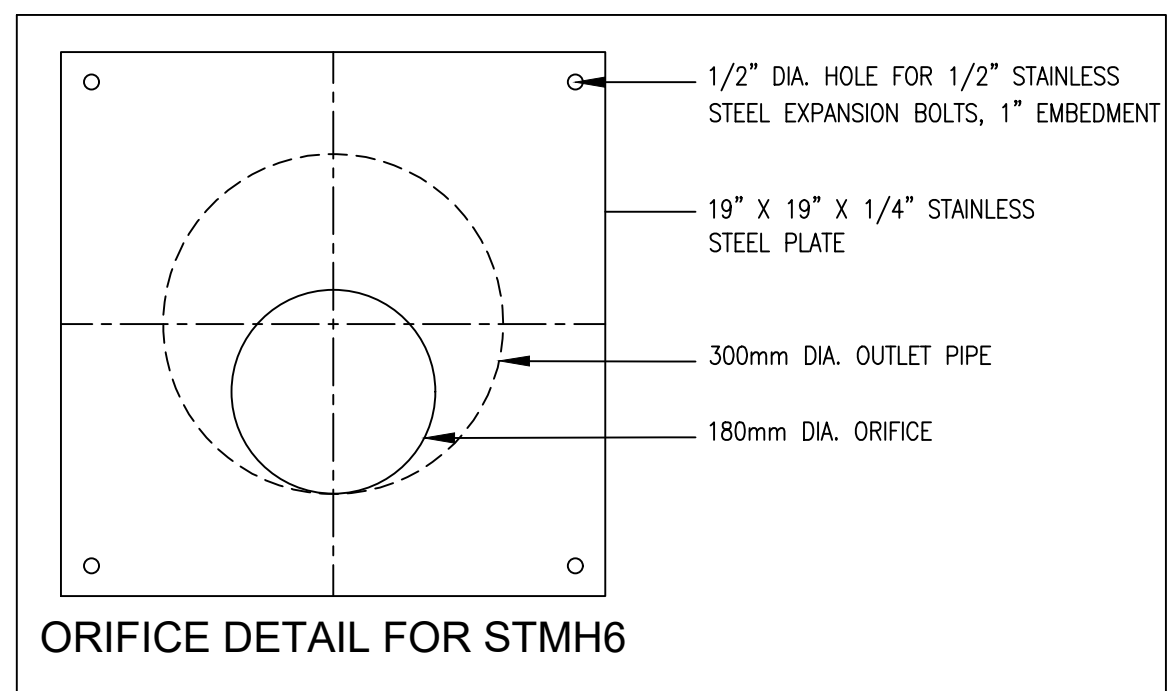
CLIENT:

ARCHITECT:

Architalcan Design Inc.

STE SERVICING PLAN
POPOSED INDUSTRIAL BUILDING
26 ANDERSON BLVD, UXBRIDGE, ON L9P 0C7

DESIGNED BY:	MG	SCALE:	CONTRACT No.
CHECKED BY:	FS	HORIZONTAL:	1:300
DRAWN BY:	MG	VERTICAL:	SHEET
DATE:	2024/08/30		No 2 OF 4
			C2
			DRAWING No.



PLAN

SECTION A-A

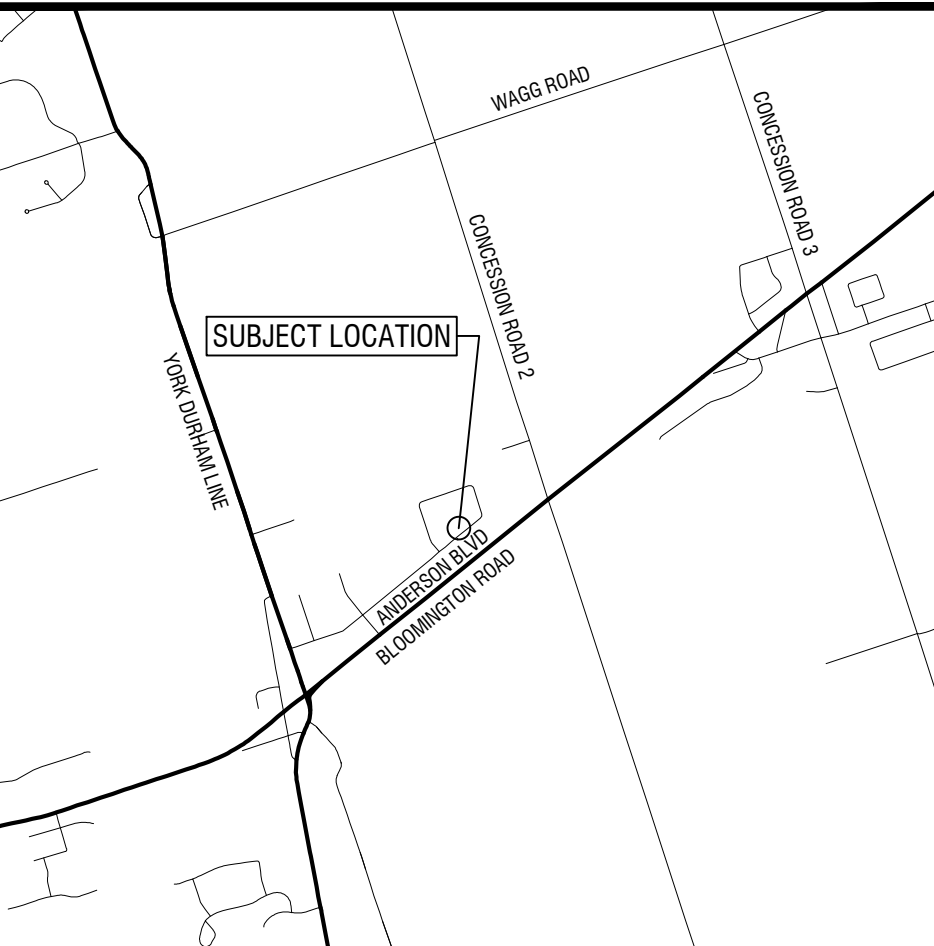
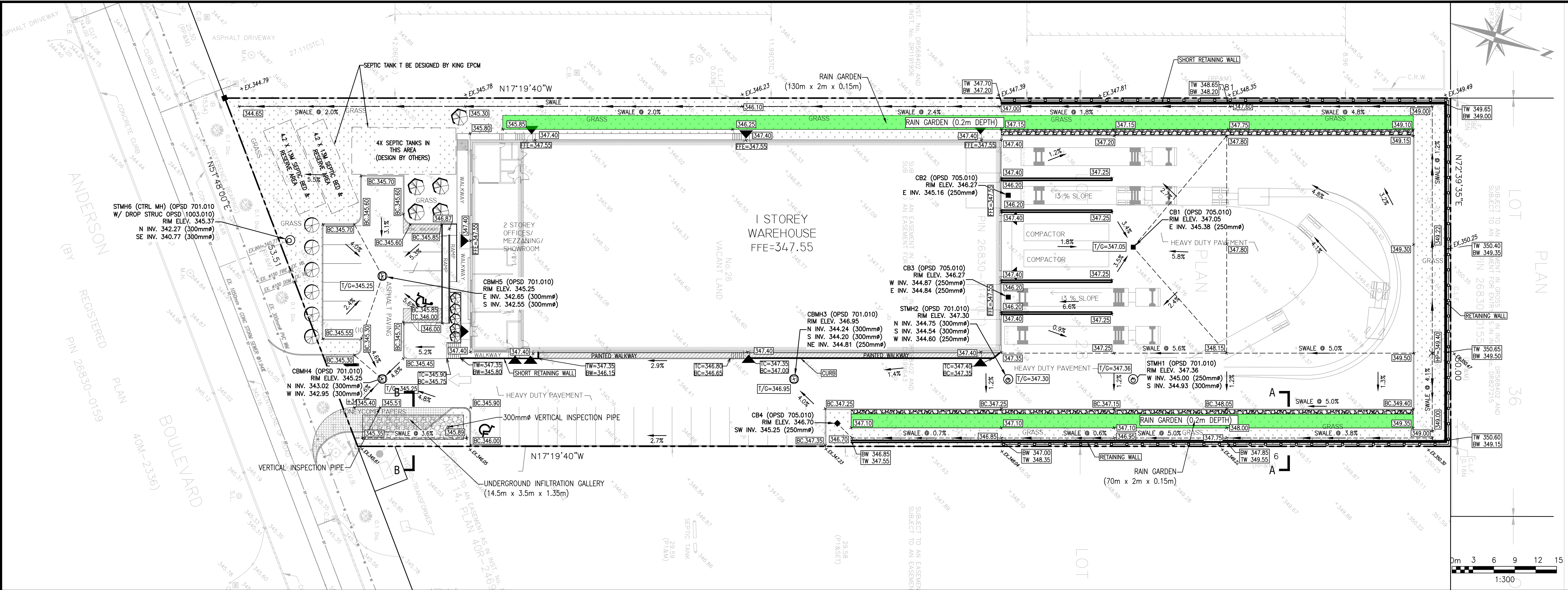
SIZE OF DROP PIPE	
SEWER ID	DROP PIPE ID
200	200
250	200
300	250
375	300

NOTES:

- Concrete to be placed to undisturbed ground and the outside face of the maintenance hole, but there shall be a minimum of 150mm of 15MPa concrete around the drop pipe.
- Concrete shall be secured to the maintenance hole with 450mm long, 13mm diameter threaded rods and drilled expansion anchors down either side of the drop pipe at 300mm centres.

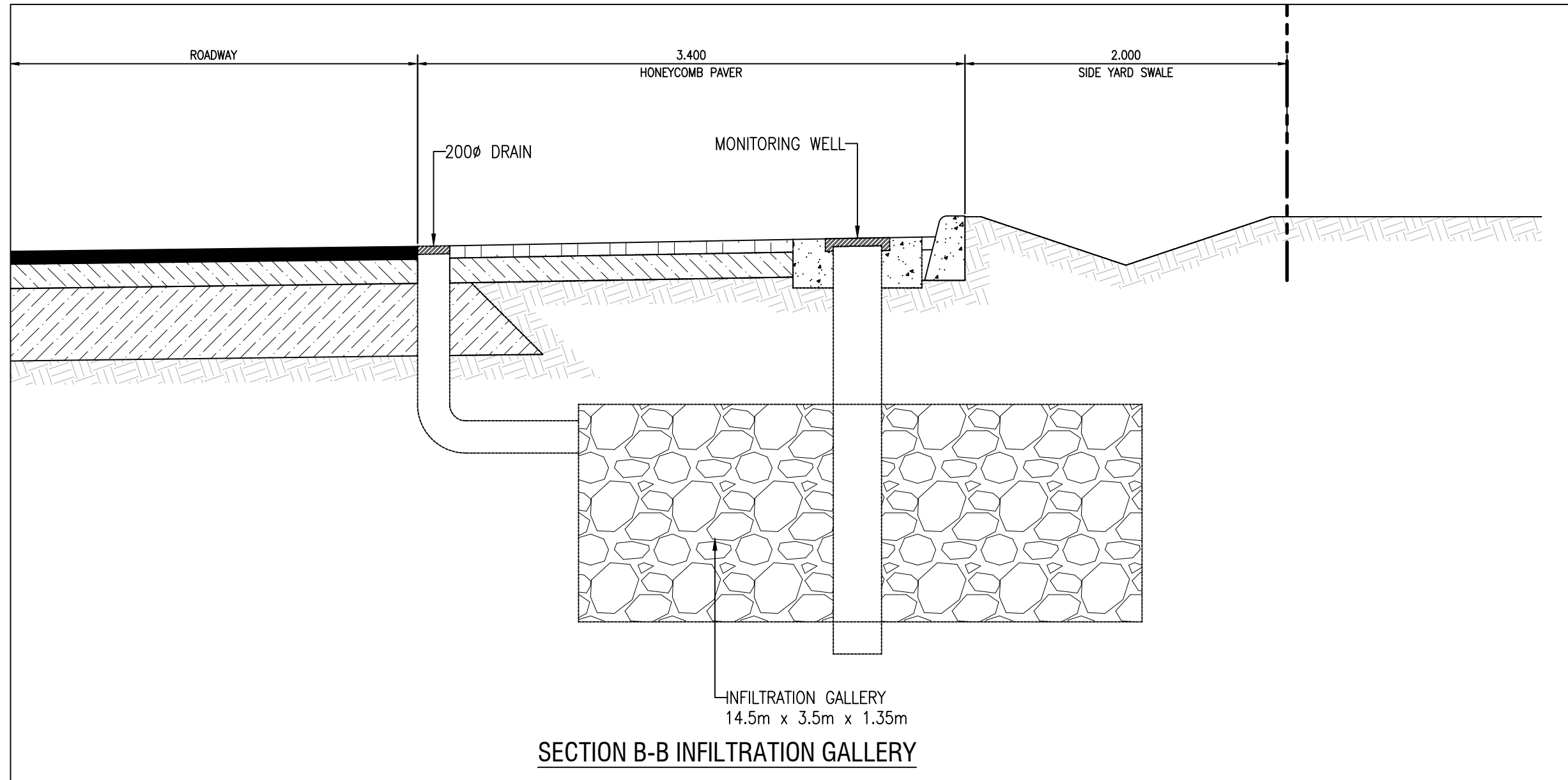
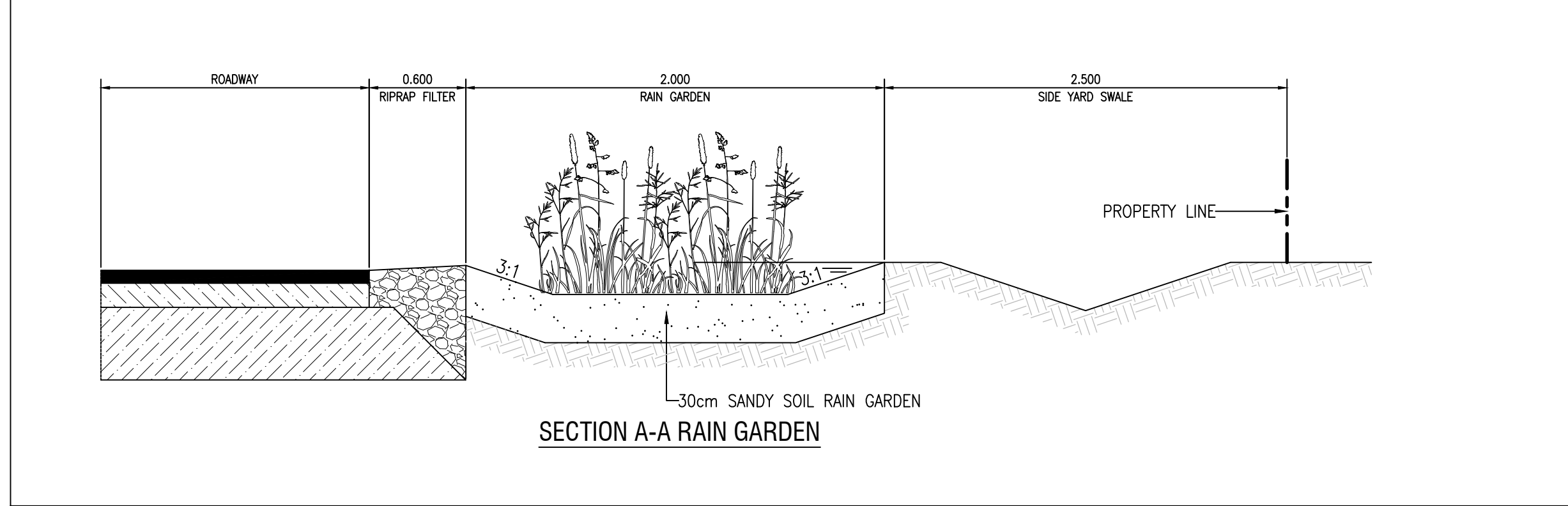
All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2005	Rev 1	
CAST-IN-PLACE MAINTENANCE HOLE DROP STRUCTURE TEE			
			OPSD - 1003.010

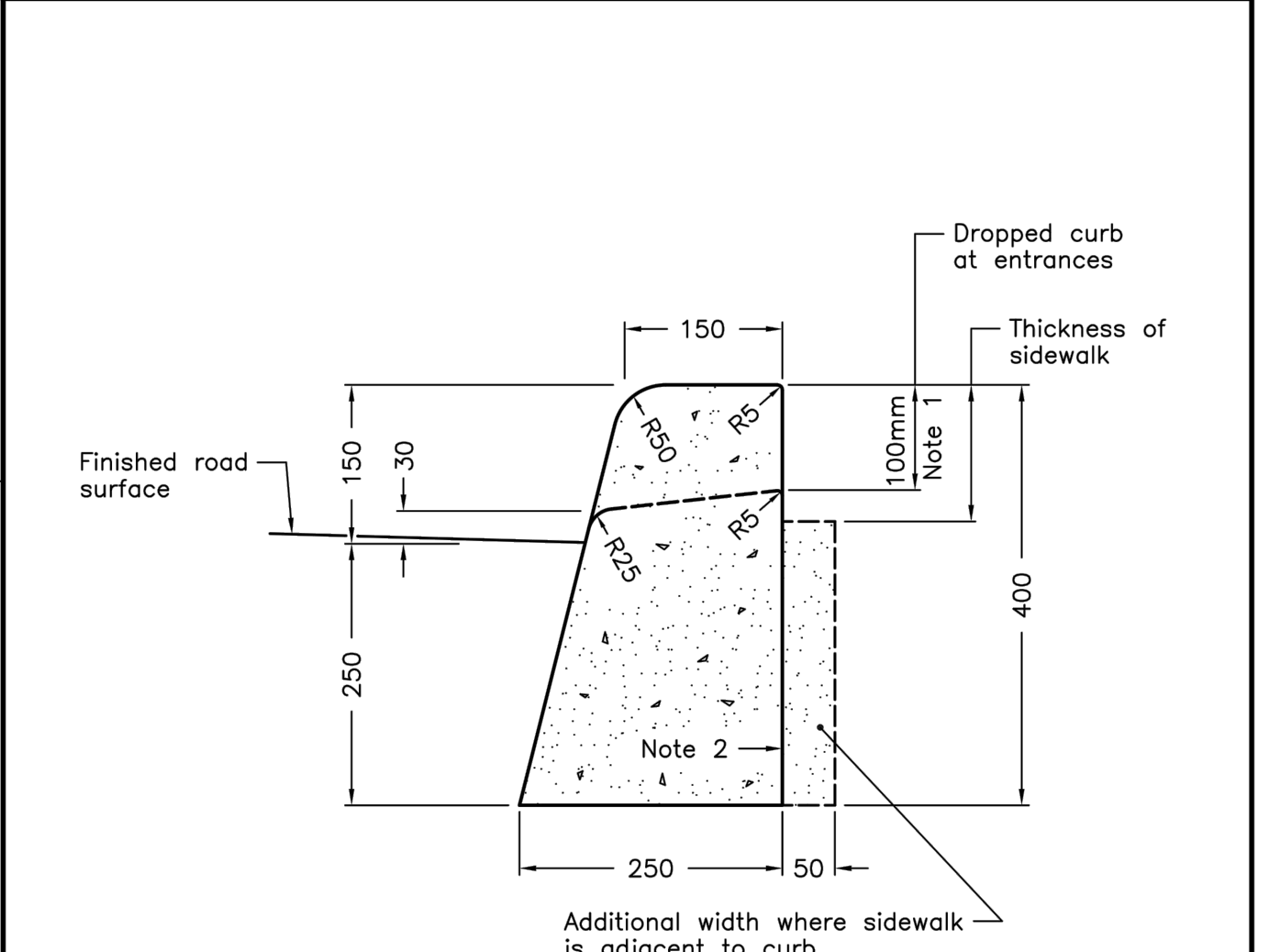


KEYPLAN

LEGEND	
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U.U.B.	DENOTES UNDERGROUND UTILITY BOX
D.S.	DENOTES DOOR SILL ELEVATION AT ENTRY
STC	DENOTES TILE TAKEN FROM STUCCO
○	DENOTES FIRE HYDRANT
○	DENOTES MANHOLE
○	DENOTES STREET LAMP
○	DENOTES WATER VALVE
○	DENOTES CATCH BASIN
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Pavement Structure Layers	Light Duty Road / Parking Lot	Heavy Duty Road / Fire Route
HMA Surface Course, OPSS 1150 HL 3	40 mm	40 mm
HMA Surface Course, OPSS 1150 HL 8 (two (2) layers with binder)	50 mm	85 mm
Granular Base Course, OPSS MUNI 1010 Granular A (non-recycle)	150 mm	150 mm
Granular Subbase Course, OPSS MUNI 1010 Granular B Type II (non-recycle)	300 mm	450 mm
Total Thickness	540 mm	725 mm



NOTES:
1 Where sidewalk is continuously adjacent, reduce the dropped curb at entrances to 75mm.
2 For slipforming procedure, a 5% batter is acceptable.
A Treatment at entrances shall be according to OPSS 351.010.
B Outlet treatment shall be according to the OPSS 610 Series.
C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSS 900 Series.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1
CONCRETE BARRIER CURB		
OPSD 600.110		

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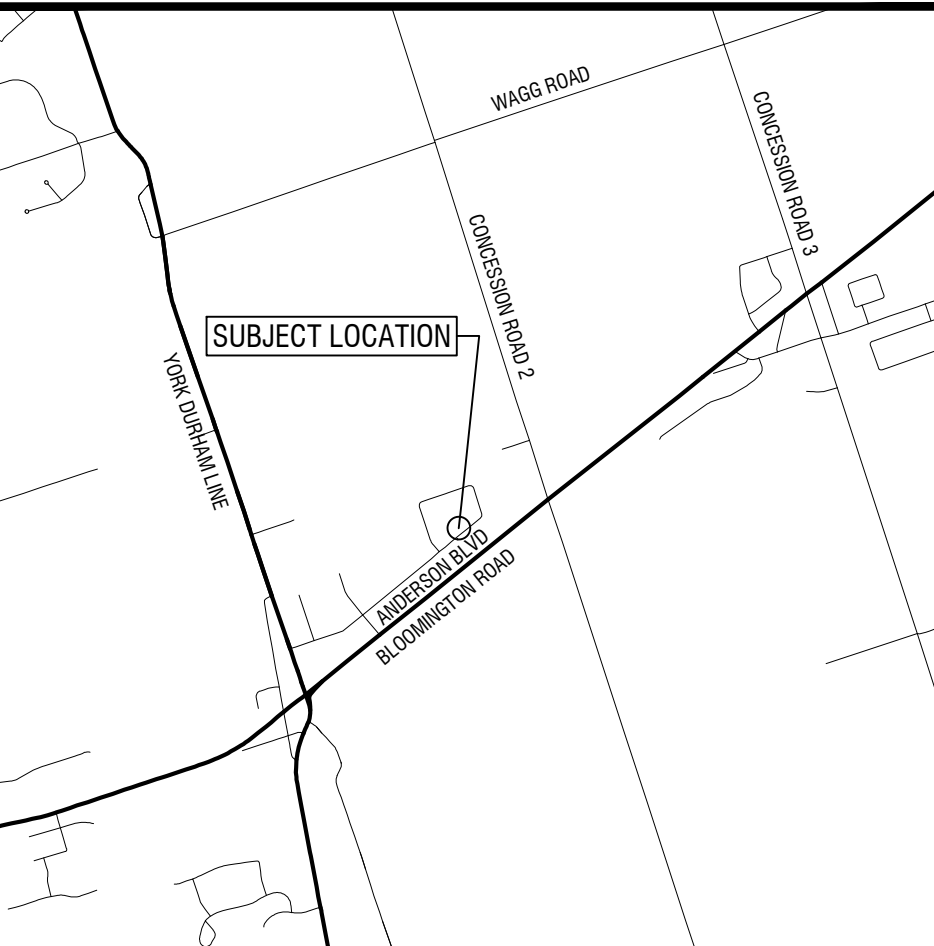
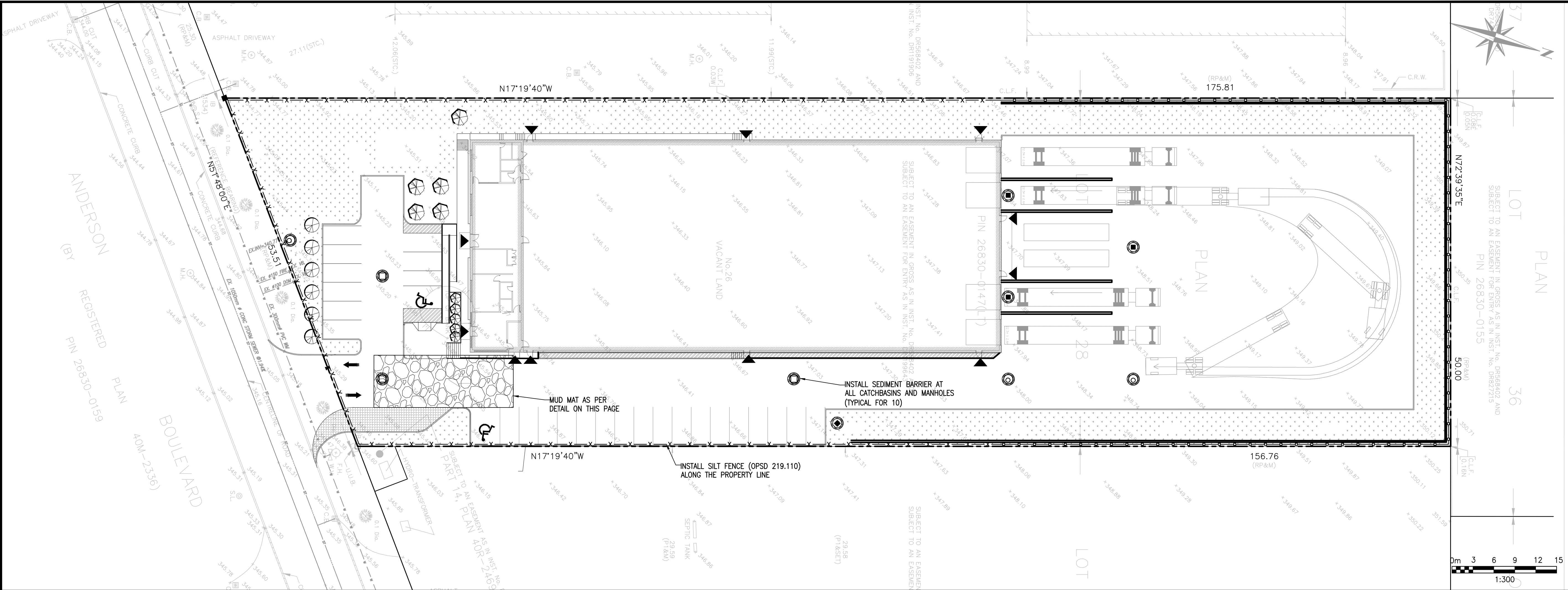
ENGINEER'S STAMP:

ENGINEER:

CLIENT:

ARCHITECT:

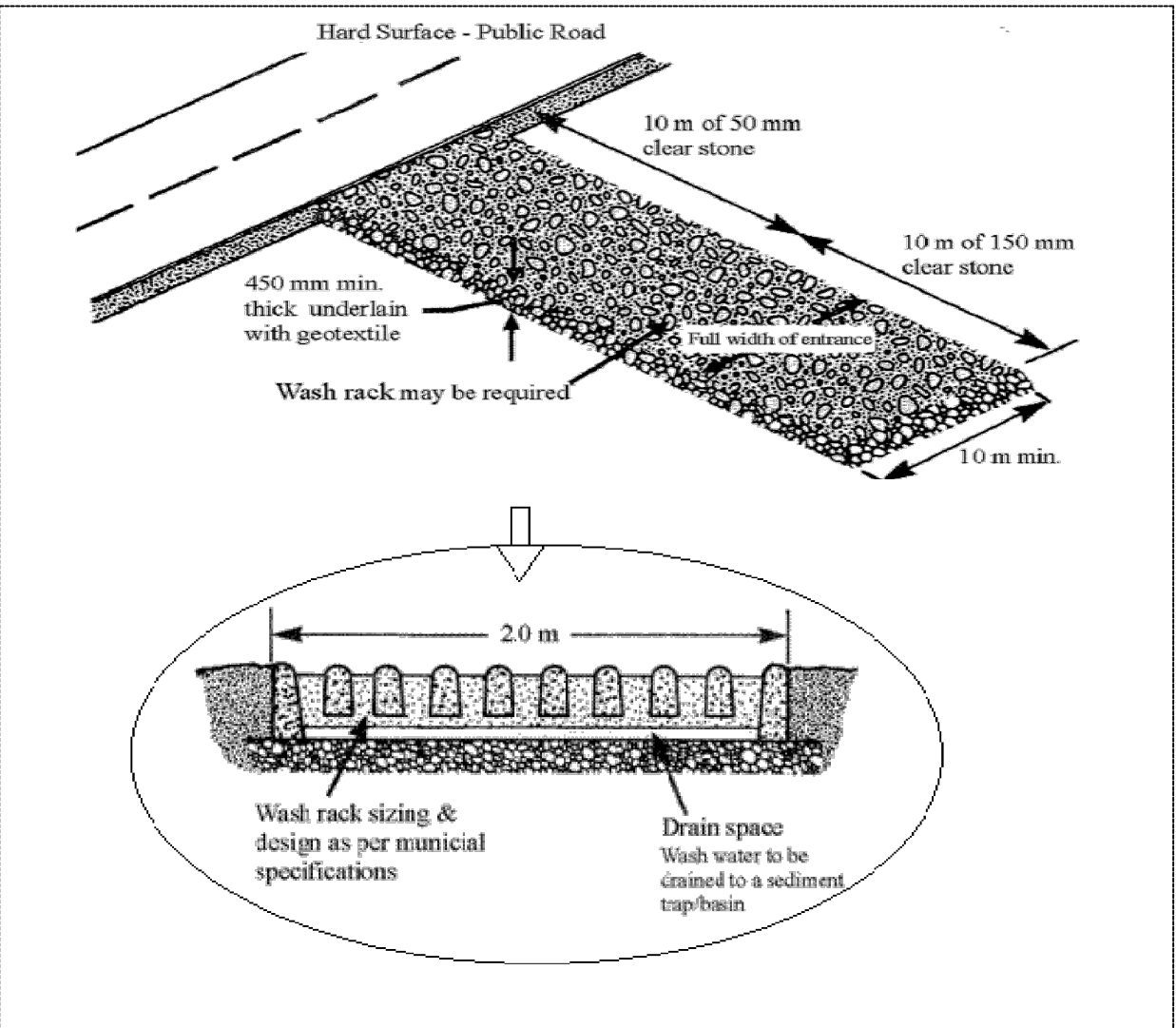
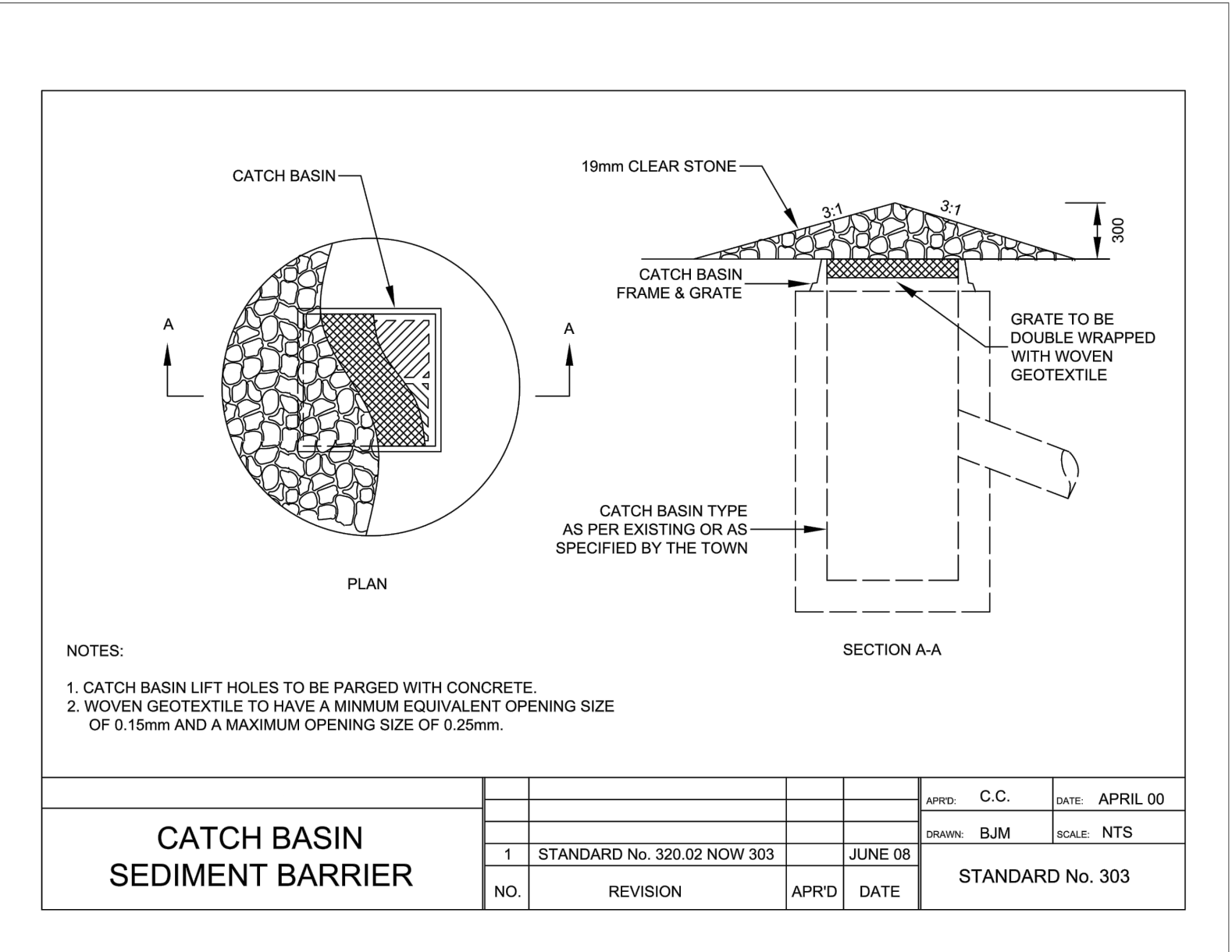
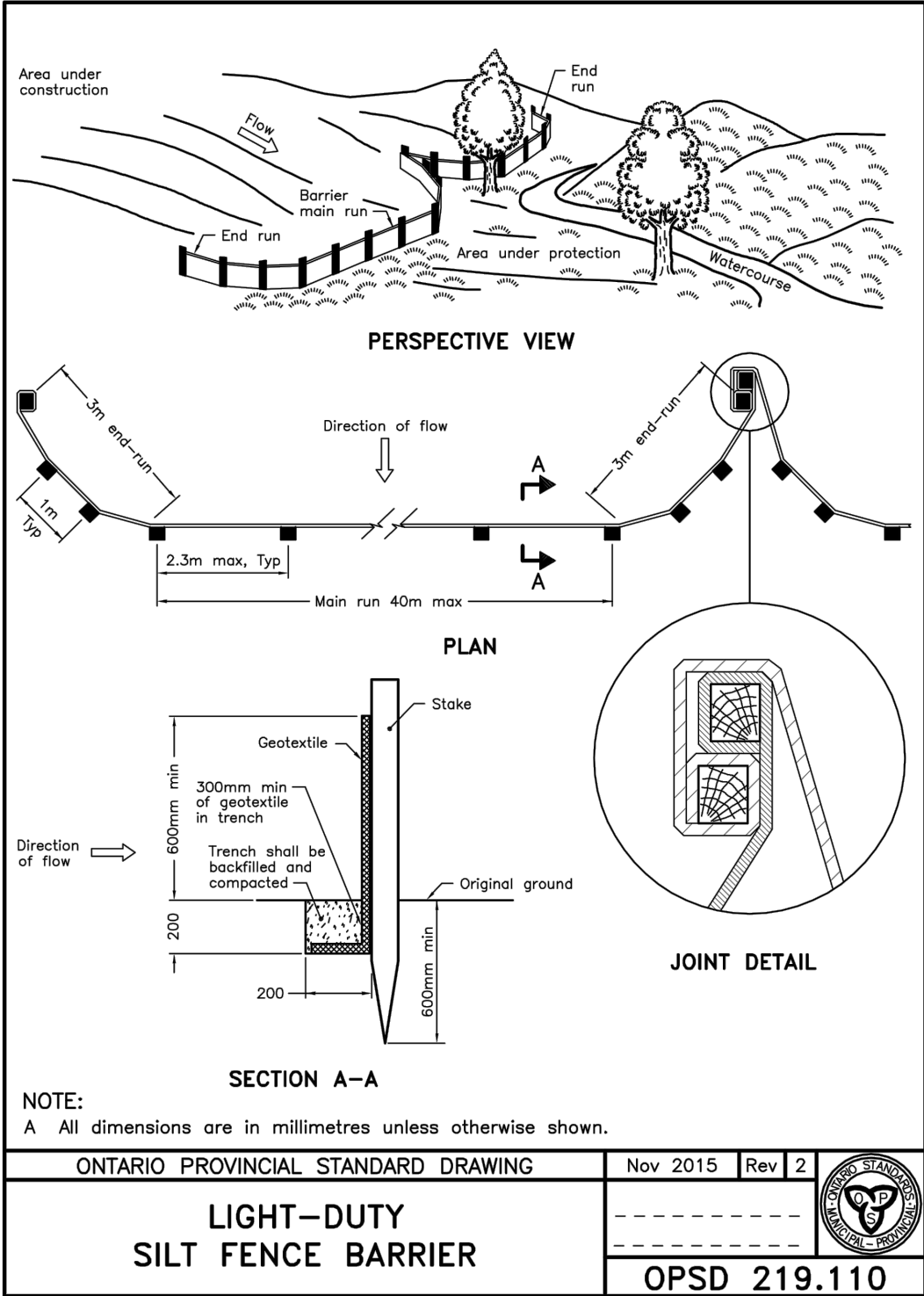
GRADING PLAN			
POPOSED INDUSTRIAL BUILDING			
26 ANDERSON BLVD, UXBRIDGE, ON L9P 0C7			
DESIGNED BY: MG	SCALE: HORIZONTAL: 1:300	CONTRACT No.	
CHECKED BY: FS	VERTICAL:	SHEET No 3 OF 4	
DRAWN BY: MG		C3	
DATE: 2024/08/30		DRAWING No.	



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○	DENOTES DECIDUOUS TREE		

GENERAL NOTES (FOR SITE ALTERATION)

- PRIOR TO COMMENCEMENT OF ANY ON-SITE WORK/SOIL STRIPPING, EROSION & SEDIMENT CONTROL (ESC) MEASURES, AS PER ACCEPTED SITE ALTERATION PLANS. MUST BE INSTALLED AND APPROVED BY THE DEVELOPER'S ENGINEER. ADDITIONAL ESC MEASURES, IF REQUIRED, SHALL BE INSTALLED AS DIRECTED BY THE DEVELOPER'S ENGINEER. THE ESC MEASURES SHALL REMAIN IN PLACE UNTIL DIRECTED BY THE DEVELOPER'S ENGINEER FOR THEIR REMOVAL.
- NO CONSTRUCTION ACTIVITIES OR MACHINERY SHALL BE ALLOWED BEYOND THE SILT FENCE OR LIMITS OF THE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT DUST CONTROL MEASURES AND CONSTRUCTION PRACTICE GUIDELINES AS APPROVED BY THE TOWNSHIP OF UXBRIDGE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ESC MEASURES IN WORKING CONDITIONS AT ALL TIMES TO THE SATISFACTION OF THE DIRECTOR OF ENGINEERING. THE CONTRACTOR SHALL ROUTINELY INSPECT ALL ESC MEASURES AT A MINIMUM OF ONCE A WEEK AND AFTER EACH RAINFALL EVENT GREATER THAN 10 MM TO ENSURE THAT ESC MEASURES ARE IN PROPER WORKING CONDITIONS. ANY DAMAGES MUST BE REPAIRED WITHIN 24 HOURS.
- ALL CONSTRUCTION VEHICLES MUST ENTER AND EXIT THE SITE ONLY FROM THE APPROVED ACCESS ROUTE(S) AS SHOWN ON THE ACCEPTED EROSION CONTROL PLANS.
- ALL DISTURBED GROUND LEFT INACTIVE FOR OVER 30 DAYS SHALL BE VEGETATED, SUBJECT TO WEATHER CONDITIONS, BY SEEDING OR APPROVED EQUIVALENT TO THE SATISFACTION OF THE DIRECTOR OF ENGINEERING.
- STREET SWEEPING/CATCHBASIN CLEANING PROGRAM SHALL BE IMPLEMENTED UPON COMPLETION OF BASE ASPHALT TO THE SATISFACTION OF THE DIRECTOR OF ENGINEERING.
- THE CONTRACTOR SHALL ENDEAVOUR TO PREVENT MUD TRUCKING ONTO EXISTING RIGHT-OF-WAY AND SHALL PROVIDE CLEAN UP AT HIS/HER OWN EXPENSE AS DIRECTED BY THE DIRECTOR OF ENGINEERING.
- NO EROSION MEASURES WILL BE REMOVED WITHOUT NOTIFICATION FROM THE ENGINEER.



SEDIMENT & EROSION CONTROL PLAN			
POPOSED INDUSTRIAL BUILDING			
26 ANDERSON BLVD, UXBRIDGE, ON L9P 0C7			
DESIGNED BY:	MG	SCALE:	CONTRACT No.
CHECKED BY:	FS	HORIZONTAL:	1:300
DRAWN BY:	MG	VERTICAL:	SHEET
DATE:	2024/08/30		No 4 OF 4
			C4
			DRAWING No.