

n Architecture Inc

PRINCIPAL: NITIN MALHOTRA, ARCHITECT.

9120 Leslie Street, Suite-208
Richmond Hill, Ontario. L4B 3J9
T : 4 1 6 . 3 0 3 . 4 8 2 1
E: info@narchitecture.com
www.narchitecture.com

NOT FOR TENDER			
7	02 FEB 2021	ISSUED AS MASTER PLAN - NOT FOR TENDER	AZ
6	17 DEC 2020	LUSI NOTE ADDED AND ISSUED FOR SPA III	AZ
5	30 OCT 2020	COMMENTS ON 3RD PRE-SUBMISSION ADDRESSED AND ISSUED FOR SPA III	AZ
4	30 SEPT 2020	COMMENTS ON 2ND SUBMISSION ADDRESSED AND ISSUED FOR SPA III	AZ
3	07 JULY 2020	COMMENTS ON 1ST SUBMISSION ADDRESSED AND ISSUED FOR SPA II	AZ
2	10 MAR 2020	COMMENTS ON REVIEW ADDRESSED AND ISSUED FOR SPA I	AZ
1	12 FEB 2020	ISSUED FOR REVIEW	AZ
No.	Date	Version	Dwn.

This drawing is copyright property of 'n Architecture Inc'. Not to be reproduced. Contractor must verify all job dimensions, drawings, details and specifications and report any discrepancies to the architect before proceeding with work.

PROJECT:

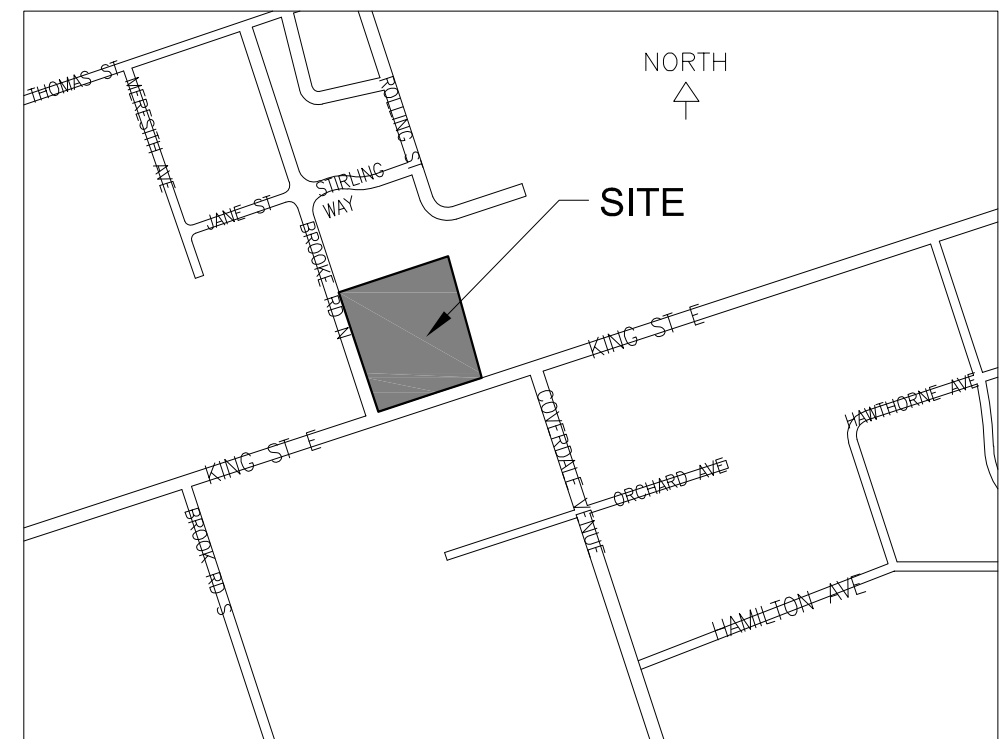
**COMMERCIAL DEVELOPMENT
428 AND 432
KING STREET EAST,
COBourg, ON**

DRAWING TITLE:

**SITE GRADING
PLAN**

DRAWN BY: AZ	DATE: OCT 21 2019
CHECKED BY: AZ	SCALE: 1:250
PROJECT NO.:	DRAWING NO.:
19-43	C1

CAUTION NOTE
CONTRACTOR TO DETERMINE
LOCATION OF EXISTING UTILITIES
PRIOR TO CONSTRUCTION.



KEY PLAN
SCALE: NTS

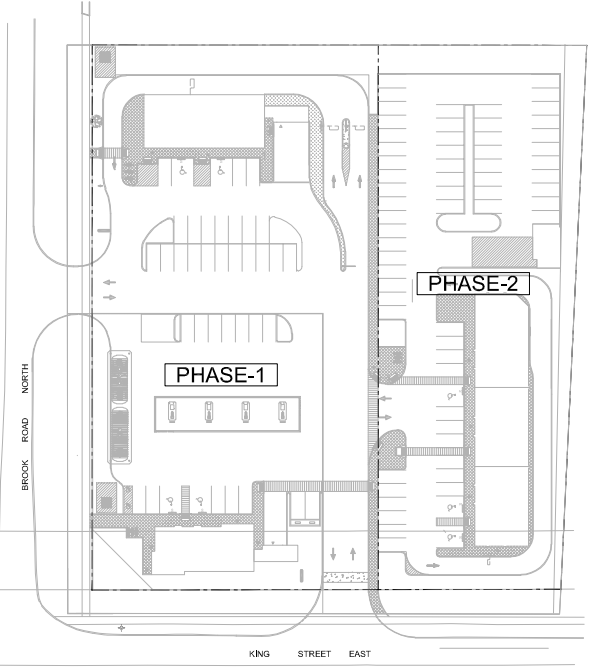
MUNICIPAL ADDRESS & LEGAL DESCRIPTION
428 & 432 KING STREET EAST,
TOWN OF COBourg,
PART OF LOT 12, CONCESSIONA,
GEOGRAPHIC TOWNSHIP OF
HAMILTON, TOWN OF COBourg,
COUNTY OF NORTHUMBERLAND

ELEVATION
ELEVATIONS ARE GEODETIC AND
REFERRED TO THE CANADIAN
GEODETIC VERTICAL DATA DATUM
(CGVD28) BY DIRECT MEASUREMENT
TO A REAL TIME NETWORK.

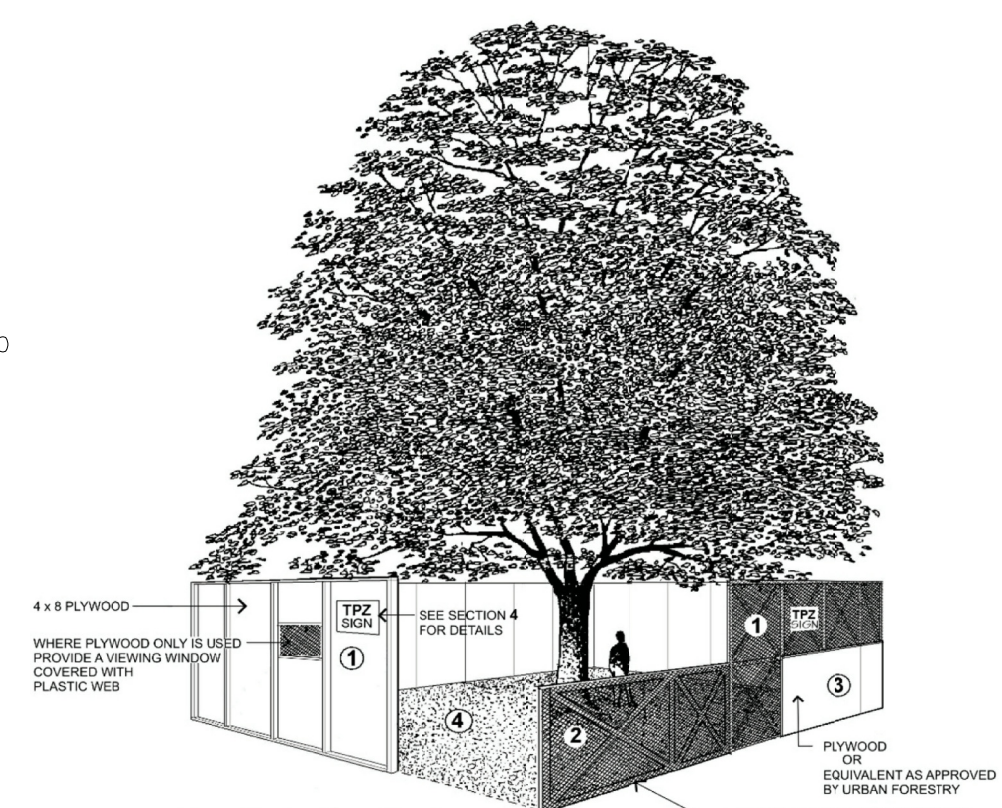
OWNER
AARON GOLD
VICE PRESIDENT, OPERATIONS
10 Watline Avenue, Suite 201,
Toronto, ON
M4W1V6T1, 416.481.2222 x 253 |
F. 647.789.5189 |
E. agold@plazacorp.com

APPLICANT
n Architecture Inc
9120 LESLIE STREET,
SUITE-208, RICHMOND HILL,
ONTARIO L4B 3J9
T: 416.303.4821
E: info@narchitecture.com
www.narchitecture.com

- LEGEND
- PROPERTY LINE
 - PARCEL LINE
 - MINIMUM SET BACK
 - PROPOSED CONCRETE CURB
 - PROPOSED DEPRESSED CONCRETE CURB
 - HOARDINGS
 - EXISTING STORM MANHOLE
 - PROPOSED STORM MANHOLE
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - PROPOSED CATCH BASIN MANHOLE
 - EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - EXISTING WATER VALVE
 - PROPOSED WATER VALVE
 - FIRE HYDRANT
 - UTILITY POLE
 - BARRIER FREE PARKING
 - MAIN ENTRANCE
 - OVER HEAD DOOR
 - LANDSCAPED AREA
 - DEPRESSED CURB
 - FINISHED FLOOR ELEVATION
 - CONCRETE
 - PAINTED LINE
 - TRAFFIC DIRECTION
 - RETAINING WALL
 - OVERLAND FLOW ROUTE
 - EXISTING ELEVATION
 - 100 YR. STORM HWL AREA
 - HEAVY DUTY ASPHALT



STORMWATER MANAGEMENT TO BE DESIGNED IN
PHASE 2 DEVELOPMENT AND STM SEWER TO
BE CONNECTED TO PROPOSED STM PLUG.



Tree Protection Barriers

- Tree protection barriers must be constructed with a solid wood frame clad with plywood or approved equivalent. Height of hoarding may be less than 8 ft. to accommodate any branches that may be lower.
- Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of orange plastic web snow fencing on a wood frame made of 2 x 4's.
- Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

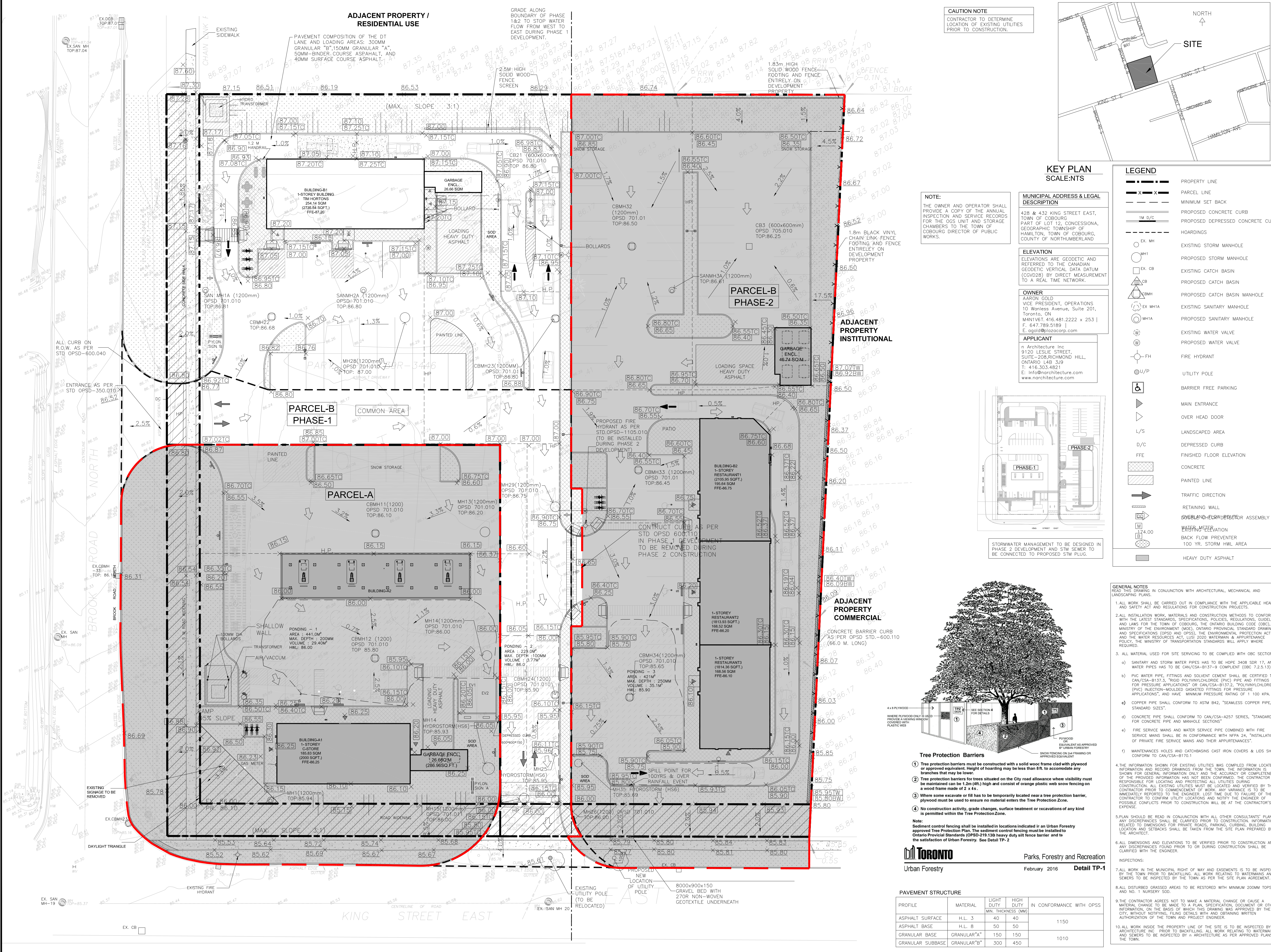
Note:
Sediment control fencing shall be installed in locations indicated in an Urban Forestry approved Tree Protection Plan. The sediment control fencing must be installed to Ontario Provincial Standards (OPS-219) 150 heavy duty self-aligning fence barrier and to the satisfaction of Urban Forestry. See Detail TP-2

Parks, Forestry and Recreation
Urban Forestry February 2016 Detail TP-1

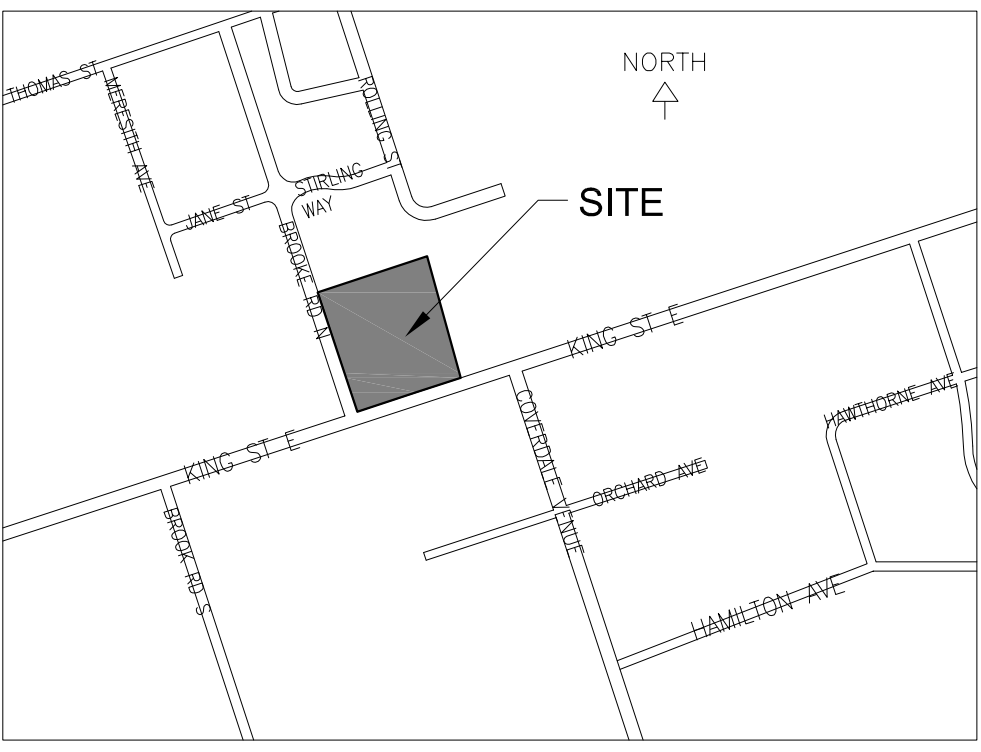
PAVEMENT STRUCTURE

PROFILE	MATERIAL	LIGHT DUTY MIN. THICKNESS (MM)	HIGH DUTY MIN. THICKNESS (MM)	IN CONFORMANCE WITH OPS
ASPHALT SURFACE	H.L. 3	40	40	1150
ASPHALT BASE	H.L. 8	50	50	
GRANULAR BASE	GRANULAR "A"	150	150	1010
GRANULAR SUBBASE	GRANULAR "B"	300	450	

- GENERAL NOTES
- READ THIS DRAWING IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL AND LANDSCAPING PLANS.
- ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE APPLICABLE HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
 - ALL INSTALLATION WORK, MATERIALS AND CONSTRUCTION METHODS TO CONFORM WITH THE LATEST STANDARDS, SPECIFICATIONS, POLICIES, REGULATIONS, GUIDELINES AND LAWS FOR THE TOWN OF COBourg, THE ONTARIO BUILDING CODE (OBC), MINISTRY OF THE ENVIRONMENT (MOE), ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS (OPS) AND OPS-219, THE ENVIRONMENTAL PROTECTION ACT AND THE WATER RESOURCES ACT, LUSI 2020 WATERMAN & APPURTENANCES POLICY, THE MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
 - ALL MATERIAL USED FOR SITE SERVING TO BE COMPLIED WITH OBC SECTION 7.
 - SANITARY AND STORM WATER PIPES HAS TO BE HOPE 3408 SR 17, AND WATER PIPES HAS TO BE CAN/CSA-B137-9 COMPLIANT (OBC 7.2.5.13)
 - PVC WATER PIPE, FITTINGS AND SOLVENT CEMENT SHALL BE CERTIFIED TO CAN/CSA-B137.3 "RIGID POLY(VINYL CHLORIDE) (PVC) PIPE AND FITTINGS FOR PRESSURE APPLICATIONS" OR CAN/CSA-B137.2, "POLY(VINYL CHLORIDE) (PVC) INJECTION-MOLDED GASKETED FITTINGS FOR PRESSURE APPLICATIONS" AND HAVE MINIMUM PRESSURE RATING OF 1,100 KPA.
 - COPPER PIPE SHALL CONFORM TO ASTM B42, "SEAMLESS COPPER PIPE, STANDARD SIZES".
 - CONCRETE PIPE SHALL CONFORM TO CAN/CSA-A257 SERIES, "STANDARDS FOR CONCRETE PIPE AND MANHOLE SECTIONS"
 - FIRE SERVICE MAINS AND WATER SERVICE PIPE COMBINED WITH FIRE SERVICE MAINS SHALL BE CONFORMANCE WITH NFPA 24, "INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES"
 - MAINTENANCE HOLES AND CATCHBASINS CAST IRON COVERS & LIDS SHALL CONFORM TO CAN/CSA-B170.1
 - THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS COMPILED FROM LOCATES INFORMATION AND RECORD DRAWINGS FROM THE TOWN. THE INFORMATION IS PROVIDED FOR GENERAL INFORMATION ONLY. THE ACCURACY OR COMPLETENESS OF THE PROVIDED INFORMATION HAS NOT BEEN CONFIRMED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
 - PLAN SHOULD BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' PLANS. ANY DISCREPANCIES SHALL BE CLARIFIED PRIOR TO CONSTRUCTION. INFORMATION RELATED TO DIMENSIONS FOR PRIVATE ROADS, PARKING, CURBS, BUILDING LOCATION AND SETBACKS SHALL BE TAKEN FROM THE SITE PLAN PREPARED BY THE ARCHITECT.
 - ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES FOUND PRIOR TO OR DURING CONSTRUCTION SHALL BE CLARIFIED WITH THE ENGINEER.
 - INSPECTIONS:
 - ALL WORK IN THE MUNICIPAL RIGHT OF WAY AND EASEMENTS IS TO BE INSPECTED BY THE TOWN PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMANS AND SEWERS TO BE INSPECTED BY THE TOWN AS PER THE SITE PLAN AGREEMENT.
 - ALL DISTURBED GRASSED AREAS TO BE RESTORED WITH MINIMUM 200MM TOPSOIL AND NO. 1 NURSERY SOO.
 - THE CONTRACTOR AGREES NOT TO MAKE A MATERIAL CHANGE OR CAUSE A MATERIAL CHANGE TO BE MADE TO A PLAN, SPECIFICATION, DOCUMENT OR OTHER INFORMATION, ON THE BASIS OF WHICH THIS DRAWING WAS APPROVED BY THE CITY, WITHOUT NOTIFYING, FILING DETAILS WITH AND OBTAINING WRITTEN AUTHORIZATION OF THE TOWN AND PROJECT ENGINEER.
 - ALL WORK INSIDE THE PROPERTY LINE OF THE SITE IS TO BE INSPECTED BY A ARCHITECTURE INC. ALL WORK RELATING TO WATERMANS AND SEWERS TO BE INSPECTED BY A ARCHITECTURE AS PER APPROVED PLANS BY THE TOWN.



CAUTION NOTE
CONTRACTOR TO DETERMINE
LOCATION OF EXISTING UTILITIES
PRIOR TO CONSTRUCTION.



KEY PLAN
SCALE:NTS

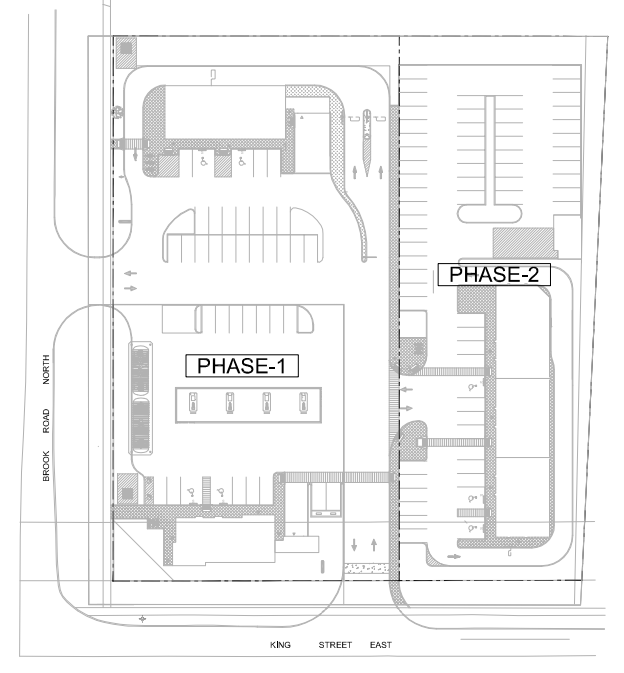
MUNICIPAL ADDRESS & LEGAL DESCRIPTION
428 & 432 KING STREET EAST,
TOWN OF COBourg,
PART OF LOT 12, CONCESSIONA,
GEOGRAPHIC TOWNSHIP OF
HAMILTON, TOWN OF COBourg,
COUNTY OF NORTHUMBERLAND

ELEVATION
ELEVATIONS ARE GEODETIC AND
REFERRED TO THE CANADIAN
GEODETIC VERTICAL DATA DATUM
(CGVD28) BY DIRECT MEASUREMENT
TO A REAL TIME NETWORK.

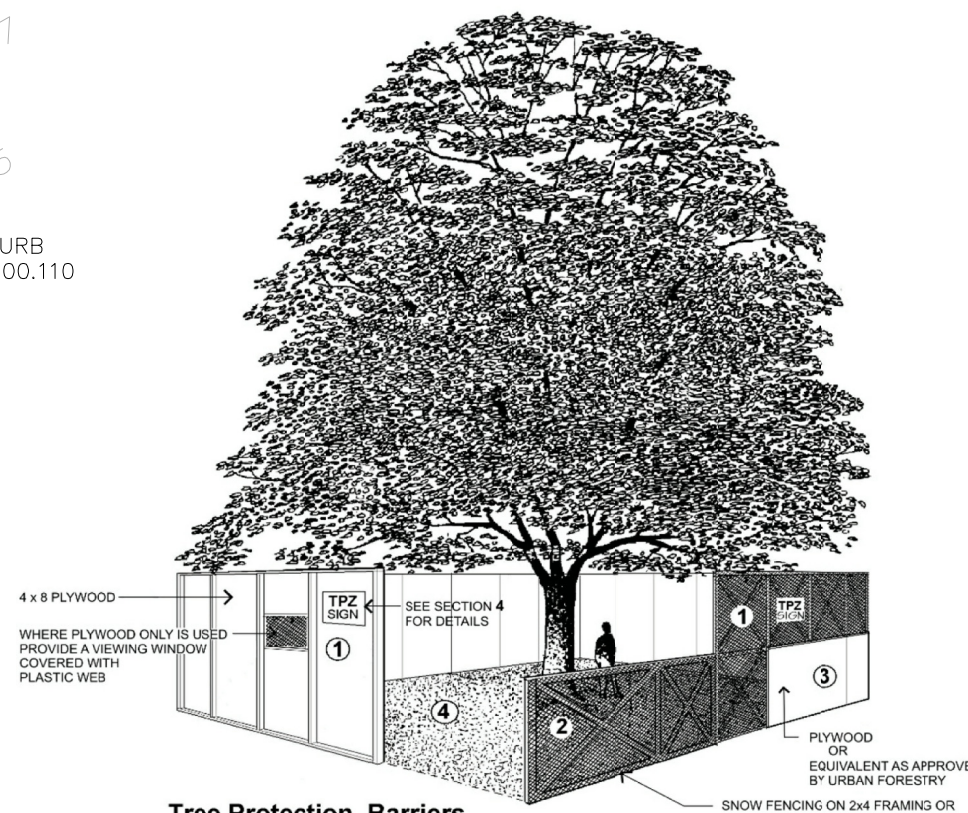
OWNER
AARON GOLD
VICE PRESIDENT, OPERATIONS
10 Wainless Avenue, Suite 201,
Toronto, ON
M4W1V6T, 416.481.2222 x 253 |
F. 647.789.5189 |
E. agold@plazacorp.com

APPLICANT
n Architecture Inc
9120 LESLIE STREET,
SUITE-208,RICHMOND HILL,
ONTARIO L4B 3J9
T. 416.303.4821
E. info@narchitecture.com
www.narchitecture.com

LEGEND	
---	PROPERTY LINE
- - - -	PARCEL LINE
---	MINIMUM SET BACK
---	PROPOSED CONCRETE CURB
---	PROPOSED DEPRESSED CONCRETE CURB
---	HOARDINGS
○	EXISTING STORM MANHOLE
○	PROPOSED STORM MANHOLE
○	EXISTING CATCH BASIN
○	PROPOSED CATCH BASIN
○	PROPOSED CATCH BASIN MANHOLE
○	EXISTING SANITARY MANHOLE
○	PROPOSED SANITARY MANHOLE
○	EXISTING WATER VALVE
○	PROPOSED WATER VALVE
○	FIRE HYDRANT
○	UTILITY POLE
○	BARRIER FREE PARKING
○	MAIN ENTRANCE
○	OVER HEAD DOOR
○	LANDSCAPED AREA
○	DEPRESSED CURB
○	FINISHED FLOOR ELEVATION
○	CONCRETE
○	PAINTED LINE
○	TRAFFIC DIRECTION
○	RETAINING WALL
○	CONCRETE/STEEL/WOOD/BRICK ASSEMBLY
○	WATER RETENTION
○	BACK FLOW PREVENTER
○	100 YR. STORM HWL AREA
○	HEAVY DUTY ASPHALT



STORMWATER MANAGEMENT TO BE DESIGNED IN
PHASE 2 DEVELOPMENT AND STM SEWER TO
BE CONNECTED TO PROPOSED STM PLUG.



- Tree Protection Barriers**
- 1 Tree protection barriers must be constructed with a solid wood frame clad with plywood or approved equivalent. Height of hoarding may be less than 8 ft. to accommodate any branches that may be lower.
 - 2 Tree protection barriers for trees situated on the City road allowance when visibility must be maintained can be 1.2m (4ft.) high and consist of orange plastic web snow fencing on a wood frame made of 2 x 4's.
 - 3 Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
 - 4 No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

Note:
Sediment control fencing shall be installed in locations indicated in an Urban Forestry approved Tree Protection Plan. The sediment control fencing must be installed to Ontario Provincial Standards (OPS-218) 110 heavy duty self fence barrier and to the satisfaction of Urban Forestry. See Detail TP-2

Toronto Parks, Forestry and Recreation
Urban Forestry February 2016 Detail TP-1

PAVEMENT STRUCTURE				
PROFILE	MATERIAL	LIGHT DUTY MIN. THICKNESS (MM)	HIGH DUTY MIN. THICKNESS (MM)	IN CONFORMANCE WITH OPSS
ASPHALT SURFACE	H.L. 3	40	40	1150
ASPHALT BASE	H.L. 8	50	50	
GRANULAR BASE	GRANULAR "A"	150	150	1010
GRANULAR SUBBASE	GRANULAR "B"	300	450	

- GENERAL NOTES**
READ THIS DRAWING IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL AND LANDSCAPING PLANS.
- ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE APPLICABLE HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
 - ALL INSTALLATION WORK, MATERIALS AND CONSTRUCTION METHODS TO CONFORM WITH THE LATEST STANDARDS, SPECIFICATIONS, POLICES, REGULATIONS, GUIDELINES AND LAWS FOR THE TOWN OF COBourg, THE ONTARIO BUILDING CODE (OBC), MINISTRY OF THE ENVIRONMENT (MOE), THE ENVIRONMENTAL PROTECTION ACT AND THE WATER RESOURCES ACT, LUSI 2020 WATERMAN & APPURTENANCE POLICY, THE MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
 - ALL MATERIAL USED FOR SITE SERVING TO BE COMPLIED WITH OBC SECTION 7.
 - a) SANITARY AND STORM WATER PIPES HAS TO BE HOPE 3408 SDR 17, AND WATER PIPES HAS TO BE CAN/CSA-B137-9 COMPLIANT (OBC 7.2.5.13)
 - b) PVC WATER PIPE, FITTINGS AND SOLVENT CEMENT SHALL BE CERTIFIED TO CAN/CSA-B137.3 "POLY(VINYLCHLORIDE) (PVC) PIPE AND FITTINGS FOR PRESSURE APPLICATIONS" OR CAN/CSA-B137.2 "POLY(VINYLCHLORIDE) (PVC) INJECTION-MOLDED GASKETED FITTINGS FOR PRESSURE APPLICATIONS" AND HAVE MINIMUM PRESSURE RATING OF 1.100 KPA.
 - c) COPPER PIPE SHALL CONFORM TO ASTM B42, "SEAMLESS COPPER PIPE, STANDARD SIZES".
 - d) CONCRETE PIPE SHALL CONFORM TO CAN/CSA-A257 SERIES, "STANDARDS FOR CONCRETE PIPE AND MANHOLE SECTIONS".
 - e) FIRE SERVICE MAINS AND WATER SERVICE PIPE COMBINED WITH FIRE SERVICE MAINS SHALL BE CONFORMANCE WITH NFPA 24, "INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES".
 - f) MAINTENANCE HOLES AND CATCHBASINS CAST IRON COVERS & LIDS SHALL CONFORM TO CAN/CSA-B170.1.
 - THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS COMPILED FROM LOCATES INFORMATION AND RECORD DRAWINGS FROM THE TOWN. THE INFORMATION IS FOR GENERAL INFORMATION ONLY. THE ACCURACY OR COMPLETENESS OF THE PROVIDED INFORMATION HAS NOT BEEN CONFIRMED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND OPENING UP ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
 - PLAN SHOULD BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' PLANS. ANY DISCREPANCIES SHALL BE CLARIFIED PRIOR TO CONSTRUCTION. INFORMATION RELATED TO DIMENSIONS FOR PRIVATE ROADS, PARKING, CURBSIDE, BUILDING LOCATION AND SETBACKS SHALL BE TAKEN FROM THE SITE PLAN PREPARED BY THE ARCHITECT.
 - ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES FOUND PRIOR TO OR DURING CONSTRUCTION SHALL BE CLARIFIED WITH THE ENGINEER.
 - INSPECTIONS:
 - 7. ALL WORK IN THE MUNICIPAL RIGHT OF WAY AND EASEMENTS IS TO BE INSPECTED BY THE TOWN PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMANS AND SEWERS TO BE INSPECTED BY THE TOWN AS PER THE SITE PLAN AGREEMENT.
 - 8. ALL DISTURBED GRASSED AREAS TO BE RESTORED WITH MINIMUM 200MM TOPSOIL AND NO. 1 NURSERY SOO.
 9. THE CONTRACTOR AGREES NOT TO MAKE A MATERIAL CHANGE OR CAUSE A MATERIAL CHANGE TO BE MADE TO A PLAN, SPECIFICATION, DOCUMENT OR OTHER INFORMATION, ON THE BASIS OF WHICH THIS DRAWING WAS APPROVED BY THE CITY, WITHOUT NOTIFYING, FILING DETAILS WITH AND OBTAINING WRITTEN AUTHORIZATION OF THE TOWN AND PROJECT ENGINEER.
 10. ALL WORK INSIDE THE PROPERTY LINE OF THE SITE IS TO BE INSPECTED BY A ARCHITECTURE INC. ALL WORK BACKFILLING, ALL WORK RELATING TO WATERMANS AND SEWERS TO BE INSPECTED BY A ARCHITECTURE AS PER APPROVED PLANS BY THE TOWN.

n Architecture Inc
PRINCIPAL: NITIN MALHOTRA, ARCHITECT.
9120 Leslie Street, Suite-208
Richmond Hill, Ontario. L4B 3J9
T : 4 1 6 . 3 0 3 . 4 8 2 1
E: info@narchitecture.com
www.narchitecture.com

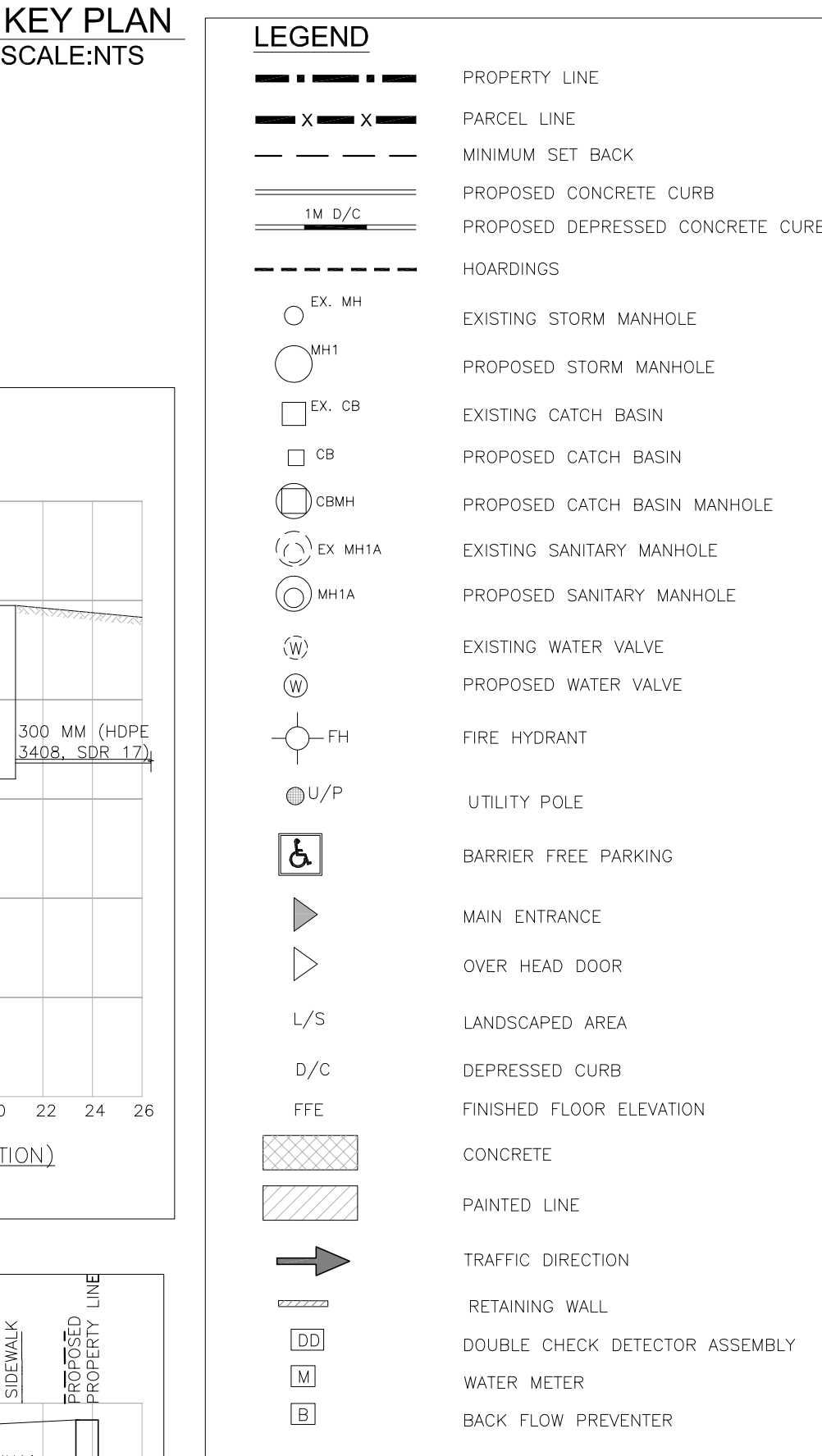
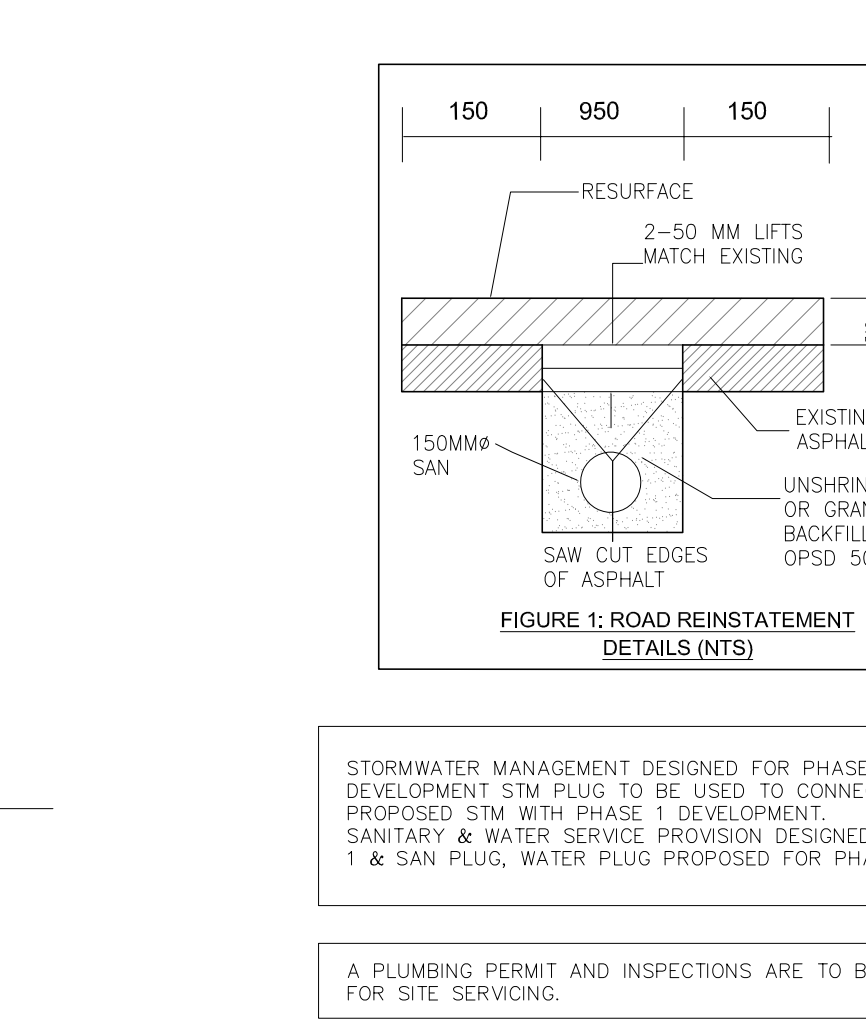
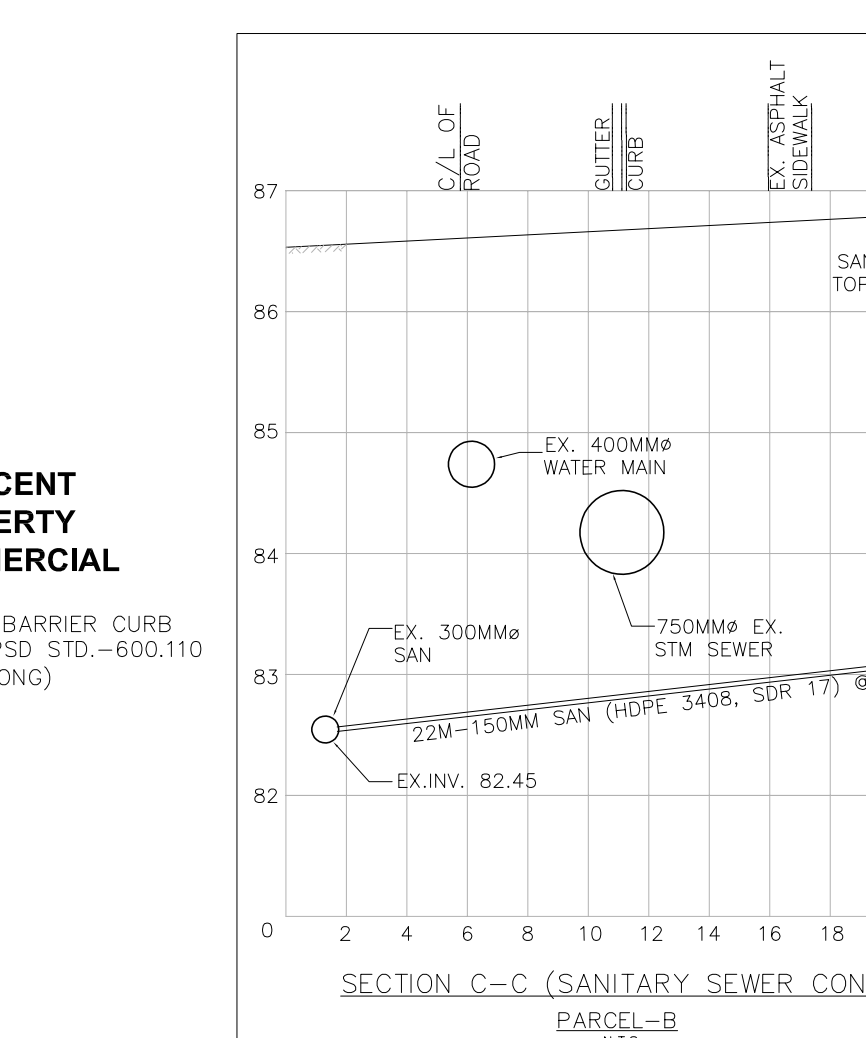
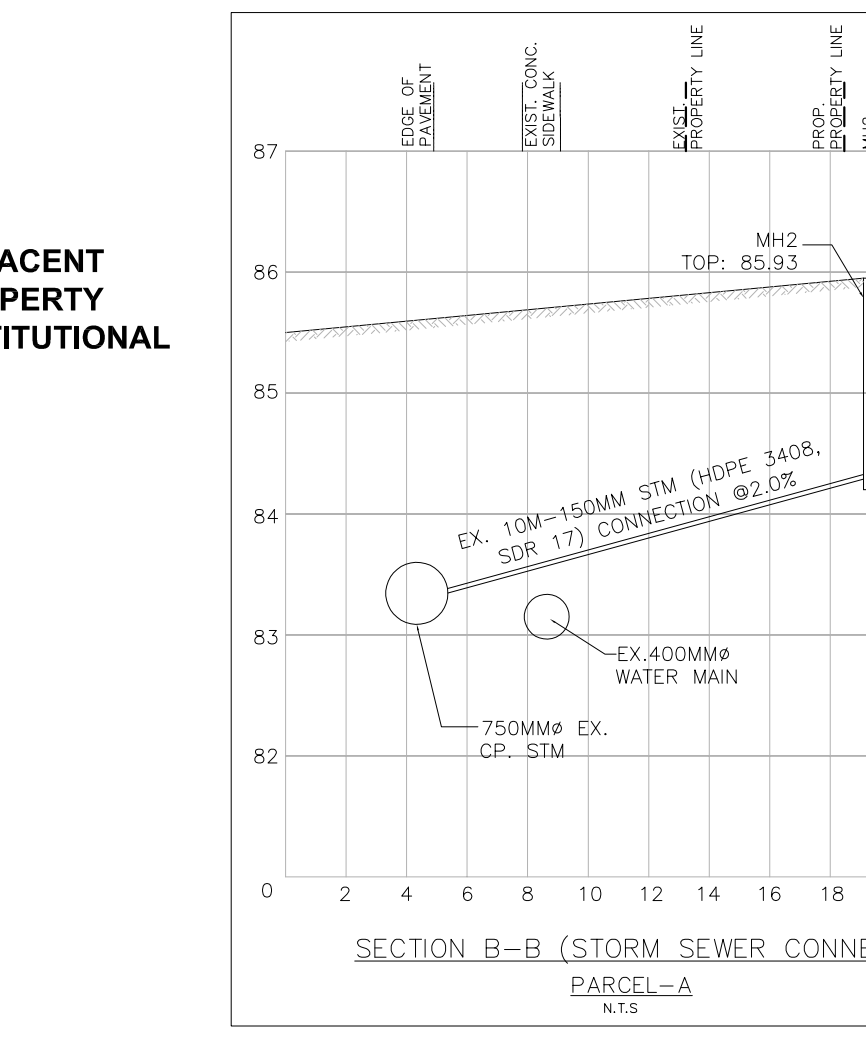
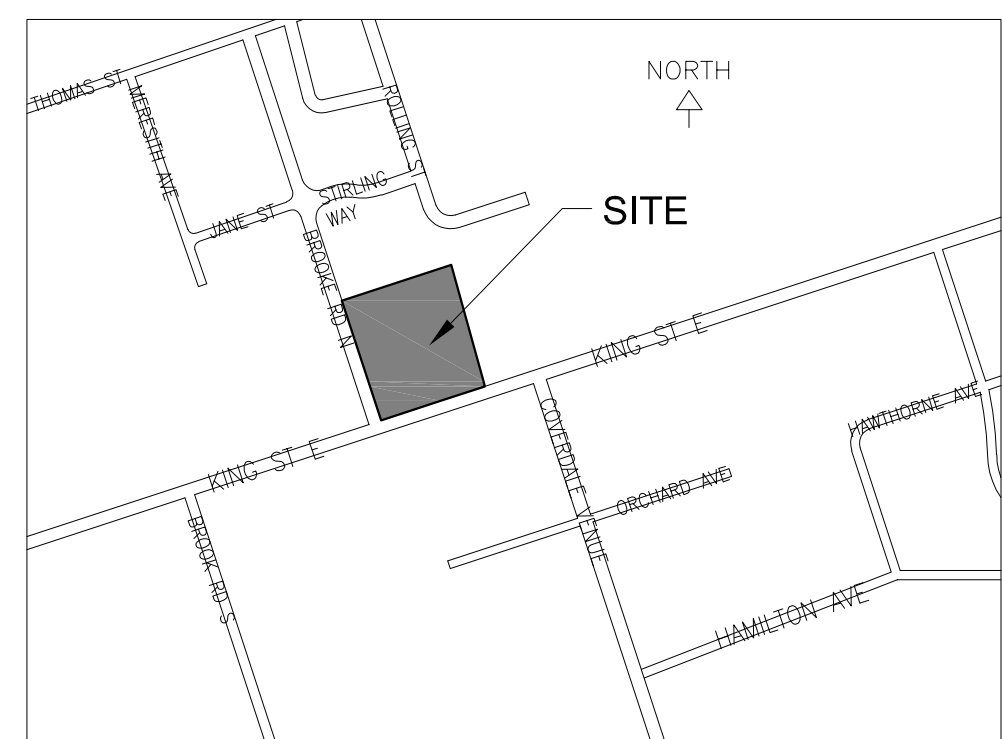
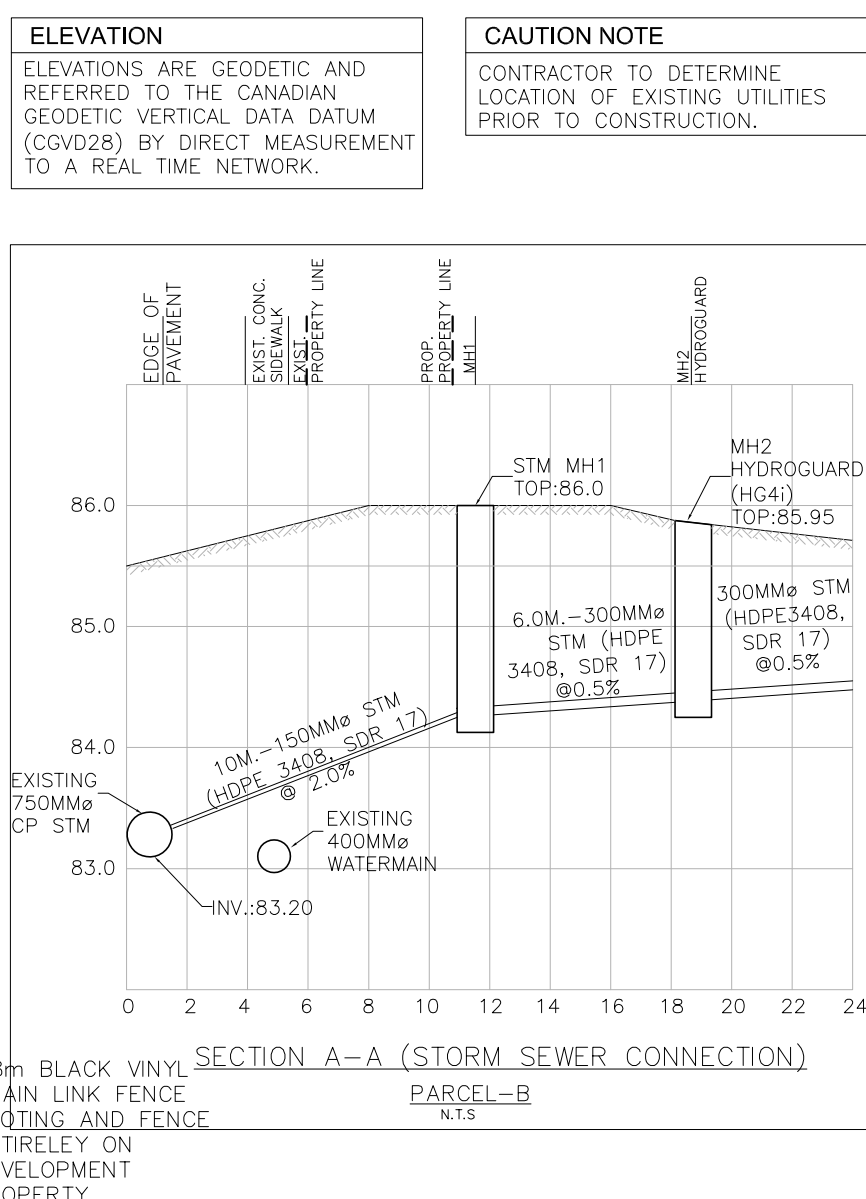
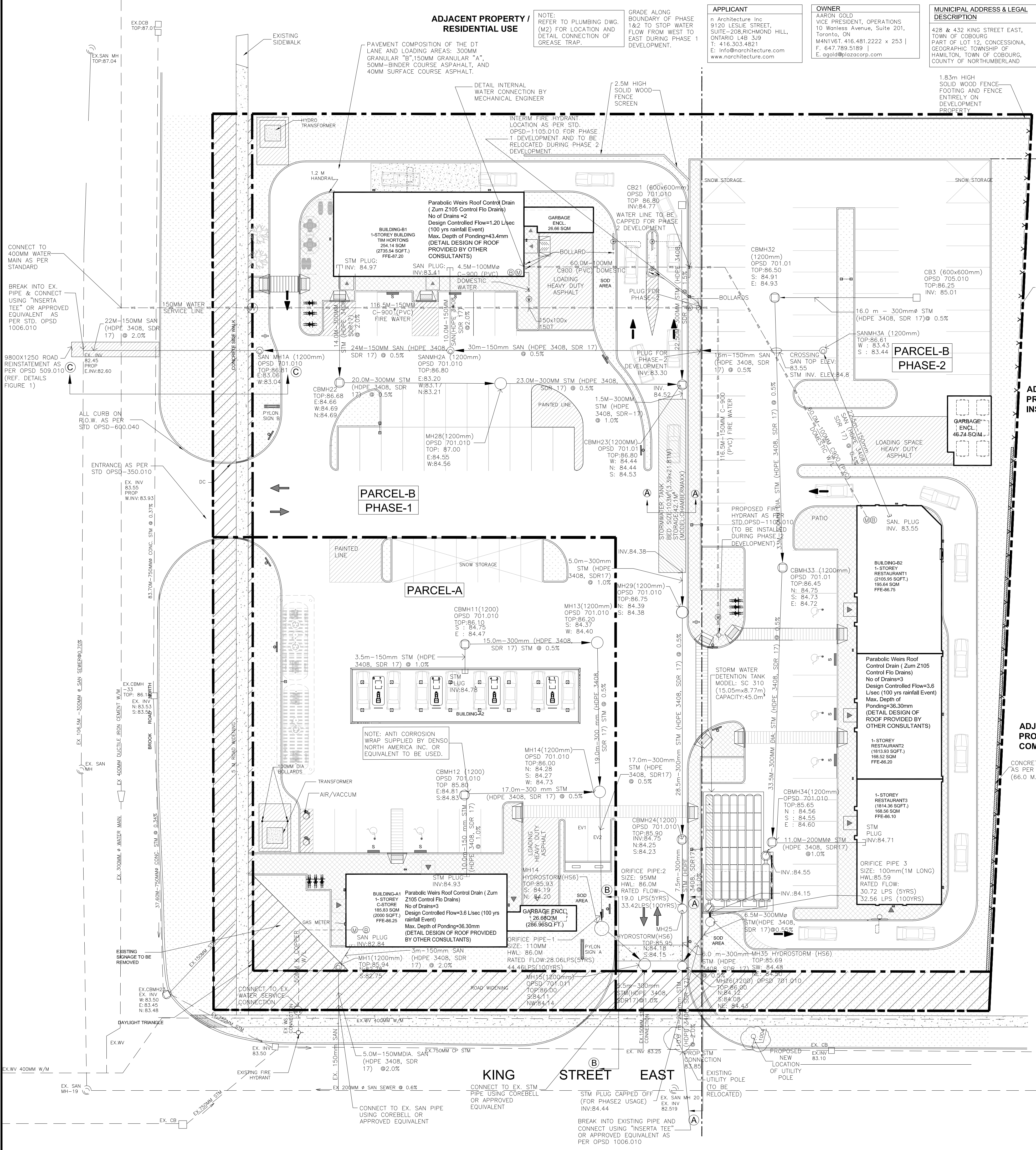
ISSUED FOR TENDER				
No.	Date	Version	Dwn.	
7	02 FEB 2021	ISSUED FOR TENDER	AZ	
6	17 DEC 2020	LUSI NOTE ADDED AND ISSUED FOR SPA III	AZ	
5	30 OCT 2020	COMMENTS ON 3RD PRE-SUBMISSION ADDRESS AND ISSUED FOR SPA III	AZ	
4	30 SEPT 2020	COMMENTS ON 2ND SUBMISSION ADDRESS AND ISSUED FOR SPA III	AZ	
3	07 JULY 2020	COMMENTS ON 1ST SUBMISSION ADDRESS AND ISSUED FOR SPA II	AZ	
2	10 MAR 2020	COMMENTS ON REVIEW ADDRESS AND ISSUED FOR SPA I	AZ	
1	12 FEB 2020	ISSUED FOR REVIEW	AZ	

This drawing is copyright property of 'n Architecture Inc'. Not to be reproduced. Contractor must verify all job dimensions, drawings, details and specifications and report any discrepancies to the architect before proceeding with work.

PROJECT:
COMMERCIAL DEVELOPMENT
428 AND 432
KING STREET EAST,
COBourg, ON

DRAWING TITLE:
SITE GRADING
PLAN (PHASE 1)

DRAWN BY: AZ	DATE: OCT 21 2019
CHECKED BY: AZ	SCALE: 1:250
PROJECT NO.:	DRAWING NO.:
19-43	C1-P1



GENERAL NOTES

READ THIS DRAWING IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL AND LANDSCAPING PLANS.

1. ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE APPLICABLE HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.

2. ALL INSTALLATION WORK, MATERIALS AND CONSTRUCTION METHODS TO CONFORM WITH THE LATEST STANDARDS, SPECIFICATIONS, POLICIES, REGULATIONS, GUIDELINES AND LAWS FOR THE TOWN OF COBURG, THE ONTARIO BUILDING CODE (OBC), MINISTRY OF THE ENVIRONMENT (MCE), ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS (OPS) AND THE ENVIRONMENTAL PROTECTION ACT AND THE WATER RESOURCES ACT, LUSI 2020 WATERMAN & APPURTENANCE POLICY, THE MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.

3. ALL MATERIAL USED FOR SITE SERVING TO BE COMPLIED WITH OBC SECTION 7.

a) SANITARY AND STORM WATER PIPES HAS TO BE HOPE 3408 SDR 17, AND WATER PIPES HAS TO BE CAN/CSA-B137-9 COMPLIANT (OBC 7.2.5.13)

b) PVC WATER PIPE, FITTINGS AND SOLVENT CEMENT SHALL BE CERTIFIED TO CAN/CSA-B137.3, "90° POLYVINYLCHLORIDE (PVC) PIPE AND FITTINGS FOR PRESSURE APPLICATIONS" OR CAN/CSA-B137.2, "POLYVINYLCHLORIDE (PVC) INJECTION-MOLDED GASKETED FITTINGS FOR PRESSURE APPLICATIONS" AND HAVE MINIMUM PRESSURE RATING OF 1.100 KPA.

c) COPPER PIPE SHALL CONFORM TO ASTM B42, "SEAMLESS COPPER PIPE, STANDARD SIZES".

d) CONCRETE PIPE SHALL CONFORM TO CAN/CSA-A257 SERIES, "STANDARDS FOR CONCRETE PIPE AND MANHOLE SECTIONS".

e) FIRE SERVICE MAINS AND WATER SERVICE PIPE COMBINED WITH FIRE SERVICE MAINS SHALL BE IN CONFORMANCE WITH NFPA 24, "INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES".

f) MAINTENANCE HOLES AND CATCHBASINS CAST IRON COVERS & LIDS SHALL CONFORM TO CAN/CSA-B170.1.

4. THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS COMPILED FROM LOCATES INFORMATION AND RECORD DRAWINGS FROM THE TOWN. THE INFORMATION IS SHOWN FOR GENERAL INFORMATION ONLY AND THE ACCURACY OR COMPLETENESS OF THE PROVIDED INFORMATION HAS NOT BEEN CONFIRMED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.

5. PLAN SHOULD BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' PLANS. ANY DISCREPANCIES SHALL BE CLARIFIED PRIOR TO CONSTRUCTION. INFORMATION RELATED TO DIMENSIONS FOR PRIVATE ROADS, PARKING, CURBING, BUILDING LOCATION AND SETBACKS SHALL BE TAKEN FROM THE SITE PLAN PREPARED BY THE ARCHITECT.

6. ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES FOUND PRIOR TO OR DURING CONSTRUCTION SHALL BE CARRIED WITH THE ENGINEER.

INSPECTIONS:

7. ALL WORK IN THE MUNICIPAL RIGHT OF WAY AND EASEMENTS IS TO BE INSPECTED BY THE TOWN PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMAINS AND SEWERS TO BE INSPECTED BY THE TOWN AS PER THE SITE PLAN AGREEMENT.

8. ALL DISTURBED GRASSED AREAS TO BE RESTORED WITH MINIMUM 200MM TOPSOIL AND NO. 1 NURSERY SOIL.

9. THE CONTRACTOR AGREES NOT TO MAKE A MATERIAL CHANGE OR CAUSE A MATERIAL CHANGE TO BE MADE TO A PLAN, SPECIFICATION, DOCUMENT OR OTHER INFORMATION, ON THE BASIS OF WHICH THIS DRAWING WAS APPROVED BY THE CITY, WITHOUT NOTIFYING, FILING DETAILS WITH AND OBTAINING WRITTEN AUTHORIZATION OF THE TOWN AND PROJECT ENGINEER.

10. ALL WORK INSIDE THE PROPERTY LINE OF THE SITE IS TO BE INSPECTED BY A PLUMBING PERMIT AND INSPECTIONS ARE TO BE PERFORMED FOR SITE SERVING.

n Architecture Inc

PRINCIPAL: NITIN MALHOTRA, ARCHITECT.

9120 Leslie Street, Suite-208
Richmond Hill, Ontario. L4B 3J9
T : 416.303.4821
E: info@narchitecture.com
www.narchitecture.com

PROFESSIONAL ENGINEER

A.S. ZIAUDDIN
100233432
02FEB.2021
PROVINCE OF ONTARIO

PROJECT NORTH

No.	Date	Version	Dwn.
7	02 FEB 2021	ISSUED AS MASTER PLAN - NOT FOR TENDER	AZ
6	17 DEC 2020	LUSI NOTE ADDED AND ISSUED FOR SPA III	AZ
5	30 OCT 2020	COMMENTS ON 3RD PRE-SUBMISSION ADDRESSED AND ISSUED FOR SPA III	AZ
4	30 SEPT 2020	COMMENTS ON 2ND SUBMISSION ADDRESSED AND ISSUED FOR SPA III	AZ
3	07 JULY 2020	COMMENTS ON 1ST SUBMISSION ADDRESSED AND ISSUED FOR SPA II	AZ
2	10 MAR 2020	COMMENTS ON REVIEW ADDRESSED AND ISSUED FOR SPA I	AZ
1	12 FEB 2020	ISSUED FOR REVIEW	AZ

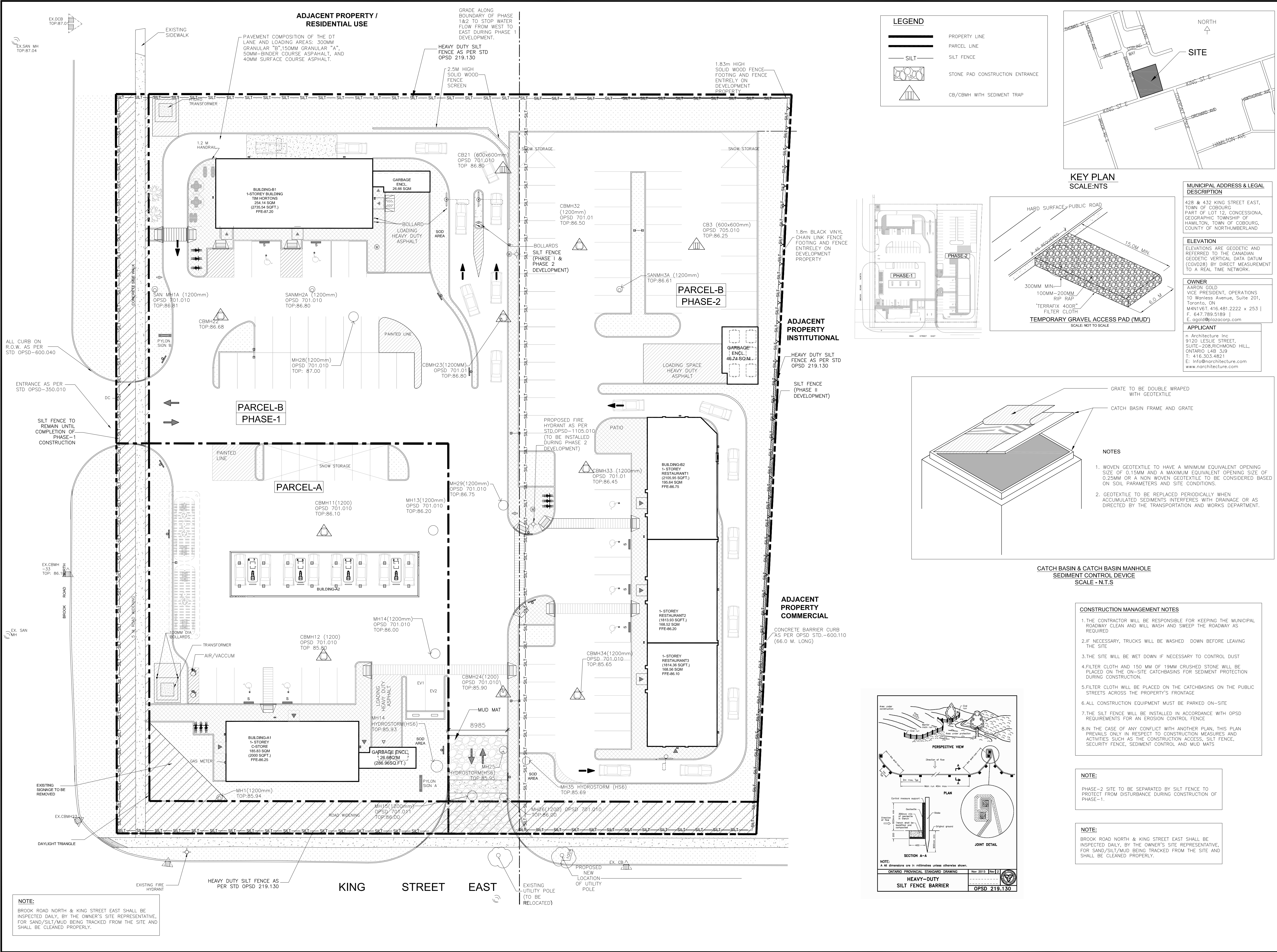
This drawing is copyright property of 'n Architecture Inc'. Not to be reproduced. Contractor must verify all job dimensions, drawings, details and specifications and report any discrepancies to the architect before proceeding with work.

PROJECT:

COMMERCIAL DEVELOPMENT

428 AND 432 KING STREET EAST, COBOURG, ON

DRAWING TITLE:	
SITE SERVING PLAN	
DRAWN BY: AZ	DATE: OCT 21 2019
CHECKED BY: AZ	SCALE: 1:250
PROJECT NO.:	DRAWING NO.:
19-43	C2



n Architecture Inc

PRINCIPAL: NITIN MALHOTRA, ARCHITECT.

9120 Leslie Street, Suite-208
Richmond Hill, Ontario. L4B 3J9
T : 4 1 6 . 3 0 3 . 4 8 2 1
E: info@narchitecture.com
www.narchitecture.com

LICENSED PROFESSIONAL ENGINEER
A.S. ZIAUDDIN
100233432
25 JAN 2020
PROVINCE OF ONTARIO

N
PROJECT NORTH
(GEODETIC NORTH)

ISSUED FOR TENDER

7	25 JAN 2020	ISSUED FOR TENDER	AZ
6	17 DEC 2020	LUSI NOTE ADDED AND ISSUED FOR SPA III	AZ
5	30 OCT 2020	COMMENTS ON 3RD PRE-SUBMISSION ADDRESSED AND ISSUED FOR SPA III	AZ
4	30 SEPT 2020	COMMENTS ON 2ND SUBMISSION ADDRESSED AND ISSUED FOR SPA III	AZ
3	07 JULY 2020	COMMENTS ON 1ST SUBMISSION ADDRESSED AND ISSUED FOR SPA II	AZ
2	10 MAR 2020	COMMENTS ON REVIEW ADDRESSED AND ISSUED FOR SPA I	AZ
1	12 FEB 2020	ISSUED FOR REVIEW	AZ

No.	Date	Version	Dwn.

This drawing is copyright property of n Architecture Inc. Not to be reproduced. Contractor must verify all job dimensions, drawings, details and specifications and report any discrepancies to the architect before proceeding with work.

PROJECT:

COMMERCIAL DEVELOPMENT
428 AND 432 KING STREET EAST, COBOURG, ON

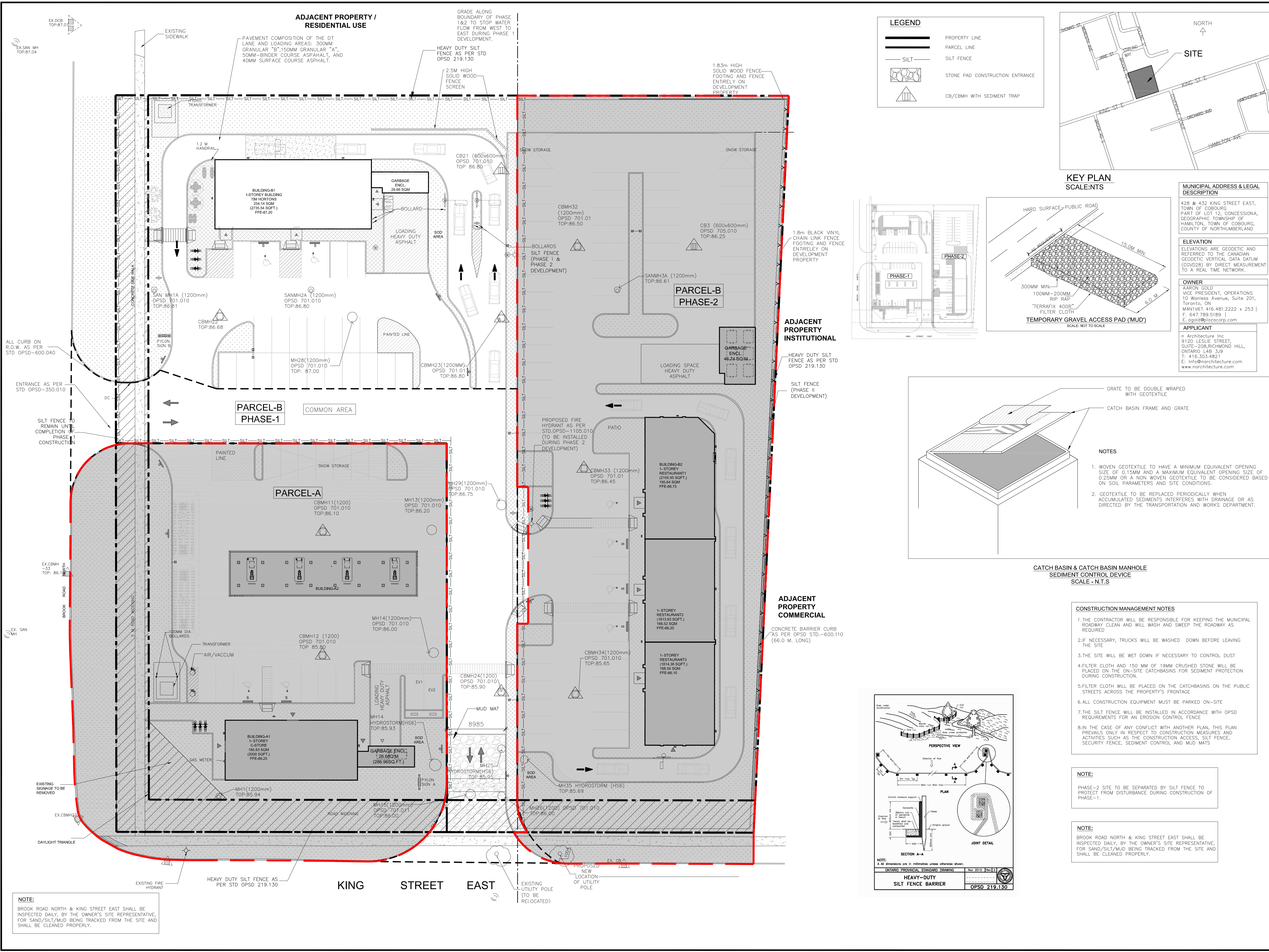
DRAWING TITLE:

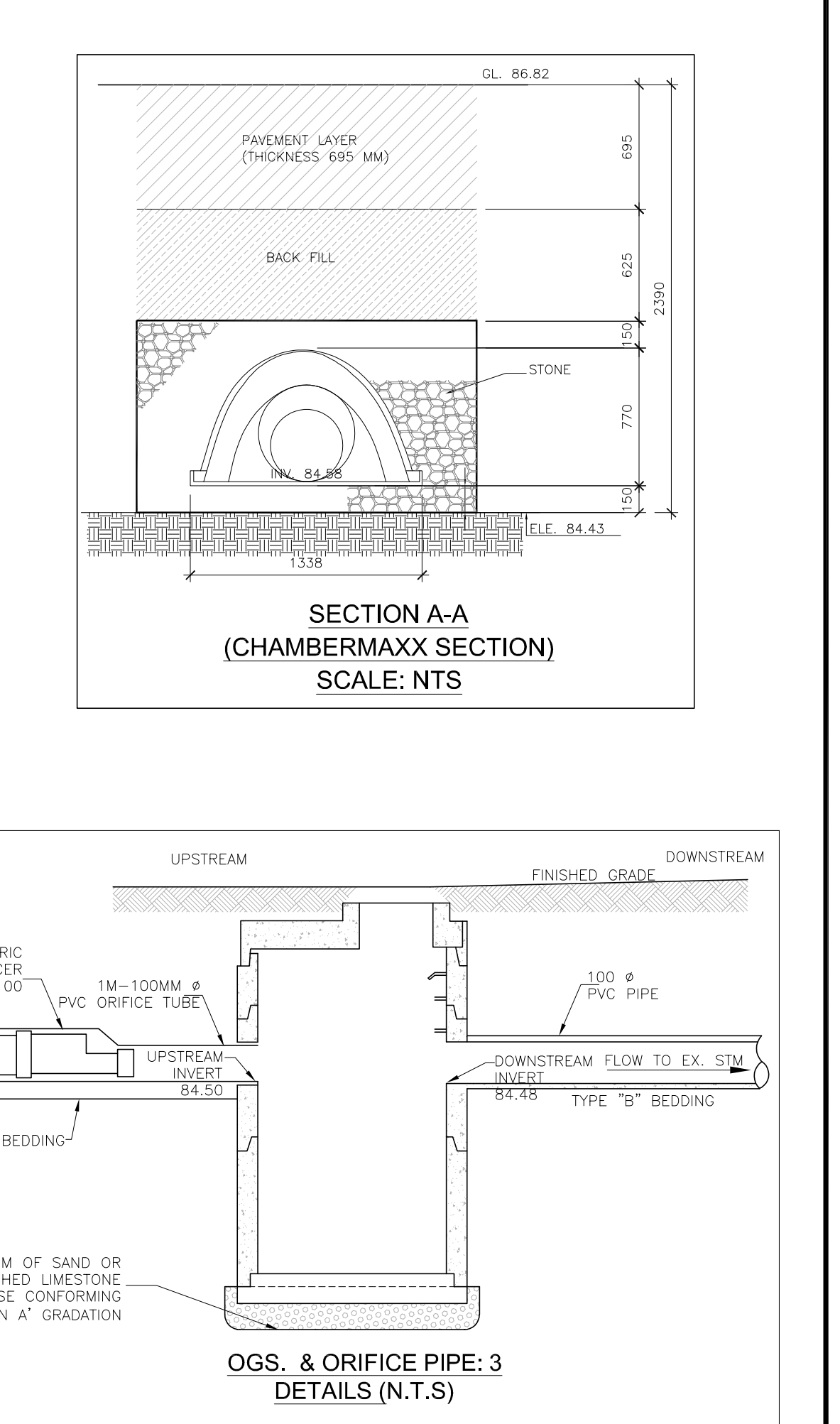
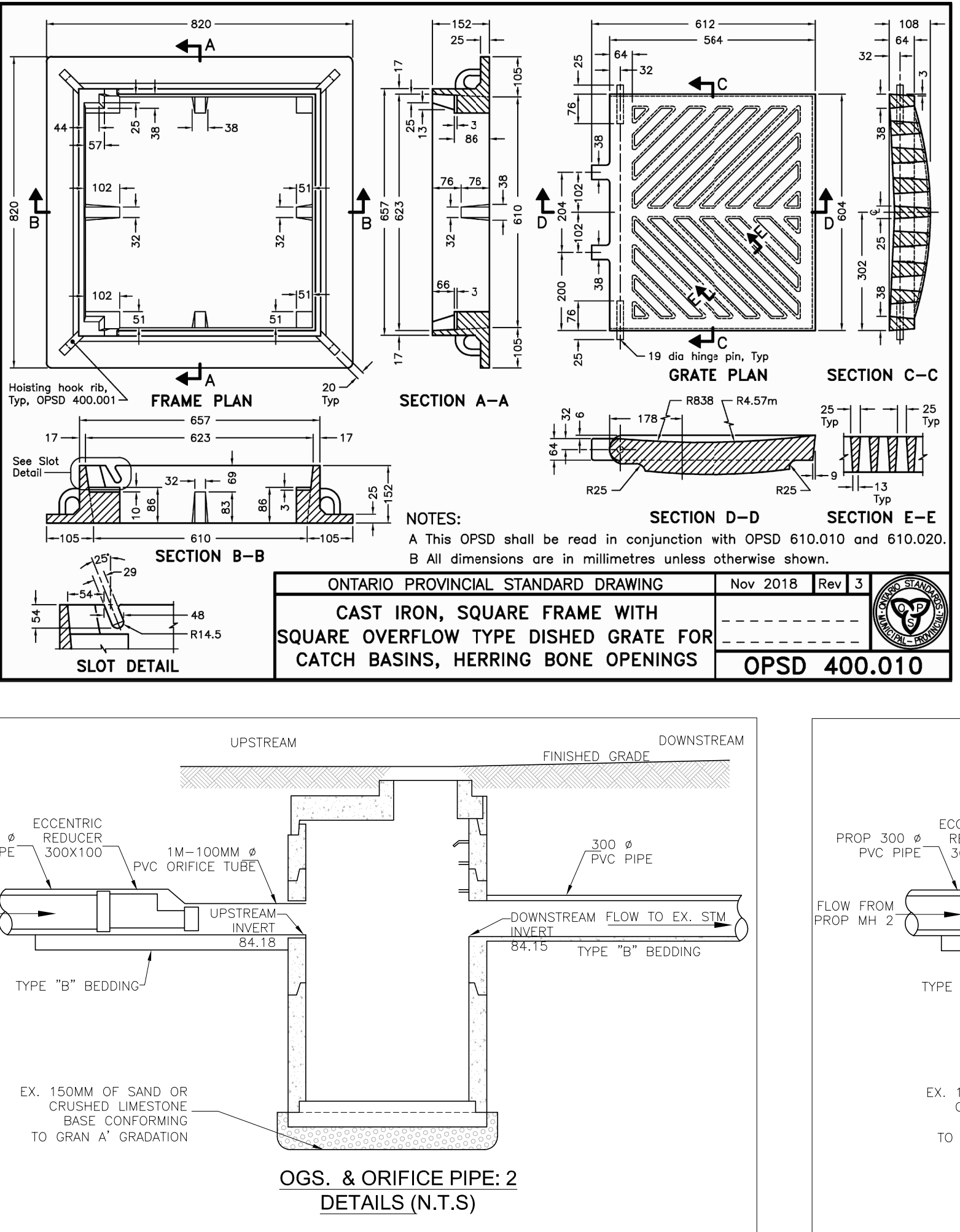
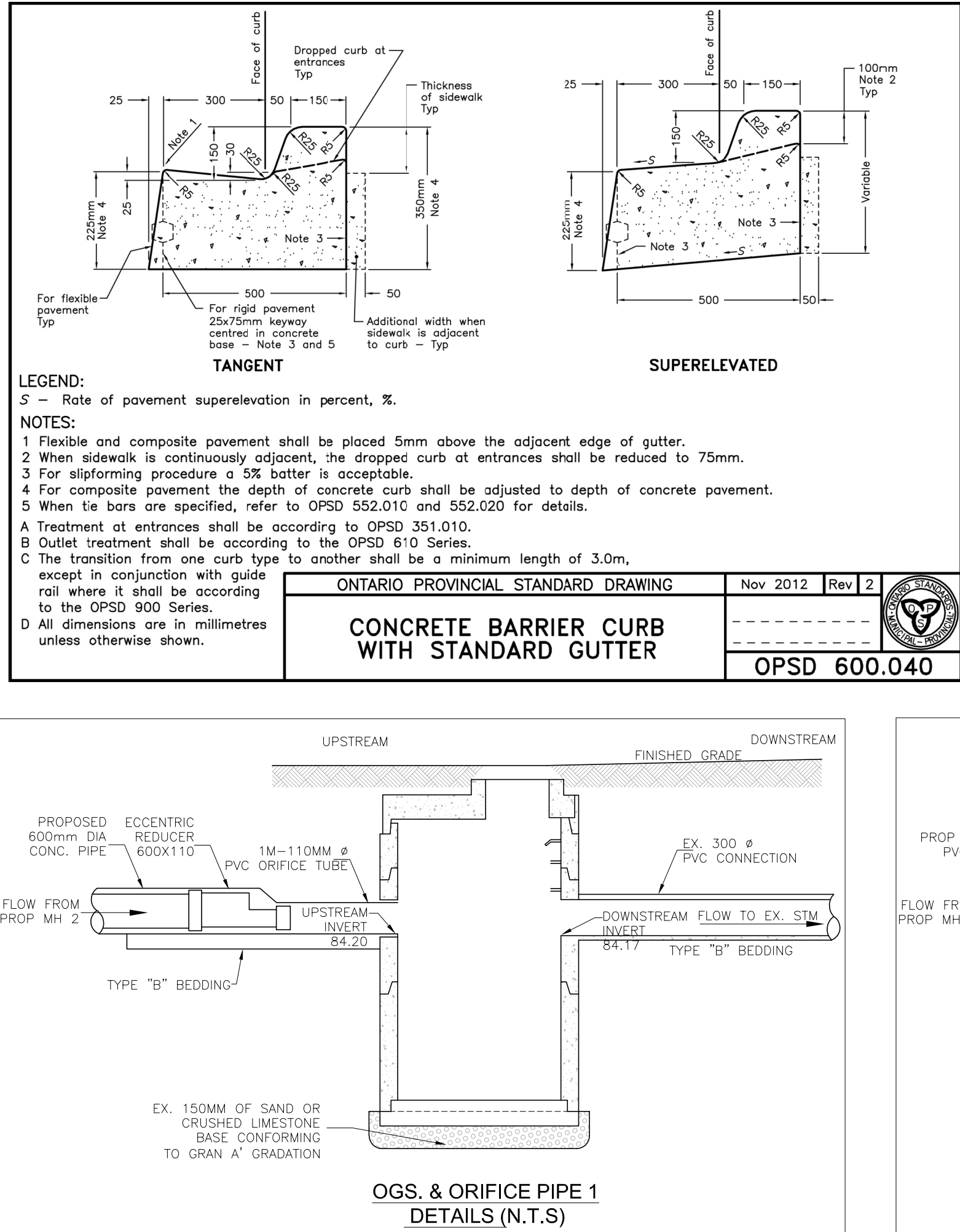
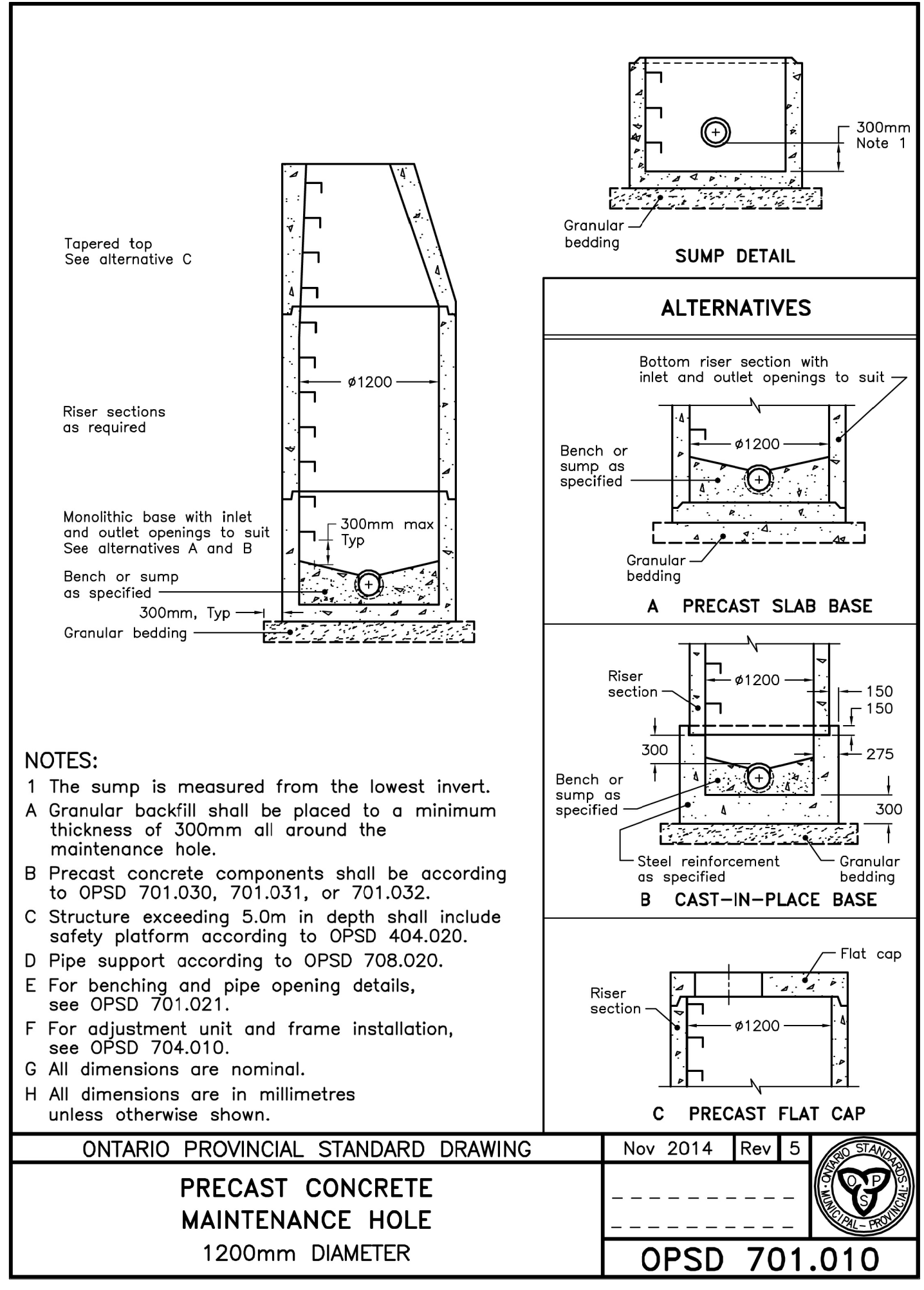
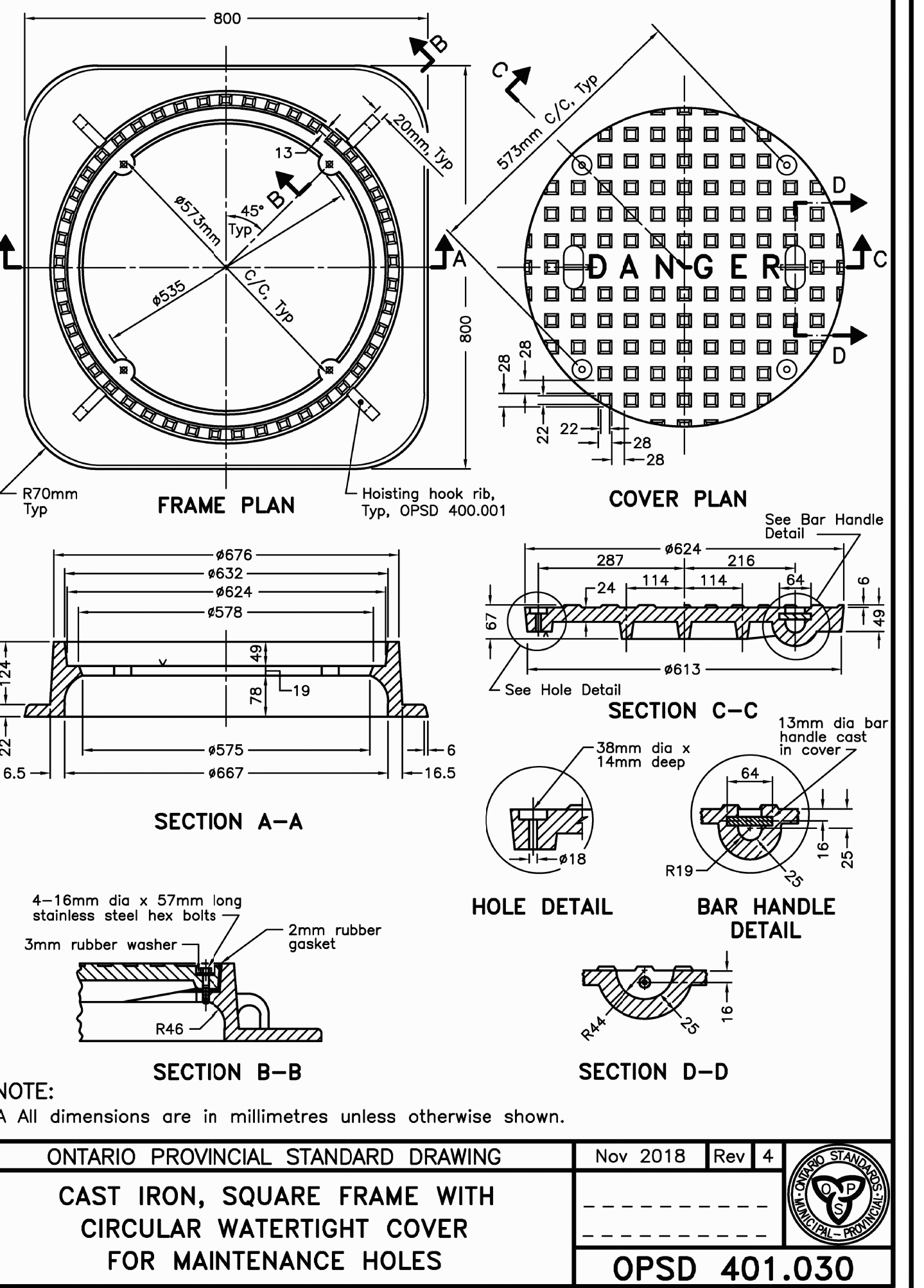
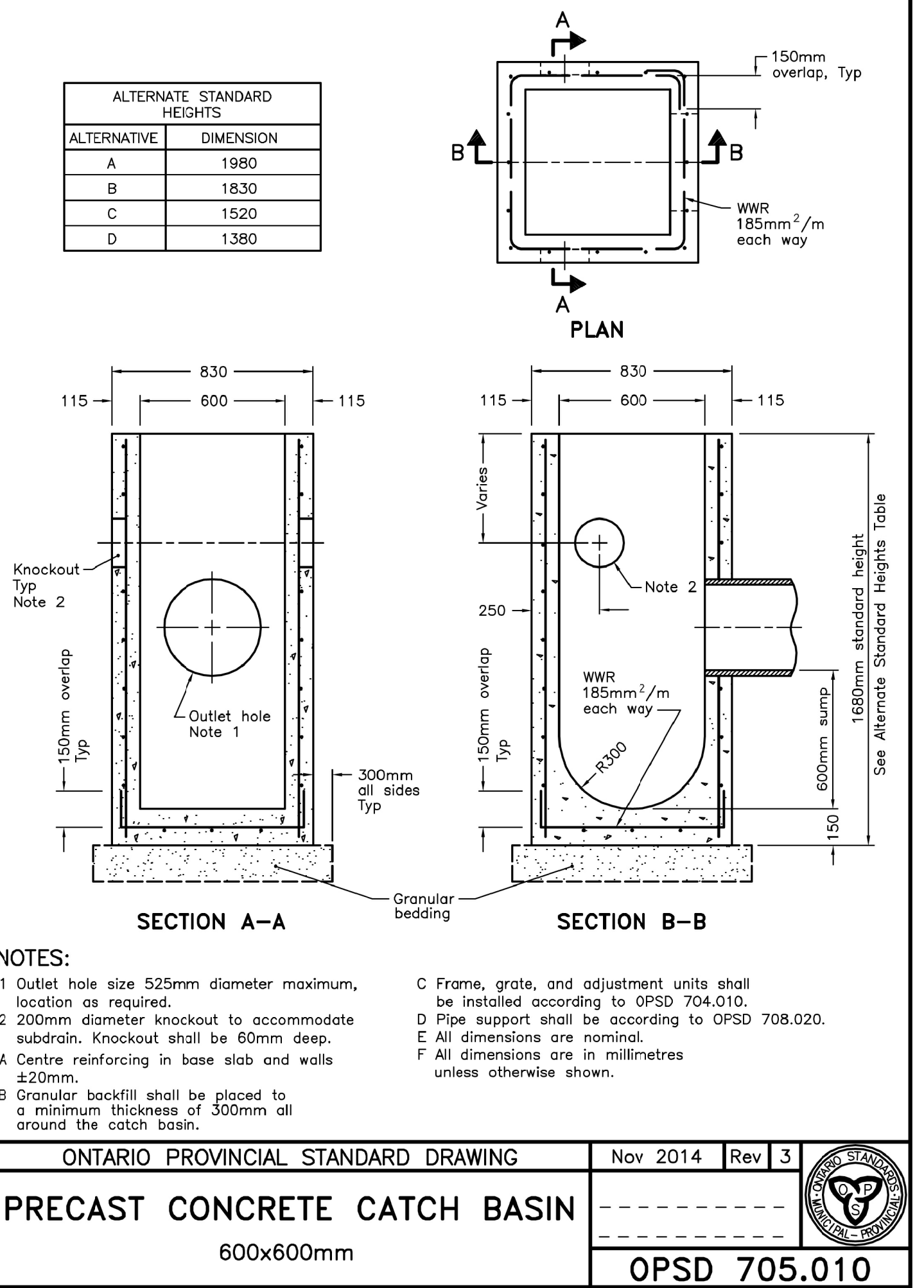
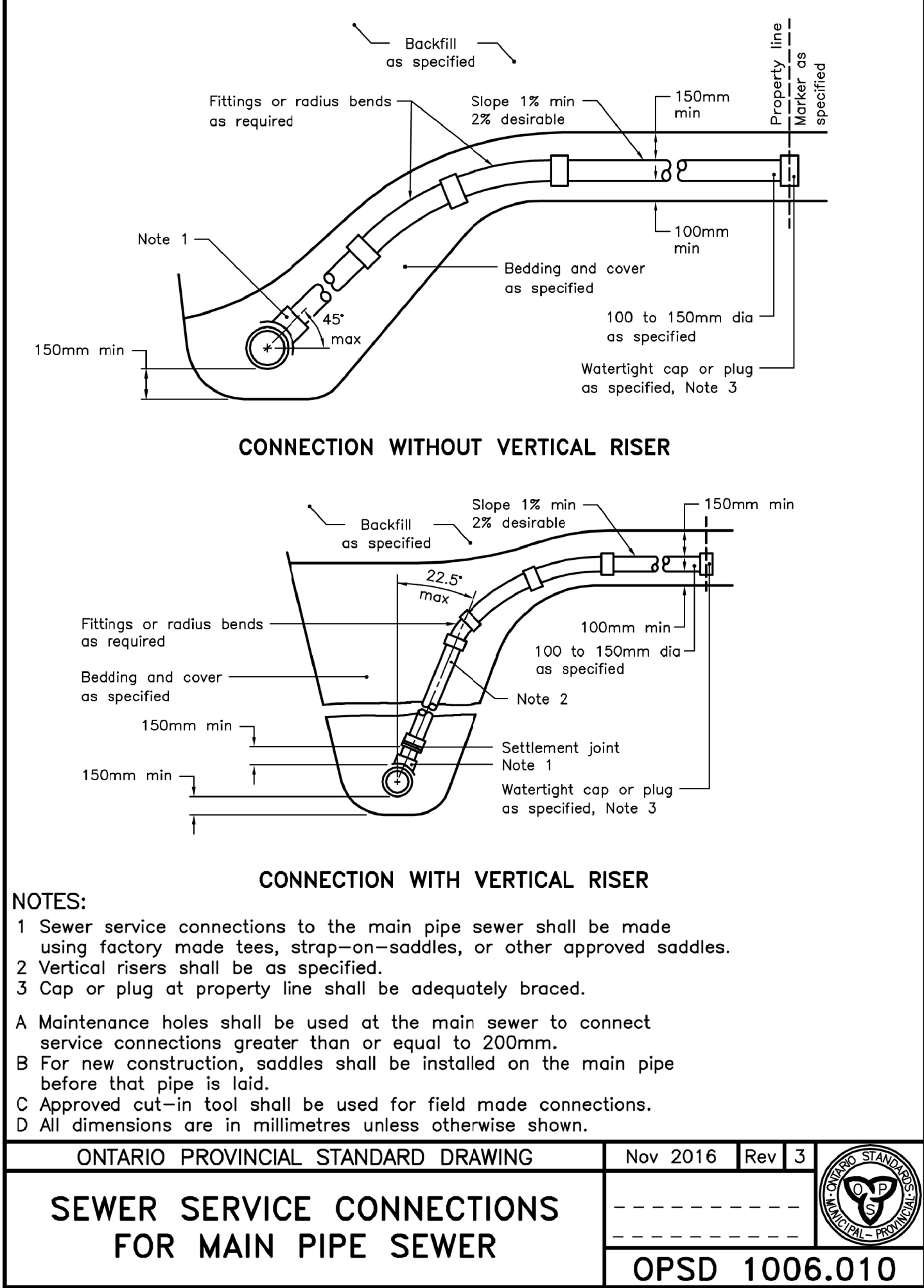
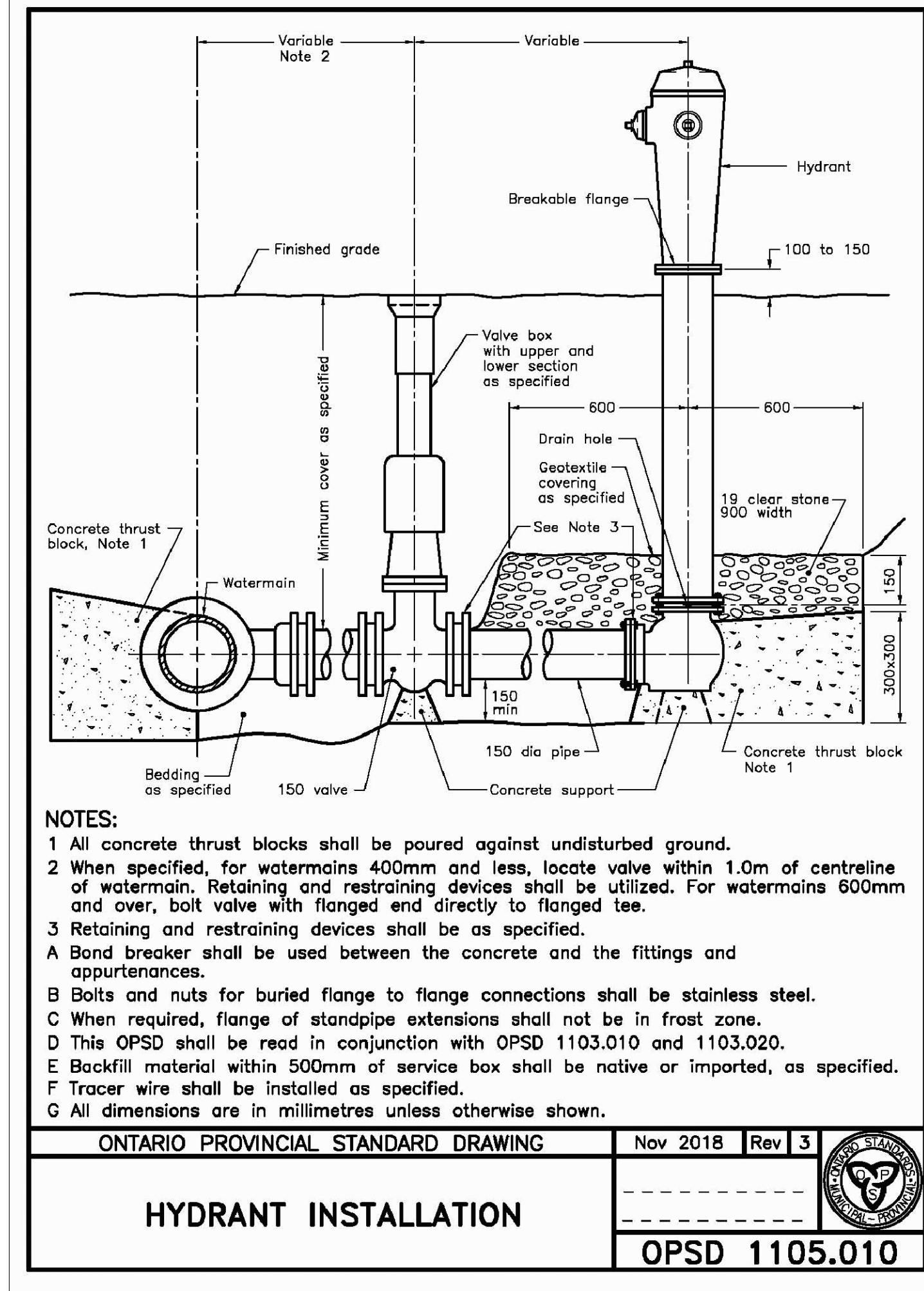
EROSION AND SEDIMENT CONTROL PLAN

DRAWN BY: AZ	DATE: OCT 21 2019
CHECKED BY: AZ	SCALE: 1:250
PROJECT NO.:	DRAWING NO.:

19-43

C3





n Architecture Inc
PRINCIPAL: NITIN MALHOTRA, ARCHITECT.
9120 Leslie Street, Suite-208
Richmond Hill, Ontario. L4B 3J9
T : 4 1 6 . 3 0 3 . 4 8 2 1
E: info@narchitecture.com
www.narchitecture.com

LICENSED PROFESSIONAL ENGINEER
A.S. ZIAUDDIN
100233432
25JAN.2020
PROVINCE OF ONTARIO

ISSUED FOR TENDER

7	25 JAN 2020	ISSUED FOR TENDER	AZ
6	17 DEC 2020	LUSI NOTE ADDED AND ISSUED FOR SPA III	AZ
5	30 OCT 2020	COMMENTS ON 3RD PRE-SUBMISSION ADDRESS AND ISSUED FOR SPA III	AZ
4	30 SEPT 2020	COMMENTS ON 2ND SUBMISSION ADDRESS AND ISSUED FOR SPA III	AZ
3	07 JULY 2020	COMMENTS ON 1ST SUBMISSION ADDRESS AND ISSUED FOR SPA II	AZ
2	10 MAR 2020	COMMENTS ON REVIEW ADDRESS AND ISSUED FOR SPA I	AZ
1	12 FEB 2020	ISSUED FOR REVIEW	AZ
No.	Date	Version	Dwn.

This drawing is copyright property of 'n Architecture Inc'. Not to be reproduced. Contractor must verify all job dimensions, drawings, details and specifications and report any discrepancies to the architect before proceeding with work.

PROJECT:
COMMERCIAL DEVELOPMENT
428 AND 432 KING STREET EAST, COBOURG, ON

DRAWING TITLE:
STANDARD AND DETAILS

DRAWN BY: AZ	DATE: OCT 21 2019
CHECKED BY: AZ	SCALE: N.T.S.
PROJECT NO.:	DRAWING NO.:
19-43	C4