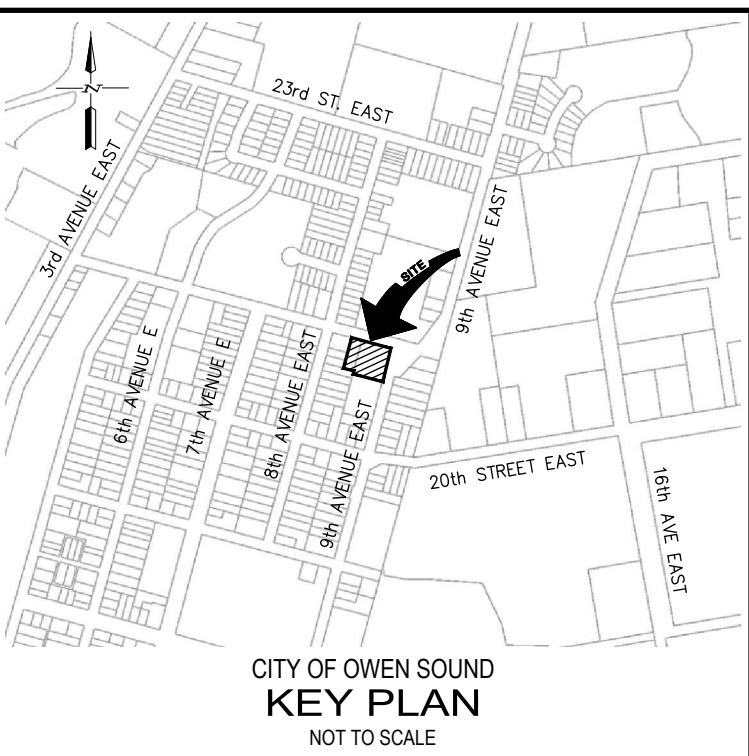


NOTES:

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2. REFER TO FULL SET OF DRAWINGS FOR ADDITIONAL INFORMATION AND DETAILS.



LEGEND:

	BUILDING ENTRANCE
	TESTHOLE LOCATION AND LOCATION
	EXISTING CATCH BASIN
	EXISTING SANITARY OR STORM MANHOLE
	HYDRANT
	EXISTING GRADE
	HYDRO POLE
	DIRECTION OF SURFACE WATER FLOW
	EXISTING SWALE
	FENCE LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING GAS LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATERMAIN
	TACTILE WALKING SURFACE INDICATOR PLATE
	PROPOSED GRADE

#1 BENCHMARK EL. 214.077m
TOPNAIL IN HYDRO POLE ON WEST SIDE OF 9TH AVENUE EAST, APPROXIMATELY 24.7m SOUTH-EAST OF THE NORTH-EAST CORNER OF SUBJECT PROPERTY (AS SHOWN).

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TOP OF SOUTH-WEST CORNER OF CONCRETE PATIO OF BUILDING A2, BAYFIELD LANDING AT 2050 9TH AVENUE EAST (AS SHOWN).

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PRELIMINARY
NOT FOR CONSTRUCTION

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3	NOV. 20/24	REVISED FIRE ROUTE & ADDED MORE PARKING	WED
2	APR. 2/24	POSSIBLE FIRE ROUTE FOR DISCUSSION	WED
1	MAR. 12/24	FOR INITIAL INTERNAL REVIEW	WED
NO	DATE	REVISION DESCRIPTION	CHKD

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BROADVIEW COURTS APARTMENTS

9TH AVENUE EAST

CITY OF OWEN SOUND

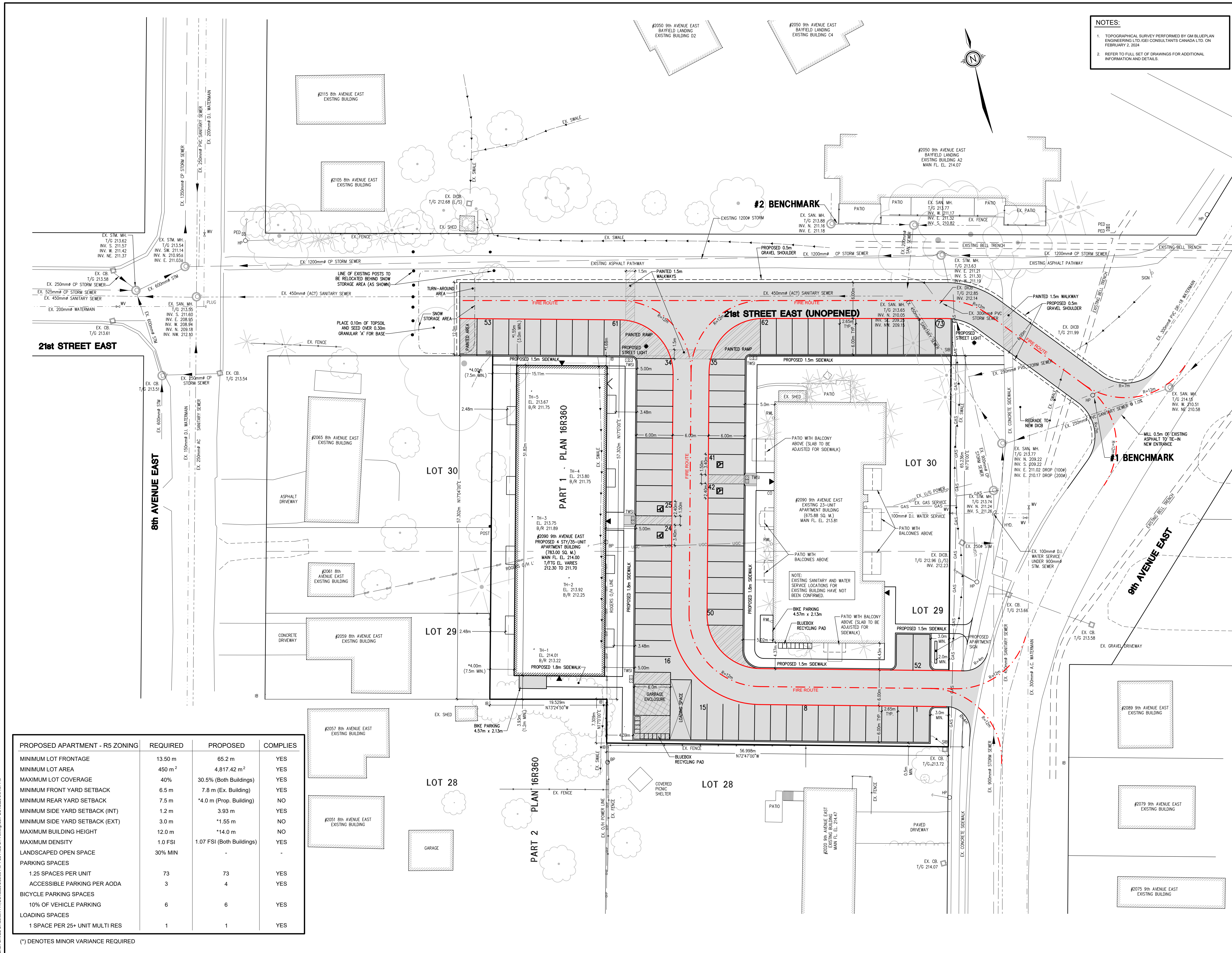
EXISTING CONDITIONS & REMOVALS PLAN

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
LVT	WED	224024 (2401604)	1
DESIGNED BY:	DATE:	SCALE:	
LVT	MARCH 11, 2024	1:300	

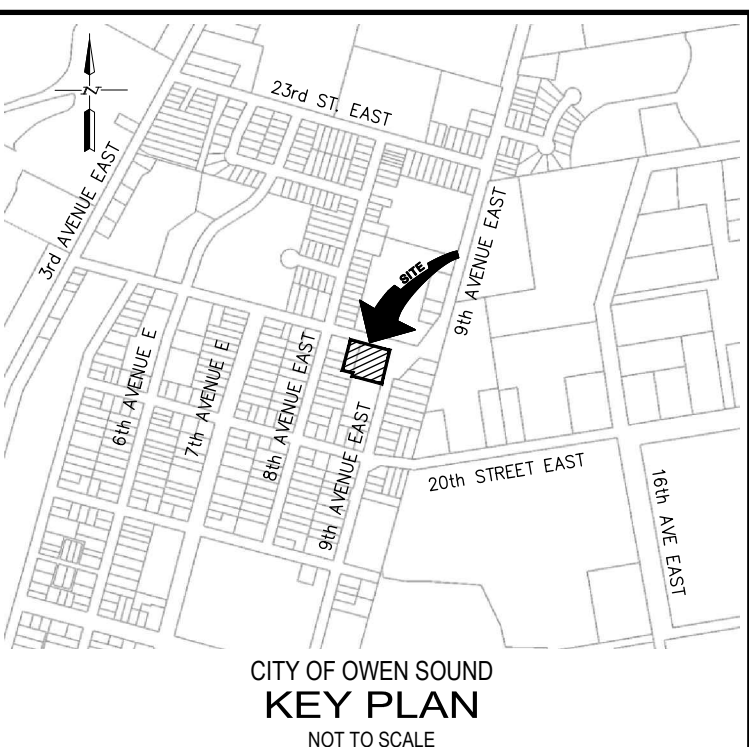
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PLOT FILE: 240224-1-Site Layout - 1260-2ND AVENUE EAST, UNIT 1.dwg

PROPOSED APARTMENT - R5 ZONING	REQUIRED	PROPOSED	COMPLIES
MINIMUM LOT FRONTAGE	13.50 m	65.2 m	YES
MINIMUM LOT AREA	450 m ²	4,817.42 m ²	YES
MAXIMUM LOT COVERAGE	40%	30.5% (Both Buildings)	YES
MINIMUM FRONT YARD SETBACK	6.5 m	7.8 m (Ex. Building)	YES
MINIMUM REAR YARD SETBACK	7.5 m	*4.0 m (Prop. Building)	NO
MINIMUM SIDE YARD SETBACK (INT)	1.2 m	3.93 m	YES
MINIMUM SIDE YARD SETBACK (EXT)	3.0 m	*1.55 m	NO
MAXIMUM BUILDING HEIGHT	12.0 m	*14.0 m	NO
MAXIMUM DENSITY	1.0 FSI	1.07 FSI (Both Buildings)	YES
LANDSCAPED OPEN SPACE	30% MIN	-	-
PARKING SPACES			
1.25 SPACES PER UNIT	73	73	YES
ACCESSIBLE PARKING PER AODA	3	4	YES
BICYCLE PARKING SPACES			
10% OF VEHICLE PARKING	6	6	YES
LOADING SPACES			
1 SPACE PER 25+ UNIT MULTI RES	1	1	YES

(*) DENOTES MINOR VARIANCE REQUIRED



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 - FENCELINE
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 - EXISTING WATERMAIN
 - EXISTING GAS LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATERMAIN
 - TACTILE WALKING SURFACE INDICATOR PLATE
 - OPSD 310.039
 - PROPOSED GRADE

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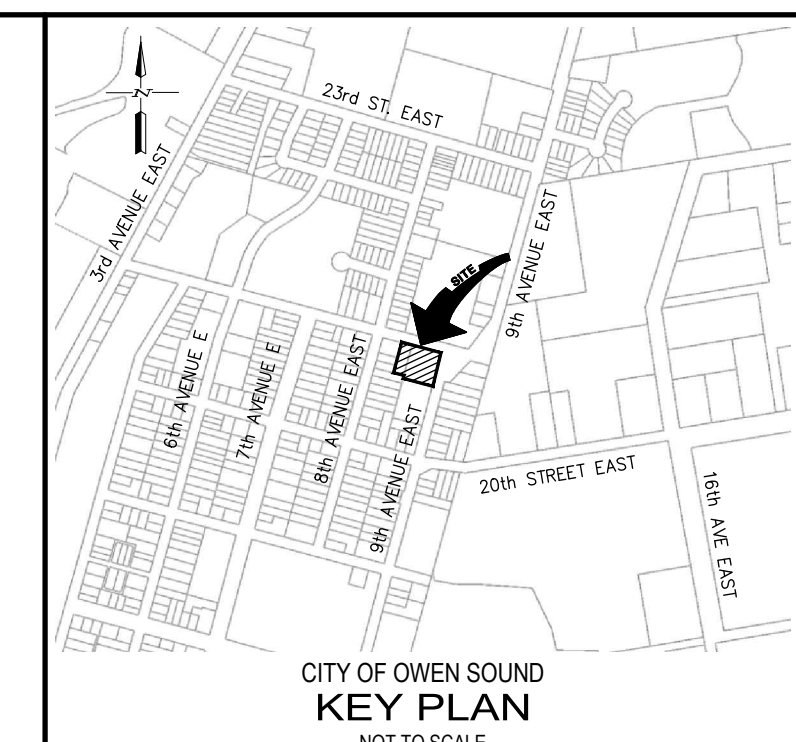
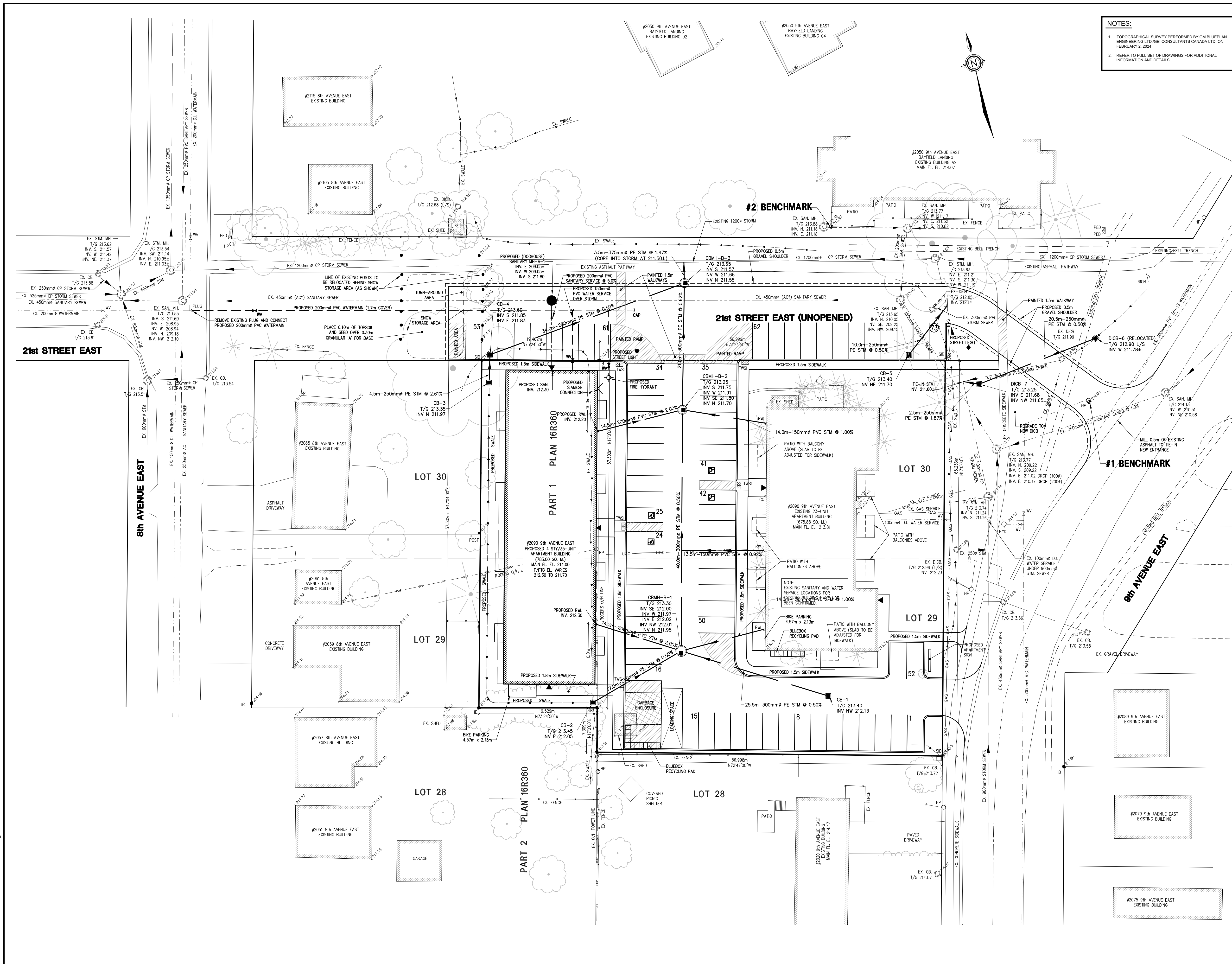
BROADVIEW COURTS APARTMENTS

9TH AVENUE EAST

CITY OF OWEN SOUND

SITE LAYOUT PLAN

DRAWN BY : LVT	APPROVED BY : WED	PROJECT NO. : 224024 (2401604)	DRAWING NO. : 2
DESIGNED BY : LVT	DATE : MARCH 11, 2024	SCALE : 1:300	



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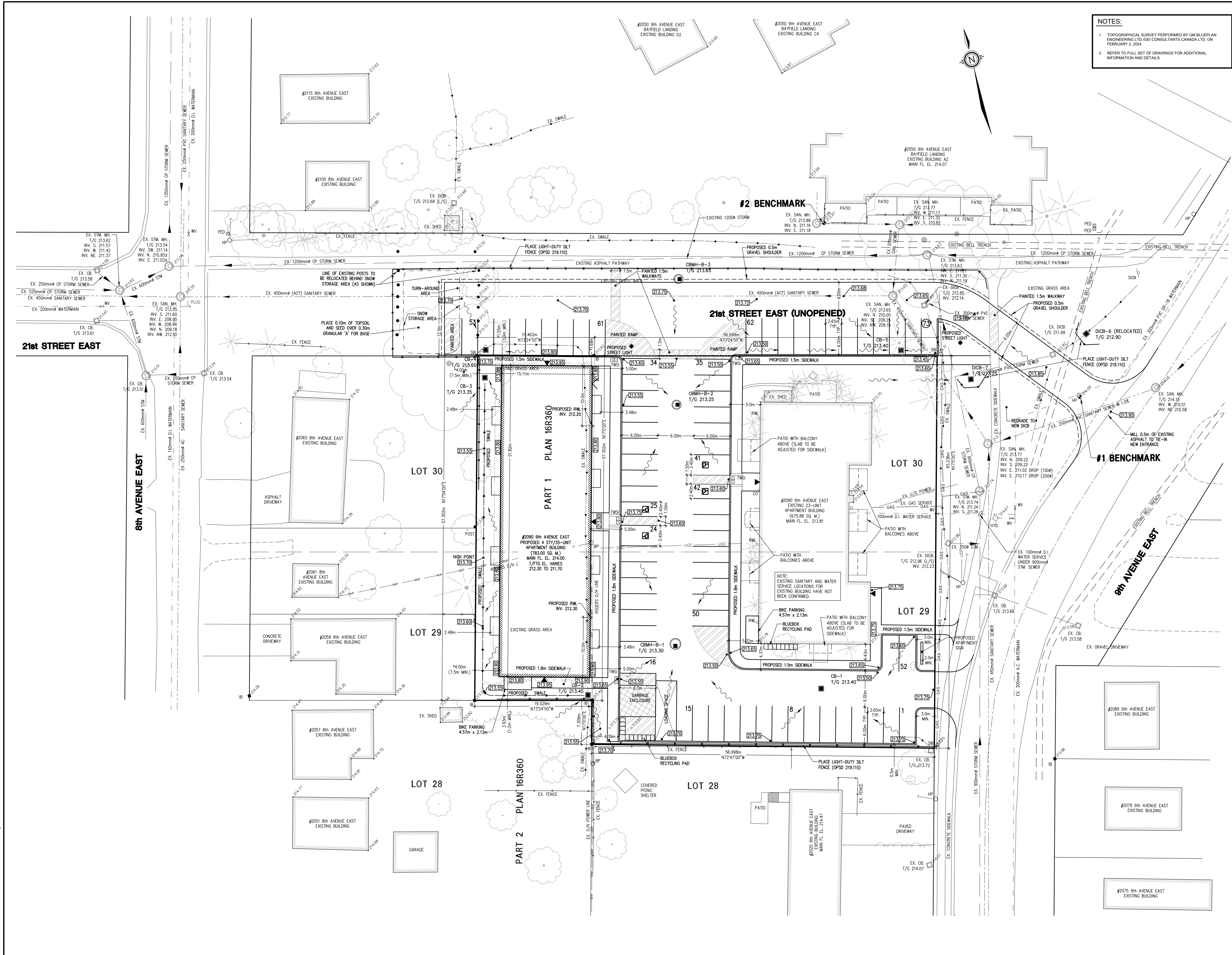
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9TH AVENUE EAST

CITY OF OWEN SOUND

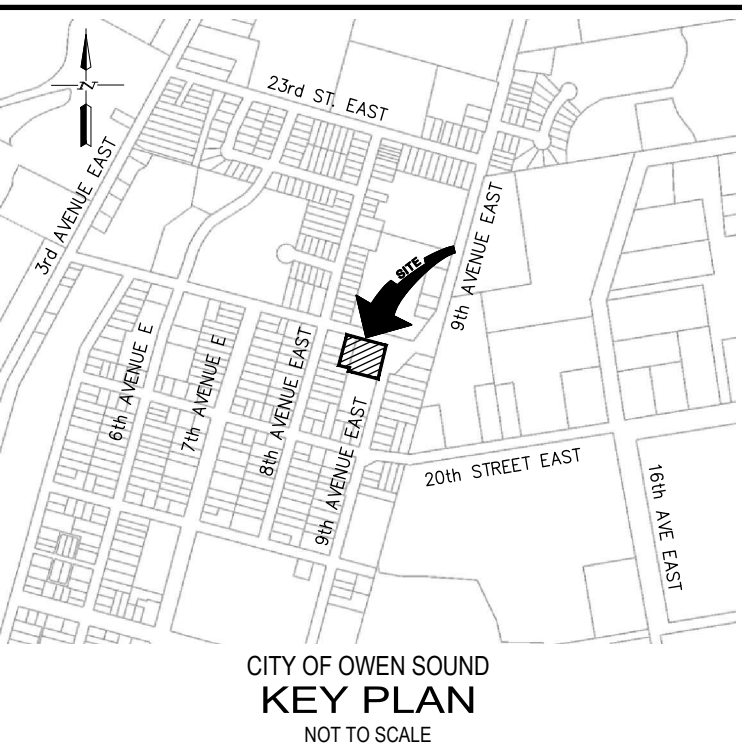
SERVICING PLAN

DRAWN BY : LVT	APPROVED BY : WED	PROJECT NO. : 224024 (2401604)	DRAWING NO. : 3
DESIGNED BY : LVT	DATE : MARCH 11, 2024	SCALE : 1:300	



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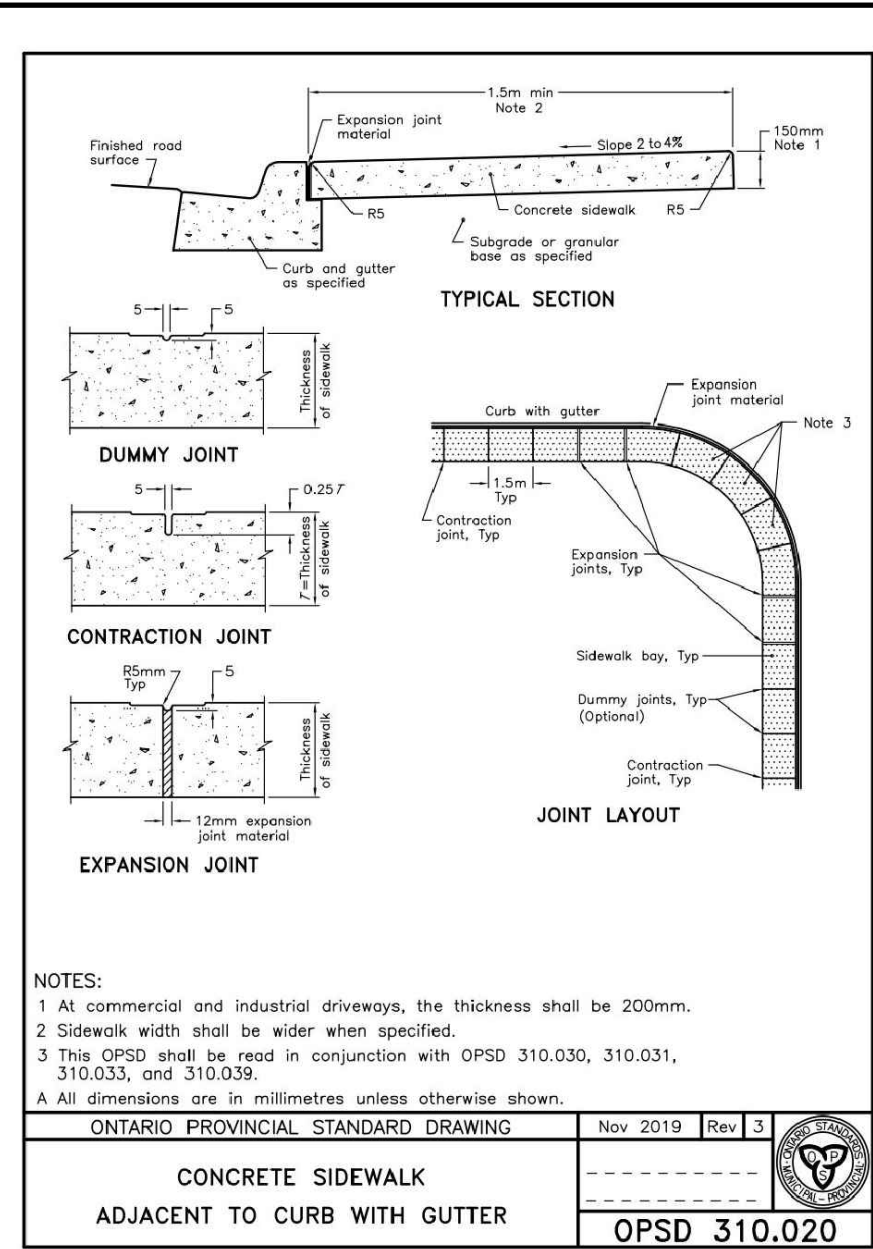
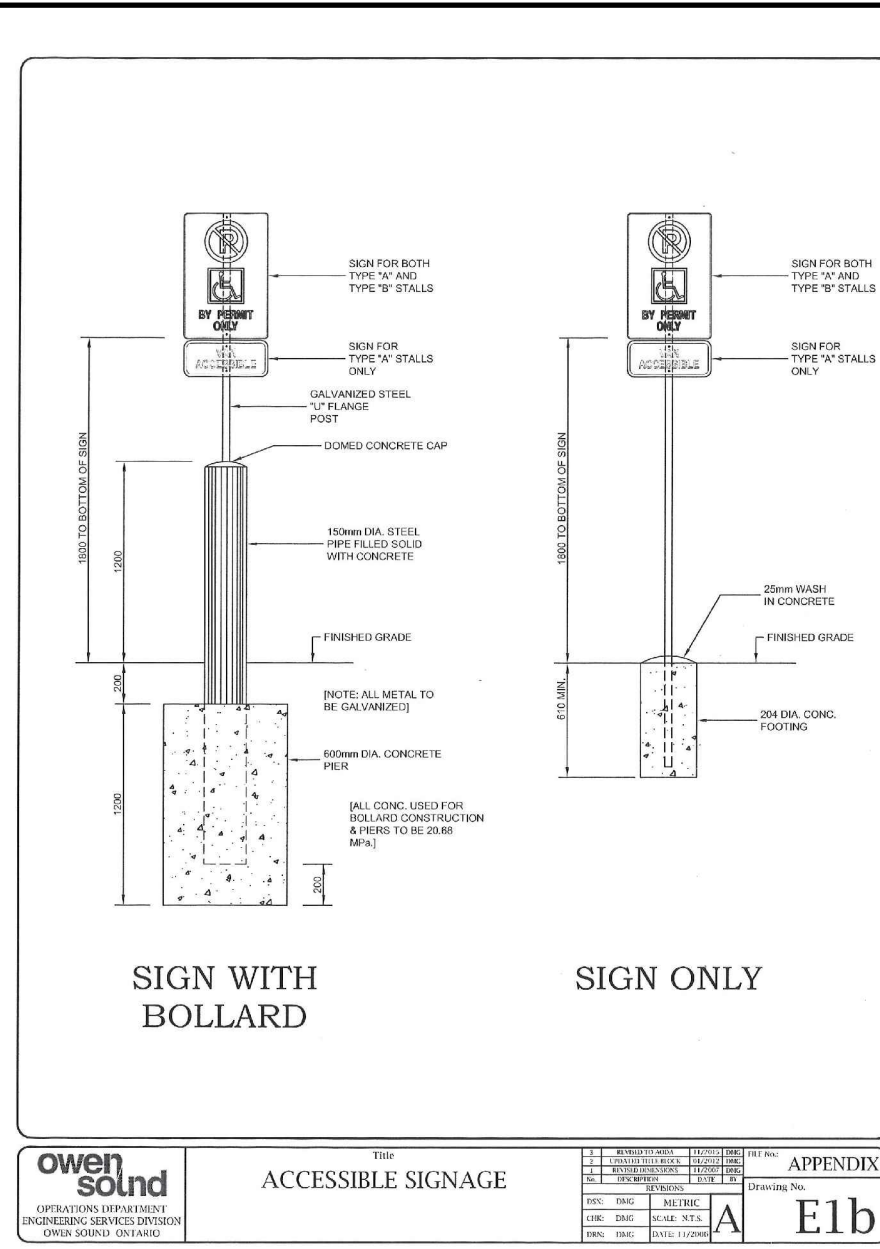
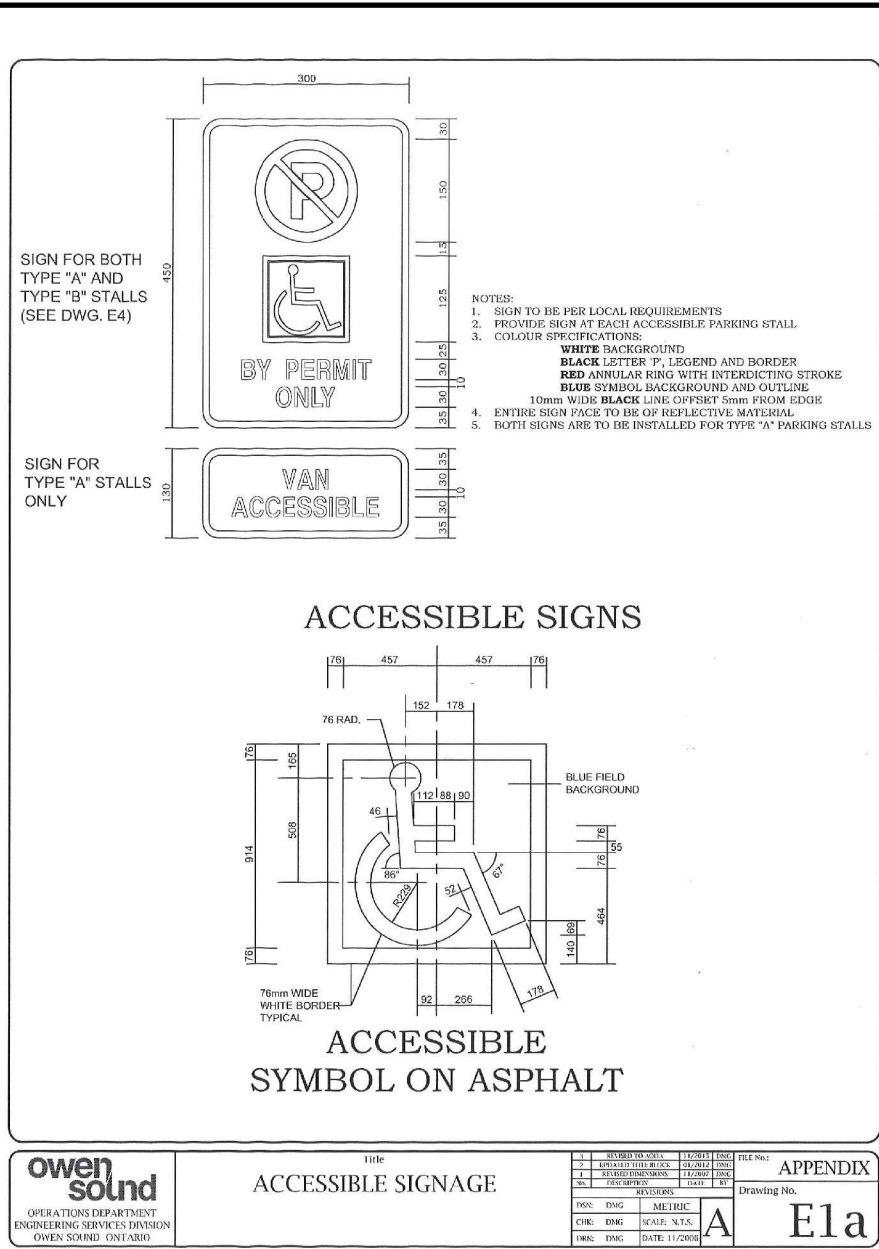
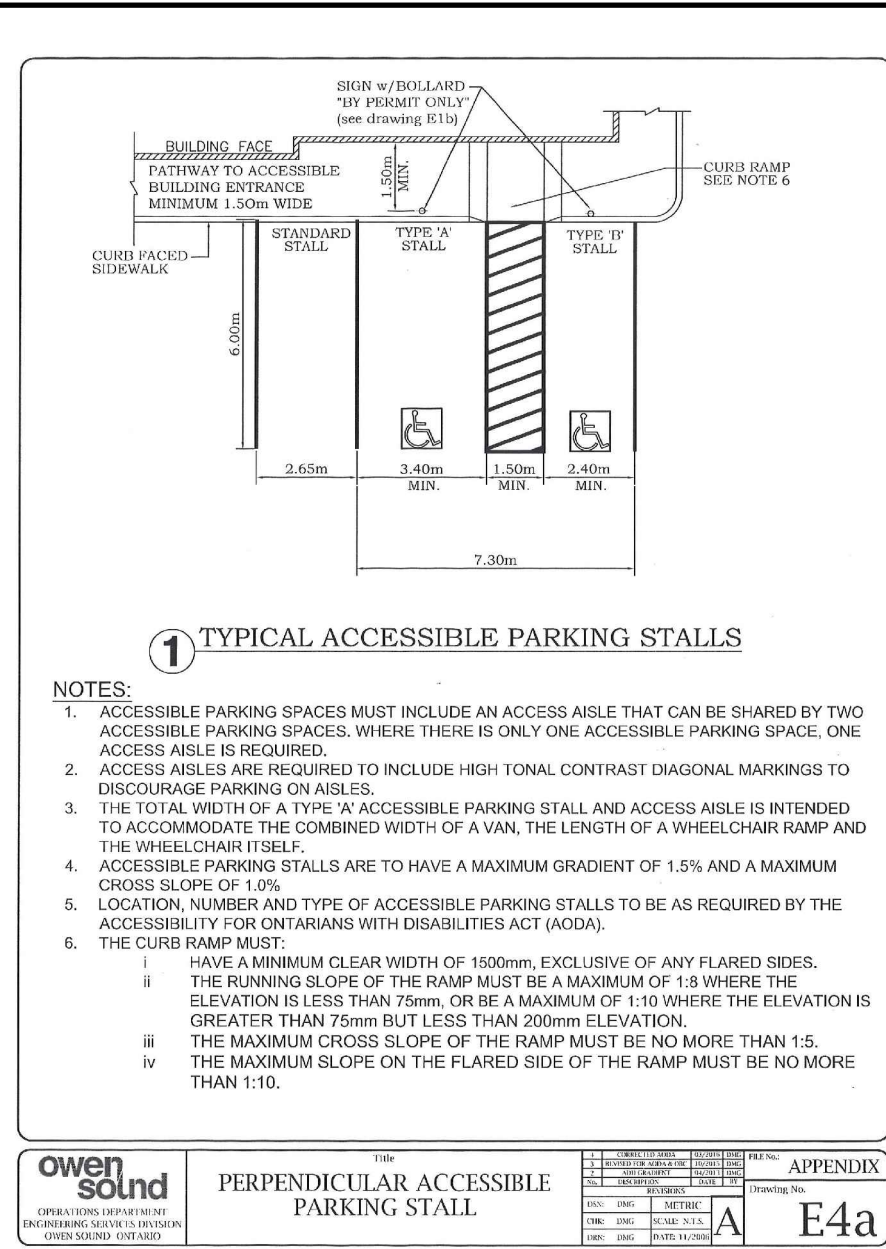
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BROADVIEW COURTS APARTMENTS			
9TH AVENUE EAST			
CITY OF OWEN SOUND			
GRADING & DRAINAGE PLAN			
DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
LVT	WED	224024 (2401604)	4
DESIGNED BY:	DATE:	SCALE:	
LVT	MARCH 11, 2024	1:300	



GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE SITE PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
- UNLESS OTHERWISE NOTED ON THE DRAWINGS THE STANDARD CITY OF OWEN SOUND, MTO AND OPSD DRAWINGS AND OPSD ARE TO CONSTITUTE PART OF THIS CONTRACT AND DRAWINGS.
- REFER TO O.B.C. - 2012 STANDARDS AND SPECIFICATIONS AND CITY SPECIFICATIONS AND STANDARD DRAWINGS FOR LIST OF APPROVED MANUFACTURERS AND MATERIALS.
- EXISTING STRUCTURES ARE NOT TO BE DISTURBED, NOR ENCROACH ON ADJACENT PROPERTIES UNLESS INSTRUCTED BY THE ENGINEER.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS, ROAD CUTS, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL PLANS, SERVING PLANS, LANDSCAPE PLAN, SITE ELECTRICAL PLANS, AND ANY OTHER PLANS OR DRAWINGS WHICH DETECT WORKS THAT ARE PROPOSED FOR THIS SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNAGE, DIRECTIONAL MARKERS AND BARRIERS. ALL SIGNS ETC. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR THE CITY AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR ONTARIO.
- THE CONTRACTOR SHALL ENDEAVOUR TO PREVENT MUD TRACKING ONTO EXISTING RIGHT-OF-WAYS AND SHALL PROVIDE FOR CLEANUP AT HIS OWN EXPENSE AS DIRECTED BY THE CITY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTROL DUST ON THE PROJECT AND HE SHALL PROVIDE CONTROLLING MEASURES AS DIRECTED BY THE CITY.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES TO BE VERIFIED IN THE FIELD.
- THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE CITY.
- BLASTING WILL NOT BE ALLOWED UNLESS AUTHORIZED BY THE CITY.
- ALL CONSTRUCTION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CANADIAN NATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- TACTILE WALKING SURFACE INDICATOR PLATES (TWSI) ARE TO BE RED PAINTED CAST IRON.

GENERAL TESTING AND INSPECTION NOTES

- TESTING OF ALL SERVICES BY GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTRACTING GEI CONSULTANTS CANADA LTD. FOR THE COMPLETION OF ALL REQUIRED SITE INSPECTIONS WITH MINIMUM 48 HOURS NOTICE.
- SANITARY AND STORM SEWER INSTALLATION REQUIRES FIELD INSPECTION BY SITE SERVING ENGINEER.
- STORM SEWER AND SANITARY SEWERS TO BE MANHOLE TESTED, FLUSHED AND INSPECTED BY CCTV VIDEO CAMERA TESTING COMPANY IN ACCORDANCE WITH OPSD-409.

SEDIMENT AND EROSION CONTROL NOTES

- SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION WILL BE MINIMIZED AND THAT BARRIERS AND SEDIMENTATION FACILITIES WITHIN THE SITE ARE PROVIDED TO CONTROL ANY EROSION THAT DOES OCCUR.
- CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCED OF IMMEDIATE CONSTRUCTION.
- STOCKPILES OF EARTH OR TOPSOIL ARE TO BE LOCATED AND PROTECTED TO MINIMIZE ENVIRONMENTAL INTERFERENCE. STOCKPILES SHOULD NOT BE LOCATED IMMEDIATELY ADJACENT TO DITCHES OR ROAD ALLOWANCES. EROSION CONTROL FENCING IS TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES. A PERIMETER DITCH LEADING TO A SETTLING AREA OR SEDIMENTATION TRAP SHOULD BE INSTALLED AROUND THE STOCKPILE. MATERIALS SURPLUS TO THE NEEDS OF THE SITE DEVELOPMENT ARE TO BE REMOVED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MUNICIPAL ROADS AND SIDEWALKS ARE KEPT CLEAR OF ALL SEDIMENTS FROM VEHICULAR TRACKING, ETC. TO AND FROM THE SITE AT THE END OF EACH WORK DAY.
- ALL DISTURBED AREAS NOT INCLUDED IN CONSTRUCTION TO BE RE-TOPSOILED AND RE-SEED IMMEDIATELY AFTER COMPLETION OF AREA GRADING.

SERVICING NOTES - STORM

- ALL STORM SEWERS TO BE HDPE P8 320 WATER TIGHT IN ACCORDANCE WITH CSA B182.8 OR LATEST REVISIONS UNLESS OTHERWISE NOTED.
- BEDDING FOR PVC AND HDPE STORM SEWERS AS PER OPSD 802.010 OR OPSD 802.013 AS APPROPRIATE. GRANULAR 'A', COMPACTED TO 98% SPD.
- EXISTING SEWER INVERTS, MATERIAL, TYPE, AND SIZE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CATCHBASINS SHALL BE INSTALLED IN ACCORDANCE WITH OPSD 705.010. ALL CATCHBASIN FRAMES AND COVERS AS PER OPSD 400.010. CATCHBASIN MANHOLES PER OPSD-701.010. ALL EXISTING SEWERS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

SANITARY

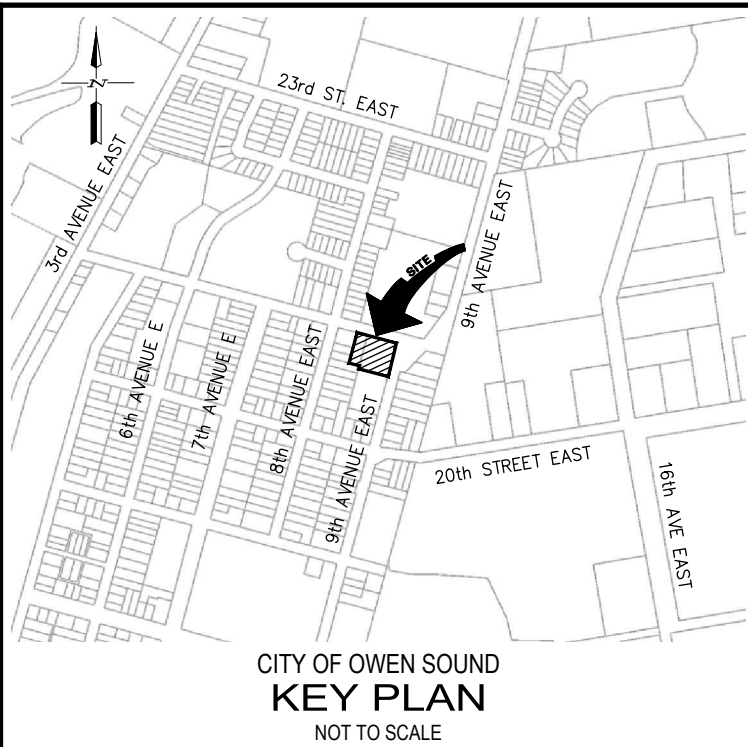
- ALL SANITARY SERVICES TO BE PVC-DR 28 AS PER OPSD-1006.010.
- EXISTING SEWER INVERTS, MATERIAL, TYPE, AND SIZE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL RELOCATION, RECONSTRUCTION AND RESTORATION TO BE PERFORMED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS, BENCHING AS PER OPSD-701.021.
- BEDDING FOR PVC SANITARY SEWERS AS PER OPSD-802.010 GRANULAR 'A' BEDDING AND COVER COMPACTED TO 98% SPMD.
- ALL CONNECTIONS WITHIN PAVED PORTIONS OF EXISTING ROADS TO BE BACKFILLED WITH GRANULAR MATERIAL, AND COMPACTED TO 98% AND 100% SPMD, AS NOTED.
- ALL TESTING OF SANITARY SERVICES TO BE IN ACCORDANCE WITH O.B.C. - 2012 AND CITY SPECIFICATIONS.
- SANITARY MANHOLES TO BE PER OPSD-701.010, FRAME AND GRATE PER OPSD-401.010, TYPE A.

WATER

- ALL WATERMAIN MATERIALS, INSTALLATION METHODS AND TESTING SHALL CONFORM TO OBC-2012 AND CITY SPECIFICATIONS. ALL WATERMANS AND SERVICES TO BE INSTALLED AS PER CITY OF OWEN SOUND SPECIFICATIONS.
- 200mm and 150mm WATERMAIN TO BE PVC-DR 18 CL 150 CONFORMING TO MTO 0900 ON COPPER HEAD 12.30 BHS TRACER WIRE BETWEEN HYDRANTS OR OTHER CONDUCTING APPURTENANCES.
- ALL WATERMAIN AND WATER SERVICE PIPES SHALL HAVE A MINIMUM 1.7m OF COVER PIPING TO BE INSULATED IF MINIMUM COVER CANNOT BE ACHIEVED.
- CLASS 'B' BEDDING AS PER OPSD-802.030 (RIGID PIPE) OR BEDDING AS PER OPSD-802.010 (FLEXIBLE PIPE) USING GRANULAR 'A'.
- ALL WATERMAIN FITTINGS AND APPURTENANCES TO BE SELECTED FROM THE CITY'S APPROVED MATERIAL LIST FOR WATERMANS.
- WATERMANS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 0.5m AND HORIZONTAL SEPARATION OF 2.5m BETWEEN ANY SEWER OR MANHOLE.
- ALL WORKS WITHIN CITY RIGHT-OF-WAY TO BE COORDINATED WITH CITY WATER DEPARTMENT.
- CONTRACTOR TO CONFIRM THE SIZE, LOCATION, OVERTS AND MATERIAL TYPE OF EXISTING WATER SERVICE AND WATERMAIN AT THE START OF CONSTRUCTION.
- ALL RELOCATION, RECONSTRUCTION AND RESTORATION TO BE PERFORMED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- ALL CONNECTIONS WITH PAVED PORTIONS OF EXISTING ROADS TO BE BACKFILLED WITH GRANULAR 'A' MATERIAL, OR AS PER LATEST CITY SPECIFICATIONS.
- FLUSHING, SWABING, AND TESTING OF WATERMAIN SHALL BE CONDUCTED BY THE CONTRACTOR AS PER ONTARIO PROVINCIAL STANDARD SPECIFICATIONS.
- VALVE AND BOX TO BE INSTALLED AS PER CITY SPECIFICATIONS.
- CONTRACTORS INSTALLATION AND CERTIFICATION SHALL CONFORM TO THE MOST RECENT VERSION OF NFPA-24 STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES.
- ALL JOINTS FOR PRIVATE FIRE SERVICE MAIN TO BE RESTRAINED WITH LOCKING MECHANICAL JOINTS OR OTHER APPROVED SYSTEM UNDER NFPA-24, INCLUDING ALL BELL AND SPIGOT JOINTS.
- BACKFLOW PREVENTION IS TO BE PROVIDED FOR THE WATER SUPPLY INTERNAL TO PREVENT CONTAMINATION IN ACCORDANCE WITH CITY POLICY 047.

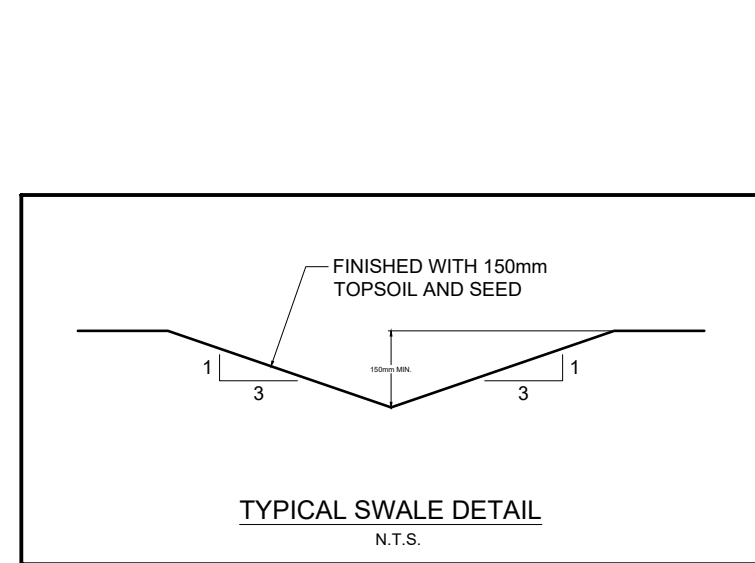
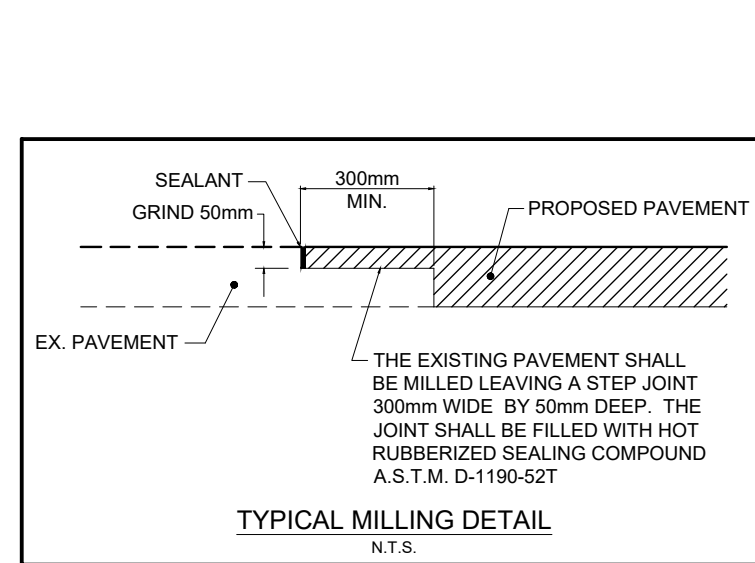
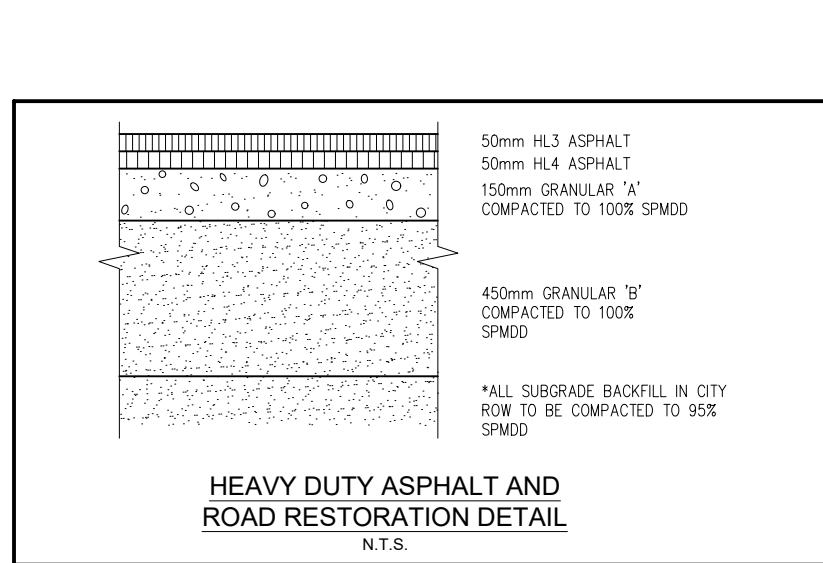
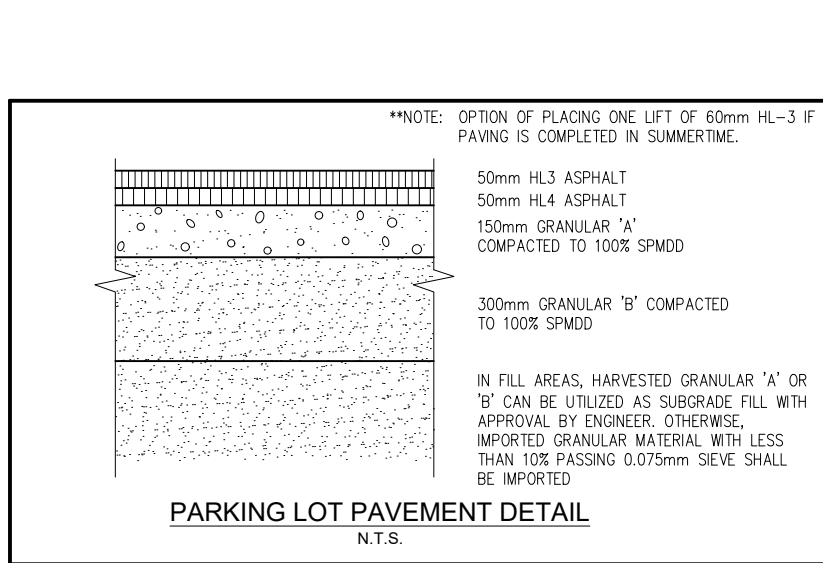
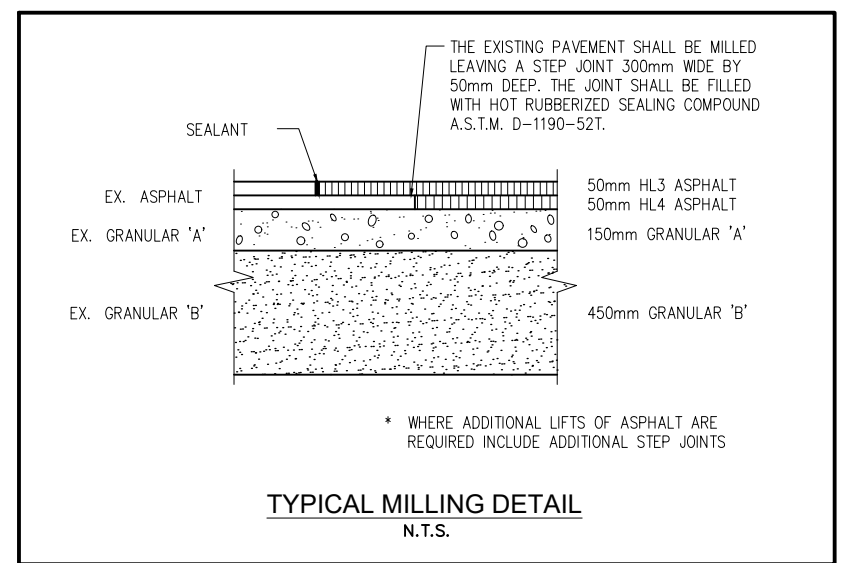
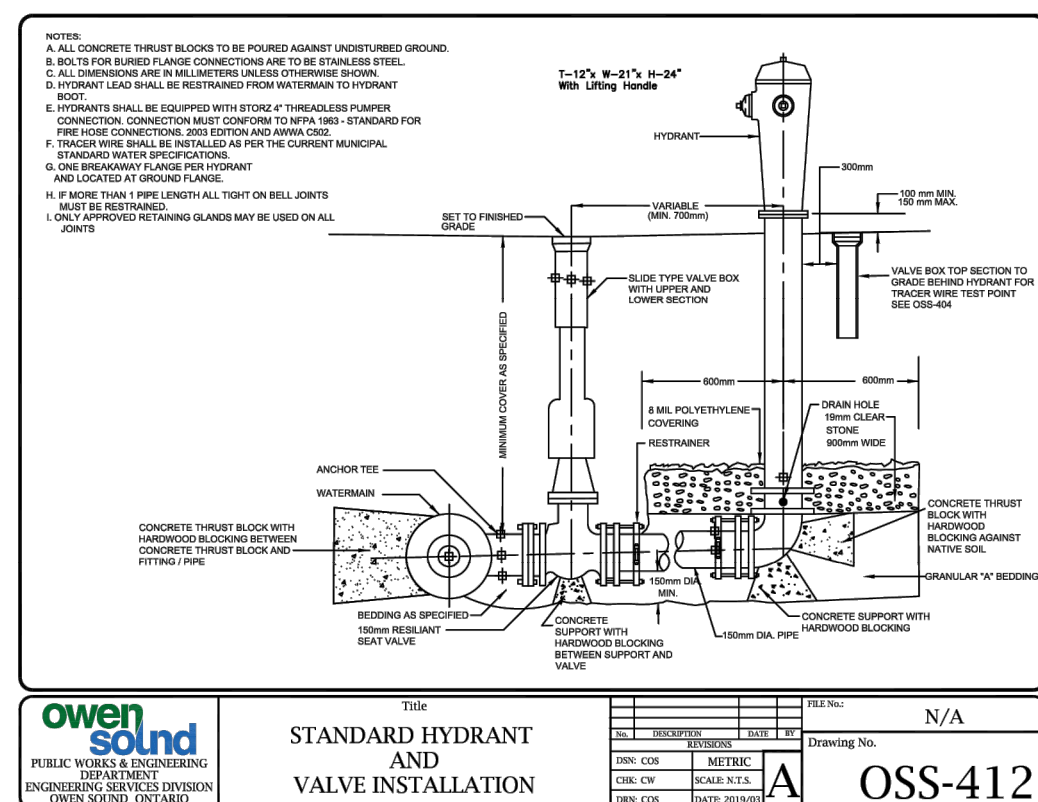
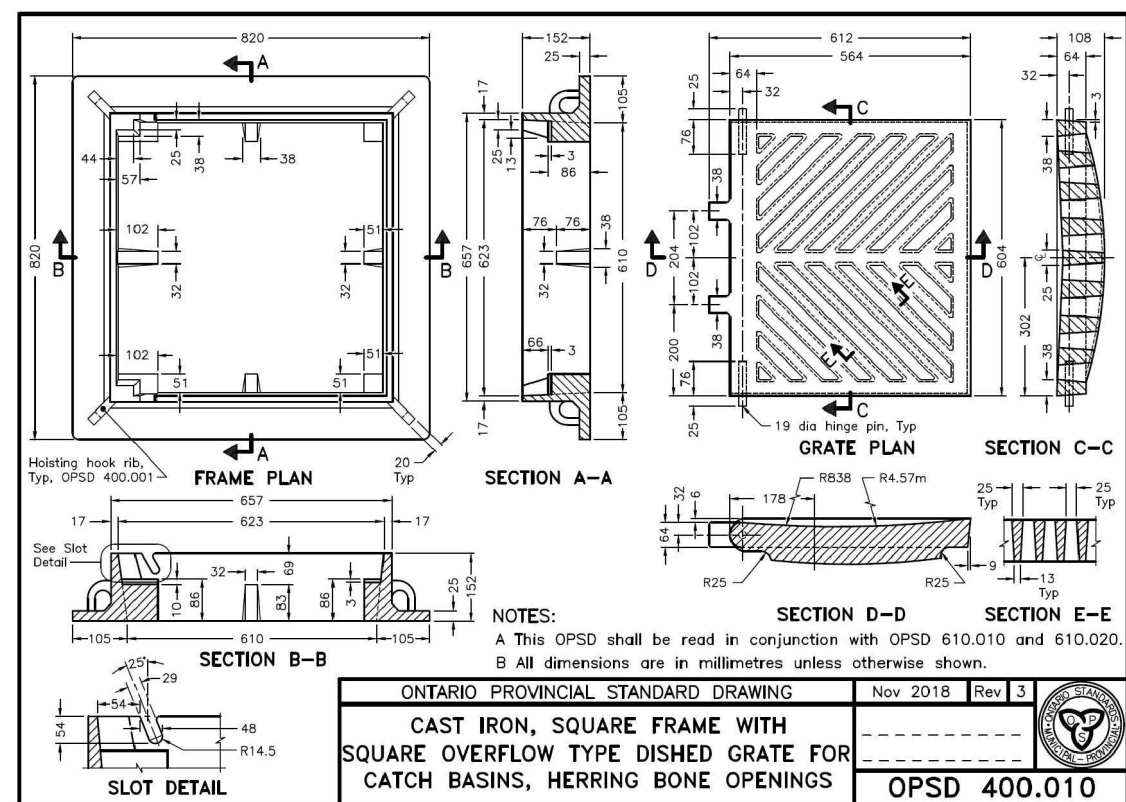
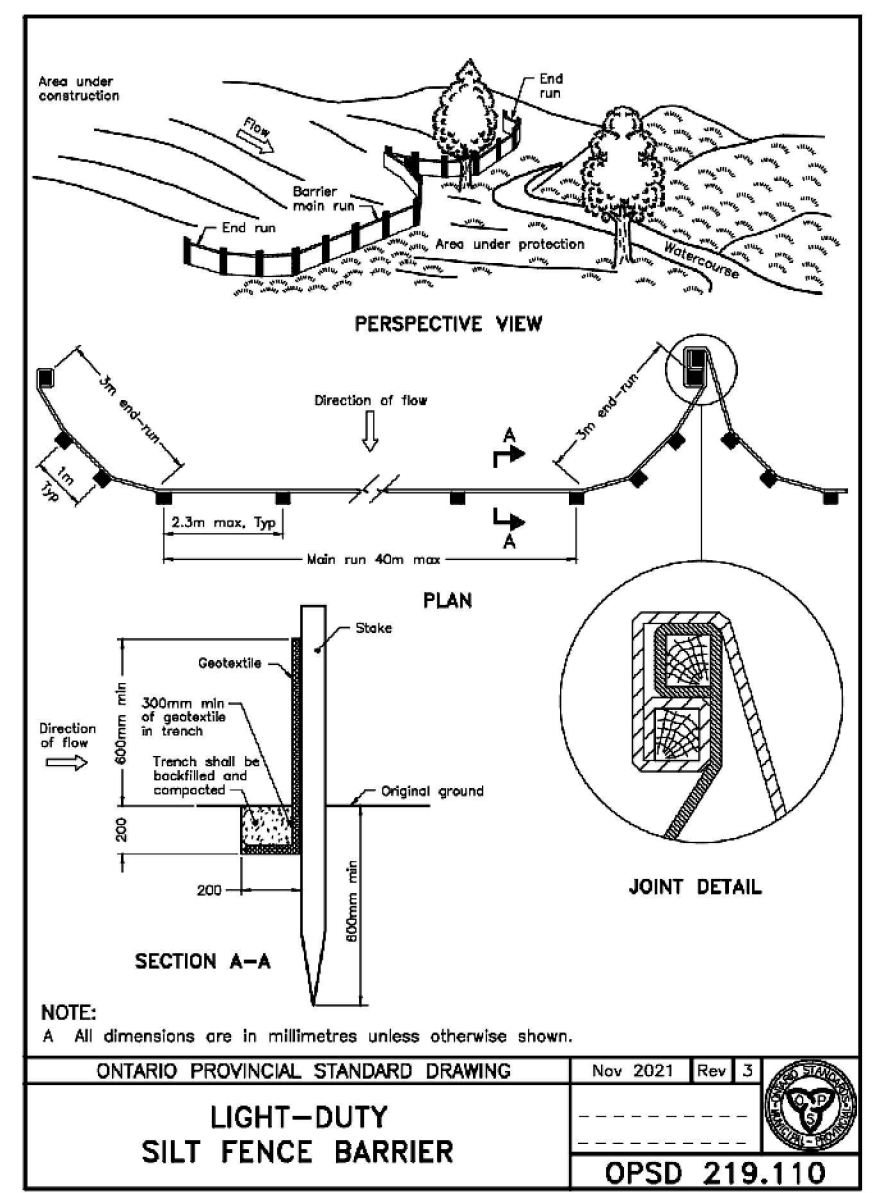
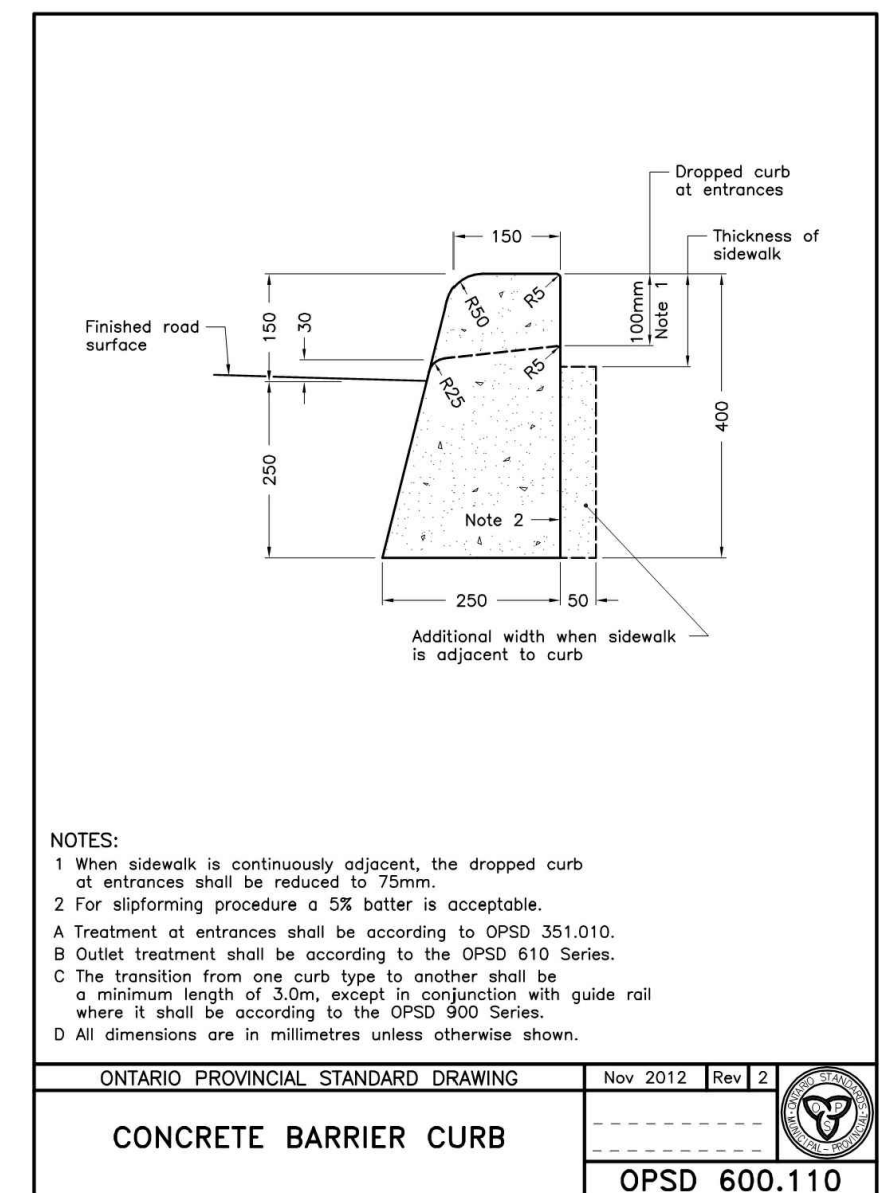
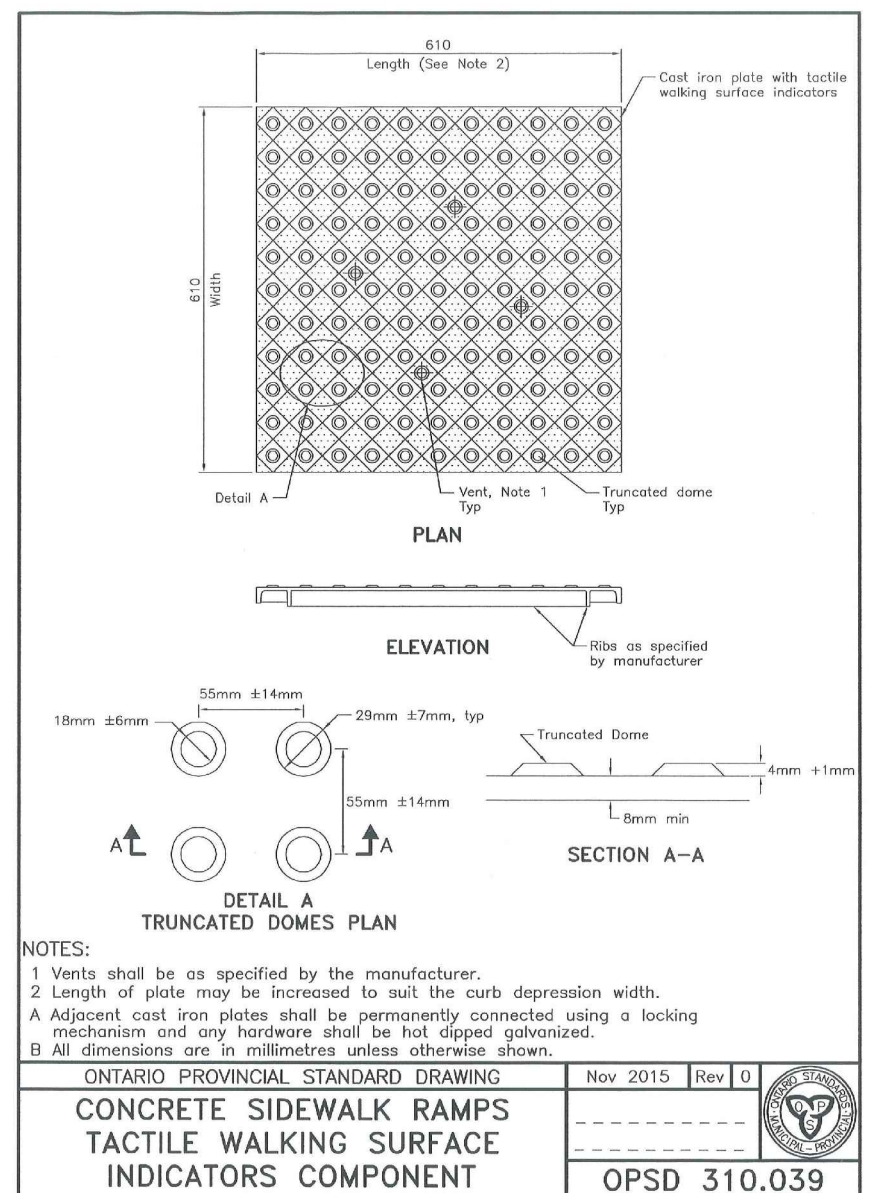
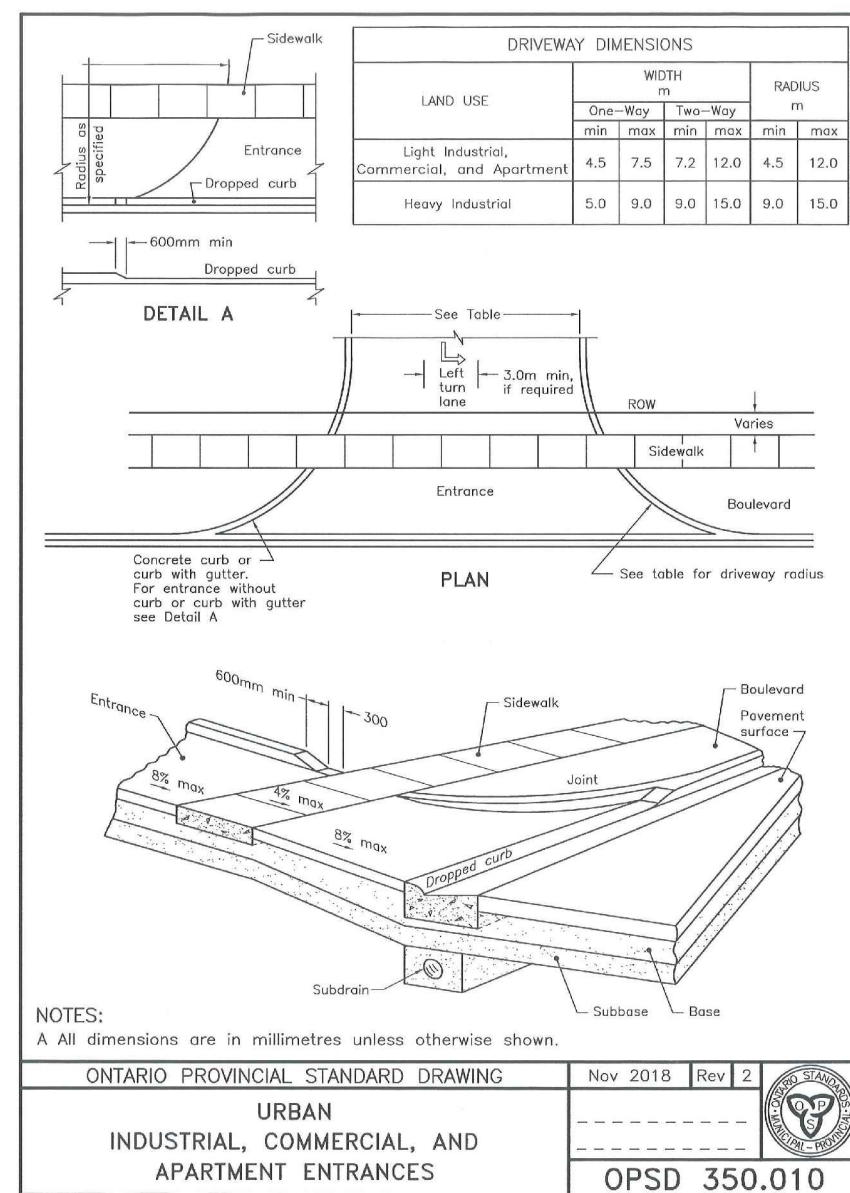
GRADING

- THE GRADING PLAN IS TO BE READ WITH THE SITE SERVICES DRAWINGS.
- CONTRACTOR TO RESTORE AREAS ON PUBLIC R.O.W. OR ADJACENT LANDS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION TO PREVIOUS CONDITION OR BETTER.
- ALL FILL WITHIN THE SITE TO BE COMPACTED TO A MIN. OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMD). ALL FILL WITHIN THE SITE PARKING AREA TO BE COMPACTED TO A MIN. OF 98% SPD. THE SUFFICIENCY OF ALL FILL MATERIALS ARE TO BE CONFIRMED BY A RECOGNIZED SOILS CONSULTANT TO THE DIRECTOR OF PUBLIC WORKS PRIOR TO INSTALLATION OF ANY ROAD BASE MATERIALS.
- GRASS AREAS TO BE RESTORED WITH 100mm TOPSOIL (OPSS 802) AND SOO (OPSS 80) UNLESS OTHERWISE NOTED.
- ALL CURBS ARE TO BE 150mm ABOVE THE PROPOSED GUTTER LINE (GX) UNLESS NOTED OTHERWISE.
- PAVEMENT GRADE SHALL BE MIN. 1%, MAX. 6%.
- SLOPES IN LANDSCAPE AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS NOTED OTHERWISE.



NOTES:

- TOPOGRAPHICAL SURVEY PERFORMED BY GM BLUEPLAN ENGINEERING LTD. GEI CONSULTANTS CANADA LTD. ON FEBRUARY 2, 2024.
- REFER TO FULL SET OF DRAWINGS FOR ADDITIONAL INFORMATION AND DETAILS.



PRELIMINARY

NOT FOR CONSTRUCTION

#1 BENCHMARK EL. 214.077m

TOPNAIL IN HYDRO POLE ON WEST SIDE OF 9TH AVENUE EAST, APPROXIMATELY 24.7m SOUTH-EAST OF THE NORTH-EAST CORNER OF SUBJECT PROPERTY (AS SHOWN).

#2 BENCHMARK EL. 213.968m

TOP OF SOUTH-WEST CORNER OF CONCRETE PATIO OF BUILDING 42, BAYFIELD LANDING AT 2050 9TH AVENUE EAST (AS SHOWN).

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INQUIRE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

4	FEB. 21/25	FOR PRECONSULTATION SUBMISSION	WED
3	NOV. 20/24	REVISED FIRE ROUTE & ADDED MORE PARKING	WED
2	APR. 20/24	POSSIBLE FIRE ROUTE FOR DISCUSSION	WED
1	MAR. 12/24	FOR INITIAL INTERNAL REVIEW	WED
NO.	DATE	REVISION DESCRIPTION	CHKD

GEI Consultants

GEI CONSULTANTS CANADA LTD.
1260-2ND AVENUE EAST, UNIT 1
OWEN SOUND, ONTARIO N4K 2J3
(519)376-1805

BROADVIEW COURTS APARTMENTS

9TH AVENUE EAST

CITY OF OWEN SOUND

DETAILS & NOTES

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
LVT	WED	224024 (2401604)	5
DESIGNED BY:	DATE:	SCALE:	
LVT	MARCH 11, 2024	1:300	