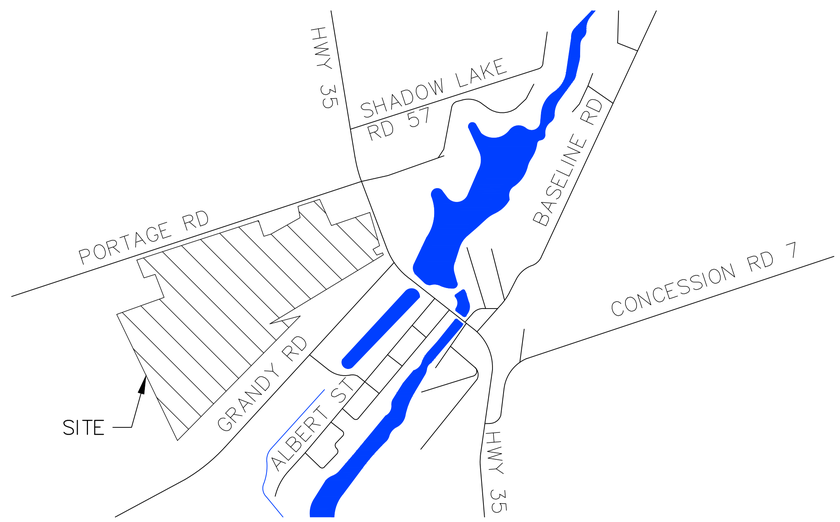
THE WELLNESS CENTRE

COBOCONK, ON

D.M. WILLS PROJECT NO. 20-20165



DRAWING INDEX

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CITY OF KAWARTHA LAKES

ISSUED FOR SPA – FIRST SUBMISSION – AUGUST 20, 2021
ISSUED FOR SPA – SECOND SUBMISSION – FEBRUARY 24, 2022
ISSUED FOR SPA – THIRD SUBMISSION – JUNE 23, 2022

THE WELLNESS CENTRE
COBOCONK
WILLS Project No. 20-20165
ISSUED FOR SPA – THIRD SUBMISSION – JUNE 23, 2022

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SAVED: Jun 22, 2022\G:\20100- 20199\20165 - Coboconk Medical Centre\02 Drawings\Current Drawings\NAME:20165 - CS.dwg PLOTTED: Jun 22, 2022

NOTES

1.0 SOURCE DATA

1. THE ENGINEERING DESIGN RELIES ON THE TOPOGRAPHIC PLAN DATED MAY 31, 2021, REFERENCE NUMBER 19-17-122, PREPARED BY COE FISHER CAMERON.
2. THE ENGINEERING DESIGN RELIES ON THE BUILDING FLOOR AND ELEVATION PLANS DATED MARCH 15, 2021, PREPARED BY E.R.A ARCHITECTS INC.
3. THE ENGINEERING DESIGN RELIES ON THE GEOTECHNICAL REPORT DATED JULY 23, 2021, PROJECT NO. 21R115, PREPARED BY REDSTONE ENGINEERING.
4. THE ENGINEERING DESIGN RELIES ON THE HYDROGEOTECHNICAL REPORT DATED JULY 23, 2021, PROJECT NUMBER 20165, PREPARED BY WILLS.
5. THE LOCATION OF EXISTING UNDERGROUND ELECTRIC, GAS, DATA TRANSMISSION, TELEPHONE AND CABLE TELEVISION IDENTIFIED ON THE CONTRACT DRAWINGS ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL LOCATE ALL UTILITIES HORIZONTALLY AND VERTICALLY PRIOR TO COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH OPSS 100 GC 7.01.09.

2.0 GENERAL CONSTRUCTION

1. THE ENGINEERING DESIGN REFERENCES THE BENCHMARK INFORMATION NOTED IN THE BENCHMARK TABLE, PROVIDED BY WILLS.

BENCHMARK TABLE

BM#	ELEVATION	NORTHING	EASTING	DESCRIPTION
TBM#1	259.70m	4947869.620m	674180.193m	TOP OF SIB AT NORTH-WEST CORNER OF PART 1, PLAN 57R-10621
TBM#2	258.75m	N/A	N/A	TOP OF SIB AT SOUTH-EAST CORNER OF PART 1, PLAN 57R-10621
TBM#3	260.53m	4947586.906m	674423.912m	TOP OF SSIB AT NORTH-WEST CORNER OF PART 1, PLAN 57R-6799

2. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS WITH THE CONTRACT ADMINISTRATOR IN A FORMAT AS PRESCRIBED BY THE CONTRACT ADMINISTRATOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. THE CONTRACTOR SHALL UNDERTAKE ALL LAYOUT REQUIRED TO FACILITATE THE CONSTRUCTION OF THIS CONTRACT.
4. WITH THE EXCEPTION OF THE REFERENCED LOCAL CONTROL POINTS SPECIFICALLY PROVIDED IN THE CONTRACT DRAWINGS, NO ELEVATION WITHIN THE CONTRACT DRAWINGS ARE TO BE USED AS A REFERENCE FOR LAYOUT.
5. THE REPLACEMENT OF DISTURBED OR OTHERWISE DAMAGED CONTROL POINTS BY AN OLS SURVEYOR WILL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL USE THE LOCAL CONTROL POINTS AS SPECIFIED ON THE CONTRACT DRAWINGS. THE USE OF AN INCORRECT CONTROL POINT BY THE CONTRACTOR, THAT RESULTS IN DEFICIENT WORK, EITHER IN VERTICAL OR HORIZONTAL ALIGNMENT, SHALL BE CORRECTED BY THE CONTRACTOR AT THE SOLE EXPENSE OF THE CONTRACTOR.
7. ANY DISCREPANCY BETWEEN THE SITE CONDITIONS AND THE CONTRACT DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE CONTRACT ADMINISTRATOR.
8. THE CONTRACTOR SHALL OBTAIN AND MAINTAIN COPIES OF ALL REFERENCED STANDARD DOCUMENTS AND DRAWINGS ON SITE FOR THE DURATION OF THE WORK.
9. THE CONTRACTOR SHALL KEEP RECORDS AND SUPPLY THE CONTRACT ADMINISTRATOR WITH RED-LINED AS CONSTRUCTED DRAWINGS NOTING THAT ALL SITE SERVICE INSTALLATION WORKS WERE INSTALLED AS PER THE CONTRACT DOCUMENTS, OR OTHERWISE NOTING THE ACTUAL STRUCTURE LOCATIONS, PIPE DETAILS (LENGTH, SIZE AND / OR MATERIAL), AND INVERTS AND ANY OTHER DEVIATION FROM THE CONTRACT DOCUMENTS.
10. NO ADDITIONAL PAYMENT WILL BE MADE FOR COSTS ASSOCIATED WITH THE SUPPORT, PRESERVATION AND / OR RELOCATION OF EXISTING UTILITIES IDENTIFIED IN THE CONTRACT DOCUMENTS, UNLESS SPECIFICALLY NOTED OTHERWISE.
11. ALL HDPE PIPE SHALL BE 320KPA CONFORMING TO CSA B182.8 WITH TYPE 3 (SOIL-TIGHT) JOINTS.
12. SOD SHALL BE KENTUCKY BLUEGRASS SOD.
13. SOD SHALL BE STAKED WHERE GRADES ARE 3:1 OR HIGHER.
14. SEED SHALL BE KENTUCKY BLUEGRASS SEED.

3.0 EROSION & SEDIMENT CONTROL

13. ALL EROSION AND SEDIMENT CONTROL (E&S) MEASURES SUCH AS SILT FENCE, MUD MAT, CATCH BASIN FILTER FABRIC, SWALES AND CHECK DAMS ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY OTHER SITE WORKS. TEMPORARY SEDIMENTATION POND SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF ANY OTHER SITE WORKS. SEDIMENTATION POND SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL AFTER THE COMPLETION OF ALL SITE SERVICING WORKS.
14. THE TEMPORARY SEDIMENTATION POND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING PERIODIC REMOVAL AND DISPOSAL OF SEDIMENT ACCUMULATED IN THE POND TO AN ACCEPTABLE DISPOSAL SITE WHEN DIRECTED BY THE CONTRACT ADMINISTRATOR.
15. THE TEMPORARY SEDIMENTATION POND SHALL BE DECOMMISSIONED ONCE VEGETATION IS ESTABLISHED AND RECONSTRUCTED TO THE PERMANENT STORMWATER MANAGEMENT FACILITY AT THE SAME LOCATION.
16. EROSION AND SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING CONSTRUCTION TO PREVENT ENTRY OF SEDIMENT LADEN WATER INTO EXISTING INFRASTRUCTURE, WATERBODIES OR ONTO ADJACENT LANDS. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF INSPECTION.
17. DISTURBANCE TO EXISTING VEGETATED AREAS WITHIN THE WORK AREA SHALL BE MINIMIZED TO THE EXTENT POSSIBLE. NO ADDITIONAL PAYMENT WILL BE MADE FOR RESTORATION OF AREAS DISTURBED BY CONSTRUCTION UNLESS NOTED IN THE CONTRACT DOCUMENTS.
18. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED / AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREA. ADDITIONAL OR ALTERNATIVE CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY UPON DIRECTION FROM THE CONTRACT ADMINISTRATOR. ADDITIONAL MATERIALS SHALL BE KEPT ON SITE TO BE USED AS NECESSARY.
19. ALL EROSION AND SEDIMENT CONTROL AND TREE PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE CONTRACT ADMINISTRATOR.

4.0 ROADWORKS / BOULEVARDS / WALKWAYS

1. ALL FORMWORK SHALL BE REVIEWED BY THE CONTRACT ADMINISTRATOR PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE CONTRACT ADMINISTRATOR A MINIMUM OF 2 BUSINESS DAYS PRIOR TO THE SCHEDULED CONCRETE POUR TO ALLOW TIME TO COORDINATE FORMWORK REVIEW. CONCRETE PLACED PRIOR TO THE REVIEW OF THE CONTRACT ADMINISTRATOR MAY BE REQUIRED TO BE REMOVED, DISPOSED OFF-SITE AND REPLACED AT THE SOLE EXPENSE OF THE CONTRACTOR.
2. TACTILE WALKING SURFACE PLATES SHALL BE "KINESIK – ADVANTAGE® – CAST IRON PREMIER" AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. CONCRETE WALKWAYS ONLY
   - 125mm THICK 32MPa EXPORSURE CLASS C-2 PER CSA A23.1
   - 150mm GRANULAR 'A' EXTENDING 0.15m BEYOND THE WIDTH OF THE CONCRETE, ALL SIDES
4. RECOMMENDED PAVEMENT STRUCTURE:

4.1. PARKING AREAS (PERMEABLE PAVERS) AS PER SHEET 101 DETAIL 106.

4.2. DRIVEWAYS (HEAVY-DUTY)
- ASPHALT SURFACE – 50mm HL3 – PER OPSD 1150
- ASPHALT BASE – 50mm HL8 – PER OPSD 1150
- GRANULAR BASE – 150mm GRANULAR 'A' – PER OPSD 1010
- GRANULAR SUBBASE – 450mm GRANULAR 'B' TYPE 1 – PER OPSD 1010

4.3. WALKWAYS (LIGHT-DUTY)
- ASPHALT SURFACE – 50mm HL3 – PER OPSD 1150
- GRANULAR BASE – 200mm GRANULAR 'A' – PER OPSD 1010

5.0 INSPECTION AND DOCUMENTATION REQUIREMENTS

1. SUBMIT SHOP DRAWINGS TO THE CONTRACT ADMINISTRATOR PROMPTLY AND IN ORDERLY SEQUENCE TO NOT CAUSE DELAY IN WORK. FAILURE TO SUBMIT IN AMPLE TIME IS NOT CONSIDERED SUFFICIENT REASON FOR EXTENSION OF CONTRACT TIME AND NO CLAIM FOR EXTENSION BY REASON OF SUCH DEFAULT WILL BE ALLOWED. DO NOT PROCEED WITH WORK AFFECTED BY SUBMITTAL UNTIL REVIEW IS COMPLETE. REVIEW SHOP DRAWINGS PRIOR TO SUBMISSION. THIS REVIEW REPRESENTS THAT NECESSARY REQUIREMENTS HAVE BEEN DETERMINED AND VERIFIED, OR WILL BE, AND THAT EACH SUBMITTAL HAS BEEN CHECKED AND CO-ORDINATED WITH REQUIREMENTS OF WORK AND CONTRACT DOCUMENTS. SUBMITTALS NOT STAMPED, SIGNED, DATED AND IDENTIFIED AS TO SPECIFIC PROJECT WILL BE RETURNED WITHOUT BEING EXAMINED AND CONSIDERED REJECTED. ALLOW 5 BUSINESS DAYS FOR THE FIRST, AND 3 BUSINESS DAYS FOR RESUBMITTED SHOP DRAWING REVIEW.
2. CONTRACTOR TO SUPPLY SHOP DRAWINGS FOR RETAINING WALLS.
4. THE CONTRACTOR SHALL SUPPLY THE CONTRACT ADMINISTRATOR WITH COPIES OF ALL TESTING AND INSPECTION REPORTS RELATED TO THE WORK WITHIN 4 BUSINESS DAYS OF THE REPORTING.
5. THE CONTRACTOR SHALL CONTACT THE CONTRACT ADMINISTRATOR A MINIMUM OF 2 BUSINESS DAYS IN ADVANCE OF THE FOLLOWING ACTIVITIES IN ORDER FOR THE CONTRACT ADMINISTRATOR TO ARRANGE FOR THE PROPER INSPECTION OF THE RELATED CONSTRUCTION ACTIVITIES. IF THE REQUIRED NOTICE IS NOT PROVIDED, THE CONTRACTOR MAY BE REQUIRED TO UNDERTAKE ADDITIONAL WORKS, AT THE SOLE EXPENSE OF THE CONTRACTOR, TO PERMIT THE CONTRACT ADMINISTRATOR TO INSPECT AND / OR VERIFY THAT THE WORKS HAVE CONSTRUCTED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.

5.1. VERIFY SITE CONTROL POINTS PRIOR TO LAYOUT.
5.2. UPON COMPLETION OF ALL EROSION AND SEDIMENT CONTROL WORKS.
5.3. PRIOR TO THE PLACEMENT OF THE FIRST STORM AND SANITARY MANHOLES THE CONNECTION OF NEW WORKS TO EXISTING WORKS (STORM, SANITARY AND WATERMAIN).
5.4. PRIOR TO THE PLACEMENT OF ANY GRANULAR ROAD OR PARKING LOT GRANULAR BASE.
5.5. PRIOR TO ASPHALT PLACEMENT.
5.6. PRIOR TO ANY CONCRETE POUR.

OPSS/OPSD/MTOD LIST

DATE	OPSS NUMBER	DESCRIPTION
NOV-21	180	GENERAL SPECIFICATION FOR THE MANAGEMENT OF EXCESS MATERIALS
APR-19	201	CLEARING, CLOSE CUT CLEARING, GRUBBING, AND REMOVAL OF SURFACE AND PILED BOULDERS
APR-19	206	GRADING
NOV-18	301	RESTORING UNPAVED ROADWAY SURFACES
NOV-17	310	HOT MIX ASPHALT
NOV-21	401	TRENCHING, BACKFILLING AND COMPACTING
NOV-16	402	EXCAVATING, BACKFILLING AND COMPACTING FOR MAINTENANCE HOLES
NOV-17	405	PIPE SUBDRAINS
NOV-21	407	NEW MAINTENANCE HOLE, CATCH BASIN, DITCH INLET AND VALVE CHAMBER INSTALLATION
NOV-18	410	PIPE SEWER INSTALLATION IN OPEN CUT
NOV-17	491	PRESERVATION, PROTECTION AND RECONSTRUCTION OF EXISTING FACILITIES
NOV-17	501	COMPACTING
NOV-18	510	REMOVAL
NOV-21	517	CONTROL OF WATER FROM DEWATERING OPERATIONS
APR-19	703	PERMANENT SMALL SIGNS AND SUPPORT SYSTEMS
NOV-19	801	THE PROTECTION OF TREES
NOV-19	802	TOPSOIL
APR-18	803	SODDING
NOV-21	805	TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES
NOV-21	1004	AGGREGATES – MISCELLANEOUS

DATE	OPSD NUMBER	REV.	DESCRIPTION
NOV-15	219.130	2	HEAVY-DUTY SILT FENCE BARRIER
NOV-21	219.211	3	TEMPORARY ROCK FLOW CHECK DAM
NOV-18	401.010	4	CAST IRON, SQUARE FRAME WITH CIRCULAR CLOSED COVER FOR MAINTENANCE HOLES
NOV-17	403.010	3	GALVANIZED STEEL HONEY COMB GRATING FOR DITCH INLETS
NOV-18	405.010	4	MAINTENANCE HOLE STEPS, HOLLOW
NOV-12	600.110	2	CONCRETE BARRIER CURB
NOV-14	701.010	5	PRECAST CONCRETE MAINTENANCE HOLE, 1200mm DIAMETER
NOV-14	701.021	4	MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES
NOV-19	705.030	4	PRECAST CONCRETE DITCH INLET 600 x 600mm
NOV-14	802.010	3	FLEXIBLE PIPE EMBEDMENT AND BACKFILL, EARTH EXCAVATION

DATE	MTOD NUMBER	REV.	DESCRIPTION
AUG-18	305.140	0	COMMERCIAL ENTRANCE – ENTRANCE TO SMALL BUSINESS

DRY HYDRANT AND FIREFIGHTING WATER STORAGE SPECIFICATIONS

1.0 CKL REQUIREMENTS

1. MINIMUM 6 INCH PIPE SCHEDULE 40 TO BE USED THROUGHOUT, NON-METAL ABOVE GRADE.
2. TERMINATE MAXIMUM 34 INCHES TO THE TOP OF THE HYDRANT, MINIMUM 24 INCHES TO BOTTOM OF FITTING (SEE NO. 4 BELOW).
3. PROTECTED BY A CEMENT TRAFFIC BARRIER, 24" x 24" AND OF SUFFICIENT LENGTH TO PROVIDE ADEQUATE PROTECTION FROM VEHICULAR TRAFFIC TO THE HYDRANT, PLACED 30 INCHES AWAY FROM DISCHARGE SIDE OF THE DRY HYDRANT, (BETWEEN THE HYDRANT AND WHERE THE TRUCK WOULD PARK) OR EQUIVALENT IF APPROVED BY THE FIRE DEPARTMENT.
4. MAINTAIN 36" (.9m) CLEAR AROUND HYDRANT.
5. TERMINATE WITH A SIX INCH FEMALE FIRE THREAD FITTING WITH PLUG.
6. TERMINATE PERPENDICULAR TO THE ACCESS ROAD.
7. TERMINATE MAXIMUM 8 FEET FROM EDGE OF ACCESS ROAD.

2.0 NFPA REQUIREMENTS

8.3.3 LIFT NOT TO EXCEED 15 FEET (4.5m).
8.4.1 PROVIDE A MINIMUM 36 INCH (0.9m) CLEARANCE AROUND HYDRANT.
8.4.4 DRY HYDRANTS SHALL BE LOCATED 100 FEET (30.5m) FROM ANY STRUCTURE.
8.4.5 NO PARKING IS ALLOWED WITHIN 20 FEET (6m) OF THE ACCESS SIDE OF THE DRY HYDRANT.
8.4.6 PROVIDE FROST PROTECTION TO PREVENT FROST FROM REACHING WATER LEVEL.
8.4.7 DRY HYDRANTS SHALL BE MADE VISIBLE FROM THE MAIN ROADWAY BY REFLECTIVE MARKING AND SIGNAGE.
8.7.5 RISERS SHALL BE PROTECTED FROM UV DEGRADATION BY PAINTING OR OTHER MEASURES.

3.0 NFPA REQUIREMENTS

1. DRY HYDRANT TO BE INSTALLED IN ACCORDANCE WITH NFPA 1142.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO INSTALLATION.

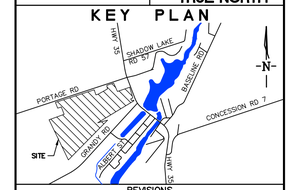
PROPOSED PERMEABLE PAVERS ASPHALT
PROPOSED HEAVY DUTY ASPHALT
PROPOSED LIGHT DUTY ASPHALT
PROPOSED CONCRETE
PROPOSED GRAVEL/RIP-RAP
PROPOSED SOD
PROPOSED EROSION BLANKET AND SEED MIX
EX./PR. SIDEWALK
EX./PR. BUILDING
EX./PR. EDGE OF PAVEMENT
EX./PR. CURB
EX./PR. ROAD CENTERLINE
EX./PR. EDGE OF SHOULDER/GRAVEL
EX./PR. WELL
EX./PR. SANITARY MANHOLE
EX./PR. STORM MANHOLE
PR. DITCH INLET
PROPOSED LIGHT STANDARD
PROPOSED BOLLARD
EXISTING HYDRO POLE
EXISTING POLE ANCHOR
x215.00 x214.00 EX./PR. ELEVATION
1.0% PROPOSED GRADE
EX. OVERHEAD HYDRO
PR. JOINT UTILITY TRENCH
EX./PR. CULVERT
EX./PR. DITCH
EX./PR. SANITARY SEWER
EX./PR. STORM SEWER
PROPOSED DRAW PIPE
EX. FENCE
R.O.W
PROPERTY LINE
EXISTING EDGE OF WATER
EX./PR. SIGN
PR. FIRE ROUTE SIGN REFER TO SHEET 102 DETAIL 101
PROPOSED HEAVY-DUTY SILT FENCE
EXISTING DECIDUOUS TREE
EXISTING CONIFEROUS TREE
PROPOSED TREE
PROPOSED PIPE INSULATION
PROPOSED SILT SACK

TBM1 – 259.70m
TOP OF SIB AT NORTH-WEST CORNER OF PART 1, PLAN 57R-10621

TBM2 – 258.75m
TOP OF SIB AT SOUTH-EAST CORNER OF PART 1, PLAN 57R-10621

TRUE NORTH

KEY PLAN



REVISIONS

No.	Description	Date
2	ISSUED FOR SPA – 3RD SUBMISSION	23/06/22
1	ISSUED FOR SPA – 2ND SUBMISSION	24/02/22
0	ISSUED FOR SPA – 1ST SUBMISSION	20/08/21

METRIC — Dimensions are in METRES and/or MILLIMETRES unless otherwise shown

LICENSED PROFESSIONAL ENGINEER
C.M.PROCTOR
100195369
June 22, 2022
PROVINCE OF ONTARIO

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Project Name/Location

THE WELLNESS CENTRE

COBOCONK, ONTARIO

Drawing Title

GENERAL NOTES

Drawn By: M.B.	SCALE: Horz. – Vert. –		
Designed By: M.B.	Plot Date: June 22, 2022		
Checked By: J.D.F.	Project No.: 20-20165	Sht. No.:	
Engineer: C.P.B.	Dwg File No.: 20165 – GNDT	100	

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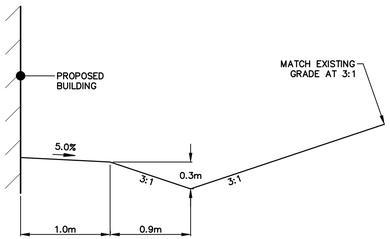

A–A DETAIL – V-DITCH SWALE CROSS-SECTION
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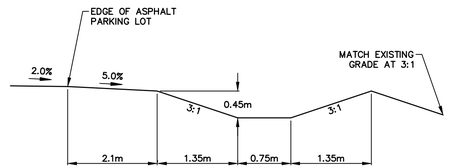

B–B DETAIL – FLAT BOTTOM SWALE CROSS-SECTION
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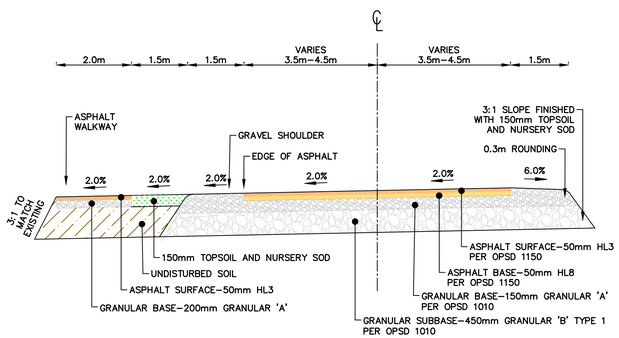

C–C DETAIL – ACCESS DRIVEWAY TYPICAL CROSS SECTION STA. 0+120 – 0+217
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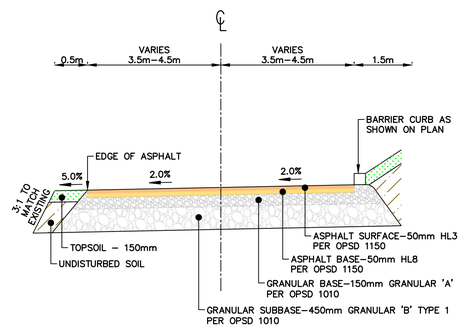

D–D DETAIL – ACCESS DRIVEWAY TYPICAL CROSS SECTION STA. 0+217 – 0+296
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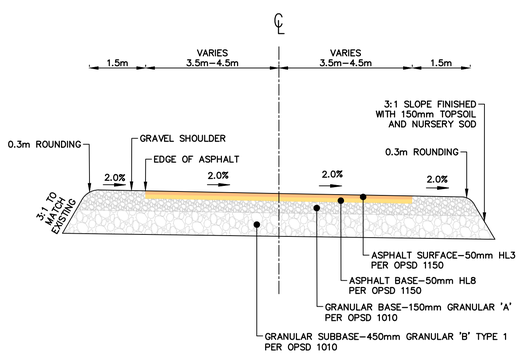

E–E DETAIL – ACCESS DRIVEWAY TYPICAL CROSS SECTION STA. 0+000 – 0+100
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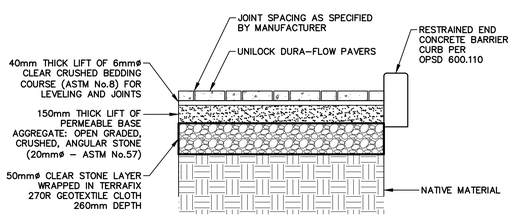

106 PERMEABLE PAVER STRUCTURE
SCALE = 1:25

TBM1 – 259.70m
TOP OF SIB AT NORTH-WEST CORNER OF PART 1, PLAN 57R-10621

TBM2 – 258.75m
TOP OF SIB AT SOUTH-EAST CORNER OF PART 1, PLAN 57R-10621

TRUE NORTH

KEY PLAN

REVISIONS

No.	Description	Date
2	ISSUED FOR SPA – 3RD SUBMISSION	23/06/22
1	ISSUED FOR SPA – 2ND SUBMISSION	24/02/22
0	ISSUED FOR SPA – 1ST SUBMISSION	20/08/21

METRIC — Dimensions are in METRES and/or MILLIMETRES unless otherwise shown

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DETAILS

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Designed By: M.B.	Plot Date: June 22, 2022	
Checked By: J.D.F.	Project No.: 20-20165	Sht. No.:
Engineer: C.P.B.	Dwg File No.: 20165 – GNDT	101

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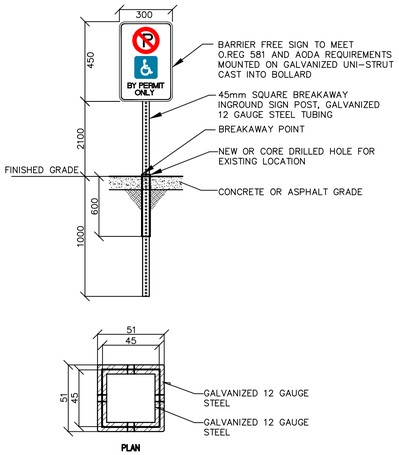
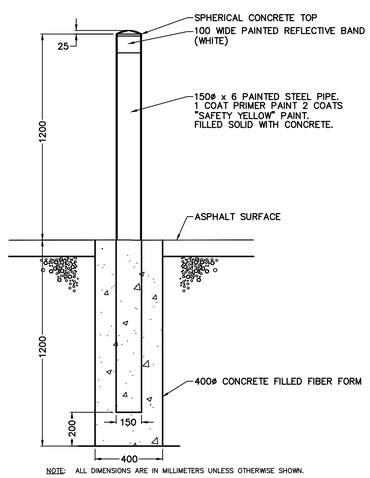


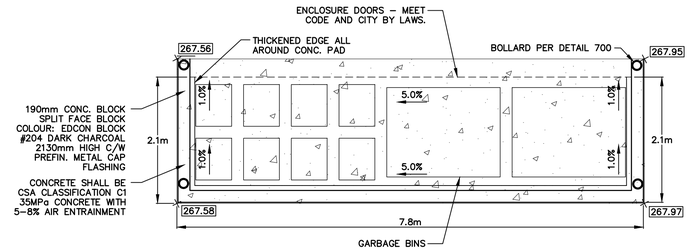
100 DETAIL – SIGN INSTALLATION IN ASPHALT OR CONCRETE
SCALE = N.T.S.

101 DETAIL – FIRE ROUTE SIGN
SCALE = N.T.S.

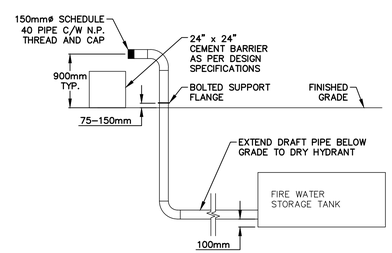


NOTE: ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWSE SHOWN.

700 DETAIL – BOLLARD
SCALE = N.T.S.



102 DETAIL – GARBAGE ENCLOSURE PLAN
SCALE = N.T.S.

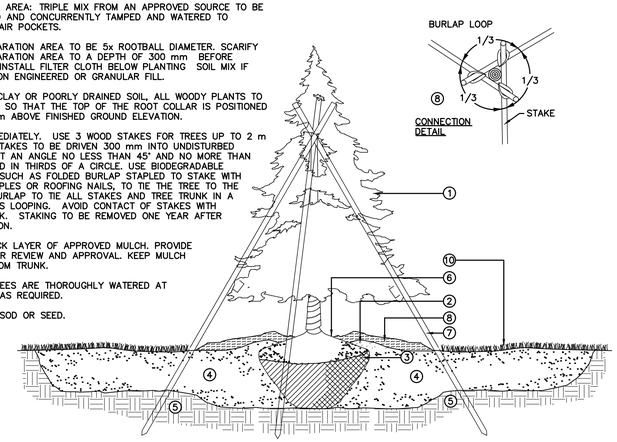


NOTE: DRY HYDRANT TO MEET FIRE DEPARTMENT SPECIFICATIONS/REQUIREMENTS.

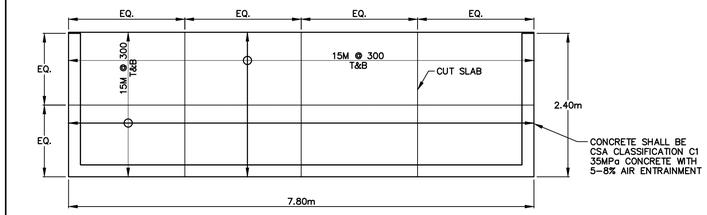
104 DETAIL – DRY HYDRANT
SCALE = N.T.S.

NOTES:

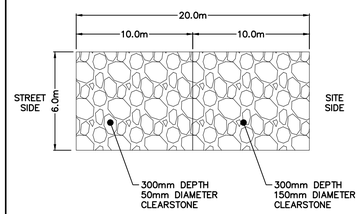
1. PRUNE BRANCHES TO CAREFULLY REMOVE DEAD, BROKEN, DAMAGED AND DOUBLE LEADERS. NEVER CUT A SINGLE LEADER. RETAIN NATURAL FORM OF TREE.
2. 75mm WATERING SAUCER AROUND TREE.
3. CUT AND REMOVE TOP THIRD OF ALL WIRE, ROPE, BURLAP AND TWINE FROM ROOTBALL AND FROM AROUND TRUNK.
4. EXCAVATED AREA: TRIPLE MIX FROM AN APPROVED SOURCE TO BE BACKFILLED AND CONCURRENTLY TAMPED AND WATERED TO ELIMINATE AIR POCKETS.
5. SOIL PREPARATION AREA TO BE 5x ROOTBALL DIAMETER. SCARIFY SOIL PREPARATION AREA TO A DEPTH OF 300 mm BEFORE PLANTING. INSTALL FILTER CLOTH BELOW PLANTING SOIL MIX IF PLANTING ON ENGINEERED OR GRANULAR FILL.
6. IN HEAVY CLAY OR POORLY DRAINED SOIL, ALL WOODY PLANTS TO BE PLACED SO THAT THE TOP OF THE ROOT COLLAR IS POSITIONED 76-100 mm ABOVE FINISHED GROUND ELEVATION.
7. STAKE IMMEDIATELY. USE 3 WOOD STAKES FOR TREES UP TO 2 m HEIGHT. STAKES TO BE DRIVEN 300 mm INTO UNDISTURBED SUBSOIL, AT AN ANGLE NO LESS THAN 45° AND NO MORE THAN 60°, SPACED IN THIRDS OF A CIRCLE. USE BIODEGRADABLE MATERIAL, SUCH AS FOLDED BURLAP STAPLED TO STAKE WITH FENCE STAPLES OR ROOFING NAILS, TO TIE THE TREE TO THE STAKES. BURLAP TO TIE ALL STAKES AND TREE TRUNK IN A CONTINUOUS LOOPING. AVOID CONTACT OF STAKES WITH TREE TRUNK. STAKING TO BE REMOVED ONE YEAR AFTER INSTALLATION.
8. 75mm THICK LAYER OF APPROVED MULCH. PROVIDE SAMPLE FOR REVIEW AND APPROVAL. KEEP MULCH 150mm FROM TRUNK.
9. ENSURE TREES ARE THOROUGHLY WATERED AT PLANTING, AS REQUIRED.
10. ADJACENT SOD OR SEED.



735 DETAIL – CONIFEROUS TREE PLANTING
SCALE = N.T.S.

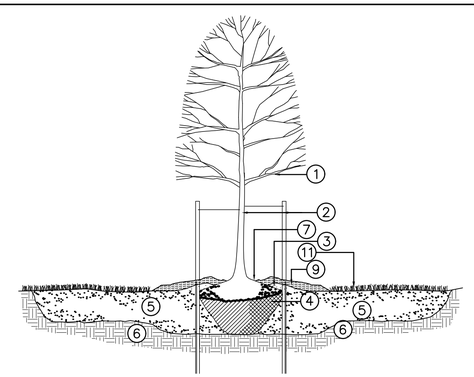


103 DETAIL – GARBAGE ENCLOSURE SLAB
SCALE = N.T.S.



NOTE
1. TO BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION, REMOVE AT COMPLETION OF GRANULAR 'A' PLACEMENT.
2. PAD SHALL BE 300mm THICK, UNDERLAIN WITH TERRAFIX 270R GEOTEXTILE. PAD SHALL CONSIST OF 50mm DIA. CLEAR STONE FOR FIRST 10m FROM STREET. REMAINDER OF LENGTH TO CONSIST OF 100mm DIA. CLEAR STONE.
3. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN.

105 DETAIL – MUT MAT
SCALE = N.T.S.



NOTES:

1. PRUNE BRANCHES TO CAREFULLY REMOVE DEAD, BROKEN, DAMAGED AND INTERFERING BRANCHES, DOUBLE LEADERS AND NARROW ANGLE BRANCH UNIONS WHILE RETAINING NATURAL FORM OF TREE. THIN HEAD WHEN AND WHERE APPLICABLE. DO NOT CUT LEADER BRANCHES.
2. REMOVE ALL TREE TRUNK WRAP FOLLOWING PLANTING. ALL STAKES ARE TO BE WOODEN STAKES AND TIES ARE TO BE COMPOSED OF NON-FUNGICIDE TREATED BINDER TWINE OR SINGLE LAYER NON-TREATED BURLAP OR FABRIC.
3. 75mm WATERING SAUCER AROUND TREE.
4. CUT AND REMOVE TOP THIRD OF ALL WIRE, ROPE, BURLAP AND TWINE FROM ROOTBALL AND FROM AROUND TRUNK.
5. EXCAVATED AREA: TRIPLE MIX FROM AN APPROVED SOURCE TO BE BACKFILLED AND CONCURRENTLY TAMPED AND WATERED TO ELIMINATE AIR POCKETS.
6. SOIL PREPARATION AREA TO BE 5x ROOTBALL DIAMETER. SCARIFY SOIL PREPARATION AREA TO A DEPTH OF 300 mm BEFORE PLANTING. INSTALL FILTER CLOTH BELOW PLANTING SOIL MIX IF PLANTING ON ENGINEERED OR GRANULAR FILL.
7. IN HEAVY CLAY OR POORLY DRAINED SOIL, ALL WOODY PLANTS TO BE PLACED SO THAT THE TOP OF THE ROOT COLLAR IS POSITIONED 75-100 mm ABOVE FINISHED GROUND ELEVATION.
8. STAKING TO BE REMOVED ONE YEAR AFTER INSTALLATION.
9. 75mm THICK LAYER OF APPROVED MULCH. PROVIDE SAMPLE FOR REVIEW AND APPROVAL. KEEP MULCH 150 mm FROM TRUNK.
10. ENSURE TREES ARE THOROUGHLY WATERED AT PLANTING, AS REQUIRED.
11. ADJACENT SOD OR SEED

736 DETAIL – DECIDUOUS TREE PLANTING
SCALE = N.T.S.

TBM1 – 259.70m
TOP OF SIB AT NORTH-WEST CORNER OF PART 1, PLAN 57R-10621

TBM2 – 258.75m
TOP OF SIB AT SOUTH-EAST CORNER OF PART 1, PLAN 57R-10621

TRUE NORTH

KEY PLAN

REVISIONS

No.	Description	Date
2	ISSUED FOR SPA – 3RD SUBMISSION	23/06/22
1	ISSUED FOR SPA – 2ND SUBMISSION	24/02/22
0	ISSUED FOR SPA – 1ST SUBMISSION	20/08/21

METRIC — Dimensions are in METRES and/or MILLIMETRES unless otherwise shown

LICENSED PROFESSIONAL ENGINEER C.M.PROCTOR 100195369 June 22, 2022 PROVINCE OF ONTARIO

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E. wills@dmwills.com

Project Name/Location

THE WELLNESS CENTRE

COBOCONK, ONTARIO

Drawing Title

DETAILS

Drawn By: M.B.	SCALE: Horz. –	Vert. –	
Designed By: M.B.	Plot Date: June 22, 2022		
Checked By: J.D.F.	Project No.: 20-20165		Sht. No.:
Engineer: C.P.B.	Dwg File No.: 20165 – GNDT		102

NOT FOR CONSTRUCTION

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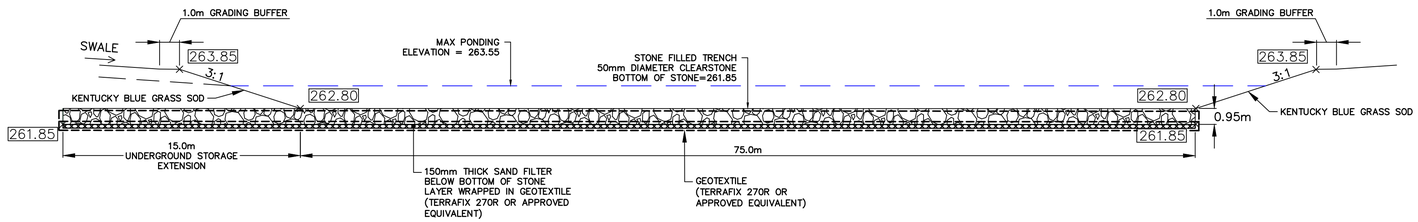
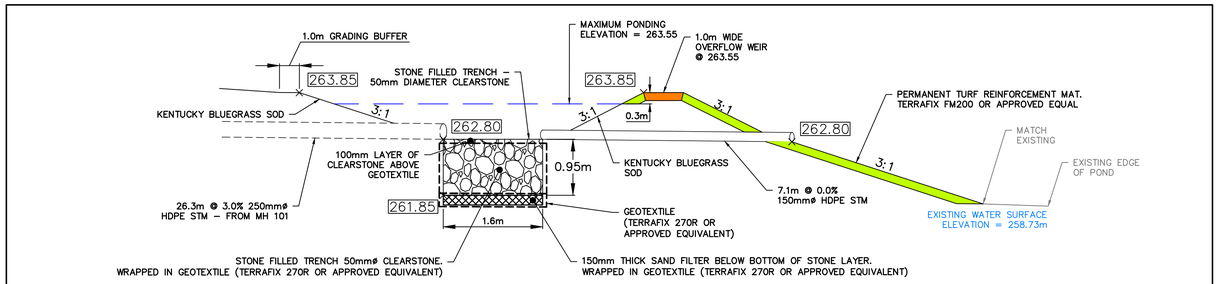
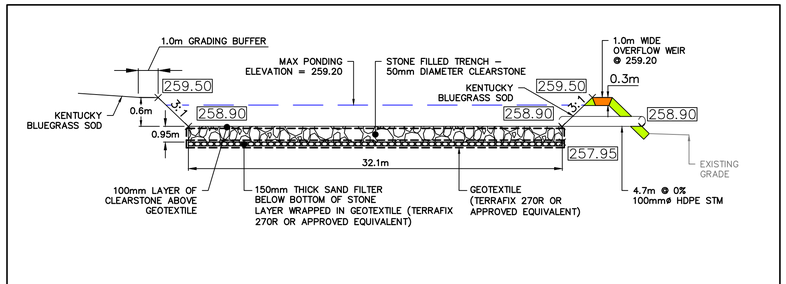


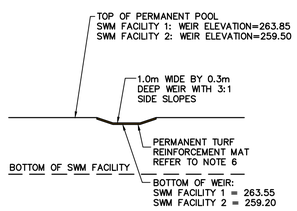
S1 DETAIL – SWM FACILITY 1 – PROFILE VIEW
SCALE = N.T.S.



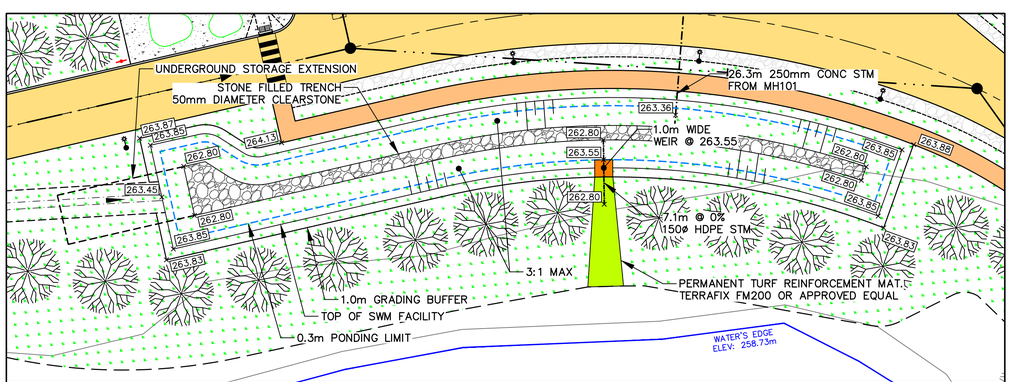
S2 DETAIL – SWM FACILITY 1 – OUTLET CROSS–SECTION
SCALE = N.T.S.



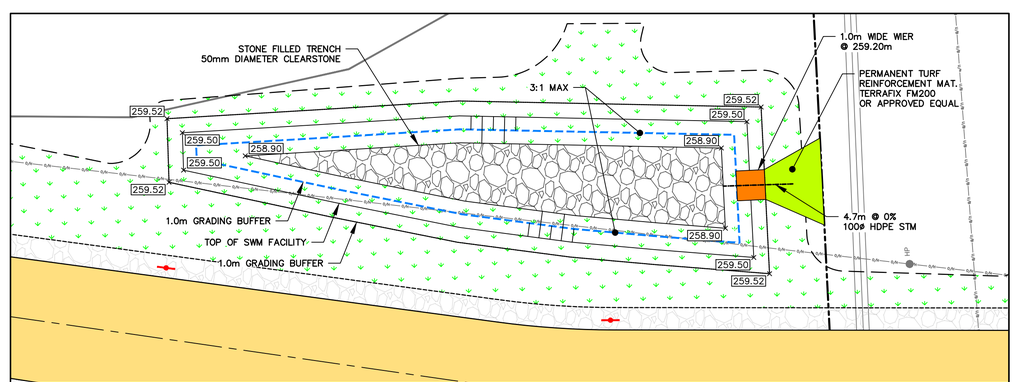
S3 DETAIL – SWM FACILITY 2 – PROFILE VIEW
SCALE = N.T.S.



S4 DETAIL – WEIR
SCALE = N.T.S.



SWM 1 SWM FACILITY 1 – DETAILED PLAN VIEW
SCALE = 1:300



SWM 2 SWM FACILITY 2 – DETAILED PLAN VIEW
SCALE = 1:200

TBM1 – 259.70m
TOP OF SIB AT NORTH–WEST CORNER OF PART 1, PLAN 57R–10621

TBM2 – 258.75m
TOP OF SIB AT SOUTH–EAST CORNER OF PART 1, PLAN 57R–10621

TRUE NORTH

KEY PLAN

REVISIONS

No.	Description	Date
2	ISSUED FOR SPA – 3RD SUBMISSION	23/06/22
1	ISSUED FOR SPA – 2ND SUBMISSION	24/02/22
0	ISSUED FOR SPA – 1ST SUBMISSION	20/08/21

METRIC — Dimensions are in METRES and/or MILLIMETRES unless otherwise shown

LICENSED PROFESSIONAL ENGINEER
C.M.PROCTOR
100195369
June 22, 2022
PROVINCE OF ONTARIO

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E. wills@dmwills.com

Project Name/Location

THE WELLNESS CENTRE

COBOCONK, ONTARIO

Drawing Title

SWM FACILITY DETAILS

Drawn By: S.F.	SCALE: Horz. –	Vert. –	
Designed By: M.B.	Plot Date: June 22, 2022		
Checked By: J.D.F.	Project No.: 20–20165		Sht. No.:
Engineer: C.P.B.	Dwg File No.: 20165 – GNDT		103

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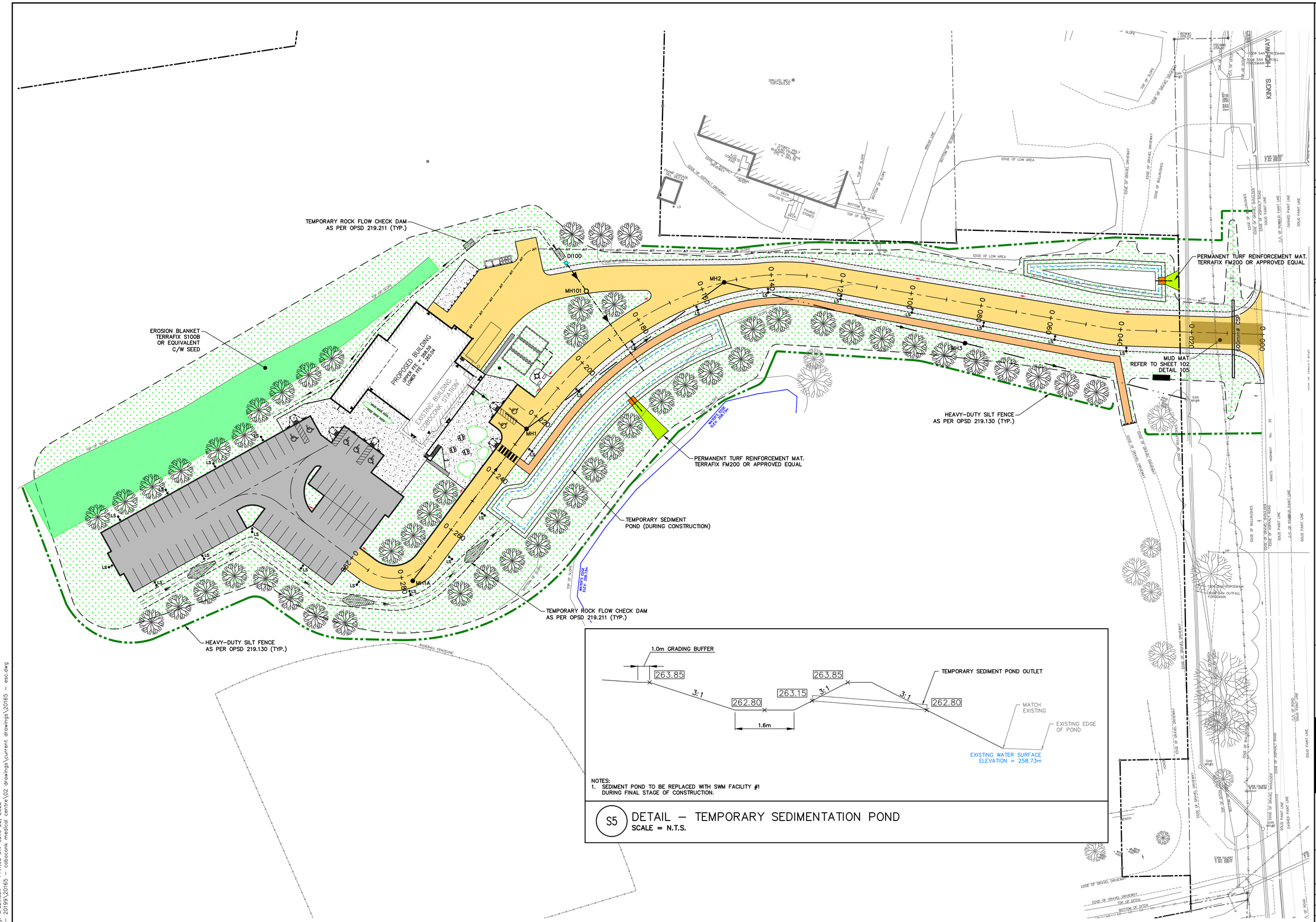

NOTES:
1. SEDIMENT POND TO BE REPLACED WITH SWM FACILITY #1 DURING FINAL STAGE OF CONSTRUCTION.

S5 DETAIL – TEMPORARY SEDIMENTATION POND
SCALE = N.T.S.

TBM1 – 259.70m
TOP OF SIB AT NORTH-WEST CORNER OF PART 1, PLAN 57R-10621

TBM2 – 258.75m
TOP OF SIB AT SOUTH-EAST CORNER OF PART 1, PLAN 57R-10621

TRUE NORTH

KEY PLAN

REVISIONS

No.	Description	Date
2	ISSUED FOR SPA – 3RD SUBMISSION	23/06/22
1	ISSUED FOR SPA – 2ND SUBMISSION	24/02/22
0	ISSUED FOR SPA – 1ST SUBMISSION	20/08/21

METRIC Dimensions are in METRES and/or MILLIMETRES unless otherwise shown

- PROPOSED PERMEABLE PAVERS ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRAVEL/RIP-RAP
- PROPOSED SOD
- PROPOSED EROSION BLANKET AND SEED MIX
- EX./PR. SIDEWALK

LICENSED PROFESSIONAL ENGINEER C.M.PROCTOR 100195369 June 22, 2022 PROVINCE OF ONTARIO

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Project Name/Location

THE WELLNESS CENTRE

COBOCONK, ONTARIO

Drawing Title

EROSION AND SEDIMENT CONTROL PLAN

Drawn By: M.B.	SCALE: Horz. 1:500 Vert. –	
Designed By: M.B.	Plot Date: June 22, 2022	
Checked By: J.D.F.	Project No.: 20-20165	Sht. No.:
Engineer: C.P.B.	Dwg File No.: 20165 – ESC	200

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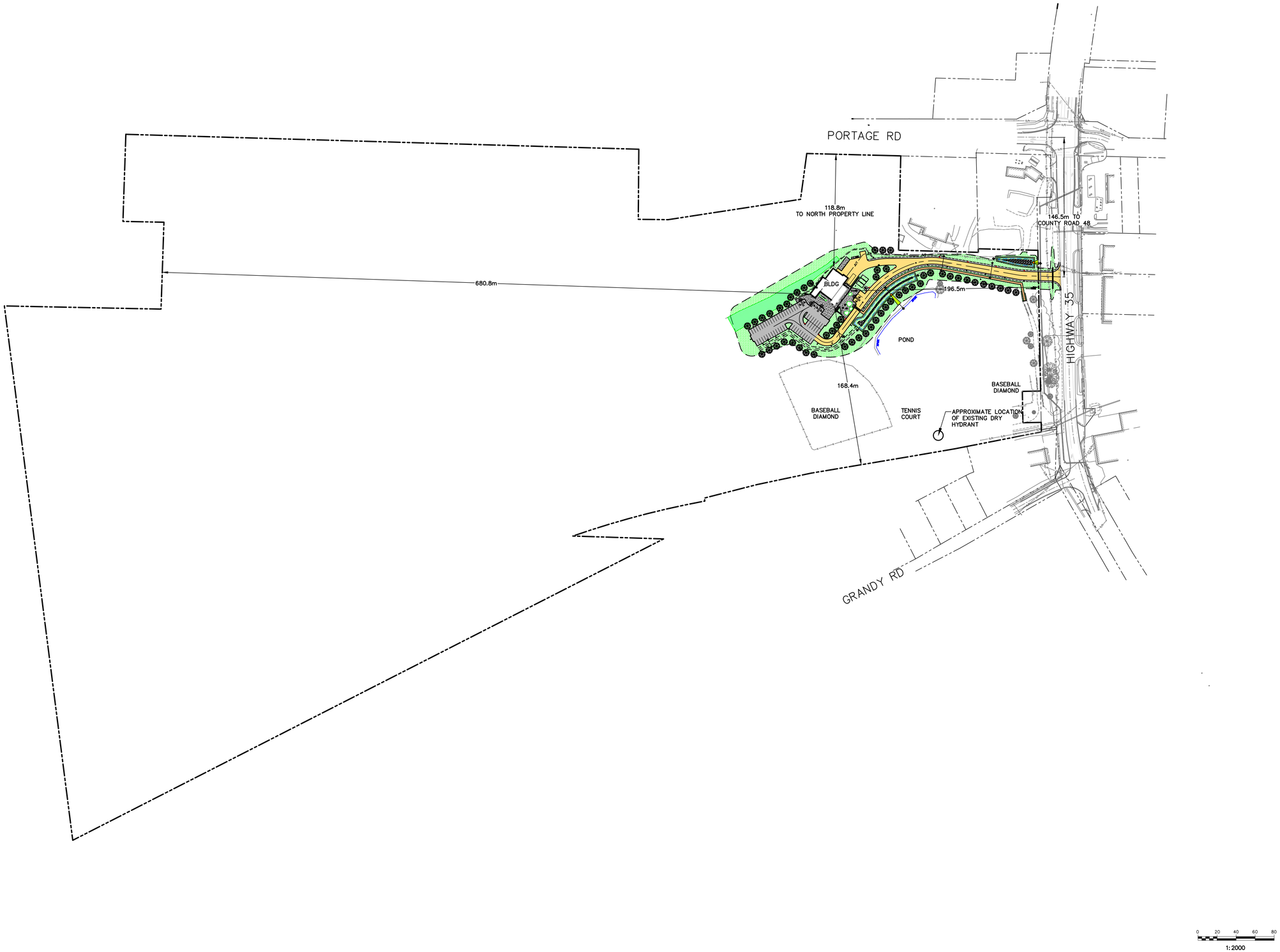

TBM1 – 259.70m
TOP OF SIB AT NORTH-WEST CORNER OF PART 1, PLAN 57R-10621

TBM2 – 258.75m
TOP OF SIB AT SOUTH-EAST CORNER OF PART 1, PLAN 57R-10621

TRUE NORTH

KEY PLAN

REVISIONS

No.	Description	Date
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1	ISSUED FOR SPA – 2ND SUBMISSION	24/02/22
0	ISSUED FOR SPA – 1ST SUBMISSION	20/08/21

METRIC Dimensions are in METRES and/or MILLIMETRES unless otherwise shown

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- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRAVEL/RIP-RAP
- PROPOSED SOD
- PROPOSED EROSION BLANKET AND SEED MIX
- EX./PR. SIDEWALK

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Project Name/Location

THE WELLNESS CENTRE

COBOCONK, ONTARIO

Drawing Title

GENERAL SITE PLAN

Drawn By: M.B.	SCALE: Horz. 1:2000 Vert. –		
Designed By: M.B.	Plot Date: June 22, 2022		
Checked By: J.D.F.	Project No.: 20-20165	Sht. No.:	
Engineer: C.P.B.	Dwg File No.: 20165 – SP	400	

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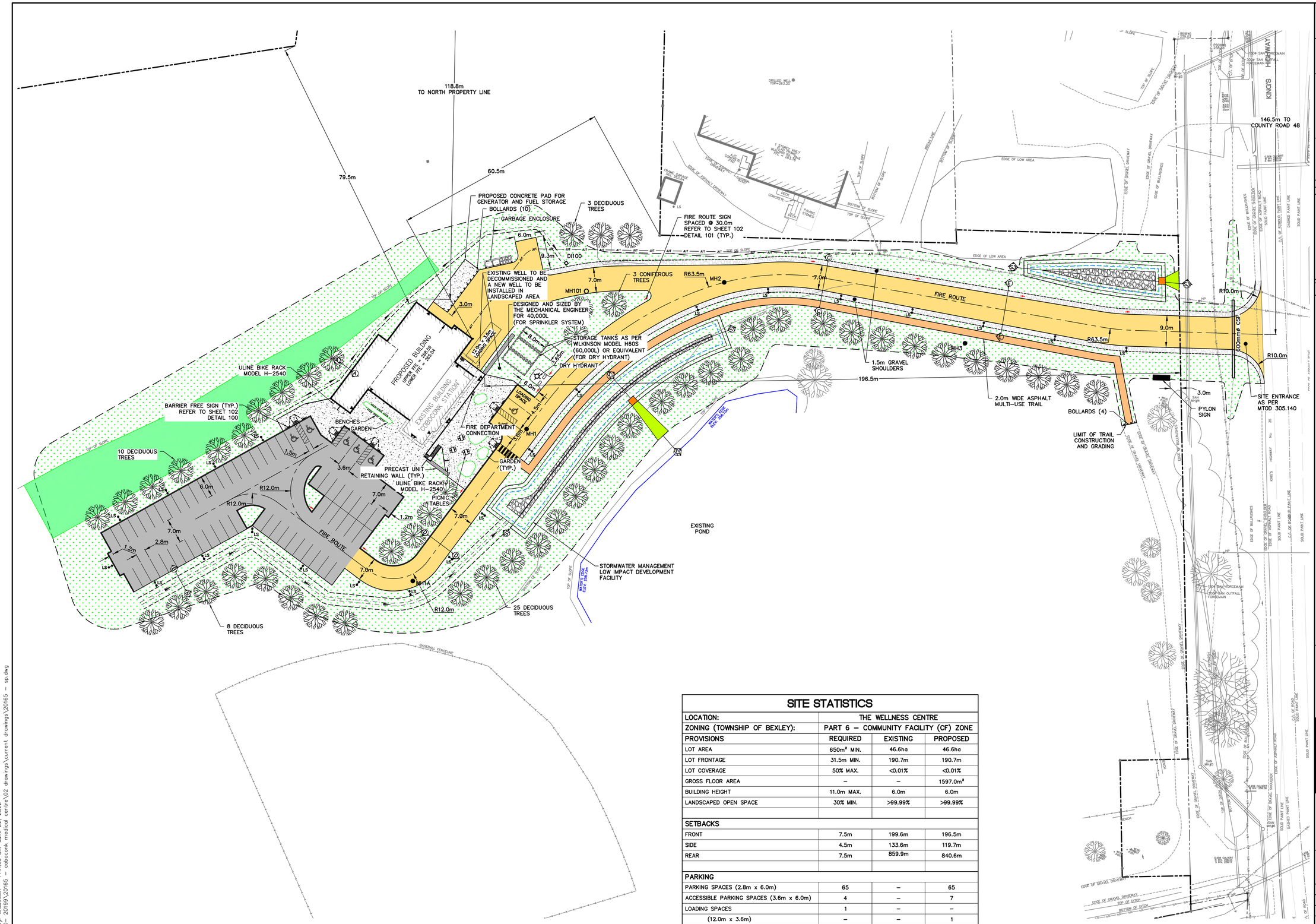

SITE STATISTICS

LOCATION:	THE WELLNESS CENTRE		
ZONING (TOWNSHIP OF BEXLEY):	PART 6 – COMMUNITY FACILITY (CF) ZONE		
PROVISIONS	**REQUIRED**	**EXISTING**	**PROPOSED**
LOT AREA	650m² MIN.	46.6ha	46.6ha
LOT FRONTAGE	31.5m MIN.	190.7m	190.7m
LOT COVERAGE	50% MAX.	<0.01%	<0.01%
GROSS FLOOR AREA	–	–	1597.0m²
BUILDING HEIGHT	11.0m MAX.	6.0m	6.0m
LANDSCAPED OPEN SPACE	30% MIN.	>99.99%	>99.99%
SETBACKS			
FRONT	7.5m	199.6m	196.5m
SIDE	4.5m	133.6m	119.7m
REAR	7.5m	859.9m	840.6m
PARKING			
PARKING SPACES (2.8m x 6.0m)	65	–	65
ACCESSIBLE PARKING SPACES (3.6m x 6.0m)	4	–	7
LOADING SPACES	1	–	–
(12.0m x 3.6m)	–	–	1
(6.0m x 4.5m)	–	–	1

TBM1 – 259.70m
TOP OF SIB AT NORTH-WEST CORNER OF PART 1, PLAN 57R-10621

TBM2 – 258.75m
TOP OF SIB AT SOUTH-EAST CORNER OF PART 1, PLAN 57R-10621

TRUE NORTH

KEY PLAN

REVISIONS

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- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRAVEL/RIP-RAP
- PROPOSED SOD
- PROPOSED EROSION BLANKET AND SEED MIX
- EX./PR. SIDEWALK
- PR. FIRE ROUTE SIGN REFER TO SHEET 102 DETAIL 101

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June 22, 2022
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Project Name/Location

THE WELLNESS CENTRE

COBOCONK, ONTARIO

Drawing Title

SITE PLAN

Drawn By: M.B.	SCALE: Horz. 1:500 Vert. –		
Designed By: M.B.	Plot Date: June 22, 2022		
Checked By: J.D.F.	Project No.: 20-20165	Sht. No.:	
Engineer: C.P.B.	Dwg File No.: 20165 – SP	401	

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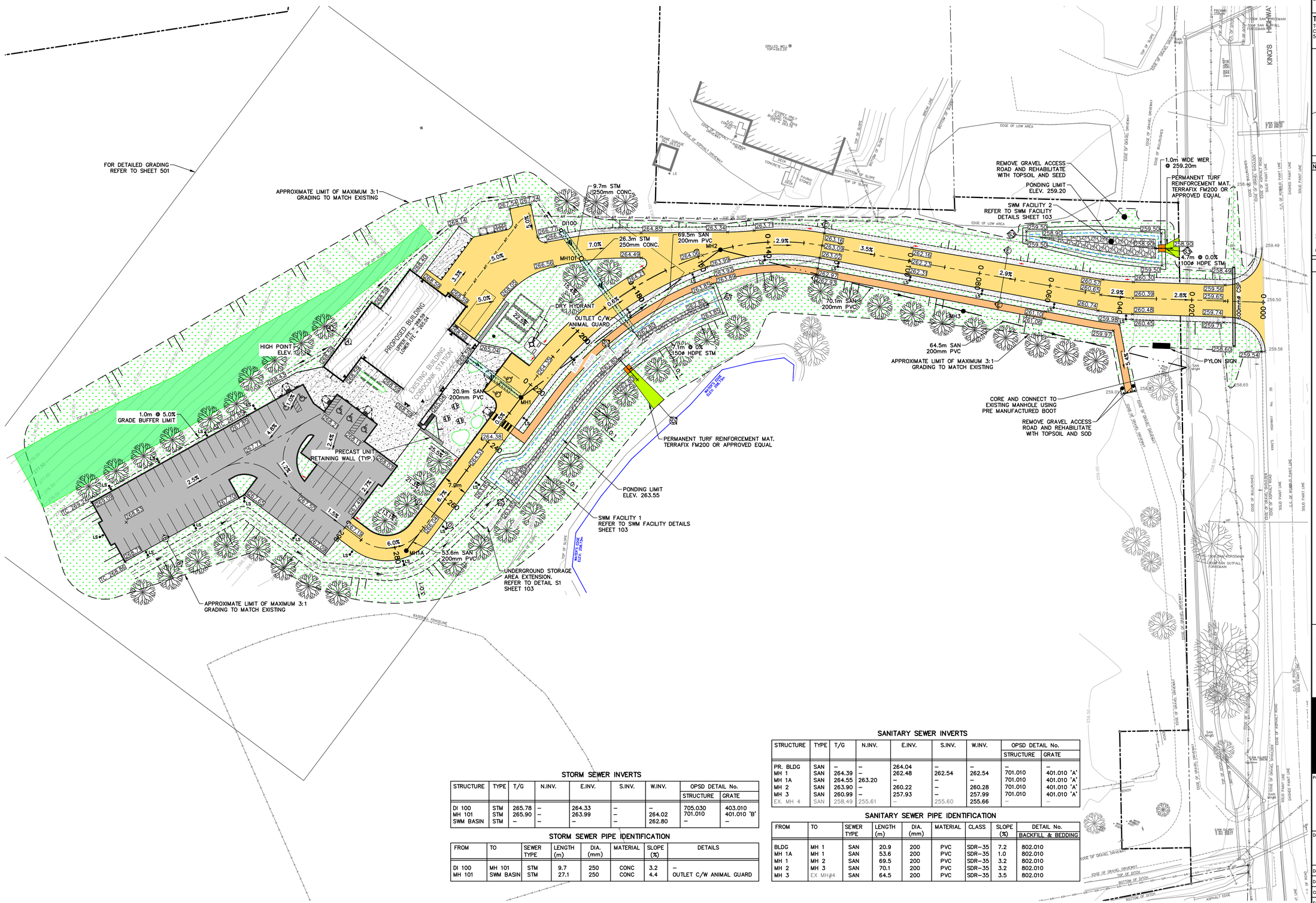

STORM SEWER INVERTS

STRUCTURE	TYPE	T/G	N.INV.	E.INV.	S.INV.	W.INV.	OPSD DETAIL No.	
							STRUCTURE	GRATE
DI 100	STM	265.78	–	264.33	–	–	705.030	403.010
MH 101	STM	265.90	–	263.99	–	264.02	701.010	401.010 'B'
SWM BASIN	STM	–	–	–	–	262.80	–	–

STORM SEWER PIPE IDENTIFICATION

FROM	TO	SEWER TYPE	LENGTH (m)	DIA. (mm)	MATERIAL	SLOPE (%)	DETAILS
DI 100	MH 101	STM	9.7	250	CONC	3.2	–
MH 101	SWM BASIN	STM	27.1	250	CONC	4.4	OUTLET C/W ANIMAL GUARD

SANITARY SEWER INVERTS

STRUCTURE	TYPE	T/G	N.INV.	E.INV.	S.INV.	W.INV.	OPSD DETAIL No.	
							STRUCTURE	GRATE
PR. BLDG	SAN	–	–	264.04	–	–	–	–
MH 1	SAN	264.39	–	262.48	262.54	262.54	701.010	401.010 'A'
MH 1A	SAN	264.55	263.20	–	–	–	701.010	401.010 'A'
MH 2	SAN	263.90	–	260.22	–	260.28	701.010	401.010 'A'
MH 3	SAN	260.99	–	257.93	–	257.99	701.010	401.010 'A'
EX. MH 4	SAN	258.49	255.61	–	255.60	255.66	–	–

SANITARY SEWER PIPE IDENTIFICATION

FROM	TO	SEWER TYPE	LENGTH (m)	DIA. (mm)	MATERIAL	CLASS	SLOPE (%)	DETAIL No. BACKFILL & BEDDING
BLDG	MH 1	SAN	20.9	200	PVC	SDR–35	7.2	802.010
MH 1A	MH 1	SAN	53.6	200	PVC	SDR–35	1.0	802.010
MH 1	MH 2	SAN	69.5	200	PVC	SDR–35	3.2	802.010
MH 2	MH 3	SAN	70.1	200	PVC	SDR–35	3.2	802.010
MH 3	EX MH#4	SAN	64.5	200	PVC	SDR–35	3.5	802.010

TBM1 – 259.70m
TOP OF SIB AT NORTH–WEST CORNER OF PART 1, PLAN 57R–10621

TBM2 – 258.75m
TOP OF SIB AT SOUTH–EAST CORNER OF PART 1, PLAN 57R–10621

TRUE NORTH

KEY PLAN

REVISIONS

No.	Description	Date
2	ISSUED FOR SPA – 3RD SUBMISSION	23/06/22
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- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED CONCRETE
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WILLS
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E. wills@dmwills.com

Project Name/Location

THE WELLNESS CENTRE

COBOCONK, ONTARIO

Drawing Title

OVERALL GRADING + SERVCING PLAN

Drawn By: M.B.	SCALE: Horz. 1:500 Vert. –		
Designed By: M.B.	Plot Date: June 22, 2022		
Checked By: J.D.F.	Project No.: 20–20165	Sht. No.:	
Engineer: C.P.B.	Dwg File No.: 20165 – MP	500	

NOT FOR CONSTRUCTION

Printed By: srobinson Printed On: June 22, 2022
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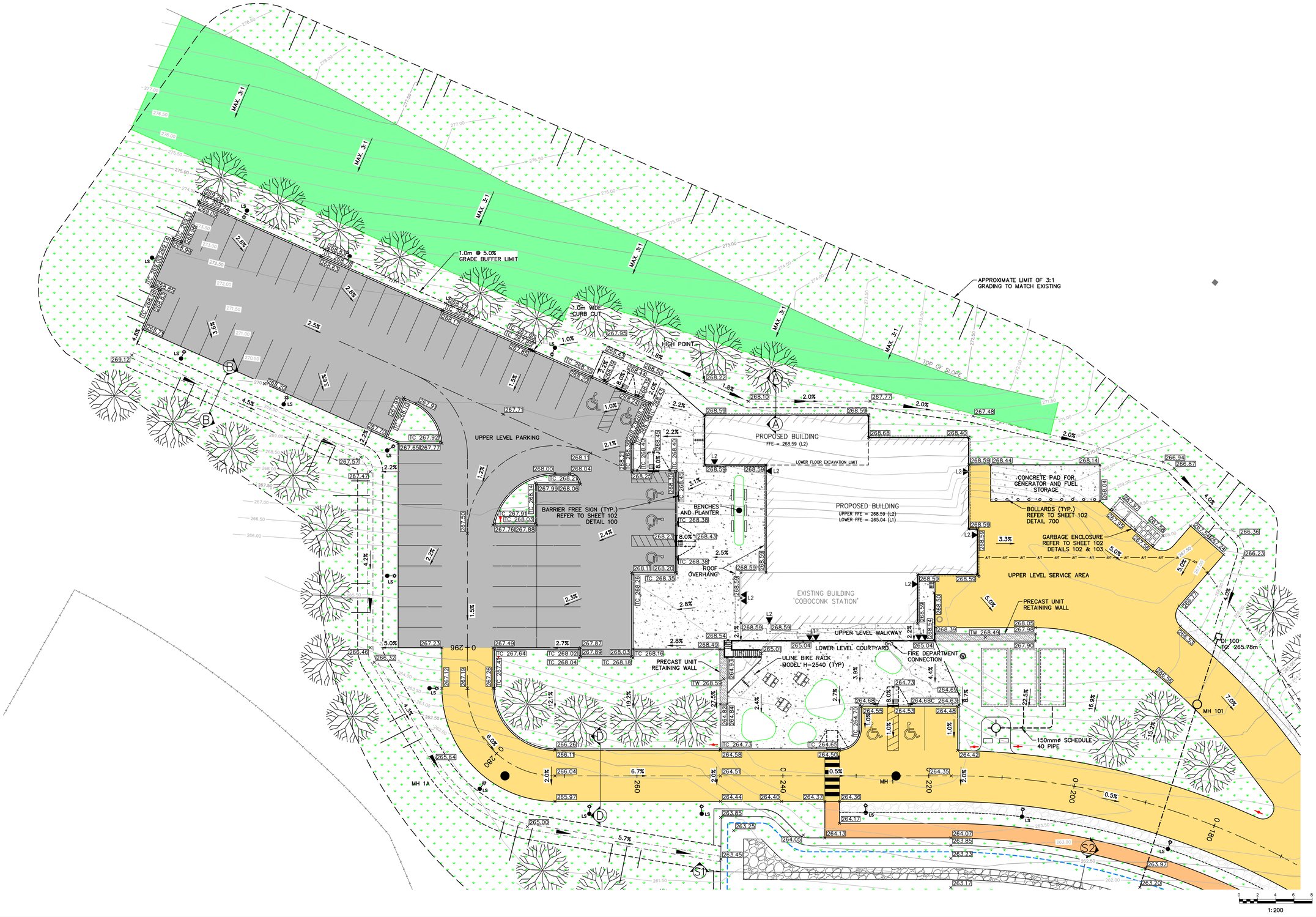

TBM1 – 259.70m
TOP OF SIB AT NORTH-WEST CORNER OF PART 1, PLAN 57R-10621

TBM2 – 258.75m
TOP OF SIB AT SOUTH-EAST CORNER OF PART 1, PLAN 57R-10621

TRUE NORTH

KEY PLAN

REVISIONS

No.	Description	Date
2	ISSUED FOR SPA – 3RD SUBMISSION	23/06/22
1	ISSUED FOR SPA – 2ND SUBMISSION	24/02/22
0	ISSUED FOR SPA – 1ST SUBMISSION	20/08/21

METRIC Dimensions are in METRES and/or MILLIMETRES unless otherwise shown

- PROPOSED PERMEABLE PAVERS ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRAVEL/RIP-RAP
- PROPOSED SOD
- PROPOSED EROSION BLANKET AND SEED MIX
- EX./PR. SIDEWALK

LICENSED PROFESSIONAL ENGINEER
C.M.PROCTOR
100195369
June 22, 2022
PROVINCE OF ONTARIO

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Project Name/Location

THE WELLNESS CENTRE

COBOCONK, ONTARIO

Drawing Title

DETAILED GRADING PLAN

Drawn By: M.B.	SCALE: Horz. 1:200	Vert. –	
Designed By: M.B.	Plot Date: June 22, 2022		
Checked By: J.D.F.	Project No.: 20-20165	Sht. No.:	
Engineer: C.P.B.	Dwg File No.: 20165 – GP	501	

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