

SCHEDULE "A" - DRAWING "A"

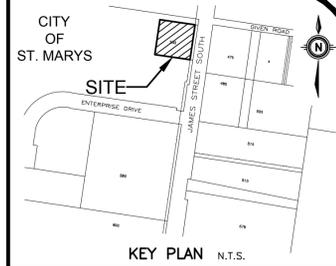
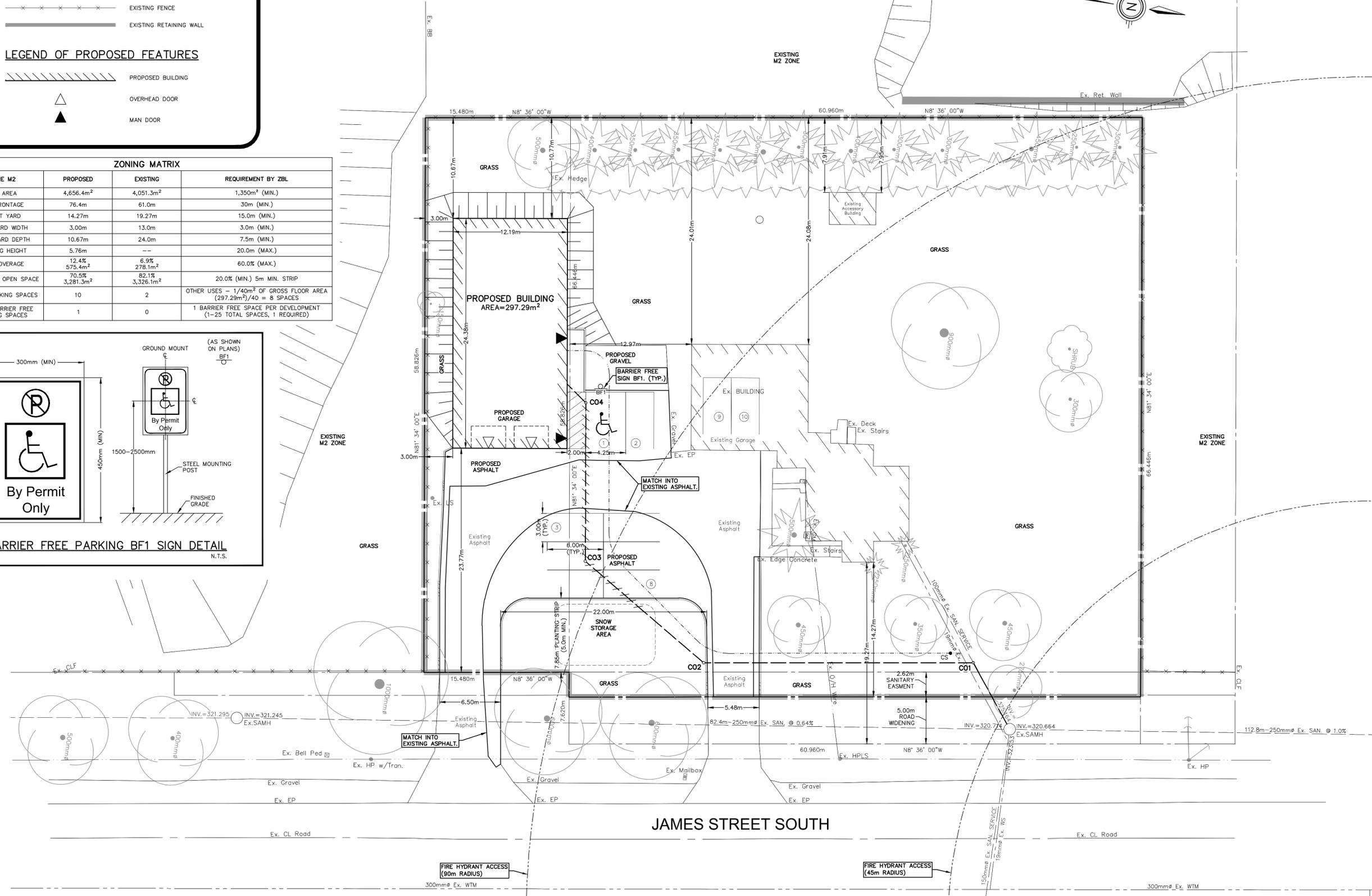
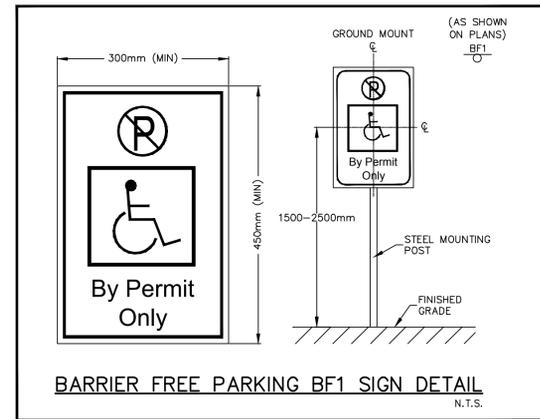
LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING RETAINING WALL

LEGEND OF PROPOSED FEATURES

- PROPOSED BUILDING
- OVERHEAD DOOR
- MAN DOOR

ZONE M2	PROPOSED	EXISTING	REQUIREMENT BY ZBL
LOT AREA	4,656.4m ²	4,051.3m ²	1,350m ² (MIN.)
LOT FRONTAGE	76.4m	61.0m	30m (MIN.)
FRONT YARD	14.27m	19.27m	15.0m (MIN.)
SIDE YARD WIDTH	3.00m	13.0m	3.0m (MIN.)
REAR YARD DEPTH	10.67m	24.0m	7.5m (MIN.)
BUILDING HEIGHT	5.76m	--	20.0m (MAX.)
LOT COVERAGE	12.4% 575.4m ²	6.9% 278.1m ²	60.0% (MAX.)
LANDSCAPE OPEN SPACE	70.5% 3,281.3m ²	82.1% 3,326.1m ²	20.0% (MIN.) 5m MIN. STRIP
TOTAL PARKING SPACES	10	2	OTHER USES - 1/40m ² OF GROSS FLOOR AREA (297.29m ²)/40 = 8 SPACES
TOTAL BARRIER FREE PARKING SPACES	1	0	1 BARRIER FREE SPACE PER DEVELOPMENT (1-25 TOTAL SPACES, 1 REQUIRED)



GEODETC BM ELEV. = 329.374m
Monument set in concrete walk of the bridge carrying Queen Street East over CNR tracks, 2.6m east of the track C/L, 4.85m north of centerline of Queen St. (AKA - BM#01019890454 in the Town of St. Marys)

SITE BENCHMARK ELEV. = 328.138m
Top nut of Fire Hydrant on the East side of James Street to the North of the subject lands and as shown on the drawings.

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4.	RE-ISSUED FOR APPROVAL	CRM 2021-09-01
3.	ISSUED FOR APPROVAL	CRM 2021-08-05
2.	ISSUED FOR PRE CONSULTATION	CRM 2021-07-08
1.	ISSUED FOR CLIENT REVIEW	NMP 2021-06-04
No.	REVISION	BY YYYY-MM-DD

MTE
Engineers, Scientists, Surveyors
(519)-271-7952

LICENSED PROFESSIONAL ENGINEER
C. R. MOFFAT
10051242
2021-09-01
PROVINCE OF ONTARIO

OWNER
RAEZOR'S EDGE GENERAL CONTRACTOR
43 RIDGEWOOD CRESCENT ST MARYS, ONT

PROJECT
550 JAMES STREET DEVELOPMENT
550 JAMES STREET SOUTH ST MARYS, ONT

DRAWING **SITE PLAN**

Project Manager	C. MOFFAT	Project No.	48698-100
Design By	KRW/TNH	Checked By	JMD
Drawn By	KRW/TNH	Checked By	JMD
Surveyed By	MTE OLS	Drawing No.	
Date	Jun.01/21	A1.1	
Scale	1:200	Sheet	1 of 3

CONSTRUCTION NOTES AND SPECIFICATIONS

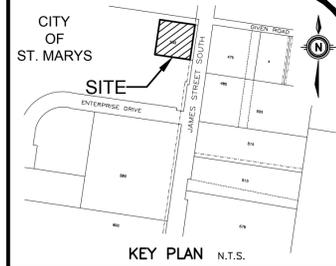
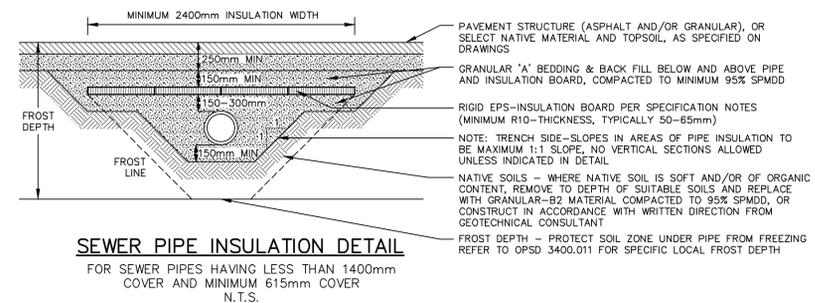
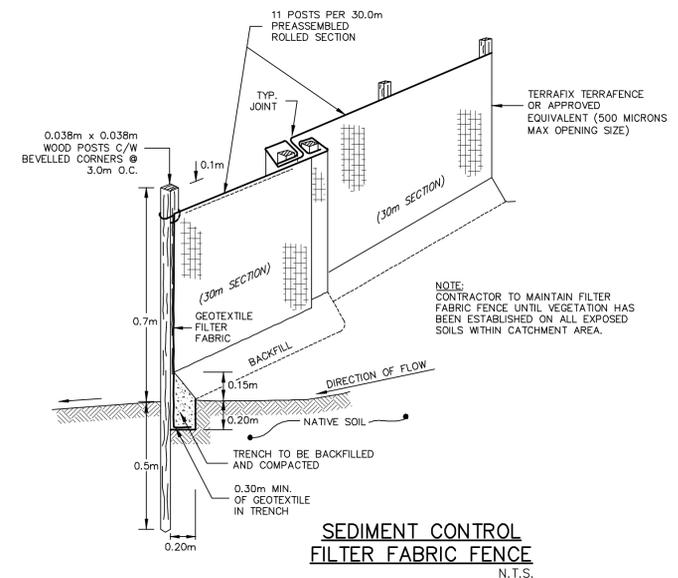
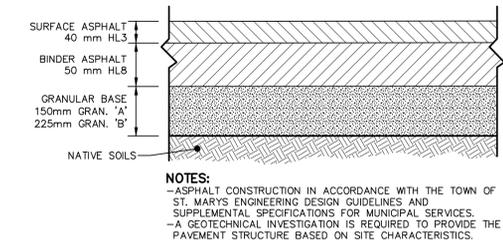
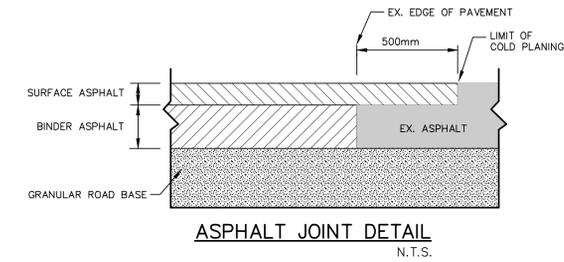
- GENERAL**
 - THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY ENGINEER AND APPROVED BY THE TOWN OF ST. MARYS.
 - THESE PLANS ARE TO BE USED FOR SERVICING AND GRADING ONLY. ANY OTHER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. THESE PLANS MUST NOT BE USED TO SITE THE PROPOSED BUILDING.
 - NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
 - THESE PLANS ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MTE CONSULTANTS INC.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:
 - CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS WHICH INCLUDES BUT IS NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS AND EXISTING INVERTS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
 - OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.
 - VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND BASEMENT FLOOR ELEVATIONS (WHICH MAY APPEAR ON THIS PLAN) COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
 - CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
 - THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO EXISTING WORKS. THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN THE MUNICIPAL RIGHT-OF-WAY TO THE TOWN OF ST. MARYS STANDARDS.
 - ALL WORKS ON A MUNICIPAL RIGHT-OF-WAY WITH THE EXCEPTION OF WATERMAIN TAPPING, TO BE INSTALLED BY THE OWNER'S CONTRACTOR AT OWNER'S EXPENSE IN ACCORDANCE WITH THE TOWN OF ST. MARYS PROCEDURE FOR OFF-SITE WORKS BY PRIVATE CONTRACTOR. THE OWNER AND CONTRACTOR ARE TO ENSURE OFF-SITE WORKS PERMIT IS IN PLACE PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ALL AFFECTED PROPERTY TO ORIGINAL CONDITION. ALL BOULEVARD AREAS SHALL BE RESTORED WITH 150mm TOPSOIL AND SOD.
 - ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE ONTARIO PROVINCIAL BUILDING CODE (PART 7 PLUMBING), THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) AND THE REQUIREMENTS OF THE TOWN OF ST. MARYS; WHICH CODES AND REGULATIONS SHALL SUPERSEDE ALL OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION. ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE, DIVISION C, PART 1, SECTION 1.2. GENERAL REVIEW. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.
 - SANITARY AND STORM SEWERS AND SERVICES TO HAVE A MINIMUM 1.5m COVER TO TOP OF PIPE. WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL INSTALL SHALLOW BURIED PIPE IN ACCORDANCE WITH APPLICABLE "SEWER PIPE INSULATION DETAIL" INDICATED IN DRAWING DETAILS. CONTACT DESIGN ENGINEER FOR "SEWER PIPE INSULATION DETAIL" IF REQUIRED.
 - PLAN TO BE READ IN CONJUNCTION WITH MTE DRAWINGS A1.1 AND C2.2.
 - PLAN TO BE READ IN CONJUNCTION WITH SWM LETTER PREPARED BY MTE CONSULTANTS INC.
 - LEGAL INFORMATION TAKEN FROM PLAN OF SURVEY PREPARED BY DONALD W.J. McNEIL LTD., DATED APRIL 20, 1990.
 - EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM TOPOGRAPHICAL SURVEY PREPARED BY MTE CONSULTANTS INC, DATED MAY 13, 2021.
 - CONTRACTOR TO OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNER PRIOR TO ENTERING UPON NEIGHBOURING LANDS TO UNDERTAKE ANY WORK. COPIES OF THESE LETTERS OF CONSENT SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS FOR APPROVAL PRIOR TO ANY WORK BEING PERFORMED. FAILURE TO COMPLY WITH THE ABOVE IS AT CONTRACTOR'S OWN RISK.
 - SITE SERVICING CONTRACTOR TO TERMINATE ALL SERVICES 1 METRE FROM FOUNDATION WALL.
 - FILTER FABRIC TO BE TERRAFIX 270R OR APPROVED EQUAL.
 - MAXIMUM GRASSED SLOPE TO BE 3:1. SLOPES GREATER THAN 3:1 TO BE LANDSCAPED WITH LOW MAINTENANCE GROUND COVER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS, AND BARRIERS. ALL SIGNALS, ETC. SHALL CONFORM TO THE STANDARDS OF THE TOWN OF ST. MARYS AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - 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 INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
 - CONTRACTOR TO MAINTAIN A 'CONFINED TRENCH CONDITION' IN ALL SEWER AND SERVICE TRENCHES.
 - FOLLOWING COMPLETION OF PROPOSED WORKS AND PRIOR TO OCCUPANCY INSPECTION, ALL STORM AND SANITARY SEWERS ARE TO BE FLUSHED, AND ALL CATCHBASIN AND CATCHBASIN MANHOLE SUMPS ARE TO BE CLEANED OF DEBRIS AND SILT.

- SANITARY SEWERS**
 - PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSD 802.030. PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. BEDDING MATERIAL AND COVER MATERIAL TO BE GRAN. "A". TRENCH BACKFILL TO BE NATIVE MATERIAL REPLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - SANITARY SEWERS 150mm AND SMALLER SHALL BE POLYVINYL CHLORIDE (PVC) PIPE DR28 ASTM-D3034 WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALS.
 - FACTORY FABRICATED WYES SHALL BE USED FOR ALL SERVICE CONNECTIONS. SANITARY SEWERS AND SERVICES TO HAVE MINIMUM 1.5m COVER ON TOP OF PIPE. WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL INSTALL SHALLOW BURIED PIPE IN ACCORDANCE WITH APPLICABLE "SEWER PIPE INSULATION DETAIL" INDICATED IN DRAWING DETAILS. INSULATION SHALL BE RIGID EXTRUDED POLYSTYRENE (EPS) BOARD, WITH A THICKNESS SUFFICIENT TO PROVIDE AN RSI=1.76 (R10) INSULATING FACTOR (TYPICALLY 50-65mm). INSULATION BOARD WIDTH SHALL BE 1.8m FOR UP TO 200mm NOMINAL PIPE DIAMETER, 2.4m FOR 201mm-800mm DIAMETER AND 3.0m FOR 801mm-1400mm. ALL JOINTS SHALL BE TIGHTLY BUTTED TOGETHER (TAPE OR OTHERWISE SECURE JOINTS TO RESIST MOVEMENT DURING BACKFILL PLACEMENT). RIGID EPS BOARD SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 140kPa (20psi), AND A MAXIMUM WATER ABSORPTION RATE OF 2.0% BY VOLUME. ACCEPTABLE PRODUCTS ARE DOW STYROFOAM-SM OR -HI (FULL LINE), OWENS CORNING FOAMULAR (200, 250, OR HIGHER), PLASTISPAN HD-M28 OR OTHER ENGINEER-APPROVED EQUIVALENT.
 - CONTRACTOR RESPONSIBLE FOR TESTING OF SANITARY SEWERS IN ACCORDANCE WITH OPS5 410.

- WATERMANS**
 - PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSD 802.030. PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. BEDDING MATERIAL AND COVER MATERIAL TO BE GRAN. "A". TRENCH BACKFILL TO BE NATIVE MATERIAL REPLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - WATER SERVICE CONNECTIONS 50mm AND SMALLER, SHALL BE MUNIPEX PLASTIC TUBING WITH #8 TRACER WIRE. MUNIPEX TUBING SHALL MEET CSA B137.5 AND ALL PIPE SHALL BE NEW.
 - ALL METALLIC FITTINGS (EXCLUDING CURB/MAIN STOP AND BRASS FITTINGS) AND APPURTENANCES INCLUDING SADDLES, VALVES, TEES, BENDS, ETC. ARE TO BE WRAPPED WITH AN APPROVED PETROLATUM SYSTEM CONSISTING OF PASTE, MASTIC AND TAPE. PARTICULAR ATTENTION SHALL BE PAID TO ANODE INSTALLATION. CONTRACTOR TO REFER TO THE MOST RECENT EDITION OF AREA MUNICIPALITIES DESIGN GUIDELINES AND SUPPLEMENTAL SPECIFICATIONS FOR MUNICIPAL SERVICES FOR WRAPPING DETAILS.
 - ALL UNDERGROUND SERVICE LINE VALVES AND FITTINGS SHALL BE IN ACCORDANCE WITH AWWA C-800 AND MODEL NUMBERS SHALL BE STAMPED ON ALL VALVES AND MATERIALS.
 - CURB STOPS SHALL BE MUELLER MODEL No. H-15209 "E.Z. Turn", FORD MODEL No. B-44-333 "P.J. BALL VALVE", OR CAMBRIDGE BRASS SUCCESSOR c/w No. 8 SERVICE BOX AND STAINLESS STEEL ROD.
 - ALL SERVICE SADDLES SHALL BE STAINLESS STEEL BROAD BAND SERVICE SADDLES. THE BAND WIDTH IS TO BE EQUAL TO OR GREATER TO THE DIAMETER OF THE WATERMAIN.
 - WATER CONNECTIONS MAY BE PLACED IN THE SAME TRENCH WITH A STORM OR SANITARY CONNECTION ONLY IF A MINIMUM VERTICAL SEPARATION OF 500mm IS MAINTAINED BETWEEN THE WATER SERVICE AND ANY OTHER PIPE, IN ACCORDANCE WITH SECTION 7.3.5.7.(2)(a)(i) OF THE ONTARIO BUILDING CODE
 - ALL WATERMANS AND SERVICES TO HAVE MINIMUM 1.7m COVER ON TOP OF PIPE. WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR INSULATED WATERMAIN OR SERVICE PIPE SHALL BE LURECON UL/P PRE INSULATED PIPE WITH A MINIMUM 50mm INSULATION WITH A COUNTER WOUND POLYETHYLENE JACKET.
 - THE TOWN OF ST. MARYS TO SUPPLY WATER METER. CONTRACTOR TO INSTALL CHAMBER, METER, ALL VALVES, PIPING AND REMOTE METER READOUT AT LOCATION ON BUILDING EXTERIOR ACCEPTABLE TO MUNICIPALITY.
 - ALL WATERMAIN TO BE PRESSURE TESTED IN ACCORDANCE WITH OPS5 441 AND SHALL BE IN ACCORDANCE WITH AWWA C651-14 FOR DISINFECTION AND CONNECTION TO WATERWORKS SYSTEM. ALL TESTING AND DISINFECTION TO BE COMPLETED UNDER THE SUPERVISION OF THE TOWN OF ST. MARYS.

- EROSION AND SEDIMENT CONTROL**
 - CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE COVER.
 - ALL SEDIMENT CONTROL FENCING TO BE INSTALLED PRIOR TO ANY AREA GRADING, EXCAVATING OR DEMOLITION COMMENCING.
 - EROSION CONTROL FENCING TO BE INSTALLED AROUND BASE OF ALL STOCKPILES. ALL STOCKPILES TO BE KEPT 2.5m MINIMUM FROM PROPERTY LINE.
 - EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MHS AND CBS.
 - ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
 - EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED.
 - NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE ENGINEER AND THE TOWN OF ST. MARYS DEPARTMENT OF PUBLIC WORKS.
 - CONTRACTOR TO CLEAN ROADWAY AND SIDEWALKS OF SEDIMENTS RESULTING FROM CONSTRUCTION TRAFFIC FROM THE SITE EACH DAY.
 - CONTRACTOR MUST REMOVE EROSION AND SEDIMENTATION FENCING PRIOR TO COMPLETION OF PROJECT. CONTRACTOR TO HAVE EROSION AND SEDIMENTATION FENCE INSPECTED WHEN VEGETATION HAS ESTABLISHED, BUT PRIOR TO FENCE BECOMING OVERGROWN. ENGINEER'S REPRESENTATIVE TO DETERMINE IF VEGETATION HAS REACHED THE CRITICAL POINT AND WILL THEN INSTRUCT CONTRACTOR TO REMOVE FENCE.
- MAINTENANCE RECOMMENDATIONS**
 - REMOVE SEDIMENT AND CONTAMINANTS AND REINSTATE STORMWATER MANAGEMENT FACILITY ACCORDING TO THE DESIGN OUTLINED ON THIS PLAN.
 - EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/3 THE HEIGHT OF THE FENCE.
 - OWNER'S REPRESENTATIVE TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.

SCHEDULE "A" - DRAWING "C"



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LICENSED PROFESSIONAL ENGINEER
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10051242
2021-09-01
PROVINCE OF ONTARIO

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Scale	NTS	Sheet	3 of 3

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