CONSTRUCTION NOTES AND SPECIFICATIONS

1. GENERAL

THIS PLAN NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY ENGINEER AND APPROVED BY THE CITY OF CAMBRIDGE AND THE REGION OF WATERLOO.

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE EXISTING CONDITIONS PLAN, GRADING PLAN, LANDSCAPE PLAN AND STORM WATER MANAGEMENT REPORT.

THIS PLAN IS TO BE USED FOR SERVICING AND GRADING ONLY; ANY OTHER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. THIS PLAN MUST NOT BE USED TO SITE THE PROPOSED BUILDING.

NO CHANGES ARE TO BE MADE WITHOUT NOTIFICATION TO THE CITY OF CAMBRIDGE PROJECT MANAGER AND THE APPROVAL OF THE DESIGN ENGINEER.

ENGINEERING ACCEPTANCE OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS AND ADDITIONAL APPROVALS REQUIRED TO COMPLETE THE PROJECT.

THIS PLAN NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF K. SMART ASSOCIATES LIMITED.

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.

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY 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.

VERIFY THAT THE FINISHED 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.

CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AFFECTED PROPERTY TO ORIGINAL CONDITIONS AT OWNER'S EXPENSE.

ALL SERVICE CONNECTIONS TO THE PROPERTY LINE MUST BE INSTALLED WITHIN THE RIGHT-OF-WAY TO CITY'S SATISFACTION PRIOR TO ANY INTERNAL SERVICING WORKS.

ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE ONTARIO BUILDING CODE (PART 7, PLUMBING), THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) AND IN COMPLIANCE WITH LOCAL APPLICABLE CODES AND REGULATIONS; WHICH CODES AND REGULATIONS SHALL SUPERSEDE ALL OTHERS.

CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HOURS 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 SECTION 2.3.2. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTOR'S EXPENSE.

IF, FOR UNFORESEEN REASONS, THE OWNER AND/OR HIS/HER REPRESENTATIVE MUST ENCROACH ON PRIVATE LAND TO UNDERTAKE ANY WORK, HE/SHE MUST OBTAIN WRITTEN PERMISSION FROM THE PROPERTY OWNER. COPIES OF THESE LETTERS OF CONSENT MUST BE SUBMITTED TO THE ENGINEERING AND CONSTRUCTION DIVISION PRIOR TO ANY WORK BEING PERFORMED. THE CITY OF KITCHENER DOES NOT PERMIT THE USE OF ANY ADJACENT PROPERTY FOR THE USE OF CONSTRUCTION.

SITE PLAN INFORMATION PROVIDED BY SCHIEDEL CONSTRUCTION INC..

LEGAL INFORMATION OBTAINED FROM SITE PLAN.

CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETED AND VEGETATIVE COVER IS ESTABLISHED.

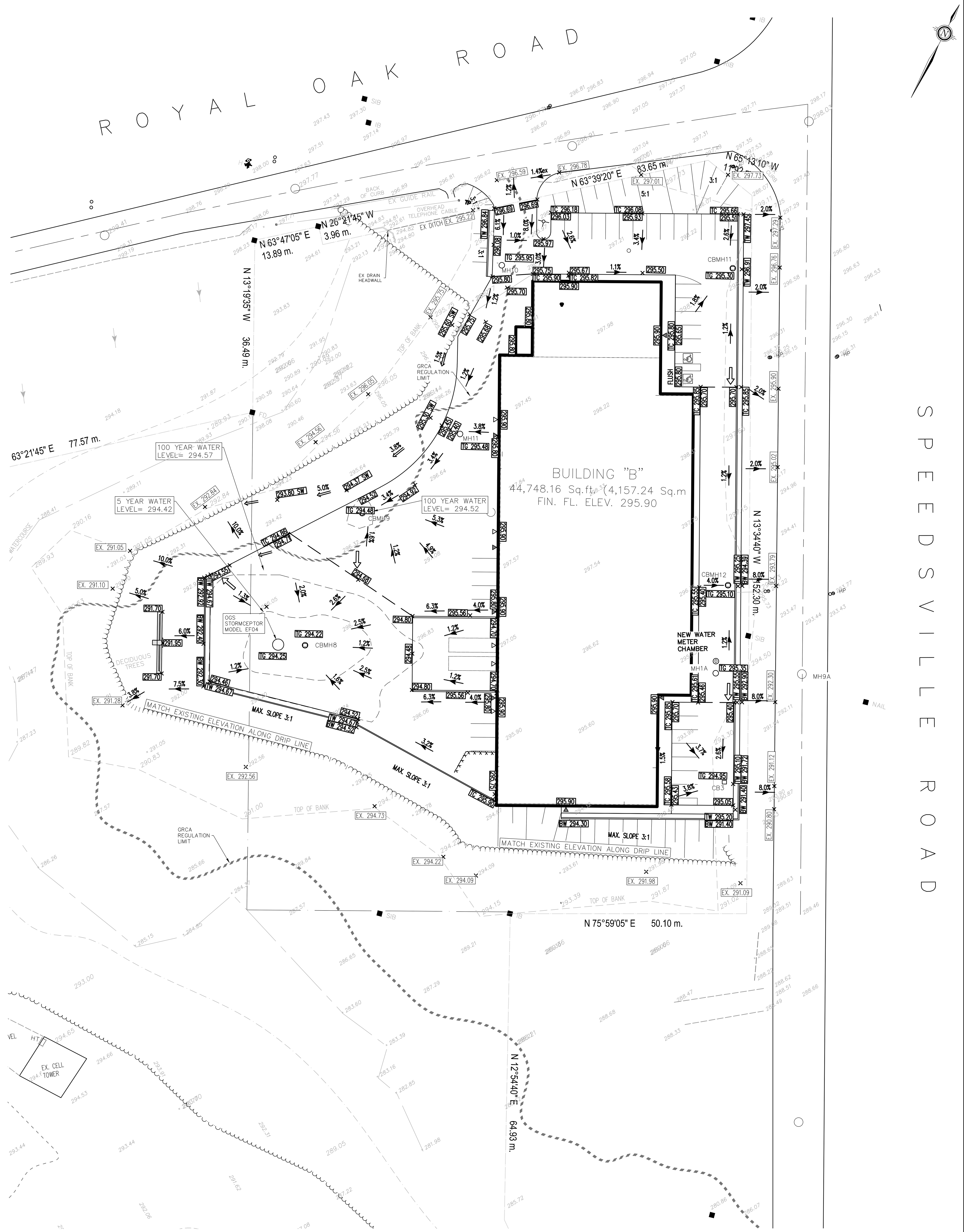
SITE SERVICING CONTRACTOR TO TERMINATE ALL SERVICES 1.0 METRE FROM FOUNDATION WALL.

FILTER FABRIC TO BE TERRAFIX 200R OR APPROVED EQUIVALENT.

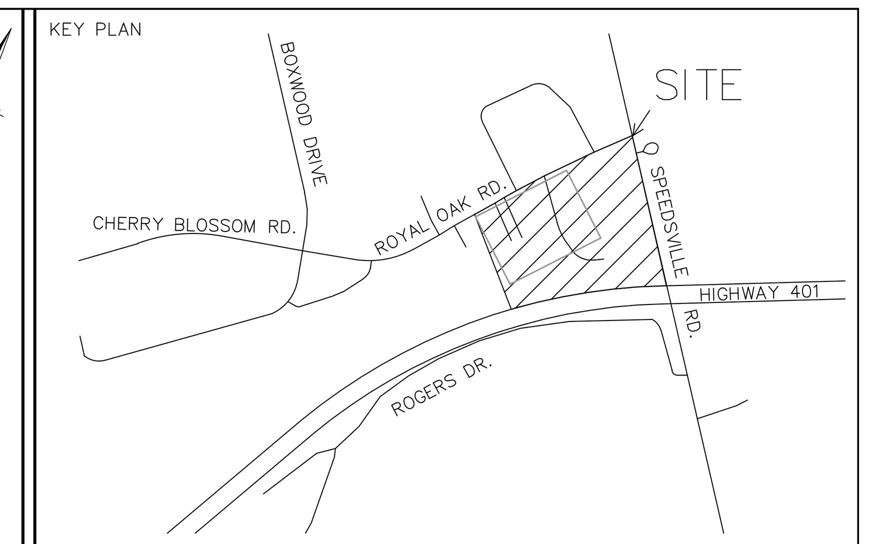
GRASS SLOPES SHALL BE 4:1 WHEN POSSIBLE. MAXIMUM GRASSED SLOPE TO BE 3:1.

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 SIGNS, ETC. SHALL CONFORM TO THE STANDARDS OF THE LOCAL MUNICIPALITY AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

CONTRACTOR TO MAINTAIN SAFE WORKING CONDITIONS IN ALL EXCAVATIONS AND TRENCHES IN ACCORDANCE WITH THE CURRENT MINISTRY OF LABOUR REGULATIONS.



KEY PLAN



NOTES:

- 300.00 PROPOSED ELEVATION
- TC 300.00 PROPOSED TOP OF CURB ELEVATION
- BC 300.00 PROPOSED BOTTOM OF CURB ELEVATION
- TG 300.00 PROPOSED TOP OF GRATE ELEVATION
- TB 300.00 PROPOSED TOP OF BANK ELEVATION
- SW 300.00 PROPOSED SWALE ELEVATION
- PROPOSED SURFACE FLOW DIRECTION
- PROPOSED SWALE FLOW DIRECTION
- PROPOSED MAJOR OVERLAND FLOW ROUTE
- PROPOSED SURFACE FLOW DIRECTION

No.	REVISIONS	BY	DATE
2	SITE PLAN APPLICATION COMMENTS	JG	MAY 16, 2024
1	SITE PLAN APPLICATION COMMENTS	SL	AUG 18, 2023

CONSTRUCTION
TENDER
ISSUE FOR APPROVALS
ISSUE BLOCK

247 ROYAL OAK ROAD

REGION OF WATERLOO — CITY OF CAMBRIDGE

PROPOSED GRADING PLAN
BUILDING B

K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER — SUDBURY

LICENSED PROFESSIONAL ENGINEER
SANDRA SWANTON
100119707
MAY 16/24
PROVINCE OF ONTARIO

DESIGNED BY: S.S.	SCALE: 1:500	DATE: NOV. 16, 2022
CHECKED BY: S.S		SHEET
DRAWN BY: T.B.		
CHECKED BY: S.S.		
FILE No. 21-280	REVISION No. 2	5 OF 7

S:\2021\21-280\Drafting\21-280 Royal Oak Road.dwg 5. GRADING BUILDING B 22-May-24 11:45:34 AM