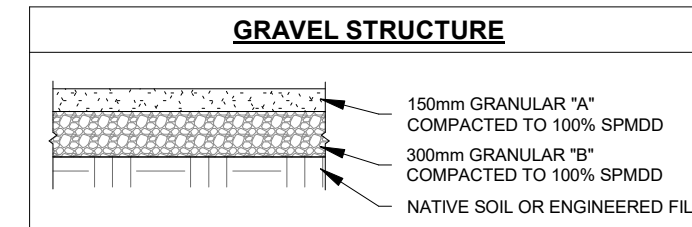
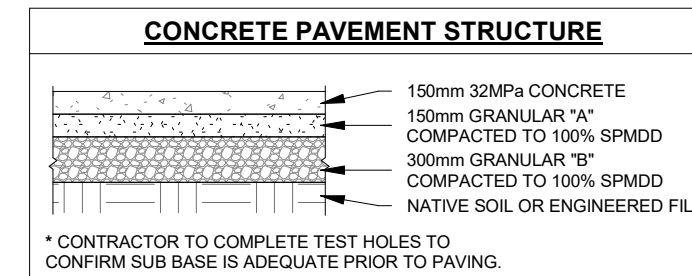
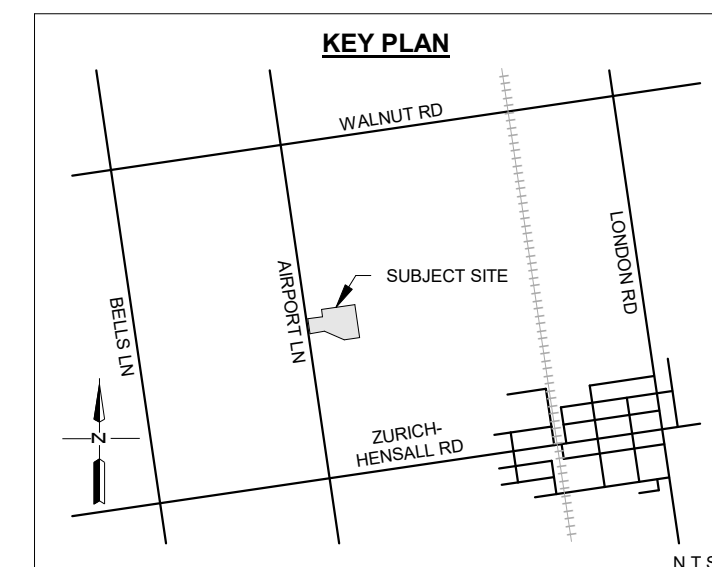
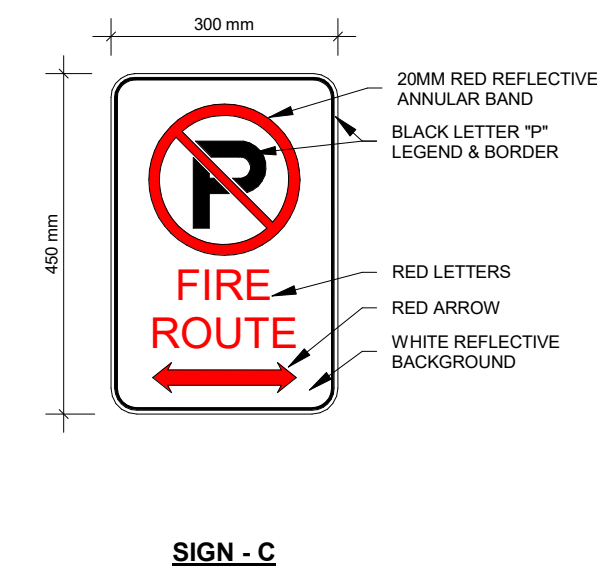
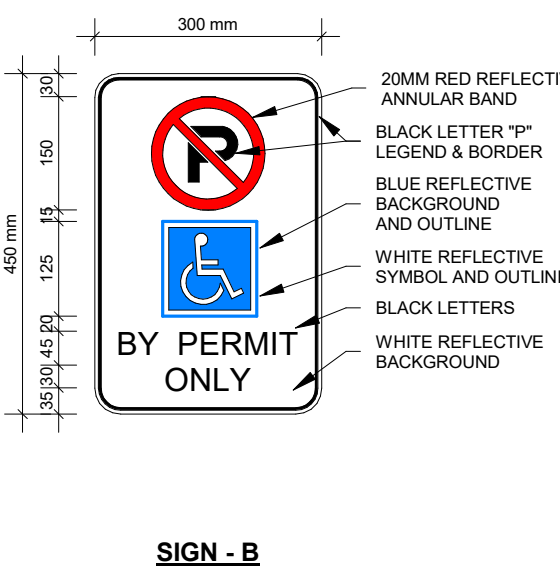
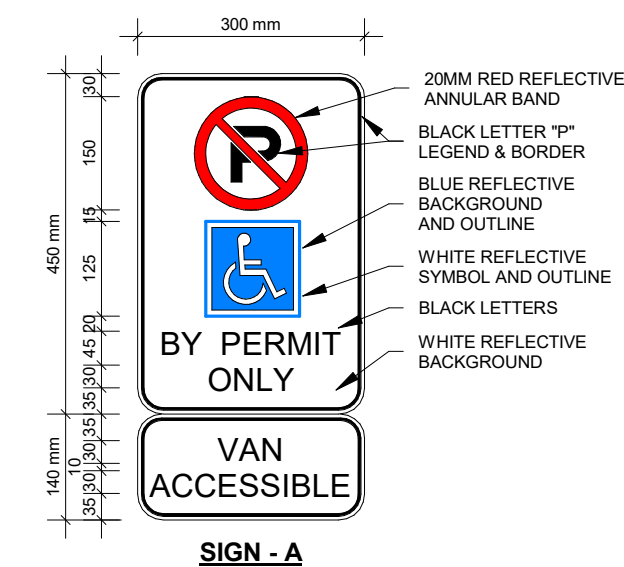
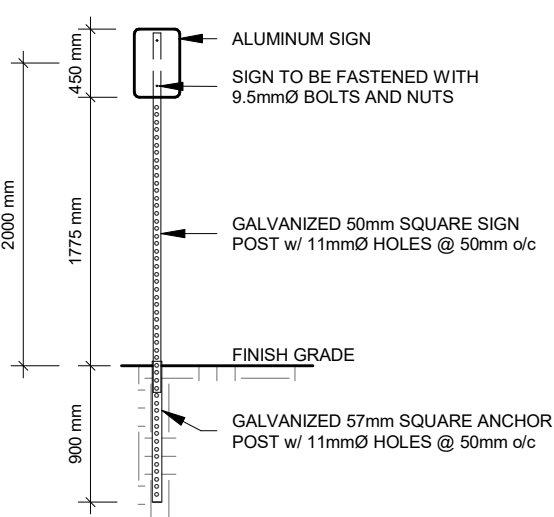


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|--|---|
| <p><i>EASY BUILDING PRODUCTS WAREHOUSE ADDITION</i></p> | <p>PROJECT No.</p> <p><i>MR23-036</i></p> |
| | <p>SHEET No.</p> <p>C1</p> |
| <p><i>EXISTING CONDITIONS, REMOVALS AND EROSION CONTROL PLAN</i></p> | <p>SCALE</p> <p>As indicated</p> |



- GENERAL NOTES**
1. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
 2. THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR IS TO OBTAIN ALL UTILITY LOCATES. NO GUARANTEE IS MADE BY THE CITY OF CHICAGO FOR THE SHOWING.
 3. ALL WORKS ON THE MUNICIPAL RIGHT-OF-WAY TO BE APPROVED BY THE MUNICIPALITY AND LOCAL ROADS AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OF ALL BOULEVARD AREAS.
 4. CONTRACTOR TO PROVIDE TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE CHICAGO MANUAL OF STYLE, LATEST EDITION FOR ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY.
 5. THE CONTRACTOR IS TO SUBMIT ALL REQUESTS FOR REVIEW TO THE MUNICIPALITY ENGINEER FOR REVIEW PRIOR TO COMMENCING CONSTRUCTION.
 6. ALL EXTERIOR LIGHTING TO BE CONFINED TO THE BUILDING FACE, LANES AND PARKING AREAS SO AS NOT TO CAST A GLARE ONTO THE STREET OR ADJACENT PROPERTIES.
 7. ALL EXTERIOR LIGHTING TO BE IN CONFORMANCE WITH THE JOINT ILLINOIS/INDIANA LIGHTING ORDINANCE (M.I.O.) LIGHTING ZONE L22 PRESCRIPTIVE METHOD (HARDSCAPE AREA METHOD) ALLOWABLE LIGHTING FIXTURE SITE SPECIFICATIONS.



② TYPICAL CHAIN-LINK FENCE DETAIL
1 : 50

NOTE:

1. THE MINIMUM NUMBER OF PARKING SPACES FOR THE EXISTING AND PROPOSED USES ARE AS FOLLOWS

a. INDUSTRIAL ESTABLISHMENT (3 FOR EVERY 4 EMPLOYEES INCLUDING OFFICE STAFF) = 15 SPACES

b. WAREHOUSE SPACE (1/185 m²) = 17 SPACES

| | | | |
|-----|-------------------------|-------|-------------------|
| @ | AT | OHD | OVERHEAD DOOR |
| W | COMPLETE WITH | PROJ. | PROJECT |
| | Ø DIAMETER | P.T. | PRESSURE TREATED |
| RFR | FIRE-RESISTANCE RATING | R/W | REINFORCED WITH |
| FDN | FOUNDATION | SG | SIDE GATE |
| E | EASTWAY | T&G | TONGUE AND GROOVE |
| EX | EXISTING | TO | TOP OF |
| H | HIGH/HORIZONTAL | TY | TYPICAL |
| HR | HR | u/s | UNDERSIDE |
| LVL | LONG LEG VERTICAL | V | VERTICAL |
| LVL | LAMINATED VANEER LUMBER | w/ | WITH |
| M | MAXIMUM | W | WIDE |
| m | MINIMUM | WWM | WELDED WIRE MESH |
| OBC | ONTARIO BUILDING CODE | | |
| ON | ON CENTER | | |

| | |
|-------|-------------------|
| OHD | OVERHEAD DOOR |
| PROJ. | PROJECTION |
| P.T. | PRESSURE TREATED |
| r/w | REINFORCED WITH |
| SG | SLIDE GATE |
| T&G | TOUNGE AND GROOVE |
| t/o | TOP OF |
| TYP. | TYPICAL |
| u/s | UNDERSIDE |
| V | VERTICAL |
| w/ | WITH |
| W | WIDE |
| WWM | WELDED WIRE MESH |

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| DESIGN | TM | No. | REVISION DESCRIPTION | MM/DD/YY | CH/K |
| DRAWN | TM | 1. | ISSUED FOR APPROVAL | 03/10/23 | MR |
| CHECKED | MR | 2. | MUNICIPAL COMMENTS - 1ST SUBMISSION | 05/08/23 | MR |
| APPROVED | MR | | | | |
| DATE | MAY 2023 | | | | |
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CONSULTANT


ENGINEERING
AND DESIGN LTD.
CIVIL • COMMERCIAL • AGRICULTURAL

145 Thames Road, West, Unit 4, Exeter, ON, N0M 1S3
Telephone: (519)-317-0128
Fax: (519)-317-0129



73000 AIRPORT LINE
HENSALL, ON
NOM 1X0

EASY BUILDING PRODUCTS WAREHOUSE ADDITION

SITE PLAN

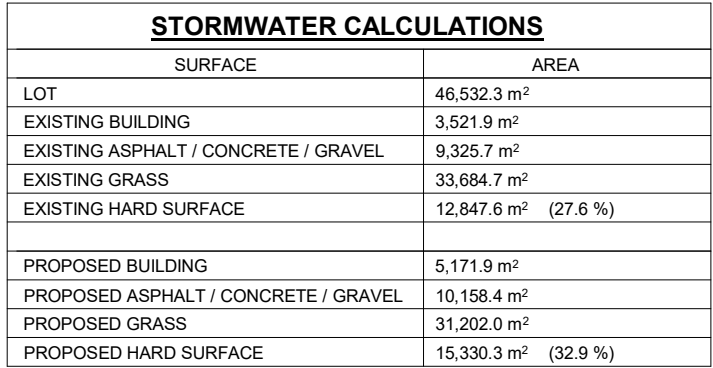
PROJECT No.

MB23-036

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|-----------|--|
| SHEET No. | |
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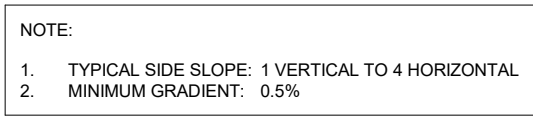
| |
|--------------|
| C2 |
| SCALE |
| As indicated |

BENCHMARK ELEVATION: 262.74 m
TOP OF STANDARD IRON BAR LOCATED AT
THE NORTHWEST OF THE SUBJECT SITE



- GENERAL NOTES:**
1. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
 2. THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATES, NOT ALL EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY MAY BE SHOWN.
 3. ALL WORKS ON THE MUNICIPAL RIGHT-OF-WAY TO BE APPROVED BY THE MUNICIPALITY AND LOCAL ROADS AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OF ALL ROAD AND UTILITY AREAS.
 4. CONTRACTOR TO PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE TRAFFIC TRAVEL MANAGEMENT BOARD (LATEST EDITION) FOR ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY. CONTRACTOR TO SUBMIT TRAFFIC CONTROL PLAN TO THE MUNICIPALITY AND THE ENGINEER FOR REVIEW PRIOR TO COMMENCING WITH CONSTRUCTION.
 5. PLAN TO BE READ IN CONJUNCTION WITH FUNCTIONAL, SURVEYING REPORT AND DRAWINGS PREPARED BY MR ENGINEERING AND DESIGN LTD.

1. ALL FINISHED GRADES TO DIRECT OVERLAND WATER FLOW AWAY FROM ALL STRUCTURES LOCATED ON SITE. MAINTAIN POSITIVE DRAINAGE TO ALL CATCH BASINS.
2. BUILDING FOUNDATION WEeping THE DRAINAGE NOT TO BE DIRECTLY CONNECTED TO THE STORM SEWER SYSTEM. WEeping THE DRAINAGE MAY BE PUMPED TO THE STORM SEWER SYSTEM.
3. CATCH BASINS TO BE 600mm x 600mm PRECAST CONCRETE CATCH BASINS WITH 100.00 CONCRETE WITH CAST IRON SQUARE FRAME. GRATES AS PER OSD 400.100.
4. MAINTENANCE HOLES AND CATCH BASIN MANHOLES HOLES TO BE 600mm DIA. WITH 100.00 CONCRETE WITH CAST IRON SQUARE FRAME. GRATES AS PER OSD 701.011. PRECAST CONCRETE SINGLE INLET FLAT CAP AS PER OSD 703.011. PRECAST CONCRETE RISERS (OSPD 701.041) AND PRECAST CONCRETE TUBES (OSPD 704.01) TO BE 600mm DIA. HOLES TO BE AS PER OSD 401.010. CATCH BASIN GRATES TO BE AS PER OSD 401.010.
5. DITCH INLET CATCH BASINS TO BE 600mm x 600mm PRECAST CONCRETE AS PER OSD 703.020 WITH SLOPE OF GRAD. DITCH INLET CATCH BASINS GRATES TO BE AS PER OSD 403.043.
6. PROVIDE SPLASH PADS (OR EQUIV.) FOR ALL EAVES TROUGH DOWN SPITS AND DISCHARGE.
7. STORM SEWERS, 150mm and smaller, SHALL BE POLYVINYL CHLORIDE (PVC) PIPE DR28 ASTM D3534 WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALING.
8. STORM SEWERS, 200mm TO 375mm, SHALL BE POLYVINYL CHLORIDE (PVC) PIPE DR36 ASTM D3534 WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALING. 375mm AND LARGER SHALL BE HDPE WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALING. 375mm AND LARGER SHALL BE 12 WALL THICK WALL HIGH DENSITY POLYETHYLENE (HDPE) PIPE WITH INTEGRATED BELL AND SPIGOT UTILIZING SPLIT-TIGHT GASKETS.
9. PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OSD 800.020. FOR FLEXIBLE PIPE, BEDDING SHALL BE CLASS "A" TO BE AS PER OSD 800.020. COVER MATERIAL TO BE GRANULAR "A" PLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DRY DENSITY.
10. INSULATE STORM SEWER PIPES AS PER OSD 1109.030 where 1.2m



② TYPICAL DRAINAGE SWALE
1 : 50



OHD OVERHEAD DOOR



CONTRACTOR

| | | | |
|------|-------------------------|-------|--------------------|
| @ | AT | OHD | OVERHEAD DOOR |
| c/w | COMPLETE WITH | PROJ. | PROJECTION |
| d | DIAMETER | P | PRESSURE TREATED |
| FR | FIRE RESISTANCE RATING | PT | REINFORCED WITH |
| RDR | FOUNDATION | S/G | SLIDE GATE |
| ex | EACH WAY | T&G | TYPICAL AND GROOVE |
| ew | EXISTING | tp | TOP OF |
| H | HIGH/HORIZONTAL | typ | TYPICAL |
| HR | HOUR | u/s | UNDERSIDE |
| LLV | LONG LEG VERTICAL | v | VERTICAL |
| LVL | LAMINATED VANEER LUMBER | v | V |
| max. | MAXIMUM | w | WIDE |
| min. | MINIMUM | WWM | WELDED WIRE MESH |
| OBC | ONTARIO BUILDING CODE | | |
| OC | ON CENTER | | |

| | |
|-------|-------------------|
| OHD | OVERHEAD DOOR |
| PROJ. | PROJECTION |
| P.T. | PRESSURE TREATED |
| r/w | REINFORCED WITH |
| SG | SLIDE GATE |
| T&G | TONGUE AND GROOVE |
| t/o | TOP OF |
| TYP. | TYPICAL |
| u/s | UNDERSIDE |
| V | VERTICAL |
| w/ | WITH |
| W | WIDE |
| WWM | WELDED WIRE MESH |

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| CHECKED | MR | 2. | MUNICIPAL COMMENTS - 1ST SUBMISSION | 05/08/23 | MR |
| APPROVED | MR | | | | |
| DATE | MAY 2023 | | | | |
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Email: admin@mrengdesign.com

73000 AIRPORT LINE
HENSALL, ON
NOM 1X0

SITE GRADING AND SERVICING PLAN

MR23-036

SHEET No. **C3**

SCALE

As indicated