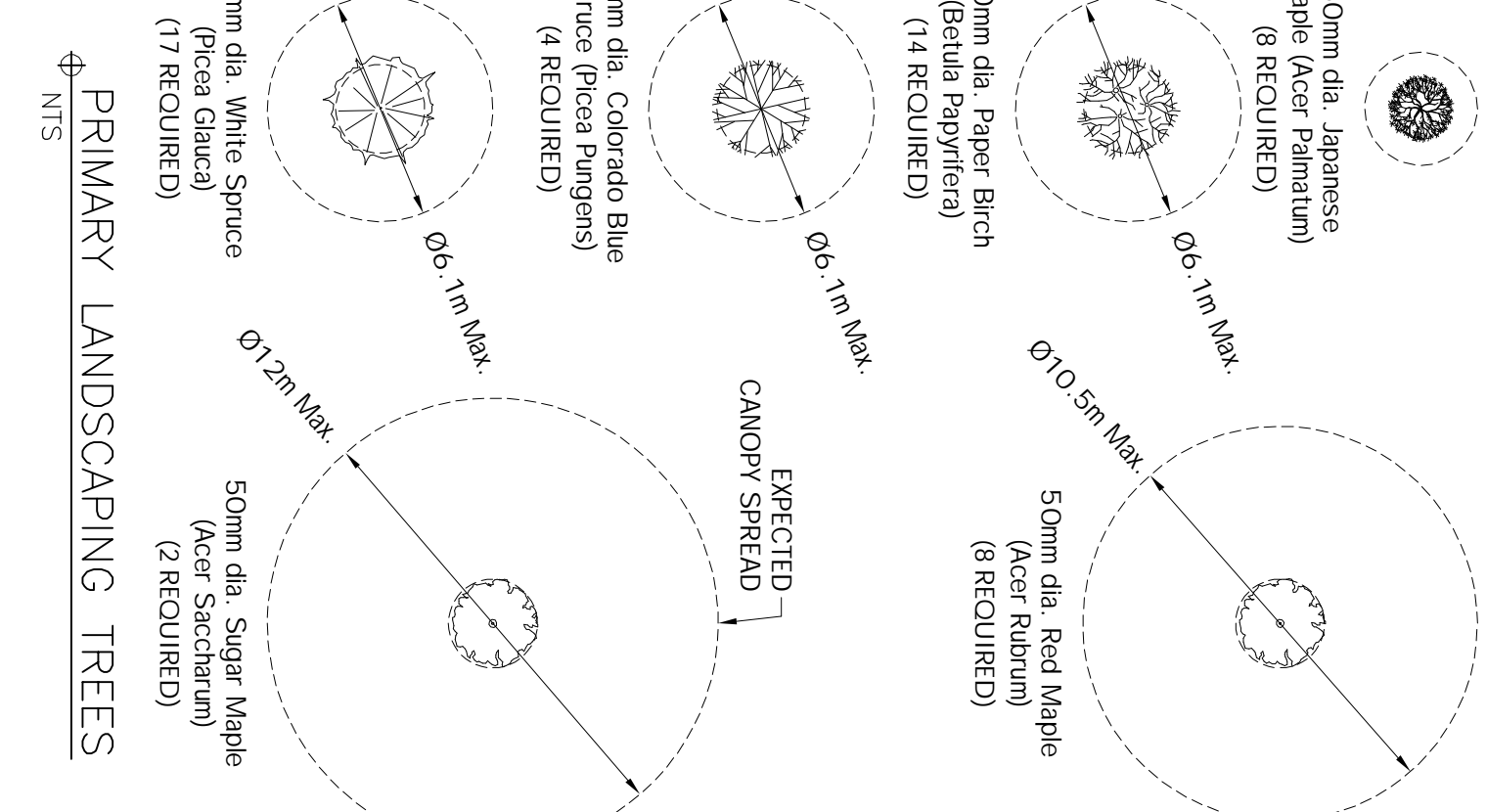
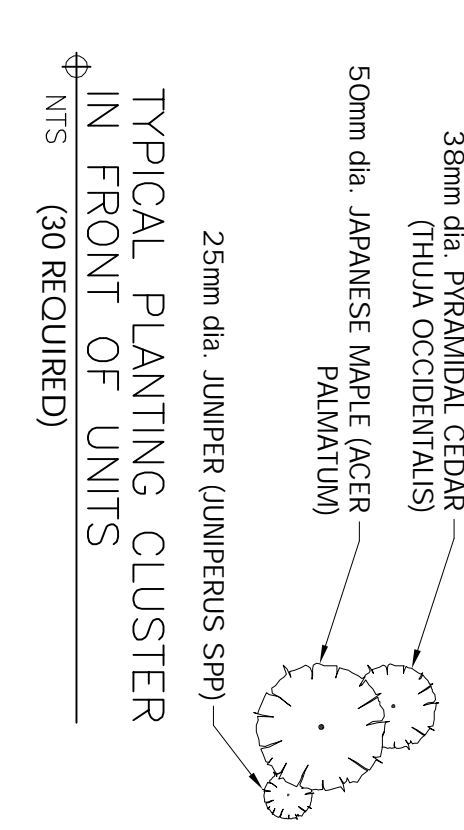


LEGEND:

- SSBS PLANTED DUE TO INSUFFICIENT OVERBURDEN
- denotes Planted Survey Monument
- Survey Monument
- Standard Iron Bar
- Short Standard Iron Bar
- SSIS
- IB
- IB0
- RB
- PP
- MP
- (M)
- CC
- (OU)
- (HP)
- (HB)
- (WB)
- (P13)
- (P22)
- (P2)
- (P3)
- (P4)
- CLF
- WKR
- Top
- Bottom of Bank
- Edge of Pavement
- Edge of Gravel
- Centerline of Road
- Overhead Hydro Line
- Overhead Service Line
- Overhead Utility Line
- DAK
- Proposed Grade Elevation Marker
- 99.05
- 66.6
- Existing Contour Elevation Marker
- Fence: CLF - Chain Link, BF - Pre-stress Treated Board
- WF - Post and Wire, RF - Rail, SRF - Snake Rail
- S1
- LS
- Light Standard
- Parking Space, Additional
- Handicapped Parking Space



ELEVATION NOTE:

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE HT2.0 GROUND MODEL BEING A PRODUCT OF THE GEODETIC SURVEY DIVISION (GSD) OF NATURAL RESOURCES CANADA, DERIVED FROM REAL-TIME NETWORK GPS OBSERVATIONS.

THE ELEVATIONS ARE REFERRED TO SITE BENCHMARKS 1 AND 2 NEAR THE SOUTH LIMIT OF SECOND STREET.

BENCHMARK 1 BEING THE TOP-NUT OF A FIRE HYDRANT 16.8 m SOUTH OF THE SOUTHWEST CORNER OF LOT 199, REGISTERED PLAN 866 WEST HAVING AN ELEVATION OF 99.998 m AND BENCHMARK 2 BEING A CONCRETE MARKER A FIRE HYDRANT LOCATED 15.4 m SOUTH OF THE SOUTHWEST CORNER OF LOT 122 REGISTERED PLAN 86 WEST HAVING AN ELEVATION OF 99.98 m.

BEARINGS ARE UTM GRID, DERIVED FROM MULTIPLE REAL TIME KINEMATIC (GPS) OBSERVATIONS FROM MONUMENT 'A' TO 'B'. UTM ZONE '18 75' WEST (LONGITUDE) MAD83 (CSRS) (2010)

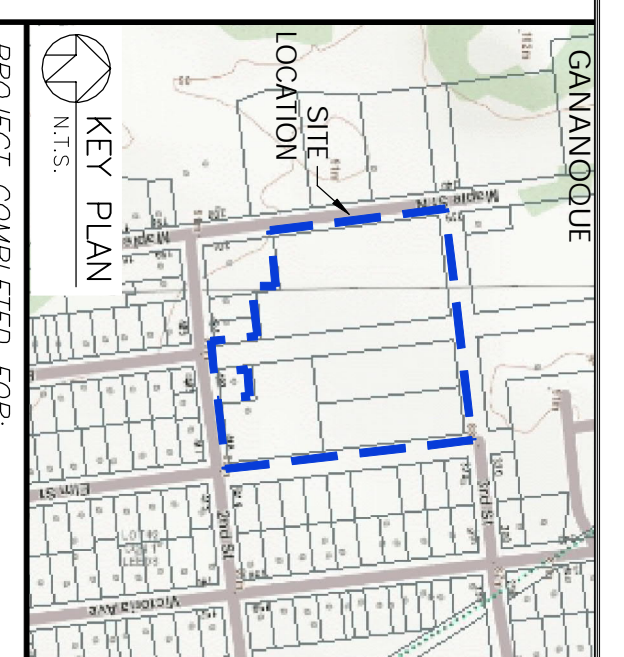
FOR BEARING COMPARISONS, A ROTATION OF 0.5000° CLOCKWISE WAS APPLIED TO BEARINGS ON (P1), (P2) AND (P3)

FOR BEARING COMPARISONS, A ROTATION OF 1.0300° CLOCKWISE WAS APPLIED TO BEARINGS ON (P1), (P2) AND (P3)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996999

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

EXISTING INFORMATION COMPILED BY HOPKINS CHITTY LAND SURVEYING INC., PROJECT NO. 2019-293



THE BIRCHES
Community Living

Project Drafting Services Provider by: **Ball Technical Services**
Call: (613) 331-1823 Email: bsball@btsgo.com
Site Investigation/Inspection/Reporting
Drawing and Document Preparation
Project Design Coordination
Heritage Recording

PROJECT

The Birches - Phase I
Birch Street - Gananoque, Ontario

DRAWING TITLE

Proposed Development Concept

MEASURED SCALE FOR PAPER COPY

As per plan - Do Not scale drawing

REVISIONS

Client Project Number:	B1S Project Number: 19-02
Initial Drawing Issue Date:	11 January, 2021
Current Drawing Issue Date:	28 March, 2022
Designed by:	SP1
Checked by:	HMB
Drawn by:	1 of 7

Zoning	PROVIDED	REQUIRED
Lot	26422 m ²	100 %
15 - 4 Unit Buildings	5700 m ²	21.6 %
Utility Area	111.5 m ²	0.4 %
Ex. Developed Area	1234.3 m ²	4.7 %
Paved Area	3481.5 m ²	13.2 %
Recreation Area	716.0 m ²	2.7 %
Concrete Area	2148.6 m ²	8.1 %
Grassed Area	1366.2 m ²	49.3 %
Undeveloped Area	0 m ²	0.0 %

PLAN SERVICES
 1:250
PROPOSED UNDERGROUND

- GAS SERVICE NOTES:**
- INSTALLATION OF GAS SERVICE TO FOLLOW ONTARIO REGULATION 214/01 COMPRESSED GAS STANDARDS.
 - INSTALLATION OF GAS SERVICE TO FOLLOW GU STANDARDS.
 - HEATING REQUIREMENTS FOR ALL UNITS WILL BE PROVIDED WITH PRESSURIZED NATURAL GAS HEATING UNITS.

- WATER SERVICE NOTES:**
- WATER SERVICE CONNECTIONS TO BE AS PER O.P.S.D. 1104.01. PIPE FOR ALL SERVICE CONNECTIONS UP TO 50mm Ø. SHALL BE PE PIPE.
 - WATER SERVICE FROM MAIN 150mm Ø SUPPLY LINE TO INDIVIDUAL UNITS SHALL BE 25mm Ø AS INDICATED IN TYPICAL SERVICES LAYOUT PLAN.
 - A MIN. HORIZONTAL SEPARATION OF 2.5m MUST BE MAINTAINED BETWEEN WATER AND SANITARY OR SEWERS SERVICES.
 - WATERMAIN BEDDING TO BE SUITABLE GRANULAR BEDDING MATERIAL AS PER O.P.S.D. 1102.01.
 - THE DEPTH OF WATER SERVICES SHOULD BE A MINIMUM OF 1.8m.

- SANITARY SEWER NOTES:**
- SANITARY SEWER PIPE SHALL BE PVC-SR93 SANDWICH WALL 150mm Ø UNLESS OTHERWISE NOTED.
 - ALL SANITARY SEWER INSTALLATION TO BE PERFORMED IN ACCORDANCE WITH OPSD 802 SERVICES.
 - SANITARY SERVICE CONNECTIONS TO BE 150mm Ø PVC-SR93 PER OPSD 802. MINIMUM 2% GRADE AND SHALL BE NON-WHITE IN COLOUR. SERVICES COVER TO BE MIN. 1.5m. IF RISERS SHALL BE USED REFER TO OPSD 1006.01.
 - CLASS 'B' BEDDING ON ALL SEWERS AND CONNECTIONS TO BE AS PER O.P.S.D. 1005.02 UNLESS NOTED OTHERWISE.

- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS. DRAWING BASED ON ARCH D FORMAT
 - ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE. ELEVATIONS IN METERS.
 - DIMENSIONS RELATING TO EXISTING CONSTRUCTION MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE STARTING ANY WORK OR FABRICATION.
 - THE CONTRACTOR SHALL EXAMINE THE SITE AND SATISFY HIMSELF OF THE ACTUAL CONDITIONS AND REQUIREMENTS OF THE WORK.
 - OWNER TO APPLY TO THE TOWN FOR SERVICES CUTTING PERMITS AND ENTRANCE PERMIT. ALL CUTTING TO BE REINSTATED TO ORIGINAL CONDITION AND USING APPLICABLE OPSD STANDARDS (EG. PAYMENT AND CURB).

- GENERAL UTILITIES NOTES:**
- THE LOCATION OF ALL KNOWN UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS SHOWN ON THESE DRAWINGS, AND WHERE SHOWN, THE CONTRACTOR SHALL VERIFY THE LOCATION OF SUCH UTILITIES STARTING WORK. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM. THE EXISTING SITE SERVICING AS SHOWN HAVE NOT BEEN VERIFIED BY GANANOQUE UTILITIES (GU).
 - EXISTING WATER AND SANITARY SEWER LINES WERE DERIVED FROM GU AS BUILT DRAWINGS LABELED GU-111 AND 302-2 SEWERS & WATERMANS NEWBURGH ROAD.
 - EXISTING WATER AND SANITARY SERVICES ARE NOT FOUND ON DEVELOPMENT PROPERTY.

- CABLE SERVICE NOTES:**
- INSTALLATION OF CABLE SERVICE TO BE COMPLETED BY THE SERVICE PROVIDER.
 - INSTALLATION OF CABLE SERVICE TO FOLLOW GU STANDARDS.



Maintenance Hole Elevations (East Loop)				
Number	Rim Elevation (m)	Invert Elevations (m)	E	W
MH #1	87.84 (Ex)	84.88	84.79 (Ex)	84.85 (Ex)
MH #2	86.92	87.15	85.24	85.24
MH #3	87.15	85.48	85.42	85.42
MH #4	87.75	85.89	85.95	85.95
TSAS #1	88.15		86.44	

Maintenance Hole Elevations (West Loop)				
Number	Rim Elevation (m)	Invert Elevations (m)	E	W
MH #1	87.84 (Ex)	84.88	82.15 (Ex)	82.12 (Ex)
MH #2	86.92	85.18	85.24	85.24
MH #5	87.58	85.53	85.47	85.24
MH #6	87.65	75.86	85.92	
TSAS #2	87.90		86.15	

PROJECT
 The Birches - Phase I
 Birch Street - Gananoque, Ontario

DRAWING TITLE
 Proposed Underground Services Plan

PROJECT COMPLETED FOR:
 THE BIRCHES Community Living

KEY PLAN LOCATION

PROJECT DRAFTING SERVICES PROVIDED BY:
 Ball Technical Services
 Call: (613) 331-1823 Email: ball@btso.com
 Site Investigation/Inspection/Reporting
 Drawing and Document Preparation
 Project Design Coordination
 Heritage Recording

CLIENT PROJECT NUMBER: 19-02

INITIAL DRAFTING ISSUE DATE: 28 March 2022

DRAWING NO.: SP2
 2 OF 7

MEASURED SCALE FOR PAPER COPY:
 1:250

REVISIONS:

APPROVED: [Signature]

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 28 March 2022



0 10 20 30 40 50 60 70 80 90 100

PROJECT
The Birches - Phase I
Birch Street - Gananoque, Ontario

DRAWING TITLE
Proposed Underground Services Plan

MEASURED SCALE FOR PAPER COPY
As per drawing
As per drawing

REVISIONS

CLIENT PROJECT NUMBER: 19-02

CLIENT PROJECT NAME: The Birches - Phase I

ISSUE DATE: 11 January 2019

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DRAWN BY: [Signature]

PROJECT COMPLETED FOR:

THE BIRCHES
Community Living

KEY PLAN

PROJECT COMPLETED FOR:

THE BIRCHES
Community Living

PROJECT COMPLETED FOR:

THE BIRCHES
Community Living

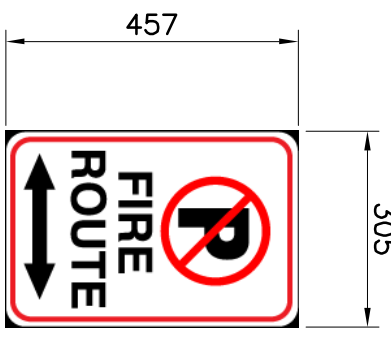
PROJECT COMPLETED FOR:

THE BIRCHES
Community Living

PROJECT COMPLETED FOR:

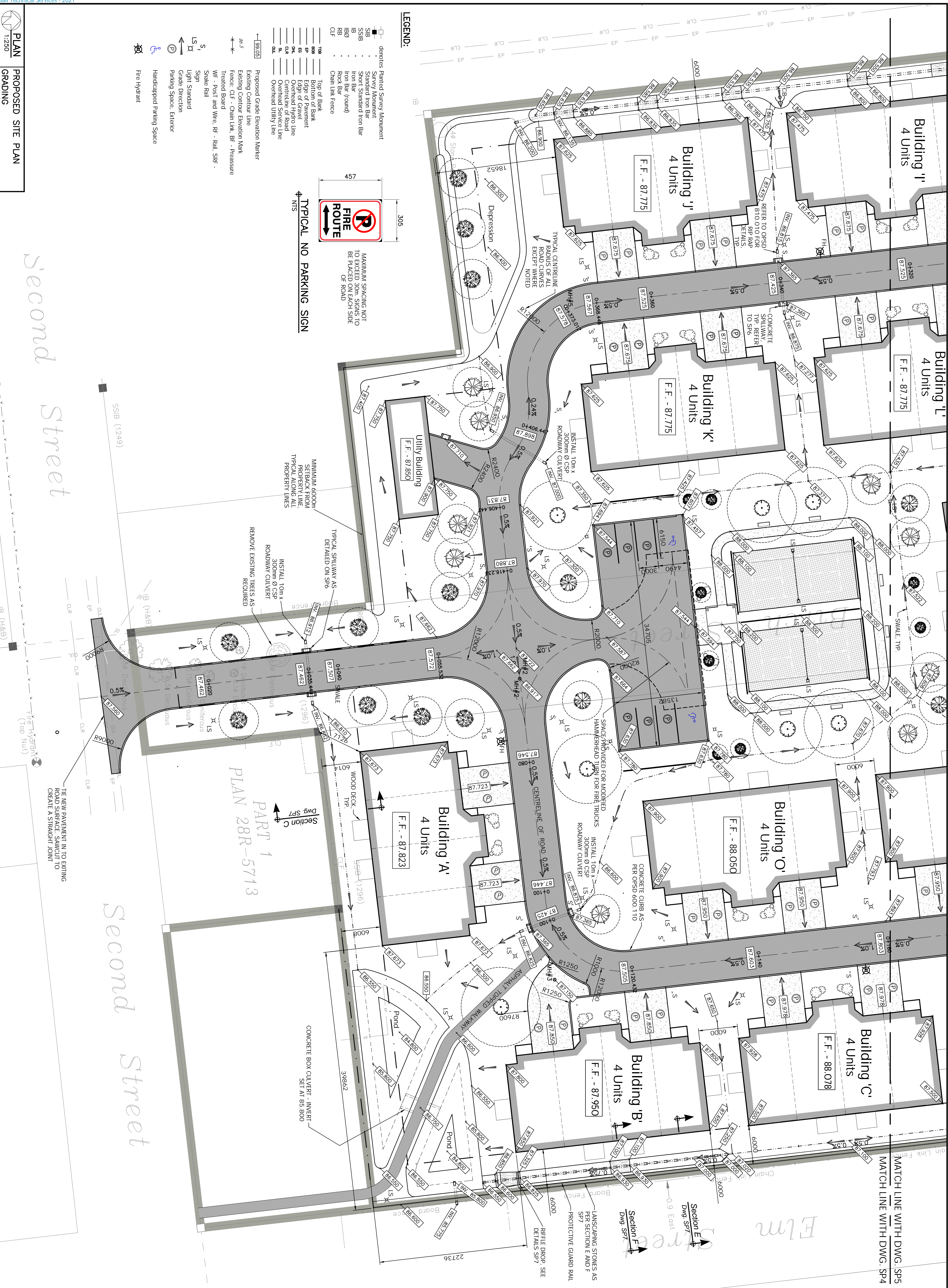
THE BIRCHES
Community Living

- LEGEND:**
- denotes Planted Survey Monument
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar (Found)
 - RB Rock Bar
 - CU Chain Link Fence
 - Top of Bank
 - Bottom of Bank
 - Edge of Pavement
 - Centreline of Road
 - Overhead Service Line
 - Overhead Utility Line
 - Proposed Grade Elevation Marker
 - Existing Contour Line
 - Fence: CLF - Chain Link, BF - Pressure Treated Board
 - WF - Post and Wire, RF - Rail, SRF - Snake Rail
 - Sign
 - Light Standard
 - Grade Direction
 - Parking Space, Exterior
 - Handicapped Parking Space
 - Fire Hydrant



TYPICAL NO PARKING SIGN

MINIMUM SPACING NOT TO EXCEED 30M. SIGNS TO BE PLACED ON EACH SIDE OF ROAD



PART 1
PLAN 28R-5713

Second Street

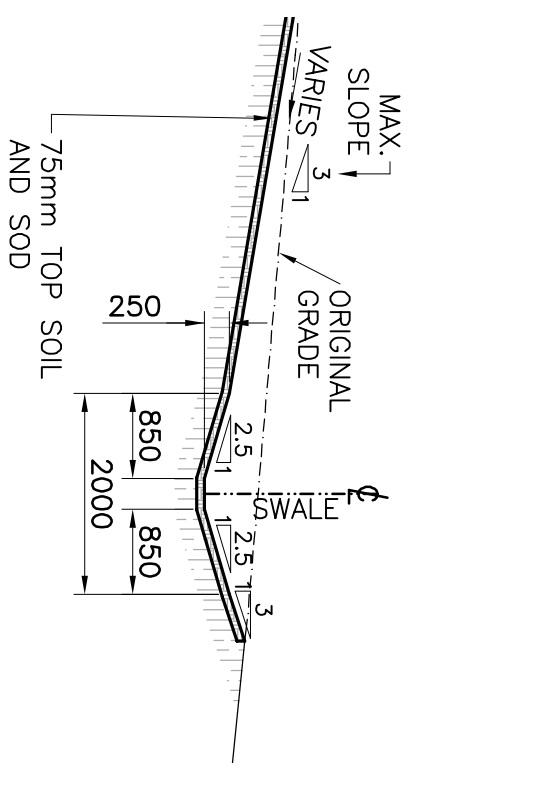
Second Street

Elm Street

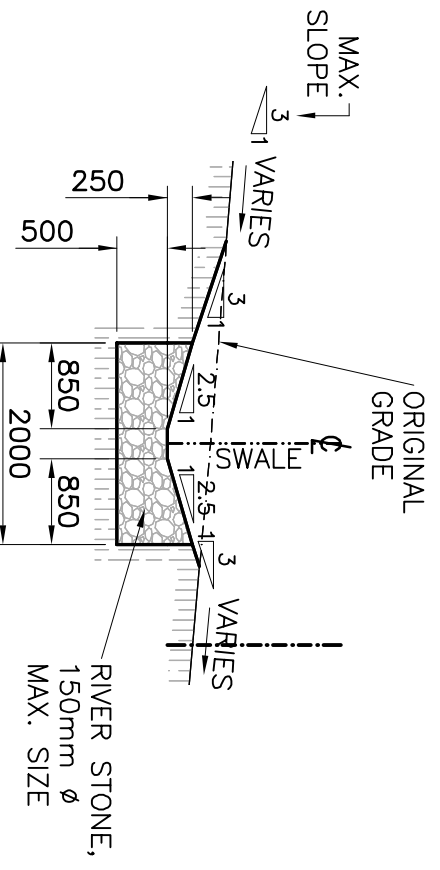
<p>PROJECT The Birches - Phase I Birch Street - Gananoque, Ontario</p>		<p>DRAWING TITLE Proposed Site Plan Grading</p>											
<p>MEASURED SCALE FOR PAPER COPY 1:250 As per drawing. Do not scale drawing.</p>		<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td></td> </tr> <tr> <td>2</td> <td></td> </tr> <tr> <td>3</td> <td></td> </tr> <tr> <td>4</td> <td></td> </tr> </table>		NO.	DESCRIPTION	1		2		3		4	
NO.	DESCRIPTION												
1													
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<p>CLIENT PROJECT NUMBER: B1S Project Number: 19-02</p>		<p>DRAWING NO.: SP4 4 OF 7</p>											
<p>INITIAL DRAWING ISSUE DATE: 11 JANUARY, 2019</p>		<p>DESIGNED BY: [Signature]</p>											
<p>CURRENT DRAWING ISSUE DATE: 28 MARCH, 2022</p>		<p>CHECKED BY: [Signature]</p>											
<p>PROJECT COMPLETED FOR:</p>		<p>PROJECT COMPLETED FOR:</p>											
<p>THE BIRCHES Community Living</p>		<p>Ball Technical Services Call: (613) 331-1823 Email: ball@bts.com Site Investigation/Inspection/Reporting Drawing and Document Preparation Project Design Coordination Heritage Recording</p>											



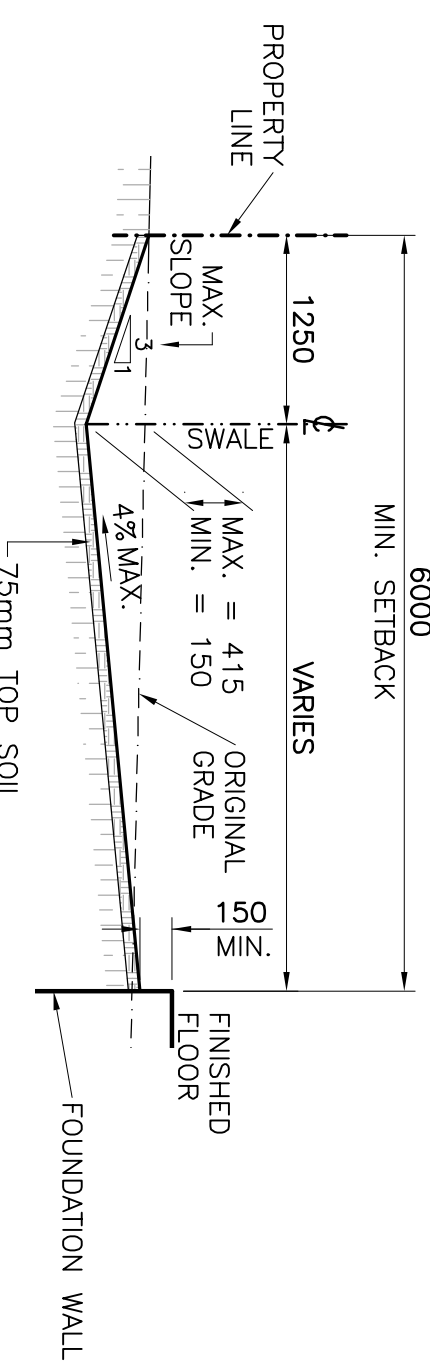
<p>PROJECT The Birches - Phase I Birch Street - Gananoque, Ontario</p>		<p>DRAWING TITLE Proposed Site Plan Grading</p>					
<p>PROJECT COMPLETED FOR: THE BIRCHES Community Living</p>							
<p>KEY PLAN LOCATION SITE</p>							
<p>PROJECT COMPLETED FOR: Baill Technical Services</p>							
<p>MEASURED SCALE FOR PAPER COPY As General - Do Not Scale Drawing</p>							
<p>REVISIONS</p> <table border="1"> <tr> <th>No.</th> <th>Description</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>				No.	Description		
No.	Description						
<p>CLIENT PROJECT NUMBER: 19-02</p>		<p>DRAWING NO.: SP5 Sheet 5 of 7</p>					
<p>INITIAL DRAWING ISSUE DATE: 11 January, 2019</p>		<p>CHECKED BY: HDS</p>					
<p>DESIGNED BY: 28 (01/01/2022)</p>		<p>PROJECT COMPLETED FOR: Baill Technical Services</p>					



SECTION A
1:7.5

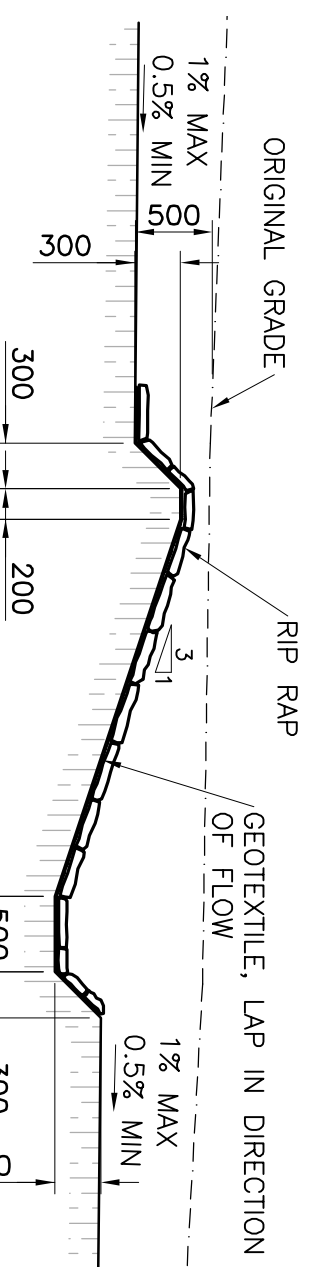


SECTION B
1:7.5

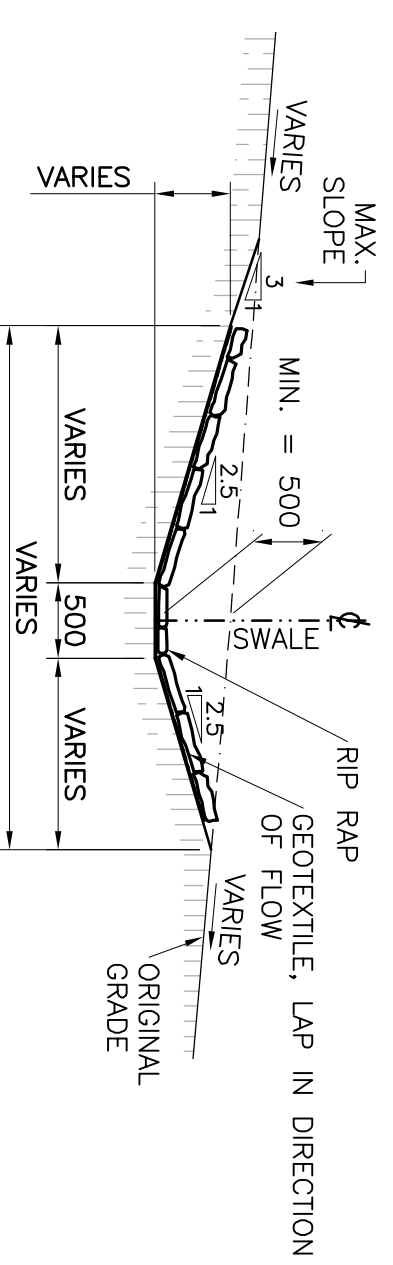


SECTION C
1:50

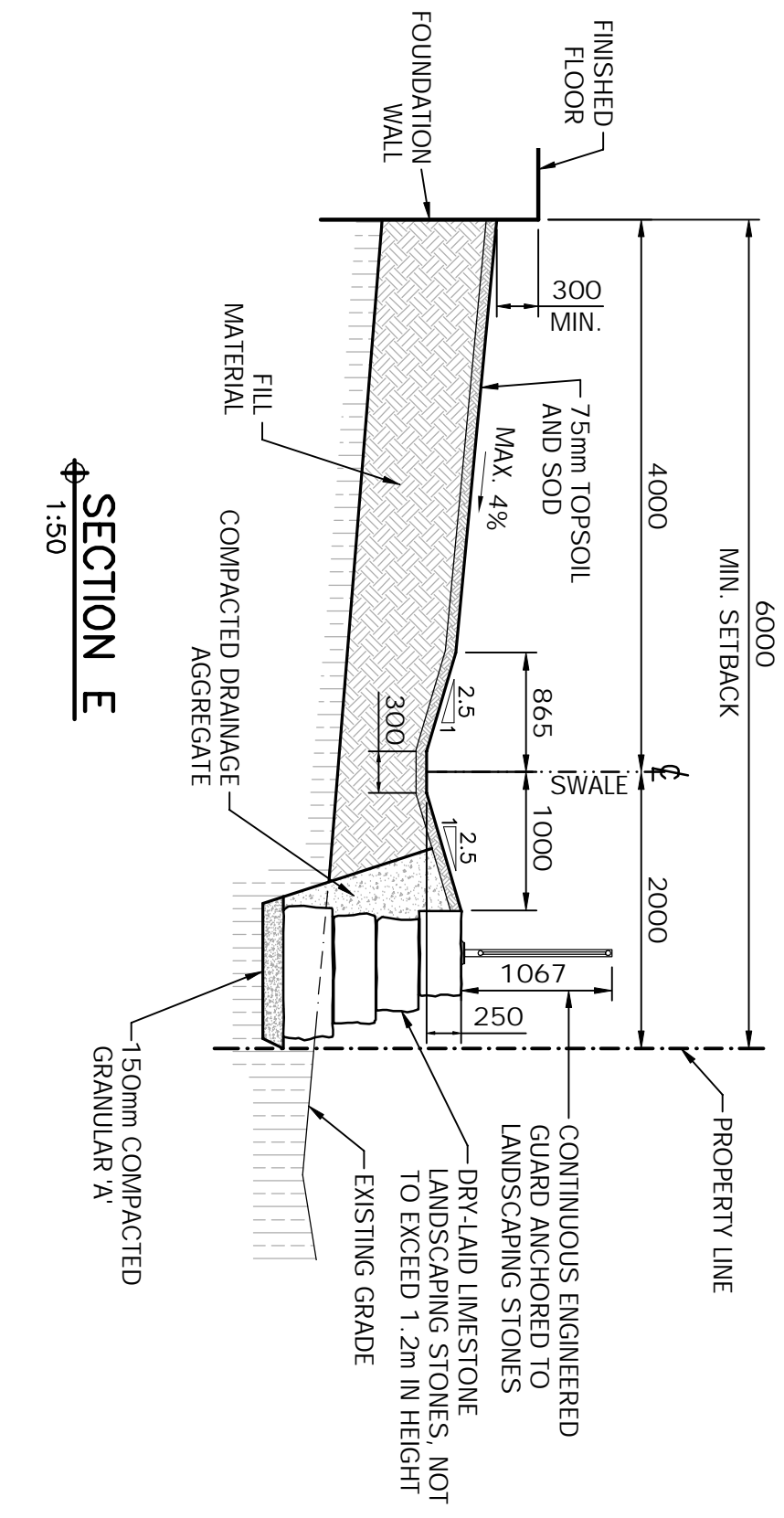
SWALE SECTION TO BE USED WHEN MAX. INDICATED SWALE DEPTH IS <= 415mm



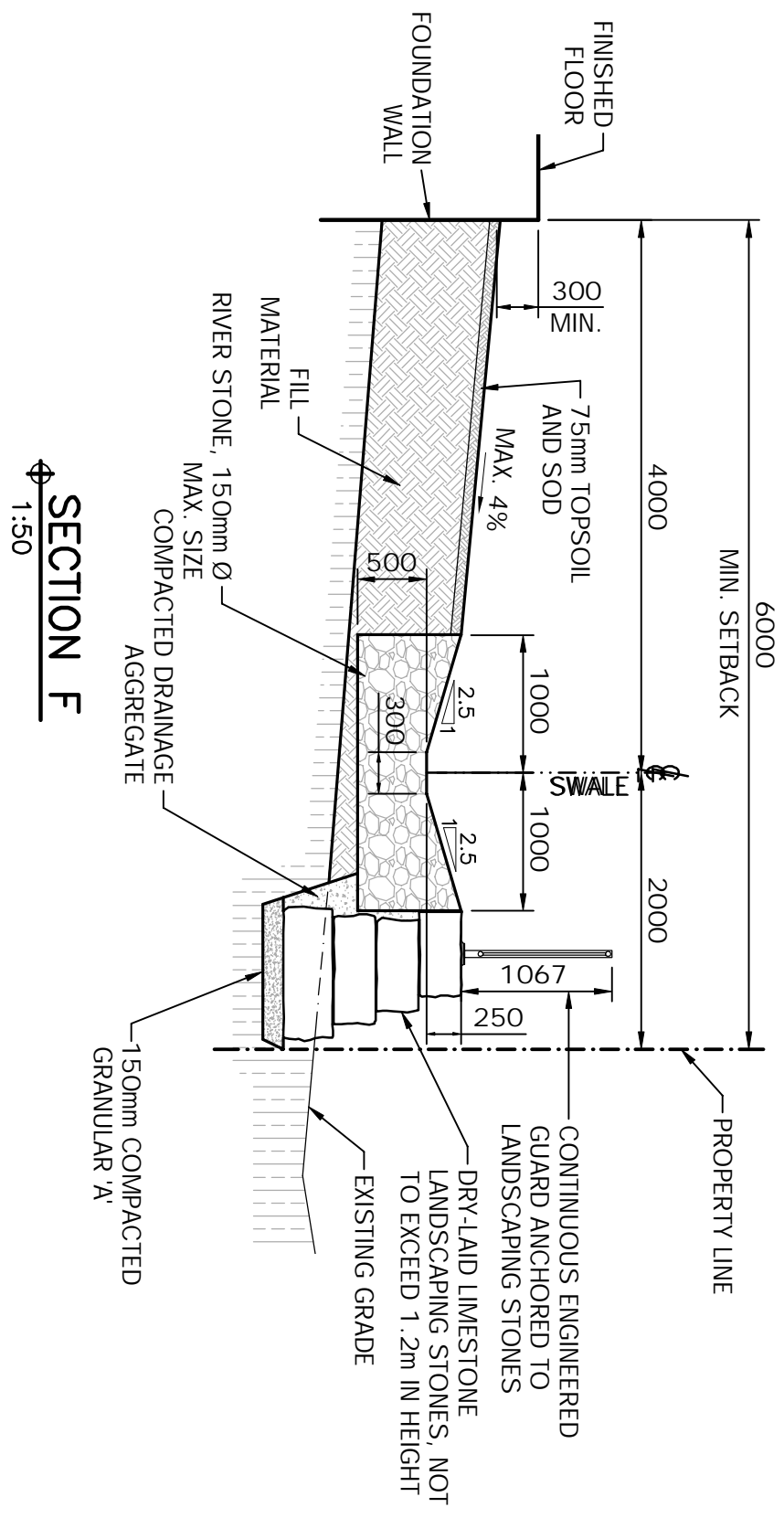
CENTRELINE PROFILE OF RIFLE DROP



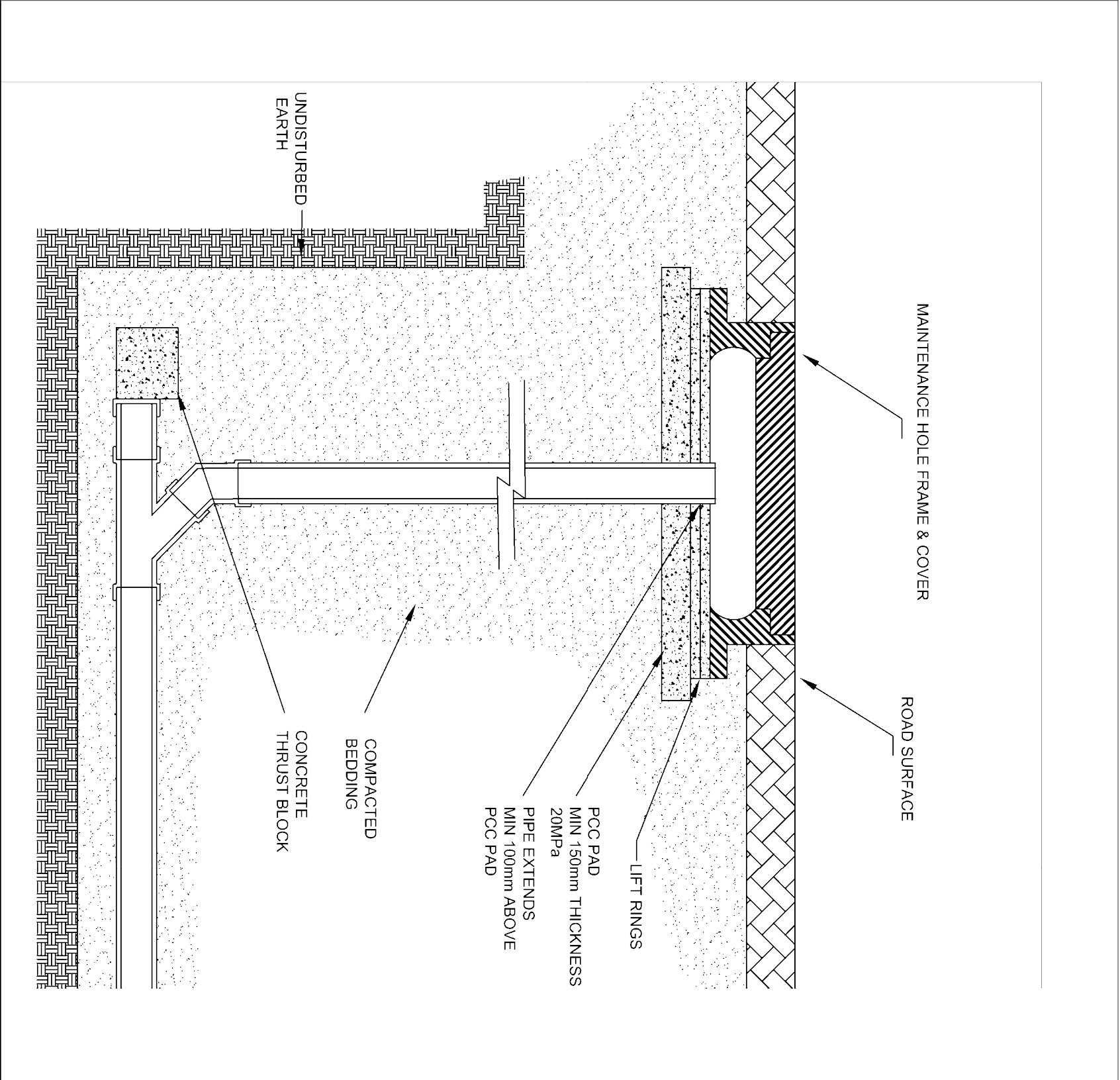
SECTION D
1:50 - RIFLE DROP



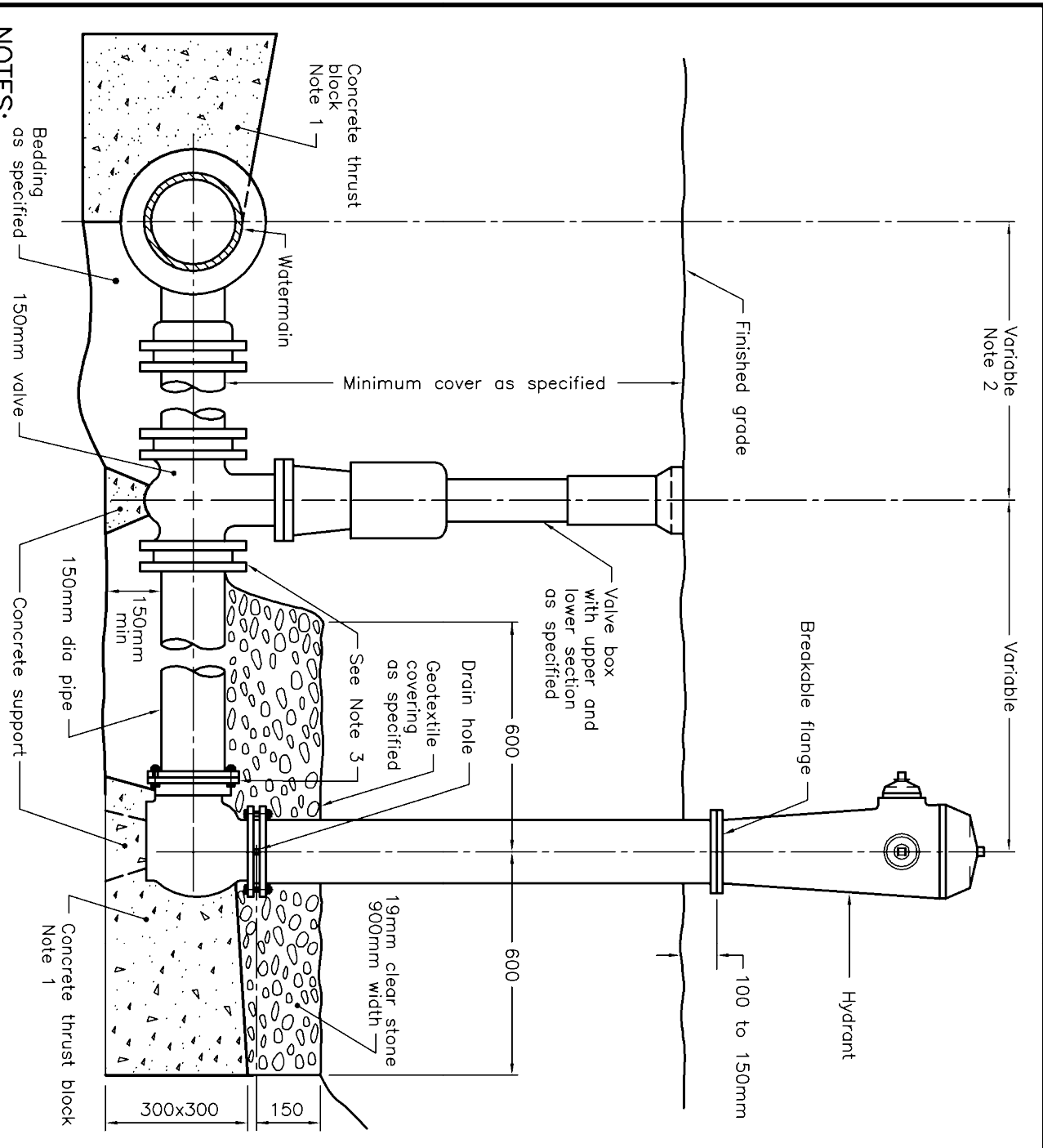
SECTION E
1:50



SECTION F
1:50



TERMINAL SEWER ACCESS STRUCTURE
N.T.S.

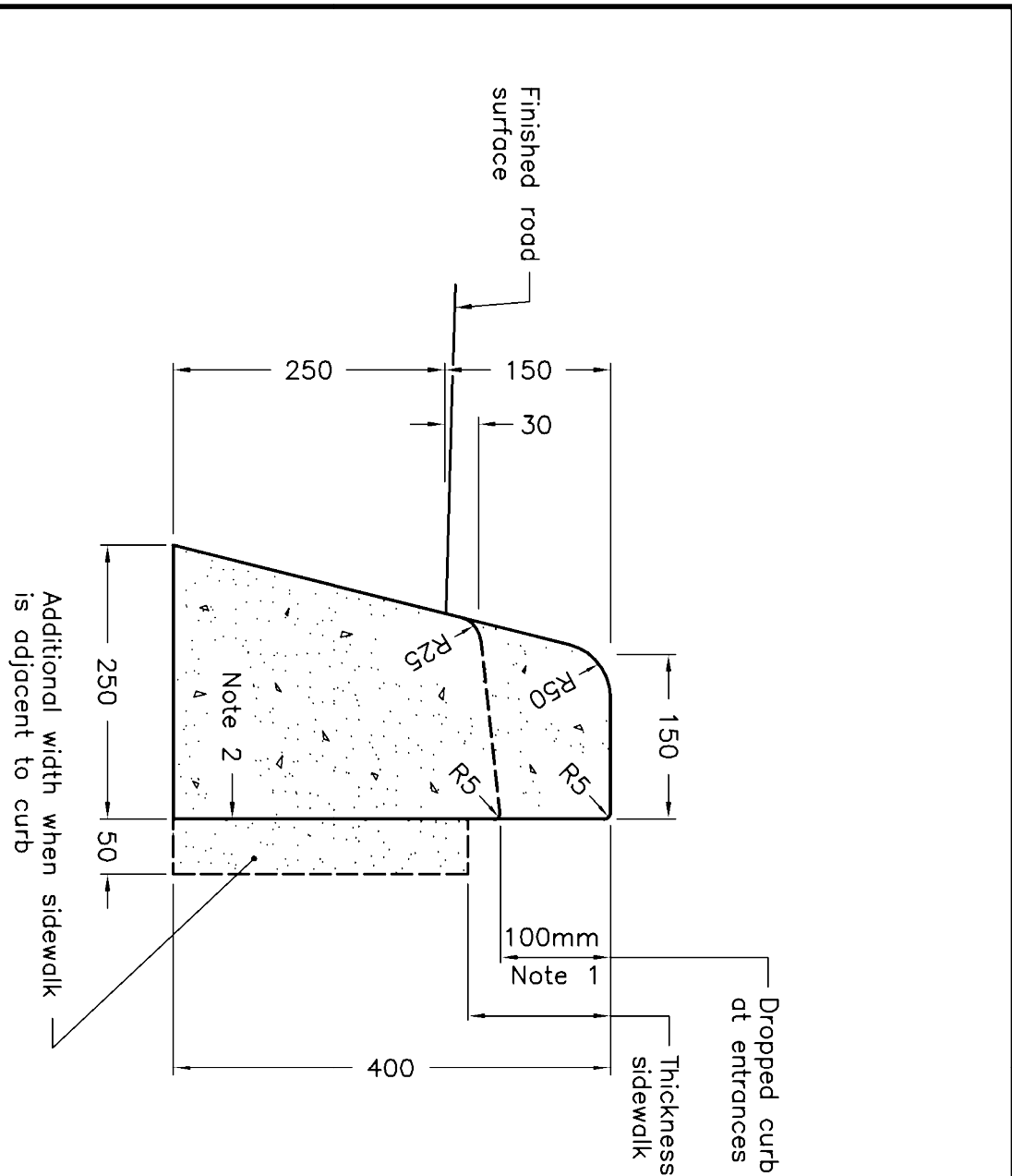


HYDRANT INSTALLATION

- NOTES:**
- All concrete thrust blocks shall be poured against undisturbed ground.
 - When specified, for watermains 400mm and less, locate valve within 1.0m of centreline of watermain. Retaining and restraining devices shall be utilized. For watermains 600mm and over, bolt valve with flanged end directly to flanged tee.
 - When specified, retaining and restraining devices shall be utilized, in addition to bolted devices.
 - A brand breaker shall be used between the concrete and the fittings and B Bolts and nuts for buried flange to flange connections shall be stainless steel.
 - C When required, flange of standpipe extensions shall not be in frost zone.
 - D This OPSD shall be read in conjunction with OPSD 1103.010 and 1103.020.
 - E Backfill material within 300mm of service box shall be native or imported, as specified.
 - F All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING

Nov 2013 Rev 2
OPSD 1105.010

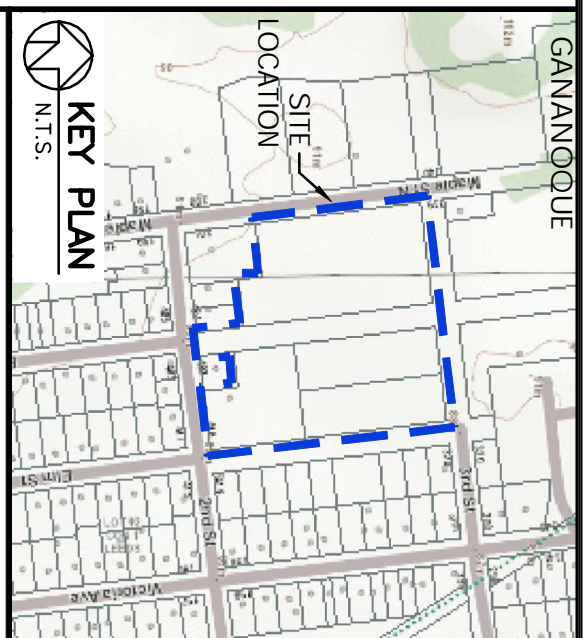


CONCRETE BARRIER CURB

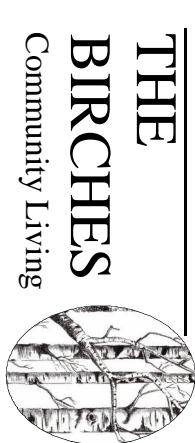
- NOTES:**
- When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
 - For slipforming procedure a 5% batter is acceptable.
 - Treatment at entrances shall be according to OPSD 351.010.
 - A Treatment from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
 - C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
 - D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING

Nov 2012 Rev 2
OPSD 600.110



PROJECT COMPLETED FOR:



Project Drafting Services Provided by:
Baill Technical Services
Call: (647) 331-1823 Email: baill@btscs.ca
Site Investigation/Inspection/Reporting
Drawing and Document Preparation
Project Design Coordination
Heritage Design Recording

PROJECT
The Birches - Phase I
Birch Street - Gananoque, Ontario
DRAWING TITLE
Proposed Site Details

MEASURED SCALE FOR PAPER COPY
1:50mm
In general: Do Not scale drawing

REVISIONS

Rev	Description	Date
1	Issue for Review	11 January 2019
2	Issue for Construction	29 March 2022

Client Project Number: 19-02
Initial Drawing Issue Date: 11 January 2019
Current Drawing Issue Date: 29 March 2022
Designed by: [Signature]
Checked by: [Signature]
Drawn by: [Signature]

DRAWING No. **SP7**
Sheet 7 of 7