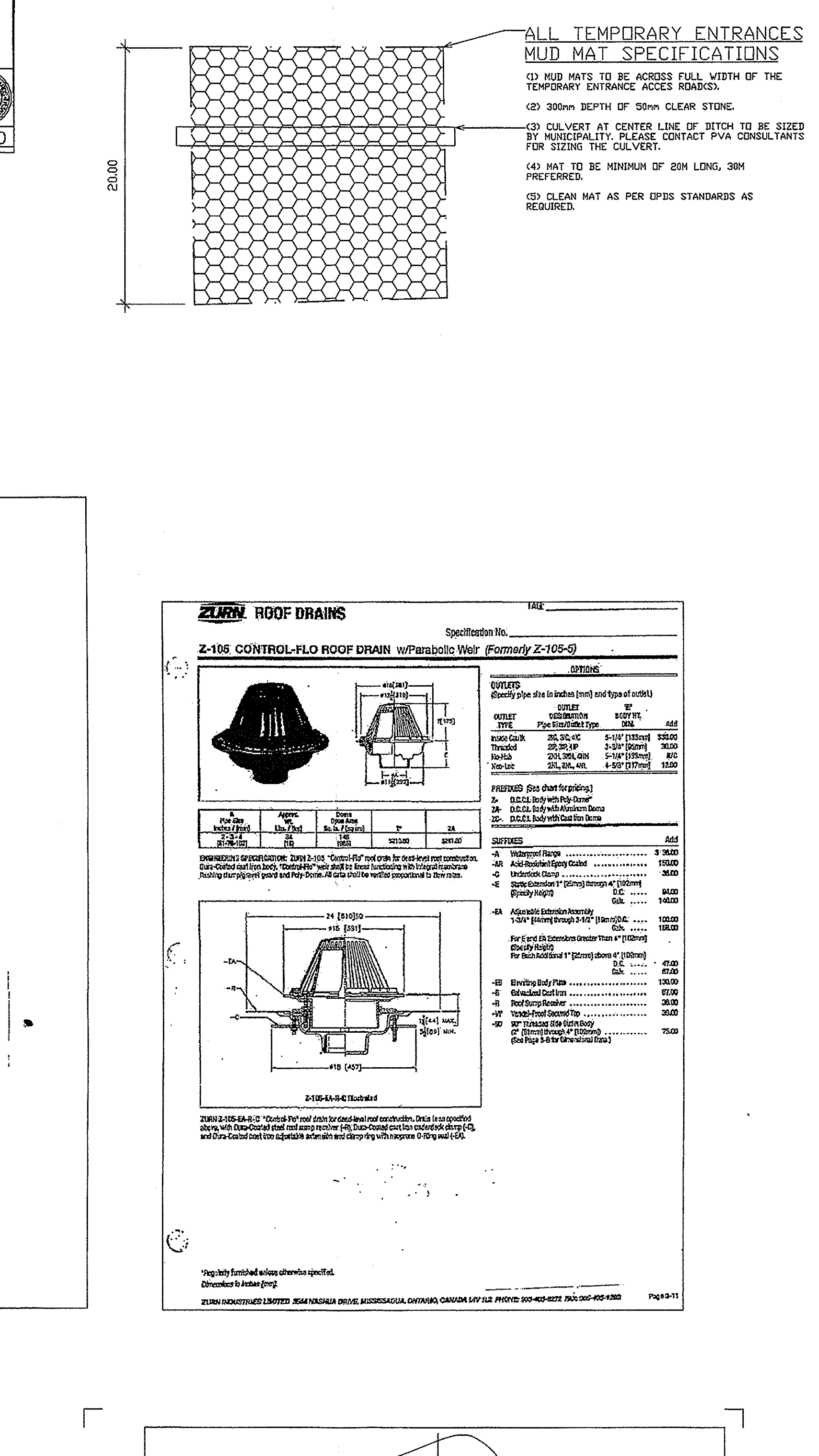
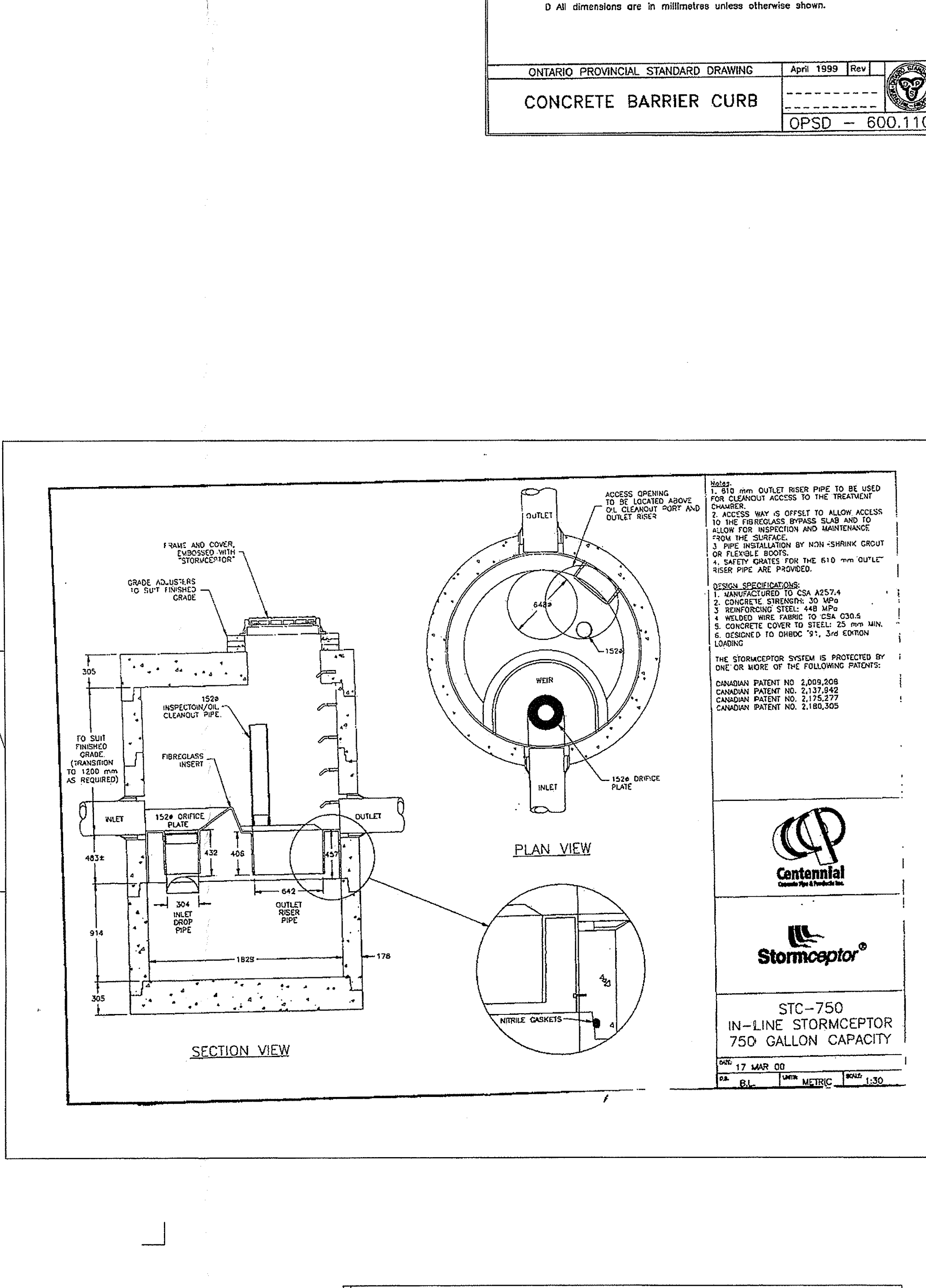
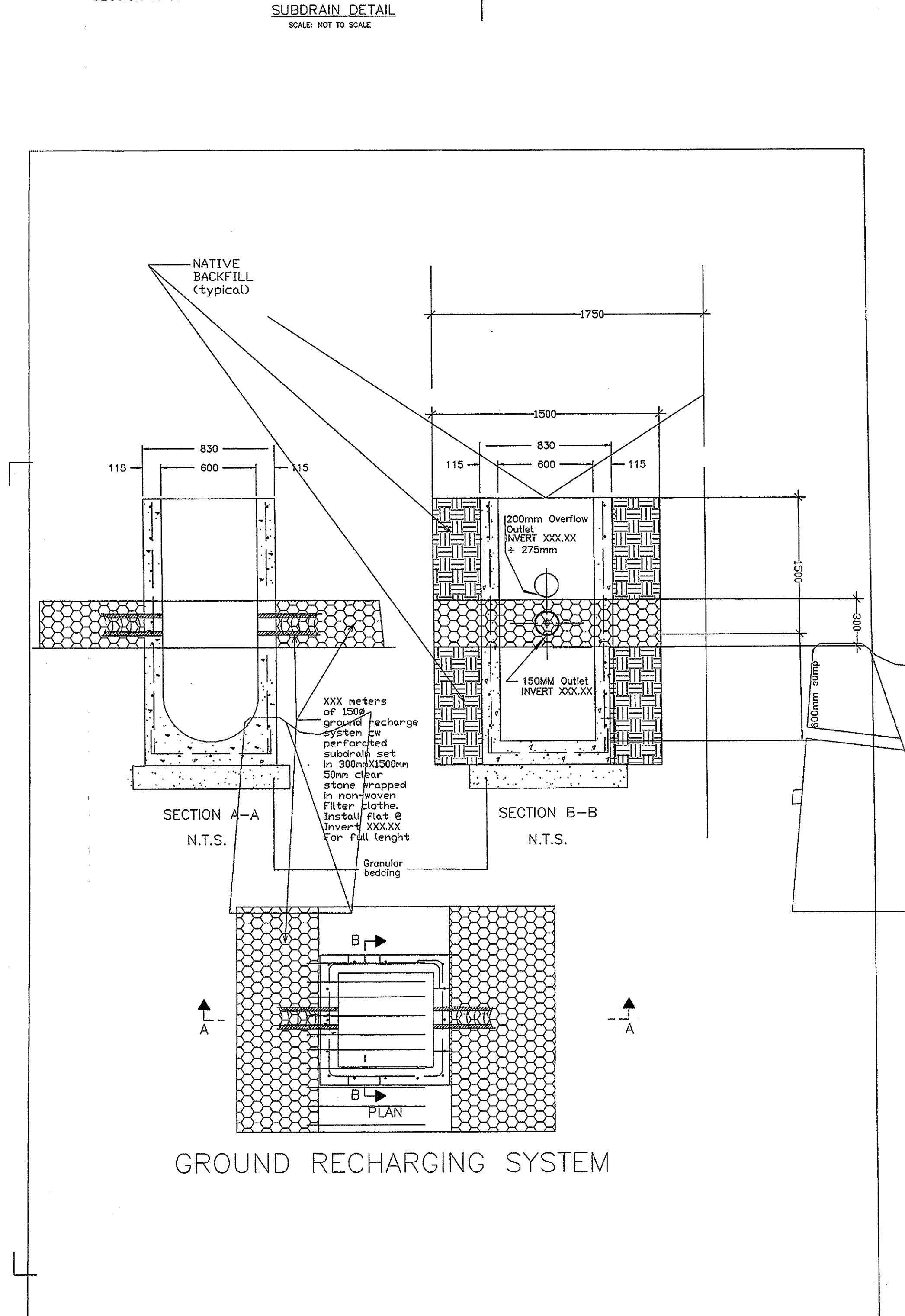
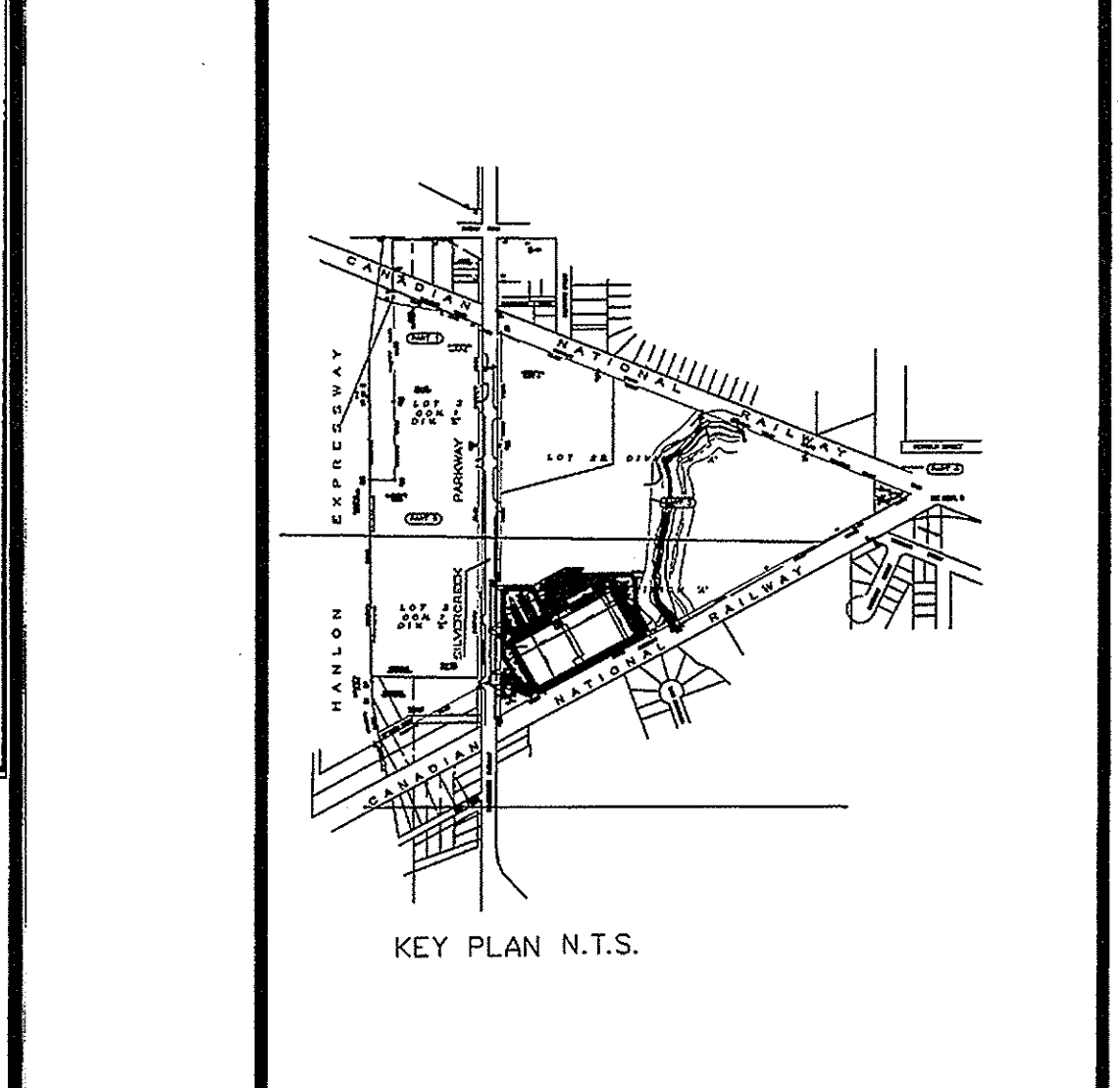
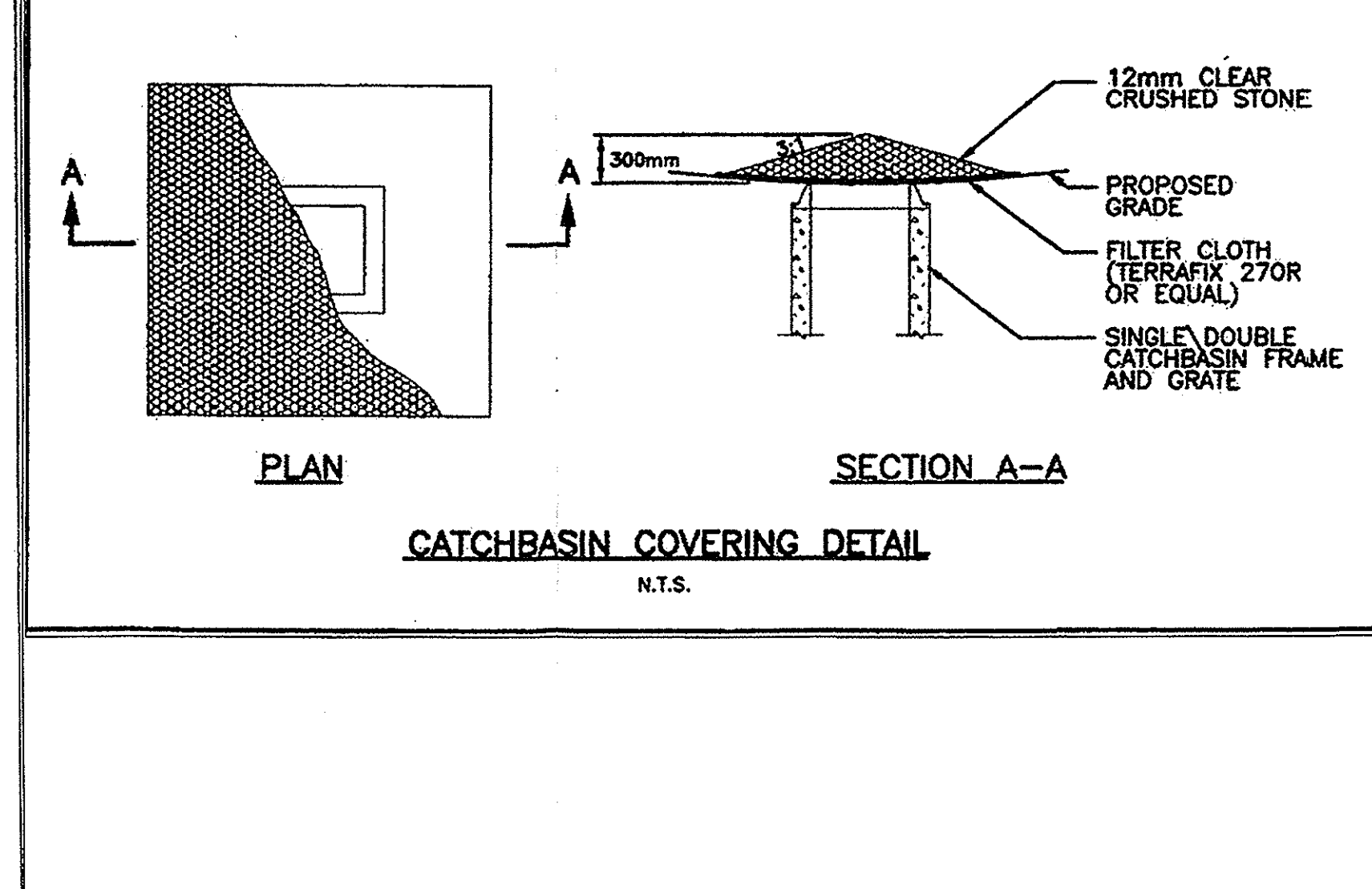
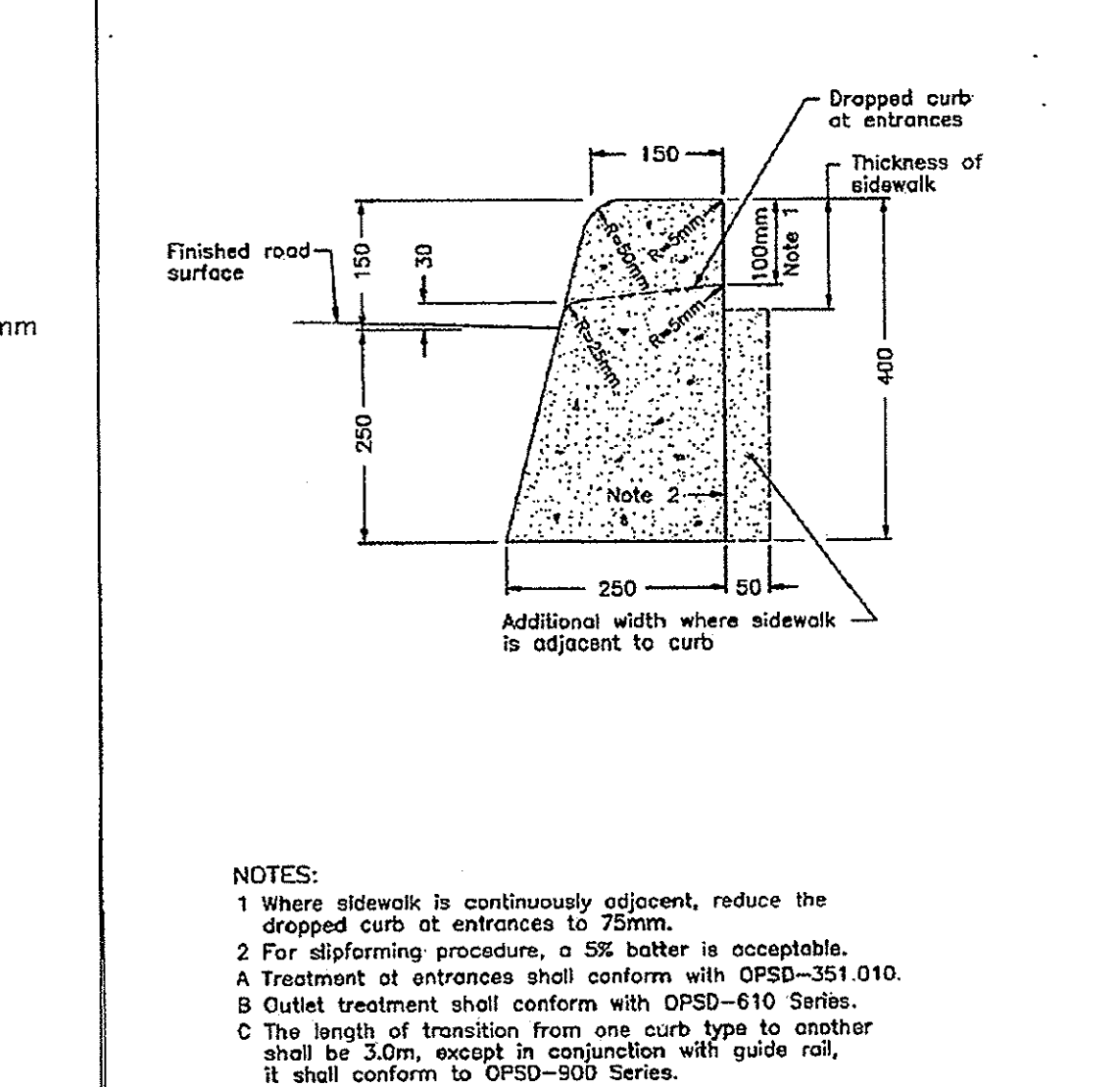
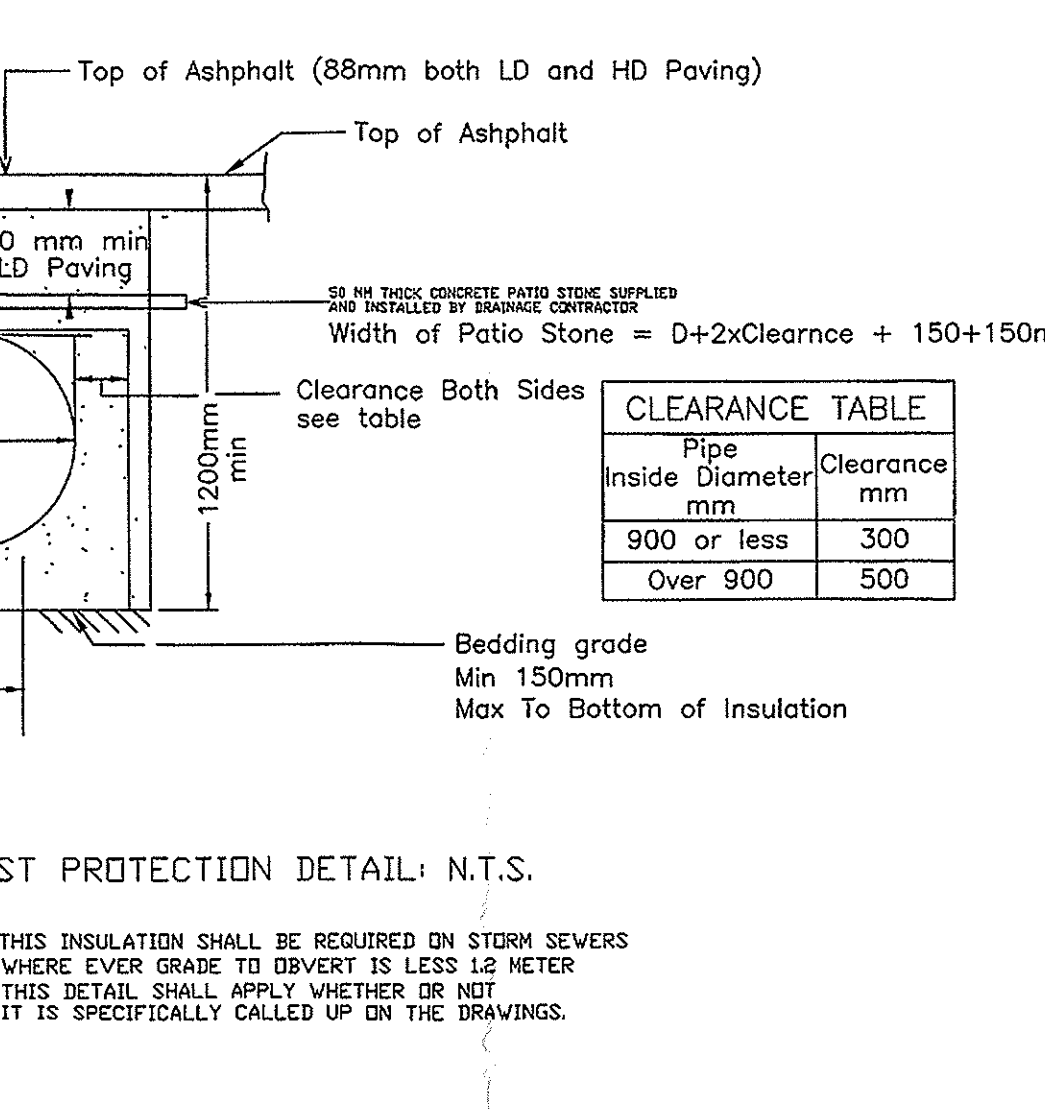
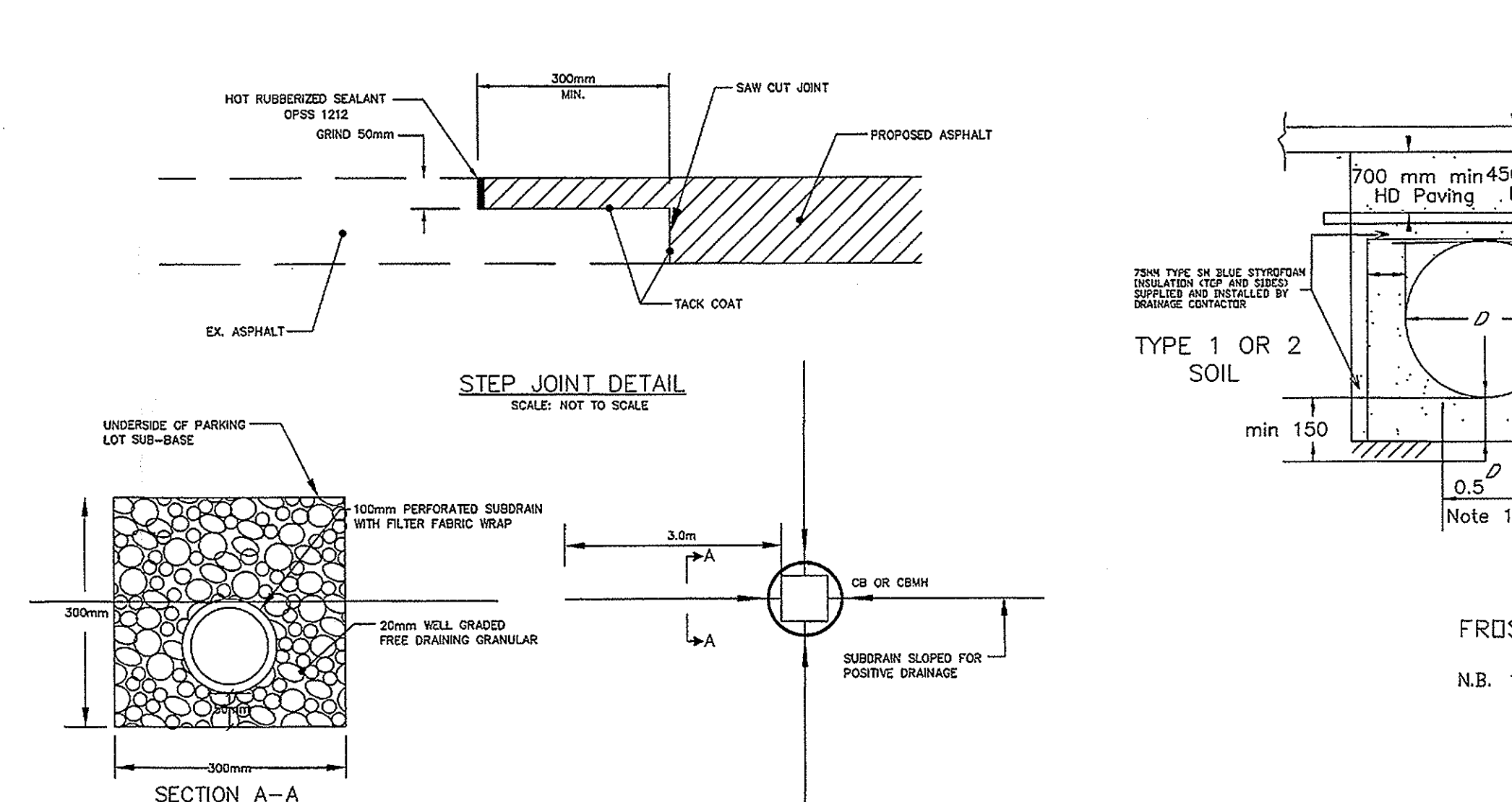


PVA CONSULTANTS GENERAL NOTES

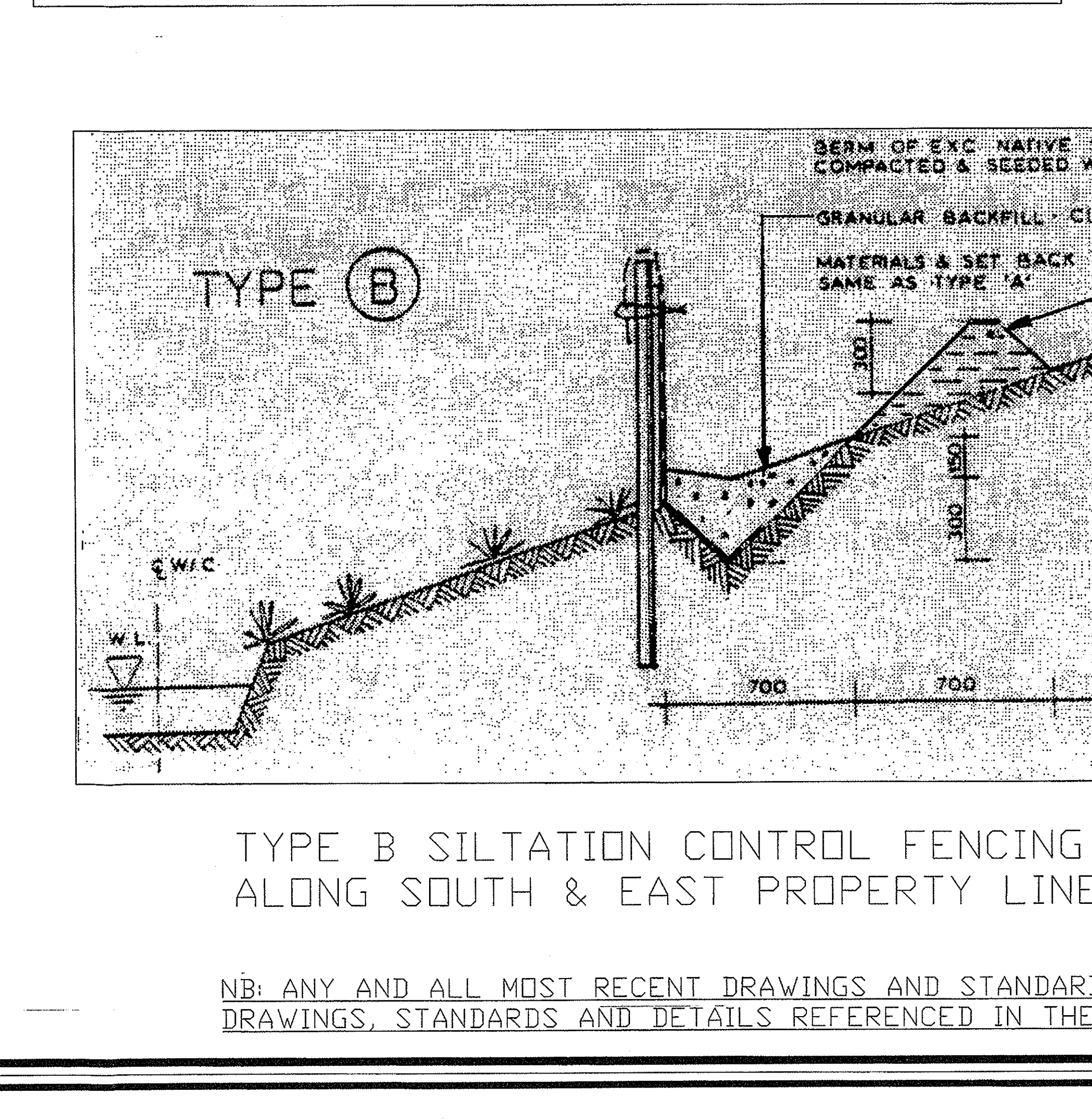
- 1) ALL SERVICES, AND MATERIALS SHOWN ON THIS DRAWING SHALL BE MANUFACTURED AND CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE CITY OF GUELPH PUBLIC WORKS DEPARTMENT, THE CITY OF GUELPH DRAWINGS AND SPECIFICATIONS SHALL BE DEEMED TO CONSTITUTE PART OF THIS CONTRACT. IN THE ABSENCE OF A SPECIFIC CITY OF GUELPH STANDARD, THE CITY OF GUELPH SHALL APPLY ALL OTHER APPLICABLE CODES, SUCH AS THOSE OF THE REGIONAL MUNICIPALITY, THE ONTARIO BUILDING CODE, ANY AND ALL NFPA STANDARDS SHALL ALSO APPLY. THEY SHALL ALSO APPLY AT ALL TIMES, BE INSTALLED WITHIN MANUFACTURERS' GUIDELINES AND SPECIFICATIONS AND RECOMMENDATIONS.
- 2) ALL FIRE PROTECTION WATERMAINS AND APPURTENANCES, IE. HYDRANTS AND VALVES, SHALL ALSO COMPLY WITH THE LATEST NFPA STANDARDS AND RECOMMENDATIONS AND SHALL BE FOR A MINIMUM WORKING PRESSURE OF 150 P.S.I.G. HYDRANTS TO BE INSTALLED AS PER CITY OF GUELPH STANDARDS.
- 3) WATERMAINS SHALL HAVE A 25M (8') HORIZONTAL CLEARANCE OF UNDISTURBED OR COMPACTED EARTH, FROM OTHER SERVICES PIPES. WATER SERVICES SHALL HAVE 1.2M HORIZONTAL CLEARANCE FROM THEMSELVES. WATER SERVICES SHALL HAVE A MINIMUM COVER OF 1.2M (4'). WATERMAINS SHALL HAVE A MINIMUM CLEARANCE OF 500MM (20") OVER IF BETWEEN THE INVERT OF THE WATER LINE AND THE CROWN OF THE SEWER AND 500MM UNDER SEWERS, IE BETWEEN THE CROWN OF THE WATERLINE AND THE INVERT OF THE SEWER (20").
- 4) THE WATER SERVICE PIPE MAY BE INSTALLED CLOSER THAN 25M (8') OR BE PLACED IN THE SAME TRENCH WITH THE STORM AND/OR SANITARY BUILDING DRAINS, PROVIDING:
 - A) THE BOTTOM OF THE WATER SERVICE PIPE IS AT LEAST 500MM (20") ABOVE THE TOP OF THE BUILDING DRAINS; AND
 - B) WHEN IN A COMMON TRENCH WITH THE DRAINS' PIPES, THE WATER SERVICE PIPE IS PLACED ON A SHELF AT ONE SIDE OF THE COMMON TRENCH.
- 5) THE WATER SERVICE PIPE IS CONSTRUCTED OF A SINGLE RUN OF PIPE WITH NO JOINTS OR FITTINGS BETWEEN THE STREET LINE OR SOURCE OF SUPPLY ON THE PROPERTY AND THE INSIDE FACE OF THE BUILDING OR
- 6) THE BUILDING DRAINS, IS (ARE) CONSTRUCTED OF PIPING WHICH MEETS THE CURRENT STANDARD FOR PRESSURE PIPE AND IS PROVED BY TESTING IN ACCORDANCE WITH SUBSECTION 3.7, AT 59 P.S.I.
- 7) PROVISIONS FOR FRESH WATER LINES PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST 100MM (4") DUCTILE IRON (4") AND LARGER LINES, COPPER LINES SHALL HAVE FUSING POINTS AT THE ENDS, THE SAME SIZE AS THE LINE, THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN INTO THE PARKING LOT OR FIRE LINES, THE DRAINING SHALL BE 100MM (4") DIAMETER MINIMUM OR A HYDRANT.
- 8) WATERMAINS SHALL BE INSTALLED TO GRADES AS SHOWN ON THE APPROVED SITE PLAN COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHEN REQUESTED BY THE INSPECTOR.
- 9) THE UNDERGROUND SANITARY SEWER LINE FROM THE PROPERTY LINE, CONNECTING INTO THE CITY MAIN SHALL BE A MINIMUM OF 150MM (6") DIAMETER AND SHALL HAVE AT LEAST A 2% SLIDE.
- 10) STORM SEWER DESIGN AND PIPING SHOWN ON THIS DRAWING IS BASED ON THE ALTA-RIP™ PVC PRODUCT AS MANUFACTURED BY PEXCO. ALTERNATE MATERIALS MUST BE APPROVED BY THIS ENGINEER BEFORE USE. THE COEFFICIENT OF FLOW FOR THE STORM SEWER PIPING (AS DERIVED FROM THE Manning Formula) SHALL BE 0.013 OR LESS; THESE MATERIALS SHALL BE SUITABLE FOR INSTALLATION UNDER HEAVY DUTY PAVING, THE SANITARY SEWER LINES AND WATER SERVICE LINES SHALL BE OF AN APPROVED PVC MATERIAL.
- 11) ALL DIMENSIONS AND INVERTS ON THIS DRAWING MUST BE VERIFIED BY THE INSTALLING CONTRACTOR PRIOR TO CONSTRUCTION, AND SHALL BECOME HIS SOLE RESPONSIBILITY ONCE THE WORK COMMENCES. ANY AND ALL DISCREPANCIES WITH THE DESIGN INFORMATION ON THESE DRAWINGS SHALL BE REPORTED AT ONCE BY THE CONTRACTORS FOR WRITTEN CLARIFICATION BY THIS ENGINEER.
- 12) THE NEW BUILDINGS SITED ON THIS DRAWING UTILIZE CONTROL FLOW ROOF DRAINS. CONSULT THE SPECIFICATIONS AND STORM WATER MANAGEMENT REPORTS FOR FURTHER DETAILS.
- 13) ALL ROOF DRAINS SHALL HAVE APPROVED TYPE BACKFLOW PREVENTERS.
- 14) ROOF PERIMETER SCUPPER OVERFLOW DRAINS SHALL BE SITED AND INSTALLED BY THE ARCHITECTURAL DIVISION TO ENSURE ROOF PONDING CAN NOT EXCEED 150MM (6").
- 15) FINAL ROOF DRAIN LOCATIONS SHALL BE CO-ORDINATED ON THE SITE WITH THE STRUCTURAL STEEL DIVISION TO ENSURE THE ROOF DRAINS ARE INSTALLED AT THE ROOF LOW POINTS AND IN COMPLIANCE WITH ITEM 12) ABOVE.
- 16) UNLESS SPECIFICALLY NOTED OTHERWISE, THE PROPERTY LINES INDICATE THE LIMIT OF THIS CONTRACT.
- 17) BUILT-UP ROOFING MATERIALS OVER EXPANSION JOINTS SHALL NOT INTERFERE WITH DRAINAGE PATTERNS INDICATED. IE. EXPANSION JOINTS SHALL BE LOCATED OVER/ON ROOF HIGH POINTS ONLY.
- 18) ALL GRADES AND INVERTS ARE SHOWN IN METERS, TO CONVERT TO FEET, DIVIDE BY 0.3048.
- 19) MINIMUM SLOPES: LANDSCAPE AREAS = 1%, PAVED AREAS = 1% UNLESS INDICATED OTHERWISE.
- 20) MAXIMUM SLOPES: LANDSCAPE AREAS = 33.3%, PAVED AREAS = 5%, PAVED DRIVEWAYS = 8% UNLESS INDICATED OTHERWISE.
- 21) REFER TO ARCHITECTURAL DRAWINGS AND CERTIFIED ARCHITECTURAL DIMENSIONS FOR ALL CURBING, BUILDING LOCATIONS, ETC.
- 22) ALL PERIMETER SITE GRADES ABUTTING EXISTING PROPERTIES TO THIS SITE SHALL BE MATCHED, UNLESS INDICATED OTHERWISE.
- 23) NOT USED.
- 24) NB: THE GRADES ON THIS SITE ARE CRITICAL AND A MAXIMUM TOLERANCE OF ± 25MM TO ± 25MM WILL BE ALLOWED AS-BUILT GRADE FOR EVERY DESIGN GRADE SHALL BE SUBMITTED AT THE COMPLETION OF THE PROJECT FOR REVIEW BY THIS ENGINEER. GRADE VARIATIONS GREATER THAN THE TOLERANCES CALLED FOR MAY HAVE TO BE CORRECTED.
- 25) ALL INFORMATION SHOWN ON THESE DRAWINGS REGARDING THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND SERVICES HAVE NOT BEEN VERIFIED BY THIS ENGINEER NOR THE CORRESPONDING AUTHORITY. ACCORDINGLY THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION AND MAINTENANCE OF THESE UTILITIES AND SERVICES IN THE FIELD DURING CONSTRUCTION.
- 26) PRIVATE SEWERS AND PRIVATE WATER SUPPLY PIPES SHALL BE INSTALLED ACCORDING TO THE CURRENT GUIDELINES FOR THE DESIGN OF SANITARY SEWAGE WORKS SYSTEMS AS ISSUED BY THE ENVIRONMENTAL APPROVALS AND PROJECTS ENGINEERING BRANCH OF THE MINISTRY OF THE ENVIRONMENT.
- 27) ALL SEDIMENT CONTROL MEASURES (IE. FENCING, FILTER CLOTH, STONE FILTERS, STAKED STRAW BALES, TEMPORARY ENTRANCE MUD MATS, ETC.) SHALL BE INSTALLED TO THE APPROVAL OF THE CITY OF GUELPH, GRAND RIVER REGION CONSERVATION AUTHORITIES (G.R.C.V.A.) AND ALL OTHER GOVERNING AUTHORITIES BEFORE COMMENCING OF ANY SITE WORK. THIS CONTRACTOR SHALL ENSURE THAT ALL ASPECTS OF THE SEDIMENT CONTROL MEASURES ARE MAINTAINED IN GOOD WORKING ORDER DURING ALL PHASES OF CONSTRUCTION.
- 28) ALL CATCHBASINS SHALL HAVE A MINIMUM 300MM (12") DRAIN OR/AS REQUIRED BY LOCAL AUTHORITIES, OR AS SPECIFIED ELSEWHERE AND SHALL HAVE 4 ONLY 30MM (1 1/8") ROUND PERFORATED SUB-DRAINS WRAPPED IN FILTER MATERIAL MEETING O.P.S.C. STANDARDS. THESE SUB-DRAINS ARE TO BE INSTALLED AT THE INTERFACE OF THE SUB-GRADE AND GRANULAR SUB-BASE OF THE DRIVEWAY/PARKING AREAS. THIS SAME SUB-DRAIN REQUIREMENT SHALL APPLY TO STORM MANHOLES AND STORM CATCHBASIN MANHOLES. ALL CATCHBASIN/MAINTENANCE HOLES AND ALL MAINTENANCE MANHOLES SHALL BE SUMPLESS AND SHALL BE BENCH TO THE OVERTOP OF THE PIPE AS PER CITY OF GUELPH STANDARDS.
- 29) WHERE INDICATED ON THE DRAWINGS, ALL RETAINING WALLS OVER 0.6 METRES SHALL BE SEPARATELY DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER. HAND RAILINGS ARE REQUIRED WHEN HEIGHT EXCEEDS 0.6M (AS PER CITY OF GUELPH STANDARD OR APPROVED EQUAL).
- 30) ALL SANITARY COVERS IN AREAS SUBJECT TO PERIODIC STORM WATER MANAGEMENT FLOODING, SHALL BE WATER TIGHT.
- 31) ALL CATCHBASINS, MANHOLES AND CATCH BASIN MANHOLE SHALL BE WRAPPED IN FILTER CLOTH BEFORE BACKFILLING.
- 32) DRIVEWAY ENTRANCES TO THE SITE SHALL BE CONSTRUCTED AS PER THE LATEST STANDARDS FOR THE GOVERNING AUTHORITIES OF THIS ROAD.
- 33) ALL SURFACE DRAINAGE SHALL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. DRAINAGE OF ADJUTING PROPERTIES SHALL NOT BE ADVERSELY AFFECTED.
- 34) ROAD OCCUPANCY PERMITS WILL BE REQUIRED BEFORE COMMENCING ANY WORKS WITHIN THE MUNICIPAL RIGHT OF WAY CHECK WITH LOCAL AUTHORITIES AS TO THESE REQUIREMENTS AND TERMS OF THESE PERMITS.
- 35) ALL CONSTRUCTION IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE OCCASIONAL HEALTH AND SAFETY ACT FOR CONSTRUCTION PROJECTS.
- 36) THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF GUELPH.
- 37) ANY CONFLICTS WITH EXISTING SERVICES SHALL BE RECTIFIED AT THE OWNER'S EXPENSE.
- 38) IMMEDIATELY UPON THE AWARD OF THIS CONTRACT, THE CONTRACTOR SHALL CONTACT THE APPLICABLE AUTHORITIES AND CONFIRM THAT ALL PERMITS ARE IN PLACE, SO THAT THERE WILL BE NO DELAYS IN OBTAINING INSPECTIONS FROM ANY AND ALL INSPECTION DEPARTMENTS. REPORT ANY POSSIBLE PROBLEMS IMMEDIATELY TO THIS ENGINEER.
- 39) THE SERVICE CONNECTIONS FOR SANITARY, STORM AND WATER THAT ARE NOT IN PLACE ALONG THE MUNICIPAL ROAD ALLOWANCE PORTION OF THE STREET SHALL BE INSTALLED BY THIS CONTRACTOR AS PART OF HIS CONTRACT. THE OWNER HAS INITIATED THE AGREEMENT PROCESS FOR DOING THE WORK UNDER THIS CONTRACT.
- 40) ALL SERVICING WORK INSTALLED ON THIS PLAN WHICH ARE SUBJECT TO THE PLUMBING CODE MAY REQUIRE PRIOR APPROVAL, AND ISSUANCE OF A PLUMBING PERMIT, FROM THE REGIONAL MUNICIPALITY.
- 41) FOR DRIP STRUCTURES REFERENCE CITY OF GUELPH STANDARDS.
- 42) NOT USED.

NB: ANY AND ALL MOST RECENT DRAWINGS AND STANDARDS SUPERCEDE THE DRAWINGS, STANDARDS AND DETAILS REFERENCED IN THESE DOCUMENTS.

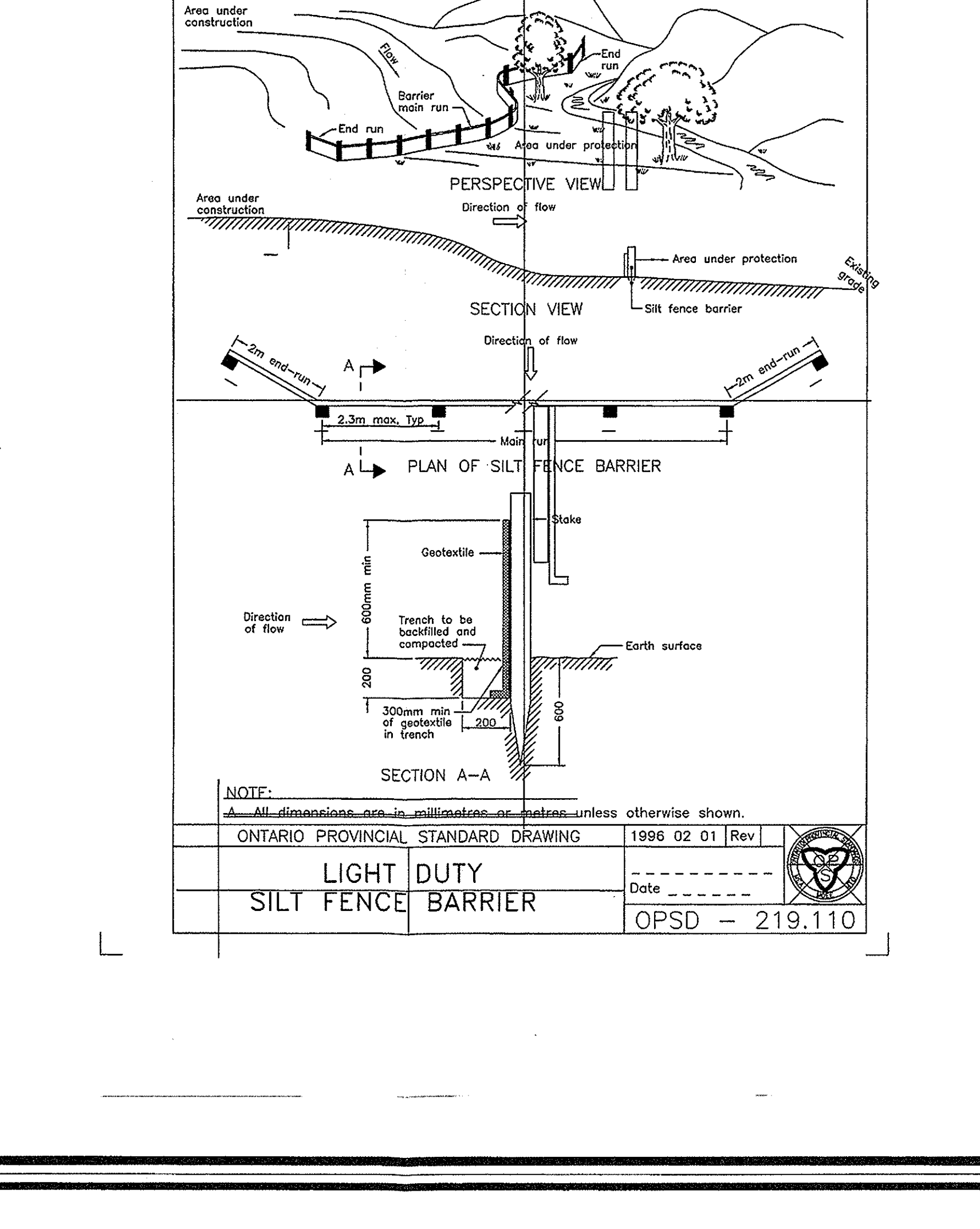
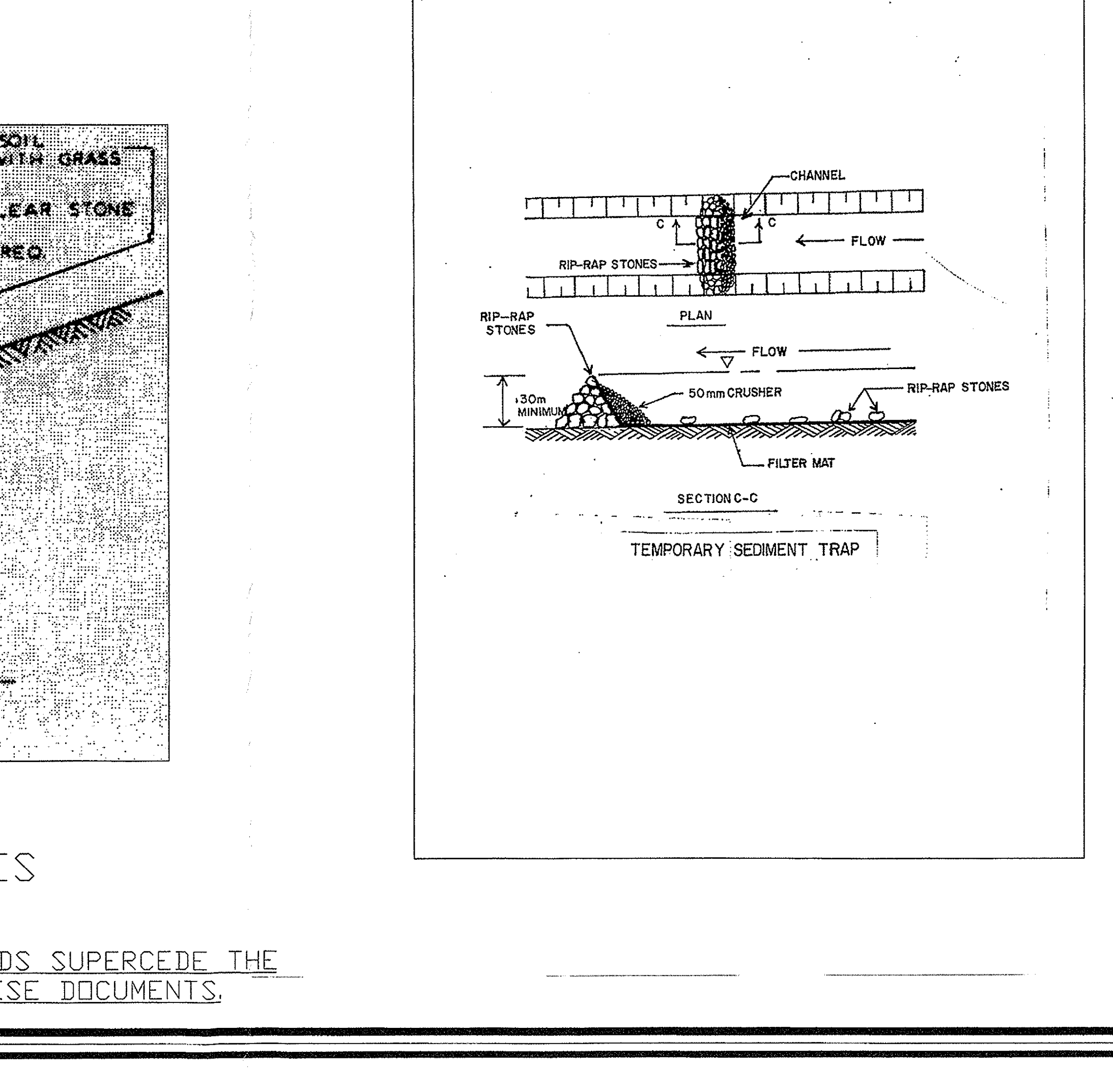


NO.	DATE	ISSUES / REVISIONS	BY
12	01/02/06	Submitted to Guelph for Reviewing Approval	PVA
6	09/21/06	General Approval for Final Plan	PVA
3	05/12/06	Reviewed on per MDSS SWM Modeling	PVA
2	04/25/06	Revisions Made to Plan of Detail	PVA
1	03/28/06	ISSUED FOR DISCUSSION	PVA

DATE	PARTICULARS	BY
08/02/03	Issued for Design Approval	PVA
09/08/03	Issued for Site Plan Approval	PVA
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Docs.	



TYPE B SILTATION CONTROL FENCING ALONG SOUTH & EAST PROPERTY LINES



PVA CONSULTANTS LIMITED
495 INDIAN ROAD
BURLINGTON, ONTARIO
L7T 3T3
PH: 1-905-681-7966
FAX: 1-905-333-4944
email: pvanarhnen@cgeco.ca

SILVERCREEK DEVELOPMENTS (GUELPH) LIMITED

PROJECT: SILVER CREEK JUNCTION MARKETPLACE

DRAWING NAME: SITEPLAN NOTES & DETAILS

SCALE: AS NOTED
DATE OF DWG: FEB 2006
PROJECT NO: 0507

DRAWN BY: PVA
CHKD BY: PVA

SHEET NO. SP4 OF 4
REV. NO. 12