CONSTRUCTION NOTES AND SPECIFICATIONS

GENERAL

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

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

THIS PLAN IS TO BE USED FOR 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 WATERLOO 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.

OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES. REFER TO BY-LAW 09-111 "THE CITY OF WATERLOO WORK PERMIT"

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.

NO WORK SHALL BE COMPLETED ON THE SUBJECT PROPERTY WITHOUT A BUILDING PERMIT, INCLUDING PRE-GRADING OR TREE REMOVAL. SHOULD THE DEVELOPER OR CONTRACTOR WISH TO PREPARE THE SITE FOR CONSTRUCTION PRIOR TO ENGINEERING ACCEPTANCE OR ISSUANCE OF THE BUILDING PERMIT, AN APPLICATION FOR A SITE ALTERATION PERMIT SHALL BE SUBMITTED TO THE ENGINEERING AND CONSTRUCTION DIVISION FOR REVIEW AND APPROVAL.

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 WATERLOO DOES NOT PERMIT THE USE OF ANY ADJACENT PROPERTY FOR THE USE OF CONSTRUCTION.

SITE PLAN INFORMATION PROVIDED BY KOZLOWSKI ARCHITECT.
LEGAL INFORMATION OBTAINED FROM MCKECHNIE SURVEYING.
REFER TO BY-LAW 08-077 "THE CITY OF WATERLOO TRAFFIC AND PARKING BY-LAW"

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.

THE DEVELOPMENT WILL BE SUBJECT TO ALL INSPECTION REQUIREMENTS:
ROB NOLAN: 519-747-8517 FOR PRIVATE INSPECTIONS

THE SANITARY AND WATER SERVICE CONNECTION WITHIN THE RIGHT OF WAY SHOULD BE INSTALLED TO THE CITY'S
SATISFACTION PRIOR TO ANY INTERNAL SERVICING WORKS.

ANY PROPOSED LANDSCAPING WITH DEEP ROOTS (TREES) SHOULD BE PLANTED WITH A MINIMUM OFFSET OF 2M FROM
ANY UNDERGROUND INTERNAL AND EXTERNAL INFRASTRUCTURE.

RESTORATION WORK WITHIN THE RIGHT OF WAY, IF REQUIRED, MUST BE COMPLETED BY THE PERFORMING CONTRACTOR
AT THE OWNER'S EXPENSE.

ANY UTILITIES IN THE RIGHT OF WAY THAT MAY NEED TO BE RELOCATED WILL BE AT A COST TO THE DEVELOPER.

ALL INTERNAL CONNECTIONS AND SEPARATION OF SERVICES SHALL MEET "MECP" OR EXCEED REQUIREMENTS.

MINIMUM SEPARAION BETWEEN SANITARY AND WATER MAINS AND SERVICES TO BE:
MINIMUM HORIZONTAL DISTANCE OF 2.5m MINIMUM VERTICAL DISTANCE OF 0.5m

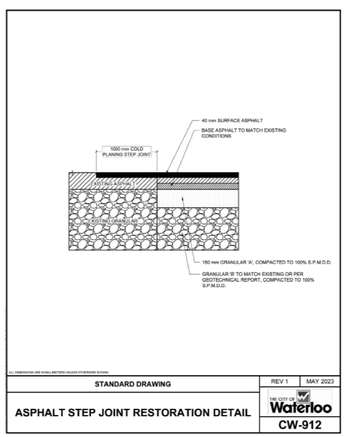
WHEN WORKING WITHIN THE ROAD ALLOWANCE A WORK PERMIT WILL BE REQUIRED. THE CONTRACTOR MUST CONTACT HELGA BOWMAN AT HELGA.BOWMAN@WATERLOO.CA OR 519 886 2310 X30270 FOR FURTHER INFORMATION ON THE WORK PERMIT.

THE WORK IN THE RIGHT OF WAY WILL BE SUBJECT TO INSPECTION BY THE CITY UTILITY SERVICES DIVISION. CONTRACTOR SHALL CONTACT THE INSPECTOR FOR ALL SERVICE INSTALLATIONS PRIOR TO BACKFILLING SERVICES. PLEASE CONTACT INSPECTOR, LUKE MARTIN AT 519-886-1550 X78247 OR LUKE.MARTIN@WATERLOO.CA.

THE CONTRACTOR MUST SUBMIT THROUGH THE OWNER, AND UPON THE INSTALLATION OF THE WORKS, AS-RECORDED DRAWINGS AND A CERTIFICATE INDICATING THE WORKS (GRADING AND SERVICING) ARE IN ACCORDANCE WITH ACCEPTED DRAWINGS, CONTRACT DOCUMENTS, GOOD ENGINEERING PRACTICE AND ARE SUBSTANTIALLY COMPLETED AS DEFINED IN THE CONSTRUCTION LIEN ACT.

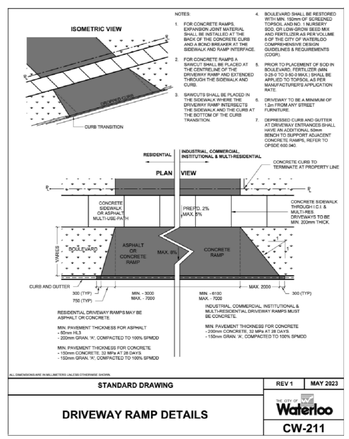
PROPER SITE DRAINAGE SHOULD NOT CAUSE DAMAGE OR ADVERSE EFFECTS TO ANY ADJACENT PROPERTY INCLUDING ROADS AND PUBLIC LANDS. SITE MUST BE GRADED TO MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.





STANDARD DRAWING | REV 1 | MAY 2023

ASPHALT STEP JOINT RESTORATION DETAIL | THE CITY OF Waterloo | CW-912



NOTES:
1. FOR CONCRETE RAMPS, THE EXPANSION MATERIAL SHALL BE INSTALLED AT THE BACK OF THE CONCRETE CURB AND ALIGNED WITH THE SIDEWALK AND RAMP INTERFACE.
2. FOR CONCRETE RAMPS A SAWCUT SHALL BE PLACED AT THE TRANSITION FROM THE DRIVEWAY RAMP AND EXTENDED THROUGH THE SIDEWALK AND CURB.
3. SAWCUTS SHALL BE PLACED IN THE SIDEWALK WHERE THE DRIVEWAY RAMP INTERFACES THE SIDEWALK AND THE CURB AT THE BOTTOM OF THE CURB TRANSITION.
4. BOULEVARD SHALL BE RESTORED WITH MIN. 150mm OF SCREENED TOPSOIL AND NO. 1 NURSERY SOD OR SEEDED WITH SEED MIX AND FERTILIZER AS PER VOLUME II OF THE CITY OF WATERLOO COMPREHENSIVE DESIGN GUIDELINES & REQUIREMENTS (CDGR).
5. PRIOR TO PLACEMENT OF SOD IN THE BOULEVARD, 100mm (MIN.) 0.25:1 TO 0.50:1 MAX.) SHALL BE APPLIED TO TOPSOIL AS PER MANUFACTURER'S APPLICATION RATE.
6. DRIVEWAY TO BE A MINIMUM OF 1.2m FROM ANY STREET FURNITURE.
7. DEPRESSED CURB AND GUTTER AT DRIVEWAY TRANSITIONS SHALL HAVE AN ADDITIONAL 50mm BENCH TO SUPPORT ADJACENT CONCRETE RAMPS, REFER TO CPSDE SSD 040.

STANDARD DRAWING | REV 1 | MAY 2023

DRIVEWAY RAMP DETAILS | THE CITY OF Waterloo | CW-211

I hereby certify that this Site Grading, Servicing and Storm Water Management Plan conforms to the Landscape Plans for this project.

* Signature of the Professional Consultant(s) for Site Grading, Drainage and Siltation Control, and Storm Water Management.

* Signature: _____

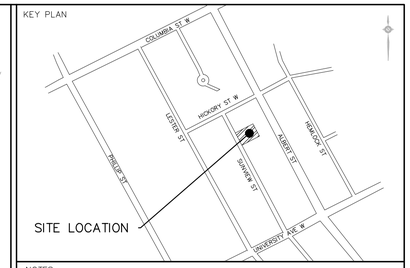
Date: _____

* Signature of Landscape Architect

* Signature: _____

Date: _____

KEY PLAN



NOTES:

346.14	PROPOSED ELEVATION
345.19	EXISTING ELEVATION
346.36ex	EXISTING ELEVATION TO STAY
346.14tc	PROPOSED TOP OF CURB ELEVATION
346.11swl	PROPOSED SWALE ELEVATION
	PROPOSED SURFACE FLOW DIRECTION
	PROPOSED SWALE FLOW DIRECTION
	ROOF WATER LEADER DISCHARGE LOCATION
	PROPOSED TREE PROTECTION FENCE
	MAJOR OVERLAND FLOW DIRECTION

SITE BENCHMARK

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATION CGVB 2013. (SURVEYED BY McKECHNIE SURVEYING ON NOVEMBER 19, 2024).

BM #1 TOP NUT OF FIRE HYDRANT ON WEST SIDE OF SUNVIEW STREET, 23m WEST OF SUBJECT PROPERTY SOUTHWEST CORNER.
ELEV. 347.78

No.	REVISIONS	BY	DATE
	CONSTRUCTION		
	TENDER		
	ISSUE FOR APPROVALS		
	ISSUE BLOCK		

SUNVIEW DEVELOPMENT

272-274 SUNVIEW STREET

REGION OF WATERLOO CITY OF WATERLOO

GRADING PLAN

K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER SUDBURY

LICENCED PROFESSIONAL ENGINEER
SANDRA SWANTON
100119707
OCT 16/26
PROVINCE OF ONTARIO

CERTIFIED ENGINEERING TECHNOLOGIST
OACETT ONTARIO
JOHANNE GUIMARAES
№ 871063

DESIGNED BY: J.G.	0 3 6	DATE: OCT 2026	
CHECKED BY: S.S.	SCALE: 1:150	SHEET SGP	
DRAWN BY: J.G.	REVISION No.		
CHECKED BY: S.S.			
FILE No. 26-188			

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