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NORTHUMBERLAND LANDSCAPE ARCHITECTS
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DRAWING LIST:

ARCHITECTURAL, CIVIL & LANDSCAPE

A 0.00	COVER SHEET
SP-1	LEGAL SURVEY - 22-16-080-00
C1	CIVIL COVER SHEET
N1	NOTES & DETAILS
S1	SITE SERVICING PLAN
G1	SITE GRADING PLAN
G2	SITE GRADING SECTIONS PLAN
ESC1	EROSION & SEDIMENT CONTROL PLAN
SD1	STORM DRAINAGE AREA PLAN
L-1	LANDSCAPE PLAN
L-2	SOIL VOLUME PLAN
LD-1	LANDSCAPE DETAILS
A 1.00	SITE PLAN
A 1.10	SITE DETAILS
A 1.20	FIRE & LIFE SAFETY PLAN, OBC MATRIX & WALL TYPE SCHEDULE
A 1.30	FIRE & LIFE SAFETY PLANS AND DETAILS
A 2.00	BASEMENT FLOOR PLAN
A 2.10	GROUND FLOOR PLAN
A 2.20	SECOND FLOOR PLAN
A 2.30	ROOF PLAN
A 2.40	GROUND FLOOR REFLECTED CEILING PLAN
A 2.50	SECOND FLOOR REFLECTED CEILING PLAN
A 3.00	BUILDING ELEVATIONS (NORTH-SOUTH)
A 3.10	BUILDING ELEVATIONS (EAST-WEST)
A 4.00	BUILDING SECTIONS
A 4.10	WALL SECTIONS
A 4.20	WALL SECTIONS
A 4.30	WALL SECTIONS
A 4.40	SECTION DETAILS
A 4.50	SECTION DETAILS
A 5.00	STAIR SECTION, ROOF HATCH & DETAILS
A 5.10	ELEVATOR & ROOF ACCESS LADDER DETAILS
A 5.20	STAIR DETAILS
A 5.30	STAIR DETAILS & FRIDGE / FREEZER DETAILS
A 5.40	PLAN DETAILS
A 6.00	DOOR & ROOM FINISH SCHEDULE & WINDOW ELEVATIONS
A 7.00	INTERIOR WASHROOM ELEVATIONS & ENLARGED PLANS

STRUCTURAL

S 0.0	COVER PAGE & GENERAL NOTES
S 1.0	FOUNDATION PLAN
S 2.0	FOUNDATION DETAILS
S 2.1	FOUNDATION SECTIONS
S 3.0	GROUND FLOOR FRAMING PLAN
S 3.1	SECOND FLOOR FRAMING PLAN
S 3.2	ROOF FRAMING PLAN
S 3.3	ELEVATOR PENTHOUSE FRAMING & ROOF PLAN
S 4.0	TYPICAL FRAMING DETAILS
S 4.1	TYPICAL FRAMING DETAILS
S 4.2	TYPICAL FRAMING DETAILS

MECHANICAL

M.01	SITE SERVICING PLAN AND INDEX
M.02	BASEMENT FLOOR PLAN - HVAC
M.03	GROUND FLOOR PLAN - HVAC
M.04	SECOND FLOOR PLAN - HVAC
M.05	ROOF - HVAC
M.06	DETAILS - HVAC
M.07	DETAILS - HVAC (CONT)
M.08	VVT SPECS - HVAC
M.09	SCHEDULE A - HVAC
M.10	SCHEDULE B - HVAC
M.11	SPECIFICATIONS, HVAC AND PLUMBING
P.01	BASEMENT FLOOR PLAN - PLUMBING AND DRAINAGE
P.02	GROUND FLOOR PLAN - PLUMBING AND DRAINAGE
P.03	SECOND FLOOR PLAN - PLUMBING AND DRAINAGE
P.04	ROOF PLAN - PLUMBING AND DRAINAGE
P.05	PLUMBING - DETAILS AND FIXTURE SPECIFICATIONS
P.06	PLUMBING - SCHEDULES
SP-1	SPRINKLER PLAN & DETAILS
SP-2	SPRINKLER FIRE PROTECTION SPECIFICATIONS

ELECTRICAL

E.01	ELECTRICAL SITE PLAN AND INDEX
E.02	SITE ILLUMINATION PLAN
E.03	EXTERIOR LUMINARIES - CUT SHEETS
E.04	MAIN ELECTRICAL ROOM SERVICE LAYOUT & SLD
E.05	BASEMENT PLAN - POWER & SYSTEMS LAYOUT
E.06	BASEMENT PLAN - LIGHTING LAYOUT
E.07	GROUND FLOOR PLAN - POWER & SYSTEMS LAYOUT
E.08	GROUND FLOOR PLAN - LIGHTING LAYOUT
E.09	SECOND FLOOR PLAN - POWER & SYSTEMS LAYOUT
E.10	SECOND FLOOR PLAN - LIGHTING LAYOUT
E.11	ELECTRICAL GENERAL INSTALLATION DETAILS
E.12	PANEL SCHEDULES
E.13	ELECTRICAL SPECIFICATION



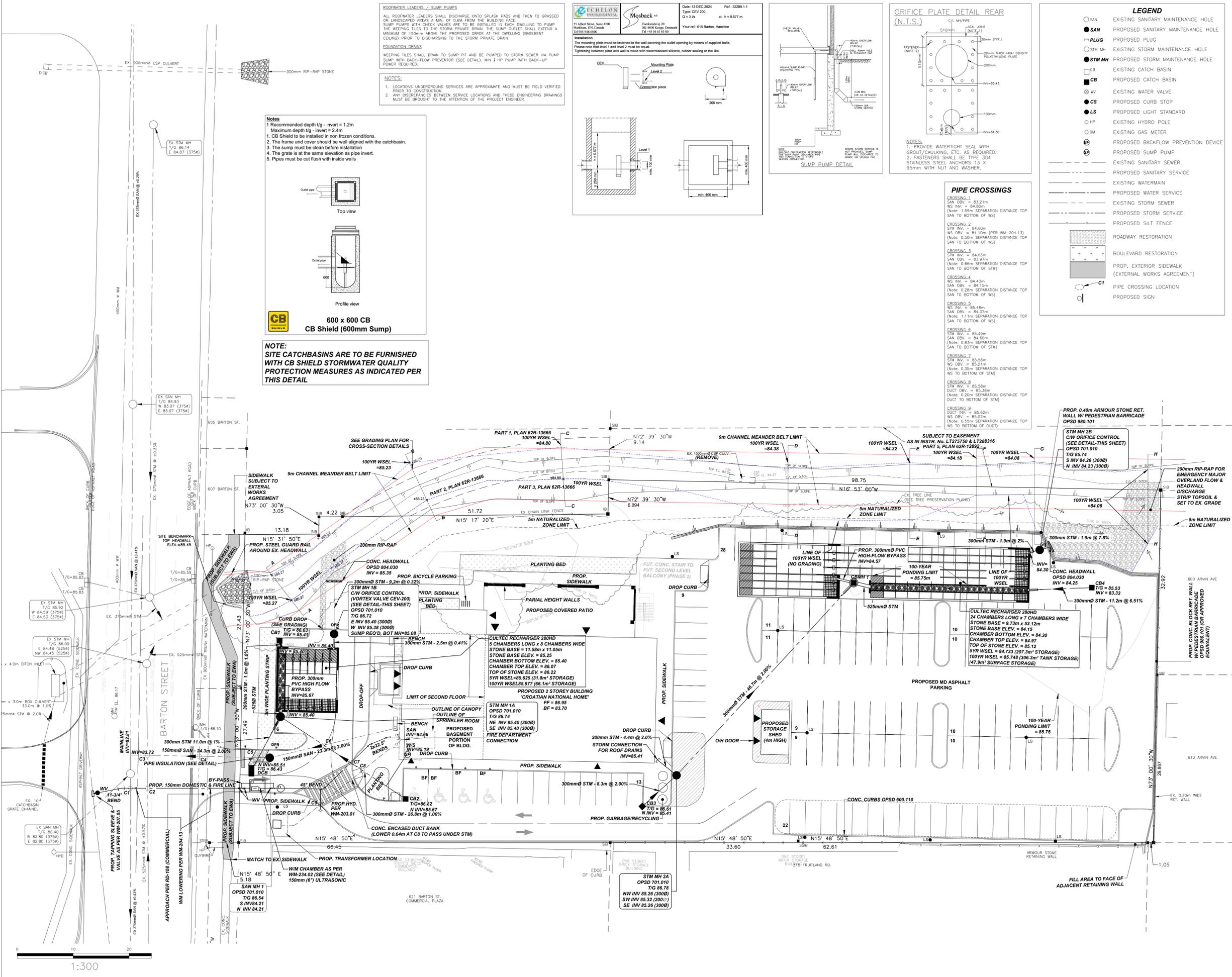
NEW CULTURAL CLUB 'CROATIAN NATIONAL HOME'
615 BARTON STREET, STONEY CREEK, ON.

ISSUED FOR TENDER
2026-03-02

PROJECT NUMBER
2021-39

SHEET NUMBER
A 0.00

STANDARD NOTES
 A = SEWERS
 1. SANITARY AND STORM SEWERS
 a) CONSTRUCTION OF SANITARY & STORM SEWERS & PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
 b) COVER AND BEDDING MATERIAL FOR CONCRETE PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD 802.010 OR 802.011.
 c) COVER AND BEDDING MATERIAL FOR PVC PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD 802.010 OR 802.011.
 d) PVC PIPE WILL REQUIRE SPECIAL CONSTRUCTION PROCEDURES AS PER CITY SPECIFICATIONS.
 e) ALL SEWERS TO BE FLUSHED PRIOR TO VIDEO INSPECTION.
 f) MANHOLE FRAMES AND COVERS SHALL BE AS PER OPSD 401.010 (STORM-OPEN, SANITARY-CLOSED).
 g) SANITARY SEWER (300MM TO 375MM DIA) SHALL BE PVC PIPE, CSA B182.2, SDR-35.
 h) STORM SEWER (300MM TO 375MM DIA) SHALL BE CONCRETE PIPE, CSA 200.1, SDR-35.
 i) STORM SEWER > 375MM DIA SHALL BE CONCRETE PIPE, CSA 200.1, SDR-35 PER FORM 500, STORM PIPE.
 j) PVC (SANITARY AND STORM) SEWERS ARE TO BE TESTED FOR DEFLECTION (MANDREL PASSAGE) AFTER INSTALLATION. SANITARY SEWERS SHALL ALSO BE TESTED FOR LEAKAGE (LOW AIR PRESSURE), PRIOR TO ASSUMPTION BY THE CITY. PIPE DEFLECTION TESTING SHALL BE REPEATED.
 k) ALTERNATE MATERIALS MAY BE ACCEPTABLE PROVIDED APPROVAL HAS FIRST BEEN OBTAINED FROM THE CITY ENGINEER.
 2. PRIVATE DRAINS
 a) 'S' DENOTES SINGLE SANITARY PRIVATE DRAIN CONNECTION; 'D' DENOTES DUAL PRIVATE DRAIN CONNECTION (SANITARY & STORM).
 b) TO BE LOCATED 1.5M ON RIGHT SIDE OF CENTRELINE OF LOT OR AS DETAILED AND EXTENDED 1.0M BEYOND THE STREET LINE. THE STORM SERVICE SHALL BE INSTALLED TO THE NORTH OR EAST OF THE SANITARY SERVICE.
 c) PRIVATE DRAINS TO BE 150MM DIA PVC PIPE, CSA B182.1, W-1883, SDR35 AS PER FORM 500. STORM PIPE SHALL BE WHITE AND SANITARY SHALL BE ANY COLOUR OTHER THAN WHITE. WOOD MARKING AT END OF SANITARY PRIVATE DRAIN SHALL BE PAINTED RED.
 d) COVER AND BEDDING MATERIAL FOR PRIVATE DRAINS SHALL BE GRANULAR 'A' INSTALLED AS PER OPSD 802.010 OR 802.011.
 e) MINIMUM FALL FOR PRIVATE DRAINS TO BE 2.0%.
 f) TOP OF SANITARY PRIVATE DRAINS AT STREET LINE TO BE 1.2M (MIN.) BELOW CENTRELINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
 g) TOP OF STORM PRIVATE DRAINS AT STREET LINE TO BE 1.2M (MIN.) BELOW CENTRELINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
 h) BUILDING RAINWATER LEADERS SHALL NOT BE CONNECTED TO THE STORM PRIVATE DRAIN BUT SHALL DISCHARGE ONTO THE GROUND SURFACE.
 i) VA SPLASH PADS
 j) SUMP PUMPS WITH CHECK VALVES SHALL BE INSTALLED IN EACH DWELLING TO PUMP THE BUILDING WEEPING TILES TO THE STORM PRIVATE DRAINS. THE SUMP OUTLET PIPE SHALL EXTEND A MINIMUM OF 150MM ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN.
 B = WATERMANS AND WATER SERVICES
 1. WATERMANS
 a) CONSTRUCTION OF WATERMANS & PRIVATE SERVICES SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
 b) TO BE INSTALLED TO A MINIMUM DEPTH OF 2.1M BELOW PROPOSED CENTRELINE ROAD GRADE ON ALL ROADS EXCEPT ON (N/A) WHERE THE MINIMUM DEPTH IS 1.5M.
 c) PVC PIPE IN SIZES 100MM THROUGH 300MM SHALL BE CLASS 150 DR18 CONFORMING TO AWWA C900.
 d) TRACER WIRE SHALL BE INSTALLED WITH PVC PIPE IN ACCORDANCE WITH RHW FORM 1600. IT SHALL BE 12 GAUGE, TWIST, TWIST OR RIBBONED COATED COPPER AND SHALL BE POSITIONED ALONG THE TOP OF THE PIPE AND FASTENED AT 6 METRE INTERVALS. THE WIRE IS TO BE INSTALLED BETWEEN EACH VALVE AND/OR THE END OF THE NEW PVC WATERMAN. JOINTS IN THE WIRE BETWEEN VALVES ARE NOT PERMITTED. AT EACH GATE VALVE A LOOP WIRE IS TO BE BROUGHT UP INSIDE THE VALVE BOX TO THE CAP. THE TRACER WIRE SHALL BE BROUGHT TO THE SURFACE AT THE SECONDARY VALVE ON ALL FIRE HYDRANTS. THE TRACER WIRE SHALL ALSO BE CONNECTED TO THE CATHODIC PROTECTION SYSTEM AS REQUIRED.
 e) MOLDED PVC FITTINGS FOR PIPE SIZES 100MM TO 300MM SHALL CONFORM TO AWWA C900 AND CERTIFIED TO CSA B137.2.
 f) FABRICATED FITTINGS 250MM AND 300MM SHALL BE MANUFACTURED FROM SEGMENTS OF AWWA C900, CLASS 150 (DR18) PVC PIPE, BONDED TOGETHER AND OVER-WRAFFED WITH FIBREGLASS-REINFORCED POLYESTER TO MEET THE REQUIREMENTS OF CSA B137.2.
 g) WHERE METAL FITTINGS ARE TO BE USED ON PVC MANS SUFFICIENT CATHODIC PROTECTION MUST BE PROVIDED AS PER THE FOLLOWING REQUIREMENT:
 i) MINIMUM OF ONE 1% ZINC ANODE SHALL BE INSTALLED FOR EVERY 1000M OF TRACER WIRE.
 ii) ONE 1% ZINC ANODE SHALL BE INSTALLED FOR EACH COPPER WATER SERVICE CONNECTION.
 iii) ONE 1% ZINC ANODE SHALL BE INSTALLED ON EVERY VALVE, REDUCER, BEND, TEE, SILENCE REDUCER, PLUG, CAP, JOINT RESTRAINT, COUPLING, ETC., CONNECTED TO THE PVC PIPE.
 h) BEDDING AND BACKFILL AS PER RHW-550 GRANULAR 'A' MATERIAL FOR MANS AND SERVICES GREATER THAN 300MM.
 i) WATERMAN DEFLECTION FOR PVC PIPE
 j) MAXIMUM ALLOWABLE DEFLECTION OF 1.5 DEGREES PER JOINT UP TO 160MM DIAMETER (160MM PER 6.1M PIPE LENGTH) AND 1.2 DEGREES FOR 300MM DIAMETER (128MM PER 6.1M PIPE LENGTH) SHALL NOT BE EXCEEDED.
 k) ALL JOINTS SHALL BE DEFLECTED AN EQUAL AMOUNT.
 l) ALL FITTINGS AND VALVES SHALL BE RESTRAINED FOR 3 FULL PIPE LENGTHS (UP TO 18M) IN EACH DIRECTION. ALL FITTINGS AT DEAD ENDS SHALL BE RESTRAINED FOR 3 FULL PIPE LENGTHS (UP TO 18M). ALL SECTIONS OF WATERMAN INSTALLED IN FILL AREAS ARE TO BE MECHANICALLY RESTRAINED AT ALL JOINTS.
 2. FLUSHING, SWABBING, AND TESTING
 a) ALL NEW WATERMANS ARE TO BE SWABBED IN ACCORDANCE WITH CITY SPECIFICATION.
 b) A REDUCED PRESSURE ZONE BACKFLOW PREVENTER (MATTIS SERIES 909 OR APPROVED EQUIV.) IE, REQUIRED ON THE TEMPORARY SUPPLY LINES USED FOR FILLING AND FLUSHING OR SWABBING WATERMANS.
 c) UPON COMPLETION OF INSTALLATION, THE CONTRACTOR SHALL PERFORM A PRESSURE TEST ON THE WATERMANS AS PER FORM 400. WATERMAN IS TO BE TESTED PRIOR TO CONNECTION TO EXISTING WATERMANS USING TEMPORARY CAPS OR PLUGS. PIPE COUPLURES, WHERE REQUIRED, ARE TO BE SUPPLIED BY THE CONTRACTOR. THE CONTRACTOR WILL ALSO SUPPLY AND INSTALL ALL ADAPTOR PIECES IN ORDER TO CONNECT TO EXISTING WATERMANS.
 3. WATER SERVICES
 a) 'W' DENOTES WATER SERVICE CONNECTION (25MM DIA. TYPE 'C' SOT COPPER) AS PER WM-207.01 OR AS DETAILED.
 b) TO BE LOCATED 1.0M ON LEFT SIDE OF CENTRE LINE OF LOT OPPOSITE SANITARY PRIVATE DRAIN OR AS DETAILED, WITH CURB STOP ADJACENT TO THE STREETLINE.
 c) GRANULAR BEDDING AS PER WM-200.01 AND WM-200.02 TO BE GRANULAR 'A' AS PER FORM 600.
 4. VALVES & VALVE BOXES
 a) ALL VALVE BOXES TO BE SET TO PROPOSED GRADES.
 b) 100MM TO 300MM GATE VALVE & VALVE BOXES AS PER WM-202.
 5. ANCHOR BLOCKS
 a) FOR 100MM TO 300MM WATERMANS STANDARD CONCRETE ANCHOR BLOCKS AS PER WM-204.01.
 6. HYDRANTS
 a) TO BE INSTALLED WITH SECONDARY VALVES AS PER WM-203.01 OR WM-203.02 AS DETAILED. THEY SHALL OPEN COUNTERCLOCKWISE (LEFT) AND HAVE A '1' PAINTED ON THE BARREL SECTION. THE 100MM PUMPER 'STORZ' CONNECTION SHALL FACE THE WATERMAIN AND BE PAINTED BLACK.
 b) ALL FIRE HYDRANTS SHALL CONFORM TO THE CITY OF HAMILTON (MUNICIPALITY) FIRE DEPARTMENT'S REQUIREMENTS AND SHALL BE OF SAME MANUFACTURE.
 C = ROADWORKS
 GENERAL
 a) CONSTRUCTION OF ROADWAYS & RELATED WORKS SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS (LATEST EDITION).
 b) FOLLOWING THE INSTALLATION OF SEWERS, ALL ROADWAYS SHALL BE ROUGH GRADED TO SUBGRADE FOR THE INSTALLATION OF WATERMANS & UTILITIES.
 2. PRELIMINARY ROADS
 a) NO PRELIMINARY ROADS TO BE INSTALLED
 3. CATCH BASINS
 a) CATCH BASIN CONNECTIONS TO BE 250MM DIA PVC PIPE CSA B182.2, SDR-35 UNLESS OTHERWISE NOTED.
 b) SINGLE/DOUBLE STORM CATCH BASINS AS PER OPSD 705.010/705.020 AND ARE TO BE FURNISHED WITH CB SHIELD QUALITY PROTECTION DEVICES (SEE DETAIL).
 c) STREET CB GRATES AS PER OPSD 400.020 (PLAT).
 4. FINAL ROADWAYS
 a) ROAD CROSS-FALL SHALL BE AS NOTED ON GRADING PLAN BASED ON CURB ELEVATIONS WITHIN PARKING AREAS.
 b) STANDARD DEEP STRENGTH PAVEMENT (40MM HM 3, 80MM HL 8 ON 150MM GRANULAR 'A' & 300MM GRANULAR 'B', TYPE B 10% CRUSHED AGGREGATE) SHALL BE USED FOR ALL DRIVE ANGLES AND BE CONSTRUCTED ABOVE SUB-GRADE COMPACTED TO 100%
 c) VEHICLE PARKING AREAS SHALL CONSIST OF A MINIMUM OF 300MM GRANULAR 'A' AND 60MM HL3, CONSTRUCTED ABOVE SUB-GRADE MATERIAL COMPACTED TO 100% SPD.
 d) MANHOLES AND CATCH BASIN TOP ADJUSTMENTS, ALL PERMANENT ADJUSTMENTS ARE TO BE POURED IN PLACE.
 e) FINAL ASPHALT COURSE (HM 3) SHALL BE PLACED A MIN. OF ONE YEAR AFTER THE INSTALLATION OF THE ASPHALT BINDER COURSE.
 5. SIDEWALKS, CURBS & GUTTERS
 a) CONCRETE CURB AND GUTTER AS PER OPSD 600.110 (BARRIER TYPE), MIN. 30 MPA STRENGTH, A 50MM KEY IS REQUIRED FOR ALL IF ADJACENT TO THE CURB.
 b) CURB DEPRESSION AT DRIVEWAYS AS PER OPSD 600.110 AND OPSD 310-050.
 c) 15M WIDE CONCRETE SIDEWALK AS PER HAMILTON STANDARD DRAWING RD-103 (120MM THICKNESS, MIN. 30 MPA STRENGTH WITH GRANULAR 'A' BASE AS REQUIRED TO PROVIDE A LEVELING COURSE FOR THE CONCRETE AT DRIVEWAYS; CONCRETE DEPTH TO BE MIN. 125MM.
 d) WHEELCHAIR RAMPS REQUIRED AT ALL INTERSECTIONS AS PER HAMILTON STANDARD DRAWING RD-124.01.
 e) ASPHALT RAMPING SHALL BE PLACED TO SUIT THE WHEELCHAIR RAMPS IF SURFACE COURSE ASPHALT IS NOT INSTALLED AT THE SAME TIME. THESE RAMPS ARE TO BE REMOVED JUST PRIOR TO PLACEMENT OF SURFACE COURSE ASPHALT.
 6. DRIVEWAYS
 a) MAXIMUM DRIVEWAY GRADES SHALL BE 7 PERCENT.
 b) DRIVEWAY AFFRONS SHALL BE 200MM HL3, 75MM HL3 ON 150MM GRAN. A AS PER HAMILTON STANDARD DRAWING RD-108.
 7. ROAD SUBDRAINS
 a) 100MM FILTER WRAPPED CORRUGATED SUBDRAINS TO BE INSTALLED CONTINUOUSLY BELOW THE CURB AND GUTTER AND CONNECTED TO THE CB'S WHERE INDICATED ON THE SITE SERVICING PLAN ONLY.
 D = COMPACTION REQUIREMENTS
 a) ALL BEDDING AND BACKFILL MATERIAL, ROAD SUB-GRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL SECTIONS, ETC., SHALL BE COMPACTED TO MIN. 100% SPD (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300MM LIFTED.
 b) ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO 100% SPD.
 c) FOR ALL SEWERS AND WATERMANS IN FILL SECTIONS, THE COMPACTION SHALL BE CERTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO LAYING OF PIPE.
 MUD MAT
 a) WASH RACK SIZING & CLEANING
 b) DRAIN SPACE WASH WATER
 c) WASH WATER TO BE COLLECTED IN SEDIMENT TRAP BASIN
 d) WASH WATER TO BE PUMPED TO STORM SEWER
 e) WASH WATER TO BE PUMPED TO STORM SEWER
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KEY PLAN
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BENCHMARK NOTE:
 ELEVATIONS WERE DETERMINED BY J.D. BARNES LIMITED AND ARE RELATED TO THE CVD-1928.78 VERTICAL DATUM AS DERIVED FROM GNSS OBSERVATIONS USING MNR'S GEOD MODEL HT2.0

SITE BENCHMARK:
 ELEVATION = 85.45m
 TOP OF EXISTING CONCRETE HEADWALL LOCATED WITHIN THE R.O.W. FRONTING THE SUBJECT LANDS AS INDICATED ON PLAN.

- GENERAL NOTES:**
- TENDERER SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BID ACCORDINGLY.
 - ALL ROCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR.
 - CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATERMANS, PRIVATE DRAINS AND WATER SERVICES, GAS MAINS, CABLE TV, HYDRO AND TELEPHONE DUCTS ETC AT START OF CONSTRUCTION.

NO.	DATE:	DESCRIPTION:
11	2026-02-12	ISSUED FOR TENDER
10	2025-04-07	REVISED PER CITY COMMENTS
9	2025-03-21	ISSUED FOR PERMIT APPLICATION

REVISIONS

LandSmith ENGINEERING & CONSULTING LTD.
 LANDSMITH ENGINEERING & CONSULTING LTD.
 1059 UPPER JAMES STREET, SUITE 207
 HAMILTON, ON L9C 3A6
 ANDREW@LANDSMITHCE.COM
 289-309-3632

CLIENT: CROATIA NATIONAL HOME
 MUNICIPALITY: CITY OF HAMILTON
 PROJECT NAME: 615 BARTON ST., STONEY CREEK DA-23-001
 TITLE: SITE SERVICING PLAN

SCALE: 1:300	DATE: 2024-03-05
CHECKED BY: AS	DESIGNED BY: BC
DWG No: 22047CRO	SHEET No: S1

- GENERAL GRADING NOTES:
1. MATCH EXISTING GRADE AT PROPERTY / DEVELOPMENT LIMITS WITH SLOPED SLOPES OF MAXIMUM 3:1 AND/OR RETAINING WALLS AS SPECIFIED.
 2. SLOPES OF SWALES FOR BOTH "BACK-TO-FRONT" AND "SPILT" DRAINAGE SHALL BE NO LESS THAN 2.0% AND NO GREATER THAN 3.5% (3:1).
 3. MINIMUM GRADE FOR APRON "WRAP-AROUND" SWALE AT THE REAR OF THE UNIT SHALL BE 1.0%.
 4. WHEN MATCHING TO EXISTING GRADE AT THE LIMITS OF THE DEVELOPMENT / PROPERTY WHERE 2.0% SLOPE CANNOT BE REASONABLY ACHIEVED A 1.5% GRADE IS PERMITTED PROVIDED A 150MM SUB-DRAIN IS INSTALLED WITH THE SWALE AS PER RD-121 AND CONNECTED TO A SUITABLE OUTLET.
 5. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2.0% AND SHALL NOT BE MORE THAN 7.0%. REVERSED SLOPED DRIVEWAYS ARE NOT ALLOWED FOR ANY NEW CONSTRUCTION.
 6. GARAGE FLOOR ELEVATION SHALL BE SET A MINIMUM OF 0.30M HIGHER THAN THE BACK OF WALK, UNLESS OTHERWISE SPECIFIED.
 7. THE TOP OF FOUNDATION WALL FOR THE DWELLING UNIT SHALL BE A MINIMUM 150MM (6") ABOVE FINISHED GRADE.
 8. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS SHALL BE GRADED AS A STRAIGHT LINE.
 9. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE PROPERTY / DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER, OTHERWISE RETAINING WALLS MUST BE USED.
 10. ALL RETAINING WALLS SHALL BE PLACED A MINIMUM 0.45M FROM PROPERTY LINES.
 11. ANY WALL OF GREATER HEIGHT THAN 1.0M MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
 12. TOP OF RETAINING WALL ELEVATIONS SHALL BE SET A MINIMUM OF 150MM ABOVE THE PROPOSED SIDE-YARD SWALES.
 13. RETAINING WALLS 0.60M AND HIGHER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. SUCH FENCES OR GUARD RAILS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
 14. ALL FILL COMPACTED ON THE LOTS(S) SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY A GEOTECHNICAL ENGINEER). MATERIALS SHALL BE PLACED IN LIFTS NOT EXCEEDING 300MM DEPTH.
 15. FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERS, REMOVALS, AND PROTECTION SCHEMATICS REFER TO THE TREE PROTECTION PLAN (IF APPLICABLE).

LEGEND

- X 1100.50 EXISTING ELEVATION
- X 1100.50 EXISTING ELEVATION (CALCULATED)
- X (100.00) PROPOSED ELEVATION
- (100.00) PROPOSED APRON ELEVATION
- X S(100.00) PROPOSED SWALE ELEVATION
- PROPOSED DOWNSPOUT
- PROPOSED SWALE
- PROPOSED SILT FENCE
- △ PROPOSED ENTRANCE LOCATION
- PROPOSED SIGN
- PROPOSED EXTERIOR SIDEWALK (EXTERNAL WORKS AGREEMENT)



KEY PLAN N.T.S.

BENCHMARK NOTE:
ELEVATIONS WERE DETERMINED BY J.D. BARNES LIMITED AND ARE RELATED TO THE CVD-1928.78 VERTICAL DATUM AS DERIVED FROM GNSS OBSERVATIONS USING MNR'S GEOD MODEL HT2.0.

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NO:	DATE:	DESCRIPTION:
8	2026-02-12	ISSUED FOR TENDER
7	2025-03-21	ISSUED FOR PERMIT APPLICATION
6	2025-03-06	REVISED PER HCA COMMENTS
5	2025-02-28	ISSUED AS DRAFT
4	2024-12-18	REVISED PER CITY COMMENTS

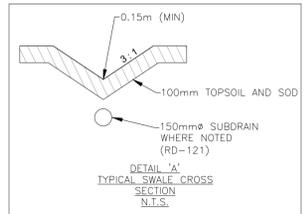
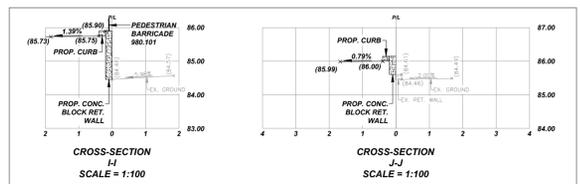
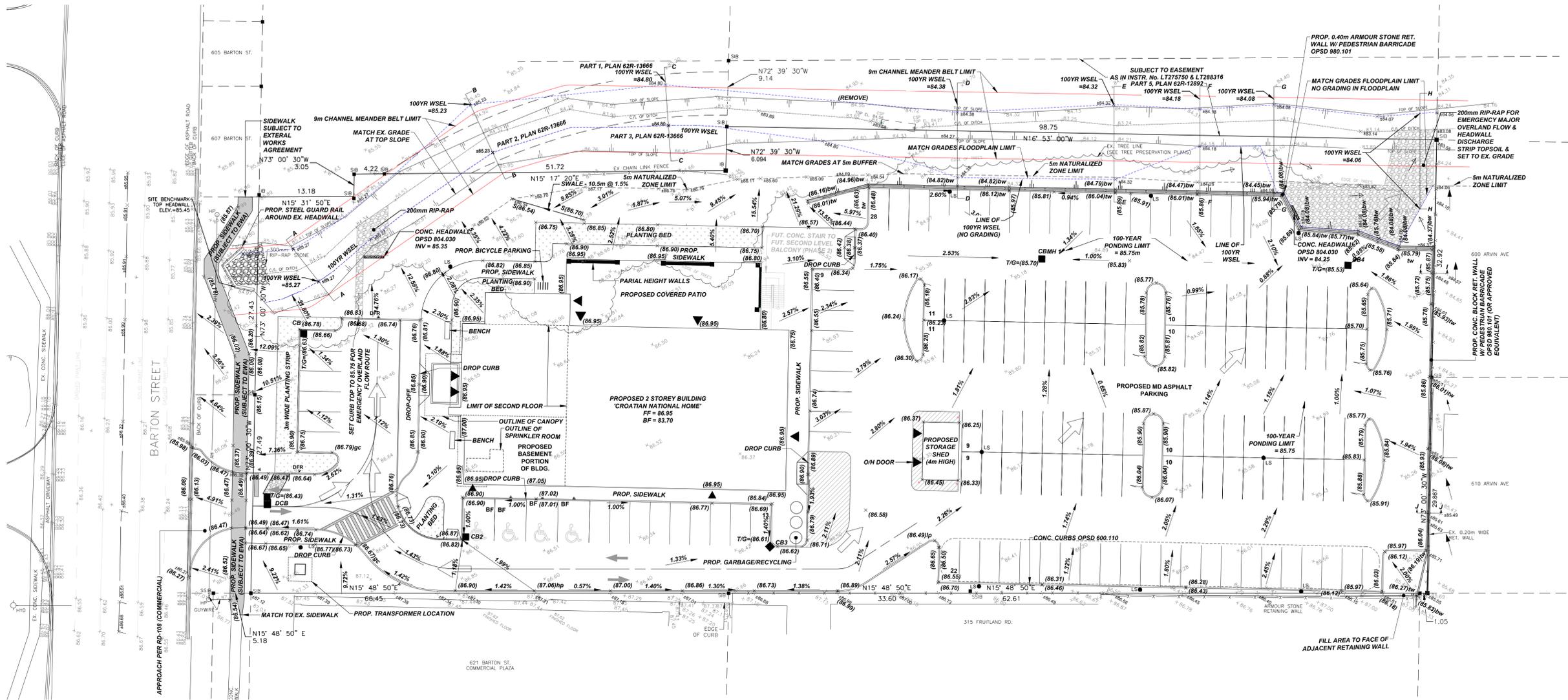
REVISIONS

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1059 UPPER JAMES STREET, SUITE 207
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ANDREW@LANDSMITH.CA
289-309-3632

CLIENT: CROATIA NATIONAL HOME
MUNICIPALITY: CITY OF HAMILTON
PROJECT NAME: 615 BARTON ST., STONEY CREEK DA-23-001

TITLE: SITE GRADING PLAN

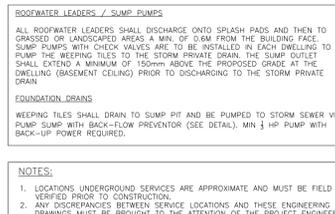
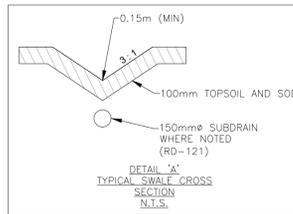
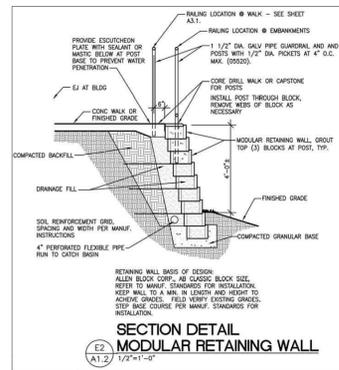
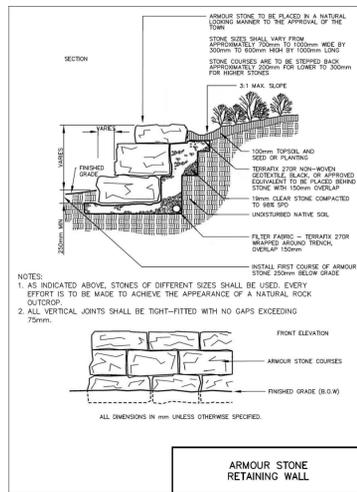
SCALE: 1:300	DATE: 2024-03-05
CHECKED BY: AS	DESIGNED BY: BC
DWG No: 22047CRO	SHEET No: G1



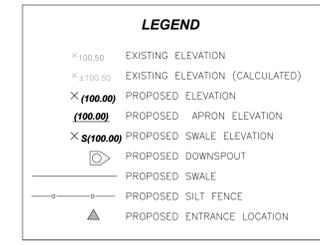
ROOFWATER LEADERS / SUMP PUMPS
ALL ROOFWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MIN. OF 0.6M FROM THE BUILDING FACE.
SUMP PUMPS WITH CHECK VALVES ARE TO BE INSTALLED IN EACH DWELLING TO PUMP THE WEEDING TILES TO THE STORM PRIVATE DRAIN. THE SUMP OUTLET SHALL EXTEND A MINIMUM OF 150MM ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN.

FOUNDATION DRAINS
WEEDING TILES SHALL DRAIN TO SUMP PIT AND BE PUMPED TO STORM SEWER VIA PUMP SUMP WITH BACK-FLOW PREVENTOR (SEE DETAIL). MIN 1/2 HP PUMP WITH BACK-UP POWER REQUIRED.

- NOTES:
1. LOCATIONS UNDERGROUND SERVICES ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 2. ANY DISCREPANCIES BETWEEN SERVICE LOCATIONS AND THESE ENGINEERING DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.



- GENERAL GRADING NOTES:**
1. MATCH EXISTING GRADE AT PROPERTY / DEVELOPMENT LIMITS WITH SLOTTED SLOPES OF MAXIMUM 3:1 AND/OR RETAINING WALLS AS SPECIFIED.
 2. SLOPES OF SWALES FOR BOTH "BACK-TO-FRONT" AND "SPILT" DRAINAGE SHALL BE NO LESS THAN 2.0% AND NO GREATER THAN 3.3% (3:1).
 3. MINIMUM GRADES FOR APRON "WRAP-AROUND" SWALE AT THE REAR OF THE UNIT SHALL BE 1.0%.
 4. WHEN MATCHING TO EXISTING GRADE AT THE LIMITS OF THE DEVELOPMENT / PROPERTY WHERE 2.0% SLOPE CANNOT BE REASONABLY ACHIEVED A 1.5% GRADE IS PERMITTED PROVIDED A 150mm SUB-DRAIN IS INSTALLED WITH THE SWALE AS PER RD-121 AND CONNECTED TO A SUITABLE OUTLET.
 5. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2.0% AND SHALL NOT BE MORE THAN 7.0%. REVERSED SLOPED DRIVEWAYS ARE NOT ALLOWED FOR ANY NEW CONSTRUCTION.
 6. GARAGE FLOOR ELEVATION SHALL BE SET A MINIMUM OF 0.30m HIGHER THAN THE BACK OF WALK, UNLESS OTHERWISE SPECIFIED.
 7. THE TOP OF FOUNDATION WALL FOR THE DWELLING UNIT SHALL BE A MINIMUM 150mm (6") ABOVE FINISHED GRADE.
 8. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS SHALL BE GRADED AS A STRAIGHT LINE.
 9. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE PROPERTY / DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER, OTHERWISE RETAINING WALLS MUST BE USED.
 10. ALL RETAINING WALLS SHALL BE PLACED A MINIMUM 0.45m FROM PROPERTY LINES.
 11. ANY WALL OF GREATER HEIGHT THAN 1.0m MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
 12. TOP OF RETAINING WALL ELEVATIONS SHALL BE SET A MINIMUM OF 150mm ABOVE THE PROPOSED SIDE-YARD SWALES.
 13. RETAINING WALLS 0.60m AND HIGHER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. SUCH FENCES OR GUARD RAILS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
 14. ALL FILL COMPACTED ON THE LOTS SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY A GEOTECHNICAL ENGINEER). MATERIALS SHALL BE PLACED IN LIFTS NOT EXCEEDING 300mm DEPTH.
 15. FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERS, REMOVALS, AND PROTECTION SCHEMATICS REFER TO THE TREE PROTECTION PLAN (IF APPLICABLE).



BENCHMARK NOTE:

ELEVATIONS WERE DETERMINED BY J.D. BARNES LIMITED AND ARE RELATED TO THE CVD-1928.78 VERTICAL DATUM AS DERIVED FROM GNSS OBSERVATIONS USING MNR'S GEOD MODEL HT2.0.

SITE BENCHMARK:

ELEVATION = 85.45m

TOP OF EXISTING CONCRETE HEADWALL LOCATED WITHIN THE R.O.W. FRONTING THE SUBJECT LANDS AS INDICATED ON PLAN.

- GENERAL NOTES:**
1. TENDERER SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BID ACCORDINGLY.
 2. ALL ROCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR.
 3. CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATERMANS, PRIVATE DRAINS AND WATER SERVICES, GAS MAINS, CABLE TV, HYDRO AND TELEPHONE DUCTS ETC AT START OF CONSTRUCTION.

NO:	DATE:	DESCRIPTION:
8	2026-02-12	ISSUED FOR TENDER
7	2025-03-21	ISSUED FOR PERMIT APPLICATION
6	2025-03-06	REVISED PER HCA COMMENTS
5	2025-02-28	ISSUED AS DRAFT
4	2024-12-18	REVISED PER CITY COMMENTS

REVISIONS

LandSmith ENGINEERING & CONSULTING LTD.

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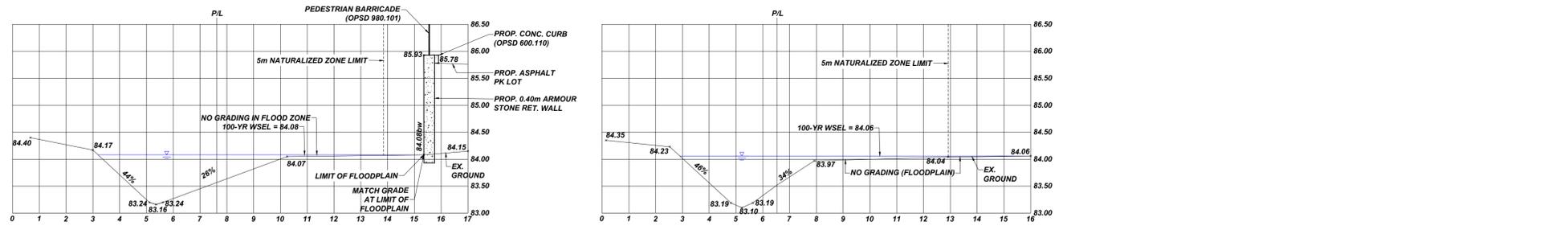
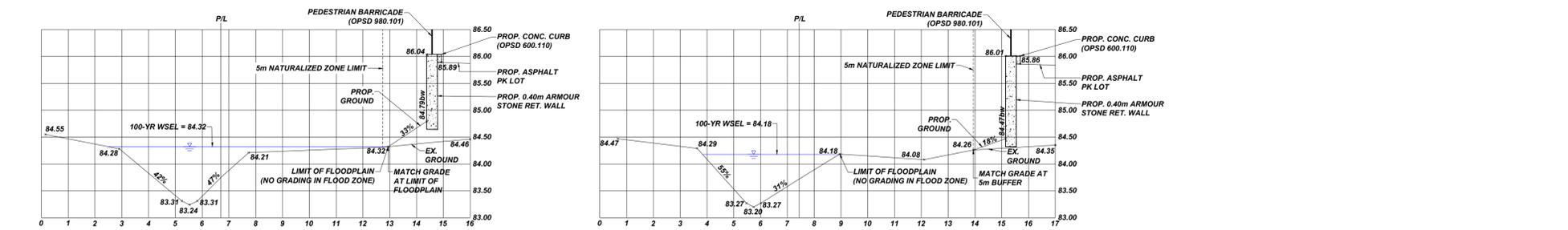
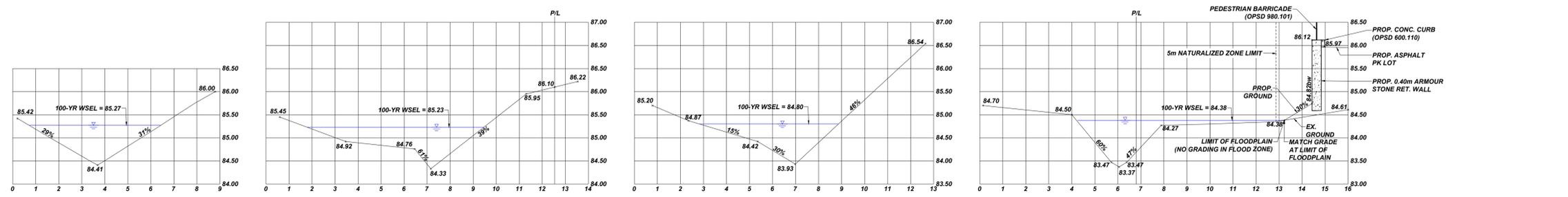
CLIENT: CROATIA NATIONAL HOME

MUNICIPALITY: CITY OF HAMILTON

PROJECT NAME: 615 BARTON ST., STONEY CREEK DA-23-001

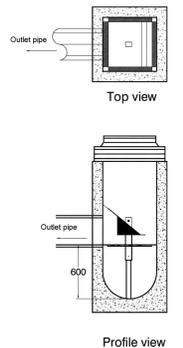
TITLE: SITE GRADING SECTIONS PLAN

SCALE: 1:300	DATE: 2024-03-05
CHECKED BY: AS	DESIGNED BY: BC
DWG No: 22047CRO	SHEET No: G2

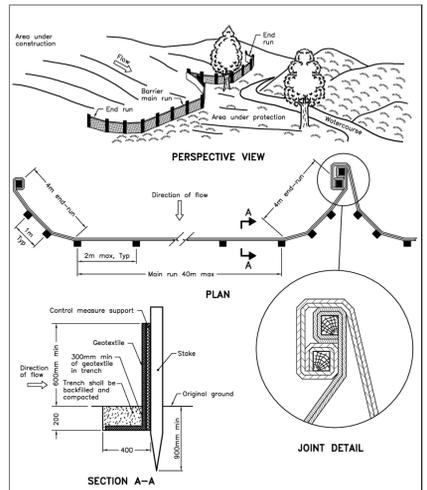


CHANNEL CROSS-SECTIONS (SEE GRADING PLAN - SHEET G1)

- Notes**
1. Recommended depth t/g - invert = 1.2m
Maximum depth t/g - invert = 2.4m
 1. CB Shield to be installed in non frozen conditions.
 2. The frame and cover should be well aligned with the catchbasin.
 3. The sump must be clean before installation
 4. The grate is at the same elevation as pipe invert.
 5. Pipes must be cut flush with inside walls



**600 x 600 CB
CB Shield (600mm Sump)**

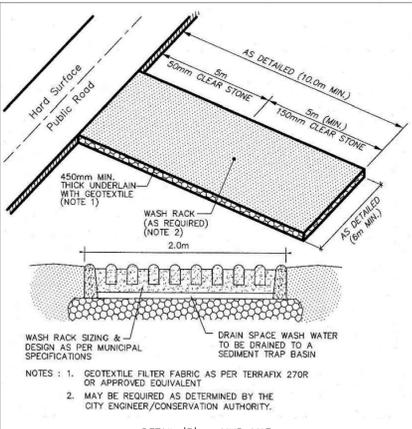
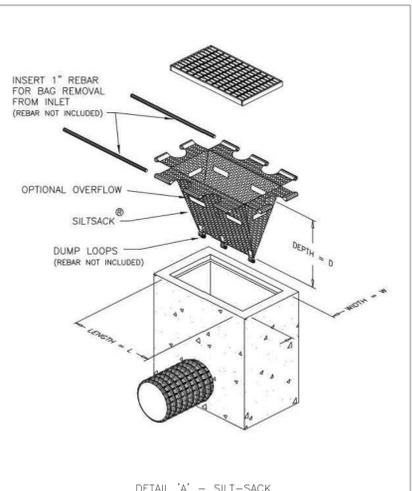


**HEAVY-DUTY
SILT FENCE BARRIER**
OPSD 219.130

- ROOFWATER LEADERS**
ROOFWATER LEADERS FOR ALL LOTS SHALL DRAIN ONTO THE GROUND SWAMP PIT AND BE PUMPED TO GRADE VIA CONCRETE SPLASH PADS, AND THEN TO GRASSED AREAS AT LEAST 0.60m FROM THE DWELLING FACE.
- FOUNDATION DRAINS**
WEERING TILES SHALL DRAIN TO SWAMP PIT AND BE PUMPED TO GRADE VIA CONCRETE SPLASH PADS, AND THEN TO GRASSED AREAS AT LEAST 0.60m FROM THE DWELLING FACE.
- NOTES:**
1. LOCATIONS UNDERGROUND SERVICES ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 2. ANY DISCREPANCIES BETWEEN SERVICE LOCATIONS AND THESE ENGINEERING DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.
 3. ALL CATCHBASINS SHALL BE EQUIPPED WITH CB SHIELD & SILT SACK.

- LEGEND**
- EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - PROPOSED SILT FENCE
 - PROPOSED SILT SACK
 - PROPOSED SIGN
 - PROP. EXTERIOR SIDEWALK (EXTERNAL WORKS AGREEMENT)

- SILTATION AND EROSION CONTROL**
1. SILTATION CONTROL BARRIERS SHALL BE PLACED AS DETAILED ON THE PLAN ACCORDING TO DETAIL 'B' (THIS SHEET)
 2. ALL SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL EVENT TO THE SATISFACTION OF THE CITY OF HAMILTON.
 3. CATCH BASIN SEDIMENT CONTROL DEVICES SHALL BE SILT SACK BY ACT ENVIRONMENTAL OR APPROVED EQUIVALENT, TO BE PLACED AS PER THE MANUFACTURER'S RECOMMENDATIONS (IF APPLICABLE).
 4. ADDITIONAL SILTATION CONTROL MEASURES MAY BE REQUIRED AS PER FIELD CONDITIONS AS DETERMINED BY THE CITY.



KEY PLAN N.T.S.

BENCHMARK NOTE:
ELEVATIONS WERE DETERMINED BY J.D. BARNES LIMITED AND ARE RELATED TO THE COVD-1928.78 VERTICAL DATUM AS DERIVED FROM GNSS OBSERVATIONS USING MNR'S GRID MODEL HT2.0.

SITE BENCHMARK:
ELEVATION = 85.45m
TOP OF EXISTING CONCRETE HEADWALL LOCATED WITHIN THE R.O.W. FRONTING THE SUBJECT LANDS AS INDICATED ON PLAN.

- GENERAL NOTES:**
1. TENDERE'R SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BID ACCORDINGLY.
 2. ALL ROCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR.
 3. CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATERMANS, PRIVATE DRAINS AND WATER SERVICES, GAS MAINS, CABLE TV, HYDRO AND TELEPHONE DUCTS ETC AT START OF CONSTRUCTION.

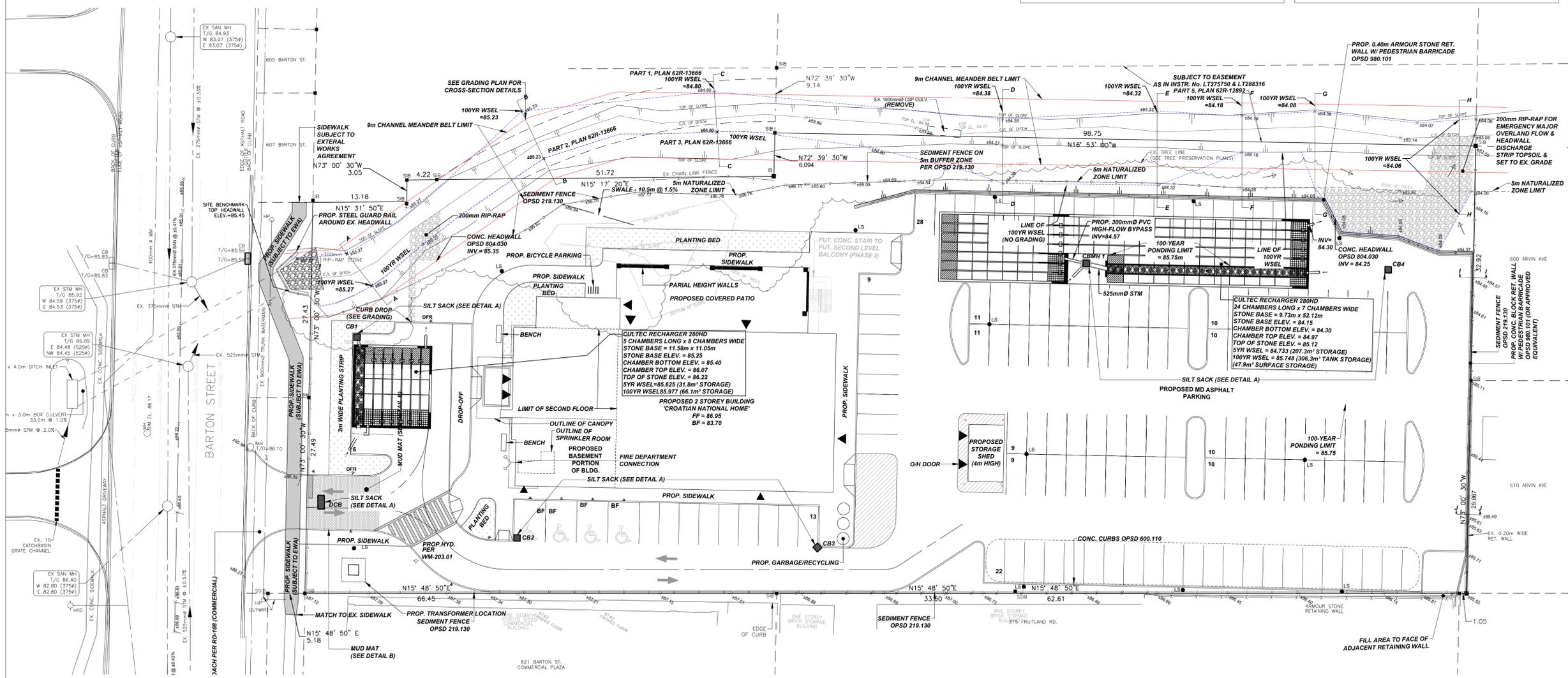
NO.	DATE:	DESCRIPTION:
5	2026-02-12	ISSUED FOR TENDER
4	2025-03-21	ISSUED FOR PERMIT APPLICATION
3	2025-03-06	REVISED PER HCA COMMENTS
2	2024-12-18	REVISED PER CITY COMMENTS
1	2024-09-13	REVISED PER CITY COMMENTS
0	2024-03-26	FOR CONSULTANT TEAM REVIEW

REVISIONS

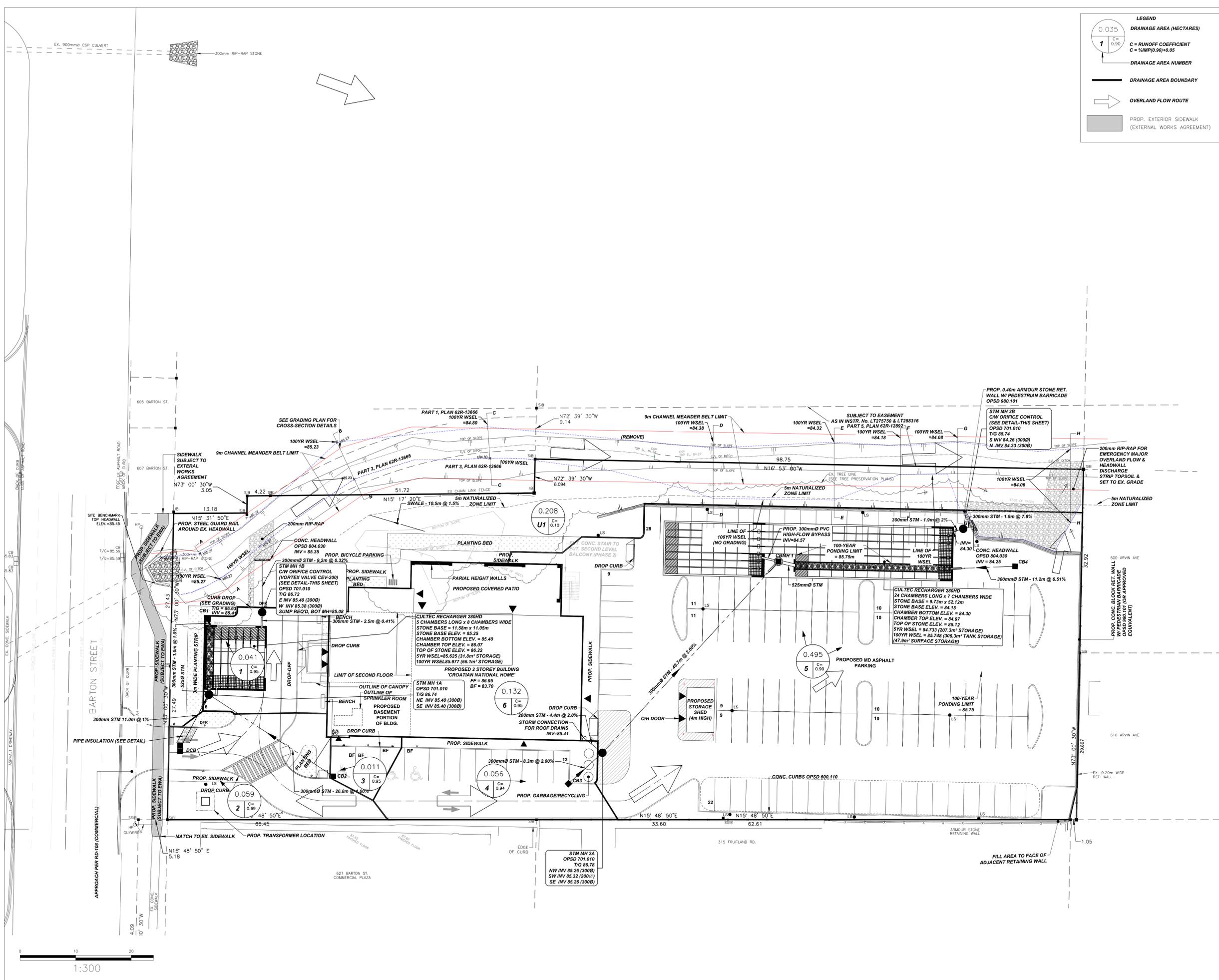
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CLIENT: CROATIA NATIONAL HOME
MUNICIPALITY: CITY OF HAMILTON
PROJECT NAME: 615 BARTON ST., STONEY CREEK DA-23-001
TITLE: EROSION & SEDIMENT CONTROL PLAN

SCALE: 1:300	DATE: 2024-03-05
CHECKED BY: AS	DESIGNED BY: BC
DWG No: 22047CRO	SHEET No: ESC1



1:300



LEGEND

0.035
1
C = 0.90
C = RUNOFF COEFFICIENT
C = %IMP/(0.90+0.05)

1
DRAINAGE AREA NUMBER

— DRAINAGE AREA BOUNDARY

➔ OVERLAND FLOW ROUTE

▭ PROP. EXTERIOR SIDEWALK
(EXTERNAL WORKS AGREEMENT)



KEY PLAN N.T.S.

BENCHMARK NOTE:
ELEVATIONS WERE DETERMINED BY J.D. BARNES LIMITED AND ARE RELATED TO THE COVD-1928.78 VERTICAL DATUM AS DERIVED FROM GNSS OBSERVATIONS USING MNR'S GEOD MODEL HT2.0.

SITE BENCHMARK:
ELEVATION = 85.45m
TOP OF EXISTING CONCRETE HEADWALL LOCATED WITHIN THE R.O.W. FRONTING THE SUBJECT LANDS AS INDICATED ON PLAN.

- GENERAL NOTES:**
- TENDERER SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BID ACCORDINGLY.
 - ALL ROCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR.
 - CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATERMANS, PRIVATE DRAINS AND WATER SERVICES, GAS MAINS, CABLE TV, HYDRO AND TELEPHONE DUCTS ETC AT START OF CONSTRUCTION.

NO:	DATE:	DESCRIPTION:
5	2026-02-12	ISSUED FOR TENDER
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1	2024-09-13	REVISED PER CITY COMMENTS
0	2024-03-26	FOR CONSULTANT TEAM REVIEW

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CLIENT: CROATIA NATIONAL HOME

MUNICIPALITY: CITY OF HAMILTON

PROJECT NAME: 615 BARTON ST., STONEY CREEK DA-23-001

TITLE: STORM DRAINAGE AREA PLAN

SCALE: 1:300	DATE: 2024-03-05
CHECKED BY: AS	DESIGNED BY: BC
DWG No: 22047CRO	SHEET No: SD1