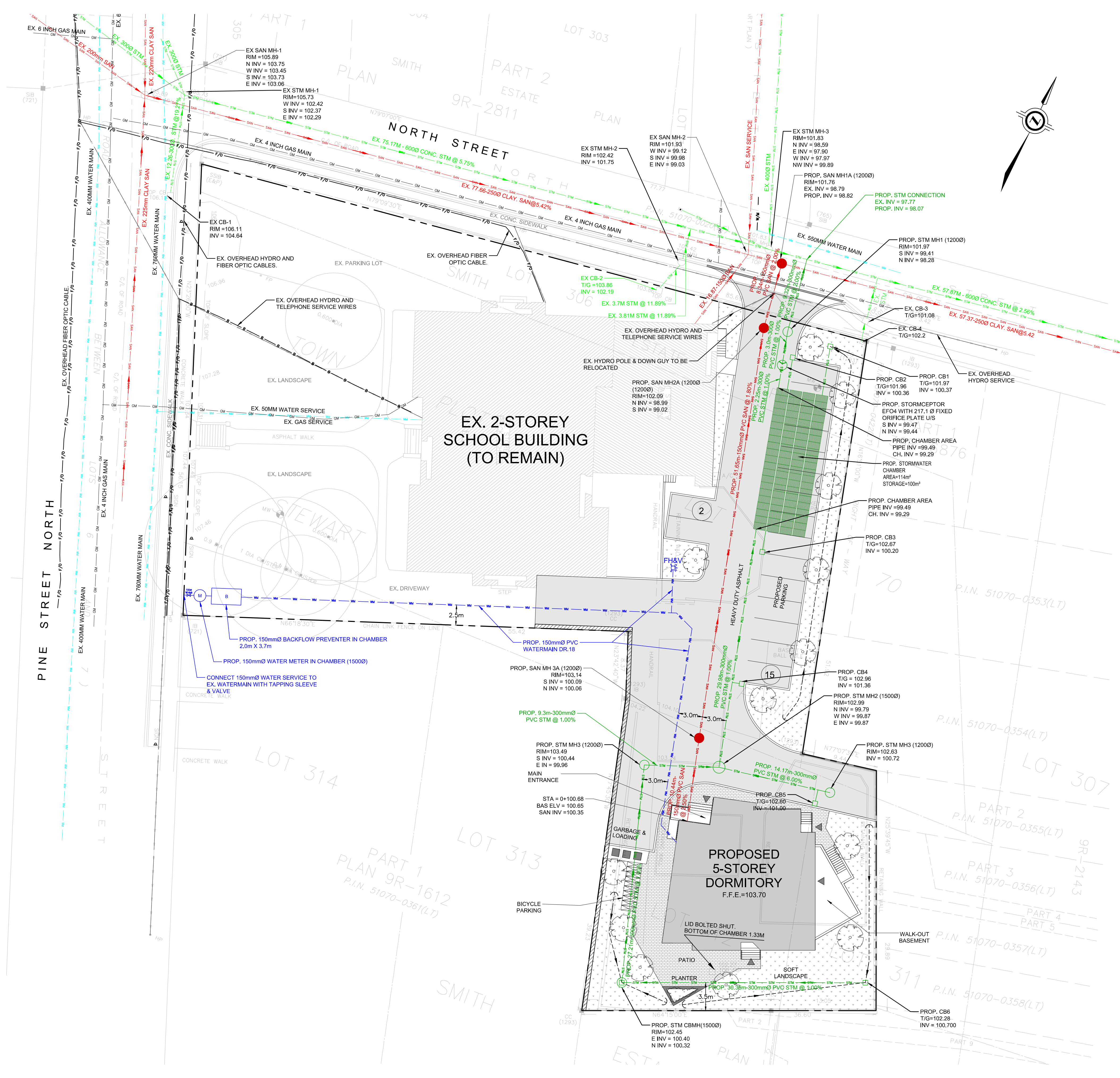


# GRADING PLAN

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Drawing No. **C-01**





PLAN SHOWING TOPOGRAPHIC DETAIL OF  
PART OF TOWN PLOT LOT 70 AND 73  
STEWART PLAN  
PART OF LOTS 306 AND 314 AND  
ALL OF LOTS 522, 523 AND 524  
SMITH ESTATE PLAN  
TOWN OF PORT HOPE  
MUNICIPALITY OF PORT HOPE  
COUNTY OF NORTHUMBERLAND

BENCHMARK NOTES:  
ELEVATIONS SHOWN HEREON ARE GEODETIC  
AND ARE REFERRED TO COSINE BENCHMARK  
001910U172, BEING A BOLT IN SOUTH STONE  
FOUNDATION OF PORT HOPE TOWN HALL.  
25cm FROM SOUTHWEST CORNER, 48cm ABOVE  
SIDEWALK. ELEVATION=78.253(CGVD)(1928:78)

**LEGEND**

—	PROPERTY LINE
—	PROP. SWALE
—	EX. OVERHEAD WIRES
—	EX. SANITARY PIPE
—	EX. STORM PIPE
—	EX. WATERMAIN
—	PROP. SANITARY PIPE
—	PROP. STORM PIPE
—	PROP. WATERMAIN
—	EX. CABLE TV PEDESTAL
—	EX. HYDRO POLE
—	EX. FLAG POLE
—	EX. FIRE HYDRANT TO REMAIN
—	EX. WATER VALVE TO REMAIN
—	EX. MONITORING WELL
—	EX. CATCH BASIN
—	EX. MANHOLE
—	PROP. SANITARY MANHOLE
—	PROP. STORM MANHOLE
—	PROP. CATCH BASIN MANHOLE
—	PROP. CATCH BASIN
—	PROP. FIRE HYDRANT & VALVE
—	PROP. WATER VALVE & BOX
—	EX. TREE
—	PROP. TREE
—	PROP. HEAVY DUTY ASPHALT AREA
—	PROP. LANDSCAPE AREA

NOTES:

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND UNDERGROUND AND ABOVE GROUND UTILITIES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARING THE WORK THE CONTRACTOR SHALL CONFIRM OF THE EXACT LOCATION OF ALL UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

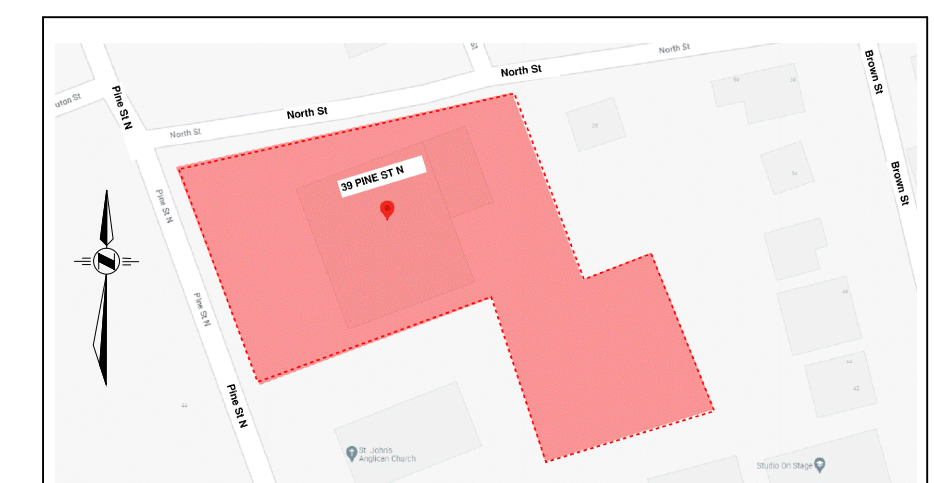
THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE ARCHITECTS/ENGINEERS BEFORE PROCEEDING WITH THE WORKS.

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWINGS IS NOT TO BE SCALED. CONTRACTOR TO USE DIGITAL FILES FOR LAYOUT PROVIDED BY ENGINEER. THIS PLAN MUST NOT BE USED TO SITE THE PROPOSED BUILDINGS.

THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS: ROAD CUT, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC..

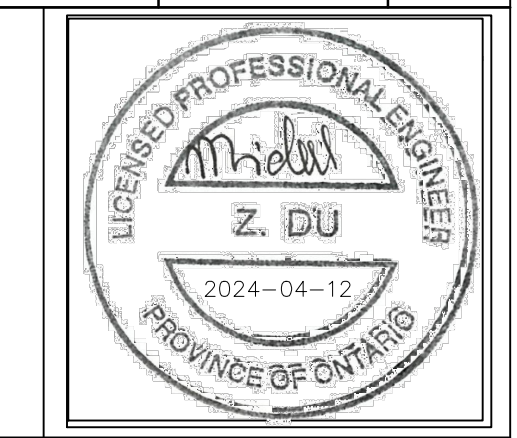
EXISTING TOPOGRAPHICAL INFORMATION SUPPLIED BY ELLIOTT & PARR SURVEYORS LTD. DATED SEPTEMBER 19, 2023.



KEYPLAN N.T.S  
THE LOCATION OF ALL UNDER- / ABOVE-GROUND UTILITIES AND SERVICES IS APPROXIMATE ONLY AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE UTILITIES AND SERVICES IS NOT GUARANTEED. THE OWNER AND / OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF ALL UTILITIES AND SERVICES BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES.

DO NOT SCALE DRAWINGS.  
CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

No.	Issued	Date	By
1	ISSUED FOR SPA	2024-04-12	



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## PROPOSED SCHOOL DORMITORY BUILDING

39 PINE ST N PORT HOPE, ON L1A 3G5

Project Number		2021	
Drawn	AL	Scale	1:250
Checked	ZD	Date	2023-10-06

## SERVICING PLAN

Drawing No. C-02



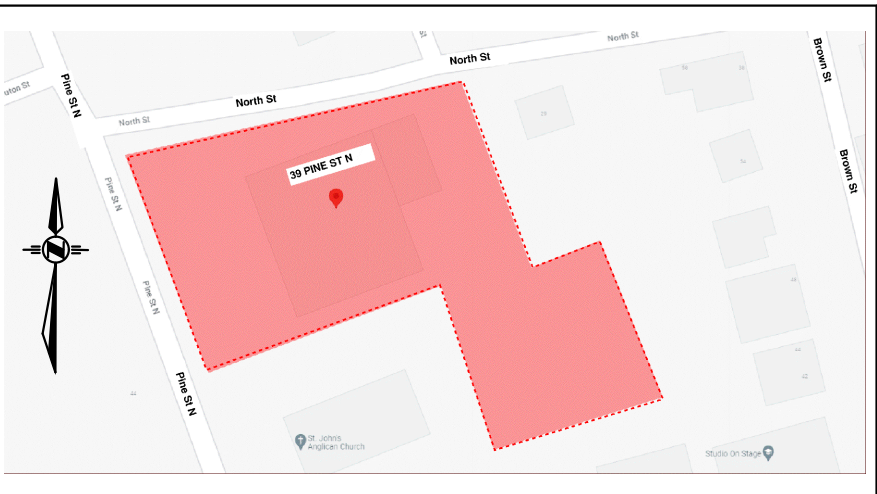
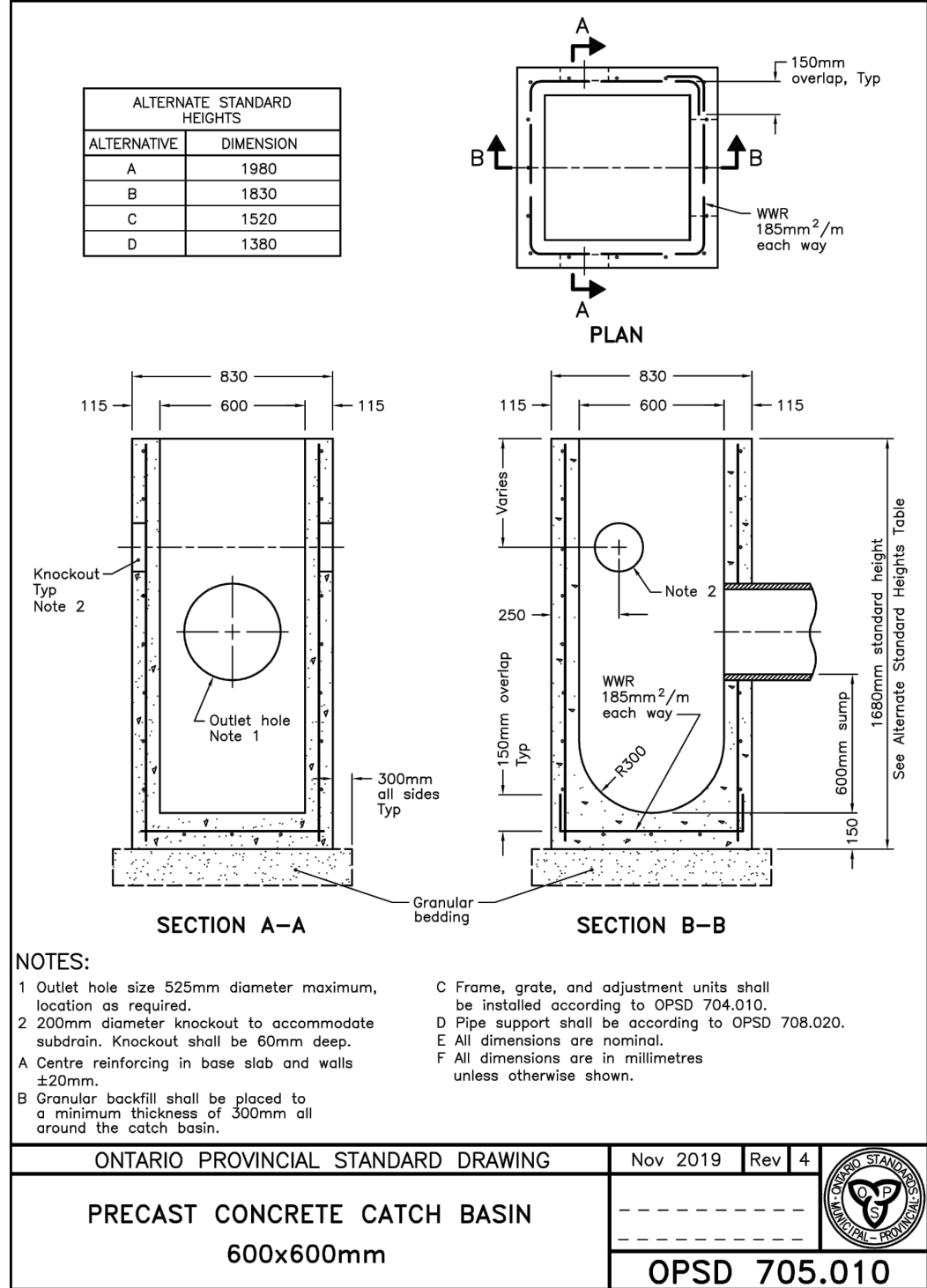
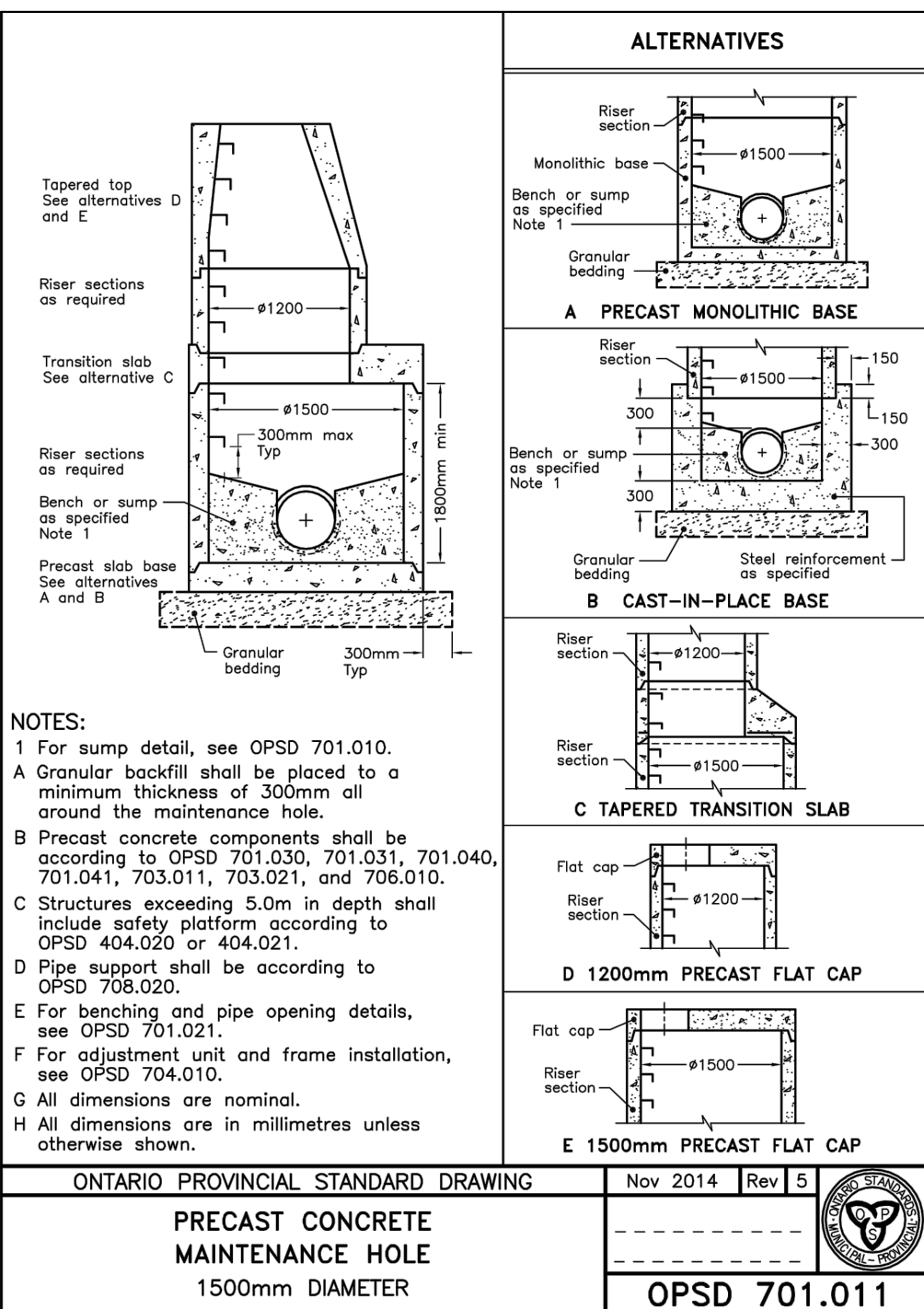
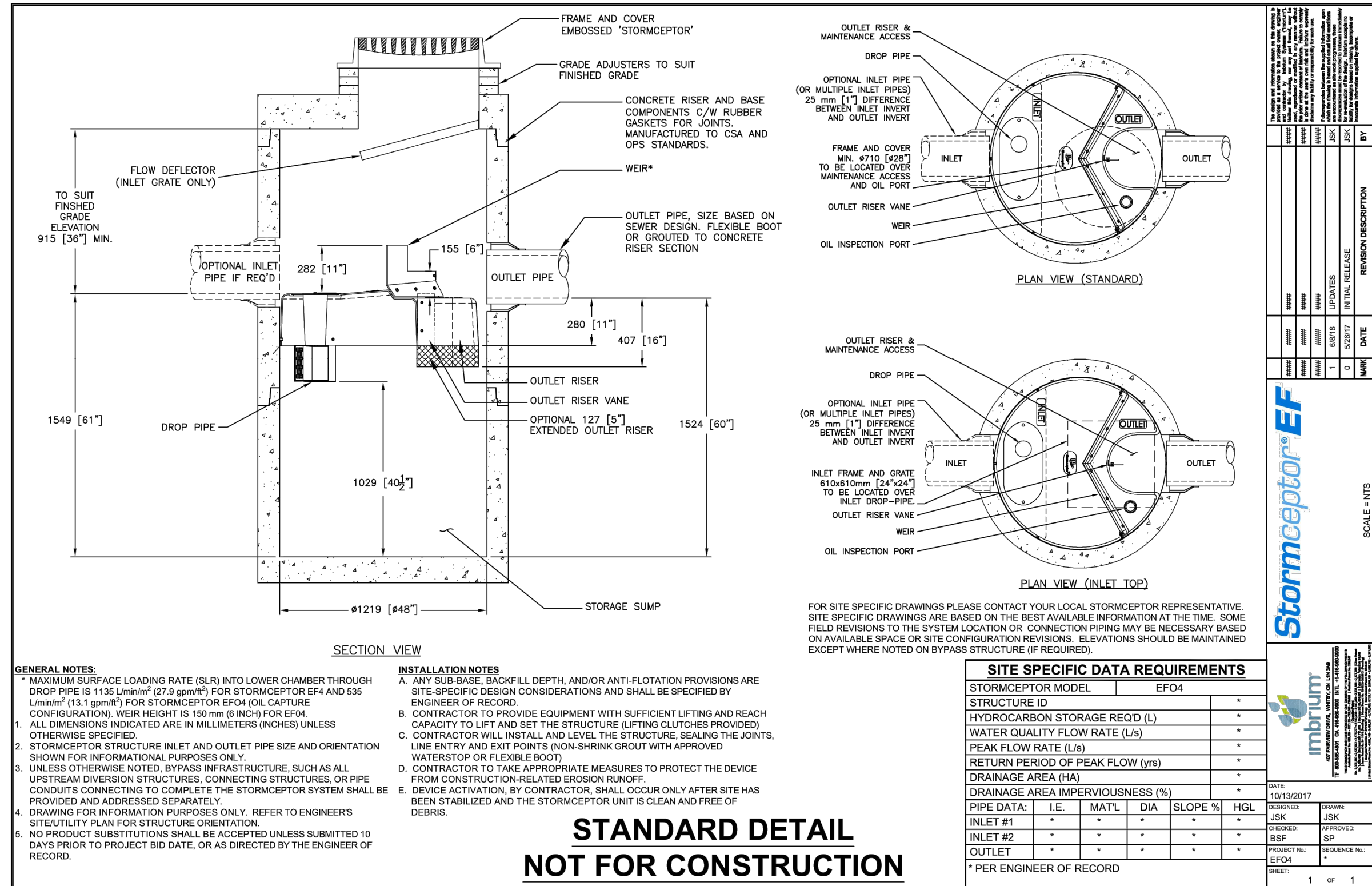
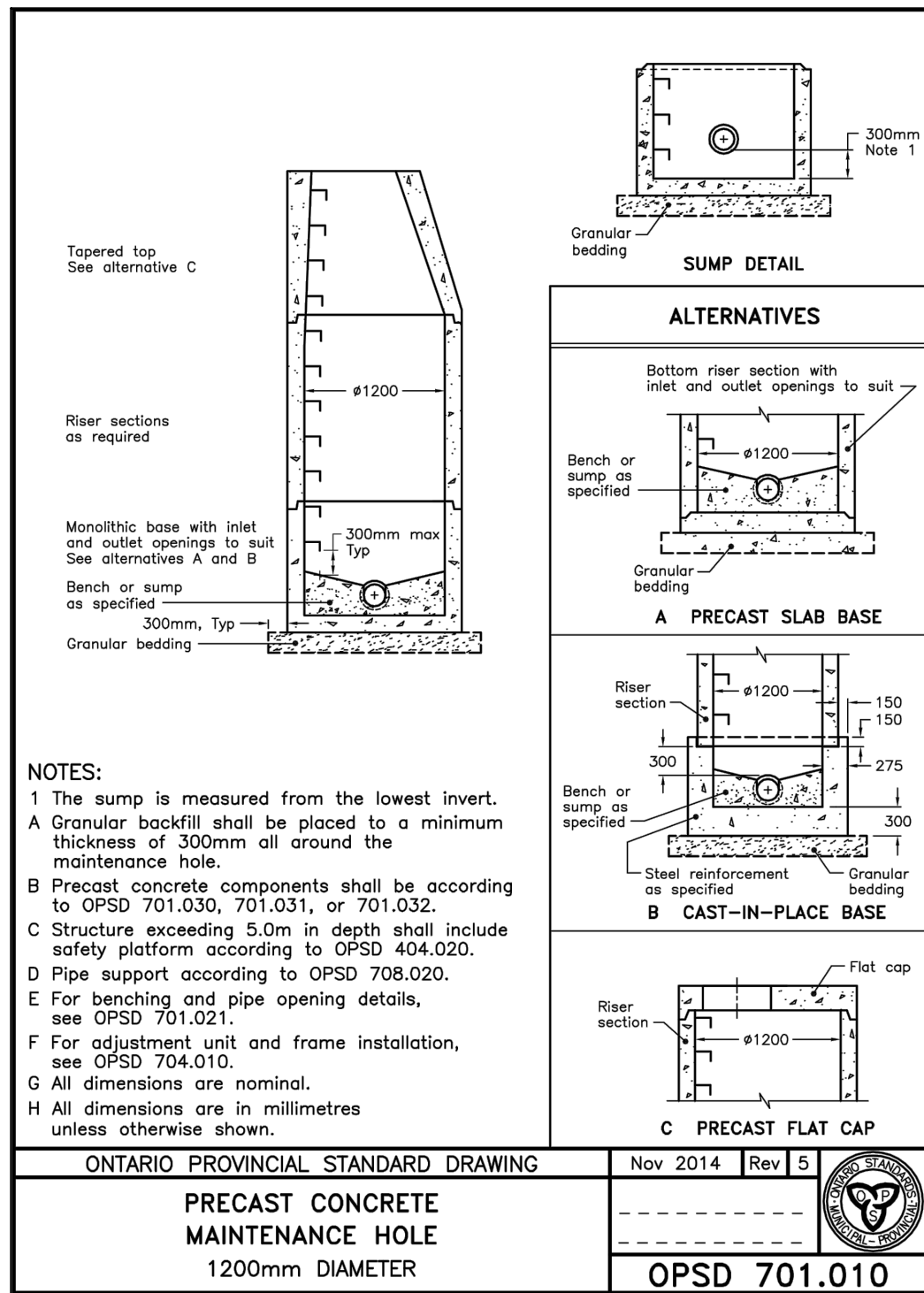
UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE FOLLOWING REQUIREMENTS SHALL APPLY TO THIS PROJECT.

1. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED ACCORDING TO THE LATEST CITY OF TORONTO STANDARD DRAWINGS AND SPECIFICATIONS. ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS MAY, SUBJECT TO THE APPROVAL OF THE CITY OF TORONTO, BE USED WHERE NO CITY STANDARD OR SPECIFICATION IS AVAILABLE.
2. ALL EXISTING UTILITIES SHALL BE REMOVED, ABANDONED AND INSTALLED BY CITY FORCES AT THE OWNER'S EXPENSE.
3. ALL WORK SHALL BE COMPLETED ACCORDING TO THE CURRENT OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
4. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE ACCORDING TO THE CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.

1. ALL AREAS DISTURBED DURING CONSTRUCTION WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AND TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR. GRASS AREAS SHALL BE TREATED WITH 100mm of TOPSOIL AND SHALL BE SODDED ACCORDING TO TS 5.0.6 AND TS 5.1.0.
2. THE LOCATION OF UTILITIES ABOVE GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN AND, WHERE SHOWN ON THE DRAWING(S), THE ACCURACY OF THE LOCATION OF SUCH UTILITIES ARE NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DIMENSION OF ALL SUCH UTILITIES AND STRUCTURES BY CONSULTING THE APPROPRIATE AUTHORITIES OR UTILITY COMPANIES CONCERNED. THE CONTRACTORS SHALL PROVE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE OR RESTORATION TO SAME.
3. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE SITE PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE FIELD SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
4. ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND CONSTRUCTION DRAWINGS MUST BE REPORTED TO THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION AND APPROPRIATE ACTION TAKEN TO THE SATISFACTION OF THE CONTRACT ADMINISTRATION.
5. ALL SURVEY STAKE LAYOUT POINTS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE LAYOUT SHALL BE IMMEDIATELY REPORTED TO THE CITY.
6. ATTENTION IS DIRECTED TO THE POSSIBILITY OF EXISTING PRIVATE SPRINKLERS AND LIGHTING SYSTEMS WITHIN THE RIGHT-OF-WAY, WHICH ARE NOT SHOWN ON PLANS, LOCATING, WORKING AROUND AND PROTECTING THESE SYSTEMS SHALL BE COMPLETED AT NO EXTRA COST TO THE CITY.
7. ALL DIMENSION ARE EXPRESSED IN METERS AND PIPE SIZES ARE EXPRESSED IN MILLIMETERS UNLESS OTHERWISE NOTED.
8. ALL MATERIAL FOR SEWER, FORCEMAIN, WATERMAIN, HYDRANTS AND APPURTENANCES SHALL BE ACCORDING TO THE CITY OF TORONTO MATERIAL/MANUFACTURER SPECIFICATIONS AS REQUIRED BY CHAPTER 6, MATERIAL SPECIFICATIONS FROM DESIGN CRITERIA FOR SEWERS AND WATERMAINS MANUAL.
9. UTILITY SEPARATION SHALL BE ACCORDING TO APPENDIX 'D' OF THE CITY OF TORONTO DESIGN CRITERIA FOR SEWERS AND WATERMAINS MANUAL.
10. SERVICE CONNECTIONS AND UTILITY CUTS MADE IN ROAD PAVEMENTS SHALL BE BACKFILLED WITH UNSHINKABLE FILL ACCORDING TO TS 4.6.0.
11. ALL LOCATIONS WHERE THE PROPOSED WATERMAIN CROSSES UNDER OR ABOVE THE EXISTING SEWER UTILITIES, GRANULAR A BEDDING MATERIAL IS TO EXTEND FROM THE LOWER PIPE TO THE TOP OF THE UPPER PIPE. GRANULAR A TO BE COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
12. CONTRACTOR TO PROVIDE ADEQUATE SUPPORT DURING CONSTRUCTION BETWEEN THE NEW WATERMAIN AND EXISTING GAS MAINS. MAINTAIN 300mm MINIMUM VERTICAL CLEARANCES BETWEEN THE NEW WATERMAIN AND EXISTING GAS MAINS. LESS THAN 300mm IN EXISTING GAS MAINS EQUALLY TO OR GREATER THAN THE NEW WATERMAIN AND EXISTING GAS MAINS DIAMETER.
13. ALL EXISTING WATERMAINS AND SEWER PIPES LARGER THAN 300mm DIAMETER SHALL BE SUPPORTED ACCORDING TO DRAWING T-1007.01-4.
14. ALL PROPOSED SERVICE CONNECTIONS WITHIN THE MUNICIPAL RIGHT-OF-WAY TO BE INSTALLED BY THE CITY AT THE OWNER'S COST.

1. ALL EXISTING SEWERS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION, INCLUDING SEWER INVERTS, MATERIAL, AND SIZE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
2. MAINLINE PVC PIPE SHALL BE DR 35.
3. ALL SANITARY SEWER PIPES SMALLER THAN 300mm SHALL BE PVC AND HAVE SMOOTH INTERIOR AND EXTERIOR WALL AND CONFORM TO OPSS 1841 MATERIAL SPECIFICATION. ALL OTHER SIZE SANITARY PIPES SHALL BE COMPOSED OF REINFORCED CONCRETE AND COMPLY WITH OPSS 1820 MATERIAL SPECIFICATION.
4. ALL STORM SEWER GREATER THAN 375mm SHALL BE STEEL REINFORCED CONCRETE AND SHALL CONFORM TO OPSS 1820 MATERIAL SPECIFICATION.
5. SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150mm DIAMETER MINIMUM, PVC DR 28 INSTALLED AT 2 PERCENT AND THE COLOUR SHALL BE GREEN, FOR SINGLE RESIDENTIAL DWELLINGS.
6. STORM SERVICE CONNECTION PIPE SHALL BE PVC DR 28, CSA B182.2-06 CERTIFIED, AND ASTM D3034-04A.
7. EMBEDMENT MATERIAL FOR FLEXIBLE PIPE SHALL BE ACCORDING TO OPSS 802.010 AND USING GRANULAR A NATIVE OR GRANULAR A ROM ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
8. BEDDING FOR RIGID PIPE SHALL BE CLASS B BEDDING MATERIAL ACCORDING TO OPSS 802.031 AND USING GRANULAR A NATIVE OR GRANULAR A ROM BEDDING MATERIAL ACCORDING TO TS 1010 AND COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY.
9. ULTRA-RIB PIPE IS NOT PERMITTED WITHIN THE MUNICIPAL RIGHT-OF-WAY.
10. MAINTENANCE HOLES SHALL BE ACCORDING TO T-701.01 (1200mm), T-701.01 (1500mm), T-701.01-1 (1800m) OR T-701.013 (2400mm). FRAME AND COVER SHALL BE ACCORDING TO OPSS 401.012 TYPE A CLOSED (SANITARY AND STORM)
11. MAINTENANCE HOLE CHAMBER OPENING MUST BE LOCATED ON THE UPSTREAM SIDE OF THE MAINTENANCE HOLE.
12. BENCHING DETAILS SHALL BE ACCORDING TO T-701.021 OR AS SHOWN ON THE DRAWINGS.
13. DRAIN STRUCTURES SHALL BE ACCORDING TO T-1003.01 (EXTERNAL) AND T-1003.01-2 (INTERNAL).
14. SANITARY MAINTENANCE HOLES SHALL HAVE WATERTIGHT FRAMES AND COVERS IN PONDING AREA ACCORDING TO OPSS 401.030.
15. REINFORCED CONCRETE PIPE SHALL BE MINIMUM 65-D. HEIGHT OF FILL TO BE VERIFIED USING OPSS TABLE 807.010 AND 807.030..
16. NON-REINFORCED CONCRETE PIPE 150mm TO 250mm SHALL BE CLASS 3. HEIGHT OF FILL TO BE VERIFIED USING OPSS TABLE 807.040.
17. SLOPE CATCHBASINS SHALL BE ACCORDING TO T-705.010 COMPLETE WITH GOSS TRAP, WHERE SPECIFIED. FRAME AND COVER SHALL BE ACCORDING TO OPSS 400.070.
18. DOUBLE CATCHBASINS SHALL BE ACCORDING TO T-705.020 COMPLETED WITH GOSS TRAP, WHERE SPECIFIED.
19. CATCHBASIN LEADS TO BE 250mm PVC DR 35 FOR SINGLE CATCHBASINS AND 300mm PVC DR 35 FOR DOUBLE CATCHBASINS.
20. CONNECTION DETAIL FOR SEWER PIPE AT CATCHBASINS AND MAINTENANCE HOLES SHALL BE ACCORDING TO T708.020.
21. STORM SERVICE CONNECTION PIPE SHALL BE PVC SDR-28, CSA B182.2-06 CERTIFIED, AND ASTM D3034-04A.
22. FOR SERVICE CONNECTIONS ON EXISTING SEWERS, THE SEWER FLOW MUST BE MAINTAINED AT ALL TIMES. SEWER CONNECTIONS MUST BE CONNECTED TO THE MAIN SEWER BY MEANS OF A SADDLE, WHERE APPLICABLE. THE CONNECTION WILL TERMINATE AT THE PROPERTY LINE AND MUST BE PROPERLY PLUGGED. THE OPENING FOR THE SADDLE ON THE MAIN SEWER MUST BE MADE BY A CORE DRILL ONLY. THE DIAMETER OF THE CORE MUST NOT EXCEED THE OUTSIDE DIAMETER OF THE SADDLE. BRANDS SHALL BE 60mm. WHERE CORE DRILLING IS NOT POSSIBLE, THE CONTRACTOR MUST CONNECT TO THE MAIN SEWER BY APPROPRIATE MEANS, APPROVED BY THE CITY. SEWER CONNECTIONS MUST BE LAID ON SOLID GROUND AND MUST HAVE A MINIMUM OF 75mm of CLASS B BEDDING.

1. PVC WATERMAINS SHALL BE MINIMUM DR 18 CLASS 235 (AWWA) C900-07 OR MOLECULAR ORIENTED POLYVINYL CHLORIDE (PVC0) PIPES RANGING IN SIZE FROM 100mm TO 300mm IN DIAMETER PRESSURE CLASS 235 AWWA C909-09. PVC PIPES RANGING IN SIZE FROM 350mm THROUGH 600mm IN DIAMETER, SHALL BE PRESSURE RATING 235, DR 18, ACCORDING TO AWWA C905-10.
2. FILLMENT MATERIAL FOR FLEXIBLE PIPE SHALL BE ACCORDING TO OPSD 802.010 AND USING GRANULAR A ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
3. MINIMUM COVER ON WATERMAINS SHALL BE 1.8m.
4. ALL HYDRANTS SHALL BE CONSTRUCTED ACCORDING TO T-1105.01.
5. HYDRANT LEADS SHALL BE MINIMU DR 18 CLASS 235 (AWWA) C900-07 OR PRESSURE CLASS 235 AWWA C909-09.
6. ALL SERVICE CONNECTIONS SHALL BE CONSTRUCTED ACCORDING TO T-1104.01, T-1104.02-1, T-1104.02-2, T-1105.02-1 AND T-1105.02-2.
7. SINGLE WATER SERVICE CONNECTIONS SHALL BE A MINIMUM OF 19mm DIA., TYPE 'K' SOFT COPPER ACCORDING TO T-1104.01. WHEN SERVICE LENGTH EXCEEDS 30m, THE DIAMETER SHALL BE 25mm DIA.
8. ALL CURB AND VALVE BOXES TO BE LOCATED AT STREET LINE.
9. MECHANICAL THRU RESTRAINTS SHALL BE INSTALLED AT ALL FITTINGS, BENDS, TEES, CROSSES, REDUCERS AND VALVES FOR ALL WATERMAIN SIZES. MECHANICAL RESTRAINTS AT JOINTS SHALL BE INSTALLED AT EVERY PIPE JOINT 6.1m OF EITHER SIDE OF THE VALVE FOR WATERMAINS 100mm DIAMETER OR LARGER.
10. ALL CURB, PLUMB, HORIZONTAL, VERTICAL BENDS, REDUCERS AND HYDRANTS TO HAVE CONCRETE THRU BLOCKS ACCORDING TO T-1103.01 AND T-1103.020.
11. WATERMAINS MUST FOLLOW THE ONTARIO MINISTRY OF THE ENVIRONMENT PROCEDURE F-6-1 THAT GOVERN THE SEPARATION OF SEWERS AND WATERMAINS. A MINIMUM VERTICAL CLEARANCE OF 0.30m WHEN CROSSING OVER AND 0.5m WHEN CROSSING UNDER SEWERS AND ALL OTHER UTILITIES IS REQUIRED. MUST ALSO MAINTAIN 2.5m HORIZONTAL SEPARATION WITH SEWERS.
12. ALL VALVES LESS THAN 400mm WILL BE IN A VALVE AND BOX ACCORDING TO T-1101.02-2. ALL VALVES 400mm AND LARGER SHALL BE IN A VALVE AND BOX.
13. SACRIFICIAL ANODES SHALL BE INSTALLED ON ALL METALLIC PIPES AND APPURTENANCES, WATER SERVICES AND FITTINGS ACCORDING TO T-1106.04, T-1106.05, T-1106.06 AND TS 7.22.
14. TRACER WIRE INSTALLATION SHALL BE ACCORDING TO TS 7.40.
15. HYDROSTATIC PRESSURE TEST AND LEAKAGE TESTING OF THE WATERMAIN SHALL BE ACCORDING TO TS 441.
16. THE NEW WATERMAIN SHALL BE ISOLATED ACCORDING TO T-1104.03-3 OR T-1104.03-4 UNTIL BACTERIOLOGICAL TESTS ARE SATISFACTORILY COMPLETED.
17. PROVISIONS FOR FLUSHING THE WATERMAIN PRIOR TO TESTING AND SO FORTH MUST BE PROVIDED WITH AT LEAST A 50mm OUTLET ON 100mm AND LARGER LINES ACCORDING TO T-1104.03-1. COPPER WATER SERVICES SHALL HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE, ON FIRE LINES, FLUSHING OUTLET TO BE 50mm DIAMETER MINIMUM OR A HYDRANT.
18. DISINFECTION OF THE WATERMAIN SHALL BE ACCORDING TO TS 7.30 AND SHALL INCLUDE ALL NEW WATER SERVICES 100mm DIA. AND LARGER.
19. ALL NEW WATERMAIN DISTRIBUTION SYSTEM REMAIN ISOLATED UNTIL TORONTO WATER REQUIRES THAT THE NEW DISTRIBUTION SYSTEM REMAIN ISOLATED UNTIL BACTERIOLOGICAL BACTERIOLOGICAL ANALYSIS RESULTS ARE RECEIVED. EGS CONTRACT ADMINISTRATOR SHALL NOTIFY TORONTO WATER WHEN SAMPLE RESULTS HAVE PASSED IN ORDER TO PROCEED WITH REMOVAL OF THE BLOW-OFF AND BACK FILLING OF THE ACCESS PIT.
20. AFTER SATISFACTORY DISINFECTION OF THE NEW WATERMAIN IS ACHIEVED, PERMANENT CONNECTIONS TO THE EXISTING WATERMAIN(S) WITH A FILTER PIECE SHALL BE MADE ACCORDING TO TS 7.70.
21. CITY IN-SERVICE WATER VALVES, CURB STOPS, FIRE HYDRANTS CAN ONLY BE OPERATED BY TORONTO WATER STAFF.
22. ALL NEW WATERMAINS SHALL BE INSULATED WHERE THE COVER IS LESS THAN 1.65m ACCORDING TO T-708.01-4.
23. BUILDING PERMIT ISSUANCE SHALL BE SUBJECT TO THE BUILDING PERMIT DRAWINGS NOT BEING IN CONTRAVENTION WITH THESE APPROVED PLANS AND DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE EXTERIOR DESIGN OF THE BUILDING AND EXTERIOR BUILDING MATERIALS.



KEYPLAN N.T.S

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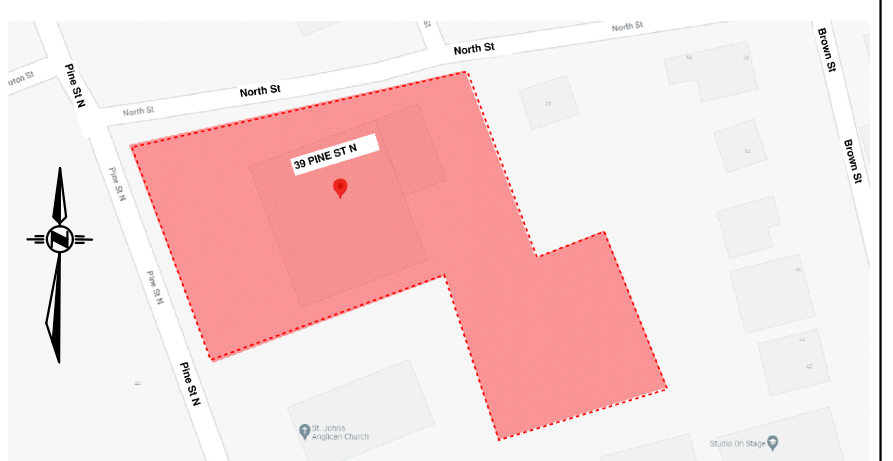
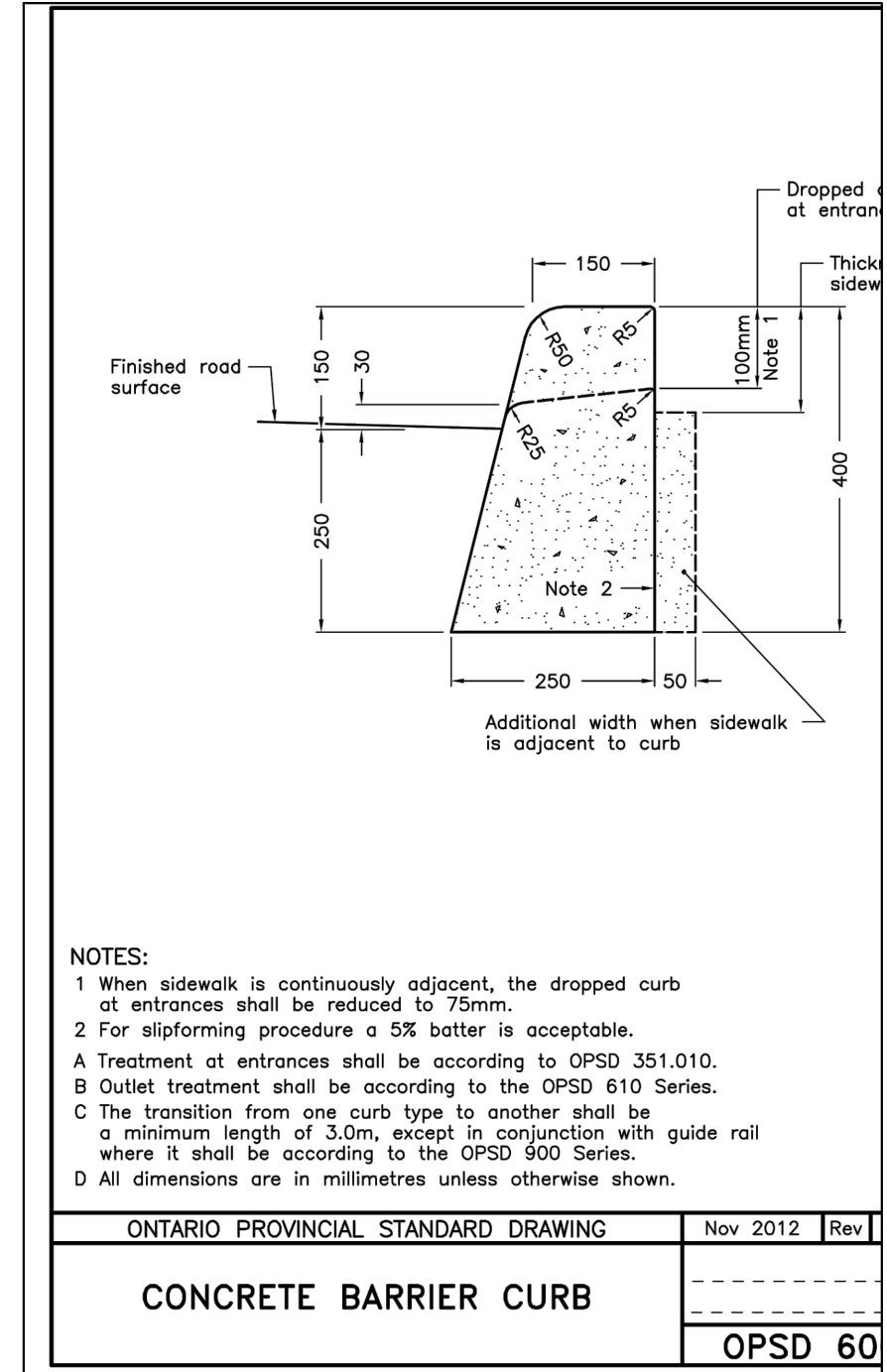
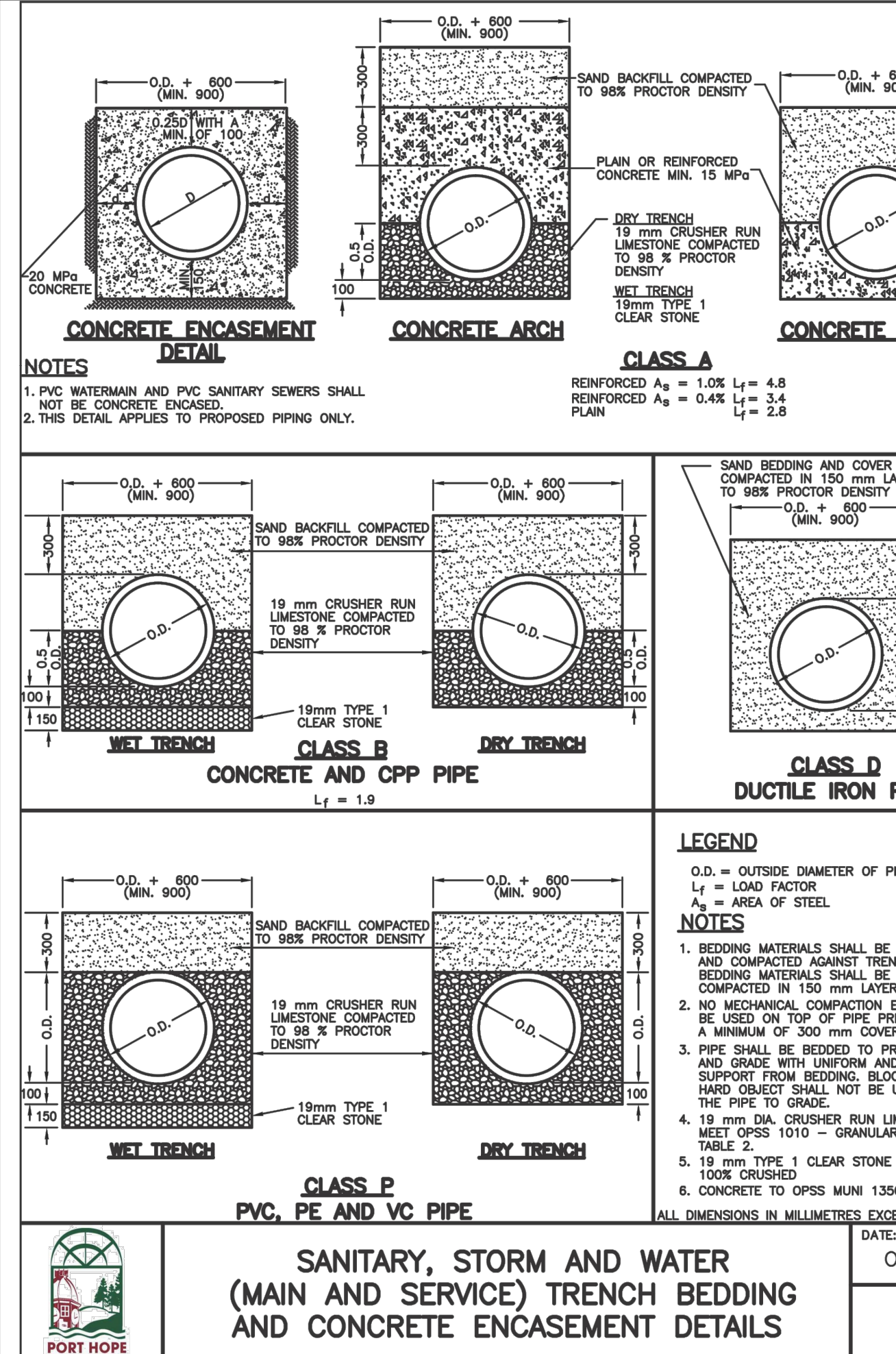
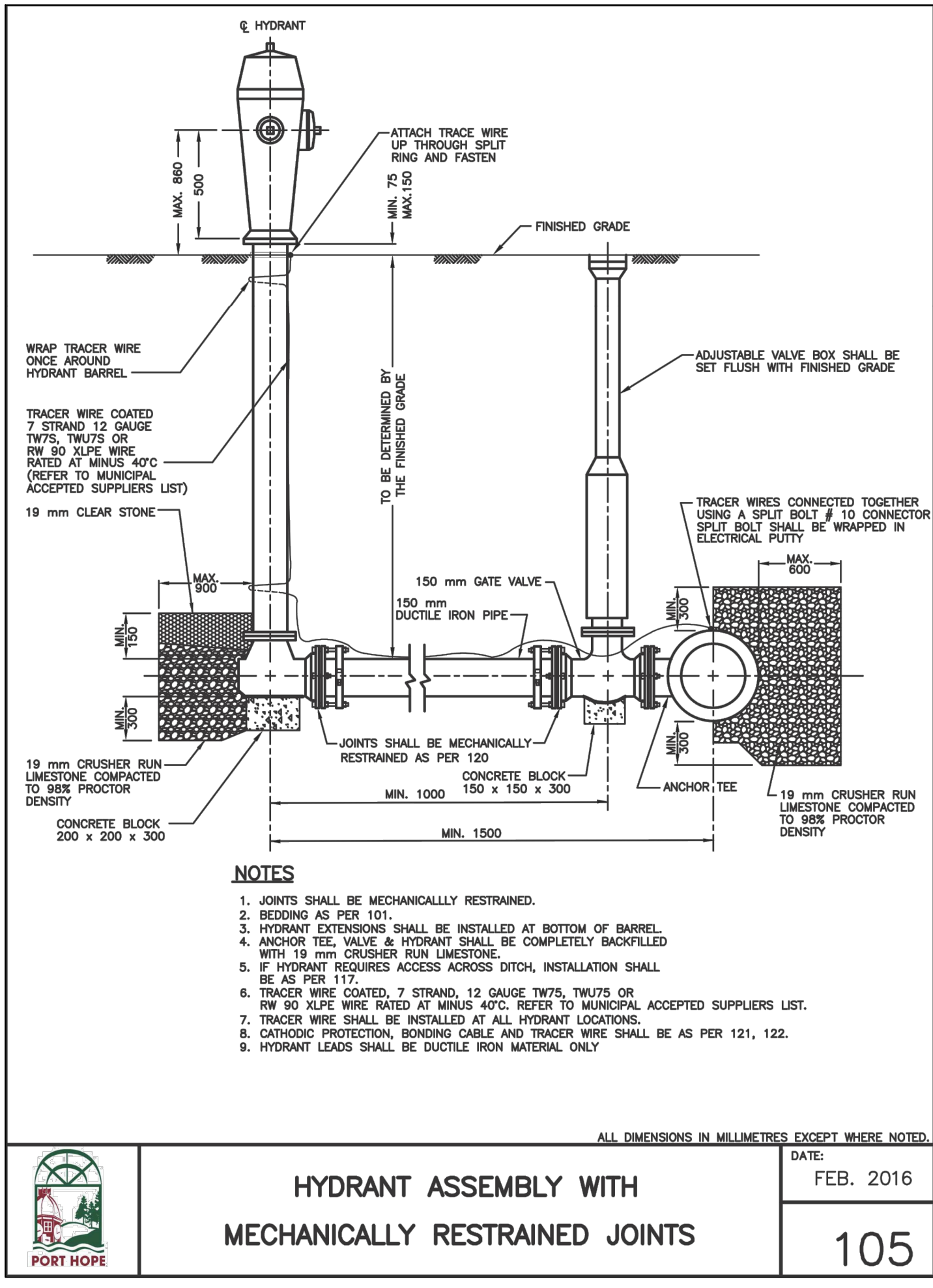
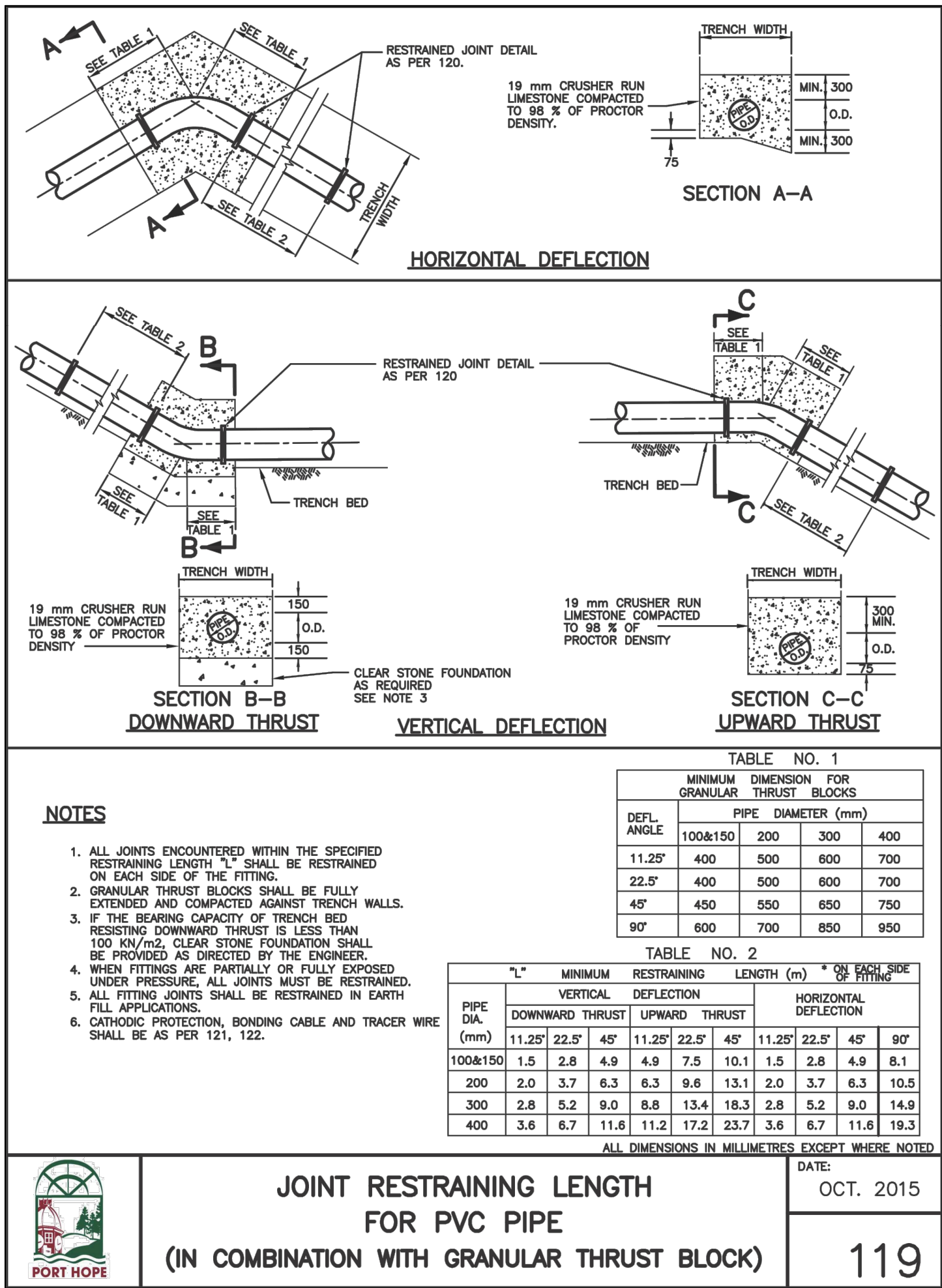
**PROPOSED SCHOOL  
DORMITORY BUILDING**  
39 PINE ST N PORT HOPE, ON L1A 3G5

Project Number		2021	
Drawn	AL	Scale	NTS
Checked	ZD	Date	2023-10-06

# STANDARD DRAWING & DETAILS

Drawing No. **C-03**





KEYPLAN N.T.S.

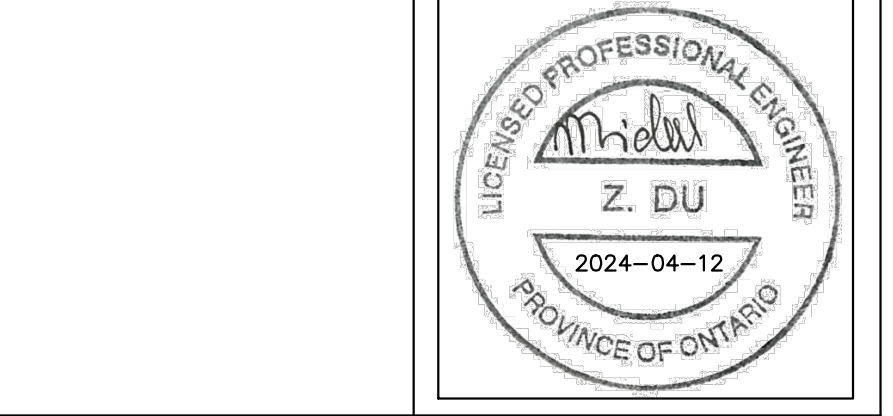
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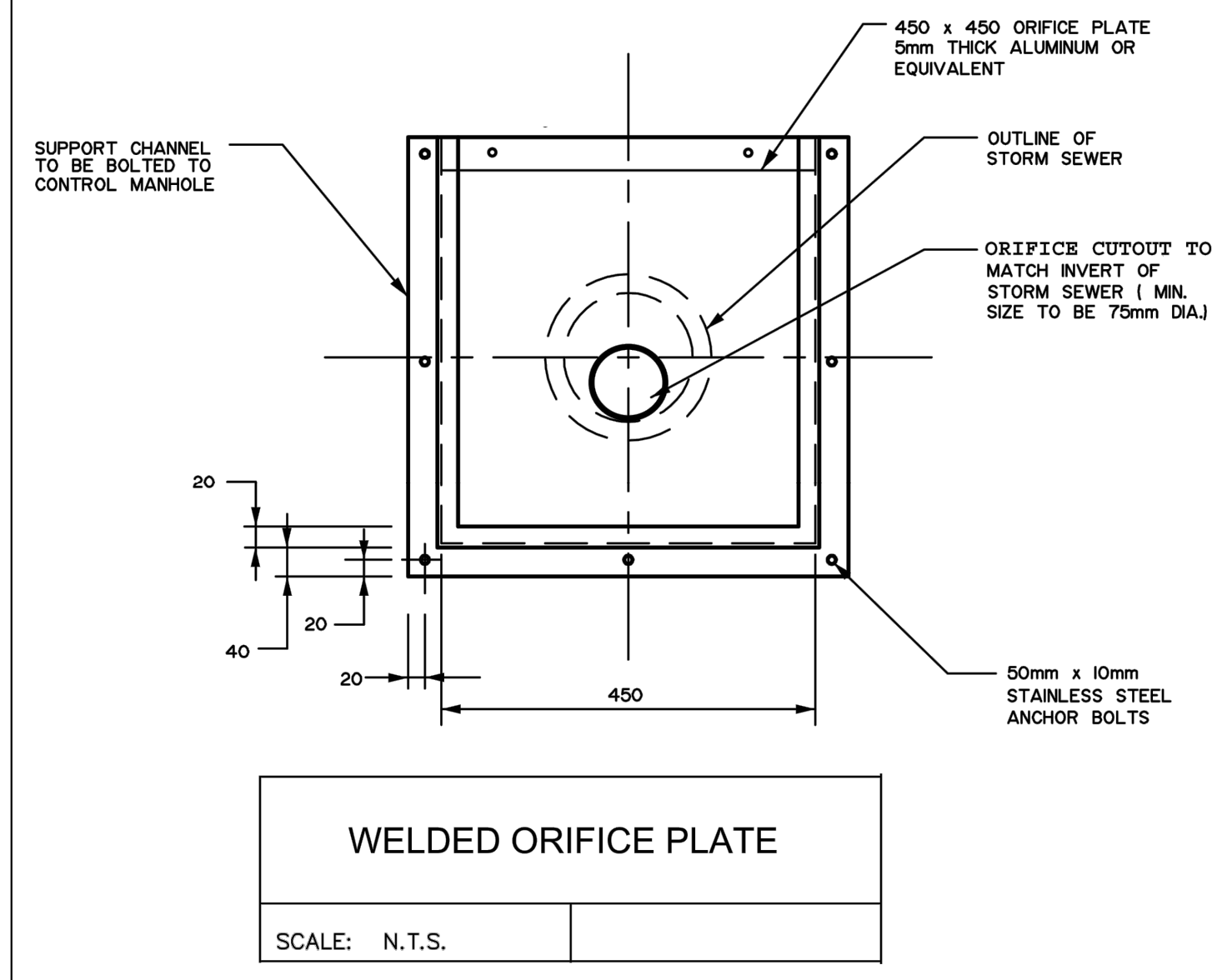
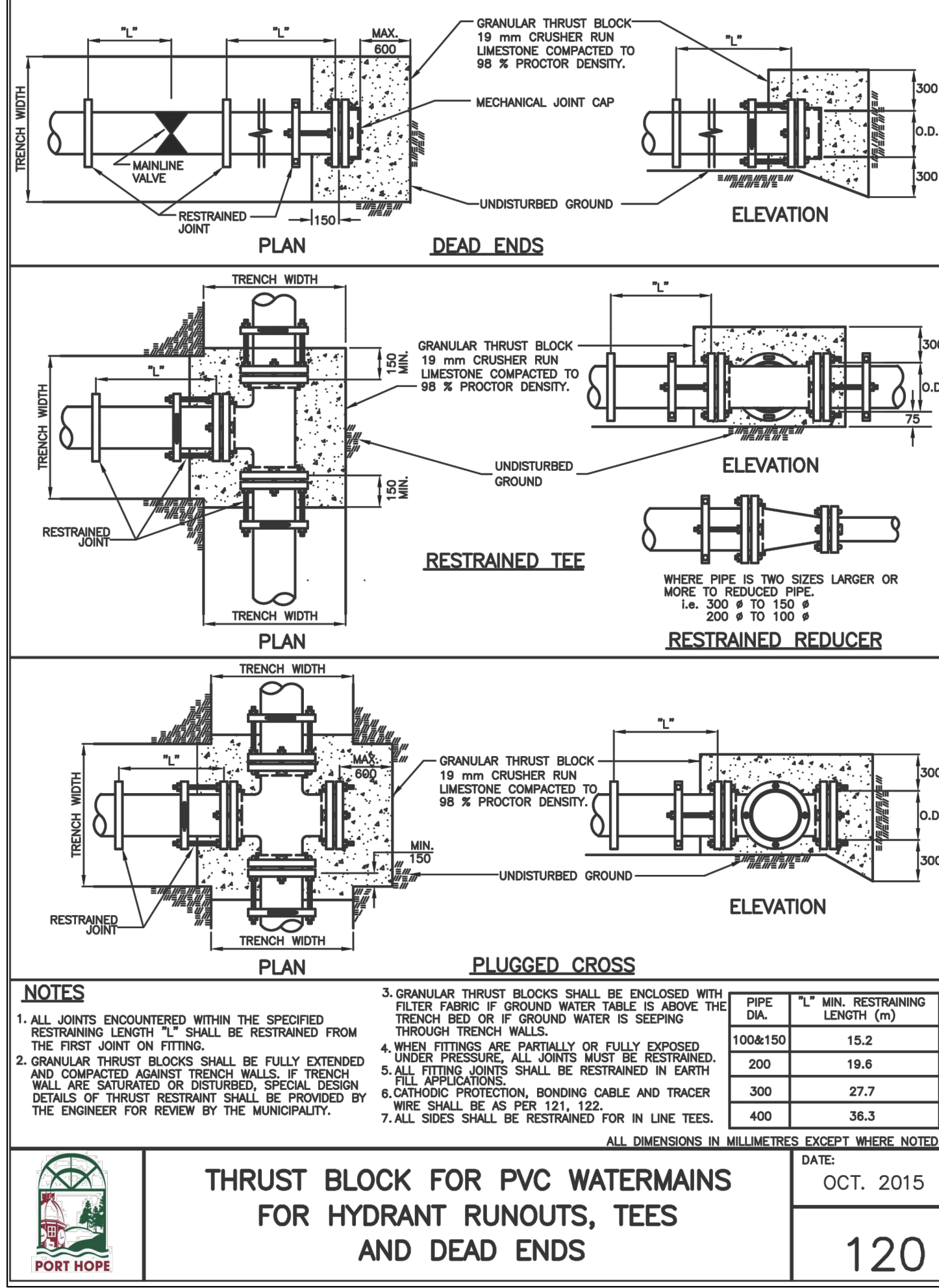
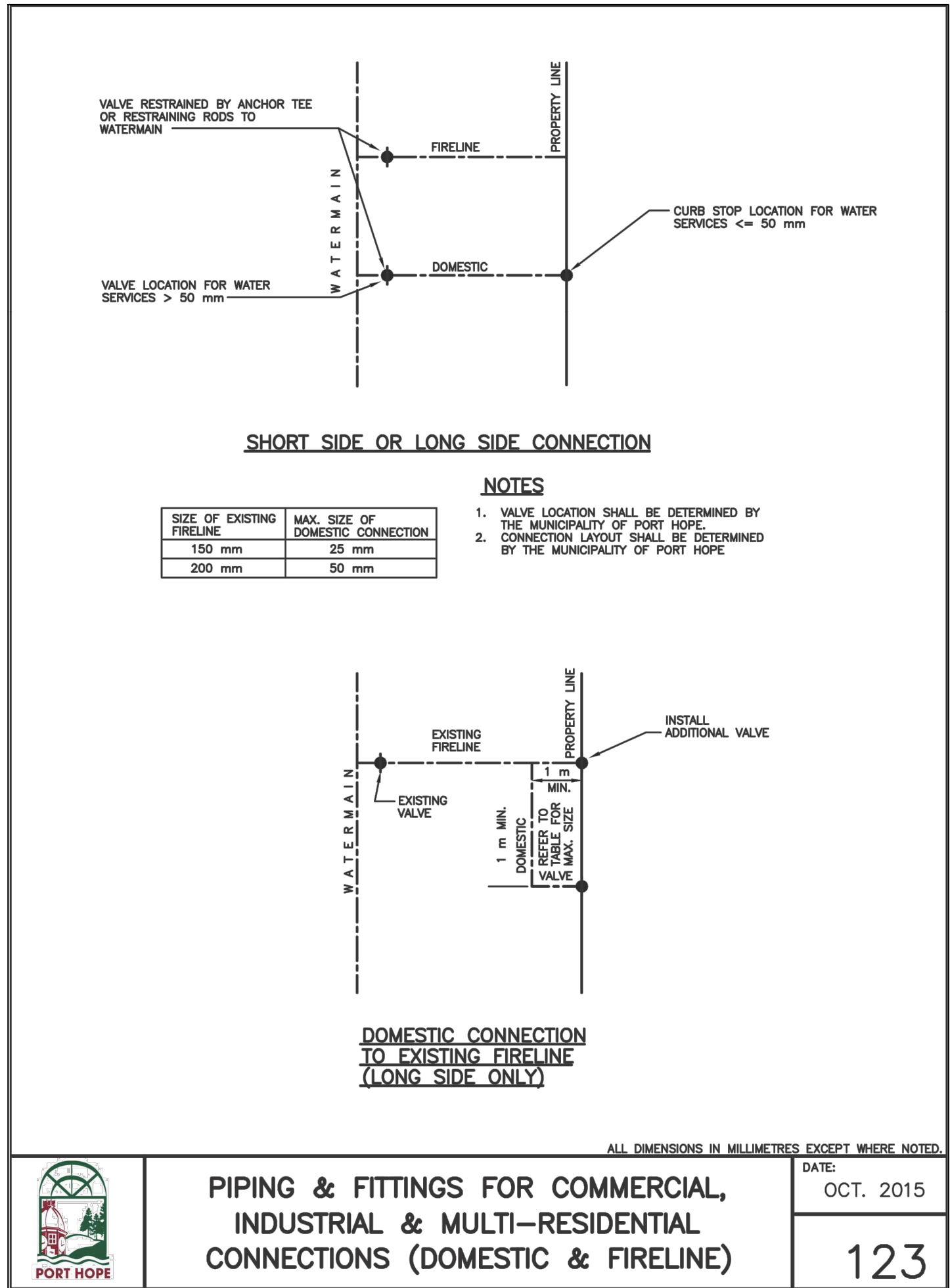
**PROPOSED SCHOOL DORMITORY BUILDING**

39 PINE ST N PORT HOPE, ON L1A 3G5

Project Number	2021
Drawn	AL
Scale	NTS
Checked	ZD
Date	2023-10-06

**STANDARD DRAWING & DETAILS**

Drawing No. **C-04**



FIXED ORIFICE PLATE DETAIL



