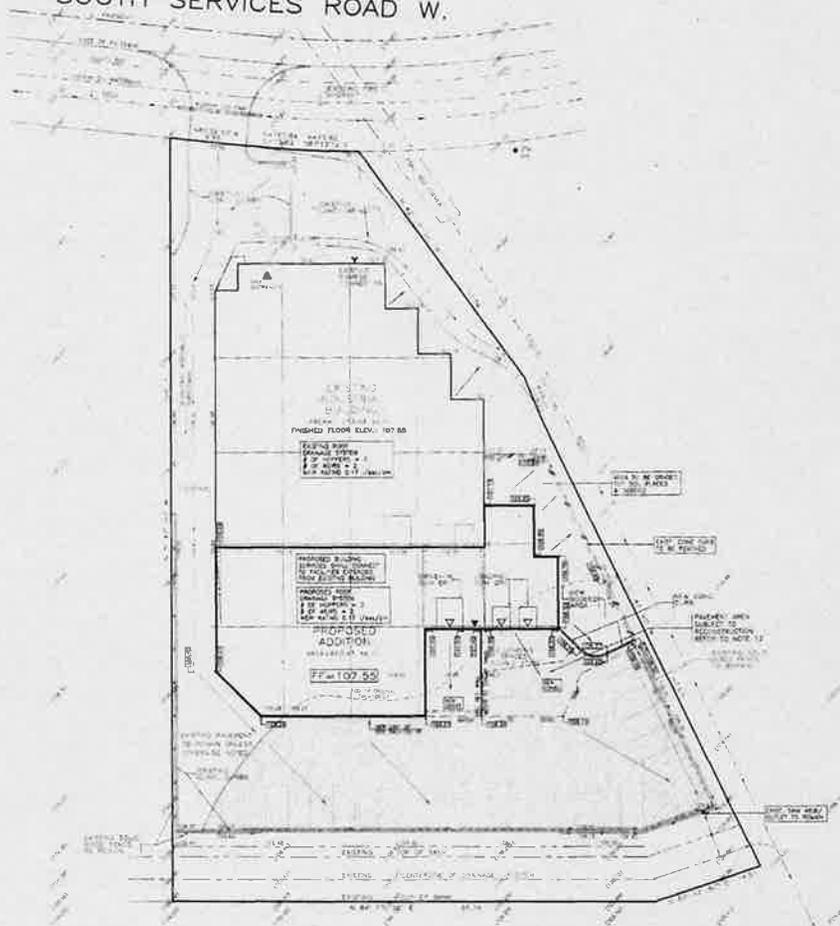


SOUTH SERVICES ROAD W.



KEY PLAN

SITE SUMMARY

LOT AREA	3,840.00 sq.m.
BUILDING AREA	2,124.44 sq.m.
PAVING AREA	888.89 sq.m.
TOTAL NEW BUILDING AREA	3,013.33 sq.m.
COVERAGE	78.47 %
LANDSCAPED AREA	840.00 sq.m.
PAVED AREA	2,124.44 sq.m.
EXIST. PAVED AREA	0.00 sq.m.
PAVING REQUIRED	2,124.44 sq.m.
TOTAL PAVING REQUIRED	2,124.44 sq.m.
PAVING REQUIRED	2,124.44 sq.m.

LEGEND

□	EXIST. BUILDING	→	DIRECTION OF DRAINAGE
○	WELL	—	PAVED AREA
▲	NEW SIGN	—	LANDSCAPED AREA
△	NEW SIGN	—	EXIST. GROUND ELEV.
—	EXIST. GROUND ELEV.	—	FINISHED FLOOR ELEV.
—	EXIST. GROUND ELEV.	—	EXIST. GROUND ELEV.

NOTES

1. THE STANDARD DRAWINGS OF THE TOWN OF CARLETON PLACE, REGION OF HALTON AND THE PROVINCE OF ONTARIO SHALL CONSTITUTE THE PART OF THE PLANS AND SPECIFICATIONS FOR THE WORKS SHOWN HEREON.
2. ALL DIMENSIONS AND LOCATION OF ALL AND ANY EXISTING UTILITIES SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS. HEREON ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
3. ALL CONCRETE CURBS SHALL BE CONCRETE TYPE HAVING A MINIMUM FACE HEIGHT OF 150mm UNLESS OTHERWISE NOTED. SLAB WORKS SHALL BE CONCRETE TYPE AS ALL MUNICIPAL REQUIREMENTS.
4. THE COMPOSITION OF THE PAVEMENT AREAS INTERNALLY WITHIN THE SITE SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.
5. NEW DRAINAGE SHALL BE CONTROLLED FLOW TYPE WITH INTERLOCKS BY THE ARCHITECT. COVERING A FLOW CONTROL RATE RATED AT 1.5 L/S/CM².
6. THE DRAWING RELATES TO SITE DRAINAGE AND SITE SERVING SYSTEMS ONLY AND SHALL BE READ IN CONNECTION WITH THE ADJUSTED FINAL SITE PLAN.
7. MINIMUM SLOPE WITHIN LANDSCAPED AREAS SHALL BE 2.00%. THE MAXIMUM GRADING SLOPE SHALL NOT EXCEED 5% (1:20) (V:H).
8. THE MAXIMUM SLOPE WITHIN THE PAVEMENT AREAS SHALL BE 0.20%. THE MAXIMUM GRADING SLOPE WITHIN DRIVEWAY AREAS SHALL BE 3.00%. THE MAXIMUM PERMITTED SLOPE IS 10.00%.
9. NO LANDSCAPING OR SIGNAGE SHALL BE PERMITTED WITHIN THE ROAD ALTERNATE SIDEWALK AREAS. THE SIDEWALKS SHALL BE PERMITTED BY THE ARCHITECT TO THE SATISFACTION OF THE TOWN DIRECTOR OF PUBLIC WORKS.
10. ANY AREAS ON ADJACENT LOTS REQUIRED DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT SHALL BE RETURNED TO THEIR ORIGINAL CONDITION OF BETTER TO THE SATISFACTION OF THE TOWN DIRECTOR OF PUBLIC WORKS.
11. PRIOR TO THE COMMENCEMENT OF THE SITE DEVELOPMENT, THE FINISHED FLOOR ELEVATION SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS AND THE TOWN OF CARLETON PLACE DEPARTMENT OF PUBLIC WORKS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTING EXISTING UTILITIES. SITE CHANGES TO EXISTING UTILITIES SHALL BE NOTED. ZONES BETWEEN EXISTING UTILITIES AND NEW UTILITIES SHALL BE 1.00 M. ALL UTILITIES SHALL BE JOINT PROVIDED BETWEEN SUBJECT COULDES. JOINT SHALL BE SOLID WITH A JOINT BETWEEN SEALS PER OPS 1212.

NO.	DATE	BY	REVISION DESCRIPTION



V. A. PICCIONE & ASSOCIATES
 80 RITTS LANE, SUITE 101 B,
 CARLETON PLACE,
 ONTARIO
 TEL: 905-709-1111
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DATE: JULY 14, 1996 PROJECT: 96-141 DRAWING NO.: 96141RD.DWG

BLUESTAR DEVELOPMENTS LTD.
 8875-4640

PROPOSED ADDITION FOR
IDEAL GRAPHIC ARTS
 1160 SOUTH SERVICES ROAD W., CARLETON PLACE, ONT.

SCALE: 1:1000 DWG. NO.:
 DPN BY: A.L. SITE GRADING PLAN DWG. NO.:
 DATE: JUN 24, 96 CHECK: V.A.P. SHEET 1 OF 1 **G1**