

35 Eldon Hall Place and 55 Notch Hill Road


Kingston, Ontario

2019 SITE IMPROVEMENTS



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TORONTO · KITCHENER · KINGSTON · OTTAWA
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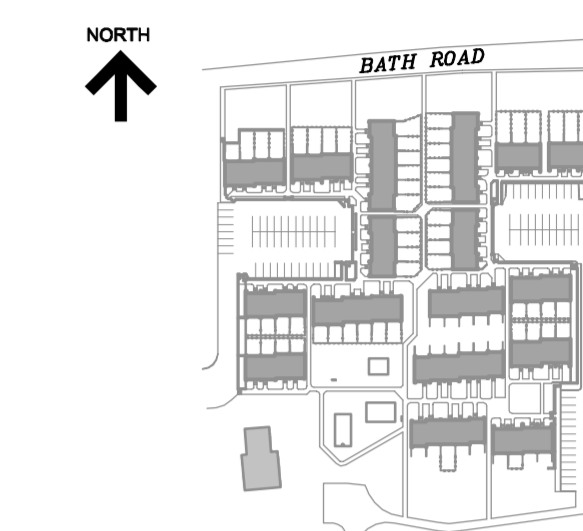
<p>LIST OF DRAWINGS :</p> <p>COVER PAGE AND GENERAL NOTES</p> <p>R1.1 SITE PLAN</p> <p>R2.1 ELDON HALL SITE IMPROVEMENT PLAN</p> <p>R2.2 NOTCH HILL SITE IMPROVEMENT PLAN</p> <p>R3.1 ACCESS RAMP PART PLAN</p> <p>R4.1 SECTIONS AND DETAILS</p> <p>R4.2 SECTIONS AND DETAILS</p>	<p>1.0 GENERAL NOTES :</p> <p>(THESE NOTES APPLY TO ALL PHASES / ASPECTS OF THE PROJECT)</p> <ol style="list-style-type: none"> THESE DRAWINGS ARE TO PROVIDE A SCHEMATIC REPRESENTATION OF THE APPROXIMATE LAYOUT OF THE AREA OF WORK. THE CONTRACTOR MUST REVIEW AND CONFIRM THE EXTENT OF EXISTING SITE CONDITIONS THAT WILL AFFECT OR WILL REQUIRE ADJUSTMENT IN ORDER TO COMPLETE THE WORK AS SHOWN IN THE DOCUMENTS PRIOR TO BIDDING. DISCREPANCIES, AMBIGUITIES OR OMISSIONS IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANT IMMEDIATELY. THE EXTENT OF WORK IS AS SHOWN ON THE DRAWINGS. SITE PROTECTION AND CONSTRUCTION SIGNAGE TO BE INSTALLED AROUND THE SITE IN ACCORDANCE WITH SPECIFICATION SECTION 01 56 00, THESE NOTES AND THE DRAWINGS PRIOR TO COMMENCING THE WORK. THE CONTRACTOR WILL BE REQUIRED TO UNDERTAKE THE WORK SO AS TO MAINTAIN CONTINUOUS OPERATION OF ALL ENTRANCES/EXITS TO THE BUILDING. THIS SET OF DRAWINGS DOES NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE DURING CONSTRUCTION, AND FOR THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES REQUIRED TO COMPLETE THE WORK. THE USE OF THESE DRAWINGS IS LIMITED TO THE EXTENT IDENTIFIED IN THE REVISIONS COLUMNS. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" BY READ JONES CHRISTOFFERSEN LTD. ALL DIMENSIONS TAKEN FROM THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SUCH MEASUREMENTS AND REPORT TO THE ENGINEER IN WRITING ALL DISCREPANCIES BETWEEN THE MEASUREMENTS AT THE BUILDING AND THOSE SHOWN ON THE DRAWINGS PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK THE DIMENSIONS BEFORE CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE SITE CONDITION TO THE CONSULTANT IMMEDIATELY. DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION FROM THE ENGINEER. SECTION MARK SHOWN THUS  DENOTES SECTION 1 ON DRAWING R1.1. THE ENGINEERING FIELD SERVICES: THE ENGINEER WILL PROVIDE FIELD SERVICE DURING THE CONSTRUCTION PHASE OF THE WORK TO SATISFY THEMSELVES, BY MEANS OF A RATIONAL SAMPLING PROCEDURE WHICH THEY IN THEIR SOLE DISCRETION CONSIDER NECESSARY TO DETERMINE THAT THE CONTRACTOR IS CARRYING OUT THAT WORK IN GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE FIELD SERVICES PROVIDED APPLY ONLY TO THE WORK SHOWN ON RJC'S DRAWINGS. THE PERFORMANCE OF THE CONTRACT IS NOT THE ENGINEER'S RESPONSIBILITY, NOR ARE THE FIELD SERVICES RENDERED FOR THE CONTRACTOR'S BENEFIT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND PERFORMING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE TO REPAIR/RESTORE/REPAINT ALL EXISTING FINISHES AND LANDSCAPING DAMAGED AS A RESULT OF CONSTRUCTION OR REMOVED IN ORDER TO ALLOW CONSTRUCTION TO BE UNDERTAKEN. THIS SET OF DRAWINGS ALONG WITH THE SPECIFICATIONS FORM THE CONTRACT DOCUMENTS AND MUST BE READ AND INTERPRETED IN CONJUNCTION WITH ONE ANOTHER. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE. 	<p>2.0 GENERAL SCOPE OF WORK :</p> <ol style="list-style-type: none"> IN GENERAL, THIS REHABILITATION PROGRAM INCLUDES THE LOCALIZED REPAIR AND REPLACEMENT OF HARD AND SOFT LANDSCAPING ITEMS. IN PARTICULAR, THE WORK, BRIEFLY DESCRIBED BELOW, INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING: <ol style="list-style-type: none"> THE INSTALLATION AND MAINTENANCE OF SITE PROTECTION AND CONSTRUCTION SIGNAGE AROUND THE AREA OF WORK AS DESCRIBED IN SPECIFICATION SECTION 01 56 00 - PROTECTION OF WORK AND PROPERTY. LOCALIZED REBUILDING OF PRECAST CONCRETE RETAINING WALLS INCLUDING REPLACEMENT OF BROKEN PRECAST CONCRETE BLOCK UNITS. REMOVAL AND DISPOSAL OF DETERIORATED CONCRETE CURB. WHOLESALE REMOVAL AND DISPOSAL OF EXISTING ASPHALT WALKS. INSTALLATION OF NEW CONCRETE WALKS WHERE INDICATED ON THE DRAWINGS. WHOLESALE REMOVAL AND DISPOSAL OF EXISTING STEEL GUARDS. LOCALIZED INSTALLATION OF NEW STEEL GUARDS. LOCALIZED RECONSTRUCTION OF EXISTING PRECAST CONCRETE STAIRS INCLUDING MINOR CONCRETE REPAIRS. REMOVAL AND REPLACEMENT OF TWO (2) BENCHES. LOCALIZED REMOVAL AND REPLACEMENT OF PRECAST CONCRETE STAIRS. REMOVAL OF TWO (2) PRECAST CONCRETE ACCESSIBILITY RAMPS AND THE CONSTRUCTION OF ONE (1) NEW ACCESSIBILITY RAMP. PLANTING OF NEW VEGETATION AS INDICATED ON THE DRAWINGS. LOCALIZED REGRADING AND STUMP REMOVAL. REPAIR ALL AREAS DAMAGED BY CONSTRUCTION ACTIVITY; SPECIFICALLY, THE CONTRACTOR SHALL REPAIR ALL DAMAGE RESULTING FROM THE CONSTRUCTION TO THE SATISFACTION OF THE CONSULTANT INCLUDING REPAINTING OF SURFACES IN ACCORDANCE WITH THESE SPECIFICATIONS WHICH HAVE BEEN DAMAGED. FINAL CLEANING OF THE STRUCTURE, FIXTURES, PIPING, ETC., AND THE DISPOSAL OF ALL WASTE PRODUCTS AND/OR DEBRIS GENERATED BY THE CONSTRUCTION ACTIVITY AS WELL AS ANY MATERIAL PRESENT IN THE WORK AREA PRIOR TO THE COMMENCEMENT OF THE WORK. THE AREAS REQUIRING CLEANING SHALL CONSIST OF ALL AREAS AFFECTED BY THE WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SUPERVISION TO COMPLETE THE REPAIRS OUTLINED IN THESE DOCUMENTS TAKING INTO ACCOUNT ALL SITE CONDITIONS, NOISE RESTRICTIONS, BY-LAWS, WORK AREA RESTRICTIONS, PROTECTION REQUIREMENTS, ETC. NO EXTRAS FOR INCONVENIENCES WILL BE ENTERTAINED AFTER THE AWARD OF CONTRACT. <p>3.0 PHASING NOTES :</p> <ol style="list-style-type: none"> THE CONTRACTOR WILL BE PERMITTED TO UNDERTAKE ALL THE WORK IN ONE (1) PHASE. THE WORK IS TO BE CLOSELY COORDINATED WITH THE CONSULTANT AND PROPERTY MANAGEMENT SO THAT TENANTS CAN BE DULY ADVISED. <p>4.0 EXISTING CONDITIONS :</p> <ol style="list-style-type: none"> THIS SET OF DRAWINGS IS BASED ON THE EXISTING DRAWINGS AVAILABLE AT THE TIME OF DESIGN AND LIMITED REVIEW UNDERTAKEN BY RJC. 	<p>5.0 TEMPORARY WORK :</p> <ol style="list-style-type: none"> THE CONTRACTOR SHALL DESIGN, PROVIDE, ERECT, MAINTAIN, REMOVE AND ASSUME FULL AND SOLE RESPONSIBILITY FOR ALL TEMPORARY WORK REQUIRED FOR THE SAFE AND COMPLETE EXECUTION OF THE WORK. IN THE EXECUTION OF THE TEMPORARY WORK AND FOR THE DURATION OF THE CONTRACT, THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR ALL LIKELY CONSTRUCTION LOADING AND PROVIDE SUFFICIENT BRACING AND PROPS TO KEEP THE WORK PLUMB, ALIGNED AND FREE FROM EXCESSIVE DEFLECTION. COSTS OF ALL TEMPORARY WORK IS TO BE INCLUDED IN THE CONTRACT PRICE. <p>6.0 FIELD REVIEW BY READ JONES CHRISTOFFERSEN (RJC) :</p> <ol style="list-style-type: none"> READ JONES CHRISTOFFERSEN (RJC) PROVIDES FIELD REVIEW ONLY FOR THE WORK SHOWN ON THESE DRAWINGS. THIS REVIEW IS NOT A "FULL TIME" REVIEW BUT IS A PERIODIC REVIEW AT THE SOLE DISCRETION OF RJC IN ORDER TO ASCERTAIN THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS PREPARED BY RJC. FIELD REVIEW BY RJC IS NOT CARRIED OUT FOR THE CONTRACTOR'S BENEFIT, NOR DOES IT MAKE RJC GUARANTORS OF THE CONTRACTOR'S WORK. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO BUILD THE WORK IN CONFORMANCE WITH THE DOCUMENTS. RJC SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. RJC WILL REVIEW SHOP DRAWINGS PERTAINING TO THE WORK SHOWN ON RJC'S DRAWINGS. THE EXTENT OF THIS REVIEW IS AT THE SOLE DISCRETION OF RJC AND IS FOR THE SOLE PURPOSE OF ASCERTAINING GENERAL CONFORMANCE WITH THE BUILDING ENVELOPE DESIGN CONCEPT. THE REVIEW IS NOT AN APPROVAL OF THE DESIGN, DETAILS, AND DIMENSIONS INHERENT IN THE SHOP DRAWINGS. RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS OR HER RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. PROVIDE 24 HOURS ADVANCE NOTICE OF EACH REQUIRED FIELD REVIEW. FIELD REVIEWS SHALL BE SCHEDULED TO BE CARRIED OUT DURING NORMAL BUSINESS HOURS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH RJC. THE WORK TO BE REVIEWED SHALL BE GENERALLY COMPLETE.
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ISSUED FOR TENDER - July 24, 2019
 ISSUED FOR 90% CLIENT REVIEW - July 23, 2019
 ISSUED FOR 60% CLIENT REVIEW - July 15, 2019

RJC PROJECT No. TOR.111100.0003





KEY PLAN



LEGEND:

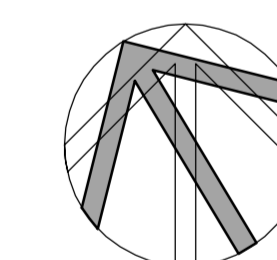
	EXTENT OF WORK
	EXISTING BUILDINGS
	EXISTING FENCING
	EXISTING PARKING MARKINGS
	EXISTING SOFT LANDSCAPING
	STAGING AREA
	VISITOR PARKING AREA

No.	Revision	Date	By
3.	ISSUED FOR TENDER	July 24/19	M.P.
2.	ISSUED FOR 90% CLIENT REVIEW	July 23/19	M.P.
1.	ISSUED FOR 60% CLIENT REVIEW	July 15/19	M.P.

Drawing Notes

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Seal



Project Name

**35 Eldon Hall Place and
55 Notch Hill Road
Kingston, Ontario**

2019 SITE IMPROVEMENTS

Sheet Title

SITE PLAN

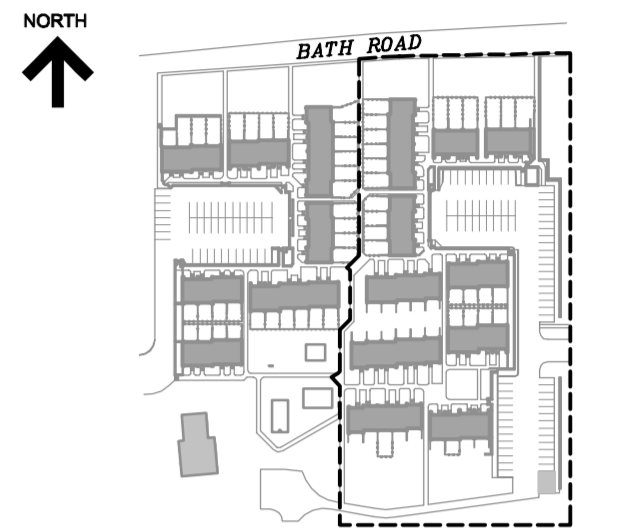
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Designed By M.P. Date July, 2019

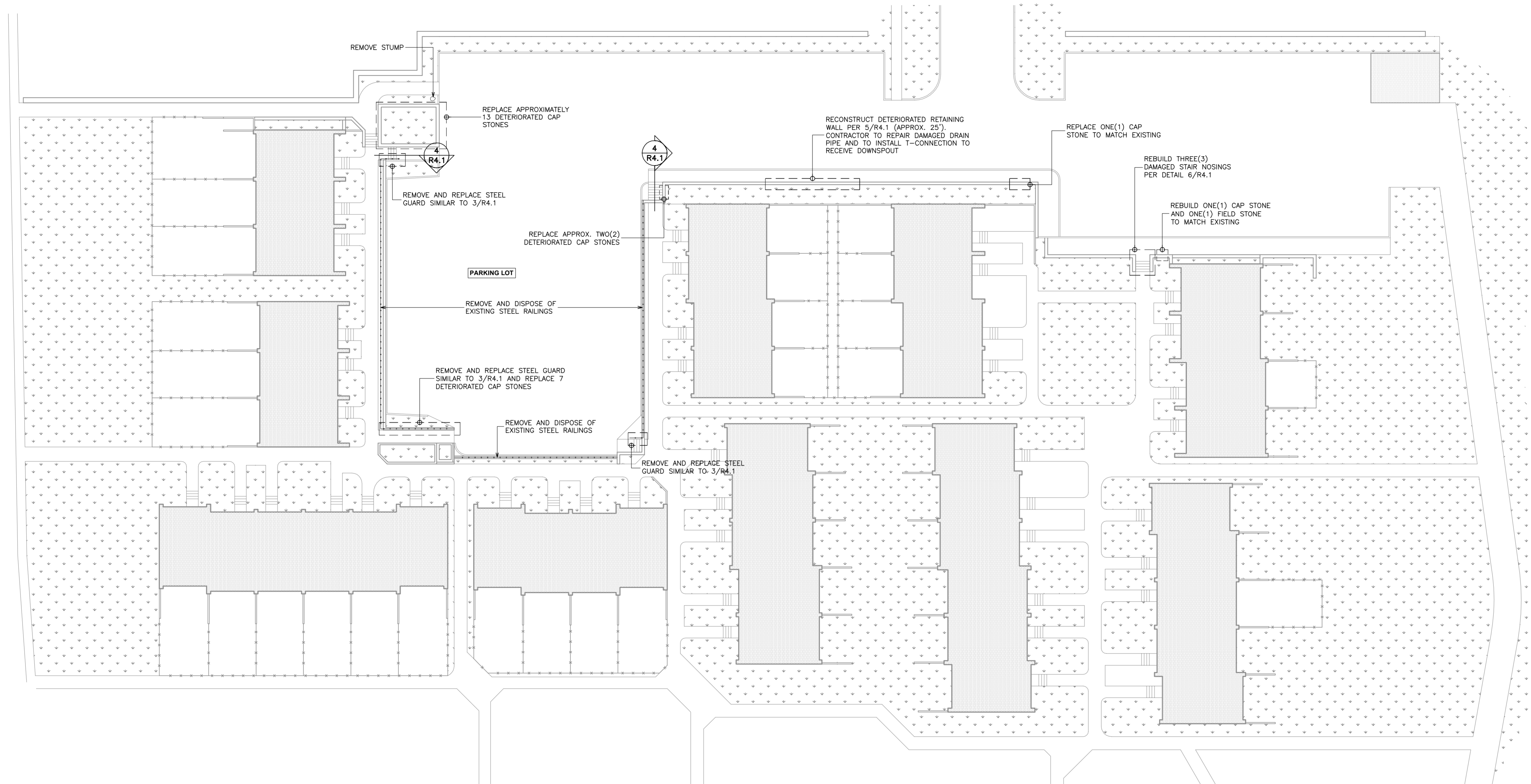
RJC Project Number **TOR.111100.0003**

Sheet Number Revision

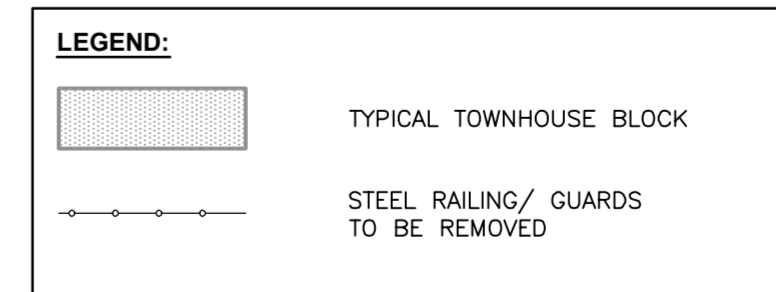
R1.1



KEY PLAN

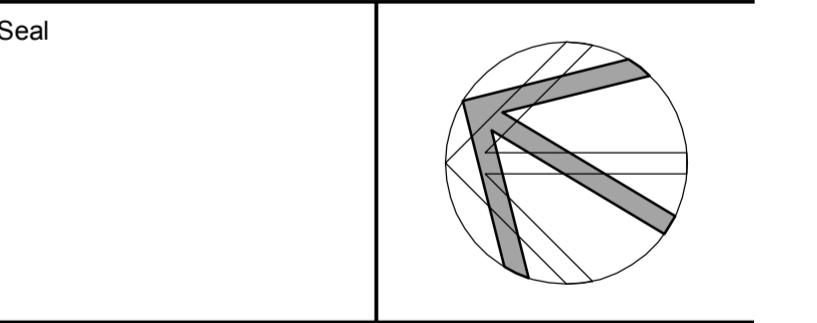


- NOTES:**
1. PARKING STALL MARKINGS NOT SHOWN FOR CLARITY.



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**ELDON HALL
SITE IMPROVEMENT PLAN**

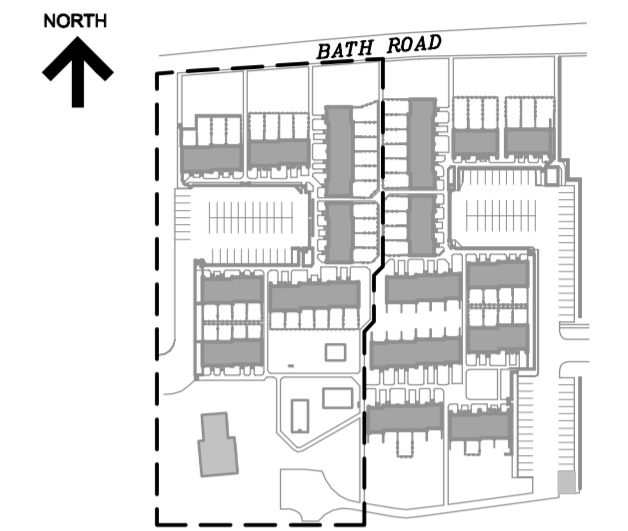
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Designed By M.P. Date July, 2019

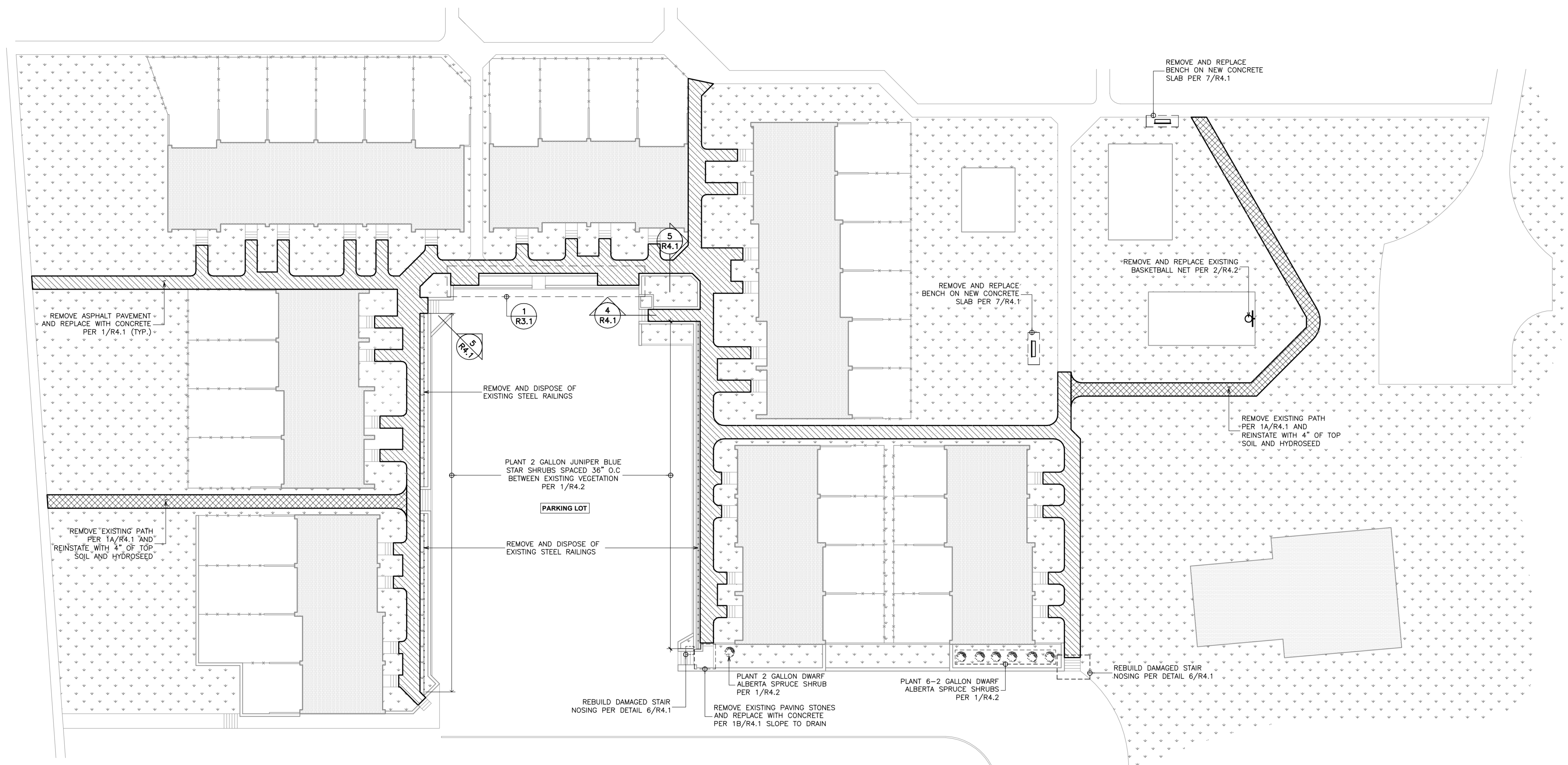
RJC Project Number **TOR.111100.0003**

Sheet Number Revision

R2.1



KEY PLAN



NOTES:
1. PARKING STALL MARKINGS NOT SHOWN FOR CLARITY.

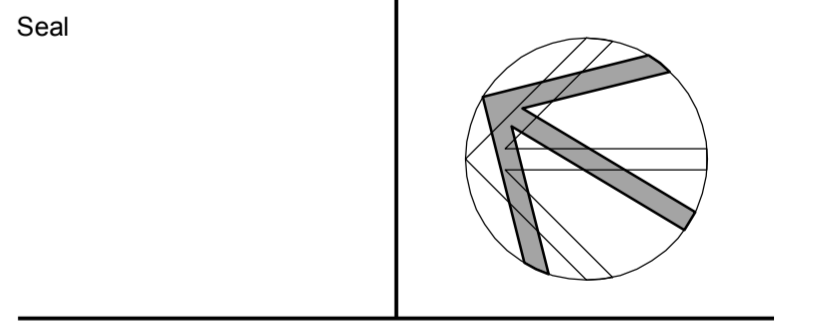
LEGEND:

- TYPICAL TOWNHOUSE BLOCK
- ASPHALT PAVEMENT TO BE REMOVED AND REINSTATED WITH CONCRETE
- ASPHALT PAVEMENT TO BE REMOVED AND REINSTATED WITH 4" OF TOP SOIL AND HYDROSEED
- STEEL RAILING/ GUARDS TO BE REMOVED
- NEW LANDSCAPING

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1.	ISSUED FOR 60% CLIENT REVIEW	July 15/19	M.P.

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**NOTCH HILL
SITE IMPROVEMENT PLAN**

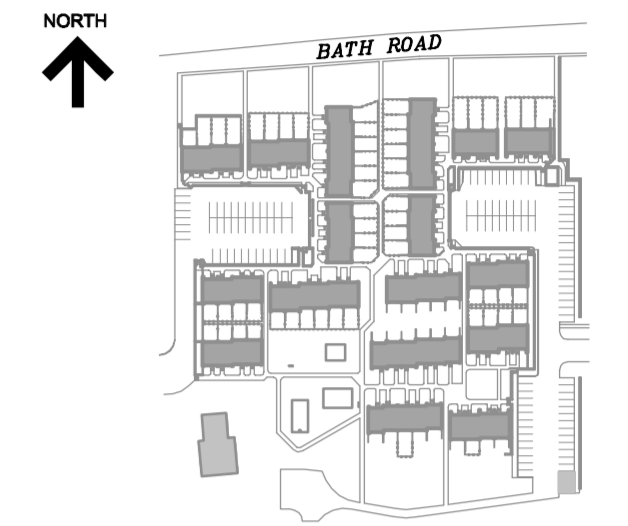
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Designed By M.P. Date July, 2019

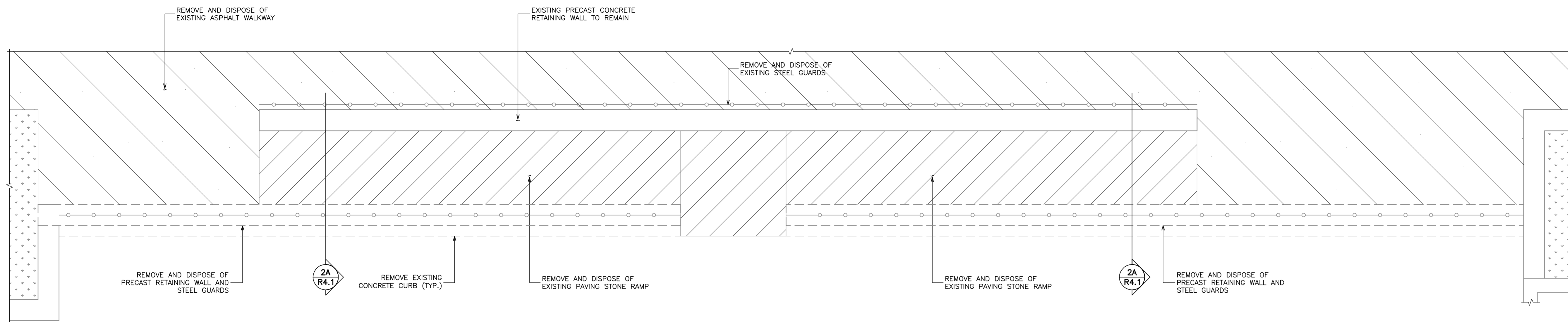
RJC Project Number **TOR.111100.0003**

Sheet Number Revision

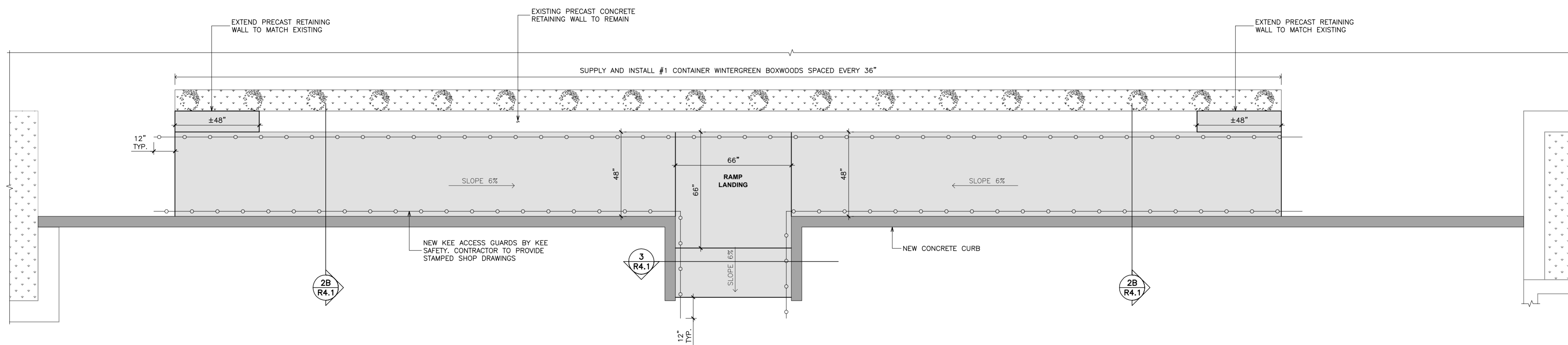
R2.2



KEY PLAN



1A RAMP DEMOLITION DETAIL
R3.1 N.T.S.



1B RAMP RESTORATION DETAIL
R3.1 N.T.S.

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3.	ISSUED FOR TENDER	July 24/19	M.P.
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1.	ISSUED FOR 60% CLIENT REVIEW	July 15/19	M.P.

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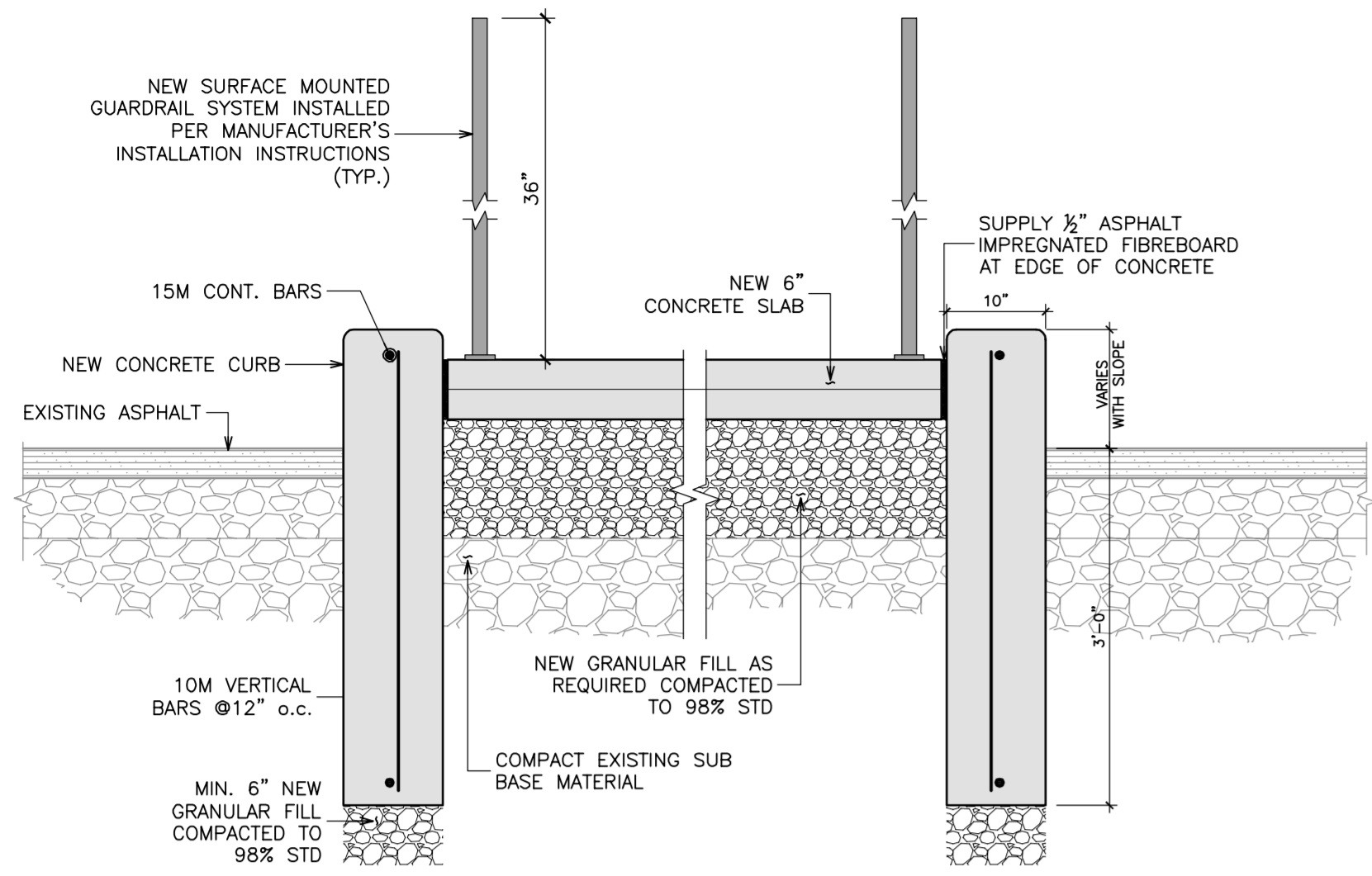
Sheet Title

ACCESS RAMP PART PLAN

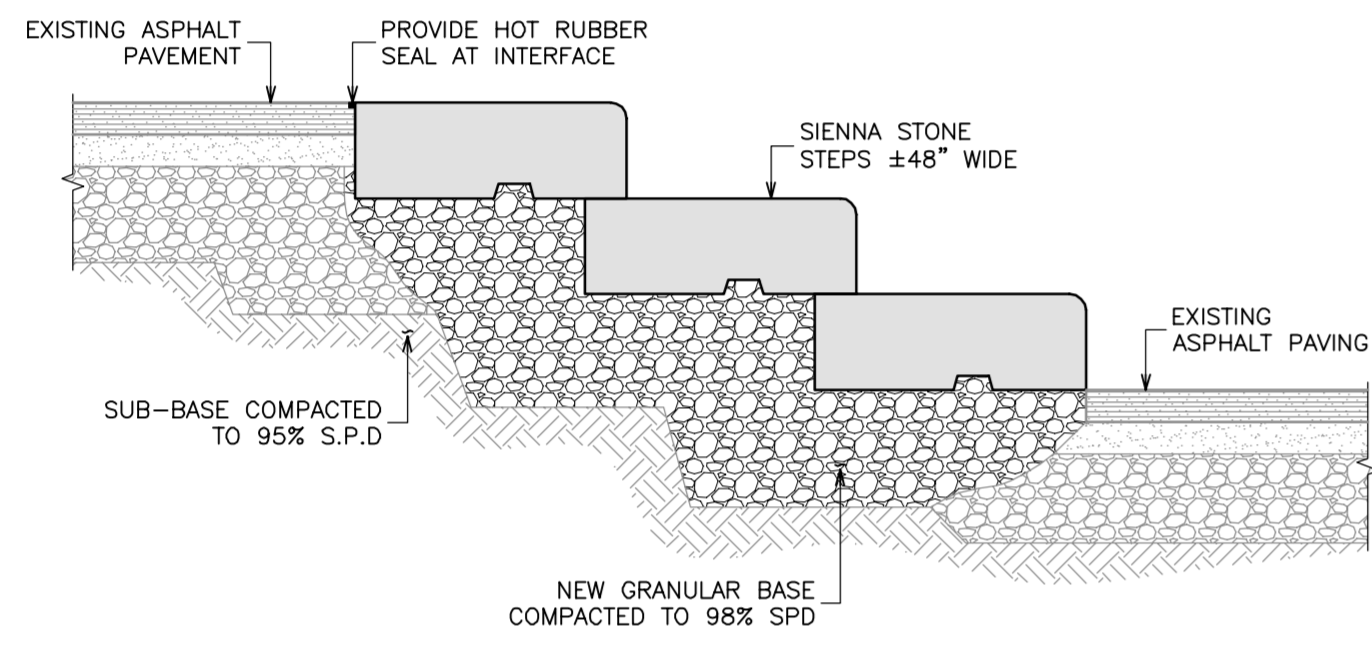
Drawn By M.L./R.C. Scale AS NOTED
Designed By M.P. Date July, 2019
RJC Project Number **TOR.111100.0003**

Sheet Number Revision

R3.1

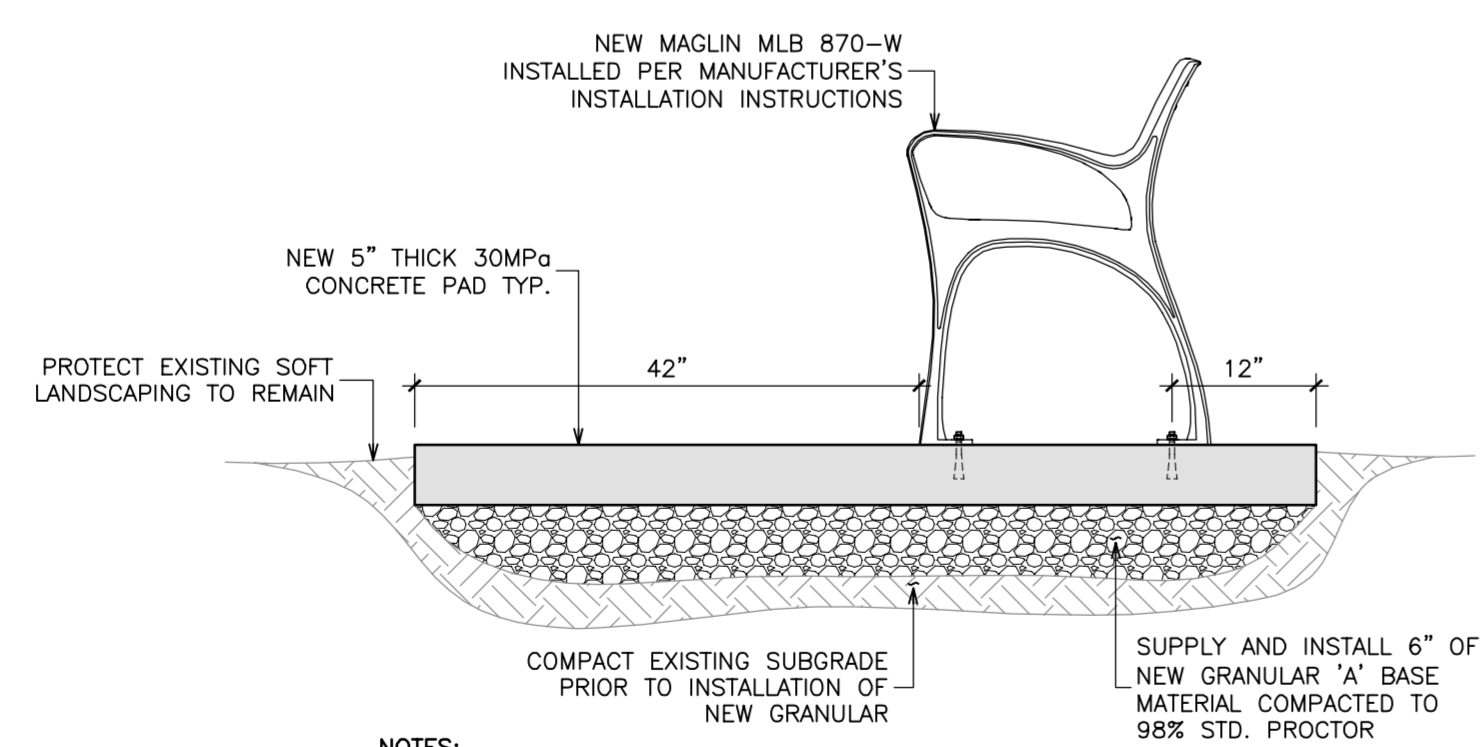


3 ACCESS RAMP INSTALLATION DETAIL
R4.1 N.T.S.



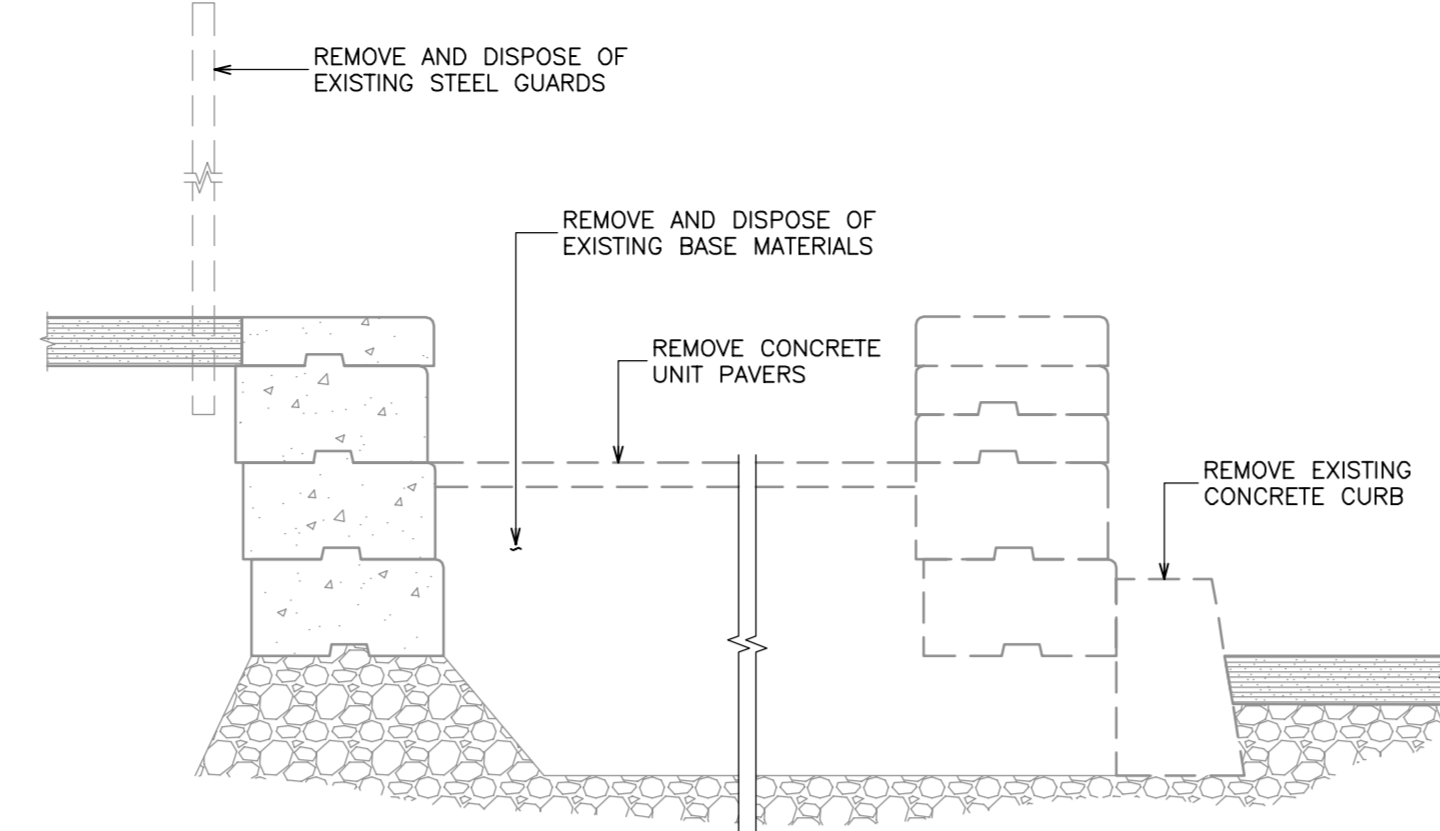
- NOTES:**
1. AMOUNTS OF STEPS ON INDIVIDUAL STAIRS VARY THROUGHOUT PROPERTY. CONTRACTOR IS TO CONFIRM STAIR SIZES BEFORE BIDDING.

4 TYPICAL STAIR INSTALLATION DETAIL
R4.1 N.T.S.

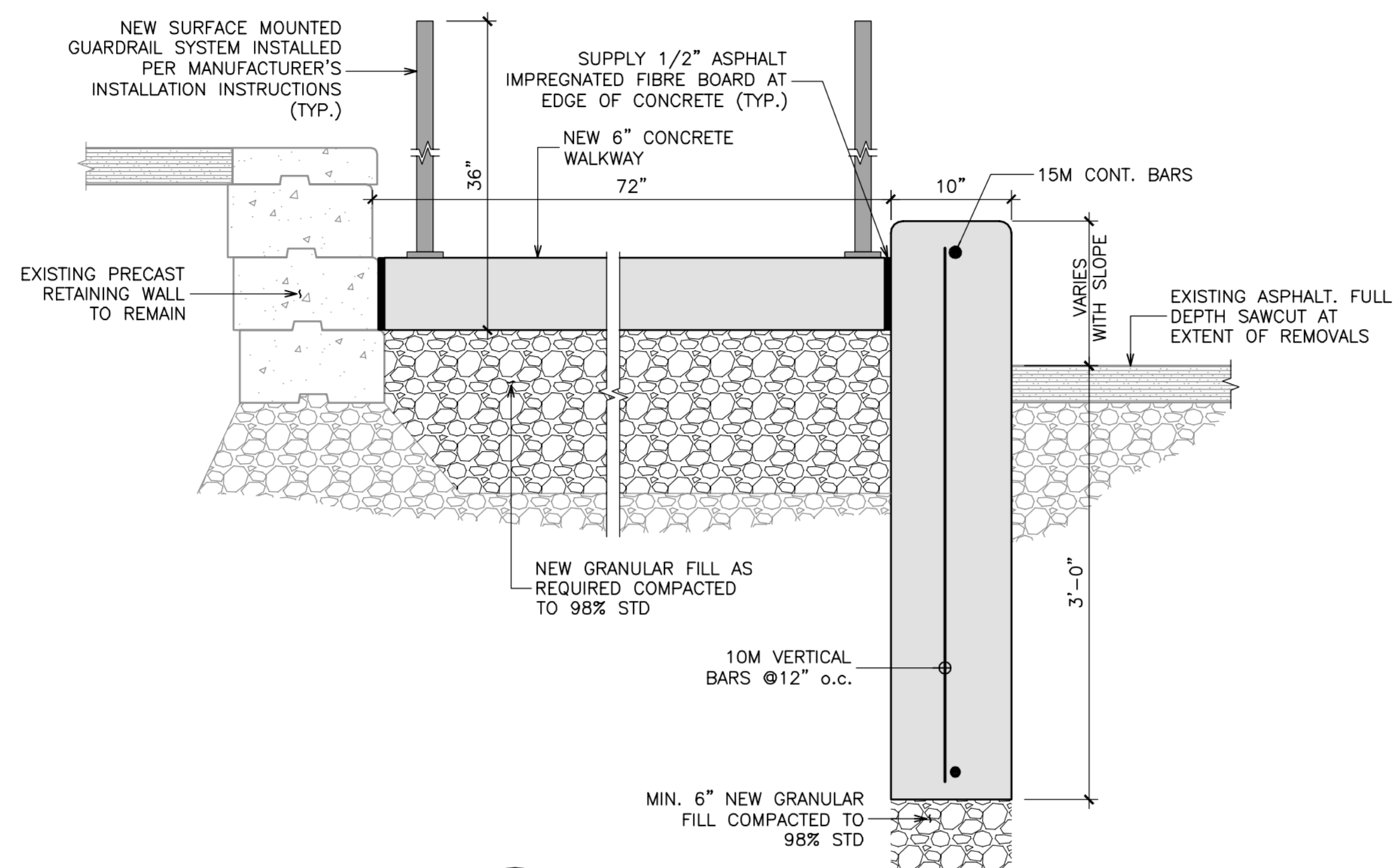


- NOTES:**
1. CONCRETE PAD TO BE SIZED TO ENSURE MINIMUM 8" SPACING BETWEEN BENCH FASTENERS AND EDGE OF CONCRETE.
 2. TOP OF CONCRETE TO BE 1" PROUD OF ADJACENT GRADE.
 3. SLOPE CONCRETE 25 BACK TO FRONT.

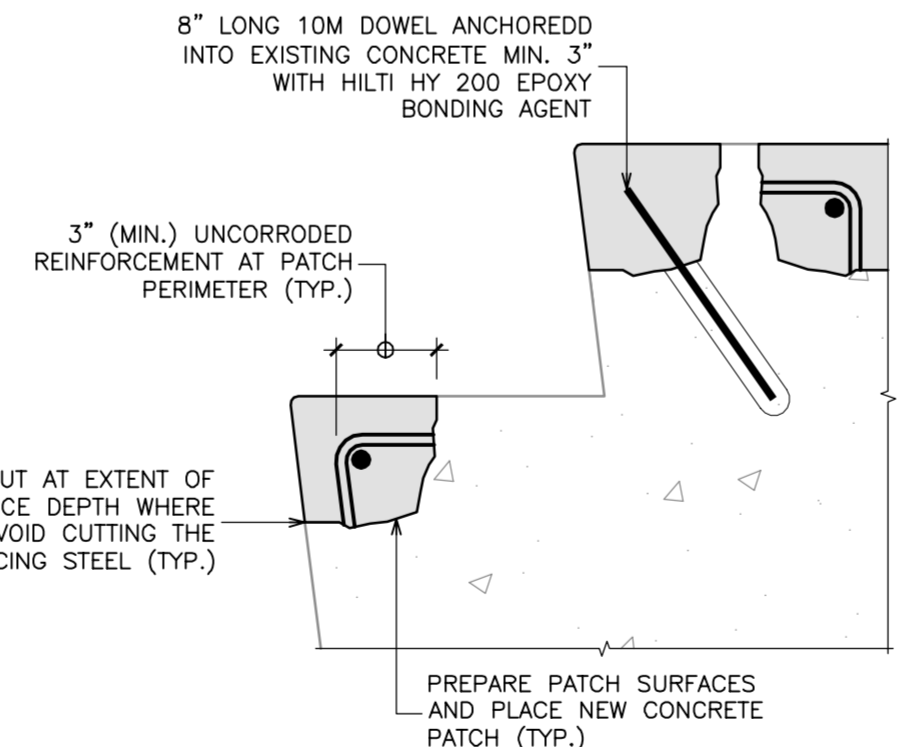
7 BENCH INSTALLATION DETAIL
R4.1 N.T.S.



2A ACCESS RAMP REMOVAL DETAIL
R4.1 N.T.S.

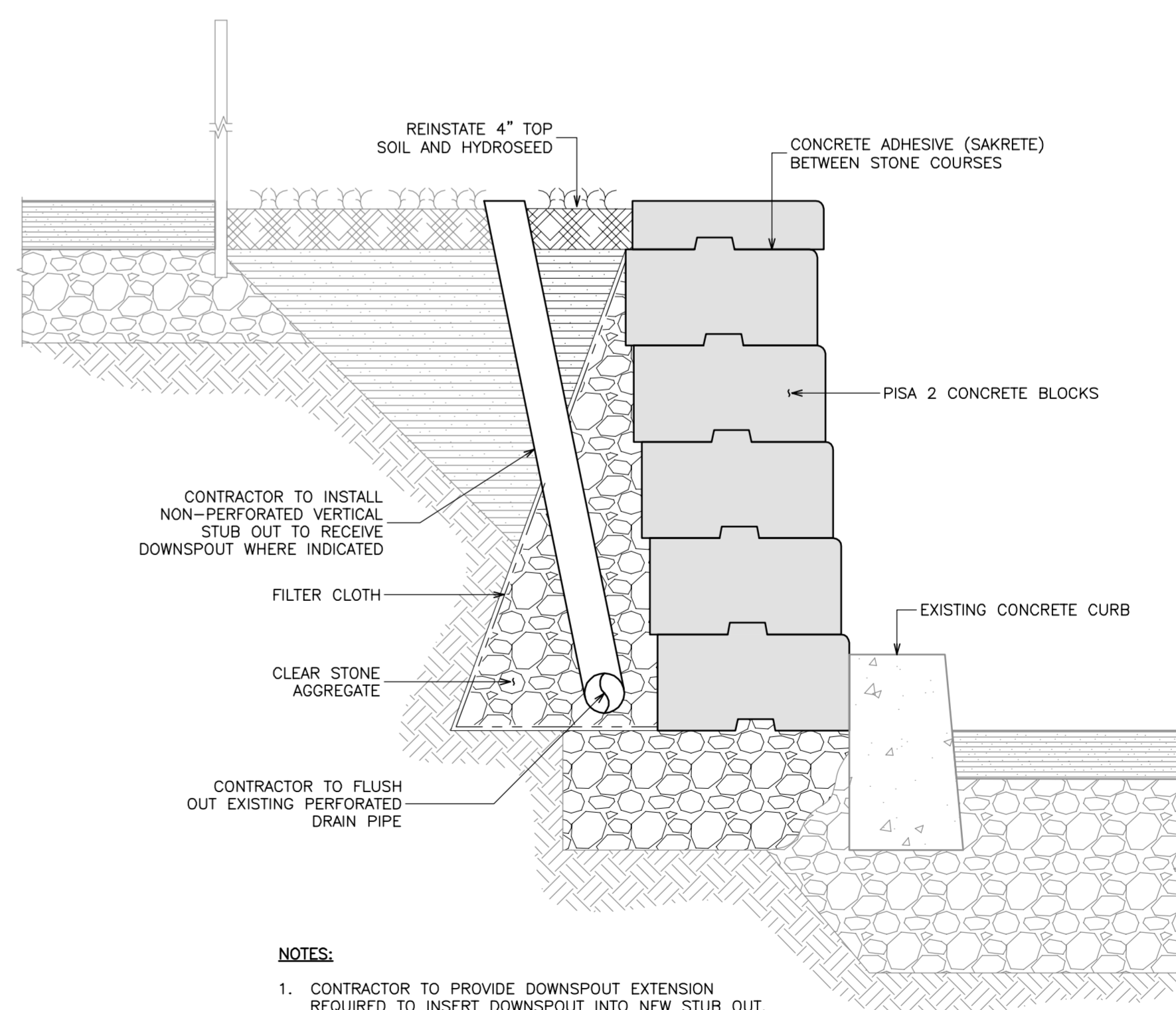


2B ACCESS RAMP INSTALLATION DETAIL
R4.1 N.T.S.



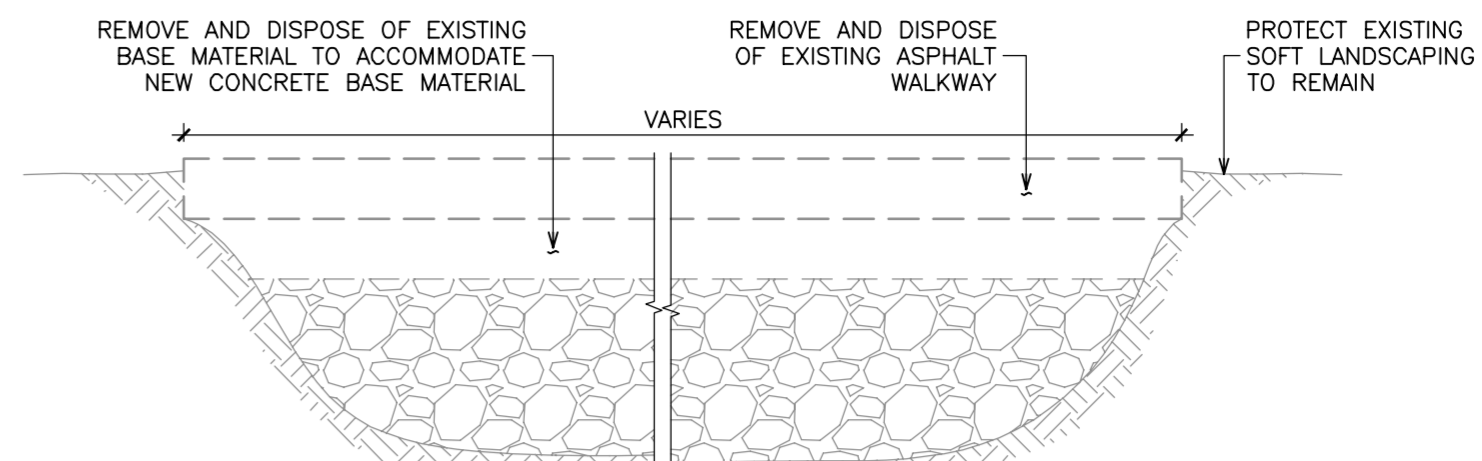
- NOTES:**
1. CONTRACTOR TO FINISH CONCRETE SURFACES TO MATCH ADJACENT.
 2. CONTRACTOR TO VERIFY REQUIRED REPAIR ON EACH REPAIR AREA.

6 TYPICAL STAIR REPAIR DETAIL
R4.1 N.T.S.

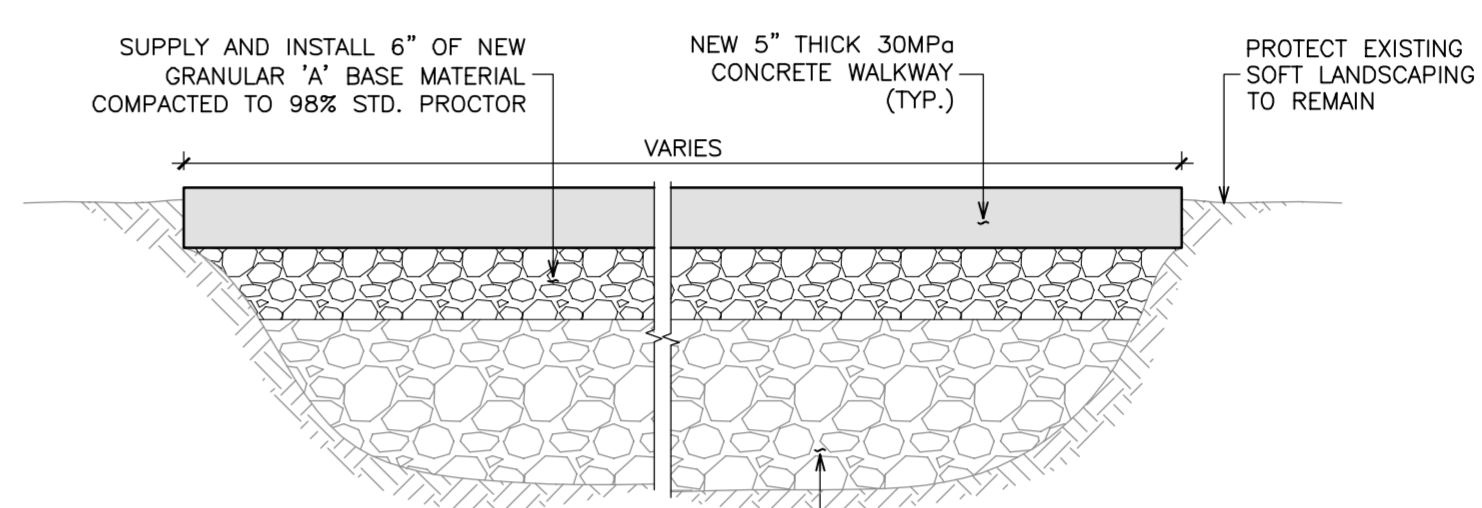


- NOTES:**
1. CONTRACTOR TO PROVIDE DOWNSPOUT EXTENSION REQUIRED TO INSERT DOWNSPOUT INTO NEW STUB OUT.

5 RETAINING WALL RECONSTRUCTION DETAIL
R4.1 N.T.S.

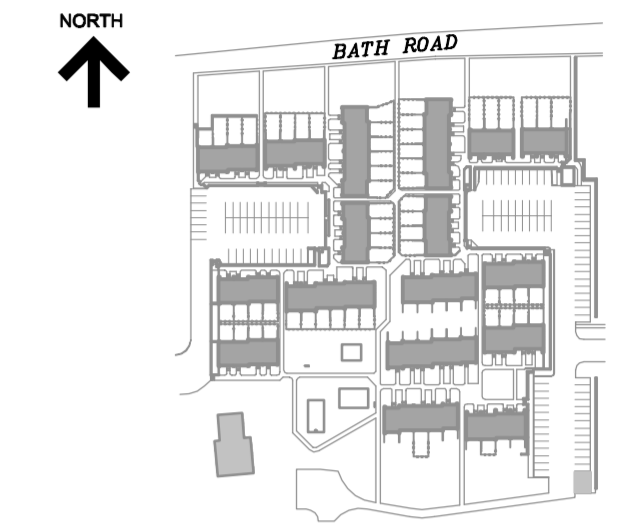


1A ASPHALT WALKWAY REMOVAL DETAIL
R4.1 N.T.S.



1B CONCRETE WALKWAY INSTALLATION DETAIL
R4.1 N.T.S.

- NOTES:**
1. TOP OF CONCRETE TO BE 1" PROUD OF ADJACENT GRADE.
 2. PROVIDE 2% CROSS SLOPE ON ALL CONCRETE WALKS.
 3. CONCRETE WALKS TO MATCH EXISTING PATHWAY WIDTH BUT NOT TO BE LESS THAN 48".
 4. CONTRACTOR TO REPAIR AREAS DAMAGED FROM THE INSTALLATION OF TEMPORARY CONCRETE FORMS WITH 4" OF TOP SOIL AND SOD.
 5. CONTRACTOR TO PROVIDE CONTRACTION JOINTS EVERY 5'-0" AND EXPANSION JOINTS WITH ASPHALT IMPREGNATED FIBRE BOARD EVERY 15'-0".



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Project Name
35 Eldon Hall Place and 55 Notch Hill Road Kingston, Ontario

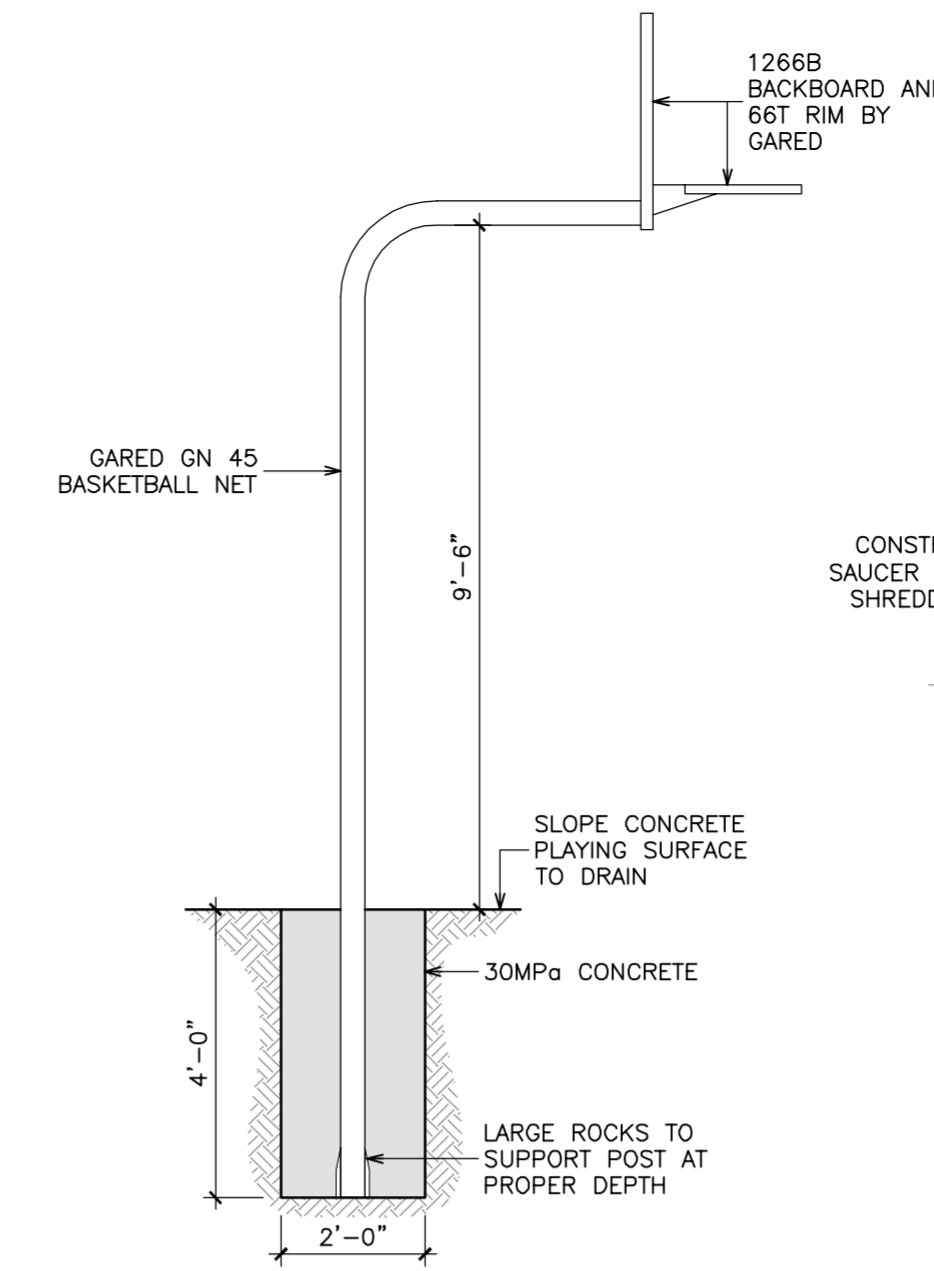
2019 SITE IMPROVEMENTS

Sheet Title

SECTIONS AND DETAILS

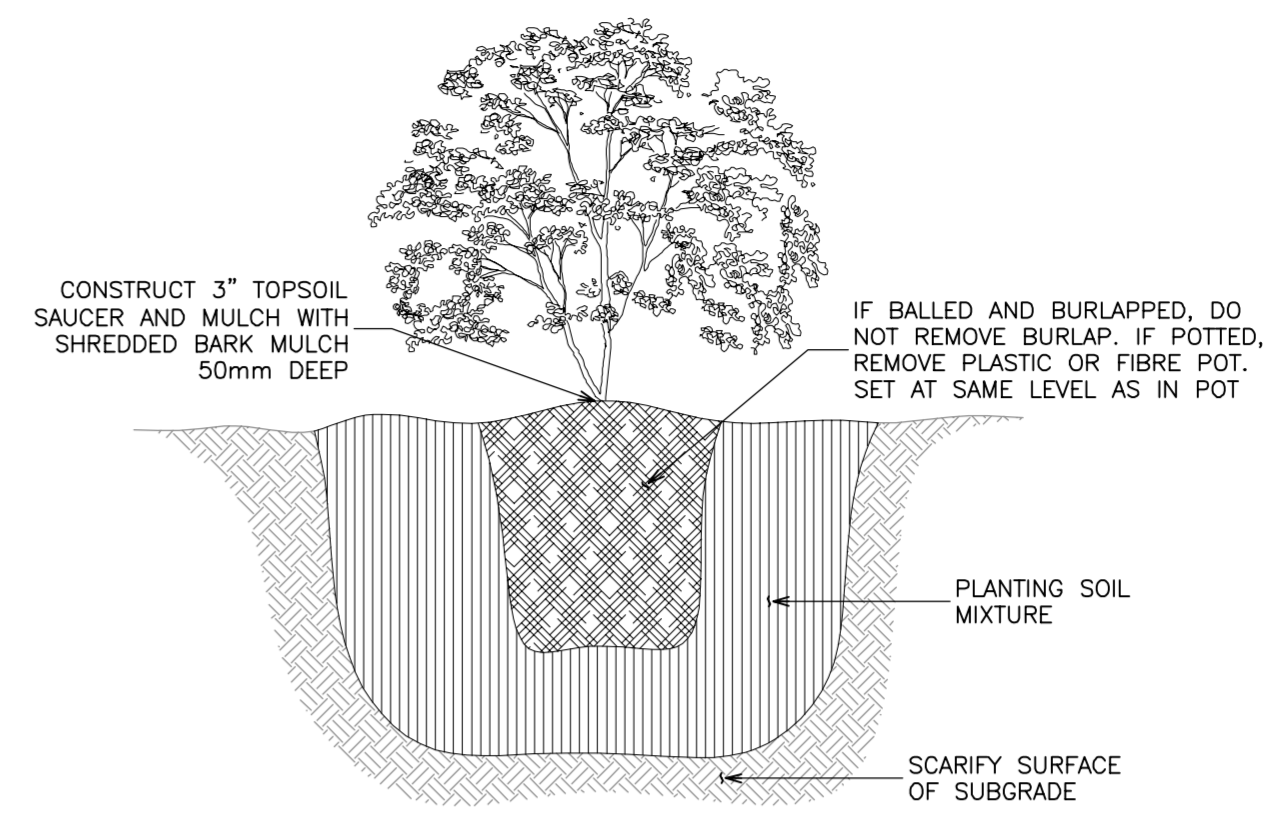
Drawn By M.L./R.C. Scale AS NOTED
Designed By M.P. Date July, 2019
RJC Project Number TOR.111100.0003
Sheet Number Revision

R4.1



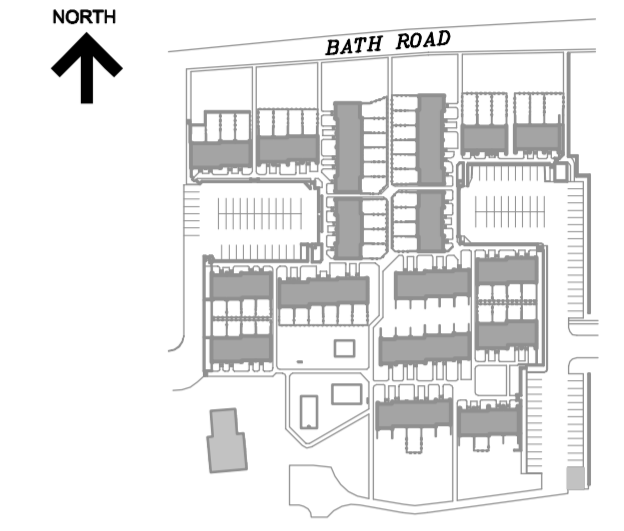
- NOTES:**
1. CONTRACTOR TO INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 2. CONTRACTOR TO PROVIDE FULL DEPTH 2" DIAMETER SONOTUBE.

2 BASKETBALL INSTALLATION DETAIL
R4.2 N.T.S.



- NOTES:**
1. FIRMLY COMPACT BACKFILLED TOPSOIL TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT.

1 PLANTING DETAIL
R4.2 N.T.S.



KEY PLAN

No.	Revision	Date	By
3.	ISSUED FOR TENDER	July 24/19	M.P.
2.	ISSUED FOR 90% CLIENT REVIEW	July 23/19	M.P.
1.	ISSUED FOR 60% CLIENT REVIEW	July 15/19	M.P.

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJCL") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJCL whether the Work is executed or not, and RJCL reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJCL. The work "as constructed" may vary from what is shown on these drawings.
3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJCL in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

Project Name
**35 Eldon Hall Place and
55 Notch Hill Road
Kingston, Ontario**

2019 SITE IMPROVEMENTS
Sheet Title

SECTIONS AND DETAILS
Drawn By M.L./R.C. Scale AS NOTED
Designed By M.P. Date July, 2019
RJC Project Number **TOR.111100.0003**

Sheet Number Revision
R4.2