

234 POPLAR STREET

REINHART PARKING AREA

TOWNSHIP OF CLEARVIEW



INDEX

DRAWING	DESCRIPTION
TP.1	TITLE PAGE
IN.1	INDEX SHEET
SD.1	SITE DEVELOPMENT PLAN
DE.1	DETAILS & NOTES
L.1	PHOTOMETRIC LAYOUT
L.2	LIGHTING DETAILS

LEGEND

ITEM	EXISTING	PROPOSED
PROPERTY LINE	---	---
LOT LINE	---	---
CENTRELINE	---	---
EDGE OF ASPHALT	---	---
CONCRETE CURB	---	---
EDGE OF GRAVEL SHOULDER	---	---
DITCH/DIRECTION OF FLOW	--->	--->
DRAINAGE SWALE/DIRECTION OF FLOW	--->	--->
WATERMAIN/SIZE	--- 150# W/M	--- 150# W/M
WATER SERVICE	---	---
FIRE HYDRANT	◇ HYD	◆ HYD
EXISTING WATER VALVE	◇ WV	◆ WV
CURB STOP VALVE	◇ CSV	◆ CSV
WATERMAIN PLUG AND THRUST BLOCK	□	□
WATERMAIN BLOWOFF	○ BLOWOFF	○ BLOWOFF
WATERMAIN REDUCER	▷	▷
SANITARY SEWER/SIZE/DIRECTION OF FLOW	--- 200# SAN >	--- 200# SAN >
SANITARY MAINTENANCE HOLE	○ SAN MH	● SAN MH4
SANITARY SERVICE	---	---
SANITARY FORCEMAIN	---	---
STORM SEWER/SIZE/DIRECTION OF FLOW	--- 375# STM >	--- 375# STM >
STORM MAINTENANCE HOLE	○ STM MH	● STM MH4
CATCH BASIN	□ CB	■ CB4
DOUBLE CATCH BASIN	□ DCB	■ DCB4
CATCH BASIN MAINTENANCE HOLE	○ CBMH	● CBMH4
DOUBLE CATCH BASIN MAINTENANCE HOLE	○ DCBMH	● DCBMH4
DITCH INLET CATCH BASIN	□ DICB	■ DICB4
CULVERT	---	---
BELL UNDERGROUND	BU	BU
BELL AERIAL	BA	BA
CABLE UNDERGROUND	CU	CU
CABLE AERIAL	CA	CA
HYDRO UNDERGROUND	HU	HU
HYDRO AERIAL	HA	HA
GAS MAIN/SERVICE	GAS	GAS
SILT FENCE	X X	X X
GUIDERAIL	---	---
BUSHLINE/TREELINE	~~~~~	~~~~~
CONTOUR	179.00	179.00
SPOT ELEVATION	X 179.00	X 179.00
GRADING DIRECTION/GRADE PERCENTAGE	1.9%	1.9%
DRAINAGE FLOW	<---	<---
TRAFFIC SIGN	▷ SIGN	▷ SIGN
TRAFFIC POLE/TRAFFIC SIGNAL	○ T/S	● P1
LIGHT STANDARD	○ L/S	● L/S
HYDRO POLE	○ H/P	● H/P
GUY WIRE	X	X
BELL POLE	○ BP	
BELL MAINTENANCE HOLE	○ BELL MH	
BELL PEDESTAL/VAULT	⊞	
CABLE PEDESTAL/VAULT	⊞	
HYDRO TRANSFORMER/VAULT	⊞	
GAS VALVE	◇ GAS VALVE	
GAS MARKER	⊕ GAS	
MAILBOX	⊞	
STANDARD IRON BAR	◆ SIB	
IRON BAR	◆ IB	
TEMPORARY BENCHMARK	⊕ TBM#1	
STRAW BALE FLOW CHECK DAMN		■ SBFC
BOREHOLE/TEST HOLE	⊕ B/H	
DECIDUOUS/CONIFEROUS TREE, SHRUB/BUSH	☀	☀

DISCLAIMER AND COPYRIGHT

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BENCHMARKS

TBM1 - ELEVATION 226.25
TOP OF IRON BAR AT NORTHEAST CORNER OF 238 POPLAR STREET.

DRAWING REFERENCES

- TOPOGRAPHIC SURVEY COMPLETED BY JOE TOPO SURVEYING INC. JUNE 2021.
- TOPOGRAPHIC SURVEY COMPLETED BY TATHAM ENGINEERING ON MAY 9, 2025
- EXISTING SERVICING SHOWN PER STAYNER - INDUSTRIAL SERVICING, PLAN AND PROFILE, DRAWING NUMBER C-004, RJ BURNSIDE AND ASSOCIATES LIMITED, AS-BUILT DRAWINGS (PRELIMINARY), DECEMBER 15, 2018
- LEGAL BOUNDARIES ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY.

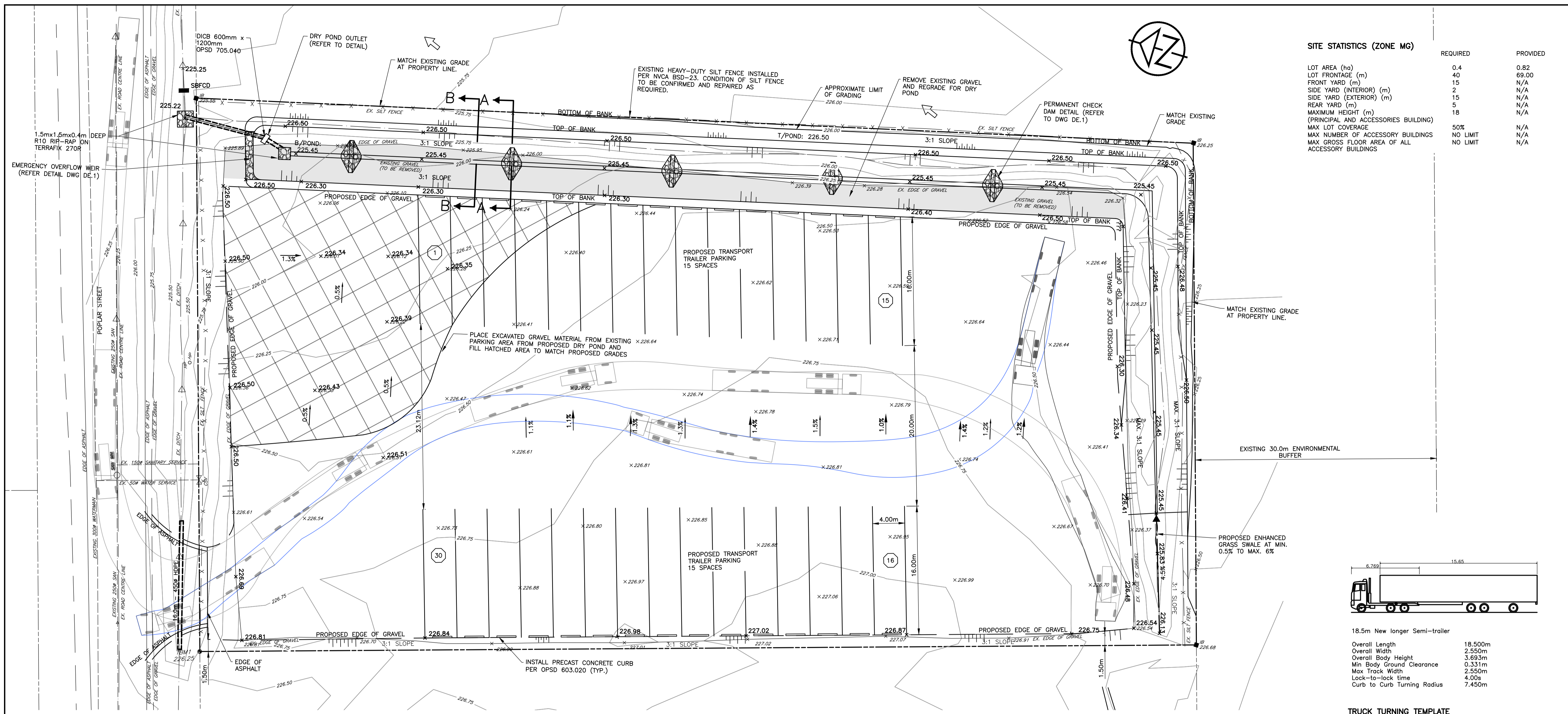
No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
1.	1ST SUBMISSION	JUL 18/2025	DRAFT

**234 POPLAR STREET
STAYNER**

INDEX & LEGEND

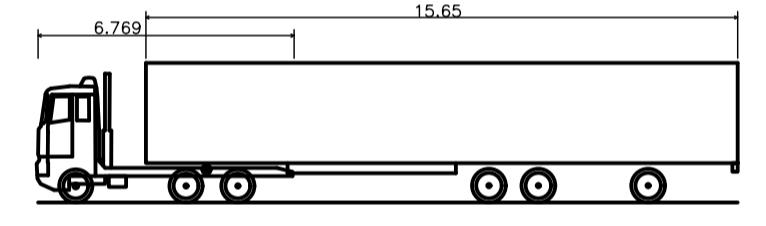
**TATHAM
ENGINEERING**

DESIGN: MAB/KB	FILE: 125025	DWG:
DRAWN: KB	DATE: MAY 2025	IN.1
CHECK: MAB	SCALE: 1:250	



SITE STATISTICS (ZONE MG)

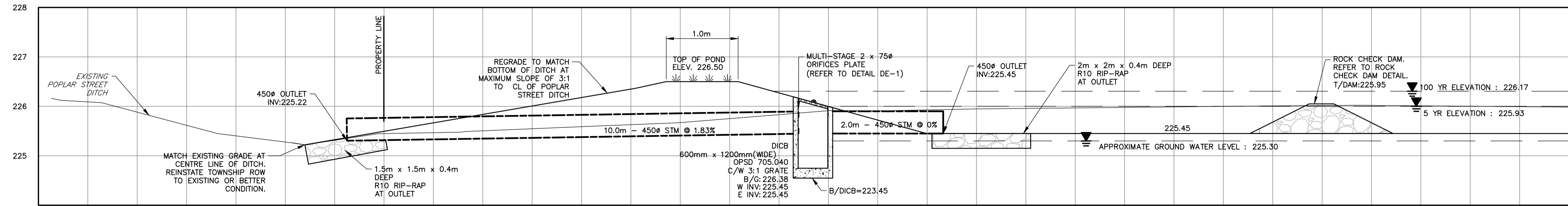
	REQUIRED	PROVIDED
LOT AREA (ha)	0.4	0.82
LOT FRONTAGE (m)	40	69.00
FRONT YARD (m)	15	N/A
SIDE YARD (INTERIOR) (m)	2	N/A
SIDE YARD (EXTERIOR) (m)	15	N/A
REAR YARD (m)	5	N/A
MAXIMUM HEIGHT (m) (PRINCIPAL AND ACCESSORIES BUILDING)	18	N/A
MAX LOT COVERAGE	50%	N/A
MAX NUMBER OF ACCESSORY BUILDINGS	NO LIMIT	N/A
MAX GROSS FLOOR AREA OF ALL ACCESSORY BUILDINGS	NO LIMIT	N/A



18.5m New longer Semi-trailer

Overall Length	18.500m
Overall Width	2.550m
Overall Body Height	3.693m
Min Body Ground Clearance	0.331m
Max Track Width	2.550m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	7.450m

TRUCK TURNING TEMPLATE
NTS



STORMWATER MANAGEMENT DRY POND OUTLET
NTS

DISCLAIMER AND COPYRIGHT	BENCHMARKS	DRAWING REFERENCES	No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP	234 POPLAR STREET STAYNER	TATHAM ENGINEERING	
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								FILE: 125025 DATE: MAY 2025 SCALE: 1:250	DWG: SD.1

GENERAL

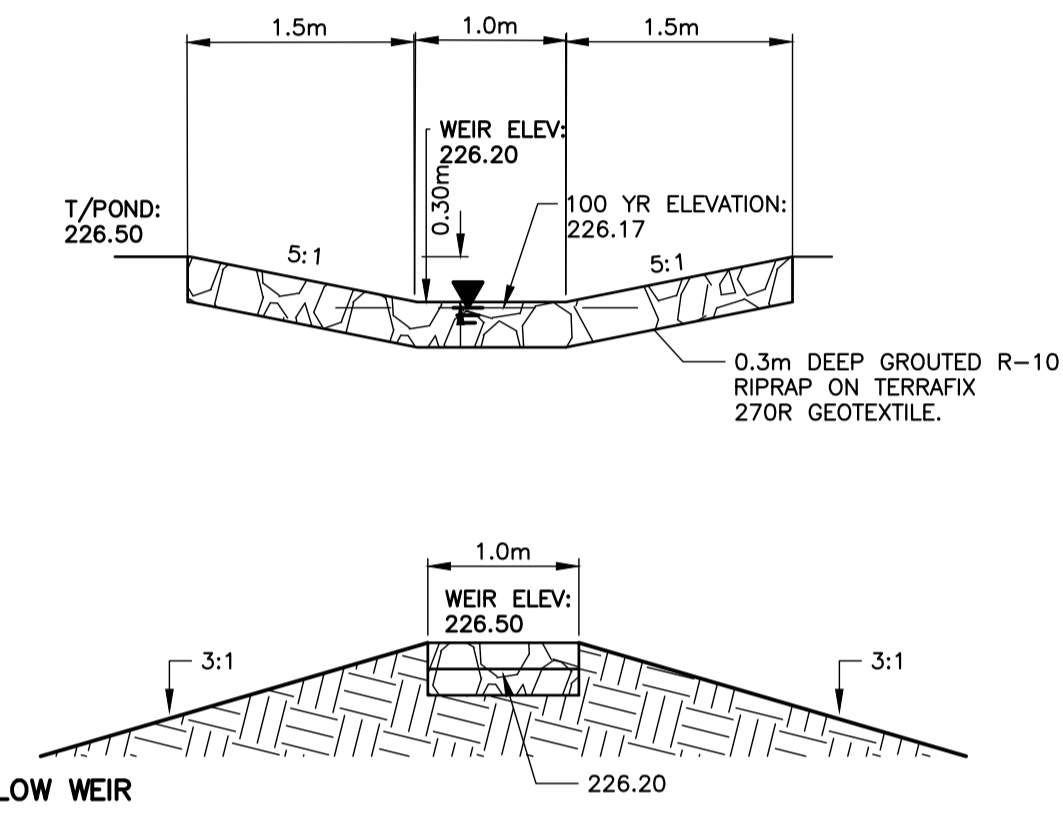
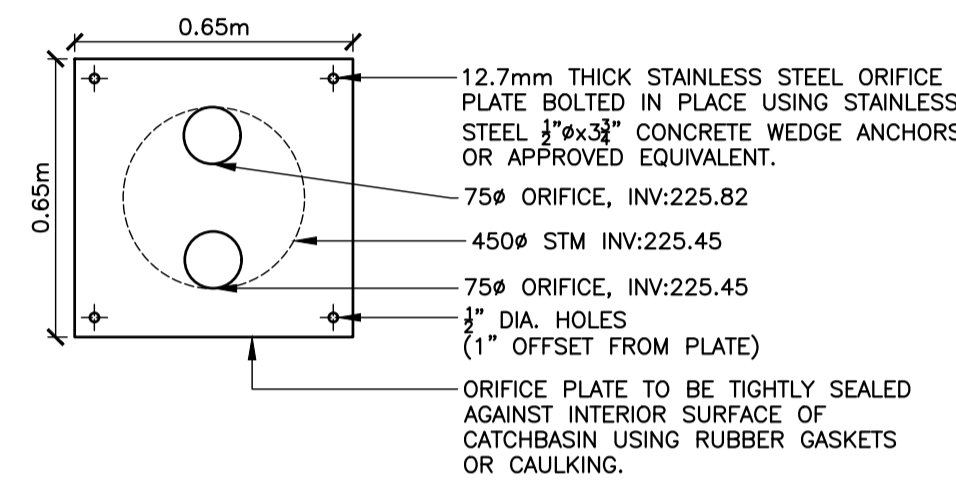
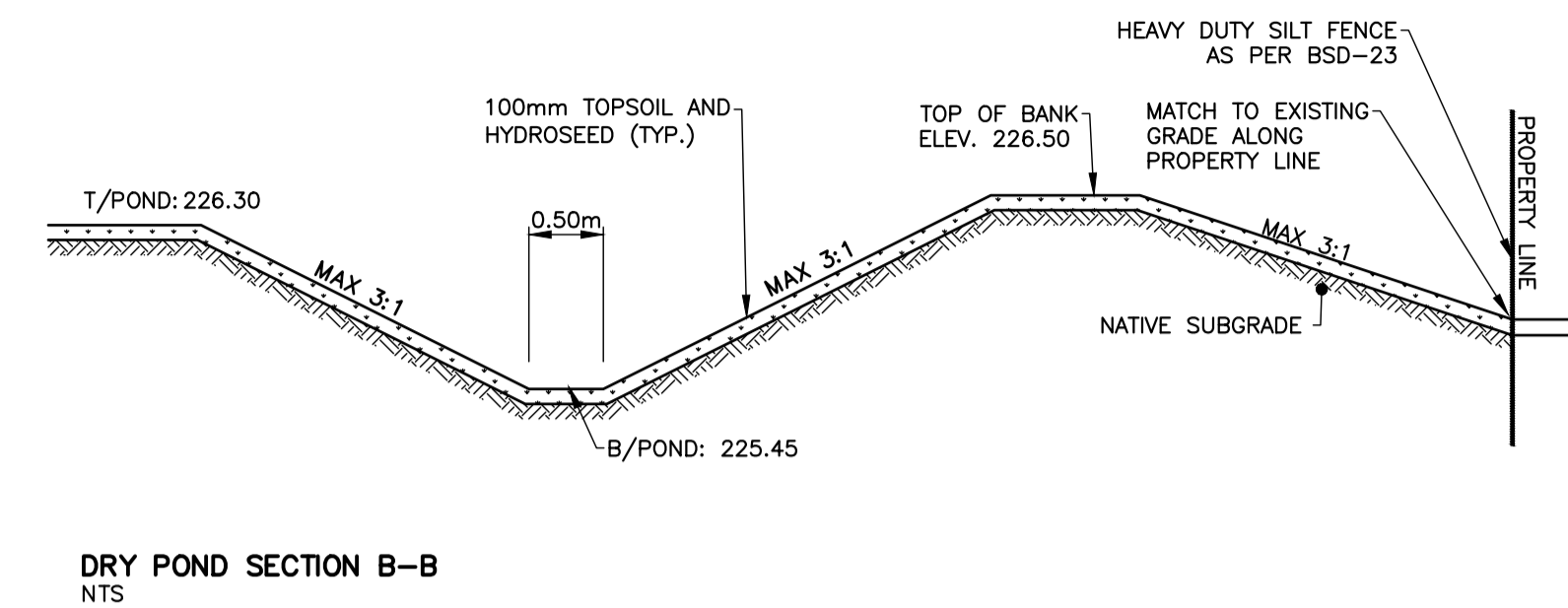
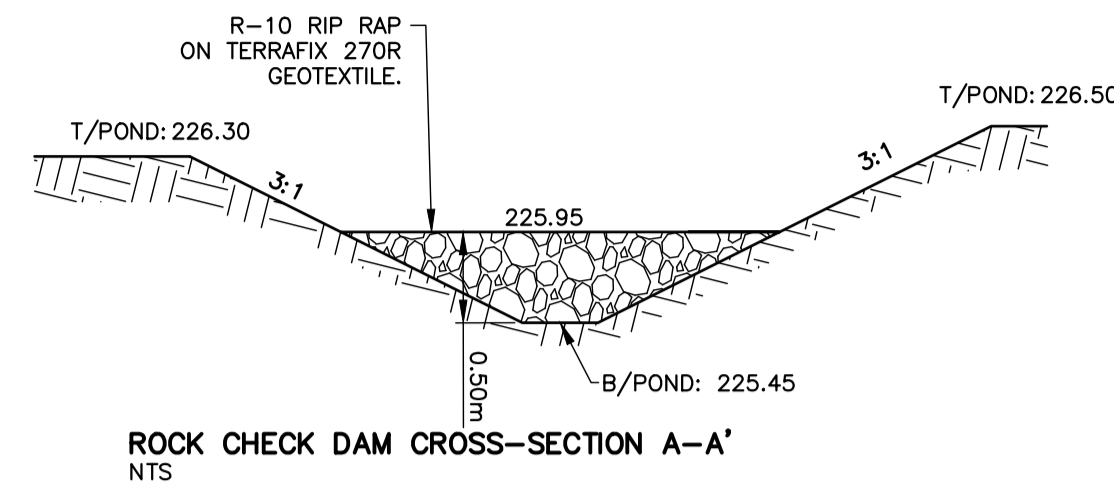
1. ALL MEASUREMENTS ARE IN METRES, PIPE SIZES IN MILLIMETERS, UNLESS OTHERWISE NOTED.
2. ALL EXISTING UTILITIES AND SERVICES TO BE LOCATED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION. LOCATION OF EXISTING SERVICES ARE NOT GUARANTEED. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. ALL RELEVANT ONTARIO PROVINCIAL STANDARDS SPECIFICATIONS (OPSS), ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), AND THE TOWNSHIP OF CLEARVIEW'S STANDARDS SHALL APPLY TO THIS CONTRACT.
4. THE ORDER OF PRECEDENCE OF STANDARD DRAWINGS IS FIRSTLY TOWNSHIP OF CLEARVIEW STANDARD DRAWINGS (STD), AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).
5. A ROAD OCCUPANCY PERMIT IS REQUIRED FROM THE ENGINEERING DEPARTMENT PRIOR TO THE COMMENCEMENT OF WORK WITHIN ANY TOWNSHIP RIGHT-OF-WAY.
6. NATIVE MATERIAL SUITABLE FOR BACKFILL SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY, UNLESS OTHERWISE NOTED.
7. GRANULAR MATERIAL AND BEDDING MATERIAL SHALL BE PLACED IN LAYERS 150mm IN DEPTH AND COMPACTED TO 100% (PARKING LOT GRAN 'A' & GRAN 'B') OR 95% (PIPE BEDDING AND COVER) STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS DIRECTED BY THE GEOTECHNICAL CONSULTANT.
8. ALL GRADING MUST CONFORM TO THE TOWNSHIP OF CLEARVIEW LOT GRADING POLICIES CURRENTLY IN EFFECT.

MATERIALS

1. ALL MATERIALS SHALL BE CSA CERTIFIED AND IN ACCORDANCE WITH OPSS AND WITH THE MUNICIPAL DEVELOPMENT STANDARDS.
2. ALL SPECIFIED AGGREGATES SHALL BE IN ACCORDANCE WITH OPSS.MUN1010.
3. FILTER FABRIC - TERRAFIX 270R OR APPROVED EQUIVALENT.
4. STORM SEWER - PVC SDR35 OR BOSS 2000 HDPE. ALL JOINTS TO BE GASKETED BELL AND SPIGOT CONNECTIONS.
5. DITCH INLET CATCH BASIN TO OPSD 705.040 (TYPE A). GRATE TO OPSD 403.010, 3:1 GRATE.

EROSION AND SEDIMENT CONTROL

1. INSTALL ALL SEDIMENT CONTROL DEVICES AS IDENTIFIED ON THE APPROVED SITE DEVELOPMENT PLAN PRIOR TO COMMENCEMENT OF WORK.
2. ENSURE TOPSOIL, STRIPPING, AND GRADING WORKS CONFORM TO APPROVED SITE DEVELOPMENT PLAN.
3. CONSTRUCTION AREAS THAT EXCEED 30 DAYS OF INACTIVITY SHALL BE STABILIZED BY SEEDING. THIS IS TO INCLUDE STOCKPILES OF FILL AND TOPSOIL.
4. CONTRACTOR TO MAINTAIN ALL ROADS AFFECTED BY CONSTRUCTION FREE OF SEDIMENT BY SWEEPING AS NECESSARY OR AS DIRECTED BY THE CONTRACT ADMINISTRATOR OR TOWNSHIP.
5. CONTRACTOR TO IMPLEMENT APPROPRIATE DUST CONTROL MEASURES TO PREVENT EXCESSIVE DUST ON SITE OR MIGRATION OF DUST TO ADJACENT PROPERTIES.
6. ALL SILT CONTROL AND EROSION PROTECTION DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETE, AND THE GRASS HAS ESTABLISHED GROWTH; SUBJECT TO APPROVAL BY THE TOWNSHIP OF CLEARVIEW.
7. EROSION AND SEDIMENT CONTROL MEASURES THAT ARE DESIGNED TO CONTROL RUNOFF FROM SPECIFIC AREAS MUST BE INSTALLED PRIOR TO ANY DISTURBANCE OF THAT PART OF THE SITE. THE LOCATION OF ALL EROSION AND SEDIMENT CONTROL WORKS TO BE REVIEWED ON SITE AND MAY BE REVISED AS DIRECTED BY THE ENGINEER.
8. THE CONTRACTOR SHALL HAVE MATERIALS AVAILABLE ON-SITE TO REPAIR SEDIMENT AND EROSION CONTROL MEASURES IN THE EVENT OF UNFORESEEN CONDITIONS: HIGH WATER, EXTREME RAINFALL EVENTS, ETC.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED, CLEANED AND MAINTAINED BY THE CONTRACTOR AFTER EACH STORM EVENT. ALL WORKS WILL BE INSPECTED BY THE ENGINEER AS REQUIRED AND AFTER EACH MAJOR STORM EVENTS.
10. CONSTRUCTION OF ALL EROSION AND SEDIMENT CONTROL WORKS ARE TO BE IN ACCORDANCE WITH THE FOLLOWING STEPS:
 - 10.1. REPAIR EXISTING HEAVY DUTY SILT FENCE IN ACCORDANCE WITH NVCA BSD-23.
 - 10.2. INSTALL STRAW BALE FLOW CHECKS AS PER OPSD 219.280.
11. PROVIDE SNOW FENCE OR APPROVED EQUAL ACROSS ALL CONSTRUCTION ENTRANCES DURING PERIODS OF INACTIVITY.
12. ALL TEMPORARY SWALES WHICH ARE ANTICIPATED TO EXIST FOR OVER 30 DAYS ARE TO BE STABILIZED WITH SEED OR ANOTHER METHOD AS DIRECTED BY THE ENGINEER.
13. REMOVE AND PROPERLY DISPOSE OF SEDIMENT BEFORE IT REACHES 30% OF THE HEIGHT OF THE SILT FENCE, SEDIMENT TRAP, OR STRAW BALE CHECK DAM. SEDIMENT SHOULD BE REMOVED SOONER IF DEVICES ARE NOT FUNCTIONING PROPERLY.



REPLACEMENT FENCE LOCATION

NOTES:

1. SILT CONTROL FENCE SHOULD BE ALIGNED WITH CONTOURS FOR SHEET OVERLAND FLOW.
2. SILT/SEDIMENT CONTROL FENCE IS TO BE LOCATED IN AREAS OF LOW SEDIMENT YIELD ON SLOPES THAT CONFORM TO MTO DRAINAGE MANUAL VOLUME 2 'CHART F4-32' TOPOGRAPHIC FACTOR IS BASED ON SLOPE LENGTH AND GRADIENT.
3. SILT/SEDIMENT CONTROL FENCE SHALL BE INSTALLED WITH FILTER MEDIA FABRIC TIED INTO THE SOIL A MIN. OF 300mm BY EITHER STATIC SLICING OR TRENCH METHODS WITH COMPACTION OF TRENCH MATERIAL MEETING 95% IN-SITU SOIL STRENGTH.
4. STEEL 'T' BAR POSTS ARE TO BE SPACED MAX. 2500mm ON CENTER.
5. FROZEN GROUND CONDITIONS REQUIRE FILTER FABRIC TO BE BACKFILLED IN TRENCH WITH CLEAR STONE.
6. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
7. GEOTEXTILE FABRIC TO BE COMPRISED OF NON-WOVEN U.V. STABILIZED MATERIAL. FABRIC TO BE FOLDED OVER TOP OF FENCE. MIN. 300mm AND WIRE FASTENED.

Nottawasaga Valley Conservation Authority

TYPICAL DETAIL OF SILT/SEDIMENT FENCE

APRD:	DATE: 03.06.24
DRAWN: A.S.C	SCALE: NTS
NO.	REVISION
APR'D	DATE
BSD-23	

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1.	1ST SUBMISSION	JUL 18/2025	

DRAFT

234 POPLAR STREET STAYNER

DETAILS & NOTES

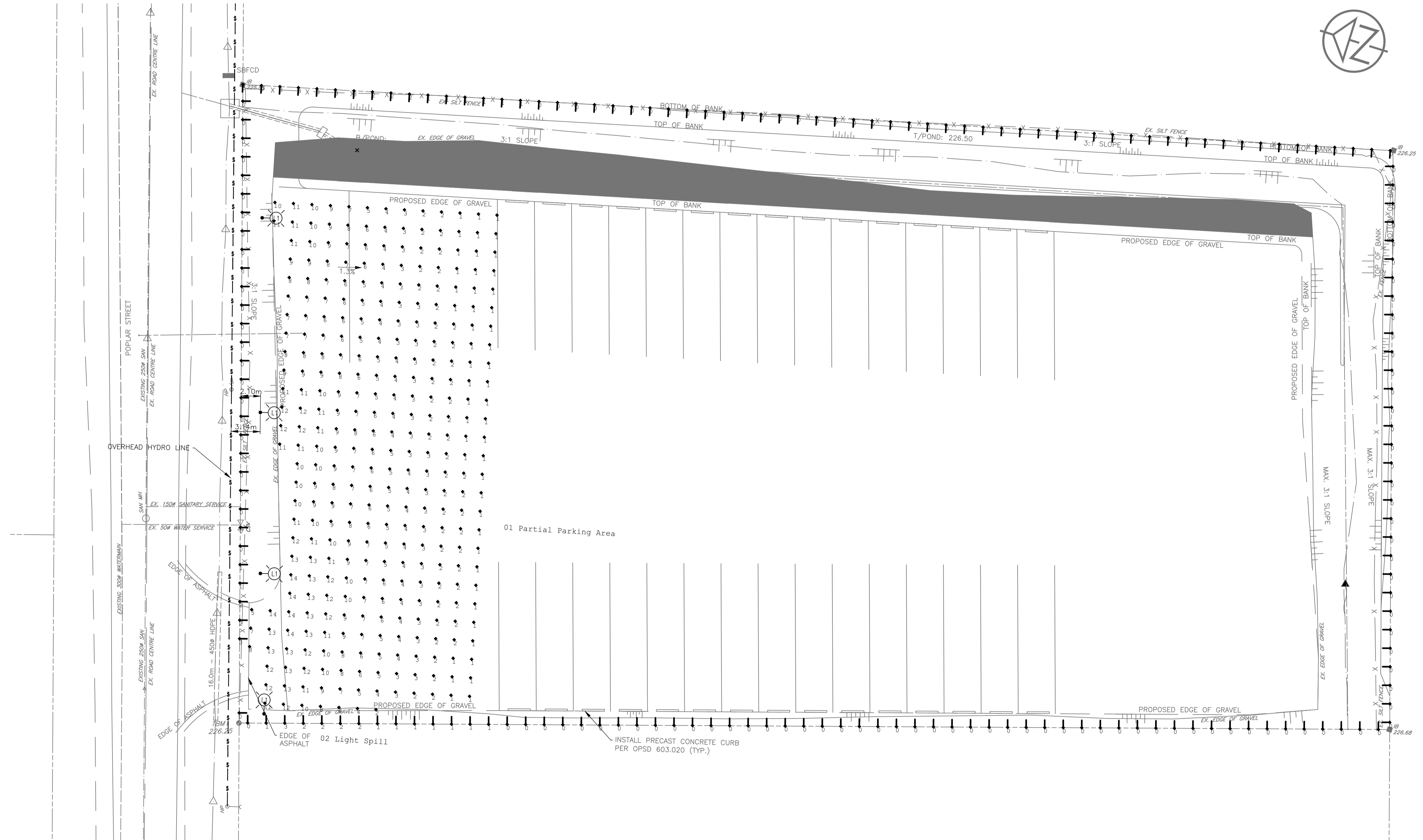


DESIGN: MAB/KB	FILE: 125025	DWG:
DRAWN: KB	DATE: MAY 2025	DE.1
CHECK: MAB	SCALE: 1:250	

ANSI / IES RP-8-25	
TABLE 17-1: ILLUMINANCE CRITERIA FOR PARKING AREAS	
AVERAGE MAINTAINED ILLUMINANCE:	2 LUX
UNIFORMITY RATIO MAX. (MAX / AVG):	4:1
OBTRUSIVE LIGHT	
TABLE 4-2: LIGHTING ZONES	LIGHTING ZONE 2
FUNCTIONAL CLASSIFICATION:	
TABLE 4-3 RECOMMENDED MAX INITIAL VERTICAL ILLUMINANCE	
SPILL LIGHT FROM ETERIOR LIGHTING BASED ON LIGHTING ZONE	
LIGHTING ZONE:	L2-2
MAX VERTICAL ILLUMINANCE:	3.0 LUX

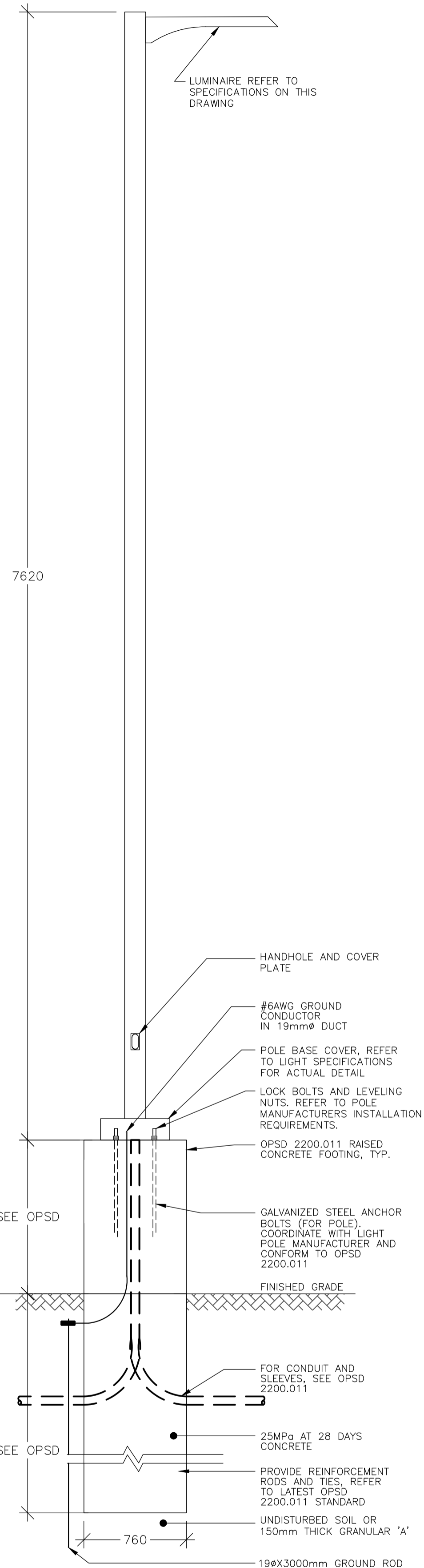
AS PER CLIENT REQUEST, SECURITY LIGHTING IS TO BE PROVIDED FOR THE NORTH END OF THE PARKING LOT ONLY. THE REMAINDER OF THE PARKING LOT IS TO BE CONSIDERED NON-ILLUMINATED AND HAS THEREFORE NOT BEING CONSIDERED IN THE LIGHTING CALCULATION. THE ILLUMINATED PORTION OF THE PARKING LOT COMPLIES WITH ANSI/IES RP-8-25 GUIDELINES PER THE TABLES SUMMARIZED ON THIS DRAWING.

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Avg
01 Partial Parking Area	illumiance	LUX	5.52	14	2	2.54
02 Light Spill	illumiance	LUX	0.29	3	0	N.A.



1 SITE PLAN – PHOTOMETRIC LAYOUT
L1 – SCALE 1:250

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			PHOTOMETRIC LAYOUT		DESIGN: RSB DRAWN: RSB CHECK: AD			FILE: 125025 DATE: JULY 2025 SCALE:	DWG: L1	



TYPICAL LUMINAIRE INSTALLATION
DETAIL: L1

1
L2
NTS - DIMENSIONS SHOW IN MILLIMETRES.

HCI LIGHTING
HERITAGE CASTING & IRONWORKS LTD.

1280 Fewster Drive
Mississauga, ON L4W 1A4 Canada

HD-SL LED Series

Description
HD-SL is designed for sustained, long-term performance with advanced thermal management, an elegantly simple heat sink and industry leading surge protection. The economical product line provides value-oriented area lighting solutions for a variety of applications without compromising quality or performance.

Specification
Housing
Die cast aluminum housing finished standard in a black powder coating.
Hardware
All exposed hardware is made of durable stainless steel, with industrial strength seals. Vertical heat fins that are optimal for heat dissipation while keeping smooth outer surface.
Interior Design & Optical
Big driver compartment. Several types of drivers available and enough space to install intelligent devices.
Exterior Design & Finish
Luminaire is designed to fit post top mounting or pendant mounting with our ornamental arms and poles, and is suitable for wet locations.
Finish is electrostatically applied with thermoset polyester powder-coat.

HCI Lighting Heritage
www.HciLighting.com | 1905.238.2648

HCI LIGHTING
HERITAGE CASTING & IRONWORKS LTD.

1280 Fewster Drive
Mississauga, ON L4W 1A4 Canada

L1

Dimensions

L1 - ST37-30W-3070-T4-HSS2x90D-B1U

PRODUCT	LUMENS	CCT	VOLTAGE	OPTICS	OPTIONS	FITTER	FINALIS
HD-SL	FROM 3,750 TO 42,000 LUMENS	3000K TO 5000K	120v-277v	IES TYPE II (2) III (3) IV (4) V (5)	DIM Dimming control TWL Twist Lock Receipt. HSS House side shield TWL Twist lock system	N/A	N/A

DIFFUSER TYPE
N/A

Color
Standard RAL 6005 Green
7012 Grey
8019 Bronze
9011 Black/Txt
9016 White
Custom RAL

DarkSky Compliant

HCI Lighting Heritage
www.HciLighting.com | 1905.238.2648

HCI Aluminum Square Pole

POLE ASSEMBLY TYPES "L1"

Pole: 5" square x 0.250" wall aluminum tube with round corners welded to the base plate with reinforced ribs.

Base Cover: Square two piece cast aluminum attached to pole with stainless steel screws.

Anchor Bolts: 4 galvanized 19mm (3/4") x 910mm (36") long. Anchor bolts and template are supplied by HCI.

Bolt Circle: Ø11.5"

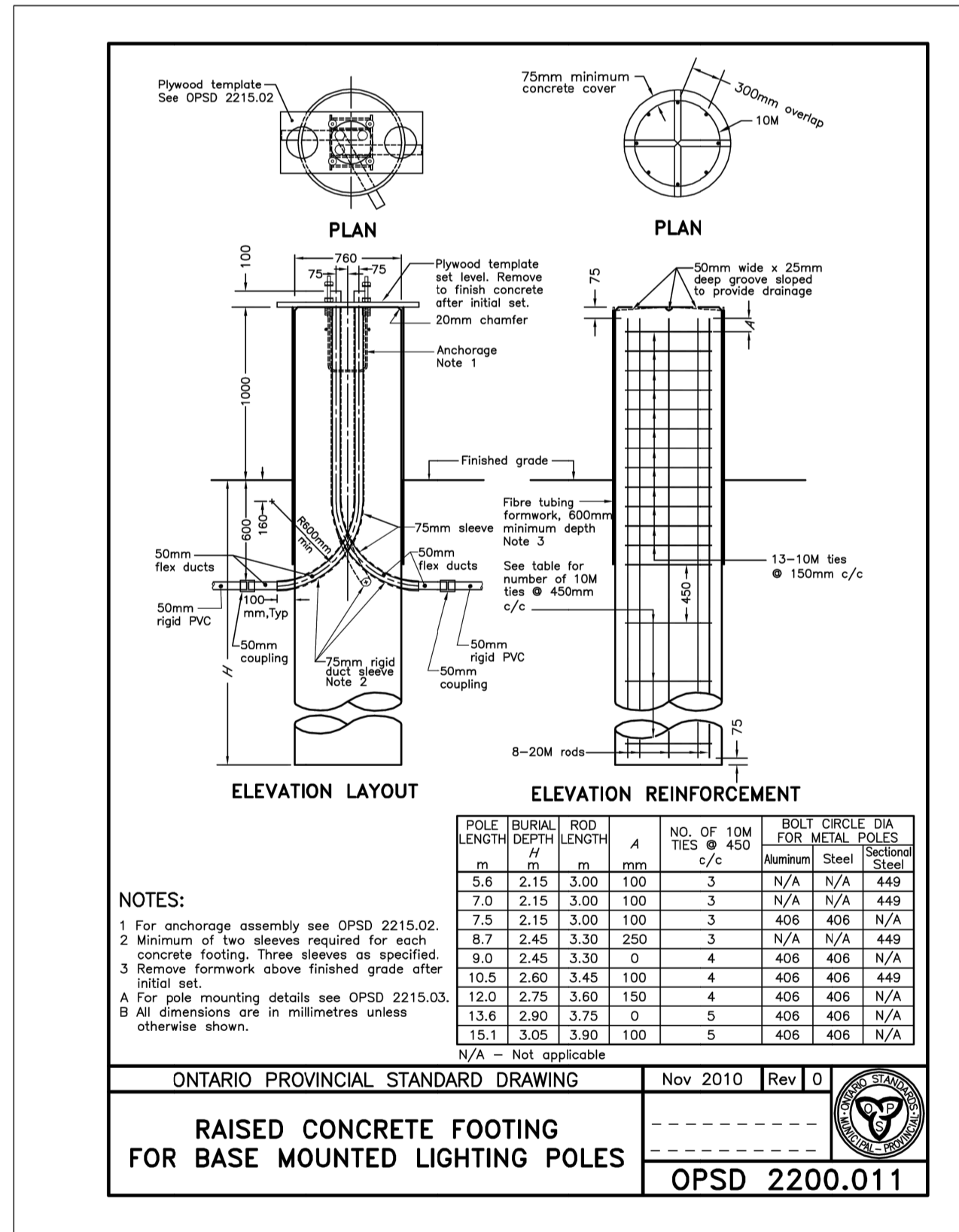
Finish: Electrostatically applied, thermoset polyester powder-coat finish.

Sales: KH Designer: RL
Date: DEC 2021 Drawing No: 13159
Model: P422-SQ-SSOC-17-Black

Project: 11283 Hwy 26 Development
Rep: INFLUX LIGHTING

Please Note: Fabrication will not begin until this drawing is approved, signed and returned to HCI.

HCI
HERITAGE CASTING & IRONWORKS LTD.
1280 Fewster Drive, Mississauga, Ontario, Canada L4W 1A4
Tel: (905) 238-2648 Fax: (905) 238-9080
Toll Free Canada & USA 1-800-267-3175
E: sales@hclighting.com WEB: www.hclighting.com



LUMINAIRE SPECIFICATIONS

LUMINAIRE LABEL: L1
MANUFACTURER: HCI
MODEL NUMBER: HD-SL LED

DISTRIBUTION TYPE: TYPE IV
VOLTAGE: 120V
LUMINAIRE LUMENS: 2780
WATTAGE: 30W
COLOR TEMPERATURE: 3000K
MOUNTING: 1 ARM CONFIGURATION
COLOR: BLACK
OPTIONS: 7-PIN PHOTO RECEPTACLE, C/W PHOTOCELL HOUSE SIDE SHIELD (BACKLIGHT, UPLIGHT, GLARE)

POLE SPECIFICATIONS

POLE MANUFACTURER: HCI ALUMINIUM SQUARE POLE
MODEL NO.: P422-SQ-55QPC-22-BLACK
POLE WIDTH: 127mm (5")
POLE HEIGHT ABOVE BASE: 4877mm (16')
TYPE: ALUMINIUM
COLOR: TEXTURED BLACK

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BENCHMARKS

NOTES

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP	TOWN APPROVAL
1.	ISSUED FOR CLIENT REVIEW	JULY 2025		

DRAFT

234 POPLAR STREET STAYNER

LIGHTING DETAILS

TATHAM ENGINEERING

DESIGN: RSB FILE: 125025 DWG:
DRAWN: RSB DATE: JULY 2025 **L2**
CHECK: AD SCALE: