

LAKESHORE ROAD EAST

(ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3, SOUTH OF DUNDAS STREET)
P.L.N. 13473-0124 (LT)

ROADS

- ALL FILL WITHIN ROAD ALLOWANCE AND EASEMENTS TO BE COMPACTED TO MIN 95% STANDARD PROCTOR DENSITY. THE SUITABILITY AND COMPOSITION OF ALL FILL MATERIALS TO BE CONFIRMED BY A RECOGNIZED SOIL CONSULTANT TO THE CITY ENGINEER AND THE SUBGRADE OF ALL ROADWAYS SHALL BE PROOF ROLLED UNDER THE SUPERVISION OF THE SOILS CONSULTANT PRIOR TO THE INSTALLATION OF ANY ROAD BASE MATERIALS.
- THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES, WATERMANS, SEWERS AND OTHER UNDERGROUND OR ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR MUST EXAMINE THE ACCURACY OF SUCH EXISTING UTILITIES AND STRUCTURES WHETHER SHOWN OR NOT AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM. ANY DISCREPANCIES TO LOCATION OF EXISTING WATERMANS AND SEWERS TO BE RECTIFIED AT DEVELOPER/ CONTRACTOR'S EXPENSE.
- THE DEVELOPER/CONTRACTOR MUST ENSURE THAT A SUBGRADE CERTIFICATE IS ISSUED BY THE GEOTECHNICAL SOILS CONSULTANT TO THE ENGINEER. ONLY UPON VERIFICATION AND APPROVAL OF THE SUBGRADE BY THE LOCAL AUTHORITY INSPECTION DEPARTMENT WILL COMMENCEMENT OF ANY ROAD BASE MATERIALS BE PLACED. FAILURE TO FOLLOW THIS PROCEDURE WILL MEAN THE REMOVAL OF ROAD BASE MATERIALS AND/OR ADDITIONAL TESTING THAT PROPER COMPACTION HAS BEEN ACHIEVED AT THE SUBGRADE AT DEVELOPER/CONTRACTOR'S EXPENSE.
- TRENCH BACKFILLING ON PROPOSED ROADS SHALL COMPLY WITH CITY OF MISSISSAUGA SECTION 08.06 (TRENCH BACKFILLING ON ROADS) AS PROVIDED IN THE CITY'S DEVELOPMENT REQUIREMENT MANUAL.
 - THE TOP 100mm OF THE SUBGRADE IS TO BE COMPACTED TO A MINIMUM 95% OF SPD WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.
- ALL CONNECTIONS WITHIN PAVED PORTION OF ANY EXISTING ROAD TO BE BACKFILLED WITH UNDRINKABLE BACKFILL MATERIAL AS PER C.M. STD. 220.00, 220.01 AND 220.02. UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL, HAS BEEN OBTAINED.
- ALL OTHER EXCAVATIONS WITHIN EXISTING ROAD ALLOWANCE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH GRANULAR 'C' MATERIAL, AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY. SURFACE RESTORATION SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITION IN ACCORDANCE WITH O.P.S.S. 907.
- CURB TO BE AS PER O.P.S.S. 600.04 UNLESS OTHERWISE NOTED.
- SUBURBAN UNDERNEATH ALL CURBS TO BE MINIMUM 100mm, AS PER C.M. STD. 220.04 AND 220.05 AND ON EXISTING ROADS.
- ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF CITY OF MISSISSAUGA.

GENERAL NOTES

- THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS. IF ANY DIMENSIONS, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINES MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
- ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
- BUILDER TO VERIFY TO THE ENGINEER THAT THE FINAL ROOFING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
- THE ELEVATION OF THE SIDE SWALE AT THE BUILDING LINE SHALL BE A MINIMUM OF 150mm BELOW THE BUILDING LINE AT THE CENTRE OF THE SWALE.
- OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELOW BRICK VENEER ELEVATION.
- PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOILS CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND NO. 1 NURSERY SOD AND A MINIMUM DEPTH OF 150mm OF CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
- NO SODDING ON ANY LOTS IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
- THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- DRIVEWAY GRADES SHOULD NOT BE LESS THAN 2% AND NOT GREATER THAN 8%.
- LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 8%.
- WHERE GRADES IN EXCESS OF 8% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3% GRADE CHANGES IN EXCESS OF 1.8m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.9m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
- ALL BACKFILL FOR SEWERS, WATERMANS AND UTILITIES ON THE ROAD ALLOWANCE AND THE INTERNAL SITE MUST BE COMPACTED TO MINIMUM 95% OF SPD EXCEPT FOR TOP 100mm WHICH MUST BE COMPACTED TO 98% OF SPD ON THE ROAD ALLOWANCE UNLESS OTHERWISE NOTED AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL SOILS CONSULTANT.
- THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH IMPROVABLE BACKFILL MATERIAL AS PER C.M. STD. 220.00, 220.01 AND 220.02 UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
- ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS AND SPECIFICATIONS.
- SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER C.M. STD. 290.01b.

CONNECTIONS

- SANITARY:**
 - A) SINGLE AND DOUBLE MIN. 150mm DIA PVC SDR 35
 - B) CONNECTIONS TO SEWER TO BE MADE WITH MANUFACTURED TEE OR WYE WHERE APPLICABLE AND SHALL BE COLOURED CODED AS NON-WHITE, OR AS PER C.M. STD. 215.00A & P. STD. 2-41 TO 2-44.
 - C) SANITARY SERVICE SHALL BE LOWER THAN AND TO THE RIGHT OF THE STORM SERVICE AT THE PROPERTY LINE WHEN FACING THE LOT FROM THE STREET.
 - D) SERVICE CONNECTION TO LOT LINE SHALL BE VISIBLE, MARKED BY A 1.8m x 50mm x 100mm WOOD STAKE BURIED 1m AND PAINTED RED.
- WATER:**
 - A) SERVICE CONNECTIONS TO BE 25mm DIA TYPE 'K' SOFT COPPER TUBING UNLESS OTHERWISE NOTED AND PER C.P. STD. 014 & C.M. STD. 215.00 TO 215.04.
 - B) SERVICE CONNECTION TO BE VISIBLE, MARKED BY 1.8m x 50mm x 100mm WOOD STAKE BURIED 1m AND PAINTED BLUE.

SANITARY SEWERS

- ALL SANITARY SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF PEEL STD. & SPEC.
- SANITARY CONNECTIONS 150mm AND LESS TO BE PVC SDR 35.
- SANITARY SEWERS AND CONNECTIONS 200mm AND LARGER TO BE PVC SDR 35 ASTM D3034-01 WITH TYPE 'B' BEDDING THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED.
- ALL MANHOLES TO BE P. STD. 3-0-3 UNLESS OTHERWISE NOTED.

WATERMANS

- ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
- WATERMAN AND/OR WATER SERVICE MATERIALS 100mm AND LARGER MUST BE P.V.C. DR-18 TO ARMA SPEC C900-16, SIZE 90mm AND SMALLER MUST BE SOFT COPPER TYPE 'K' SPEC. ASTM B88-09.
- WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MIN. DEPTH OF 1.3m WITH A MIN. HORIZONTAL SPACING OF 1.2m FROM THEMSELVES AND OTHER UTILITIES.
- PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 100mm OUTLET ON 100mm AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON-FIRE LINES, FLUSHING OUTLET TO BE 100mm MINIMUM ON HYDRANT.
- ALL CURB STOPS TO BE 3.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- HYDRANT AND VALVE SET TO
- WATERMANS TO BE INSTALLED TO GRADE AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, UNLESS OTHERWISE SPECIFIED BY INSPECTOR.
- WATERMANS MUST HAVE A MIN. VERTICAL CLEARANCE OF 0.3m OVER OR 0.6m UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
- ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND DE-aERATING FROM EXISTING SYSTEMS.
- ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSOCIATED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION.
- MECHANICAL RESTRAINTS MUST BE INSTALLED ON ALL BENDS, TEES AND REDUCERS.
- LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK, WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES PRIOR TO CROSSING SUCH UTILITIES. FOR THE PURPOSE OF INSPECTION BY THE CONCERNED UTILITY, THIS INSPECTION WILL BE FOR THE DURATION OF THE CONSTRUCTION WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
- ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CORRELATION DEVICE, CONSIDERING THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO R.P. STD. 1-7.7 AND 1-7.8.

FOR SERVICE CONNECTION WITH LESS THAN 0.90m CLEAR DISTANCE BETWEEN PIPES, PIPE INSULATION IS REQUIRED AS PER R.P. STD. 1-5-8.

LEGEND

- ◊ 000.00 - EXISTING ELEVATION TO REMAIN
- ◊ 00.00 - EXISTING ELEVATION
- - DIRECTION OF SURFACE FLOW
- ◊ 000.00 - PROPOSED ELEVATION
- ▭ - PROPOSED CATCH-BASIN
- ▭ - PROPOSED CATCH-BASIN WITH TEMPORARY SEDIMENT CONTROL
- - EXISTING TREE TO REMAIN
- - EXISTING TREE TO BE REMOVED
- - EXISTING TREE TO BE RELOCATED
- - SLUMP PUMP
- - HYDRO METER
- - GAS METER
- - SANITARY SEWAGE EJECTOR
- - METER ROOM
- - ROOF DOWNSPOUTS
- - AREA DRAIN
- - SEDIMENT CONTROL FENCE
- - TREE HOARDING
- - FRAMED TREE HOARDING
- - SOLID PLYWOOD HOARDING
- - PROPOSED GAS MAIN
- - PROPOSED HYDRO

CROSSINGS

- WM INV 78.05
- STM OBV 77.90



C.M. BENCHMARK No. 805 ELEVATION: 80.528
DESCRIPTION: ON THE NORTH FACE AT THE EAST CORNER OF CONCRETE CORNER POST OF A BRIDGE OVER COOKSVILLE CREEK, NORTH SIDE OF LAKESHORE ROAD (HIGHWAY N'2), 45.72 METRES EAST OF BEECHWOOD AVENUE.

SKIRA & ASSOCIATES LTD.
CONSULTING ENGINEERS
3464 Semenyk Court, Suite 100, Mississauga, Ontario L5C 4P8
Tel: (905) 276-5100 Fax: (905) 270-1936 Email: info@skiraconsult.ca

PROPOSED CONDOMINIUM BUILDING

PART OF LOT 12 CONCESSION 3 SOUTH OF DUNDAS STREET

420 LAKESHORE ROAD EAST
STELLACORP DEVELOPMENTS 420 INC.
1918 AVENUE RD, MAIN FLOOR, TORONTO, ON, M5M 4A1 (416) 922-2222



SITE SERVING PLAN

DATE: MAY 2020	AREA: 2-6.7	DWG No. C101
SCALE: 1:200	DRAWN BY: E.K.	PROJECT No. 220-M44-1
CITY FILE: OZ 20009	REGION FILE: XXXXXX	

