

CONSTRUCTION NOTES AND SPECIFICATIONS

- GENERAL**
- THESE PLANS NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY ENGINEER AND APPROVED BY THE LOCAL MUNICIPALITY.
- THESE PLANS ARE TO BE USED FOR SERVING AND GRADING ONLY. ANY OTHER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. THESE PLANS MUST NOT BE USED TO SITE THE PROPOSED BUILDING.
- NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
- THESE PLANS ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MTE CONSULTANTS INC.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:
 - CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS WHICH INCLUDES BUT IS NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS AND EXISTING INVERTS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
 - OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.
 - VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND BASEMENT FLOOR ELEVATIONS (WHICH MAY APPEAR ON THIS PLAN) COMPLY WITH THE FINAL ARCHITECTURE DRAWINGS.
 - CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
- THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO EXISTING WORKS.
- ALL WORKS ON A MUNICIPAL RIGHT-OF-WAY WILL BE INSTALLED BY MUNICIPALITY UPON APPLICATION BY OWNER AT OWNER'S EXPENSE OR OWNER'S CONTRACTOR MAY INSTALL WORKS IN RIGHT OF WAY UPON APPLICATION AND APPROPRIATE PAYMENT TO CITY. THE CONTRACTOR IS TO MAKE CONNECTION TO THE SERVICES AND RESTORE ALL AFFECTED PROPERTY TO ORIGINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ALL BOULEVARD AREAS.
- ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE ONTARIO PROVINCIAL BUILDING CODE (PART 7, PLUMBING), THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) AND IN COMPLIANCE WITH LOCAL APPLICABLE CODES AND REGULATIONS; WHICH CODES AND REGULATIONS SHALL SUPERSEDE ALL OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE, DIVISION C, PART 1, SECTION 1.2.2. GENERAL REVIEW FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.**
- PLAN TO BE READ IN CONJUNCTION WITH MTE DRAWING C1.2, C3.1 AND C3.2.
- SITE PLAN INFORMATION AND LEGAL INFORMATION TAKEN FROM PLAN PREPARED BY JAMES FRYETT ARCHITECT, DATED OCTOBER 13, 2020.
- EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM PLAN PREPARED BY MTE CONSULTANTS INC, DATED JULY 30, 2015, JANUARY 13, 2016 AND SEPTEMBER 28, 2016.
- RETAINING WALLS TO BE DESIGNED BY OTHERS. FOR WALLS EXCEEDING 1.0m IN HEIGHT, SHOP DRAWINGS MUST BE SUBMITTED FOR REVIEW AND APPROVAL AND BUILDING PERMIT MUST BE OBTAINED. WALLS OVER 0.6m IN HEIGHT REQUIRE GUARDS. HIGH SIDE OF RETAINING WALLS TO BE BACKFILLED WITH FREE DRAINING MATERIAL.
- SITE SERVING CONTRACTOR TO TERMINATE ALL SERVICES 1.0 METER FROM FOUNDATION WALL.
- FILTER FABRIC TO BE TERRAFIX 200R OR APPROVED EQUIVALENT.
- MAXIMUM GRASSED SLOPE TO BE 3:1. SLOPES GREATER THAN 3:1 TO BE LANDSCAPED WITH LOW MAINTENANCE GROUND COVER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS, AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS OF THE LOCAL MUNICIPALITY AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES 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 STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- CONTRACTOR TO MAINTAIN A "CONFINED TRENCH CONDITION" IN ALL SEWER AND SERVICE TRENCHES.
- FOLLOWING COMPLETION OF PROPOSED WORKS AND PRIOR TO OCCUPANCY INSPECTION, ALL STORM SEWERS ARE TO BE FLUSHED, AND ALL CATCHBASIN AND CATCHBASIN MANHOLE SUMPS ARE TO BE CLEANED OF DEBRIS AND SILT.

- MANHOLE AND CATCHBASIN, FRAMES, GRATES, CASTINGS AND LIDS TO BE QUALITY GREY IRON ASTM A48 CLASS 30B.
- CATCHBASIN MANHOLES AND CATCHBASINS TO HAVE A MINIMUM 600mm DEEP SUMP. WHEN THE STRUCTURE INCLUDES THE INSTALLATION OF A SNOOT (OR APPROVED EQUIVALENT) THE SUMP DEPTH TO BE MIN 2.5 TIMES THE OUTLET PIPE DIAMETER SIZE.
- STORM MANHOLE LIDS TO BE PER OPSD 401.010 - TYPE 'B' CATCHBASIN AND CATCHBASIN MANHOLE GRATES TO BE PER OPSD 400.100. DITCH INLET CATCHBASIN GRATES TO BE PER OPSD 403.010.
- STORM SEWERS AND SERVICES TO HAVE MINIMUM 1.4m COVER TO TOP OF PIPE. WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL INSTALL SHALLOW BURIED SEWER PIPE IN ACCORDANCE WITH APPLICABLE "SEWER PIPE INSULATION DETAIL" INDICATED IN DRAWING DETAILS. INSULATION SHALL BE RIGID EXTRUDED POLYSTYRENE (EPS) BOARD, WITH A THICKNESS SUFFICIENT TO PROVIDE AN RSI-1.76 (R10) INSULATING FACTOR (TYPICALLY 50-65mm). INSULATION BOARD WIDTH SHALL BE 1.8m FOR UP TO 200mm NOMINAL PIPE DIAMETER, 2.4m FOR 201mm-800mm DIAMETER AND 3.0m FOR 801mm-1400mm. ALL JOINTS SHALL BE TIGHTLY BUTTED TOGETHER (TAPE OR OTHERWISE SECURE JOINTS TO RESIST MOVEMENT DURING BACKFILL COVER). RIGID EPS BOARD SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 140kPa (20psi), AND A MAXIMUM WATER ABSORPTION RATE OF 2.0% BY VOLUME. ACCEPTABLE PRODUCTS ARE DOW STYROFOAM-SM OR -HI (FULL LINE), OWENS CORNING FOAMULAR (200, 250, OR HIGHER), PLASTISPAN HD-M28 OR OTHER ENGINEER-APPROVED EQUIVALENT.
- UNDER NO CIRCUMSTANCES SHALL THE BUILDING FOUNDATION DRAINS BE CONNECTED DIRECTLY TO THE STORM SEWER SYSTEM.
- ALL WEeping TILE DRAINAGE TO BE PUMPED TO THE STORM SEWER SYSTEM.
- FLOW CONTROL ROOF DRAINS TO BE ZURN MODEL Z105 - SINGLE NOTCH (8.95lpm/cm of head) OR APPROVED EQUIVALENT.

3. EROSION AND SEDIMENT CONTROL

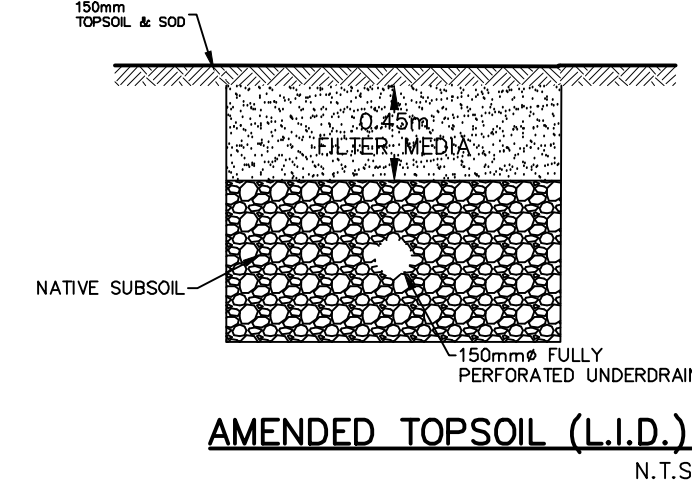
- CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETED AND VEGETATIVE COVER IS ESTABLISHED.
- ALL SILT FENCING TO BE INSTALLED PRIOR TO ANY AREA GRADING, EXCAVATING OR DEMOLITION COMMENCING.
- EROSION CONTROL FENCING TO BE INSTALLED AROUND BASE OF ALL STOCKPILES.
- EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MHS AND CBS.
- MUD MATS TO BE PROVIDED ON-SITE AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES EXIT THE SITE. MUD MATS SHALL BE A MINIMUM OF 3.0m WIDE, 15.0m LONG (LENGTH MAY VARY DEPENDING ON SITE LAYOUT) AND 0.3m DEEP AND SHALL CONSIST OF 200mm CLEAR STONE MATERIAL, OR APPROVED EQUIVALENT. CONTRACTOR TO ENSURE ALL VEHICLES LEAVE THE SITE VIA THE MUD MAT AND THAT THE MAT IS MAINTAINED IN A MANNER TO MAXIMIZE EFFECTIVENESS AT ALL TIMES.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
- EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN REESTABLISHED.
- NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE ENGINEER AND THE DEPARTMENT OF PUBLIC WORKS.
- CONTRACTOR TO CLEAN ROADWAY AND SIDEWALKS OF THE SEDIMENTS RESULTING FROM CONSTRUCTION TRAFFIC FROM THE SITE EACH DAY.
- CONTRACTOR MUST REMOVE EROSION AND SEDIMENTATION FENCING PRIOR TO COMPLETION OF PROJECT. CONTRACTOR TO HAVE EROSION AND SEDIMENTATION FENCE INSPECTED WHEN VEGETATION HAS ESTABLISHED, BUT PRIOR TO FENCE BECOMING OVERGROWN. ENGINEER'S REPRESENTATIVE TO DETERMINE IF VEGETATION HAS REACHED THE CRITICAL POINT AND WILL THEN INSTRUCT CONTRACTOR TO REMOVE FENCE.

4. MAINTENANCE RECOMMENDATIONS

- EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/3 THE HEIGHT OF THE FENCE.
- OWNER'S REPRESENTATIVE TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.

WASTE COLLECTION NOTES:

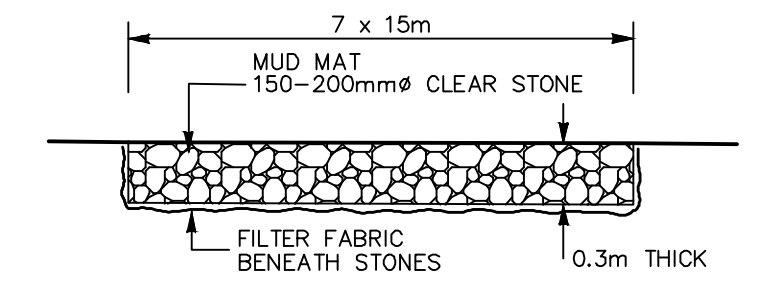
- THE MAXIMUM GRADE PERMITTED ALONG WASTE COLLECTION VEHICLE ACCESS ROUTE IS 8 PERCENT.
- INTERNAL ROADWAYS MUST BE CONSTRUCTED OF A HARD SURFACE MATERIAL, SUCH AS ASPHALT, CONCRETE OR LICKSTONE, AND DESIGNED TO SUPPORT A MINIMUM OF 35 TONNES, THE WEIGHT OF A FULLY LOADED WASTE COLLECTION VEHICLE.
- CONCRETE PAD MUST BE A SOLID LEVEL (±2%) CONCRETE PAD AT THE COLLECTION POINT.



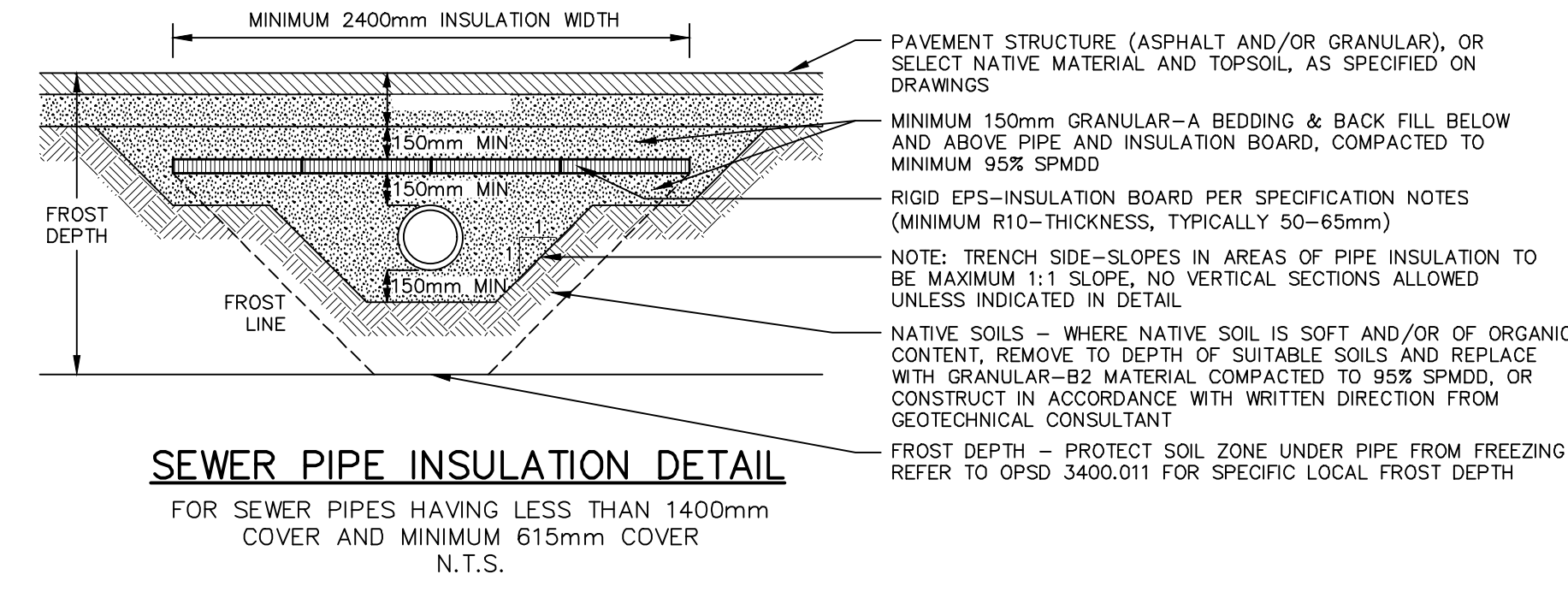
FILTER MEDIA	
COMPONENT	PERCENT BY WEIGHT
SAND (2.0 to 0.050mm dia.)	85 - 88 %
FINES (<0.050mm dia.)	8 - 12 %
Organic Matter	3 - 5 %

NOTE: FOR ADDITIONAL INFORMATION REFER TO "LOW IMPACT DEVELOPMENT STORMWATER MANAGEMENT PLANNING AND DESIGN GUIDELINES, 2007"

DESIGNATED ACCESS FOR ALL CONSTRUCTION TRAFFIC. INSTALL MUD MAT, AS PER DETAIL BELOW, PRIOR TO ANY OTHER CONSTRUCTION. MAT TO BE MAINTAINED IN GOOD WORKING ORDER UNTIL GRADING WORKS ARE COMPLETED AND GRANULAR "A" & "B" HAVE BEEN PLACED.



CONSTRUCTION ACCESS DETAIL
N.T.S.

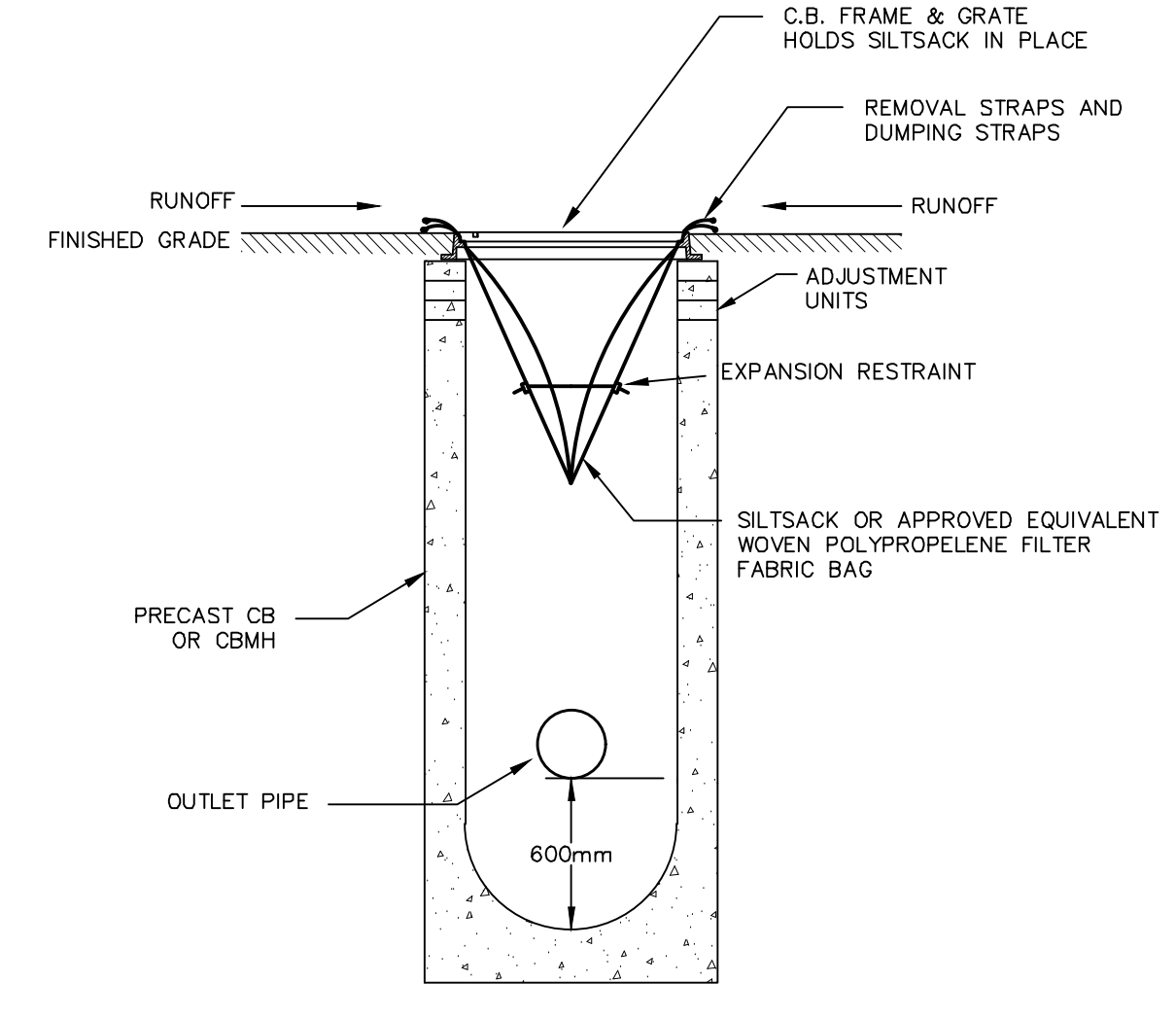


SEWER PIPE INSULATION DETAIL
FOR SEWER PIPES HAVING LESS THAN 1400mm COVER AND MINIMUM 615mm COVER
N.T.S.

COMPONENT	ON-SITE THICKNESS (LIGHT DUTY) (mm)	ON-SITE THICKNESS (HEAVY DUTY) (mm)	OFF-SITE THICKNESS (mm)
ASPHALTIC CONC. HL3	40	40	40
HLB	40	50	65
GRANULAR "A" SUB-BASE	150	150	200
GRANULAR "B" SUB-BASE	300	450	250

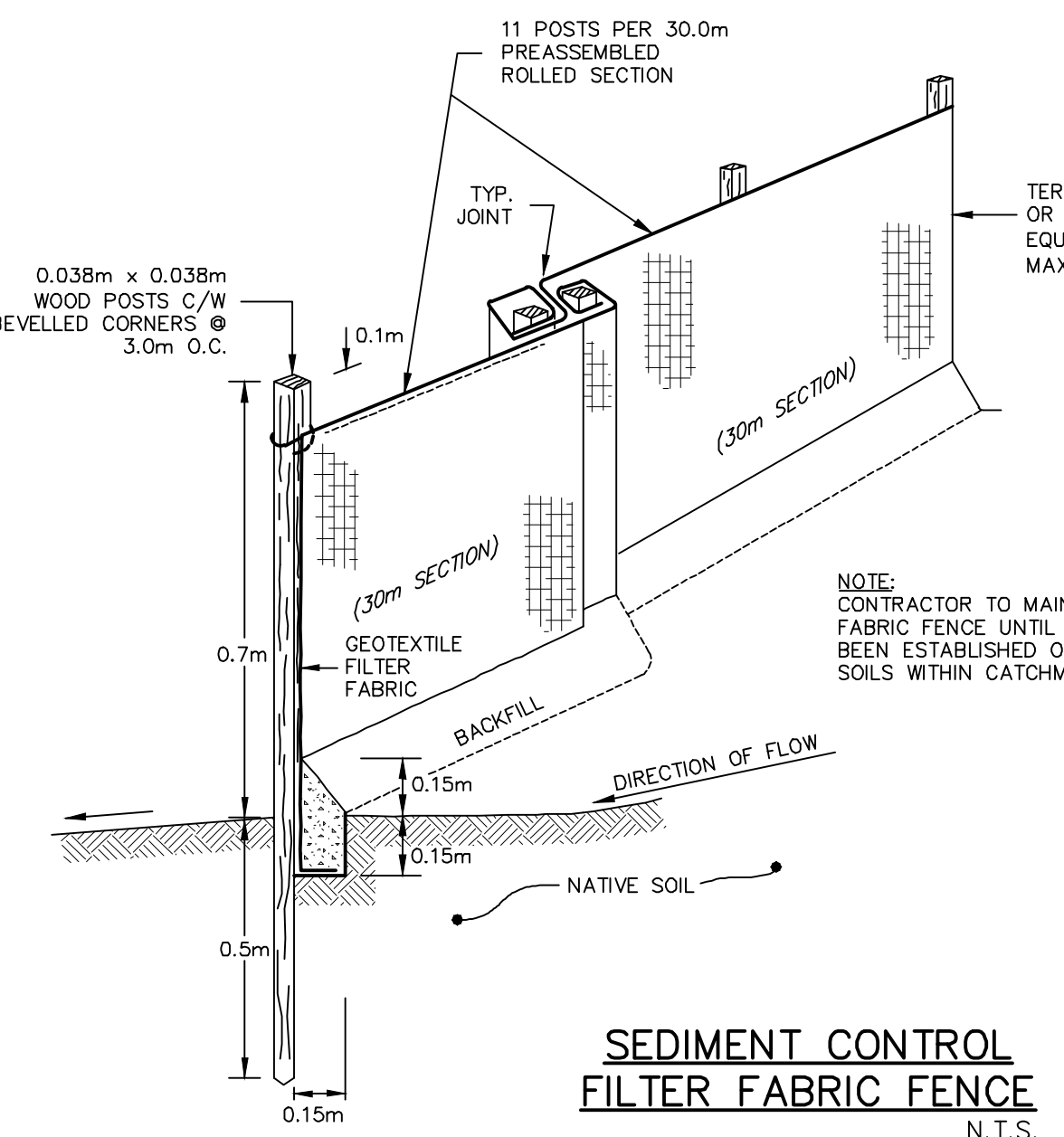
PAVEMENT STRUCTURE

(ON-SITE TAKEN FROM GEOTECHNICAL REPORT BY CHUNG AND VANDERDOELEN, DATED FEBRUARY 10, 2016
OFF-SITE TAKEN FROM SECTION 6 OF THE CITY OF MISSISSAUGA'S DEVELOPMENT REQUIREMENTS MANUAL)

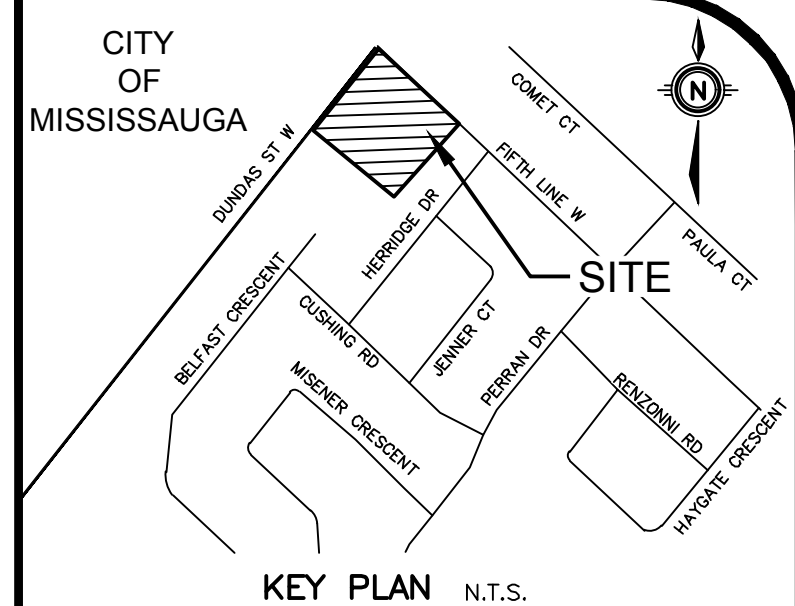


MAINTENANCE SCHEDULE

- INSPECT AFTER EVERY MAJOR RAIN EVENT.
- INSPECT EVERY 3 WEEKS MINIMUM.
- SILTSACK SHOULD NEVER BE OVER HALF FULL.
- FULL BAG CAN BE REMOVED, DUMPED, CLEANED AND REUSED (TO REMOVE INSERT 25mm REBAR INTO REMOVAL FLAP POCKETS)
- (TO DUMP INSERT 25mm REBAR INTO BOTH DUMPING STRAPS)



SEDIMENT CONTROL FILTER FABRIC FENCE
N.T.S.



NOTE TO CONTRACTOR :
DO NOT SCALE DRAWINGS.
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

GEODETIC BM ELEV. = 108.293m
ELEVATIONS ARE REFERRED TO THE CITY OF MISSISSAUGA BM #58 LOCATED ON WEST FACE AT THE NORTH CORNER OF A SPRINGBANK ARTS CENTER #557 ON EAST SIDE OF MISSISSAUGA RD. #198N NORTH OF DUNDAS ST. W. HAVING A PUBLISHED ELEVATION OF 108.293m.

SITE BENCHMARK ELEV. = 139.852m
SIB LOCATED NORTH WEST CORNER OF SITE, BY ENTRANCE OFF OF DUNDAS STREET WEST.

NOTE:
1. THIS PLAN IS PART OF A SET OF PLANS WHICH COMPRISE OF THE FOLLOWING: C1.2, C3.1, C3.2 AND C3.3.

No.	REVISION	BY	DATE
6.	Revised per New Site Plan	PWD	OCT.16/20
5.	ISSUED FOR APPROVAL	LXS	APR.04/19
4.	ISSUED FOR APPROVAL	LXS	JUN.28/18
3.	Revised per New Site Plan	LXS	JUN.08/18
2.	REVISED PER REGION OF PEEL COMMENTS	LXS	SEP.28/17
1.	ISSUED FOR APPROVAL	LXS	JAN.16/17



Site Development Division
Ph. (519)743-6500 www.mte85.com

CLIENT
SIFTON PROPERTIES LIMITED

PROJECT
195 DUFFERIN AVENUE LONDON
ERINVIEW REDEVELOPMENT

2132 DUNDAS STREET WEST MISSISSAUGA
DRAWING

DETAILS AND NOTES PLAN

Project Manager	P. DOUGLAS	Project No.	40602-100
Design By	AJS	Checked By	LEI/RCK
Drawn By	TXR	Checked By	AJS
Surveyed By	CWT	Drawing No.	C3.3
Date	Sep.19/16	Scale	NTS
Scale	NTS	Sheet	4 of 4