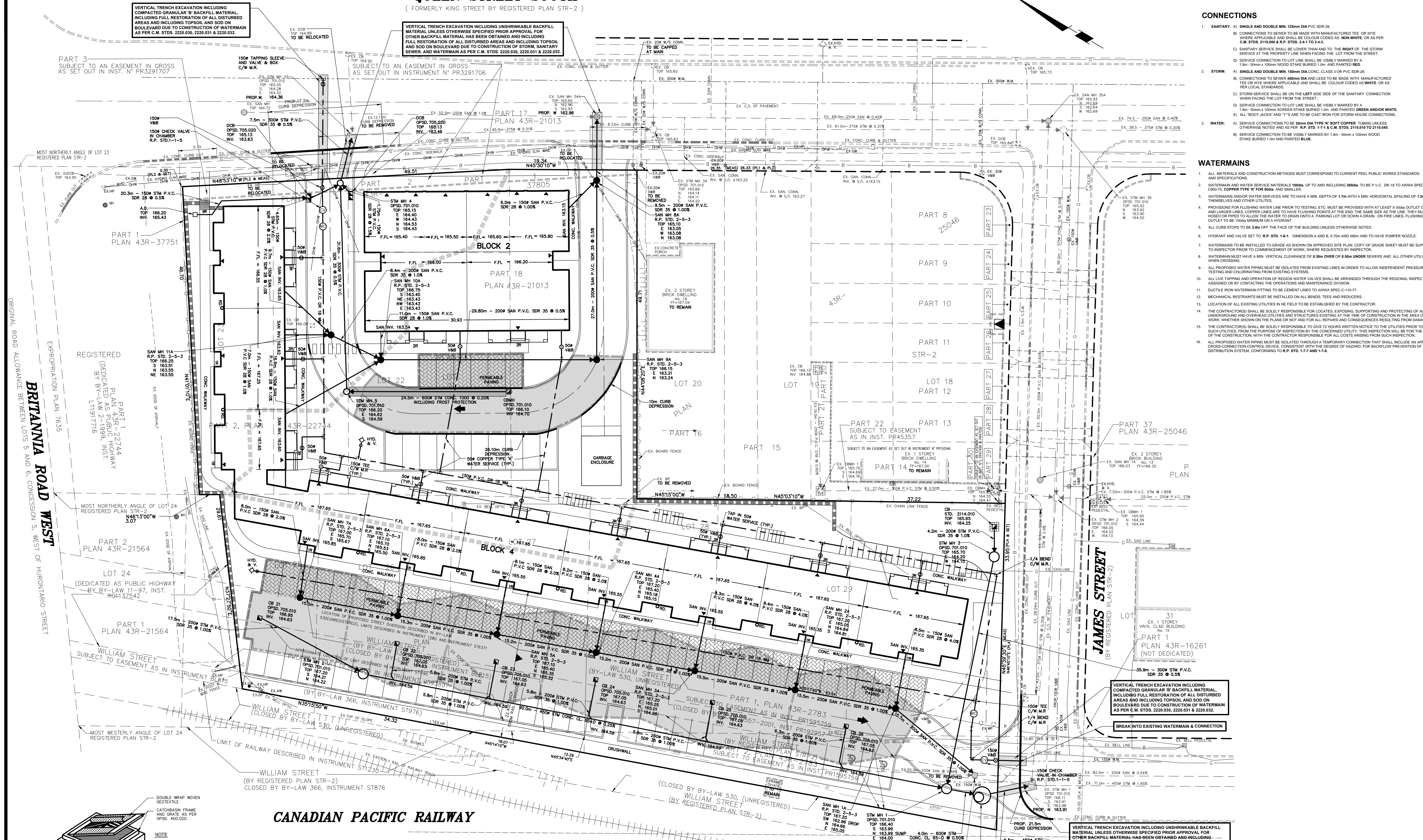


QUEEN STREET SOUTH (FORMERLY KING STREET BY REGISTERED PLAN STR-2)



- ### CONNECTIONS
- SANITARY:**
 - SINGLE AND DOUBLE MIN. 125mm DIA PVC SDR-26
 - CONNECTIONS TO SEWER TO BE MADE WITH MANUFACTURED TEE OR WYE WITH WRENCH APPLICABLE AND SHALL BE COLORED CODED AS WHITE OR AS PER C.M. STDS. 2118.09 & P. STDS. 24.1 TO 24.3.
 - 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.
 - SERVICE CONNECTION TO LOT LINE SHALL BE VISIBLE MARKED BY A 1.0m x 100mm x 100mm WOOD STAKE BURIED 100mm AND PAINTED RED.
 - STORM:**
 - SINGLE AND DOUBLE MIN. 150mm DIA CONC. CLASS 3 OR PVC SDR-26
 - CONNECTIONS TO SEWER 450mm DIA AND LESS TO BE MADE WITH MANUFACTURED TEE OR WYE WRENCH APPLICABLE AND SHALL BE COLORED CODED AS WHITE OR AS PER LOCAL STANDARDS.
 - STORM SERVICE SHALL BE ON THE LEFT SIDE OF THE SANITARY CONNECTION WHEN FACING THE LOT FROM THE STREET.
 - SERVICE CONNECTION TO LOT LINE SHALL BE VISIBLE MARKED BY A 1.0m x 100mm x 100mm WOOD STAKE BURIED 100mm AND PAINTED GREEN AND/OR WHITE.
 - ALL "BOOT JACKS" AND "Y" IS ARE TO BE CAST IN CONCRETE FOR STORM HOUSE CONNECTIONS.
 - SERVICE CONNECTIONS TO 200mm DIA TYPE W/ SOFT COPPER TUBING UNLESS OTHERWISE NOTED AND AS PER R.P. STD. 17.4 & C.M. STDS. 2118.19 TO 2118.46.
 - SERVICE CONNECTION TO BE VISIBLE MARKED BY 1.0m x 100mm x 100mm WOOD STAKE BURIED 100mm AND PAINTED BLUE.

- ### WATERMANS
- ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 - WATERMANS AND WATER SERVICE MATERIALS 100mm UP TO AND INCLUDING 200mm TO BE P.V.C. DR-18 TO AWWA SPEC C900, COPPER TYPE W FOR 50mm AND SMALLER.
 - WATERMANS AND WATER SERVICES ARE TO HAVE A MIN. DEPTH OF 1.2m WITH A MIN. HORIZONTAL SPACING OF 1.2m FROM THEMSELVES AND OTHER UTILITIES.
 - PROVIDERS FOR FLOWING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 600mm 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 HOLED UP PRIOR TO ALLOWING WATER TO BE DRAIN ON TO A PARKING LOT OR DRAIN, OR LINES, EXPOSED LINES, PLUMBING OUTLET TO BE 100mm MINIMUM ON A HYDRANT.
 - ALL CURB STOPS TO BE 50mm OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
 - HYDRANT AND VALVE SET TO R.P. STD. 14.4, DIMENSION 1 AND B, 375mm AND 500mm AND TO HAVE WRENCH NOZZLE.
 - 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, WHERE REQUESTED BY INSPECTOR.
 - WATERMANS MUST HAVE A MIN. VERTICAL CLEARANCE OF 3.0m OVER OR 2.0m UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
 - ALL PROPOSED WATER PRINGS MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CORRECTING FROM EXISTING SYSTEMS.
 - ALL LIVE TAPPING AND OPERATION OF REDUCED WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION.
 - DUCTILE IRON WATERMAIN FITTING TO BE CEMENT LINED TO AWWA SPEC C-110.97.
 - 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. FROM THE PURPOSE OF INSPECTION BY THE CONCEALED UTILITY. THE INSPECTION WILL BE FOR THE DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
 - ALL PROPOSED WATER PRINGS MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO R.P. STD. 17.7 AND 17.4.

- ### NOTES
- #### SITE PLAN
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION AND IF ANY DISCREPANCIES EXIST, CONTRACTOR IS TO NOTIFY THE ENGINEER.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ONE (1) METER TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STRIETLINES MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
 - AT ALL ENTRANCES TO THE SITE THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DEPRESSION WILL BE REPAIRED FOR EACH ENTRANCE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB SIDEWALKS DEPTHS TO BE INCREASED TO MINIMUM 150mm DEPTHS FOR DRIVEWAYS.
 - TOPSOIL IN FILL AREA TO BE STRIPPED AND CLEAN FILL TO BE PLACED AND COMPACTED TO 98% STANDARD PROCTOR DENSITY.
 - ALL GRADES TO BE WITHIN 50% MAXIMUM SLOPE AT PROPERTY LINE AND WITHIN THE SITE.
 - SPREAD PATTERN OF EXTERIOR LIGHTING SHALL NOT IMPROVE ON ADJACENT PROPERTY.
 - ALL UNDERGROUND SERVICE MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH THE LATEST LOCAL MUNICIPAL STANDARDS AND CODES, AND O.C.
 - THE BUILDING SITES ON THIS PLAN HAS BEEN DESIGNED UTILIZING CONTROLLED FLOW ROOF DRAINS IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS.
 - ALL SURFACE DRAINAGE SHALL BE SEELED, CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - CONTINUOUS CONCRETE CURBS BETWEEN LANDSCAPE AREAS AND ASPHALT PAVING.
- #### FIRE DEPARTMENT
- FIRE ROUTE WILL BE DESIGNATED AS PER CITY OF MISSISSAUGA BY-LAW (1028-01) AS AMENDED PRIOR TO OCCUPANCY OF THE BUILDING.
 - FIRE ROUTES TO BE DESIGNED TO WITH STAND A LOAD NOT LESS THAN 11,200kg PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1% IN EXCESS OF A DISTANCE 18.0m AS PER L.M. 10841.
 - ALL 12.5m TURNING RADIUS HAVE MIN. CLEARANCE OF 3.0m BETWEEN THE CENTRE LINE OF TURNING ROAD AND ANY CURB OR PART OF BUILDING.
 - PRIVATE FIRE HYDRANTS SHALL FOLLOW TESTING AND COLOUR CODED IN CONFORMANCE WITH THE REGION OF PEEL "UNIFORM MARKING OF HYDRANTS".
- #### STORM SEWERS
- ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STDS & SPECS.
 - BEDDING TO BE TYPE B AS PER C.M. STD. 2112.06 UNLESS OTHERWISE NOTED.
 - SEWER BEDDING AND COVER MATERIAL SHALL CONFORM TO C.M. STD. 2112.11 AND 2112.16, UNLESS OTHERWISE NOTED.
 - IF WATER IS PRESENT IN THE TRENCH EXCAVATION, THEN 100% CLEAR STONE OR 60mm WASHED CRUSHED GRAVEL TO BE USED FOR BEDDING IN ACCORDANCE WITH C.M. STD. 2112.19 AND 212.46, RESPECTIVELY.
 - WHERE WET OR SOFT TRENCH SUBGRADE CONDITIONS ARE ENCOUNTERED, FURTHER ON-SITE GEOTECHNICAL ASSESSMENT MAY BE REQUIRED TO DETERMINE APPROPRIATE BEDDING IN ORDER TO STABILIZE THE SUBGRADE FOR SEWER CONSTRUCTION.
 - STORM SEWERS AND CONNECTIONS 300mm AND SMALLER TO BE CONCRETE CL. 3 OR PVC SDR 26 UNLESS OTHERWISE NOTED.
 - STORM SEWERS AND CONNECTIONS 300mm AND LARGER TO BE CONCRETE CL. 3, CONCRETE CL. 6.0, PVC SDR 35, WITH TYPE B BEDDING THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED.
 - ALL CATCHBASINS TO BE PER STD. 759.09 UNLESS OTHERWISE NOTED.
 - ALL MANHOLES OR CATCHBASIN MANHOLES TO BE SUMPLESS AS PER STD. 751.06 UNLESS OTHERWISE NOTED.
 - ALL CATCHBASIN FRAMES AND GRATES SHALL BE AS PER STD. 409.02.
 - CATCHBASIN LEADS TO BE 500mm x 500mm, DOUBLE, 200mm UNLESS OTHERWISE NOTED.
- #### SANITARY SEWERS
- ALL SANITARY SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF PEEL STD. & SPECS.
 - SANITARY CONNECTIONS 200mm AND LESS TO BE PVC SDR-26.
 - SANITARY SEWERS AND CONNECTIONS 200mm AND LARGER TO BE PVC SDR-35 OR 40mm ODDA WITH TYPE B BEDDING THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED.
 - ALL MANHOLES TO BE R.P. STD. 24.3, UNLESS OTHERWISE NOTED.

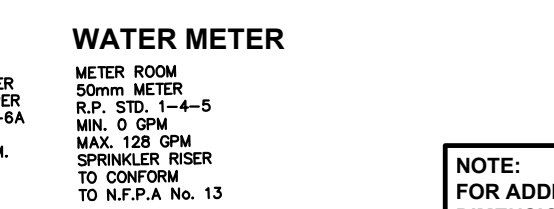
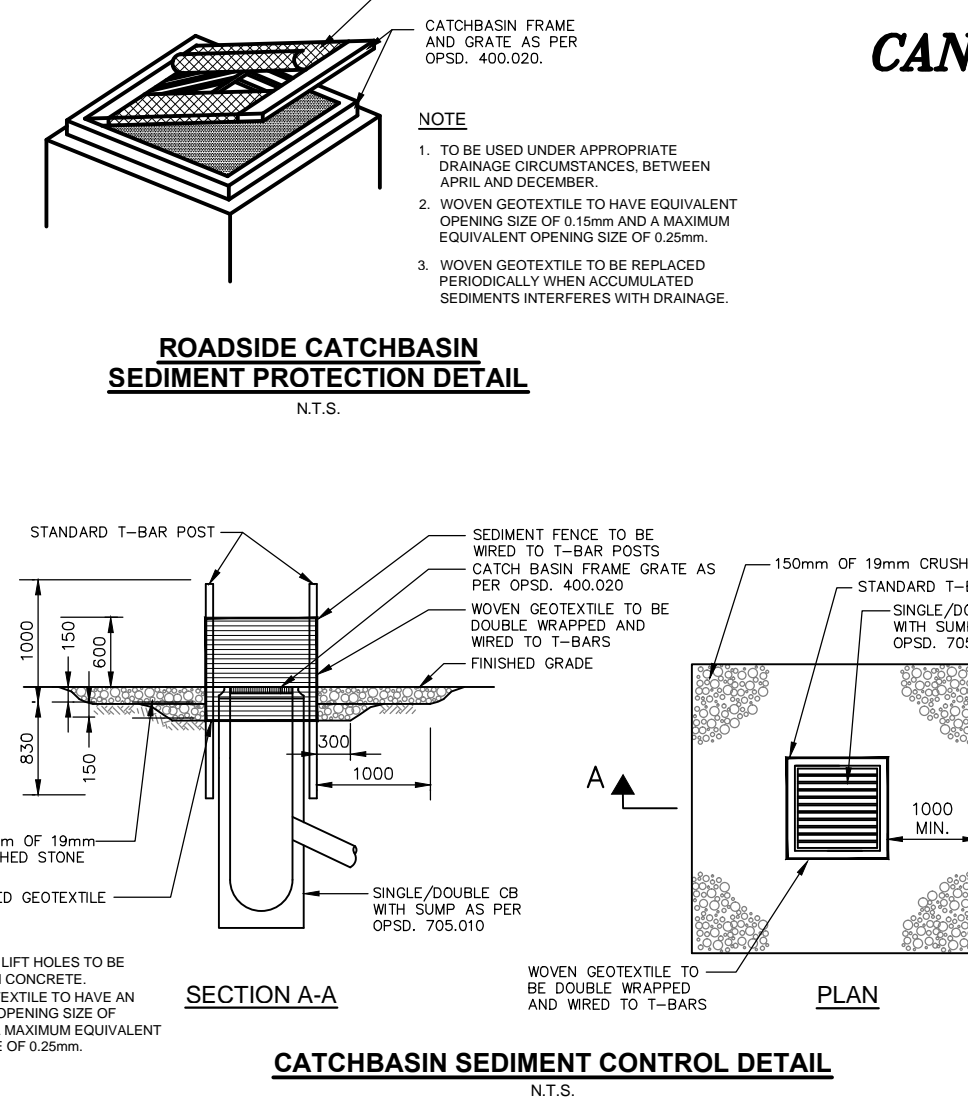
C.M. BENCHMARK No. 259 ELEVATION: 166.73 m
DESCRIPTION: ON THE NORTH FACE, 2' WEST OF THE EAST CORNER OF A RED BRICK HOUSE AT THE SOUTHWEST CORNER OF QUEEN ST. AND BRITANNIA RD. WEST (STREETVILLE)

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 TOWNHOUSES
PART PF LOTS 21, 22, 23, 25, 26, 27, 28, 29 & 30 REG. PLAN. STR-2
8, 10 & 12 QUEEN STREET SOUTH, 2 WILLIAM STREET, 16 JAMES STREET
CITY PARK HOMES (STREETVILLE) INC.
950 NASHVILLE RD, WOODBRIDGE, ON, L4H 3N5



DATE: JANUARY 2021	AREA: 2.99	DWG. No. C101
SCALE: 1:300	DRAWN BY: E.W.	PROJECT No. 220-M108
CITY FILE:	REGION FILE:	



NOTE:
FOR ADDITIONAL INFORMATION, DETAILS, DIMENSIONS AND CONFORMITY TO THE SITE PLAN, THE CONTRACTOR MUST REFER TO THE ARCHITECTURAL SITE PLAN
PREPARED BY:
FBP ARCHITECTS INC.
PROJECT No. 19-1465 DWG. No. SP1 & SP2

ALL INTERNAL EXISTING SERVICES AND APPURTENANCES NOT UTILIZED FOR SERVICING OF THIS PROJECT ARE TO BE REMOVED OFF SITE UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

INFORMATION SHOWN HEREON REGARDING THE SIZE AND LOCATION OF EXISTING SERVICES AND/OR UTILITIES IS FURNISHED AS THE BEST AVAILABLE INFORMATION AND SHALL BE INTERPRETED AS THE CONTRACTOR SEES FIT WITH THE UNDERSTANDING THAT THE OWNER DISCLAIMS ALL RESPONSIBILITY FOR ITS SUFFICIENCY AND/OR ACCURACY.

SURVEY NOTE
INFORMATION FOR THIS SITE PLAN WAS TAKEN IN PART FROM PLAN OF SURVEY, PART OF LOTS 21, 22, 23, 25, 26, 27, 28, 29 & 30 REG. PLAN STR. 2, CITY OF MISSISSAUGA AND PREPARED BY WABA SURVEYING

MIN. PAVEMENT DESIGN FOR CONDOMINIUM

40mm	HL3 TOP ASPHALT
60mm	HL8 BASE ASPHALT
200mm	20mm CRUSHER-RUN LIMESTONE
250mm	50mm CRUSHER-RUN LIMESTONE
500mm	TOTAL CONSTRUCTION DEPTH

DRIVEWAY PAVEMENT DESIGN

25mm	HL3 TOP ASPHALT
50mm	HL8 BASE ASPHALT
150mm	20mm CRUSHER-RUN LIMESTONE
225mm	TOTAL CONSTRUCTION DEPTH

- ### LEGEND
- STORM MANHOLE
 - SANITARY MANHOLE
 - CATCHBASIN
 - CATCHBASIN/MANHOLE
 - FULL CURB & GUTTER
 - DEPRESSED CURB & GUTTER
 - SUMP PUMP
 - ROOF DOWNSPOUTS
 - HYDRO TRANSFORMER
 - STREET LIGHT
 - FINISHED MAIN FLOOR ELEVATION
 - CONSTRUCTION UNIT NUMBER
 - MUNICIPAL ADDRESS NUMBER

