

REGION OF PEEL NOTES:

- ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
- WATERMAIN AND / OR WATER SERVICE MATERIALS 100 mm (4") AND LARGER MUST BE DR 18 P.V.C. PIPE MANUFACTURED TO A.W.W.A. SPEC. C900-16 SPEC COMPLETE WITH TRACER WIRE. SIZE 50 mm (2") AND SMALLER MUST BE TYPE "K" SOFT COPPER PIPER PER A.S.T.M. B98-49 SPECIFICATIONS.
- WATERMANS AND / OR SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 m (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 m (4') FROM THEMSELVES AND ALL OTHER UTILITIES.
- PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 mm (2") OUTLET ON 100 mm (4") 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 100 mm (4") DIAMETER MINIMUM ON A HYDRANT.
- ALL CURB STOPS TO BE 3.0 m (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- HYDRANT AND VALVE SET REGION STANDARD 1-4-1 DIMENSION A AND B, 0.7 m (2') AND 0.9 m (3') AND TO HAVE RUMPER NOZZLE.
- WATERMANS TO BE INSTALLED TO GRADES 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 MINIMUM VERTICAL CLEARANCE OF 0.3 m (12") OVER / 0.5 m (20") 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 COLOR-CODING FROM EXISTING SYSTEMS.
- ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION.
- LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
- THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, 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(S) 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-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 OR 1-7-8.

ENGINEERING GENERAL NOTES:

- C.15 Notes to Appear on Drawings
C.15.1 Must Appear on Grading and Servicing Plans
- All the construction work for this project shall comply with the Standard Drawings and Specifications of the COB and the Ontario Provincial Standards and Specifications (OPSS/O).
 - All surface drainage shall be collected and discharged at a location to be approved prior to the issuance of a building permit. Drainage of adjoining properties shall not be adversely affected.
 - Proposed elevations along site property lines must match existing elevations.
 - A Silt fence as per COB Standard #406 must be placed around the perimeter of the site.
 - At all entrances to the site, the road curb and sidewalk will be continuous through the driveway. The driveway grade will be compatible with the existing sidewalk and a curb depression will be provided for at each entrance. Access construction as per COB Standard #237.
 - Sidewalk to be removed and replaced as per O.P.S.D. 310.010.
 - The portion of the driveway within the municipal boulevard must be paved with 40mm HL3 and 50mm HL8 Sub Base to be 150mm Granular "A" (or 130mm of 20mm crusher run limestone) and 300mm Granular "B" (or 225mm of 50mm crusher run limestone) compacted to 100% standard Proctor density.
 - A utility clearance radius of 1.2 metres between the proposed driveway entrance curb return and all above ground utilities must be maintained.
 - Road occupancy / access permit must be obtained 48 hours prior to commencing any works within the municipal road allowance.
 - The service connection trench within the traveled portion of the road allowance shall be backfilled in accordance with the requirements of the road occupancy / access permit application.
 - Within the COB's right-of-way, storm sewers and storm sewer connections must be concrete, or approved equal, with type "B" bedding throughout. The strength of the concrete pipe must be as per COB Standard #341 and as follows: minimum 65-1 for reinforced pipe and minimum 85 for non-reinforced pipe.
 - The minimum catch basin lead diameter allowed is 200mm.
 - Storm sewer pipes connecting to the COB's storm sewer shall not be smaller than 200mm.
 - All catch basin maintenance holes and maintenance holes with inlet control devices must have a minimum 0.3 metre sump and top as per municipal standards.
 - Foundation drains shall not be connected to the storm sewer on sites with stormwater management control.
 - It is the responsibility of the design engineering consulting firm to ensure that an elevation detail of existing aerial plant is submitted when overhead cabling is present. Cables shall not be less than 4.7 metres from the highest point of the finished pavement to the lowest point of the aerial cable directly above the pavement area to ensure clearances are met.
 - Provide these notes if applicable:
 - The building sited on this plan has been designed utilizing controlled flow roof drains in accordance with local municipal standards.
 - The owner's attention is drawn to the fact that the storm sewer being proposed underneath the building is not a recommended practice of the COB. It is the sole responsibility of the Owner to bear any costs to repair any damages to the storm sewer or settlement of the building foundation.
- C.15.2 Must Appear on Retaining Wall Drawings
- The subject walls have been designed in accordance with accepted engineering principles.
 - The wall is suitable for the geotechnical condition of the site and for the type of loading.

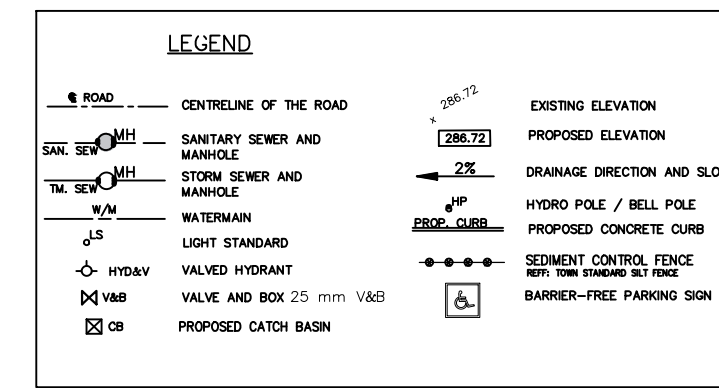
SITE NOTES (LIGHTING):

- LIGHTING FIXTURES SHALL BE INSTALLED IN SUCH A MANNER THAT ALL LIGHT EMITTED FROM THE FIXTURE, EITHER DIRECTLY FROM THE LAMP OR A DIFFUSING ELEMENT, OR INDIRECTLY BY REFLECTION OR REFRACTION FROM ANY PART OF THE FIXTURE IS PROJECTED BELOW THE LAMP AND ONTO THE LOT THE LIGHTING IS INTENDED TO SERVE.
 - THE MAXIMUM HEIGHT OF ALL LIGHTING FIXTURES IS 9.0 M.
 - MINIMUM DISTANCE OF LIGHTING FROM ANY LOT LINE IS 4.5 M.
- WASTE STORAGE IS INSIDE THE BUILDING.
- GRADING PLAN & LANDSCAPE PLAN FOR ADDITIONAL DETAILS & GRADING, LANDSCAPE DWG. TAKES PRECEDENCE FOR LANDSCAPE DETAILS, GRADING DWG. TAKES PRECEDENCE FOR GRADING DETAILS.

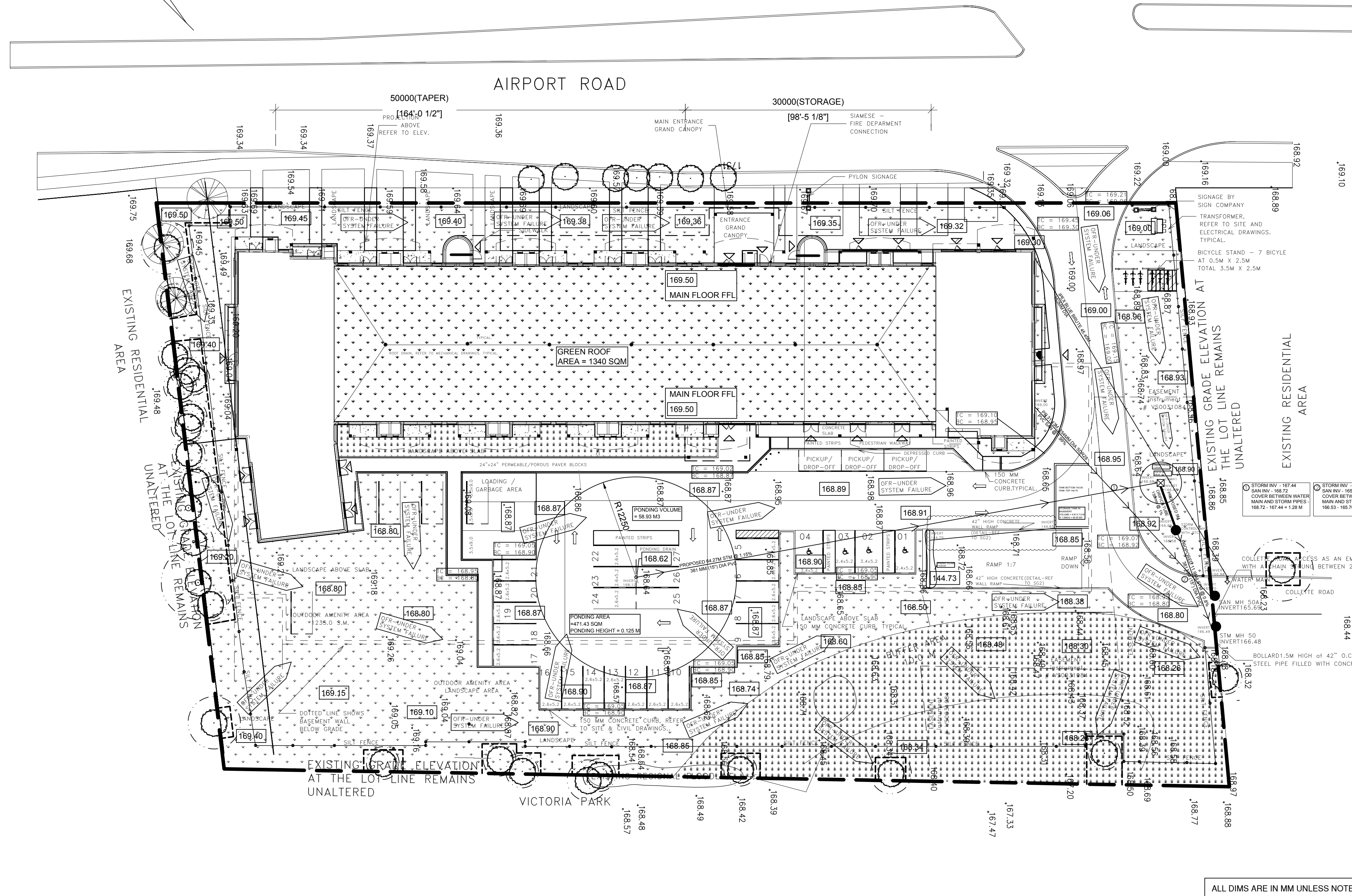
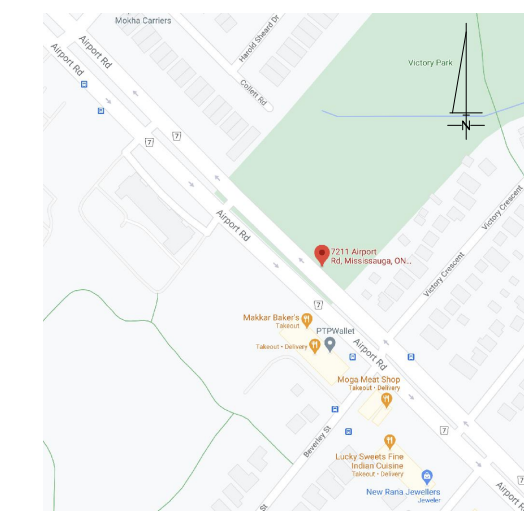
NOTE: Elevations are referred to the City of Mississauga Benchmark No. 172, Located (insert description on benchmark sheet), having a published elevation of 170.722 metres.

LOT COVERAGE:

LANDSCAPE AREA = 3757 SQM
BUILDING AREA = 2171 SQM
GREEN ROOF AREA = 1340 SQM
ASPHALT AREA = 1965 SQM



KEY PLAN:



GENERAL NOTE:
The contractor shall check and verify all dimensions and report all errors and omissions to the consultant. All drawings, specifications and related documents are the copyright property of DESIGN FINE LTD. and may not be reproduced without their permission. Do not scale drawings. This drawing shall not be used for construction purposes unless issued for construction and signed by DESIGN FINE LTD.

DATE:	NO.	DESCRIPTION	BY
09/23/2021	2	CITY COMMENTS	LST
04/04/2021	1	OVERALL REVISED	AB

REVISIONS:

PROJECT:
7211-7311 AIRPORT ROAD
MISSISSAUGA

CLIENT:
AIRSTAR HOLDING INC.

CONSULTING ENGINEERS

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DRAWING TITLE:
SITE PLAN AND SITE GRADING PLAN

DESIGN: BBS	SCALE: 1:300	DRAWING NO: SG1
DRAWN: BBS	DATE: SEP, 2021	
CHECKED: BBS	PROJECT NO DFL-2013-035	

ALL DIMS ARE IN MM UNLESS NOTED OTHERWISE