

GENERAL NOTES

1. ALL SITE LAYOUT INFORMATION, INCLUDING BUILDING DIMENSIONS, SETBACKS, CURBS, DEPRESSED CURB LOCATIONS, SIDEWALKS, PARKING AND LANDSCAPE FEATURES MUST BE REFERENCED FROM THE ARCHITECT'S PLANS.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LAYOUT INFORMATION. ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE RESUMING CONSTRUCTION OPERATIONS.
3. ALL SERVICES MUST BE INSTALLED TO THE CURRENT CITY OF MISSISSAUGA STANDARDS, REGION OF PEEL STANDARDS, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS), AND ONTARIO BUILDING CODE (OBC) UNLESS OTHERWISE SPECIFIED, TO THE SPECIFICATION OF THE CITY AND CONSULTANT.
4. THE REGION OF PEEL AND CITY OF MISSISSAUGA STANDARD DRAWINGS, MATERIAL SPECIFICATIONS AND CONSTRUCTION SPECIFICATIONS, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) SHALL FORM PART OF THE CONTRACT DOCUMENTS.
5. THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. THIS MAY REQUIRE EXCAVATION TO EXPOSE UTILITIES AS REQUIRED BY CONTRACTORS.
6.
7. ALL TRENCHING TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
8. ALL TRENCHES SHALL BE BACKFILLED TO THE CITY'S OF STANDARDS AND IN ACCORDANCE WITH THE GEOTECHNICAL REPORT OR AS OTHERWISE NOTED ON THE DRAWINGS.
9. ALL DIMENSIONS ARE IN METRES(m) AND ALL DIAMETERS ARE IN MILLIMETERS (mm) UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR THE CITY AND ONTARIO TRAFFIC MANUAL FOR TEMPORARY CONDITIONS AND MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
11. THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO THE ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE CITY.
12. EXISTING STRUCTURES ARE NOT TO BE DISTURBED, NOR ENCROACHMENT ON ADJACENT PROPERTIES UNLESS INSTRUCTED BY THE ENGINEER.
13. DEWATERING, IF REQUIRED, SHALL BE THE RESPONSIBILITY AND SOLE EXPENSE OF THE CONTRACTOR. REFER TO THE GEOTECHNICAL REPORT FOR EXISTING SITE CONDITIONS.
14. CONTRACTOR TO EXPOSE AND VERIFY LOCATION, ELEVATION, AND SIZE OF ALL SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. THE OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY CONFLICTS WITH EXISTING SERVICES
15. CONTRACTOR SHALL RED-LINE ALL AS CONSTRUCTED INFORMATION ON A SET OF DRAWINGS AND PROVIDE TO THE OWNER AT THE END OF CONSTRUCTION, SEALED BY AN OLS OR P.ENG.
16. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION AS PER OPSD AND CITY OF MISSISSAUGA STANDARDS AND SPECIFICATIONS.
17. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS CONTRACTOR FROM OBTAINING AND PAYING FOR, BUT NOT LIMITED TO THE FOLLOWING PERMITS, ROAD CUTS, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC. ALL RESTORATION AS PER CITY STANDARDS.
18. THE CONTRACTOR SHALL ENDEAVOR TO PREVENT MUD TRACKING ONTO EXISTING RIGHT-OF-WAYS AND SHALL PROVIDE FOR CLEANUP AT HIS OWN EXPENSE AS DIRECTED BY THE CITY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTROL DUST ON THE PROJECT AND HE SHALL PROVIDE AT HIS OWN EXPENSE, CONTROLLING MEASURES AS DIRECTED BY THE CITY.
19. FOR ELECTRICAL, ARCHITECTURAL AND MECHANICAL DETAILS BY OTHERS, SEE RESPECTIVE DRAWINGS. WORKS SHOWN ON THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER PLANS.
20. ALL EXISTING SERVICES ARE TO REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION.
21. ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OFF-SITE.
22. CONSTRUCTION LAYOUT SHALL BE UNDERTAKEN BY CONTRACTOR'S SURVEYOR AT THE CONTRACTOR'S EXPENSE.
23. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT FOR THE SITE TO CONFIRM EXISTING SOIL CONDITIONS AND TO CONFIRM RECOMMENDED GEOTECHNICAL PROCEDURES FOR THE ADDITION.

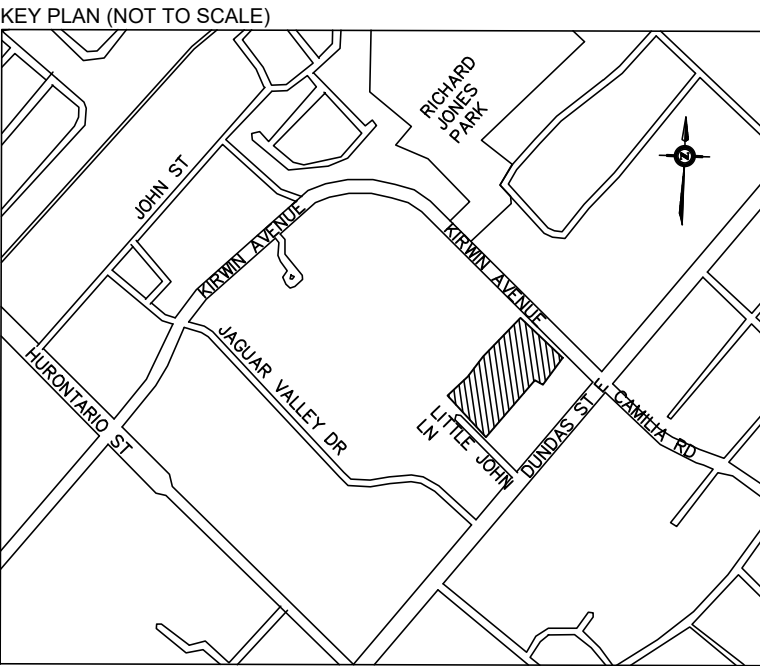
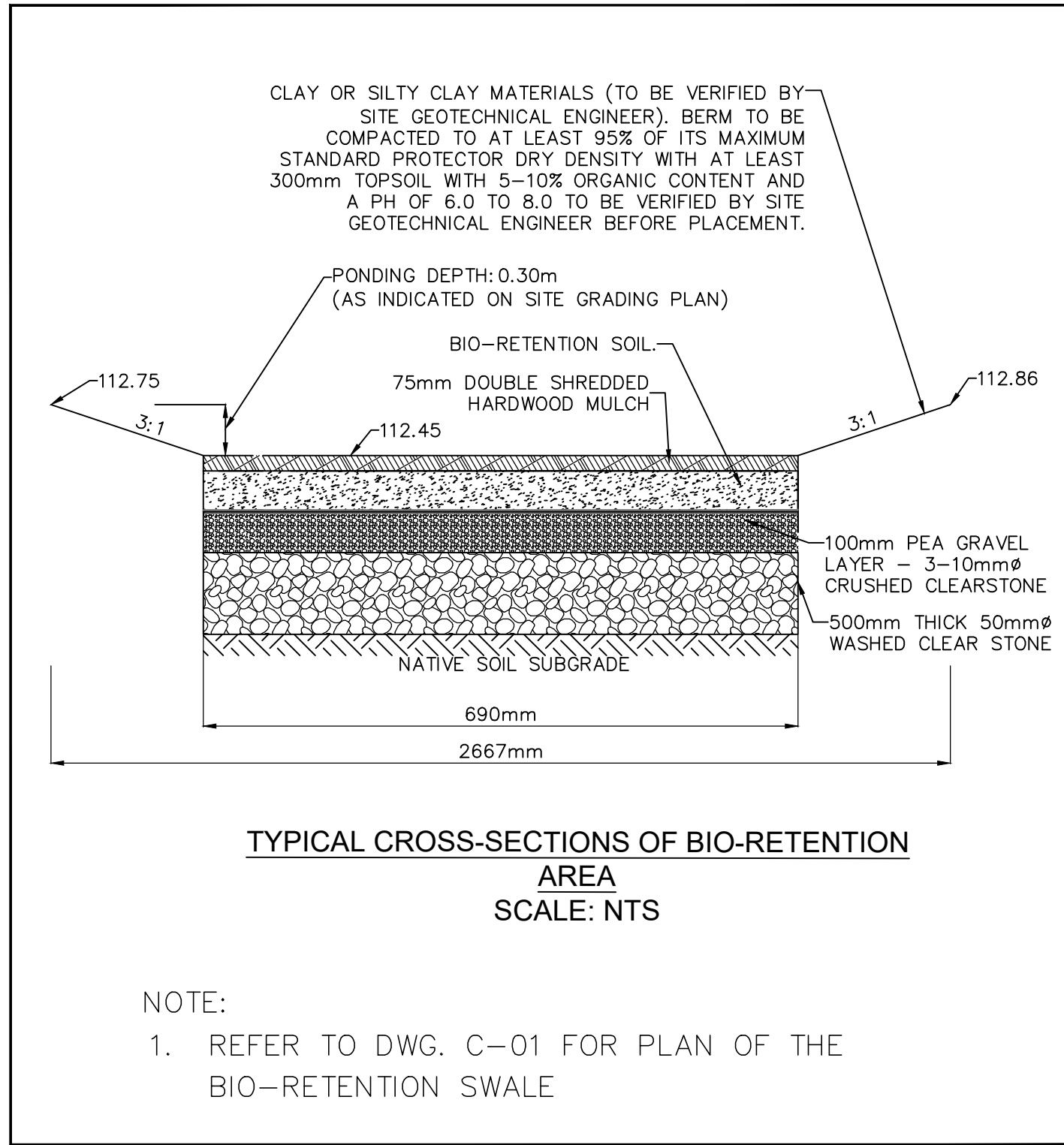
REGION OF PEEL STANDARD NOTES

24. ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
25. WATERMAIN AND/OR WATER SERVICES MATERIALS 100MM (4") AND LARGER MUST BE DR18 P.V.C. PIPE MANUFACTURED TO A.W.W.A. SPEC. C900-16 SPEC COMPLETE WITH TRACER WIRE. SIZE 50MM (2") AND SMALLER MUST BE TYPE 'K' SOFT COPPER PIPE PER A.S.T.M. B88-49 SPECIFICATION.
26. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7M (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2M (4') FROM THEMSELVES AND ALL OTHER UTILITIES.
27. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50MM (2") OUTLET ON 100MM (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 100MM (4") DIAMETER MINIMUM ON A HYDRANT.
28. ALL CURB STOPS TO BE 3.0M OFF THE FACE OFF THE BUILDING UNLESS OTHERWISE NOTED.
29. HYDRANT AND VALVE SET TO REGION STANDARDS 1-6-1 DIMENSION A AND B, 0.7M (2') AND 0.9M (3') AND TO HAVE PUMPER NOZZLE.
30. WATERMAINS 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.
31. WATERMAINS MUST HAVE MINIMUM VERTICAL CLEARANCE OF 0.3M (12") OVER/0.5M (20") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
32. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.
33. 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.
34. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
35. 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.
36. THE CONTRACTORS(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO 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 INSPECTIONS.
37. 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.

SANITARY, STORM AND WATERMAIN NOTES

38. FULL LENGTH PERFORATED SUB-DRAIN PIPES OF 150mm DIA. TO BE INSTALLED AROUND THE PERIMETER OF PARKING LOT.
39. ALL UTILITY COMPANIES WILL BE NOTIFIED BY CONTRACTOR FOR LOCATES PRIOR TO THE INSTALLATION OF PROPOSED SERVICE CONNECTIONS.
40. ALL PIPE MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT MANUFACTURERS APPROVED PRODUCT LIST, SANITARY SEWER AND APPURTENANCES.
41. ALL SANITARY MAINTENANCE HOLES SHALL CONFORM TO THE CURRENT MANUFACTURER'S APPROVED PRODUCT LIST, SANITARY SEWER AND APPURTENANCES, REGIONAL STANDARD DRAWING 2-1-1 WHICH MUST BE MODIFIED IN THE FIELD TO PREVENT INFLOW AND INFILTRATION.
42. SANITARY SERVICE CONNECTION MATERIAL MUST BE PVC SDR28.
43. STORM SERVICE CONNECTION MATERIAL MUST BE PVC DR35.
44. ALL MAINTENANCE HOLE ARE TO BE SUPPLIED OR CONSTRUCTED IN ACCORDANCE WITH OPSD 701 SERIES.
45. CATCH BASINS SHALL BE PRECAST AS PER OPSD 705 SERIES.
46. SANITARY SEWERS SHALL BE INSTALLED WITH BEDDING AS PER REGIONAL STANDARD DRAWING 2-3-1.
47. BEDDING FOR PVC STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CITY OF MISSISSAUGA STANDARD DRAWING NO. 2112.080.
48. SEWER BEDDING SHALL CONFORM WITH OPSS 1010 FOR GRANULAR "A" OR CITY STANDARD DRAWING NO. 2112.100 OR 2112.140.

49. ALL GRANULAR BEDDING AND BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF OPSS 1010 AND MUST NOT CONTAIN RCM/RAP.
50. ALL VALVE 300MM DIAMETER AND SMALLER SHALL BE EQUIPPED WITH VALVE BOXES AND RESTRAINED AND VALVE FITTING WRAPPED IN CORROSION PROTECTION TAPE.
51. ALL APPROVED NATIVE MATERIAL SHALL BE FREE OF FROZEN LUMPS, CINDERS, ASHES, ASPHALT REFUSE, ORGANIC MATTER, ROCKS AND BOULDERS OR OTHER DELETERIOUS MATERIALS.
52. ALL WATERMAIN FITTINGS SHALL BE MECHANICALLY RESTRAINED. DETAILS OF RESTRAINTS SHALL BE DESIGNED, STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER AS PART OF SHOP DRAWINGS BY THE CONTRACTOR.
53. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A MOECC LICENSED CONTRACTOR SPECIALIZING IN THE PROVISION OF DISINFECTION SERVICES FOR ALL WATERMAIN TESTING REQUIRED IN THIS CONTRACT.
54. TRACER WIRE IS TO BE INSTALLED ON ALL NEW PVC WATERMAIN PIPES.
55. THE TOP OF VALVE BOX AND CHAMBER COVERS SHALL BE SET FLUSH WITH FINISHED GRADE AND REMAIN ACCESSIBLE AT ALL TIMES.
56. WATER SERVICES, A 12-GAUGE TWU STANDARD COPPER, LIGHT COLORED, PLASTIC COATED TRACER WIRE MUST BE INSTALLED WITH AND ALONG THE PIPE AND BROUGHT TO THE SURFACE AT EACH SERVICE BOX. TRACER WIRE IS TO BE ATTACHED TO THE PIPE AND OUTSIDE OF EACH SERVICE BOX BY MEANS OF TAPE OR RUBBER GROMMET.
57. CHAMBER AS PER REGION STANDARD DRAWING NUMBER 1-1-5.
58. DETECTOR CHECK VALVE AS PER REGION STANDARD DRAWING NUMBER 1-3-1.
59. PROPOSED WATER CONNECTION AS PER REGION STANDARD NUMBER 1-6-4 AND 1-8-3
60. FOR DETAILS OF THE PROPOSED TRENCH DRAIN, ROOF DRAIN, SERVICE CONNECTIONS, WATER METER AND BACKFLOW PREVENTER REFER TO MECHANICAL DRAWING.



4	ISSUED FOR 3RD ZBA SUBMISSION	2023-11-07	P.R.	F.M.
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PROVINCE OF ONTARIO

Owner/Client:

DVB REAL ESTATE INVESTMENTS INC.

Location:

3031 LITTLE JOHN & 3016-3032 KIRWIN AVE DEVELOPMENT

Title:

GENERAL NOTES

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