

CONSTRUCTION STANDARDS AS SET BY REGIONAL MUNICIPALITY OF PEEL

1. PUBLIC AND PRIVATE SERVICES, APPURTENANCES, MATERIALS AND CONSTRUCTION METHODS MUST COMPLY WITH THE MOST CURRENT REGION OF PEEL STANDARDS AND SPECIFICATIONS. THE LOCAL MUNICIPALITIES REQUIREMENTS FOR THE ONTARIO BUILDING CODE AND ONTARIO PROVINCIAL BUILDING CODE MUST ALSO BE ADHERE TO ALL APPLICABLE LEGISLATION, INCLUDING THE ONTARIO CONSTRUCTION ACT AND THE ONTARIO LAND USE PLANNING ACT.

2. WATERMAIN AND/OR WATER SERVICE MATERIALS 100 MM (4") AND LARGER C90-16, SIZE 50 MM (2") AND SMALLER BE TYPE K SOFT COPPER CONSTRUCTED AS PER ASTM B88-19.

3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 100 MM (4") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 m (4') FROM OTHER LINES.

4. 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 DRRAIN ON TO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 MM (4") DIAMETER MINIMUM ON A HYDRANT.

5. ALL CURB STOPS TO 3.0 M (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.

6. HYDRANT AND VALVE SET TO REGION STANDARD 1-6-1 DIMENSION A AND B, 0.7 M (2') AND 0.9 M (3') AND TO HAVE PUMPER NOZZLE.

7. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 100 MM (4") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 m (4') FROM OTHER LINES AND ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO THE SAME.

8. WATERMAIN MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3 m (12") OVER 0.5 m (20") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.

9. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.

10. ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTRACTING THE OPERATIONS AND MAINTENANCE DIVISION BY THE CONTRACTOR.

11. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.

12. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATE, EXPOSE, SUPPORTING AND PROTECTING ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF HIS WORK, WHETHER SHOWN ON THE PLAN OR NOT, AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE.

13. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS NOTICE TO THE CONCERNED UTILITY, THIS INSPECTION WILL BE FOR THE DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTRACTING THE OPERATIONS AND MAINTENANCE DIVISION BY THE CONTRACTOR.

14. ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONTROL DEVICE, CONSIST WITH AN APPROPRIATE CROSS-CONNECTION BACKFLOW PREVENTION DEVICE FOR THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7 OR 1-8.

15. ALL WATER METERS MUST BE INSTALLED IN HEATED AND ACCESSIBLE SPACE.

16. PROPOSALS TO CONNECT TO AN EXISTING SERVICE LATERAL REQUIRE APPROVAL FROM THE REGION OF PEEL INSPECTOR AT CONSTRUCTION STAGE.

AVERAGE GRADE CALCULATIONS (ZONING RL – 893A)

SOUTHWEST SIDE = A (Centreline) = 96.63
B (Property Corner) = 96.81
GL (6.0m Setback) = 97.05
DL (21.0m Setback) = 96.93
HS (19.0m Setback) = 97.11
NORTH EAST SIDE = E (Centreline) = 96.64
F (Property Corner) = 96.77
GL (6.0m Setback) = 96.66
HS (19.0m Setback) = 97.03
LL (21.0m Setback) = 97.11
TOTAL = 774.83

AVERAGE GRADE = 774.89 / 8 = 96.86 Metres

AVERAGE GRADE CALCULATIONS (ZONING RS – 893B)

SOUTHWEST SIDE = E (Centreline) = 96.62
F (Property Corner) = 96.77
GL (6.0m Setback) = 96.97
DS (4.5m Setback) = 96.93
HS (19.0m Setback) = 97.11
NORTH EAST SIDE = E (Centreline) = 96.64
F (Property Corner) = 96.77
GL (6.0m Setback) = 96.66
HS (19.0m Setback) = 97.03
LL (21.0m Setback) = 97.11
TOTAL = 774.83

AVERAGE GRADE = 774.61 / 8 = 96.83 Metres

STANDARD SITE PLAN DEVELOPMENT NOTES BY REGIONAL MUNICIPALITY OF PEEL

1. I HEREBY CERTIFY THAT THIS DRAWING IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NUMBER S.P.1. (CENTRELINE) AS FURNISHED BY THE ARCHITECT OR ENGINEER'S SIGNATURE (IF APPLICABLE) AND PROFESSIONAL SEAL.

DATED: _____ SIGNED: _____

2. THE CITY OF MISSISSAUGA REQUIRES THAT ANY APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS APPROVED BY THE CITY OF MISSISSAUGA. NO MATERIALS (BUILDING MATERIALS, SOIL, ETC.) MAY BE STOCKPILED ON THE SITE. THE MATERIALS AND SCAFFOLDING WILL BE PROVIDED FOR EACH ENTRANCE THROUGH THE DRIVEWAY AND X CUB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE UPON THE ADJACENT PROPERTY.

3. ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTY.

4. THE OWNER IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS (BUILDING MATERIALS, SOIL, ETC.) MAY BE STOCKPILED ON THE SITE. THE MATERIALS AND SCAFFOLDING WILL BE PROVIDED FOR EACH ENTRANCE THROUGH THE DRIVEWAY AND X CUB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE UPON THE ADJACENT PROPERTY.

5. SHOULD THE INSTALLATION OF BELOW GROUND SERVICES SUBMITTED TO THE REMOVED DURING THE CONSTRUCTION PHASE, THE CONTRACTOR OR BUILDER WILL INSPECT AND DOCUMENT THE CONDITION OF THE VEGETATION AND SERVING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.

6. HOARDING MUST BE INSPECTED PRIOR TO REMOVAL OF ANY TREE PROTECTION

7. PRIOR TO ANY CONSTRUCTION, TAKING PLACE, HOARDING ADJACENT TO EXISTING PROPERTY TO PROTECT FROM CONSTRUCTION ACTIVITY AND ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION

8. THE STRUCTURAL DESIGN OF ANY RETAINING WALL, OVER 0.90M IN HEIGHT, OR ANY RETAINING WALL, OVER 0.90M IN LENGTH, IS THE RESPONSIBILITY OF THE CONTRACTOR OR BUILDER. THE CONTRACTOR OR BUILDER IS TO APPROVE THE DESIGN OF THE CONTRACTOR OR BUILDER FOR THE PROJECT.

9. ALL EXISTING GRADES AROUND THE PERIMETER AND THE EXISTING DRAINAGE PATTERN ON THE SITE SHALL BE MAINTAINED EXCEPT WHERE NOTED.

10. GRADES WILL BE NET WITHIN A 35% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.

11. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.

12. THE CONTRACTOR MUST CHECK AND VERIFY THE LOCATION AND ELEVATION OF OUTLET OF SPLASH PUMP TO BE LOCATED AT THE FRONT OF DENEYING AND DENEYING PLATEAU FOR THIS PROJECT AND IS TO APPROVE THE CONSULTING ENGINEER FOR THE PROJECT.

13. OUTLET OF SPLASH PUMP TO BE LOCATED AT THE FRONT OF DENEYING AND DENEYING PLATEAU FOR THIS PROJECT AND IS TO APPROVE THE CONSULTING ENGINEER FOR THE PROJECT.

14. ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE onto SURFACE VIA CONCRETE SPLASH PAD AND THE RUNOFF DIRECTED TOWARDS THE SURFACE WHERE POSSIBLE.

15. ALL PERIMETER FENCING WILL REMAIN IN PLACE TO ACT AS HOARDING DURING CONSTRUCTION.

16. ALL dimensions to be located in feet and inches. All dimensions are to be converted to metric.

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20. PRIOR TO ANY CONSTRUCTION, THE BUILDER IS TO CONFIRM WITH THE ARCHITECT OR OWNER, THAT THE PROPOSED FINISH FLOOR, BASEMENT FLOOR AND TOP FLOOR ELEVATION IS IN CONFORMITY WITH THE PUBLIC UTILITIES CO-ORDINATING COMMITTEE.

21. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 0.15m (6") BELOW BRICK ELEVATION.

22. DRIVEWAY GRADES SHOULD NOT BE LESS THAN 2% AND NOT GREATER THAN 8%.

23. SEDIMENTATION CONTROLS DURING CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF MISSISSAUGA STANDARDS.

24. ANY LANDSCAPING WITHIN THE MUNICIPAL BOULEVARD WILL BE SUBJECT TO PRIOR APPROVAL BY THE PUBLIC UTILITIES CO-ORDINATING COMMITTEE.

25. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSITIES BY THE SITE PLAN.

26. ON SITE WASTE COLLECTION WILL BE REQUIRED THROUGH A PRIVATE WASTE HAULER.

27. ALL DAMAGED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD, PRIOR TO THE RELEASE OF SECURITIES.

28. ALL EXISTING TREES OVER 0.15m TRUNK DIAMETER WILL NOT BE REMOVED UNLESS OTHERWISE SHOWN.

29. GRADING AT THE BASE OF EXISTING TREES MUST BE PRESERVED ADJACENT THE CONSTRUCTION ZONE.

30. ALL SURFACE DRAINAGE AND GROUNDS WITHIN CLOSE PROXIMITY TO THE PROPERTY LINES AND CONSTRUCTION ZONE TO BE APPROVED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

31. PROPOSED GRADES AND DRAINS PATTERN SHALL NOT HAVE NEGATIVE IMPACT ON THE ADJACENT PROPERTY.

32. OPEN TRENCHING WILL NOT BE PERMITTED WITHIN THE TREE PRESERVATION AREA.

33. THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THE PROPERTY.

34. WORKS IN THE MUNICIPAL BOULEVARD, WHETHER TO THE PROPERTY LINES OR SITE CONTRACTOR'S PROPERTY, ARE TO BE APPROVED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

35. ALL ASPHALT AND BASE MATERIALS OF THE EXISTING DRIVEWAY BEING REMOVED ARE TO BE REINSTATED WITH TOPSOIL AND SOD.

36. ALL LANDSCAPING AND GROUNDS WITHIN CLOSE PROXIMITY TO THE PROPERTY LINES AND CONSTRUCTION ZONE TO BE APPROVED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

37. ALL DAMAGED OR DISTURBED AREAS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE TO BE REINSTATED AT THE APPLICANT'S EXPENSE.

38. ANY ABOVE GROUND UTILITIES LOCATED WITHIN 1.5m OF A PROPOSED ACCESS ARE TO BE RELOCATED AT THE APPLICANT'S EXPENSE.

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