

GENERAL NOTES:

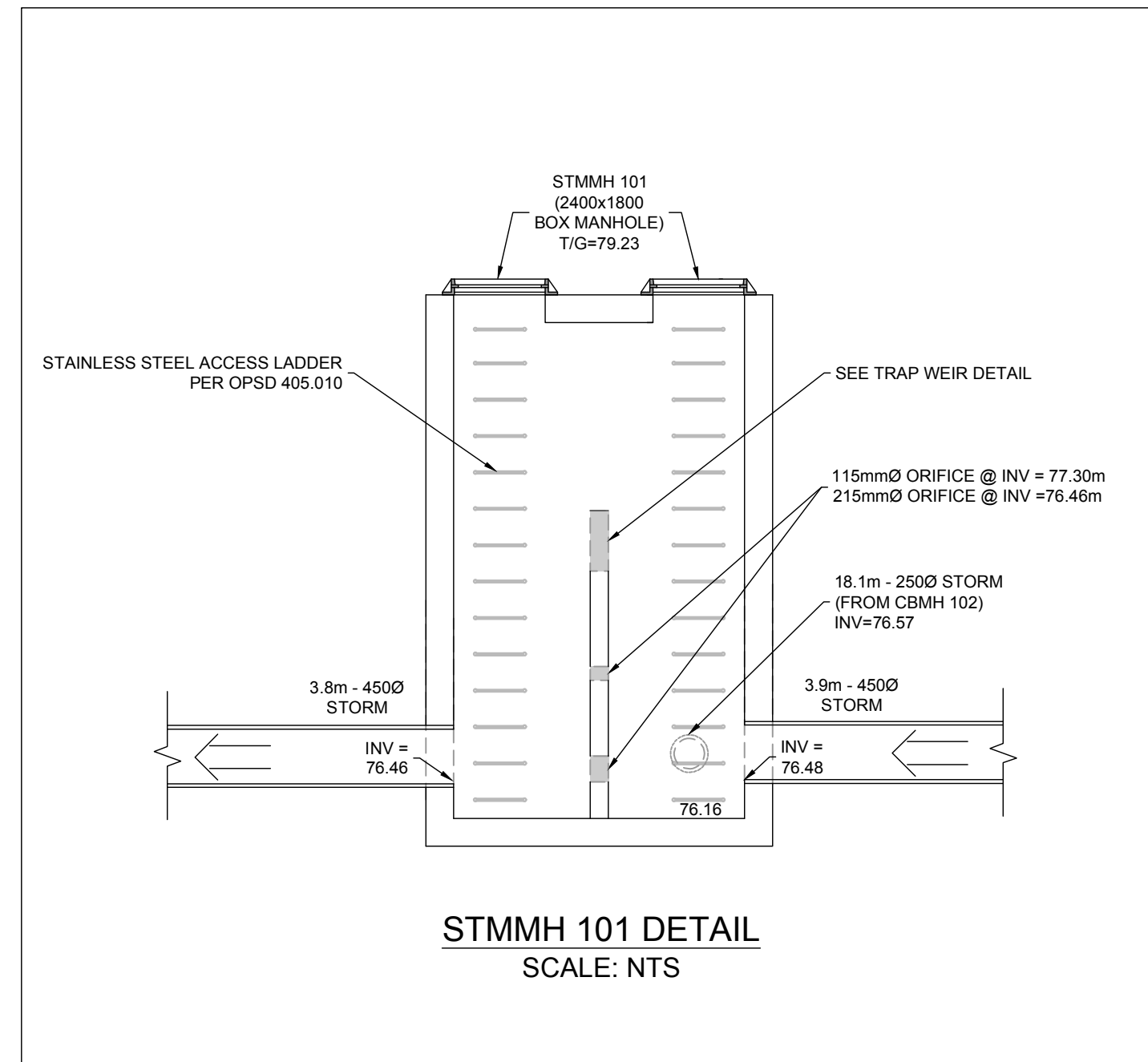
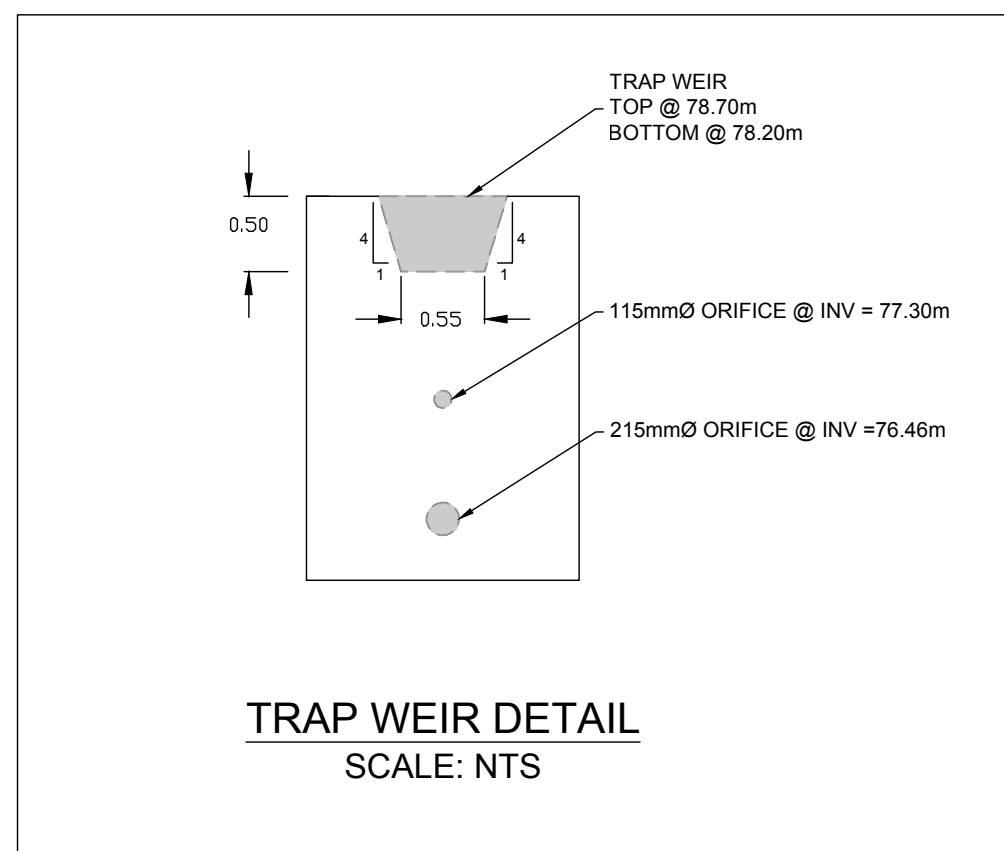
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
- OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED AND THE CITY OF OTTAWA AS THIRD PARTY.
- RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- ALL ELEVATIONS ARE GEODETIC.
- REFER TO GEOTECHNICAL REPORT (No. PG5887-1, DATED NOVEMBER 30, 2022), PREPARED BY PARSONS FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
- REFER TO ARCHITECTS AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
- REFER TO STORMWATER MANAGEMENT REPORT (R-2023-051) PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
- SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
- PROVIDE LINE/PARKING PAINTING AS REQUIRED FOR REINSTATEMENT.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.

GRADING NOTES:

- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
- EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
- ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUB-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
- MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
- ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
- ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
- REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.

PAVEMENT STRUCTURE:

- HEAVY DUTY PAVEMENT ABOVE PODIUM DECK ROOF
 - 40mm HL3 OR SP 12.5
 - 50mm HL8 PR SP 19.0
 - 150mm OPSS GRANULAR "A"
- HEAVY DUTY PAVEMENT
 - 40mm HL3 OR SP 12.5
 - 50mm HL8 PR SP 19.0
 - 150mm OPSS GRANULAR "A"
 - 450mm OPSS GRANULAR "B" TYPE II



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
1.8	ISSUED FOR FINAL APPROVAL	NOV 27/24	CJR
1.5	REVISED PER CITY AND MVCA COMMENTS	JUN 21/24	CJR
1.4	REVISED PER CITY COMMENTS	APR 18/24	CJR
1.3	REVISED PER CITY COMMENTS	DEC 22/23	CJR
1.2	REVISED PER CITY COMMENTS	DEC 14/23	CJR
1.1	RE-ISSUED FOR SITE PLAN	AUG 4/23	CJR
1.0	ISSUED FOR SITE PLAN	MAR 29/23	CJR

WATERMAIN NOTES:

- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
WATERMAIN CROSSING OVER SEWER	W25.2	CITY OF OTTAWA
WATERMAIN	PVC DR 18	CITY OF OTTAWA
VALVE CHAMBER	W11	CITY OF OTTAWA
VALVE BOX	W24	CITY OF OTTAWA
- SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMANS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.
- WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED.
- PROVIDE MINIMUM 0.25m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS.
- WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.

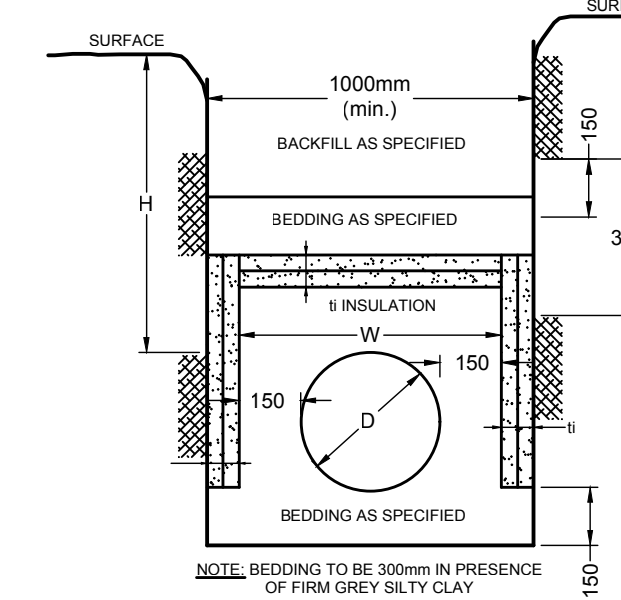
SWM TANK NOTES:

- THE MINIMUM INTERNAL SIZE OF THE STORMWATER MANAGEMENT TANK IS TO BE 380m³. REFER TO THE CROSS SECTION DETAIL AND THE ARCHITECT'S DRAWINGS FOR TANK DIMENSIONS, CONFIGURATION, MATERIALS AND WATERPROOFING DETAILS.
- THE ACCESS HATCHES ARE TO OPERATE AS THE EMERGENCY OVERFLOW FOR THE SWM TANK. PROVIDE THE FRAME AND COVERS PER CITY OF OTTAWA DETAILS S25 & S28.1 RESPECTIVELY.
- PROVIDE CIRCULAR HOLLOW ALUMINIUM MAINTENANCE HOLE STEPS ALONG TANK WALLS AT THE ACCESS HATCHES PER OPSD 405.010.

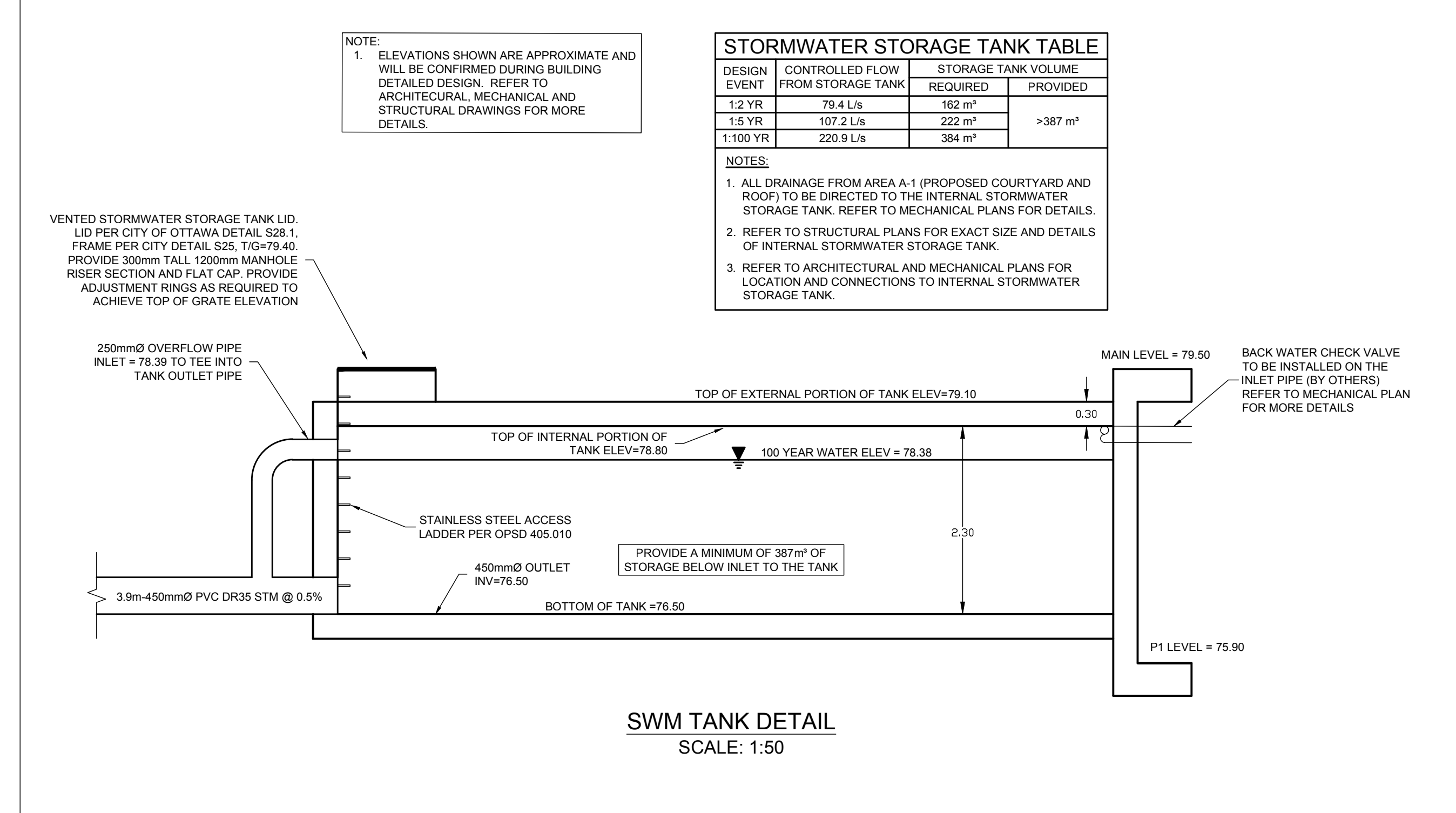
SEWER & WATERMAIN INSULATION NOTES:

- INSULATE ALL SEWER PIPES THAT HAVE LESS THAN 2.0m COVER AND ALL WATERMAIN WITH LESS THAN 2.4m OF COVER WITH EXPANDED POLYSTYRENE INSULATION AS PER OPSD 1109.030.
- THE THICKNESS OF INSULATION SHALL BE THE EQUIVALENT OF 25mm FOR EVERY 300mm REDUCTION IN THE REQUIRED DEPTH OF COVER WITH 50mm MINIMUM (SEE TABLE)

COVER SEWER / WATER (mm)	INSULATION THICKNESS (mm)
2000-1700 / 2400-2100	50
1700-1400 / 2100-1800	75
1400-1100 / 1800-1500	100



INSULATION DETAIL FOR SHALLOW SEWERS & WATERMAIN N.T.S.



STORMWATER STORAGE TANK TABLE

DESIGN EVENT	CONTROLLED FLOW FROM STORAGE TANK	STORAGE TANK VOLUME	
		REQUIRED	PROVIDED
1:2 YR	79.4 L/s	162 m ³	>387 m ³
1:5 YR	107.2 L/s	222 m ³	
1:100 YR	220.9 L/s	384 m ³	

NOTES:

- ALL DRAINAGE FROM AREA A-1 (PROPOSED COURTYARD AND ROOF) TO BE DIRECTED TO THE INTERNAL STORMWATER STORAGE TANK. REFER TO MECHANICAL PLANS FOR DETAILS.
- REFER TO STRUCTURAL PLANS FOR EXACT SIZE AND DETAILS OF INTERNAL STORMWATER STORAGE TANK.
- REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR LOCATION AND CONNECTIONS TO INTERNAL STORMWATER STORAGE TANK.

NOTE:
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Ottawa, Ontario, Canada K2M 1P6

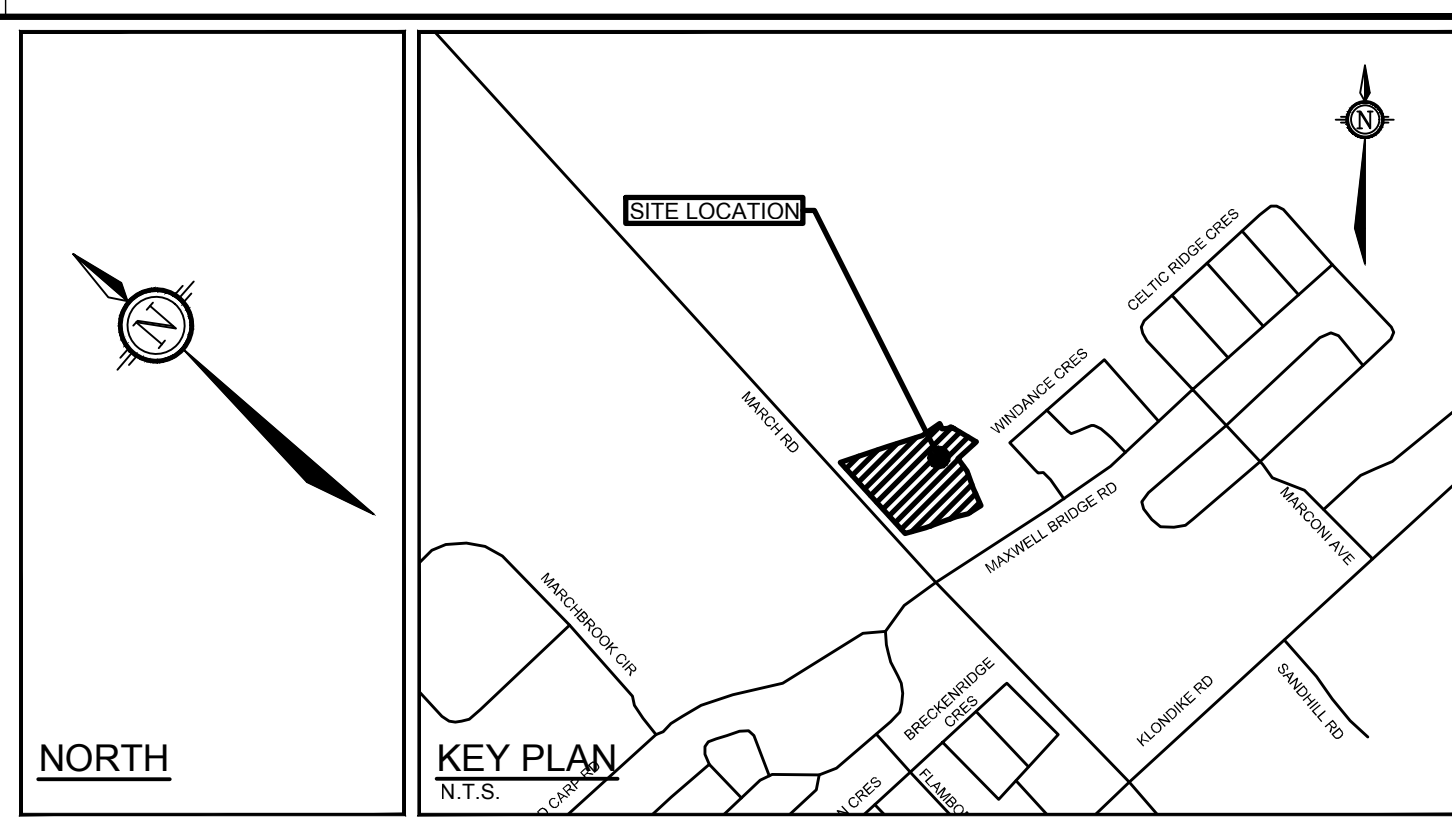
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION
CITY OF OTTAWA
910 MARCH ROAD

DRAWING NAME
NOTES AND DETAILS PLAN

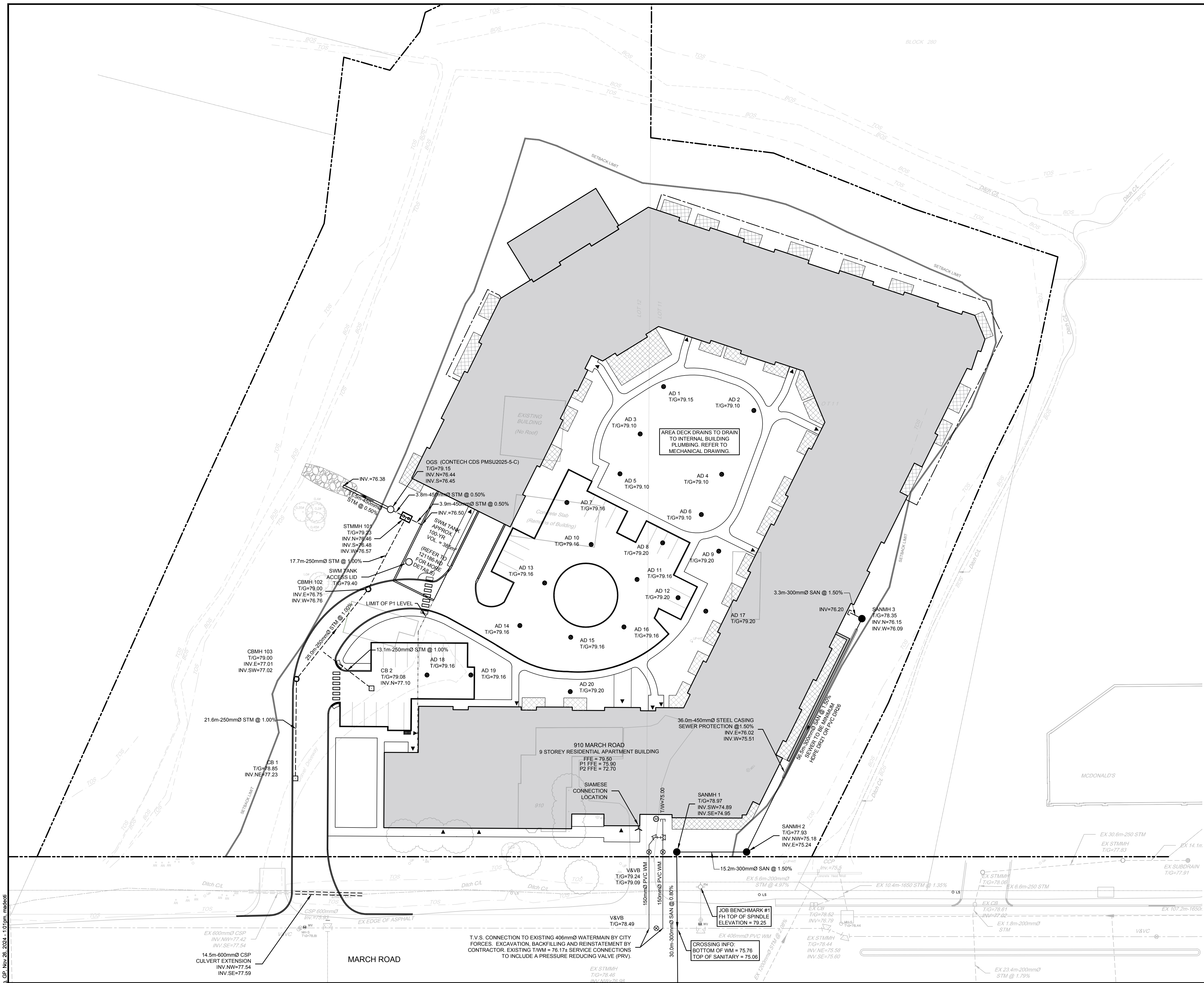
PROJECT No.	121186
REV	REV # 1.6
DRAWING No.	121186-ND

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LEGEND

- | | | | |
|-------|--|----------|----------------------------|
| — | PROPERTY LINE | --- | EXISTING DITCH CENTRELINE |
| - - - | SETBACK LIMIT | TOS | EXISTING TOP OF SLOPE |
| --- | PROPOSED CURB | BOS | EXISTING BOTTOM OF SLOPE |
| --- | PROPOSED DEPRESSED CURB | V&VB | EXISTING VALVE & VALVE BOX |
| ○ | PROPOSED STORM MANHOLE | --- | EXISTING SANITARY SEWER |
| □ | PROPOSED CATCHBASIN | --- | EXISTING WATERMAIN |
| ○ | PROPOSED CATCHBASIN MANHOLE | --- | EXISTING STORM SEWER |
| AD | PROPOSED AREA DECK DRAIN BY OTHERS
(REFER TO MECH DRAWINGS FOR MORE INFO) | EX CB | EXISTING CATCHBASIN |
| ● | PROPOSED SANITARY SERVICE C/W MANHOLE | EX STMMH | EXISTING STORM MANHOLE |
| --- | PROPOSED WATER SERVICE | WV | EXISTING WATER VALVE |
| --- | PROPOSED STORM SEWER | FH | EXISTING HYDRANT |
| ▲ | BUILDING ENTRANCE / EXIT | EX UP | EXISTING UTILITY POLE |
| - - - | UNDERGROUND PARKING P1 LIMIT | --- | EXISTING FENCE |
| V&VB | PROPOSED VALVE AND VALVE BOX | | |
| ⊞ | PROPOSED CAP | | |
| ⊞ | PROPOSED WATER METER | | |
| ⊞ | SIAMASE CONNECTION | | |
| --- | WILDLIFE EXCLUSION FENCE | | |



REFER TO 121186-ND FOR ADDITIONAL NOTES AND DETAILS

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1.1	RE-ISSUED FOR SITE PLAN	AUG 4/23	CJR
1.0	ISSUED FOR SITE PLAN	MAR 29/23	CJR

SCALE
1:400

DESIGN SM
CHECKED CJR
DRAWN SM
CHECKED CJR
APPROVED JLS

PROFESSIONAL ENGINEER
C.J. RUDDLE
NOV 27/24
PROVINCE OF ONTARIO

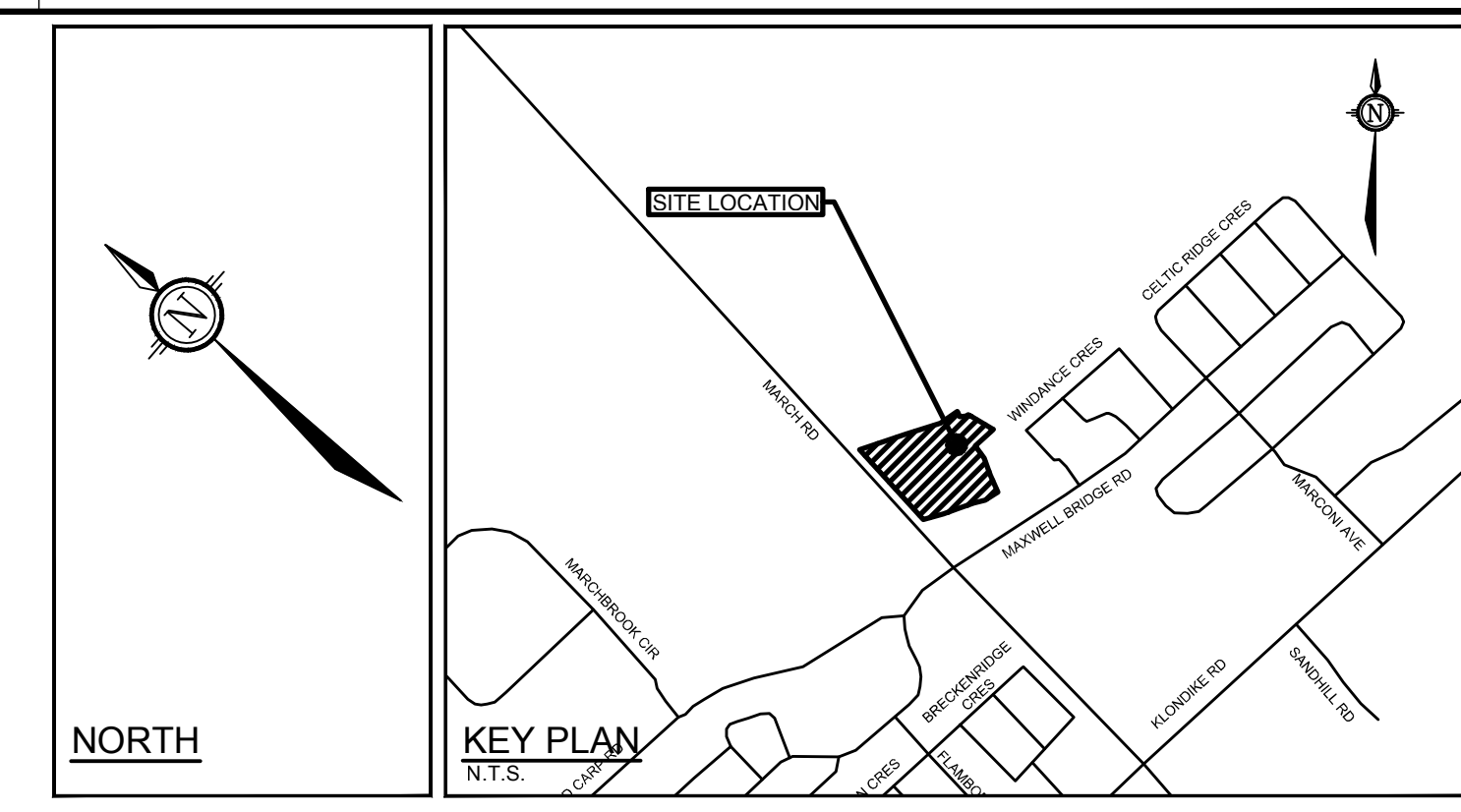
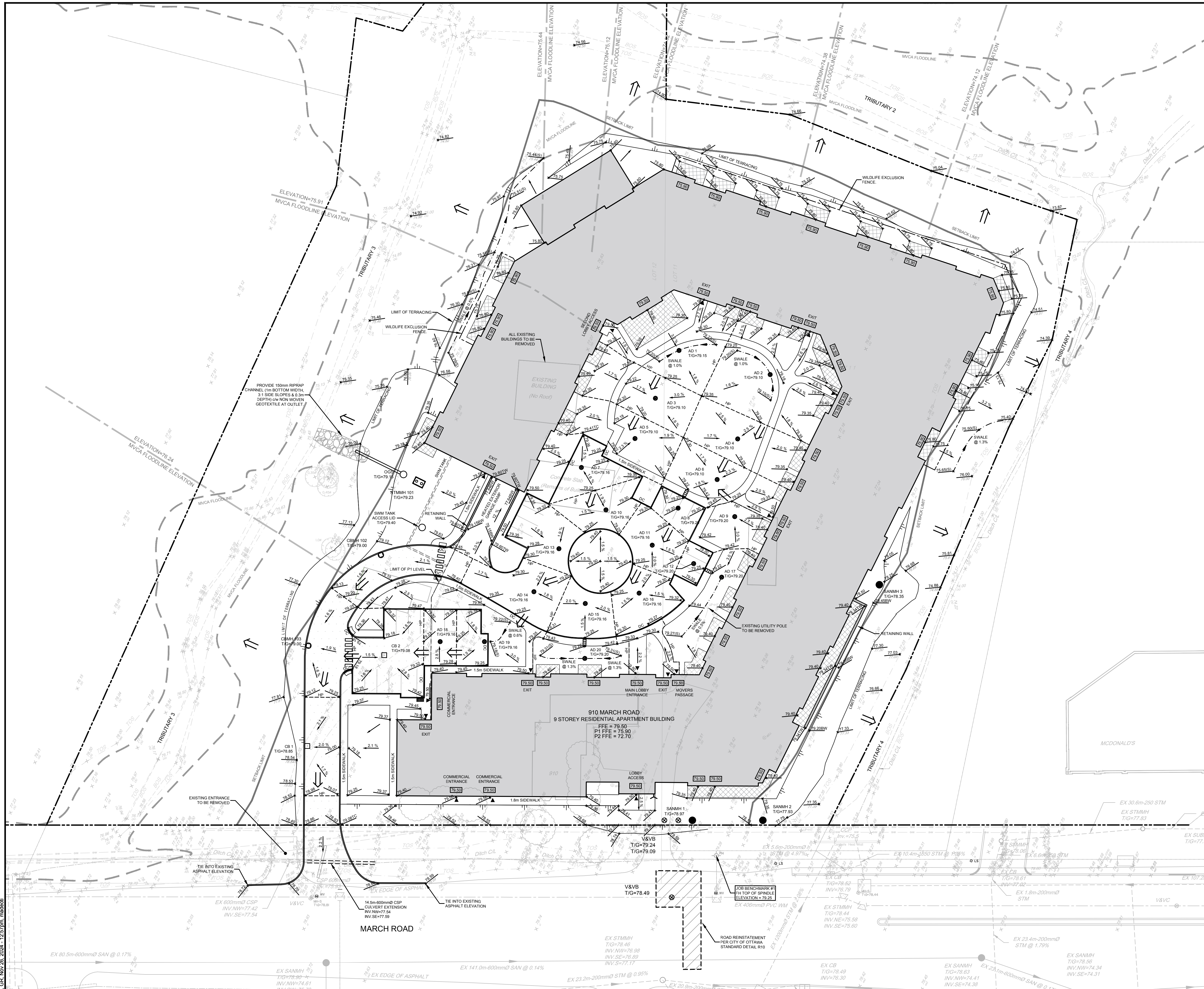
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Website www.novatech-eng.com

LOCATION CITY OF OTTAWA 910 MARCH ROAD		PROJECT No. 121186
DRAWING NAME GENERAL SERVICING PLAN		REV # 1.6
		DRAWING No. 121186-GP

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D02-02-20-0050 & D07-12-20-0089 PLAN#18358



- LEGEND**
- PROPERTY LINE
 - SETBACK LIMIT
 - 75.80 PROPOSED ELEVATION
 - 75.73 EXISTING ELEVATION
 - 79.50TW PROPOSED TOP OF WALL ELEVATION
 - 79.35TC PROPOSED TOP OF CURB ELEVATION
 - 79.50 PROPOSED DOOR SILL ELEVATION
 - 2.0% SLOPE AND DIRECTION
 - V&VB PROPOSED VALVE AND VALVE BOX
 - SIAMSESE CONNECTION
 - PROPOSED STORM MANHOLE
 - PROPOSED CATCHBASIN
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED AREA DECK DRAIN BY OTHERS (REFER TO MECH DRAWINGS FOR MORE INFO)
 - SANMH PROPOSED SANITARY MANHOLE
 - PROPOSED CAP
 - PROPOSED BUILDING ENTRANCE / EXIT
 - DIRECTION OF MAJOR OVERLAND FLOW
 - PROPOSED TRENCH DRAIN
 - HP PROPOSED HIGH POINT
 - PROPOSED CURB
 - DC PROPOSED DEPRESSED CURB
 - TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
 - PROPOSED SWALE
 - PROPOSED RETAINING WALL
 - UNDERGROUND PARKING P1 LIMIT
 - WILDLIFE EXCLUSION FENCE
 - SAWCUT
 - ROAD REINSTATEMENT
 - EXISTING DITCH CENTRELINE
 - TOS EXISTING TOP OF SLOPE
 - BOS EXISTING BOTTOM OF SLOPE
 - V&VB EXISTING VALVE & VALVE BOX
 - EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - EXISTING STORM SEWER
 - EX CB EXISTING CATCHBASIN
 - EX STMMH EXISTING STORM MANHOLE
 - WV EXISTING WATER VALVE
 - FH EXISTING HYDRANT
 - UP EXISTING UTILITY POLE
 - AN EXISTING ANCHOR

- PAVEMENT STRUCTURE:**
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 - 40mm HL3 OR SP 12.5
 - 50mm HL8 PR SP 19.0
 - 150mm OPSS GRANULAR "A"
 - HEAVY DUTY PAVEMENT
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 - 50mm HL8 PR SP 19.0
 - 150mm OPSS GRANULAR "A"
 - 450mm OPSS GRANULAR "B" TYPE II

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1.0	ISSUED FOR SITE PLAN	MAR 29/23	CJR

DESIGN	SM
CHECKED	CJR
DRAWN	SM
CHECKED	CJR
APPROVED	JLS

SCALE
1:400

PROFESSIONAL ENGINEER
C.J. RUDDLE
NOV 27/24
PROVINCE OF ONTARIO

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REFER TO 121186-ND FOR ADDITIONAL NOTES AND DETAILS

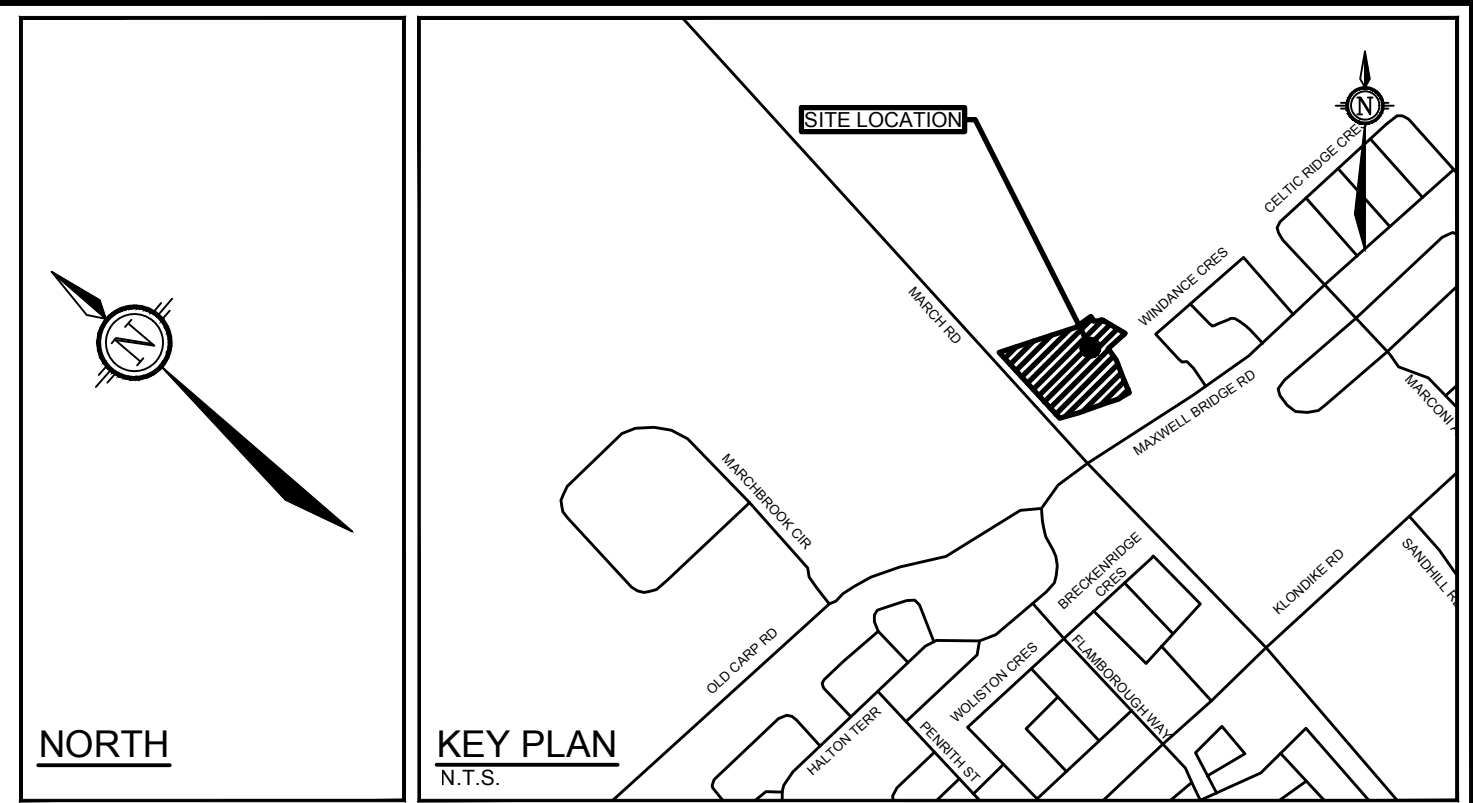
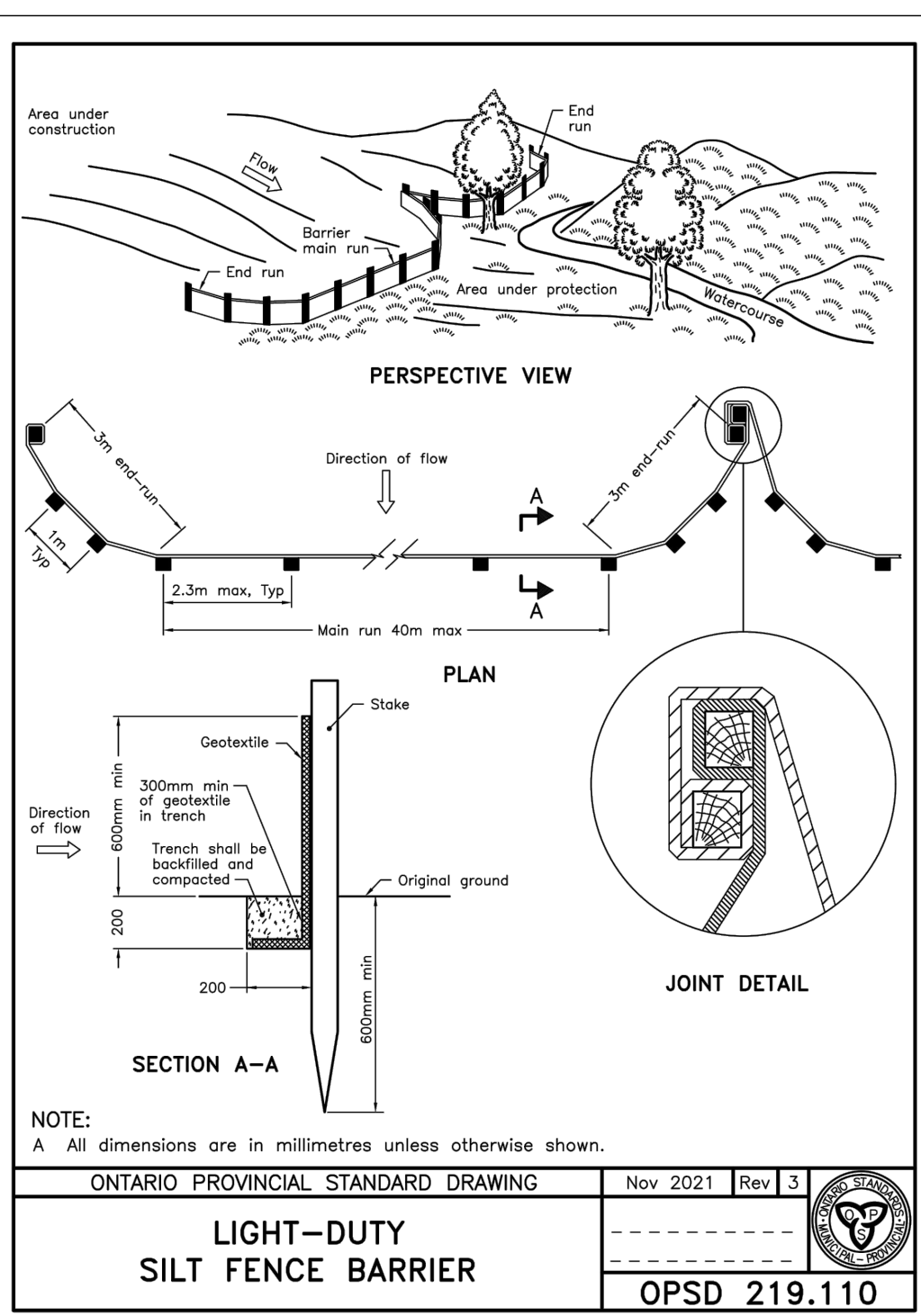
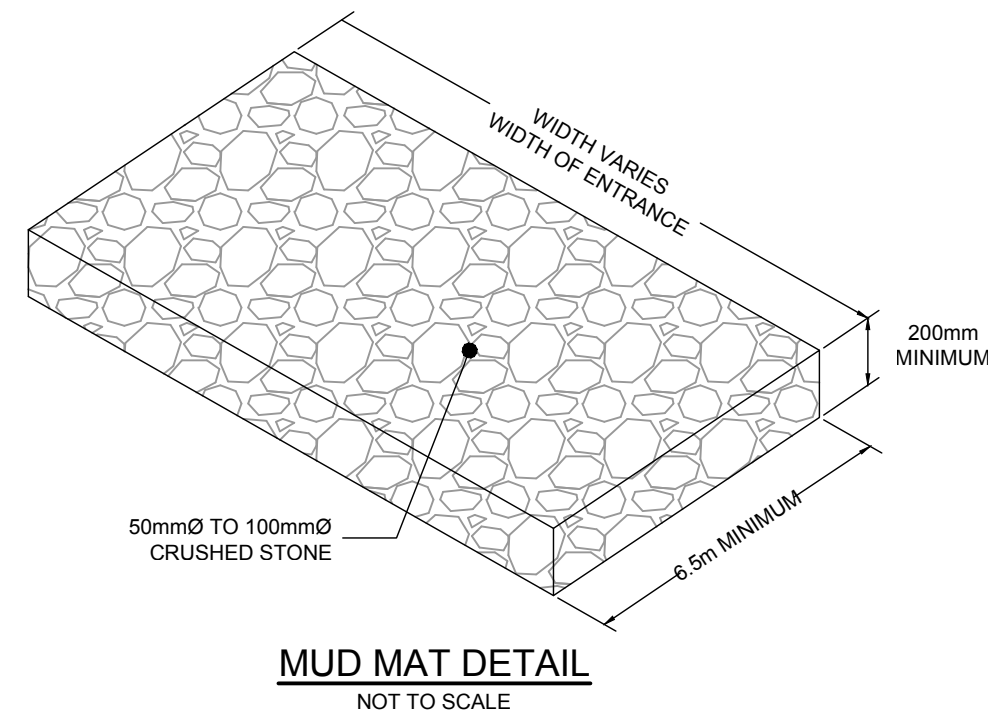
LOCATION CITY OF OTTAWA 910 MARCH ROAD	PROJECT No. 121186
DRAWING NAME GRADING PLAN	REV # 1.6
	DRAWING No. 121186-GR

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02-02-20-0050 & 007-12-20-0089 PLAN#18358

EROSION AND SEDIMENT CONTROL NOTES:

1. THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
2. THE CONTRACTOR SHALL PLACE FILTER CLOTH UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
3. SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
4. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
5. EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.



- LEGEND**
- PROPERTY LINE
 - SETBACK LIMIT
 - PROPOSED CURB
 - PROPOSED DEPRESSED CURB
 - TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
 - PROPOSED RETAINING WALL
 - UNDERGROUND PARKING P1 LIMIT
 - V&VB ⊗ PROPOSED VALVE AND VALVE BOX
 - ⊕ PROPOSED AREA DECK DRAIN BY OTHERS (REFER TO MECH DRAWINGS FOR MORE INFO)
 - PROPOSED FILTER BAGS AT CATCHBASINS, CATCHBASIN MANHOLES AND AREA DRAINS
 - WILDLIFE EXCLUSION FENCE
 - LIGHT DUTY SILT FENCE (OPSD 219.110)
 - MM PROPOSED MUD MAT
 - PROPOSED STRAW BALE BARRIER
 - PROPOSED SWALE
 - DRAINAGE DIRECTION
 - EXISTING DITCH CENTRELINE
 - TOS --- EXISTING TOP OF SLOPE
 - BOS --- EXISTING BOTTOM OF SLOPE
 - V&VB ⊗ EXISTING VALVE & VALVE BOX
 - EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - EX CB --- EXISTING STORM SEWER
 - EX CB --- EXISTING CATCHBASIN
 - EX STMM1 --- EXISTING STORM MANHOLE
 - WV ⊗ EXISTING WATER VALVE
 - PH ⊗ EXISTING HYDRANT
 - UP ⊗ EXISTING UTILITY POLE
 - AN * EXISTING ANCHOR

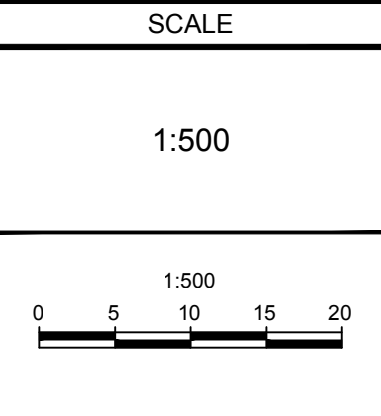


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SCALE: 1:500

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C.J. RUDDLE
NOV 27/24
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LOCATION: CITY OF OTTAWA, 910 MARCH ROAD

DRAWING NAME: EROSION AND SEDIMENT CONTROL PLAN

PROJECT No.: 121186

REV # 1.6

DRAWING No.: 121186-ESC

PLAN #18358

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