DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED
SITE FEATURES			SERVICES AND STRUCTURES		
PROPERTY LINE			SANITARY SEWER		250mmø SAN
TOP OF SLOPE			COMBINATION SEWER	EX.300mmø COMB	300mmø COMB
TERRACING (3:1 TYPICAL)	1,1,1	1,1,1 1,1,1	STORM SEWER		375mmø STM
DITCH/SWALE AND DIRECTION OF FLOW			STORM SUBDRAIN	EX.150mmø_SUBDRAIN	150mmø SUBDRAIN
DGE OF SHOULDER			STORM CULVERT		600mmø CULVERT
DGE OF PAVEMENT			SANITARY MANHOLE	○ EX.SAN	SANMH 100
2 ROAD/ALIGNMENT			COMBINATION MANHOLE	○ EX. COMB	○ COMBMH 100
CHAINLINK FENCE	XX	xx	STORM MANHOLE	○ EX.STM	O STMMH 200
POST AND RAIL FENCE	<b>─</b> ◇ <b>─</b> ◇ <b>─</b> ◇	<del></del>	CATCHBASIN MANHOLE	○ EX.CBMH	■ CBMH 100
IDEWALK (TYPE AS NOTED ON DRAWINGS)			CATCHBASIN	□ EX.CB	■ CB1
ARRIER CURB (SC1.1)			DOUBLE CATCHBASIN	□□ EX.DCB	■■ DCB1
MOUNTABLE CURB (SC1.3)			AREA DRAINS		O AD
EPRESSED CURB		DC	ROOF DRAINS		<b>O</b> RD
ACTILE WALKING SURFACE INDICATOR "TWSI" (SC7.3)		<b>经股股股</b>	CURB INLET CATCHBASIN	■ EX.CICB	■ CICB 1
SUARDRAIL	II II	II II	DITCH INLET CATCHBASIN	■ EX.DICB	■ DICB 1
ERSEY BARRIERS	# #		WATERMAIN	200mmø_WATERMAIN	200mmø WATERMAIN
UILDING ENTRY/EXIT WITH RISERS	<b>▼</b> xR	<b>▼</b> xR	IRRIGATION	IR IR	IR IR
UILDING ENTRY/EXIT BARRIER FREE	₩BF	<b>▼</b> BF	VALVE AND VALVE BOX	⊗ V&VB	⊗ V&VB
UILDING ENTRY/EXIT OVERHEAD DOOR	$\overline{\nabla}$	$\nabla$	VALVE AND VALVE CHAMBER	⊗V&VC	<b>⊗</b> V&VC
OST	⊚ POST	⊚ POST	FIRE HYDRANT	-Ó-FH	- <b>Ó</b> -FH
GN	> SIGN	♭ SIGN	SIAMESE CONNECTION	Ŷsc	Ƴsc
OLLARD	⊚ BOLL	⊚ BOLL	WATER METER	<u>@</u>	<u> </u>
EGETATION			REMOTE WATER METER	RM	RM
	~ / \\	·//\	45° BEND	<a>√₁ 45°</a>	<445°
			22.5° BEND	~ 22°	~ 22°
			11.25° BEND	H 11°	H11°
JTILITY AND STRUCTURES			TEE	д 200X150 TEE	Д 200X150 TEE
YDRO (OVERHEAD)	——————————————————————————————————————	OH	REDUCER	D 200X100 RED	D 200X100 RED
YDRO	———Н———	———Н———	CROSS	⊕300X200 CROSS ⊗cs	⊕ 300X200 CROSS
POWER	— P — P —	— P — P —	CURB STOP WATER WELL	⊗ C3 <u></u>	● cs ®
LECTRICAL	———Е——	Ε	WATER WELL	<b>(a)</b>	•
BELL (OVERHEAD)	OB	OB			
BELL	——— В ———	в			
CABLE (OVERHEAD)		oc	GRADING		
CABLE TV	C	c	GROUND ELEVATION	X 100.00	X 100.00
TBRE OPTIC	F0		SWALE ELEVATION	X 100.00(S)	X 100.00(S)
STREETLIGHT		SL SL	TOP OF GRATE ELEVATION	T/G=100.00	T/G=100.00
GASMAIN			TOP OF WALL ELEVATION	X 100.00 T/W	X 100.00 T/W
OINT USE TRENCH - BELL/CABLE TV	BC	BC	BOTTOM OF WALL ELEVATION	X 100.00 B/W	X 100.00 B/W
IOINT USE TRENCH - HYDRO/BELL/CABLE TV	———НВС	———НВС ———	FINISHED FLOOR ELEVATION	FF=100.00	FF=100.00
OINT USE TRENCH - HYDRO/BELL/CABLE TV/GAS	нвсс	———— HBCG —————	TOP OF FOUNDATION ELEVATION	TF=100.00	TF=100.00
IOINT USE TRENCH - BELL/CABLE TV/GAS	BCG	BCG	BASEMENT FLOOR ELEVATION	BF=100.00	BF=100.00
OUCT CROSSING WITH NUMBER AND TYPE OF DUCTS	2H,2C,2B	2H,2C,2B	PARKING LEVEL ELEVATION	P1=100.00	P1=100.00
STREETLIGHT	>—⊗ 0 LS	<u></u>	UNDERSIDE OF FOOTING ELEVATION	USF=100.00	USF=100.00
TREETLIGHT DISCONNECT	SD	SD	ORIGINAL GROUND ELEVATION	<i>0G=100.00</i>	OG=100.00
YDRO TRANSFORMER			TOP OF ROCK ELEVATION	T/ROCK=100.00	T/ROCK=100.00
YDRO SWITCHING KIOSK			CONTOUR LINES	100.00	100.00
YDRO MANHOLE	<u> </u>	<u>—</u>	SLOPE AND DIRECTION OF FLOW	2.0%	2.0%
YDRO METER	$\Leftrightarrow$	<b>\Phi</b>	OVERLAND FLOW ROUTE ONSITE		
ITILITY POLE AND GUY WIRE	(—OUP	(—O UP	OVERLAND FLOW ROUTE EXTERNAL		$\langle \Box $
ABLE PEDESTAL	©	C			<b>√</b>
ELL PEDESTAL	B	B			
ELL MANHOLE	B	lacksquare			
ELL GROUND LEVEL BOX	GLB	GLB	STORMWATER MANAGEMENT		
NDWALL		CMR	STORM DRAINAGE AREA BOUNDARY		
COMMUNITY MAILBOX	<u>CMB</u>	<u>CMB</u>	STORM DRAINAGE AREA NUMBER STORM DRAINAGE AREA IN HECTARES	0.06	1 0.06
SAS VALVE	⊗ GV	⊗ GV	RUN-OFF COEFFICENT	0.75	0.75
AS METER	<b>\$</b>	<b>\$</b>	5 YEAR PONDING AREA	5 YR	5 YR
RAFFIC MANHOLE	○ TMH	○ TMH	100 YEAR PONDING AREA	100 YR	100 YR
RAFFIC HAND HOLE					
RAFFIC JOINT USE POLE	⊚ JUP	⊚ JUP			
RAFFIC MAST ARM	±⊖= MAF	=⊖= MAF	GEOTECHNICAL		
RAFFIC CONDUIT	I T	— I — T —		<b>△</b> pu	A DU
			BOREHOLE	ВН	- <b>⊕</b> -BH
			TEST PIT	TP TP	TP
			COREHOLE	Ф. СН	<del>ф</del> сн
			PIEZOMETER  MONITORING WELL	⊕ PIZ	⊕ PIZ
			MONITORING WELL	₩w	ф мw

# **DESCRIPTION**

## MISCELLANEOUS

REMOVED RELOCATED ADJUSTED REPLACE

LIGHT DUTY PAVEMENT REFER TO NOTES FOR COMPOSITION HEAVY DUTY PAVEMENT REFER TO NOTES FOR COMPOSITION

ROAD REINSTATEMENT AS PER CITY STANDARD R10 RIP-RAP AS PER OPSD 810.010

MONOLITHIC CURB INSTALLATION

LANDSCAPE REINSTATEMENT

-X-X-X

REM

2. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.

SPECIFICATIONS (OPSS), WHERE APPLICABLE.

ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST

OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND

REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF

**GENERAL NOTES** 

- 3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY BE DAMAGED OR CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER. WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
- 4. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED. ALL DRAWINGS SHOULD NOT BE SCALED BY THE CONTRACTOR. ANY MISSING OR QUESTIONABLE DIMENSIONS ARE TO BE CONFIRMED WITH THE ENGINEER IN WRITING.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF THE SAME.
- 6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS", THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER, THE CITY OF OTTAWA AND THE AUTHORITY HAVING JURSIDICTION.
- 8. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
- 9. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON CITY STREETS. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
- 10. THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- 11. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS WRITTEN APPROVAL BY THE ENGINEER HAS BEEN OBTAINED.
- 12. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- 13. THE SITE LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. AS-BUILT SITE SERVICING & GRADING DRAWINGS SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
- 14. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
- 15. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY EXP SERVICES INC DATED MARCH, 2022, PROJECT NO. OTT-00238207-C0
- 16. THE CONTRACTOR SHALL APPRAISE HIS/HER SELF OF ALL SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED AND SHALL CARRY OUT THEIR OWN TEST PITS AS REQUIRED TO MAKE THEIR OWN INDEPENDENT ASSESSMENT OF GROUND CONDITIONS. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR ANY EXTRA COST DUE TO ANY SUCH GROUND CONDITIONS VARYING FROM THOSE ANTICIPATED BY THE CONTRACTOR.
- 17. DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
- 18. FOR TOPOGRAPHICAL INFORMATION REFER TO PLAN PREPARED BY ANIS, O'SULLIVAN, VOLLEBEKK SURVEYING LTD. DATED JUNE 16, 2017.
- 19. CIVIL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL, LANDSCAPE AND LEGAL
- 20. A SCHEMATIC DIAGRAM INCLUDING PROPOSED ELEVATIONS, DETAILS OF PROPOSED FOUNDATION DRAINS, STORM LATERAL, AND INTERNAL MECHANICAL PIPING WILL BE PREPARED BY THE MECHANICAL
- 21. THE SIDES OF THE EXCAVATION FOR UTILITY TRENCHES AND SUBSURFACE BASEMENT WALLS THAT EXTEND INTO THE SHALE BEDROCK BELOW THE GROUND WATER SHOULD BE SPRAYED WITH GUNNITE TO PREVENT DETERIORATION AND HEAVE OF THE SHALE BEDROCK. FOR UNDERGROUND SERVICE, AN ALTERNATIVE TO GUNNITE IS TO BACKFILL THE PORTION OF THE TRENCHES IN BEDROCK BELOW THE GROUNDWATER LEVEL USING CLAY OR CONCRETE.

# **SANITARY SEWER NOTES:**

CONSULTANT PRIOR TO REGISTRATION.

- 1. ALL SANITARY SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- 2. ALL SANITARY SEWERS SHALL BE PVC DR 35, IPEX "RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
- 3. SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B BEDDING UNLESS OTHERWISE NOTED. BEDDING DEPTH AS PER GEOTECHNICAL STUDY.
- 4. THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED SANITARY SEWERS AND EXISTING SEWERS CONNECTED TO. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS

• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •

• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

- 5. THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE SANITARY SEWERS IN ACCORDANCE WITH OPSD 802.010 AND 802.013. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% SPMDD.
- 6. ALL ABANDONED EXISTING SEWERS TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF THE CITY OF OTTAWA'S SEWER OPERATIONS.
- 7. WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST

### **STORM SEWER NOTES:**

- 1. ALL STORM SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- 2. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
- 3. THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE STORM SEWERS IN ACCORDANCE WITH OPSD 802.010 AND 802.013. DURING CONSTRUCTION THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% SPMDD.
- 4. SEWER BEDDING DEPTH AS PER GEOTECHINCAL STUDY.
- 5. ALL ABANDONED EXISTING SEWERS TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF THE CITY OF OTTAWA'S SEWER
- 6. WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.
- 7. ALL STORM SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES. REFER TO MECHANICAL DRAWINGS.
- 8. THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED STORM SEWERS AND EXISTING SEWERS CONNECTED TO. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.
- 9. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL STORMTECH

- 1. ALL WATERMAIN MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVICIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- 2. NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. WATERMAIN CONNECTIONS BY CITY OF OTTAWA FORCES WITH ALL EXCAVATION BACKFILL AND ROAD REINSTATEMENT BY
- 3. WATERMAINS TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- 4. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40. ALL ANODES SHALL BE A Z-24-48 AS PER CITY OF OTTAWA STD. W44.
- 5. ALL WATERMAINS TO BE INSTALLED AT MINIMUM COVER OF 2.4m.
- 6. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
- DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
- 8. WATER METER TO BE INSTALL TO BE COORDINATED WITH MECHANICAL.
- 9. INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY, WHERE WATERMAN COVER IS LESS THAN 2.4m.
- 10. PRESSURE REDUCING MEASURES REQUIRED FOR INTERNAL WATER

# **ROAD NOTES:**

- 1. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R10 AND OPSD 509.010,
- 2. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
- 3. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.

### 4. PAVEMENT STRUCTURE: SITE ACCESS DRIVEWAYS:

- 40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE 50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE
- 150mm GRANULAR "A" CRUSHED LIMESTONE (OPSS 1010)
- 400mm GRANULAR "B" TYPE II (OPSS 1010)

# BEECHWOOD AVENUE:

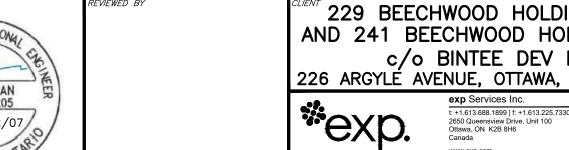
- 40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE 50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE
- 150mm GRANULAR "A" CRUSHED LIMESTONE (OPSS 1010)

# - 400mm GRANULAR "B" TYPE II (OPSS 1010)

HE POSITION OF ALL POLE LINES, ONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND TRUCTURES IS NOT GUARANTEED. BEFORE TARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR AMAGE TO THEM.

										SCALE
					4	RE-ISSUE FOR APPROVAL	07/02/25	ΖP	ВМТ	
					3	ISSUED FOR APPROVAL	28/07/23	SAB	ВМТ	NORTH
					2	ISSUED FOR CITY REVIEW	22/03/22	AC	ВМТ	
					1	ISSUED FOR SITE PLAN CONTROL	15/12/20	SK	ВМТ	
REV	REVISION DESCRIPTION	DATE	BY	APPD	REV	REVISION DESCRIPTION	DATE	BY	APPD	
	·	·					·			





229 BEECHWOOD HOLDINGS INC. AND 241 BEECHWOOD HOLDINGS INC. c/o BINTEE DEV INC. 226 ARGYLÉ AVENUE, OTTAWA, ON, K2P 1B9 +1.613.688.1899 | f: +1.613.225.7330

JLF/ZP BMT SK/SAB BMT

229-247 BEECHWOOD OTTAWA, ON

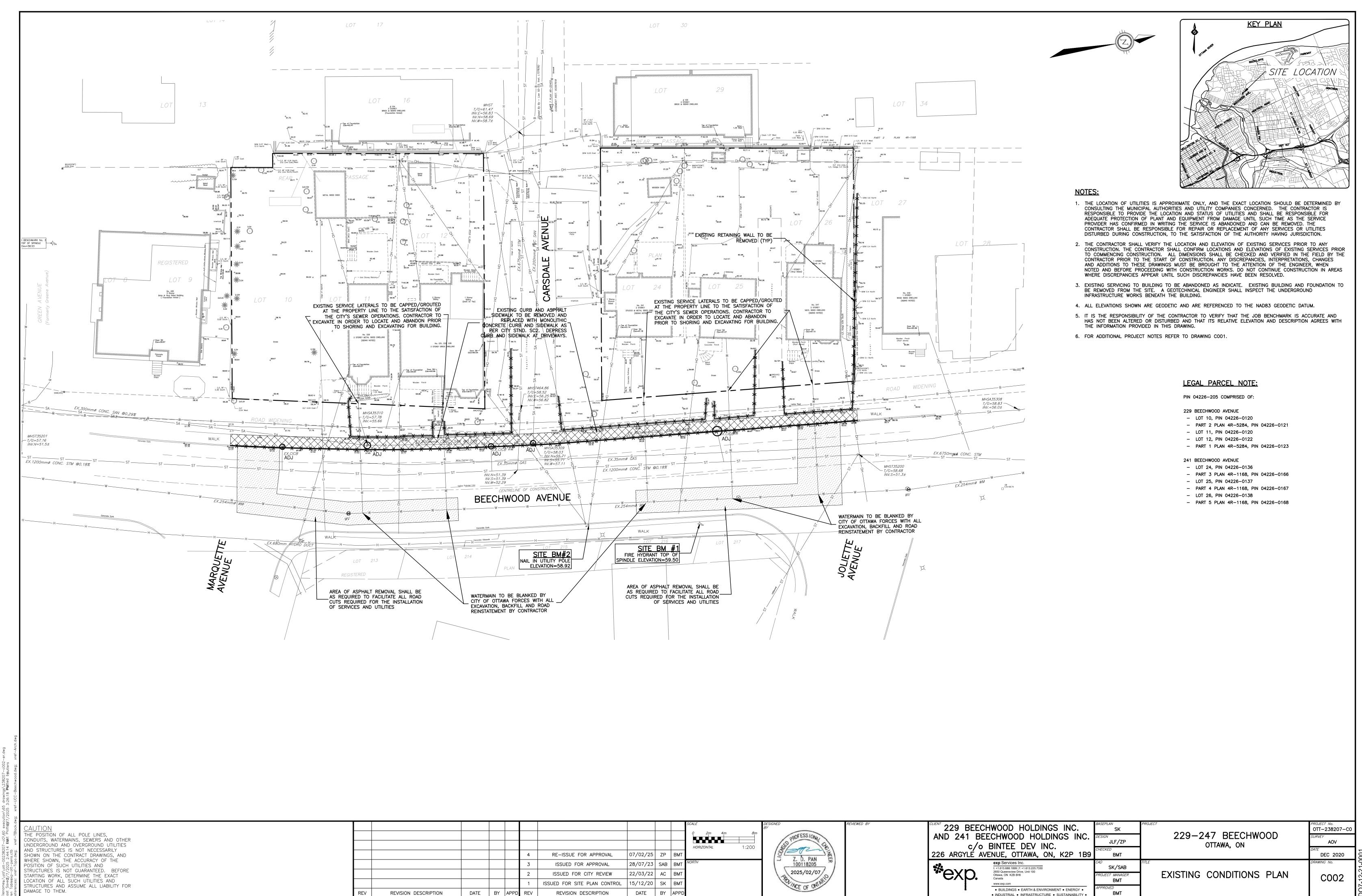
NOTES AND LEGEND SHEET

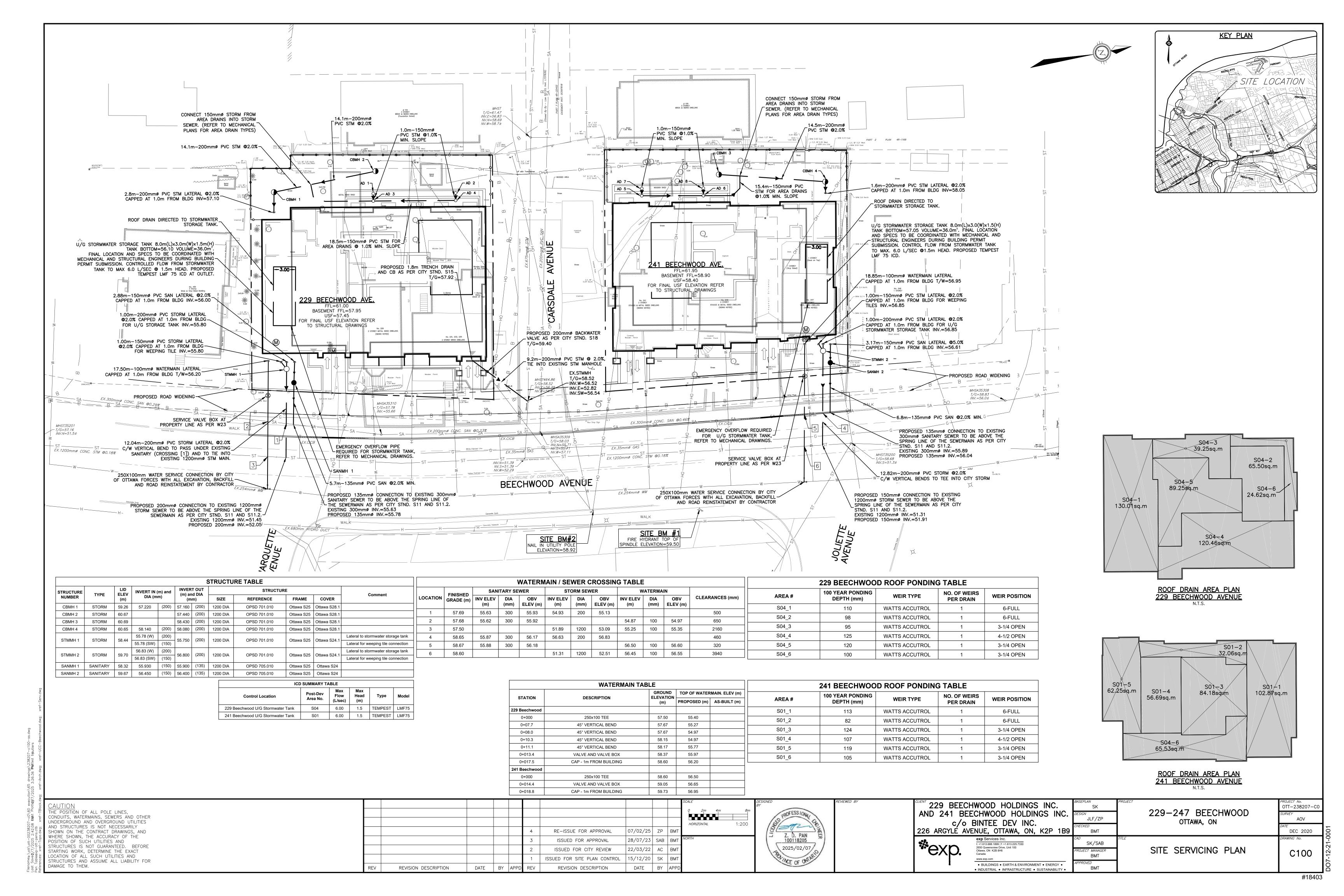
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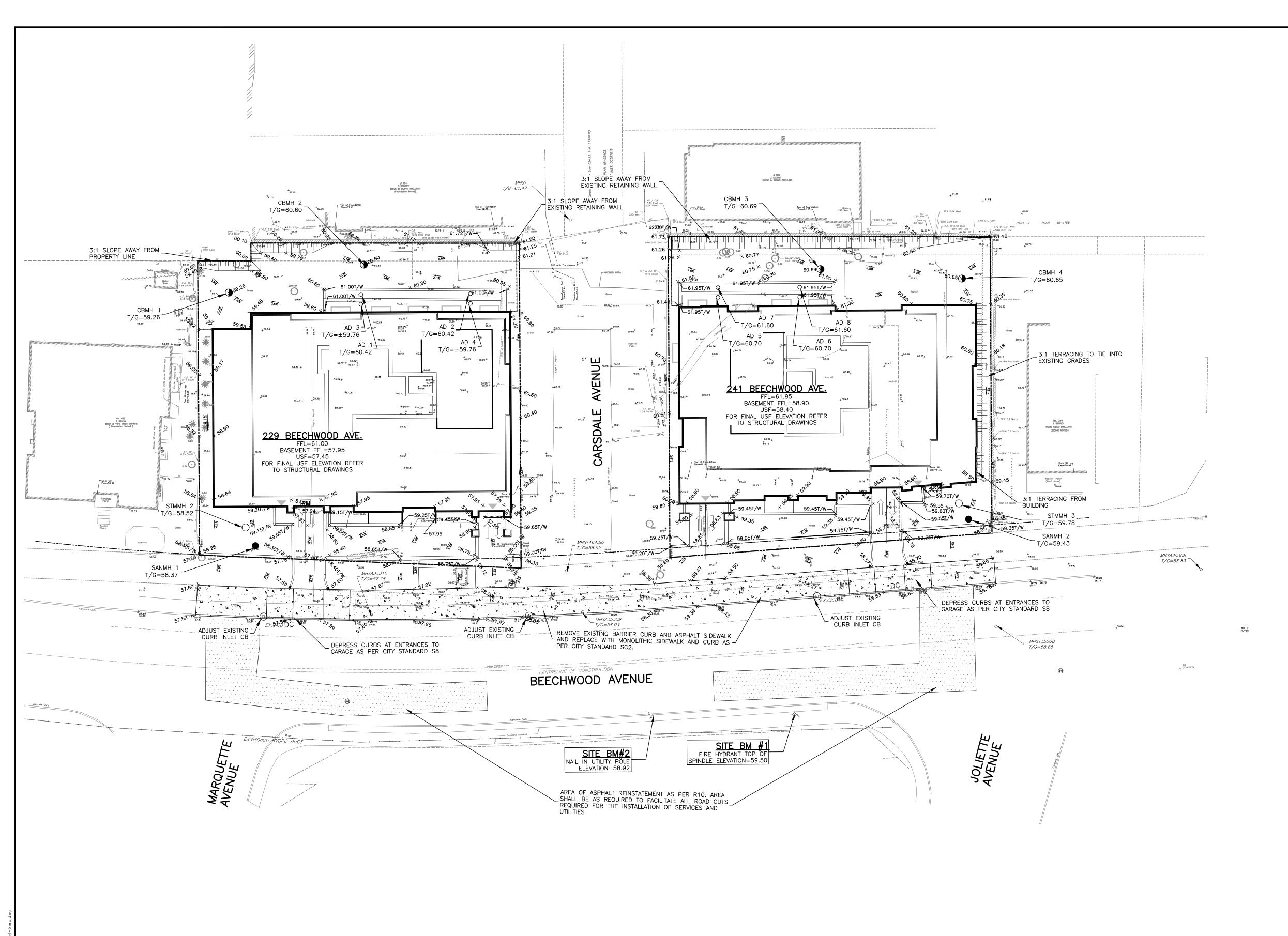
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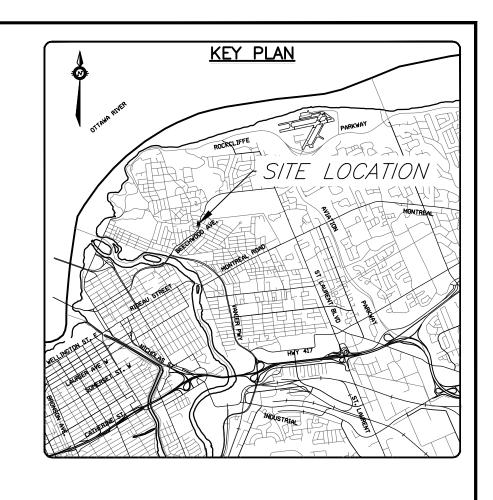
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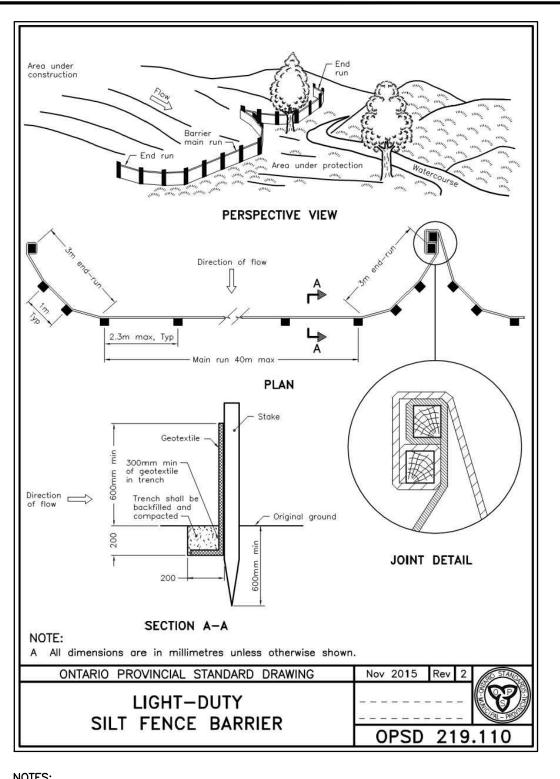






### GENERAL NOTES FOR GRADING

- 1. IT SHALL BE THE BUILDER'S RESPONSIBILITY TO ENSURE THAT GRADING AROUND HYDRANTS, TRANSFORMERS, AND UTILITY PEDESTALS, ETC., MEET CURRENT CITY OF OTTAWA, HYDRO AND UTILITY COMPANY REQUIREMENTS.
- 2. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
- 3. CONTRACTOR TO ADJUST EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE CHAMBERS AND VALVE BOXES TO FINAL GRADE AS REQUIRED.
- 4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FOUNDATIONS OF ADJACENT BUILDINGS DURING EXCAVATION AND CONSTRUCTION PERIOD.
- 5. GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7%. GRADES IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 3:1 TERRACING.
- 6. NO EXCESS DRAINAGE, DURING OR AFTER CONSTRUCTION, TO BE DIRECTED TOWARDS NEIGHBORING PROPERTIES.
- 7. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
- 8. ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION.
- 9. NO ALTERATION TO EXISTING GRADES ON THE PROPERTY LINES.
- 10. UNDERSIDE OF FOOTING TO BE MINIMUM 1.5m BELOW FINISHED GRADE OR INSULATION TO BE PROVIDED. TOP OF FOUNDATION TO BE MAINTAINED 0.15m ABOVE FINISHED GRADE.
- 11. FOR ADDITIONAL NOTES REFER TO NOTES AND LEGEND SHEET, DRAWING COO1



- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO WOOD POSTS WITH WIRE TIES OR
- POSTS TO BE SPACED AT 2.3 METRES CENTRE TO CENTRE.

  WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED
- BY A MINIMUM OF 500mm. 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- 5. WOOD POSTS TO BE HARDWOOD TYPE (50mm  $\times$  50mm). GEOTEXTILE TO BE EMBEDDED 200mm INTO GROUND.
- GEOTEXTILE TO CONFORM TO OPSS 805 STANDARDS. 8. SILT FENCE MUST BE INSTALLED BEFORE COMMENCEMENT OF CONSTRUCTION AND IN ACCORDANCE WITH DETAIL. SILT FENCE CAN BE REMOVED AFTER LANDSCAPING IS
- 9. SEDIMENTS MUST BE CLEARED AWAY WHEN THEY REACH HALF THE HEIGHT OF THE FENCE. 10. CONTRACTOR RESPONSIBLE FOR KEEPING ROADS FREE AND CLEAN FROM MUD AND
- 11. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE DURING CONSTRUCTION. FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY

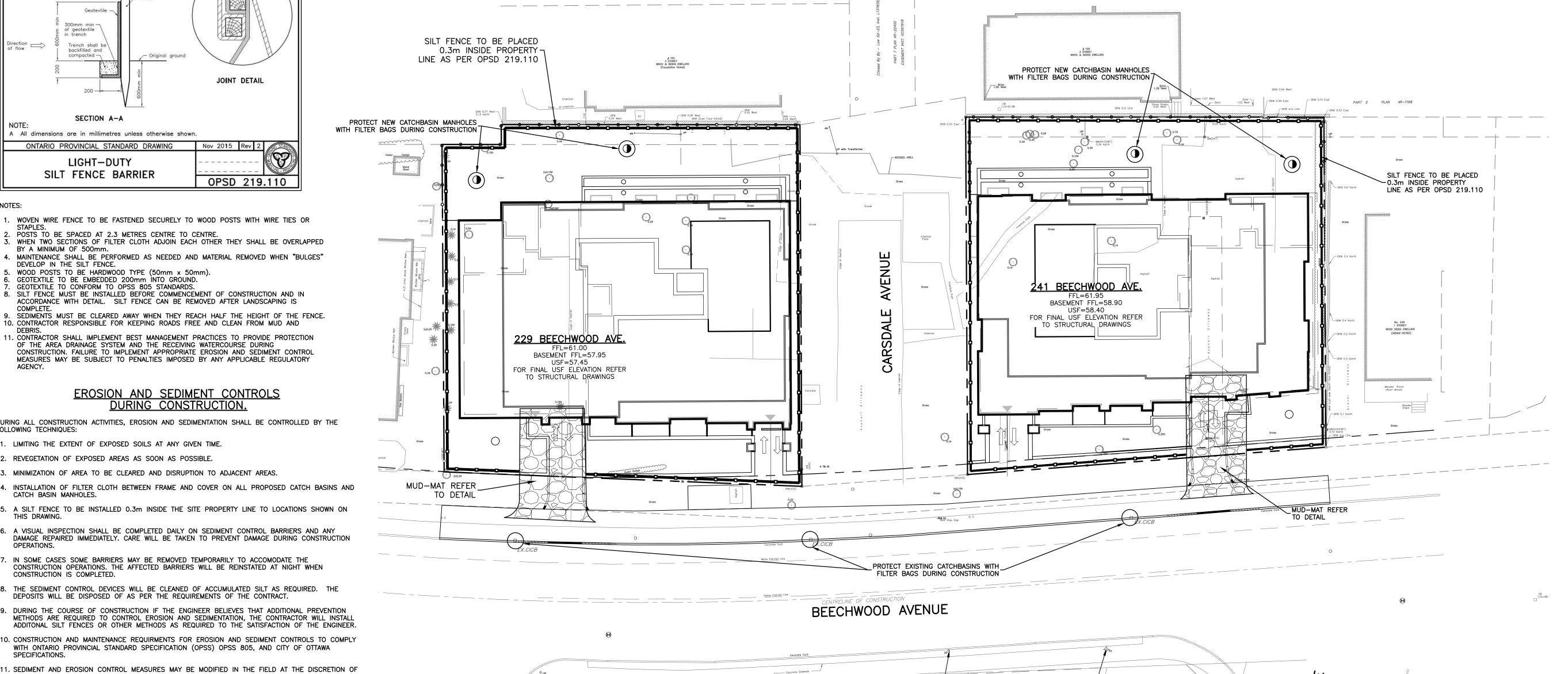
# EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION.

DURING ALL CONSTRUCTION ACTIVITIES, EROSION AND SEDIMENTATION SHALL BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

- LIMITING THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
- 2. REVEGETATION OF EXPOSED AREAS AS SOON AS POSSIBLE.
- . MINIMIZATION OF AREA TO BE CLEARED AND DISRUPTION TO ADJACENT AREAS.

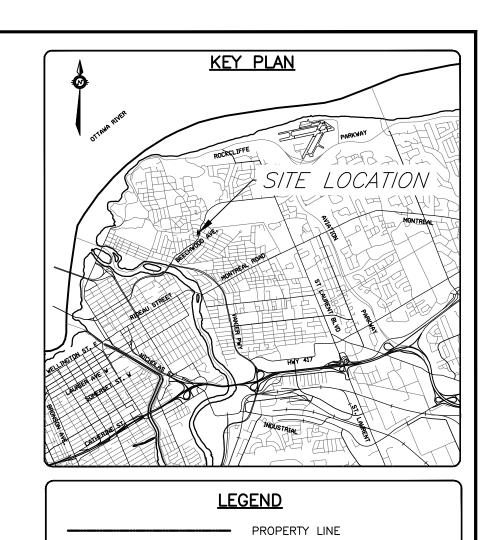
THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.

- 4. INSTALLATION OF FILTER CLOTH BETWEEN FRAME AND COVER ON ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES.
- 5. A SILT FENCE TO BE INSTALLED 0.3m INSIDE THE SITE PROPERTY LINE TO LOCATIONS SHOWN ON
- 6. A VISUAL INSPECTION SHALL BE COMPLETED DAILY ON SEDIMENT CONTROL BARRIERS AND ANY DAMAGE REPAIRED IMMEDIATELY. CARE WILL BE TAKEN TO PREVENT DAMAGE DURING CONSTRUCTION
- IN SOME CASES SOME BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMODATE THE CONSTRUCTION OPERATIONS. THE AFFECTED BARRIERS WILL BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED.
- 3. THE SEDIMENT CONTROL DEVICES WILL BE CLEANED OF ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OF AS PER THE REQUIREMENTS OF THE CONTRACT.
- DURING THE COURSE OF CONSTRUCTION IF THE ENGINEER BELIEVES THAT ADDITIONAL PREVENTION METHODS ARE REQUIRED TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR WILL INSTALL ADDITONAL SILT FENCES OR OTHER METHODS AS REQUIRED TO THE SATISFACTION OF THE ENGINEER.
- 10. CONSTRUCTION AND MAINTENANCE REQUIRMENTS FOR EROSION AND SEDIMENT CONTROLS TO COMPLY WITH ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) OPSS 805, AND CITY OF OTTAWA



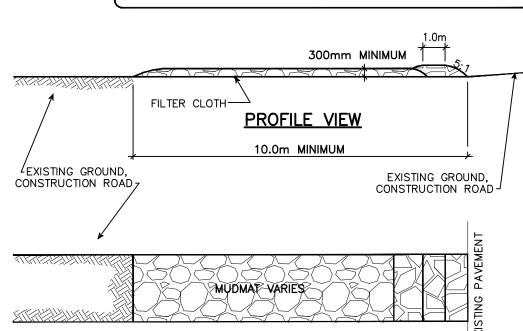
SITE BM#2

ELEVATION=58.92



PROPOSED CURB

SILT FENCE

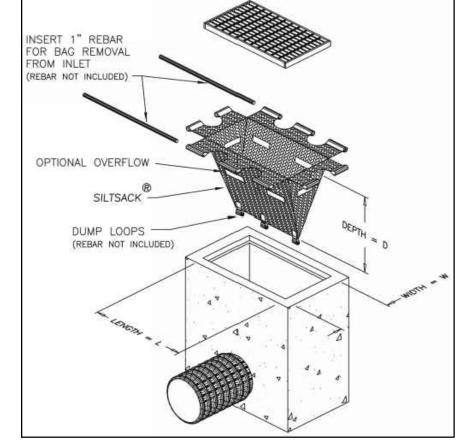


# MUD MAT DETAIL

PLAN VIEW

# NOTES:

- 1. STONE USE CLEAR CRUSHED 100mm STONE.
- 2. LENGTH AS REQUIRED BUT NOT LESS THAN 15.0m.
- 3. THICKNESS NOT LESS THAN 300mm.
- 4. WIDTH 7.0m MINIMUM, NOT LESS THAN THE WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- 5. FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
- 6. MAINTENANCE THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
- 7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



PROVIDE FILTER BAGS AS SHOWN (GEO-SYNTHETICS MANUFACTURER OR APPROVED EQUIVALENT)

# FILTER BAG DETAIL

<u>AUTION</u> he position of all pole lines, ONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND TRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR AMAGE TO THEM.

										SCALE
										0 2m 4m
										HORIZONTAL
					4	RE-ISSUE FOR APPROVAL	07/02/25	ZP	вмт	
					3	ISSUED FOR APPROVAL	28/07/23	SAB	вмт	NORTH
					2	ISSUED FOR CITY REVIEW	22/03/22	AC	вмт	
					1	ISSUED FOR SITE PLAN CONTROL	15/12/20	SK	вмт	
REV	REVISION DESCRIPTION	DATE	BY	APPD	REV	REVISION DESCRIPTION	DATE	BY	APPD	

1	PROFESS IONAL	
130	Sp2 8 2	
( )	Z. D. PAN 100118205	
13	2025/02/07	
1	TINCE OF ONTAR!	

SITE BM #1

SPINDLE ELEVATION=59.50

229 BEECHWOOD HOLDINGS INC.  AND 241 BEECHWOOD HOLDINGS INC  c/o BINTEE DEV INC.  226 ARGYLE AVENUE, OTTAWA, ON, K2P 1B							
	exp Services Inc.	CAD					
<b>*</b> exp.	t: +1.613.688.1899   f: +1.613.225.7330 2650 Queensview Drive, Unit 100 Ottawa, ON KZB 8H6 Canada	PROJE					

• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •

• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

ASEPLAN SK	PROJECT	000 04	7 05	
ESIGN JLF/ZP	]	229-24	/ BE	
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BMT

DEC 2020 EROSION AND SEDIMENT C300 CONTROL PLAN

TT-238207-C

AOV

