

1. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
2. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
3. JOB BENCH MARK - CONFORM WITH LRL PRIOR TO UTILIZATION.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DRAINAGE SPREADING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE, CATCH BASIN OUTLETS AND/OR STORM DETENTION AREAS ARE PROVIDED.
5. STRIP AND REMOVE ALL TOPSOIL FROM IMPROVED AREAS.
6. COMPLY WITH AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
7. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A CLEAN STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm MINIMUM MINIMUM.
8. CURBS TO BE BARRIER, CONSTRUCTED AS PER OPSD 600.110.
9. ALL MATERIAL, SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSD STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSD 206, 310 & 314. MATERIALS TO OPSD 1001, 1003 & 1010.
10. OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
11. MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
12. FILL ALL GULLIES AND DRAINAGE CHANNELS WITH FILTER FABRIC BETWEEN THE FRAME AND COVER OF ALL CATCHBASINS, CATCHBASIN MANHOLES AND MANHOLES DURING THE CONSTRUCTION PERIOD TO MINIMIZE SEDIMENTS ENTERING THE STORM SEWER SYSTEM. ALL GRASSED AREAS MUST BE COMPLETED PRIOR TO THE REMOVAL OF THE FILTER FABRIC IN THE DRAINAGE STRIPS.
13. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS, IF ANY, LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
14. OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
15. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
16. AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
17. EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED AS PER OPSD 310.010 & OPSD 310.050.
18. EXISTING BUILDINGS REQUIRE A CCTV INSPECTION AND REPORT TO ENSURE EXISTING SERVICES TO BE RE-USED ARE IN GOOD WORKING ORDER AND MEET CURRENT MINIMUM SIZE REQUIREMENTS.
19. ALL CONSTRUCTION AND CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT CITY OF OTTAWA (COA) STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS (OPSS & OPSD); SEWER AND WATERMAIN MATERIAL TYPES AND DISINFECTION.
20. SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH SPECIFICATIONS CITY OF OTTAWA (COA) STANDARDS AND SPECIFICATIONS (OPSS & OPSD); SEWER AND WATERMAIN MATERIAL TYPES AND DISINFECTION.
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69. SUP

1. SEWER BEDDING AS PER PIPE TRENCH DETAIL WITH GRANULAR 'A' BEDDING COMPACTED TO 95% OF ITS SPMD.
2. ALL WORK SHALL BE PERFORMED, AS APPLICABLE IN ACCORDANCE WITH OPS-0077, AND 410.
3. INSURE THE PROPER RECORDATION OF ALL CONNECTIONS AT PROPOSED CONNECTION POINTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE COMMENCING ANY WORK.
4. ALL SEWERS WITH LESS THAN 2.0m OF COVER ARE SUBJECT TO INSULATION DETAIL.
5. INSURE THE PROPER RECORDATION OF ALL CONNECTIONS AT PROPOSED CONNECTION POINTS WITH LESS THAN 2.1M COVER WITH APPROPRIATE DEPTH OF THERMAL INSULATION AS PER CITY OF OTTAWA SEWER DESIGN GUIDELINES SPECIFIED AS WELL AS THE CITY OF OTTAWA STANDARD SPECIFICATIONS.
6. FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTION SEWER PIPES TO MANHOLES. SANITARY RUBBER GASKET JOINTS TO CONFORM TO CSA.
7. QUALITY CONTROL, FIELD TESTS, LEAKAGE & DYE TESTS FOR SEWERS TO BE COMPLETED IN ACCORDANCE TO OTTAWA SEWER DESIGN GUIDELINES SECTION 6.1.4 AND 6.1.5.

8. ALL SANITARY GRAVITY SEWER SHALL BE PVC SDR 35, IPEX 'RING-TITE' (OR APPROVED EQUIVALENT) PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS SPECIFIED OTHERWISE.
9. EXISTING MAINTENANCE STRUCTURES TO BE RE-BENCHED WHERE A NEW CONNECTION IS MADE.
10. SANITARY GRAVITY SEWER TRENCH AND BEDDING SHALL BE PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' BEDDING, UNLESS SPECIFIED OTHERWISE.
11. SANITARY MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD. S24 AND S25.
12. SANITARY MAINTENANCE STRUCTURES SHALL BE BENCHED PER OPSD 701.021.

13. STORM GRAVITY SEWER TRENCH AND BEDDING SHALL BE PER CITY OF OTTAWA STD. S6 AND ST. CLASS "B" BEDDING,
UNLESS SPECIFIED OTHERWISE. BEDDING AND COVER MATERIAL TO BE SPECIFIED BY GEOTECHNICAL ENGINEER.

14. ALL TRENCH SEWERS ARE TO BE SDR 35 PER APPROVED PER C.S.A. B162.2 OR LATEST AMENDMENT, UNLESS
OTHERWISE SPECIFIED.

15. CATCH BASINS SHALL BE IN ACCORDANCE WITH CPSD 705.010.

16. CATCH BASIN LEADS SHALL BE 200mm DIA. AT 1.0% SLOPE (MIN) UNLESS SPECIFIED OTHERWISE.

17. ALL CATCH BASIN LEADS HAVE 600mm SMPS, UNLESS SPECIFIED OTHERWISE.

18. ALL CATCH BASIN LEAD INVERTS TO BE 1.5m BELOW FINISHED GRADE UNLESS OTHERWISE SPECIFIED.

19. STORM MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD 25 AND S24.1, UNLESS
SPECIFIED OTHERWISE.

20. CATCHBASIN FRAME AND COVER SHALL BE PER CPSD 400.010 UNLESS OTHERWISE NOTED.

1. PROPOSED WATER SERVICE TO BE 24" below grade, WHERE LESS THAN 2.4M COVER, THERMAL INSULATION IS TO BE PROVIDED AS PER COO STD. DWGS. W11 (DITCHED AREAS), W22 (SHOULDER TRENCHES), W23 (AT OPEN STRUCTURES) AND CITY OF OTTAWA DESIGN GUIDELINES (COODG) - WATER DISTRIBUTION (WD) SECTION 4.13.
2. ALL WATERMAIN SHALL BE 1200 (48") CIRCULAR, 1200 (48") OR APPROVED EQUIVALENT.
3. WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH OPSRD 802.0180/0.012 AND CITY OF OTTAWA STANDARD W17, UNLESS SPECIFIED OTHERWISE. BEDDING AND COVER MATERIAL TO BE SPECIFIED BY GEOTECHNICAL ENGINEER.
4. FIRE HYDRANT INSTALLATION AS PER COO STD W19, ALL BOTTOM OF HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.10m ABOVE PROPOSED FINISHED GRADE AT HYDRANT. FIRE HYDRANT LOCATION AS PER STD DWG W18 UNLESS OTHERWISE NOTED.
5. BUILDING SERVICE TO BE CAPED OFF AT 0.3m OFF THE FACE OF BUILDING UNLESS OTHERWISE SPECIFIED AND MUST BE RESTRAINED TO MINIMUM 100MM STUB.
6. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 500mm long OFF UNLESS OTHERWISE NOTED.
7. METALLIC WARNING TAPE SHALL BE USED ABOVE ALL WATERMAINS.
8. INSTALL TEST TRACER WIRE FOR ALL PROPOSED WATERMAIN IN ACCORDANCE WITH THE COODG-WD AS SPECIFIED IN SECTION 4.3.12 AND COO STD. DWG. W36.
9. WATER SHUTOFF VALVE AND VALVE BOX TO BE WITHIN THE ROW AND LOCATED AT A MINIMUM OF 1.5 M FROM CURB OR SIDEWALK/ROADWAY (IF APPLICABLE). TYPICAL PRIVATE SERVICES AS PER COO STD. DWG. W36 (p. 100MM SERVICE CONNECTION). VALVE BOX ASSEMBLY AS PER COO STD. DWG. W24.
10. ALL CONNECTIONS, RESTRAINT RODS AND VALVE BOLTS TO BE STAINLESS STEEL AS PER COODG - WATER DISTRIBUTION (WD) SECTION 4.13 AND COO STD. DWG. W36.
11. VALVES TO BE OPERATED BY CITY OF OTTAWA STAFF ONLY.
12. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY OF OTTAWA (COO). COA FORCES TO COMPLETE EXISTING CONNECTIONS, EXCAVATION, BACKFILLING AND RENSTAMENTS TO BE COMPLETED BY CONTRACTOR.
13. CATHODIC PROTECTION AS PER OPSD 11091.00, COODG - WATER DISTRIBUTION SECTION 4.8 AND COO STD. DWGS. W39 (D), W46 (PVC) AND/OR W41-W45 & 48 AS APPLICABLE.
14. CHLORINATION AS PER AWA C-651-05, CITY OF OTTAWA WATER DISTRIBUTION SECTION 4.6.13.
15. CHLORINATION AS PER AWA C-651-05, CITY OF OTTAWA - WATER DISTRIBUTION SECTION 4.6.13 & COO STD. DWG. W46.



CONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CADD FILES OR OTHER ELECTRONIC MEDIA AND COPIED THEREOF OF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATES THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

UNAUTHORIZED CHANGES

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL FROM ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

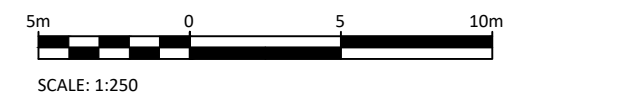
IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO LRL'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF LRL AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRL AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

GENERAL NOTES

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.



04	REISSUED FOR CITY APPROVAL	T.H.	22 NOV 2023
03	REISSUED FOR CITY APPROVAL	T.H.	14 JUN 2023
02	REISSUED FOR CITY APPROVAL	T.H.	15 DEC 2022
01	ISSUED FOR MUNICIPAL APPROVAL	A.S.	04 MAR 2021
No.	REVISIONS	BY	DATE



NOT AUTHENTIC UNLESS SIGNED AND DATED



LRJ

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DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: M.B.

PROJECT _____

770-774 BRONSON AVENUE

DRAWING TITLE

SERVICING PLAN

PROJECT NO. [REDACTED]

200436 **C401**

NOVEMBER 2023

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