



GENERAL NOTES:

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "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.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7. TEMPORARY CONSTRUCTION STANDARDS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7.
- ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY, THE REGION AND THE PROVINCE OF ONTARIO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE MUNICIPALITY AND THE REGION.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
- THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT. ROAD OCCUPANCY PERMITS MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOW.
- ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSD, OPSD, AND MTD.
- NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.

SITE GRADING:

- ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER WITH SOD ON MIN 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
- ALL GRANULAR BASE AND SUB-BASE MATERIALS SHALL BE GRADDED AND COMPACTED TO 90% STANDARD PROCTOR DENSITY, FREE OF DEPRESSIONS AS PER THE GEOTECHNICAL REPORT.
- THE PAVEMENT STRUCTURE SHALL BE CONSTRUCTED AS SPECIFIED ON SPECIFICATIONS AS PER THE GEOTECHNICAL REPORT.
- TRENCH BACKFILL WITHIN THE RIGHT OF WAY SHALL BE UNSINKABLE FILL AND SHALL EXTEND TO THE BASE OF ASPHALT. LANDSCAPED AREA MAY BE EXEMPTED.
- ALL WORK SHALL BE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF CITY ROAD OCCUPANCY PERMIT.
- INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMANS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED BY THE MUNICIPALITY.
- EMBANKMENTS TO BE SLOPED AT MAX. 1:3 UNLESS OTHERWISE SPECIFIED.
- ALL EXISTENCE MARKING, LINE PAINTING, DIRECTIONAL LINES/ARROWS ETC. SHALL BE PLACED IN ACCORDANCE WITH THE ARCHITECTURAL SITE PLAN OR THE OWNERS' TRAFFIC ENGINEERING CONSULTANTS' DRAWINGS. LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT BASED PAINT IN ACCORDANCE WITH OPSD 1712.
- THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVING, GRADING, AND SITE ELECTRICAL DRAWINGS.

WATERMANS:

- WATERMAN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND CSA CAN3 B137.3-M1986 WITH GASKETED BELL END C/W #14 AWG SOLID COPPER TRACER WIRE.
- WATERMANS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 300mm OVER AND 500mm UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING. ALL WATERMANS AND SERVICES SHALL HAVE 1.8m MINIMUM COVER.
- BEDDING FOR WATERMANS SHALL BE AS PER OPSD 802.000.
- COVER REQUIRED ON WATERMAN IS 1.8m MINIMUM.
- ALL WATERMAN HORIZONTAL AND VERTICAL BENDS, JOINTS AND PLUGS TO BE MECHANICALLY RESTRAINED. THRUST BLOCS/MECHANICAL RESTRAINTS MUST BE INSTALLED ON ALL WATERMAN BENDS, TEES, AND PLUGS AS PER LOCAL MUNICIPAL STANDARDS.
- ALL WATERMAN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.
- HYDRANT AND VALVE TO BE AS PER OPSD 1105.010.
- ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
- BUILDING SERVICE VALVES TO BE LOCATED OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 12cm BACK FROM STUB. PROVISIONS FOR FLUSHING WATERMANS MUST BE PROVIDED WITH A MINIMUM 50mm OUTLET FOR MANS 100mm AND LARGER. FLUSHING POINTS MATCHING THE SIZE OF THE PIPE MUST BE PROVIDED AT THE END OF EACH COPPER MAIN. FIRE MAIN FLUSHING OUTLETS TO BE 100mm DIAMETER MINIMUM OR A HYDRANT. FLUSHING POINTS MUST BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN.
- ALL WATERMANS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH LOCAL, MUNICIPAL AND PROVINCIAL GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
- BOTH THE FIRE AND DOMESTIC WATER SERVICES MUST COMPLY WITH THE CURRENT BUILDING CODE ACT, THE CURRENT WATER SUPPLY BY-LAW, CHAPTER 851 AND CSA B48 SERIES STANDARDS.

SANITARY & STORM SEWER:

- MANHOLES SHALL BE AS PER OPSD DIVISION 700 SERIES; FRAMES AND COVERS SHALL BE AS PER OPSD 401.010. SAFETY PLATFORMS TO BE INSTALLED WHERE DEPTH EXCEEDS 6.0m.
- MAIN LINE PVC PIPE AS PER SDR-35 CSA B182.2-06 CERTIFIED ASTM D3034-04A, F697-03. SERVICE CONNECTION PVC PIPE TO BE AS PER SDR-28 CSA B 182.2-06 CERTIFIED ASTM D3034-04A.
- SINGLE CATCHBASINS SHALL BE AS PER OPSD 705.010 WITH FRAMES AND COVERS AS PER OPSD 400.020. DOUBLE CATCHBASINS SHALL BE AS PER OPSD 705.020.
- CONCRETE PIPE SEWER BEDDINGS SHALL BE CLASS B AS PER OPSD 802.000. PVC PIPE SEWER BEDDINGS SHALL BE CLASS B AS PER OPSD 802.000 TO TOP OF SEWER WITH A MINIMUM 300mm SAND COVER OVER PIPE NATIVE BACKFILL TO BE COMPACTED TO A MIN. 98% STANDARD PROCTOR DENSITY.
- ALL STORM SEWER PIPES UP TO 450mm DIA. SHALL BE PVC SDR-35 OR APPROVED EQUIVALENT. ALL STORM SEWER PIPES 500mm DIA. AND LARGER SHALL BE CONCRETE AND EQUAL TO C.S.A. SPECIFICATIONS A257.2 REINFORCED CLASSES AS SPECIFIED (65-D, 100-D, 140-D) OR LATEST AMENDMENT UNLESS OTHERWISE SPECIFIED.
- ALL SANITARY PVC SEWER PIPES SHALL BE SDR-35 EQUAL C.S.A. SPECIFICATIONS B182.2-M1990 OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.
- SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150mm MINIMUM PVC CLASS DR 28 INSTALLED AT 2% AND ANY COLOUR EXCEPT WHITE, FOR SINGLE RESIDENTIAL DWELLINGS.
- SANITARY MAINTENANCE HOLES SHALL HAVE WATERPROOF FRAME AND COVER FLOORING AREAS AS PER OPSD 401.030.
- NON-REINFORCED CONCRETE PIPE, 150mm TO 250mm SHALL BE AS PER CSA A257.1-03 CLASS 3. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLES 807.040.
- BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.000, 802.031, 802.032 OR 802.033.
- BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.000, 802.031, 802.032 OR 802.033.
- ALL MANHOLE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL, COMPACTED TO 98% STANDARD PROCTOR DENSITY.
- ALL BUILDING CONNECTIONS TO MATCH THE INVERT OF THE CATCH BASIN LEAD TO THE SPRINGLINE OF THE STORM PIPE, OTHERWISE INSTALL THE CATCH BASIN LEAD AT A MAXIMUM 10% AND DROP INTO PIPE.
- UNLESS OTHERWISE NOTED, CATCHBASIN LEADS SHALL BE 200mm AT MINIMUM 1.0% SLOPE.
- THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SANITARY AND STORM SEWERS, INCLUDING PICTORIAL REPORT, TWO (2) CD COPIES AND ONE (1) VIDEO TAPE IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION.
- THE CONTRACTOR SHALL CONTACT THE MUNICIPALITY AT LEAST 48 HOURS PRIOR TO CONNECTING TO THE EXISTING SANITARY STORM MANHOLE.
- SERVICE CONNECTIONS AND UTILITY CUTS TO BE BACKFILLED WITH UNSINKABLE FILL.

APPROVED
By Andrew McCraight at 2:00 pm, Dec 14, 2023



KEY PLAN
LEGEND SEE ABBREVIATIONS BELOW

KPMB Perkins & Will
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CONSULTANT
Two Row Architect
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CONTRACTOR
EBCor
2680 Queensview Dr., Ottawa, ON K2B 8J9



BENCHMARK: ELEVATIONS ARE GEODETIC, METRES, AND DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT, OTTAWA ELEVATION#62 220

BEARING: BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VR NETWORK OBSERVATIONS ON NAD 83 CONTROL MONUMENTS 1973035 & 19600711, CENTRAL MERIDIAN, 76°37' W LONGITUDE, MIN ZONE 9

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- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN APPLIED TO.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO TMG 48 HOURS PRIOR TO ANY CONSTRUCTION.

ABBREVIATIONS

GENERAL:	TW = TOP OF WALL	HDPE = HIGH DENSITY POLYETHYLENE
PROP = PROPOSED	BW = BOTTOM OF WALL	CONC = CONCRETE
EX = EXISTING	SERV = SERVICE	MH = MANHOLE
ELEVATIONS:	STM = STORM	CRB = CATCH BASIN
TC = TOP OF CURB	SAN = SANITARY	DCB = DOUBLE CATCH BASIN
BC = BOTTOM OF CURB	WAT = WATER	AD = AREA DRAIN
	PVC = POLYVINYL CHLORIDE	TD = TRENCH DRAIN

SCALE: TMG PROJECT # 10399

DATE: APRIL 2022

DRAWN BY: B.G.

DESIGNED BY: B.G.

CHECKED BY: B.D.

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Toronto, ON M5C 3H1
KEYPLAN

ISSUE CHART

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	2023
2	ISSUED FOR PERMITS	2023
3	ISSUED FOR PERMITS	2023
4	ISSUED FOR PERMITS	2023
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13	ISSUED FOR PERMITS	2023
14	ISSUED FOR PERMITS	2023

REISSUED FOR SITE PLAN CONTROL - NOT FOR CONSTRUCTION 2023 - 03 - 24

Job Number 442200
TITLE
DETAILS PLAN
SHEET NUMBER
D1
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