NOTES: GENERAL

1. DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS
2. ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE: CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE CONSULTANT
3. THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBJECT LANDS IS TO BE UNDERTAKEN AT CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO POWER, COMMUNICATION AND GAS LINES.
5. ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS AND AS PER THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL REPORT.
6. REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS, LAYOUT AND REMOVALS. REFER TO LANDSCAPE PLAN FOR LANDSCAPED DETAILS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. TOPOGRAPHIC SURVEY COMPLETED AND PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED ON MARCH 3, 2020. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
8. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. VERIFY THAT JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED.
9. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
10. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.
11. ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. ALL RESTORATION SHALL BE COMPLETED WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION.
12. ABUTTING PROPERTY GRADES TO BE MATCHED UNLESS OTHERWISE SHOWN.
13. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION, INCLUDING WATER PERMIT AND ROAD CUT PERMIT.
14. MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
15. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
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. CONTRACTOR TO OBTAIN POST-CONSTRUCTION TOPOGRAPHIC SURVEY, COMPLETED BY OLS OR P.ENG CONFIRMING COMPLIANCE WITH DESIGN GRADING AND SERVICING. SURVEY IS TO INCLUDE LOCATION AND INVERTS FOR BURIED UTILITIES.
18. ABIDE BY RECOMMENDATIONS OF GEOTECHNICAL REPORT. REPORT ANY VARIATIONS IN OBSERVED CONATIONS FROM THOSE INCLUDED IN REPORT.
19. REPORT REFERENCES
    i. DESIGN BRIEF, WATERIDGE VILLAGE AT ROCKCLIFFE PHASE 1B, PREPARED BY IBI GROUP, PROJ. NO, 38298-5.2.2, JUNE 16, 2017
    ii. DESIGN BRIEF, WATERIDGE VILLAGE AT ROCKCLIFFE PHASE 2B, PREPARED BY IBI GROUP, PROJ. NO. 118863-5.2.2, APRIL 2019
    iii. SUBSURFACE INVESTIGATION REPORT, PREPARED BY YURI MENDEZ ENGINEERING, MEMO NO. 44-BHH-R0, MAY 24, 2022
20. PROVIDE CCTV INSPECTION REPORT FOR ALL SEWERS AND CATCHBASIN LEADS 200mm DIAMETER AND LARGER. REPEAT CCTV INSPECTION FOLLOWING RECTIFICATION OF ANY DEFICIENCIES.

NOTES: EROSION AND SEDIMENT CONTROL

** CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES. **

1. PRIOR TO START OF CONSTRUCTION:
   - 1.1. INSTALL SILT FENCE IN LOCATION SHOWN ON DWG C206 AND DWG C207.
   - 1.2. INSTALL FILTER FABRIC OR SILT SACK FILTERS IN ALL THE CATCHBASINS AND MANHOLES TO REMAIN DURING CONSTRUCTION WITHIN THE SITE (SEE TYPICAL DETAIL).
   - 1.3. INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.
2. DURING CONSTRUCTION:
   - 2.1. MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE AND IMPACTS TO EXISTING GRADING.
   - 2.2. PERIMETER VEGETATION TO REMAIN IN PLACE UNTIL PERMANENT STORM WATER MANAGEMENT IS IN PLACE. OTHERWISE, IMMEDIATELY INSTALL SILT FENCE WHEN THE EXISTING SITE IS DISTURBED AT THE PERIMETER.
   - 2.3. PROTECT DISTURBED AREAS FROM OVERLAND FLOW BY PROVIDING TEMPORARY SWALES TO THE SATISFACTION OF THE FIELD ENGINEER, TIE-IN TEMPORARY SWALE TO EXISTING CB'S AS REQUIRED.
   - 2.4. PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED WITHIN 30 DAYS.
   - 2.5. INSPECT SILT FENCES, FILTER FABRIC FILTERS AND CATCH BASIN SUMPS WEEKLY AND WITHIN 24 HOURS AFTER A STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY.
   - 2.6. DRAWING TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION.
   - 2.7. EROSION CONTROL FENCING TO BE ALSO INSTALLED AROUND THE BASE OF ALL STOCKPILES.
   - 2.8. DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2,5m FROM ANY PAVED SURFACE, OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED. ALL TOPSOIL PILES ARE TO BE SEEDED IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS).
   - 2.9. CONTROL WIND-BLOWN DUST OFF SITE BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERING AS REQUIRED AND TO THE SATISFACTION OF THE ENGINEER).
   - 2.10. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE FIELD ENGINEER.
   - 2.11. CITY ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING AS REQUIRED.
   - 2.12. DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPED.
   - 2.13. ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
   - 2.14. TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ABUTTING PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED.
   - 2.15. ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
   - 2.16. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

NOTES: WATERMAIN

1. ALL WATERMAIN AND WATERMAIN APPURTANANCES, MATERIALS, CONSTRUCTION AND TESTING METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND MINISTRY OF ENVIRONMENT STANDARDS AND SPECIFICATIONS.
2. ALL WATERMAIN 300mm DIAMETER AND SMALLER TO BE POLY VINYL CHLORIDE (PVC) CLASS 150 DR 18 MEETING AWWA SPECIFICATION C900.
3. ALL WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2,4m BELOW FINISHED GRADE. WHERE WATERMAINS CROSS OVER OTHER UTILITIES, A MINIMUM 0.30m CLEARANCE SHALL BE MAINTAINED. WHERE WATERMAINS CROSS UNDER OTHER UTILITIES, A MINIMUM 0.50m CLEARANCE SHALL BE MAINTAINED. WHERE THE MINIMUM SEPARATION CANNOT BE ACHIEVED, THE WATERMAIN SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25 AND W25.2, WHERE 2.4m MINIMUM DEPTH CANNOT BE ACHIEVED, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W22. WHERE A WATERMAIN IS IN CLOSE PROXIMITY TO AN OPEN STRUCTURE, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W23.
4. CONCRETE THRUST BLOCKS AND MECHANICAL RESTRAINTS ARE TO BE INSTALLED AT ALL TEES, BENDS, HYDRANTS, REDUCERS, ENDS OF MAINS AND CONNECTIONS 100mm AND LARGER, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS W25.3 & W25.4.
5. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS AS PER CITY OF OTTAWA STANDARD W40 & W42.
6. ALL VALVES AND VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARD
7. FIRE HYDRANT LOCATION AND INSTALLATION AS PER CITY OF OTTAWA STANDARD W18 & W19. CONTRACTOR TO PROVIDE FLOW TEST AND PAINTING OF NEW HYDRANT IN ACCORDANCE WITH CITY STANDARDS.
8. IF WATER MAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
9. REFER TO LANDSCAPE DRAWINGS FOR IRRIGATION SYSTEM REQUIREMENTS

NOTES: SANITARY SEWER AND MANHOLES

10. ALL SANITARY SEWER, SANITARY SEWER APPURTENANCES AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS, PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW SANITARY PIPING. PROVIDE DYE TESTING FOR NEW SERVICES.
11. SANITARY SEWER PIPE SIZE 150mm DIAMETER AND GREATER TO BE PVC SDR-35 (UNLESS SPECIFIED OTHERWISE) WITH RUBBER GASKET TYPE JOINTS IN CONFORMANCE WITH CSA B-182.2,3,4.
12. SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
13. ALL SANITARY MANHOLES 1200mm IN DIAMETER TO BE AS PER OPSD 701,01, FRAME AND COVER TO BE AS PER CITY OF OTTAWA STANDARD S25 AND S24.
14. MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES AS PER THE OPSD 701,021
15. PROVIDE WATER TIGHT COVER FOR SANMH201 AS PER OPSD 401.030.
16. ANY SANITARY SEWER WITH LESS THAN 2,0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.

NOTES: PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

1. CONTRACTOR TO REINSTATE ROAD CUTS AS PER CITY OF OTTAWA DETAIL R10.
2. CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL CONSULTANT PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
3. FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
4. CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
5. GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR B PLACEMENT.
6. CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
7. ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR A PLACEMENT.
8. CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
9. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE CONSULTANT WITH VERIFICATION PRIOR TO PLACEMENT.
10. ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE, SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY CONSULTANT. CONSULTANT TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
11. PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESS) FOR HEAVY DUTY, LIGHT DUTY AND BASKETBALL COURT AREAS TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT AND SHOWN ON THE PLANS.

PAVEMENT STRUCTURE - BUS ACCESS LANES		
COURSE	MATERIAL	THICKNESS
SURFACE	HL3 OR SUPERPAVE 12.5 AC	40 mm
BINDER	HL8 OR SUPERPAVE 19.0 AC	50 mm
BASECOURSE	OPSS GRANULAR 'A'	150 mm
SUBBASE	OPSS GRANULAR 'B' TYPE II	450 mm

PAVEMENT STRUCTURE - PARKING AREAS		
COURSE	MATERIAL	THICKNESS
SURFACE	HL3 OR SUPERPAVE 12.5 AC	50 mm
BASECOURSE	OPSS GRANULAR 'A'	150 mm
SUBBASE	OPSS GRANULAR 'B' TYPE II	300 mm

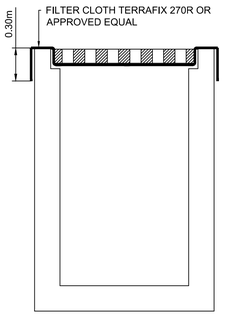
NOTES: STORM SEWERS AND STRUCTURES

17. ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW STORM SEWERS, SERVICES AND CB LEADS.
18. STORM SEWERS 450mm DIAMETER AND SMALLER SHALL BE PVC SDR-35, WITH RUBBER GASKET PER CSA A-257.3.
19. STORM SEWER LARGER THAN 450mm SHALL BE REINFORCED CONCRETE CLASS 100.
20. SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
21. ALL STORM MANHOLES TO BE AS PER STORM STRUCTURE TABLE ON DRAWING C02.
22. ANY NEW OR EXISTING STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER. ADD INSULATION ABOVE EXISTING STORM SEWER BETWEEN CBMH109 AND CB114.
23. CB IN LANDSCAPE AREAS SHALL BE AS PER CITY OF OTTAWA STANDARD S29, S30 AND S31.
24. ALL CATCHBASIN LEADS TO BE MINIMUM 200mm DIAMETER AT MINIMUM 1,0% SLOPE UNLESS OTHERWISE SPECIFIED.
25. STORM CATCHBASINS AS PER OPSD 705.010 AND FRAME/COVER AS PER CITY STANDARD DRAWINGS S19, STORM CBMH'S AS INDICATED IN TABLE WITH SUMP, ADJUSTMENT SECTIONS SHALL BE AS PER OPSD 704.010.
26. INSTALLATION OF FLOW CONTROL ICD'S TO BE VERIFIED BY QUALITY VERIFICATION ENGINEER RETAINED BY CONTRACTOR.

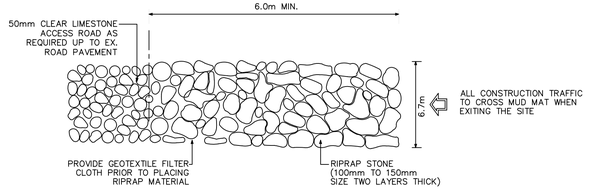
LEGEND:

- EXISTING FIRE HYDRANT
- EXISTING V&VB
- EXISTING VALVE CHAMBER
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE AND VALVE BOX
- PROPOSED VALVE AND VALVE CHAMBER
- PROPOSED REMOTE METER
- PROPOSED METER
- PROPOSED CATCHBASIN MANHOLE
- PROPOSE CATCHBASIN
- PROPOSE LANDSCAPE CATCHBASIN
- EXISTING CATCHBASIN MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING STORM SEWER AND MANHOLE
- PROPOSED STORM SEWER AND MANHOLE
- PROPOSED WATERMAIN
- PROPOSED SUBDRAIN
- EXISTING WATERMAIN
- PROPOSED CENTERLINE OF SWALE
- PROPOSED TERRACING (3:1 MAX)
- PROPOSED CONCRETE CURB
- EXISTING BUILDING OR STRUCTURE
- LIMIT OF CONSTRUCTION
- EXISTING CONCRETE CURB

- 86.43EX — EXISTING GRADE
- 86.10 — PROPOSED GRADE
- 86.15TC — PROPOSED TOP OF CURB
- 86.15s — PROPOSED SWALE ELEVATION
- 2.0% — PROPOSED SLOPE
- 100 YR — 100 YEAR PONDING LIMIT
- 5 YR — 5 YEAR PONDING LIMIT
- SIAMESE CONNECTION
- OVERLAND MAJOR FLOW ROUTE
- STORM DRAINAGE BOUNDARY
- ID CONTROLLED / A / C — ID DENOTES WATERSHED NAME; A DENOTES AREA IN HECTARES; C DEONOTES RUNOFF COEFFICIENT
- SANITARY DRAINAGE BOUNDARY
- ID / GA / DA — ID DENOTES SANITARY DRAINAGE NAME; GA DENOTES GROSS AREA IN HECTARES; DA DENOTES DEVELOPED AREA IN HECTARES
- FFE=106.10 — FINISHED FLOOR ELEVATION
- GRASS AREAS
- ASPHALT PAVING
- INTERLOCK PAVING
- EXISTING DRAINAGE FLOW



FILTER CLOTH CATCHBASIN OR MANHOLE SEDIMENT CONTROL DEVICE
(NTS)



MUD MAT DETAIL - PLAN VIEW
(NTS)

wsp
2011 QUEENSVIEW DR.
OTTAWA, ONTARIO
CANADA K2B 8K2
T: 613-829-2800
F: 613-829-8299
WWW.WSP.COM

ARCHITECT:
MATAJ ARCHITECTS INC.
418 IRAQUOIS SHORE ROAD, UNIT 206
OAKVILLE, ONTARIO
CANADA L6H 0X7
T: 416-897-2867
E: EVA@MATAJARCHITECTS.COM

SEAL:
LICENSED PROFESSIONAL ENGINEER
D. B. YANG
100230568
2024-02-05
PROVINCE OF ONTARIO

CLIENT:
BG BAYVIEW GROUP

CLIENT REF. #:

PROJECT:
WATERIDGE
APARTMENTS BUILDINGS
375 CODD'S ROAD AND
1345 HEMLOCK ROAD,
OTTAWA, ON

KEY PLAN:


BENCH MARK No. 01919680138 — ELEVATION = 95.06 m

ELEVATIONS ARE GEODETIC, REFERRED TO CITY OF OTTAWA VERTICAL BENCH MARK No. 396 (01919680138), HAVING AN ELEVATION OF 95.06 METRES.
COORDINATES ARE DERIVED FROM CAN-NET 2016 REAL TIME NETWORK GPS OBSERVATIONS REFERENCED TO SPECIFIED CONTROL POINTS 01919680105 AND 01994347S1, MTM ZONE 9 (76°30' WEST LONGITUDE) NAD-83 (ORIGINAL)

ISSUED FOR - REVISION:

6		2024-02-05	REVISED AS PER CITY COMMENTS
5		2023-12-18	REVISED AS PER CITY COMMENTS
4		2023-11-24	REVISED AS PER CITY COMMENTS
3		2023-05-25	REVISED AS PER CITY COMMENTS
2		2022-08-15	ISSUED FOR SPA
1		2022-05-24	ISSUED FOR CLC REVIEW
IS	RS	DATE	DESCRIPTION

PROJECT NO: 221-04473-00
DATE: FEBRUARY 2024
ORIGINAL SCALE: 1:150
DESIGNED BY: DY
DRAWN BY: JT
CHECKED BY: DY
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE. 25mm
DISCIPLINE: CIVIL
TITLE: NOTES AND DETAILS
SHEET NUMBER: C201
SHEET #: OF
ISSUE: REVISED AS PER CITY COMMENTS
REV #: 0
DATE OF: 2024-02-05

D07-12-22-0122
#XXXXX

ELEVATION NOTES

1. ELEVATIONS ARE GEODETIC AND REFERRED TO CITY OF OTTAWA VERTICAL BENCH MARK NO. 396 (01919680138), HAVING AN ELEVATION OF 95.06 METRES.

TAWADINA ROAD

CODD'S ROAD

BUILDING 3

PROPOSED BUILDING 3
FFE GF=90.85
FFE P1=87.19
FFE P2=84.30
USF=83.30

CURB RETURN ENTRANCE AS PER CITY STD SC7.1

BLDG DD302 TG=90.53

BLDG DD301 TG=90.35

LCB305 TG=90.70

SNOW STORAGE AREA 10.5 SQ.M

TCB304 TG=90.40

TCB303 TG=90.37

CB302 TG=90.00

SANMH301 TG=90.40

STMH301 TG=90.39

CB301 TG=90.45

CBMH304 TG=90.44

CBMH303 TG=90.50

CBMH305 TG=90.55

CBMH302 TG=90.40

ROAD CUT AS PER CITY STD R10. ROAD TO BE REINSTATED TO EQUAL OR BETTER THAN ORIGINAL CONDITION.

VESTIBULE
GARBAGE
GARBAGE DROP OFF
STAIR A
MOVING
ELEVATOR
MEP
BULK GARBAGE
ELECTRICAL
CACF
AMENITY SPACE
STAIR B
VESTIBULE
HYD

3.0m 1.5 0 3.0 6.0m
SCALE: 1:150

wsp
2011 QUEENSVIEW DR.
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SEAL:
LICENSED PROFESSIONAL ENGINEER
D. B. YANG
100230568
2024-02-05
PROVINCE OF ONTARIO

NORTH

CLIENT:
BG BAYVIEW GROUP

CLIENT REF. #:

PROJECT:
WATERIDGE
APARTMENTS BUILDINGS
375 CODD'S ROAD AND
1345 HEMLOCK ROAD,
OTTAWA, ON

KEY PLAN:

BENCH MARK No. 01919680138 ELEVATION = 95.06 m

ELEVATIONS ARE GEODETIC, REFERRED TO CITY OF OTTAWA VERTICAL BENCH MARK No. 396 (01919680138), HAVING AN ELEVATION OF 95.06 METRES.
COORDINATES ARE DERIVED FROM CAN-NET 2016 REAL TIME NETWORK GPS OBSERVATIONS REFERENCED TO SPECIFIED CONTROL POINTS 01919680105 AND 01919434781. MTM ZONE 9 (76°30' WEST LONGITUDE) NAD-83 (ORIGINAL)

ISSUED FOR - REVISION:

IS	RE	DATE	DESCRIPTION
6		2024-02-05	REVISED AS PER CITY COMMENTS
5		2023-12-18	REVISED AS PER CITY COMMENTS
4		2023-11-24	REVISED AS PER CITY COMMENTS
3		2023-05-25	REVISED AS PER CITY COMMENTS
2		2022-08-15	ISSUED FOR SPA
1		2022-05-24	ISSUED FOR CLC REVIEW

PROJECT NO: 221-04473-00
DATE: FEBRUARY 2024
ORIGINAL SCALE: 1:150
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE
25mm
DESIGNED BY: DY
DRAWN BY: JT
CHECKED BY: DY
DISCIPLINE: CIVIL

TITLE: GRANDING PLAN - BUILDING 3

SHEET NUMBER: C203
SHEET #: OF

ISSUE: REVISED AS PER CITY COMMENTS
REV #: 0
DATE OF: 2024-02-05

D07-12-22-0122

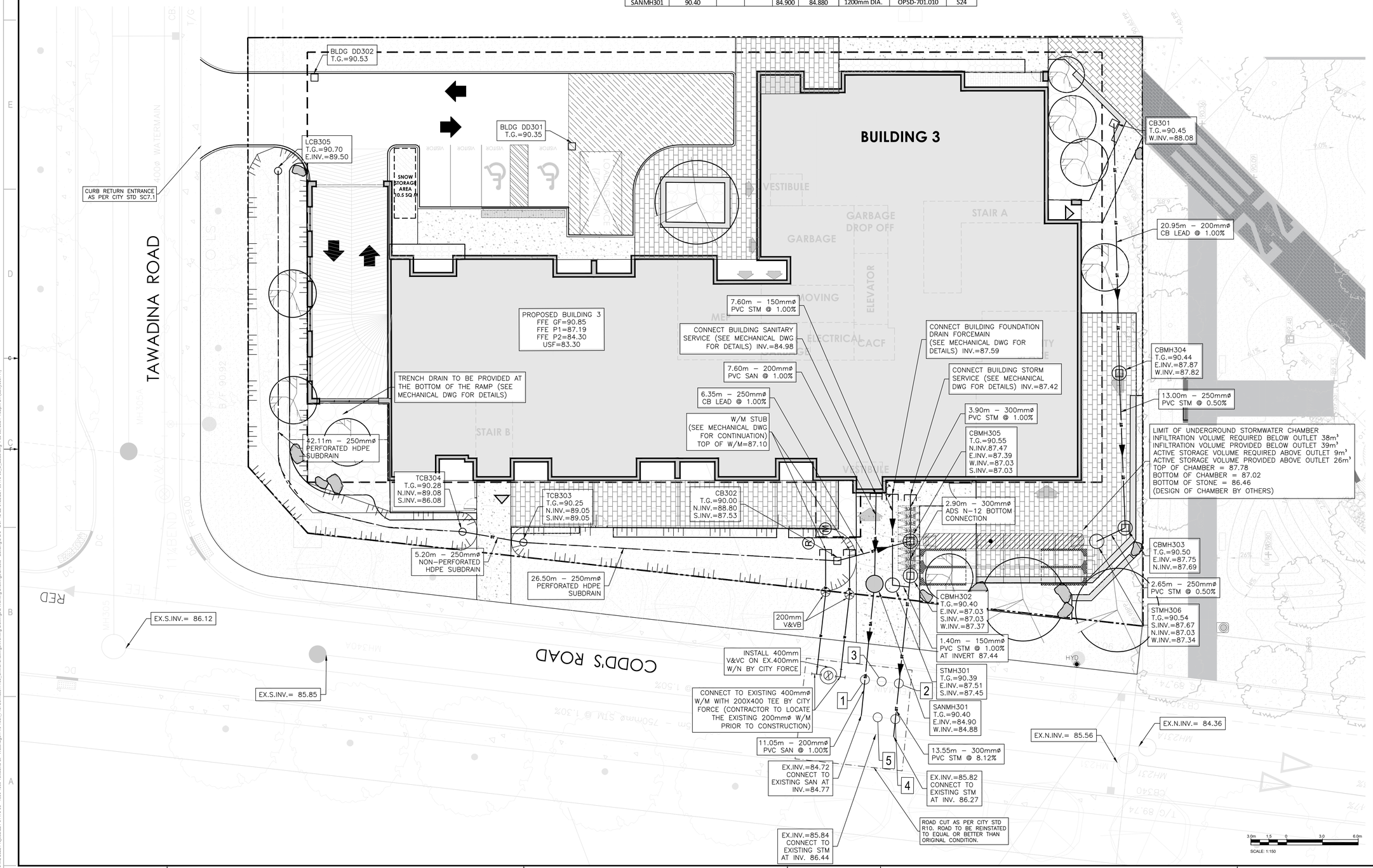
#XXXXX

STORM STRUCTURE TABLE														
STRUCTURE ID	AREA ID	TOP OF GRATE	STRUCTURE INFO							OUTLET PIPE INFO		ICD INFO		
			INLET	INLET	INLET	OUTLET	SIZE	OPSD	COVER	DIAMETER	TYPE	HEAD (m)	FLOW (l/s)	ICD TYPE
BUILDING 3														
CB301		90.45				88.080	600X600mm	OPSD 705.010	S19.1	200	PVC SDR-35			
CB302		90.00			88.800	87.000	600X600mm	OPSD 705.010	S19.1	200	PVC SDR-35			
TCB303		90.25			89.050	89.050	600X600mm	OPSD 705.010	S30	200	HDPE			
TCB304		90.28			89.080	86.080	600X600mm	OPSD 705.010	S30	200	HDPE			
LCB305		90..70				89.500	600X600mm	OPSD 705.010	S30	200	HDPE			
STMH301		90.39			86.590	86.570	1200mm DIA.	OPSD 701.010	S24.1	150	PVC SDR-35			
CBMH302		90.40		87.030	87.030	87.370	1200mm DIA.	OPSD 701.010	S28.1	300	PVC SDR-35			
CBMH303		90.50			87.750	87.690	1200mm DIA.	OPSD 701.010	S28.1	250	PVC SDR-35			
CBMH304		90.44			87.870	87.820	1200mm DIA.	OPSD 701.010	S28.1	250	PVC SDR-35			
CBMH305		90.61	87.470	87.390	87.030	87.030	1200mm DIA.	OPSD 701.010	S28.1	300	PVC SDR-35			
STMH306		90.54			87.670	87.050	87.050	1200mm DIA.	OPSD 701.010	S28.1	250	PVC SDR-35			

BUILDING 3								
		Obvert	Invert			Obvert	Invert	
1	200mmØ PVC SAN	85.000	84.800	2.320	Clearance Under	87.720	87.320	*EX.400mmØ WM*
2	300mmØ PVC STM	86.940	86.640	0.350	Clearance Under	87.690	87.290	*EX.400mmØ WM*
3	150mmØ PVC STM	86.639	86.489	0.641	Clearance Under	87.680	87.280	*EX.400mmØ WM*
4	300mmØ PVC STM	86.687	86.387	1.018	Clearance Over	85.369	85.119	*EX.250mmØ PVC SAN*
5	150mmØ PVC STM	86.609	86.459	1.068	Clearance Over	85.391	85.141	*EX.250mmØ PVC SAN*

SAN STRUCTURE TABLE								
STRUCTURE ID	TOP OF GRATE ELEVATION	INVERT				DESCRIPTION		
		INLET	INLET	INLET	OUTLET	SIZE	OPSD	COVER
BUILDING 3								
SANMH301	90.40			84.900	84.880	1200mm DIA.	OPSD-701.010	S24

WATERMAIN SCHEDULE					
STATION	DESCRIPTION	FINISHED GRADE	TOP OF WATERMAIN	AS-BUILT WATERMAIN	COVER
BUILDING 3					
0+000	W/M STUB	90.20	87.100		3.10
0+003.55	200mm VB	90.41	88.010		2.40
0+010.50	Connect to ex. 400mm W/M with TEE	90.17	87.770		2.40
1+000	W/M STUB	90.41	87.100		3.31
1+003.79	200mm VB	90.38	87.980		2.40
1+010.72	Connect to ex. 400mm W/M with TEE	90.15	87.750		2.40



wsp
2011 QUEENSVIEW DR.
OTTAWA, ONTARIO
CANADA K2B 8K2
T: 613-829-2800
F: 613-829-8299
WWW.WSP.COM

ARCHITECT:
MATAJ ARCHITECTS INC.
418 IROQUOIS SHORE ROAD, UNIT 206
OAKVILLE, ONTARIO
CANADA L6H 0X7
T: 416-897-2867
E: EVA@MATAJARCHITECTS.COM

SEAL:
LICENSED PROFESSIONAL ENGINEER
D. B. YANG
100230568
2024-02-05
PROVINCE OF ONTARIO

NORTH

CLIENT:
BAYVIEW GROUP

CLIENT REF. #:

PROJECT:
WATERIDGE
APARTMENTS BUILDINGS
375 CODD'S ROAD AND
1345 HEMLOCK ROAD,
OTTAWA, ON

KEY PLAN:

BENCH MARK No. 01919680138 — ELEVATION = 95.06 m

ELEVATIONS ARE GEODETIC, REFERRED TO CITY OF OTTAWA VERTICAL BENCH MARK No. 396 (01919680138), HAVING AN ELEVATION OF 95.06 METRES.
COORDINATES ARE DERIVED FROM CAN-NET 2016 REAL TIME NETWORK GPS OBSERVATIONS REFERENCED TO SPECIFIED CONTROL POINTS 01919680105 AND 01919434781. MTM ZONE 9 (76°30' WEST LONGITUDE) NAD-83 (ORIGINAL)

ISSUED FOR - REVISION:

IS	RS	DATE	DESCRIPTION
6		2024-02-05	REVISED AS PER CITY COMMENTS
5		2023-12-18	REVISED AS PER CITY COMMENTS
4		2023-11-24	REVISED AS PER CITY COMMENTS
3		2023-05-25	REVISED AS PER CITY COMMENTS
2		2022-08-15	ISSUED FOR SPA
1		2022-05-24	ISSUED FOR CLC REVIEW

PROJECT NO.: 221-04473-00
DATE: FEBRUARY 2024
ORIGINAL SCALE: 1:150
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE
DESIGNED BY: DY
DRAWN BY: JT
CHECKED BY: DY
25mm
DISCIPLINE: CIVIL
TITLE: SERVICING - BUILDING 3
SHEET NUMBER: C205
SHEET #: OF
ISSUE: REVISED AS PER CITY COMMENTS
REV #: 0
DATE OF: 2024-02-05

D07-12-22-0122

#XXXXX

PROPOSED SILT FENCE
AS PER OPSD 219.110

INSTALL MUD MAT AT
CONSTRUCTION ACCESS
REFER TO DETAIL

FILTER CLOTH PLACED
UNDER ALL PROPOSED
AND EXISTING AND
CBMH COVER

SNOW
STORAGE
AREA
10.5 SQ.M

BUILDING 3

PROPOSED BUILDING 3
FFE GF=90.85
FFE P1=87.19
FFE P2=84.30
USF=83.30

VESTIBULE
GARBAGE
DROP OFF
GARBAGE
STAIR A
MOVING
ELEVATOR
MEP
BULK
GARBAGE
ELECTRICAL
CACF
AMENITY
SPACE
STAIR B
VESTIBULE

TAWADINA ROAD

CODD'S ROAD

RED

Top of Slope

Bottom of Slope

111.50m

CB304B

T/G 90.42

400ø WATERMAIN

HYD

3.0m 1.5 0 3.0 6.0m
SCALE: 1:150

wsp
2011 QUEENSVIEW DR.
OTTAWA, ONTARIO
CANADA K2B 8K2
T: 613-829-2800
F: 613-829-8299
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ARCHITECT:
MATAJ ARCHITECTS INC.
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OAKVILLE, ONTARIO
CANADA L6H 0X7
T: 416-897-2867
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SEAL:
LICENSED PROFESSIONAL ENGINEER
D. B. YANG
100230568
2024-02-05
PROVINCE OF ONTARIO

NORTH

CLIENT:
BG BAYVIEW GROUP

CLIENT REF. #:

PROJECT:
WATERIDGE
APARTMENTS BUILDINGS
375 CODD'S ROAD AND
1345 HEMLOCK ROAD,
OTTAWA, ON

KEY PLAN:

BENCH MARK No. 01919680138 ELEVATION = 95.06 m

ELEVATIONS ARE GEODETIC, REFERRED TO CITY OF OTTAWA VERTICAL BENCH MARK No. 396 (01919680138), HAVING AN ELEVATION OF 95.06 METRES.
COORDINATES ARE DERIVED FROM CAN-NET 2016 REAL TIME NETWORK GPS OBSERVATIONS REFERENCED TO SPECIFIED CONTROL POINTS 01919680105 AND 01994347S1, MTM ZONE 9 (75° 30' WEST LONGITUDE) NAD-83 (ORIGINAL)

ISSUED FOR - REVISION:

6		2024-02-05	REVISED AS PER CITY COMMENTS
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4		2023-11-24	REVISED AS PER CITY COMMENTS
3		2023-05-25	REVISED AS PER CITY COMMENTS
2		2022-08-15	ISSUED FOR SPA
1		2022-05-24	ISSUED FOR CLC REVIEW
IS	RE	DATE	DESCRIPTION

PROJECT NO.: 221-04473-00
DATE: FEBRUARY 2024
ORIGINAL SCALE: 1:150
DESIGNED BY: DY
DRAWN BY: JT
CHECKED BY: DY
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
25mm

DISCIPLINE: CIVIL

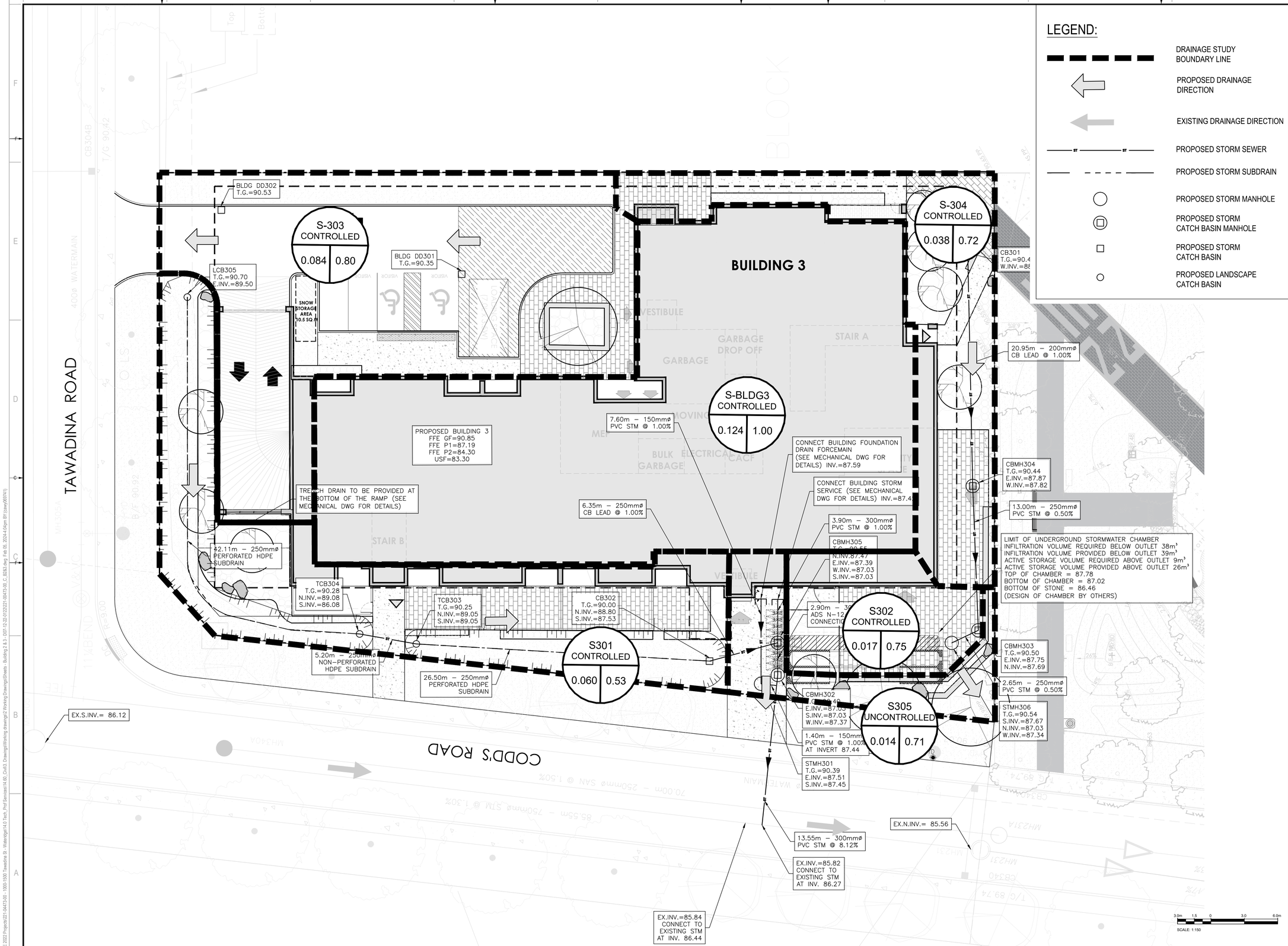
TITLE:
EROSION AND SEDIMENTATION
CONTROL PLAN - BUILDING 3

SHEET NUMBER: C207
SHEET #: OF

ISSUE: REVISED AS PER CITY COMMENTS
REV #: 0
DATE OF: 2024-02-05

D07-12-22-0122

#XXXXX



wsp
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T: 613-829-2800
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MATAJ ARCHITECTS INC.
418 IROQUOIS SHORE ROAD, UNIT 206
OAKVILLE, ONTARIO
CANADA L6H 0X7
T: 416-897-2867
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SEAL:
LICENSED PROFESSIONAL ENGINEER
D. B. YANG
100230568
2024-02-05
PROVINCE OF ONTARIO

NORTH

CLIENT:
BG BAYVIEW GROUP

CLIENT REF. #:

PROJECT:
WATERIDGE
APARTMENTS BUILDINGS
375 CODD'S ROAD AND
1345 HEMLOCK ROAD,
OTTAWA, ON

KEY PLAN:

BENCH MARK No. 01919680138 ELEVATION = 95.06 m
ELEVATIONS ARE GEODETIC, REFERRED TO CITY OF OTTAWA VERTICAL BENCH MARK No. 396 (01919680138), HAVING AN ELEVATION OF 95.06 METRES.
COORDINATES ARE DERIVED FROM CAN-NET 2016 REAL TIME NETWORK GPS OBSERVATIONS REFERENCED TO SPECIFIED CONTROL POINTS 01919680105 AND 01919434781. MTM ZONE 9 (76°30' WEST LONGITUDE) NAD-83 (ORIGINAL)

ISSUED FOR - REVISION:

IS	RE	DATE:	DESCRIPTION
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2		2022-08-15	ISSUED FOR SPA
1		2022-05-24	ISSUED FOR CLC REVIEW

PROJECT NO.: 221-04473-00
DATE: FEBRUARY 2024
ORIGINAL SCALE: 1:150
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE
25mm
DESIGNED BY: DY
DRAWN BY: JT
CHECKED BY: DY

DISCIPLINE: CIVIL

TITLE:
RESIDENTIAL DEVELOPMENT
STORM DRAINAGE PLAN
BUILDING 3

SHEET NUMBER: C209
SHEET #: OF

ISSUE: REVISED AS PER CITY COMMENTS
REV #: 0
DATE OF: 2024-02-05

D07-12-22-0122

#XXXXX