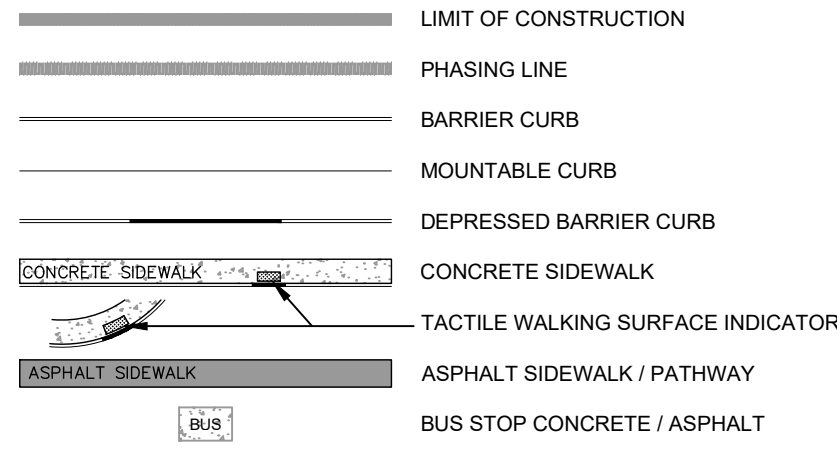
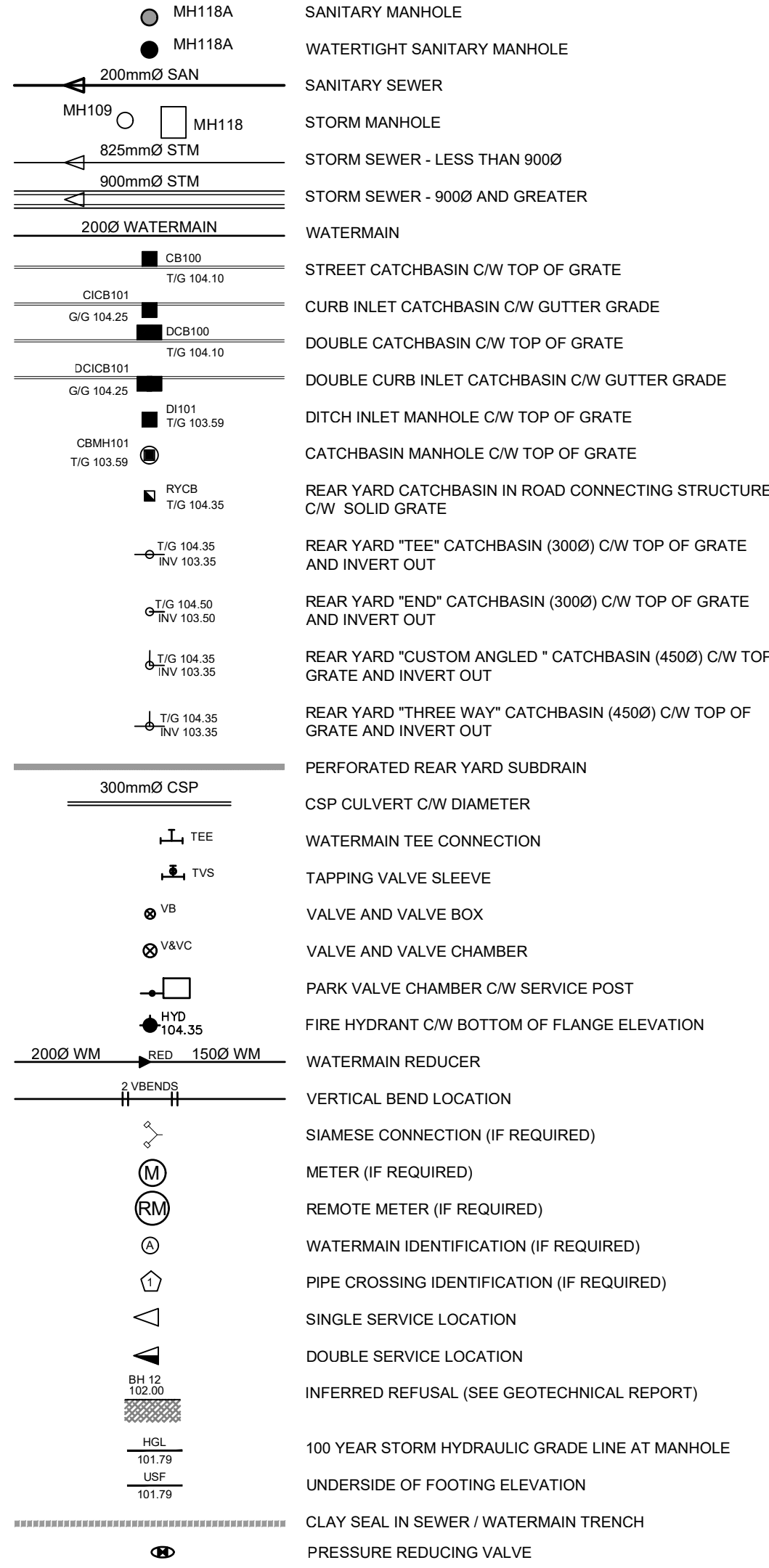


GENERAL LEGEND



SERVICING LEGEND



FAIRHALL, MOFFATT & WOODLAND LIMITED LEGEND



Pipe Interference Table with columns: Crossing No., PIPE 1, PIPE 2, Clearance. Lists crossings 1 through 10 with details on pipe types and clearances.

Watermain Schedule table with columns: Station, Description, Finished Grade, Top of Watermain, As Built Watermain. Lists stations A through F with details on pipe types and grades.

NOTES

- 1. ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
2. THE POSITION OF UNDERGROUND AND ABOVEGROUND SERVICE, UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH SERVICE, UTILITIES AND STRUCTURES IS NOT GUARANTEED.
3. THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL LANDS BEYOND THE SITE LIMITS. ANY AREAS BEYOND THE SITE LIMITS, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE ADJACENT LAND OWNER.
6. WHERE NECESSARY, THE CONTRACTOR SHALL IMPLEMENT A TRAFFIC MANAGEMENT PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE LATEST VERSION OF THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL TEMPORARY TRAFFIC CONTROL MEASURES MUST BE REMOVED UPON THE COMPLETION OF THE WORKS.
7. SHOULD ANY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE OWNER TO CONTACT THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE. WORK MUST BE NOTIFIED IMMEDIATELY AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
8. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG3788-2 REV2 DATED NOV 23, 2022 PREPARED BY PATERSON GROUP.
9. FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD. BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
10. FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY A&B ARCHITECTURE.
11. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
12. ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL TO BE FILLED WITH ACCEPTABLE NATIVE EARTH BORROW OR IMPORTED OPSS SELECTED SUBGRADE MATERIAL. IF NATIVE MATERIAL IS DEFICIENT AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
13. IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMANS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AS PER CITY GUIDELINES. ALL WATERMANS IN FILL AREAS ARE TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.
14. REFER TO DRAWING C-011 FOR CROSS SECTIONS.
15. THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE ENGINEER, OR ANY REGULATORY AGENCY. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL THE START OF A SUBSEQUENT PHASE.
16. CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING CLEAN ALL ROADS WHICH BECOME COVERED IN DUST, DEBRIS AND/OR MUD AS A RESULT OF ITS CONSTRUCTION OPERATIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
18. ALL PIPE, CURVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
19. SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
20. UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:
-WATERMANS TO BE PVC DR35
-SANITARY SEWER TO BE PVC DR35
-PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
-STORM SEWERS 300MM DIAMETER AND LESSER TO BE PVC DR35
-STORM SEWERS 400MM DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPSD 807.010 OR 807.030, OR HIGHER
21. ALL CONNECTIONS TO EXISTING WATERMANS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
22. ANY WATERMAIN WITH LESS THAN 2.4M, AND ANY SEWER WITH LESS THAN 2.0M DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22 AND W35, OR AS APPROVED BY THE ENGINEER.
23. ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
24. ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
25. ALL CATCHBASINS SHALL HAVE A 600MM SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZES LESS THAN 900MM, SHALL HAVE A 300MM SUMP.
26. ALL SANITARY MANHOLES SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
27. ALL LEADS FOR STREET CATCHBASINS AND CURB INLET CATCHBASINS CONNECTED TO MAIN SHALL BE 200MMØ PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB'S CONNECTED TO MAIN SHALL BE 200MMØ PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
28. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STREET CATCHBASINS SHALL BE INSTALLED WITH TWO - 3.0M MINIMUM SUBDRAINS INSTALLED LONGITUDINALLY, PARALLEL WITH THE CURB. ALL CATCHBASINS IN ASPHALT AREAS, NOT ADJACENT TO A CURB, SHALL BE INSTALLED WITH FOUR - 3.0M MINIMUM SUBDRAINS INSTALLED ORTHOGONALLY.
29. INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
30. ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0M REQUIRE A CONTROLLED SETTLEMENT JOINT.
31. EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, AS PER ONTARIO BUILDING CODE REQUIREMENTS (BY OTHERS).
32. THE HGL PROVIDED IS BASED ON HYDRAULIC MODELING COMPLETED USING PCSWMM AND THE 100 YEAR CHICAGO STORM EVENT (CBH10010).
33. THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
34. TOP COURSE ASPHALT SHALL NOT BE PLACED UNTIL THE FINAL CDTY INSPECTION AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
35. ALL RETAINING WALLS GREATER THAN 1.0M IN HEIGHT SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER.
36. ALL RETAINING WALLS GREATER THAN 0.6M IN HEIGHT REQUIRE A GUARD. ANY GUARD ON A RETAINING WALL GREATER THAN 1.0M IN HEIGHT SHALL BE DESIGNED BY THE QUALIFIED STRUCTURAL ENGINEER RESPONSIBLE FOR THE WALL DESIGN.
37. UPON COMPLETION OF THE RETAINING WALL, THE CONTRACTOR SHALL REQUEST A PERFORMANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.
38. ALL CURBS SHALL BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS SC1.1. TYPICAL BARRIER CURB HEIGHT SHALL BE 150MM UNLESS NOTED OTHERWISE.

APPROVED
By Kersten Nitsche at 2:37 pm, Jul 08, 2024
Kersten Nitsche
KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

CATCHBASIN/CATCHBASIN MANHOLE/DITCH INLET DATA

Table with columns: STRUCTURE ID, STORM AREA ID, STRUCTURE, FRAME & COVER, ELEVATION (TOP OF GRATE, INLET, OUTLET), OUTLET PIPE (DIAMETER, TYPE), INLET CONTROL DEVICE (RESTRICTED FLOW, ICD TYPE), ORIFICE SIZE (CIRCULAR, mm dia.), COMMENTS. Lists structures CB5 through CBMH140 with their respective details.

ROADWAY STRUCTURE:

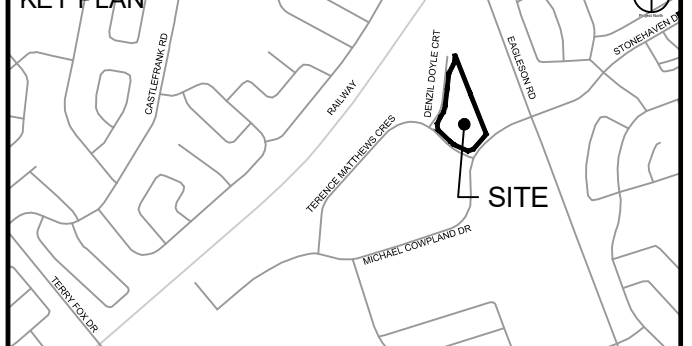
- CAR ONLY PARKING AREAS:(900mm)
50mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
150mm - OPSS GRANULAR "A" CRUSHED STONE
300mm - OPSS GRANULAR "B" TYPE II
COLLECTOR ROAD:(690mm)
40mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm - SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm - OPSS GRANULAR "A" CRUSHED STONE
450mm - OPSS GRANULAR "B" TYPE II

CLIENT
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ISSUES table with columns: No., DESCRIPTION, DATE. Lists 7 issues related to revisions and comments.

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS
Project Coordinator: Huntington Properties
Architect: A49 Architecture
Landscape: Fobem
Mechanical & Electrical: Goodkey, Weedmark & Associates Limited
Surveyor: Annis O'Sullivan Vollebek Ltd.
Geotech: Paterson Group

SEAL
Professional Engineer Seal for W. ZHUANG, License No. 100231427, dated 2023/12/20, Province of Ontario.

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PROJECT
PROPOSED SELF STORAGE DEVELOPMENT
75 MICHAEL COWPLAND

PROJECT NO: 135470
DRAWN BY: S.L. / D.D. CHECKED BY: T.R.B.
PROJECT MGR: R.M. APPROVED BY: T.R.B.

SHEET TITLE
DETAILS AND NOTES
SHEET NUMBER: C-010
ISSUE: 6

Vertical text on the right edge: CITY PLAN NO. 18885, File Location: \\1135470_03_Production\703_Design\04_Civil\Sheets\C-010_Details\AND NOTES.dwg, Last Saved: December 20, 2023, 12:02:36 PM by Eric Henrie, Plotter: Wednesday, December 20, 2023 12:02:36 PM by Eric Henrie