

**GENERAL NOTES:**

- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
- OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
- RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- ALL ELEVATIONS ARE GEODETIC.
- REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
- REFER TO SERVICING DESIGN BRIEF PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
- SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
- PROVIDE LINE/PARKING PAINTING.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING THE AS-BUILT ELEVATION OF EVERY DESIGN GRADE SHOWN ON THIS PLAN.
- REFER TO GEOTECHNICAL REPORT (PG6426-1 DATED NOV 9, 2022, BY PATERSON GROUP) FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
- ALL PRIVATE APPROACHES MUST BE CONSTRUCTED AS PER CITY SPECIFICATION SC13.

**GRADING NOTES:**

- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS.
- EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL CONSULTANT.
- ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS.
- THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
- GRADE AND/OR FILL BEHIND PROPOSED CURBS AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
- MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
- ALL CURBS SHALL BE BARRIER CURBS (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC.1).
- REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.

**PAVEMENT STRUCTURE NOTES**

- SUBGRADE MATERIAL SHALL BE PLACED IN MAXIMUM 300mm LIFTS AND COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
- ROADWAY GRANULAR MATERIAL SHALL BE PLACED IN MAXIMUM 300mm LIFTS AND COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
- ASPHALTIC CONCRETE TO BE COMPACTED TO AT LEAST 97% OF MARSHALL DENSITY.
- ROADWAY SUBGRADE TO BE INSPECTED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION TO REVIEW THE GRANULAR B' DEPTH AND FOR THE NECESSITY OF A WOVEN GEOTEXTILE BELOW THE GRANULAR MATERIALS.
- PRIOR TO THE PLACEMENT OF TOPLIFT, CONTRACTOR IS TO ADJUST ALL STRUCTURES AS PER CITY OF OTTAWA STANDARD R-2.

**PAVEMENT STRUCTURE:**

REFER TO GEOTECHNICAL REPORT FOR SUBSURFACE CONDITIONS AND CONSTRUCTION RECOMMENDATIONS

- CAR ONLY PARKING AREAS  
50mm HL3 OR SUPERPAVE 12.5  
150mm GRAN 'A'  
300mm GRAN 'B' TYPE II
- ACCESS LANES AND HEAVY DUTY TRUCK PARKING  
40mm HL3 OR SUPERPAVE 12.5  
50mm HL3 OR SUPERPAVE 19.0  
150mm GRAN 'A'  
450mm GRAN 'B' TYPE II
- GRANULAR BASE TO BE COMPACTED TO 99% STANDARD PROCTOR DRY DENSITY.

**SERVICING NOTES:**

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- ALL ELEVATIONS ARE GEODETIC.
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- ALL PRIVATE APPROACHES MUST BE CONSTRUCTED AS PER CITY SPECIFICATION SC13.

**SEWER NOTES:**

- SPECIFICATIONS:
 

| ITEM   | SPEC. No.   | REFERENCE             |
|--|-------------|-----------------------|
| SEWER SERVICE CONNECTION - RIGID PIPE                                    | S11, S11.1  | CITY OF OTTAWA        |
| SEWER TRENCH - BEDDING (GRANULAR A)                                      | S6, S7, W17 | CITY OF OTTAWA / OPSD |
| COVER (GRANULAR A OR GRANULAR B TYPE I, WITH MAXIMUM PARTICLE SIZE=25mm) | S6, S7, W17 | CITY OF OTTAWA / OPSD |
| SANITARY SEWER - PVC DR 35   |             |                       |
| WASTEWATER SAMPLING/INSPECTION CHAMBER                                   | S18.1       | CITY OF OTTAWA        |
- INSULATE ALL PIPES (SANITARY) THAT HAVE LESS THAN 2.0m COVER FROM STORM AND 2.5m FOR SANITARY SEWER WITH 50mmX1200mm HI-40 INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
- SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 2.0%.
- PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
- FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX, POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
- THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED WITH OPSS 410.07.16, 410.07.18, 410.07.24 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
- FULL PORT BACKWATER VALVES ARE REQUIRED ON THE SANITARY SERVICES. INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND A BACKWATER VALVE IS REQUIRED ON THE STORM SERVICES / FOUNDATION DRAINS FOR EACH BUILDING. INSTALLED AS PER STD. DWG S14.
- CONTRACTOR TO TELEVIEW (CCTV) ALL PROPOSED SEWERS/LATERALS.
- REINSTATE ALL EXISTING PAVEMENT, CURBS AND BOULEVARDS AS PER CITY OF OTTAWA R10.
- ALL EXISTING SANITARY AND STORM SERVICES ARE TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF THE CITY OF OTTAWA'S SEWER OPERATION.
- MONITORING TEST PORTS FOR BUILDING SERVICES TO BE INSTALLED IN PARKING GARAGE.
- ANY SERVICES THAT REQUIRE ENTRY TO THE BUILDING THROUGH A FOUNDATION WALL ARE TO BE SLEEVED AND SEALED TO PREVENT INFILTRATION.

**WATERMAIN NOTES:**

- SPECIFICATIONS:
 

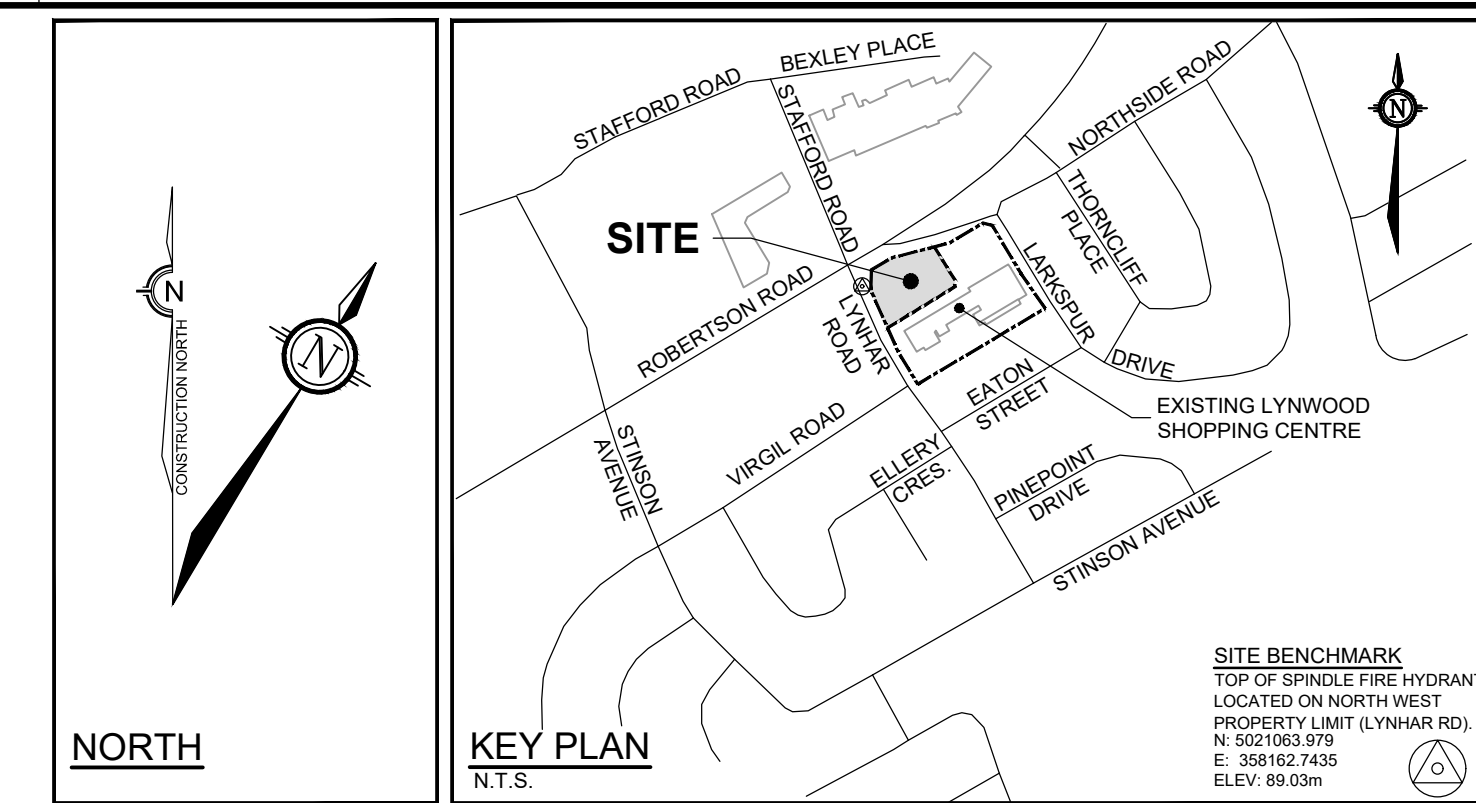
| ITEM   | SPEC. No. | REFERENCE      |
|--|-----------|----------------|
| WATERMAIN TRENCHING                          | W17       | CITY OF OTTAWA |
| THERMAL INSULATION IN SHALLOW TRENCHES       | W22       | CITY OF OTTAWA |
| VALVE BOX ASSEMBLY                           | W24       | CITY OF OTTAWA |
| CONNECTION DETAIL FROM EXISTING TO NEW WM    | W25.1     | CITY OF OTTAWA |
| WATERMAIN (150mmØ)                           | PVC DR 18 |                |
| WATERMAIN CROSSING ABOVE SEWER               | W25.2     | CITY OF OTTAWA |
| THERMAL INSULATED AT OPEN STRUCTURE          | W23       | CITY OF OTTAWA |
| WATER SERVICE INSTALLATION AT SEWER CROSSING | W38       | CITY OF OTTAWA |
- SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARD AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMANS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.
- WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER STD. DWG W21, W22, AND W23.
- PROVIDE MINIMUM 0.50m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS WHEN WATERMAIN IS BELOW AND MINIMUM 0.25m CLEARANCE WHEN WATERMAIN IS ABOVE.
- WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.
- VALVES TO BE OPERATED BY CITY OF OTTAWA STAFF ONLY. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY OF OTTAWA (CO). COA FORCES TO COMPLETE WATERMAIN CONNECTIONS. EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.

**EROSION AND SEDIMENT CONTROL NOTES:**

- THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS AND DURING ALL PHASES OF THE SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL. SUCK AS BUT NOT LIMITED TO INSTALLING CATCHBASIN INSERTS ACROSS MN & CBS AND INSTALLING AND MAINTAINING LIGHT DUTY SILT FENCE BARRIERS AND STRAW BALE/ROCK CHECK DAMS AS REQUIRED.
- CONDITIONS OF THE SILT FENCE AND STRAW BALE/ROCK CHECK DAMS TO BE INSPECTED REGULARLY AND REPLACED OR REPAIRED AS INSTRUCTED BY THE ENGINEER.
- THE CONTRACTOR SHALL ENSURE THAT ROADS ARE KEPT CLEAN AT ALL TIMES USING SUCH PRACTICES AS WASHING DOWN TRUCK TIRES, ROAD SWEEPING AND FLUSHING ETC.
- THE CONTRACTOR ACKNOWLEDGES THAT SURFACE EROSION AND SEDIMENT RUNOFF RESULTING FROM HIS CONSTRUCTION OPERATIONS WILL HAVE A DETRIMENTAL IMPACT TO ANY DOWNSTREAM WATERCOURSE OR SEWER, AND THAT ALL CONSTRUCTION OPERATIONS THAT MAY IMPACT UPON WATER QUALITY SHALL BE CARRIED OUT IN A MANNER THAT STRICTLY MEETS THE REQUIREMENTS OF ALL APPLICABLE LEGISLATION AND REGULATIONS.
- AS SUCH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT HIS OPERATIONS, AND SUPPLYING AND INSTALLING ANY APPROPRIATE CONTROL MEASURES, SO AS TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING ANY SEWER OR WATERCOURSE WITHIN DOWNSTREAM OF THE WORKING AREA. FOR THIS PROJECT THE SUGGESTED ON-SITE MEASURES SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING METHODS:
  - CATCH BASIN SILTSACKS
  - MAINTENANCE HOLE AND REAR YARD CATCH BASIN FILTERS
  - LIGHT DUTY SILT FENCE
  - MUD MATS
  - STRAW BALE CHECK DAMS
 SPECIFIC MEASURES SHALL BE INSTALLED AT THE SPECIFIED LOCATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS OF OPSS 577 WHERE APPROPRIATE, OR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- WHERE, IN THE OPINION OF THE CONTRACT ADMINISTRATOR OR ANY REGULATORY AGENCY, THE INSTALLED CONTROL MEASURES FAIL TO PERFORM ADEQUATELY, THE CONTRACTOR SHALL SUPPLY AND INSTALL ADDITIONAL OR ALTERNATIVE MEASURES AS DIRECTED BY THE CONTRACT ADMINISTRATOR OR THE REGULATORY AGENCY. AS SUCH, THE CONTRACTOR SHALL HAVE ADDITIONAL CONTROL MATERIALS ON SITE AT ALL TIMES WHICH ARE EASILY ACCESSIBLE AND MAY BE IMPLEMENTED BY HIM AT A MOMENT'S NOTICE.
- THE CONTRACTOR SHALL ENSURE THAT ALL WORKERS, INCLUDING IN THE WORKING AREA ARE AWARE OF THE IMPORTANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES AND INFORMED OF THE CONSEQUENCES OF THE FAILURE TO COMPLY WITH THE REQUIREMENTS OF ALL REGULATORY AGENCIES AND THE SPECIFICATIONS DETAILED HEREIN.
- THE CONTRACTOR SHALL PERIODICALLY, OR WHEN REQUESTED BY THE CONTRACT ADMINISTRATOR, CLEAN OUT ACCUMULATED SEDIMENT DEPOSITS AS REQUIRED AT THE SEDIMENT CONTROL DEVICES, INCLUDING THOSE DEPOSITS THAT MAY ORIGINATE FROM OUTSIDE THE CONSTRUCTION AREA. ACCUMULATED SEDIMENT SHALL BE REMOVED IN SUCH A MANNER THAT PREVENTS THE DEPOSITION OF THIS MATERIAL INTO ANY SEWER OR WATERCOURSE AND AVOIDS DAMAGE TO THE CONTROL MEASURE. THE SEDIMENT SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE AND MANAGED IN COMPLIANCE WITH THE REQUIREMENTS FOR EXCESS EARTH MATERIAL, AS SPECIFIED ELSEWHERE IN THE CONTRACT.

**REMOVALS NOTES:**

- OBTAIN ALL APPROVALS AND PERMITS FROM THE CITY OF OTTAWA PRIOR TO ANY REMOVAL WORK OR CONSTRUCTION.



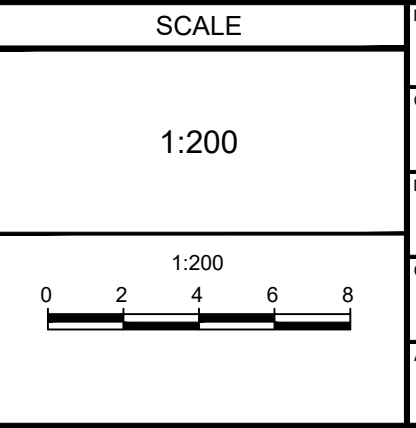
**LEGEND**

- SITE BOUNDARY
- LIMIT OF SITE PLAN CONTROL APPLICATION
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED GRADE AND DIRECTION
- EXISTING GRADE AND DIRECTION
- EXISTING TOPOGRAPHIC SURVEY ELEVATION
- EXISTING SURVEY TOP OF CURB ELEVATION
- PROPOSED LIMIT OF GRADING
- PROPOSED SANITARY SERVICE CW CAP
- PROPOSED WATER SANITARY SERVICE CW CAP
- PROPOSED VALVE & VALVE BOX LOCATION
- PROPOSED BARRIER CURB AS PER SC1.1
- PROPOSED DEPRESSED CURB
- PROPOSED TREE LOCATION
- MAJOR OVERLAND FLOW DIRECTION
- AREA ID
- DRAINAGE AREA (HECTARES)
- RUN-OFF COEFFICIENT (C-VALUE)
- DRAINAGE AREA BOUNDARY
- PROPOSED SILT FENCE (AS PER O.P.S.D. 219.110)
- PROPOSED STRAW BALE (AS PER O.P.S.D. 219.180)
- EXISTING BARRIER CURB TO BE REMOVED
- EXISTING LIGHT STANDARD ON CONCRETE BASE TO BE RELOCATED
- PROPOSED ASPHALT REMOVAL
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED PAVERS (REFER TO LANDSCAPE PLANS)
- EXISTING LEGAL ADJACENT LINE
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING GULLVERT
- EXISTING STORM MANHOLE
- EXISTING CATCHBASIN
- EXISTING SANITARY MANHOLE
- EXISTING HYDRANT
- EXISTING VALVE & VALVE BOX
- EXISTING CENTERLINE SWALE
- EXISTING TOP OF GRATE ELEVATION
- EXISTING INVERT ELEVATION
- EXISTING OVERHEAD WIRE
- EXISTING TRAFFIC MANHOLE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE ANCHOR
- EXISTING TRAFFIC SIGNAL LIGHT
- EXISTING LIGHT STANDARD ON CONCRETE BASE
- EXISTING SIGN

NOTE:  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, 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 STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

| No. | REVISION                               | DATE      | BY  |
|-----|--|-----------|-----|
| 3.  | REVISED AS PER CITY OF OTTAWA COMMENTS | APR 19/24 | SAZ |
| 2.  | REVISED AS PER CITY OF OTTAWA COMMENTS | NOV 17/23 | SAZ |
| 1.  | ISSUED WITH SITE PLAN APPLICATION      | MAR 3/23  | SAZ |



| DESIGN | FOR REVIEW ONLY |
|--------|-----------------|
| SAZ    |                 |
| MSP    |                 |
| MTM    |                 |
| SAZ    |                 |
| MSP    |                 |



|   |  |                          |
|---|--|--------------------------|
| CITY OF OTTAWA<br>1826 ROBERTSON ROAD<br>LYNWOOD RETAIL PLAZA |  | PROJECT No:<br>106134-00 |
| DRAWING NAME<br>NOTES & DETAILS PLAN                          |  | REV # 3                  |
| DRAWING No:<br>106134-ND                                      |  |                          |

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