

**LEGEND**

**DESCRIPTION**

**EXISTING**

**PROPOSED**

PROPERTY LINE	---	---
STORM SEWER	ST	ST
SANITARY SEWER	S	SA
WATER MAIN	W	W
STORM MANHOLE	○ MH-ST	○
CATCHBASIN	□ CB	■ CB1
CATCHBASIN C/W ICD		■ CB1
CATCHBASIN MANHOLE		○
SANITARY MANHOLE	○ MH-S	●
WATER VALVE/CURB STOP	WV	WV
FIRE HYDRANTS	FH	FH
WATER MAIN TEE		400x200mm TEE
PROPOSED SILT FENCE PER OPSD 219.110		133.00
PROPOSED SURFACE GRADE		133.00TC
PROPOSED TOP OF CURB GRADE		2.0%
PROPOSED SLOPE & DIRECTION		→
OVERLAND FLOW ROUTE		→
PROPOSED CONCRETE BARRIER CURB PER OPSD 600.110		DC
PROPOSED TWSI PER OPSD 310.039		■
PROPOSED HEAVY DUTY ASPHALT: - 40mm HL3 or SP19 LEVEL B - 50mm HL8 or SP19 LEVEL B - 150mm GRANULAR 'A' - 450mm GRANULAR 'B' TYPE II		■
SURVEY MONUMENT PLANTED	□	
SURVEY MONUMENT FOUND	■	
STANDARD IRON BAR	SIB	
SHORT STANDARD IRON BAR	SSIB	
IRON BAR	IB	
CONCRETE PIN	CP	
ROUND IRON BAR	IBØ	
OVERHEAD WIRES	OW	
UNDERGROUND GAS	UGS	
UNDERGROUND BELL	B	
GAS METER	GM	
HANDHOLE	HH	
LIGHT STANDARD	LS	
UTILITY POLE	UP	
BOARD FENCE	BF	
DIAMETER	Ø	
CENTRELINE	C/L	
CONCRETE RETAINING WALL	CRW	
TOP OF GRATE	T/G	
DECIDUOUS TREE	○	
BOLLARD	○ B	
SIGN	△ S	
MAIL BOX	MB	
SURFACE PONDING VOLUME NO. APPROXIMATE STORAGE VOLUME		SP-10 10.0m³
PERIMETER OF STORM DRAINAGE SUBCATCHMENT AREA		■ ■ ■ ■ ■
AREA NO		501-A 0.156
AREA IN HECTARES		0.34
RUNOFF COEFFICIENT		

**GENERAL NOTES:**

- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE.
- THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY BE DAMAGED OR CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
- ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED. ALL DRAWINGS SHOULD NOT BE SCALED BY THE CONTRACTOR. ANY MISSING OR QUESTIONABLE DIMENSIONS ARE TO BE CONFIRMED WITH THE ENGINEER IN WRITING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF THE SAME.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER, THE CITY OF OTTAWA AND THE AUTHORITY HAVING JURISDICTION.
- ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON CITY STREETS. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. BOOK 7 AND T.A.C. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
- THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS WRITTEN APPROVAL BY THE ENGINEER HAS BEEN OBTAINED.
- EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- THE SITE LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. AS-BUILT SITE SERVICING & GRADING DRAWINGS SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSD, IS EXCEEDED.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH ENGINEER AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PATERSON GROUP, DATED MAY 18, 2022.
- THE CONTRACTOR SHALL APPRAISE HIS/HER SELF OF ALL SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED AND SHALL CARRY OUT THEIR OWN TEST PITS AS REQUIRED TO MAKE THEIR OWN INDEPENDENT ASSESSMENT OF GROUND CONDITIONS. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR ANY EXTRA COST DUE TO ANY SUCH GROUND CONDITIONS VARYING FROM THOSE ANTICIPATED BY THE CONTRACTOR.
- DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
- CIVIL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, LANDSCAPE AND LEGAL DRAWINGS.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.

**SANITARY SEWER NOTES**

- ALL SANITARY SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- ALL SANITARY SEWERS SHALL BE PVC SDR 35, IPEX "RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD 8182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
- SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' BEDDING UNLESS OTHERWISE NOTED.
- ALL SANITARY LATERALS ARE TO BE PVC SDR 28, IPEX "RING-TITE" (OR EQUIVALENT), ANY COLOR EXCEPT WHITE AND MARKED WITH A 50MM X 100MM WOODEN MARKER, EXTENDING FROM THE INVERT TO 1.0 M ABOVE GRADE PAINTED RED.
- SEWER BEDDING AS PER CITY STANDARD S6 & S7. GRANULAR 'A' BEDDING TO BE INCREASED TO 300MM WHERE SEWERS ARE BELOW THE GROUNDWATER TABLE.
- SANITARY SEWER MANHOLES SHALL BE BENCHED AS PER OPSD 701.021. SANITARY MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24 AND S25. SAFETY PLATFORMS SHALL BE AS PER OPSD 404.02. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS AND OPSD 1003.01.
- THE CONTRACTOR SHALL CONDUCT INFILTRATION/EXFILTRATION (AS PER CURRENT OPSD), TESTING ON ALL NEWLY INSTALLED SANITARY SEWERS. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWER INSTALLATION AND VIEWED BY THE ENGINEER.
- THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED SANITARY SEWERS AND EXISTING SEWERS CONNECTED TO. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.
- ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER CITY STANDARD S11 & S11.1.
- THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE SANITARY SEWERS IN ACCORDANCE WITH OPSD 802.010 AND 802.013. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% SPMD.
- ALL SANITARY BUILDING DRAINS TO BE EQUIPPED WITH SANITARY BACKWATER VALVES INSTALLED PER CITY OF OTTAWA STANDARD DRAWING S14.1.
- WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.
- MINIMUM SOIL COVER TO BE 2.1m TO PROTECT SEWERS FROM FROST DAMAGE. IN AREAS WHERE ADEQUATE FROST COVER CANNOT BE ACHIEVED, EQUIVALENT THERMAL INSULATION TO BE INSTALLED AS PER OPSD S14.010

**STORM SEWER NOTES**

- ALL STORM SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A297.2 (LATEST AMENDMENT). ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A297.1 (LATEST AMENDMENT). PIPE SHALL BE JOINTED WITH STD. RUBBER GASKETS AS PER CSA A257.3 (LATEST AMENDMENT).
- ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. 8182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE STORM SEWERS IN ACCORDANCE WITH OPSD 802.010 AND 802.013. RIGID STORM PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH OPSD 802.030. DURING CONSTRUCTION THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% SPMD.
- SEWER BEDDING AS PER CITY STANDARD S6 & S7.
- ALL STORM LATERALS SHALL BE PVC SDR 28, WHITE IN COLOR AND MARKED WITH A 50mm X 100mm WOODEN MARKER EXTENDING FROM THE INVERT TO 1.0M ABOVE GRADE PAINTED GREEN.
- ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER CITY STANDARD S11 & S11.1.
- WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.
- MINIMUM SOIL COVER TO BE 2.1M TO PROTECT SEWERS FROM FROST DAMAGE. IN AREAS WHERE ADEQUATE FROST COVER CANNOT BE ACHIEVED, EQUIVALENT THERMAL INSULATION TO BE INSTALLED AS PER OPSD S14.010
- ALL STORM SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.

- STORM MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24, S24.1 AND S25.
- SAFETY PLATFORMS SHALL BE IN ACCORDANCE WITH OPSD 404.02.
- DROP STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS AND OPSD 1003.01.
- STORM SEWER MANHOLES SERVING LOCAL SEWERS LESS THAN 900MM SHALL BE CONSTRUCTED WITH A 300MM SLUMP FOR STORM SEWERS 900MM AND OVER USE BENCHING IN ACCORDANCE WITH OPSD 701.021.
- SINGLE AND DOUBLE CATCHBASINS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S1, AND OPSD 705.020, RESPECTIVELY. FRAMES AND GRATE SHALL BE AS PER CITY OF OTTAWA STD. S19 FOR REAR LOT CATCHBASINS, AND STREET CATCHBASINS.
- CURB INLET TYPE CATCH BASIN (CICB) SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S3. AND GRATE SHALL BE AS PER CITY OF OTTAWA STD. S22 AND S23, UNLESS OTHERWISE NOTED.
- SINGLE AND DOUBLE CATCHBASIN LEADS SHALL BE 200MM AND 250MM DIA (MIN) RESPECTIVELY, 1.0% SLOPE (MIN.) UNLESS OTHERWISE NOTED.
- ALL CATCHBASINS AND CATCHBASIN MANHOLES SHALL HAVE SUMPS WITH 300MM DEPTH, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ENSURE THAT CATCHBASINS ARE INSTALLED AT THE LOW POINT OF SAG CURB WORKS.
- THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED, WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADDITIONAL BEDDING, A DIFFERENT TYPE OF BEDDING OR A HIGHER PIPE STRENGTH AT HIS OWN EXPENSE AND SHALL ALSO BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
- THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED STORM SEWERS AND EXISTING SEWERS CONNECTED TO. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.

**WATERMAIN NOTES**

- ALL WATERMAIN MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. WATERMAIN CONNECTIONS BY CITY OF OTTAWA FORCES WITH ALL EXCAVATION BACKFILL AND ROAD REINSTATEMENT BY CONTRACTOR.
- ALL PVC WATERMANS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL.
- WATERMANS TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- ALL PVC WATERMANS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W38.
- WATER SERVICES ARE TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA STD. W26 UNLESS OTHERWISE SPECIFIED. ALL WATER SERVICES CROSSING SEWERS ARE TO BE INSTALLED AS PER CITY OF OTTAWA STD. W38. WATER SERVICES SHALL BE MARKED WITH A "50mm X 100mm", EXTENDING FROM THE INVERT TO 1.0M ABOVE GRADE PAINTED BLUE. STAND POSTS/SHUT-OFFS SHALL BE INSTALLED AT THE PROPERTY LINE.
- CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42.
- VALVE BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA DETAIL W24.
- ALL FIRE HYDRANTS TO BE INSTALLED AS PER CITY STANDARD W19 AND LOCATED AS PER CITY STANDARD W18 AND/OR CITY STANDARD CROSS SECTIONS.
- ALL WATERMANS TO BE INSTALLED AT MINIMUM COVER OF 2.4m.
- THRUST BLOCKS AND RESTRAINT AS PER CITY OF OTTAWA DWGS: W25.3 AND W25.4, W25.5 AND W25.6.
- IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
- DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
- WATER METERS TO BE INSTALLED AS PER W30 FOR WATER SERVICES.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
- INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY, WHERE WATERMAIN COVER IS LESS THAN 2.4m.
- WHERE THE SEPARATION BETWEEN SERVICES AND MANHOLES IS LESS THAN 1.2m, WATER SERVICES ARE TO BE INSULATED AS PER CITY OF OTTAWA STD. W23.
- AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.25M FOR CROSSING OVER THE SEWER, AS PER CITY STD W25.2. FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.50M AS PER CITY STD. W25. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

**ROADWAY SPECIFICATIONS**

- ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- CONCRETE CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SCI.1.1 (BARRIER CURB) AND SCI.3 (MOUNTABLE CURB), AS NOTED. PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS AND DRIVEWAYS.
- ROAD SUBDRAINS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R1. SUBDRAINS SHALL BE 8M IN LENGTH AT CATCHBASINS. SUBDRAINS SHALL BE INSTALLED BOTH SIDES AT LOWPOINTS AND ON THE HIGH SIDE AT FLOWBY CATCHBASINS.
- PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R10 AND OPSD 509.010, OPSD 310.
- GRANULAR 'A' SHALL BE PLACED TO A MINIMUM THICKNESS OF 300MM AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
- ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY.
- ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
- SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300MM LIFTS.
- PAVEMENT STRUCTURE: REFER TO LEGEND.

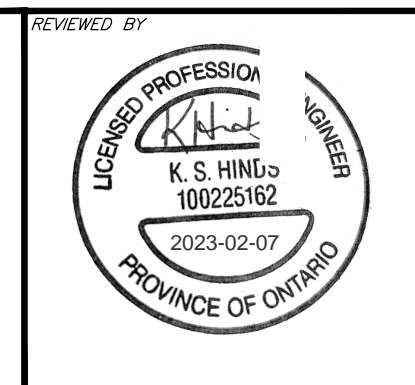
**GENERAL NOTES FOR GRADING**

- IT SHALL BE THE BUILDER'S RESPONSIBILITY TO ENSURE THAT GRADING AROUND HYDRANTS, TRANSFORMERS, AND UTILITY PEDESTALS, ETC., MEET CURRENT CITY OF OTTAWA, HYDRO AND UTILITY COMPANY REQUIREMENTS.
- ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
- CONTRACTOR TO ADJUST EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE CHAMBERS AND VALVE BOXES TO FINAL GRADE AS REQUIRED.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FOUNDATIONS OF ADJACENT BUILDINGS DURING EXCAVATION AND CONSTRUCTION PERIOD.
- GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7%. GRADES IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 3:1 TERRACING.

**CAUTION**  
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.

REV	REVISION DESCRIPTION	DATE	BY	APPD
1	ISSUED FOR SITE PLAN CONTROL	23/02/07	AAS	KH

SCALE	DESIGNED BY	REVIEWED BY
NORTH		



CLIENT: **AMBASSADOR REALTY INC.**  
185 SOMERSET ST. W., OTTAWA, ON, K2P 0J2

BASE PLAN	AS
DESIGN	AS
CHECKED	KH
CAD	AS
PROJECT MANAGER	KH
APPROVED	AA

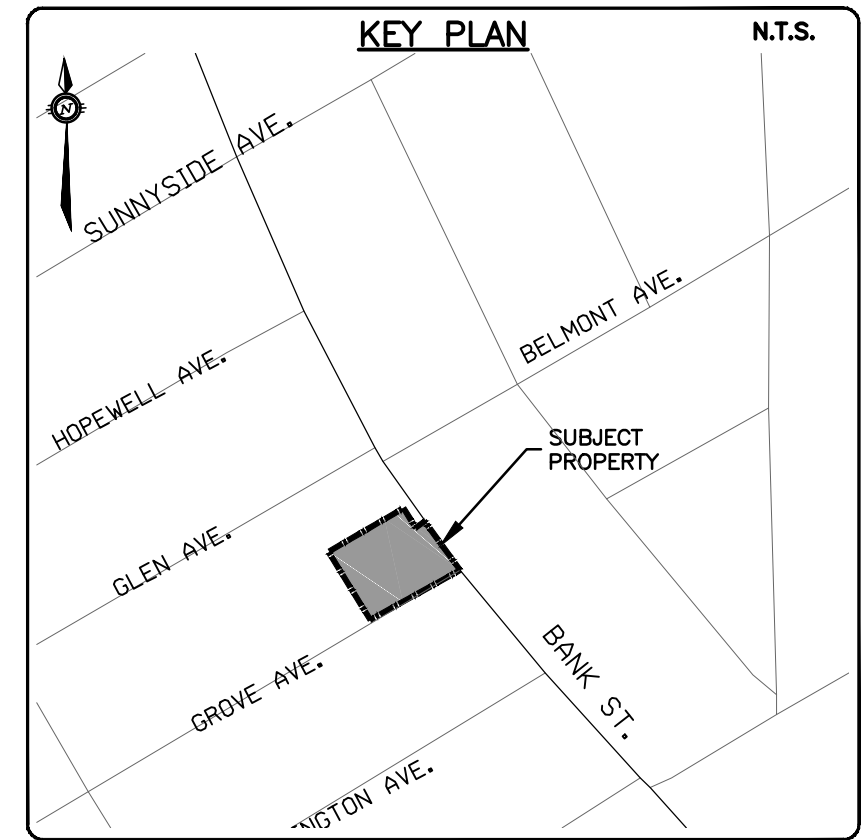
PROJECT: **1166 BANK STREET**  
OTTAWA, ONTARIO.

DATE: JANUARY 2023

TITLE: **NOTES AND LEGEND SHEET**

PROJECT No.	OTT-22018175-AD
SURVEY	ADV
DATE	JANUARY 2023
DRAWING No.	C000

I:\projects\2023\1166-Bank St\1166-Bank-St.dwg  
 User: k.hinds  
 Date: 2023-02-07 11:36:48 AM  
 Reference: K:\projects\2023\1166-Bank-St.dwg  
 Scale: 1:1  
 Plot: 2023-02-07 11:36:48 AM  
 Plotter: HP DesignJet T1100e  
 Plot Size: A0  
 Plot Scale: 1:1  
 Plot Orientation: Landscape  
 Plot Color: Black  
 Plot Lineweight: 0.5  
 Plot Linetype: Solid  
 Plot Font: Arial, 10  
 Plot Title: 1166-Bank-St.dwg  
 Plot Sheet: 1 of 1  
 Plot Status: OK



EXISTING WATERMAIN TO BE BLANKED AT MAIN BY CITY OF OTTAWA FORCES. EXCAVATION, BACKFILL AND REINSTATEMENT BY CONTRACTOR.

EXISTING SERVICES TO BE REMOVED AND CAPPED AT THE MAIN TO THE SATISFACTION OF THE CITY'S SEWER OPERATIONS

EXISTING SERVING TO BUILDING TO BE REMOVED. EXISTING BUILDING AND FOUNDATION TO BE REMOVED FROM THE SITE. BUILDING DEMOLITION SHALL BE COMPLETED IN CONSULTATION WITH GEOTECHNICAL ENGINEER.

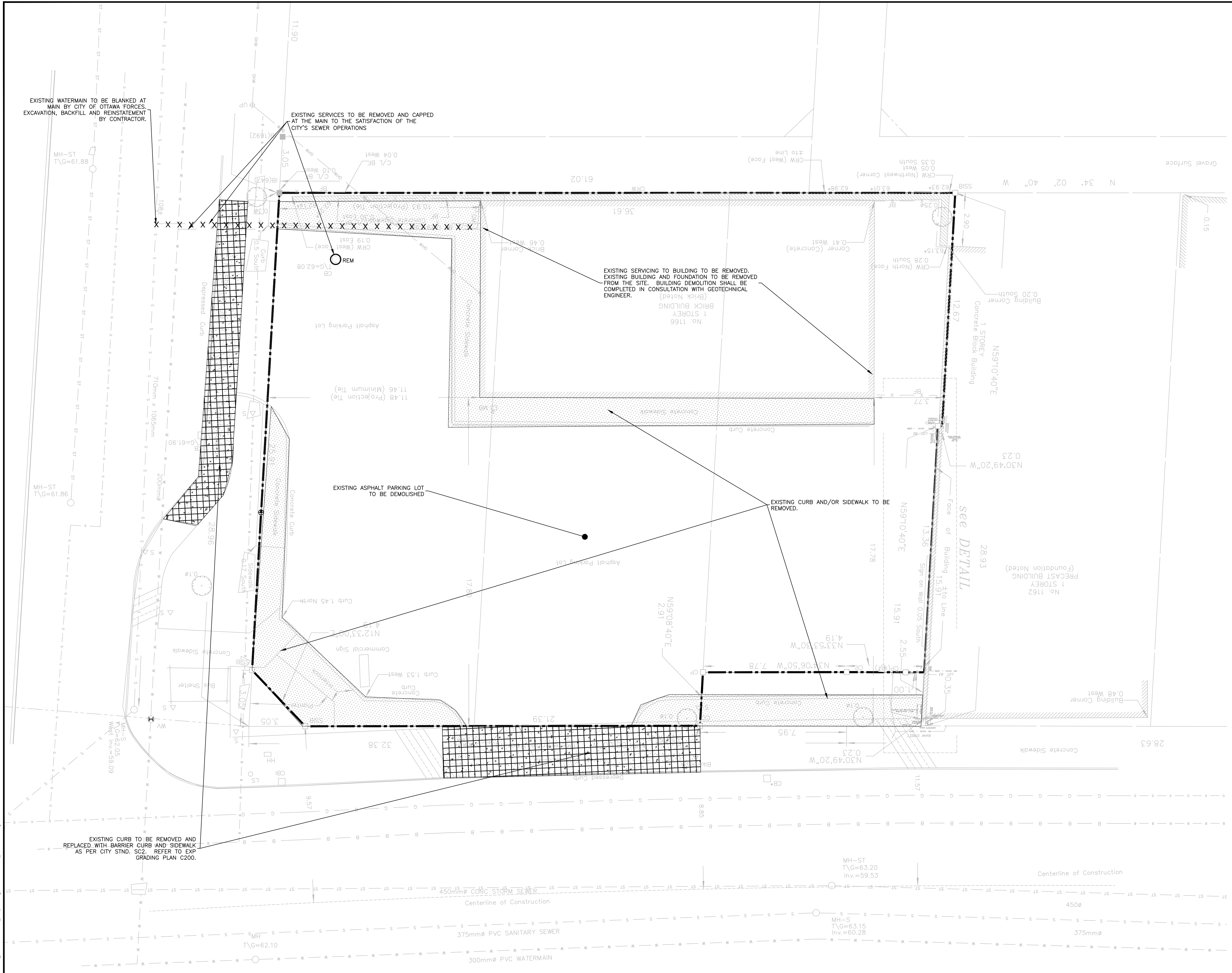
EXISTING ASPHALT PARKING LOT TO BE DEMOLISHED

EXISTING CURB AND/OR SIDEWALK TO BE REMOVED.

EXISTING CURB TO BE REMOVED AND REPLACED WITH BARRIER CURB AND SIDEWALK AS PER CITY STND. SC2. REFER TO EXP GRADING PLAN C200.

**NOTES:**

1. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE UNTIL SUCH TIME AS THE SERVICE PROVIDER HAS CONFIRMED IN WRITING THE SERVICE IS ABANDONED AND CAN BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
3. FOR ADDITIONAL PROJECT NOTES REFER TO DRAWING C001.

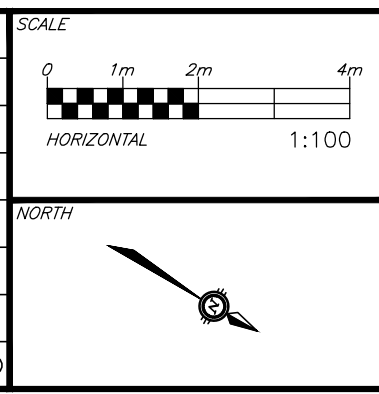


**CAUTION**  
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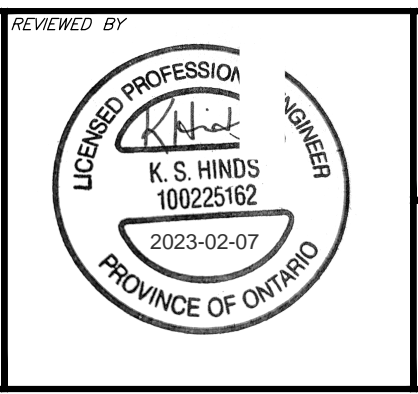
**JOB BENCH MARK** JBM ▲  
TWO (2) NAILS IN UTILITY POLE LOCATED AT SOUTH-WEST CORNER OF SITE ALONG GROVE AVENUE.  
ELEVATION=62.58

**TOPOGRAPHIC INFORMATION**  
LOT 81, PART OF LOTS 80 & 82, REGISTERED PLAN 109930, CITY OF OTTAWA.  
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN VOLLEBEKK LTD, SURVEY DATED FEBRUARY 10, 2022.  
SITE GRID SYSTEM MTM NAD 83, ZONE 9.

REV	REVISION DESCRIPTION	DATE	BY	APPD
1	ISSUED FOR SITE PLAN CONTROL	23/02/07	AAS	KH



DESIGNED BY: [Signature]  
K. S. HINDS  
100225162  
2023-02-07  
PROVINCE OF ONTARIO



CLIENT: **AMBASSADOR REALTY INC.**  
185 SOMERSET ST. W.  
OTTAWA, ON, K2P 0J2

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Ottawa, ON K2E 6R6  
Canada  
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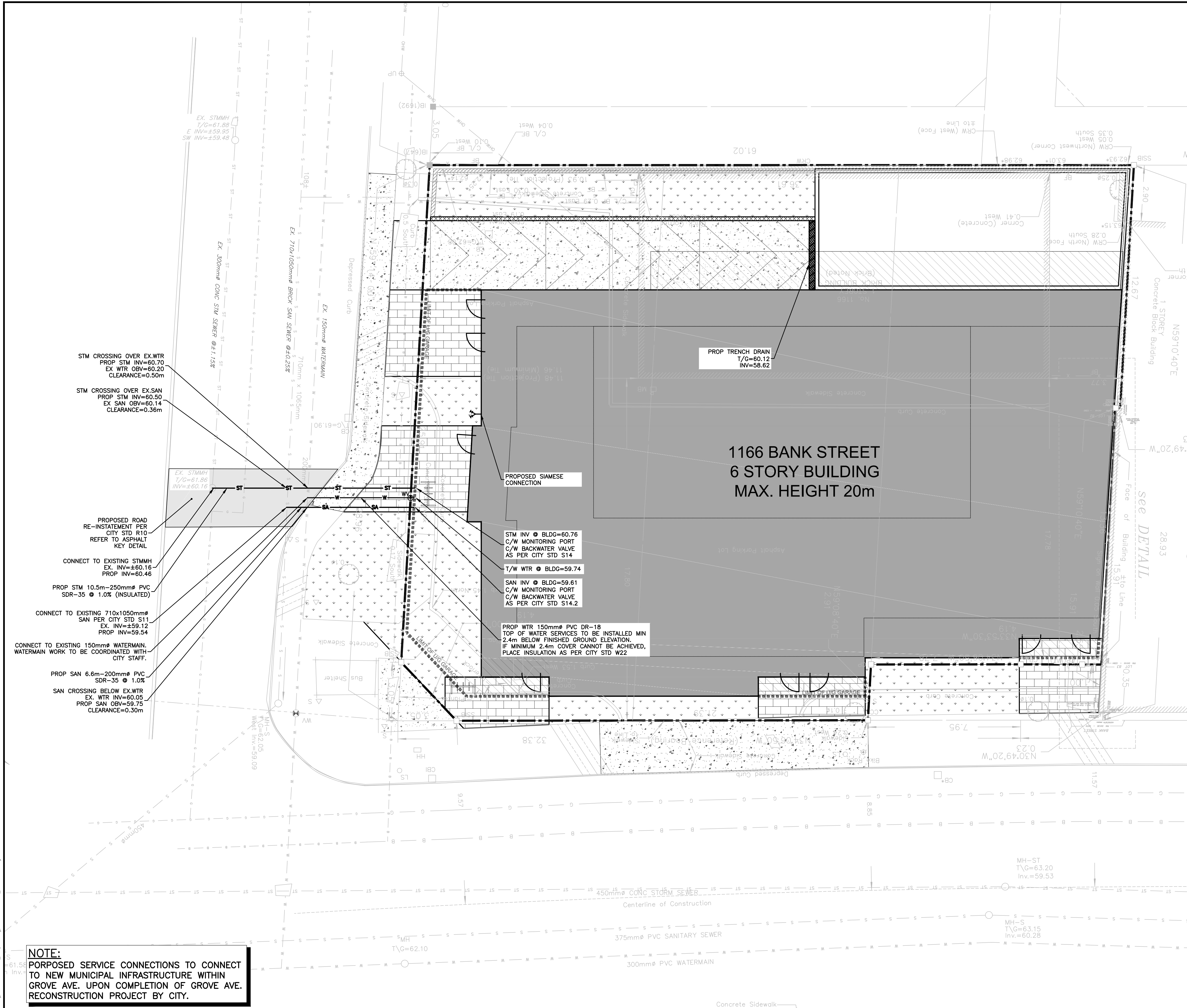
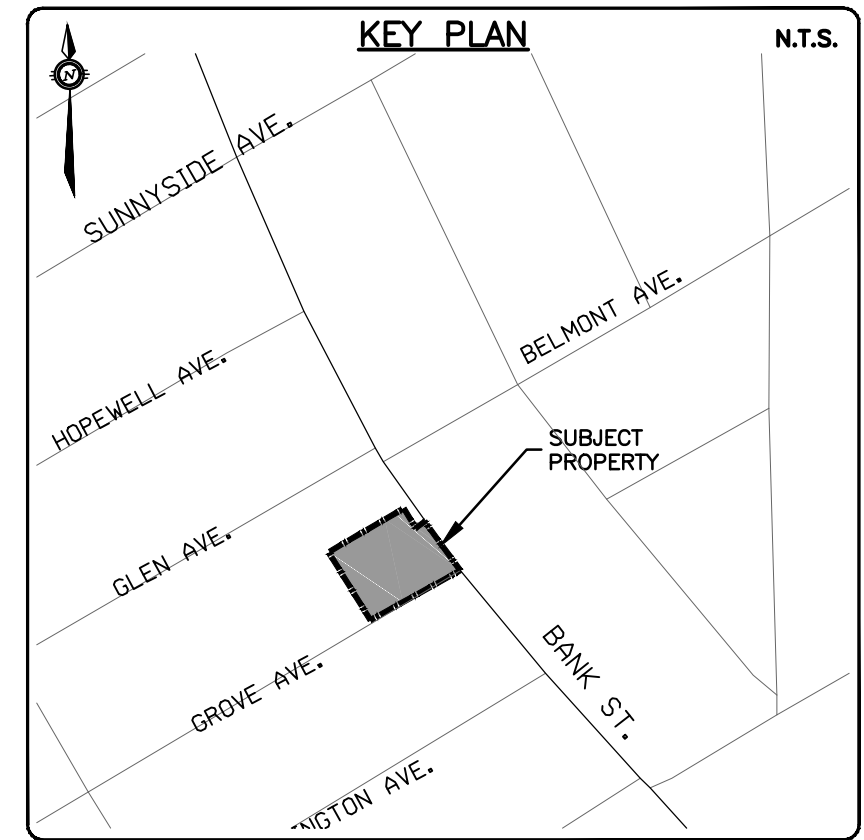
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• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

PROJECT: **1166 BANK STREET**  
OTTAWA, ONTARIO.

EXISTING CONDITIONS AND REMOVALS PLAN

PROJECT No. OTT-22018175-AD  
SURVEY ADV  
DATE: JANUARY 2023  
DRAWING No. **C001**

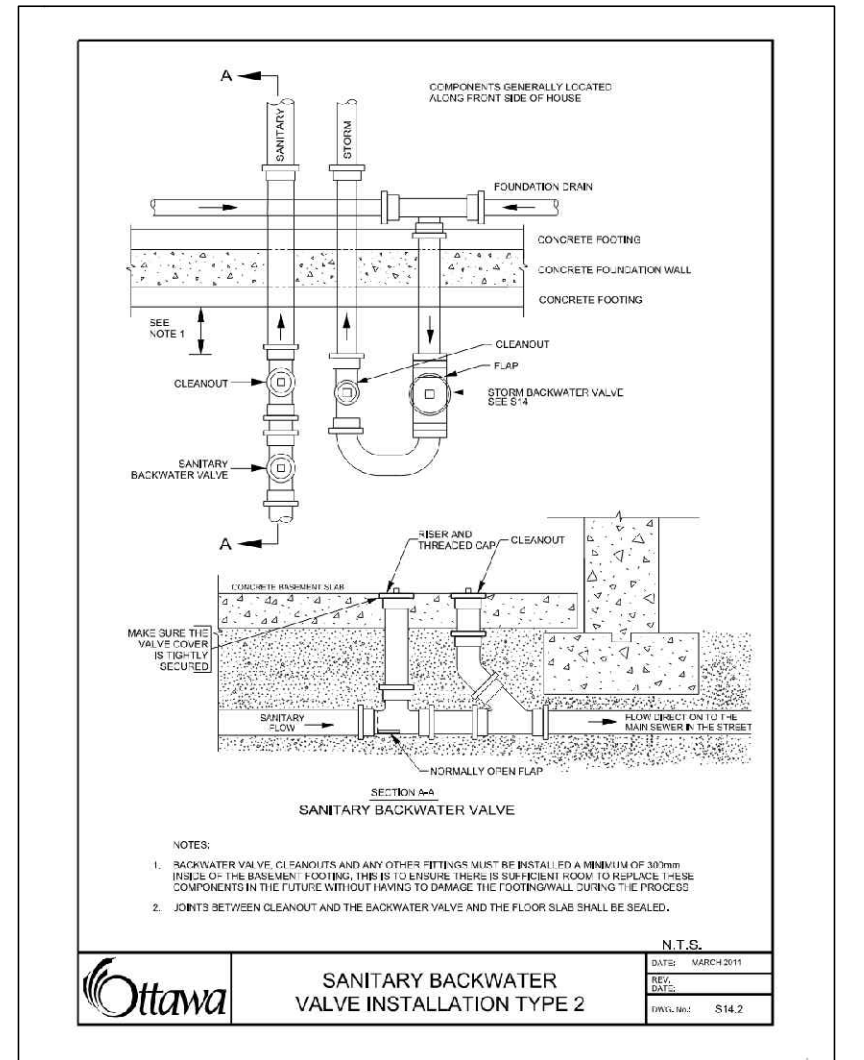
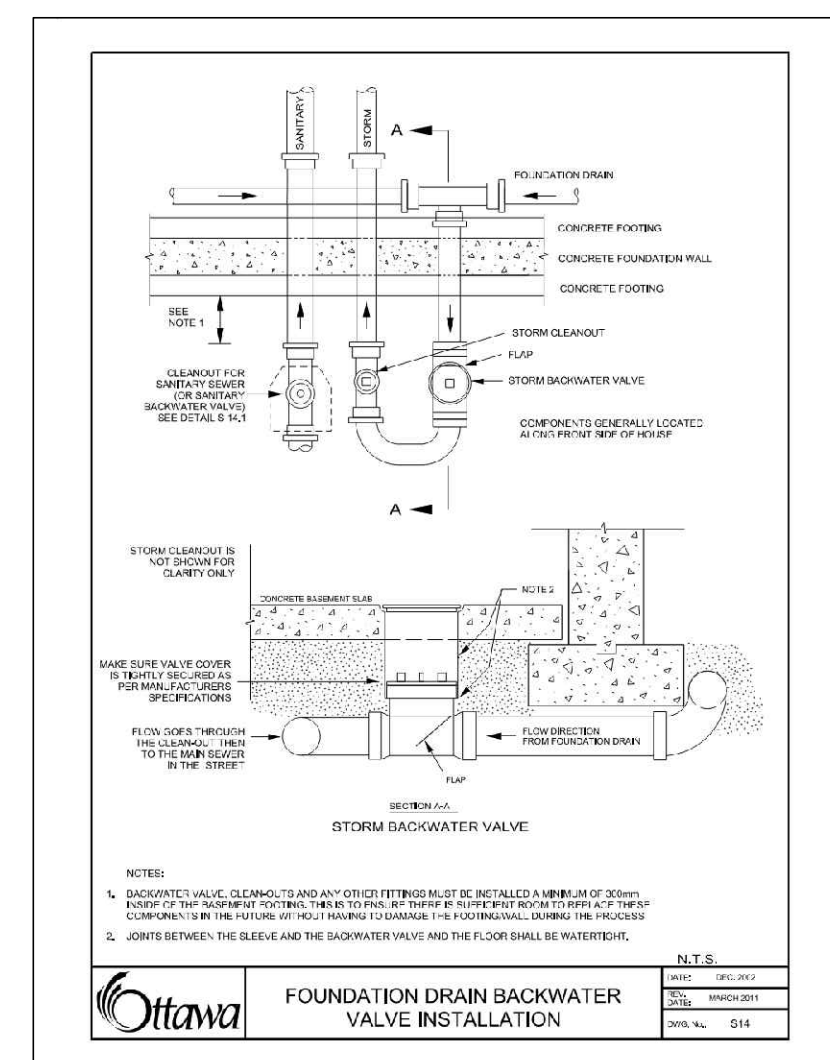
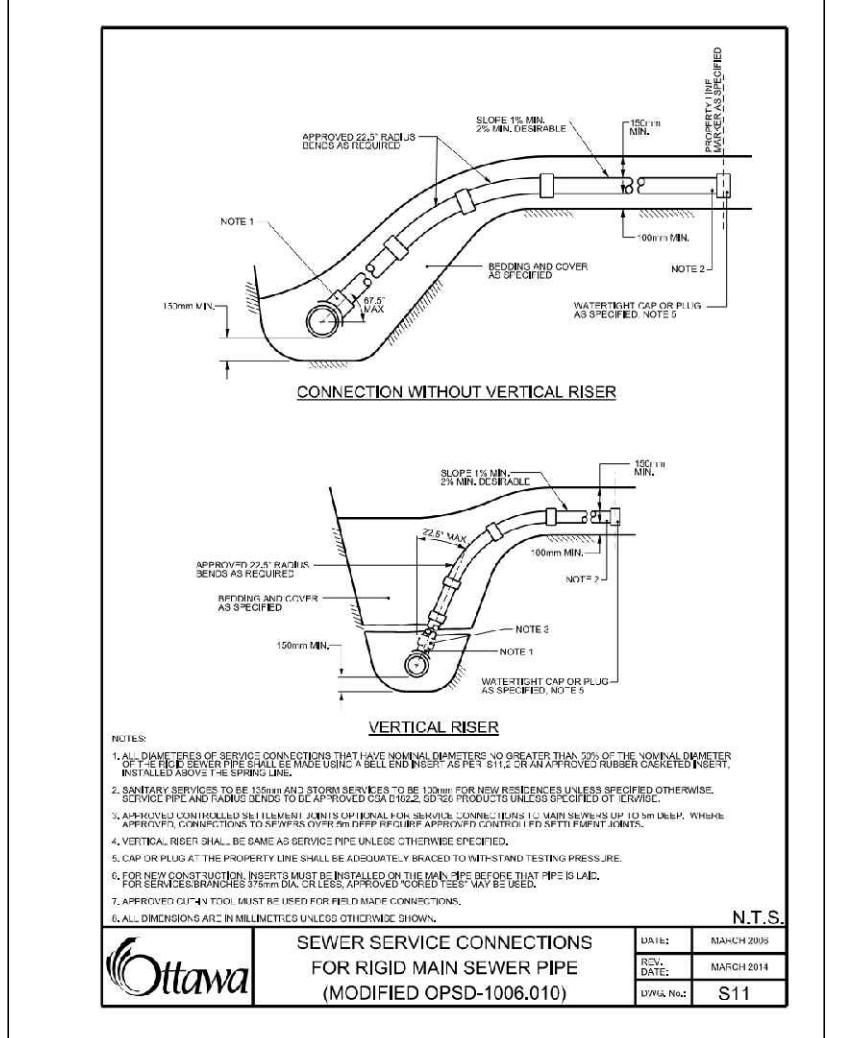
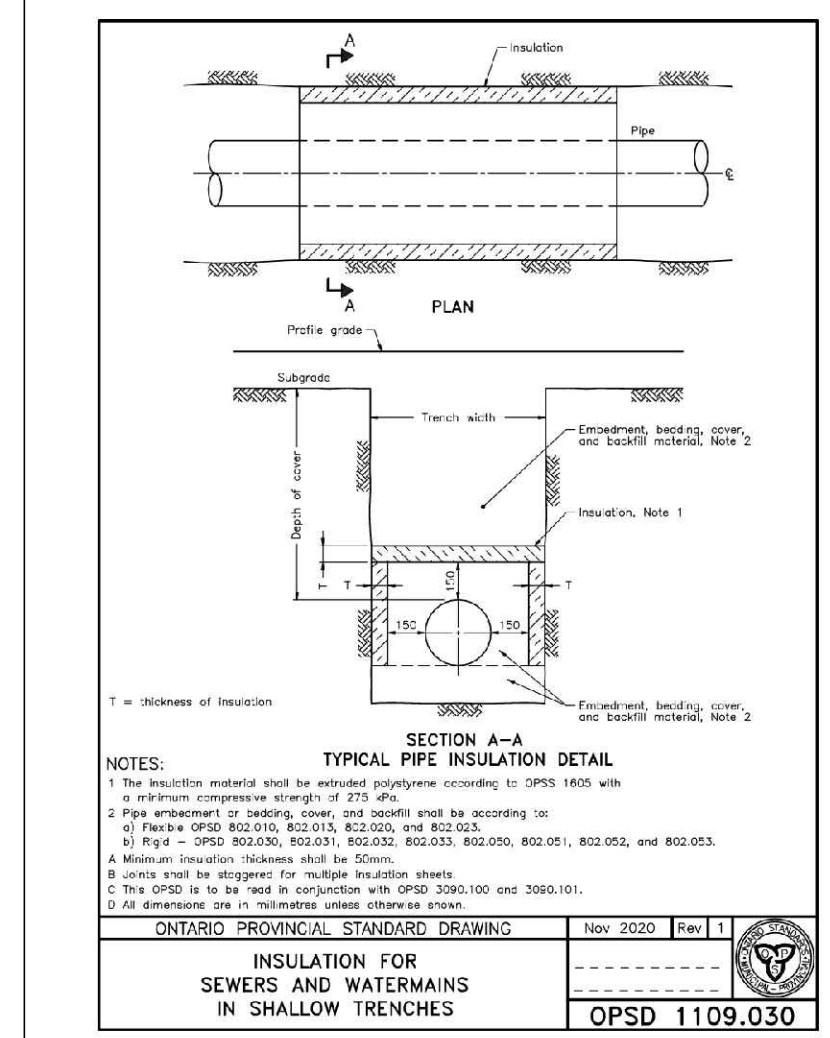
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**1166 BANK STREET  
6 STORY BUILDING  
MAX. HEIGHT 20m**

- STM CROSSING OVER EX.WTR  
PROP STM INV=60.70  
EX WTR OBV=60.20  
CLEARANCE=0.50m
- STM CROSSING OVER EX.SAN  
PROP STM INV=60.50  
EX SAN OBV=60.14  
CLEARANCE=0.36m
- PROPOSED ROAD  
RE-INSTALLMENT PER  
CITY STD R10  
REFER TO ASPHALT  
KEY DETAIL
- CONNECT TO EXISTING STMMH  
EX. INV=±60.16  
PROP INV=60.46
- PROP STM 10.5m-250mm# PVC  
SDR-35 @ 1.0% (INSULATED)
- CONNECT TO EXISTING 710x1050mm#  
SAN PER CITY STD S11  
EX. INV=±59.12  
PROP INV=59.54
- CONNECT TO EXISTING 150mm# WATERMAIN.  
WATERMAIN WORK TO BE COORDINATED WITH  
CITY STAFF.
- PROP SAN 6.6m-200mm# PVC  
SDR-35 @ 1.0%
- SAN CROSSING BELOW EX.WTR  
EX. WTR INV=60.05  
PROP SAN OBV=59.75  
CLEARANCE=0.30m

- PROPOSED SIAMESE CONNECTION
- STM INV @ BLDG=60.76  
C/W MONITORING PORT  
C/W BACKWATER VALVE  
AS PER CITY STD S14
- T/W WTR @ BLDG=59.74
- SAN INV @ BLDG=59.61  
C/W MONITORING PORT  
C/W BACKWATER VALVE  
AS PER CITY STD S14.2
- PROP WTR 150mm# PVC DR-18  
TOP OF WATER SERVICES TO BE INSTALLED MIN  
2.4m BELOW FINISHED GROUND ELEVATION.  
IF MINIMUM 2.4m COVER CANNOT BE ACHIEVED,  
PLACE INSULATION AS PER CITY STD W22



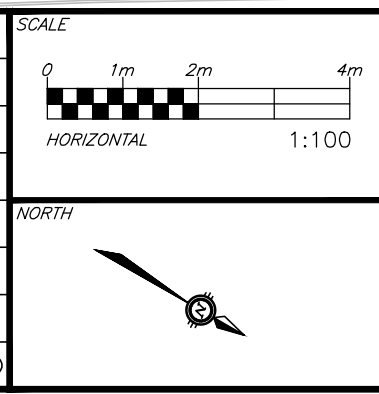
**NOTE:**  
PROPOSED SERVICE CONNECTIONS TO CONNECT TO NEW MUNICIPAL INFRASTRUCTURE WITHIN GROVE AVE. UPON COMPLETION OF GROVE AVE. RECONSTRUCTION PROJECT BY CITY.

**CAUTION**  
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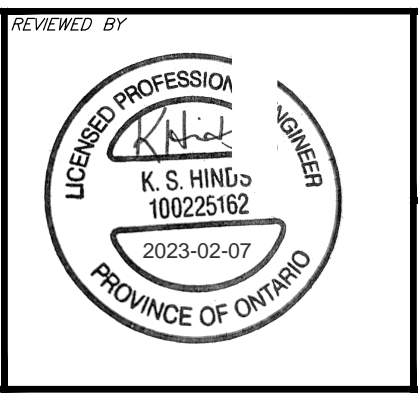
**JOB BENCH MARK** JBM ▲  
TWO (2) NAILS IN UTILITY POLE LOCATED AT SOUTH-WEST CORNER OF SITE ALONG GROVE AVENUE.  
ELEVATION=62.58

**TOPOGRAPHIC INFORMATION**  
LOT 81, PART OF LOTS 80 & 82, REGISTERED PLAN 109930, CITY OF OTTAWA.  
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN VOLLEBEKK LTD, SURVEY DATED FEBRUARY 10, 2022.  
SITE GRID SYSTEM MTM NAD 83, ZONE 9.

REV	REVISION DESCRIPTION	DATE	BY	APPD
1	ISSUED FOR SITE PLAN CONTROL	23/02/07	AAS	KH



DESIGNED BY: [Signature]  
REVIEWED BY: [Signature]  
CLIENT: AMBASSADOR REALTY INC.  
185 SOMERSET ST. W.  
OTTAWA, ON, K2P 0J2



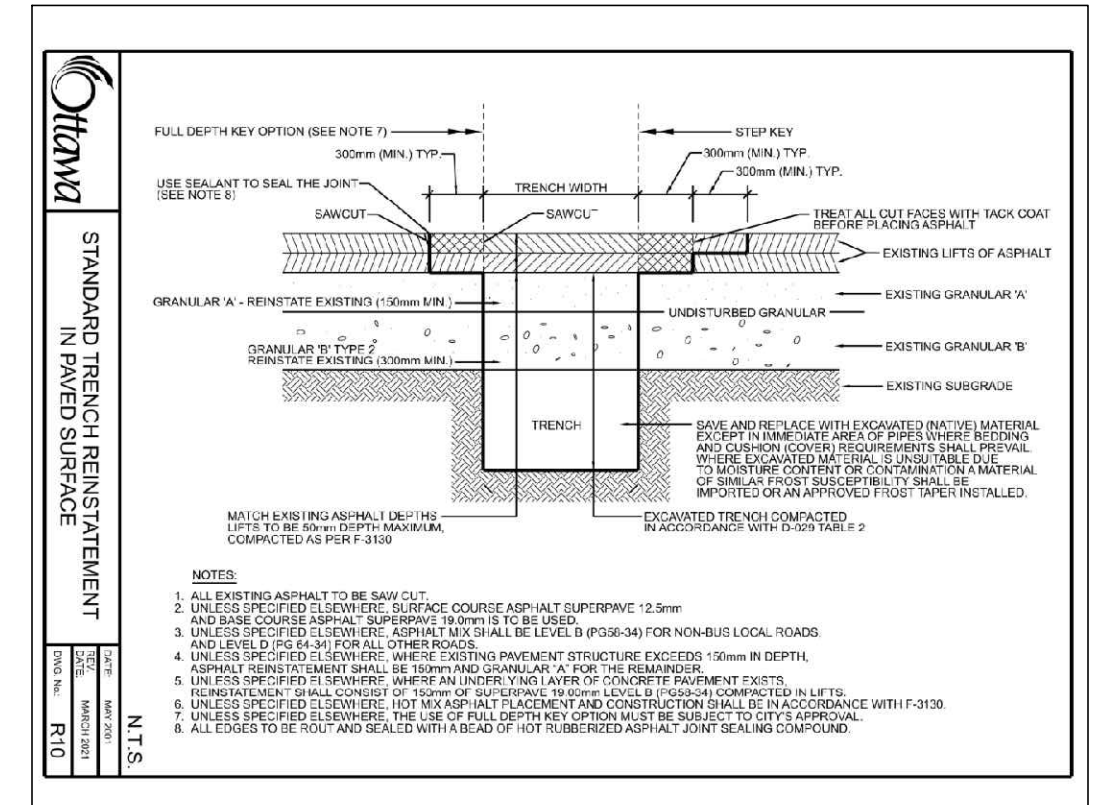
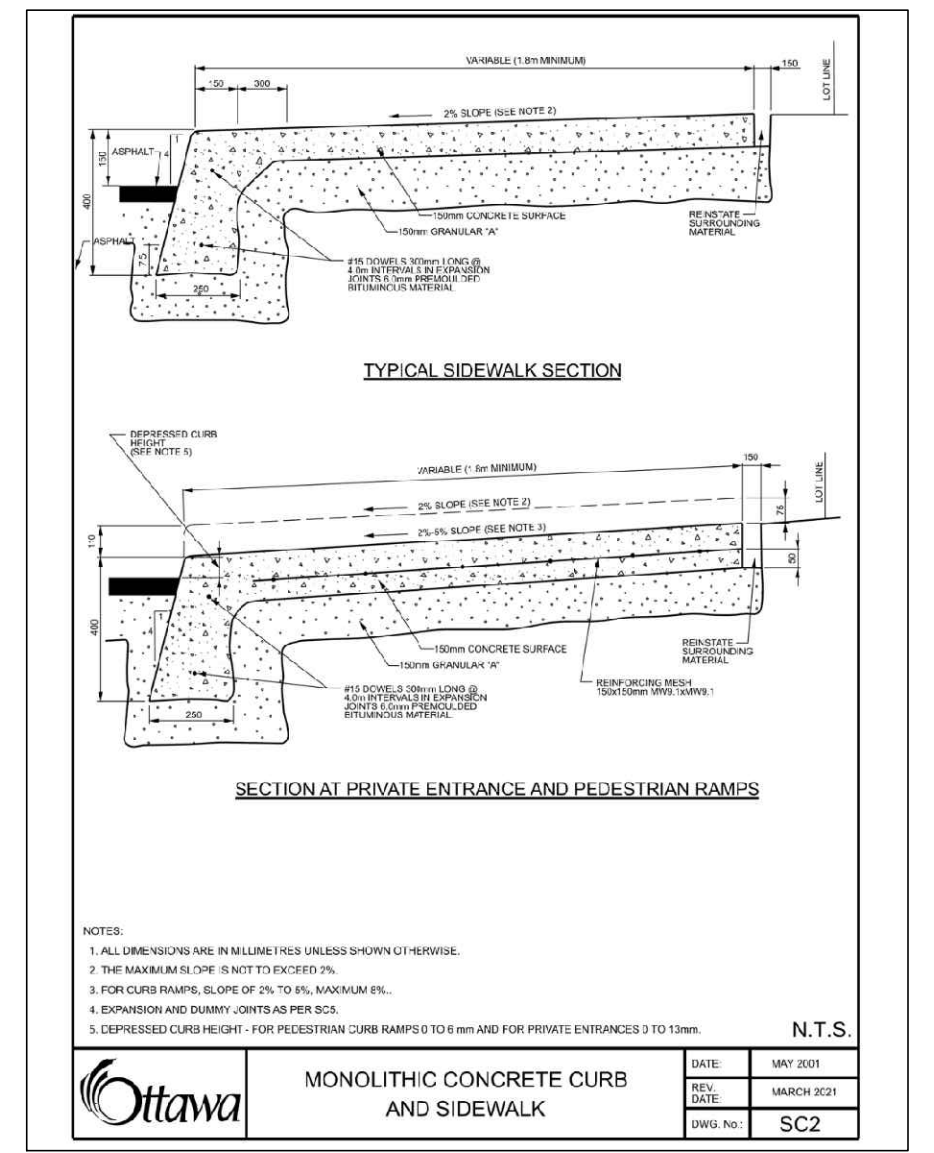
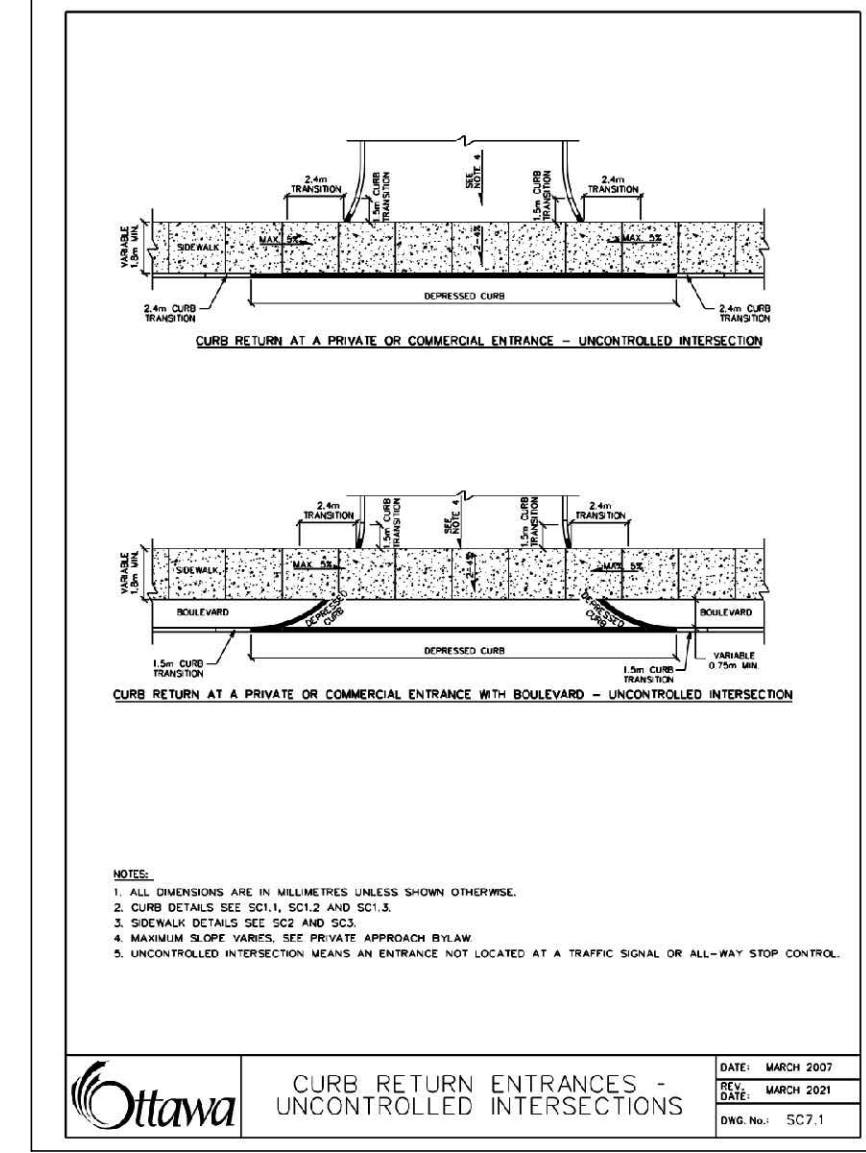
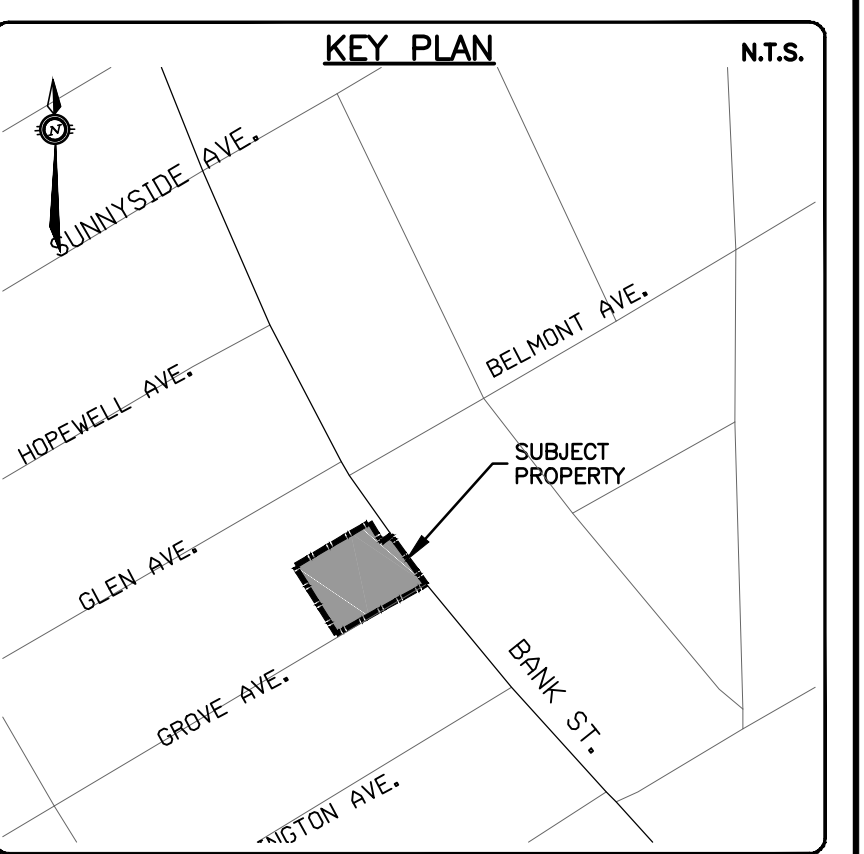
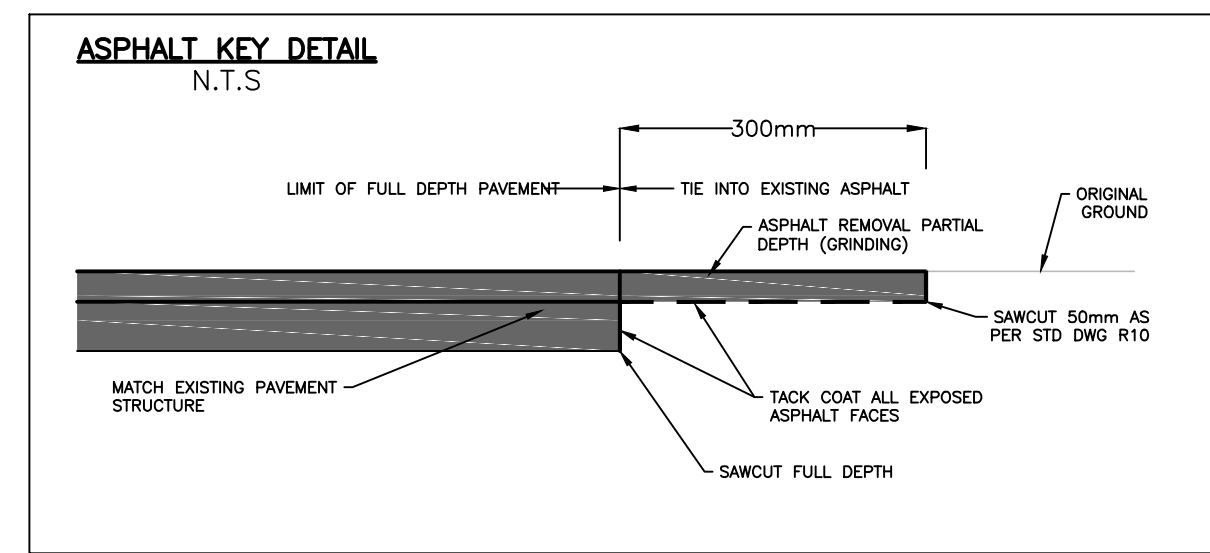
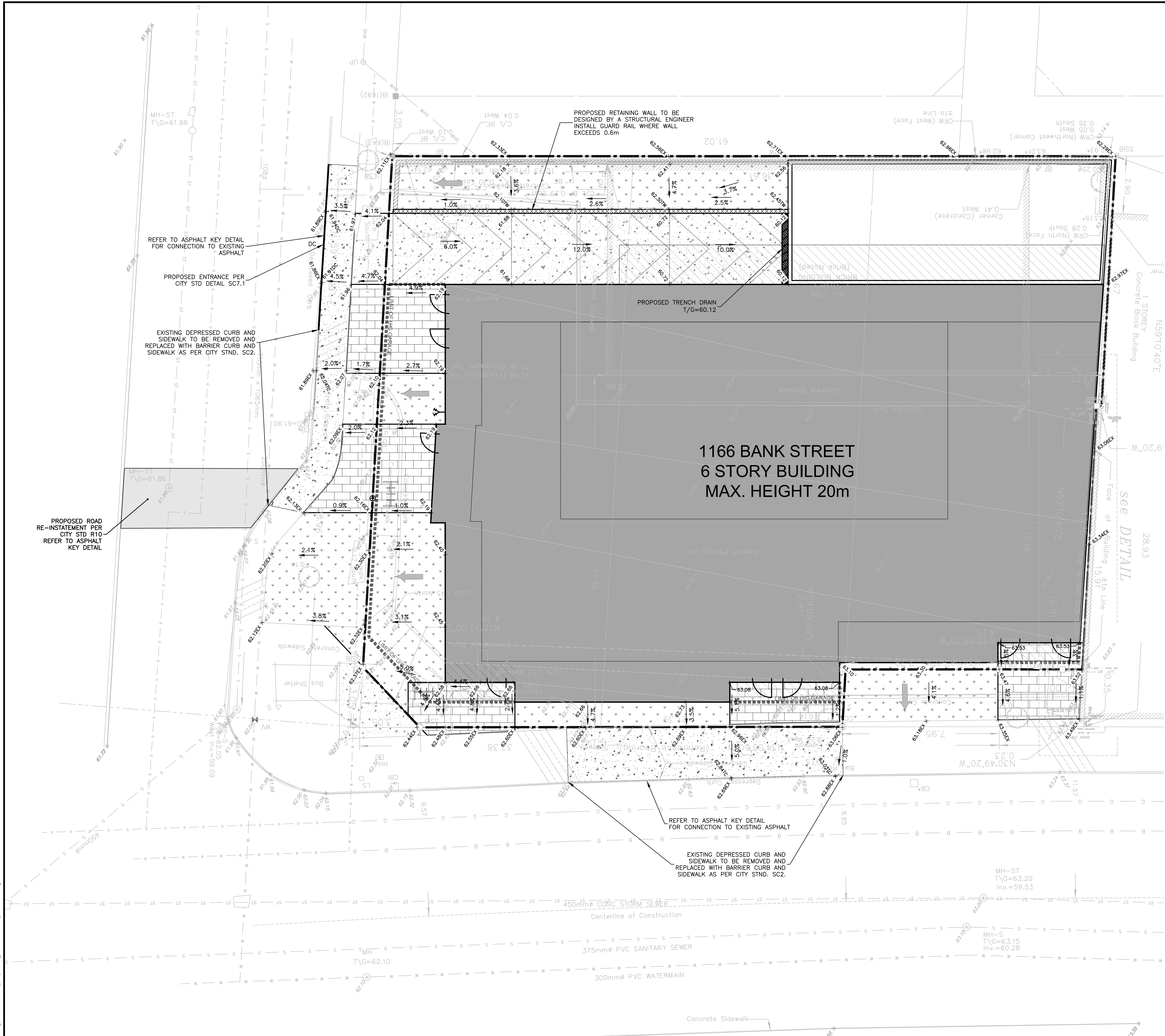
**exp.**  
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1111 DUNDAS ST. W. #1113  
2ND FLOOR  
OTTAWA, ON K1G 3Z5  
Canada  
www.exp.ca

**1166 BANK STREET  
OTTAWA, ONTARIO.**

**SITE SERVICING PLAN**

PROJECT No. OTT-22018175-AD  
SURVEY ADV  
DATE: JANUARY 2023  
DRAWING No. C100

PROJECT No. OTT-22018175-AD  
SURVEY ADV  
DATE: JANUARY 2023  
DRAWING No. C100

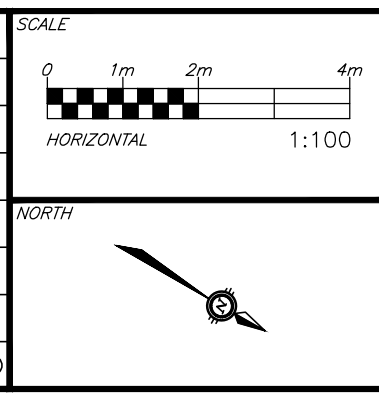


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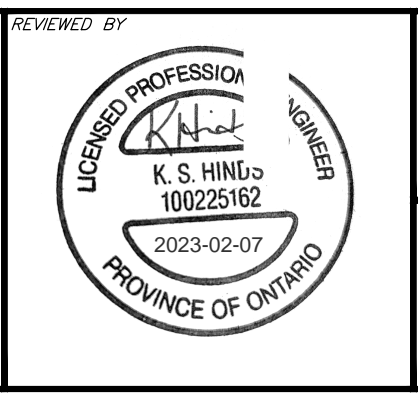
**JOB BENCH MARK** JBM ▲  
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ELEVATION=62.58

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TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN VOLLEBEKK LTD, SURVEY DATED FEBRUARY 10, 2022.  
SITE GRID SYSTEM MTM NAD 83, ZONE 9.

REV	REVISION DESCRIPTION	DATE	BY	APPD
1	ISSUED FOR SITE PLAN CONTROL	23/02/07	AAS	KH



DESIGNED BY: [Signature]  
REVIEWED BY: [Signature]



CLIENT: **AMBASSADOR REALTY INC.**  
185 SOMERSET ST. W., OTTAWA, ON, K2P 0J2

exp. Services Inc.  
2050 Dufferin Drive, Unit 100  
Ottawa, ON K1E 5R6  
Canada  
www.exp.ca

BASE PLAN AS  
DESIGN AS  
CHECKED KH  
CAD AS  
PROJECT MANAGER KH  
APPROVED AA

PROJECT: **1166 BANK STREET**  
OTTAWA, ONTARIO.

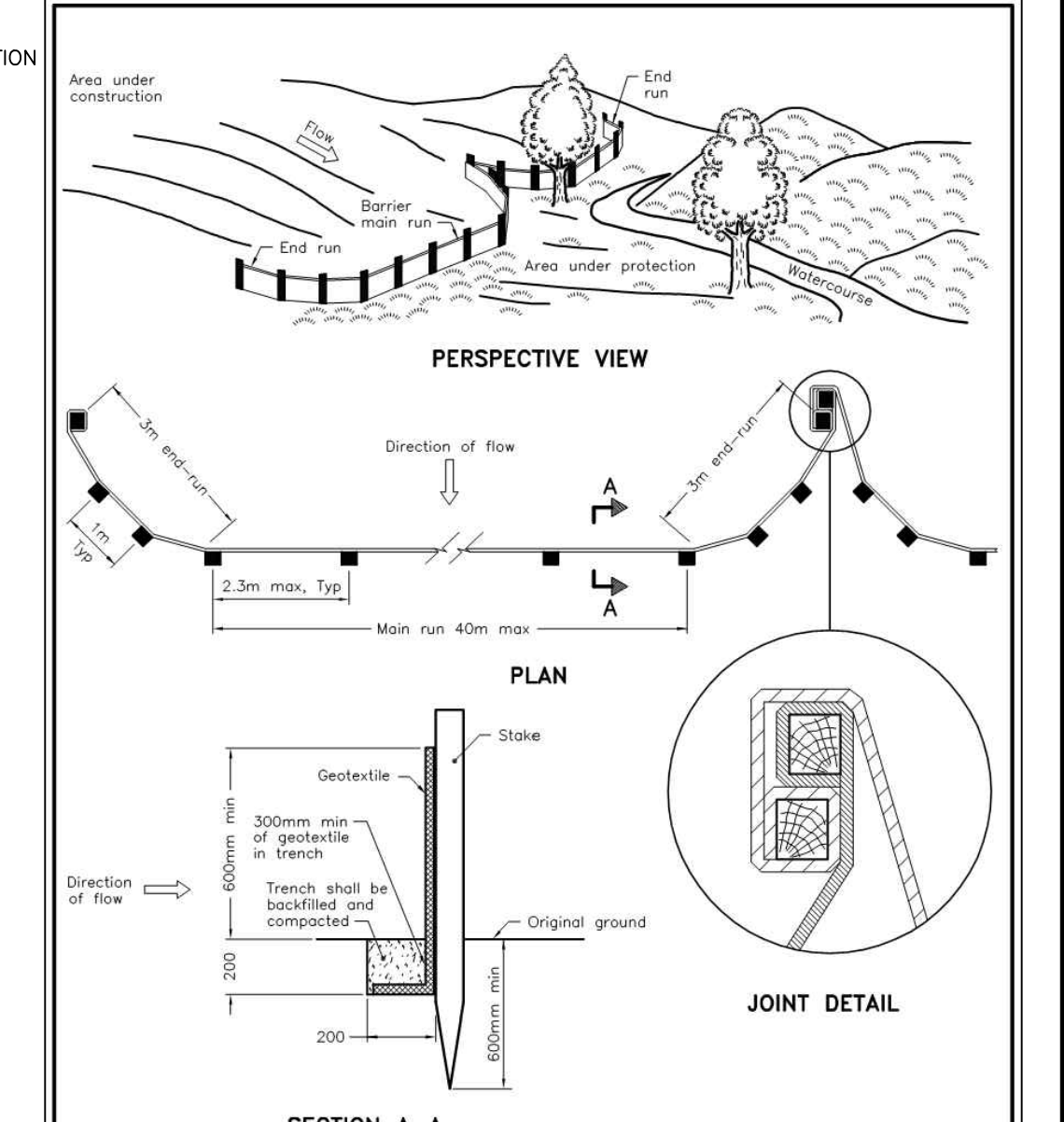
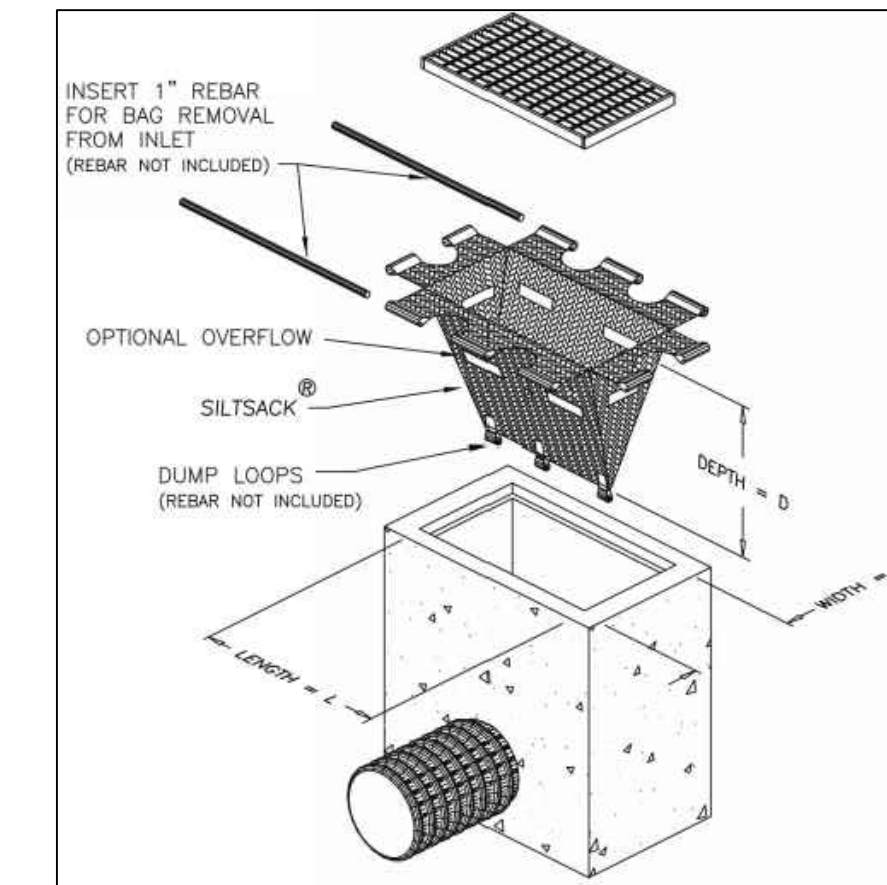
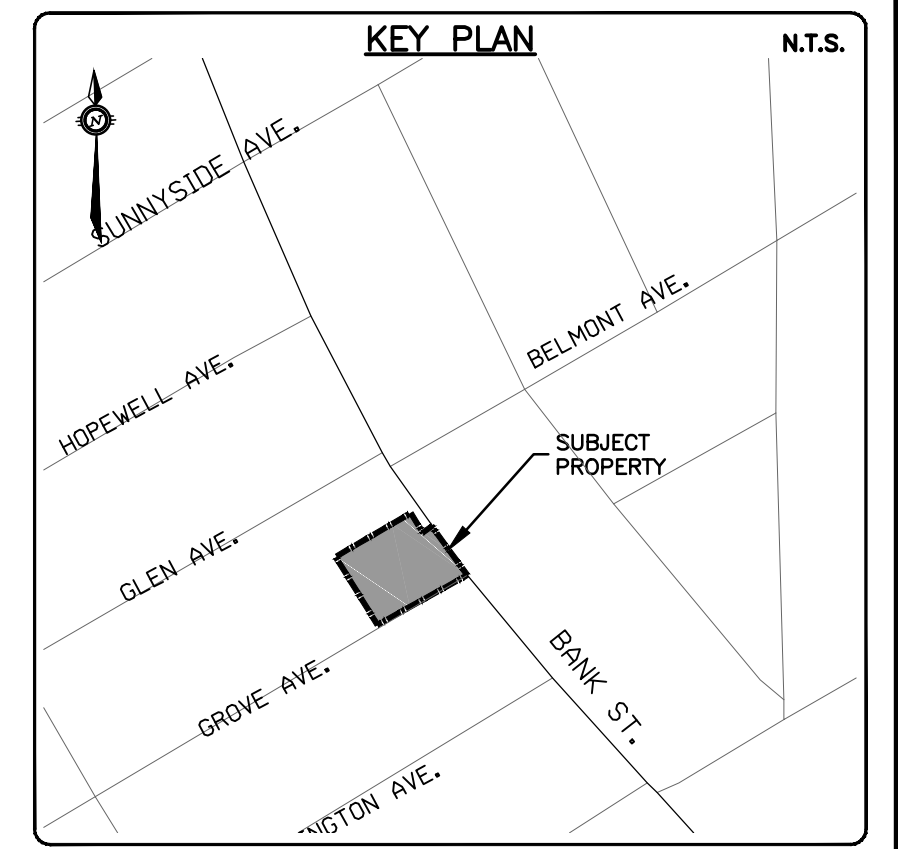
**SITE GRADING PLAN**

PROJECT No. OTT-22018175-AD  
SURVEY ADV  
DATE JANUARY 2023  
DRAWING No. C200

**EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION.**

DURING ALL CONSTRUCTION ACTIVITIES, EROSION AND SEDIMENTATION SHALL BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

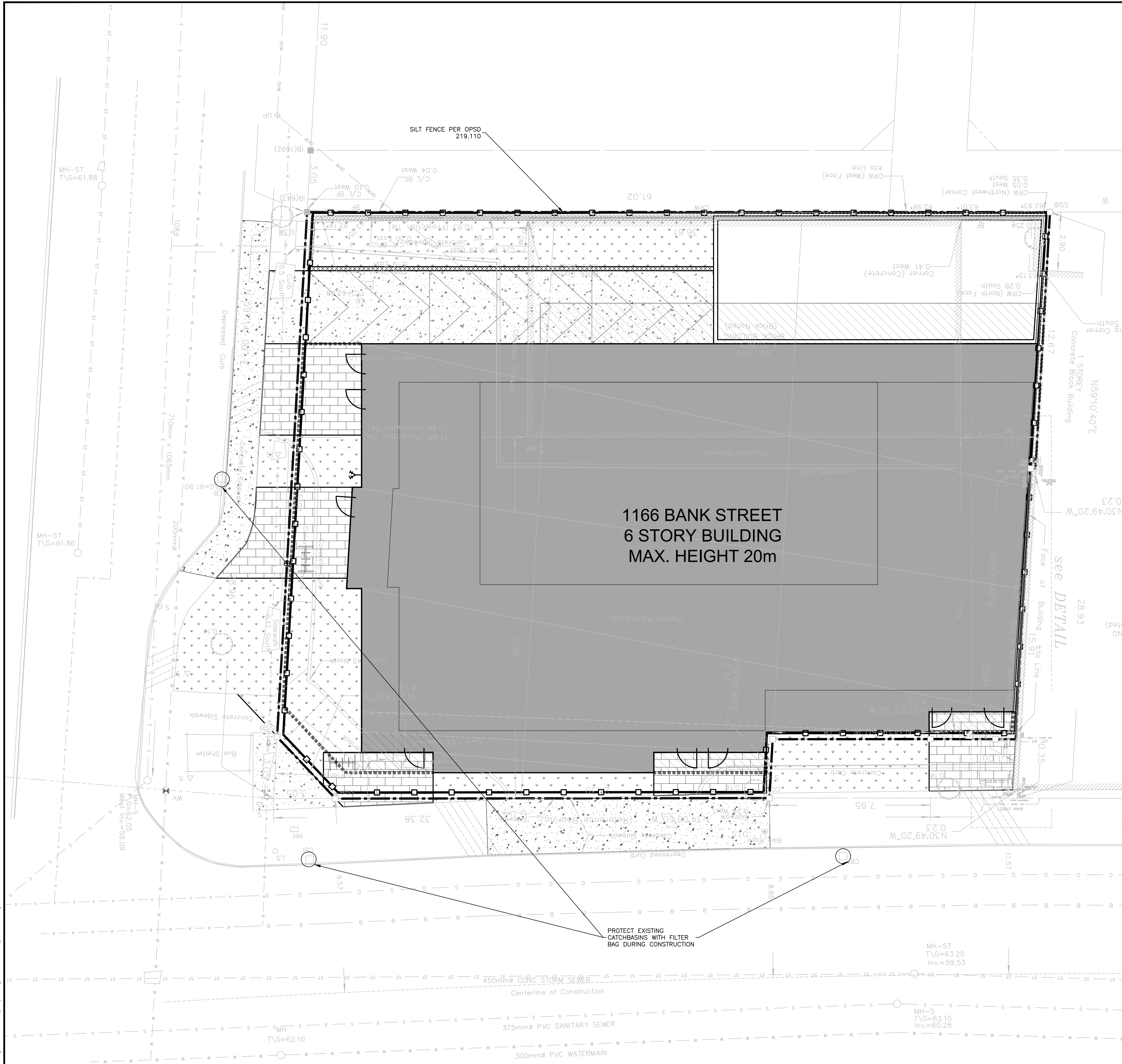
1. LIMITING THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
2. REVEGETATION OF EXPOSED AREAS AS SOON AS POSSIBLE.
3. MINIMIZATION OF AREA TO BE CLEARED AND DISRUPTION TO ADJACENT AREAS.
4. INSTALLATION OF FILTER CLOTH BETWEEN FRAME AND COVER ON ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES.
5. A SILT FENCE TO BE INSTALLED 0.3m INSIDE THE SITE PROPERTY LINE TO LOCATIONS SHOWN ON THIS DRAWING.
6. A VISUAL INSPECTION SHALL BE COMPLETED DAILY ON SEDIMENT CONTROL BARRIERS AND ANY DAMAGE REPAIRED IMMEDIATELY. CARE WILL BE TAKEN TO PREVENT DAMAGE DURING CONSTRUCTION OPERATIONS.
7. IN SOME CASES SOME BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE THE CONSTRUCTION OPERATIONS, THE AFFECTED BARRIERS WILL BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED.
8. THE SEDIMENT CONTROL DEVICES WILL BE CLEANED OF ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OF AS PER THE REQUIREMENTS OF THE CONTRACT.
9. DURING THE COURSE OF CONSTRUCTION IF THE ENGINEER BELIEVES THAT ADDITIONAL PREVENTION METHODS ARE REQUIRED TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR WILL INSTALL ADDITIONAL SILT FENCES OR OTHER METHODS AS REQUIRED TO THE SATISFACTION OF THE ENGINEER.
10. CONSTRUCTION AND MAINTENANCE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROLS TO COMPLY WITH ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) OPSS 805, AND CITY OF OTTAWA SPECIFICATIONS.
11. SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.



NOTE:  
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING		Nov 2015	Rev 2
<b>LIGHT-DUTY SILT FENCE BARRIER</b>		<b>OPSS 219.110</b>	

- NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO WOOD POSTS WITH WIRE TIES OR STAPLES.
  2. POSTS TO BE SPACED AT 2.3 METRES CENTRE TO CENTRE.
  3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY A MINIMUM OF 500mm.
  4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
  5. WOOD POSTS TO BE HARDWOOD TYPE (50mm x 50mm).
  6. GEOTEXTILE TO BE EMBEDDED 200mm INTO GROUND.
  7. GEOTEXTILE TO CONFORM TO OPSS 805 STANDARDS.
  8. SILT FENCE MUST BE INSTALLED BEFORE COMMENCEMENT OF CONSTRUCTION AND IN ACCORDANCE WITH DETAIL. SILT FENCE CAN BE REMOVED AFTER LANDSCAPING IS COMPLETE.
  9. SEDIMENTS MUST BE CLEARED AWAY WHEN THEY REACH HALF THE HEIGHT OF THE FENCE.

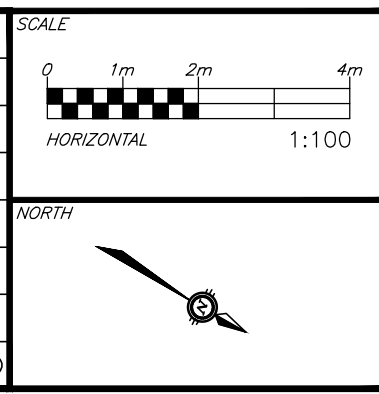


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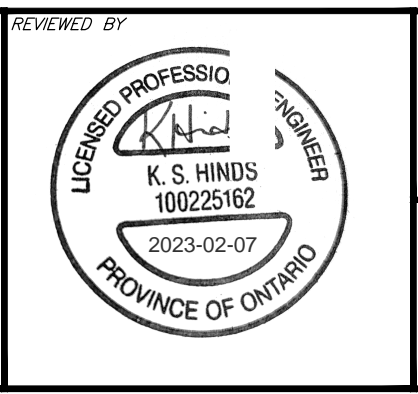
**JOB BENCH MARK** JBM ▲  
TWO (2) NAILS IN UTILITY POLE LOCATED AT SOUTH-WEST CORNER OF SITE ALONG GROVE AVENUE. ELEVATION=62.58

**TOPOGRAPHIC INFORMATION**  
LOT 81, PART OF LOTS 80 & 82, REGISTERED PLAN 109930, CITY OF OTTAWA. TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN VOLLEBEKK LTD, SURVEY DATED FEBRUARY 10, 2022. SITE GRID SYSTEM MTM NAD 83, ZONE 9.

REV	REVISION DESCRIPTION	DATE	BY	APPD
1	ISSUED FOR SITE PLAN CONTROL	23/02/07	AAS	KH



DESIGNED BY: K. S. HINDS  
2023-02-07  
PROVINCE OF ONTARIO



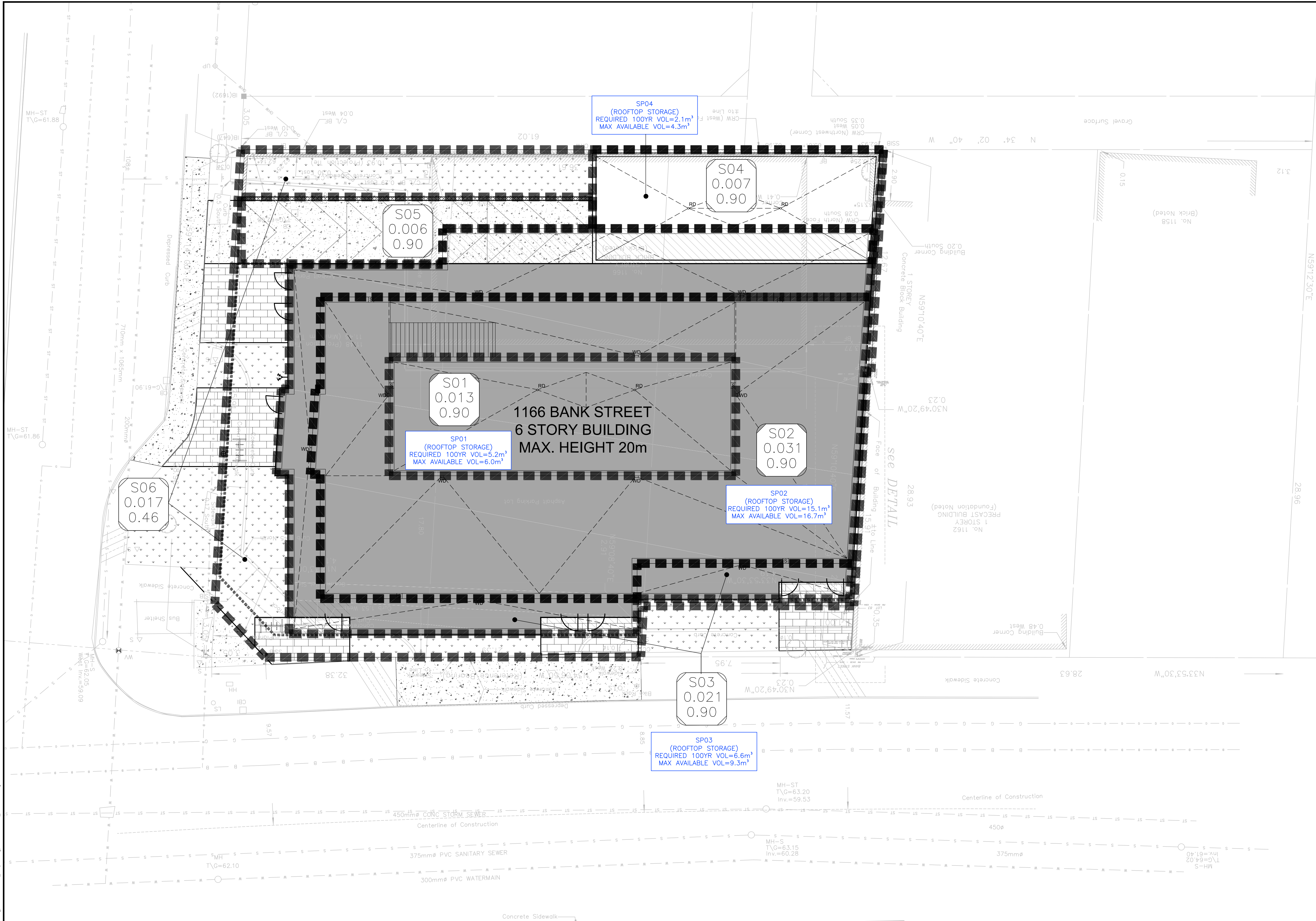
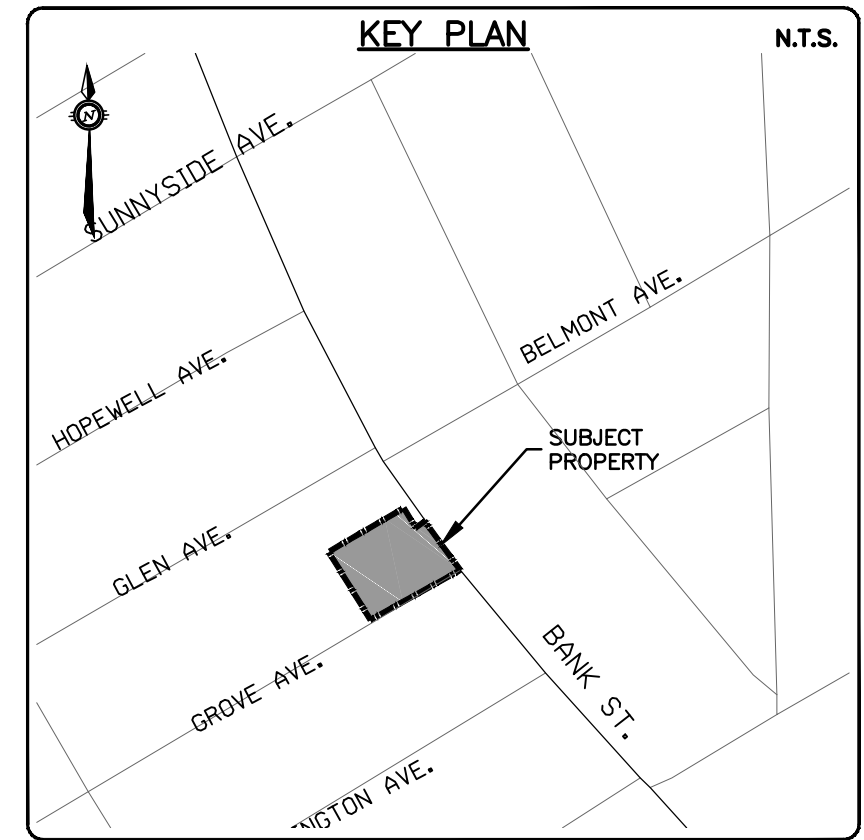
CLIENT: **AMBASSADOR REALTY INC.**  
185 SOMERSET ST. W., OTTAWA, ON, K2P 0J2

BASE PLAN	AS
DESIGN	AS
CHECKED	KH
CAD	AS
PROJECT MANAGER	KH
APPROVED	AA

PROJECT: **1166 BANK STREET**  
OTTAWA, ONTARIO.

**EROSION AND SEDIMENT CONTROL PLAN**

PROJECT No.	OTT-22018175-AD
SURVEY	ADV
DATE	JANUARY 2023
DRAWING No.	<b>C300</b>



SP04  
(ROOFTOP STORAGE)  
REQUIRED 100YR VOL=2.1m<sup>3</sup>  
MAX AVAILABLE VOL=4.3m<sup>3</sup>

S04  
0.007  
0.90

S05  
0.006  
0.90

S01  
0.013  
0.90

SP01  
(ROOFTOP STORAGE)  
REQUIRED 100YR VOL=5.2m<sup>3</sup>  
MAX AVAILABLE VOL=6.0m<sup>3</sup>

1166 BANK STREET  
6 STORY BUILDING  
MAX. HEIGHT 20m

S02  
0.031  
0.90

SP02  
(ROOFTOP STORAGE)  
REQUIRED 100YR VOL=15.1m<sup>3</sup>  
MAX AVAILABLE VOL=16.7m<sup>3</sup>

S06  
0.017  
0.46

S03  
0.021  
0.90

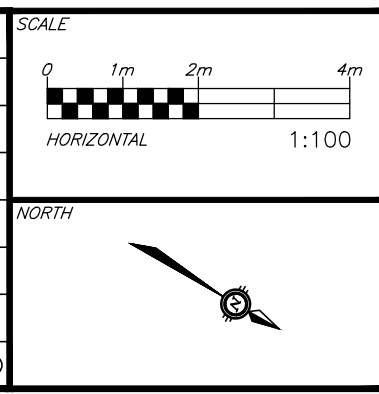
SP03  
(ROOFTOP STORAGE)  
REQUIRED 100YR VOL=6.6m<sup>3</sup>  
MAX AVAILABLE VOL=9.3m<sup>3</sup>

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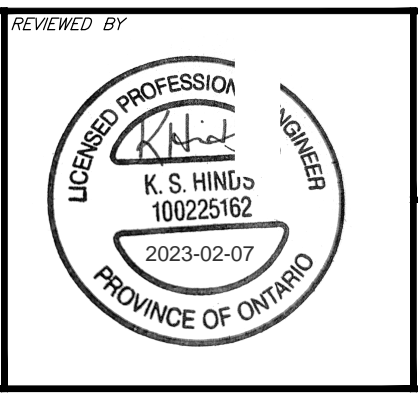
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SITE GRID SYSTEM MTM NAD 83, ZONE 9.

REV	REVISION DESCRIPTION	DATE	BY	APPD
1	ISSUED FOR SITE PLAN CONTROL	23/02/07	AAS	KH



DESIGNED BY: [Signature]

REVIEWED BY: [Signature]



CLIENT: **AMBASSADOR REALTY INC.**  
185 SOMERSET ST. W., OTTAWA, ON, K2P 0J2

exp. Services Inc.  
2000 Oronoque Drive, Unit 100  
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PROJECT: **1166 BANK STREET**  
OTTAWA, ONTARIO.

TITLE: **POST-DEVELOPMENT CATCHMENTS**

PROJECT No. OTT-22018175-AD  
SURVEY ADV  
DATE: JANUARY 2023  
DRAWING No. **C400**

File: 2022-02-07.dwg  
 User: k.s.hind  
 Date: 2023-02-07  
 Title: 1166 BANK STREET  
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 Drawing: C400