

NOTES :

- ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/PPS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
- 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. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
- 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, THE OWNER, THE OWNERS REPRESENTATIVES AND/OR THE AUTHORITY HAVING JURISDICTION AT THE EXPENSE OF THE CONTRACTOR.
- 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.
- 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 MUST BE NOTIFIED IMMEDIATE, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG532-1, REV 1, 2023-01-12 PREPARED BY PATERSON GROUP.
- FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND

- LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY HOBIN ARCHITECTURE
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES
- THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES 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 ESTABLISH OR UNTIL THE START OF A SUBSEQUENT PHASE.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
- ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
- SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
- UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:
-WATERMANS TO BE PVC DR18
-SANITARY SEWER TO BE PVC DR35
-PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
-STORM SEWERS 375MM DIAMETER AND LESS TO BE PVC DR35
-STORM SEWERS 450MM DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPSD 807.010 OR 807.030, OR HIGHER
- ALL CONNECTIONS TO EXISTING WATERMANS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.

CONTRACTOR TO CONFIRM ELEVATIONS OF ALL EXISTING CITY INFRASTRUCTURE BEFORE COMMENCING WORK.

CONTRACTOR TO SUPPORT ALL UNDERGROUND CITY INFRASTRUCTURE DURING CONSTRUCTION

ALL EXISTING SERVICES TO CITY INFRASTRUCTURE ARE TO BE ABANDONED.
SEWER SERVICES ARE TO BE CAPPED AT THE PROPERTY LINE AND WATER SERVICES ARE TO BE BLANKED AT THE MAIN.

SERVICING LEGEND

- MH118A SANITARY MANHOLE
- 200mm SAN SANITARY SEWER
- MH109 825mm STM STORM SEWER - LESS THAN 900Ø
- 200Ø WATERMAIN WATERMAIN
- CB100 STREET CATCHBASIN C/W TOP OF GRATE
- T/G 104.35 REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
- T/G 104.50 REAR YARD "END" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
- T/G 104.35 REAR YARD "CUSTOM ANGLED" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
- T/G 104.35 REAR YARD "THREE WAY" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
- VB VALVE AND VALVE BOX
- HYD FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
- 2 VBENDS VERTICAL BEND LOCATION
- SIAMSESE CONNECTION (IF REQUIRED)
- METER (IF REQUIRED)
- RM REMOTE METER (IF REQUIRED)
- RD01 DOOR ENTRANCE
- RD01 ROOF DRAIN C/W TOP OF GRATE

EXISTING LEGEND

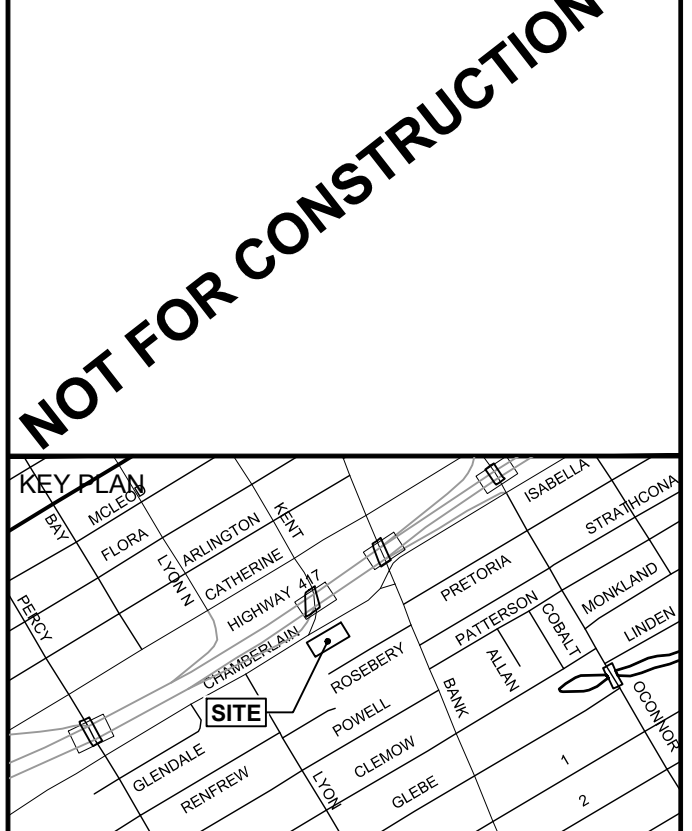
- INVERT
- TOP OF GRATE
- UNDERSIDE OF EAVE
- TOP OF FOUNDATION
- CENTRELINE
- LOCATION OF ELEVATIONS
- TOP OF CONCRETE CURB ELEVATION
- PLAN 6943P&P02
- UTILITY POLE
- ANCHOR
- LIGHT STANDARD
- CATCH BASIN
- WATER STAND POST
- GAS METER
- BOLLARD
- SIGN
- AIR CONDITIONER
- BOARD FENCE
- METAL FENCE
- CONCRETE RETAINING WALL
- TIMBER RETAINING WALL
- DECIDUOUS TREE
- WATER VALVE, VALVE CHAMBER, FIRE HYDRANT
- SEWER MANHOLE, CATCH BASIN MANHOLE
- CATCH BASIN / DRAINAGE, WING WALL, HEAD WALL
- POLE, POLE W/ LIGHT, DECORATIVE, LAWN LIGHT
- POWER SUPPLY, PANEL, PEDESTAL, TRANSFORMER, TOWER, REGULATOR
- AMP, HAND HOLE, VAULT, GAS VALVE
- OC TRANSP. BUS SHELTER-NO POWER, ENERGIZED, ISOLATED
- STREETSCAPE: PLANTER BOX, GRATE SQUARE, ENG. SOIL
- TRAFFIC CONNECT BOX / DISCONNECT BOX, SL DISCONNECT

CLIENT
SCARABELLI REALTIES INC.

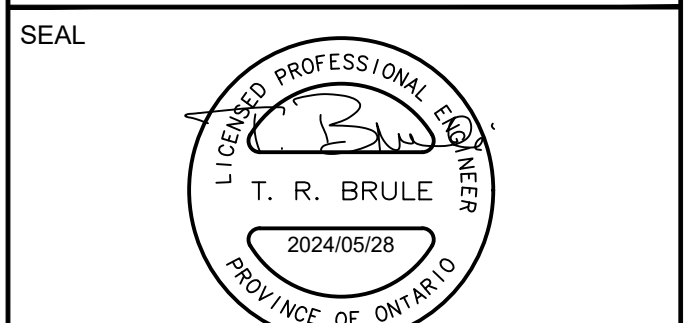
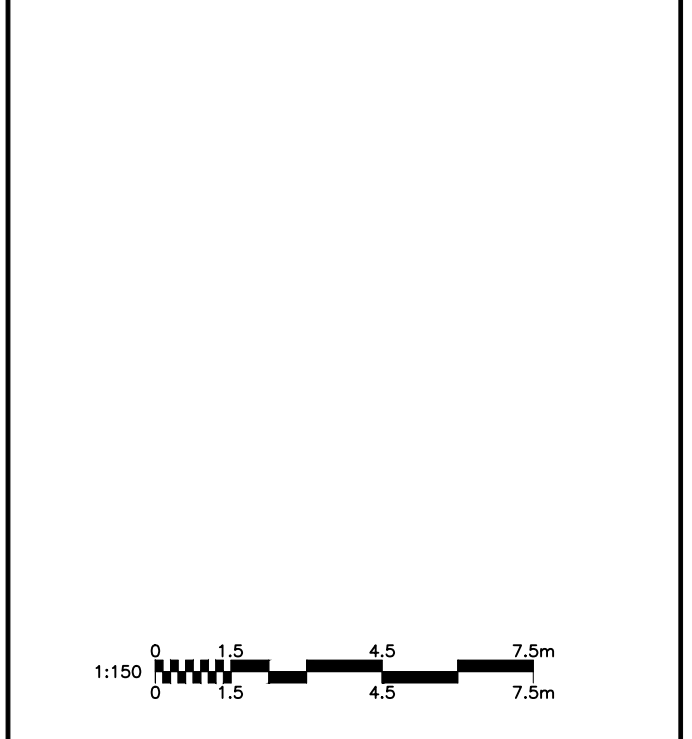
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IBI Group Professional Services (Canada) Inc.
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ISSUES	DESCRIPTION	DATE
01	ISSUED FOR RE-ZONING APPLICATION	20-11-13
02	REVISED AS PER CITY COMMENTS	24-05-28



CONSULTANTS



PROJECT
30-48 CHAMBERLAIN AVE.

PROJECT NO:
125564

DRAWN BY:
EH

PROJECT MGR:
TRB

SHEET TITLE
SERVICING PLAN

PROJECT NO:
125564

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EH

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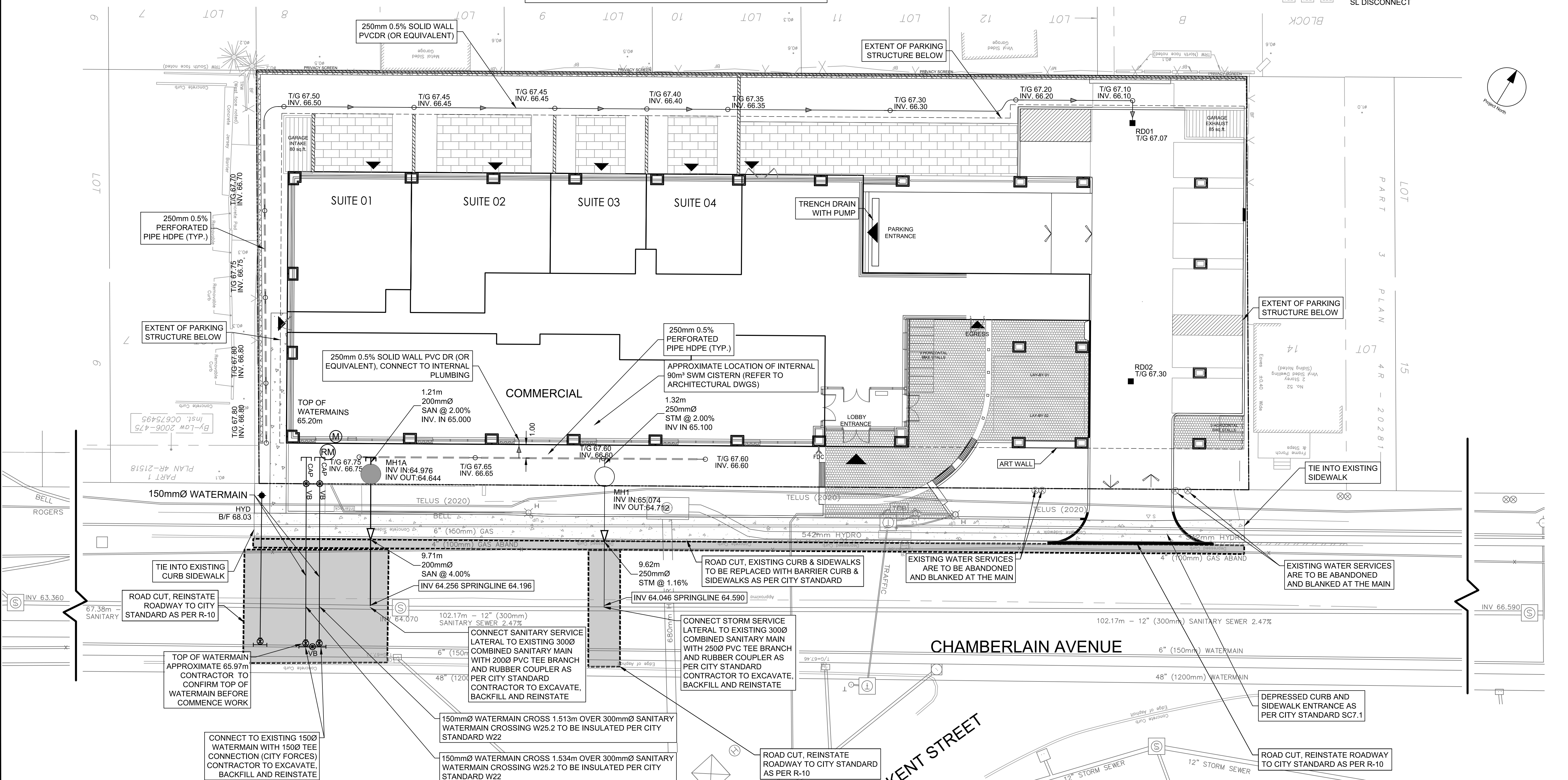
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EH

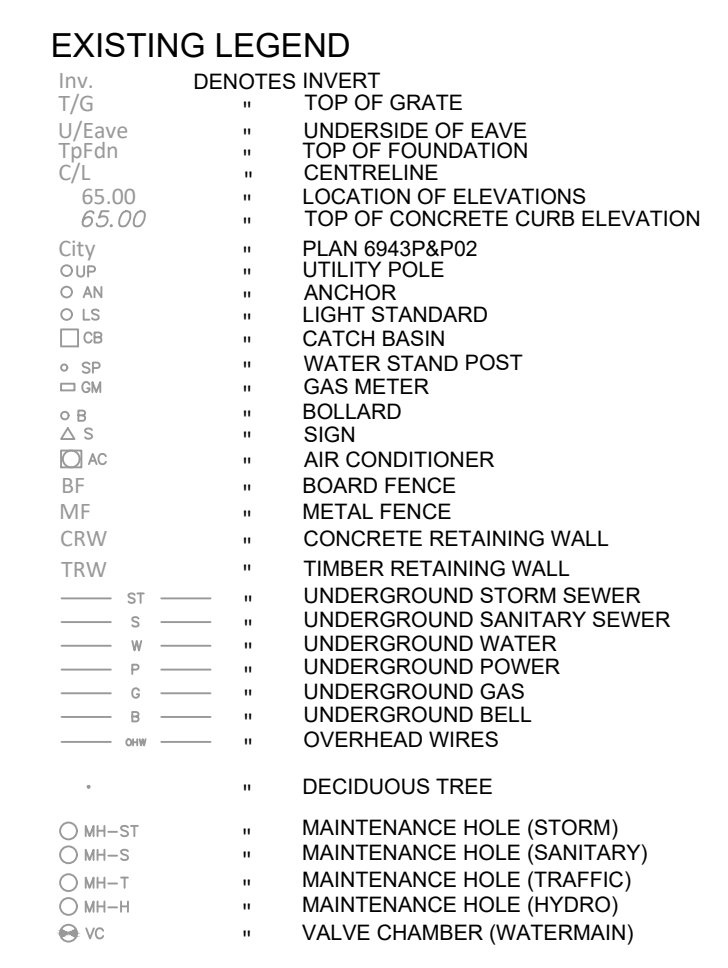
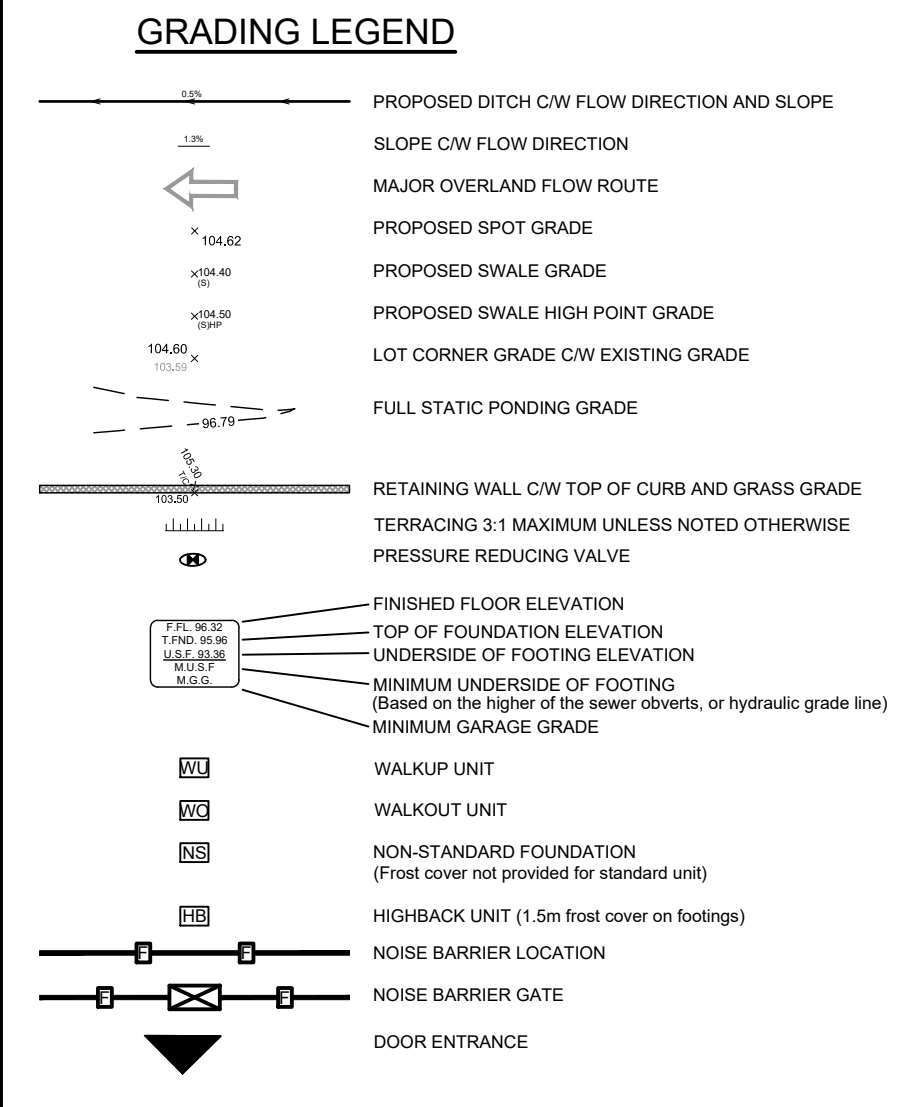
PROJECT MGR:
TRB

SHEET TITLE
SERVICING PLAN

SHEET NUMBER
001

ISSUE
1



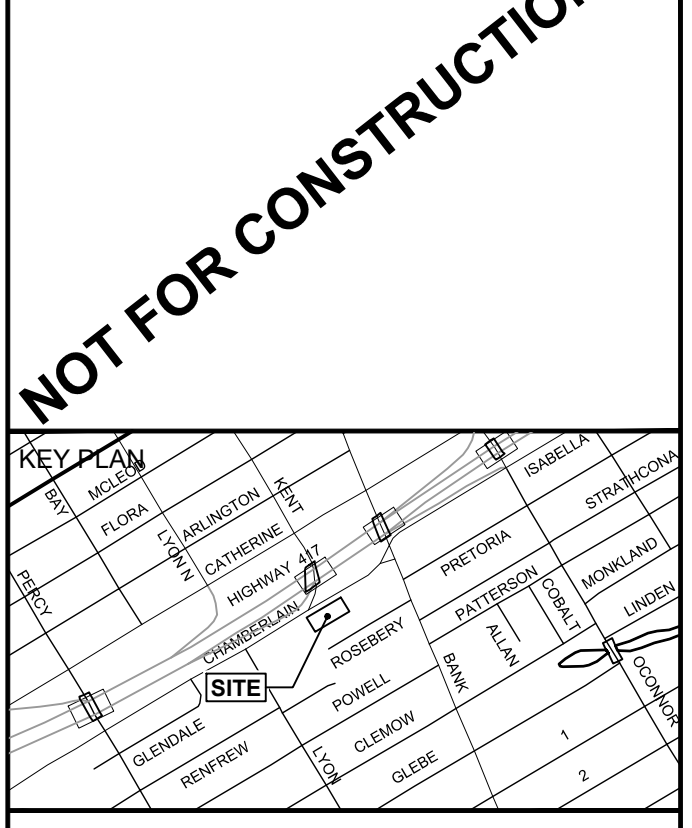


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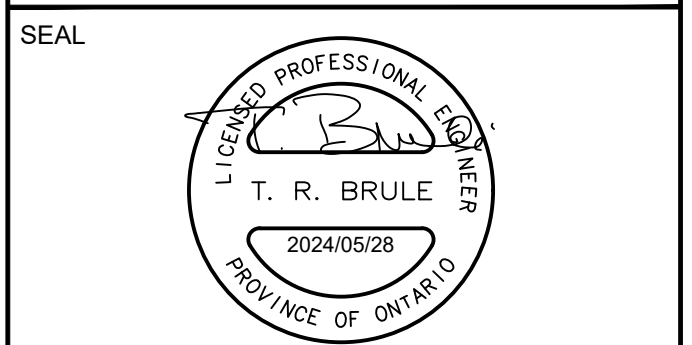
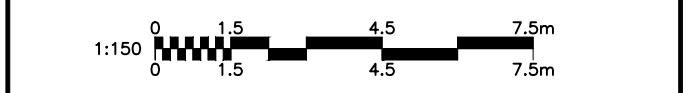
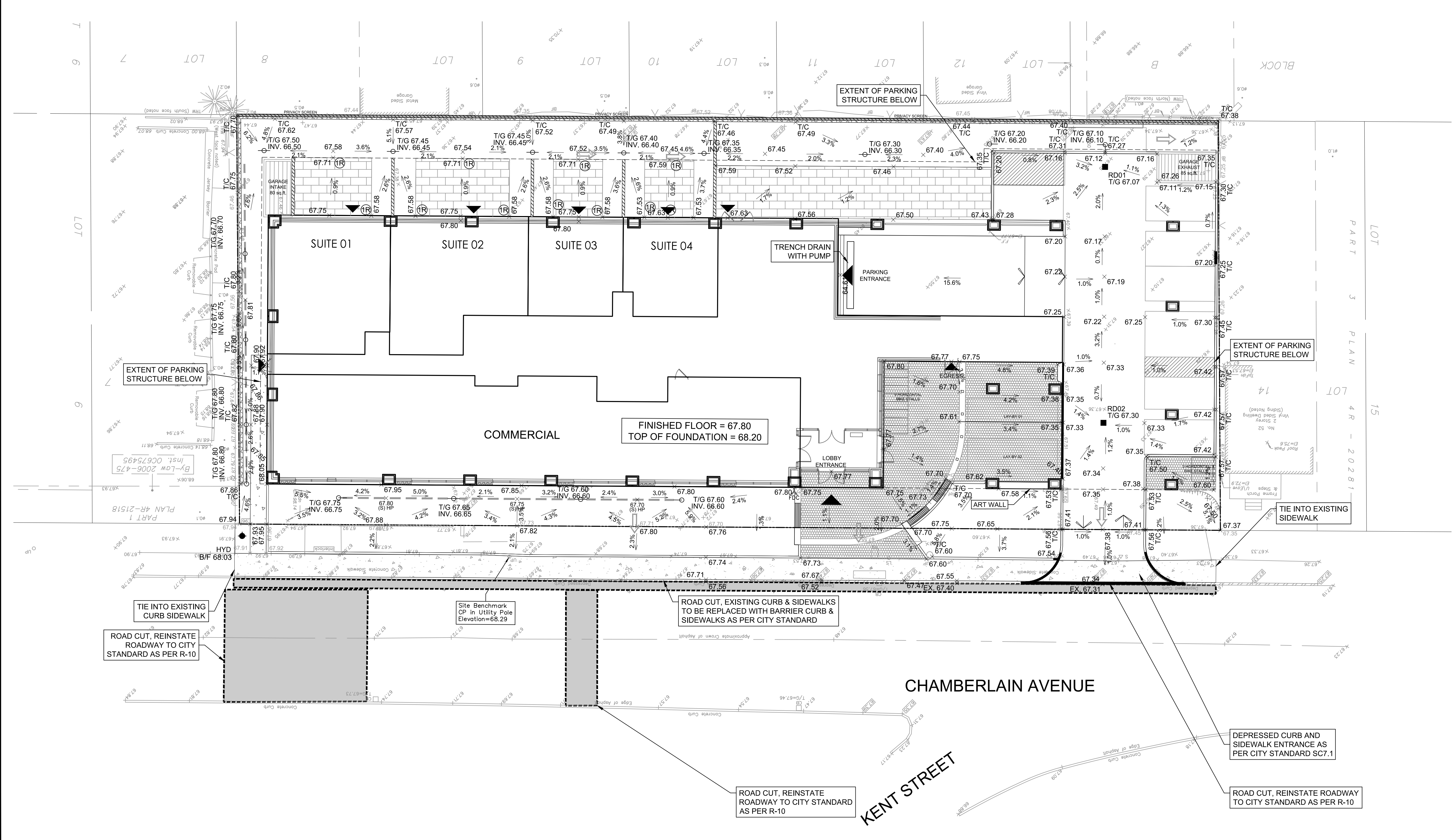
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	01	ISSUED FOR RE-ZONING APPLICATION	20:11:13
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CONSULTANTS



PROJECT
30-48 CHAMBERLAIN AVE.

PROJECT NO:
125564

DRAWN BY:
EH

PROJECT MGR:
TRB

CHECKED BY:
TRB

APPROVED BY:
TRB

SHEET TITLE
GRADING PLAN

SHEET NUMBER
200



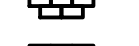




ISSUE
1

NOTES :

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.

1. SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
2. SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE FABRIC IN RYCBS TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
3. CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
4. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
5. THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.

LEGEND

-  HEAVY DUTY SILT FENCE
-  SNOW FENCE
-  STRAW BALE CHECK DAM WITH FILTER CLOTH
-  STRAW BALE CHECK DAM
-  ROCK CHECK DAM
-  SEDIMENT SACK PLACED UNDER EXISTING CB COVER
-  TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH

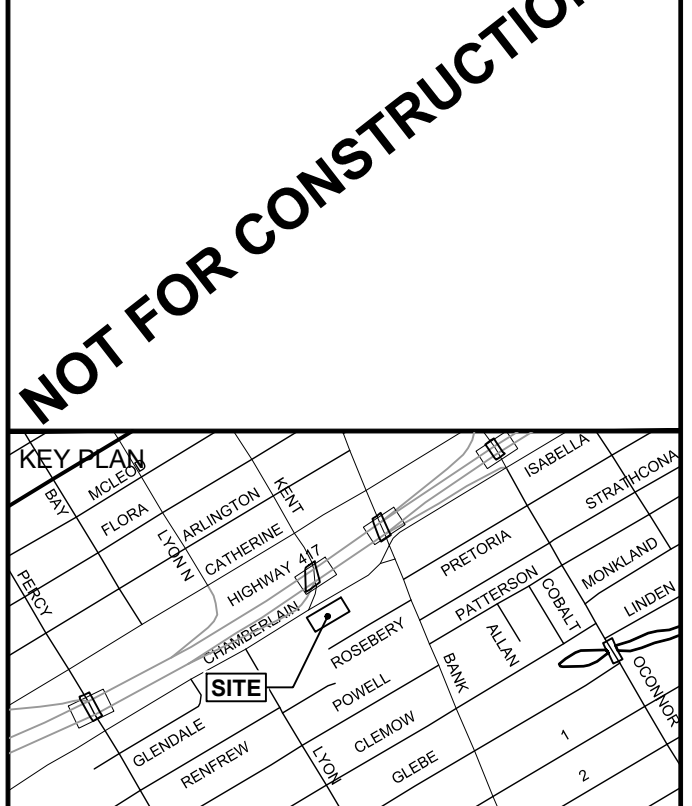
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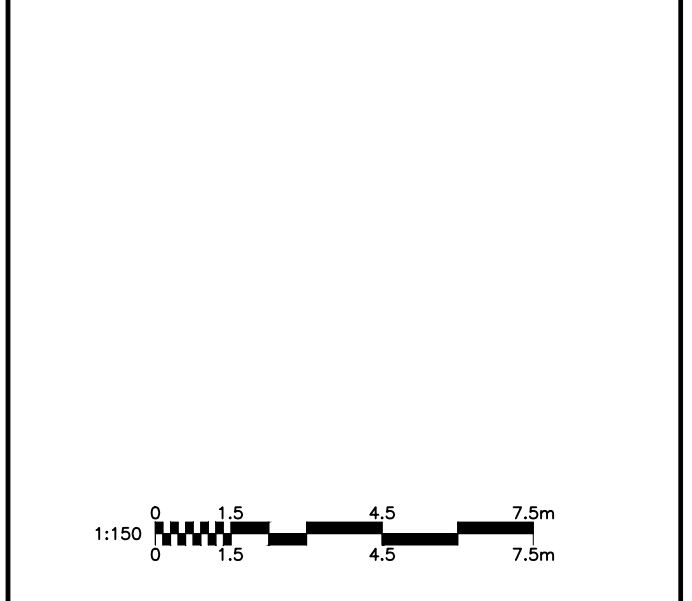
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CONSULTANTS



SEAL

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PROJECT
30-48 CHAMBERLAIN AVE.

PROJECT NO:
125564

DRAWN BY:
EH

PROJECT MGR:
TRB

SHEET TITLE
SEDIMENT - EROSION PLAN

SHEET NUMBER
900

ISSUE
1

