

GENERAL NOTES:

- 1. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), AS AMENDED BY THE CITY OF OTTAWA. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE
- CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. 3. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED
- 4. DESIGN ELEVATIONS GIVEN ARE TO BE ADHERED TO WITH NO CHANGES WITHOUT PRIOR WRITTEN APPROVAL BY ROBINSON LAND DEVELOPMENT.

 5. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED

RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING

- TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE. 6. RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR AS
- DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR. 7. 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
- THE CONSTRUCTOR AS DEFINED IN THE ACT. 8. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
- 9. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. 10. THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE
- AUTHORITY HAVING JURISDICTION. 11. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSD, IS EXCEEDED. 12. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH
- THE CITY OF OTTAWA PRIOR TO AND TREE CUTTING. 13. REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY PATERSON GROUP, DATED SEPTEMBER 9, 2024. 14. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE FOR DEWATERING, SUPPORT AND PROTECTION OF EXCAVATIONS AND TRENCHING AS WELL AS RELEASE OF ANY PUMPED GROUNDWATER IN A CONTROLLED AND APPROVED MANNER.
- 15. DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION". 16. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
- 17. CLAY SEALS SHALL BE INSTALLED WITHIN SEWER TRENCHES IN ACCORDANCE WITH CITY STANDARD S8. 18. MOVEMENT OF MATERIAL ON AND/OR OFF SITE SHALL BE IN ACCORDANCE WITH ONTARIO EXCESS SOIL REGULATION O.REG. 406/19.
- 19. A POST-CONSTRUCTION TOPOGRAPHIC SURVEY SHALL BE COMPLETED BY AN ONTARIO LAND SURVEYOR. THE SURVEY SHALL IDENTIFY AS-BUILT ELEVATIONS OF ALL UNDERGROUND AND ABOVE GROUND INFRASTRUCTURE 20. THE CONTRACTOR SHALL COMPLETE A CCTV INSPECTION OF ALL NEW SANITARY AND STORM SEWERS
- PRIOR TO PLACEMENT OF TOP LIFT ASPHALT. A COPY OF THE VIDEO INSPECTION SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW. 21. THE CONTRACTOR SHALL COMPLETE CCTV INSPECTION OF EXISTING MUNICIPAL SEWERS IMMEDIATELY UPSTREAM AND DOWNSTREAM OF ANY PROPOSED CONNECTIONS, INCLUDING SEWER STUBS. THE CCTV INSPECTION IS REQUIRED PRE AND POST CONSTRUCTION.

STORM SEWERS:

- 1. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2 (LATEST AMENDMENT). ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.1 (LATEST AMENDMENT). PIPE SHALL BE JOINTED WITH STD. RUBBER GASKETS AS PER CSA A257.3 (LATEST AMENDMENT).
- 2. ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S6 AND S7 CLASS 'B' UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY
- 3. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
- 4. STORM MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24.1. . CATCH BASIN MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S28.1. 6. STORM SEWER MANHOLES SERVING SEWERS LESS THAN 900mm SHALL BE CONSTRUCTED WITH A 300mm
- SUMP. FOR STORM SEWERS 900mm AND OVER USE BENCHING IN ACCORDANCE WITH OPSD 701.021. THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED ABOVE. 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. 8. ALL STORM MANHOLES SHALL BE 1200mm DIAMETER AS PER OPSD 701.010 UNLESS OTHERWISE NOTED.

SANITARY SEWERS:

1. ALL SANITARY SEWERS SHALL BE PVC SDR 35, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS. 2. SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B'

9. ALL CATCH BASINS SHALL BE 600mm X 600mm AS PER OPSD 705.010 UNLESS OTHERWISE NOTED.

- BEDDING UNLESS OTHERWISE NOTED. 3. ALL SANITARY SERVICES ARE TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
- 4. SANITARY MANHOLE FRAME AND COVERS SHALL BE WATERTIGHT AS PER CITY OF OTTAWA STD. S24. 5. SANITARY SEWER MANHOLES SHALL BE BENCHED AS PER OPSD 701.021.
- SANITARY PRE-CAST MANHOLE SHALL BE CONSTRUCTED WITH A HIGHER PERCENTAGE OF SILICA FUME IN THE CONCRETE TO MAKE IT MORE DENSE AND LESS SUSCEPTIBLE TO CORROSION OR PINHOLE LEAKS. 7. FOR SANITARY MANHOLES, DEPENDING ON THE ELEVATION OF THE GROUNDWATER TABLE, AND BASED ON THE RECOMMENDATION OF THE PROJECT GEOTECHNICAL CONSULTANT, CRETEX SEALS, OR A SIMILAR PRODUCT, SHALL BE INSTALLED IN THE PRE-CAST MANHOLE SECTION TO JUST BELOW THE MANHOLE
- FRAME TO PREVENT INFILTRATION. 8. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSS 410 AND OPSS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.

WATER SUPPLY:

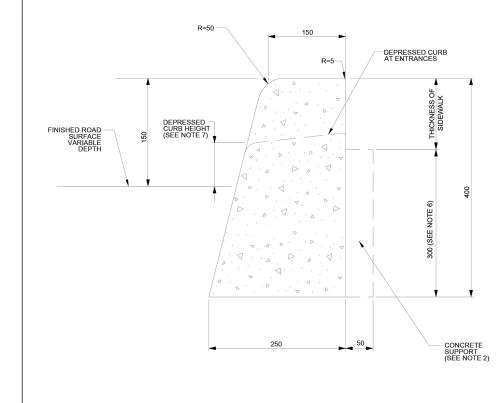
- 1. ALL PVC WATERMAINS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL. 2. WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT
- ALL PVC WATERMAINS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.
- 4. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND 5. CONTRACTOR TO SUPPLY HYDRANT EXTENSION TO ADJUST THE LENGTH OF HYDRANT BARREL IF
- 6. FIRE HYDRANTS SHALL BE INSTALLED AS PER CITY OF OTTAWA STD. W19, AND LOCATED AS PER CITY
- VALVE IN BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA STD. W24. 8. WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JOINTS AS PER CITY OF OTTAWA STD.
- W25.5 AND W25.6.
- 9. THRUST BLOCKING OF WATERMAIN TO BE INSTALLED AS PER CITY OF OTTAWA STD. W25.3 AND W25.4. 10. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
- 11. 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. 12. 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, 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 AS PER CITY

13. CONNECTION TO EXISTING WATERMAIN TO BE PERFORMED BY CITY FORCES. CONTRACTOR TO PROVIDE LABOUR, EQUIPMENT AND MATERIAL REQUIRED FOR EXCAVATION, BEDDING AND REINSTATEMENT. 14. SWABBING, DISINFECTION, AND HYDROSTATIC TESTING TO BE CONDUCTED AS PER CITY OF OTTAWA STANDARDS IN THE PRESENCE OF A CITY INSPECTOR AND/OR CONSULTANT.

ROADWORK SPECIFICATIONS:

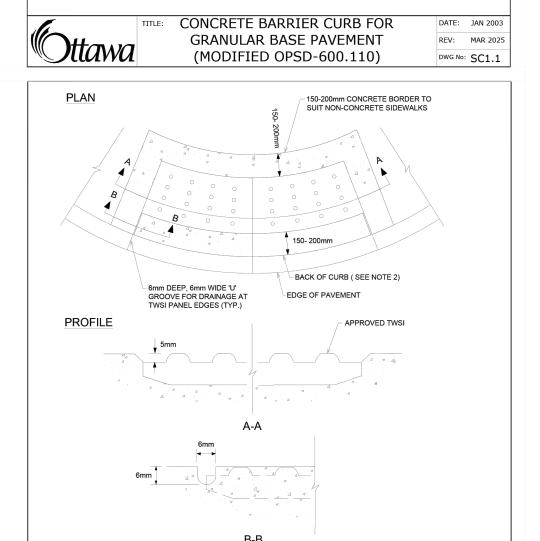
- CONCRETE CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.1 (BARRIER CURB). PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS AND DRIVEWAYS. ALL BARRIER CURB TO BE 150mm ABOVE FINISHED ASPHALT GRADE UNLESS OTHERWISE NOTED.
- CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.4. 4. TWSIs SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF OTTAWA STD. SC7.3. 5. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA
- 6. 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. 8. 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.
- 9. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300mm LIFTS. 10. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW-CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO 11. PAVEMENT DESIGN AS PER GEOTECHNICAL RECOMMENDATIONS



CONCRETE BARRIER CURB

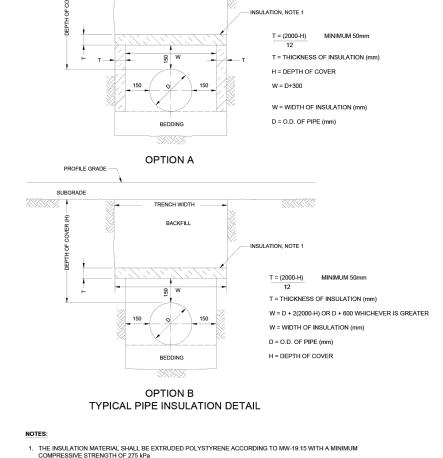
- THE FULL CURB DEPTH SHALL BE CARRIED THROUGH THE DEPRESSED ACCESS CROSSING A CONCRETE SUPPORT IS REQUIRED WHEN BUILT ADJACENT TO THE SIDEWALK IF AN EXTRUSION CURBING MACHINE IS USED, THE EXPANSION BITUMINOUS MATERIAL AND THE #15 DOWELS ARE TO BE PLACED AT THE END OF THE EXTRUSION
- EXPANSION AND DUMMY JOINTS AS PER SC5 FOR DEPRESSED CURB AT ENTRANCES USE 250 DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMPS 0 TO 6 mm AND FOR PRIVATE

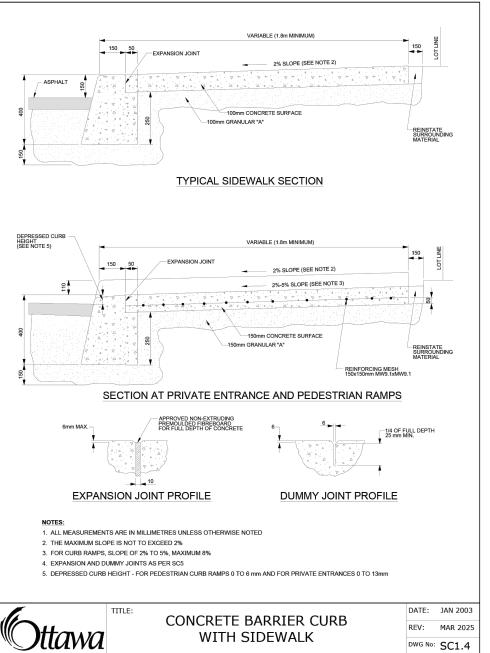
ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED

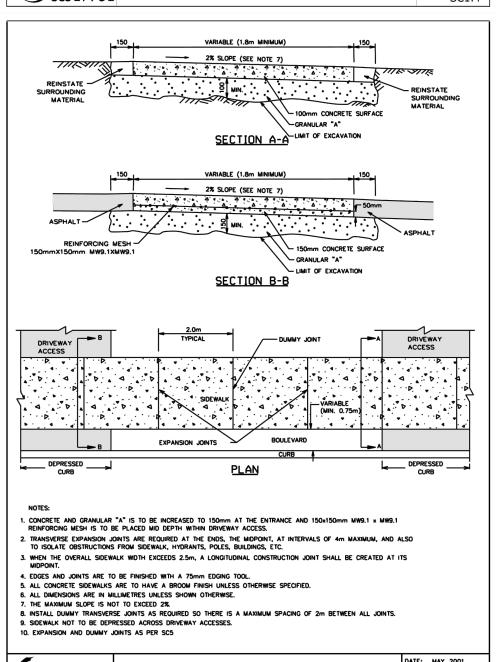


- TOPS OF TWSI'S (TACTILE WALKING SURFACE INDICATOR) SHALL BE ALIGNED & LEVEL WITH THE ADJACENT CONCRETE SURFACE & INSTALLATION IN WET CONCRETE SHALL BE EFFECTIVE IN PERMANENTLY SECURING THE TWSI IN PLACE ONCE DRY THE TWO IN PLACE UNCE DRY
 FOR MONOLITHIC SIDEWALKS, TWSI SHALL BE 300 TO 350mm BACK FROM THE CURB FACE
 JOINTS SHALL BE CONSTRUCTED TRANSVERSELY ACROSS THE SIDEWALK, PERPENDICULAR TO THE FACE OF
- JOINTS SHALL BE CONSTRUCTED TRANSVERSELT ACROSS THE SIJEWALL, PERFENDICULAR TO THE FACE OF CURB FOR SIDEWALK
 WHEN JOINTS ARE CONSTRUCTED ADJACENT TO TWSI'S, THE JOINTS SHALL EXTEND FROM THE BACK CORNERS OF THE OUTSIDE TWSI PLATES TO THE BACK OF SIDEWALK, OR TERMINATE AT AN ADJACENT JOINT THE TERMINATION OF THE JOINTS AT BOTH THE FRONT AND BACK OF SIDEWALK SHALL BE NO LESS THAN 600mm APART









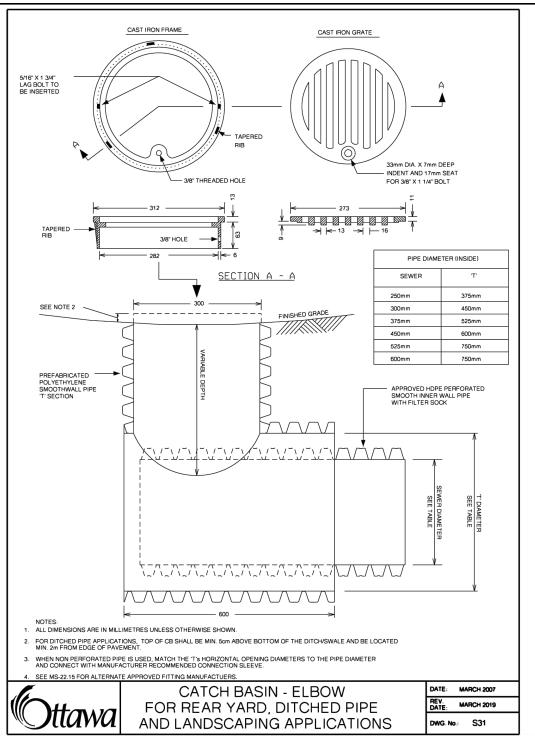
TYPICAL CONCRETE SIDEWALK

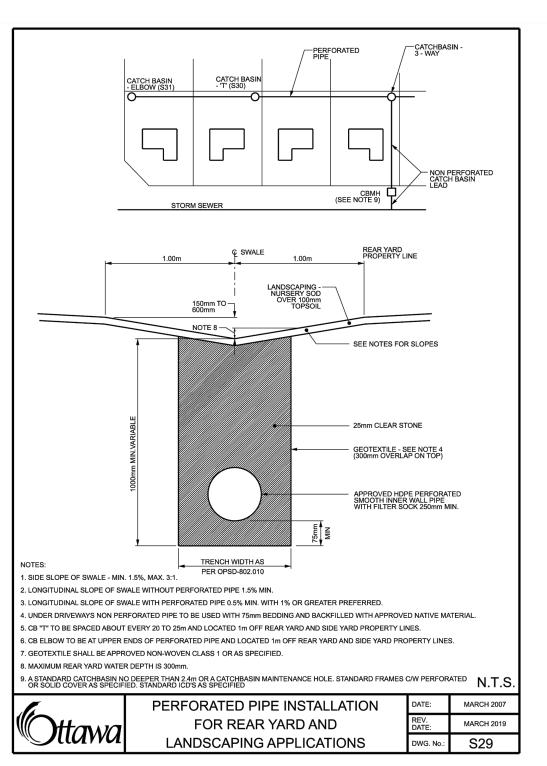
IN BOULEVARD

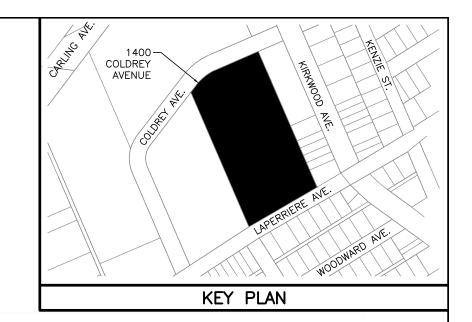
Ittawa

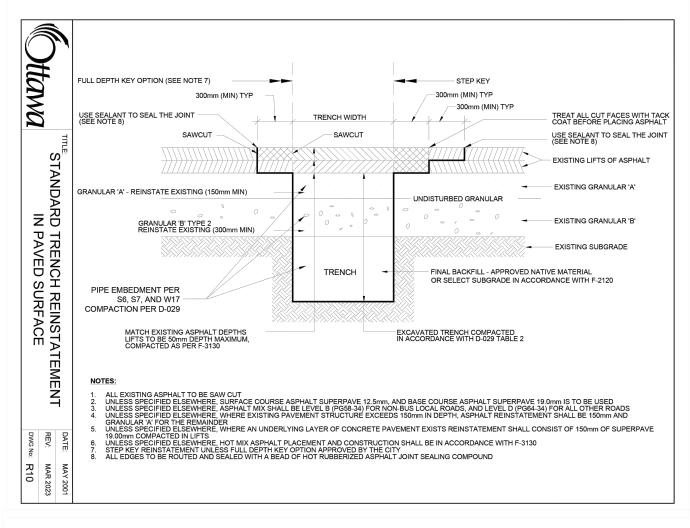
REV. MARCH 2016

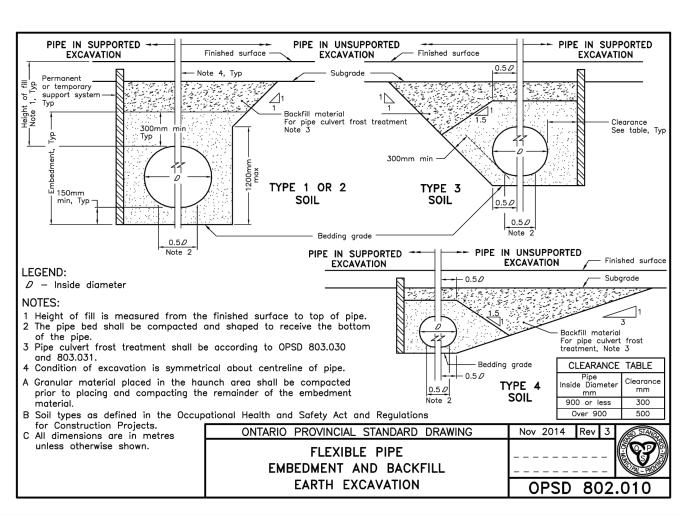
DWG. No.: SC4

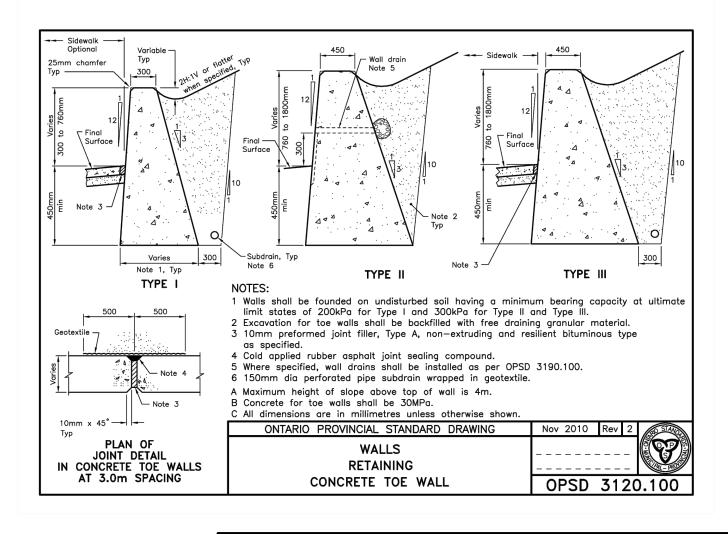












NOT FOR CONSTRUCTION

THE POSITION OF ALL POLE LINES. CONDUITS. WATERMAINS. 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.

PROPERTY BOUNDARIES ARE DERIVED FROM PLAN OF SURVEY OF PART OF LOT I CONCESSION A RIDEAU FRONT, GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA, SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. BEARINGS ARE GRID, ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9, NAD-83 (ORIGINAL).

SCALE ISSUED FOR REVIEW 09/06/25 BLM REVISION DESCRIPTION

INSULATION FOR SHALLOW SEWERS

DWG No: S35

2. MINIMUM INSULATION THICKNESS SHALL BE 50mm

3. JOINTS SHALL BE STAGGERED FOR MULTIPLE INSULATION SHEETS 4. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED



Robinson Land Development

350 Palladium Drive Ottawa, ON K2V 1A8 (613) 592-6060 rcii.com

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APPROVED

KEHILLAT BETH ISRAEL 1400 COLDREY AVENUE

CITY OF OTTAWA

NOTES & DETAILS

24060 SURVEY **RCI** JUNE 2025 DWG. No: 24060-N1

NOT FOR CONSTRUCTION KEY PLAN EXISTING ASPHALT REMOVAL. REINSTATE -PROPERTY BOUNDARY PROPOSED LANDSCAPE AREAS WITH 100mm DEPTH OF TOPSOIL AND SEED. EX. BUILDING EXISTING HYDRANT #1422 EDGE OF PAVEMENT EXISTING CATCH BASIN EX.CB T/G = 75.40EXISTING WATERMAIN EDGE OF PAVEMENT EXISTING VALVE & VALVE BOX EXISTING SANITARY SEWER & MANHOLE EXISTING STORM SEWER & MANHOLE TREED AREA EXISTING LIGHT STANDARD EXISTING UTILITY POLE EXISTING OVERHEAD WIRES EXISTING GAS EXISTING BUILDING ENTRANCE FULL DEPTH ASPHALT REMOVAL CONCRETE/PAVERS REMOVAL $\cdot \quad \mathsf{X} \quad \cdot \quad \mathsf{X} \quad \cdot$ REMOVALS REMOVE AND DISPOSE OF EXISTING PRE-CAST CURB OFF-SITE RELOCATE EXISTING SIGNS AS -DIRECTED BY OWNER WATER SERVICE (ASSUMED) WATER SERVICE (ASSUMED) TREED AREA EX. BUILDING 1400 COLDREY AVE. REMOVE AND DISPOSE OF -EXISTING FENCE OFF-SITE REINSTATE GRAVEL AREA WITH 100mm DEPTH OF TOPSOIL AND SEED ABANDON EXISTING STORM — LEAD AS PER CITY STD. 11.4 ±100mmø STM -X-X (ASSUMED) X-X REMOVE AND DISPOSE OF EXISTING J STORM MANHOLE OFF-SITE REMOVE AND DISPOSE OF EXISTING -CONCRETE STORM INLET OFF-SITE EXISTING -PATHWAY REMOVAL RELOCATE EXISTING SIGNS AS — DIRECTED BY OWNER EXISTING -ASPHALT EXISTING — ASPHALT REMOVAL REMOVAL AREA REMOVE AND DISPOSE OF EXISTING #RASS PRE-CAST CURB OFF-SITE EX. GARAGE ABANDON EXISTING STORM -LEAD AS PER CITY STD. 11.4 NOTES SCALE 24060 KEHILLAT BETH ISRAEL THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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 CHECKED Robinson **EXISTING CONDITIONS** RCI 350 Palladium Drive 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. Ottawa, ON K2V 1A8 HORIZONTAL AND REMOVALS PLAN **Land Development** 1400 COLDREY AVENUE PROPERTY BOUNDARIES ARE DERIVED FROM PLAN OF SURVEY OF PART OF LOT I CONCESSION A RIDEAU FRONT, GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA, SURVEYED BY ANNIS, (613) 592-6060 rcii.com JUNE 2025 CHECKED O'SULLIVAN, VOLLEBEKK LTD. BEARINGS ARE GRID, ARE REFERRED TO THE CENTRAL MERIDIAN OF CITY OF OTTAWA MTM ZONE 9, NAD-83 (ORIGINAL). ISSUED FOR REVIEW 09/06/25 BLM APPROVED 24060-R1 REVISION DESCRIPTION

