

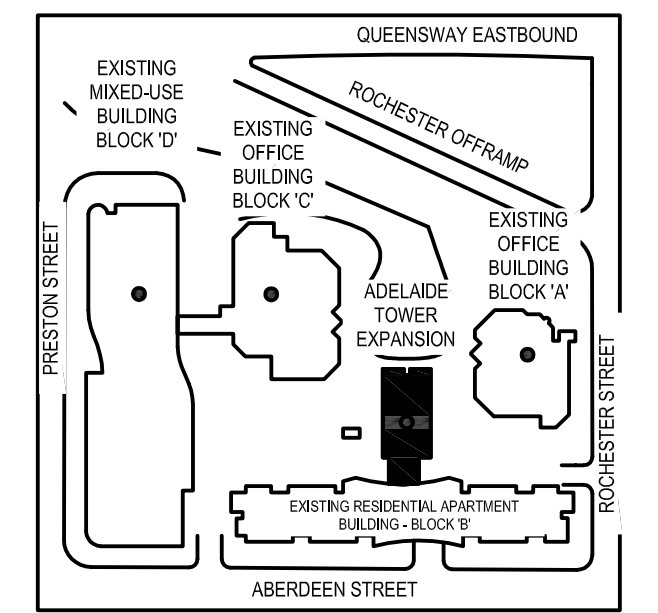
CLIENT
SAKTO CORPORATION

910-333 PRESTON STREET
OTTAWA, ON, K1S 5N4

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ISSUES		
No.	DESCRIPTION	DATE
1.	ISSUED FOR SPA	2016/09/20
2.	REVISED PER CITY COMMENTS	2016/12/14
3.	REVISED PARKING ALONG ENTRANCE	2017/04/07
4.	PATH ADDED FROM ROCHESTER	2017/05/24
5.	SIAMSESE CONNECTION, DEPRESSED CURBS AND FIRE TRUCK ROUTE ADDED	2017/07/12
6.	REVISED SITE PLAN APPLICATION	2019/01/11

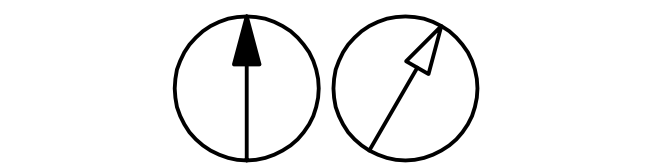
KEYPLAN



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SEAL



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PROJECT

ADELAIDE TOWER EXPANSION
17 Aberdeen Street
Ottawa, Ontario, Canada
K1S 3J3

PROJECT NO:

116070

DRAWN BY:

LOB

CHECKED BY:

GJM

PROJECT MGR:

GJM

APPROVED BY:

GJM

SCALE:

1:250

DATE:

2019-01-04

SHEET TITLE

GENERAL PLAN OF SERVICES

SHEET NUMBER

C.100

ISSUE

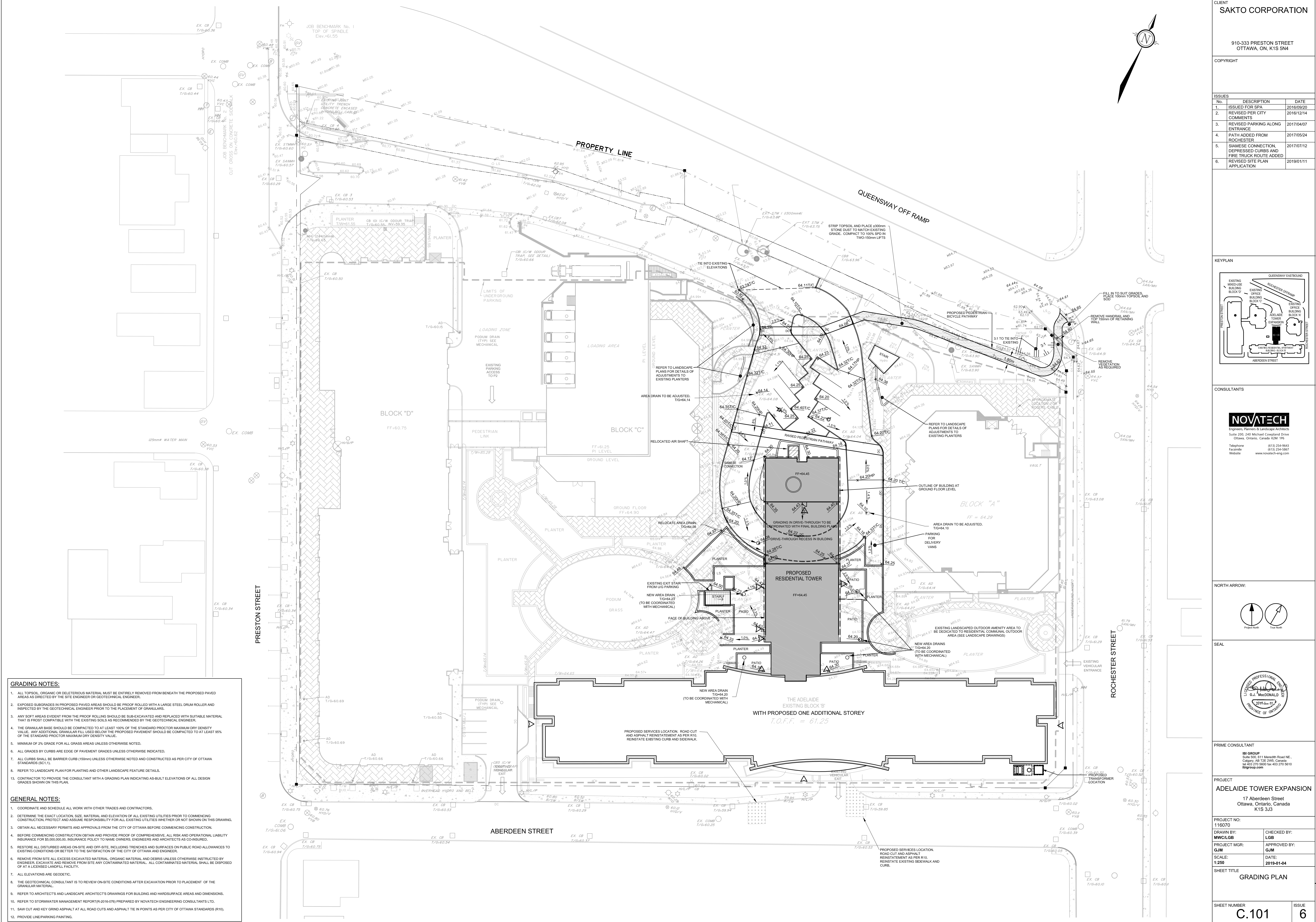
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WATERMAIN NOTES:

- SPECIFICATIONS:
ITEM: WATERMAIN TRENCHING
REFERENCE: SPEC. NO. 705.010
CITY OF OTTAWA
ITEM: WATERMAIN
REFERENCE: SPEC. NO. 705.010
CITY OF OTTAWA
- SUPPLY AND CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND REINSTATEMENT OF ALL WATERMAINS 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.
- PROVIDE MINIMUM 0.25m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS.
- WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.

SEWER NOTES:

- SPECIFICATIONS:
ITEM: CATCHBASIN (600x600mm)
REFERENCE: SPEC. NO. 705.010
CITY OF OTTAWA
ITEM: CB FRAME & COVER
REFERENCE: SPEC. NO. 400.020
CITY OF OTTAWA
ITEM: COVER (GRANULAR A OR GRANULAR B TYPE I, WITH MAXIMUM PARTICLE SIZE 25mm)
REFERENCE: SPEC. NO. S11
CITY OF OTTAWA
ITEM: SANITARY SEWER CATCHBASIN LEAD
REFERENCE: SPEC. NO. S11
CITY OF OTTAWA
- INSULATE ALL PIPES (SANSTM) THAT HAVE LESS THAN 1.5m COVER WITH 50mmx1200mm H-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 1.0%.
- 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-A-SEAL, POSI-POSITIVE SEAL, AND DURALSEAL). THE CONCRETE CHAMBER FOR THE PIPE CAN BE ELIMINATED.
- THE OWNER SHALL REQUIRE THAT THE SITE SERVING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPS 4107 IS, 4107 IS-6 AND 4107 IS-24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
- CONTRACTOR TO TELEVISION (CCTV) ALL PROPOSED SEWERS, 200mm Ø OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
- ALL CATCHBASINS TO BE CONNECTED AS PER CITY OF OTTAWA STANDARD DRAWING S11.1
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVING AS-BUILT INFORMATION SHOWN ON THIS PLAN, AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TOE ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND PORTANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
- ROOF DRAINS TO BE WATTS ADJUSTABLE FLOW CONTROL. ROOF DRAINS SET AT 1/2" INVERT.



- GRADING NOTES:**
1. ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
 2. EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
 3. ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUB-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
 4. 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 90% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
 5. MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
 6. ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
 7. ALL CURBS SHALL BE BARRIER CURBS (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
 8. REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
 13. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.
- GENERAL NOTES:**
1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
 2. 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.
 3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
 4. 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.
 5. 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.
 6. REMOVS 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.
 7. ALL ELEVATIONS ARE GEODETIC.
 8. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
 9. REFER TO ARCHITECTS AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
 10. REFER TO STORMWATER MANAGEMENT REPORT(R-2016-076) PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
 11. SAW CUT AND KEY GRID ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
 12. PROVIDE LINE/PARKING PAINTING.

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NORTH ARROW:		
SEAL		
PRIME CONSULTANT		
PROJECT		
ADELAIDE TOWER EXPANSION		
PROJECT NO: 116070		
DRAWN BY: MWC/LGB		
PROJECT MGR: GJM		
SCALE: 1:250		
DATE: 2019-01-04		
SHEET TITLE		
Grading Plan		
SHEET NUMBER		ISSUE
C.101		6