

APPROVED
By Derrick Moodie at 1:18 pm, Mar 01, 2019

Derrick Moodie

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NOTES & SPECIFICATIONS

1. GENERAL

1.1. SITE INFORMATION COMPILED FROM EXISTING CITY RECORDS, TOPO AND SITE BOUNDARY SURVEY BY OTHERS AND ENGINEER'S FIELD NOTES. REPORT ALL DISCREPANCIES PRIOR TO ANY WORK.

2. MODIFICATIONS/REVISIONS

NO MODIFICATIONS TO THIS DRAWING AND SPECIFICATIONS AND NO MATERIALS SUBSTITUTION IS PERMITTED WITHOUT THE WRITTEN AUTHORIZATION OF BOTH THE ENGINEER AND THE OWNER.

3. ENGINEER'S STAMP

USE OF THIS DRAWING WITHOUT THE ENGINEER'S SIGNED STAMP CURRENT TO THE LATEST REVISION IS NOT ALLOWED AND SHOULD ANY SUCH USE OCCUR, THE ENGINEER IS RELEASED OF ANY RESPONSIBILITY.

4. SITE BOUNDARIES

FOR SITE BOUNDARY DIMENSIONS REFER TO TOPOGRAPHICAL PLAN BY FAIRHALL, MOFFATT AND WOODLAND, O.L.S. (SURVEY COMPLETED JUNE 9, 2015).

5. SITE BENCHMARKS

ALL ELEVATIONS SHOWN ON THIS PLAN ARE TO GEODETIC DATUM AND ARE REFERENCED TO JOB BENCHMARKS NO. 1 AND NO. 2 SHOWN ON THE PLAN.

6. EXISTING CONDITIONS

6.1. **SURFACE:** EXISTING GROUND SURFACE ELEVATIONS SHOWN ON THIS DRAWING ARE TAKEN FROM THE TOPOGRAPHICAL PLAN REFERRED TO IN NOTE 4, ABOVE.

6.2. **SUBSURFACE:** REFER TO GEOTECHNICAL INVESTIGATION REPORT BY DST CONSULTING ENGINEERS INC. DATED OCTOBER 2015 (REPORT NO. N-50-021872).

7. LAYOUT

ALL DIMENSIONS ARE SHOWN IN METRES UNLESS OTHERWISE NOTED. REFER TO ARCHITECT'S SITE PLAN FOR HORIZONTAL LAYOUT DIMENSIONS OF MAJOR SITE FEATURES INCLUDING BUILDINGS, ENTRANCE ROADWAY, DRIVEWAYS, SIDEWALKS AND RETAINING WALLS. THE CONTRACTOR IS RESPONSIBLE FOR LAYOUT OF ALL UNDERGROUND SERVICES, GRADING, ROADWAYS, DRIVEWAYS, SIDEWALKS AND RETAINING WALLS. REFER TO THIS PLAN FOR LAYOUT OF PROPOSED GRADES.

8. PERMITS

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION RELATED PERMITS, FEES, APPROVALS AND INSPECTIONS REQUIRED BY THE CITY AND THE PROVINCE.

9. SPECIFICATIONS (GENERAL)

ALL MATERIALS, CONSTRUCTION, TESTING AND DISINFECTION OF ON-SITE AND OFF-SITE UNDERGROUND SERVICES FOR WATER SUPPLY, SANITARY AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SPECIFICATIONS CURRENTLY IN EFFECT (PUBLIC SERVICES & WORKS DEPARTMENT, INFRASTRUCTURE SERVICES BRANCH), BY REFERENCE TO ONTARIO STANDARDS OPSS & OPSD AND BY REFERENCE TO CSA, ASTM AND AWWA STANDARDS.

10. CONNECTION TO BOUNDARY SERVICES (PRIVATE)

10.1. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND SERVICES AND STRUCTURES FOR CONNECTION OF SITE SERVICES AND DETERMINE ANY DAMAGE OR POSSIBLE CONFLICT PRIOR TO CONSTRUCTION OF NEW SEWER AND WATER WORKS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY ERRORS, DISCREPANCIES, CONFLICTS OR OMISSIONS THAT ARE UNCOVERED.

10.2. THE CONTRACTOR SHALL NOTIFY CITY INSPECTION STAFF PRIOR TO EXCAVATING FOR CONNECTION TO SEWERS AND WATERMAINS. CITY STAFF SHALL MAKE ALL CONNECTIONS TO WATERMAINS. NO CONNECTION SHALL BE MADE TO SEWERS UNTIL CITY STAFF HAS INSPECTED THE UNCOVERED PIPES AND NO BACKFILLING SHALL BE COMMENCED UNTIL CITY STAFF HAS INSPECTED THE COMPLETED CONNECTIONS.

11. WATER SERVICE CONNECTIONS

EXCAVATE TO EXPOSE EXISTING 200mm DIA WATERMAIN AT POINT OF SERVICE CONNECTION. RECORD LOCATION AND ELEVATION AT TOP OF MAIN. NOTIFY THE ENGINEER OF ANY DISCREPANCY WITH DESIGN DATA SHOWN ON THE SERVICE PROFILE PRIOR TO PROCEEDING FURTHER WITH WORK.

CONNECT TO EXISTING 200mm DIA DCL (1990) WATERMAIN USING 200x200x150 TEE AND AS SHOWN ON DWG PRSC-2 USING 150mm DIA DCL PIPE.

TRENCHING, BEDDING, BACKFILLING, TESTING AND DISINFECTION PER CITY STANDARDS.

WATER SERVICE AND REMOTE READOUT TO BE INSTALLED BY MECHANICAL CONTRACTOR.

12. SANITARY SERVICE CONNECTION

EXCAVATE TO EXPOSE EXISTING 200mm DIA WATERMAIN AT CROSSING POINT OF SANITARY CONNECTION AND RECORD ELEVATION OF TOP OF WATERMAIN. NOTIFY THE ENGINEER OF ANY DISCREPANCY WITH DESIGN DATA SHOWN ON THE SERVICE PROFILE PRIOR TO PROCEEDING FURTHER WITH INSTALLATION WORK.

CONNECT TO EXISTING MANHOLE BY CORE DRILLING AND SEALING BETWEEN PIPE BARREL AND MANHOLE OPENING.

SANITARY SERVICE PIPE TO BE 200mm DIA P.V.C. S.D.R. 35 C/W NITRILE PIPE GASKETS.

INSTALL SERVICE PIPE FROM EXISTING MANHOLE TO TOP OF RISER INSIDE THE PROPOSED BUILDING WALL BY CO-ORDINATING WITH MECHANICAL CONTRACTOR.

PIPE BEDDING AND BACKFILL PER CITY STD S6.

13. **STORM SERVICE CONNECTION AND STORM SEWERS**

EXCAVATE TO EXPOSE EXISTING 300mm DIA STORM SEWER, 200mm DIA WATERMAIN ON PRIVATE ROADWAY AND HYDRO UNDERGROUND DUCT STRUCTURE ON EASEMENT TO CONFIRM EXISTING LOCATION AND GRADE DATA SHOWN ON THE DRAWINGS. REPORT ANY DISCREPANCIES OR VARIANCE WITH THE DRAWING DATA TO THE ENGINEER PRIOR TO PROCEEDING FURTHER WITH INSTALLATION WORK.

INSTALL PRECAST MANHOLE ST101 ON THE EXISTING 300mm DIA STORM SEWER AND CONNECT PROPOSED 250mm DIA STORM SERVICE TO THE MANHOLE.

STORM SERVICE AND STORM SEWER PIPE MATERIAL TO BE 250mm DIA P.V.C. S.D.R. 35 C/W NITRILE GASKETS.

PIPE BEDDING AND BACKFILL PER CITY STD S6.

14. INSULATION

WATERMAINS INSTALLED TO 2.4m DEPTH: NO INSULATION REQUIRED. STORM AND SANITARY SEWERS INSTALLED TO LESS THAN 2.0m IN DEPTH TO OVERTURN UNDER PAVEMENT AREAS TO BE INSULATED WITH 50mm THICKNESS ACROSS WIDTH OF TRENCH AT 150mm ABOVE TOP OF PIPE.

INSULATE BETWEEN WATERMAIN/SEWER CROSSINGS AND SEWER/SEWER CROSSINGS AND BETWEEN WATERMAINS AND OPEN STRUCTURES AS PER CITY STANDARDS.

15. LEAKAGE TESTING

LEAKAGE TESTING FOR ALL SANITARY AND STORM SEWERS AND SEWER SERVICES TO BE COMPLETED IN ACCORDANCE WITH O.P.S.S. 410.07.26. FIELD TESTS MUST BE WITNESSED BY THE ENGINEER AND A CERTIFIED COPY OF THE TEST RESULTS SUPPLIED BY THE CONTRACTOR.

16. ROOF DRAIN DISCHARGE

ROOF DRAIN PIPING SHALL BE ROUTED TO DISCHARGE DIRECTLY TO STORM DETENTION TANK BELOW THE PATIO AREA EXCEPT AS OTHERWISE SHOWN.

17. INLET CONTROL DEVICE (ICD)

IMMEDIATELY UPON COMPLETION OF ALL ROOF DRAINS AND PARKING LOT PAVING, INSTALL A PLUG-TYPE CIRCULAR ORIFICE CENTERED ON THE 250mm DIA STORM SERVICE OUTLET AT MH ST102. ICD TO HAVE 131mm DIA CIRCULAR ORIFICE (SHARP-EDGED) WITH 45° BEVEL ON DOWNSIDE SIDE. RELEASE RATE TO BE 34.1L/sec @ 0.88m HEAD.

18. EXTERIOR PAVEMENT SURFACES

REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR LOCATION WIDTH AND SPECIFICATION OF PATIO UNIT PAVERS AND SIDEWALKS.

CONSTRUCT CONCRETE SIDEWALKS AND CURBS TO CITY STANDARDS SC1.1 (BARRIER CURB), SC2 (MONOLITHIC CURB AND SIDEWALK), SC4 (SIDEWALK ALONE).

ALL CONCRETE FOR SIDEWALKS AND CURBS SHALL BE 32MPa CLASS C-2 CONCRETE MIX PER CITY SPECIFICATION F-3510.

CONSTRUCT PARKING LOT AND ACCESS AISLES USING PAVEMENT STRUCTURE STANDARDS AS FOLLOWS:

HEAVY DUTY
40mm WEAR COURSE - SUPERPAVE 12.5 A.C. + 50mm WEAR COURSE
50mm BINDER - SUPERPAVE 19.5 A.C. +
150mm BASE - OPSS GRAN 'A' CRUSHED STONE - 150mm BASE
400mm SUB-BASE - TYPE II - 300mm SUB-BASE

19. PAVEMENT CUTS AND RESTORATION

PAVEMENT CUTS FOR SERVICES INSTALLATION SHALL BE TEMPORARILY REINSTATED TO MATCH EXISTING PAVEMENT STRUCTURE AND PAVEMENT SURFACES SHALL BE PERMANENTLY REINSTATED FOLLOWING REINSTATEMENT OF ADJACENT CONCRETE CURBS.

20. **RETAINING WALLS**

CONSTRUCT MODULAR PRE-CAST RETAINING WALLS AT THE LOCATIONS AND GRADES SHOWN ON THIS PLAN AND TO THE MANUFACTURER'S DETAIL SPECIFICATIONS INCLUDING BACKFILL AND WALL BASE PERFORMED PIPE DRAINAGE REQUIREMENTS.

FOR PRODUCT MATERIAL SPECIFICATIONS REFER TO LANDSCAPE DRAWING.

21. **SITE GRADING AND DRAINAGE**

FOR PROPOSED FINISHED SURFACE GRADES REFER TO GRADING PLAN, DWG. GP-3.

22. **FOUNDATION DRAIN CONNECTION**

BUILDING FOUNDATION DRAIN TO CONNECT TO 250mm DIA STORM SERVICE IMMEDIATELY ADJACENT TO THE DOWNSIDE OUTLET OUTSIDE MH ST102.

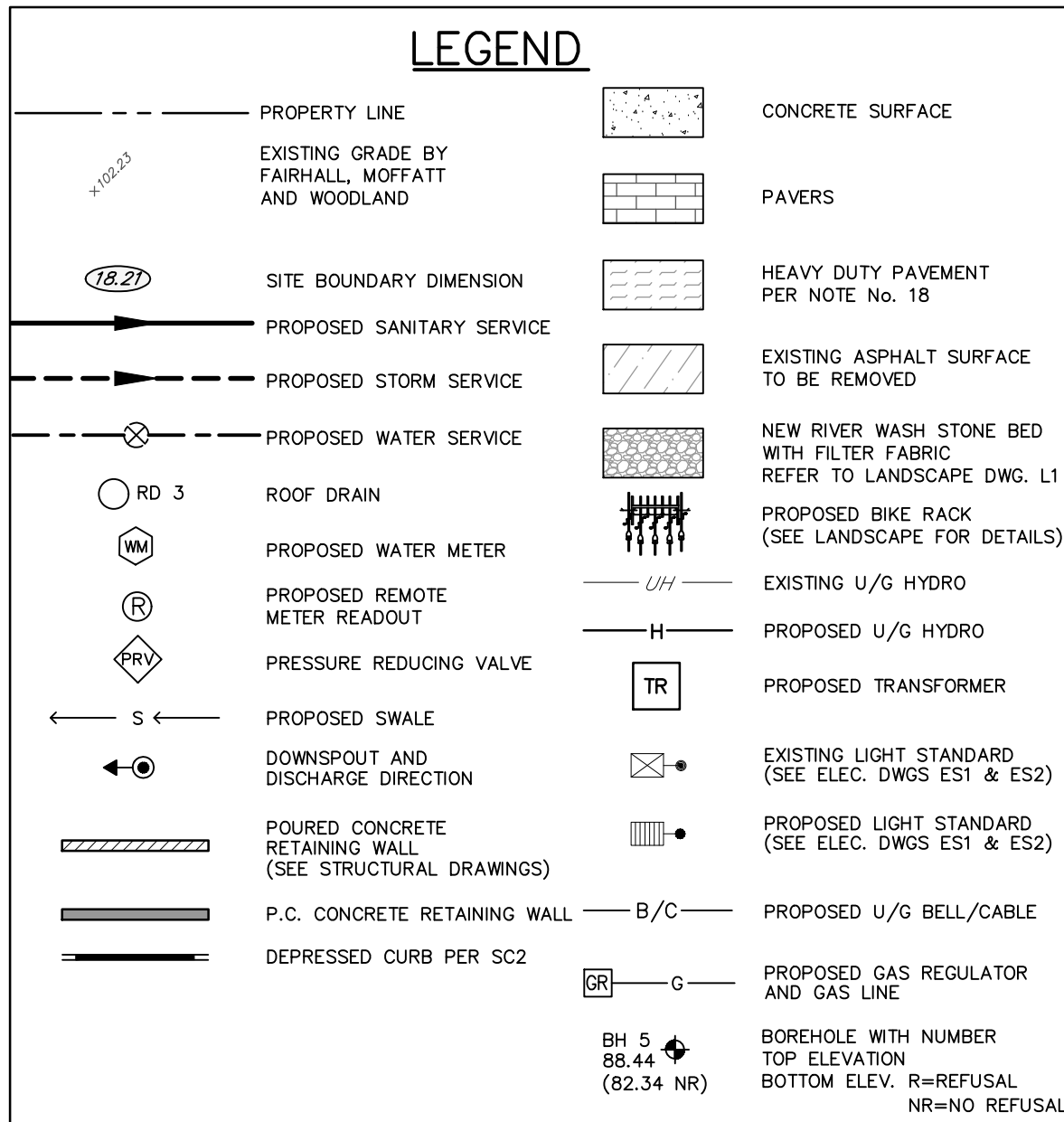
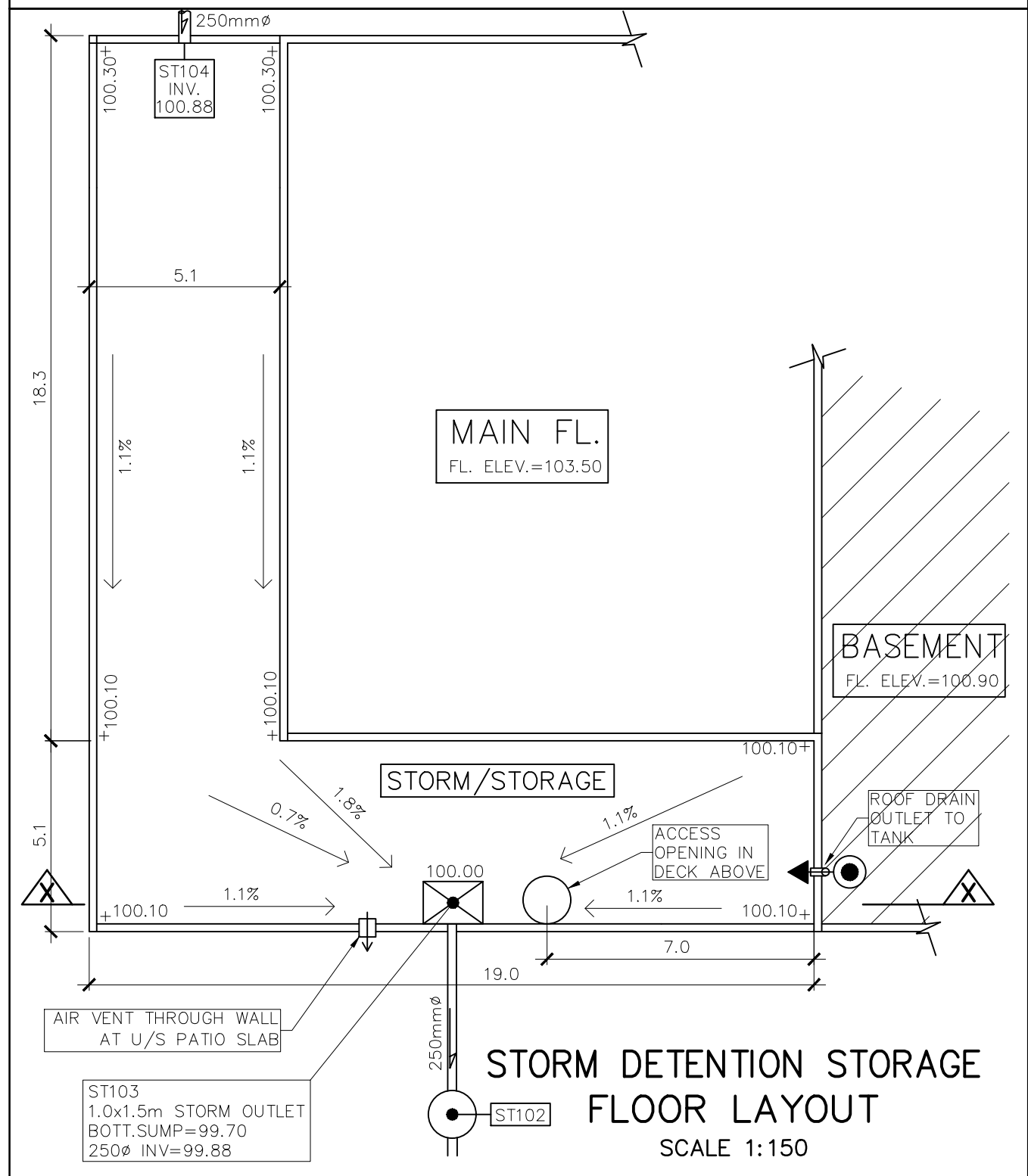
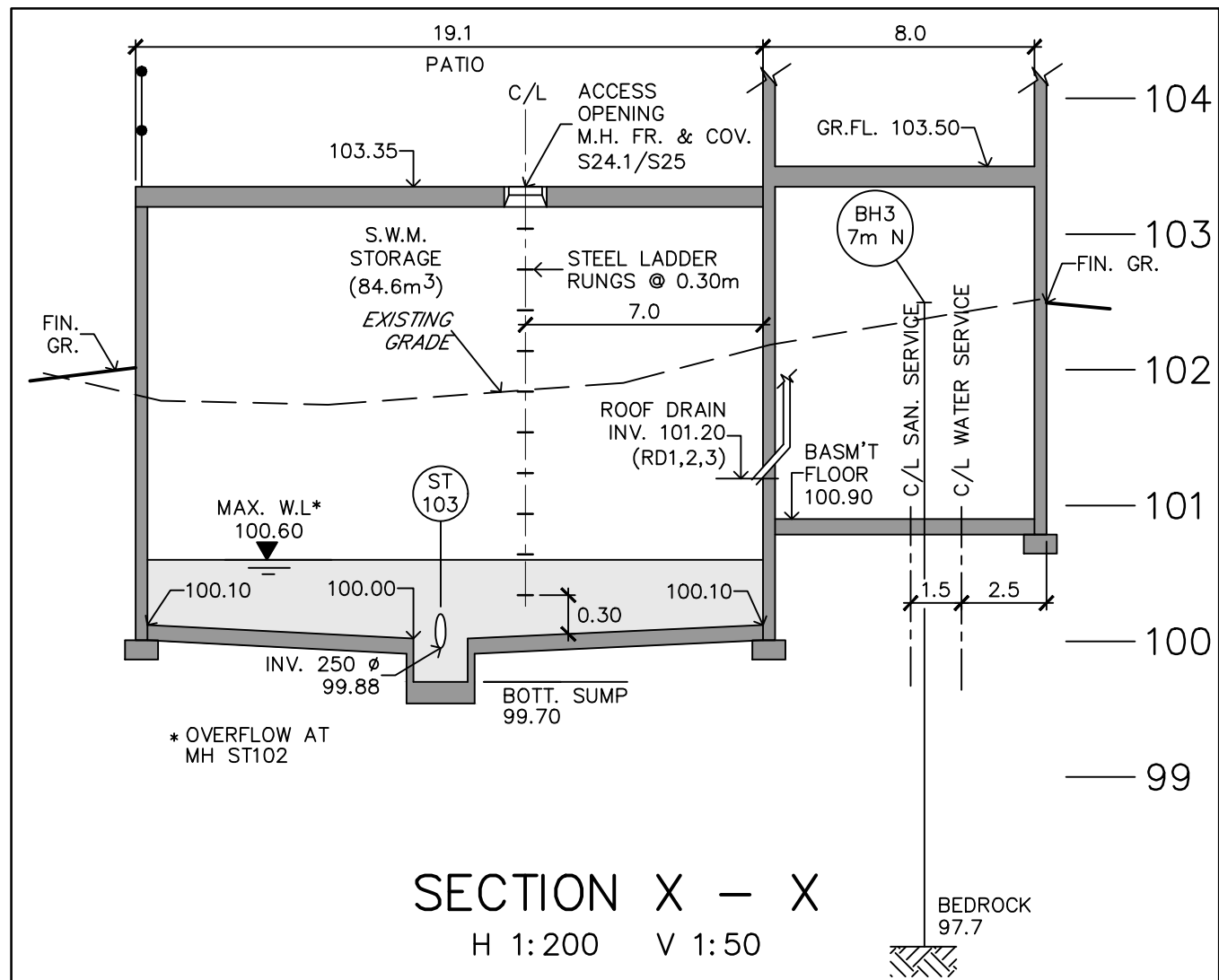
23. SPECIAL NOTE/OTHER DRAWINGS

THIS DRAWING MUST BE READ TOGETHER WITH THE LATEST REVISIONS OF THE FOLLOWING OTHER DRAWINGS IN ORDER TO PROPERLY CONSTRUCT THE WORKS:

DWG. TITLE DWG. No. BY
PROFILES & SEDIMENT CONTROL PRSC-2 ERION ASSOCIATES
GRADING PLAN GP-3 ERION ASSOCIATES
SITE PLAN L-1 GINO J. AIELLO LANDSCAPE ARCHITECT
LANDSCAPE PLAN L-1 GINO J. AIELLO LANDSCAPE ARCHITECT
SITE LIGHTING ES1/E32 R.J. MCKEE ENGINEERING LTD.

24. DESIGN CALCULATIONS

FOR DESIGN CALCULATIONS, REFER TO "SITE SERVICES AND STORMWATER MANAGEMENT DESIGN BRIEF" BY ERION ASSOCIATES, PROJECT EA 14-288.



CAUTION:
THE EXACT LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES IS APPROXIMATE ONLY AND MAY BE INCOMPLETE. THE CONTRACTOR IS RESPONSIBLE TO CONTACT ALL MUNICIPAL AUTHORITIES AND UTILITY COMPANIES TO DETERMINE EXACT LOCATION OF ALL SEWERS, WATERMAINS, GAS, ELECTRICAL AND COMMUNICATIONS, CABLE TV AND OTHER UNDERGROUND INSTALLATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTION AGAINST DAMAGE OF ALL EXISTING INSTALLATIONS AND IS LIABLE FOR ALL COST SHOULD DAMAGE OCCUR.

	11	29/11/18	FINAL SITE PLAN SUBMISSION
	10	OCT 3/17	4th SITE PLAN SUBMISSION
	9	JULY/2017	4th SUBMISSION SITE PLAN (DRAFT)
	8	NOV/16	3rd SUBMISSION SITE PLAN (DRAFT)
	7	19 APR/16	2nd SUBMISSION SITE PLAN
	6	31 MAR/16	FOR CLIENT REVIEW
	5	14 MAR/16	FOR CLIENT REVIEW
	4	7 MAR/16	FOR CLIENT REVIEW
	3	4 MAR/16	CLIENT REVIEW
	2	29 OCT/15	SITE PLAN APPLICATION
	1	19 OCT/15	FOR CLIENT REVIEW
	0	11 SEPT/15	FOR CLIENT REVIEW
no. date			revision

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301 PALLADIUM LTD.
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KANATA, ON, K2K 2A3

project
PROPOSED COMMERCIAL BUILDING
301 PALLADIUM DRIVE
KANATA ONTARIO

drawing title
SITE SERVICES PLAN

drawn	date	scale
MarCAD	SEPT 2015	AS NOTED
project	EA 14-288	
drawing no.	SSP-1	
revision no.	11	

PLAN 17805



KEY PLAN

N.T.S.

D07-12-15-0147