

LEGEND:

- MH2 PROPOSED STORM MANHOLE & NUMBER
- CBMH100 PROPOSED CATCHBASIN MANHOLE & NUMBER
- MH2A PROPOSED SANITARY MANHOLE & NUMBER
- PROPOSED STORM SEWER & FLOW DIRECTION
- PROPOSED SANITARY SEWER & FLOW DIRECTION
- WATERMAIN PROPOSED WATERMAIN
- HYD
B/F PROPOSED FIRE HYDRANT
C/W BOTTOM OF FLANGE
- VB PROPOSED WATER VALVE BOX
- V&C PROPOSED WATER VALVE CHAMBER
- TVS TAPPING VALVE AND SLEEVE
- CB
T/G 101.50 PROPOSED CATCHBASIN C/W TOP OF GRATE
ELEVATION
- GCB
T/G 101.50 PROPOSED CURB INLET CATCHBASIN
C/W TOP OF GRATE ELEVATION
- TCB
T/G 98.25 PROPOSED TEE CB (ECB OR TCB)
C/W TOP OF GRATE
- 250mmØ PERF. PIPE SUBDRAIN
- TRENCH DRAIN
- CLAY DYKE
- SIAMESE CONNECTION (IF REQUIRED)
- METER
- RM REMOTE METER
- PRV PRESSURE REDUCING VALVE
- HYD EXISTING FIRE HYDRANT
- WV EXISTING WATER VALVE
- LS EXISTING LIGHT STANDARD HYDRO
- HTN EXISTING HYDRO TRANSFORMER
- BOL EXISTING BOLLARD
- PLQ EXISTING PLAQUE
- CB EXISTING CATCHBASIN
- CB EXISTING CATCHBASIN C/W ICD
- MHSA EXISTING SANITARY MANHOLE
- MHST EXISTING STORM MANHOLE
- G EXISTING GAS PIPE
- P EXISTING POWER LINE
- EXISTING WATERMAIN EXISTING WATERMAIN
- SAN EXISTING SANITARY SEWER
- STM EXISTING STORM SEWER
- LIMIT OF NEW ASPHALT
- HEAVY DUTY ASPHALT / FIRE ROUTE
- A WATERMAIN IDENTIFICATION
- PIPE CROSSING IDENTIFICATION
- PROPOSED CURB
- DC PROPOSED DEPRESSED CURB
- RC PROPOSED ROLLED OVER CURB
- DC PROPOSED DEPRESSED CURB
AND RAMP
- ×101.37 EXISTING GRADE
- 101.25 PROPOSED GRADE
- 101.25 PROPOSED GRADE
- PROPOSED BUILDING UPSTAND
- F.F.=89.25 PROPOSED BUILDING FINISHED FLOOR
ELEVATION
- 10.0 l/s CONTROLLED ROOF RELEASE RATE
- EMERGENCY FLOW ROUTE
- ROOF DRAIN
- IRRIGATION DUCT (SEE LANDSCAPE PLAN BY FOTENN)

- UNIT PAVERS TYPE III - SEE LANDSCAPE PLAN BY FOTENN
- UNIT PAVERS TYPE I - SEE LANDSCAPE PLAN BY FOTENN
- UNIT PAVERS TYPE II - HEAVEY DUTY - SEE LANDSCAPE PLAN BY FOTENN

PROPOSED CATCH BASIN DATA TABLE								
STRUCTURE ID	AREA ID	STRUCTURE	COVER	TOP OF GRATE	ELEVATION		OUTLET PIPE	
					INVERT (m)		DIAMETER (mm)	TYPE
					INLET	OUTLET		
CB20	5A	OPSD 705.010	S19	73.6		72.1	200	PVC DR-35
CB21	5B	OPSD 705.010	S19	74.45		72.95	200	PVC DR-35
ECB	20	City of Ottawa S31		74.55		73.550	250	PERF PIPE

INLET CONTROL DEVICE SCHEDULE						
STRUCTURE ID	AREA ID	EX ICD	PROPOSED ICD			
			100yr HEAD	FLOW	TYPE	OUTLET Ø
EXMHSTM121	1	N/A	1.643	4.00	TEMPEST LMF	375
EXMHM123	2, 3, 4	N/A	2.025	25.00	TEMPEST HF	525
EXCB5	5	N/A	1.270	27.00	TEMPEST HF	200
EXCB6	6	N/A	1.180	21.00	IPEX 'TYPE A'	200
EXCB7	7	N/A	1.440	10.00	TEMPEST HF	200
CICB10	19	N/A	1.450	19.00	TEMPEST HF	200
CB12	20	YES	1.695	19.80	IPEX 'TYPE A'	250
CB17	17	N/A	1.450	8.00	TEMPEST LMF	200
EXCB13	13	N/A	1.490	6.00	TEMPEST LMF	200
CB20	5A	N/A	1.700	2.00	TEMPEST LMF	200
CB21	5B	N/A	1.700	2.00	TEMPEST LMF	200
CICB12	12	N/A	1.600	27.00	TEMPEST HF	200
CICB13	9, 10	N/A	1.945	18.00	TEMPEST HF	250

DRAWING NOTES

1.0 GENERAL

- 1.1 CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- 1.2 DO NOT SCALE DRAWINGS.
- 1.3 CONTRACTOR TO REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
- 1.4 USE ONLY THE LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED 'ISSUED FOR CONSTRUCTION'.
- 1.5 ALL CONSTRUCTION SHALL COMPLY WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- 1.6 THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS.
- 1.7 FOR LEGAL SURVEY INFORMATION REFER TO TOPOGRAPHICAL SURVEY PREPARED BY STANTEC DATED AUGUST 13, 2015.
- 1.8 REFER TO SITE PLAN PREPARED BY BARRY J. HOBIN & ASSOCIATES ARCHITECT INC.
- 1.9 REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS PREPARED BY FOTENN FOR SURFACE FEATURES DETAILS.

- 1.10 CONTRACTOR TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES AS IDENTIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.), DURING ALL PHASES OF THE SITE PREPARATION AND CONSTRUCTION THE MEASURES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND CITY OF OTTAWA IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL. SHOULD ANY ADDITIONAL MEASURES BE REQUIRED TO ADDRESS FIELD CONDITIONS THEY SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR THE CITY OF OTTAWA. SUCH ADDITIONAL MEASURES MAY INCLUDE BUT NOT BE LIMITED TO INSTALLATION OF FILTER CLOTHS ACROSS MANHOLE AND CATCHBASIN LIDS TO PREVENT SEDIMENT FROM ENTERING THE STRUCTURE AND INSTALLATION AND MAINTENANCE OF A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.

- 1.11 ALL IRON WORK ELEVATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR ADJUSTMENTS AS DETERMINED BY THE ENGINEER.

- 1.12 ALL CONCRETE BARRIER CURBS AS PER STD DWG SC1.1; CONCRETE BARRIER CURB AND SIDEWALK AS PER STD DWG SC1.4 AND CONCRETE BOULEVARD SIDEWALKS PER STD DWG SC4. ALL ONSITE CURBS TO BE BARRIER TYPE, WITH DEPRESSIONS UNLESS OTHERWISE NOTED.

- 1.13 ALL CONCRETE SHALL BE "NORMAL PORTLAND CEMENT" IN ACCORDANCE WITH O.P.S.S. 1350 AND SHALL ACHIEVE A MINIMUM STRENGTH OF 30MPa AT 28 DAYS.

- 1.14 ALL CONSTRUCTION TRAFFIC TO ACCESS SITE FROM CITY PARK DRIVE.

- 1.15 FOR DETAILS OF TEST PITS SEE GEOTECHNICAL REPORT NO. 1522569 COMPLETED BY GOLDER ASSOCIATES.

- 1.16 CONTRACTOR TO PROTECT EXISTING INFRASTRUCTURE AND PROPERTY SUCH AS TREES, SIDEWALKS, CURBS, ASPHALT, AND STREET SIGNS FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR TO PAY THE COST TO REINSTATE OR REPLACE ANY DAMAGED INFRASTRUCTURE OR PROPERTY TO THE SATISFACTION OF THE CITY.

- 1.17 THE POSITION OF POLE LINES, CONDUITS, WATERMAIN, SEWERS, AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE 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 THE CONTRACTOR SHALL INFORM ITSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, SHALL PROTECT ALL UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

- 1.18 CONTRACTOR TO SUPPLY SUITABLE FILL MATERIAL WHERE REQUIRED TO ROUGH GRADE THE SITE. ALL IMPORTED FILL MATERIAL TO BE CERTIFIED AS ACCEPTABLE BY THE GEOTECHNICAL ENGINEER.

- 1.19 CONTRACTOR TO HAUL EXCESS MATERIAL OFFSITE AS NECESSARY TO GRADE SITE TO MEET THE PROPOSED GRADES. ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY ENGINEER. ENGINEER TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.

- 1.20 FILL MATERIAL WITHIN THE PARKING LOT AND BUILDING PAD AREAS, AND SUPPORTING BUILDING FOUNDATIONS SHALL BE COMPACTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.

- 1.21 ALL COMPACTION METHODS TO BE PERFORMED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER. SHALL INCLUDE BUT NOT BE LIMITED TO THE THICKNESS OF LIFTS, AND COMPACTION EQUIPMENT USED.

- 1.22 ALL DISTURBED BOULEVARDS TO BE REINSTATED WITH SOD ON 100mm TOPSOIL.

- 1.23 UTILITY DUCTS TO BE INSTALLED PRIOR TO PARKING AREA BASE CONSTRUCTION.

- 1.24 CLAY DIKES TO BE INSTALLED WHERE INDICATED ON THE DRAWINGS OR AS APPROVED AND DIRECTED BY THE GEOTECHNICAL ENGINEER ALL IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.

- 1.25 ALL PIPE BEDDING TO BE OPSS GRANULAR 'A' PLACED A MINIMUM OF 300mm BELOW SEWER AND WATER PIPES AND COMPACTED TO SPRING LINE. BEDDING AND COVER MATERIAL AS PER RECOMMENDATIONS FROM GEOTECHNICAL ENGINEER.

2.0 SANITARY

- 2.1 ALL SANITARY SEWER MAINS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE. ONLY FACTORY FITTINGS TO BE USED. SEWER TO BE INSTALLED AS PER OPSD 1005.01. SANITARY SEWER MATERIALS TO BE PVC DR 35.

- 2.2 ALL SANITARY MAINTENANCE HOLES TO BE 1.2m DIAMETER AS PER CITY OF OTTAWA STANDARDS COMPLETE WITH BENCHING, RUNGS, FRAME AND COVER, DROP PIPES AND LANDINGS WHERE NEEDED.

- 2.3 SANITARY MANHOLE. FRAME TO BE CITY OF OTTAWA STD. S25 (MOD. OPSD. 401.020). SANITARY MANHOLE COVERS TO BE CLOSED COVER TYPE, AS PER CITY STANDARD S24.

- 2.4 SANITARY SEWER LEAKAGE TEST AND CCTV INSPECTION SHALL BE COMPLETED AS PER CITY SPECIFICATIONS PRIOR TO INSTALLATION OF BASE COURSE ASPHALT.

- 2.5 ANY SANITARY SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.

- 2.6 CONNECTION TO THE EXISTING SANITARY SEWER TO BE INCLUDED IN THE COST FOR SANITARY SEWER INSTALLATION. THIS INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARDS.

3.0 STORM

- 3.1 ALL STORM SEWERS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE. ALL STORM SEWERS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. ONLY FACTORY FITTINGS TO BE USED. STORM SEWER MATERIALS TO BE: 375mmØ AND SMALLER - PVC DR 35 450mmØ AND LARGER - CONC. CL. 100-D

- 3.2 ALL STORM MAINTENANCE HOLES TO BE 1.2m DIAMETER AS PER CITY OF OTTAWA STANDARDS COMPLETE WITH BENCHING, RUNGS, FRAME AND COVER, DROP PIPES AND LANDINGS WHERE NEEDED UNLESS OTHERWISE NOTED.

- 3.3 STORM MH COVERS, AS PER CITY STANDARD S24.1, FRAMES TO BE PER CITY OF OTTAWA STD. S25. CONTRACTOR TO INSTALL FILTER FABRIC UNDER STORM MH COVER UNTIL SODDING IS COMPLETE. CATCH BASIN MH COVER TO BE OPEN TYPE PER CITY STANDARD S28.1.

- 3.4 STORM MAINTENANCE HOLES AND CBMH'S TO BE OPSD, SIZE AS SPECIFIED, TAPER TOP FOR MH AND FLAT TOP FOR CBMH, UNLESS OTHERWISE NOTED.
- 3.5 ALL CATCH BASINS TO BE AS PER OPSD 705.010. FRAME & FISH TYPE GRATE AS PER CITY OF OTTAWA STD. S19. ALL CB LEAD PIPES TO BE PVC DR 35.

- 3.6 150mm DIAMETER SOCK-WRAPPED PERFORATED PVC SUBDRAINS TO BE INSTALLED AT ALL C.B'S. EXTEND 3.0m FROM 4 SIDES OF CB. WHERE CB IS ADJACENT TO CURB EXTEND SUBDRAIN 3.0m IN EACH DIRECTION ALONG CURB.

- 3.7 ANY STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.

- 3.8 CONNECTION TO THE EXISTING STORM SEWER TO BE INCLUDED IN THE COST FOR STORM SEWER INSTALLATION. THIS INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARDS.

- 3.9 CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ENGINEERS REVIEW PRIOR TO ORDERING ICDS.

4.0 WATER

- 4.1 ALL WATERMAINS TO BE PVC DR 18, WITH MINIMUM COVER OF 2.4m AND INSTALLED PER CITY OF OTTAWA STANDARDS.

- 4.2 THRUST BLOCKS TO BE INSTALLED AT ALL BENDS, TEES, AND CAPS ALL AS PER OPSD 1103.01 AND 1103.02.

- 4.3 CONTRACTOR TO CONDUCT PRESSURE AND LEAKAGE TESTING OF ALL WATERMAINS AND DISINFECT AND CHLORINATE ALL WATERMAINS TO THE SATISFACTION OF M.O.E. AND THE CITY OF OTTAWA.

- 4.4 TRACER WIRE TO BE INSTALLED ALONG THE FULL LENGTH OF WATERMAIN AND ATTACHED TO EACH MAIN STOP AS PER CITY OF OTTAWA STANDARDS.

- 4.5 ALL COMPONENTS OF THE WATER DISTRIBUTION SYSTEM SHALL BE CATHODICALLY PROTECTED AS PER CITY OF OTTAWA STANDARDS.

- 4.6 ALL VALVES & VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLIES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS.

- 4.7 ANY WATERMAIN WITH LESS THAN 2.4m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.

- 4.8 CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THE WATER PERMIT ON BEHALF OF THE OWNER FROM THE CITY OF OTTAWA AND PAYMENT OF ANY FEES ASSOCIATED WITH SECURING THE WATER PERMIT. OWNER IS RESPONSIBLE FOR REIMBURSING THE CONTRACTOR FOR THE ACTUAL COST OF ACQUIRING THE WATER PERMIT.

- 4.9 CONNECTION TO EXISTING WATERMAIN TO BE INCLUDED IN THE COST FOR THE WATERMAIN INSTALLATION. THIS COST INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARDS.

- 4.10 PROPOSED VALVE CHAMBER ON EXISTING WATERMAIN ALONG CITY PARK DRIVE TO BE AS PER STD DWG W3

5.0 PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

- 5.1 CONTRACTOR TO REINSTATE ROAD CUTS PER CITY OF OTTAWA STANDARD R-10.

- 5.2 CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.

- 5.3 FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.

- 5.4 CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.

- 5.5 GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR B PLACEMENT.

- 5.6 CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.

- 5.7 ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR A PLACEMENT.

- 5.8 CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.

- 5.9 CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE ENGINEER WITH VERIFICATION PRIOR TO PLACEMENT.

- 5.10 ANY DITCHES DISTURBED DURING SERVICING AND GRADING OPERATIONS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION AND FLOWLINE GRADES.
- 5.11 ALL RE GRADED AREAS IN EXISTING PUBLIC RIGHTS OF WAY AND ANY OTHER DISTURBED AREAS IN EXISTING PUBLIC RIGHTS OF WAY ARE TO BE FINISHED WITH SOD ON 100mm TOPSOIL.

- 5.12 ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY ENGINEER. ENGINEER TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.

- 5.13 PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESSES) FOR HEAVY DUTY AND LIGHT DUTY AREAS TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT AND SHOWN ON THE PLANS.

6.0 REFERENCE

- 6.1 SITE SERVICING & SWM DESIGN BRIEF, PROJ. NO. 38729-5.2.2., DATED DECEMBER 2015, PREPARED BY IBI GROUP, REV 2, DATED JUNE 6, 2016

- 6.2 DETAILED DESIGN GEOTECHNICAL INVESTIGATION, REPORT NO. 1522569 (1001), DATED NOVEMBER 2015, PREPARED BY GOLDER ASSOCIATES.



APPROVED
By mcewenje at 3:49 pm, Mar 18, 2019

Jeff Mcewen

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DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

RIO CAN
REAL ESTATE INVESTMENT TRUST

Killam
PROPERTIES INC

15			
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5	REVISED PER CITY COMMENTS	TRB	18:12:12
4	ISSUED FOR TENDER	TRB	18:11:22
3	REVISED PER CITY COMMENTS	TRB	18:11:09
2	ISSUED FOR 66% REVIEW	TRB	18:10:31
1	ISSUED TO CITY	TRB	18:08:08
No.	REVISIONS	By	Date

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Project Title
**2280 CITY PARK
DEVELOPMENT**
PHASE 2



Drawing Title

**DETAILS
AND
NOTES**

Scale
N.T.S.

Design
J.E.B.

Date
AUG. 2018

Drawn
E.H.

Checked
T.R.B.

Project No.
38729

Drawing No.
C-011