

NOTES: GENERAL

- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR TO REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
- USE ONLY THE LATEST REVISED DRAWINGS.
- 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:
 - 250mm DIA. AND SMALLER PVC DR 35
 - 300mm DIA. AND LARGER CONC. CL140-D.
- 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.
- SANITARY MANHOLE FRAME TO BE CITY OF OTTAWA STD. S25 (MOD. OPSD. 401.020). SANITARY MANHOLES COVERS TO BE CLOSED COVER TYPE, AS PER CITY STANDARD S24.
- SANITARY SEWER LEAKAGE TEST AND CCTV INSPECTION SHALL BE COMPLETED AS PER CITY SPECIFICATIONS PRIOR TO INSTALLATION OF BASE COURSE ASPHALT.
- ANY SANITARY SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARDS W22, OR AS APPROVED BY THE ENGINEER.
- 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.
- SAFETY PLATFORM CONFORMING TO OPSD 404.020 MUST BE INSTALLED IN ALL STRUCTURES WHERE TOP OF GRATE TO THE SUMP ELEVATION EXCEEDS 5m.
- ALL EXISTING SANITARY SEWERS BEING REMOVED FROM USE SHALL BE ABANDONED; FILL WITH GROUT AND CAP, OR REMOVE COMPLETELY.
- ALL COVERS FOR SANITARY MAINTENANCE HOLES LOCATED IN PROPOSED PONDING AREAS ARE TO BE WATERTIGHT.
- CLEAN SEWERS AT COMPLETION OF CONSTRUCTION AND PROVIDE CCTV INSPECTION. REPAIR DEFICIENCIES AND REPEAT CCTV TO CONFIRM COMPLETION.
- 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:
 - 375mm DIA. AND SMALLER - PVC DR 35
 - 450mm DIA. AND LARGER - CONC. CL 100-D
 - 825mm DIA. AND LARGER - CONC. CL 65-D
- ALL STORM MAINTENANCE HOLES TO BE SIZED IN ACCORDANCE WITH THE PLANS AND AS PER CITY OF OTTAWA STANDARDS COMPLETE WITH BENCHING, RUNGS AND FRAME AND COVER.
- STORM MAINTENANCE HOLES AND CBMH'S TO BE OPSD. SIZE AS SPECIFIED, TAPER TOP FOR MH AND FLAT TOP FOR CBMH, UNLESS OTHERWISE NOTED.
- ANY STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL ICDS FOR ENGINEERS REVIEW PRIOR TO ORDERING ICDS. ENGINEERING CERTIFICATION OF INSTALLATION IS REQUIRED.
- ALL COVERS FOR STORM MAINTENANCE HOLES LOCATED IN PROPOSED PONDING AREAS ARE TO BE WATERTIGHT.
- 150mm DIAMETER SOCK-WRAPPED PERFORATED PVC SUBDRAINS TO BE INSTALLED AT ALL CBMH'S AND ICDS. EXTEND 3.0m FROM 4 SIDES OF CB. WHERE CB IS ADJACENT TO CURB EXTEND SUBDRAIN 3.0 IN EACH DIRECTION ALONG CURB.
- FOUNDATION DRAIN TO BE CONNECTED DOWNSTREAM OF ICDS
- SAFETY PLATFORM CONFORMING TO OPSD 404.020 MUST BE INSTALLED IN ALL STRUCTURES WHERE TOP OF GRATE TO THE SUMP ELEVATION EXCEEDS 5m.
- ALL EXISTING STORM SEWERS BEING REMOVED FROM USE SHALL BE ABANDONED; FILL WITH GROUT AND CAP, OR REMOVE COMPLETELY.
- CLEAN SEWERS AT COMPLETION OF CONSTRUCTION AND PROVIDE CCTV INSPECTION. REPAIR DEFICIENCIES AND REPEAT CCTV TO CONFIRM COMPLETION.
- CONTRACTOR TO SUPPLY SUITABLE FILL MATERIAL WHERE REQUIRED 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.
- FILL MATERIAL WITHIN THE PARKING LOT AND BUILDING PAD AREAS, AND SUPPORTING BUILDING FOUNDATIONS SHALL BE COMPACTED TO 98% STANDARD MODIFIED PROCTOR DENSITY AND TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- ALL COMPACTION METHODS TO BE PERFORMED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO INCLUDE BUT NOT BE LIMITED TO THE THICKNESS OF LIFTS, AND COMPACTION EQUIPMENT USED.
- ALL DISTURBED BOULEVARDS TO BE REINSTATED WITH SOD ON 100mm TOPSOIL.
- UTILITY DUCTS TO BE INSTALLED PRIOR TO PARKING AREA BASE CONSTRUCTION.
- 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.
- CONTRACTOR TO OBTAIN POST CONSTRUCTION SURVEY, COMPLETED BY OLS OR ONTARIO P.ENG., VERIFYING THAT GRADING AND UTILITY INSTALLATION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED DESIGN SURVEY PLAN TO INCLUDE SEWER INVERTS AND VERTICAL AND HORIZONTAL LOCATION OF BURIED SITE WORKS.
- PERFORM DYE TESTING OF STORM AND SANITARY SERVICES, CERTIFIED BY PROFESSIONAL ENGINEER, TO CONFIRM PROPER SEWER CONNECTIONS.

NOTES: SANITARY

- 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:
 - 250mm DIA. AND SMALLER PVC DR 35
 - 300mm DIA. AND LARGER CONC. CL140-D.
- 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.
- SANITARY MANHOLE FRAME TO BE CITY OF OTTAWA STD. S25 (MOD. OPSD. 401.020). SANITARY MANHOLES COVERS TO BE CLOSED COVER TYPE, AS PER CITY STANDARD S24.
- SANITARY SEWER LEAKAGE TEST AND CCTV INSPECTION SHALL BE COMPLETED AS PER CITY SPECIFICATIONS PRIOR TO INSTALLATION OF BASE COURSE ASPHALT.
- ANY SANITARY SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARDS W22, OR AS APPROVED BY THE ENGINEER.
- 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.
- SAFETY PLATFORM CONFORMING TO OPSD 404.020 MUST BE INSTALLED IN ALL STRUCTURES WHERE TOP OF GRATE TO THE SUMP ELEVATION EXCEEDS 5m.
- ALL EXISTING SANITARY SEWERS BEING REMOVED FROM USE SHALL BE ABANDONED; FILL WITH GROUT AND CAP, OR REMOVE COMPLETELY.
- ALL COVERS FOR SANITARY MAINTENANCE HOLES LOCATED IN PROPOSED PONDING AREAS ARE TO BE WATERTIGHT.
- CLEAN SEWERS AT COMPLETION OF CONSTRUCTION AND PROVIDE CCTV INSPECTION. REPAIR DEFICIENCIES AND REPEAT CCTV TO CONFIRM COMPLETION.

NOTES: STORM

- 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:
 - 375mm DIA. AND SMALLER - PVC DR 35
 - 450mm DIA. AND LARGER - CONC. CL 100-D
 - 825mm DIA. AND LARGER - CONC. CL 65-D
- ALL STORM MAINTENANCE HOLES TO BE SIZED IN ACCORDANCE WITH THE PLANS AND AS PER CITY OF OTTAWA STANDARDS COMPLETE WITH BENCHING, RUNGS AND FRAME AND COVER.
- STORM MAINTENANCE HOLES AND CBMH'S TO BE OPSD. SIZE AS SPECIFIED, TAPER TOP FOR MH AND FLAT TOP FOR CBMH, UNLESS OTHERWISE NOTED.
- ANY STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL ICDS FOR ENGINEERS REVIEW PRIOR TO ORDERING ICDS. ENGINEERING CERTIFICATION OF INSTALLATION IS REQUIRED.
- ALL COVERS FOR STORM MAINTENANCE HOLES LOCATED IN PROPOSED PONDING AREAS ARE TO BE WATERTIGHT.
- 150mm DIAMETER SOCK-WRAPPED PERFORATED PVC SUBDRAINS TO BE INSTALLED AT ALL CBMH'S AND ICDS. EXTEND 3.0m FROM 4 SIDES OF CB. WHERE CB IS ADJACENT TO CURB EXTEND SUBDRAIN 3.0 IN EACH DIRECTION ALONG CURB.
- FOUNDATION DRAIN TO BE CONNECTED DOWNSTREAM OF ICDS
- SAFETY PLATFORM CONFORMING TO OPSD 404.020 MUST BE INSTALLED IN ALL STRUCTURES WHERE TOP OF GRATE TO THE SUMP ELEVATION EXCEEDS 5m.
- ALL EXISTING STORM SEWERS BEING REMOVED FROM USE SHALL BE ABANDONED; FILL WITH GROUT AND CAP, OR REMOVE COMPLETELY.
- CLEAN SEWERS AT COMPLETION OF CONSTRUCTION AND PROVIDE CCTV INSPECTION. REPAIR DEFICIENCIES AND REPEAT CCTV TO CONFIRM COMPLETION.

NOTES: WATER

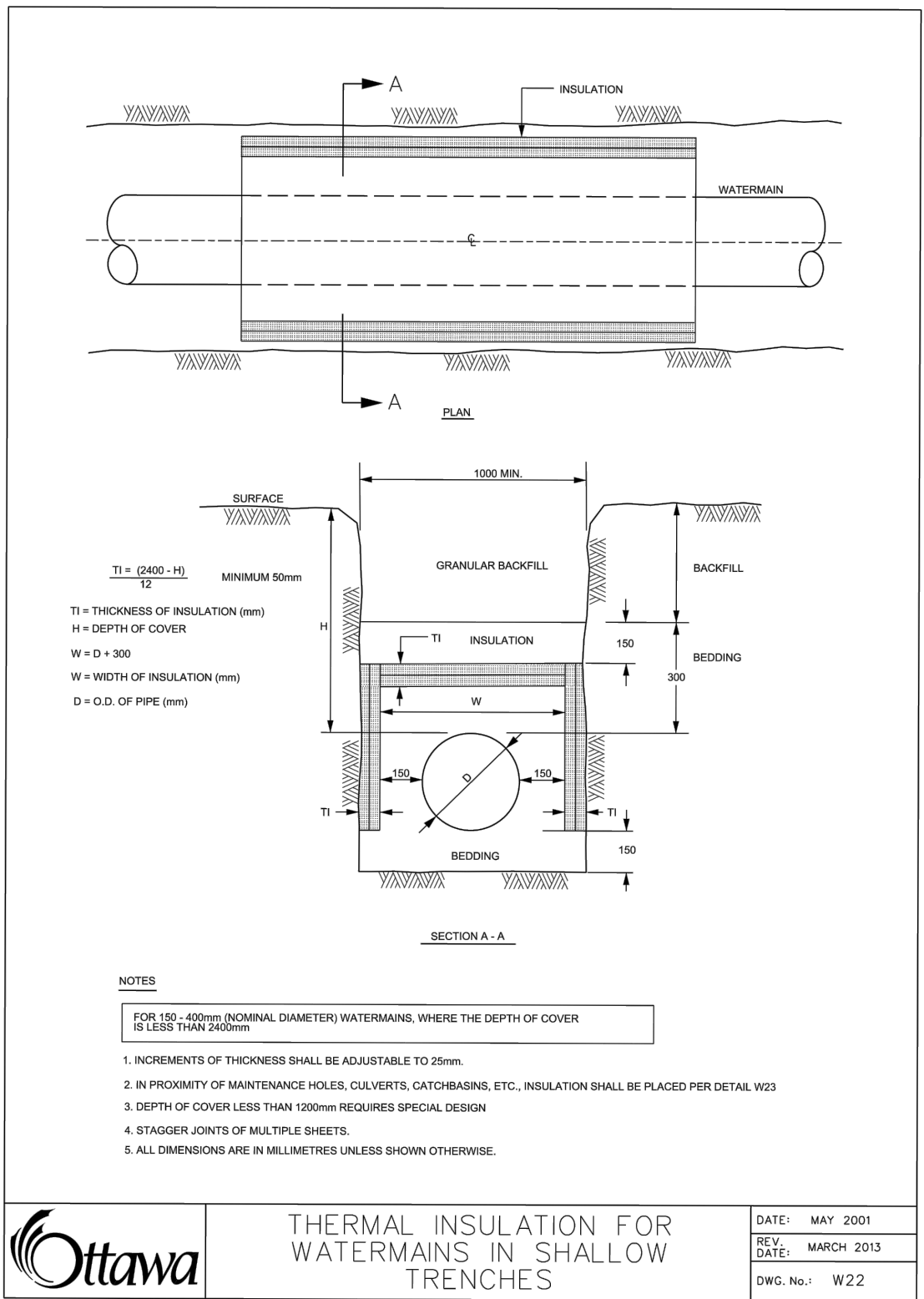
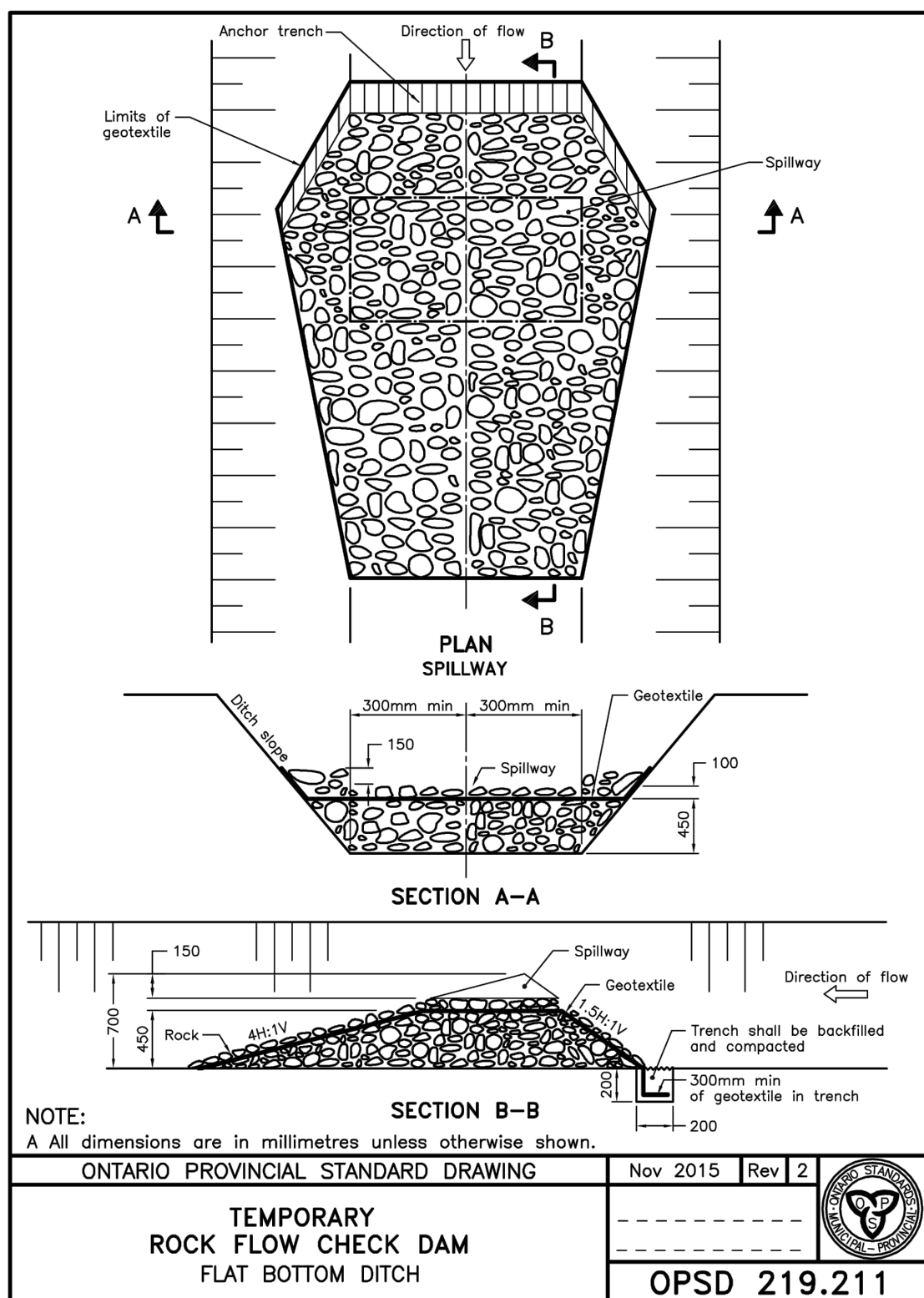
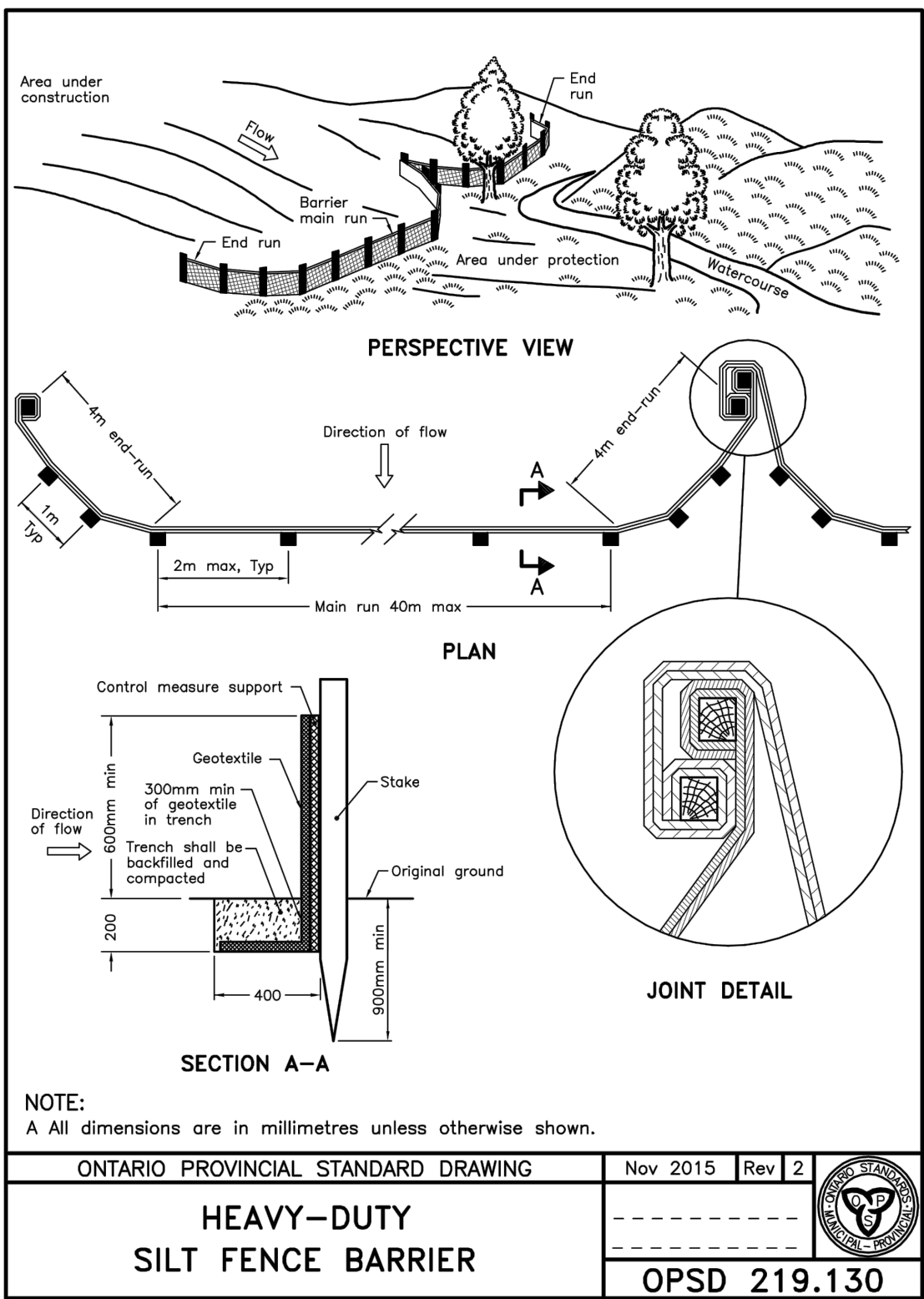
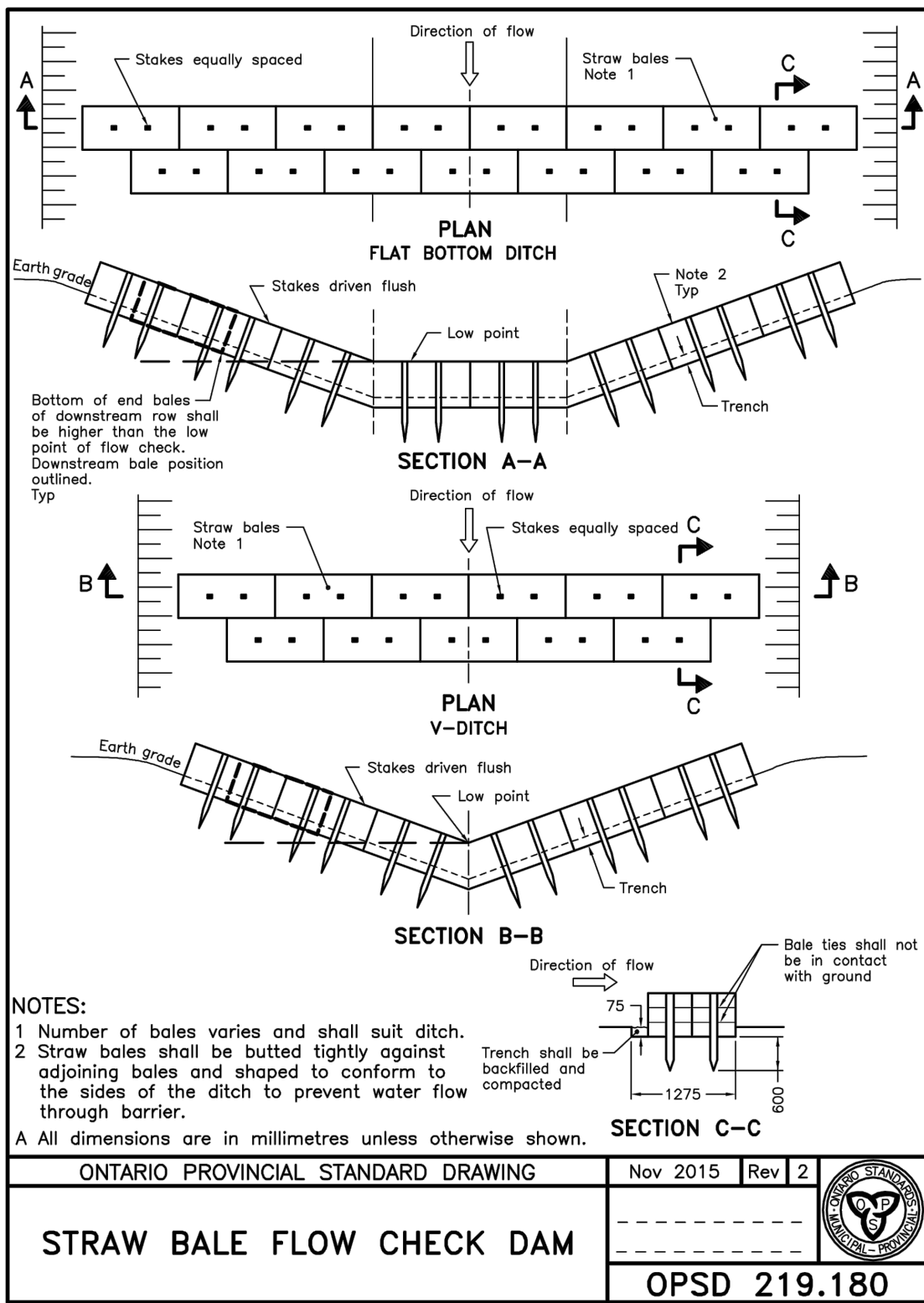
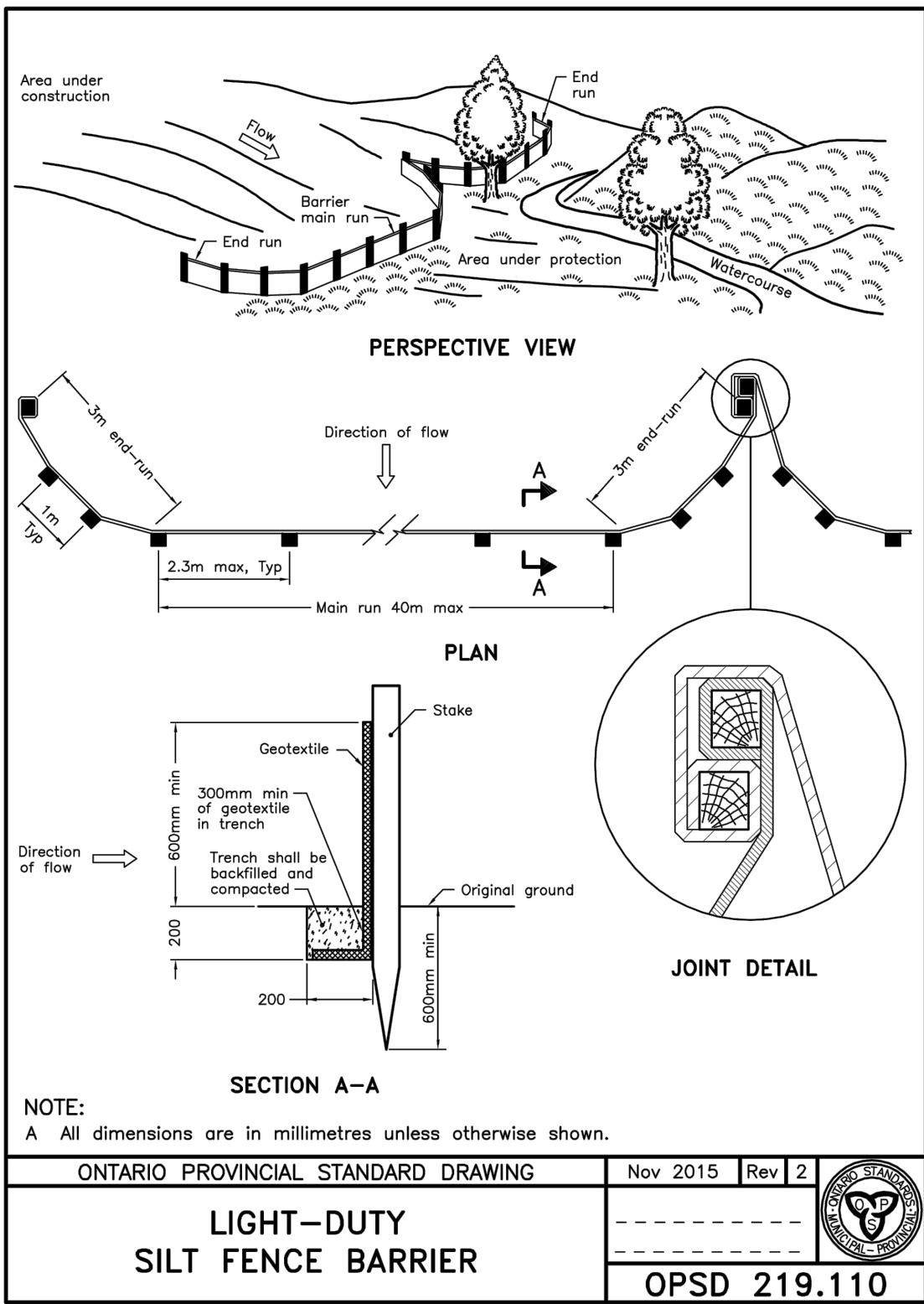
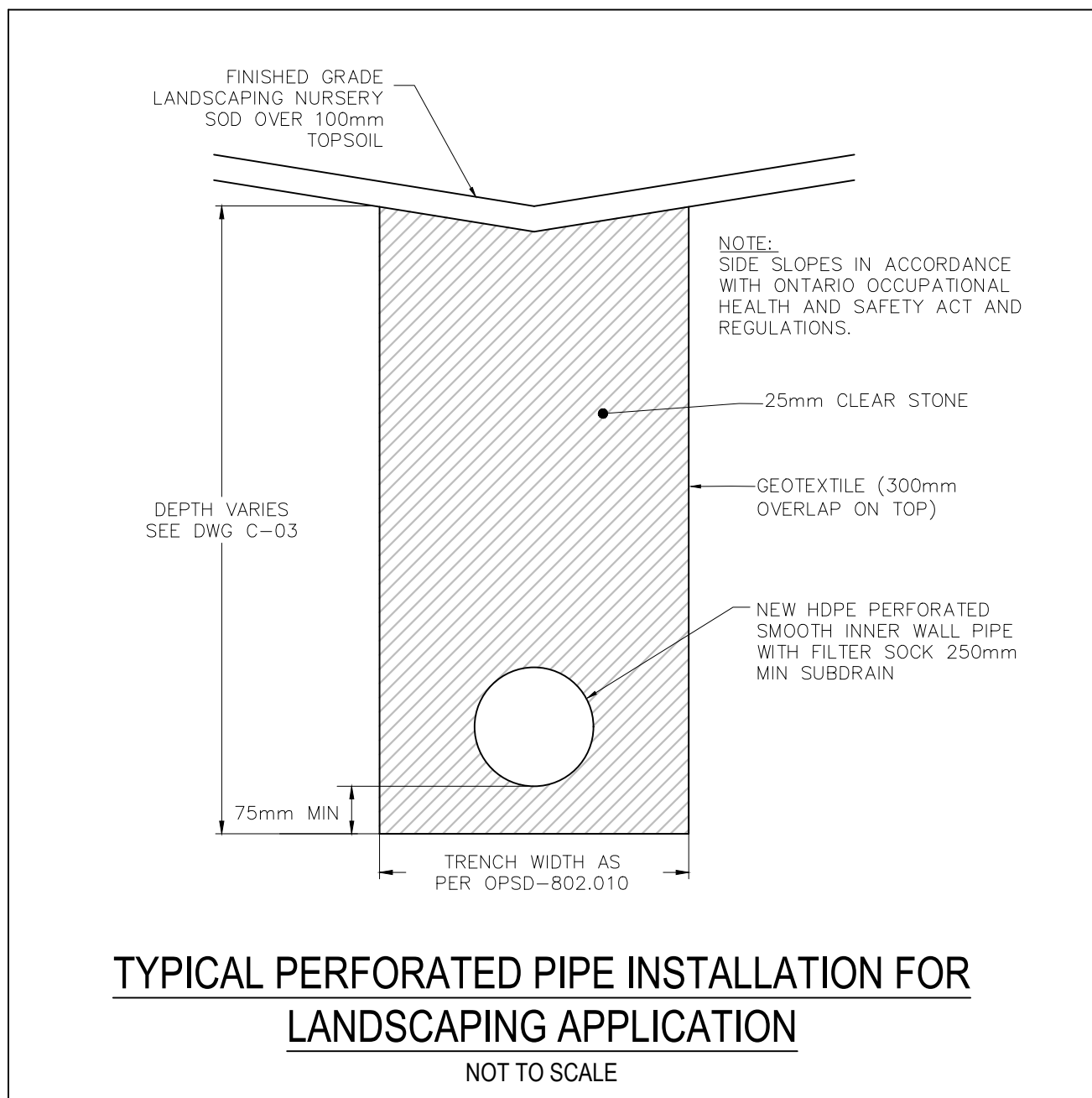
- ALL WATERMANS TO BE PVC DR 18, WITH MINIMUM COVER OF 2.4m AND INSTALLED PER CITY OF OTTAWA STANDARDS.
- THRUST BLOCKS TO BE INSTALLED AT ALL BENDS, TEES, AND CAPS ALL AS PER OPSD 1103.01 AND 1103.02.
- CONTRACTOR TO CONDUCT PRESSURE AND LEAKAGE TESTING OF ALL WATERMANS AND SERVICES AND DISINFECT AND CHLORINATE ALL WATERMANS TO THE SATISFACTION OF M.O.E. AND THE CITY OF OTTAWA.
- TRACER WIRE TO BE INSTALLED ALONG THE FULL LENGTH OF WATERMAIN AND ATTACHED TO EACH MAIN STOP AS PER CITY OF OTTAWA STANDARDS.
- ALL COMPONENTS OF THE WATER DISTRIBUTION SYSTEM SHALL BE CATHODICALLY PROTECTED AS PER CITY OF OTTAWA STANDARDS.
- ALL VALVES & VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLIES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS.
- ANY WATERMAIN WITH LESS THAN 2.4M COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER. THERMAL INSULATION AT OPEN STRUCTURES PER CITY OF OTTAWA DETAIL W23.
- 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.
- CONNECTION TO EXISTING WATERMAIN TO BE INCLUDED IN THE COST FOR THE WATERMAIN INSTALLATION. THIS COST INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARDS.
- ANY UNCOVERED EXISTING WATER SERVICES NO LONGER IN USE ARE TO BE BLANKED AND CAPPED AT MAIN, TO THE SATISFACTION OF THE CITY OF OTTAWA.

NOTES: PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

- CONTRACTOR TO REINSTATE ROAD CUTS PER CITY OF OTTAWA STANDARDS R-10.
- THE CONTRACTOR SHALL PREPARE A TRAFFIC MANAGEMENT PLAN FOR REVIEW AND APPROVAL BY THE CITY OF OTTAWA. CONTRACTOR TO MAINTAIN TRAFFIC FLOW DURING THE ENTIRE CONSTRUCTION PERIOD. MAINTENANCE OF ROAD CUTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROVISION OF FLAGMEN, DETOURS AS NECESSARY, BARRICADES AND SIGNS TO THE FULL SATISFACTION OF THE ENGINEER AND ROAD AUTHORITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
- FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
- 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.
- GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR B PLACEMENT.
- 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.
- ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR A PLACEMENT.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE ENGINEER WITH VERIFICATION PRIOR TO PLACEMENT.
- ANY DITCHES DISTURBED DURING SERVICING AND GRADING OPERATIONS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION AND FLOW LINE GRADES.
- 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.
- 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.
- PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESS) FOR HEAVY DUTY AND LIGHT DUTY AREAS TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT AND SHOWN ON THE PLANS.

NOTES: ROADWAY STRUCTURE

- HEAVY DUTY PAVEMENT STRUCTURE (690mm)
THICKNESS (mm)
40
50
150
450
MATERIAL DESCRIPTION
- WEAR COURSE - HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
- BINDER COURSE - HL-3 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE
- BASE - OPSS GRANULAR A CRUSHED STONE
- SUBBASE - OPSS GRANULAR B TYPE II
- LIGHT DUTY PAVEMENT STRUCTURE (500mm)
THICKNESS (mm)
50
150
300
MATERIAL DESCRIPTION
- WEAR COURSE - HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
- BASE - OPSS GRANULAR A CRUSHED STONE
- SUBBASE - OPSS GRANULAR B TYPE II



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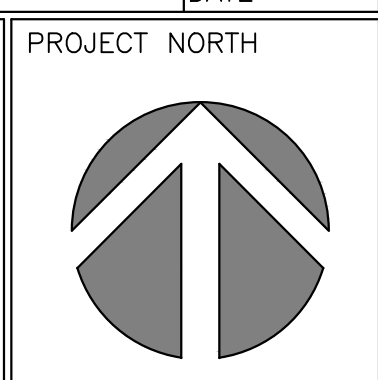


LOCATION MAP



Not for construction unless SEALED and SIGNED.

2	SUBMISSION NO. 2	APR 03, 2019
1	ISSUED FOR SITE PLAN APPLICATION	JAN 23, 2019
NO.	ISSUE & REVISIONS	DATE



P & R
PYE & RICHARDS ARCHITECTS INC
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PROJECT
**NEW 2-STOREY
OFFICE BUILDING
WITH BASEMENT PARKING GARAGE**
56 STEACIE DRIVE OTTAWA, ONTARIO

DRAWING

NOTES AND DETAILS

Do not scale. Refer any dimensional errors and/or possible trade interference/conflict to the architects for clarification prior to commencement of the work. The conditions of the contract apply.

PROJECT NO. 18M-01672-00	DRAWING NO.
SCALE: AS NOTED	
DRAWN: WY	
CHECKED: JJ	
PLOT DATE -2019-04-03	REVISION NO. 1

C-01

D07-12-19-0001

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