

LEGEND: PROPERTY LINE PROPOSED CURB PROPOSED DEPRESSED CURB PROPOSED DOOR ENTRANCE/EXIT EXISTING CONCRETE PROPOSED CONCRETE FEATURES PROPOSED LIGHT DUTY ASPHAL PROPOSED PLANTING BED PROPOSED PEASTONE PROPOSED PAVERS ×50.00 PROPOSED ELEVATION ×50.00BC PROPOSED BOTTOM OF CURB ELEVATION ×50.00TC PROPOSED TOP OF CURB ELEVATION ×70.19 EXISTING ELEVATION ------ STM ------ PROPOSED STORM SEWER ------ SAN ------ PROPOSED SANITARY SEWER PROPOSED VALVE & VALVE BOX (V&VB) EXISTING STORM SEWER — SAN — SAN — EXISTING SANITARY SEWER EXISTING WATERMAIN EXISTING MANHOLE EXISTING CATCHBASIN

NOTES: GENERAL

CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.

2. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.

JOB BENCH MARK - CONFIRM WITH LRL PRIOR TO UTILIZATION.

ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOU PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE, CATCH BASIN OUTLETS AND/OR STORM DETENTION AREAS ARE PROVIDED.

5. STRIP AND REMOVE ALL TOPSOIL FROM IMPROVED AREAS.

COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.

ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A CLEAN STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE AS PER CITY OF OTTAWA STANDARD DETAIL DRAWING R10.

CURBS TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD DETAIL DRAWING SC1 (FOR RIDEAU ST.) AND SC1.2 (FOR COBOURG ST.).

ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSS 206, 310 & 314. MATERIALS TO OPSS 1001, 1003 & 1010.

0. ABUTTING PROPERTY GRADE TO BE MATCHED.

OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS HE MUNICIPAL AUTHORITIES PRIOR TO COMM CONSTRUCTION.

12. MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.

FILTER FABRIC TO BE INSTALLED AND MAINTAINED BETWEEN TH FRAME AND COVER OF ALL CATCHBASINS, CATCHBASIN MANHOLES AND MANHOLES DURING THE CONSTRUCTION PERIOD TO MINIMIZE SEDIMENTS ENTERING THE STORM SEWER SYSTEM. ALL GRASSEE AREAS MUST BE COMPLETED PRIOR TO THE REMOVAL OF THE FILTER FABRIC IN THE DRAINAGE STRUCTURES.

REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS, IF ANY, LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.

THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS BUT NOT LIMITED TO; ROAD CUT PERMITS, SEWER PERMITS, WATER PERMIT, ETC.

16. AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.

SIDEWALK CONSTRUCTION TO BE AS PER CITY OF OTTAWA STANDARD DETAIL DRAWINGS SC3, SC5 AND SC9 (FOR RIDEAU ST.).

8. CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD AND DEBRIS.

CONTACT ONTARIO ONE CALL AT 1-800-400-2255 FOR LOCATES.

NO EXCESS DRAINAGE, EITHER DURING OR AFTER CONSTRUCTION, WILL BE DIRECTED TOWARDS NEIGHBOURING PROPERTIES.

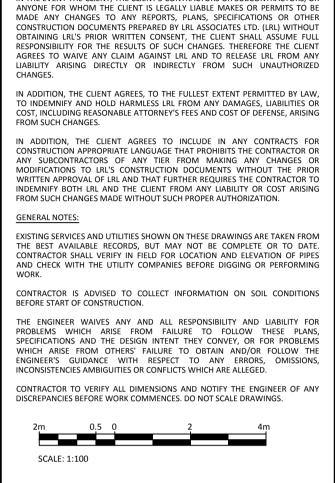
NO ALTERATION OF EXISTING GRADES AND DRAINAGE PATTERNS ON PROPERTY BOUNDARIES.

22. USF TO BE 1.5M MINIMUM BELOW SURROUNDING FINISHED GRADE ELEVATIONS OR ADEQUATE INSULATION WILL BE INSTALLED

23. ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATIONS

24. LANDSCAPED AREAS TO CONFORM TO MIN. 2%, MAX. 7% SLOPES UNLESS TERRACED AT MAXIMUM 3:1 RATIO.

APPROVED	REFUSED		
THIS DAY OF			
	DOUG JAMES, MICP, RPP MANAGER DEVELOPMENT REVIEW CENTRA PLANNING, INFRASTRUCTURE AND ECONOM		
- 영화가 많은 것 같은 것 같은 것이라면 것이 것 같아요? 것이 같다.			
	PARTMENT, CITY OF		



USE AND INTERPRETATION OF DRAWINGS

ELSEWHERE IN THE CONTRACT DOCUMENTS.

CONSTRUCTION DOCUMENT.

UNAUTHORIZED CHANGES:

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF TH

ONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWING. T

CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO TH

WNER-CONTRACTOR AGREEMENTS. CONDITIONS OF THE CONTRACT.

PECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION O THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND

WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORI OT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME

MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETEL

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT. THE OWNER

CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THI CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSEL

WITH THE LOCAL CONDITIONS. VERIFIED FIELD DIMENSIONS AND CORRELATED HI

ERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CADD FILES OF

ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NO O BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJEC

UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THESE DRAWINGS

SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A

THESE DRAWINGS ILLUSTRATES THE WORK TO BE DONE. THE ENGINEER IS NO

RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF

CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED ANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS A

THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT T WORK, SUBMITTAL OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGEMENT OF

IE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN

PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR

DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

HANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

HER ELECTRONIC MEDIA AND COPIED THERE OF FURNISHED BY THE ENGINEE



APPROVED

Bv wesselsh at 10:12 am, Jun 28, 2019

04	RE-ISSUED FOR SPA	V.J.	20 MAR 2019
03	RE-ISSUED FOR SPA	V.J.	10 JAN 2019
02	ISSUED FOR SPA	V.J.	16 MAY 2018
01	ISSUED FOR SPA	V.J.	11 DEC 2017
No.	REVISIONS	BY	DATE



NOT AUTHENTIC UNLESS SIGNED AND DATED



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CHENIER DEVELOPMENT CORP.

DESIGNED BY:	DRAWN BY:	APPROVED BY:				
V.J.	V.J.	J.C.L.				
PROJECT						
541-545 RIDEAU STREET OTTAWA, ON						
DRAWING TITLE						
PROJECT NO.						

DECEMBER 2017

170681

C401