### **GENERAL NOTES**

SAFETY ACT", AS APPLICABLE.

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE PROEJCT AGREEMENT (PA) AND ALL CODES, BY-LAWS, REGULATIONS AND STANDARDS INCLUDING ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), THE NATIONAL BUILDING CODE, ONTARIO BUILDING CODE, THE "OCCUPATIONAL HEALTH AND
- ALL TRENCHING AND TUNNELING WORK SHALL BE DONE IN ACCORDANCE WITH THE ONTARIO HEALTH AND SAFETY ACT AND REGULATIONS. THE CONTRACTOR IS RESPONSIBLE TO CO-ORDINATE HIS SCHEDULE AND WORK ACTIVITIES WITHIN THE AREA OF THE CONTRACT. DO NOT USE LOCAL STREETS OR GRAVEL ROADS FOR STORAGE OF CONSTRUCTION MATERIAL UNLESS AUTHORIZED, IN WRITING, BY LOCAL
- MUNICIPALITY, ALL AUTHORITIES HAVING JURISDICTION AND MOBILINX CONSTRUCTION. ALL TRENCH EXCAVATIONS SHALL BE BACKFILLED AS PER CONTRACT DOCUMENTS INCLUDING SPECIFICATIONS AND THE DESIGN DRAWINGS.
- ALL EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OFF-SITE. CONSTRUCTION LAYDOWN AREAS INCLUDING PARKING, TEMPORARY OFFICES, AND MATERIALS STORAGE SHALL HAVE A MINIMUM 150mm DEPTH 19mm CRUSHED STONE SURFACE. MAINTAIN EXISTING DRAINAGE. UPON COMPLETION OF CONTRACT, RESTORE AREA TO ORIGINAL CONDITION OR AS PER
- CONTRACT DOCUMENTS DURING NON-CONSTRUCTION PERIODS, ALL OPEN EXCAVATIONS ALONG THE STREETS TO BE COMPLETELY COVERED WITH ADEQUATE TIMBER OR STEEL BEAMS SUPPORTING STEEL PLATES DESIGNED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN ONTARIO AND SUBMITTED TO THE
- CONTRACTOR SHALL PREVENT CONSTRUCTION DEBRIS FROM ENTERING EXISTING CATCH BASINS, MAINTENANCE HOLES AND STORM AND SANITARY SEWERS WITHIN THE AREA OF THE CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, IN A TIMELY MANNER, OF ANY CONSTRUCTION DEBRIS THAT ENTER THE EXISTING CATCH BASINS MAINTENANCE HOLES AND STORM AND SANITARY SEWERS.
- 10. ACCESS TO PRIVATE AND PUBLIC PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
- 12. ORDER OF PRECEDENCE OF STANDARD DRAWINGS IS FIRSTLY THE AGENCY'S ENGINEERING STANDARDS, SECONDLY THE CITY OF OTTAWA AS APPICABLE, STANDARD DRAWINGS, AND THIRDLY ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD)
- 13. LENGTHS OF SERVICE LINES INDICATED ON DRAWINGS ARE NOT EXACT. THE CONTRACTOR SHALL CONFIRM TOTAL LENGTHS AND PROVIDE THE FULL EXTENT OF LINES (INCLUDING REQUIRED CONNECTIONS) EVEN IF ACTUAL LENGTHS VARY FROM DESIGN VALUES.
- 14. THE CONTRACTOR SHALL COORDINATE ITS SCHEDULE AND WORK ACTIVITIES WITH ALL OTHER STAKEHOLDERS IN THE PROJECT AREA.
- 15. PROVIDE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES DURING EXECUTION OF WORK. 16. GRANULAR MATERIAL, USED FOR BACKFILL WHERE INDICATED ON THE DESIGN DRAWINGS, SHALL BE PLACED IN LAYERS 150mm IN DEPTH MAXIMUM AND
- 17. CONTRACTOR SHALL MAINTAIN FLOW IN ALL EXISTING SERVICES DURING CONSTRUCTION. 18. BENCHMARKS TO BE OBTAINED FROM THE CONTRACT DRAWINGS.

BE COMPACTED TO 100% S.P.M.D.D. AND AS NOTED IN THE SPECIFICATIONS.

- 19. CATCH BASINS TO BE MAINTAINED DURING CONSTRUCTION UNLESS OTHERWISE SPECIFIED. 20. ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD / OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
- 21. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION AND SHALL PROTECT AND ASSUME RESPONSIBILITY OF ALL UTILITIES WHETHER OR NOT SHOW ON THESE
- 22. ALL SEWER SERVICE LATERALS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.

23. ALL EXISTING SITE SEWERS THAT WILL BE DECOMMISSIONED WILL BE REMOVED FROM SITE.

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. 1.2 ALL SANITARY SEWERS AND BUILDING SERVICES TO BE CSA CERTIFIED PVC SDR 35, BELL AND SPIGOT TYPE, WITH ELSATOMERIC GASKET AS PER OPSS 1841 AND CSA B182.2 M1990. ONLY FACTORY FITTINGS TO BE USED, SEWER TO BE INSTALLED AS PER OPSD 1005.01.
- 1.3 MINIMUM DEPTH OF COVER FOR SANITARY SEWER MAINS AND LATERALS IS 1.5m. 1.4 SANITARY LATERAL TO BE CONNECTED TO EXISTING SEWER WITH WYE FITTING AND A LONG RADIUS BEND.

OF OTTAWA. A NOTIFICATION OF 48 HRS IN ADVANCED SHALL BE PROVIDED TO THE CITY OF OTTAWA PRIOR TO ANY CONSTRUCTION WORKS.

1.5 CONTRACTOR TO VERIFY EXISTING SANITARY PIPE CONDITION, LOCATION, AND ELEVATION PRIOR TO CONSTRUCTION, AND TO PROVIDE GRAVITY DRAIN FOR PROPOSED BUILDING 1.6 EXISTING SANITARY SEWER SERVICES PROPOSED FOR REMOVAL SHALL BE DISCONNECTED AND ABANDONED AT THE MAIN (UNLESS OTHERWISE STATED) TO THE SATISFACTION OF CITY

- 2.1 ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. 2.2 WATERMAIN PIPE AND SERVICES TO BE PVC OR COPPER AS PER ONTARIO BUILDING CODE. ALL PIPE AND FITTINGS SHALL BE CERTIFIED CSA B137.3. PROVIDE A MINIMUM COVER OF 2.4m AND INSTALL AS PER OPSD 1102.02 TYPE 2. PROVIDE A MINIMUM OF 0.5m VERTICAL SEPARATION BETWEEN WATERMAIN CROWN AND SEWER INVERT AT ALL CROSSINGS.
- 2.3 WATER SERVICE TIE-IN (LIVE TAP) TO BE PERFORMED BY AUTHORIZED PERSONNEL AS PER APPROVAL OF CITY OF OTTAWA. ALL SITE WORKS FOR COMPLETION OF LIVE TAP ARE TO BE PERFORMED BY THE CITY, CONTRACTOR TO BACKFILL AND PROVIDE RESTORATIONS. 2.4 ALL VALVES TO COMPLY WITH CITY OF OTTAWA DESIGN GUIDELINES .
- 2.5 THE PROPOSED WATER SERVICE PROVIDES DOMESTIC WATER SUPPLY ONLY. ALL PROPOSED BUILDING FIRE WATER SUPPLY AND PROTECTION MEASURES/SPRINKLER SYSTEMS ARE TO BE DESIGNED IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS.
- 2.6 A NOTIFICATION OF 48 HRS IN ADVANCED SHALL BE PROVIDED TO CITY OF OTTAWA PRIOR TO ANY CONSTRUCTION WORKS. WATER SERVICE LINE CONNECTION FROM WATERMAIN SHALL BE PVC DR18, AWWA C900 w/ STANDARD GATE VALVE SHUT OFF LOCATED AT PROPERTY LINE. 2.8 ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACTAND REINSTATE.

# WATER SERVICE LINE CONNECTION FROM WATERMAIN SHALL BE PVC DR18, AWWA C900 w/ STANDARD GATE VALVE SHUT OFF LOCATED AT PROPERTY LINE.

- FACTORY FITTINGS 4.2 STORM MAINTENANCE HOLES TO BE AS PER OPSD 701.01 FOR 1.2mØ, OPSD 701.012 FOR 1.8mØ, OPSD 701.013 FOR 2.4mØ, ALL c/w BENCHING.
- 4.3 ALL CATCH BASINS TO BE AS PER OPSD 705.01, FRAME & GRATE AS PER 400.01, LEAD TO BE HDPE 4.4 STORM MH FRAMES AND COVERS TO BE OPEN TYPE, AS PER OPSD 401.01 TYPE B. CONTRACTOR TO INSTALL FILTER CLOTH UNDER STORM MH COVERS UNTIL THE BASE COURSE OF
- 4.5 STRAW BALE CHECK DAMS SHALL BE PLACED AROUND CB'S TEMPORARILY UNTIL SITE VEGETATION HAS BEEN STABLIZED.
- 4.6 ALL CB LEADS TO BE AT LEAST 0.5m FROM WATER AND SANITARY SEWER MAIN 4.7 ALL PROPOSED CATCH BASIN COVER FRAMES (CB1, CB2 & CB3) LOCATED IN THE BIOSWALE NEED TO BE ANCHORED DIRECTLY TO THE TOP OF THE PRECAST CONCRETE AS PER S.P. No F-4070 TO PREVENT DISPLACEMENT.

4.1 ALL STORM SEWER MAINS TO BE CSA CERTIFIED HDPE UNLESS OTHERWISE APPROVED/NOTED. ALL SEWERS TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS, USING ONLY

- TEMPORARY EROSION AND SEDIMENT CONTROLS

  1. INSTALL SILT FENCE AT THE DOWNSLOPE SIDE OF DISTURBED AREAS AND SNOW FENCE ALONG PERIMETER OF THE DEVELOPMENT SITE, PRIOR TO THE START OF CONSTRUCTION. STOCKPILE TOPSOIL AT DESIGNATED LOCATIONS NEAR THE NORTH-EAST REGION OF THE SITE. STOCKPILES WILL BE CONTAINED BY SILT FENCES ON
- TEMPORARY SWALES WITH CHECK DAMS ARE TO BE CONSTRUCTED PRIOR TO THE BEGINNING OF SITE GRADING.
- THE ACCUMULATED SILT SHALL BE REMOVED FROM ALL SEDIMENT CONTROL DEVICES AS REQUIRED DURING CONSTRUCTION AND DISPOSED IN THE LOCATIONS APPROVED BY THE CITY AND CRCA
- ALL EXPOSED SOILS ARE TO BE STABILIZED AND VEGETATED AS SOON AS POSSIBLE USING SEED AND MULCH APPLICATION ON 100mm OF TOPSOIL, AS DIRECTED BY THE ENGINEER.
- ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED ON SITE AS DETERMINED BY THE ENGINEER. NO CONSTRUCTION ACTIVITY/MACHINERY SHALL INTRUDE BEYOND THE SILT/SNOW FENCE OR PROPERTY LIMIT. EXCEPT, WHERE NECESSARY TO
- COMPLETE THE WORKS. ALL INTRUSIONS ARE TO BE KEEP TO A MINIMUM AND MUST BE APPROVED WITH THE ENGINEER PRIOR TO INTRUSION BEYOND SILT FENCE/PROPERTY LIMITS. ALL CONSTRUCTION VEHICLES SHALL ENTER AND LEAVE THE SITE VIA DESIGNATED ENTRANCES.
- 8. ALL REGRADED AREAS THAT ARE NOT OCCUPIED BY DWELLINGS. ROADS. SIDEWALKS. DRIVEWAYS. PARKS AND OTHER SERVICES SHALL BE COVERED BY 100mm TOPSOIL, AND SODDED/SEEDED IMMEDIATELY AFTER COMPLETION OF FINAL GRADING OPERATIONS, AS DIRECTED BY THE ENGINEER. 9. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRADING, MUST BE INSPECTED ON
- A REGULAR BASIS AND AFTER EVERY RAINFALL EVENT. AND MUST BE CLEANED AND MAINTAINED AS REQUIRED TO PREVENT THE MIGRATION OF SEDIMENT FROM THE SITE
- 10. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS MUST BE REMOVED AFTER CONSTRUCTION ONCE THE DEVELOPMENT SITE HAS BEEN STABILIZED TO THE CITY'S SATISFACTION. ALL AREAS DISTURBED BY EROSION OR SEDIMENT CONTROL DEVICES ARE TO BE RESTORED WITH 100mm TOPSOIL AND 11. THE CONTRACTOR SHALL KEEP PUBLIC ROADWAYS FREE OF DEBRIS DURING CONSTRUCTION. ANY MATERIAL TRACKED FROM THE SITE SHALL BE
- PROMPTLY REMOVED FROM ROADWAYS AT THE CONTRACTOR'S EXPENSES. 12. PROPOSED WORKS WILL BE OCCURRING WITHIN THE REGULATED FLOOD PLAIN, THEREFORE IT IS IMPORTANT TO MONITOR THE WEATHER FOR LARGE STORM EVENTS BEFORE COMMENCING WORK.
- 13. CONSTRUCTION ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCE INTO THE EXISTING WATERCOURSE(S), VEHICULAR REFUELING AND MAINTENANCE
- WILL BE CONDUCTED 30 METERS FROM EXISTING WATERCOURSE. 14. ALL CONSTRUCTION MATERIALS, EQUIPMENT, VEHICLES AND MACHINERY ARE TO BE STORED OUTSIDE THE FLOODPLAIN LIMITS. 15. SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR
- UNTILSTART OF SUBSEQUENT PHASE. 16. FABRIC TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE FABRIC IN STREET CBS TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN RYCBS TO REMAIN UNTIL VEGETATION IS ESTABLISED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND
- CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED. 17. CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.
- 18. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE
- EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY. 19. SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY

- ALL LOTS AND BLOCKS FOR PRIVATE USE ON THE LANDS CORRESPONDING TO THIS DESIGN ARE TO BE DEVELOPED IN ACCORDANCE WITH THE PLAN DETAILS AND THESE NOTES
- 2. THE DEVELOPER SHALL NOT BE CONSIDERED RESPONSIBLE TO THE CONTRACTOR IN ANY RESPECT FOR THE AMOUNT OF GRADING OR EARTHWORK REQUIRED TO BE PERFORMED BY THE CONTRACTOR DUE TO THE INFORMATION PROVIDED ON THESE DRAWINGS EXCEPT WHERE REQUIRED TO
- 3. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALES ARE 4. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ALONG SIDE LOT LINES AS REQUIRED TO MAINTAIN THE INTENT OF THE GRADING PLAN. THE
- CONTRACTOR SHALL COMPLETE THE DRAINAGE SWALES IN THE LOCATIONS AND TO THE GRADES AND ELEVATIONS, DEPTHS AND SECTIONS SPECIFIED ON THE PLAN, PRIOR TO FINAL LANDSCAPING BY THE CONTRACTOR. THE CONTRACTOR SHALL ENSURE THAT THE REQUIRED SWALES ARE CONSTRUCTED IN ACCORDANCE WITH THE GRADING PLAN. ANY EMBANKMENT REQUIRED FOR INTERNAL GRADING IS TO BE COMMENCED ALONG THE INSIDE EDGE OF THE PROPERTY.
- THE GRADING OF ALL LOTS AND BLOCKS IS TO BE PERFORMED TO PROVIDE FINISHED PERIMETER SURFACES WHICH ARE FLUSH WITH GIVEN STREET LINE. REAR AND SIDE LINE ELEVATIONS. 7. FINAL PERIMETER GRADES FOR A LOT OR BLOCK WHERE NOT OTHERWISE SHOWN HEREON SHALL BE COINCIDENT WITH THE ADJOINING PERIMETER
- GRADES OF AN ADJACENT LOT OR BLOCK WHICH SHALL HAVE BEEN PREVIOUSLY ESTABLISHED BY, OR CONSTRUCTED IN ACCORDANCE WITH A MUNICIPAL SITE PLAN APPROVAL OR DEVELOPER GRADING APPROVAL. 8. MAXIMUM LOT OR BLOCK GRASS SURFACE GRADE AT ANY LOCATION SHALL BE 8.0% WITH EMBANKMENTS (3:1 MAX.) OR RETAINING STRUCTURES
- PROVIDED AS REQUIRED TO TAKE UP GRADE DIFFERENTIALS IN EXCESS OF SUCH SLOPES. 9. EMBANKMENTS FORMED DURING THE GRADING OF LOTS AND BLOCKS SHALL HAVE THE FOLLOWING MAXIMUM GRADES: (A) ADJACENT TO DRIVEWAYS OR SWALE SIDE SLOPES - 4:1 MAXIMUM
- (B) ELSEWHERE 3:1 MAXIMUM 10. MAXIMUM DRIVEWAY GRADES TO BE 10.0%. MAXIMUM PARKING AREA PAVEMENT GRADES TO BE 6%. 11. UNLESS OTHERWISE INDICATED, THE LOT LINE AND CORNER ELEVATIONS SHOWN HEREON ARE GENERALLY THE MINIMUM ELEVATIONS FOR THE

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

- SPECIFIED DRAINAGE PATTERN ANY ALTERATIONS REQUIRE THE WRITTEN APPROVAL OF THE DESIGN ENGINEER GIVEN THE PROPOSED BUILDING GRADES MAY BE RAISED TO COMPENSATE FOR DIFFERENCES BETWEEN ASSUMED AND ACTUAL BUILDING
- DIMENSIONS IN ACCORDANCE WITH THE ESTABLISHED CRITERIA FOR THE DRAINAGE PATTERN. REAR SPECIFIED BUILDING GRADE TO BE ESTABLISHED BY CONTRACTOR TO SUIT BUILDING TYPE HOWEVER ALL GRADING REQUIREMENTS IDENTIFIED ON THIS PLAN AND AS REQUIRED BY THE MUNICIPALITY SHALL BE CONFORMED TO
- 13. GRADING AND SODDING OF ADJACENT ROADWAY BOULEVARDS WILL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH MUNICIPAL

## ENVIRONMENTAL NOTES

- 1. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL EROSION AND SEDIMENT CONTROLS (ESC) AS PER CONTRACT SPECIFICATIONS AND AT LOCATIONS AS DIRECTED BY THE ENGINEER. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48
- HOURS OF THE INSPECTION 2. CONTRACTOR TO PROVIDE SEDIMENT CONTROL MEASURES AND PRECAUTIONS TO PREVENT CONSTRUCTION DEBRIS FROM ENTERING EXISTING CATCH BASINS, MAINTENANCE HOLES, CULVERTS, CREEKS, ROAD SIDE DITCHES, AND STORM AND SANITARY SEWERS WITHIN THE AREA OF THE CONTRACT.
- 4. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREAS, IF THE PRESCRIBED MEASURES ON THE PLANS ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF A DELETERIOUS SUBSTANCE, INCLUDING SEDIMENT, THEN ALTERNATIVE MEASURES MUST BE

IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS. ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND PLACED AS

DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK

- SEDIMENT AND EROSION CONTROL MEASURES TO BE INSPECTED DAILY AND ANY REQUIRED REPAIRS DONE PROMPTLY. ROADS ARE TO BE CLEANED AT A MINIMUM ONCE A WEEK OR AS INSTRUCTED BY THE ENGINEER. IT WILL NOT BE CONSIDERED ACCEPTABLE TO HAVE MUD AND DEBRIS ON THE ROADS
- RESTORATION OF ANY DISTURBED AREAS TO BE DONE IN ACCORDANCE WITH CONTRACT SPECIFICATIONS. RESTORATION OF DISTURBED GRASS AREAS WITHIN THE EXISTING RIGHT-OF-WAY TO CONSIST OF SODDING AS PER OPSS 803. 8. ALL DEWATERING DISCHARGE EFFLUENT SHALL BE TREATED TO MEET PROVINCIAL WATER QUALITY OBJECTIVES PRIOR TO BEING DISCHARGED TO THE

NATURAL ENVIRONMENT. IN CASE WATER QUALITY IS NOT SUITABLE FOR DISCHARGE INTO THE STORM SEWER, THE CONTRACTOR SHALL ACQUIRE

AGENCY APPROVAL PRIOR TO DISCHARGING EFFLUENT TO THE LOCAL SANITARY SEWER SYSTEM WITH ADDITIONAL COSTS BACKCHARGED TO THE

CONTRACTOR PER CUBIC METER OF DISCHARGE.

### SITE SURVEY NOTES

- CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SURVEY AND CONSTRUCTION LAYOUT. THE ACCURACY OF ALL BENCHMARKS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DEVIATIONS ARE TO BE REPORTED TO
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUFFICIENT SURVEY MARKERS AND GRADE SHEETS AS MAY BE REQUIRED FOR THE PROPER EXECUTION
- OF THE WORKS. ALL STAKES, MARKERS AND REFERENCE POINTS SHALL BE CAREFULLY PRESERVED BY THE CONTRACTOR THROUGHOUT THE DRAWING STATIONS SHOWN ON PLAN VIEWS AND ALL LENGTHS OF PROPOSED INFRASTRUCTURE INDICATED ON THESE DRAWINGS ARE FOR DESIGN

PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING THE EXACT LENGTHS AND SHOWING THESE ON THEIR SHOP DRAWINGS

(INCLUDING REQUIRED CONNECTIONS) EVEN IF THE ACTUAL LENGTHS VARY FROM THE DESIGN VALUES. THE UTILITY DESIGNS ARE BASED ON TOPOGRAPHICAL SURVEYS, BASE PLANS, AERIAL DIGITAL TERRAIN MODELS, TEST PITS, AND OTHER INFORMATION RELATED TO EXISTING INFRASTRUCTURE PROVIDED BY OTHERS. THE PERFORMING CONTRACTOR SHALL VERIFY THE ACCURACY OF THE INFORMATION PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

## UTILITIES NOTES

- CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UNDER/ABOVEGROUND UTILITIES PRIOR TO AND DURING CONSTRUCTION. WHERE SERVICES CROSS EXISTING CONCRETE OR ASPHALT ROADWAYS OR WALKWAYS, CONTRACTOR TO SAWCUT SURFACE AND RESTORE TO
- PRE-CONSTRUCTION CONDITIONS. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR, AS PART OF THEIR WORK SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE UTILITY
- COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR IS REQUIRED TO OBTAIN STAKEOUTS OF ALL UTILITIES AND CONFIRM THE EX. SEWER INVERTS AS WELL AS THE DEPTH AND
- LOCATIONS OF UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. EXISTING SEWER INVERTS AND UTILITY DEPTHS SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO ISSUANCE OF SHOP DRAWINGS. PERFORM TEST PIT EXCAVATIONS AT ALL LOCATIONS WHERE EXISTING UTILITIES MAY BE DISTURBED. HAND DIG AS REQUIRED TO PREVENT DAMAGE TO

EXISTING UTILITIES. NOTIFY UTILITY OWNERS AND AGENCY'S DEPARTMENTS IN ADVANCE OF SCHEDULED WORK NEAR THESE UTILITIES. CONTRACTOR

- TO COORDINATE TIMING OF NOTIFICATION WITH EACH UTILITY OWNER AT TIME OF CONSTRUCTION. REPORT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES NOT SHOWN ON THE DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO
- COMMENCING WORK THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DAMAGED UTILITY. THE OWNER MAY, AT ITS DISCRETION AND AT THE CONTRACTOR'S EXPENSE,
- REPAIR THE DAMAGED UTILITY OR DIRECT THE CONTRACTOR TO REPAIR THE DAMAGED UTILITY. THE CONTRACTOR SHALL ALLOW ACCESS BY UTILITY OWNERS TO THEIR UTILITIES FOR INSPECTION PURPOSES AT ALL TIMES DURING CONSTRUCTION.
- WHERE UNSHRINKABLE FILL IS USED AS BACKFILL MATERIAL, ALL EXPOSED UNDERGROUND UTILITIES MUST BE PROTECTED BY PLACING CLEARSTONE DUE TO UNKNOWN EMBEDMENT DEPTH OF UTILITY POLES, CONTRACTOR TO SUPPORT AS REQUIRED. CONTRACTOR TO MINIMIZE AMOUNT OF OPEN
- TRENCH IN THE VICINITY OF LITH ITY POLES.
- . ABANDONED WET UTILITIES TO BE REMOVED AND DISPOSED OF OFF SITE IF LOCATED UNDER TREE ZONE WITH LESS THAN 2.0M CLEARANCE BETWEEN TOP OF OD TO FINAL BLVD GRADE
- 13. ONTARIO ONE CALL AT 1-800-400-2255 FOR LOCATE REQUIREMENTS.

### STANDARD DETAILS AND REFERENCE DETAIL / REFERENCE WATERMAIN PIPE (150mm) PVC DR18, C900/AWWA W17 (CITY OF OTTAWA) WATERMAIN TRENCHING W19 (CITY OF OTTAWA) HYDRANT INSTALLATION WATERMAIN INSULATION W22 (CITY OF OTTAWA) WATERMAIN VALVE BOX ASSEMBLY W24 (CITY OF OTTAWA) W25 (CITY OF OTTAWA) WATERMAIN CROSSING BELOW SEWER W25.2 (CITY OF OTTAWA) WATERMAIN CROSSING OVER SEWER WATERMAIN THRUST BLOCK DETAILS W25.3 (CITY OF OTTAWA) WATERMAIN THRUST BLOCK DIMENSIONS W25.4 (CITY OF OTTAWA) W25.5 (CITY OF OTTAWA) PIPE RESTRAINTS DETAILS W25.6 (CITY OF OTTAWA) PIPE RESTRAINTS LENGTHS TRACER WIRE INSTALLATION W36 (CITY OF OTTAWA) CATHODIC PROTECTION W40 (CITY OF OTTAWA) W42 (CITY OF OTTAWA) ANODE INSTALLATION W47 (CITY OF OTTAWA) TRACER WIRE WATER PROOFING SPLICES STORMWATER DETAIL / REFERENCE STORM PIPE (150-450mm) PVC DR35 / AWWA MANHOLES (1200mm) 701.010 / OPSD CATCH BASIN (600x600mm) 705.010 / OPSD S24.1 (CITY OF OTTAWA) MANHOLE COVER S25 (CITY OF OTTAWA) MANHOLE CIRCULAR FRAME CATCH BASIN COVER S19.1 (CITY OF OTTAWA) S4.1 (CITY OF OTTAWA) **VORTEX ICD INSTALLATION** S6 / S7 (CITY OF OTTAWA) SEWER TRENCHING DETAIL / REFERENCE SANITARY PIPE (150-200mm) PVC DR35 / AWWA MANHOLES (1200mm) 701.010 / OPSD S24 (CITY OF OTTAWA) MANHOLE COVER S25 (CITY OF OTTAWA) MANHOLE CIRCULAR FRAME SEWER SERVICE CONNECTION S11.1 (CITY OF OTTAWA) S12 (CITY OF OTTAWA) SEWER INTERNAL DROP STRUCTURE ROAD / SURFACE WORKS DETAIL / REFERENCE SC1.1 (CITY OF OTTAWA)

BARRIER CURB SIDEWALK SC4 (CITY OF OTTAWA) SIDEWALK CONSTRUCTION JOINT SC5 (CITY OF OTTAWA) SC6 (CITY OF OTTAWA) SIDEWALK RAMP TWSI DETAIL SC7.3 (CITY OF OTTAWA)

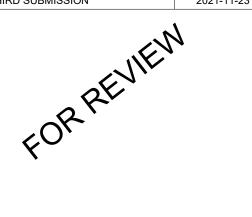
STANDARD TRENCH REINSTATEMENT IN PAVED SURFACE R10 (CITY OF OTTAWA) ASPHALT REINSTATEMENT R25 (CITY OF OTTAWA)

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SSUES				
Vo.	DESCRIPTION	DATE		
1	FIRST SUBMISSION	2021-05-20		
2	SECOND SUBMISSION	2021-08-24		
3	BUILDING PERMIT SUBMISSION	2021-09-07		
4	TENDER SUBMISSION	2021-10-05		
5	TENDER RESUBMISSION	2021-11-03		
6	TENDER RESUBMISSION	2021-11-09		
7	L3101 SITE WORKS - ADDENDUM 1	2021-11-19		
8	THIRD SUBMISSION	2021-11-23		



KEY PLAN **BAREILLE-SNOW** 

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MIKINAK REDEVELOPMENT

715 MIKINAK ROAD, OTTAWA, ON CANADA K1K 2G8 PROJECT NO: 125599 AS SHOWN CHECKED BY: DRAWN BY:

PROJECT MGR: APPROVED BY: SHEET TITLE **GENERAL NOTES** & STANDARD DETAIL

REFERENCE

SHEET NUMBER C00001

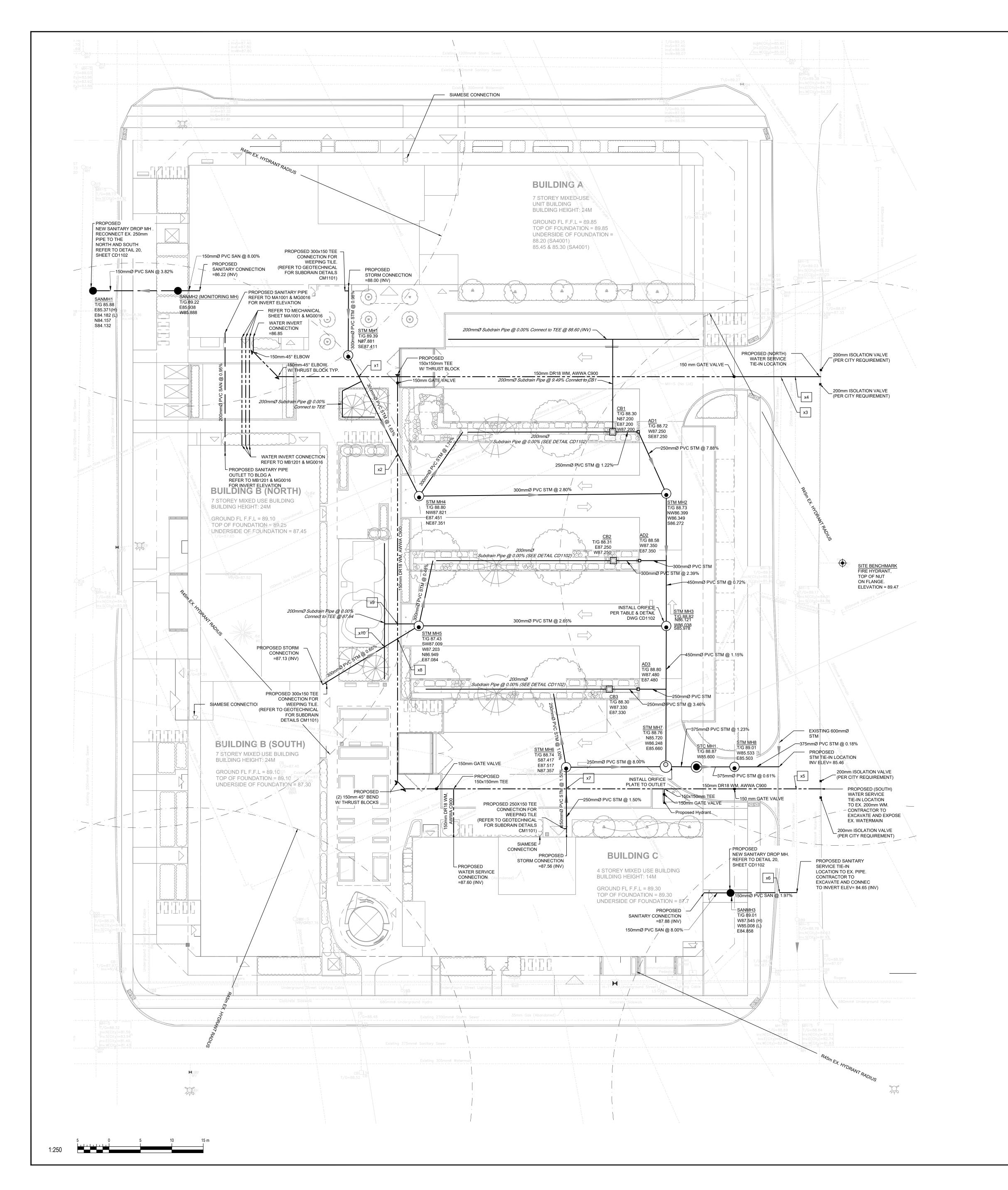
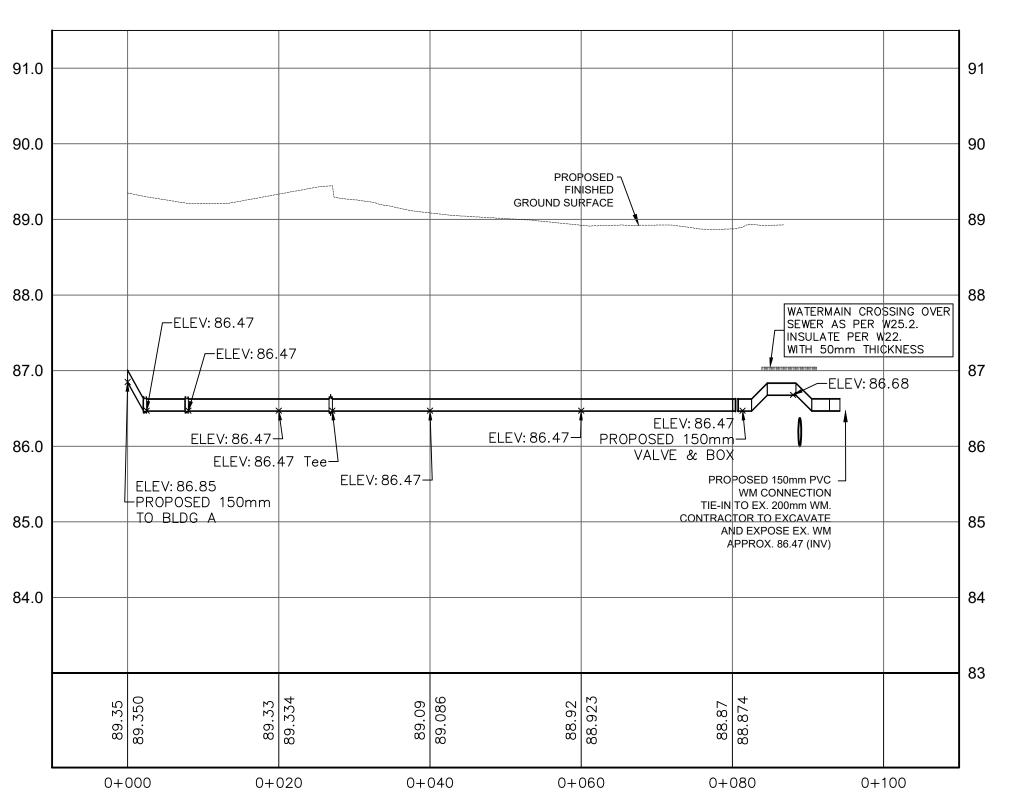
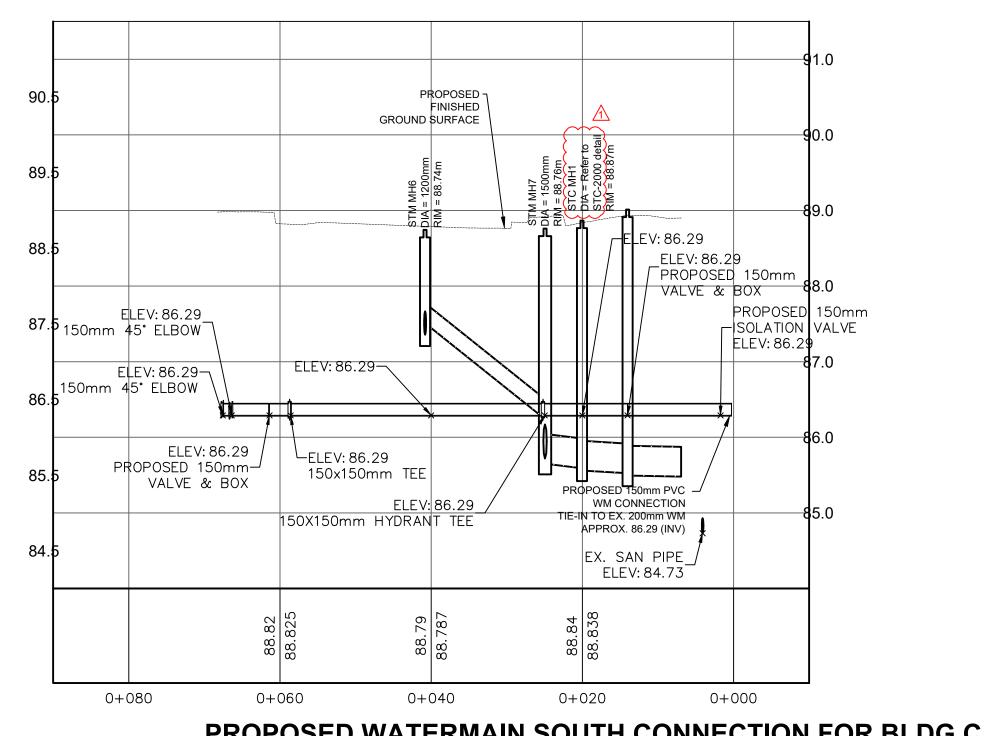


TABLE CROSSING					
CROSSING NO.	LOWER PIPE (INVERT)	LOWER PIPE (OBVERT)	HIGHER PIPE (INVERT)	HIGHER PIPE (OBVERT)	DISTANCE (m)
X1	86.47 (WTR)	86.62 (WTR)	87.55 (STM)	87.85 (STM)	0.93
X2	86.45 (WTR)	86.60 (WTR)	87.77 (STM)	88.07 (STM)	1.17
Х3	85.99 (EX. STM)	86.36 (EX. STM)	86.71 (WTR)	86.86 (WTR)	0.35
X4	85.22 (EX. SAN)	85.47 (EX. SAN)	86.47 (WTR)	86.62 (WTR)	1.00
X5	84.72 (EX. SAN)	84.97 (EX. SAN)	86.29 (WTR)	86.44 (WTR)	1.32
X6	84.63 (SAN)	84.83 (SAN)	85.43 (EX. STM)	86.03 (EX. STM)	0.60
X7	86.29 (WTR)	86.44 (WTR)	87.46 (STM)	87.71 (STM)	1.02
X8	86.36 (WTR)	86.51 (WTR)	87.03 (STM)	87.33 (STM)	0.52
Х9	86.38 (WTR)	86.53 (WTR)	87.55 (STM)	87.75 (STM)	1.02
X10	87.04 (STM)	87.34 (STM)	87.64 (STM)	87.84 (STM)	0.30

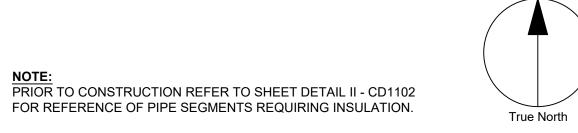


## PROPOSED WATERMAIN NORTH CONNECTION FOR BLDG A & B



DLDG C

		ORIFICE CONTROL		
MANHOLE NO.	T/G	INVERT AT OUTLET	CENTERLINE ORIFICE ELEVATION	ORIFICE DIAMETER (mm)
STM MH3	88.82	85.978	86.04	122
STM MH7	88.730	85.660	85.720	118

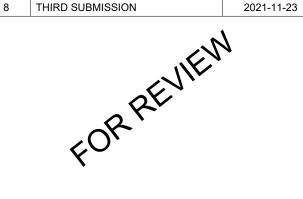


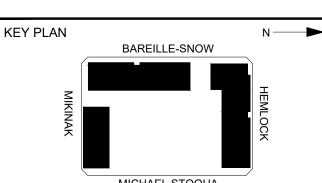


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DESCRIPTION FIRST SUBMISSION 2021-05-20 SECOND SUBMISSION 2021-08-24 BUILDING PERMIT SUBMISSION 2021-09-07 TENDER SUBMISSION 2021-10-05 TENDER RESUBMISSION 2021-11-03 TENDER RESUBMISSION 2021-11-09 L3101 SITE WORKS - ADDENDUM 1 2021-11-19





MICHAEL STOQUA LEGEND: PROPOSED SANITARY PROPOSED STORM ── ─ ─ PROPOSED WATERMAIN PROPOSED STORM MH PROPOSED CATCHBASIN

PROPOSED OGS

W. L. THOMAS 100528014 PRIME CONSULTANT

IBI GROUP

Unit 110 - 000 Dailon Canada Kingston ON K7M 8N7 Canada tel 613 531 4440 fax 613 531 7789 ibigroup.com MIKINAK REDEVELOPMENT

Unit 110 - 650 Dalton Avenue

715 MIKINAK ROAD, OTTAWA, ON

CANADA K1K 2G8

PROJECT NO: 125599 AS SHOWN CHECKED BY: DRAWN BY: APPROVED BY:

PROJECT MGR: SHEET TITLE SERVICING PLAN

SHEET NUMBER CU1101



39 Auriga Dr. Nepean, ON K2E 7Y8

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SUES				
Ο.	DESCRIPTION	DATE		
1	FIRST SUBMISSION	2021-05-20		
2	SECOND SUBMISSION	2021-08-24		
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6	TENDER RESUBMISSION	2021-11-09		
7	L3101 SITE WORKS - ADDENDUM 1	2021-11-19		
8	THIRD SUBMISSION	2021-11-23		



KEY PLAN BAREILLE-SNOW MICHAEL STOQUA



PROPOSED ELEVATION

PROPOSED TOP OF CURB

**ELEVATION** EXISTING ELEVATION

PROPOSED SLOPE MAJOR OVERLAND FLOW ROUTE

PROPOSED CONTOUR DEPRESSED CONCRETE CURB

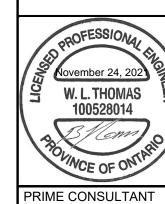
CONCRETE BARRIER CURB
PER SC1.1 PROPOSED BIO-SWALE

> PROPOSED SOFTSCAPE PROPOSED HARDSCAPE

PROPOSED BUILDING PERMEABLE PAVER

ASPHALT PAVED AREA WASTE PICK-UP AREA CONCRETE PAD

CONCRETE DRIVEWAY



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tel 613 531 4440 fax 613 531 7789 ibigroup.com

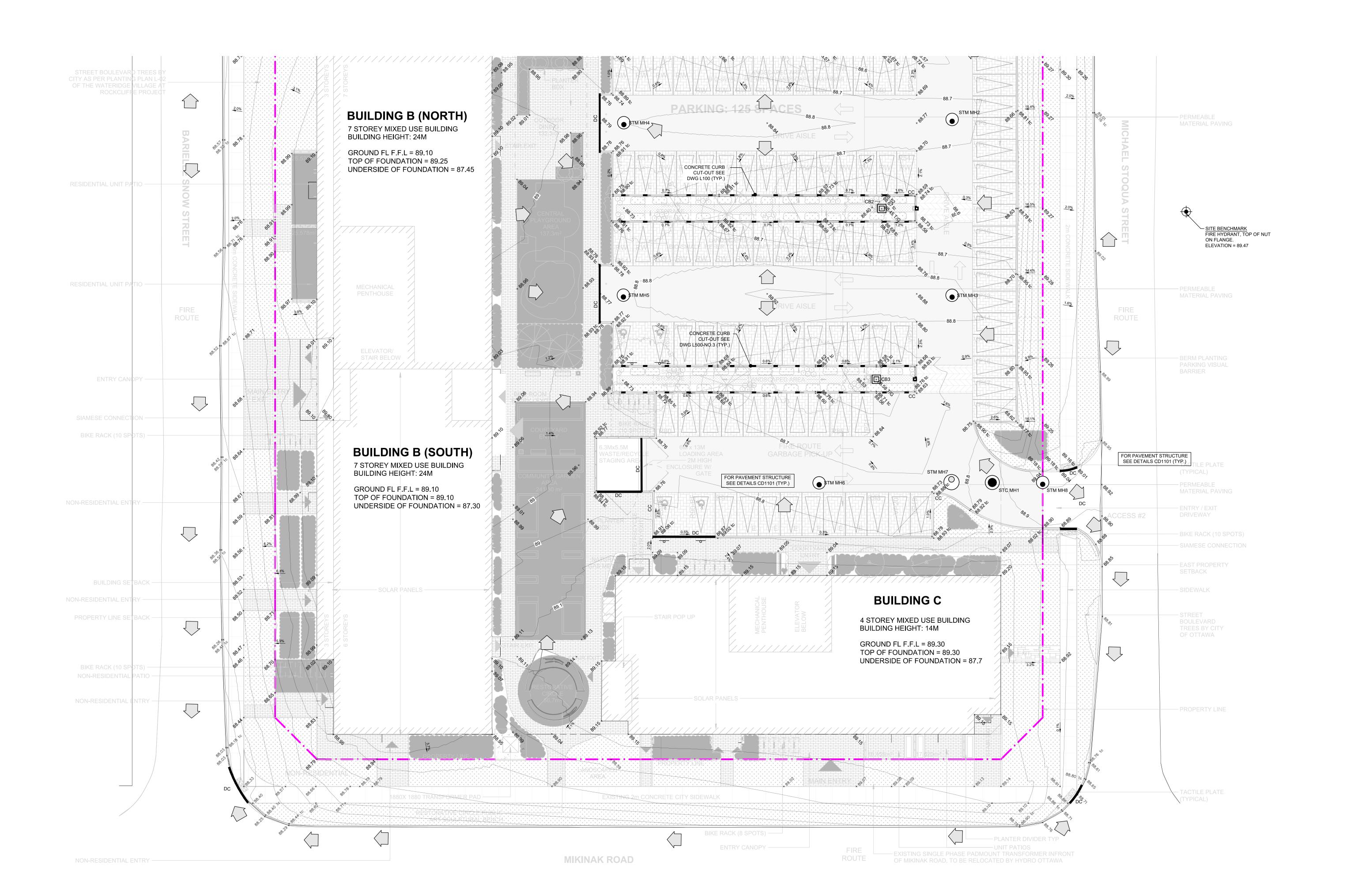
MIKINAK REDEVELOPMENT

715 MIKINAK ROAD, OTTAWA, ON CANADA K1K 2G8

SCALE: AS SHOWN APPROVED BY: PROJECT MGR:

GRADING PLAN (NORTH)

NOTE:
ALL PROPOSED FRAME COVER FOR CB1, CB2 & CB3 SHALL BE ANCHORED DIRECTLY TO THE TOP OF THE PRE-CAST CONCRETE TOP AS PER S.P. NO: F-4070 TO PREVENT DISPLACEMENT.





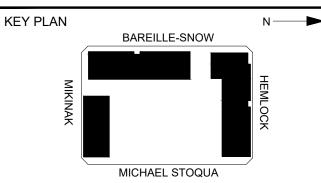
COPYRIGHT

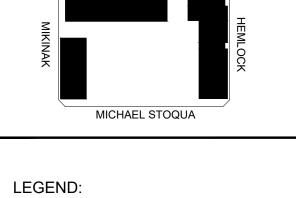
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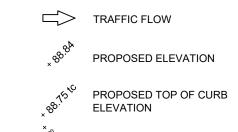
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8	THIRD SUBMISSION	2021-11-23	









EXISTING ELEVATION PROPOSED SLOPE

OVERLAND FLOW PROPOSED CONTOUR

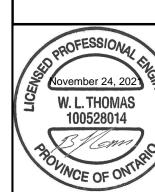
DEPRESSED CONCRETE CURB CONCRETE BARRIER CURB
PER OPSD 600.110

PROPOSED BIO-SWALE PROPOSED SOFTSCAPE

PROPOSED HARDSCAPE PROPOSED BUILDING

> PERMEABLE PAVER ASPHALT PAVED AREA WASTE PICK-UP AREA

CONCRETE PAD CONCRETE DRIVEWAY



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tel 613 531 4440 fax 613 531 7789 ibigroup.com

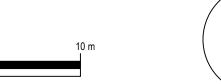
MIKINAK REDEVELOPMENT

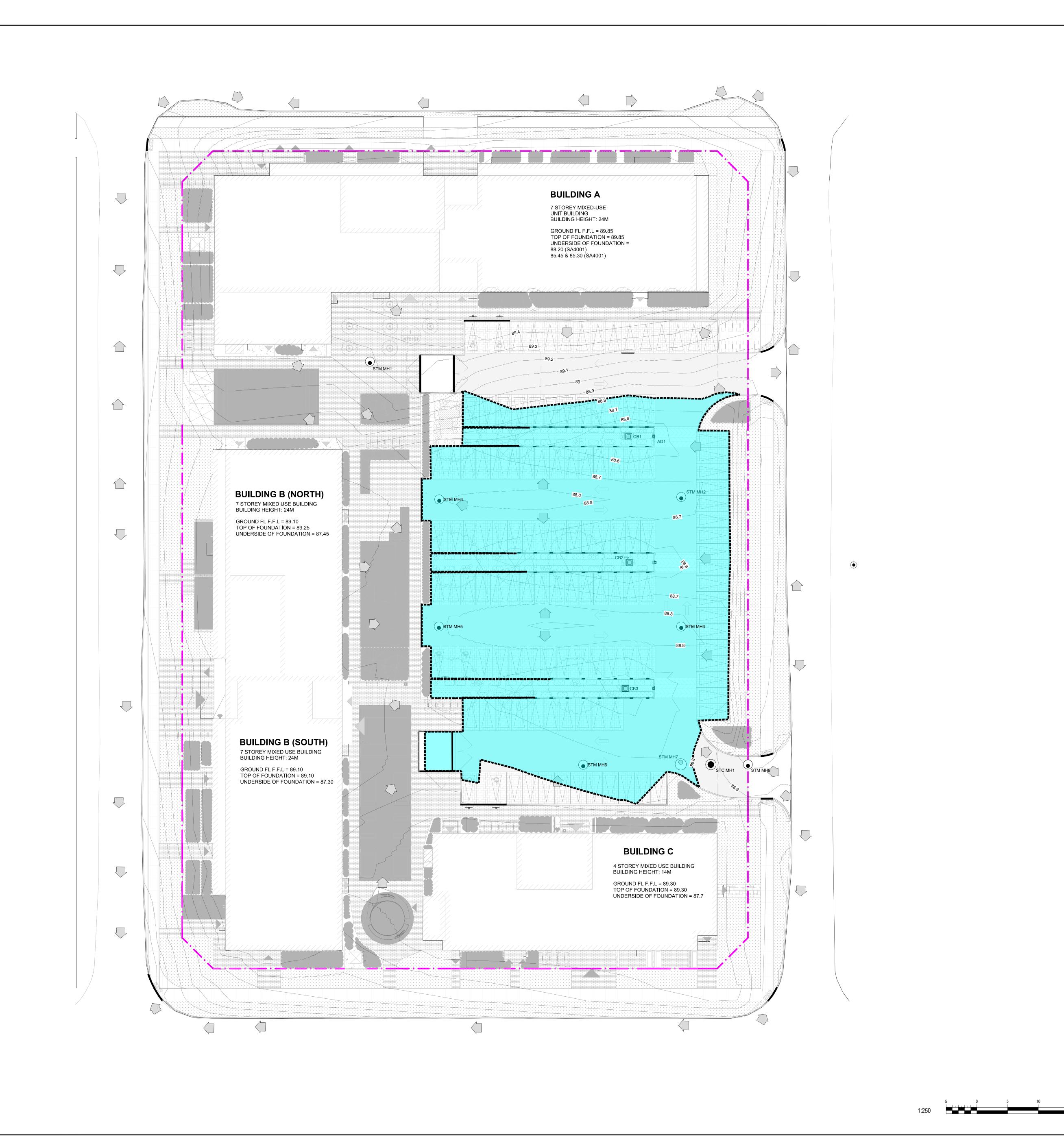
715 MIKINAK ROAD, OTTAWA, ON CANADA K1K 2G8

PROJECT NO: 125599 SCALE: AS SHOWN APPROVED BY: PROJECT MGR:

GRADING PLAN (SOUTH)

SHEET NUMBER CG1102







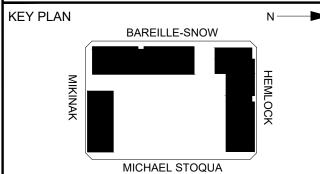
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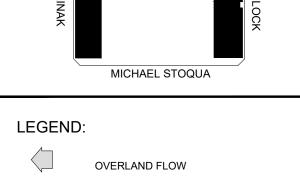
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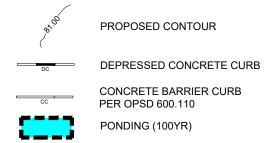
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SSUES				
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8	THIRD SUBMISSION	2021-11-23		







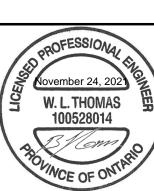


PROPERT YLINE PROPOSED BIO-SWALE

> PROPOSED SOFTSCAPE PROPOSED HARDSCAPE PROPOSED BUILDING

PERMEABLE PAVER ASPHALT PAVED AREA WASTE PICK-UP AREA

CONCRETE PAD CONCRETE DRIVEWAY



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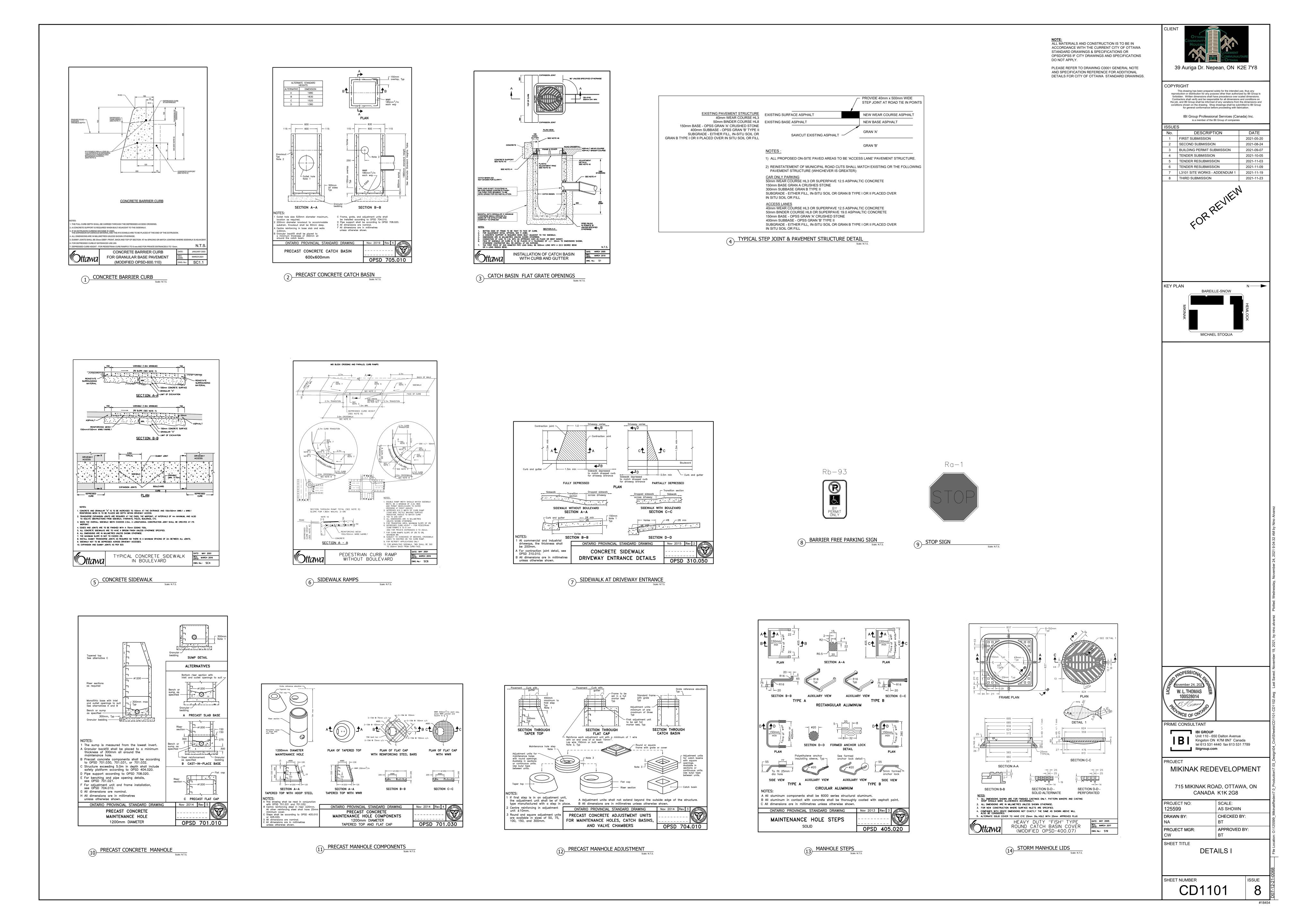
MIKINAK REDEVELOPMENT

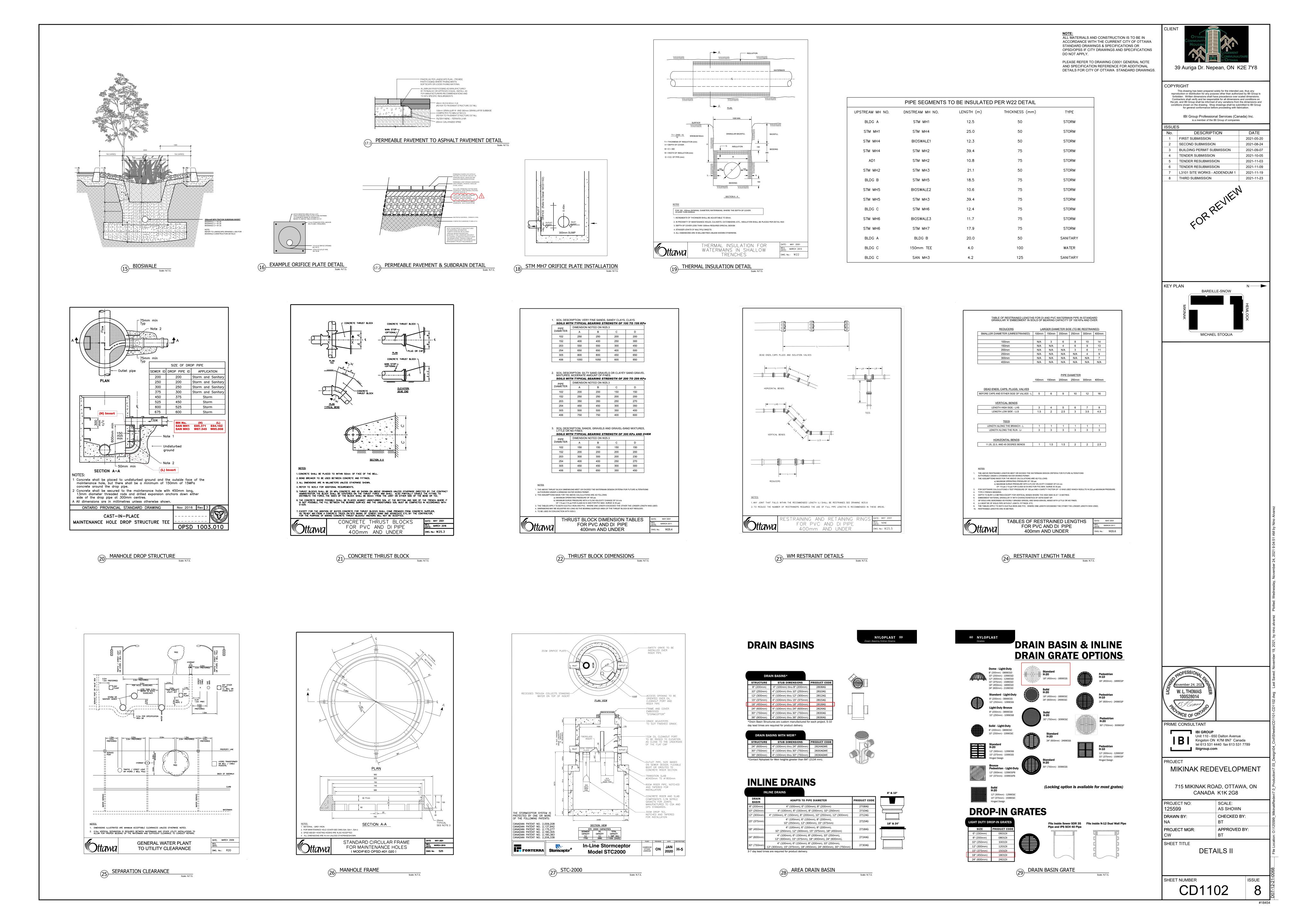
715 MIKINAK ROAD, OTTAWA, ON CANADA K1K 2G8

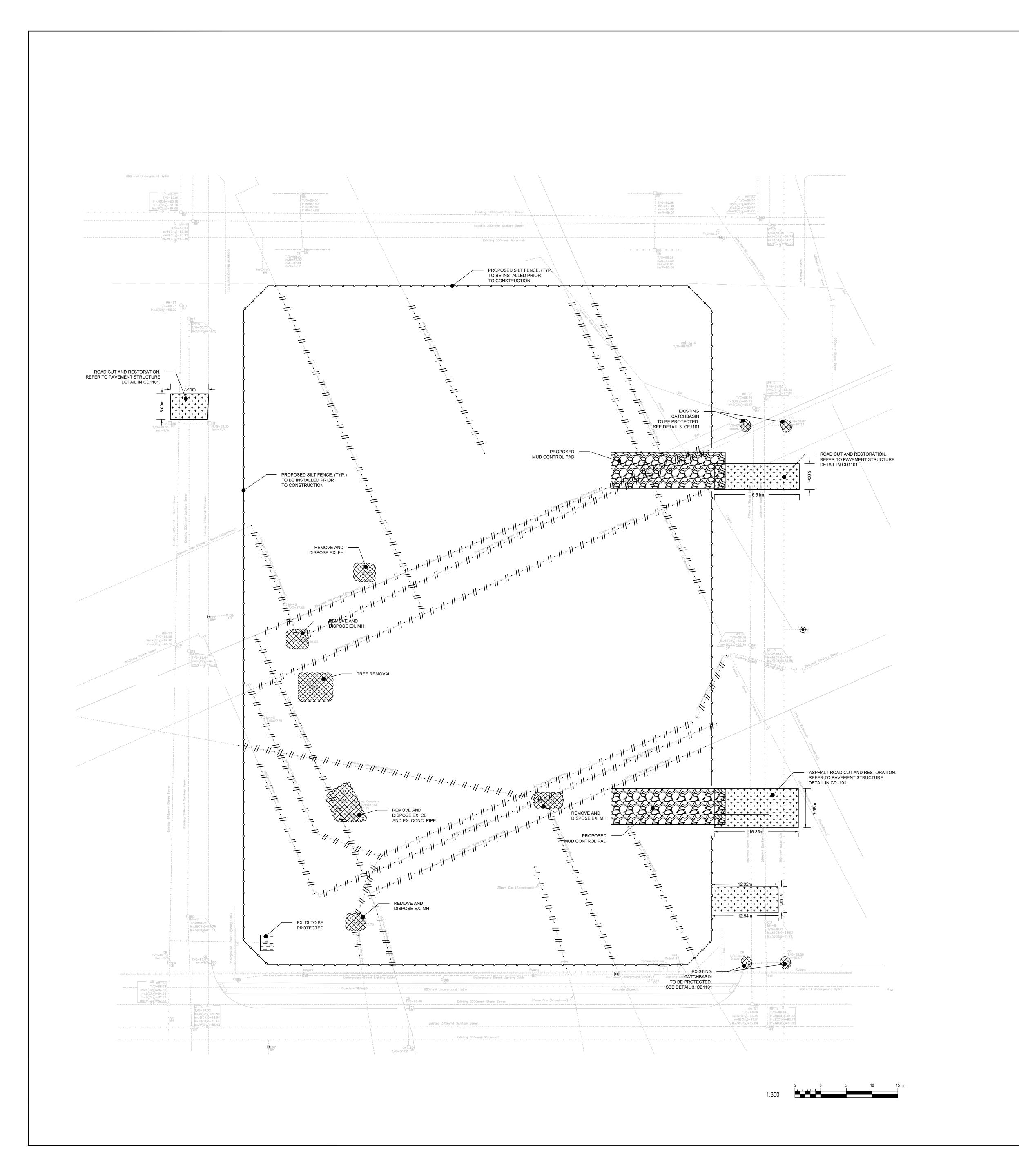
SCALE: AS SHOWN APPROVED BY: PROJECT MGR:

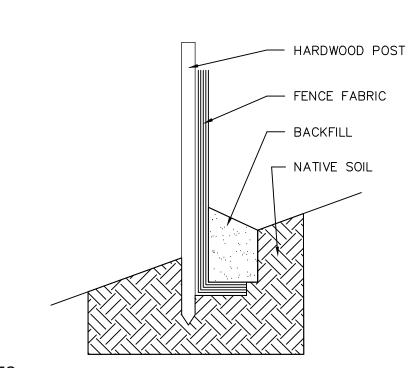
PONDING PLAN

SHEET NUMBER
CG1103









NOTES:

1. SILTATION FENCE FARIC TO BE "TERRAFENCE" OR APPROVED EQUAL.

2. FABRIC WIDTH TO BE 0.6m MINIMUM.

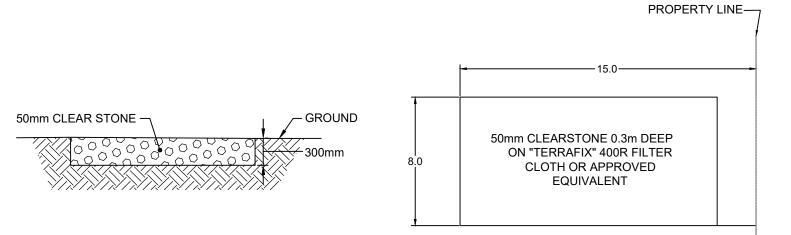
3. WOOD POSTS TO BE 0.9m HIGH AND INSTALLED AT 2.3m MAXIMUM SPACING.

4. FENCE INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURES RECOMENDATIONS AND TO THE SATISFACTION OF THE C.R.C.A.

5. CONTRACTOR TO INSTALL FENCE UPON COMMENCEMENT OF CONSTRUCTION. FENCE SHALL BE MAINTAINED UNTIL DISTURBED AREAS HAVE BEEN REVEGITATED.

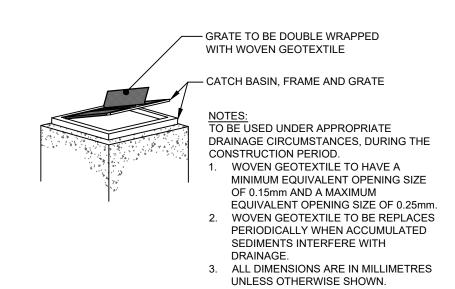
SILTATION FENCE DETAIL

Scale: N.T

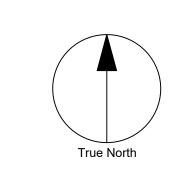


NOTES
REQUEST FOR TEMPORARY CONSTRUCTION ACCESS REQUIRES CONSENT FROM LOCAL MUNICIPALITY.

MUD MAT - TEMPORARY ACCESS DETAIL



3 CATCH BASIN SEDIMENT PROTECTION DETAIL
Scale: N.T.S.





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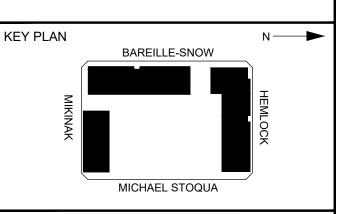
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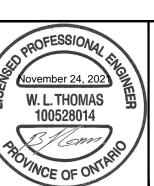
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8	THIRD SUBMISSION	2021-11-23		
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REMOVE AND DISPOSE



PRIME CONSULTANT

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ibigroup.com

PROJECT
MIKINAK REDEVELOPMENT

715 MIKINAK ROAD, OTTAWA, ON CANADA K1K 2G8

PROJECT NO: 125599	SCALE: AS SHOWN
DRAWN BY: NA	CHECKED BY: BT
PROJECT MGR: CW	APPROVED BY: BT

SHEET TITLE
SEDI

SEDIMENT & EROSION CONTROL PLAN

SHEET NUMBER
CE1101

8

