

GENERAL NOTES:

- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
- OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00, INSURANCE POLICY TO NAME OWNERS, ENGINEERS, ARCHITECTS AND CO-INSURED.
- RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- ALL ELEVATIONS ARE GEODETIC. THE SITE BENCHMARKS ARE THE FIRE HYDRANT TOP OF SPINDLE. BM NO.1 IS LOCATED APPROXIMATELY 105m FROM MERIVALE RD AND CLYDE AVE INTERSECTION, LOCATED ON THE EAST SIDE OF CLYDE AVE. BM NO.2 IS LOCATED AT THE EAST SIDE OF CLYDE AVE AND APPROXIMATELY 155m FROM BASELINE ROAD AND CLYDE AVE INTERSECTION (BM NO. 1 ELEV = 95.96, BM NO.2 ELEV = 96.25). REFER TO ANNEX C, OTTAWA, VOLLBERG LTD, TOPOGRAPHICAL PLAN OF SURVEY PART OF LOTS 18 AND 19, 20 AND 21 REGISTERED PLAN 30 CITY OF OTTAWA.
- REFER TO GEOTECHNICAL INVESTIGATION REPORT PATERSON GROUP, REPORT PG5561-1, DATED FEBRUARY 23, 2021 FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
- REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
- REFER TO THE STORMWATER MANAGEMENT REPORT No. "1", DATED "****" 00, 2022 PREPARED BY NOVATECH.
- SAW CUT AND KEYING ROAD ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10 AND R25).
- PROVIDE LINE/PARKING PAINTING.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIG ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
- CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.

SEWER NOTES:

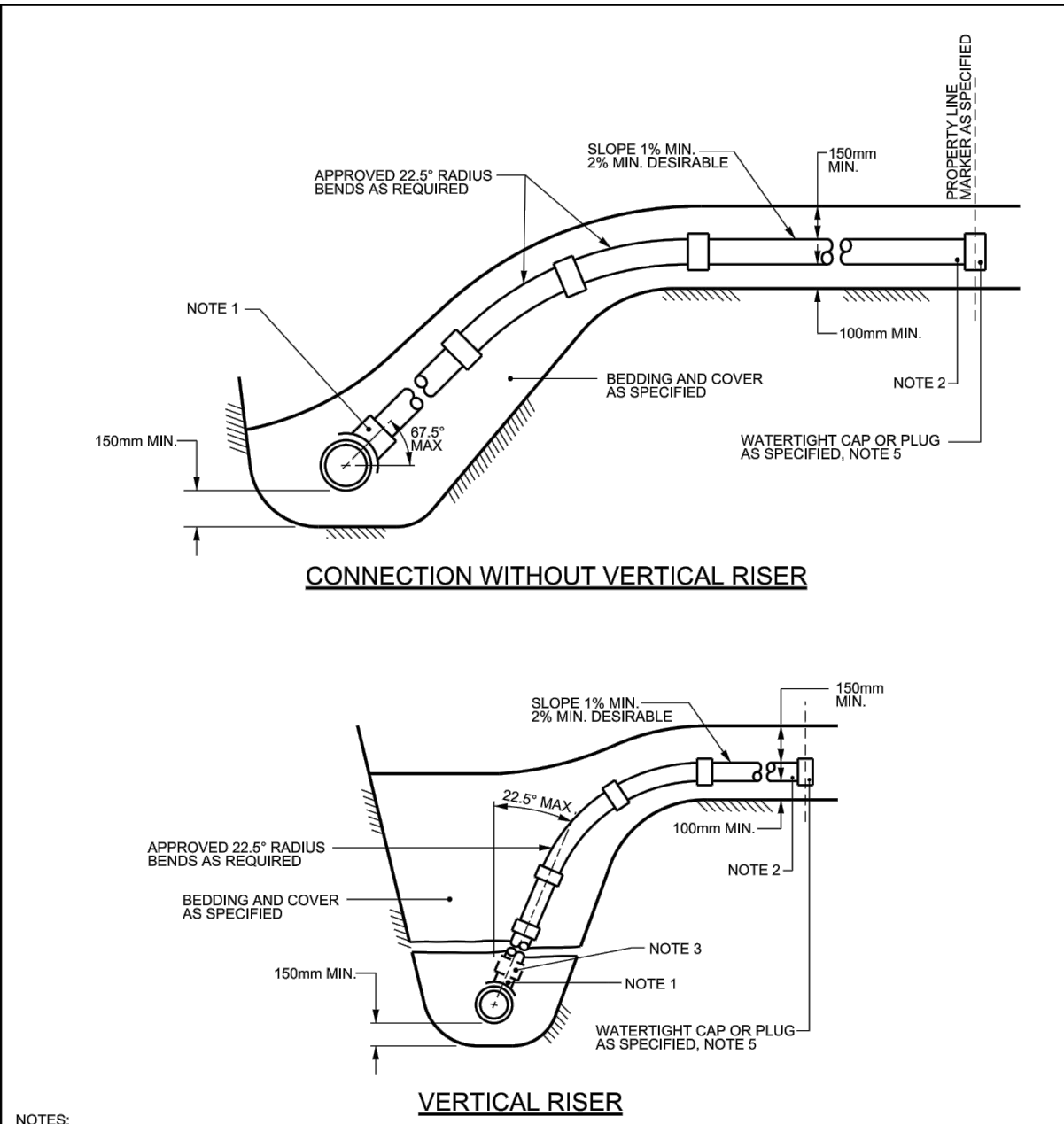
- SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
SANITARY/STORM CATCHBASIN MANHOLE (1200Ø)	701.010	OPSD
STORM MANHOLE (1500Ø)	701.011	OPSD
STORM MANHOLE (1800Ø)	701.012	OPSD
CATCHBASIN (600x600)	705.010	OPSD
DOUBLE CATCH BASIN (600 X 1450)	705.020	OPSD
CATCHBASIN FRAME AND COVER	400.020	OPSD
STORM/SANITARY MH FRAME	S25	CITY OF OTTAWA
SANITARY COVER	S24	CITY OF OTTAWA
STORM COVER (CLOSED)	S24.1	CITY OF OTTAWA
STORM COVER (OPEN)	S28.1	CITY OF OTTAWA
SEWER TRENCH	S8 & S7	CITY OF OTTAWA
STORM SEWER < 450mmØ	PVC DR 35(UNLESS SPECIFIED OTHERWISE)	CITY OF OTTAWA
STORM SEWER ≥ 450mmØ	CONC 650 (UNLESS SPECIFIED OTHERWISE)	CITY OF OTTAWA
SANITARY SEWER	PVC DR 35	CITY OF OTTAWA
CATCHBASIN LEAD	PVC DR 35	CITY OF OTTAWA
CATCHBASIN COVER	S19	CITY OF OTTAWA
ROAD SUBDRAIN (CONTINUOUS)	R10.030	CITY OF OTTAWA
WATERTIGHT FRAME & COVER	401.030	OPSD
- INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 2.0m COVER WITH 50mmX1200mm H-40 INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION (REFER TO DETAIL).
- SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0% (2.0% PREFERRED)
- ALL STORM AND SANITARY LATERALS SHALL BE EQUIPPED WITH BACKFLOW PREVENTION DEVICES AS PER THE CITY OF OTTAWA STANDARD DETAILS S14 AND S14.1 & S14.2.
- A MINIMUM OF 150 mm OF OPSS GRANULAR A SHOULD BE PLACED FOR BEDDING FOR SEWER OR WATER PIPES WHEN PLACED ON SOIL SUBGRADE. IF THE BEDDING IS PLACED ON BEDROCK, THE THICKNESS OF THE BEDDING SHOULD BE INCREASED TO 300 mm FOR SEWER PIPES. THE BEDDING SHOULD EXTEND TO THE SPRING LINE OF THE PIPE. COVER MATERIAL FROM THE SPRING LINE TO A MINIMUM OF 300 mm ABOVE THE OVERTOP OF THE PIPE SHOULD CONSIST OF OPSS (GRANULAR A (CONCRETE OR SAND (CONCRETE PIPE)). THE BEDDING AND COVER MATERIALS SHOULD BE PLACED IN MAXIMUM 225 mm THICK LIFTS AND COMPACTED TO 95% OF THE SPMD. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
- WHERE HARD SURFACE AREAS ARE CONSIDERED ABOVE THE TRENCH BACKFILL, THE TRENCH BACKFILL MATERIAL WITHIN THE FROST ZONE (ABOUT 1 m BELOW FINISHED GRADE) SHOULD MATCH THE SOILS EXPOSED AT THE TRENCH WALLS TO REDUCE THE POTENTIAL DIFFERENTIAL FROST HEAVING. THE TRENCH BACKFILL SHOULD BE PLACED IN MAXIMUM 300 mm THICK LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE SPMD.
- FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX: POSITIVE SEAL AND DURA SEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
- ALL STORM MANHOLES MANHOLES WITH PIPE SIZES LESS THAN 900mm ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED. ALL STORM MANHOLES WITH PIPE SIZES 900mm AND LARGER ARE TO BE BENCHED.
- CONTRACTOR TO TELE-SEAL (CCTV) ALL PROPOSED SEWERS 200mm OR GREATER IN DIAMETER PRIOR TO BASE COURSE ASPHALT TO ENSURE THEY ARE CLEAN AND OPERATIONAL. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES AND RE CCTV PRIOR TO ACCEPTANCE. OBTAIN APPROVAL FROM THE CITY'S SEWER OPERATIONS, PROVIDE THE CCTV INSPECTION AND REPORT TO THE ENGINEER FOR REVIEW AND APPROVAL.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL APPLICABLE SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIG ELEVATIONS, STRUCTURE LOCATIONS AND ANY ALIGNMENT CHANGES, ETC.
- THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 410.07.16, 410.07.16.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
- ALL CATCHBASINS AND CATCHBASIN MANHOLES TO BE PROVIDED WITH MINIMUM 3 METER LONG PERFORATED SUBDRAINS EXTENDING IN TWO DIRECTIONS AT THE SUBGRADE LEVEL. SUBDRAIN IS TO BE PROVIDED AT THE TRANSITIONS BETWEEN DIFFERENT PAVEMENT COMPOSITIONS. THE SUBGRADE SURFACE SHOULD BE SHAPED TO PROMOTE WATER FLOW TO THE DRAINAGE LINES.
- ALL WORKS SHALL BE PERFORMED AS APPLICABLE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SPECIFICATIONS, AND IN PARTICULAR O.P.S.S. 407 AND 410.

WATERMAIN NOTES:

- SUPPLY AND CONSTRUCT ALL WATERMAIN AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
THERMAL INSULATION BY OPEN STRUCTURES	W23	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER	W25	CITY OF OTTAWA
WATERMAIN CROSSING ABOVE SEWER	W25.2	CITY OF OTTAWA
HYDRANT	WSD-24	CITY OF OTTAWA
VALVE AND VALVE BOX	WSD-19	CITY OF OTTAWA
WATERMAIN	PVC DR 18	CITY OF OTTAWA
- SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARD AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMANS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.
- WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. ANY WATERMAIN WITH LESS THAN 2.4m COVER TO BE INSULATED PER THE SEWER AND WATERMAIN NOTES AND DETAIL.
- PROVIDE MINIMUM CLEARANCE BETWEEN OUTSIDE OF PIPES, AT ALL CROSSINGS AS PER CITY DETAILS W25 AND W25.2. WATERMAIN MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.25m OVER AND 0.50m UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
- WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.
- CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS CITY OF OTTAWA STANDARD DETAILS WSD-30, 40, 41, 42, 43 AND 44.
- IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.

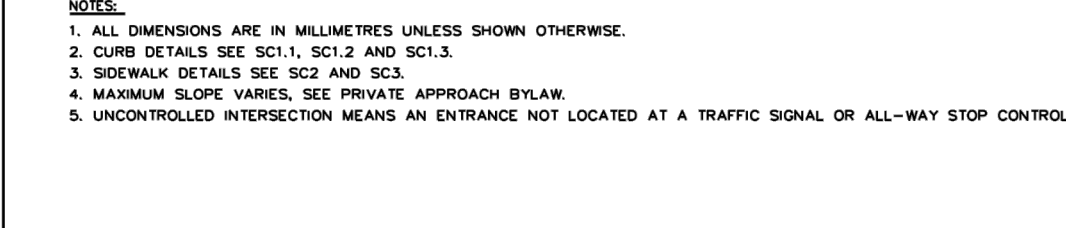
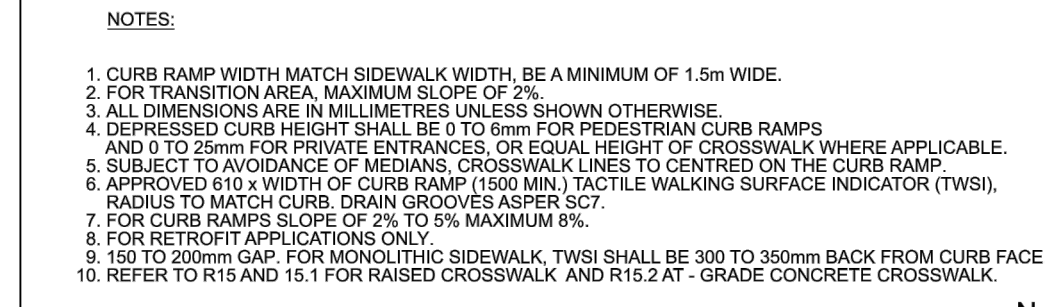
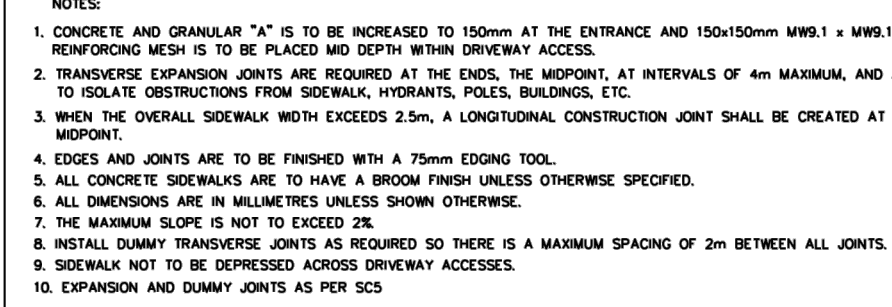
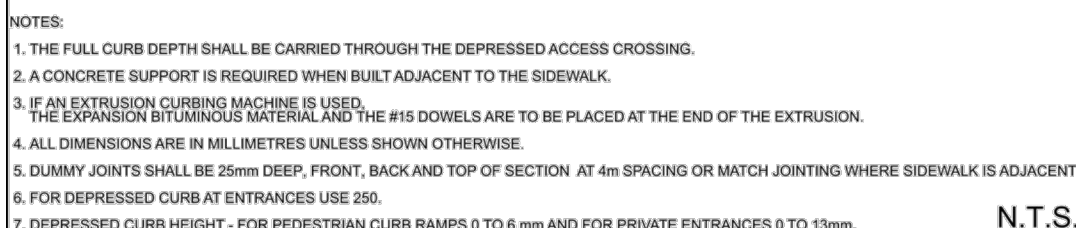
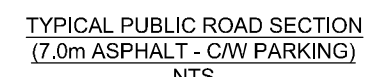
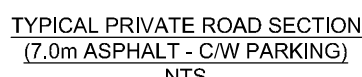
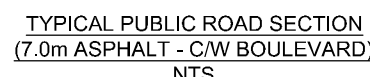
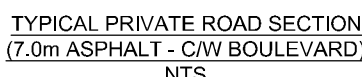


- NOTES:
- ALL DIAMETERS OF SERVICE CONNECTIONS THAT HAVE NOMINAL DIAMETERS NO GREATER THAN 50% OF THE NOMINAL DIAMETER OF THE RIGID MAIN PIPE SHALL BE MADE USING A BELL END INSERT AS PER S11.2 OR AN APPROVED RUBBER GASKETED INSERT, INSTALLED ABOVE THE SPRING LINE.
 - SANITARY SERVICES SHALL BE 300mm AND STORM SERVICES TO BE 100mm FOR NEW RECESSED LINES UNLESS OTHERWISE SPECIFIED. SERVICE PIPE AND TIE-INS PRIOR TO BE APPROVED CSA 813.2, 813.2.2, 813.2.3, 813.2.4, 813.2.5, 813.2.6, 813.2.7, 813.2.8, 813.2.9, 813.2.10, 813.2.11, 813.2.12, 813.2.13, 813.2.14, 813.2.15, 813.2.16, 813.2.17, 813.2.18, 813.2.19, 813.2.20, 813.2.21, 813.2.22, 813.2.23, 813.2.24, 813.2.25, 813.2.26, 813.2.27, 813.2.28, 813.2.29, 813.2.30, 813.2.31, 813.2.32, 813.2.33, 813.2.34, 813.2.35, 813.2.36, 813.2.37, 813.2.38, 813.2.39, 813.2.40, 813.2.41, 813.2.42, 813.2.43, 813.2.44, 813.2.45, 813.2.46, 813.2.47, 813.2.48, 813.2.49, 813.2.50, 813.2.51, 813.2.52, 813.2.53, 813.2.54, 813.2.55, 813.2.56, 813.2.57, 813.2.58, 813.2.59, 813.2.60, 813.2.61, 813.2.62, 813.2.63, 813.2.64, 813.2.65, 813.2.66, 813.2.67, 813.2.68, 813.2.69, 813.2.70, 813.2.71, 813.2.72, 813.2.73, 813.2.74, 813.2.75, 813.2.76, 813.2.77, 813.2.78, 813.2.79, 813.2.80, 813.2.81, 813.2.82, 813.2.83, 813.2.84, 813.2.85, 813.2.86, 813.2.87, 813.2.88, 813.2.89, 813.2.90, 813.2.91, 813.2.92, 813.2.93, 813.2.94, 813.2.95, 813.2.96, 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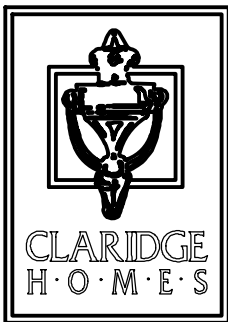
1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4. BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL HINK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
5. RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ADJACENT TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF MUNICIPAL AUTHORITIES.
6. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY THE CITY OF OTTAWA. EXCESS MATERIAL AND DEBRIS FROM ANY CONTAMINATED MATERIAL, ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
7. ALL ELEVATIONS ARE GEODETIC. THE SITE BENCHMARK ARE THE FIRE HYDRANT TOP OF SPINDLE, BM NO.1 IS LOCATED APPROXIMATELY 105m FROM MERIVALE RD AND CLOYDE AVE INTERSECTION, LOCATED ON THE EAST SIDE OF CLOYDE AVE. BM NO.2 IS LOCATED APPROXIMATELY 105m FROM MERIVALE RD AND CLOYDE AVE INTERSECTION, LOCATED ON THE WEST SIDE OF CLOYDE AVE. INTERSECTION (BM NO.1 ELEV = 96.96, BM NO.2 ELEV = 96.25). REFER TO ANNIS, O'SULLIVAN, VOLLEBEKK LTD., TOPOGRAPHICAL PLAN OF SURVEY PART OF LOTS 18 AND 19, 20 AND 21 REGISTERED PLAN 30 CITY OF OTTAWA.
8. REFER TO GEOTECHNICAL INVESTIGATION REPORT PATTERSON GROUP, REPORT P05581-11, DATED FEBRUARY 23, 2021 FOR SOIL BEARING CONDITIONS, CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
9. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
10. REFER TO THE STORMWATER MANAGEMENT REPORT NO. "___", DATED "___" PREPARED BY NOVATECH.
11. SAW CUT AND KEYSTRIP ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10 AND R25).

- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED BUILDING AND PAVED AREAS.
- EXPOSED SUBGRADE(S) IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER. IF SOFT SPOTS DEVELOP IN THE SUBGRADE DURING COMPACTION OR DUE TO CONSTRUCTION TRAFFIC, THE AFFECTED AREAS SHOULD BE EXCAVATED AND REPLACED WITH SP5S GRANULAR B TYPE II MATERIAL. THE PAVEMENT GRANULAR BASE AND SUBBASE SHOULD BE PLACED IN MAXIMUM 300 mm THICK LIFTS AND COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S SPMD USING SUITABLE VIBRATORY EQUIPMENT.
- NON-SPECIFIED EXISTING FILL, ALONG WITH SITE-EXCAVATED SOIL, CAN BE USED AS GENERAL LANDSCAPING FILL WHERE SETTLEMENT OF THE GROUND SURFACE IS OF MINOR CONCERN. THIS MATERIAL SHOULD BE SPREAD IN THIN LIFTS AND AT LEAST COMPACTED BY THE TRACKS OF THE SPREADING EQUIPMENT TO MINIMIZE Voids. IF THIS MATERIAL IS TO BE USED TO BUILD UP THE SUBGRADE LEVEL FOR AREAS TO BE PAVED, IT SHOULD BE COMPACTED IN THIN LIFTS TO AT LEAST 95% OF THE MATERIAL'S SPMD.
- THE PAVEMENT GRANULAR BASE AND SUBBASE SHOULD BE PLACED IN MAXIMUM 300mm THICK LIFTS AND COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
- ALL CURBS AND SIDEWALKS TO BE BUILT AS PER CITY OF OTTAWA DETAIL DRAWINGS SC1.4 AND SC4.
- GRADE AND/OR FILL BEHIND PROPOSED CURB BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
- MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
- REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING THE AS-BUILT ELEVATION OF EVERY DESIGN GRADE SHOWN ON THIS PLAN.

1. THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) DURING ALL PHASES OF THE PREPARATION AND THE CONSTRUCTION ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND DRAINAGE DITCHES AND MAINTAIN A GRASSY BUFFER IF FENCE OR BARRIERS ARE REQUIRED.
2. THE CONTRACTOR SHALL PLACE FILTER CLOTH UNDER THE CATCH-BASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
3. SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
4. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

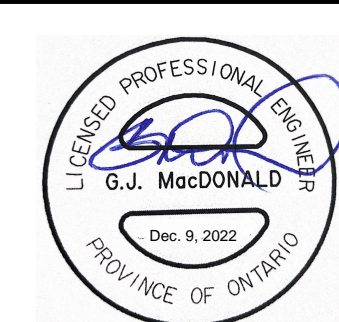
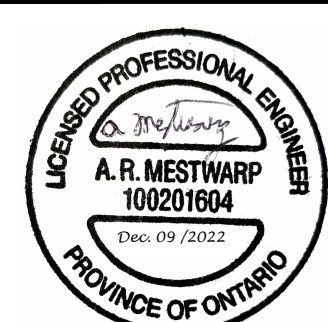


CLARIDGE HOMES
CLARIDGE HOMES
505 PRESTON STREET,
2ND FLOOR
OTTAWA , ONTARIO
K1S 4N7



NOT FOR
CONSTRUCTION

SCALE	DESIGN
	ARM
	CHECKED
	GJM
	DRAWN
	CJF/ARM
	CHECKED
	ARM
	APPROVED
	GJM



NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6

Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION	1500 MERIVALE
	1500 MERIVALE, CITY OF OTTAWA
DRAWING NAME	NOTES AND DETAILS
	GRADING

PROJECT No.	121009
REV	REV #1
DRAWING No.	121009-NDGR

EROSION AND SEDIMENT CONTROL NOTES:

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.

1) THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL. SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.

2) THE CONTRACTOR SHALL PLACE FILTER BAGS UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.

3) SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.

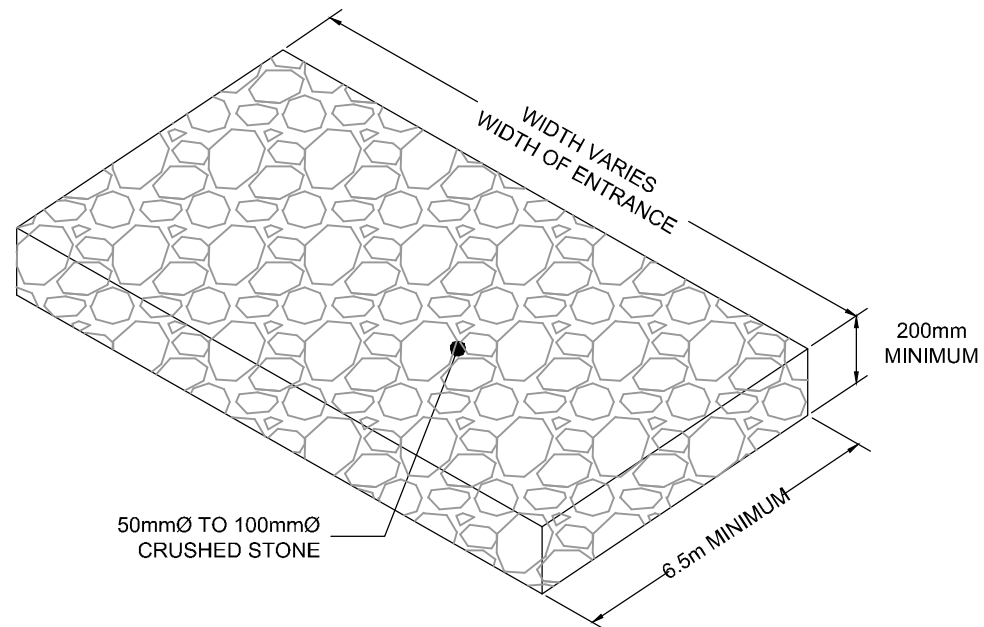
4) THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

5) PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.

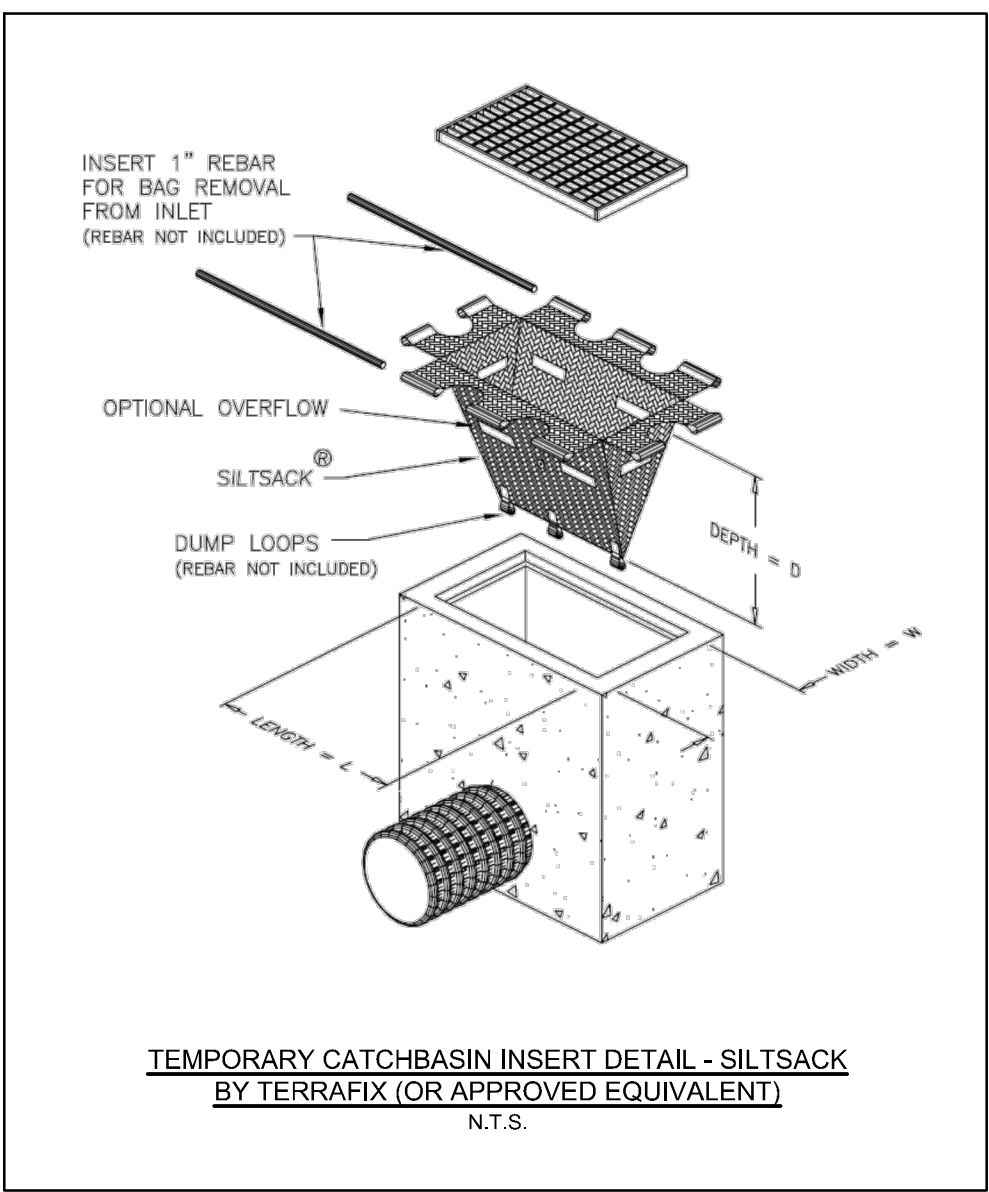
6) EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.

LEGEND

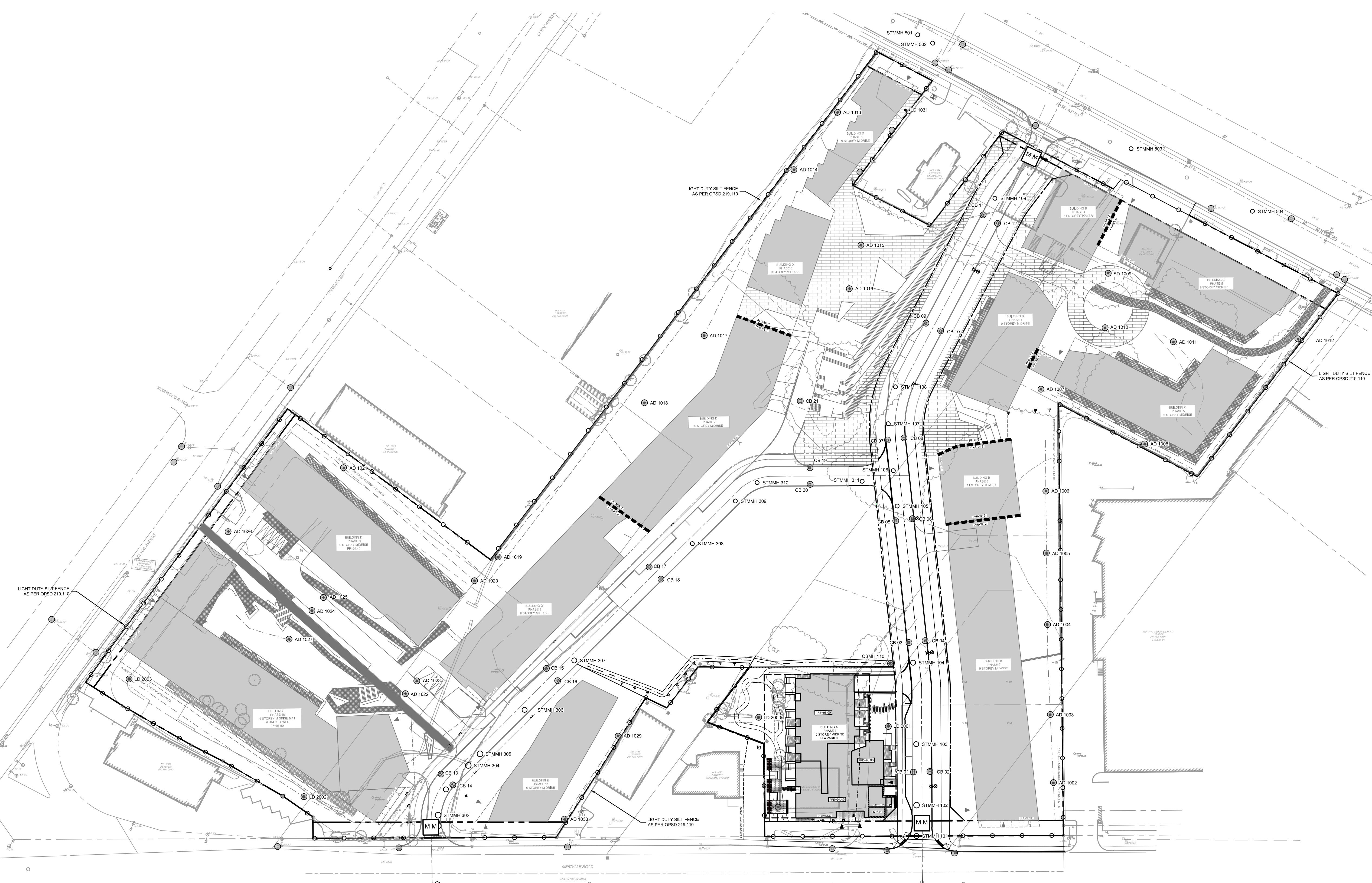
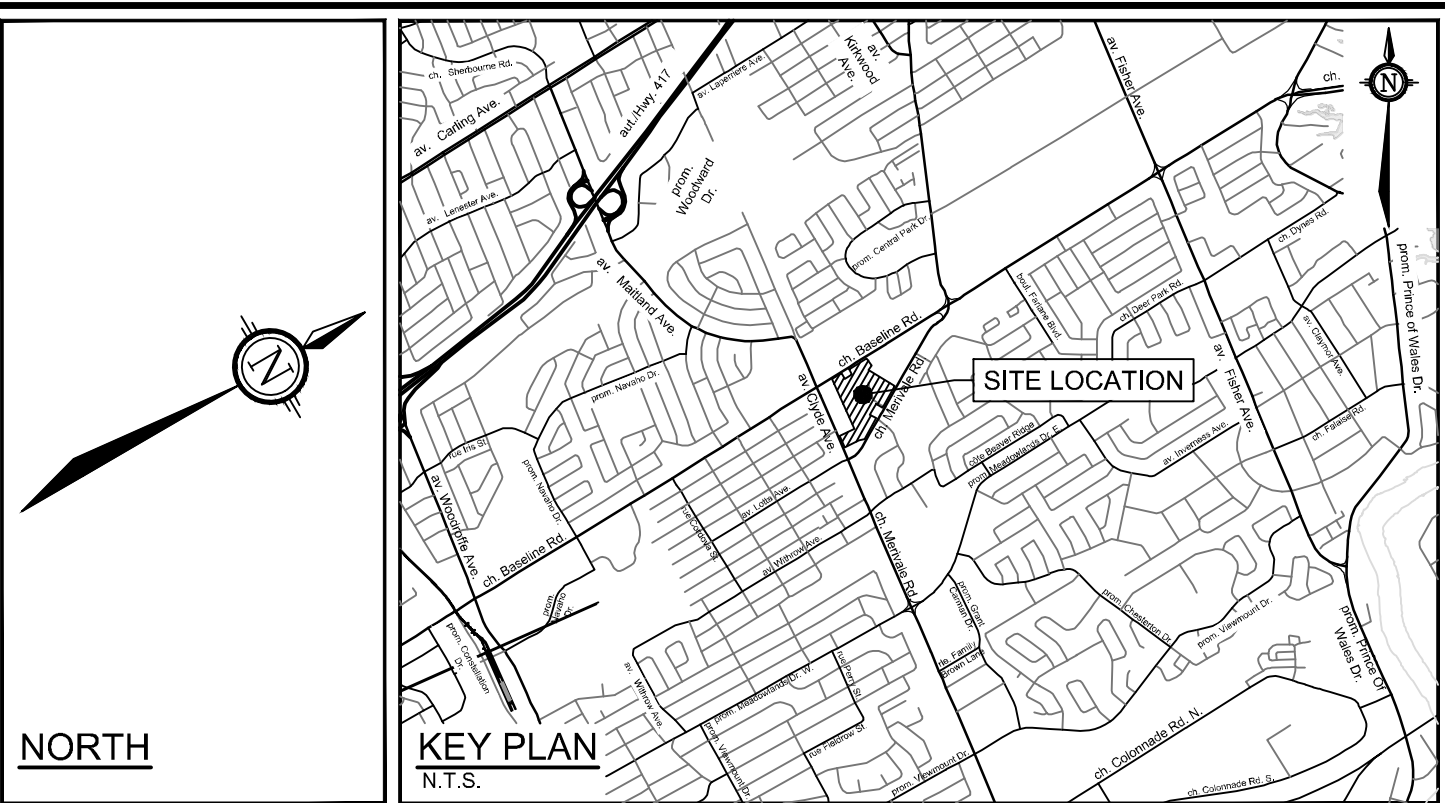
- P — PROPERTY LINE
— C — PROPOSED CURB
— DC — PROPOSED DEPRESSED CURB
— FC — PROPOSED FLUSH CURB
— R — PROPOSED RETAINING WALL C/W GUARD RAIL
— W — PROPOSED WALKWAY
— T — TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SCT.3
— C — PROPOSED CAP
— S — PROPOSED STORM SEWER AND MANHOLE
— M — PROPOSED CATCHBASIN MANHOLE
— CB — PROPOSED CATCHBASIN
— LD — PROPOSED LANDSCAPE DRAIN
— AD — PROPOSED AREA DRAIN
— TD — PROPOSED TRENCH DRAIN
— B — PROPOSED BUILDING ENTRANCE
— S — SOREHOLE LOCATION (REFER TO GEOTECH REPORT)
— STM MH — EXISTING STORM MANHOLE
— CB 1 — EXISTING CATCHBASIN
— LS — EXISTING LIGHT STANDARD
— X — EXISTING FENCE



MUD MAT DETAIL
NOT TO SCALE



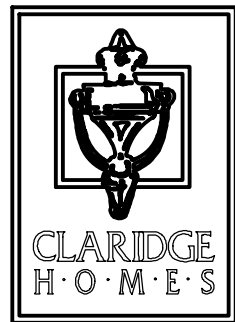
TEMPORARY CATCHBASIN INSERT DETAIL - SILTSACK
BY TERRAFIX (OR APPROVED EQUIVALENT)
N.T.S.



REFER TO 121009-NDGPFOR ADDITIONAL NOTES & DETAILS

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS,
WATERMANS, SEWERS AND OTHER
UNDERGROUND AND OVERGROUND UTILITIES AND
STRUCTURES IS 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, DETERMINE THE EXACT
LOCATION OF ALL SUCH UTILITIES AND
STRUCTURES AND ASSUME ALL LIABILITY FOR
DAMAGE TO THEM.

CLARIDGE HOMES
CLARIDGE HOMES
505 PRESTON STREET,
2ND FLOOR
OTTAWA, ONTARIO
K1S 4N7

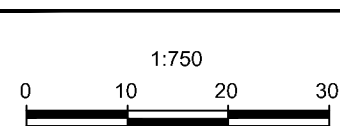


NOT FOR
CONSTRUCTION

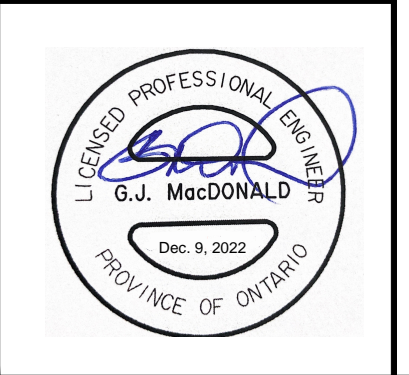
No.	REVISION	DATE	BY
2	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM

SCALE

1:750



DESIGN	ARM
CHECKED	GJM
DRAWN	CJF/ARM
APPROVED	ARM
APPROVED	GJM



LOCATION
1500 MERIVALE
1500 MERIVALE, CITY OF OTTAWA
DRAWING NAME
EROSION AND SEDIMENT
CONTROL
ESC

PROJECT No.	121009
REV	REV #1
DRAWING No.	121009-ESC



NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS 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, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

CLARIDGE HOMES
CLARIDGE HOMES
505 PRESTON STREET,
2ND FLOOR
OTTAWA, ONTARIO
K1S 4N7

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
2	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM

SCALE
1:400
0 4 8 12 16

DESIGN: ARM
CHECKED: GJM
DRAWN: C.J.F./ARM
CHECKED: ARM
APPROVED: GJM

PROFESSIONAL ENGINEER
A.R. NESTOR
100201604
Dec. 9, 2022
PROVINCE OF ONTARIO

PROFESSIONAL ENGINEER
G.J. McDONALD
Dec. 9, 2022
PROVINCE OF ONTARIO

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION
1500 MERIVALE
1500 MERIVALE, CITY OF OTTAWA

DRAWING NAME
REMOVALS PLAN
(EAST)

PROJECT No. 121009
REV #1
DRAWING No. 121009-REM1

121009-REM1

C:\0201121009\21009-REM1\21009-REM1.dwg, REM1, Nov 23, 2022, 4:37pm, armnewp

LEGEND

PROPERTY LINE

EXISTING STRUCTURE/LIGHT POST REMOVALS

REMOVAL/ABANDONMENT OF EXISTING SEWERS

EXISTING HYDRO REMOVALS

EXISTING GAS REMOVALS

ASPHALT REMOVAL (FULL DEPTH)

CONCRETE REMOVAL

GRASS AND GRAVEL REMOVAL

BUILDING REMOVAL

CURB REMOVAL

MONITORING WELL DECOMMISSIONING

EXISTING UTILITY POLE CW GUY WIRES

EXISTING WATERMAIN CW WATER VALVE

EXISTING HYDRANT CW VALVE & LEAD

EXISTING SANITARY MANHOLE & SEWER

EXISTING STORM MANHOLE & SEWER

EXISTING CATCHBASIN

EXISTING CATCHBASIN MANHOLE

EXISTING GAS MAIN

EXISTING OVERHEAD WIRES

EXISTING UNDERGROUND BELL LINE

EXISTING UNDERGROUND CONDUIT

EXISTING UNDERGROUND TRAFFIC LINE

EXISTING UNDERGROUND POWER LINE

EXISTING STREETLIGHT

EXISTING UTILITY POLE CW GUY WIRES

EXISTING WATERMAIN CW WATER VALVE

EXISTING HYDRANT CW VALVE & LEAD

EXISTING SANITARY MANHOLE & SEWER

EXISTING STORM MANHOLE & SEWER

EXISTING CATCHBASIN

EXISTING CATCHBASIN MANHOLE

EXISTING GAS MAIN

EXISTING OVERHEAD WIRES

EXISTING UNDERGROUND BELL LINE

EXISTING UNDERGROUND CONDUIT

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EXISTING SANITARY MANHOLE & SEWER

EXISTING STORM MANHOLE & SEWER

EXISTING CATCHBASIN

EXISTING CATCHBASIN MANHOLE

EXISTING GAS MAIN

EXISTING OVERHEAD WIRES

EXISTING UNDERGROUND BELL LINE

EXISTING UNDERGROUND CONDUIT

EXISTING UNDERGROUND TRAFFIC LINE

EXISTING UNDERGROUND POWER LINE

EXISTING STREETLIGHT

REMOVALS NOTES:

1. OBTAIN ALL APPROVALS AND PERMITS FROM THE CITY OF OTTAWA PRIOR TO ANY REMOVAL WORK OR CONSTRUCTION.

2. ALL STORM STRUCTURES AND PIPES WITHIN THE PROPOSED BUILDING FOOTPRINT TO BE REMOVED AND DEPOSED OFF SITE.

3. ALL STORM PIPES OUTSIDE THE BUILDING FOOTPRINT TO BE ABANDONED PER CITY OF OTTAWA STANDARD DETAIL S11.4.

4. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS PER CITY OF OTTAWA STANDARD DETAIL R10.

5. REFER TO THE LANDSCAPE PLANS FOR TREE PRESERVATION AND REMOVALS.

6. ALL MONITORING WELLS SHOULD BE DECOMMISSIONED IN ACCORDANCE WITH ONTARIO REGULATIONS OREG 903 BY A QUALIFIED LICENSED WELL TECHNICIAN PRIOR TO CONSTRUCTION.

7. EXISTING FOUNDATION WALLS AND OTHER CONSTRUCTION DEBRIS SHOULD BE ENTIRELY REMOVED FROM WITHIN THE PERIMETERS OF THE PROPOSED BUILDINGS AND PARKING STRUCTURE. UNDER PAVED AREAS, EXISTING CONSTRUCTION REMNANTS, SUCH AS FOUNDATION WALLS, SHOULD BE EXCAVATED TO A MINIMUM OF 1m BELOW FINAL GRADE.

NORTH

KEY PLAN

NTS.

SITE LOCATION

NOTE:

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CLARIDGE HOMES

CLARIDGE HOMES
505 PRESTON STREET,
2ND FLOOR
OTTAWA, ONTARIO
K1S 4N7

CLARIDGE
HOMES

NOT FOR
CONSTRUCTION

SCALE

1:400

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4

8

12

16

DESIGN

ARM

CHECKED

GJM

DRAWN

CJF/ARM

CHECKED

ARM

APPROVED

GJM

LICENCED PROFESSIONAL ENGINEER

A.R. MESTWARP

100201604

Dec 9, 2022

PROVINCE OF ONTARIO

LICENCED PROFESSIONAL ENGINEER

G.J. McDONALD

100201604

Dec 9, 2022

PROVINCE OF ONTARIO

NOVATECH

Engineers, Planners & Landscape Architects
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Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
1500 MERIVALE
1500 MERIVALE, CITY OF OTTAWA

DRAWING NAME
REMOVALS PLAN
(WEST)

PROJECT NO.

121009

REV

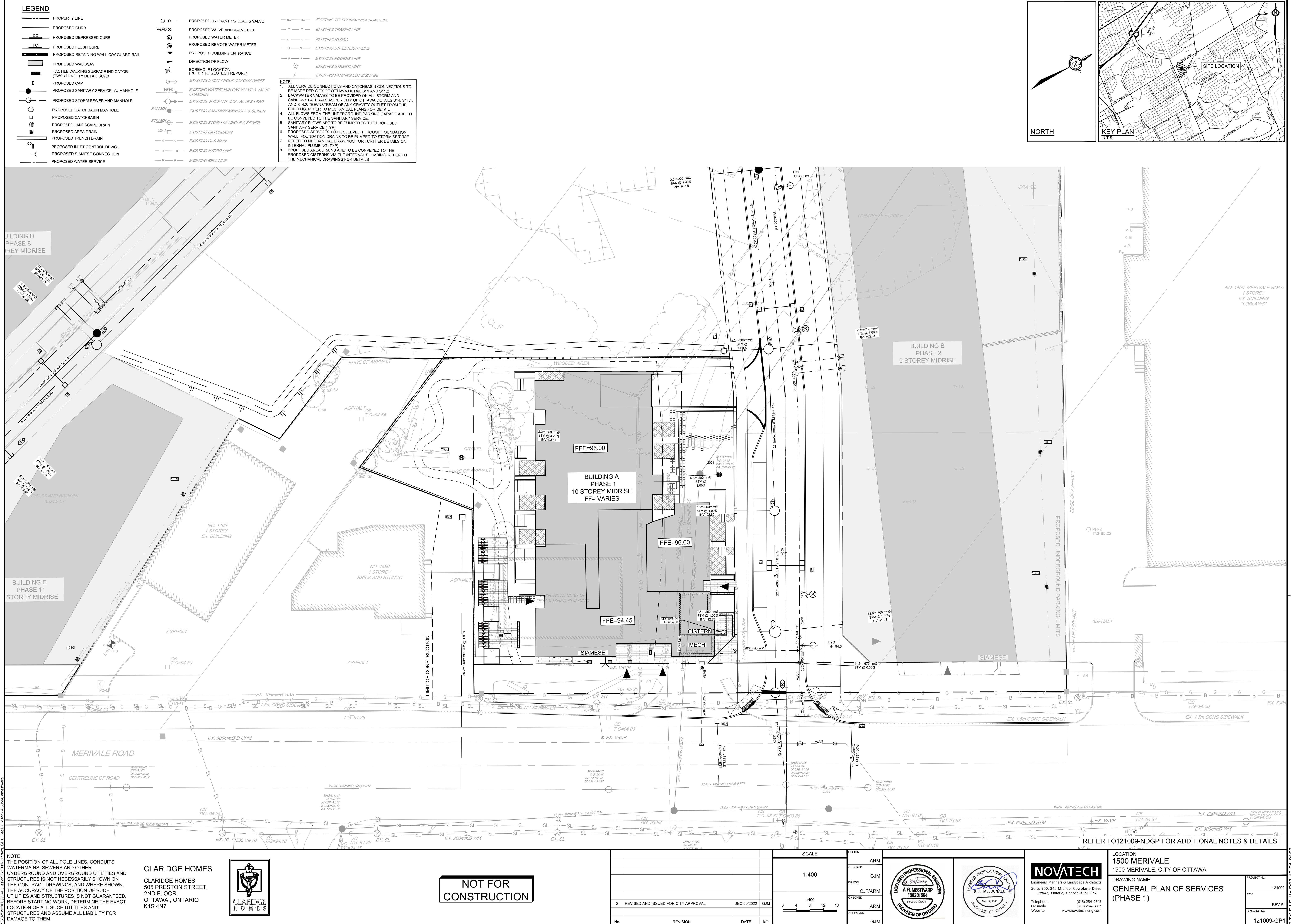
REV #1

DRAWING NO.

121009-REM2

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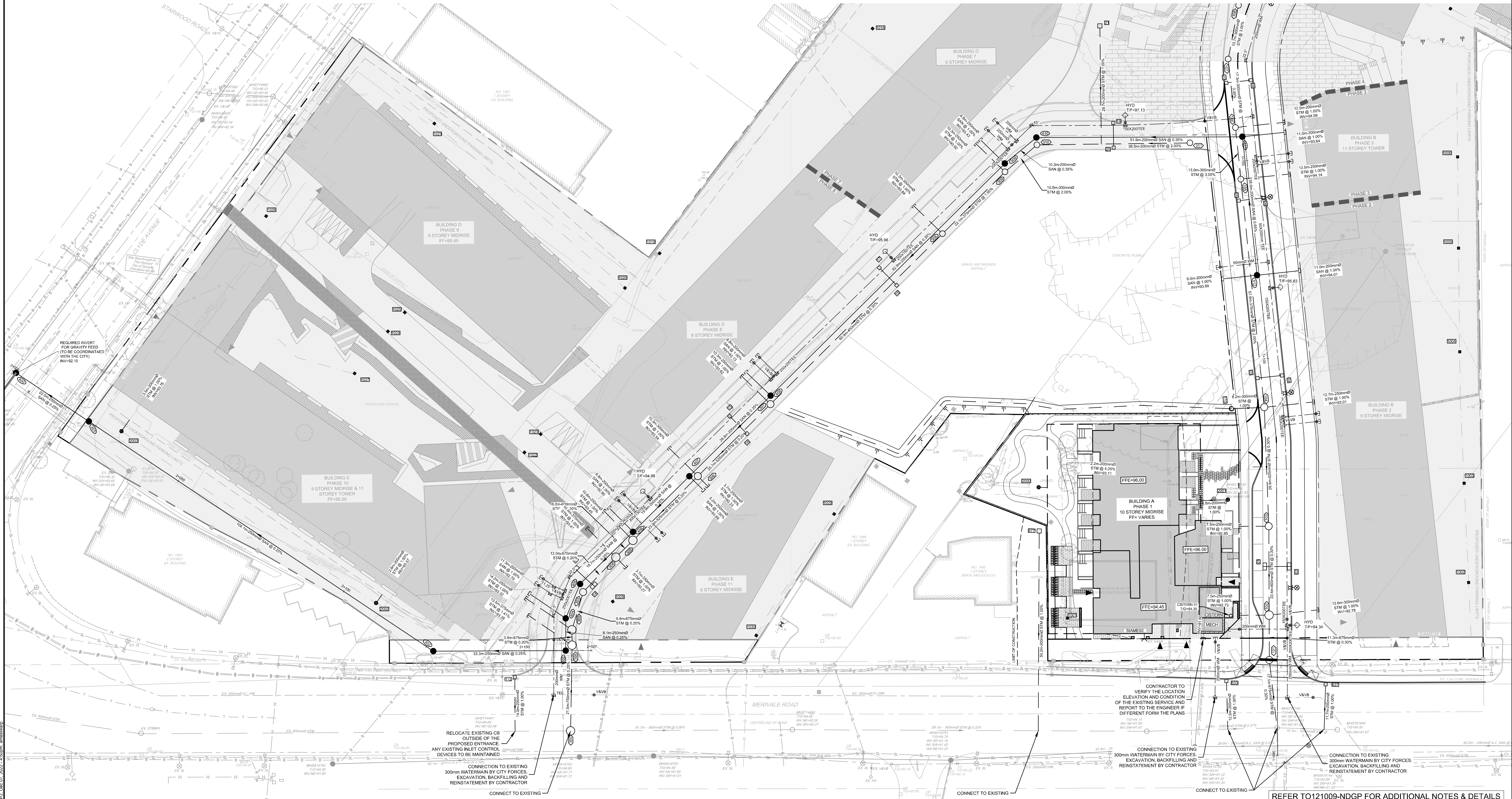
CITY PLAN No. 18612



LEGEND

- PROPERTY LINE
PROPOSED CURB
PROPOSED DEPRESSED CURB
PROPOSED FLUSH CURB
PROPOSED RETAINING WALL CW GUARD RAIL
PROPOSED WALKWAY
TACTILE WALKING SURFACE INDICATOR (TWS) PER CITY DETAIL SCT.3
PROPOSED CAP
PROPOSED SANITARY SERVICE c/w MANHOLE
PROPOSED STORM SEWER AND MANHOLE
PROPOSED CATCHBASIN MANHOLE
PROPOSED CATCHBASIN
PROPOSED LANDSCAPE DRAIN
PROPOSED AREA DRAIN
PROPOSED TRENCH DRAIN
PROPOSED INLET CONTROL DEVICE
PROPOSED SIAMISE CONNECTION
PROPOSED WATER SERVICE
- PROPOSED HYDRANT c/w LEAD & VALVE
PROPOSED VALVE AND VALVE BOX
PROPOSED WATER METER
PROPOSED REMOTE WATER METER
PROPOSED BUILDING ENTRANCE
DIRECTION OF FLOW
BOREHOLE LOCATION (REFER TO GEOTECH REPORT)
EXISTING UTILITY POLE C/W GUY WIRES
EXISTING WATERMAIN C/W VALVE & VALVE CHAMBER
EXISTING HYDRANT C/W VALVE & LEAD
EXISTING SANITARY MANHOLE & SEWER
EXISTING STORM MANHOLE & SEWER
EXISTING CATCHBASIN
EXISTING GAS MAIN
EXISTING HYDRO LINE
EXISTING BELL LINE
- EXISTING TELECOMMUNICATIONS LINE
EXISTING TRAFFIC LINE
EXISTING HYDRO
EXISTING STREETLIGHT LINE
EXISTING ROGERS LINE
EXISTING STREETLIGHT
EXISTING PARKING LOT SIGNAGE

NOTE:
1. ALL SERVICE CONNECTIONS AND CATCHBASIN CONNECTIONS TO BE MADE PER CITY OF OTTAWA DETAIL S11 AND S11.2
2. BACKWATER VALVES TO BE PROVIDED ON ALL STORM AND SANITARY LATERALS AS PER CITY OF OTTAWA DETAIL S14, S14.1, AND S14.2. DOWNSTREAM OF ANY GRAVITY OUTLET FROM THE BUILDING. REFER TO MECHANICAL PLANS FOR DETAIL.
3. ALL FLOWS FROM THE UNDERGROUND PARKING GARAGE ARE TO BE CONVEYED TO THE SANITARY SERVICE.
4. SANITARY FLOWS ARE TO BE PUMPED TO THE PROPOSED SANITARY SERVICE (TYP)
5. PROPOSED SERVICES TO BE SLEEVED THROUGH FOUNDATION WALL. FOUNDATION DRAINS TO BE PUMPED TO STORM SERVICE.
6. REFER TO MECHANICAL DRAWINGS FOR FURTHER DETAILS ON INTERNAL PLUMBING (TYP)
7. PROPOSED AREA DRAINS ARE TO BE CONVEYED TO THE PROPOSED CISTERN VIA THE INTERNAL PLUMBING. REFER TO THE MECHANICAL DRAWINGS FOR DETAILS



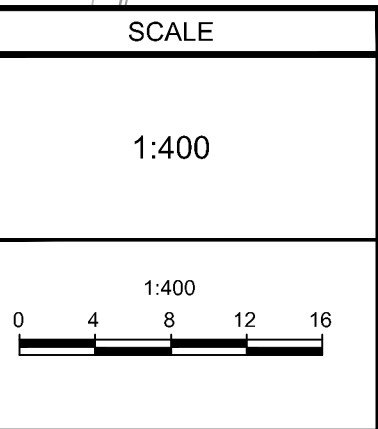
NOTE:
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CLARIDGE HOMES
CLARIDGE HOMES
505 PRESTON STREET,
2ND FLOOR
OTTAWA, ONTARIO
K1S 4N7

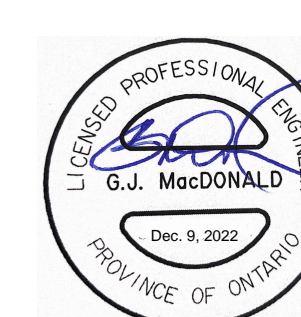


NOT FOR
CONSTRUCTION

No.	REVISION	DATE	BY
2	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM
1.	ISSUED FOR SITE PLAN SUBMISSION	SEPT 03/2021	JAG



DESIGN	ARM
CHECKED	GJM
DRAWN	CJF/ARM
CHECKED	ARM
APPROVED	GJM



LOCATION 1500 MERIVALE 1500 MERIVALE, CITY OF OTTAWA	PROJECT No. 121009
DRAWING NAME GENERAL PLAN OF SERVICES (EAST)	REV #1
	DRAWING No. 121009-GP2

LEGEND

- PROPERTY LINE
PROPOSED CURB
PROPOSED DEPRESSED CURB
PROPOSED FLUSH CURB
PROPOSED RETAINING WALL CW GUARD RAIL
PROPOSED WALKWAY
TACTILE WALKING SURFACE INDICATOR (TWS) PER CITY DETAIL SCT.3
PROPOSED CAP
PROPOSED SANITARY SERVICE c/w MANHOLE
PROPOSED STORM SEWER AND MANHOLE
PROPOSED CATCHBASIN MANHOLE
PROPOSED CATCHBASIN
PROPOSED LANDSCAPE DRAIN
PROPOSED AREA DRAIN
PROPOSED TRENCH DRAIN
PROPOSED INLET CONTROL DEVICE
PROPOSED SIAMISE CONNECTION
PROPOSED WATER SERVICE
- PROPOSED HYDRANT c/w LEAD & VALVE
PROPOSED VALVE AND VALVE BOX
PROPOSED WATER METER
PROPOSED REMOTE WATER METER
PROPOSED BUILDING ENTRANCE
DIRECTION OF FLOW
BOREHOLE LOCATION (REFER TO GEOTECH REPORT)
EXISTING UTILITY POLE C/W GUY WIRES
EXISTING WATERMAIN C/W VALVE & VALVE CHAMBER
EXISTING HYDRANT C/W VALVE & LEAD
EXISTING SANITARY MANHOLE & SEWER
EXISTING STORM MANHOLE & SEWER
EXISTING CATCHBASIN
EXISTING GAS MAIN
EXISTING HYDRO LINE
EXISTING BELL LINE
- EXISTING TELECOMMUNICATIONS LINE
EXISTING TRAFFIC LINE
EXISTING HYDRO
EXISTING STREETLIGHT LINE
EXISTING ROGERS LINE
EXISTING STREETLIGHT
EXISTING PARKING LOT SIGNAGE

- NOTE
1. ALL SERVICE CONNECTIONS AND CATCHBASIN CONNECTIONS TO BE MADE PER CITY OF OTTAWA DETAIL S11 AND S11.2
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NORTH

KEY PLAN
N.T.S.

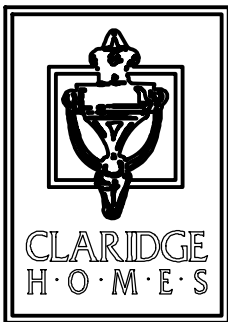
SITE LOCATION



REFER TO 121009-NDGP FOR ADDITIONAL NOTES & DETAILS

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS,
WATERMANS, SEWERS AND OTHER
UNDERGROUND AND OVERGROUND UTILITIES AND
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CLARIDGE HOMES
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505 PRESTON STREET,
2ND FLOOR
OTTAWA, ONTARIO
K1S 4N7

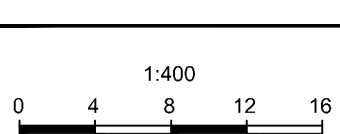


NOT FOR
CONSTRUCTION

No.	REVISION	DATE	BY
2	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM
1.	ISSUED FOR SITE PLAN SUBMISSION	SEPT 03/2021	JAG

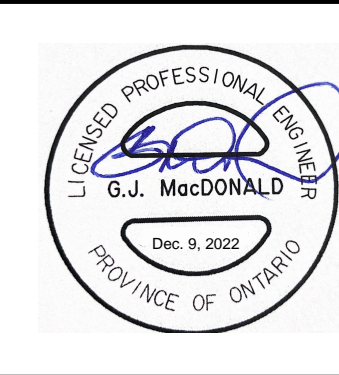
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DRAWN
CHECKED
APPROVED

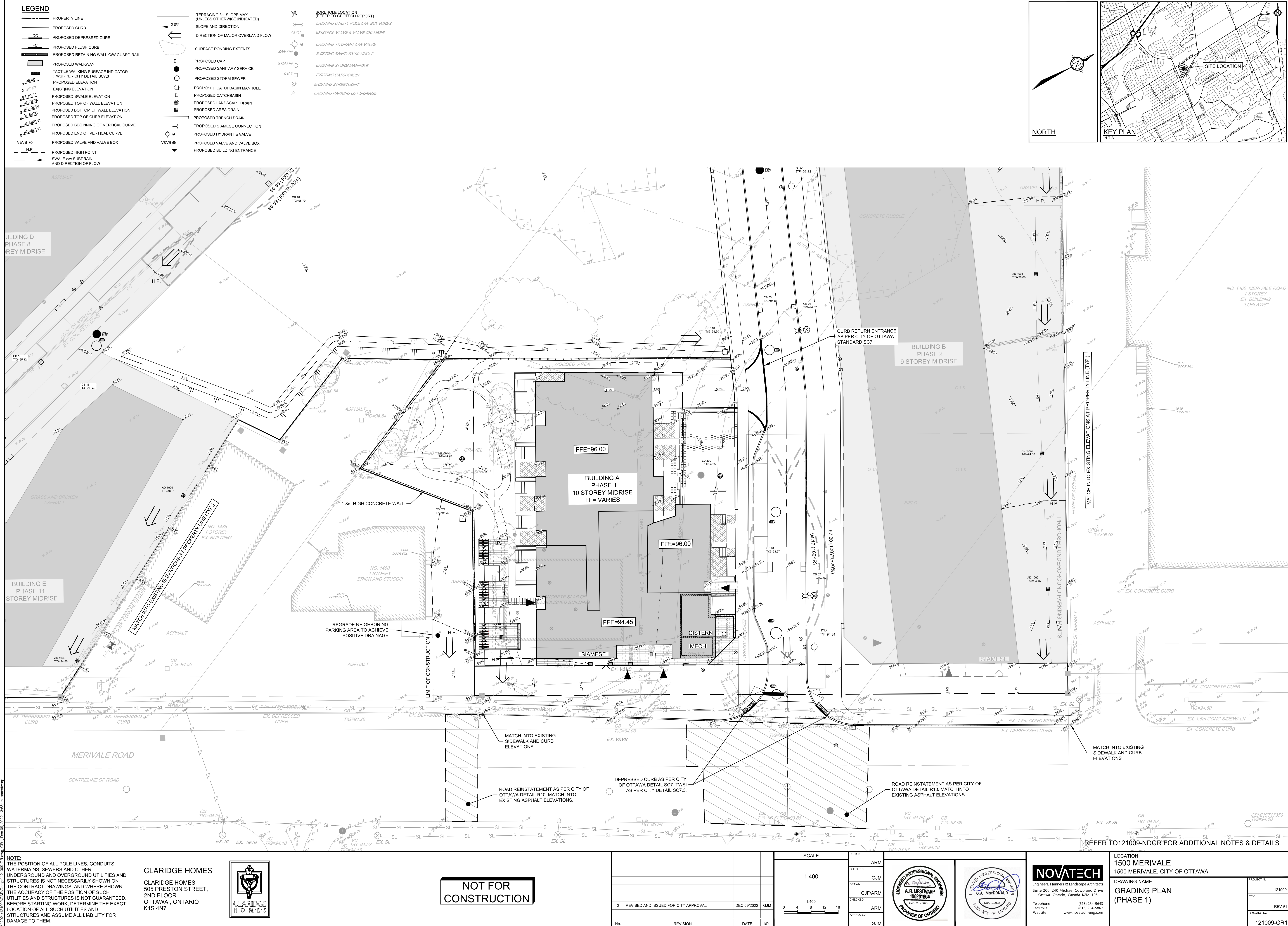
ARM
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CJF/ARM
ARM
GJM

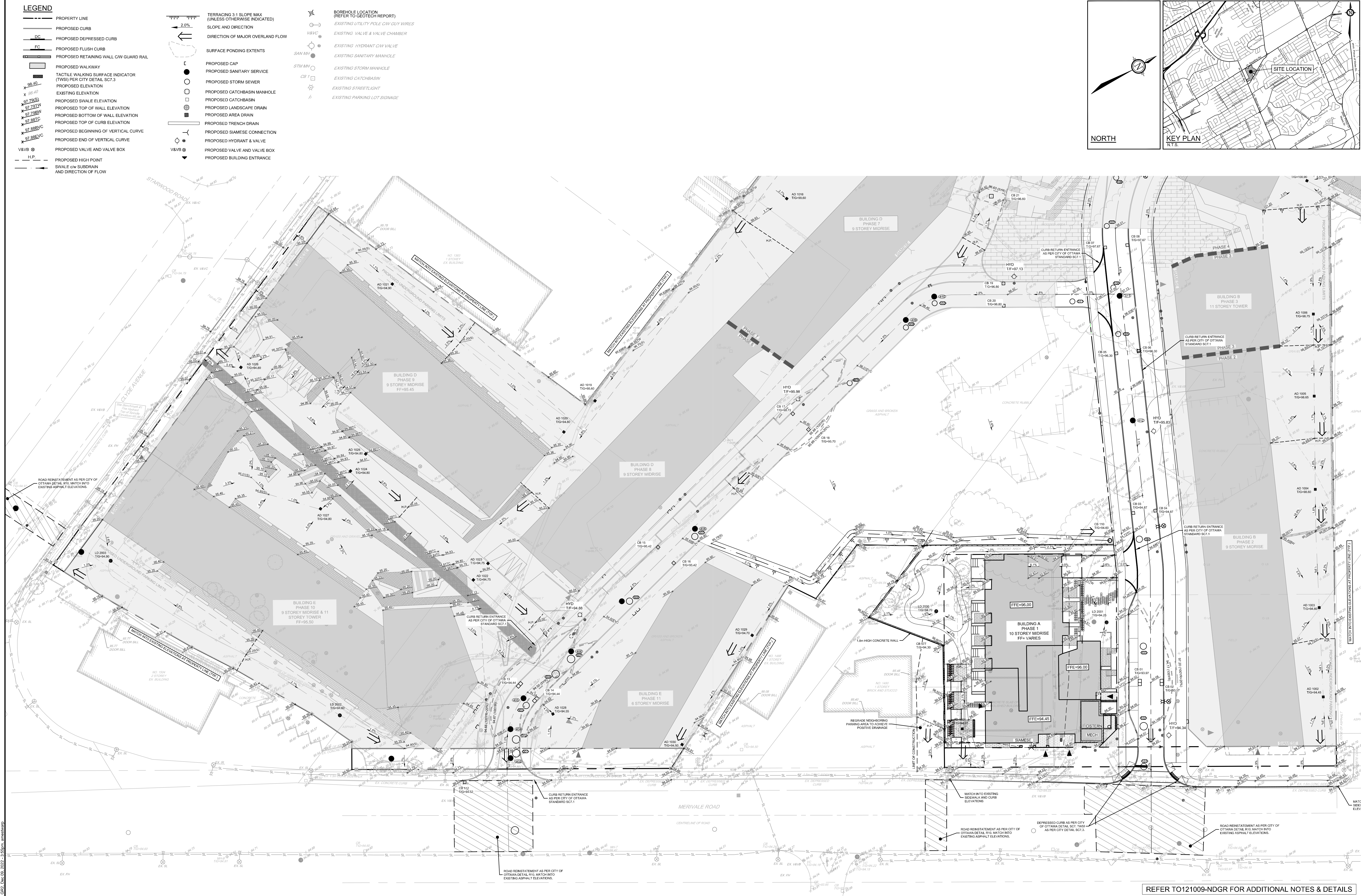


NOVATECH
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Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
1500 MERIVALE
1500 MERIVALE, CITY OF OTTAWA
DRAWING NAME
GENERAL PLAN OF SERVICES
(WEST)

PROJECT No.	121009
REV	REV #1
DRAWING No.	121009-GP3





NOTE:
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CLARIDGE HOMES

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505 PRESTON STREET,
2ND FLOOR
OTTAWA, ONTARIO
K1S 4N7

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
2	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM
1.	ISSUED FOR SITE PLAN SUBMISSION	SEPT 03/2021	JAG

SCALE

1:400

0 4 8 12 16

DESIGN

ARM

CHECKED

GJM

DRAWN

CJF/ARM

CHECKED

ARM

APPROVED

GJM

PROFESSIONAL ENGINEER

A.R. MESTWAP

100201604

Dec 9, 2022

PROVINCE OF ONTARIO

PROFESSIONAL ENGINEER

G.J. MacDONALD

100201604

Dec 9, 2022

PROVINCE OF ONTARIO

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LOCATION
1500 MERIVALE
1500 MERIVALE, CITY OF OTTAWA

DRAWING NAME
GRADING PLAN
(EAST)

PROJECT No. 121009

REV #1

DRAWING No. 121009-GR2

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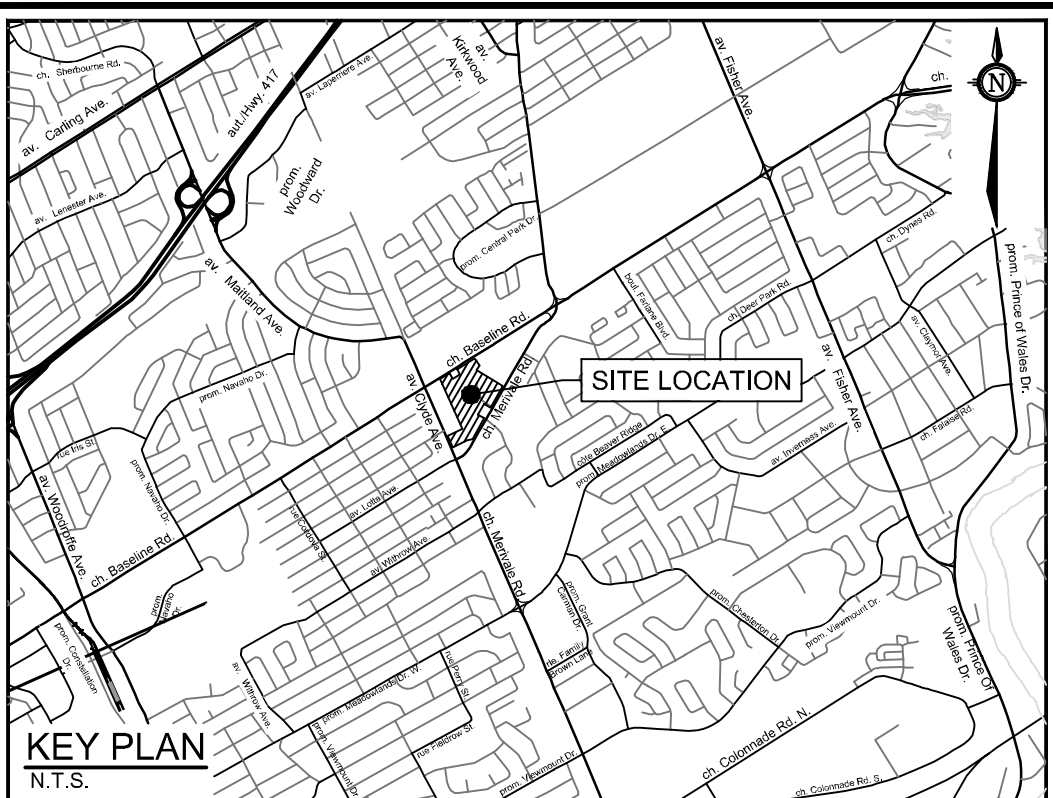
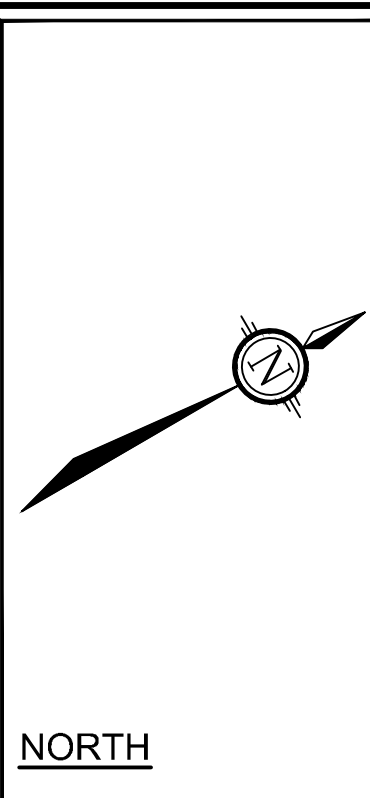
CITY PLAN No. 18612

LEGEND

- PROPERTY LINE
PROPOSED CURB
PROPOSED DEPRESSED CURB
PROPOSED FLUSH CURB
PROPOSED RETAINING WALL CW GUARD RAIL
PROPOSED WALKWAY
TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SCT.3
PROPOSED ELEVATION
EXISTING ELEVATION
PROPOSED SWALE ELEVATION
PROPOSED TOP OF WALL ELEVATION
PROPOSED BOTTOM OF WALL ELEVATION
PROPOSED TOP OF CURB ELEVATION
PROPOSED BEGINNING OF VERTICAL CURVE
PROPOSED END OF VERTICAL CURVE
PROPOSED VALVE AND VALVE BOX
PROPOSED HIGH POINT
SWALE CW SUBDRAIN
AND DIRECTION OF FLOW

- TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
SLOPE AND DIRECTION
DIRECTION OF MAJOR OVERLAND FLOW
SURFACE PONDING EXTENTS
PROPOSED CAP
PROPOSED SANITARY SERVICE
PROPOSED STORM SEWER
PROPOSED CATCHBASIN MANHOLE
PROPOSED CATCHBASIN
PROPOSED LANDSCAPE DRAIN
PROPOSED AREA DRAIN
PROPOSED TRENCH DRAIN
PROPOSED SIAMISE CONNECTION
PROPOSED HYDRANT & VALVE
PROPOSED VALVE AND VALVE BOX
PROPOSED BUILDING ENTRANCE

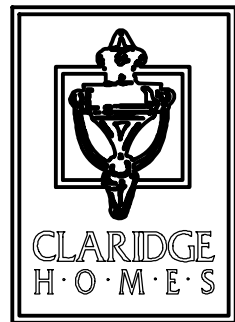
- BOREHOLE LOCATION (REFER TO GEOTECH REPORT)
EXISTING UTILITY POLE CW GUY WIRES
EXISTING VALVE & VALVE CHAMBER
EXISTING HYDRANT CW VALVE
EXISTING SANITARY MANHOLE
EXISTING STORM MANHOLE
EXISTING CATCHBASIN
EXISTING STREETLIGHT
EXISTING PARKING LOT SIGNAGE



REFER TO 121009-NDGR FOR ADDITIONAL NOTES & DETAILS

NOTE:
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505 PRESTON STREET,
2ND FLOOR
OTTAWA, ONTARIO
K1S 4N7



NOT FOR
CONSTRUCTION

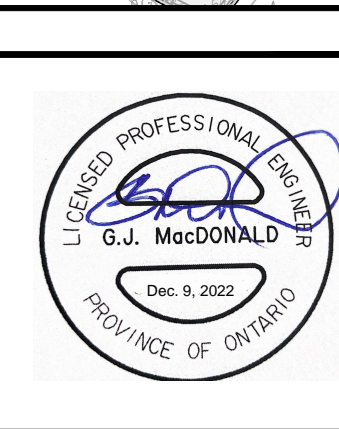
No.	REVISION	DATE	BY
2	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM
1.	ISSUED FOR SITE PLAN SUBMISSION	SEPT 03/2021	JAG

SCALE

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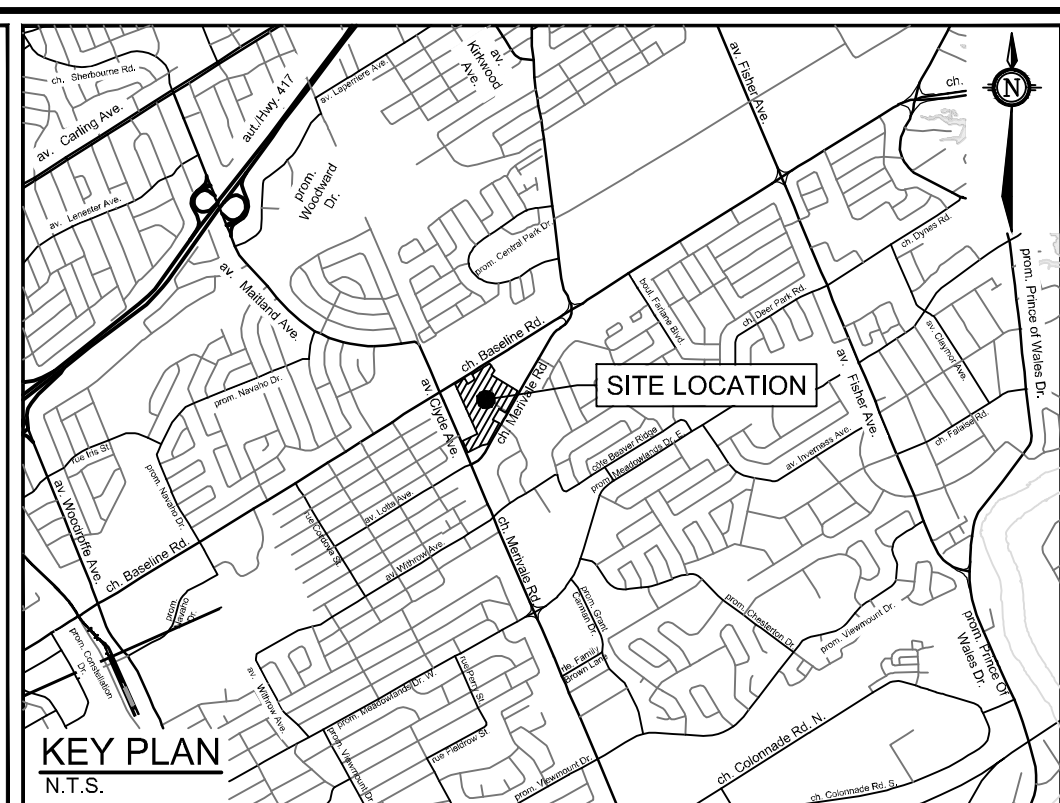
DESIGN
CHECKED
DRAWN
CHECKED
APPROVED



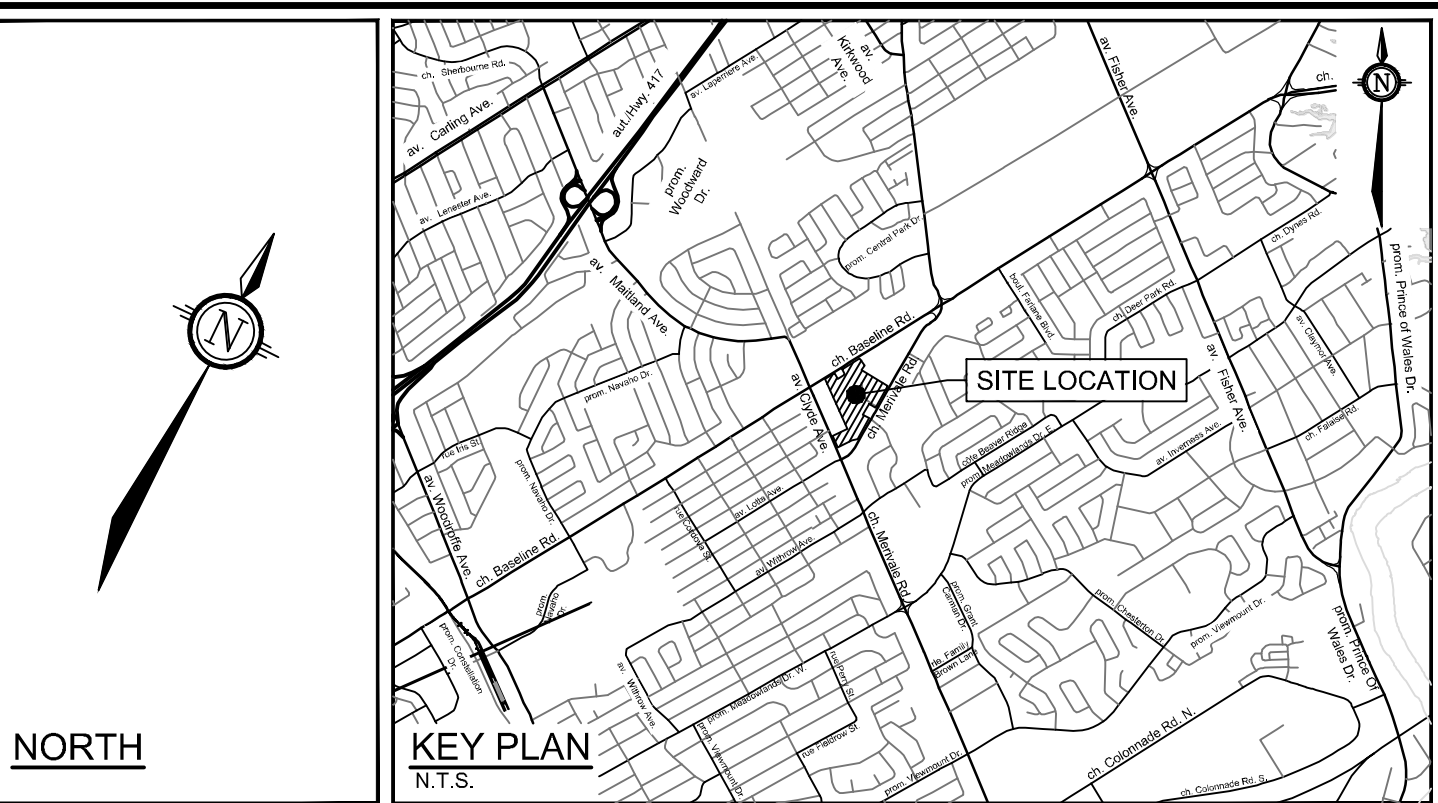
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LOCATION
1500 MERIVALE
1500 MERIVALE, CITY OF OTTAWA
DRAWING NAME
GRADING PLAN
(WEST)

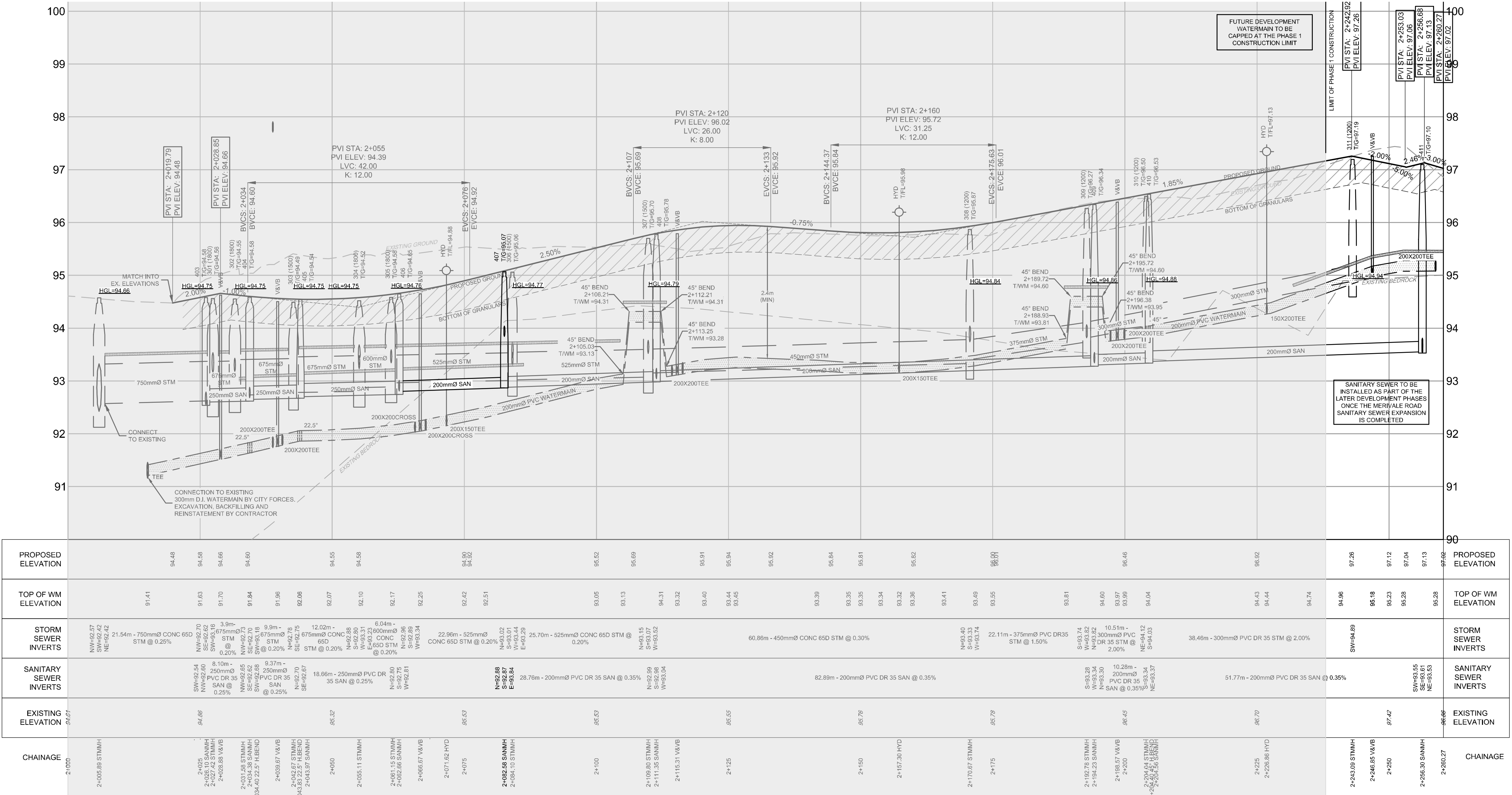
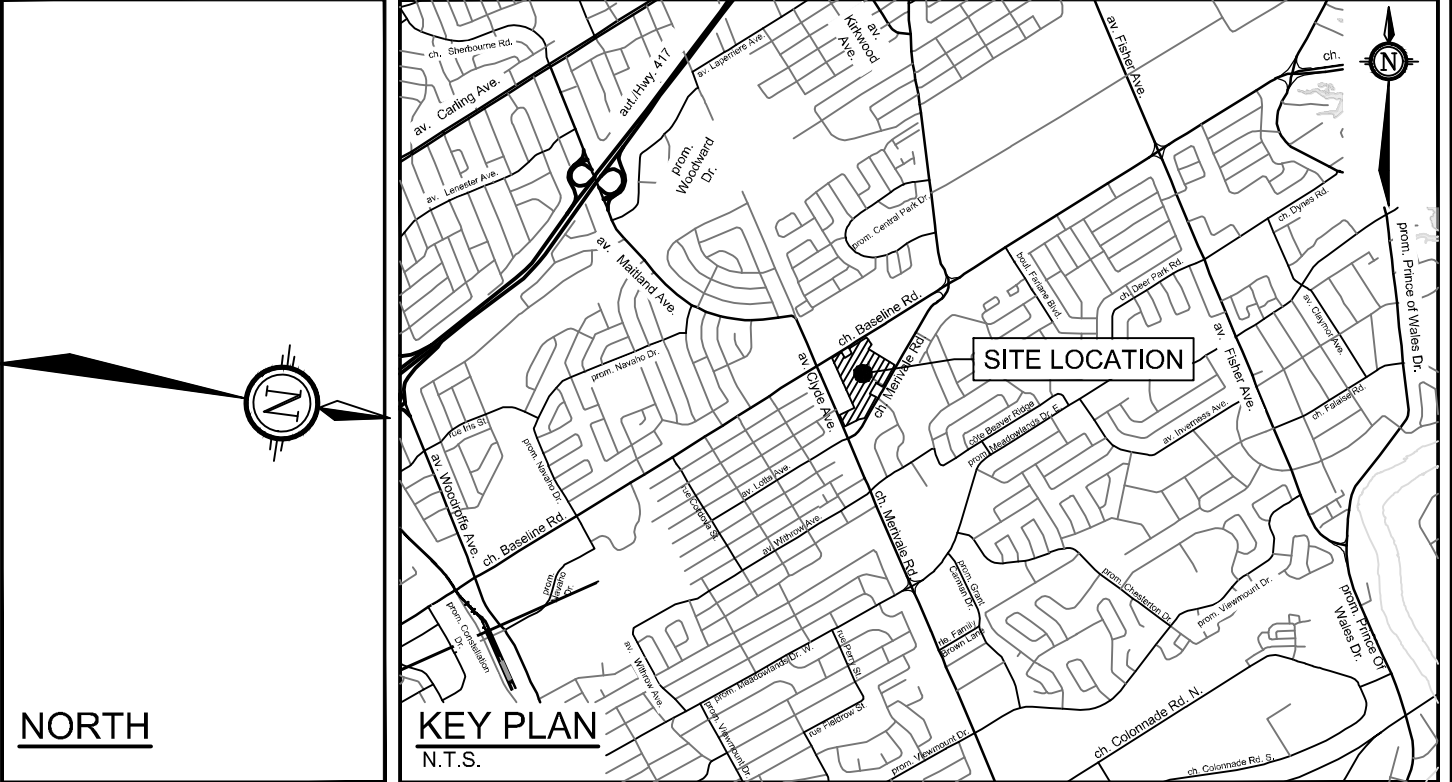
PROJECT No.	121009
REV	REV #1
DRAWING No.	121009-GR3



PROJECT No.	121009
REV	REV #
DRAWING No.	121009-PR

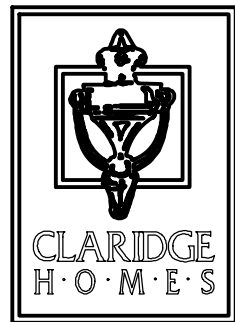


PROJECT No.	121009
REV	REV #1
DRAWING No.	121009-PR2



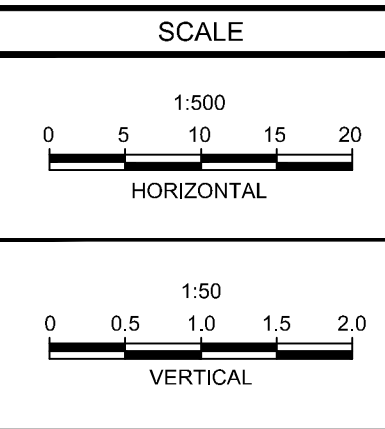
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2ND FLOOR
OTTAWA, ONTARIO
K1S 4N7



NOT FOR
CONSTRUCTION

No.	REVISION	DATE	BY
2	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM



DESIGN	ARM
CHECKED	GJM
DRAWN	CJF/ARM
APPROVED	ARM
	GJM



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LOCATION
1500 MERIVALE
1500 MERIVALE, CITY OF OTTAWA
DRAWING NAME
PLAN & PROFILE
PRIVATE ROAD 2+000.00 - 2+260.27

PROJECT No.	121009
REV	REV #1
DRAWING No.	121009-PR3