

GENERAL NOTES:

- 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.
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 RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$5,000,000.00.
5) 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.
6) REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER.
7) ALL ELEVATIONS ARE GEODETIC.
8) REFER TO ARCHITECTS AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
9) REFER TO SERVICING DESIGN BRIEF PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
10) SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
11) PROVIDE LINE/PARKING PAINTING.
12) CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING THE AS-BUILT ELEVATION OF EVERY DESIGN GRADE SHOWN ON THIS PLAN.
13) REFER TO GEOTECHNICAL REPORT (P06426-1 DATED NOV 9, 2022, BY PATERSON GROUP) FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS.
14) ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
15) ALL PRIVATE APPROACHES MUST BE CONSTRUCTED AS PER CITY SPECIFICATION SC13.

GRADING NOTES:

- 1) ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS.
2) EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL CONSULTANT.
3) ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS.
4) THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
5) GRADE AND/OR FILL BEHIND PROPOSED CURBS AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
6) MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
7) ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
8) ALL CURBS SHALL BE BARRIER CURBS (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
9) REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.

PAVEMENT STRUCTURE NOTES

- 1. SUBGRADE MATERIAL SHALL BE PLACED IN MAXIMUM 300mm LIFTS AND COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY
2. ROADWAY GRANULAR MATERIAL SHALL BE PLACED IN MAXIMUM 300mm LIFTS AND COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY
3. ASPHALTIC CONCRETE TO BE COMPACTED TO AT LEAST 97% OF MARSHALL DENSITY
4. ROADWAY SUBGRADE TO BE INSPECTED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION TO REVIEW THE GRANULAR B'DEPTH AND FOR THE NECESSITY OF A WOVEN GEOTEXTILE BELOW THE GRANULAR MATERIALS.
5. PRIOR TO THE PLACEMENT OF TOPLIFT, CONTRACTOR IS TO ADJUST ALL STRUCTURES AS PER CITY OF OTTAWA STANDARD R-2.

PAVEMENT STRUCTURE:

REFER TO GEOTECHNICAL REPORT FOR SUBSURFACE CONDITIONS AND CONSTRUCTION RECOMMENDATIONS

- CAR ONLY PARKING AREAS
50mm H3 OR SUPERPAVE 12.5
150mm GRAN 'A'
300mm GRAN 'B' TYPE II
ACCESS LANES AND HEAVY DUTY TRUCK PARKING
40mm H3 OR SUPERPAVE 12.5
50mm H3 OR SUPERPAVE 18.0
150mm GRAN 'A'
450mm GRAN 'B' TYPE II
* GRANULAR BASE TO BE COMPACTED TO 99% STANDARD PROCTOR DRY DENSITY.

SERVICING NOTES:

- 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.
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 RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$5,000,000.00.
5) 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.
6) REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER.
7) ALL ELEVATIONS ARE GEODETIC.
8) REFER TO ARCHITECTS AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
9) REFER TO SERVICING DESIGN BRIEF PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
10) SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
11) PROVIDE LINE/PARKING PAINTING.
12) CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING THE AS-BUILT ELEVATION OF EVERY DESIGN GRADE SHOWN ON THIS PLAN.
13) ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
14) ALL PRIVATE APPROACHES MUST BE CONSTRUCTED AS PER CITY SPECIFICATION SC13.

SEWER NOTES:

- 1) SPECIFICATIONS:
ITEM SPEC No. REFERENCE
SEWER SERVICE CONNECTION - RIGID PIPE S11, S11.1 CITY OF OTTAWA
SEWER TRENCH - BEDDING (GRANULAR A) COVER (GRANULAR A OR GRANULAR B TYPE I, WITH MAXIMUM PARTICLE SIZE=25mm) S6, S7, W17 CITY OF OTTAWA / OPSD CITY OF OTTAWA / OPSD
SANITARY SEWER - PVC DR 36 WASTEWATER SAMPLING/INSPECTION CHAMBER S18.1 CITY OF OTTAWA
2) INSULATE ALL PIPES (SANITARY) THAT HAVE LESS THAN 2.0m COVER FROM STORM AND 2.5m FOR SANITARY SEWER WITH 50mmX1200mm H=40 INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
3) SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 2.0%.
4) PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
5) FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX, POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
6) 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. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
7) FULL PORT BACKWATER VALVES ARE REQUIRED ON THE SANITARY SERVICES. INSTALLED AS PER THE MANUFACTURERS RECOMMENDATIONS AND A BACKWATER VALVE IS REQUIRED ON THE STORM SERVICES / FOUNDATION DRAINS FOR EACH BUILDING. INSTALLED AS PER STD. DWG S14.
8) CONTRACTOR TO TELEVIEW (CCTV) ALL PROPOSED SEWERS/LATERALS.
9) REINSTATE ALL EXISTING PAVEMENT, CURB AND BOULEVARDS AS PER CITY OF OTTAWA R10.
10) ALL EXISTING SANITARY AND STORM SERVICES ARE TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF THE CITY OF OTTAWA SEWER OPERATION.
11) MONITORING TEST PORTS FOR BUILDING SERVICES TO BE INSTALLED IN PARKING GARAGE.
12) ANY SERVICES THAT REQUIRE ENTRY TO THE BUILDING THROUGH A FOUNDATION WALL ARE TO BE SLEEVED AND SEALED TO PREVENT INFILTRATION

WATERMAIN NOTES:

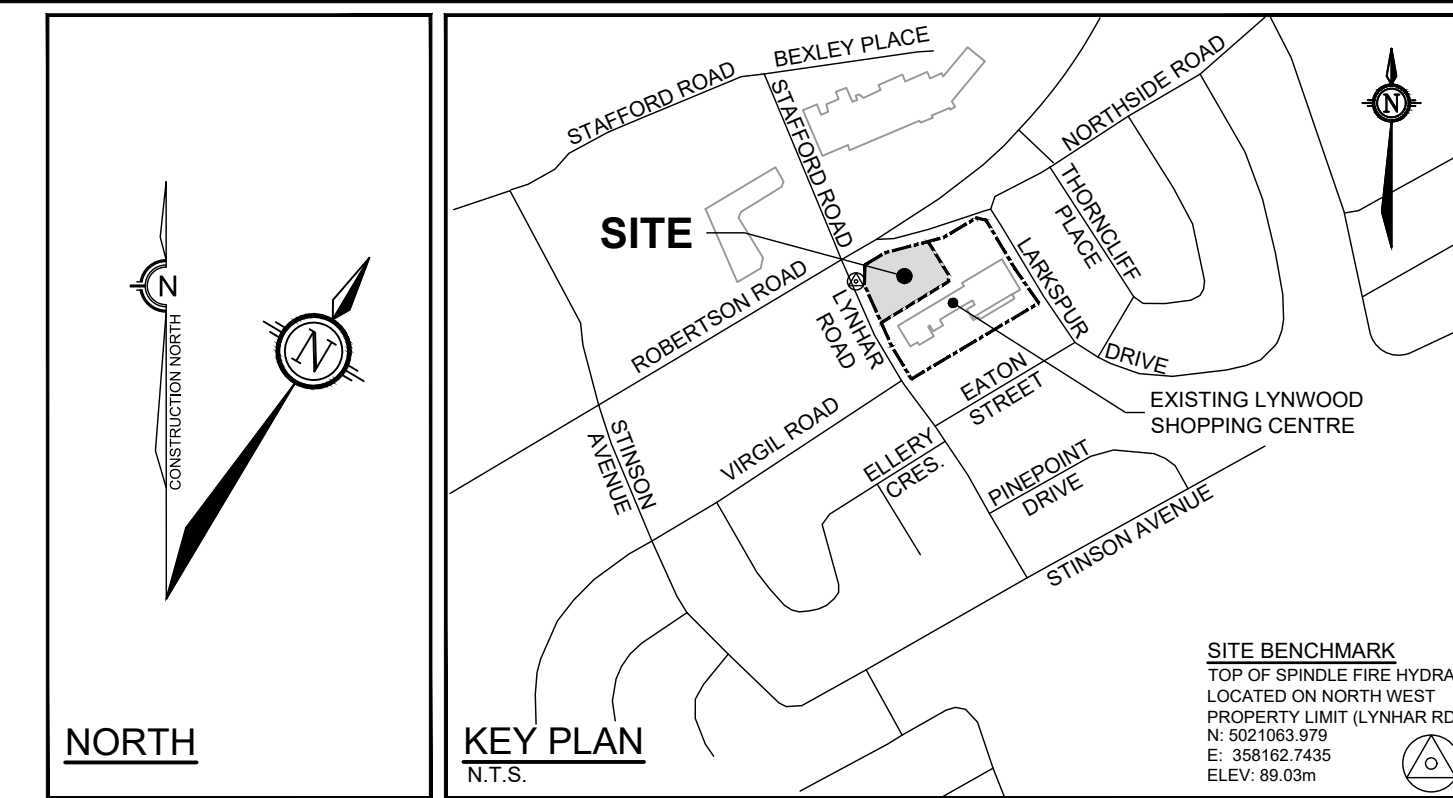
- 1) SPECIFICATIONS:
ITEM SPEC No. REFERENCE
WATERMAIN TRENCHING W17 CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES W22 CITY OF OTTAWA
VALVE BOX ASSEMBLY W24 CITY OF OTTAWA
CONNECTION DETAIL FROM EXISTING TO NEW WM W25.1 CITY OF OTTAWA
WATERMAIN (150mmØ) PVC DR 18 CITY OF OTTAWA
WATERMAIN CROSSING ABOVE SEWER W25.2 CITY OF OTTAWA
THERMAL INSULATED AT OPEN STRUCTURE W23 CITY OF OTTAWA
WATER SERVICE INSTALLATION AT SEWER CROSSING W38 CITY OF OTTAWA
2) 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.
3) WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER STD. DWG W21, W22, AND W23.
4) PROVIDE MINIMUM 0.5m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS WHEN WATERMAIN IS BELOW AND MINIMUM 0.25m CLEARANCE WHEN WATERMAIN IS ABOVE.
5) WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.
6) VALVES TO BE OPERATED BY CITY OF OTTAWA STAFF ONLY. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY OF OTTAWA (CO). COA FORCES TO COMPLETE WATERMAIN CONNECTIONS. EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR

EROSION AND SEDIMENT CONTROL NOTES:

- 1. THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS AND DURING ALL PHASES OF THE SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL.
2. CONDITIONS OF THE SILT FENCE AND STRAW BALE/ROCK CHECK DAMS TO BE INSPECTED REGULARLY AND REPLACED OR REPAIRED AS INSTRUCTED BY THE ENGINEER.
3. THE CONTRACTOR SHALL ENSURE THAT ROADS ARE KEPT CLEAN AT ALL TIMES USING SUCH PRACTICES AS WASHING DOWN TRUCK TIRES, ROAD SWEEPING AND FLUSHING ETC.
4. THE CONTRACTOR ACKNOWLEDGES THAT SURFACE EROSION AND SEDIMENT RUNOFF RESULTING FROM HIS CONSTRUCTION OPERATIONS WILL HAVE A DETRIMENTAL IMPACT TO ANY DOWNSTREAM WATERCOURSE OR SEWER, AND THAT ALL CONSTRUCTION OPERATIONS THAT MAY IMPACT UPON WATER QUALITY SHALL BE CARRIED OUT IN A MANNER THAT STRICTLY MEETS THE REQUIREMENTS OF ALL APPLICABLE LEGISLATION AND REGULATIONS.
5. AS SUCH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT HIS OPERATIONS, AND SUPPLYING AND INSTALLING ANY APPROPRIATE CONTROL MEASURES, SO AS TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING ANY SEWER OR WATERCOURSE WITHIN DOWNSTREAM OF THE WORKING AREA FOR THIS PROJECT THE SUGGESTED ON-SITE MEASURES SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING METHODS:
-CATCH BASIN SILTSACKS
-MAINTENANCE HOLE AND REAR YARD CATCH BASIN FILTERS
-LIGHT DUTY SILT FENCE
-MUD MATS
-STRAW BALE CHECK DAMS
SPECIFIC MEASURES SHALL BE INSTALLED AT THE SPECIFIED LOCATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS OF OPSS 577 WHERE APPROPRIATE, OR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. WHERE, IN THE OPINION OF THE CONTRACT ADMINISTRATOR OR ANY REGULATORY AGENCY, THE INSTALLED CONTROL MEASURES FAIL TO PERFORM ADEQUATELY, THE CONTRACTOR SHALL SUPPLY AND INSTALL ADDITIONAL OR ALTERNATIVE MEASURES AS DIRECTED BY THE CONTRACT ADMINISTRATOR OR THE REGULATORY AGENCY. AS SUCH, THE CONTRACTOR SHALL HAVE ADDITIONAL CONTROL MATERIALS ON SITE AT ALL TIMES WHICH ARE EASILY ACCESSIBLE AND MAY BE IMPLEMENTED BY HIM AT A MOMENT'S NOTICE.
7. THE CONTRACTOR SHALL ENSURE THAT ALL WORKERS, INCLUDING IN THE WORKING AREA ARE AWARE OF THE IMPORTANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES AND INFORMED OF THE CONSEQUENCES OF THE FAILURE TO COMPLY WITH THE REQUIREMENTS OF ALL REGULATORY AGENCIES AND THE SPECIFICATIONS DETAILED HEREIN.
8. THE CONTRACTOR SHALL PERIODICALLY, OR WHEN REQUESTED BY THE CONTRACT ADMINISTRATOR, CLEAN OUT ACCUMULATED SEDIMENT DEPOSITS AS REQUIRED AT THE SEDIMENT CONTROL DEVICES, INCLUDING THOSE DEPOSITS THAT MAY ORIGINATE FROM OUTSIDE THE CONSTRUCTION AREA. ACCUMULATED SEDIMENT SHALL BE REMOVED IN SUCH A MANNER THAT PREVENTS THE DEPOSITION OF THIS MATERIAL INTO ANY SEWER OR WATERCOURSE AND AVOIDS DAMAGE TO THE CONTROL MEASURE. THE SEDIMENT SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE AND MANAGED IN COMPLIANCE WITH THE REQUIREMENTS FOR EXCESS EARTH MATERIAL, AS SPECIFIED ELSEWHERE IN THE CONTRACT.

REMOVALS NOTES:

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



LEGEND

- SITE BOUNDARY
LIMIT OF SITE PLAN CONTROL APPLICATION
PROPOSED ELEVATION
EXISTING ELEVATION
PROPOSED FINISHED FLOOR ELEVATION
PROPOSED GRADE AND DIRECTION
EXISTING GRADE AND DIRECTION
EXISTING TOPOGRAPHIC SURVEY ELEVATION
EXISTING SURVEY TOP OF CURB ELEVATION
PROPOSED LIMIT OF GRADING
PROPOSED SANITARY SERVICE CW CAP
PROPOSED WATER SANITARY SERVICE CW CAP
PROPOSED VALVE & VALVE BOX LOCATION
PROPOSED BARRIER CURB AS PER SC1.1
PROPOSED DEPRESSURE CURB
PROPOSED TREE LOCATION
MAJOR OVERLAND FLOW DIRECTION
AREA ID
DRAINAGE AREA (HECTARES)
RUN-OFF COEFFICIENT (C-VALUE)
DRAINAGE AREA BOUNDARY
PROPOSED SILT FENCE (AS PER O.P.S.D. 219.110)
PROPOSED STRAW BALE (AS PER O.P.S.D. 219.180)
EXISTING BARRIER CURB TO BE REMOVED
EXISTING LIGHT STANDARD ON CONCRETE BASE TO BE RELOCATED
PROPOSED ASPHALT REMOVAL
EXISTING CONCRETE
PROPOSED CONCRETE
PROPOSED PAVERS (REFER TO LANDSCAPE PLANS)
EXISTING LEGAL ADJACENT LINE
EXISTING WATERMAIN
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING CULVERT
EXISTING STORM MANHOLE
EXISTING CATCHBASIN
EXISTING SANITARY MANHOLE
EXISTING HYDRANT
EXISTING VALVE & VALVE BOX
EXISTING CENTERLINE SWALE
EXISTING TOP OF GRATE ELEVATION
EXISTING INVERT ELEVATION
EXISTING OVERHEAD WIRES
EXISTING TRAFFIC MANHOLE
EXISTING UTILITY POLE
EXISTING UTILITY POLE ANCHOR
EXISTING TRAFFIC SIGNAL LIGHT
EXISTING LIGHT STANDARD ON CONCRETE BASE
EXISTING SIGN

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.

PRELIMINARY NOT FOR CONSTRUCTION

Revision table with columns for No., REVISION, DATE, and BY. Includes scale information: SCALE 1:200.

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CITY OF OTTAWA, 1826 ROBERTSON ROAD, LYNWOOD RETAIL PLAZA. Includes NOVATECH logo and contact information. Drawing name: NOTES & DETAILS PLAN. Drawing No: 106134-ND.