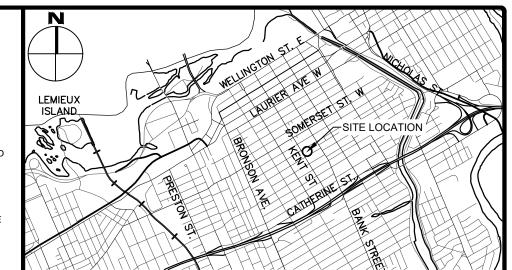


- 1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE
- 2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) FAIRHALL, MOFFOTT & WOODLAND JOB NO. AC29400 AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND
- 3. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY EXP
- 4. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE
- 6. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION. SIZE. MATERIAL AND FLEVATION OF ALL EXISTING UTILITIES AND SERVICES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE
- 7. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
- 8. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF
- 9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE,
- 11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
- 12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE
- 13. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE
- 14. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE
- 15. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
- 16. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL EXCAVATION WORK AROUND EXISTING UTILITIES AND SHALL PROTECT AND SUPPORT ANY UTILITY AND/OR SERVICE PER THE REQUIREMENTS OF THE GOVERNING AUTHORITIES. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL
- 17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS AND CITY OF OTTAWA SPECIFICATIONS ARE FOLLOWED DURING
- 18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.
- 19. ALL CIVIL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE AND ANY OTHER DRAWING INCLUDED WITHIN THE BUILDING PACKAGE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO STARTING ANY CONSTRUCTION WORK.
- 20. REFER TO LANDSCAPE DRAWINGS FOR ALL FINAL GRADE SURFACE FINISHES, AREAS NOT SHOWN AS CONCRETE OR
- 1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND
- 2. WATER SERVICE LATERALS TO BE 150mm DIAMETER DR-18 PVC PIPING AND SHALL BE INSTALLED PER THE LATEST
- 3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL
- 4. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED
- 5. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY DETAIL W23.
- 7. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CITY TO BE PRESENT FOR WATERMAIN CONNECTION. CONNECTION, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
- 8. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ANY WATERMAIN CONNECTION(S) REQUIRED. CONTRACTOR SHALL PROVE TO THE SATISFACTION OF THE CITY THAT THEY ARE COMPETENT TO PERFORM THE
- 9. ALL WATERMAINS SHALL BE EQUIPPED WITH GATE VALVES AS PER OPSD 1100.011
- 11. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
- 12. ALL WATERMAIN TO BE CLASS 150 PVC DR-18 OR APPROVED EQUIVALENT.
- 1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH
- 2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED
- 2.1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
- 2.2. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1. 2.3. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE
- TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
- 3. SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
- EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
- 6. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF
- OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
- OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"X8' LONG
- 8. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS &
- 1. RESTORE ANY TRENCHES AND DISTURBED SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF CITY AUTHORITIES.
- 2. CONCRETE CURB AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SC1.1 (BARRIER CURB), SC2 (MONOLITHIC SIDEWALK & CURB), AND SC4 (STANDARD SIDEWALK) AS NOTED. PROVISIONS SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS, DRIVEWAYS AND RAMPS.
- 3. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA DETAIL R10 AND OPSD 509.010, OPSS 310, AND SHALL BE REINSTATED PER THE DETAIL
- 4. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES
- 5. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 100% SPMDD.
- 6. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
- 7. SUB- EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300mm LIFTS.
- 8. PAVEMENT STRUCTURE: REFER TO DETAIL



OCATION PLAN

LEGEND

PROPERTY LINE EXISTING SURFACE ELEVATION PROPOSED SURFACE ELEVATION \times 72.80 PROPOSED TOP OF WALL ELEVATION X 72.58T/W PROPOSED CENTER OF SWALE ELEVATION \times 72.56(S) PROPOSED TOP OF CURB ELEVATION X 72.56TC PROPOSED SLOPE 2.0%

AD-00

Check and verify all dimensions

PROPOSED SWALE PROPOSED AREA DRAIN PROPOSED BUILDING ENTRYWAY BF = BARRIER FREE R = RISER

> PROPOSED CONCRETE SIDEWALK PER CITY DETAIL SC2 (MONOLITHIC WITH CURB), OR SC4 (NO CURB) PROPOSED BARRIER CURB PER CITY DETAIL SC1.1 PROPOSED CURB/SIDEWALK DEPRESSION

PROPOSED ASPHALT REINSTATEMENT PER R10, AND DETAIL ON THIS DRAWING

LIMIT OF UNDERGROUND FOUNDATION

LIMIT OF PROPOSED ROOF

PROPOSED WATERMAIN, VALVE & CAP PROPOSED STORM LATERAL & CAP PROPOSED SANITARY LATERAL & CAP

PROPOSED SIAMESE FIRE DEPARTMENT CONNECTION PROPOSED WATER METER & REMOTE METER

EXISTING VALVE, VALVE CHAMBER & FIRE HYDRANT EXISTING SEWER MAINTENANCE STRUCTURE

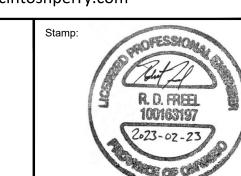
EXISTING CATCHBASIN

01 ISSUED FOR SITE PLAN CONTROL FEB. 23/2023 Date

Do not scale drawings before proceeding with the work SCALE 1:200

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KATASA GROUPE + DÉVELOPPMENT 69 RUE JEAN-PROULX #301 GATINEAU, QC, J8Z 1W2

9-STOREY RESIDENTIAL MIXED USE BUILDING 381 KENT STREET, OTTAWA, ON

Drawing Title:

SITE SERVICING & GRADING PLAN

1:200 CCO-23-3187 Orawing Number: R.F. Designed By: