NOTES: GENERAL

1. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION
2. ALL ELEVATIONS / DIMENSIONS ARE IN METRIC UNITS.
3. JOB BENCH MARK – CONFIRM WITH LEGAL SURVEYOR PRIOR TO UTILIZATION.
4. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCHBASIN OUTLETS ARE PROVIDED.
5. ALL DISTURBED AREAS SHALL BE REINSTATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER AND/OR CITY OF OTTAWA.
6. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
7. CURBS TO BE AS PER CITY OF OTTAWA STANDARD SC2.
8. CONTRACTOR IS TO COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON PUBLIC ROAD.
9. RESTORE PAVEMENT STRUCTURE AND SURFACES ON PUBLIC ROAD TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE CITY OF OTTAWA.
10. ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. (CONSTRUCTION OPSS 206, 310 & 314 MATERIALS OPSS 1001, 1003 & 1010).
11. REFER TO ARCHITECT'S SITE PLAN FOR BUILDING DIMENSIONS AND SITE LAYOUT. DIMENSIONS AND LAYOUT INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING, SUPPORT AND PROTECTION OF EXCAVATIONS.
13. REFER TO LANDSCAPE ARCHITECT'S PLAN FOR SIDEWALK, PATHWAYS, CONCRETE MEDIAN, WALLS, FENCES, GATES, PLANTING AND OTHER LANDSCAPE FEATURE MATERIALS AND LOCATIONS.
14. ALL CURB TO BE 150mm ABOVE FINISHED ASPHALT GRADE UNLESS OTHERWISE NOTED.
15. DESIGN ELEVATIONS AS GIVEN ON THIS PLAN ARE TO BE ADHERED TO WITH NO CHANGES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
16. U/G CONTRACTOR TO INSTALL AND MAINTAIN A FILTER CLOTH "CATCH" ACROSS ALL MH/CB LIDS TO PREVENT SEDIMENTS AND GRANULARS FROM ENTERING STRUCTURES UNTIL SOD AND PAVING IS COMPLETE. ANY SEDIMENTS/GRANULARS ENTERING STRUCTURES AND SEWERS SHALL BE IMMEDIATELY REMOVED.
17. U/G CONTRACTOR TO CONFIRM LOCATION(S) AND ELEVATION(S) OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. THE ENGINEER SHALL BE INFORMED IMMEDIATELY OF ANY ERRORS, DISCREPANCIES, CONFLICTS, OMISSIONS etc THAT ARE FOUND.
18. THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION BY REVIEWING THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PATERSON GROUP, DATED APRIL 26, 2021.
19. THE CONTRACTOR SHALL APPRAISE HIS/HER SELF OF ALL SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED AND SHALL CARRY OUT THEIR OWN TEST PITS AS REQUIRED TO MAKE THEIR OWN INDEPENDENT ASSESSMENT OF GROUND CONDITIONS. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR ANY EXTRA COST DUE TO ANY SUCH GROUND CONDITIONS VARYING FROM THOSE ANTICIPATED BY THE CONTRACTOR.
20. THE CONTRACTOR SHALL COORDINATE AND PAY FOR ALL CONSTRUCTION RELATED PERMITS, FEES, INSPECTIONS AND APPROVALS REQUIRED BY THE CITY OF OTTAWA.
21. IN PREPARATION FOR THE CONSTRUCTION OF THE NEW ASPHALTIC CONCRETE SURFACED ROADWAYS AND PARKING AREAS, ALL TOPSOIL, ORGANIC MATERIAL AND ANY LOOSE/SOFT OR WET SOIL SHOULD BE REMOVED FROM THE PROPOSED SUBGRADE SURFACE AND REPLACED WITH SUITABLE COMPACTED EARTH BORROW OR GRANULAR FILL.
22. PRIOR TO PLACING GRANULAR FILL FOR THE ROADWAYS AND PARKING AREAS, THE EXPOSED SUBGRADE SHOULD BE HEAVILY PROOF ROLLED WITH A WITH A LARGE (10 TONNE) VIBRATORY STEEL DRUM ROLLER UNDER DRY CONDITIONS. ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE, COMPACTED EARTH BORROW.
23. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND CONSTRUCTION OF ALL SEDIMENT AND EROSION CONTROL MEASURES TO ENSURE THAT SEDIMENT DOES NOT MIGRATE FROM THE CONSTRUCTION SITE. SEDIMENTS SHALL BE CONTAINED AND DISPOSED OF IN A MANNER CONSISTENT WITH THE CITY OF OTTAWA SPECIFICATIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECIEVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, USING FILTER COLTH UNDER THE GRATES OF CATCHBASINS AND MANHOLES AND INSTALLING SILT FENCES (PER OPSD 219.110) AND OTHER EFFECTIVE SEDIMENT TRAPS.
24. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY APPLICABLE REGULATOR AGENCY.
    THE SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.
25. THE CONTRACTOR IS TO PROVIDE 'AS-CONSTRUCTED' INFORMATION (i.e. ASPHALT GRADES, TOP OF CURB GRADES, WATERMAIN OBVERTS, SEWER INVERTS, ETC.) TO THE ENGINEER AND/OR CLIENT.
26. ASPHALTIC CONCRETE SHALL NOT BE PLACED UNTIL FINAL CCTV INSPECTION OF THE SEWERS IN ACCORDANCE WITH OPSS 409 HAVE BEEN COMPLETED AND TO THE ENGINEER AND/OR CLIENT.
27. THE CONTRACTOR IS RESPONSIBLE FOR ALL RE-CCTV RESULTING FROM DEFICIENCY REPAIRS AS DEEMED NECESSARY BY THE ENGINEER. CCTV INSPECTIONS WILL BE CONDUCTED UNTIL SUCH TIME AS THE RESULTS HAVE BEEN APPROVED BY THE ENGINEER AND/OR CITY OF OTTAWA AT NO ADDITIONAL COST TO THE CLIENT.
28. A MUD MAT IS TO BE INSTALLED AT EACH CONSTRUCTION ENTRANCE AND SHALL BE MAINTAINED UNTIL THE PLACEMENT OF THE GRANULAR SUB-BASE. MUD MAT SHALL BE CONSTRUCTED OF 100mm ø CLEAR STONE, 400mm THICK. MUD MAT SHALL BE OF SUFFICIENT LENGTH TO ENSURE THAT A MINIMUM AMOUNT OF MATERIALS IS TRUCKED OFF SITE ONTO ADJACENT ROADS.

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

NOTES: SEWER

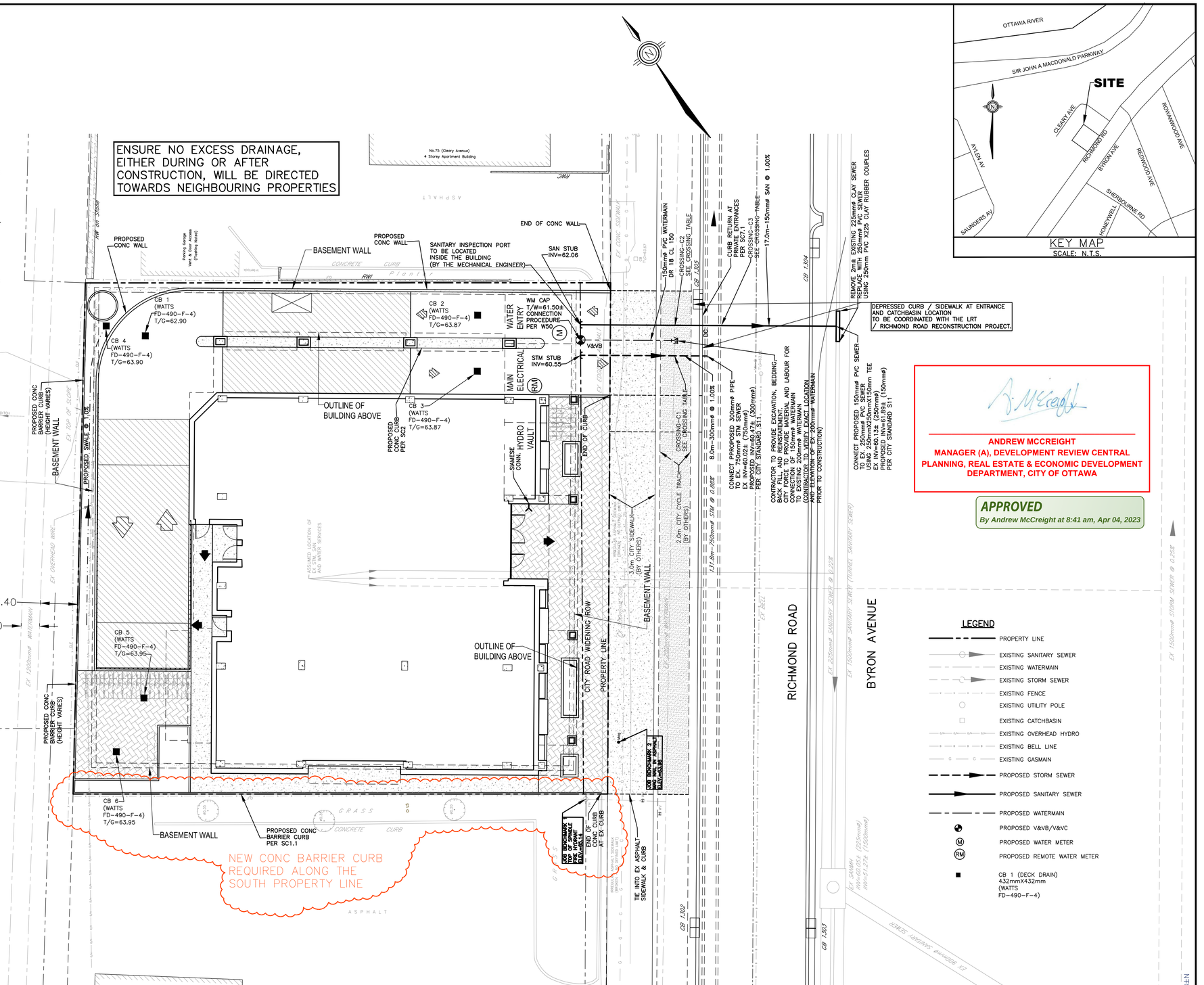
1. SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH CURRENT CITY OF OTTAWA (CoA) STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS (OPSS & OPSD); ROAD PUBLIC WORKS.
2. ALL SANITARY SERVICES ARE TO BE THE SIZES INDICATED AND THE MATERIAL SHALL BE PVC SDR 35.

    ALL STORM SEWERS 375mm OR SMALLER SHALL BE PVC SDR 35. STORM SEWERS LARGER THAN 375mm SHALL BE CONCRETE CLASS 65D. UNLESS OTHERWISE NOTED.

    SEWER TRENCH AS PER CITY OF OTTAWA STANDARDS S6 & S7
3. THE BEDDING FOR THE PROPOSED STORM AND SANITARY SEWERS AND WATERMAIN SHOULD CONSIST OF AT LEAST 150mm OF CRUSHED STONE MEETING OPSS REQUIREMENTS FOR GRANULAR 'A'. ALLOWANCE SHOULD BE MADE FOR A 150 TO 300 MILLIMETRE THICK SUBBEDDING LAYER OF OPSS GRANULAR 'B' TYPE II IF THE SUBGRADE SOIL BECOMES DISTURBED DURING EXCAVATION.
4. COVER MATERIAL, FROM PIPE SPRING LINE TO AT LEAST 300mm ABOVE THE TOPS OF THE PIPES, SHOULD CONSIST OF OPSS GRANULAR 'A'. THE GRANULAR BEDDING AND COVER MATERIALS FOR THE SERVICE PIPES SHOULD BE COMPACTED IN MAXIMUM 150mm THICK LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR DRY DENSITY VALUE.
5. ALL WORK SHALL BE PERFORMED, AS APPLICABLE, IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SPECIFICATIONS AND IN PARTICULAR WITH O.P.S.S. 407, AND 410.
6. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN TO WITHIN 1.0m OF BUILDING WALLS. PROVIDE TEMPORARY CAPS.
7. DECK DRAINS TO BE 432mmX432mm (WATTS FD-490-F-4).
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS AND COORDINATION FOR ALL INSPECTION AND TESTING.
9. THE FOUNDATION DRAIN IS TO BE CONNECTED TO THE STORM SEWER (IF APPLICABLE).
10. FOUNDATION DRAIN BACKWATER VALVES OR BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED PER CITY STANDARD S14.
11. SANITARY BACKWATER VALVES SHALL BE INSTALLED ON ALL SANITARY SERVICE LATERALS PER CITY STANDARD S14.1.
12. SANITARY INSPECTION CHAMBER SHALL BE INSTALLED ON SANITARY SERVICE LATERALS PER CITY STANDARD S18.1.

NOTES: WATERMAIN

1. ALL WATERMAIN WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS. NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE.
2. INSTALLATION OF WATER METER AND REMOTE RECEPTACLE SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS (REFER TO MECHANICAL DRAWINGS).
3. ALL WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m. IF COVER IS LESS THAN 2.4m, REFER TO CITY STANDARD W21 & W22.
4. WATERMAIN BEDDING IS TO BE AS PER CITY STANDARD DETAIL W17.
5. THRUST BLOCKS AND RESTRAINT AS PER CITY OF OTTAWA DWGS: W25.3 AND W25.4, W25.5 AND W25.6.
6. WATERMAIN VALVE BOX AS PER CITY OF OTTAWA STANDARD W24. .
7. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS PER CITY OF OTTAWA DWGS: W39 , W40, W41
8. UNLESS OTHERWISE NOTED WATER SERVICE LATERAL TO BUILDING & HYDRANT SHALL BE PVC DR 18 AT SIZES INDICATED.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS AND COORDINATION FOR ALL INSPECTION AND TESTING.
10. CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE EXISTING WATER SERVICES AND PROVIDE EXCAVATION, BEDDING, BACKFILL AND REINSTATEMENT. THE EX WATER SERVICES SHALL BE BLANKED AT CITY WATERMAIN BY CITY FORCES.



CROSSING TABLE

CROSSING LOCATION	CROSSING TYPE	STM INVERT	SAN INVERT	TOP OF WATERMAIN	SEPARATION
C1	300mmø STM CROSS UNDER EX 200mmø WM	300mmø INV=60.49± OBV=60.79±	--------	200mmø WM T/W=61.50± B/W=61.30±	0.51m±
C2	150mmø SAN CROSS OVER EX 200mmø WM	--------	150mmø INV=62.00±	200mmø WM T/W=61.50±	0.50m±
C3	150mmø SAN CROSS OVER 750mmø STM	750mmø INV=60.00± OBV=60.75±	150mmø INV=61.97±	--------	1.22m±

CONTRACT DRAWINGS:
Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be scaled. Drawings may not be used for any purpose other than that stipulated in the contract agreement between the owner/client and the Engineer without the express written consent of Ainley Graham & Associates Limited. Use of these drawings by any party for any other purpose is subject to the following caution.

CAUTION: The information contained in this drawing is solely for the intended recipient. Any copying, distribution or use by others without the express written consent of Ainley Graham & Associated Limited is prohibited. The recipient is responsible for confirming the accuracy and completeness of the information with the originator. The recipient assumes all risks and liabilities associated with the use of the drawings. The recipient will save and hold harmless Ainley Graham & Associates Limited for any claims whatsoever associated with or related to the use of the drawings. The recipient will not reuse any portion of the drawings for any future project without the express written permission of Ainley Graham & Associates Limited.

NO.	REVISIONS	DATE	INITIAL
5	REVISED PER SPC COMMENTS	JUNE 01/22	JX
4	RE-ISSUED FOR SITE PLAN APPROVAL	FEB 07/22	JX
3	REVISED PER CITY COMMENTS	JAN 03/22	JX
2	ISSUED FOR SITE PLAN APPROVAL	MAY 19/21	JX
1	ISSUED FOR REVIEW/COORDINATION	APR 26/21	JX

Not Valid Unless Signed And Dated
Professional Engineers Ontario
JUNE 01, 2022
Limited Licensee
Name: JW XU
Number: 100171806
Category: CIVIL: see limitation
Limitations:
This licence is subject to the limitations as detailed on the certificate.
Association of Professional Engineers of Ontario

SCALE: 1 : 125
DESIGN: JX
DRAWN: MH
CHECKED: GSC/JX
DATE: MARCH 2021

DENTECH HOLDINGS INC
PROPOSED APARTMENT
797 RICHMOND ROAD
CITY OF OTTAWA

SITE SERVICING PLAN

Ainley GROUP — CONSULTING ENGINEERS PLANNERS

CONTRACT No. 21006 | 004-21006-S1

ANDREW MCCREIGHT
MANAGER (A), DEVELOPMENT REVIEW CENTRAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 8:41 am, Apr 04, 2023

Jun 01, 2022 I:\DRAWINGS\21006-1 797 Richmond Road\Design\004-21006-S1.dwg

D07-12-21-0088

#18550