



NOTES:

- BACKWATER VALVE, CLEANOUTS AND ANY OTHER FITTINGS MUST BE INSTALLED A MINIMUM OF 300mm INSIDE OF THE BASEMENT FOOTING. THIS IS TO ENSURE THERE IS SUFFICIENT ROOM TO REPLACE THESE COMPONENTS IN THE FUTURE WITHOUT HAVING TO DAMAGE THE FOOTING/WALL DURING THE PROCESS
- JOINTS BETWEEN CLEANOUT AND THE BACKWATER VALVE AND THE FLOOR SLAB SHALL BE SEALED.

GENERAL NOTES:

- THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS TO CONFORM TO THE REQUIREMENTS OF THE 2020 ONTARIO BUILDING CODE (O. REG 332/12) & THE CSA STANDARDS INDICATED THEREIN. THE LATEST REVISIONS TO ALL STANDARDS WILL GOVERN.
- THE CONTRACTOR SHALL CHECK & VERIFY ALL CONDITIONS & MEASUREMENTS AT THE SITE & REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE WORK TO THE ENGINEER AND/OR PROJECT COORDINATOR PRIOR TO PROCEEDING WITH THE WORK.

FOUNDATIONS:

- PLEASE REF. GEOTECHNICAL INVESTIGATION REPORT - PG7151-1 (27/06/2024).

CONCRETE:

- ALL CONCRETE TO BE MINIMUM 25MPa @ 28 DAYS c/w 5-8% AIR ENTRAINMENT.
- THE CONCRETE IS TO BE VIBRATED DURING PLACEMENT. THE WIRE MESH IS TO BE SUPPORTED ON CONC. BLOCKS OR PLASTIC CHAIRS SO THAT IT REMAINS IN THE CENTER OF THE SLAB AND THE SLAB IS TO BE FLOAT FINISHED.
- FOR DETAILS ON THE FLOOR DRAINS & UNDERGROUND PLUMBING, REFER TO PLUMBING PLANS.

DOORS/HARDWARE:

- CONSULT WITH THE CLIENT FOR DETAILS.

ELECTRICAL/LIGHTING/INSTRUMENTATION:

- CONSULT WITH THE CLIENT FOR DETAILS.

PLUMBING:

- CONSULT WITH THE CLIENT FOR DETAILS.

TIMBER:

- ALL STRUCTURAL FRAMING LUMBER IS TO BE SPF CONVENTIONAL LUMBER.
- ALL LOAD BEARING WALLS TO HAVE CONTINUOUS HORIZONTAL BLOCKING AT MID POINT.
- ALL LINTELS TO BE 2- 2x10 c/w 2-2x6 POSTS AT EACH END, UNLESS SHOWN OTHERWISE.

MINIMUM LOADS & DEFLECTION:

LIVE LOAD = 1.9 KPa
DEAD LOAD = 1.0 KPa
SNOW LOAD = 2.5 KPa
LIVE LOAD DEFLECTION = L/360, MAX.
TOTAL LOAD DEFLECTION = L/360

NOTES FOR SEWER AND MANHOLES:

- ALL SANITARY SEWER, SANITARY SEWER APPURTENANCES AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OPSS 407 AND 410.
- SANITARY BACKWATER VALVES ARE TO BE PROVIDED FOR EACH BUILDING CLOSE TO THE FOUNDATION WALL NEAR SERVICES ENTRY AS PER CITY OF OTTAWA STD S14.1 OR S14.2.
- STORM BACKWATER VALVES ARE TO BE PROVIDED AS PER THE CITY OF OTTAWA STD S14.
- ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROPOSED PVC-SDR28 PIPES.

NOTES FOR SERVICING:

- ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS FOR THE CITY OF OTTAWA STANDARD SPECIFICATION AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPPS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE CONSULTANT.
- THE POSITION OF THE EXISTING POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND ABOVE GROUND UTILITIES, IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION, ANY RELOCATION OF EXISTING UTILITIES IS TO BE UNDERTAKEN AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO HYDRO, BELL, CABLE, TV AND CONSUMERS GAS LINES.
- ALL TRENCHING AND EXCAVATIONS ARE TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- REFER TO ARCHITECT PLANS FOR BUILDING DIMENSIONS LAYOUT.
- THE LOCATION OF UNDERGROUND SERVICES IS BASED ON INFORMATION FROM THE CITY OF OTTAWA, HOWEVER, THE CONTRACTOR MUST ENSURE THAT THIS INFORMATION IS VERIFIED PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- SITE 'BM' TO BE TAKEN FROM TOPOGRAPHIC SURVEY BY FAIRHALL, MOFFAT & WOODSTOCK, DATED 17 JULY 2024. PLEASE SEE C1.
- BM = 79.319 TOS ON HYDRAUNT @ 1566 LAPERRIERE AVE.
- JOB BENCHMARK AS INDICATED ON THE DRAWINGS, TOP OF SLAB @ REAR OF EXISTING BUILDING.
- ALL EDGES OF THE DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT (THE CONTACTORS RESPONSIBILITY).
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
- REMOVE FROM THE SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
- ALL PROPOSED CONNECTION POINTS AND CROSSINGS (I.E: STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
- SERVICE TRENCHES ON MUNICIPAL RIGHT OF WAY ARE TO BE REINSTATED AS PER CITY OF OTTAWA DETAIL R10. ALSO, PLEASE REF, CITY OF OTTAWA STD DRG #SC 1.1
- PAVEMENT STRUCTURE SHALL CONSIST OF BELOW, ALSO PLEASE REF, CITY OF OTTAWA STD

TABLE 6 - RECOMMENDED PAVEMENT STRUCTURE - ACCESS LANES AND HEAVY TRUCK PARKING AREAS

THICKNESS (mm)	MATERIAL DESCRIPTION
1) 40	WEAR COURSE - HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
2) 50	WEAR COURSE - HL-8 OR SUPERPAVE 19 ASPHALTIC CONCRETE
3) 150	BASE - OPSS GRANULAR A CRUSHED STONE
4) 450	SUBBASE - OPSS GRANULAR B TYPE II
SUBGRADE - EITHER FILL, IN-SITU SOIL, OR OPSS GRANULAR B TYPE I OR II MATERIAL PLACED OVER IN-SITU SOIL, BEDROCK OR CONCRETE FILL.	

APPROVED

By Kelby Lodoen Unseth at 12:48 pm, Jul 03, 2025

Kelby Lodoen Unseth

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PLANNER
PLANNING, DEVELOPMENT AND BUILDING SERVICES
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D07-12-24-0085 and Plan #19215

Rev#	COMMENT	DATE
8	For Review	28/05/2025
7	For Review	03/04/2025
6	For Review	05/03/2025
5	For Review	26/02/2025
4	For Review	11/02/2025
3	For Review	20/01/2025
2	For Review	01/05/2025
1	For Review	13/11/2024

DETAILS & NOTES

OWNER/APPLICANT: MARC STEEL,
PREMIUM MEATS
1620 LAPERRIERE AVE.
OTTAWA, ON K1Z 7T2
Drawn by: M.Y. Checked By: D.R.C.
Date: 20/Jan/2025 Scale: N.T.S.

Plan number:

C2