

APPROVED

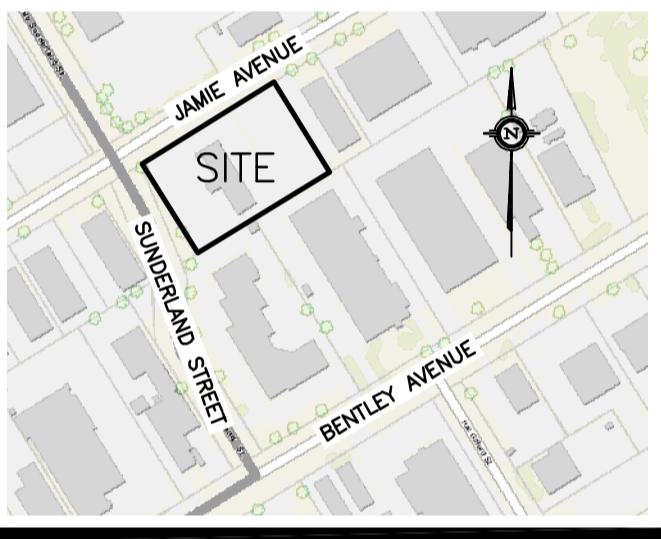
By Kersten Nitsche at 2:53 pm, Nov 28, 2025



KERSTEN NITSCHE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

1. **GENERAL**
 - 1.1 USE BAR SCALE TO CONFIRM ACTUAL PLOT SCALE. EXISTING AND NEW ELEVATIONS AND INVERTS SHOWN ARE GEODETIC AND ARE IN METERS. ALL PIPE DIMENSIONS ARE NOMINAL AND IN MILLIMETERS UNLESS OTHERWISE NOTED.
 - 1.2 UNLESS OTHERWISE STATED "ENGINEER" REFERS TO D. B. GRAY ENGINEERING INC.
 - 1.3 SITE BOUNDARIES AND EXISTING GRADES AND OTHER FEATURES DERIVED FROM TOPOGRAPHIC SURVEY PREPARED BY FARLEY, SMITH & DENIS CONSULTING LTD. JOB NO. 250159. THE RESPONSIBILITY OF THE USER OF THE SURVEY PLAN AND THESE DRAWINGS TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON SURVEY PLAN AND THESE DRAWINGS.
 - 1.4 REFER TO ARCHITECTURAL AND LANDSCAPE SITE PLANS FOR EXACT LOCATIONS OF BUILDINGS, PAVED AREAS, SIDEWALKS, PLANTERS ETC. LAYOUT SHALL BE COMPLETED BY THE CONTRACTOR AND SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. AT ALL TIMES THE CONTRACTOR SHALL MAINTAIN THE EXISTING LAYING PATTERNS, LAYING LINES AND GRADES.
 - 1.5 REFER TO TREE CONSERVATION REPORT FOR TREE PROTECTION REQUIREMENTS.
 - 1.6 REFERENCE THE LATEST REVISION AND ALL ADDENDUMS OF THE GEOTECHNICAL INVESTIGATION BY ALLROCK CONSULTING LTD. FILE: 25014. CONSTRUCTION SHALL CONFORM TO THE GEOTECHNICAL INVESTIGATION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER INCLUDING: SUB-GRADE PREPARATION AND CONSTRUCTION OF THE PAVEMENT STRUCTURE; EXCAVATION AND BACKFILLING; SERVICE TRENCH EXCAVATION AND PIPE BEDDING AND BACKFILL; AND THE COMPACTION OF MATERIALS.
 - 1.7 DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SITE SERVICING AND STORMWATER MANAGEMENT REPORT No. 250159 PREPARED BY D. B. GRAY ENGINEERING INC.
 - 1.8 CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND CURRENT CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS.
 - 1.9 CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS SHALL APPLY WHERE NO CITY OF OTTAWA STANDARD SPECIFICATIONS OR DRAWINGS ARE AVAILABLE.
 - 1.10 REINSTATE AREAS DISTURBED BY CONSTRUCTION TO PRE-CONSTRUCTION CONDITIONS.
 - 1.11 REINSTATE CITY PROPERTIES TO CITY STANDARDS AND TO CITY OF OTTAWA'S SATISFACTION.
2. **EROSION AND SEDIMENT CONTROL PLAN**
 - 2.1 THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATER COURSE DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, USING SEDIMENT CAPTURE FILTER SOCK INSERTS (TERRAFIX GEOSYNTHETICS INC SILTSACK OR APPROVED EQUAL), INSPECT AT THE END OF EACH DAY AND AFTER EACH RAINFALL, REMOVE SEDIMENT AS RECOMMENDED BY THE MANUFACTURER. IMMEDIATELY REPAIR OR REPLACE ANY DAMAGED FILTER SOCK INSERTS. DO NOT USE UNPREDICTED SEDIMENT TRAPS UNTIL CONSTRUCTION IS COMPLETE.
 - 2.2 PRIOR TO COMMENCEMENT OF CONSTRUCTION AT ALL MUNICIPAL CATCH BASINS ADJACENT TO THE SITE AND AT ANY MANHOLES OR CATCH BASINS THAT WILL RECEIVE DISCHARGE FROM DE-WATERING OPERATIONS AND ALL NEW CATCH BASINS AS THEY ARE INSTALLED: INSTALL SEDIMENT CAPTURE FILTER SOCK INSERTS (TERRAFIX GEOSYNTHETICS INC SILTSACK OR APPROVED EQUAL). INSPECT AT THE END OF EACH DAY AND AFTER EACH RAINFALL. REMOVE SEDIMENT AS RECOMMENDED BY THE MANUFACTURER. IMMEDIATELY REPAIR OR REPLACE ANY DAMAGED FILTER SOCK INSERTS. DO NOT USE UNPREDICTED SEDIMENT TRAPS UNTIL CONSTRUCTION IS COMPLETE.
 - 2.3 INSTALL A SILT FENCE BARRIER AROUND STOCKPILE, SEDIMENT OR SOIL. PRIOR TO COMMENCEMENT OF CONSTRUCTION INSTALL A SILT FENCE AS SHOWN ON PLANS. INSPECT ALL SILT FENCES AT THE END OF EACH DAY AND AFTER EACH RAINFALL. REMOVE SEDIMENT DEPOSITS WHEN THE LEVEL OF DEPOSITS REACHES ONE THIRD THE HEIGHT OF THE FENCE. IMMEDIATELY REPAIR OR REPLACE ANY DAMAGED SECTIONS OF FENCE. DO NOT REMOVE ANY SILT FENCES IN ANY PHASE UNTIL CONSTRUCTION IS COMPLETE. AFTER THE REMOVAL OF A SILT FENCE IMMEDIATELY REPAIR OR REPLACE ANY SILT FENCES THAT HAVE BEEN REMOVED.
 - 2.4 ANY MATERIAL DEPOSITED ON A PUBLIC ROAD SHALL BE REMOVED BY SWEEPING AND SHOVELING OR VACUUMING AND DISPOSING SEDIMENT IN A CONTROLLED AREA. DO NOT SWEEP OR HOSE MATERIAL INTO ANY STORMWATER CONVEYANCE SYSTEM.
 - 2.5 CONSTRUCTION IS CONSIDERED COMPLETE WHEN THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - A. ALL STRUCTURES HAVE BEEN BUILT.
 - B. ALL EXISTING AREAS DISTURBED HAVE BEEN CONSTRUCTED.
 - C. ALL PROPOSED GRASSED AREAS ARE EITHER SODDED OR HAVE A FULL COVERAGE OF WELL ESTABLISHED TURF AND HAVE HAD A MINIMUM OF ONE FULL GROWING SEASON (MAY 15TH TO SEPTEMBER 15TH).
 - D. THERE ARE NO AREAS OF EXPOSED EARTH.
 - E. ALL STOCKPILED MATERIALS HAVE BEEN REMOVED.
 - 2.6 REMOVE EROSION AND SEDIMENT CONTROL MEASURES WHEN CONSTRUCTION IS COMPLETE.
3. **GRADING & DRAINAGE**
 - 3.1 NEW GRADES TO MATCH EXISTING AT PROPERTY LINE. NO EXCESS DRAINAGE WILL BE DIRECTED TOWARDS THE ADJACENT PROPERTIES DURING OR AFTER CONSTRUCTION. THERE WILL BE NO ALTERATION TO EXISTING GRADE AND DRAINAGE PATTERNS ON PROPERTY LINE.
 - 3.2 ALL AREAS SHALL BE GRADED TO ENSURE ADEQUATE DRAINAGE AWAY FROM BUILDINGS TO CATCH BASINS, SWALES, DITCHES AND OTHER APPROVED DISPOSAL AREAS. GRADING SHALL BE GRADUAL BETWEEN FINISHED SPOT ELEVATIONS SHOWN ON DRAWINGS TO PREVENT PONDING (OTHER THAN PONDING REQUIRED FOR STORMWATER MANAGEMENT).
 - 3.3 WHETHER RESULT OF POOR WORKMANSHIP OR DAMAGE: DEFECTIVE GRADING SHALL BE CORRECTED.
 - 3.4 CONCRETE CURBS SHALL BE CONSTRUCTED TO CITY OF OTTAWA DRAWING NO. SC1.1. DEPRESSED CONCRETE CURBS FOR PEDESTRIAN TRAFFIC SHALL BE 0 mm. CONCRETE CURBS SHALL BE TO CITY OTTAWA SPECIFICATION SECTION F-3531. CONCRETE SIDEWALKS SHALL BE TO CITY OF OTTAWA SPECIFICATION SECTION F-3531. CONCRETE SHALL BE CSA B32.4, CLASS C-2, THE AIR ENTRAINMENT SHALL BE 5% TO 8% PRIOR TO PLACEMENT AND THE SLUMP SHALL BE LESS THAN 40 mm ± 20 mm FOR EXTRUDED CONCRETE CURBS AND LESS THAN 90 mm FOR PLACED CONCRETE CURBS AND SIDEWALK.
 - 3.5 WHETHER RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE PRODUCTS OR DAMAGE: DEFECTIVE PORTIONS OF CURBS, SIDEWALK AND ASPHALT SHALL BE CORRECTED OR REMOVED AND REPLACED.
 - 3.6 ALL PROPOSED RETAINING WALLS SHALL BE SETBACK A MINIMUM 0.15m FROM PROPERTY LINE INCLUDING THE WALL FOUNDATION AND FOOTINGS. ALL PROPOSED RETAINING WALLS GREATER THAN 1.0m IN HEIGHT SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN ONTARIO. RETAINING WALLS OVER 0.6 m IN HEIGHT MAY REQUIRE A GUARD RAIL (SEE ARCHITECTURAL).
4. **SITE SERVICES**
 - 4.1 EXISTING WATER SERVICE CONNECTIONS TO BE ABANDONED SHALL BE BLANKED AT CITY WATERMAIN BY CITY FORCES. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING AND REINSTATEMENT. CONNECTION TO WATERMAIN BY CITY OF OTTAWA FORCES, CONTRACTOR SHALL PROVIDE EXCAVATION, BACKFILL AND REINSTATEMENT.
 - 4.2 INSTALL A TIGHT CAP AT OPEN ENDS OF ANY EXISTING ABANDONED SEWER OR UNDERGROUND PIPE OR CONDUIT ENCOUNTERED.
 - 4.3 WATER METER SHALL BE INSTALLED AS PER CITY OF OTTAWA DWG. No. W31 (40 & 50mm). WATER SERVICE LINE SHALL BE INSTALLED AS PER CITY OF OTTAWA DWG. W33 (38 & 50mm).
 - 4.4 ALL WATER SERVICE MATERIALS AND CONSTRUCTION METHODS TO CITY OF OTTAWA STANDARDS AND ONTARIO PROVINCIAL STANDARDS SPECIFICATIONS (OPSS & PSD). WATER SERVICE MATERIALS SHALL BE PVC DR15 TO AWWA C-904, CSA B137.3 & CITY OF OTTAWA STANDARDS. WATER SERVICE MATERIALS SHALL BE PVC DR15 TO AWWA C-904 & CITY OF OTTAWA STANDARDS.
 - 4.5 PROVIDE A MINIMUM 2.4 m COVER OVER WATER SERVICE CONNECTION [[LAND & WATERMAIN]]. WHERE THE MINIMUM COVER IS NOT POSSIBLE INSULATE AS PER CITY OF OTTAWA DWG. No. W22.
 - 4.6 WHERE LESS THAN 2.4 m CLEARANCE FROM AN OPEN STRUCTURE (EG. MANHOLES, CATCH BASINS & WINDOW WELLS) PLACE INSULATION AROUND WATER SERVICE CONNECTIONS AS PER CITY OF OTTAWA DWG. No. W23.
 - 4.7 WATER SERVICE CONNECTION SHALL BE CONSTRUCTED OF A SINGLE RUN OF PIPE WITH NO JOINTS OR FITTINGS BETWEEN THE WATERMAIN AND CURB STOP AND BETWEEN THE CURB STOP AND THE INSIDE FACE OF THE BUILDING.
 - 4.8 WATER SERVICE CONNECTIONS (50mm OR LESS) SHALL CROSS THE SEWER AS PER CITY OF OTTAWA DRAWING No. W38. PROVIDE A MINIMUM 300mm BARREL TO BARREL VERTICAL SEPARATION.
 - 4.9 SEWERS SHALL HAVE A MINIMUM 2.0m OF COVER OR SHALL BE INSULATED AS PER DETAIL.
 - 4.10 CONNECT PROPOSED SANITARY SEWER SERVICE CONNECTION TO EXISTING MUNICIPAL SANITARY SEWER AS PER CITY OF OTTAWA DWG No. S11.1 (FLEXIBLE MAIN SEWER).
 - 4.11 CONNECT PROPOSED STORM SEWER SERVICE CONNECTION TO EXISTING MUNICIPAL STORM SEWER AS PER CITY OF OTTAWA DWG No. S11 (RIGID MAIN SEWER).
 - 4.12 MANHOLES & CATCH BASINS:
 - A. PRECAST MANHOLE UNITS: TO OPSS 1351 AND OPSS 701.010 WITH BASE SLAB OR MONOLITHIC BASE. TOP SECTIONS ECCENTRIC CONE OR FLAT LAB TOP TYPE WITH OPENING OFFSET FOR VERTICAL LADDER INSTALLATION.
 - B. MANHOLE STEPS: TO OPSS 405.01
 - C. ADJUSTING RINGS: TO ASTM C 478M.
 - D. ALUMINUM SURFACES IN CONTACT WITH OR CAST INTO CONCRETE SHALL HAVE POLYETHYLENE ANCHOR INSULATING SLEEVES.
 - E. PRECAST CATCH BASIN SECTIONS: TO OPSS 1351.
 - F. JOINTS: SHALL BE MADE WATERTIGHT USING BUTYL BASED, FLEXIBLE WATERSTOP/JOINT SEALANT MATERIAL.
 - G. STORM SEWERS: MANHOLES SHALL HAVE A 300mm SUMP AND CATCH BASINS AND DITCH INLETS SHALL HAVE A 600mm SUMP.
 - H. FRAMES, GRATES, AND COVERS TO CITY OF OTTAWA DRAWINGS OR OPSS (AS PER CATCH BASIN & MANHOLE SCHEDULE). GRATES AND COVERS TO BE EARTHLY ON FRAMES.
 - I. GRANULAR BEDDING AND BACKFILL: OPSS GRANULAR A. RE-CYCLED GRANULAR MATERIALS ARE NOT PERMITTED.
 - 4.13 AS INDICATED ON PLANS: AT ALL CATCH BASINS AND CATCH BASIN MANHOLES PROVIDE MINIMUM 3m LONG, 150mm DIAMETER, PERFORATED SUB-DRAINS AT THE SUB-GRADE LEVEL; HOPE C/W FILTER FABRIC SOCK & END PLUG (BOSS 1000 OR APPROVED EQUAL).
 - 4.14 THE INLET CONTROL DEVICE (ICD) LOCATED AT THE OUTLET PIPE OF CATCH BASIN / MANHOLE CB/MH-16 SHALL BE A PLUG STYLE WITH A TRASH BASKET AND WITH A ROUND ORIFICE (WITH THE ORIFICE LOCATED AT THE BOTTOM OF THE PLUG) MANUFACTURED BY PEDRO PLASTICS (OR APPROVED EQUAL) AND SIZED BY THE MANUFACTURER FOR A DISCHARGE RATE AS INDICATED ON PLAN. PRIOR TO INSTALLATION SUBMIT SHOP DRAWING TO ENGINEER FOR APPROVAL.
5. **CONSTRUCTION:**
 - 5.1 PRIOR TO COMMENCING WORK:
 - A. OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE AUTHORITIES.
 - B. SIZE, DEPTH AND LOCATION OF EXISTING INFRASTRUCTURE (SERVICES, UTILITIES, AND STRUCTURES) AND ARE NOT NECESSARILY SHOWN ON DRAWINGS AND THOSE INDICATED ON THE DRAWINGS ARE DERIVED FROM AVAILABLE INFORMATION AND ARE FOR GUIDANCE ONLY AND MUST BE CONFIRMED ON SITE BEFORE COMMENCING ANY WORK. COMPLETENESS, ACCURACY AND RELIABILITY ARE NOT GUARANTEED. REPORT ANY DIFFERENCES TO THE ENGINEER.
 - C. EXISTING GRADE ELEVATIONS SHOWN ON DRAWINGS ARE DERIVED FROM AVAILABLE INFORMATION AND ARE FOR GUIDANCE ONLY AND MUST BE CONFIRMED ON SITE BEFORE COMMENCING CONSTRUCTION. COMPLETENESS AND ACCURACY ARE NOT GUARANTEED. REPORT ANY DIFFERENCES TO THE ENGINEER.
 - D. COORDINATE AND SCHEDULE WORK WITH THE OWNER, AUTHORITIES AND OTHER TRADES.
 - E. SCHEDULE WORK TO PROVIDE THE MINIMUM DISRUPTION TO SERVICES.
 - F. INSTALL CONSTRUCTION FENCING AROUND THE AREA OF WORK. DO NOT REMOVE FENCING UNTIL WORK IS COMPLETE.
 - G. MAINTAIN AND PROTECT EXISTING PLANTS, SERVICES, UTILITIES AND STRUCTURES ENCOUNTERED.
 - H. PROTECT EXISTING PLANTS, SERVICES, UTILITIES AND STRUCTURES FROM DAMAGE WHILE WORK IS IN PROGRESS. DO NOT DISTURB SOIL WITHIN BRANCH SPREAD OF TREES OR SHRUBS THAT ARE TO REMAIN.
 - I. PROVIDE TRAFFIC CONTROL AND SAFETY MEASURES AS REQUIRED BY THE AUTHORITIES, INCLUDING ANY NECESSARY PERSONNEL AND THE SUPPLY, INSTALLATION, REMOVAL AND REPLACEMENT OF ALL NECESSARY SIGNAGE AND BARRIERS. IF APPLICABLE, PROVIDE TRAFFIC MANAGEMENT PLAN AS PER CITY OF OTTAWA REQUIREMENTS.
 - J. FENCE OFF ALL OPEN EXCAVATIONS AT THE END OF EACH WORK DAY. FENCES SHALL BE INSTALLED AND MAINTAINED IN A GOOD AND EFFECTIVE CONDITION.

KEY PLAN

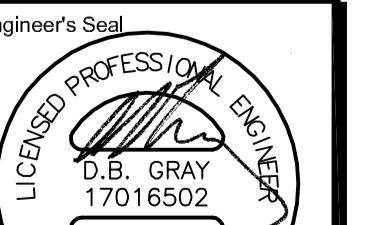


3	OCT 3-25	RE-ISSUED FOR APPROVAL
2	JUN 9-25	ISSUED FOR APPROVAL
1	MAY 7-25	ISSUED FOR COORDINATION
No.	DATE	REVISION

D. B. GRAY ENGINEERING INC.
Stormwater Management - Grading & Draining - Storm & Sanitary Sewers - Watermain
700 Long Point Circle 613-425-8044
Ottawa, Ontario d.gray@dbgrayengineering.com

Project
PROPOSED 2-STORY ADDITION
64 JAMIE AVENUE
OTTAWA, ONTARIO

Drawing Title: **NOTES**

Engineer's Seal: 

Drawn: D.B.G.
H. Scale: V. Scale: Date: MAY 7-25
Job No.: 250105
Drawing No.: C-5 of 6
NOT VALID UNLESS SIGNED & DATED