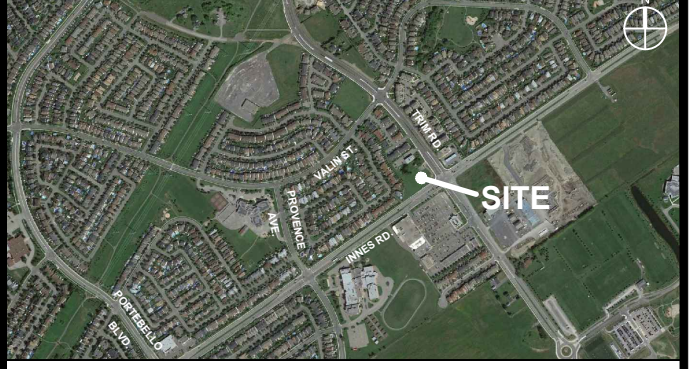


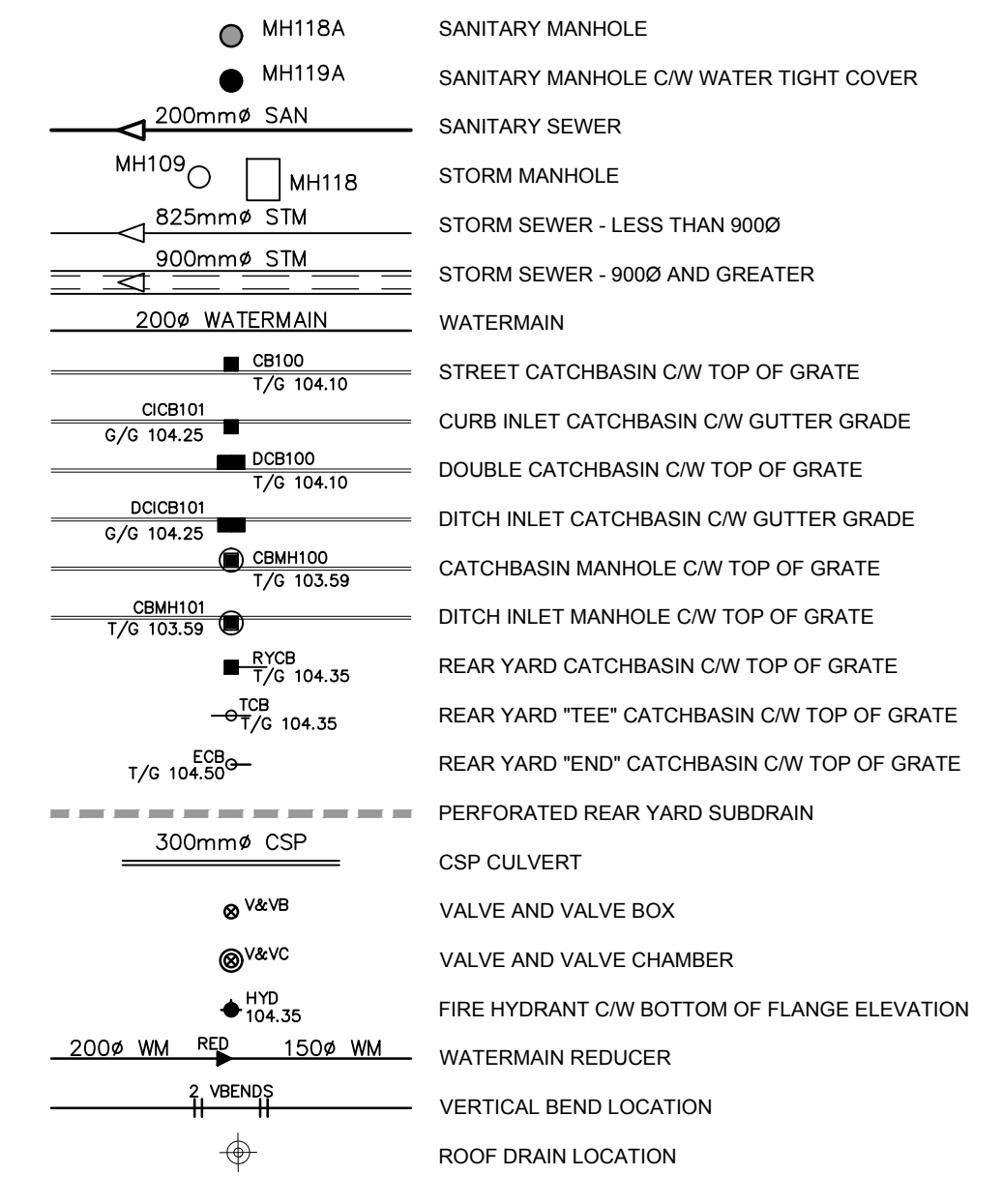
APPROVED  REFUSED

THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_

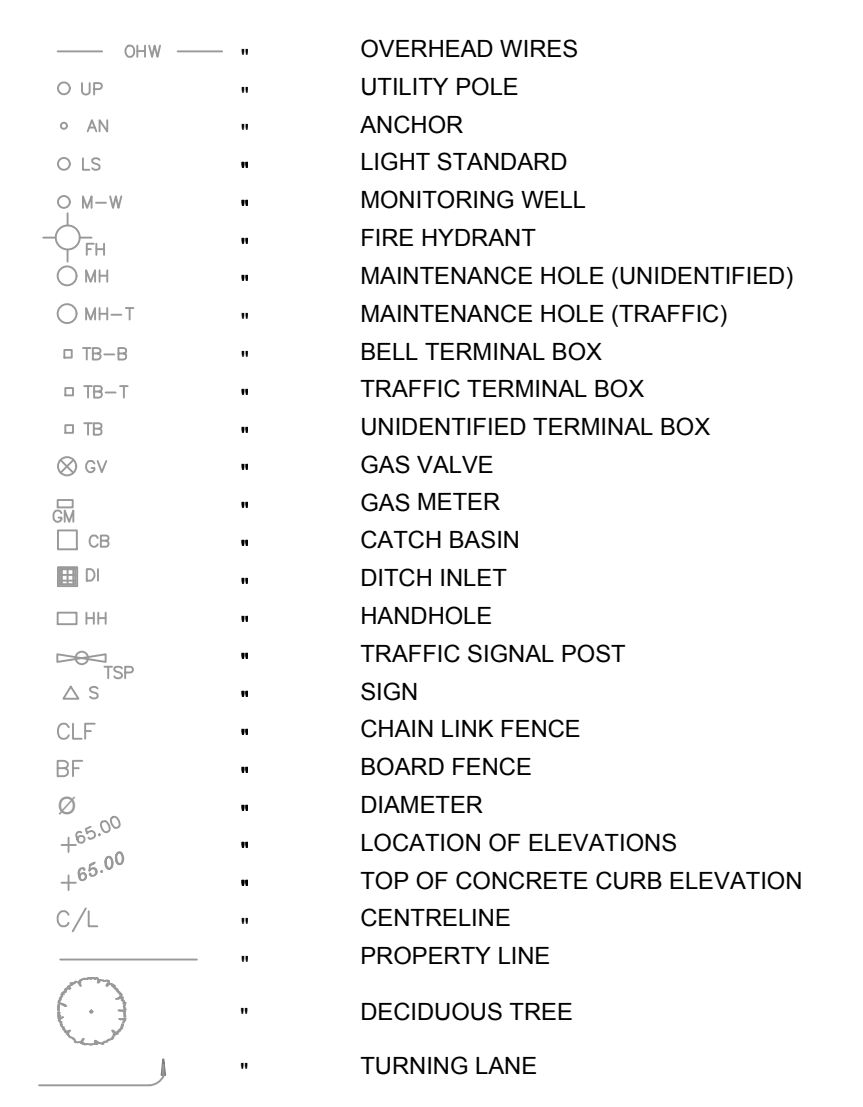
JEFF MCEWEN, P. ENG. MANAGER  
DEVELOPMENT REVIEW EAST  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



**SERVICING LEGEND**



**SURVEY LEGEND (AOV)**



**NOTES :**

**1.0 GENERAL**

- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR TO REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
- USE ONLY THE LATEST REVISED DRAWINGS.
- ALL CONSTRUCTION SHALL COMPLY WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS.
- FOR LEGAL SURVEY INFORMATION REFER TO REGISTERED PLAN.
- REFER TO SITE PLAN BY NEUF ARCHITECTS INC. FOR SITE PLAN LAYOUT.
- REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS BY JAMES B. LENNOX AND ASSOCIATES FOR SURFACE FEATURES DETAILS.
- CONTRACTOR TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES AS IDENTIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.), DURING ALL PHASES OF THE SITE PREPARATION AND CONSTRUCTION THE MEASURES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND CITY OF OTTAWA IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL. SHOULD ANY ADDITIONAL MEASURES BE REQUIRED TO ADDRESS FIELD CONDITIONS THEY SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR THE CITY OF OTTAWA. SUCH ADDITIONAL MEASURES MAY INCLUDE BUT NOT BE LIMITED TO INSTALLATION OF FILTER CLOTHS ACROSS MANHOLES, AND CATCHBASIN INSERTS TO PREVENT SEDIMENT FROM ENTERING THE STRUCTURE AND INSTALLATION AND MAINTENANCE OF A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
- ALL IRON WORK ELEVATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR ADJUSTMENTS AS DETERMINED BY THE ENGINEER.
- ALL CONCRETE CURBS AND SIDEWALKS TO CONFORM TO O.P.S. AND CONSTRUCTED TO CITY STANDARDS. ALL ONSITE CURBS TO BE BARRIER TYPE, WITH DEPRESSIONS AS NOTED.
- ALL CONCRETE SHALL BE "NORMAL PORTLAND CEMENT" IN ACCORDANCE WITH O.P.S.S. 1350 AND SHALL ACHIEVE A MINIMUM STRENGTH OF 30MPa AT 28 DAYS.
- ALL CONSTRUCTION TRAFFIC TO ACCESS SITE FROM TRIM ROAD.
- FOR DETAILS OF TEST PITS SEE GEOTECHNICAL REPORT No. 1664573 DATED DECEMBER 2016, COMPLETED BY GOLDER ASSOCIATES.
- CONTRACTOR TO PROTECT EXISTING INFRASTRUCTURE AND PROPERTY SUCH AS TREES, SIDEWALKS, CURBS, ASPHALT, AND STREET SIGNS FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR TO PAY THE COST TO REINSTATE OR REPLACE ANY DAMAGED INFRASTRUCTURE OR PROPERTY TO THE SATISFACTION OF THE CITY.
- THE POSITION OF POLE LINES, CONDUITS, WATERMAIN, SEWERS, AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE 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 THE CONTRACTOR SHALL INFORM ITSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, SHALL PROTECT ALL UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- CONTRACTOR TO SUPPLY SUITABLE FILL MATERIAL WHERE REQUIRED TO ROUGH GRADE THE SITE. ALL IMPORTED FILL MATERIAL TO BE CERTIFIED AS ACCEPTABLE BY THE GEOTECHNICAL ENGINEER.
- CONTRACTOR TO HAUL EXCESS MATERIAL OFFSITE AS NECESSARY TO GRADE SITE TO MEET THE PROPOSED GRADES. ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY ENGINEER, ENGINEER TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
- FILL MATERIAL WITHIN THE PARKING LOT AND BUILDING PAD AREAS, AND SUPPORTING BUILDING FOUNDATIONS SHALL BE COMPACTED TO 98% STANDARD MODIFIED PROCTOR DENSITY AND TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- ALL COMPACTION METHODS TO BE PERFORMED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO INCLUDE BUT NOT BE LIMITED TO THE THICKNESS OF LIFTS, AND COMPACTION EQUIPMENT USED.
- ALL DISTURBED BOULEVARDS TO BE REINSTATED WITH SOD ON 100mm TOPSOIL.
- UTILITY DUCTS TO BE INSTALLED PRIOR TO PARKING AREA BASE CONSTRUCTION.
- ALL PIPE BEDDING TO BE OPS# GRANULAR "A" PLACED A MINIMUM OF 300mm BELOW SEWER AND WATER PIPES AND COMPACTED TO SPRING LINE. BEDDING AND COVER MATERIAL AS PER RECOMMENDATIONS FROM GEOTECHNICAL ENGINEER.

**2.0 SANITARY**

- ALL SANITARY SEWER MAINS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE. ONLY FACTORY FITTINGS TO BE USED. SEWER TO BE INSTALLED AS PER OPS# 1005.01. SANITARY SEWER MATERIALS TO BE:
  - 250mm# AND SMALLER PVC DR 35
  - 300mm# AND LARGER CONC. CL 140-D.
- ALL SANITARY MAINTENANCE HOLES TO BE 1.2m DIAMETER AS PER CITY OF OTTAWA STANDARDS COMPLETE WITH BENCHING, RUNGS, FRAME AND COVER. DROP PIPES AND LANDINGS WHERE NEEDED.
- SANITARY MANHOLE FRAME TO BE CITY OF OTTAWA STD. S25 (MOD. OPS# 401.020). SANITARY MANHOLE COVERS TO BE CLOSED COVER TYPE, AS PER CITY STANDARD S24.
- SANITARY SEWER LEAKAGE TEST AND CCTY INSPECTION SHALL BE COMPLETED AS PER CITY SPECIFICATIONS PRIOR TO INSTALLATION OF BASE COURSE ASPHALT.
- ANY SANITARY SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
- CONNECTION TO THE EXISTING SANITARY SEWER TO BE INCLUDED IN THE COST FOR SANITARY SEWER INSTALLATION. THIS INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARDS.
- ALL COVERS FOR SANITARY MAINTENANCE HOLES LOCATED IN PROPOSED PONDING AREAS ARE TO BE WATERTIGHT.
- ANY UNCOVERED EXISTING SANITARY SERVICES NO LONGER IN USE ARE TO BE CAPPED.

**3.0 STORM**

- ALL STORM SEWERS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE. ALL STORM SEWERS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. ONLY FACTORY FITTINGS TO BE USED. STORM SEWER MATERIALS TO BE:
  - 375mm# AND SMALLER - PVC DR 35
  - 450mm# AND LARGER - CONC. CL. 100-D
  - 825mm# AND LARGER - CONC. CL. 65-D
- ALL STORM MAINTENANCE HOLES TO BE SIZED IN ACCORDANCE WITH THE PLANS AND AS PER CITY OF OTTAWA STANDARDS COMPLETE WITH BENCHING, RUNGS, AND FRAME AND COVER.
- STORM MAINTENANCE HOLES AND CBM#S TO BE OPS# SIZE AS SPECIFIED, "TAPER TOP" FOR MH AND FLAT TOP FOR CBM#, UNLESS OTHERWISE NOTED.
- ANY STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
- CONNECTION TO THE EXISTING STORM SEWER TO BE INCLUDED IN THE COST FOR STORM SEWER INSTALLATION. THIS INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARDS.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL ICD'S FOR ENGINEERS REVIEW PRIOR TO ORDERING ICD'S.
- ALL COVERS FOR STORM MAINTENANCE HOLES LOCATED IN PROPOSED PONDING AREAS ARE TO BE WATERTIGHT.
- 150mm DIAMETER SOCK-WRAPPED PERFORATED PVC SUBDRAINS TO BE INSTALLED AT ALL CB'S. EXTEND 3.0m FROM 4 SIDES OF CB. WHERE CB IS ADJACENT TO CURB EXTEND SUBDRAIN 3.0m IN EACH DIRECTION ALONG CURB.
- FOUNDATION DRAIN TO BE CONNECTED DOWNSTREAM OF ICD'S.
- ANY UNCOVERED EXISTING STORM SERVICES NO LONGER IN USE ARE TO BE CAPPED.

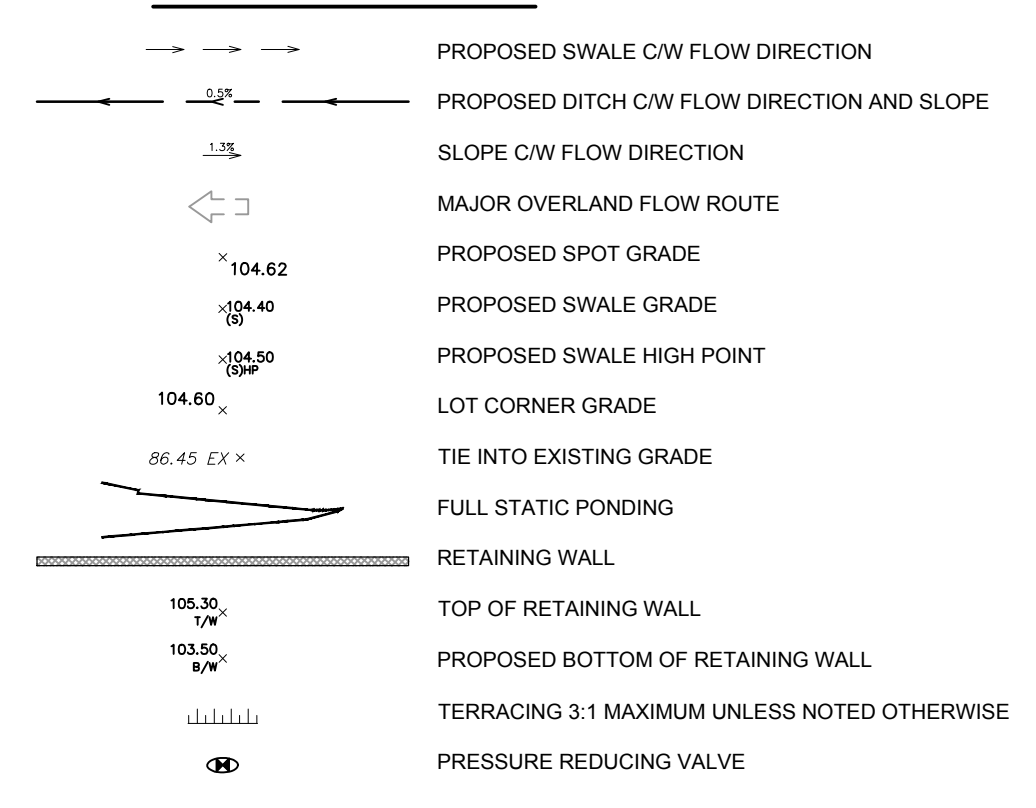
**4.0 WATER**

- ALL WATERMANS TO BE PVC DR 18, WITH MINIMUM COVER OF 2.4m AND INSTALLED PER CITY OF OTTAWA STANDARDS.
- THRUST BLOCKS TO BE INSTALLED AT ALL BENDS, TEES, AND CAPS ALL AS PER OPS# 1103.01 AND 1103.02.
- CONTRACTOR TO CONDUCT PRESSURE AND LEAKAGE TESTING OF ALL WATERMANS AND DISINFECT AND CHLORINATE ALL WATERMANS TO THE SATISFACTION OF M.O.E. AND THE CITY OF OTTAWA.
- TRACER WIRE TO BE INSTALLED ALONG THE FULL LENGTH OF WATERMAIN AND ATTACHED TO EACH MAIN STOP AS PER CITY OF OTTAWA STANDARDS.
- ALL COMPONENTS OF THE WATER DISTRIBUTION SYSTEM SHALL BE CATHODICALLY PROTECTED AS PER CITY OF OTTAWA STANDARDS.
- ALL VALVES & VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLIES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS.
- ANY WATERMAIN WITH LESS THAN 2.4m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER. THERMAL INSULATION AT OPEN STRUCTURES PER CITY OF OTTAWA DETAIL W23.
- CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THE WATER PERMIT ON BEHALF OF THE OWNER FROM THE CITY OF OTTAWA AND PAYMENT OF ANY FEES ASSOCIATED WITH SECURING THE WATER PERMIT. OWNER IS RESPONSIBLE FOR REIMBURSING THE CONTRACTOR FOR THE ACTUAL COST OF ACQUIRING THE WATER PERMIT.
- CONNECTION TO EXISTING WATERMAIN TO BE INCLUDED IN THE COST FOR THE WATERMAIN INSTALLATION. THIS COST INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARDS.
- ANY UNCOVERED EXISTING WATER SERVICES NO LONGER IN USE ARE TO BE BLANKED AND CAPPED AT MAIN.

**5.0 PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY**

- CONTRACTOR TO REINSTATE ROAD CUTS PER CITY OF OTTAWA STANDARD R-10.
- CONTRACTOR SHALL PREPARE A TRAFFIC MANAGEMENT PLAN FOR REVIEW AND APPROVAL BY THE CITY OF OTTAWA. CONTRACTOR TO MAINTAIN TRAFFIC FLOW DURING THE ENTIRE CONSTRUCTION PERIOD. MAINTENANCE OF ROAD CUTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROVISION OF FLAGMEN, DETOURS AS NECESSARY, BARRICADES AND SIGNS TO THE FULL SATISFACTION OF THE ENGINEER AND ROAD AUTHORITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROFFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
- FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE ENGINEER WITH VERIFICATION PRIOR TO PLACEMENT.
- ANY DITCHES DISTURBED DURING SERVICING AND GRADING OPERATIONS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION AND FLOWLINE GRADES.
- ALL RE GRADED AREAS IN EXISTING PUBLIC RIGHTS OF WAY AND ANY OTHER DISTURBED AREAS IN EXISTING PUBLIC RIGHTS OF WAY ARE TO BE FINISHED WITH SOD ON 100mm TOPSOIL.
- ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY ENGINEER, ENGINEER TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
- PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESSES) FOR HEAVY DUTY AND LIGHT DUTY AREAS TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT AND SHOWN ON THE PLANS.

**GRADING LEGEND**

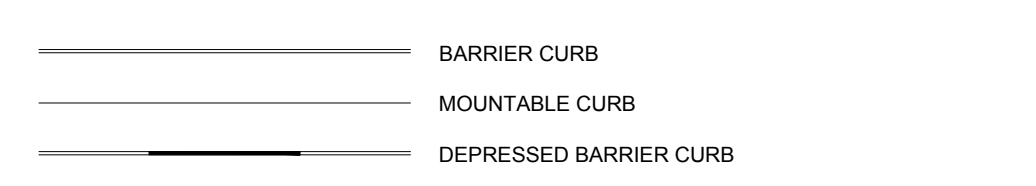


**ROADWAY STRUCTURE:**

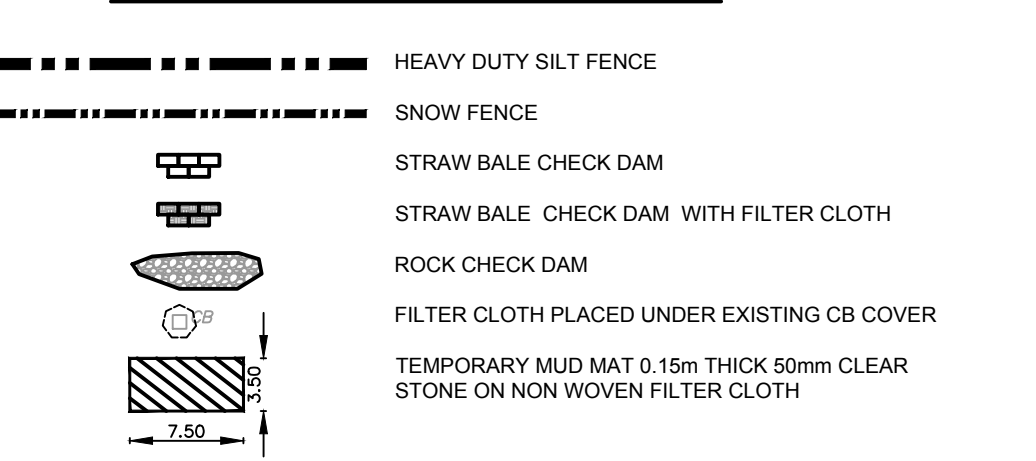
ALL VEHICULAR ACCESS AREAS (690mm)

40mm	SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm	SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm	OPSS GRANULAR "A" CRUSHED STONE
450mm	OPSS GRANULAR "B" TYPE II

**GENERAL LEGEND**



**SEDIMENT EROSION LEGEND**



CATCH BASIN DATA TABLE											
STRUCTURE ID	AREA ID	STRUCTURE	COVER	ELEVATION			OUTLET PIPE		HEAD	FLOW	ICD TYPE
				TOP OF GRATE	INVERT	OUTLET	DIAMETER (mm)	TYPE			
CB1	P1B	OPSD 705.010	S19	88.45		86.880	250	PVC DR-35	1.68	5.0	Tempest LMF
RYCB1	UN4, L1	OPSD 705.010	S19	88.05		86.680	200	PVC DR-35			
RYCB2	L2C	OPSD 705.010	S19	88.15		86.580	200	PVC DR-35	1.77	3.0	Tempest LMF
RYCB3	L3		S19	88.20	87.100	86.630	200	PVC DR-35	1.70	2.0	Tempest LMF
RYCB4	L4	OPSD 705.010	S19	88.20		86.630	200	PVC DR-35	1.57	5.0	Tempest LMF
ECB2	L3	S31		88.20		87.200	250	Perforated Pipe			
TCB1	L3	S30		88.25	87.150	87.150	250	Perforated Pipe			

Bold font indicates CB's with ICD's

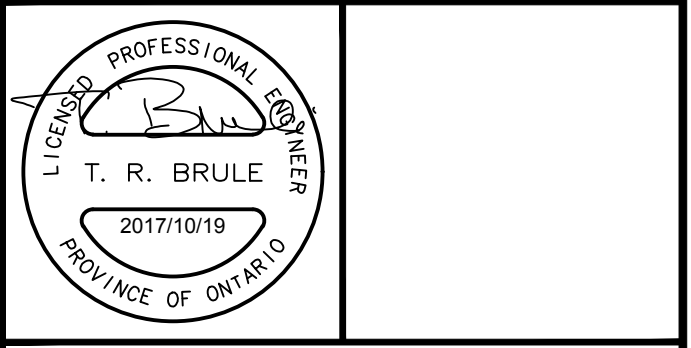
REVISED 2017-03-23

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3	REVISED PER CITY COMMENTS	T.R.B.	2017-10-19
2	REVISED PER CITY COMMENTS	T.R.B.	2017-08-16
1	ISSUED FOR S.P.A.	T.R.B.	2017-03-24
No.	REVISIONS	By	Date



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Project Title  
**TRIM AND INNES  
RETIREMENT COMMUNITY  
5157 INNES & 1980 TRIM ROAD**



Drawing Title  
**DETAILS**

Scale  
N.T.S.

Design J.E.B.	Date MAR 2017
Drawn D.D.	Checked T.R.B.

Project No. <b>103451</b>	Drawing No. <b>C-010</b>
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CITY PLAN No. 17413  
CITY FILE No. D07-12-17-0039