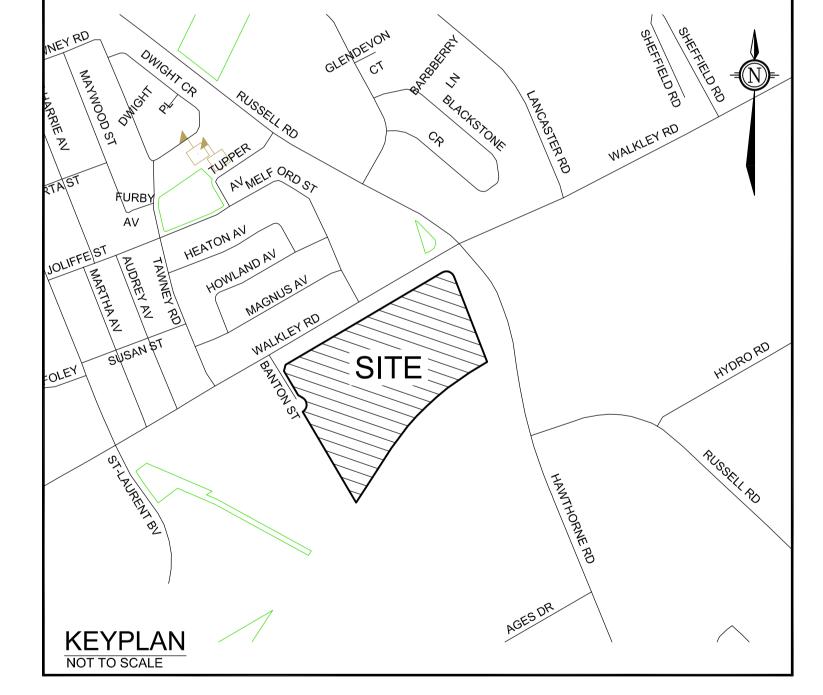
REVISED PER CITY COMMENTS ISSUED FOR BUILDING PERMIT, EXCAVATION & FOUNDATION PERMIT



2480 WALKLEY ROAD **CITY OF OTTAWA**

GIANT TIGER HEAD OFFICE ROADS, SEWERS AND WATERMAINS





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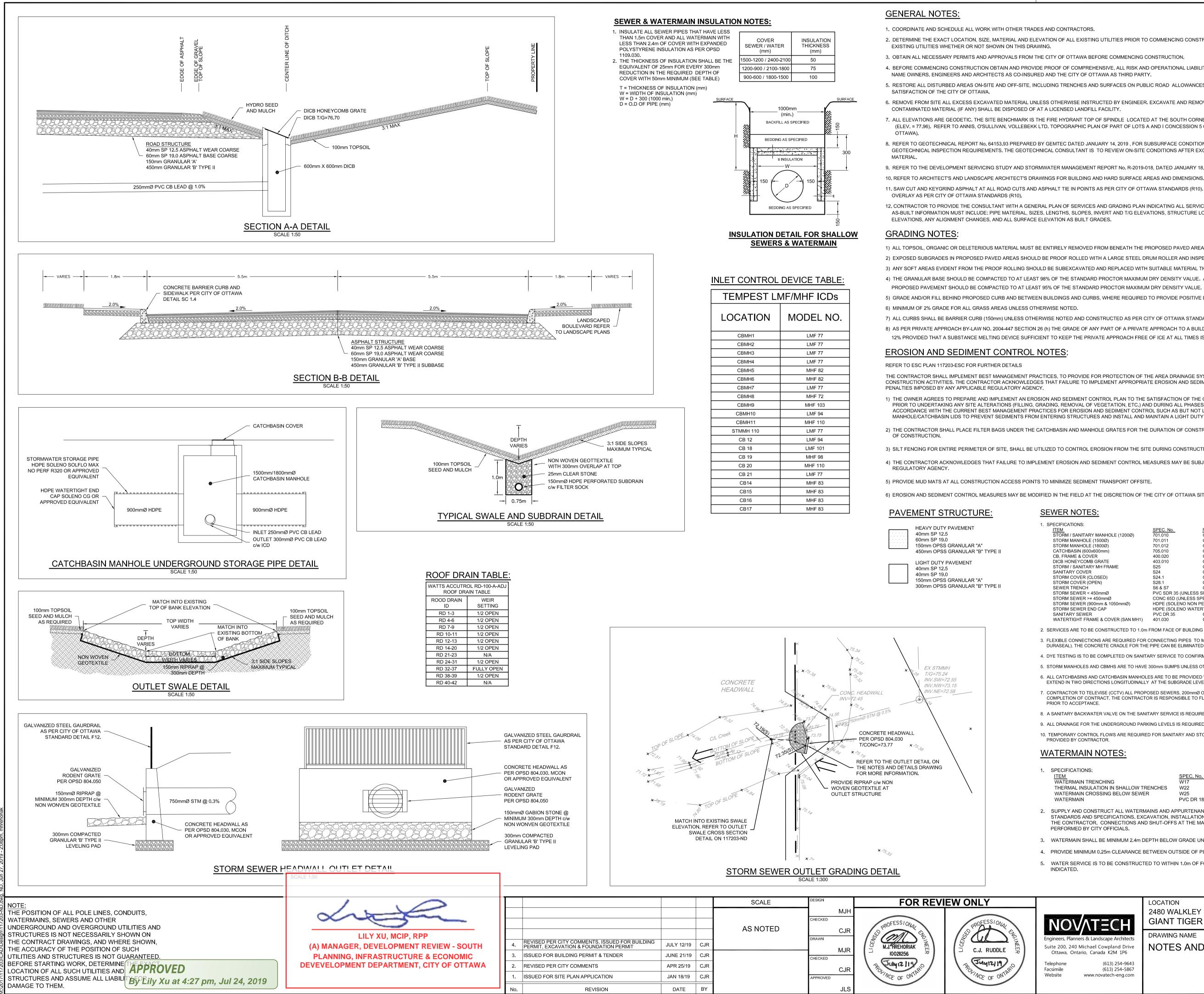
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ES AND DETAILS



- EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.

- CONTAMINATED MATERIAL (IF ANY) SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.

- ELEVATIONS, ANY ALIGNMENT CHANGES, AND ALL SURFACE ELEVATION AS BUILT GRADES.

EROSION AND SEDIMENT CONTROL NOTES:

REFER TO ESC PLAN 117203-ESC FOR FURTHER DETAILS THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO

HEAVY DUTY PAVEMENT 40mm SP 12.5 60mm SP 19.0 150mm OPSS GRANULAR "A" 450mm OPSS GRANULAR "B"
LIGHT DUTY PAVEMENT 40mm SP 12.5

300mm OPSS GRANULAR "B" TYPE II

					SCALE	DESIGN		FOR REVI	EW ONLY
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	No.	REVISION	DATE	BY			JLS		

2. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL

3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.

4. BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED AND THE CITY OF OTTAWA AS THIRD PARTY.

5. RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE

6. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ALL ORGANIC MATERIAL AND DEBRIS. ALL

7. ALL ELEVATIONS ARE GEODETIC. THE SITE BENCHMARK IS THE FIRE HYDRANT TOP OF SPINDLE LOCATED AT THE SOUTH CORNER OF THE WALKLEY AND RUSSELL ROAD INTERSECTION (ELEV. = 77.96). REFER TO ANNIS, O'SULLIVAN, VOLLEBEKK LTD. TOPOGRAPHIC PLAN OF PART OF LOTS A AND I CONCESSION 5 GEOGRAPHICAL TOWNSHIP OF GLOUCESTER, CITY OF

8. REFER TO GEOTECHNICAL REPORT No. 64153.93 PREPARED BY GEMTEC DATED JANUARY 14, 2019, FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR

9. REFER TO THE DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT No. R-2019-018, DATED JANUARY 18, 2019 PREPARED BY NOVATECH.

11. SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10). ALL ROAD CUTS TO BE REINSTATED WITH FULL MILL

12. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES AND GRADING PLAN INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THE PLANS. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, T/WM

1) ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS.

2) EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL CONSULTANT. 3) ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS. 4) THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.

5) GRADE AND/OR FILL BEHIND PROPOSED CURB AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.

7) ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).

8) AS PER PRIVATE APPROACH BY-LAW NO. 2004-447 SECTION 26 (h) THE GRADE OF ANY PART OF A PRIVATE APPROACH TO A BUILDING MAY BE GREATER THAN 6% BUT SHALL NOT EXCEED 12% PROVIDED THAT A SUBSTANCE MELTING DEVICE SUFFICIENT TO KEEP THE PRIVATE APPROACH FREE OF ICE AT ALL TIMES IS INSTALLED AND PROPERLY MAINTAINED BY THE OWNER.

1) THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.

2) THE CONTRACTOR SHALL PLACE FILTER BAGS UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES

3) SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.

4) THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE

5) PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.

6) EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.

SEWER NOTES:

SPECIFICATIONS:		
ITEM	SPEC. No.	REFERENCE
STORM / SANITARY MANHOLE (1200Ø)	701.010	OPSD
STORM MANHOLE (1500Ø)	701.011	OPSD
STORM MANHOLE (1800Ø)	701.012	OPSD
CATCHBASIN (600x600mm)	705.010	OPSD
CB, FRAME & COVER	400.020	OPSD
DICB HONEYCOMB GRATE	403.010	OPSD
STORM / SANITARY MH FRAME	S25	CITY OF OTTAWA
SANITARY COVER	S24	CITY OF OTTAWA
STORM COVER (CLOSED)	S24.1	CITY OF OTTAWA
STORM COVER (OPEN)	S28.1	CITY OF OTTAWA
SEWER TRENCH	S6 & S7	CITY OF OTTAWA
STORM SEWER < 450mmØ	PVC SDR 35 (UNLESS	SPECIFIED OTHERWISE)
STORM SEWER >= 450mmØ	CONC 65D (UNLESS S	PECIFIED OTHERWISE)
STORM SEWER (900mm & 1050mmØ)	HDPE (SOLENO NON F	PERF SOLFLO MAX R320 OR APPROVED EQUIVALENT)
STORM SEWER END CAP	HDPE (SOLENO WATE	RTIGHT CG END CAP OR APPROVED EQUIVALENT)
SANITARY SEWER	PVC DR 35	CITY OF OTTAWA
WATERTIGHT FRAME & COVER (SAN MH1)	401.030	OPSD

2. SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.

3. FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX: POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.

4. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN.

5. STORM MANHOLES AND CBMHS ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED

6. ALL CATCHBASINS AND CATCHBASIN MANHOLES ARE TO BE PROVIDED WITH MINIMUM 3 METER LONG PERFORATED SUBDRAINS WHICH EXTEND IN TWO DIRECTIONS LONGITUDINALLY AT THE SUBGRADE LEVEL.

7. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS, 200mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES AND RE CCTV PRIOR TO ACCEPTANCE.

8. A SANITARY BACKWATER VALVE ON THE SANITARY SERVICE IS REQUIRED TO BE INSTALLED.

9. ALL DRAINAGE FOR THE UNDERGROUND PARKING LEVELS IS REQUIRED TO BE DIRECT TO THE SANITARY SEWER.

10. TEMPORARY CONTROL FLOWS ARE REQUIRED FOR SANITARY AND STORM SERVICES DURING CONSTRUCTION AND ARE TO BE PROVIDED BY CONTRACTOR.

WATERMAIN NOTES:

1. SPECIFICATIONS: REFERENCE CITY OF OTTAWA WATERMAIN TRENCHING THERMAL INSULATION IN SHALLOW TRENCHES CITY OF OTTAWA W22 WATERMAIN CROSSING BELOW SEWER CITY OF OTTAWA W25 PVC DR 18 WATERMAIN

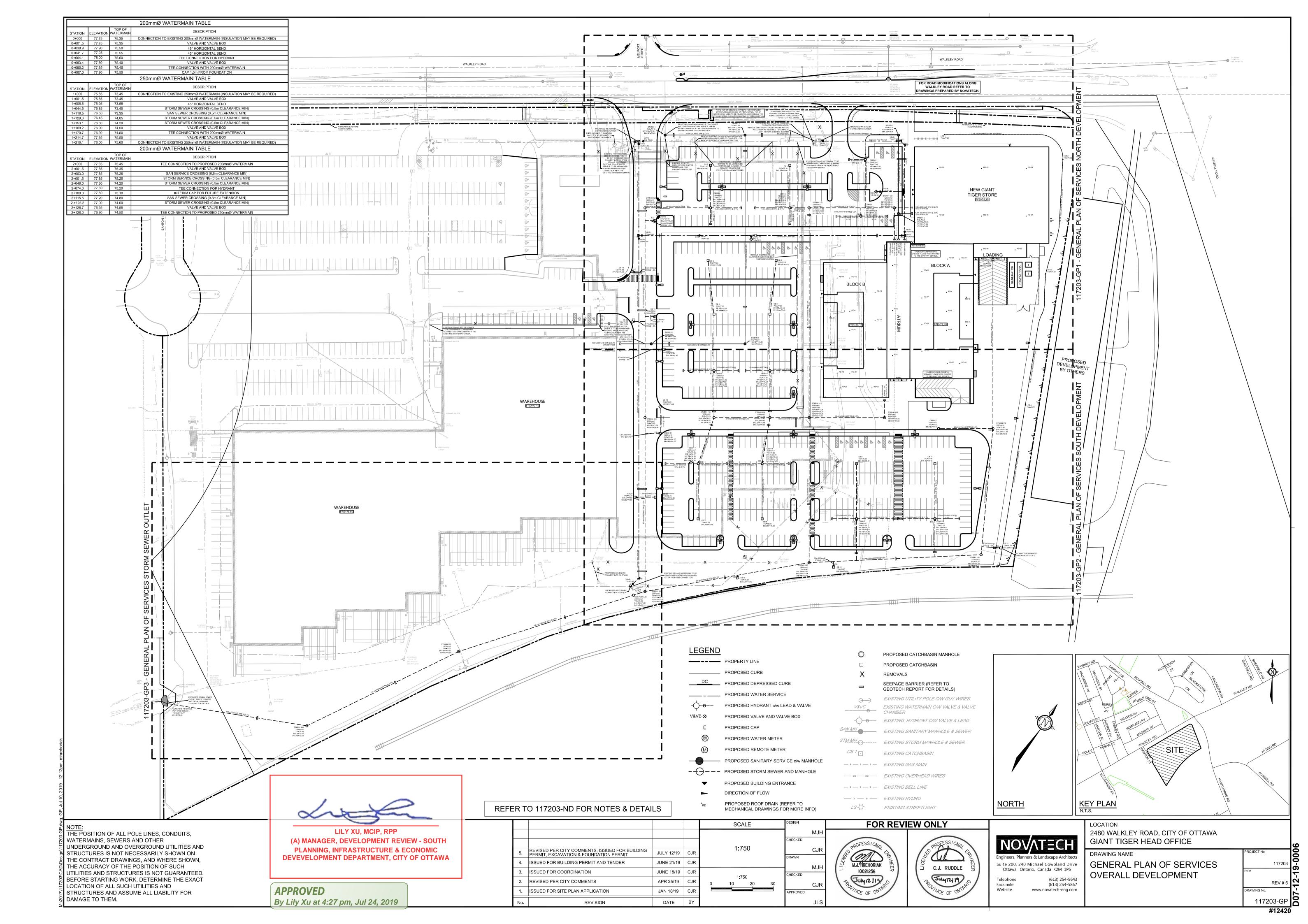
2. SUPPLY AND CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMAINS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.

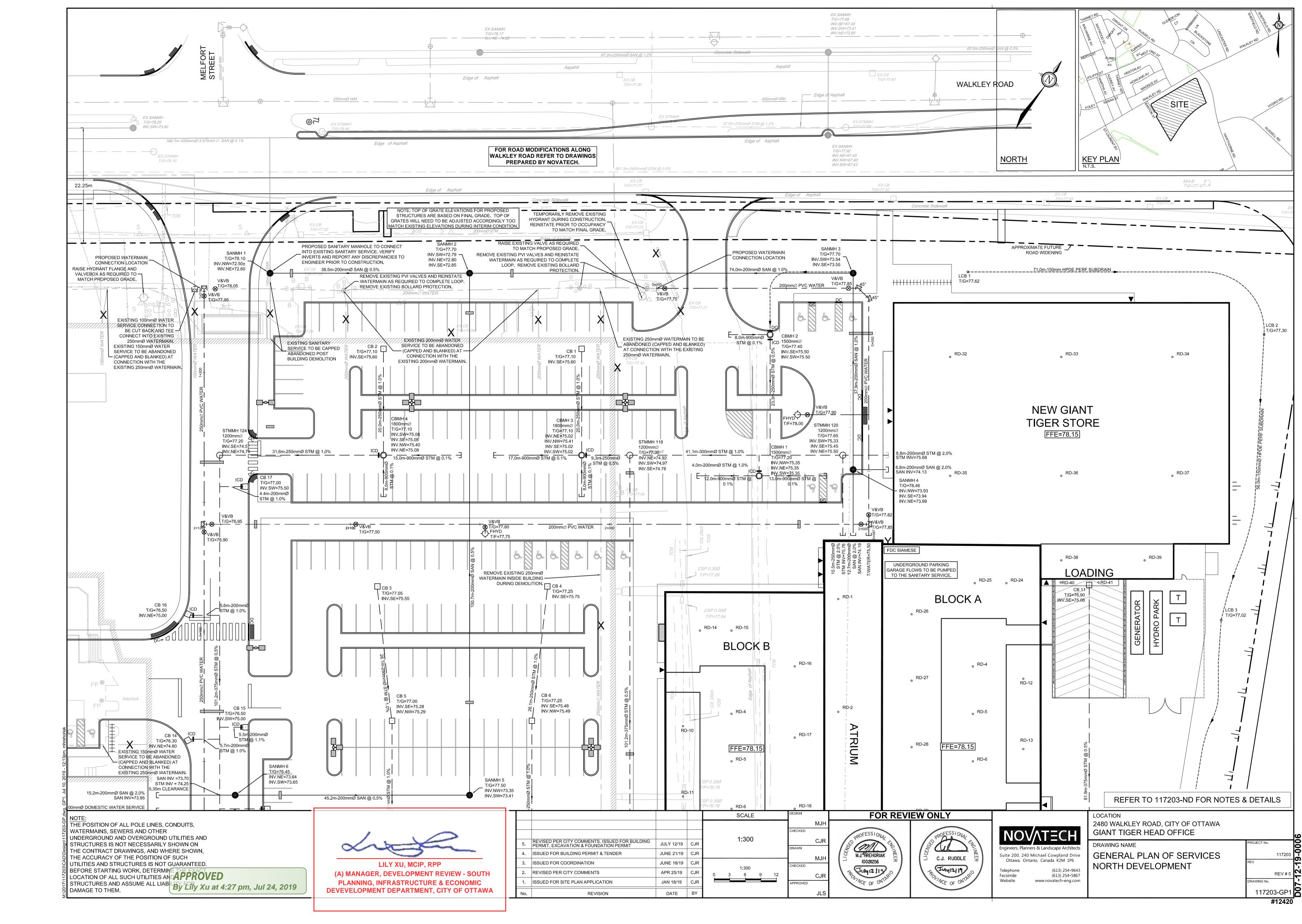
3. WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED.

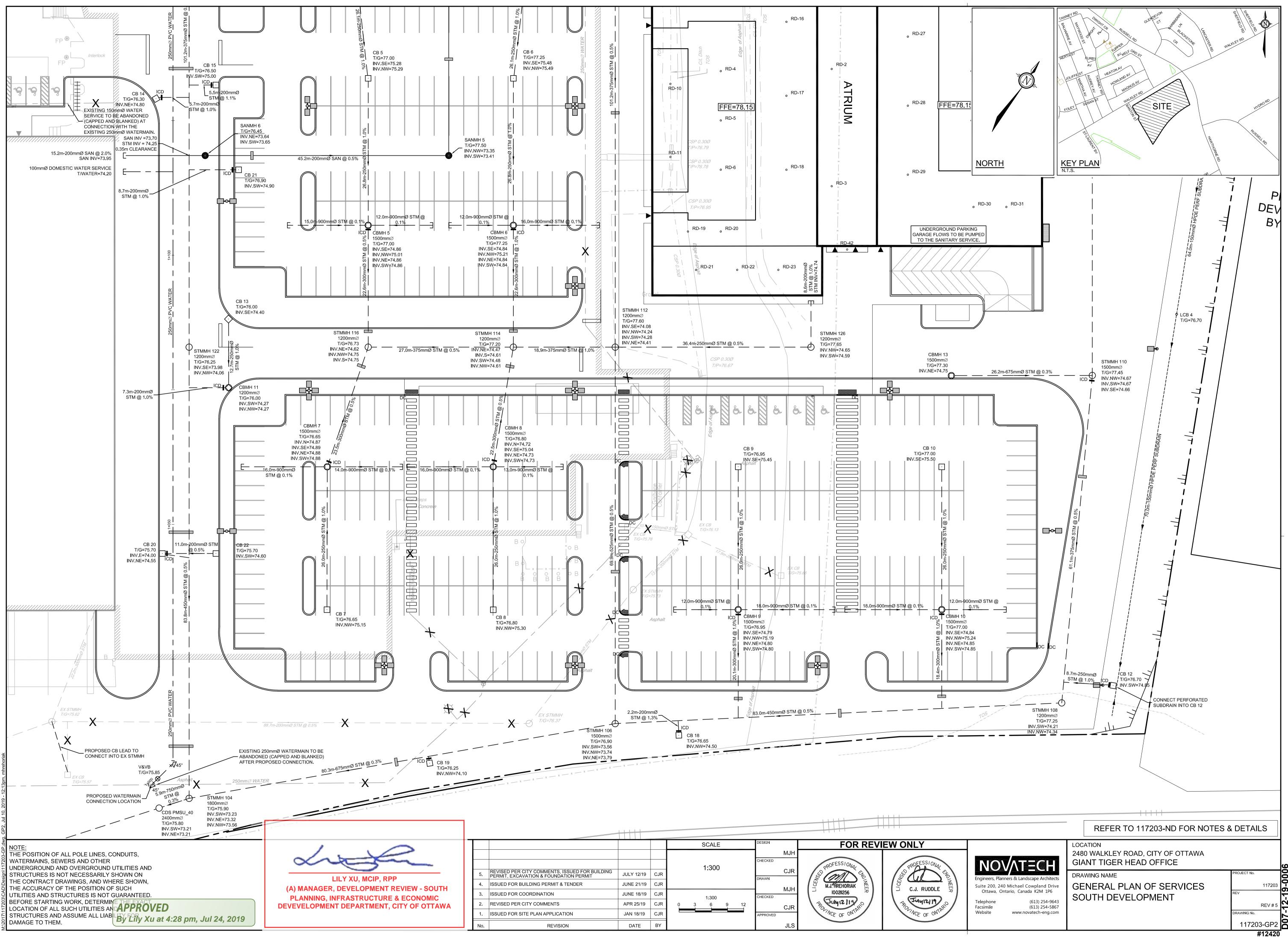
4. PROVIDE MINIMUM 0.25m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS.

5. WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.

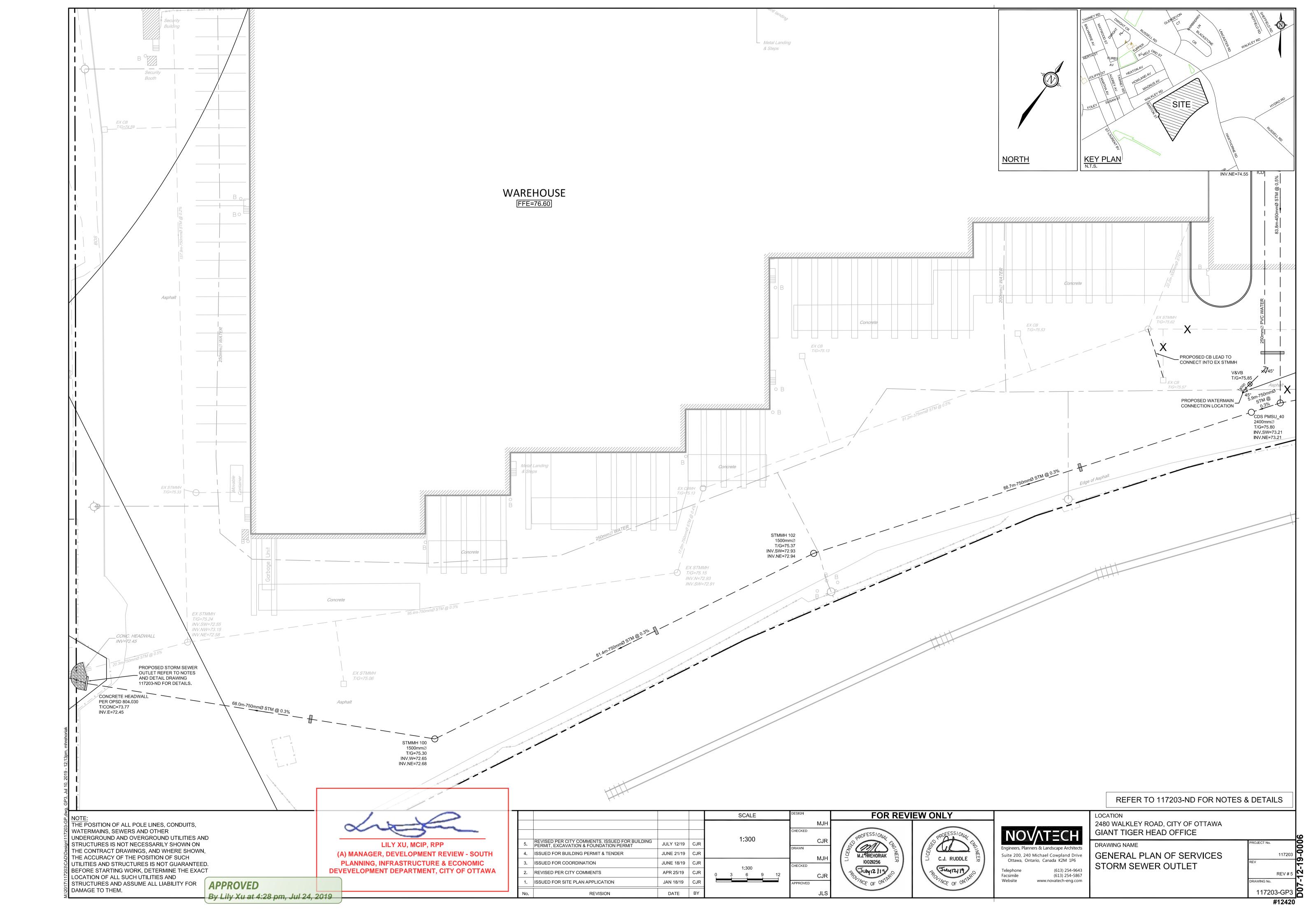
NOVATECH	LOCATION 2480 WALKLEY ROAD, CITY OF OTTAWA GIANT TIGER HEAD OFFICE	
Engineers, Planners & Landscape Architects	DRAWING NAME	PROJECT No.
Suite 200, 240 Michael Cowpland Drive	NOTES AND DETAILS	117203
Ottawa, Ontario, Canada K2M 1P6		REV
Telephone (613) 254-9643 Facsimile (613) 254-5867		REV # 4
Website www.novatech-eng.com		DRAWING No.
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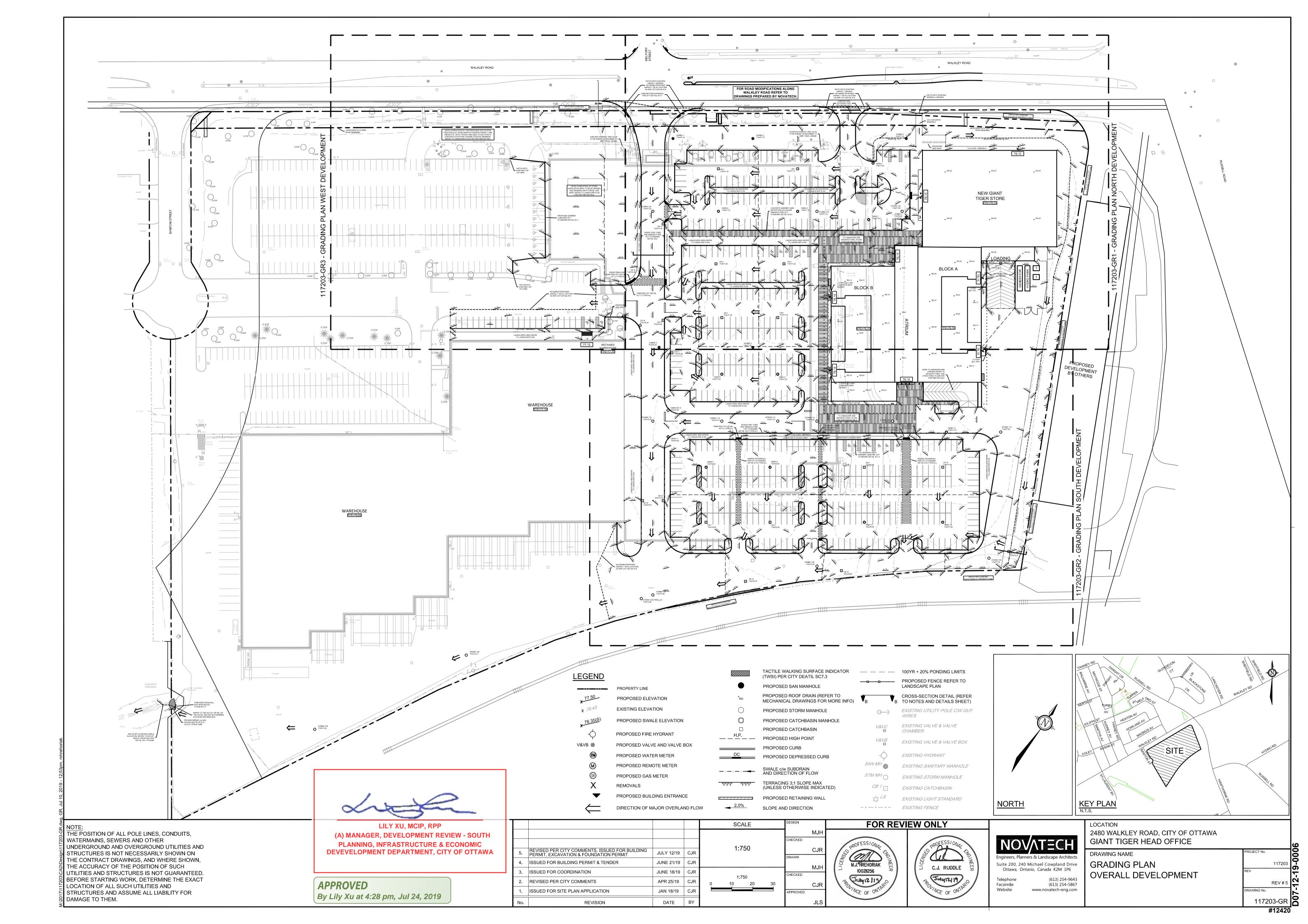


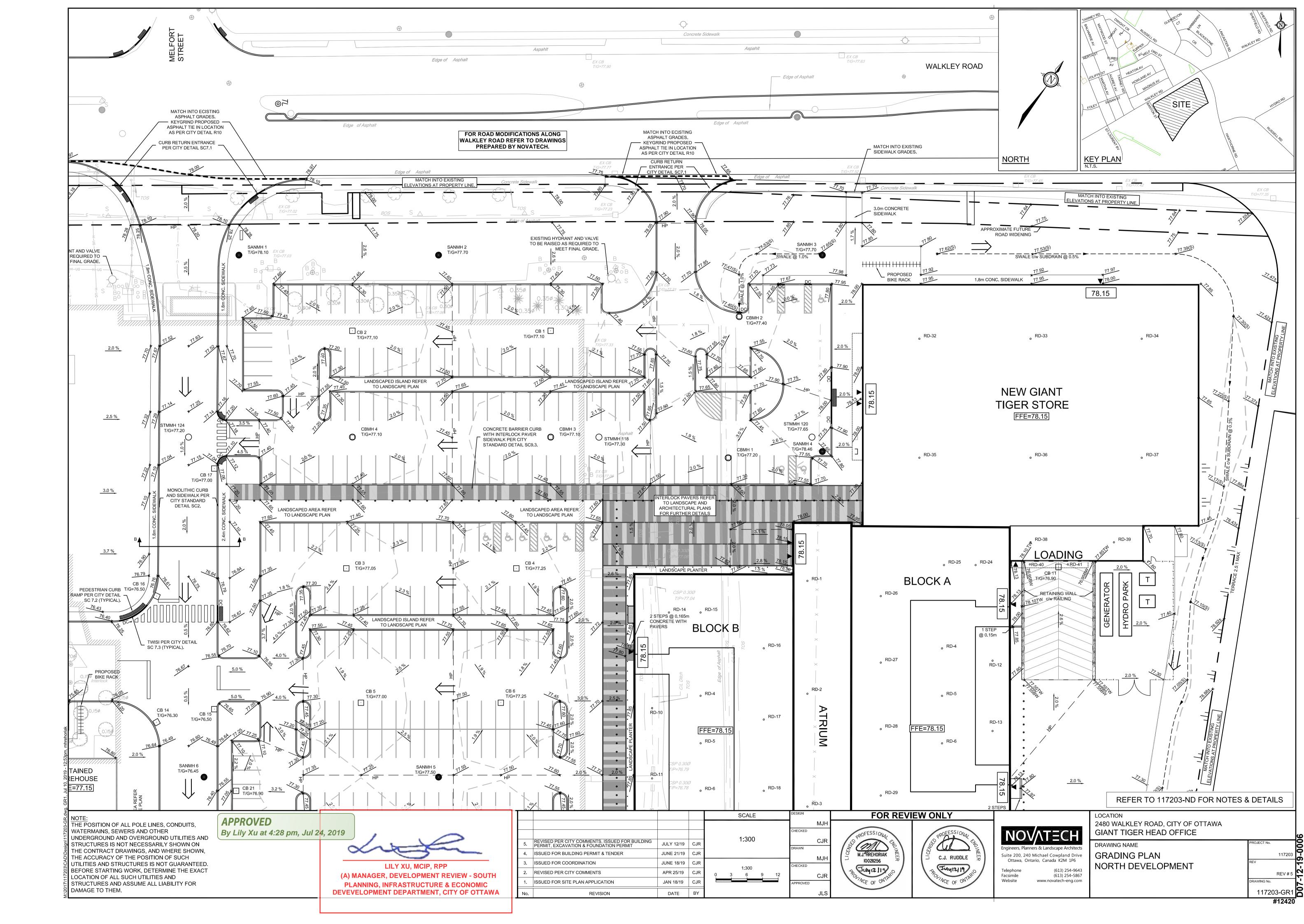


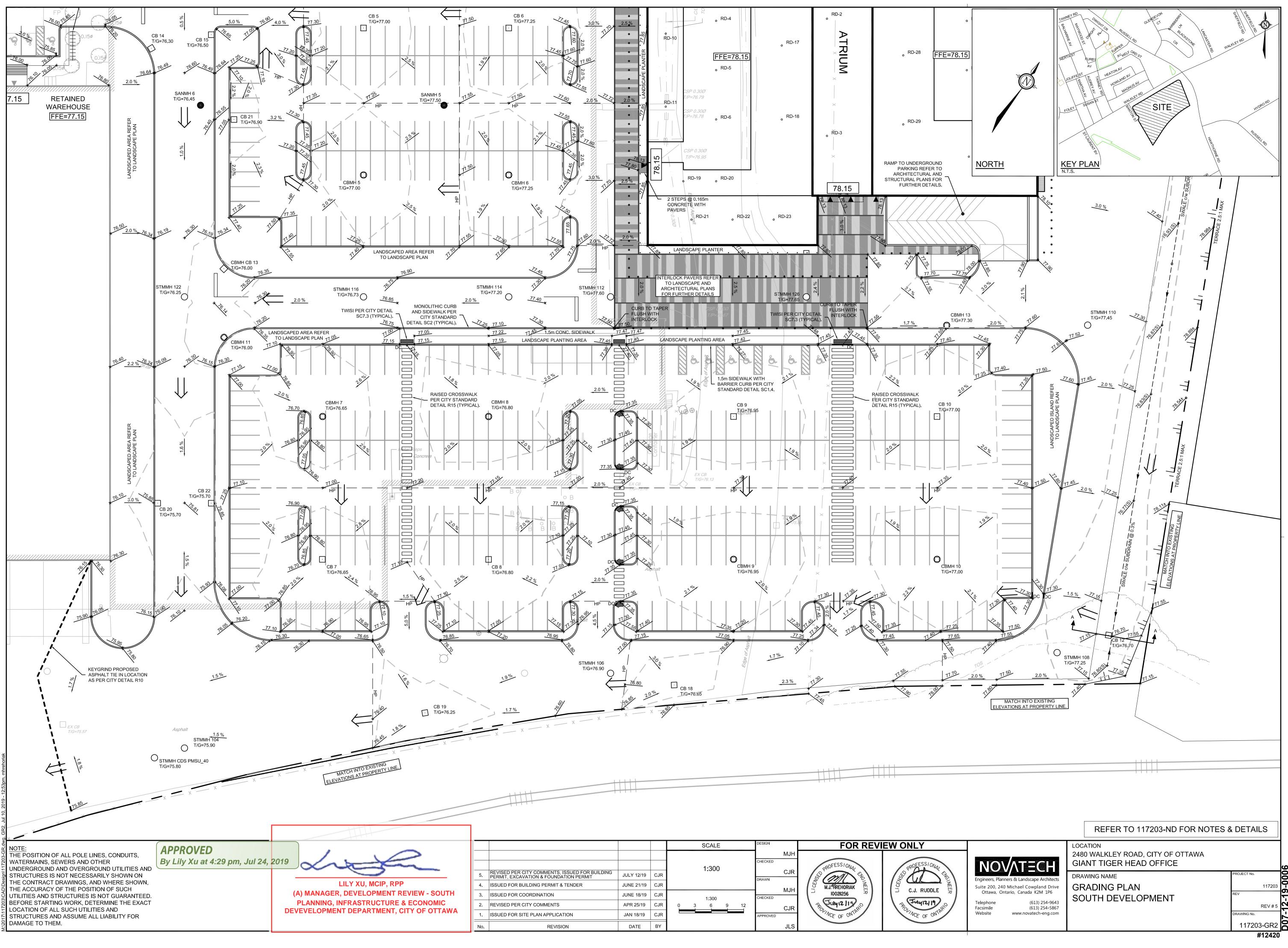


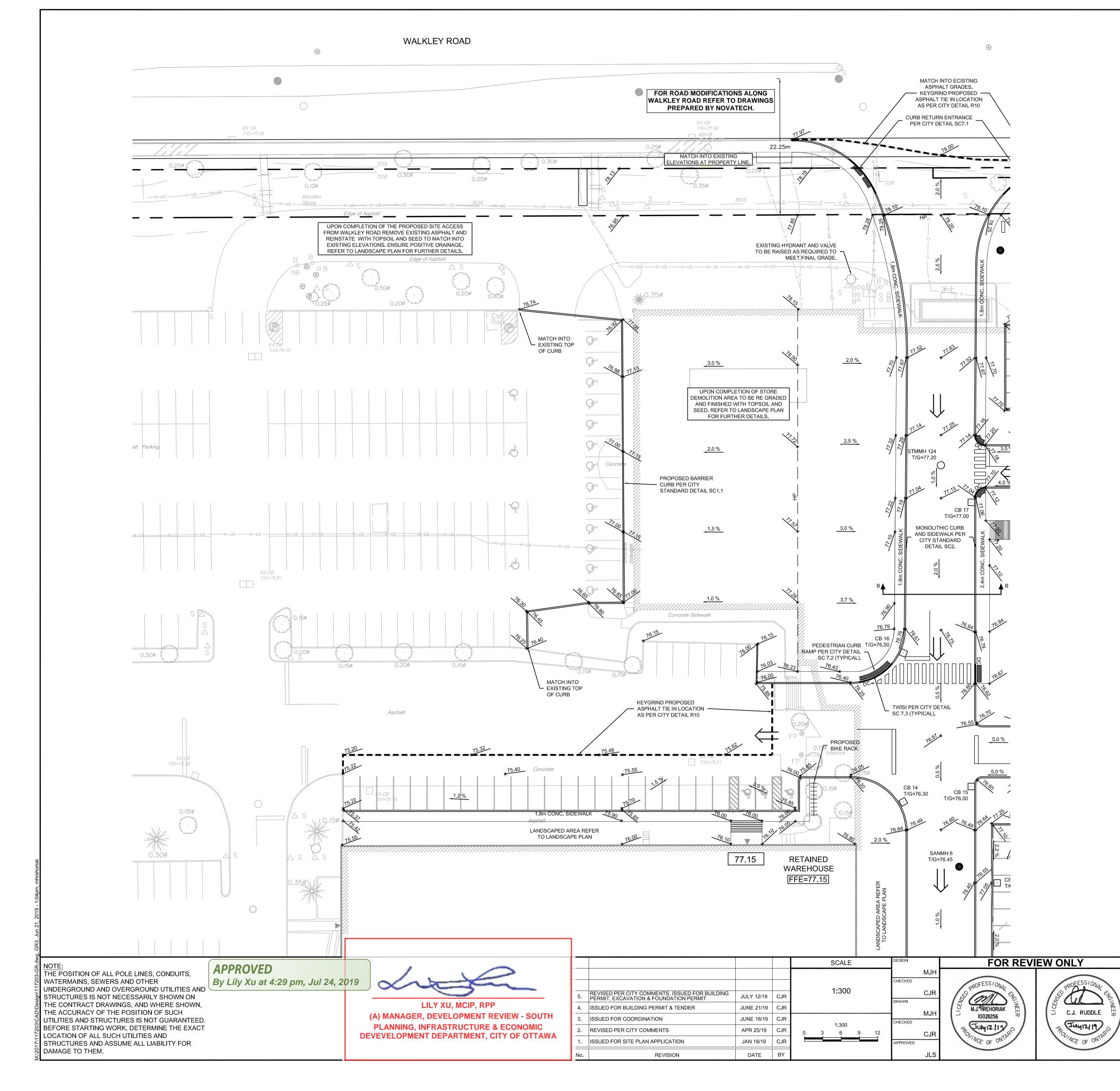
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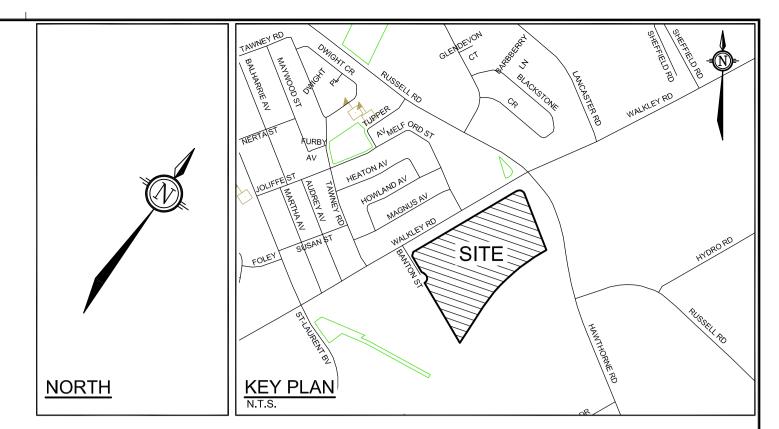




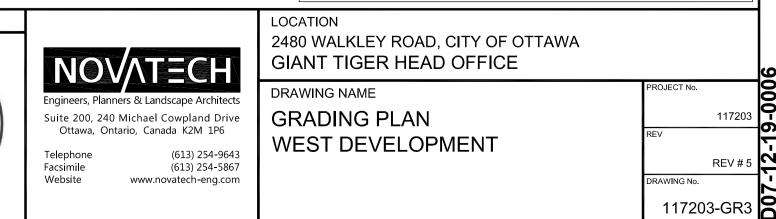




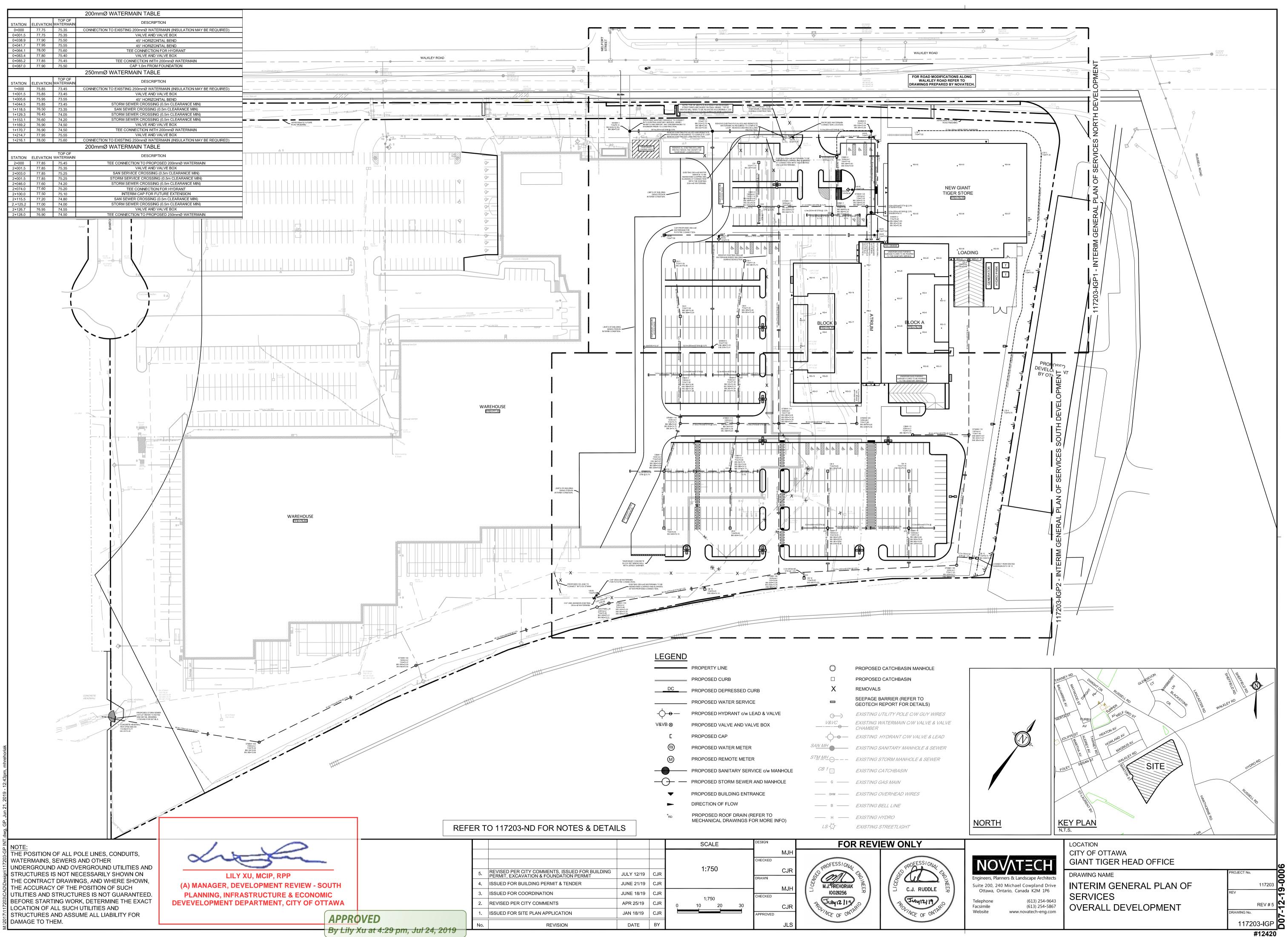


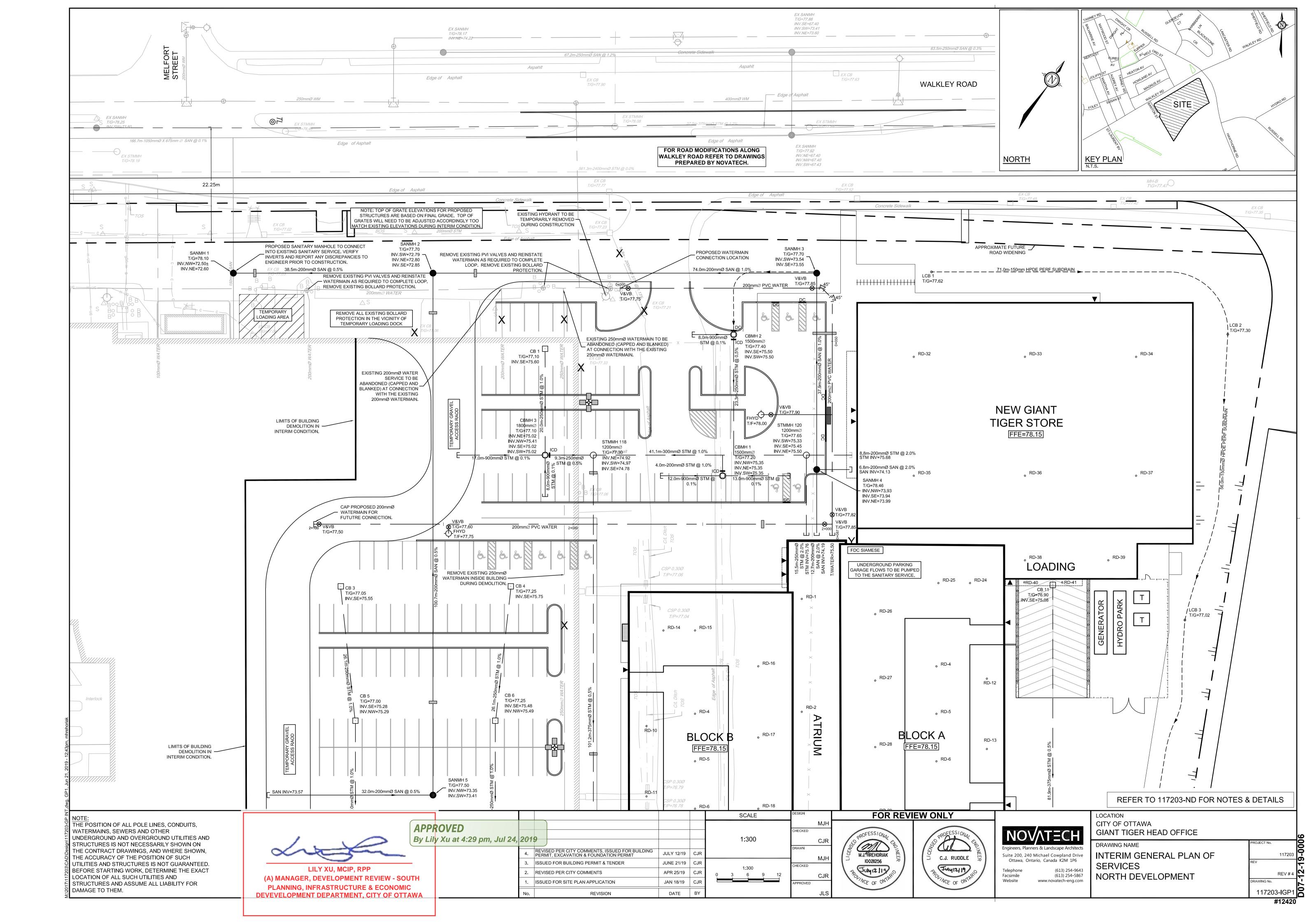


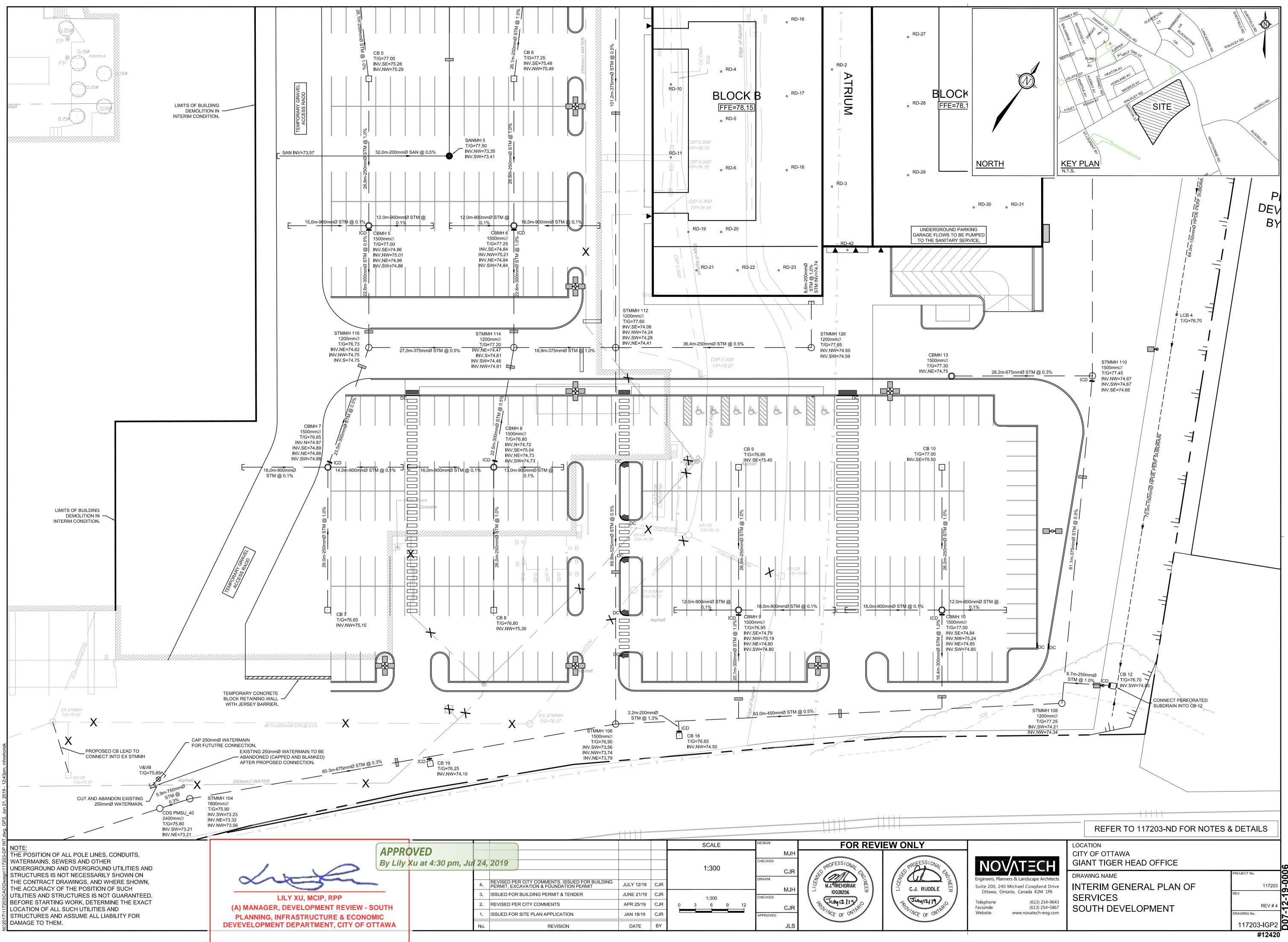
REFER TO 117203-ND FOR NOTES & DETAILS



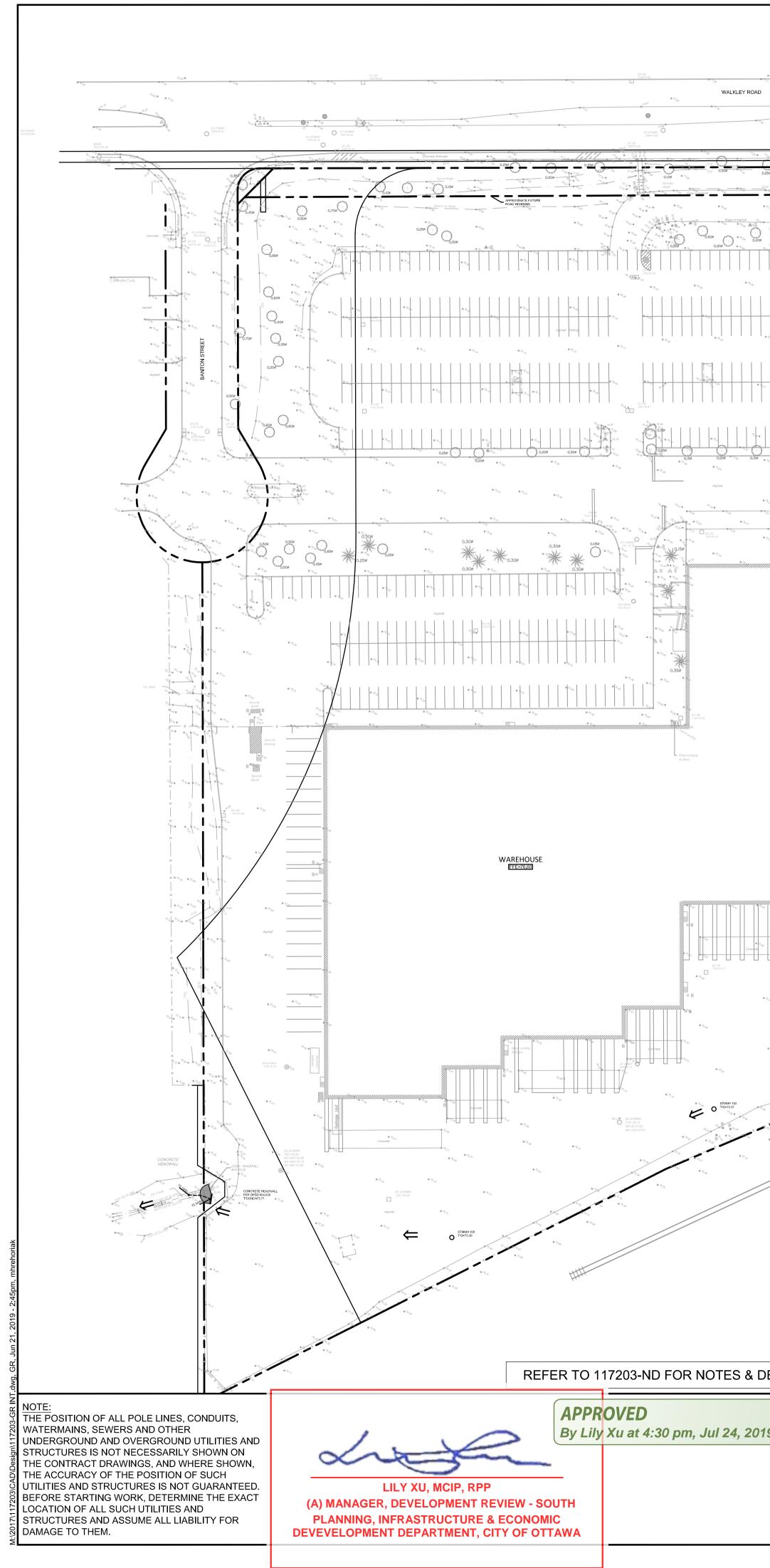
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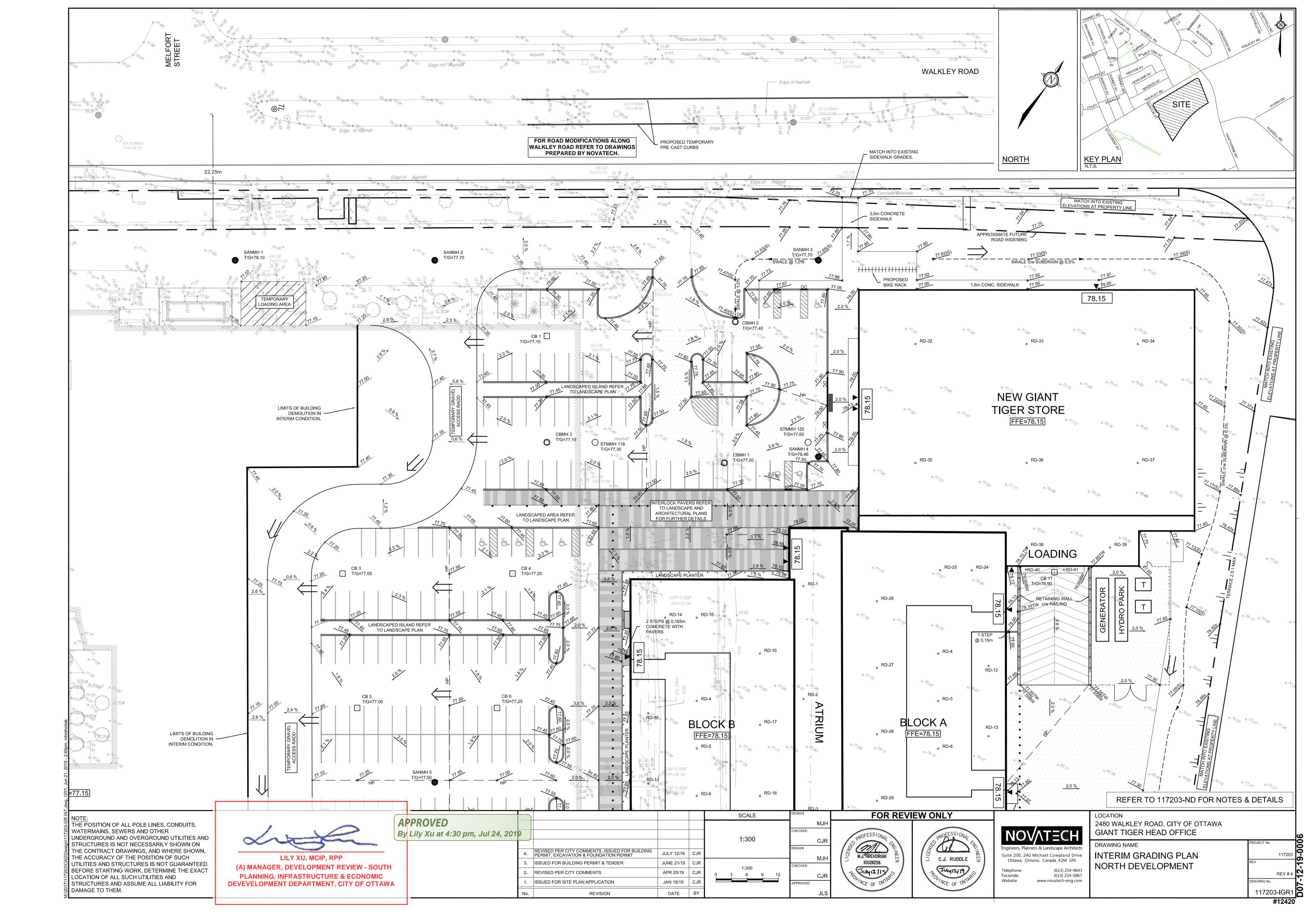


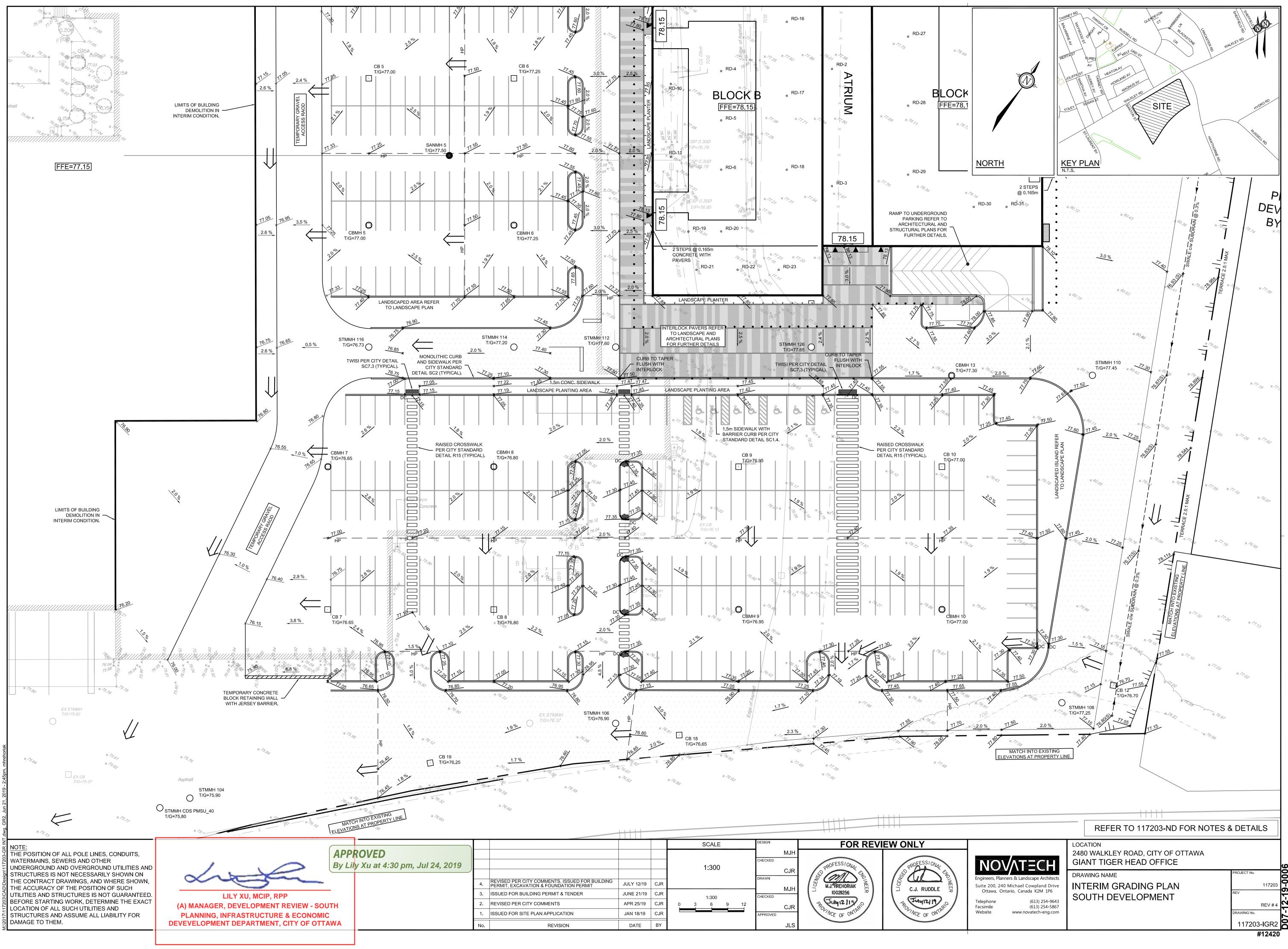
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