

LEGEND

- PROPERTY BOUNDARY
- EXISTING STW SEWER
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING VALVE AND VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING ELEVATION
- SURFACE GRADE AND DRAINAGE DIRECTION
- EXISTING ADJUTING OVERLAND FLOW DIRECTION
- PROPOSED TERRACE ELEVATION
- PROPOSED ELEVATION AT BOTTOM OF STAIRS
- PROPOSED GRADE
- PROPOSED SWALE & SWALE GRADE (WITH SUBDRAIN WHERE NOTED)
- PROPOSED OVERLAND OVERFLOW ROUTE
- SLOPE AS SHOWN (MAX 3:1)
- PROPOSED CURB
- PROPOSED DEPRESSION CURB
- PROPOSED RETAINING WALL (SEE ARCH/STRUCTURAL PLAN)
- PROPOSED PAVEMENT (LIGHT DUTY SEE DETAIL)
- PROPOSED PAVEMENT (HEAVY DUTY SEE DETAIL)
- PROPOSED CONCRETE SIDEWALK (SEE ARCH PLAN)
- PROPOSED ASPHALT SIDEWALK
- DONALD STREET FULL DEPTH PAVEMENT REINSTATEMENT
- PROPOSED 100-R8 STORM U/G SWM STORAGE SYSTEM
- LIGHT DUTY SILT FENCE
- PROPOSED 1200mm SANITARY MANHOLE
- PROPOSED 1200mm SANITARY MANHOLE (600x600)
- PROPOSED HOPE 'ELBOW' (300mm)
- 1 X 100mm PVC SR8-28 STW SERVICE - AT MIN 1% U/G CITY APPROVED DIMENSIONAL WALL
- PROPOSED COMBINED SERVICES FOR 4 CONDO UNITS:
 - a) 1 X 250mm COPPER WATER SERVICE WITH STAND POST AT MIN 1% GRADE
 - b) 1 X 100mm PVC SR28 SANITARY SERVICE AT MIN 1% GRADE
 - c) 1 X INTERNAL CITY WATERMETER
 - d) 1 X EXTERNAL CITY METER WATERMETER
- 4X GAS METERS PER CONDO FLAT (ONE FOR EACH UNIT)
- 4X HYDRO METERS PER CONDO FLAT (ONE FOR EACH UNIT)
- ALL WATER SERVICES TO HAVE 2.4M COVER WITH 150mm GRANULAR "B" FILL FROM INSULATION PER MANUFACTURER'S INSTRUCTION WHERE LESS THAN 1.5M COVER

NOTES - GENERAL

- CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION.
- ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
- ALL GROUND SURFACES SHALL BE EXACTLY GRADED WITHOUT APPROVED SMALL OR OVERSHOOT OUTLETS ARE PROVIDED.
- STIMP AND REMOVE ALL TOPSOIL FROM IMPROVED AREAS.
- CONTRACTOR AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONSTRUCTION.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SMOOTH TO FORM A NEW AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
- CONTRACTOR IS TO COMPLY WITH THE CITY OF OTTAWA MUNICIPAL AND PRIVATE ROADS.
- RESTORE PAVEMENT STRUCTURE AND SURFACES ON EXISTING ROADS TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE MUNICIPAL AUTHORITIES.
- ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS FROM CONSTRUCTION SHALL BE TO CROSS STANDARDS AND 206, 310 & 314 MATERIALS (SPS 1001, 1003 & 1010).
- REFER TO ARCHITECT'S SITE PLAN FOR BUILDING DIMENSIONS AND SITE LAYOUT DIMENSIONS AND LAYOUT INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- REFER TO LANDSCAPE ARCHITECT'S PLAN FOR SIDEWALK, PARKWAYS AND LANDSCAPES.
- THE CONTRACTOR SHALL COMPENSATE AND PAY FOR ALL APPROVALS REQUIRED BY THE CITY OF OTTAWA.

NOTES - GENERAL CONT'D

- CONTRACTOR SHALL CONDUCT LOCATION AND EXISTENCE OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY BE DAMAGED OR CAUSE CONFLICTS WITH NEW WORKS. THE ENGINEER SHALL BE INFORMED IMMEDIATELY OF ANY AREAS, DISCREPANCIES OR CONFLICTS. CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
- CONTRACTOR SHALL PROTECT ALL EXISTING SERVICES & STRUCTURES FROM DAMAGE AND REMEDIATE ANY DAMAGE TO THEIR PLAN PRIOR TO ANY EXCAVATION, LOCATE AND LOCATED BY EXCAVATION AND CONSTRUCTION TRAFFIC. HAVING DONE SO, WITHOUT ANY RESULTING DAMAGE TO THE SERVICES AND STRUCTURES REQUIRED.
- CONTRACTOR SHALL COMPLY WITH THE GEOTECHNICAL REPORT FOR EXISTING STRUCTURES AND UNDERPINNINGS. EXISTING ASPHALT CURB (ETC.) LOCATED WITHIN DESIGNATED AREAS OF CONSTRUCTION SHALL BE REMOVED AND RECONSTRUCTED FOR REMOVAL AND/OR RELOCATION. REMOVE EXISTING GRANULARS TO EXISTING GRADE OR EXISTING GRADE. ALL MATERIALS TO BE REMOVED SHALL BE STOCKPILED AND RECONSTRUCTED TO THE ORIGINAL GRADE OR EXISTING GRADE. ALL MATERIALS TO BE REMOVED SHALL BE STOCKPILED AND RECONSTRUCTED WITH WITH SELECT SUBGRADE MATERIAL.

SEDIMENT, EROSION & TREE PROTECTION

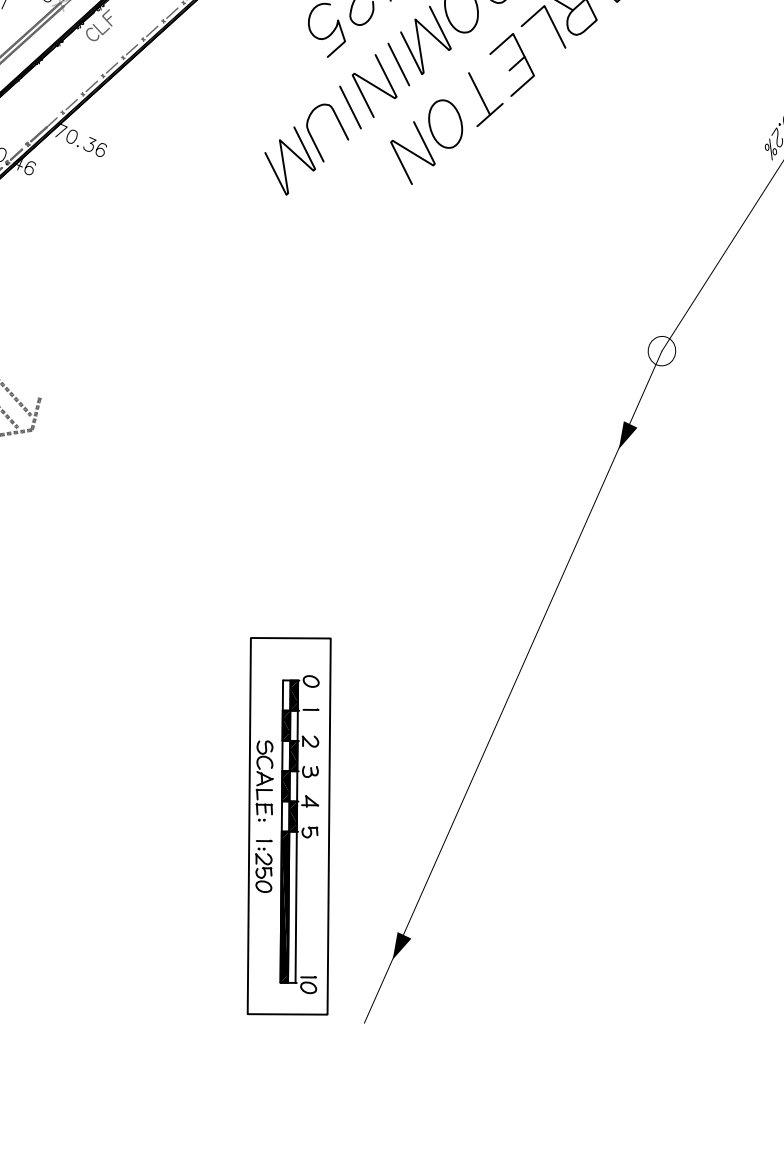
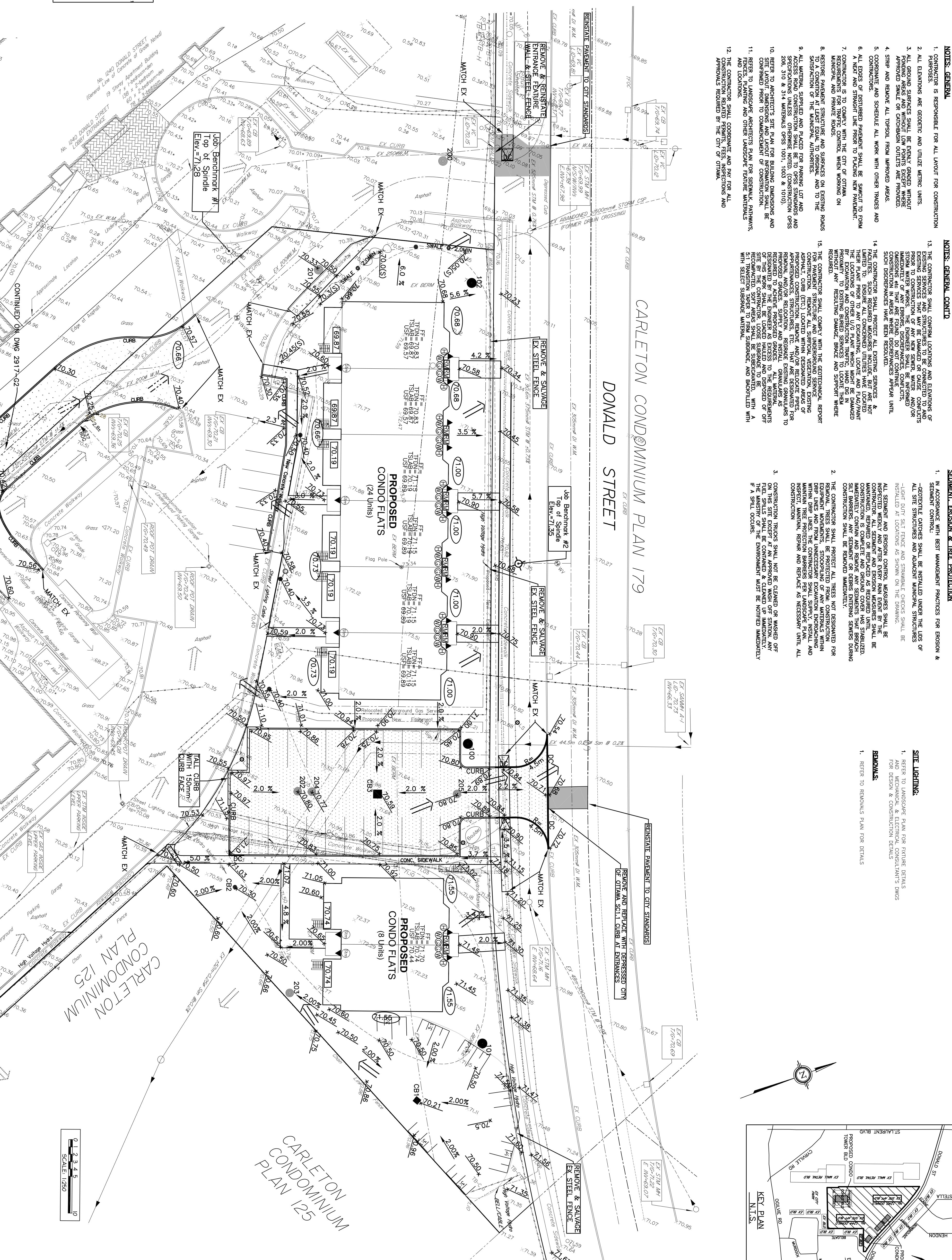
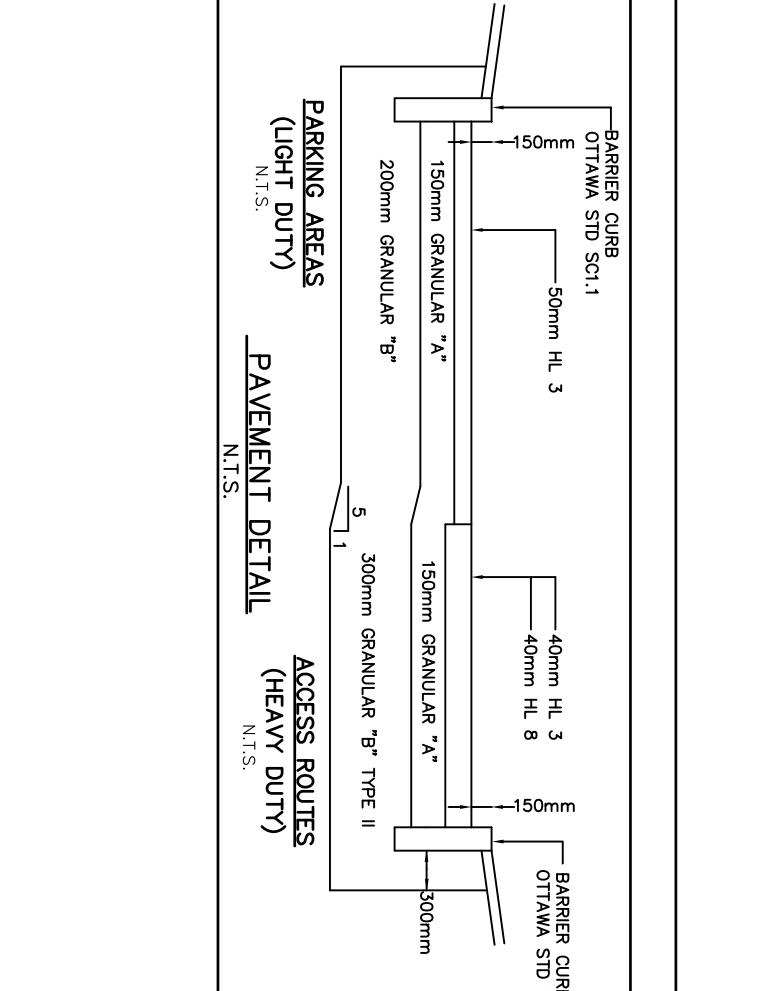
- ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOR EROSION & SEDIMENT CONTROL:
 - APPROPRIATE CARRIAGES SHALL BE INSTALLED UNDER THE USE OF ALL SITE STRUCTURES AND NUMBER MUNICIPAL STRUCTURES - LIGHT DUTY OR HEAVY DUTY AND STABLE GROUND SHALL BE INSTALLED AT LOCATIONS AS SHOWN ON THE DRAWING.
 - ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY SIGNIFICANT RAIN BY THE CONTRACTOR. ALL SEDIMENT AND EROSION MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ALL MEASURES SHALL BE IMMEDIATELY CLEANED AND REPAIRED AND GROUND COVER HAS STABILIZED. CONSTRUCTION SHALL BE REMOVED IMMEDIATELY.
 - THE CONTRACTOR SHALL PROTECT ALL TREES NOT DESIGNATED FOR REMOVAL. TREES SHALL BE PROTECTED FROM CONSTRUCTION EQUIPMENT MOVEMENTS, STOCKPILED OR ANY MATERIALS WITHIN WITHIN TREE PROTECTION BARRIERS PER LANDSCAPE PLAN. MAINTAIN TREE PROTECTION BARRIERS PER LANDSCAPE PLAN THROUGHOUT CONSTRUCTION.
- CONSTRUCTION TRACKS SHALL NOT BE CLEANED OR WASHED OFF ON THE SITE EXCEPT AT AN APPROVED WASH STATION OFF THE SITE. ALL WASH WATER SHALL BE COLLECTED AND TREATED BY THE MUNICIPALITY OF THE ENVIRONMENT MUST BE NOTICED IMMEDIATELY IF A SPILL OCCURS.

REMOVALS

- REFER TO REMOVALS PLAN FOR DETAILS

SITE LIGHTING

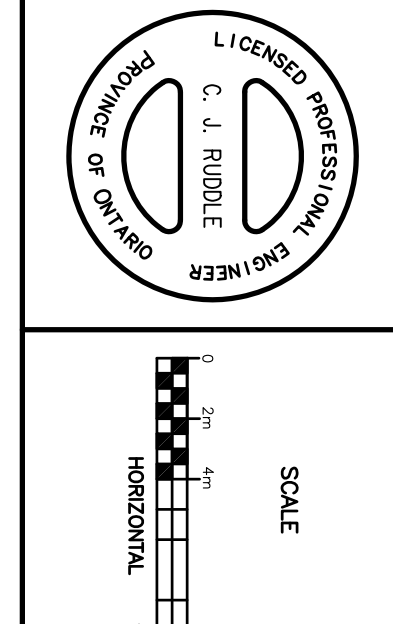
- REFER TO LANDSCAPE PLAN FOR FUTURE DETAILS AND MECHANICAL & ELECTRICAL CONSULTANT'S DINGS FOR DESIGN & CONSTRUCTION DETAILS



NOTE: POSITION OF ALL POLE LINES, CONDUITS, WATERPANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL SUCH UTILITIES AND STRUCTURES BEFORE STARTING WORK, AND DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
1.	ISSUED FOR CLIENT REVIEW	DEC XX/12	CRB



VERDIROC DEVELOPMENT CORP.
1 VALLEYBROOK DR, NORTH YORK,
ON M3B 2S7

DESIGN	DWG	DATE	PROJECT NO.
DESIGN	KCM	DEC/2012	2917
CHECKED	CRB	DEC/2012	SURVEY BY: ADV/2008
CAD	KCM		DATE
PROJ. MGR.	ALS		DRAWING NO.
APPROVED	CRB		2917-CR1

GRADING PLAN: CONDO FLATS