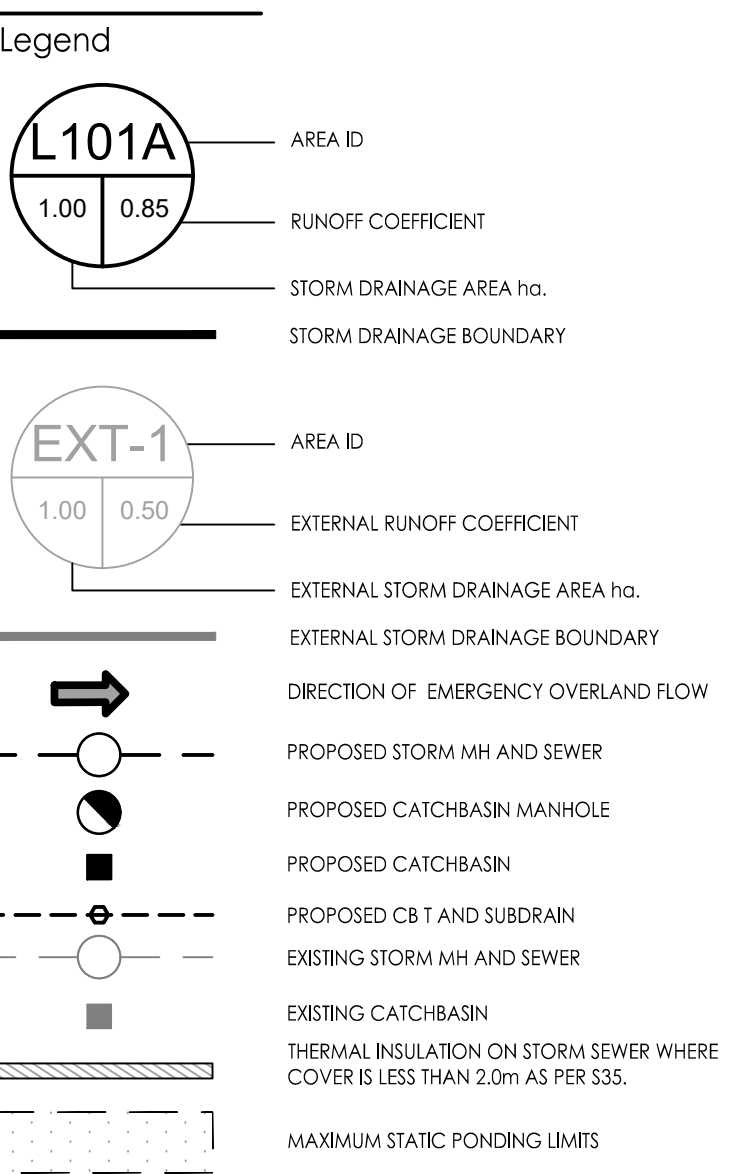
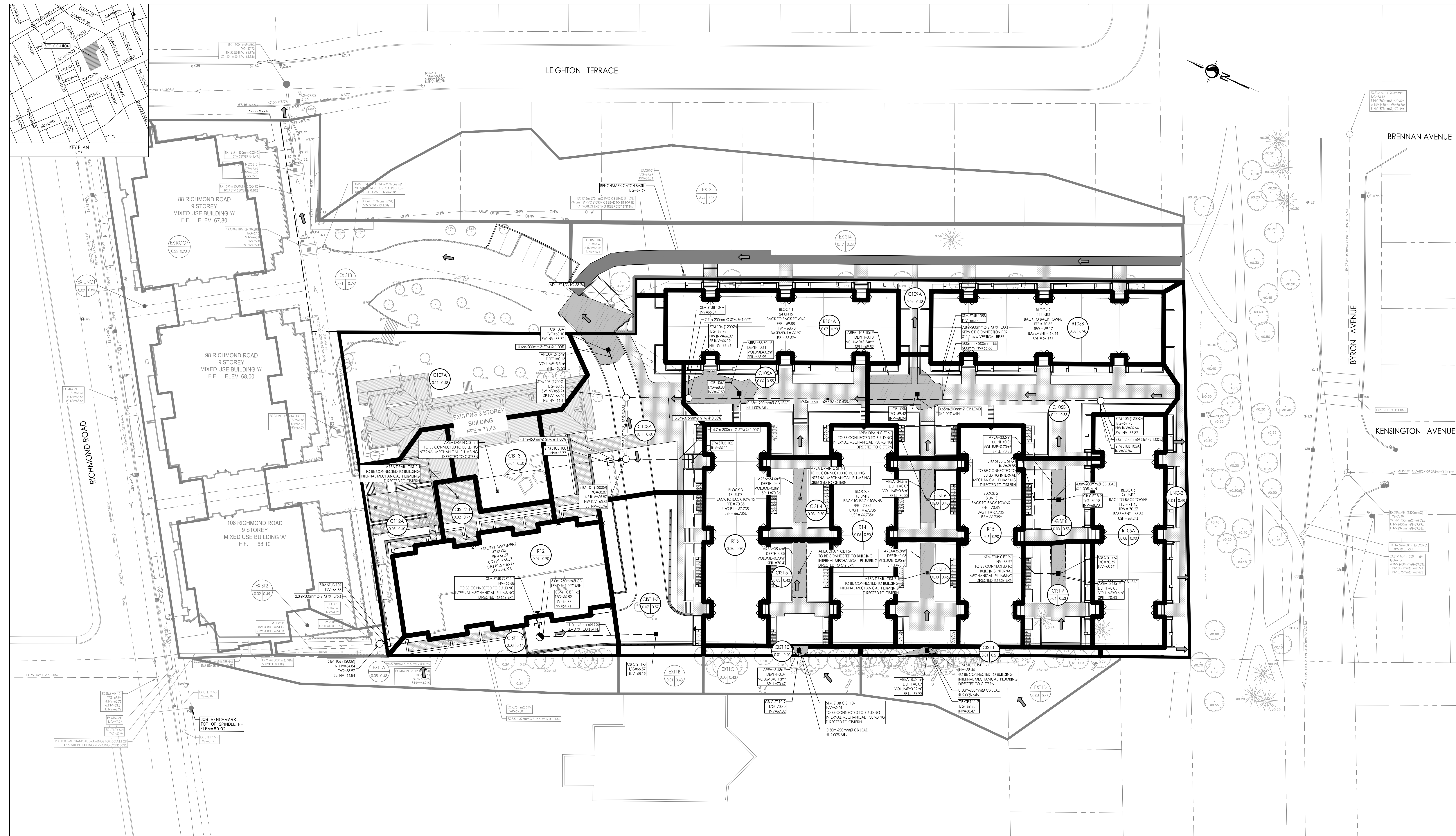


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The Contractor shall verify and be responsible for all dimensions, DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.



- Notes
1. All catch basins and trench drains to be connected to internal plumbing and collected in storm water management system...
2. Final weirs and service valve locations to be confirmed by mechanical consultant...
3. The location and elevation of service watermain and utility S are approximate only and the exact location and elevation should be determined by consulting the mechanical consultant...
4. Stormwater management to be provided through a stormwater system located in the underground parking...
5. Stormwater management to be provided through a stormwater system located in the underground parking...
6. Stormwater management to be provided through a stormwater system located in the underground parking...
7. Stormwater management to be provided through a stormwater system located in the underground parking...
8. Stormwater management to be provided through a stormwater system located in the underground parking...
9. Stormwater management to be provided through a stormwater system located in the underground parking...
10. Stormwater management to be provided through a stormwater system located in the underground parking...



GENERAL NOTES AND SPECIFICATIONS
1. ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH OPS AND CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS...
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS...
3. SERVICE AND UTILITY LOCATIONS ARE APPROXIMATE... CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION...
4. CONTRACTOR TO CONFIRM TRENCH ELEVATIONS TO EXISTING INFRASTRUCTURE PRIOR TO INITIATING CONSTRUCTION...
5. ALL DETURBED AREAS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER...
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS...
7. THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENTATION CONTROL PLAN THAT WILL IMPLEMENT BEST MANAGEMENT PRACTICES...
8. SITE PLAN PREPARED BY PROJECT 114 RICHMOND ROAD, OTTAWA, ON, PROJECT NO. 2025-040...
9. TOPOGRAPHIC SURVEY (SURVEYED BY ANNE, COLUJAN, VOLKHEIM LTD. PROJECT NO. 2025-26, TOPOGRAPHICAL PLAN OF 114 RICHMOND ROAD, CITY OF OTTAWA...
10. REFER TO LANDSCAPE ARCHITECTURE PLAN FOR ALL LANDSCAPING FEATURES (i.e. TREES, WALKWAYS, PARK DETAILS, NOISE BARRIERS, FENCE ETC.)...
11. GEOTECHNICAL INVESTIGATION: PROPOSED RESIDENTIAL DEVELOPMENT 114 RICHMOND ROAD, OTTAWA, ON, REPORT NO. PRT-114-1, GEOTECHNICAL INFORMATION PRESENTED ON THESE DRAWINGS MAY BE APPROVED FROM THE ORIGINAL REPORT...
12. STREET LIGHTING BY OTHERS TO CITY OF OTTAWA STANDARDS...
13. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED... DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION...
14. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE CONTRACT ADMINISTRATOR AND DIRECTOR OF ENGINEERING HAS BEEN OBTAINED...
15. HERITAGE CHARACTER LINE OF THE HERITAGE PROPERTY IS IDENTIFIED BY THE HERITAGE CHARACTER LINE...
ROADWORKS
16. ALL TOPSOIL AND ORGANIC MATERIAL TO BE STRIPPED FROM WITHIN THE FULL RIGHT OF WAY PRIOR TO CONSTRUCTION...
17. SUB-CATSKATE SORT AREAS & RILL WITH GRANULAR 'B' TYPE & COMPACTED IN 200mm LAYERS...
18. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY...
19. ROAD SUBGRADE SHALL BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD W2...
20. ASPHALT PAVEMENT COURSE SHALL NOT BE PLACED UNTIL THE PROTECTION OF SERVICES & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE CONSULTANT...
21. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WHEN THE MUNICIPAL ROAD ALLOWANCE IS REQUIRED BY THE MUNICIPALITY...
22. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W10, AND OPS 301.010 AND OPS 310...
23. CONCRETE CURBS SHALL BE CONSTRUCTED AS PER CITY STANDARD SCL 1.1 AND SCL 1.3 (BARRIER OR MOUNTABLE CURB 45-500mm ON GRADE)...
24. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER CITY STANDARDS SCS AND SCL 4...
25. PAVEMENT CONSTRUCTION AS PER GEOTECHNICAL INVESTIGATION, PROPOSED RESIDENTIAL DEVELOPMENT, 114 RICHMOND ROAD, OTTAWA, ON, REPORT NO. PRT-114-1, GEOTECHNICAL INFORMATION PRESENTED ON THESE DRAWINGS MAY BE APPROVED FROM THE ORIGINAL REPORT...
26. ROAD PAVEMENT STRUCTURE: UNDERGROUND PARKING LEVEL
27. ROAD PAVEMENT STRUCTURE: CAR PARKING ONLY (UPPER DECK)
28. ROAD PAVEMENT STRUCTURE: ACCESS LANES AND HEAVY TRUCKS (LOWER DECK)
29. ROAD PAVEMENT STRUCTURE: CAR PARKING ONLY
30. ROAD PAVEMENT STRUCTURE: ACCESS LANES AND HEAVY TRUCKS
31. ROAD PAVEMENT STRUCTURE: CAR PARKING ONLY
32. ROAD PAVEMENT STRUCTURE: ACCESS LANES AND HEAVY TRUCKS
33. ROAD PAVEMENT STRUCTURE: CAR PARKING ONLY
34. ROAD PAVEMENT STRUCTURE: ACCESS LANES AND HEAVY TRUCKS
35. ROAD PAVEMENT STRUCTURE: CAR PARKING ONLY
36. ROAD PAVEMENT STRUCTURE: ACCESS LANES AND HEAVY TRUCKS
37. ROAD PAVEMENT STRUCTURE: CAR PARKING ONLY
38. ROAD PAVEMENT STRUCTURE: ACCESS LANES AND HEAVY TRUCKS
39. ROAD PAVEMENT STRUCTURE: CAR PARKING ONLY
40. ROAD PAVEMENT STRUCTURE: ACCESS LANES AND HEAVY TRUCKS

STORM AND SANITARY SEWERS
40. SANITARY SEWERS 225mm DIA. OR SMALLER SHALL BE PVC DRESS. SANITARY SEWERS LARGER THAN 225mm SHALL BE CONCRETE C.I.A. 252 CLASS 1000 AS PER OPS 302.010...
41. STORM SEWERS 375mm DIA. OR SMALLER SHALL BE PVC DRESS. STORM SEWERS LARGER THAN 375mm DIA. SHALL BE CONCRETE C.I.A. 252 CLASS 1000 AS PER OPS 302.010...
42. ALL STORM AND SANITARY SEWER BEDDING SHALL BE INSTALLED AS PER SECTION 4.4 OF THE GEOTECH REPORT...
43. STORM AND SANITARY MANHOLES SHALL BE 1200mm DIAMETER IN ACCORDANCE WITH OPS 301.01 (UNLESS OTHERWISE NOTED) WITH FRAME AND COVER AS PER CITY OF OTTAWA STA. S24.1 AND S25 WHERE APPLICABLE...
44. ALL SEWERS CONSTRUCTED WITH GRADES 0.5% OR LESS, TO BE INSTALLED WITH LASER AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO ACCEPTING...
45. FOR STORM SEWER INSTALLATION (EXCLUDING C.I. LEADS) THE MINIMUM DEPTH OF COVER OVER THE CROWN OF THE SEWER IS 2.0m. FOR SANITARY SEWERS THE MINIMUM DEPTH OF COVER IS 0.75m OVER PIPE COVER...
46. ALL STORM AND SANITARY SEWERS TO BE EQUIPPED WITH APPROVED BACKFLOW VALVES...
47. STORM AND SANITARY SERVICE LATERALS TO BE 150R OR INSTALLED AT MIN. 1.0% SLOPE...
48. CATCH BASIN SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD S11.25. C.I. LEAD FRAME AND GRATE AS PER S11.25 (UNLESS OTHERWISE NOTED) WITH FRAME AND COVER AS PER CITY OF OTTAWA STA. S24.1 AND S25 WHERE APPLICABLE...
49. STREET CATCH BASINS TO BE INSTALLED C.I.W. SUBSTRANS 3m LONG IN FOUR ORTHOGONAL DIRECTIONS OR LONGITUDINALLY WHEN PAVED ACROSS A CURVE, AND AT AN ELEVATION OF 300mm BELOW SUBGRADE LEVEL...
50. MAIN OFF FIBERGLASS PIPES TO BE INSTALLED AS PER PER CITY OF OTTAWA STANDARDS S27. REAR LOT STRUCTURES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W3 AND W6.1...
51. CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING S8. THE SEALS SHOULD BE AT LEAST 1.5m LONG IN THE TRENCH SECTION AND JOINTED USING FIBER FRANCH SHALL TO BRUSH WALL. GENERALLY, THE SEAL SHOULD EXTEND FROM THE BOTTOM LINE AND FULLY PENETRATE THE BEDDING, SUBBEDDING AND COVER MATERIAL...
52. GRANULAR 'A' SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WHEN PAVEMENT AREA AND COMPACTED TO A MINIMUM OF 98% S.D.P...
53. CONTRACTOR SHALL PROVIDE LEAKAGE REPORT. IN THE PRESENCE OF THE CONSULTANT FOR ALL SANITARY SEWERS IN ACCORDANCE WITH OPS 410 AND 407. CONTRACTOR SHALL PROVIDE VIDEO INSPECTION OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO AND REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW...
54. ANY SEWER ABANDONMENT TO BE CONDUCTED ACCORDING TO CITY OF OTTAWA STANDARD S11.4...
55. STORM SEWERS WITH LESS THAN 2.0m COVER AND SANITARY SEWERS WITH LESS THAN 2.5m COVER TO BE INSTALLED IN ACCORDANCE WITH CITY STANDARD S30...

WATER SUPPLY SERVICES
26. THE CONTRACTOR SHALL CONSTRUCT WATERMAIN, WATER SERVICES, CONNECTIONS & APPURTENANCES AS PER CITY OF OTTAWA SPECIFICATIONS S30, C30-C30.9 AND PAY ALL RELATED COSTS INCLUDING THE COST OF CONNECTION, INSPECTION & DEMONSTRATION BY CITY PERSONNEL...
27. WATERMAIN PIPE MATERIAL SHALL BE PVC CL 100 OR IS. DEFLECTION OF WATERMAIN PIPE NOT TO EXCEED 1/2 OF THAT SPECIFIED BY THE MANUFACTURER... PVC WATERBARS TO BE INSTALLED WITH WACKER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W4...
28. WATER SERVICES ARE TO BE TYPE 'E' SOFT COPPER AS PER CITY OF OTTAWA STANDARD W2 UNLESS OTHERWISE NOTED... WATER SERVICES TO BE 100mm BOND PROPERTY LINE... STAND POST TO BE INSTALLED AT PROPERTY LINE...
29. FIRE HYDRANTS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W5 AND W17...
30. WATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W3...
31. WATERMAIN TRENCH SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W17 UNLESS OTHERWISE SPECIFIED... BEDDING AND COVER MATERIAL AS PER SECTION 4.4 OF THE GEOTECH REPORT...
32. SERVICE CONNECTIONS SHALL BE INSTALLED A MINIMUM OF 2400mm FROM ANY CATCHBASIN, MANHOLE, OR OBJECT THAT MAY OBSTRUCT OR REDUCE THERMAL INSULATION SHALL BE INSTALLED ON ALL PROPOSED CUTS ON THE W/4 STREET SIDE WHERE 2400mm SEPARATION CANNOT BE ACHIEVED (AS PER CITY OF OTTAWA W2 & W23)...
33. CATHODIC PROTECTION TO BE SUPPLIED ON METALLIC FITTINGS AS PER CITY OF OTTAWA W40 AND W42...
34. THRUST BLOCKS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W23 AND W24...
35. WATERMAIN TO HAVE MIN. 240mm COVER, WHERE WATERMAIN COVER IS LESS THAN 240mm, INSULATION TO BE SUPPLIED BLACK ROADSIDE WITH CITY STANDARD W23...
36. WATERMAIN CROSSINGS ABOVE AND BELOW SEWERS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W23 AND W24...
37. PRESSURE REDUCING VALVES (PRV) IF REQUIRED, TO BE INSTALLED AS PER OTTAWA PLUMBING CODE...

Revision table with columns for No., Description, Date, and Author. Includes entries for ISSUED FOR PERMITS, REVISION, and PERMIT-SEAL.

Client/Project: JORDAN TANNIS CONCORD PROPERTIES
114 RICHMOND ROAD RESIDENTIAL DEVELOPMENT OTTAWA, ON, CANADA
Title: SITE SERVICING PLAN