

GENERAL NOTES:

1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
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 \$5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
5. RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO CONSTRUCTION CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
6. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM ALL CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
7. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
8. SITE DATUM IS REFERRED TO MTM ZONE 9 NAD-83 (ORIGINAL). THE SITE BENCHMARK#1 IS SET ON TOP OF THE FIRE HYDRANT SPINDLE (ELEV. = 88.86), LOCATED OPPOSITE OF THE SITE ON DECOEUR DRIVE. BENCHMARK #2 IS A NAIL IN THE ASPHALT PATHWAY LOCATED NEAR THE NORTH-EAST CORNER OF THE SITE ALONG TENTH LINE ROAD. ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM.
9. REFER TO GEOTECHNICAL REPORT (No.PG7518-1, DATED MAY 23, 2023), PREPARED BY PATERSON GROUP 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 MATERIAL.
10. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
11. REFER TO STORMWATER MANAGEMENT REPORT, PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD, DATED AUGUST 24TH, 2026
12. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
13. PROVIDE LINE/PARKING PAINTING.
14. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIG ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
16. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.

SEWER NOTES:

1. SPECIFICATIONS:
- | ITEM | SPEC. No. | REFERENCE |
|----------------------------------|--|----------------|
| CATCHBASIN (600x600mm) | 705.010 | OPSD |
| STORM / SANITARY MANHOLE (12000) | 701.010 | OPSD |
| STORM / SANITARY MANHOLE (24000) | 701.013 | OPSD |
| CB, FRAME & COVER | 400.020 | 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 |
| LANDSCAPE CATCHBASINS | S30 & S31 | CITY OF OTTAWA |
| LANDSCAPE PERFORATED PIPE | S29 | CITY OF OTTAWA |
| SEWER TRENCH | S6 & S7 | CITY OF OTTAWA |
| STORM SEWER (<450mmØ) | PVC DR 35 (UNLESS SPECIFIED OTHERWISE) | |
| STORM SEWER (>450mmØ) | CONC 650 (UNLESS SPECIFIED OTHERWISE) | |
| SANITARY SEWER | PVC DR 35 | |
| CATCHBASIN LEAD | PVC DR 35 | |
2. INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 2.0m COVER WITH 50mmX1200mm HI-40 INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
3. SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0% (2.0% IS PREFERRED).
4. SEWER SERVICE CONNECTIONS PER CITY OF OTTAWA DETAILS S11 AND S11.1.
5. A MINIMUM OF 150 MM OF OPSS GRANULAR A SHOULD BE PLACED FOR BEDDING FOR SEWER OR WATER PIPES WHEN PLACED ON A SOIL SUBGRADE. THE BEDDING SHOULD EXTEND TO THE SPRING LINE OF THE PIPE.
6. COVER MATERIAL, FROM THE SPRING LINE TO A MINIMUM OF 300 MM ABOVE THE OVERTOP OF THE PIPE, SHOULD CONSIST OF OPSS GRANULAR A (CONCRETE OR PSM PVC PIPES) OR SAND (CONCRETE PIPE). THE BEDDING AND COVER MATERIALS SHOULD BE PLACED IN MAXIMUM 225 MM THICK LIFTS AND COMPACTED TO 95% OF THE SPMDD.
7. WHERE HARD SURFACE AREAS ARE CONSIDERED ABOVE THE TRENCH BACKFILL, THE TRENCH BACKFILL MATERIAL WITHIN THE FROST ZONE (ABOUT 1.5 M BELOW FINISHED GRADE) AND ABOVE THE COVER MATERIAL SHOULD MATCH THE SOILS EXPOSED AT THE TRENCH WALLS TO MINIMIZE DIFFERENTIAL FROST HEAVING. THE TRENCH BACKFILL SHOULD BE PLACED IN MAXIMUM 225 MM THICK LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL STANDARD PROCTOR MAXIMUM DRY DENSITY.
8. 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.
9. THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 410.07.16, 410.07.16.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
10. STORM MANHOLES AND CBMHs ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
11. CONTRACTOR TO TELEVIEW (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.
12. ALL CATCHBASINS AND CATCHBASIN MANHOLES TO BE PROVIDED WITH MINIMUM 3 METER LONG PERFORATED SUBDRAINS EXTENDING IN TWO DIRECTIONS AT THE SUBGRADE LEVEL. SUBDRAIN IS TO BE PROVIDED AT THE TRANSITIONS BETWEEN DIFFERENT PAVEMENT COMPOSITIONS. THE SUBGRADE SURFACE SHOULD BE SHAPED TO PROMOTE WATER FLOW TO THE DRAINAGE LINES.
13. TO REDUCE LONG-TERM LOWERING OF THE GROUNDWATER LEVEL AT THIS SITE, CLAY SEALS SHOULD BE PROVIDED IN THE SERVICE TRENCHES. THE SEALS SHOULD BE AT LEAST 1.5 M LONG AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. GENERALLY, THE SEALS SHOULD EXTEND FROM THE FROST LINE AND FULLY PENETRATE THE BEDDING, SUBBEDDING AND COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPACTABLE BROWN SILTY CLAY PLACED IN MAXIMUM 225 MM THICK LOOSE LAYERS AND COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S SPMDD. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT STRATEGIC LOCATIONS AT NO MORE THAN 60 M INTERVALS IN THE SERVICE TRENCHES.

WATERMAIN NOTES:

1. SPECIFICATIONS:
- | ITEM | SPEC. No. | REFERENCE |
|--|-------------|----------------|
| WATERMAIN TRENCHING | W17 | CITY OF OTTAWA |
| THERMAL INSULATION IN SHALLOW TRENCHES | W22 | CITY OF OTTAWA |
| WATERMAIN CROSSING BELOW SEWER/ABOVE SEWER | W25 / W25.2 | CITY OF OTTAWA |
| WATERMAIN | PVC DR 18 | |
| VALVE AND VALVE BOX | W24 | CITY OF OTTAWA |
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. ANY WATERMAIN WITH LESS THAN 2.4m COVER TO BE INSULATED PER THE SEWER AND WATERMAIN NOTES AND DETAIL.
4. PROVIDE MINIMUM 0.25m ABOVE, 0.5m IF BELOW, CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS PER CITY OF OTTAWA STANDARDS W25/W25.2
5. WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.
6. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS CITY OF OTTAWA STANDARD DETAILS W-39, 40, 41, 42, 43 AND 44.
7. PROVIDE THERMAL INSULATION FOR WATERMAIN AT OPEN STRUCTURES PER CITY OF OTTAWA STANDARD DETAIL W-23.
8. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.

GRADING NOTES:

1. ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
2. NON-SPECIFIED EXISTING FILL ALONG WITH SITE-EXCAVATED SOIL CAN BE USED AS GENERAL LANDSCAPING FILL AND BENEATH EXTERIOR PARKING AREAS WHERE SETTLEMENT OF THE GROUND SURFACE IS OF MINOR CONCERN. IN LANDSCAPED AREAS, THESE MATERIALS SHOULD BE SPREAD IN THIN LIFTS AND AT LEAST COMPACTED BY THE TRACKS OF THE SPREADING EQUIPMENT TO MINIMIZE VOIDS. IF THESE MATERIALS ARE TO BE USED TO BUILD UP THE SUBGRADE LEVEL FOR AREAS TO BE PAVED, THEY SHOULD BE COMPACTED IN THIN LIFTS TO A MINIMUM DENSITY OF 95% OF THEIR RESPECTIVE SPMDD, AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
3. EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
4. IF SOFT SPOTS DEVELOP IN THE SUBGRADE DURING COMPACTION OR DUE TO CONSTRUCTION TRAFFIC, THE AFFECTED AREAS SHOULD BE EXCAVATED AND REPLACED WITH OPSS GRANULAR B TYPE II MATERIAL, AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
5. THE PAVEMENT GRANULAR BASE AND SUBBASE SHOULD BE PLACED IN MAXIMUM 300 MM THICK LIFTS AND COMPACTED TO A MINIMUM OF 99% OF THE MATERIAL'S SPMDD USING SUITABLE VIBRATORY EQUIPMENT.
6. MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
7. MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
8. ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
9. ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
10. REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
11. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.

PAVEMENT STRUCTURE:

- ACCESS LANES
- | | H/L3 OR SUPERPAVE | 12.5 ASPHALTIC CONCRETE |
|---------|-----------------------|-------------------------|
| • 40mm | H/L3 OR SUPERPAVE | 12.5 ASPHALTIC CONCRETE |
| • 50mm | H/L3 OR SUPERPAVE | 19.0 ASPHALTIC CONCRETE |
| • 150mm | OPSS GRAN "A" | CRUSHED STONE |
| • 450mm | OPSS GRAN "B" type II | |

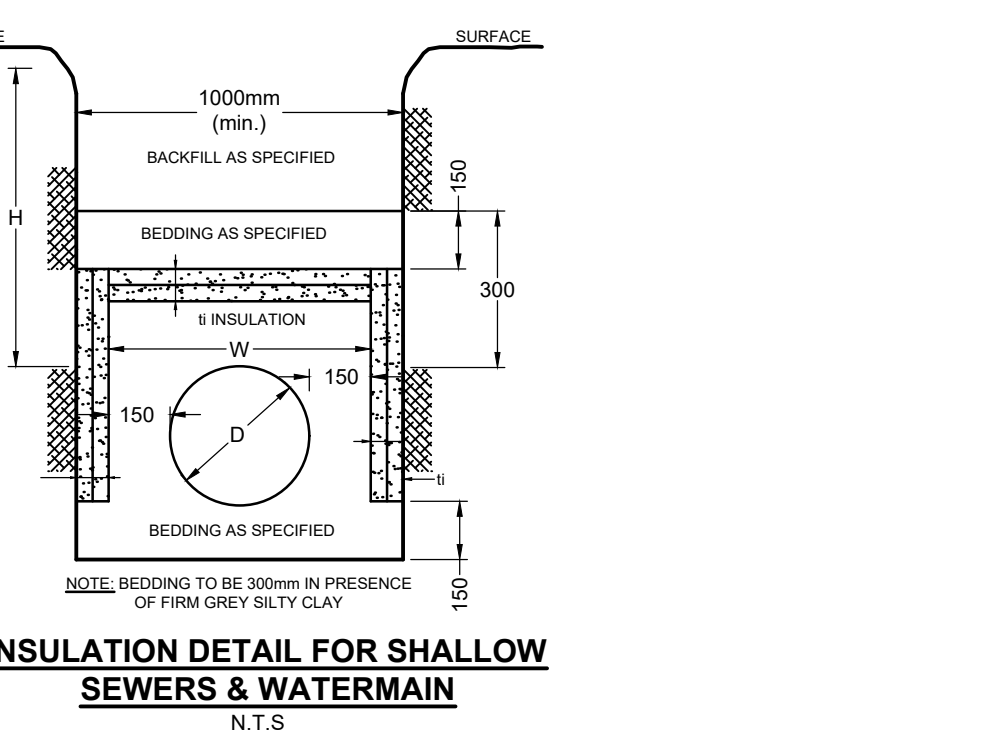
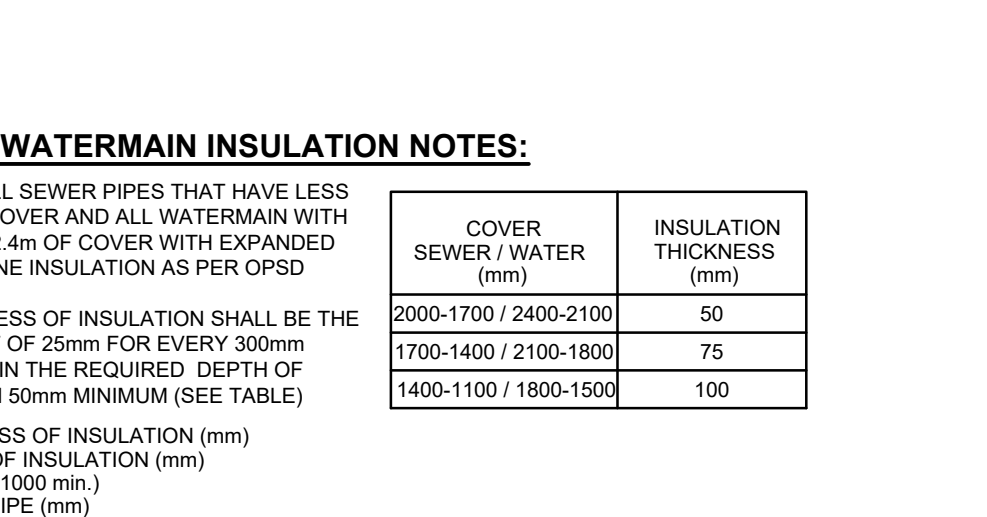
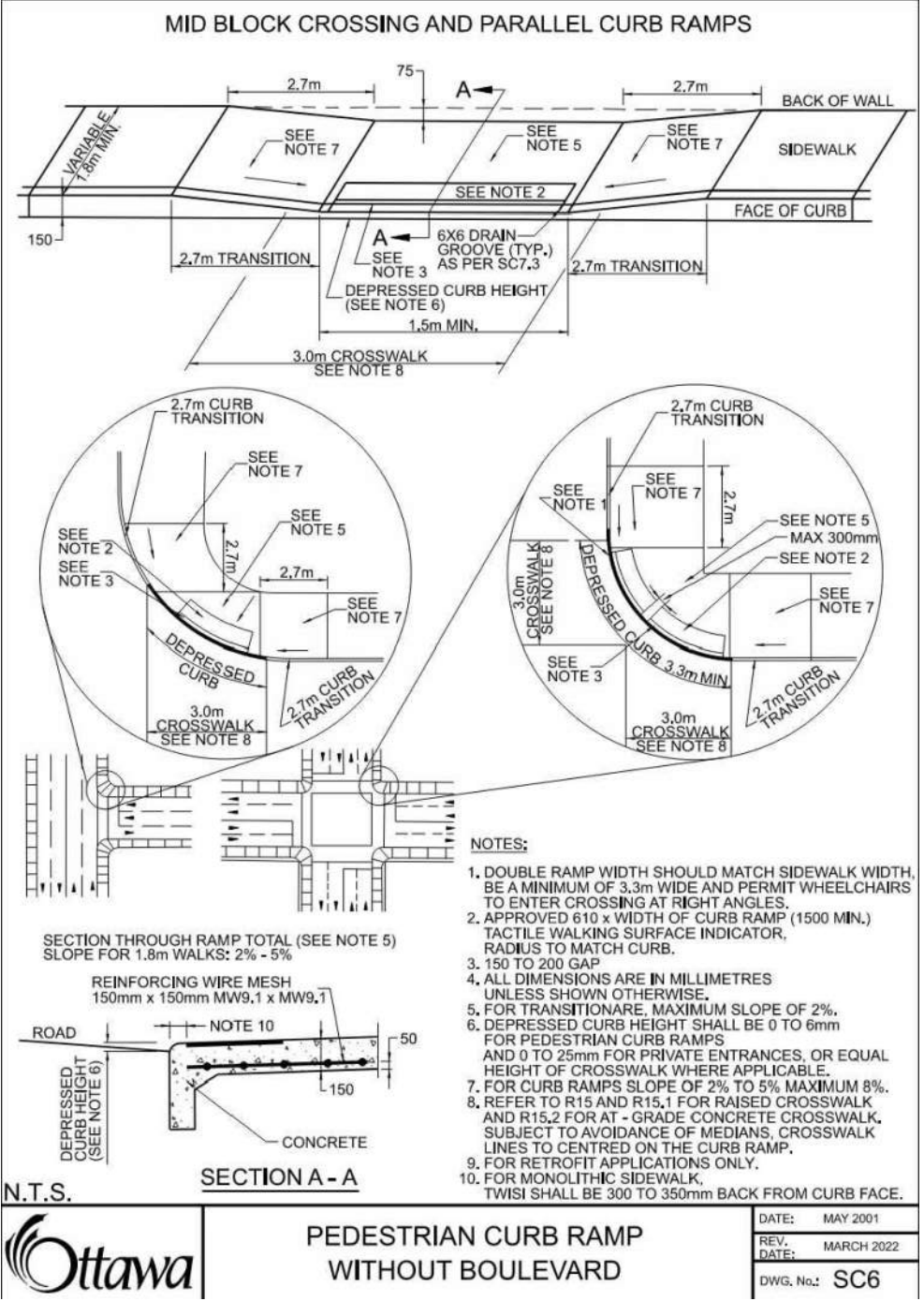
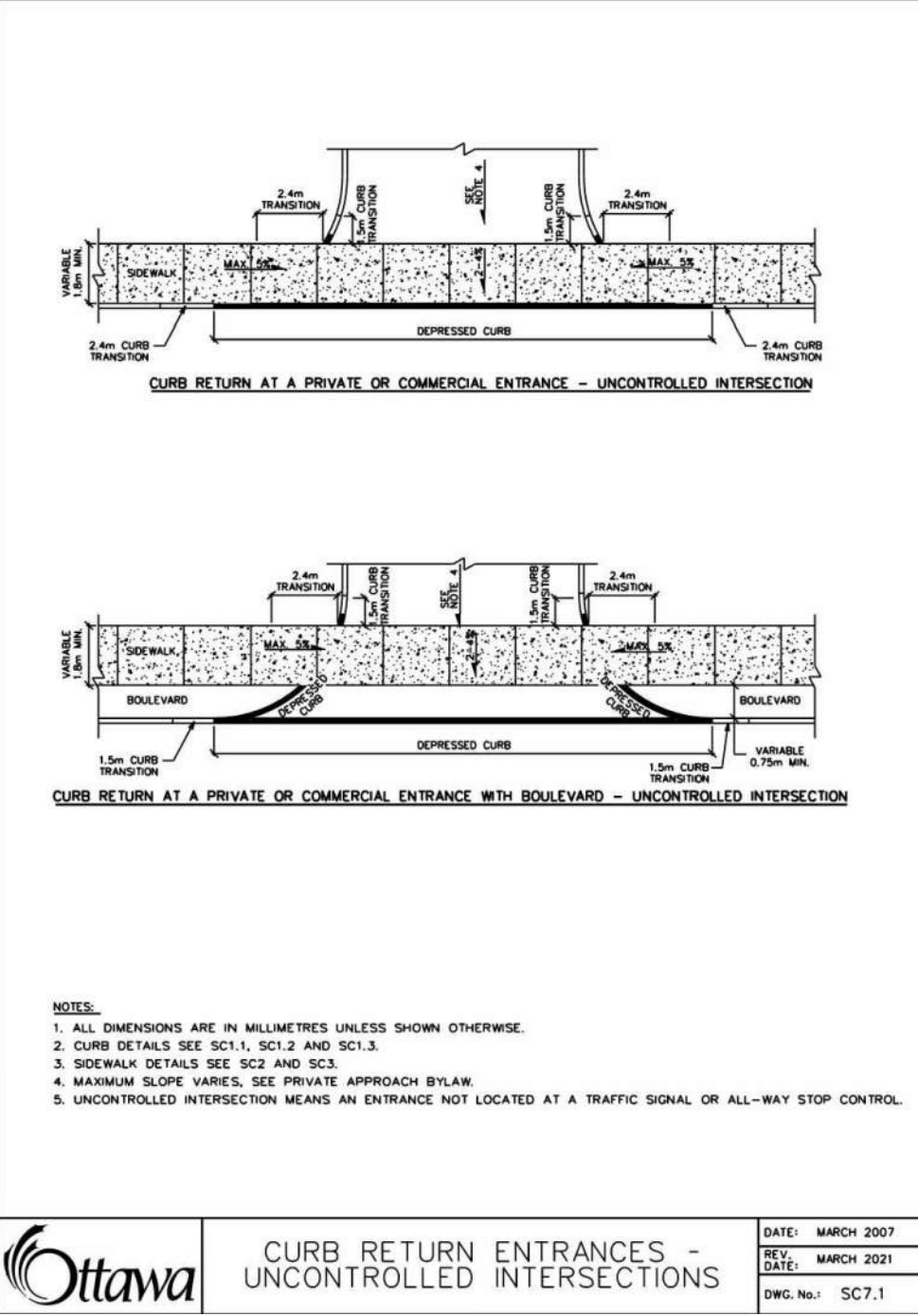
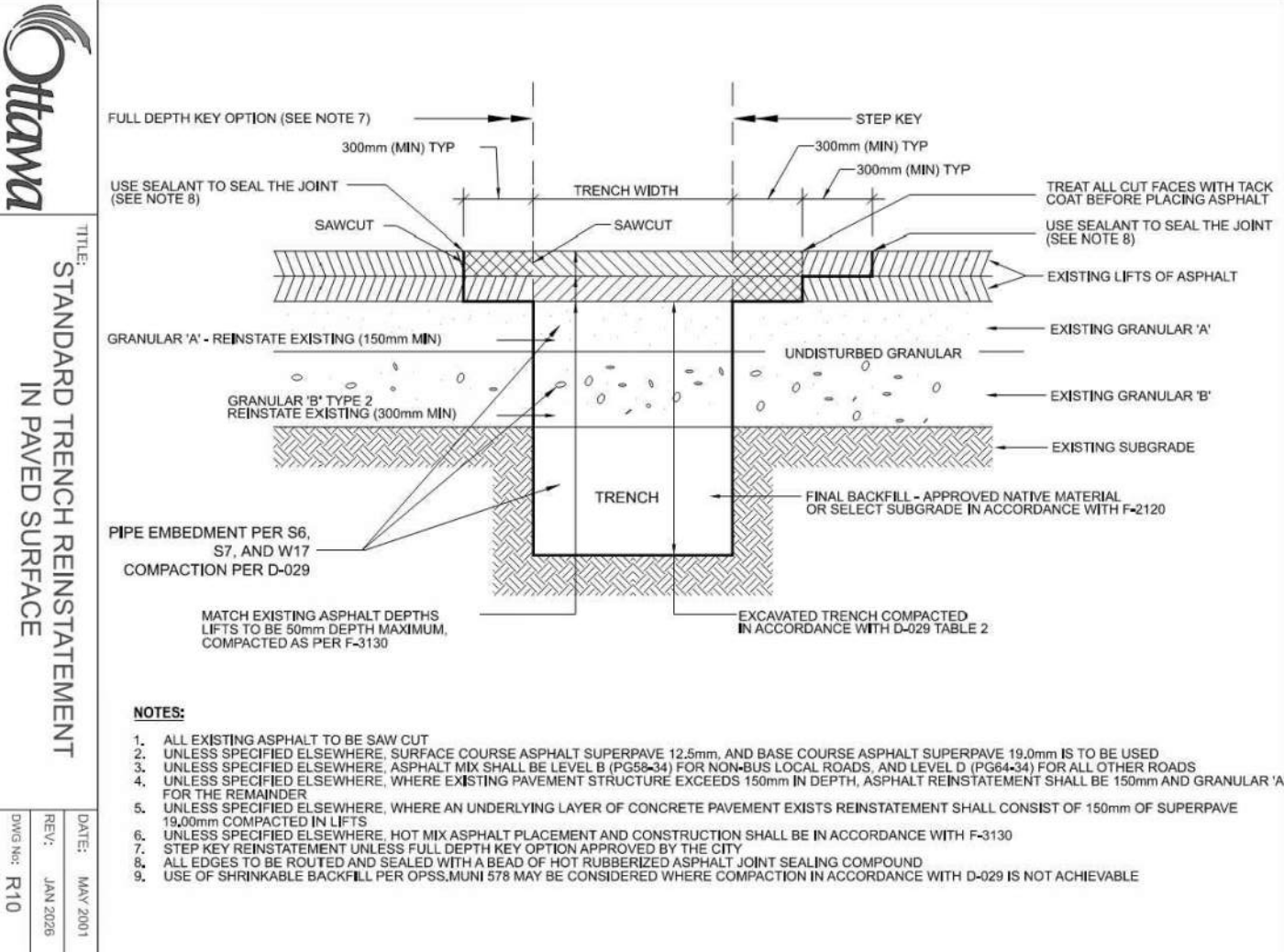
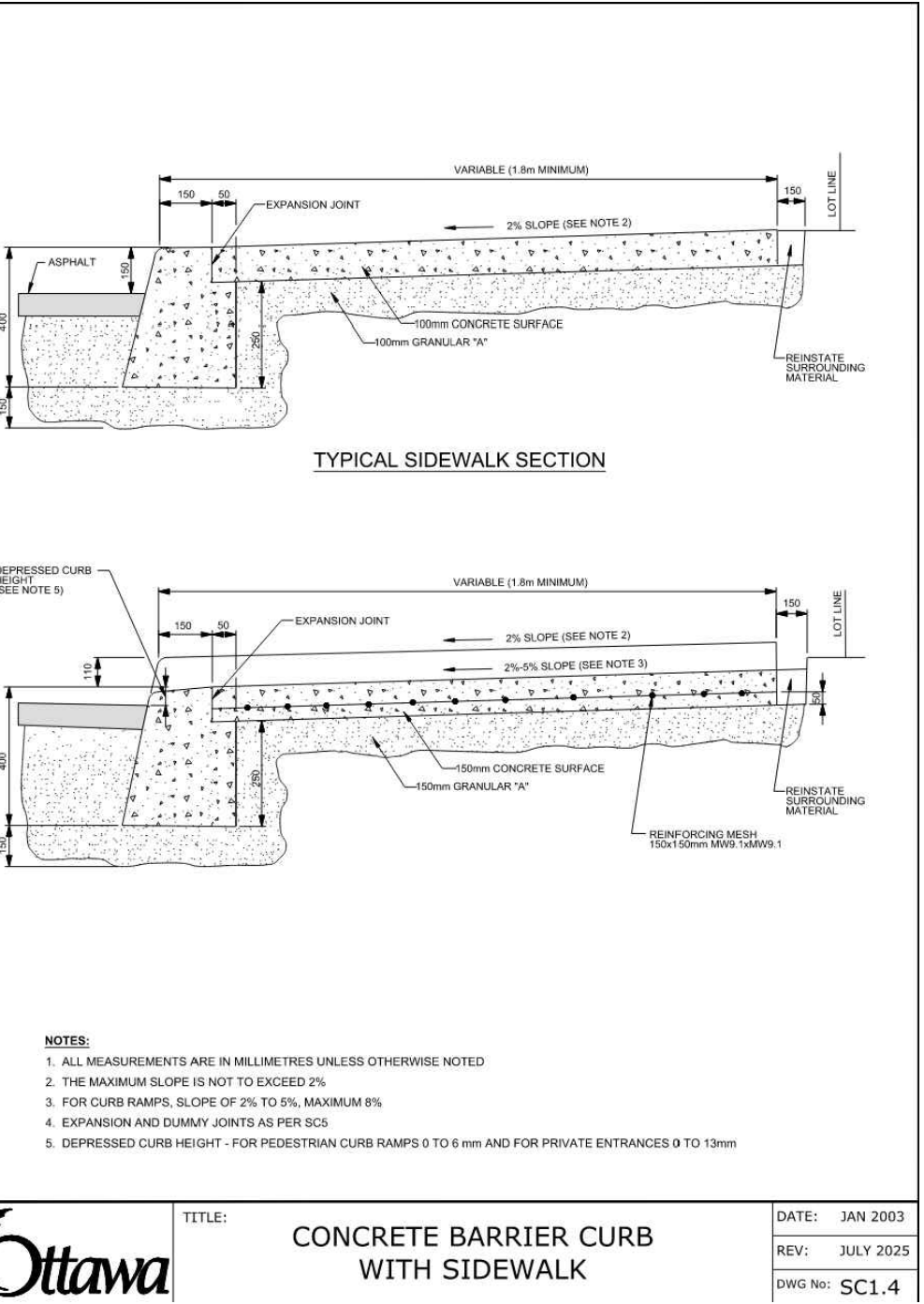
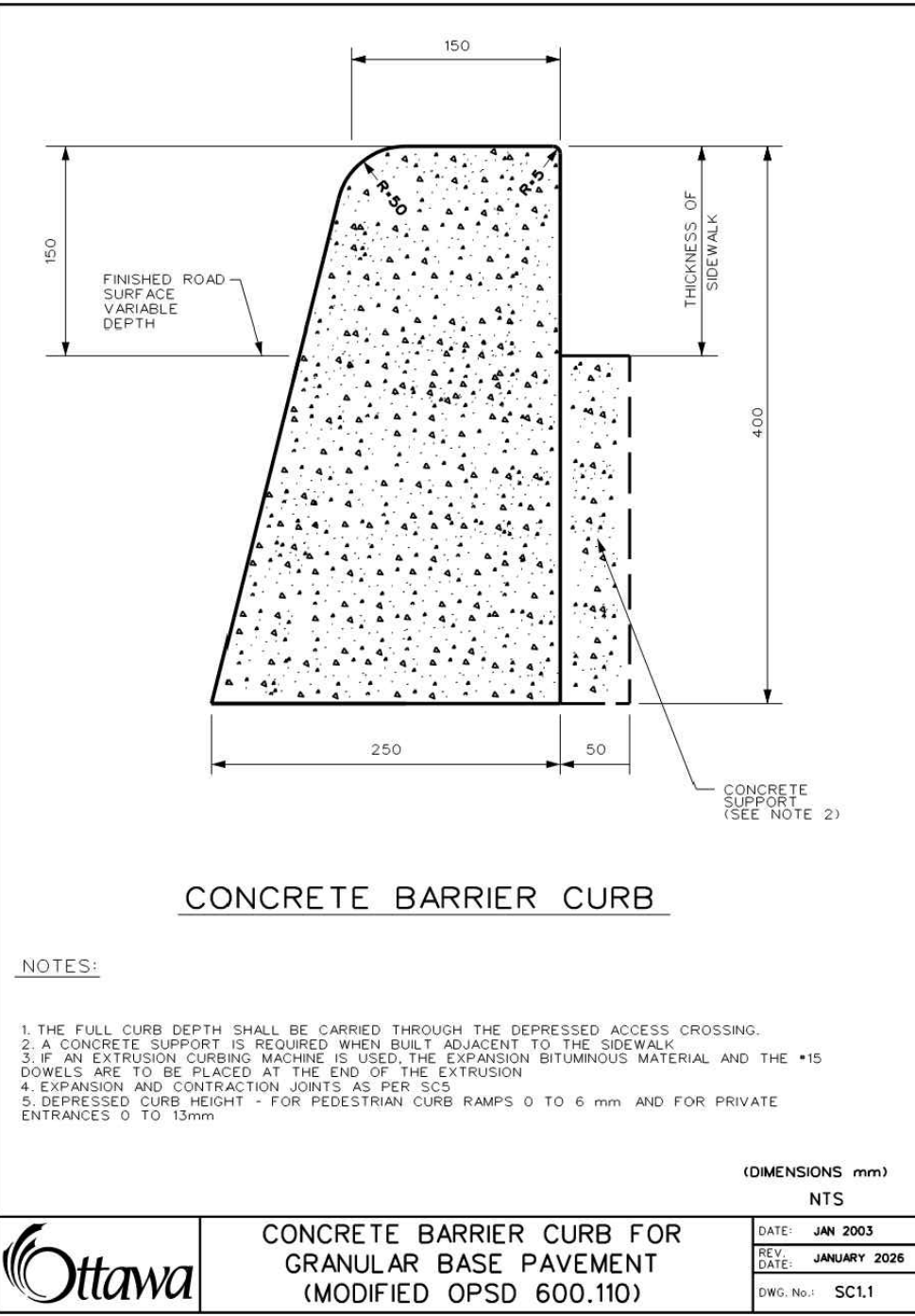
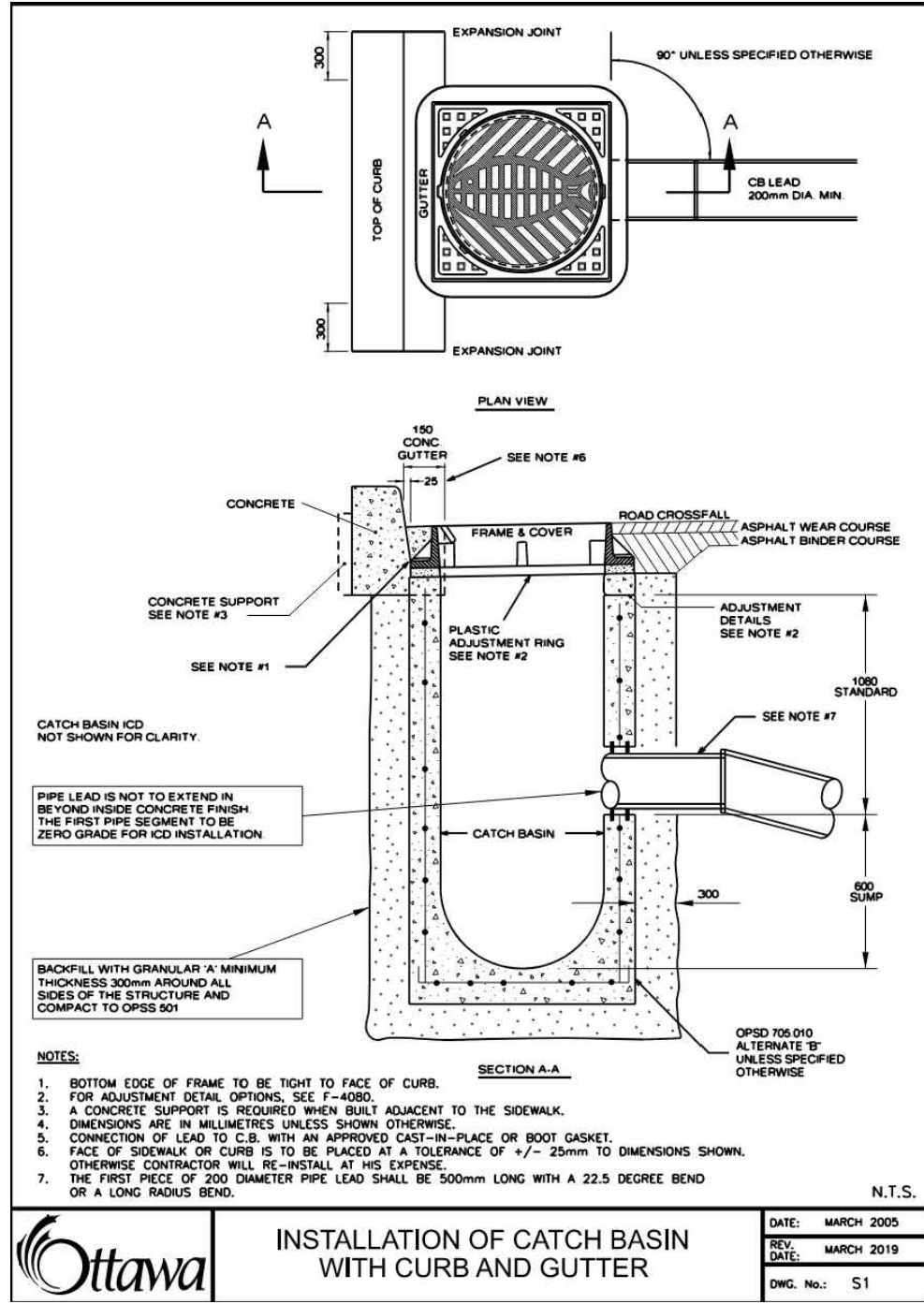
SUBGRADE - COMPACT TO DENSE GLACIAL TILL, OR OPSS GRANULAR B TYPE I OR II MATERIAL MATERIAL PLACED OVER BEDROCK.

- CAR ONLY PARKING AREAS
- | | H/L3 OR SUPERPAVE | 12.5 ASPHALTIC CONCRETE |
|---------|--|-------------------------|
| • 50mm | H/L3 OR SUPERPAVE <td>12.5 ASPHALTIC CONCRETE</td> | 12.5 ASPHALTIC CONCRETE |
| • 150mm | OPSS GRAN "A" | CRUSHED STONE |
| • 300mm | OPSS GRAN "B" type II | |

SUBGRADE - EITHER FILL, IN SITU SOIL OR OPSS GRANULAR B TYPE I OR II MATERIAL PLACED OVER IN SITU SOIL OR FILL.

EROSION AND SEDIMENT CONTROL NOTES:

1. 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 PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
2. 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.
3. THE CONTRACTOR SHALL PLACE FILTER CLOTH UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
4. SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
5. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.



NOTE: THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS 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, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

NOT FOR CONSTRUCTION

SCALE			
AS SHOWN			
3.	REVISED PER CITY COMMENTS	AUG 24/2026	ARM
2.	REVISED PER CITY SUPPORTABILITY COMMENT	APRIL 17/2026	ARM
1.	ISSUED FOR SPA	OCT 16/2025	ARM
No.	REVISION	DATE	BY

FOR REVIEW ONLY			
DESIGN			
ARM/AM			
CHECKED			
ARM			
DRAWN			
MF/AM			
CHECKED			
ARM			
APPROVED			
GJM			



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LOCATION CITY OF OTTAWA 2380 TENTH LINE		PROJECT No. 125079	
DRAWING NAME NOTES AND DETAILS PLAN		REV REV#3	
		DRAWING No. 125079-ND	