GENERAL NOTES AND SPECIFICATIONS

1. ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH OPS AND CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS AND OPSD SUPPLEMENT. ONTARIO PROVINCIAL STANDARDS WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
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. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATES FROM ALL UTILITY COMPANIES TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REINSTATEMENT.
4. ALL DISTURBED AREAS SHALL BE REINSTATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER & THE CITY. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH OPSD 509.010 ,OPSS 310, AND CITY OF OTTAWA R10.
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATION FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
6. WHERE EC PLANS ARE NOT FOLLOWED, OR ARE FOUND TO PROVIDE INSUFFICIENT PROTECTION, THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENTATION CONTROL PLAN THAT WILL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION FOR RECEIVING STORM SEWERS OR DRAINAGE DURING CONSTRUCTION ACTIVITIES. THIS PLAN SHALL INCLUDE BUT NOT BE LIMITED TO CATCH BASINS INSERTS, STRAW BALE CHECK DAMS AND SEDIMENT CONTROLS AROUND ALL DISTURBED AREAS. DEWATERING SHALL BE PUMPED INTO SEDIMENT TRAPS.
7. SITE PLAN PREPARED BY: RLA ARCHITECTURE, SHEET No SP-1 PROJECT No 1922, PROVIDED SEPTEMBER, 2024 .
8. TOPOGRAPHIC SURVEY SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. PART OF LOT 20, CONCESSION 2(OTTAWA FRONT) TOWNSHIP OF NEPEAN, NOW CITY OF OTTAWA PART OF DUMAURIER AVENUE (AS CLOSED BY BY-LAW 372-78 INST. NS41961) AND PART OF THE 1' RESERVE REGISTERED PLAN 479600. CITY OF OTTAWA.
9. REFER TO LANDSCAPE ARCHITECTURE PLAN FOR ALL LANDSCAPING FEATURES (ie. TREES, WALKWAYS, PARK DETAILS, NOISE BARRIERS, FENCES etc.)
10. GEOTECHNICAL INVESTIGATION PREPARED BY PATERSON GROUP, DATED DECEMBER 18, 2019, TITLED PROPOSED HI-RISE BUILDING, 2929 DuMAURIER AVENUE, OTTAWA, ON. REPORT No PG4928-1. GEOTECHNICAL INFORMATION PRESENTED ON THESE DRAWINGS MAY BE INTERPOLATED FROM THE ORIGINAL REPORT. REFER TO ORIGINAL GEOTECHNICAL REPORT FOR ADDITIONAL DETAILS AND TO VERIFY ASSUMPTIONS MADE HEREIN.
11. STREET LIGHTING TO CITY OF OTTAWA STANDARDS.
12. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO ENGINEER.
13. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE CONTRACT ADMINISTRATOR AND PROJECT ENGINEER HAS BEEN OBTAINED.
14. HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE TO BE NOTIFIED IF DEEPLY BURRIED ARCHEOLOGICAL REMAINS ARE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES.

ROADWORKS

1. ALL TOPSOIL AND ORGANIC MATERIAL TO BE STRIPPED FROM WITHIN THE FULL RIGHT OF WAY PRIOR TO CONSTRUCTION.
2. SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.30m LAYERS.
3. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
4. ROAD SUBDRAINS SHALL BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD R1.
5. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE CONSULTANT.
6. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY. ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.
7. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD R10, AND OPSD 509.010, AND OPSS 310.
8. CONCRETE CURBS SHALL BE CONSTRUCTED AS PER CITY STANDARD SC1.1 AND SC1.3 (BARRIER OR MOUNTABLE CURB AS SHOWN ON DRAWINGS).
9. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER CITY STANDARDS SC3 AND SC1.4.

PAVEMENT CONSTRUCTION AS PER GEOTECHNICAL INVESTIGATION BY PATERSON GROUP, DATED DECEMBER 18, 2019, TITLED PROPOSED HI-RISE BUILDING, 2929 DuMAURIER AVENUE, OTTAWA, ON. REPORT No PG4928-1.

LOCAL ROADWAYS, ACCESS LANES AND HEAVY DUTY USE
40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm SUPERPAVE 19.0 BINDER COURSE
150 OPSS GRANULAR 'A' BASE
400 OPSS GRANULAR 'B' TYPE II

CAR PARKING AREAS
50mm WEAR COURSE- HL 3 OR SP 12.5 ASPHALTIC CONCRETE
150mm OPSS GRANULAR 'A' BASE
300mm OPSS GRANULAR 'B' TYPE II

WATER SUPPLY SERVICING

1. THE CONTRACTOR SHALL CONSTRUCT WATERMAIN, WATER SERVICES, CONNECTIONS & APPURTENANCES AS PER CITY OF OTTAWA SPECIFICATIONS & SHALL CO-ORDINATE AND PAY ALL RELATED COSTS INCLUDING THE COST OF CONNECTION, INSPECTION & DISINFECTION BY CITY PERSONNEL.
2. WATERMAIN PIPE MATERIAL SHALL BE PVC CL.150 DR18. DEFLECTION OF WATERMAIN PIPE IS NOT TO EXCEED 1/2 OF THAT SPECIFIED BY THE MANUFACTURER. PVC WATERMAINS TO BE INSTALLED WITH TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W36.
3. WATER SERVICES ARE TO BE PEX TUBING AS PER CITY OF OTTAWA STANDARD W26 (UNLESS OTHERWISE NOTED). WATER SERVICE TO EXTEND 2.0M BEYOND PROPERTY LINE. STAND POST TO BE INSTALLED AT PROPERTY LINE. ROLL OF PEX MIN 8M LONG TO BE LEFT. NOTE : 20mm INSIDE DIAMETER REQUIRED
4. FIRE HYDRANTS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W18 AND W19.
5. WATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W24.
6. WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W17 UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL TO BE SPECIFIED BY PROJECT GEOTECHNICAL CONSULTANT.
7. SERVICE CONNECTIONS SHALL BE INSTALLED A MINIMUM OF 2400mm FROM ANY CATCHBASIN, MANHOLE, OR OBJECT THAT MAY CONTRIBUTE TO FREEZING. THERMAL INSULATION SHALL BE INSTALLED ON ALL PROPOSED CB'S ON THE W/M STREET SIDE WHERE 2400mm SEPARATION CANNOT BE ACHIEVED.(AS PER CITY OF OTTAWA W22 & W23)
8. CATHODIC PROTECTION TO BE SUPPLIED ON METALLIC FITTINGS AS PER CITY OF OTTAWA W40 AND W42.
9. THRUST BLOCKS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25.3 AND W25.4.
10. WATERMAIN TO HAVE MIN. 2.4m COVER. WHERE WATERMAIN COVER IS LESS THAN 2.4m, INSULATION TO BE SUPPLIED IN ACCORDANCE WITH CITY STANDARD W22.
11. WATERMAIN CROSSINGS ABOVE AND BELOW SEWERS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W25 AND W25.2.
12. PRESSURE REDUCING VALVES (PRV'S) ON ALL UNITS TO BE INSTALLED AS PER ONTARIO PLUMBING CODE.

STORM AND SANITARY SEWERS

1. STORM AND SANITARY SEWERS 375mm DIA. OR SMALLER SHALL BE PVC SDR35. SANITARY SEWERS LARGER THAN 375mm SHALL BE CONCRETE CSA A 257.2 CLASS 100D AS PER OPSD 807.010.
2. ALL STORM AND SANITARY SEWER BEDDING SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS S6 AND S7, CLASS "B" BEDDING, UNLESS OTHERWISE NOTED. SUITABLE BEDDING AND COVER MATERIAL TO BE SPECIFIED BY GEOTECHNICAL CONSULTANT.
3. STORM AND SANITARY MANHOLES SHALL BE 1200mm DIAMETER IN ACCORDANCE WITH OPSD-701.01 (UNLESS OTHERWISE NOTED) c/w FRAME AND COVER AS PER CITY OF OTTAWA S24, S24.1, AND S25 WHERE APPLICABLE. CATCH BASIN MANHOLE FRAME AND COVERS PER S19, S28, AND S28.1 WHERE APPLICABLE. ALL STORM MANHOLES WITH SEWERS 900mm DIA SEWERS AND OVER IN SIZE SHALL BE BENCHED. ALL OTHER STORM MANHOLES SHALL BE COMPLETED WITH 300mm SUMPS AS PER CITY STANDARDS. SANITARY MANHOLES SHALL NOT HAVE SUMPS.
4. ALL SEWERS CONSTRUCTED WITH GRADES 0.50% OR LESS TO BE INSTALLED WITH LASER AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
5. FOR STORM SEWER INSTALLATION (EXCLUDING CB LEADS) THE MINIMUM DEPTH OF COVER OVER THE CROWN OF THE SEWER IS 2.0m. FOR SANITARY SEWERS THE MINIMUM DEPTH OF COVER IS 2.5m OVER PIPE OBVERT.
6. ALL STORM AND SANITARY SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES AS PER CITY STANDARD (S14, S14.1, AND S14.2).
7. STORM AND SANITARY SERVICE LATERALS TO BE SDR 28 INSTALLED AT MIN. 1.0% SLOPE. SINGLE STORM SERVICES TO BE 100mmØ, SINGLE SANITARY SERVICES TO BE 135mmØ. (SERVICES TO EXTEND 2.0m BEYOND PROPERTY LINE)
8. CATCH BASINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS S1, S2, S3 c/w FRAME AND GRATE AS PER S19. CURB INLET FRAME AND GRATE PER S22 AND S23. PROVIDE 150mm ADJUSTED SPACERS. ALL CATCH BASINS SHALL HAVE SUMPS (600mm DEEP). STREET CATCH BASIN LEADS SHALL BE 200mm DIA.(MIN) PVC SDR 35 AT 1.0% GRADE WHERE NOT OTHERWISE SHOWN ON PLAN. CATCH BASINS WILL BE INSTALLED WITH INLET CONTROL DEVICES (ICD) AS PER ICD SCHEDULE ON STORM DRAINAGE PLAN.
9. STREET CATCH BASINS TO BE INSTALLED c/w SUBDRAINS 3m LONG IN FOUR ORTHOGONAL DIRECTIONS OR LONGITUDINALLY WHEN PLACED ALONG A CURB, AND AT AN ELEVATION OF 300mm BELOW SUBGRADE LEVEL.
10. REAR LOT PERFORATED PIPE TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS S29. REAR LOT STRUCTURES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W30 AND W31.
11. CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING S8. THE SEALS SHOULD BE AT LEAST 1.5m LONG (IN THE TRENCH DIRECTION) 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 225mm THICK LOOSE LAYERS 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 60m INTERVALS IN THE SERVICE TRENCHES. FOR DETAILS REFER TO GEOTECHNICAL INVESTIGATION .
12. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300 mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA AND COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY.
13. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSS 410 AND OPSS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW.
14. ANY SEWER ABANDONMENT TO BE CONDUCTED ACCORDING TO CITY OF OTTAWA STANDARD S11.4

GRADING

1. ALL GRANULAR BASE & SUB BASE COURSE MATERIALS SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAX. DRY DENSITY.
2. SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.30m LAYERS.
3. ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, WITH SOD ON MIN. 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
4. 100 YEAR PONDING DEPTH TO BE 0.35m (MAXIMUM).
5. EMBANKMENTS TO BE SLOPED AT MAX. 3:1, UNLESS OTHERWISE SPECIFIED.
6. ALL SWALES TO BE CONSTRUCTED AS PER CITY STANDARD S29.
7. ALL ROOF DRAINS TO DISCHARGE TO INTERNAL PLUMBING.
8. TOP OF GRATE (T/G) ELEVATIONS FOR ALL STREET CATCHBASINS SHOWN ON PLANS. REFER TO THE ELEVATION AT EDGE OF PAVEMENT, OR GUTTERLINE WHERE APPLICABLE.
9. ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT ARE TO BE DESIGNED, APPROVED, AND STAMPED BY STRUCTURAL ENGINEER.
10. FENCES OR RAILINGS ARE REQUIRED FOR RETAINING WALLS GREATER THAN 0.60m IN HEIGHT.
11. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
12. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.
13. REFER TO DRAWING EC/DS-1 FOR EROSION AND SEDIMENT CONTROL DETAILS.
14. INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL WORK RELATED TO WATERMAINS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY AS REQUIRED.
15. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD R10, AND OPSD 509.010, AND OPSS 310.

GEOTECHNICAL RECOMMENDATIONS (PATERSON PG4928.1), DECEMBER 2019

1. COMPOSITE DRAINAGE SYSTEM (SUCH AS MIRADRAIN G100N, DELTA DRAIN 6000 OR EQUIVALENT) TO EXTEND DOWN TO THE FOOTING LEVEL.
2. 150mm DIAMETER SLEEVES AT 3m CENTRES BE CAST IN THE FOUNDATION WALL AT THE FOOTING INTERFACE TO ALLOW THE INFILTRATION OF WATER TO FLOW TO AN INTERIOR PERIMETER DRAINAGE PIPE. THE PERIMETER DRAINAGE PIPE SHOULD DIRECT WATER TO SUMP PIT(S) WITHIN THE LOWER BASEMENT AREA.
3. THE SPACING OF THE UNDERFLOOR DRAINAGE SYSTEM SHOULD BE CONFIRMED AT THE TIME OF EXCAVATION WHEN WATER INFILTRATION CAN BE BETTER ASSESSED. FOR DESIGN PURPOSES, A 150mm DIAMETER PERFORATED PIPE WITH A GEOTEXTILE SOCK IS TO BE PLACED IN EACH BAY.
4. UNHEATED STRUCTURES SUCH AS THE ACCESS RAMP TO BE INSULATED AGAINST THE DELETERIOUS EFFECT OF FROST ACTION.

Best Management Practices

CONTRACTOR TO PROVIDE EROSION AND SEDIMENT CONTROLS (BEST MANAGEMENT PRACTICES) DURING CONSTRUCTION OF THIS PROJECT. 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.

EROSION MUST BE MINIMIZED AND SEDIMENTS MUST BE REMOVED FROM CONSTRUCTION SITE RUN-OFF IN ORDER TO PROTECT DOWNSTREAM AREAS. DURING ALL CONSTRUCTION, EROSION AND SEDIMENTATION SHOULD BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

1. LIMIT THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
2. REVEGETATE EXPOSED AREAS AND SLOPES AS SOON AS POSSIBLE.
3. MINIMIZE AREA TO BE CLEARED AND GRUBBED.
4. PROTECT EXPOSED SLOPES WITH PLASTIC OR SYNTHETIC MULCHES.
5. INSTALL CATCH BASIN INSERTS OR EQUIVALENT IN ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES AND IN ALL EXISTING CATCH BASINS THAT WILL RECEIVE RUN-OFF FROM THE SITE.
6. A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF ALL AND ANY STOCKPILES OF MATERIAL TO BE USED OR REMOVED FROM SITE. (LOCATION TO BE DETERMINED)
7. A VISUAL INSPECTION SHALL BE DONE DAILY ON SEDIMENT CONTROL MEASURES AND CLEANED OF ANY ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OFF SITE AS PER THE REQUIREMENTS OF THE CONTRACT.
8. SEDIMENT CONTROL BARRIERS MAY ONLY BE REMOVED TEMPORARILY WITH APPROVAL OF CONTRACT ADMINISTRATOR TO ACCOMMODATE CONSTRUCTION OPERATIONS. ALL AFFECTED BARRIERS MUST BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED. NO REMOVAL WILL OCCUR IF THERE IS A SIGNIFICANT RAINFALL EVENT ANTICIPATED (>10mm) UNLESS A NEW DEVICE HAS BEEN INSTALLED TO PROTECT EXISTING STORM AND SANITARY SEWER SYSTEMS, OR DOWNSTREAM WATERCOURSES.
9. NO REFUELING OR CLEANING OF EQUIPMENT IS PERMITTED NEAR ANY EXISTING WATERWAY.
10. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL MEASURES WHEN, IN THE OPINION OF THE CONTRACT ADMINISTRATOR, THE MEASURE(S) IS NO LONGER REQUIRED. NO CONTROL MEASURES SHALL BE PERMANENTLEY REMOVED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR.
11. THE CONTRACTOR SHALL PERIODICALLY, OR WHEN REQUESTED BY THE CONTRACT ADMINISTRATOR, CLEAN OUT ACCUMULATED SEDIMENTS AS REQUIRED.
12. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO THE WATERCOURSE. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
13. CONTRACTOR SHALL INSTALL MUD MATS AT ALL CONSTRUCTION ENTRANCES TO THE SITE.
14. STORMWATER SWALES TO BE COVERED WITH HYDRO-SEED AND MULCH.

LEGEND

EXISTING CONDITIONS

EXISTING WATERMAIN
EXISTING VALVE AND VALVE BOX
EXISTING VALVE CHAMBER
EXISTING REDUCER
EXISTING FIRE HYDRANT
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING CATCHBASIN MANHOLE
EXISTING CATCHBASIN
EXISTING SUBDRAIN CATCHBASIN
EXISTING SWALE
EXISTING GAS MONITORING WELL
REMOVAL ITEM
EXISTING STREET LIGHT CABLE
EXISTING BELL LINE
EXISTING ROGERS LINE
EXISTING GASMAIN

SERVICES

PROPOSED WATERMAIN
PROPOSED VALVE AND VALVE BOX
PROPOSED VALVE CHAMBER
PROPOSED REDUCER
PROPOSED FIRE HYDRANT
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED CATCHBASIN
PROPOSED WATTS AREA DRAIN OR EQUIVALENT TO BE CONNECTED TO STORMWATER CISTERN VIA INTERNAL STORM SEWER PLUMBING. REFER TO MECHANICAL DRAWINGS FOR DETAILS.
EX/FUT. WATERMAIN
EXISTING/FUTURE VALVE AND VALVE BOX
EXISTING/FUTURE VALVE CHAMBER
EXISTING/FUTURE REDUCER
EXISTING/FUTURE FIRE HYDRANT
EXISTING/FUTURE SANITARY SEWER
EXISTING/FUTURE STORM SEWER
EXISTING/FUTURE CATCHBASIN MANHOLE
EXISTING/FUTURE CATCHBASIN
DC — PROPOSED DEPRESSED CURB LOCATIONS
PROPOSED BARRIER CURB
THERMAL INSULATION ON STORM SEWER WHERE COVER IS LESS THAN 2.0m AND ON SANITARY SEWER WHERE COVER IS LESS THAN 2.5 PER S35. THERMAL INSULATION ON WATERMAIN WHERE COVER IS LESS THAN 2.4m AS PER W22.
(M) WATER METER
(RM) REMOTE WATER METER
LANDSCAPE AREAS
ROAD CUT AS PER CITY OF OTTAWA STANDARD DETAIL R10
EXISTING STREET LIGHT CABLE
EXISTING BELL LINE
EXISTING ROGERS LINE
EXISTING GASMAIN

SANITARY DRAINAGE

R100A / 0.31 / 259 — SANITARY DRAINAGE AREA ID#; POPULATION; SANITARY DRAINAGE AREA ha.
G100A / 0.11 / INFL — SANITARY DRAINAGE AREA ID#; INFILTRATION RATES; SANITARY DRAINAGE AREA ha.
SANITARY DRAINAGE AREA
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER
LANDSCAPE AREAS

COMPOSITE UTILITY

HBCGSL — PROPOSED UTILITY TRENCH (H-HYDRO,B-BELL,C-CABLE,G-GAS SL - STREET LIGHT)
PROPOSED HYDRO TRANSFORMER
C — PROPOSED 12"x12"x48" CABLE PEDESTAL
PROPOSED 2048DD ROGERS UNDERGROUND VAULT
B — PROPOSED BELL PEDESTAL
CSP — PROPOSED CSP SIZE :47"x48"x20"
GLB — PROPOSED GLB SIZE :36"x60"x36"
PROPOSED CONCRETE ENCASED DUCT BANK
CMB — COMMUNITY MAIL BOX LOCATION
PROPOSED STREET LIGHT
SD — STREET LIGHT DISCONNECT
PROPOSED WATERMAIN
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED FIRE HYDRANT
PROPOSED VALVE BOX
PROPOSED CATCH BASIN
PROPOSED SERVICE LOCATION
PROPOSED TREE LOCATION
PROPOSED BUS PAD LOCATION

GRADING

99.99 — ORIGINAL GROUND ELEVATION
99.99 — PROPOSED ELEVATION
99.99 / 98.88 — PROPOSED LOT CORNER ELEVATION; EXISTING ELEVATION AT LOT CORNER
2.0% — FLOW DIRECTION AND GRADE
FFE=100.00 — FINISHED FIRST FLOOR ELEVATION
USF=97.00 — UNDERSIDE OF FOOTING ELEVATION
E.F. — ENGINEERED FILL REQUIRED
3:1 — TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
EMERGENCY OVERLAND FLOW DIRECTION
PROPOSED VALVE BOX
PROPOSED VALVE CHAMBER
PROPOSED FIRE HYDRANT
PROPOSED SANITARY SEWER MANHOLE
PROPOSED STORM SEWER MANHOLE
PROPOSED CATCHBASIN
PROPOSED WATTS AREA DRAIN OR EQUIVALENT TO BE CONNECTED TO STORMWATER CISTERN VIA INTERNAL STORM SEWER PLUMBING. REFER TO MECHANICAL DRAWINGS FOR DETAILS.
D.C. — PROPOSED DEPRESSED CURB LOCATION
PROPOSED BARRIER CURB
OVERLAND SPILL LOCATION
TWSI LOCATION AS PER CITY STD
HEAVY DUTY ASPHALT.
LANDSCAPE AREAS
ROAD CUT AS PER CITY OF OTTAWA STANDARD DETAIL R10

STORM DRAINAGE

R1A / 1.00 / 0.85 — AREA ID; RUNOFF COEFFICIENT; STORM DRAINAGE AREA ha.
STORM DRAINAGE BOUNDARY
MAXIMUM STATIC PONDING LIMITS
EMERGENCY OVERLAND FLOW DIRECTION
EXISTING EMERGENCY OVERLAND FLOW DIRECTION
PROPOSED STORM SEWER
PROPOSED CATCHBASIN
PROPOSED WATTS AREA DRAIN OR EQUIVALENT TO BE CONNECTED TO STORMWATER CISTERN VIA INTERNAL STORM SEWER PLUMBING. REFER TO MECHANICAL DRAWINGS FOR DETAILS.
EXISTING STORM SEWER
EXISTING CATCHBASIN
THERMAL INSULATION ON STORM SEWER WHERE COVER IS LESS THAN 2.0m AND ON SANITARY SEWER WHERE COVER IS LESS THAN 2.5 PER S35. THERMAL INSULATION ON WATERMAIN WHERE COVER IS LESS THAN 2.4m AS PER W22.
LANDSCAPE AREAS

EROSION CONTROL

PROPOSED SILT FENCE BOUNDARY AS PER OPSD 219.110
PROPOSED CONSTRUCTIN FENCE AS PER DETAIL.
PROPOSED STRAW BALE LOCATION AS PER OPSD 219.100
PROPOSED CATCH BASIN PROTECTION AS PER DETAIL.
PROPOSED MUD MAT LOCATION
PROPOSED VALVE BOX
PROPOSED VALVE CHAMBER
PROPOSED FIRE HYDRANT
PROPOSED SANITARY SEWER MANHOLE
PROPOSED STORM SEWER MANHOLE
PROPOSED CATCHBASIN

APPROVED
By Sean Moore at 3:56 pm, May 25, 2026

SEAN MOORE MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC DEVEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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Legend

Notes

		By	Appd.	YY.MM.DD
5	REVISED PER SITE PLAN	MJS	DCT	25.11.13
4	REVISED SANITARY SERVICING	MJS	DCT	25.05.29
3	REVISED AS PER CITY COMMENTS / SITE PLAN	MJS	DCT	24.09.18
2	REVISED AS PER CITY COMMENTS / SITE PLAN	WAJ	DCT	24.07.05
1	REVISED AS PER CITY COMMENTS / SITE PLAN	MJS	MF	23.03.15
0	ISSUED TO CITY FOR SPA	MJS	AMP	21.02.17

Revision

File Name: 160401596-DB	Dwn.	Chkd.	Dsgn.	YY.MM.DD
	MJS	MF	MJS	21.01.07

Permit-Seal

LICENSED PROFESSIONAL ENGINEER
D. C. THIFFAULT
100186107
2025-11-14
PROVINCE OF ONTARIO

Client/Project

BRIGIL HOMES

2829 DUMAURIER AVENUE
40 STOREY APARTMENT BUILDING
OTTAWA, ON, CANADA

Title

NOTES AND LEGENDS PLAN

Project No. 160401596
Scale 1:300 (0 3 9 15m)

Drawing No. NL-1
Sheet 1 of 8
Revision 5

D07-12-21-0110
PLAN # 18503

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