



3210 ALBION ROAD SOUTH

ISSUED FOR SITE PLAN APPLICATION

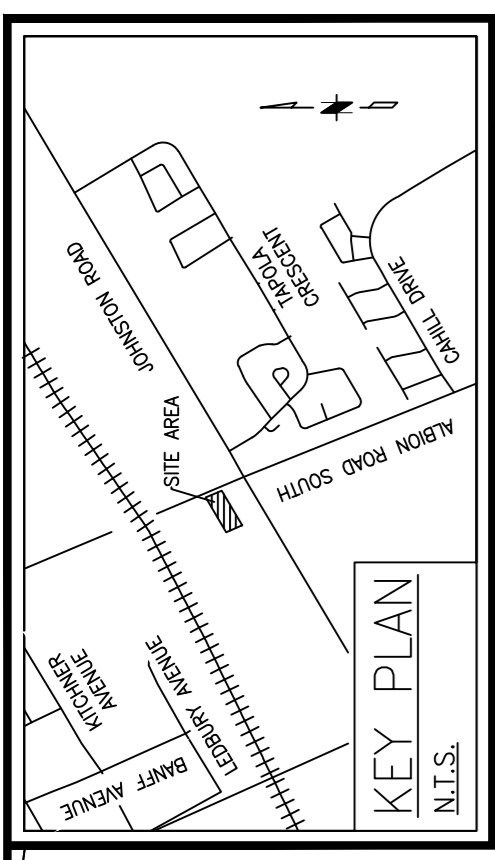
2026/06/01 EFI REF. NO. 7834

DRAWING LIST

7834-C001	COVER PAGE
7834-C100	EXISTING CONDITIONS PLAN
7834-C103	SERVICING PLAN
7834-C104	GRADING PLAN
7834-C105	SEDIMENT AND EROSION CONTROL PLAN
7834-C106	PRE-DEVELOPMENT STORM PLAN
7834-C107	POST-DEVELOPMENT STORM PLAN
7834-C108	CIVIL NOTES AND DETAILS PLAN



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LEGEND:

- PROPERTY LINE
- EXISTING CHAIN LINK FENCE
- EXISTING BOARD FENCE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN/SERVICE
- HYDRANT
- CATCH BASIN MANHOLE
- CATCH BASIN
- SANITARY MANHOLE
- STORM MANHOLE
- EXISTING ELEVATION - MONUMENT URSO 2025 SURVEY
- EXISTING WATER MAIN VALVE

DATE	REV.	ISSUED FOR	BY	APP'D
26/06/03	02	ISSUED FOR SPA	AK	
25/09/29	01	ISSUED FOR SPA	RV	AK

INITIALS:	YYYY/MM/DD
RV	2025/09/29
RV	2025/09/29
AK	2025/09/29
AK	2025/09/29
TR	2025/09/29

SEAL(S):

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CLIENT: ROOF MAINTENANCE SOLUTIONS
(2317290 ONTARIO INC)

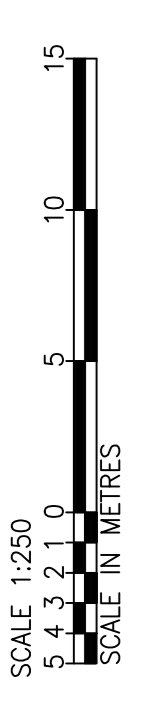
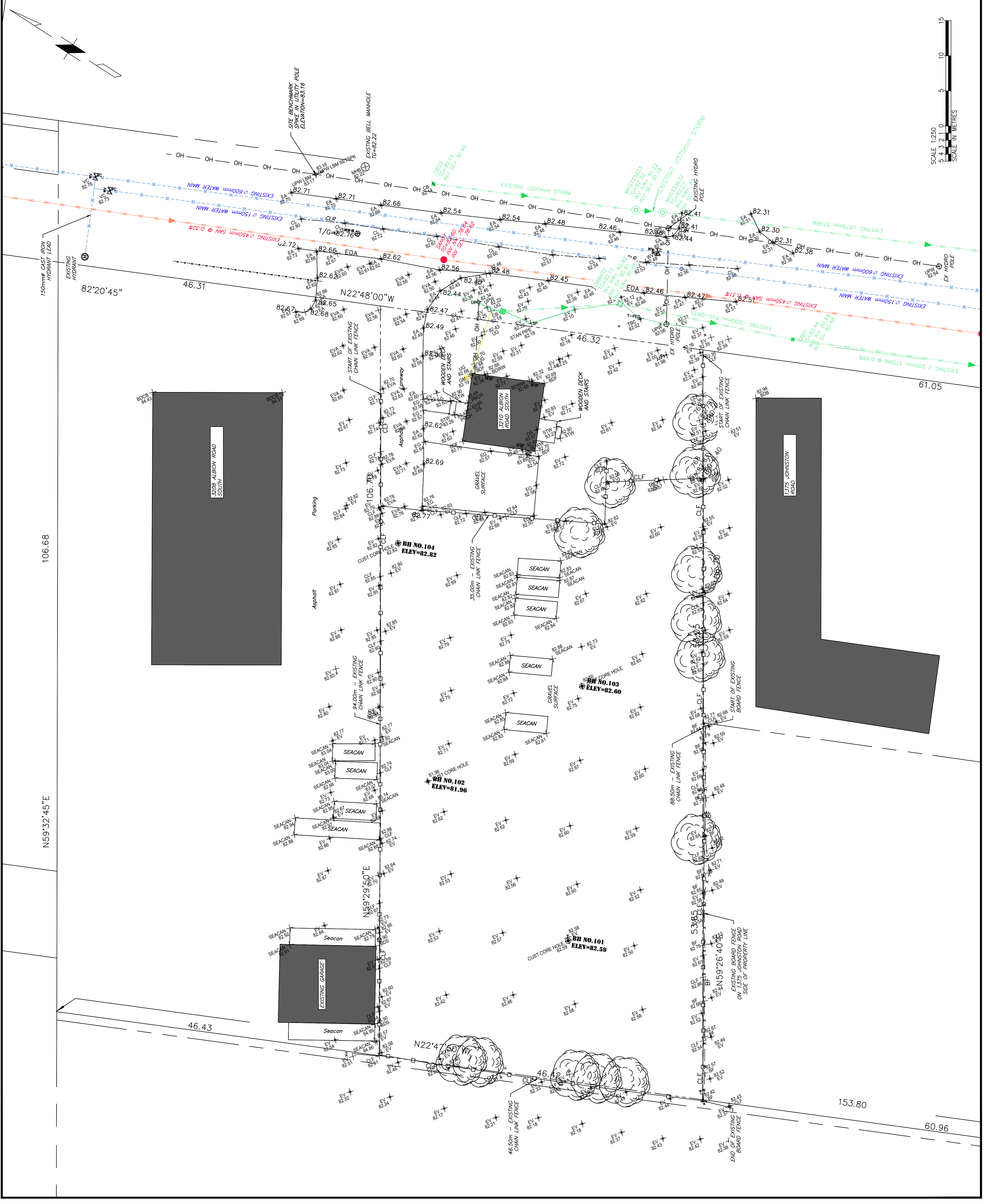
SITE: 3210 ALBION ROAD SOUTH,
OTTAWA, ON

TITLE: EXISTING CONDITIONS PLAN

SCALE: 1:250 DATE: 2025/09/29

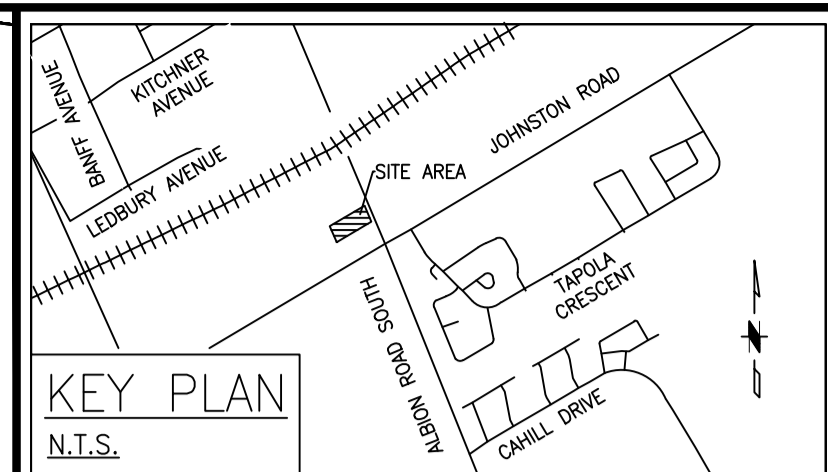
PROJECT NO: 7834 DRAWING NO: C100

REVISION: 1



STORM STRUCTURE TABLE					
STRUCTURE	STRUCTURE OPSD	GRATE OPSD	T/G	INLET	OUTLET
CB#11	705.010	400.020	82.71		81.40 (SE)
CB#12	705.010	400.020	82.50		81.32 (NE)
CBMH#100	701.010	400.020	82.50	81.25 (SW)	81.24 (NE)
CBMH#101	701.010	400.020	82.50	81.18 (SW)	81.17 (NE)
CBMH#102	701.010	400.020	82.45	81.09 (SW)	81.03 (SE)
CBMH#103	701.010	400.020	82.50	80.97 (NW)	80.96 (SE)
CBMH#104	701.010	400.020	82.45	81.31 (NW)	81.25 (NE)
CBMH#105	701.010	400.020	82.55	81.13 (SW)	81.12 (NE)
CBMH#106	701.010	400.020	82.56	81.03 (SW)	81.02 (NE)
EFO4 OGS UNIT			82.62	80.925(SW)	80.90 (NE)

SANITARY STRUCTURE TABLE					
STRUCTURE	STRUCTURE OPSD	GRATE OPSD	T/G	INLET	OUTLET
SAN#100	701.010	401.010	82.70	80.47 (SE)	80.41 (NE)
SAN#101	701.010	401.010	82.54	79.07 (SW)	79.04 (E)



- LEGEND:**
- PROPERTY LINE
 - SAN --- NEW SANITARY SEWER
 - STM --- NEW STORM SEWER
 - W --- NEW WATER MAIN/SERVICE
 - SAN --- EXISTING SANITARY SEWER
 - STM --- EXISTING STORM SEWER
 - W --- EXISTING WATER MAIN/SERVICE
 - ⊕ HYDRANT
 - ⊕ WATER VALVE
 - ⊕ CATCH BASIN MANHOLE
 - ⊕ CATCH BASIN
 - ⊕ SANITARY MANHOLE
 - ⊕ STORM MANHOLE
 - ⊕ DOWNSPOUT LOCATION

DATE	REV.	REVISIONS	BY	APP'D
26/06/03	02	ISSUED FOR SPA		
25/09/29	01	ISSUED FOR SPA	RV	AK

ISSUED STATUS: _____

INITIALS:	YYYY/MM/DD
RV	
AK	
AK	
TR	

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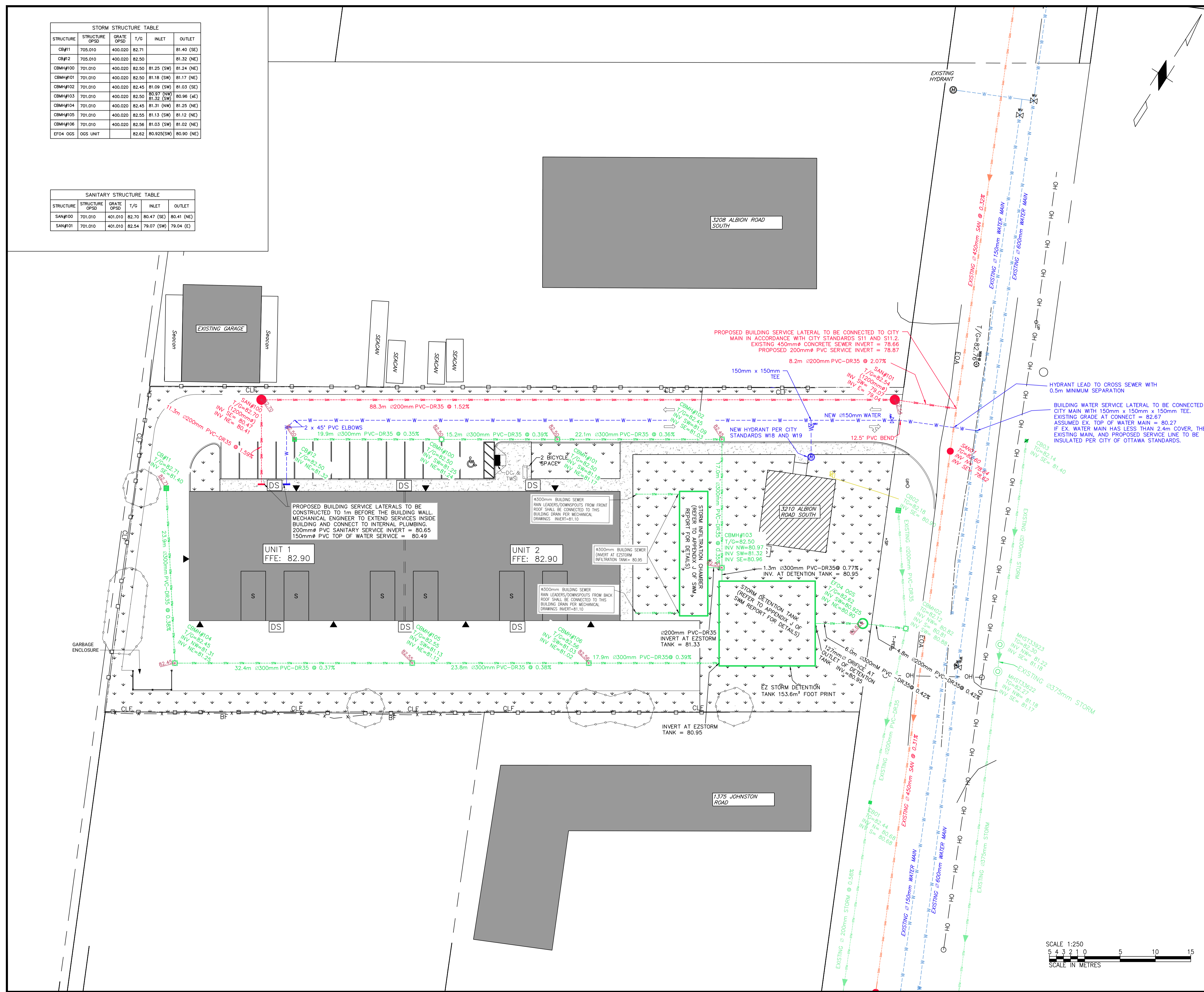
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(2317290 ONTARIO INC)

SITE: 3210 ALBION ROAD SOUTH,
OTTAWA, ON

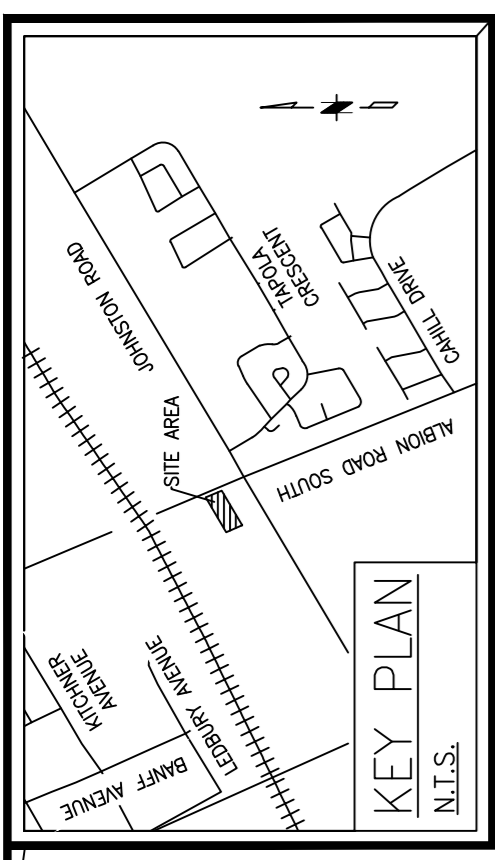
TITLE: SERVICING PLAN

SCALE: 1:250 DATE: 2026/03/13

PROJECT NO: 7834	DRAWING NO: C103	REVISION: 2
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FILE NUMBER: 007-12-25-0144 PLAN: #19404



LEGEND:

- PROPERTY LINE
- OIL/GRIT SEPARATOR
- CATCH BASIN MANHOLE
- CATCH BASIN
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN PROTECTION
- SILT FENCE
- CONSTRUCTION FENCE
- DRAINAGE DIVIDE (HIGH POINT)

DATE	REV.	ISSUED FOR	BY	APP'D
25/06/03	02	ISSUED FOR SPA	AK	
25/09/29	01	ISSUED FOR SPA	RV	AK

ISSUED STATUS: _____

INITIALS: _____

YYYY/MM/DD

DRAWN BY: _____

DESIGNED BY: _____

DRAWING CHECKED BY: _____

QC BY: _____

PMC: _____

SEAL(S): _____

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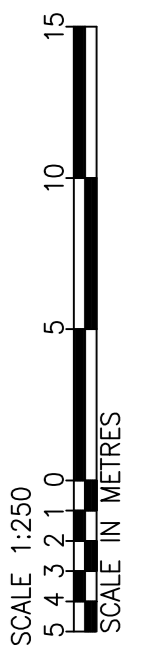
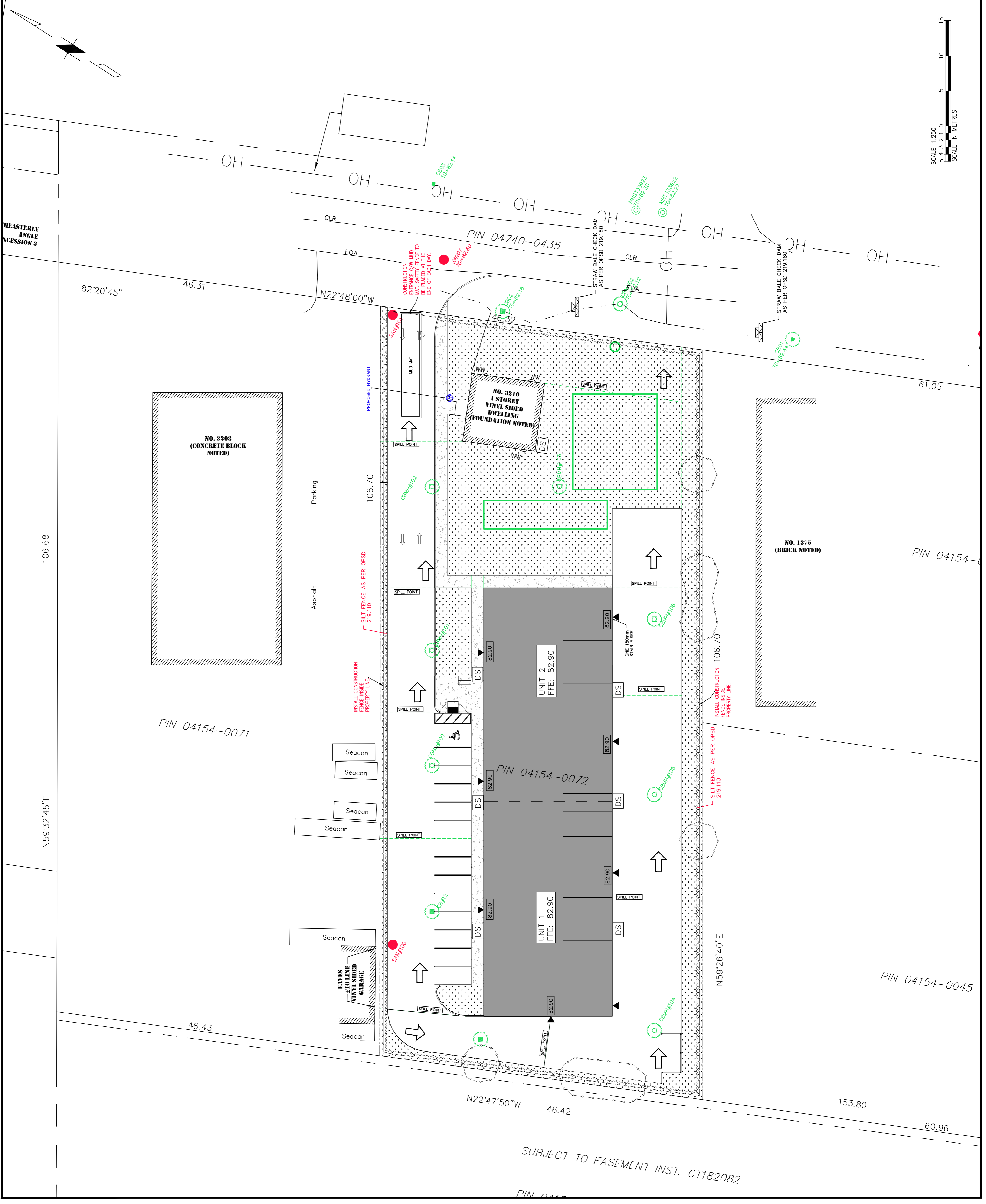
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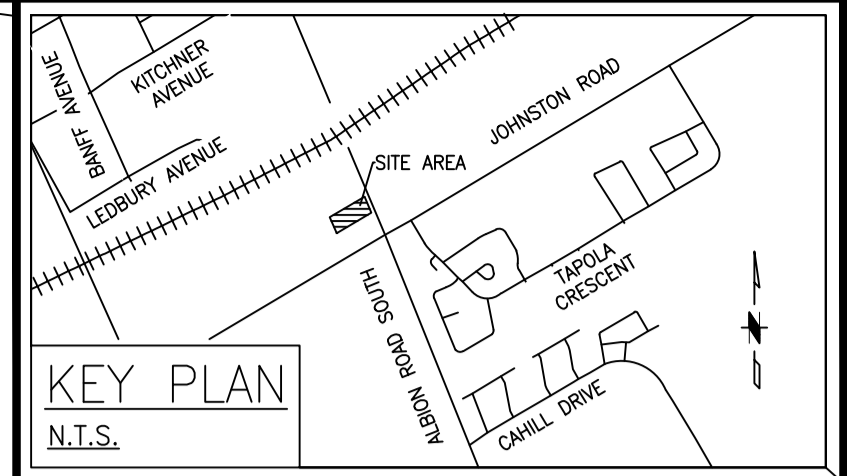
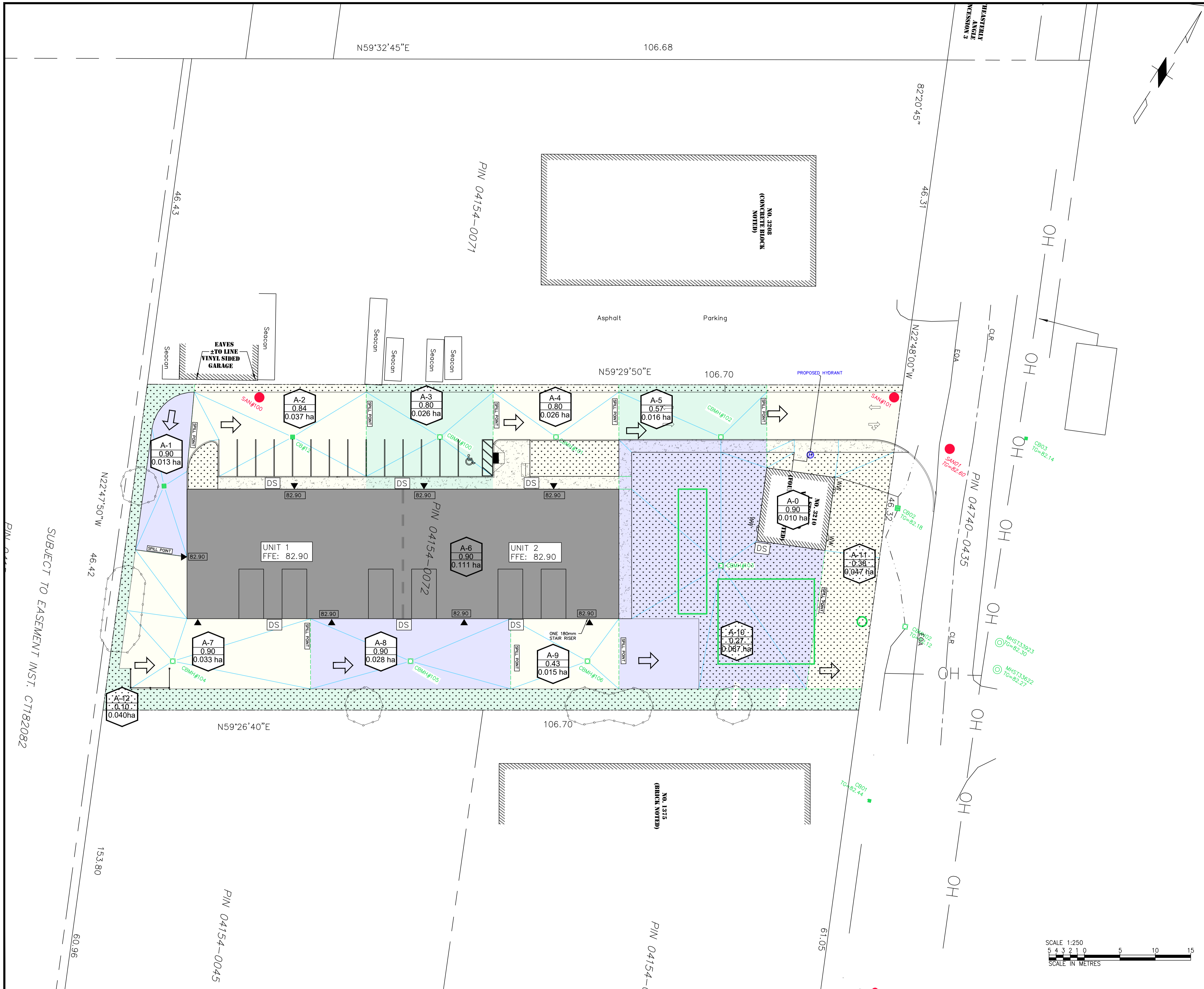
SITE: 3210 ALBION ROAD SOUTH,
OTTAWA, ON

TITLE: SEDIMENT AND EROSION
CONTROL PLAN

SCALE: 1:250
PROJECT NO: 7834
DRAWING NO: C105
DATE: 2026/03/13
REVISION: 2



SUBJECT TO EASEMENT INST. CT182082



- LEGEND:**
- PROPERTY LINE
 - SUBCATCHMENT NUMBER
 RUN-OFF COEFFICIENT
 SUBCATCHMENT AREA
 - SLOPE CHANGE/BREAKLINE
 - DRAINAGE DIVIDE (HIGH POINT)
 - OIL/GRIT SEPERATOE
 - CATCH BASIN MANHOLE
 - CATCH BASIN
 - SANITARY MANHOLE
 - STORM MANHOLE

25/06/03	02	ISSUED FOR SPA	AK
25/09/29	01	ISSUED FOR SPA	RV AK
DATE	REV.	REVISIONS	BY APP'D

ISSUED STATUS: —

DRAWN BY:	INITIALS:	YYYY/MM/DD
DESIGNED BY:	RV	
DRAWING CHECKED BY:	AK	
QC BY:	AK	
PM:		

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SITE: 3210 ALBION ROAD SOUTH,
OTTAWA, ON

TITLE: POST-DEVELOPMENT DRAINAGE
CONDITION PLAN

SCALE: 1:250	DATE: 2026/03/13
PROJECT NO: 7834	DRAWING NO: C107
	REVISION: 2



SUBJECT TO EASEMENT INST. CT182082

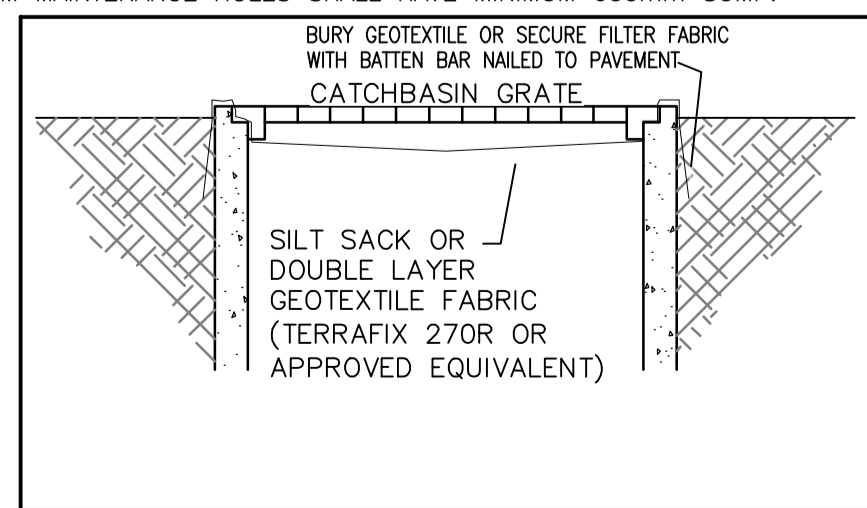
FILE NUMBER: 007-12-25-0144 PLAN: #19404

NOTES:

- ALL WORK ON THIS PROJECT SHALL CONFORM TO THE 2024 ONTARIO BUILDING CODE (OBC), ANY LOCAL REGULATIONS AND BYLAWS, AND THE OCCUPATIONAL HEALTH AND SAFETY ACT (OHS) FOR CONSTRUCTION PROJECTS (LATEST VERSION). ALL APPLICABLE CODES AND STANDARDS SHALL BE THOSE REFERENCED IN OBC 2024.
- READ THESE DRAWINGS IN CONJUNCTION WITH ALL REFERENCE DRAWINGS LISTED.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, UTILITIES & MEASUREMENTS AT THE SITE BEFORE THE START OF CONSTRUCTION. CONTRACTOR TO INFORM THE ENGINEER OF ANY DIFFERING SITE CONDITIONS & ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE PROJECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO THE COMMENCEMENT OF WORK AND TO PROVIDE ADEQUATE PROTECTION OF THESE UTILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL DISTURBED AREAS ON OR OFF SITE TO ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR SHALL PROTECT OWNER'S BUILDING AND EQUIPMENT DURING THE CONSTRUCTION PROCESS & REPLACE ANY DAMAGED ITEMS.
- THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR CONSTRUCTION LOADS AND TEMPORARY BRACING TO KEEP STRUCTURE PLUMB AND IN TRUE ALIGNMENT AT ALL PHASES OF CONSTRUCTION. BRACING MEMBERS SHOWN ON THE DRAWINGS ARE REQUIRED FOR FINISHED STRUCTURE AND MAY NOT BE SUFFICIENT FOR ERECTION.
- THE CONTRACTOR SHALL SUPPLY ALL MATERIALS AS SPECIFIED ON THE CONTRACT DRAWINGS. ALL MATERIALS SUPPLIED SHALL BE NEW.
- THE CONTRACTOR SHALL MAINTAIN PROPER EXITING FREE OF CONSTRUCTION DEBRIS AND KEEP FIRE EXTINGUISHERS ON SITE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR FULL SUPERVISION OF CONSTRUCTION WORK. SITE VISITS AND REVIEW BY DESIGN ENGINEER OR THEIR REPRESENTATIVE ARE INTENDED FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT. THEIR REVIEW SHALL NOT MEAN THAT THE ENGINEER HAS SEEN ALL CONSTRUCTION PROCEDURES, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR PERFORMING THE WORK. REVIEW BY THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY OF ERRORS AND OMISSIONS AND FOR MEETING ALL THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.
- ALL WORKMANSHIP IS TO BE OF A STANDARD, EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE.
- ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- SURVEY DATA TAKEN FROM "TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 3 - CONCESSION 3 (RIDEAU FRONT) - GEOGRAPHIC TOWNSHIP OF GLOUCESTER - CITY OF OTTAWA", MONUMENT - URSO SURVEYING LTD.
- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENTS AT THE CITY OF OTTAWA.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - SEWER AND WATER PERMITS
 - ROAD CUT PERMITS
 - RELOCATION OF SERVICES
 - APPROACH APPROVAL PERMITS
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
 - COMMITTEE OF ADJUSTMENT
- IF ASBESTOS OR ANY TOXIC WASTE MATERIALS ARE FOUND, THE CONTRACTOR WILL EXTRACT AND DISPOSE OF THEM PER LOCAL REGULATIONS AND BY-LAWS.

SANITARY/STORM SEWERS, SERVICES, & MAINTENANCE HOLES

- THE CONSTRUCTION OF SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA SEWER DESIGN GUIDELINES (2012) SECTIONS 4, 5, AND 6.
- THE CONSTRUCTION OF STORM SEWERS & PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA SEWER DESIGN GUIDELINES (2012) SECTIONS 5 AND 6.
- COVER AND BEDDING MATERIAL FOR THE PROPOSED SEWER SHALL BE IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS PROVIDED IN THE "GEO-TECHNICAL INVESTIGATION REPORT - 3210 ALBION ROAD SOUTH (22599-001)" BY CAMBIUM INC.:
 - THE BEDDING AND COVER MATERIAL FOR FLEXIBLE PIPE MATERIALS SHOULD CONFORM TO OPSD 802.010 AND 802.013.
 - THE BEDDING AND COVER MATERIAL FOR RIGID PIPE MATERIALS SHOULD CONFORM TO OPSD 802.031 AND 802.033.
 - THE PIPE BEDDING SHOULD CONSIST OF 200mm OF OPSS.MUNI 1010 GRANULAR A WRAPPED BY A GEO-TEXTILE (TERRAFIX 270R OR AN APPROVED EQUIVALENT).
 - THE BEDDING AND COVER MATERIAL SHALL BE PLACED IN MAXIMUM 200mm THICK LIFTS AND SHOULD BE COMPACTED TO AT LEAST 95% SPMD.
 - THE COVER MATERIAL SHALL EXTEND A MINIMUM OF 300mm ABOVE THE TOP OF THE PIPE AND BE COMPACTED TO A MINIMUM OF 95% OF SPMD.
 - THE USE OF CLEAR STONE AS PIPE BEDDING AND COVER MATERIAL SHOULD NOT BE PERMITTED.
- ALL SEWERS TO BE FLUSHED PRIOR TO VIDEO INSPECTION.
- MAINTENANCE HOLE FRAMES AND COVERS SHALL BE AS SPECIFIED ON THE STRUCTURES TABLE ON THE EFI SERVICING PLAN (7834-C103)
- SANITARY AND STORM SEWERS SHALL BE PVC PIPE, CSA B182.2. SDR-35.
- MINIMUM COVER OVER STORM SEWERS SHALL BE 2.0. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0M OF COVER WITH THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD S35.
- ALL STORM MAINTENANCE HOLES SHALL HAVE MINIMUM 600mm SUMP.

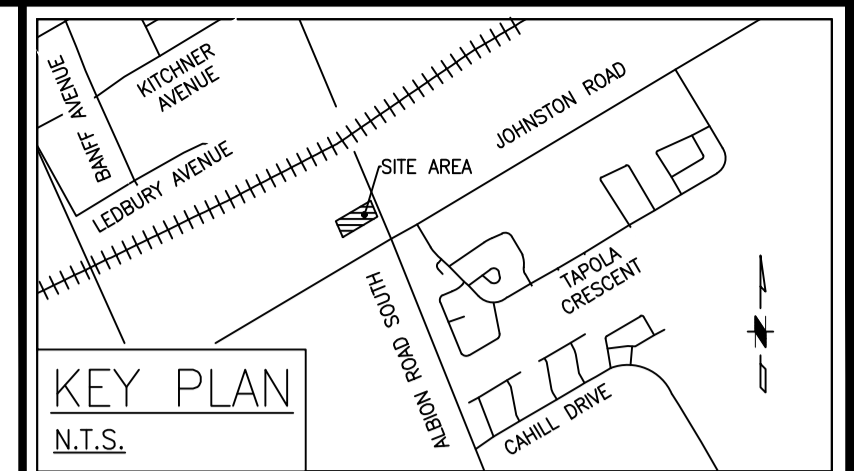
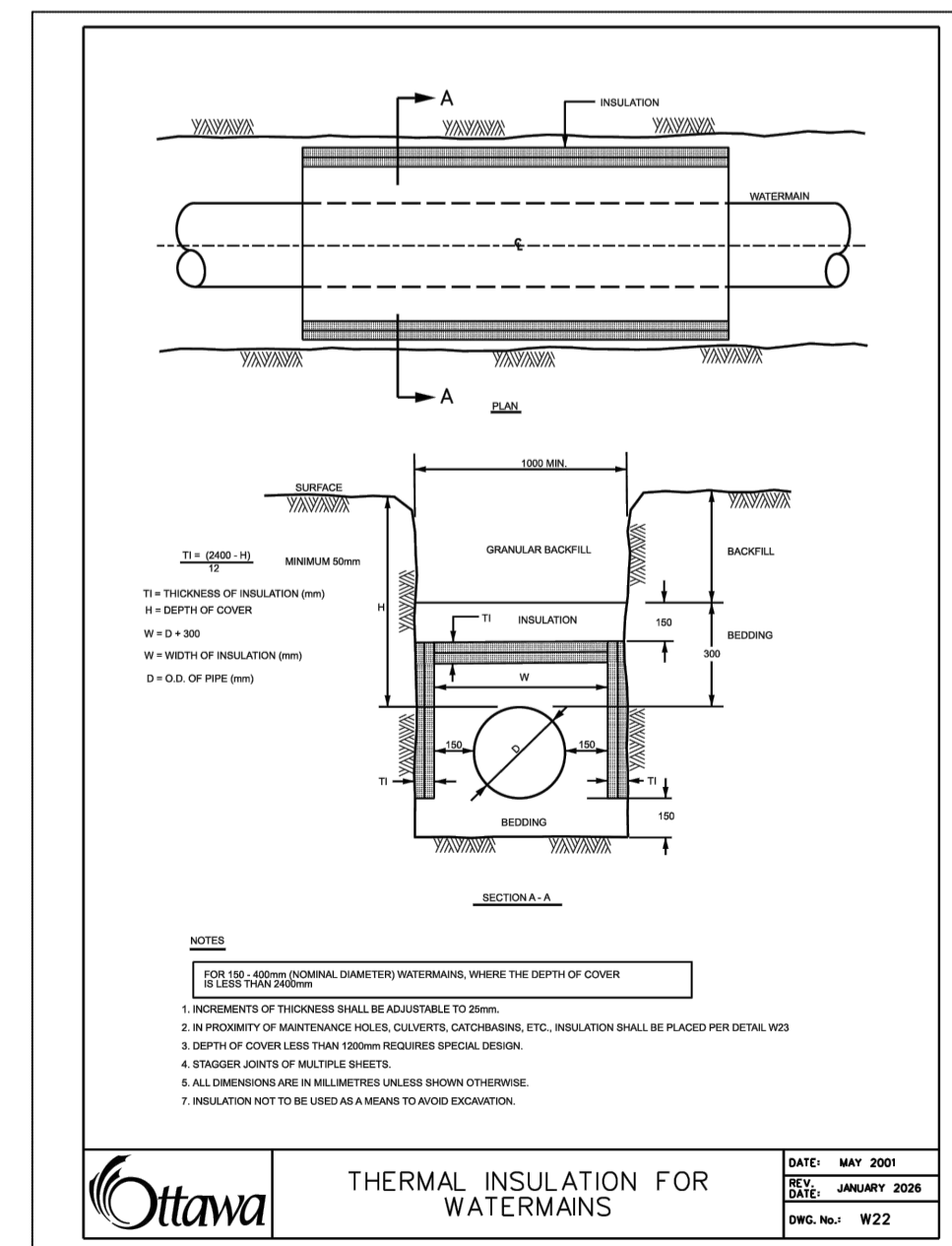
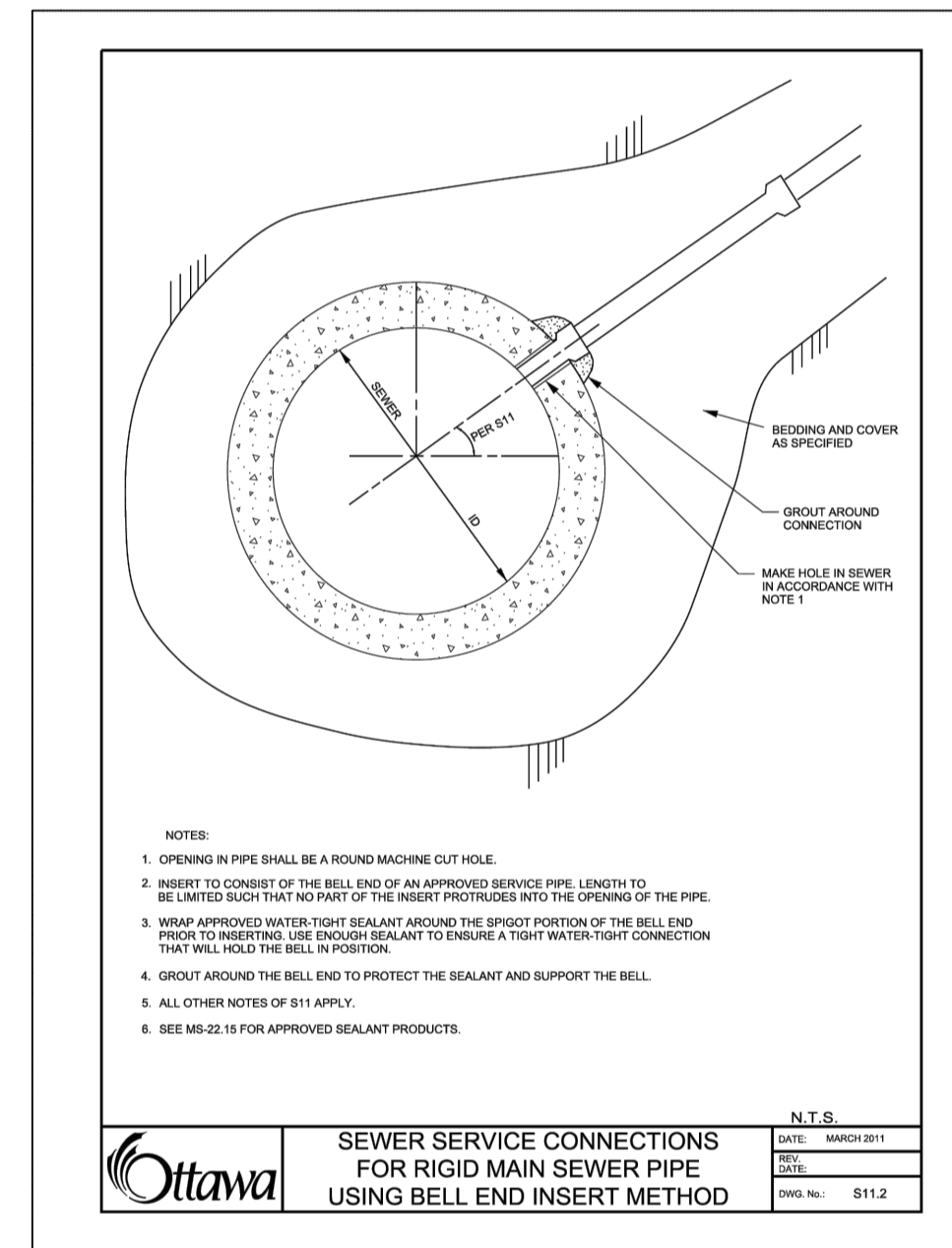
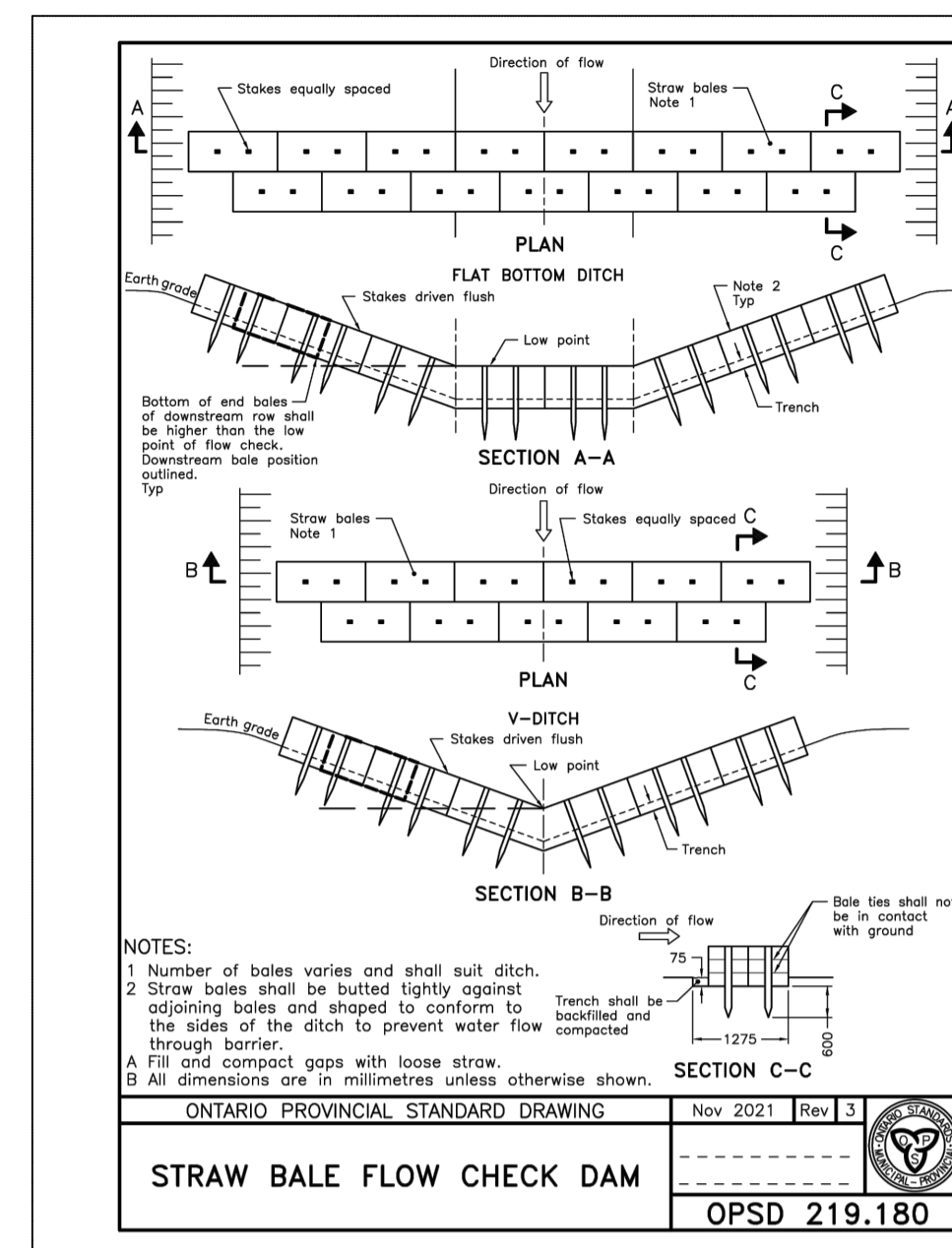
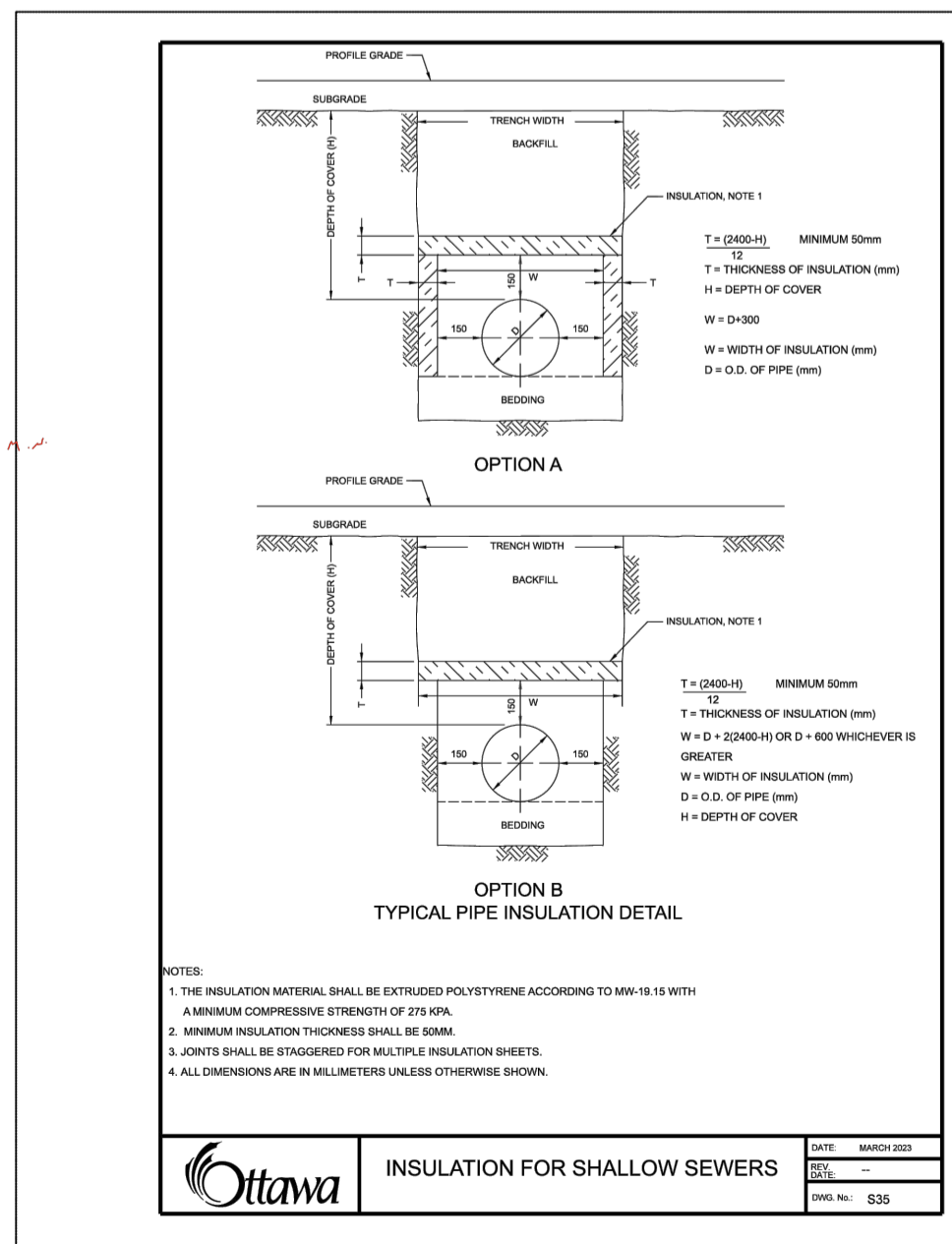
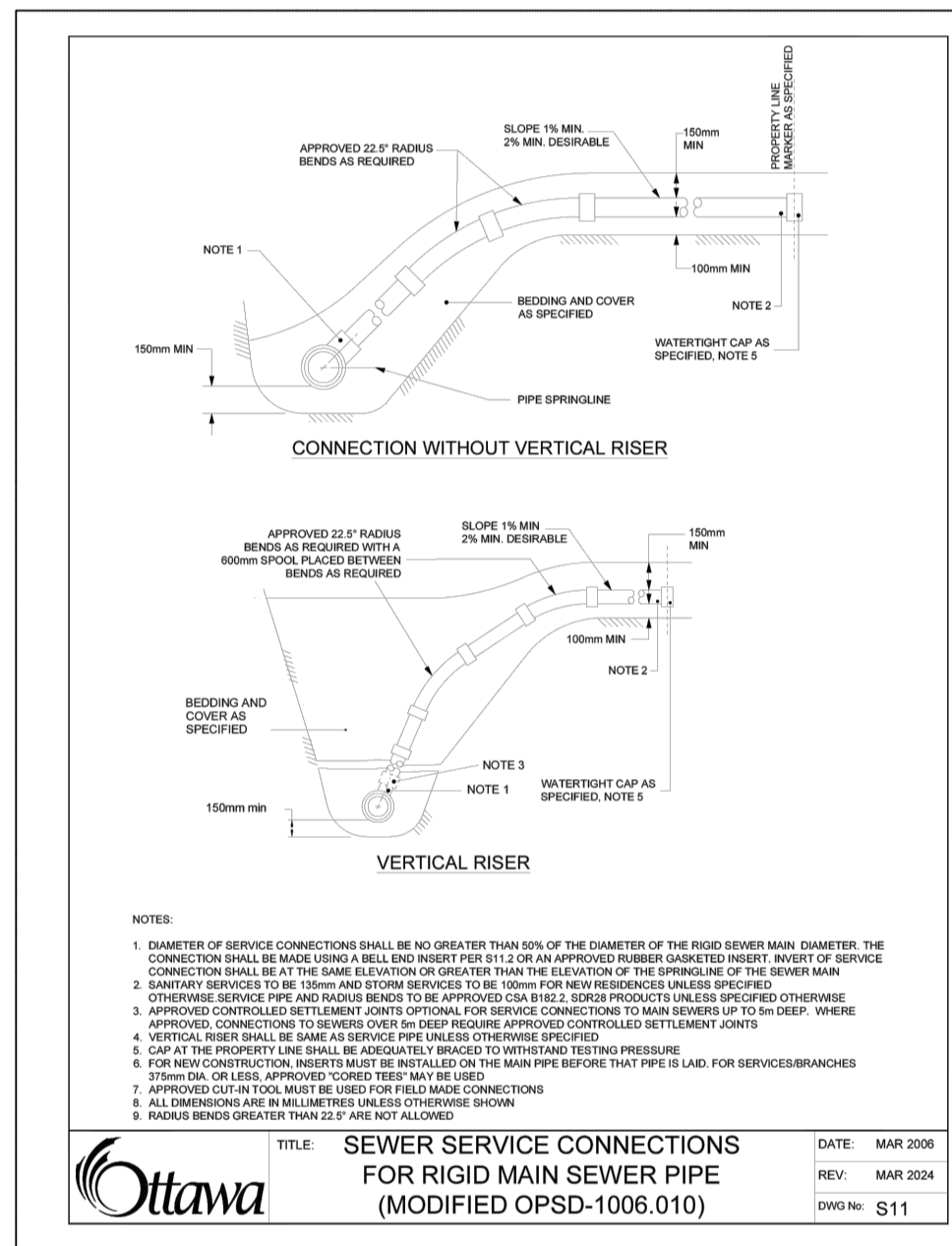
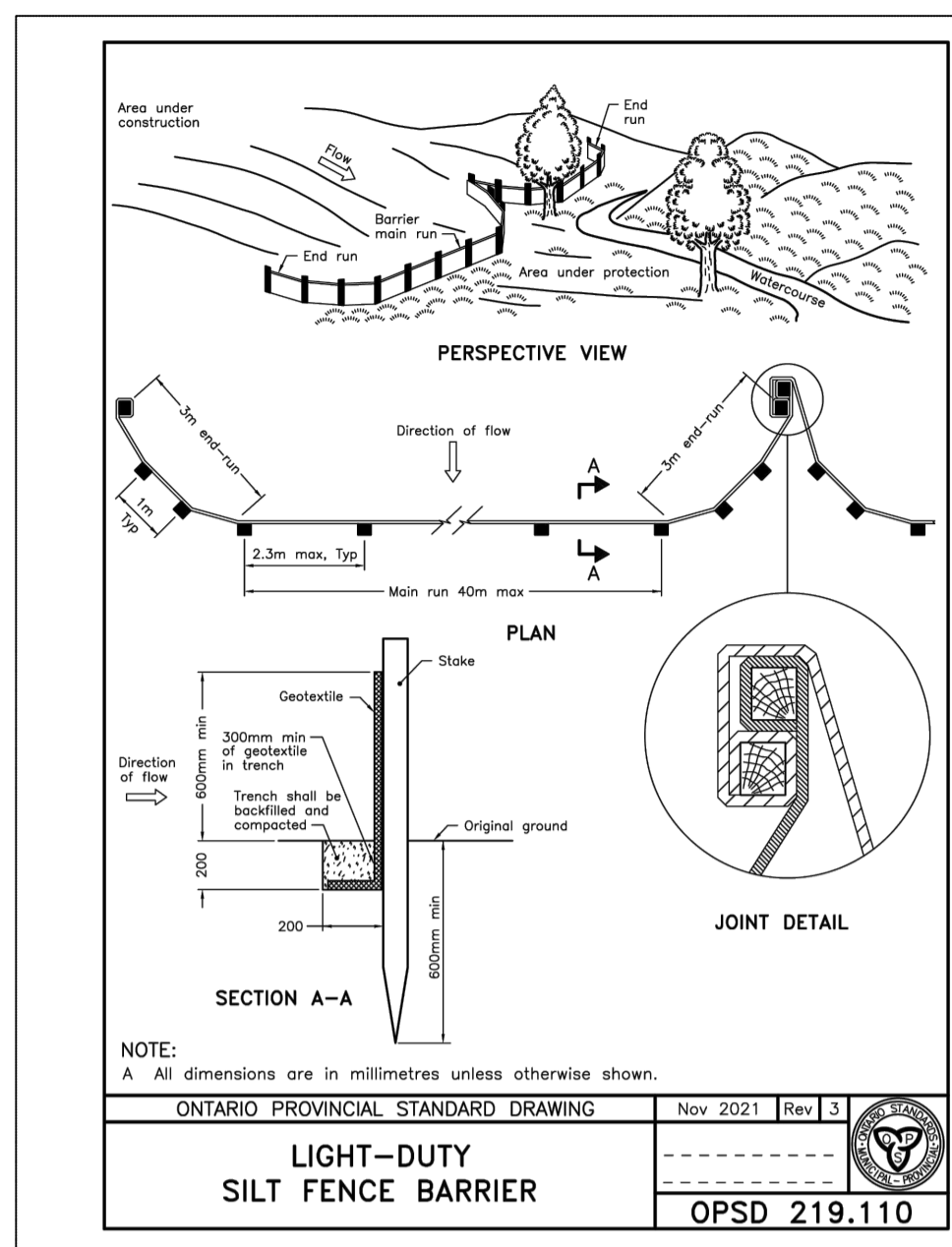
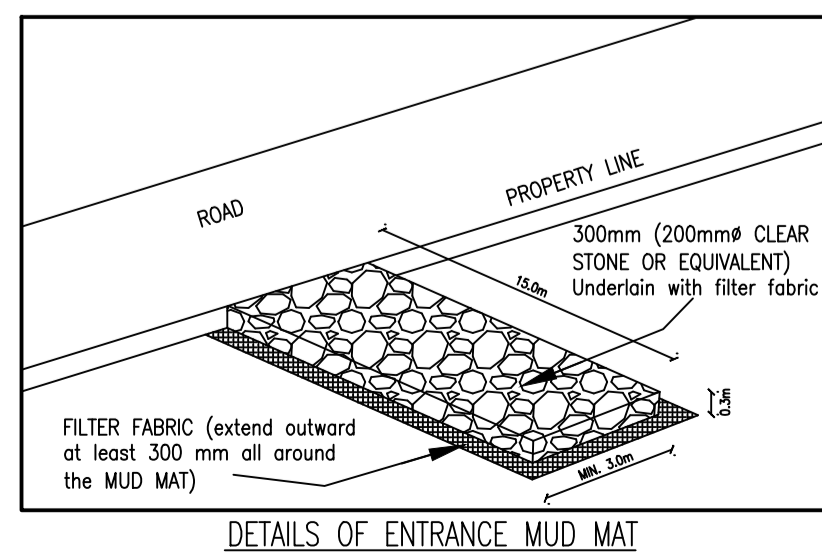


WATERMANS AND SERVICES

- CONSTRUCTION OF WATERMANS & PRIVATE SERVICES SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA WATER DISTRIBUTION DESIGN GUIDELINES - MAY 2026 AND THE SUBSEQUENT TECHNICAL BULLETINS.
- MINIMUM DEPTH OF COVER FOR WATERMAN AND SERVICES SHALL BE 2.4m. INSULATE ALL WATERMANS AND SERVICES THAT HAVE LESS THAN 2.4M OF COVER WITH THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22.
- WATERMAN AND SERVICE PIPE IN SIZES 100-400mm SHALL BE PVC DR18 CONFORMING TO AWWA C900.
- PVC WATER PIPE, FITTINGS AND SOLVENT CEMENT SHALL BE CERTIFIED TO CAN/CSA-B137.3, "RIGID POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS FOR PRESSURE APPLICATIONS" OR CAN/CSA-B137.2, "POLYVINYL CHLORIDE (PVC) INJECTION-MOLDED GASKETED FITTINGS FOR PRESSURE APPLICATIONS", AND HAVE A MINIMUM PRESSURE RATING OF 1100 kPa. PVC WATER PIPE AND FITTINGS SHALL NOT BE USED IN A HOT WATER SYSTEM.
- TRACER WIRE SHALL BE INSTALLED ON ALL WATERMAN AND SERVICES AS PER CITY OF OTTAWA TRACING WIRE SPECIFICATION MW-19.2.
- MOLDED PVC FITTINGS FOR PIPE SIZES 100MM TO 300MM SHALL CONFORM TO AWWA C900 AND CERTIFIED TO CSA B137.2.
- FABRICATED FITTINGS 250MM AND 300MM SHALL BE MANUFACTURED FROM SEGMENTS OF AWWA C900, CLASS 150 (DR18) PVC PIPE, BONDED TOGETHER AND OVER-WRAPPED WITH FIBERGLASS-REINFORCED POLYESTER TO MEET THE REQUIREMENTS OF CSA B137.3.
- WHERE METAL FITTINGS ARE TO BE USED ON PVC MAINS SUFFICIENT CATHODIC PROTECTION MUST BE PROVIDED AS PER THE FOLLOWING REQUIREMENTS:
 - MINIMUM OF ONE 13KG ZINC ANODE SHALL BE INSTALLED FOR EVERY 1000m OF TRACER WIRE;
 - ONE 13KG ZINC ANODE SHALL BE INSTALLED FOR EACH COPPER WATER SERVICE CONNECTION;
 - ONE 13KG ZINC ANODE SHALL BE INSTALLED ON EVERY VALVE, HYDRANT, BEND, TEE, SLEEVE, REDUCER, PLUG, CAP, JOINT RESTRAINT, COUPLING, ETC., CONNECTED TO THE PVC PIPE.
- WATERMAN AND SERVICE BEDDING AND BACKFILL AS PER THE CITY OF OTTAWA WATER STANDARD DETAIL DRAWING W17.
- WATERMAN DEFLECTION FOR PVC PIPE:
 - MAXIMUM ALLOWABLE DEFLECTION OF 1.5 DEGREES PER JOINT UP TO 250mm DIAMETER (160mm PER 6.1m PIPE LENGTH) AND 1.2 DEGREES FOR 300mm DIAMETER (128mm PER 6.1m PIPE LENGTH) SHALL NOT BE EXCEEDED. ALL JOINTS SHALL BE DEFLECTED AN EQUAL AMOUNT.
- NEW, CLEANED AND REPAIRED WATER MAINS SHOULD BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651-05: DISINFECTING WATER MAINS OR AN EQUIVALENT PROCEDURE [AS REQUIRED BY THE PROCEDURE FOR DISINFECTION OF DRINKING WATER IN ONTARIO (DISINFECTION PROCEDURE)].
- COVER SHALL NOT BE LESS THAN 2.4m WITH THE COVER BEING MEASURED FROM THE OVERTOP OF THE PIPE.
- THRUST RESTRAINTS FOR HYDRANTS, TEES, CROSSES, BENDS AND PLUGS SHALL BE FORMED CONCRETE BRACED AGAINST A SUFFICIENT AREA OF UN-EXCAVATED EARTH OR THEY SHALL BE TIED TO THE PIPE WITH SUITABLE METAL TIE RODS, CLAMPS, OR RETAINING GLANDS AS DIRECTED BY THE ENGINEER. TIE RODS, CLAMPS, OR OTHER COMPONENTS OF DISSIMILAR METAL SHALL BE PROTECTED AGAINST CORROSION BY HAND APPLICATION OF A BITUMINOUS COATING OR BY ENCASEMENT OF THE ENTIRE ASSEMBLY WITH 8 MIL (0.2mm) LOOSE POLYETHYLENE FILM IN ACCORDANCE WITH A.W.W.A. C-105, OR THE INSTALLATION OF MAGNESIUM OR ZINC SACRIFICIAL ANODES.
- WATER MAIN VALVES AND VALVE CHAMBERS SHALL BE AS PER THE APPLICABLE CITY OF OTTAWA STANDARD DETAIL DRAWINGS AND THE CITY OF OTTAWA VALVES SPECIFICATION MW-19.5.
- ALL WATERMAN, AND SERVICE, PRODUCTS SHALL BE CONSISTENT WITH THE CITY OF OTTAWA'S APPROVED PRODUCT LISTINGS.
- WATER SERVICE PIPE MATERIAL SHALL BE PVC, A.W.W.A. C-900, DR 18,
- ALL VALVE BOXES TO BE SET TO PROPOSED GRADES.
- VALVE PROTECTION, DENSO PROTOLEUM PRODUCTS TO PROTECT VALVING.
- VALVES ARE ONLY TO BE OPERATED BY CITY STAFF. 24 HOURS WRITTEN NOTICE TO BE PROVIDED FOR VALVE OPERATION.

FLUSHING, SWABBING AND TESTING

- ALL NEW WATERMANS ARE TO BE SWABBED IN ACCORDANCE WITH CITY SPECIFICATIONS.
- UPON COMPLETION OF INSTALLATION, THE CONTRACTOR SHALL PERFORM THE REQUIRED CITY OF OTTAWA PRESSURE TESTING TO THE SATISFACTION OF THE CITY'S WATERMAIN EROSION & SEDIMENT CONTROL.
- CONTRACTOR TO PROVIDE SEDIMENT CONTROL DURING SITE PLAN CONSTRUCTION. CONTRACTOR TO INSTALL AND CONTINUOUSLY MONITOR AND MAINTAIN SEDIMENT CONTROL PLAN TO MINIMIZE EROSION AND SEDIMENT TRANSPORT.
- CONTRACTOR TO PROVIDE A LIGHT DUTY GEOTEXTILE SILT FENCE AROUND THE SITE PERIMETER, INSTALL PER MANUFACTURER'S INSTRUCTIONS. AT A MINIMUM, OR AS OTHERWISE DIRECTED BY THE ENGINEER, THE FENCE SHALL REMAIN IN PLACE UNTIL VEGETATION HAS BEEN ACHIEVED. INSTALL FENCE PER OPSD 219.110 LIGHT DUTY SILT FENCE BARRIER.
- SILTSACKS BY TERRAFIX OR EQUAL TO BE USED IN CATCH BASINS DURING CONSTRUCTION TO PROVIDE EROSION AND SEDIMENT CONTROL. THE CONTRACTOR IS TO MAINTAIN THE EROSION AND SILTATION CONTROL MEASURES TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
- ALL SILTSACKS SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL AS DIRECTED AND TO THE SATISFACTION OF THE CITY OF OTTAWA.
- ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE CITY OF OTTAWA.
- CONTRACTOR TO PROVIDE MUD MAT AT THE SITE EXIT DURING CONSTRUCTION PER DETAILS SHOWN ON THIS DRAWING AND PER CITY REQUIREMENTS.
- RIP RAP TYPE 2 WITH GEOTEXTILE PER OPSD 810.010 AROUND THE STRAWBALE CHECK DAM.
- STRAWBALE FLOW CHECK DAM SHALL BE AS PER OPSD 219.180.



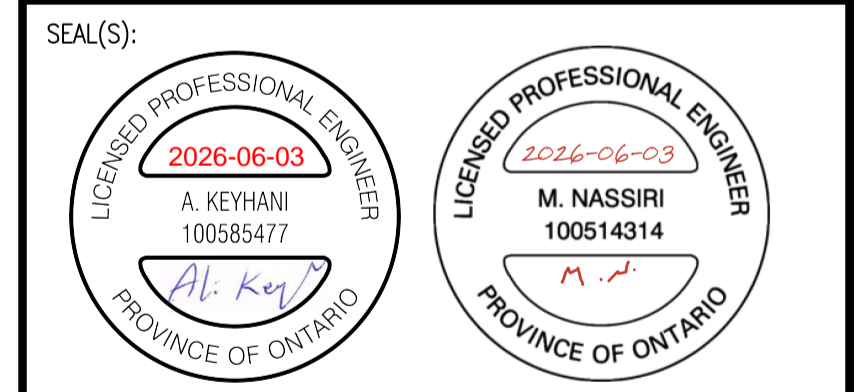
GENERAL NOTES:

- IN AS MUCH AS THE ENGINEERING DESIGN REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, AND BECAUSE SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY, OR DAMAGING OTHERWISE ADEQUATE/ADVERSARIAL PROPERTIES AND SYSTEMS, ENGINEER IS NOT RESPONSIBLE FOR CONDITIONS DISCOVERED DURING CONSTRUCTION WHICH DIFFER FROM THOSE INDICATED ON THESE DRAWINGS. THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY OR DISCOVERY OF ANY OTHER DEFICIENCIES IN THE DRAWINGS, SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR GUIDANCE ON HOW TO PROCEED.
- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH O.P.S.S. AND O.P.S.D. REQUIREMENTS AND TO THE REQUIREMENTS OF OBC AND OTHER PROVINCIAL, REGIONAL AND LOCAL AUTHORITIES.
- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDER GROUND AND ABOVE GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THESE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL ENSURE THE EXACT LOCATIONS OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY OF DAMAGE TO THEM. IF CONSTRUCTION PROCEEDS PRIOR TO LOCATING EXISTING SERVICES/UTILITIES AND CONFLICTS ARISE, ALL COSTS SHALL BE BORNE BY THE CONTRACTOR UNLESS IT IS DETERMINED THAT CONFLICTS COULD HAVE BEEN AVOIDED. GAS INFRASTRUCTURES ARE NOT SHOWN IN THE DRAWINGS AND THE CONTRACTOR MUST CONTACT ANY AND ALL UTILITIES FOR LOCATION INFORMATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL REPAIR ANY DAMAGED AREAS AT PROPERTY LINE DUE TO CONSTRUCTION, AND RESTORE THE GRADING TO ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN MUNICIPAL RIGHT OF WAY TO CITY OF OTTAWA.
- IF, FOR UNFORESEEN REASONS, THE OWNER AND/OR HIS/HER REPRESENTATIVE MUST ENCROACH ONTO PRIVATE LANDS TO UNDERTAKE ANY WORKS, HE/SHE MUST OBTAIN WRITTEN PERMISSION LETTER FROM THE ADJACENT PROPERTY OWNER PRIOR TO ENTERING UPON THE PRIVATE PROPERTY TO PERFORM ANY WORKS. COPIES OF THIS LETTERS OF CONSENT MUST BE SUBMITTED TO THE CITY OF OTTAWA, PRIOR TO ANY WORK BEING PERFORMED. FAILURE TO COMPLY WITH THE ABOVE IS AT THE DEVELOPER'S OWN RISK.
- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS AND DOCUMENTS FOR THE PROPOSED DEVELOPMENT.
- THESE DRAWINGS DO NOT NECESSARILY COMMENT ON ALL AREAS AND ASPECTS OF THE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE AND OTHER APPLICABLE CODES, BY-LAWS, AND THE REQUIREMENTS OF LOCAL AND REGIONAL MUNICIPALITIES AND AUTHORITIES.

DATE	REV.	REVISIONS	BY	APP'D
26/06/03	02	ISSUED FOR SPA		AK
25/09/29	01	ISSUED FOR SPA	RV	AK

ISSUED STATUS: _____

DRAWN BY:	INITIALS:	YYYY/MM/DD
RV	RV	2025/09/29
DESIGNED BY:	RV	2025/09/29
DRAWING CHECKED BY:	AK	2025/09/29
QC BY:	AK	2025/09/29
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TITLE: CIVIL NOTES AND DETAILS

SCALE: NTS DATE: 2025/09/29

PROJECT NO:	DRAWING NO:	REVISION:
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