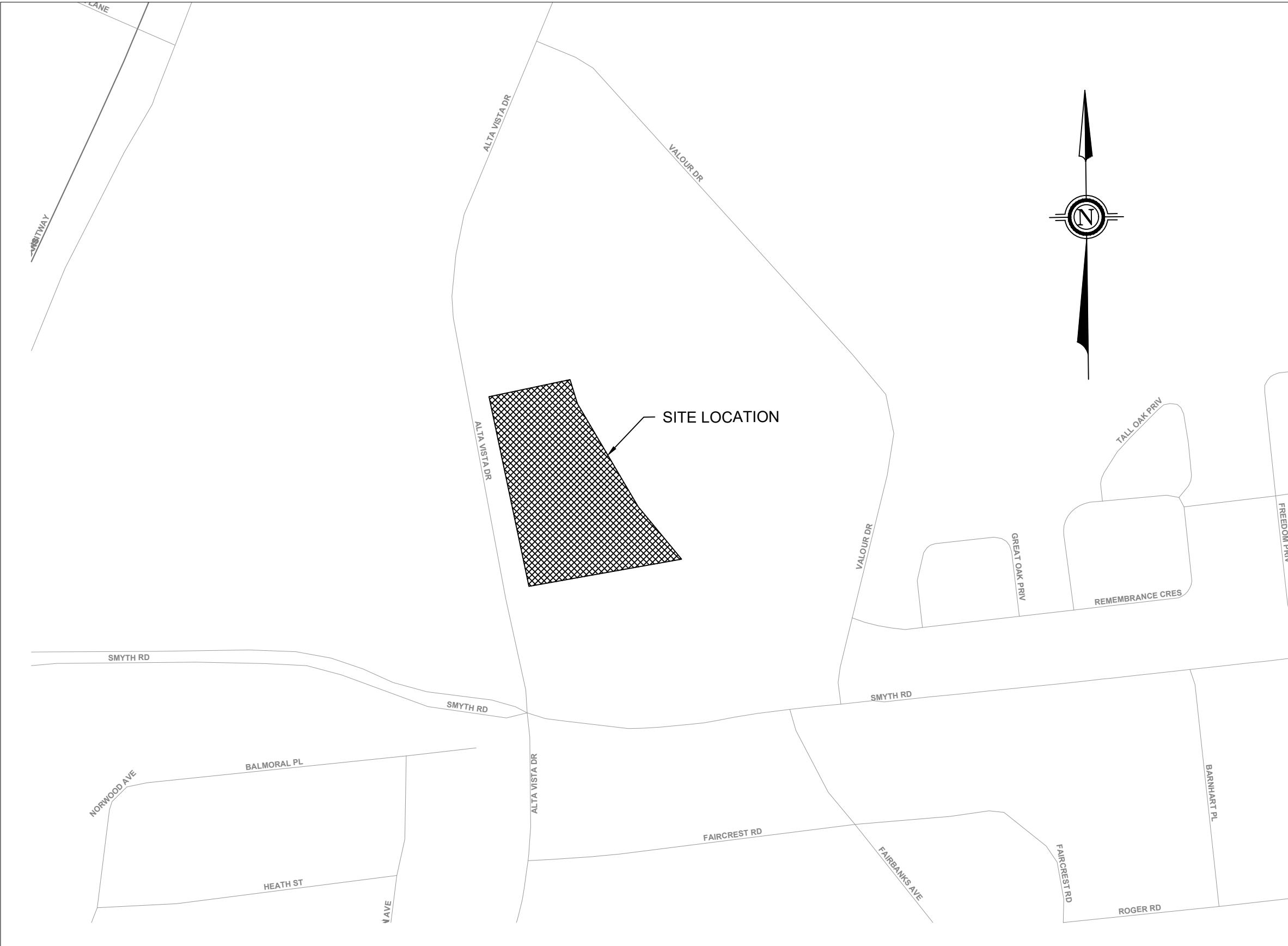
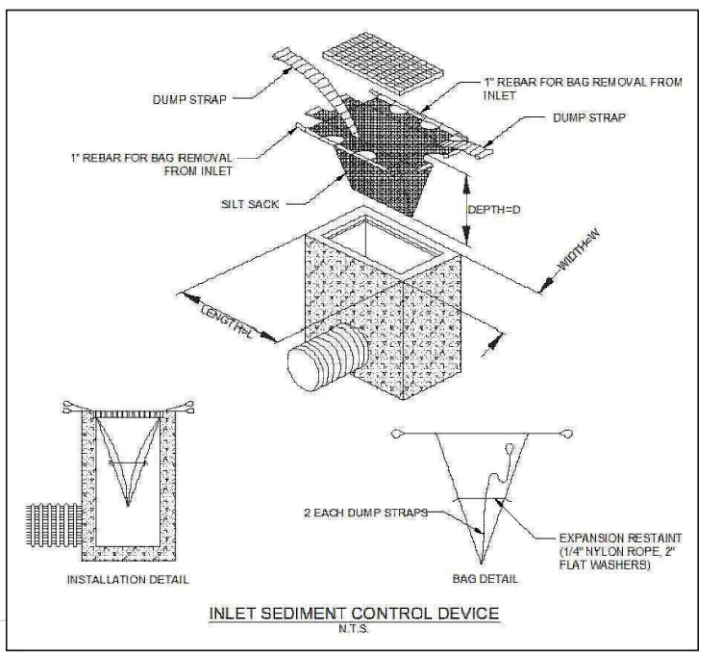
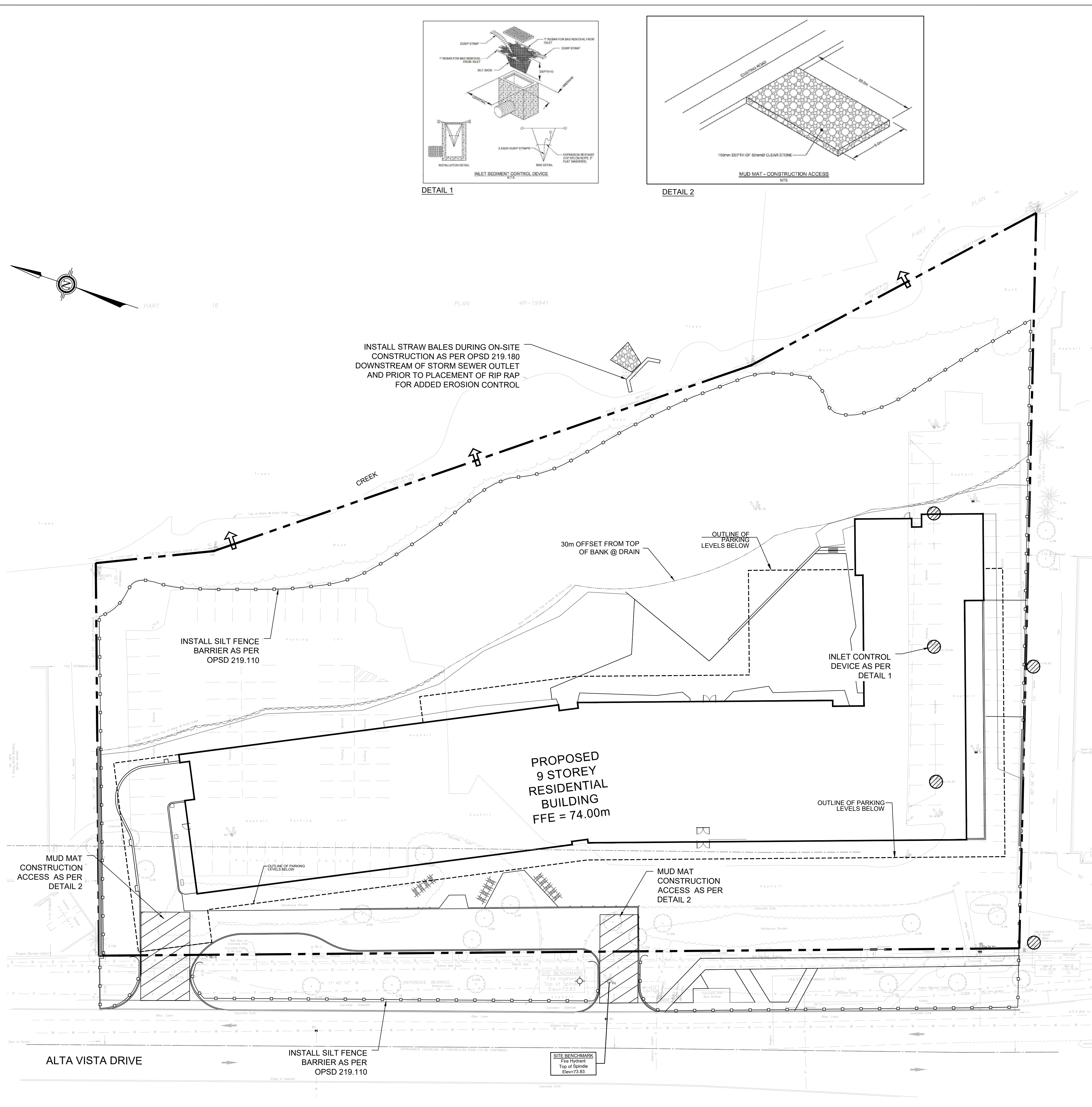


PROPOSED MULTI STOREY APARTMENT
1867 ALTA VISTA DRIVE, OTTAWA, ONTARIO
SITE PLAN APPLICATION SUBMISSION

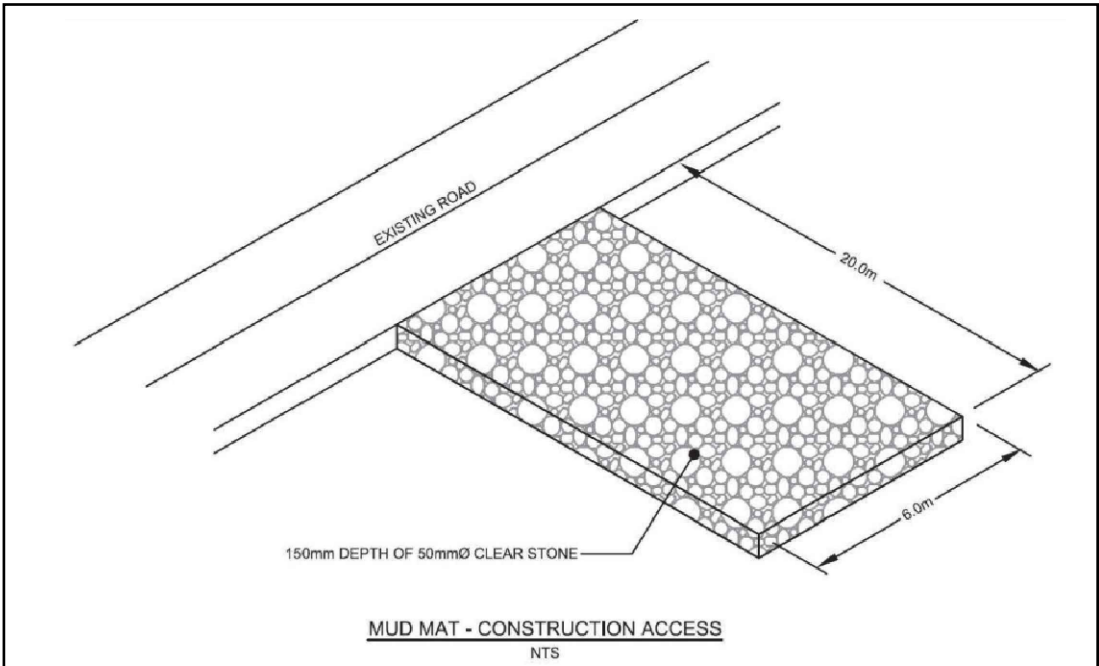


DWG. NO.	DRAWING NAME
C-100	TITLE PAGE
C-101	EROSION AND SEDIMENT CONTROL
C-102	REMOVALS
C-103	SITE SERVICING - PLAN AND PROFILE
C-104	SITE SERVICING
C-105	GRADING PLAN
C-106	STORM WATER MANAGEMENT PLAN
C-107	PRE- DEVELOPMENT DRAINAGE PLAN
C-108	POST- DEVELOPMENT DRAINAGE PLAN
C-109	GENERAL NOTES
C-110	CONSTRUCTION DETAILS PAGE 1
C-111	CONSTRUCTION DETAILS PAGE 2

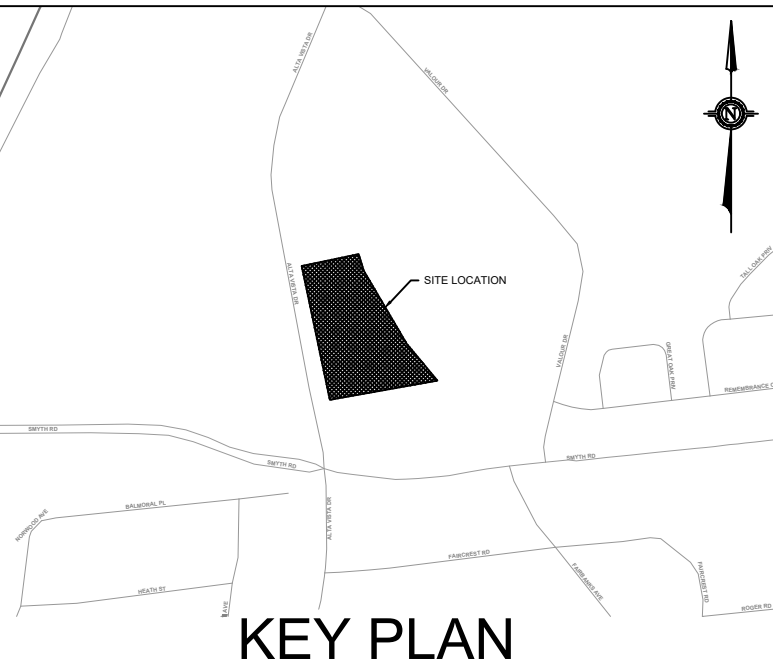
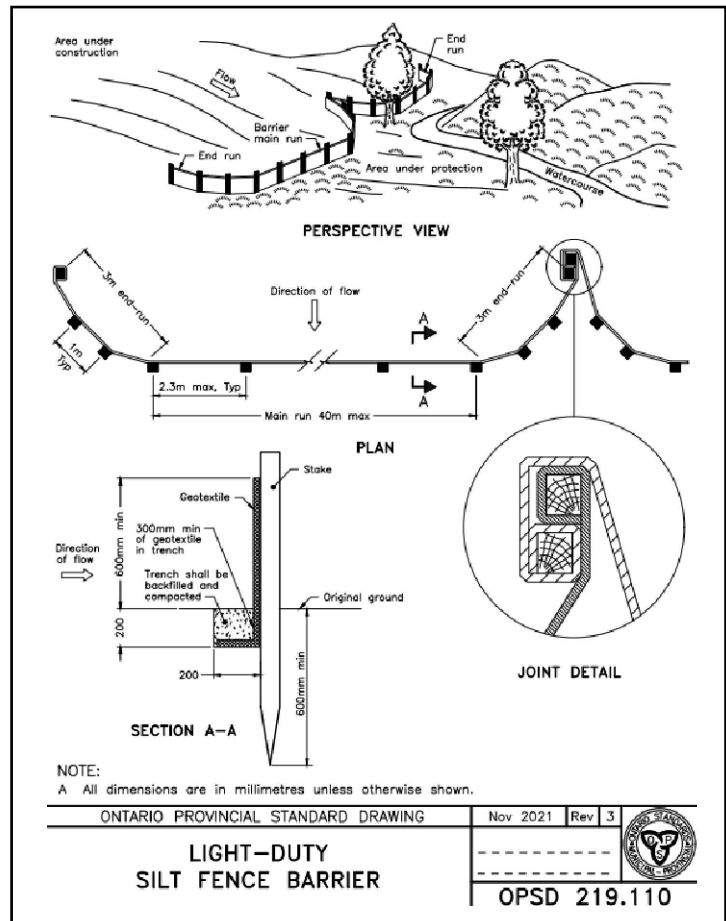
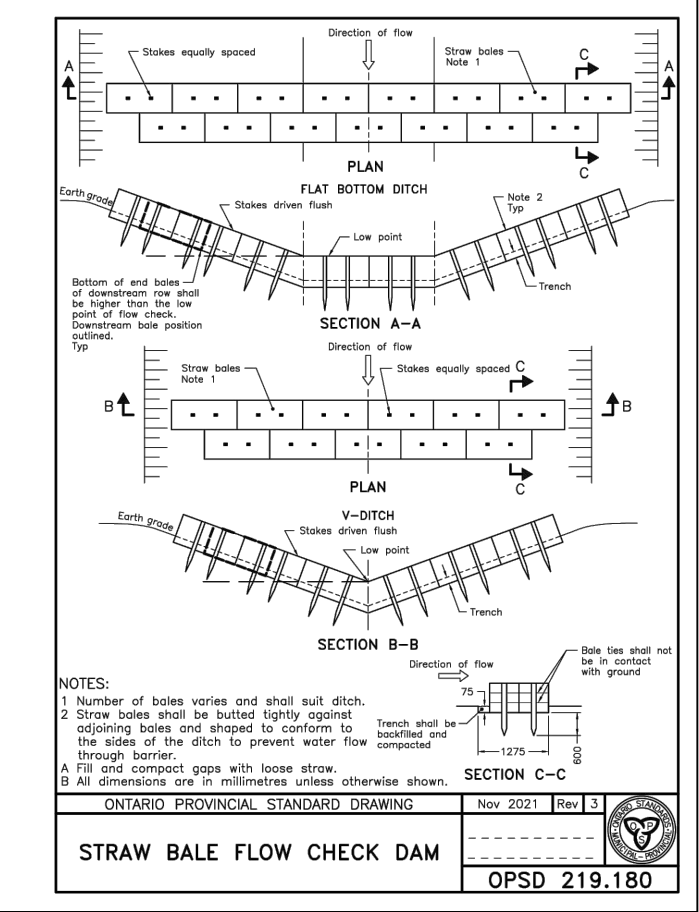
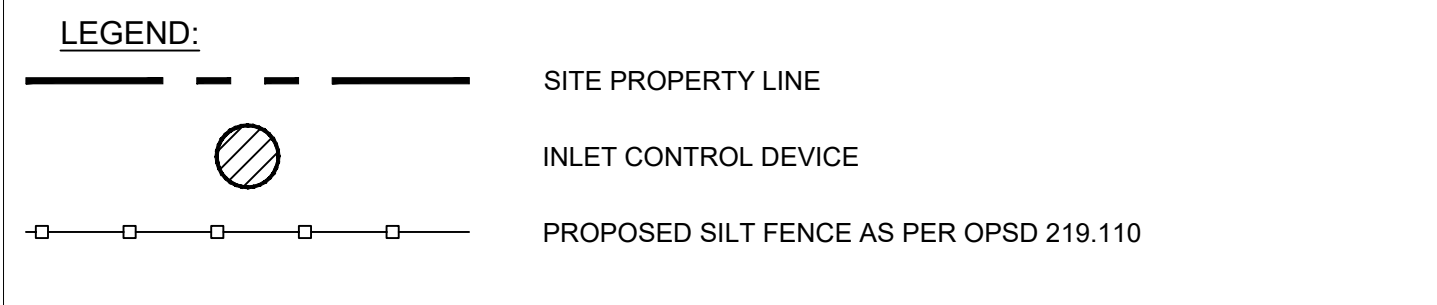




DETAIL 1



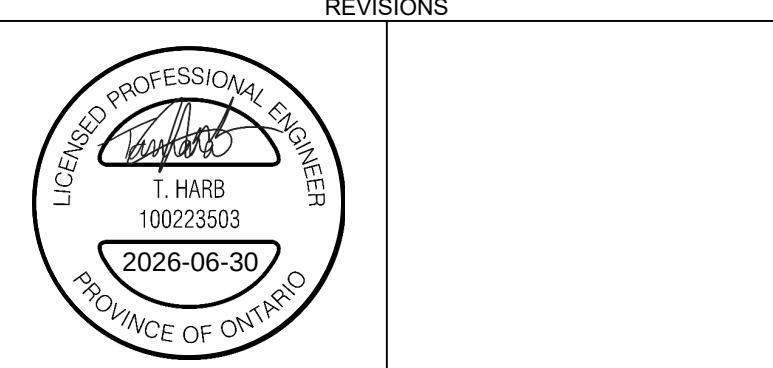
DETAIL 2



TOPOGRAPHIC INFORMATION & BENCHMARK
TOPOGRAPHIC SURVEY COMPLETED BY ANNIS O'SULLIVAN
VOLLEBEKK LTD. ON JUNE 26th 2025. ELEVATIONS SHOWN
ARE GEODETIC AND ARE REFERRED TO THE CGVD-28
GEODETIC DATUM.
SITE BENCHMARK No.1 LOCATED AT HYDRANT AT EXISTING
ENTRANCE ALONG ALTA VISTA DRIVE. FIRE HYDRANT TOP OF
SPINDLE = 73.83

NOT FOR
CONSTRUCTION

02	2026-06-30	ISSUED FOR SPA	T.H.
01	2025-12-17	ISSUED FOR OPA/ZBA	T.H.
No.	DATE	DESCRIPTION	BY



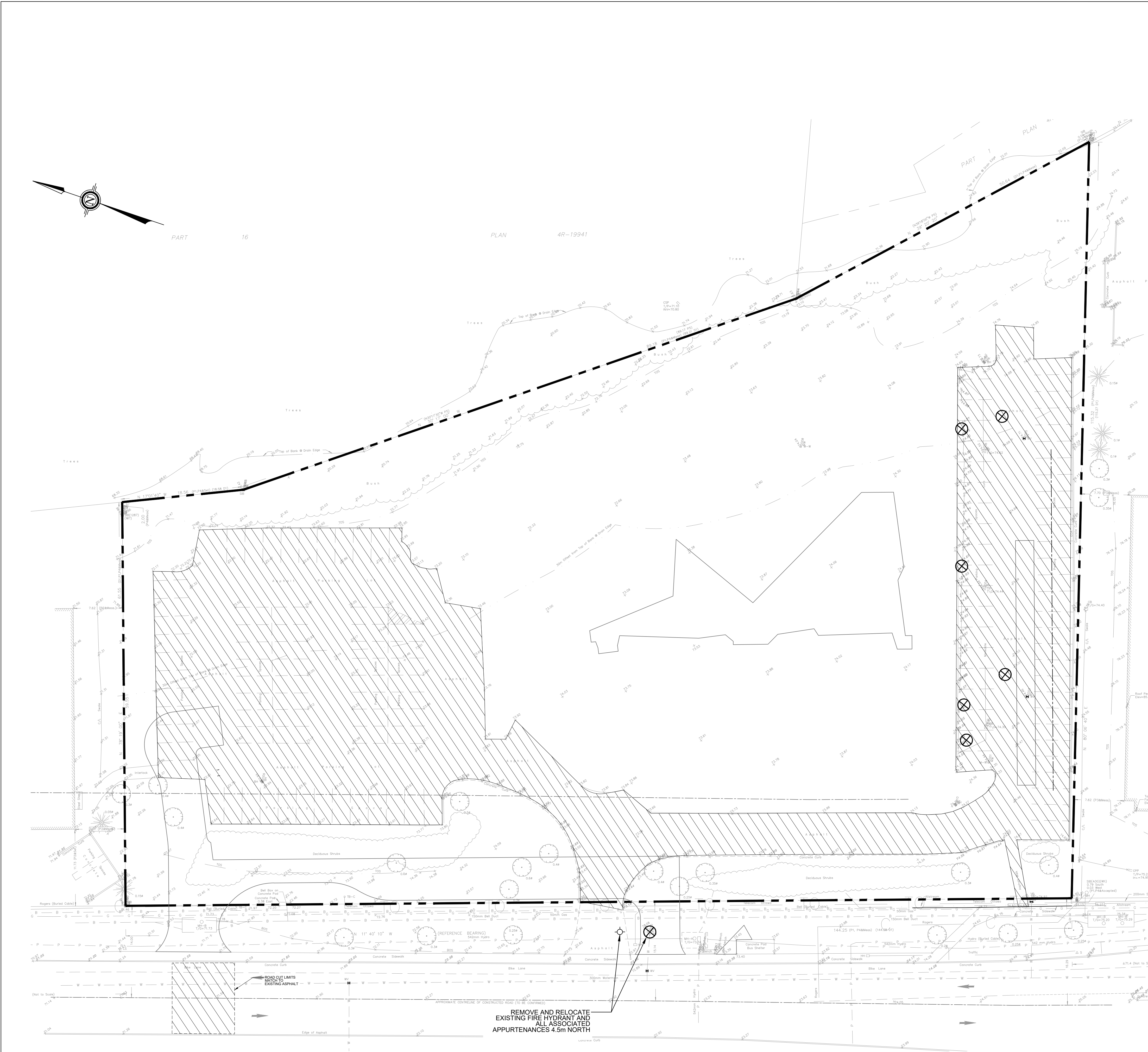
PARSONS
1223 Michael Street, Suite 100, Ottawa, Ontario, Canada K1J 7T2
Tel: (613) 738-4160 Fax: (613) 739-7105

CLIENT
TCU DEVCORP

PROJECT
**1867 ALTA VISTA DRIVE
OTTAWA, ONTARIO**

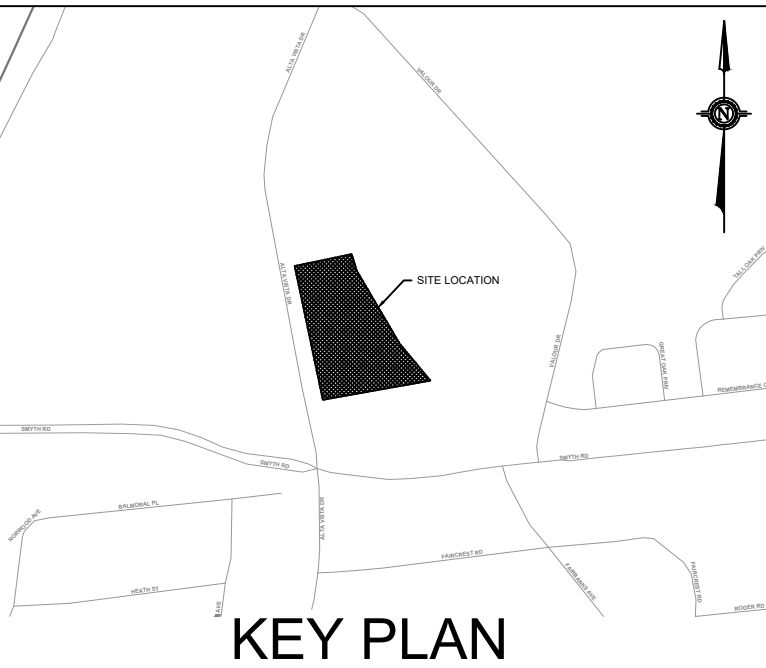
TITLE
EROSION/ SEDIMENT CONTROL

DESIGNED BY	T.H.	PROJECT NO.	479542
DRAWN BY	R.G.	C-101	ESC
CHECKED BY	M.M.		
DATE	JUNE 2026		
SCALE	1:300	DRAWING NO.	DRAWING



LEGEND:

- SITE PROPERTY LINE
- STRUCTURE TO BE REMOVED
- SEWER TO BE REMOVED
- EXISTING CURB REMOVAL
- EXISTING FENCE TO BE REMOVED
- ASPHALT REMOVAL
- LANDSCAPE REMOVAL
- CONCRETE REMOVAL



TOPOGRAPHIC INFORMATION & BENCHMARK
TOPOGRAPHIC SURVEY COMPLETED BY ANNIS O'SULLIVAN VOLLEBEKK LTD. ON JUNE 26th 2025. ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD-28 GEODETIC DATUM.
SITE BENCHMARK No.1 LOCATED AT HYDRANT AT EXISTING ENTRANCE ALONG ALTA VISTA DRIVE. FIRE HYDRANT TOP OF SPINDLE = 73.83

NOT FOR CONSTRUCTION

02	2026-06-30	ISSUED FOR SPA	T.H.
01	2025-12-17	ISSUED FOR OPA/ZBA	T.H.
No.	DATE	DESCRIPTION	BY



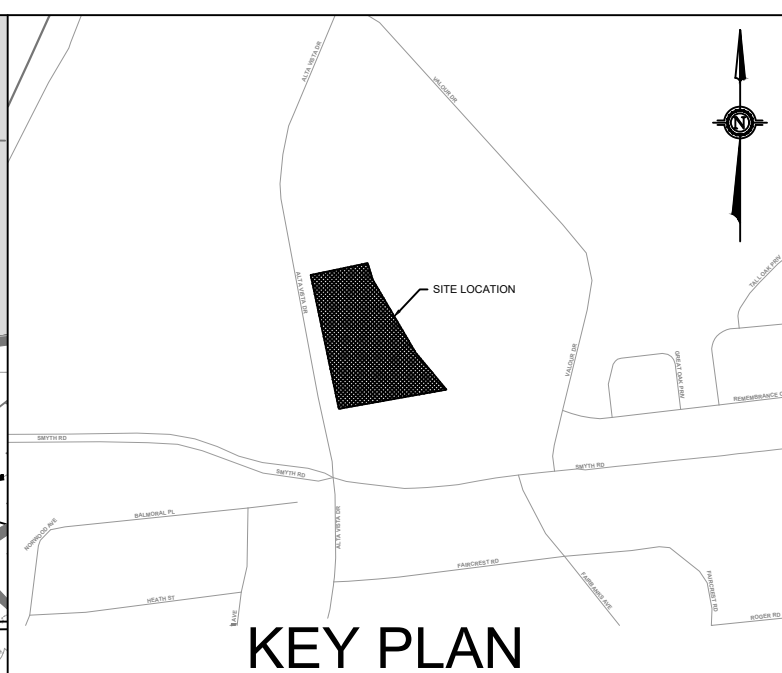
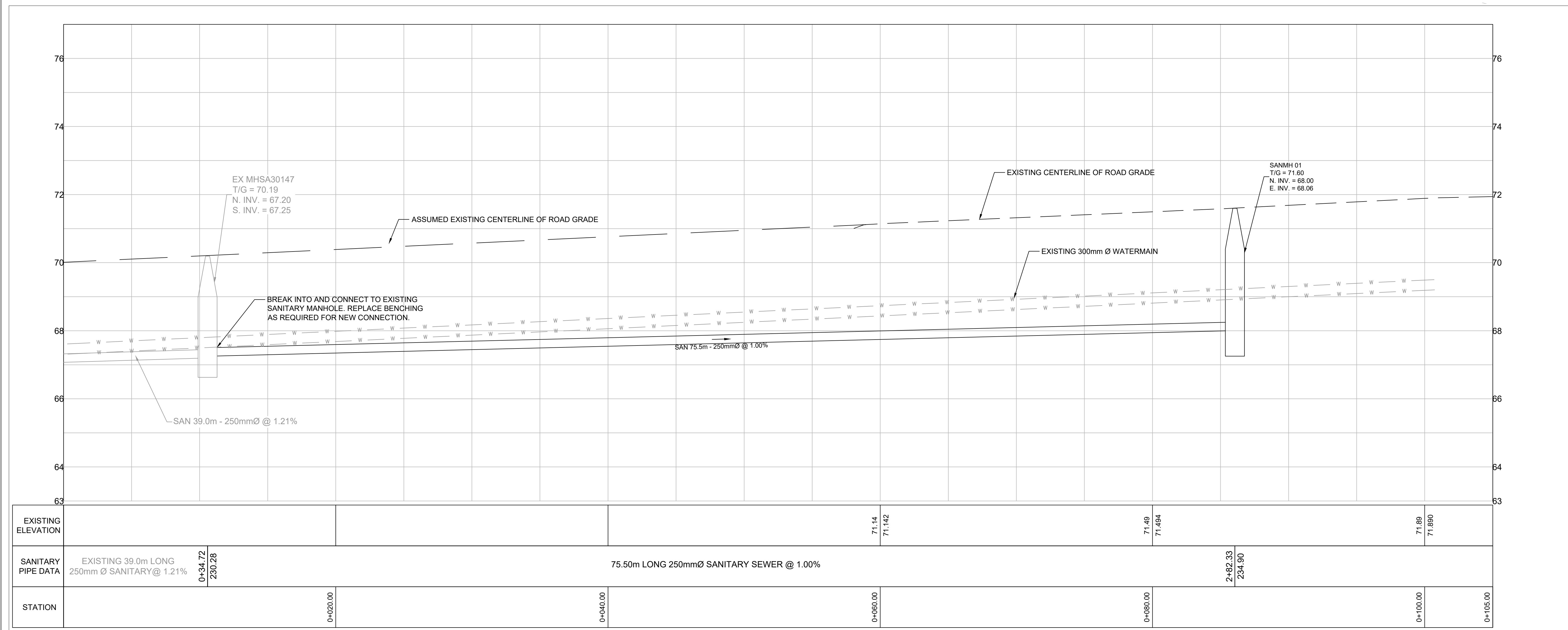
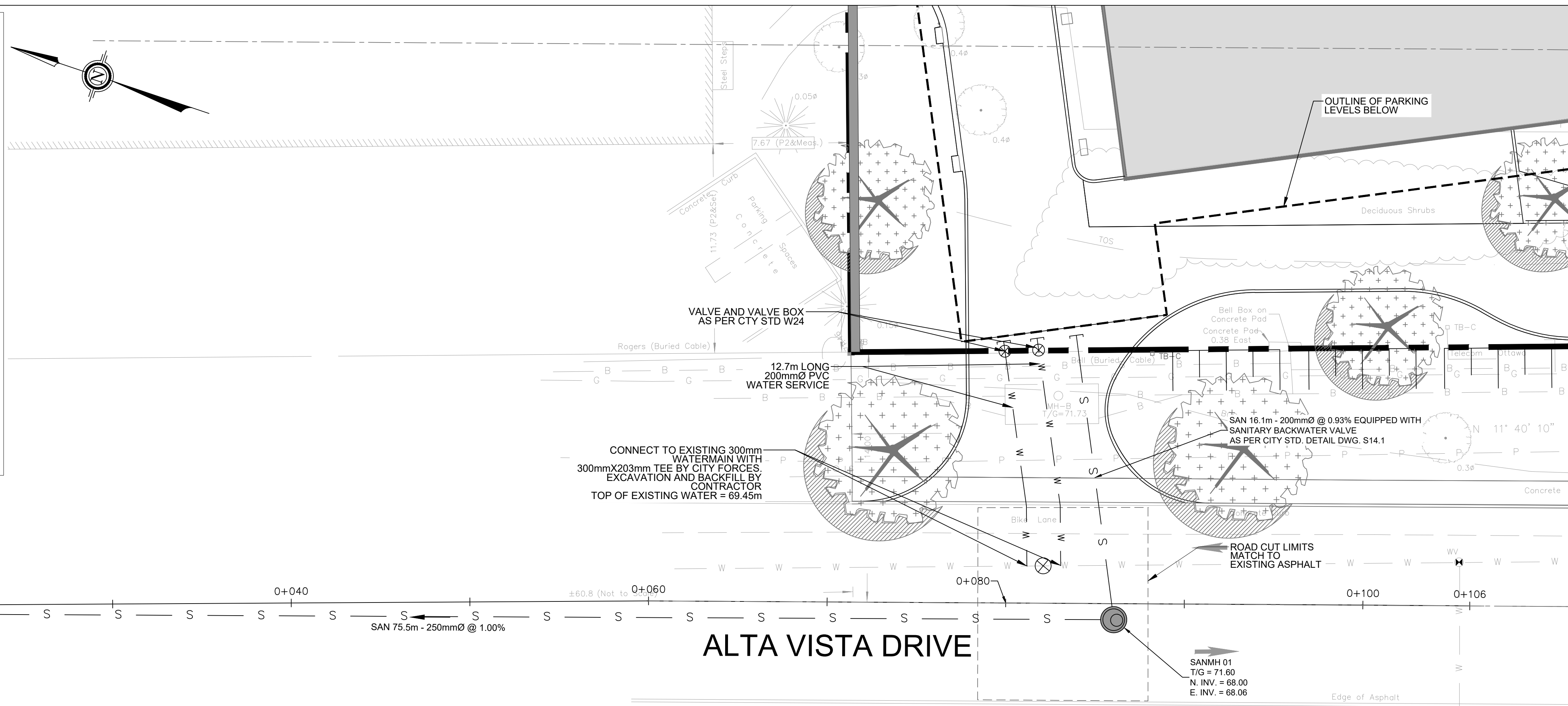
1223 Michael Street, Suite 100, Ottawa, Ontario, Canada K1J 7T2
Tel: (613) 738-4160 Fax: (613) 739-7105

CLIENT
TCU DEVCORP

PROJECT
**1867 ALTA VISTA DRIVE
OTTAWA, ONTARIO**

TITLE
REMOVALS PLAN

DESIGNED BY	T.H.	PROJECT NO.	479542
DRAWN BY	R.G.	C-102	REM
CHECKED BY	M.M.		
DATE	JUNE 2026		
SCALE	1:300	DRAWING NO.	DRAWING

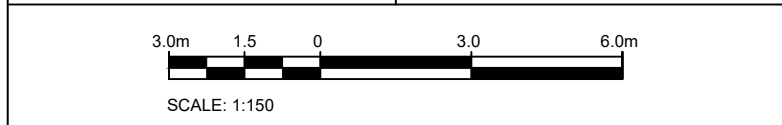
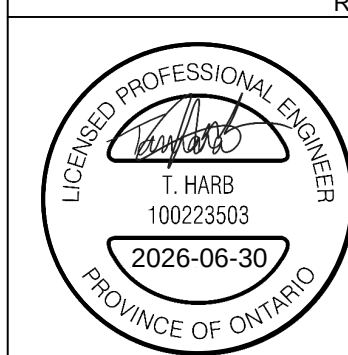


TOPOGRAPHIC INFORMATION & BENCHMARK

TOPOGRAPHIC SURVEY COMPLETED BY ANNIS O'SULLIVAN VOLLEBEKK LTD. ON JUNE 26th 2025. ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD-28 GEODETIC DATUM.

SITE BENCHMARK No. 1 LOCATED AT HYDRANT AT EXISTING ENTRANCE ALONG ALTA VISTA DRIVE. FIRE HYDRANT TOP OF SPINDLE = 73.83

NOT FOR
CONSTRUCTION

[illegible]

CLIENT

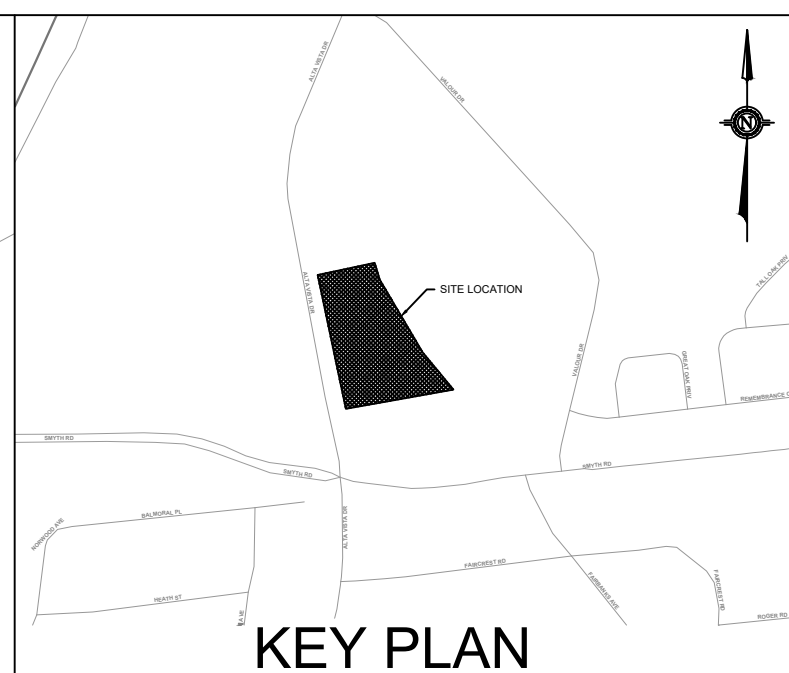
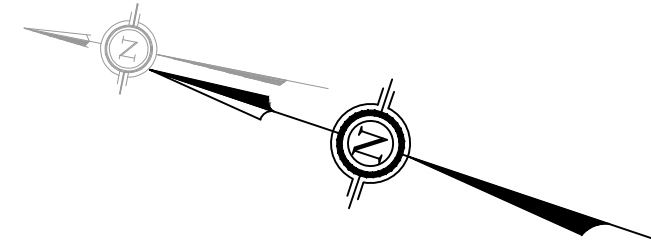
TCU DEVCORP

PROJECT

1867 ALTA VISTA DRIVE
OTTAWA, ONTARIO

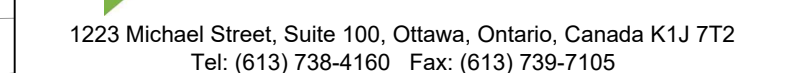
TITLE	SITE SERVICING PLAN AND PROFILE
-------	------------------------------------

DESIGNED BY	T.H.	PROJECT NO.		479542
DRAWN BY	R.G	C-102	SS	
CHECKED BY	M.M.			
DATE	JUNE 2026			
SCALE	1:150	DRAWING NO.	DRAWINGS	



SITE BENCHMARK No.1 LOCATED AT HYDRANT AT EXISTING
ENTRANCE ALONG ALTA VISTA DRIVE. FIRE HYDRANT TOP OF
SPINDLE = 73.83

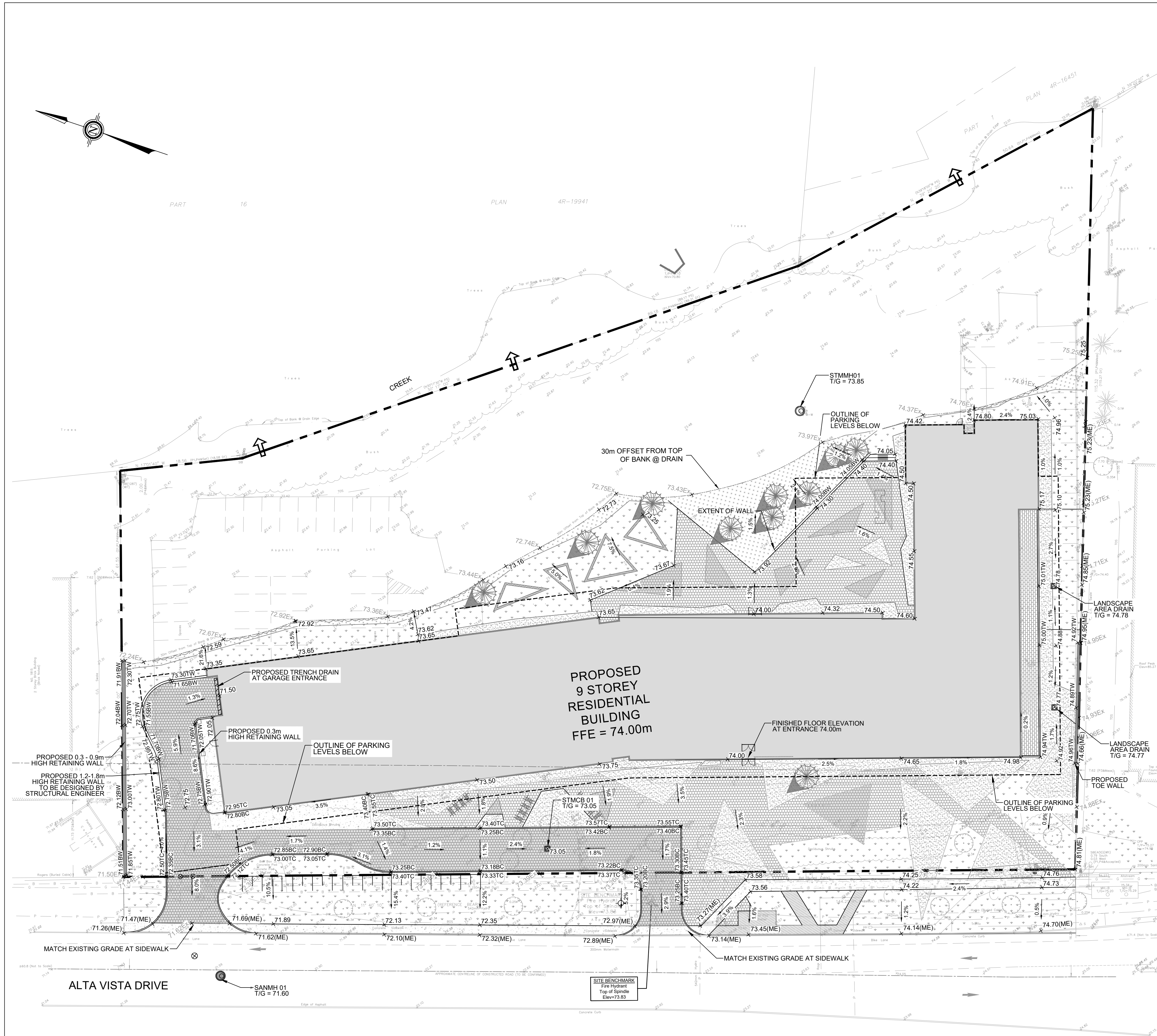
02	2026-06-30	ISSUED FOR SPA	T.H.
01	2025-12-17	ISSUED FOR OPA/ZBA	T.H.
No.	DATE	DESCRIPTION	BY



PROJECT

1867 ALTA VISTA DRIVE
OTTAWA, ONTARIO

DESIGNED BY T.H.		PROJECT NO. 479542	
DRAWN BY R.G		C-104	SS
CHECKED BY M.M.			
DATE JUNE 2026			
SCALE 1:300			
		DRAWING NO.	DRAWING

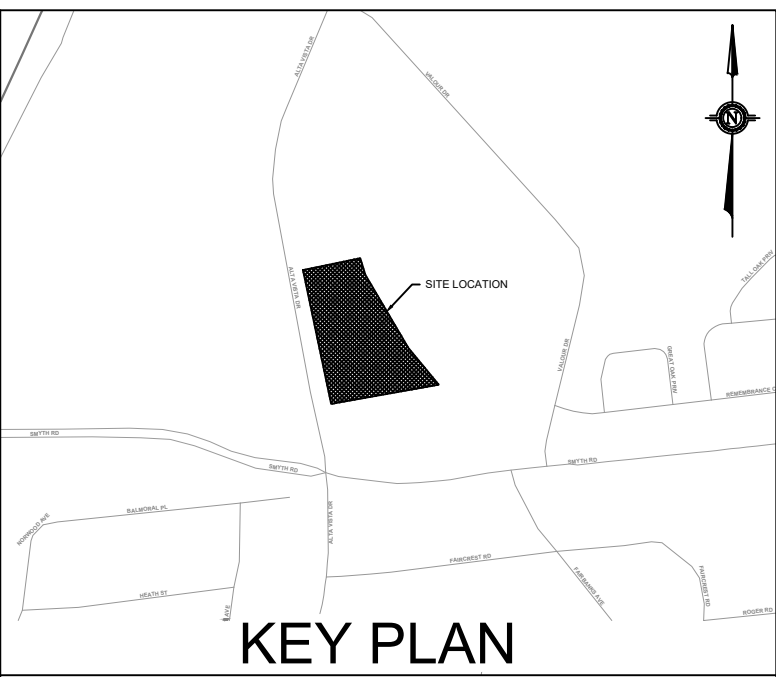


LEGEND:

- EXISTING PROPERTY LINE
- TERRACE (3:1 MAX)
- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED TOP OF WALL GRADE
- PROPOSED BOTTOM OF WALL GRADE
- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED SWALE ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED TOP OF CURB GRADE
- PROPOSED BOTTOM OF CURB GRADE
- PROPOSED SURFACE SLOPE
- PROPOSED VALVE COVER
- PROPOSED SANITARY MAINTENANCE HOLE
- PROPOSED STORM MAINTENANCE HOLE
- PROPOSED CATCH BASIN
- PROPOSED TRENCH DRAIN
- PROPOSED CURB
- GRADE BREAK LINE
- PROPOSED DEPRESSED CONCRETE CURB WITH TWSI PER CITY STD DWG SC7.3
- PROPOSED PAVERS
- PROPOSED CONCRETE AREA / SIDEWALK
- PROPOSED PLANTING AREA
- PROPOSED LANDSCAPE

Recommended Pavement Structure - Car Only Parking Areas Over Podium Deck	
Thickness (mm)	Material Description
50	Wear Course – HL-3 or Superpave 12.5 Asphaltic Concrete
200*	BASE - OPSS Granular A Crushed Stone
See below**	Thermal Break** - Rigid Insulation (See Following Paragraph)
n/a	Waterproofing Membrane and IKO Protection Board
SUBGRADE – Reinforced concrete podium deck	
* Thickness of base course is dependent on grade of insulation as noted in proceeding paragraph	
** If specified by others, not required from a geotechnical perspective	

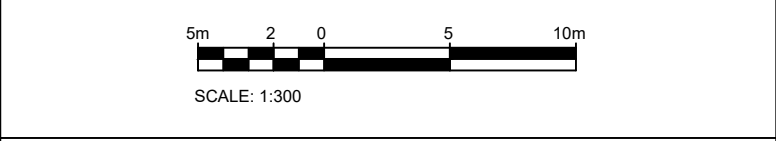
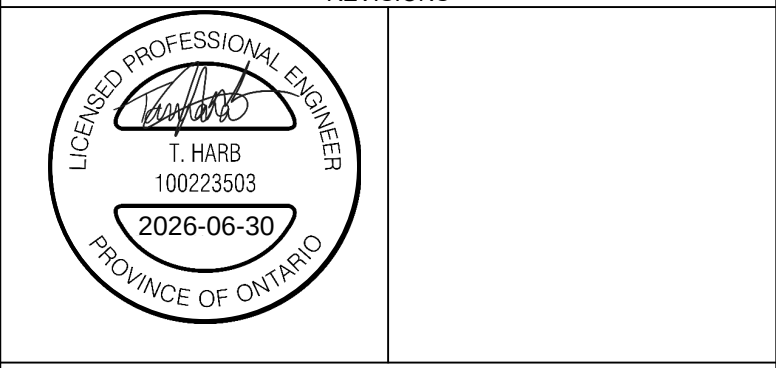
Recommended Pavement Structure – Access Lanes, Fire Truck Lane, Ramp, and Heavy Loading Areas Over Podium Deck	
Thickness (mm)	Material Description
40	Wear Course – HL-3 or Superpave 12.5 Asphaltic Concrete
50	Binder Course – HL-8 or Superpave 19.0 Asphaltic Concrete
300*	BASE - OPSS Granular A Crushed Stone
See below**	Thermal Break** - Rigid Insulation (See Following Paragraph)
n/a	Waterproofing Membrane and IKO Protection Board
SUBGRADE – Reinforced concrete podium deck	
* Thickness of base course is dependent on grade of insulation as noted in proceeding paragraph	
** If specified by others, not required from a geotechnical perspective	



TOPOGRAPHIC INFORMATION & BENCHMARK
TOPOGRAPHIC SURVEY COMPLETED BY ANNIS O'SULLIVAN VOLLEBEKK LTD. ON JUNE 26th, 2025. ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD-28 GEODETIC DATUM.
SITE BENCHMARK No. 1 LOCATED AT HYDRANT AT EXISTING ENTRANCE ALONG ALTA VISTA DRIVE. FIRE HYDRANT TOP OF SPINDLE = 73.83

NOT FOR
CONSTRUCTION

02	2026-06-30	ISSUED FOR SPA	T.H.
01	2025-12-17	ISSUED FOR OPAZBA	T.H.
No.	DATE	DESCRIPTION	BY
REVISIONS			



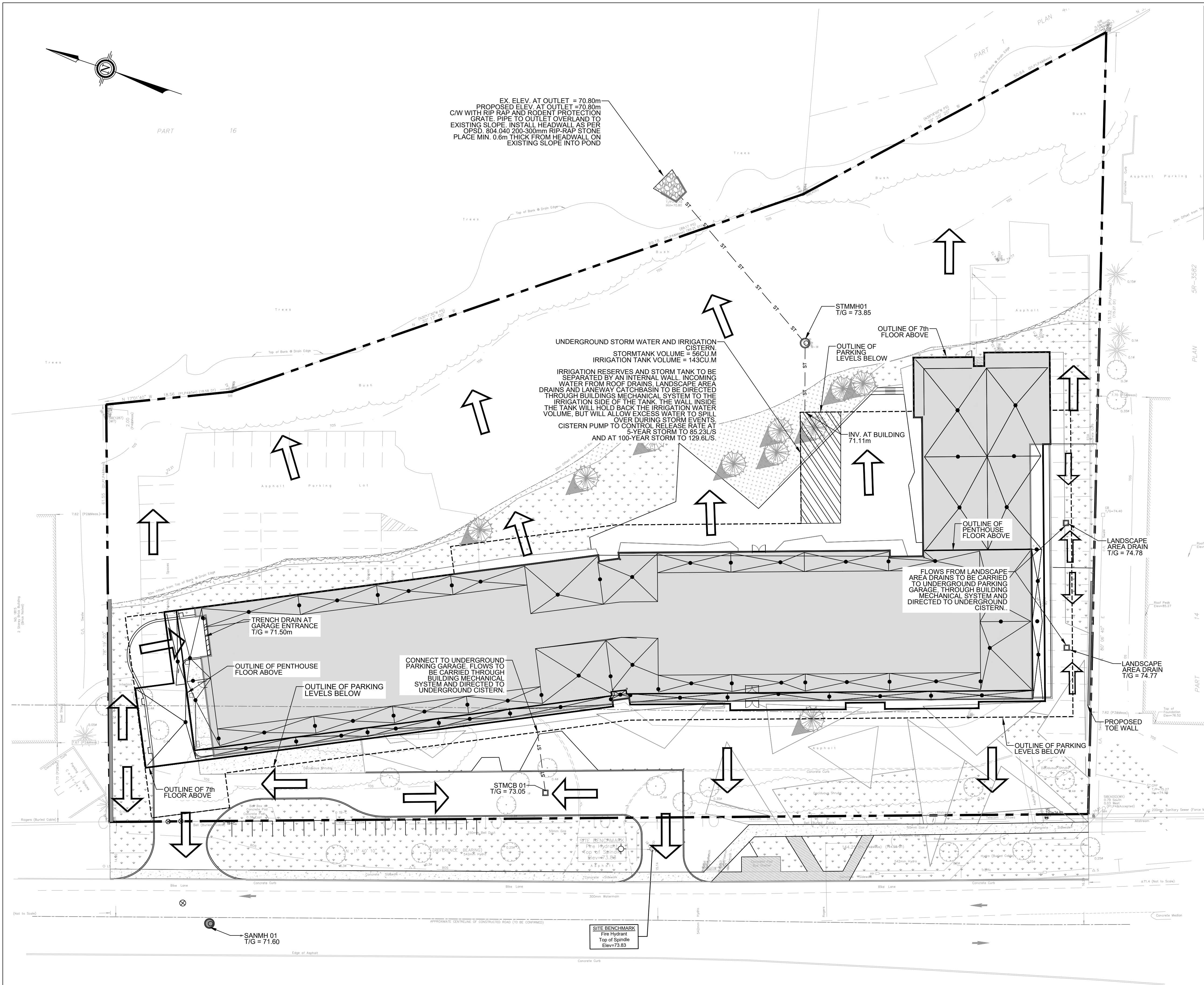
PARSONS
1223 Michael Street, Suite 100, Ottawa, Ontario, Canada K1J 7T2
Tel: (613) 738-4160 Fax: (613) 739-7105

CLIENT
TCU DEVCORP

PROJECT
**1867 ALTA VISTA DRIVE
OTTAWA, ONTARIO**

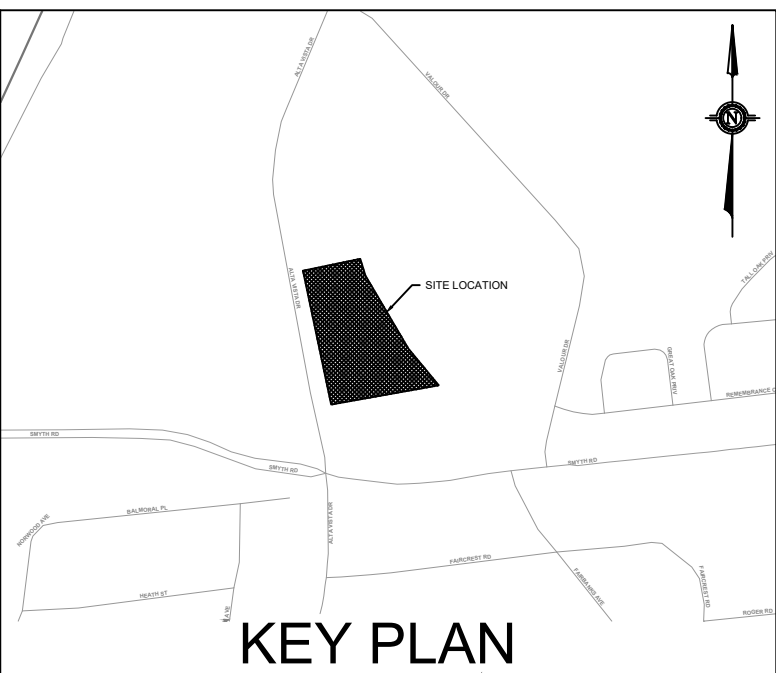
TITLE
GRADING PLAN

DESIGNED BY	T.H.	PROJECT NO.	479542
DRAWN BY	R.G.	C-105	GR
CHECKED BY	M.M.		
DATE	JUNE 2026		
SCALE	1:300	DRAWING NO.	DRAWING



LEGEND:

- SITE PROPERTY LINE
- ST — ST — ST — EXISTING STORM SEWER AND MAINTENANCE HOLE
- EXISTING STORM CATCH BASIN
- ST — (C) — PROPOSED STORM SEWER AND MAINTENANCE HOLE
- PROPOSED CATCH BASIN
- ▨ PROPOSED TRENCH DRAIN
- ▨ PIPE INSULATION REQUIRED AS PER CITY OF OTTAWA DETAIL S35
- PROPOSED ROOF DRAINS
- ➔ OVERLAND FLOW DIRECTION

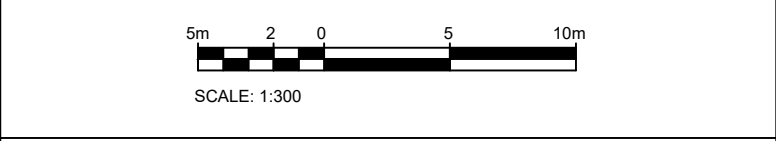


TOPOGRAPHIC INFORMATION & BENCHMARK
TOPOGRAPHIC SURVEY COMPLETED BY ANNIS O'SULLIVAN VOLLEBEKK LTD. ON JUNE 26th, 2025. ELEVATIONS SHOWN ARE GEODETTIC AND ARE REFERRED TO THE CGVD-28 GEODETTIC DATUM.
SITE BENCHMARK No. 1 LOCATED AT HYDRANT AT EXISTING ENTRANCE ALONG ALTA VISTA DRIVE. FIRE HYDRANT TOP OF SPINDLE = 73.83

NOT FOR CONSTRUCTION

No.	DATE	DESCRIPTION	BY
02	2026-06-30	ISSUED FOR SPA	T.H.
01	2025-12-17	ISSUED FOR OPAZBA	T.H.

LICENSED PROFESSIONAL ENGINEER
T. HARRIS
100223503
2026-06-30
PROVINCE OF ONTARIO



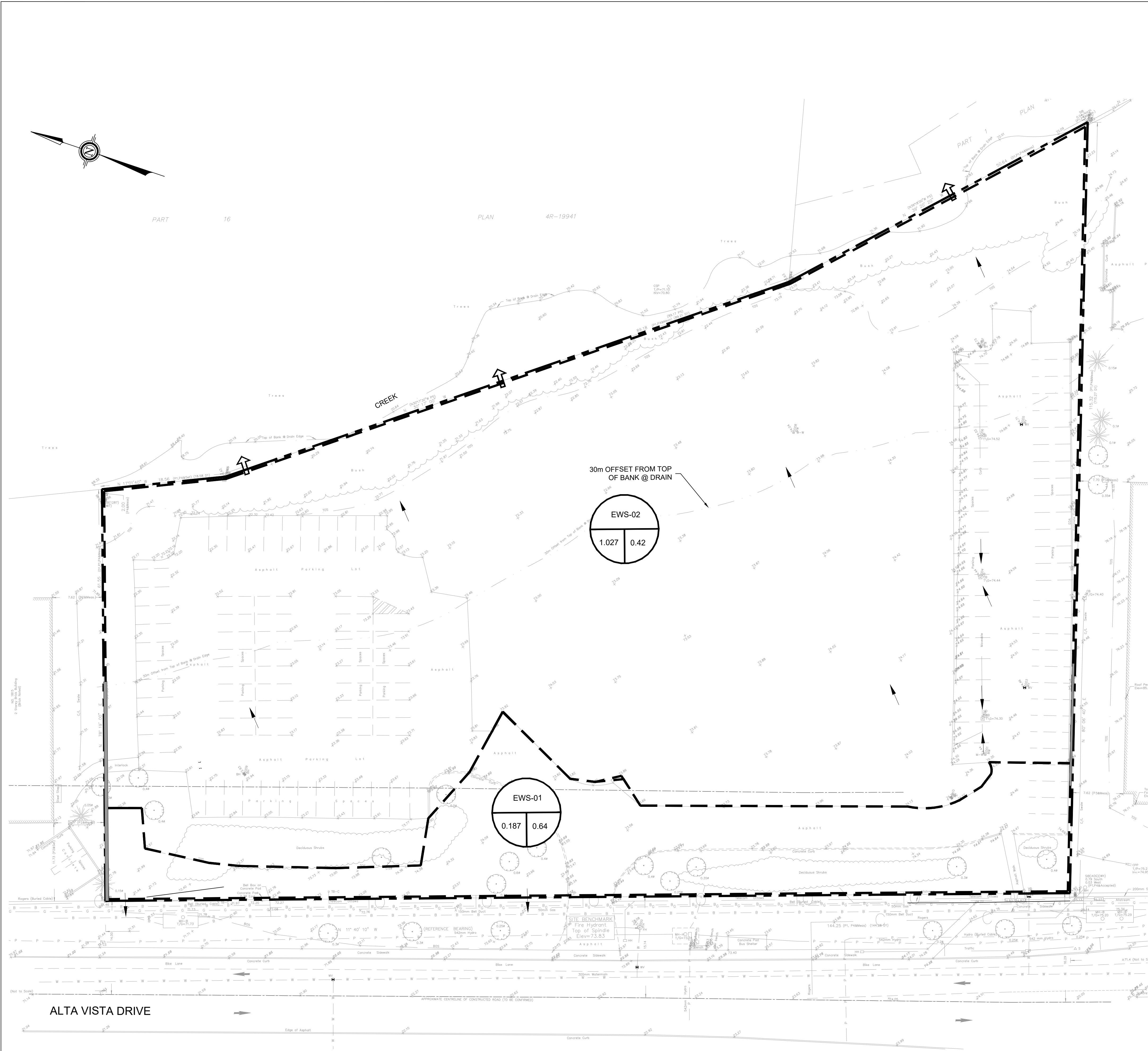
PARSONS
1223 Michael Street, Suite 100, Ottawa, Ontario, Canada K1J 7T2
Tel: (613) 738-4160 Fax: (613) 738-7105

CLIENT
TCU DEVCORP

PROJECT
**1867 ALTA VISTA DRIVE
OTTAWA, ONTARIO**

TITLE
**STORM WATER
MANAGEMENT PLAN**

DESIGNED BY T.H.	PROJECT NO. 479542	
DRAWN BY R.G.		
CHECKED BY M.M.	C-106	SWM
DATE JUNE 2026		
SCALE 1:300	DRAWING NO.	DRAWING



LEGEND:

----- PROPOSED NEW PROPERTY LINE DUE TO RIGHT-OF-WAY WIDENING

----- WATERSHED BOUNDARY

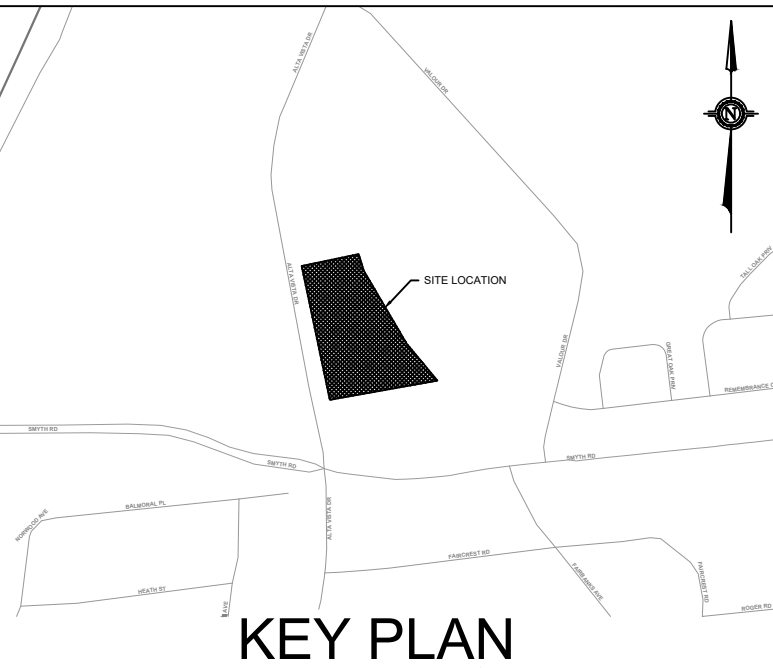
WATERSHED NAME

RUNOFF COEFFICIENT

AREA IN HECTARES

MINOR OVERLAND FLOW ROUTE

MAJOR OVERLAND FLOW ROUTE



TOPOGRAPHIC INFORMATION & BENCHMARK

TOPOGRAPHIC SURVEY COMPLETED BY ANNIS O'SULLIVAN VOLLEBEKK LTD. ON JUNE 26th 2025. ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD-28 GEODETIC DATUM.

SITE BENCHMARK No.1 LOCATED AT HYDRANT AT EXISTING ENTRANCE ALONG ALTA VISTA DRIVE. FIRE HYDRANT TOP OF SPINDLE = 73.83

NOT FOR CONSTRUCTION

No.	DATE	DESCRIPTION	BY
02	2026-06-30	ISSUED FOR SPA	T.H.
01	2025-12-17	ISSUED FOR OPA/ZBA	T.H.



PARSONS

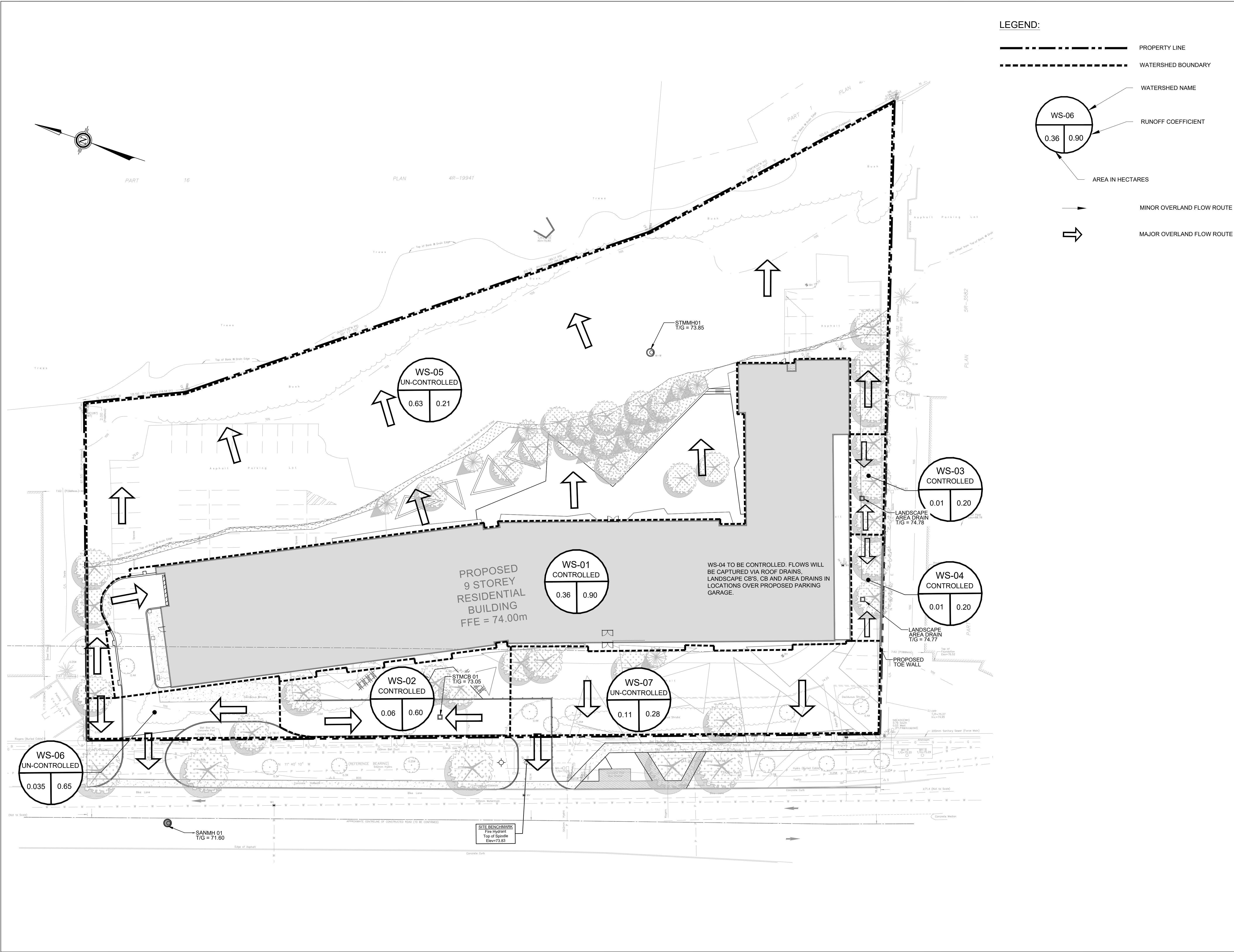
1223 Michael Street, Suite 100, Ottawa, Ontario, Canada K1J 7T2
Tel: (613) 738-4160 Fax: (613) 739-7105

TCU DEVCORP

1867 ALTA VISTA DRIVE
OTTAWA, ONTARIO

PRE DEVELOPMENT
DRAINAGE AREAS

DESIGNED BY	T.H.	PROJECT NO.	479542
DRAWN BY	R.G.	C107	PRE
CHECKED BY	M.M.		
DATE	JUNE 2026		
SCALE	1:300	DRAWING NO.	DRAWING



KEY PLAN

TOPOGRAPHIC INFORMATION & BENCHMARK
TOPOGRAPHIC SURVEY COMPLETED BY ANNIS O'SULLIVAN
VOLLEBEKK LTD. ON JUNE 26th 2025. ELEVATIONS SHOWN
ARE GEODETIC AND ARE REFERRED TO THE CGVD-28
GEODETIC DATUM.
SITE BENCHMARK No.1 LOCATED AT HYDRANT AT EXISTING
ENTRANCE ALONG ALTA VISTA DRIVE. FIRE HYDRANT TOP OF
SPINDLE = 73.83

NOT FOR
CONSTRUCTION

No.	DATE	DESCRIPTION	BY
02	2026-06-30	ISSUED FOR SPA	T.H.
01	2025-12-17	ISSUED FOR OPA/ZBA	T.H.

LICENSED PROFESSIONAL ENGINEER
T. HARRIS
100223503
2026-06-30
PROVINCE OF ONTARIO

SCALE: 1:300

PARSONS

1223 Michael Street, Suite 100, Ottawa, Ontario, Canada K1J 7T2
Tel: (613) 738-4160 Fax: (613) 739-7105

CLIENT
TCU DEVCORP

PROJECT
1867 ALTA VISTA DRIVE
OTTAWA, ONTARIO

TITLE
POST DEVELOPMENT
DRAINAGE AREAS

DESIGNED BY	PROJECT NO.		
T.H.	479542		
DRAWN BY R.G.	C108	POST	
CHECKED BY M.M.			
DATE JUNE 2026			
SCALE 1:300	DRAWING NO.	DRAWING	

CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PREVENT EROSION AND SEDIMENTATION FROM CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURE MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE AGENCY.

- SEDIMENT AND EROSION CONTROL PLAN OBJECTIVES:
- PREVENT SOIL EROSION. THIS CAN RESULT FROM STREAMING RAIN WATER OR WIND EROSION DURING CONSTRUCTION.
- PREVENT SEDIMENT DEPOSITS IN THE SEWER PIPES AND NEARBY COLLECTING STREAMS (AS APPLICABLE).
- PREVENT AIR POLLUTION FROM PARTICULATE MATTER AND DUST.

- PRIOR TO THE REMOVAL OF ANY VEGETATIVE COVER, MOVING OF SOIL, AND CONSTRUCTION:
 - INSTALL SILT FENCE (AS PER OPD 219.110) ALONG DITCHES IMMEDIATELY DOWNSTREAM FROM AREAS TO BE DISTURBED (SEE PLAN FOR LOCATION).
 - INSTALL FILTER CLOTH ON DOWNSTREAM MAN-HOLE COVERS.
 - INSTALL SILT/CATCH FILTERS IN ALL CONCRETE CATCH BASIN STRUCTURES.
 - INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.
- THE CONTRACTOR MUST SET UP THE MEASURES INDICATED ON THE PLAN, INSPECT THEM FREQUENTLY AND CLEAN AND REPAIR OR REPLACE THE DETERIORATED STRUCTURES. AT THE END OF THE CONSTRUCTION PERIOD, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF THE TEMPORARY STRUCTURES AND RECONDITIONING THE AFFECTED AREAS.

- SEDIMENT AND EROSION CONTROL MEASURES TO BE CONSTRUCTED AS PER OPS805.
- WHEN SEDIMENT AND EROSION CONTROL MEASURES MUST BE REMOVED TO COMPLETE A PORTION OF THE WORK, THE SAME MEASURES MUST BE REINSTITUTED UPON THE WORK'S COMPLETION.
- WORK TO BE DONE IN THE VICINITY OF MAJOR WATERWAYS TO BE CARRIED OUT FROM JULY AND SEPTEMBER ONLY.
- MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE.
- PROTECT EXPOSED AREAS FROM RUNOFF.
- PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED SHORTLY.
- INSPECT STRAW BALE FLOW CHECK DAMS, SILT FENCES, SILT SACKS, AND CATCH BASIN SUMPS REGULARLY AND AFTER EVERY MAJOR STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY.
- PLAN TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION.
- EROSION CONTROL FENCING TO BE ALSO INSTALLED AROUND THE BASE OF ALL STOCKPILES.
- DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE, OR EXPOSED TO BE TOED BY TRUCKS OR OTHER EQUIPMENT. SOIL TO BE SEEDING IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS) WHEN STORING SOIL ON SITE.
- FILES THE CONTRACTOR MUST COVER EACH PILE WITH TARP, STRAW OR A GEOTEXTILE FABRIC TO AVOID FINE PARTICLES AND ANSPOROUS PARTICLES AND TO PREVENT EROSION.
- CONTROL WIND-BLOWN DUST OFF SITE TO ACCEPTABLE LEVELS BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDING WATERING IS REQUIRED). FOR DUST CONTROL, CONTRACTOR TO APPLY CALCIUM CHLORIDE (TYPE 1 - OPS8250 AND CANCS85-15-1) AND WATER WITH EQUIPMENT APPROVED BY THE OWNER'S REPRESENTATIVE AT ALL TIMES.
- ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER. SEDIMENT CAPTURE SILT SACKS MUST BE MAINTAINED AND NOT BE REMOVED UNTIL ALL LANDSCAPING AREAS ARE COMPLETED.
- ALL EROSION CONTROL MEASURES TO BE MAINTAINED AND REPAIRED AS REQUIRED UNLESS APPROVED BY THIS CONSULTING ENGINEER AND THE CITY OF OTTAWA DEPARTMENT OF PUBLIC WORKS.
- CONTRACTOR RESPONSIBLE FOR MUNICIPAL ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING ETC. AT THE END OF EACH WORK DAY.
- CONTRACTOR TO MAINTAIN ALL VEHICLES AND EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPPED.
- ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
- TAKE NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ADJUTING PROPERTIES OR PUBLIC STRINGS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED.
- PROVIDE GRAVEL ENTRANCE WHEREVER EQUIPMENT LEAVES THE SITE TO PROVIDE MUD TRACKING ONTO PAVED SURFACES. GRAVEL BED SHALL BE A MINIMUM LONG 4m WIDE, AND 0.15m DEEP AND SHALL CONSIST OF COARSE MATERIAL. MAINTAIN GRAVEL ENTRANCE IN CLEAN CONDITION.

- PROVIDE PERMANENT COVER CONSISTING OF TOPSOIL AND SEED TO DISTURBED AREAS.
- ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE REMOVED BY THE CONTRACTOR FOLLOWING THE COMPLETION OF WORK AND AFTER DISTURBED AREAS HAVE BEEN REHABILITATED AND STABILIZED, THIS INCLUDES REMOVE STRAW BALE FLOW CHECK DAMS, SILT FENCES AND FILTER CLOTHS ON CATCH BASINS AND MANHOLE COVERS.
- INSPECT AND CLEAN CATCH BASIN SUMPS AND STORM SEWERS.

1. PRE-REMOVAL, THE CONTRACTOR MUST VISIT THE PREMISES IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS ON SITE, INCLUDING ALL ELEMENTS TO BE REMOVED AND DEMOLISHED. NO CLAIM WILL BE ACCEPTED FOR DAMAGE OR ELEVATION OF THE PROJECT COSTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND THE REQUEST FOR INTERRUPTION OF PUBLIC UTILITY SERVICES, SUCH AS GAS, TELEPHONE, POWER, CABLE, SEWERS, WATERMAIN, ETC. BEFORE PROCEEDING WITH WORK, COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND BAGGED AND/OR PROTECTED AS INDICATED ON DRAWING CURB, ASPHALT, SIDEWALK, AND GRANULAR BASE TO BE EXCAVATED WITHIN LIMITS OF DEMOLITION REMOVAL. THE CONTRACTOR MUST CARRY OUT NECESSARY SAW CUTS.
5. SEWER / WATERMAIN PIPES TO BE ABANDONED MUST BE CUT, FILL WITH UNSHINKABLE CONCRETE CONFORMING TO CPSS 1359, AND CAPPED.
6. REMOVE AND DISPOSE SEWERS AS INDICATED. PLUG ANY SERVICE LATERALS TO BE ABANDONED.
7. THE CONTRACTOR MUST ENTIRELY REMOVE THE DEMOLITION WRECKAGE FROM THE CONSTRUCTION SITE. OFFSITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINISTRY OF ENVIRONMENT CONSERVATION AND PARKS (MECP).
- a. THE CONTRACTOR MUST DISCARD RECYCLABLE DEMOLITION MATERIALS IN COLLABORATION WITH A REGIONAL RECYCLING COMPANY.
- b. ALL OTHER DEMOLITION WRECKAGE MUST BE DISPOSED OFF-SITE AT AUTHORIZED LICENSED LANDFILLS AND IN CONFORMITY WITH THE APPLICABLE LAWS AND REGULATIONS. THE CONTRACTOR MUST BE ABLE TO PROVIDE, UPON REQUEST, COPIES OF THE DISPOSAL TICKETS TO THE OWNER'S REPRESENTATIVE.
8. SEWERS AND WATERMAIN TO BE REMOVED MUST BE REMOVED TO THE MAIN WORKING LIMIT AS THEY WERE BEFORE BEGINNING OF WORK. CONTRACTOR IS RESPONSIBLE TO MAKE GOOD ON ANY DAMAGES TO EXISTING CURB AND ASPHALT NOT SCHEDULED FOR REMOVAL.
9. ALL MATERIALS, PRODUCTS AND OTHERS COMING FROM THE DEMOLITION BELONG TO THE CONTRACTOR, UNLESS SPECIFIED OTHERWISE.
10. THE CONTRACTOR MUST COMPLETE ALL REMOVALS AS SHOWN ON THE DRAWINGS AND AS REQUIRED TO MAKE THE WORK COMPLETE.
11. THE CONTRACTOR MUST PROTECT AND MAINTAIN IN SERVICE THE EXISTING WORKS WHICH MUST REMAIN IN PLACE. IF THEY ARE DAMAGED, THE CONTRACTOR MUST IMMEDIATELY MAKE THE REPLACEMENTS AND NECESSARY REPAIRS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AND WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
12. THE CONTRACTOR MUST NOT PERFORM ANY TREE CUTTING DURING THE CORE MIGRATORY BIRDS NESTING PERIOD, WHICH IS APRIL 15 TO AUGUST 15.

1. ALL CATCH BASIN, TRENCH, MANHOLE, MAINTENANCE HOLE COVERS AND OTHER STORM SEWER CONNECTION SHALL BE EQUIPPED WITH NITRILE RUBBER GASKET.
2. CONTRACTOR TO CONFIRM ELEVATION OF EXISTING STORM AND SANITARY SEWERS AT PROPOSED CONNECTION POINTS AND REPORT DISCREPANCIES TO THE ENGINEER BEFORE COMMENCING ANY WORK.
3. ALL WORK SHALL BE PERFORMED, AS APPLICABLE IN ACCORDANCE WITH OPSS 407, AND 410.
4. PIPE MATERIAL TO BE PVC SDR-35 AND CONFORMING TO OPSS 1841, UNLESS INDICATED OTHERWISE. PVC S/WERS TO BE INSTALLED PER OPSS 802.010 (MODIFIED). BEDDING AND COVER MATERIALS TO BE OPSS 1010 GRANULAR "A" CHISEL POINT LIMESTONE BEDDING COMPACTED TO 95% SPMD.
5. ALL SEWERS WITH A DEPTH OF MORE THAN 1.5 METERS OF COVER ARE SUBJECTED TO INSULATION DETAIL, S35 OF THE CITY OF OTTAWA ON DRAWING C-104
6. PIPE BACKFILL MATERIAL TO BE APPROVED NATIVE MATERIAL OR SELECT SUBGRADE MATERIAL IN CONFORMANCE WITH OPSS 212.
7. ALL MAINTENANCE HOLES AND CATCH BASIN MAINTENANCE HOLES TO BE 1200mm ØAS PER OPSS 701.010, UNLESS INDICATED OTHERWISE. MAINTENANCE HOLES AND CATCH BASIN MAINTENANCE HOLES TO BE INSTALLED PER OPSS 407.
8. ALL CATCH BASINS TO BE 600mmØmm AS PER OPSS 705.010, UNLESS INDICATED OTHERWISE. CATCH BASINS TO BE INSTALLED PER OPSS 407.
9. EXCAVATING, BACKFILLING, AND COMPACTING REQUIRED FOR MAINTENANCE HOLES, CATCH BASIN MAINTENANCE HOLES, AND CATCH BASINS TO BE COMPLETED AS PER OPSS 402. THEY ARE TO BE BACKFILLED WITH OPSS GRANULAR "B" COMPACTED TO 95% SPMD. JOINTS BETWEEN SECTIONS TO BE WRAPPED WITH NON-WOVEN GEOTEXTILE.
10. FOR STORM STRUCTURES, CAST IRON CATCH BASIN MAINTENANCE HOLE COVER AS PER OPSS 401.010 TYPE "A".
11. FOR STORM STRUCTURES, CAST IRON CATCH BASIN MAINTENANCE HOLE COVER AS PER OPSS 401.010 TYPE "B" AND CAST IRON CATCH BASIN COVER AS PER OPSS 400.020.
12. SANITARY MAINTENANCE HOLES REQUIRE BENCHING AS PER OPSS 701.021.
13. THE CONTRACTOR FOR MANG-OR ARRANGING ALL CONNECTIONS TO THE EXISTING SEWERS TO BE IN ACCORDANCE WITH PER MUNICIPAL REQUIREMENTS. PRIOR TO CONNECTION, THE CONTRACTOR MUST PROVIDE, TO THE CONSULTANT / ENGINEER AND THE CITY FOR APPROVAL, ALL TEST RESULTS PERFORMED ON THE INTERNAL SERVICES.
14. ADVISE THE CITY PUBLIC WORKS AT LEAST 72 HOURS IN ADVANCE BEFORE ANY CONNECTION TO THE CITY SERVICES. CO-ORDINATE WITH THE CITY OF OTTAWA AS REQUIRED.
15. ALL MINIMUM COVER REQUIREMENTS SHALL BE ACHIEVED BY INSTALLING A 1.0 m FROM EDGE OF THE BUILDING.
16. ALL SEWERS TO BE C.C.T.V. INSPECTED BY THE CONTRACTOR AS PER OPSS 408. TWO COPIES OF THE INSPECTION REPORT MUST BE PROVIDED TO THE CONSULTANT AND THE C.C.T.V. INSPECTION IN DVD FORMAT ONLY.
17. SUBURBAN KNOCKOUT (KO) WILL BE PRE-MANUFACTURED WITH CATCH BASINS AND MAINTENANCE HOLES.
18. THE STORM SEWER CLEANOUT REQUIREMENTS WILL BE ACHIEVED BY INSTALLING A EFO-40 OR EQUIVALENT TO ACHIEVE 80% TSS REMOVAL. THE OIL/GREASE SEPARATOR IS TO HAVE A STORAGE CAPACITY OF 1190L, AN OIL CAPACITY OF 265L, AND FOR A MAXIMUM TREATMENT FLOW RATE OF 12.9 L/S.
19. OGS WILL REQUIRE PERIODIC MAINTENANCE AND CLEANING AS PER MANUFACTURERS SPECIFICATIONS - TYPICAL CLEANING FREQUENCY SHALL BE DETERMINED BY THE MANUFACTURER. MAINTENANCE NEEDS TO BE WITNESSED BY THE CITY.
20. ALL BUILDINGS FOUNDATION DRAINS TO BE CONNECTED TO THE STORM SEWER DOWNSTREAM OF THE ICD.

1. ALL WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m ABOVE FINISHED GRADE, WHERE THE MINIMUM COVER OF 2.4m IS NOT REACHED, THERMAL INSULATION IS REQUIRED AS PER CITY OF OTTAWA DETAIL W22.
2. WATERMAIN PIPE MATERIALS TO BE CLASS PVC DR-18, OR APPROVED EQUIVALENT, UNLESS INDICATED OTHERWISE.
3. WATER TO BE INSTALLED AT MINIMUM COVER OF 2.4m ABOVE FINISHED GRADE, WHERE THE MINIMUM COVER OF 2.4m IS NOT REACHED, THERMAL INSULATION IS REQUIRED AS PER CITY OF OTTAWA DETAIL W22.
4. BE OPSS 110 GRAINULAR A CRUSHER-RUN LIMESTONE COMPACTED TO 95% SPMD.
5. A CONTINUOUS 12 GAUGE COPPER TRACER WIRE MUST BE INSTALLED OVER ALL WATERMAINS. TRACER WIRE SHALL BE TIED TO ALL FIRE HYDRANTS.
6. INSTALLATION OF A WATERMAIN PIPE CROSSING A SEWER PIPE SHALL BE AS PER CITY OF OTTAWA DETAILS W25 AND W25.2.
7. IF WATERMAIN PIPE MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS NOT LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
8. WATERMAIN PROTECTION REQUIRED FOR ALL IRON PIPE SHALL BE AS PER OPSS 1103.01.
9. TRUSS BLOCKS AND RESTRAINING AS PER OPSS 1103.01 AND OPSS 1103.02.
10. HYDRANT INSTALLATION AS PER OPSS 1105.01 AND OPSS 441. HYDRANT TO COMPLY WITH AWWA C502.
11. HYDRANTS MUST HAVE THREE EXITS (200.65 mm and ONE 100.0 mm) STORZ OF STAINLESS STEEL WITH ORAIN.
12. FIRE HYDRANTS MUST BE INSTALLED SUCH THAT THE STORZ EXIT POINTS TOWARDS THE BUILDING IT WILL SERVICE.
13. THE CONTRACTOR MUST ENSURE THAT THE BREAKAWAY FLANGE IS LOCATED ABOVE THE FINISHED GROUND (APPROXIMATELY 150 mm).
14. FIRE FLOW TESTS FOLLOWED BY COLOUR CODING OF HYDRANTS (AS PER NFPA-291) SHALL BE CARRIED OUT PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK.
15. WATERMAIN AND HYDRANT CONTROL VALVES IN THE 100 – 300 mm RANGE WILL BE RESILIENT SEATING GATE VALVES (AWWA C509) WITH MECHANICAL JOINT CONNECTIONS. VALVES WILL OPERATE COUNTER-CLOCKWISE TO OPEN WITH A NON-RISING STEM. VALVES WILL BE COMPLETE WITH THE STANDARD AWWA 50 mm OPERATING NUT. VALVES TO BE INSTALLED AS PER OPSS 1103.01.
16. PIPE FITTINGS (BENDS, TEES, CROSSES, REDUCERS, ETC.) WILL BE MECHANICAL JOINT (AWWA C-111) WITH CEMENT MORTAR LINING (AWWA C-104).
17. COUPLERS MUST BE COMPRESSION TYPE WITH MINIMUM PRESSURE RATING OF 1035 kPa. COUPLERS MUST BE MUELLER 11-12540.
18. VALVE BOXES MUST BE COMPLETE (FULLY METALLIC) 3 PIECE SLIDING TYPE WITH GUIDE PLATES.
19. WATERMAINS MUST BE THOROUGHLY FLUSHED AND CLEANED TO REMOVE ALL DIRT AND DEBRIS PRIOR TO THE DISINFECTION.
20. ALL WATERMAINS SHALL BE HYDROSTATICALLY AND BACTERIOLOGICALLY TESTED AS PER PROVINCIAL AND MUNICIPAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL REQUIREMENTS ARE FOLLOWED.
21. THE DISINFECTION PROCEDURE WHICH FOLLOWS INITIAL FLUSHING AND CLEANING CONSISTS OF CHLORINATION, FINAL FLUSHING AND BACTERIOLOGICAL TESTING. DISINFECTION MUST BE PERFORMED BY THE CONTRACTOR USING METHODS APPROVED BY THE CITY OF OTTAWA AND IN ACCORDANCE WITH MINISTRY OF ENVIRONMENT AND CLIMATE CHARTER GUIDELINES. DOSAGE MUST BE 100ppm WITH A MINIMUM RESIDUAL OF 25 ppm AFTER 24 HOURS. DISINFECTANT MUST BE SUPPLIED BY THE CONTRACTOR AND MUST BE ANSII APPROVED. TESTING AND TEST RESULTS MUST BE WITNESSED BY CITY OF OTTAWA PERSONNEL.
22. ALL DISINFECTANT WATER IS TO BE REMOVED FROM THE NEW WATERMAINS AND REPLACED WITH DISTRIBUTION SYSTEM WATER PRIOR TO PRESSURE TESTING OF THE WATERMAIN.
23. PRESSURE TESTING OF ALL WATERMAINS AND APPURTENANCES INSTALLED BY THE CONTRACTOR MUST BE PERFORMED BY THE CONTRACTOR USING METHODS MEETING THE APPROVAL OF THE CITY OF OTTAWA. TESTING AND RESULTS MUST BE WITNESSED BY CITY OF OTTAWA PERSONNEL.
24. MAINS AND SERVICES MUST BE PRESSURE TESTED AT 1035 kPa (150 psi) IN ACCORDANCE WITH AWWA C-600-82 (MINIMUM REQUIREMENT).
25. LEAKAGE TESTS MUST BE CONDUCTED AS PER AWWA C-600-82 (MINIMUM REQUIREMENT).
26. AFTER THE DISINFECTION AND PRESSURE TESTING RESULTS HAVE BEEN APPROVED, THE CONTRACTOR MUST ENSURE THAT ALL WATERMAIN PIPES ARE FLUSHED UNTIL THE CHLORINE LEVEL IN THE WATER IS SIMILAR TO THE LEVEL OF CHLORINE IN THE MUNICIPAL WATERMAIN NETWORK IN THE AREA.
27. BACTERIOLOGICAL TESTING MUST CONSIST OF TWO SAMPLINGS TWENTY FOUR HOURS APART. IF BACTERIOLOGICAL SAMPLES ARE DISAPPROVING THE WATERMAIN SHALL BE RE-TESTED.
28. ALL WATERMAIN VALVES TO BE OPERATED BY THE CITY OF OTTAWA ONLY.

THE CONTRACTOR MUST CONFORM TO ALL LAWS, CODES, ORDINANCES, AND REGULATIONS ADOPTED BY FEDERAL, PROVINCIAL OR MUNICIPAL GOVERNMENT COUNCILS AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. REGULATIONS ARE MENTIONED THEY REFER TO THEIR CURRENT VERSIONS, MODIFICATIONS INCLUDING AMENDMENTS.

2. MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS (OPSS AND OPSD), THE ONTARIO MINISTRY OF ENVIRONMENT AND CLIMATE CHANGE, THE ONTARIO MINISTRY OF NATURAL RESOURCES, APPLICABLE CONSERVATION AUTHORITIES, THE MUNICIPAL STANDARD SPECIFICATIONS AND DRAWINGS, AND ALL OTHER GOVERNING AUTHORITIES AS THEY APPLY, UNLESS OTHERWISE INDICATED.

3. ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSS 206, 310 & 314. MATERIALS TO OPSS 1001, 1003 & 1010.

4. THE LOCATION OF EXISTING UNDERGROUND MUNICIPAL SERVICES AND PUBLIC UTILITIES AS SHOWN ON THE PLANS AND ANY OTHER INFORMATION, INCLUDING BUT NOT LIMITED TO: (a) DETERMINE THE EXACT SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES (ON-SITE AND OFF-SITE) PRIOR TO ANY EXCAVATION WORK. DAMAGE TO ANY EXISTING SERVICES AND/OR EXISTING UTILITIES DURING CONSTRUCTION, WHETHER OR NOT SHOWN ON THE DRAWINGS MUST BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

5. THE CONTRACTOR SHALL DETERMINE THE EXACT INVERT (GEODETIC ELEVATION), DIAMETER AND CONSTRUCTION MATERIAL OF THE EXISTING CONDUITS AT THE PROPOSED CONNECTIONS. THEY SHALL BE RECORDED AND REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND INVERTS OF EXISTING DUCT BANKS. THIS INFORMATION SHALL IMMEDIATELY BE PROVIDED TO THE CONSULTANT PRIOR TO START UNDERTAKING ANY MUNICIPAL SERVICES WORK OR ANY OTHER WORK THAT MAY BE NEARBY TO EXISTING UTILITIES.

6. AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (IE. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.

7. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.

8. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK AND ACTIVITIES WITH ALL ADJACENT PROPERTIES AND UTILITIES.

9. THE CONTRACTOR IS THE ONLY PERSON IN CHARGE OF SAFETY ON THE BUILDING SITE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE PROTECTION OF THE WORKERS, OTHERS AND THE PUBLIC AND TO MAINTAIN ACCESS TO ADJACENT PROPERTIES, AS WELL AS MAINTAINING IN GOOD CONDITION THE COMPLETED WORKS AND WORKS TO BE COMPLETED. THE CONTRACTOR MUST PROVIDE FOR AT ANY TIME:

a. SUFFICIENT NUMBER OF FENCES, BARRIERS, POSTERS, GUARDS AND OTHERS TO ENSURE SAFETY.

b. NECESSARY CONVENIENCES FOR THE COMPLETION OF WORK SUCH AS HEATING, LIGHTING, VENTILATION ETC.

10. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN THE VARIOUS PERMITS/APPROVALS REQUIRED TO COMPLETE ALL THE WORKS AND ACTIVITIES AND BEAR COST OF THE SAME, SUCH AS BUT NOT LIMITED TO: ROAD CUT PERMITS, SEWER PERMITS, WATER PERMIT, ETC. AND THEIR ASSOCIATED COSTS.

11. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.

12. JOY BENCH MARK - CONFIRM WITH PARSONS PRIOR TO UTILIZATION. THE CONTRACTOR MUST BE RESPONSIBLE FOR THE PROTECTION OF ALL JOY BENCH MARKS. IF ANY OTHER REFERENCES WILL BE REPOSITIONED BY A CERTIFIED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

13. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND LOW POINTS EXCEPT WHERE IMPROVED SLOPE OR CATCH BASIN CATCHES ARE REQUIRED.

14. GROUNDWATER - WHEREVER IMPROVED SLOPE OR CATCH BASIN CATCHES ARE REQUIRED, GROUNDWATER BEING REQUIRED, IT IS ASSUMED THAT GROUNDWATER MAY BE CONTROLLED BY PUMP AND PUMPING METHODS. THE CONTRACTOR SHALL OBTAIN A PERMIT TO TAKE WATER IF SITE IS NEAR A RIVER OR LAKE OR OTHER WATER BODY.

15. STRIP AND REMOVE ALL TOPSOIL FROM IMPROVED AREAS. SITE PREPARATION INCLUDES CLEAVING, GRUBBING, STRIPPING OF TOPSOIL, DEMOLITION, REMOVAL OF UNSUITABLE MATERIALS, AND SUFFICIENT DRAINAGE TO ALLOW FOR REMOVAL TO RECEIVE FINISHED SURFACES.

16. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE TO PREVENT ROUNDOFF OF PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 300mm MINIMUM.

17. CURBS TO BE BARRIER, CONSTRUCTED AS PER OPSS 600.110, EXCEPT WHERE INDICATED OTHERWISE. ELEVATION AT TOP OF CONCRETE CURBS TO BE 150 mm ABOVE THE ASPHALT, UNLESS OTHERWISE INDICATED.

18. DEPRESSIONED CURBS TO BE MOUNTABLE, CONSTRUCTED AS PER OPSS 600.100.

19. LIGHT UTILITY AND HEAVY UTILITY ASPHALT PAVEMENTS TO BE CONSTRUCTED AS PER TABLE ON DRAWING G104.

20. TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENT SHALL BE CONSTRUCTED AS PER DETAIL D3 ON DRAWING G104.

21. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND SURFACES ON EXISTING ROADS TO CONDITION AT LEAST EQUAL TO ORIGINAL AND TO THE SATISFACTION OF THE CITY AUTHORITIES.

22. CLEANLINESS ON THE SITE, INCLUDES THE CONTRACTOR SHALL CLEAN ROADWAYS AT HIS OWN COST AS DIRECTED BY THE OWNER'S REPRESENTATIVE. MATERIALS AND EQUIPMENT MUST BE LAID OUT IN AN ORGANIZED MANNER. EXCESS MATERIALS, DEBRIS AND WASTE MUST BE REMOVED FROM THE SITE.

23. TO PREVENT CONTAMINATION OF THE GROUND, INVESTIGATION MEASURES ARE IMPLEMENTED TO REDUCE THE RISK OF GROUND CONTAMINATION FROM PETROLEUM PRODUCTS.

24. THE CONTRACTOR MUST ENSURE THE FOLLOWING MEASURES ARE IMPLEMENTED REGARDING THE HANDLING OF ASPHALT:

a. CONCRETE SHOULD EITHER BE MIXED AWAY FROM THE SITE OR SHOULD BE PREPARED ON PAVED SURFACES IF ONLY SMALL QUANTITIES ARE REQUIRED (IE. MINOR REPAIRS);

b. EXCESS CONCRETE MUST BE DISPOSED OFF-SITE AT A LOCATION THAT MEETS ALL REGULATORY REQUIREMENTS;

c. THE WASHING OF CONCRETE TRUCKS AND OTHER EQUIPMENT USED FOR MIXING CONCRETE SHOULD NOT BE CARRIED OUT WITHIN 30 METERS OF A WATERCOURSE OR WETLAND AND MUST BE PLACED OFF-SITE;

d. ALL CONCRETE TRUCKS SHOULD COLLECT THEIR WASH WATER AND RECYCLE IT BACK INTO THEIR TRUCKS FOR DISPOSAL OFF-SITE AT A LOCATION MEETING ALL REGULATORY REQUIREMENTS.

25. THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED SURPLUS MATERIALS THAT WILL BE REQUIRED TO BE DISPOSED OFF-SITE BE STOCKPILED TEMPORALLY FOR SAMPLING PRIOR BEING REMOVED FROM THE SITE.

26. MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.

27. TRENCHING, BACKFILLING AND COMPACTING MUST CONFORM TO OPSS 401.

28. DEWATERING OF PIPELINE, UTILITY AND ASSOCIATED STRUCTURE EXCAVATIONS TO BE COMPLETED AS PER OPSS 401.

29. THE CONTRACTOR MUST CONTROL SURFACE RUNOFF FROM PRECIPITATION DURING CONSTRUCTION.

30. THE CONTRACTOR SHALL INSTRUCT WORK CONTRACTOR TO REFER TO "GEOTECHNICAL INVESTIGATION, PROPOSED DEVELOPMENT, 1867 ALVA VISTA DRIVE, OTTAWA, ONTARIO, BY PATERSONGROUP: DATED APRIL 22, 2025, PG7401-1"

31. THE CONTRACTOR SHALL REMOVE ALL EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.

32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICES, AND TO MAINTAIN ACCESS TO ADJACENT PROPERTIES, AS WELL AS MAINTAINING IN GOOD CONDITION THE COMPLETED WORKS AND WORKS TO BE COMPLETED. THE CONTRACTOR MUST PROVIDE FOR AT ANY TIME:

a. SUFFICIENT NUMBER OF FENCES, BARRIERS, POSTERS, GUARDS AND OTHERS TO ENSURE SAFETY.

b. NECESSARY CONVENIENCES FOR THE COMPLETION OF WORK SUCH AS HEATING, LIGHTING, VENTILATION ETC.

33. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN THE VARIOUS PERMITS/APPROVALS REQUIRED TO COMPLETE ALL THE WORKS AND ACTIVITIES AND BEAR COST OF THE SAME, SUCH AS BUT NOT LIMITED TO: ROAD CUT PERMITS, SEWER PERMITS, WATER PERMIT, ETC. AND THEIR ASSOCIATED COSTS.

34. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.

35. JOY BENCH MARK - CONFIRM WITH PARSONS PRIOR TO UTILIZATION. THE CONTRACTOR MUST BE RESPONSIBLE FOR THE PROTECTION OF ALL JOY BENCH MARKS. IF ANY OTHER REFERENCES WILL BE REPOSITIONED BY A CERTIFIED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

36. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND LOW POINTS EXCEPT WHERE IMPROVED SLOPE OR CATCH BASIN CATCHES ARE REQUIRED.

37. GROUNDWATER - WHEREVER IMPROVED SLOPE OR CATCH BASIN CATCHES ARE REQUIRED, GROUNDWATER BEING REQUIRED, IT IS ASSUMED THAT GROUNDWATER MAY BE CONTROLLED BY PUMP AND PUMPING METHODS. THE CONTRACTOR SHALL OBTAIN A PERMIT TO TAKE WATER IF SITE IS NEAR A RIVER OR LAKE OR OTHER WATER BODY.

38. STRIP AND REMOVE ALL TOPSOIL FROM IMPROVED AREAS. SITE PREPARATION INCLUDES CLEAVING, GRUBBING, STRIPPING OF TOPSOIL, DEMOLITION, REMOVAL OF UNSUITABLE MATERIALS, AND SUFFICIENT DRAINAGE TO ALLOW FOR REMOVAL TO RECEIVE FINISHED SURFACES.

39. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE TO PREVENT ROUNDOFF OF PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 300mm MINIMUM.

40. CURBS TO BE BARRIER, CONSTRUCTED AS PER OPSS 600.110, EXCEPT WHERE INDICATED OTHERWISE. ELEVATION AT TOP OF CONCRETE CURBS TO BE 150 mm ABOVE THE ASPHALT, UNLESS OTHERWISE INDICATED.

41. DEPRESSIONED CURBS TO BE MOUNTABLE, CONSTRUCTED AS PER OPSS 600.100.

42. LIGHT UTILITY AND HEAVY UTILITY ASPHALT PAVEMENTS TO BE CONSTRUCTED AS PER TABLE ON DRAWING G104.

43. TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENT SHALL BE CONSTRUCTED AS PER DETAIL D3 ON DRAWING G104.

44. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND SURFACES ON EXISTING ROADS TO CONDITION AT LEAST EQUAL TO ORIGINAL AND TO THE SATISFACTION OF THE CITY AUTHORITIES.

45. CLEANLINESS ON THE SITE, INCLUDES THE CONTRACTOR SHALL CLEAN ROADWAYS AT HIS OWN COST AS DIRECTED BY THE OWNER'S REPRESENTATIVE. MATERIALS AND EQUIPMENT MUST BE LAID OUT IN AN ORGANIZED MANNER. EXCESS MATERIALS, DEBRIS AND WASTE MUST BE REMOVED FROM THE SITE.

46. TO PREVENT CONTAMINATION OF THE GROUND, INVESTIGATION MEASURES ARE IMPLEMENTED TO REDUCE THE RISK OF GROUND CONTAMINATION FROM PETROLEUM PRODUCTS.

47. THE CONTRACTOR MUST ENSURE THE FOLLOWING MEASURES ARE IMPLEMENTED REGARDING THE HANDLING OF ASPHALT:

a. CONCRETE SHOULD EITHER BE MIXED AWAY FROM THE SITE OR SHOULD BE PREPARED ON PAVED SURFACES IF ONLY SMALL QUANTITIES ARE REQUIRED (IE. MINOR REPAIRS);

b. EXCESS CONCRETE MUST BE DISPOSED OFF-SITE AT A LOCATION THAT MEETS ALL REGULATORY REQUIREMENTS;

c. THE WASHING OF CONCRETE TRUCKS AND OTHER EQUIPMENT USED FOR MIXING CONCRETE SHOULD NOT BE CARRIED OUT WITHIN 30 METERS OF A WATERCOURSE OR WETLAND AND MUST BE PLACED OFF-SITE;

d. ALL CONCRETE TRUCKS SHOULD COLLECT THEIR WASH WATER AND RECYCLE IT BACK INTO THEIR TRUCKS FOR DISPOSAL OFF-SITE AT A LOCATION MEETING ALL REGULATORY REQUIREMENTS.

48. THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED SURPLUS MATERIALS THAT WILL BE REQUIRED TO BE DISPOSED OFF-SITE BE STOCKPILED TEMPORALLY FOR SAMPLING PRIOR BEING REMOVED FROM THE SITE.

49. MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.

50. TRENCHING, BACKFILLING AND COMPACTING MUST CONFORM TO OPSS 401.

51. DEWATERING OF PIPELINE, UTILITY AND ASSOCIATED STRUCTURE EXCAVATIONS TO BE COMPLETED AS PER OPSS 401.

52. THE CONTRACTOR MUST CONTROL SURFACE RUNOFF FROM PRECIPITATION DURING CONSTRUCTION.

53. THE CONTRACTOR SHALL INSTRUCT WORK CONTRACTOR TO REFER TO "GEOTECHNICAL INVESTIGATION, PROPOSED DEVELOPMENT, 1867 ALVA VISTA DRIVE, OTTAWA, ONTARIO, BY PATERSONGROUP: DATED APRIL 22, 2025, PG7401-1"

54. THE CONTRACTOR SHALL REMOVE ALL EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.

55. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICES, AND TO MAINTAIN ACCESS TO ADJACENT PROPERTIES, AS WELL AS MAINTAINING IN GOOD CONDITION THE COMPLETED WORKS AND WORKS TO BE COMPLETED. THE CONTRACTOR MUST PROVIDE FOR AT ANY TIME:

a. SUFFICIENT NUMBER OF FENCES, BARRIERS, POSTERS, GUARDS AND OTHERS TO ENSURE SAFETY.

b. NECESSARY CONVENIENCES FOR THE COMPLETION OF WORK SUCH AS HEATING, LIGHTING, VENTILATION ETC.

56. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN THE VARIOUS PERMITS/APPROVALS REQUIRED TO COMPLETE ALL THE WORKS AND ACTIVITIES AND BEAR COST OF THE SAME, SUCH AS BUT NOT LIMITED TO: ROAD CUT PERMITS, SEWER PERMITS, WATER PERMIT, ETC. AND THEIR ASSOCIATED COSTS.

57. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.

58. JOY BENCH MARK - CONFIRM WITH PARSONS PRIOR TO UTILIZATION. THE CONTRACTOR MUST BE RESPONSIBLE FOR THE PROTECTION OF ALL JOY BENCH MARKS. IF ANY OTHER REFERENCES WILL BE REPOSITIONED BY A CERTIFIED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

59. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND LOW POINTS EXCEPT WHERE IMPROVED SLOPE OR CATCH BASIN CATCHES ARE REQUIRED.

60. GROUNDWATER - WHEREVER IMPROVED SLOPE OR CATCH BASIN CATCHES ARE REQUIRED,

ASSOCIATED WORKS TO THE SATISFACTION OF THE CONSULTANT AND MUNICIPAL AUTHORITIES ASHAPAT REINSTATEMENT MUST BE IN ACCORDANCE WITH OPSS 310.0 LANDSCAPE AREAS TO BE REINSTATEMENT WITH 150mm OF FERTILIZED TOPSOIL TO BE APPLIED TO THE REINSTATEMENT AREA DURING THE REINSTATEMENT PERIOD. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY TRAFFIC SIGNAGE, INCLUDING TRAFFIC SIGNS, TRAFFIC MARKINGS AND TEMPORARY TRAFFIC LIGHTS, AND FLAGMEN, AS REQUIRED BY THE OWNER, THE CONSULTANT, AND THE MUNICIPALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE CONSTRUCT SIDEWALK EXPANSION JOINTS & CONTROL JOINTS AS PER OPSS 310.020. CONSTRUCT CONCRETE SIDEWALK AS PER OPSS 310.020 AND OPSS 351.0 TACTILE WALKING SURFACES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF DISPOSE OF CONTAMINATED MATERIALS AT APPROPRIATE OFF-SITE FACILITY THAT MEETS ALL REGULATORY REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN UP, AND DISPOSAL OF SPILLS OR RELEASES THAT MAY OCCUR WHETHER ON LAND OR WATER. MAINTAIN MATERIALS AND EQUIPMENT REQUIRED FOR CLEANUP OF SPILLS OR RELEASES READILY ACCESSIBLE ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP OF SPILLS OR RELEASES CAUSING DAMAGE TO ENVIRONMENT TO AUTHORITY HAVING JURISDICTION ON INTEREST IN SPILL OR RELEASE INCLUDING CONSERVATION AUTHORITY, WATER SUPPLY AUTHORITIES, DRAINAGE AUTHORITY, ROAD AUTHORITY, AND FIRE DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF DECONTAMINATE EQUIPMENT AFTER WORKING IN POTENTIALLY CONTAMINATED WORK AREAS AND PRIOR TO SUBSEQUENT WORK OR TRAVEL ON CLEAN AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF MATERIAL RUNOFF, OR GROUNDWATER WHICH MAY HAVE COME IN CONTACT WITH POTENTIALLY CONTAMINATED MATERIAL, OFF SITE OR TO MUNICIPAL SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBMIT A TRAFFIC MANAGEMENT PLAN FOR APPROVAL ONE (1) WEEK PRIOR TO ANY WORK WITHIN THE ROAD LIMITS TO MEET THE REQUIREMENTS OF THE MTO BOOK 7. THE CONTRACTOR WILL BE REQUIRED TO IMPLEMENT ALL REQUIREMENTS OF THE MTO BOOK 7. CITY OF OTTAWA WILL BE DEPENDANT TO BE COORDINATE ALL MINIMUMS PRIOR TO ANY ADDITIONAL CONNECTION TO EXISTING SEWERS, WATER MAINS, GUTTER, AND WATERMAIN. CONNECTION TO EXISTING TO TAKE PLACE IN THE PRESENCE OF APPROPRIATE CITY OF OTTAWA STAFF.

THREE (3) ENTRANCE TRUNKS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD DETAIL SC7.1.

TOPOGRAPHIC SURVEY COMPLETED BY ANNIS O'SULLIVAN
VOLLEBEKK LTD. ON JUNE 26th, 2025. ELEVATIONS SHOWN
ARE GEODETIC AND ARE REFERRED TO THE CGVD-28
GEODETIC DATUM.

SITE BENCHMARK No.1 LOCATED AT HYDRANT AT EXISTING
ENTRANCE ALONG ALTA VISTA DRIVE. FIRE HYDRANT TOP C
SPINDLE = 73.83

[illegible]

1223 Michael Street, Suite 100, Ottawa, Ontario, Canada K1J 7T2
Tel: (613) 738-4160 Fax: (613) 739-7105

CLIENT

TCU DEVCORP

PROJECT	
---------	--

1867 ALTA VISTA DRIVE
OTTAWA, ONTARIO

GENERAL NOTES

DESIGNED BY	T.H.	PROJECT NO.		479542
DRAWN BY	R.G	C-109	NOTES	
CHECKED BY	M.M.			
DATE	JUNE 2026			
SCALE		DRAWING NO.	DRAWING	

