

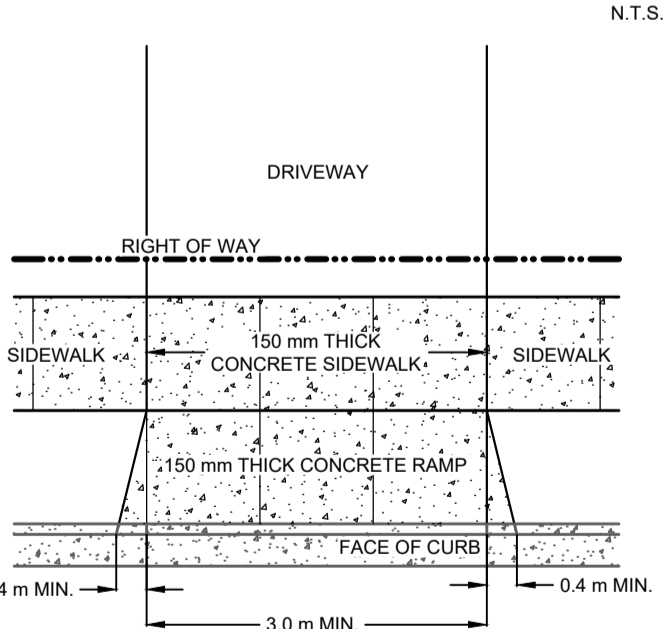
GENERAL CONSTRUCTION NOTES:

- SAFETY IS PARAMOUNT AND THE CONTRACTOR MUST USE SAFE WORK PRACTICES IN ACCORDANCE WITH THE NOVA SCOTIA OCCUPATIONAL HEALTH AND SAFETY ACT.
- ALL WORKS TO BE IN ACCORDANCE WITH HALIFAX WATER DESIGN AND CONSTRUCTION SPECIFICATIONS AND HALIFAX REGIONAL MUNICIPALITY MUNICIPAL DESIGN GUIDELINES (CURRENT EDITIONS).
- ALL WORKS TO BE IN ACCORDANCE WITH THE STANDARDS SPECIFICATION FOR MUNICIPAL SERVICES PREPARED JOINTLY BY THE NOVA SCOTIA ROADS DEPARTMENT AND THE CONSULTING ENGINEERS OF NOVA SCOTIA (CURRENT EDITION).
- ALL WORKS TO BE IN ACCORDANCE WITH REQUIREMENTS OF ALL PERMITS AND REGULATIONS AS ISSUED BY THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT.
- CONTRACTOR TO NOTIFY DESIGNPOINT, HALIFAX REGIONAL MUNICIPALITY, AND HALIFAX WATER REGARDING CONSTRUCTION SCHEDULING PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF NATURAL WATERCOURSES FROM DAMAGE DUE TO SILT LAZEN RUNOFF FROM THE CONSTRUCTION SITE. ACCEPTABLE CONSTRUCTION PROCEDURES MAY BE OBTAINED FROM "EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION SITES" (CURRENT EDITION), BY THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT.
- ALL DISTURBED AREAS NOT STABILIZED BY GRAVEL, ASPHALT, CONCRETE, OR SOIL ARE TO BE STABILIZED WITH 100mm TOPSOIL AND HYDROSEEDED. HYDROSEEDING AREAS THAT DO NOT SHOW ACTIVE GROWTH WITHIN THE FIRST GROWING SEASON TO BE RE-STABILIZED.
- MATERIALS SHALL NOT BE SUBSTITUTED UNLESS PRIOR APPROVAL IS PROVIDED BY THE ENGINEER.
- SHOP DRAWINGS TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM WORKS AND TO COMPLY WITH ALL PERMIT REQUIREMENTS AND CONDITIONS.
- LOCATIONS OF EXISTING INFRASTRUCTURE IS BASED ON BEST AVAILABLE INFORMATION, INCLUDING RECORD INFORMATION. CONTRACTOR TO CONFIRM LOCATIONS OF EXISTING INFRASTRUCTURE AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- CONTRACTOR TO ALLOW A 1 WEEK REVIEW PERIOD BY THE ENGINEER.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, SUCH AS HERITAGE GAS, NOVA SCOTIA POWER, BELL ALIAS, EASTLINK, AND HALIFAX WATER. CONTRACTOR TO COORDINATE ALL WORK WITH THE NECESSARY UTILITIES.
- PERMISSION FROM LANDOWNERS REQUIRED TO WORK ON PRIVATE PROPERTY.
- CONTRACTOR TO NOTIFY PROPERTY OWNERS WHO WILL EXPERIENCE DISRUPTION DURING THE WORK (PROPERTY ACCESS, MUNICIPAL SERVICE LOSS, POWER/COMMUNICATION LOSS, ETC.) AT LEAST 48 HOURS PRIOR TO THE DISRUPTION.
- ALL ELEVATIONS ARE METRIC AND GEODETIC. TOPOGRAPHICAL SURVEY COMPLETED BY DESIGNPOINT FROM FEB - JUL, 2015.
- ALL EARTHWORK (INCLUDING SUBGRADE), TRENCH WORK, PIPE BEDDING, AND SURFACE TREATMENT (INCLUDING GRAVELS, ASPHALT, AND CONCRETE) TO BE REVIEWED AND CERTIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- DRAWINGS SUBJECT TO CONSTRUCTION APPROVAL BY THE APPLICABLE APPROVAL AGENCIES (i.e. HALIFAX WATER, NOVA SCOTIA DEPARTMENT OF ENVIRONMENT, HALIFAX REGIONAL MUNICIPALITY) PRIOR TO CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL MEASURES REQUIRED FOR THE PROJECT.
- INSULATION TO BE 50mm THICK RIGID STYROFOAM (ROAD AND TRAFFIC RATED).
- CONTRACTOR MAY REQUEST GRADE ADJUSTMENTS SUBJECT TO REVIEW AND APPROVAL BY ENGINEER AND APPLICABLE APPROVAL AGENCIES. CONTRACTOR RESPONSIBLE FOR COSTS ASSOCIATED WITH DRAWING REVISIONS AND APPROVALS.
- ALL TEMPORARY TRAFFIC CONTROL MEASURES TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NOVA SCOTIA TRANSPORTATION AND INFRASTRUCTURE RENEWAL TEMPORARY WORKSPACE TRAFFIC CONTROL MANUAL AND THE LATEST EDITION OF THE TRANSPORTATION ASSOCIATION OF CANADA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CANADA.
- ALL TEMPORARY ROAD CLOSURES WILL REQUIRE A ROAD CLOSURES PERMIT.
- AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR IS TO COMPLETE AND PROVIDE A COPY OF A CCTV INSPECTION AND REPORT TO THE ENGINEER FOR REVIEW OF ALL GRAVITY SEWERS 150mm OR LARGER.
- ALL TESTING OF SEWERS TO BE IN ACCORDANCE WITH HALIFAX WATER SPECIFICATIONS, INCLUDING MANHOLE VACUUM TESTS.
- ALL TESTING OF WATER MAINS TO BE IN ACCORDANCE WITH HALIFAX WATER SPECIFICATIONS, INCLUDING PRESSURE TEST AND CHLORINATION FOR ALL SERVICE LATERALS 100mm Ø AND LARGER.
- CONTRACTOR TO COORDINATE SERVICE CONNECTIONS WITH MECHANICAL PLANS. SERVICE SIZE AND LOCATIONS TO BE CONFIRMED WITH MECHANICAL ENGINEER PRIOR TO INSTALLATION.
- EXISTING CURB AND SIDEWALK ADJACENT TO THE PROPOSED BUILDING ON MACARA ST., ROBIE ST., AND BILBY ST. TO BE REPLACED.

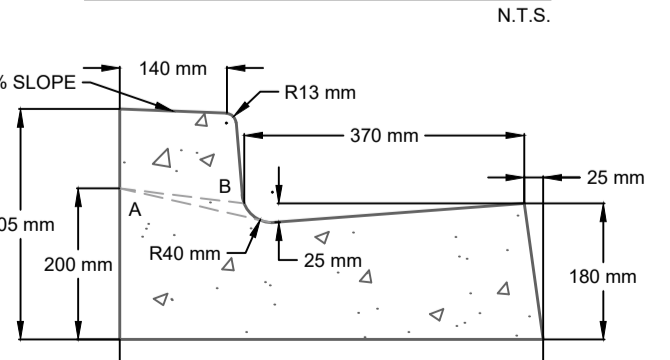
EROSION AND SEDIMENT CONTROL

- EXPOSED SOIL TO BE MINIMIZED AT ALL TIMES DURING CONSTRUCTION TO LIMIT SEDIMENT LOAD RUNOFF. THIS IS TO BE ACCOMPLISHED BY COMPLETING ALL WORK IN A GIVEN AREA ONCE EXCAVATION HAS BEGUN BEFORE DISTURBING ADDITIONAL SOIL. CONTRACTOR IS TO BE AWARE OF CURRENT WEATHER FORECASTS AND PLAN SOIL STABILIZATION ACCORDINGLY.
- ALL WORKS TO BE IN ACCORDANCE WITH REQUIREMENTS OF ALL PERMITS AND REGULATIONS AS ISSUED BY THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT.
- CONTRACTOR TO ACQUIRE ALL PERMITS REQUIRED TO PERFORM WORK AND TO COMPLY WITH ALL PERMIT REQUIREMENTS DURING CONSTRUCTION.
- CONTRACTOR TO PROTECT NATURAL WATERCOURSES FROM SILT LAZEN RUNOFF FROM CONSTRUCTION SITE. CONSTRUCTION PROCEDURES CAN BE FOUND IN THE CURRENT EDITION OF "EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION SITES" BY THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT.
- CONTRACTOR TO ENSURE THAT ALL EXPOSED AREAS ARE STABILIZED PRIOR TO RAINFALL EVENTS BY CHECKING ENVIRONMENT CANADA FORECASTS (https://weather.gc.ca/canada_e.html).
- CONTRACTOR TO PERFORM WEEKLY INSPECTIONS OF SEDIMENT CONTROL MEASURES AND MAKE REPAIRS AS NEEDED. ADDITIONAL INSPECTION AND REPAIR TO BE CARRIED OUT BEFORE AND AFTER ANY RAINFALL EXCEEDING 10mm. A LOG OF EACH INSPECTION AND REPAIR IS TO BE KEPT ALONG WITH A WEEKLY REPORT OF EXPOSED AREAS.
- TRIBUTARY STORM RUNOFF FROM SITE TO BE DIRECTED INTO SEDIMENT CONTROL DEVICES DURING CONSTRUCTION.
- CONTRACTOR TO CONSTRUCT AND MAINTAIN DIVERSION DITCHES THROUGH AND AROUND THE SITE TO MINIMIZE CONTAMINATION OF CLEAN WATER.
- CONTRACTOR TO HAVE ADDITIONAL SEDIMENT CONTROL MEASURES ON SITE INCLUDING SILT FENCE, BALED HAY, AND LOOSE HAYMULCH TO MAINTAIN OR INSTALL CONTROL MEASURES AS REQUIRED.
- EXPOSED SURFACES TO BE COVERED WITH HAY, MULCH, OR WOOD CHIPS TO LIMIT SEDIMENT RUNOFF.
- CONTRACTOR MAY SUBSTITUTE WOOD CHIP BERM FOR SILT FENCE IN ROCKY AREAS WHERE SILT FENCE CANNOT BE INSTALLED.
- SEDIMENTATION BERMS AND PONDS TO REMAIN IN SERVICE UNTIL PROJECT ENGINEER OR THE MUNICIPALITY REQUESTS THEIR REMOVAL. THIS WILL ONLY OCCUR AFTER LOT AND BUILDING CONSTRUCTION IS COMPLETE.
- SEDIMENTATION BERMS AND PONDS TO BE REMOVED IN THE FOLLOWING ORDER: LEVEL OFF BERMS, HYDROSEED AND COVER ALL EXPOSED AREAS WITH HAY, THEN FILL IN PONDS.
- UPON COMPLETION OF GRADING ACTIVITY, ALL LOT DRAINAGE EASEMENTS ARE TO BE HYDROSEEDED AND MULCHED.
- TOPSOIL AND HYDROSEED TO BE PLACED ON ALL AREAS NOT FINISHED WITH ASPHALT, CONCRETE, GRAVEL, OR SOIL.
- ACCESS ROADS TO SITE ARE TO BE MAINTAINED WITH CLEAN GRAVEL, APPLIED PERIODICALLY TO COVER MUDDY AREAS. CLEANING OF ADJACENT STREETS IS THE RESPONSIBILITY OF THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
- VEHICLE ACCESS TO CONSTRUCTION SITE TO BE RESTRICTED.
- STABILIZE ON-SITE STOCKPILES USING APPROPRIATE MEASURES (SILT FENCE, HAY, TARPS, ETC.).
- SITE ACTIVITY TO ADHERE TO REQUIREMENTS OF HALIFAX REGIONAL MUNICIPALITY TOPSOIL BY-LAW.
- ALL SEDIMENT CONTROL MEASURES TO BE OPERATIONAL OVER ENTIRE CONSTRUCTION PERIOD.
- SEDIMENTATION AND EROSION CONTROL MEASURES ARE SUBJECT TO CHANGE. ADDITIONAL MEASURES MAY BE REQUIRED DEPENDING ON SITE CONDITIONS DURING CONSTRUCTION.

TYPICAL DRIVEWAY RAMP DETAIL

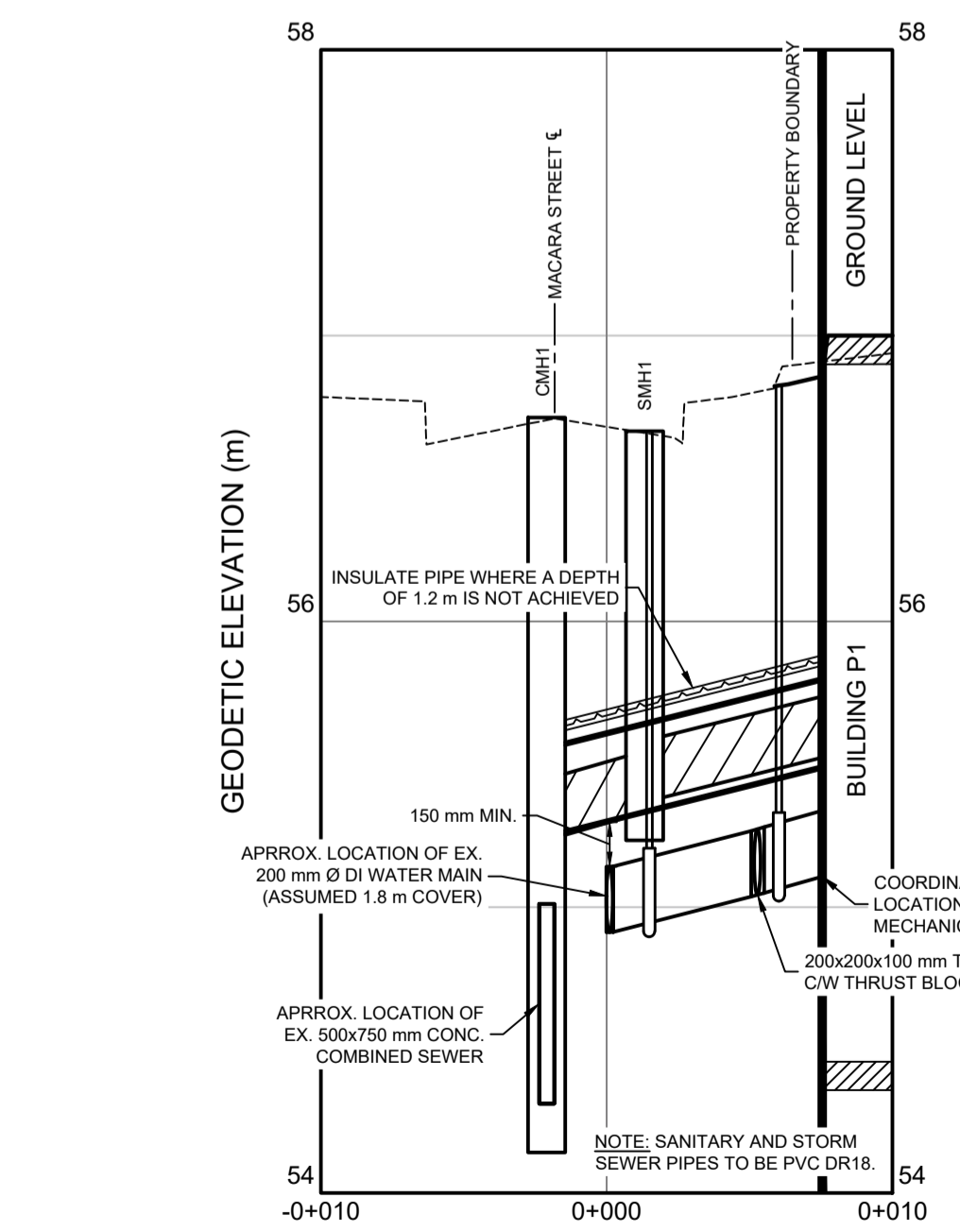


TYPICAL CURB DETAIL

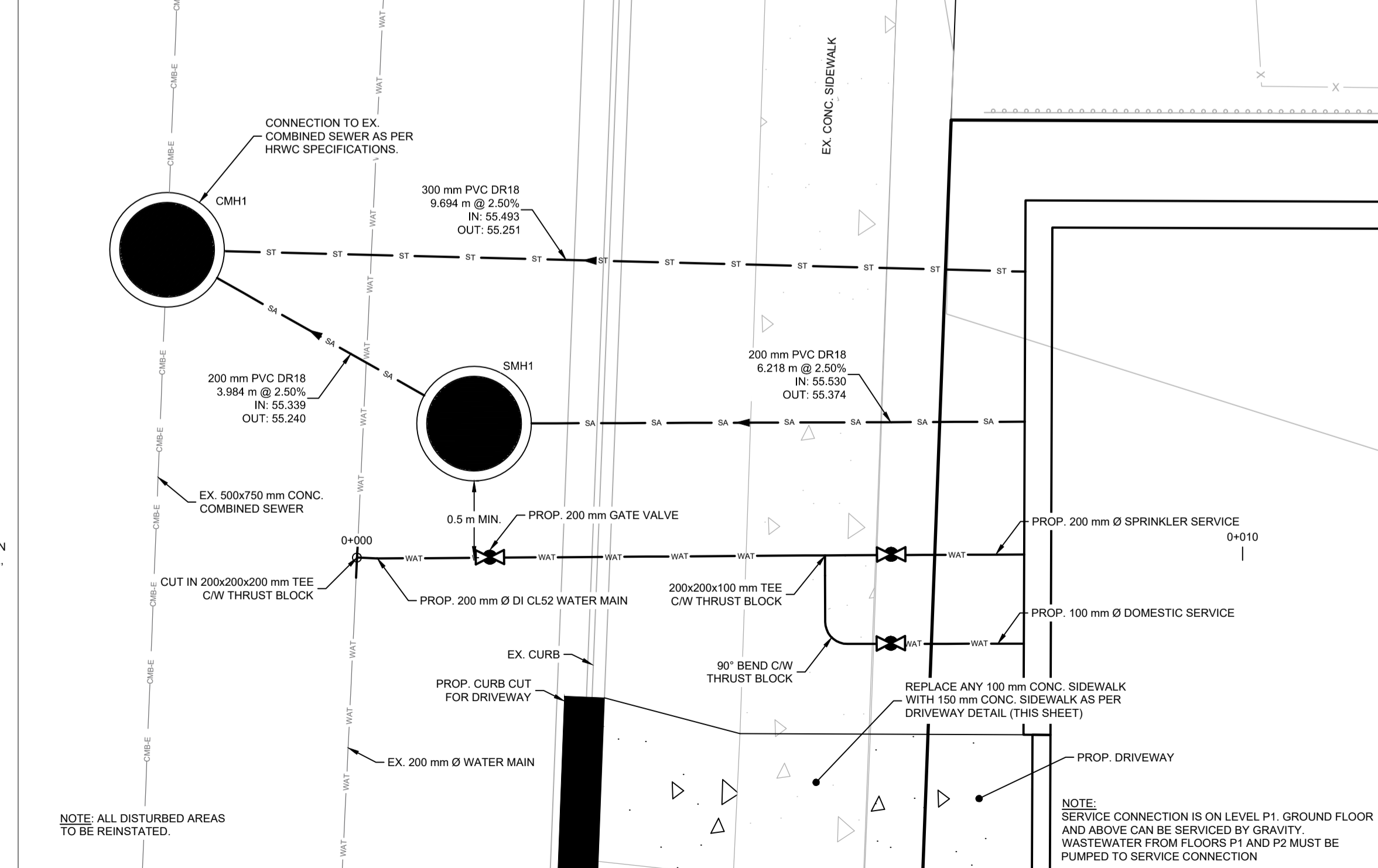


SEWER TYPE	PIPE SIZE	LENGTH	ELEVATION
SANITARY SEWER	150 mm	4.0 m	55.339
	150 mm	5.374	55.374
STORM SEWER	300 mm PVC DR18 @ 2.50%	9.694 m	55.530
	300 mm PVC DR18 @ 2.50%	9.694 m	55.530

SERVICING PROFILE



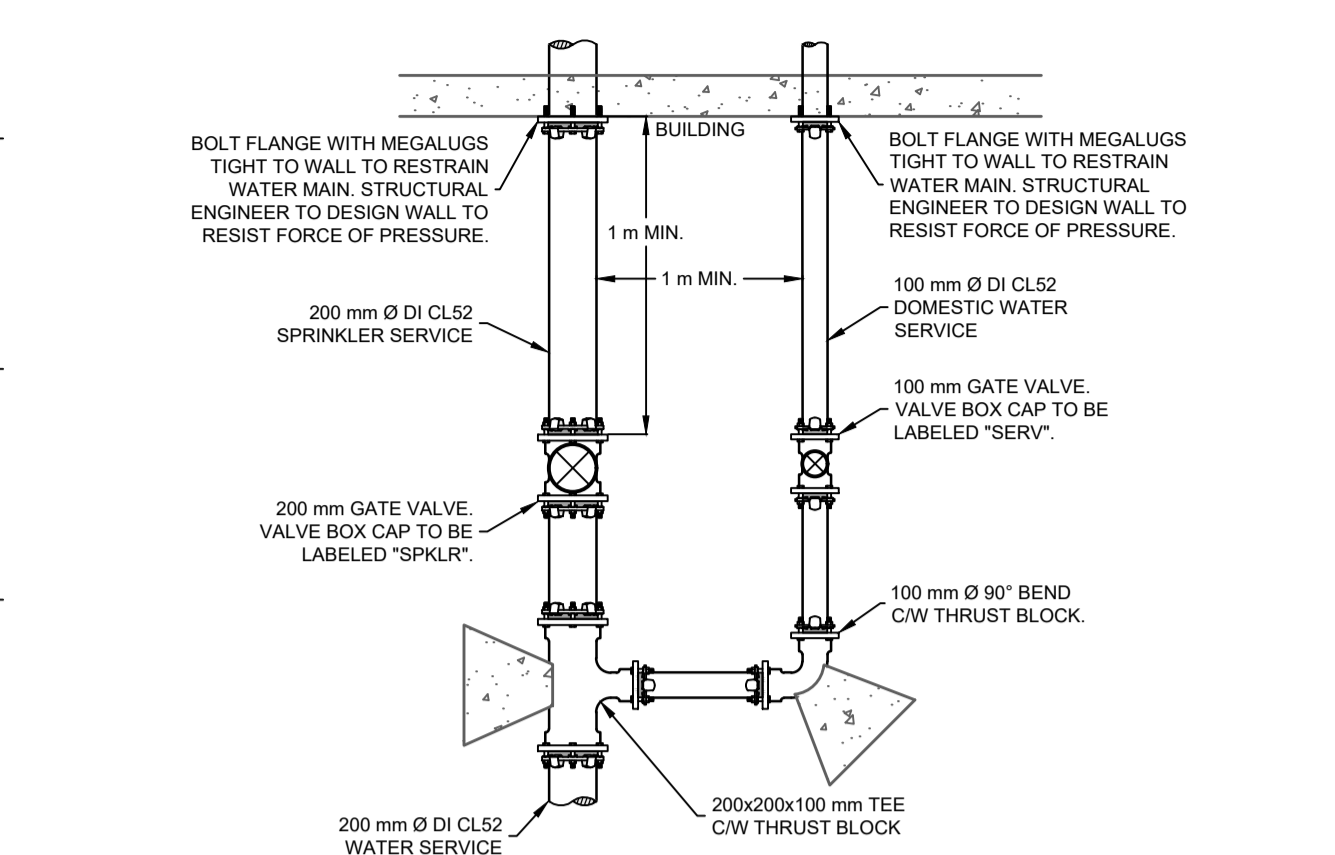
SERVICING PLAN INSET



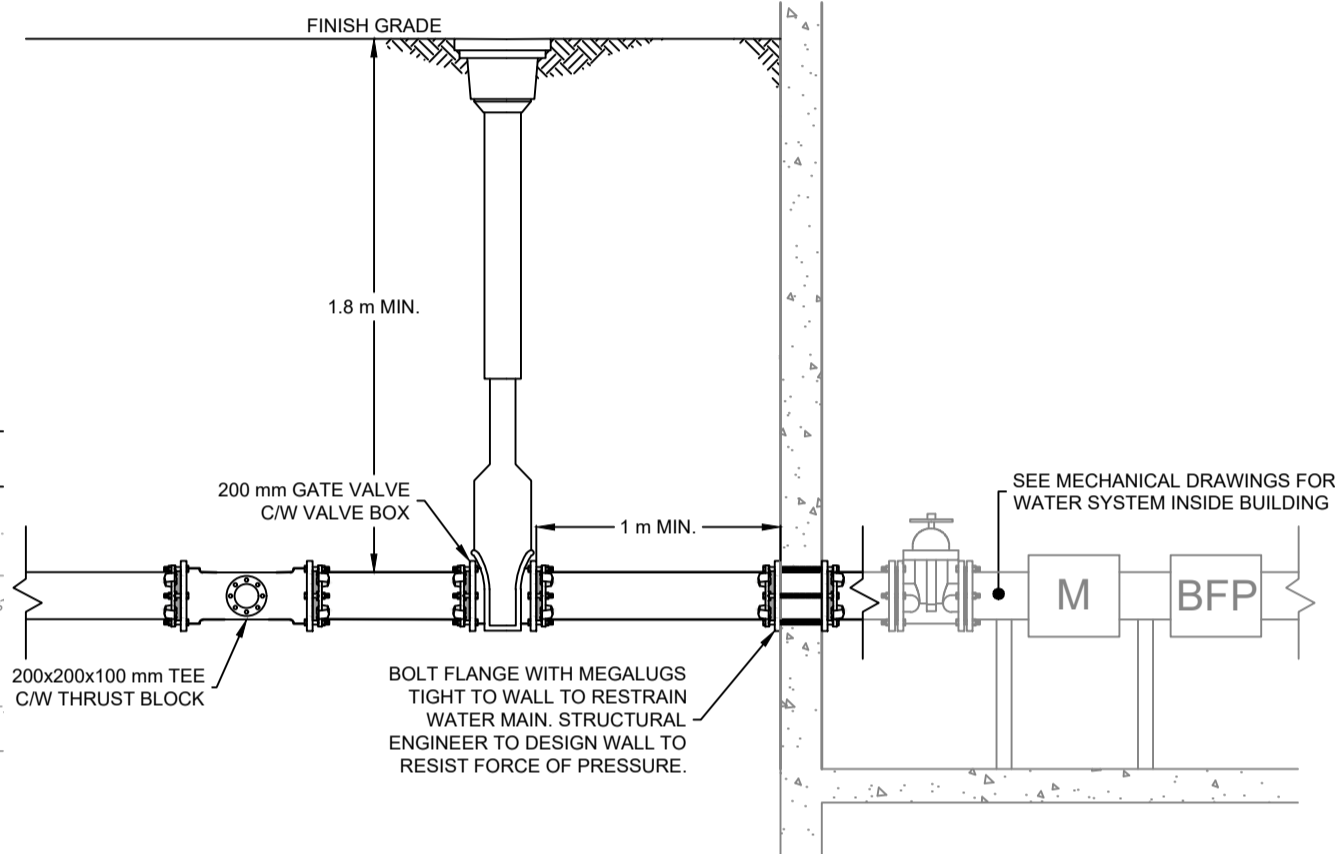
WASTE WATER CALCULATIONS

91 UNITS WITH 198 PERSONS AND 11 000 FT² COMMERCIAL SPACE (BASED ON ARCHITECTS CALCULATIONS)
PEAK WASTEWATER FLOW: 3.8 L/s
TOTAL CAPACITY OF 500 x 750 mm BOX PIPE: 730 L/s
*EX. PIPE CAPACITY BASED ON 0.5% SLOPE

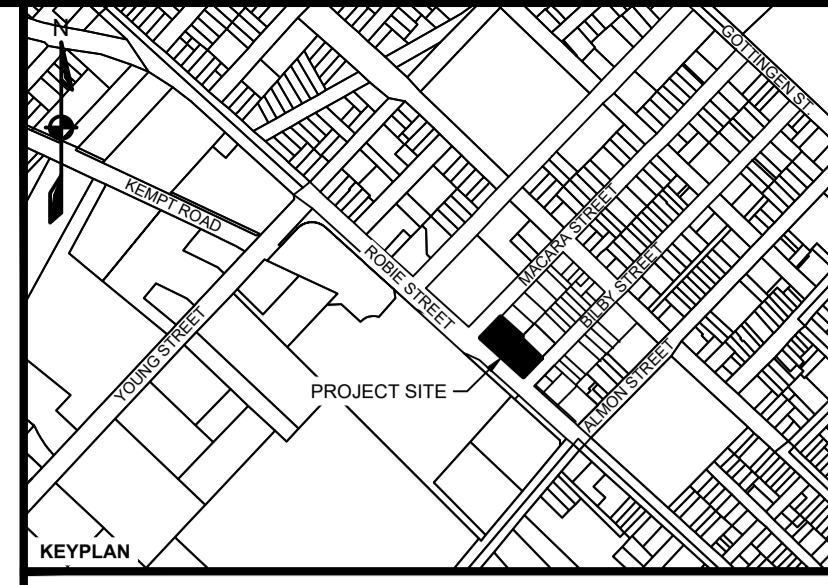
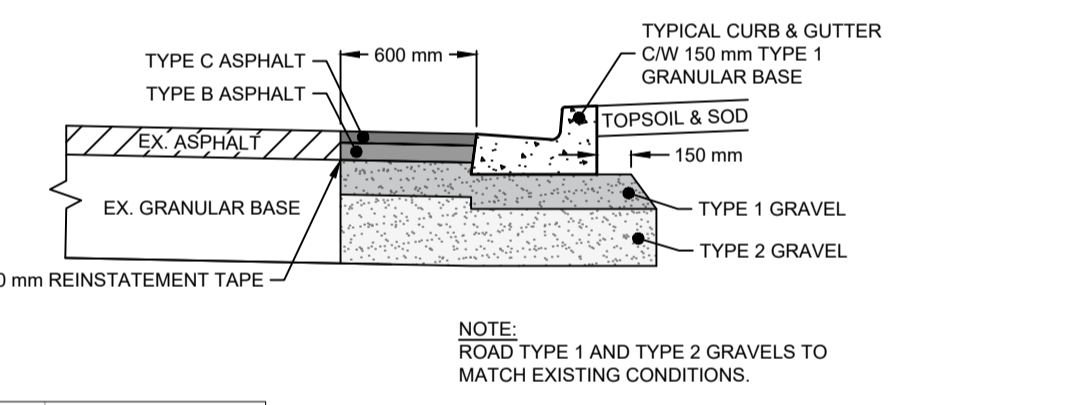
DOMESTIC AND SPRINKLER SERVICE CONNECTION



WATER CONNECTION DETAIL



CURB RENEWAL DETAIL



LEGEND

SYMBOL	DESCRIPTION
---	DESIGN GRADE
- - - -	EXISTING GRADE
---	EASEMENT
---	WATER PIPE
---	SANITARY PIPE
---	STORM PIPE
---	COMBINED PIPE
---	NATURAL GAS MAIN
---	SIDEWALK
---	TOP OF SLOPE
---	BOTTOM OF SLOPE
---	OVERHEAD LINE
---	UNDERGROUND LINE
---	FENCELINE
---	CURB CUT/RAMP
---	WATER VALVE
---	HYDRANT
---	REDUCER
---	CATCHBASIN
---	STREET TREE
---	STREET SIGN
---	UTILITY POLE

ISSUED FOR REVIEW, NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	DRAFT	ISSUED FOR DEVELOPMENT AGREEMENT

DESIGN POINT
ENGINEERING & SURVEYING
PHONE: 902.832.5597 www.designpoint.ca

CLIENT
BANC

PROJECT DESCRIPTION
BILBY SUITES

HALIFAX, NOVA SCOTIA
SHEET DESCRIPTION

SITE & SERVICING PLAN

Drawn	Engineer	Project No.	Drawing No.
L. GRANT	G. WOODFORD	15-011	C1
Date of 1st Issue	Scale	Filename	
APR. 12, 2017	AS NOTED	15-011Base.dwg	