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- 3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE
- 5. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE
- 6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
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- 11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
- AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
- 13. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
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- 18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.
- 19. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY YURI MENDEZ



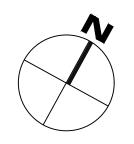
LEGEND _____ CONCRETE BARRIER CURB ____ I LIMIT OF CONSTRUCTION ---- DRAINAGE SWALE · — · · — DRAINAGE DITCH CONCRETE SIDEWALK PROPOSED ASPHALT SURFACE ELEVATION LSCB# LANDSCAPING CATCHBASIN CBMH# CATCHBASIN MANHOLE SWALE ELEVATION TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION CATCHBASIN OVERLAND FLOW ROUTE SANITARY SEWER MANHOLE SILT FENCE BARRIER FIRE HYDRANT WATER VALVE CONSTRUCTION MUD MAT WATER METER REMOTE WATER METER LOCATION OF FIRE DEPARTMENT CONNECTION

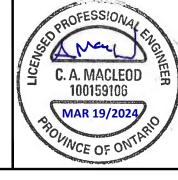
ISSUED FOR SITE PLAN CONTROL 2024-03-19 Check and verify all dimensions before proceeding with the work Do not scale drawings

SCALE 1:300

McINTOSH PERRY

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BAYVIEW ORLEANS INC 108 CHESTNUT STREET,

Drawing Title:

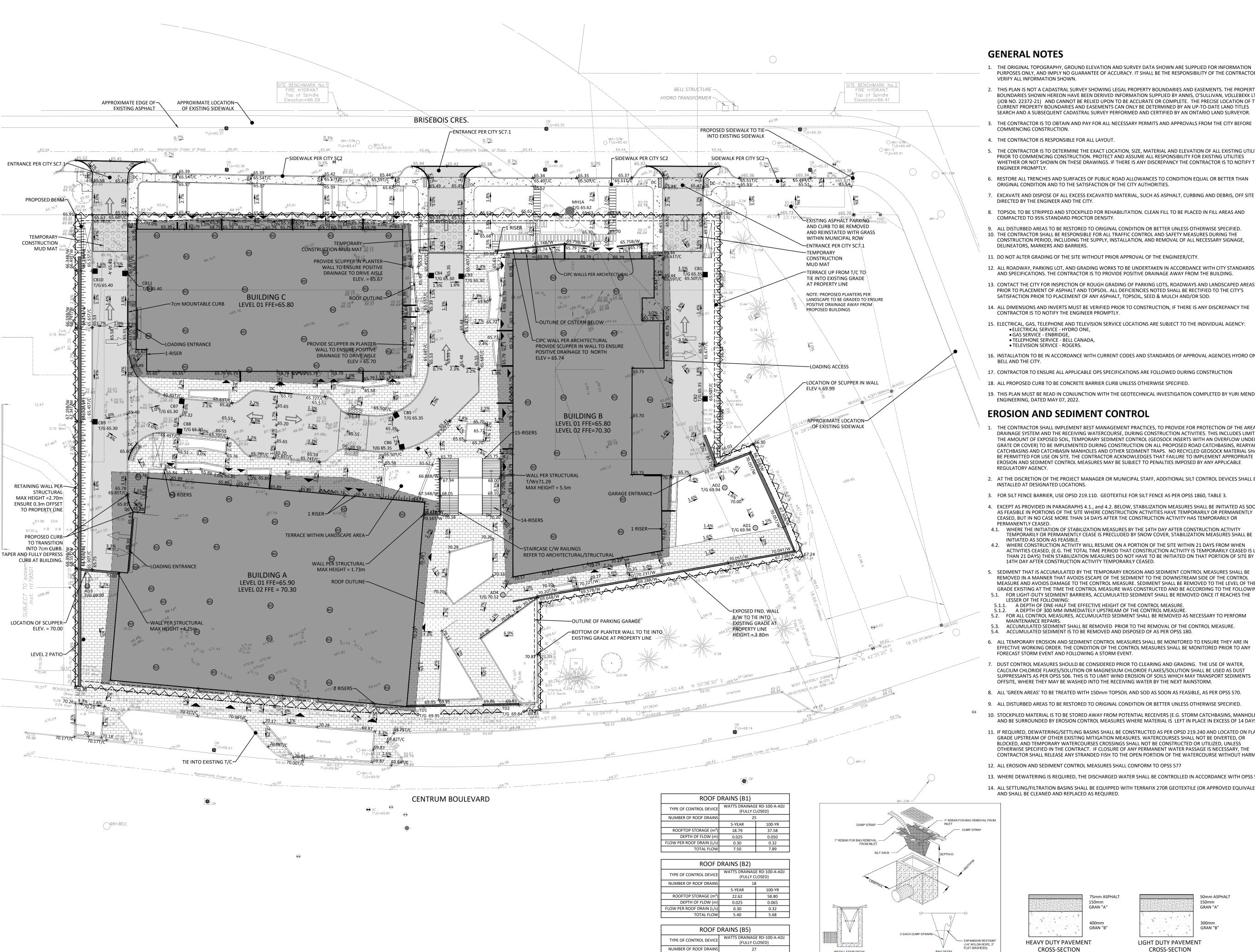
MIXED-USE DEVELOPMENT 265 CENTRUM BOULEVARD

TORONTO, ON M5G 1R3

OTTAWA

EXISTING CONDITIONS AND REMOVALS PLAN

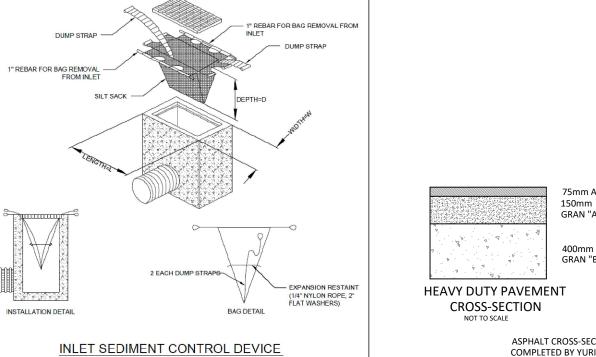
1:300 CCO-23-3408 R.R.R. A.M.



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- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
- 11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
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 - TELEPHONE SERVICE BELL CANADA,
- 16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE,
- 17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
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EROSION AND SEDIMENT CONTROL

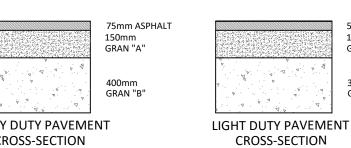
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, TEMPORARY SEDIMENT CONTROL (GEOSOCK INSERTS WITH AN OVERFLOW UNDER GRATE OR COVER) TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED ROAD CATCHBASINS. REARYARD CATCHBASINS AND CATCHBASIN MANHOLES AND OTHER SEDIMENT TRAPS. NO RECYCLED GEOSOCK MATERIAL SHALI BE PERMITTED FOR USE ON SITE. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE
- 2. AT THE DISCRETION OF THE PROJECT MANAGER OR MUNICIPAL STAFF, ADDITIONAL SILT CONTROL DEVICES SHALL BE INSTALLED AT DESIGNATED LOCATIONS.
- 3. FOR SILT FENCE BARRIER, USE OPSD 219.110. GEOTEXTILE FOR SILT FENCE AS PER OPSS 1860, TABLE 3.
- 4. EXCEPT AS PROVIDED IN PARAGRAPHS 4.1., and 4.2. BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTI CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED
- 4.1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY INITIATED AS SOON AS FEASIBLE. 4.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN
- ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED. 5. SEDIMENT THAT IS ACCUMULATED BY THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE
- REMOVED IN A MANNER THAT AVOIDS ESCAPE OF THE SEDIMENT TO THE DOWNSTREAM SIDE OF THE CONTROL MEASURE AND AVOIDS DAMAGE TO THE CONTROL MEASURE. SEDIMENT SHALL BE REMOVED TO THE LEVEL OF THE GRADE EXISTING AT THE TIME THE CONTROL MEASURE WAS CONSTRUCTED AND BE ACCORDING TO THE FOLLOWING 5.1. FOR LIGHT-DUTY SEDIMENT BARRIERS, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE IT REACHES THE
- A DEPTH OF ONE-HALF THE EFFECTIVE HEIGHT OF THE CONTROL MEASURE. A DEPTH OF 300 MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE. 5.2. FOR ALL CONTROL MEASURES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PERFORM
- ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL MEASURE. ACCUMULATED SEDIMENT IS TO BE REMOVED AND DISPOSED OF AS PER OPSS 180.
- 6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MONITORED TO ENSURE THEY ARE IN EFFECTIVE WORKING ORDER. THE CONDITION OF THE CONTROL MEASURES SHALL BE MONITORED PRIOR TO ANY
- FORECAST STORM EVENT AND FOLLOWING A STORM EVENT. DUST CONTROL MEASURES SHOULD BE CONSIDERED PRIOR TO CLEARING AND GRADING. THE USE OF WATER, CALCIUM CHLORIDE FLAKES/SOLUTION OR MAGNESIUM CHLORIDE FLAKES/SOLUTION SHALL BE USED AS DUST
- OFFSITE, WHERE THEY MAY BE WASHED INTO THE RECEIVING WATER BY THE NEXT RAINSTORM. 8. ALL 'GREEN AREAS' TO BE TREATED WITH 150mm TOPSOIL AND SOD AS SOON AS FEASIBLE, AS PER OPSS 570.
- 9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- 10. STOCKPILED MATERIAL IS TO BE STORED AWAY FROM POTENTIAL RECEIVERS (E.G. STORM CATCHBASINS, MANHOLES) AND BE SURROUNDED BY EROSION CONTROL MEASURES WHERE MATERIAL IS LEFT IN PLACE IN EXCESS OF 14 DAYS.
- 11. IF REQUIRED, DEWATERING/SETTLING BASINS SHALL BE CONSTRUCTED AS PER OPSD 219.240 AND LOCATED ON FLAT GRADE UPSTREAM OF OTHER EXISTING MITIGATION MEASURES. WATERCOURSES SHALL NOT BE DIVERTED, OR BLOCKED, AND TEMPORARY WATERCOURSES CROSSINGS SHALL NOT BE CONSTRUCTED OR UTILIZED, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT. IF CLOSURE OF ANY PERMANENT WATER PASSAGE IS NECESSARY, THE CONTRACTOR SHALL RELEASE ANY STRANDED FISH TO THE OPEN PORTION OF THE WATERCOURSE WITHOUT HARM.
- 12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSS 577
- 13. WHERE DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPSS 518
- 14. ALL SETTLING/FILTRATION BASINS SHALL BE EQUIPPED WITH TERRAFIX 270R GEOTEXTILE (OR APPROVED EQUIVALENT



ROOFTOP STORAGE (m³) 30.40 65.86

DEPTH OF FLOW (m) 0.030

FLOW PER ROOF DRAIN (L/s) 0.32



ASPHALT CROSS-SECTIONS TO CONFORM TO GEOTECHNICAL REPORT COMPLETED BY YURI MENENDEZ ENGINEERING, DATED MAY 07, 2022

GRAN "A"



	LEGEND			
S		CONCRETE BARRIER CURB		LIMIT OF CONSTRUCTION
		INTERLOCK CONCRETE — PER LANDSCAPE	_ · ·	- DRAINAGE SWALE
	4.4	CONCRETE SIDEWALK		DRAINAGE DITCH
5		PROPOSED ASPHALT		SLOPING AT 3:1 UNLESS SPECIFIED
	()LSCB#	LANDSCAPING CATCHBASIN	95 _, 50	SURFACE ELEVATION
	СВМН#	CATCHBASIN MANHOLE	×95.50 ×(s)	SWALE ELEVATION
	CB# T/G	CATCHBASIN	T/W95.50 B/W94.25	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	MH#A T/G	SANITARY SEWER MANHOLE	\Leftrightarrow	OVERLAND FLOW ROUTE
	- HYD B/F	FIRE HYDRANT	\\\\	SILT FENCE BARRIER
	€	WATER VALVE	\bigoplus	INLET SEDIMENT CONTROL DEVICE PER DETAIL
	M	WATER METER	6000	CONSTRUCTION MUD MAT
	(M)	REMOTE WATER METER		PROPOSED TWSI PER CITY SC7.3
	\Leftrightarrow	LOCATION OF FIRE DEPARTMENT CONNECTIO	N RD	ROOF DRAIN LOCATION PER ARCHITECTURAL

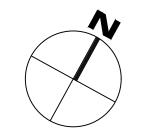
NOT FOR CONSTRUCTION

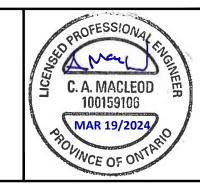
2	ISSUED FOR SITE PLAN CONTROL	2024-03-19		
1	ISSUED FOR SITE PLAN CONTROL	2023-03-24		
No.	Revisions	Date		
Che befo	Check and verify all dimensions before proceeding with the work Do not scale drawings			

SCALE 1:300

McINTOSH PERRY

115 Walgreen Road, RR3, Carp, ON KOA 1L0 Tel: 613-836-2184 Fax: 613-836-3742 www.mcintoshperry.com





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MIXED-USE DEVELOPMENT 265 CENTRUM BOULEVARD

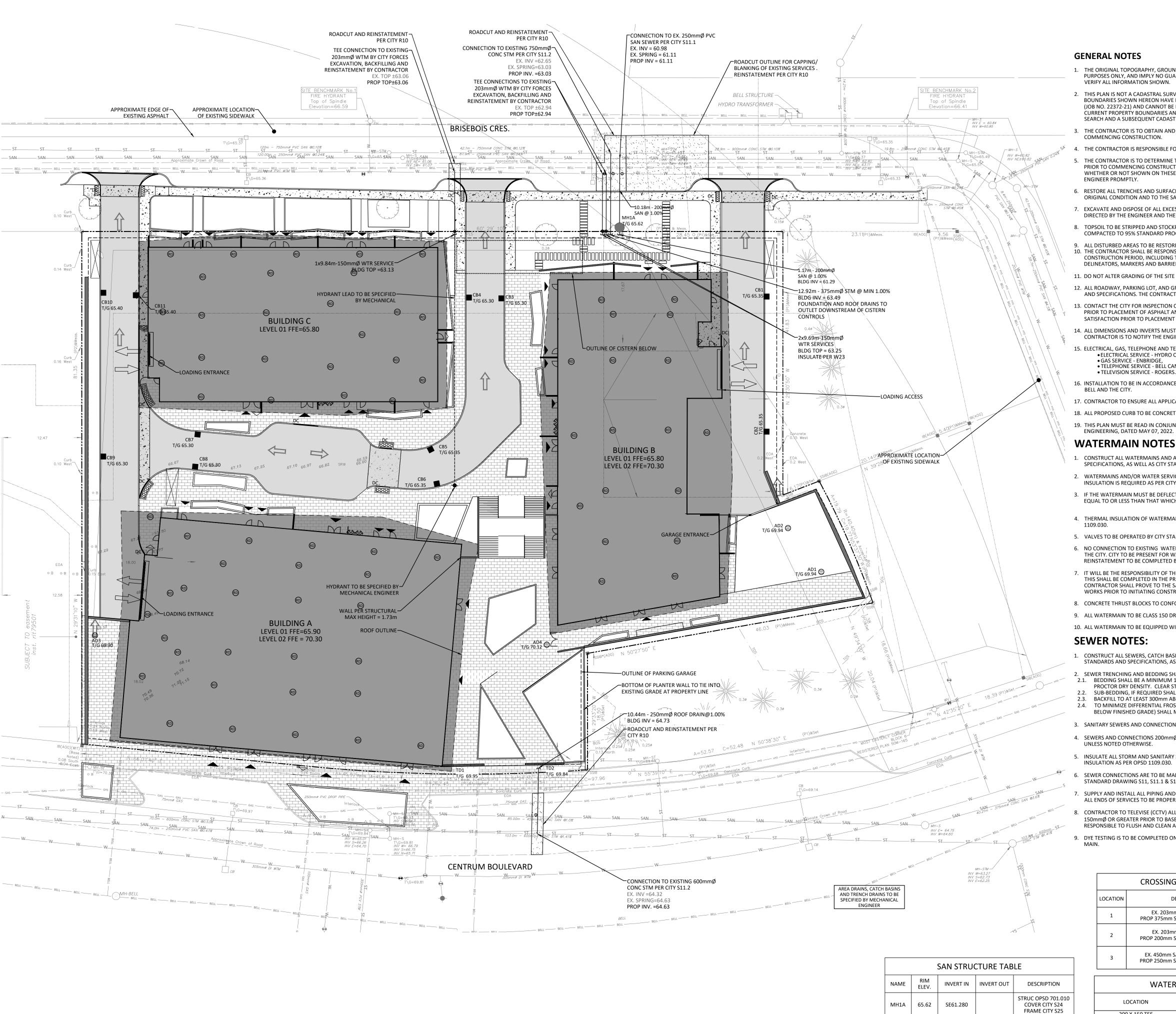
OTTAWA

GRADING, DRAINAGE & SEDIMENT

AND EROSION CONTROL PLAN

1:300 CCO-23-3408 R.R.R. Checked By: A.M. R.R.R.

ON



GENERAL NOTES

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- 8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- 9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
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WATERMAIN NOTES

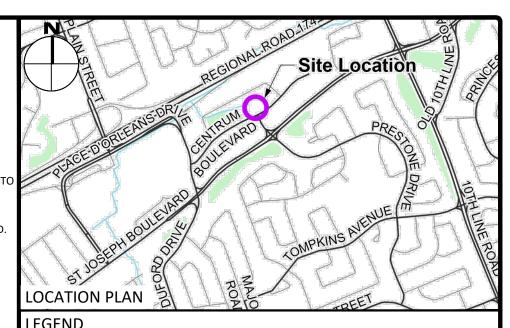
- . CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
- 2. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
- 3. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER.
- 4. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD
- VALVES TO BE OPERATED BY CITY STAFF ONLY.
- 6. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CITY TO BE PRESENT FOR WATERMAIN CONNECTION. CONNECTION, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
- 7. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ANY WATERMAIN CONNECTION(S) REQUIRED. THIS SHALL BE COMPLETED IN THE PRESENCE OF A DESIGNATED MUNICIPAL WATER OPERATOR AND THE SELECTED CONTRACTOR SHALL PROVE TO THE SATISFACTION OF THE CITY THAT THEY ARE COMPETENT TO PERFORM THE WORKS PRIOR TO INITIATING CONSTRUCTION.
- 8. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
- 9. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
- 10. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.

SEWER NOTES:

- 1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS. AS WELL AS CITY.
- SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE. 2.1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD
- PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
- BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
- 3. SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
- 4. SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS,
- 5. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL
- SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
- SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"X8' LONG MARKER.
- CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
- DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER

CROSSING CONFLICT TABLE				
LOCATION	DESCRIPTION	SEPARATION		
1	EX. 203mm WTM TOP = 62.90 PROP 375mm STM SERVICE INV = 63.40	0.50		
2	EX. 203mm WTM INV = 62.60 PROP 200mm SAN SERVICE TOP = 61.36	0.30		
3	EX. 450mm SAN SEWER INV = 65.35 PROP 250mm STM SERVICE TOP = 64.91	0.44		

WATER COVER TABLE					
LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER	
200 X 150 TEE	0+100.00	65.32	62.92	2.40	
VALVE	0+100.00	65.63	63.23	2.40	
BLDG	0+100.00	65.65	63.25	2.40	



	LEGEND			
IES		CONCRETE BARRIER CURB		LIMIT OF CONSTRUCTION
Ε		INTERLOCK CONCRETE — PER LANDSCAPE	_ · · _	- DRAINAGE SWALE
	4.4	CONCRETE SIDEWALK		DRAINAGE DITCH
۱S		PROPOSED ASPHALT		SLOPING AT 3:1 UNLESS SPECIFIED
	()LSCB#	LANDSCAPING CATCHBASIN	95,50	SURFACE ELEVATION
	СВМН# Т/G	CATCHBASIN MANHOLE	×95.50 ×(s)	SWALE ELEVATION
	CB# T/G	CATCHBASIN	×T/W 95.50 B/W 94.25	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	MH#A T/G	SANITARY SEWER MANHOLE		OVERLAND FLOW ROUTE
	- <mark>→-</mark> HYD B/F	FIRE HYDRANT	\\\\	SILT FENCE BARRIER
	0	WATER VALVE	\bigoplus	INLET SEDIMENT CONTROL DEVICE PER DETAIL
	M	WATER METER	0000	CONSTRUCTION MUD MAT
	6	REMOTE WATER METER		PROPOSED TWSI PER CITY SC7.3
	\Leftrightarrow	LOCATION OF FIRE DEPARTMENT CONNECTION	ON RD	ROOF DRAIN LOCATION PER ARCHITECTURAL

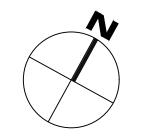
NOT FOR CONSTRUCTION

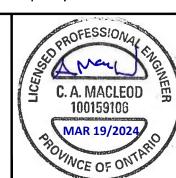
2	ISSUED FOR SITE PLAN CONTROL	2024-03-19			
1	ISSUED FOR SITE PLAN CONTROL	2023-03-24			
No.	Revisions	Date			
Chec	Check and verify all dimensions before proceeding with the work Do not scale drawings				

SCALE	1:300						
	5	10	15	20	25	30 Metro	

McINTOSH PERRY

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BAYVIEW ORLEANS INC 108 CHESTNUT STREET, TORONTO, ON M5G 1R3

MIXED-USE DEVELOPMENT 265 CENTRUM BOULEVARD

OTTAWA

R.R.R.

Drawing Title: SITE SERVICING PLAN

1:300 CCO-23-3408 R.R.R. A.M.