

**PLAN VIEW**  
SCALE: 1:200

**GENERAL NOTES:**

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND BRING ANY DISCREPANCY TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR TO ABIDE BY ALL APPLICABLE LEGISLATION, CITY OF OTTAWA SPECIFICATIONS, MOE REGULATIONS, AND BEST TRADE PRACTICES.
- THE LOCATION OF UTILITIES, WHERE SHOWN, IS APPROXIMATE ONLY, AND THE EXACT LOCATION MUST BE DETERMINED BY CONTACTING THE PROPER AUTHORITIES CONCERNED. THE CONTRACTOR MUST PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THEIR ADEQUATE PROTECTION FROM DAMAGE DURING CONSTRUCTION.
- CONTRACTOR TO INSTALL ALL OBC REQUIRED, BARRIER-FREE COMPONENTS ASSOCIATED WITH BARRIER-FREE PARKING AND EXTERIOR WALKS.
- CONTRACTOR TO INSTALL A TACTILE ATTENTION INDICATOR AT BASE OF EXTERIOR WALK RAMP AS PER OBC 3.8.3.2.(h) AND 3.8.3.18.

**BEDDING MATERIALS:**

- ALL BEDDING MATERIALS TO CONFORM TO OPS STANDARDS AND SPECIFICATIONS.
- GRANULAR A BEDDING MATERIAL TO BE IN ACCORDANCE WITH OPSS 1010, 314, 501 AND INSTALLED TO OPSS 708.030, 802.010M (GRAN. 'A' ONLY), AND 802.030M (CLASS B, GRAN. 'A' BEDDING AND COVER).
- ALL BEDDING TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AND TESTED BY AN INDEPENDENT COMPANY. HSP ENGINEER TO RECEIVE COPIES OF ALL TESTING REPORTS.
- BACKFILL MAY CONSIST OF EXCAVATED SILT AND SAND AND/OR GLACIAL TILL AND TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 300mm LIFTS.

**SITE SERVICES:**

- STORM PIPING MATERIAL TO BE PVC SDR35 (GREEN ONLY).
- SANITARY PIPING MATERIAL TO BE PVC DR29 (WHITE ONLY).
- WATER SERVICE TO BE HDPE AS APPROVED BY THE CITY w/ CURB BOX AND W3 VALVE CHAMBER.
- GRANULAR 'A' BEDDING MATERIAL TO BE INSTALLED AS PER ABOVE.
- CONNECTION AT EXISTING STORM SEWER SHALL BE THROUGH MANUFACTURED TEE.
- DEPTH OF BURY OF WATER SERVICE TO BE MINIMUM 2.3m

**MAINTENANCE HOLES AND CATCHBASINS:**

- MAINTENANCE HOLES TO BE 1200mm Ø AND AS PER OPSS 701.010 AND 701.030.
- CATCHBASINS TO BE 800x800 AND AS PER OPSS 705.010, CW SUMP.
- CATCHBASIN GRATING TO BE AS PER OPSS 401.081 "FISH TYPE".
- MAINTENANCE HOLE LID FOR ALL CATCH BASIN MANHOLES TO BE AS PER OPSS 401.081.
- ADJUSTMENT UNITS AS PER OPSS 704.010.
- ALL MAINTENANCE HOLES TO BE EQUIPPED WITH STEPS AS PER OPSS 405.010.

**SPACING REQUIREMENTS:**

- AT ALL SEWER CROSSINGS, THE WATERMAIN SHALL BE LOCATED ABOVE THE SEWER. IF NOT FEASIBLE, THEN THE WATERMAIN SHALL GO BELOW WITH A MINIMUM SEPARATION OF 0.5m, AS PER MOE REQUIREMENTS.

**STORM WATER QUANTITY NOTES:**

- MH100 TO BE FITTED WITH A HYDROVEX 250 VHV-2, DESIGNED FOR 65L/s AND 1.5m OF HEAD.

**STORM WATER QUALITY NOTES:**

- CONTRACTOR TO INSTALL SPECIFIED TREATMENT SYSTEM OR PRE-APPROVED ALTERNATIVE TO MEET THE TOTAL SUSPENDED SOLID (TSS) REMOVAL OF AT LEAST 80%.
- MH200 IS TO BE A STORMCEPTOR INLINE MODEL STC750.
- THE UNIT IS TO BE MAINTAINED BY THE OWNER OF THE PROPERTY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR PROCEDURE AND FREQUENCY.

**GRADING REQUIREMENTS:**

- EMBANKMENTS MUST NOT EXCEED 3:1 IN SLOPE.

**PAVEMENT & CURBS:**

- ALL SITE CURBING TO BE INSTALLED AS PER OPSS 600.110. CONCRETE IS TO BE 32 MPa WITH 7% AIR, AS PER CITY STANDARD.
- SITE ASPHALT PAVEMENT IS TO BE CONSTRUCTED WITH MINIMUM 400mm GRANULAR B TYPE II, 150mm GRANULAR 'A', 50mm SUPERPAVE SP19.0 AND 40mm SUPERPAVE SP12.5 IN ALL ACCESS LANES.
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- CONCRETE SIDEWALKS ARE TO BE CONSTRUCTED AS PER OPSS 310.010 AND 310.050 WITH 250mm GRANULAR A AND 32 MPa CONCRETE WITH 5±1% AIR.

**CULTEC STORM WATER STORAGE SYSTEM:**

- ALL SITE STORM WATER TO BE STORED UNDERGROUND USING CULTREC STORAGE SYSTEM.

**LEGEND**

- STORM MAINTENANCE HOLE
- ▣ CATCHBASIN
- ⊙ SAN. MAINTENANCE HOLE
- ⊕ HYDRANT
- ▶ PRIMARY DOORWAY
- HP22 UTILITY POLE
- ELEVATION
- STORM
- WATER
- SANITARY
- GAS
- UNDERGROUND POWER
- O/H HYDRO
- LOT BOUNDARY

REVISION				
DATE (MM/DD/YY)	REV. No.	REASON FOR REVISION	BY	APPD BY

ISSUE No.	DATE (MM/DD/YY)	REASON FOR ISSUE	BY	APPD BY
2	B 03/12/20	REISSUED FOR SITE PLAN CONTROL	TMG	KJM
1	A 03/10/20	ISSUED FOR SITE PLAN APPLICATION	TMG	KJM

CONSULTANT	
<b>HSP Engineering and Environmental Services</b>	<b>HSP Inc.</b> 5715 Warner Drive Long Sault, ON Canada K0C 1P0 T: 613-932-3289 F: 613-937-0125 www.hsp.ca

ISSUE	
Katherine D. Bena, CAA, MRAIC, LEED AP	
<b>OPA open plan architects inc.</b> architecture   interiors   concepts 2305 HILARY AVE.   OTTAWA   ON   K1H 7J2 613.883.5090   info@openplan.ca	

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DRAWING SHOULD NOT BE SCALED. DIMENSIONS SHOWN MUST NOT BE USED FOR CONSTRUCTION UNLESS VERIFIED IN THE FIELD. ALL DISCREPANCIES MUST BE REPORTED TO THE OFFICE BEFORE COMMENCING WORK.

STAMP	NORTH ARROW
LICENSED PROFESSIONAL ENGINEER T. M. GOVE 10021486 March 13, 2020 PROVINCE OF ONTARIO	

CLIENT:	
GOVAN BROWN & ASSOCIATES LTD. 31-2000 THURSTON DRIVE OTTAWA, ON K1G 4K7	

PROJECT:	
PANORAMA WELLNESS CENTRE 3280 PALLADIUM DRIVE, OTTAWA SITE SERVICING PLAN	

DESIGNED BY:	CHECKED BY:
T. GOVE	B. SAMIS

DRAWN BY:	APPROVED BY:
T. GOVE	K. MACDONALD

SCALE:	DRAWING No.:
1:200	SP1

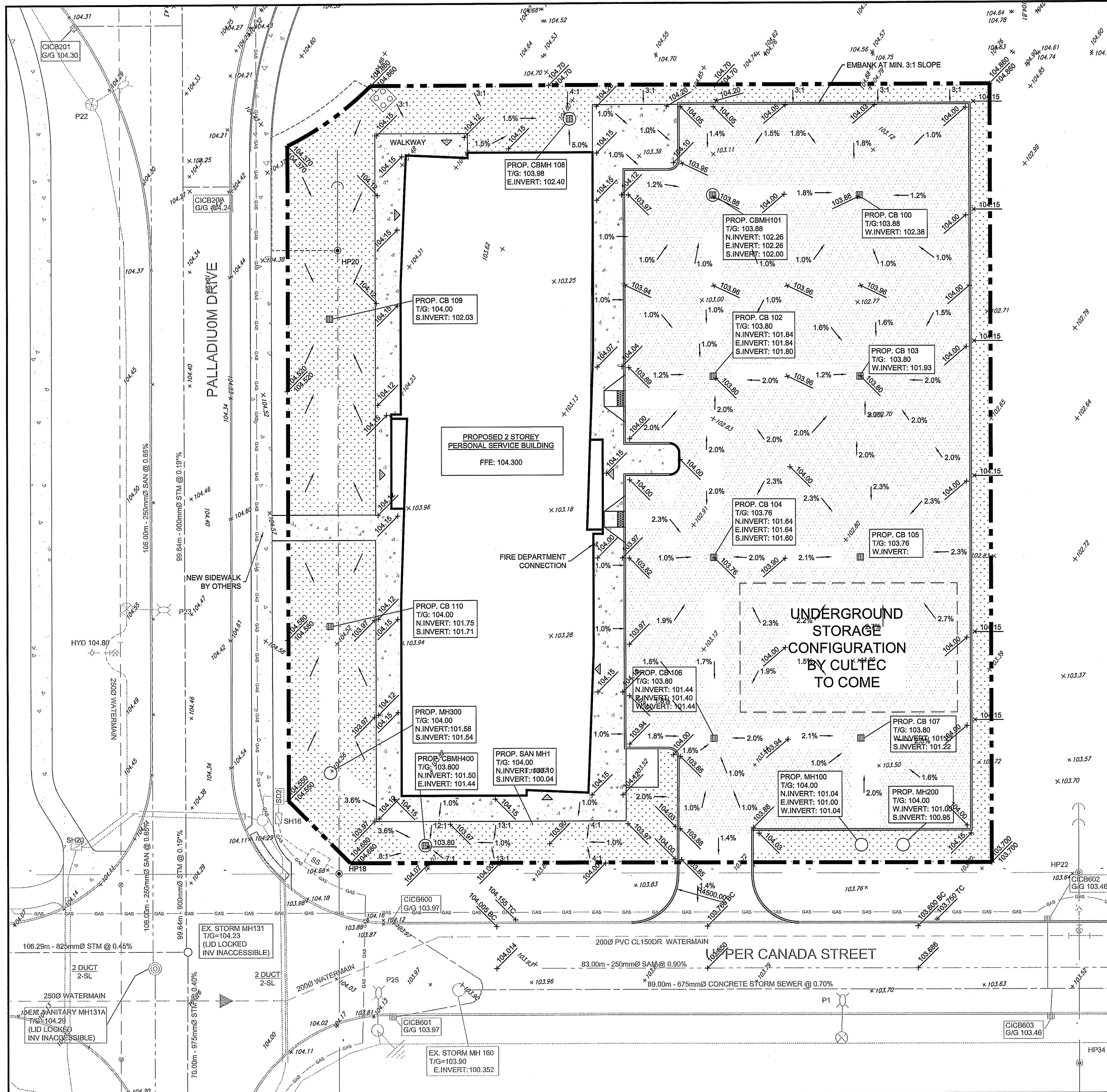
  

DATE:	PROJECT No.:
FEBRUARY 2020	10113

SHEET No. of	REVISION:
1 of 1	B





**SITE PLAN**

SCALE: 1:200

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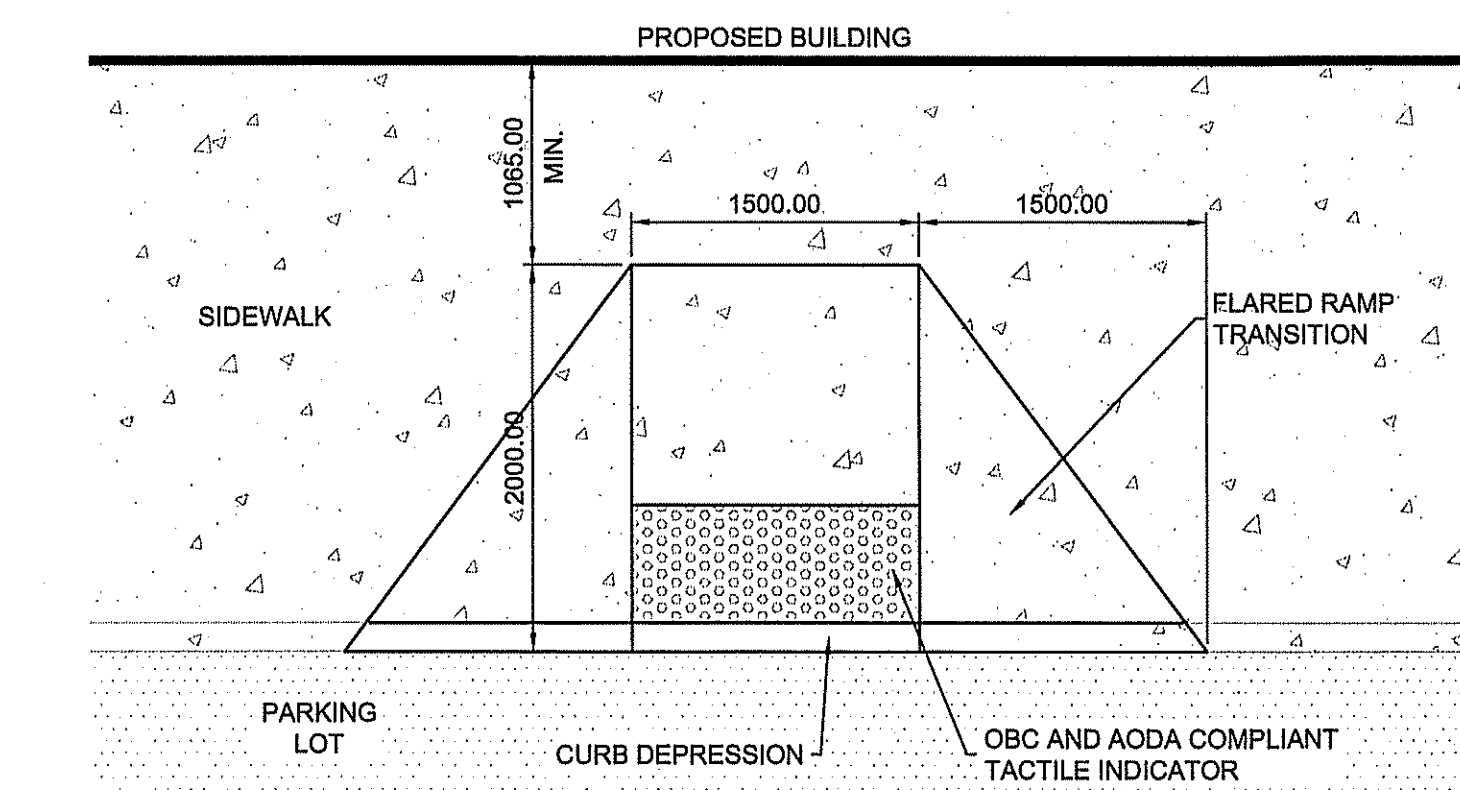
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**LEGEND**

○	STORM MAINTENANCE HOLE	+	ELEVATION
■	CATCHBASIN	---	STORM
⊙	SAN. MAINTENANCE HOLE	---	WATER
⊕	HYDRANT	---	SANITARY
▶	PRIMARY DOORWAY	---	GAS
●	UTILITY POLE	---	UNDERGROUND POWER
		---	O/H HYDRO
		---	LOT BOUNDARY



**AODA CURB RAMP**

SCALE: 1:40

**REVISION**

DATE (M/D/Y)	REV. No.	REASON FOR REVISION	BY	APPD BY

ISSUE NO.	DATE (M/D/Y)	REASON FOR ISSUE	BY	APPD BY
2	03/12/20	REISSUED FOR SITE PLAN CONTROL	TMG	KJM
1	03/10/20	ISSUED FOR SITE PLAN APPLICATION	TMG	KJM

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 5715 Warner Drive  
 Long Sault, ON  
 Canada K0C 1P0  
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 F: 613-937-0125  
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**STAMP**

**LICENCED PROFESSIONAL ENGINEER**  
 T.M. GOVE  
 100211486  
 March 12, 2020  
 PROVINCE OF ONTARIO

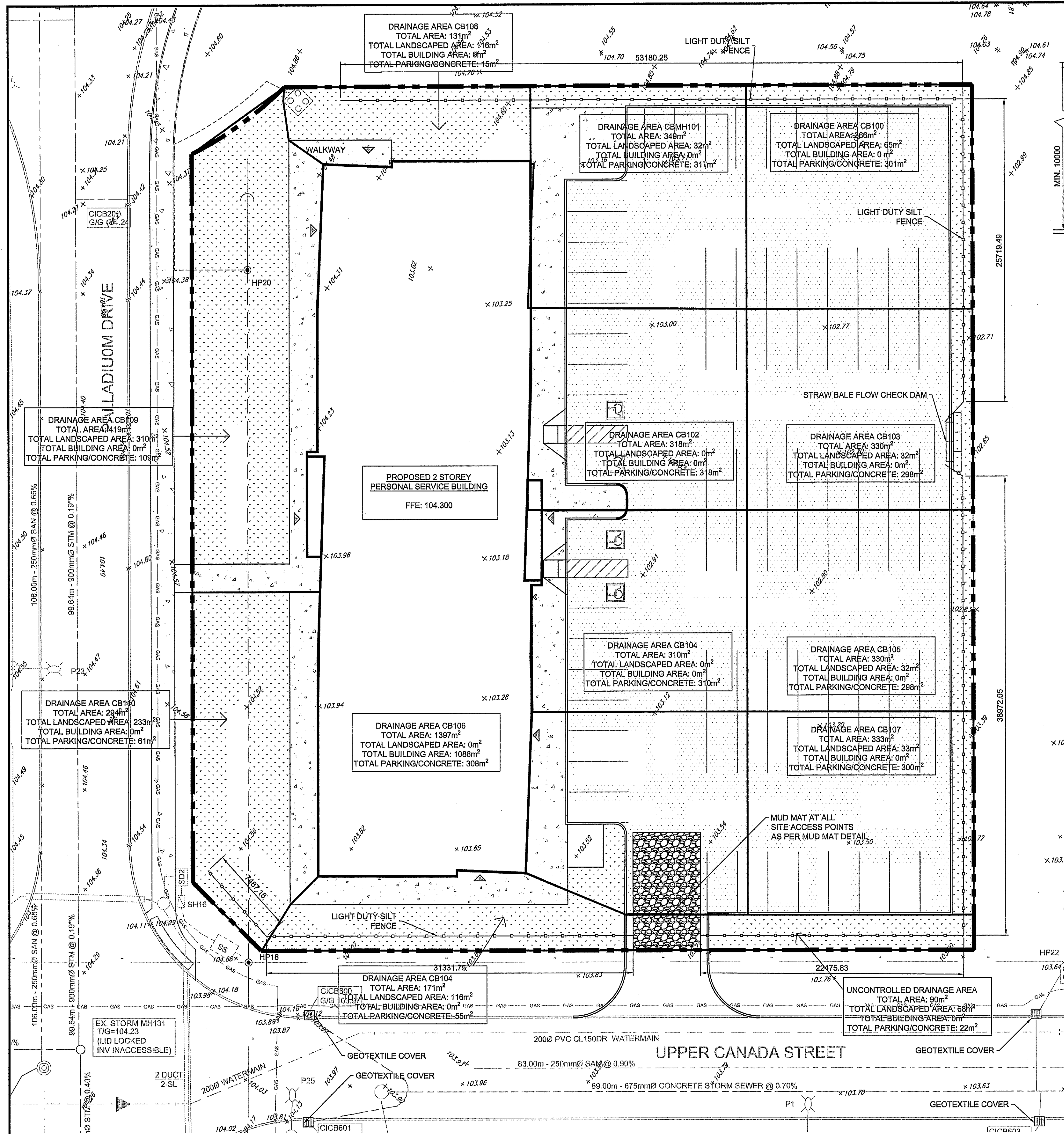
**CLIENT:**  
 GOVAN BROWN & ASSOCIATES LTD.  
 31-2000 THURSTON DRIVE  
 OTTAWA, ON  
 K1G 4K7

**PROJECT:**  
 PANORAMA WELLNESS CENTRE  
 3280 PALLADIUM DRIVE, OTTAWA  
 SITE GRADING PLAN

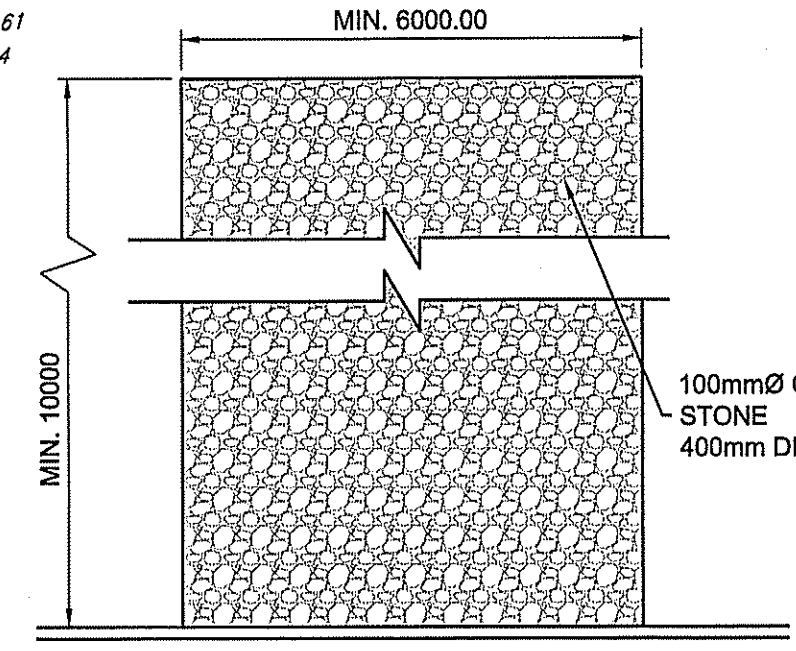
DESIGNED BY: T.GOVE	CHECKED BY: B. SAMIS
DRAWN BY: T.GOVE	APPROVED BY: K. MACDONALD
SCALE: 1:200	DRAWING NO. SP2
DATE: FEBRUARY 2020	PROJECT NO. 10113

SHEET 2 of 4 REVISION: B





**PLAN VIEW**  
SCALE: 1:200



**UPPER CANADA STREET  
MUD MAT DETAIL**  
SCALE: 1:100

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- MUD MAT TO BE INSTALLED, MAINTAINED AND STONE REPLACED AS NECESSARY THROUGHOUT CONSTRUCTION.
- MUD MAT TO BE MINIMUM 10m LONG FROM THE PROPERTY LINE, AND MINIMUM 6m IN WIDTH.
- ANY DISTURBANCE, DAMAGE OR MUD TRACKING TO BE CLEANED BY THE CONTRACTOR TO THE SATISFACTION OF THE CONSULTANT OR CITY OF OTTAWA STAFF.

**EROSION & SEDIMENT CONTROL**

**PRE-CONSTRUCTION**

- PRIOR TO ANY REMOVAL OF SOIL AND CONSTRUCTION.
- INSTALL SILT FENCE (GEOTEXTILE) AS NOTED
  - INSTALL FILTER CLOTH OVER ALL MANHOLES.
  - INSTALL STRAW BALE FLOW CHECK AS NOTED.
  - INSTALL MUD MAT AT ALL SITE ACCESS POINTS
  - CONTROL MEASURES TO BE INSPECTED ONCE INSTALLED.

**CONSTRUCTION**

- MINIMIZE THE EXTENT OF DISTURBED AREAS.
- PROTECT DISTURBED AREAS OF RUNOFF.
- PROVIDE COVER (I.E. MULCH) IF DISTURBED AREAS WILL NOT BE REINSTATED WITHIN A REASONABLE PERIOD OF TIME.
- INSPECT SILT FENCE REGULARLY DURING CONSTRUCTION. CLEAN AND REPAIR, AS REQUIRED.
- CONTROL DUST DURING CONSTRUCTION.

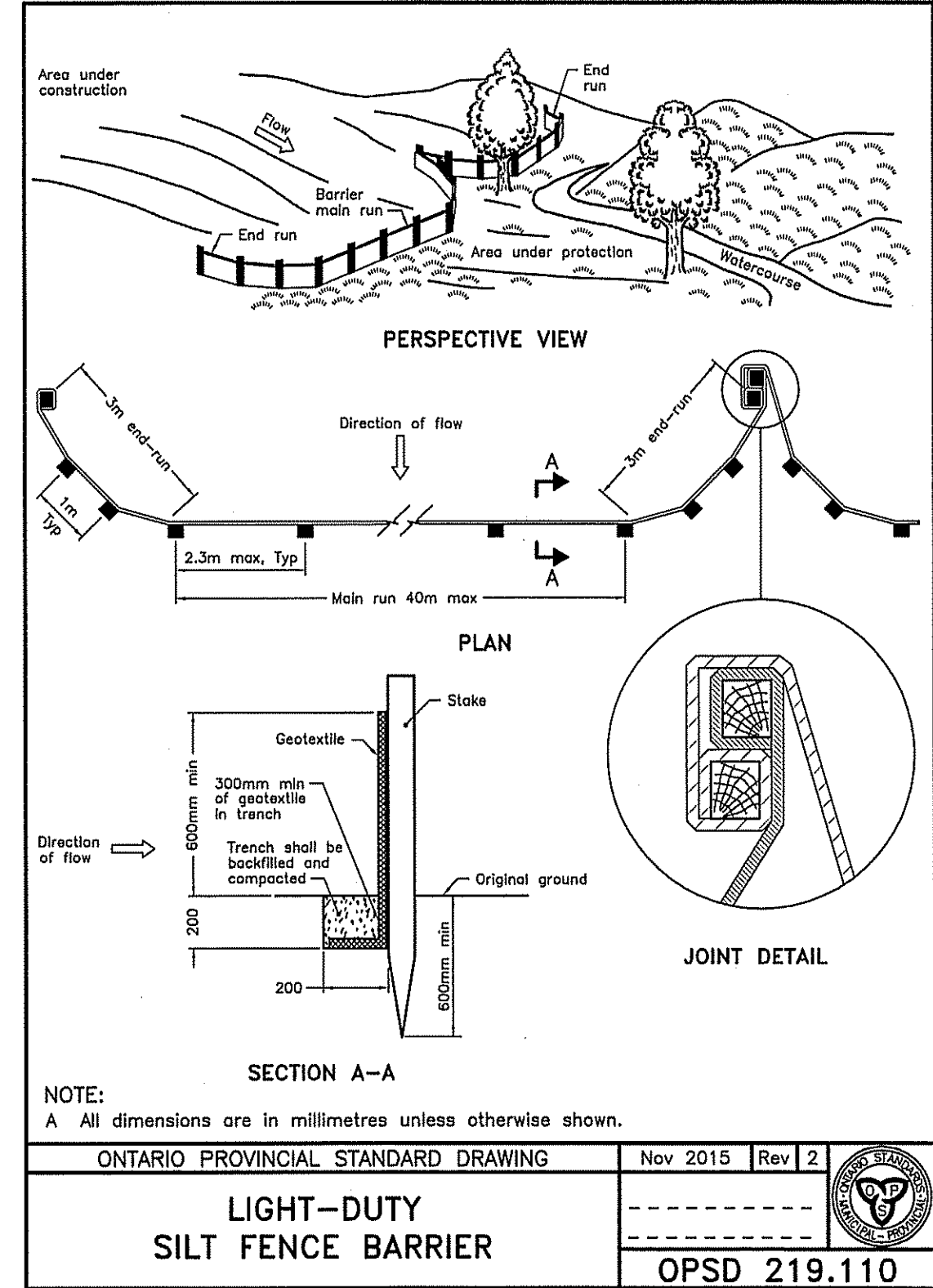
**AFTER CONSTRUCTION**

- PROVIDE PERMANENT COVER TO DISTURBED AREAS (I.E. TOPSOIL AND SEED)
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS (SILT FENCE, STRAW BALE FLOW CHECK DAMS AND FILTER CLOTHS) ONCE DISTURBED AREAS HAVE BEEN REINSTATED.

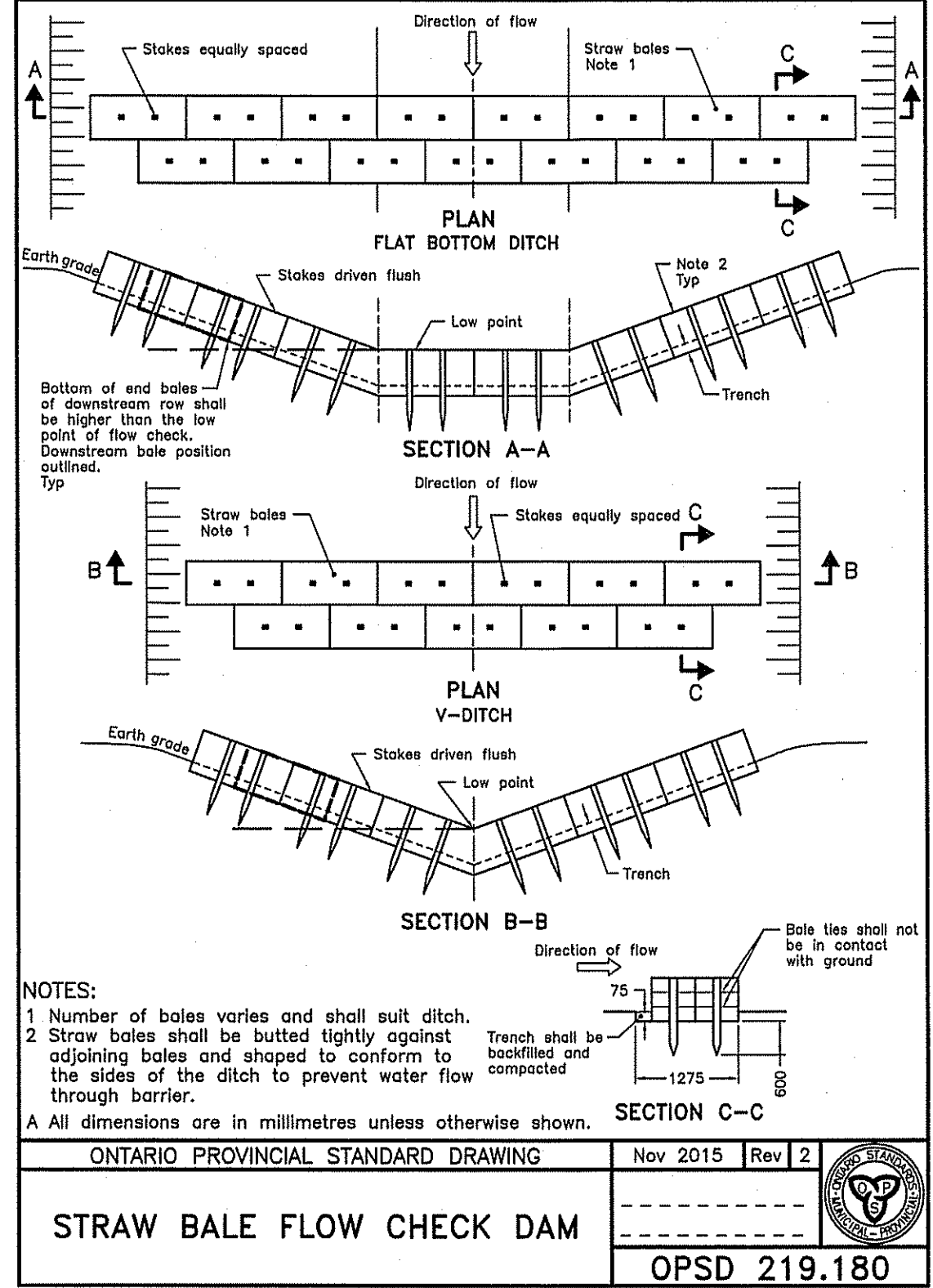
**INSPECTIONS**

- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED UPON COMPLETION.
- CONTROL MEASURES ARE TO BE INSPECTED WEEKLY.

DEVELOPER TO BE RESPONSIBLE FOR INSTALLATION, INSPECTIONS AND MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROL MEASURES MENTIONED ABOVE. THE DESCRIBED "EROSION & SEDIMENT CONTROL PLAN IS A LIVING DOCUMENT."



**LIGHT-DUTY  
SILT FENCE BARRIER**  
OPSD 219.110



**STRAW BALE FLOW CHECK DAM**  
OPSD 219.180

REVISION			
DATE (M/D/Y)	REV. NO.	REASON FOR REVISION	BY
03/12/20	2	REISSUED FOR SITE PLAN CONTROL	TMG/KJM
03/10/20	1	ISSUED FOR SITE PLAN APPLICATION	TMG/KJM

ISSUE NO.	DATE (M/D/Y)	REASON FOR ISSUE	BY

CONSULTANT: **HSP Inc.** 5715 Warner Drive, Long Sault, ON, Canada K0C 1P0. T: 613-932-3289, F: 613-937-0125, www.hsp.ca

Client: **GOVAN BROWN & ASSOCIATES LTD.**, 31-2000 THURSTON DRIVE, OTTAWA, ON K1G 4K7

PROJECT: **PANORAMA WELLNESS CENTRE**, 3280 PALLADIUM DRIVE, OTTAWA, EROSION AND SEDIMENT CONTROL PLAN & DRAINAGE AREAS

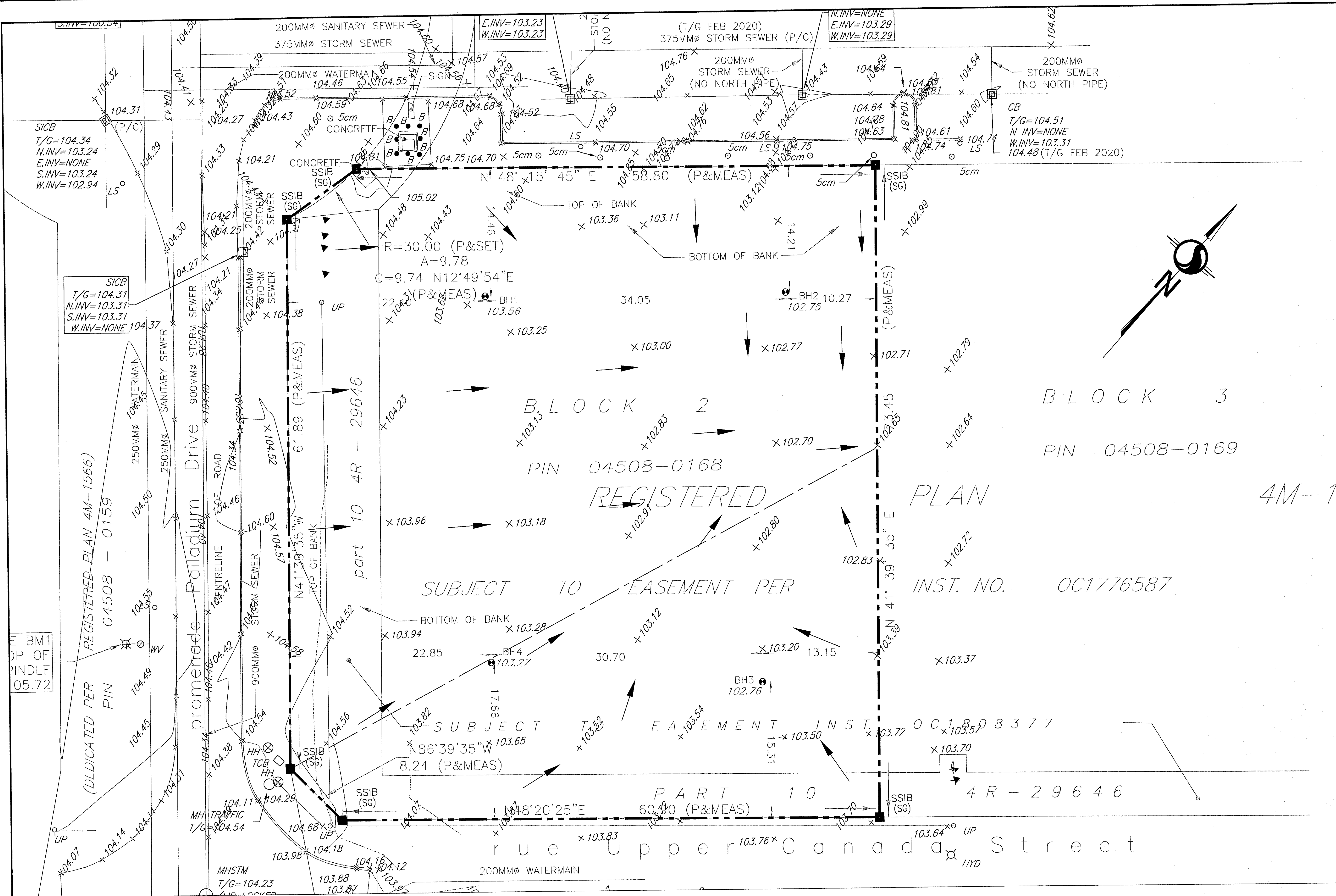
DESIGNED BY: T.GOVE, CHECKED BY: B.SAMIS

DRAWN BY: T.GOVE, APPROVED BY: K.MACDONALD

SCALE: 1:200, DRAWING NO.: **SP3**

DATE: FEBRUARY 2020, PROJECT NO.: 10113, SHEET 3 of 3, REVISION: B





REVISION			
DATE (MM/DD/YY)	REV. NO.	REASON FOR REVISION	BY

ISSUE NO.	REV. NO.	DATE (MM/DD/YY)	REASON FOR ISSUE	BY	APPRO. BY
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<b>HSP Engineering and Environmental Services</b> 5715 Warner Drive Long Sault, ON Canada K0C 1P0 T: 613-932-3289 F: 613-937-0125 www.hsp.ca	HSP Inc. 5715 Warner Drive Long Sault, ON Canada K0C 1P0 T: 613-932-3289 F: 613-937-0125 www.hsp.ca

CONSULTANT	
Kétopher D. Barnes, CAA, MRAC, LEED AP <b>OPA open plan architects inc.</b> architecture   interiors   concepts 2305 HILLARY AVE.   OTTAWA   ON   K1H 7J2 613.893.5090   info@openplan.ca	INST. NO. OC1776587

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STAMP	
LICENSED PROFESSIONAL ENGINEER T.M. GOVE 100211486 March 12, 2020 PROVINCE OF ONTARIO	NORTH ARROW

CLIENT: GOVAN BROWN & ASSOCIATES LTD. 31-2000 THURSTON DRIVE OTTAWA, ON K1G 4K7	
PROJECT: PANORAMA WELLNESS CENTRE 3280 PALLADIUM DRIVE, OTTAWA EXISTING SITE CONDITIONS	
DESIGNED BY: T. GOVE	CHECKED BY: B. SAMIS
DRAWN BY: T. GOVE	APPROVED BY: K. MACDONALD
SCALE: 1:100	DRAWING NO. SP4
DATE: FEBRUARY 2020	PROJECT NO. 10113
SHEET 1 of 4 REVISION: B	