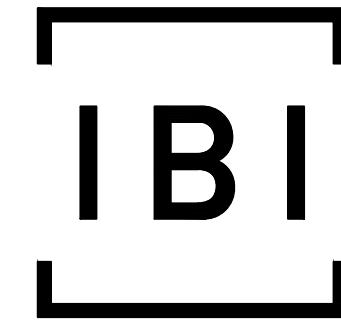
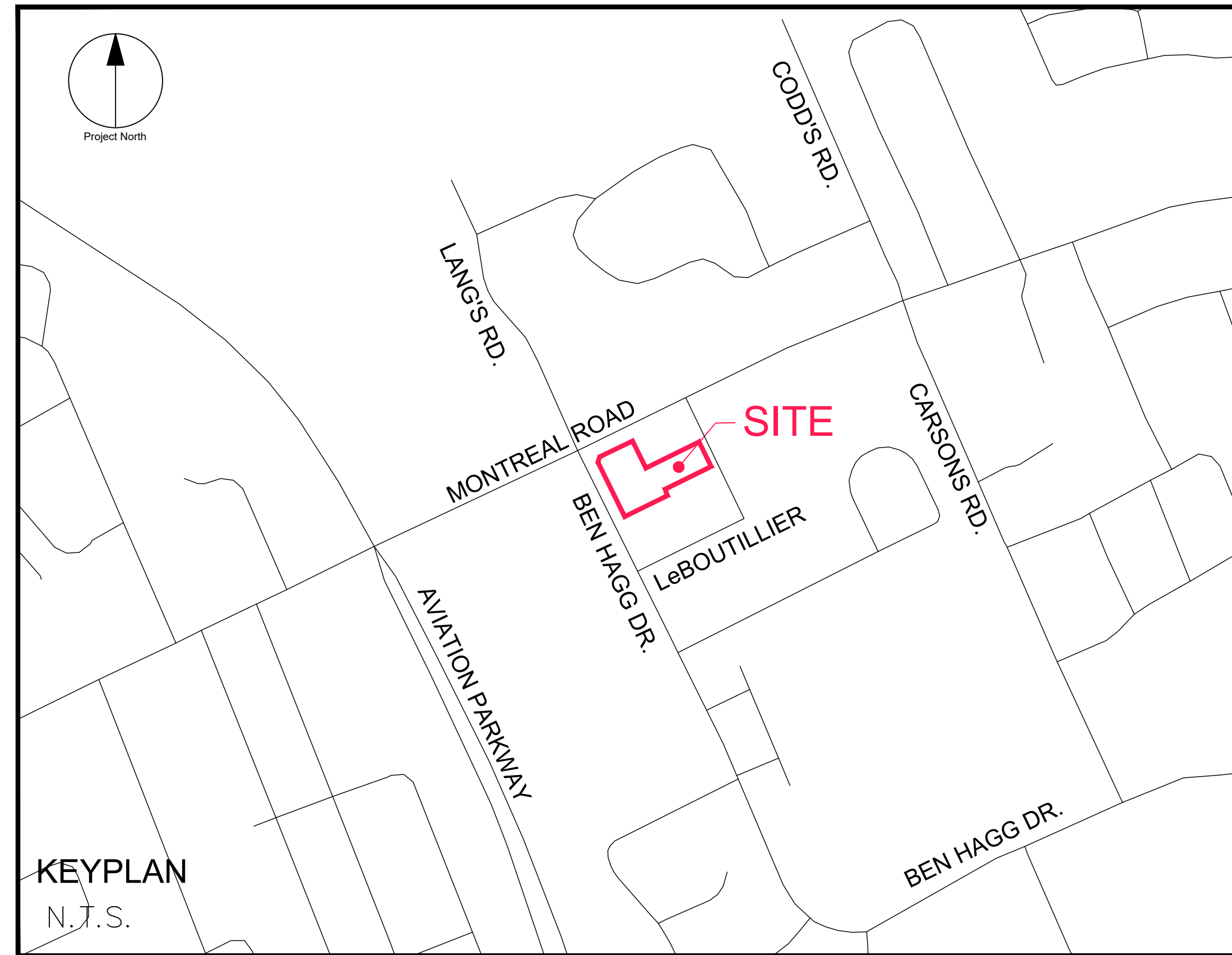


SOVIMA OTTAWA 800 MONTREAL ROAD



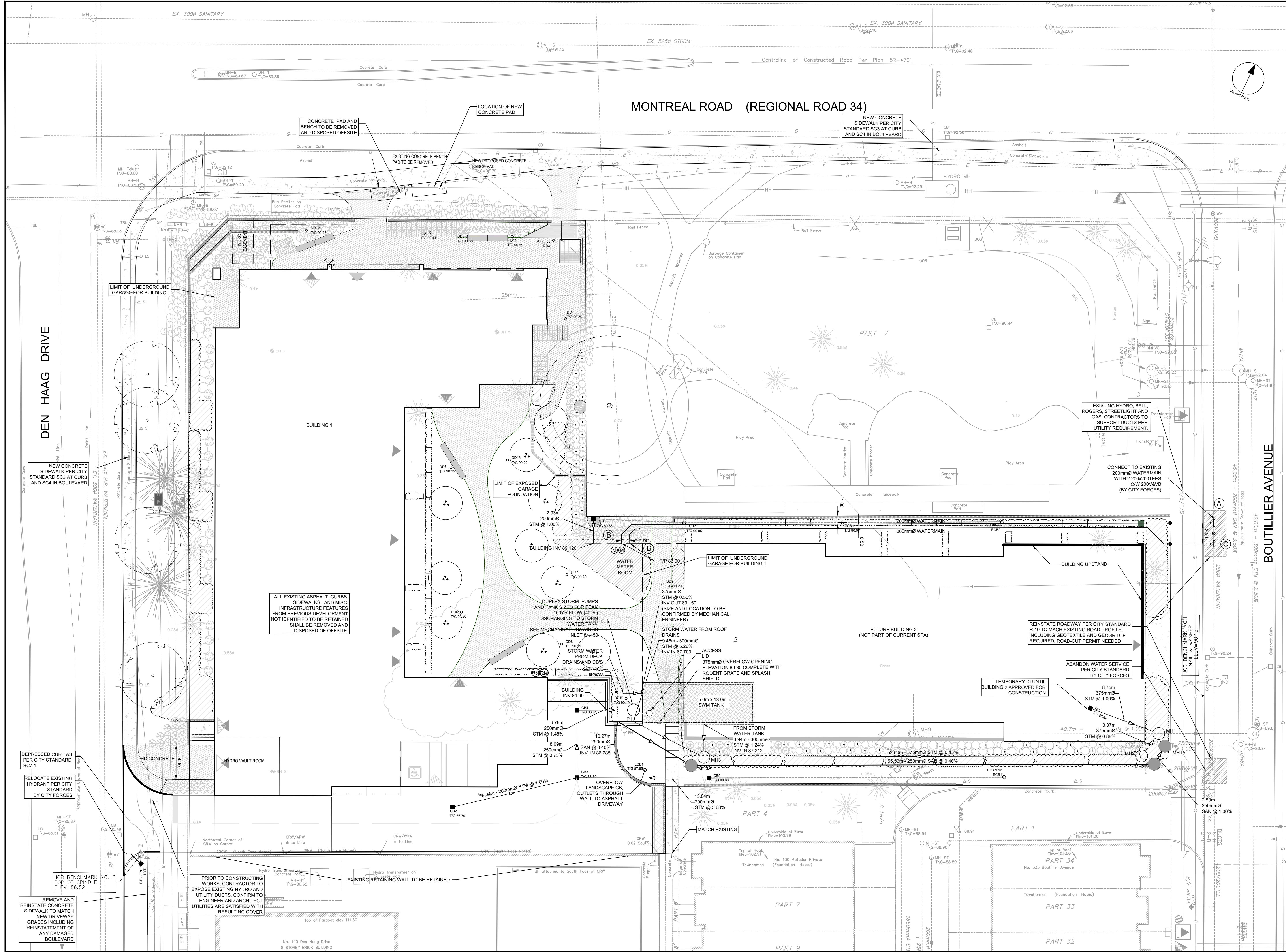
IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
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ibigroup.com



Sheet List Table	
Sheet Number	Sheet Title
C-000	COVER
C-001	GENERAL PLAN OF SERVICES
C-010	DETAILS AND NOTES
C-200	GRADING PLAN
C-400	SANITARY DRAINAGE AREA PLAN
C-500	STORM DRAINAGE AREA PLAN
C-900	EROSION AND SEDIMENTATION CONTROL PLAN

SOVIMA OTTAWA INC.

CONTRACT NO. 125532



CLIENT
SOVIMA OTTAWA INC.
 100 rue LANSLOWNE,
 SAINT-BRUNO-de-MONTARVILLE, QC

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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2020-12-10
2	REVISED AS PER CITY COMMENTS	2022-02-18
3	PLAN REVISED AS PER NEW LANDSCAPE	2022-12-20
4	REVISED AS PER NEW LANDSCAPE PLAN	2024-12-19

KEY PLAN

CONSULTANTS

Project Coordinator
 Architect: NEUF Architects SENCLR.
 Landscape: Lashley + Associates
 Surveyor: Annis, O'Sullivan, Vollebakk Ltd.
 Geotech: DST Engineering
 Transportation Engineer: IBI Group
 Interior Design: Nine Design
 Structural: L2C Experts
 Mechanical/Electrical: Goodkey, Weedmark & Associates Ltd.

SEAL

PROJECT
SOVIMA OTTAWA
 800 MONTREAL ROAD

PROJECT NO: 125532
 DRAWN BY: D.P.S.
 PROJECT MGR: D.G.Y.

CHECKED BY: D.G.Y.
 APPROVED BY: D.G.Y.

SHEET TITLE
GENERAL PLAN OF SERVICES

SHEET NUMBER: **C-001** ISSUE: **4**

FILE LOCATION: \\125532_800MONT7\A_Production\7_03_Design\04_Div\Sheets\C-01_GENERAL PLAN OF SERVICES.dwg Last Saved: December 20, 2024, by dauma Plotted: December 19, 2024 10:36:02 AM by Sluma, Dima

DRAWING NOTES

1.0 GENERAL

- 1.1 CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
1.2 DO NOT SCALE DRAWINGS.
1.3 CONTRACTOR TO REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
1.4 USE ONLY THE LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED 'ISSUED FOR CONSTRUCTION'.
1.5 ALL CONSTRUCTION SHALL COMPLY WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
1.6 THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS.
1.7 FOR LEGAL SURVEY INFORMATION REFER TO REGISTERED PLAN FROM ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
1.8 REFER TO SITE PLAN BY NEUF ARCHITECTS.
1.9 CONTRACTOR TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES AS IDENTIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) DURING ALL PHASES OF THE SITE PREPARATION AND CONSTRUCTION THE MEASURES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND CITY OF OTTAWA IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL. SHOULD ANY ADDITIONAL MEASURES BE REQUIRED TO ADDRESS FIELD CONDITIONS THEY SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR THE CITY OF OTTAWA. SUCH ADDITIONAL MEASURES MAY INCLUDE BUT NOT BE LIMITED TO INSTALLATION OF SEDIMENT CAPTURE FILTER SOCKS WITH MANHOLES AND CATCHBASINS TO PREVENT SEDIMENT FROM ENTERING THE STRUCTURE AND INSTALLATION AND MAINTENANCE OF A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
1.10 ALL IRON WORK ELEVATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR ADJUSTMENTS AS DETERMINED BY THE ENGINEER.
1.11 ALL CONCRETE CURBS AND SIDEWALKS TO CONFORM TO O.P.S. AND CONSTRUCTED TO CITY STANDARDS. ALL ONSITE CURBS TO BE BARRIER TYPE, WITH DEPRESSIONS AS NOTED.
1.12 ALL CONCRETE SHALL BE "NORMAL PORTLAND CEMENT" IN ACCORDANCE WITH O.P.S.S. 1350 AND SHALL ACHIEVE A MINIMUM STRENGTH OF 30MPa AT 28 DAYS.
1.13 ALL CONSTRUCTION TRAFFIC TO ACCESS SITE FROM LESOUILLEUR AVE.
1.14 FOR GEOTECHNICAL REPORT SEE GEOTECHNICAL INVESTIGATION BY DST ENGINEERING.
1.15 CONTRACTOR TO PROTECT EXISTING INFRASTRUCTURE AND PROPERTY SUCH AS TREES, PARKING METERS, SIDEWALKS, CURBS, ASPHALT, AND STREET SIGNS FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR TO PAY THE COST TO REINSTATE OR REPLACE ANY DAMAGED INFRASTRUCTURE OR PROPERTY TO THE SATISFACTION OF THE CITY.
1.16 THE POSITION OF POLE LINES, CONDUITS, WATERMAIN, SEWERS, AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK THE CONTRACTOR SHALL INFORM ITSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, SHALL PROTECT ALL UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
1.17 CONTRACTOR TO SUPPLY SUITABLE FILL MATERIAL WHERE REQUIRED TO ROUGH GRADE THE SITE. ALL IMPORTED FILL MATERIAL TO BE CERTIFIED AS ACCEPTABLE BY THE GEOTECHNICAL ENGINEER.
1.18 CONTRACTOR TO HAUL EXCESS MATERIAL OFFSITE AS NECESSARY TO GRADE SITE TO MEET THE PROPOSED GRADES. ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY ENGINEER, ENGINEER TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
1.19 FILL MATERIAL, WITHIN THE PARKING LOT AND BUILDING PAD AREAS, AND SUPPORTING BUILDING FOUNDATIONS SHALL BE COMPACTED TO 98% STANDARD MODIFIED PROCTOR DENSITY AND TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
1.20 ALL COMPACTION METHODS TO BE PERFORMED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO INCLUDE BUT NOT BE LIMITED TO THE THICKNESS OF LIFTS, AND COMPACTION EQUIPMENT USED.
1.21 ALL DISTURBED BOULEVARDS TO BE REINSTATED WITH SOD ON 100mm TOPSOIL.
1.22 UTILITY DUCTS TO BE INSTALLED PRIOR TO ROAD BASE CONSTRUCTION.
1.23 CLAY DUKES TO BE INSTALLED WHERE INDICATED ON THE DRAWINGS OR AS APPROVED AND DIRECTED BY THE GEOTECHNICAL ENGINEER ALL IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
1.24 BACKWATER VALVES, PER CITY STANDARDS S14, S14.1 AND S14.2 RE TO BE INSTALLED FOR ALL STORM AND SANITARY SERVICE CONNECTIONS.

3.0 STORM

- 3.1 ALL STORM SEWERS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE. ALL STORM SEWERS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. ONLY FACTORY FITTINGS TO BE USED. STORM SEWER MATERIALS TO BE: 375mmØ AND SMALLER - PVC DR 35 - 450mmØ AND LARGER - 100-D REINFORCED CONCRETE, UNLESS NOTED OTHERWISE.
3.2 ALL STORM MAINTENANCE HOLES TO BE SIZED IN ACCORDANCE WITH THE PLANS AND AS PER CITY OF OTTAWA STANDARDS COMPLETE WITH BENCHING, RUNGS, AND FRAME AND COVER.
3.3 STORM MH COVERS TO BE OPEN TYPE, AS PER CITY STANDARD S24, FRAMES TO BE PER CITY OF OTTAWA STD. S25. CONTRACTOR TO INSTALL FILTER FABRIC UNDER STORM MH COVER UNTIL SODDING IS COMPLETE.
3.4 STORM MAINTENANCE HOLES TO BE OPSD, SIZE AS SPECIFIED, TAPER TOP.
3.5 ALL CATCH BASINS TO BE AS PER OPSD 705.010, FRAME & FISH TYPE GRATE AS PER CITY OF OTTAWA STD. S19.1.
3.6 3m 150mm DIAMETER SOCK-WRAPPED PERFORATED PVC SUBDRAINS TO BE INSTALLED ALL CBS, TO EXTEND PARALLEL TO CURB IN CBS ADJACENT TO CURB AND IN 4 DIRECTIONS FOR CBS IN CENTER OF PARKING LOT. SUBDRAINS TO DISCHARGE TO CBS.
3.7 ANY STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
3.8 CONNECTION TO THE EXISTING STORM SEWER TO BE INCLUDED IN THE COST FOR STORM SEWER INSTALLATION. THIS INCLUDES REINSTATEMENT OF ROAD CUT TO CITY STANDARDS.
3.9 CONTRACTOR TO PROVIDE IPEX-TEMPREST MHF ICD'S SHOP DRAWINGS, OR EQUIVALENT, FOR ENGINEERS REVIEW PRIOR TO ORDERING ICD'S.
3.10 CONTRACTOR TO CONDUCT PRESSURE AND LEAKAGE TESTING OF ALL WATERMANS AND DISINFECT AND CHLORINATE ALL WATERMANS TO THE SATISFACTION OF M.O.E. AND THE CITY OF OTTAWA.
3.11 TRACER WIRE TO BE INSTALLED ALONG THE FULL LENGTH OF WATERMAIN AND ATTACHED TO EACH MAIN STOP AS PER CITY OF OTTAWA STANDARDS.
3.12 ALL COMPONENTS OF THE WATER DISTRIBUTION SYSTEM SHALL BE CATHODICALLY PROTECTED AS PER CITY OF OTTAWA STANDARDS.
3.13 ALL VALVES & VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLIES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS.
3.14 ANY WATERMAIN WITH LESS THAN 2.4m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
3.15 CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THE WATER PERMIT FROM THE CITY OF OTTAWA AND PAYMENT OF ANY FEES ASSOCIATED WITH SECURING THE WATER PERMIT. OWNER IS RESPONSIBLE FOR REIMBURSING THE CONTRACTOR FOR THE ACTUAL COST OF ACQUIRING THE WATER PERMIT.
3.16 CONNECTION TO EXISTING WATERMAIN TO BE INCLUDED IN THE COST FOR THE WATERMAIN INSTALLATION. THIS COST INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARDS.
3.17 ALL WATERMAIN CROSSINGS TO BE COMPLETED AS PER CITY OF OTTAWA STANDARDS W25 AND W25.2.

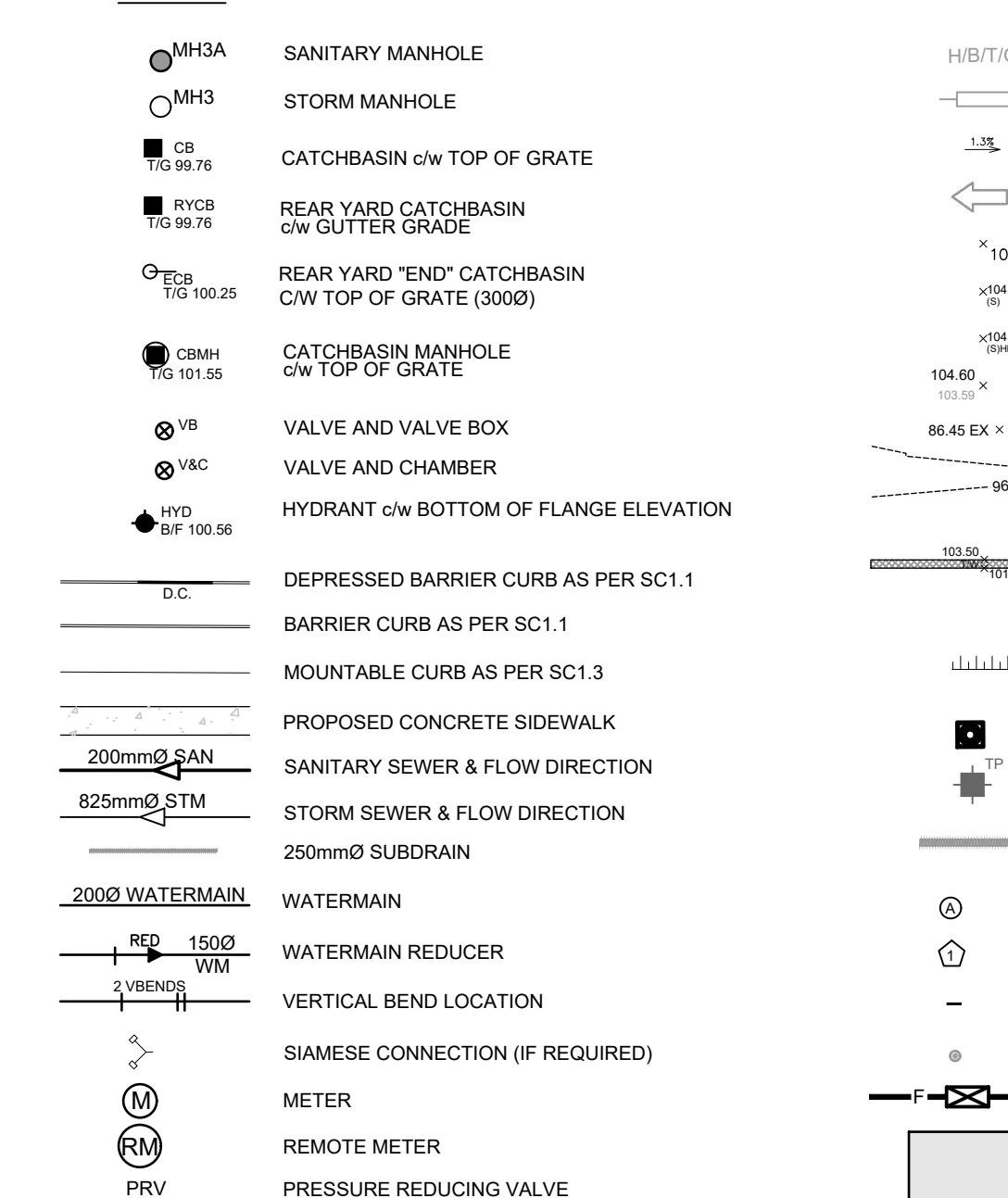
5.0 PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

- 5.1 CONTRACTOR TO REINSTATE ROAD CUTS PER CITY OF OTTAWA STANDARD R-10.
5.2 THE CONTRACTOR SHALL PREPARE A TRAFFIC MANAGEMENT PLAN FOR REVIEW AND APPROVAL BY THE CITY OF OTTAWA. CONTRACTOR TO MAINTAIN TRAFFIC FLOW DURING THE ENTIRE CONSTRUCTION PERIOD. MAINTENANCE OF ROAD CUTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROVISION OF FLAGMEN, DETOURS AS NECESSARY, BARRICADES AND SIGNS TO THE FULL SATISFACTION OF THE ENGINEER AND ROAD AUTHORITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
5.3 CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
5.4 FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
5.5 CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
5.6 GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR B PLACEMENT.
5.7 ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR A PLACEMENT.
5.8 CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
5.9 CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE ENGINEER WITH VERIFICATION PRIOR TO PLACEMENT.
5.10 DITCHES AND CULVERTS DISTURBED DURING ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION AND FLOWLINE GRADES.
5.11 PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESSES) FOR HEAVY DUTY AND LIGHT DUTY AREAS TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT AND SHOWN ON THE PLANS.

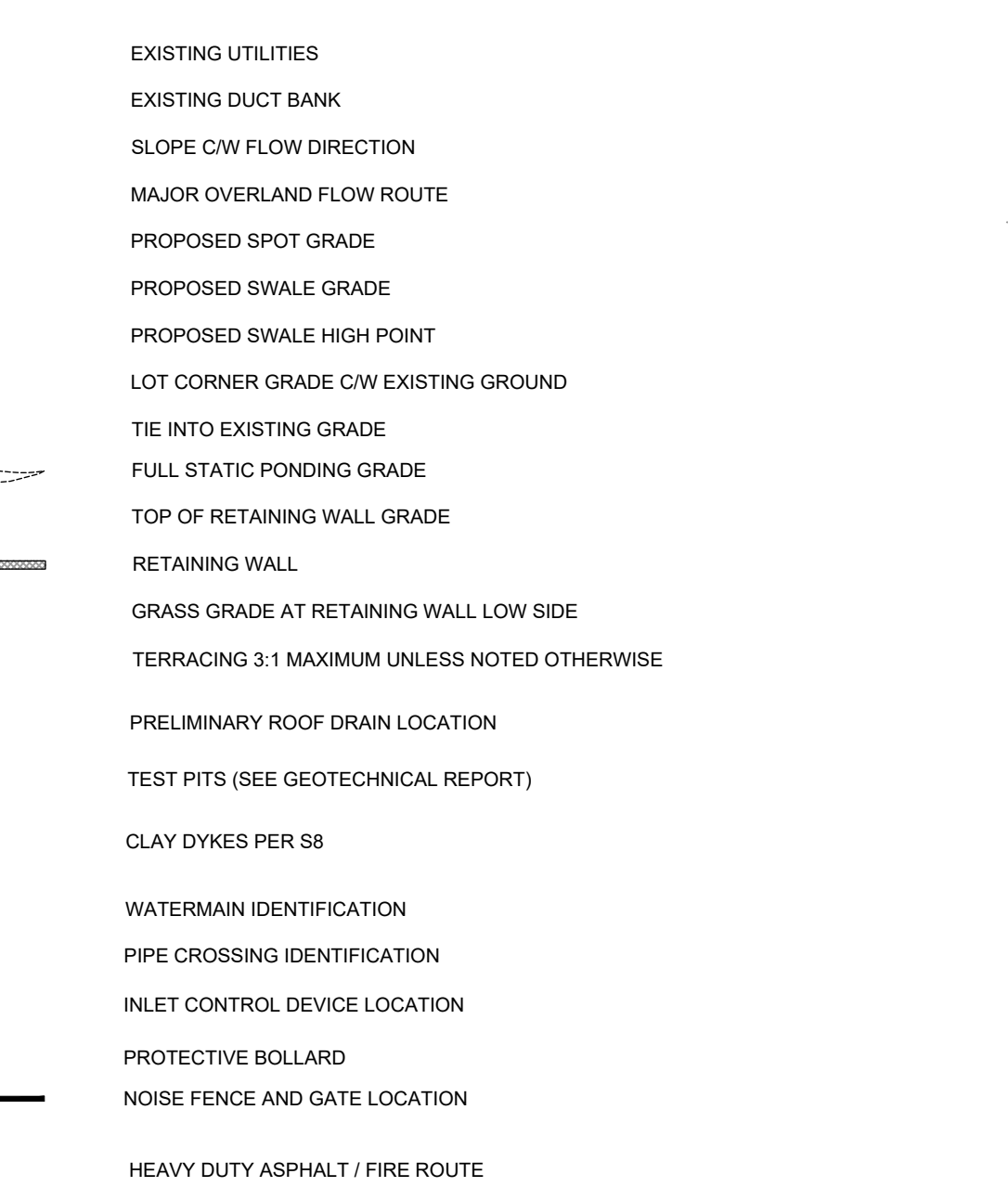
2.0 SANITARY

- 2.1 ALL SANITARY SEWER MAINS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE. ONLY FACTORY FITTINGS TO BE USED. SEWER TO BE INSTALLED AS PER OPSD 1005.01. SANITARY SEWER MATERIALS TO BE: 250mmØ AND SMALLER - PVC DR 35
2.2 ALL SANITARY MAINTENANCE HOLES TO BE 1.2m DIAMETER AS PER CITY OF OTTAWA STANDARDS COMPLETE WITH BENCHING, RUNGS, FRAME AND COVER, DROP PIPES AND LANDINGS WHERE NEEDED.
2.3 SANITARY MANHOLE COVERS TO BE CITY OF OTTAWA STD. S25 (MOD. OPSD. 401.020). SANITARY MANHOLE COVER TO BE CLOSED COVER TYPE, AS PER CITY STANDARD S24.
2.4 SANITARY SEWER LEAKAGE TEST AND CCTV INSPECTION SHALL BE COMPLETED AS PER CITY SPECIFICATIONS PRIOR TO INSTALLATION OF BASE COURSE ASPHALT.
2.5 ANY SANITARY SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
2.6 CONNECTION TO THE EXISTING SANITARY SEWER TO BE INCLUDED IN THE COST FOR SANITARY SEWER INSTALLATION. THIS INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARDS.

LEGEND:



ANNIS, O'SULLIVAN, VOLLEBEKK LTD. TOPOGRAPHIC LEGEND

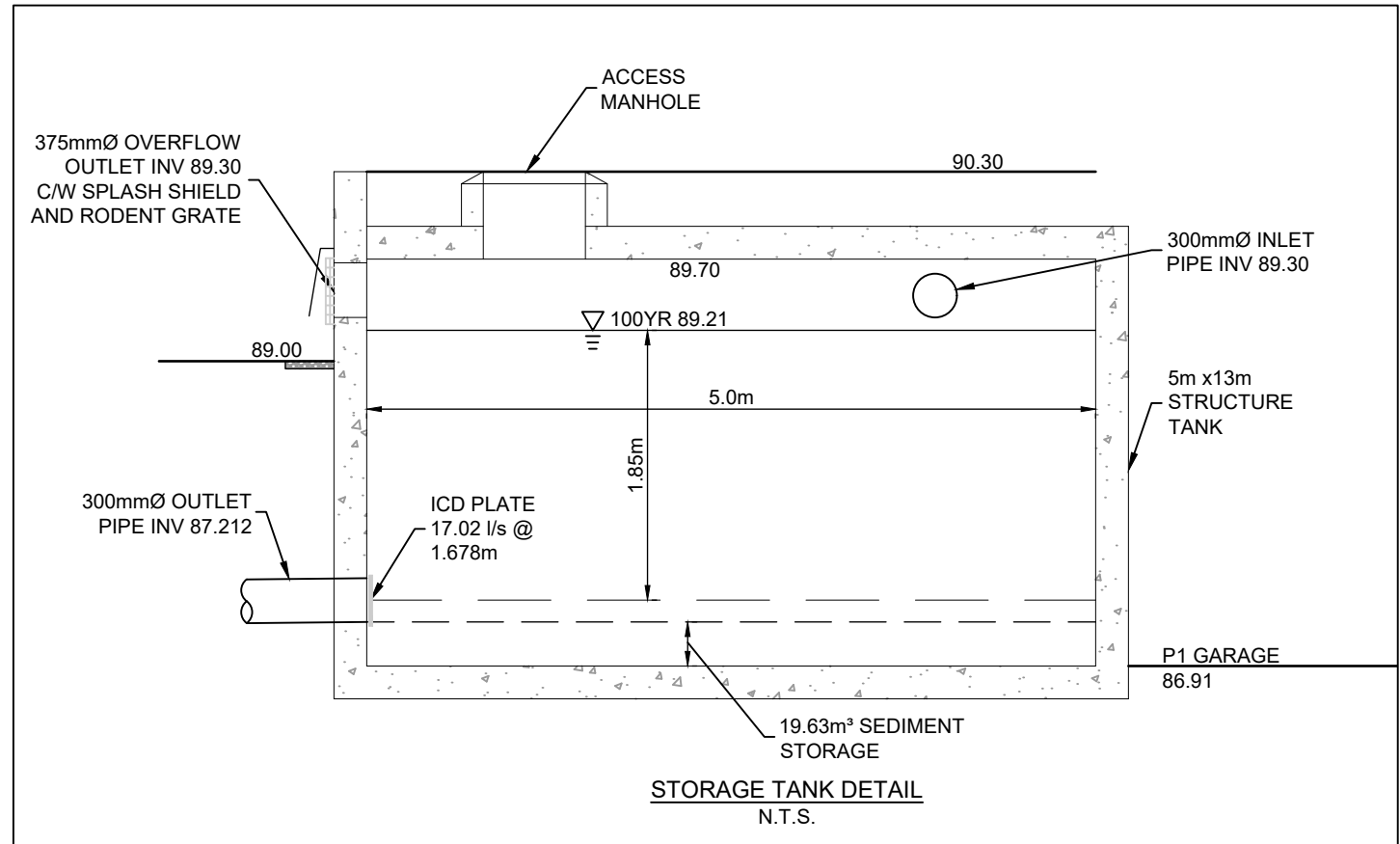


SAN STRUCTURE TABLE with columns: NAME, RIM ELEV., INVERT IN, INVERT IN AS-BUILT, INVERT OUT, INVERT OUT AS-BUILT, DESCRIPTION. Rows include MH1A, MH2A, and MH3A.

STM STRUCTURE TABLE with columns: NAME, RIM ELEV., INVERT IN, INVERT IN AS-BUILT, INVERT OUT, INVERT OUT AS-BUILT, DESCRIPTION. Rows include CB1, CB2, CB3, CB4, CB5, D11, MH1, MH2, MH3, and P1.

PAVEMENT STRUCTURE **
CAR ONLY PARKING AREAS:
50mm WEAR COURSE - HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
150mm BASE - OPSS GRANULAR GRANULAR "A" CRUSHED STONE
300mm SUBBASE - OPSS GRANULAR "B" TYPE II
SUBGRADE - IN SITU SOIL, OR OPSS GRANULAR "B" TYPE I OR II MATERIAL PLACED OVER IN SITU SOIL.
HEAVY TRUCK PARKING AREAS AND ACCESS LANES:
40mm WEAR COURSE - HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm BINDER COURSE - HL-8 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm BASE COURSE - OPSS GRANULAR "A" CRUSHED STONE
450mm SUBBASE - OPSS GRANULAR "B" TYPE II
SUBGRADE - IN SITU SOIL, OR OPSS GRANULAR "B" TYPE I OR II MATERIAL PLACED OVER IN SITU SOIL.
** REFER TO GEOTECHNICAL REPORT BY DST ENGINEERING.

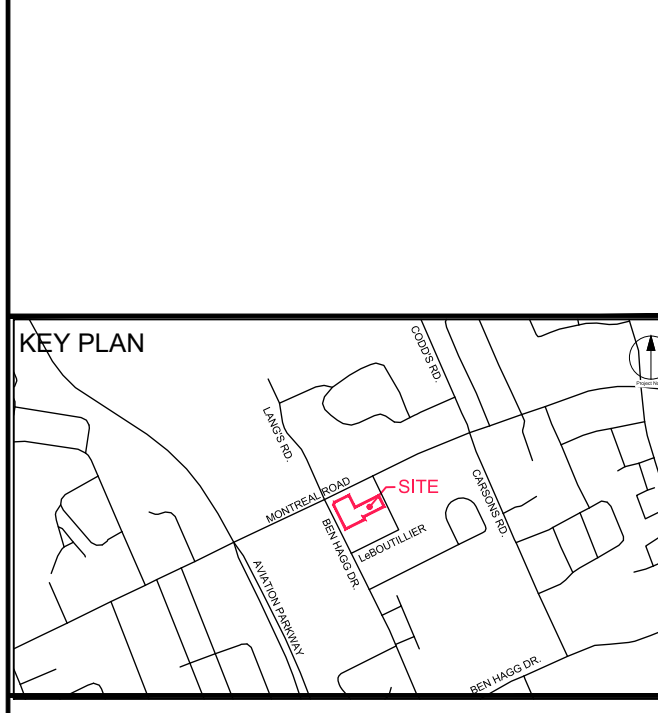
WATERMAIN SCHEDULE table with columns: Station, Description, Finished Grade, Top of Watermain, Watermain Cover, As Built Watermain. Rows A through D show various connection and bend details.



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100 rue LANSDOWNE,
SAINT-BRUNO-de-MONTARVILLE, QC

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ISSUES table with columns: No., DESCRIPTION, DATE. Rows 1-4 list revisions to the plan.



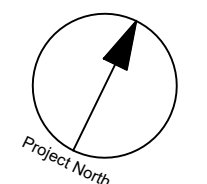
CONSULTANTS
Project Coordinator: NEUF Architects SENCLR.
Architect: Lashley + Associates
Surveyor: Annis, O'Sullivan, Vollebakk Ltd.
Geotech: DST Engineering
Transportation Engineer: IBI Group
Interior Design: Nire Design
Structural: L2C Experts
Mechanical/Electrical: Goodkey, Weedmark & Associates Ltd.



PROJECT
SOVIMA OTTAWA
800 MONTREAL ROAD

PROJECT NO: 125532
DRAWN BY: D.P.S.
PROJECT MGR: D.G.Y.
CHECKED BY: D.G.Y.
APPROVED BY: D.G.Y.

SHEET TITLE
DETAILS AND NOTES
SHEET NUMBER: C-010
ISSUE: 4



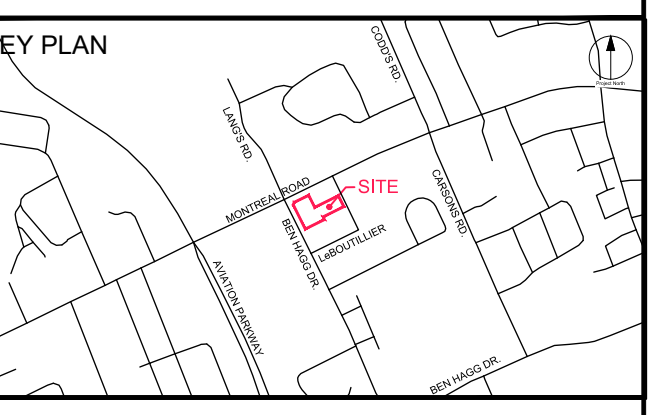
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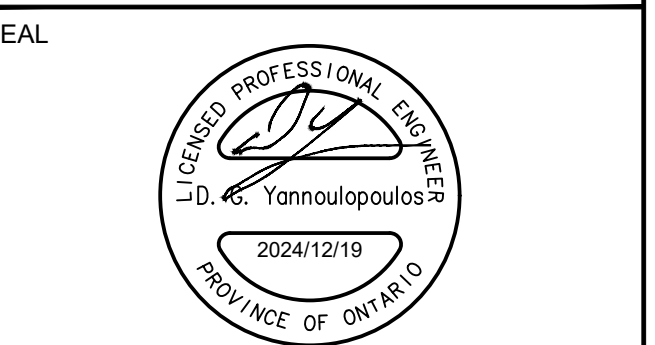
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2020-12-10
2	REVISED GRADING AT HYDRO VAULT	2021-08-12
3	REVISED AS PER CITY COMMENTS	2022-02-18
4	REVISED AS PER NEW LANDSCAPE PLAN	2022-12-20
5	REVISED AS PER NEW LANDSCAPE PLAN	2024-12-19



CONSULTANTS
Project Coordinator:
Architect:
NEUF Architects SENCRL.
Landscape:
Lashley + Associates
Surveyor:
Annis, O'Sullivan, Vollebek Ltd.
Geotech:
DST Engineering
Transportation Engineer:
IBI Group
Interior Design:
Nine Design
Structural:
L2C Experts
Mechanical/Electrical:
Goodkey, Weedmark & Associates Ltd.

Scale: 1:200



PROJECT
SOVIMA OTTAWA

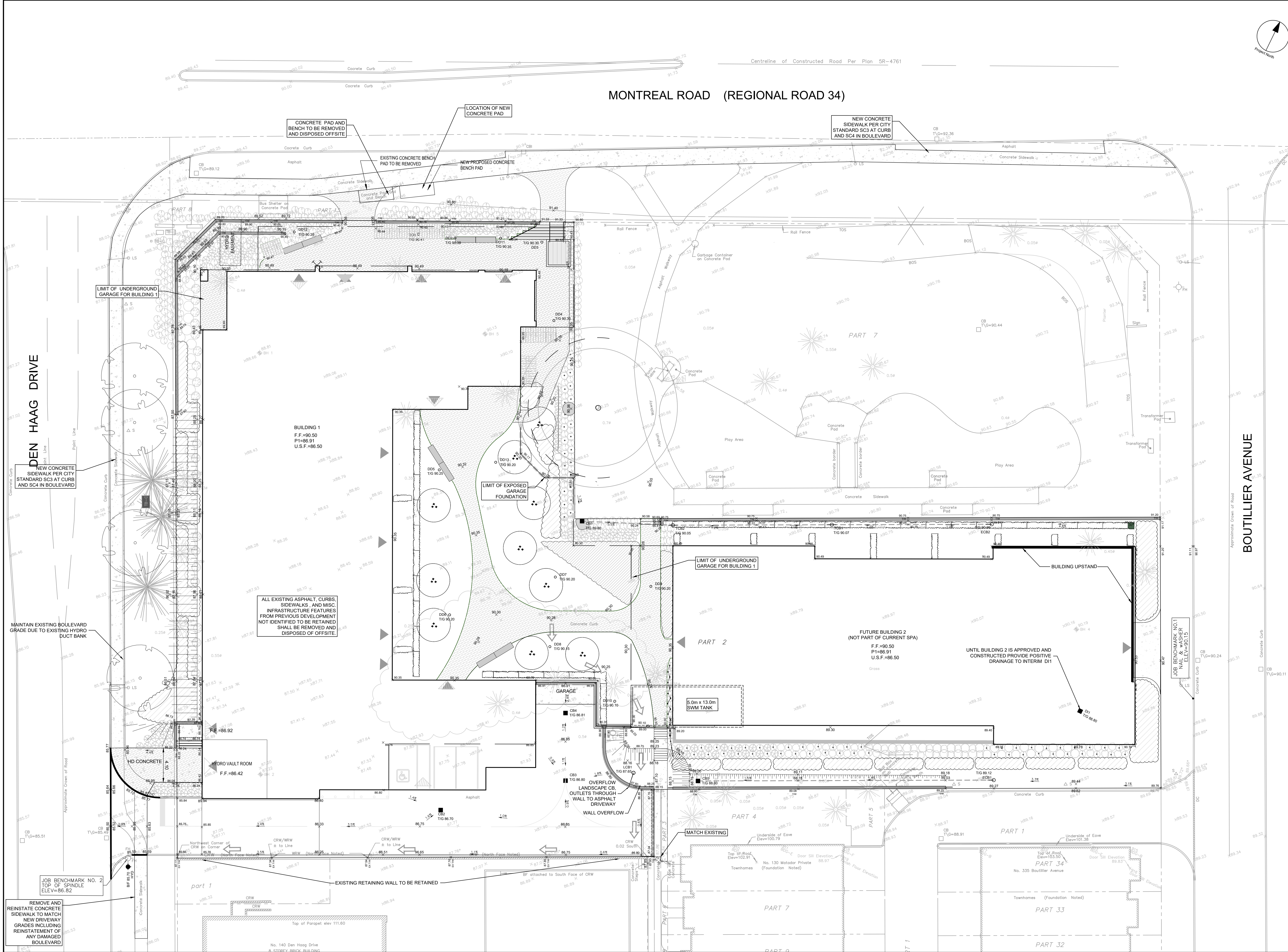
800 MONTREAL ROAD

PROJECT NO:
125532
DRAWN BY:
D.P.S.
PROJECT MGR:
D.G.Y.

CHECKED BY:
D.G.Y.
APPROVED BY:
D.G.Y.

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C-200
ISSUE
5



MONTREAL ROAD (REGIONAL ROAD 34)

DEN HAAG DRIVE

BOUTILLIER AVENUE

CONCRETE PAD AND BENCH TO BE REMOVED AND DISPOSED OFFSITE
EXISTING CONCRETE BENCH PAD TO BE REMOVED
NEW PROPOSED CONCRETE BENCH PAD
LOCATION OF NEW CONCRETE PAD

NEW CONCRETE SIDEWALK PER CITY STANDARD SC3 AT CURB AND SC4 IN BOULEVARD

NEW CONCRETE SIDEWALK PER CITY STANDARD SC3 AT CURB AND SC4 IN BOULEVARD

BUILDING 1
F.F.=90.50
P1=86.91
U.S.F.=86.50

FUTURE BUILDING 2
(NOT PART OF CURRENT SPA)
F.F.=90.50
P1=86.91
U.S.F.=86.50

MAINTAIN EXISTING BOULEVARD GRADE DUE TO EXISTING HYDRO DUCT BANK

ALL EXISTING ASPHALT, CURBS, SIDEWALKS, AND MISC. INFRASTRUCTURE FEATURES FROM PREVIOUS DEVELOPMENT NOT IDENTIFIED TO BE RETAINED SHALL BE REMOVED AND DISPOSED OFFSITE.

JOB BENCHMARK NO. 2
TOP OF SPINDLE
ELEV=86.82

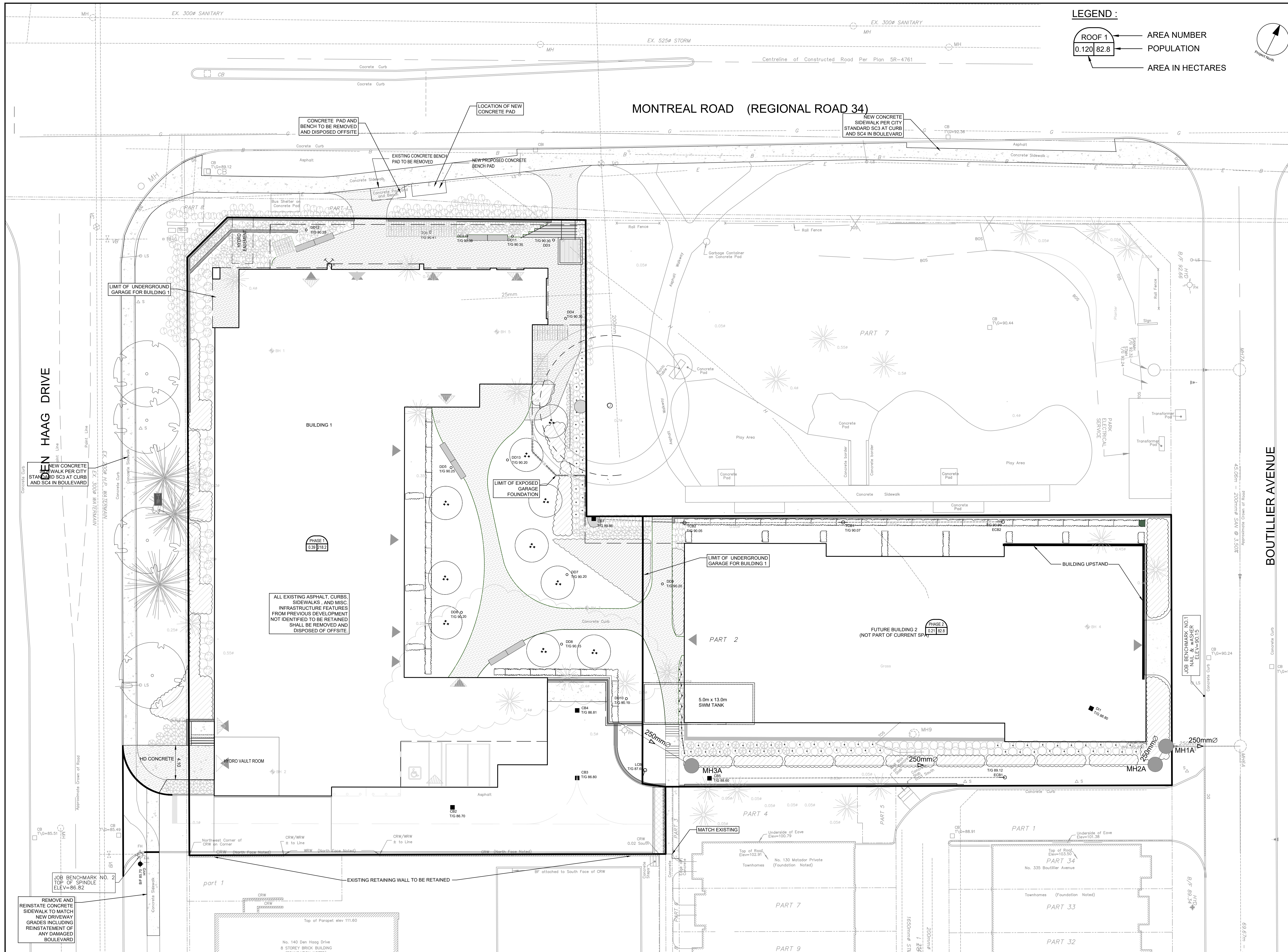
REMOVE AND REINSTATE CONCRETE SIDEWALK TO MATCH NEW DRIVEWAY GRADES INCLUDING RESTATEMENT OF ANY DAMAGED BOULEVARD

JOB BENCHMARK NO. 1
TOP OF SPINDLE
ELEV=90.15

OVERFLOW LANDSCAPE CB OUTLETS THROUGH WALL TO ASPHALT DRIVEWAY
WALL OVERFLOW

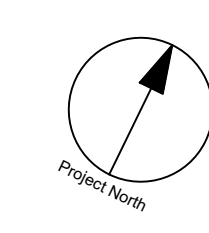
5.0m x 13.0m SWM TANK

UNTIL BUILDING 2 IS APPROVED AND CONSTRUCTED PROVIDE POSITIVE DRAINAGE TO INTERIM D11



LEGEND :

ROOF 1 — AREA NUMBER
 0.12082.8 — POPULATION
 — AREA IN HECTARES



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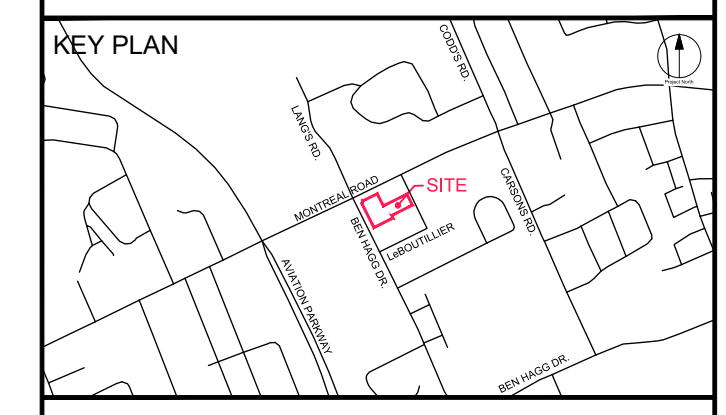
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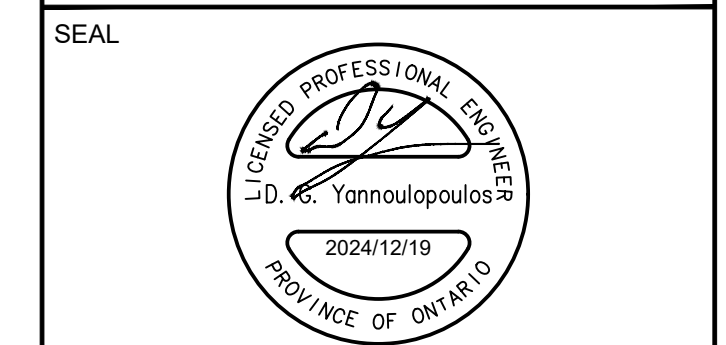
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2020-12-10
2	REVISED AS PER CITY COMMENTS	2022-02-18
3	REVISED AS PER NEW LANDSCAPE PLAN	2022-12-20
4	REVISED AS PER NEW LANDSCAPE PLAN	2024-12-19



CONSULTANTS

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PROJECT
SOVIMA OTTAWA
 800 MONTREAL ROAD

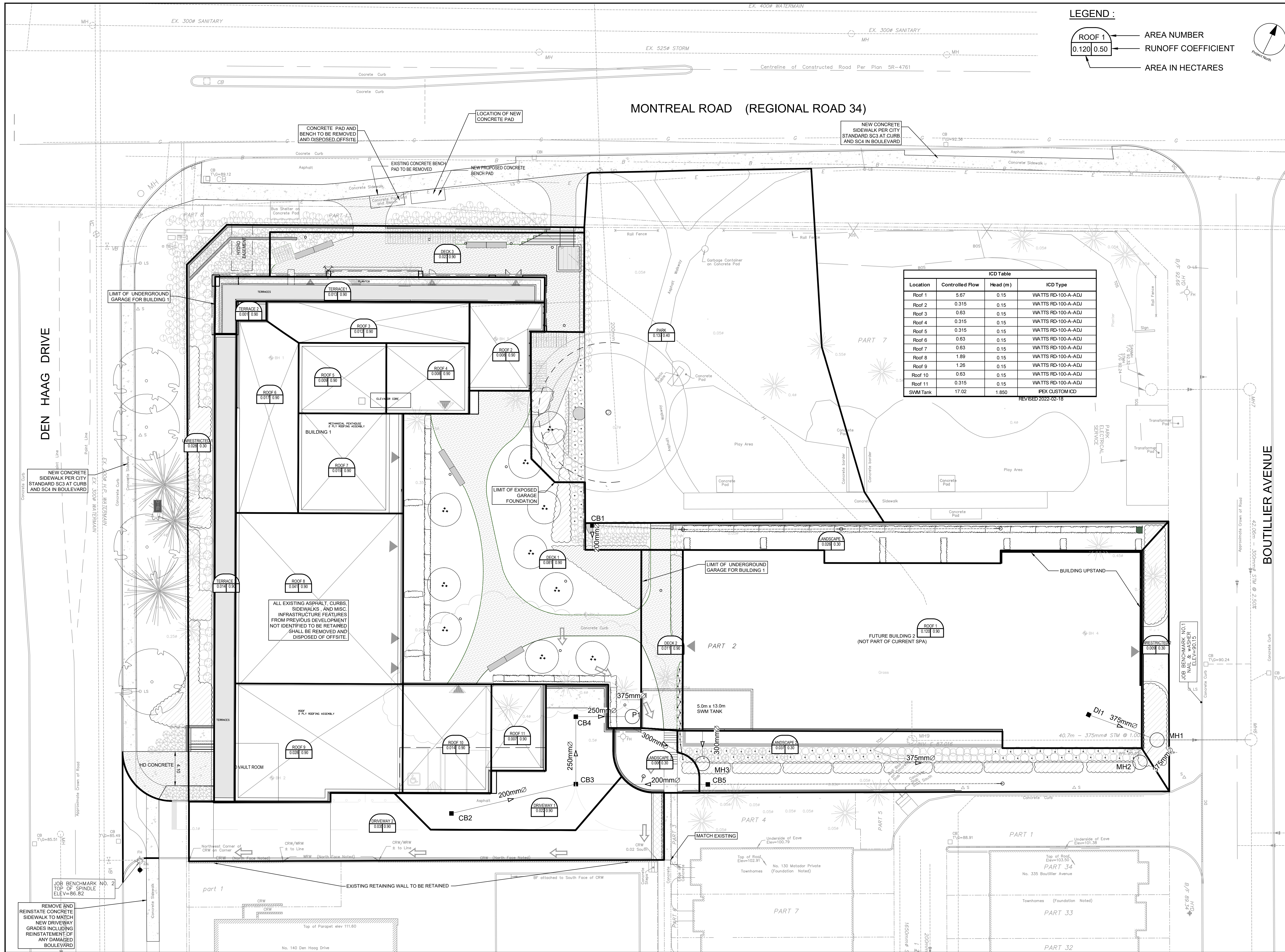
PROJECT NO: 125532
DRAWN BY: D.P.S.
PROJECT MGR: D.G.Y.

CHECKED BY: D.G.Y.
APPROVED BY: D.G.Y.

SHEET TITLE
SANITARY DRAINAGE AREA PLAN

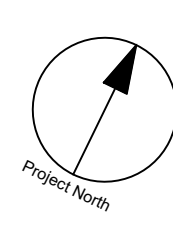
SHEET NUMBER C-400 **ISSUE** 4

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 SCALE CHECK 1:1



LEGEND :

- ROOF 1 → AREA NUMBER
- 0.120 0.50 → RUNOFF COEFFICIENT
- AREA IN HECTARES



MONTREAL ROAD (REGIONAL ROAD 34)

ICD Table			
Location	Controlled Flow	Head (m)	ICD Type
Roof 1	5.67	0.15	WATTS RD-100-A-ADJ
Roof 2	0.315	0.15	WATTS RD-100-A-ADJ
Roof 3	0.63	0.15	WATTS RD-100-A-ADJ
Roof 4	0.315	0.15	WATTS RD-100-A-ADJ
Roof 5	0.315	0.15	WATTS RD-100-A-ADJ
Roof 6	0.63	0.15	WATTS RD-100-A-ADJ
Roof 7	0.63	0.15	WATTS RD-100-A-ADJ
Roof 8	1.89	0.15	WATTS RD-100-A-ADJ
Roof 9	1.26	0.15	WATTS RD-100-A-ADJ
Roof 10	0.63	0.15	WATTS RD-100-A-ADJ
Roof 11	0.315	0.15	WATTS RD-100-A-ADJ
SWM Tank	17.02	1.850	IFEX CUSTOM ICD

REVISED 2022-02-18

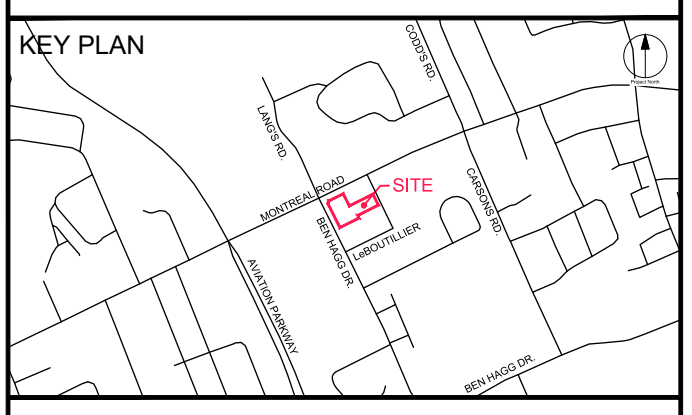
CLIENT
SOVIMA OTTAWA INC.
100 rue LANSDOWNE,
SAINT-BRUNO-de-MONTARVILLE, QC

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IBI Group Professional Services (Canada) Inc.
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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2020-12-10
2	REVISED AS PER CITY COMMENTS	2022-02-18
3	REVISED AS PER NEW LANDSCAPE PLAN	2022-12-20
4	REVISED AS PER NEW LANDSCAPE PLAN	2024-12-19



CONSULTANTS

Project Coordinator
Architect: NEUF Architects SENCRL.
Landscape: Lashley + Associates
Surveyor: Annis, O'Sullivan, Vollebakk Ltd.
Geotech: DST Engineering
Transportation Engineer: IBI Group
Interior Design: Nine Design
Structural: L2C Experts
Mechanical/Electrical: Goodkey, Weedmark & Associates Ltd.

SEAL

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ibigroup.com

PROJECT
SOVIMA OTTAWA
800 MONTREAL ROAD

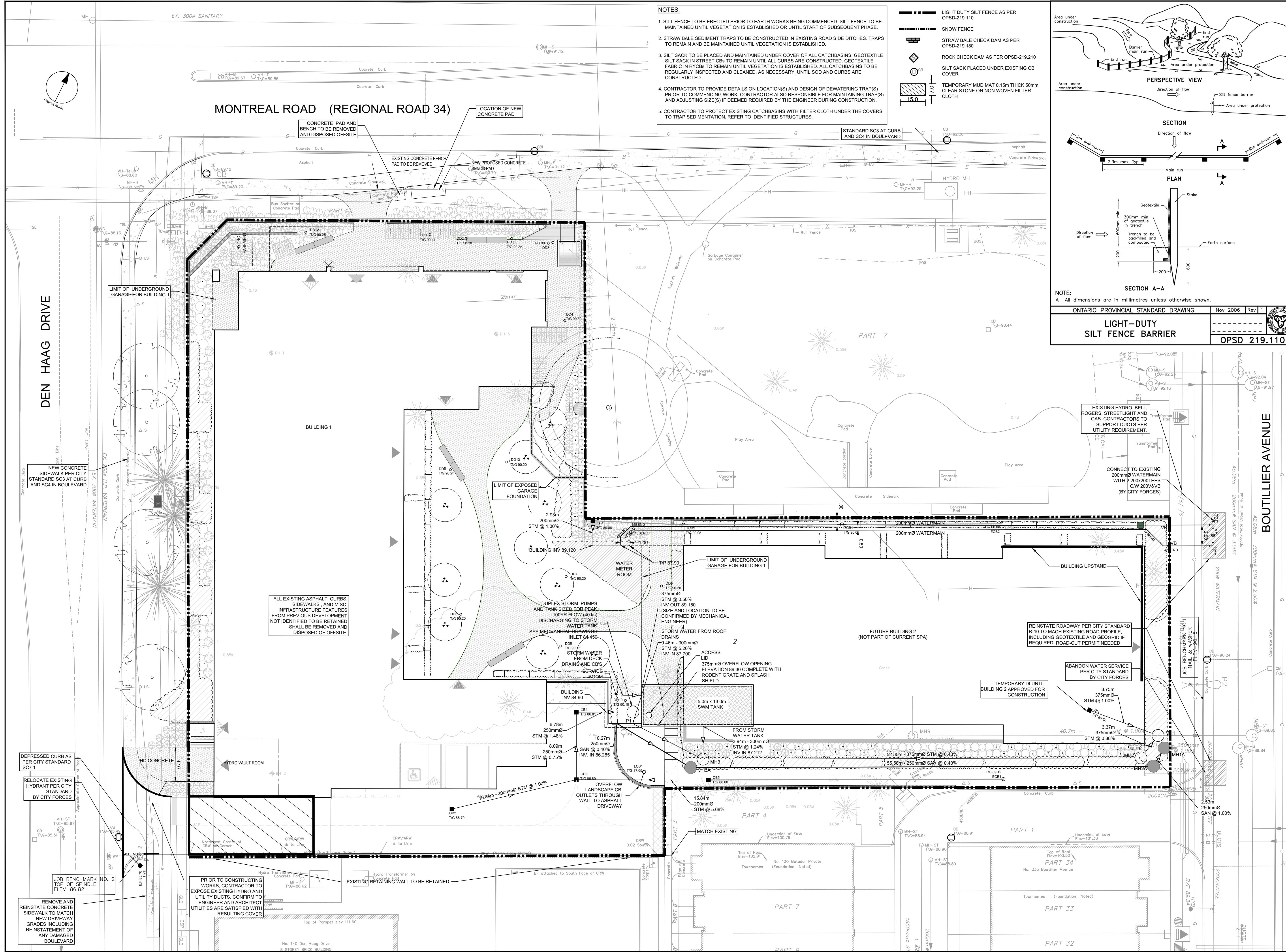
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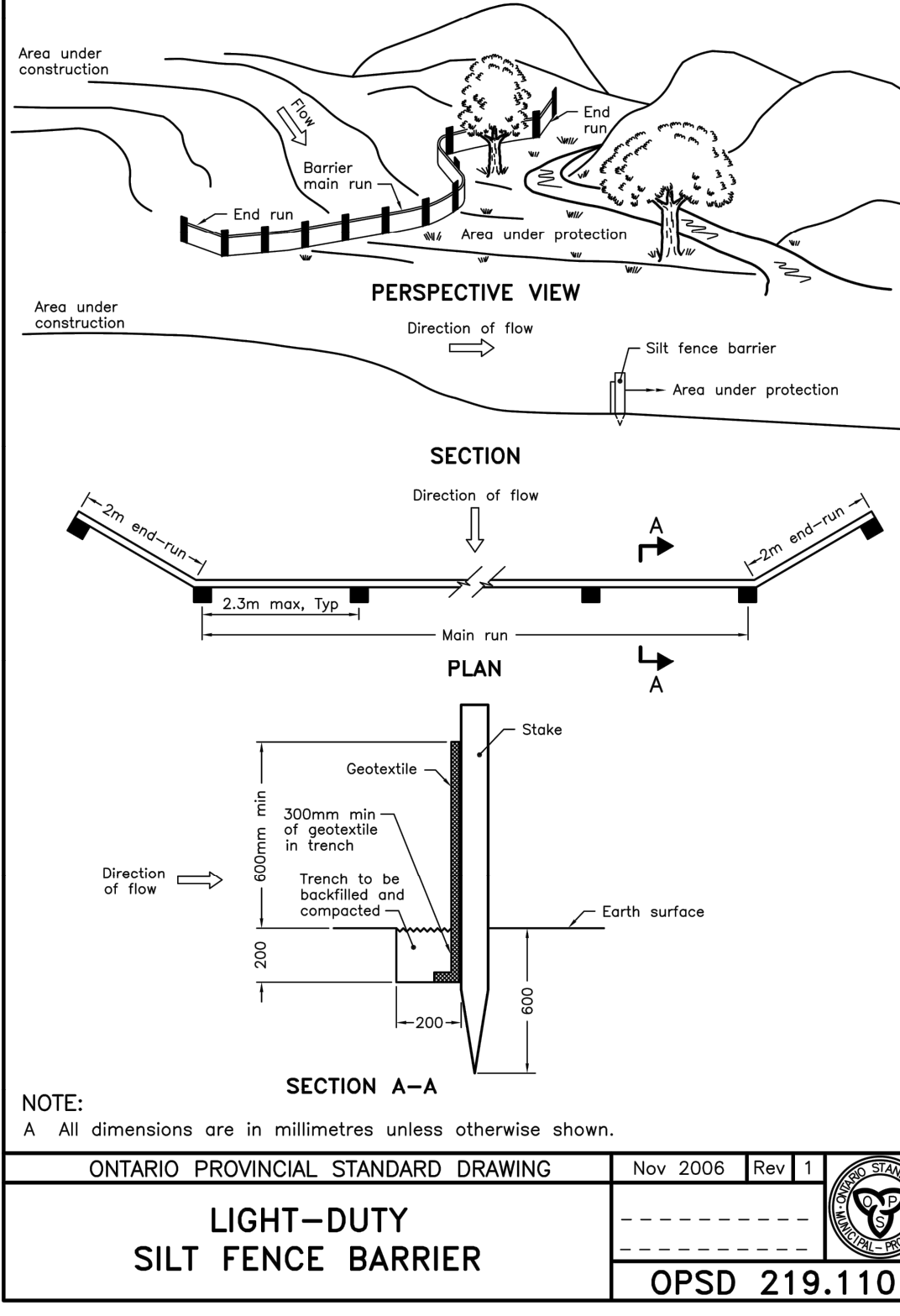
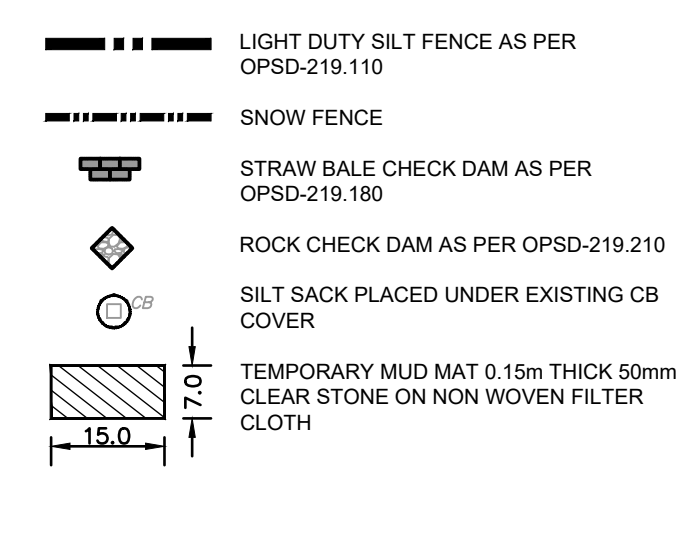
SHEET TITLE
STORM DRAINAGE AREA PLAN

SHEET NUMBER C-500 **ISSUE** 4

File Location: \\125532_800MONTREAL_03_Design\04_Civil\Sheets\C-500 STORM DRAINAGE AREA PLAN.dwg Last Saved: December 19, 2024, by alimad3150 Printed: December 19, 2024, 1:22:08 PM by Sumit, Don



- NOTES:**
- SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
 - STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
 - SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET C&S TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN RYCB&S TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY. UNTIL SOD AND CURBS ARE CONSTRUCTED.
 - CONTRACTOR TO PROVIDE DETAILS ON LOCATION(S) AND DESIGN OF DEWATERING TRAP(S) PRIOR TO COMMENCING WORK. CONTRACTOR ALSO RESPONSIBLE FOR MAINTAINING TRAP(S) AND ADJUSTING SIZE(S) IF DEEMED REQUIRED BY THE ENGINEER DURING CONSTRUCTION.
 - CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2008 Rev 1
LIGHT-DUTY SILT FENCE BARRIER
 OPSD 219.110

CLIENT
 SOVIMA OTTAWA INC.
 100 rue LANSDOWNE,
 SAINT-BRUNO-de-MONTARVILLE, QC

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ISSUES	No.	DESCRIPTION	DATE
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	2	REVISED AS PER CITY COMMENTS	2022-02-18
	3	PLAN REVISED AS PER NEW LANDSCAPE PLAN	2022-12-20
	4	REVISED AS PER NEW LANDSCAPE PLAN	2024-12-19

KEY PLAN

CONSULTANTS

Project Coordinator
 Architect:
 NEUF Architects SENCLR.
 Landscape:
 Lashley + Associates
 Surveyor:
 Annis, O'Sullivan, Vollebakk Ltd.
 Geotech:
 DST Engineering
 Transportation Engineer:
 IBI Group
 Interior Design:
 Nine Design
 Structural:
 L2C Experts
 Mechanical/Electrical:
 Goodkey, Weedmark & Associates Ltd.

1:200

SEAL

PROJECT
 SOVIMA OTTAWA
 800 MONTREAL ROAD

PROJECT NO:
 125532

DRAWN BY:
 D.P.S.

CHECKED BY:
 D.G.Y.

PROJECT MGR:
 D.G.Y.

APPROVED BY:
 D.G.Y.

SHEET TITLE
 EROSION AND
 SEDIMENTATION CONTROL
 PLAN

SHEET NUMBER
C-900

ISSUE
4