

CLIENT
SOVIMA OTTAWA INC.

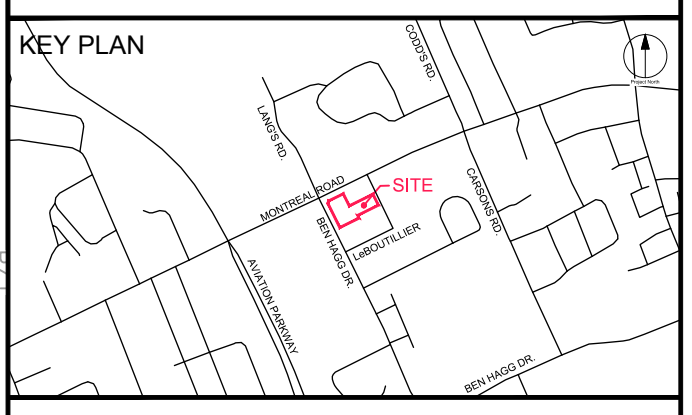
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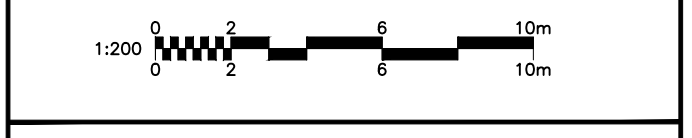
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2020-12-10



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.



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Ottawa ON K1S 5N4 Canada
Tel: 613 225 1311 / 613 241 3300 Fax: 613 225 9868
ibigroup.com

PROJECT
SOVIMA OTTAWA

800 MONTREAL ROAD

PROJECT NO:
125532

DRAWN BY:
D.P.S.

CHECKED BY:
D.G.Y.

PROJECT MGR:
D.G.Y.

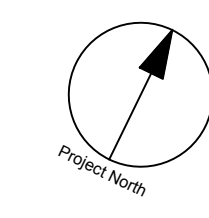
APPROVED BY:
D.G.Y.

SHEET TITLE
GENERAL PLAN OF SERVICES

SHEET NUMBER
C-001

ISSUE
1

File Location: \\125532_800MONT07A_Production\03_Design\04_Civil\Sheets\C-001_GENERAL PLAN OF SERVICES.dwg Last Saved: December 10, 2020, by dauma Plotted: Thursday, December 10, 2020 3:38:18 PM by Don Surma



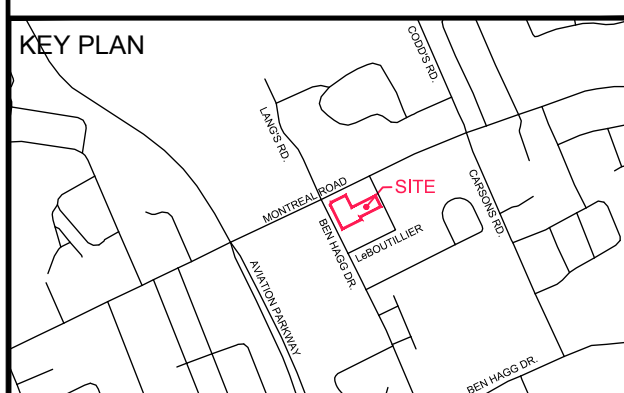
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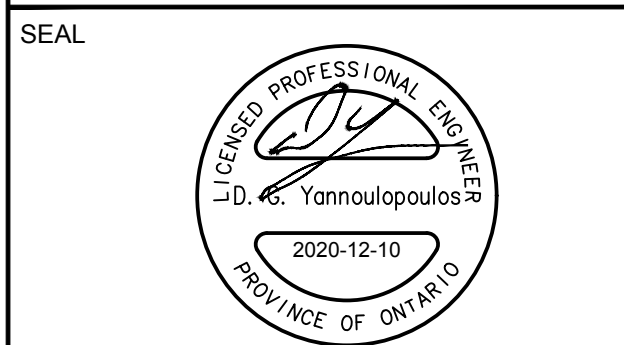
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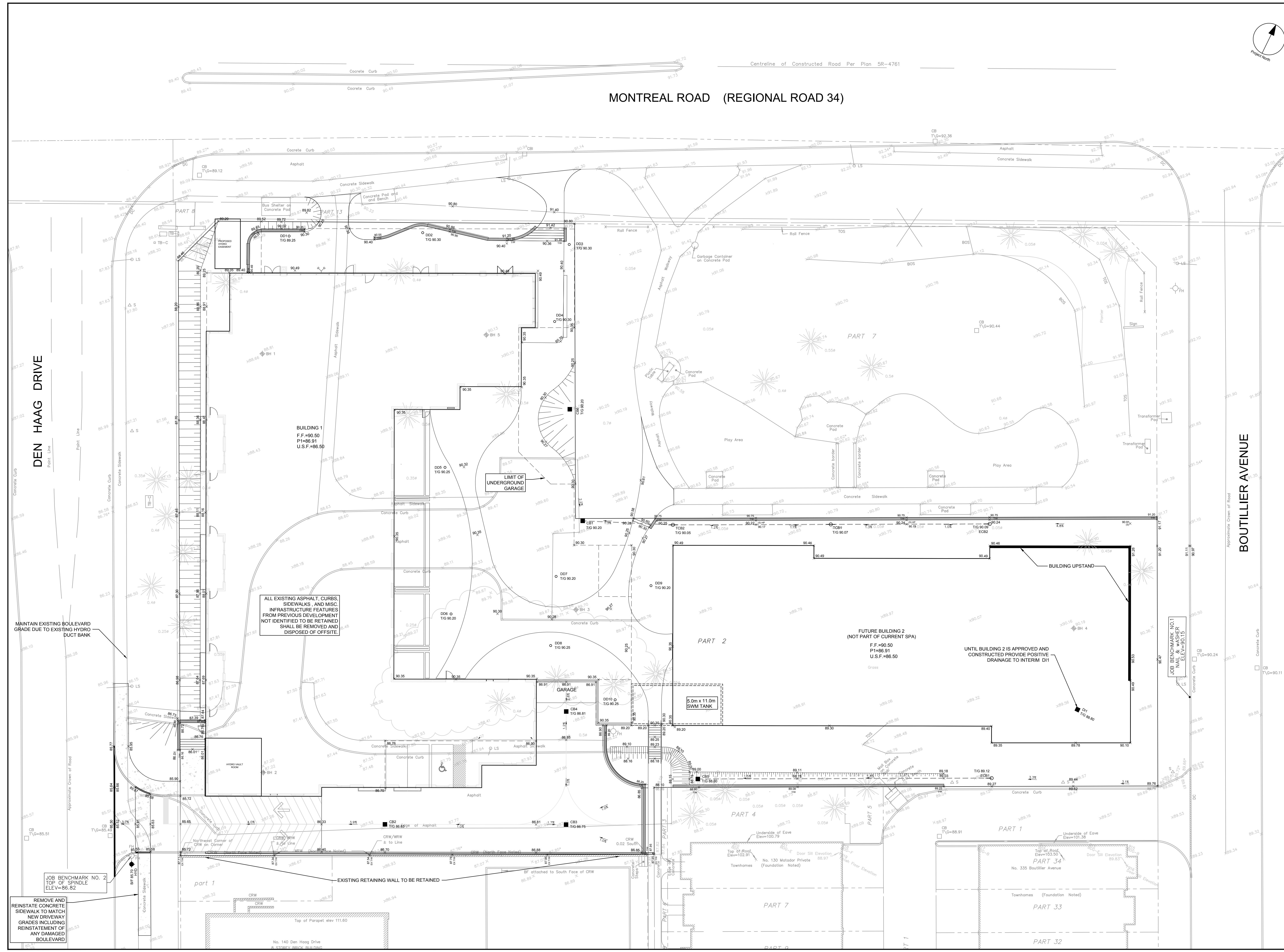
800 MONTREAL ROAD

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
GRADING PLAN

SHEET NUMBER C-200	ISSUE 1
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MONTREAL ROAD (REGIONAL ROAD 34)

DEN HAAG DRIVE

BOUTILLIER AVENUE

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 OF OFFSITE.

LIMIT OF UNDERGROUND GARAGE

5.0m x 11.0m SWM TANK

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

BUILDING UPSTAND

UNTIL BUILDING 2 IS APPROVED AND CONSTRUCTED PROVIDE POSITIVE DRAINAGE TO INTERIM DI1

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

EXISTING RETAINING WALL TO BE RETAINED

Top of Parapet elev 111.60

Top of Roof Elev=102.31

Top of Roof Elev=103.50

Door Sill Elevation 89.83

Top of Floor Elevation

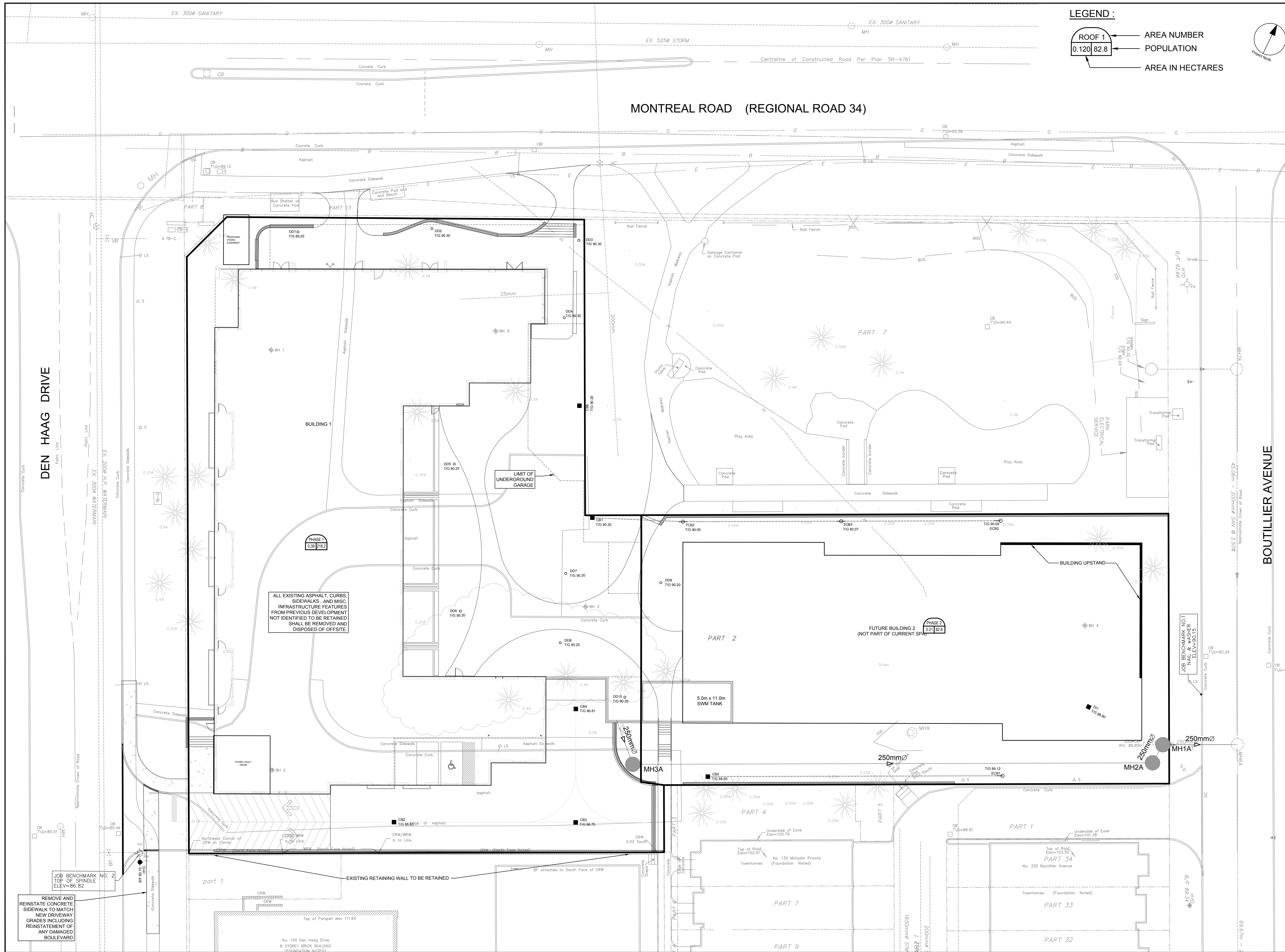
Under side of Eave Elev=100.79

Under side of Eave Elev=101.38

No. 130 Matador Private Townhomes (Foundation Noted)

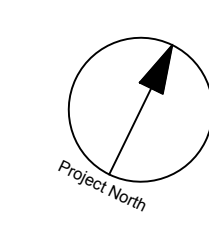
No. 335 Boutillier Avenue Townhomes (Foundation Noted)

No. 140 Den Haag Drive & STEEPLY BRICK BUILDING



LEGEND :

ROOF 1 — AREA NUMBER
 0.120 82.8 — POPULATION
 — AREA IN HECTARES



MONTREAL ROAD (REGIONAL ROAD 34)

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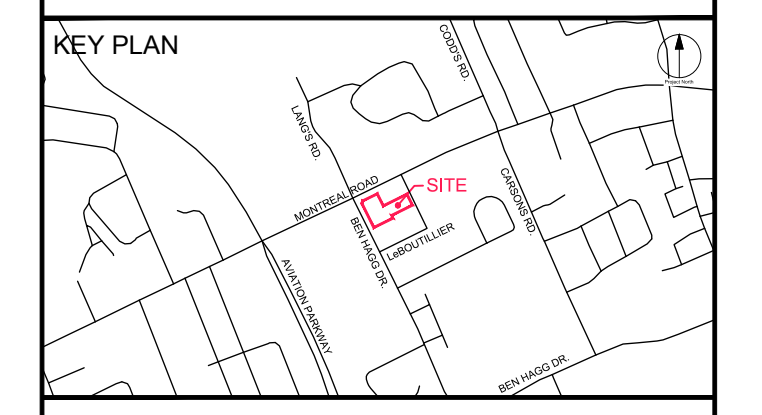
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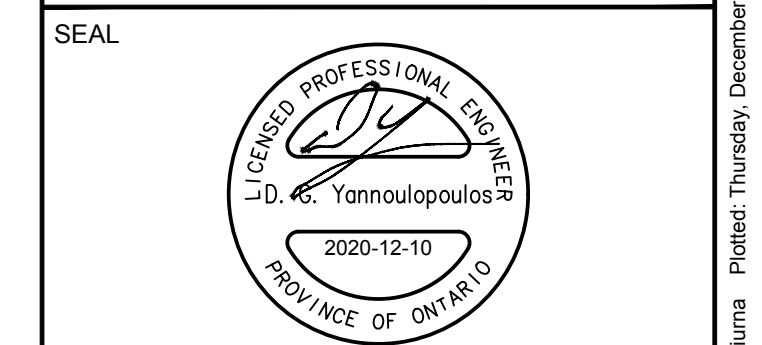
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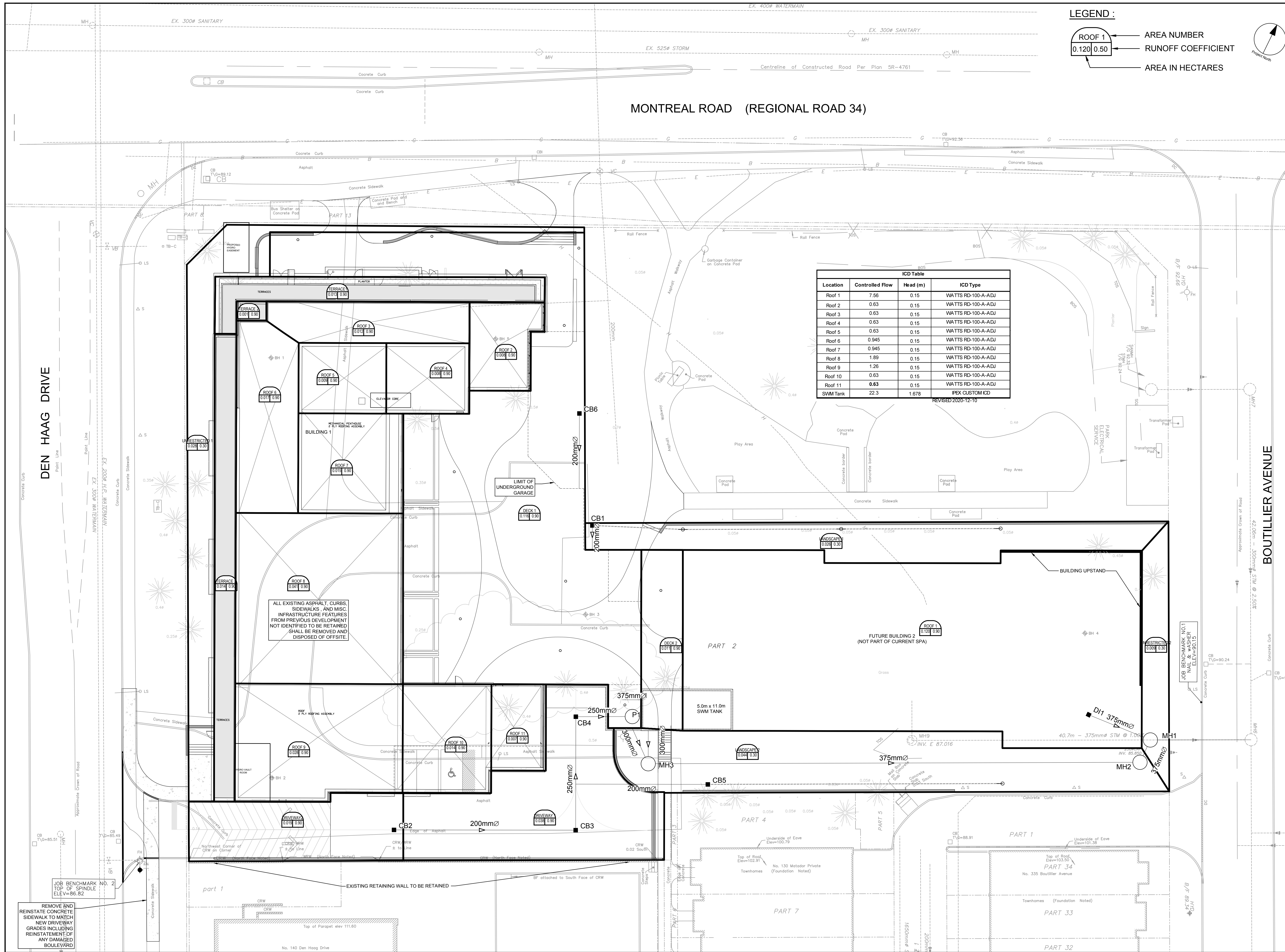
PROJECT
SOVIMA OTTAWA
 800 MONTREAL ROAD

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

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

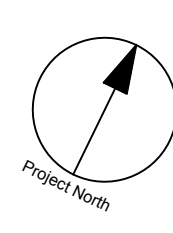
SHEET TITLE
SANITARY DRAINAGE AREA PLAN

SHEET NUMBER C-400
ISSUE 1



LEGEND :

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



MONTREAL ROAD (REGIONAL ROAD 34)

Location	Controlled Flow	Head (m)	ICD Type
Roof 1	7.56	0.15	WATTS RD-100-A-ADJ
Roof 2	0.63	0.15	WATTS RD-100-A-ADJ
Roof 3	0.63	0.15	WATTS RD-100-A-ADJ
Roof 4	0.63	0.15	WATTS RD-100-A-ADJ
Roof 5	0.63	0.15	WATTS RD-100-A-ADJ
Roof 6	0.945	0.15	WATTS RD-100-A-ADJ
Roof 7	0.945	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	0.63	0.15	WATTS RD-100-A-ADJ
SWM Tank	22.3	1.678	IPEX CUSTOM ICD

REVISED 2020-12-10

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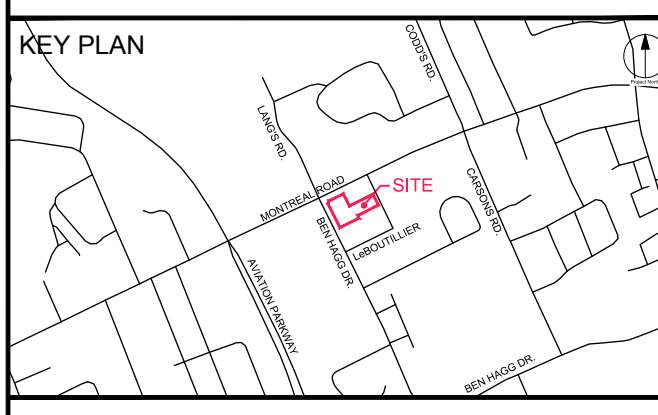
DEN HAAG DRIVE

BOUTILLIER AVENUE

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PROJECT
SOVIMA OTTAWA
800 MONTREAL ROAD

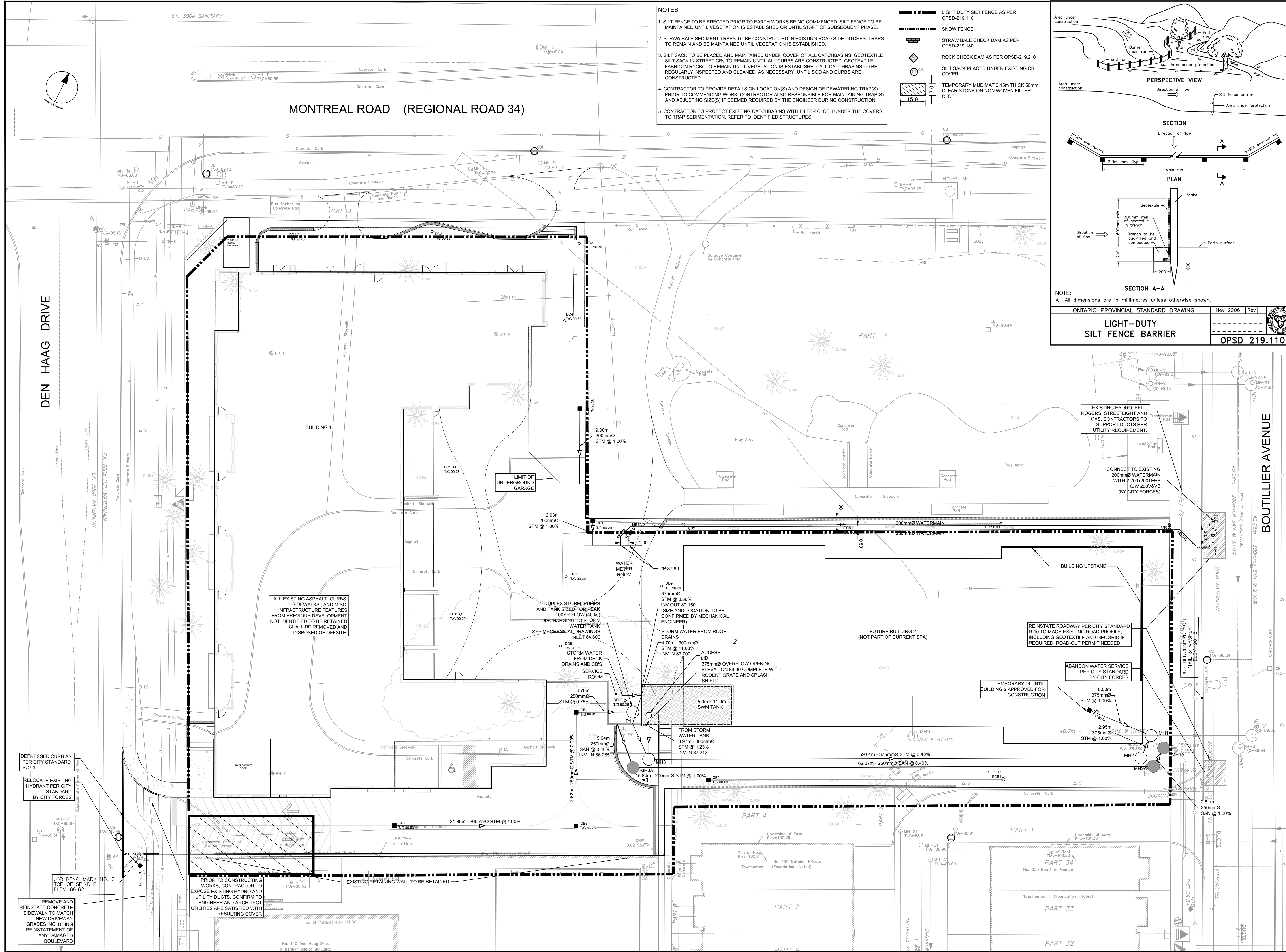
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DRAWN BY: D.P.S.
PROJECT MGR: D.G.Y.

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

SHEET TITLE
STORM DRAINAGE AREA PLAN

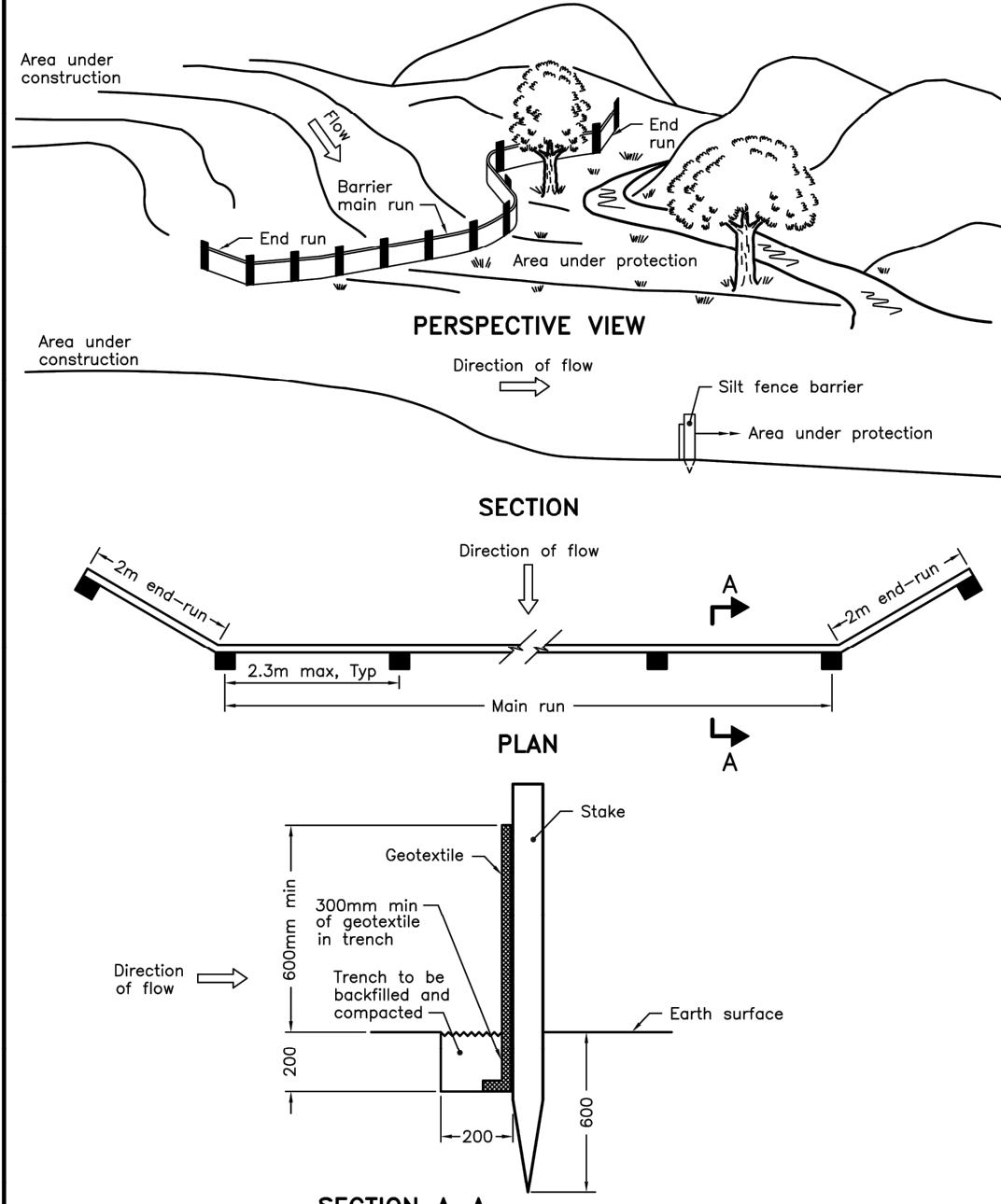
SHEET NUMBER C-500 **ISSUE** 1

File Location: \\125532_800MONT7\A_Production\03_Design\04_Civil\Sheets\C-500 STORM DRAINAGE AREA PLAN.dwg Last Saved: December 10, 2020, by dsurina Plot: Thursday, December 10, 2020 9:36:49 PM by Don Suma



- 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 RYCBs TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY. UNTIL SOIL 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.

- LIGHT DUTY SILT FENCE AS PER OPSD-219.110
- SNOW FENCE
- STRAW BALE CHECK DAM AS PER OPSD-219.180
- ROCK CHECK DAM AS PER OPSD-219.210
- SILT SACK PLACED UNDER EXISTING CB COVER
- TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2006 Rev 1
LIGHT-DUTY SILT FENCE BARRIER
OPSD 219.110

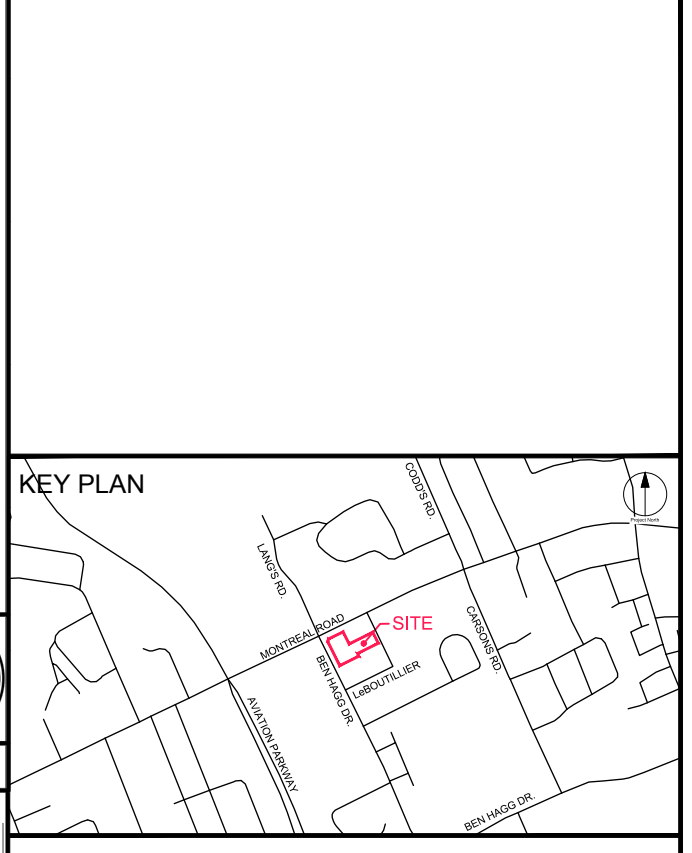
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SEAL

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** 1