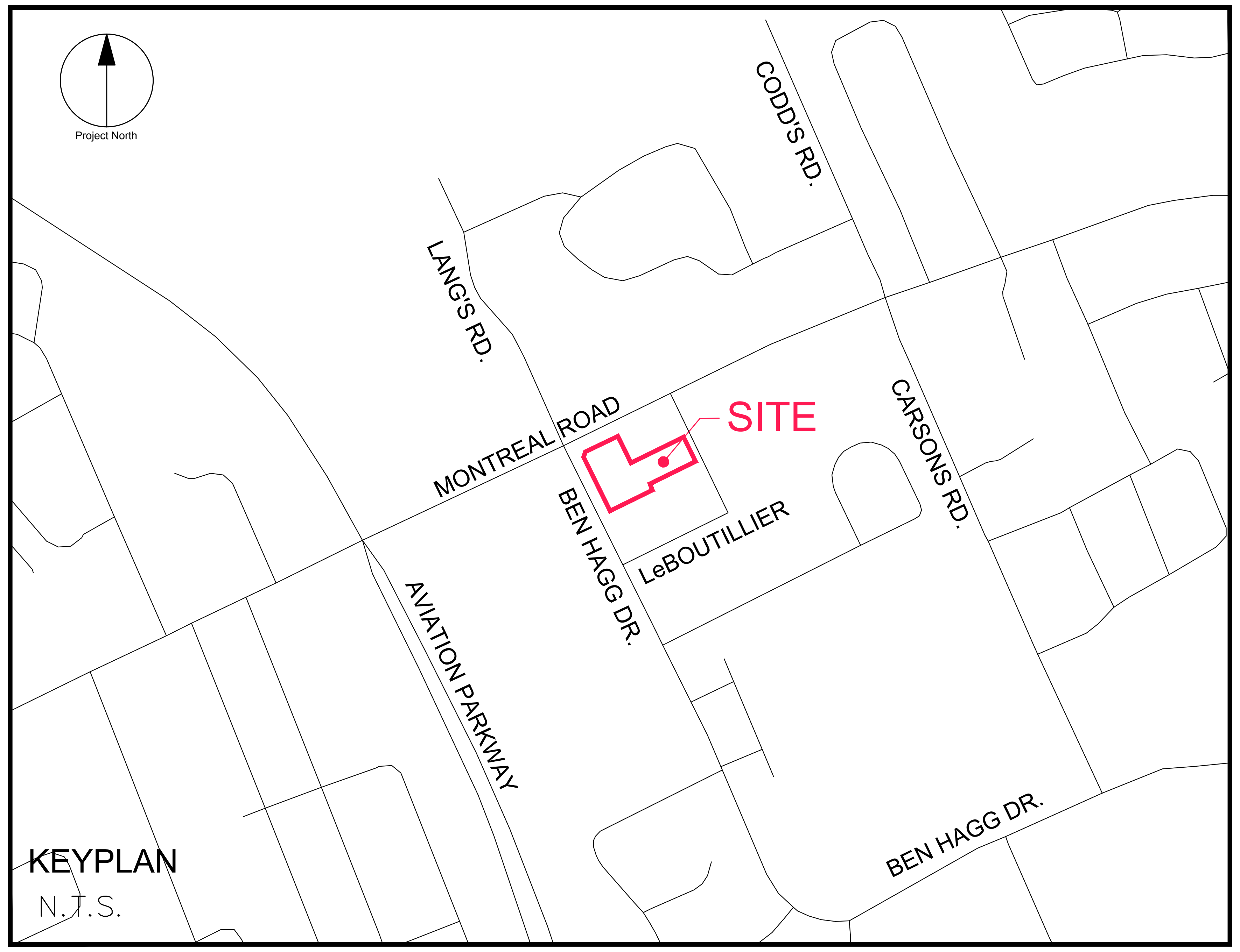
SOVIMA OTTAWA

800 MONTREAL ROAD

IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com



KEYPLAN
N.T.S.

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

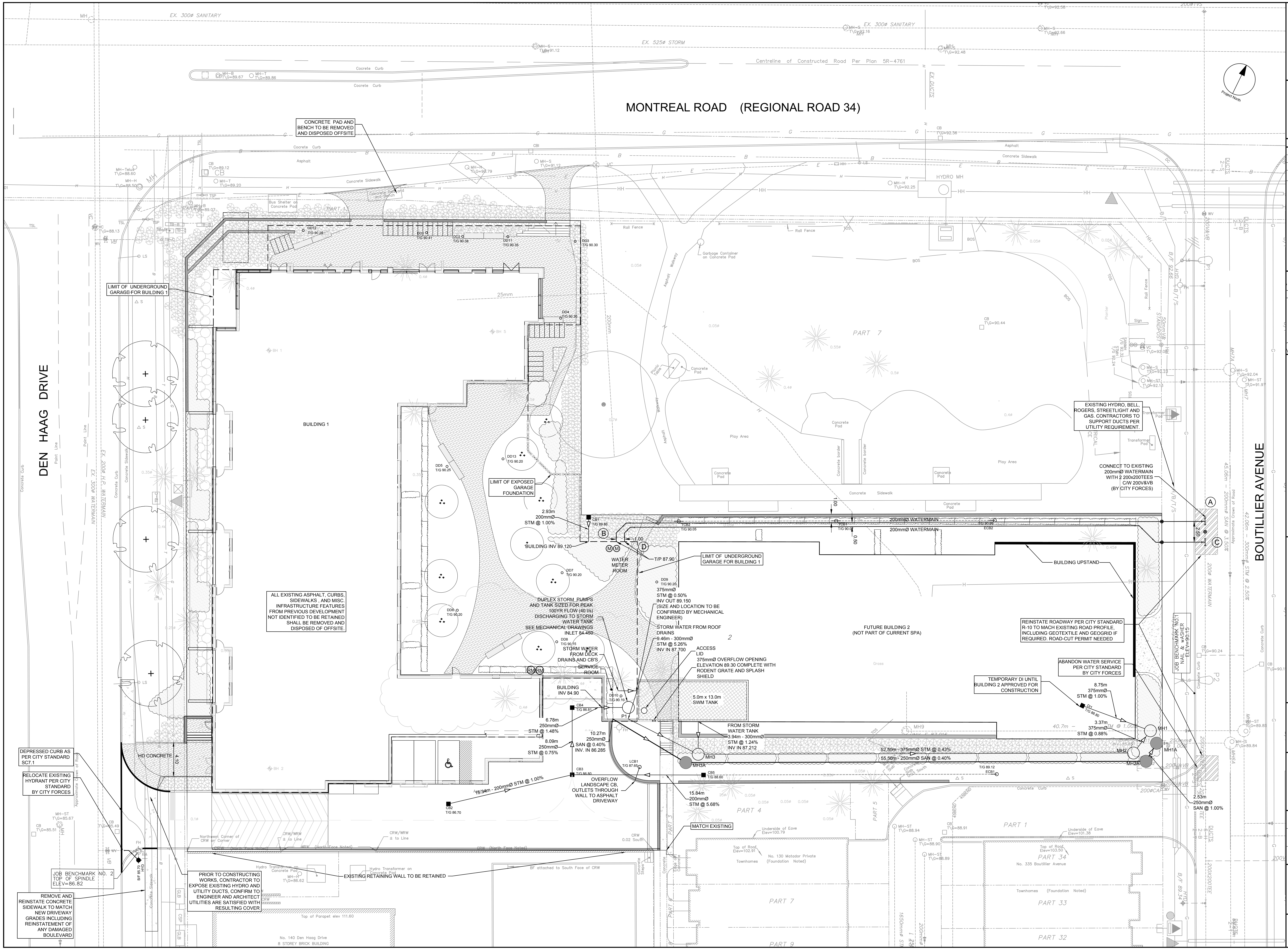
SOVIMA OTTAWA INC.

CONTRACT NO. 125532

REVISED AS PER CITY NEW LANDSCAPE PLAN 2022-12-20

CITY FILE No. ####
CITY PLAN No. ####

J:\125532_800MtlRd\7.0_Production\7.03_Design\04_Civil\Sheets\COVER.dwg Layout Name: C-000 COVER Plot Style: AIA STANDARD-FULL.CTB Plot Scale: 1:25.4 Plotted At: 2022-12-20 Last Saved By: dsiurna Last Saved At: 2022-03-03



CLIENT

SOVIMA OTTAWA INC.

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

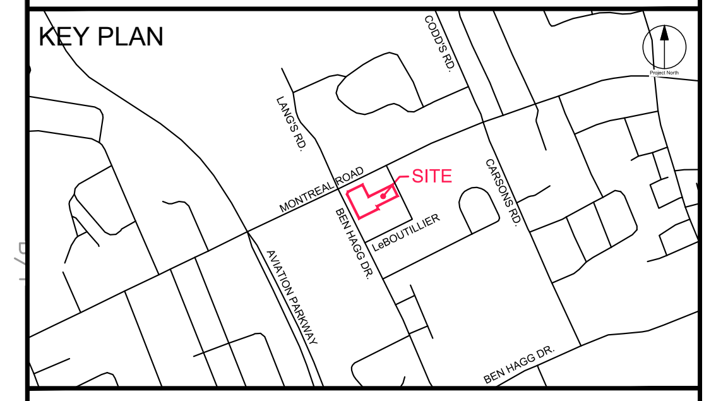
COPYRIGHT

IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies

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

KEY PLAN



CONSULTANTS

Project Coordinator

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

1:200 0 2 6 10m

SEAL

LICENSED PROFESSIONAL ENGINEER
D. G. Yannoulopoulos
2022/12/20
PROVINCE OF ONTARIO

IBI GROUP
Suite 400 – 333 Preston Street
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	ISSUE
C-001	3

SCALE CHECK 1 in 10mm

File Location: J:\125532_800MtlRd\7.0_Production\7.03_Design\04_Civil\Sheets\C-001 GENERAL PLAN OF SERVICES.dwg Last Saved: December 20, 2022, by dsiurna Plotted: Tuesday, December 20, 2022 2:16:43 PM by Don Siurna

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 WITHIN 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 LeBOUTILLIER 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 DIKES 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 VALES, PER CITY STANDARDS S14, S14.1 AND S14.2 RE TO BE INSTALLED FOR ALL STORM AND SANITARY SERVICE CONNECTIONS.

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 OSPD 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.

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 CB'S. 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 CB'S.

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-TEMPEST MHF ICD'S SHOP DRAWINGS, OR EQUIVALENT, FOR ENGINEERS REVIEW PRIOR TO ORDERING ICD'S.

4.0 WATER

4.1 ALL WATERMAINS 100mmØ OR GREATER TO BE PVC DR 18, LESS THAN 100mm Ø TO BE COPPER OR APPROVED EQUAL WITH MINIMUM COVER OF 2.4m AND INSTALLED PER CITY OF OTTAWA STANDARDS. ALL DOMESTIC WATER SERVICES ARE TO BE 25mmØ.

4.2 THRUST BLOCKS TO BE INSTALLED AT ALL BENDS, TEES, AND CAPS ALL AS PER OPSD 1103.01 AND 1103.02.

4.3 CONTRACTOR TO CONDUCT PRESSURE AND LEAKAGE TESTING OF ALL WATERMAINS AND DISINFECT AND CHLORINATE ALL WATERMAINS TO THE SATISFACTION OF M.O.E. AND THE CITY OF OTTAWA.

4.4 TRACER WIRE TO BE INSTALLED ALONG THE FULL LENGTH OF WATERMAIN AND ATTACHED TO EACH MAIN STOP AS PER CITY OF OTTAWA STANDARDS.

4.5 ALL COMPONENTS OF THE WATER DISTRIBUTION SYSTEM SHALL BE CATHODICALLY PROTECTED AS PER CITY OF OTTAWA STANDARDS.

4.6 ALL VALVES & VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLIES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS.

4.7 ANY WATERMAIN WITH LESS THAN 2.4m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.

4.8 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.

4.9 CONNECTION TO EXISTING WATERMAIN TO BE INCLUDED IN THE COST FOR THE WATERMAIN INSTALLATION. THIS COST INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARDS.

4.10 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 GEOETCHNICAL 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.

SAN STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
MH1A	90.00	S85.905		NE85.860		1200mmØ OPSD-701.010
MH2A	89.91	SW85.965		N85.930		1200mmØ OPSD-701.010
MH3A	88.70	W86.244		NE86.187		1200mmØ OPSD-701.010

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
CB1	89.86	NE89.200		SE89.149		OPSD-705.010
CB2	86.70			NE85.300		OPSD-705.010
CB3	86.80	NE85.300 SW85.147		NW85.075		OPSD-705.010
CB4	86.81	SE85.014		NE84.950		OPSD-705.010
CB5	88.60	NE87.400		SW86.200		OPSD-705.010
DI1	88.80			E86.830		OPSD-705.030
MH1	90.09	S86.750 W86.743		NE86.700		1200mmØ OPSD-701.010
MH2	89.94	SW86.825		N86.780		1200mmØ OPSD-701.010
MH3	89.06	W87.203 NW87.163		NE87.050		1200mmØ OPSD-701.010
P1	86.80	SW84.850				DUPLEX STORM PUMPS AND TANK

PAVEMENT STRUCTURE **

CAR ONLY PARKING AREAS:

50mm WEAR COURSE - HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
150mm BASE - OPSS GRANULARGRANULAR "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:

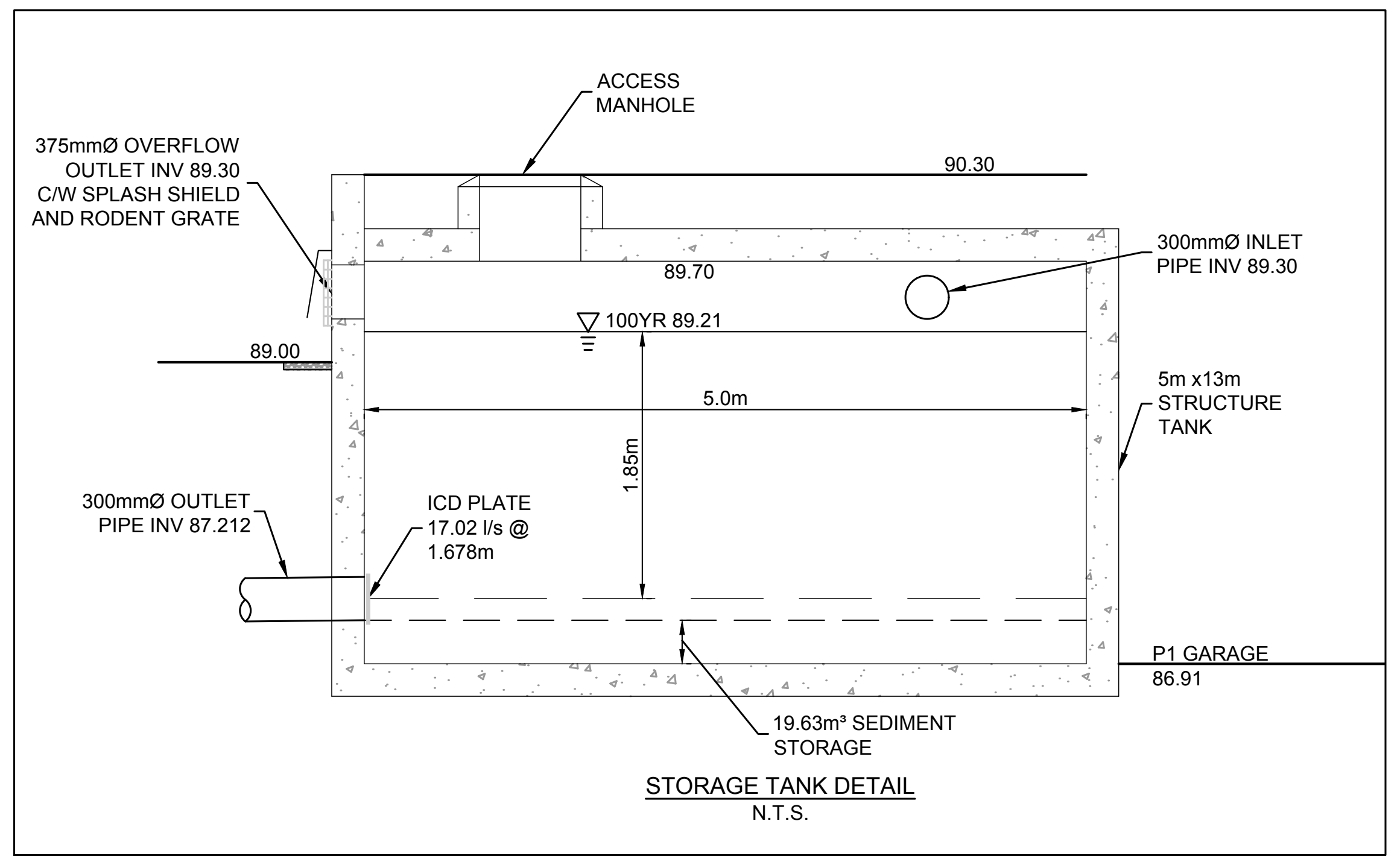
40mm WEAR COURSE - HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm BINDER COURSE - HL-8 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm BASE COURSE - OPSS GRANULAR "A" CRUSHED STONE
450mm SUBBASE - OPSS GRANULAR "B" TYPE II
SUBGRADE - IN SITU SOIL, OR OPSS GRANULAR "B" TYPE I OR II MATERIAL PLACED OVER IN SITU SOIL

** REFER TO GEOTECHNICAL REPORT BY DST ENGINEERING.

WATERMAIN SCHEDULE

	Station	Description	Finished Grade	Top of Watermain	Watermain Cover	As Built Watermain
A	0+000.00`	CONNECT TO EXISTING 200ø W/M WITH 200TEE	91.10	88.72	2.38	
	0+005.22	200V&VB	91.18	88.78	2.40	
	0+020.00	-	90.38	87.98	2.40	
	0+040.00	-	90.14	87.74	2.40	
	0+069.84	45 BEND	90.25	87.85	2.40	
	0+071.52	45 BEND	90.27	87.87	2.40	
B	0+072.56	200mmø SERVICE CONNECTION	90.30	87.90	2.40	
C	0+000.00	CONNECT TO EXISTING 200ø W/M WITH 200TEE	90.97	88.60	2.37	
	0+005.22	200V&VB	91.20	88.80	2.40	
	0+005.96	45 BEND	91.21	88.81	2.40	
	0+008.78	45 BEND	91.00	88.60	2.40	
	0+020.83	-	90.44	87.98	2.46	
	0+040.83	-	90.18	87.74	2.44	
	0+070.16	45 BEND	90.25	87.85	2.40	
	0+071.14	45 BEND	90.27	87.87	2.40	
D	0+072.18	200mmø SERVICE CONNECTION	90.30	87.90	2.40	

REVISED 2022-02-16



STORAGE TANK DETAIL
N.T.S.

LEGEND:

● MH3A	SANITARY MANHOLE
○ MH3	STORM MANHOLE
■ CB T/G 99.76	CATCHBASIN c/w TOP OF GRATE
■ RYCB T/G 99.76	REAR YARD CATCHBASIN c/w GUTTER GRADE
ECB T/G 100.25	REAR YARD "END" CATCHBASIN C/W TOP OF GRATE (300Ø)
CBMH T/G 101.55	CATCHBASIN MANHOLE c/w TOP OF GRATE
⊗ VB	VALVE AND VALVE BOX
⊗ V&C	VALVE AND CHAMBER
HYD B/F 100.56	HYDRANT c/w BOTTOM OF FLANGE ELEVATION
D.C.	DEPRESSED BARRIER CURB AS PER SC1.1
	BARRIER CURB AS PER SC1.1
	MOUNTABLE CURB AS PER SC1.3
	PROPOSED CONCRETE SIDEWALK
200mmØ SAN	SANITARY SEWER & FLOW DIRECTION
825mmØ STM	STORM SEWER & FLOW DIRECTION
	250mmØ SUBDRAIN
200Ø WATERMAIN	WATERMAIN
RED 150Ø WM	WATERMAIN REDUCER
2 VBENDS	VERTICAL BEND LOCATION
	SIAMESE CONNECTION (IF REQUIRED)
Ⓜ	METER
RM	REMOTE METER
PRV	PRESSURE REDUCING VALVE

H/B/T/G	EXISTING UTILITIES
	EXISTING DUCT BANK
1.3% →	SLOPE C/W FLOW DIRECTION
⇦	MAJOR OVERLAND FLOW ROUTE
× 104.62	PROPOSED SPOT GRADE
×104.40 (S)	PROPOSED SWALE GRADE
×104.50 (S)HP	PROPOSED SWALE HIGH POINT
104.60 × 103.59	LOT CORNER GRADE C/W EXISTING GROUND
86.45 EX ×	TIE INTO EXISTING GRADE
96.79	FULL STATIC PONDING GRADE
	TOP OF RETAINING WALL GRADE
103.50 T/W × 101.50	RETAINING WALL
	GRASS GRADE AT RETAINING WALL LOW SIDE
	TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
▣	PRELIMINARY ROOF DRAIN LOCATION
TP 13-301	TEST PITS (SEE GEOTECHNICAL REPORT)
	CLAY DYKES PER S8
Ⓐ	WATERMAIN IDENTIFICATION
⬠ 1	PIPE CROSSING IDENTIFICATION
–	INLET CONTROL DEVICE LOCATION
◎	PROTECTIVE BOLLARD
F ⊠ F	NOISE FENCE AND GATE LOCATION
▭	HEAVY DUTY ASPHALT / FIRE ROUTE

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
TOPOGRAPHIC LEGEND

	"	Deciduous Tree
	"	Coniferous Tree
FH	"	Fire Hydrant
WV	"	Water Valve
○ MH–ST	"	Maintenance Hole (Storm Sewer)
○ MH–S	"	Maintenance Hole (Sanitary)
○ MH–B	"	Maintenance Hole (Bell Telephone)
○ MH–T	"	Maintenance Hole (Traffic)
○ MH–H	"	Maintenance Hole (Hydro)
○ MH–Telus	"	Maintenance Hole (Telus)
VC	"	Valve Chamber (Watermain)
□ CB	"	Catch Basin
□ CBI	"	Catch Basin Inlet
BOS	"	Bottom of Slope
TOS	"	Top of Slope
BH	"	Borehole
▭ HH	"	Handhole
▫ TB–B	"	Bell Terminal Box
▫ TB–C	"	Cable Terminal Box
TSP	"	Traffic Signal Post
○ B	"	Bollard
△ S	"	Sign
P&W	"	Post and Wire
TSL	"	Traffic Light
○ LS	"	Light Standard
MB	"	Mail Box
Ø	"	Diameter
+65.00	"	Location of Elevations
+65.00*	"	Top of Concrete Curb/Wall Elevation
C/L	"	Centreline
DC	"	Depressed Curb

CLIENT

SOVIMA OTTAWA INC.

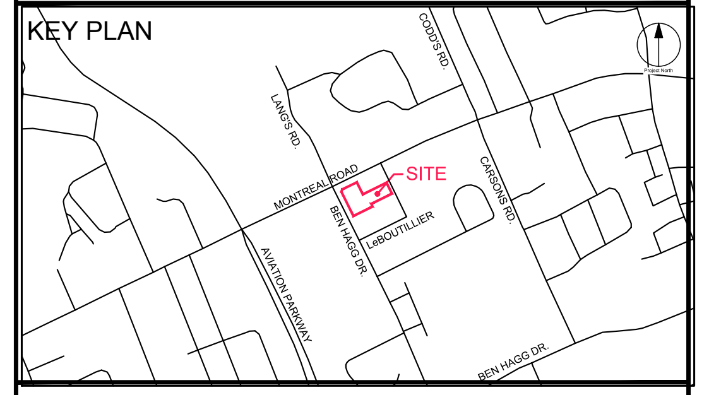
100 rue LANSDOWNE,
SAINT-BRUNO-de-MONTARVILLE, QC

COPYRIGHT

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2020-12-10
2	REVISED AS PER CITY COMMENTS	2022-02-18

KEY PLAN



CONSULTANTS

Project Coordinator

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

SEAL

D. G. Yannoulopoulos
2022/02/18

IBI GROUP
Suite 400 – 333 Preston Street
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.**

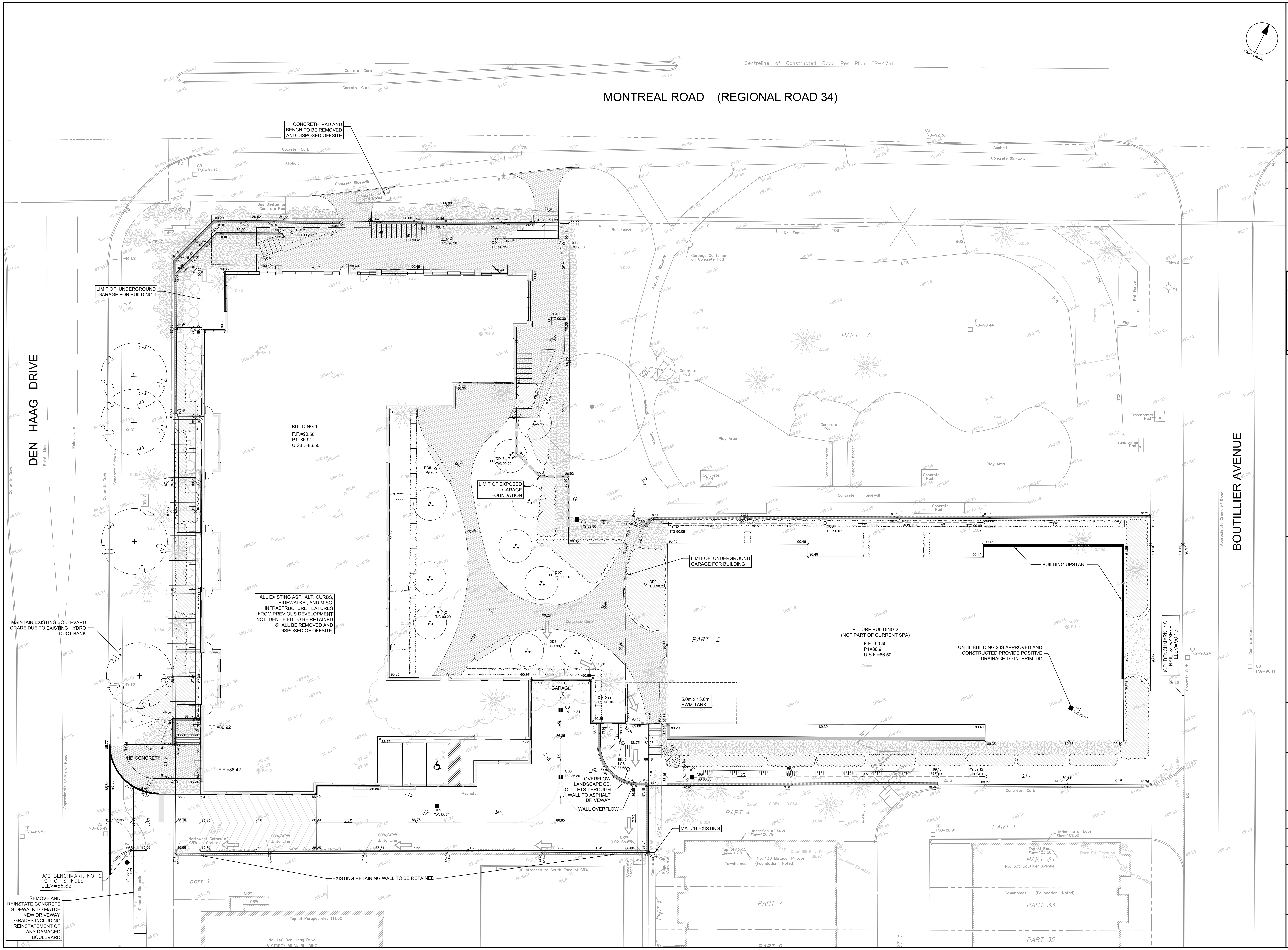
SHEET TITLE

DETAILS AND NOTES

SHEET NUMBER	ISSUE
C-010	2

File Location: J:\125532_800MtlRd\7.0_Production\7.03_Design\04_Civil\Sheets\C-010 DETAILS AND NOTES.dwg Last Saved: March 7, 2022, by dsiurna Plotted: Tuesday, December 20, 2022 2:40:29 PM by Don Siurna

SCALE CHECK
1 in
10mm



CLIENT

SOVIMA OTTAWA INC.

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

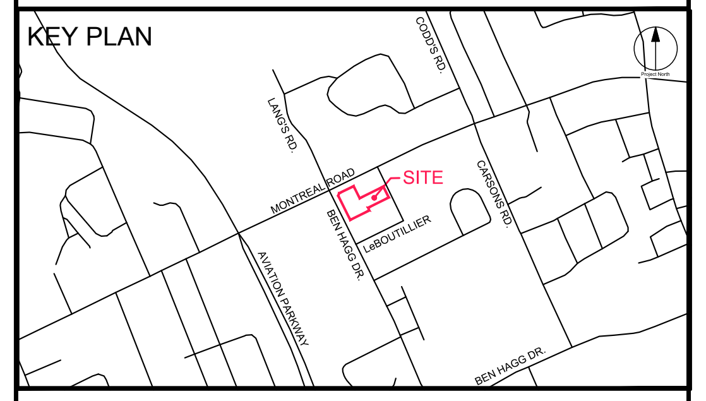
COPYRIGHT

IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies

ISSUES

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

KEY PLAN



CONSULTANTS

Project Coordinator

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

1:200 0 2 6 10m

SEAL

D. G. Yannoulopoulos
2022/12/20

IBI GROUP
Suite 400 – 333 Preston Street
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.**

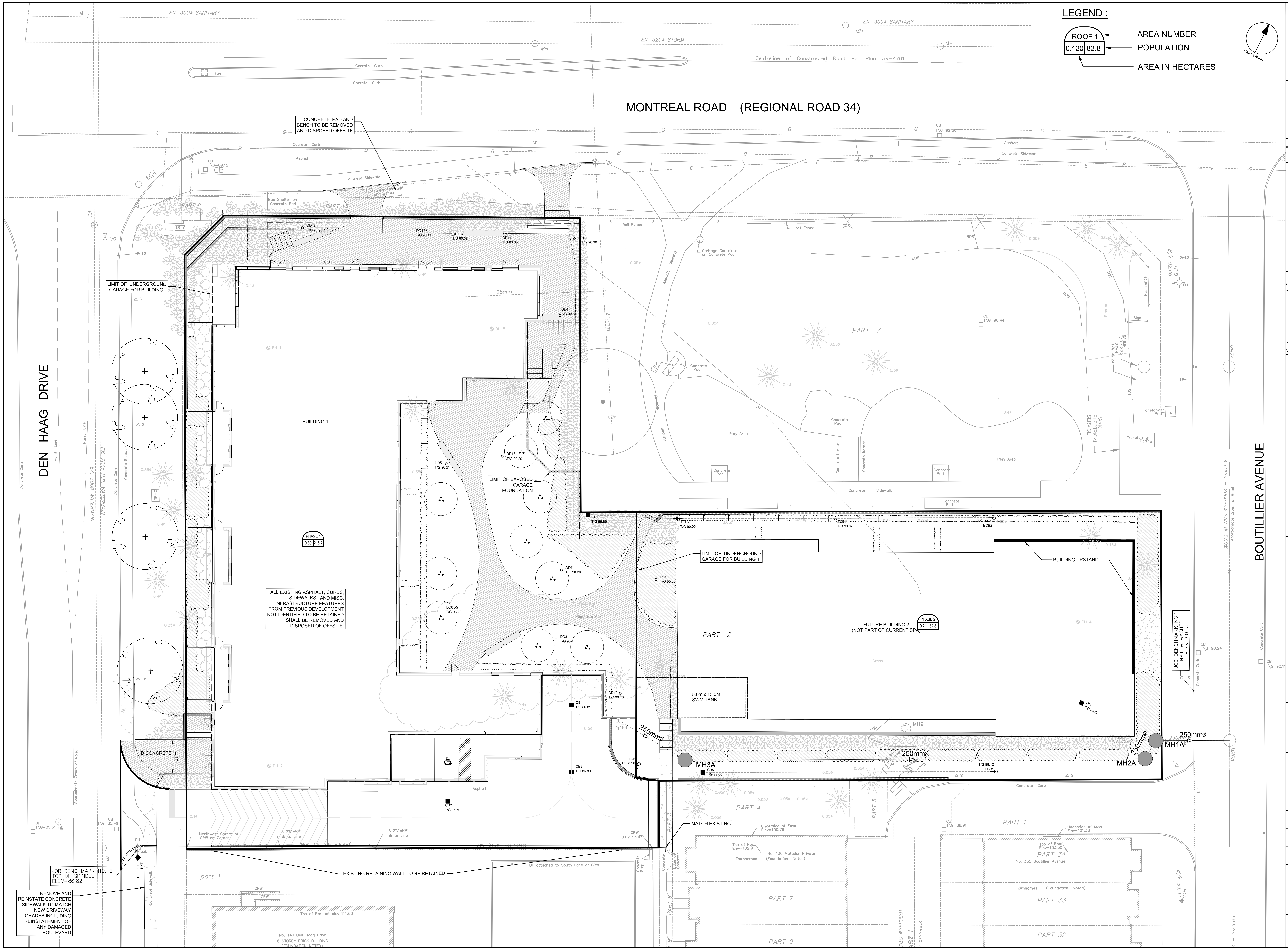
SHEET TITLE

GRADING PLAN

SHEET NUMBER
C-200

ISSUE
4

SCALE CHECK 1 in 10mm



CLIENT

SOVIMA OTTAWA INC.

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

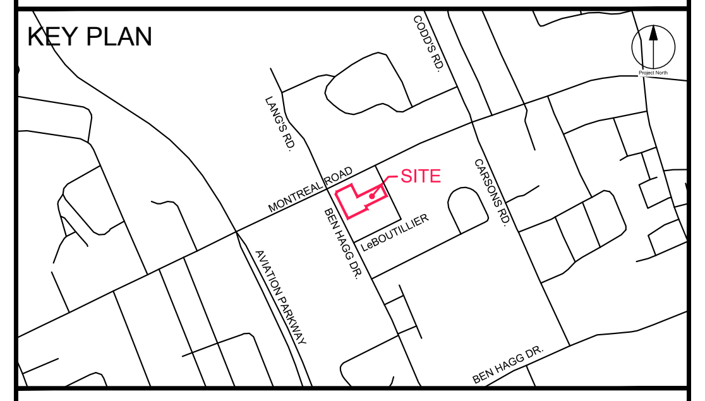
COPYRIGHT

IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies

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

KEY PLAN



CONSULTANTS

Project Coordinator

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

1:200 0 2 6 10m

SEAL

D. G. Yannoulopoulos
2022/12/20

IBI GROUP
Suite 400 – 333 Preston Street
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

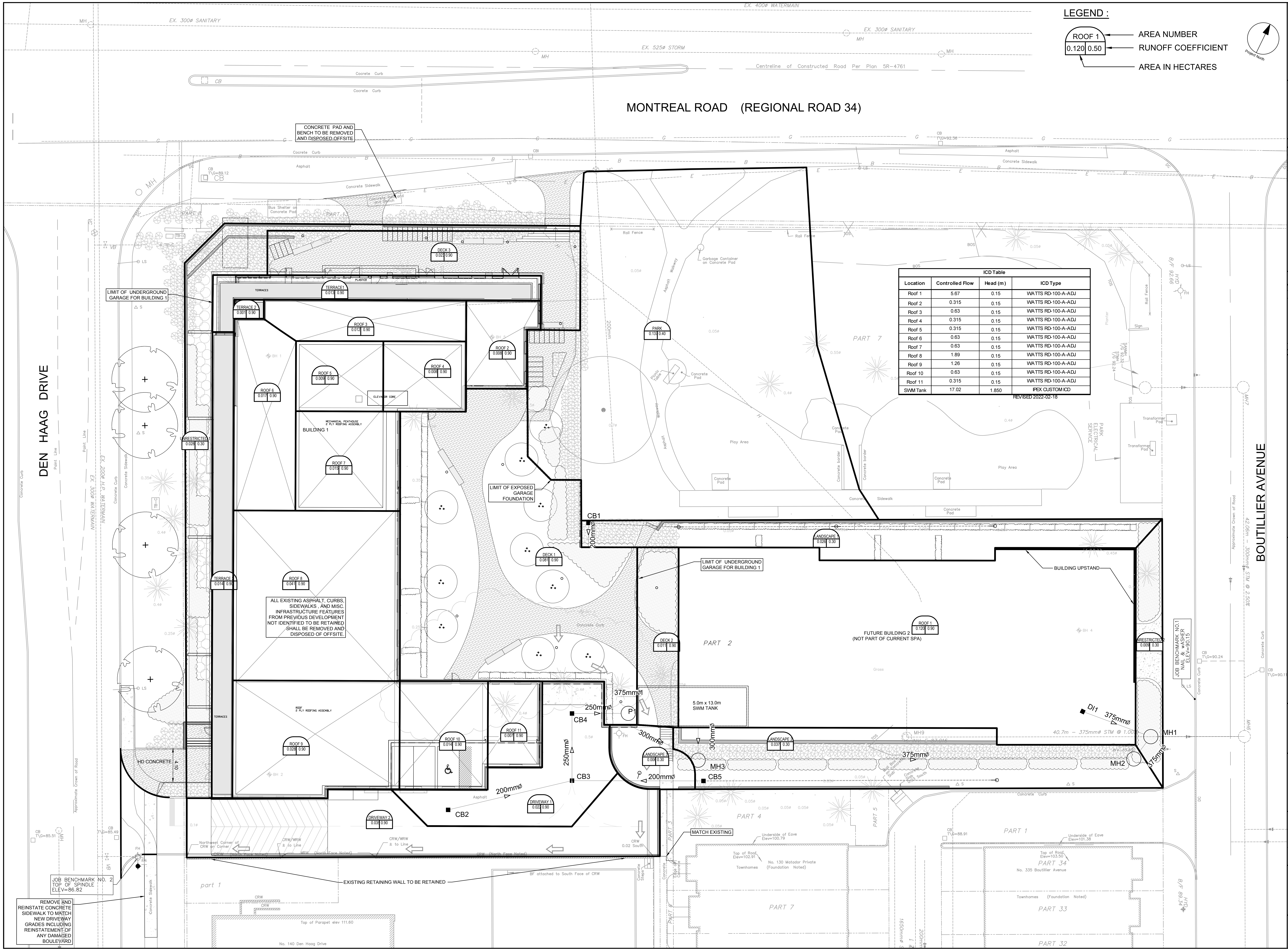
SANITARY DRAINAGE AREA PLAN

SHEET NUMBER
C-400

ISSUE
3

SCALE CHECK
1 in
10mm

File Location: J:\125532_800MtlRd\7.0_Production\7.03_Design\04_Civil\Sheets\C-400.dwg Last Saved: March 7, 2022, by dsiurna Plotted: Tuesday, December 20, 2022 2:21:03 PM by Don Siurna



LEGEND :

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

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	IPEX CUSTOM ICD

REVISED 2022-02-18

CLIENT

SOVIMA OTTAWA INC.

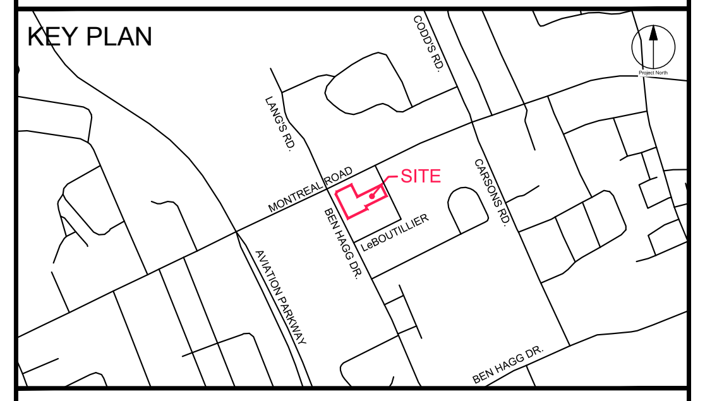
100 rue LANSDOWNE,
SAINT-BRUNO-de-MONTARVILLE, QC

COPYRIGHT

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

KEY PLAN



CONSULTANTS

Project Coordinator

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

1:200 0 2 6 10m

SEAL

D. G. Yannoulopoulos
2022/12/20

IBI GROUP
Suite 400 – 333 Preston Street
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

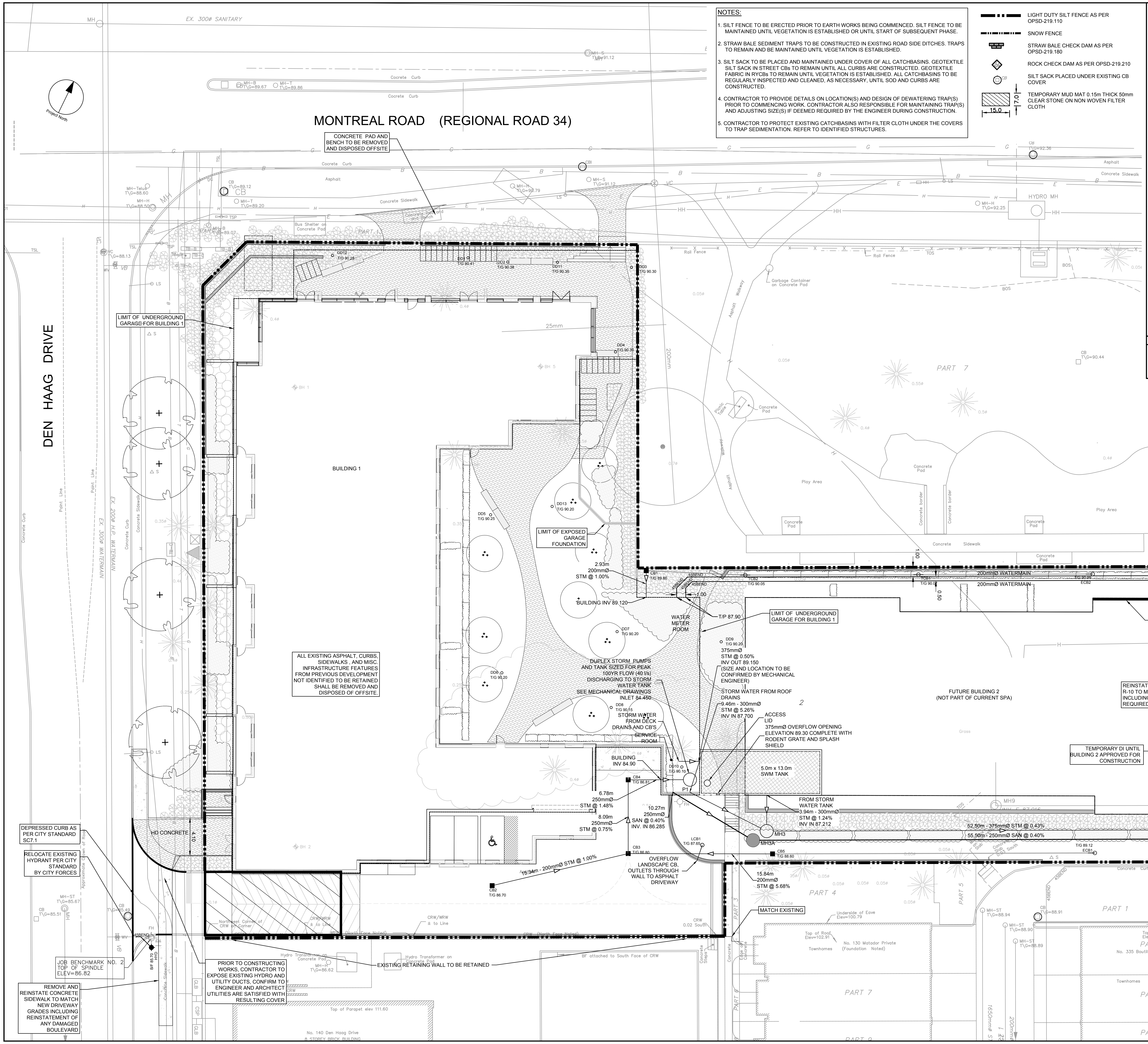
STORM DRAINAGE AREA PLAN

SHEET NUMBER
C-500

ISSUE
3

File Location: J:\125532_800MtlRd\7.0_Production\7.03_Design\04_Civil\Sheets\C-500 STORM DRAINAGE AREA PLAN.dwg Last Saved: December 20, 2022, by dsiurna Plotted: Tuesday, December 20, 2022 2:29:02 PM by Don Siurna

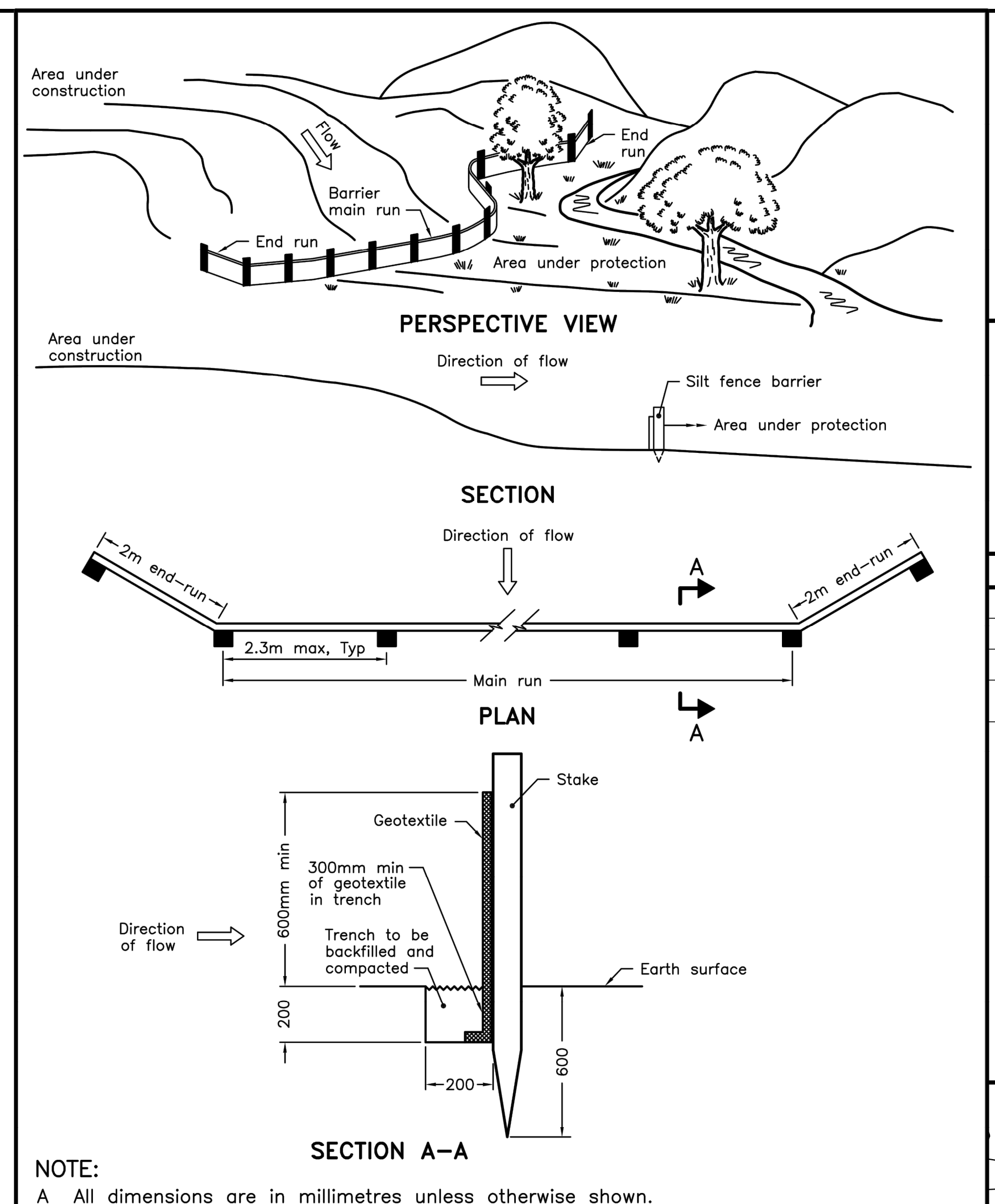
SCALE CHECK
1 in
10mm



NOTES:

1. 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.
2. STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
3. SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET CBs 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 SOD AND CURBS ARE CONSTRUCTED.
4. 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.
5. 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
⊡ CB	SILT SACK PLACED UNDER EXISTING CB COVER
▨ 15.0 × 7.0	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	

CLIENT
SOVIMA OTTAWA INC.

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

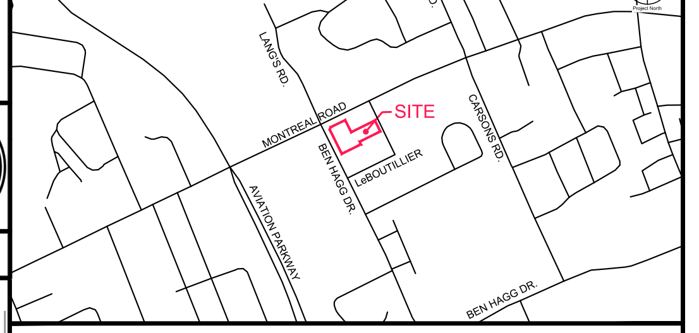
COPYRIGHT

IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies

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

KEY PLAN



CONSULTANTS

Project Coordinator

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

1:200 0 2 6 10m

SEAL

D. G. Yannoulopoulos
2022/02/18

IBI GROUP
Suite 400 – 333 Preston Street
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:	CHECKED BY:
D.P.S.	**D.G.Y.**
PROJECT MGR:	APPROVED BY:
D.G.Y.	**D.G.Y.**

SHEET TITLE
EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NUMBER
C-900

ISSUE
3

SCALE CHECK 1 in 10mm

File Location: J:\125532_800MtlRd\7.0_Production\7.03_Design\04_Civil\Sheets\C-900.dwg Last Saved: December 20, 2022, by dsiurna Plotted: Tuesday, December 20, 2022 2:31:37 PM by Don Siurna