
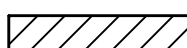
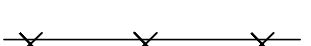




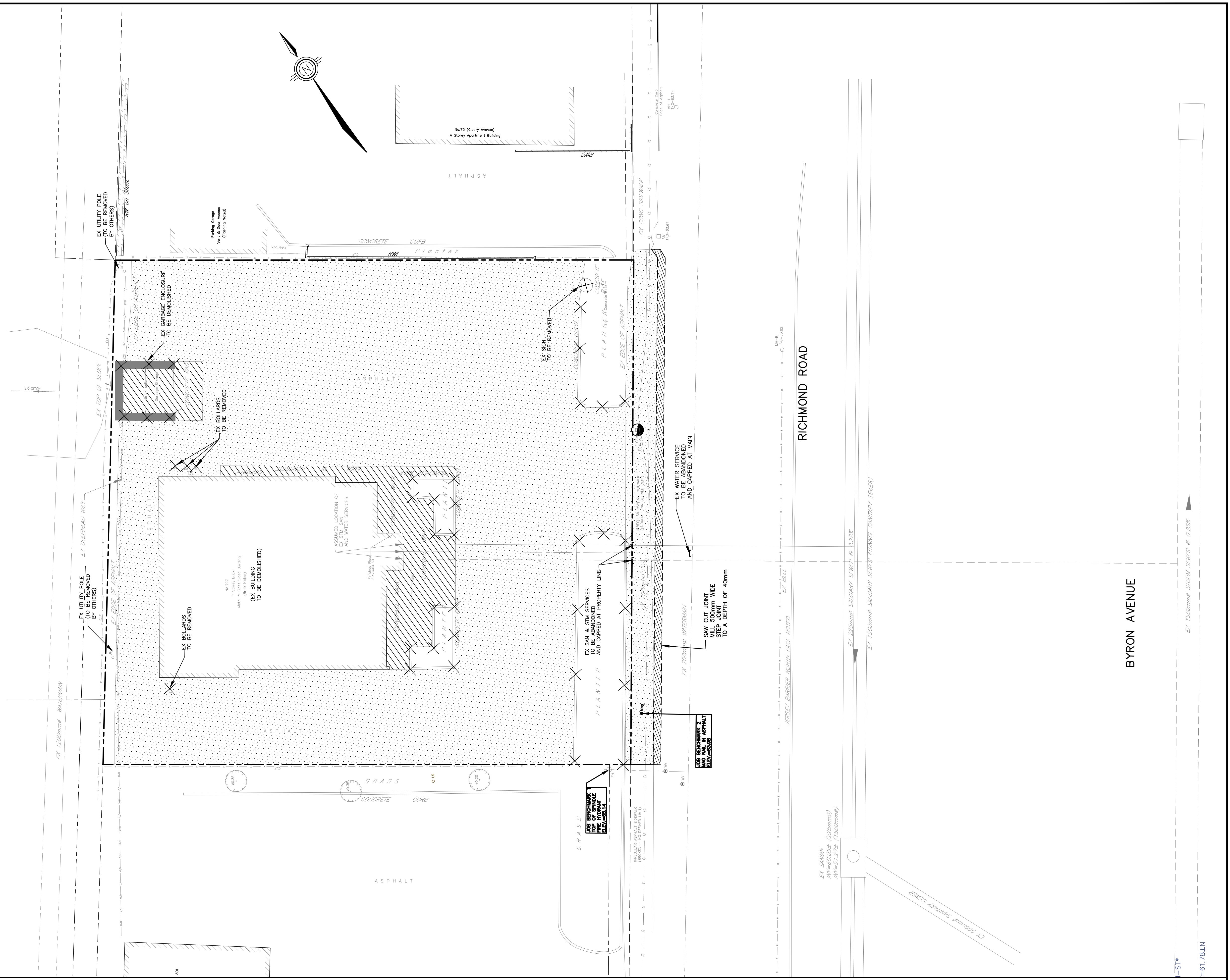


**REMOVALS**

-  ASPHALT REMOVAL (ROAD, DRIVEWAYS, PARKING AREAS)
-  CONCRETE SIDEWALK REMOVAL
-  REMOVE EXISTING CONCRETE CURB
-  CAP
-  REMOVE MANHOLE, UTILITY POLE CATCHBASIN, VALVE, HYDRANT, ETC.
-  ADJUST MANHOLE/CATCHBASIN
-  STEP JOINT



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NO.	REVISIONS	DATE	INITIAL
2	ISSUED FOR SITE PLAN APPROVAL	MAY 19/21	JX
1	ISSUED FOR REVIEW/COORDINATION	APR 26/21	JX


Not Valid Unless Signed And Dated

**Professional Engineers**  
Ontario  
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Name: J.W.XU  
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Category: CIVIL - see limitation  
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Association of Professional Engineers of Ontario

SCALE: 1 : 125  
DESIGN: JX  
DRAWN: MH  
CHECKED: GSC/JX  
DATE: MARCH 2021

DENTECH HOLDINGS INC  
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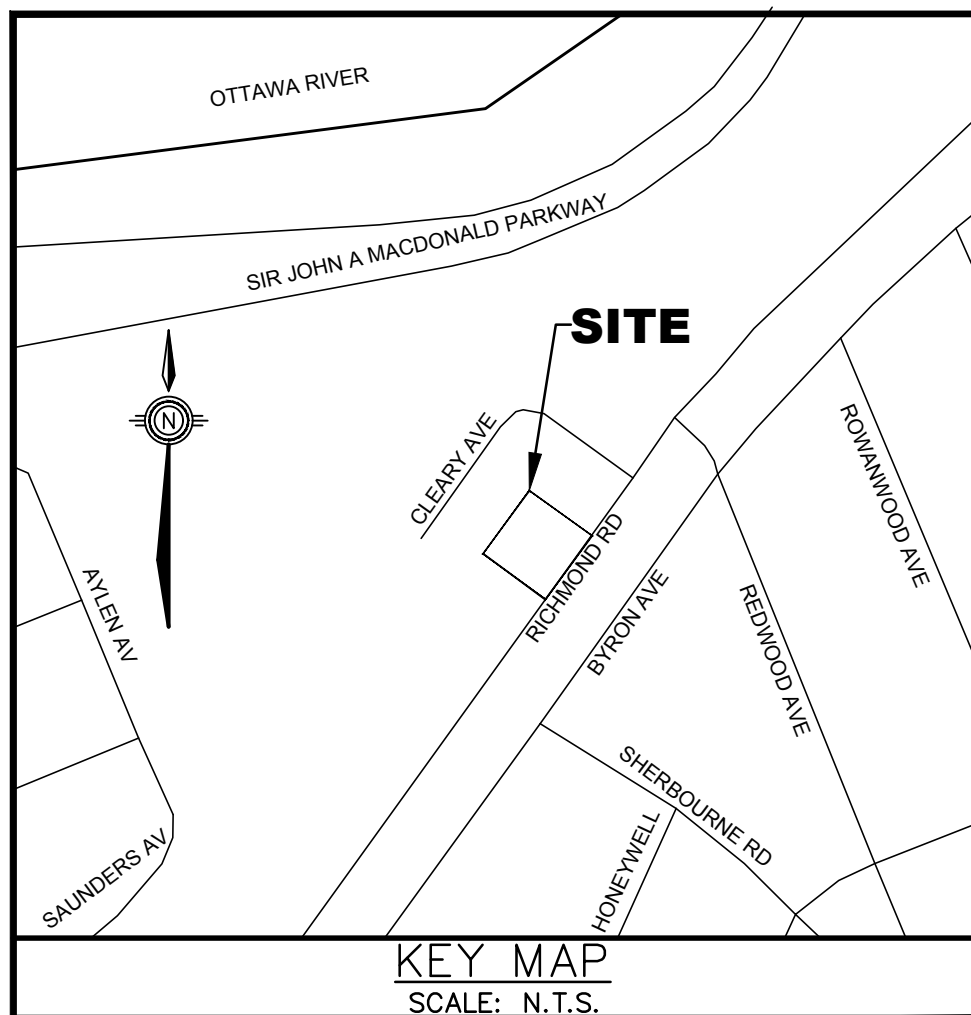
EXISTING CONDITIONS/REMOVALS PLAN



CONSULTING ENGINEERS PLANNERS

CONTRACT No. 21006 001-21006-REM1





KEY MAP  
SCALE: N.T.S.

**NOTES: GENERAL**

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- ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. (CONSTRUCTION OPSS 206, 310 & 314 MATERIALS OPSS 1001, 1003 & 1010).
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- THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION BY REVIEWING THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PATERSON GROUP, DATED APRIL 26, 2021.
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- ASPHALTIC CONCRETE SHALL NOT BE PLACED UNTIL FINAL CCTV INSPECTION OF THE SEWERS IN ACCORDANCE WITH OPSS 409 HAVE BEEN COMPLETED AND TO THE ENGINEER AND/OR CLIENT.
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- A MUD MAT IS TO BE INSTALLED AT EACH CONSTRUCTION ENTRANCE AND SHALL BE MAINTAINED UNTIL THE PLACEMENT OF THE GRANULAR SUB-BASE. MUD MAT SHALL BE CONSTRUCTED OF 100mm # CLEAR STONE, 400mm THICK. MUD MAT SHALL BE OF SUFFICIENT LENGTH TO ENSURE THAT A MINIMUM AMOUNT OF MATERIALS IS TRUCKED OFF SITE ONTO ADJACENT ROADS.

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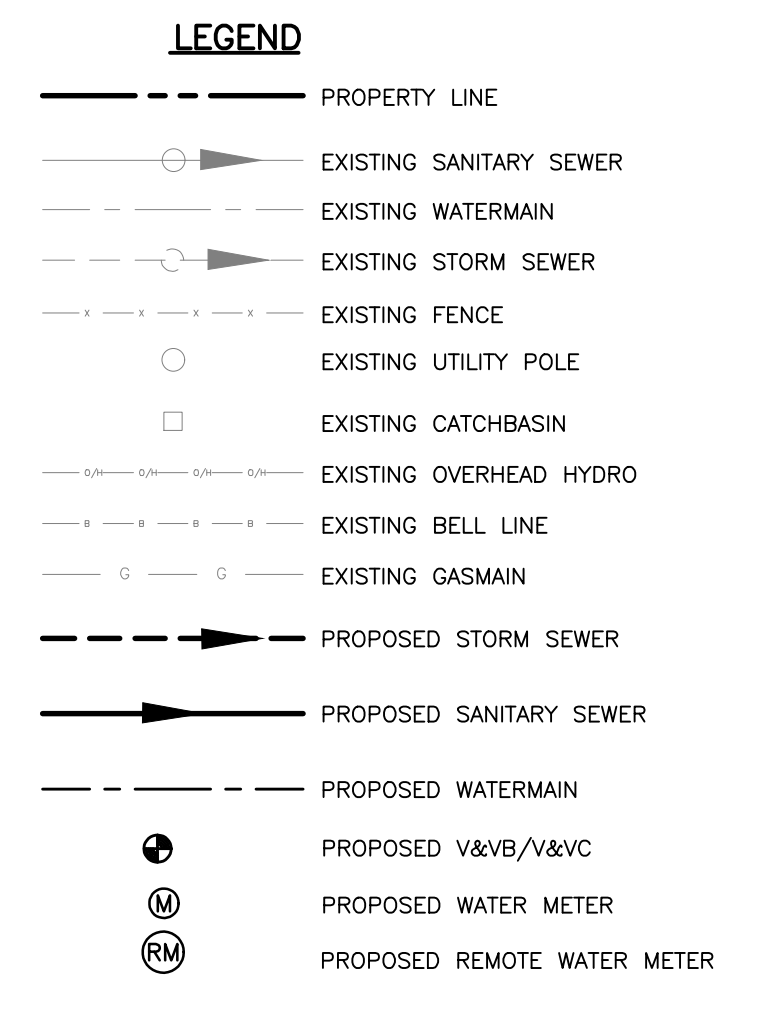
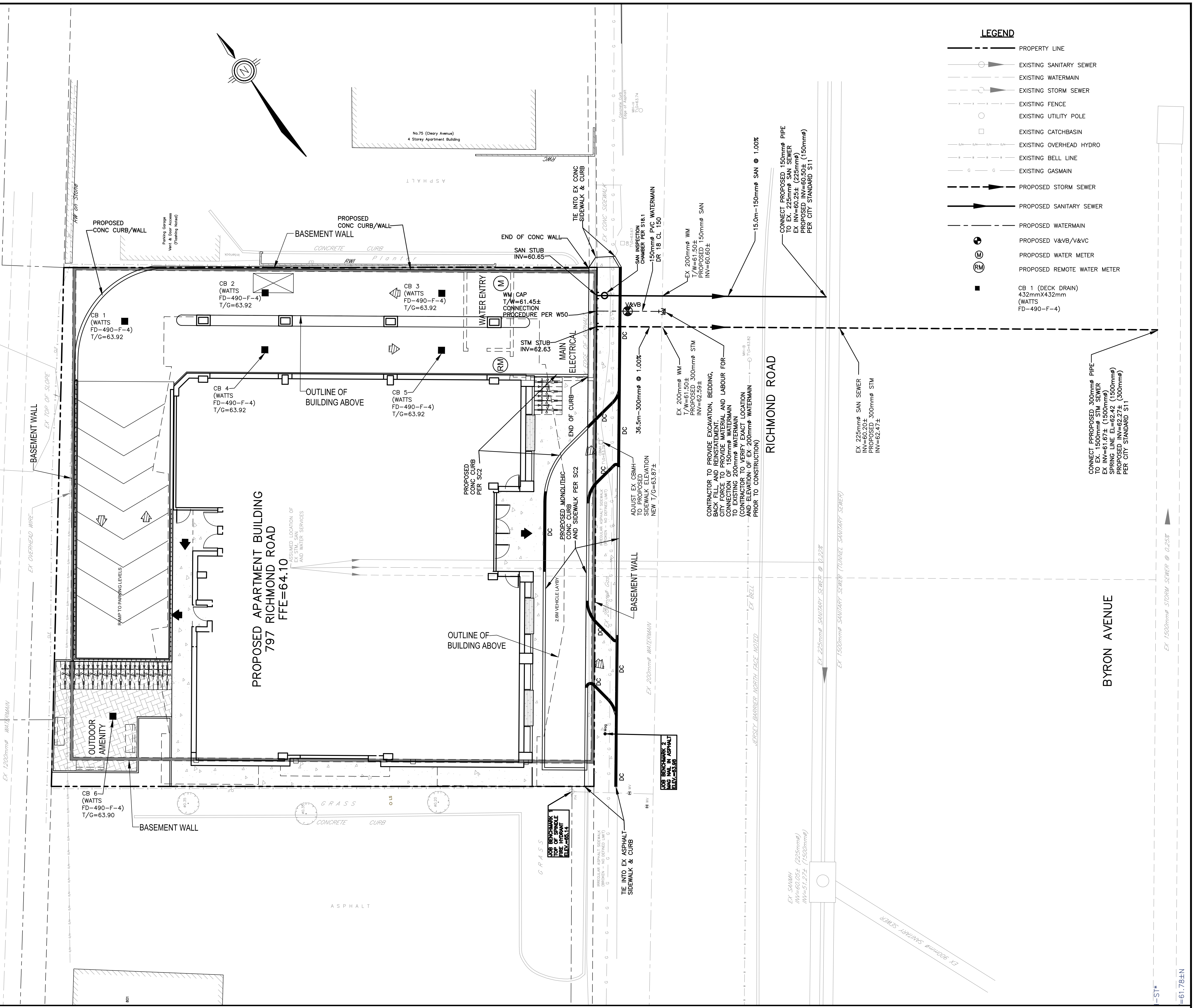
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**NOTES: SEWER**

- ALL SANITARY SERVICES ARE TO BE THE SIZES INDICATED AND THE MATERIAL SHALL BE PVC SDR 35.  
ALL STORM SEWERS 375mm OR SMALLER SHALL BE PVC SDR 35. STORM SEWERS LARGER THAN 375mm SHALL BE CONCRETE CLASS 650, UNLESS OTHERWISE NOTED.
- THE BEDDING FOR THE PROPOSED STORM AND SANITARY SEWERS AND WATERMAIN SHOULD CONSIST OF AT LEAST 150mm OF CRUSHED STONE MEETING OPSS REQUIREMENTS FOR GRANULAR 'A'. ALLOWANCE SHOULD BE MADE FOR A 150 TO 300 MILLIMETRE THICK SUBBEDDING LAYER OF OPSS GRANULAR 'B' TYPE II IF THE SUBGRADE SOIL BECOMES DISTURBED DURING EXCAVATION.
- COVER MATERIAL FROM PIPE SPRING LINE TO AT LEAST 300mm ABOVE THE TOPS OF THE PIPES, SHOULD CONSIST OF OPSS GRANULAR 'A'. THE GRANULAR BEDDING AND COVER MATERIALS FOR THE SERVICE PIPES SHOULD BE COMPACTED IN MAXIMUM 150mm THICK LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR DRY DENSITY VALUE.
- ALL WORK SHALL BE PERFORMED, AS APPLICABLE, IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SPECIFICATIONS AND IN PARTICULAR WITH O.P.S.S. 407, AND 410.
- SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN TO WITHIN 1.0m OF BUILDING WALLS. PROVIDE TEMPORARY CAPS.
- DECK DRAINS TO BE 432mmX432mm (WATTS FD-490-F-4)
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS AND COORDINATION FOR ALL INSPECTION AND TESTING.
- THE FOUNDATION DRAIN IS TO BE CONNECTED TO THE STORM SEWER (IF APPLICABLE).
- FOUNDATION DRAIN BACKWATER VALVES OR BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED PER CITY STANDARD S14.
- SANITARY BACKWATER VALVES SHALL BE INSTALLED ON ALL SANITARY SERVICE LATERALS PER CITY STANDARD S14.1.
- SANITARY INSPECTION CHAMBER SHALL BE INSTALLED ON SANITARY SERVICE LATERALS PER CITY STANDARD S18.1.

**NOTES: WATERMAIN**

- ALL WATERMAIN WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS. NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE.
- INSTALLATION OF WATER METER AND REMOTE RECEPTACLE SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS (REFER TO MECHANICAL DRAWINGS).
- ALL WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m. IF COVER IS LESS THAN 2.4m, REFER TO CITY STANDARD W21 & W22.
- THRUST BLOCKS AND RESTRAINT AS PER CITY OF OTTAWA DWGS: W25.3 AND W25.4, W25.5 AND W25.6.
- WATERMAIN VALVE BOX AS PER CITY OF OTTAWA STANDARD W24.
- CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS PER CITY OF OTTAWA DWGS: W39, W40, W41
- UNLESS OTHERWISE NOTED WATER SERVICE LATERAL TO BUILDING & HYDRANT SHALL BE PVC DR 18 AT SIZES INDICATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS AND COORDINATION FOR ALL INSPECTION AND TESTING.
- CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE EXISTING WATER SERVICES AND PROVIDE EXCAVATION, BEDDING, BACKFILL AND REINSTATEMENT THE EX WATER SERVICES SHALL BE BLANKED AT CITY WATERMAIN BY CITY FORCES.



NO.	REVISIONS	DATE	INITIAL
2	ISSUED FOR SITE PLAN APPROVAL	MAY 19/21	JX
1	ISSUED FOR REVIEW/COORDINATION	APR 26/21	JX

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**Professional Engineers**  
Ontario  
**May 19, 2021**

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Number: 100171806  
Category: CIVIL - see limitation  
Limitations:  
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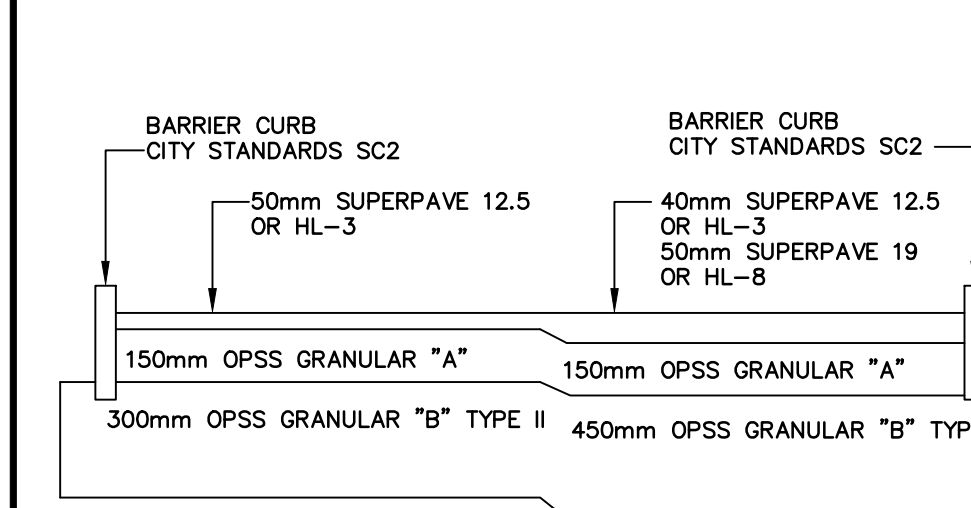
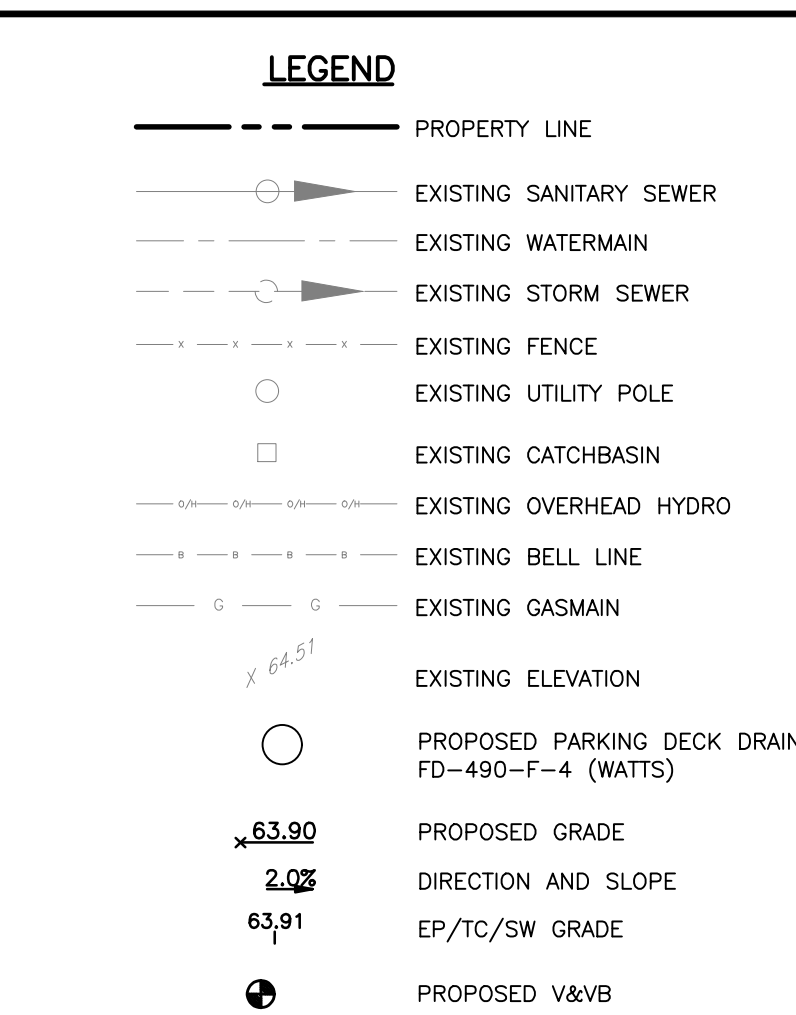
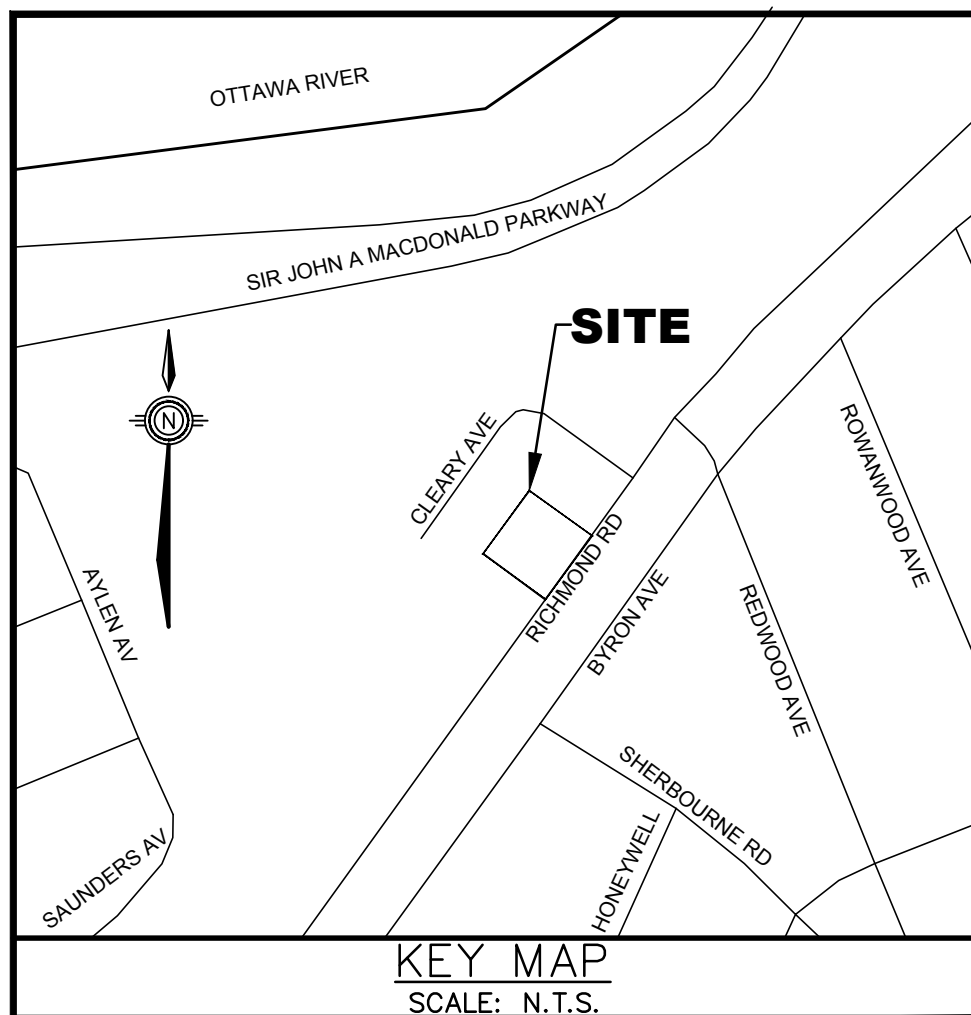
DENTECH HOLDINGS INC  
PROPOSED APARTMENT  
797 RICHMOND ROAD  
CITY OF OTTAWA

**SITE SERVICING PLAN**

CONTRACT No. 21006 002-21006-S1

**Anley GROUP** CONSULTING ENGINEERS PLANNERS





**PARKING AREAS**  
(LIGHT DUTY)  
N.T.S.

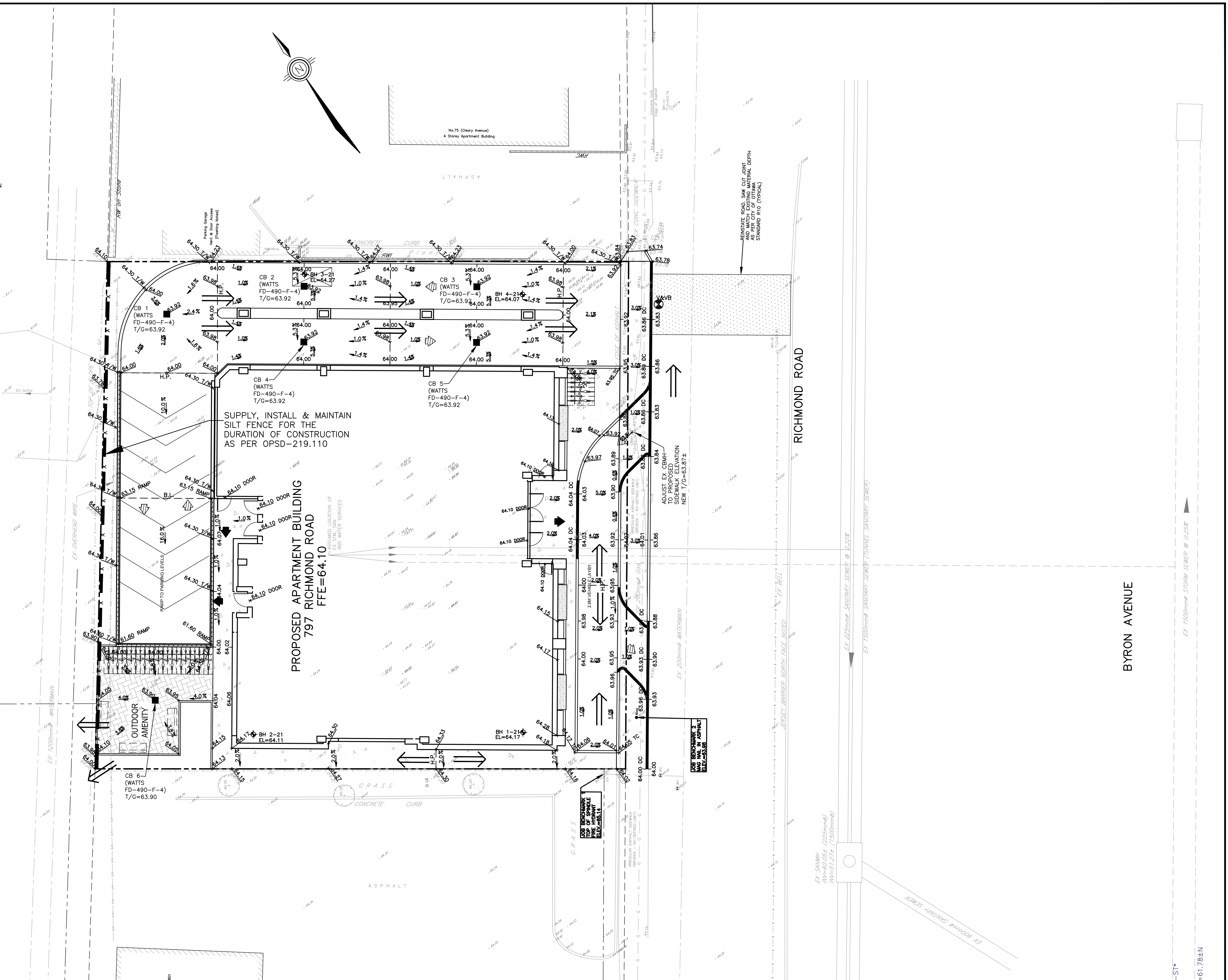
**ACCESS LANES**  
(HEAVY DUTY)  
N.T.S.

(REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PATERSON GROUP DATED APRIL 26, 2021)

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SCALE: 1 : 125	DESIGN: JX	DRAWN: MH	CHECKED: GSC/JX	DATE: MARCH 2021
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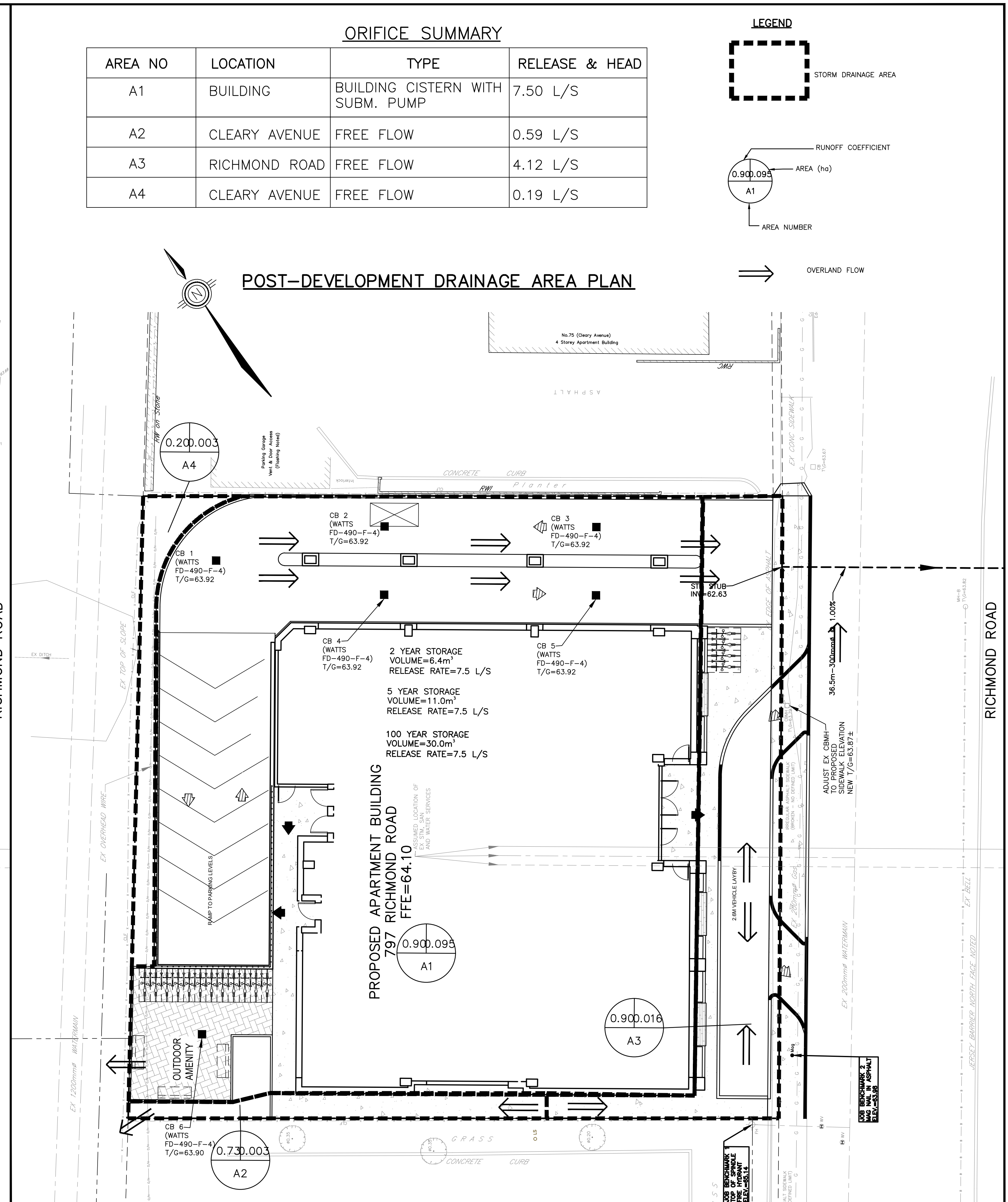
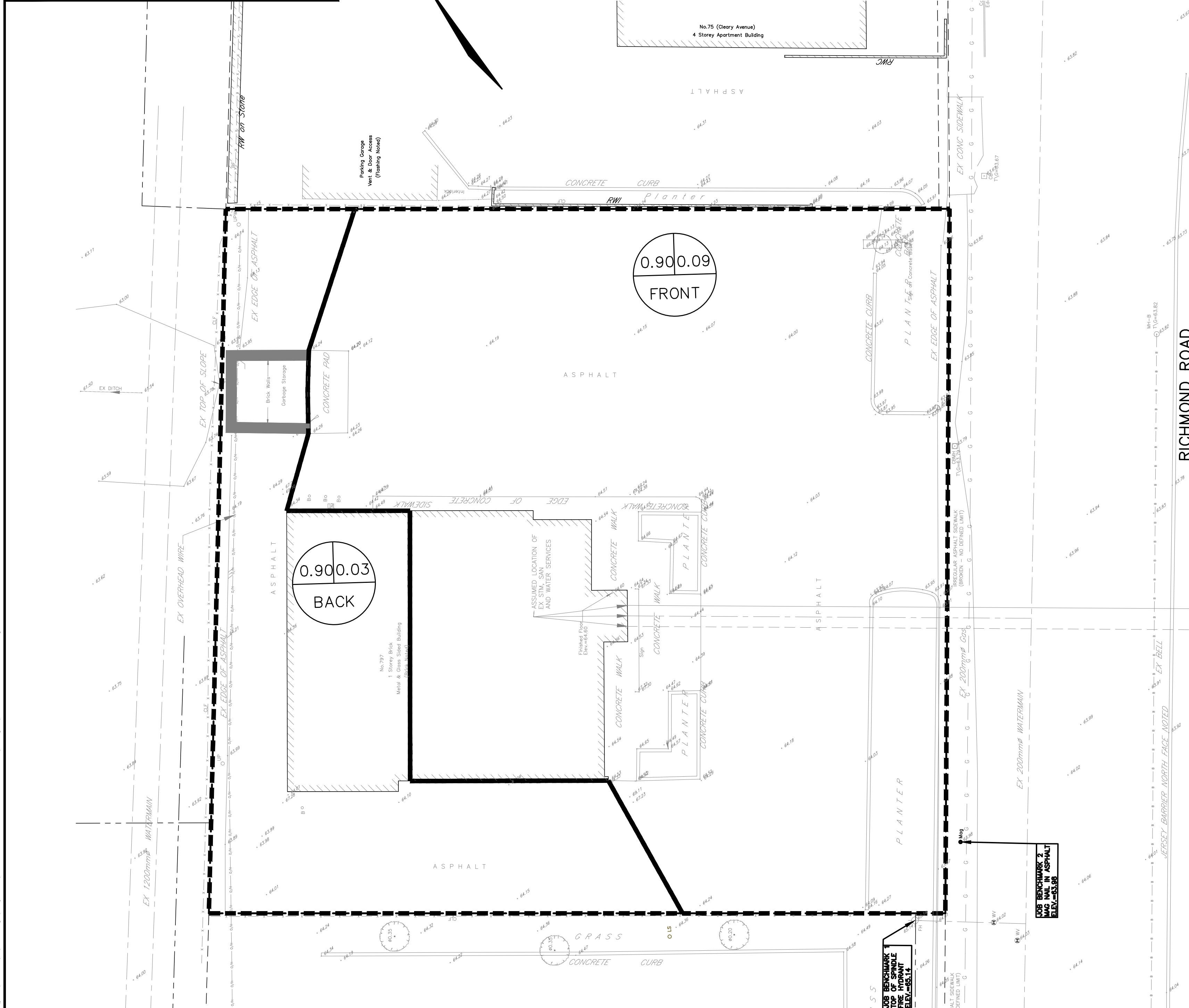
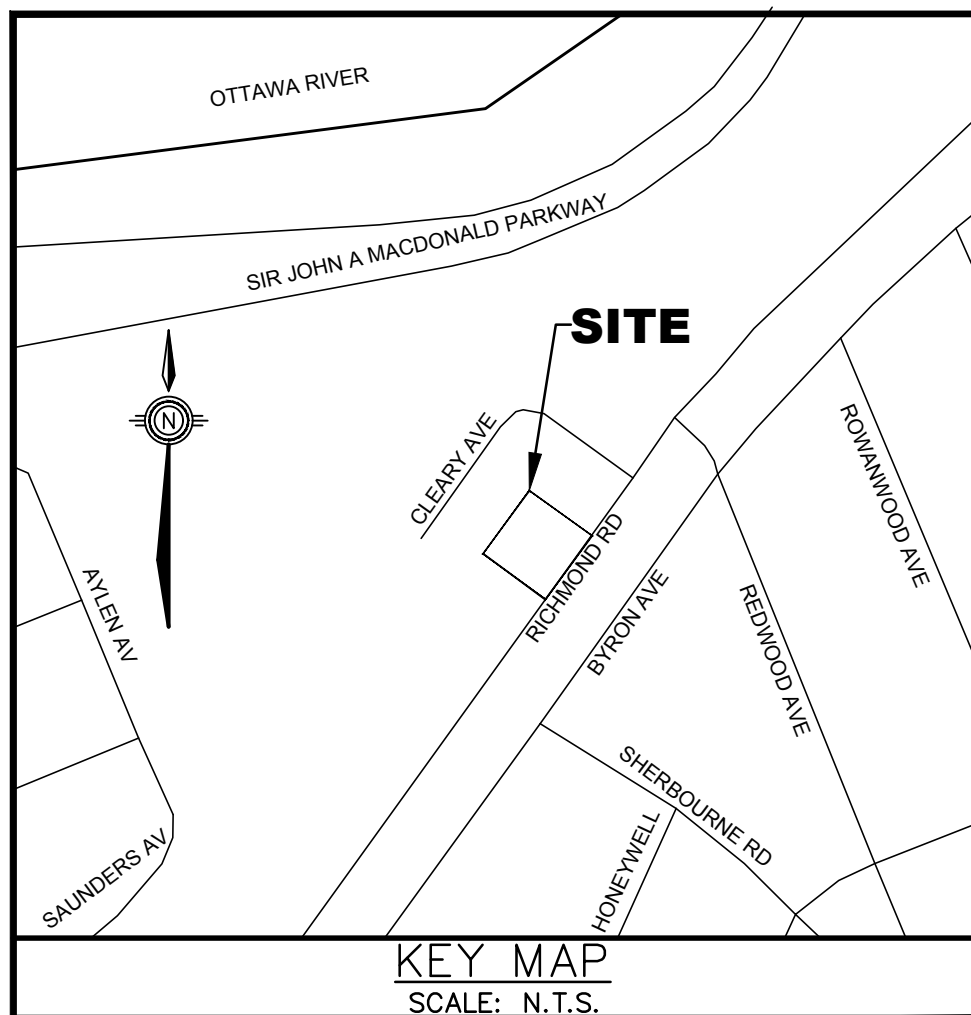
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**GRADING AND DRAINAGE PLAN**

CONTRACT No. 21006 003-21006-GR1

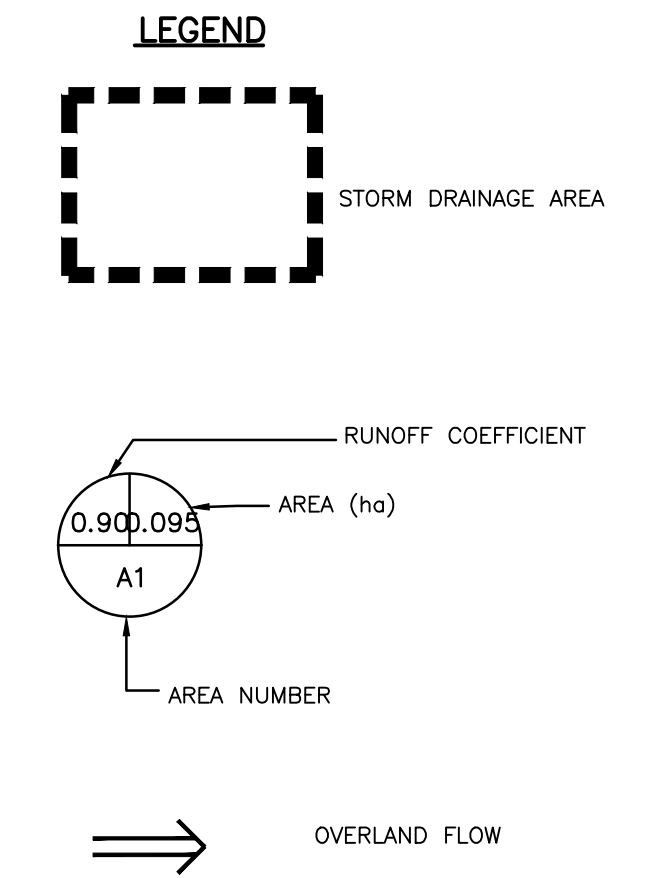
May 19, 2021 C:\Users\jua\Desktop\Working projects\21006-1 797 Richmond Road\Design\003-21006-GR1.dwg





**ORIFICE SUMMARY**

AREA NO	LOCATION	TYPE	RELEASE & HEAD
A1	BUILDING	BUILDING CISTERN WITH SUBM. PUMP	7.50 L/S
A2	CLEARY AVENUE	FREE FLOW	0.59 L/S
A3	RICHMOND ROAD	FREE FLOW	4.12 L/S
A4	CLEARY AVENUE	FREE FLOW	0.19 L/S



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CHECKED: GSC/JX  
DATE: MARCH 2021

DENTECH HOLDINGS INC  
PROPOSED APARTMENT  
797 RICHMOND ROAD  
CITY OF OTTAWA

PRE-DEVELOPMENT DRAINAGE AREA PLAN  
POST-DEVELOPMENT DRAINAGE AREA PLAN

CONTRACT No. 21006 004-21006-STM1

May 19, 2021 C:\Users\jxu\Desktop\Working projects\21006-1 797 Richmond Road\Design\004-21006-STM1.dwg