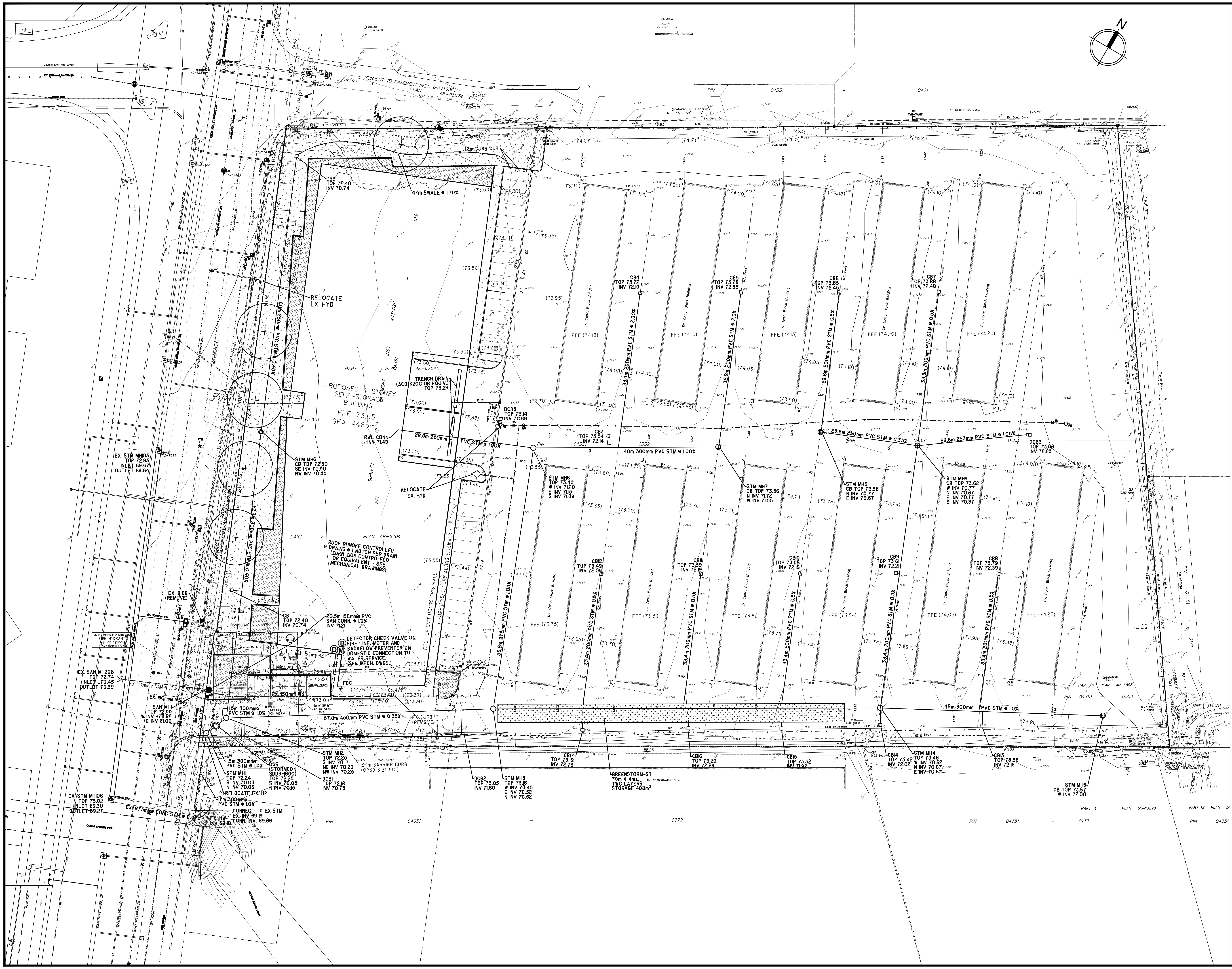
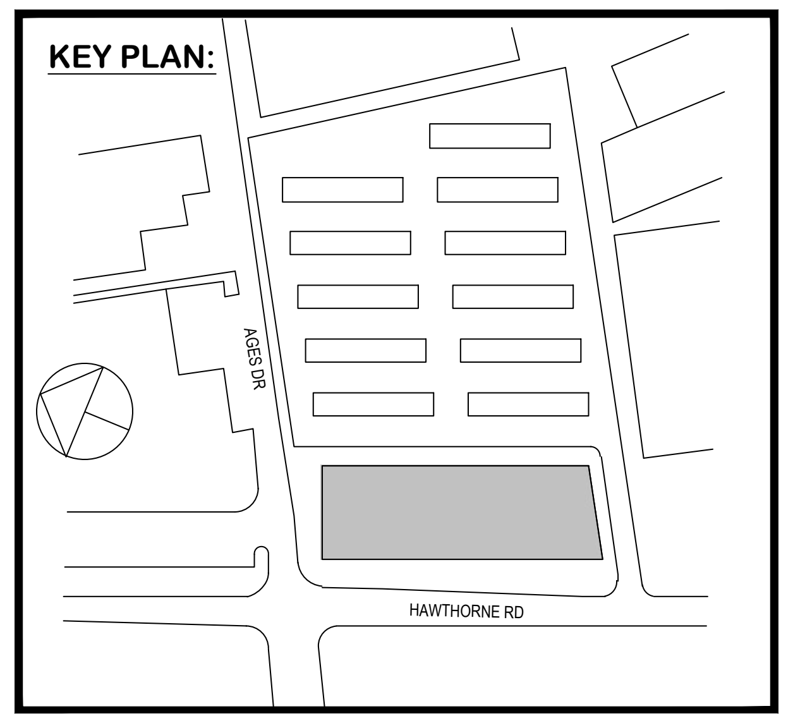




NOTES:

SITE PLAN:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS IMMEDIATELY TO THE ENGINEER.
2. INFORMATION SHOWN HEREON REGARDING THE SIZE AND LOCATION OF EXISTING SERVICES AND/OR UTILITIES IS FURNISHED AS THE BEST AVAILABLE INFORMATION AND SHALL BE INTERPRETED AS THE CONTRACTOR SEES FIT WITH THE UNDERSTANDING THAT THE OWNER AND EDILESSE CONSULTING CIVIL ENGINEERS LTD. OR ITS AGENTS DISCLAIM ALL RESPONSIBILITY FOR ITS SUFFICIENCY AND/OR ACCURACY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AT ITS OWN EXPENSE, LOCATES OF ALL UTILITIES.
3. AT ALL ENTRANCES TO THE SITE THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING SIDEWALK AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE, AS PER MUNICIPAL STANDARDS.
4. TOPSOIL TO BE STRIPPED. CLEAN FILL TO BE PLACED AND COMPACTED TO 95% STD. PROCTOR DENSITY. GRANULAR MATERIAL TO BE COMPACTED TO 100% STD. PROCTOR DENSITY.
5. ALL GRADES TO BE WITHIN 1:4 MAX. SLOPE AT PROPERTY LINE AND WITHIN THE SITE.
6. ALL UNDERGROUND SERVICE MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH THE LATEST O.B.C., MUNICIPAL AND OTHER REGULATORY STANDARDS AND CODES.
7. ALL SURFACE DRAINAGE SHALL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. CONTINUOUS CONCRETE CURB TO BE PROVIDED BETWEEN LANDSCAPED AREAS AND ASPHALT PAVING EXCEPT AS NOTED.
9. ALL DISTURBED AREAS TO BE RESTORED TO THE SATISFACTION OF THE CITY OF OTTAWA, INCLUDING EXISTING CONCRETE CURB, TOPSOIL AND SODDED BOULEVARDS.

FIRE DEPARTMENT:

1. FIRE ROUTE WILL BE DESIGNATED AS PER LOCAL BY LAW, AS AMENDED, PRIOR TO OCCUPANCY OF THE BUILDINGS.
2. ACCESS ROUTES TO BE DESIGNED TO SUPPORT A LOAD OF NOTE LESS THAN 11,363 KG PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15.0 M.
3. ALL 12.0 M TURNING RADII HAVE MIN. CLEARANCE OF 3.0 M BETWEEN THE CENTRE AND ANY CURB OR PART OF BUILDING.

STORM SEWERS:

1. ALL CONCRETE SEWER PIPES SHALL HAVE RUBBER GASKET JOINTS.
2. THE PIPE SUBGRADE MATERIAL IS ANTICIPATED TO BE CLAY. PER GEOTECHNICAL INVESTIGATION, PIPE BEDDING TO BE 300 MM THICK OPSS 1010 GRANULAR 'B' TYPE II SUB-BEDDING MATERIAL OVERLAIN BY 150 MM THICK OPSS 1010 GRANULAR 'A' BEDDING MATERIAL, COMPACTED TO AT LEAST 98 PERCENT SPMDD.
3. TRENCH BASE STABILIZATION TECHNIQUES, INCLUDING REMOVAL OF LOOSE/SOFT MATERIAL, PLACEMENT OF CRUSHED STONE SUB-BEDDING (GRANULAR B TYPE II), COMPLETELY WRAPPED IN A NON-WOVEN GEOTEXTILE, MAY BE USED IF TRENCH BASE DISTURBANCE BECOMES A PROBLEM IN WET OR SOFT AREAS.
4. IF THE BACKFILL FOR THE SERVICE TRENCHES WILL CONSIST OF GRANULAR FILL, CLAY SEALS SHOULD BE INSTALLED IN THE SERVICE TRENCHES AT SELECT INTERVALS AS PER CITY OF OTTAWA DRAWING NO. S8. THE SEALS SHOULD BE 1 M WIDE, EXTEND OVER THE ENTIRE TRENCH WIDTH AND FROM THE BOTTOM OF THE TRENCH TO THE UNDERSIDE OF THE PAVEMENT STRUCTURE. CLAY TO BE COMPACTED TO 95 PERCENT SPMDD.
5. UNDERGROUND SERVICES SHOULD BE INSTALLED IN SHORT OPEN TRENCH SECTIONS THAT ARE EXCAVATED AND BACKFILLED THE SAME DAY.ALL SEWERS SHALL BE CONSTRUCTED WITH BEDDING IN ACCORDANCE WITH CITY STD. 751, CL. 'B', UNLESS OTHERWISE NOTED.
6. ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECS.
7. SINGLE CATCHBASIN LEADS TO BE 200 MM UNLESS OTHERWISE NOTED. DOUBLE CATCHBASIN LEADS TO BE 250 MM UNLESS OTHERWISE NOTED. ALL CATCHBASIN LEADS TO BE C-14-ES MINIMUM.
8. ALL BACKFILL FOR SEWERS, WATERMAINS AND UTILITIES ON THE ROAD ALLOWANCE MUST BE MECHANCIALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY.

SANITARY SEWERS:

1. ALL SANITARY SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
2. SANITARY SEWERS AND CONNECTIONS 150mm DIA. AND SMALLER TO BE P.V.C. SDR-28 SANITARY SEWERS AND CONNECTIONS 200mm DIA. AND LARGER TO BE P.V.C. SDR-35, ASTM D3034-81, OR LATEST AMENDMENT, WITH BEDDING AS NOTED ABOVE IN STORM SEWER SECTION EXCEPT AT RISERS, UNLESS OTHERWISE NOTED.

WATERMAINS:

1. ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT CITY, REGION, FIRE DEPARTMENT, AND BUILDING CODE STANDARDS AND SPECIFICATIONS.
2. WATERMAINS MUST HAVE A MIN. VERTICAL CLEARANCE OF 0.15m OVER AND 0.30m UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MIN. COVER OF 1.7m AND A MIN. HORIZONTAL SPACING OF 1.2m FROM THEMSELVES AND OTHER UTILITIES.
4. WATERMAINS TO BE INSTALLED TO GRADE AS SHOWN ON APPROVED SITE PLAN, COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK WHERE REQUESTED BY THE INSPECTOR.
5. WATERMAIN AND WATER SERVICE MATERIALS FOR 100 mm DIAM. UP TO AND INCLUDING 300 mm DIAM. TO BE P.V.C. CLASS 150 WITH IRON PIPE O.D. MANUFACTURED TO AWWA SPEC C900-75.
6. SERVICES AND MAINS LESS THAN 100mm DIAMETER SHALL BE TYPE 'K' COPPER.
7. PROVISION FOR FLUSHING THE LINES PRIOR TO TESTING ETC. MUST BE PROVIDED WITH AT LEAST A 50 MM DIAM OUTLET ON 100 mm DIAM AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 mm DIAM. OR A HYDRANT.
8. DUCTILE IRON WATERMAIN FITINGS TO BE CEMENT LINED TO AWWA SPEC C-110-77.
9. THRUST BLOCKS MUST BE INSTALLED ON ALL BENDS, TEES AND REDUCERS.
10. ALL CURB STOPS TO BE 1.5 m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
11. HYDRANT AND VALVE SET TO LOCAL STANDARDS.
12. ALL HYDRANTS ARE TO HAVE PUMPER NOZZLE OUTLET.

LEGEND:

EXISTING	PROPOSED	
		CURB
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		UTILITY
		PROPERTY LINE
LS	LS	LIGHT STANDARD
FH		HYDRANT
268.55	(268.55)	ELEVATION

	SEWER OR WM TO BE REMOVED
♿	HANDICAPPED PARKING (3.6m X 5.5m TYPICAL)
	PAINTED PARKING LINE
Ⓓ	DETECTOR CHECK VALVE
ⓂⒷ	METER & BACKFLOW PREVENT.
⇨	OVERLAND FLOW ROUTE
▨	AREA OF POTENTIAL PONDING IN CASE OF BLOCKAGE OF CB

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ELEVATION NOTE

ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM.

A SITE BENCHMARK HAS BEEN PROVIDED ON THE TOP NUT OF THE EXISTING HYDRANT NORTH OF THE HAWTHORNE ENTRANCE, ELEVATION 73.58. BENCHMARK TO BE VERIFIED BEFORE USE.

SURVEY CREDIT:

TOPOGRAPHIC INFORMATION FROM TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 2, CONCESSION 6 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. O.L.S., 11 CONCOURSE GATE, SUITE 500, NEPEAN, ON. [613-727-0850] DATED JUNE 15TH, 2021.

STREET UTILITY INFORMATION AND INVERTS ARE FROM CITY OF OTTAWA GIS RECORDS.

FIELD INFORMATION TO BE VERIFIED BEFORE USE.

CAUTION, NOTE:

THESE DRAWINGS HAVE BEEN PREPARED FOR THE EXPRESSED AND SOLE USE OF THE OWNER. CONTRACTORS OR ANY OTHER THIRD PARTY ASSUME FULL RESPONSIBILITY FOR THE ACCURACY, SUFFICIENCY, AND SUITABILITY OF PURPOSE OF ANY AND ALL INFORMATION CONTAINED HEREIN.

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

ANY CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED 'ISSUED FOR CONSTRUCTION' MUST ASSUME FULL RESPONSIBILITY AND BEAR ALL COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS WORK.

REVISIONS

#		DATE
1	ISSUED FOR PRELIMINARY SITE PLAN APPROVAL	3-NOV-21

SCALE

5 4 3 2 1 0 5 10 15 20 25

PROVIDED FOR CONVENIENCE ONLY.
THIS DRAWING IS NOT TO BE SCALED.

Designed By:

LICENSED PROFESSIONAL ENGINEER
M.U.J. Savoldelli
03NOV21
PROVINCE OF ONTARIO

Approved By:

EC²E
EDILESSE CONSULTING CIVIL ENGINEERS

185 Blake Avenue
Willowdale, ON, M2M 1B5
416-236-2341
info@ec2e.ca

PROJECT

**PROPOSED BUILDING
3149 HAWTHORNE ROAD
OTTAWA, ONTARIO**

APD
ACCESS PROPERTY DEVELOPMENT
ACCESS GROUP OF COMPANIES

DRAWING

**SITE SERVICING
AND GRADING PLAN**

DATE 3 NOV 21	ARCHITECT'S PROJ. NO. 219-0058
DRAWN M.S.	DRAWING NO.
CHECKED C.C.	CS-100
SCALE 1:400	

Pavement Layer	Compaction	Light Duty Paving	Heavy Duty Paving
Asphalt Layer (PG58-34)	92-97% MRD	65mm HL/SP 12.5 Cat. B3	40mm HL3/SP12.5 Cat B 50mm HL8/SP12.5 Cat B
OPSS 1010 Granular A	100% SPMDD	150mm	150mm
OPSS 1010 Granular B Sub-Base, Type II	100% SPMDD	450mm	600mm

NOTE:
THIS DRAWING TO BE READ IN CONJUNCTION WITH STANDARD DETAILS AND NOTES ON DRAWINGS CS100 AND CS-201 FOR THIS PROJECT

LEGEND:

EXISTING	PROPOSED	
		CURB
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		UTILITY
		PROPERTY LINE
○LS	○LS	LIGHT STANDARD
FH		HYDRANT
×268.55	×(268.55)	ELEVATION

	SEWER OR WM TO BE REMOVED
♿	HANDICAPPED PARKING (3.6m X 5.5m TYPICAL)
	PAINTED PARKING LINE
Ⓓ	DETECTOR CHECK VALVE
ⓂⒷ	METER & BACKFLOW PREVENT.
⇨	OVERLAND FLOW ROUTE
▨	AREA OF POTENTIAL PONDING IN CASE OF BLOCKAGE OF CB

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ELEVATION NOTE

ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM.

A SITE BENCHMARK HAS BEEN PROVIDED ON THE TOP NUT OF THE EXISTING HYDRANT NORTH OF THE HAWTHORNE ENTRANCE, ELEVATION 73.58. BENCHMARK TO BE VERIFIED BEFORE USE.

SURVEY CREDIT:

TOPOGRAPHIC INFORMATION FROM TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 2, CONCESSION 6 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. O.L.S., 11 CONCOURSE GATE, SUITE 500, NEPEAN, ON. [613-727-0850] DATED JUNE 15TH, 2021.

STREET UTILITY INFORMATION AND INVERTS ARE FROM CITY OF OTTAWA GIS RECORDS.

FIELD INFORMATION TO BE VERIFIED BEFORE USE.

CAUTION, NOTE:

THESE DRAWINGS HAVE BEEN PREPARED FOR THE EXPRESSED AND SOLE USE OF THE OWNER. CONTRACTORS OR ANY OTHER THIRD PARTY ASSUME FULL RESPONSIBILITY FOR THE ACCURACY, SUFFICIENCY, AND SUITABILITY OF PURPOSE OF ANY AND ALL INFORMATION CONTAINED HEREIN.

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

ANY CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED 'ISSUED FOR CONSTRUCTION' MUST ASSUME FULL RESPONSIBILITY AND BEAR ALL COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS WORK.

REVISIONS

#		DATE
1	ISSUED FOR PRELIMINARY SITE PLAN APPROVAL	3-NOV-21

SCALE

5 4 3 2 1 0 5 10 15 20 25

PROVIDED FOR CONVENIENCE ONLY.
THIS DRAWING IS NOT TO BE SCALED.

Designed By:

M.U.J. Savoldelli
03NOV21

Approved By:

EC²E
EDILESSE
CONSULTING
CIVIL
ENGINEERS

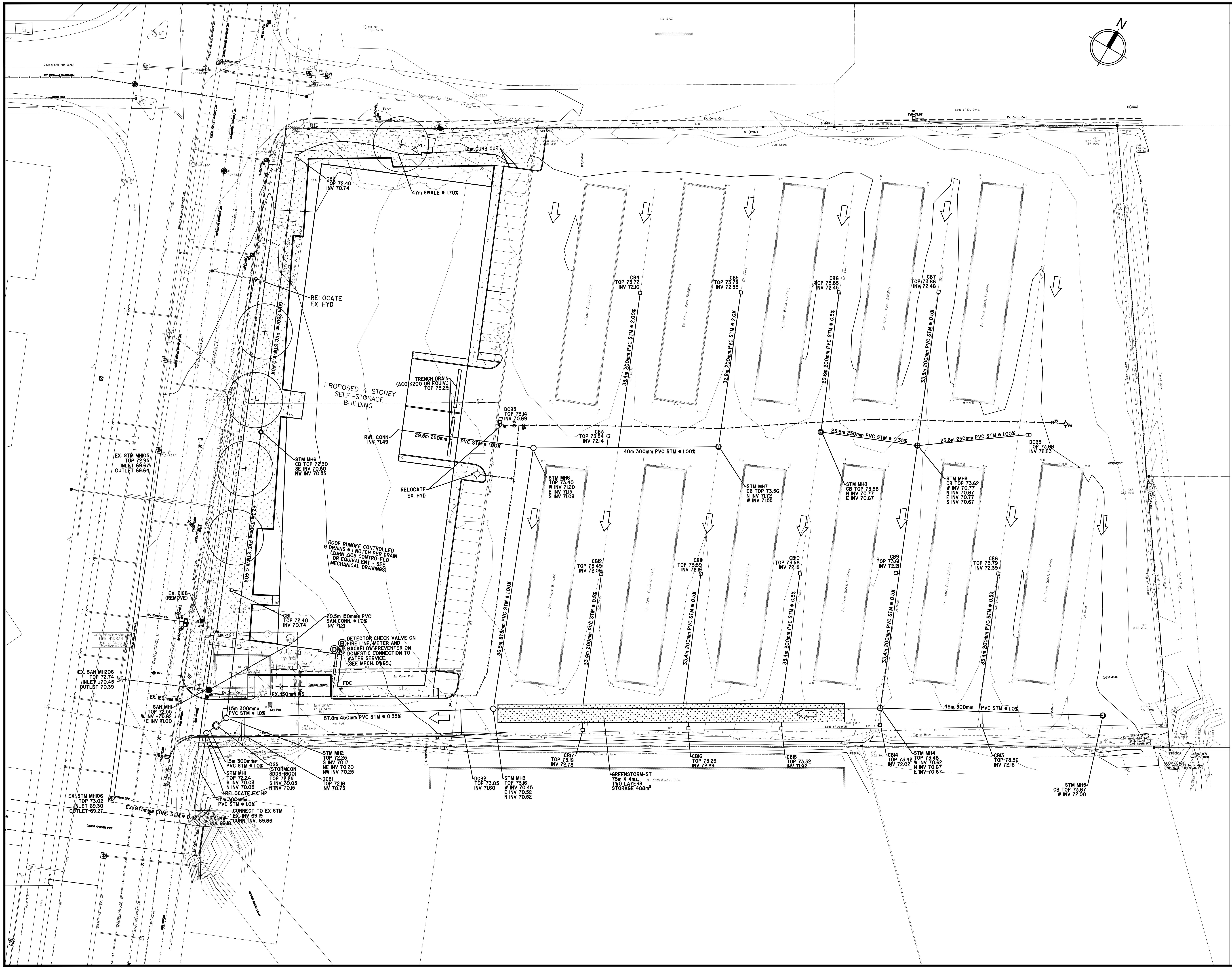
185 Blake Avenue
Willowdale, ON, M2M 1B5
416-236-2341
info@ec2e.ca

PROJECT
PROPOSED BUILDING
3149 HAWTHORNE ROAD
OTTAWA, ONTARIO

ACCESS PROPERTY DEVELOPMENT
ACCESS GROUP OF COMPANIES

DRAWING
SITE GRADING PLAN

DATE 3 NOV 21	ARCHITECT'S PROJ. NO. 219-0058
DRAWN M.S.	DRAWING NO.
CHECKED C.C.	**CS-101**
SCALE 1:400	



NOTE:
THIS DRAWING TO BE READ IN CONJUNCTION WITH STANDARD DETAILS AND NOTES ON DRAWINGS CS100 AND CS-201 FOR THIS PROJECT

LEGEND:

EXISTING | PROPOSED

- CURB
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UTILITY
- PROPERTY LINE
- LIGHT STANDARD
- HYDRANT
- ELEVATION (268.55)
- SEWER OR WM TO BE REMOVED
- HANDICAPPED PARKING (3.6m X 5.5m TYPICAL)
- PAINTED PARKING LINE
- Ⓓ DETECTOR CHECK VALVE
- ⓂⒷ METER & BACKFLOW PREVENT.
- ⇨ OVERLAND FLOW ROUTE
- ▨ AREA OF POTENTIAL PONDING IN CASE OF BLOCKAGE OF CB

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ELEVATION NOTE

ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM.

A SITE BENCHMARK HAS BEEN PROVIDED ON THE TOP NUT OF THE EXISTING HYDRANT NORTH OF THE HAWTHORNE ENTRANCE, ELEVATION 73.58. BENCHMARK TO BE VERIFIED BEFORE USE.

SURVEY CREDIT:

TOPOGRAPHIC INFORMATION FROM TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 2, CONCESSION 6 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. O.L.S., 11 CONCOURSE GATE, SUITE 500, NEPEAN, ON. [613-727-0850] DATED JUNE 15TH, 2021.

STREET UTILITY INFORMATION AND INVERTS ARE FROM CITY OF OTTAWA GIS RECORDS.

FIELD INFORMATION TO BE VERIFIED BEFORE USE.

CAUTION, NOTE:

THESE DRAWINGS HAVE BEEN PREPARED FOR THE EXPRESSED AND SOLE USE OF THE OWNER. CONTRACTORS OR ANY OTHER THIRD PARTY ASSUME FULL RESPONSIBILITY FOR THE ACCURACY, SUFFICIENCY, AND SUITABILITY OF PURPOSE OF ANY AND ALL INFORMATION CONTAINED HEREIN.

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

ANY CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED 'ISSUED FOR CONSTRUCTION' MUST ASSUME FULL RESPONSIBILITY AND BEAR ALL COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS WORK.

REVISIONS

#		DATE
1	ISSUED FOR PRELIMINARY SITE PLAN APPROVAL	3-NOV-21

SCALE

5 4 3 2 1 0 5 10 15 20 25

PROVIDED FOR CONVENIENCE ONLY.
THIS DRAWING IS NOT TO BE SCALED.

Designed By:

M.U.J. Savoldelli
03NOV21

Approved By:

EC²E
EDILESSE
CONSULTING
CIVIL
ENGINEERS

185 Blake Avenue
Willowdale, ON, M2M 1B5
416-236-2341
info@ec2e.ca

PROJECT

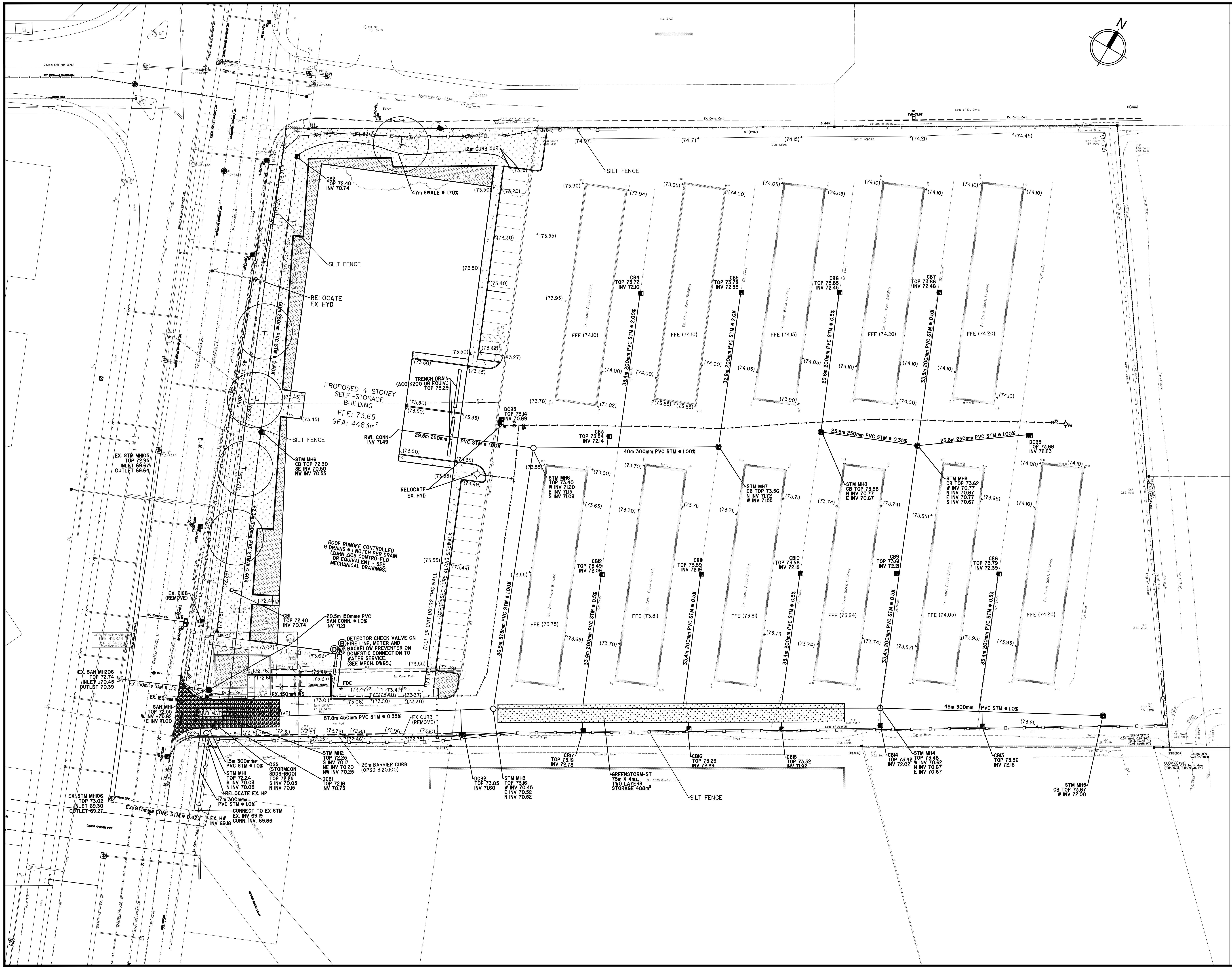
PROPOSED BUILDING
3149 HAWTHORNE ROAD
OTTAWA, ONTARIO

ACCESS PROPERTY DEVELOPMENT
ACCESS GROUP OF COMPANIES

DRAWING

SITE SERVICING PLAN

DATE 3 NOV 21	ARCHITECT'S PROJ. NO. 219-0058
DRAWN M.S.	DRAWING NO.
CHECKED C.C.	**CS-102**
SCALE 1:400	



EROSION AND SEDIMENT CONTROL

THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREAS. IF THE PRESCRIBED MEASURES ON THE PLANS ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF A DELETERIOUS SUBSTANCE, INCLUDING SEDIMENT, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS. ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND USED AS NECESSARY.

1. SEDIMENT BARRIERS, CHECK DAMS, AND TEMPORARY CONSTRUCTION ACCESS TO BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. ALL SEDIMENT CONTROL DEVICES TO BE INSPECTED ON A REGULAR BASIS AND AFTER EVERY RAINFALL AND TO BE MAINTAINED IN PROPER WORKING ORDER UNTIL AREA IS STABILIZED. ANY NECESSARY REPAIRS ARE TO BE DONE IN A TIMELY MANNER TO PREVENT THE MOVEMENT OF SEDIMENT FROM THE SITE AND INTO THE WATERCOURSE.
3. IF NECESSARY, TRUCKS WILL BE WASHED DOWN BEFORE LEAVING THE SITE.
4. THE SITE WILL BE WETTED DOWN AS NECESSARY TO CONTROL DUST.
5. ALL CONSTRUCTION EQUIPMENT MUST BE PARKED ON-SITE.
6. ALL CONSTRUCTION ACTIVITY WILL COMPLY WITH LOCAL NOISE BYLAWS.
7. SEDIMENT CONTROL FENCE TO BE AS PER OPSD 219.130 AS SHOWN HEREON, WITH NON-WOVEN GEOTEXTILE FABRIC (TERRAFIX 270R OR EQUIVALENT). ACCUMULATED SEDIMENT TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/3 OF THE HEIGHT OF THE FENCE.
8. POINT SOURCE DISCHARGES SUCH AS EFFLUENT FROM DEWATERING PUMPS SHALL BE DISCHARGED TO A TERRAFIX ENVIROBAG OR TO A FLAT AREA COVERED WITH NON-WOVEN GEOTEXTILE, STAKED AT THE PERIMETER TO ENSURE STABILITY, WITH A PERIMETER FORMED BY DUAL ROWS OF SILTSOXX, SPACED 0.6M APART, WITH THE INSIDE SILTSOXX NOT CLOSER THAN 1.5M FROM THE PUMP DISCHARGE POINT. HIGH FLOW POINT SOURCE DISCHARGES ARE TO BE FILTERED THROUGH A ROCK CHECK DAM (OPSD 219.210 OR 219.211) WITH TWO ROWS OF SILTSOXX IMMEDIATELY DOWNSTREAM OF THE CHECK DAM.
9. THE EROSION AND SEDIMENT CONTROLS WILL BE INSPECTED WEEKLY, BEFORE AND AFTER RAINFALL EVENTS, AND FOLLOWING SNOWMELT EVENTS TO MONITOR THEIR CONDITION. ALL DAMAGED EROSION AND CONTROL MEASURES SHALL BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION.
10. ALL CONSTRUCTION VEHICLES TO ENTER AND EXIT SITE FROM DESIGNATED CONSTRUCTION ACCESS. CONTRACTOR TO PROVIDE GRAVEL ENTRANCE WHEREVER EQUIPMENT LEAVES SITE TO PREVENT MUD TRACKING ONTO PAVED SURFACES. GRAVEL BED SHALL BE A MINIMUM OF 15M LONG, 6M WIDE, AND 0.3M DEEP AND SHALL CONSIST OF COARSE (2" CRUSHER RUN LIMESTONE) MATERIAL. GRAVEL ENTRANCE TO BE MAINTAINED IN CLEAN CONDITION.
11. SURPLUS CLEAN FILL MATERIAL TO BE DISPOSED OFF SITE OR AS OTHERWISE INSTRUCTED BY THE PROJECT ENGINEER. ALL TOPSOIL STOCKPILES RETAINED FOR LANDSCAPING AREAS TO BE SURROUNDED WITH SEDIMENT CONTROL FENCING. TOPSOIL PILES AND EXCAVATION MATERIAL SHALL NOT BE LOCATED CLOSER THAN 2.5M FROM ANY PAVED SURFACE, OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED. ALL DISTURBED AREAS AND TOPSOIL PILES TO BE SEEDED IF THEY ARE TO REMAIN DISTURBED OR ON SITE LONGER THAN THIRTY (30) DAYS.
12. AREAS REQUIRING TEMPORARY STABILIZATION TO BE TERRASEEDED PER MANUFACTURER'S SPECIFICATIONS USING A SEED MIX AS NOTED IN THE TABLE ON THIS PAGE AND COMPOSTED ORGANICS MIX SUITABLE FOR SLOPE STABILIZATION, WITH COMPOST ORGANICS APPLIED TO A MINIMUM DEPTH OF 50MM AND SEED AT A RATE OF 25-30KG/HA. STOCKPILES AND TEMPORARY STEEP SLOPES (GREATER THAN 3:1) TO BE SCARIFIED PRIOR TO TERRASEEDING. ALL AREAS TO BE INSPECTED AFTER EVERY RAINFALL AND AREAS DAMAGED BY RUNOFF REPAIRED. AREAS REQUIRING PERMANENT STABILIZATION TO BE SODDED OR OTHERWISE TREATED IN ACCORDANCE WITH THE LANDSCAPE PLANS FOR THE SITE. SOD ON SLOPES TO BE STAKED TO ENSURE STABILITY.
13. ALL CATCHBASINS IN THE VICINITY OF THE PROPOSED WORKS TO BE EQUIPPED WITH SILTSACKS OR EQUIVALENT AND FULLY SURROUNDED BY A SILTSOXX (FILTREX OR EQUIVALENT) TO TRAP SEDIMENT. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL SUCH TIME AS THE CURBS ARE CONSTRUCTED AND THE ADJACENT AREAS ARE PAVED OR GRADED AND SODDED, AS APPLICABLE, AND SOD IS ESTABLISHED.
14. IN THE CASE OF ANY CONFLICT WITH ANOTHER PLAN, THE SEDIMENTATION AND EROSION CONTROL PLAN PREVAILS ONLY IN RESPECT TO CONSTRUCTION MEASURES AND ACTIVITIES SUCH AS THE CONSTRUCTION ACCESS, SILT FENCE, SECURITY FENCING, SEDIMENT CONTROL, AND MUD MATS.
15. STREET SWEEPING, CATCH BASIN CLEANING AND DUST CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE KEPT UNDER CONTROL ON ALL ROADWAYS TO THE SATISFACTION OF THE PROPERTY MANAGER, CITY AND/OR CONSERVATION AUTHORITY.
16. *ANY FAILURE TO COMPLY WITH EROSION AND SEDIMENT CONTROL MEASURES STIPULATED ABOVE, INCLUDING BUT NOT LIMITED TO KEEPING THE ROADWAYS SURROUNDING THE SITE CLEAR, SHALL BE RECTIFIED BY THE MUNICIPALITY AND/OR THE OWNER AT THE CONTRACTOR'S EXPENSE.*

NOTE:
THIS DRAWING TO BE READ IN CONJUNCTION WITH STANDARD DETAILS AND NOTES ON DRAWINGS CS100 AND CS-201 FOR THIS PROJECT

LEGEND:

EXISTING	PROPOSED	
		CURB
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		UTILITY
		PROPERTY LINE
LS	LS	LIGHT STANDARD
FH		HYDRANT
268.55	(268.55)	ELEVATION

- HANDICAPPED PARKING (3.6m X 5.5m TYPICAL)
- PAINTED PARKING LINE
- SILT FENCE (T-219.130-1)
- SILT SACK
- FILTREXX INLET PROTECTION
- OVERLAND FLOW ROUTE
- AREA OF POTENTIAL PONDING IN CASE OF BLOCKAGE OF CB

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ELEVATION NOTE

ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM.

A SITE BENCHMARK HAS BEEN PROVIDED ON THE TOP NUT OF THE EXISTING HYDRANT NORTH OF THE HAWTHORNE ENTRANCE, ELEVATION 73.58. BENCHMARK TO BE VERIFIED BEFORE USE.

SURVEY CREDIT:

TOPOGRAPHIC INFORMATION FROM TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 2, CONCESSION 6 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. O.L.S., 11 CONCOURSE GATE, SUITE 500, NEPEAN, ON. [613-727-0850] DATED JUNE 15TH, 2021.

STREET UTILITY INFORMATION AND INVERTS ARE FROM CITY OF OTTAWA GIS RECORDS.

FIELD INFORMATION TO BE VERIFIED BEFORE USE.

CAUTION, NOTE:

THESE DRAWINGS HAVE BEEN PREPARED FOR THE EXPRESSED AND SOLE USE OF THE OWNER. CONTRACTORS OR ANY OTHER THIRD PARTY ASSUME FULL RESPONSIBILITY FOR THE ACCURACY, SUFFICIENCY, AND SUITABILITY OF PURPOSE OF ANY AND ALL INFORMATION CONTAINED HEREIN.

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

ANY CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED 'ISSUED FOR CONSTRUCTION' MUST ASSUME FULL RESPONSIBILITY AND BEAR ALL COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS WORK.

REVISIONS

#		DATE
1	ISSUED FOR PRELIMINARY SITE PLAN APPROVAL	3-NOV-21

SCALE
5 4 3 2 1 0 5 10 15 20 25
PROVIDED FOR CONVENIENCE ONLY.
THIS DRAWING IS NOT TO BE SCALED.

Designed By:
M.U.J. Savoldelli
03NOV21

Approved By:

EC²E
EDILESSE CONSULTING CIVIL ENGINEERS
185 Blake Avenue
Willowdale, ON, M2M 1B5
416-236-2341
info@ec2e.ca

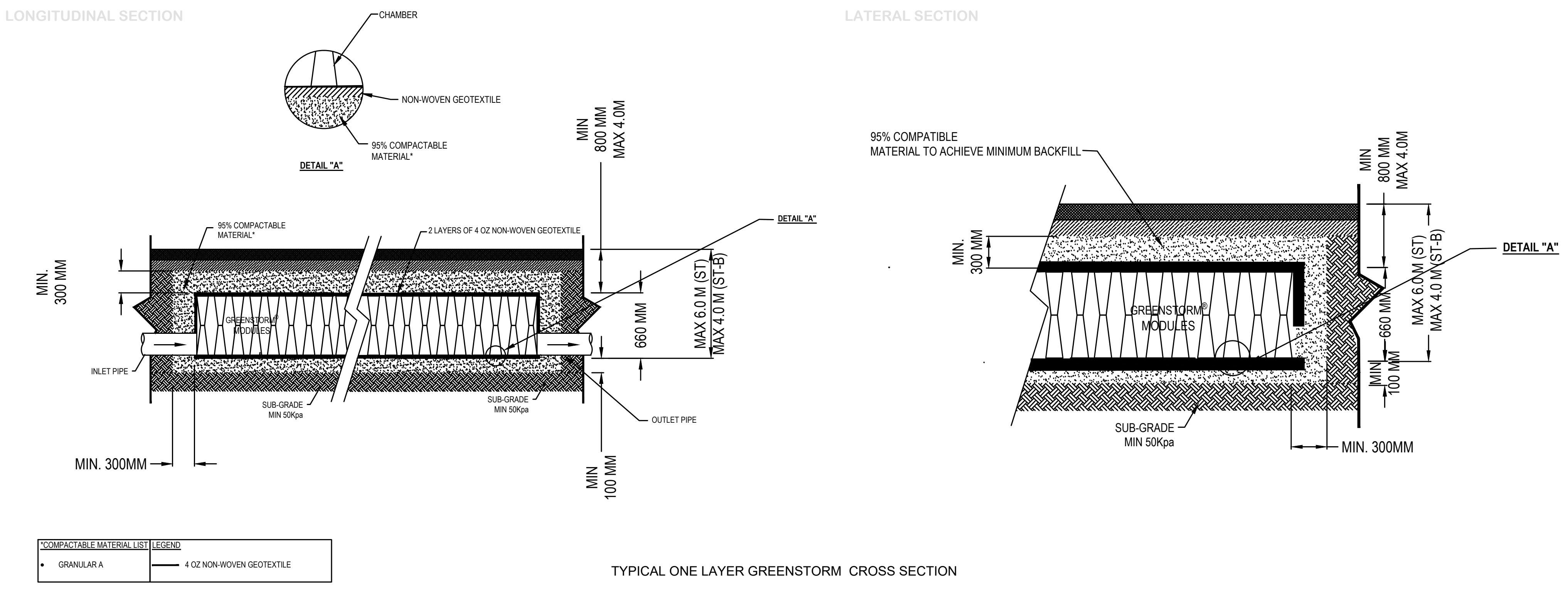
PROJECT
PROPOSED BUILDING
3149 HAWTHORNE ROAD
OTTAWA, ONTARIO
ACCESS PROPERTY DEVELOPMENT
ACCESS GROUP OF COMPANIES

DRAWING
SILTATION AND EROSION CONTROL

DATE 3 NOV 21	ARCHITECT'S PROJ. NO. 219-0058
DRAWN M.S.	DRAWING NO.
CHECKED C.C.	**CS-103**
SCALE 1:400	

SECTION THROUGH STORM STORAGE SYSTEM (GREENSTORM LINER SYSTEM)

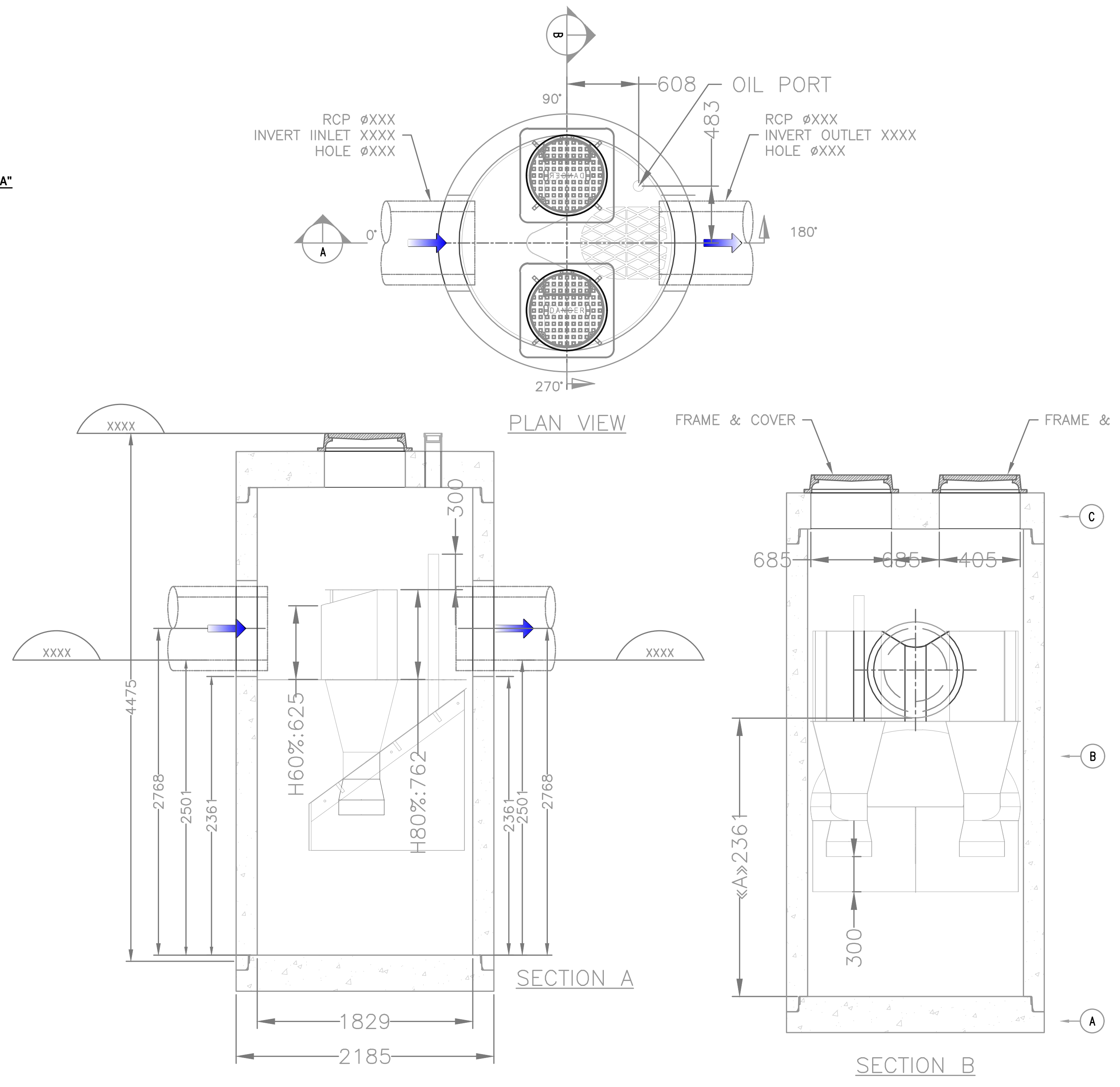
(NTS, SCHEMATIC - REFER TO SHOP DRAWINGS FOR CONSTRUCTION)

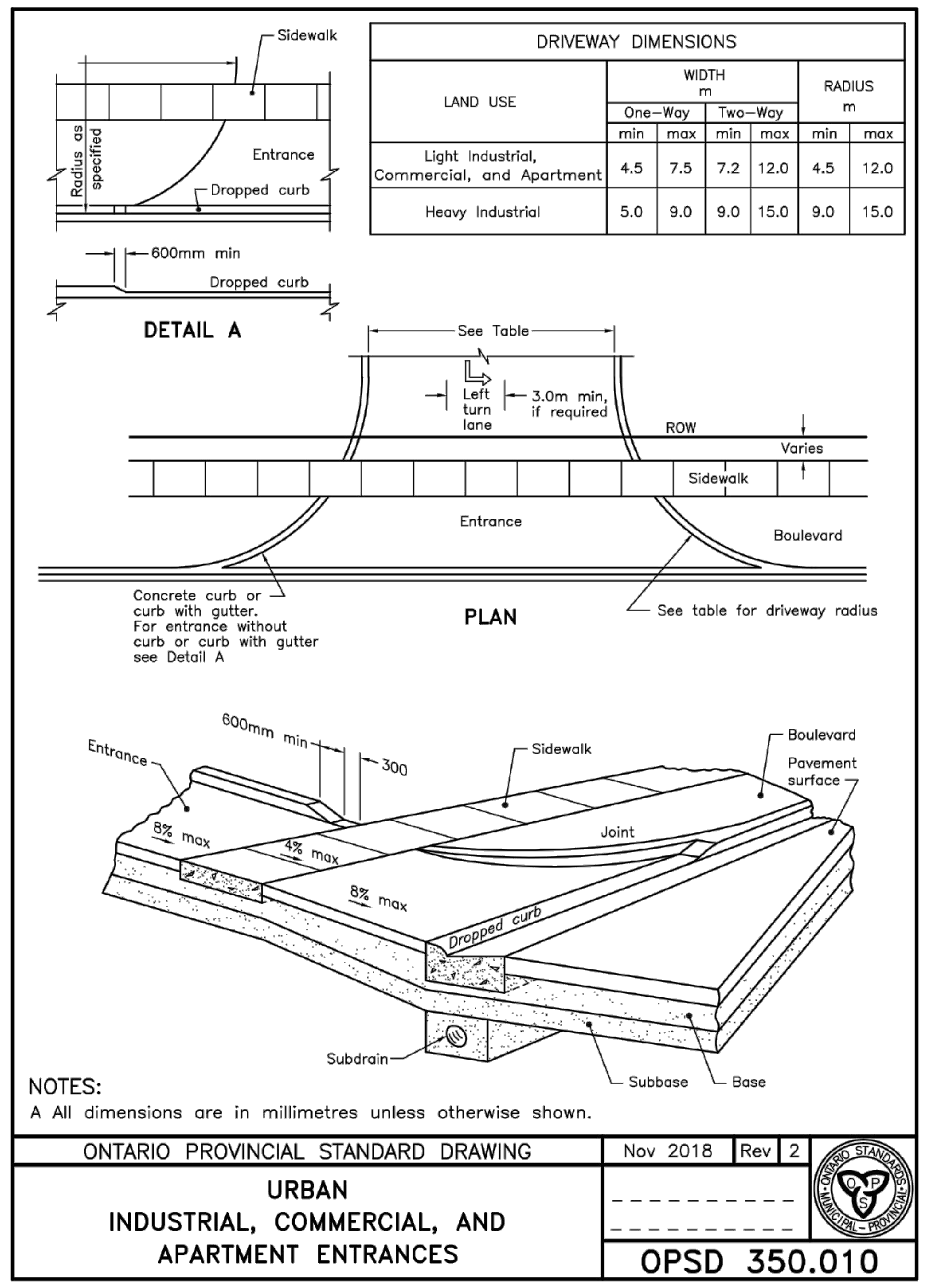


TYPICAL ONE LAYER GREENSTORM CROSS SECTION

SDD 1800

(NTS, SCHEMATIC - REFER TO SHOP DRAWINGS FOR CONSTRUCTION)





DRIVEWAY DIMENSIONS						
LAND USE	WIDTH m				RADIUS m	
	One–Way		Two–Way			
	min	max	min	max	min	max
Light Industrial, Commercial, and Apartment	4.5	7.5	7.2	12.0	4.5	12.0
Heavy Industrial	5.0	9.0	9.0	15.0	9.0	15.0

NOTES:

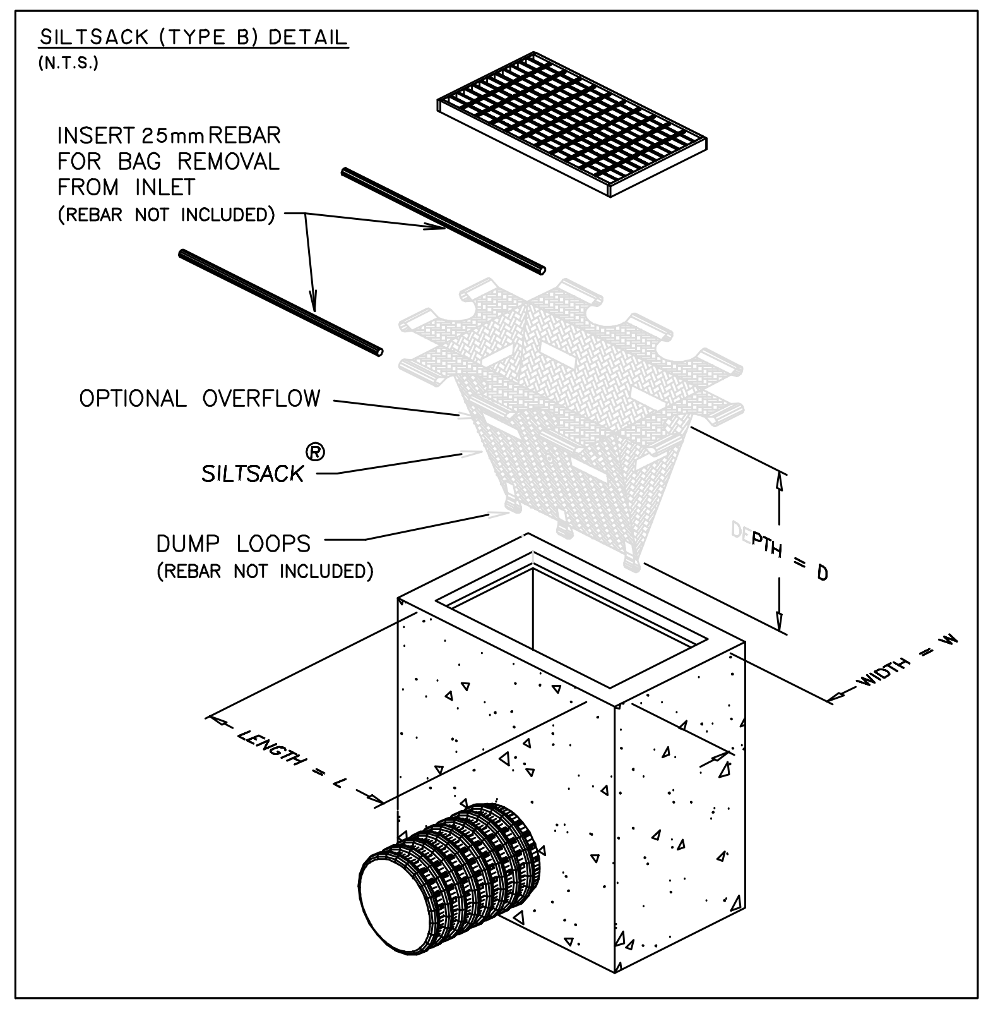
A All dimensions are in millimetres unless otherwise shown.

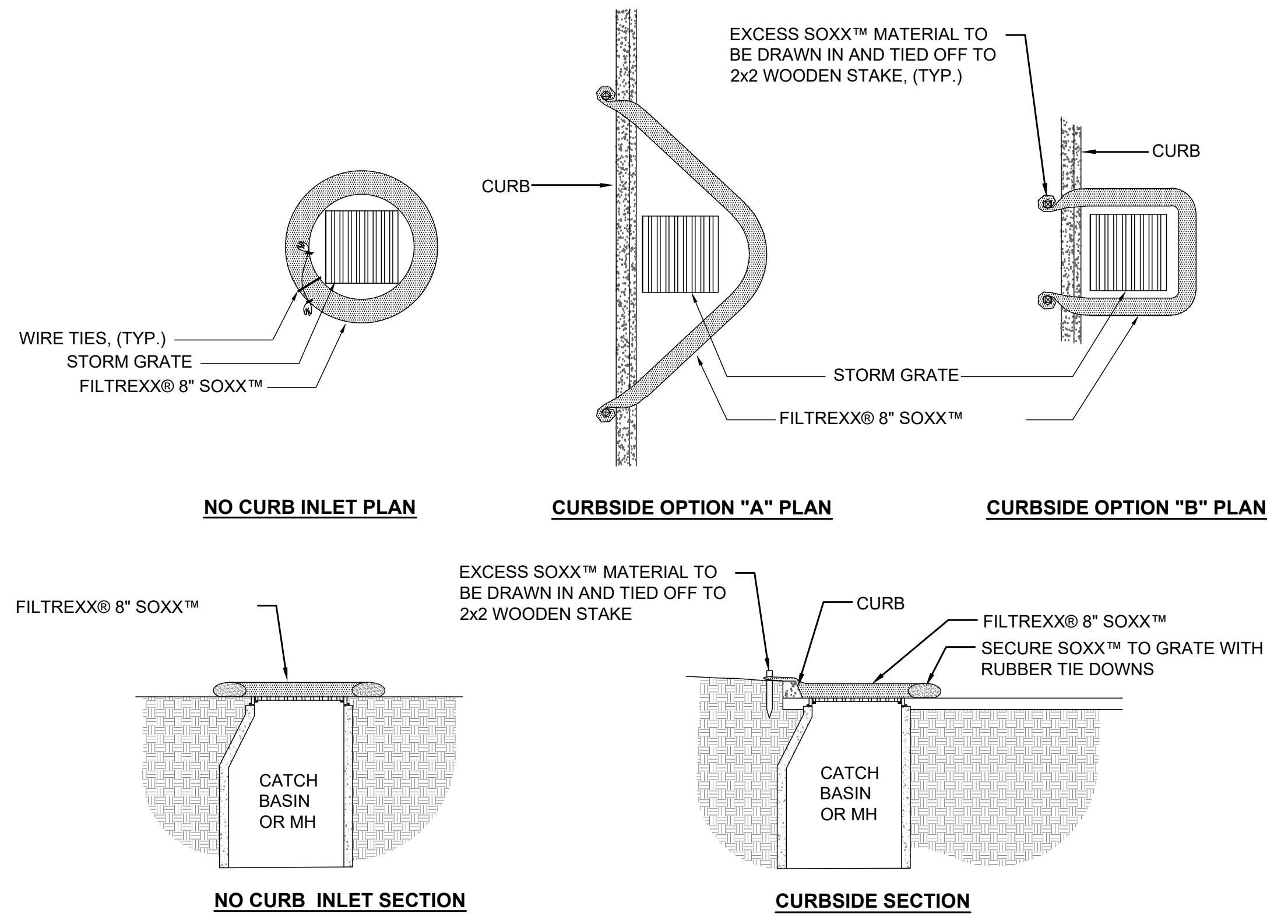
ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2018 | Rev 2

URBAN
INDUSTRIAL, COMMERCIAL, AND
APARTMENT ENTRANCES

OPSD 350.010

SILTSACK (TYPE B) DETAIL

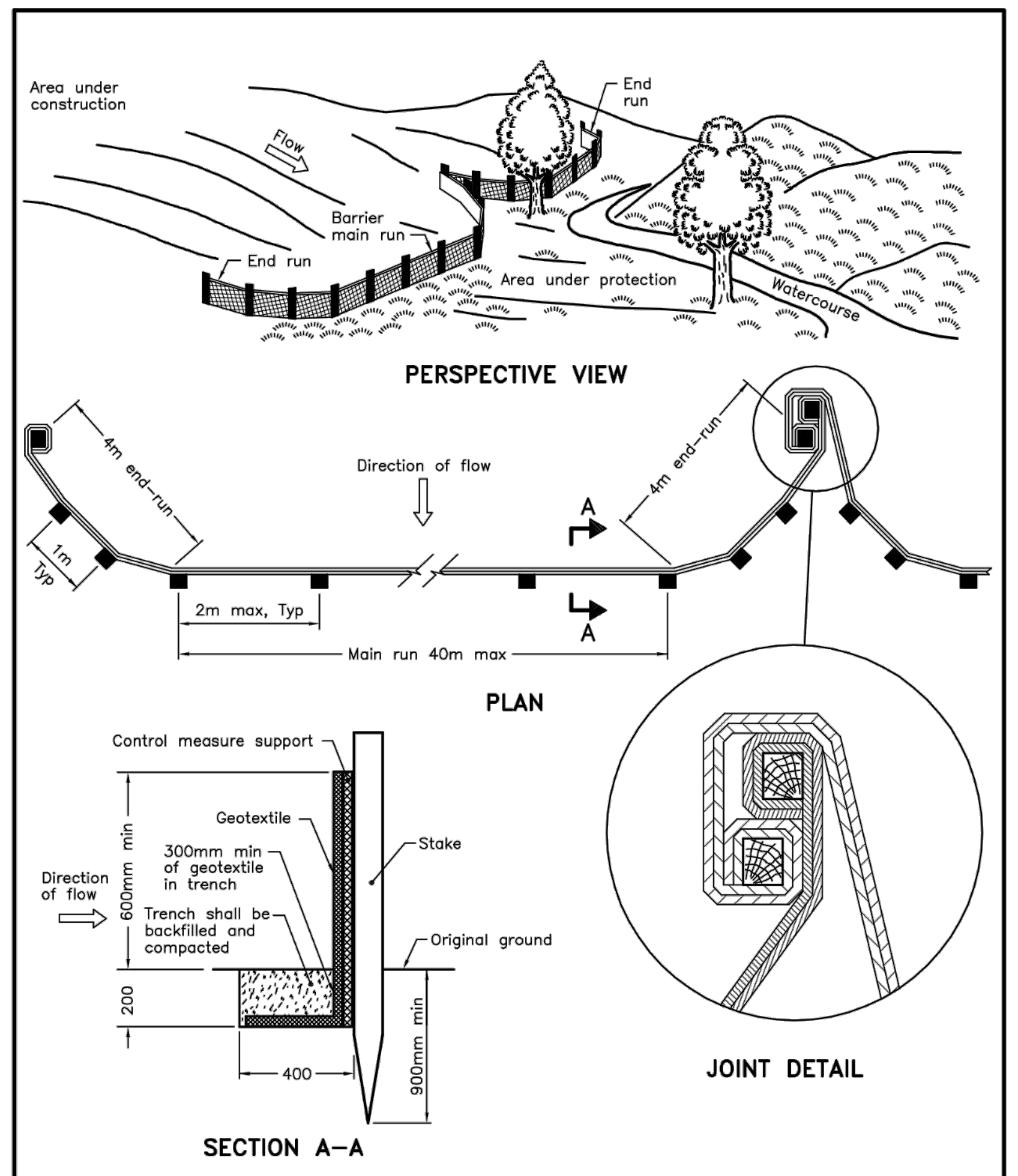




NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® INLET PROTECTION

NTS



NOTE:

A All dimensions are in millimetres unless otherwise shown.

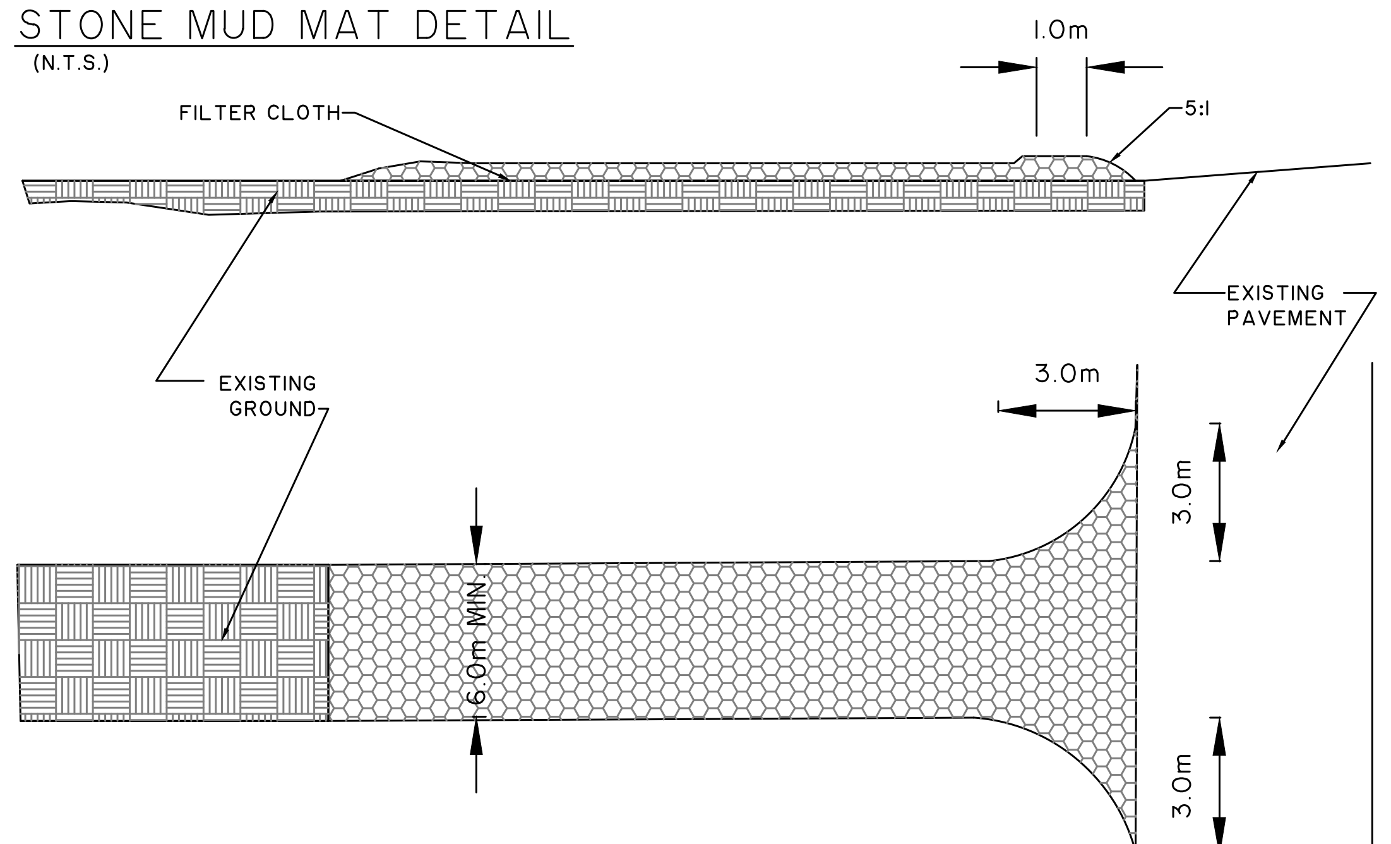
ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2015 | Rev 2

HEAVY-DUTY
SILT FENCE BARRIER

OPSD 219.130

STONE MUD MAT DETAIL

(N.T.S.)



STONE SIZE - USE 50mm STONE OR RECLAIMED OR RECYCLED CONCRETE OR EQUIVALENT

LENGTH - AS REQUIRED, BUT NOT LESS THAN 15m (EXCEPT ON A SINGLE RESIDENTIAL LOT WHERE A 10m LENGTH WOULD APPLY)

THICKNESS - NOT LESS THAN 150mm

WIDTH - 6m MINIMUM, BUT NOT LESS THAN THE WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.

FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. FILTER CLOTH WILL NOT BE REQUIRED ON RESIDENTIAL LOTS.

SURFACE WATER - ALL SURFACE WATER FLOWING OR DIRECTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE APPROVED AFTER EACH RAIN.

SCHEDULE OF CITY OF OTTAWA STANDARD DRAWINGS		
No.	No.	No.
S1	W17	W31
S6	W18	W36
S7	W22	SC1.1
S10	W24	SC1.4
S11	W25.1	SC4
S13	W25.2	SC6
S14	W26	SC7.1
S24	W27	R10
S25	W28	

LEGEND:

EXISTING	PROPOSED	
		CURB
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		UTILITY
		PROPERTY LINE
○LS	○LS	LIGHT STANDARD
FH		HYDRANT
268.55	(268.55)	ELEVATION

▨	SEWER OR WM TO BE REMOVED
♿	HANDICAPPED PARKING (3.6m X 5.5m TYPICAL)
	PAINTED PARKING LINE
Ⓓ	DETECTOR CHECK VALVE
ⓂⒷ	METER & BACKFLOW PREVENT.
⇨	OVERLAND FLOW ROUTE
░	AREA OF POTENTIAL PONDING IN CASE OF BLOCKAGE OF CB

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ELEVATION NOTE

ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM.

A SITE BENCHMARK HAS BEEN PROVIDED ON THE TOP NUT OF THE EXISTING HYDRANT NORTH OF THE HAWTHORNE ENTRANCE, ELEVATION 73.58. BENCHMARK TO BE VERIFIED BEFORE USE.

SURVEY CREDIT:

TOPOGRAPHIC INFORMATION FROM TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 2, CONCESSION 6 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. O.L.S., 11 CONCOURSE GATE, SUITE 500, NEPEAN, ON. [613-727-0850] DATED JUNE 15TH, 2021.

STREET UTILITY INFORMATION AND INVERTS ARE FROM CITY OF OTTAWA GIS RECORDS.

FIELD INFORMATION TO BE VERIFIED BEFORE USE.

CAUTION, NOTE:

THESE DRAWINGS HAVE BEEN PREPARED FOR THE EXPRESSED AND SOLE USE OF THE OWNER. CONTRACTORS OR ANY OTHER THIRD PARTY ASSUME FULL RESPONSIBILITY FOR THE ACCURACY, SUFFICIENCY, AND SUITABILITY OF PURPOSE OF ANY AND ALL INFORMATION CONTAINED HEREIN.

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

ANY CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED 'ISSUED FOR CONSTRUCTION' MUST ASSUME FULL RESPONSIBILITY AND BEAR ALL COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS WORK.

REVISIONS

#		DATE
1	ISSUED FOR SITE PLAN APPROVAL	03-NOV-21

Designed By: M.U.J. Savoldelli
03NOV21
PROVINCE OF ONTARIO

Approved By:

EC²E
EDILESSE CONSULTING CIVIL ENGINEERS
185 Blake Avenue
Willowdale, ON, M2M 1B5
416-236-2341
info@ec2e.ca

PROJECT
**PROPOSED BUILDING
3149 HAWTHORNE ROAD
OTTAWA, ONTARIO**
ACCESS PROPERTY DEVELOPMENT
ACCESS GROUP OF COMPANIES

DRAWING
DETAILS AND NOTES
DATE 03 NOV 2021
ARCHITECT'S ARCHITECT'S PROJ. NO. 219-00587
DRAWN A.A.
CHECKED M.S.
SCALE AS NOTED
DRAWING NO. CS-201