RICHMOND ROAD

ISLAND PARK DRIVE

CONCRETE SIDEWALK DRIVEWAY ENTRANCE DETAILS AS PER CITY'S STANDARD DRAWING OPSD 310.050

CURB AND SIDEWALK TO MEET THE EXISTING CONDITIONS

SLOPING CURB

LIMIT OF CONSTRUCTION

SLOPING CURB

AIR INTAKE

GROUNDWATER SAMPLING ACCESS POINT TOP=67.05

MH1 (1200mmØ) TOP= 66.98

MH1A (1200mmØ) TOP= 67.05

PROPERTY LINE

AD1 TOP=66.95

EMERGENCY OVERFLOW PERFORATED STORM TANK ACCESS HATCH TOP= 67.12

EXISTING CB

PROPOSED CONCRETE SEAT WALL

PROPOSED CONCRETE SEAT WALL

HYDRO EXHAUST

FFE =67.10

FFE =67.10

FFE =67.50

HERITAGE BUILDING RETAINED

AD5 TOP=67.32

PROPERTY LINE

LIMIT OF CONSTRUCTION

ROOF PERIMETER

TRENCH DRAIN TOP=66.75

FFE =67.85

EXISTING FIRE HYDRANT

BENCHMARK FIRE HYDRANT TOP OF SPINDLE ELEV=68.31

FFE =67.85

AD2 TOP=67.75

PROPOSED CONCRETE SEAT WALL

PROPOSED CONCRETE SEAT WALL

EXHAUST

PROPOSED CONCRETE SEAT WALL

AD4 TOP=67.70

AD3 TOP=67.75

PROPOSED CONCRETE SEAT WALL

PROPOSED CONCRETE SEAT WALL

PROPOSED CONCRETE SEAT WALL

PROPERTY LINE

CURB AND SIDEWALK TO MEET THE EXISTING CONDITIONS

LIMIT OF CONSTRUCTION

LIMIT OF CONSTRUCTION

ASPHALT PARKING

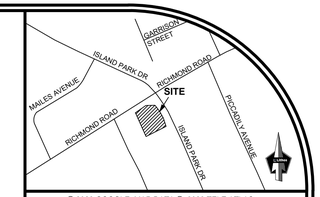
CONCRETE RETAINING WALL

CONCRETE CURB

CONCRETE MEDIAN

ASPHALT EDGE OF ISLAND PARK DRIVE

LOT 33 CONCESSION 1 (OTTAWA FRONT)



LOCATION PLAN
NTS

LEGEND

- PROPERTY LINE
- LIMIT OF CONSTRUCTION
- PROPOSED ROOF PERIMETER
- EXISTING GRADE ×149.40EX
- PROPOSED GRADE ×148.22
- PROPOSED GRADE (TOP OF CURB) ×148.53TC
- PROPOSED GRADE (BOTTOM OF CURB) ×148.43BC
- PROPOSED GRADE (TOP OF WALL) ×149.39TW
- PROPOSED GRADE (BOTTOM OF WALL) ×148.29BW
- PROPOSED STORM TANK ACCESS HATCH
- PROPOSED STORM ACCESS HATCH
- PROPOSED SANITARY ACCESS HATCH
- PROPOSED SAMPLING ACCESS POINT
- PROPOSED AREA DRAIN
- EMERGENCY OVERLAND FLOW ROUTE
- PROPOSED TRENCH DRAIN

LIST OF DRAWINGS

SITE PLAN INFORMATION

HOBIN ARCHITECTURE INC.
63 PAMILLA STREET,OTTAWA, ONTARIO,
CANADA K1S 3K7
PHONE: (613) 238-7200
EMAIL:mail@hobinarc.com

SURVEY INFORMATION

STANTEC GEOMATICS LTD.
400-1331 CLYDE AVENUE
OTTAWA ON
PHONE: (613) 722-4420
www.stantec.com

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT" OTTAWA ELEVATION=95.230.

NO	REVISION	DATE	BY
1.	ISSUED FOR SITE PLAN APPLICATION	MAY 13, 2022	NM

LICENSED PROFESSIONAL ENGINEER
N. MOUTZOURIS
100176986
05/13/2022
PROVINCE OF ONTARIO

CITY OF OTTAWA

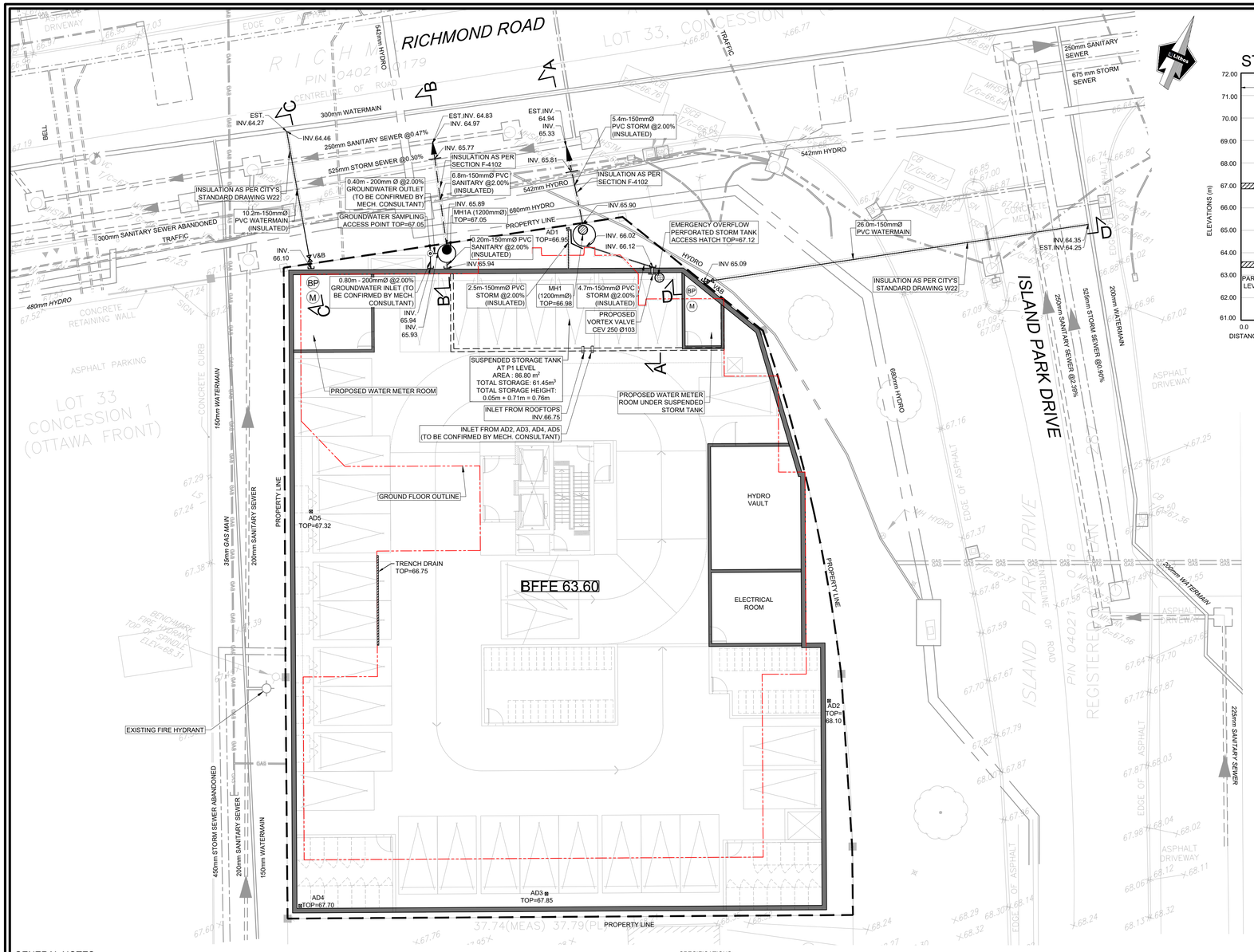
SITE GRADING PLAN

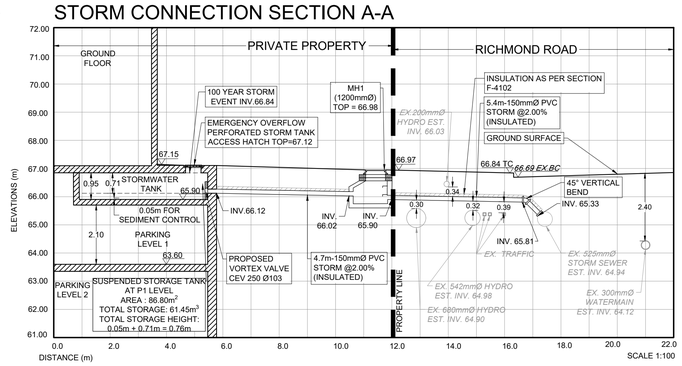
MIXED-USE DEVELOPMENT
70 RICHMOND ROAD
OTTAWA, ONTARIO
DEVTRIN (ISLAND PARK) INC.

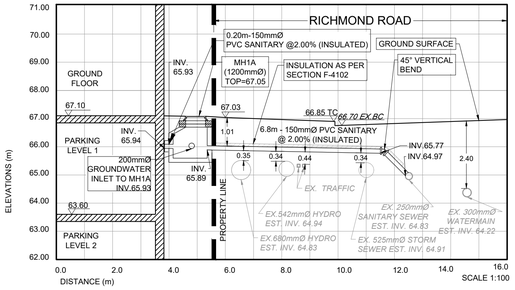
Lithos

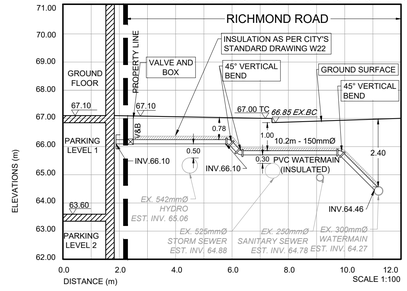
150 Bermondsey Road, North York, Ontario, M4A 1Y1

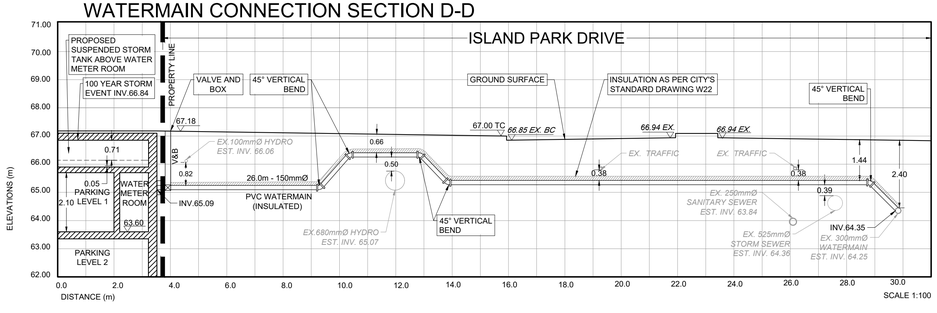
DESIGNED BY: DS	DATE: JUNE, 2020	CHECKED BY: NM
DRAWN BY: DS	PROJECT No: UD18-028	APPROVED BY:NM
SCALE: 1:100		DRAWING No: SG-01

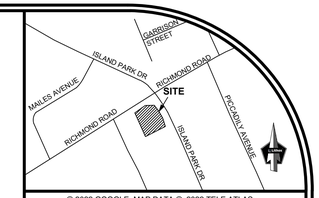












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LOCATION PLAN
NTS

LEGEND

- PROPERTY LINE
- GROUND FLOOR OUTLINE
- PROPOSED STORM
- PROPOSED SANITARY
- PROPOSED WATER
- PROPOSED STORMWATER MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED GROUNDWATER SAMPLING ACCESS POINT
- EXISTING MANHOLE
- PROPOSED VALVE AND BOX (V&B)
- WATER METER (M)
- BACK FLOW PREVENTOR (BP)
- EXISTING STORM
- EXISTING SANITARY
- EXISTING WATER
- EXISTING TRAFFIC CABLES
- EXISTING HYDRO LINE
- EXISTING GASMAIN (GAS)
- EXISTING BELL
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- PROPOSED INSULATION

LIST OF DRAWINGS

SG-01 (SITE GRADING PLAN)
SS-01 (SITE SERVICING PLAN)
EC-01 (EROSION CONTROL PLAN)
DD-01 (DETAIL DRAWINGS)

SITE PLAN INFORMATION

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NO	REVISION	DATE	BY
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N. MOUTZOURIS 100176986 05/13/2022
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

CITY OF OTTAWA

SITE SERVICING PLAN

MIXED-USE DEVELOPMENT
70 RICHMOND ROAD
OTTAWA,ONTARIO
DEVTRIN (ISLAND PARK) INC.

Lithos

150 Berrmondsey Road, Toronto, Ontario M4A 1Y1

DESIGNED BY:DS	DATE: FEBRUARY, 2016	CHECKED BY: NM
DRAWN BY: DS	PROJECT No: UD18-028	APPROVED BY:NM
SCALE: 1:150		DRAWING No: SS-01

GENERAL NOTES

1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4. RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
5. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
6. ALL ELEVATIONS ARE GEODETIC.
7. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
9. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
10. PROVIDE LINE/PARKING PAINTING.

SEWER NOTES

1. SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
3. PIPE BEDDING,COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
4. SUB-BEDDING, IF REQUIRED SHALL BE AS PER THE DIRECTION OF A GEOTECHNICAL ENGINEER
5. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR SAND.
6. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
7. SEWERS AND CONNECTIONS 150mm DIAMETER AND SMALLER TO BE PVC SDR 28 OR APPROVED EQUIVALENT.
8. SEWERS AND CONNECTIONS 200mm DIAMETER AND LARGER TO BE PVC SDR 35 OR APPROVED EQUIVALENT.
9. INSULATE ALL STORM SEWERS THAT HAVE LESS THAN 1.5m COVER PER INSULATION DETAIL FOR SHALLOW SEWERS,PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
10. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"x8' LONG MARKER.
11. ALL CATCHBASIN AS WELL AS CATCHBASIN MANHOLES LEADS ARE TO BE 200mmØ, SLOPE TO BE 1% UNLESS OTHERWISE NOTED.
12. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, T/WM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
13. SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM THE FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
14. ALL STORM AND SANITARY LATERALS SHALL BE EQUIPPED WITH BACK FLOW PREVENTION DEVICES AS PER THE CITY OF OTTAWA STANDARD DETAILS S14 AND S14.1 OR S14.2.
15. FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES(FOR EXAMPLE KOR-N-SEAL,PSX:POSITIVE SEAL AND DURASEAL),THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
16. ALL STORM MANHOLES MANHOLES WITH PIPE SIZES LESS THAN 900mm ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.ALL STORM MANHOLES WITH PIPE SIZES 900mm AND LARGER ARE TO BE BENCHED.
17. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS 200mm OR GREATER IN DIAMETER PRIOR TO BASE COURSE ASPHALT TO ENSURE THAT THEY ARE CLEAN AND OPERATIONAL.UPON COMPLETION OF CONTRACT,THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES AND RE CCTV PRIOR TO ACCEPTANCE.OBTAIN APPROVAL FROM THE CITY'S SEWER OPERATIONS.PROVIDE THE CCTV INSPECTION AND REPORT TO THE ENGINEER FOR REVIEW AND APPROVAL.
18. INSULATE ALL STORM AND SANITARY PIPES THAT HAVE LESS THAN 2.0m COVER AS PER CITY OF OTTAWA F-4102.

SPECIFICATIONS:

ITEM	SPEC.No	REFERENCE
SANITARY/STORM/CATCHBASIN MANHOLE (1200Ø)	701.010	OPSD
CATCHBASIN (600x600)	705.010	OPSD
CATCHBASIN FRAME AND COVER	400.020	OPSD
STORM/SANITARY MH FRAME	S25	CITY OF OTTAWA
SANITARY COVER	S24	CITY OF OTTAWA
STORM COVER (CLOSED)	S24.1	CITY OF OTTAWA
STORM COVER (OPEN)	S28.1	CITY OF OTTAWA
SEWER TRENCH	S6 & S7	CITY OF OTTAWA
STORM SEWER <450mmØ	PVC DR 35(UNLESS SPECIFIED OTHER WISE)	
SANITARY SEWER	PVC DR 35	CITY OF OTTAWA

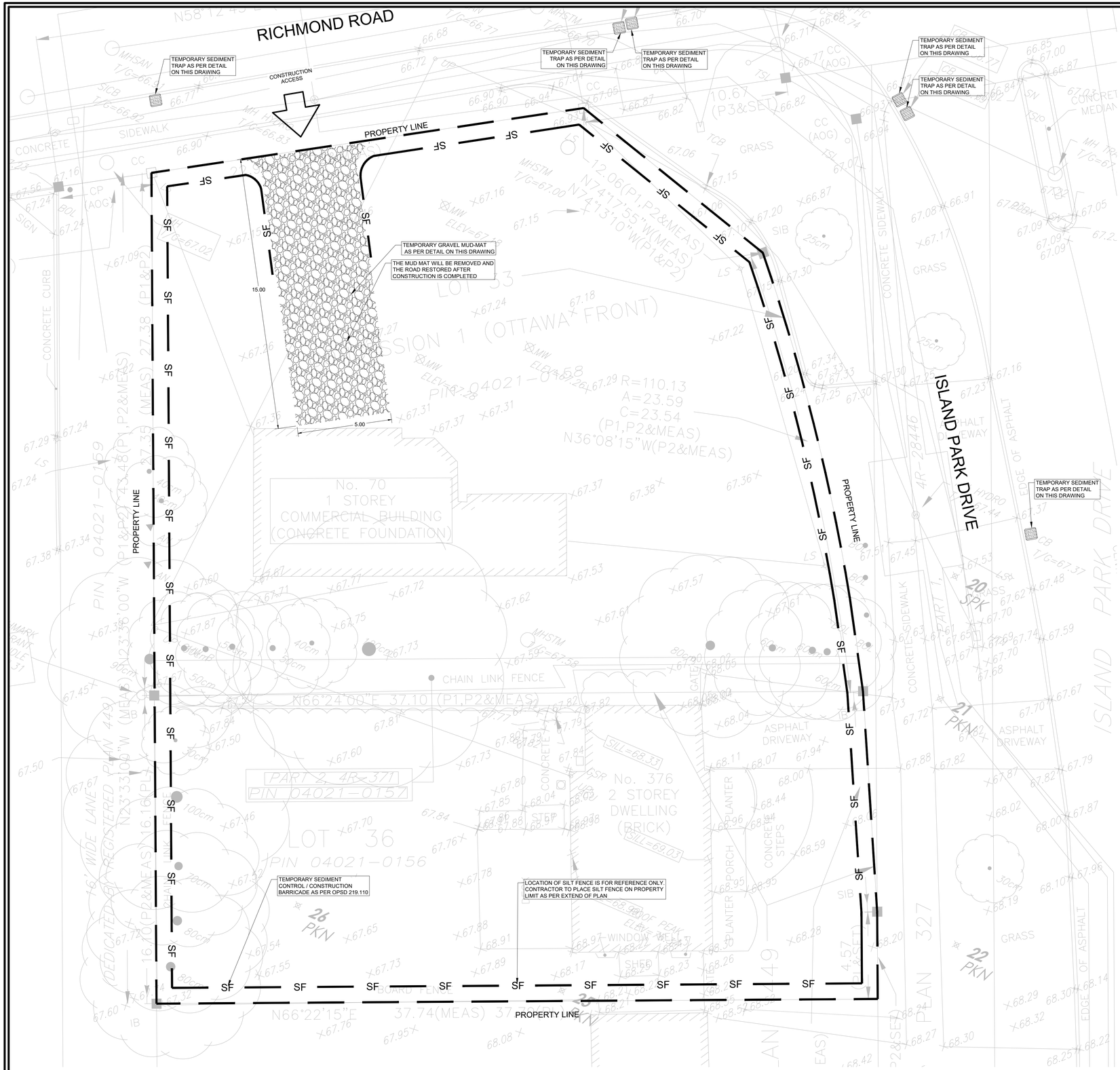
WATERMAIN NOTES

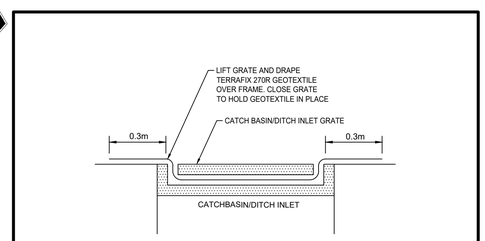
1. SUPPLY AND CONSTRUCT ALL WATERMAIN AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
2. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY DWG. No. W22.
3. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER.
4. USE APPROVED SADDLE CONNECTION WITH MAIN (CORPORATION) STOP AS PER STD DWG W26.
5. CONNECTION TO EXISTING BY CITY, EXCAVATION, BACKFILLING AND REINSTATEMENT BY CONTRACTOR.

SPECIFICATIONS:

ITEM	SPEC.No	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22,W23	CITY OF OTTAWA
WATERMAIN	PVC DR 18(CLASS 150)	CITY OF OTTAWA
VALVE BOX	W24	CITY OF OTTAWA

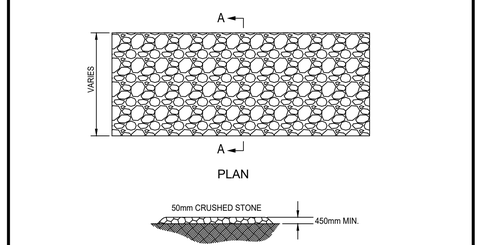
DAYLIGHT IS IN PROGRESS . UPON COMPLETION OF THE DAYLIGHTING, ALL INVERTS WILL BE UPDATED ACCORDINGLY.



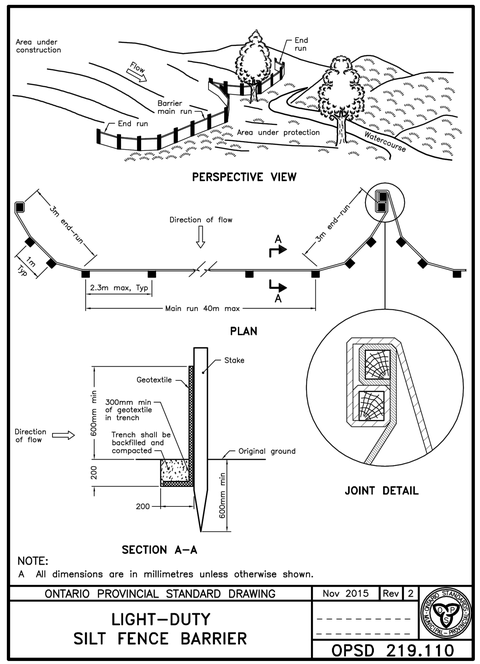


NOTE:
TEMPORARY INLET SEDIMENT CONTROL DEVICE TO BE INSTALLED & MAINTAINED OVER ALL CATCH BASINS/DITCH INLETS WITHIN THE ZONE OF INFLUENCE OF CONSTRUCTION. RUNOFF UNTIL ENTIRE AREA HAS BEEN PAVED AND/OR SODDED AS REQUIRED.

TEMPORARY SEDIMENT TRAP DETAIL | N.T.S.



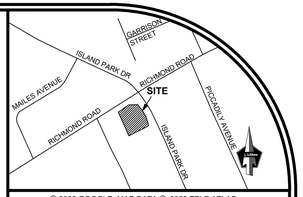
TEMPORARY GRAVEL MUD-MAT DETAIL | N.T.S.



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

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2015 | Rev 2

LIGHT-DUTY SILT FENCE BARRIER | OPSD 219.110



LOCATION PLAN
NTS

LEGEND

- PROPERTY LINE
- TEMPORARY SEDIMENT CONTROL FENCE — SF
- TEMPORARY CONSTRUCTION ACCESS
- TEMPORARY SEDIMENT TRAP
- TEMPORARY GRAVEL MUD MAT

LIST OF DRAWINGS

SG-01 (SITE GRADING PLAN)
SS-01 (SITE SERVICING PLAN)
EC-01 (EROSION CONTROL PLAN)
DD-01 (DETAIL DRAWINGS)

SITE PLAN INFORMATION

HOBIN ARCHITECTURE INC.
63 PAMILLA STREET,OTTAWA, ONTARIO,
CANADA K1S 3K7
PHONE: (613) 238-7200
EMAIL:mail@hobinarc.com

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NO	REVISION	DATE	BY
1.	ISSUED FOR SITE PLAN APPLICATION	MAY 13, 2022	NM

LICENSED PROFESSIONAL ENGINEER
N. MOUTZOURIS
100176986
05/13/2022
PROVINCE OF ONTARIO

CITY OF OTTAWA

EROSION CONTROL PLAN

MIXED-USE DEVELOPMENT
70 RICHMOND ROAD
OTTAWA, ONTARIO
DEVTRIN (ISLAND PARK) INC.

Lithos
150 Berrmondsey Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: DS	DATE: FEBRUARY, 2016	CHECKED BY: NM
DRAWN BY: DS	PROJECT No: UD18-028	APPROVED BY: NM
SCALE: 1:100		DRAWING No: EC-01

GRADING NOTES:

1. ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.

2. EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.

3. ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUB-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

4. THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.

5. MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.

6. MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.

7. ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.

8. ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).

9. REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS

10. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.

EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL USING FILTER CLOTH UNDER THE GRATES OF CATCH BASINS AND MANHOLES AND INSTALLING SILT FENCES AND OTHER SEDIMENT TRAPS.

2. AT THE DISCRETION OF THE PROJECT MANAGER OR MUNICIPAL STAFF, ADDITIONAL SILT CONTROL DEVICES SHALL BE INSTALLED AT DESIGNATED LOCATIONS.

3. FOR SILT FENCE BARRIER USE OPSD 219.110 GEOTEXTILE FOR SILT FENCE **SHALL** BE ACCORDING TO OPSS 1860, TABLE 3.

4. EXCEPT AS PROVIDED IN PARAGRAPHS 4.(a), and (b) BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTTVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THANDAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

4.1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE I4TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE.

4.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED, (EG THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

5. SEDIMENT THAT IS ACCUMULATED BY THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED IN A MANNER THAT AVOIDS ESCAPE OF THE SEDIMENT TO THE DOWNSTREAM SIDE OF THE CONTROL MEASURE AND AVOIDS DAMAGE TO THE CONTROL MEASURE SEDIMENT SHALL BE REMOVED TO THE LEVEL OF THE GRADE EXISTING AT THE TIME THE CONTROL MEASURE WAS CONSTRUCTED AND BE ACCORDING TO THE FOLLOWING:

5.1. FOR LIGHT DUTY SEDIMENT BARRIERS ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE IT REACHES THE LESSER OF THE FOLLOWING:

5.1.1. A DEPTH OF ONE HALF THE EFFECTIVE HEIGHT OF THE CONTROL MEASURE.

5.1.2. A DEPTH OF 300 MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE.

5.2. FOR ALL CONTROL MEASURES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PERFORM MAINTENANCE REPAIRS.

5.3. ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY PRIOR TO THE REMOVAL OF THE CONTROL MEASURE.

5.4. ACCUMULATED SEDIMENT IS TO BE REMOVED AND DISPOSED OF AS PER OPSS 180.

6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MONITORED TO ENSURE THEY ARE IN EFFECTIVE WORKING ORDER. THE CONDITION OF THE CONTROL MEASURES SHALL BE MONITORED PRIOR TO ANY FORECAST STORM EVENT AND FOLLOWING A STORM EVENT.

7. DUST CONTROL MEASURES SHOULD BE CONSIDERED PRIOR TO CLEARING AND GRADING. THE USE OF WATER, CALCIUM CHLORIDE FLAKES/SOLUTION SHALL BE USED AS DUST SUPPRESSANTS AS PER OPSS 506. THIS IS TO LIMIT WIND EROSION OF SOILS WHICH MAY TRANSPORT SEDIMENTS OFFSITE, WHERE THEY MAY BE WASHED INTO THE RECIEVING WATER BY THE NEXT RAINSTORM.

8. ALL 'GREEN AREAS' TO BE TREATED WITH 1500mm TOPSOIL AND SOD AS SOON AS FEASIBLE, AS PER OPSS 180.

9. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TP 95% STANDARD PROCTOR DENSITY.

10. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.

11. STOCKPILED MATERIAL IS TO BE STORED AWAY FROM POTENTIAL RECIEVERS (E.G. STORM CATCHBASINS, MANHOLES), AND BE SURROUNDED BY EROSION CONTROL MEASURES WHERE MATERIAL IS TO BE LEFT IN PLACE IN EXCESS OF 14 DAYS.

12. IF REQUIRED, DEWATERING/SETTLING BASINS SHALL BE CONSTRUCTED AS PER OPSD 219.240 AND LOCATED ON FLAT GRADE UPSTREAM OF OTHER EXISTING MITIGATION MEASURES. WATERCOURSES CROSSINGS SHALL NOT BE CONSTRUCTED OR UTILIZED, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT. IF CLOSURE OF ANY PERMANENT WATER PASSAGE IS NECESSARY, THE CONTRACTOR SHALL RELEASE ANY STRANDED FISH TO THE OPEN PORTION OF THE WATERCOURSE WITHOUT HARM.

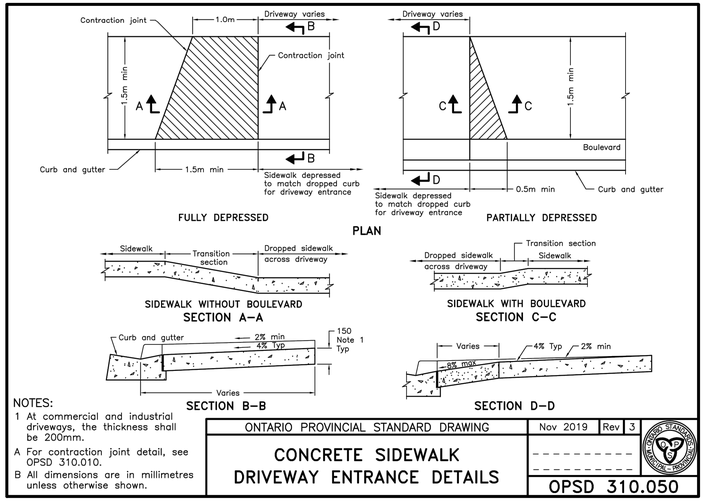
13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSS 577.

14. WHERE DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPSS 518.

15. ALL SETTLING/FILTRATION BASINS SHALL BE EQUIPPED WITH TERRAFIX 270R GEOTEXTILE (OR APPROVED EQUIVALENT) AND SHALL BE CLEANED AND REPLACED AS REQUIRED.

16. FOR POTENTIAL SPILLS, THE CONTRACTOR SHALL HAVE ON SITE AT ALL TIMES AN EMERGENCY SPILL KIT THAT WILL INCLUDE AS A MINIMUM THE FOLLOWING ITEMS:

- 10 -18 in. x 18 in ABSORBENT PADS,
- 5 LBS ZORBAL ABSORBING MATERIAL,
- 1 PAIR GOOGLES, 1 PAIR PVC GLOVES.



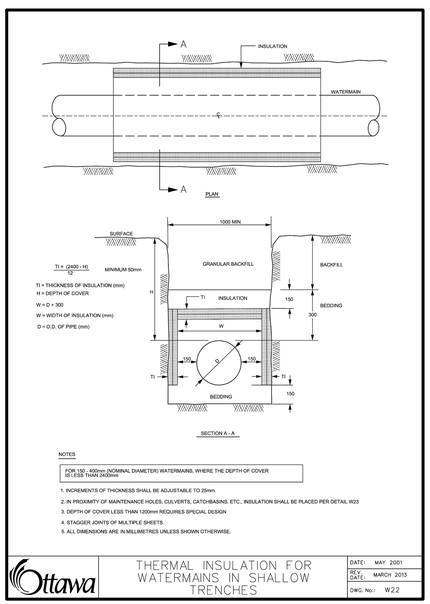
NOTES:

1 At commercial and industrial driveways, the thickness shall be 200mm.

A For contraction joint detail, see OPSD 310.010.

B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev 3
CONCRETE SIDEWALK DRIVEWAY ENTRANCE DETAILS		
	OPSD 310.050	

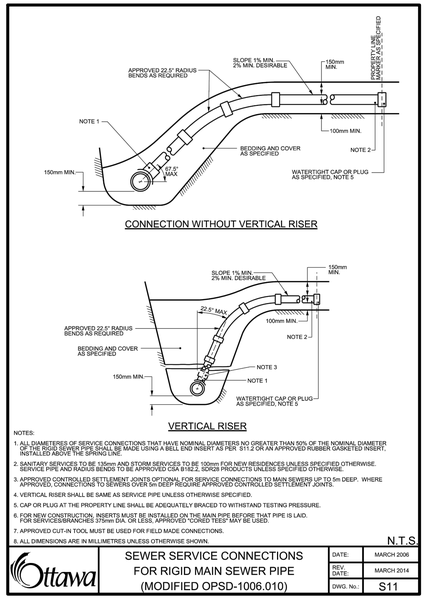


NOTES

FOR 150 - 400mm (NOMINAL DIAMETER) WATERMAINS, WHERE THE DEPTH OF COVER IS LESS THAN 2400mm

1. INCREMENTS OF THICKNESS SHALL BE ADJUSTABLE TO 25mm.
2. IN PROXIMITY OF MAINTENANCE HOLES, CULVERTS, CATCHBASINS, ETC., INSULATION SHALL BE PLACED PER DETAIL W23
3. DEPTH OF COVER LESS THAN 1200mm REQUIRES SPECIAL DESIGN
4. STAGGER JOINTS OF MULTIPLE SHEETS.
5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.

THERMAL INSULATION FOR WATERMAINS IN SHALLOW TRENCHES	DATE: MAY 2001
	REV. DATE: MARCH 2015
	DWG. No.: W22

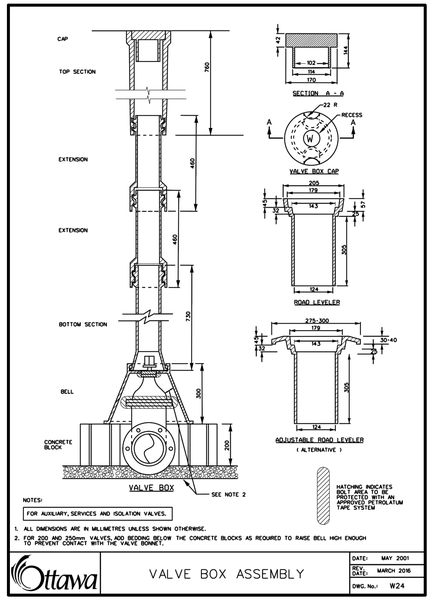


NOTES:

1. ALL DIAMETERES OF SERVICE CONNECTIONS THAT HAVE NOMINAL DIAMETERS NO GREATER THAN 50% OF THE NOMINAL DIAMETER OF THE RIGID SEWER PIPE SHALL BE MADE USING A BELL END INSERT AS PER S11.2 OR AN APPROVED RUBBER GASKETED INSERT, INSTALLED ABOVE THE SPRING LINE.
2. SANITARY SERVICES TO BE 135mm AND STORM SERVICES TO BE 100mm FOR NEW RESIDENCES UNLESS SPECIFIED OTHERWISE. SERVICE PIPE AND RADIUS BENDS TO BE APPROVED CSA B182.2, SDR28 PRODUCTS UNLESS SPECIFIED OTHERWISE.
3. APPROVED CONTROLLED SETTLEMENT JOINTS OPTIONAL FOR SERVICE CONNECTIONS TO MAIN SEWERS UP TO 5m DEEP. WHERE APPROVED, CONNECTIONS TO SEWERS OVER 5m DEEP REQUIRE APPROVED CONTROLLED SETTLEMENT JOINTS.
4. VERTICAL RISER SHALL BE SAME AS SERVICE PIPE UNLESS OTHERWISE SPECIFIED.
5. CAP OR PLUG AT THE PROPERTY LINE SHALL BE ADEQUATELY BRACED TO WITHSTAND TESTING PRESSURE.
6. FOR NEW CONSTRUCTION, INSERTS MUST BE INSTALLED ON THE MAIN PIPE BEFORE THAT PIPE IS LAID. FOR SERVICES/BRANCHES 375mm DIA. OR LESS, APPROVED "CORED TEES" MAY BE USED.
7. APPROVED CUT-IN TOOL MUST BE USED FOR FIELD MADE CONNECTIONS.
8. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.

N.T.S

SEWER SERVICE CONNECTIONS FOR RIGID MAIN SEWER PIPE (MODIFIED OPSD-1006.010)	DATE: MARCH 2006
	REV. DATE: MARCH 2014
	DWG. No. S11

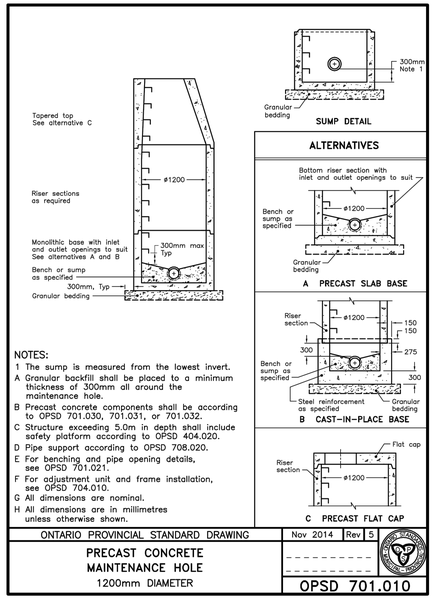


NOTES:

FOR AUXILIARY, SERVICES AND ISOLATION VALVES.

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
2. FOR 200 AND 250mm VALVES, ADD BEDDING BELOW THE CONCRETE BLOCKS AS REQUIRED TO RAISE BELL HIGH ENOUGH TO PREVENT CONTACT WITH THE VALVE BONNET.

VALVE BOX ASSEMBLY	DATE: MAY 2001
	REV. DATE: MARCH 2016
	DWG. No.: W24



NOTES:

1 The sump is measured from the lowest invert.

A Granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.

B Precast concrete components shall be according to OPSD 701.030, 701.031, or 701.032.

C Structure exceeding 5.0m in depth shall include safety platform according to OPSD 404.020.

D Pipe support according to OPSD 708.020.

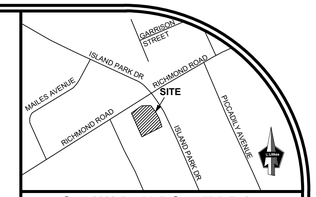
E For benching and pipe opening details, see OPSD 701.021.

F For adjustment unit and frame installation, see OPSD 704.010.

G All dimensions are nominal.

H All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 5
PRECAST CONCRETE MAINTENANCE HOLE 1200mm DIAMETER		
	OPSD 701.010	



LOCATION PLAN
NTS

LIST OF DRAWINGS

SITE PLAN INFORMATION

HOBIN ARCHITECTURE INC.
63 PAMILLA STREET,OTTAWA, ONTARIO,
CANADA K1S 3K7
PHONE: (613) 238-7200
EMAIL:mail@hobinarc.com

SURVEY INFORMATION

STANTEC GEOMATICS LTD.
400-1331 CLYDE AVENUE
OTTAWA ON
PHONE: (613) 722-4420
www.stantec.com

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK
MONUMENT" OTTAWA ELEVATION=95.230.

NO	REVISION	DATE	BY
1.	ISSUED FOR SITE PLAN APPLICATION	MAY 13, 2022	NM

LICENSED PROFESSIONAL ENGINEER
N. MOUTZOURIS
100176986
05/13/2022
PROVINCE OF ONTARIO

CITY OF OTTAWA

DRAWING DETAILS

MIXED USE DEVELOPMENT
70 RICHMOND ROAD
OTTAWA, ONTARIO
DEVTRIN (ISLAND PARK) INC.

Lithos
150 Bermondsey Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: DS	DATE: FEBRUARY, 2016	CHECKED BY: NM
DRAWN BY: DS	PROJECT No: UD18-028	APPROVED BY: NM
SCALE: NTS		DRAWING No: DD-01