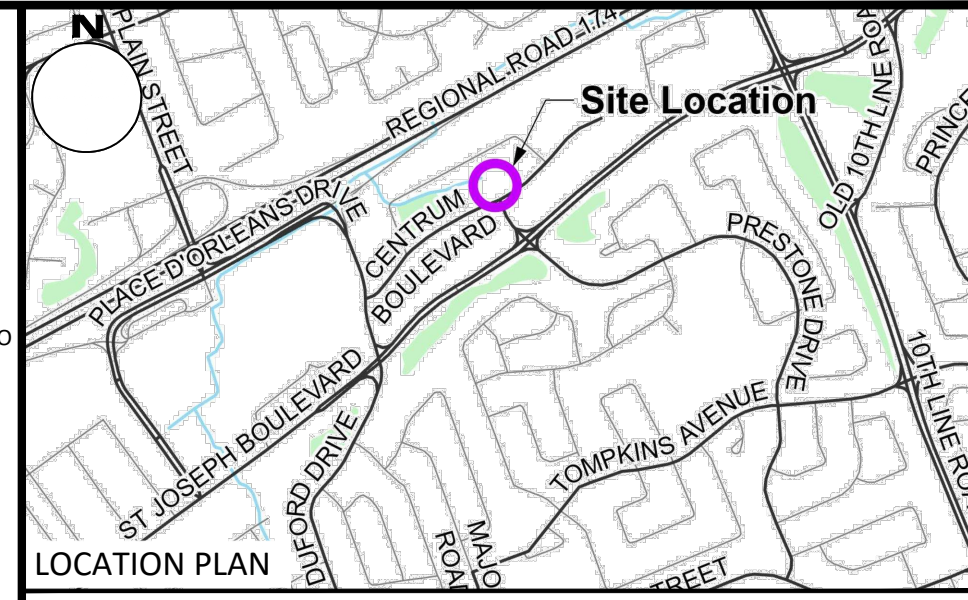


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	PROPOSED ASPHALT		DRAINAGE DITCH
	CONCRETE SIDEWALK		SLOPING AT 3:1 UNLESS SPECIFIED
	LANDSCAPING CATCHBASIN		SURFACE ELEVATION
	CATCHBASIN MANHOLE		SWALE ELEVATION
	CATCHBASIN		TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	SANITARY SEWER MANHOLE		OVERLAND FLOW ROUTE
	FIRE HYDRANT		SILT FENCE BARRIER
	WATER VALVE		INLET SEDIMENT CONTROL DEVICE PER DETAIL
	WATER METER		CONSTRUCTION MUD MAT
	REMOTE WATER METER		PROPOSED TWSI PER CITY SC7.3
	LOCATION OF FIRE DEPARTMENT CONNECTION		ROOF DRAIN LOCATION PER ARCHITECTURAL

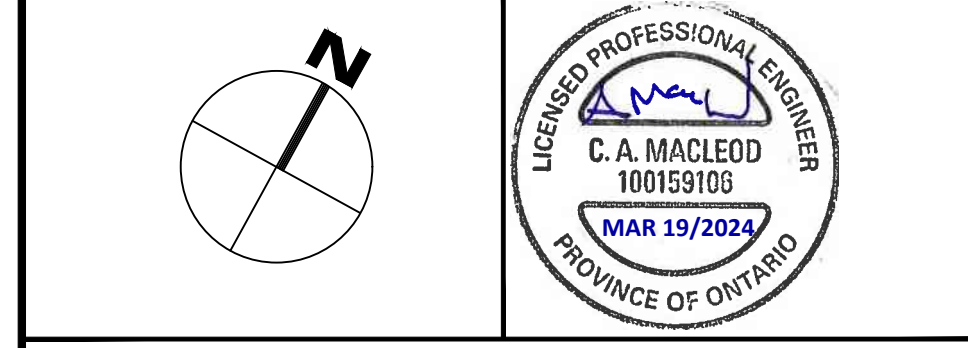
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1	ISSUED FOR SITE PLAN CONTROL	2024-03-19
No.	Revisions	Date

Check and verify all dimensions before proceeding with the work. Do not scale drawings.

SCALE 1 : 300

McINTOSH PERRY
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Client: **BAYVIEW ORLEANS INC**
108 CHESTNUT STREET,
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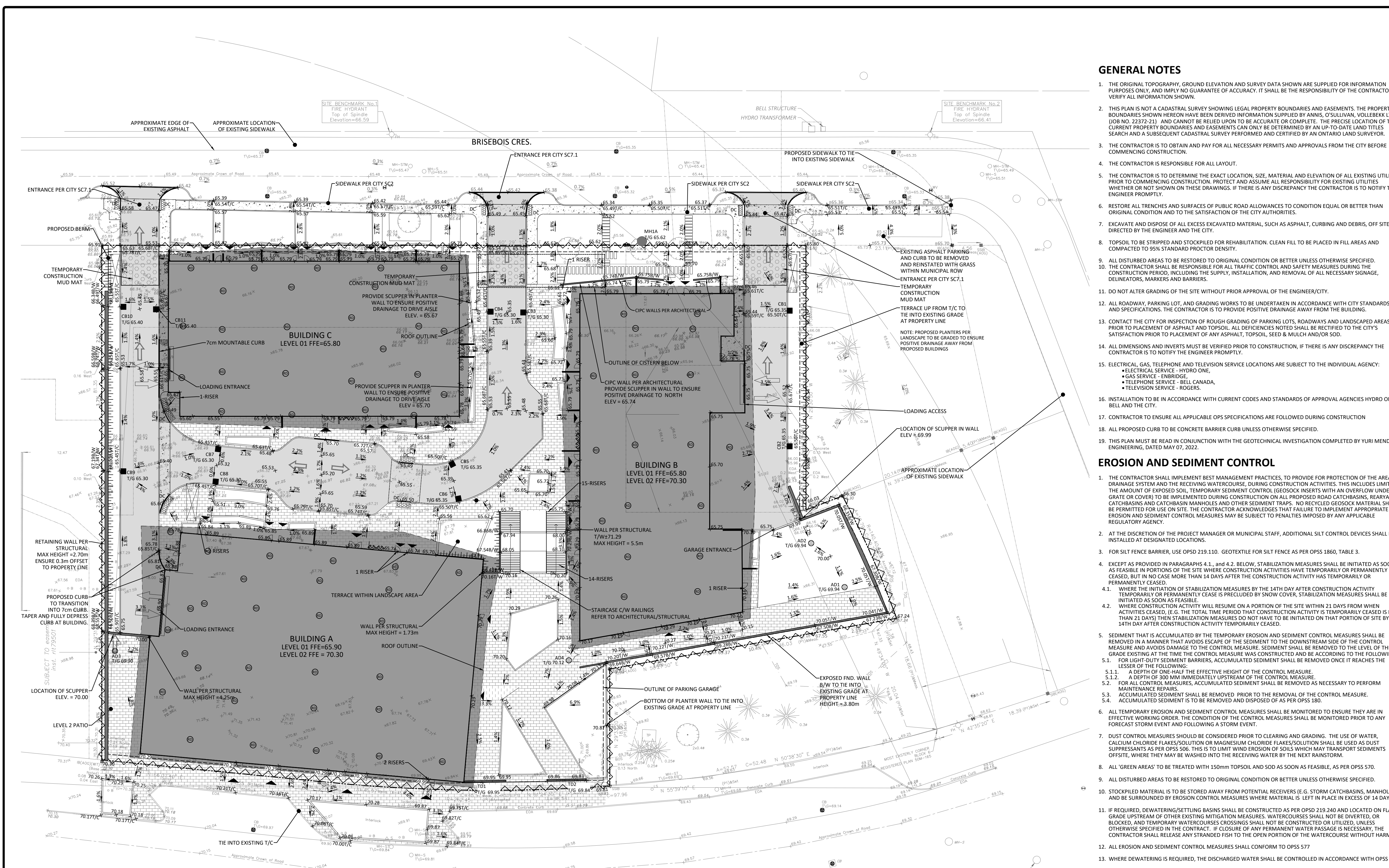
Project: **MIXED-USE DEVELOPMENT**
265 CENTRUM BOULEVARD

OTTAWA ON

Drawing Title: EXISTING CONDITIONS AND REMOVALS PLAN	
Scale: 1:300	Project Number: CCO-23-3408
Drawn By: R.R.R.	Checked By: A.M.
Designed By: R.R.R.	Drawing Number: C100

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 PLOTTED BY: R.R.R.

D02-02-23-0021, D07-12-23-0033

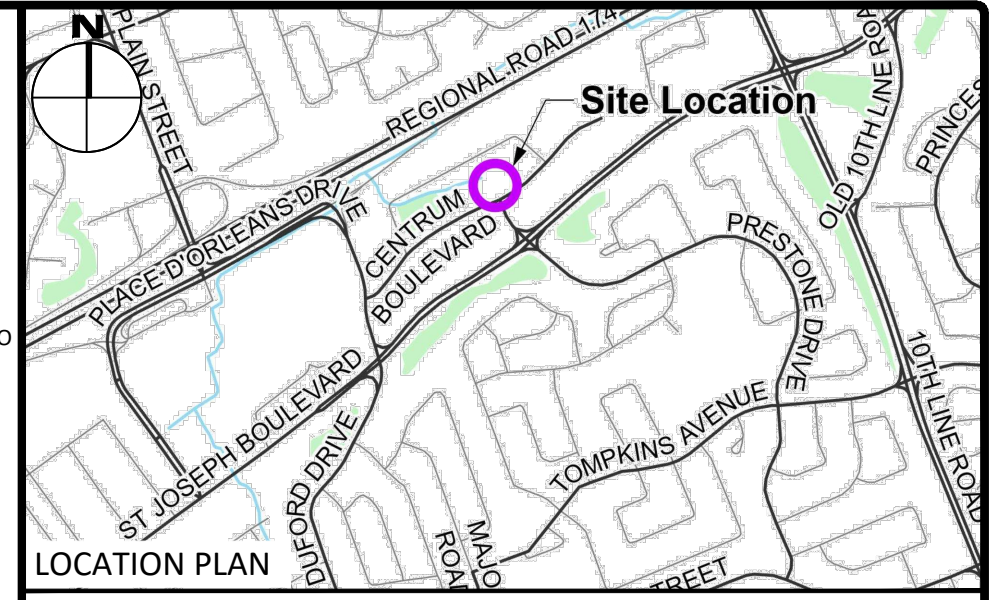


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EROSION AND SEDIMENT CONTROL

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, TEMPORARY SEDIMENT CONTROL (GEOSOCK INSERTS WITH AN OVERFLOW UNDER GRATE OR COVER) TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED ROAD CATCHBASINS, REARWARD CATCHBASINS AND CATCHBASIN MANHOLES AND OTHER SEDIMENT TRAPS. NO RECYCLED GEOSOCK MATERIAL SHALL BE PERMITTED FOR USE ON SITE. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
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 AS PER OPSD 1860, TABLE 3.
4. EXCEPT AS PROVIDED IN PARAGRAPHS 4.1, and 4.2. BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES ARE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
- 4.1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES 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, (E.G. 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 PRIOR TO THE REMOVAL OF THE CONTROL MEASURE.
 - 5.4. ACCUMULATED SEDIMENT IS TO BE REMOVED AND DISPOSED OF AS PER OPSD 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 OR MAGNESIUM CHLORIDE FLAKES/SOLUTION SHALL BE USED AS DUST SUPPRESSANTS AS PER OPSD 506. THIS IS TO LIMIT WIND EROSION OF SOILS WHICH MAY TRANSPORT SEDIMENTS OFFSITE, WHERE THEY MAY BE WASHED INTO THE RECEIVING WATER BY THE NEXT RAINSTORM.
8. ALL 'GREEN AREAS' TO BE TREATED WITH 150mm TOPSOIL AND SOD AS SOON AS FEASIBLE, AS PER OPSD 570.
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. STOCKPILED MATERIAL IS TO BE STORED AWAY FROM POTENTIAL RECEIVERS (E.G. STORM CATCHBASINS, MANHOLES), AND BE SURROUNDED BY EROSION CONTROL MEASURES WHERE MATERIAL IS LEFT IN PLACE IN EXCESS OF 14 DAYS.
11. 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 SHALL NOT BE DIVERTED, OR BLOCKED, AND TEMPORARY 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.
12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSD 577
13. WHERE DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPSD 518.
14. ALL SETTLING/FILTRATION BASINS SHALL BE EQUIPPED WITH TERRAFIX 270R GEOTEXTILE (OR APPROVED EQUIVALENT) AND SHALL BE CLEANED AND REPLACED AS REQUIRED.



LEGEND

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CONCRETE SIDEWALK	DRAINAGE DITCH
PROPOSED ASPHALT	SLOPING AT 3:1 UNLESS SPECIFIED
SCB/H	95.50 SURFACE ELEVATION
CBMH/T/G	95.50 SWALE ELEVATION
CBH	X7/W95.50 TOP OF WALL ELEVATION
T/G	8/W94.25 BOTTOM OF WALL ELEVATION
M/H/A	OVERLAND FLOW ROUTE
T/G	SILT FENCE BARRIER
H/D	INLET SEDIMENT CONTROL DEVICE PER DETAIL
B/E	CONSTRUCTION MUD MAT
WATER VALVE	PROPOSED TWSI PER CITY SC7.3
WATER METER	ROOF DRAIN LOCATION PER ARCHITECTURAL
REMOTE WATER METER	
LOCATION OF FIRE DEPARTMENT CONNECTION	

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2	ISSUED FOR SITE PLAN CONTROL	2024-03-19
1	ISSUED FOR SITE PLAN CONTROL	2023-03-24
No.	Revisions	Date

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McINTOSH PERRY
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Tel: 613-836-2184 Fax: 613-836-3742
www.mcintoshperry.com

Client: **BAYVIEW ORLEANS INC**
108 CHESTNUT STREET, TORONTO, ON M5G 1R3

Project: **MIXED-USE DEVELOPMENT**
265 CENTRUM BOULEVARD

Ottawa ON

Drawing Title: **GRADING, DRAINAGE & SEDIMENT AND EROSION CONTROL PLAN**

Scale: 1:300 Project Number: CCO-23-3408

Drawn By: R.R.R. Checked By: A.M. Designed By: R.R.R.

Project Number: CCO-23-3408 Drawing Number: C101

ROOF DRAINS (B1)

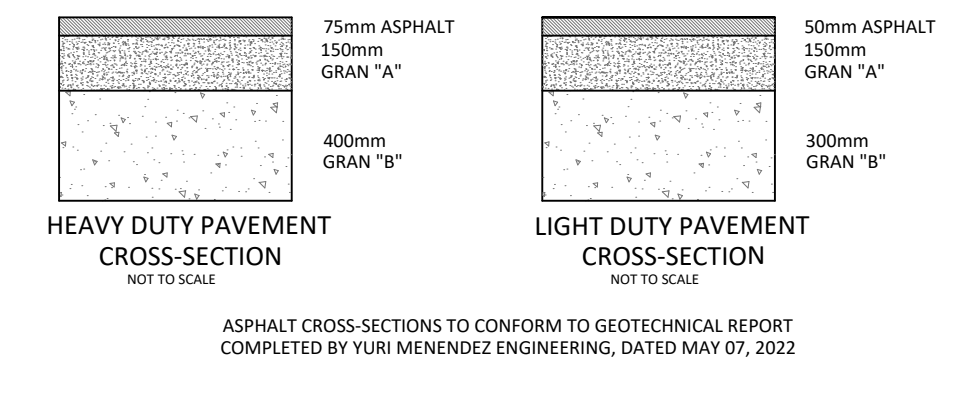
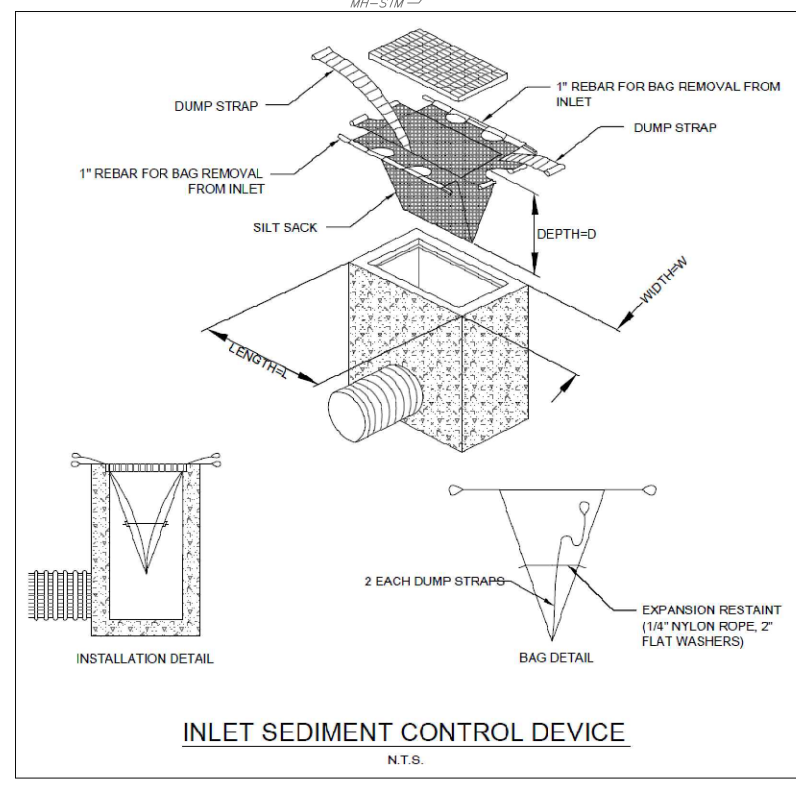
TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ (FULLY CLOSED)
NUMBER OF ROOF DRAINS	25
ROOFTOP STORAGE (m³)	5-YEAR 18.79 100-YR 37.58
DEPTH OF FLOW (m)	0.025 0.050
FLOW PER ROOF DRAIN (L/S)	0.30 0.32
TOTAL FLOW	7.50 7.89

ROOF DRAINS (B2)

TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ (FULLY CLOSED)
NUMBER OF ROOF DRAINS	18
ROOFTOP STORAGE (m³)	5-YEAR 22.62 100-YR 58.80
DEPTH OF FLOW (m)	0.025 0.055
FLOW PER ROOF DRAIN (L/S)	0.30 0.32
TOTAL FLOW	5.40 5.68

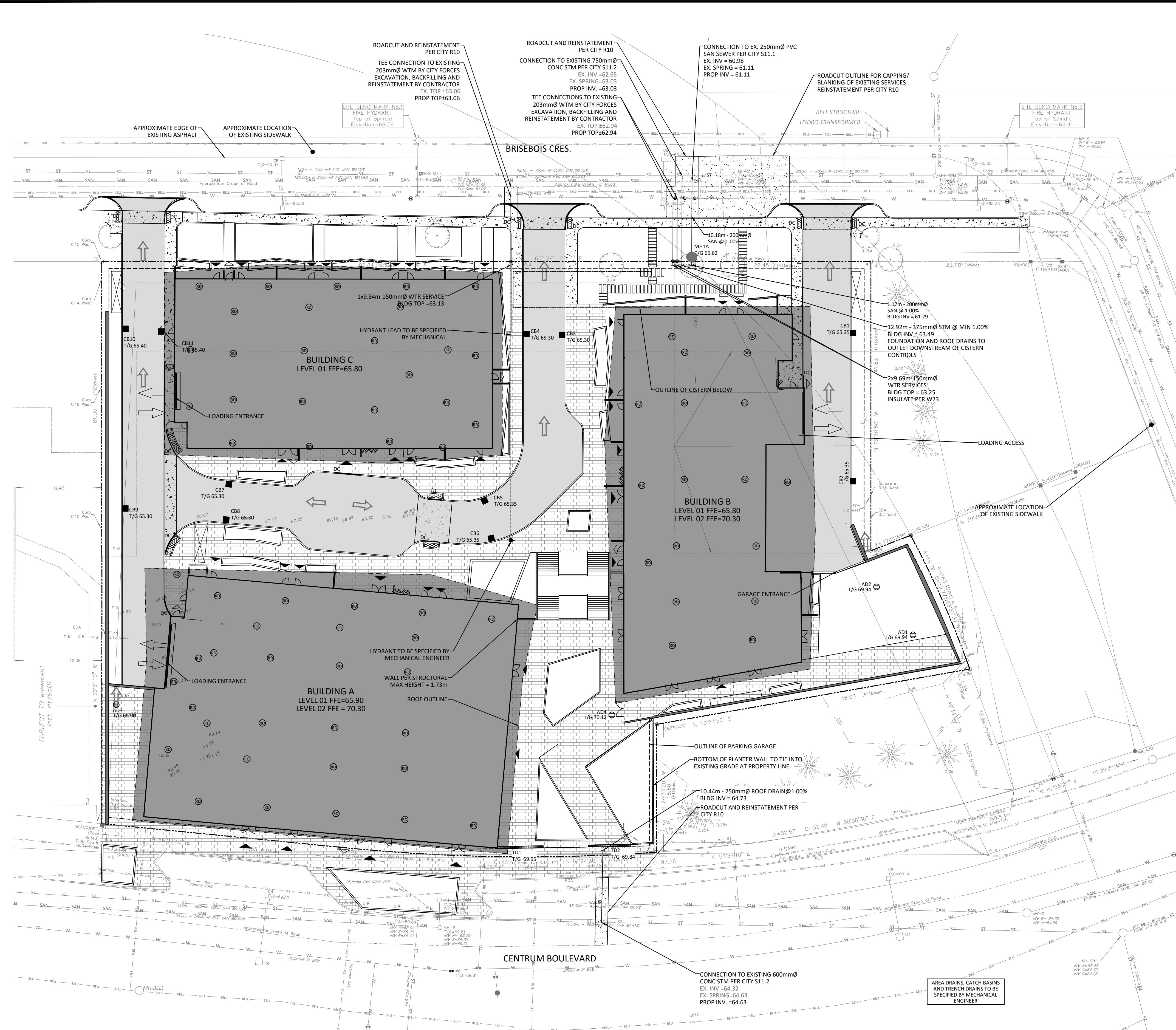
ROOF DRAINS (B5)

TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ (FULLY CLOSED)
NUMBER OF ROOF DRAINS	27
ROOFTOP STORAGE (m³)	5-YEAR 30.40 100-YR 65.86
DEPTH OF FLOW (m)	0.030 0.055
FLOW PER ROOF DRAIN (L/S)	0.32 0.32
TOTAL FLOW	8.52 8.52



FILENAME: I:\Information\2023\CCO-23-3408\BAYVIEW ORLEANS INC\265 Centrum Boulevard\B13 - DRAINAGE\CCO-23-3408_Presentation.dwg
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D02-02-23-0021, D07-12-23-0033



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WATERMAIN NOTES

1. CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
2. WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
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. THERMAL INSULATION OF WATERMANS AT OPEN STRUCTURES AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
5. VALVES TO BE OPERATED BY CITY STAFF ONLY.
6. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CITY TO BE PRESENT FOR WATERMAIN CONNECTION, CONNECTION, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
7. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ANY WATERMAIN CONNECTION(S) REQUIRED. THIS SHALL BE COMPLETED IN THE PRESENCE OF A DESIGNATED MUNICIPAL WATER OPERATOR AND THE SELECTED CONTRACTOR SHALL PROVE TO THE SATISFACTION OF THE CITY THAT THEY ARE COMPETENT TO PERFORM THE WORKS PRIOR TO INITIATING CONSTRUCTION.
8. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
9. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
10. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.

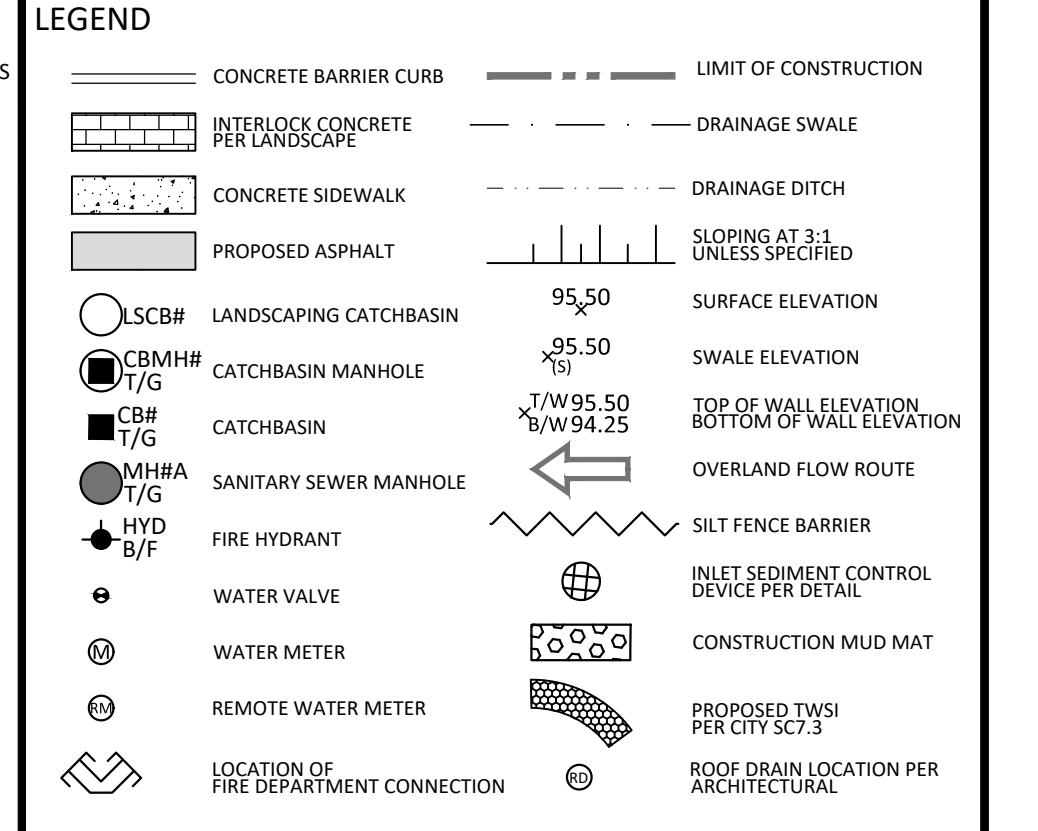
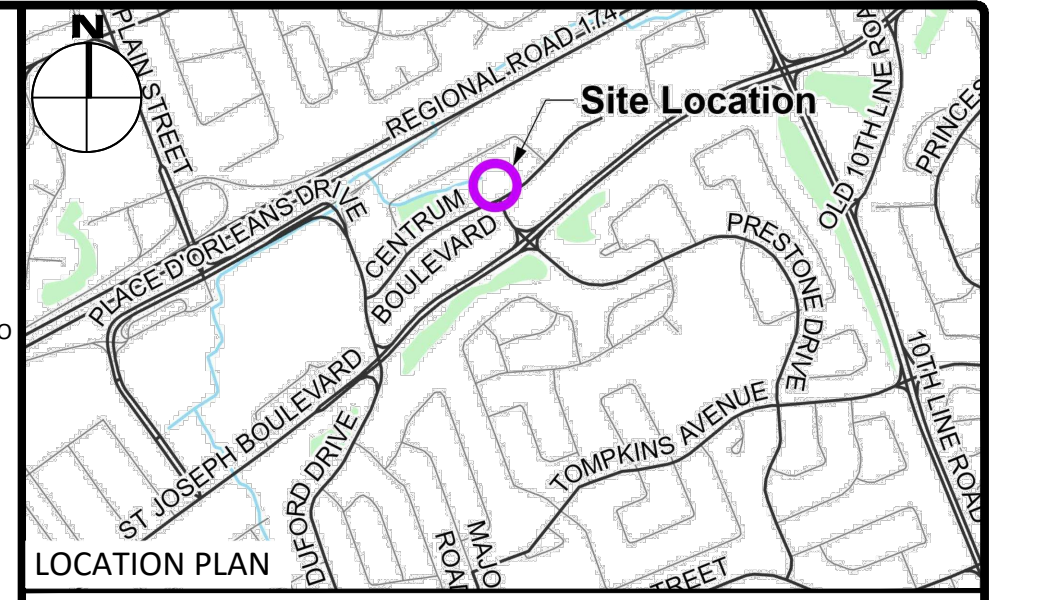
SEWER NOTES:

1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
 - 2.1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
 - 2.2. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
 - 2.3. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.
 - 2.4. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
3. SANITARY SEWERS AND CONNECTIONS 150mm AND SMALLER TO BE PVC SDR-28.
4. SEWERS AND CONNECTIONS 200mm AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
5. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.
6. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11.1.1 & S11.2.
7. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"X8" LONG MARKER.
8. CONTRACTOR TO TELEVIEW (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mm OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
9. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

LOCATION	DESCRIPTION	SEPARATION
1	EX. 203mm WTM TOP = 62.90 PROP 375mm STM SERVICE INV = 63.40	0.50
2	EX. 203mm WTM INV = 62.60 PROP 200mm SAN SERVICE TOP = 61.36	0.30
3	EX. 450mm SAN SEWER INV = 65.35 PROP 250mm STM SERVICE TOP = 64.91	0.44

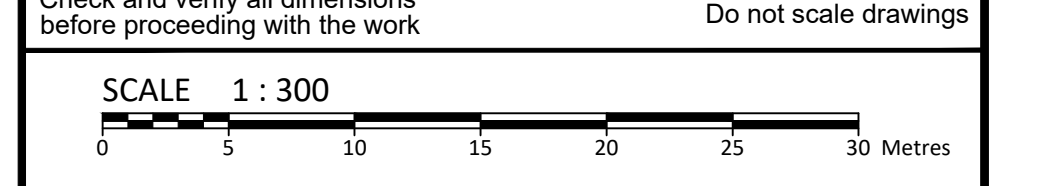
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	65.62	SE61.280		STRUC OPSD 701.010 COVER CITY 534 FRAME CITY 525

LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
200 X 150 TEE	0+100.00	65.32	62.92	2.40
VALVE	0+100.00	65.63	63.23	2.40
BLDG	0+100.00	65.65	63.25	2.40



FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revisions	Date
2	ISSUED FOR SITE PLAN CONTROL	2024-03-19
1	ISSUED FOR SITE PLAN CONTROL	2023-03-24



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LICENSED PROFESSIONAL ENGINEER
100159108
MAR 19/2024
PROVINCE OF ONTARIO

Client: **BAYVIEW ORLEANS INC**
108 CHESTNUT STREET,
TORONTO, ON M5G 1R3

Project: **MIXED-USE DEVELOPMENT**
265 CENTRUM BOULEVARD
OTTAWA ON

Drawing Title: **SITE SERVICING PLAN**

Scale: 1:300	Project Number: CCO-23-3408
Drawn By: R.R.R.	Checked By: A.M.
Designed By: R.R.R.	Drawing Number: C102

FILENAME: U:\Information\2023\CCO-23-3408\Drawings\205 Centrum Boulevard\11 - PRESENTATION.dwg
 DATE SAVED: Thursday, March 07, 2024 1:54:54 PM
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 LAST PLOTTED: Tuesday, March 19, 2024 10:52:56 AM
 PLOTTER: HP DesignJet 5000

D02-02-23-0021, D07-12-23-0033