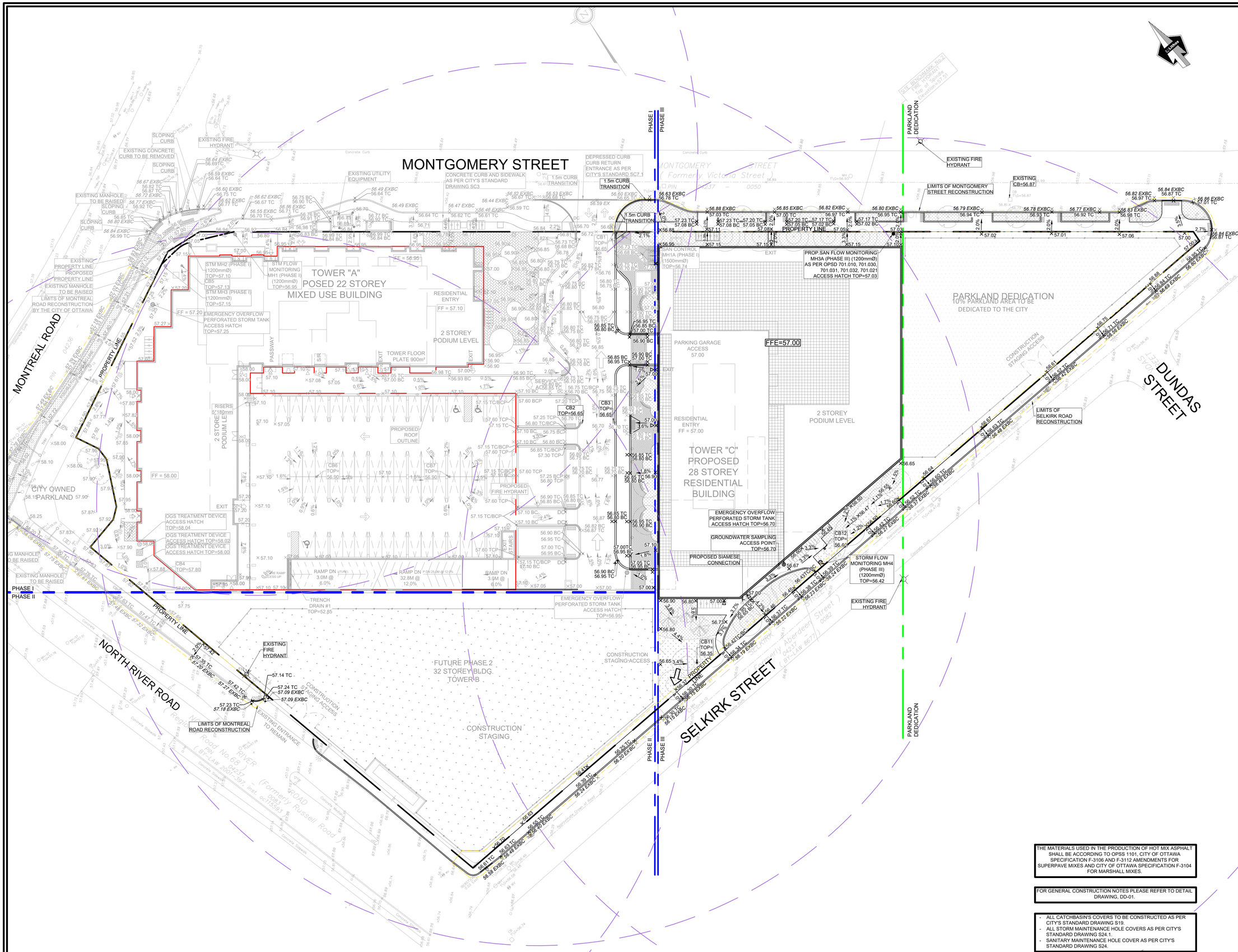
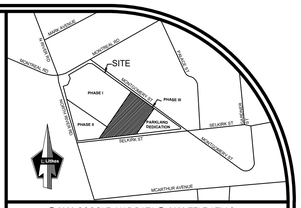




LOCATION PLAN
NTS

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PHASING LINE
- PROPOSED ROOF PERIMETER
- PROPOSED GRADE ×148.22
- EXISTING GRADE ×149.40EX
- PROPOSED GRADE (TOP OF CURB) ×148.53TC
- PROPOSED GRADE (BOTTOM OF CURB) ×148.43BC
- PROPOSED GRADE (BOTTOM OF CONCRETE PLANTER) ×148.43BCP
- PROPOSED GRADE (TOP OF CONCRETE PLANTER) ×148.43TCP
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED EMERGENCY OVERFLOW PERFORATED STORM TANK ACCESS HATCH
- PROPOSED STORM CONTROL MANHOLE ACCESS HATCH
- PROPOSED SANITARY CONTROL MANHOLE ACCESS HATCH
- EMERGENCY OVERLAND FLOW ROUTE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT COVERAGE (90m)

LIST OF DRAWINGS

SITE PLAN INFORMATION

RODERICKLAHEY ARCHITECTS INC.
56 Beech Street, Ottawa, Ontario K1S 3J6
TEL.: 613.724.9932
FAX: 613 724 1209
www.rodericklahey.ca

SURVEY INFORMATION

ANNIS, O' SULLIVAN, VOLLEBEKK LTD.
ONTARIO LAND SERVEYORS
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON K2E 7S6
T: (613) 727-0850 F: (613) 727-1079
E: Nepean@aovltd.com

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM CITY OF OTTAWA BENCHMARK No. 3465 HAVING AN ELEVATION OF 62.831m.

NO	REVISION	DATE	BY
3.	ISSUED FOR SPA	OCT 06, 2023	NM
2.	ISSUED FOR 50% CD	SEP 29, 2023	NM
1.	ISSUED FOR SPA	JUN 13, 2023	NM

LICENSED PROFESSIONAL ENGINEER
N. MOUTZOURIS
100176986
10/06/2023
PROVINCE OF ONTARIO

CITY OF OTTAWA

SITE GRADING PLAN PHASE III

RESIDENTIAL USE DEVELOPMENT
300 MONTGOMERY STREET
OTTAWA, ONTARIO

THE MATERIALS USED IN THE PRODUCTION OF HOT MIX ASPHALT SHALL BE ACCORDING TO OPSS 1101, CITY OF OTTAWA SPECIFICATION F-3106 AND F-3112 AMENDMENTS FOR SUPERPAVE MIXES AND CITY OF OTTAWA SPECIFICATION F-3104 FOR MARSHALL MIXES.

FOR GENERAL CONSTRUCTION NOTES PLEASE REFER TO DETAIL DRAWING, DD-01.

- ALL CATCHBASIN'S COVERS TO BE CONSTRUCTED AS PER CITY'S STANDARD DRAWING S19.
- ALL STORM MAINTENANCE HOLE COVERS AS PER CITY'S STANDARD DRAWING S24.1.
- SANITARY MAINTENANCE HOLE COVER AS PER CITY'S STANDARD DRAWING S24.

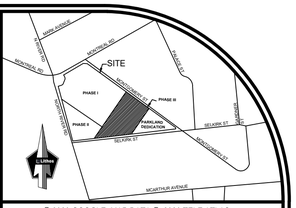
Lithos

150 Berrmomdsey Road , Toronto, Ontario M4A 1Y1

DESIGNED BY: EG	DATE: JUNE, 2021	CHECKED BY: NM
DRAWN BY: EG	PROJECT No:	APPROVED BY: NM
SCALE: 1:350	UD23-002	DRAWING No: SG-01

D07-12-21-0123

#18574



LOCATION PLAN
NTS

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- PROPOSED SANITARY CONTROL MANHOLE ACCESS HATCH
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- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT COVERAGE (90m)

LIST OF DRAWINGS

SITE PLAN INFORMATION

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56 Beech Street, Ottawa, Ontario K1S 3J6
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FAX: 613 724 1209
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LICENSED PROFESSIONAL ENGINEER
N. MOUTZOURIS
100176986
10/06/2023
PROVINCE OF ONTARIO

CITY OF OTTAWA

SITE GRADING PLAN
PHASE I-II-III (preliminary)

RESIDENTIAL USE DEVELOPMENT
300 MONTGOMERY STREET
OTTAWA, ONTARIO

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Lithos

150 Berrmomdsey Road , Toronto, Ontario M4A 1Y1

DESIGNED BY:EG	DATE: JUNE, 2021	CHECKED BY:	NM
DRAWN BY: EG	PROJECT No:	APPROVED BY:	NM
SCALE: 1:350	UD23-002	DRAWING No:	SG-02

D07-12-21-0123

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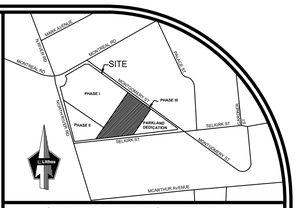

LOCATION PLAN
NTS

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PHASING LINE
- PROPOSED GROUND FLOOR PERIMETER
- EXISTING STORM
- EXISTING COMBINED
- EXISTING WATER
- EXISTING WATER (ABANDONED)
- EXISTING GAS
- EXISTING BELL
- EXISTING ROGERS'
- EXISTING HYDRO
- EXISTING TRAFFIC
- PROPOSED STORM
- PROPOSED SANITARY
- PROPOSED WATER
- PROPOSED VALVE AND BOX — V&B
- PROPOSED WATER METER — M
- PROPOSED BACK FLOW PREVENTOR — BP
- PROPOSED DETECTOR ASSEMBLY — D
- PROPOSED CATCH BASIN
- PROPOSED EMERGENCY OVERFLOW PERFORATED STORM TANK ACCESS HATCH
- PROPOSED OGS TREATMENT DEVICE ACCESS HATCH
- PROPOSED STORM CONTROL MANHOLE ACCESS HATCH
- PROPOSED SANITARY CONTROL MANHOLE ACCESS HATCH

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LICENSED PROFESSIONAL ENGINEER
N. MOUTZOURIS
100176996
10/06/2023
PROVINCE OF ONTARIO

CITY OF OTTAWA

SITE SERVICING PLAN

RESIDENTIAL USE DEVELOPMENT
300 MONTGOMERY STREET
OTTAWA, ONTARIO

NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY OF OTTAWA. CITY FORCES TO COMPLETE WATERMAIN CONNECTIONS. EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.

ALL PROPOSED STORM AND SANITARY CONTROL MANHOLES AS PER OPSD 701.010.

ALL PROPOSED CROSSING UTILITIES TO BE CONSTRUCTED AS PER CITY'S STANDARD DRAWING S10.

Lithos

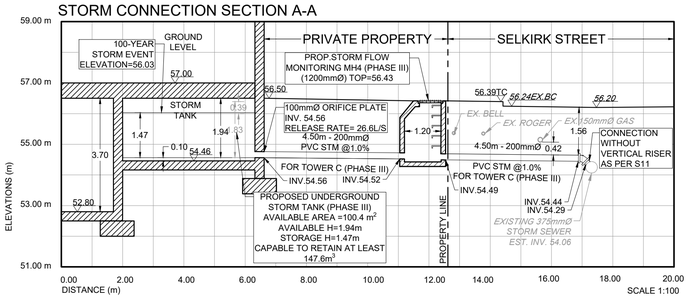
150 Bermondsey Road , Toronto, Ontario M4A 1Y1

DESIGNED BY: EG		DATE: JUNE, 2021	CHECKED BY: NM
DRAWN BY: EG		PROJECT No:	APPROVED BY: NM
SCALE: 1:250		UD23-002	DRAWING No: SS-01

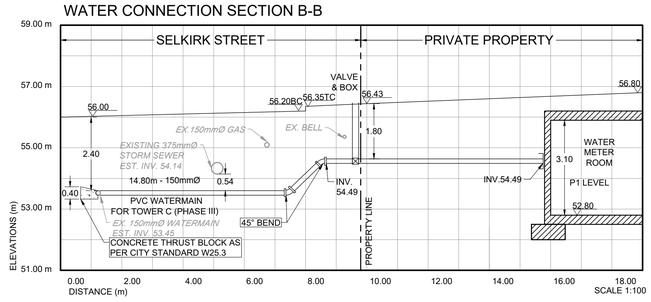
D07-12-21-0123

#18574

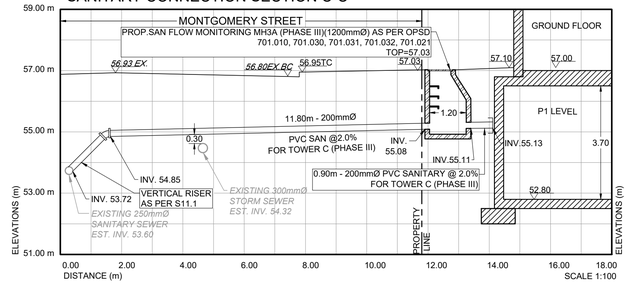
STORM CONNECTION SECTION A-A



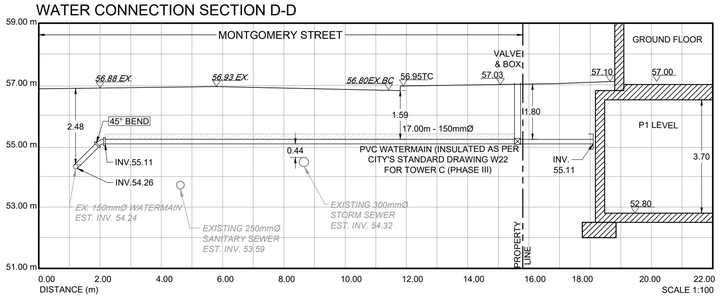
WATER CONNECTION SECTION B-B



SANITARY CONNECTION SECTION C-C



WATER CONNECTION SECTION D-D



STORM SEWERS

1. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
2. ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S6 AND S7 CLASS "B" UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
3. ALL STORM LATERALS SHALL BE PVC SDR 28, WHITE IN COLOR AND MARKED WITH A 50MMX100MM WOODEN MARKER EXTENDING FROM THE INVERT TO 1.0 M ABOVE GRADE PAINTED GREEN. HOUSE CONNECTIONS SHALL BE 2.0M MIN. BELOW FINISHED GRADE AT STREET LINE WHERE POSSIBLE. SINGLE CONNECTIONS SHALL BE 100MM DIA..
4. ALL STORM SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
5. STORM MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24, S24.1, AND S25.
6. SAFETY PLATFORMS SHALL BE IN ACCORDANCE WITH OPSD 404.02.
7. STORM SEWER MANHOLES SERVING LOCAL SEWERS LESS THAN 900MM SHALL BE CONSTRUCTED WITH A 300MM SUMP.
8. THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED ABOVE. WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADDITIONAL BEDDING, A DIFFERENT TYPE OF BEDDING OR A HIGHER PIPE STRENGTH AT HIS OWN EXPENSE AND SHALL ALSO BE RESPONSIBLE FOR EXTRA TEMPORARY AND / OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.

SANITARY SEWERS

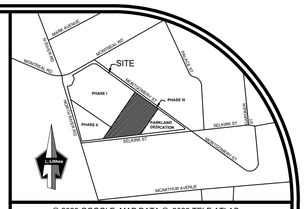
1. ALL SANITARY SEWERS SHALL BE PVC SDR 35, IPEX "RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
2. SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7 CLASS "B" BEDDING UNLESS OTHERWISE NOTED.
3. ALL SANITARY LATERALS ARE TO BE PVC SDR 28, IPEX "RING-TITE" (OR EQUIVALENT), ANY COLOR EXCEPT WHITE AND MARKED WITH A 50MMX100MM WOODEN MARKER EXTENDING FROM THE INVERT TO 1.0 M ABOVE GRADE PAINTED RED. HOUSE CONNECTIONS SHALL BE 2.75M MIN. BELOW FINISHED GRADE AT STREET LINE WHERE POSSIBLE. SINGLE CONNECTIONS SHALL BE 135MM DIA..
4. ALL SANITARY SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
5. SANITARY MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24 AND S25.
6. SAFETY PLATFORMS SHALL BE IN ACCORDANCE WITH OPSD 404.02.
7. SANITARY SEWER MANHOLES SHALL BE BENCHED AS PER OPSD 701.021.
8. SANITARY PRE-CAST MANHOLE SHALL BE CONSTRUCTED WITH A HIGHER PERCENTAGE OF SILICA FUME IN THE CONCRETE TO MAKE IT MORE DENSE AND LESS SUSCEPTIBLE TO CORROSION OR PINHOLE LEAKS.
9. FOR SANITARY MANHOLES, DEPENDING ON THE ELEVATION OF THE GROUNDWATER TABLE, AND BASED ON THE RECOMMENDATION OF THE PROJECT GEOTECHNICAL CONSULTANT, CRETEX SEALS, OR A SIMILAR PRODUCT, SHALL BE INSTALLED IN THE FIRST PRE-CAST MANHOLE SECTION TO JUST BELOW THE MANHOLE FRAME TO PREVENT INFILTRATION.

GENERAL NOTES

1. ALL SEWERS CONSTRUCTED WITH GRADES 0.5% OR LESS, SHALL BE INSTALLED WITH PIPE LASER AND CHECKED WITH LEVEL INSTRUMENTS PRIOR TO BACKFILLING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSD, IS EXCEEDED.
3. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSD 410 AND OPSS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
4. CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING NO. S8. THE SEALS SHOULD BE AT LEAST 1.5M LONG (IN THE TRENCH DIRECTION) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. GENERALLY, THE SEALS SHOULD EXTEND FROM BELOW THE FROST LINE, 1.5 TO 2.0 M BELOW FINISH GRADE, AND FULLY PENETRATE THE BEDDING, SUBBEDDING AND PIPE COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPACTABLE BROWN SILTY CLAY PLACED IN MAXIMUM 225MM THICK LOOSE LAYERS COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S SPMDD. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT STRATEGIC LOCATIONS AT NO MORE THAN 100M INTERVALS IN THE SERVICE TRENCHES.
5. ALL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL AND PROVINCIAL PRIVACY LEGISLATION INCLUDING THE CANADIAN PERSONAL INFORMATION PROTECTION AND ELECTRONIC DOCUMENTS ACT (PIPEDA). DOCUMENTATION CONFIRMING COMPLIANCE WITH THIS LEGISLATION SHALL BE MADE AVAILABLE TO THE OWNER AND SUBMITTED WITH THE PRE-CONSTRUCTION INSPECTION REPORT.

WATER SUPPLY

1. ALL PVC WATERMAINS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL.
2. WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
3. ALL PVC WATERMAINS SHALL BE INSTALLED WITH A 10 GAUGE STRANDER COPPER TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.
4. WATER SERVICES ARE TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA STD. W26 UNLESS OTHERWISE SPECIFIED. SINGLE SERVICES SHALL BE 20MM DIA. 50MM DIA COPPER SHALL BE USED FOR PARK SERVICES.
   WATER SERVICES SHALL BE MARKED WITH A "50MMX100MM", EXTENDING FROM THE INVERT TO 1.0M ABOVE GRADE PAINTED BLUE. STAND POSTS / SHUT-OFFS SHALL BE INSTALLED AT PROPERTY LINE.
5. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42.
6. CONTRACTOR TO SUPPLY HYDRANT EXTENSION TO ADJUST THE LENGTH OF HYDRANT BARREL.
7. FIRE HYDRANTS SHALL BE INSTALLED AS PER CITY OF OTTAWA STD. W19, AND LOCATED AS PER CITY STD. W18.
8. VALVE IN BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA STD. W24.
9. THRUST BLOCKING OF WATERMAIN TO BE INSTALLED AS PER CITY OF OTTAWA STD. W25.3 AND W25.4.
10. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
11. WHERE SEPARATION BETWEEN SERVICES AND MANHOLES IS LESS THAN 1.2M., WATER SERVICES ARE TO BE INSULATED AS PER CITY OF OTTAWA STD. W23.
12. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS O.25M FOR CROSSING OVER THE SEWER, AS PER CITY STD W25.2. FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.50M AS PER CITY STD. W25.
    FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.
13. ALL WATER SERVICES CROSSING SEWERS ARE TO BE INSTALLED AS PER CITY OF OTTAWA STD. W38.



LOCATION PLAN
NTS

LIST OF DRAWINGS

SITE PLAN INFORMATION

RODERICKLAHEY ARCHITECTS INC.
56 Beech Street, Ottawa, Ontario K1S 3J6
TEL.: 613.724.9932
FAX: 613 724 1209
www.rodericklahey.ca

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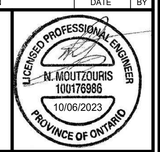

CITY OF OTTAWA

SERVICING SECTIONS

RESIDENTIAL USE DEVELOPMENT
300 MONTGOMERY STREET
OTTAWA, ONTARIO

Lithos

150 Bermomdsey Road , Toronto, Ontario M4A 1Y1

DESIGNED BY:EG	DATE: JUNE, 2021	CHECKED BY: NM
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SCALE: 1:100	UD23-002	DRAWING No: SS-02

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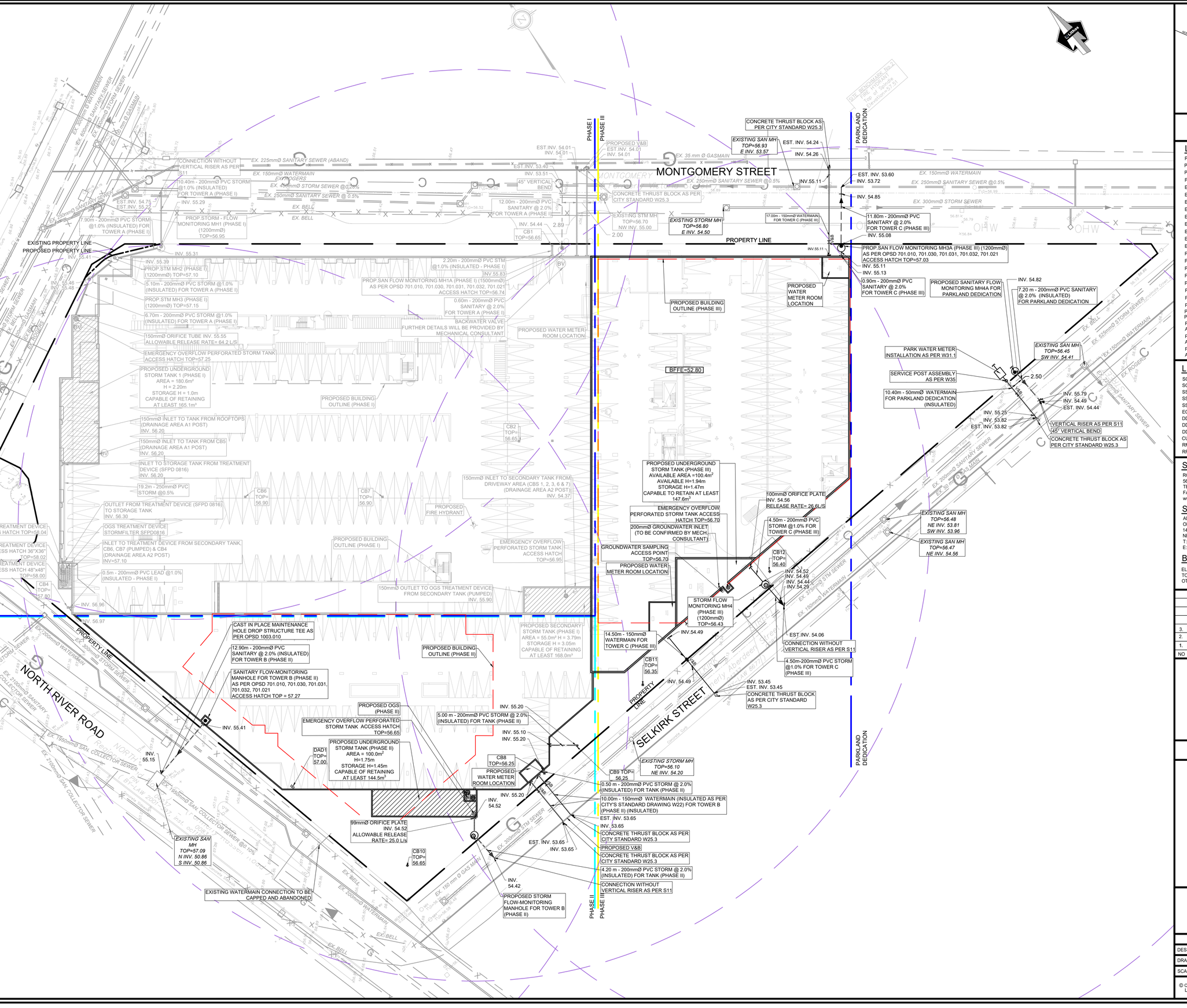
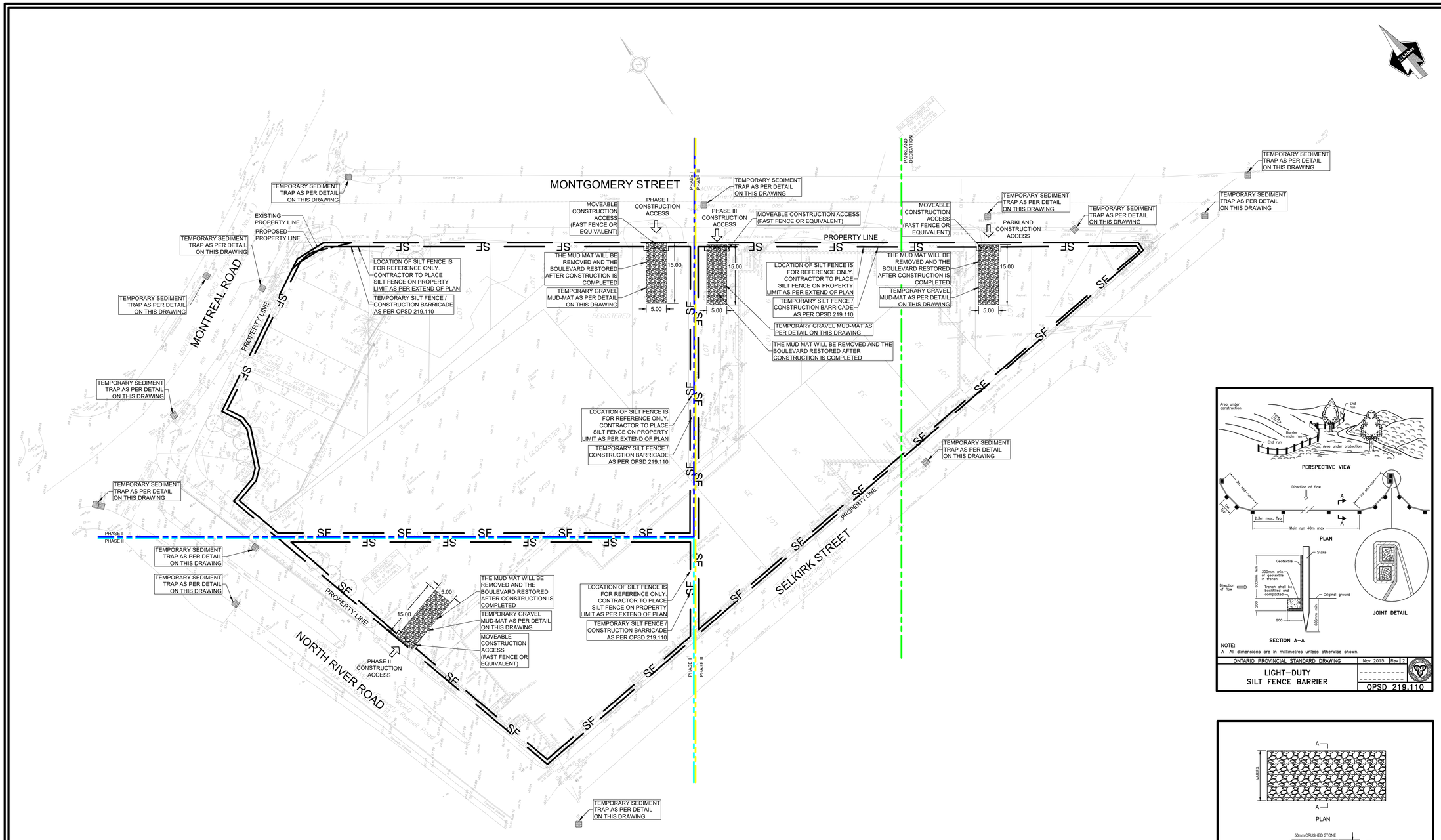
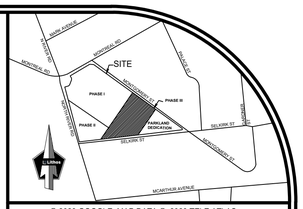

MONTREAL ROAD
NORTH RIVER ROAD
SELKIRK STREET
MONTGOMERY STREET
PROPERTY LINE
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PHASE I
PHASE II
PHASE III
PARKLAND DEDICATION
PROPOSED BUILDING OUTLINE (PHASE III)
PROPOSED BUILDING OUTLINE (PHASE II)
PROPOSED BUILDING OUTLINE (PHASE I)
PROPOSED WATER METER ROOM LOCATION
BFFE=52.80
CONCRETE THRUST BLOCK AS PER CITY STANDARD W25.3
EXISTING SAN MH TOP=56.93 E INV. 53.57
EXISTING STORM MH TOP=56.80 E INV. 54.50
SITE BENCHMARK No.2 FIRE HYDRANT Top of Bonnet Elevation=57.51
CONNECTION WITHOUT VERTICAL RISER AS PER S11
10.40m - 200mmØ PVC STORM @1.0% (INSULATED) FOR TOWER A (PHASE I)
7.90m - 200mmØ PVC STORM @1.0% (INSULATED) FOR TOWER A (PHASE I)
PROP.STORM - FLOW MONITORING MH1 (PHASE I) (1200mmØ) TOP=56.95
PROP.STM MH2 (PHASE I) (1200mmØ) TOP=57.10
5.10m - 200mmØ PVC STORM @1.0% (INSULATED) FOR TOWER A (PHASE I)
PROP.STM MH3 (PHASE I) (1200mmØ) TOP=57.15
6.70m - 200mmØ PVC STORM @1.0% (INSULATED) FOR TOWER A (PHASE I)
150mmØ ORIFICE TUBE INV. 55.55 ALLOWABLE RELEASE RATE= 64.2 L/S
EMERGENCY OVERFLOW PERFORATED STORM TANK ACCESS HATCH TOP=57.25
PROPOSED UNDERGROUND STORM TANK 1 (PHASE I) AREA = 180.6m² H = 2.20m STORAGE H = 1.0m CAPABLE OF RETAINING AT LEAST 165.1m³
150mmØ INLET TO TANK FROM ROOFTOPS (DRAINAGE AREA A1 POST) INV. 56.20
150mmØ INLET TO TANK FROM CB5 (DRAINAGE AREA A1 POST) INV. 56.20
INLET TO STORAGE TANK FROM TREATMENT DEVICE (SFPD 0816) INV. 56.20
19.2m - 250mmØ PVC STORM @0.5%
OUTLET FROM TREATMENT DEVICE (SFPD 0816) TO STORAGE TANK INV. 56.30
OGS TREATMENT DEVICE STORMFILTER SFPD0816
INLET TO TREATMENT DEVICE FROM SECONDARY TANK, CB9, CB7 (PUMPED) & CB4 (DRAINAGE AREA A2 POST) INV=57.10
0.5m - 200mmØ PVC LEAD @1.0% (INSULATED - PHASE I)
OGS TREATMENT DEVICE ACCESS HATCH TOP=58.04
OGS TREATMENT DEVICE ACCESS HATCH 36"X36" TOP=58.02
OGS TREATMENT DEVICE ACCESS HATCH 48"x48" TOP=58.00
CB4 TOP= 57.80
INV. 56.96
INV. 56.97
CAST IN PLACE MAINTENANCE HOLE DROP STRUCTURE TEE AS PER OPSD 1003.010
12.90m - 200mmØ PVC SANITARY @ 2.0% (INSULATED) FOR TOWER B (PHASE II)
SANITARY FLOW-MONITORING MANHOLE FOR TOWER B (PHASE II) AS PER OPSD 701.010, 701.030, 701.031, 701.032, 701.021 ACCESS HATCH TOP = 57.27
INV. 55.41
INV. 55.15
EXISTING SAN MH TOP=57.09 N INV. 50.86 S INV. 50.86
EXISTING WATERMAIN CONNECTION TO BE CAPPED AND ABANDONED
PROPOSED STORM FLOW-MONITORING MANHOLE FOR TOWER B (PHASE II)
PROPOSED OGS (PHASE II)
EMERGENCY OVERFLOW PERFORATED STORM TANK ACCESS HATCH TOP=56.65
PROPOSED UNDERGROUND STORM TANK (PHASE II) AREA = 100.0m² H=1.75m STORAGE H=1.45m CAPABLE OF RETAINING AT LEAST 144.5m³
DAD1 TOP= 57.00
5.00 m - 200mmØ PVC STORM @ 2.0% (INSULATED) FOR TANK (PHASE II)
INV. 55.20
INV. 55.10
INV. 55.20
CB8 TOP=56.25
PROPOSED WATER METER ROOM LOCATION
99mmØ ORIFICE PLATE INV. 54.52 ALLOWABLE RELEASE RATE= 25.0 L/s
INV. 54.52
CB10 TOP= 56.65
INV. 54.42
PROPOSED SECONDARY STORM TANK (PHASE I) AREA = 55.0m² H = 3.79m STORAGE H = 3.05m CAPABLE OF RETAINING AT LEAST 168.0m³
CB9 TOP= 56.25
0.50 m - 200mmØ PVC STORM @ 2.0% (INSULATED) FOR TANK (PHASE II)
10.00m - 150mmØ WATERMAIN (INSULATED AS PER CITY'S STANDARD DRAWING W22) FOR TOWER B (PHASE II) (INSULATED)
EST. INV. 53.65
INV. 53.65
CONCRETE THRUST BLOCK AS PER CITY STANDARD W25.3
PROPOSED V&B
CONCRETE THRUST BLOCK AS PER CITY STANDARD W25.3
4.20 m - 200mmØ PVC STORM @ 2.0% (INSULATED) FOR TANK (PHASE II)
CONNECTION WITHOUT VERTICAL RISER AS PER S11
EST. INV. 53.65
INV. 53.65
PROPOSED V&B
EST.INV. 54.01
INV. 54.01
INV. 54.01
CONCRETE THRUST BLOCK AS PER CITY STANDARD W25.3
EST. INV. 54.24
INV. 54.26
INV.55.11
EST. INV. 53.60
INV. 53.72
INV. 54.85
11.80m - 200mmØ PVC SANITARY @ 2.0% FOR TOWER C (PHASE III)
INV. 55.08
17.00m - 150mmØ WATERMAIN FOR TOWER C (PHASE III)
PROP.SAN FLOW MONITORING MH3A (PHASE III) (1200mmØ) AS PER OPSD 701.010, 701.030, 701.031, 701.032, 701.021 ACCESS HATCH TOP=57.03
INV. 55.11
INV. 55.13
0.90m - 200mmØ PVC SANITARY @ 2.0% FOR TOWER C (PHASE III)
PROPOSED SANITARY FLOW MONITORING MH4A FOR PARKLAND DEDICATION
INV. 54.82
7.20 m - 200mmØ PVC SANITARY @ 2.0% (INSULATED) FOR PARKLAND DEDICATION
EXISTING SAN MH TOP=56.45 SW INV. 54.41
PARK WATER METER INSTALLATION AS PER W31.1
SERVICE POST ASSEMBLY AS PER W35
10.40m - 50mmØ WATERMAIN FOR PARKLAND DEDICATION (INSULATED)
2.50
INV. 55.79
INV. 54.49
EST. INV. 54.44
INV. 55.25
INV. 53.82
EST. INV. 53.82
VERTICAL RISER AS PER S11
45° VERTICAL BEND
CONCRETE THRUST BLOCK AS PER CITY STANDARD W25.3
EXISTING SAN MH TOP=56.48 NE INV. 53.81 SW INV. 53.96
EXISTING SAN MH TOP=56.47 NE INV. 54.56
100mmØ ORIFICE PLATE INV. 54.56 RELEASE RATE= 26.6L/S
4.50m - 200mmØ PVC STORM @1.0% FOR TOWER C (PHASE III)
CB12 TOP= 56.40
INV. 54.52
INV. 54.49
INV. 54.44
INV. 54.29
STORM FLOW MONITORING MH4 (PHASE III) (1200mmØ) TOP=56.43
INV.54.49
14.50m - 150mmØ WATERMAIN FOR TOWER C (PHASE III)
EST.INV. 54.06
CONNECTION WITHOUT VERTICAL RISER AS PER S11
4.50m-200mmØ PVC STORM @1.0% FOR TOWER C (PHASE III)
CB11 TOP= 56.35
INV. 54.49
INV. 53.45
EST. INV. 53.45
CONCRETE THRUST BLOCK AS PER CITY STANDARD W25.3
EXISTING STORM MH TOP=56.10 NE INV. 54.20
PROPOSED UNDERGROUND STORM TANK (PHASE III) AVAILABLE AREA =100.4m² AVAILABLE H=1.94m STORAGE H=1.47m CAPABLE TO RETAIN AT LEAST 147.6m³
EMERGENCY OVERFLOW PERFORATED STORM TANK ACCESS HATCH TOP=56.70
200mmØ GROUNDWATER INLET (TO BE CONFIRMED BY MECH. CONSULTANT)
GROUNDWATER SAMPLING ACCESS POINT TOP=56.70
PROPOSED WATER METER ROOM LOCATION
PROPOSED FIRE HYDRANT
PROPOSED WATER METER ROOM LOCATION
CB1 TOP=56.65
CB2 TOP= 56.65
CB6 TOP= 56.90
CB7 TOP= 56.90
150mmØ INLET TO SECONDARY TANK FROM DRIVEWAY AREA (CBS 1, 2, 3, 6 & 7) (DRAINAGE AREA A2 POST) INV. 54.37
EMERGENCY OVERFLOW PERFORATED STORM TANK ACCESS HATCH TOP=56.95
150mmØ OUTLET TO OGS TREATMENT DEVICE FROM SECONDARY TANK (PUMPED) INV. 55.90
EST.INV. 54.01
INV. 54.01
INV. 54.01
EST.INV. 53.40
INV. 53.51
45° VERTICAL BEND
12.00m - 200mmØ PVC SANITARY @ 2.0% FOR TOWER A (PHASE I)
EXISTING STM MH TOP=56.70 NW INV. 55.00
2.89
2.00
CONCRETE THRUST BLOCK AS PER CITY STANDARD W25.3
EX. 225mmØ SANITARY SEWER (ABAND)
EX. 150mmØ WATERMAIN EX. ROGERS
EX. 450mmØ STORM SEWER @0.22%
EX. 250mmØ SANITARY SEWER @ 0.5%
EX. BELL
EX. 35 mm Ø GASMAIN
EX. 250mmØ SANITARY SEWER @0.5%
EX. 300mmØ STORM SEWER
EX. 150mmØ WATERMAIN
EX. 600mmØ WATERMAIN
EX. 600mmØ SANITARY SEWER
EX. 600mmØ STORM SEWER
EX. 750mmØ STORM SEWER
EX. 100mmØ GASMAIN
EX. ROGERS
EX. 2100mmØ SANITARY COLLECTOR SEWER
EX. 1350mmØ SAN. COLLECTOR SEWER
EX. 2100mmØ SAN COLLECTOR SEWER
EX. 1650mmØ SAN. COLLECTOR SEWER @0.10%
EX. 200mmØ WATERMAIN
EX. 200mmØ STORM SEWER
EX. 200mmØ SANITARY SEWER
EX. 150 mm Ø GAS MAIN
EX. 375mmØ STM SEWER
EX. 525mmØ STORM SEWER
EX. 150mmØ WATERMAIN
EX. 200mmØ SANITARY SEWER
EX. 50 mm Ø GAS MAIN
EX. 375mmØ STM SEWER
EX. 150mmØ WATERMAIN
EX. ROGERS
EX. 200mmØ SANITARY SEWER
EX. 50 mm Ø GAS MAIN
EX. 375mmØ STM SEWER
EX. 150mmØ WATERMAIN
EX. ROGERS
EX. 200mmØ WATERMAIN
EX. 450mmØ STORM SEWER
EX. 2100mmØ SANITARY COLLECTOR SEWER
EX. 2100mmØ SAN COLLECTOR SEWER
EX. 1650mmØ SAN. COLLECTOR SEWER @0.10%
EX. BELL
EX. 300mmØ WATERMAIN
EX. 150 mm Ø GAS MAIN
EX. 300mmØ STM SEWER
EX. 150mmØ WATERMAIN
EX. ROGERS
EX. 300mmØ STM SEWER
EX. 150mmØ WATERMAIN
EX. ROGERS





LOCATION PLAN
NTS

LEGEND

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

LIST OF DRAWINGS

SITE PLAN INFORMATION

RODERICKLAHEY ARCHITECTS INC.
56 Beech Street, Ottawa, Ontario K1S 3J6
TEL.: 613 724 9932
FAX: 613 724 1209
www.rodericklahey.ca

SURVEY INFORMATION

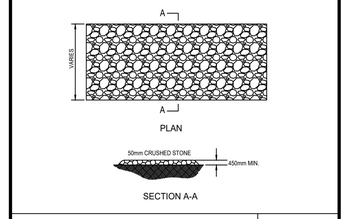
ANNIS, O' SULLIVAN, VOLLEBEKK LTD.
ONTARIO LAND SERVEYORS
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON K2E 7S6
T: (613) 727-0850 F: (613) 727-1079
E: Nepean@aovltd.com

BENCHMARK

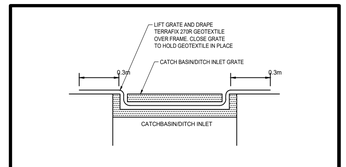
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM CITY OF OTTAWA BENCHMARK No. 3465 HAVING AN ELEVATION OF 62.831m.

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



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



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.

EROSION AND SEDIMENT CONTROL

1. TEMPORARY EROSION AND SEDIMENT CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED, BY THE CONTRACTOR, AS DIRECTED BY THE GOVERNMENTAL AUTHORITY AND LOCAL MUNICIPALITY AND SHOULD BE IN ACCORDANCE WITH THE CITY OF OTTAWA EROSION AND SEDIMENT CONTROL PLAN, MONITORING AND MEASURES STANDARD (F-1004, DATED MARCH 2014), TO CONTROL SILTATION AT ALL TIMES DURING THE LIFE OF THE PROJECT
2. THE CONTRACTOR SHALL INSTALL ALL SILTATION CONTROL MEASURES PRIOR TO THE START OF SITE WORKS AND MAINTAIN ALL SEDIMENT CONTROL DEVICES THROUGHOUT ALL CONSTRUCTION ACTIVITY TO ENSURE THAT SILT-LADEN WATER DOES NOT AT ANY TIME ENTER THE DOWNSTREAM SEWER SYSTEM, EXISTING WATER COARSE, OR ADJACENT LANDS.
3. SEDIMENT CONTROL FENCE SHALL BE AS PER DETAIL ON THIS DRAWING, OR APPROVED EQUIVALENT. SEDIMENT CONTROL FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH OPSS 805 WHERE APPROPRIATE, OR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. TEMPORARY EROSION AND SEDIMENT CONTROL SYSTEMS SHALL BE INSPECTED BY THE CONTRACTOR ON A REGULAR BASIS AND IMMEDIATELY AFTER EACH RAINFALL AND REPAIRED IF REQUIRED.
5. THE CONTRACTOR WILL BE REQUIRED TO MAINTAIN EXISTING ROADS IN A CLEAN CONDITION AT ALL TIMES.
6. THE CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION EQUIPMENT AND MACHINERY IS MAINTAINED IN GOOD OPERATING CONDITION, FREE OF LEAKS OR EXCESS OIL OR GREASE.
7. THE CONTRACTOR SHALL HAVE ALL DUE REGARD FOR THE PROTECTION OF THE ENVIRONMENT IN THE PERFORMANCE OF THE WORK AND SHALL NOT PLACE ANY MATERIALS, OR DISPOSE OF ANY MATERIALS, OR PERFORM ANY WORK IN A MANNER CONTRARY TO APPLICABLE FEDERAL, PROVINCIAL OR MUNICIPAL ENVIRONMENTAL LAWS AND REGULATIONS.
8. THE CONTRACTOR WILL BE REQUIRED TO INCORPORATE ALL PERMANENT EROSION CONTROL FEATURES INTO THE PROJECT AT THE EARLIEST PRACTICAL TIME TO MINIMIZE THE NEED FOR TEMPORARY CONTROLS.
9. ADDITIONAL CONTROLS AS DEEMED REQUIRED BY THE AUTHORITIES AND/OR THE SITEWORKS ENGINEER OF RECORD DURING CONSTRUCTION ACTIVITIES SHALL BE PROVIDED BY THE CONTRACTOR. ADDITIONAL SILT FENCING MUST BE AVAILABLE IN CASE IMMEDIATE REPAIR IS REQUIRED.
10. THE CONTRACTOR ACKNOWLEDGES THAT SURFACE EROSION AND SEDIMENT RUNOFF RESULTING FROM HIS CONSTRUCTION OPERATIONS MAY HAVE A DETRIMENTAL IMPACT ON ANY DOWNSTREAM WATERCOURSE OR SEWER, AND THAT ALL CONSTRUCTION OPERATIONS THAT MAY IMPACT UPON WATER QUALITY SHALL BE CARRIED OUT IN A MANNER THAT STRICTLY MEETS THE REQUIREMENTS OF ALL APPLICABLE LEGISLATION AND REGULATIONS AS PER THE LATEST VERSION OF THE FORMER REGION OF OTTAWA-CARLETON ON APPLICATION OF EROSION AND SEDIMENT CONTROL ON CONSTRUCTION PROJECTS.
11. THE CONTRACTOR SHALL CONSIDER CONTROL MEASURES SUCH AS LIMITING THE AMOUNT OF EXPOSED SOILS, USING FILTER CLOTHS IN CATCH BASINS OR OTHER OPEN STRUCTURES, SEDIMENTATION TRAPS OR OTHER SUCH METHODS THEY DEEM APPROPRIATE IN ORDER TO MINIMIZE THE NEGATIVE IMPACTS THEIR CONSTRUCTION ACTIVITIES WILL HAVE ON THE AREA DRAINAGE SYSTEMS AND ULTIMATELY THE RECEIVING WATER COURSE.
12. WHATEVER SYSTEM OF CONTROLS THE CONTRACTOR UTILIZES ON THE PROJECT, IT IS NECESSARY FOR THEM TO MONITOR THE EFFECTIVENESS OF THE MEASURES REGULARLY AND MAINTAIN, CLEAN, REPAIR, REPLACE OR UNDERTAKE ANY ADDITIONAL MEASURES IN ORDER TO ACHIEVE THE DESIRED RESULTS.
13. THE CONTRACTORS ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
14. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATER COURSE DURING CONSTRUCTION. THIS INCLUDES (BUT IS NOT LIMITED TO) LIMITING THE AMOUNT OF EXPOSED SOIL, USING FILTER CLOTH UNDER THE GRATES OF CATCH BASINS AND MANHOLES, AND INSTALLING SILT FENCES AND OTHER EFFECTIVE SEDIMENT TRAPS. EROSION CONTROL MEASURES SHALL ONLY BE REMOVED WHEN THE PROPOSED LANDSCAPING HAS BEEN ESTABLISHED.

NO	REVISION	DATE	BY
3.	ISSUED FOR SPA	OCT 06, 2023	NM
2.	ISSUED FOR 50% CD	SEP 29, 2023	NM
1.	ISSUED FOR SPA	JUN 13, 2023	NM

LICENSED PROFESSIONAL ENGINEER
N. MOUTZOURIS
100176986
10/06/2023
PROVINCE OF ONTARIO

CITY OF OTTAWA

EROSION CONTROL PLAN

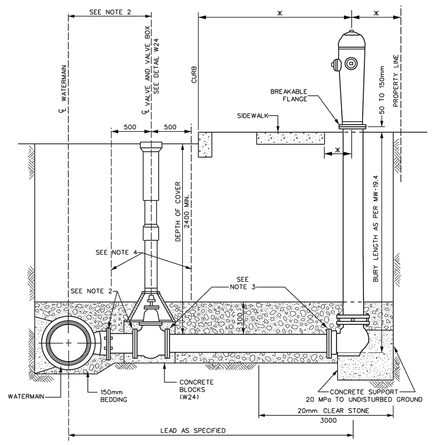
RESIDENTIAL USE DEVELOPMENT
300 MONTGOMERY STREET
OTTAWA, ONTARIO

Lithos
150 Bermondsey Road , Toronto, Ontario M4A 1Y1

DESIGNED BY: EG	DATE: JUNE, 2021		CHECKED BY: NM
DRAWN BY: EG	PROJECT No:		APPROVED BY: NM
SCALE: 1:500	UD23-002		DRAWING No: EC-01

D07-12-21-0123

#18574

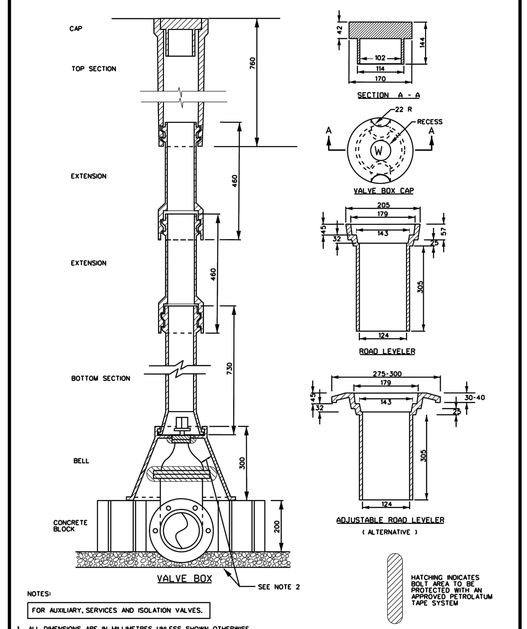


NOTES

FOR ALL WATERMANS

1. SEE DETAIL W20 FOR HYDRANTS IN DITCH AREAS.
2. FOR WATERMANS 400mm AND UNDER, LOCATE VALVE WITHIN 1.0m OF CENTRELINE. RETAINING/RESTRAINING DEVICES TO BE UTILIZED. FOR WATERMANS 600mm AND OVER, BOLT VALVE WITH FLANGED END DIRECTLY TO FLANGED TEE.
3. RETAINING/RESTRAINING DEVICES TO BE UTILIZED.
4. HYDRANT BREAKABLE FLANGE ELEVATION TO BE ESTABLISHED PRIOR TO INSTALLATION. REFER TO MW-19.4 AND F-4414.
5. SEE SPF-2120 FOR BACKFILL REQUIREMENTS IN THIS AREA.
6. ∗ SEE F-4414 FOR HYDRANT LOCATION REQUIREMENTS.
7. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.

Ottawa | HYDRANT INSTALLATION | DATE: MAY 2001 | REV. DATE: MARCH 2013 | DWG. No.: W19

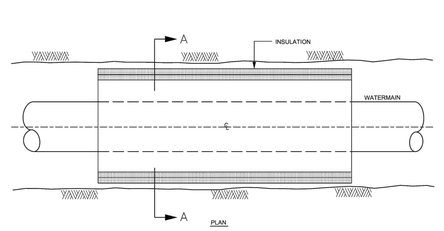


NOTES:

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.

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



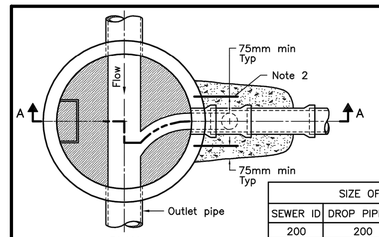
TI = THICKNESS OF INSULATION (mm)
H = DEPTH OF COVER
W = D + 300
W = WIDTH OF INSULATION (mm)
D = O.D. OF PIPE (mm)

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.

Ottawa | THERMAL INSULATION FOR WATERMAINS IN SHALLOW TRENCHES | DATE: MAY 2001 | REV. DATE: MARCH 2013 | DWG. No.: W22



SIZE OF DROP PIPE		
SEWER ID	DROP PIPE ID	APPLICATION
200	200	Storm and Sanitary
250	200	Storm and Sanitary
300	250	Storm and Sanitary
375	300	Storm and Sanitary
450	375	Storm
525	450	Storm
600	525	Storm
675	600	Storm

NOTES:

1 Concrete shall be placed to undisturbed ground and the outside face of the maintenance hole, but there shall be a minimum of 150mm of 15MPa concrete around the drop pipe.

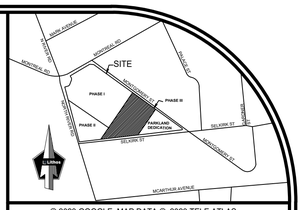
2 Concrete shall be secured to the maintenance hole with 450mm long, 13mm diameter threaded rods and drilled expansion anchors down either side of the drop pipe at 300mm centres.

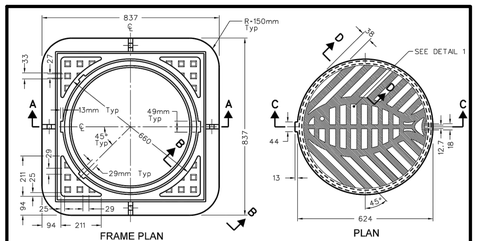
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING

CAST-IN-PLACE MAINTENANCE HOLE DROP STRUCTURE TEE

Nov 2016 | Rev 3 | OPSD 1003.010

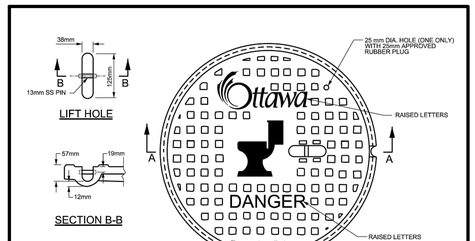

SITE
PHASE I
PHASE II
PHASE III
PARKLAND DEDICATION
MONTGOMERY
SELKIRK ST
SELKIRK ST
MCARTHUR AVENUE
MONTGOMERY ST
MONTGOMERY ST
MONTGOMERY ST



NOTES:

1. ALL DIMENSIONS SHOWN ARE FOR FINISHED CASTINGS ONLY. PATTERN MAKERS AND CASTING SHOP SHOULD MAKE ALLOWANCES ACCORDINGLY.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
3. FOR NEW CONSTRUCTION WHERE SURFACE INLETS ARE SPECIFIED.
4. COMPANIES WITH GRATE DIMENSIONS NOT EXACTLY THE SAME AS SHOWN ABOVE WILL ALSO BE CONSIDERED.
5. ALTERNATE SOLID COVER TO HAVE EYE 25mm Dia. HOLE WITH 25mm APPROVED PLUG

Ottawa	HEAVY DUTY "FISH" TYPE ROUND CATCH BASIN COVER (MODIFIED OPSD-400.07)	DATE: MAY 2005 REV. DATE: MARCH 2017 DWG. No.: S19

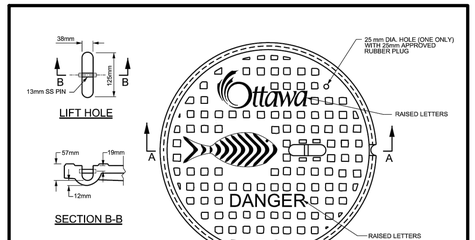


NOTES:

1. PIN TO BE SS.
2. FOR FRAME DETAIL SEE DWG No. S25.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.

N.T.S.

Ottawa	STANDARD CIRCULAR SANITARY & COMBINED MAINTENANCE HOLE COVER	DATE: MARCH 2008 REV. DATE: MARCH 2017 DWG. No.: S24

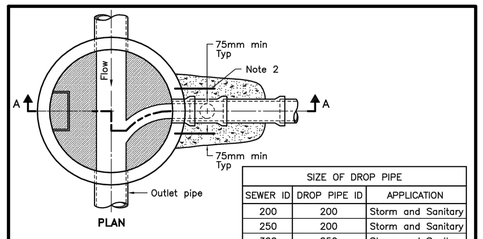


NOTES:

1. PIN TO BE SS.
2. FOR FRAME DETAIL SEE DWG No. S25.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.

N.T.S.

Ottawa	STANDARD CIRCULAR STORM MAINTENANCE HOLE COVER	DATE: MARCH 2010 REV. DATE: MARCH 2017 DWG. No.: S24.1



SIZE OF DROP PIPE		
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NOTES:

1 Concrete shall be placed to undisturbed ground and the outside face of the maintenance hole, but there shall be a minimum of 150mm of 15MPa concrete around the drop pipe.
2 Concrete shall be secured to the maintenance hole with 450mm long, 13mm diameter threaded rods and drilled expansion anchors down either side of the drop pipe at 300mm centres.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2016	Rev 3
CAST-IN-PLACE MAINTENANCE HOLE DROP STRUCTURE TEE		OPSD 1003.010

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LOCATION PLAN
NTS

LIST OF DRAWINGS

SG-01 (SITE GRADING PLAN- PHASE III)
SG-02 (SITE GRADING PLAN- PHASE I-II-III-PRELIMINARY)
SS-01 (SITE SERVICING PLAN)
SS-02 (SERVICING SECTIONS)
SS-03 (SITE SERVICING PLAN-PHASES I-II-III PRELIMINARY)
EC-01 (EROSION CONTROL PLAN)
DD-01 (DETAIL DRAWINGS)
DD-02 (DETAIL DRAWINGS)
DD-03 (DETAIL DRAWINGS)
CU-01 (COMPOSITE UTILITIES PLAN)
RM-01 (REMOVALS PLAN)
RR-01 (ROADWAY REINSTATEMENT PLAN)

SITE PLAN INFORMATION

RODERICKLAHEY ARCHITECTS INC.
56 Beech Street, Ottawa, Ontario K1S 3J6
TEL.: 613.724.9932
FAX: 613 724 1209
www.rodericklahey.ca

SURVEY INFORMATION

ANNIS, O' SULLIVAN, VOLLEBEKK LTD.
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T: (613) 727-0850 F: (613) 727-1079
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BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM CITY OF OTTAWA BENCHMARK No. 3465 HAVING AN ELEVATION OF 62.831m.

NO	REVISION	DATE	BY
3.	ISSUED FOR SPA	OCT 06, 2023	NM
2.	ISSUED FOR 50% CD	SEP 29, 2023	NM
1.	ISSUED FOR SPA	JUN 13, 2023	NM

LICENSED PROFESSIONAL ENGINEER
N. MOUTZOURIS
100176986
10/06/2023
PROVINCE OF ONTARIO

CITY OF OTTAWA

DETAIL DRAWINGS

RESIDENTIAL USE DEVELOPMENT
300 MONTGOMERY STREET
OTTAWA, ONTARIO

Lithos

150 Bermomdsey Road , Toronto, Ontario M4A 1Y1

DESIGNED BY: EG	DATE: JUNE, 2021	CHECKED BY: NM
DRAWN BY: EG	PROJECT No: UD23-002	APPROVED BY: NM
SCALE: N.T.S.		DRAWING No: DD-02

D07-12-21-0123

#18574

NOTES:

1. CURB RAMP WIDTH SHOULD MATCH SIDEWALK WIDTH, BE A MINIMUM OF 1.5m WIDE.
2. FOR CURB RAMPS SLOPE OF 2% TO 5%, MAXIMUM 8%
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
4. DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMPS 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 25mm.
5. SUBJECT TO AVOIDANCE OF MEDIANS, CROSSWALK LINES TO CENTRED ON THE CURB RAMP.
6. APPROVED 610 X WIDTH OF CURB RAMP (1500 MIN) TACTILE WALKING SURFACE INDICATOR (TWSI), RADIUS TO MATCH CURB, ALL TWSI'S SHALL HAVE 6mm WIDE AND 6mm DEEP DRAIN GROOVES AT CORNERS BETWEEN TWSI AND CURB. PANEL JOINTS MAY BE ADAPTED FOR USE IF TOUCHING. TOP OF TWSI SHALL BE ALIGNED AND LEVEL WITH ADJACENT SURFACE.
7. 150 TO 200 GAP. FOR MONOLITHIC SIDEWALK, TWSI SHALL BE 300 TO 350mm BACK FROM CURB FACE.

Ottawa	PEDESTRIAN CURB RAMP WITH BOULEVARD	DATE: MAY 2001 REV. DATE: MARCH 2017 DWG. No.: SC7

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
2. THE MAXIMUM SLOPE IS NOT TO EXCEED 2%.
3. FOR CURB RAMPS, SLOPE OF 2% TO 5%, MAXIMUM 8%.
4. EXPANSION AND DUMMY JOINTS AS PER SC5.
5. DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMPS 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 25mm.

N.T.S.

Ottawa	CONCRETE CURB AND SIDEWALK	DATE: MAY 2001 REV. DATE: MARCH 2016 DWG. No.: SC3

NOTES:

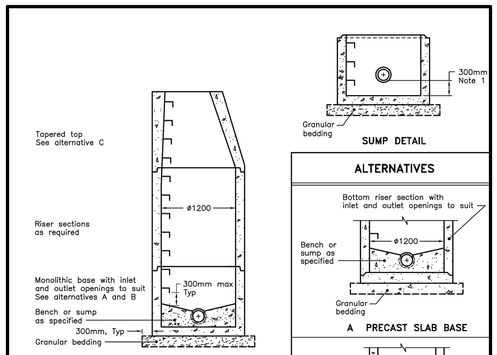
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
2. CURB DETAILS SEE SC1.1, SC1.2 AND SC1.3.
3. SIDEWALK DETAILS SEE SC2 AND SC3.
4. MAXIMUM SLOPE VARIES, SEE PRIVATE APPROACH BYLAW.
5. UNCONTROLLED INTERSECTION MEANS AN ENTRANCE NOT LOCATED AT A TRAFFIC SIGNAL OR ALL-WAY STOP CONTROL.

Ottawa	CURB RETURN ENTRANCES - UNCONTROLLED INTERSECTIONS	DATE: MARCH 2007 REV. DATE: MARCH 2021 DWG. No.: SC7.1

NOTE:

1.SLOPE OF PAVEMENT TO MEET/MATCH EXISTING GRADES AT JUNCTION. REFER TO GRADING PLAN FOR NEW CROSS SLOPE.
2.REMOVE CONTAMINATED GRANULARS

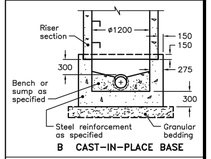
Ottawa	TITLE: ASPHALT REINSTATEMENT	DATE: JAN 2015 REV: DWG No: R25



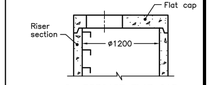
SUMP DETAIL

ALTERNATIVES

A PRECAST SLAB BASE



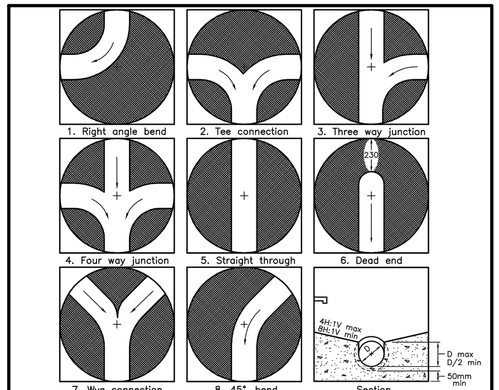
B CAST-IN-PLACE BASE



C PRECAST FLAT CAP

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

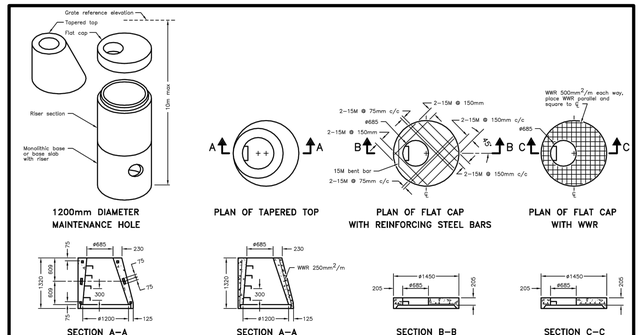


MAXIMUM SIZE HOLE IN THE WALL IN PRECAST RISER SECTIONS

Maintenance Hole Diameter	No. 1–4	No. 5 and 6	No. 8	No.7	
				Inlet Hole	Outlet Hole
1200	700	860	780	700	860
1500	860	1220	960	860	1170
1800	1220	1485	1220	1220	1485
2400	1485	2020	1760	1485	2020
3000	1930	2450	2300	1930	2450
3600	2470	3085	2730	2470	3085

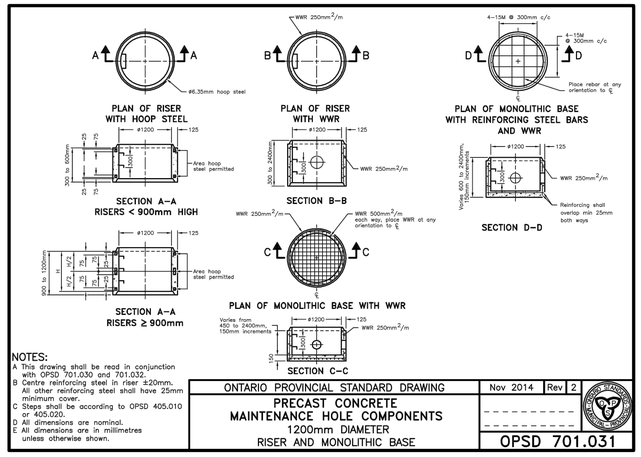
NOTES:
1 Slopes shall be maintained from the outlet hole opening for top of benching.
A Concrete for benching shall be 30MPa.
B When benching is hand–finished, it shall be given wood float finish, channel shall be given steel trowel finish.
C Benching slope and height shall be as specified.
D When specified, maintenance holes that are 1200mm in diameter with a uniform channel for 200 or 250mm pipe may be prebenched at the manufacturer with standardized benching slope and channel orientation.
E All dimensions are nominal.
F All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 4
MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES		OPSD 701.021



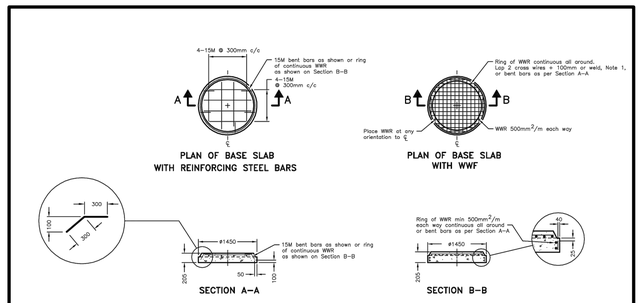
NOTES:
A This drawing shall be read in conjunction with OPSD 701.031 and 701.032.
B Centre reinforcing steel in riser ±20mm. All other reinforcing steel shall have 25mm minimum cover.
C Steps shall be according to OPSD 405.010 or 405.020.
D All dimensions are nominal.
E All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 4
PRECAST CONCRETE MAINTENANCE HOLE COMPONENTS 1200mm DIAMETER TAPERED TOP AND FLAT CAP		OPSD 701.030



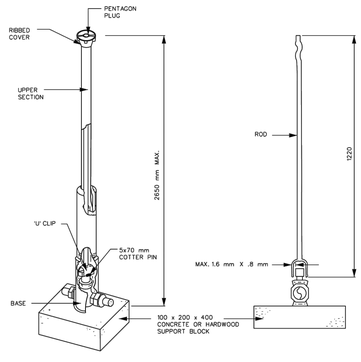
NOTES:
A This drawing shall be read in conjunction with OPSD 701.030 and 701.031.
B Centre reinforcing steel in riser ±20mm. All other reinforcing steel shall have 25mm minimum cover.
C All dimensions are nominal.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 2
PRECAST CONCRETE MAINTENANCE HOLE COMPONENTS 1200mm DIAMETER RISER AND MONOLITHIC BASE		OPSD 701.031



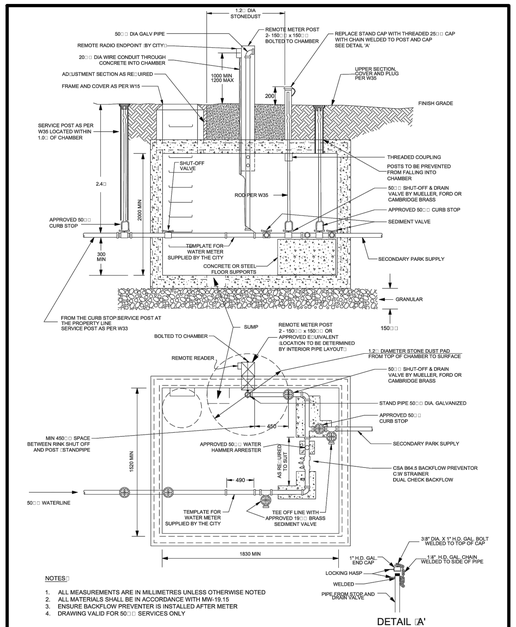
NOTES:
1 Welded splice shall develop minimum 50% yield strength of bar or wire, as applicable.
A This drawing shall be read in conjunction with OPSD 701.030 and 701.031.
B Centre reinforcing steel in riser ±20mm. All other reinforcing steel shall have 25mm minimum cover.
C All dimensions are nominal.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 2
PRECAST CONCRETE MAINTENANCE HOLE COMPONENTS 1200mm DIAMETER BASE SLAB		OPSD 701.032



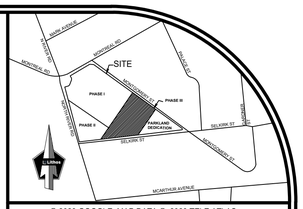
NOTES:
1. ADJUSTABLE BOX FROM 2350mm TO 2650mm.
2. SEE W26 AND W33 FOR TYPICAL SERVICE INSTALLATION.
3. MAXIMUM CLEARANCE BETWEEN OPERATING NUT AND CLIP 16mm ± .8mm.
4. REFER TO MW-19.15 FOR APPROVED SERVICE POSTS.
5. REFER TO MW-19.8 FOR ADDITIONAL REQUIREMENTS.
6. ALL DIMENSIONS ARE IN MILLIMETRES.

Ottawa	SERVICE POST ASSEMBLY FOR SERVICES UP TO 50mm	DATE: MAY 2001
		REV. DATE: MARCH 2013
		DWG. No.: W35



NOTES:
1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
2. ALL MATERIALS SHALL BE IN ACCORDANCE WITH MW-19.15
3. ENSURE BACKFLOW PREVENTER IS INSTALLED AFTER METER
4. DRAWING VALID FOR 50□□ SERVICES ONLY

Ottawa	TITLE: T□□ICAL □AR□WATER METER INSTALLATION □□□	DATE: MAR 2013
		REV: FEB 2017
		DWG No: W31□



LOCATION PLAN
NTS

LIST OF DRAWINGS

SITE PLAN INFORMATION

RODERICKLAHEY ARCHITECTS INC.
56 Beech Street, Ottawa, Ontario K1S 3J6
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NO	REVISION	DATE	BY
3.	ISSUED FOR SPA	OCT 06, 2023	NM
2.	ISSUED FOR 50% CD	SEP 29, 2023	NM
1.	ISSUED FOR SPA	JUN 05, 2023	NM

LICENSED PROFESSIONAL ENGINEER
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100176986
10/06/2023
PROVINCE OF ONTARIO

CITY OF OTTAWA

DETAIL DRAWINGS

RESIDENTIAL USE DEVELOPMENT
300 MONTGOMERY STREET
OTTAWA, ONTARIO

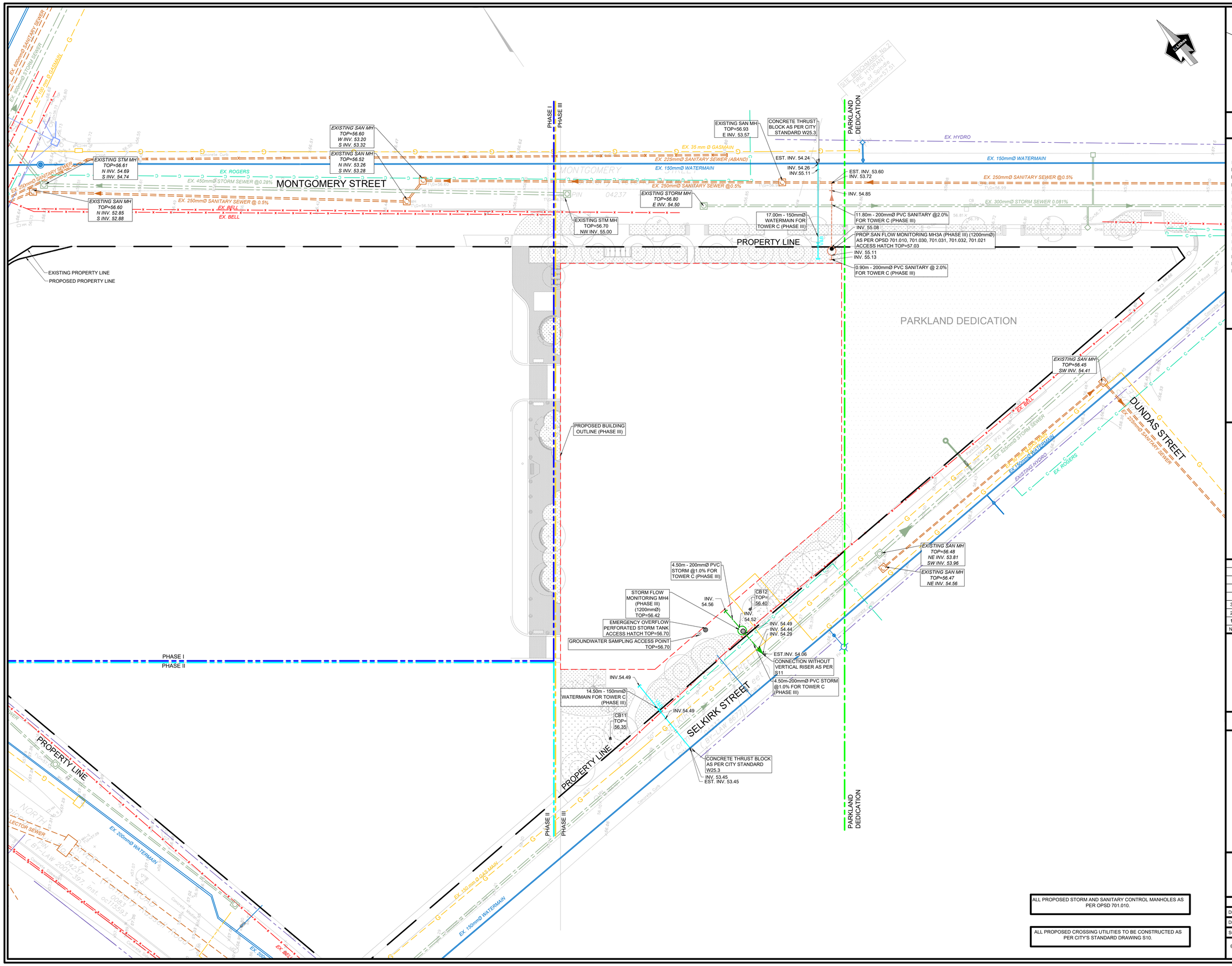
Lithos

150 Bermondsey Road , Toronto, Ontario M4A 1Y1

DESIGNED BY: EG	DATE: JUNE, 2021	CHECKED BY: NM
DRAWN BY: EG	PROJECT No:	APPROVED BY: NM
SCALE: N.T.S.		DRAWING No:
	UD23-002	DD-03

D07-12-21-0123

#18574



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LOCATION PLAN
NTS

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PHASING LINE
- PROPOSED GROUND FLOOR PERIMETER
- EXISTING STORM
- EXISTING COMBINED
- EXISTING WATER
- EXISTING WATER (ABANDONED)
- EXISTING GAS
- EXISTING BELL
- EXISTING ROGERS'
- EXISTING HYDRO
- EXISTING TRAFFIC
- PROPOSED STORM CONNECTION
- PROPOSED SANITARY CONNECTION
- PROPOSED WATER CONNECTION

LIST OF DRAWINGS

SG-01 (SITE GRADING PLAN- PHASE III)
SG-02 (SITE GRADING PLAN- PHASE I-II-III-PRELIMINARY)
SS-01 (SITE SERVICING PLAN)
SS-02 (SERVICING SECTIONS)
SS-03 (SITE SERVICING PLAN-PHASES I-II-III PRELIMINARY)
EC-01 (EROSION CONTROL PLAN)
DD-01 (DETAIL DRAWINGS)
DD-02 (DETAIL DRAWINGS)
DD-03 (DETAIL DRAWINGS)
CU-01 (COMPOSITE UTILITIES PLAN)
RM-01 (REMOVALS PLAN)
RR-01 (ROADWAY REINSTATEMENT PLAN)

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NO	REVISION	DATE	BY
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1.	ISSUED FOR SPA	JUN 13, 2023	NM

LICENSED PROFESSIONAL ENGINEER
N. MOUTZOURIS
100176986
10/06/2023
PROVINCE OF ONTARIO

CITY OF OTTAWA

COMPOSITE UTILITIES PLAN

RESIDENTIAL USE DEVELOPMENT
300 MONTGOMERY STREET
OTTAWA, ONTARIO

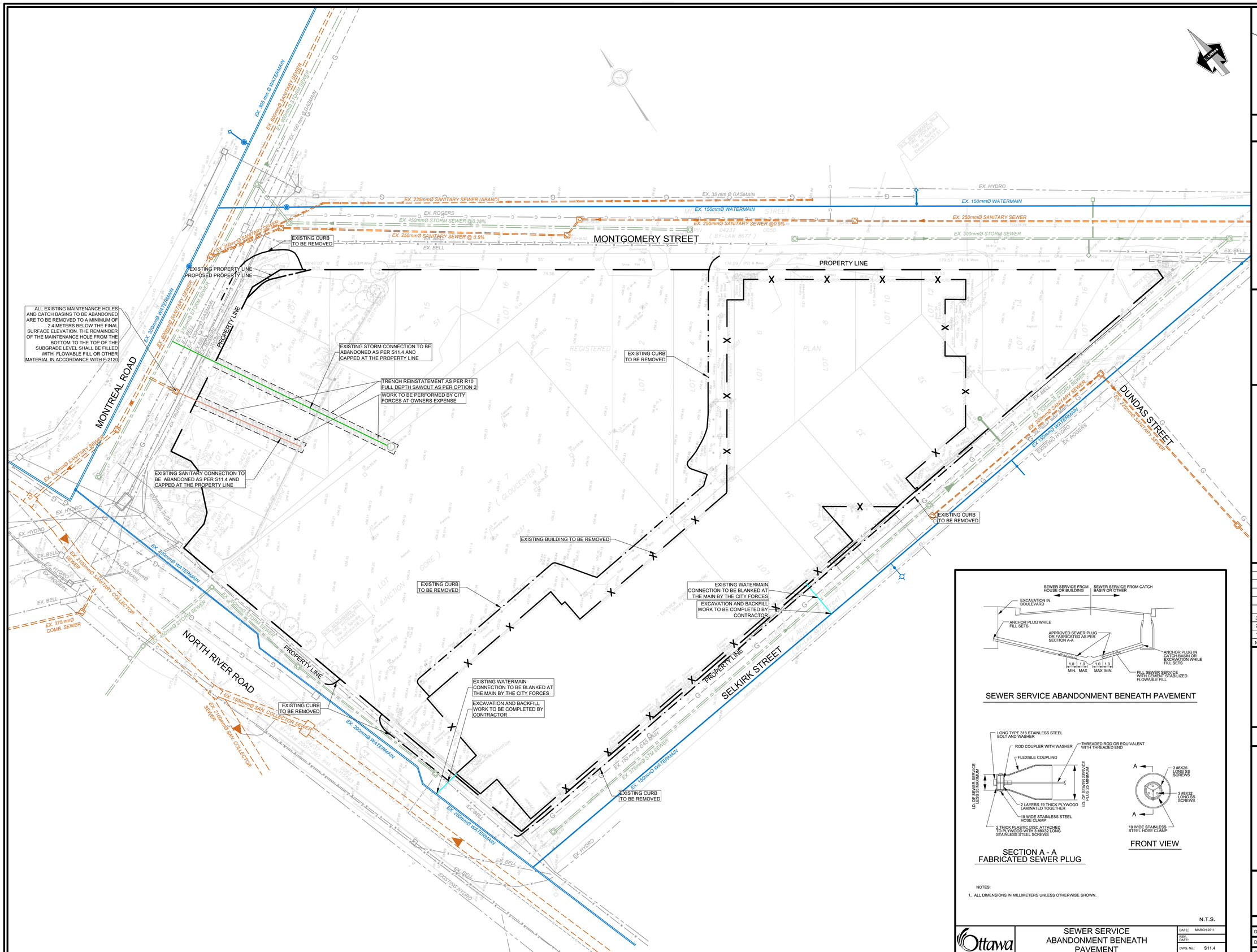
Lithos

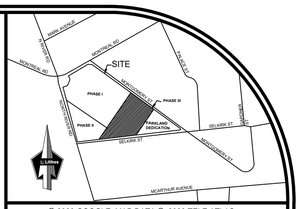
150 Bermomdsey Road , Toronto, Ontario M4A 1Y1

DESIGNED BY: EA	DATE: JUNE, 2021		CHECKED BY: NM
DRAWN BY: EA	PROJECT No:		APPROVED BY: NM
SCALE: 1:300	UD23-002		DRAWING No: CU-01

D07-12-21-0123

#18574





LOCATION PLAN
NTS

EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PHASING LINE
EXISTING STORM
EXISTING COMBINED
EXISTING WATER
EXISTING WATER (ABANDONED)
EXISTING GAS
EXISTING BELL
EXISTING ROGERS'
EXISTING HYDRO
EXISTING TRAFFIC
EXISTING STORM CONNECTION
EXISTING SANITARY CONNECTION
EXISTING WATERMAIN CONNECTION
EXISTING CURB TO BE REMOVED
EXISTING BUILDING TO BE REMOVED

LIST OF DRAWINGS

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1.	ISSUED FOR SPA	JUN 13, 2023	NM

SEWER SERVICE ABANDONMENT BENEATH PAVEMENT

SECTION A - A
FABRICATED SEWER PLUG

FRONT VIEW

NOTES:
1. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE SHOWN.

N.T.S.

Ottawa | SEWER SERVICE ABANDONMENT BENEATH PAVEMENT | DATE: MARCH 2011 | REV. DATE: | DWG. No.: S11.4

LICENSED PROFESSIONAL ENGINEER
N. MOUTZOURIS
100176986
10/06/2023
PROVINCE OF ONTARIO

CITY OF OTTAWA

REMOVALS PLAN

RESIDENTIAL USE DEVELOPMENT
300 MONTGOMERYSTREET
OTTAWA, ONTARIO

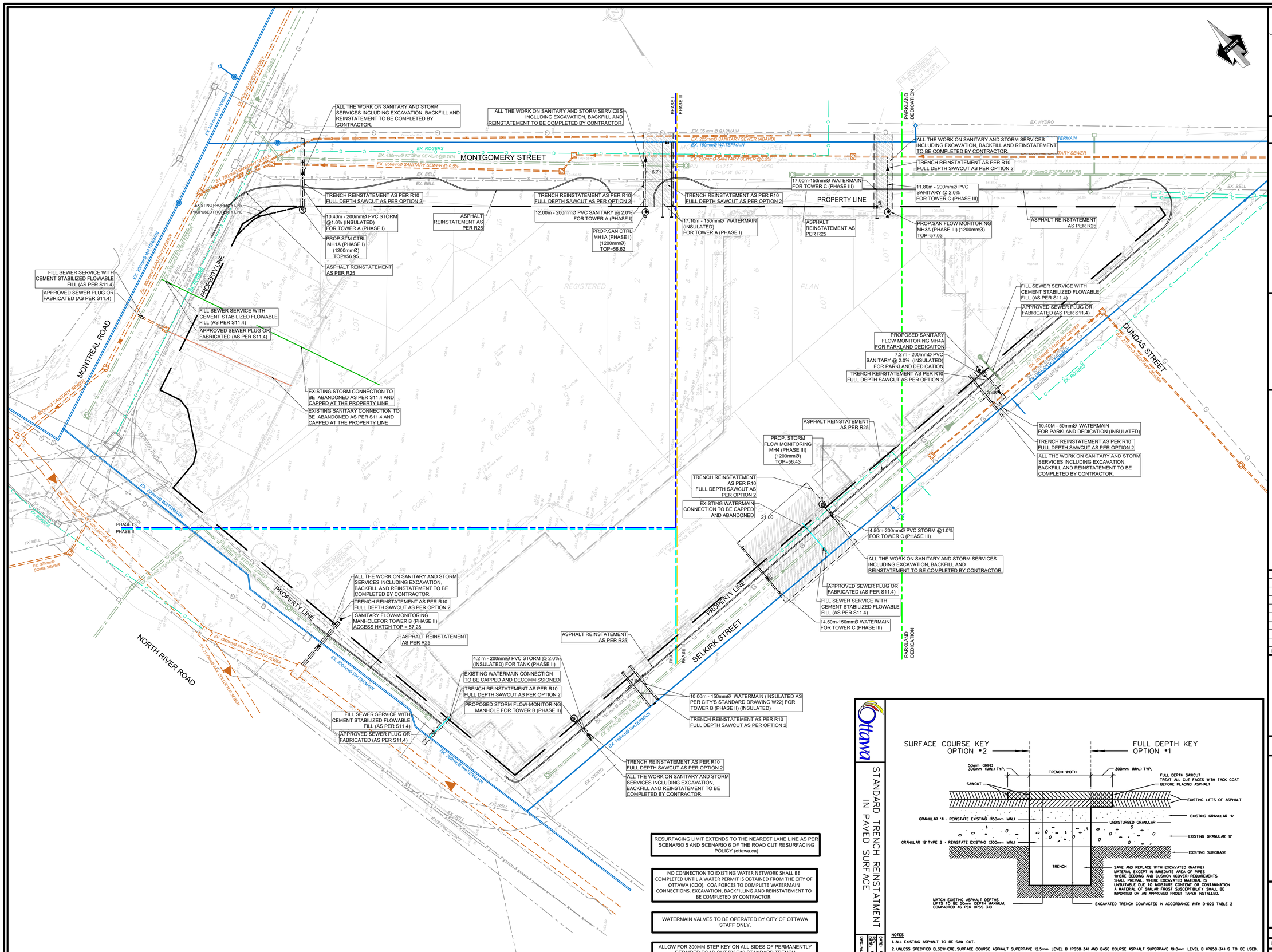
Lithos

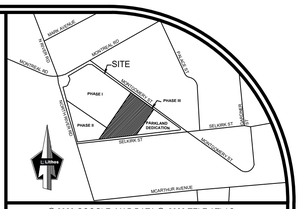
150 Bermomdsey Road , Toronto, Ontario M4A 1Y1

DESIGNED BY: DS	DATE: DECEMBER, 2021	CHECKED BY: NM	
DRAWN BY: DS	PROJECT No:	APPROVED BY: NM	
SCALE: 1:400	UD23-002	DRAWING No:	RM-01

D07-12-21-0123

#18574





LOCATION PLAN
NTS

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PHASING LINE
- EXISTING STORM
- EXISTING COMBINED
- EXISTING WATER
- EXISTING WATER (ABANDONED)
- EXISTING GAS
- EXISTING BELL
- EXISTING ROGERS'
- EXISTING HYDRO
- EXISTING TRAFFIC
- PROPOSED STORM CONNECTION
- PROPOSED SANITARY CONNECTION
- PROPOSED WATER CONNECTION
- EXISTING STORM CONNECTION
- EXISTING SANITARY CONNECTION
- EXISTING WATERMAIN CONNECTION
- PROPOSED CURB

LIST OF DRAWINGS

SITE PLAN INFORMATION

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1.	ISSUED FOR SPA	JUN 13, 2023	NM

LICENSED PROFESSIONAL ENGINEER
N. MOUTZOURIS
100176986
10/06/2023
PROVINCE OF ONTARIO

CITY OF OTTAWA

ROADWAY REINSTATEMENT PLAN

RESIDENTIAL USE DEVELOPMENT
300 MONTGOMERY STREET
OTTAWA, ONTARIO

STANDARD TRENCH REINSTATMENT IN PAVED SURFACE

DWG. No.: R10 | DATE: MARCH 2017 | DATE: MAY 2001

NOTES
1. ALL EXISTING ASPHALT TO BE SAW CUT.
2. UNLESS SPECIFIED ELSEWHERE, SURFACE COURSE ASPHALT SUPERPAVE 12.5mm LEVEL B (PG58-34) AND BASE COURSE ASPHALT SUPERPAVE 19.0mm LEVEL B (PG58-34) IS TO BE USED.
3. UNLESS SPECIFIED ELSEWHERE, WHERE EXISTING PAVEMENT STRUCTURE EXCEEDS 150mm IN DEPTH, ASPHALT REINSTATEMENT SHALL BE 150mm AND GRANULAR "A" FOR THE REMAINDER.
4. UNLESS SPECIFIED ELSEWHERE, WHERE AN UNDERLYING LAYER OF CONCRETE PAVEMENT EXISTS, REINSTATEMENT SHALL CONSIST OF 150mm OF SUPERPAVE 19.0mm LEVEL B (PG58-34) COMPACTED IN LIFTS.
5. UNLESS SPECIFIED ELSEWHERE, HOT MIX ASPHALT PLACEMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH F-3130.

Lithos

150 Bermondsey Road , Toronto, Ontario M4A 1Y1

DESIGNED BY: DS	DATE: DECEMBER, 2021	CHECKED BY: NM	
DRAWN BY: DS	PROJECT No: UD23-002	APPROVED BY: NM	
SCALE: 1:400		DRAWING No: RR-01	

D07-12-21-0123

#18574