

GENERAL

- 1. DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS.
2. ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE: CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE CONSULTANT.
3. THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBJECT LANDS IS TO BE UNDERTAKEN AT CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO HYDRO, BELL, CABLE TV, AND CONSUMERS GAS LINES.
5. ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS, ELEVATIONS, LAYOUT AND REMOVALS. REFER TO LANDSCAPE PLAN FOR LANDSCAPED DETAILS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. TOPOGRAPHIC SURVEY COMPLETED AND PROVIDED BY FARLEY, SMITH & DENIS SURVEYING LTD. DATED JUNE 7, 2023. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
8. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. VERIFY THAT JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED.
9. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR DRAIN OUTLETS ARE PROVIDED.
10. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.
11. ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. EXISTING PARKING LOT SHALL BE RE-ASPHALTED AT EXISTING GRADES EXCEPT AS NOTED TO EVEN OUT GRADES. ALL RESTORATION SHALL BE COMPLETED WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION.
12. ABUTTING PROPERTY GRADES TO BE MATCHED.
13. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION, INCLUDING WATER PERMIT AND ROAD CUT PERMIT.
14. MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
15. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
16. AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
17. PRIOR TO CONSTRUCTION, A GEOTECHNICAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUB-SURFACES FOR FOOTINGS, SERVICES AND PAVEMENT STRUCTURES.
18. CONTRACTOR TO OBTAIN POST-CONSTRUCTION TOPOGRAPHIC SURVEY PERFORMED BY CERTIFIED OLS OR P.ENG. CONFIRMING COMPLIANCE WITH DESIGN GRADING AND SERVICING. SURVEY IS TO INCLUDE LOCATION AND INVERTS FOR BURIED UTILITIES.
19. PROVIDE CCTV FOLLOWING REPORT FOR ALL SEWERS AND CATCHBASIN LEADS 200MM DIAMETER AND LARGER. REPEAT CCTV INSPECTION INSPECTION RECTIFICATION OF ANY DEFICIENCIES.
20. REPORT REFERENCES
20.1. ST. PATRICK'S HOME 2865 RIVERSIDE DRIVE STORMWATER MANAGEMENT REPORT, PREPARED BY NOVATECH, PROJ NO.R-2010-121, OCTOBER 29, 2010.
20.2. GEOTECHNICAL INVESTIGATION REPORT FOR ST. PATRICK'S HOME OF OTTAWA, PREPARED BY STANTEC, PROJ NO.121624271, OCTOBER 2022.
20.3. 2685 RIVERSIDE DRIVE - ADEQUACY OF PUBLIC SERVICES, PREPARED BY NOVATECH, APRIL 15, 2021.
20.4. ST. PATRICK'S HOME DEVELOPMENT SERVICING REPORT, PREPARED BY WSP, APRIL 26, 2024.
20.5. ST. PATRICK'S HOME DEVELOPMENT SWM REPORT, PREPARED BY WSP, JUNE 21, 2024.

PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

- 1. CONTRACTOR TO REINSTATE ROAD CUTS AS PER CITY OF OTTAWA DETAIL R10.
2. GEOTECHNICAL INVESTIGATION REPORT - FOR ST. PATRICK'S HOME OF OTTAWA, PREPARED BY STANTEC, PROJ NO.121624271, OCTOBER 2022
3. CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL CONSULTANT PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
4. FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
5. CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
6. GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR B PLACEMENT.
7. CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
8. ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR A PLACEMENT.
9. CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
10. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE CONSULTANT WITH VERIFICATION PRIOR TO PLACEMENT.
11. ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY CONSULTANT. CONSULTANT TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
12. PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESS) TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT.

STORM SEWERS AND STRUCTURES

- 1. ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW STORM SEWERS, SERVICES AND CB LEADS.
2. STORM SEWERS 450mm DIAMETER AND SMALLER SHALL BE PVC SDR-35, WITH RUBBER GASKET PER CSA A-257.3.
3. STORM SEWER LARGER THAN 450mm SHALL BE REINFORCED CONCRETE CLASS 1000.
4. SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
5. ALL STORM MANHOLES TO BE AS PER STORM STRUCTURE TABLE.
6. ANY NEW OR EXISTING STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.
7. ALL CATCHBASIN LEADS TO BE MINIMUM 200mm DIAMETER AT MINIMUM 1.0% SLOPE UNLESS OTHERWISE SPECIFIED.
8. STORM CATCHBASINS AS PER OPSD 705.010 AND FRAME/COVER AS PER CITY STANDARD DRAWINGS S19. STORM CBMHS AS INDICATED IN TABLE WITH SUMP, ADJUSTMENT SECTIONS SHALL BE AS PER OPSD 704.010.
9. INSTALLATION OF FLOW CONTROL ICDS TO BE VERIFIED BY QUALITY VERIFICATION ENGINEER RETAINED BY CONTRACTOR.
10. PROVIDE BACKWATER VALVE ON FOUNDATION DRAIN, STORM DISCHARGE, AND OVERFLOW DISCHARGE PER S14
11. ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS TO HAVE 150 MMØ PERFORATED PIPE FOR 3.0M ON ALL AVAILABLE SIDES AT AN ELEVATION OF 300mm BELOW SUBGRADE LEVEL AS PER CITY OF OTTAWA STANDARD DRAWING 'R1'

SANITARY SEWER AND STRUCTURES

- 1. ALL SANITARY SEWER, SANITARY SEWER APPURTENANCES AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW SANITARY PIPING.
2. SANITARY SEWER PIPE SIZE 150mm DIAMETER AND GREATER TO BE PVC SDR-35 (UNLESS SPECIFIED OTHERWISE) WITH RUBBER GASKET TYPE JOINTS IN CONFORMANCE WITH CSA B-182.2.3.4.
3. SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
4. ALL SANITARY MANHOLES 1200mm IN DIAMETER TO BE AS PER OPSD 701.01. FRAME AND COVER TO BE AS PER CITY OF OTTAWA STANDARD S25 AND S24.
5. MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES AS PER THE OPSD 701.021
6. ANY SANITARY SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.
7. PROVIDE BACKWATER VALVE FOR BUILDING SANITARY SERVICES PER S14.1

WATERMAIN

- 1. ALL WATERMAIN AND WATERMAIN APPURTANANCES, MATERIALS, CONSTRUCTION AND TESTING METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND MINISTRY OF ENVIRONMENT STANDARDS AND SPECIFICATIONS.
2. ALL WATERMAIN 300mm DIAMETER AND SMALLER TO BE POLY VINYL CHLORIDE (PVC) CLASS 150 DR 18 MEETING AWWA SPECIFICATION C900.
3. ALL WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m BELOW FINISHED GRADE. WHERE WATERMANS CROSS OVER OTHER UTILITIES, A MINIMUM 0.30m CLEARANCE SHALL BE MAINTAINED; WHERE WATERMANS CROSS UNDER OTHER UTILITIES, A MINIMUM 0.50m CLEARANCE SHALL BE MAINTAINED. WHERE THE MINIMUM SEPARATION CANNOT BE ACHIEVED, THE WATERMAIN SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25 AND W25.2. WHERE 2.4m MINIMUM DEPTH CANNOT BE ACHIEVED, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W22. WHERE A WATERMAIN IS IN CLOSE PROXIMITY TO AN OPEN STRUCTURE, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W23.
4. CONCRETE THRUST BLOCKS AND MECHANICAL RESTRAINTS ARE TO BE INSTALLED AT ALL TEES, BENDS, HYDRANTS, REDUCERS, ENDS OF MAINS AND CONNECTIONS 100mm AND LARGER, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS W25.3 & W25.4.
5. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS AS PER CITY OF OTTAWA STANDARD W40 & W42.
6. ALL VALVES AND VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARD.
7. FIRE HYDRANT LOCATION AND INSTALLATION AS PER CITY OF OTTAWA STANDARD W18 & W19. CONTRACTOR TO PROVIDE FLOW TEST AND PAINTING OF NEW HYDRANT IN ACCORDANCE WITH CITY STANDARDS.
8. IF WATER MAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.

Recommended Pavement Structure

Table with 4 columns: Location, Asphalt Thickness, Base Thickness OPSS Granular A (mm), Subbase Thickness Granular B Type II (mm). Rows include Standard Duty Parking Areas and Heavy Duty Parking.

EROSION AND SEDIMENT CONTROL

- ** CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES. **
1. PRIOR TO START OF CONSTRUCTION:
1.1. INSTALL SILT FENCE IN LOCATION SHOWN.
1.2. INSTALL SILT SACK FILTERS IN ALL THE CATCHBASINS AND MANHOLES TO REMAIN DURING CONSTRUCTION WITHIN THE SITE.
1.3. INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.
1.4. INSTALL MUD MAT AT CONSTRUCTION ENTRANCES.
2. DURING CONSTRUCTION:
2.1. MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE AND IMPACTS TO EXISTING GRADING.
2.2. PERIMETER VEGETATION TO REMAIN IN PLACE UNTIL PERMANENT STORM WATER MANAGEMENT IS IN PLACE. OTHERWISE, IMMEDIATELY INSTALL SILT FENCE WHEN THE EXISTING SITE IS DISTURBED AT THE PERIMETER.
2.3. PROTECT DISTURBED AREAS FROM OVERLAND FLOW BY PROVIDING TEMPORARY SWALES TO THE SATISFACTION OF THE FIELD ENGINEER. TIE-IN TEMPORARY SWALE TO EXISTING C/S AS REQUIRED.
2.4. PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED WITHIN 30 DAYS.
2.5. INSPECT SILT FENCES, FILTER FABRIC FILTERS AND CATCH BASIN SUMPS WEEKLY AND WITHIN 24 HOURS AFTER A STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY. DOWNSTREAM STORM INFRASTRUCTURE SHALL BE PROTECTED FROM UNFILTERED RUNOFF DURING ON-SITE STORM INFRASTRUCTURE DEMOLITION.
2.7. DRAWING TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION.
2.8. EROSION CONTROL FENCING TO BE ALSO INSTALLED AROUND THE BASE OF ALL STOCKPILES. DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE, OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED. ALL TOPSOIL PILES ARE TO BE SEEDDED IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS).
2.10. CONTROL WIND-BLOWN DUST OFF SITE BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERING AS REQUIRED AND TO THE SATISFACTION OF THE ENGINEER).
2.11. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE FIELD ENGINEER.
2.12. CITY ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING AS REQUIRED.
2.13. DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPPED.
2.14. ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
2.15. TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ADJUTING PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED.
2.16. ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
2.17. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

EXISTING LEGEND:

- EXISTING CURB
EXISTING BOTTOM OF SLOPE
EXISTING TOP OF SLOPE
MAJOR CONTOURS
MINOR CONTOURS
EXISTING OVERHEAD WIRE
EXISTING GUY ANCHOR
EXISTING WATERMAIN
EXISTING STORM SEWER
EXISTING SANITARY SEWER
EXISTING GAS
EXISTING UNDERGROUND
EXISTING CABLE
EXISTING SWALE
EXISTING FENCE
PROPERTY BOUNDARY
SITE TEMPORARY BENCH MARK
BOREHOLE LOCATION
EXISTING UTILITY POLE
EXISTING ROAD SIGN
EXISTING CULVERT
EXISTING ASPHALT PAVING
EXISTING SIDEWALK
EXISTING BUILDING
EXISTING SANITARY MANHOLE
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING ELEVATION
BOREHOLE

PROPOSED LEGEND:

- NEW BARRIER CURB
NEW WATERMAIN
NEW STORM SEWER
NEW HDPE SUBDRAIN
NEW SANITARY SEWER
NEW TOP OF SLOPE
NEW BOTTOM OF SLOPE
NEW 100mm LINE PAINTING
HIGH POINT/LOW POINT
DRAINAGE SWALE & DIRECTION
UNDERGROUND CONDUIT
NEW FENCE
PROPOSED 100YR POND LIMIT
NEW STORM MANHOLE
NEW CATCH BASIN/DITCH INLET
NEW SANITARY MANHOLE
NEW LANDSCAPE CATCH BASIN
NEW WATERMAIN VALVE
NEW TWISI
NEW BUILDING ENTRANCE
NEW SIGN
NEW BOLLARD LIGHT
NEW LIGHT STANDARD
NEW PAVEMENT ELEVATION
NEW LANDSCAPED ELEVATION
NEW BUILDING ELEVATION
NEW SWALE ELEVATION
EXISTING ELEVATION
NEW HEAVY DUTY ASPHALT
NEW LIGHT DUTY ASPHALT
NEW PARTIAL DEPTH ASPHALT
NEW CONCRETE SIDEWALK
NEW RIVER STONE
NEW PAVERS
NEW BUILDING
NEW TREES

REMOVALS LEGEND:

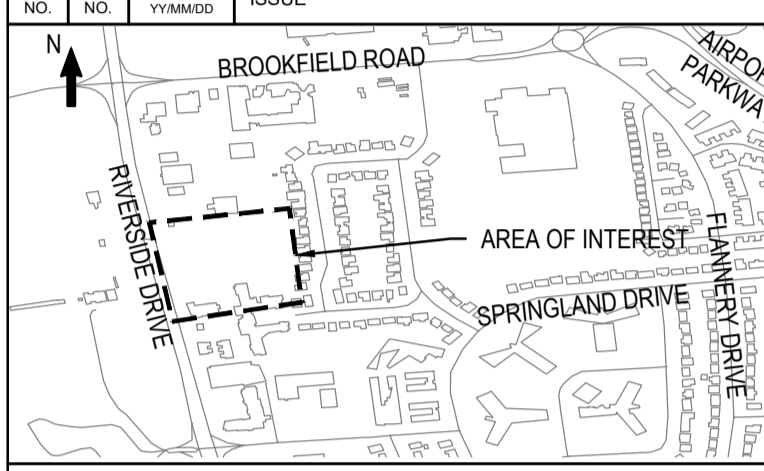
- BUILDING EXCAVATION LIMITS
CURB REMOVAL
STORM REMOVAL
UG REMOVAL
TREE PROTECTION
FULL DEPTH ASPHALT REMOVAL
MILLING
CONCRETE REMOVAL
ASPHALT SIDEWALK REMOVAL
TYPICAL REMOVAL

ESC LEGEND:

- LIGHT DUTY SILT FENCE (OPSD 219.110)
FILTER CLOTH PROTECTION
MUD MAT
STRAW BALE CHECK DAM



Revision table with columns: No., Date, Description. Entries include 5 (24/07/08) ISSUED FOR FINAL SITE PLAN CONTROL, 4 (24/04/20) RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION, 3 (24/04/15) RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION, 2 (24/01/23) ISSUED FOR SITE PLAN CONTROL REVIEW, 1 (23/08/20) ISSUED FOR COSTING, 0 (22/10/07) ISSUED FOR CONCEPT DESIGN

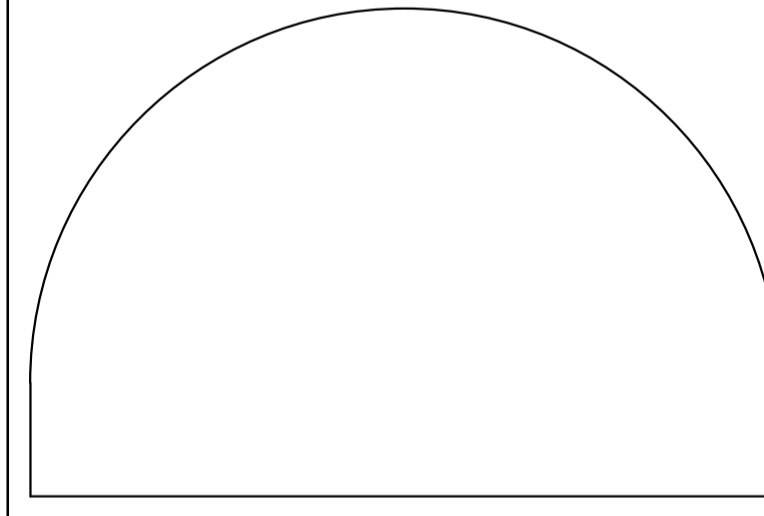


BEARING NOTE: BEARING ARE GRID, DERIVED FROM THE CAN NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 1917025 AND 1980801. CENTRAL MERIDIAN, 79° 00' WEST. CONVERSION WITHIN 5.9 INADEQ (ORIGINAL). SITE BENCHMARK 1 N 6205985 730 E 38847 808 ELEVATION=89.24. SITE BENCHMARK 2 N 6205987 857 E 38824 569 ELEVATION=89.94

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Licensed Professional Engineer D. B. YANG 100230568, 2024-07-08, PROVINCE OF ONTARIO



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PROJECT TITLE/TITRE DU PROJET: ST. PATRICK'S HOME NEW SENIOR APARTMENT BUILDING, 2865 RIVERSIDE DR #226 OTTAWA, ONTARIO K1V 8N5

NOTES AND DETAILS

Scale and drawing info table: SCALE AS SHOWN, PROJ. No 221-08396-00, ISSUE No 5, REV. No 0, DRAWN BY JT, CHECKED BY DY, DATE JULY 2024, ACAD FILE/FICHER: CO

Plot Date: 08/07/2024 Plot Time: 12:42:16 PM Plot By: TAN, JEN1 Plot Size: 80707/2024 Plot Size: 12:42:16 PM Plot By: TAN, JEN1 Plot Scale: 1:1000 Plot Scale: 1:1000

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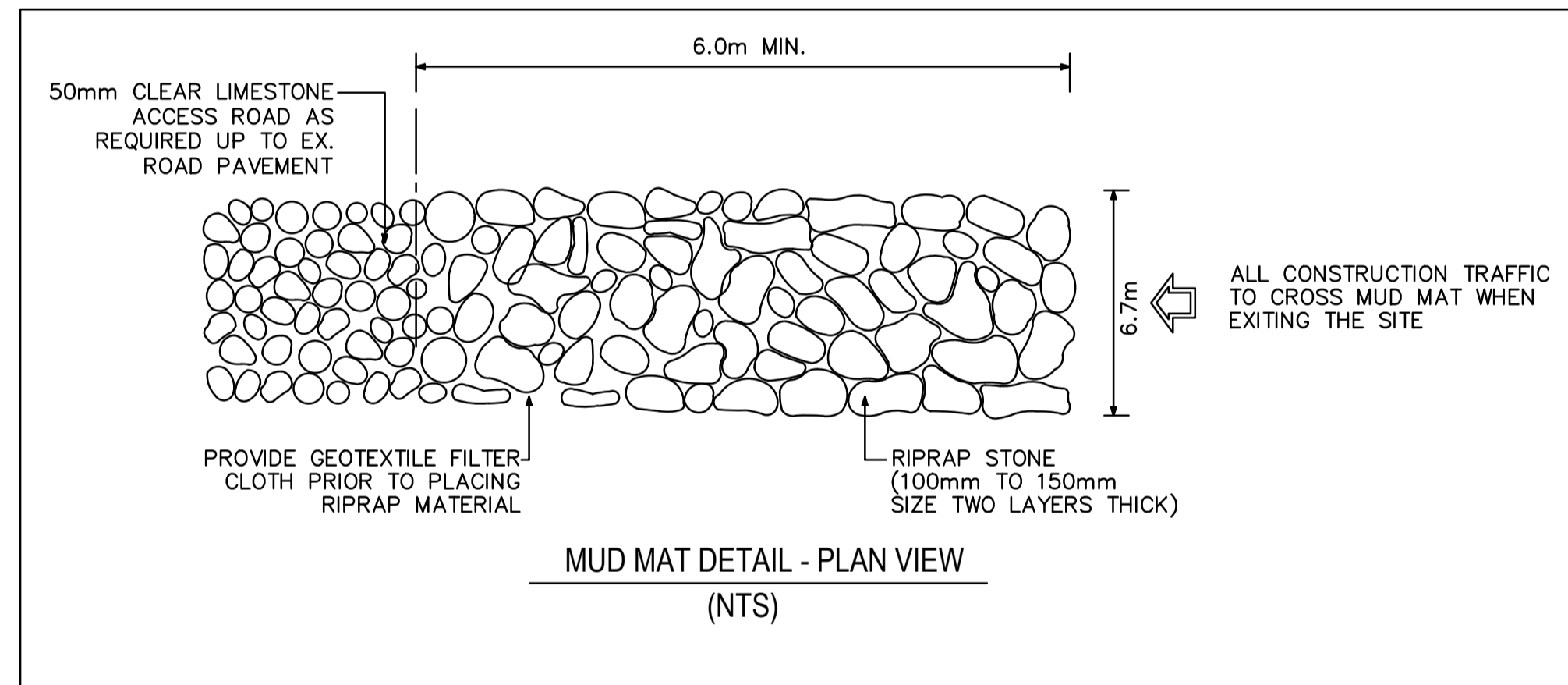
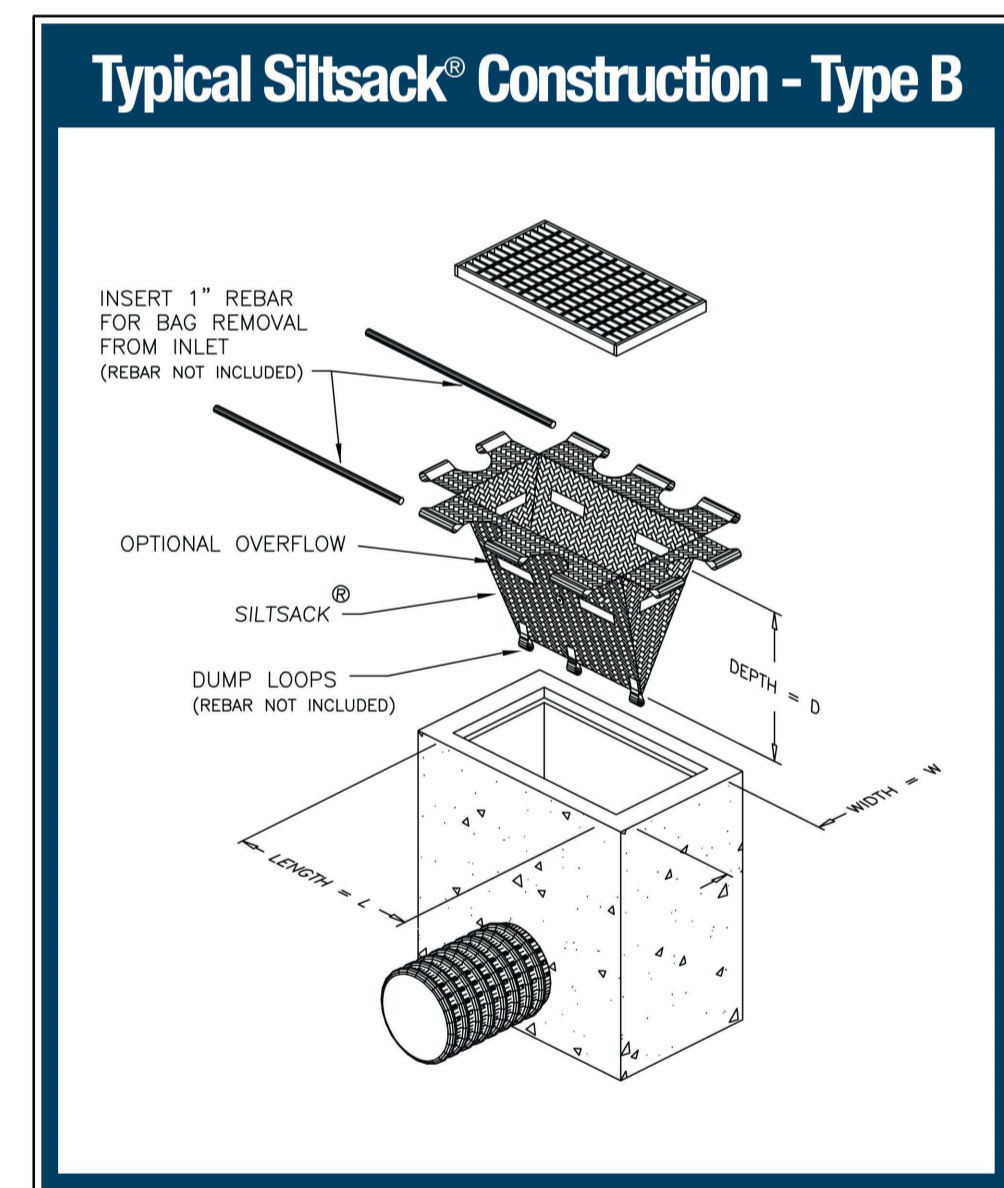
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STORM STRUCTURE	TOP OF GRATE ELEVATION	STRUCTURE INFO						OUTLET	
		INLET	INLET	OUTLET	SIZE	OPSD	COVER	DIAMETER	TYPE
CB201	79.90			78.300	600X600mm	OPSD 705.010	S19.1	250	PVC SDR-35
CB202	80.10			78.500	600X600mm	OPSD 705.010	S19.1	250	PVC SDR-35
CB203	80.93	79.700	79.590	78.980	600X600mm	OPSD 705.010	S19.1	250	PVC SDR-35
STMH201	80.38		77.390	77.390	1200mm DIA.	OPSD 701.010	S24.1	375	PVC SDR-35
STMH202	80.35	78.100	77.370	77.340	1200mm DIA.	OPSD 701.010	S24.1	375	PVC SDR-35
STMH203	80.89		78.646	78.460	1200mm DIA.	OPSD 701.010	S24.1	250	PVC SDR-35
LCB01	80.95			79.950	300mm DIA.	S31	S30	250	HDPE
LCB02	80.95			79.950	300mm DIA.	S31	S30	250	HDPE
LCB03	80.95		79.770	79.770	300mm DIA.	S31	S30	250	HDPE
DICB204	79.09			78.200	300mm DIA.	OPSD 705.010	OPSD 705.030	200	PVC SDR-35

STRUCTURE ID	TOP OF GRATE ELEVATION	INVERT				DESCRIPTION		
		INLET	INLET	INLET	OUTLET	SIZE	OPSD	COVER
SANMH310	80.55			78.783	78.753	1200mm DIA.	OPSD-701.010	S24

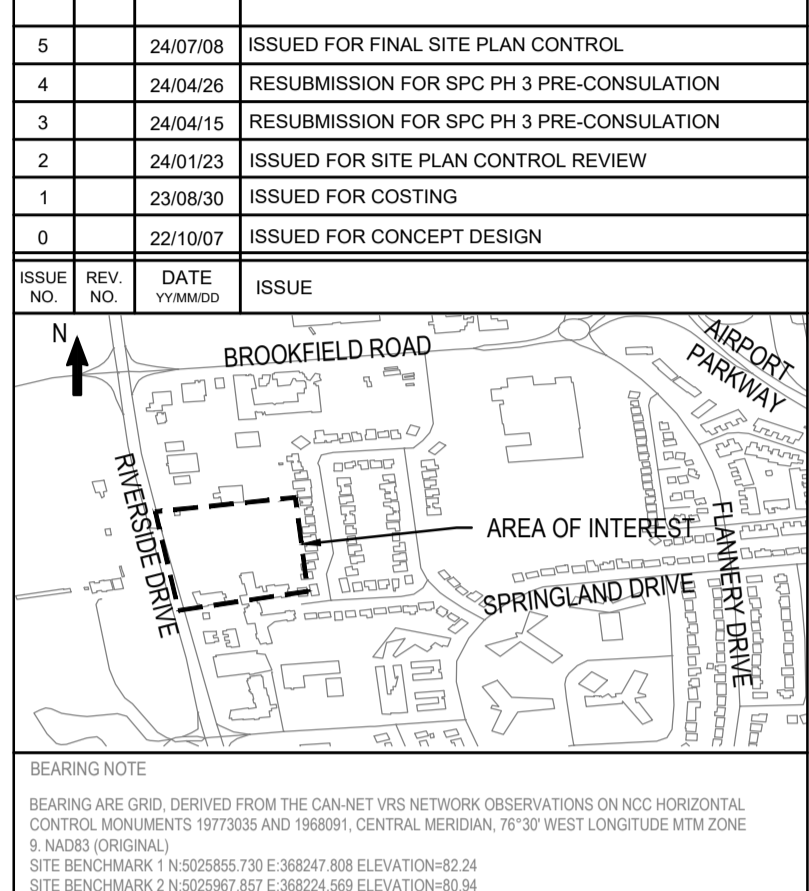
	Obvert	Invert			Obvert	Invert		
1	250mmØ PVC SAN	78.910	78.660	0.500	Clearance Above	78.160	77.810	EX.350mmØ PVC W/M
2	250mmØ PVCSTM	79.882	79.632	1.242	Clearance Above	78.390	78.240	150mmØ PVC W/M
3	250mmØ PVC STM	78.144	77.894	0.634	Clearance Under	79.078	78.778	EX.300mmØ PVC W/M
4	250mmØ PVC STM	78.120	77.870	0.210	Clearance Under	78.480	78.330	200mmØ PVC W/M

*Note: Provide Concrete Encased for corssing clearance less than 0.30m



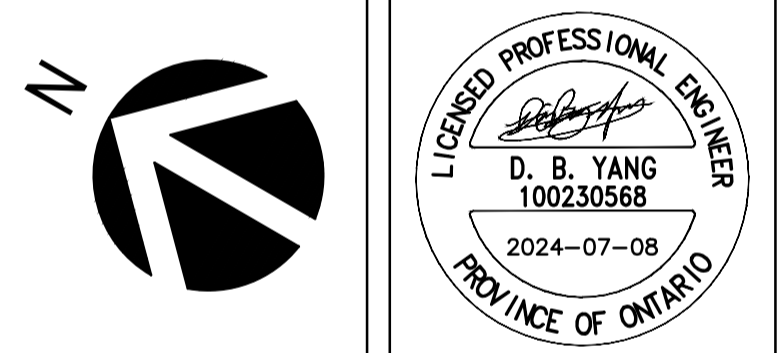
WATERMAIN SCHEDULE				
STATION	DESCRIPTION	FINISHED GRADE	TOP OF WATERMAIN	COVER
150mm WATERMAIN SERVICE FROM BUILDING TO RIVERSIDE DRIVE				
1+000	PROPOSED 150mm CAP	81.25	78.850	2.40
1+002.40	150mm VB	81.04	78.640	2.40
1+011.35	150x150x150 mm Tee	81.04	78.640	2.40
1+033.54	11.25° Bend	81.40	79.000	2.40
1+054.35	150mm VB	80.88	78.480	2.40
1+061.85	Connect to Ex. 305mm W/M WITH 150x300mm Tee	80.64	78.240	2.40

150mm WATERMAIN EXTENSION FROM EXISTING PRIVATE MAIN				
2+011.35	150x150 mm Tee	81.04	78.640	2.40
2+012.80	150mm VB	81.04	78.640	2.40
2+025.37	11.25° Bend	81.06	78.660	2.40
2+032.09	Crossing with 250mm PVC STM	80.98	78.580	2.40
2+042.20	11.25° Bend	80.94	78.540	2.40
2+055.33	150mm VB	81.05	78.650	2.40
2+056.70	CONNECT TO Ex. 150mm W/M WITH 150x150mm Tee	81.13	78.730	2.40



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Fax: (613) 236-1944 Telephone: (613) 236-7135 E-mail: info@cuhaci.com

PROJECT TITLE/TITRE DU PROJET
**ST. PATRICK'S HOME
NEW SENIOR APARTMENT BUILDING**
2865 RIVERSIDE DR.#226
OTTAWA, ONTARIO K1V 8N5

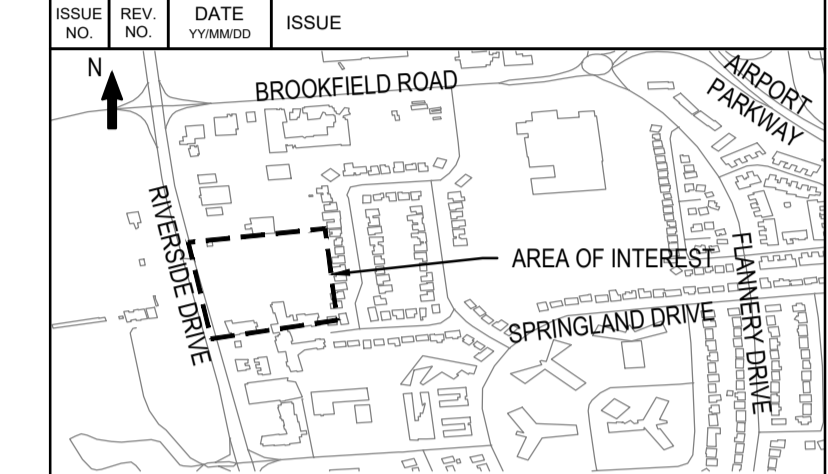
DRAWING TITLE/TITRE DU DESSIN
DETAILS

SCALE ECHELLE	AS SHOWN	PROJ. No 221-08396-00	ISSUE No 5	REV. No 0
DRAWN BY DESSINE PAR	JT	DRAWING/DESSIN		
CHECKED BY VERIFIE PAR	DY	C1		
DATE	JULY 2024			

D07-12-XX-XXXX
#XXXXX



5	24/07/08	ISSUED FOR FINAL SITE PLAN CONTROL
4	24/04/26	RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION
3	24/04/15	RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION
2	24/01/23	ISSUED FOR SITE PLAN CONTROL REVIEW
1	23/08/30	ISSUED FOR COSTING
0	22/10/07	ISSUED FOR CONCEPT DESIGN

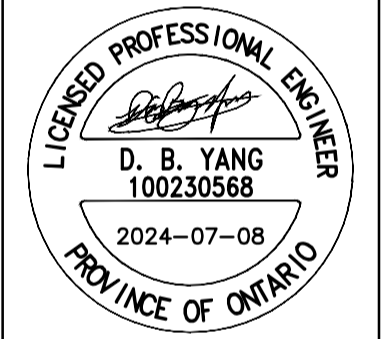
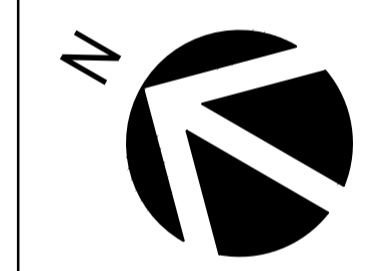


BEARING NOTE
 BEARING AND GRID DERIVED FROM THE CANMET IRS NETWORK OBSERVATIONS ON NAD83 HORIZONTAL CONTROL POINTS 197355 AND 198091, CENTRAL MERIDIAN, 78°30' WEST LONGITUDE NTM ZONE 18 NAD83 (ORIGINAL).
 SITE BENCHMARK 1 N 520585 730 E 38047 808 ELEVATION=82.24
 SITE BENCHMARK 2 N 520587 807 E 38024 589 ELEVATION=81.94



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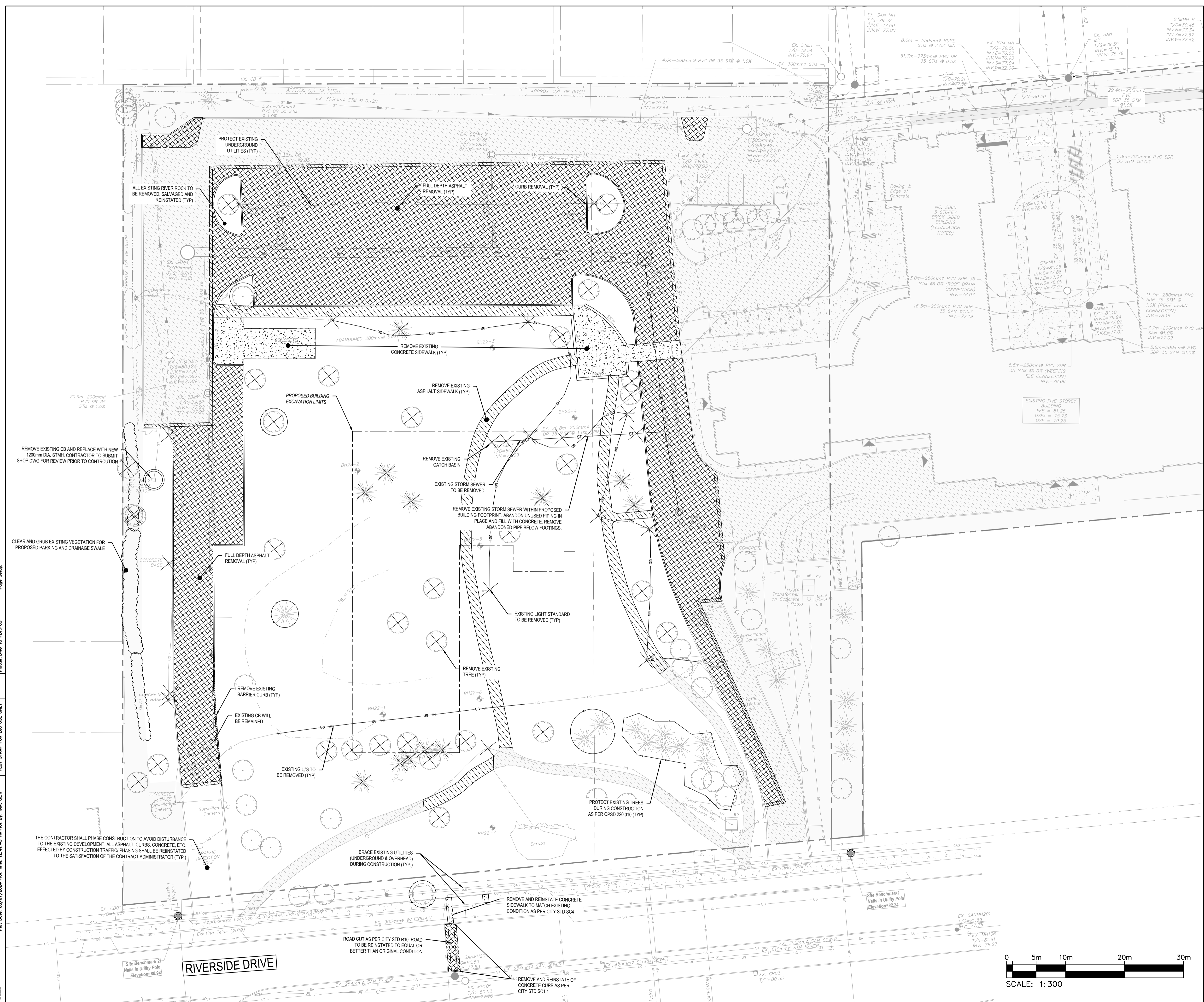
EDWARD J. CUHACI & ASSOCIATES ARCHITECTS Inc.
 171 Slater St, Suite 100, Ottawa, Ontario, K1P 5H7
 Fax: (613) 236-1944 Telephone: (613) 236-7135 E-mail: info@cuhaci.com

PROJECT TITLE/TITRE DU PROJET
**ST. PATRICK'S HOME
 NEW SENIOR APARTMENT BUILDING**
 2865 RIVERSIDE DR #226
 OTTAWA, ONTARIO K1V 8N5

DRAWING TITLE/TITRE DU DESSIN

REMOVAL PLAN

SCALE ECHELLE	1:300	PROJ. No	221-08396-00	ISSUE No	5	REV. No	0
DRAWN BY DESSINE PAR	JT	DRAWING/DESSIN	C2				
CHECKED BY VERIFIE PAR	DY						
DATE	JULY 2024	ACAD FILE/FICHER:					

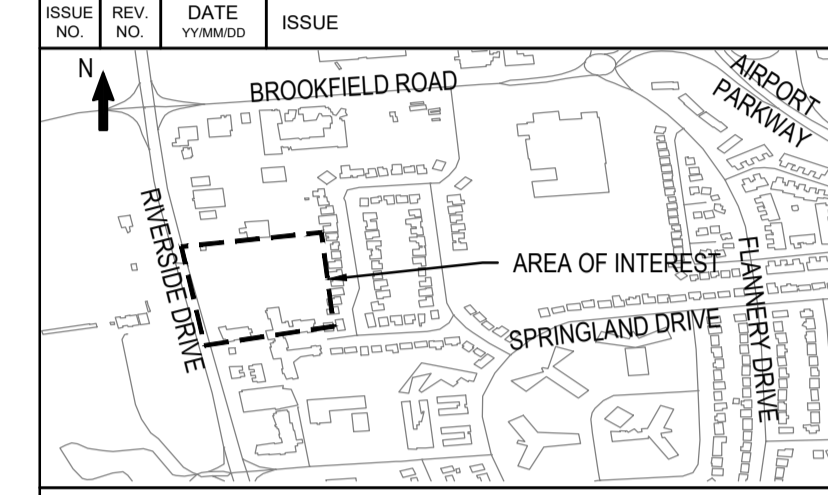


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 Plot Stamp For Use Only
 Plotter: DWG TO PDF PLOT3
 Page Status:

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5	24/07/08	ISSUED FOR FINAL SITE PLAN CONTROL
4	24/04/20	RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION
3	24/04/15	RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION
2	24/01/23	ISSUED FOR SITE PLAN CONTROL REVIEW
1	23/08/20	ISSUED FOR COSTING
0	22/10/07	ISSUED FOR CONCEPT DESIGN

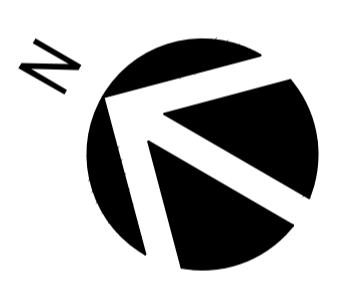


BEARING NOTE
 BEARING ARE GRID, DERIVED FROM THE CAN NET VRS NETWORK OBSERVATIONS ON NCD HORIZONTAL CONTROL MONUMENTS 1917026 AND 198091. CENTRAL MERIDIAN, 79° 30' WEST LONGITUDE MTM ZONE 8 NAD83 (ORIGINAL).
 SITE BENCHMARK 1 N 020585 730 E 388247 808 ELEVATION=81.24
 SITE BENCHMARK 2 N 020587 857 E 38824 589 ELEVATION=80.94



WSP CANADA INC.
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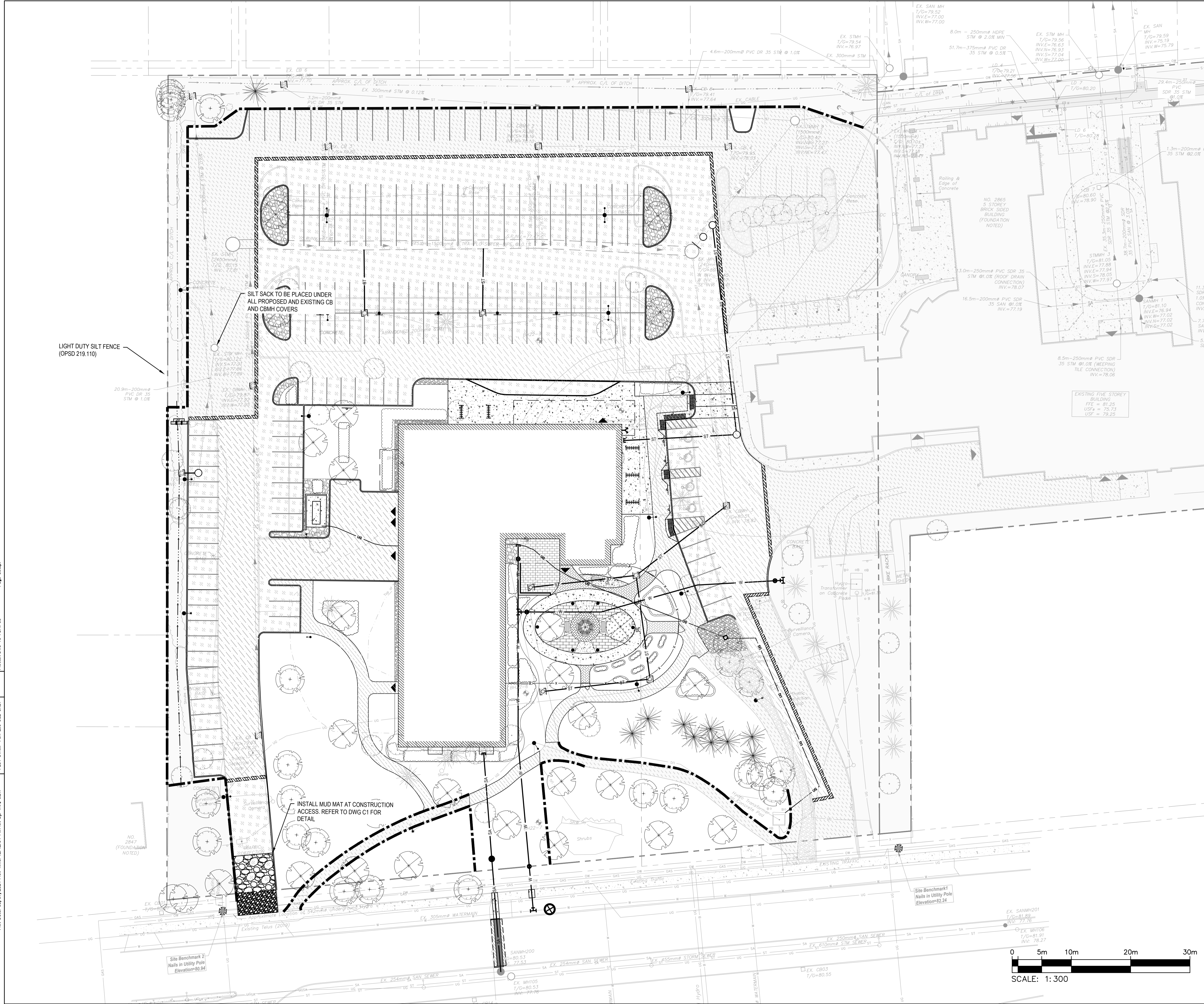


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 Fax: (613) 236-1944 Telephone: (613) 236-7135 E-mail: info@cuhaci.com

PROJECT TITLE/TITRE DU PROJET
**ST. PATRICK'S HOME
 NEW SENIOR APARTMENT BUILDING**
 2865 RIVERSIDE DR #226
 OTTAWA, ONTARIO K1V 8N5

DRAWING TITLE/TITRE DU DESSIN
**SEDIMENT AND EROSION
 CONTROL PLAN**

SCALE ECHELLE	1:300	PROJ. No 221-08396-00	ISSUE No 5	REV. No 0
DRAWN BY DESSINE PAR	JT	DRAWING/DESSIN		
CHECKED BY VERIFIE PAR	DY	C3		
DATE	JULY 2024			

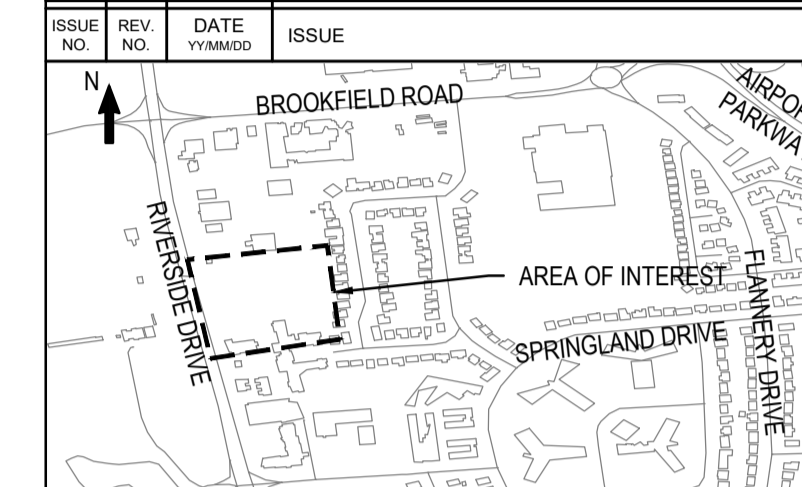


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 PLOT STAMP FOR E.A. USE ONLY
 PLOTTER: DWG TO PDF.PC3
 Page Setup:

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5	24/07/24	ISSUED FOR FINAL SITE PLAN CONTROL
4	24/04/24	RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION
3	24/04/15	RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION
2	24/01/23	ISSUED FOR SITE PLAN CONTROL REVIEW
1	23/08/20	ISSUED FOR COSTING
0	22/10/07	ISSUED FOR CONCEPT DESIGN

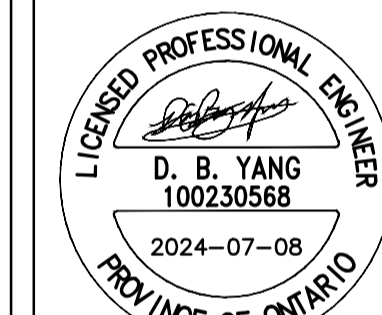


BEARING NOTE
BEARING ARE GRID, DERIVED FROM THE CAN NET VRS NETWORK OBSERVATIONS ON NCD HORIZONTAL CONTROL MONUMENTS 1972055 AND 198091, CENTRAL MERIDIAN, 79° 07' WEST LONGITUDE WTM ZONE 8 NAD83 (ORIGINAL)
SITE BENCHMARK 1 N 8025865 730 E 388347 808 ELEVATION=80.24
SITE BENCHMARK 2 N 8025967 857 E 388224 588 ELEVATION=80.94



WSP CANADA INC.
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OTTAWA, ONTARIO
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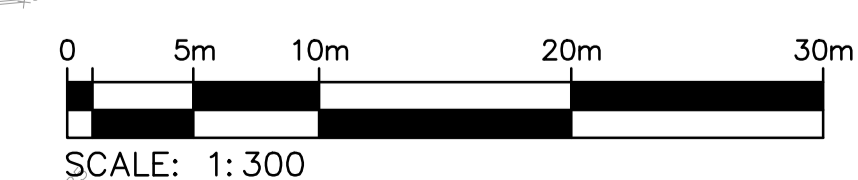
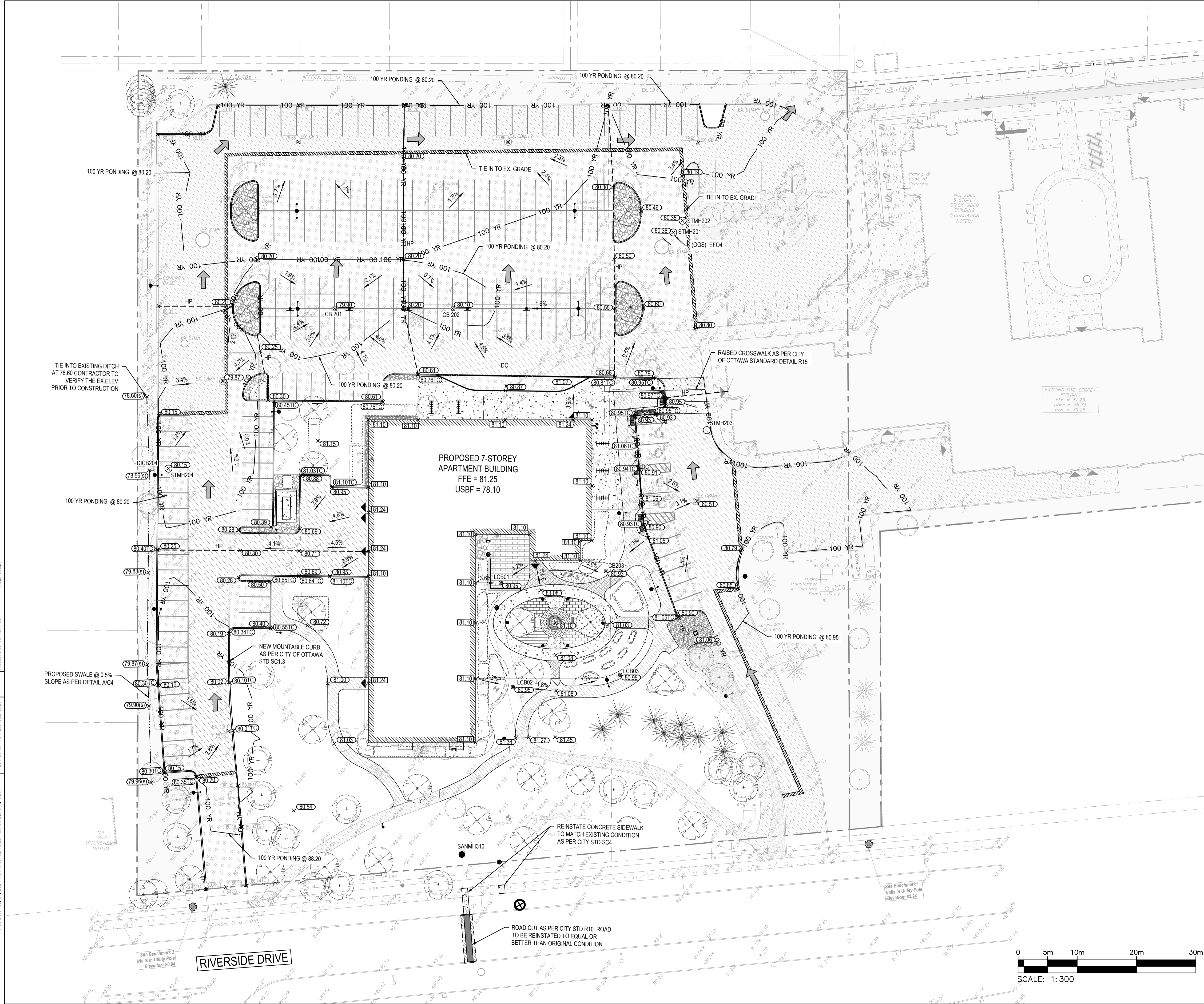


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Fax: (613) 236-1944 Telephone: (613) 236-7135 E-mail: info@cuhaci.com

PROJECT TITLE/TITRE DU PROJET
**ST. PATRICK'S HOME
NEW SENIOR APARTMENT BUILDING**
2865 RIVERSIDE DR #226
OTTAWA, ONTARIO K1V 8N5

DRAWING TITLE/TITRE DU DESSIN
GRADING PLAN

SCALE	PROJ. No	ISSUE No	REV. No
ECHELLE	221-08396-00	5	0
DRAWN BY	DRAWING/DESSIN		
DESSINE PAR	JT		
CHECKED BY	DY		
VERIFIE PAR	DY		
DATE	JULY 2024		
ACAD FILE/FICHER:	C4		

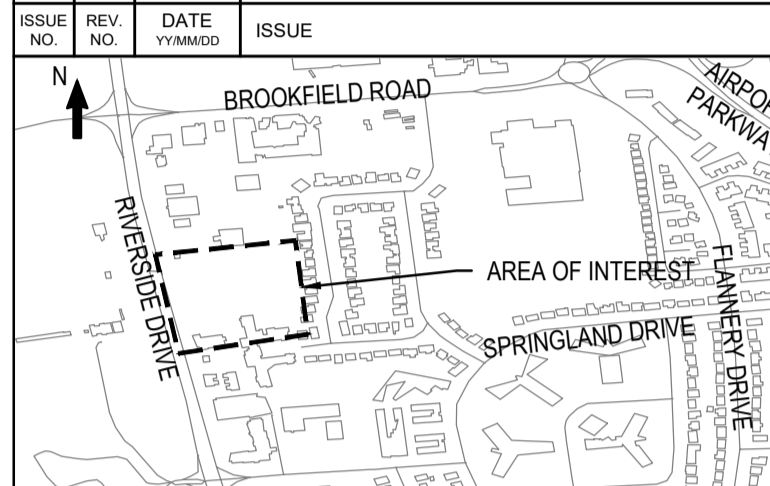


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Plot Stamp For E&P Use Only
Printer: DWG TO PDF PLOT

#XXXXX
D07-12-XX-XXXX



5	24/07/08	ISSUED FOR FINAL SITE PLAN CONTROL
4	24/04/20	RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION
3	24/04/15	RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION
2	24/01/23	ISSUED FOR SITE PLAN CONTROL REVIEW
1	23/08/20	ISSUED FOR COSTING
0	22/10/07	ISSUED FOR CONCEPT DESIGN

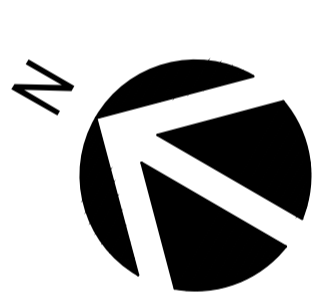


BEARING NOTE
 BEARING ARE GRID, DERIVED FROM THE CAN NET URS NETWORK OBSERVATIONS ON NCD HORIZONTAL CONTROL MONUMENTS 1970265 AND 1980901. CENTRAL MERIDIAN, 79° 30' WEST LONGITUDE MTN ZONE 8. NADES (ORIGINAL).
 SITE BENCHMARK 1: N 025585 730 E 38847 808 ELEVATION=83.24
 SITE BENCHMARK 2: N 025587 857 E 38824 958 ELEVATION=83.94



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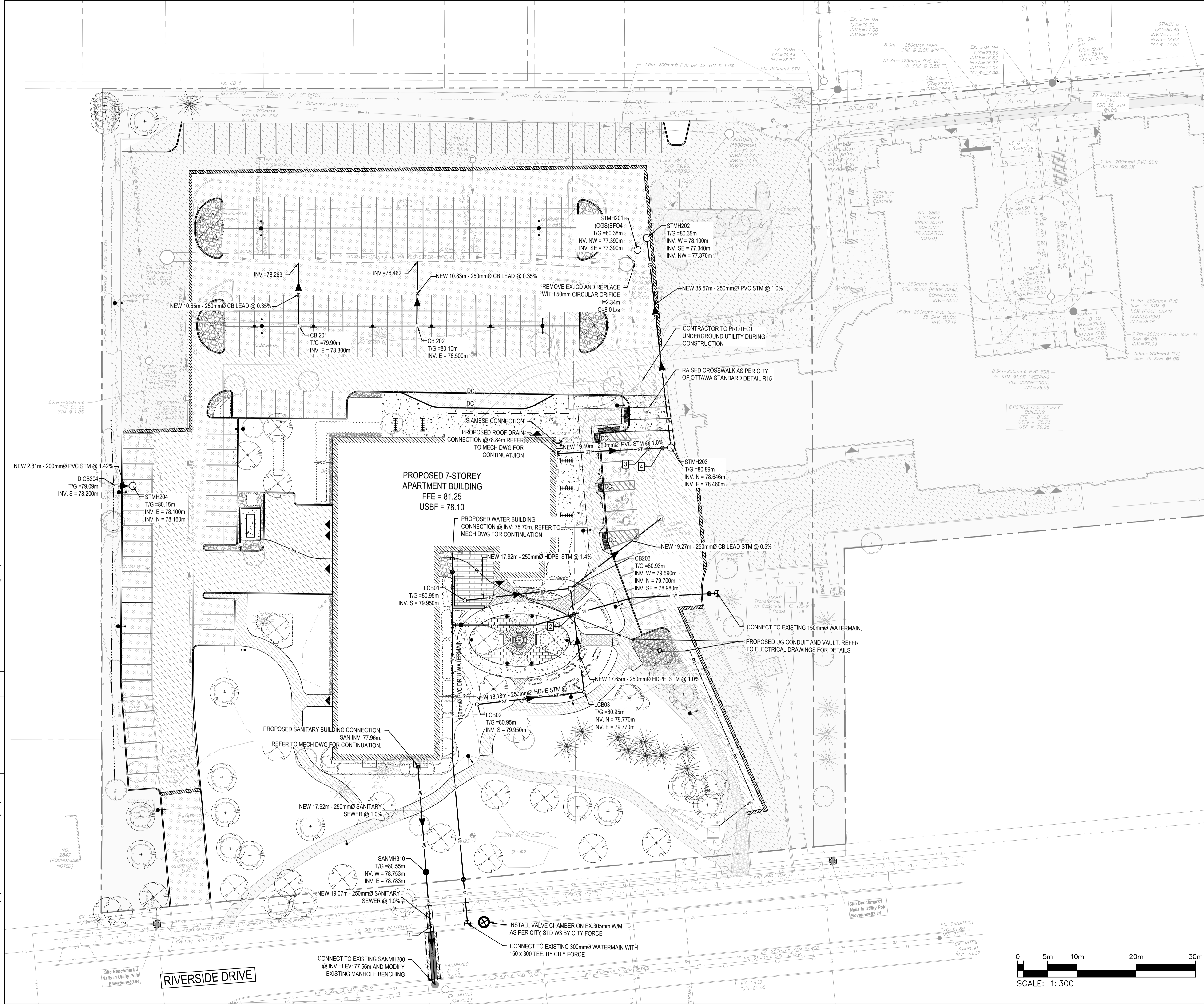


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PROJECT TITLE/TITRE DU PROJET
**ST. PATRICK'S HOME
 NEW SENIOR APARTMENT BUILDING**
 2865 RIVERSIDE DR.#226
 OTTAWA, ONTARIO K1V 8N5

DRAWING TITLE/TITRE DU DESSIN
SERVICING PLAN

SCALE ECHELLE	1:300	PROJ. No 221-08396-00	ISSUE No 5	REV. No 0
DRAWN BY DESSINE PAR	JT	DRAWING/DESSIN		
CHECKED BY VERIFIE PAR	DY	C5		
DATE	JULY 2024	ACAD FILE/FICHER:		



Plot Date: 08/07/2024 Plot Time: 12:41:13 PM Plot By: TAN, JET
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