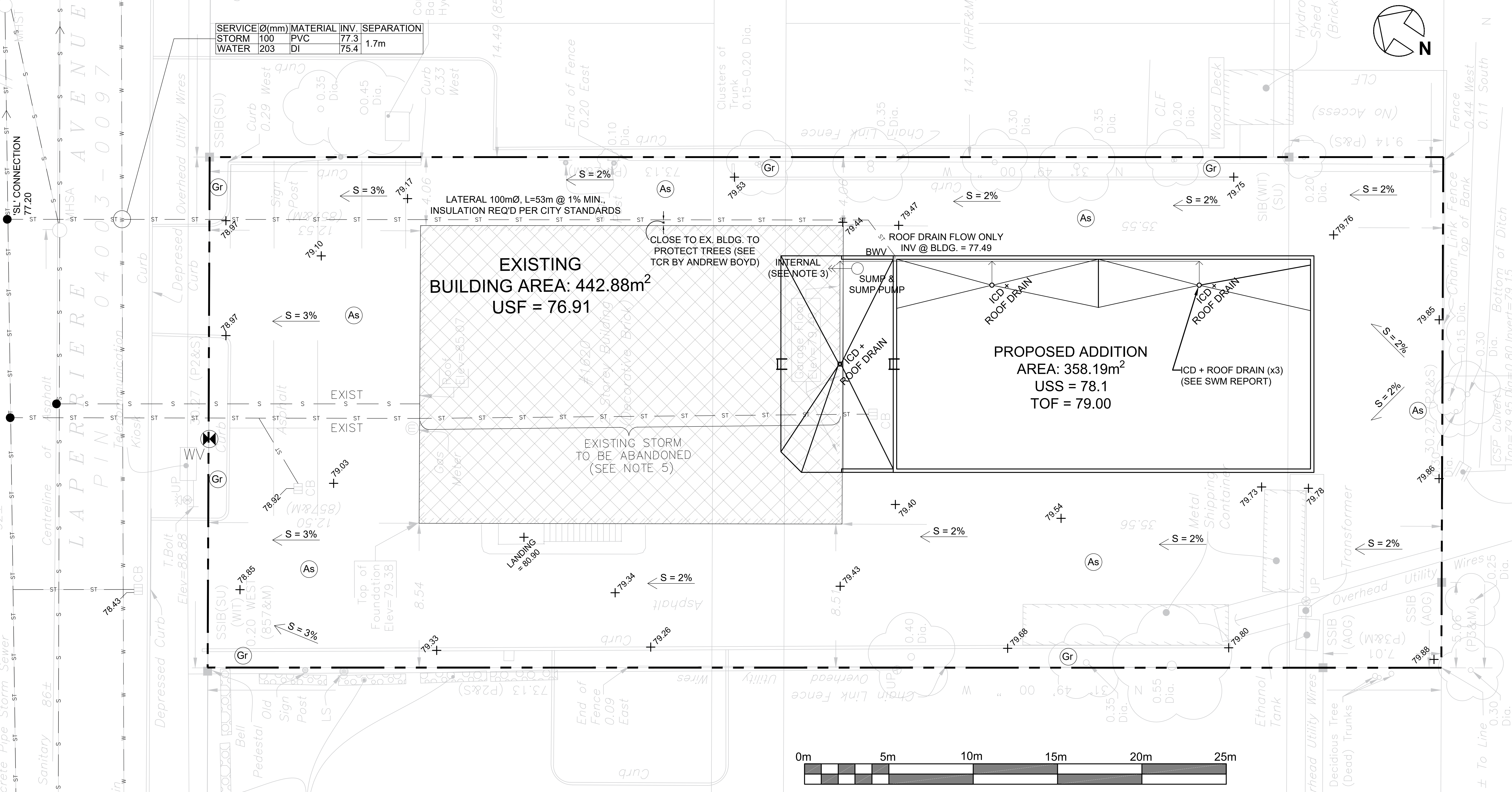
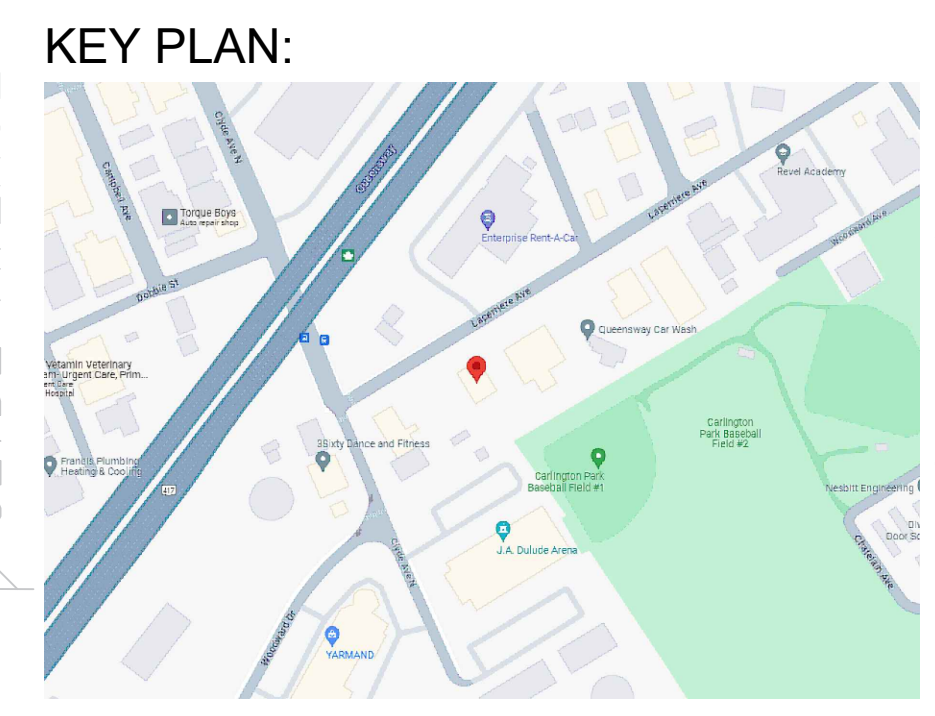


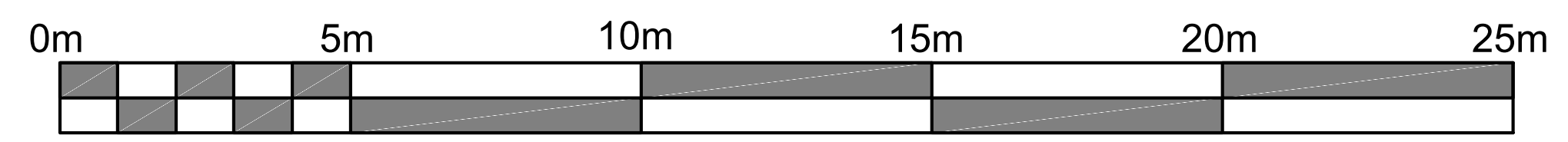
SERVICE	Ø(mm)	MATERIAL	INV.	SEPARATION
STORM	100	PVC	77.3	1.7m
WATER	203	DI	75.4	



1 GRADING & SITE SERVICING PLAN
C1 SCALE: 1 : 100



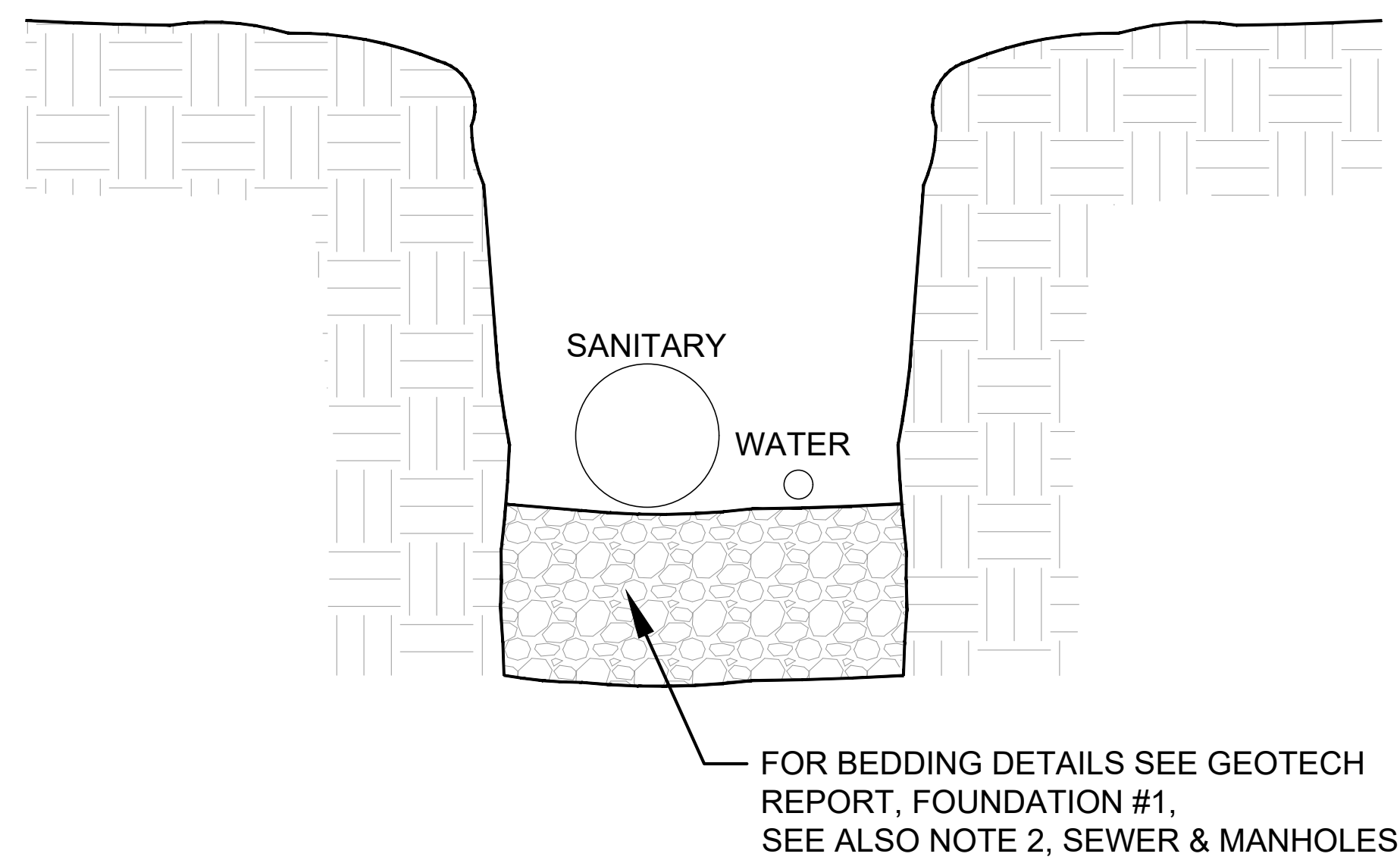
- NOTES:**
- "ROW" LEVELS + SEWER MAIN DETAILS TAKEN FROM CITY OF OTTAWA WATER & WASTEWATER NETWORKS -INTERACTIVE MAP.
 - SURVEY INFO WAS TAKEN FROM THE SURVEY DATED 24 SEPT. 2024 BY FAIRHALL, MOFFATT & WOODLAND.
 - INTERNAL - SEE MECHANICAL DWGS FOR DETAILS.
 - EXISTING GRADING & DRAINAGE ON SITE TO REMAIN UNCHANGED.
 - EXISTING STORM UNDER BLDG. WAS CAMERA INSPECTED ON 15/10/2024. THIS LINE IS TO BE ABANDONED PER CITY OF OTTAWA SPECIFICATIONS.



Notes & Legend

---	Denotes	Property Line
○	MHST	Maintenance Hole (Storm)
○	MHSA	Maintenance Hole (Sanitary)
- s - s -		Underground Sanitary Sewer
- ST - ST -		Underground Storm Sewer
⊗	WV	Water Valve
+65.00		Location of Existing Elevations
T.O.F.		Top of Foundation
UP		Utility Pole
USF		Underside of Footing
USS		Underside of Slab
BWV		Backwater Valve
TBM		Temporary Bench Mark (EL = 100.0)
Gr		Proposed Soft Landscaping (Grass, Top Soil & Sod)
As		Proposed Hard Landscaping (Asphalt)

EAU STRUCTURAL & ENVIRONMENTAL SERVICES Ottawa, ON K1Y 4P9 Tel.: 613-869-0523	GRADING & SITE SERVICING PLAN 1620 LAPERRIERE AVE. OTTAWA, ON K1Z 7T2		Plan number: C1
	Drawn by: E.J. Date: Oct. 24, 2024	Checked By: D.C. Scale: 1:100	EAU Structural Environmental Services D. R. CLARK 24/10/24 PROVINCE OF ONTARIO



1 SERVICES IN TRENCH
C2 SCALE: N.T.S.

GENERAL NOTES:

1. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS TO CONFORM TO THE REQUIREMENTS OF THE 2020 ONTARIO BUILDING CODE (O.REO 332/12) & THE CSA STANDARDS INDICATED THEREIN. THE LATEST REVISIONS TO ALL STANDARDS WILL GOVERN.
2. THE CONTRACTOR SHALL CHECK & VERIFY ALL CONDITIONS & MEASUREMENTS AT THE SITE & REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE WORK TO THE ENGINEER AND/OR PROJECT COORDINATOR PRIOR TO PROCEEDING WITH THE WORK.

FOUNDATIONS:

1. PLEASE REF. GEOTECHNICAL INVESTIGATION REPORT - PG7151-1 (27/06/2024).

CONCRETE:

1. ALL CONCRETE TO BE MINIMUM 25MPa @ 28 DAYS c/w 5-8% AIR ENTRAINMENT.
2. THE CONCRETE IS TO BE VIBRATED DURING PLACEMENT. THE WIRE MESH IS TO BE SUPPORTED ON CONC. BLOCKS OR PLASTIC CHAIRS SO THAT IT REMAINS IN THE CENTER OF THE SLAB AND THE SLAB IS TO BE FLOAT FINISHED.
3. FOR DETAILS ON THE FLOOR DRAINS & UNDERGROUND PLUMBING, REFER TO PLUMBING PLANS.

DOORS/HARDWARE:

1. CONSULT WITH THE CLIENT FOR DETAILS.

ELECTRICAL/LIGHTING/INSTRUMENTATION:

1. CONSULT WITH THE CLIENT FOR DETAILS.

PLUMBING:

1. CONSULT WITH THE CLIENT FOR DETAILS.

TIMBER:

1. ALL STRUCTURAL FRAMING LUMBER IS TO BE SPF CONVENTIONAL LUMBER.
2. ALL LOAD BEARING WALLS TO HAVE CONTINUOUS HORIZONTAL BLOCKING AT MID POINT.
3. ALL LINTELS TO BE 2- 2x10 c/w 2-2x6 POSTS AT EACH END, UNLESS SHOWN OTHERWISE.

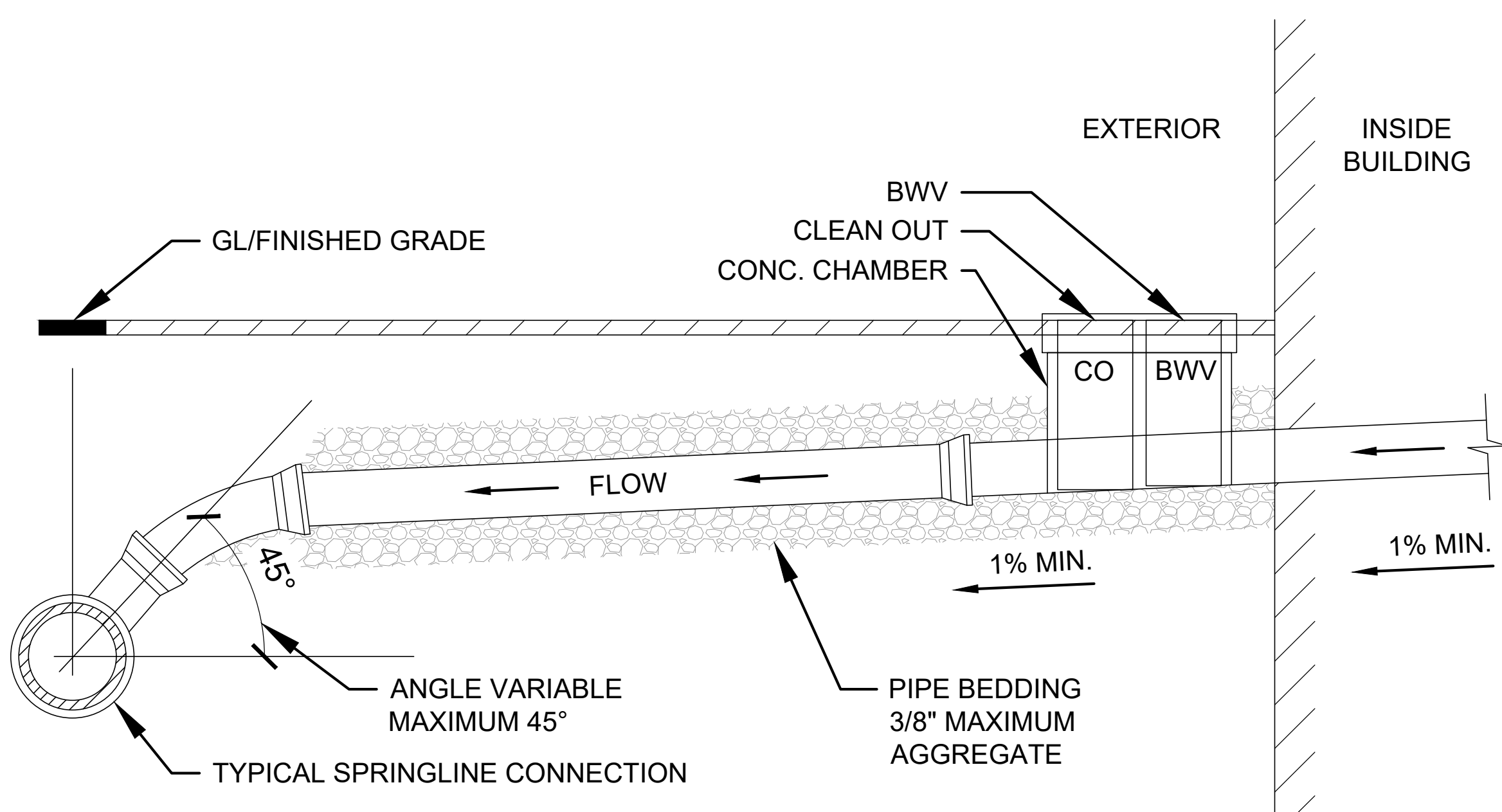
MINIMUM LOADS & DEFLECTION:

- LIVE LOAD = 1.9 KPa
- DEAD LOAD = 1.0 KPa
- SNOW LOAD = 2.5 KPa
- LIVE LOAD DEFLECTION = L/360, MAX.
- TOTAL LOAD DEFLECTION = L/360

NOTES FOR SERVICING:

1. ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS FOR THE CITY OF OTTAWA STANDARD SPECIFICATION AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPPS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE CONSULTANT.
2. THE POSITION OF THE EXISTING POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND ABOVE GROUND UTILITIES, IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION, ANY RELOCATION OF EXISTING UTILITIES IS TO BE UNDERTAKEN AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO THE 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.
4. ALL TRENCHING AND EXCAVATIONS ARE TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
5. REFER TO ARCHITECT PLANS FOR BUILDING DIMENSIONS LAYOUT.
6. THE LOCATION OF UNDERGROUND SERVICES IS BASED ON INFORMATION FROM THE CITY OF OTTAWA, HOWEVER, THE CONTRACTOR MUST ENSURE THAT THIS INFORMATION IS VERIFIED PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
7. ALL ELEVATIONS ARE FROM ON SITE TBM = 100.00.
8. JOB BENCHMARK AS INDICATED ON THE DRAWINGS, TOP OF SLAB @ REAR OF EXISTING BUILDING.
9. ALL EDGES OF THE DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT (THE CONTACTORS RESPONSIBILITY).
10. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
11. REMOVE FROM THE 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.
12. ALL PROPOSED UTILIZES 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.
13. SERVICE TRENCHES ON MUNICIPAL RIGHT OF WAY ARE TO BE REINSTATED AS PER CITY OF OTTAWA DETAIL R10.
14. CONTRACTOR TO REINSTATE PAVER STONES IN CITY "ROW".
15. PAVEMENT STRUCTURE SHALL CONSIST OF:

TABLE 6 - RECOMMENDED PAVEMENT STRUCTURE - ACCESS LANES AND HEAVY TRUCK PARKING AREAS		
THICKNESS (mm)	MATERIAL DESCRIPTION	
1) 40	WEAR COURSE - HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE	
2) 50	WEAR COURSE - HL-8 OR SUPERPAVE 19 ASPHALTIC CONCRETE	
3) 150	BASE - OPSS GRANULAR A CRUSHED STONE	
4) 450	SUBBASE - OPSS GRANULAR B TYPE II	
SUBGRADE - EITHER FILL, IN-SITU SOIL, OR OPSS GRANULAR B TYPE I OR II MATERIAL PLACED OVER IN-SITU SOIL, BEDROCK OR CONCRETE FILL.		



2 PIPE DETAIL
C2 SCALE: N.T.S.

NOTES FOR SEWER AND MANHOLES:

1. ALL SANITARY SEWER, SANITARY SEWER APPURTENANCES AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
2. SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OPPS 407 AND 410.
4. SANITARY BACKWATER VALVES ARE TO BE PROVIDED FOR EACH BUILDING CLOSE TO THE FOUNDATION WALL NEAR SERVICES ENTRY AS PER CITY OF OTTAWA STD S14.1 OR S14.2.
5. STORM BACKWATER VALVES ARE TO BE PROVIDED CLOSE TO THE FOUNDATION WALL NEAR SERVICES ENTRY AS PER THE CITY OF OTTAWA STD S14.
6. ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
7. GAS MAIN SHALL BE 1.0m OF SEPARATION FROM WATERMAIN AS PER R20.

NOTES FOR WATER MAIN:

1. ALL WATER MAIN AND WATER MAIN APPURTENANCES, MATERIALS, CONSTRUCTION AND TESTING METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND THE MINISTRY OF ENVIRONMENTAL STANDARDS AND SPECIFICATIONS.



EAU STRUCTURAL & ENVIRONMENTAL SERVICES
 Ottawa, ON
 K1Y 4P9
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DETAILS & NOTES
 1620 LAPERRIERE AVE.
 OTTAWA, ON K1Z 7T2
 Drawn by: E.J. Checked By: D.C.
 Date: Oct. 24, 2024 Scale: 1:100

Plan number:
C2

EROSION AND SEDIMENTATION

DURING ALL CONSTRUCTION ACTIVITIES EROSION AND SEDIMENTATION SHALL BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

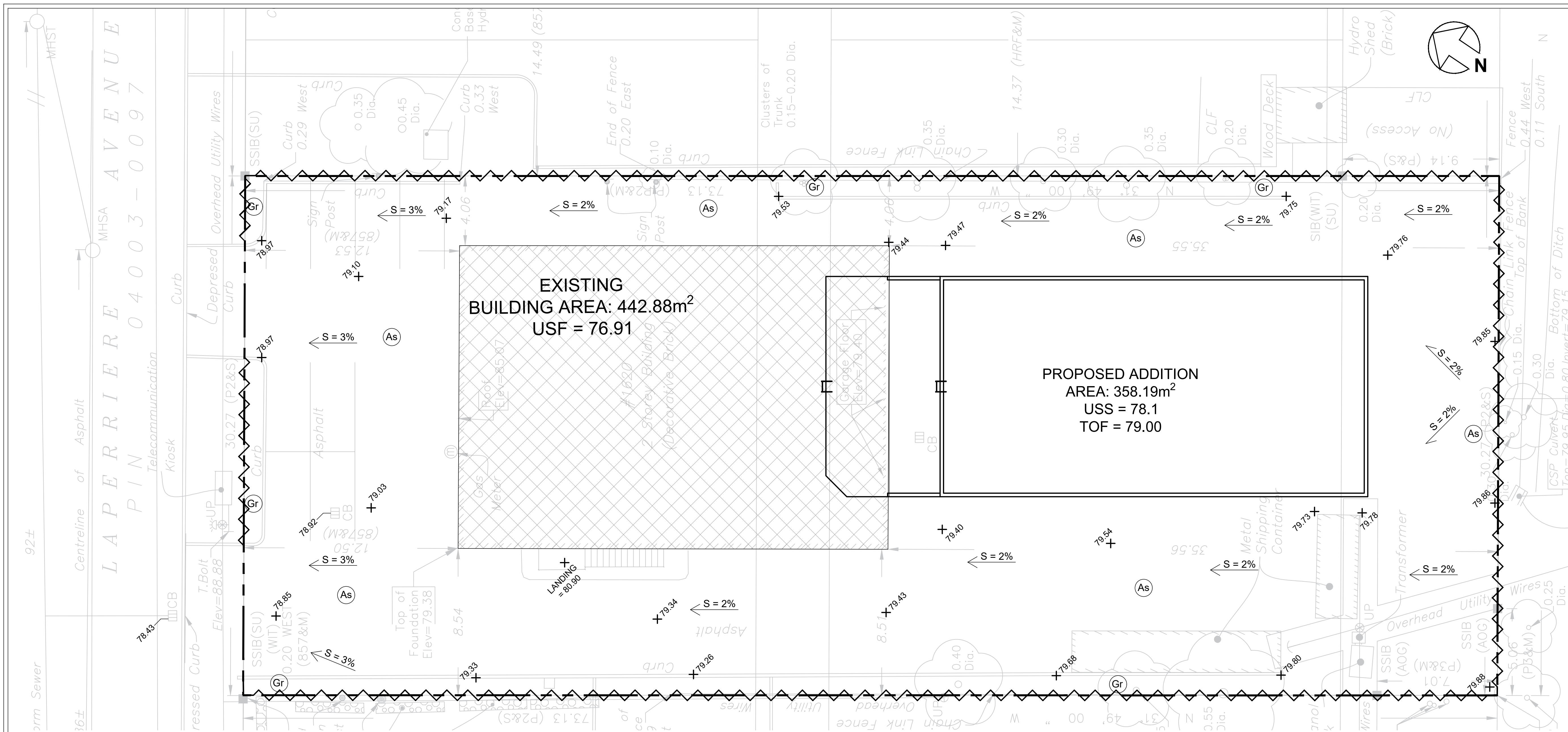
- LIMIT EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
- RE-VEGETATE EXPOSED AREAS AS SOON AS POSSIBLE.
- MINIMIZE AREA TO BE CLEARED AND GRUBBED.
- INSTALL SILT FENCE AS PER OPSD 219.110 DRAWING SHOWN ATTACHED.
- TO PREVENT SEDIMENT FROM ENTERING EXISTING CONVEYANCE SYSTEMS.
- MUST BE INSTALLED BEFORE COMMENCEMENT OF CONSTRUCTION AND IN ACCORDANCE WITH THE TOE-IN-DETAIL.
- SILT FENCE CAN BE REMOVED AFTER LANDSCAPING IS COMPLETE.
- NO REFUELING OR CLEANING EQUIPMENT NEAR CATCH BASIN.
- PROVIDE SEDIMENT TRAPS ON APPROPRIATE DAYS TO AVOID FLOODING.
- INSTALL FILTER SOCKS BETWEEN CATCH BASIN COVER AND FRAME.

CONTRACTOR NOTE:
THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE SURROUNDING WATERCOURSE OR SWALES, 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.

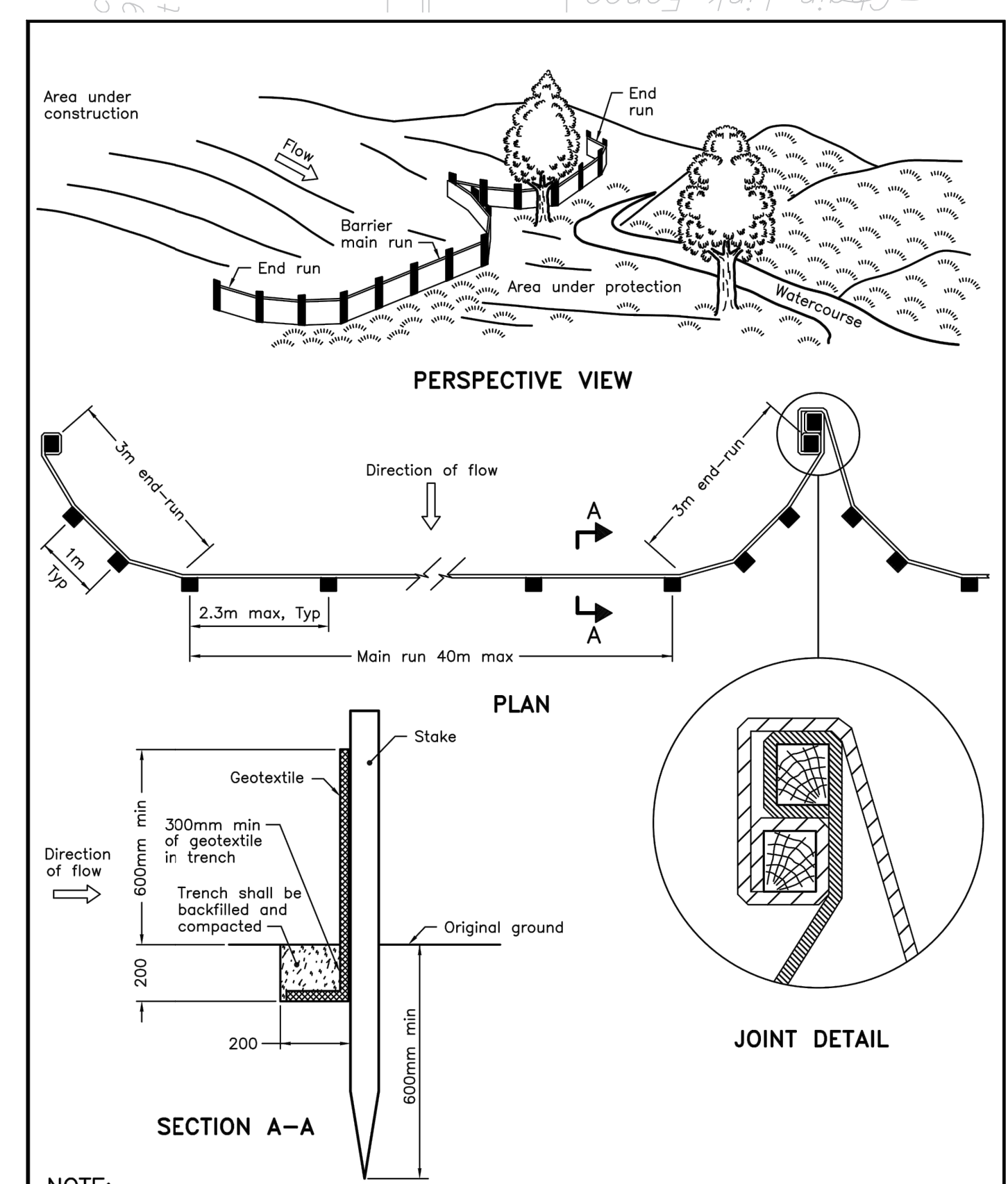
THE FOLLOWING PRACTICES WILL BE FOLLOWED AFTER EVERY RAINFALL TO GUARANTEE THE PROPER PERFORMANCE:

- VERIFY WATER IS NOT FLOWING UNDER SILT FENCES.
- BUILD UP MATERIAL SHOULD BE REMOVED WHEN IT REACHES A DEPTH EQUAL TO HALF THE HEIGHT OF THE FENCE.
- CLEAN OR CHANGE FILTER SOCKS AT CATCH BASINS.
- A VISUAL INSPECTION SHALL BE COMPLETED DAILY ON SEDIMENT CONTROL BARRIERS AND CATCH BASIN AND ANY DAMAGE REPAIRED IMMEDIATELY. THIS PRACTICE WILL ENSURE THAT THE SEDIMENT CONTROL BARRIERS ARE RETAINING ADEQUATELY AND WILL NOT COLLAPSE.
- IN SOME CASES BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE THE CONSTRUCTION OPERATIONS; AFFECTED BARRIERS WILL BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED.
- A SILT FENCE BARRIER (OPSD 219.100 TO 219.261) TO BE INSTALLED.
- CONSTRUCTION AND MAINTENANCE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROLS TO COMPLY WITH ONTARIO PROVINCIAL STANDARD SPECIFICATION OPSS 805, AND PROPER MUNICIPALITY SPECIFICATIONS.

NOTE:
THE SEDIMENT & EROSION CONTROL MEASURES MAY BE MODIFIED AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR RIDEAU VALLEY CONSERVATION AUTHORITY. THE SEDIMENT AND EROSION CONTROL SHOULD BE CONSIDERED A "LIVING DOCUMENT" THAT MAY NEED TO BE CHANGED OR ADAPTED DURING THE LIFE OF THE PROJECT TO BE MORE EFFECTIVE.



1 EROSION & SEDIMENT CONTROL PLAN
C3 SCALE: 1 : 125



Notes & Legend

- Property Line
- ~~~~~ Silt Fence Per OPSD 219.110

ONTARIO PROVINCIAL STANDARD DRAWING		Nov 2021	Rev 3
LIGHT-DUTY SILT FENCE BARRIER		OPSD 219.110	

1 STREET CATCHBASIN SEDIMENT TRAP DETAIL

NOTE:

1. FILTER FABRIC TO BE INSPECTED BI-WEEKLY AND REPLACED BY THE OWNER WHEN THE SILT BAG (OR SILT SACK) IS 50% FULL OF SEDIMENT.
2. THIS STANDARD SHOULD BE USED DURING ROAD CONSTRUCTION.
3. THE USE OF TERRAFIX SILT SACK IS REQUIRED. THE USE OF ANY EQUIVALENT PRODUCT IS SUBJECT TO APPROVAL BY THE DIRECTOR OF ENGINEERING.

DRAWING NAME:	SCALE: NTS	APPROVED BY:
ENGINEERING DEPARTMENT	REV: 1	<i>[Signature]</i>
	DATE: AUGUST 2012	DIRECTOR OF ENGINEERING DWC. NO. MP5



EAU STRUCTURAL & ENVIRONMENTAL SERVICES

Ottawa, ON
K1Y 4P9
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EROSION & SEDIMENT CONTROL PLAN

1620 LAPERRIERE AVE.
OTTAWA, ON K1Z 7T2

Drawn by: E.J. Checked By: D.C.
Date: Oct. 24, 2024 Scale: 1:125

Plan number:
C3