

GENERAL NOTES:

- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
- OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED AND THE CITY OF OTTAWA AS THIRD PARTY.
- RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ALL ORGANIC MATERIAL AND DEBRIS. ALL CONTAMINATED MATERIAL (IF ANY) SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- ALL ELEVATIONS ARE GEODETIC. THE SITE BENCHMARKS ARE THE NAILS IN UTILITY POLE (ELEVATION=55.93), REFER TO FARLEY, SMITH AND DENIS SURVEYING LTD. TOPOGRAPHIC PLAN OF PART OF LOTS 85, 86 AND 87, CITY OF OTTAWA.
- REFER TO GEOTECHNICAL INVESTIGATION REPORT NO. 59-HII-R0, DATED DECEMBER 08, 2022, PREPARED BY YURI MENDEZ ENGINEERS FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF GRANULAR MATERIAL.
- REFER TO THE DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT No. R-2022-198 DATED DECEMBER 19, 2024 PREPARED BY NOVATECH.
- REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
- SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10). ALL ROAD CUTS TO BE REINSTATED WITH FULL MILL OVERLAY AS PER CITY OF OTTAWA STANDARDS (R10).
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES AND GRADING PLAN INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THE PLANS. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS, ANY ALIGNMENT CHANGES, AND ALL SURFACE ELEVATION AS BUILT GRADES.

SEWER NOTES:

- SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
STORM / SANITARY MANHOLE (12000)	701.010	OPSD
CATCHBASIN (600x600mm)	705.010	OPSD
CB, FRAME & COVER	400.020	OPSD
STORM / SANITARY MH FRAME	525	CITY OF OTTAWA
STORM COVER (CLOSED)	524.1	CITY OF OTTAWA
STORM COVER (OPEN)	528.1	CITY OF OTTAWA
SEWER TRENCH	56 & 57	CITY OF OTTAWA
STORM SEWER < 450mmØ	PVC SDR 35	(UNLESS SPECIFIED OTHERWISE)
STORM SEWER >= 450mmØ	CONC 650	(UNLESS SPECIFIED OTHERWISE)
SANITARY SEWER	PVC DR 35	CITY OF OTTAWA
- SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
- ALL STORM AND SANITARY SERVICE LATERALS SHALL BE EQUIPPED WITH BACKFLOW PREVENTION DEVICES AS PER THE CITY OF OTTAWA STANDARD DETAILS S14 AND S14.1 & S14.2.
- ALL WEEPING TILE CONNECTIONS TO BE MADE TO THE PROPOSED STORM SEWER SYSTEM DOWNSTREAM OF ANY INLET CONTROL DEVICES.
- INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 2.0m COVER. PER INSULATION DETAIL FOR SHALLOW SEWERS, PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
- FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX, POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
- STORM MANHOLES AND CBMHS ARE TO HAVE 300mm SLUMPS UNLESS OTHERWISE INDICATED.
- ALL CATCHBASINS, MANHOLES AND/OR CATCHBASIN MANHOLES THAT ARE TO HAVE ICD'S INSTALLED WITHIN THEM ARE TO HAVE 600mm SLUMPS.
- ALL CATCHBASINS AND CATCHBASIN MANHOLES TO BE PROVIDED WITH MINIMUM 3 METER LONG PERFORATED SUBRAINS EXTENDING IN TWO DIRECTIONS AT THE SUBGRADE LEVEL. THE SUBGRADE SURFACE SHOULD BE SHAPED TO PROMOTE WATER FLOW TO THE DRAINAGE LINES.
- CONTRACTOR TO TELEVIEW (CCTV) ALL PROPOSED SEWERS, 200mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES AND RE CCTV PRIOR TO ACCEPTANCE.
- CONTRACTOR TO TELEVIEW (CCTV) ALL EXISTING SEWERS IN STE-CECILE STREET FRONTING THE SITE PRE AND POST CONSTRUCTION.
- THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPS8 410.07.16, 410.07.16.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
- ALL EXISTING BUILDING SEWER SERVICES NOTED TO BE REMOVED ARE TO BE CAPPED AT THE PROPERTY LINE.

GRADING NOTES:

- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS.
- EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL CONSULTANT.
- ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS.
- THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
- GRADE AND/OR FILL BEHIND PROPOSED CURB AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
- MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1, SC1.4).
- ALL SIDEWALKS ARE TO BE CONSTRUCTED AS PER CITY OF OTTAWA DETAILS (SC1.4, SC4, SC5, SC6). INSTALL TWSI AT ALL DEPRESSED CURB RAMPS PER CITY DETAIL (SC7.3).
- AS PER PRIVATE APPROACH BY-LAW NO. 2004-447 SECTION 26 (h) THE GRADE OF ANY PART OF A PRIVATE APPROACH TO A BUILDING MAY BE GREATER THAN 6% BUT SHALL NOT EXCEED 12% PROVIDED THAT A SUBSTANCE MELTING DEVICE SUFFICIENT TO KEEP THE PRIVATE APPROACH FREE OF ICE AT ALL TIMES IS INSTALLED AND PROPERLY MAINTAINED BY THE OWNER.

WATERMAIN NOTES:

- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER	W25	CITY OF OTTAWA
WATERMAIN	PVC DR 18	
- SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMANS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.
- ALL WATERMANS / SERVICES ARE TO HAVE A MINIMUM COVER DEPTH OF 2.4m OR SHALL BE INSULATED IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DETAIL DRAWING W22.
- PROVIDE MINIMUM 0.5m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS.
- WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.
- ANY SERVICES WITHIN 2.4m OF AN EXISTING CATCH BASIN MUST BE INSULATED IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DETAIL DRAWING W23.
- ALL EXISTING WATER SERVICES NOTED TO BE REMOVED ARE TO BE BLANKED AT THE WATERMAN CONNECTION IN STE CECILE STREET.

EROSION AND SEDIMENT CONTROL NOTES:

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.

- THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
- THE CONTRACTOR SHALL PLACE FILTER BAGS UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
- SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
- PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.
- EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE ROADS ARE KEPT FREE OF MUD AND DEBRIS.

SEWER & WATERMAIN INSULATION NOTES:

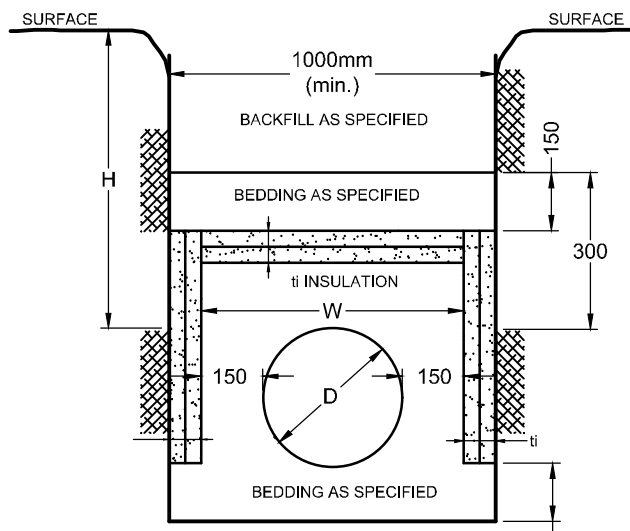
- INSULATE ALL SEWER PIPES THAT HAVE LESS THAN 2.0m COVER AND ALL WATERMAIN WITH LESS THAN 2.4m OF COVER WITH EXPANDED POLYSTYRENE INSULATION AS PER OPSD 1109.030.

COVER SEWER / WATER (mm)	INSULATION THICKNESS (mm)
2000-1700 / 2400-2100	50
1700-1400 / 2100-1800	75
1400 - / 1800-1500	100
- THE THICKNESS OF INSULATION SHALL BE THE EQUIVALENT OF 25mm FOR EVERY 300mm REDUCTION IN THE REQUIRED DEPTH OF COVER WITH 50mm MINIMUM (SEE TABLE)

T = THICKNESS OF INSULATION (mm)
W = WIDTH OF INSULATION (mm)
W = D + 300 (1000 min.)
D = O.D OF PIPE (mm)

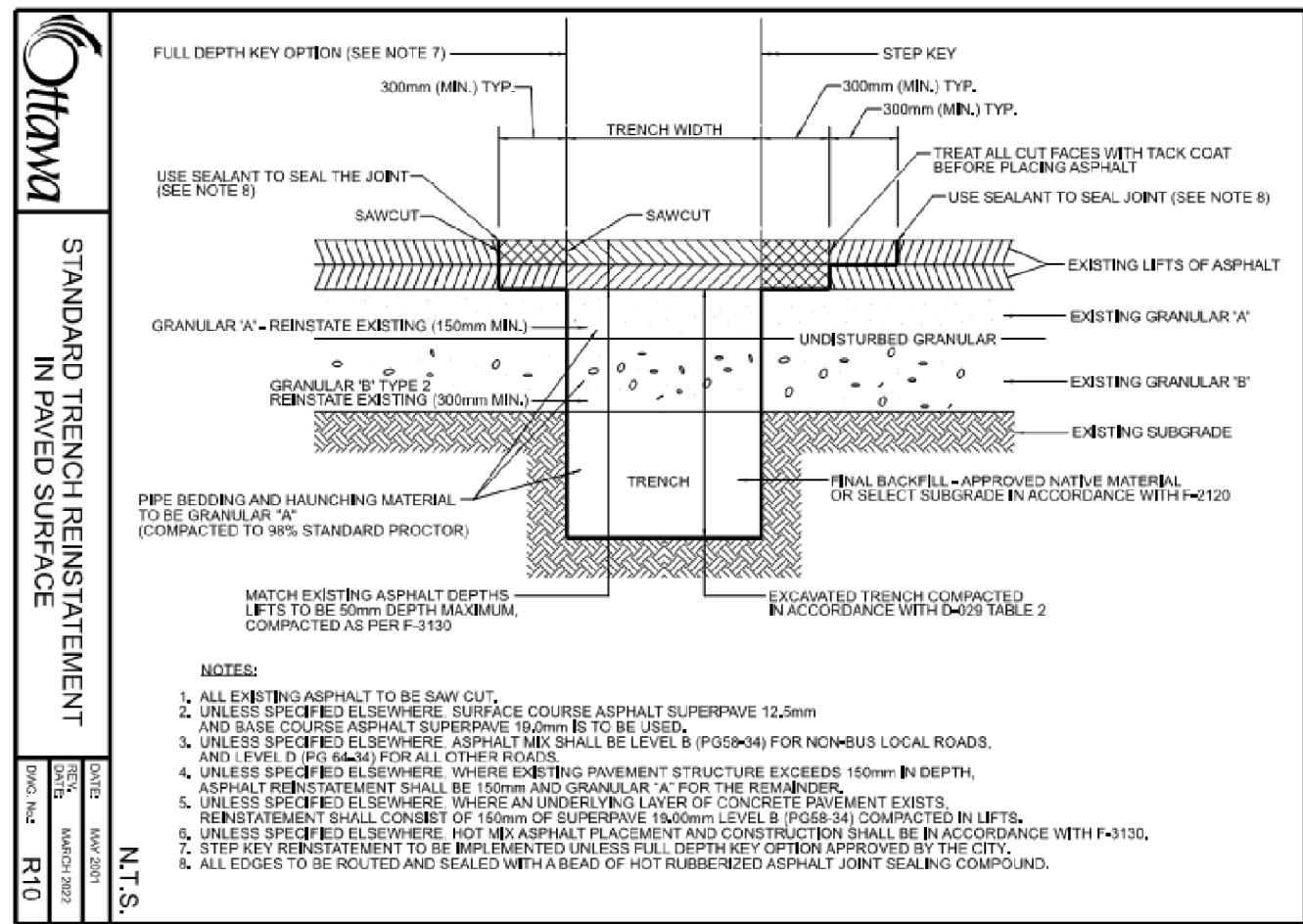
PAVEMENT STRUCTURES:

LIGHT DUTY PAVEMENT
50mm HL-3 OR SUPERPAVE 12.5
150mm GRANULAR "A"
300mm GRANULAR "B" TYPE II
ASPHALT GRADE PG 58-34



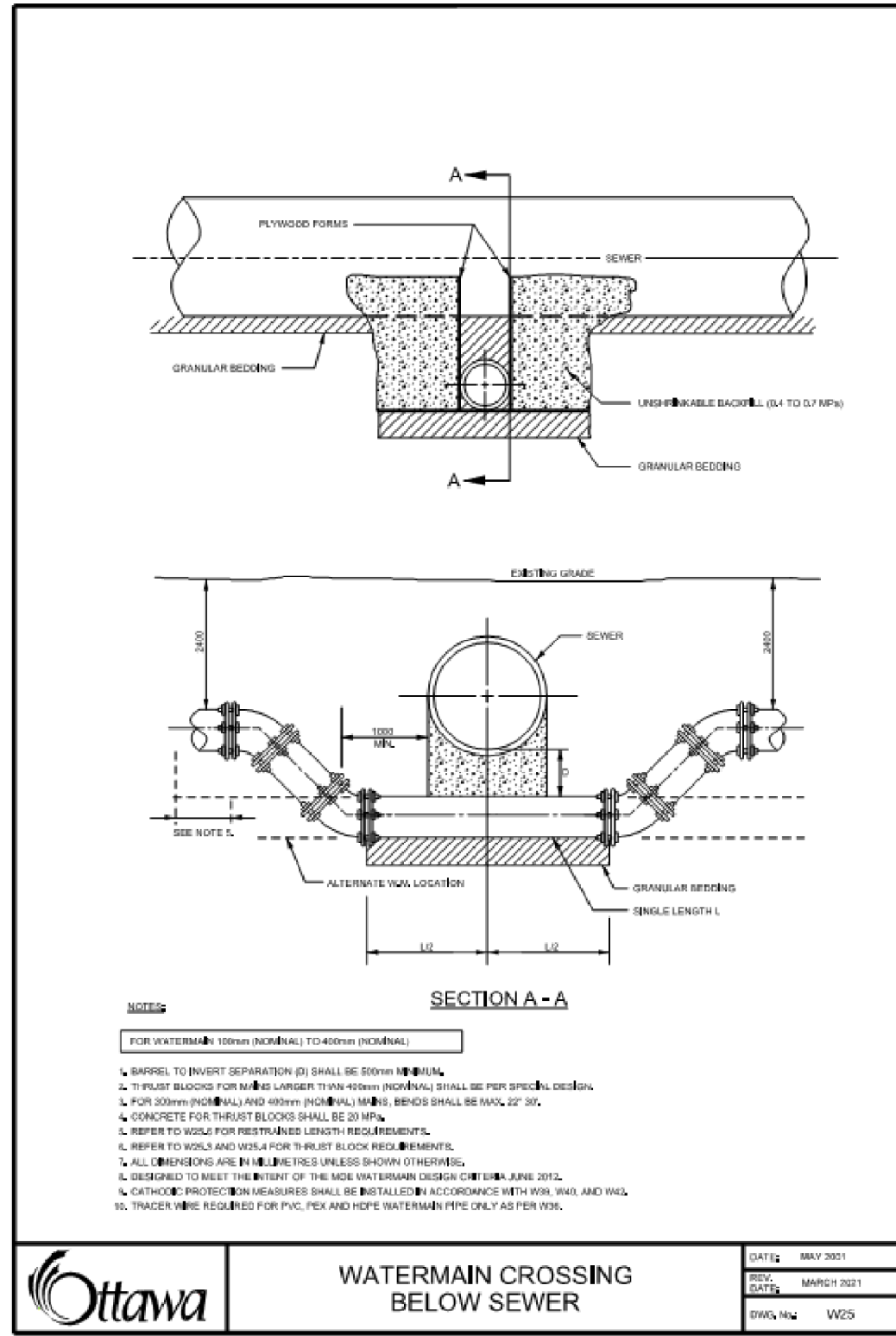
INSULATION DETAIL FOR SHALLOW SEWERS & WATERMAIN

N.T.S.



NOTES:

- ALL EXISTING ASPHALT TO BE SAW CUT.
- UNLESS SPECIFIED ELSEWHERE, SURFACE COURSE ASPHALT SUPERPAVE 12.5mm AND BASE COURSE ASPHALT SUPERPAVE 10.2mm B TO BE USED.
- UNLESS SPECIFIED ELSEWHERE, ASPHALT TACK SHALL BE LEVEL 5 (PG58-34) FOR NON-HIGH LOCAL ROADS, AND LEVEL D (PG64) FOR ALL OTHER ROADS.
- UNLESS SPECIFIED ELSEWHERE, WHERE EXISTING PAVEMENT STRUCTURE EXCEEDS 150mm IN DEPTH, ASPHALT REINSTATEMENT SHALL BE 150mm AND GRANULAR "A" FOR THE REMAINDER.
- UNLESS SPECIFIED ELSEWHERE, WHERE AN UNDERLYING LAYER OF CONCRETE PAVEMENT EXISTS, REINSTATEMENT SHALL CONSIST OF 150mm OF SUPERPAVE 10.2mm LEVEL B (PG58-34) COMPACTED IN LIFTS, UNLESS SPECIFIED OTHERWISE. NOT BE ASPHALT TACKED TO EXISTING CONSTRUCTION SHALL BE IN ACCORDANCE WITH F-3103.
- STEP BY REINSTATEMENT TO BE IMPROVED TO THE DEPTH AND TYPE OF THE EXISTING PAVEMENT, APPROVED BY THE CITY.
- ALL EDGES TO BE ROUTED AND SEALED WITH A BEAD OF HOT RUBBERIZED ASPHALT JOINT SEALING COMPOUND.



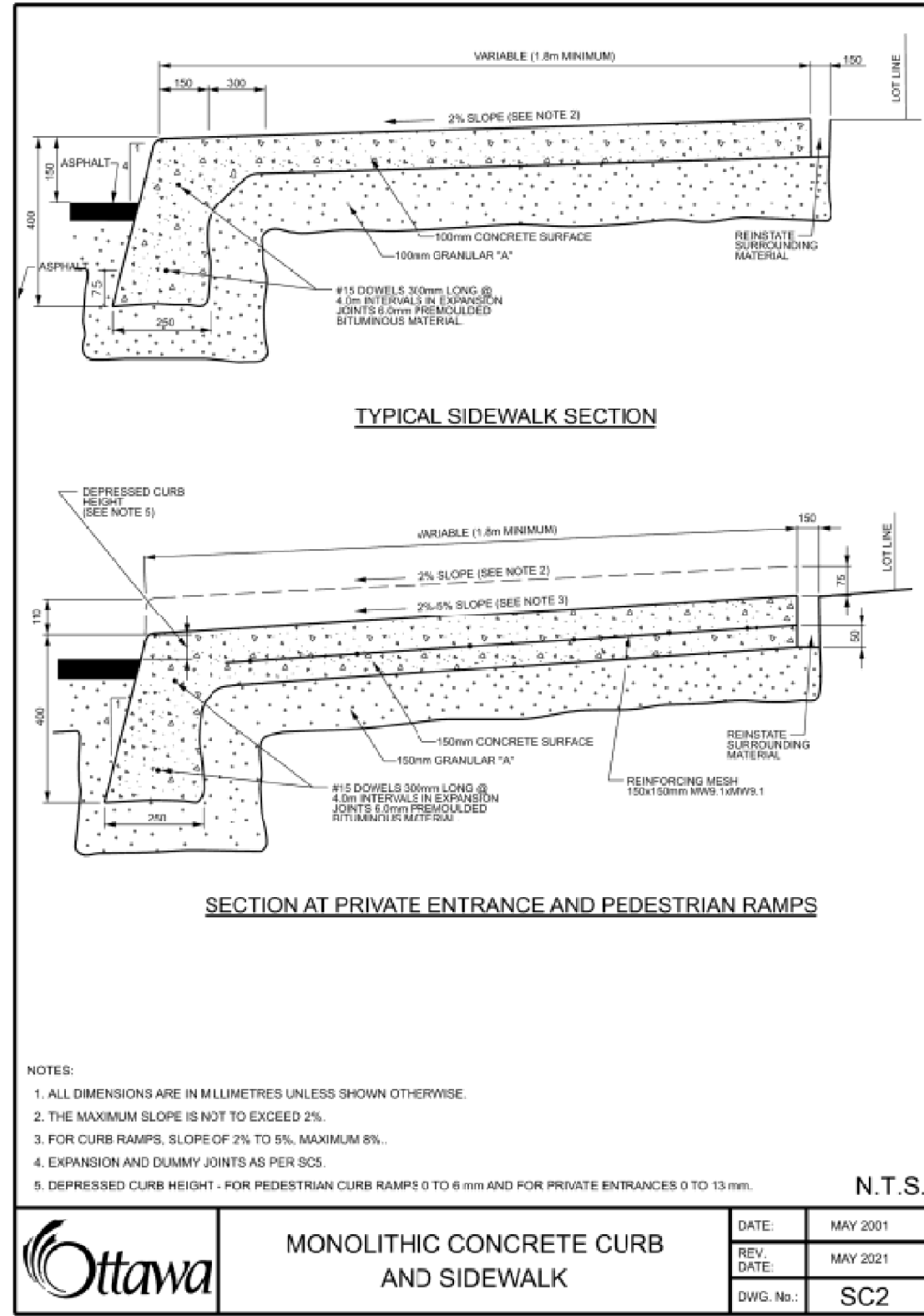
NOTES:

- FOR WATERMANS (TYPICAL) TO 400mm (TYPICAL).
- MINIMUM TO PREVENT SEPARATION (D) SHALL BE 50mm (MINIMUM).
- IF PIPES CROSS BELOW, UNDER TRENCH, MINIMUM SHALL BE 50mm (MINIMUM).
- FOR 300mm (MIN.) AND 400mm (MIN.) PIPES, MINIMUM SHALL BE 50mm (MINIMUM).
- CONCRETE FOR TRENCH BEDDING SHALL BE 150mm.
- REFER TO WQA FOR REINSTATEMENT QUALITY REQUIREMENTS.
- REFER TO WQA AND WQA FOR TRENCH BEDDING REQUIREMENTS.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
- DESIGNED TO MEET THE REQUIREMENTS OF THE 2015 CANADIAN STANDARD CAN 2015.
- CATCHER PROTECTORS (CATCHERS) SHALL BE INSTALLED IN ACCORDANCE WITH WQA, TWSI AND TWSI.
- ALL TRENCHES REQUIRED FOR PVC AND HDPE WATERMANS PER CITY DETAIL.



WATERMAIN CROSSING BELOW SEWER

DATE: MAY 2021
REV. DATE: MARCH 2021
DWG. No.: W25



TYPICAL SIDEWALK SECTION

SECTION AT PRIVATE ENTRANCE AND PEDESTRIAN RAMPS

NOTES:

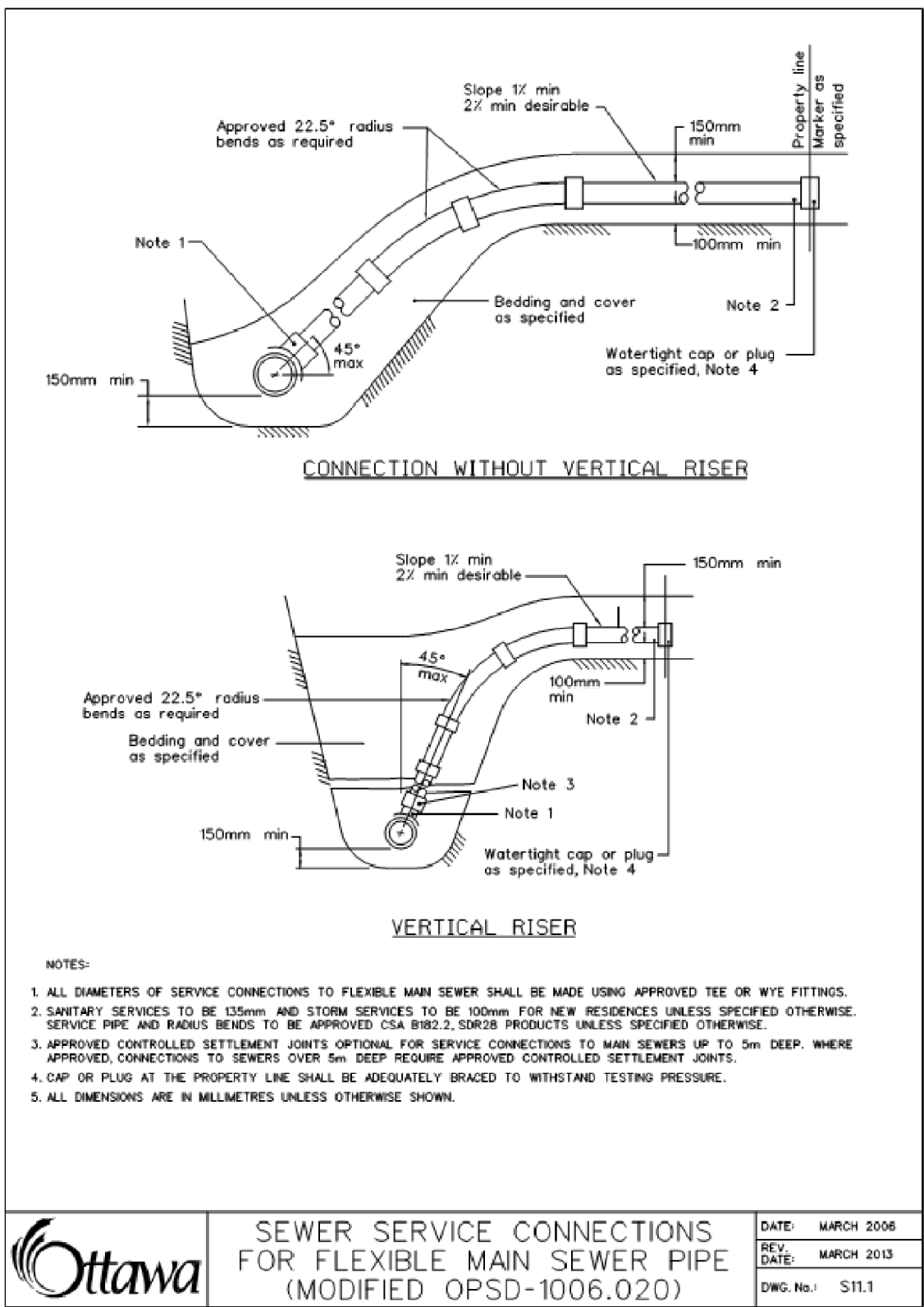
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
- THE MAXIMUM SLOPE IS NOT TO EXCEED 2%.
- FOR CURB RAMPS, SLOPE OF 1% TO 2% MAXIMUM 6%.
- EXPANSION AND DUMMY JOINTS AS PER SCS.
- DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMPS 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 13 mm.

N.T.S.



MONOLITHIC CONCRETE CURB AND SIDEWALK

DATE: MAY 2021
REV. DATE: MAY 2021
DWG. No.: SC2



CONNECTION WITHOUT VERTICAL RISER

VERTICAL RISER

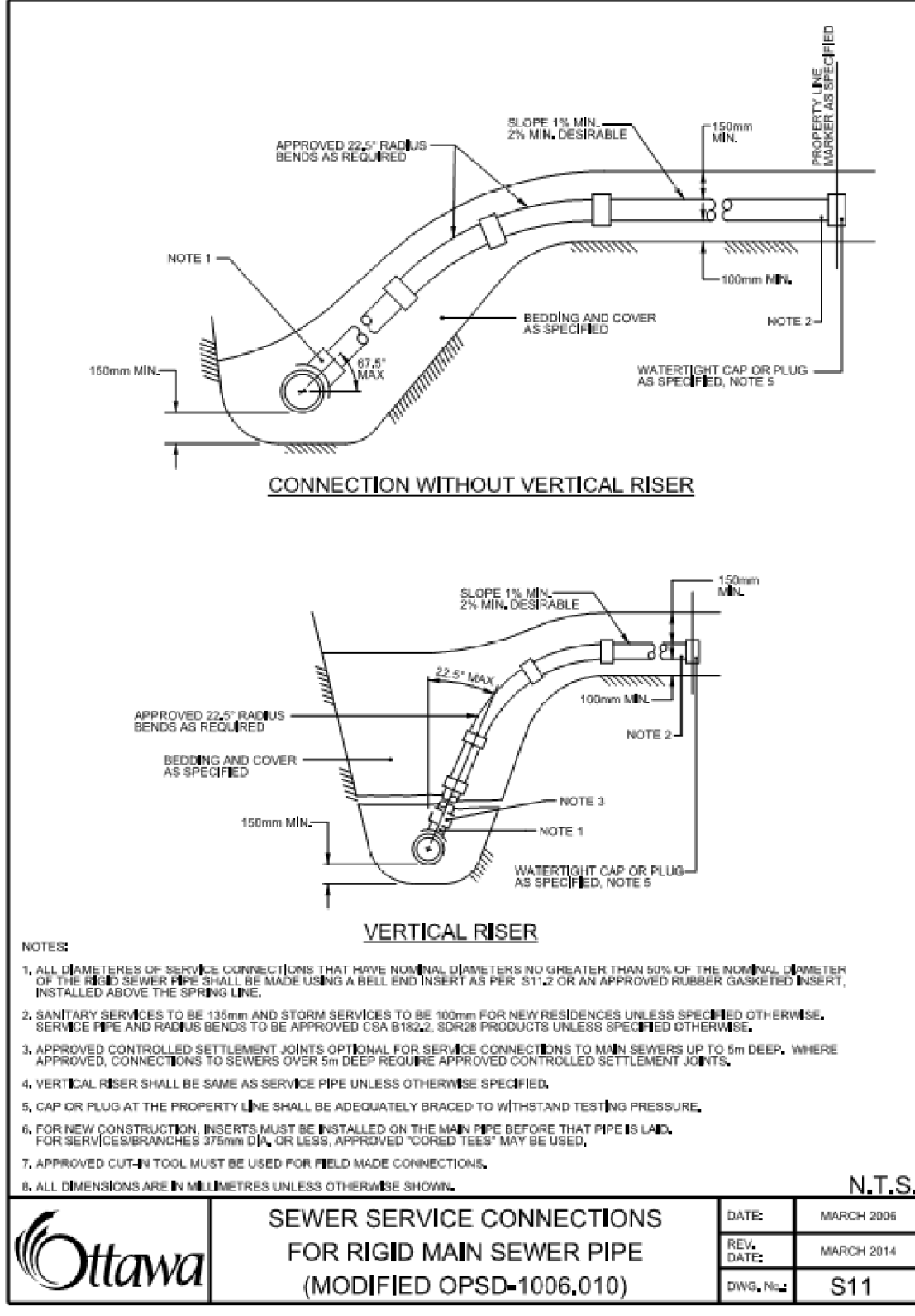
NOTES:

- ALL DIAMETERS OF SERVICE CONNECTIONS TO FLEXIBLE MAIN SEWER SHALL BE MADE USING APPROVED TEE OR WYE FITTINGS.
- SANITARY SERVICES TO BE 150mm AND STORM SERVICES TO BE 100mm FOR NEW RESIDENCES UNLESS SPECIFIED OTHERWISE. SERVICE PIPE AND RADIUS HEADS TO BE APPROVED CSA B182.2, SDR35 PRODUCTS UNLESS SPECIFIED OTHERWISE.
- APPROVED CONTROLLED SETTLEMENT JOINTS OPTIONAL FOR SERVICE CONNECTIONS TO MAIN SEWERS UP TO 5m DEEP, WHERE APPROVED, CONNECTIONS TO SEWERS OVER 5m DEEP REQUIRE APPROVED CONTROLLED SETTLEMENT JOINTS.
- CAP OR PLUG AT THE PROPERTY LINE SHALL BE ADEQUATELY GRADED TO WITHSTAND TESTING PRESSURE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.



SEWER SERVICE CONNECTIONS FOR FLEXIBLE MAIN SEWER PIPE (MODIFIED OPSD-1006.020)

DATE: MARCH 2006
REV. DATE: MARCH 2013
DWG. No.: S11.1



CONNECTION WITHOUT VERTICAL RISER

VERTICAL RISER

NOTES:

- ALL DIAMETERS OF SERVICE CONNECTIONS TO RIGID MAIN SEWER SHALL BE MADE USING APPROVED TEE OR WYE FITTINGS. SERVICE PIPE AND RADIUS HEADS TO BE APPROVED CSA B182.2, SDR35 PRODUCTS UNLESS SPECIFIED OTHERWISE.
- SANITARY SERVICES TO BE 150mm AND STORM SERVICES TO BE 100mm FOR NEW RESIDENCES UNLESS SPECIFIED OTHERWISE. SERVICE PIPE AND RADIUS HEADS TO BE APPROVED CSA B182.2, SDR35 PRODUCTS UNLESS SPECIFIED OTHERWISE.
- APPROVED CONTROLLED SETTLEMENT JOINTS OPTIONAL FOR SERVICE CONNECTIONS TO MAIN SEWERS UP TO 5m DEEP, WHERE APPROVED, CONNECTIONS TO SEWERS OVER 5m DEEP REQUIRE APPROVED CONTROLLED SETTLEMENT JOINTS.
- VERTICAL RISERS SHALL BE SAME AS SERVICE PIPE UNLESS OTHERWISE SPECIFIED.
- CAP OR PLUG AT THE PROPERTY LINE SHALL BE ADEQUATELY GRADED TO WITHSTAND TESTING PRESSURE.
- FOR NEW CONSTRUCTION, INSERTS MUST BE INSTALLED ON THE MANHOLE BEFORE THAT PIPES LAY.
- FOR SERVICE IMPROVEMENTS 375mm DIA. UNLESS APPROVED CONTROLLED TIES MAY BE USED.
- APPROVED CUTTING TOOL MUST BE USED FOR FIELD MADE CONNECTIONS.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.



SEWER SERVICE CONNECTIONS FOR RIGID MAIN SEWER PIPE (MODIFIED OPSD-1006.010)

DATE: MARCH 2006
REV. DATE: MARCH 2014
DWG. No.: S11

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NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

OWNER INFORMATION
14072375 CANADA INC.
(HENRY INVESTMENTS)
1770 CANAAN ROAD
CUMBERLAND, ONTARIO, K4C 1J5

No.	REVISION	DATE	BY
2	RE-ISSUED FOR SITE PLAN APPLICATION	FEB 21/25	MJH
1	ISSUED FOR SITE PLAN APPLICATION	DEC 19/24	MJH

SCALE	DESIGN
	DM/M/ZA
	CHECKED
	MJH
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	CHECKED
	MJH
	APPROVED
	JLS

FOR REVIEW ONLY



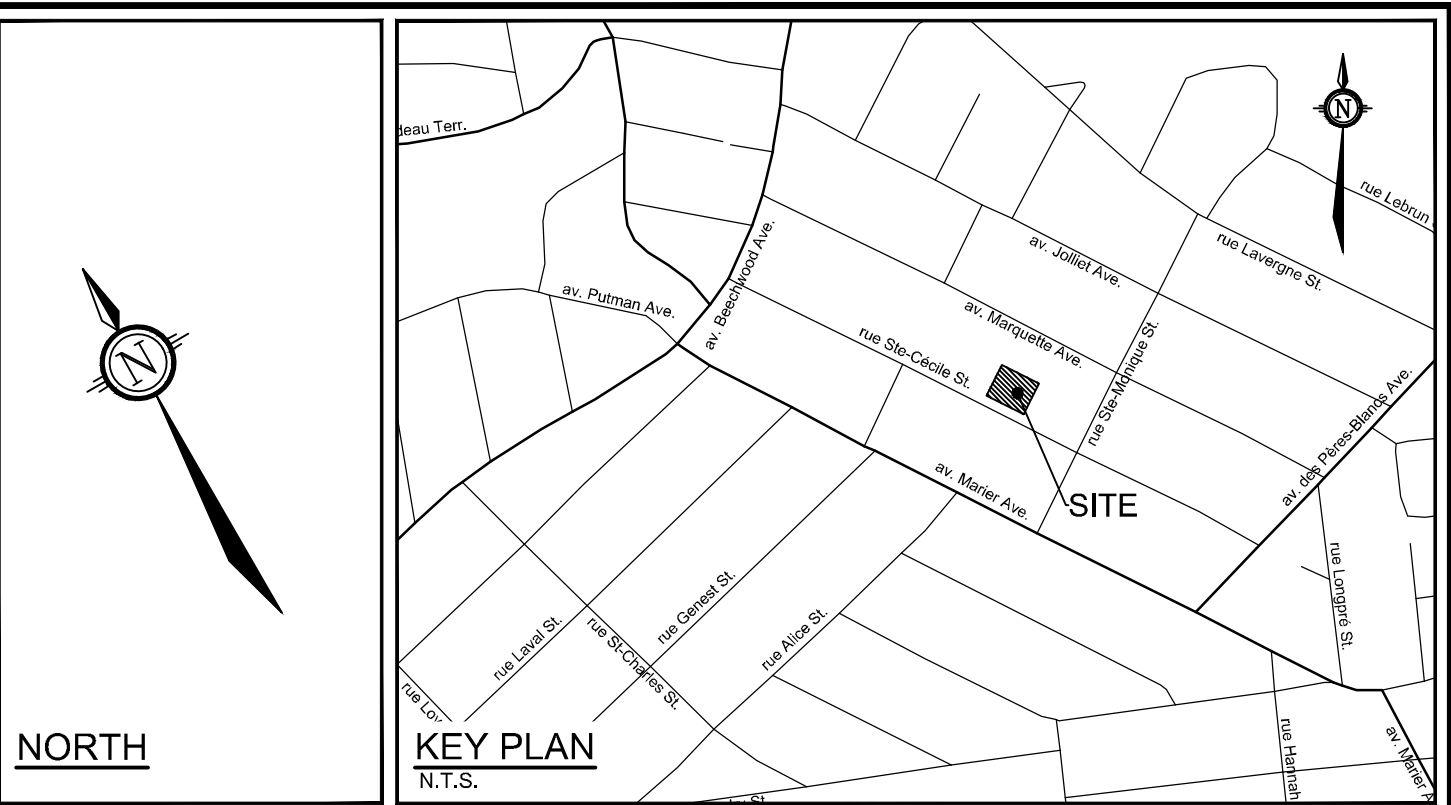
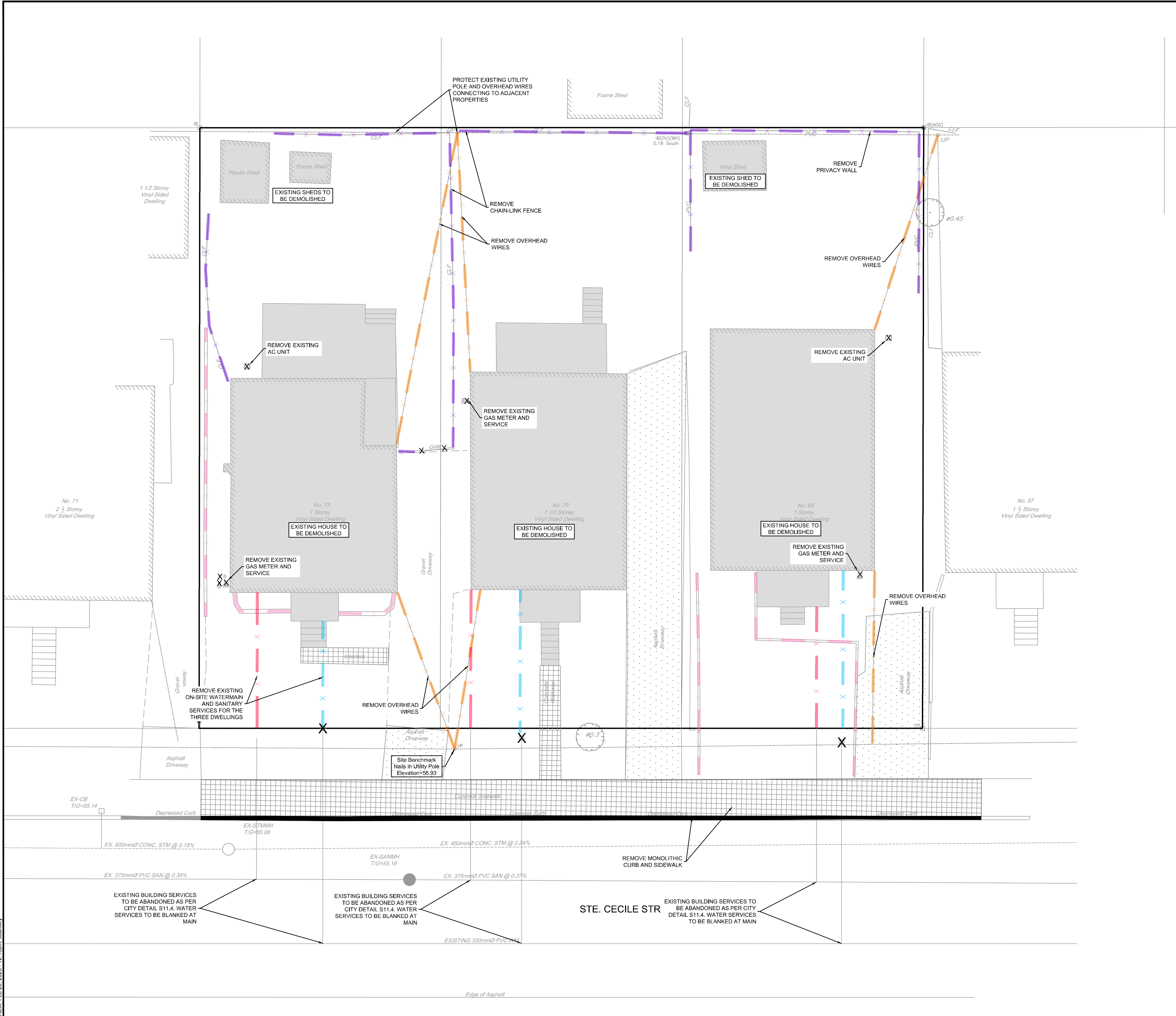
NOVATECH
Engineers, Planners & Landscape Architects
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LOCATION
CITY OF OTTAWA
73-83 STE CECILE STREET

DRAWING NAME
NOTES AND DETAILS PLAN

PROJECT No.	122167
REV	REV # 2
DRAWING No.	122167-ND

PLAN # 19217



- LEGEND**
- ASPHALT REMOVAL
 - INTERLOCK / CONCRETE SIDEWALK REMOVAL
 - REMOVALS
 - EXISTING FENCE REMOVAL
 - EXISTING UTILITIES REMOVAL
 - EXISTING ON-SITE WATERMAIN REMOVAL
 - EXISTING ON-SITE SANITARY REMOVAL
 - EXISTING RETAINING WALL REMOVAL
 - EXISTING MONOLITHIC CURB AND SIDEWALK REMOVAL
 - EXISTING UTILITY POLE
 - EXISTING UTILITY POLE ANCHORS
 - EXISTING GAS METER
 - EXISTING AC UNIT

NOTE:
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OWNER INFORMATION
14072375 CANADA INC.
(HENRY INVESTMENTS)
1770 CANAAN ROAD
CUMBERLAND, ONTARIO, K4C 1J5

No.	REVISION	DATE	BY
2	RE-ISSUED FOR SITE PLAN APPLICATION	FEB 21/25	MJH
1	ISSUED FOR COORDINATION	DEC 17/24	MJH

SCALE

1:100

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DESIGN	FOR REVIEW ONLY	FOR REVIEW ONLY	FOR REVIEW ONLY
DMM/ZA			
CHECKED MJH			
DRAWN DMM/ZA			
CHECKED MJH			
APPROVED JLS			

LICENSED PROFESSIONAL ENGINEER
M.J. HREHORIAK
100211256
FEB 21/2025
PROVINCE OF ONTARIO

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Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
73-83 CECILE STREET

DRAWING NAME
EXISTING CONDITIONS AND REMOVALS PLAN

PROJECT NO.	122167
REV	REV # 2
DRAWING NO.	122167-REM

REFER TO 122167-ND FOR ADDITIONAL NOTES

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D02-24-0084
D07-12-24-0177

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NOTE:
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THE CONTRACT DRAWINGS, AND WHERE SHOWN,
THE ACCURACY OF THE POSITION OF SUCH
UTILITIES AND STRUCTURES IS NOT GUARANTEED.
BEFORE STARTING WORK, DETERMINE THE EXACT
LOCATION OF ALL SUCH UTILITIES AND
STRUCTURES AND ASSUME ALL LIABILITY FOR
DAMAGE TO THEM.

OWNER INFORMATION
14072375 CANADA INC.
(HENRY INVESTMENTS)
1770 CANAAN ROAD
CUMBERLAND, ONTARIO, K4C 1J5

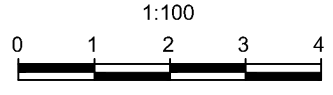
STE. CECILE STREET

Edge of Asphalt

No.	REVISION	DATE	BY
2	RE-ISSUED FOR SITE PLAN APPLICATION	FEB 21/25	MJH
1	ISSUED FOR SITE PLAN APPLICATION	DEC 19/24	MJH

SCALE

1:100



DESIGN

DMM/ZA

CHECKED

MJH

DRAWN

DMM/ZA

CHECKED

MJH

APPROVED

JLS

FOR REVIEW ONLY



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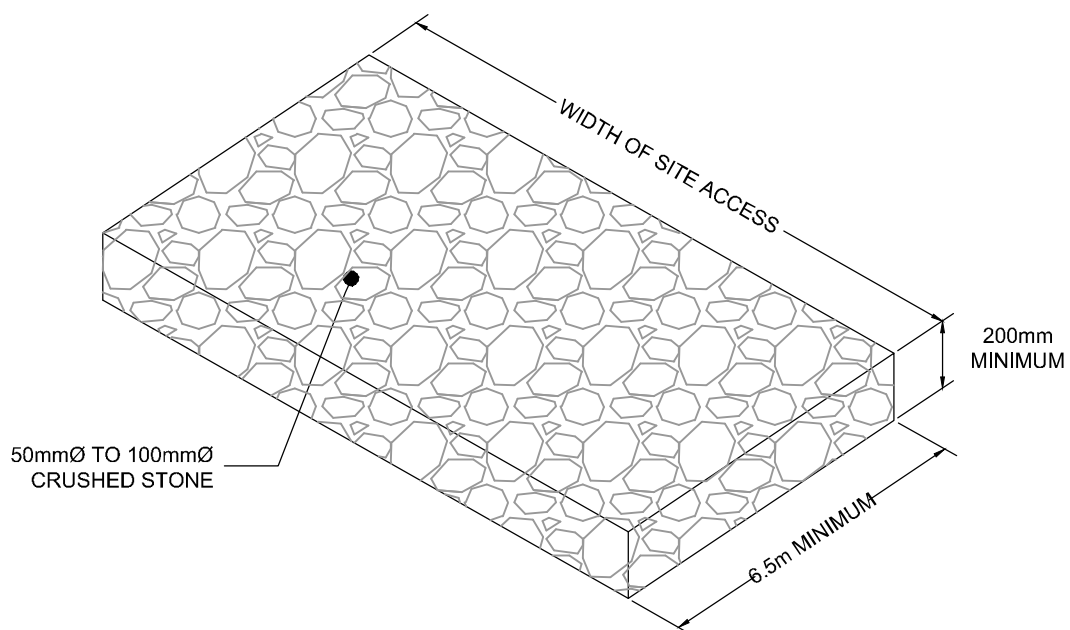
LOCATION
CITY OF OTTAWA
73-83 CECILE STREET

EROSION NAME
EROSION AND SEDIMENT
CONTROL PLAN

PROJECT NO.
122167
REV
REV # 2
DRAWING NO.
122167-ESC
PLAN # 19217

REFER TO 122167-ND FOR ADDITIONAL NOTES

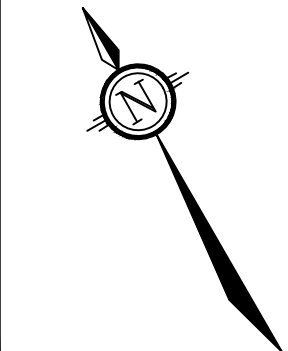
	ESC Measure	Symbol	Specification	Installation Responsibility	Inspection/Maintenance Responsibility	Inspection Frequency	Approval to Remove	Removal Responsibility	Inspection/Maintenance Responsibility
Temporary Measures	Silt Fence		OPSD 219.110	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
	Filter Bags	Location as Indicated On Plans	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
	Mud Mat		Drawing Details	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor	N/A
	Dust Control	Location as Required Around Site	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A



MUD MAT DETAIL
NOT TO SCALE

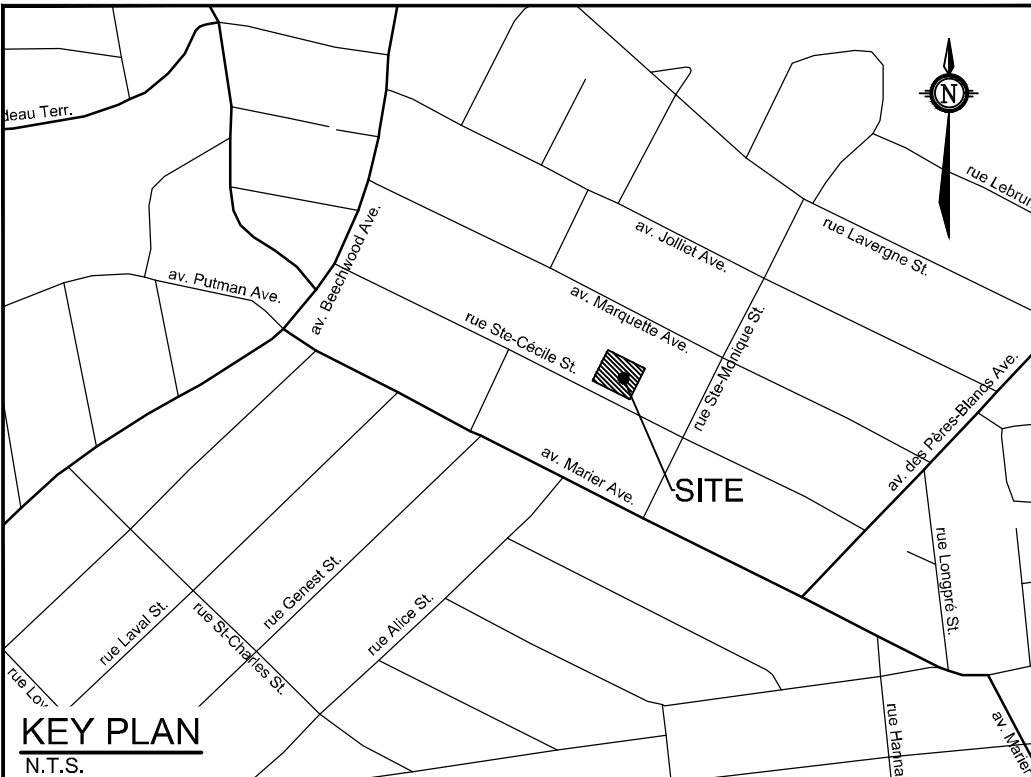
LEGEND

- PROPERTY LINE
- GRADE AND DIRECTION
- MAXIMUM 3:1 SIDESLOPE
- EMERGENCY OVERLAND FLOW ROUTE
- PROPOSED STORM MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED BARRIER CURB (PER SC1.1)
- PROPOSED DEPRESSED CURB (PER SC1.1)
- PROPOSED INLET CONTROL DEVICE
- PROPOSED ROOF DRAIN
- PROPOSED RETAINING WALL
- PROPOSED BUILDING ENTRANCE
- BALCONES FROM LEVEL 1-3
- LIGHT DUTY SILT FENCE (OPSD 219.110)
- PROPOSED MUD MAT / CONSTRUCTION ENTRANCE
- PROPOSED FILTER BAGS AT CATCHBASINS
- EXISTING CONCRETE CURB
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCHBASIN
- EXISTING TREES / VEGETATION
- EXISTING UTILITY POLE CW/ GUY WIRES
- EXISTING FENCE
- EXISTING LIGHT STANDARD



NORTH

KEY PLAN
N.T.S.



LIGHT DUTY SILT FENCE
AS PER OPSD 219.110

STMMH 01

CB 1

LIGHT DUTY SILT FENCE
AS PER OPSD 219.110

TREE CRITICAL
ROOT ZONE
TREE PROTECTION
FENCING. REFER
TO LANDSCAPE
PLAN FOR DETAILS.

LIGHT DUTY SILT FENCE
AS PER OPSD 219.110

73, 79, 83 ST-CECILE STREET
PROPOSED 4-STOREY APARTMENT
BASEMENT FFE: 52.40m
AVG PROPOSED GRADE: 55.45m
ENTRANCE FFE: 55.60m
BUILDING HEIGHT: 13.07m

M M

No. 71
2 1/2 Storey
Vinyl Sided Dwelling

1 1/2 Storey
Vinyl Sided
Dwelling

Plastic Shed

Frame Shed

Frame Shed

Vinyl Shed

COVERED
BIKE SPACES

BIKE ROOM

GARBAGE ROOM

VESTIBULE

ELEVATOR

STAIRS

LOBBY

MAIN ENTRANCE
VESTIBULE

RES. UNIT

RES. UNIT

RES. UNIT

RES. UNIT

RES. UNIT

RES. UNIT

RES. UNIT

WINDOW WELL

WINDOW WELL

WINDOW WELL

PLANTER BED

PLANTER BED

PLANTER BED

STAIRS

No. 73
1 Storey
Vinyl Sided Dwelling

No. 79
1 1/2 Storey
Vinyl Sided Dwelling

No. 83
1 Storey
Vinyl Sided Dwelling

No. 87
1 1/2 Storey
Vinyl Sided Dwelling

Gravel
Driveway

Asphalt
Driveway

Asphalt
Driveway

Asphalt
Driveway

EX-STMMH
T/G=55.08

EX-SANMH
T/G=55.18

EX-CB
T/G=55.11

M:\2021\12167\CAD\Civil\12167-GR.dwg, GR, Feb 20, 2025 - 12:11pm, blankley

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS,
WATERMAINS, SEWERS AND OTHER
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DAMAGE TO THEM.

OWNER INFORMATION
14072375 CANADA INC.
(HENRY INVESTMENTS)
1770 CANAAN ROAD
CUMBERLAND, ONTARIO, K4C 1J5

No.	REVISION	DATE	BY
2	RE-ISSUED FOR SITE PLAN APPLICATION	FEB 21/25	MJH
1	ISSUED FOR SITE PLAN APPLICATION	DEC 19/24	MJH

SCALE

1:100

1:100
0 1 2 3 4

DESIGN

DM/MZA

CHECKED

MJH

DRAWN

DM/MZA

CHECKED

MJH

APPROVED

JLS

FOR REVIEW ONLY



NOVATECH

Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6

Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

REFER TO 122167-ND FOR ADDITIONAL NOTES

LOCATION
CITY OF OTTAWA
73-83 CECILE STREET

DRAWING NAME
GRADING PLAN

PROJECT NO.

122167

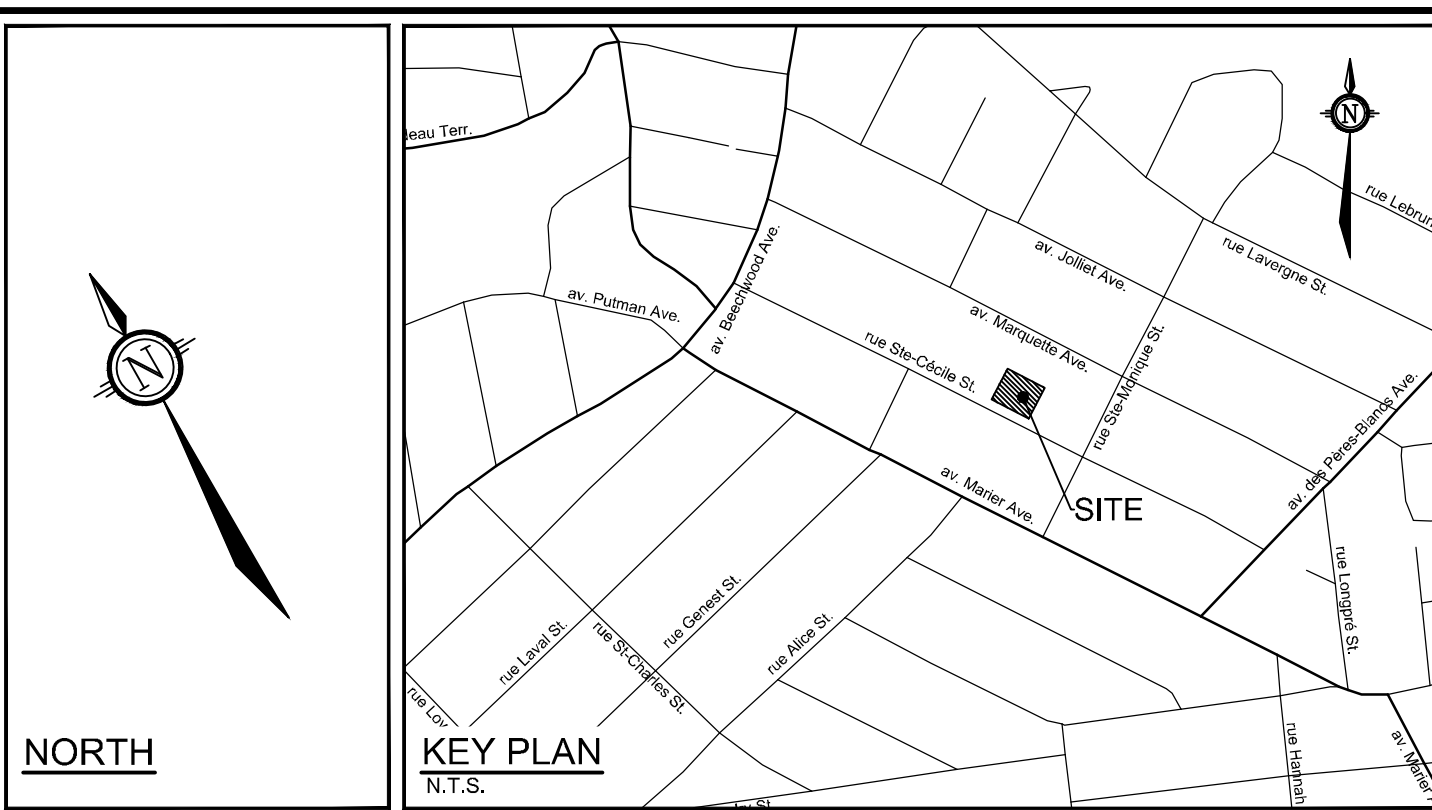
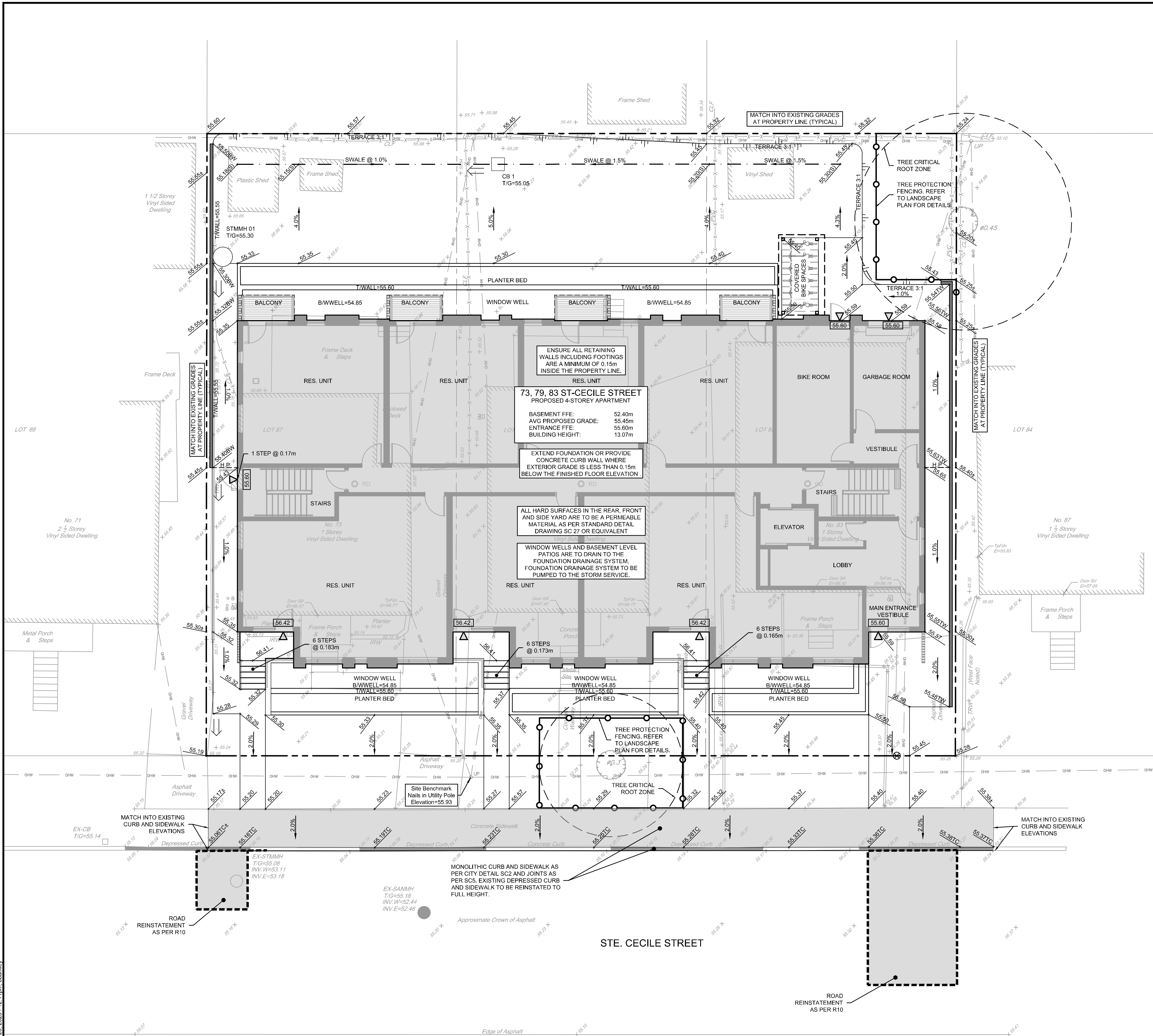
REV

REV # 2

DRAWING NO.

122167-GR

PLAN # 19217










LEGEND

- | | | |
|--|------------------------------------|------------------------------------|
| PROPOSED ELEVATION | FFE=94.45 | PROPOSED FINISHED FLOOR ELEVATION |
| EXISTING ELEVATION | PROPOSED RETAINING WALL | PROPOSED FINISHED FLOOR ELEVATION |
| PROPOSED TOP OF CURB ELEVATION | PROPOSED BUILDING ENTRANCE | PROPOSED FINISHED FLOOR ELEVATION |
| PROPOSED FINISHED FLOOR ELEVATION AT DOORS | BALCONIES FROM LEVEL 1-3 | PROPOSED FINISHED FLOOR ELEVATION |
| GRADE AND DIRECTION | EXISTING CONCRETE CURB | EXISTING CONCRETE CURB |
| MAXIMUM 3:1 SIDESLOPE | EXISTING SANITARY MANHOLE | EXISTING SANITARY MANHOLE |
| EMERGENCY OVERLAND FLOW ROUTE | EXISTING STORM MANHOLE | EXISTING STORM MANHOLE |
| PROPOSED STORM MANHOLE | EXISTING CATCHBASIN | EXISTING CATCHBASIN |
| PROPOSED CATCHBASIN | EXISTING TREES / VEGETATION | EXISTING TREES / VEGETATION |
| PROPOSED BARRIER CURB (PER SC1.1) | EXISTING UTILITY POLE CW GUY WIRES | EXISTING UTILITY POLE CW GUY WIRES |
| PROPOSED DEPRESSED CURB (PER SC1.1) | EXISTING FENCE | EXISTING FENCE |
| PROPOSED ROOF DRAIN | EXISTING LIGHT STANDARD | EXISTING LIGHT STANDARD |

PAVEMENT STRUCTURES:

- LIGHT DUTY PAVEMENT
- 50mm HL-3 OR SUPERPAVE 12.5
- 150mm GRANULAR "A"
- 300mm GRANULAR "B" TYPE II
- ASPHALT GRADE PG 58-34

--- PRE-DEVELOPMENT DRAINAGE AREA LIMITS
 --- POST-DEVELOPMENT DRAINAGE AREA LIMITS
 1:2 YR
 1:5 YR
 APPROXIMATE PONDING LIMITS
 1-100 YR
 AREA ID
 DRAINAGE AREA (ha)
 1:5 YEAR WEIGHTED RUNOFF COEFFICIENT
 STMMH 01
 CB 1

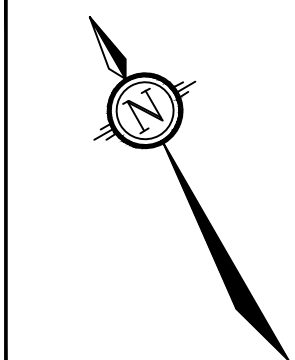
	PROPOSED STORM SEWER AND FLOW DIRECTION
	PROPOSED INLET CONTROL DEVICE
	EMERGENCY OVERLAND FLOW ROUTE
	PROPOSED BUILDING ENTRANCE / EXIT
	EXISTING STORM MH & SEWER
	EXISTING CATCHBASIN OR CATCHBASIN LEAD
	MAXIMUM 3:1 SIDESLOPE

ROOF DRAIN TABLE: AREA A-2 (ROOF DRAINS 1 to 2)						
AREA ID	ROOF DRAIN NO. (WATTS MODEL)	ROOF DRAIN OPENING SETTING	1.5 YEAR RELEASE RATE	APPROX. 5 YR PONDING DEPTH	1:100 YEAR RELEASE RATE	APPROX. 100 YR PONDING DEPTH
A-2	RD 1 (RD-100-A-ADJ)	1/2 EXPOSED	1.03 L/s	11.4 cm	1.18 L/s	14 cm
A-2	RD 2 (RD-100-A-ADJ)	1/2 EXPOSED	1.03 L/s	11.4 cm	1.18 L/s	14 cm
A-2	RD 3 (RD-100-A-ADJ)	1/2 EXPOSED	1.03 L/s	11.4 cm	1.18 L/s	14 cm

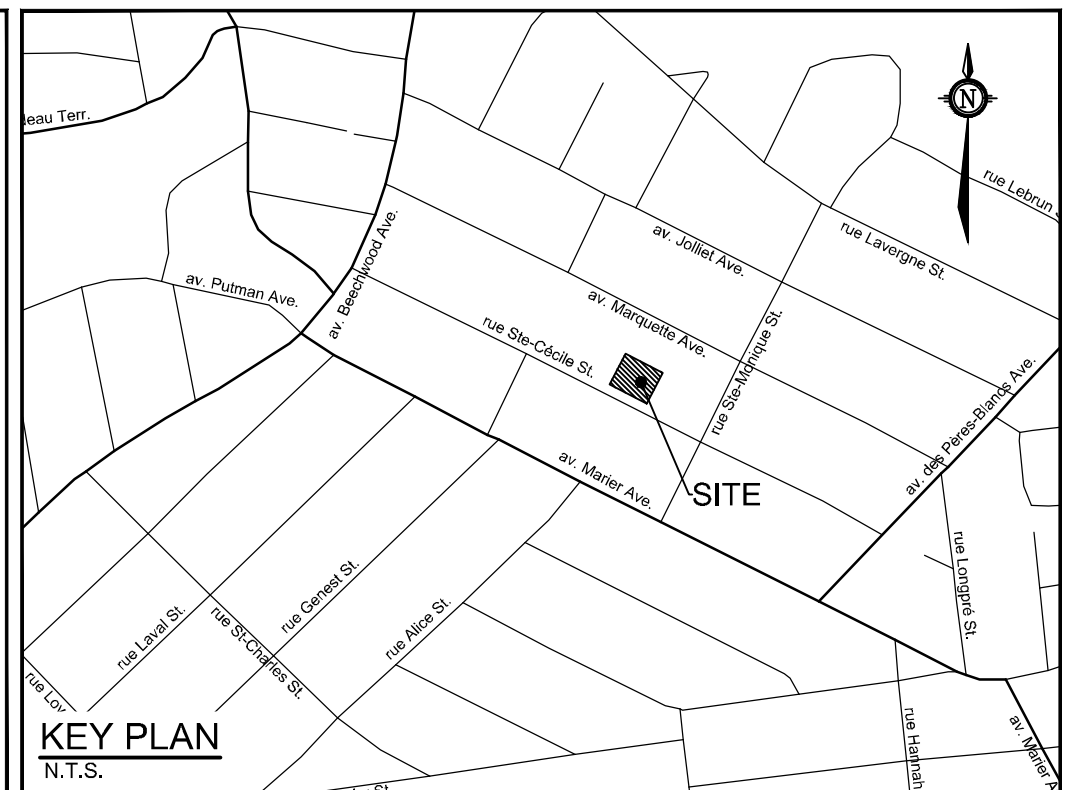
* REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2022-198) PREPARED BY NOVATECH FOR DRAINAGE AREA IDENTIFIERS AND STORMWATER MANAGEMENT DETAILS.

**ALL CONTROLLED FLOW ROOF DRAINS FOR THE PROPOSED BUILDING TO BE WATTS 'ADJUSTABLE ACCUTROL' ROOF DRAINS

INLET CONTROL DEVICE - DATA TABLE								
STRUCTURE ID	ICD TYPE	DIAMETER OF OUTLET PIPE (mm)	DESIGN FLOW (L/s)			DESIGN HEAD (m)		
			2-YEAR	5-YEAR	100-YEAR	2-YEAR	5-YEAR	100-YEAR
CB 1	TEMPEST LMF 60	250	3.0	3.4	3.6	0.80	1.15	1.27



NORTH

[illegible]

73, 79, 83 STE. CECILE STREET
PROPOSED 4-STORY APARTMENT

BASEMENT F.F.E. 32.49m
A.V.G PROPOSED GRADE: 55.45m
ENTRANCE F.F.E. 55.06m
BUILDING HEIGHT: 13.07m

STMMH 01
T/G=55.30

CB 1
T/G=55.05

100-Year Flooding
Depth: 0.12m
Area: 32.76sqm

14.2m-250mmØ STM @ 1.00%

0.004
A-1
INCL

0.027
A-3
0.30

0.004
A-1
INCL

0.020
A-1
0.56

0.056
A-2
0.90

11.0m-200mmØ STM @ 2.00%

Site Benchmark
Nails in Utility Pole
Elevation=55.88

Concrete Sidewalk

Depressed Curb

Concrete Curb

Depressed Curb

Depressed Curb

EX-07MMH
T/G=55.06
INV=55.51
INV±=51.10

EX-60mmØ CONC. STM @ 0.18%

EX-45mmØ CONC. STM @ 0.24%

STE. CECILE STREET


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2 4 6

APPROVED

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LOCATION
CITY OF OTTAWA
73-83 CECILE STREET

DRAWING NAME

STORM DRAINAGE AREA PLAN

PROJECT No. 122167

REV #2

DRAWING No.

122167-SWM

D002-24-0084

007-12-24-0177