ÉDIFICE 110 O'CONNOR INC.

PROJECT: 110 O'CONNOR STREET
OTTAWA

PROJECT NO: 600901

DATE: 2024-10-29

LIST OF PLANS

ÉQUIPE LAURENCE
INGÉNIERIE CIVILE

117, avenue Lépine, unité 202, Gatineau (Québec) J8L 3G1
T 819 303 2700
info@equipelaurence.ca | equipelaurence.ca

110 O'CONNOR STREET - OTTAWA
PROJECT 600901 - PLANS ISSUED FOR SITE PLAN APPLICATION, THE 2024-10-29

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TECHNICAL AND GENERAL SPECIFICATIONS

1.0 GENERAL SPECIFICATIONS

All work shall conform with Ontario building code, latest edition as well as local regulation and bylaws.

Contractor to verify all dimensions and report any discrepancies to the engineer immediately to get design confirmation before proceeding with construction.

Refer to the City of Ottawa for regulations and standards (supersedes provincial standards).

Refer to Ontario Provincial Standards for Roads and Public Works - Volume 3 for details.

Ontario provincial standards for roads and public works must also be respected.

Work to be performed in accordance with the Occupational Health and Safety Act and Regulations for Construction Projects.

All materials shall meet all current applicable standards set by the American Water Works Association ("AWWA"), Canadian Standards Association ("CSA"), the American National Standards Institute ("ANSI") safety criteria standards, American Society for Testing and Materials (ASTM), NSF/14, NSF/60 and NSF/61.

The Contractor will get approval for all materials selection from the Civil Engineer prior to delivery to the site.

BUILDING OWNER: ÉDIFICE 110 O'CONNOR INC.

CONSULTING CIVIL ENGINEER: ÉQUIPE LAURENCE INC.

2.0 GENERAL INFORMATIONS

2.1 UNDERGROUND SERVICES

The plans show certain underground installations for the sole purpose to highlight the existence of cables, pipelines and underground structures. In the sectors where work must be performed, the contractor is responsible to verify himself with the competent authorities the existence and actual location of all cables, pipelines and existing underground structures that may affect the works.

Before beginning excavations, the contractor must thus contact the Ontario One Call (www.on1call.com) , the municipal authorities and all other stake holders in order to identify on the field all existing underground structures whether they are shown on the plans or not.

He is responsible for damages to cables, pipelines and underground structures. No cost variation resulting from underground structures not shown or poorly located on the plans can be claimed against the building owner. Following the review of the plans and specifications, the contractor must notify the engineer of any error, omission or discrepancy noted by him before starting work.

2.2 EXISTING WATERMAIN AND SEWER CONDUITS

The location of the watermain and sewer pipes is approximate. The contractor must verify and validate the position and depth of the pipes by the means of meticulous excavations. Should discrepancies be observed, they must be provided to the engineer without delay in order that the required modifications are made to the construction plans. The contractor will have to coordinate with the city,the connecting works to the existing networks (watermain and sewers). No service interruption shall take place without the building owner's authorization or the relevant authorities.

2.3 PROTECTION AGAINST EROSION

As per "Erosion and sediment control guideline for urbain construction"
In all areas of the building site where there is a risk of erosion, the ground must be stabilized.
Runoff water must be intercepted and routed to stabilized areas and this, throughout the construction period. The contractor must use the recognized methods to prevent the transport of sediments.

- Sediment barrier
- Mud mat
- Sedimentation pond
- Filtering berm and sediment trap
- Straw bale filter

Any intervention on the building site which may cause the transfer of sediments must be simultaneously accompanied by sediment capture measures.

2.4 DRAINING OF THE EXCAVATIONS

The contractor shall take all necessary precautions to prevent the penetration of surface waters and to evacuate surface, underground or sewer waters. Waste waters must be directed towards a combined sewer or a sanitary sewer and the surface and underground waters towards a storm sewer, a combined sewer or a ditch. In all cases, the diversion site must be submitted for approval.
The contractor must assume all required pumping and cleaning costs.

2.5 PAVEMENT PROTECTION

At all times, the movement of machinery and metal tracked vehicles is prohibited on paved surfaces unless plywood sheets with a 20mm normal thickness or rubber with a 12.5mm thickness are used in order to avoid damaging pavement. All repairs or complete replacements of pavement is the contractor's responsibility, who will have to pay all the costs.

2.6 CLEANING OF SITE

At the end of the construction works and as often as requested by the project superintendent, the contractor must clean and eliminate all construction generated debris and restore all construction affected areas. The cleaning of the construction site is included in the global market unit prices.

3.0 SITE GRADING

Surface topsoil layer stripping required.

Low-lying areas may be filled by utilising soil cut from higher ares and by importing suitable fill materials.

The approved subgrade may be raised to design subgrade level with approved compactable on-site soil, providing it is placed in maximum 300 mm thick lifts and each lift is compacted to at least 95% of the material's SPMDD. As an alternative to subexcavation, a woven geotextile separator, such as Terratrack 24-15, Amoco 2002, Mirafi 500XL or equivalent, may be placed over spongy areas prior to placing the Granular 'B' sub-base layer.

4.0 CONCRETE WORKS

All weather exposed concrete shall have 5 to 8% air entrainment or as otherwise specified in Tables 2 and 4 of CSA A23.1.

Concrete sidewalk as per OPSD 310.010. Foundation consist of 150 mm minimum of granular 'A' material. Sidewalk concrete thickness shall be 200 mm.

Concrete barrier curb as per OPSD 600.110. Foundation consist of 150 mm minimum ofgranular 'A' material.

PROJECT LOCATION
NO SCALE

CIVIL ENGINEERING LEGEND

	EXISTING BUILDING
	PROPOSED BUILDING
	BOTTOM OF EMBANKMENT
	TOP OF EMBANKMENT
	DITCH CENTER
	DITCH TO BE REMOVED
	DITCH CENTER WITH ROCK FILL PROTECTION
	EXISTING FENCE
	FENCE TO BE REMOVED
	PROPOSED FENCE
	SILT FENCE BARRIER
	ISOLATED WETLAND
	EXISTING TREE
	WOODED AREA
	WOODED AREA TO BE REMOVED
	OVERLAND FLOW ROUTE
	GUARDRAIL
	STONE RETAINING WALL
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING WATER SERVICE VALVE
	PROPOSED WATER SERVICE VALVE
	EXISTING WATER PIPE
	EXISTING WATER PIPE TO BE REMOVED
	PROPOSED WATER PIPE
	EXISTING DRINKING WATER SERVICE CONNECTION
	PROPOSED DRINKING WATER SERVICE CONNECTION
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED SANITARY SEWER AND MANHOLE
	SANITARY SEWER AND MANHOLE TO BE REMOVED
	EXISTING STORM SEWER PIPE AND MANHOLE
	PROPOSED STORM SEWER PIPE AND MANHOLE
	STORM SEWER AND MANHOLE TO BE REMOVED
	CULVERT
	EXISTING CATCH BASIN OR MANHOLE-CATCH BASIN
	PROPOSED CATCH BASIN OR MANHOLE-CATCH BASIN
STMHE-01	EXISTING STORM SEWER MANHOLE
STMH-01	PROPOSED STORM SEWER MANHOLE
SANMHE-01	EXISTING SANITARY SEWER MANHOLE
SANMH-01	PROPOSED SANITARY SEWER MANHOLE
	LIGHTNING UNIT
	OVERHEAD WIRING AND GUY WIRE
	EXISTING GAS PIPELINE
	BELL CANADA UNDERGROUND CABLE
	UNDERGROUND ELECTRICAL WIRE
	PROPOSED ASPHALT SURFACE
	PROPOSED CONCRETE SIDEWALK/SLAB
	PAVER SIDEWALK
	PROPOSED GRASS SURFACE
	GRANULAR SURFACE
	PROPOSED TEMPORARY MUD MAT
	PROPOSED STONES SURFACE
	PROPOSED GRANITE STONES
	EXISTING ASPHALT SURFACE TO BE REMOVED
	EXISTING SURFACE TO BE REMOVED
26.300 TC CB: 26.450 TC C: 26.450 TC G: 26.650 TC S: 26.450 TC TW: 26.450 TC BW: 26.450 TC	PROPOSED ELEVATION PROPOSED ELEVATION OF CONCRETE CURB PROPOSED ELEVATION OF CONCRETE SLAB PROPOSED TOP ELEVATION OF GRASS PROPOSED TOP ELEVATION OF SIDEWALK PROPOSED TOP ELEVATION OF RETAINING WALL PROPOSED BOTTOM ELEVATION OF RETAINING WALL
.25.30	EXISTING ELEVATION OF SURFACE
-3.00%	GRADING SLOPES
	NORTH

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C	FOR SITE PLAN APPLICATION	B.B.	2024-10-29
B	FOR COORDINATION	B.B.	2024-10-22
A	FOR UDRP	B.B.	2024-04-17

CLIENT
ÉDIFICE 110 O'CONNOR INC.
630, RUE ST-PAUL OUEST, MONTRÉAL
MONTRÉAL, (Qc) H3C 1L9

PROJET
110 O'CONNOR STREET
OTTAWA

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117, avenue Lépine, unité 202, Gatineau (Québec) J8L 3G1
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SCEAU
LICENSED PROFESSIONAL ENGINEER
B. BRAY
100568973
PROVINCE OF ONTARIO
2024-11-01

TITRE DU PLAN
TECHNICAL AND GENERAL SPECIFICATIONS, LEGEND AND NOTES
LOCATION

ÉCHELLE
AUCUNE ÉCHELLE

ÉQUIPE DE PROJET
C. SAINT-MARTIN, tech.
V. MERCIER, ing.
B. BRAY, ing.

DOSSIER NO
600901

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C-201.dwg

PRÉPARÉ PAR
B. BRAY, ing.

C-201

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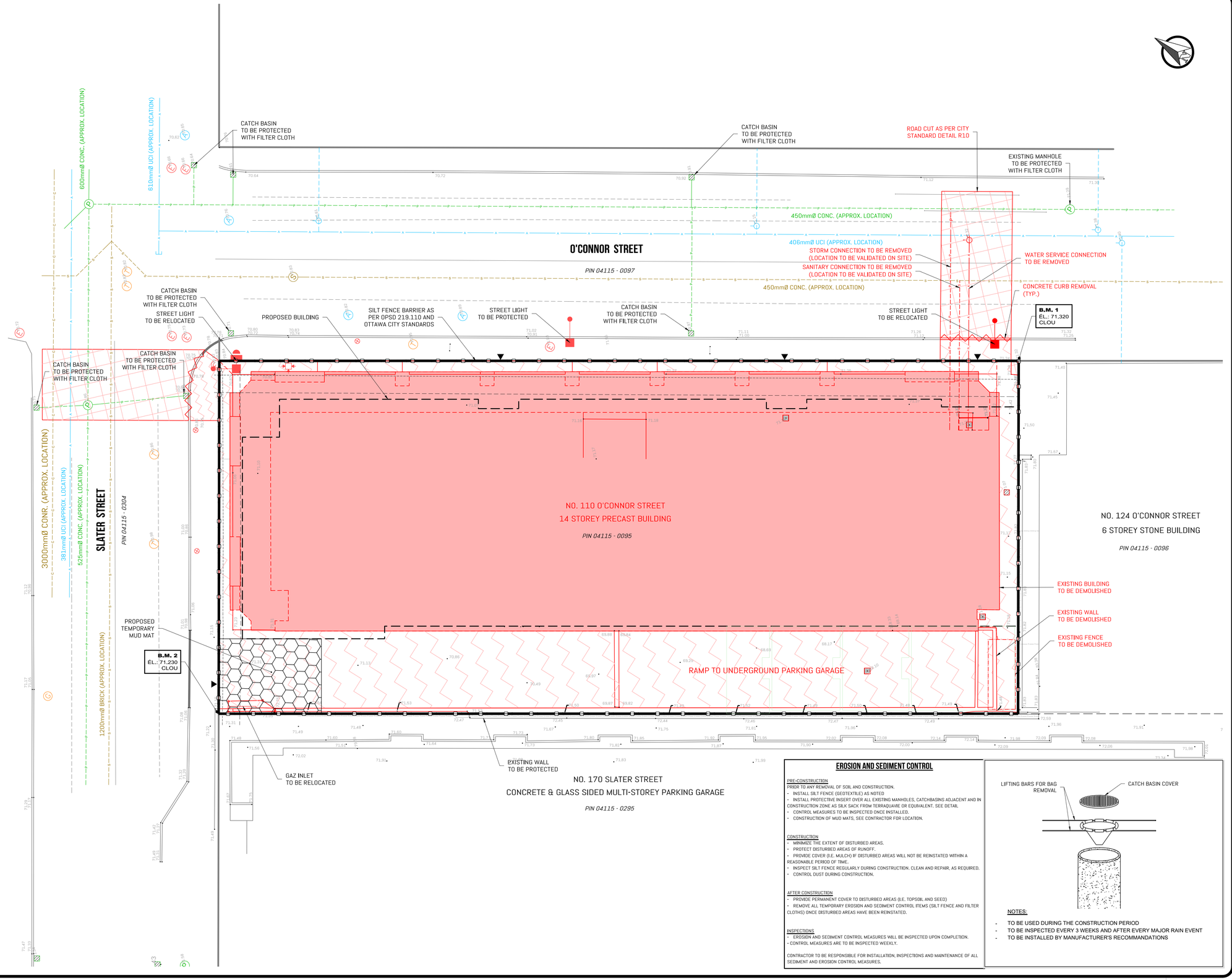

NOTE:

THE EXISTING AND PROPOSED SUBDIVISION WILL HAVE TO BE VALIDATED BY THE SURVEYOR-GEOMETER ON FILE.

SURVEY AND LOTS INFORMATION PROVIDED BY
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
DATE: JULY 18 2023
FILE NO.: V-53839
PLANIMETRIC REFERENCE SYSTEM: MTM NAD 83 ZONE 9
ALTIMETRIC REFERENCE SYSTEM: CGVD28 HT2.0

SITE PLAN PREPARED BY
GEIGER HUOT ARCHITECTES
DATE: MARCH 21 2024
PROJECT: 24412-23

THE CONTRACTOR MUST NOTIFY ÉQUIPE LAURENCE, THE CONSULTANT, IF HE NOTICES ANY DISCREPANCIES BETWEEN THE INFORMATION PRESENTED ON THE PLANS AND THE MEASUREMENTS TAKEN ON SITE SO THAT ADJUSTMENTS CAN BE MADE.
WHEN APPLICABLE, HE MUST ALSO VERIFY THE ELEVATIONS OF EXISTING SEWERS BEFORE STARTING CONSTRUCTION AND MUST PROVIDE THE INFORMATION TO THE CONSULTANT.

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100568973
PROVINCE OF ONTARIO
2024-11-01

TITRE DU PLAN
PLAN VIEW
EXISTING ITEMS AND DEMOLITION
CONTROL EROSION PLAN

ÉCHELLE
Horizontale 1:150
0 1.5 3 7.5m

ÉQUIPE DE PROJET
C. SAINT-MARTIN, tech.
V. MERCIER, ing.
B. BRAY, ing.

DOSSIER NO
600901

FICHIER
C-202.dwg

PRÉPARÉ PAR
B. BRAY, ing.

C-202

EROSION AND SEDIMENT CONTROL

PRE-CONSTRUCTION
PRIOR TO ANY REMOVAL OF SOIL AND CONSTRUCTION,
- INSTALL SILT FENCE (GEOTEXTILE) AS NOTED
- INSTALL PROTECTIVE INSERT OVER ALL EXISTING MANHOLES, CATCHBASINS ADJACENT AND IN CONSTRUCTION ZONE AS SILK SACK FROM TERRAQUAVIE OR EQUIVALENT. SEE DETAIL
- CONTROL MEASURES TO BE INSPECTED ONCE INSTALLED.
- CONSTRUCTION OF MUD MATS, SEE CONTRACTOR FOR LOCATION.

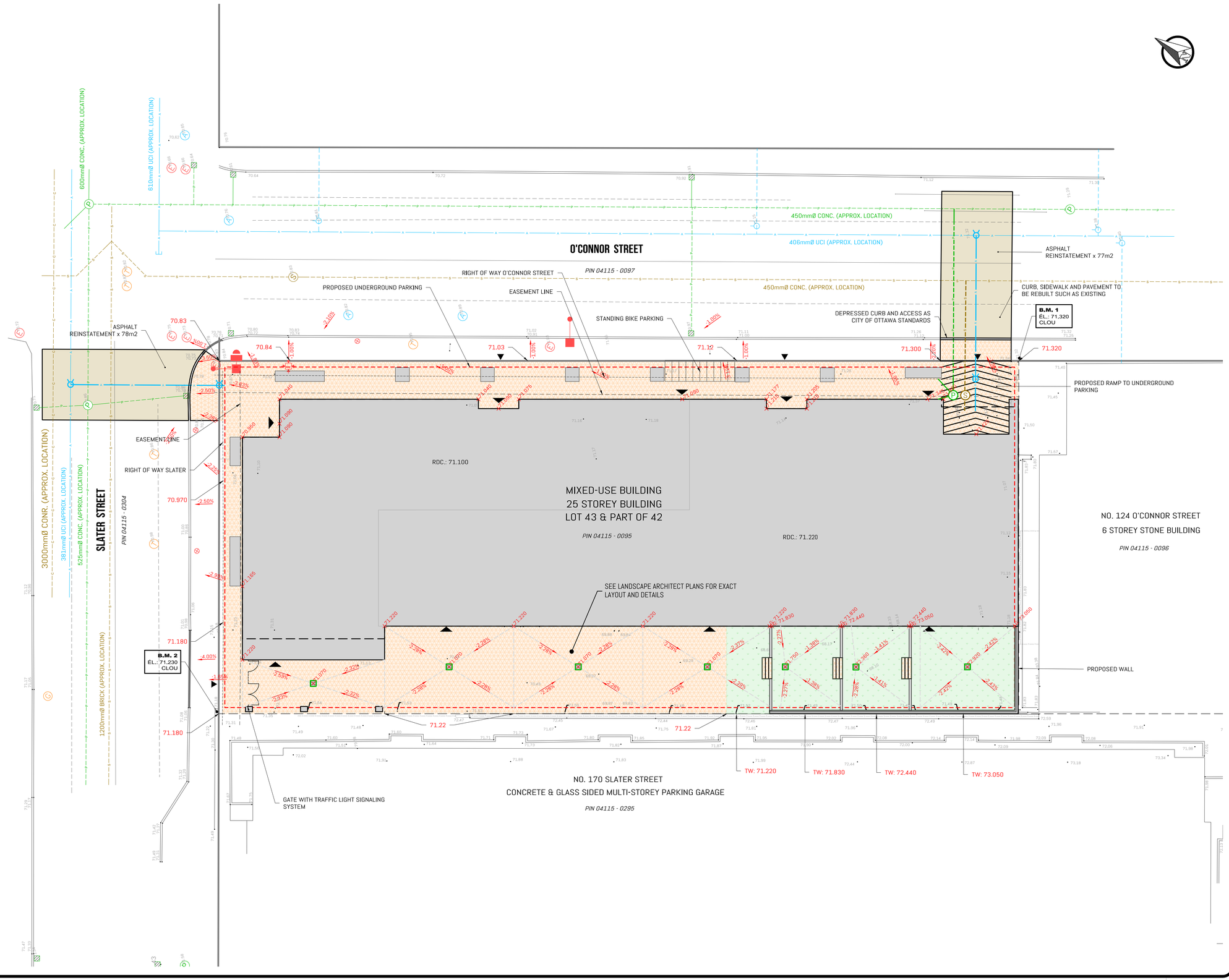
CONSTRUCTION
- MINIMIZE THE EXTENT OF DISTURBED AREAS.
- PROTECT DISTURBED AREAS OF RUNOFF.
- PROVIDE COVER (I.E. MULCH) IF DISTURBED AREAS WILL NOT BE REINSTATED WITHIN A REASONABLE PERIOD OF TIME.
- INSPECT SILT FENCE REGULARLY DURING CONSTRUCTION. CLEAN AND REPAIR, AS REQUIRED.
- CONTROL DUST DURING CONSTRUCTION.

AFTER CONSTRUCTION
- PROVIDE PERMANENT COVER TO DISTURBED AREAS (I.E. TOPSOIL AND SEED)
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS (SILT FENCE AND FILTER CLOTHS) ONCE DISTURBED AREAS HAVE BEEN REINSTATED.

INSPECTIONS
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED UPON COMPLETION.
- CONTROL MEASURES ARE TO BE INSPECTED WEEKLY.

CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION, INSPECTIONS AND MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROL MEASURES.

NOTES:
- TO BE USED DURING THE CONSTRUCTION PERIOD
- TO BE INSPECTED EVERY 3 WEEKS AND AFTER EVERY MAJOR RAIN EVENT
- TO BE INSTALLED BY MANUFACTURER'S RECOMMANDATIONS



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ALTIMETRIC REFERENCE SYSTEM: CGVD28 HT2.0

SITE PLAN PREPARED BY
GEIGER HUOT ARCHITECTES
DATE: MARCH 21 2024
PROJECT: 24412-23

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SCEAU
LICENSED PROFESSIONAL ENGINEER
B. BRAY
100568973
PROVINCE OF ONTARIO
2024-11-01

TITRE DU PLAN
PLAN VIEW
SITE GRADING AND DRAINAGE PLAN

ÉCHELLE
Horizontale 1:150
0 1.5 3 7.5m

ÉQUIPE DE PROJET
C. SAINT-MARTIN, tech.
V. MERCIER, ing.
B. BRAY, ing.

DOSSIER NO
600901

FICHIER
C-203.dwg

PRÉPARÉ PAR
B. BRAY, ing.

C-203

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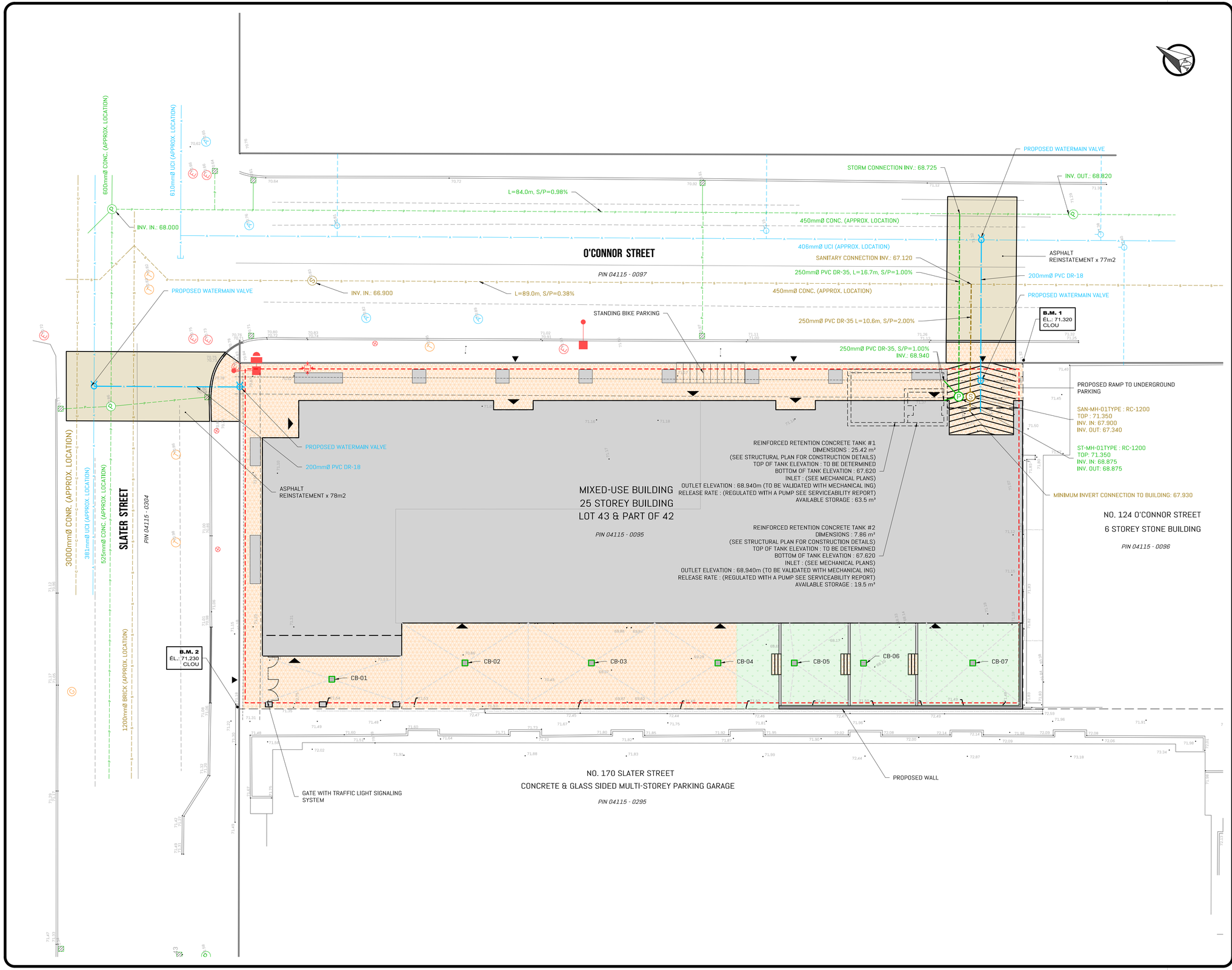

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SCEAU

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2024-11-01

TITRE DU PLAN
PLAN VIEW
SITE SERVICING PLANS AND DRAINAGE AREA

ÉCHELLE
Horizontale 1:150
0 1.5 3 7.5m

ÉQUIPE DE PROJET
C. SAINT-MARTIN, tech.
V. MERCIER, ing.
B. BRAY, ing.

DOSSIER NO
600901

FICHIER
C-204.dwg

PRÉPARÉ PAR
B. BRAY, ing.

C-204

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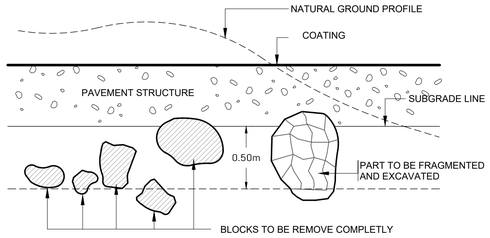
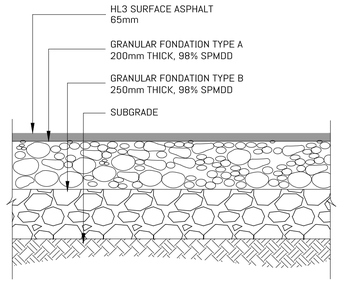


NOTES:

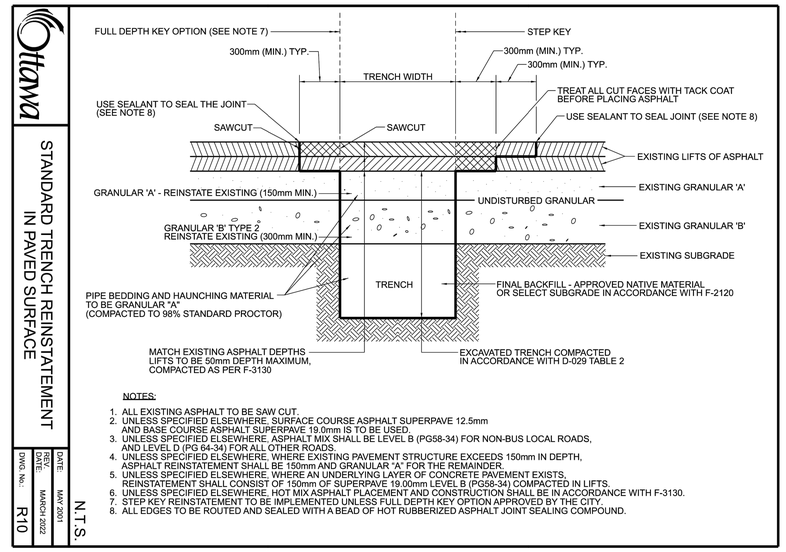
- ALL BLOCKS OVER 250mm DIAMETER PRESENT IN THE FIRST 500 mm UNDER INFRASTRUCTURE LINE MUST BE REMOVED, FRAGMENTED AND EXCAVATED TO 500 mm DEPT;
- AFTER REMOVING BLOCKS, THE EXCAVATIONS HAVE TO BE RAISED TO DESIGN SUBGRADE LEVELS WITH APPROVED COMPACTABLE ON SITE SOIL.
- LIFTS OF 300mm THICK, COMPACTED AT 95% MSPDD
- AS AN ALTERNATIVE TO SUBEXCAVATION, A WOVEN GEOTEXTILE SEPARATOR, SUCH AS TERRATRACK 24-15, AMOCO 2002, MIRAFI 500XL OR EQUIVALENT, MAY BE PLACED OVER SPONGY AREAS PRIOR TO PLACING THE GRANULAR "B" SUB-BASE LAYER.

SUBGRADE PREPARATION DETAIL



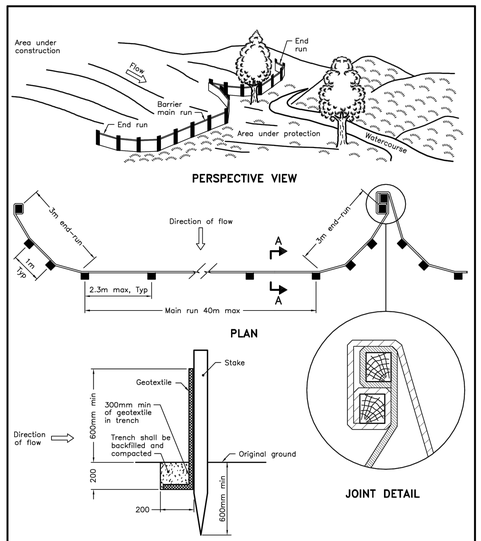
PARKING AND ACCESS FOUNDATION ASPHALT SURFACE

(TO BE VERIFIED BY GEOTECHNICAL ENGINEER)



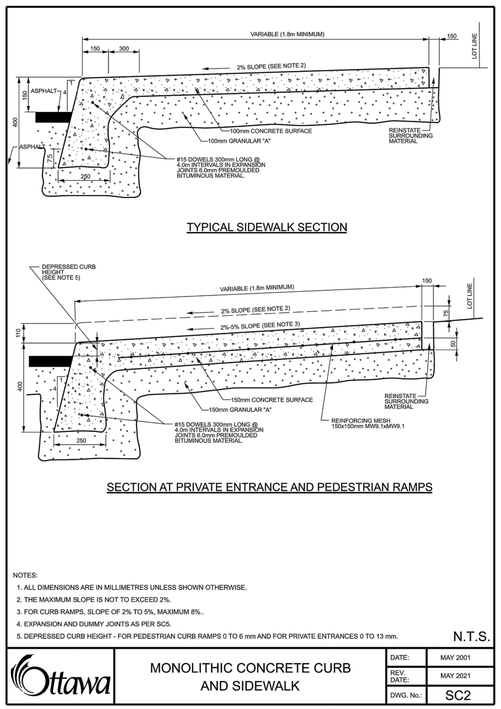
NOTES:

1. ALL EXISTING ASPHALT TO BE SAW CUT.
2. UNLESS SPECIFIED ELSEWHERE, SURFACE COURSE ASPHALT SUPERPAVE 12.5mm AND BASE COURSE ASPHALT SUPERPAVE 19.0mm IS TO BE USED.
3. UNLESS SPECIFIED ELSEWHERE, ASPHALT MIX SHALL BE LEVEL B (PG58-34) FOR NON-BUS LOCAL ROADS, AND LEVEL D (PG 64-34) FOR ALL OTHER ROADS.
4. UNLESS SPECIFIED ELSEWHERE, WHERE EXISTING PAVEMENT STRUCTURE EXCEEDS 150mm IN DEPTH, ASPHALT REINSTATEMENT SHALL BE 150mm AND GRANULAR "A" FOR THE REMAINDER.
5. UNLESS SPECIFIED ELSEWHERE, WHERE AN UNDERLYING LAYER OF CONCRETE PAVEMENT EXISTS, REINSTATEMENT SHALL CONSIST OF 150mm OF SUPERPAVE 19.00mm LEVEL B (PG58-34) COMPACTED IN LIFTS.
6. UNLESS SPECIFIED ELSEWHERE, HOT MIX ASPHALT PLACEMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH F-3130.
7. STEP KEY REINSTATEMENT TO BE IMPLEMENTED UNLESS FULL DEPTH KEY OPTION APPROVED BY THE CITY.
8. ALL EDGES TO BE ROUTED AND SEALED WITH A BEAD OF HOT RUBBERIZED ASPHALT JOINT SEALING COMPOUND.



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		



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 13 mm.

N.T.S.

Ottawa	MONOLITHIC CONCRETE CURB AND SIDEWALK	DATE:	MAY 2001
		REV. DATE:	MAY 2021
		DWG. No.:	SC2

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2024-11-01

TITRE DU PLAN
STANDARD SECTIONS AND DETAILS

ÉCHELLE
AUCUNE ÉCHELLE

ÉQUIPE DE PROJET
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V. MERCIER, ing.
B. BRAY, ing.

DOSSIER NO
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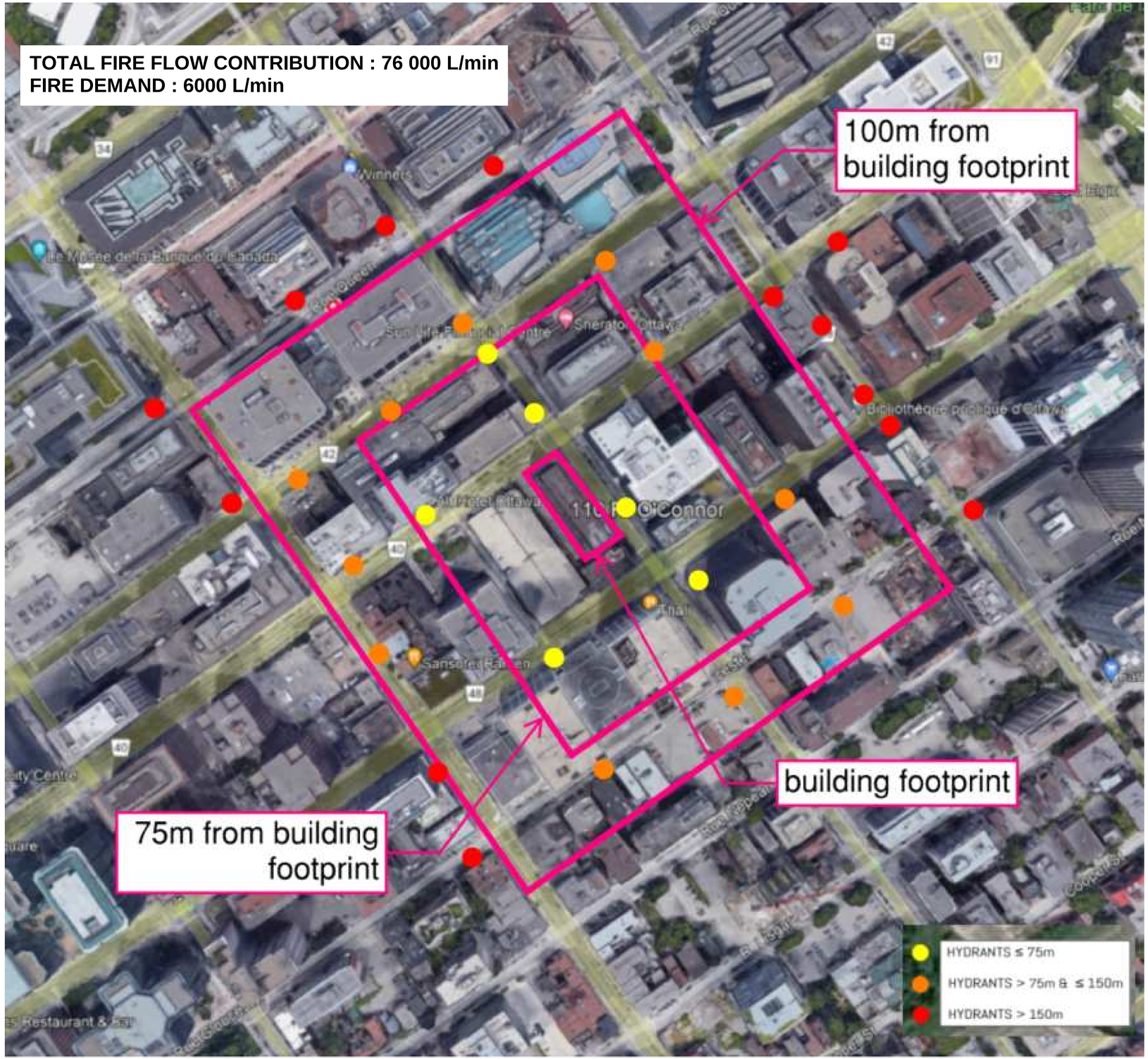
B. BRAY, ing.

C-205



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LICENSED PROFESSIONAL ENGINEER
B. BRAY
100568973
PROVINCE OF ONTARIO
2024-11-01

TITRE DU PLAN
FIRE HYDRANT COVERAGE MAP

ÉCHELLE
AUCUNE ÉCHELLE

ÉQUIPE DE PROJET
C. SAINT-MARTIN, tech.
V. MERCIER, ing.
B. BRAY, ing.

DOSSIER NO
600901

FICHIER
C-207.dwg

PRÉPARÉ PAR
B. BRAY, ing.

C-206