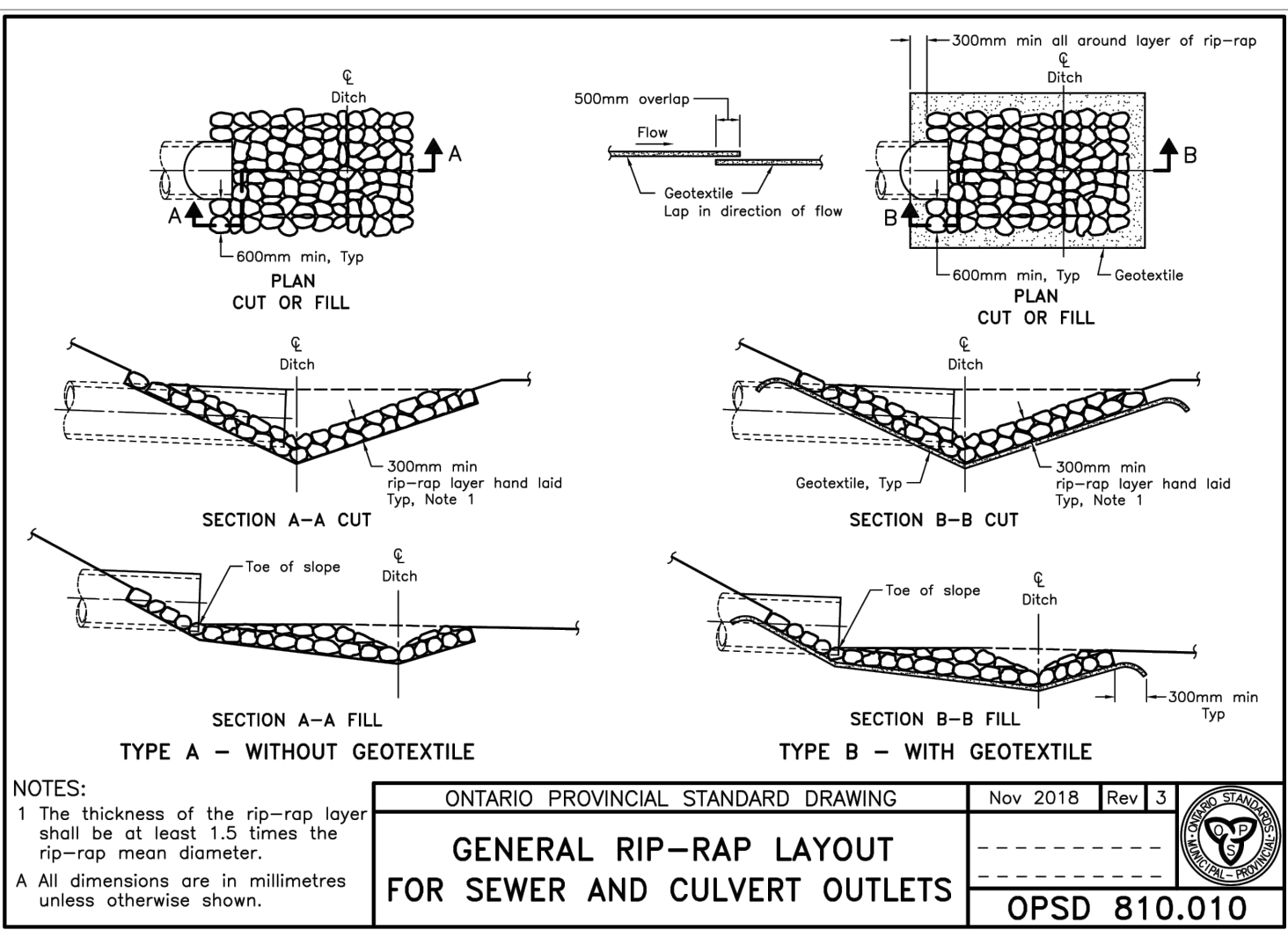
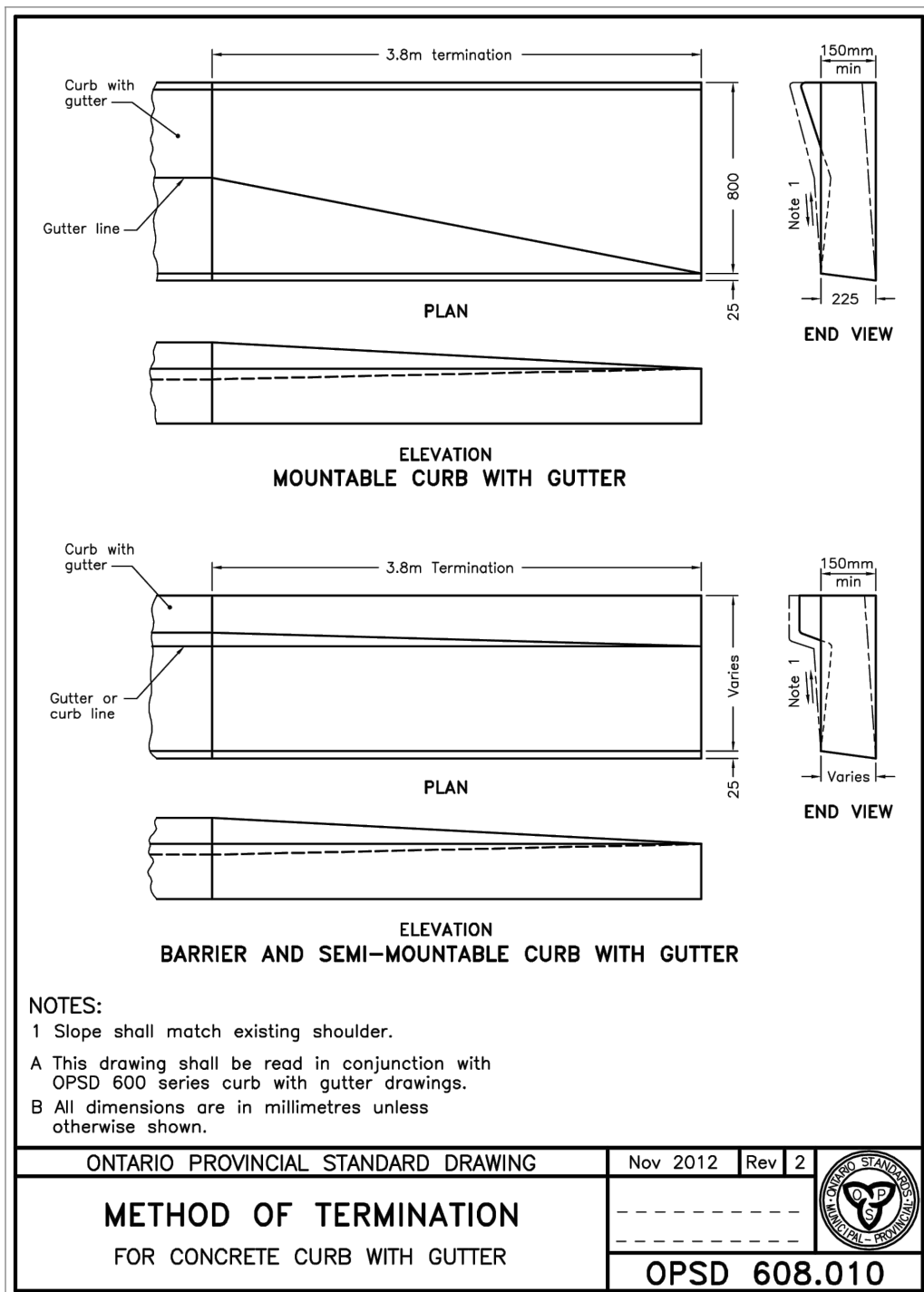
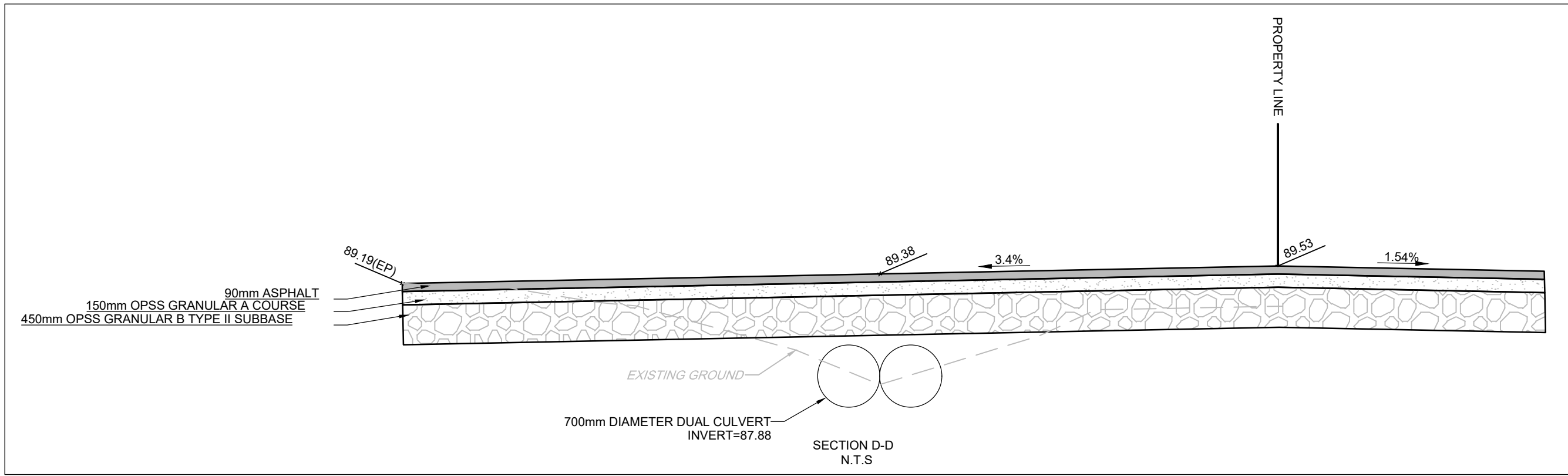
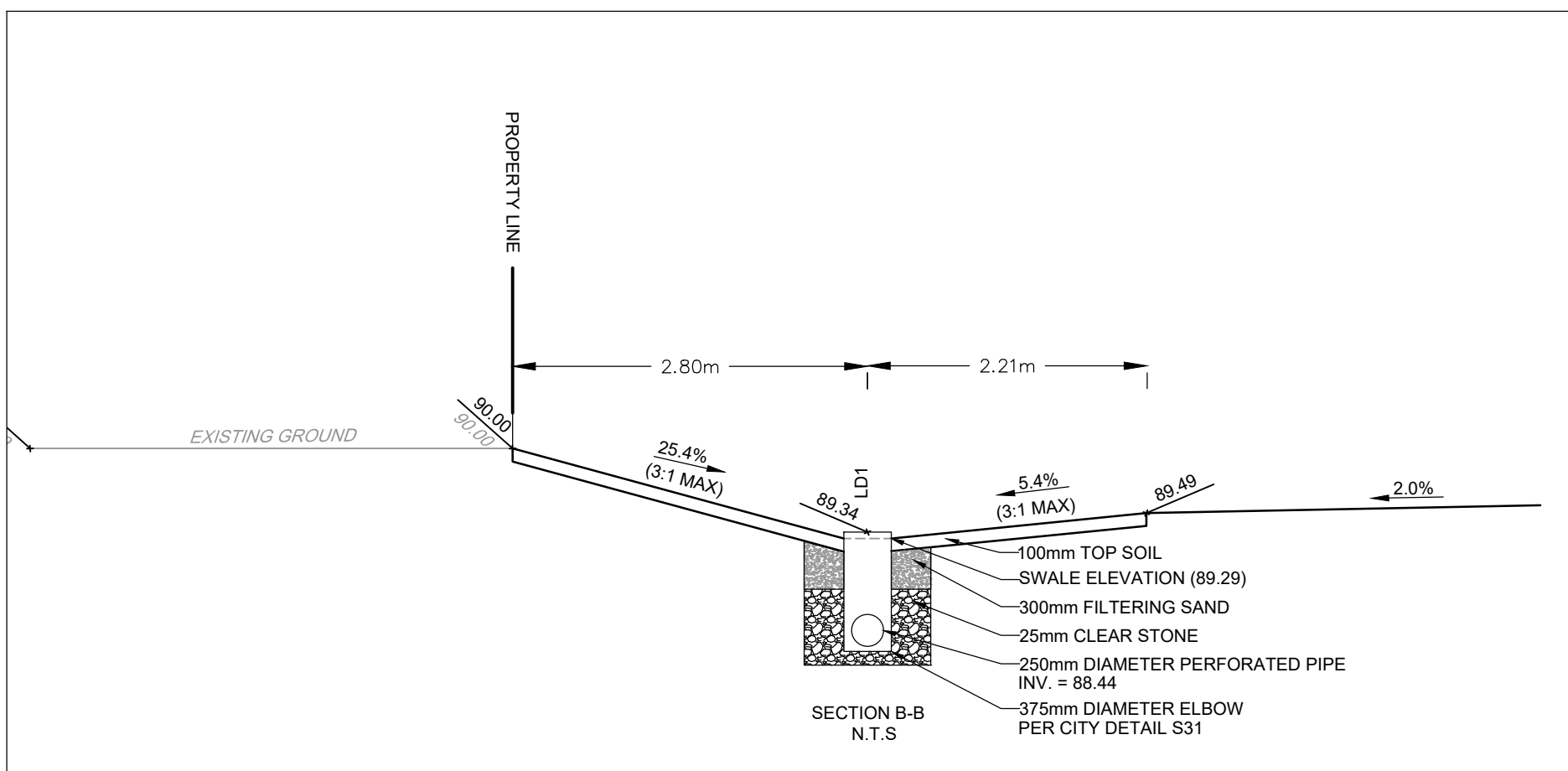




CAR ONLY PARKING AREA
50mm SUPERPAVE 12.5 SURFACE COURSE
150mm OPSS GRANULAR A BASE COURSE
300mm OPSS GRANULAR B TYPE II SUBBASE

GRAVEL STRUCTURE:

300mm OPSS GRANULAR A BASE COURSE
450mm OPSS GRANULAR B TYPE II SUBBASE

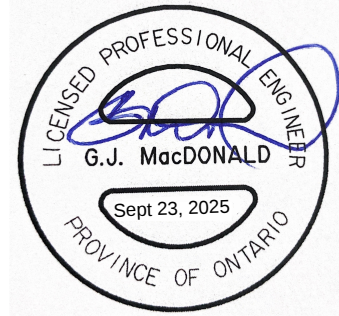
ACCESS LANES
40mm SUPERPAVE 12.5 SURFACE COURSE
50mm SUPERPAVE 19.0 BINDER COURSE
150mm OPSS GRANULAR A BASE COURSE
450mm OPSS GRANULAR B TYPE II SUBBASE

NOTE:
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1.	ISSUED TO ADDRESS CITY COMMENTS	SEP 23/2025	GUM
No.	REVISION	DATE	BY

SCALE		DESIGN
AS SHOWN		RJG
		CHECKED
AS SHOWN		ARM
		DRAWN
AS SHOWN		RJG
		CHECKED
		ARM
		APPROVED
		GJM

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LOCATION
CITY OF OTTAWA
541 SOMME STREET

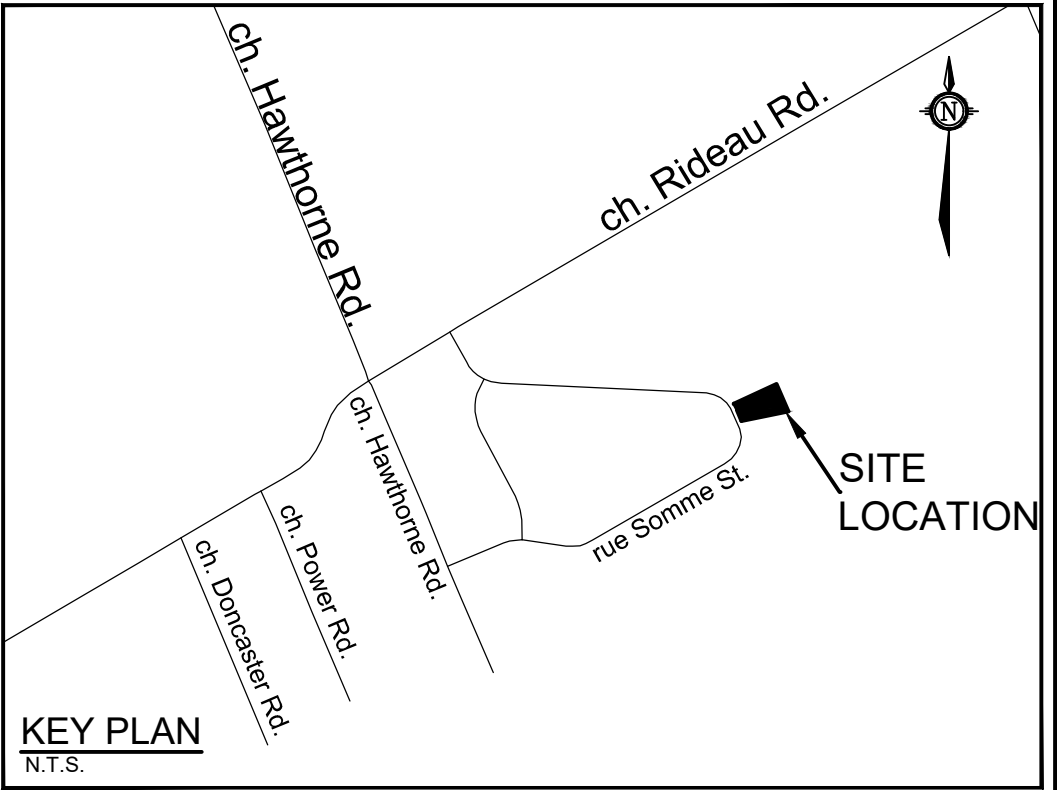
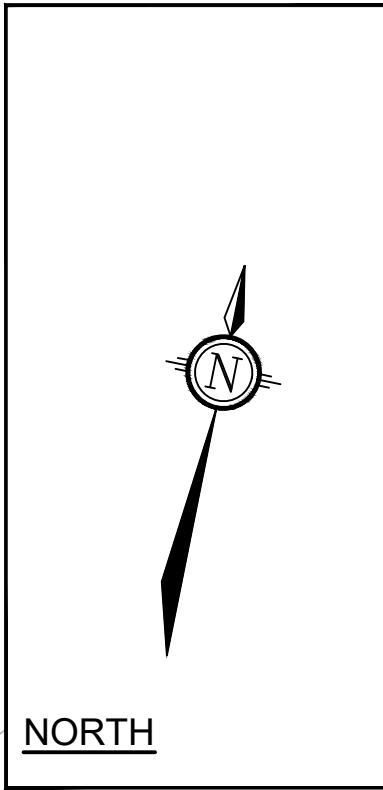
DRAWING NAME

NOTES AND DETAILS PLAN

PROJECT No.	124111
REV	REV # 1
DRAWING No.	124111-ND

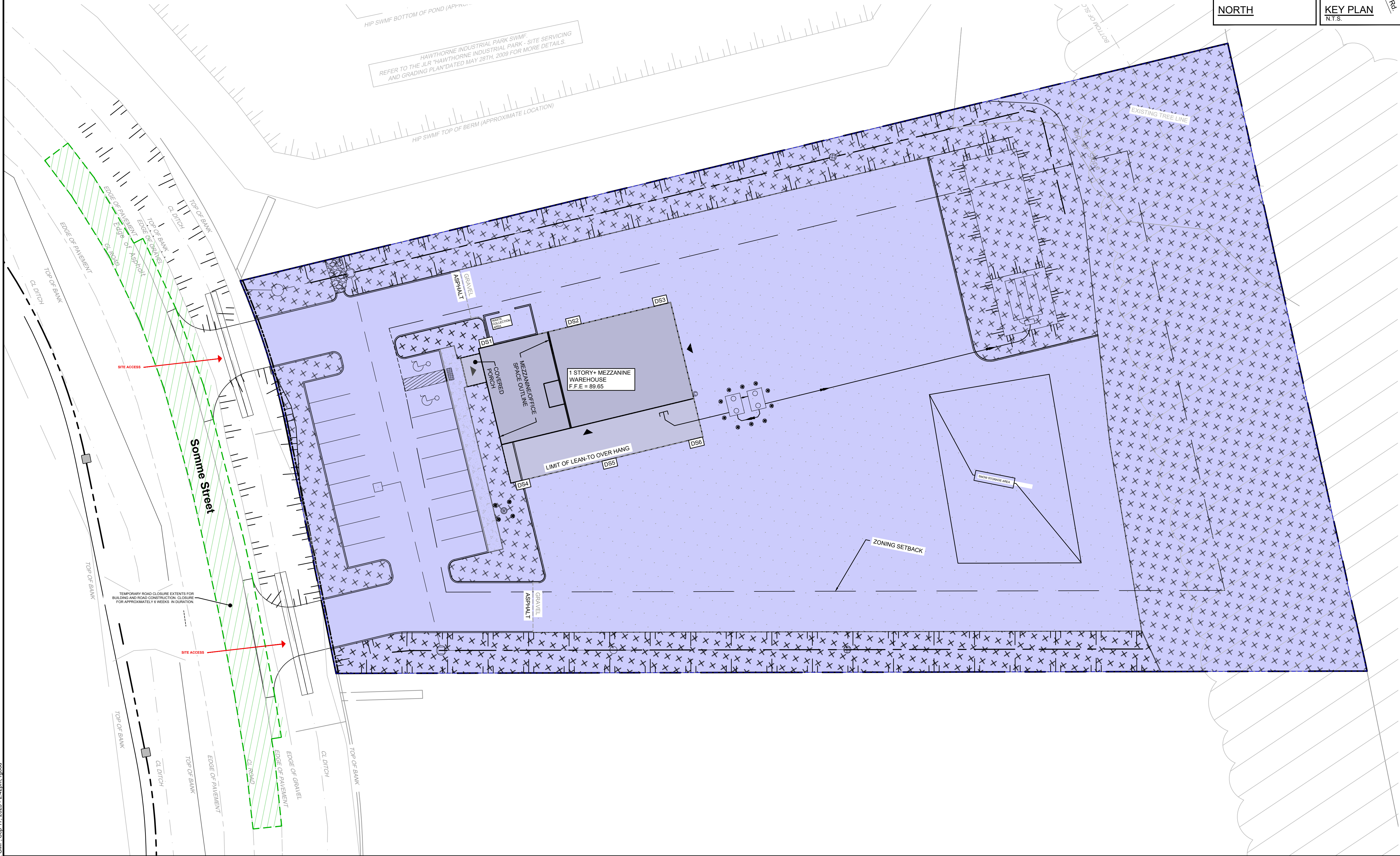
CONSTRUCTION MANAGEMENT PLAN NOTES:

- SOMME STREET IS A TWO WAY STREET. ROAD CONSTRUCTION WORK IS TO BE CONDUCTED IN A SINGLE STAGE. THIS WILL REQUIRE A SECTION OF ROAD BEING RESTRICTED DURING CONSTRUCTION.
- THIS CLOSURE WILL CONSIST OF RESTRICTING THE STREET IN FRONT OF THE DEVELOPMENT, CLOSING THE NORTHBOUND LANE, AND UTILIZING SOUTHBOUND LANE FOR TRAFFIC. DURING THIS PERIOD THE ROAD CONNECTION WILL BE CONSTRUCTED.
- THE GRAVEL SHOULDER OF THE NORTH BOUND LANE IS ALSO TO BE RESTRICTED DURING THIS PERIOD.
- TEMPORARY ROAD CLOSURE FOR APPROXIMATELY 6 WEEKS IN DURATION, DURING CONSTRUCTION FOR BUILDING AND ROAD CONNECTION. ALL NEIGHBORING PRIVATE ACCESSES TO BE MAINTAINED DURING TEMPORARY ROAD CLOSURE.
- A DETAILED CONSTRUCTION MANAGEMENT PLAN TO BE PREPARED AND PROVIDED BY THE CONTRACTOR, ONCE ONE IS RETAINED.



LEGEND

- BOUNDARY OF ROAD CLOSURE AREA
- BOUNDARY OF DEVELOPMENT SITE

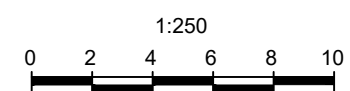


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1.	ISSUED FOR SITE PLAN APPLICATION	JUN 03/2025	GJM

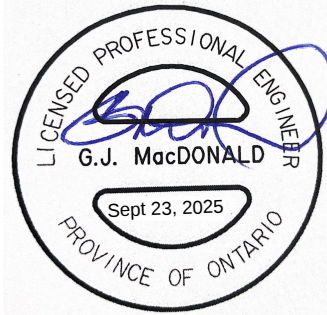
SCALE

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DESIGN	RJG
CHECKED	ARM
DRAWN	RJG
CHECKED	ARM
APPROVED	GJM

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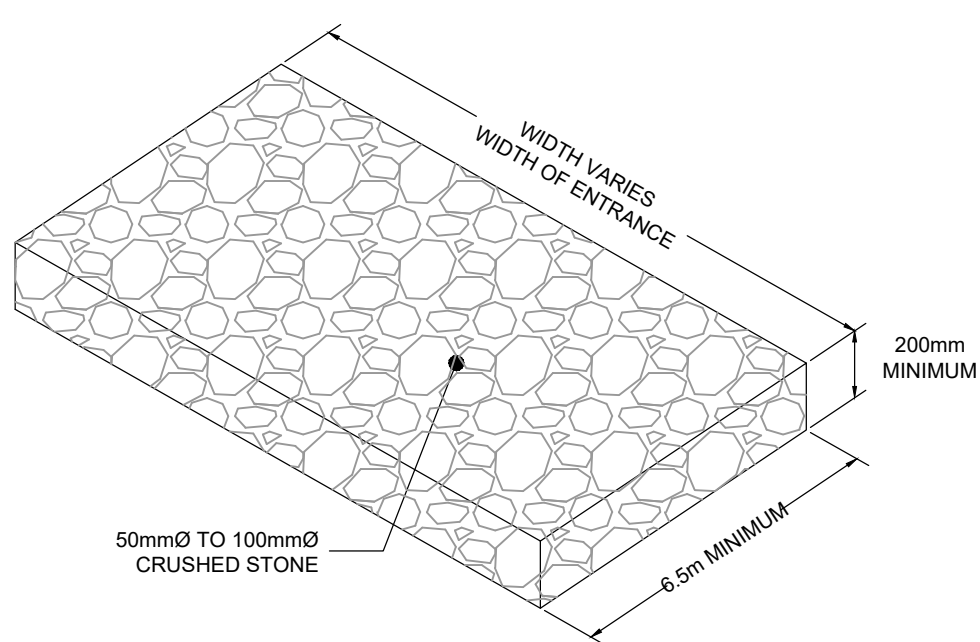
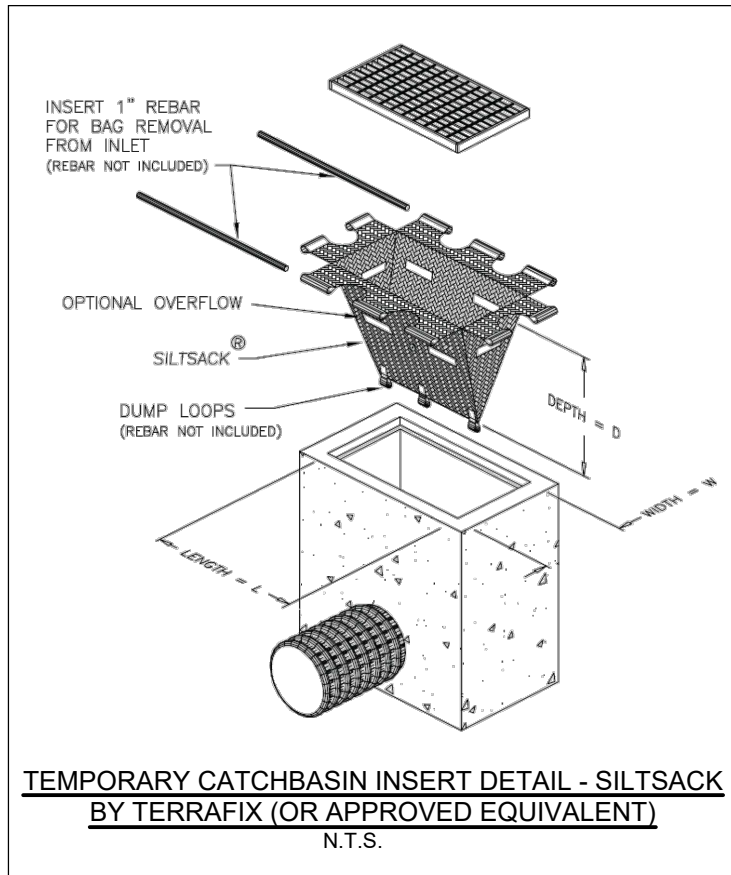
LOCATION
CITY OF OTTAWA
541 SOMME STREET

DRAWING NAME
**PRELIMINARY CONSTRUCTION
MANAGEMENT PLAN**

PROJECT No.	124111
REV	REV # 2
DRAWING No.	124111-CMP

LEGEND

- SITE PROPERTY LINE
--- DC --- PROPOSED CURB
--- SWALE w/ SUBDRAIN AND DIRECTION OF FLOW
--- PROPOSED MUD MAT
--- LIGHT DUTY SILT FENCE (OPSD 219.110)
--- PROPOSED FILTER BAGS AT CATCHBASINS, CATCHBASIN MANHOLES AND LANDSCAPE DRAINS
--- STRAWBALE CHECK DAM (OPSD 219.180)
--- PROPOSED STORM MANHOLE
--- PROPOSED CATCHBASIN MANHOLE
--- PROPOSED CATCHBASIN
--- PROPOSED LANDSCAPE DRAIN
--- EXISTING DITCH CENTRELINE

MUD MAT DETAIL
NOT TO SCALE

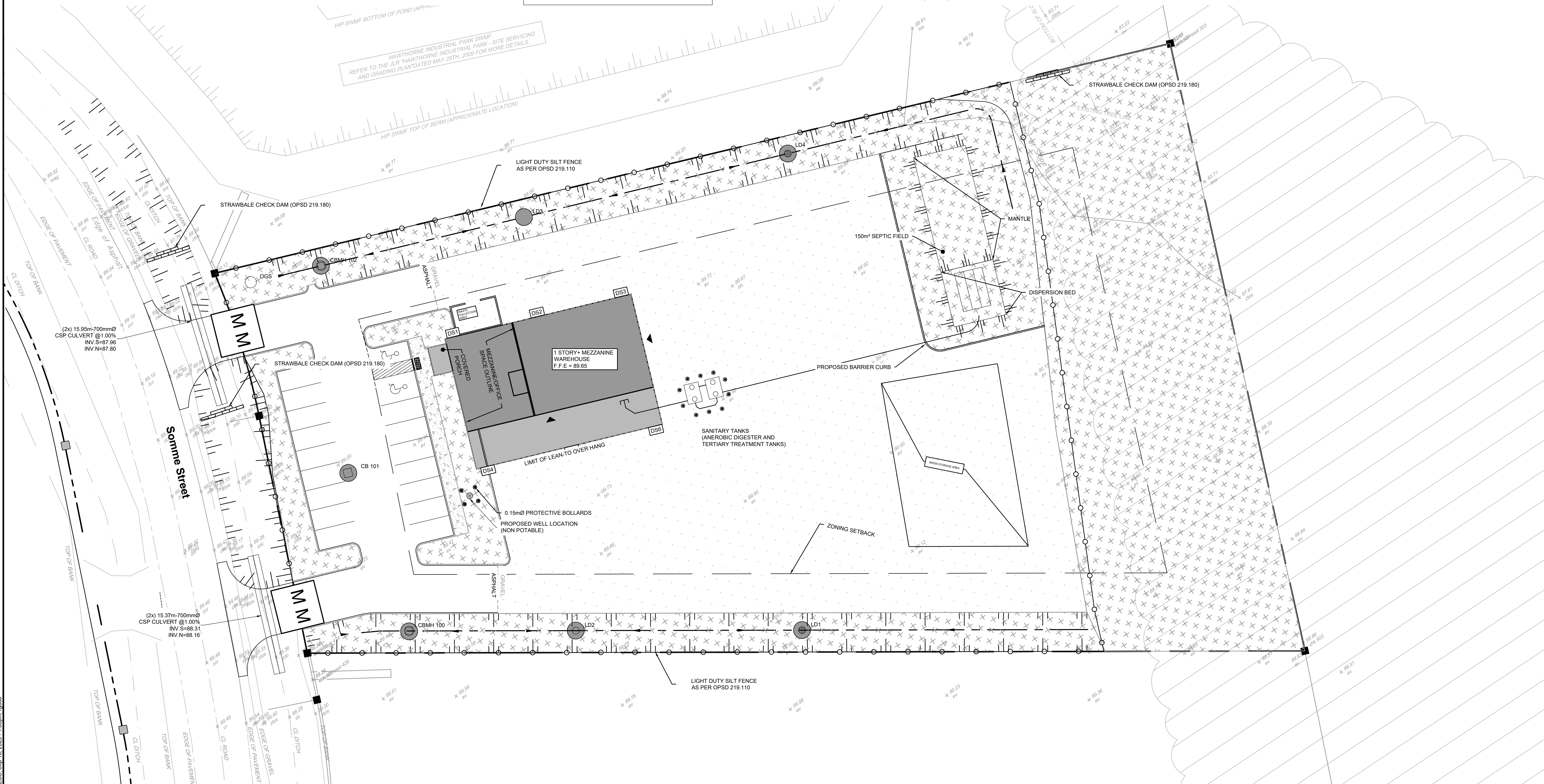
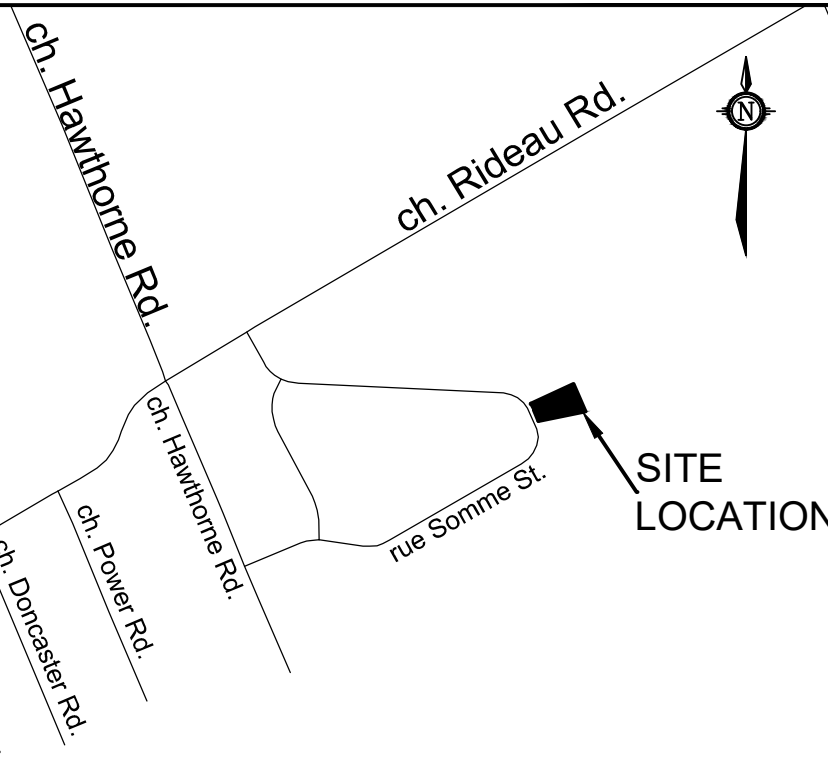
EROSION AND SEDIMENT CONTROL NOTES:

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.

- 1) 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.
- 2) 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.
- 3) SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
- 4) THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- 5) PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.
- 6) EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.
- 7) ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED BY THE CONTRACTOR DAILY, AND AFTER EVERY RAIN EVENT, TO DETERMINE MAINTENANCE, REPAIR, OR REPLACEMENT REQUIREMENTS.



NORTH

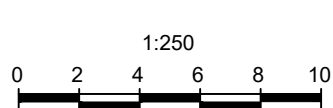
KEY PLAN
N.T.S.

NOTE:
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1.	ISSUED FOR SITE PLAN APPLICATION	JUN 03/2025	GJM

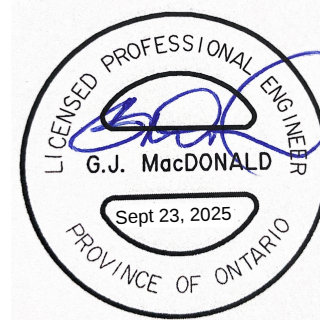
SCALE

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DESIGN	RJG
CHECKED	ARM
DRAWN	RJG
CHECKED	ARM
APPROVED	GJM

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LOCATION
CITY OF OTTAWA
541 SOMME STREET

DRAWING NAME
EROSION AND SEDIMENT
CONTROL PLAN

PROJECT No. 124111

REV. REV # 2

DRAWING No.

124111-ESC

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 \$5,000,000.00, INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
- 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 AND ENGINEER.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- ALL ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM. BEARINGS ARE REFERENCED TO THE CENTRAL MERIDIAN OF MTM ZONE 9, NAD83 (CSRS)(2010). REFER TO "PLAN OF SURVEY OF BLOCK 2, REGISTERED PLAN 4M-1388, CITY OF OTTAWA, BY ANNIS O'SULLIVAN VOLLBEKK LTD.

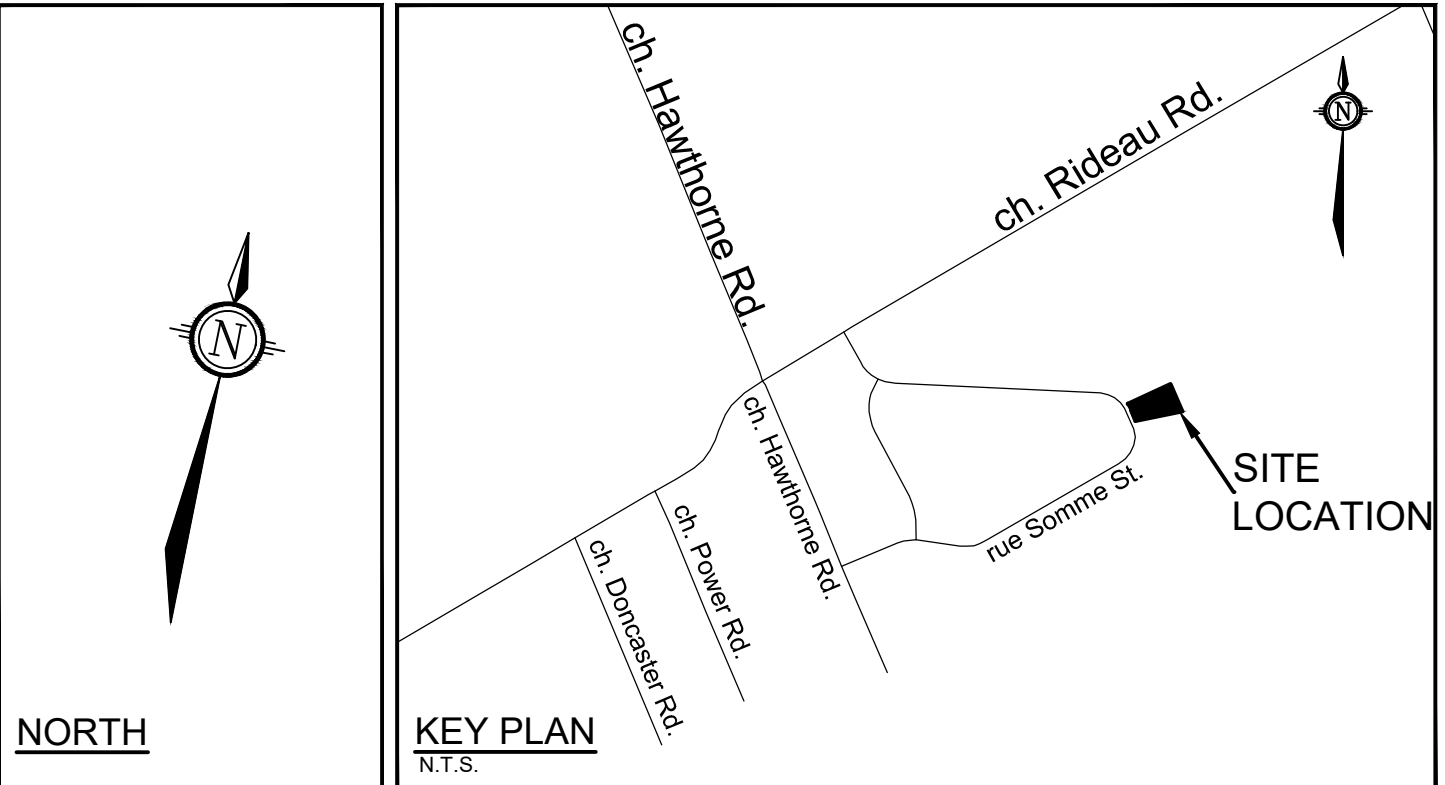
- REFER TO GEOTECHNICAL REPORT (No. PG7327-1, DATED NOVEMBER 25, 2024), PREPARED BY PATERSON GROUP FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF GRANULAR MATERIAL.
- REFER TO THE HYDROGEOLOGICAL ASSESSMENT AND TERRAIN ANALYSIS REPORT - PH4991-LET.02REV01, DATED AUGUST 01, 2025 - PREPARED BY PATERSON GROUP FOR COMPLETE HYDROGEOLOGICAL AND WATER TREATMENT DETAILS. THE WELL WATER IS NOT SUITABLE FOR CONSUMPTION.
- REFER TO ARCHITECTURAL PLANS "TITAN ENVIRONMENTAL CONSTRUCTION DRAWINGS 2025-01-30" FOR BUILDING AREAS AND DIMENSIONS.
- REFER TO THE SERVICING AND STORMWATER MANAGEMENT REPORT(R: F-2024-116, DATED SEPTEMBER 17, 2025 BY NOVATECH ENGINEERING CONSULTANTS LTD.
- SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
- PROVIDE LINE/PARKING PAINTING.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, AND ANY ALIGNMENT CHANGES, ETC.

SEWER NOTES:

- SPECIFICATIONS:

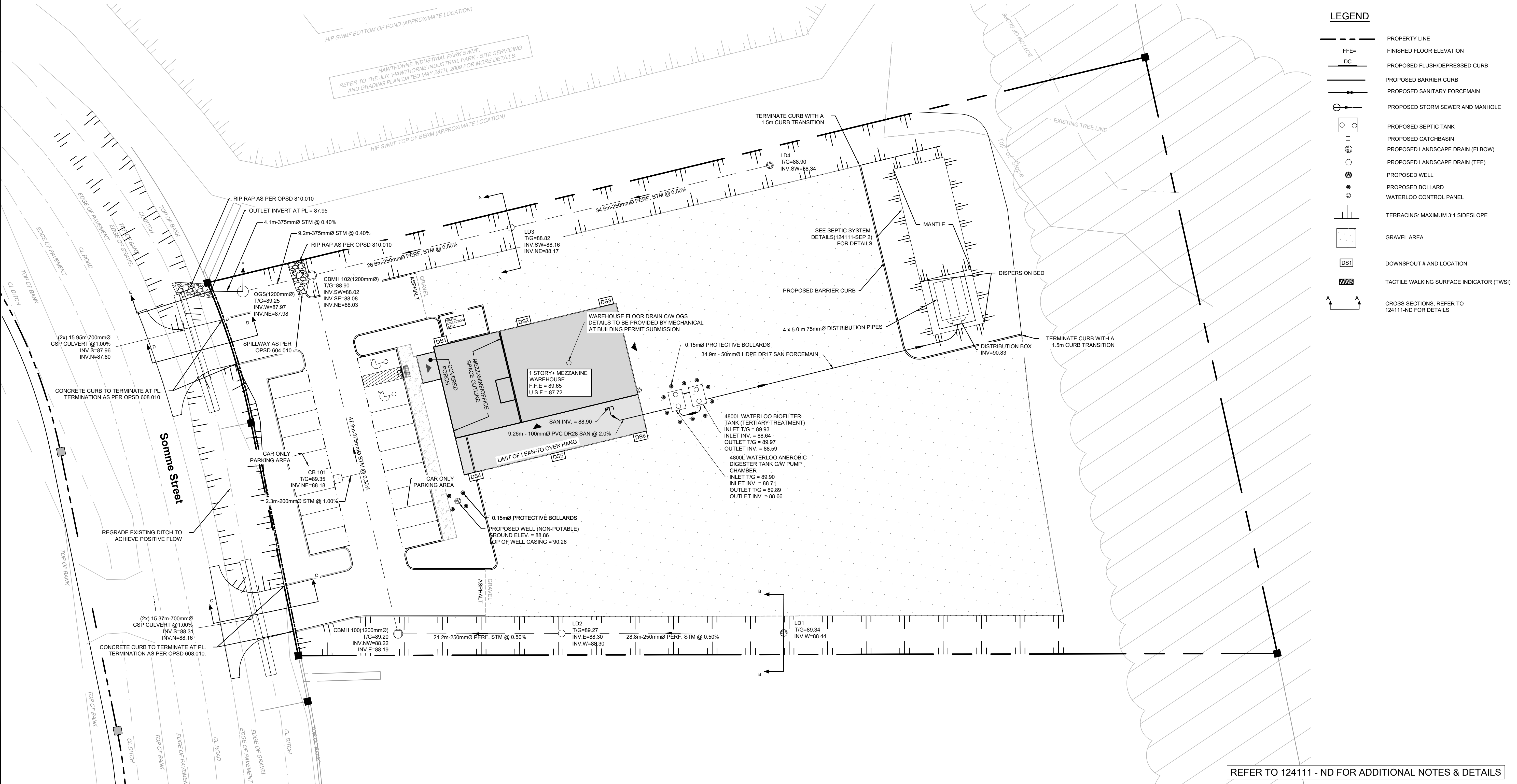
ITEM	SPEC. No.	REFERENCE
CATCHBASIN (600x600mm)	705.010	OPSD
STORM MANHOLE (12000)	701.010	OPSD
CB, FRAME & COVER	400.020	OPSD
STORM MH FRAME & COVER	401.010	OPSD
SEWER TRENCH -		
BEDDING (GRANULAR A)		
COVER (GRANULAR A OR GRANULAR B TYPE I, WITH MAXIMUM PARTICLE SIZE=25mm)		
PVC DR 35		
PVC DR 35		
HDPE DR 17		
PVC DR 28		
- STORM SEWER
- CATCHBASIN LEAD
- SANITARY FORCEMAIN
- SANITARY SERVICE
- INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 2.0 m COVER WITH INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
- SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
- A MINIMUM OF 150mm OF OPSS GRANULAR A SHOULD BE PLACED FOR BEDDING FOR PRIVATE SEWER OR WATER PIPES WHEN PLACED ON A SOIL SUBGRADE. THE BEDDING SHOULD BE EXTENDED FROM THE SPRING LINE TO A MINIMUM OF 300mm ABOVE THE OBVERT OF THE PIPE, AND SHOULD CONSIST OF OPSS GRANULAR A.
- PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.

- 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.
- 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 OPSS 410.07.16, 410.07.16.04 AND 407.07.24. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
- STORM MANHOLES AND CBMHs ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
- CONTRACTOR TO TELEWISE (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.



LEGEND

- PROPERTY LINE
- FFE= FINISHED FLOOR ELEVATION
- DC PROPOSED FLUSH/DEPRESSED CURB
- PROPOSED BARRIER CURB
- PROPOSED SANITARY FORCEMAIN
- PROPOSED STORM SEWER AND MANHOLE
- PROPOSED SEPTIC TANK
- PROPOSED CATCHBASIN
- PROPOSED LANDSCAPE DRAIN (ELBOW)
- PROPOSED LANDSCAPE DRAIN (TEE)
- PROPOSED WELL
- PROPOSED BOLLARD
- WATERLOO CONTROL PANEL
- TERRACING: MAXIMUM 3:1 SIDESLOPE
- GRAVEL AREA
- DOWNSPOUT # AND LOCATION
- TACTILE WALKING SURFACE INDICATOR (TWSI)
- CROSS SECTIONS. REFER TO 124111-ND FOR DETAILS



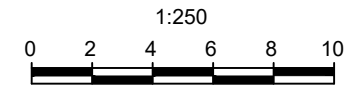
REFER TO 124111 - ND FOR ADDITIONAL NOTES & DETAILS

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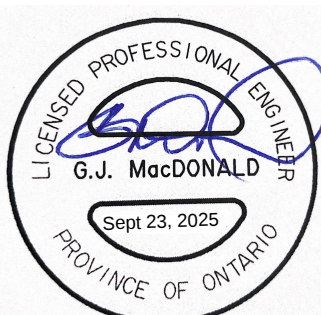
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APPROVED	GJM

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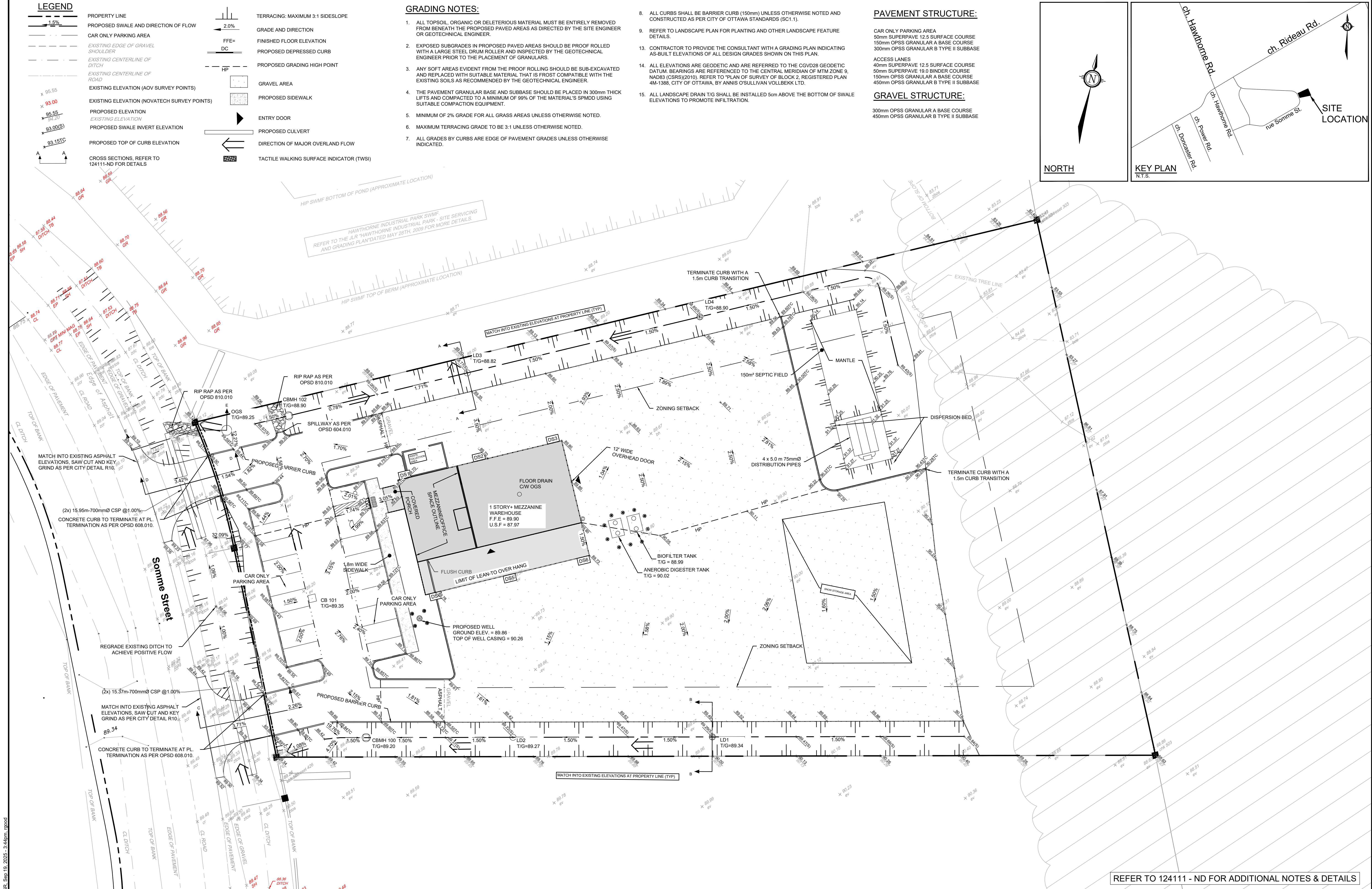


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LOCATION
CITY OF OTTAWA
541 SOMME STREET

DRAWING NAME
GENERAL PLAN OF SERVICES

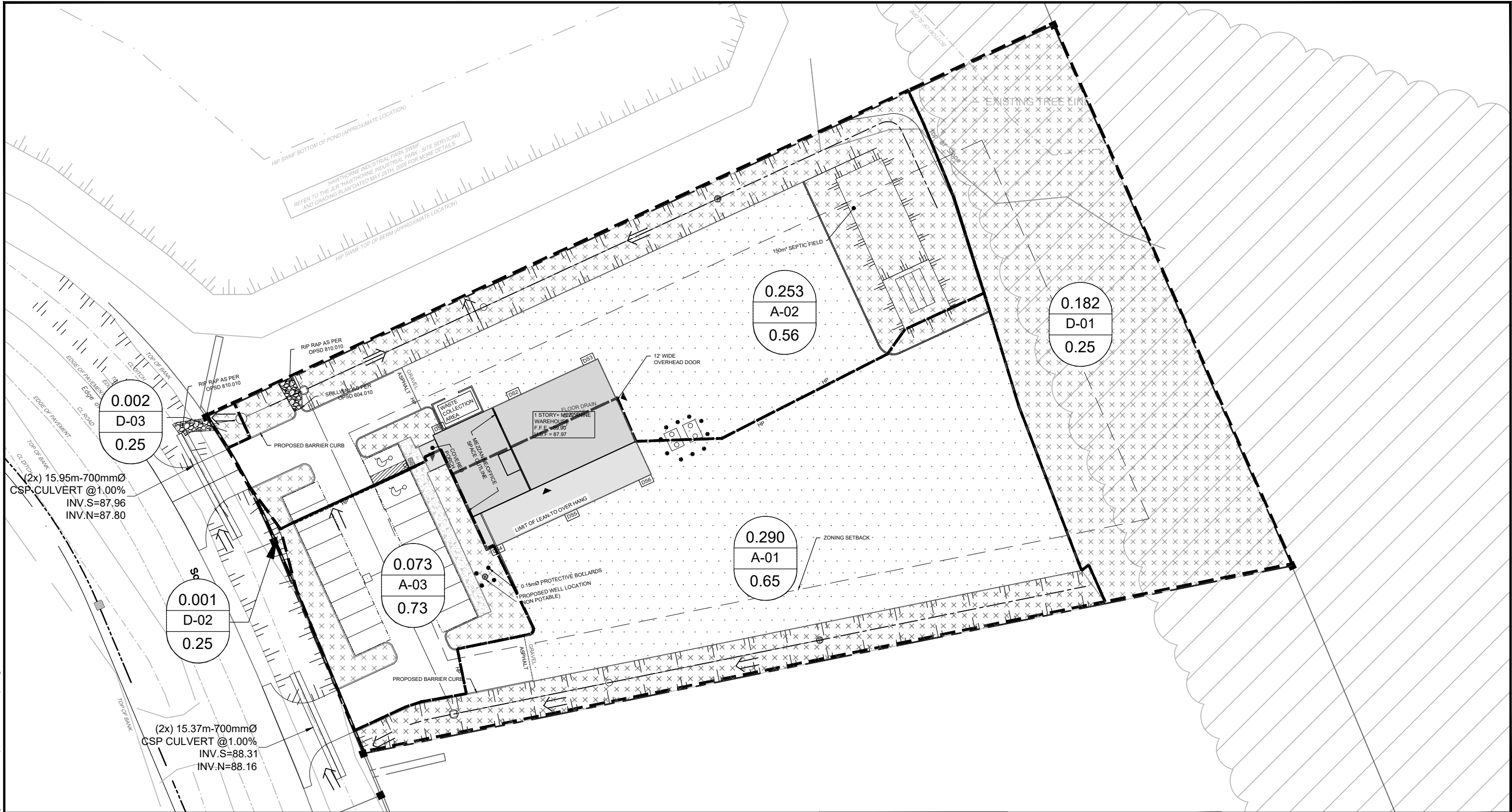
PROJECT No.	124111
REV	REV # 2
DRAWING No.	124111-GP



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.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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M:\2024\124111\CAD\Civil\124111-SWM-POST.dwg, Post SWM, Sep 18, 2025 - 1:19pm, rgood



LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED STORM DRAINAGE AREA

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