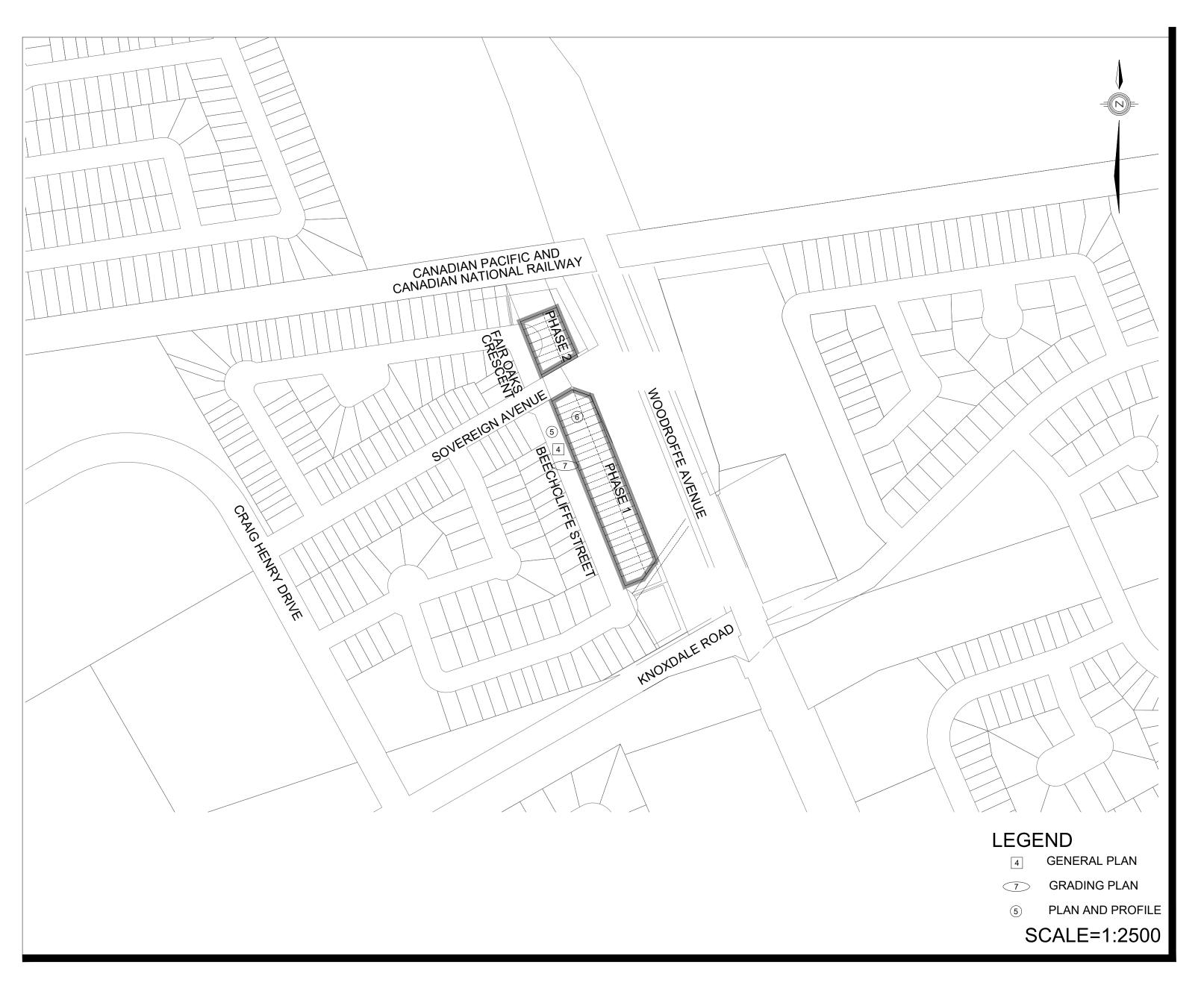
# 40 BEECHCLIFFE STREET

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CITY OF OTTAWA

HABITAT FOR HUMANITY

#### **GENERAL NOTES:**

- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), AS AMENDED BY THE CITY OF OTTAWA.
- THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
- ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE
- ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTORS EXPENSE.
- RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE DEVELOPER.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- ALL CONSTRUCTION SIGNING MUST CONFORM TO THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
- 8. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE DIRECTOR OF ENGINEERING HAS BEEN OBTAINED.
- ALL SEWERS CONSTRUCTED WITH GRADES 0.50% OR LESS, SHALL BE INSTALLED WITH LASER AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE
- 3. ALL PIPE / CULVERT / SECTION SIZES REFER TO INSIDE DIMENSIONS.

IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSD, IS EXCEEDED.

- 4. SHOULD DEEPLY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
- 5. STREET LIGHTING TO CITY OF OTTAWA STANDARDS.
- 5. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
- CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSS 410 AND OPSS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW.
- 8. AS PER GEOTECHNICAL CONSULTANT'S RECOMMENDATIONS, AT LEAST 150mm OF OPSS GRANULAR A SHOULD BE USED FOR PIPE BEDDING FOR SEWER AND WATER PIPES. WHERE THE INVERT OF THE EXCAVATION IS BELOW THE STIFF CRUST AND INTO THE GREY SILTY CLAY, THE THICKNESS OF THE BEDDING SHOULD BE INCREASED TO 300mm. THE BEDDING SHOULD EXTEND TO THE SPRING LINE OF THE PIPE. COVER MATERIAL, FROM THE SPRING LINE TO AT LEAST 300mm ABOVE THE OBVERT OF THE PIPE SHOULD CONSIST OF OPSS GRANULAR A. THE BEDDING AND COVER MATERIALS SHOULD BE PLACED IN MAXIMUM 300mm THICK LIFTS COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S SPMDD.
- 9. FOR HOUSE CONNECTIONS INSTALLED UNDER GARAGES, WHICH IS ON AN EXCEPTION BASES ONLY, SLEEVES SHALL BE USED.

#### STORM NOTES:

- ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2 (LATEST MENDMENT). ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.1 (LATEST AMENDMENT). PIPE SHALL BE JOINTED WITH STD. RUBBER GASKETS AS PER CSA A257.3 (LATEST AMENDMENT).
- 2. ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S6 AND S7 CLASS 'B' UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- 3. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
- I. ALL STORM LATERALS SHALL BE PVC SDR 28, WHITE IN COLOR AND MARKED WITH A 50mm x 100mm WOODEN MARKER EXTENDING FROM THE INVERT TO 1.0m ABOVE GRADE PAINTED GREEN. HOUSE CONNECTIONS SHALL BE 2.0 m MIN. BELOW FINISHED GRADE AT STREET LINE WHERE POSSIBLE. SINGLE CONNECTIONS SHALL BE 100mm DIA..
- . STORM CATCHBASIN MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S25 AND
- 6. SAFETY PLATFORMS SHALL BE IN ACCORDANCE WITH OPSD 404.02.

CB TO THE STORM SEWER SHALL BE SOLID PIPE.

- 7. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS AND OPSD 1003.01. 8. STORM SEWER MANHOLES SERVING LOCAL SEWERS LESS THAN 900mm SHALL BE CONSTRUCTED WITH A
- 300mm SUMP. FOR STORM SEWERS 900mm AND OVER USE BENCHING IN ACCORDANCE WITH OPSD
- ), ALL CATCHBASIN MANHOLES SHALL HAVE 1200mm SUMPS. REAR YARD LANDSCAPE CATCHBASINS TO BE
- THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED ABOVE. WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADDITIONAL BEDDING, A DIFFERENT TYPE OF BEDDING OR A HIGHER PIPE STRENGTH AT THEIR OWN EXPENSE AND SHALL ALSO BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
- THE MINIMUM DIAMETER FOR REAR LOT PERFORATED PIPE IS 250mm, REFER TO CITY STD. S29 FOR DETAIL, UNLESS OTHERWISE NOTED.
- 2. FOR TWO OR MORE REAR LOT CATCH BASINS CONNECTED IN SERIES, THE LEAD FROM THE LAST REAR LOT
- 3. ALL STORM SEWERS WITH LESS THAN 2.0m COVER TO BE INSULATED PER CITY STANDARDS. SEE DWG 1 FOR DETAIL AND MINIMUM THICKNESS RELATIVE TO PROVIDED COVER.

#### SANITARY NOTES:

- 1. ALL SANITARY SEWER INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS) AS AMENDED BY THE CITY
- 2. ALL SANITARY SEWERS SHALL BE PVC SDR 35, IPEX "RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
- 3. SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' BEDDING UNLESS OTHERWISE NOTED.BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT
- 4. ALL SANITARY LATERALS ARE TO BE PVC SDR 28, IPEX "RING-TITE" (OR EQUIVALENT), MARKED WITH A 50mm x 100mm WOODEN MARKER, EXTENDING FROM THE INVERT TO 1.0 m ÀBOVE GRADE PÁINTED RED. HOUSE CONNECTIONS SHALL BE 2.75m BELOW FINISHED GRADE AT STREET LINE WHERE POSSIBLE. SINGLE CONNECTIONS
- 5. SANITARY MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24 AND S25.
- 6. SAFETY PLATFORMS SHALL BE AS PER OPSD 404.02.
- 7. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS AND OPSD 1003.01.
- 8. SANITARY MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24 AND S25, EXCEPT FOR WHERE IN PONDING AREAS, WHERE WATERTIGHT FRAME AND COVERS SHALL BE EAST JORDAN CAMPRESSION 41420049W01 AS PER CITY OF OTTAWA MS-22.15 (OR APPROVED EQUIVALENT)

#### WATER NOTES:

- 1. ALL WATERMAIN INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS) AS AMENDED BY THE CITY OF
- 2. ALL PVC WATERMAINS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18.
- 3. WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL
- 4. ALL PVC WATERMAINS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.
- 5. WATER SERVICES ARE TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA STD. W26 UNLESS OTHERWISE SPECIFIED. SINGLE SERVICES SHALL BE 19mm DIA. PEX. WATER SERVICES SHALL BE MARKED WITH A "50mm x 100mm", EXTENDING FROM THE INVERT TO 1.0m ABOVE GRADE PAINTED BLUE. CURB STOPS SHALL BE INSTALLED AT THE PROPERTY LINE.
- 6. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42.
- 7. 50mm DIAMETER WATERMAINS SHALL BE TYPE 'K' COPPER OR PEX WATERMAIN. WATERMAIN INSTALLATION IN CUL-DE-SAC TO BE INSTALLED AS PER CITY OF OTTAWA STD. W37.
- 8. WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JOINTS AS PER CITY OF OTTAWA STD. W25.5 AND W25.6.
- 9. THRUST BLOCKING OF WATERMAIN TO BE INSTALLED AS PER CITY OF OTTAWA STD. W25.3 AND W25.4.
- 10. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN. 11. INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHOULD BE IN ACCORDANCE WITH CITY OF
- OTTAWA STD. W25.2 AND W25, RESPECTIVELY, WHERE WATERMAIN COVER IS LESS THAN 2.4m. 12. WHERE THE SEPARATION BETWEEN SERVICES AND MANHOLES IS LESS THAN 1.2m, WATER SERVICES ARE TO
- BE INSULATED AS PER CITY STD. W23. 13. AS PER MOE GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.50m. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTRED

AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE

## ROADWORK NOTES:

- 1. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 2. CONCRETE CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.1 (BARRIER CURB) AND SC1.3 (MOUNTABLE CURB). PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS AND
- 3. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R10 AND OPSD 509.010, OPSS 310.
- 4. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
- 5. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 99% STANDARD PROCTOR DENSITY.
- 6. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY
- REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE CONSULTANT.
- 7. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300 mm LIFTS.
- 8. PEDESTRIAN CURB RAMP WITH BOULEVARD SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC7. 9. PAVEMENT DESIGN TYPE (SEE DWG 3 FOR DETAIL)
- LOCAL ROADS (BEECHCLIFFE STREET AND FAIR OAKS CRESCENT)
- 40mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
- 50mm HL-8 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE
- 150mm OPSS GRANULAR A CRUSHED STONE - 450mm OPSS GRANULAR B TYPE II SUBGRADE
- DRI<u>VEWAYS AND PARKING AREAS</u> - 50mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
- 150mm OPSS GRANULAR A CRUSHED STONE
- 300mm GRANULAR B TYPE II SUBGRADE

#### **GRADING NOTES:**

- 1. A FLAT AREA HAVING A WIDTH OF 0.6m SHALL BE PROVIDED AT THE BOUNDARY LIMITS ADJACENT TO DEVELOPED PROPERTIES IN ORDER THAT THE EXISTING BOUNDARY ELEVATIONS SHALL BE MAINTAINED. 2. ALL ROOF DOWNSPOUTS SHALL DISCHARGE TO THE GROUND ONTO SPLASH PADS AND SHALL NOT BE CONNECTED TO THE STORM SEWER, OR THE BUILDING FOUNDATION DRAIN.
- 3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS." THE GENERAL CONTRACTOR SHALL BE DESIGNATED AS THE CONSTRUCTOR AS DEFINED IN THE ACT.
- 4. PRIOR TO THE COMMENCEMENT OF THE SITE GRADING WORKS, ALL SILTATION CONTROL DEVICES SHALL BE INSTALLED AND OPERATIONAL. THE CONTRACTOR SHALL MAINTAIN ALL WORKS UNTIL SERVICING CONSTRUCTION IS COMPLETED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
- 5. ALL SWALES SHALL BE 0.15m DEEP WITH 3:1 SIDE SLOPES UNLESS OTHERWISE INDICATED. THE MINIMUM LONGITUDINAL SLOPE IS 1% AND 1.5% WITH INSTALLATION OF SUBDRAIN OR WITHOUT, RESPECTIVELY.
- 6. TOP OF GRATE (T/G) ELEVATIONS FOR ALL STREET CATCHBASINS SHOWN ON PLANS, REFER TO THE ELEVATIONS AT GUTTER OR EDGE OF PAVEMENT, WHERE APPLICABLE.

#### **EROSION AND SEDIMENT CONTROL NOTES:**

- 1. PRIOR TO TOPSOIL STRIPPING, EARTHWORKS, OR UNDERGROUND CONSTRUCTION, EROSION AND SEDIMENT CONTROLS SHALL BE IMPLEMENTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
- 2. SEDIMENT CONTROL FENCE SHALL BE CLEANED AND MAINTAINED IN GOOD REPAIR BY CONTRACTOR.
- 4. ACCUMULATED SEDIMENT TO BE REMOVED OFF SITE PRIOR TO THE REMOVAL OF SEDIMENT CONTROL FENCE. 5. CONTRACTOR TO INSTALL AND MAINTAIN MUD MAT AT CONSTRUCTION ACCESS IN ORDER TO PREVENT MUD TRACKING ONTO ADJACENT ROADS. MUD MAT TO BE MINIMUM 30m LONG AND 10.0m WIDE AND SHALL

#### GEOTECHNICAL REPORT/MEMO:

- 1.REFER TO GEOTECHNICAL INVESTIGATION REPORT NO. PG7521-1, DATED MAY 27, 2025 BY PATERSON GROUP
- INFORMATION PRESENTED ON THESE DRAWINGS HAS BEEN INTERPOLATED FROM THE GEOTECHNICAL REPORT AND ACCURACY IS NOT GUARANTEED. CONTRACTORS ARE ADVISED TO READ THE GEOTECHNICAL REPORTS AND ASSUME THEIR OWN CONCLUSIONS.

#### SPILLS CONTROL NOTES:

LEGEND

CROSS

45° BEND —

VALVE & VC -

VALVE & VB —

22.5° BEND —

11.25° BEND

REDUCER ---

SANITARY

CAP

MAINTENANCE HOLE

**EXISTING SANITARY** 

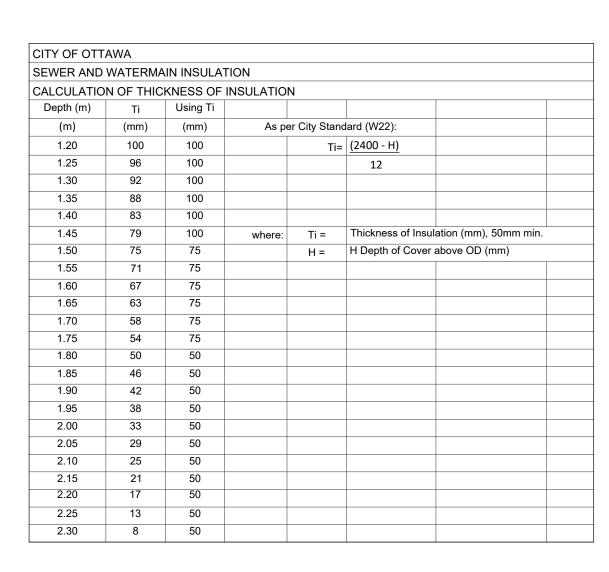
LATERAL

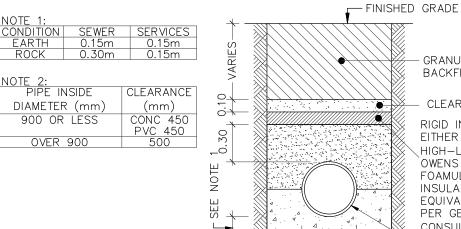
TEE

WATERMAIN

HYDRANT, VALVE & VB

- 1. ALL CONSTRUCTION EQUIPMENT SHALL BE REFUELED, MAINTAINED AND STORED NO LESS THAN 30 METERS FROM THE WATERCOURSES, STREAMS, CREEKS, WOODLOTS AND ANY ENVIRONMENTALLY SENSITIVE AREAS, OR AS OTHERWISE SPECIFIED.
- 2. THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY MEASURES IN ORDER TO PREVENT LEAKS, DISCHARGES OR SPILLS OF POLLUTANTS, DELETERIOUS MATERIALS, OR OTHER SUCH MATERIALS OR SUBSTANCES WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT.
- 3. IN THE EVENT OF A LEAK, DISCHARGE OR SPILL OF A POLLUTANT, DELETERIOUS MATERIAL OR OTHER SUCH MATERIAL OR SUBSTANCE WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT. THE CONTRACTOR SHALL:
- a). IMMEDIATELY NOTIFY THE APPROPRIATE FEDERAL, PROVINCIAL AND LOCAL GOVERNMENT MINISTRIES, DEPARTMENTS, AGENCIES AND AUTHORITIES OF THE INCIDENT IN ACCORDANCE WITH ALL CURRENT LAWS, LEGISLATION, ACTS, BY-LAWS, PERMITS, APPROVALS, ETC.
- b). TAKE IMMEDIATE MEASURES TO CONTAIN THE MATERIAL OR SUBSTANCE, AND TO TAKE SUCH MEASURES AS THEY DEEM APPROPRIATE TO MITIGATE AGAINST THE ANY ADVERSE IMPACTS TO THE NATURAL
- c). THE CONTRACT SHALL RESTORE THE AFFECTED AREA TO ORIGINAL CONDITION OR BETTER, ALL TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION.





90.55

90.85

— w.o.

—── SOG

/43A - 44A

0.78 61

/ 43 - 44

0.37 0.51

RPA-1

#

——Н,В,С——

2H,1B,1C

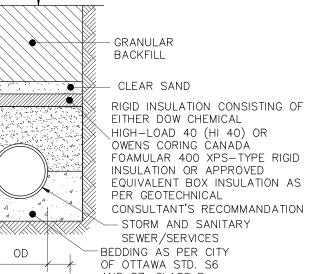
----- SL -----

\_\_\_\_ G \_\_\_\_

CSP

 $\oplus$ 

СМВ



LSEE NOTE 2 AND S7, CLASS B THERMAL INSULATION FOR STORM/SANITARY SERVICES IN SHALLOW TRENCHES

## NOT FOR CONSTRUCTION

SCALE: N.T.S.

OPOGRAPHIC INFORMATION ROJECT 40 BEECHCLIFFE STREET. SURVEY DATED JANUARY 2025. DITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY AOV LTD. ROJECT No. 25159—25. SURVEY DATED MAY 2025 AND JUNE 2025. EGISTERED PLAN PLAN PROVIDED BY AOV LTD., PROJECT No. 25159—25, RECEIVED

ELEVATION NOTE EVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC ATUM. SITE BENCH MARK ON TOP OF FH SPINDLE FRONTING CIVIC ADDRESS 33 BEECHCLIFFE

W.L. 25-06-20 1st SUBMISSION BY DATE DESCRIPTION



HABITAT FOR

HUMANITY

40 BEECHCLIFFE STREET

Stittsville, ON K2S 1E9 Tel. (613) 836-0856 Fax. (613) 836-7183 www.DSEL.ca

© DSEL

CHECKED BY: W.I. DRAWN BY: A.S. SHEET NO. DESIGNED BY: A S CHECKED BY: OF SCALE: 1:500 DATE: JUNE 2025

3. SEDIMENT CONTROL FENCE TO REMAIN IN PLACE UNTIL THE WORKING AREA HAS BEEN STABILIZED AND REVEGETATED.

CONSIST OF 0.3m OF 50mm CLEAR STONE.

**)** мн202 \_\_\_\_ Ф свмн201

MAINTENANCE HOLE STORM CATCHBASIN & LEAD CURB INLET CATCHBASIN & LEAD CATCHBASIN/ MAINTENANCE HOLE ----INTERCONNECTED CATCH BASIN & LEADS ----D----CAP ——— WATER BOX SINGLE SERVICE LOCATION (ST, SAN & WM)

TEE CATCHBASIN PERFORATED PIPE ELBOW CATCHBASIN ——————— FXISTING STORM MAINTENANCE HOLE DITCH AND CULVERT

600¢ CSP 1.8m CONC SIDEWALK CONCRETE SIDEWALK TACTILE WALKING SURFACE INDICATOR (TYP.)
(AS PER CITY OF OTTAWA STD. SC6) CURB & DEPRESSED CURB DC: BARRIER MOUNTABLE ASPHALT SIDEWALK 1.8m ASPH. SIDEWALK CHAINLINK FENCE (1.5m UNLESS OTHERWISE NOTED) NOISE BARRIER WOODEN POST

AND RAIL FENCE WOOD PRIVACY BARRIER POST AND RAIL FENCE PHASING LIMITS ....... PROPERTY BOUNDARY BOREHOLE (BH) TEST PIT (TP) AUGER HOLE (AH) MONITORING WELL LOCATION CONCEPTUAL WELL LOCATION

CONTOUR PROPOSED ELEVATION EXISTING ELEVATION TOP OF GRATE ELEVATION PROPOSED TERRACING SURFACE SLOPE

BIKE RACK

EARTHBIN (DWG. 3 FOR DETAILS)

FLOW DIRECTION MAJOR OVERLAND FLOW DIRECTION TACTILE WALKING SURFACE INDICATOR (AS PER CITY OF OTTAWA STD. SC6)

T/G 92.55 2.0% ШШ

AS PER GEOTECHNICAL REPORT <u>\_\_\_91.00\_\_\_</u>

STREET LIGHT DISCONNECT STREET LIGHT STANDARD COMMUNITY MAILBOX

HYDRO POLE

BUILDING ENVELOPE

FINISHED FLOOR ELEVATION -

NUMBER OF RISERS -

WALKOUT UNITS

SLAB ON GRADE

POPULATION ---

AREA IN HECTARES

RUNOFF COEFFICIENT

PONDING AREA

PONDING AREA ID

PROPOSED SILT FENCE

PROPOSED SNOW FENCE

PROPOSED ROCK FLOW CHECK DAM

FILTER CLOTH FOR EXISTING STRUCTURE

JOINT UTILITY TRENCH (HYDRO, BELL, CABLE)

PROPOSED STRAW BALE BARRIER WITH FILTER CLOTH

PROPOSED STRAW BALE BARRIER

PROPOSED RIP RAP TREATMENT

CONCRETE ENCASED DUCT

CABLE GRADE LEVEL BOX

STREET LIGHT CABLE

NATURAL GAS LINE

END WALL BOX

BELL PEDESTAL

HYDRO TRANSFORMER

HYDRO MAINTENANCE HOLE

HYDRO POLE c/w GUY WIRE

CABLE PEDESTAL

DENOTES NUMBER OF UTILITY DUCTS

SERVICE ENTRANCE HYDRO, BELL, CABLE

BELL GRADE LEVEL BOX FOR SPLICING

BELL CENTRAL SPLITTING POINT

TOP OF FOUNDATION ELEVATION

SANITARY DRAINAGE BOUNDARY

AREA IN HECTARES ----

STORM DRAINAGE BOUNDARY

UNDERSIDE OF FOOTING ELEVATION -

UPSTREAM MH TO DOWNSTREAM MH ---

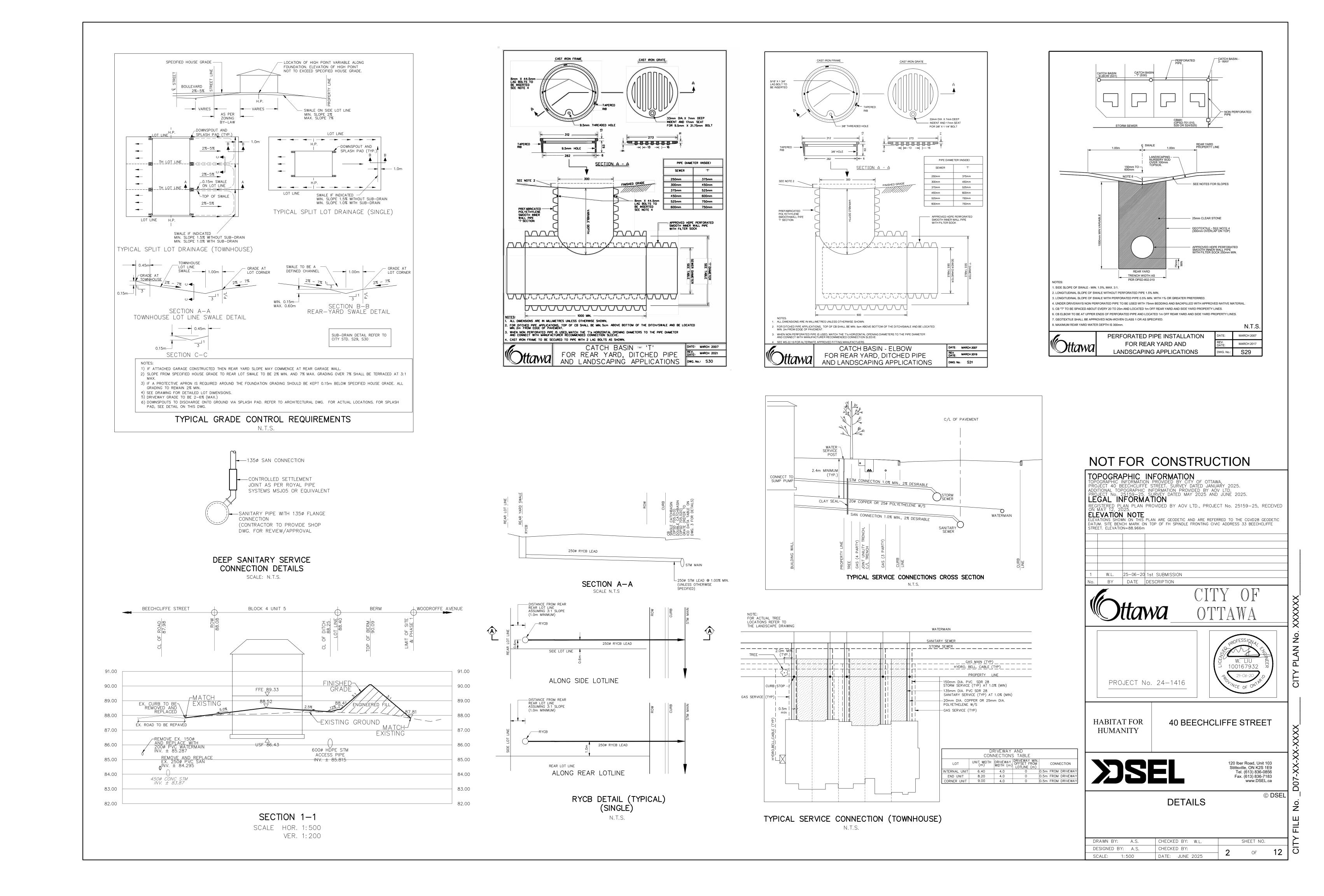
UPSTREAM MH TO DOWNSTREAM MH ----

UNITS REQUIRING PRESSURE REDUCING VALVES-

BUS STOP LOCATION c/w ASPHALT BOULEVARD

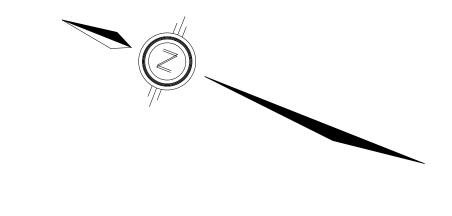
LOTS EQUIPPED WITH SUMP PUMP

**GENERAL NOTES** 

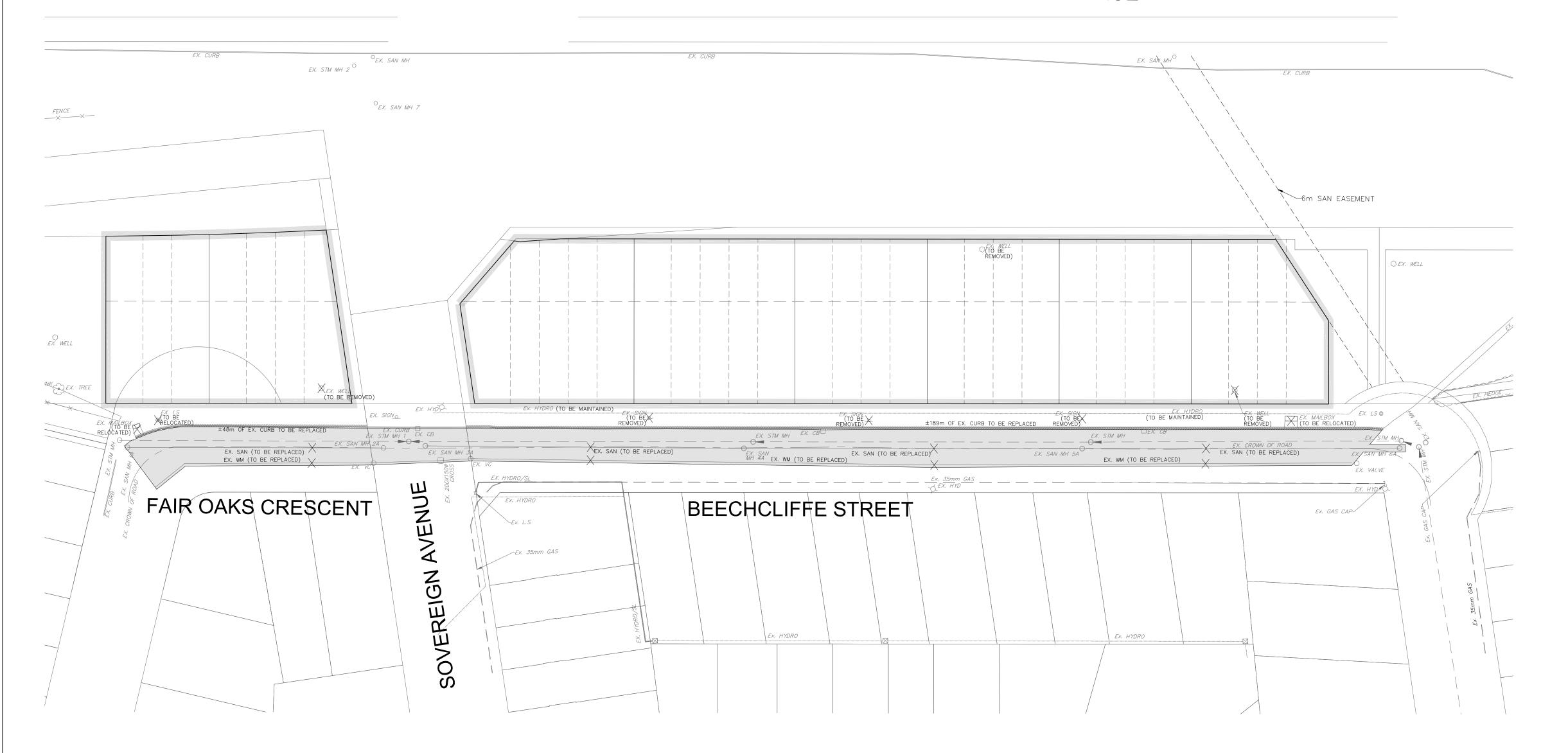


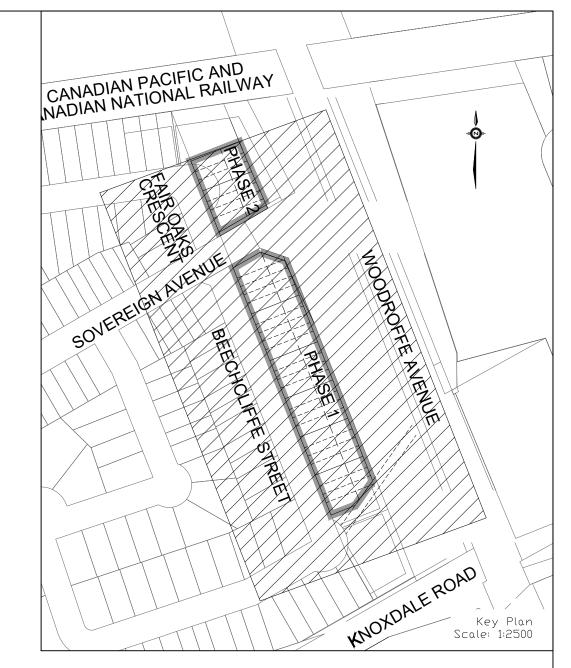
CONTRACTOR TO VERIFY THE PRECISE LOCATIONS AND INVERT ELEVATIONS OF Ex. UNDERGROUND SERVICES AND Ex. UTILITIES PRIOR TO STARTING CONSTRUCTION.

CONTRACTOR TO LOCATE EXISTING SERVICING INFRASTRUCTURE AND REMOVE OR REPLACE PER THIS DRAWING AND DWG. 4 AND 5.



## **WOODROFFE AVENUE**





#### LEGEND

PHASING LIMITS PROPERTY BOUNDARY REMOVE AND REPLACE ROAD PAVEMENT

REMOVE AND REPLACE CURB REMOVE/RELOCATE/REPLACE PIPES OR UTILITIES

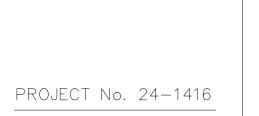


## NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF OTTAWA,
PROJECT 40 BEECHCLIFFE STREET. SURVEY DATED JANUARY 2025.
ADDITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY AOV LTD.
PROJECT No. 25159-25. SURVEY DATED MAY 2025 AND JUNE 2025.
LEGAL INFORMATION
REGISTERED PLAN PLAN PROVIDED BY AOV LTD., PROJECT No. 25159-25, RECEIVED ON MAY 12, 2025.
ELEVATION NOTE
ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM. SITE BENCH MARK ON TOP OF FH SPINDLE FRONTING CIVIC ADDRESS 33 BEECHCLIFFE STREET. ELEVATION=88.966m

W.L. 25-06-20 1st SUBMISSION No. BY DATE DESCRIPTION







HABITAT FOR

HUMANITY

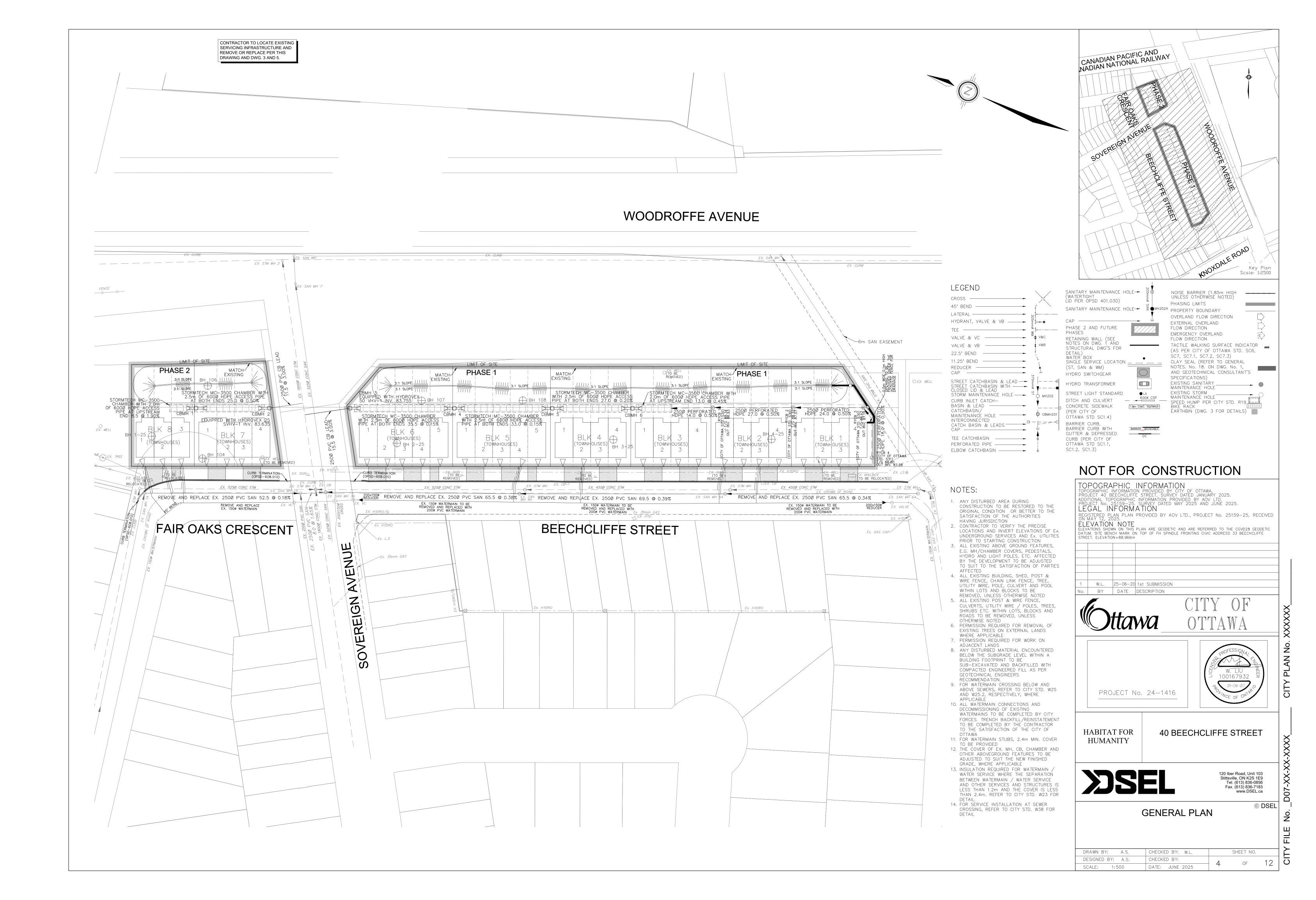
40 BEECHCLIFFE STREET

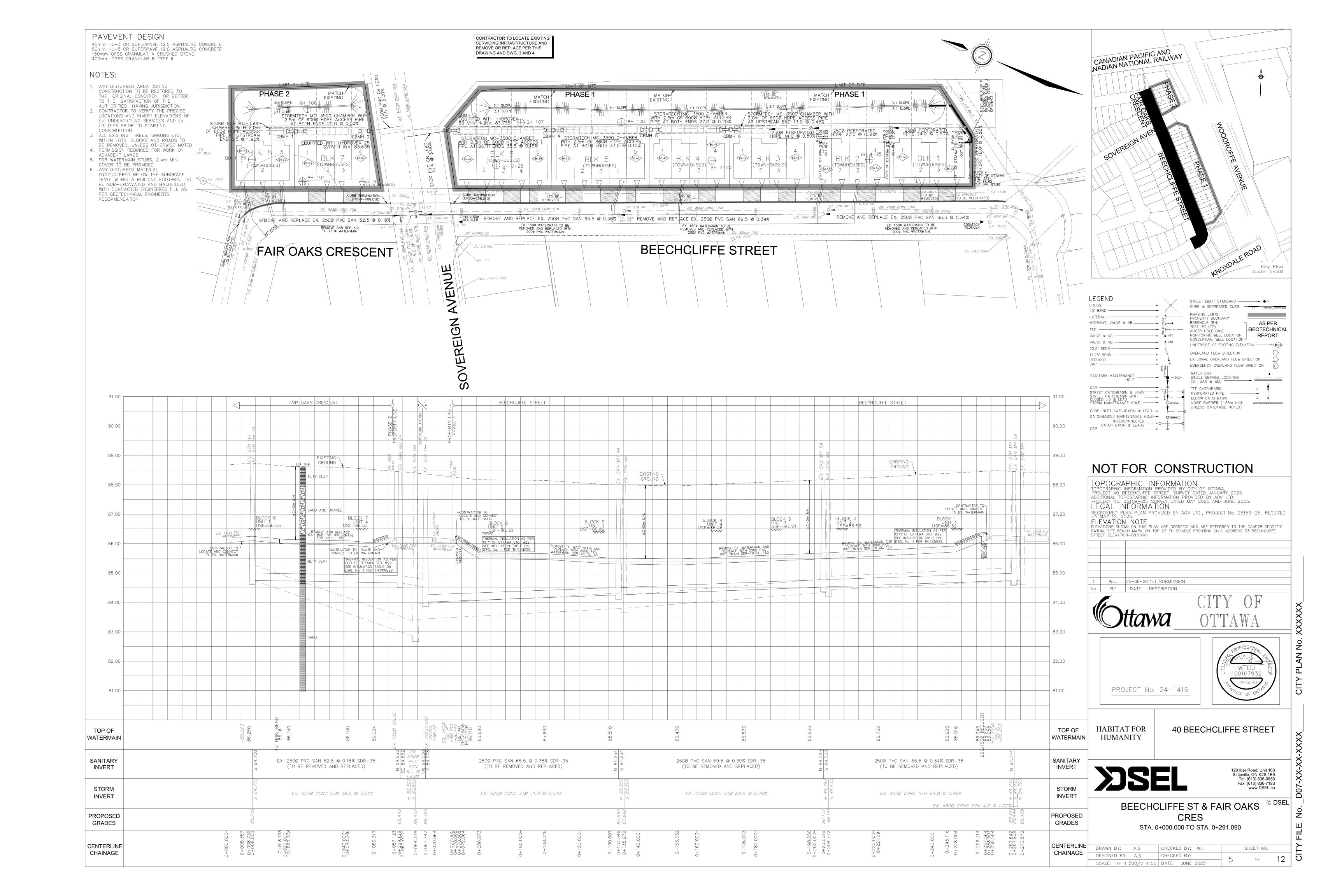


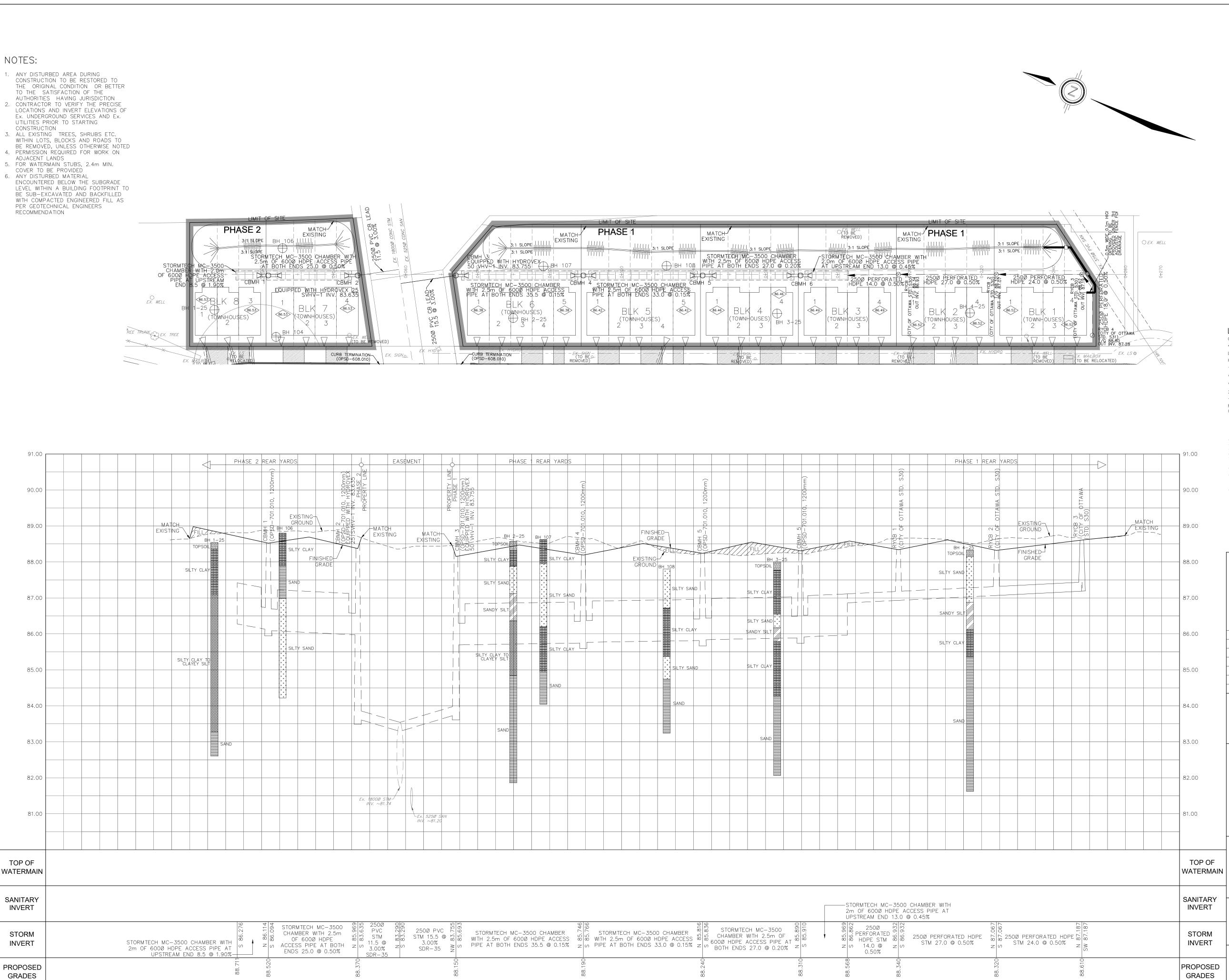


EXISTING CONDITIONS AND REMOVALS

DRAWN BY: A.S.	CHECKED BY: W.L.	SHEET NO.	
DESIGNED BY: A.S.	CHECKED BY:	- 3 OF 1	
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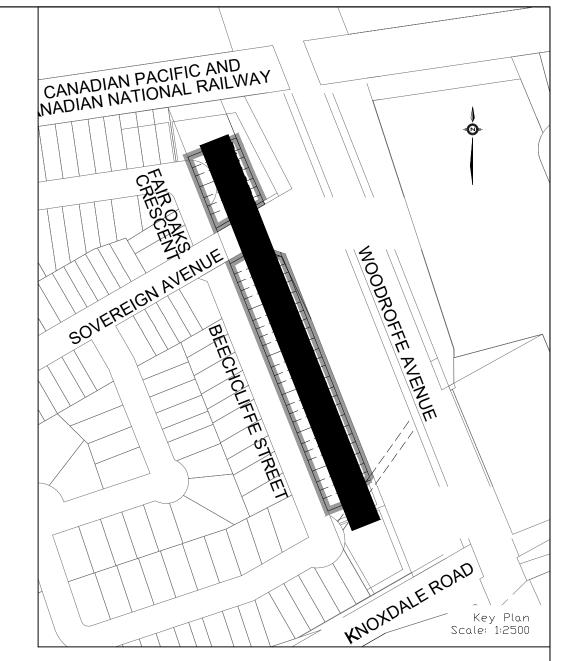


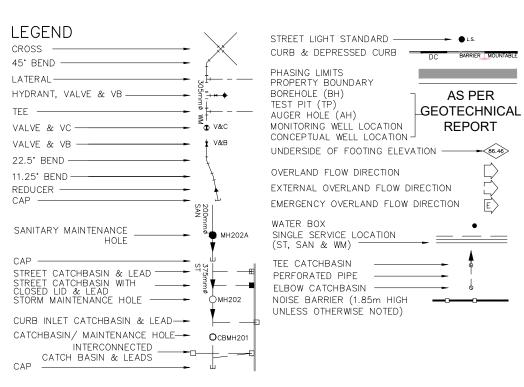




CENTERLINE

CHAINAGE





## NOT FOR CONSTRUCTION

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TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF OTTAWA,
PROJECT 40 BEECHCLIFFE STREET. SURVEY DATED JANUARY 2025.
ADDITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY AOV LTD.
PROJECT No. 25159-25. SURVEY DATED MAY 2025 AND JUNE 2025.
LEGAL INFORMATION REGISTERED PLAN PLAN PROVIDED BY AOV LTD., PROJECT No. 25159-25, RECEIVED ON MAY 12, 2025. ELEVATION NOTE

ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC

DATUM. SITE BENCH MARK ON TOP OF FH SPINDLE FRONTING CIVIC ADDRESS 33 BEECHCLIFFE STREET. ELEVATION=88.966m

W.L. |25-06-20 1st SUBMISSION BY DATE DESCRIPTION





40 BEECHCLIFFE STREET

HABITAT FOR

HUMANITY

CHAINAGE

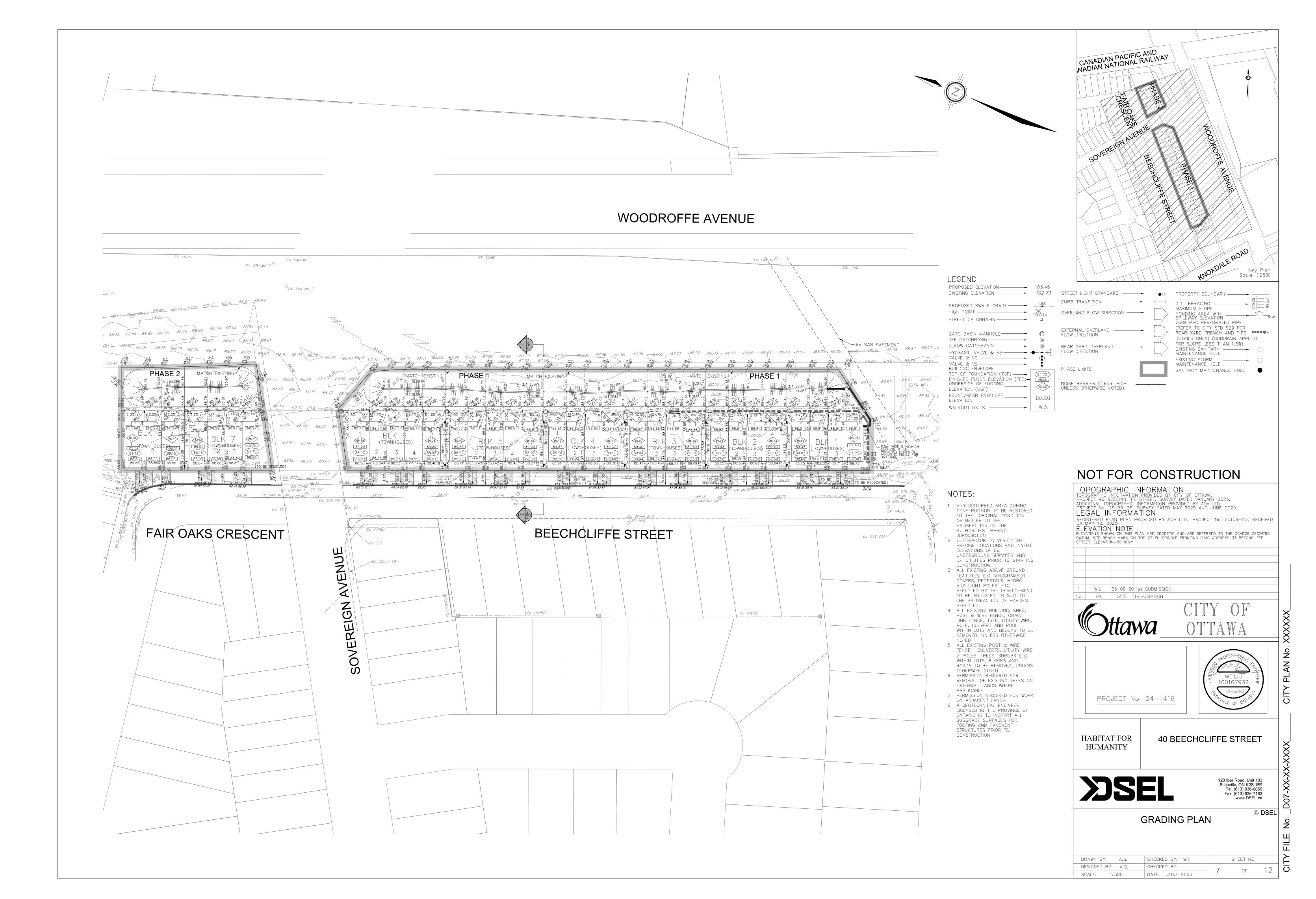
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STORAGE PIPES

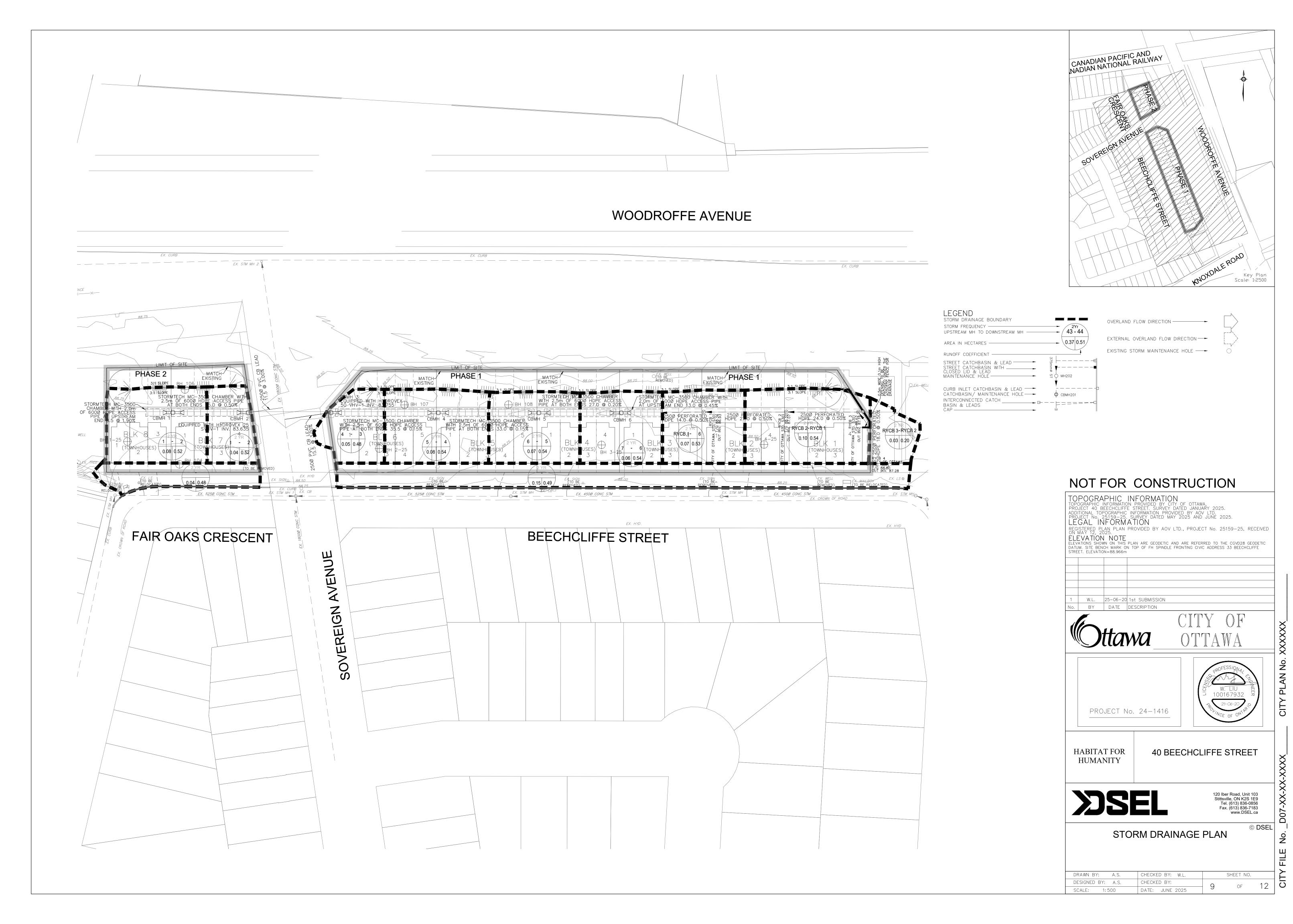
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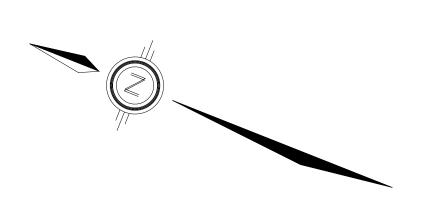
CENTERLINE DRAWN BY: A.S. CHECKED BY: W.L. SHEET NO. DESIGNED BY: A.S. CHECKED BY: OF SCALE: H=1:500/V=1:50 DATE: JUNE 2025



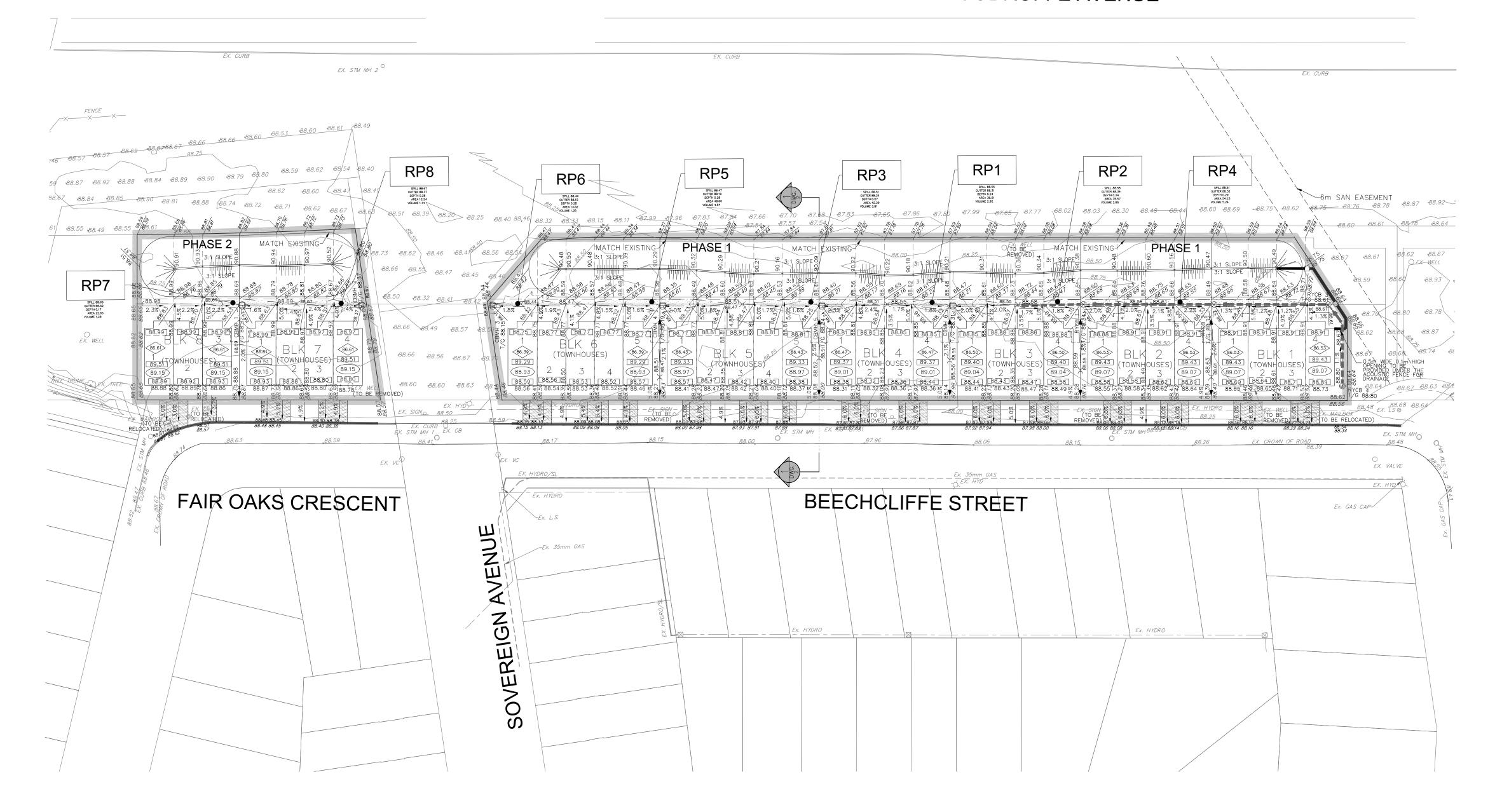


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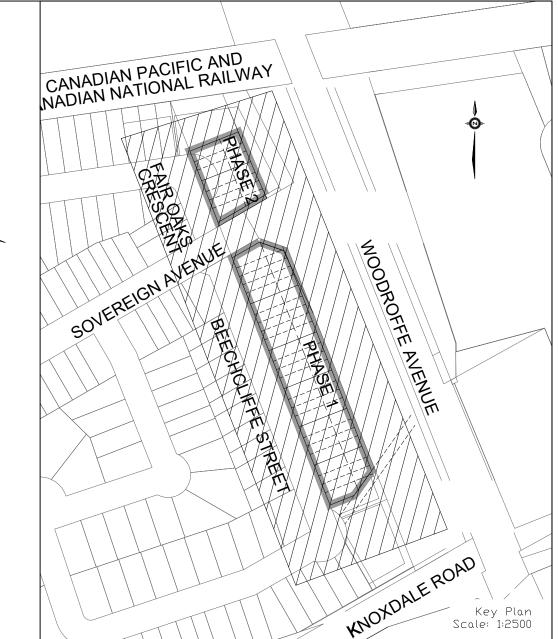


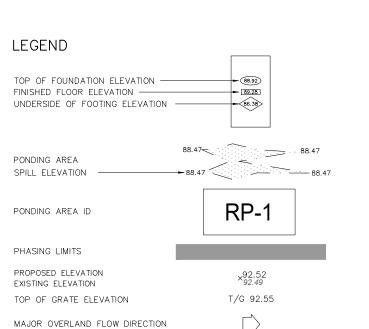
## **WOODROFFE AVENUE**



## PONDING VOLUME TABLE

AREA NUMBER	SPILL ELEVATION (m)	GUTTER ELEVATION (m)	MAXIMUM STATIC PONDING DEPTH (m)	MAXIMUM STATIC PONDING AREA (m <sup>2</sup> )	MAXIMUM STATIC PONDING VOLUME (m <sup>3</sup> )	Volume (round down to 1 decimal) (m³)
RP1	88.55	88.31	0.24	36.51	2.63	2.6
RP2	88.58	88.34	0.24	35.57	2.56	2.5
RP3	88.51	88.24	0.27	42.29	3.43	3.4
RP4	88.61	88.32	0.29	54.23	4.72	4.7
RP5	88.47	88.19	0.28	48.60	4.08	4.0
RP6	88.44	88.15	0.29	13.52	1.18	1.1
RP7	88.69	88.52	0.17	22.65	1.16	1.1
RP8	88.67	88.37	0.30	12.24	1.10	1.1

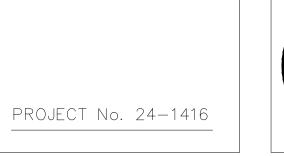




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HABITAT FOR HUMANITY

40 BEECHCLIFFE STREET





100 YEAR STATIC PONDING AREA

DRAWN BY: A.S.	CHECKED BY: W.L.	SHEET NO.
DESIGNED BY: A.S.	CHECKED BY:	10 OF 12
SCALE: 1:500	DATE: JUNE 2025	10 01 12

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TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF OTTAWA,
PROJECT 40 BEECHCLIFFE STREET. SURVEY DATED JANUARY 2025.
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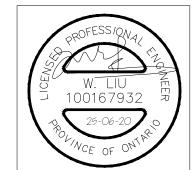
ELEVATION SHOWN ON THIS PLAN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC

DATUM. SITE BENCH MARK ON TOP OF FH SPINDLE FRONTING CIVIC ADDRESS 33 BEECHCLIFFE

W.L. |25-06-20|1st SUBMISSION BY DATE DESCRIPTION

PHASING LIMITS

PROJECT No. 24-1416



HABITAT FOR HUMANITY

40 BEECHCLIFFE STREET

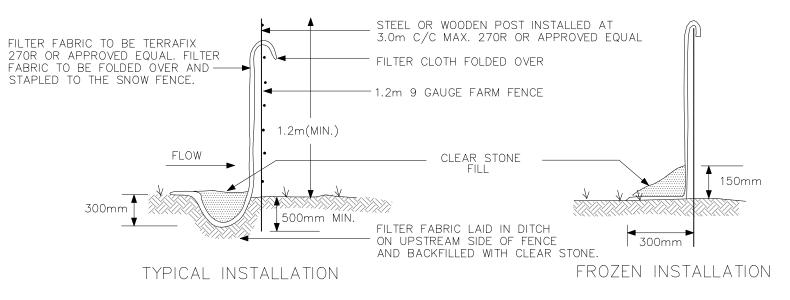


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EROSION AND SEDIMENT CONTROL PLAN STAGE 1

CHECKED BY: W.L. DRAWN BY: A.S. SHEET NO. DESIGNED BY: A.S. CHECKED BY: OF SCALE: 1:500 DATE: JUNE 2025

WOODROFFE AVENUE BEECHCLIFFE STREET FAIR OAKS CRESCENT SOVEREIGN



SILT CONTROL FENCE SCALE: N.T.S

MONITORING OF SEDIMENT AND EROSION CONTROLS MONITORING AND REPORTING TO BE COMPLETED IN ACCORDANCE WITH THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS (MECP) AND RIDEAU VALLEY CONSERVATION AUTHORITY(RVCA) APPROVALS. MAINTENANCE PROGRAM ALL DAMAGED ESC MEASURES SHOULD BE REPAIRED AND/OR REPLACEMENT

WITHIN 48 HOURS OF THE INSPECTION. THE ENVIRONMENTAL MONITOR IS REQUIRED TO SUBMIT UPDATES TO THE TOWN/ REGION/ CONSERVATION AUTHORITY BY EMAIL IN A TIMELY MANNER.

SEDIMENT SHOULD BE REMOVED FROM THE SEDIMENT CONTROL FENCING ONCE SEDIMENT HAS ACCUMULATED TO A LEVEL OF ONE-THIRD THE HEIGHT OF FENCING OR TO A HEIGHT OF 30 cm. ANY AMOUNT OF ACCUMULATED SEDIMENT SHOULD BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL MEASURES.

THE SILTATION CONTROL PLAN IS INTENDED TO ASSIST THE CONTRACTOR IN THE LAYOUT AND CONSTRUCTION OF THE SILTATION CONTROL FEATURES ONLY. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OF SITE SERVICES.

SEQUENCE OF ACTIVITIES

THE EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:

- INSTALLATION OF THE SEDIMENT CONTROL FENCING WHERE INDICATED. THE OPTIMIZED LOCATION, TIMING, AND EXTENTS OF SILT FENCE INSTALLATION WILL BE ESTABLISHED BASED UPON THE SITE CONSTRUCTION STAGING WITH INPUTS FROM THE PROJECT ENVIRONMENTAL ENGINEER

- REMOVAL OF SITE VEGETATION IN ACCORDANCE WITH ALL APPLICABLE BY-LAWS, - REGULAR MONITORING OF THE SEDIMENT CONTROL FENCES BY THE CONTRACTOR TO VERIFY THAT THE FENCES ARE FUNCTIONING AS INTENDED. - REMOVAL OF THE EROSION AND SEDIMENT CONTROL DEVICES ONCE THE SITE HAS BEEN STABILIZED.

SPILLS CONTROL NOTES

ALL CONSTRUCTION EQUIPMENT SHALL BE REFUELED, MAINTAINED AND STORED NO LESS THAN 30 METERS FROM THE WATERCOURSES, STREAMS, CREEKS, WOODLOTS AND ANY ENVIRONMENTALLY SENSITIVE AREAS, OR AS OTHERWISE SPECIFIED.

THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY MEASURES IN ORDER TO PREVENT LEAKS, DISCHARGES OR SPILLS OF POLLUTANTS, DELETERIOUS MATERIALS, OR OTHER SUCH MATERIALS OR SUBSTANCES WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT. IN THE EVENT OF A LEAK, DISCHARGE OR SPILL OF A POLLUTANT,

DELETERIOUS MATERIAL OR OTHER SUCH MATERIAL OR SUBSTANCE WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT, THE CONTRACTOR SHALL 1. IMMEDIATELY NOTIFY THE APPROPRIATE FEDERAL, PROVINCIAL AND LOCAL GOVERNMENT MINISTRIES, DEPARTMENTS, AGENCIES AND AUTHORITIES OF THE INCIDENT IN ACCORDANCE WITH ALL CURRENT LAWS, LEGISLATION, ACTS, BY-LAWS,

PERMITS, APPROVALS, ETC. 2. TAKE IMMEDIATE MEASURES TO CONTAIN THE MATERIAL OR SUBSTANCE, AND TO TAKE SUCH MEASURES AS THEY DEEM APPROPRIATE TO MITIGATE AGAINST THE ANY ADVERSE IMPACTS TO THE NATURAL ENVIRONMENT.

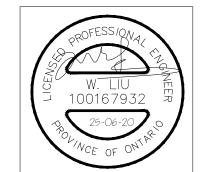
3. THE CONTRACT SHALL RESTORE THE AFFECTED AREA TO ORIGINAL CONDITION OR BETTER, ALL TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION.

## NOT FOR CONSTRUCTION

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DATUM. SITE BENCH MARK ON TOP OF FH SPINDLE FRONTING CIVIC ADDRESS 33 BEECHCLIFFE
STREET. ELEVATION=88.966m

W.L. 25-06-20 1st SUBMISSION BY DATE DESCRIPTION

PROJECT No. 24-1416



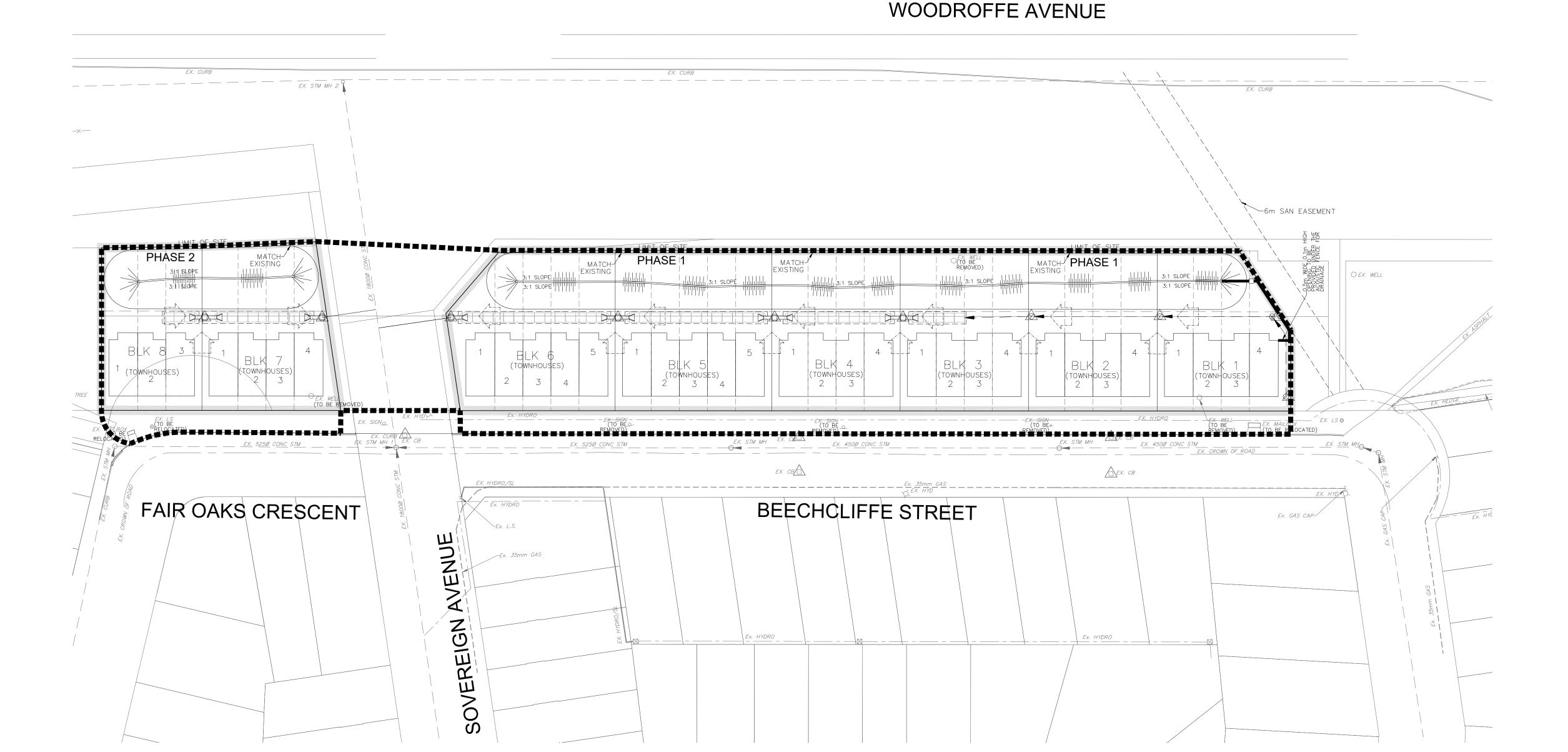
HABITAT FOR HUMANITY

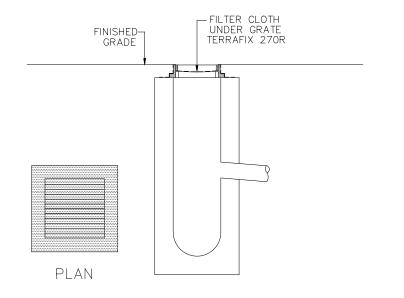
40 BEECHCLIFFE STREET

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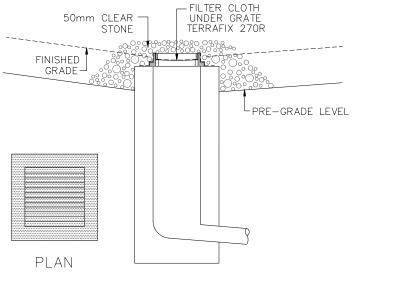
EROSION AND SEDIMENT CONTROL PLAN STAGE 2

CHECKED BY: W.L. DRAWN BY: A.S. SHEET NO. DESIGNED BY: A.S. CHECKED BY: OF SCALE: 1:500 DATE: JUNE 2025





DETAIL FOR STREET CB SILT PROTECTION SCALE: NTS



DETAIL FOR RLCB/DICB SILT PROTECTION SCALE: NTS

## EROSION AND SEDIMENT CONTROL NOTES:

PRIOR TO TOPSOIL STRIPPING, EARTHWORKS, OR UNDERGROUND CONSTRUCTION, EROSION AND SEDIMENT CONTROLS SHALL BE IMPLEMENTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.

SEDIMENT CONTROL FENCE SHALL BE CLEANED AND MAINTAINED IN GOOD REPAIR BY CONTRACTOR. SEDIMENT CONTROL FENCE TO REMAIN IN PLACE UNTIL THE WORKING AREA HAS BEEN

STABILIZED AND REVEGETATED. ACCUMULATED SEDIMENT TO BE REMOVED OFF SITE PRIOR TO THE REMOVAL OF SEDIMENT CONTROL FENCE.

EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY PERSONNEL. CONTRACTOR MUST USE BEST MANAGEMENT PRACTICES (BMPS) FOR EROSION AND SEDIMENT CONTROL.

MONITORING OF SEDIMENT AND EROSION CONTROLS MONITORING AND REPORTING TO BE COMPLETED IN ACCORDANCE WITH THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS (MECP) AND RIDEAU VALLEY CONSERVATION AUTHORITY(RVCA) APPROVALS.

THE SILTATION CONTROL PLAN IS INTENDED TO ASSIST THE CONTRACTOR IN THE LAYOUT AND CONSTRUCTION OF THE SILTATION CONTROL FEATURES ONLY. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OF SITE SERVICES.

MAINTENANCE PROGRAM ALL DAMAGED ESC MEASURES SHOULD BE REPAIRED AND/OR REPLACEMENT WITHIN 48 HOURS OF THE INSPECTION.

THE ENVIRONMENTAL MONITOR IS REQUIRED TO SUBMIT UPDATES TO THE TOWN/ REGION/ CONSERVATION AUTHORITY BY EMAIL IN A TIMELY MANNER. SEDIMENT SHOULD BE REMOVED FROM THE SEDIMENT CONTROL FENCING ONCE SEDIMENT HAS ACCUMULATED TO A LEVEL OF ONE-THIRD THE HEIGHT OF FENCING OR TO A HEIGHT OF 30 cm. ANY AMOUNT OF ACCUMULATED

SEDIMENT SHOULD BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL MEASURES.