Richmond Churchill Limited Partnership

485 Bank Street, Suite 200

Ottawa, Ontario

Landscape Architecture

HOBIN

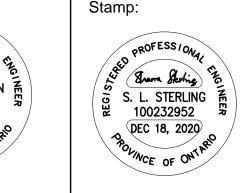
Urban Design Site Planning

Recreation and Park Planning **Project Management**

319 McRae Avenue, Suite 502, Ottawa, Ontario, K1Z 0B9 Tel: (613) 729-4536

DEC 18, 2020 02 | RE-ISSUED FOR SPA JUNE 11, 20 01 | ISSUED FOR SPA Revision

Stamp: M Markuer M.E. MACSWEEN 100104372 (DEC 18, 2020)



Tel: 613-738-4160 Fax: 613-739-7105

REFER TO ARCHITECT AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING, LANDSCAPE, AND HARD SURFACE AREAS AND 19. CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND

CURBS TO BE CONCRETE BARRIER, CONSTRUCTED AS PER CITY OF

ROADS TO A CONDITION AT LEAST EQUAL TO ORIGINAL AND TO THE

ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND

ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND

OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS

FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING

MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE

FRAME AND COVER OF ALL CATCHBASINS AND CATCHBASIN

MANHOLES DURING THE CONSTRUCTION PERIOD TO MINIMIZE

SEDIMENTS ENTERING THE STORM SEWER SYSTEM. ALL GRASSED

REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS

OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND

REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE

PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS. ANY

CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED

THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE CONTRACTOR

FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS

PERMITS/APPROVALS REQUIRED TO COMPLETE A CONSTRUCTION

PROJECT, SUCH AS BUT NOT LIMITED TO; ROAD CUT PERMITS,

STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR

SHALL DETERMINE THE PRECISE LOCATION AND DEPTH AND SIZE OF

EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR

CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.

PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING

AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E.

AREAS MUST BE COMPLETED PRIOR TO THE REMOVAL OF THE

14. FILTER FABRIC TO BE INSTALLED AND MAINTAINED BETWEEN THE

SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO

AT THE FINISHED ROAD SURFACE UNLESS NOTED OTHERWISE. RESTORE PAVEMENT STRUCTURE AND SURFACES ON EXISTING

OPSS 206, 310 & 314. MATERIALS TO OPSS 1001, 1003 & 1010.

SATISFACTION OF THE MUNICIPAL AUTHORITIES.

ABUTTING PROPERTY GRADE TO BE MATCHED.

CONSTRUCTION.

LANDFILL FACILITY.

EXECUTION OF ALL WORKS.

FILTER FABRIC IN THE CATCH BASINS.

SEWER PERMITS, WATER PERMIT, ETC.

CLEAN FROM MUD OR DEBRIS.

OTTAWA DETAIL SC1.1. ELEVATIONS AT CURB INDICATE THE GRADE

UTILITIES.

20. SUPPLY AND INSTALL ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.

SINGLE TRENCH AND CITY OF OTTAWA STANDARD S7 FOR COMBINED

SEWER BEDDING AS PER CITY OF OTTAWA STANDARD S6 FOR

22. ALL WORK SHALL BE PERFORMED, AS APPLICABLE IN ACCORDANCE WITH OPSS 407, AND 410.

CONTRACTOR TO CONFIRM ELEVATION OF EXISTING STORM AND SANITARY SEWERS AT PROPOSED CONNECTION POINTS AND

REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE COMMENCING ANY WORK.

ALL SEWERS WITH LESS THAN 1.5m OF COVER ARE SUBJECT TO INSULATION DETAIL.

STORM AND SANITARY LATERALS SHALL BE EQUIPPED WITH BACKWATER VALVES IN ACCORDANCE WITH CITY OF OTTAWA

STANDARDS CONTRACTOR TO CCTV ALL NEW SEWERS, 250mmØ OR GREATER, TO ENSURE THEY ARE CLEAN AND OPERATIONAL UPON COMPLETION OF CONTRACT. THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS.

PROVIDE SANITARY BACKWATER VALVES IN ACCORDANCE WITH CITY OF OTTAWA STANDARD S14.1 AND FOUNDATION DRAIN BACKWATER

VALVE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD S14. SEWER CONNECTIONS TO BE MADE ABOVE THE SPRINGLINE OF THE SEWER AS PER CITY OF OTTAWA STANDARD S11, S11.1, AND S11.2.

NOTES: WATERMAIN

29. SUPPLY AND INSTALL ALL WATERMAIN AND APPURTENANCES IN

AND SPECIFICATIONS 30. ALL WATER MAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m BELOW FINISHED GRADE. WHERE REQUIRED, PROVIDE INSULATION IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS W22 AND W23.

DRAWING C103. 33. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS. IF WATER MAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE

RECOMMENDED BY THE MANUFACTURER 35. EXCAVATION, INSTALLATION, AND BACKFILL BY CONTRACTOR.

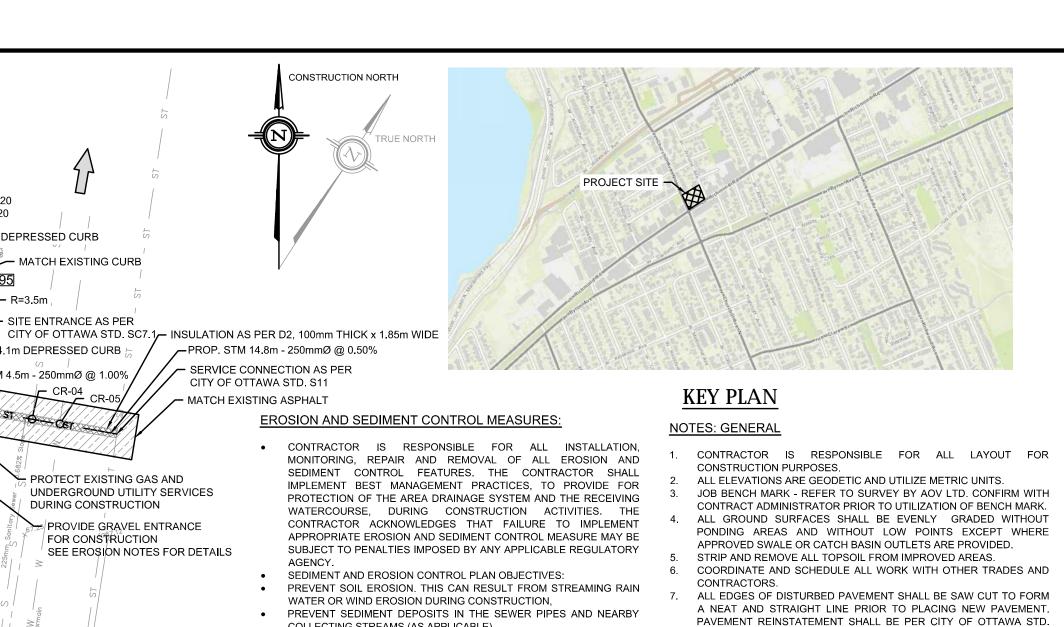
CONNECTIONS AND SHUT-OFFS AT THE MAIN BY CITY.

NOTES: UNDERGROUND STORMWATER STORAGE

UNDERGROUND STORMWATER PROVIDED: 9.2m3

AINVERTAT TOP BEND. CONNECT TO EXISTING PIPE AS PER CITY OF OTTAWA STD. S11.1.

SANITARY MAINTENANCE HOLE DATA					
STRUCTURE	COVER	SIZE	STANDARD	ELEV/ T/G	ATION INVERT
SA MONITORING MH	S24	1200mm	OPSD 701.010	68.42	NE 66.67 (150mm SW 66.64 (150mm



CITY OF OTTAWA STD, S11 MATCH EXISTING ASPHALT **EROSION AND SEDIMENT CONTROL MEASURES:**

 CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES. 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 MEASURE MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY

 SEDIMENT AND EROSION CONTROL PLAN OBJECTIVES: PREVENT SOIL EROSION. THIS CAN RESULT FROM STREAMING RAIN WATER OR WIND EROSION DURING CONSTRUCTION.

 PREVENT SEDIMENT DEPOSITS IN THE SEWER PIPES AND NEARBY COLLECTING STREAMS (AS APPLICABLE). PREVENT AIR POLLUTION FROM PARTICULATE MATTER AND DUST.

1. PRIOR TO START OF CONSTRUCTION:

PRIOR TO THE REMOVAL OF ANY VEGETATIVE COVER, MOVING OF SOIL

 INSTALL FILTER CLOTH ON DOWNSTREAM MANHOLE COVERS. INSTALL SILTSACK FILTERS IN ALL CONCRETE CATCH BASINS

STRUCTURES. INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION. THE CONTRACTOR MUST SET UP THE MEASURES INDICATED ON THE PLAN, INSPECT THEM FREQUENTLY AND CLEAN AND REPAIR OR REPLACE THE DETERIORATED STRUCTURES. AT THE END OF THE CONSTRUCTION PERIOD, THE CONTRACTOR IS RESPONSIBLE FOR

REMOVAL OF THE TEMPORARY STRUCTURES AND RECONDITIONING

2. DURING CONSTRUCTION:

THE AFFECTED AREAS

ONSTRUCTION NORTH

→PROP. STM 14.8m - 250mmØ @ 0.50%

SERVICE CONNECTION AS PER

PART 3 PLAN 4R-23593

INSULATION AS PER D2, 100mm THICK x 2.35m WIDE -

- 18.1m BARRIER CURB AS PER

CITY OF OTTAWA STD. SC1.1

STCB-04 67.3

T/G = 67.04

W/ ICD (SEE TABLE)

SW INV = 65.83

NE. INV. = 65.80

T/G = 67.15

TC67.52

SE. INV. = 66.21

PROP. STM 3.0m - 250mmØ @ 1.00%

-PROP. STM 2.5m - 250mmØ @ 1.00%

SI PROP STM 32.5m - 600mm@ @ 0.15%

INSULATION AS PER D2, 100mm THICK x 2.7m WIDE 🗴

REMOVE EXISTING -

CATCH BASIN

AND ABANDON

THE LATERAL

MAXIMUM PONDING LIMIT -

PRIOR TO OVERFLOW

SPILL POINT = 67.08

SE. INV. = 66.20

6.2m DEPRESSED CURB

MATCH EXISTING CURB

SITE ENTRANCE AS PER

PROTECT EXISTING GAS AND

DURING CONSTRUCTION

FOR CONSTRUCTION

UNDERGROUND UTILITY SERVICES

PROVIDE GRAVEL ENTRANCE

SEE EROSION NOTES FOR DETAILS

Top of Fire Hydrant Spindle Elevation=68.5

CLEARANCE

0.50m

0.50m

LENGTH -

18.2m

29.8m

4.5m

3.0m

2.5m

32.5m

** INVERT AT TOP BEND, CONNECT TO PIPE AS PER CITY OF OTTAWA STD. S11.1

66.35

66.20

66.22

65.88

-04 14.1m DEPRESSED CURB ⊱

ROP. STM 4.5m - 250mmØ @ 1.00%

- PROTECT HYDRO POLE

DURING CONSTRUCTION

- SIDEWALK AND BARRIER CURB

White Paint Lines 4 ______

MHST28464

T/G = 67.89

CROSSING TABLE

AT CROSSING

STORM SEWER DATA

CLASS

SDR-35

SDR-35

SDR-35

SDR-35

SDR-35

* INVERT AT TOP BEND. CONNECT TO EXISTING PIPE AS PER CITY OF OTTAWA STD. S11 AND S11.1.

SDR-35

SEWER ELEV. SEWER ELEV.

STM, INV. 66.50 WM, TOP. ±66.00

HDPE

PVC

PVC

CR-01 STM, INV. 66.48 SAN, TOP. ±64.39

CR-03 | SAN, INV. 66.52 | WM, TOP. ±66.02 |

CR-04 STM, INV. 65.76 SAN, TOP. ±64.71

CR-05 STM, INV. 65.75 WM, TOP. ±65.25

→ DIAMETER | MATERIAL

250mm

600mm

CR-02

CHURCHILL AV

STLD-06

STLD-07

CONNECTION**

CONNECTION**

CONNECTION**

STMH-02

WINONA AVE

Om FROM BLDG CONNECTION*

STLD-05

STLD-06

STLD-07

STCB-04

STCB-03

STMH-01

STMH-02

PROVIDED

9.2m³

SW 66.35 (250mm)

NE 66.35 (250mm

SW 66.20 (250mm)

SE 66.20 (250mm)

SE 66.21 (250mm)

SE 66.22 (250mm)

NE 65.88 (600mm

SW 65.83 (600mm

NE 65.80 (250mm)

NE. INV. = 65.07

NW. INV. = 64.25

AS PER CITY OF OTTAWA STD. SC1.4

PROP. PERFORATED

STCB-03

T/G = 67.50

REAR YARD DRAIN PER D3-

SE. INV. = 66.22

— – 29.8m - 250mmØ @ 0.50%

 SEDIMENT AND EROSION CONTROL MEASURES TO BE CONSTRUCTED AS PER OPSS 805. WHEN SEDIMENT AND EROSION CONTROL MEASURES MUST BE REMOVED TO COMPLETE A PORTION OF THE WORK, THE SAME MEASURES MUST BE REINSTATED UPON THE WORK'S COMPLETION. WORK TO BE DONE IN THE VICINITY OF MAJOR WATERWAYS TO BE CARRIED OUT FROM JULY AND SEPTEMBER ONLY

MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF PROTECT DISTURBED AREAS FROM RUNOFF.

 PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED SHORTLY. INSPECT STRAW BALE FLOW CHECK DAMS, SILT FENCES, SILT SACKS, AND CATCH BASIN SUMPS REGULARLY AND AFTER EVERY

MAJOR STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY PLAN TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION. EROSION CONTROL FENCING TO BE ALSO INSTALLED AROUND THE

BASE OF ALL STOCKPILES. DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE, OR ONE WHICH IS ARE TO BE SEEDED IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS). WHEN STORING SOIL ON SITE IN PILES THE CONTRACTOR MUST COVER EACH PILE WITH TARPS, STRAW OR A GEOTEXTILE FABRIC TO AVOID FINE PARTICLE

TRANSPORT BY WIND AND/OR STREAMING RAIN WATER. CONTROL WIND-BLOWN DUST OFF SITE TO ACCEPTABLE LEVELS BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERING AS REQUIRED). FOR DUST CONTROL, CONTRACTOR TO APPLY CALCIUM CHLORIDE (TYPE I - OPSS 2501 AND CAN/CGSB-15-1) AND WATER WITH EQUIPMENT APPROVED BY THE OWNER'S REPRESENTATIVE AT RATE IN ACCORDANCE TO OPSS 506 WHEN DIRECTED BY OWNER'S REPRESENTATIVE.

 ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN DESTABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER. SEDIMENT CAPTURE SILT SACKS MUST BE MAINTAINED AND CANNOT BE REMOVED UNTIL ALL LANDSCAPING AREAS ARE COMPLETED. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVES BY THIS CONSULTING ENGINEER AND THE TOWN DEPARTMENT OF PUBLIC WORKS. CONTRACTOR RESPONSIBLE FOR MUNICIPAL ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR

TRACKING ETC. AT THE END OF EACH WORK DAY. DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPED. ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED

IMMEDIATELY BY HAND OR RUBBER TIRE LOADER. • TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ABUTTING PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED. PROVIDE GRAVEL ENTRANCE WHEREVER EQUIPMENT LEAVES THE

SITE TO PROVIDE MUD TRACKING ONTO PAVED SURFACES. GRAVEL BED SHALL BE A MINIMUM OF 10m LONG, 4m WIDE, AND 0.15m DEEP AND SHALL CONSIST OF COARSE MATERIAL. MAINTAIN GRAVEL ENTRANCE IN CLEAN CONDITION.

3. AFTER CONSTRUCTION:

66.44*

66.35

66.20

66.16**

66.18**

66.20**

65.83

MANHOLE COVERS. INSPECT AND CLEAN CATCH BASIN SUMPS AND STORM SEWERS.

 PROVIDE PERMANENT COVER CONSISTING OF TOPSOIL AND SEED TO DISTURBED AREAS. ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE REMOVED. BY THE CONTRACTOR FOLLOWING THE COMPLETION OF WORK AND AFTER DISTURBED AREAS HAVE BEEN REHABILITATED AND STABILIZED, THIS INCLUDES REMOVE STRAW BALE FLOW CHECK DAMS, SILT FENCES AND FILTER CLOTHS ON CATCH BASINS AND

ACCORDANCE WITH MOST CURRENT CITY OF OTTAWA STANDARDS

WATER MAIN BEDDING AS PER CITY OF OTTAWA STANDARD W17. 32. CONCRETE THRUST BLOCKS AND RESTRAINING AS PER DETAILS ON

THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT

36. OVERSIZED PIPE STMH-01 TO STMH-02. 37. UNDERGROUND STORMWATER STORAGE REQUIRED: 8.3m³

SANITARY SEWER DATA							
LOCA	DIAMETER	MATERIAL	CLASS	LENGTH	INVERT ELEVATIONS		
FROM	TO	DIAMETER	WATERIAL	CLASS	LENGIH	UPSTREAM	DOWNSTREAM
CAP 1.0m FROM BLDG	SA MONITORING MH	150mm	PVC	SDR-35	0.5m	66.68	66.67
SA MONITORING MH	CHURCHILL AVE CONNECTION*	150mm	PVC	SDR-35	6.8m	66.64	66.50*
*INVERT AT TOP BEND CONNECT TO EXISTING PIPE AS PER CITY OF OTTAWA STD. S11.1							

SANITARY MAINTENANCE HOLE DATA							
JCTURE	COVER	SIZE	STANDARD	ELEV	ATION		
JUIUKE	COVER	SIZE	STANDARD	T/G	INVERT		

327 RICHMOND ROAD

OTTAWA, ONTARIO Drawing: SITE SERVICING,

SEDIMENT CONTROL PLAN Scale: Date: 1:200 MAY 2020 Design By: Drawn By: SS Project Number: Sheet Number:

GRADING, AND EROSION AND

S — S — S — S — White Paint Lines PROPOSED REMOTE METER EXISTING PROPERTY LINE PROPOSED WATER METER EXISTING CONCRETE CURB PROPOSED DITCH PROPOSED CONCRETE CURB _-----ICD DATA 113.45[×] PROPOSED DEPRESSED CURB EXISTING GRADE STORAGE VOLUME ICD ID LOCATION MODEL 114.40[×] PROPOSED GRADE HYDROVEX MODEL PROPOSED BUILDING OR STRUCTURE STMH-02 BW 114.40 PROPOSED BOTTOM OF WALL GRADE TW 114.40 PROPOSED TOP OF WALL GRADE EXISTING WATERMAIN TC 114.40 STORM MAINTENANCE HOLF DATA EXISTING V&VB PROPOSED TOP OF CURB GRADE PROPOSED TERRANCING (MAX 3:1 SLOPE) ELEVATION T/G INVERT EXISTING CURBSTOP STRUCTURE COVER SIZE STANDARD EXISTING FIRE HYDRANT PROPOSED RETAINING WALL STLD-05 S31 67.10 NE 66.44 (250mm) 300mm PROPOSED WATERMAIN (0)0000 PROPOSED TWSI AS PER SC7.3 PROPOSED SILT FENCE AS PER OPSD 219.110 PROPOSED V&VB

SILT SACKS IN CATCH BASIN GRATE PER DETAIL D1

PROTECT EXISTING -

CATCH BASIN DURING

PROTECT EXISTING BUILDING

MATCH EXISTING GRADES

PROP 59 6m DITCH

AT PROPERTY LINE

UNDERGROUND -

PARKING LIMITS

DURING CONSTRUCTION

STLD-05

MATCH EXISTING CURB -

SITE ENTRANCE AS PER

RELOCATE EXISTING LIGHT -

12.4m DEPRESSED CURB -

WATERMAIN IS TO BE

PROPERTY LINE (TYP.)

BLANKED AT THE MAIN AND

SEWER TO BE CAPPED AT

MATCH EXISTING ASPHALT -

PROTECT EXISTING CATCH BASIN TC 67.1

DURING CONSTRUCTION

WATERMAIN IS TO BE -

PROPERTY LINE (TYP.)

BLANKED AT THE MAIN AND

SEWER TO BE CAPPED AT

MATCH EXISTING ASPHALT =

PROP. SAN 6.8m

150mmØ @ 2.00% →

AS PER CITY OF

OTTAWA STD. S11.1

PROP. STM 9.0m

_ 200mmØ @ 2.00% ¯

MATCH EXISTING -

AS PER CITY OF

PROTECT EXISTING

CATCH BASIN

CONNECT TO EXISTING

406mmØ WATERMAIN

BACKFILL BY CONTRACTOR

EXCAVATION AND

WITH 400x200 TEE WM 6.0m

BY CITY FORCES 200mmØ

PROP. 🛫

PROPOSED FIRE HYDRANT

EXISTING SANITARY SEWER AND MANHOLE

—— EXISTING STORM SEWER AND MANHOLE

PROPOSED BACKWATER VALVE

PROPOSED PIPE INSULATION

— — PROPOSED SUBDRAIN

PROPOSED STORM SEWER AND MANHOLE

PROPOSED CATCH BASIN AND LANDSCAPE DRAIN

PROPOSED SANITARY SEWER AND MANHOLE

SERVICE CONNECTION -

OTTAWA STD. S11.1

DURING CONSTRUCTION

PROP. WM 6.0m - 200mmØ

ASPHALT

SERVICE CONNECTION 5

STANDARD (BY OTHERS)

TC 67.44

SA MONITORING MH

STM. INV. = 66.62

PROP. SAN 0.5m - 150mmØ @ 2.00%

UNDERGROUND -

T/G = 68.42

NE. INV. = 66.67

SW INV = 66 64

PROTECT EXISTING MAINTENANCE

HOLE DURING CONSTRUCTION

CITY OF OTTAWA STD. SC7.1

─ 5.1m DEPRESSED CURB ¼¼

➤ 5.0m DEPRESSED CURB

_T/G = 67.10

NE. INV. = 66.44

REAR YARD DRAIN PER D3

18.2m - 250mmØ @ 0.50%

- 60.4m SILT FENCE

AS PER OPSD 219.1/10

₱ 33.3m CONCRETE RETAINING

3 0.5% of 60.23 to 1.30 years are of 200 and 1.30 years are of 200 and 1.30 years are of 1.30 years ar

327 RICHMOND ROAD F.F. = 68.37

WALL AS PER ⊙₽\$D 3120.100

INSULATION AS PER D2, 100mm THICK x 2.35m WIDE -

T/G = 67.24

-- STMH-01

T/G = 67.98

NE. INV. = 65.88

SW INV = 66.35

⁻[NE. INV. = 66.35

TIE WALL INTO CURB TC/TW 67.66

BW 67.64

CATCH BASIN

AND ABANDON

THE LATERAL

WATERMAIN IS TO BE

BLANKED AT THE MAIN AND

STLD-06

STLD-07

STCB-04

STCB-03

STMH-01

STMH-02

S30

S30

S19

S19

300mm

300mm

S30

S30

OPSD 705.010

OPSD 701.010

OPSD 701.010

x600mm OPSD 705.010

67.24

67.21

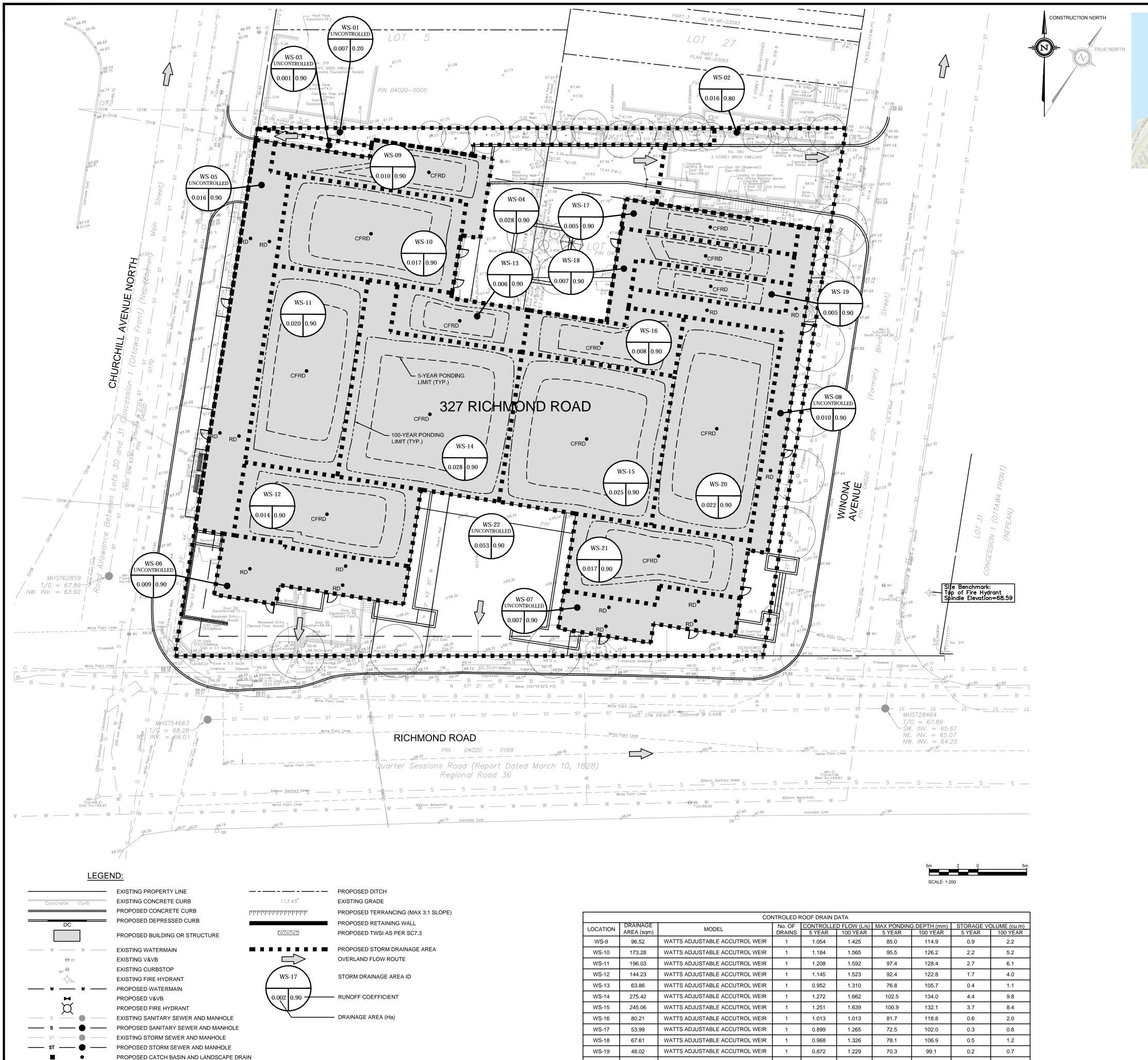
67.24

67.15

ST ---- ST ---- ST SEWER TO BE CAPPED AT

Duarter Sessions Road (Report Dated March 10, 1828)

Regional Road 36



WATTS ADJUSTABLE ACCUTROL WEIR

WATTS ADJUSTABLE ACCUTROL WEIR

TOTAL FLOW

WS-21

CFRD

PROPOSED CONTROLLED ROOF DRAIN

PROPOSED ROOF DRAIN

1.232

1.118

14.168

1.618

1.493

18.660

90.2

130.5

120.4 1.4

3.2

7.3



KEY PLAN

NOTES: GENERAL

CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.

4. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT

6. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND

- 2. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.

 3. JOB BENCH MARK REFER TO SURVEY BY AOV LTD. CONFIRM WITH CONTRACT ADMINISTRATOR PRIOR TO LITILIZATION OF BENCH MARK
- PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.

 5. STRIP AND REMOVE ALL TOPSOIL FROM IMPROVED AREAS.
- CONTRACTORS.

 7. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE PER CITY OF OTTAWA STD.
- 8. CURBS TO BE CONCRETE BARRIER, CONSTRUCTED AS PER CITY OF OTTAWA DETAIL SC1.1. ELEVATIONS AT CURB INDICATE THE GRADE AT THE FINISHED ROAD SURFACE UNLESS NOTED OTHERWISE.

 9. RESTORE PAVEMENT STRUCTURE AND SURFACES ON EXISTING
- SATISFACTION OF THE MUNICIPAL AUTHORITIES.

 10. ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSS 206, 310 & 314. MATERIALS TO OPSS 1001, 1003 & 1010.

ROADS TO A CONDITION AT LEAST EQUAL TO ORIGINAL AND TO THE

- ABUTTING PROPERTY GRADE TO BE MATCHED.
 OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
- MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
- 14. FILTER FABRIC TO BE INSTALLED AND MAINTAINED BETWEEN THE FRAME AND COVER OF ALL CATCHBASINS AND CATCHBASIN MANHOLES DURING THE CONSTRUCTION PERIOD TO MINIMIZE SEDIMENTS ENTERING THE STORM SEWER SYSTEM. ALL GRASSED AREAS MUST BE COMPLETED PRIOR TO THE REMOVAL OF THE FILTER FABRIC IN THE CATCH BASINS.
- 15. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS. ANY CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- 16. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS BUT NOT LIMITED TO; ROAD CUT PERMITS, SEWER PERMITS, WATER PERMIT, ETC.
- 17. AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH AND SIZE OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING LITHERS
- 18. REFER TO ARCHITECT AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING, LANDSCAPE, AND HARD SURFACE AREAS AND DIMENSIONS
- 19. CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.

Owner
Richmond Churchill Limited Partnership
485 Bank Street, Suite 200
Ottawa, Ontario
K2P 1Z2



Hobin Architecture Incorporated 63 Pamilla Street Ottawa, Ontario K1S 3K7



Landscape Architecture
Urban Design

Site Planning

Recreation and Park Planning

Project Management

319 McRae Avenue, Suite 502, Ottawa, Ontario, K1Z 0B9 Tel: (613) 729-4536

02	RE-ISSUED FOR SPA	DEC 18, 2020
01	ISSUED FOR SPA	JUNE 11, 2020
No.	Revision	Date

Stamp:

Stamp:

PROFESSIONAL

M.E. MACSWEEN



Grama Skerlig

S. L. STERLING

DEC 18, 2020

₩ 100232952



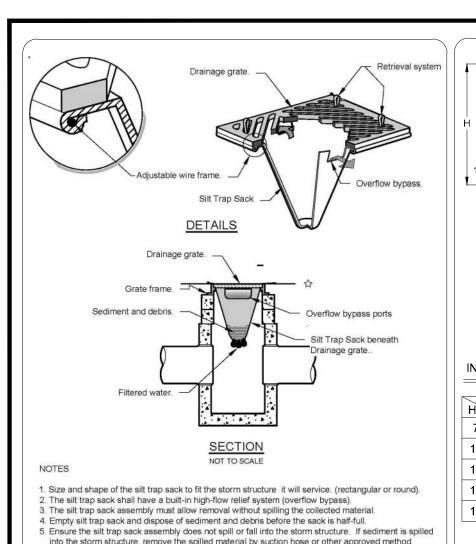
Proje

327 RICHMOND ROAD

OTTAWA, ONTARIO

Drawing:
DRAINAGE AREAS AND ROOF
DRAIN PLAN

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Scale:	Date:	20
1:200	MAY 2020	\ \ -\
Design By:	Drawn By:	1.
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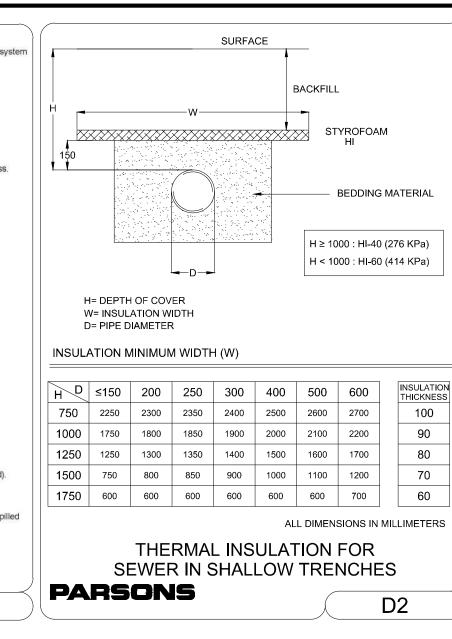


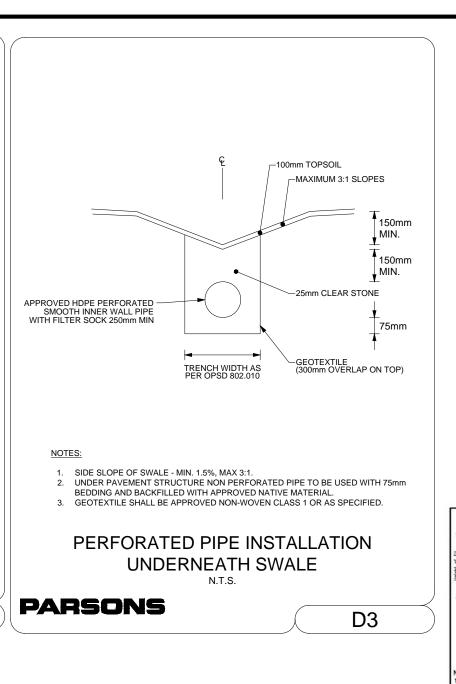
6. Provide protection for catch basin hoods (Wattles, 2x4 lumber, and so forth)

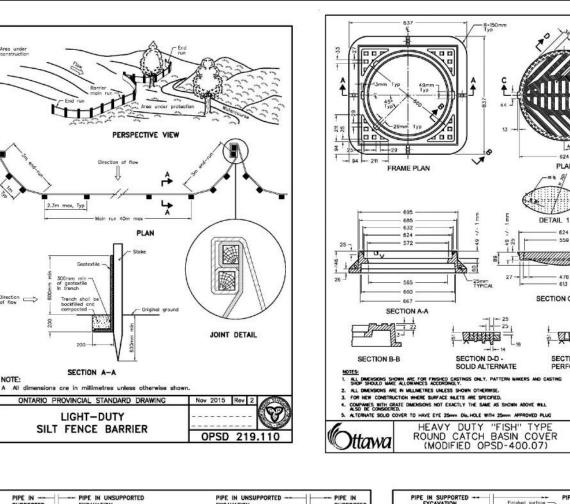
PARSONS

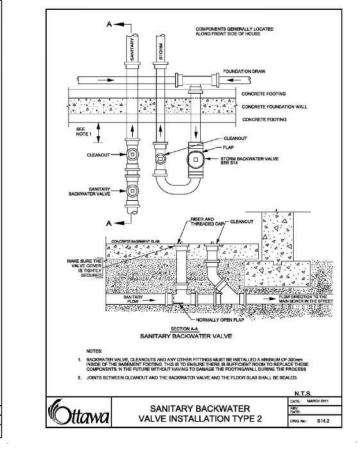
SILT SACK DETAIL

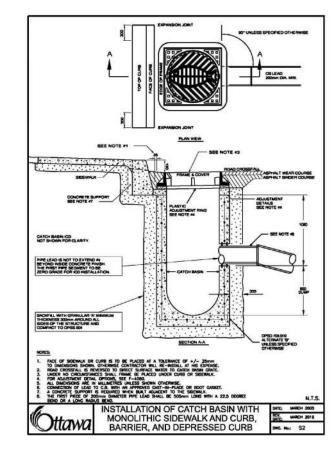
D1

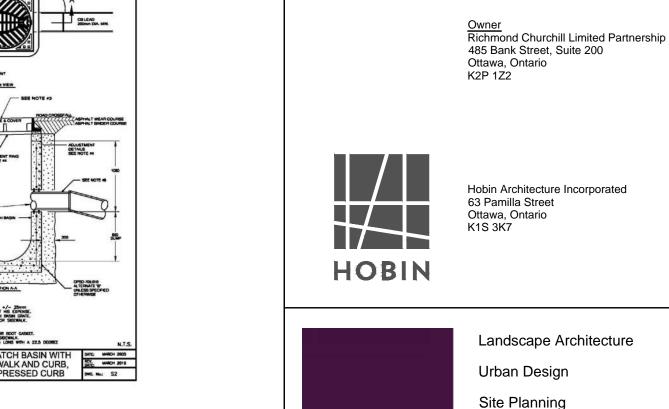


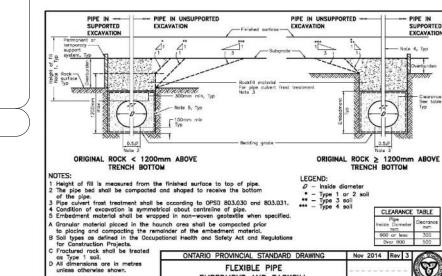








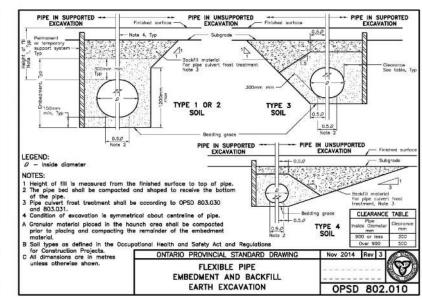


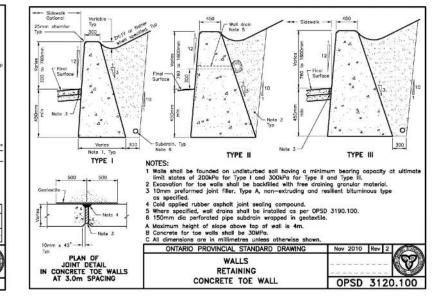


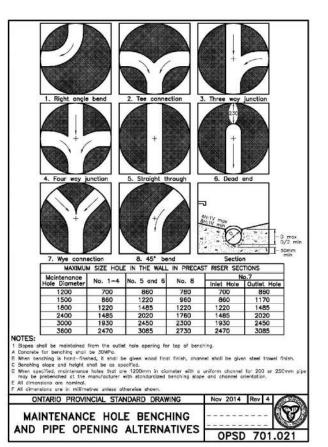
FLEXIBLE PIPE

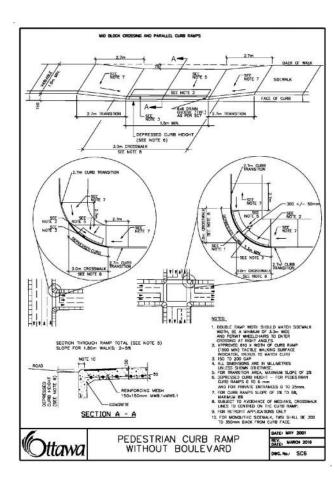
EMBEDMENT AND BACKFILL

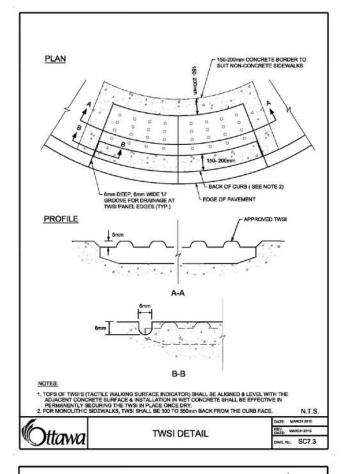
ROCK EXCAVATION

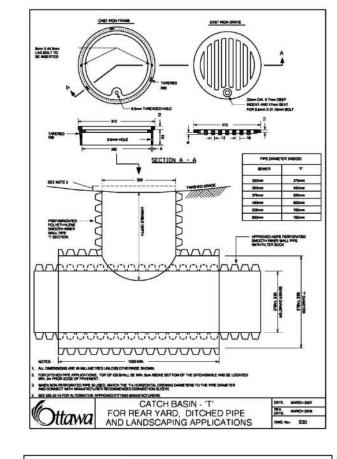


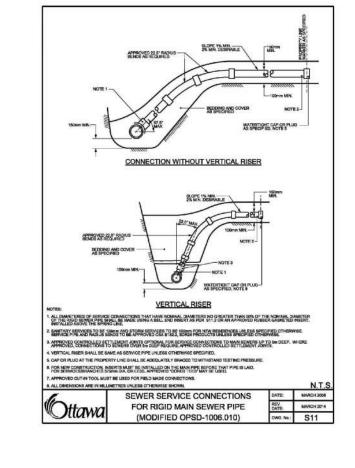


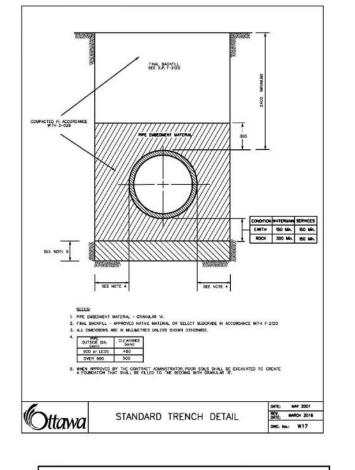


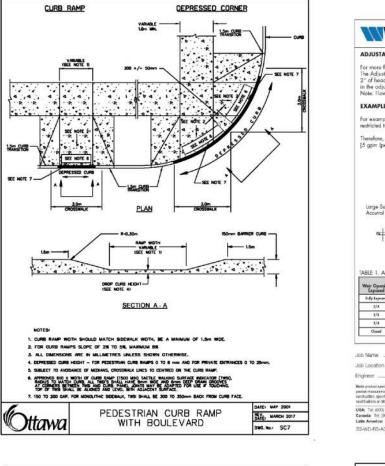


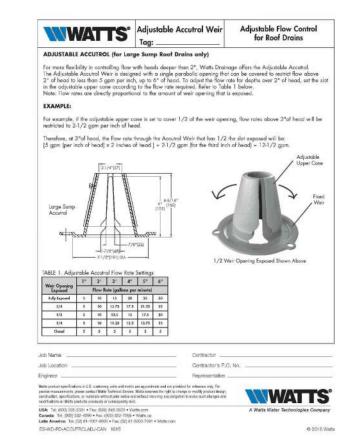


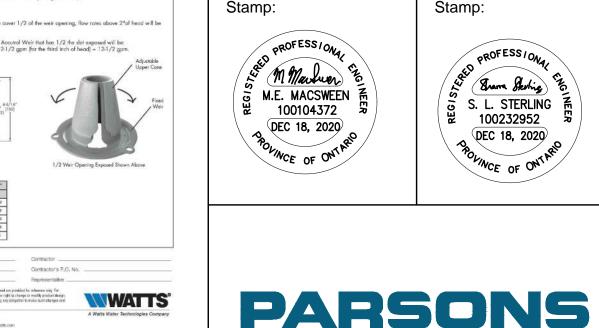












Tel: (613) 729-4536

02 | RE-ISSUED FOR SPA

01 | ISSUED FOR SPA

Recreation and Park Planning

DEC 18, 2020

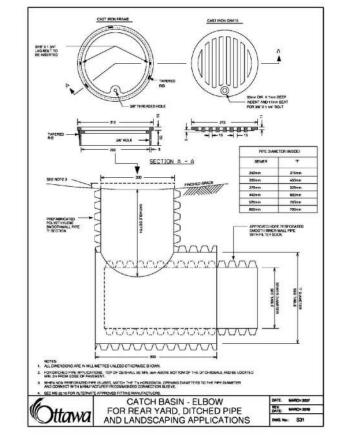
JUNE 11, 20

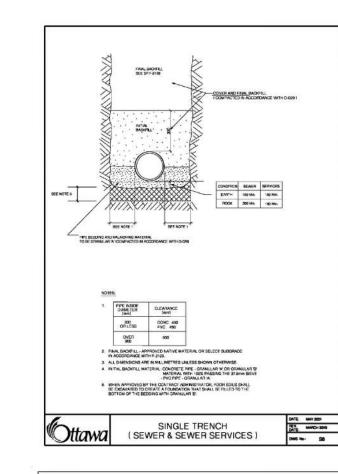
Project Management

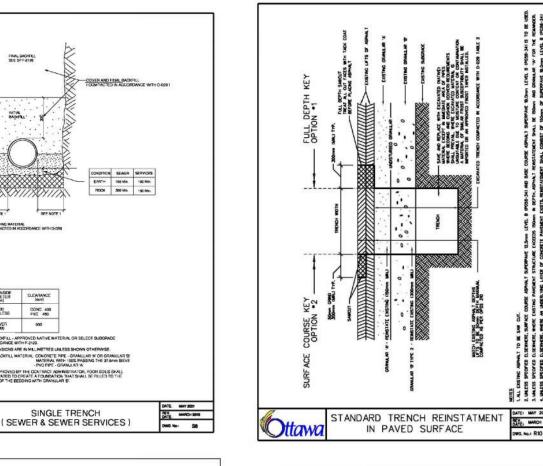
319 McRae Avenue, Suite 502, Ottawa, Ontario, K1Z 0B9

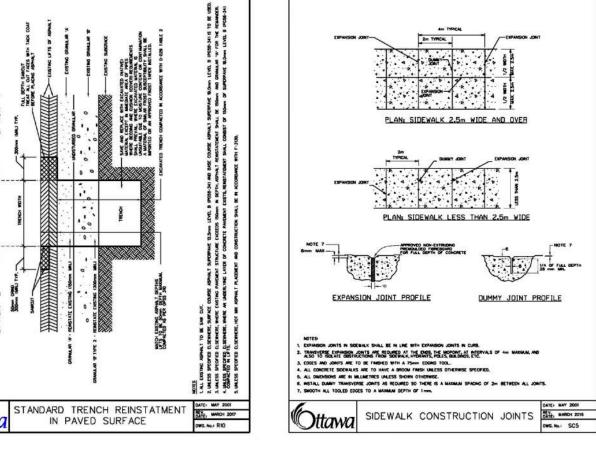
Revision

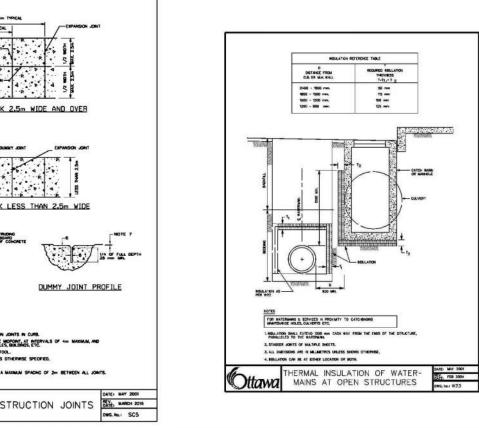
1223 MICHAEL STREET, SUITE 100, OTTAWA, ONTARIO K1J 7T2

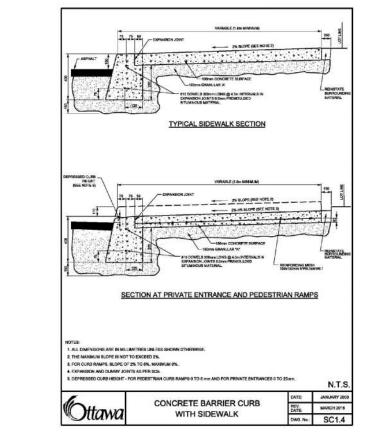


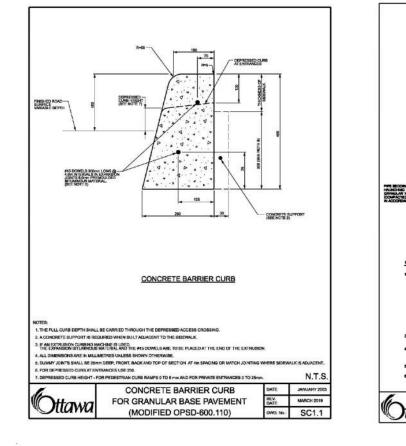


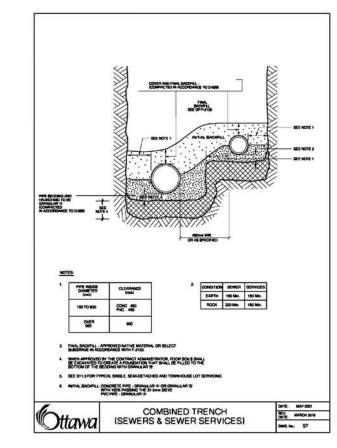


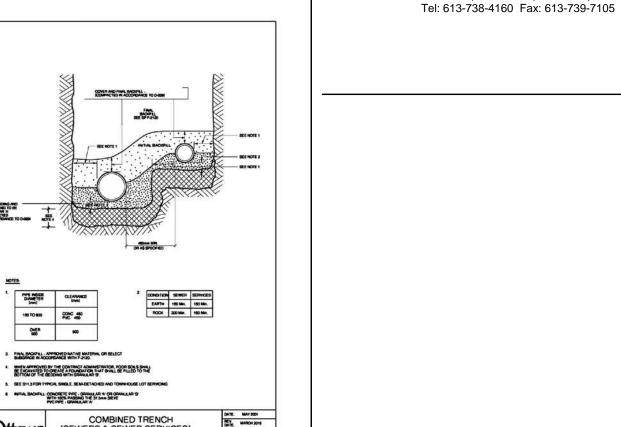


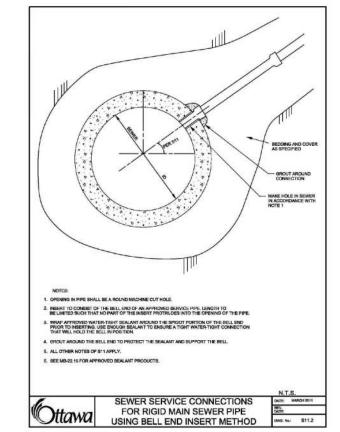


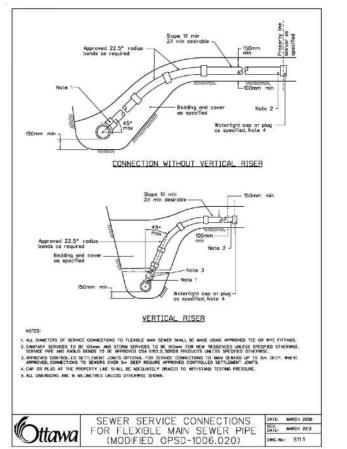


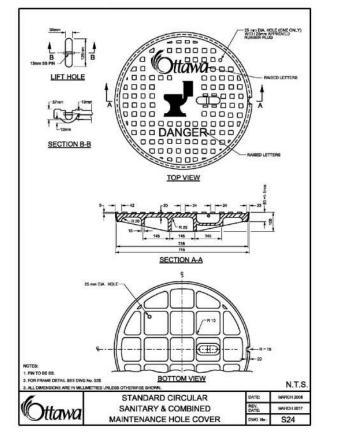


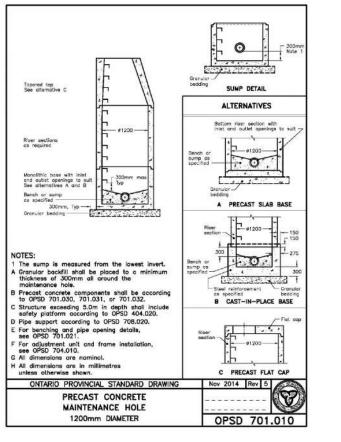


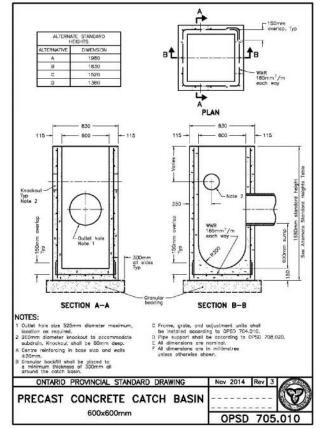


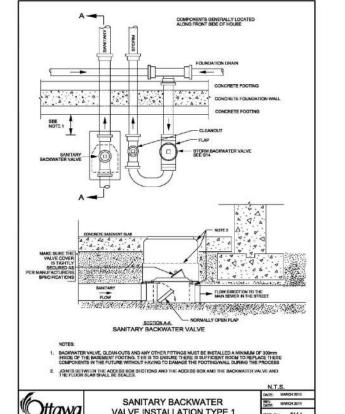


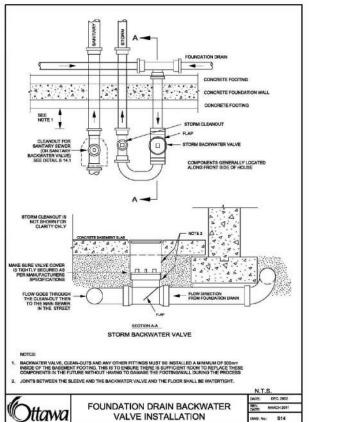


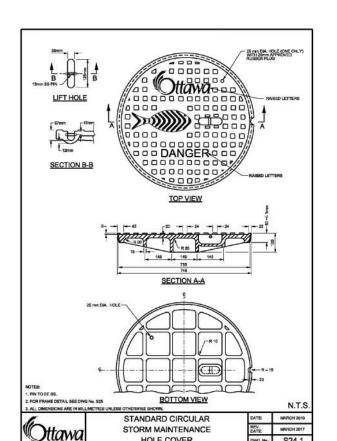














Project:

DETAILS					
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