

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.  
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NO.	REVISION	DDMMYY DATE
2	REISSUED FOR SPA	08/26/21
1	ISSUED FOR SPA	07/16/21



CONSULTANTS:  
STRUCTURAL -  
MECHANICAL -  
ELECTRICAL -  
LANDSCAPING -

112 NELSON ST

SERVICING PLAN  
C001

**LEGEND**

- x 58.54 EXISTING GRADE ELEVATION
- ST EXISTING STORM SEWER
- S EXISTING SANITARY SEWER
- W EXISTING WATERMAIN
- CB EXISTING CATCH BASIN
- MH-ST EXISTING STORM MANHOLE
- MH-S EXISTING SANITARY MANHOLE
- FH EXISTING FIRE HYDRANT
- WV EXISTING VALVE & BOX
- 59.710 EXISTING TOP & BOTTOM OF CURB
- 58.87 EXISTING GRADE ELEVATION
- 3.8% PROPOSED SLOPE
- STM PROPOSED STORM SEWER
- S PROPOSED SANITARY SEWER
- W PROPOSED WATER SERVICE
- CB PROPOSED CATCHBASIN
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE & BOX
- SF PROPOSED LIGHT DUTY SILT FENCE

**NOTES: STORM SEWERS AND STRUCTURES**

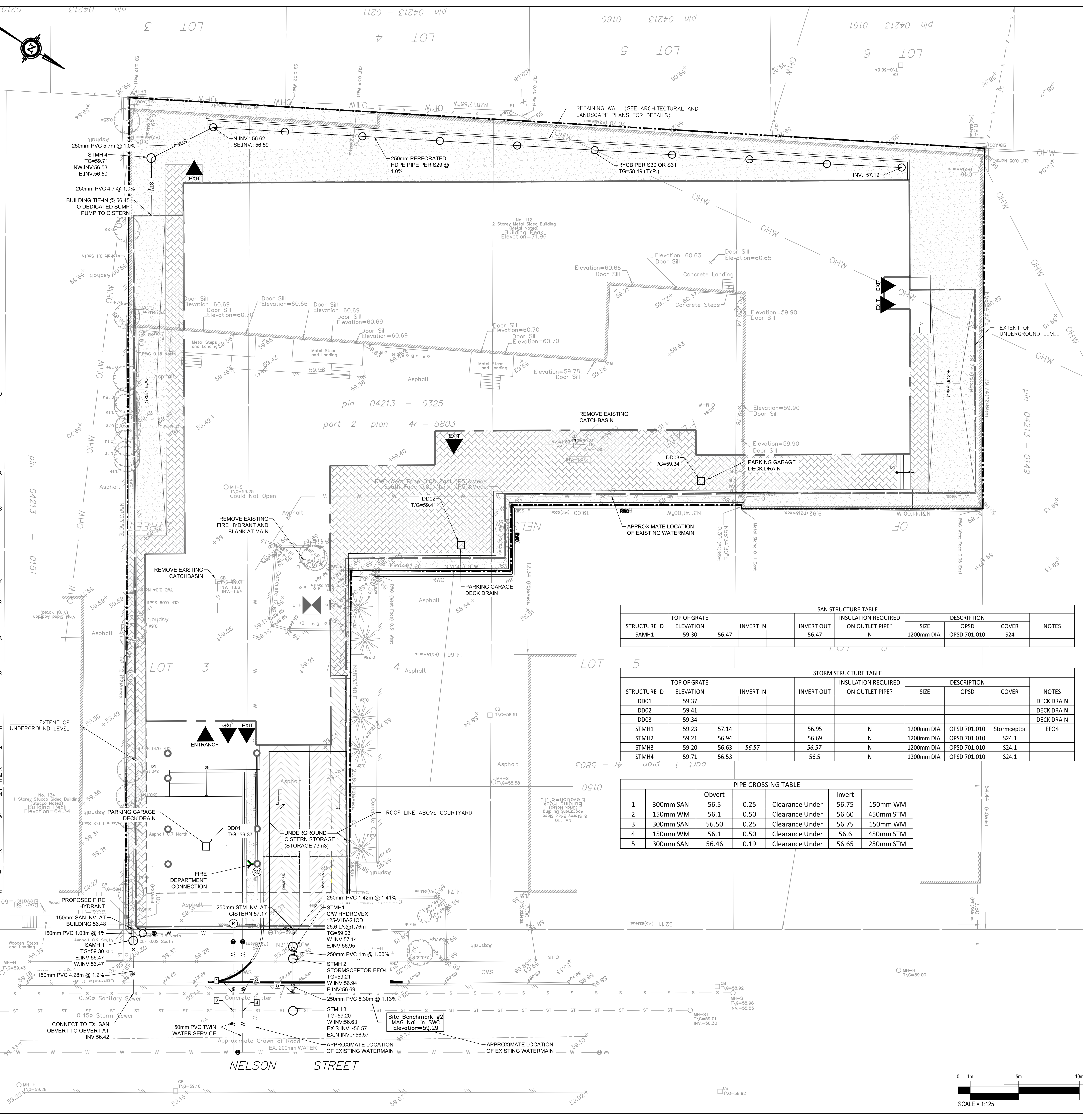
- ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW STORM SEWERS, SERVICES AND CB LEADS.
- STORM SEWERS 450mm DIAMETER AND SMALLER SHALL BE PVC SDR-35, WITH RUBBER GASKET PER CSA A-257.3.
- STORM SEWER LARGER THAN 450mm SHALL BE REINFORCED CONCRETE CLASS 100.
- SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
- ALL STORM MANHOLES TO BE AS PER STORM STRUCTURE TABLE.
- ANY NEW OR EXISTING STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.
- ALL CATCHBASIN LEADS TO BE MINIMUM 200mm DIAMETER AT MINIMUM 1.0% SLOPE UNLESS OTHERWISE SPECIFIED.
- STORM CATCHBASINS AS PER OPSD 705.010 AND FRAME/COVER AS PER CITY STANDARD DRAWINGS S19. STORM CBMHs AS INDICATED IN TABLE WITH SUMP. ADJUSTMENT SECTIONS SHALL BE AS PER OPSD 704.010.
- INSTALLATION OF FLOW CONTROL ICDS TO BE VERIFIED BY QUALITY VERIFICATION ENGINEER RETAINED BY CONTRACTOR.
- PROVIDE BACKWATER VALVE ON FOUNDATION DRAIN PER S14

**NOTES: SANITARY SEWER AND MANHOLES**

- ALL SANITARY SEWER, SANITARY SEWER APPURTENANCES AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW SANITARY PIPING.
- SANITARY SEWER PIPE SIZE 150mm DIAMETER AND GREATER TO BE PVC SDR-35 (UNLESS SPECIFIED OTHERWISE) WITH RUBBER GASKET TYPE JOINTS IN CONFORMANCE WITH CSA B12.2.3.4.
- SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
- ALL SANITARY MANHOLES 1200mm IN DIAMETER TO BE AS PER OPSD 701.01. FRAME AND COVER TO BE AS PER CITY OF OTTAWA STANDARD S25 AND S24.
- MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES AS PER THE OPSD 701.021
- ANY SANITARY SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.
- PROVIDE BACKWATER VALVE PER S14.1

**NOTES: WATERMAIN**

- ALL WATERMAIN AND WATERMAIN APPURTENANCES, MATERIALS, CONSTRUCTION AND TESTING METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND MINISTRY OF ENVIRONMENT STANDARDS AND SPECIFICATIONS.
- ALL WATERMAIN 300mm DIAMETER AND SMALLER TO BE POLY VINYL CHLORIDE (PVC) CLASS 150 DR 18 MEETING AWWA SPECIFICATION C900.
- ALL WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m BELOW FINISHED GRADE. WHERE WATERMANS CROSS OVER OTHER UTILITIES, A MINIMUM 0.30m CLEARANCE SHALL BE MAINTAINED. WHERE WATERMANS CROSS UNDER OTHER UTILITIES, A MINIMUM 0.50m CLEARANCE SHALL BE MAINTAINED. WHERE THE MINIMUM SEPARATION CANNOT BE ACHIEVED, THE WATERMAIN SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25 AND W25.2 WHERE 2.4m MINIMUM DEPTH CANNOT BE ACHIEVED, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W22. WHERE A WATERMAIN IS IN CLOSE PROXIMITY TO AN OPEN STRUCTURE, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W23.
- CONCRETE THRUST BLOCKS AND MECHANICAL RESTRAINTS ARE TO BE INSTALLED AT ALL TEES, BENDS, HYDRANTS, REDUCERS, ENDS OF MAINS AND CONNECTIONS 100mm AND LARGER, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS W23.3 & W25.4.
- CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS AS PER CITY OF OTTAWA STANDARD W40 & W42.
- ALL VALVES AND VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARD.
- FIRE HYDRANT LOCATION AND INSTALLATION AS PER CITY OF OTTAWA STANDARD W18 & W19. CONTRACTOR TO PROVIDE FLOW TEST AND PAINTING OF NEW HYDRANT IN ACCORDANCE WITH CITY STANDARDS.
- IF WATER MAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.



**SAN STRUCTURE TABLE**

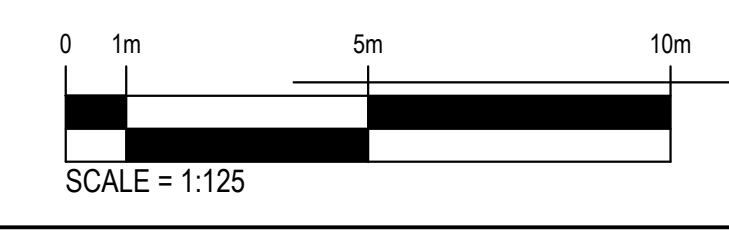
STRUCTURE ID	TOP OF GRATE ELEVATION	INVERT IN	INVERT OUT	INSULATION REQUIRED ON OUTLET PIPE?	DESCRIPTION	NOTES
SAMH1	59.30	56.47	56.47	N	1200mm DIA. OPSD 701.010	S24

**STORM STRUCTURE TABLE**

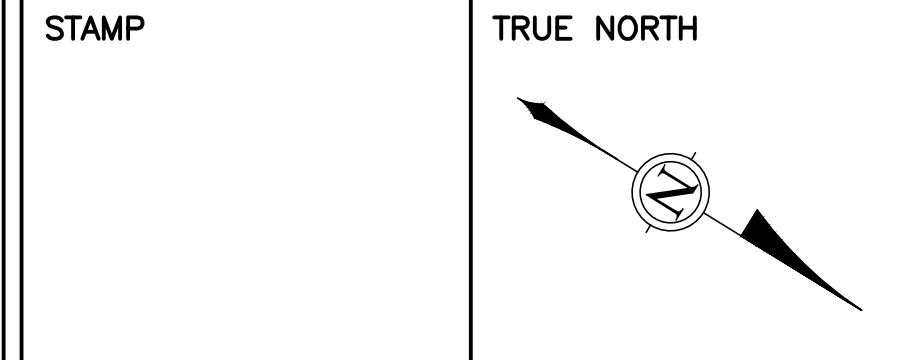
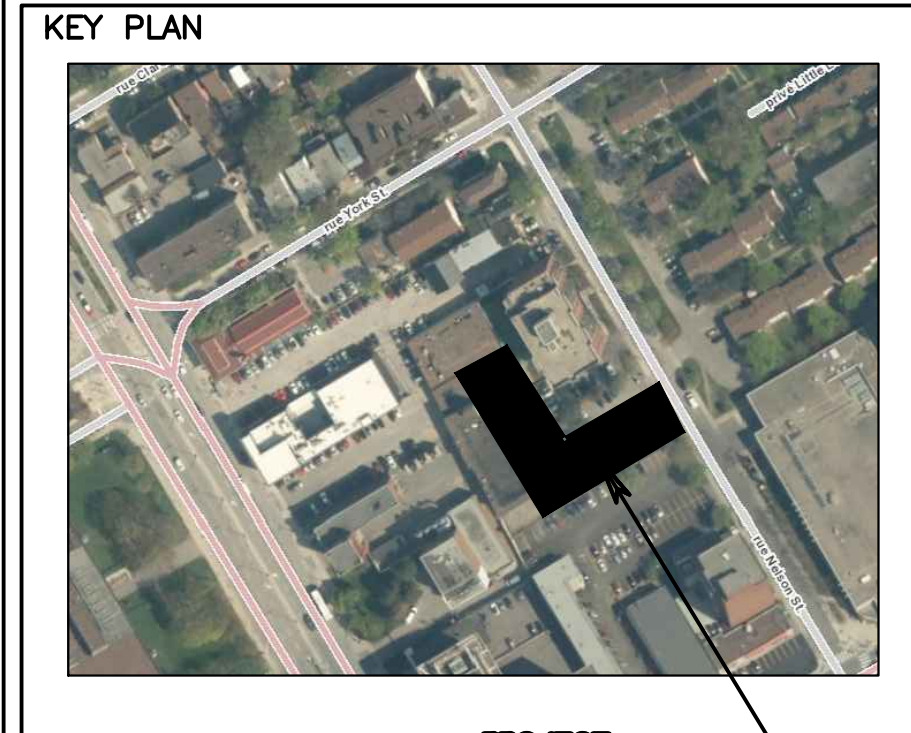
STRUCTURE ID	TOP OF GRATE ELEVATION	INVERT IN	INVERT OUT	INSULATION REQUIRED ON OUTLET PIPE?	DESCRIPTION	NOTES
DD01	59.37					DECK DRAIN
DD02	59.41					DECK DRAIN
DD03	59.34					DECK DRAIN
STMH1	59.23	57.14	56.95	N	1200mm DIA. OPSD 701.010	Stormceptor EFO4
STMH2	59.21	56.94	56.69	N	1200mm DIA. OPSD 701.010	S24.1
STMH3	59.20	56.63	56.57	N	1200mm DIA. OPSD 701.010	S24.1
STMH4	59.71	56.53	56.5	N	1200mm DIA. OPSD 701.010	S24.1

**PIPE CROSSING TABLE**

	Obvert	Invert	Clearance Under	Invert	
1	300mm SAN	56.5	0.25	Clearance Under	56.75 150mm WM
2	150mm WM	56.1	0.50	Clearance Under	56.60 450mm STM
3	300mm SAN	56.50	0.25	Clearance Under	56.75 150mm WM
4	150mm WM	56.1	0.50	Clearance Under	56.6 450mm STM
5	300mm SAN	56.46	0.19	Clearance Under	56.65 250mm STM







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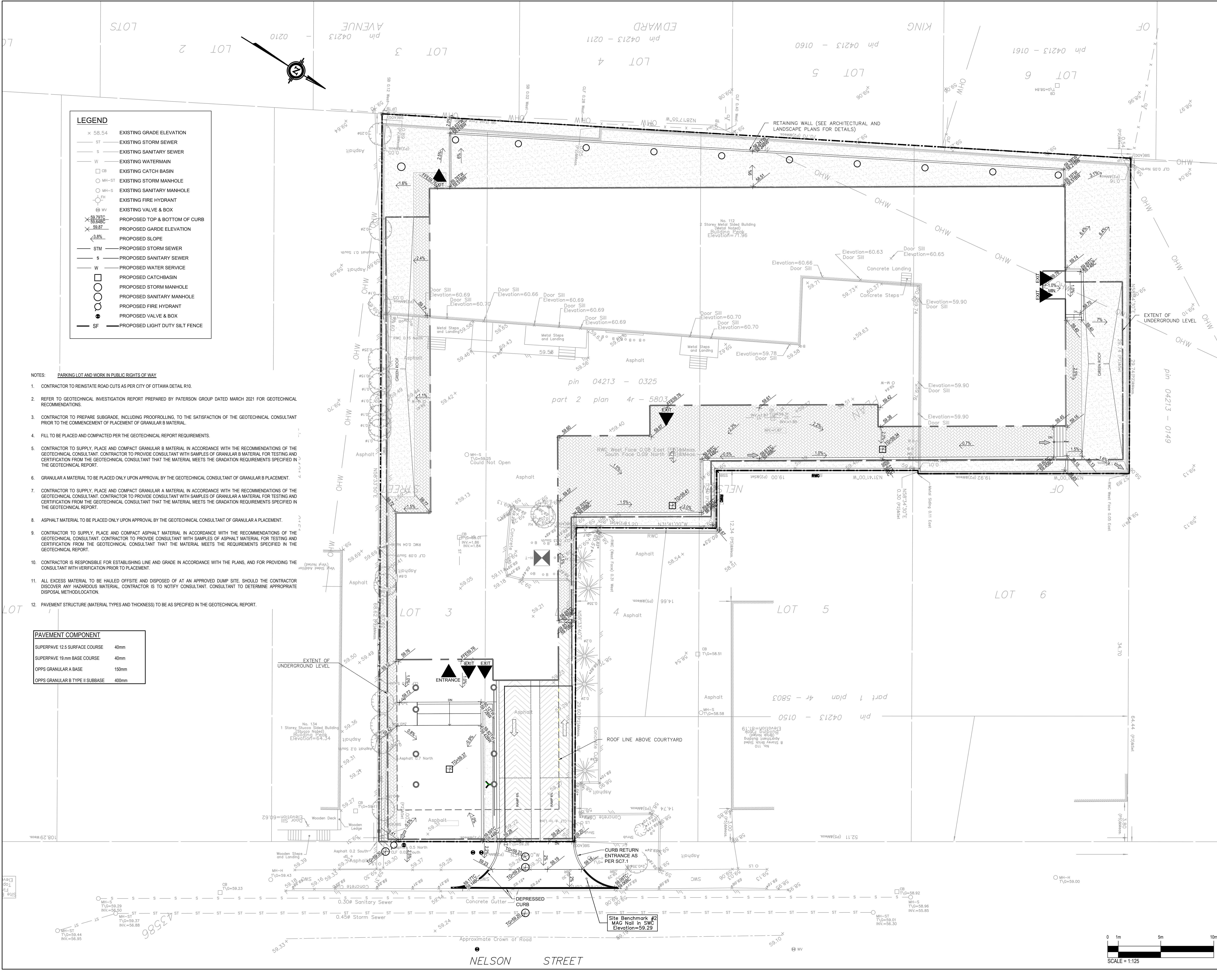


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112 NELSON ST

GRADING PLAN

C002



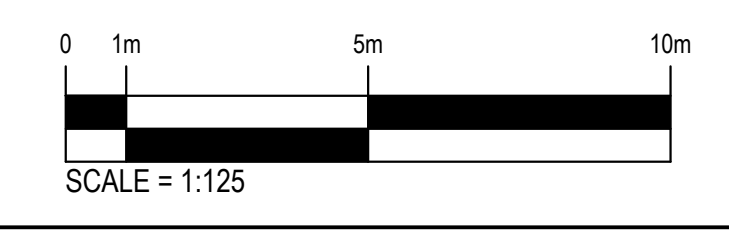
**LEGEND**

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- S EXISTING SANITARY SEWER
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- NOTES: PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY
- CONTRACTOR TO REINSTATE ROAD CUTS AS PER CITY OF OTTAWA DETAIL R10.
  - REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PATERSON GROUP DATED MARCH 2021 FOR GEOTECHNICAL RECOMMENDATIONS.
  - CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL CONSULTANT PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
  - FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
  - CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
  - GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR B PLACEMENT.
  - CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
  - ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR A PLACEMENT.
  - CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
  - CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE CONSULTANT WITH VERIFICATION PRIOR TO PLACEMENT.
  - ALL EXCESS MATERIAL TO BE HAILED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY CONSULTANT. CONSULTANT TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
  - PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESS) TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT.

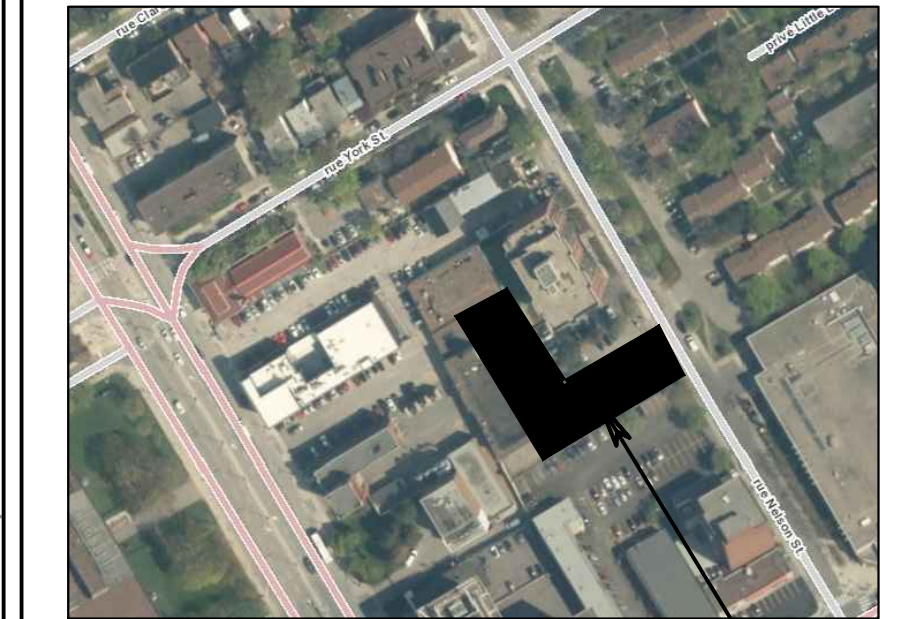
**PAVEMENT COMPONENT**

SUPERPAVE 12.5 SURFACE COURSE	40mm
SUPERPAVE 19mm BASE COURSE	40mm
OPPS GRANULAR A BASE	150mm
OPPS GRANULAR B TYPE II SUBBASE	400mm



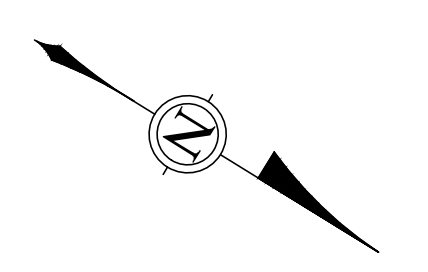


KEY PLAN



STAMP

TRUE NORTH



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STRUCTURAL —  
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LANDSCAPING —

112 NELSON ST

EROSION AND SEDIMENT CONTROL PLAN

C003

**LEGEND**

x 58.54	EXISTING GRADE ELEVATION
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S	EXISTING SANITARY SEWER
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SF	PROPOSED LIGHT DUTY SILT FENCE

NOTES: EROSION AND SEDIMENT CONTROL

\*\* CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES. \*\*

- PRIOR TO START OF CONSTRUCTION:
  - INSTALL SILT FENCE IN LOCATION SHOWN.
  - INSTALL FILTER FABRIC OR SILT SACK FILTERS IN ALL THE CATCHBASINS AND MANHOLES TO REMAIN DURING CONSTRUCTION WITHIN THE SITE.
  - INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.
  - INSTALL MUD MAT AT CONSTRUCTION ENTRANCES.
- DURING CONSTRUCTION:
  - MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE AND IMPACTS TO EXISTING GRADING.
  - PERIMETER VEGETATION TO REMAIN IN PLACE UNTIL PERMANENT STORM WATER MANAGEMENT IS IN PLACE. OTHERWISE, IMMEDIATELY INSTALL SILT FENCE WHEN THE EXISTING SITE IS DISTURBED AT THE PERIMETER.
  - PROTECT DISTURBED AREAS FROM OVERLAND FLOW BY PROVIDING TEMPORARY SWALES TO THE SATISFACTION OF THE FIELD ENGINEER. TIE-IN TEMPORARY SWALE TO EXISTING CBS AS REQUIRED.
  - PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED WITHIN 30 DAYS.
  - INSPECT SILT FENCES, FILTER FABRIC FILTERS AND CATCH BASIN SUMPS WEEKLY AND WITHIN 24 HOURS AFTER A STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY.
  - DOWNSTREAM STORM INFRASTRUCTURE SHALL BE PROTECTED FROM UNFILTERED RUNOFF DURING ON-SITE STORM INFRASTRUCTURE DEMOLITION.
  - DRAWINGS 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 TO BE PAVED BEFORE THE PILE IS REMOVED. ALL TOPSOIL PILES ARE TO BE SEEDED IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS).
  - CONTROL WIND-BLOWN DUST OFF SITE BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERING AS REQUIRED AND TO THE SATISFACTION OF THE ENGINEER).
  - NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE FIELD ENGINEER.
  - CITY ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING AS REQUIRED.
  - DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPPED.
  - 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 ADJUTING PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED.
  - ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
  - 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.

