APETITO HFS

PLANT EXPANSIONS

1010 DAIRY DR., OTTAWA, ON K4A 3N3

ISSUED FOR SITE PLAN APPROVAL

2021.09.10

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Mallot Creek Group inc.
294 East Mill Street, Suite 201
Elora, ON N0B 1S0
T: 519•846•1830
F: 519•846•1833
info@mallotcreek.com
www.mallotcreek.com

THAKAR ASSOCIATES
DESIGN CONSULTANTS
Landscape Architects
54 Bennett Street, Ottawa Ontario K1V 9L4
Tel: (613) 523-7602 Cell (613) 863-6037
E-mail: mail@thakarassociates.com

GENERAL NOTES

1. THE OWNERS PROFESSIONAL ENGINEER IS REQUIRED TO INSPECT THE INSTALLATION OF SERVICES AND FINAL GRADING INCLUDED IN THIS PROJECT IN ACCORDANCE WITH THE GENERAL REVIEW COMMITMENT CERTIFICATION PROCESS. THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS PRIOR TO ANY REQUIRED INSPECTION
2. THE OWNER/CONTRACTOR SHALL HAVE ITS PROFESSIONAL ENGINEER PROVIDE FULL-TIME INSPECTION DURING CONSTRUCTION ON ANY EXISTING CITY STREET OR EASEMENT AND PROVIDE A CERTIFICATE OF COMPLETION OF WORKS UPON COMPLETION OF ALL WORKS TO BE CONSTRUCTED.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA TO CONFORM TO CITY OF OTTAWA DESIGN GUIDELINES.
4. MALLOT CREEK GROUP INC. IS NOT RESPONSIBLE FOR THE INFORMATION (EXISTING TOPOGRAPY, BENCHMARKS, PROPERTY BOUNDARY, ETC.) PROVIDED BY OTHERS
5. CONTRACTOR TO VERIFY LOCATION OF ALL BURIED SERVICES PRIOR TO THE START OF CONSTRUCTION.
6. ALL DISTURBED AREAS TO BE REINSTATED TO MATCH EXISTING.
7. ALL GRASSED AREAS TO BE REINSTATED WITH 100mm TOPSOIL AND NURSERY SOD (UNLESS NOTED OTHERWISE)
8. ALL UNITS IN METRES UNLESS NOTED OTHERWISE.
9. ALL CATCH BASINS IN VICINITY OF CONSTRUCTION TO BE PROTECTED WITH SILT SACKS AND INSPECTED ON A REGULAR BASIS. REMOVE ONCE CONSTRUCTION HAS BEEN COMPLETED.
10. CONTRACTOR SHALL ENSURE COMPLIANCE WITH PART 3.8.3. 'DESIGN STANDARDS' IN OBC 2012. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE LATEST VERSION OF OBC IS REFERENCED.
11. ALL WORKS INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF CITY OF OTTAWA SERVICES FOR THE PROPOSED DEVELOPMENT SHALL BE TO THE SATISFACTION OF THE GENERAL MANAGER OF PUBLIC WORKS.
12. STREET EXCAVATION PERMITS ARE REQUIRED FOR ANY WORK IN DAIRY DRIVE RIGHT OF WAY BY ANY CONTRACTOR.
13. PRIVATE OWNER/DEVELOPER IS RESPONSIBLE FOR ALL SERVICING, UTILITIES AND COSTS.
14. REMOVE CURB AND POUR NEW CURB FOR ANY DRIVEWAYS OR DRIVEWAYS TO BE ABANDONED.
15. STORM WATER DRAINAGE MUST NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES.
16. DRIVEWAY SLOPES MUST BE 8% MAXIMUM. AND SIDEWALK CROSS FALL 2% TO 4% MAXIMUM.
17. ROOFTOP EQUIPMENT SHALL BE SCREENED FROM STREET VIEW.
18. NO PERSON SHALL CONSTRUCT OR DEMOLISH A BUILDING OR CAUSE A BUILDING TO BE CONSTRUCTED OR DEMOLISHED (INCLUDING SITE SERVICING) UNLESS A BUILDING PERMIT HAS BEEN ISSUED THEREFORE BY THE CHIEF BUILDING OFFICIAL.

CONSTRUCTION NOTES

1. REFER TO THE SITE PLAN FOR LAYOUT DIMENSIONING AND SIGN/POST DETAILS.
2. THE CONTRACTOR IS TO CONTACT THE CONSULTING ENGINEER FOR FINAL INSPECTION
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES UNDER THE OCCUPATIONAL HEALTH AND SAFETY ACT AS REQUIRED UNDER THE MINISTRY OF LABOUR.
4. THE CONTRACTOR IS TO REVIEW AND CONFIRM ALL EXISTING CONDITION INFORMATION & INFORM MALLOT CREEK GROUP INC. OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. MALLOT CREEK GROUP INC. IN NO WAY ACCEPTS RESPONSIBILITY FOR ANY INACCURACIES FOUND ON THIS PLAN RELATIVE TO EXISTING CONDITIONS FOR THE SITE.
5. PRIOR TO THE COMMENCING OF ANY CONSTRUCTION, ALL SEWER OUTLET INFORMATION, BENCHMARKS, ELEVATIONS, DIMENSIONS, GRADES, ETC. MUST BE CHECKED BY THE CONTRACTOR AND VERIFIED AND ANY DISCREPANCIES REPORTED TO THE CONSULTING ENGINEER.
6. PRIOR TO COMMENCING ANY WORK ON THE INSTALLATION OF SERVICES & GRADING, AN APPROVED SET OF PLANS AND SPECIFICATIONS MUST BE AVAILABLE ON THE JOB AND SHALL REMAIN THERE WHILE THE WORK IS BEING DONE.
7. STRIP FULL LENGTH OF TOPSOIL IN AREAS TO BE DISTURBED AND STOCK PILE FOR RE-USE IN GRASSED/LANDSCAPED AREAS.
8. CONTRACTOR IS RESPONSIBLE FOR ALL AS-BUILT INVERTS AND GRADES, RECORD ANY DEVIATION OF PIPE OR STRUCTURE LOCATION INVOLVED WITH THIS PROJECT AND CONTRACTOR TO PROVIDE A COPY OF THE AS-BUILT DRAWING SHOWING ALL CHANGES CLEARLY MARKED IN RED.
9. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY MEASURES TO CONTROL SILT ENTERING THE STORM DRAINAGE SYSTEM TO THE SPECIFICATIONS OUTLINED IN THE GUIDELINES IN EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES PREPARED BY THE MINISTRY OF NATURAL RESOURCES. THESE MEASURES ARE TO BE INSTALLED PRIOR TO COMMENCING ANY CONSTRUCTION FOR THIS PROJECT AND ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED TO BASE ASPHALT AND SOD OR TO THE SATISFACTION OF THE TOWN'S ENGINEER.
10. THE CONTRACTOR SHALL INFORM, THE LOCAL TRANSIT COMMISSION AT LEAST ONE WEEK PRIOR TO COMMENCING CONSTRUCTION ON ANY STREET THAT HAS A PUBLIC BUS ROUTE THAT WILL BE AFFECTED BY CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR:

11.1. CONNECTING ANY EXISTING SEWER OR DRAIN ENCOUNTERED DURING CONSTRUCTION TO A NEW SEWER OF SIMILAR TYPE, SIZE AND MATERIAL OR INTO ANOTHER EXISTING SEWER OF THE SAME TYPE.

11.2. ENSURING THAT THERE IS NO INTERRUPTION OF ANY SURFACE OR SUBSURFACE DRAINAGE FLOW THAT WOULD ADVERSELY AFFECT NEIGHBOURING PROPERTIES.

12. NO FOUNDATION DRAIN CONNECTIONS WILL BE PERMITTED INTO THE SANITARY SEWERS AND NO DIRECT GRAVITY CONNECTIONS FROM THE FOUNDATION DRAINS WILL BE PERMITTED TO THE STORM SYSTEM UNLESS THE STORM SYSTEM HAS THE CAPACITY TO PROVIDE FOR SUCH CONNECTION TO THE SATISFACTION OF THE CITY ENGINEER WORK ON OR ADJACENT TO THE CITY R.O.W. SHALL BE COMPLETED IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 LATEST EDITION.

UTILITIES NOTES

1. THE UTILITIES PROVIDERS MUST BE INFORMED AT LEAST TWO WEEKS PRIOR TO THE CONSTRUCTION ON ANY EXISTING CITY ROAD ALLOWANCE. ALL EXISTING UNDERGROUND SERVICE OR UTILITIES WITHIN THE LIMITS OF THE CONSTRUCTION SITE SHALL BE LOCATED AND MARKED. ANY UTILITIES, DAMAGED OR DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE GOVERNING BODY AT THE CONTRACTOR'S EXPENSE.
2. ALL EXISTING UNDERGROUND UTILITIES (TELEPHONE, HYDRO, GAS, CABLE, SEWER, WATERMAINS, ETC.) THAT WILL BE CROSSED UNDER DURING THE INSTALLATION OF SERVICES FOR THIS DEVELOPMENT SHALL BE SUPPORTED, AS MAY BE REQUIRED BY THE OWNERS OF THE UTILITY BEING CROSSED UNDER.
3. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO COORDINATE WITH UTILITIES PROVIDER FOR BRACING, DECOMMISSIONING AND/OR RELOCATION OF EXISTING GAS, HYDRO, TELEPHONE, CABLE, ETC. SERVICES, IF REQUIRED.

SERVICING NOTES

1. ALL STORM AND/OR SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY GUIDELINES, AND CONFORM TO CITY/OF OTTAWA DESIGN STANDARDS, AND THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
2. ALL SITE SERVICES SHALL BE INSTALLED TO 1.0m OUTSIDE FOUNDATION WALL.
3. ALL ORGANIC, UNSTABLE OR UNSUITABLE MATERIALS BENEATH THE ROAD ALLOWANCE, SERVICES, UTILITIES, OR FOUNDATIONS MUST BE REMOVED AND THESE AREAS BACKFILLED WITH AN APPROVED FILL MATERIAL, ALL TO THE SATISFACTION OF A GEOTECHNICAL ENGINEER AND SHOULD BE PLACED IN LIFTS NOT EXCEEDING 300mm (LOOSE) THAT ARE COMPACTED TO 95% SPMDD (100% FOR PAVED SURFACES). THE FILL MATERIAL SHOULD COMPRISE OF CLEAN, COMPRESSIBLE FILL WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.
4. REMOVE ALL TRENCH WATER WHEN PIPE LAYING IS IN PROGRESS. ALL REQUIREMENTS FOR DEWATERING PERMITS (INCLUDING THE MECP'S PERMIT TO TAKE WATER, IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL PROPOSED STORM AND SANITARY SEWER PIPE TO BE AS NOTED ON PLAN OR CITY APPROVED PIPE, WITH BEDDING AS PER OPSD802.010. ALL SEWER BACKFILL MUST BE COMPACTED TO 95% STANDARD MAXIMUM DRY DENSITY (MINIMUM) (100% FOR PAVED AREAS).
6. THE MINIMUM DEPTH OF A STORM SEWER SHALL BE 2.0m AND 2.5m FOR SANITARY, FROM THE FINISHED GROUND ELEVATION TO THE CROWN OF THE PIPE AS PER CITY OF OTTAWA DESIGN STANDARDS. WHERE MINIMUM DEPTHS CANNOT BE ACHIEVED AND THEREFORE FROST PROTECTION IS WARRANTED, INSULATION IS REQUIRED AS PER CITY OF OTTAWA STD. DWG. W22.

RESTORATION NOTES

1. ALL WORK IN THE CITY ROAD ALLOWANCE SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. THE CONTRACTOR IS REQUIRED TO OBTAIN & PAY FOR PERMIT TO WORK IN CITY R.O.W.
2. ALL SURFACES WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION AT LEAST AS GOOD AS ORIGINAL, OR AS PER BELOW (WHICHEVER IS GREATER) OR IF WITHIN THE CITY RIGHT-OF-WAY TO THE SATISFACTION OF THE CITY ENGINEER, ALL AT NO COST TO THE CITY;

2.1 GRASSED AREAS TO BE RESTORED w/ MIN.100mm TOPSOIL + SEED

2.2 CONCRETE SIDEWALK TO O.P.S.D. 310.010 'CONCRETE SIDEWALK

2.3 CONCRETE CURB AND GUTTER AS SPECIFIED ON DRAWINGS

2.4 ANY ASPHALT AREA DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS FOLLOWS:

2.4.1 PROOF ROLL SUBGRADE (TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER) PRIOR TO PLACEMENT OF GRANULARS (98% SPMDD MIN.)

2.4.2 MILL ADJACENT ASPHALT TO BE TIED INTO, 50mm DEEP x 500mm WIDE PRIOR TO RESTORATION SEE DETAIL ON DWG. C4.10

2.4.3 MIN. RECOMMENDED ON-SITE HEAVY-DUTY PAVEMENT STRUCTURE (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)

- 40mm HL3 SURFACE ASPHALT COMPACTED TO 97% MARSHAL MIX DESIGN BULK DENSITY
- 50mm HL8 BINDER ASPHALT COMPACTED TO 97% MARSHAL MIX DESIGN BULK DENSITY
  ASPHALT TO BE SUPPLIED AND PLACED IN ACCORDANCE WITH OPSS 310 & 1150
- 150mm OF GRANULAR 'A' COMPACTED TO 100% SPMDD
- 450mm OF GRANULAR 'B' COMPACTED TO BE 100% SPMDD

2.4.4 MIN. RECOMMENDED ON-SITE LIGHT-DUTY PAVEMENT STRUCTURE - (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)

- 50mm HL3 SURFACE ASPHALT COMPACTED TO 97% MARSHAL MIX DESIGN BULK DENSITY
  ASPHALT TO BE SUPPLIED AND PLACED IN ACCORDANCE WITH OPSS 310 & 1150
- 150mm OF GRANULAR 'A' COMPACTED TO 100% SPMDD
- 300mm OF GRANULAR 'B' COMPACTED TO BE 100% SPMDD

3. RESTORE ALL PAVEMENT MARKINGS TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS AND MARKINGS SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 710 'CONSTRUCTION SPECIFICATION FOR PAVEMENT MARKING'.
4. ALL EXTERIOR HORIZONTAL CONCRETE SHALL BE 32 MPa AT 28 DAYS c/w 5-8% AIR ENTRAINMENT
5. ALL AREAS OUTSIDE THE CONSTRUCTION LIMITS SHALL NOT BE DISTURBED. ANY DAMAGE TO THOSE AREAS ARE TO BE REPAIRED AT THE CONTRACTORS EXPENSE TO THE EXISTING CONDITIONS, OR ABOVE NOTED SPECIFICATIONS, WHICHEVER IS GREATER.

SEDIMENT & EROSION CONTROL NOTES

1. ALL SILT FENCING TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY AREA GRADING, EXCAVATING, AND DEMOLITION.
2. EROSION CONTROL FENCING TO BE PLACED AROUND THE BASE OF ALL STOCKPILES. ALL STOCKPILES TO BE KEPT A MINIMUM OF 2.5m FROM ALL PROPERTY LINES.
3. EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MANHOLES AND/OR CATCHBASINS.
4. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
5. EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY BY ENGINEER AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF ONE THIRD (⅓) THE HEIGHT OF THE SILT FENCING.
6. ALL EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RE-STABALIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
7. NO ALTERNATIVE METHODS OF EROSION CONTROL PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY ENGINEER AND THE CITY OF OTTAWA.
8. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENTS FROM THE CITY OF OTTAWA ROADWAY AND SIDEWALKS AT THE END OF EACH WORK DAY.
9. ENGINEER TO MONITOR THE SITE DEVELOPMENT TO ENSURE ALL EROSION CONTROLS ARE INSTALLED AND MAINTAINED TO THE CITY OF OTTAWA REQUIREMENTS. CONTRACTOR TO COMPLY WITH THE ENGINEER'S INSTRUCTIONS TO INSTALL, MODIFY, OR MAINTAIN EROSION CONTROL WORKS.

GENERAL GRADING + ENVIRONMENTAL NOTES

WHILE UNDERTAKING CLEARING, DEMOLITION, EXCAVATION OR CONSTRUCTION THE OWNER AND THEIR CONTRACTORS SHALL BE VIGILANT FOR THE POTENTIAL PRESENCE OF UNDERGROUND FUEL TANKS, POTENTIALLY CONTAMINATED SOIL OR GROUNDWATER, BURIED WASTES OR ABANDONED WATER WELLS. IF ANY OF THE ABOVE ARE ENCOUNTERED OR SUSPECTED, THE OWNER SHALL ENSURE THAT:

1. THE CITY OF OTTAWA ENVIRONMENT DIVISION IS ADVISED THAT CONTAMINANTS OR WASTES HAVE BEEN DISCOVERED OR ARE SUSPECTED
2. ANY SOIL OR GROUNDWATER CONTAMINATION ENCOUNTERED IS REMEDIATED TO APPLICABLE STANDARDS AS DEFINED WITHIN;
3. ANY WASTES GENERATED BY SITE CLEAN-UPS ARE MANAGED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;
4. ANY ABANDONED FUEL TANKS ENCOUNTERED ARE DECOMMISSIONED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;
5. ANY UNUSED WATER WELLS (DRILLED OR DUG) ARE PROPERLY ABANDONED IN ACCORDANCE WITH ONTARIO REGULATION 903 - WELLS OR AS REVISED;
6. IF IT APPEARS LIKELY THAT CONTAMINATION EXTENDS BEYOND THE BOUNDARIES OF THE SUBJECT PROPERTY, THE OWNER NOTIFIES THE LOCAL OFFICE OF THE MINISTRY OF THE ENVIRONMENT AND THE CITY OF OTTAWA ENVIRONMENT DIVISION;
7. CONSTRUCTION WASTES ARE NOT TO BE BURIED WITHIN THE PROPERTY THAT IS THE SUBJECT OF THIS AGREEMENT, AND
8. THAT THE OWNER AND THEIR CONTRACTORS REPORT ALL SPILLS TO THE MINISTRY OF THE ENVIRONMENT'S SPILLS ACTION CENTRE.
9. ALL SLOPES GRADED TO A MAXIMUM OF 3 HORIZONTAL TO 1 VERTICAL

GENERAL NOTES FOR PRECAST CONCRETE CHAMBERS

1. ALL PRECAST CHAMBERS TO BE SUPPLIED BY A MANUFACTURER CERTIFIED UNDER THE OCPA PLANT PREQUALIFICATION PROGRAM.
2. SUBMIT SHOP DRAWINGS TO THE CONTRACT ADMINISTRATOR FOR INFORMATION. ALL DRAWINGS SHALL BEAR THE SIGNATURE AND SEAL OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN ONTARIO.
3. THE MANUFACTURER SHALL PROVIDE LETTERS SIGNED BY A PROFESSIONAL ENGINEER CERTIFYING THE FOLLOWING:

3.1. THAT THE DESIGN OF THE PRECAST UNITS MEETS THE REQUIREMENTS OF THE SPECIFICATIONS

3.2. THAT THE PRECAST UNITS HAVE BEEN MANUFACTURED AS PER DESIGN AND INSPECTED IN ACCORDANCE WITH THE PLANT PREQUALIFICATION PROGRAM.

4. PROVIDE CONCRETE WITH MINIMUM STRENGTH OF 35 MPa UNLESS A HIGHER STRENGTH IS REQUIRED BY THE MANUFACTURER OR DESIGNER.
5. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH CSA G30.18 WITH A MINIMUM YIELD STRENGTH OF Fy=400 MPa.
6. REFER TO ONTARIO PROVINCIAL STANDARD DRAWINGS FOR CHAMBER DETAILS PERTAINING TO WATERPROOFING, JOINT SEALING, ADJUSTMENT UNITS,FRAMES & COVERS, CHAMBER STEPS AND LADDERS, INSULATION, FROST STRAPS, VALVE STEM EXTENSION AND BRACKETS, SUMPS, VALVE AND PIPE SUPPORTS.
7. ALL PRECAST COMPONENTS SHALL BE DESIGNED AND MANUFACTURED TO CSA STANDARD A23.3 AND CSA STANDARD A23.4. FURTHER, ALL PRECAST CHAMBER COMPONENTS, INCLUDING ACCESS HATCHES AND TOP SLABS, SHALL ALSO MEET THE REQUIREMENTS OF CSA STANDARD S6 (CANADIAN HIGHWAY BRIDGE CODE).

LIST OF PROVINCIAL STANDARDS:

SEDIMENT AND EROSION CONTROL

OPSD 0219.1000	LIGHT DUTY STRAW BALE BARRIER
OPSD 0219.1100	LIGHT DUTY SILT FENCE BARRIER
OPSD 0219.1300	HEAVY DUTY SILT FENCE BARRIER
OPSD 0219.1800	STRAW BALE FLOW CHECK DAM
OPSD 0220.0100	BARRIER FOR TREE PROTECTION

ENTRANCES

OPSD 0310.0100	CONCRETE SIDEWALK
OPSD 0310.0200	CONCRETE SIDEWALK ADJACENT TO CURB AND GUTTER
OPSD 0310.0500	CONCRETE SIDEWALK DRIVEWAY ENTRANCE DETAILS
OPSD 0350.0100	URBAN, INDUSTRIAL, COMMERCIAL AND APARTMENT ENTRANCES

FRAMES AND GRATES
CATCH BASINS

OPSD 0400.0100	CAST IRON, SQUARE FRAME WITH SQUARE OVERFLOW TYPE DISHED GRATE FOR CATCH BASINS, HERRING BONE OPENINGS
OPSD 0400.0200	CAST IRON, SQUARE FRAME WITH SQUARE FLAT GRATE FOR CATCH BASINS, HERRING BONE OPENINGS
OPSD 0400.0210	CAST IRON, SQUARE FRAME FOR CURB INLET OVERFLOW
OPSD 0400.0800	CAST IRON, SIDE INLET FOR CATCH BASINS
OPSD 0400.0810	CAST IRON, SQUARE FRAME FISH TYPE COVER
OSPD 0400.0820	CAST IRON, RAISED CURB INLET FRAME WITH COVER FOR CATCH BASINS OUT OF ROADWAY
OPSD 0400.0900	CAST IRON, CURB INLET OVERFLOW FOR CATCH BASINS

MAINTENANCE HOLES ACCESSORIES

OPSD 0401.0100	CAST IRON, SQUARE FRAME WITH CIRCULAR OR OPEN COVER FOR MAINTENANCE HOLES
OPSD 0401.0200	CAST IRON, CIRCULAR FRAME WITH CIRCULAR 745mm COVER FOR MAINTENANCE HOLES
OPSD 0401.0300	CAST IRON, SQUARE FRAME WITH CIRCULAR WATERTIGHT COVER FOR MAINTENANCE HOLES
OPSD 0401.0400	CAST IRON, RAISED SQUARE FRAME WITH CIRCULAR OR OPEN COVER FOR MAINTENANCE HOLES
OPSD 0401.0500	CAST IRON, RAISED SQUARE FRAME WITH CIRCULAR WATERTIGHT COVER FOR MAINTENANCE HOLES
OPSD 0403.0110	RAISED BAR GRATE FOR DITCH INLET 600x600
OPSD 0405.0100	MAINTENANCE HOLE STEPS, HOLLOW
OPSD 0405.0200	MAINTENANCE HOLE STEPS, SOLID

CURBS AND GUTTERS

OPSD 0600.0100	CONCRETE BARRIER CURB WITH WIDE GUTTER
OPSD 0600.0200	CONCRETE SEMI-MOUNTABLE CURB WITH WIDE GUTTER
OPSD 0600.0300	CONCRETE MOUNTABLE CURB WITH WIDE GUTTER
OPSD 0600.0400	CONCRETE BARRIER CURB WITH STANDARD GUTTER FOR FLEXIBLE PAVEMENT
OPSD 0600.0600	CONCRETE SEMI-MOUNTABLE CURB WITH STANDARD GUTTER
OPSD 0600.0700	CONCRETE BARRIER CURB WITH STANDARD GUTTER - TWO STAGE CONSTRUCTION
OPSD 0600.0800	CONCRETE BARRIER CURB WITH NARROW GUTTER
OPSD 0600.0900	CONCRETE SEMI-MOUNTABLE CURB WITH NARROW GUTTER
OPSD 0600.1000	CONCRETE MOUNTABLE CURB WITH NARROW GUTTER
OPSD 0600.1100	CONCRETE BARRIER CURB
OPSD 0605.0400	ASPHALT SPILLAWAYS
OPSD 0608.0100	METHOD OF TERMINATION FOR CONCRETE CURB & GUTTER5

STRUCTURES
MAINTENANCE HOLES

OPSD 0701.0100	PRECAST CONCRETE MAINTENANCE HOLE 1200 mm DIAMETER
OPSD 0701.0110	PRECAST CONCRETE MAINTENANCE HOLE 1500 mm DIAMETER
OPSD 0701.0120	PRECAST CONCRETE MAINTENANCE HOLE 1800 mm DIAMETER
OPSD 0701.0130	PRECAST CONCRETE MAINTENANCE HOLE 2400 mm DIAMETER
OPSD 0701.0140	PRECAST CONCRETE MAINTENANCE HOLE 3000 mm DIAMETER
OPSD 0701.0150	PRECAST CONCRETE MAINTENANCE HOLE 3500 mm DIAMETER
OPSD 0701.0210	MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES CBS
OPSD 0705.0100	PRECAST CONCRETE CATCH BASIN, 600 mm x 600 mm
OPSD 0705.0200	PRECAST CONCRETE TWIN INLET CATCH BASIN, 600 mm x 1450 mm
OPSD 0804.0400	CONCRETE HEADWALL FOR SEWER OR CULVERT PIPE OUTLET

SANITARY

OPSD 1003.0100	CAST-IN-PLACE MAINTENANCE HOLE DROP STRUCTURE TEE
OPSD 1003.0200	CAST-IN-PLACE MAINTENANCE HOLE DROP STRUCTURE WYE
OPSD 1003.0300	INTERNAL DROP STRUCTURE FOR EXISTING MAINTENANCE HOLES
OPSD 1003.0310	INTERNAL DROP STRUCTURE FOR NEW MAINTENANCE HOLES

WATER

OPSD 1104.0100	WATER SERVICE CONNECTION, 19mm AND 25 mm DIAMETER SIZES
OPSD 1104.0200	WATER SERVICE CONNECTION, 32, 38 AND 50 mm DIAMETER SIZES
OPSD 1104.0300	BLOW OFF INSTALLATION
OPSD 1105.0100	HYDRANT INSTALLATION

OCCUPANCY SIGN-OFF AND RELEASE OF SECURITIES

THE FOLLOWING INSPECTIONS AND TESTS ARE TO BE COMPLETED/PROVIDED PRIOR TO THE ISSUING OF SIGN-OFF LETTERS FOR OCCUPANCY AND THE RELEASE OF SECURTIES FROM THE MUNICIPALITY/TOWN. CONTRACTOR TO PROVIDE MINIMUM 48 HOURS NOTICE OF WHEN THE BELOW WORK IS TO BE COMPLETED SO MALLOT CREEK GROUP CAN ENSURE REPRESENTATION ON SITE. CONTRACTOR TO NOTIFY MALLOT CREEK GROUP AT ONSET OF CONSTRUCTION AND INVITE MALLOT CREEK GROUP TO PRE-CONSTRUCTION MEETING.

1. MALLOT CREEK GROUP TO PERFORM:

a. SEDIMENT AND EROSION CONTROL INSPECTION AT ONSET OF CONSTRUCTION

b. PIPE INSULATION INSPECTION PRIOR TO BACKFILLING IN ACCORDANCE WITH CITY STANDARDS

c. PRE-ASPHALT GRADING INSPECTION

d. PRE-TOPSOIL AND SEED/SOD INSPECTION

e. SWM POND INSPECTION PRIOR TO LANDSCAPE/SODDING

f. ROUTINE INSPECTIONS WHEN UNDERGROUND SERVICING WORK IS BEING COMPLETED

g. INSPECTIONS FOR ANY WORK COMPLETED IN THE RIGHT-OF-WAY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE CITY TO OBTAIN THE NECESSARY PERMITS FOR WORK WITHIN THEIR RIGHT-OF-WAY

2. MALLOT CREEK GROUP TO WITNESS:

a. LOW PRESSURE AIR TEST ON ALL PVC STORM AND SANITARY SEWERS IN ACCORDANCE WITH OPSS 410.07.16.04.03

b. MANDREL TEST FOR ALL PVC STORM AND SANITARY SEWERS IN ACCORDANCE WITH OPSS 410.07.16.05

c. CHLORINATION TEST ON WATER SERVICES (BOTH SAMPLES) IN ACCORDANCE WITH CITY STANDARDS

d. PRESSURE TEST ON WATER SERVICE IN ACCORDANCE WITH CITY STANDARDS

3. MALLOT CREEK GROUP TO RECEIVE:

a. SHOP DRAWINGS FOR REVIEW FOR ALL STRUCTURES INCLUDING BUT NOT LIMITED TO: RETAINING WALLS, MAINTENANCE AND CATCHBASIN MAINTENANCE HOLE STRUCTURES, HEADWALLS, GUARD RAILS, ETC. PRIOR TO MANUFACTURING.

b. AS-BUILT INVERTS FOR ALL UNDERGROUND SERVICES AND T/G FOR ALL STRUCTURES

c. GEOTECHNICAL LETTER FOR SIGN OFF OF BACKFILL AND COMPACTION OF ALL SEWERS

SUBSTANTIAL COMPLETION SIGN-OFF
PRIOR TO ISSUING OF SIGN-OFF LETTERS FOR SUBSTANTIAL COMPLETION, A FINAL WALKTHROUGH SHALL BE CONDUCTED BY THE ENGINEER OF RECORD AND DEFICIENCY LIST SHALL BE COMPILED AND SENT TO THE CONTRACTOR FOR RECTIFICATION.

FIRE ACCESS ROUTE DESIGN NOTES:

1. FIRE ACCESS ROUTE SHALL HAVE A CLEAR WIDTH NOT LESS THAN 6m.
2. FIRE ACCESS ROUTE SHALL HAVE A CENTRELINE RADIUS NOT LESS THAN 12m.
3. FIRE ACCESS ROUTE SHALL HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m.
4. FIRE ACCESS ROUTE SHALL HAVE A CHANGE IN GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m.
5. FIRE ACCESS ROUTE SHALL BE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIREFIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE, ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS.
6. FIRE ACCESS ROUTE SHALL BE CONNECTED TO A PUBLIC THOROUGHFARE.

LEGEND

SITE PROPERTY LINE
MUNICIPAL ZONING SETBACK
EXISTING EDGE OF PAVEMENT
PROPOSED EDGE OF CONCRETE
EXISTING CURB
PROPOSED CURB
PROPOSED CHAINLINK FENCE
EXISTING TOP OF SLOPE
EXISTING BOTTOM OF SLOPE
EXISTING DITCH
0.0m 200mmØ PVC WM — PROPOSED WATERMAIN
EX. 0.0m 200mmØ PVC WM — EXISTING WATERMAIN
0.0m 200mmØ PVC ST @0.0% — PROPOSED STORM SEWER
EX. 0.0m 200mmØ PVC SA @0.0% — EXISTING STORM SEWER
0.0m 200mmØ PVC SA @0.0% — PROPOSED SANITARY SEWER
EX. 0.0m 200mmØ PVC SA @0.0% — EXISTING SANITARY SEWER
OH — EXISTING OVERHEAD WIRE
GAS — PROPOSED GAS ULITITY
GAS — EXISTING GAS UTILITY
PROPOSED HEAVY DUTY SILT FENCING
ITEM TO BE REMOVED
IB — IRON BAR
SIB — STANDARD IRON BAR
MW# — EXISTING MONITORING WELL
BH# — EXISTING BOREHOLE
MAX 3:1 — SLOPE MARKERS
SBFC — STRAW BALE FLOW CHECK DAM

PROP. EXIST.

UP — UTILITY POLE
LS — LIGHT POLE
B — BELL PED
G — GAS METER
TRANSFORMER
BARRIER FREE
MAINTENANCE HOLE
CATCHBASIN
CATCHBASIN MAINTENANCE HOLE
DOUBLE CATCHBASIN
DITCH INLET CATCHBASIN
HEADWALL
SANITARY/PROCESS MANHOLE
SANITARY CLEANOUT
WATERMAIN VALVE
FIRE HYDRANT
REDUCER
BLOW OFF
ROOF LEADER
SIAMESE CONNECTION
TAPPING SLEEVE AND VALVE AND BOX
VALVE AND BOX
200.00 / 287.77 — GRADE SPOT ELEVATION
FLOW DIRECTION ARROW
GRADE SLOPE
CONIFEROUS TREE
DECIDUOUS TREE
TREE TO BE REMOVED
OVERHEAD DOOR
MAN DOOR ENTRANCE
BF — BARRIER FREE MAN DOOR ENTRANCE
P — PRIMARY ENTRANCE
BOLLARD
SIGNAGE
BUILDING OUTLINE
PROPOSED ASPHALT SURFACE
PROPOSED CONCRETE SURFACE
PROPOSED LANDSCAPED AREA
PROPOSED GRAVEL SURFACE
FIRE ROUTE
SNOW STORAGE

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SEALED BY A PROFESSIONAL ENGINEER. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE HEALTH AND SAFETY ACT.

No.	DATE	REVISION	BY
1	2021.09.10	ISSUED FOR SITE PLAN APPROVAL	GB

LEGAL INFORMATION

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LOT 29
CONCESSION 1 (OLD SURVEY)
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA
FORMERLY IN THE CITY OF CUMBERLAND

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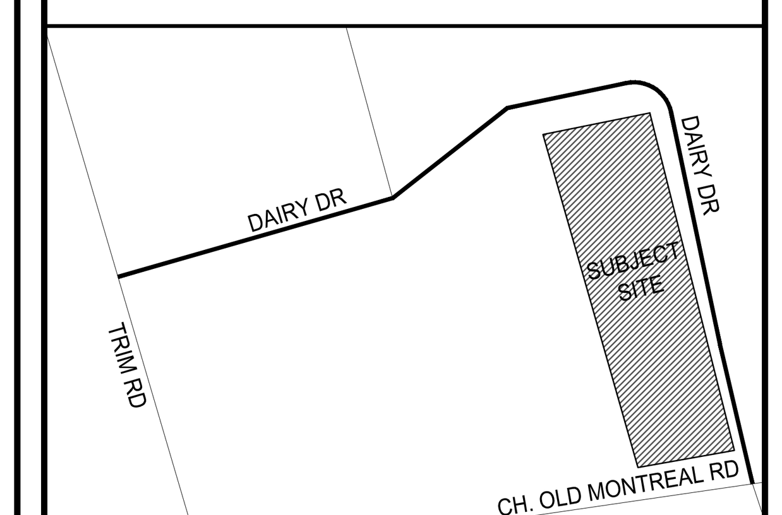

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info@mallotcreek.com
www.mallotcreek.com

apetito HFS

APETITO HFS
1010 DAIRY DR
OTTAWA, ON K4A 3N3

PROPOSED EXPANSIONS

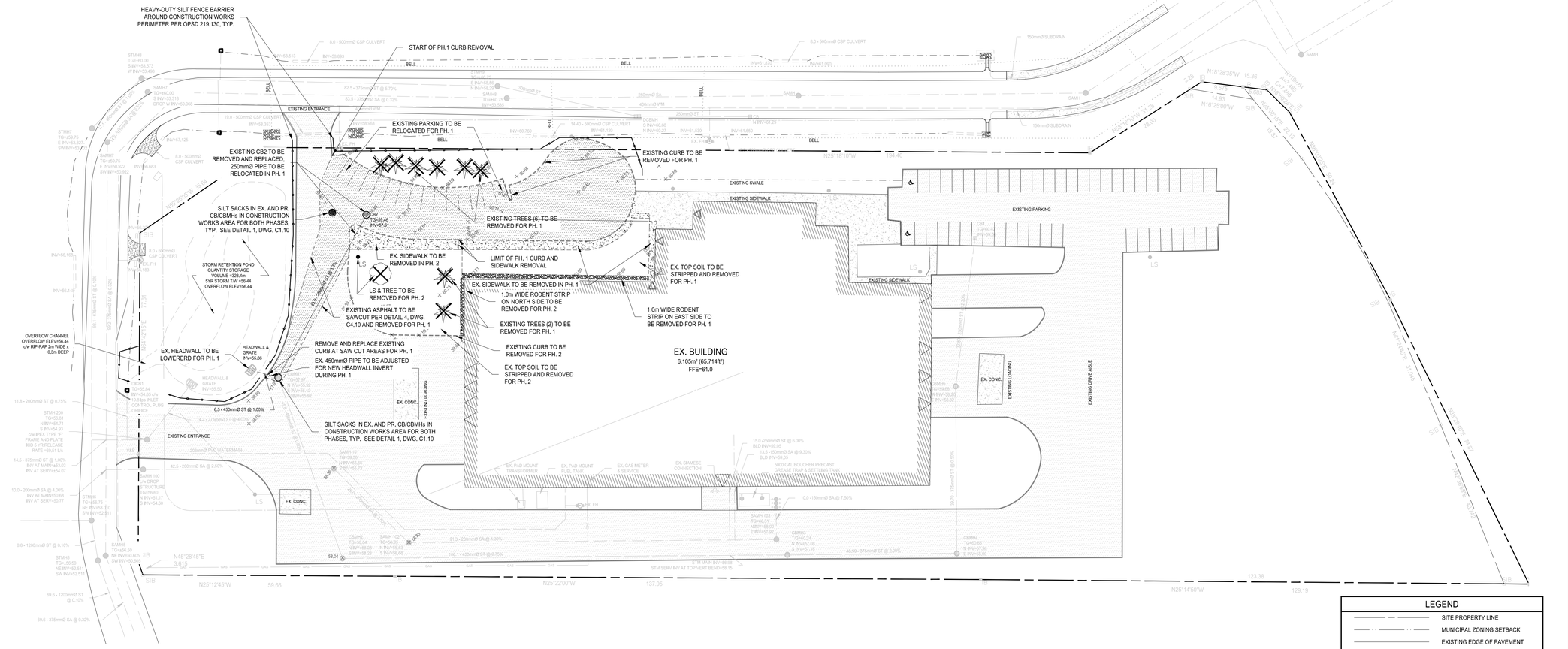
NOTES & LEGEND

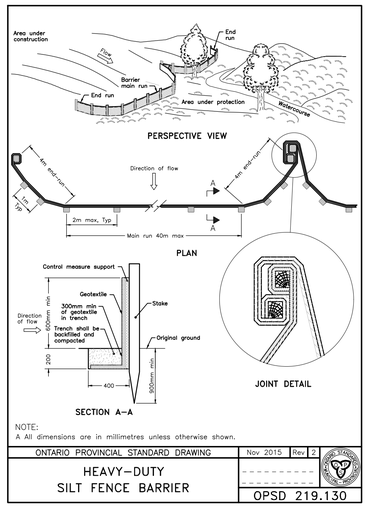
LICENSED PROFESSIONAL ENGINEER
G.S. BEELER
100200252
Sept 10, 2021
PROVINCE OF ONTARIO

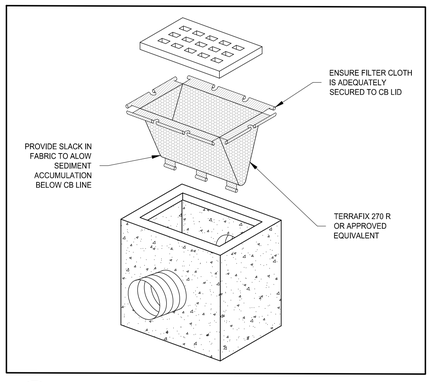
DESIGN BY:	AT
DRAWN BY:	KW
CHECKED BY:	GB
DATE:	2021.06.18
SCALE:	N/A
PROJECT NUMBER:	21008

CURRENT REVISION: 1

C0.10







1 C1.10 SILT SACK DETAIL
SCALE: NOT TO SCALE

LEGEND

- SITE PROPERTY LINE
- MUNICIPAL ZONING SETBACK
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- EXISTING TOP OF SLOPE
- EXISTING BOTTOM OF SLOPE
- EXISTING DITCH
- EX. 0.0m 200mmØ PVC WM — EXISTING WATERMAIN
- EX. 0.0m 200mmØ PVC SA @0.0% — EXISTING STORM SEWER
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- MW — EXISTING MONITORING WELL
- UTILITY POLE
- LIGHT POLE
- BELL PED
- GAS METER
- TRANSFORMER
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- CATCHBASIN
- CATCHBASIN MANHOLE
- DOUBLE CATCHBASIN
- HEADWALL
- SANITARY MANHOLE
- PROCESS MANHOLE
- SANITARY CLEANOUT
- WATERMAIN VALVE
- FIRE HYDRANT
- REDUCER
- BLOW OFF
- ROOF LEADER
- SIAMESE CONNECTION
- TAPPING SLEEVE, VALVE AND BOX
- VALVE AND BOX
- GRADE SPOT ELEVATION
- FLOW DIRECTION ARROW
- GRADE SLOPE
- PROPOSED SILT FENCING
- SBFC — STRAW BALE FLOW CHECK DAM
- EXISTING TREE
- TREE TO BE REMOVED
- ITEM TO BE REMOVED

PROJECT n TRUE n

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LEGAL INFORMATION

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LOT 29
CONCESSION 1 (OLD SURVEY)
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CITY OF OTTAWA
FORMERLY IN THE CITY OF CUMBERLAND

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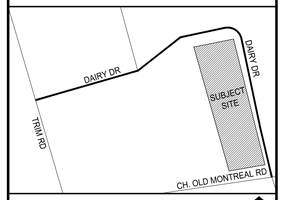

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apetito HFS

APETITO HFS
1010 DAIRY DR
OTTAWA, ON K4A 3N3

PROPOSED EXPANSIONS

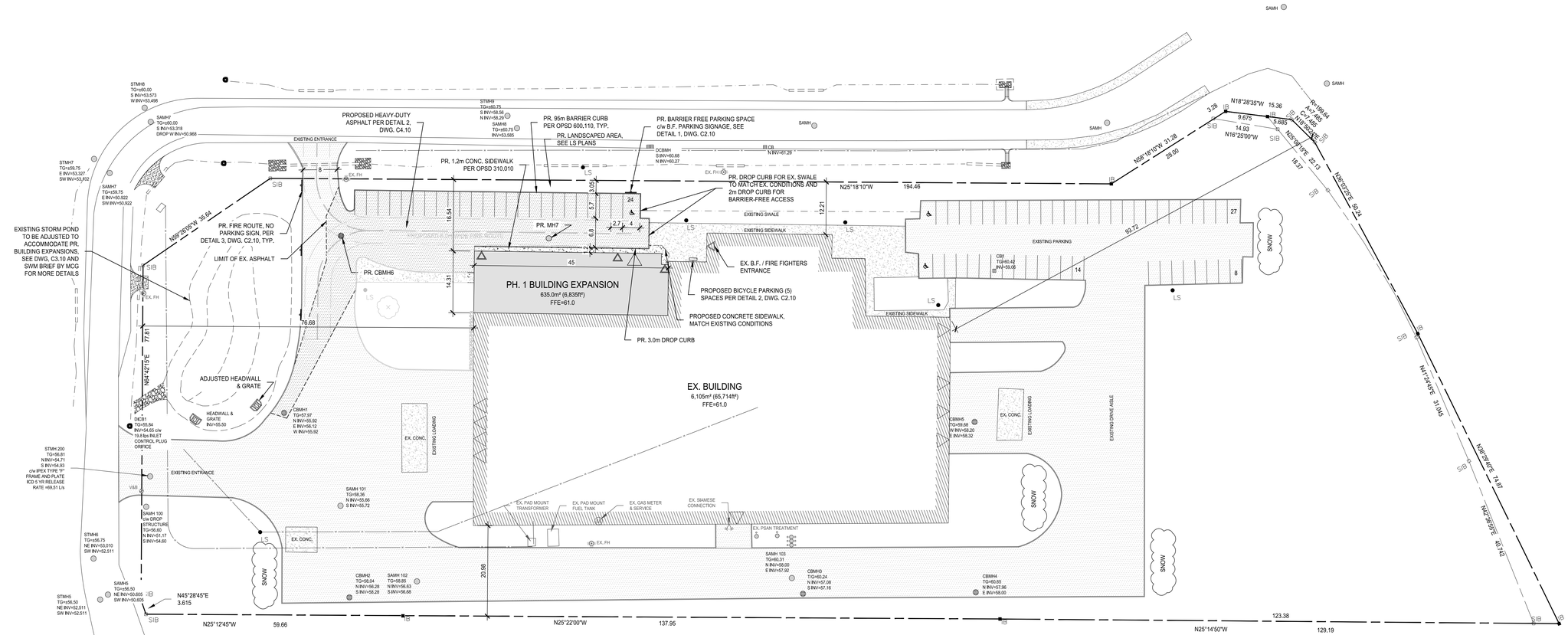
EXISTING CONDITIONS, REMOVALS & SEDIMENT CONTROL PLAN

LICENSED PROFESSIONAL ENGINEER G. B. BEELER 100200252 Sept 10, 2021 PROVINCE OF ONTARIO

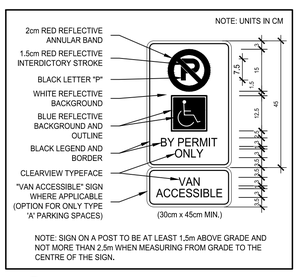
DESIGN BY:	AT
DRAWN BY:	KW
CHECKED BY:	GB
DATE:	2021.06.18
SCALE:	1:500
PROJECT NUMBER:	21008

CURRENT REVISION: 1

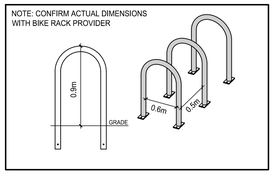
C1.10

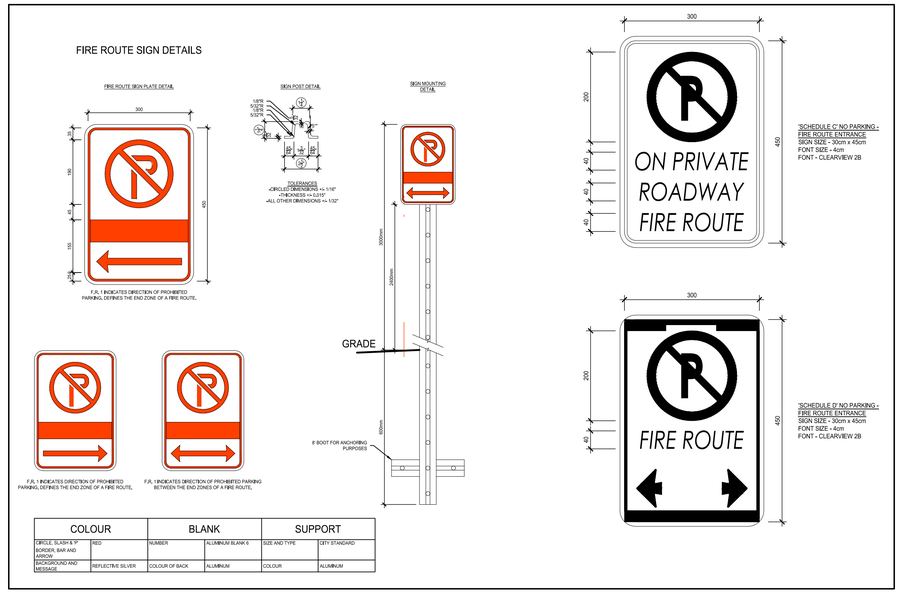


1 C2.10 TYPICAL BARRIER-FREE PARKING SIGN
SCALE: NOT TO SCALE



2 C2.10 TYP. INVERTED 'U' BIKE RACK DETAIL
SCALE: NOT TO SCALE





COLOUR		BLANK		SUPPORT	
CIRCLE, SLASH & 'P' BORDER, BAR AND ARROW	RED	NUMBER	ALUMINUM BLANK 6	SIZE AND TYPE	CITY STANDARD
BACKGROUND AND MESSAGE	REFLECTIVE SILVER	COLOUR OF BACK	ALUMINUM	COLOUR	ALUMINUM

3 C2.10 TYPICAL NO PARKING SIGN
SCALE: NOT TO SCALE

ZONING DATA (FOR GENERAL INDUSTRIAL ZONE IG H(21))

REGULATIONS	REQUIRED	EXISTING	PH. 1	CONFORMS
LOT AREA	MIN. 1000m²	30,838m²	30,838m²	Y
LOT COVERAGE	MAX. 65%	20%	22%	Y
LOT FRONTAGE	30.0m MIN.	222.46m	222.46m	Y
FRONT YARD SETBACK	3.0m	12.02m	12.02m	Y
EXTERIOR SIDE YARD SETBACK	3.0m	N=76.68m S=93.72m	N=76.68m S=93.72m	Y
REAR YARD SETBACK	3.0m	20.98m	20.98m	Y
WIDTH OF LANDSCAPED AREA	3.0m ABUTTING STREET	>3.0m	3.05m	Y

PARKING DATA (AREA C)

REGULATIONS	REQUIRED	EXISTING	PROPOSED	CONFORMS
LIGHT INDUSTRIAL USE 0.8 PER 100m² FOR FIRST 5000m² 0.4 PER 100m² ABOVE 5000m²	EX. = 40+5 PH. 1 = 3	63	49 EX. 24 PR.	Y
TOTAL PARKING	48		73	
BARRIER FREE PARKING	N/A	3	3	Y
BICYCLE PARKING	5	0	5	Y
TOTAL LOADING SPACES	N/A	8	8	Y

SITE PLAN LEGEND

- SITE PROPERTY LINE
- MUNICIPAL ZONING SETBACK
- CURB
- CHAINLINK FENCE
- STANDARD IRON BAR
- UTILITY POLE
- TRANSFORMER
- BARRIER FREE
- STORM MANHOLE
- STORM CATCHBASINS
- STORM CATCHBASIN MANHOLE
- SANITARY MANHOLE
- WATERMAIN VALVE
- FIRE HYDRANT
- BOLLARD
- OVERHEAD DOOR (LOADING BAY)
- MAN DOOR ENTRANCE
- BARRIER FREE ENTRANCE
- PRIMARY ENTRANCE
- BUILDING OUTLINE
- ASPHALT SURFACE
- CONCRETE SURFACE
- LANDSCAPED AREA
- GRAVEL SURFACE
- FIRE ROUTE
- EX. TREE

SEE NOTES ON SHEET C0.10

PROJECT TRUE

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SEALED BY A PROFESSIONAL ENGINEER. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE HEALTH AND SAFETY ACT.

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LEGAL INFORMATION

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CONCESSION 1 (OLD SURVEY)
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA
FORMERLY IN THE CITY OF CUMBERLAND

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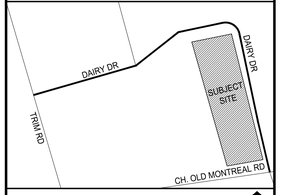

KEY PLAN
N.T.S.

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apetito HFS

APETITO HFS
1010 DAIRY DR
OTTAWA, ON K4A 3N3

PROPOSED EXPANSIONS

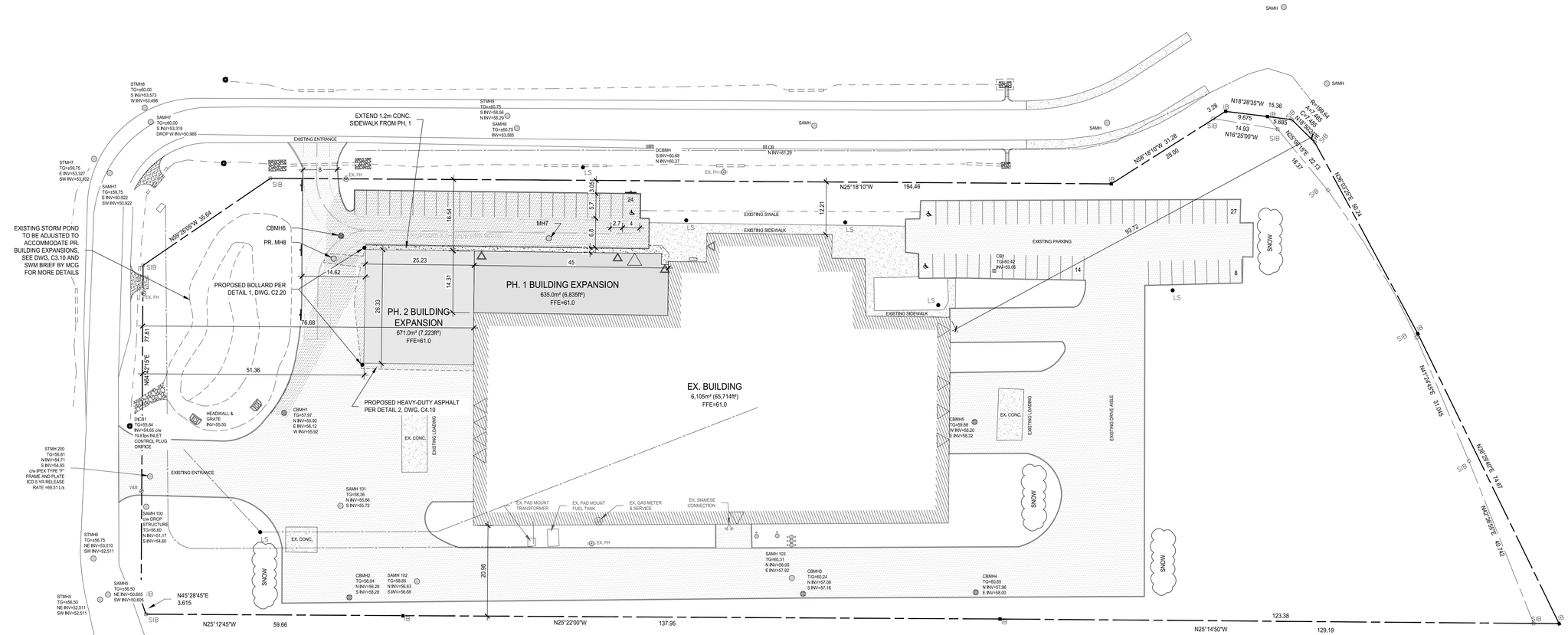
PHASE 1 - SITE PLAN

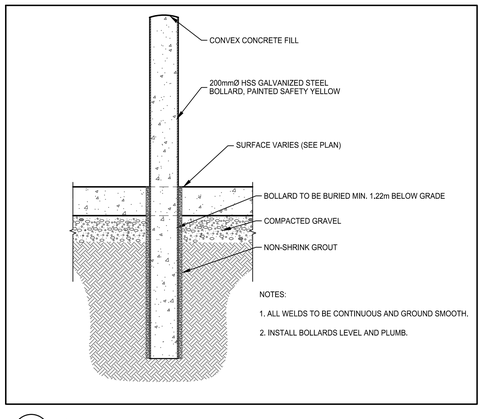
LICENSED PROFESSIONAL ENGINEER G. S. BEELER 100202232 Sept 10, 2021 PROVINCE OF ONTARIO

DESIGN BY:	AT
DRAWN BY:	KW
CHECKED BY:	GB
DATE:	2021.06.18
SCALE:	1:500
PROJECT NUMBER:	21008

CURRENT REVISION: 1

C2.10





1 / C2.20 BOLLARD DETAIL
SCALE: NOT TO SCALE

ZONING DATA (FOR GENERAL INDUSTRIAL ZONE IG H(21))

REGULATIONS	REQUIRED	EXISTING	PH. 1	PH. 2	CONFORMS
LOT AREA	MIN. 1000m²	30,838m²	30,838m²	30,838m²	Y
LOT COVERAGE	MAX. 65%	20%	22%	24%	Y
LOT FRONTAGE	30.0m MIN.	222.46m	222.46m	222.46m	Y
FRONT YARD SETBACK	3.0m	12.02m	12.02m	12.02m	Y
EXTERIOR SIDE YARD SETBACK	3.0m	N=76.68m S=93.72m	N=76.68m S=93.72m	N=51.36m S=93.72m	Y Y
REAR YARD SETBACK	3.0m	20.98m	20.98m		Y
WIDTH OF LANDSCAPED AREA	3.0m ABUTTING STREET	>3.0m	3.05m	3.05m	Y

PARKING DATA (AREA C)

REGULATIONS	REQUIRED	EXISTING	PROPOSED	CONFORMS
LIGHT INDUSTRIAL USE 0.8 PER 100m² FOR FIRST 5000m² 0.4 PER 100m² ABOVE 5000m²	EX. = 40+5 PH. 1 = 3 PH. 2 = 3	63	49 EX. 24 PR.	Y
TOTAL PARKING	51		73	
BARRIER FREE PARKING	N/A	3	3	Y
BICYCLE PARKING	5	0	5	Y
TOTAL LOADING SPACES	N/A	8	8	Y

SITE PLAN LEGEND

- SITE PROPERTY LINE
- MUNICIPAL ZONING SETBACK
- CURB
- CHAINLINK FENCE
- STANDARD IRON BAR
- UTILITY POLE
- TRANSFORMER
- BARRIER FREE
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- MAN DOOR ENTRANCE
- BARRIER FREE ENTRANCE
- PRIMARY ENTRANCE
- BUILDING OUTLINE
- ASPHALT SURFACE
- CONCRETE SURFACE
- LANDSCAPED AREA
- GRAVEL SURFACE
- FIRE ROUTE
- EX. TREE

SEE NOTES ON SHEET C0.10

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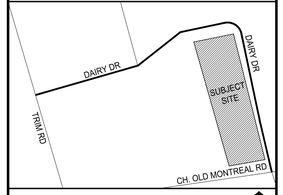

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APETITO HFS
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PROPOSED EXPANSIONS

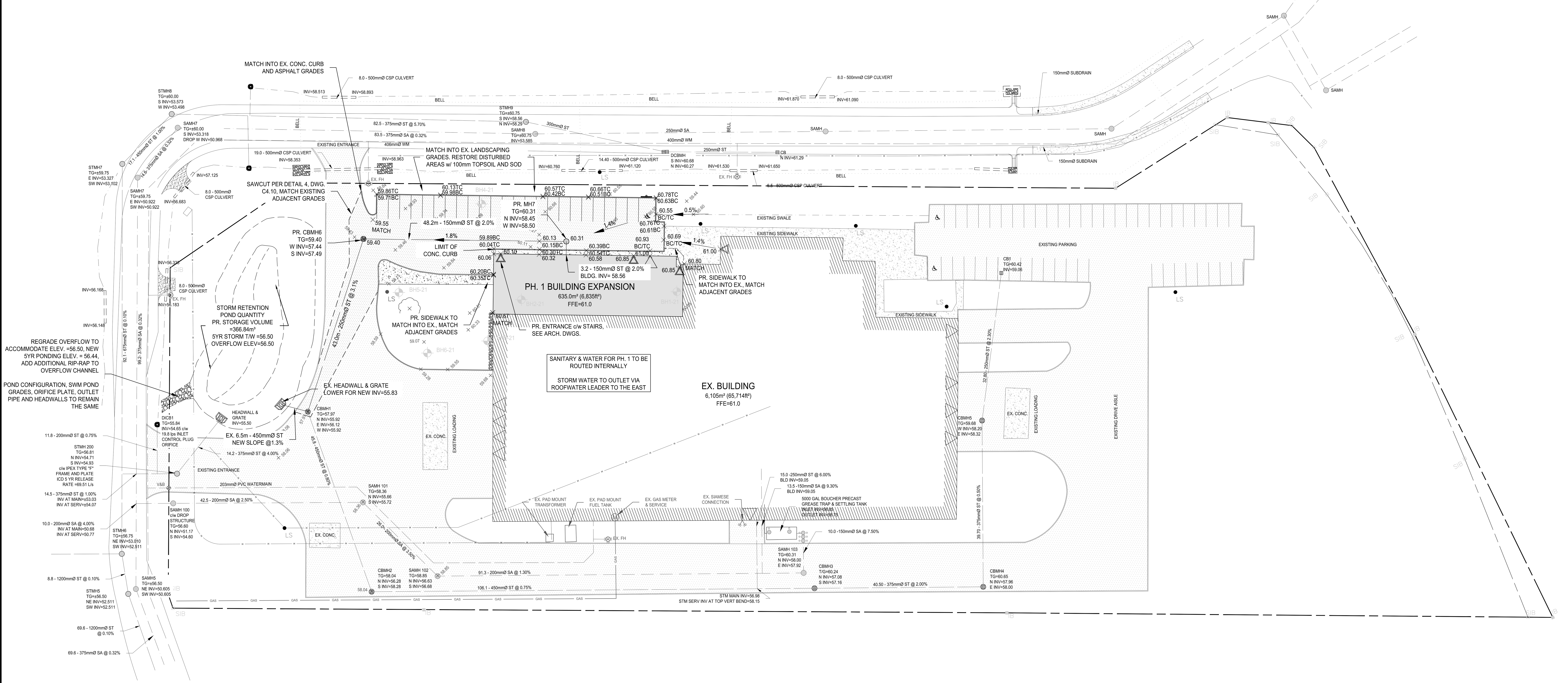
PHASE 2 - SITE PLAN

LICENSED PROFESSIONAL ENGINEER G. S. BEELER 100202232 Sept 10, 2021 PROVINCE OF ONTARIO

DESIGN BY:	AT
DRAWN BY:	KW
CHECKED BY:	GB
DATE:	2021.06.18
SCALE:	1:500
PROJECT NUMBER:	21008

CURRENT REVISION: 1

C2.20



GEOTECHNICAL DETAILS	BH1-21	BH2-21	BH3-21	BH4-21	BH5-21	BH6-21
O/G PIT ELEVATION	60.82	60.72	60.65	60.41	59.88	59.60
TOPSOIL	60.82	60.72	60.65	60.41	59.88	59.60
FILL	60.57	60.42	60.35	60.16	59.65	59.35
SILTY CLAY	60.06	59.20	59.43	50.14	58.56	58.30
END OF BOREHOLE	54.42	54.02	54.10	53.86	53.33	53.05
GROUNDWATER ELEVATION	59.53	59.21	58.07	58.32	53.97	56.98

NOTE:
1. ALL GEOTECHNICAL INFORMATION FROM REPORT PREPARED BY PATERSON GROUP INC., REPORT: PG5861-1, DATED JUNE 28TH 2021.
2. ND IS 'NOT DETECTED'

LEGEND

Symbol	Description
0.0m 200mmØ PVC WM	PROPOSED WATERMAIN
EX. 0.0m 200mmØ PVC WM	EXISTING WATERMAIN
0.0m 200mmØ PVC ST @0.0%	PROPOSED STORM SEWER
EX. 0.0m 200mmØ PVC ST @0.0%	EXISTING STORM SEWER
0.0m 200mmØ PVC SA @0.0%	PROPOSED SANITARY SEWER
EX. 0.0m 200mmØ PVC SA @0.0%	EXISTING SANITARY SEWER

PROP. EX.

- MAINTENANCE HOLE
- CATCHBASIN
- CATCHBASIN MANHOLE
- DOUBLE CATCHBASIN
- HEADWALL
- SANITARY MANHOLE
- PROCESS MANHOLE
- SANITARY CLEANOUT
- WATERMAIN VALVE
- FIRE HYDRANT
- REDUCER
- BLOW OFF
- ROOF LEADER
- SIAMESE CONNECTION
- TAPPING SLEEVE AND VALVE AND BOX
- VALVE AND BOX

PROJECT N / TRUE N

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No.	DATE	REVISION	BY
1	2021.09.10	ISSUED FOR SITE PLAN APPROVAL	GB

LEGAL INFORMATION

PART OF
LOT 29
CONCESSION 1 (OLD SURVEY)
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA
FORMERLY IN THE CITY OF CUMBERLAND

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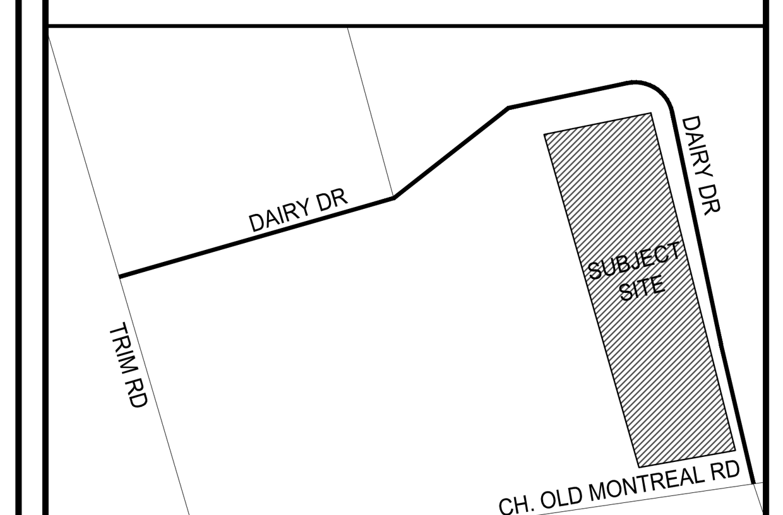

KEY PLAN
N.T.S.

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294 Mill Street East, Suite 201
Elora, ON N0B 1S0
T: 519•846•1830
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info@mallotcreek.com
www.mallotcreek.com

apetito HFS

APETITO HFS
1010 DAIRY DR
OTTAWA, ON K4A 3N3

PROPOSED EXPANSIONS

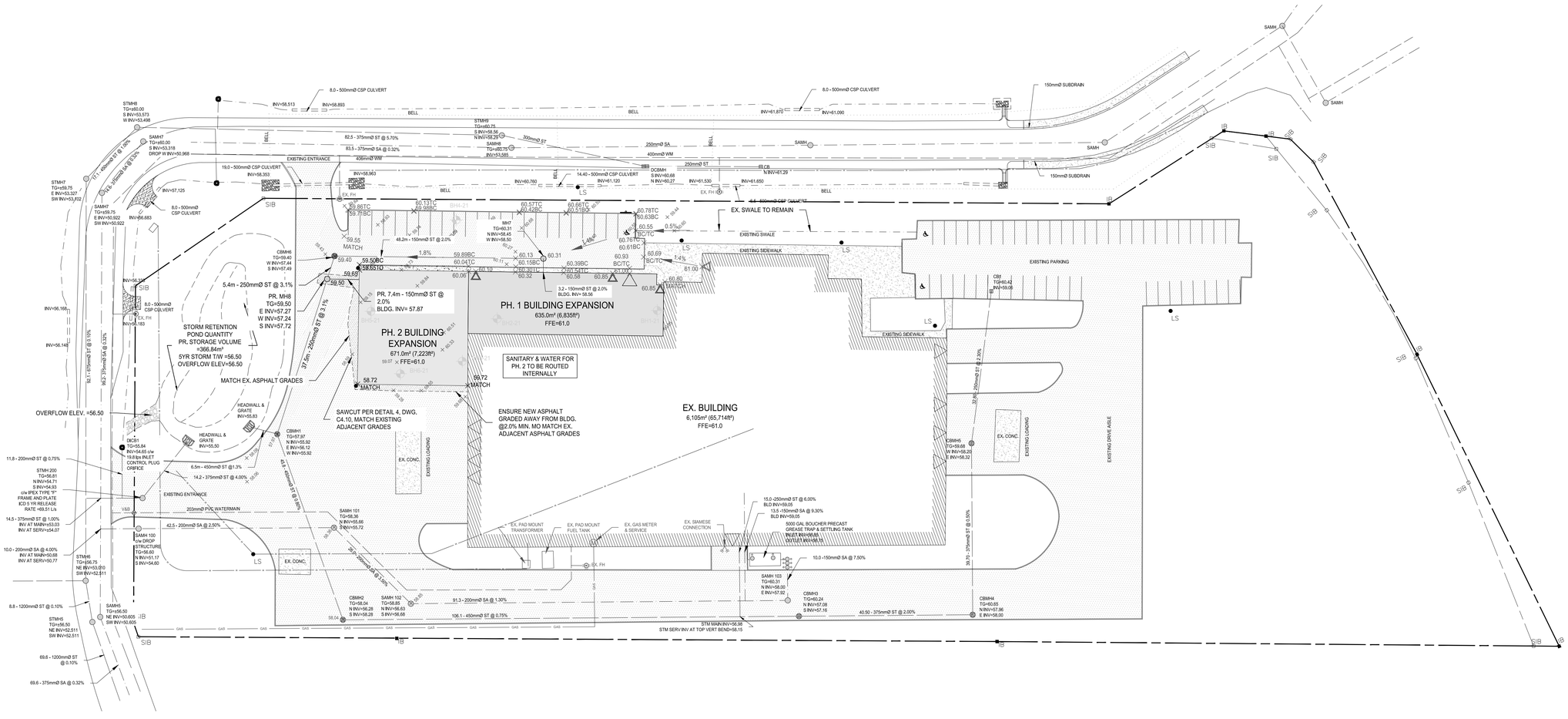
PHASE 1 - SITE SERVICING & GRADING PLAN

LICENSED PROFESSIONAL ENGINEER G.S. BEELER 100200252 Sept 10, 2021 PROVINCE OF ONTARIO

DESIGN BY:	AT
DRAWN BY:	KW
CHECKED BY:	GB
DATE:	2021.06.18
SCALE:	1:500
PROJECT NUMBER:	21008

CURRENT REVISION: 1

C3.10



GEOTECHNICAL DETAILS	BH1-21	BH2-21	BH3-21	BH4-21	BH5-21	BH6-21
O/G PIT ELEVATION	60.82	60.72	60.65	60.41	59.88	59.60
TOPSOIL	60.82	60.72	60.65	60.41	59.88	59.60
FILL	60.57	60.42	60.35	60.16	59.65	59.35
SILTY CLAY	60.06	59.20	59.43	50.14	58.56	58.30
END OF BOREHOLE	54.42	54.02	54.10	53.86	53.33	53.05
GROUNDWATER ELEVATION	59.53	59.21	58.07	58.32	53.97	56.98

NOTE:
1, ALL GEOTECHNICAL INFORMATION FROM REPORT PREPARED BY PATERSON GROUP INC., REPORT: PG5861-1, DATED JUNE 28TH 2021.
2. ND IS 'NOT DETECTED'

LEGEND

PROP.	EX.	
0.0m 200mmØ PVC WM	EX. 0.0m 200mmØ PVC WM	PROPOSED WATERMAIN / EXISTING WATERMAIN
0.0m 200mmØ PVC ST @0.0%	EX. 0.0m 200mmØ PVC ST @0.0%	PROPOSED STORM SEWER / EXISTING STORM SEWER
0.0m 200mmØ PVC SA @0.0%	EX. 0.0m 200mmØ PVC SA @0.0%	PROPOSED SANITARY SEWER / EXISTING SANITARY SEWER
		MAINTENANCE HOLE
		CATCHBASIN
		CATCHBASIN MANHOLE
		DOUBLE CATCHBASIN
		HEADWALL
		SANITARY MANHOLE
		PROCESS MANHOLE
		SANITARY CLEANOUT
		WATERMAIN VALVE
		FIRE HYDRANT
		REDUCER
		BLOW OFF
		ROOF LEADER
		SIAMESE CONNECTION
		TAPPING SLEEVE AND VALVE AND BOX
		VALVE AND BOX

No.	DATE	REVISION	BY
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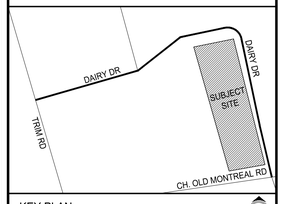

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www.mallotcreek.com

apetito HFS

APETITO HFS
1010 DAIRY DR
OTTAWA, ON K4A 3N3

PROPOSED EXPANSIONS

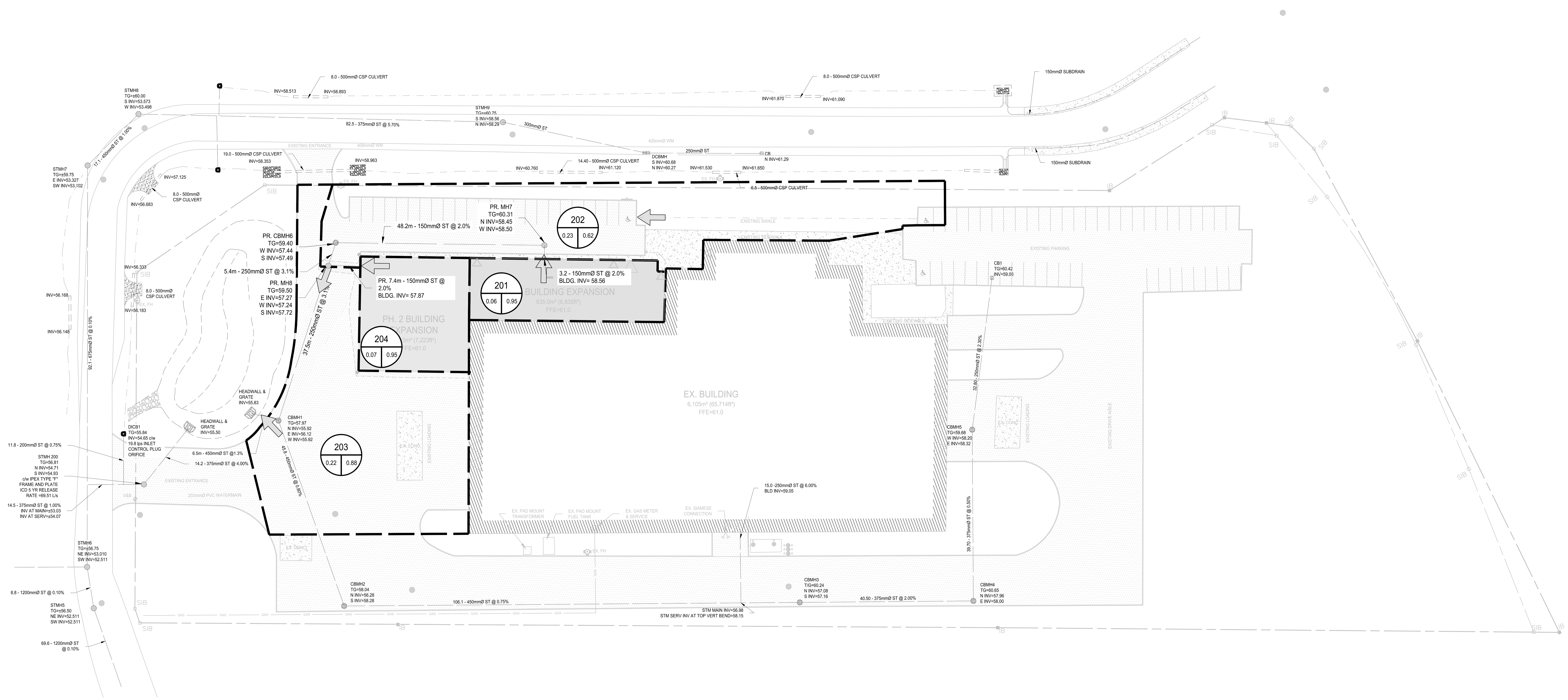
PHASE 2 - SITE SERVICING & GRADING PLAN

LICENSED PROFESSIONAL ENGINEER
G. B. BEELER
100200252
Sept 10, 2021
PROVINCE OF ONTARIO

DESIGN BY:	AT
DRAWN BY:	KW
CHECKED BY:	GB
DATE:	2021.06.18
SCALE:	1:500
PROJECT NUMBER:	21008

CURRENT REVISION: 1

C3.20



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED SUBCATCHMENT BOUNDARY
- 201 — SUBCATCHMENT AREA IDENTIFICATION
- 1.23 — RUNOFF COEFFICIENT
- 45.0 — SUBCATCHMENT AREA (ha)
- PROPOSED OVERLAND FLOW DIRECTION

PROJECT n — TRUE n

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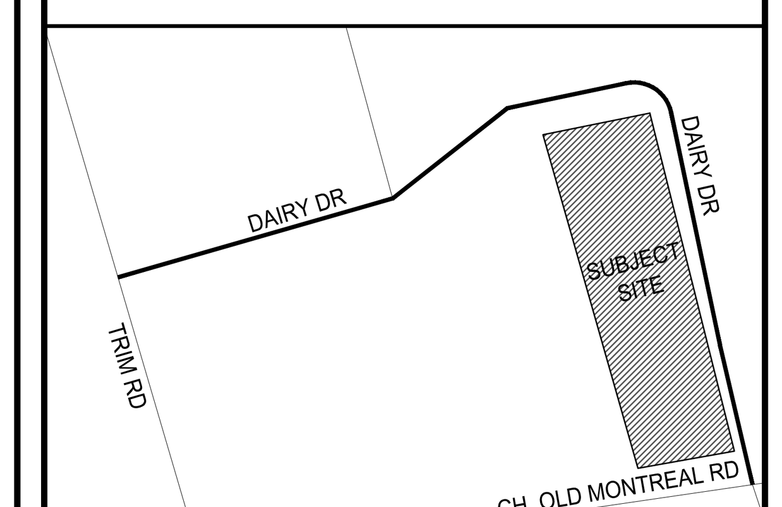

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apetito HFS

APETITO HFS
1010 DAIRY DR
OTTAWA, ON K4A 3N3

PROPOSED EXPANSIONS

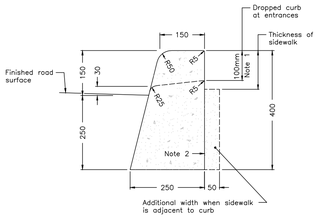
POST-DEVELOPMENT DRAINAGE PLAN

LICENSED PROFESSIONAL ENGINEER
G. S. BEELER
100200252
Sept 10, 2021
PROVINCE OF ONTARIO

DESIGN BY:	AT
DRAWN BY:	KW
CHECKED BY:	GB
DATE:	2021.06.18
SCALE:	1:500
PROJECT NUMBER:	21008

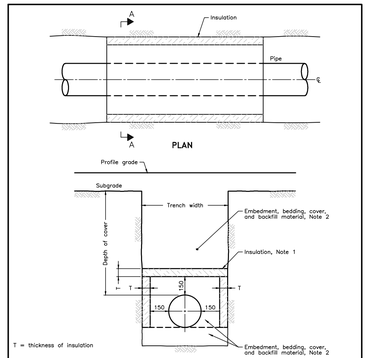
CURRENT REVISION: 1

C3.30



NOTES:
1 When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
2 For slipforming procedure a 5% batter is acceptable.
A Treatment at entrances shall be according to OPSD 351.010.
B Outlet treatment shall be according to the OPSD 610 Series.
C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
D All dimensions are in millimetres unless otherwise shown.

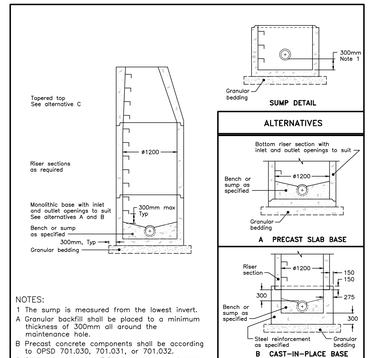
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2012	Rev 2
CONCRETE BARRIER CURB		OPSD 600.110



SECTION A–A
TYPICAL PIPE INSULATION DETAIL

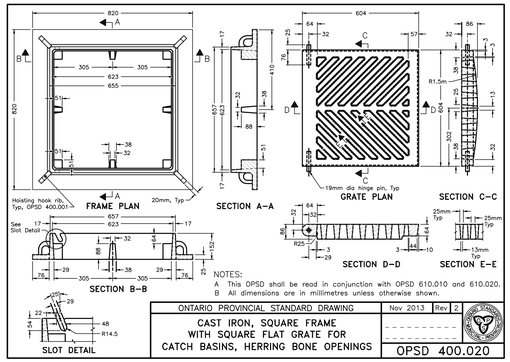
NOTES:
1 The insulation material shall be extruded polystyrene according to OPSS 1605 with a minimum compressive strength of 275 kPa.
2 Pipe embedment or bedding, cover, and backfill shall be according to:
a) Flexible OPSD 802.010, 802.013, 802.020, and 802.023.
b) Rigid – OPSD 802.030, 803.031, 802.032, 802.033, 802.050, 802.051, 802.052, and 802.053.
A Minimum insulation thickness shall be 50mm.
B Joints shall be staggered for multiple insulation sheets.
C All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 0
INSULATION FOR SEWERS AND WATERMAINS IN SHALLOW TRENCHES		OPSD 1109.030



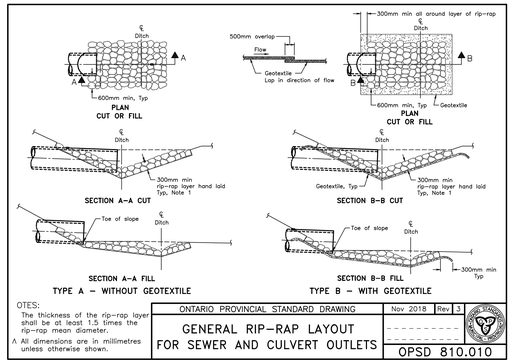
NOTES:
1 The sump is measured from the lowest invert.
A Granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.
B Precast concrete components shall be according to OPSD 701.030, 701.031, or 701.032.
C Structure exceeding 5.0m in depth shall include safety platform according to OPSD 404.020.
D Pipe support according to OPSD 708.020.
E For benching and pipe opening details, see OPSD 701.021.
F For adjustment unit and frame installation, see OPSD 704.010.
G All dimensions are nominal.
H All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 5
PRECAST CONCRETE MAINTENANCE HOLE 1200mm DIAMETER		OPSD 701.010



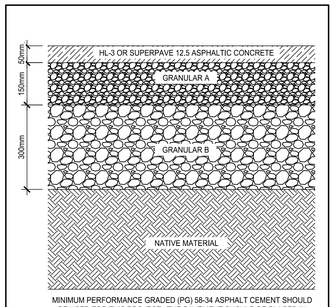
NOTES:
A This OPSD shall be read in conjunction with OPSD 610.010 and 610.020.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2013	Rev 2
CAST IRON, SQUARE FRAME WITH SQUARE FLAT GRATE FOR CATCH BASINS, HERRING BONE OPENINGS		OPSD 400.020



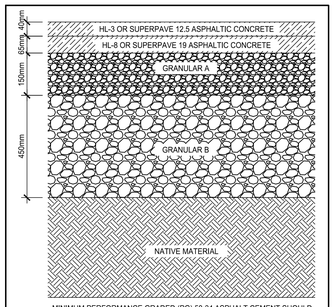
OTES:
The thickness of the rip–rap layer shall be at least 1.5 times the rip–rap mean diameter.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 3
GENERAL RIP–RAP LAYOUT FOR SEWER AND CULVERT OUTLETS		OPSD 810.010



MINIMUM PERFORMANCE GRADED (PG) 58-34 ASPHALT CEMENT SHOULD BE USED FOR THIS PROJECT. THE PAVEMENT SHOULD BE PLACED IN MAXIMUM 300mm THICK LIFTS AND COMPACTED TO A MINIMUM OF 100% OF THE MATERIAL'S SPMDD USING SUITABLE COMPACTION EQUIPMENT

1 C4.10 LIGHT-DUTY ASPHALT DETAIL
SCALE: NOT TO SCALE



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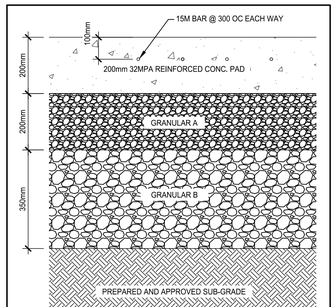
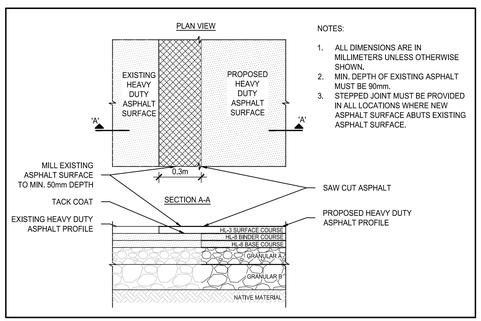
2 C4.10 HEAVY-DUTY ASPHALT DETAIL
SCALE: NOT TO SCALE



ALL GRANULAR MATERIALS TO BE COMPACTED TO 100% SPMDD

3 C4.10 CONCRETE DETAIL
SCALE: NOT TO SCALE



NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN.
2. MIN. DEPTH OF EXISTING ASPHALT MUST BE 90mm.
3. STEPPED JOINT MUST BE PROVIDED IN ALL LOCATIONS WHERE NEW ASPHALT SURFACE ABUTS EXISTING ASPHALT SURFACE.

4 C4.10 SAW CUT TYPICAL DETAIL
SCALE: NOT TO SCALE

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X	X	X	X
X	X	X	X
X	X	X	X
X	X	X	X

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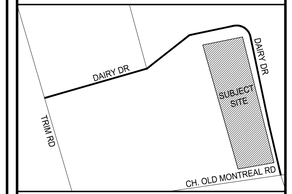

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apetito HFS

APETITO HFS
1010 DAIRY DR
OTTAWA, ON K4A 3N3

PROPOSED EXPANSIONS

DETAILS

LICENSED PROFESSIONAL ENGINEER G. S. BEELER 100200232 Sept 10, 2021 PROVINCE OF ONTARIO

DESIGN BY:	AT
DRAWN BY:	KW
CHECKED BY:	GB
DATE:	2021.06.18
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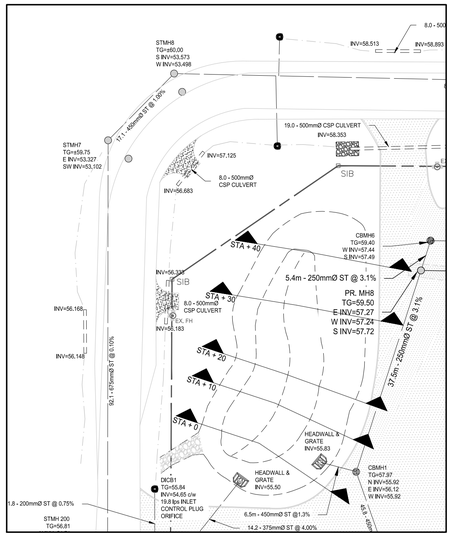
PROJECT NUMBER:	21008

CURRENT REVISION: 1

C4.10



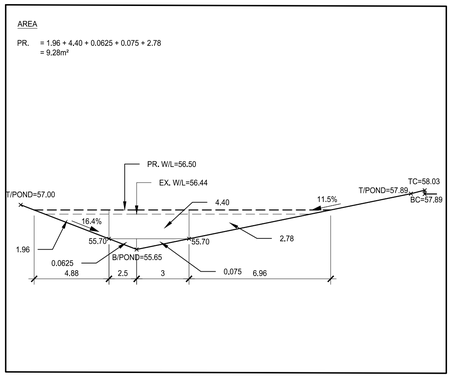
SWM CALCULATIONS

ASPHALT/CONCRETE	= 10,221.56 m²
BUILDING	= 7,325.50 m²
GRASS	= 13,252.93 m²
TOTAL	= 30,800.00 m² (3.08 ha)
A1 (UNCONTROLLED)	= 0.15 ha C = 0.42
A2 (TO POND)	
ASPHALT	= 0.98200 ha
BUILDING	= 0.73255 ha
GRASS	= 1.21500 ha

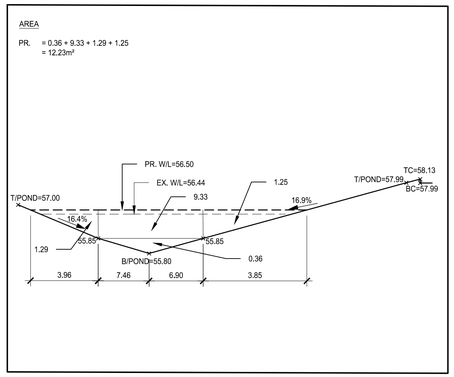
C = (1.215 x 0.25) + (0.733 x 0.95) + (0.982 x 0.95) / (0.982 + 0.733 + 1.225)

= 0.66 > 0.61

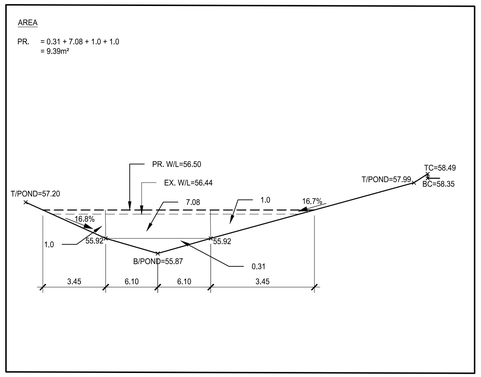
THEREFORE, 37m³ MORE STORAGE IS REQUIRED IN POND, SEE APPENDIX B OF SWM REPORT BY MCG FOR MORE DETAILS



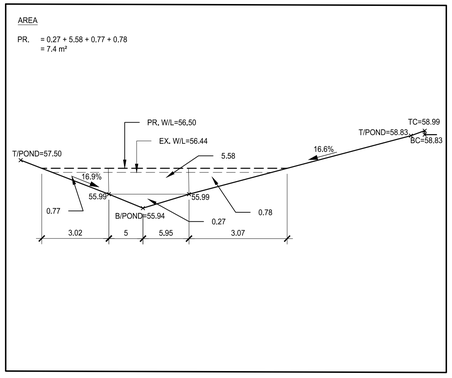
1 C4.20 SECTION STA + 0
SCALE: NOT TO SCALE



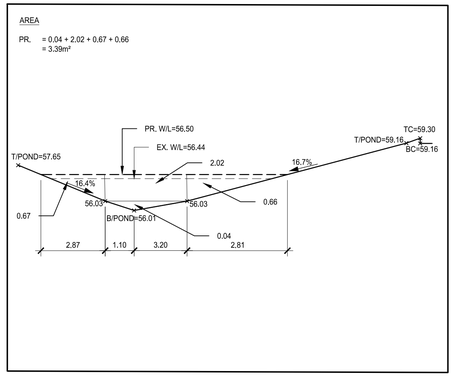
2 C4.20 SECTION STA + 10
SCALE: NOT TO SCALE



3 C4.20 SECTION STA + 20
SCALE: NOT TO SCALE



4 C4.20 SECTION STA + 30
SCALE: NOT TO SCALE



5 C4.20 SECTION STA + 40
SCALE: NOT TO SCALE

VOLUMES:			
	= (9,28+0)/2	= 4.64 x 2.37	= 11.00m³
	= (12,23+9,28)/2	= 10,755 x 10	= 107,55m³
	= (12,23+9,39)/2	= 10,81 x 10	= 108,10m³
	= (9,39+7,4)/2	= 8,40 x 10	= 84,00m³
	= (7,4+3,39)/2	= 5,40 x 10	= 54,00m³
	= (3,39+0)/2	= 1,695 x 1,29	= 2,187m³

PR. VOLUME = 366.84m³

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SEALED BY A PROFESSIONAL ENGINEER. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE HEALTH AND SAFETY ACT.

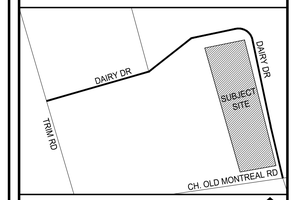
No.	DATE	REVISION	BY
1	2021.09.10	ISSUED FOR SITE PLAN APPROVAL	GB

LEGAL INFORMATION

PART OF
LOT 29
CONCESSION 1 (OLD SURVEY)
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA
FORMERLY IN THE CITY OF CUMBERLAND

DRAWING REFERENCES:

1. TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN WAS COLLECTED BY MALLOT CREEK GROUP INC.
2. LEGAL BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A PLAN PREPARED BY WEBSTER & SIMMONDS SURVEYING LTD., 2002, PLAN 4R-1795
3. GEOTECHNICAL INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A REPORT PREPARED BY PATERSON GROUP INC., DATED JUNE 28TH 2021, REPORT: PG5861-1
4. INFORMATION RELATED TO THE EXISTING SERVICES ON DAIRY DRIVE WAS TAKEN FROM PLANS PREPARED BY ROBINSON CONSULTANTS FOR THE CITY OF OTTAWA, TITLED DAIRY DRIVE EXTENSION AND TRIM ROAD PARK & RIDE EXPANSION, GRADING AND DRAINAGE, DATED APRIL 26TH 2013, PROVIDED BY THE CITY OF OTTAWA.
5. ARCHITECTURAL INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM PLANS PREPARED BY MALLOT CREEK GROUP
6. EXISTING SERVICES FOR THE SITE WAS TAKEN FROM A PLAN PREPARED BY DAVID MCMANUS ENGINEERING LTD., TITLED SITE SERVICING AND GRADING PLAN, DATED MARCH 25TH 2002
7. LANDSCAPING PLANS PREPARED BY THAKAR ASSOCIATES DESIGN. TREE CONSERVATION REPORT PREPARED BY ARBORSPHERE



KEY PLAN
N.T.S.

Mallot Creek Group Inc.
294 Mill Street East, Suite 201
Elora, ON N0B 1S0
T: 519•846•1830
F: 519•846•1833
info@mallotcreek.com
www.mallotcreek.com

APETITO HFS
1010 DAIRY DR
OTTAWA, ON K4A 3N3

PROPOSED EXPANSIONS

STORMWATER MANAGEMENT POND
CROSS-SECTIONS

LICENSED PROFESSIONAL ENGINEER
G. R. BESLER
100200232
Sept 10, 2021
PROVINCE OF ONTARIO

DESIGN BY:	AT
DRAWN BY:	KW
CHECKED BY:	GB
DATE:	2021.06.18
SCALE:	
PROJECT NUMBER:	21008

CURRENT REVISION: 1

C4.20