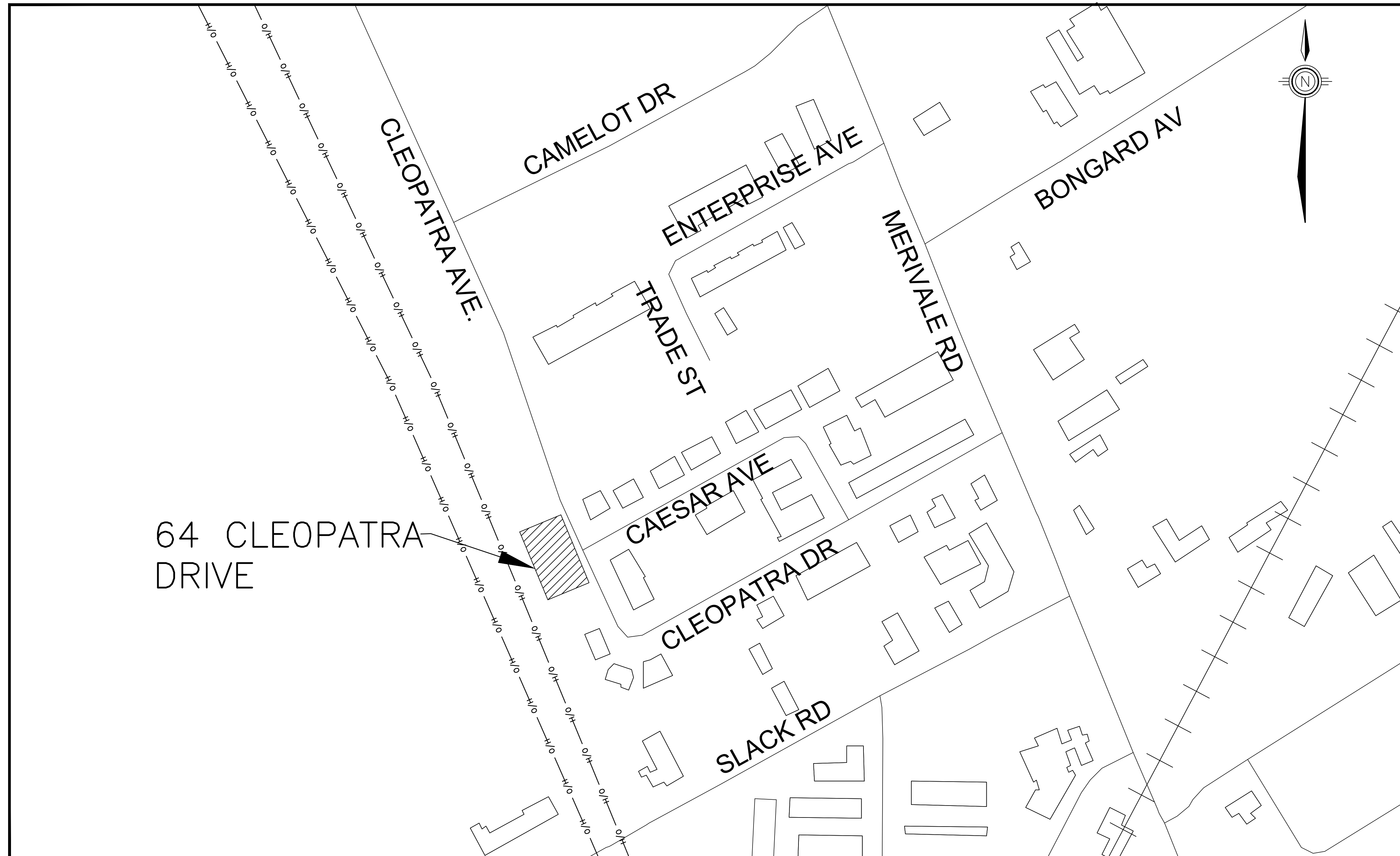


# BUILDING ADDITION 64 CLEOPATRA OTTAWA



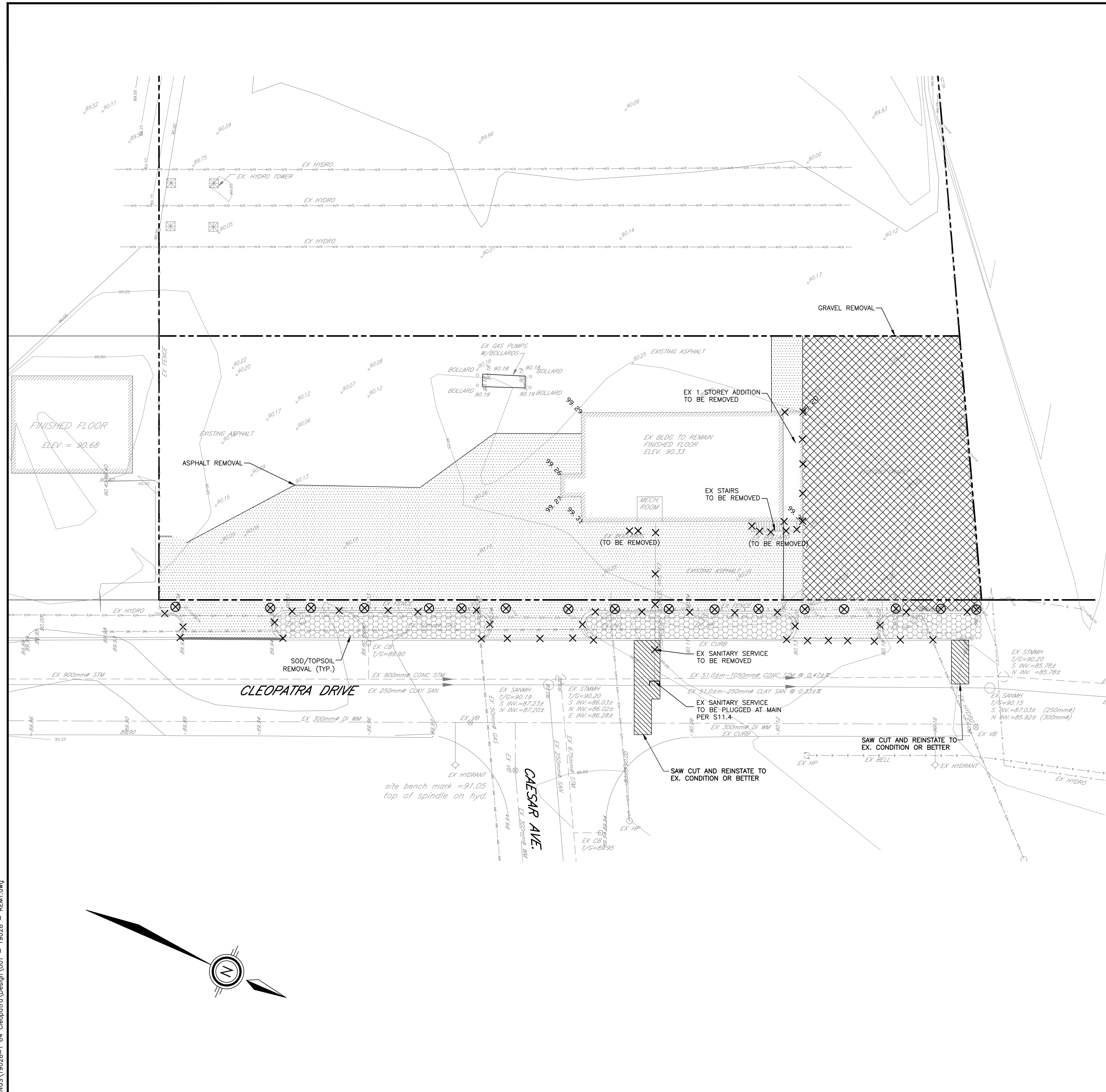
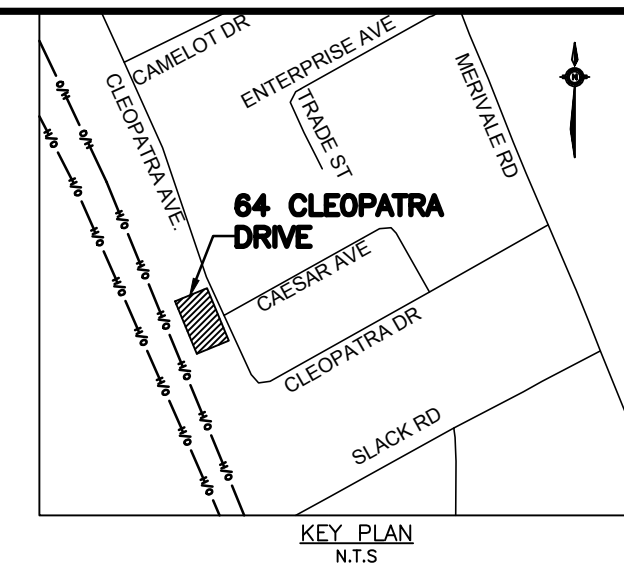
KEY MAP  
N.T.S.



2724 Fenton Road  
Ottawa, Ontario  
K1T 3T7  
Telephone: (613) 822-1052  
Fax: (613) 822-1573

PROJECT NO. 19028  
JUNE 07, 2021  
RE-ISSUED FOR SITE PLAN APPROVAL

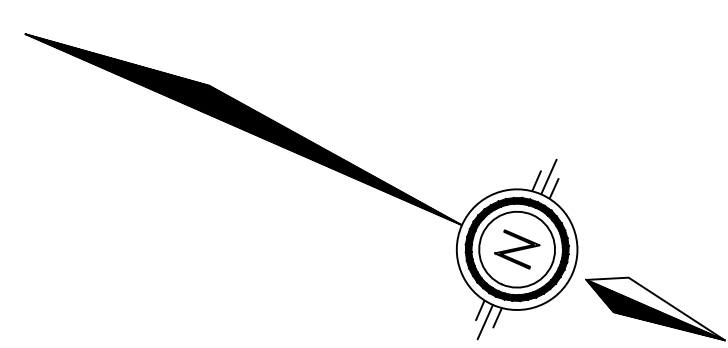
000	- 19028	- COVER
001	- 19028	- REMOVAL AND ADJUSTMENTS
002	- 19028	- STORM DRAINAGE AREA PLAN
003	- 19028	- SITE SERVICING AND GRADING PLAN
004	- 19028	- EROSION AND SEDIMENT CONTROL PLAN



**REMOVALS**

- ASPHALT REMOVAL (ROAD, DRIVEWAYS, PARKING AREAS)
- ASPHALT SIDEWALK REMOVAL
- GRAVEL DRIVEWAY REMOVAL
- CONCRETE SIDEWALK REMOVAL
- TOPSOIL REMOVAL
- REMOVE MANHOLE, CATCHBASIN, VALVE, HYDRANT, ETC.
- REMOVE LS, BOLLARD & CONCRETE BASE
- ADJUST MANHOLE
- REMOVE EXISTING STORM SEWER
- REMOVE EXISTING SANITARY SEWER
- REMOVE EXISTING WATERMAIN
- REMOVE EXISTING FENCE
- REMOVE EXISTING CONCRETE CURB
- REMOVE SIGN

**NOTES- REMOVALS**  
 LOCATE EXISTING WELL SERVICING EXISTING BUILDING AND DECOMMISSION. DECOMMISSIONING MUST BE DONE BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH WELLS REGULATION (R.R.O 1990 REGULATION 903) AS PER ONTARIO WATER RESOURCE ACT.



Jun 02, 2021 I:\DRAWINGS\19028-1 64 Cleopatra\Design\001 - REM1.dwg

**NOTES**

**OWNER:**  
 2336925 ONTARIO INC.  
 64 CLEOPATRA DRIVE  
 OTTAWA, ONTARIO  
 K2G 0B4

**CONTRACT DRAWINGS:**  
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1	ISSUED FOR SITE PLAN APPROVAL	MAY 24/19	GSC

Not Valid Unless Signed And Dated

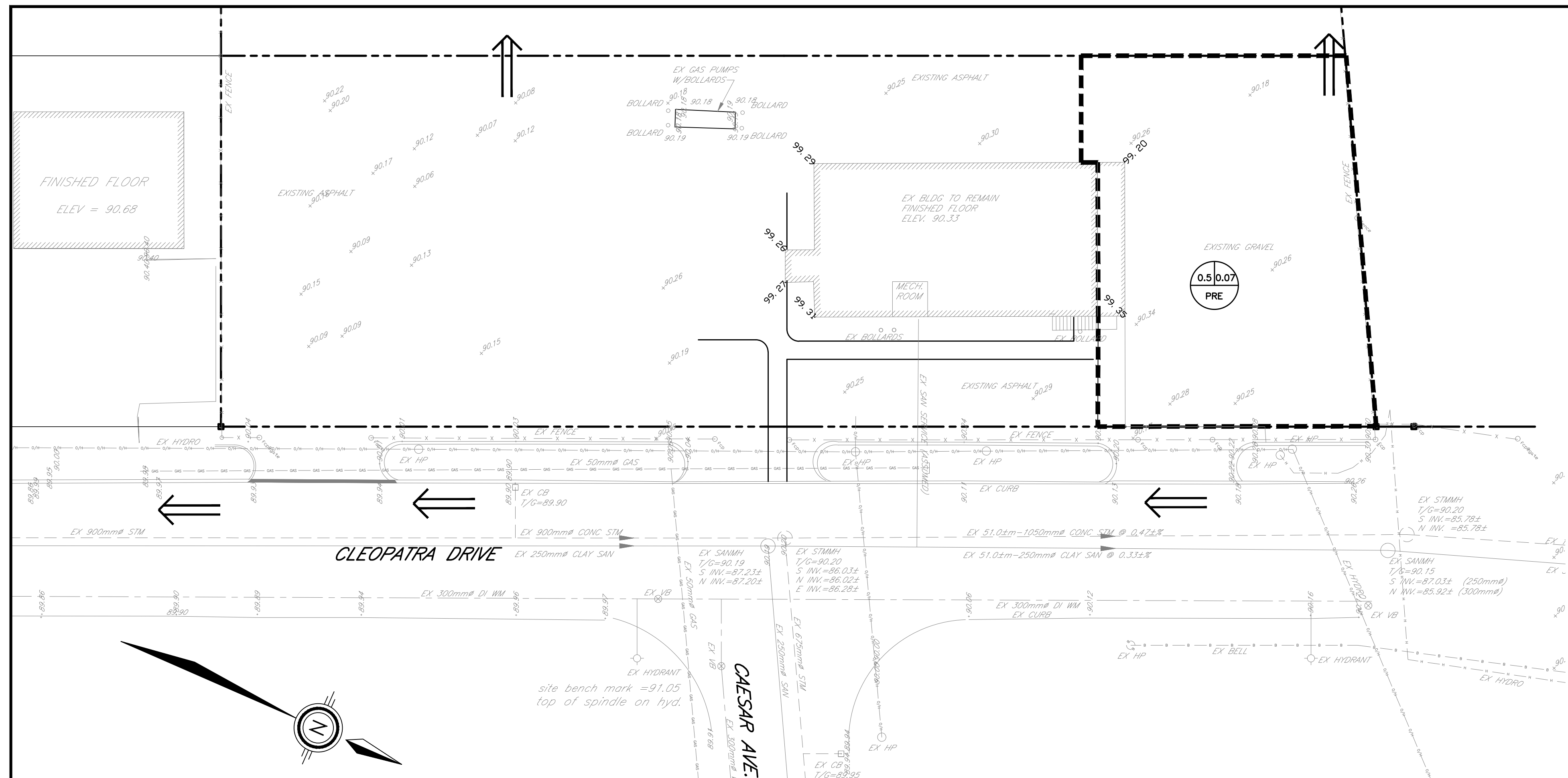
**Professional Engineers**  
 Ontario  
 June 07, 2021  
**Limited Licensee**  
 Name: J.W.XU  
 Number: 100171806  
 Category: CIVIL see limitation  
 Limitations:  
 This licence is subject to the limitations as detailed on the certificate.  
 Association of Professional Engineers of Ontario

SCALE: 1 : 250  
 DESIGN: JX  
 DRAWN: MH  
 CHECKED: GSC  
 DATE: MAY 2019

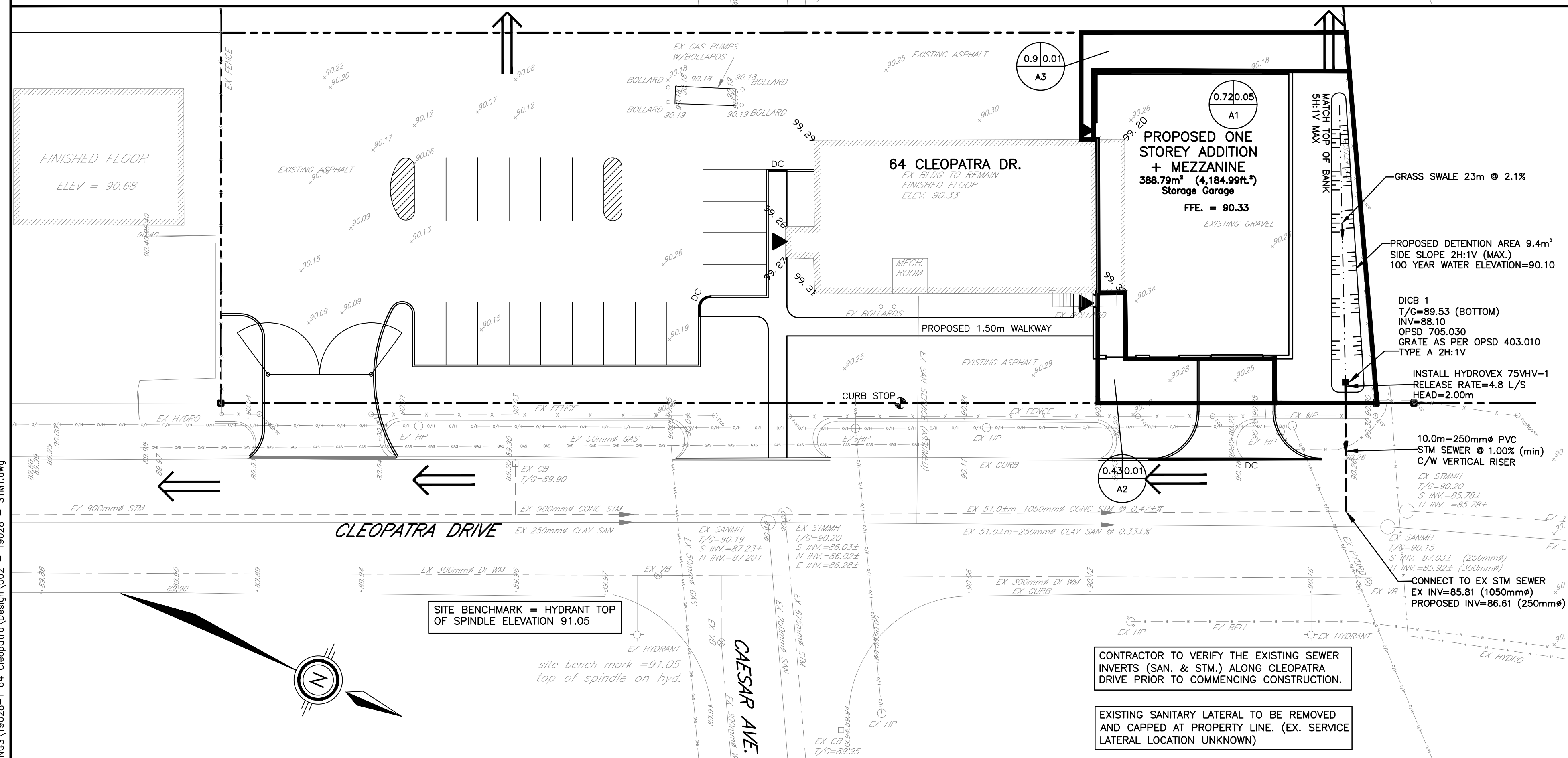
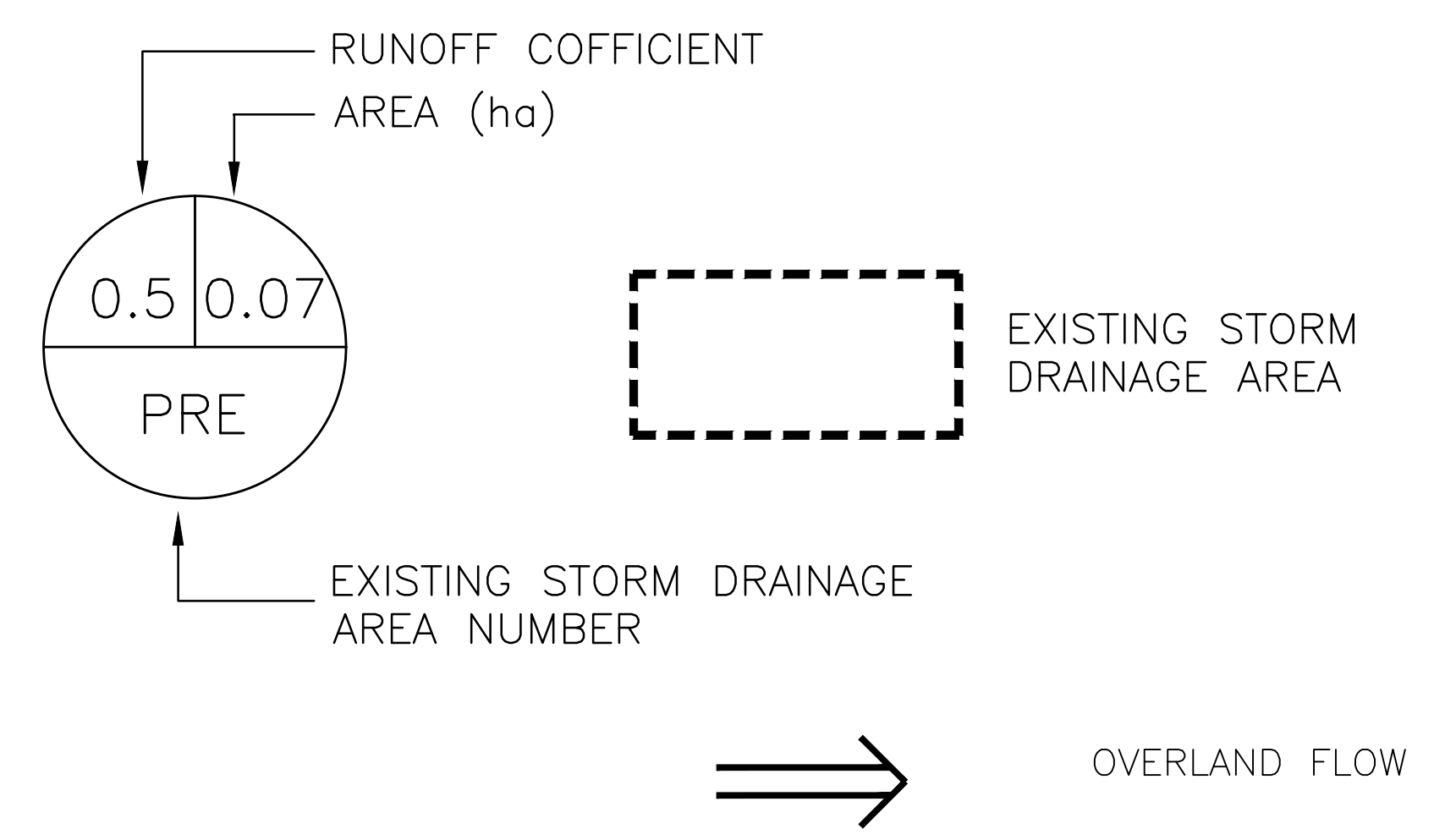
**BUILDING ADDITION**  
 64 CLEOPATRA DRIVE  
 CITY OF OTTAWA

**REMOVALS AND ADJUSTMENTS**

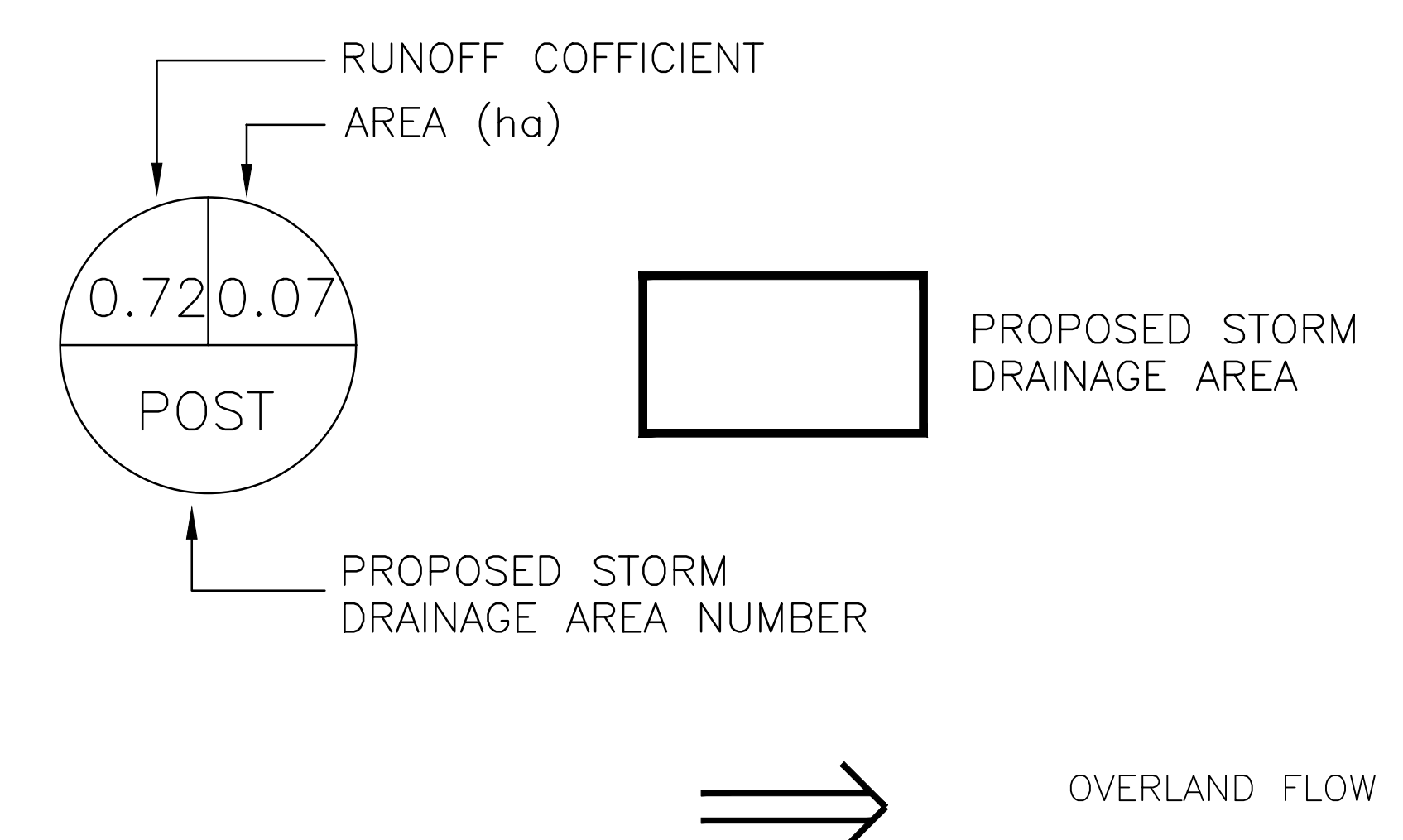
**CONTRACT No. 19028**    001-19028-REM1



EXISTING STORM DRAINAGE AREA PLAN



PROPOSED STORM DRAINAGE AREA PLAN



Jun 02, 2021 I:\DRAWINGS\19028-1-64 Cleopatra\Design\002 - 19028 - STM.dwg

**NOTES**

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1	ISSUED FOR SITE PLAN APPROVAL	APR 26/19	GSC

Not Valid Unless Signed And Dated

**Professional Engineers**  
Ontario  
JUNE 07, 2021  
**Limited Licensee**

Name: JWX  
Number: 100171806  
Category: CIVIL see limitation  
Limitations:  
This license is subject to the limitations as detailed on the certificate.  
Association of Professional Engineers of Ontario

SCALE: 1 : 250  
DESIGN: JX  
DRAWN: MH  
CHECKED: GSC  
DATE: APRIL 2019

**CITY OF OTTAWA**  
64 CLEOPATRA DRIVE  
STORM DRAINAGE AREA PLAN

**Anley GROUP** CONSULTING ENGINEERS PLANNERS

CONTRACT No. 19028 002-19028-STM1

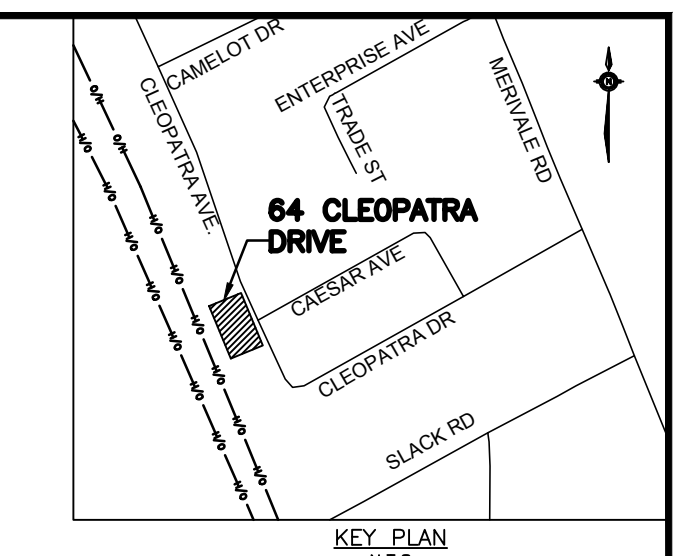


## SEWER CROSSING TABLE

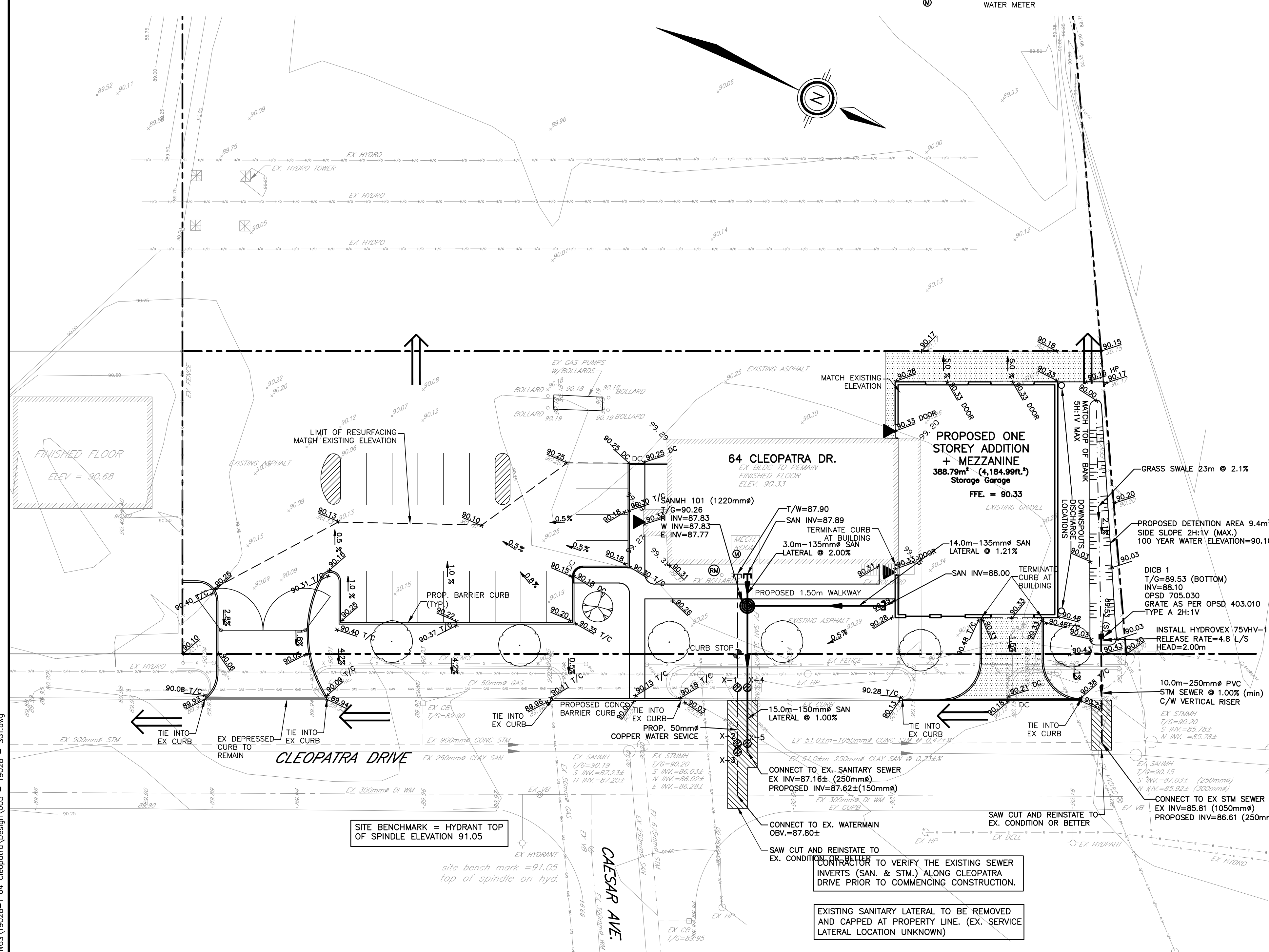
LOCATION	EX 50mm# GAS	EX 1050mm# STORM SEWER	EX 250mm# SANITARY SEWER	PROPOSED 50mm# COPPER WM	PROPOSED 150mm# SAN LATERAL
X-1	INV=89.28±			OBV=87.85±	
X-2		(INV=85.98±) OBV=87.03±		INV=87.75±	
X-3			(INV=87.16±) OBV=87.41±	INV=87.75±	
X-4	INV=89.28±			(INV=87.69±) OBV=87.84±	
X-5		(INV=85.97±) OBV=87.02±		INV=87.63±	

### LEGEND

	PROPERTY LINE		PLANNED CATCHBASIN C/W 5m LONG (MIN.) SUBDRAIN IN FOUR ORTHOGONAL DIRECTIONS (CB1, CB2, CB 3 & CB4)
	EXISTING SANITARY SEWER		PLANNED CATCHBASIN ADJACENT TO CURB C/W 5m LONG (MIN.) SUBDRAIN IN LONGITUDINAL DIRECTIONS (CB 5)
	EXISTING WATERMAIN		PLANNED WATERMAIN
	EXISTING STORM SEWER		PLANNED V&VB
	EXISTING FENCE		PLANNED 100mm# WEEPING TILE
	EXISTING UTILITY POLE		PLANNED LIGHT FIXTURE
	EXISTING CATCHBASIN		ROOF DRAIN
	EXISTING GAS		REMOTE WATER METER
	EXISTING UNDERGROUND HYDRO		WATER METER
	EXISTING UNDERGROUND BELL LINE		OVERLAND FLOW ROUTE
	PLANNED STORM SEWER		
	PLANNED SANITARY SEWER		



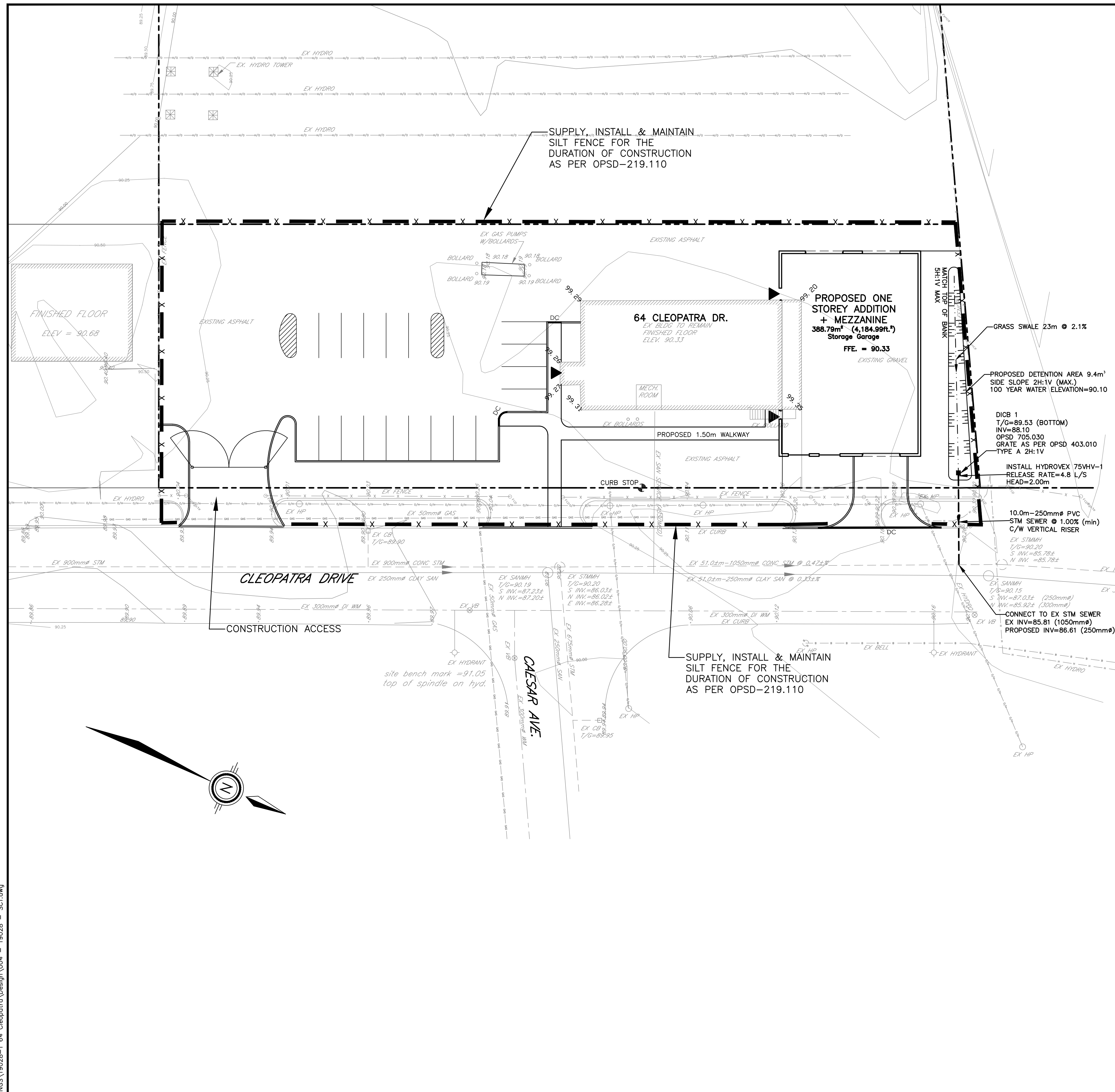
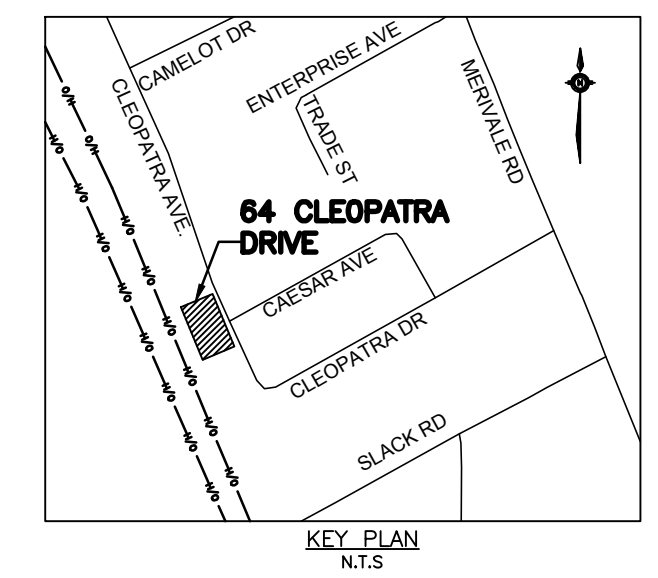
- NOTES: GENERAL**
- CONTRACTOR TO VERIFY ALL BUILDING AND SITE LAYOUT DIMENSIONS WITH THE ARCHITECT'S LATEST DRAWINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION. LAYOUT, ALL CONSTRUCTION LAYOUT SHALL BE CONFIRMED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
  - ALL ELEVATIONS ARE SHOWN AS METRIC AND GEODETIC.
  - CONSTRUCTION LAYOUT SHALL BE DONE BY THE CONTRACTOR.
  - CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING SERVICES AND FACILITIES THAT MAY BE DAMAGED DURING CONSTRUCTION. CONTRACTOR TO LOCATE ALL EXISTING UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION.
  - CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY DAMAGED UNDERGROUND UTILITIES, SEWERS OR SERVICES AT NO ADDITIONAL COST TO THE OWNER. ALL FEES, INSPECTION, PERMITS AND COORDINATION WILL BE AT THE CONTRACTOR'S EXPENSE.
  - CONTRACTOR TO VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS PRIOR TO CONSTRUCTION BY REVIEWING THE GEOTECHNICAL REPORT. IF A GEOTECHNICAL REPORT IS NOT AVAILABLE, THE CONTRACTOR IS RESPONSIBLE TO MAKE THEIR OWN INDEPENDENT ASSESSMENT OF THE SUBSURFACE CONDITIONS BY WHATEVER MEANS POSSIBLE, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL NOT MAKE ANY CLAIMS FOR ADDITIONAL COMPENSATION AS A RESULT OF UNSUITABLE CONDITIONS.
  - CONTRACTOR TO COORDINATE ALL PERMITS, FEES, INSPECTIONS AND APPROVALS AS REQUIRED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
  - CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING, SUPPORT AND PROTECTION OF EXCAVATIONS. DISCHARGE OF WATER SHALL BE IN AN APPROVED MANNER AND CONSISTENT WITH THE MINISTRY OF THE ENVIRONMENT AND THE CITY OF OTTAWA.
  - ANY AND ALL CHANGES MUST BE APPROVED IN WRITING FROM THE ENGINEER PRIOR TO IMPLEMENTATION.
  - ALL UNSUITABLE OR EXCESS MATERIAL SHALL BE REMOVED, HAULED AND DUMPED AT A LOCATION APPROVED BY THE OWNER. THIS WORK WILL BE COMPLETED AT NO ADDITIONAL COST TO THE CONTRACTOR.
  - ALL DISTURBED AREAS SHALL BE REINSTATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
  - ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL FINAL VIDEO INSPECTION OF THE SEWERS HAVE BEEN COMPLETED AND APPROVED BY THE ENGINEER AND/OR CITY.
  - ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND BACKFILLED WITH GRANULAR 'B'. COMPACTION TO CONFORM WITH CITY STANDARDS.
  - CITY OF OTTAWA STANDARD CONSTRUCTION & MATERIAL SPECIFICATIONS, THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS), ALONG WITH THESE DRAWINGS SHALL FORM PART OF THE CONTRACT DOCUMENTS AND SHALL APPLY TO ALL CONSTRUCTION ACTIVITIES.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND CONSTRUCTION OF ALL SEDIMENT AND EROSION CONTROL MEASURES TO ENSURE THAT SEDIMENT DOES NOT MIGRATE FROM THE CONSTRUCTION SITE. SEDIMENTS SHALL BE CONTAINED AND DISPOSED OF IN A MANNER CONSISTENT WITH THE CITY OF OTTAWA SPECIFICATIONS.
  - THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION BY REVIEWING THE GEOTECHNICAL INVESTIGATION REPORT PCS498-LET.01 PREPARED BY PATERSON GROUP, DATED FEBRUARY 12, 2016.
  - ALL ASPHALT REMOVAL AREAS SHALL BE SAW CUT TO FORM A CLEAN STRAIGHT EDGE PRIOR TO PLACEMENT OF NEW ASPHALT.
  - CONTRACTOR TO PROVIDE 'AS-BUILT' INFORMATION (SEWER INVERTS, SERVICE LATERAL INVERTS & LOCATION, ASPHALT & TOP OF CURB GRADES, ETC.) TO THE ENGINEER IN A FORMAT CONSISTENT WITH CITY STANDARDS.
  - CURBS SHALL CONFORM TO CITY OF OTTAWA STD. SC1.1 (BARRIER CURB).
  - ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO EXISTING CONDITION OR BETTER.
- NOTES: SERVICE LATERALS**
- THE FOUNDATION DRAIN OF THE PROPOSED ONE STOREY ADDITION IS TO BE CONNECTED TO THE EXISTING BUILDING FOUNDATION DRAIN (IF APPLICABLE).
  - DIRECT ROOF LEADER CONNECTIONS TO THE STORM SEWER SYSTEM WILL NOT BE PERMITTED. ROOF LEADERS SHALL DISCHARGE TO THE SURFACE.
  - CONNECTION OF FOUNDATION DRAINS TO THE SANITARY SEWER IS NOT PERMITTED.
  - SANITARY SEWER LATERALS SHALL BE CONSTRUCTED AT A GRADIENT OF AT LEAST 1.00%.
  - SANITARY SEWER LATERALS SHALL BE SDR-28 PIPE.
  - THE MINIMUM DIAMETER FOR SANITARY SEWER LATERALS IS 135mm.
  - SANITARY SEWER LATERALS SHALL HAVE A MINIMUM OF 2.0m COVER. THERMAL INSULATION IS TO BE INSTALLED WHERE REQUIRED.
  - SANITARY SEWER LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS S11 AND S11.1.
  - WATER SERVICE TO BE 50mm COPPER, INSTALLED PER CITY OF OTTAWA STANDARD W33.
  - WATER SERVICE POST ASSEMBLY TO BE IN ACCORDANCE WITH STANDARD W35.
  - WATER SERVICE TO BE INSTALLED WITH A MINIMUM COVER OF 2.4m. THERMAL INSULATION IS TO BE INSTALLED WHERE REQUIRED.
  - WATER SERVICE INSTALLATION AT SEWER CROSSINGS PER STD. W38.
  - WATER SERVICE BEDDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17.
  - INSTALLATION OF WATER METER AND REMOTE RECEPTACLE SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
  - CATHODIC PROTECTION IS REQUIRED FOR ALL IRON FITTINGS IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
  - CONNECTION TO EXISTING WATERMAIN ALONG CLEOPATRA DRIVE SHALL BE COMPLETED BY CITY FORCES. EXCAVATION, BACKFILL AND REINSTATEMENT SHALL BE COMPLETED BY THE CONTRACTOR.
  - PROVIDE FOUNDATION DRAINAGE AS PER PATERSON GROUP GEOTECHNICAL REPORT PCS498-LET.01 DATED FEBRUARY 12, 2016 AND CONNECT TO EXISTING FOUNDATION DRAINAGE IF PRESENT.



**RECOMMENDED PAVEMENT DESIGN:**

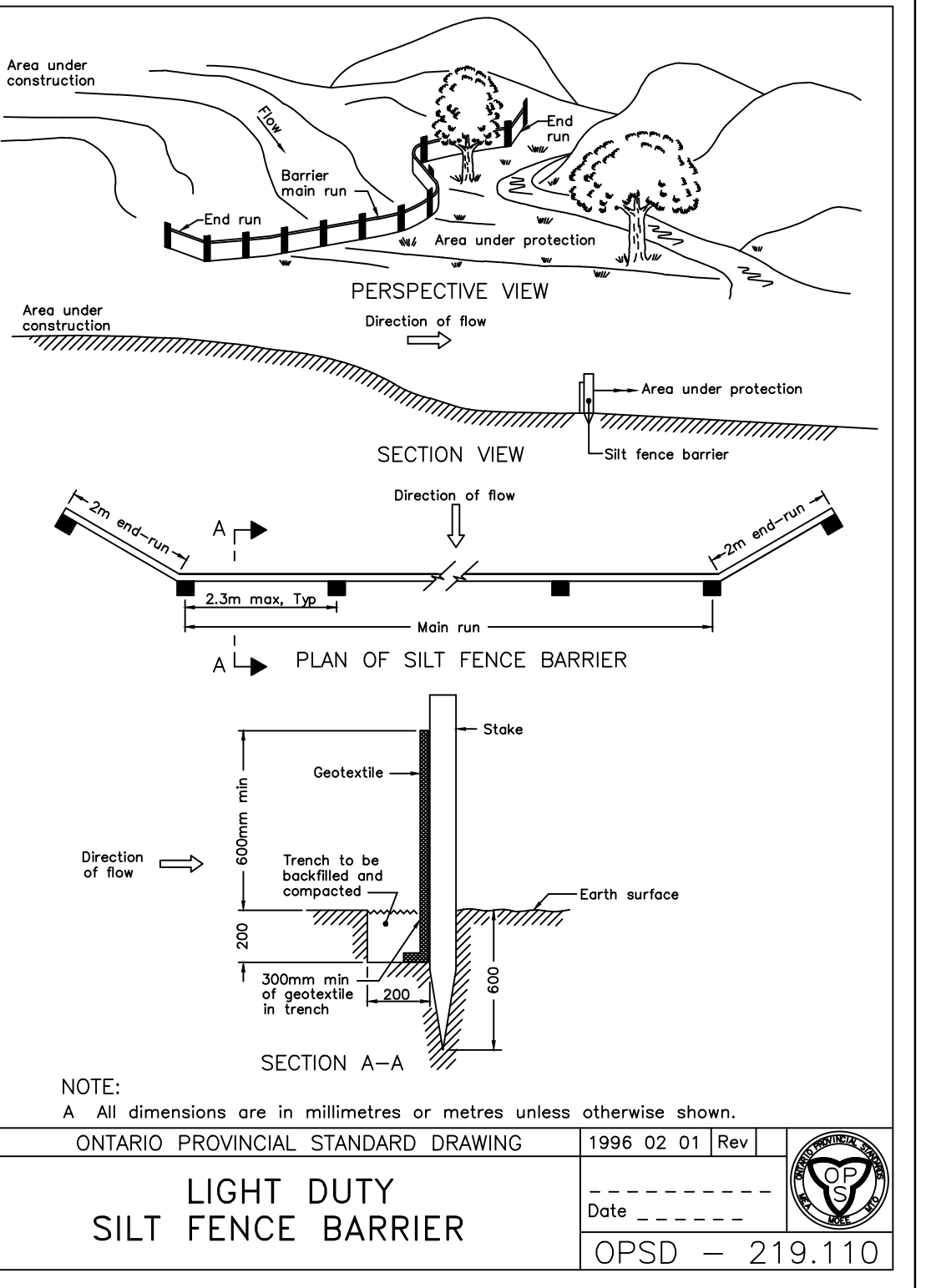
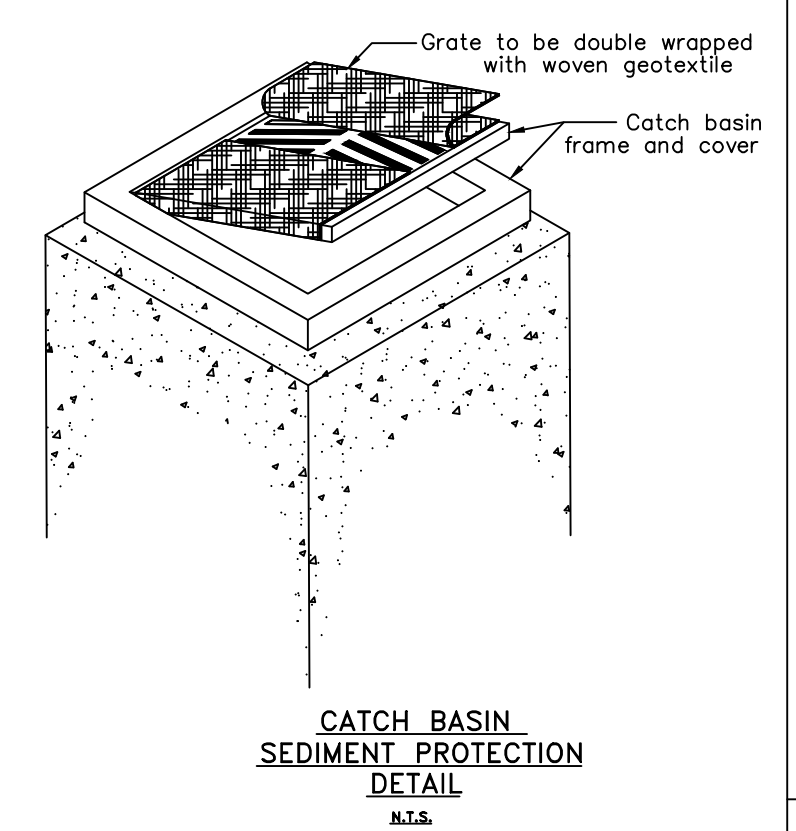
- 40mm HL3
- 50mm HL8
- 150mm OPSS GRANULAR 'A'
- 450mm OPSS GRANULAR 'B' TYPE II

<p><b>NOTES</b></p> <p>OWNER: 2336925 ONTARIO INC. 64 CLEOPATRA DRIVE OTTAWA, ONTARIO K2G 0B4</p>	<p><b>CONTRACT DRAWINGS:</b> Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be scaled. Drawings may not be used for any purpose other than that stipulated in the contract agreement between the owner/client and the Engineer without the express written consent of Anley Graham &amp; Associates Limited. Use of these drawings by any party for any other purpose is subject to the following caution. <b>CAUTION:</b> The information contained in this drawing is solely for the intended recipient. Any copying, distribution or use by others without the express written consent of Anley Graham &amp; Associates Limited is prohibited. The recipient is responsible for confirming the accuracy and completeness of the information with the originator. The recipient assumes all risks and liabilities associated with the use of the drawings. The recipient will save and hold harmless Anley Graham &amp; Associates Limited for any claims whatsoever associated with or related to the use of the drawings. The recipient will not reuse any portion of the drawings for any future project without the express written permission of Anley Graham &amp; Associates Limited.</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> <th>INITIAL</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>RE-ISSUED FOR SITE PLAN APPROVAL</td> <td>JUNE 07/21</td> <td>JX</td> </tr> <tr> <td>2</td> <td>RE-ISSUED FOR SITE PLAN APPROVAL</td> <td>JUNE 19/20</td> <td>JX</td> </tr> <tr> <td>1</td> <td>ISSUED FOR SITE PLAN APPROVAL</td> <td>MAY 24/19</td> <td>GSC</td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	INITIAL	3	RE-ISSUED FOR SITE PLAN APPROVAL	JUNE 07/21	JX	2	RE-ISSUED FOR SITE PLAN APPROVAL	JUNE 19/20	JX	1	ISSUED FOR SITE PLAN APPROVAL	MAY 24/19	GSC	<p>Not Valid Unless Signed And Dated</p> <p>Professional Engineers Ontario June 07, 2021</p> <p><b>Limited Licensee</b> Name: JWX Number: 100171806 Category: CIVIL see limitation This license is subject to the limitations as detailed on the certificate. Association of Professional Engineers of Ontario</p>	<p>SCALE: 1 : 250</p> <p>DESIGN: JX</p> <p>DRAWN: MH</p> <p>CHECKED: GSC</p> <p>DATE: MAY 2019</p>	<p>BUILDING ADDITION 64 CLEOPATRA DRIVE CITY OF OTTAWA</p> <p>SITE SERVICING AND GRADING PLAN</p>	<p><b>Anley GROUP</b> CONSULTING ENGINEERS PLANNERS</p> <p>CONTRACT No. 19028 003-19028-SG1</p>
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<p>OWNER:</p> <p>2336925 ONTARIO INC.</p> <p>64 CLEOPATRA DRIVE</p> <p>OTTAWA, ONTARIO</p> <p>K2G 0B4</p>																						



**TEMPORARY EROSION & SEDIMENT CONTROL NOTES**

1. A MUD MAT IS TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION AND TO BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETED. MUD MAT SHOULD BE SUFFICIENT LENGTH TO ENSURE THAT A MINIMUM AMOUNT OF MATERIAL IS TRUCKED OFF SITE ONTO ADJACENT ROADS.
2. SILT FENCES SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE AND MAINTAINED UNTIL THE COMPLETION OF THE LANDSCAPE WORKS. (SEE DETAIL - OPSD 219.110)
3. CATCHBASIN SEDIMENT PROTECTION IS TO BE INSTALLED AT ALL CATCHBASIN AND CATCHBASIN MANHOLE LOCATIONS ALONG CLEOPATRA DRIVE AND ARE TO BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETED. (SEE DETAIL BELOW)



NOTE:  
A All dimensions are in millimetres or metres unless otherwise shown.  
ONTARIO PROVINCIAL STANDARD DRAWING 1996 02 01 Rev  
**LIGHT DUTY SILT FENCE BARRIER**  
Date  
OPSD - 219.110

Jun 02, 2021 E:\DRAWINGS\19028-1-64 Cleopatra\Design\004 - 19028 - SC1.dwg

**NOTES**

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**BUILDING ADDITION  
64 CLEOPATRA DRIVE  
CITY OF OTTAWA**

**EROSION AND SEDIMENT CONTROL PLAN**

CONTRACT No. 19028 004-19028-SC1