

ALL DISTANCES SHOWN HEREON ARE IN METERS AND CAN BE

DISTANCE NOTE ALL DISTANCES ELECTRONICALLY MEASURED ON THIS PLAN ARE

HORIZONTAL DATUM

NORTH, NAD-83 CSRS.

COMPLETION NOTE

	PROPERTY LINE
SIB	PROPERTY BAR
247.00	EX. CONTOUR
₩ 247.50	EX. SPOT ELEVATION
~~~~~~	EX. VEGETATION
$\square$ $\bigcirc$ $\bigcirc$	EX. CB, DCB, CBMH AND N
$\cup \circ \land \circ $	EX. SWALE/ DITCH
	EX. CHAIN LINK FENCE
- x x x	EX. POST & WIRE FENCE
—— A/G H ———	EX. ABOVE GROUND HYDF
	EX. MAN DOOR







PROJECT

DYT3

OTTAWA, ONTARIO 2625 SHEFFIELD ROAD

### OWNER

CHOICE PROPERTIES REIT 700-22 ST.CLAIR AVENUE EAST TORONTO, Ontario, M4T 2S5 647 533 5057 tel

#### CONSULTANT

AECOM Canada Ltd. 50 Sportsworld Crossing Road, Suite 290 Kitchener, Ontario, N2P 0A4 519 650 5313 tel 519 650 3424 fax www.aecom.com

#### NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED.

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REGISTRATION



#### **ISSUE/REVISION**

2	2022-10-07	ISSUED FOR SPA
1	2022-08-30	LANDLORD REVIEW - SPA SET
I/R	DATE	DESCRIPTION

### **KEY PLAN**



SHEET NUMBER C101





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#### DISTANCE NOTE

HORIZONTAL DATUM

METRIC NOTE

ALL DISTANCES ELECTRONICALLY MEASURED ON THIS PLAN ARE GRID DISTANCES.

UNIVERSAL TRANSVERSE MERCATOR (UTM) PROJECTION, ZONE 18 NORTH, NAD-83 CSRS.

VERTICAL DATUM

NAD-83 VERTICAL DATUM - 1978 RE-ADJUSTMENT (GEODETIC)

COMPLETION NOTE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED IN JUNE, 2020 BY AECOM.

#### **PROPERTY BOUNDARIES**

PROPERTY BOUNDARY INFORMATION SHOWN HEREIN IS DERIVED FROM GIS AND FIELD OBSERVATIONS AND REGISTERED PLANS 5R-12728 DATED MAY 25, 1989 AS WELL AS REF NO. 8-783 GR DATED NOV 10, 1976. ALL DIMENSIONS ARE APPROXIMATE. THIS DOCUMENT IN ITSELF CAN NOT BE USED TO ESTABLISH PROPERTY LIMITS.

#### SITE BENCHMARKS

TBM #1 - TOP NUT OF HYDRANT LOCATED AT NORTH WEST CORNER OF 2625 SHEFFIELD ROAD ELEVATION = 67.198m TBM #2 - STANDARD IRON BAR (SIB) LOCATED AT SOUTH WEST

CORNER OF 2625 SHEFFIELD ROAD ELEVATION = 66.015m

PROPERTY LINE         \$36         247.00         EXISTING CONTOUR         247.00         EX.SPOT ELEVATION         EX. VEGETATION         EX. CB, DCB, CBMH AND MH         PROPOSED CB, DCB, CBMH, DCBMH AND MH         COMPOSED CB, CBM, DCBM, CBMH, DCBMH AND MH         COMPOSED CB, CB, CBMH, AND MH         CATCH ASPHALT         CATCH BASIN TREATMENT         SF       SILT FENCE         CURB PER OPSD 600.110         DRAINAGE DIVIDE         LIMIT OF CONSTRUCTION	LEGEND	
SIB       PROPERTY BAR         247.00       EXISTING CONTOUR         247.00       EX.SPOT ELEVATION         EX. VEGETATION       EX. CB, DCB, CBMH AND MH         PROPOSED CB, DCB, CBMH, DCBMH AND MH       PROPOSED CB, DCB, CBMH, DCBMH AND MH         PROPOSED CB, DCB, CBMH, DCBMH AND MH       EX. SWALE/ DITCH         EX.       EX. POST & WIRE FENCE         EX.       EX. POST & WIRE FENCE         EX.       EX. ABOVE GROUND HYDRO LINE         EX.       EX. MAN DOOR         DIRECTION OF FLOW       EX.GB9.45         PROPOSED LIEVATION       EX.GB9.45         PROPOSED TOP OF RETAINING W         PROPOSED BOTTOM OF RETAINING W         YEG9.45       PROPOSED TOP OF RETAINING W         YEG9.45       PROPOSED BOTTOM OF RETAINING W         YEG9.45       PROPOSED LIGHT         DUTY ASPHALT       PROPOSED CONCRETE         PROPOSED RIP RAP       CATCH BASIN TREATMENT         SF       SILT FENCE         CURB PER OPSD 600.110       DRAINAGE DIVIDE         ILIMIT OF CONSTRUCTION       SNOW STORAGE		PROPERTY LINE
247.00       EXISTING CONTOUR         247.00       EX. SPOT ELEVATION         247.00       EX. SPOT ELEVATION         EX. VEGETATION       EX. CB, DCB, CBMH AND MH         PROPOSED CB, DCB, CBMH, DCBMH AND MH       PROPOSED CB, DCB, CBMH, DCBMH AND MH         EX. SWALE/ DITCH       EX. SWALE/ DITCH         EX. TABOVE GROUND HYDRO LINE       EX. ABOVE GROUND HYDRO LINE         EX. ABOVE GROUND HYDRO LINE       EX. MAN DOOR         DIRECTION OF FLOW       PROPOSED TOP OF RETAINING W.         PROPOSED TOP OF RETAINING W.       PROPOSED TOP OF RETAINING W.         PROPOSED TOP OF RETAINING W.       PROPOSED TOP OF RETAINING W.         YEB9.45       PROPOSED TOP OF RETAINING W.         PROPOSED DOP OF RETAINING W.       PROPOSED BOTTOM OF RETAINING W.         YEB9.45       PROPOSED LIGHT         DUTY ASPHALT       PROPOSED LIGHT         DUTY ASPHALT       PROPOSED CONCRETE         PROPOSED CONCRETE       PROPOSED CONCRETE         PROPOSED RIP RAP       CATCH BASIN TREATMENT         SF       SILT FENCE         CURB PER OPSD 600.110       DRAINAGE DIVIDE         ILIMIT OF CONSTRUCTION       SNOW STORAGE	SIB	PROPERTY BAR
× 247:50       EX. SPOT ELEVATION         EX. VEGETATION       EX. CB, DCB, CBMH AND MH         PROPOSED CB, DCB, CBMH, DCBMH AND MH       PROPOSED CB, DCB, CBMH, DCBMH AND MH         COMPARING       EX. SWALE/ DITCH         EX. XWALE/ DITCH       EX. CHAIN LINK FENCE         EX. XWALE/ DITCH       EX. CHAIN LINK FENCE         EX. XWALE/ DITCH       EX. CHAIN LINK FENCE         EX. XWALE/ DITCH       EX. ABOVE GROUND HYDRO LINE         EX. MAN DOOR       DIRECTION OF FLOW         V269.45       PROPOSED ELEVATION (EDGE OF ASPHALT)         XZ69.455       PROPOSED TOP OF RETAINING W PROPOSED BOTTOM OF RETAINING W PROPOSED BOTTOM OF RETAINING W PROPOSED DIGHT DUTY ASPHALT         V269.455       PROPOSED LIGHT DUTY ASPHALT         VITY ASPHALT       PROPOSED CONCRETE         VITY ASPHALT       PROPOSED CONCRETE         VITY ASPHALT       CATCH BASIN TREATMENT         SF       SILT FENCE         CURB PER OPSD 600.110       DRAINAGE DIVIDE         IMIT OF CONSTRUCTION       SNOW STORAGE	247.00	EXISTING CONTOUR
EX. VEGETATION         EX. CB, DCB, CBMH AND MH         PROPOSED CB, DCB, CBMH, DCBMH AND MH         COMMONSTRATE         EX. CHAIN LINK FENCE         EX. CHAIN LINK FENCE         EX. CHAIN LINK FENCE         EX. ABOVE GROUND HYDRO LINE         EX. MAN DOOR         DIRECTION OF FLOW         × [269.45]         PROPOSED TOP OF RETAINING W.         PROPOSED TOP OF RETAINING W.         × [269.45]         PROPOSED TOP OF RETAINING W.         × [269.45]         PROPOSED TOP OF RETAINING W.         PROPOSED TOP OF RETAINING W.         PROPOSED BOTTOM OF RETAINING W.         PROPOSED LIGHT         DUTY ASPHALT         PROPOSED LIGHT         DUTY ASPHALT         PROPOSED CONCRETE         PROPOSED RIP RAP         Image: Second Rip Rap	★ 247.50	EX. SPOT ELEVATION
Image: Construction       EX. CB, DCB, CBMH AND MH         PROPOSED CB, DCB, CBMH, DCBMH AND MH         Image: Construction		EX. VEGETATION
Image:		EX. CB, DCB, CBMH AND MH
•••••••••••••       EX. SWALE/ DITCH         ••••••••       EX. CHAIN LINK FENCE         ••••••       EX. POST & WIRE FENCE         •••••       EX. ABOVE GROUND HYDRO LINE         ••••       EX. MAN DOOR         ••••       DIRECTION OF FLOW         •••       269.45         •••       PROPOSED ELEVATION (EDGE OF ASPHALT)         •••       269.45         •••       PROPOSED TOP OF RETAINING W. PROPOSED BOTTOM OF RETAINING W. PROPOSED BOTTOM OF RETAINING W. PROPOSED BOTTOM OF RETAINING W. PROPOSED LIGHT DUTY ASPHALT         •••       269.45BW         •••       PROPOSED LIGHT DUTY ASPHALT         •••       PROPOSED CONCRETE         •••       PROPOSED RIP RAP         •••       CATCH BASIN TREATMENT         •••       SF         SILT FENCE         CURB PER OPSD 600.110         •••       DRAINAGE DIVIDE         •••       LIMIT OF CONSTRUCTION	• • • • • •	DCBMH AND MH
•       •       •       •       EX. CHAIN LINK FENCE         •       ×       ×       •       EX. POST & WIRE FENCE         •       •       •       EX. ABOVE GROUND HYDRO LINE         •       •       EX. MAN DOOR         •       •       DIRECTION OF FLOW         •       •       269.45       PROPOSED ELEVATION         •       •       269.45       PROPOSED TOP OF RETAINING W         •       269.455W/       PROPOSED DOP OF RETAINING W         •       269.455W/       PROPOSED LIGHT         •       •       •       •         •       269.455W/       PROPOSED LIGHT         •       •       •       •         •       •       PROPOSED HEAVY         •       •       •       •         •       •       •       •         •       •       •       •         •       •       •       •         •       •       •       •         •       •       •       •         •       •       •       •         •       •       •       •         •       • <th>$\circ \circ$</th> <th>EX. SWALE/ DITCH</th>	$\circ \circ $	EX. SWALE/ DITCH
X       X       X       EX. POST & WIRE FENCE         AGH       EX. ABOVE GROUND HYDRO LINE         X       EX. MAN DOOR         DIRECTION OF FLOW       DIRECTION OF FLOW         X       269.45       PROPOSED ELEVATION (EDGE OF ASPHALT)         X       269.45TW       PROPOSED TOP OF RETAINING W PROPOSED BOTTOM OF RETAINING W PROPOSED BOTTOM OF RETAINING W PROPOSED LIGHT DUTY ASPHALT         V       269.45BW       PROPOSED LIGHT DUTY ASPHALT         V       PROPOSED HEAVY DUTY ASPHALT         V       PROPOSED RIP RAP         V       CATCH BASIN TREATMENT         SF       SILT FENCE         URB PER OPSD 600.110       DRAINAGE DIVIDE         IMIT OF CONSTRUCTION       SNOW STORAGE	OOO	EX. CHAIN LINK FENCE
AGH       EX. ABOVE GROUND HYDRO LINE         EX. MAN DOOR       DIRECTION OF FLOW         × 269.45       PROPOSED ELEVATION         × 269.45       PROPOSED TOP OF RETAINING W.         × 269.45BW       PROPOSED BOTTOM OF RETAINING W.         × 269.45BW       PROPOSED LIGHT         DUTY ASPHALT       PROPOSED HEAVY         DUTY ASPHALT       PROPOSED CONCRETE         PROPOSED RIP RAP       PROPOSED RIP RAP         SF       SILT FENCE         CURB PER OPSD 600.110       DRAINAGE DIVIDE         DUTY ASPHALT       DRAINAGE DIVIDE	X X X X	EX. POST & WIRE FENCE
EX. MAN DOOR         DIRECTION OF FLOW         × 269.45       PROPOSED ELEVATION (EDGE OF ASPHALT)         × 269.45TW       PROPOSED TOP OF RETAINING W. PROPOSED BOTTOM OF RETAINING W. PROPOSED BOTTOM OF RETAINING W. WALL         PROPOSED LIGHT DUTY ASPHALT       PROPOSED HEAVY DUTY ASPHALT         PROPOSED CONCRETE       PROPOSED CONCRETE         PROPOSED RIP RAP       CATCH BASIN TREATMENT         SF       SILT FENCE         CURB PER OPSD 600.110       DRAINAGE DIVIDE         IMIT OF CONSTRUCTION       SNOW STORAGE	A/G H	EX. ABOVE GROUND HYDRO LINE
× 269.45       PROPOSED ELEVATION (EDGE OF ASPHALT)         × 269.45TW > 269.45BW       PROPOSED TOP OF RETAINING WARD PROPOSED BOTTOM OF RETAINING WALL         Image: Construction of the second		EX. MAN DOOR DIRECTION OF FLOW
* [209.45]       (EDGE OF ASPHALT)         * [269.45]       PROPOSED TOP OF RETAINING W. PROPOSED BOTTOM OF RETAININ WALL         * [269.45]       PROPOSED LIGHT DUTY ASPHALT         Image: Construction       PROPOSED HEAVY DUTY ASPHALT         Image: Construction       PROPOSED CONCRETE         Image: Construction       PROPOSED RIP RAP         Image: Construction       Catch Basin TREATMENT         Image: Silt of Construction       DRAINAGE DIVIDE         Image: Construction       Snow storage	260.45	PROPOSED ELEVATION
×       269.45TW       PROPOSED TOP OF RETAINING WARD         ×       269.45BW       PROPOSED BOTTOM OF RETAINING WALL         Image: Second Structure       PROPOSED LIGHT         Image: Second Structure       PROPOSED HEAVY         Image: Second Structure       PROPOSED CONCRETE         Image: Second Structure       PROPOSED RIP RAP         Image: Second Structure       Catch Basin treatment         Image: Second Structure       Drainage Divide         Image: Second Structure       Snow storage	× [269.45]	(EDGE OF ASPHALT)
PROPOSED LIGHT   DUTY ASPHALT   PROPOSED HEAVY   DUTY ASPHALT   PROPOSED CONCRETE   PROPOSED RIP RAP   PROPOSED RIP RAP   SF   SF   SF   SF   SILT FENCE   CURB PER OPSD 600.110   DRAINAGE DIVIDE   LIMIT OF CONSTRUCTION   SNOW STORAGE	× 269.45TW × 269.45BW	PROPOSED TOP OF RETAINING WALI PROPOSED BOTTOM OF RETAINING WALL
PROPOSED HEAVY DUTY ASPHALT   PROPOSED CONCRETE   PROPOSED RIP RAP   CATCH BASIN TREATMENT   SF   SF   SILT FENCE   CURB PER OPSD 600.110   DRAINAGE DIVIDE   LIMIT OF CONSTRUCTION   SNOW STORAGE		PROPOSED LIGHT DUTY ASPHALT
PROPOSED CONCRETE   PROPOSED RIP RAP   CATCH BASIN TREATMENT   SF   SF   CURB PER OPSD 600.110   DRAINAGE DIVIDE   LIMIT OF CONSTRUCTION   SNOW STORAGE		PROPOSED HEAVY DUTY ASPHALT
PROPOSED RIP RAP         Image: Construction         SF         SF         SF         CURB PER OPSD 600.110         DRAINAGE DIVIDE         Image: Construction         SNOW STORAGE		PROPOSED CONCRETE
CATCH BASIN TREATMENT  SF SILT FENCE CURB PER OPSD 600.110 CURB PER OPSD 600.110 CURB PER OPSD FOR OPSD 600.110 CURB PER OPSD FOR OPSD 600.110 CURB PER OP		PROPOSED RIP RAP
SF SILT FENCE CURB PER OPSD 600.110 DRAINAGE DIVIDE LIMIT OF CONSTRUCTION SNOW STORAGE SURFACE PONDING LIMITS	C	CATCH BASIN TREATMENT
CURB PER OPSD 600.110	SF	SILT FENCE
		CURB PER OPSD 600.110
SURFACE PONDING LIMITS		SNOW STORAGE
	$\bigcirc$	SURFACE PONDING LIMITS
OVERLAND FLOW ROUTE		OVERLAND FLOW ROUTE
ംറംപെംപംപം PROPOSED SWALE/ DITCH	ൟ൨ൟ൨ൟ൨ൟ൜	PROPOSED SWALE/ DITCH
	0 12.5	25



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DYT3 OTTAWA, ONTARIO 2625 SHEFFIELD ROAD

#### OWNER

CHOICE PROPERTIES REIT 700-22 ST.CLAIR AVENUE EAST TORONTO, Ontario, M4T 2S5 647 533 5057 tel

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#### REGISTRATION



#### ISSUE/REVISION

2	2022-10-07	ISSUED FOR SPA
1	2022-08-30	LANDLORD REVIEW - SPA SET
I/R	DATE	DESCRIPTION

#### KEY PLAN



C102

V=1:500







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#### DISTANCE NOTE

METRIC NOTE

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HORIZONTAL DATUM

UNIVERSAL TRANSVERSE MERCATOR (UTM) PROJECTION, ZONE 18 NORTH, NAD-83 CSRS.

VERTICAL DATUM NAD-83 VERTICAL DATUM - 1978 RE-ADJUSTMENT (GEODETIC)

COMPLETION NOTE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED IN JUNE, 2020 BY AECOM.

#### **PROPERTY BOUNDARIES**

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#### SITE BENCHMARKS

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CORNER OF 2625 SHEFFIELD ROAD ELEVATION = 66.015m



# AEC PROJECT DYT3 OTTAWA, ONTARIO 2625 SHEFFIELD ROAD

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#### CONSULTANT

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#### **KEY PLAN**



C103



#### METRIC NOTE

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HORIZONTAL DATUM

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VERTICAL DATUM

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## LEGEND



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PROPERTY LINE
PROPERTY BAR
EX. CONTOUR
EX. SPOT ELEVATION
EX. VEGETATION
EX. CB, DCB, CBMH AND MH
EX. SWALE/ DITCH
EX. CHAIN LINK FENCE
EX. POST & WIRE FENCE
EX. ABOVE GROUND HYDRO LINE
PROPOSED RIP RAP

CBMH. DCBMH AND MH PROPOSED PVC STORM SEWER (LESS THAN 450mm DIA.) PROPOSED CONCRETE STORM

SEWER (450mm DIA. AND LARGER) INSULATION ON STORM SEWER (AS PER DETAIL W22 ON D103) DIRECTION OF SEWER FLOW

PROPOSED BARRIER CURB (AS PER OPSD 600.110)

LIMIT OF CONSTRUCTION

CROSSING TABLE				
CROSSING	PIPE INVERTS	CLEARANCE		
C1	SAN INV. = 65.85 WM OBV. = 65.05	0.80		
C2	SAN INV. = 66.31 STM OBV. = 65.13	1.74		
C3	WM INV. = 65.65 STM OBV. = 65.15	0.25		
C4	WM INV. = 65.83 STM OBV. = 65.18	0.25		
C5	WM INV. = 65.561 STM OBV. = 65.311	0.25		
C6	WM INV. = 65.20 STM OBV. = 64.95	0.25		
C7	WM INV. = 65.40 STM OBV. = 65.15	0.25		
C8	EX. STM INV. = 64.29 SAN OBV. = 63.72	0.57		

EXISTING WATERMAIN TO BE DEFLECTED USING VERTICAL BENDS TO ACHIEVE MIN SEPARATION OF 0.25m ABOVE AND 0.5m BELOW AS PER CITY OF OTTAWA W25 AND W25.2 . CONTRACTOR TO ADVISE TESTING AGENCY FOR FIELD REVIEW AND APPROVAL AND COORDINATE ANY SHUT DOWN WITH OWNER AND/OR MUNICIPALITY.

* CONTRACTOR TO CONFIRM LOCATION AND DEPTH



# AEC

PROJECT

DYT3

OTTAWA, ONTARIO 2625 SHEFFIELD ROAD

#### OWNER

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#### **KEY PLAN**



SHEET TITLE

PROPOSED SITE SERVICING

SHEET NUMBER

#### C104



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CORNER OF 2625 SHEFFIELD ROAD ELEVATION = 66.015m

LEGEND	
	PROPERTY LINE
SIB	
247.00	
X 247.50	
$\circ \land \circ \land$	EX. SWALE/ DITCH
OOOOOOO	EX. CHAIN LINK FENCE
XXXX	EX. POST & WIRE FENCE
A/G H	EX. ABOVE GROUND HYDRO LINE
	PROPOSED RIP RAP
• • • • • •	PROPOSED CB, DCB, CBMH, DCBMH AND MH
	PROPOSED PVC STORM SEWER (LESS THAN 450mm DIA.)
=====	PROPOSED CONCRETE STORM SEWER (450mm DIA. AND LARGER)
	INSULATION ON STORM SEWER (AS PER DETAIL W22 ON D103)
	DIRECTION OF SEWER FLOW
	PROPOSED BARRIER CURB (AS PER OPSD 600.110)
	LIMIT OF CONSTRUCTION



PROJECT

DYT3

OTTAWA, ONTARIO 2625 SHEFFIELD ROAD

#### OWNER

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#### KEY PLAN



SHEET NUMBER

C105

V=1:500



0.15m HIGH CONCRETE BARRIER CURB AS PER OPSD 600.110 (TYPICAL)

EDGES OF FILTER

EMBEDDED INTO

ADJACENT GRADE

FABRIC TO BE





STRUCTURE TABLE							
STRUCTURE NAME	STRUCTURE TYPE	GRATE TYPE	FINISHED COVER ELEVATION		INVEF	RTS	
CBMH 1	OPSD 701.012	OPSD 400.020	66.658	E N SW	63.762 63.687 63.537	525mmØ 600mmØ 750mmØ	
MH 30	OPSD 701.011	OPSD 400.020	66.800	S NW	63.732 63.792	600mmØ 600mmØ	
CBMH 2	OPSD 701.010	S28.1	66.998	SE NW	64.057 64.117	600mmØ 600mmØ	
СВМН 3	OPSD 701.010	OPSD 400.020	66.998	SE N	64.417 64.477	600mmØ 600mmØ	
CBMH 5	OPSD 705.010	OPSD 400.020	66.738	SE	65.114	525mmØ	
CBMH 6	OPSD 701.011	OPSD 400.020	66.641	W NW	63.912 63.972	525mmØ 525mmØ	
CBMH 7	OPSD 701.010	OPSD 400.020	66.997	SE NW	64.272 64.332	525mmØ 525mmØ	
CBMH 8	OPSD 701.010	OPSD 400.020	66.997	SE NW	64.632 64.692	525mmØ 525mmØ	
CB 10	OPSD 705.010	OPSD 400.020	66.736	SE	65.329	450mmØ	
CBMH 11	OPSD 701.010	OPSD 400.020	65.743	E SW SE NW	63.583 63.773 63.848 63.623	525mmØ 375mmØ 300mmØ 525mmØ	
CBMH 12	OPSD 705.010	OPSD 400.020	65.743	NE	64.058	375mmØ	
MH 27	OPSD 701.010	OPSD 401.010	65.907	NW NE	63.889 63.949	300mmØ 375mmØ	
CB 29	OPSD 705.010	OPSD 400.020	66.544	SW	64.113	375mmØ	
CBMH 14	OPSD 701.010	OPSD 400.020	66.319	SW NE	64.106 64.166	525mmØ 525mmØ	
CBMH 15	OPSD 701.010	S28.1	66.319	SW NE	64.466 64.526	525mmØ 525mmØ	
DCB 16	OPSD 705.010	OPSD 400.020	66.322	SW	64.798	525mmØ	
CBMH 18	OPSD 701.011	OPSD 400.020	66.416	E N	64.110 64.050	750mmØ 750mmØ	
MH 24	OPSD 701.011	OPSD 400.020	66.521	W NE S	64.134 64.194 64.644	750mmØ 600mmØ 450mmØ	
MH 25	OPSD 701.011	OPSD 400.020	67.043	SW E	64.415 64.475	600mmØ 525mmØ	
MH 26	OPSD. 701.012	OPSD 401.010	67.257	W NE E SE	64.557 65.157 65.082 64.782	525mmØ 450mmØ 450mmØ 450mmØ	
CB 27	OPSD 705.010	OPSD 400.020	66.827	SW	65.485	450mmØ	
CB 28	OPSD 705.010	OPSD 400.020	66.911	W	65.386	450mmØ	
CBMH 19	OPSD 701.010	OPSD 400.020	67.264	SE N	64.937 64.877	450mmØ 450mmØ	
MH 20	OPSD 701.010	OPSD 401.101	67.286	NW SE	64.989 65.049	450mmØ 450mmØ	
CBMH 21	OPSD 701.010	OPSD 400.020	67.043	NW SE	65.172 65.232	450mmØ 450mmØ	
CBMH 22	OPSD 701.010	OPSD 400.020	67.043	NW SE	65.532 65.682	450mmØ 300mmØ	
CB 23	OPSD 705.010	OPSD 400.020	67.128	NW	66.197	300mmØ	
MH 44	OPSD 701.010	OPSD 401.101	67.022	SW E E	63.512 63.737 64.575	375mmØ 300mmØ 200mmØ	
MH 45	OPSD 701.010	OPSD 401.101	66.566	SE NW NW	63.114 63.189 64.006	375mmØ 300mmØ 200mmØ	
OGS 1	OGS STC9000	OPSD 401.010	66.382	SE NW	63.039 63.099	375mmØ 375mmØ	
OGS 2	OGS STC9000	OPSD 401.101	66.481	W NE	63.454 63.454	375mmØ 375mmØ	









11

STRUCTURE TABLE							
STRUCTURE NAME	STRUCTURE TYPE	GRATE TYPE	FINISHED COVER ELEVATION	INVERTS			
MH 1A (MONITORING)	OPSD 701.010	OPSD 400.020	64.512	SW NE	63.955 64.426	250mm 250mm	
MH 2A	OPSD 701.010	OPSD 400.020	67.382	N SW SE	65.131 64.571 64.712	250mm 250mm 250mm	
MH 3A	OPSD 701.010	OPSD 400.020	67.258	S NE	65.993 66.229	250mm 250mm	
MH 4A	OPSD 701.010	OPSD 400.020	67.370	SE NW	65.822 65.762	250mm 250mm	
MH 5A	OPSD 701.010	OPSD 400.020	67.407	NW NE	66.850 66.910	250mm 250mm	

 TABLE
 PROPOSED SANITARY STRUCTURE TABLE







## AEC PROJECT DYT3 OTTAWA, ONTARIO 2625 SHEFFIELD ROAD OWNER CHOICE PROPERTIES REIT 700-22 ST.CLAIR AVENUE EAST TORONTO, Ontario, M4T 2S5 647 533 5057 tel CONSULTANT AECOM Canada Ltd. 50 Sportsworld Crossing Road, Suite 290 Kitchener, Ontario, N2P 0A4 519 650 5313 tel 519 650 3424 fax www.aecom.com NOTE: IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. REGISTRATION 2022-10-14 M. KULJANIN 100212232 piz: ISSUE/REVISION 2 2022-10-07 ISSUED FOR SPA 1 2022-08-30 LANDLORD REVIEW - SPA SET DATE DESCRIPTION I/R **KEY PLAN** -SITE LOCATION PROJECT NUMBER 60634622 SHEET TITLE MUNICIPAL DETAILS SHEET NUMBER D102

# #XXXXX

KEY PLAN





















PROPOS	SED LAYOUT - DYT3-N	NOTES	
285	STORMTECH MC-3500 CHAMBERS		
30	STORMTECH MC-3500 END CAPS	COMP	
305	STONE ABOVE (mm)	• STRUC	
229	STONE BELOW (mm) CO		
40	% STONE VOID		
1,530.4	INSTALLED SYSTEM VOLUME (m ³ ) (PERIMETER STONE INCLUDED)	• <u>NOT</u>	
1,477.3	SYSTEM AREA (m ² )		
156.1	156.1 SYSTEM PERIMETER (m)		
PROPOS	SED ELEVATIONS - DYT3-N		
65.317	TOP OF STONE:		
65.012	TOP OF MC-3500 CHAMBER:		
64.540	600 mm TOP MANIFOLD INVERT:		
63.921	600 mm ISOLATOR ROW PLUS INVERT:		
63.903	300 mm BOTTOM MANIFOLD/CONNECTION INVERT:		
63.869	869 BOTTOM OF MC-3500 CHAMBER:		
63.640	40 UNDERDRAIN INVERT:		
63,640	BOTTOM OF STONE:		





## **NOT FOR CONSTRUCTION:**

COMPONENTS. STRUCTURES SHOWN ON THIS DESIGN ARE NOT INTENDED FOR MANWAY ACCESS. INSPECTION AND MAINTENANCE OF THE SYSTEM VIA THESE STRUCTURES IS RECOMMENDED TO BE COMPLETED WITH REMOTE CONTROLLED EQUIPMENT, OR ADHERE TO GUIDANCE BY PROFESSIONAL MAINTENANCE COMPANY.

DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD

MP ON 600 mm ACCESS PIPE 0024RAMP S)		
610mm SUMP MIN)	1605.310 m	
mm ADS N-12 TOP MANIFOLD Im ABOVE CHAMBER BASE TYP 3 PLACES		×
UM 5.33 m OF ADSPLUS175 WOVEN GEOTEXTILE NG STONE AND UNDERNEATH CHAMBER FEET PROTECTION AT ALL CHAMBER INLET ROWS		

# AEC

PROJECT

DYT3

OTTAWA, ONTARIO 2625 SHEFFIELD ROAD

## OWNER

CHOICE PROPERTIES REIT 700-22 ST.CLAIR AVENUE EAST TORONTO, Ontario, M4T 2S5 647 533 5057 tel

## CONSULTANT

AECOM Canada Ltd. 50 Sportsworld Crossing Road, Suite 290 Kitchener, Ontario, N2P 0A4 519 650 5313 tel 519 650 3424 fax www.aecom.com

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### REGISTRATION



#### **ISSUE/REVISION**

2	2022-10-07	ISSUED FOR SPA
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I/R	DATE	DESCRIPTION

### **KEY PLAN**



SHEET TITLE

STORMTECH CHAMBER DETAILS 1 OF 5

SHEET NUMBER

PROPOS	ED LAYC
250	STORMTEC
30	STORMTEC
305	STONE ABO
229	STONE BEL
40	% STONE V
1,364.1	INSTALLED
1,326.8	SYSTEM AF
165.6	SYSTEM PE
PROPOS	ED ELEV
64.898	TOP OF ST
64.593	TOP OF MC
04.404	

ED LAYOUT - DYT3-S			
STORMTECH MC-3500 CHAMBERS			
STORMTECH MC-3500 END CAPS			
STONE ABOVE (mm)			
STONE BELOW (mm)			

% STONE VOID INSTALLED SYSTEM VOLUME (m³) (PERIMETER STONE INCLUDED) SYSTEM AREA (m²) SYSTEM PERIMETER (m)

#### SED ELEVATIONS - DYT3-S TOP OF STONE: TOP OF MC-3500 CHAMBER: 600 mm TOP MANIFOLD INVERT: 64.121 63.502 600 mm ISOLATOR ROW PLUS INVERT: 63.484 300 mm BOTTOM MANIFOLD/CONNECTION INVERT: 63.450 BOTTOM OF MC-3500 CHAMBER: UNDERDRAIN INVERT: 63.221 63.221 BOTTOM OF STONE:

## NOTES

- NOT FOR CONSTRUCTION:



PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD. • STRUCTURES SHOWN ON THIS DESIGN ARE NOT INTENDED FOR MANWAY ACCESS. INSPECTION AND MAINTENANCE OF THE SYSTEM VIA THESE STRUCTURES IS RECOMMENDED TO BE COMPLETED WITH REMOTE CONTROLLED EQUIPMENT, OR ADHERE TO GUIDANCE BY PROFESSIONAL MAINTENANCE COMPANY.

• DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL

—T/G=67.221

-INV=63.221

MANHOLE

300 mm

— TO STORM CHAMBERS

300mmØ TOP MANIFOLD

600mmØ BOTTOM MANIFOLD

INV=64.121-

UNDERDRAIN

INV=63.221-

INV=63.484-



 600 mm X 600 mm ADS N-12 TOP MANIFOLD INVERT 670 mm ABOVE CHAMBER BASE (SEE NOTES) TYP 3 PLACES	
 TANK INLET (610 mm SUMP MIN)	-1067.615 m
600 mm PARTIAL CUT END CAP, PART# MC3500IEPP24BC OR MC3500IEPP24BW TYP OF ALL MC-3500 600 mm BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	
150 mm ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN (SOLID OUTSIDE PERIMETER STONE)	

# AECO

PROJECT

DYT3

OTTAWA, ONTARIO 2625 SHEFFIELD ROAD

#### OWNER

CHOICE PROPERTIES REIT 700-22 ST.CLAIR AVENUE EAST TORONTO, Ontario, M4T 2S5 647 533 5057 tel

#### CONSULTANT

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#### **KEY PLAN**



STORMTECH CHAMBER DETAILS 2 OF 5

SHEET NUMBER

## **ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS**

D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCH CHECK P
С	<b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WE
В	<b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	

## PLEASE NOTE:

- 3.
- COMPACTION REQUIREMENTS.



## NOTES:

- CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
- FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS. REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".

DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	С
( MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. LANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	
L-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. ENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BE THE 12" W
CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 4	
CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 4	P

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE". STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR

4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". 3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION

• TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

## **COMPACTION / DENSITY REQUIREMENT**

PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.

EGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER E CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN ' (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR VELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.

NO COMPACTION REQUIRED.

PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.^{2,3}



PROJECT

DYT3 OTTAWA, ONTARIO 2625 SHEFFIELD ROAD

## OWNER

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## **KEY PLAN**



STORMTECH CHAMBER DETAILS 3 OF 5

SHEET NUMBER



## **INSPECTION & MAINTENANCE**

STEP 1)

- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- STEP 3)
- STEP 4)

## NOTES

- OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

MC-3500 6" (150 mm) INSPECTION PORT DETAIL

NTS

CONCRETE COLLAR NOT REQUIRED FOR UNPAVED APPLICATIONS

12" (300 mm) NYLOPLAST INLINE DRAIN BODY W/SOLID HINGED COVER PART# 2712AG6IP* SOLID COVER: 1299CGC*

6" (150 mm) SDR35 PIPE

MC-3500 CHAMBER

* THE PART# 2712AG6IPKIT CAN BE USED TO ORDER ALL NECESSARY COMPONENTS FOR A SOLID LID **INSPECTION PORT INSTALLATION** 

AECOM

PROJECT

DYT3

OTTAWA, ONTARIO 2625 SHEFFIELD ROAD

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![](_page_12_Picture_48.jpeg)

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#### **KEY PLAN**

![](_page_12_Picture_52.jpeg)

SHEET TITLE

STORMTECH CHAMBER DETAILS 4 OF 5

SHEET NUMBER

![](_page_13_Figure_0.jpeg)

![](_page_13_Picture_5.jpeg)

SHEET NUMBER

#### **GENERAL NOTES**

- 1. ALL DIMENSIONS ARE SHOWN IN METERS UNLESS NOTED OTHERWISE.
- 2. TOPOGRAPHIC SURVEY MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
- 3. CIVIL AND GEOTECHNICAL TESTING AND INSPECTION AGENCY: CONTRACTOR SHALL HIRE A PROFESSIONAL CIVIL AND GEOTECHNICAL ENGINEER LICENSED IN THE PLACE OF WORK TO PROVIDE TESTING AND INSPECTION SERVICES IN ACCORDANCE WITH CIVIL SPECIFICATIONS IN DIVISION 31, 21 AND 33. TESTING AND INSPECTION AGENCY SHALL PROVIDE ALL SITE RELATED ENGINEERING SERVICES AS FOLLOWS FOR CIVIL AND GEOTECHNICAL SCOPE OF WORK: -REVIEW OF MATERIAL DATA, MIX DESIGNS, AND SHOP DRAWINGS IN ACCORDANCE WITH CONSULTANTS DRAWINGS AND SPECIFICATIONS. -PROVIDE TESTING AND INSPECTION REPORTS DURING CONSTRUCTION INCLUDING PHOTOGRAPHS. -PROVIDE DEFICIENCY LISTS AND REPORTS ON CORRECTIVE ACTIONS TAKEN WITH PHOTOS FOR CONSULTANT'S FINAL
- 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL BENCH-MARKS, ELEVATIONS, DIMENSIONS AND GRADES MUST BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE CONSULTANT. AT LEAST TWO DIFFERENT BENCHMARKS MUST BE REFERRED TO AT ALL TIMES
- 5. ALL REFERENCES TO 'MUNICIPALITY' HEREIN REFER TO THE CITY OF OTTAWA. ALL REFERENCES TO 'REGION' HEREIN REFER TO OTTAWA-CARLETON
- 6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE TESTING AGENCY, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- 7. CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING SURVEY MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED ONTARIO LAND SURVEYOR.
- 8. BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES SHALL HOLD OVER ALL OTHER CALLOUTS. PROPERTY LINES AND ASSOCIATED BUILDING SETBACKS SHALL BE VERIFIED PRIOR TO CONSTRUCTION LAYOUT
- 9. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND/OR REGION STANDARDS, APPLICABLE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS & STANDARD DRAWINGS, AND ONTARIO BUILDING CODE.
- 10. THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, PROVINCIAL, AND LOCAL CODES, ORDINANCES AND REGULATIONS ALL PERMITS LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- 11. CONTRACTOR SHALL MAINTAIN ALL UTILITIES TO ADJACENT FACILITIES AT ALL TIMES DURING CONSTRUCTION.
- 12. THE CONSULTANT OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ONTARIO'S OH&S ACT AND REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK. 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH TESTING AGENCY.
- 14. CONTRACTOR SHALL NOTIFY THE OWNER, THE CONSULTANT, THE TESTING AGENCY AND ALL APPLICABLE LOCAL AGENCIES / INSPECTORS 120 HOURS BEFORE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, THE CONSULTANT, THE TESTING AGENCY, THE CONTRACTOR AND THE LOCAL MUNICIPALITY.
- 15. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL STAMPED BY THE CONSULTANT & APPROVED BY MUNICIPALITY AND/OR REGION.
- 16. ALL DRAWINGS REMAIN THE PROPERTY OF THE CONSULTANT AND MAY NOT BE REPRODUCED OR REVISED WITHOUT THE CONSULTANTS WRITTEN PERMISSION.
- 17. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WITHIN THE ROAD ALLOWANCE, THE CONTRACTOR SHALL OBTAIN A WORK PERMIT FROM THE MUNICIPALITY AND/OR REGION WITH THE REQUIRED SECURITIES. 18. MAINTAIN ALL TRAFFIC & PEDESTRIAN TRAVEL IN AND AROUND THE WORK AREA AT ALL TIMES FOR THE DURATION OF
- CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO TESTING AGENCY FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION. 19. CONTRACTOR SHALL PROVIDE A CONSTRUCTION MANAGEMENT PLAN TO TESTING AGENCY FOR REVIEW AND APPROVAL PRIOR
- TO COMMENCING CONSTRUCTION. 20. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER, PLANNING AND ECONOMIC DEVELOPMENT
- DEPARTMENT. 21. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE
- FOLLOWING: BUILDING PERMIT ROAD CUT PERMITS
- APPROACH APPROVAL PERMITS COMMITTEE OF ADJUSTMENT
- SEWER AND WATER PERMITS RELOCATION OF SERVICES
- ENCROACHMENT AGREEMENTS (IF REQUIRED)
- 20. TREE PRESERVATION FENCING TO BE INSTALL AND INSPECTED PRIOR TO REMOVAL AND SITE WORK. REFER TO LANDSCAPE DRAWING FOR DETAILS.
- 21. FOR CIVIL WORK, THE SANITARY SERVICE WILL TERMINATE 1.5m FROM THE FOUNDATION WALL. IF THE CIVIL WORK IS CONSTRUCTED AFTER THE SANITARY SERVICE CONNECTION IS COMPLETED FROM THE BUILDING TO 1.5m FROM THE BUILDING (BY THE MECHANICAL CONTRACTOR), THE CIVIL CONTRACTOR WILL COMPLETE THE CONNECTION TO THE EXISTING SERVICE PIPE. OTHERWISE, THE SANITARY SERVICE WILL BE CAPPED AND THE FINAL CONNECTION WILL BE COMPLETED BY THE MECHANICAL CONTRACTOR.
- 22. FOR CIVIL WORK, THE STORM SERVICE WILL TERMINATE 1.5m FROM THE FOUNDATION WALL. IF THE CIVIL WORK IS CONSTRUCTED AFTER THE STORM SERVICE CONNECTION IS COMPLETED FROM THE BUILDING TO 1.5m FROM THE BUILDING (BY THE MECHANICAL CONTRACTOR), THE CIVIL CONTRACTOR WILL COMPLETE THE CONNECTION TO THE EXISTING SERVICE PIPE. OTHERWISE, THE STORM SERVICE WILL BE CAPPED AND THE FINAL CONNECTION WILL BE COMPLETED BY THE MECHANICAL CONTRACTOR
- 23. FOR CIVIL WORK, THE WATER SERVICE (FIRE AND DOMESTIC) WILL TERMINATE 1.5m FROM THE FOUNDATION WALL. IF THE CIVIL WORK IS CONSTRUCTED AFTER THE WATER SERVICE CONNECTION IS COMPLETED FROM THE BUILDING TO 1.5m FROM THE BUILDING (BY THE MECHANICAL CONTRACTOR), THE CIVIL CONTRACTOR WILL COMPLETE THE CONNECTION TO THE EXISTING SERVICE PIPE. OTHERWISE, THE WATER SERVICE WILL BE CAPPED AND THE FINAL CONNECTION WILL BE COMPLETED BY THE MECHANICAL CONTRACTOR. THE CIVIL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TESTING AND COMMISSIONING OF THE WATERMAIN THAT THEY HAVE INSTALLED.
- 24. BACKWATER VALVES STANDARDS TO BE AS PER CITY OF OTTAWA S14, S14.1, S14.2.
- 25. WATERMAIN CROSSING STANDARD TO BE AS PER CITY OF OTTAWA W25 AND W25.2.
- 26. ALL SANITARY, WATER, STORM AND ROAD WORKS TO BE AS PER LATEST CITY OF OTTAWA STANDARDS SUCH AS CITY STANDARD SUCH AS SC7.1, R10. SC 1.1. S11. S11.1, S14, S14.1, W22, W25.1.

#### **EROSION AND SEDIMENT CONTROL (ESC) NOTES**

- 1. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES.
- 2. CONTRACTOR TO HOLD A PRE-CONSTRUCTION MEETING INCLUDING ALL RELEVANT PROJECT CONSTRUCTION PERSONNEL INCLUDING THE TESTING AGENCY, TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.
- 3. ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH LOCAL AND PROVINCIAL REQUIREMENTS.
- 4. INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH LOCAL AND PROVINCIAL REQUIREMENTS.
- 5. RETAIN A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN (ESCP) AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO THE PROVINCIAL OR LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, THE ABOVE RECORDS MUST BE RETAINED BY THE CONTRACTOR AND/OR PERMIT REGISTRANT (IF PERMIT IS REQUIRED), BUT DO NOT NEED TO BE AT THE CONSTRUCTION SITE.
- 6. ALL CONTRACTORS AND/OR PERMIT REGISTRANTS (IF PERMIT IS REQUIRED) MUST IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLANS. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE EROSION AND SEDIMENT CONTROL PLANS IS A VIOLATION OF THE PERMIT.
- 7. THE EROSION AND SEDIMENT CONTROL PLANS MUST BE ACCURATE AND REFLECT SITE CONDITIONS.
- THE EROSION AND SEDIMENT CONTROL PLANS MAY BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION. 9. ALTERNATIVE EROSION CONTROL MEASURES MUST BE REVIEWED AND APPROVED BY THE TESTING AGENCY AND THE MUNICIPALITY BEFORE IMPLEMENTATION.
- 10. ALL BASE ESC MEASURES, INCLUDING CATCH BASIN PROTECTION AS PER DETAIL ON SHEET D100, MUST BE IN PLACE. FUNCTIONAL, AND APPROVED IN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES
- 11. INLET PROTECTION SHALL BE RE-INSTALLED IMMEDIATELY FOLLOWING PAVING ACTIVITIES OR ADJUSTMENT OF FRAME AND GRATES.
- 12. EROSION & SEDIMENT CONTROL MEASURES TO BE IMPLEMENTED IN ACCORDANCE WITH APPLICABLE CONSERVATION AUTHORITY, AS WELL AS ALL APPLICABLE MUNICIPAL STANDARDS AND SPECIFICATIONS.
- 13. SITES MAY REQUIRE DIVERSION SWALES AND TEMPORARY SEDIMENTATION BASINS UNLESS IT IS SHOWN THAT THE EROSION INDEX FACTOR IS LOW ENOUGH THAT SUCH A FACILITY IS NOT WARRANTED.
- 14 SILT FENCING AS PER DETAIL ON DRAWING D100 TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY AREA GRADING OR EXCAVATING WORKS, EROSION CONTROL FENCING TO BE PLACED AROUND THE BASE OF ALL STOCKPILES, ALL STOCKPILES MUST BE KEPT A MINIMUM DISTANCE OF 2.5m FROM ALL PROPERTY LINES AND 15m AWAY FROM ALL WATER COURSES. 15. EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY BY TESTING AND INSPECTION AGENCY AND ANY DAMAGE

#### HEIGHT OF THE SILT FENCE.

- 25. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS.
- APPROVED PLAN
- **OPERATIONS**
- 29. FUEL STORAGE AND FUELING ON SITE ARE NOT ALLOWED.

- AND SOIL TO ACCEPTABLE LEVELS
- 36. INSPECT CATCH BASIN TREATMENT AND CATCH BASIN SUMPS WEEKLY AND AFTER EVERY STORM EVENT. CLEAN AND REPAIR COMPLETION OF PROJECT
- BY FIFTY PERCENT AND AT COMPLETION OF PROJECT.
- AND LOCAL AUTHORITIES TIMEFRAME.
- FXPFNSF
- TO CLEAN UP ANY AREAS THAT HAVE BEEN AFFECTED.
- WITH PAVEMENT OR GROUND COVER AND VEGETATION HAS BEEN ESTABLISHED. REMOVE FILTER CLOTHS AND CATCHBASIN TREATMENT ON CATCH BASINS AND MANHOLE COVERS. INSPECT AND CLEAN CATCH
- BASIN SUMPS AND SEWERS.

#### CONSTRUCTION NOTES

#### <u>GENERAL</u>

- TESTING AGENCY PRIOR TO INSTALLATION.
- WATER IS NOT PERMITTED
- ENGINEER.
- OPSS.MUNI 314 AND OPSS.MUNI 501.

- WORK MATERIALS CRITERIA FOR EXCAVATION, BEDDING BACKFILL AND GRADE RAISE. ALL MATERIALS TO BE APPROVED BY

TESTING AGENCY.

#### DEMOLITION

- COMPLETION OF THE PROJECT
- TESTING AGENCY
- CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.

16. MUD MATS TO BE PROVIDED ON SITE AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES EXIT THE SITE. MUD MATS SHALL BE AS PER DETAIL ON DRAWING D100 (OR APPROVED EQUIVALENT). CONTRACTOR TO ENSURE ALL VEHICLES LEAVE THE SITE VIA THE MUD MAT AND THAT THE MAT IS MAINTAINED IN A MANNER TO MAXIMIZE ITS EFFECTIVENESS AT ALL TIMES. 17. CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM DRAIN INLETS AT ALL TIMES DURING CONSTRUCTION, BOTH INTERNALLY AND AT THE SITE BOUNDARY

18. MAINTAIN AND DELINEATE ALL EXISTING NATURAL BUFFERS WITHIN 15m OF ANY WATERCOURSE.

19. CONSTRUCTION ENTRANCES SHALL BE ADJUSTED AS NECESSARY DURING CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO. STREET SWEEPING. AND VACUUMING, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

20. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING APPROPRIATE METHODS SUCH AS: CONSTRUCTION ENTRANCES, MUD MATS, GRAVELED (OR PAVED) EXITS AND PARKING AREAS, TEMPORARY GRAVEL ROADS LOCATED WITHIN THE SITE, OR EXIT TIRE WASH STATIONS. THESE PROCEDURES MUST BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.

21. THE CONTRACTOR IS RESPONSIBLE FOR THE MUNICIPAL AND/OR REGION OWNED ROADWAYS TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING AT THE END OF EACH WORK DAY.

22. ANY MUD / MATERIAL TRACKED ONTO ROADWAYS SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE EQUIPMENT. 23. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE.

24. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK.

26. CONTRACTOR SHALL SUBMIT A PLAN INDICATING THE CONTROL AND DISPOSAL METHODS OF PROHIBITED MATERIALS. AS PER MUNICIPAL REQUIREMENTS. CONTROL PROHIBITED DISCHARGES SUCH AS CONCRETE WASH-OUT AND WASTEWATER FROM CLEANOUT OF STUCCO, PAINT, AND CURING COMPOUNDS FROM LEAVING THE CONSTRUCTION SITE AT ALL TIMES AS PER THE

27. PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS: VEHICLE AND EQUIPMENT FUELING. MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL HYDRAULIC FLUID AND OTHER OILS FROM VEHICLES AND MACHINERY AS WELLAS DEBRIS FERTILIZER, PESTICIDES AND HERBICIDES, PAINTS, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION

28. IMPLEMENT THE FOLLOWING PROCEDURES WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES. SPILL KITS IN ALL VEHICLES. REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE COVERED STORAGE AREAS FOR WASTE AND SUPPLIES.

30. DURING CONSTRUCTION MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE. PROTECT ALL DISTURBED AREAS FROM RUNOFF

31. CONTRACTOR TO PRESERVE VEGETATION ON STEEP SLOPES UNTIL IT BECOMES NECESSARY TO DISTURB FOR CONSTRUCTION. 32. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND BARE GROUND DURING WET WEATHER.

33. PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREAS WILL NOT BE REHABILITATED WITHIN 30

34. USE WATER, SOIL-BINDING AGENTS, OR OTHER DUST CONTROL TECHNIQUES AS REQUIRED TO CONTROL WIND-BLOWN DUST

35. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. REFER TO LANDSCAPING SPECIFICATIONS IF APPLICABLE.

WHEN NECESSARY. CLEAN CATCH BASINS BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT

37. REMOVE TRAPPED SEDIMENTS FROM SEDIMENT BASINS AND SEDIMENT TRAPS BEFORE DESIGN CAPACITY HAS BEEN REDUCED

38. SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE MUST BE REMEDIATED WITHIN 24 HOURS. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT ADDITIONAL CONTROLS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN-UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE PROVINCIAL

39. THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS BY THE CONTRACTOR AT HIS OWN

40. CONTRACTOR TO TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIALS, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ABUTTING PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY

41. ALL EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED

42. AT THE COMPLETION OF CONSTRUCTION, AND ONCE ALL DISTURBED AREAS HAVE BEEN REHABILITATED AND STABILIZED,

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST MUNICIPAL STANDARDS AND SPECIFICATIONS.

2. ALL MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM

3. ALL BEDDING, COVER MATERIAL AND EMBEDMENT MATERIAL TO BE COMPACTED GRANULAR 'A' UNLESS NOTED OTHERWISE. EARTH FILL MATERIALS TO BE COMPACTED TO AT LEAST 98% STANDARD PROCTOR DENSITY (SPD), UNLESS OTHERWISE INDICATED IN THE LATEST GEOTECHNICAL REPORT. GRANULAR MATERIALS TO BE COMPACTED TO 100% SPD, UNLESS

OTHERWISE INDICATED IN THE LATEST GEOTECHNICAL REPORT. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH

5. ALL BEDDING, GRANULAR BASE AND THRUST BLOCKING TO BE FOUNDED ON APPROVED SUBGRADE BY GEOTECHNICAL

6. PLACEMENT OF GRANULAR MATERIALS 'A' AND 'B' ARE TO BE IN COMPLIANCE WITH OPSS MUNI 102, OPSS MUNI 314 AND OPSS MUNI 501. PLACEMENT OF RIP RAP TO BE IN COMPLIANCE WITH OPSS 511. PLACEMENT OF HL8, HL4 AND HL3 ASPHALT ARE TO BE IN COMPLIANCE WITH OPSS MUNI 102 AND OPSS MUNI 310.

7. GRADING AND COMPACTION METHODS ARE TO BE IN COMPLIANCE WITH THE LATEST GEOTECHNICAL REPORT, OPSS.MUNI 206,

8. ALL SURPLUS MATERIALS NOT DESIGNATED FOR SALVAGE TO BE DISPOSED OF OFF-SITE BY CONTRACTOR AND TO CONFORM TO ON-SITE AND EXCESS SOIL MANAGEMENT REGULATION OF ONTARIO. PROVIDE PROPERTY OWNER RELEASE FORM TO THE SATISFACTION OF A QUALIFIED PROFESSIONAL (QP) AND TESTING AGENCY.

9. CONCRETE FOR CURBS, SIDEWALK AND DRIVEWAYS SHALL HAVE MINIMUM COMPRESSIVE STRENGTH AS SPECIFIED.

10. SPECIAL INSPECTION BY THE TESTING AGENCY REQUIRED FOR ALL COMPACTION TESTING.

11. SUBGRADE INSPECTION BEFORE PLACING GRANULAR BASE SHALL BE COMPLETED BY TESTING AGENCY 12. REFER TO LATEST GEOTECHNICAL REPORT AND HYDROGEOLOGICAL REPORT FOR DEWATERING REQUIREMENTS AND EARTH

13. TOPSOIL/SOIL STOCKPILE LOCATION TO BE CONFIRMED BY CONTRACTOR. SILT FENCE TO BE PLACED AROUND PERMITER OF STOCKPILE. MAXIMUM HEIGHT OF TOPSOIL STOCKPILES TO BE 3.0m.

14. ALL SEWERS WITH LESS THAN 2.0m OF COVER SHALL BE INSULATED FROM AS PER CITY OF OTTAWA STANDARD W22

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA AS IDENTIFIED IN THE PLANS.

2. EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY. CONTRACTOR SHALL PROVIDE LOCATION OF DISPOSAL SITES AND APPROPRIATE RELEASE FORMS FROM LAND OWNERS ACCEPTING THE MATERIAL AT THE

3. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED AT THE PROJECT SITE AS DIRECTED BY THE

4. ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE

5. CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT. 6. SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT

UTILITIES

- 1. ADJUST ALL INCIDENTAL STRUCTURES, HYDRANTS, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS TO FINISHED GRADE.
- 2. CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) WHERE CONFLICT OCCURS.
- 3. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO NATURAL GAS. ELECTRICAL. COAXIAL. FIBRE OPTIC. AND TELEPHONE SERVICES.
- 4. BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH OF UTILITIES AND SUBMIT TO TESTING AGENCY.
- 5. ALL WORK TO CONFORM TO OPSD STANDARDS, ONTARIO BUILDING CODE, AND THE LOCAL MUNICIPALITY AND/OR REGION. 6. CONTRACTOR TO SUPPORT AND PROTECT EXISTING UTILITIES DURING CONSTRUCTION AS PER CITY OF OTTAWA STANDARDS
- 7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE, BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED

#### STORM SEWER

- 1. MANHOLE FRAME AND COVERS TO BE CITY OF OTTAWA STANDARD S25.
- 2. CATCH BASIN AND CATCHBASIN MANHOLE FRAMES AND GRATES TO BE OPSD 400.100, AND CITY OF OTTAWA STANDARD S28.1 3. FRAME AND COVERS AND FRAME AND GRATES TO BE INSTALLED WITH MINIMUM OF ONE ADJUSTMENT UNIT (75mm) TO A
- MAXIMUM OF 3 ADJUSTMENT UNITS (300mm), AND BE INSTALLED AS PER OPSD 704.010. 4. SINGLE CATCHBASINS, DOUBLE CATCHBASINS AND STORM MANHOLES WITH 0.6m SUMPS, AS PER OTTAWA STANDARDS.
- 5. STORM MANHOLES & CATCH BASIN MANHOLES:
- 1200Ø AS PER OPSD 701.010. 701.030. 701.031 WITH FLAT CAP. 1500Ø - AS PER OPSD 701.011, 701.040, 701.041 WITH FLAT CAP.
- 1800Ø AS PER OPSD 701.012, 701.050, 701.051 WITH FLAT CAP. 2400Ø - AS PER OPSD 701.013, 701.060, 701.061 WITH FLAT CAP.
- 3000Ø AS PER OPSD 701.014, 701.070, 701.071 WITH FLAT CAP. DCBMH'S - 1500Ø AS PER OPSD 701.011, 701.040, 701.041, 703.021 WITH FLAT CAP.
- 6. SUBDRAINS TO BE INSTALLED AT EACH CATCH BASIN LOW POINT. 5.0m LONG SECTIONS OF SUBDRAIN PIPE TO BE CONNECTED TO ALL FOUR SIDES OF CATCH BASIN STRUCTURES, PERFORATED SUBDRAINS TO BE AS PER OPSD 216 021 WRAPPED IN FILTER FABRIC CONFORMING TO OPSS 1860 FOR GEOTEXTILE CLASS 1 WITH OPENING SIZE OF 150 TO 450 MICRONS SUCH AS "BIG `O' SOCK FILTER - SOCK PLUS" OR APPROVED EQUIVALENT.
- 7. STORM SEWER PIPE SHALL BE PVC SDR35 FOR 150mmØ UP TO 450mmØ AND CONCRETE CLASS 65-D FOR 525mmØ AND LARGER. PIPE MATERIAL ALTERNATIVE TO BE AS PER LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS. ALL PIPE SHALL INCLUDE REQUIRED COUPLER GASKETS. BEDDING AND COVER MATERIAL AS PER OPSD 802.030 FOR RIGID PIPE. CONNECTIONS TO MANHOLES SHALL BE AS PER OPSD 708.020.
- 8. INTERNAL JOINTS IN PRECAST SECTIONS SHALL BE MORTARED AND BRUSHED FINISHED AND ALL LIFT HOLES COMPLETELY FILLED WITH MORTAR.
- 9. MAINTENANCE HOLE STEPS TO BE HOLLOW CIRCULAR ALUMINUM STEPS AS PER OPSD 405.010.
- 10. STORM SEWER TO BE INSULATED WHERE DEPTH OF COVER IS LESS THAN 2.0m.
- 11. BENCHING SHALL BE PLACED TO THE LEVEL OF THE OBVERT, AS PER OPSD 701.021, UNLESS OTHERWISE SPECIFIED AS PER LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS
- 12. SHOP DRAWINGS TO BE PROVIDED, AT A MINIMUM, FOR ALL STRUCTURES INCLUDING CATCH BASINS, CATCH BASIN MANHOLES, MANHOLES, OUTLET STRUCTURES, UNDERGROUND STORAGE TANKS, QUALITY CONTROL STRUCTURES, JERSEY BARRIERS, GUIDE RAIL SYSTEMS, AND RETAINING WALLS.
- 13. ADS FD-5HC OGS UNIT OR APPROVED EQUIVALENT TO BE INSTALLED AS THE QUALITY CONTROL STRUCTURE.

#### SANITARY SEWER

1. ALL SANITARY SEWERS TO BE PVC DR-35 UNLESS SHOWN OTHERWISE.

2. ALL SANITARY PDC TO HAVE A PREFERRED COVER OF 2.4m AT PROPERTY LINE (MINIMUM 2.4M) AND SHALL BE SET TO A MINIMUM 2% GRADE UNLESS NOTED OTHERWISE.

3. ALL SANITARY MANHOLES TO BE BENCHED AS PER LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.

4. PROVIDE BACK WATER VALVE AS PER CITY OF OTTAWA STANDARD (S14, S14.1, S14.2)

#### WATERMAIN

- 1. WATERMAIN TO BE INSTALLED IN ACCORDANCE WITH OPSS 441 AND CITY OF OTTAWA'S SPECIFICATION F-4411
- 2. WATERMAIN CLEARANCES AND CROSSINGS PER SECTION 7.3.5.7 OF THE 2012 OBC AND SECTION 15 OF THE WATERMAIN DESIGN CRITERIA FOR FUTURE ALTERATIONS AUTHORIZED UNDER A DRINKING WATER WORKS PERMIT (MOE, JUNE 2012). THIS INCLUDES MINIMUM 2.5m HORIZONTAL CLEARANCE FROM ANY SEWER AND/OR 0.5m CLEARANCE UNDER AND OVER SEWERS WITH ADEQUATELY SUPPORTED SEWERS, WITH WATERMAIN JOINTS 2.44m FROM THE SEWER. WATERMAIN DEFLECTIONS TO CONFORM TO CITY OF OTTAWA STANDARD DRAWING W25 AND W25.2.
- WATERMAINS TO HAVE 2.4m MINIMUM COVER FROM FINAL GRADE.
- 4. WATERMAIN AND APPURTENANCES SHALL BE FLUSHED AND CHLORINATED IN ACCORDANCE WITH CITY OF OTTAWA'S SPECIFICATION F-4491
- 5. CATHODIC PROTECTION, TRACER WIRE, BACKFLOW PREVENTION, JOINT RESTRAINTS AND THRUST BLOCKS TO CONFORM TO CITY OF OTTAWA'S STANDARD SPECIFICATION F-4411.
- 6. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH OPSD 1105.010 AND CITY OF OTTAWA'S SPECIFICATION F-4414 AND STANDARD DRAWING W18 AND W19

#### SURFACE WORKS

- 1. CURB AND GUTTER AS PER OPSS AND OPSD, UNLESS SPECIFIED OTHERWISE BY LOCAL MUNICIPALITY
- 2. CONCRETE BARRIER CURB WITHIN MUNICIPAL RIGHT OF WAY AS PER CITY OF OTTAWA'S SC1.1.
- 3. CONCRETE SIDEWALK AS PER OPSS AND OPSD, UNLESS SPECIFIED OTHERWISE BY LOCAL MUNICIPALITY. SIDEWALKS TO HAVE MINIMUM BEDDING OF 150mm COMPACTED GRANULAR A. CONCRETE SIDEWALK THICKNESS TO BE MINIMUM 125mm. SIDEWALK THICKNESS TO BE INCREASED TO 200mm AT ENTRANCES TO RESIDENTIAL BLOCKS, COMMERCIAL BLOCKS, AND MAINTENANCE ACCESS AREAS
- 4. ALL CONCRETE STRENGTH IS 30MPA WITHIN 28 DAYS WITH 6% +/- 1% AIR ENTRAINMENT, UNLESS OTHERWISE STATED.
- 5. GRASSED AREAS 150mm TOPSOIL AND No. 1 NURSERY SOD. REFER TO LANDSCAPING DRAWINGS.
- 6. ALL RENOVATED AND NEW SITE ENTRANCES TO BE PER CITY OF OTTAWA SC7.1
- 7. SIDEWALK WITHIN ROW TO BE PER CITY OF OTTAWA SC1.4.
- 8. CURB WITHIN ROW TO BE PER CITY OF OTTAWA SC1.1
- 9. FULL DEPTH PAVEMENT STRUCTURE OF PARKING LOT:

40mm HL3 SURFACE ASPHALT 50mm HL8 BASE ASPHALT

- 150mm GRANULAR `A' 450mm GRANULAR `B
- 40mm HL3 SURFACE ASPHALT 60mm HL3 BASE ASPHALT
- 70mm HL8 BASE ASPHALT 150mm GRANULAR `A'
- 550mm GRANULAR `B'
- CONCRETE PAVEMENT (AT LOADING DOCKS) 230mm CONCRETE (30MPa
- 100mm OPSS MUNI 320 (OPEN GRADED DRAINAGE LAYER)
- 400mm GRANULAR 'A' CONTINUOUSLY REINFORCED WITH #3 BAR AT 400mm ON CENTER EACH WAY
- 5. REFER TO LATEST GEOTECHNICAL INVESTIGATION AND PAVEMENT DESIGN REPORT, CONTRACTOR TO REQUEST LATEST VERSION: 60634622 SUPPLEMENTARY GEOTECHNICAL INVESTIGATION AT DYT3 OTTAWA, ONTARIO

PROJECT

DYT3

OTTAWA, ONTARIO 2625 SHEFFIELD ROAL

#### OWNER

CHOICE PROPERTIES REIT 700-22 ST.CLAIR AVENUE EAST TORONTO, Ontario, M4T 2S5 647 533 5057 tel

#### CONSULTANT

AECOM Canada Ltd. 50 Sportsworld Crossing Road, Suite 290 Kitchener, Ontario, N2P 0A4 519 650 5313 tel 519 650 3424 fax www.aecom.com

IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL JTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT VECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED.

NITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIB OR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE JSED AS A REFERENCE ELEVATION FOR ANY PURPOSE.

REGISTRATION

![](_page_14_Picture_231.jpeg)

SSUE/REVISION

2	2022-10-07	ISSUED FOR SPA
1	2022-08-30	LANDLORD REVIEW - SPA SET
I/R	DATE	DESCRIPTION

#### KEY PLAN

LOCATION PROJECT NUMBER 60634622 SHEET TITLE GENERAL CIVIL NOTES

SHEET NUMBER D200