



1 5 0 L A U R I E R A V E N U E W E S T

rla / architecture

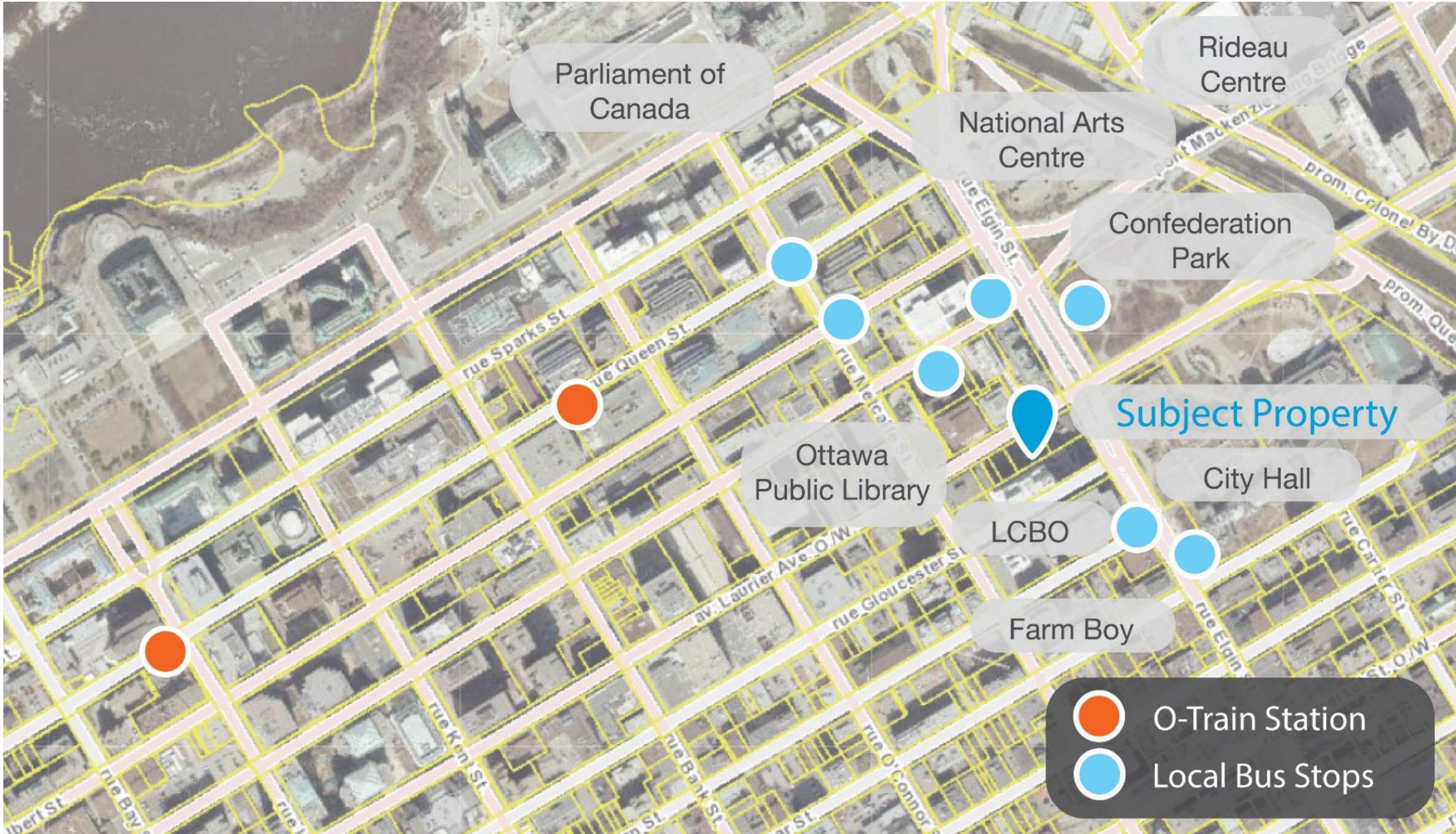
JADCO GROUP

345 Boulevard Samson, Laval, QC H7X 2Z7

FOTENN Planning
+ Design

PREPARED FOR THE URBAN DESIGN REVIEW PANEL: November 4, 2022 (FORMAL SUBMISSION)

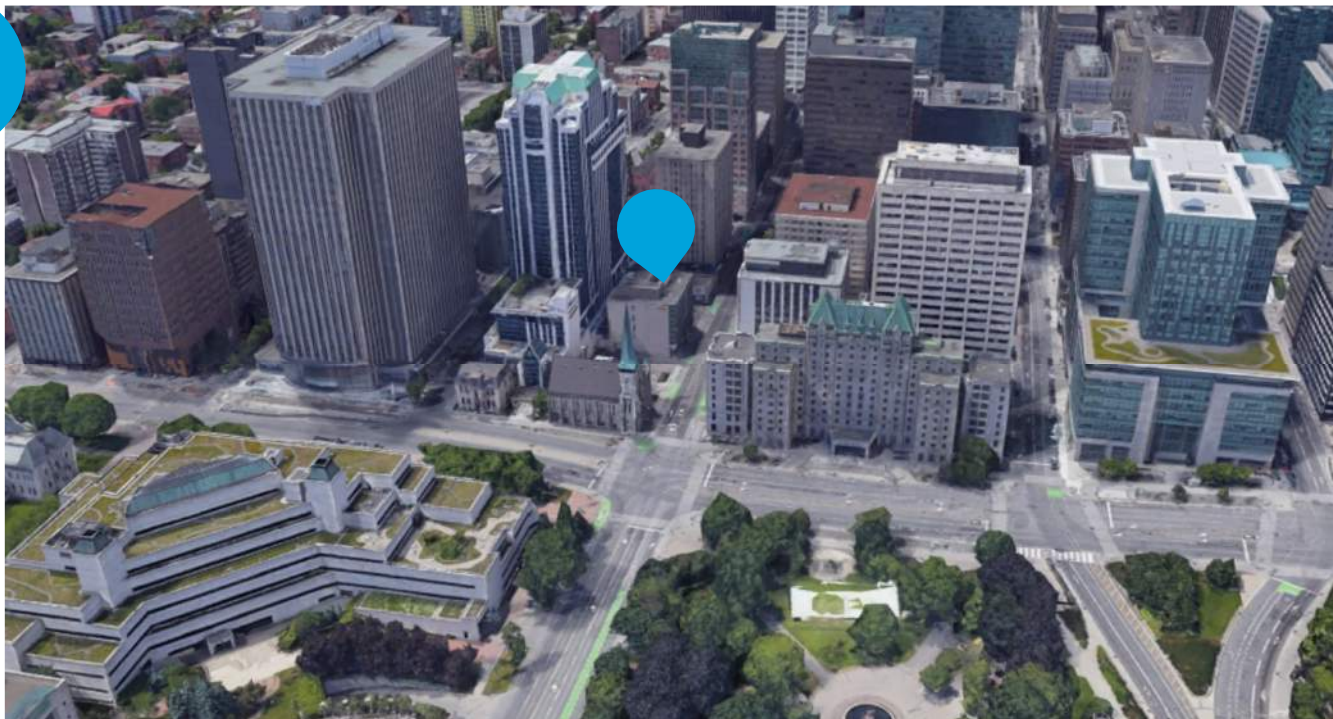
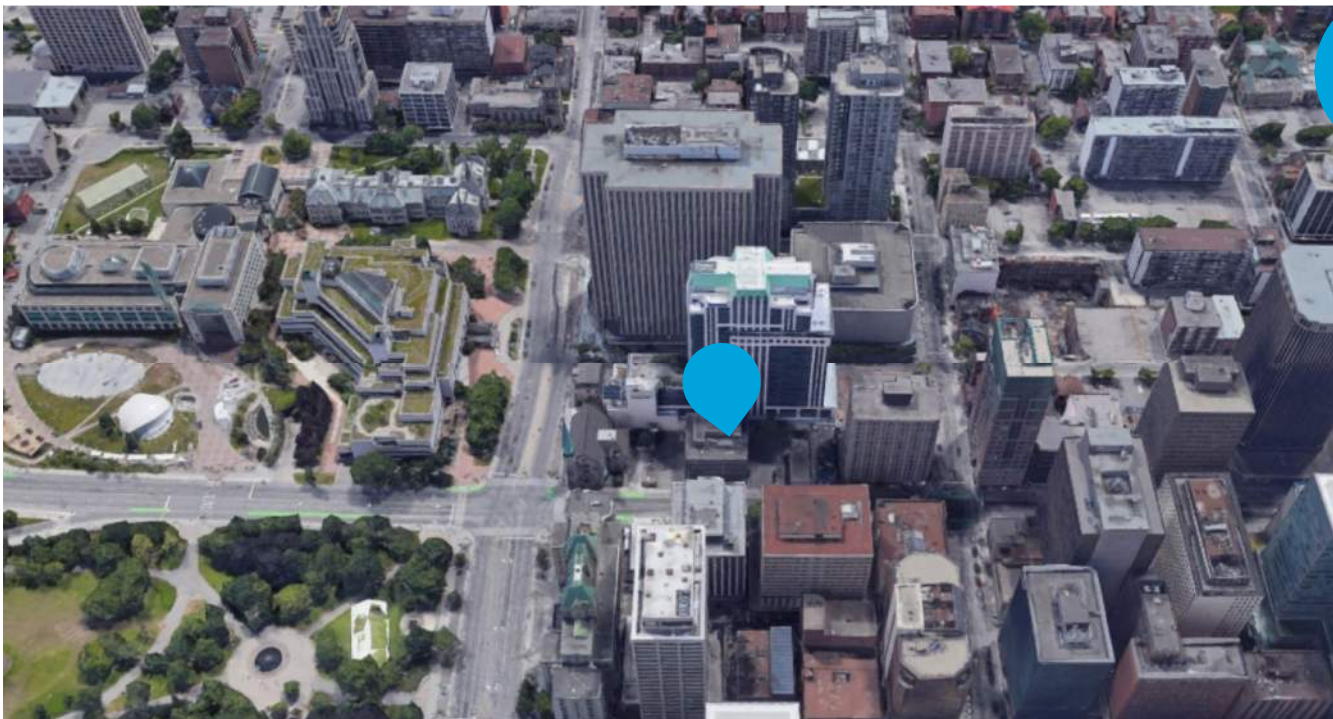
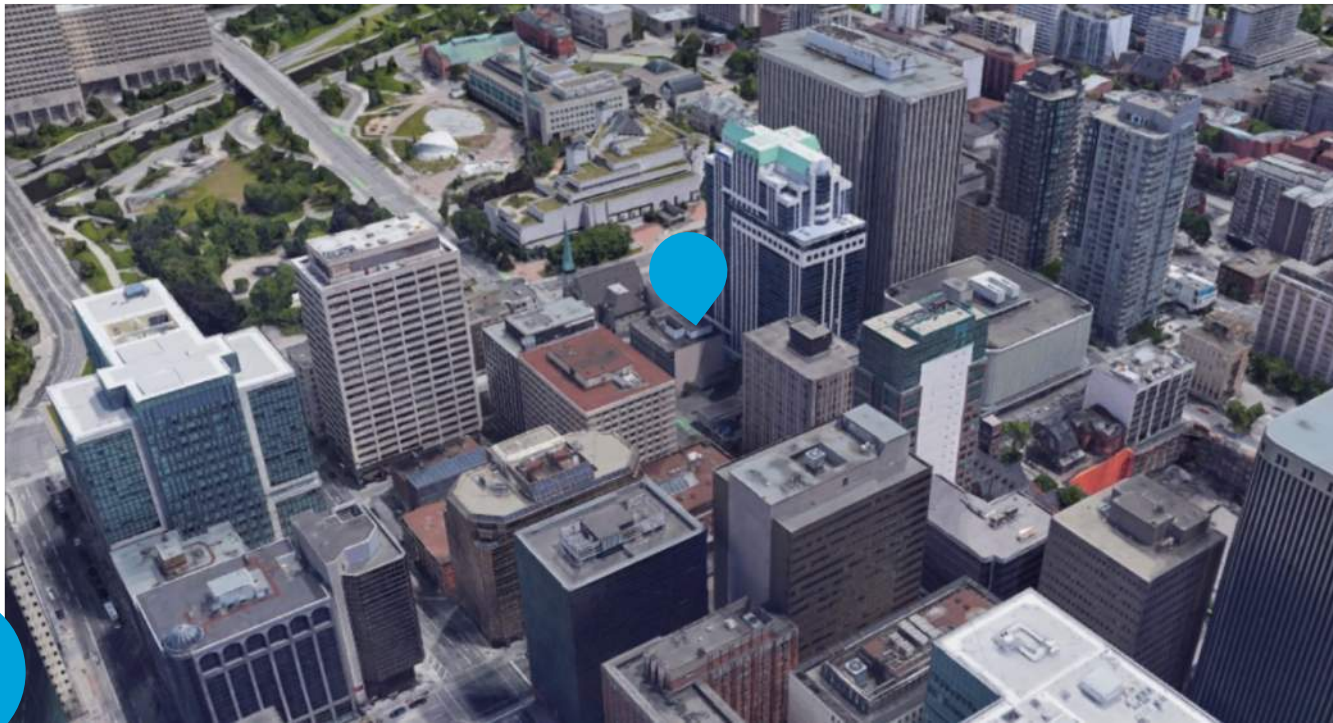
Local Context



Subject Property



Surrounding Context



Street Context

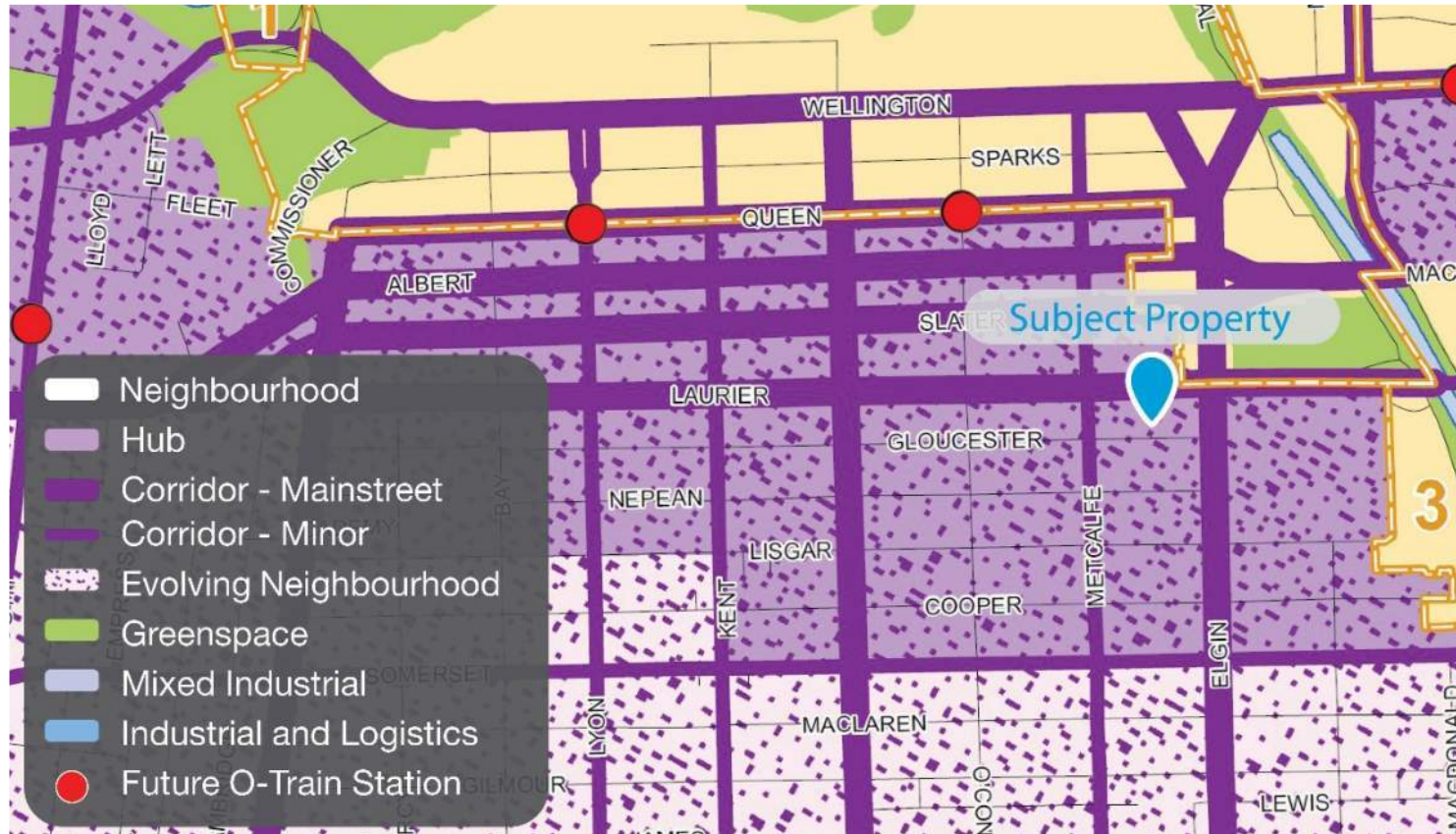


Subject Property, Looking West.



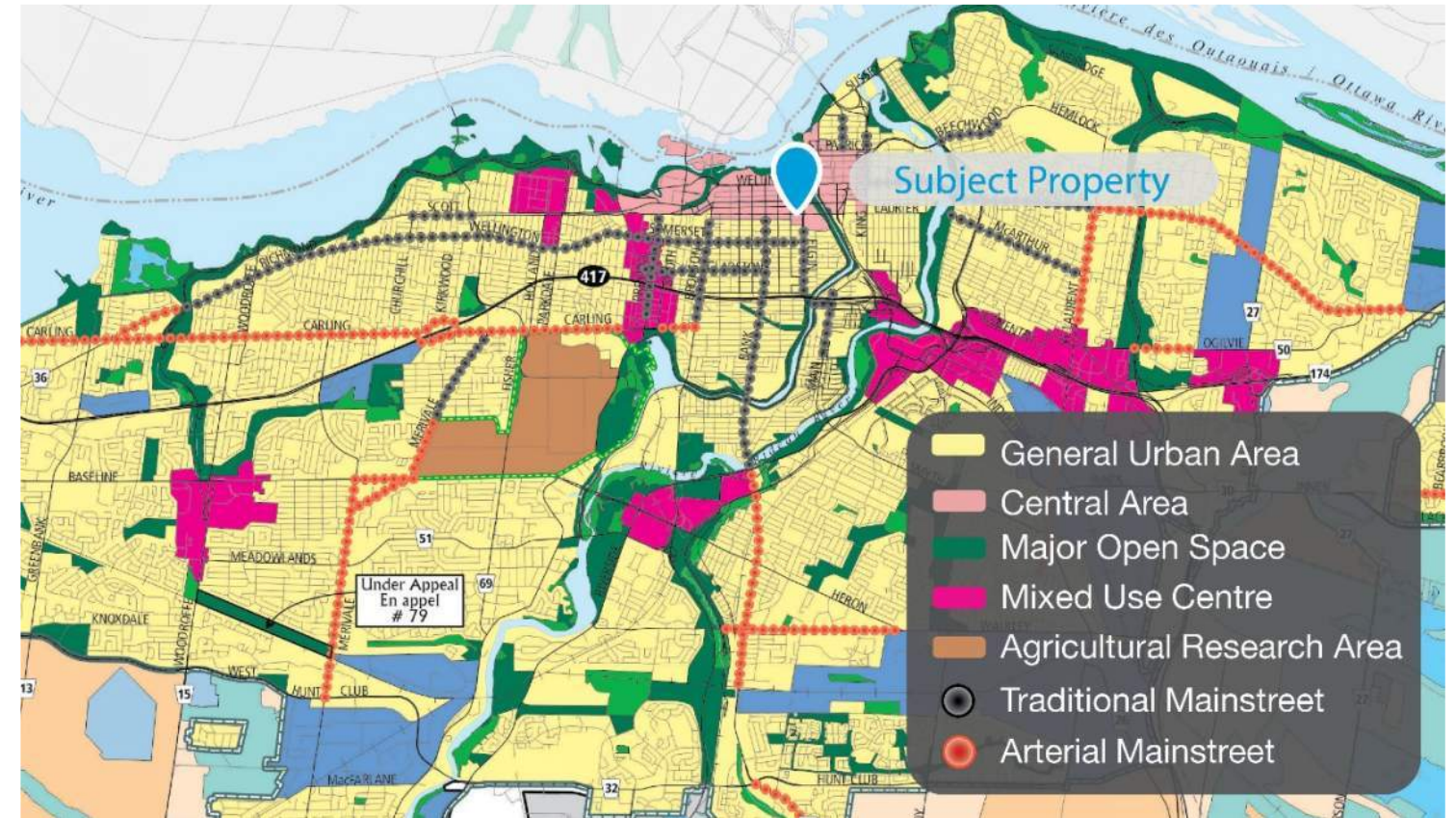
Subject Property, Looking Southeast.

Policy Context



New City of Ottawa Official Plan (2021. subject to approval)

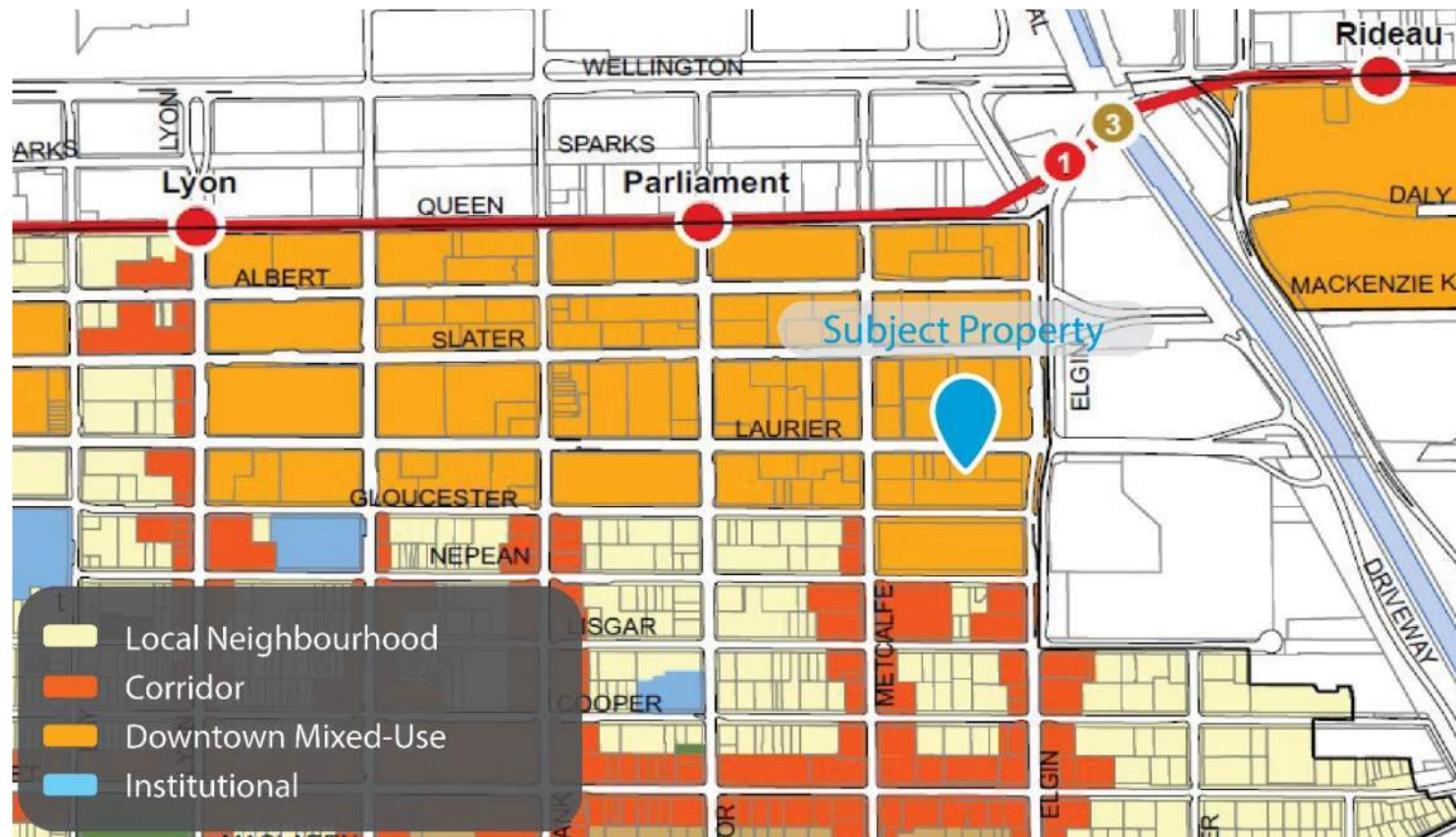
- The subject property is designated "Hub" with an "Evolving Neighbourhood" overlay on Schedule B1 - Downtown Core Transect of the New City of Ottawa Official Plan.
- Where a Hub designation applies in the Downtown Core Transect, heights up to high-rise are permitted if the property is within a 300 metre radius or 400 metre walking distance of a O-train station (Policy 5.1.4).



City of Ottawa Official Plan (consolidated 2013, as amended)

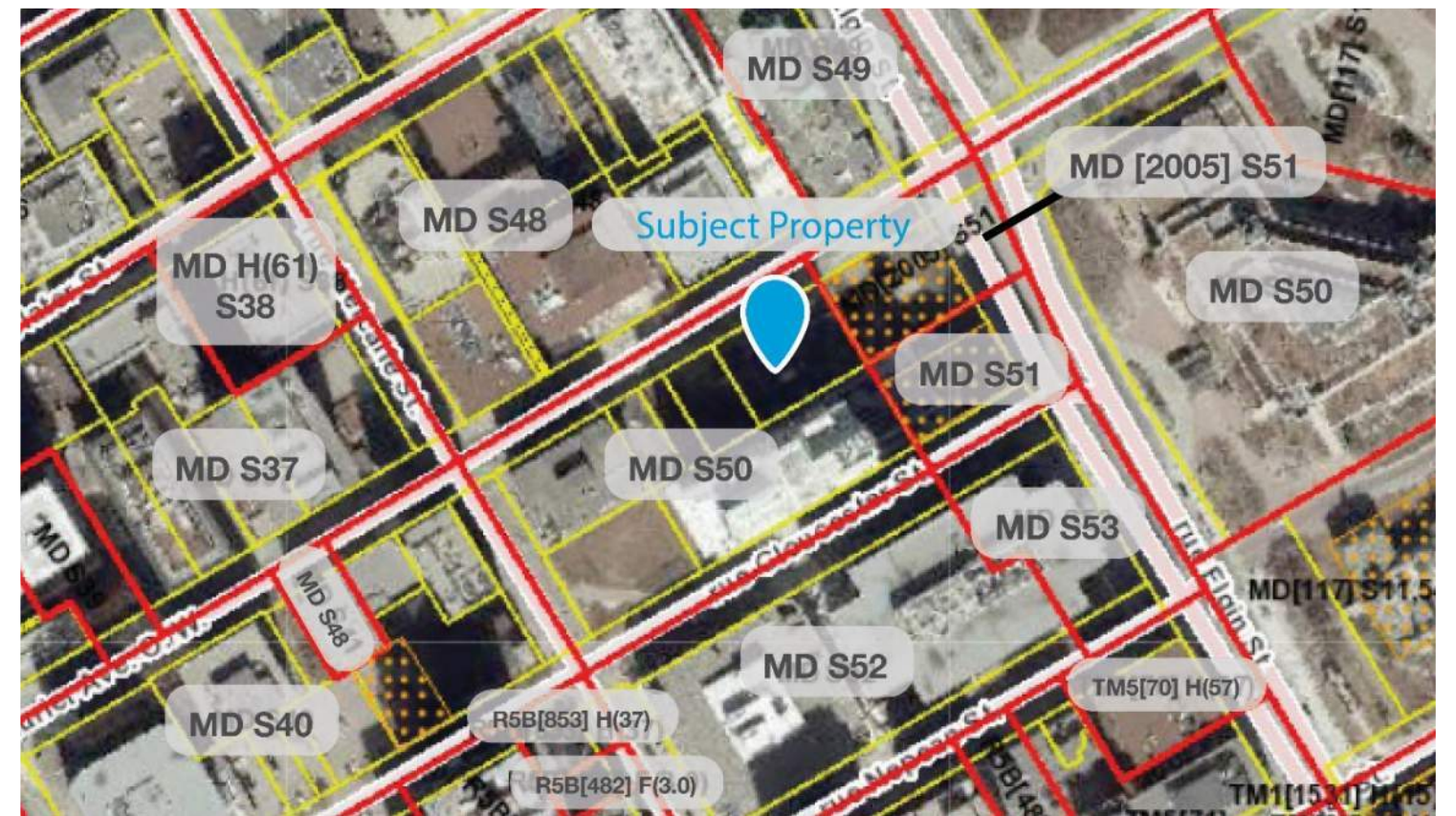
- The subject property is designated as "Central Area" on Schedule B - Urban Policy Plan of the City of Ottawa Official Plan.
- No building, part of a building, exceeds the angular building height limits that are defined by the perimeter above sea-level heights for each block on Annex 8B - Central Area Maximum Building Heights/Angular Planes (Section 3.6.6, Policy 2(e)(iii)).

Policy Context



Central Area and East Downtown Core Secondary Plan (2013)

- The subject property falls under the "Core" Character Area on Schedule A - Character Area and is designated as "Downtown Mixed-Use" on Schedule B - Designation Plan.
- The proposed development complies with the Downtown Mixed Use Character Area policies by locating parking and services facilities away from the front building wall, while promoting commercial uses at-grade which provides animation to the public realm.



City of Ottawa Zoning By-law (2008-250)

- The subject property is zoned "Mixed-Use Downtown Zone, Schedule 50" (MD S50).
- Apartment Dwelling, High Rise is a permitted use.
- 50% of the ground floor must be occupied by commercial, service, or entertainment use.
- The proposed developed meets the elevation above sea level height provisions of Schedule 50.

Design Guidelines



The proposed development meets the following guidelines, among others:

- Provides a transit-supportive land use within a 600-metre walking distance of a rapid transit station.
- Locates a high-density residential use close to the transit station.
- Creates transition in scale.
- The proposed building is located in reference to the front property line in a manner that is intended to define the street edge.
- Design provides architectural variety on the lower storeys of buildings to provide visual interest to pedestrians.
- Locates parking to the rear of the building and not between the public right-of-way and the functional front of the building.



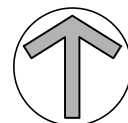
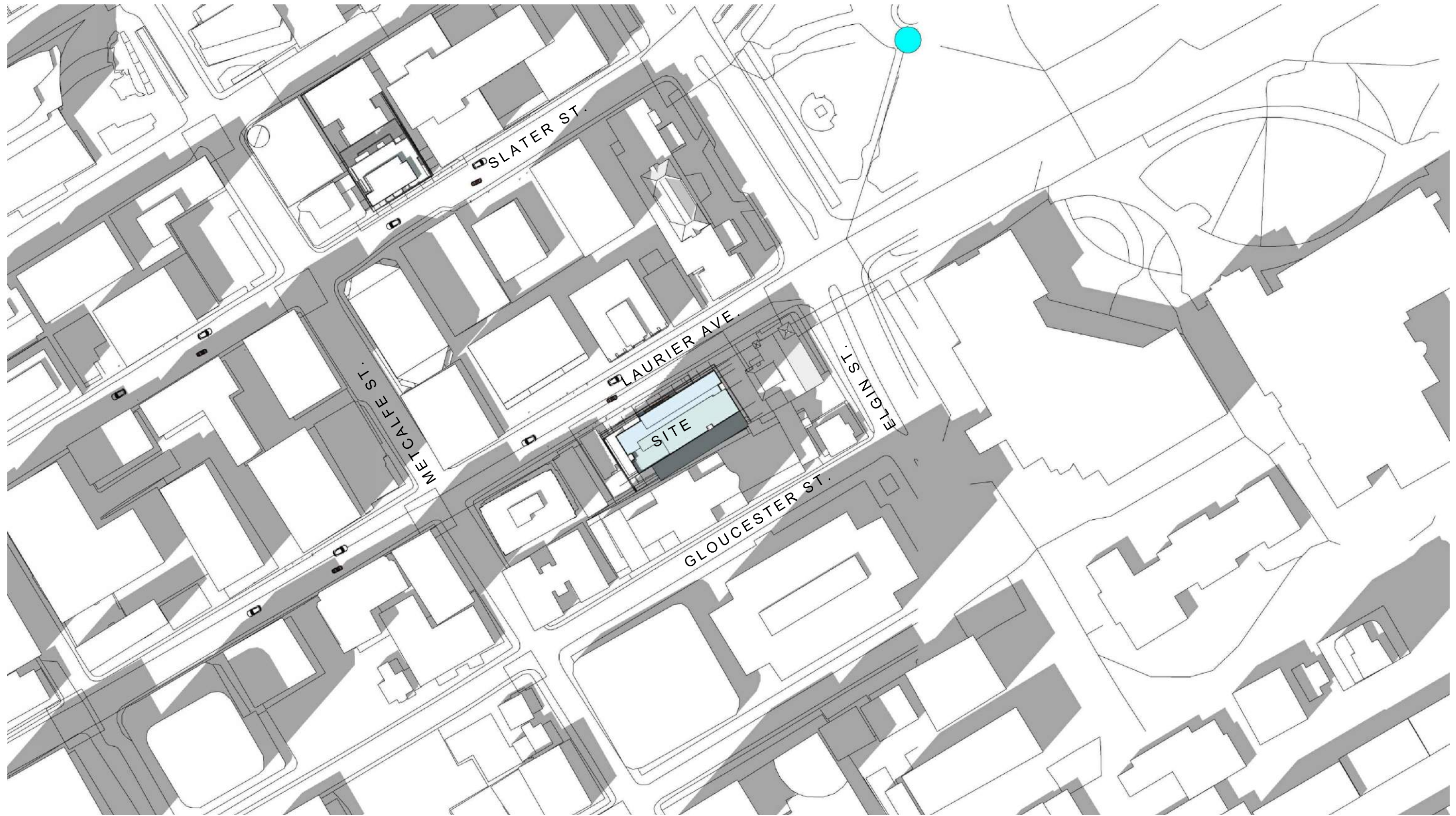
The proposed development meets the following guidelines, among others:

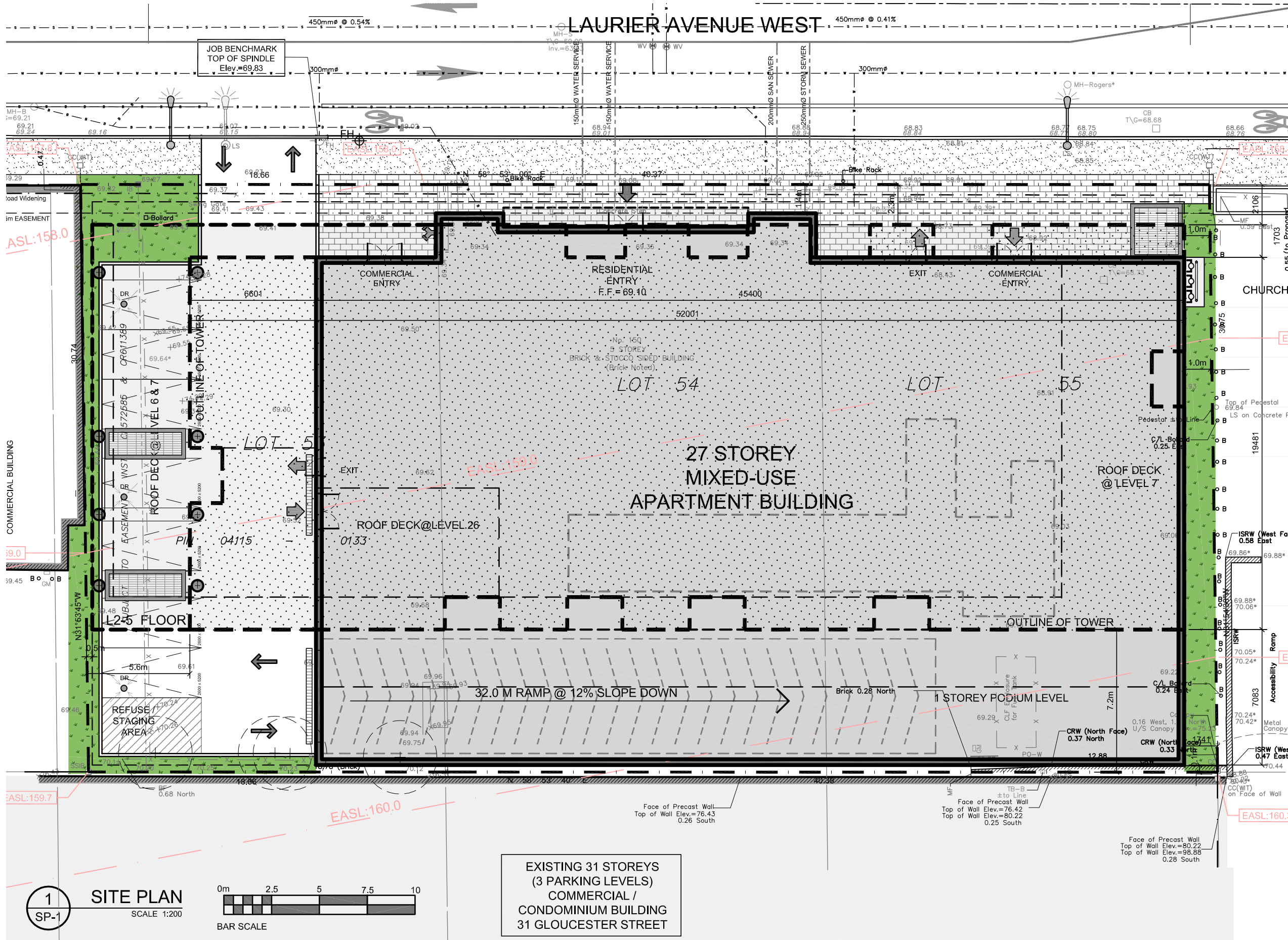
- No views or vistas will be affected by this proposal.
- The guidelines require distinguishing between landmark and background buildings.
- A transition to lower-profile development is facilitated through building separation and orientation.
- The ground floor of the base has been designed to be animated and highly transparent.
- The middle section will minimize shadow and wind impacts while providing an appropriate fenestration pattern and other architectural considerations.
- The top section of the proposed building will integrate the mechanical penthouse into the building while contributing to the City skyline.



The Subject property is located within the Business Precinct. The proposed development meets the following guidelines, among others:

- Requiring, where appropriate, all new developments to accommodate active uses on the ground floor.
- Promoting a more human scale of development at ground level. Entranceways should be well defined and provide large circulation space.
- Prohibiting servicing and underground parking entrances from fronting onto main east-west streets. To accommodate the provision of wider sidewalks, street furniture and landscaping, major new buildings occupying significant areas on a whole block require a deeper front setback.
- Where possible, buildings should be architecturally articulated on both their top and lower floors. Podiums should be encouraged.
- Ground level of buildings should not be below street level.
- No new surface parking lots should be permitted.





PROJECT INFORMATION

ZONING	MD S50	Schedule 50
SITE AREA	1,814.97 sq. m.	(19,536 sq. ft.)
REQUIRED		
BUILDING HEIGHT - ABOVE SEA LEVEL	157.1 easl	
BUILDING HEIGHT - METRES	89.300 m	
GRADE (AT SIDEWALK)	69.00 m	
UNIT PARKING - PER UNIT (NOT REQUIRED)	0.0	
VISITOR PARKING - PER UNIT	0.1	
BICYCLE PARKING - PER UNIT	0.5	
AMENITY SPACE - PER UNIT	6.0 m	

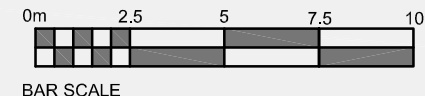
PROVIDED		
GRADE - GEODETIC ELEVATION	69.00 m	
BUILDING HEIGHT - VARIES	89.30 m	
FRONT YARD SETBACK - PODIUM	1.4 m	
FRONT YARD SETBACK - TOWER	2.3 m	
REAR YARD SETBACK - PODIUM	0.1 m	
REAR YARD SETBACK - TOWER	7.2 m	
INTERIOR SIDE YARD SETBACK - PODIUM	0.5 m - 1.0 m	
INTERIOR SIDE YARD SETBACK - TOWER	5.6 m - 1.0 m	
DRIVEWAY & AISLE	6.0 m	
BICYCLE AISLE	1.5 m	
GROSS FLOOR AREA (ABOVE GRADE)	20,637.3 sq. m.	222,138 sq. ft.
TOWER FOOTPRINT	1,029.0 sq. m.	11,076 sq. ft.

UNIT STATISTICS		
STUDIO UNIT	0	
1 BEDROOM UNIT	132	
1 BEDROOM + DEN UNIT	15	
2 BEDROOM UNIT	157	
PENTHOUSE LOFT UNIT	8	
TOTAL	312	
COMMERCIAL RETAIL UNIT	382.5 sq. m.	4,117 sq. ft.

CAR PARKING		
PROVIDED		
RESIDENCE	- 0.51 PER UNIT (312 UNITS)	170
VISITOR	- 0.1 PER UNIT (312 UNITS)	30
TOTAL		200

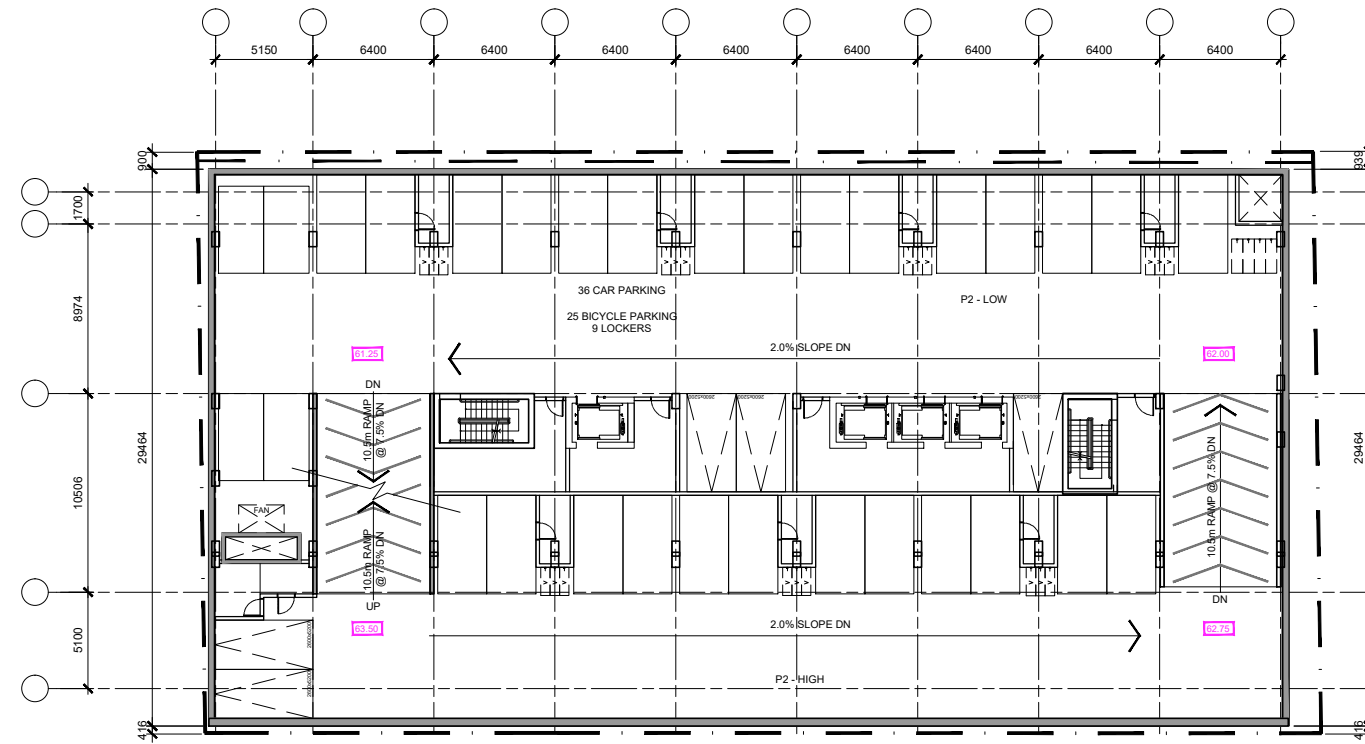
BICYCLE PARKING		
PROVIDED		
BELOW GRADE LEVEL		294
EXTERIOR AT GRADE		6
TOTAL		300

1 SITE PLAN
SCALE 1:200

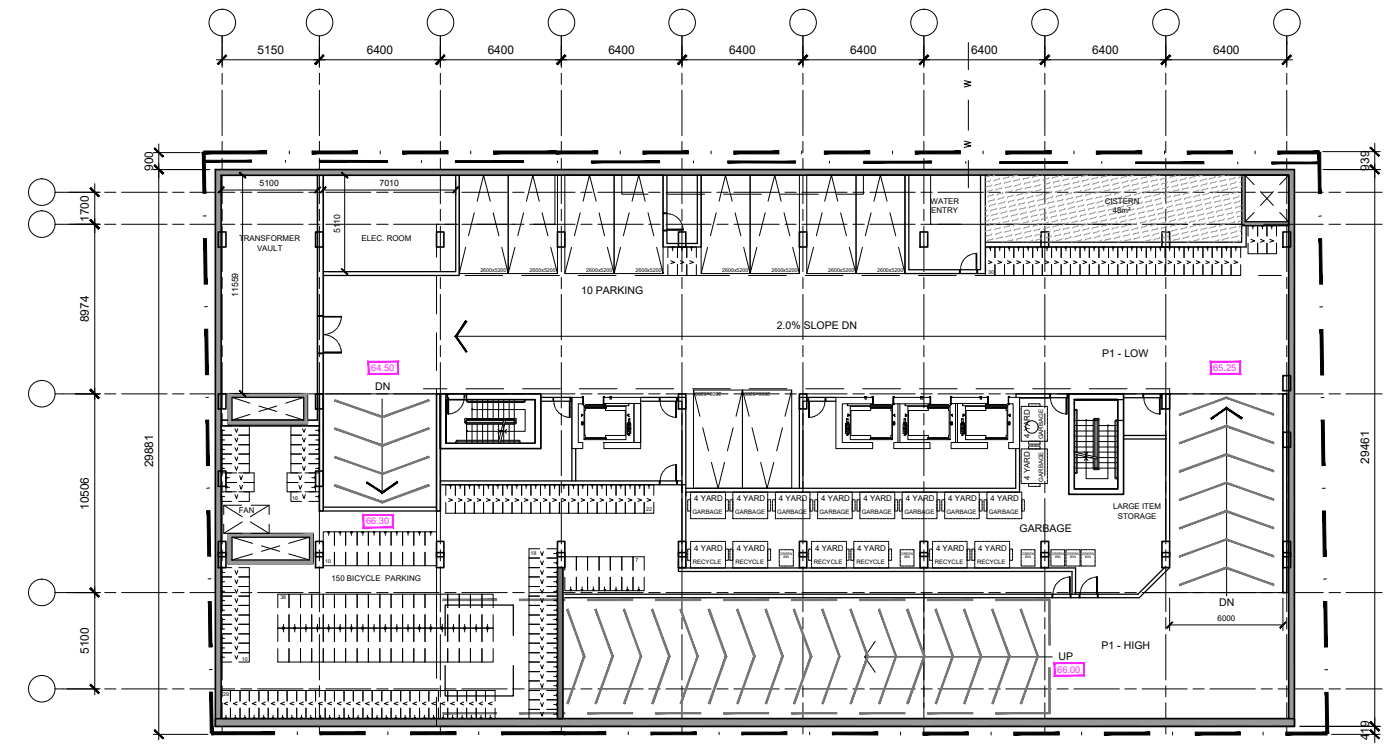


EXISTING 31 STOREYS
(3 PARKING LEVELS)
COMMERCIAL /
CONDOMINIUM BUILDING
31 GLOUCESTER STREET

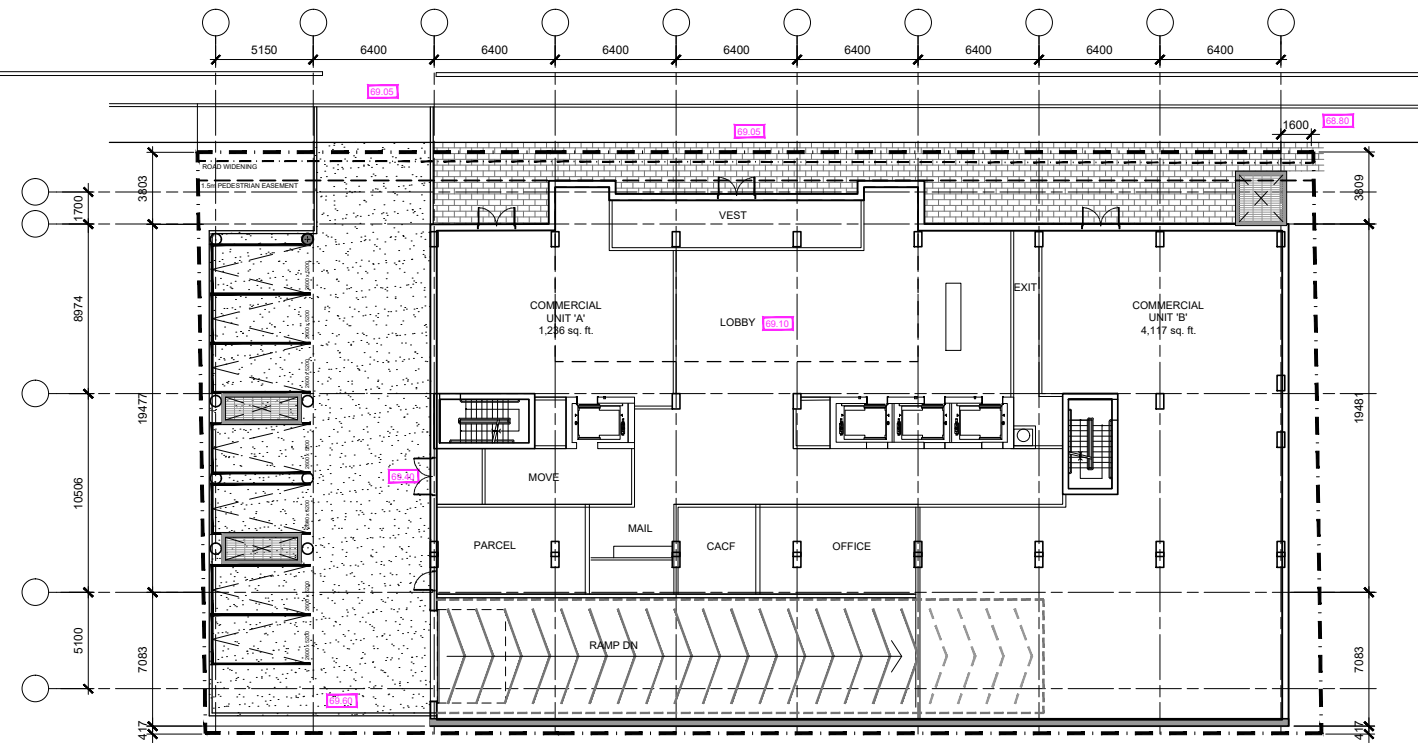




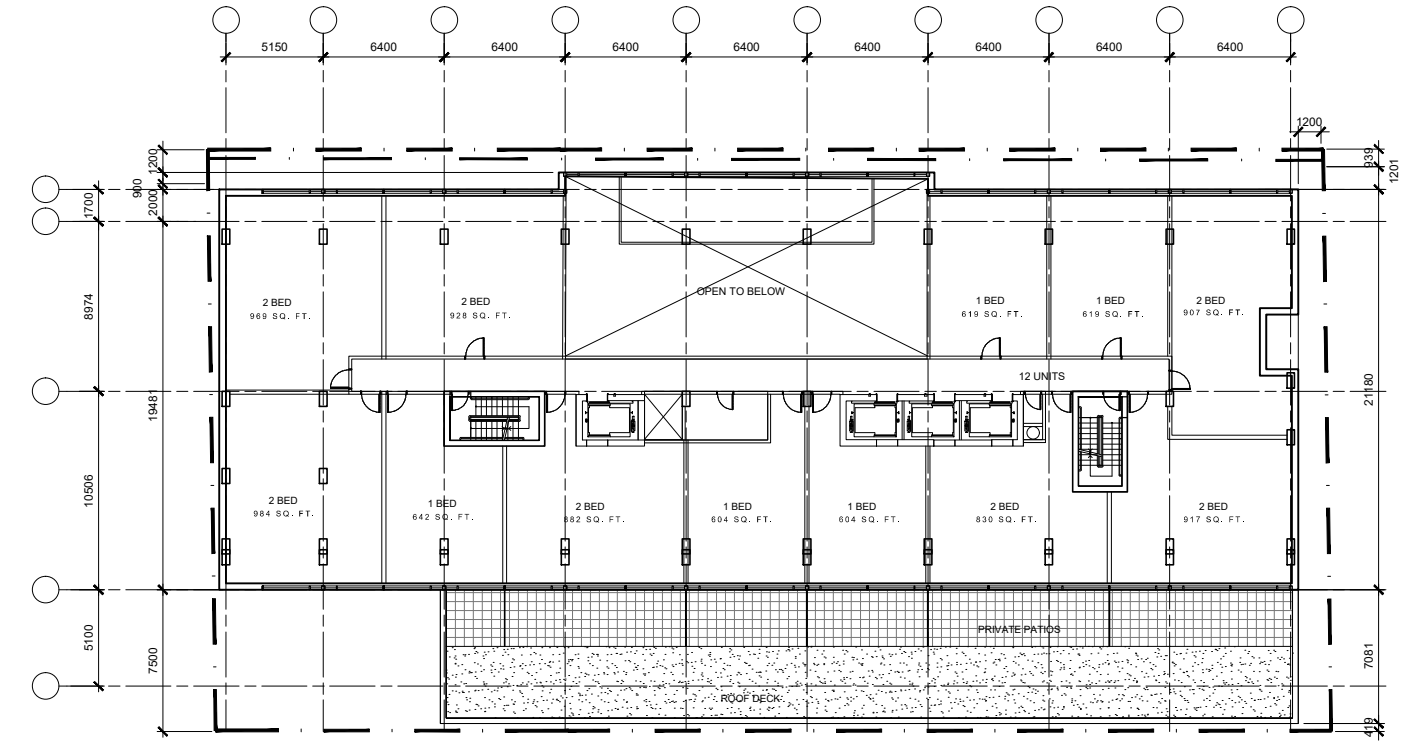
U/G PARKING LEVEL - TYPICAL (P2 TO P5)



U/G PARKING LEVEL P1

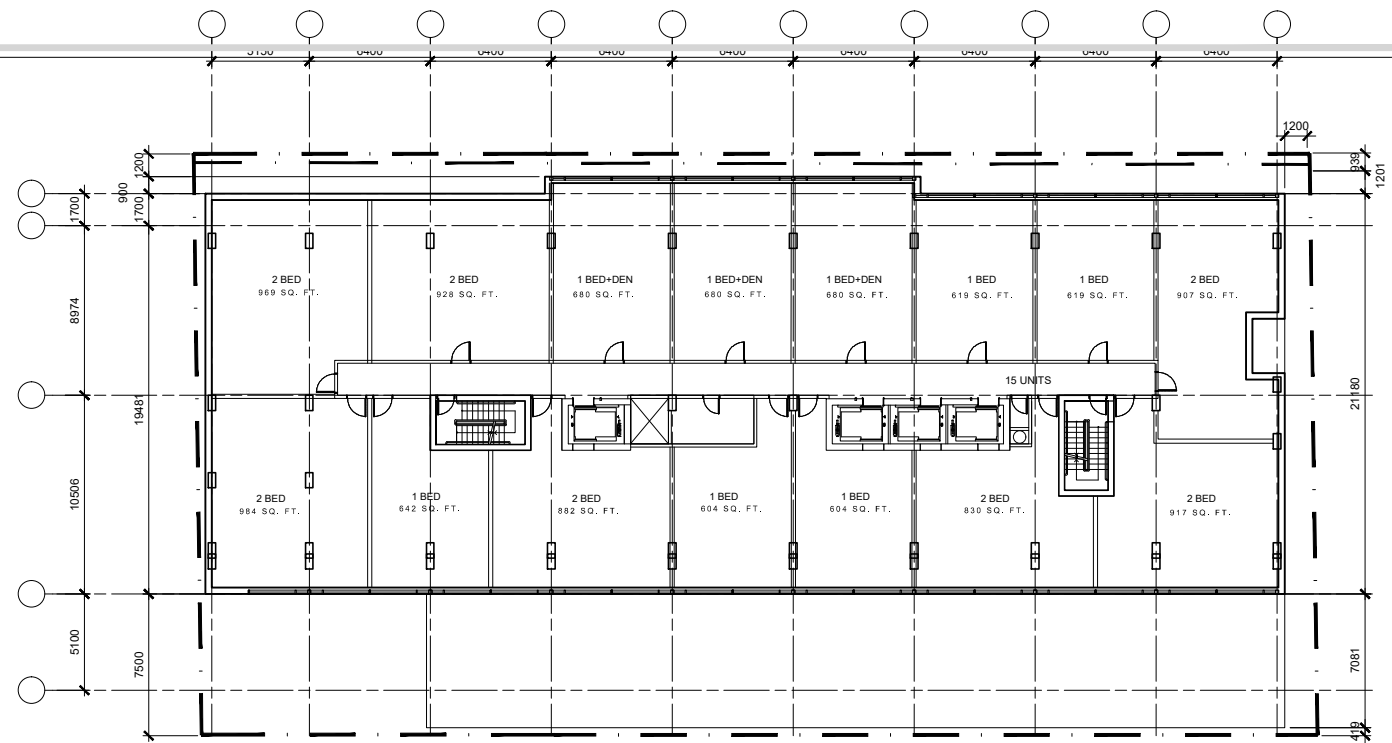


GROUND FLOOR PLAN

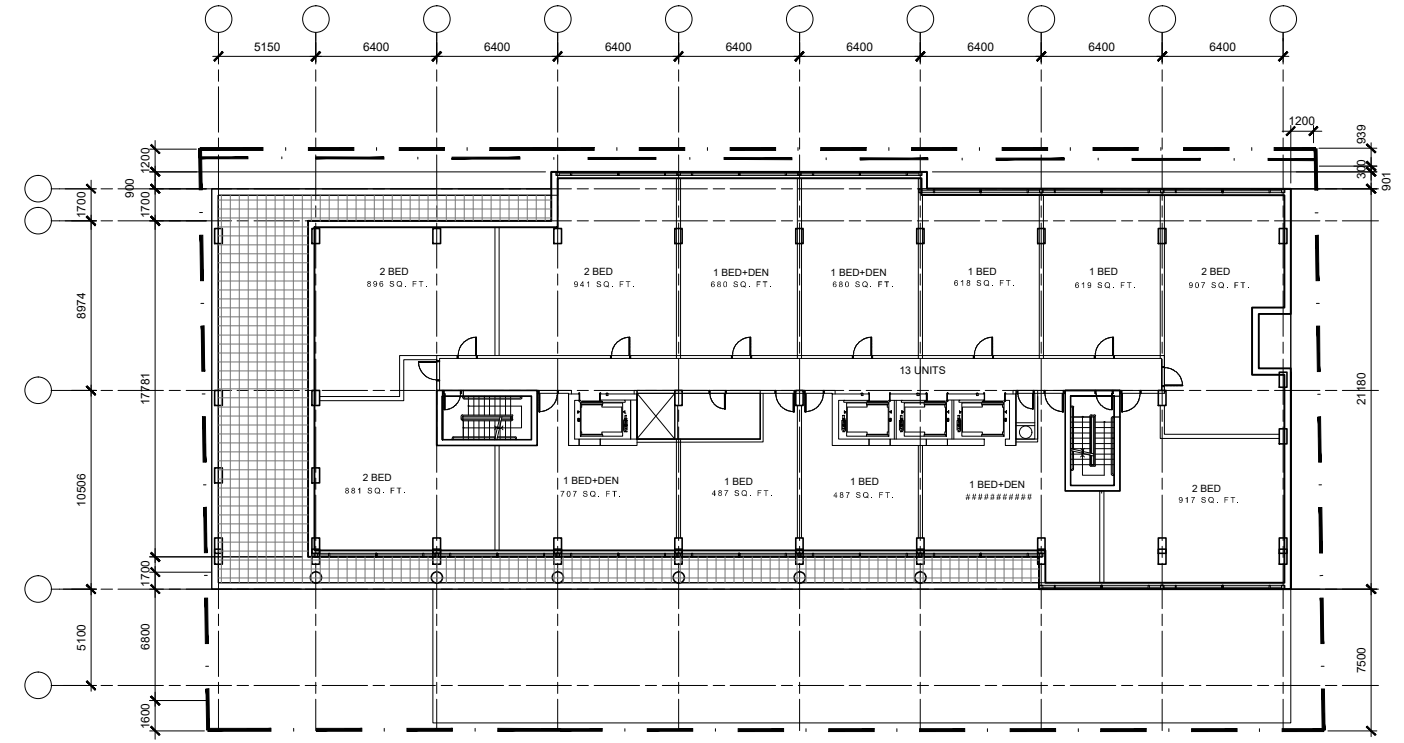


2nd FLOOR PLAN

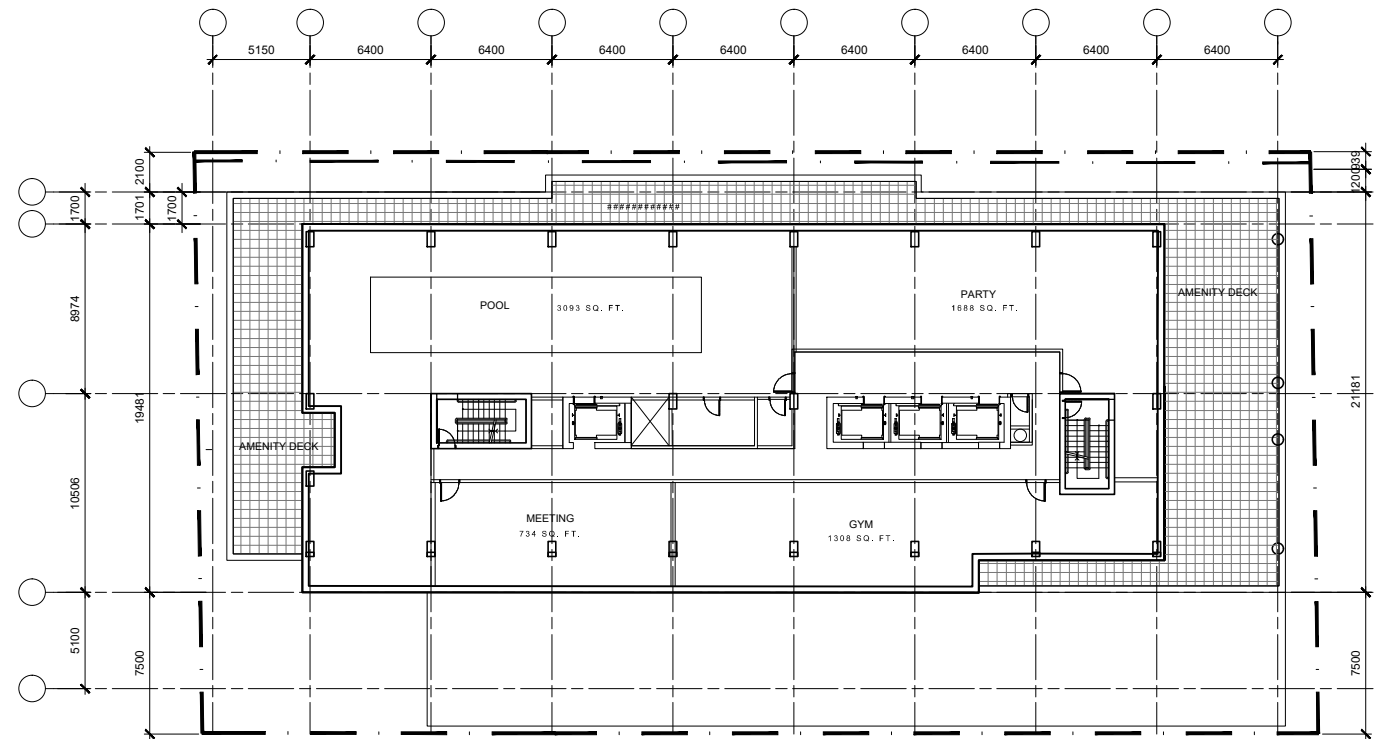




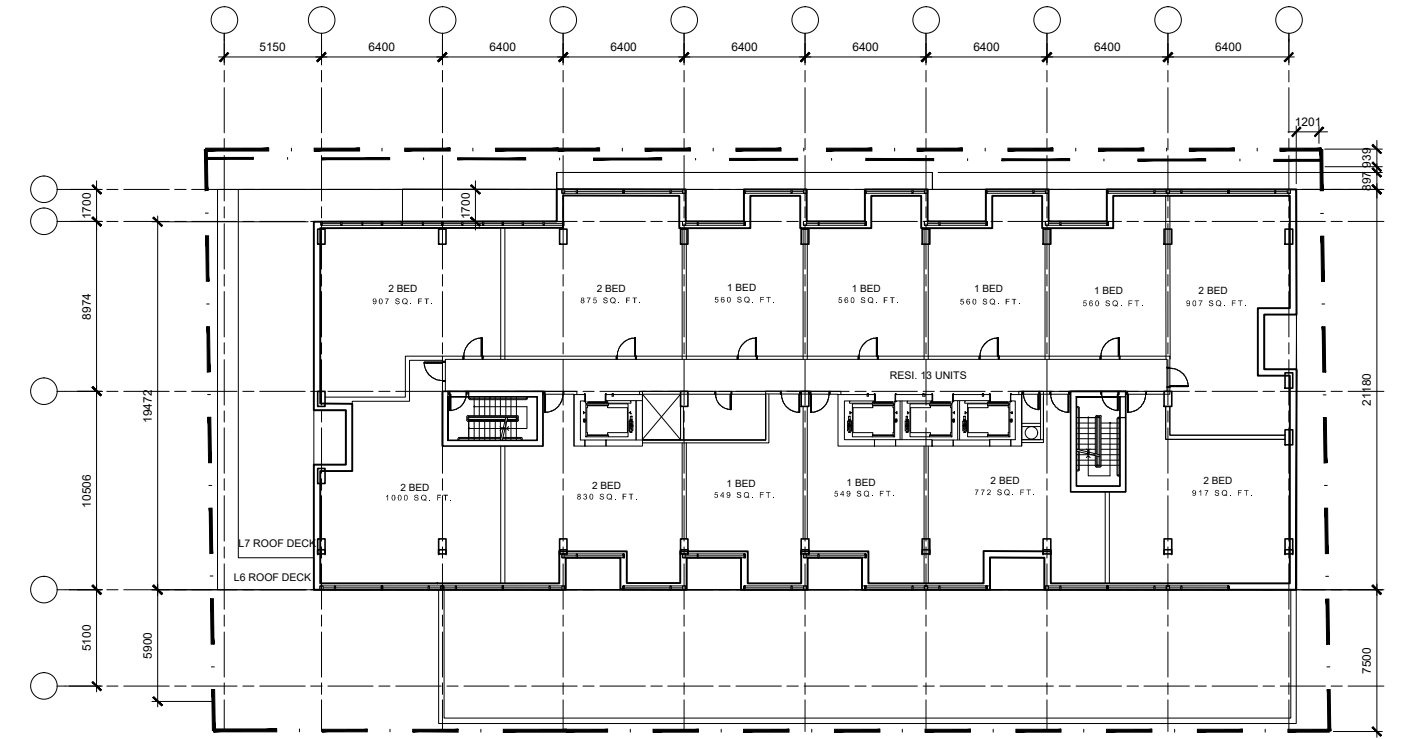
3rd to 5th FLOOR PLAN



6th FLOOR PLAN

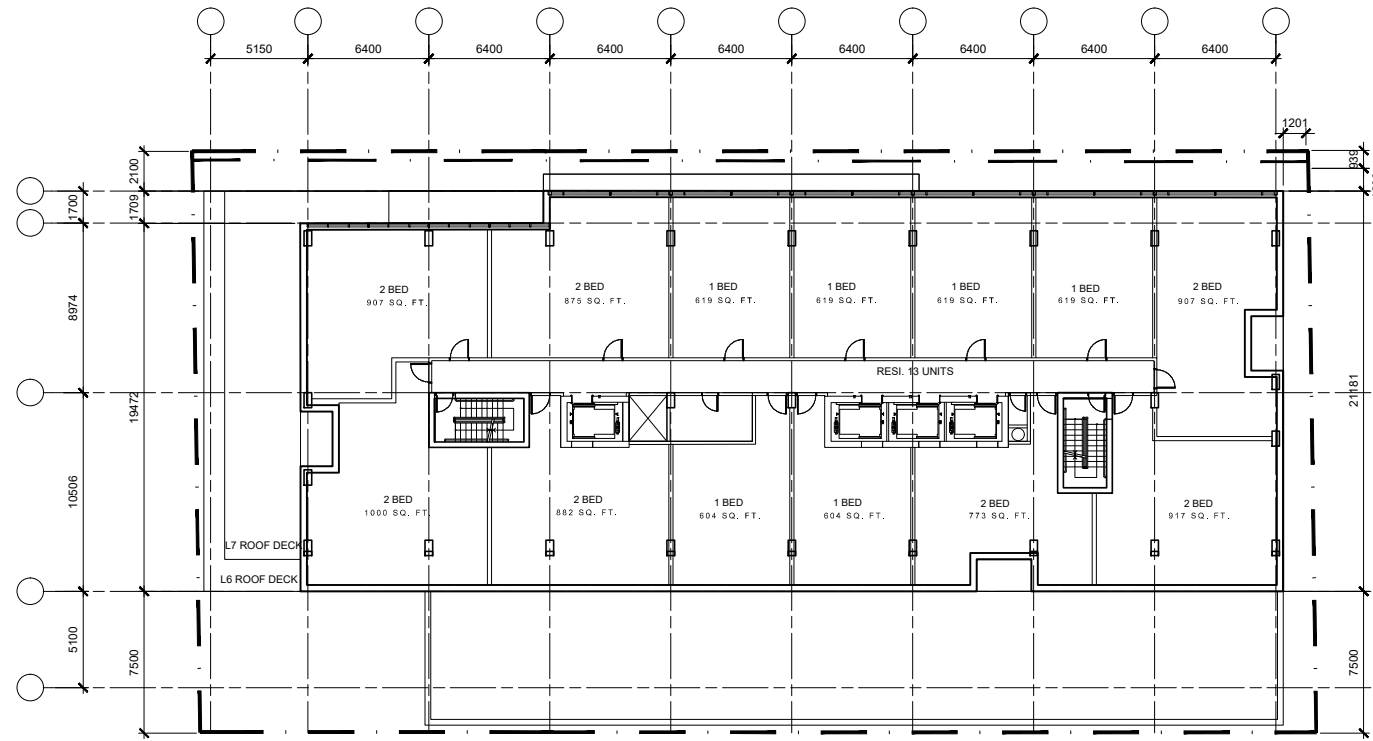


7th FLOOR PLAN

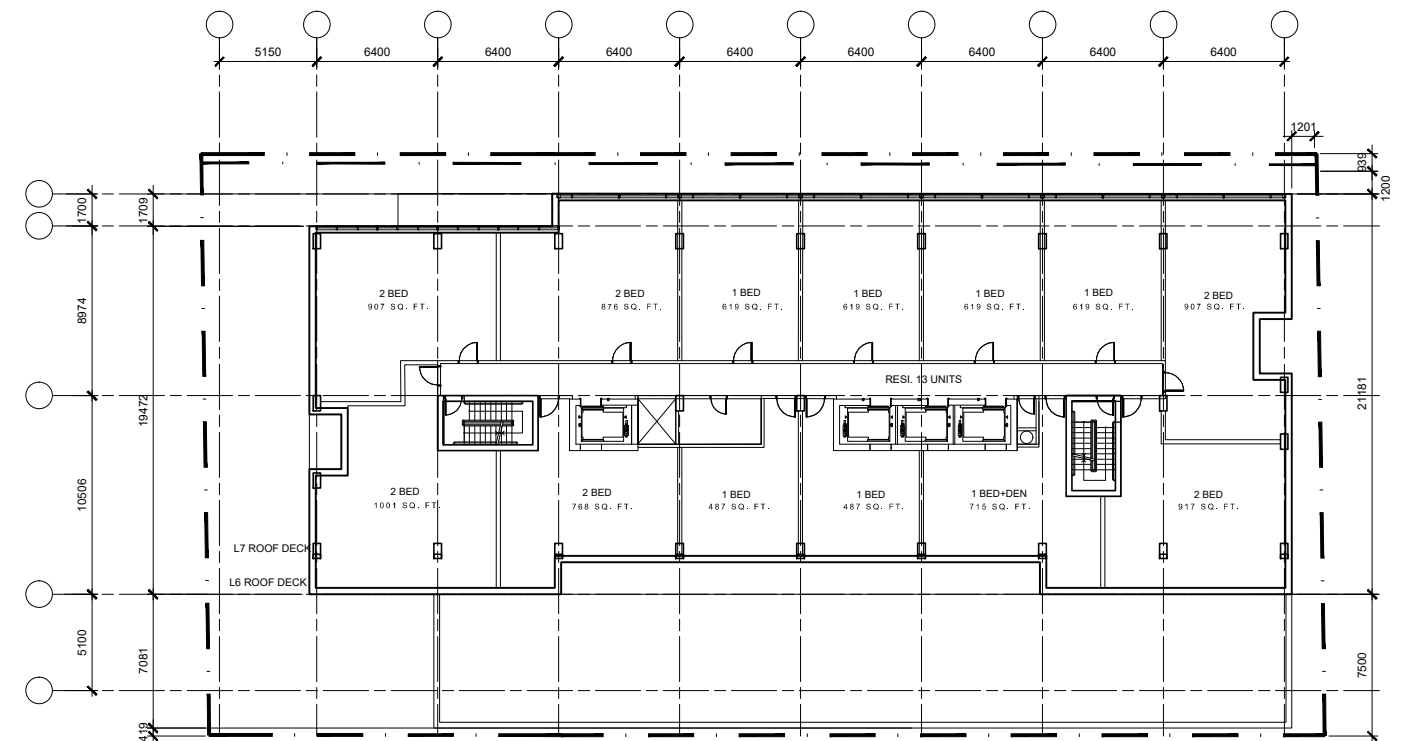


8th - 22nd FLOOR PLAN - TOWER

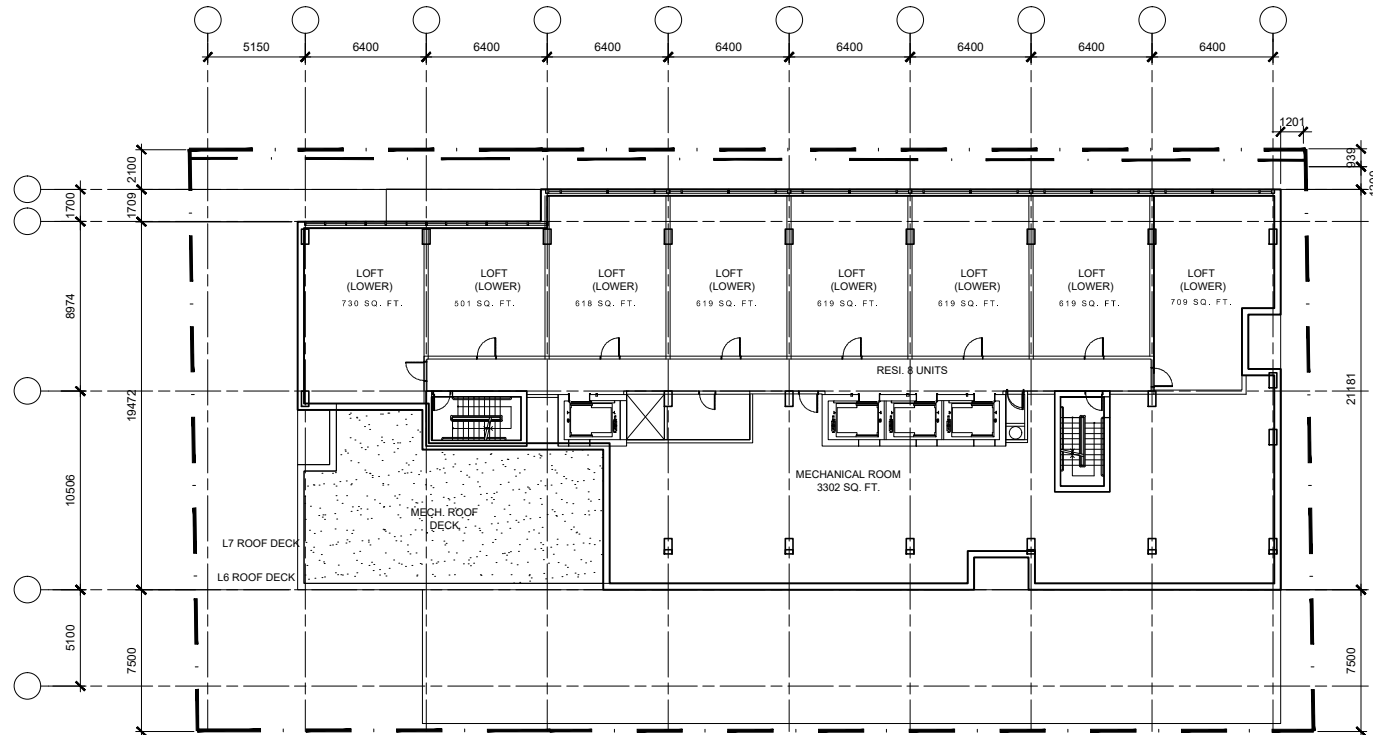




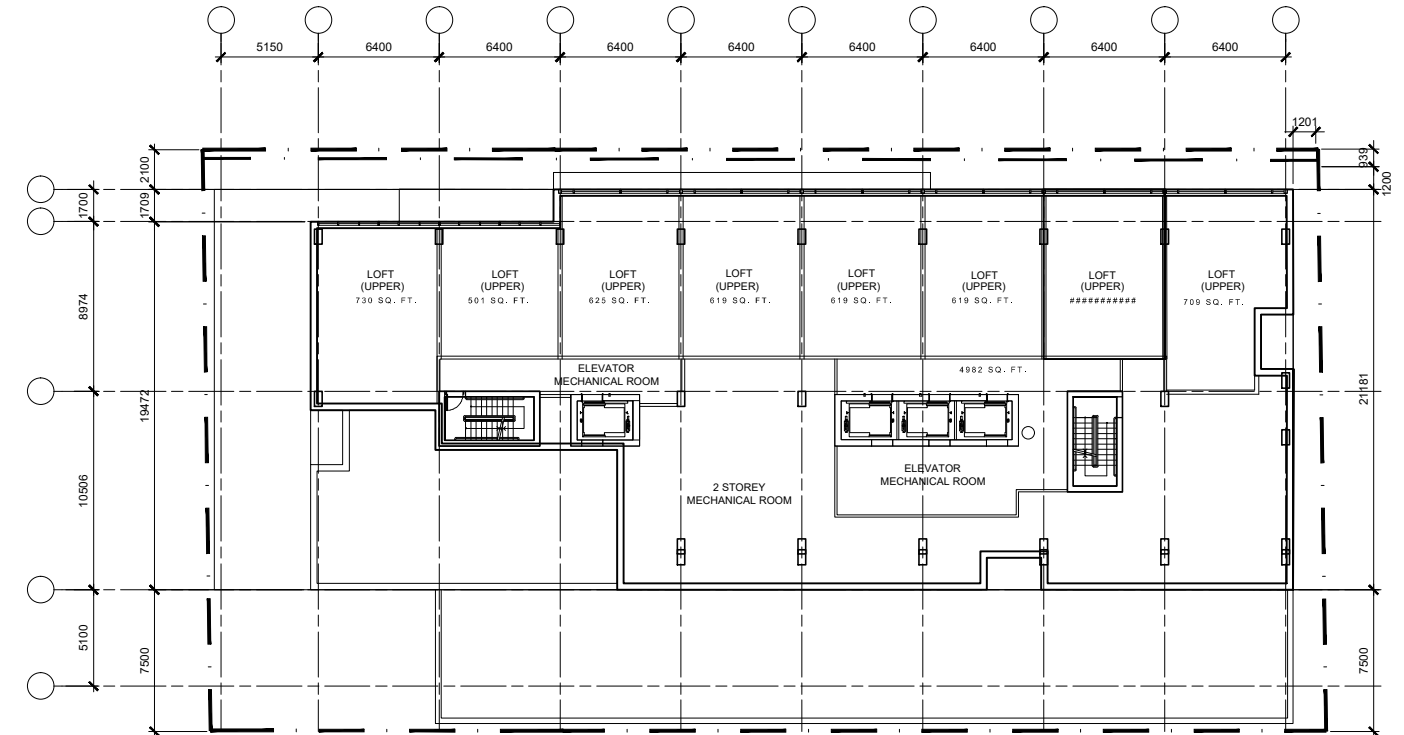
23rd FLOOR PLAN



24th & 25th FLOOR PLAN

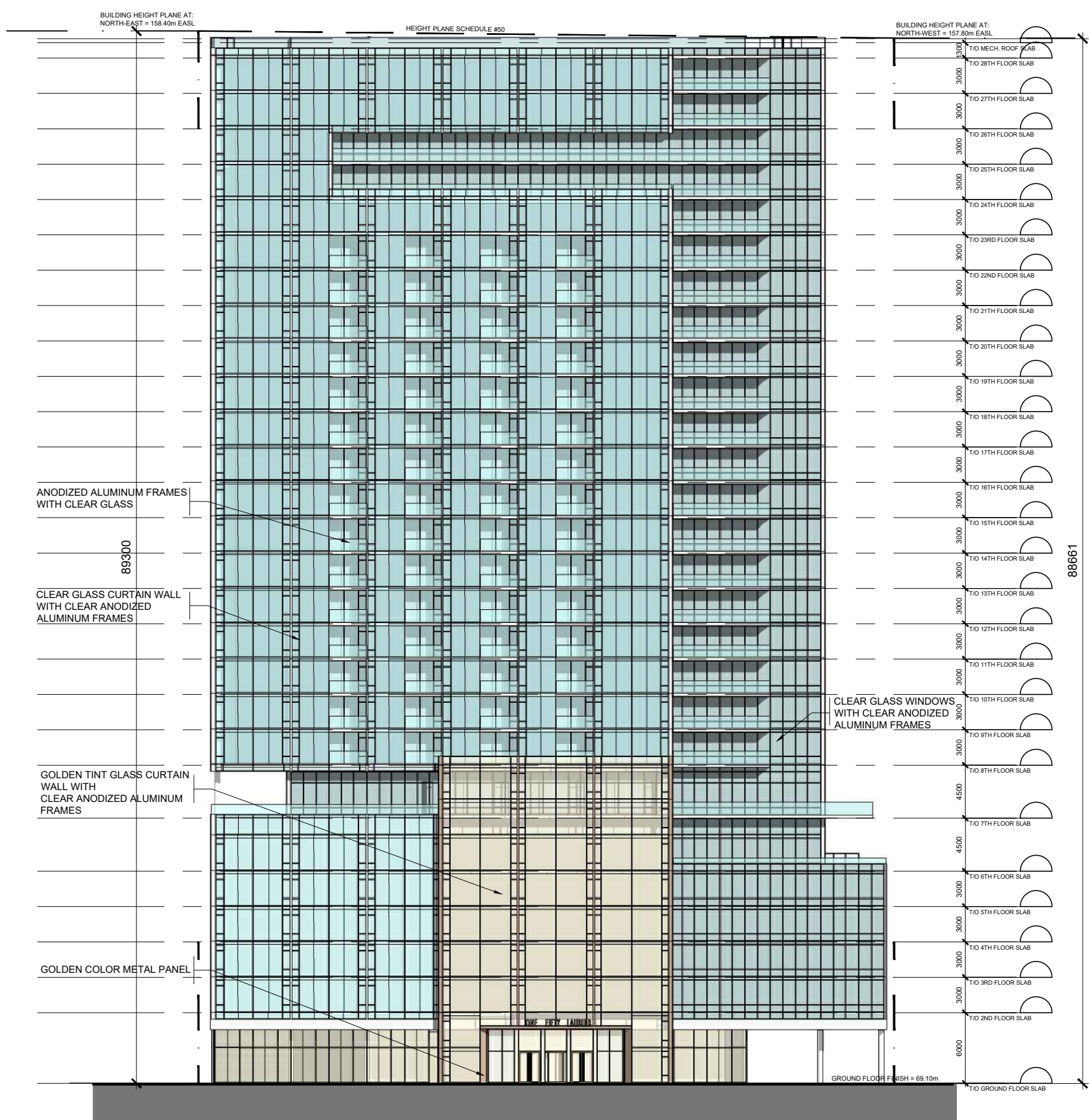


26th FLOOR PLAN

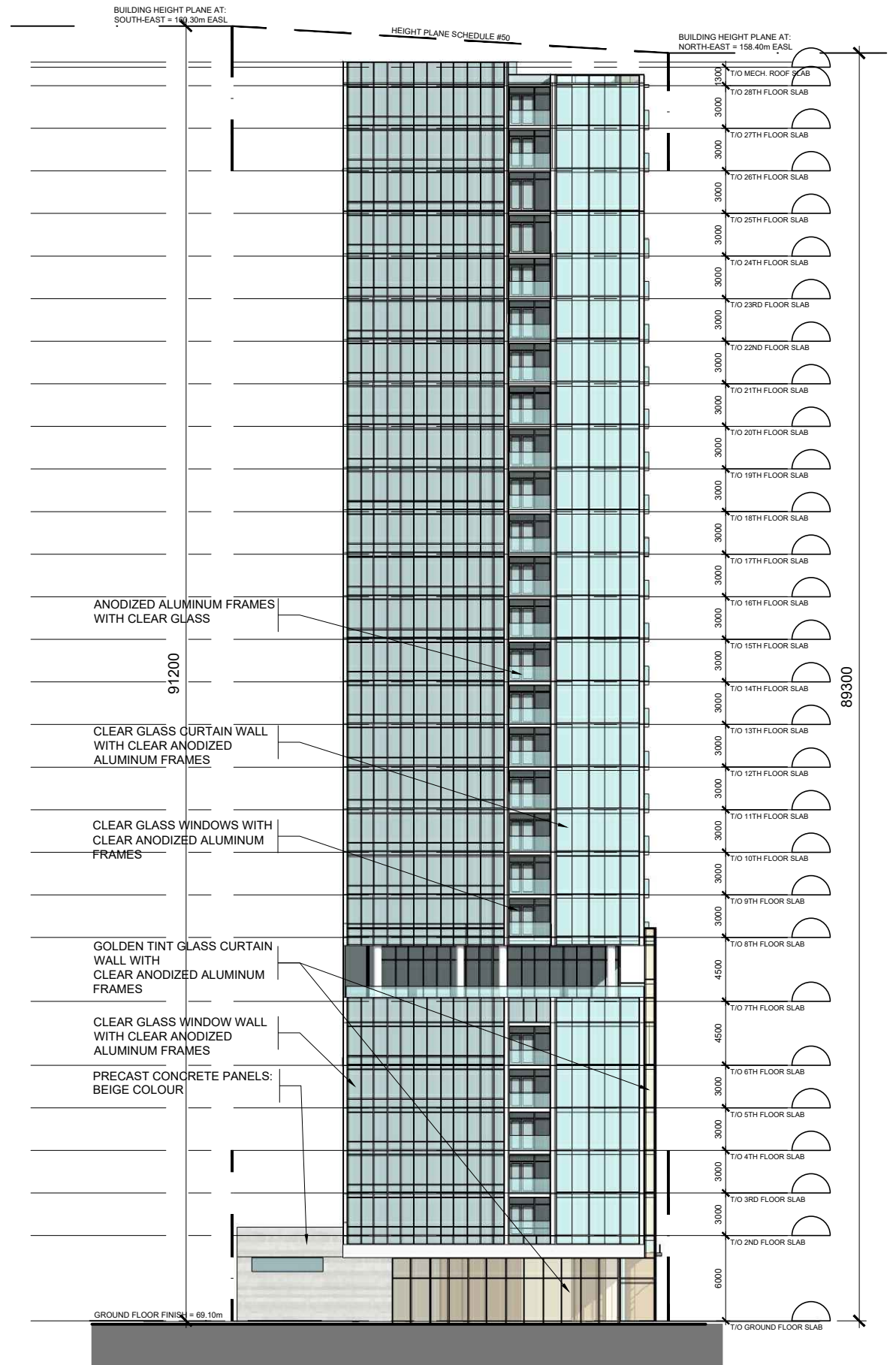


27th FLOOR PLAN



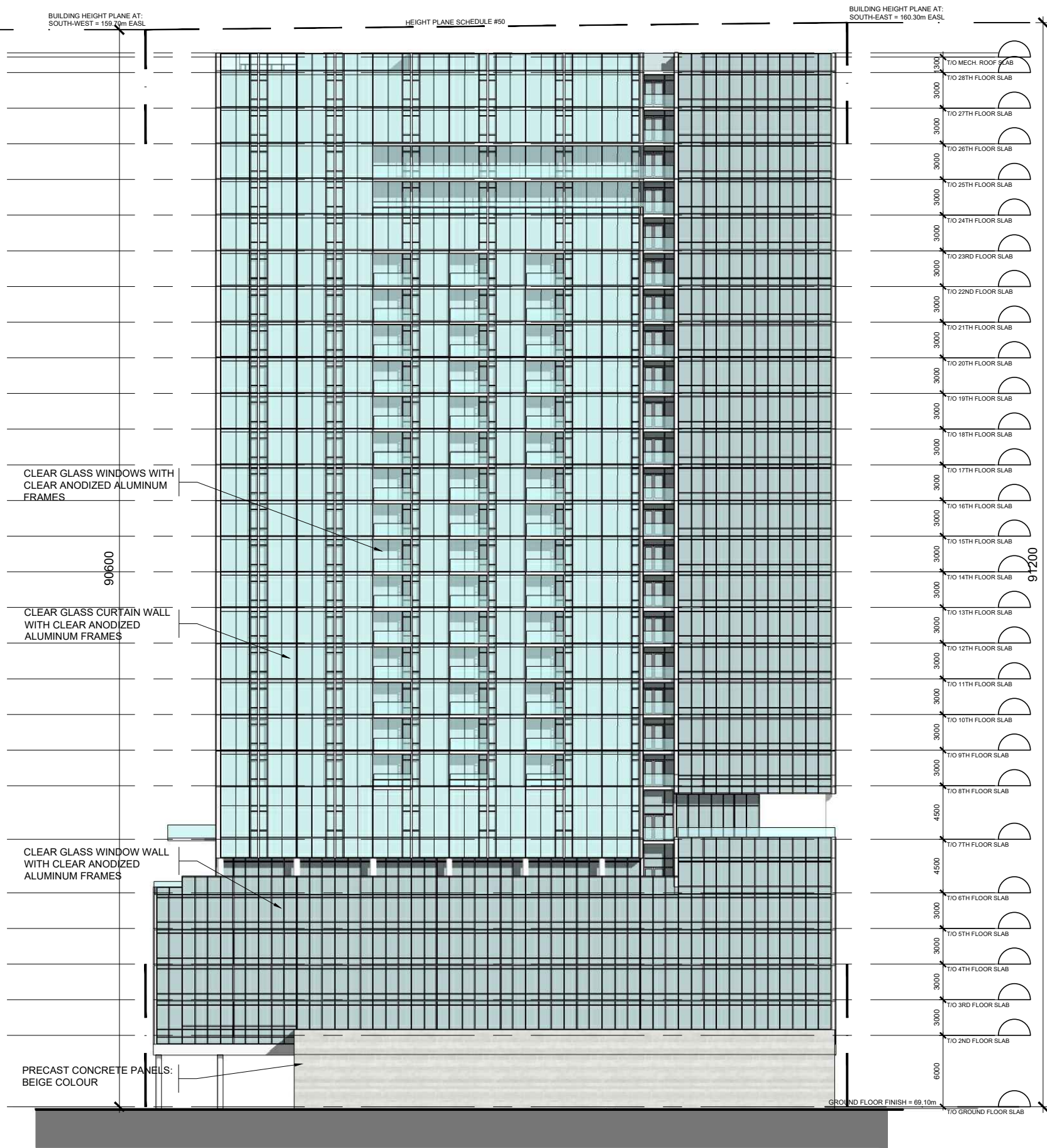


NORTH ELEVATION

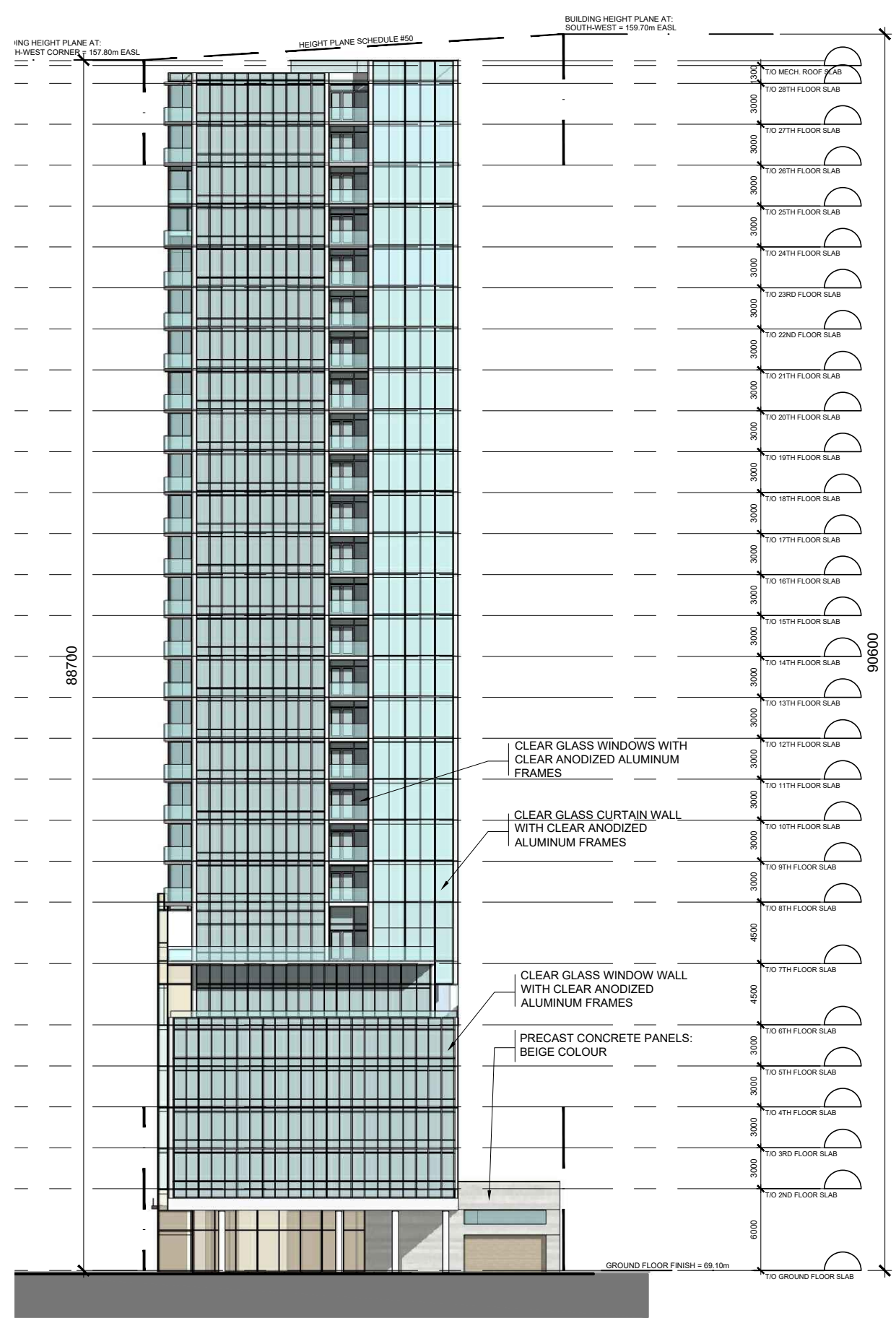


EAST ELEVATION

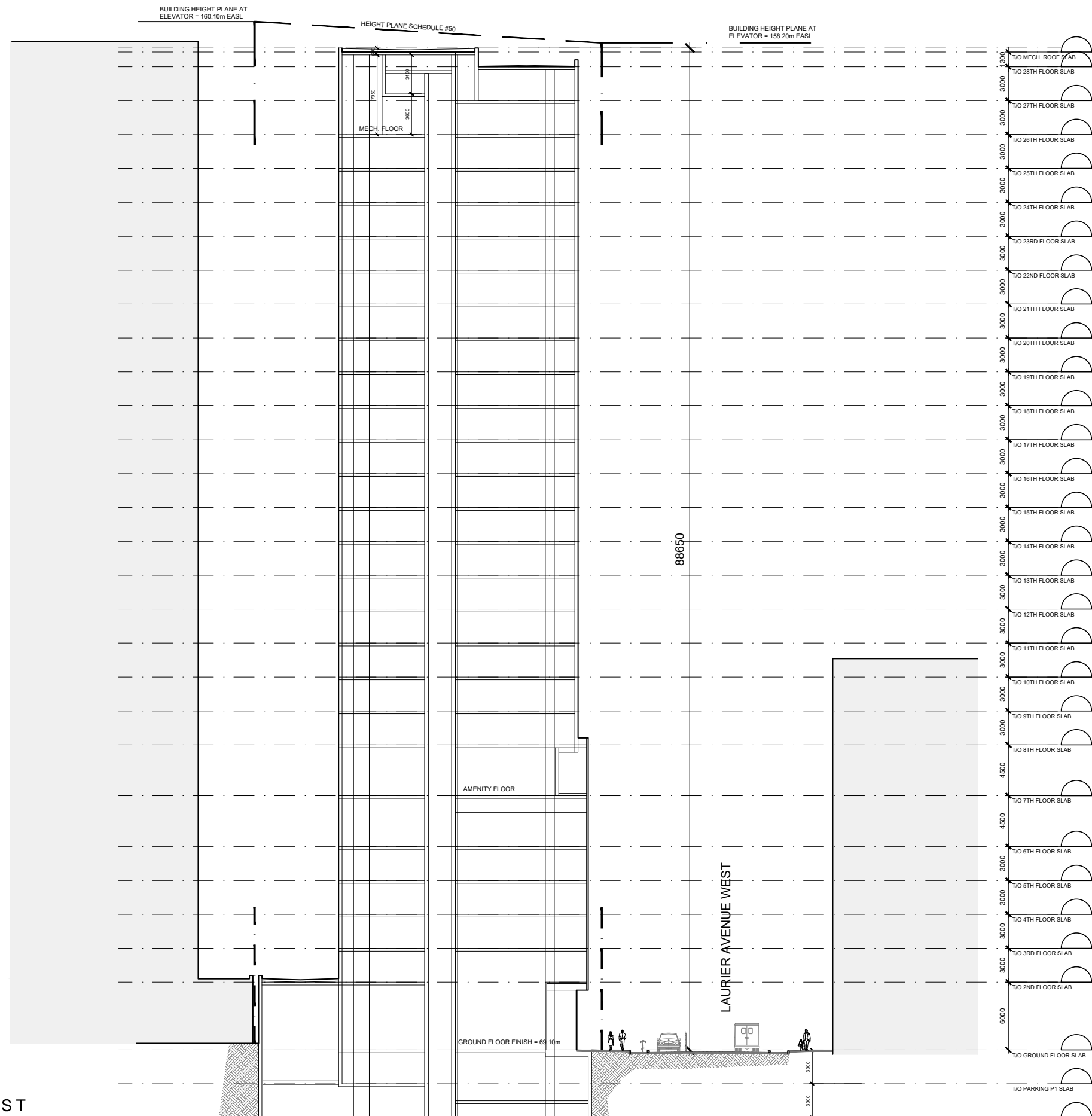




SOUTH ELEVATION



WEST ELEVATION



NORTH / SOUTH SECTION LOOKING WEST

BUILDING SECTION
 SCALE: 1: 400
 PLOT DATE: Monday, October 24, 2022

rla / architecture

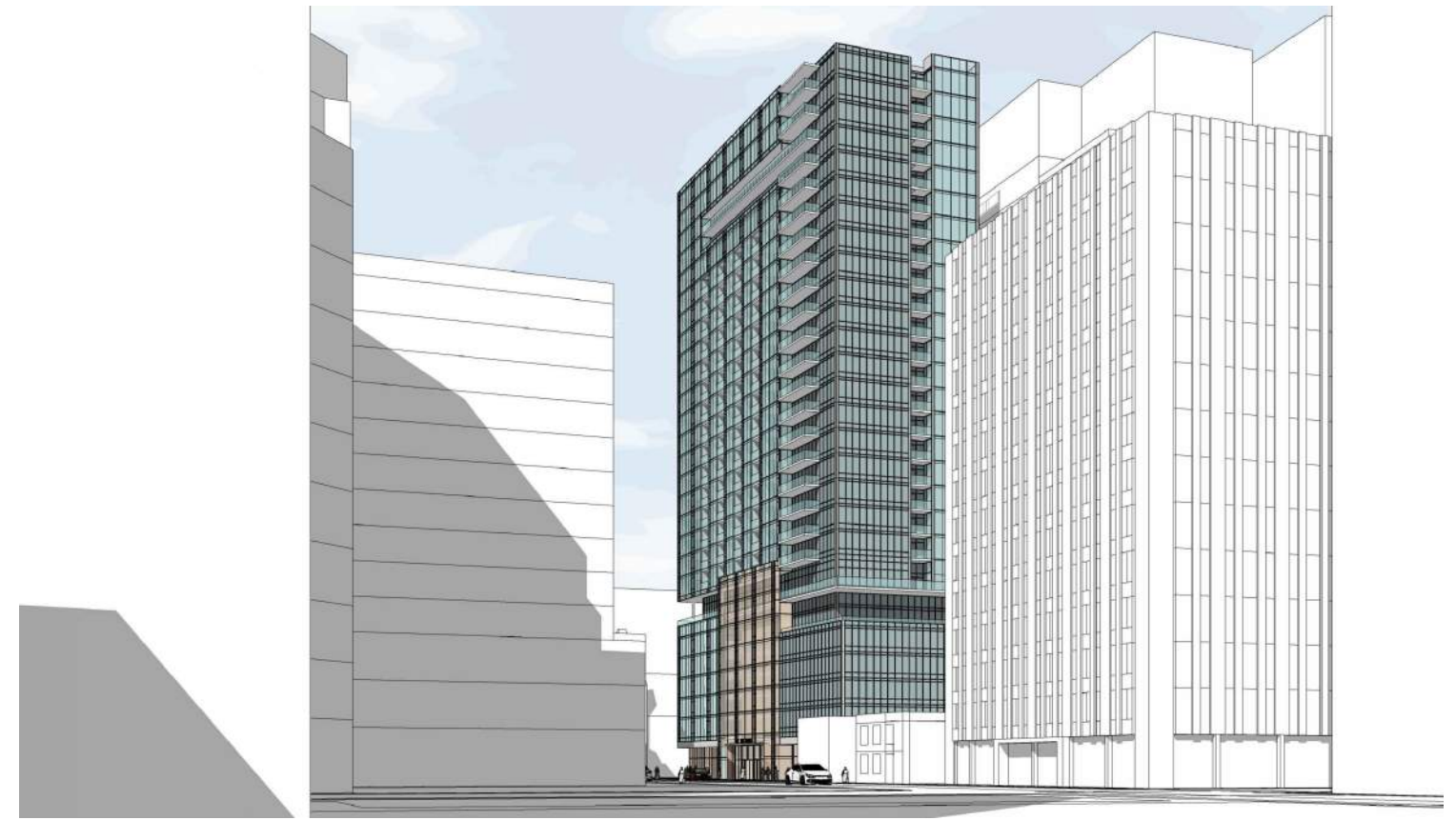
150 LAURIER AVENUE WEST
 OTTAWA ONTARIO

JADCO GROUP
 345 Boulevard Samson, Laval, QC H7X 2Z7

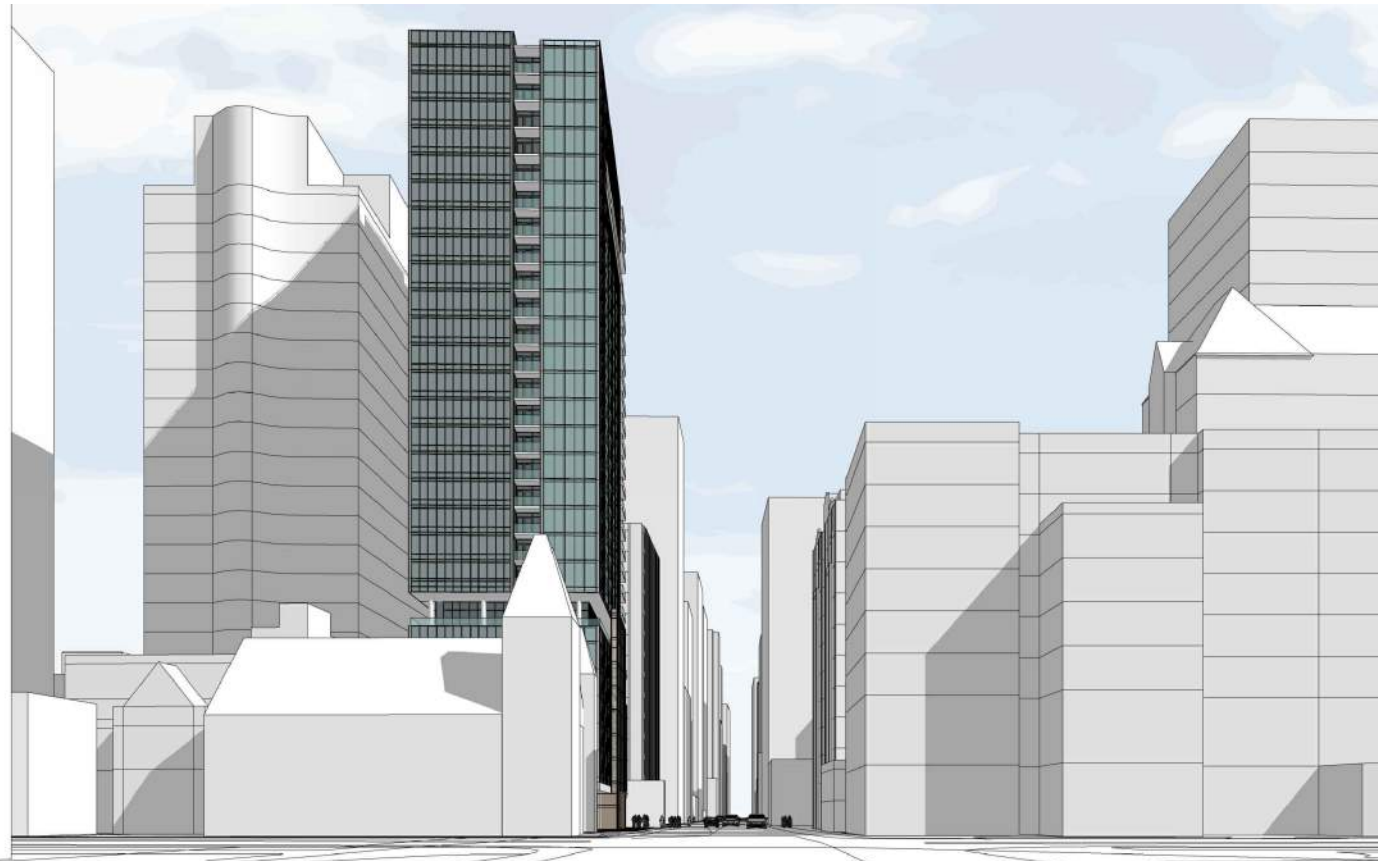
SHEET #
 16.1
 PROJ. # 1827



PEDESTRIAN VIEW LOOKING SOUTH WEST



PEDESTRIAN VIEW LOOKING SOUTH EAST



STREET VIEW LOOKING WEST



PEDESTRIAN VIEW LOOKING EAST

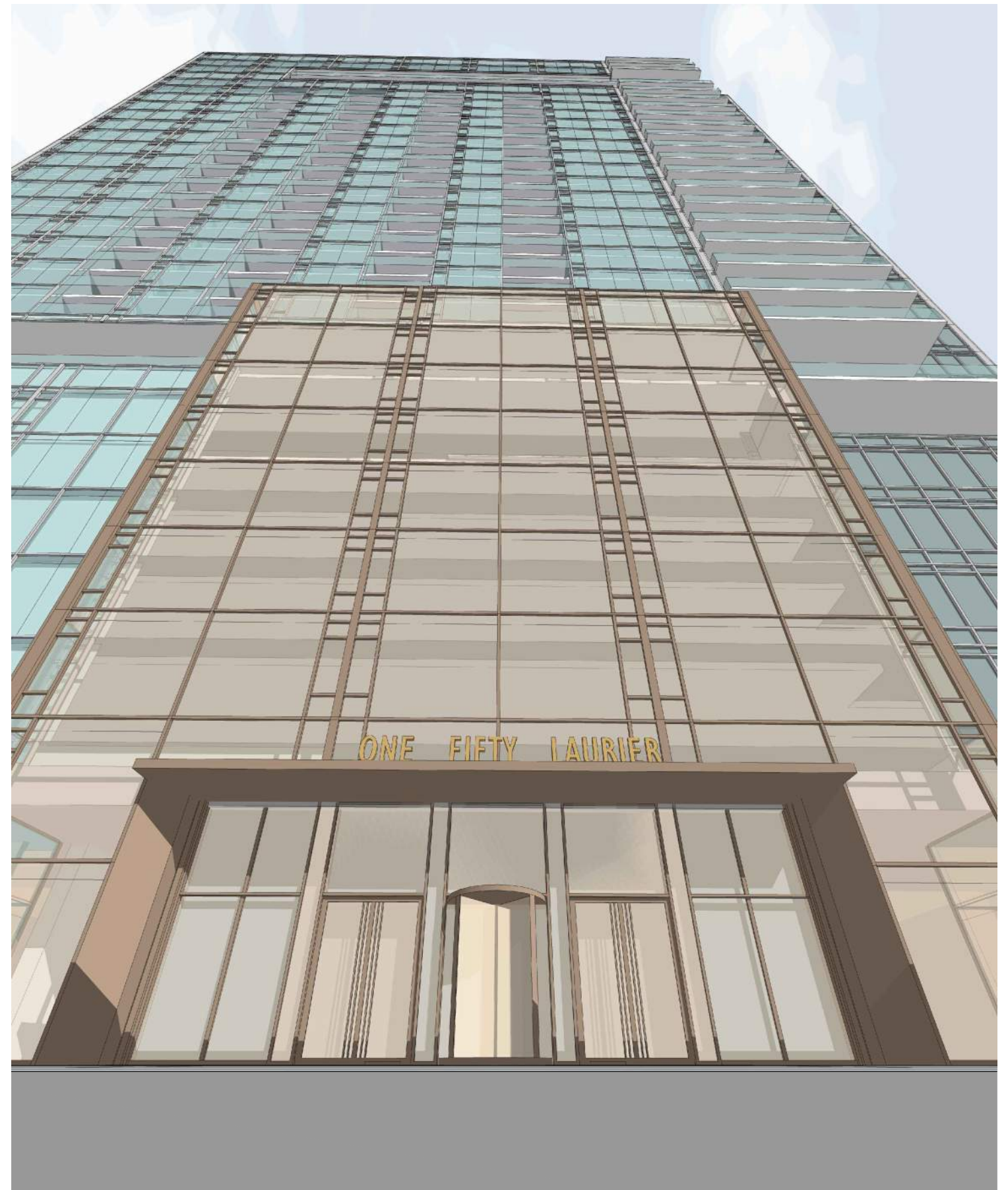




STREET VIEW LOOKING WEST DOWN LAURIER AVENUE



PEDESTRIAN VIEW LOOKING SOUTH EAST ACROSS LAURIER AVENUE



UPWARDS VIEW LOOKING SKYWARD AT ENTRANCE





AERIAL VIEW LOOKING NORTH WEST

rla / architecture

HIGH RESOLUTION RENDERING

PLOT DATE: Friday, October 14, 2022



150 LAURIER AVENUE WEST
OTTAWA ONTARIO

JADCO GROUP
345 Boulevard Samson, Laval, QC H7X 2Z7

SHEET #
19
PROJ. # 1827





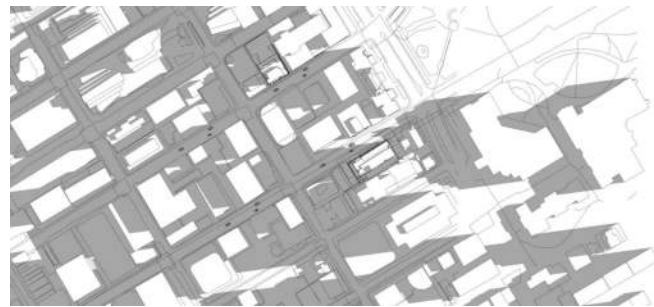
PEDESTRIAN VIEW AT DUSK LOOKING SOUTH WEST ACROSS INTERSECTION



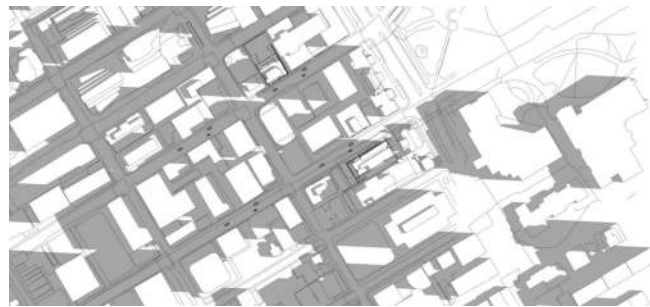


PEDESTRIAN VIEW LOOKING SOUTH EAST ACROSS STREET





8:00 AM



9:00 AM



10:00 AM



11:00 AM



12:00 PM



1:00 PM



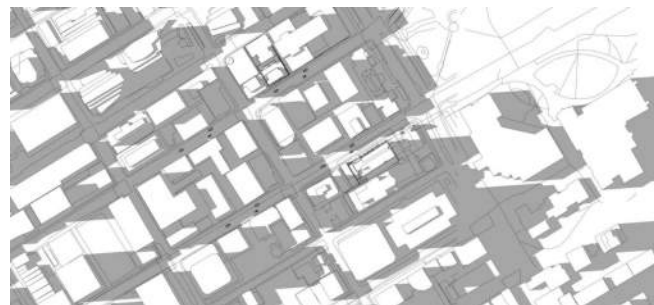
2:00 PM



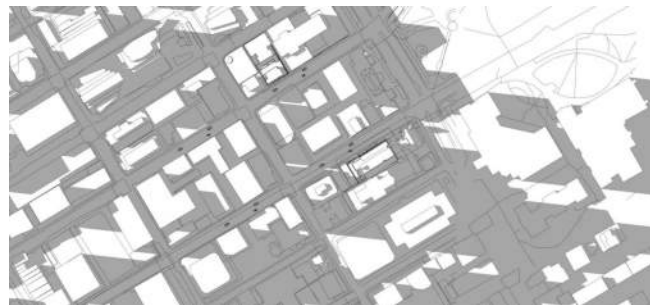
3:00 PM



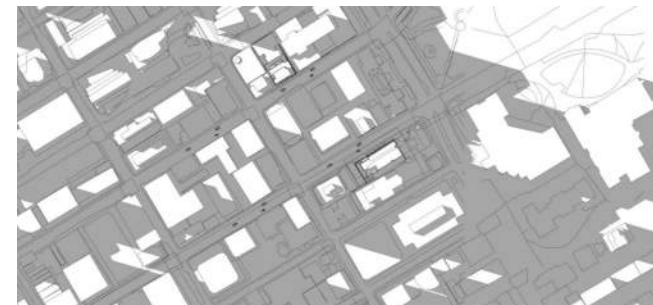
4:00 PM



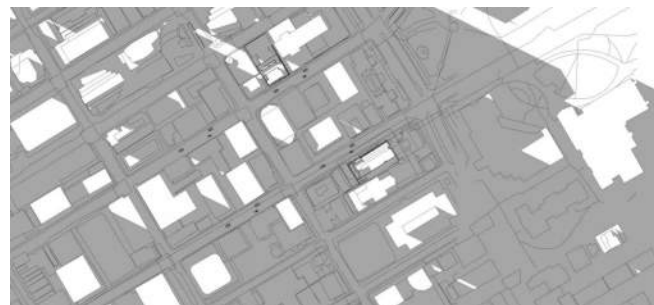
5:00 PM



6:00 PM

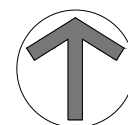


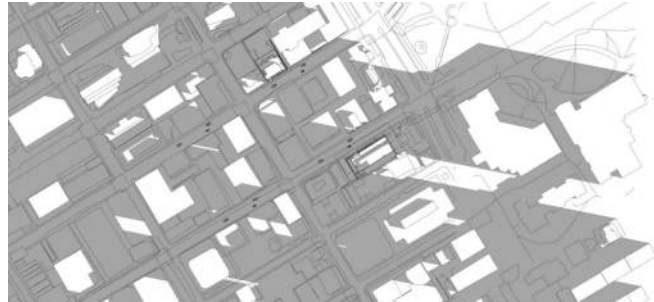
7:00 PM



8:00 PM

JUNE 21 (DST)





8:00 AM



9:00 AM



10:00 AM



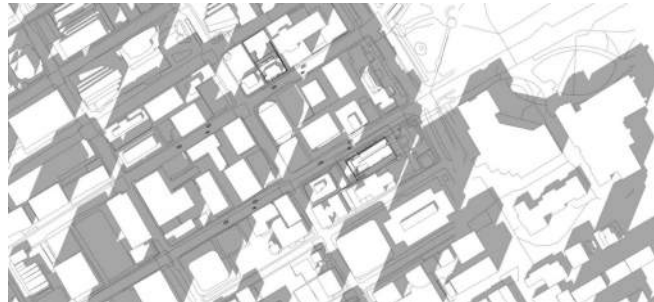
11:00 AM



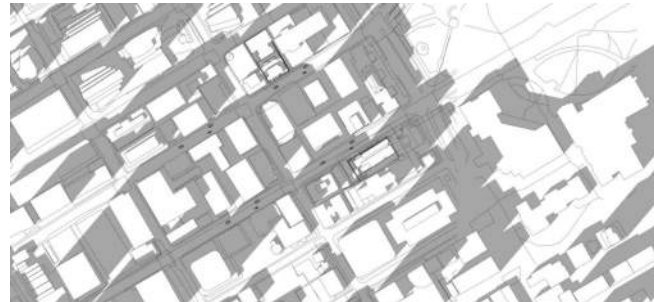
12:00 PM



1:00 PM



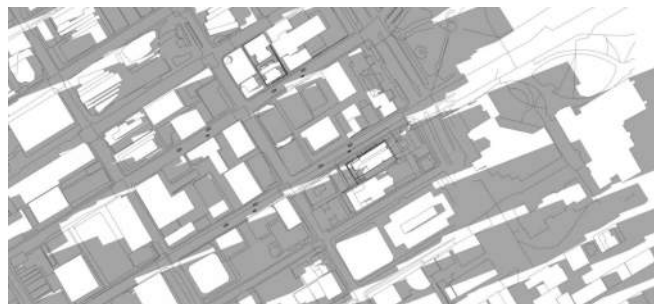
2:00 PM



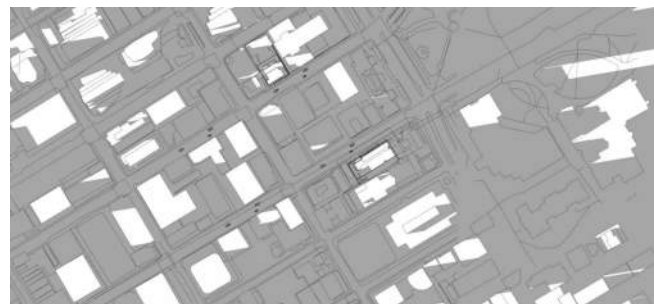
3:00 PM



4:00 PM

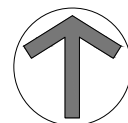


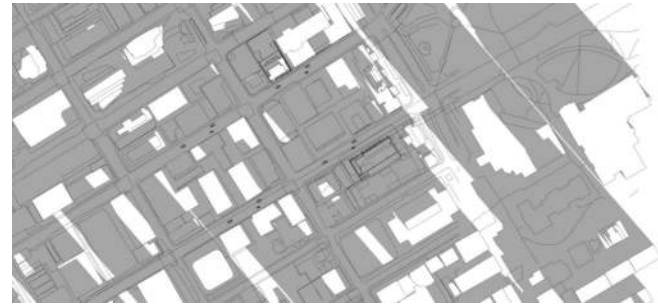
5:00 PM



6:00 PM

SEPTEMBER 21 (DST)

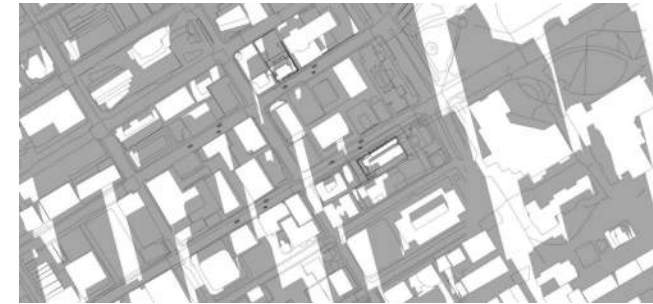




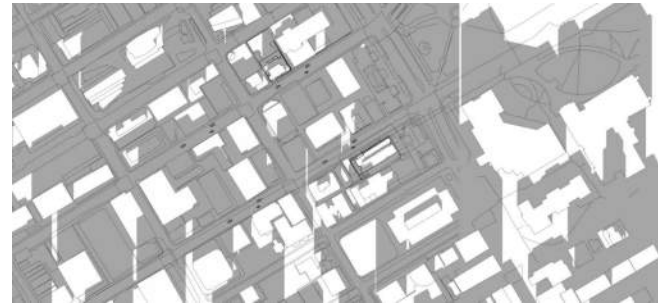
9:00 AM



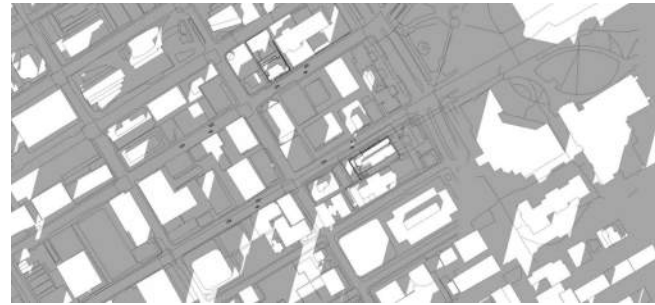
10:00 AM



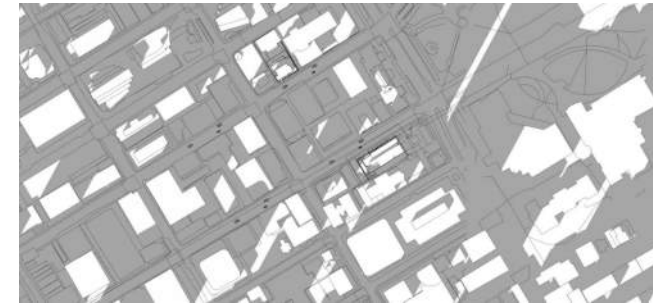
11:00 AM



12:00 PM



1:00 PM

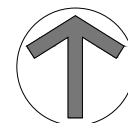


2:00 PM

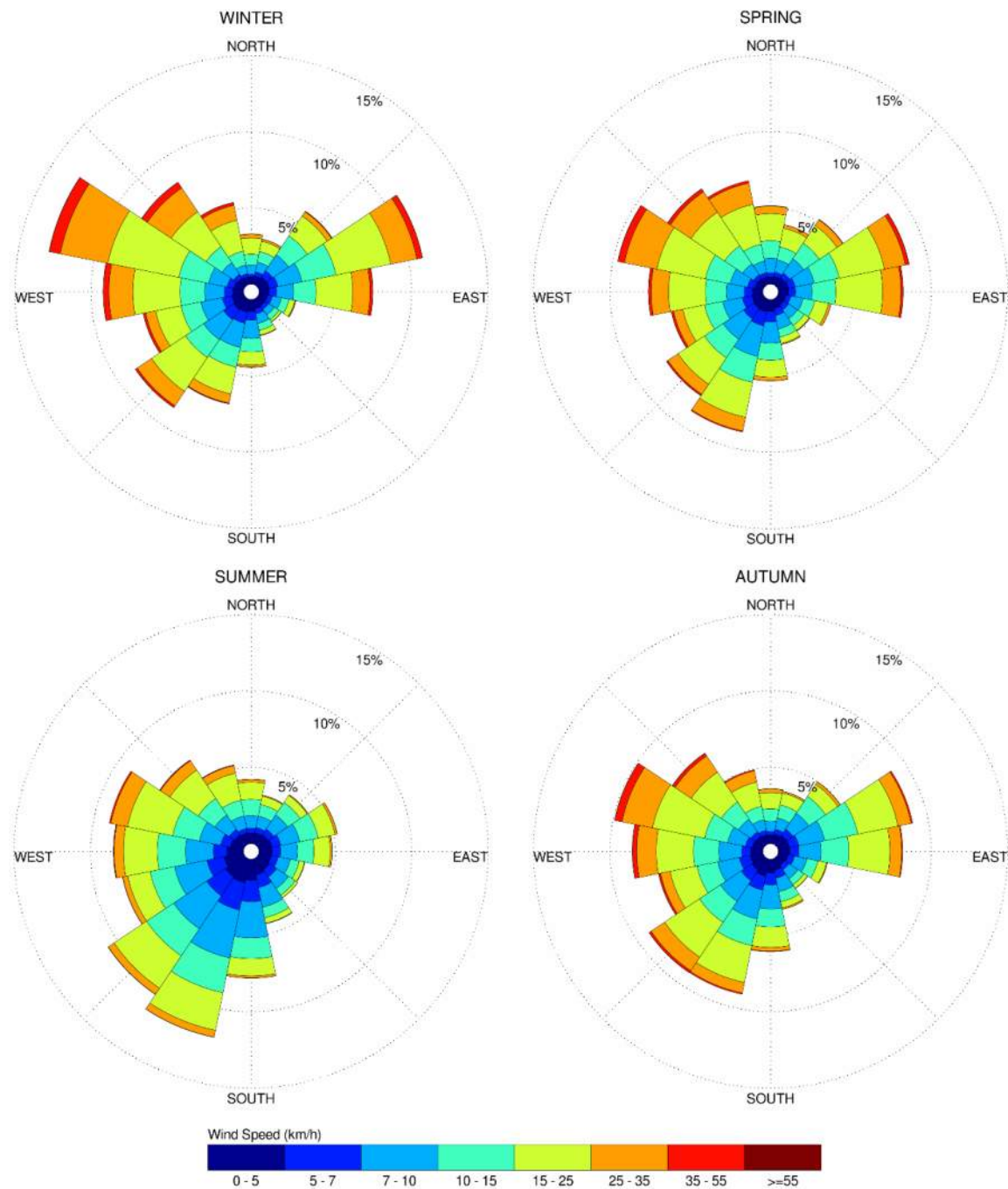


3:00 PM

DECEMBER 21



**SEASONAL DISTRIBUTION OF WIND
OTTAWA MACDONALD-CARTIER INTERNATIONAL AIRPORT**



Notes:

1. Radial distances indicate percentage of time of wind events.
2. Wind speeds are mean hourly in km/h, measured at 10 m above the ground.

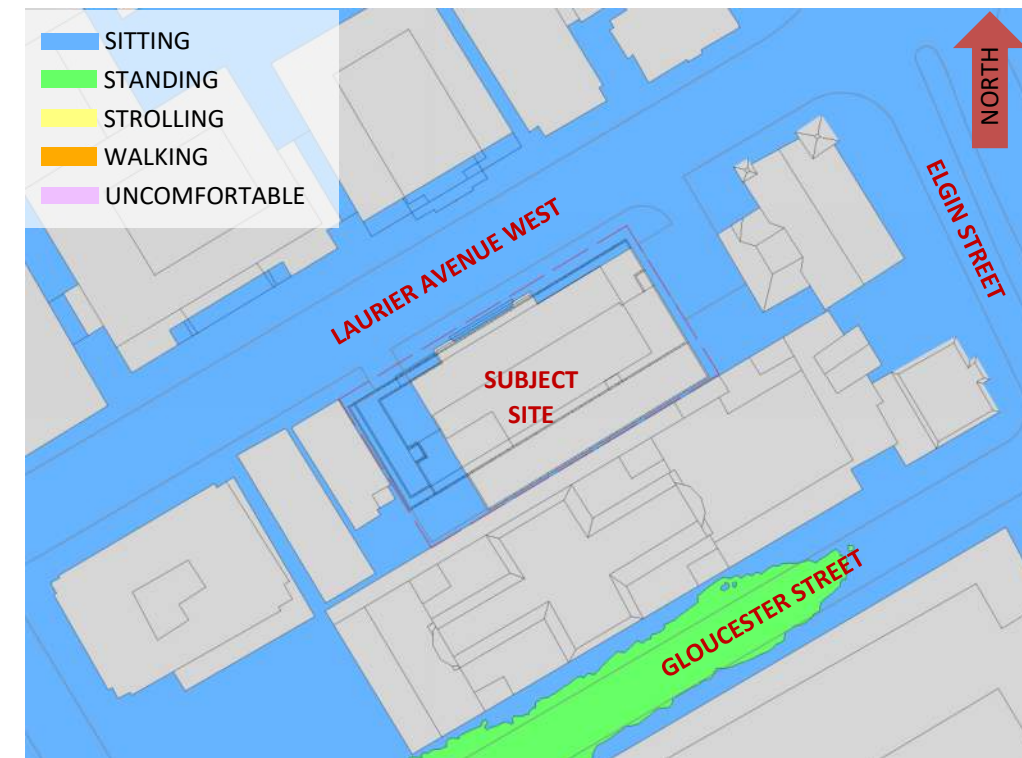


FIGURE 1A: SPRING – WIND COMFORT, GRADE LEVEL

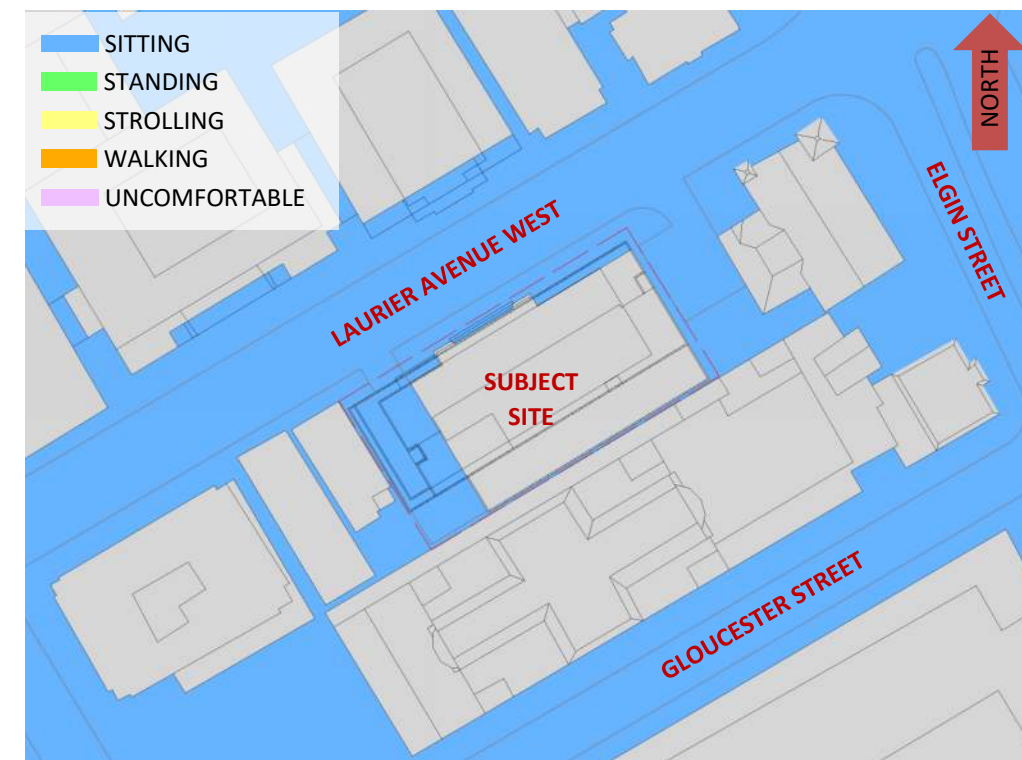


FIGURE 1B: SUMMER – WIND COMFORT, GRADE LEVEL

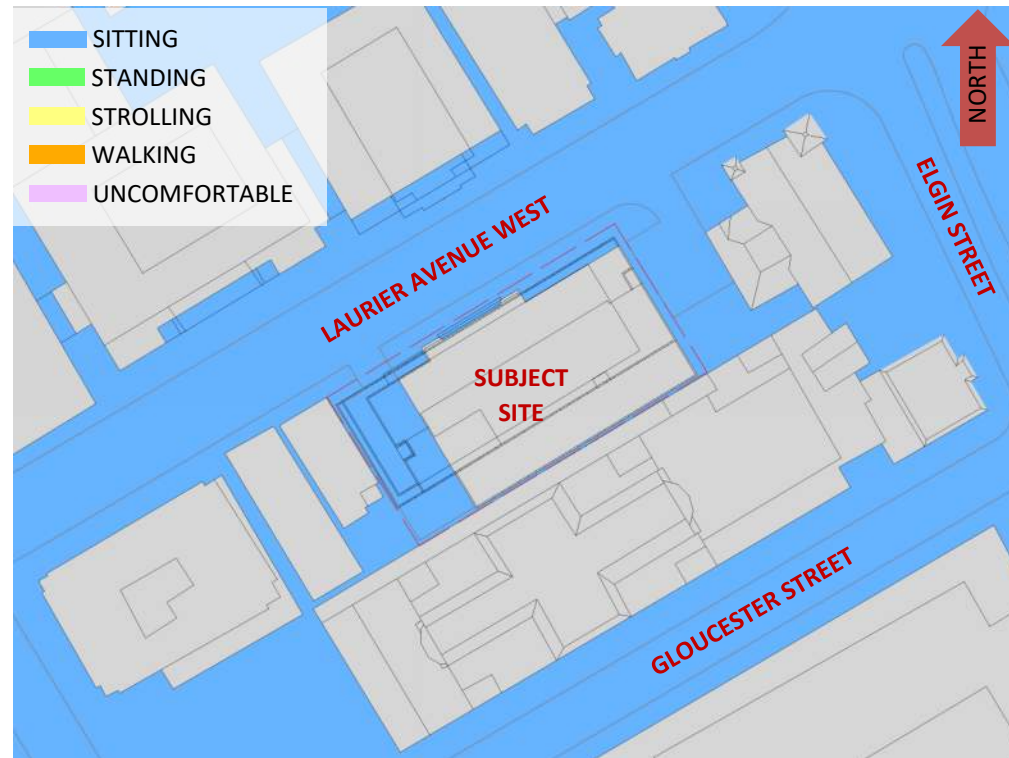


FIGURE 1C: AUTUMN – WIND COMFORT, GRADE LEVEL



FIGURE 2A: SPRING – WIND COMFORT, LEVEL 7 COMMON AMENITY TERRACE

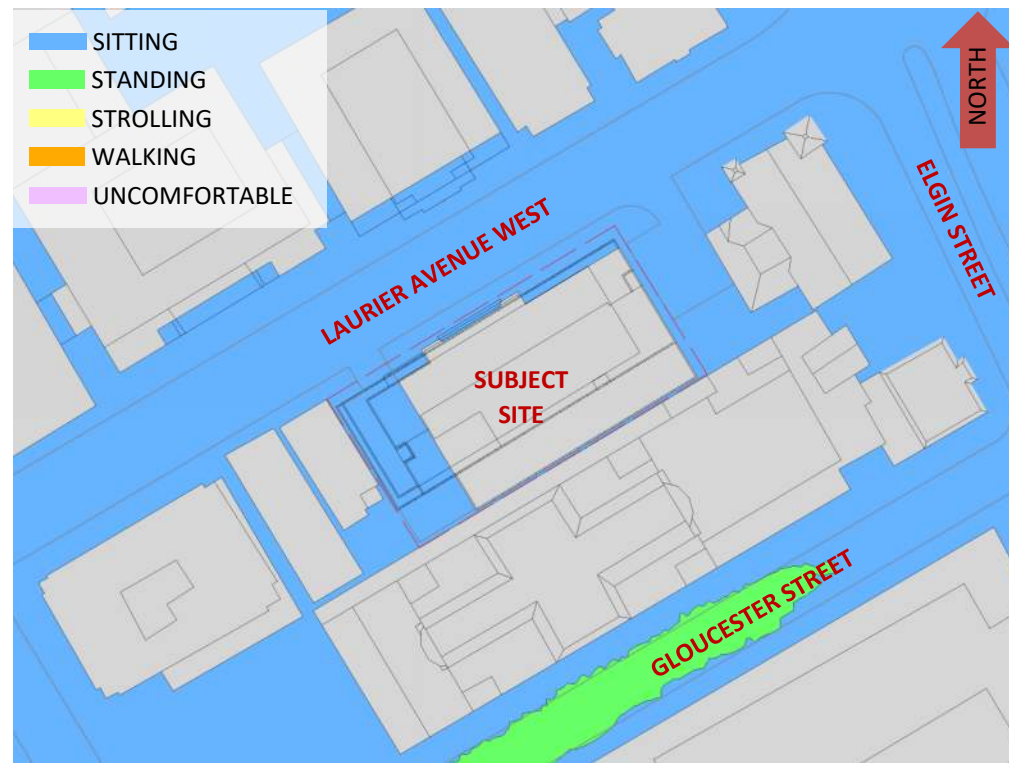


FIGURE 1D: WINTER – WIND COMFORT, GRADE LEVEL



FIGURE 2B: SUMMER – WIND COMFORT, LEVEL 7 COMMON AMENITY TERRACE



FIGURE 2C: AUTUMN – WIND COMFORT, LEVEL 7 COMMON AMENITY TERRACE



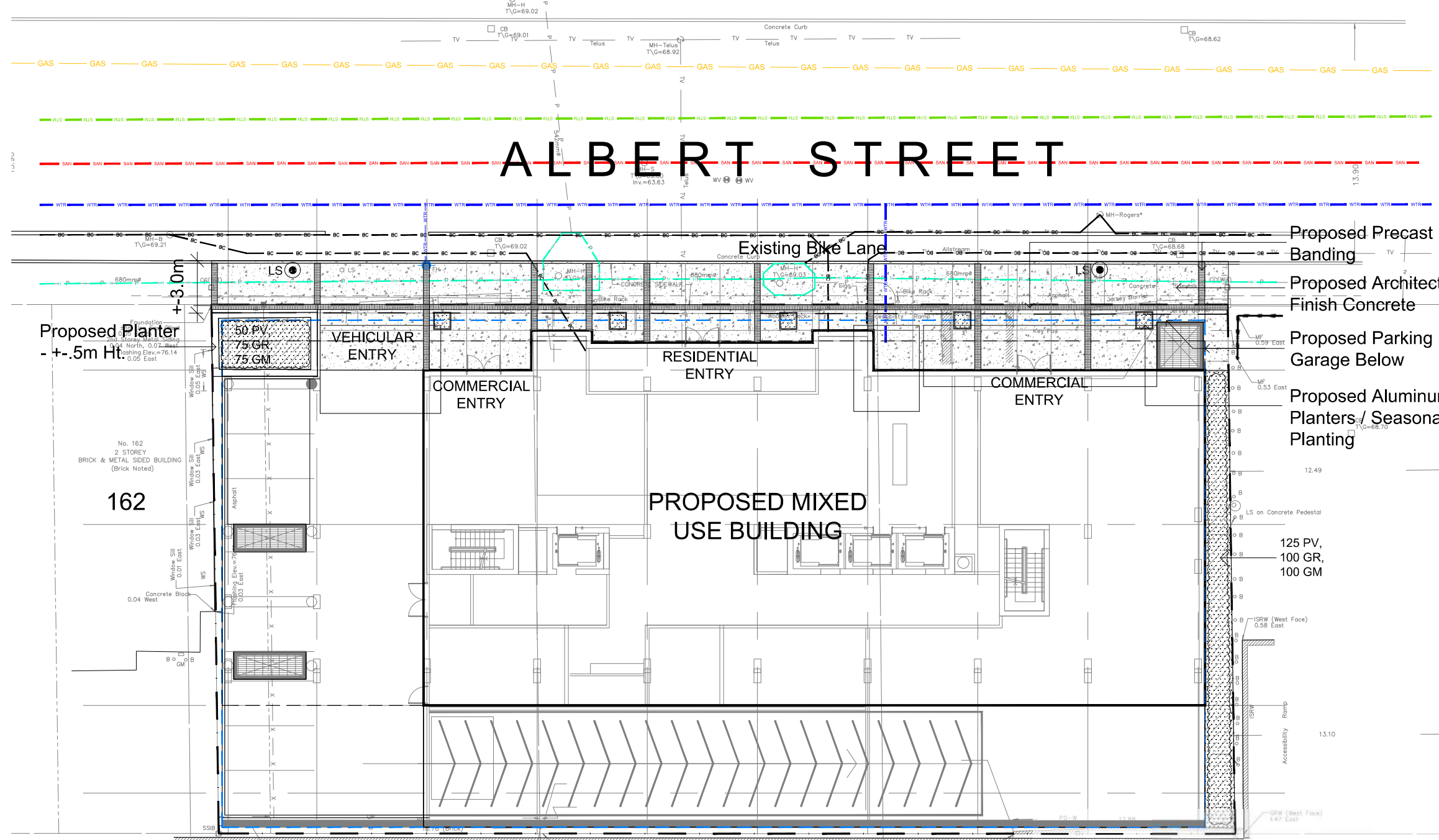
FIGURE 3: TYPICAL USE PERIOD (MAY-OCT) – WIND COMFORT, LEVEL 7 COMMON AMENITY TERRACE



FIGURE 2D: WINTER – WIND COMFORT, LEVEL 7 COMMON AMENITY TERRACE

Drawing Remains the Property of/Copyright Reserved by Gino J. Aiello Landscape Architect. Do Not Use or Reproduce Without Approval of Gino J. Aiello.
NOT To Be Used For Construction Unless indicated by Revision: **FOR LANDSCAPE CONSTRUCTION**.
Contractor is Responsible for Verification of Site Locations of all Utilities. Report any Discrepancies Between Site and Drawing Immediately to Gino J. Aiello. Do NOT Proceed Until Clarified.
 TURF AREAS TO BE SOD CW 150MM DEPTH TOPSOIL ON APPROVED SUBGRADE SOD TO BE #1 GRADE TURFGRASS NURSERY SOD per NSGA - Fine Fescue/Kentucky Bluegrass Sod | PLANTING MIX TO BE APPROVED BY LANDSCAPE ARCHITECT | PLANT MATERIAL TO MEET CNLA STANDARDS/BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING | ALL MATERIALS & WORK TO BE MAINTAINED UNTIL FINAL ACCEPTANCE, (MOWING TURF, WEEDING BEDS, WATERING TURF & PLANTS) & INCLUDE 1 YEAR WARRANTY FROM DATE OF FINAL ACCEPTANCE | PROVIDE WATERING OF ALL PLANT MATERIAL AS REQUIRED FOR PROPER ESTABLISHMENT, UNTIL END OF WARRANTY PERIOD | REFER TO CIVIL ENGINEER'S DRAWING FOR ELEVATIONS / GRADING |
 The Landscape Plan is to be read in conjunction with the grading, servicing, site and survey plan | Bare root material to be planted in season only | All plant material locations to be staked on site by the landscape contractor and checked by the landscape architect prior to planting | All trees to be preserved on or directly adjacent to the site will be protected | Plant material are to be installed a minimum of: 3.0m away from any part of any hydro transformer 3.0m corridor between a fire hydrant and the curb, a 2.5m radius beside or behind a fire hydrant, 2.0m from any servicing/utility line or structure |

ALBERT STREET

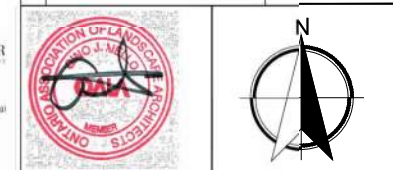


LANDSCAPE LEGEND - PROPOSED

- Planting Bed
- Shrub Planting Bed
- Precast Paving
- Concrete Paving
- Parking Garage Below
- Light Standard Base
- BELOW GRADE SERVICES REFER TO CIVIL /CUP**
- U/G Water Service
- U/G Storm Service
- U/G Sanitary Service
- U/G Gas Service
- U/G TelCo Service
- U/G Hydro Service
- O/H Hydro Service
- Fire Hydrant
- FD Siamese Connection

GC 150 LAURIER			
Qty.	Botanical Name	Common Name	Condition
175	Geranium macrorrhizum	Bigroot Geranium	9cm Pct
175	Geranium psioctemon 'Gerwat'	Rozanne Geranium	9cm Pot
175	Panicum virgatum	Switch Grass	9cm Pot

2	FIRST SUBMISSION SPC	AUGUST 30 2022
1	FOR REVIEW / COORDINATION	AUGUST 2022
No.	Revision	Date



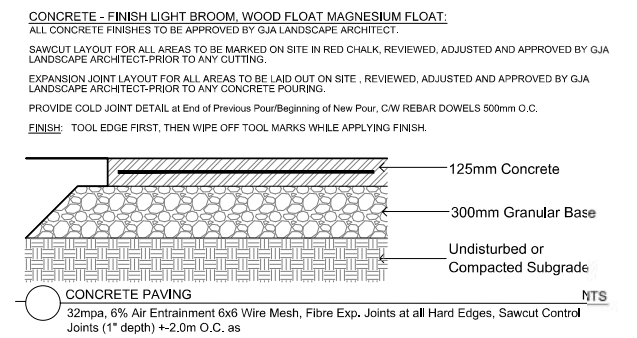
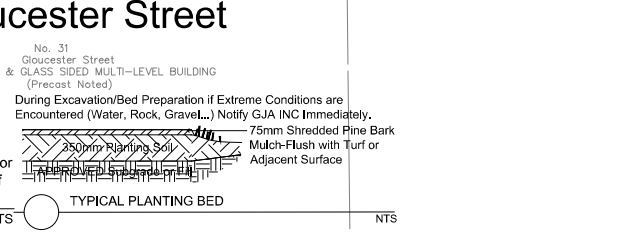
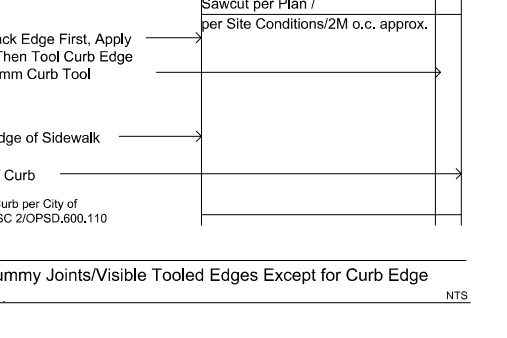
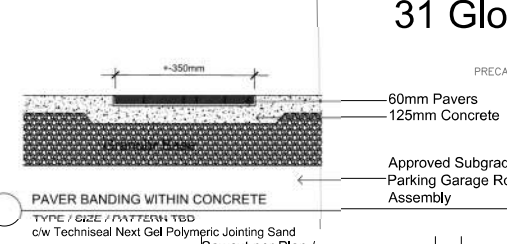
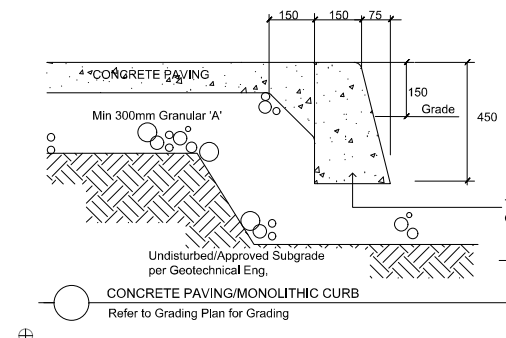
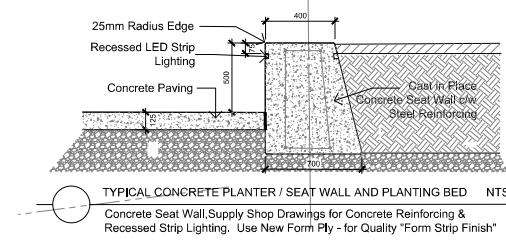
Property Owner: **JADCO GROUP**
 345 Boulevard Samson, Laval Quebec H7X 2Z7

Gino J. Aiello | landscape architect
 GJA Inc. GJAAL.com
 Gino@GJAL.com (613) 852-1543
 110 Denison Road Unit #3 Ottawa Ontario K1C 0C3

Project: **Mixed Use Development**
Commercial, Residential
 150 Laurier Avenue West

Drawing: **Landscape Concept**

Scale: 1:125
 City of Ottawa
 Dwg - #####
 Sheet Number: **L1**
 D07-###-###-###



Halo Stainless Steel Bicycle Rack
 PS-79-55-10-SD - Halo Stainless Steel Bike Rack
 Our Halo Stainless Steel Bicycle Rack features a 316 stainless tubular steel construction, and is available in Surface or In-Ground mounting options.

HAUSER
 PS-230-20-30x60-30
 Width: 30" (762 mm)
 Depth: 23" (584 mm)
 Height: 30" (762 mm)

30" Terrace Aluminum Planter
 PS-230-20-30x60-30
 The Terrace Aluminum Planter features an all welded aluminum, powdercoated body with a built-in root base, and a 12" removable top depth. Available in any House/Kit powdercoat finish, see in a variety of custom sizes.



LEGEND

—	PROPERTY LINE	150mmØ	PROPOSED WATER SERVICE AND DIAMETER	FFE	FINISHED FLOOR ELEVATION	300mmØ WM	EXISTING WATERMAIN	1000mm	BACKFILL AS SPECIFIED	COVER (mm)	THICKNESS (mm)
○	PROPOSED SANITARY MH & SEWER	VB	PROPOSED VALVE & VALVE BOX	TFND	TOP OF FOUNDATION WALL ELEVATION	HYD	EXISTING HYDRANT CW VALVE & LEAD	INSULATION	INSULATION	1800-1500	50
○	PROPOSED CATCHBASIN MH & SEWER	BEND	PROPOSED BEND AND THRUSTBLOCK 11.25°, 22.5°, 45° or TEE	USF	UNDERSIDE OF FOOTING ELEVATION	EX UP	EXISTING TREES / VEGETATION	W	WIDTH OF COVER	1500-1200	75
○	PROPOSED STORM MH & SEWER	▲	PROPOSED CAP	SAWH	EXISTING CONCRETE CURB	○	EXISTING OVERHEAD UTILITY POLE	D	DIAMETER OF COVER	1200-900	100
□	MECHANICAL DECK DRAIN FOR (COVERED) SURFACE PARKING	▲	PROPOSED BUILDING ENTRANCE	CBMH	EXISTING SANITARY MANHOLE & SEWER	○	EXISTING UTILITY WIRES	h	THICKNESS OF INSULATION (mm)	900-600	125
□	AREA DRAIN SURFACE PARKING LOT (EXPOSED TO THE RAIN)	▲	THERMAL INSULATION FOR SHALLOW SEWERS	CBMH	EXISTING CATCHBASIN MANHOLE	○	EXISTING OVERHEAD UTILITY WIRES	h	DEPTH OF COVER	300-200	150
AD	PROPOSED HYDRANT CW VALVE & VALVE BOX	▲	PROPOSED HYDRO TRANSFORMER	STMMH	EXISTING STORM MANHOLE & SEWER	○	EXISTING OVERHEAD UTILITY WIRES	W	WIDTH OF INSULATION (mm)	150-100	150
AD	PROPOSED WATER METER AND REMOTE METER	▲	PROPOSED BUILDING PILLAR	CB	EXISTING CATCHBASIN CW CATCHBASIN LEAD	○	EXISTING OVERHEAD UTILITY WIRES	D	DIAMETER OF PIPE (mm)	150-100	150
AD	PROPOSED BARRIER CURB	▲	REMOVALS	○	EXISTING CATCHBASIN CW CATCHBASIN LEAD	○	EXISTING OVERHEAD UTILITY WIRES	D	DIAMETER OF PIPE (mm)	150-100	150
DC	PROPOSED DEPRESSED CURB	▲	REMOVALS	○	EXISTING CATCHBASIN CW CATCHBASIN LEAD	○	EXISTING OVERHEAD UTILITY WIRES	D	DIAMETER OF PIPE (mm)	150-100	150

INSULATION DETAIL FOR SHALLOW SEWERS ONLY
NOT TO SCALE

GENERAL NOTES:

- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
- OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$5,000,000.00. INSURANCE POLICY TO HAVE OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
- COMPLETE ALL WORKS IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS USING THE CURRENT GUIDELINES, BY-LAWS AND STANDARDS INCLUDING MATERIALS OF CONSTRUCTION, DISINFECTION AND ALL RELEVANT REFERENCES TO OPS, OPSO & AWWA GUIDELINES - ALL CURRENT VERSIONS AND AS AMENDED.
- RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF MUNICIPAL AUTHORITIES.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DEPOSED OF AT A LICENSED LANDFILL FACILITY.
- ALL ELEVATIONS ARE GEODETIC.
- REFER TO GEOTECHNICAL INVESTIGATION REPORT (PG#165-164), DATED FEBRUARY 10, 2020, PREPARED BY PATERSON GROUP INC., CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
- REFER TO ARCHITECTS AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING AND HARD SURFACED AREAS AND DIMENSIONS.
- REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2022-124) PREPARED BY NOVATECH.
- SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE-IN POINTS AS PER CITY OF OTTAWA STANDARDS (R-10).

SEWER NOTES:

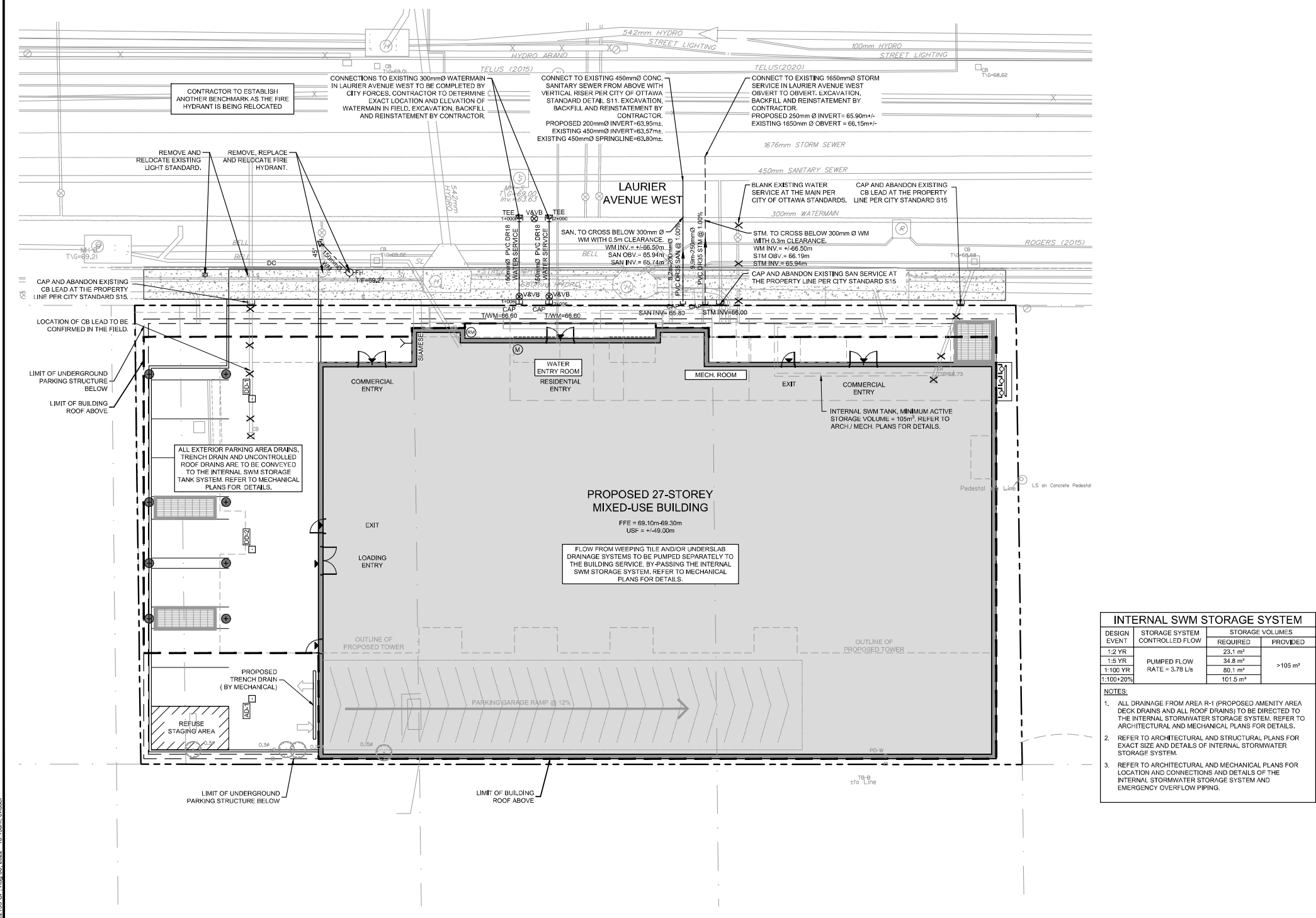
- SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS - ALL CURRENT VERSIONS AND AS AMENDED.
- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
STORM / SANITARY MANHOLE (1200mm)	707.010	OPSS
SANITARY MANHOLE FRAME AND COVER	451.010 - TYPE 'A'	OPSS
STORM/CATCHBASIN MANHOLE (1800mm)	707.020	OPSS
STORM/CB MH FRAME AND COVER	451.010 - TYPE 'B'	OPSS
WATER TIGHT MANHOLE FRAME AND COVER	451.030	OPSS
CATCHBASIN (600mm)	726.010	CITY OF OTTAWA
CATCHBASIN FRAME & COVER	S19	CITY OF OTTAWA
SEWER TRENCH	PVC DR 35 (450mmØ PIPE AND SMALLER)	CITY OF OTTAWA
STORM SEWER	CONCRETE 600 (300mmØ PIPE AND LARGER)	PVC DR 35
CONCRETE SINK	PVC DR 35	
- THE SANITARY SERVICE LATERAL SHALL BE EQUIPPED WITH BACKFLOW PREVENTERS WITHIN THE BUILDING FOOTPRINT AS PER CITY OF OTTAWA STANDARD DETAILS S14.1 OR S14.2. REFER TO MECHANICAL PLANS FOR DETAILS.
- THE STORM SERVICE LATERAL SHALL BE EQUIPPED WITH A BACKFLOW PREVENTER WITHIN THE BUILDING FOOTPRINT AS PER CITY OF OTTAWA STANDARD DETAILS S14.1. REFER TO MECHANICAL PLANS FOR DETAILS.
- SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
- PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
- INSULATE ALL PIPES (SAN / STM) THAT HAVE LESS THAN 1.8m COVER WITH H-40 INSULATION PER INSULATION TABLE FOR SHALLOW SEWERS. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
- CONCRETE MANHOLES ARE TO BE 1200mmØ STRUCTURES UNLESS OTHERWISE NOTED ON THE DRAWING. FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KORA-SEAL, PSX POSITIVE SEAL AND DURASEAL). THE CONCRETE GRADLE FOR THE PIPE CAN BE ELIMINATED.
- TYPICAL STORM MANHOLES AND CATCHBASIN MANHOLES ARE TO HAVE 300mm SUMP'S UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR IS TO TELEPHONE (CITY) ALL PROPOSED SEWERS, 200mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES. PROVIDE A COPY OF ALL CITY INSPECTION REPORTS TO THE ENGINEER FOR REVIEW.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL APPLICABLE SERVING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIG ELEVATIONS, STRUCTURE LOCATIONS AND ANY ALIGNMENT CHANGES, ETC.
- THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPS 416.07.15. 110cm AND 407.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.

WATERMAIN NOTES:

- SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS - ALL CURRENT VERSIONS AND AS AMENDED.
- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
HYDRANT INSTALLATION	W19	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
THERMAL INSULATION BY OPEN STRUCTURES	W23	CITY OF OTTAWA
VALVE BOX ASSEMBLY	W24	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWERS	W25	CITY OF OTTAWA
CATHODIC PROTECTION FOR PVC WATERMANS	W46	CITY OF OTTAWA
WATERMAIN MATERIAL	PVC DR 18 (100mm AND LARGER)	
- EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMANS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND COLORATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFICIALS.
- WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED.
- PROVIDE MINIMUM 0.5m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS, UNLESS OTHERWISE INDICATED.
- WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.



PROPOSED 150mmØ WATER SERVICE TABLE

Station	FIG ELEVATION	TOP OF WATERMAIN	DESCRIPTION
1+000.00	68.98	66.60*	ROLL 150mmØ WM CONNECTION TO EX. 300mmØ DI WM
1+001.97	68.96	66.58	WATERMAIN TO CROSS UNDER EXISTING BELL LINE
1+003.04	68.96	66.58	WATERMAIN TO CROSS UNDER EXISTING STREET LIGHT LINE
1+003.78	69.07	66.74	WATERMAIN TO CROSS UNDER EXISTING STREET LIGHT LINE
1+004.50	69.16	66.78	WATERMAIN TO CROSS UNDER EXISTING 680mm HYDRO LINE
1+005.22	69.15	66.85	VALVE AND VALVE BOX 0.5m OFF OF CAP
1+005.72	69.16	66.77	CAP AT 1.0m FROM FOUNDATION WALL

PROPOSED 150mmØ WATER SERVICE TABLE

Station	FIG ELEVATION	TOP OF WATERMAIN	DESCRIPTION
2+001.00	68.95	66.57*	ROLL 150mmØ WM CONNECTION TO EX. 300mmØ DI WM
2+001.95	68.95	66.64	WATERMAIN TO CROSS UNDER EXISTING BELL LINE
2+003.05	68.94	66.67	WATERMAIN TO CROSS UNDER EXISTING STREET LIGHT LINE
2+003.79	69.11	66.70	WATERMAIN TO CROSS UNDER EXISTING STREET LIGHT LINE
2+004.47	69.12	66.73	WATERMAIN TO CROSS UNDER EXISTING 680mm HYDRO LINE
2+005.22	69.14	66.76	VALVE AND VALVE BOX 0.5m OFF OF CAP
2+005.72	69.15	66.77	CAP AT 1.0m FROM FOUNDATION WALL

* CONNECTION TO EXISTING 300mmØ PVC WATERMAIN. EXACT ELEVATION TO BE FIELD DETERMINED.
* PROVIDE THERMAL INSULATION AS PER CITY OF OTTAWA DETAIL W22 IN SHALLOW TRENCHES AND/OR CITY OF OTTAWA W23 ADJACENT TO OPEN STRUCTURES.

NOTE: THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED, BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

OWNER INFORMATION
JADCO Group
345 Boulevard Samson
Laval, QC H7X 2Z7
CONTACT: ANDRÉ DOUDAK
Tel: (613) 791-1970
EMAIL: adoudak@jadcogroup.com

SCALE
1:150

DESIGN
CV
CHECKED
FST
DRAWN
CV
CHECKED
FST
APPROVED
FST

FOR REVIEW ONLY

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION
CITY OF OTTAWA
150 LAURIER AVENUE WEST

DRAWING NAME
GENERAL PLAN OF SERVICES

PROJECT No.
122133

REV #1
122133-GP

PLAN #
D07-12-22

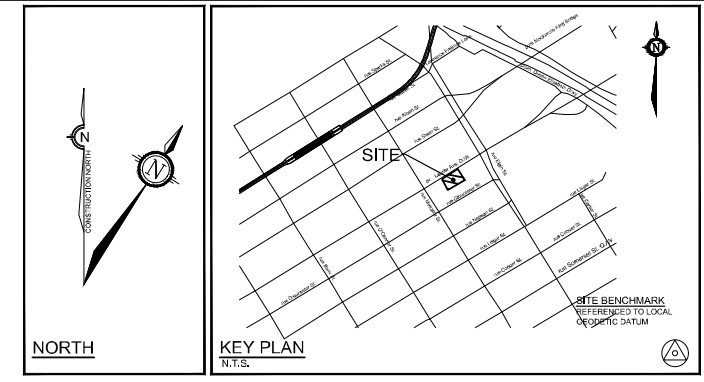
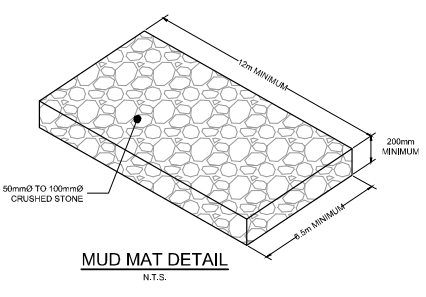
29

LEGEND

<p>94.60 94.60TC 94.60TW 94.60 94.60</p> <p>EXISTING ELEVATION</p> <p>GRADE AND DIRECTION</p> <p>2.0%</p> <p>81.30</p> <p>PROPOSED TERRACE ELEVATION</p> <p>PROPOSED SILT FENCING (OPSD 219.110)</p> <p>PROPERTY LINE</p> <p>FFE USF</p> <p>FINISHED FLOOR ELEVATION</p> <p>UNDERSIDE OF FOOTING ELEVATION</p>	<p>SAN MH 01</p> <p>STM MH 03</p> <p>CBMH 01</p> <p>AD</p> <p>DD</p> <p>←</p> <p>▲</p> <p>+</p> <p>×</p>	<p>PROPOSED SANITARY MANHOLE</p> <p>PROPOSED STORM MANHOLE</p> <p>PROPOSED CATCHBASIN MANHOLE</p> <p>UNDERGROUND MECHANICAL AREA DRAINS</p> <p>UNDERGROUND MECHANICAL DECK DRAINS</p> <p>PROPOSED FILTER BAG</p> <p>EMERGENCY OVERLAND FLOW ROUTE</p> <p>BUILDING ENTRANCE / EXIT</p> <p>PROPOSED BUILDING PILLAR</p> <p>REMOVALS</p>	<p>V&VB</p> <p>SP</p> <p>HYD</p> <p>CBMH</p> <p>CB</p> <p>EX UP</p> <p>OH WIPES</p> <p>EXISTING VALVE & VALVE BOX</p> <p>EXISTING SERVICE POST</p> <p>EXISTING HYDRANT</p> <p>EXISTING CONCRETE CURB</p> <p>EXISTING CATCHBASIN</p> <p>EXISTING CATCHBASIN MH</p> <p>EXISTING UTILITY POLE</p> <p>OH GUY WIRES</p> <p>EXISTING FENCE</p> <p>EXISTING OVERHEAD WIRES</p>
--	--	---	---

PAVEMENT STRUCTURE:

- NEW LIGHT DUTY PAVEMENT
- 50mm SUPERPAVE 12.5
- 150mm GRANULAR "A"
- 300mm GRANULAR "B" TYPE II
- ASPHALT GRADE PG 58-34



GENERAL NOTES:

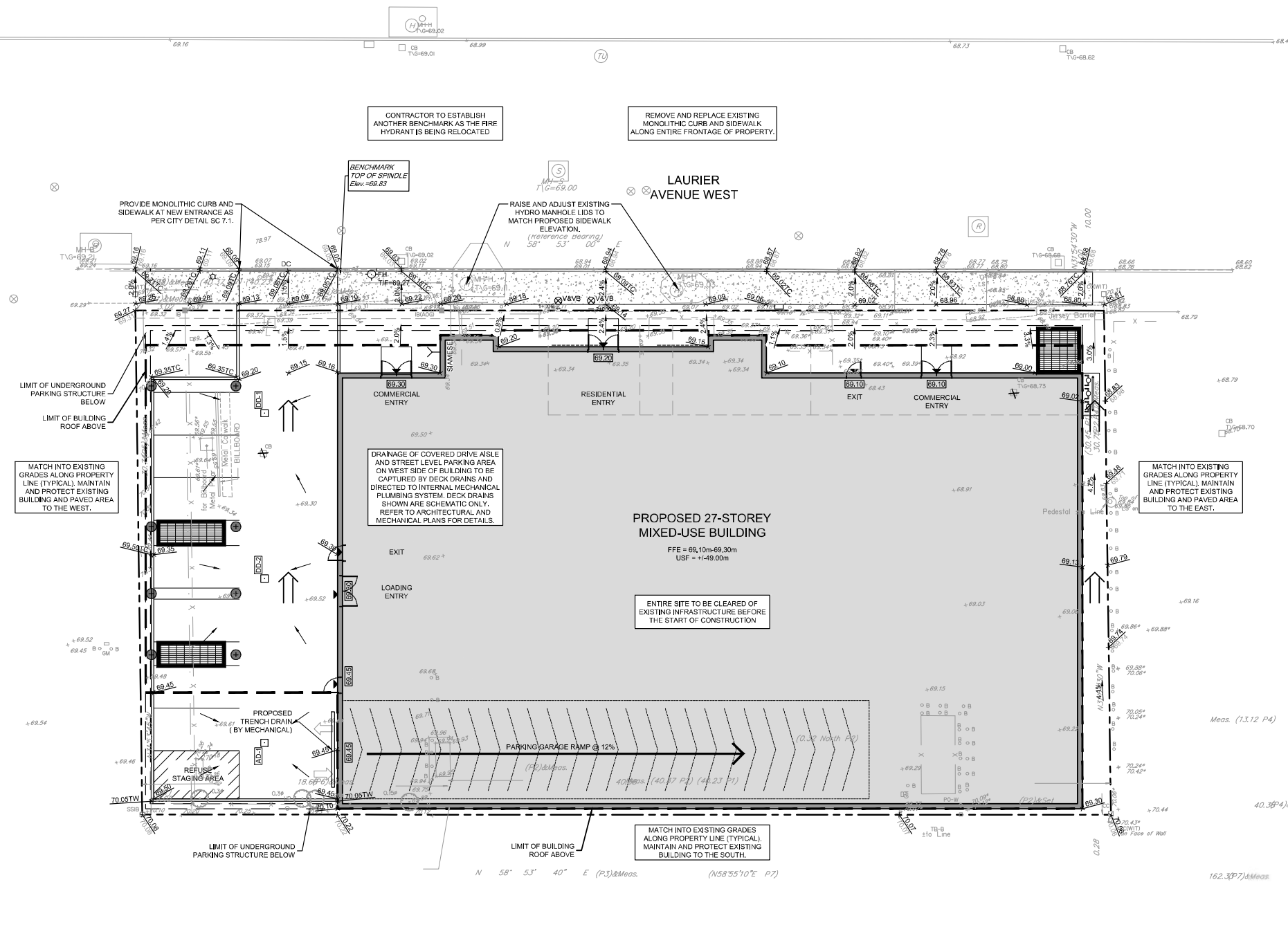
1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4. BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS COINSURED.
5. COMPLETE ALL WORKS IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS RELATING TO THE CURRENT GUIDELINES, BY-LAWS AND STANDARDS INCLUDING MATERIALS OF CONSTRUCTION, DISINFECTION AND ALL RELEVANT REFERENCES TO OPSS, OPSS & AVIYA GUIDELINES - ALL CURRENT VERSIONS AND AS AMENDED.
6. RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND THE ENGINEER.
7. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
8. ALL ELEVATIONS ARE GEODETIC.
9. REFER TO GEOTECHNICAL INVESTIGATION REPORT (PG05195-1, DATED FEBRUARY 10, 2020), PREPARED BY PATERSON GROUP INC., FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
10. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
11. REFER TO THE DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT (R-2022-134) PREPARED BY NOVATECH.
12. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).

GRADING NOTES:

1. ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
2. EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
3. ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUB-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 99% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
5. MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
6. MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
7. ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
8. ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
9. REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
10. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING THE AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA. THEY ARE TO BE APPROPRIATE TO THE SITE CONDITIONS. PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION, THESE PRACTICES ARE TO BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL, AND SHOULD INCLUDE AS A MINIMUM THOSE MEASURES INDICATED ON THE PLAN.
2. A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED AROUND THE CONSTRUCTION AREA (WHERE APPLICABLE). THESE CONTROL MEASURES WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
3. TO PREVENT SURFACE EROSION FROM ENTERING ANY STORM SEWER SYSTEM DURING CONSTRUCTION, FILTER BAGS WILL BE PLACED UNDER GRATES OF NEARBY SURFACE CATCHBASINS AND MANHOLE STRUCTURES. TERRAFIX® ULTRA SILT SOCK (FILTER SOCK) IS TO BE USED AT THE OPENING OF ALL CURB INLET CATCHBASINS. A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED (PER OPSD 219.110) AROUND THE CONSTRUCTION AREA (WHERE APPLICABLE). IN AREAS WHERE SILT FENCING CANNOT BE INSTALLED PER OPSD 219.110 (i.e. HARD SURFACES), A FILTER SOCK SHALL BE SUBSTITUTED. THESE CONTROL MEASURES WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
4. THE SEDIMENT CONTROL MEASURES SHALL ONLY BE REMOVED WHEN, IN THE OPINION OF THE ENGINEER, THE MEASURES ARE NO LONGER REQUIRED. NO CONTROL MEASURES MAY BE PERMANENTLY REMOVED WITHOUT PRIOR AUTHORIZATION FROM THE ENGINEER.
5. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO ANY STORM SEWER SYSTEM. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
6. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
7. ROADWAYS ARE TO BE SWEEP AS REQUIRED OR AS DIRECTED BY THE ENGINEER AND/OR MUNICIPALITY.
8. THE CONTRACTOR SHALL ENSURE PROPER DUST CONTROL IS PROVIDED WITH THE APPLICATION OF WATER (AND IF REQUIRED, CALCIUM CHLORIDE) DURING DRY PERIODS.



NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

OWNER INFORMATION
JADCO Group
345 Boulevard Samson
Laval, QC H7X 2Z7

CONTACT: ANDRÉ DOUDAK
Tel: (613) 791-1970
EMAIL: adoudak@jadcogroup.com

SCALE	
1:150	

DESIGN	CV
CHECKED	FST
DRAWN	CV
CHECKED	FST
APPROVED	FST

FOR REVIEW ONLY

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION
CITY OF OTTAWA
150 LAURIER AVENUE WEST

DRAWING NAME
GRADING AND EROSION & SEDIMENT CONTROL PLAN

PROJECT NO.
122133

REV #1
122133-GR

PLAN #

M:\0222\122133\02\DWG\122133-GR.dwg 122133-GR.dwg 2022-11-15 11:08:00 AM

D07-12-22-