

ANDREW MCCREIGHT
MANAGER (A), DEVELOPMENT REVIEW CENTRAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 8:33 am, May 30, 2023

TCB

ASSUMED LOCATION
OF EXISTING 100mm Ø
STORM SERVICE

ASSUMED LOCATION
OF EXISTING 200mm Ø
WM SERVICE

ASSUMED LOCATION
OF EXISTING 200mm Ø
SANITARY SERVICE

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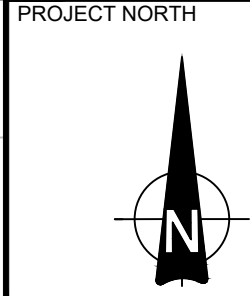
ASSUMED LOCATION
OF EXISTING 200mm Ø
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SANITARY SERVICE



GENERAL CONSTRUCTION NOTES:

- ALL MATERIAL (SANITARY, STORM & WATERMAIN) AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS AND SPECIFICATIONS, AND ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS.
- SERVICING DESIGN DRAWINGS TO BE READ IN CONJUNCTION WITH THE SITE SERVICING REPORT REV 3 (APRIL 13, 2023) PREPARED BY J.L. RICHARDS & ASSOCIATES LIMITED (31383-000).
- UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE TO THE CENTRELINE OF SEWER OR MAINTENANCE HOLE/ CATCH BASIN.
- THE NOMINAL DIAMETER OF PIPES ARE REFERRED TO IN PLAN VIEW.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATES FROM ALL UTILITY COMPANIES TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION AND ALL ASSOCIATED WORKS TO THE SATISFACTION OF THE ENGINEER AND CITY OF OTTAWA.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE, VIA EXCAVATION, THE EXACT LOCATION AND ELEVATION OF THE EXISTING WATERMANS, SEWERS AND UNDERGROUND STRUCTURES AS REQUIRED FOR ALL CONNECTIONS, RELOCATIONS AND BLANKINGS.
- AT ALL CONNECTION POINTS, REINSTATE SURFACES TO EXISTING CONDITION OR BETTER.
- ASPHALT RESTORATION SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DRAWING No. R10.
- THICKNESS OF GRANULARS AND ASPHALT LAYERS SHALL MATCH EXISTING.
- BOULEVARDS SHALL BE REINSTATED WITH MINIMUM 100mm TOPSOIL AND SOD.
- THE 150mmØ AND THE 200mmØ SEWERS SHALL BE PVC DR-35 AND THE 100mmØ DRAIN PIPE AND FOUNDATION DRAIN OUTLET PIPE SHALL BE NON-PERFORATED HDPE WITH SMOOTH WALL INTERIOR. SEWERS TO BE INSULATED WHERE MINIMUM COVERAGE OF 2.0m IS NOT ACHIEVED (REFER TO INSULATION DETAIL).
- CATCH BASIN CB 1 TO BE 600x600mm PRECAST CONCRETE PER OPSD 705.010 c/w FRAME AND COVER AS PER CITY STANDARD DRAWING S19.
- CB2 SHALL BE LANDSCAPE CATCH BASIN 'T' AS PER CITY S30 OR APPROVED EQUIVALENT. CB2 SHALL BE CONNECTED TO THE FOUNDATION DRAINAGE PIPE BENEATH IT.
- TRENCH DRAIN (TD1) SHALL BE NORTHSTAR INDUSTRIES MEADRAIN SUPREME EN 1000 OR APPROVED EQUIVALENT. DIMENSIONS ARE AS FOLLOWS: 0.5m LENGTH, 0.14m WIDTH, 0.25m DEPTH. WITH 100mm DIA. NON-PERFORATED HDPE TEE LOCATED BENEATH THE DRAIN.
- EXISTING CATCH BASINS TO BE REMOVED AND DISPOSED OF. EXCAVATIONS TO BE APPROPRIATELY BACKFILLED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.
- EXCAVATION FOR THE INSTALLATION OF SERVICES ALONG OR IN PROXIMITY OF A BUILDING OR A STRUCTURE IS TO BE CONTAINED WITHIN A TRENCH BOX WIDTH AND IS TO ENSURE NO CONFLICT WITH ANY FUTURE FOOTINGS. SERVICE TRENCHES SHALL BE BACKFILLED WITH GRANULAR 'A' COMPACTED TO 100% SPMD WHERE ADJACENT TO A BUILDING FOR THE SECTION PARALLEL TO THE UNIT PLUS 5.0m PAST THE FRONT AND REAR OF THE UNIT. SELECT SUBGRADE MATERIAL, COMPACTED TO 100% SPD TO 1.0m BELOW EXISTING GRADE FOR FULL TRENCH WIDTH OF DISTURBED AREA SHALL BE USED FOR BACKFILL, INCLUDING ALONG ANY SEWERS AND WATERMANS ADJACENT TO A BUILDING OR OTHER STRUCTURE.
- ALL EXISTING BUILDING SERVICES TO REMAIN: ROOF DRAINS, INTERIOR PLUMBING, AND FOUNDATION DRAINS FOR BUILDING ADDITION TO BE DESIGNED BY MECHANICAL ENGINEER AND CONNECTED TO DESIGNATED OUTLET.
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TOWARD A SUITABLE OUTLET WHETHER INDICATED OR NOT.

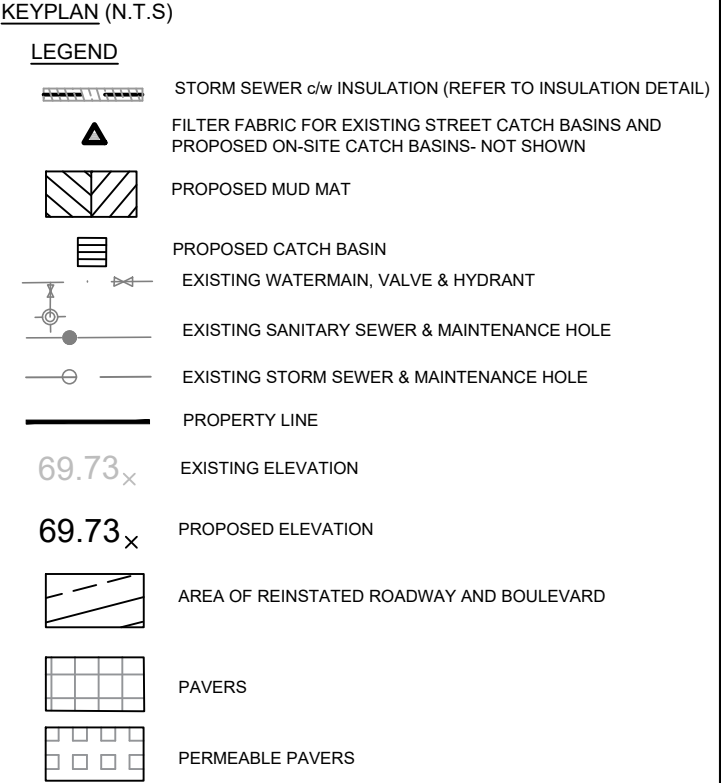
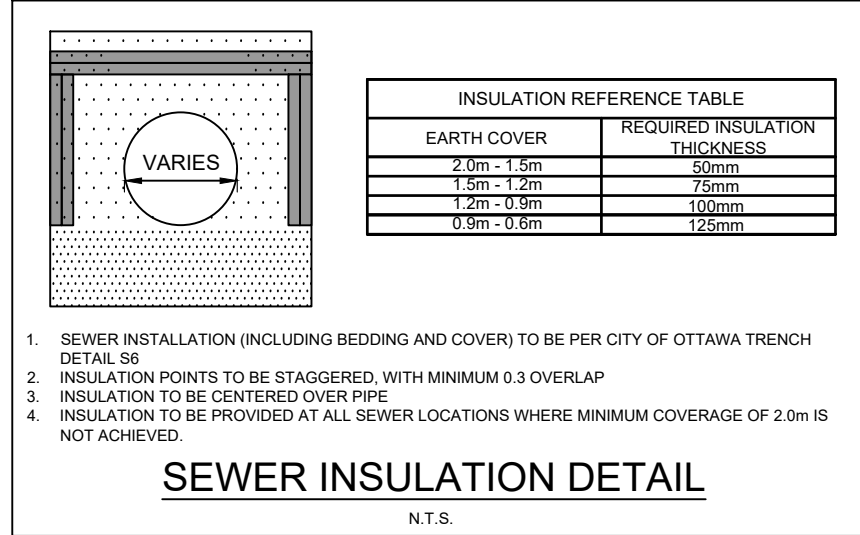
EROSION AND SEDIMENTATION CONTROL SYSTEM (ESCS) REQUIREMENTS

PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR IS REQUIRED TO CONSTRUCT AN EROSION AND SEDIMENTATION CONTROL SYSTEM (ESCS) ON-SITE (IN ADDITION TO THE PROPOSED MEASURES DEPICTED ON THIS DRAWING) TO CONVEY RAINWATER AND/OR PUMPED WATER PRIOR TO ITS DISCHARGE TO THE SURFACE AND/OR TO ANY NATURAL WATER COURSE AND/OR TO ANY EXISTING SEWER SYSTEM. THE CONTRACTOR SHALL CONSTRUCT THE ESCS IN SUCH A MANNER AS TO ENSURE THAT THE QUALITY OF THE DISCHARGE WATER DOES NOT EXCEED THE MORE STRINGENT CRITERIA OF EITHER THE ALLOWABLE TSS CONCENTRATION LIMITS SPECIFIED IN THE PTTW OR 25 MG/L AT ANY TIME.

THE CONTRACTOR SHALL CONSTRUCT AN ESCS TO ACHIEVE THE TURBIDITY AND TSS REMOVAL CRITERIA. REGULARLY MONITOR AND MAINTAIN IT TO ENSURE ONGOING COMPLIANCE. THE CONTRACTOR SHALL TAKE WATER SAMPLES AT THE OUTLET OF THE ESCS TO ENSURE THAT THE TURBIDITY AND TSS REMOVAL CRITERIA ARE MET IN ACCORDANCE WITH CITY OF OTTAWA S.P. NO. F. 1004. IF THE ANALYTICAL RESULTS ARE LESS THAN PRESCRIBED CRITERIA, THEN THE CONTRACTOR MAY BEGIN DEWATERING PROVIDED THAT THE QUALITY OF THE WATER REMAINS SUBSTANTIALLY THE SAME AS THE INITIAL MEASURED SAMPLE. SUBSEQUENT WATER SAMPLES SHALL ALSO BE COLLECTED IN ACCORDANCE WITH CITY OF OTTAWA S.P. NO. F. 1004.

EROSION AND SEDIMENTATION CONTROL NOTES:

- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO WORK AND MAINTAINED DURING THE WORK PHASE BY THE GENERAL CONTRACTOR TO PREVENT ENTRY OF SEDIMENT INTO THE RECEIVING STREAM. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE GENERAL CONTRACTOR TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY AND ARE BEING MAINTAINED AND/OR UPGRADED AS REQUIRED. IF THE SEDIMENT AND EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY, NO FURTHER WORK SHALL OCCUR UNTIL THE PROBLEM HAS BEEN ADDRESSED AND RECTIFIED.
- ALL MATERIALS AND EQUIPMENT USED FOR THE PURPOSE OF SITE PREPARATION AND PROJECT COMPLETION SHALL BE OPERATED AND STORED IN A MANNER THAT PREVENTS ANY DELETERIOUS SUBSTANCES (I.E. PETROLEUM PRODUCTS, SILT, ETC.) FROM ENTERING THE RECEIVING STREAM.
- VEHICLE AND EQUIPMENT RE-FUELLING AND MAINTENANCE SHALL BE CONDUCTED AWAY FROM DRAINAGE CHANNELS IN A CONTROLLED MANNER TO PREVENT FUEL SPILLAGE.
- ANY PART OF EQUIPMENT ENTERING DRAINAGE CHANNELS SHALL BE FREE OF FLUID LEAKS AND EXTERNALLY CLEANED/DEGREASED TO PREVENT ANY DELETERIOUS SUBSTANCES FROM ENTERING THE WATER.
- STOCKPILED MATERIALS SHOULD BE STORED AND STABILIZED AWAY FROM THE WATER.
- SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY SITE INSPECTOR, ENGINEER AND/OR THE LOCAL CONSERVATION AUTHORITY.
- INSPECTIONS AND REPAIR OF SEDIMENT AND EROSION CONTROLS WILL BE CONDUCTED AS SOON AS POSSIBLE FOLLOWING ANY RAIN EVENTS.
- WORKS WILL NOT BE CONSIDERED COMPLETE UNTIL ALL SEDIMENT CONTROLS ARE REMOVED.
- STRAW BALE BARRIERS OR EQUIVALENT SHOULD BE PLACED AT WATER DISCHARGE POINTS TO PREVENT EROSION AND SEDIMENT RELEASE.
- ONLY MATERIAL FREE OF FINE PARTICULATE MATTER SHOULD BE PLACED IN THE WATER.
- ALL MATERIALS AND EQUIPMENT USED FOR THE PURPOSE OF SITE PREPARATION AND PROJECT COMPLETION SHOULD BE OPERATED AND STORED IN A MANNER THAT PREVENTS ANY DELETERIOUS SUBSTANCE FROM ENTERING THE WATER.
- ALL EQUIPMENT OPERATING NEAR THE WATER SHOULD BE EQUIPPED WITH A SPILL KIT.
- ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO THE WATERCOURSE SHOULD BE IMMEDIATELY REPORTED TO THE ENGINEER. 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.
- ALL SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AND CONSTRUCTED PER THE CURRENT OPSD AND OPSD.
- A MUD MAT IS TO BE BUILT AT THE SITE ENTRANCES TO PREVENT THE TRANSPORT OF SEDIMENT ONTO PAVED SURFACES.
- ALL EXISTING AND PROPOSED CATCH BASINS ARE TO BE INSTALLED WITH FILTER FABRIC AND SHALL BE MAINTAINED FOR THE DURATION OF THE WORK PHASE.



No.	ISSUE / REVISION	DD/MM/YY
05	REVISED SITE PLAN	13/04/23
04	ISSUED FOR CONSTRUCTION	20/04/22
03	ISSUED FOR SITE PLAN CONTROL 3RD SUBMISSION	17/03/22
02	ISSUED FOR SITE PLAN CONTROL 2ND SUBMISSION	17/11/21
01	ISSUED FOR SITE PLAN CONTROL	23/07/21

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VERIFY SHEET SIZE AND SCALES. THE BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.

SCALE: 1:100

CLIENT:

SMART LIVING PROPERTIES

CONSULTANT: www.jlrichards.ca

J.L. Richards
ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

LICENSED PROFESSIONAL ENGINEER
A. WILLIAMS
100219893
2023-04-13
PROVINCE OF ONTARIO

PROJECT:

280 LAURIER

DRAWING:

SITE SERVICING, GRADING,
EROSION & SEDIMENT CONTROL
PLAN

DESIGN: AW
DRAWN: KT
CHECKED: LD
JLR #: 31383-000

DRAWING #:
C1