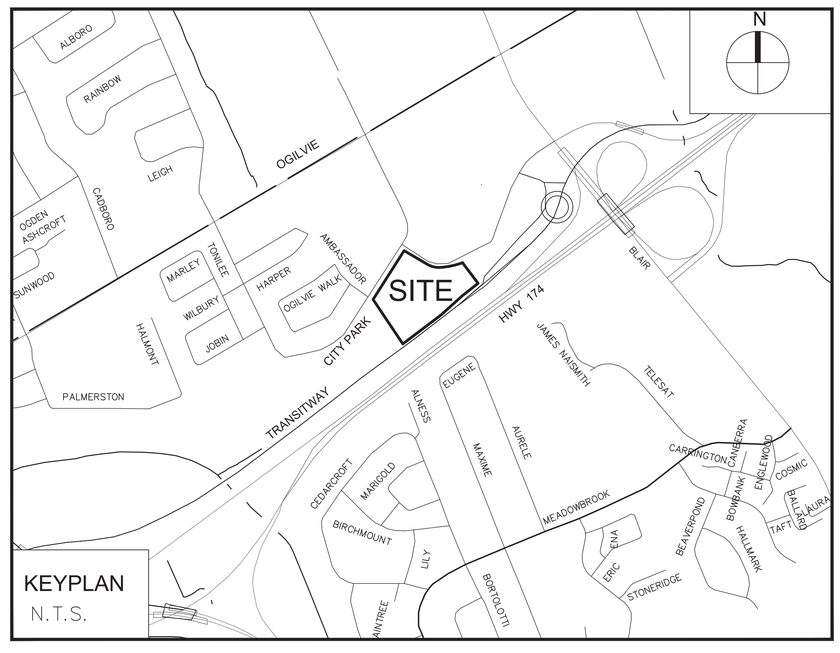
2280 CITY PARK DEVELOPMENT

RIOCAN

IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com



Sheet List Table	
Drawing Number	Drawing Title
--	COVER - PHASE 2
C-101	SITE SERVICING
C-102	ULTIMATE SITE SERVICING
C-011	DETAILS AND NOTES
C-201	SITE GRADING
C-401	PONDING PLAN
C-501	STORM DRAINAGE ARE PLAN
C-551	SANITARY DRAINAGE AREA PLAN
C-901	EROSION AND SEDIMENTATION CONTROL PLAN

PHASE #2

CONTRACT NO. 38729

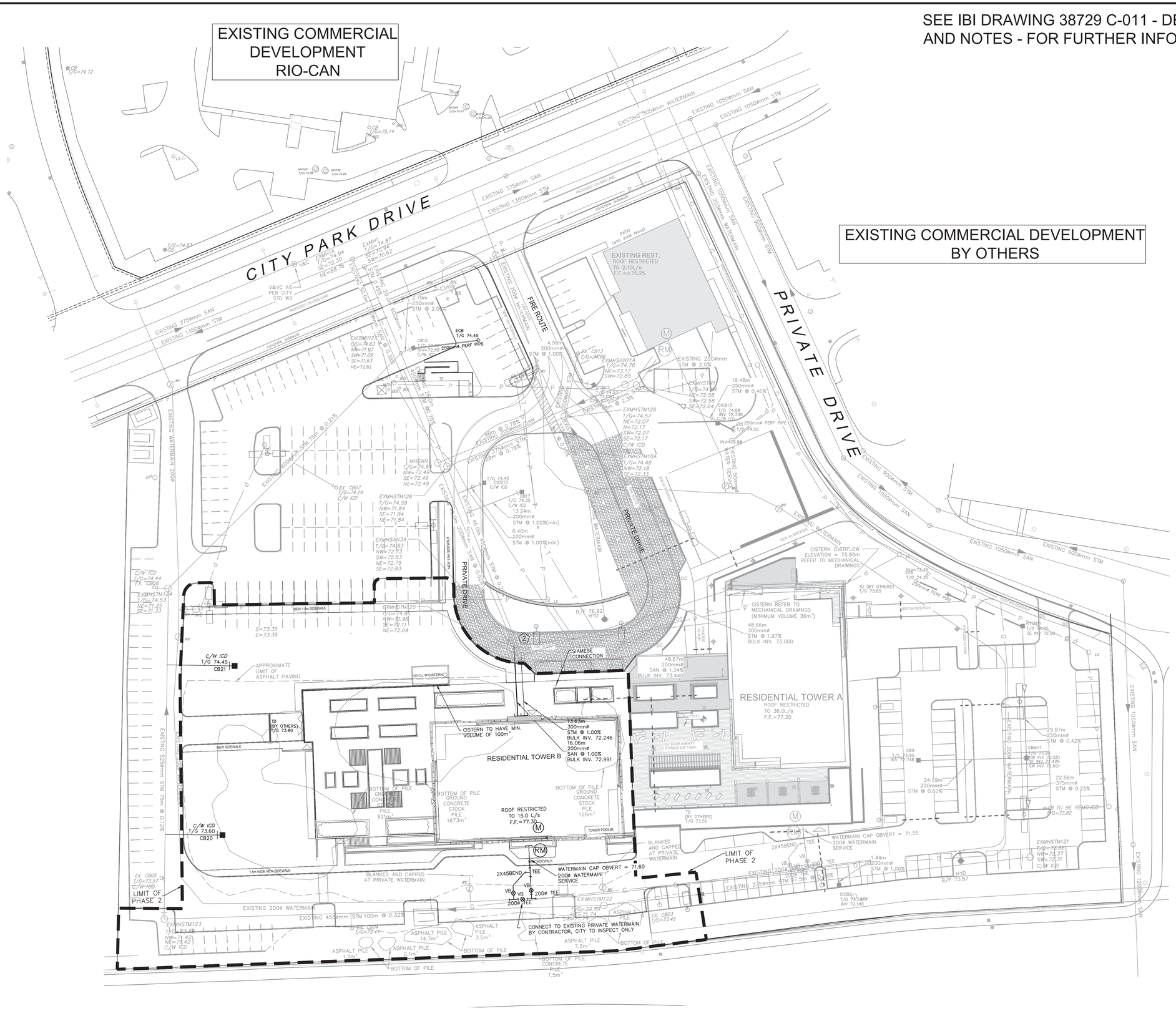
REVISED PER CITY COMMENTS 2018-11-09
D07-12-18-0122

17741

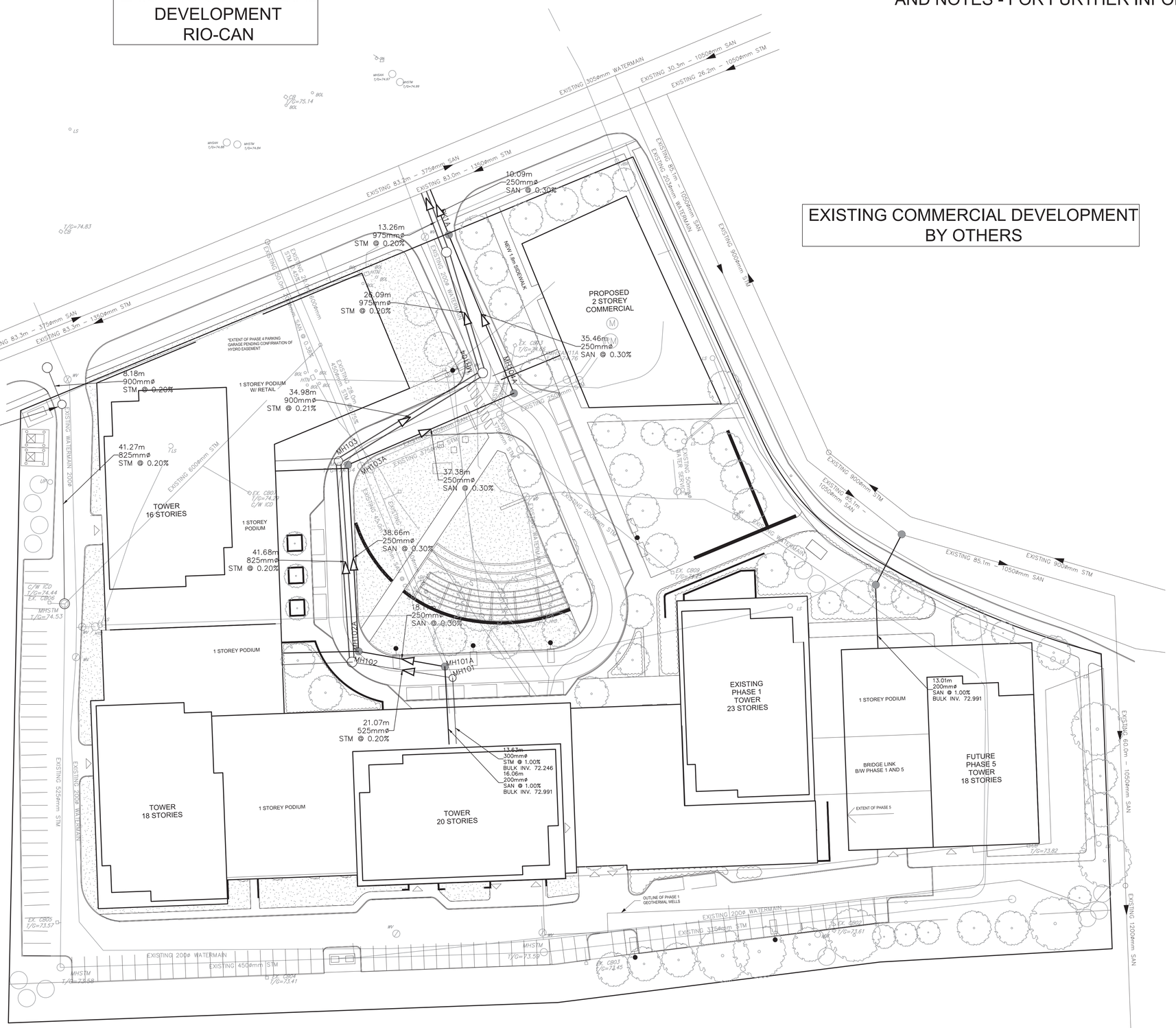
SEE IBI DRAWING 38729 C-011 - DETAILS AND NOTES - FOR FURTHER INFORMATION

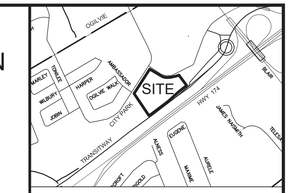
EXISTING COMMERCIAL DEVELOPMENT RIO-CAN

EXISTING COMMERCIAL DEVELOPMENT BY OTHERS


CITY PARK DRIVE
PRIVATE DRIVE
FIRE ROUTE
EXISTING REST.
ROOF RESTRICTED
TO 2.10L/s
F.F.=75.25
RESIDENTIAL TOWER A
ROOF RESTRICTED
TO 36.0L/s
F.F.=77.30
RESIDENTIAL TOWER B
ROOF RESTRICTED
TO 15.0 L/s
F.F.=77.30
CISTERN OVERFLOW
ELEVATION = 75.80m
REFER TO MECHANICAL
DRAWINGS
CISTERN REFER TO
MECHANICAL DRAWINGS
(MINIMUM VOLUME 36m³)
CISTERN TO HAVE MIN.
VOLUME OF 100m³
SIAMESE
CONNECTION
APPROXIMATE
LIMIT OF
ASPHALT PAVING
LIMIT OF
PHASE 2
WATERMAIN CAP OBVERT = 71.60
WATERMAIN CAP OBVERT = 71.55
CONNECT TO EXISTING PRIVATE WATERMAIN
BY CONTRACTOR, CITY TO INSPECT ONLY
BLANKED AND CAPPED
AT PRIVATE WATERMAIN
EXISTING 200ø WATERMAIN
EXISTING 450mm STM 100m @ 0.32%
EXISTING 375mm STM 97.5m @ 0.26%
EXISTING 1050mm SAN
EXISTING 1050mm STM
EXISTING 3056mm WATERMAIN
EXISTING 3754mm SAN
EXISTING 1350mm STM
EXISTING 3754mm SAN
EXISTING 1350mm STM
EXISTING 1050mm SAN
EXISTING 203mm WATERMAIN
EXISTING 900mm STM
EXISTING 900mm STM
EXISTING 1050mm SAN
EXISTING 9000mm STM
EXISTING 1050mm SAN
EXISTING 1050mm SAN
EXISTING 1200mm SAN
EXISTING 6250mm STM 75m @ 0.12%
EXISTING WATERMAIN 200ø
EXISTING 200ø WATERMAIN
EXISTING 50mm WATER SERVICE
EXISTING 200ø WATERMAIN
EXISTING 200ø WATERMAIN
EXISTING 200ø WATERMAIN
NEW 1.8m SIDEWALK
NEW 3m SIDEWALK
NEW SIDEWALK
1.5m WIDE NEW SIDEWALK
PROPOSED 1.8m BIKE LANE
CONCRETE SIDEWALK
V&VC AS
PER CITY
STD W3
500 Cu. M CISTERN
TD
(BY OTHERS)
T/G 73.80
TD
(BY OTHERS)
T/G 73.50
TD (BY OTHERS)
T/G 73.65
C/W ICD
T/G 74.45
CB21
C/W ICD
T/G 73.60
CB20
C/W ICD
T/G 74.44
EX. CB06
EXMHSTM124
T/G=74.53
NE=71.25
SE=71.33
EX. CB05
T/G=73.57
C/W=60
EXMHSTM123
T/G=74.63
NW=71.42
NE=71.42
C/W ICD
EXMHSTM122
EXMHSTM121
T/G=74.86
NW=73.37
SW=72.31
C/W ICD
EXMHSTM126
T/G=74.59
NW=71.84
SE=71.84
NE=71.64
EXMHSAN3A
T/G=74.83
NW=72.73
SW=72.83
NE=72.79
SE=72.83
EXMHSTM125
T/G=74.80
NW=71.96
SE=70.11
NE=72.04
EXMHSTM128
T/G=74.57
NE=72.07
N=72.17
SW=72.07
SE=72.17
C/W ICD
EXMHSTM10A
T/G=74.48
NW=72.18
SE=72.33
EXMHSAN11A
T/G=74.76
NE=73.17
SW=72.85
EXMHSTM
T/G=74.85
NE=72.58
SW=72.58
SE=72.64
EXMHSAN
T/G=74.69
NW=72.49
SE=72.49
NE=72.49
EXMHSAN
T/G=74.87
EXMHSAN
T/G=74.80
MHSTM
T/G=74.84
EXMH1
T/G=74.87
SE=70.94
SW=70.62
EXMH1A
T/G=74.94
SE=72.30
NE=68.76
EXCBMH12A
T/G=74.63
NW=71.07
SW=71.09
SE=71.63
NE=72.82
CB12
T/G=74.68
INV=72.88
C/W ICD
EOB
T/G 74.45
250mmø PERF PIPE
EX. CB07
T/G=74.29
C/W ICD
T/G 74.45
CB810
C/W ICD
CB12
T/G 74.35
C/W ICD
13.24m
200mmø
STM @ 1.00%(min)
6.40m
200mmø
STM @ 1.00%(min)
13.63m
300mmø
STM @ 1.00%
BULK INV. 72.246
16.06m
200mmø
SAN @ 1.00%
BULK INV. 72.991
48.66m
300mmø
STM @ 1.97%
BULK INV. 73.000
48.67m
200mmø
SAN @ 1.34%
BULK INV. 73.440
4.98m
200mmø
STM @ 1.00%
19.48m
250mmø
STM @ 0.46%
EXISTING 250ø mm
STM @ 2.0%
29.87m
250mmø
STM @ 0.42%
24.59m
200mmø
STM @ 0.60%
22.56m
375mmø
STM @ 0.25%
1.44m
200mmø
STM @ 1.00%
CB9
T/G 73.90
INV 72.748
CBMH1
T/G 73.90
NW INV 72.551
SE INV 72.426
SW INV 72.601
CB13
T/G 74.68
INV 72.730
C/W ICD
250mmø PERF PIPE
T/G=74.55
INV=73.33
INV=73.33
CB
T/G 74.35
250mmø PERF PIPE
BYD8
T/G 72.95
SE INV 72.88
CICB2
T/G 73.50
INV 72.190
HYD
B/F 73.87
B/F 76.92
HYD
EX. CB03
T/G=73.45
EX. CB04
T/G=73.41
EX. CB13
T/G=74.66
EX. CB07
T/G=74.29
C/W ICD
EXISTING 2004 WATERMAIN
EXISTING 200ø WATERMAIN
EXISTING 200ø WATERMAIN
EXISTING 200ø WATERMAIN
EXISTING 200ø WATERMAIN
EXISTING 200ø WATERMAIN
2X45BEND
TEE
VB
200ø TEE
ASPHALT PILE
3.5m³
ASPHALT PILE
14.7m³
ASPHALT PILE
1.7m³
ASPHALT PILE
2.1m³
ASPHALT PILE
7.5m³
BOTTOM OF PILE
CONCRETE
PILE
7.5m³
BOTTOM OF PILE
GROUND
CONCRETE
STOCK
PILE
921m³
BOTTOM OF PILE
GROUND
CONCRETE
STOCK
PILE
1673m³
BOTTOM OF PILE
GROUND
CONCRETE
STOCK
PILE
128m³
TOWER PODIUM
OUTDOOR AMENITY
TERRACE SW 1180m²
S=73.35
E=73.35
PATIO
(with steel fence)
CB
T/G=74.12
CB
T/G=75.14
CB
T/G=74.87
CB
T/G=74.87
CB
T/G=74.87

SEE IBI DRAWING 38729 C-011 - DETAILS AND NOTES - FOR FURTHER INFORMATION





RIO CAN REAL ESTATE INVESTMENT TRUST

Killam PROPERTIES INC

No.	REVISIONS	By	Date
14			
13			
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2	REVISED PER CITY COMMENTS	TRB	18:11:09
1	ISSUED TO CITY	TRB	18:08:08

Hobin Architecture Inc.
63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7
T 613 238 2300
F 613 233 2031
E mail@hobinarc.com
hobinarc.com
HOBIN ARCHITECTURE

IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

Project Title

2280 CITY PARK DEVELOPMENT

PHASE 2

LICENSED PROFESSIONAL ENGINEER
T. R. BRULE
2018/11/09
PROVINCE OF ONTARIO

Drawing Title

ULTIMATE SITE SERVICING

Scale	
1 : 400	
Design: J.E.B.	Date: AUG. 2018
Drawn: E.H.	Checked: T.R.B.
Project No.: 38729	Drawing No.: C-102

D07-12-18-0122

17741

z:\38729-SilverCityCCA\5.9 Drawings\Special\Layouts\Phase 2\C-102- ULTIMATE SITE SERVICING.dwg Layout Name: C-102 Plot Style: AIA STANDARD-FULLCTB Plot Scale: 1:25.4 Plotted At: 11/13/2018 3:00 PM Last Saved By: EHEMRE Last Saved At: Nov 13, 18

LEGEND:

- MH2 — PROPOSED STORM MANHOLE & NUMBER
- CBMH100 — PROPOSED CATCHBASIN MANHOLE & NUMBER
- MH2A — PROPOSED SANITARY MANHOLE & NUMBER
- PROPOSED STORM SEWER & FLOW DIRECTION
- PROPOSED SANITARY SEWER & FLOW DIRECTION
- WATERMAIN — PROPOSED WATERMAIN
- HYD B/F — PROPOSED FIRE HYDRANT C/W BOTTOM OF FLANGE
- VB — PROPOSED WATER VALVE BOX
- V&C — PROPOSED WATER VALVE CHAMBER
- TVS — TAPPING VALVE AND SLEEVE
- CB T/G 101.50 — PROPOSED CATCHBASIN C/W TOP OF GRATE ELEVATION
- CICB T/G 101.50 — PROPOSED CURB INLET CATCHBASIN C/W TOP OF GRATE ELEVATION
- TCB T/G 98.25 — PROPOSED TEE CB (ECB OR TCB) C/W TOP OF GRATE
- 250mmØ PERF. PIPE SUBDRAIN
- TRENCH DRAIN
- CLAY DYKE
- SIAMESE CONNECTION (IF REQUIRED)
- M — METER
- RM — REMOTE METER
- PRV — PRESSURE REDUCING VALVE
- HYD — EXISTING FIRE HYDRANT
- WV — EXISTING WATER VALVE
- LS — EXISTING LIGHT STANDARD HYDRO
- HTN — EXISTING HYDRO TRANSFORMER
- BOL — EXISTING BOLLARD
- PLQ — EXISTING PLAQUE
- CB — EXISTING CATCHBASIN
- CB — EXISTING CATCHBASIN C/W ICD
- MHSA — EXISTING SANITARY MANHOLE
- MHST — EXISTING STORM MANHOLE
- G — EXISTING GAS PIPE
- P — EXISTING POWER LINE
- EXISTING WATERMAIN — EXISTING WATERMAIN
- SAN — EXISTING SANITARY SEWER
- STM — EXISTING STORM SEWER
- LIMIT OF NEW ASPHALT
- HEAVY DUTY ASPHALT / FIRE ROUTE
- A — WATERMAIN IDENTIFICATION
- 33 — PIPE CROSSING IDENTIFICATION
- PROPOSED CURB
- DC — PROPOSED DEPRESSED CURB
- RC — PROPOSED ROLLED OVER CURB
- DC — PROPOSED DEPRESSED CURB AND RAMP
- ×101.37 — EXISTING GRADE
- 101.25 — PROPOSED GRADE
- 101.25 — PROPOSED GRADE
- PROPOSED BUILDING UPSTAND
- F.F.=89.25 — PROPOSED BUILDING FINISHED FLOOR ELEVATION
- 10.0 l/s — CONTROLLED ROOF RELEASE RATE
- EMERGENCY FLOW ROUTE
- ROOF DRAIN
- IRRIGATION DUCT (SEE LANDSCAPE PLAN BY FOTTENN)
- UNIT PAVERS TYPE III - SEE LANDSCAPE PLAN BY FOTENN
- UNIT PAVERS TYPE I - SEE LANDSCAPE PLAN BY FOTENN
- UNIT PAVERS TYPE II - HEAVEY DUTY - SEE LANDSCAPE PLAN BY FOTENN

PROPOSED CATCH BASIN DATA TABLE

STRUCTURE ID	AREA ID	STRUCTURE	COVER	ELEVATION			OUTLET PIPE	
				TOP OF GRATE	INVERT (m)		DIAMETER	TYPE
					INLET	OUTLET	(mm)	
CB20	5A	OPSD 705.010	S19	73.6		72.1	200	PVC DR-35
CB21	5B	OPSD 705.010	S19	74.45		72.95	200	PVC DR-35
ECB	20	City of Ottawa S31		74.55		73.550	250	PERF PIPE

INLET CONTROL DEVICE SCHEDULE

STRUCTURE ID	AREA ID	EX ICD	PROPOSED ICD			
			100yr HEAD	FLOW	TYPE	OUTLET Ø
EXMHSTM121	1	N/A	1.643	4.00	TEMPEST LMF	375
EXMH123	2, 3, 4	N/A	2.025	25.00	TEMPEST HF	525
EXCB5	5	N/A	1.270	27.00	TEMPEST HF	200
EXCB6	6	N/A	1.180	21.00	IPEX 'TYPE A'	200
EXCB7	7	N/A	1.440	10.00	TEMPEST HF	200
CICB10	19	N/A	1.450	19.00	TEMPEST HF	200
CB12	20	YES	1.695	19.80	IPEX 'TYPE A'	250
CB17	17	N/A	1.450	8.00	TEMPEST LMF	200
EXCB13	13	N/A	1.490	6.00	TEMPEST LMF	200
CB20	5A	N/A	1.700	2.00	TEMPEST LMF	200
CB21	5B	N/A	1.700	2.00	TEMPEST LMF	200
CICB12	12	N/A	1.600	27.00	TEMPEST HF	200
CICB13	9, 10	N/A	1.945	18.00	TEMPEST HF	250

PAVEMENT STRUCTURE

LIGHT DUTY (CAR ONLY) PARKING

50mm WEAR COURSE SUPERPAVE 12.5mm ASPHALT
150mm OPSS GRANULAR 'A' BASE
300mm OPSS GRANULAR 'B' TYPE II SUBBASE

HEAVY DUTY / FIRE ROUTE AREAS

40mm WEAR COURSE SUPERPAVE 12.5mm ASPHALT
50mm BINDER COURSE SUPERPAVE 19.0mm ASPHALT
150mm OPSS GRANULAR 'A' BASE
300mm OPSS GRANULAR 'B' TYPE II SUBBASE

DRAWING NOTES

1.0 GENERAL

1.1 CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

1.2 DO NOT SCALE DRAWINGS.

1.3 CONTRACTOR TO REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.

1.4 USE ONLY THE LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".

1.5 ALL CONSTRUCTION SHALL COMPLY WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.

1.6 THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS.

1.7 FOR LEGAL SURVEY INFORMATION REFER TO TOPOGRAPHICAL SURVEY PREPARED BY STANTEC DATED AUGUST 13, 2015.

1.8 REFER TO SITE PLAN PREPARED BY BARRY J. HOBIN & ASSOCIATES ARCHITECT INC.

1.9 REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS PREPARED BY FOTENN FOR SURFACE FEATURES DETAILS.

1.10 CONTRACTOR TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES AS IDENTIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.). DURING ALL PHASES OF THE SITE PREPARATION AND CONSTRUCTION THE MEASURES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND CITY OF OTTAWA IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL. SHOULD ANY ADDITIONAL MEASURES BE REQUIRED TO ADDRESS FIELD CONDITIONS THEY SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR THE CITY OF OTTAWA. SUCH ADDITIONAL MEASURES MAY INCLUDE BUT NOT BE LIMITED TO INSTALLATION OF FILTER CLOTHS ACROSS MANHOLE AND CATCHBASIN LIDS TO PREVENT SEDIMENT FROM ENTERING THE STRUCTURE AND INSTALLATION AND MAINTENANCE OF A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.

1.11 ALL IRON WORK ELEVATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR ADJUSTMENTS AS DETERMINED BY THE ENGINEER.

1.12 ALL CONCRETE BARRIER CURBS AS PER STD DWG SC1.1; CONCRETE BARRIER CURB AND SIDEWALK AS PER STD DWG SC1.4 AND CONCRETE BOULEVARD SIDEWALKS PER STD DWG SC4. ALL ONSITE CURBS TO BE BARRIER TYPE, WITH DEPRESSIONS UNLESS OTHERWISE NOTED.

1.13 ALL CONCRETE SHALL BE "NORMAL PORTLAND CEMENT" IN ACCORDANCE WITH O.P.S.S. 1350 AND SHALL ACHIEVE A MINIMUM STRENGTH OF 30MPa AT 28 DAYS.

1.14 ALL CONSTRUCTION TRAFFIC TO ACCESS SITE FROM CITY PARK DRIVE.

1.15 FOR DETAILS OF TEST PITS SEE GEOTECHNICAL REPORT No. 1522569 COMPLETED BY GOLDER ASSOCIATES.

1.16 CONTRACTOR TO PROTECT EXISTING INFRASTRUCTURE AND PROPERTY SUCH AS TREES, SIDEWALKS, CURBS, ASPHALT, AND STREET SIGNS FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR TO PAY THE COST TO REINSTATE OR REPLACE ANY DAMAGED INFRASTRUCTURE OR PROPERTY TO THE SATISFACTION OF THE CITY.

1.17 THE POSITION OF POLE LINES, CONDUITS, WATERMAIN, SEWERS, AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE 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 THE CONTRACTOR SHALL INFORM ITSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, SHALL PROTECT ALL UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

1.18 CONTRACTOR TO SUPPLY SUITABLE FILL MATERIAL WHERE REQUIRED TO ROUGH GRADE THE SITE. ALL IMPORTED FILL MATERIAL TO BE CERTIFIED AS ACCEPTABLE BY THE GEOTECHNICAL ENGINEER.

1.19 CONTRACTOR TO HAUL EXCESS MATERIAL OFFSITE AS NECESSARY TO GRADE SITE TO MEET THE PROPOSED GRADES. ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY ENGINEER. ENGINEER TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.

1.20 FILL MATERIAL WITHIN THE PARKING LOT AND BUILDING PAD AREAS, AND SUPPORTING BUILDING FOUNDATIONS SHALL BE COMPACTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.

1.21 ALL COMPACTION METHODS TO BE PERFORMED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO INCLUDE BUT NOT BE LIMITED TO THE THICKNESS OF LIFTS, AND COMPACTION EQUIPMENT USED.

1.22 ALL DISTURBED BOULEVARDS TO BE REINSTATED WITH SOD ON 100mm TOPSOIL.

1.23 UTILITY DUCTS TO BE INSTALLED PRIOR TO PARKING AREA BASE CONSTRUCTION.

1.24 CLAY DIKES TO BE INSTALLED WHERE INDICATED ON THE DRAWINGS OR AS APPROVED AND DIRECTED BY THE GEOTECHNICAL ENGINEER ALL IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.

1.25 ALL PIPE BEDDING TO BE OPSS GRANULAR 'A' PLACED A MINIMUM OF 300mm BELOW SEWER AND WATER PIPES AND COMPACTED TO SPRING LINE. BEDDING AND COVER MATERIAL AS PER RECOMMENDATIONS FROM GEOTECHNICAL ENGINEER.

2.0 SANITARY

2.1 ALL SANITARY SEWER MAINS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE. ONLY FACTORY FITTINGS TO BE USED. SEWER TO BE INSTALLED AS PER OSPD 1005.01. SANITARY SEWER MATERIALS TO BE PVC DR 35.

2.2 ALL SANITARY MAINTENANCE HOLES TO BE 1.2m DIAMETER AS PER CITY OF OTTAWA STANDARDS COMPLETE WITH BENCHING, RUNGS, FRAME AND COVER, DROP PIPES AND LANDINGS WHERE NEEDED.

2.3 SANITARY MANHOLE FRAME TO BE CITY OF OTTAWA STD. S25 (MOD. OPSD. 401.020). SANITARY MANHOLE COVERS TO BE CLOSED COVER TYPE, AS PER CITY STANDARD S24.

2.4 SANITARY SEWER LEAKAGE TEST AND CCTV INSPECTION SHALL BE COMPLETED AS PER CITY SPECIFICATIONS PRIOR TO INSTALLATION OF BASE COURSE ASPHALT.

2.5 ANY SANITARY SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.

2.6 CONNECTION TO THE EXISTING SANITARY SEWER TO BE INCLUDED IN THE COST FOR SANITARY SEWER INSTALLATION. THIS INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARDS.

3.0 STORM

3.1 ALL STORM SEWERS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE. ALL STORM SEWERS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. ONLY FACTORY FITTINGS TO BE USED. STORM SEWER MATERIALS TO BE : 375mmØ AND SMALLER - PVC DR 35 450mmØ AND LARGER - CONC. CL. 100-D

3.2 ALL STORM MAINTENANCE HOLES TO BE 1.2m DIAMETER AS PER CITY OF OTTAWA STANDARDS COMPLETE WITH BENCHING, RUNGS, FRAME AND COVER, DROP PIPES AND LANDINGS WHERE NEEDED UNLESS OTHERWISE NOTED.

3.3 STORM MH COVERS, AS PER CITY STANDARD S24.1, FRAMES TO BE PER CITY OF OTTAWA STD. S25. CONTRACTOR TO INSTALL FILTER FABRIC UNDER STORM MH COVER UNTIL SODDING IS COMPLETE. CATCH BASIN MH COVER TO BE OPEN TYPE PER CITY STANDARD S28.1.

3.4 STORM MAINTENANCE HOLES AND CBMH'S TO BE OPSD, SIZE AS SPECIFIED, TAPER TOP FOR MH AND FLAT TOP FOR CBMH, UNLESS OTHERWISE NOTED.

3.5 ALL CATCH BASINS TO BE AS PER OPSD 705.010, FRAME & FISH TYPE GRATE AS PER CITY OF OTTAWA STD. S19, ALL CB LEAD PIPES TO BE PVC DR 35.

3.6 150mm DIAMETER SOCK-WRAPPED PERFORATED PVC SUBDRAINS TO BE INSTALLED AT ALL CB'S, EXTEND 3.0m FROM 4 SIDES OF CB. WHERE CB IS ADJACENT TO CURB EXTEND SUBDRAIN 3.0m IN EACH DIRECTION ALONG CURB.

3.7 ANY STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.

3.8 CONNECTION TO THE EXISTING STORM SEWER TO BE INCLUDED IN THE COST FOR STORM SEWER INSTALLATION. THIS INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARDS.

3.9 CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ENGINEERS REVIEW PRIOR TO ORDERING ICD'S.

4.0 WATER

4.1 ALL WATERMAINS TO BE PVC DR 18, WITH MINIMUM COVER OF 2.4m AND INSTALLED PER CITY OF OTTAWA STANDARDS.

4.2 THRUST BLOCKS TO BE INSTALLED AT ALL BENDS, TEES, AND CAPS ALL AS PER OPSD 1103.01 AND 1103.02.

4.3 CONTRACTOR TO CONDUCT PRESSURE AND LEAKAGE TESTING OF ALL WATERMAINS AND DISINFECT AND CHLORINATE ALL WATERMAINS TO THE SATISFACTION OF M.O.E. AND THE CITY OF OTTAWA.

4.4 TRACER WIRE TO BE INSTALLED ALONG THE FULL LENGTH OF WATERMAIN AND ATTACHED TO EACH MAIN STOP AS PER CITY OF OTTAWA STANDARDS.

4.5 ALL COMPONENTS OF THE WATER DISTRIBUTION SYSTEM SHALL BE CATHODICALLY PROTECTED AS PER CITY OF OTTAWA STANDARDS.

4.6 ALL VALVES & VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLIES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS.

4.7 ANY WATERMAIN WITH LESS THAN 2.4m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.

4.8 CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THE WATER PERMIT ON BEHALF OF THE OWNER FROM THE CITY OF OTTAWA AND PAYMENT OF ANY FEES ASSOCIATED WITH SECURING THE WATER PERMIT. OWNER IS RESPONSIBLE FOR REIMBURSING THE CONTRACTOR FOR THE ACTUAL COST OF ACQUIRING THE WATER PERMIT.

4.9 CONNECTION TO EXISTING WATERMAIN TO BE INCLUDED IN THE COST FOR THE WATERMAIN INSTALLATION. THIS COST INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARDS.

4.10 PROPOSED VALVE CHAMBER ON EXISTING WATERMAIN ALONG CITY PARK DRIVE TO BE AS PER STD DWG W3

5.0 PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

5.1 CONTRACTOR TO REINSTATE ROAD CUTS PER CITY OF OTTAWA STANDARD R-10.

5.2 CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.

5.3 FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.

5.4 CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOETCHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.

5.5 GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR B PLACEMENT.

5.6 CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOETCHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.

5.7 ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR A PLACEMENT.

5.8 CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.

5.9 CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE ENGINEER WITH VERIFICATION PRIOR TO PLACEMENT.

5.10 ANY DITCHES DISTURBED DURING SERVICING AND GRADING OPERATIONS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION AND FLOWLINE GRADES.

5.11 ALL RE GRADED AREAS IN EXISTING PUBLIC RIGHTS OF WAY AND ANY OTHER DISTURBED AREAS IN EXISTING PUBLIC RIGHTS OF WAY ARE TO BE FINISHED WITH SOD ON 100mm TOPSOIL.

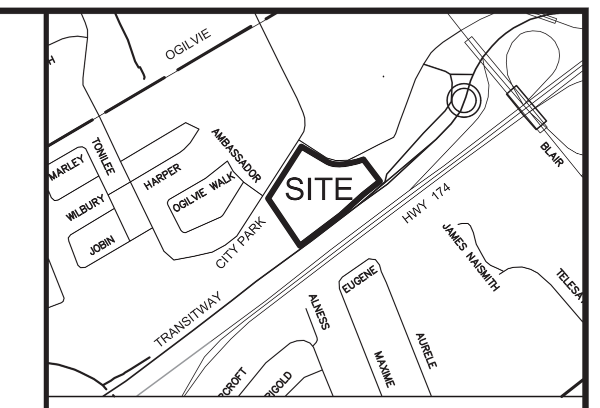
5.12 ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY ENGINEER. ENGINEER TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.

5.13 PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESSES) FOR HEAVY DUTY AND LIGHT DUTY AREAS TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT AND SHOWN ON THE PLANS.

6.0 REFERENCE

6.1 SITE SERVICING & SWM DESIGN BRIEF, PROJ. NO. 38729-5.2.2., DATED DECEMBER 2015, PREPARED BY IBI GROUP, REV 2, DATED JUNE 6, 2016

6.2 DETAILED DESIGN GEOTECHNICAL INVESTIGATION, REPORT NO. 1522569 (1001), DATED NOVEMBER 2015, PREPARED BY GOLDER ASSOCIATES.



RIO CAN
REAL ESTATE INVESTMENT TRUST

Killam PROPERTIES INC

No.	REVISIONS	By	Date
15			
14			
13			
12			
11			
10			
9			
8			
7			
6			
5			
4			
3	REVISED PER CITY COMMENTS	TRB	18:11:09
2	ISSUED FOR 66% REVIEW	TRB	18:10:31
1	ISSUED TO CITY	TRB	18:08:08

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com
HOBIN ARCHITECTURE

IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

Project Title
2280 CITY PARK DEVELOPMENT
PHASE 2

LICENSED PROFESSIONAL ENGINEER
T. R. BRULE
2018/11/09
PROVINCE OF ONTARIO

Drawing Title
DETAILS AND NOTES

Scale: N.T.S.

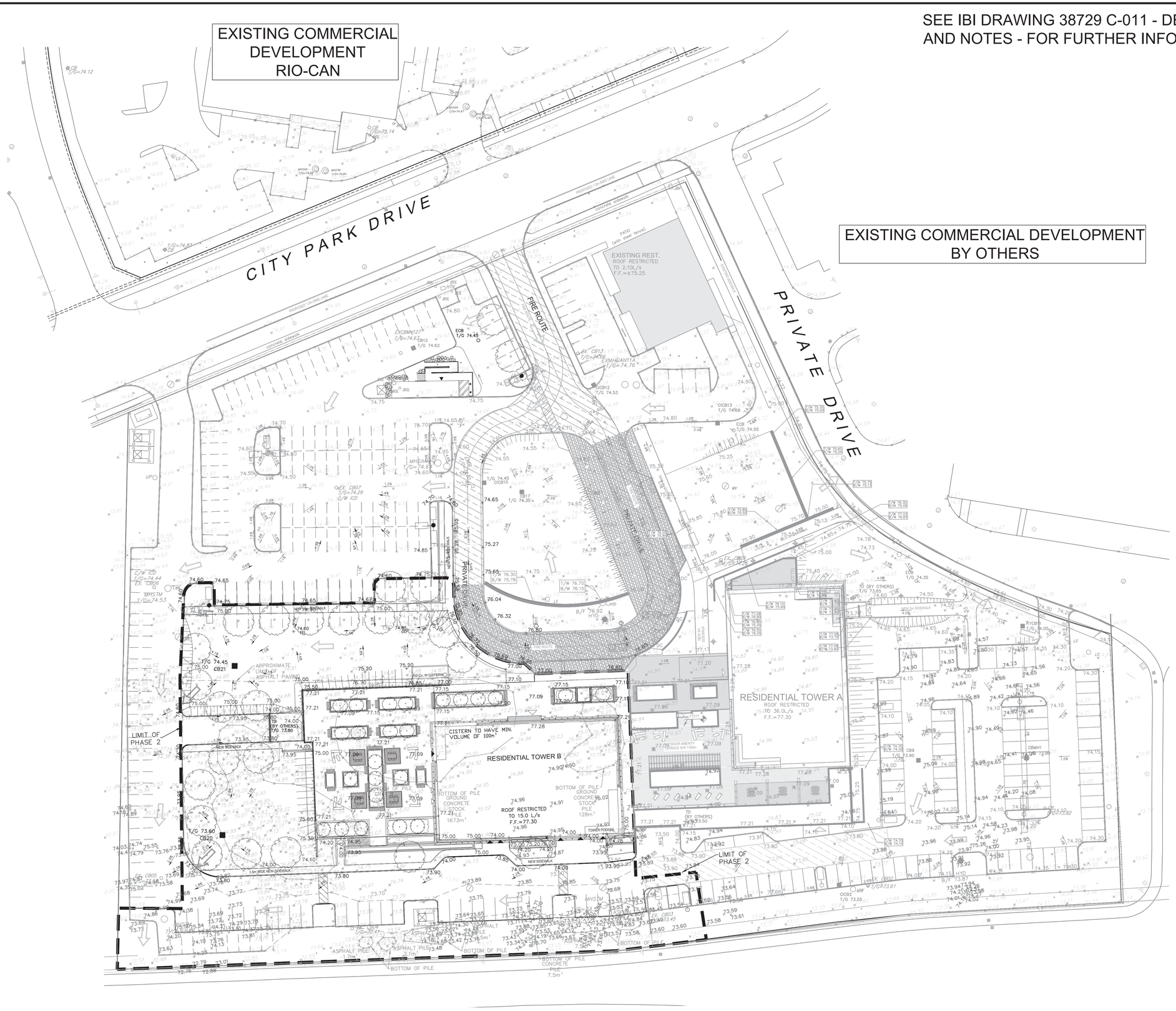
Design	Date
J.E.B.	AUG. 2018
Drawn	**Checked**
E.H.	T.R.B.
Project No.	**Drawing No.**
38729	C-011

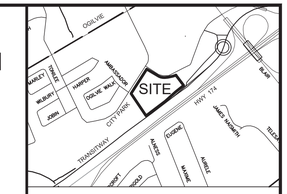
D07-12-18-0122

17741

J:\38729-SilverCityECA\5.9 Drawings\59civil\layouts\Phase 2\C-011 DETAILS PHASE2.dwg Layout Name: C-011 DETAILS AND NOTES - PHASE2 Plot Style: AIA STANDARD-FULL.CTB Plot Scale: 1:25.4 Plotted At: 11/13/2018 3:05 PM Last Saved

SEE IBI DRAWING 38729 C-011 - DETAILS AND NOTES - FOR FURTHER INFORMATION





RIO CAN
REAL ESTATE INVESTMENT TRUST

Killam PROPERTIES INC

No.	REVISIONS	By	Date
14			
13			
12			
11			
10			
9			
8			
7			
6			
5			
4			
3	REVISED PER CITY COMMENTS	TRB	18:11:09
2	ISSUED FOR 66% REVIEW	TRB	18:10:31
1	ISSUED TO CITY	TRB	18:08:08

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7
T 613 238 2506
F 613 235 2051
E mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

Project Title

2280 CITY PARK DEVELOPMENT

PHASE 2

LICENSED PROFESSIONAL ENGINEER
T. R. BRULE
2018/11/09
PROVINCE OF ONTARIO

N

Drawing Title

SITE GRADING

Scale: 1 : 400

Design	Date
J.E.B.	AUG. 2018
Drawn: E.H.	Checked: T.R.B.
Project No.: 38729	Drawing No.: C-201

D07-12-18-0122

17741

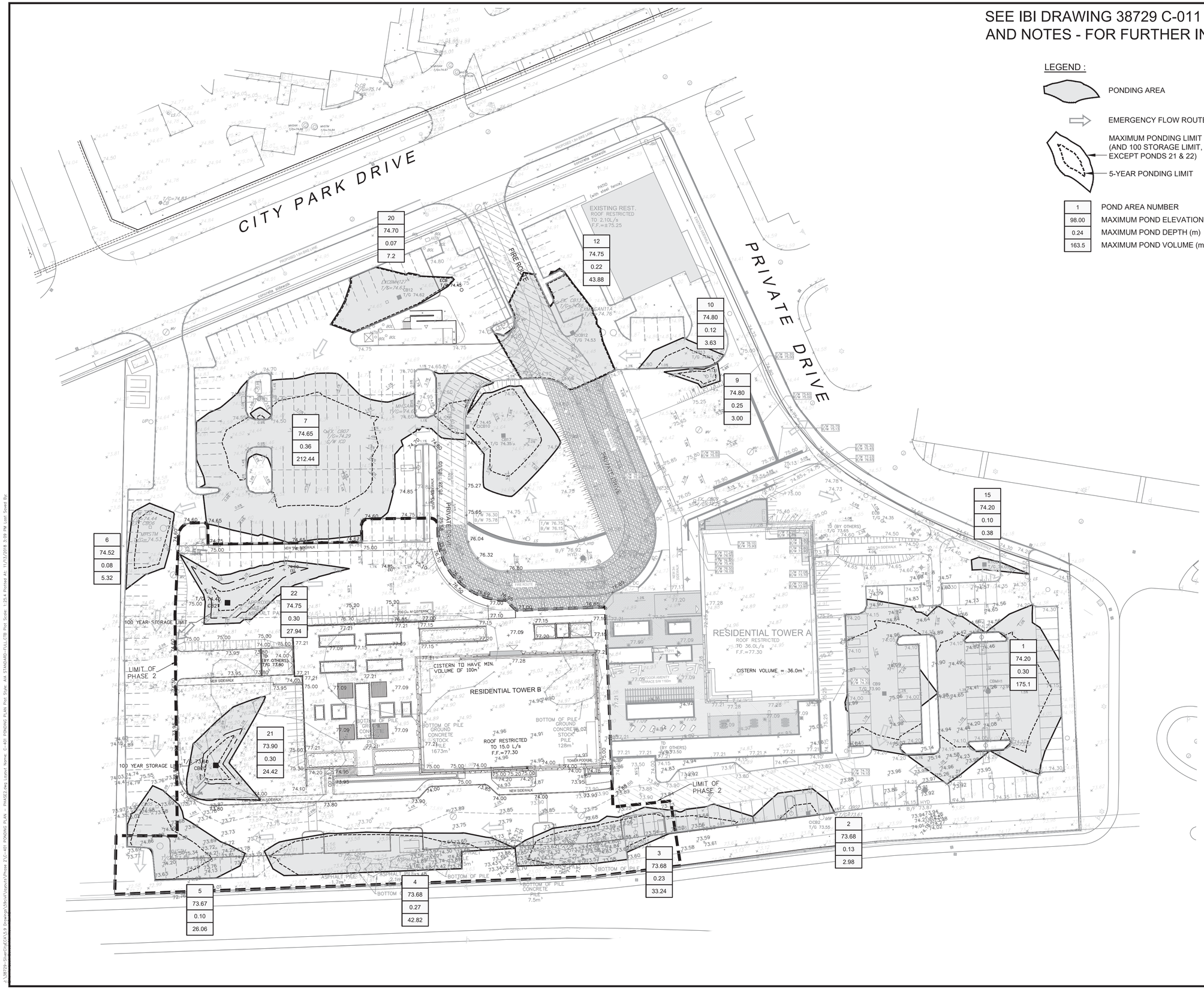
a:\38729-SlverCityEast\9.0 Drawings\Site\Layouts\Phase 2\C-201-SITE GRADING PHASE2.dwg Layout Name: C-201 Plot Style: AIA STANDARD-FULL.CTB Plot Scale: 1:25.4 Plotted At: 11/13/2018 3:07 PM Last Saved By: EHENRE Last Saved At: Nov. 12, 18

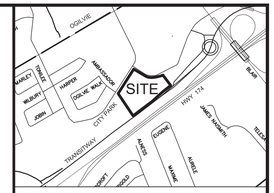
SEE IBI DRAWING 38729 C-011 - DETAILS AND NOTES - FOR further INFORMATION

LEGEND :

- PONDING AREA
- EMERGENCY FLOW ROUTE
- MAXIMUM PONDING LIMIT (AND 100 STORAGE LIMIT, EXCEPT PONDS 21 & 22)
- 5-YEAR PONDING LIMIT

1	POND AREA NUMBER
98.00	MAXIMUM POND ELEVATION (m)
0.24	MAXIMUM POND DEPTH (m)
163.5	MAXIMUM POND VOLUME (m³)





RIO CAN REAL ESTATE INVESTMENT TRUST

Killam PROPERTIES INC

No.	REVISIONS	By	Date
14			
13			
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2	REVISED PER CITY COMMENTS	TRB	18:11:09
1	ISSUED TO CITY	TRB	18:08:08

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7
T 613-238-7200
F 613-230-3355
E mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

Project Title

2280 CITY PARK DEVELOPMENT

PHASE 2

LICENSED PROFESSIONAL ENGINEER
T. R. BRULE
2018/11/09
PROVINCE OF ONTARIO

N

Drawing Title

PONDING PLAN

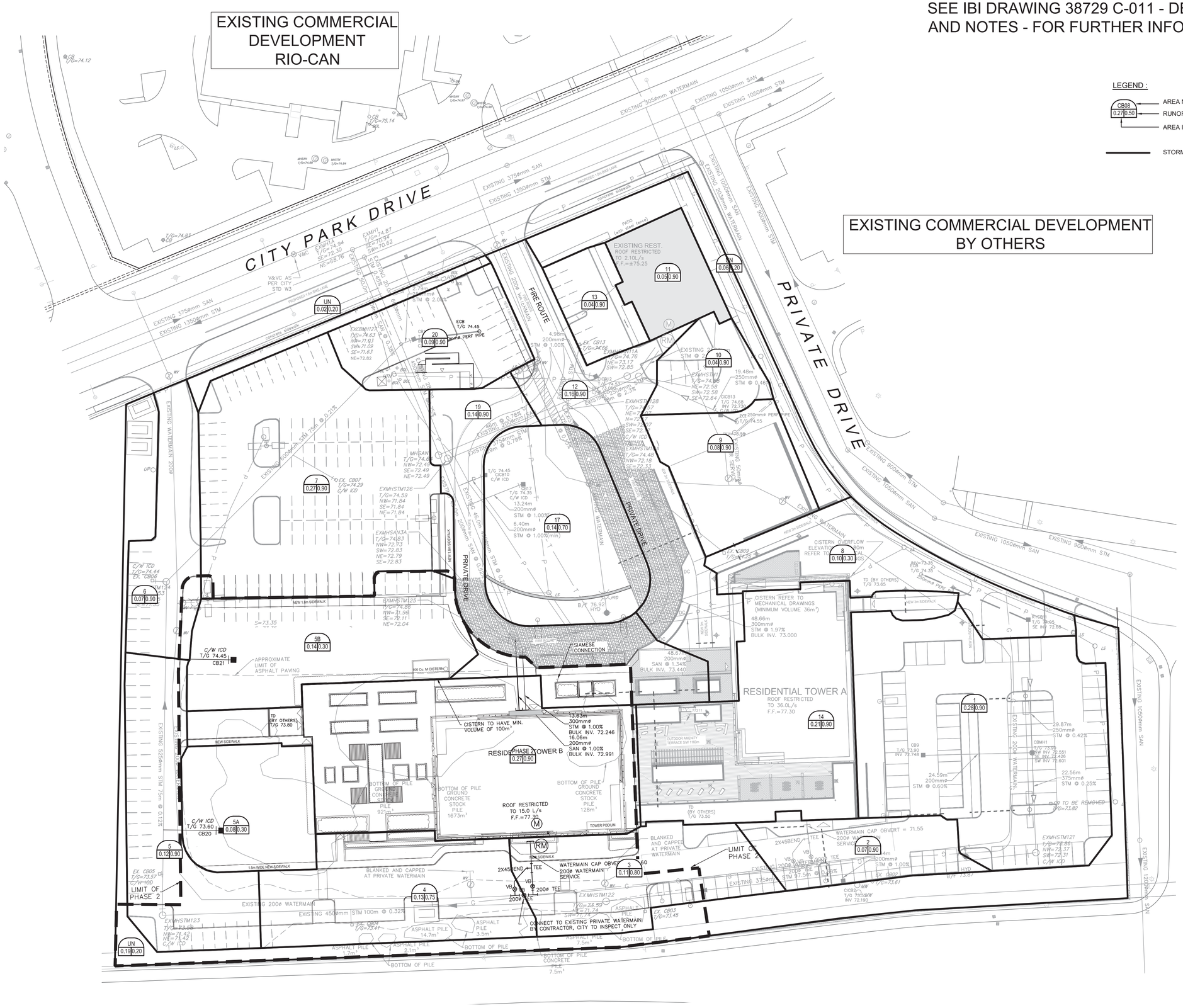
Scale 1:400

Design	Date
J.E.B.	AUG. 2018
Drawn E.H.	Checked T.R.B.
Project No. 38729	Drawing No. C-401

D07-12-18-0122

17741

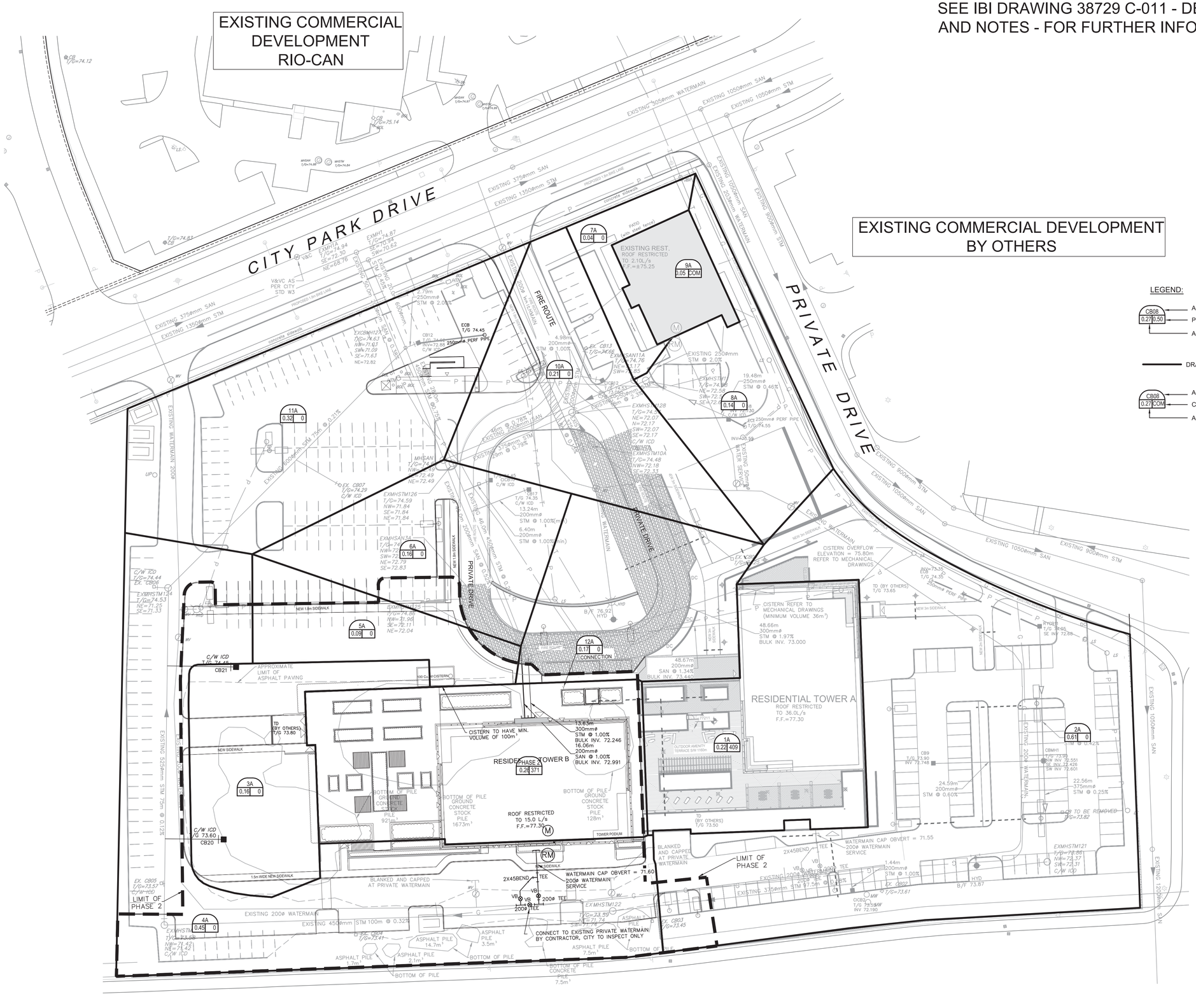
SEE IBI DRAWING 38729 C-011 - DETAILS AND NOTES - FOR FURTHER INFORMATION


EXISTING COMMERCIAL DEVELOPMENT RIO-CAN
EXISTING COMMERCIAL DEVELOPMENT BY OTHERS
CITY PARK DRIVE
PRIVATE DRIVE
FIRE ROUTE
RESIDENTIAL TOWER A
ROOF RESTRICTED TO 36.0L/s F.F.=77.30
RESIDENTIAL TOWER B
ROOF RESTRICTED TO 15.0 L/s F.F.=77.30
EXISTING REST. ROOF RESTRICTED TO 2.10L/s F.F.=75.25
CISTERN TO HAVE MIN. VOLUME OF 100m³
CISTERN REFER TO MECHANICAL DRAWINGS (MINIMUM VOLUME 36m³)
SIAMESE CONNECTION
CONNECT TO EXISTING PRIVATE WATERMAIN BY CONTRACTOR, CITY TO INSPECT ONLY
LIMIT OF PHASE 2
APPROXIMATE LIMIT OF ASPHALT PAVING
BLANKED AND CAPPED AT PRIVATE WATERMAIN
WATERMAIN CAP OBVERT = 71.55
EXISTING 200ø WATERMAIN
EXISTING 1050ø SAN
EXISTING 900ø STM
EXISTING 1200ø SAN
EXISTING 3056ø WATERMAIN
EXISTING 1050ø STM
EXISTING 3754ø SAN
EXISTING 1350ø STM
EXISTING 2054ø STM 75m @ 0.12%
EXISTING 450ø STM 100m @ 0.32%
EXISTING 600ø STM 75m @ 0.21%
EXISTING 1050ø SAN
EXISTING 1050ø STM
EXISTING 1050ø SAN
EXISTING 1050ø STM
EXISTING 1050ø SAN
EXISTING 1050ø STM

SEE IBI DRAWING 38729 C-011 - DETAILS AND NOTES - FOR FURTHER INFORMATION

EXISTING COMMERCIAL DEVELOPMENT RIO-CAN

EXISTING COMMERCIAL DEVELOPMENT BY OTHERS

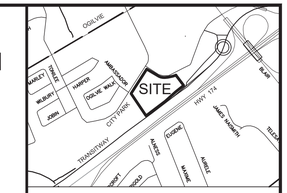


LEGEND:

CB08 0.27 0.50
- AREA NUMBER
- POPULATION
- AREA IN HECTARES

DRAINAGE AREA LIMITS

CB08 0.27 COM
- AREA NUMBER
- COMMERCIAL
- AREA IN HECTARES



RIO CAN REAL ESTATE INVESTMENT TRUST

Killam PROPERTIES INC

No.	REVISIONS	By	Date
14			
13			
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2	REVISED PER CITY COMMENTS	TRB	18:11:09
1	ISSUED TO CITY	TRB	18:08:08

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7
T 613-236-5366
F 613-236-2055
E mail@hobinarc.com
hobinarc.com
HOBIN ARCHITECTURE

IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

Project Title

2280 CITY PARK DEVELOPMENT

PHASE 2

LICENSED PROFESSIONAL ENGINEER T. R. BRULE 2018/11/09 PROVINCE OF ONTARIO

N

Drawing Title

SANITARY DRAINAGE AREA PLAN

Scale	
1 : 400	
Design: J.E.B.	Date: AUG. 2018
Drawn: E.H.	Checked: T.R.B.
Project No.: 38729	Drawing No.: C-551

D07-12-18-0122

17741

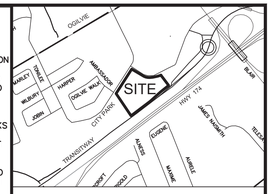
z:\38729-SilverCityKZCA\5.9 Drawings\Sheet\layouts\Phase 2\C-551-TRB SAN PHASE2.dwg Layout Name: C-551 Plot Style: AIA STANDARD-FULL.CTB Plot Scale: 1:25.4 Plotted At: 11/13/2018 3:11 PM Last Saved By: EHENRE Last Saved At: Nov. 9, 18

SEE IBI DRAWING 38729 C-011 - DETAILS
AND NOTES - FOR further INFORMATION

NOTES:

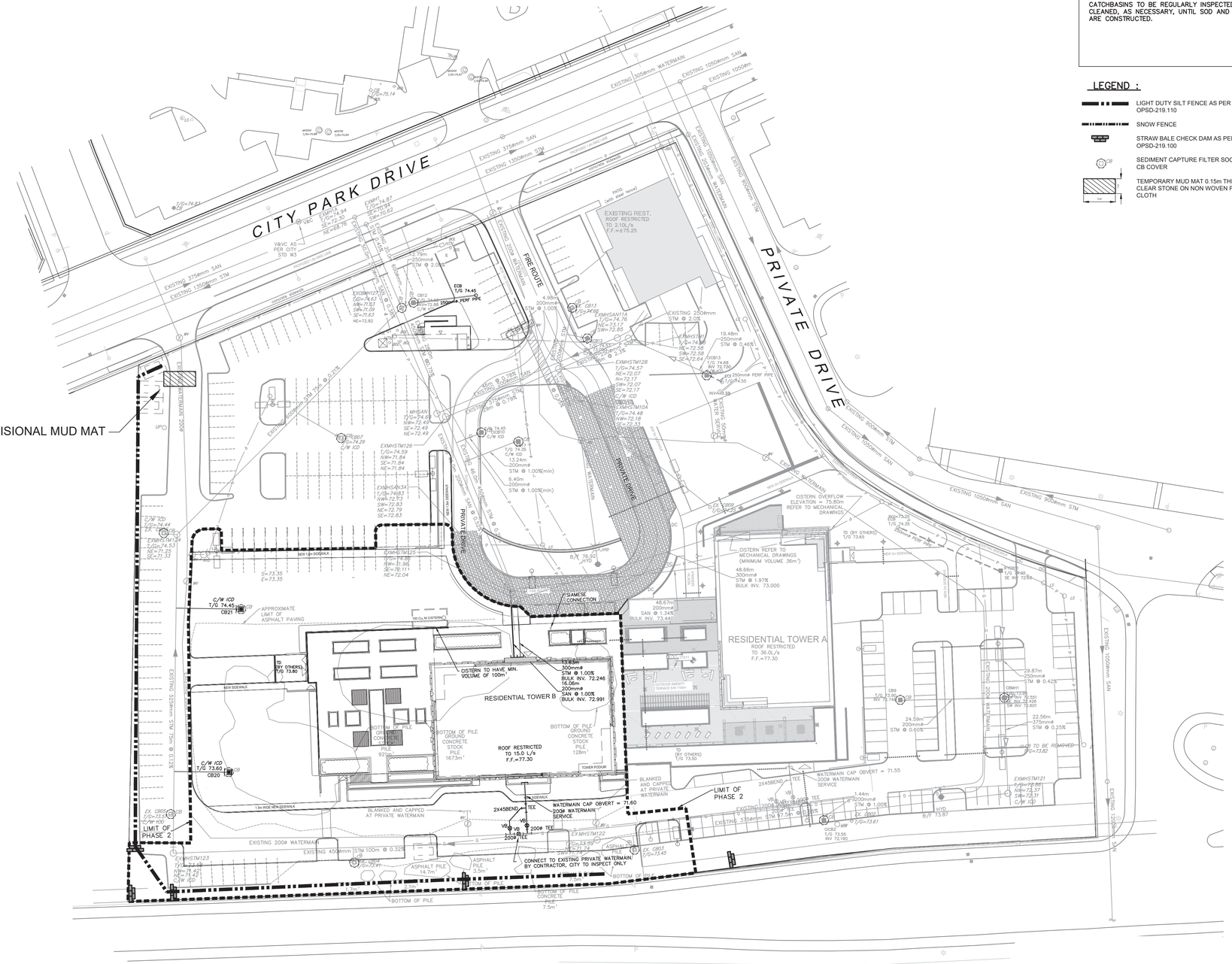
THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

1. SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
2. STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
3. SEDIMENT CAPTURE FILTER SOCK TO BE PLACE UNDER COVER OF ALL CATCHBASINS. FILTER SOCKS IN CB'S TO REMAIN UNTIL BASE COURSE ASPHALT IS COMPLETE AND VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.



LEGEND :

- LIGHT DUTY SILT FENCE AS PER OPSD-219.110
- SNOW FENCE
- STRAW BALE CHECK DAM AS PER OPSD-219.100
- SEDIMENT CAPTURE FILTER SOCK UNDER CB COVER
- TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH


CITY PARK DRIVE
PRIVATE DRIVE
FIRE ROUTE
PROVISIONAL MUD MAT
EXISTING REST. ROOF RESTRICTED TO 2.10L/s F.F.=±75.25
RESIDENTIAL TOWER A
ROOF RESTRICTED TO 36.0L/s F.F.=77.30
RESIDENTIAL TOWER B
ROOF RESTRICTED TO 15.0 L/s F.F.=77.30
CISTERN OVERFLOW ELEVATION = 75.80m REFER TO MECHANICAL DRAWINGS
CISTERN REFER TO MECHANICAL DRAWINGS (MINIMUM VOLUME 36m³)
CISTERN TO HAVE MIN. VOLUME OF 100m³
SIAMESE CONNECTION
APPROXIMATE LIMIT OF ASPHALT PAVING
LIMIT OF PHASE 2
WATERMAIN CAP OBVERT = 71.60
WATERMAIN CAP OBVERT = 71.55
CONNECT TO EXISTING PRIVATE WATERMAIN BY CONTRACTOR, CITY TO INSPECT ONLY
BLANKED AND CAPPED AT PRIVATE WATERMAIN
EXISTING 200ø WATERMAIN
EXISTING 450mm STM 100m @ 0.32%
EXISTING 1050mm SAN
EXISTING 900mm STM
EXISTING 1050mm WATERMAIN
EXISTING 3758mm SAN
EXISTING 1350mm STM
EXISTING 3058mm WATERMAIN
EXISTING 1050mm STM
EXISTING 1050mm SAN
EXISTING 1050