

FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY SOMME STREET, OTTAWA, ONTARIO

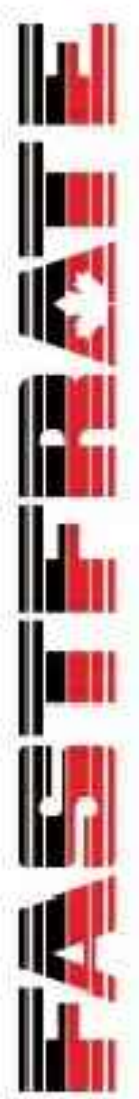
LIST OF DRAWINGS

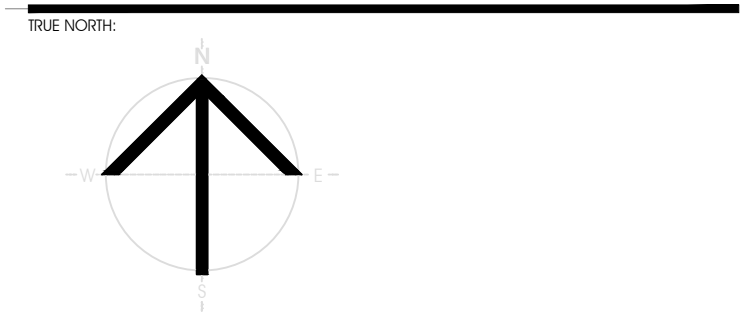
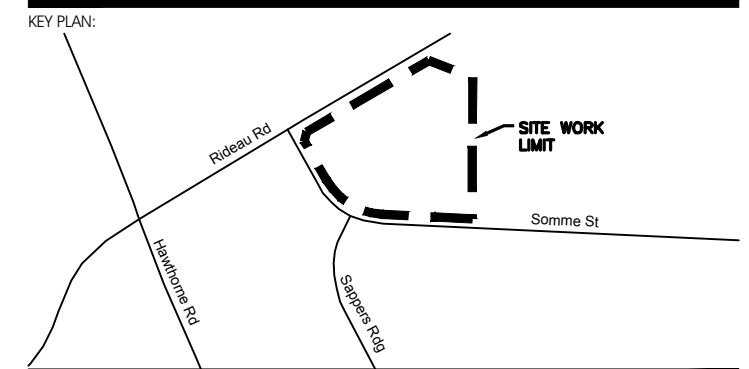
<u>PLAN No:</u>	<u>DESCRIPTION</u>
C001	COVER PAGE
C002	LEGAL PLAN
C003	TOPOGRAPHICAL SURVEY PLAN
C004	SEDIMENT AND EROSION CONTROL PLAN
C005	NOTES PLAN
C006A	GRADING PLAN
C006B	SECTIONS
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C016	DETAILS PLAN
C017	DETAILS PLAN
C018	DETAILS PLAN
C019	DETAILS PLAN



115-200 Catherine Street, Ottawa, ON K1P 6B8 CANADA
1.877.368.2422

FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY
SOMME STREET, OTTAWA, ONTARIO
SITE PLAN APPROVAL - AUGUST 13th, 2021





PRELIMINARY
NOT FOR CONSTRUCTION

RECORD OF REVISIONS:

NO.	REVISION	DATE (MM/DD/YY)
1	ISSUED FOR SITE PLAN APPROVAL	AUGUST 13, 2021

PROFESSIONAL STAMP: [Blank]



CIVITAS ARCHITECTURE INC. 14 CHAMBERLAN AVENUE, SUITE 101 OTTAWA, ON CANADA K1S 1V9 1-613-742-7482 WWW.CIVITAS-CA.CA



PROJECT TITLE:
FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY

SOMME ST, OTTAWA, ON

DRAWING TITLE:

LEGAL PLAN

DRAWN BY: D.CANN DRAWING NUMBER: **C002**

DATE: [Blank]

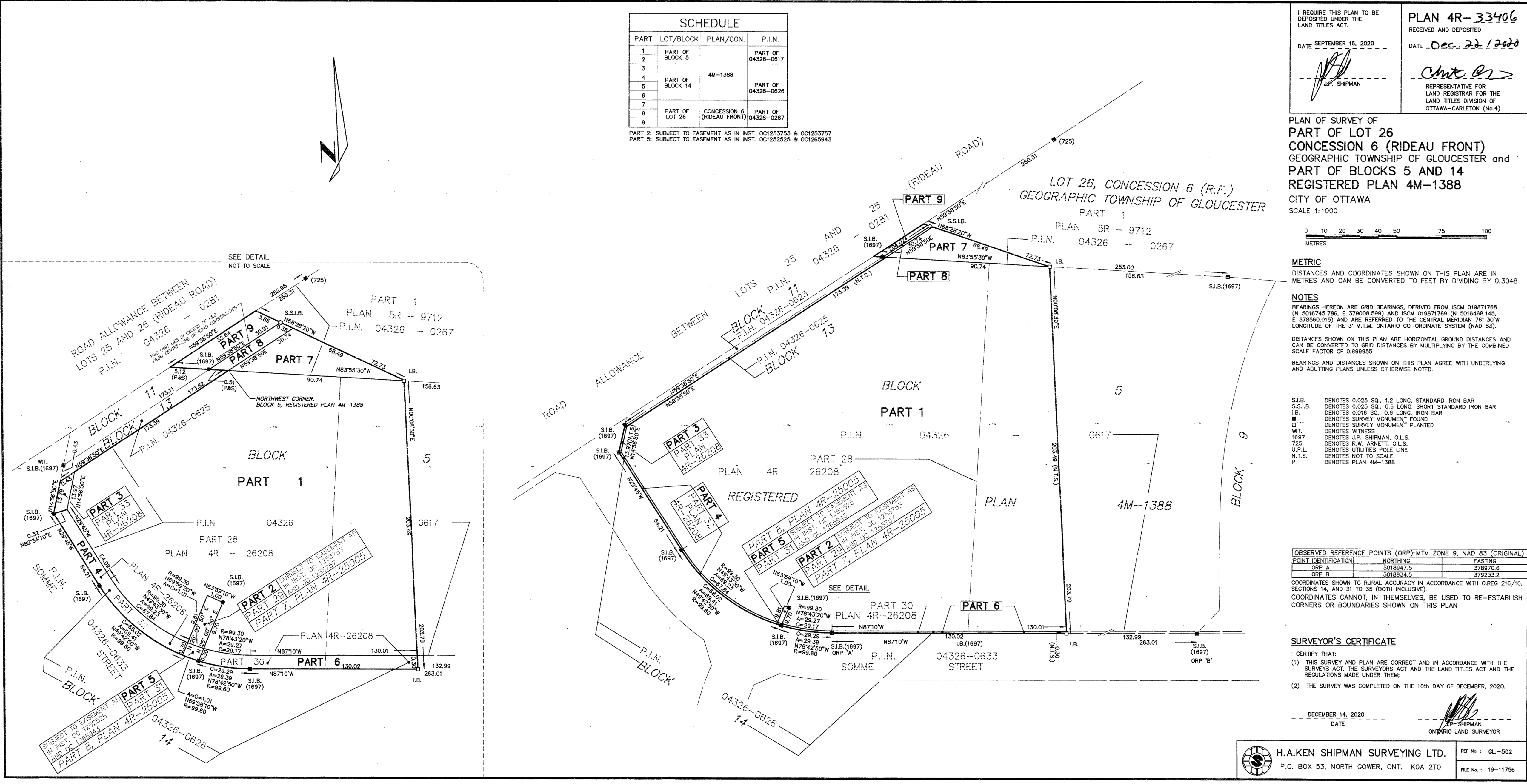
REVIEWED BY: J.SAUVÉ

APPROVED BY: [Signature]

ISSUED DATE: AUGUST 13, 2021 REVISION NUMBER: [Blank]

CLIENT PROJECT #: [Blank] PROJECT #: **A001083**

DO NOT SCALE THIS DRAWING. USE DIMENSIONS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CHECKING THE ARCHITECT OF ANY DISCREPANCIES BEFORE COMMENCING CONSTRUCTION. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL AND OTHER CONSULTANT DRAWINGS. THIS DRAWING SHALL BE USED FOR CONSTRUCTION PURPOSES UNLESS STATED BY THE ARCHITECT. COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED WITHOUT THE EXPRESSED PERMISSION FROM THE ARCHITECT.



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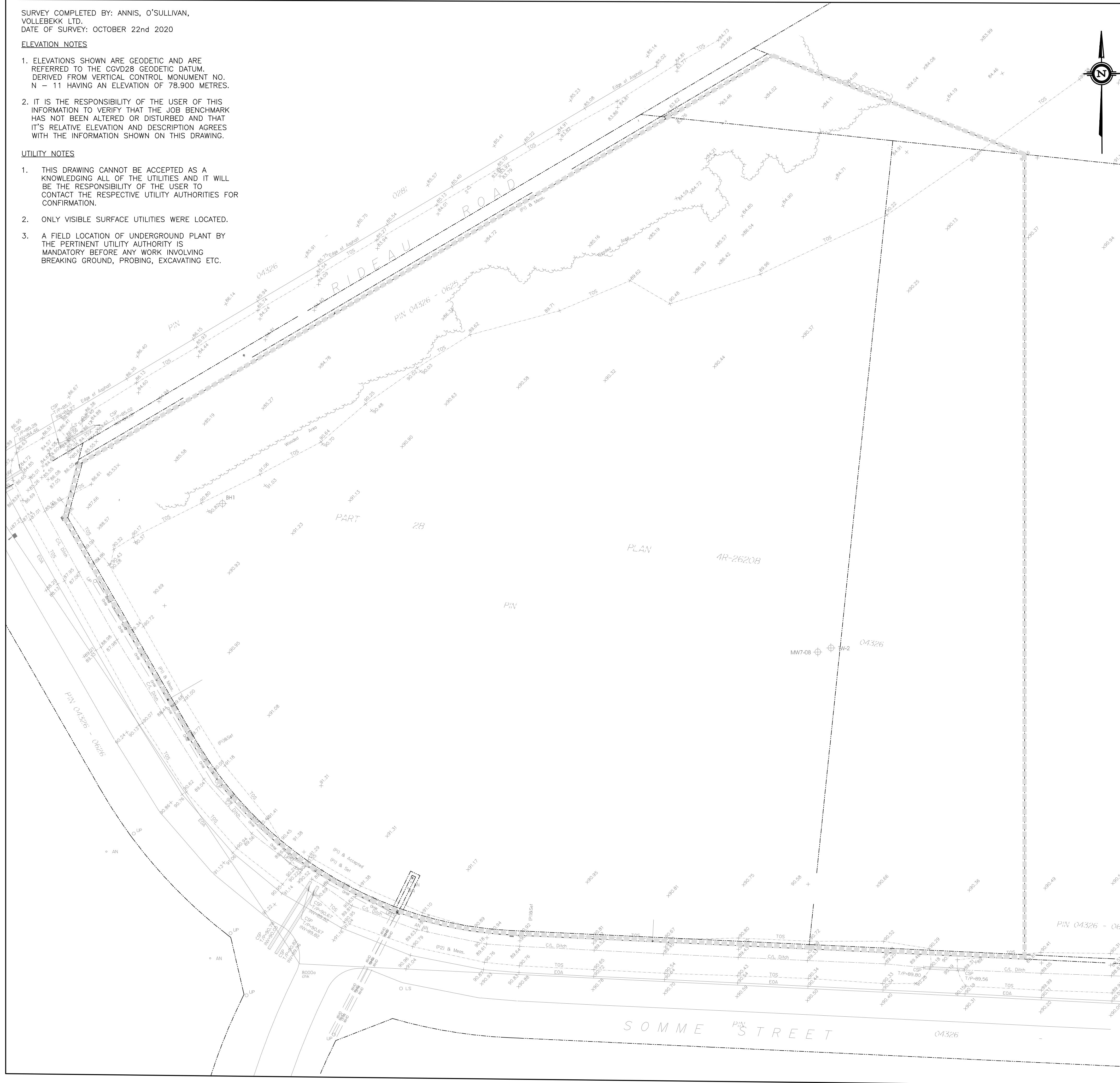
SURVEY COMPLETED BY: ANNIS, O'SULLIVAN,
VOLLEBEKK LTD.
DATE OF SURVEY: OCTOBER 22nd 2020

ELEVATION NOTES

- ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM. DERIVED FROM VERTICAL CONTROL MONUMENT NO. N - 11 HAVING AN ELEVATION OF 78.900 METRES.
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITY NOTES

- THIS DRAWING CANNOT BE ACCEPTED AS A KNOWLEDGING ALL OF THE UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION.
- ONLY VISIBLE SURFACE UTILITIES WERE LOCATED.
- A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY BEFORE ANY WORK INVOLVING BREAKING GROUND, PROBING, EXCAVATING ETC.

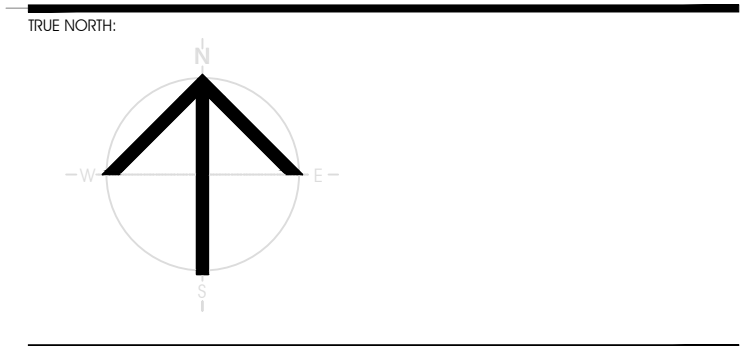
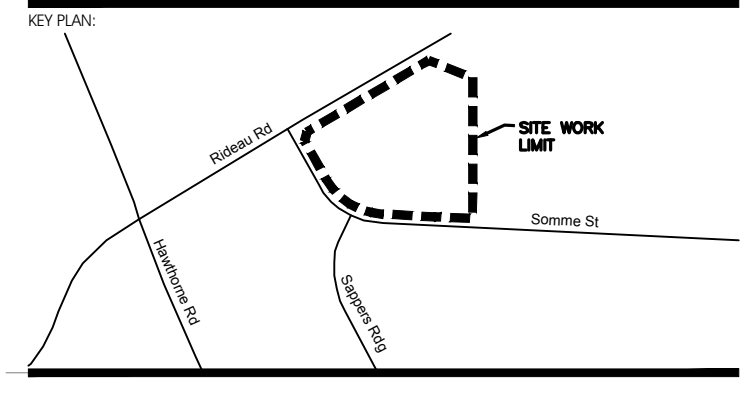


EXISTING

- SURVEY MONUMENT PLANTED
- SURVEY MONUMENT FOUND
- SIB— STANDARD IRON BAR
- SSIB— SHORT STANDARD IRON BAR
- IB— IRON BAR
- CC— CUT CROSS
- CP— CONCRETE PIN
- IB#— ROUND IRON BAR
- SSIB*— SHORT STANDARD IRON BAR
- IB*— IRON BAR
- (WIT)— WITNESS
- Meas.— MEASURED
- (AOG)— ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- (PI)— REGISTERED PLAN 4M-1388
- (P2)— PLAN 4R-26208
- △— SIGN
- LS— LIGHT STANDARD
- LP— UTILITY POLE
- AN— ANCHOR
- NATURAL GAS LINE
- CSP— CORRUGATED STEEL PIPE
- + E5.00— LOCATION OF ELEVATIONS
- C/L— CENTRELINE
- PROPERTY LINE— PROPERTY LINE
- TOS— TOP OF SLOPE
- BOS— BOTTOM OF SLOPE
- T/P— TOP OF PIPE
- T/G— TOP OF GRATE
- EOA— EDGE OF ASPHALT
- JB— JERSEY BARRIER
- Over— OVERHEAD WIRES
- Work Limit— WORK LIMIT
- BH-1— BOREHOLE

LEGEND

PROPOSED



PRELIMINARY
NOT FOR CONSTRUCTION

REVISION	DATE
1	ISSUED FOR SITE PLAN APPROVAL
2	
3	
4	
5	
6	
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8	
9	
10	

PROFESSIONAL STAMP: _____



PROJECT TITLE:
FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY

SCALE: 1:500

SOMME ST.
OTTAWA, ON

TOPOGRAPHICAL SURVEY PLAN

DRAWN BY: D.CANN DRAWING NUMBER: **C003**

DATE: _____

REVIEWED BY: J.SAUVÉ

APPROVED BY: _____

ISSUE DATE: AUGUST 13, 2021 REVISION NUMBER: _____

CLIENT PROJECT #: _____ PROJECT #: **A001083**

NOTE OF CAUTION

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THE UNDERGROUND FEATURES AND INFORMATION THAT APPEAR ON THE DRAWINGS WERE OBTAINED FROM THE PUBLIC UTILITY COMPANIES AND/OR FROM THE CITY EACH RESPECTIVELY.

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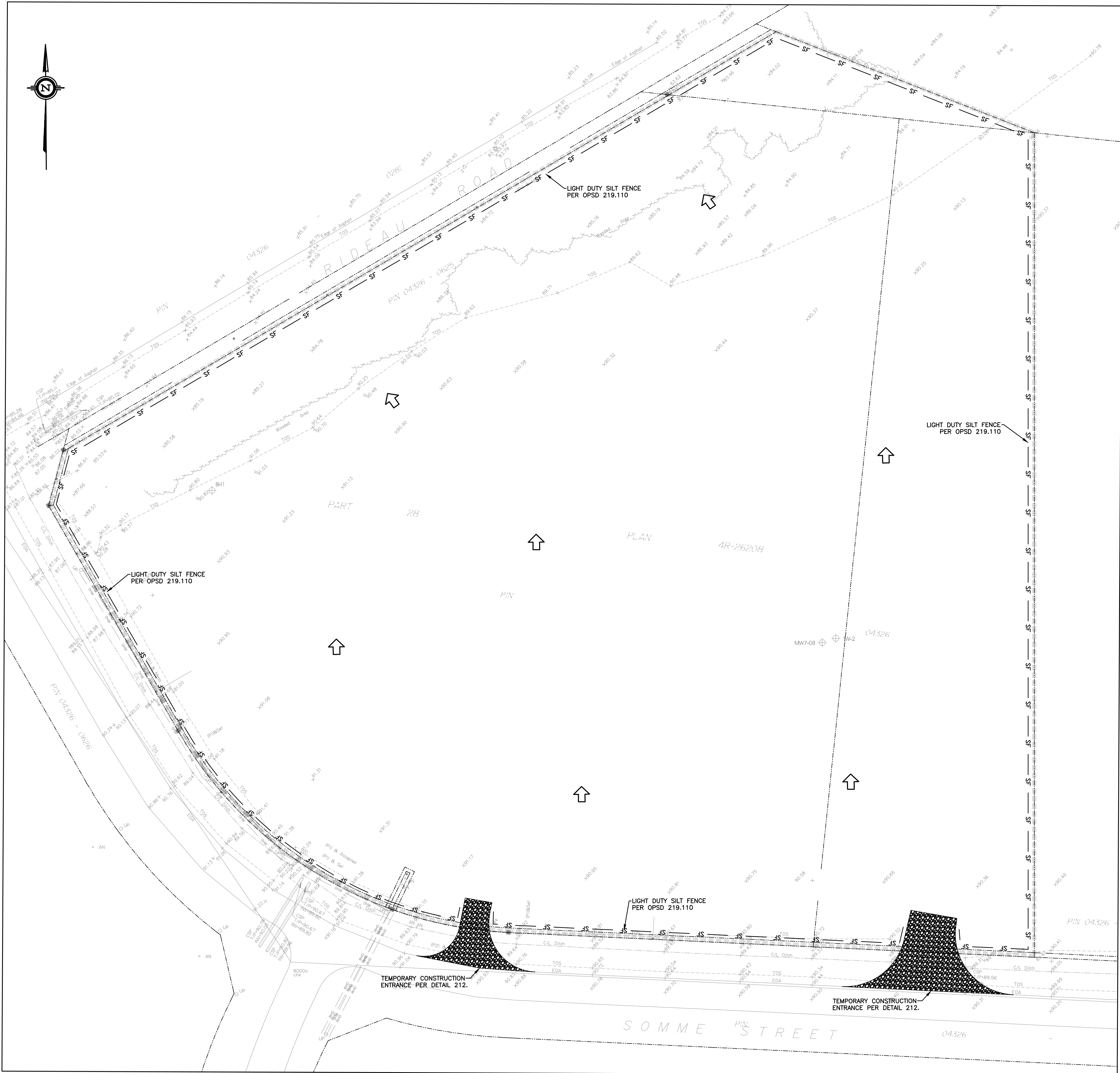
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THE CONTRACTOR WILL HAVE THE RESPONSIBILITY AND THE OBLIGATION TO VALIDATE, BY EXPLORATORY EXCAVATION, THE SIZE OF THE PUBLIC UTILITIES UNDERGROUND SERVICES AND TO WARN THE ENGINEER OF ANY CONFLICT WITH THE PROJECTED WORK.



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EXISTING	LEGEND	PROPOSED
□	SURVEY MONUMENT PLANTED	
■	SURVEY MONUMENT FOUND	
SIB	STANDARD IRON BAR	
SSIB	SHORT STANDARD IRON BAR	
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(WIT)	WITNESS	
Meas.	MEASURED	
(AOG)	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.	
(P1)	REGISTERED PLAN 4M-1388	
(P2)	PLAN 4R-26208	
△	SIGN	
○ LS	LIGHT STANDARD	
○ LP	UTILITY POLE	
+ AN	ANCHOR	
○	NATURAL GAS LINE	
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CSP	CORRUGATED STEEL PIPE	
+ 65.00	LOCATION OF ELEVATIONS	
C/L	CENTRELINE	
---	PROPERTY LINE	
TOS	TOP OF SLOPE	
BOS	BOTTOM OF SLOPE	
T/P	TOP OF PIPE	
T/G	TOP OF GRATE	
EOA	EDGE OF ASPHALT	
JB	JERSEY BARRIER	
---	OVERHEAD WIRES	
---	WORK LIMIT	
⊕ BH-1	BOREHOLE	
	ELEVATION	+ 99,000
	DRAINAGE DIRECTION	→
	OVERLAND FLOW	→
	SILT FENCE	SF
	TEMPORARY CONSTRUCTION ENTRANCE	[Pattern]

- SEDIMENT AND EROSION CONTROL - GENERAL NOTES**
- Unless otherwise indicated, all materials and construction methods to be in accordance with the requirements of the latest edition of the Ontario Provincial Standard Specifications and Drawings (OPSS and OPSD), the Ontario Ministry of Environment, Conservation and Parks (MECP), applicable Conservation authorities, the municipal standard specifications and drawings, and all other governing authorities as they apply.
 - Wherever standards, laws and/or regulations are mentioned they refer to their current versions, modifications included.
 - Specifically, sediment and erosion control measures to be constructed as per OPSS/MUNI 805.
 - The Contractor must implement best management practices and provide adequate sediment and erosion control measures during construction.
 - Prevent soil erosion which can result from stormwater runoff or wind erosion during construction;
 - Prevent sediment deposits in the storm sewer and/or collecting streams and;
 - Prevent air pollution from dust and particulate matter.
 - Provisions must be made for sediment and erosion control measures prior to stripping the site of vegetation and other deleterious materials. Measures such as phase stripping, vegetation buffer zones, silt fences, straw bales, sediment traps/basins, rock checks, etc. must be constructed and maintained in order to control sediment, as required by the provincial and municipal governing authorities.
 - The Contractor must set up the measures shown on the plan, inspect them frequently and clean and repair or replace the deteriorated structures.
 - When the sediment and erosion control measures have to be removed in order to complete a portion of the work, these same measures must be reinstated.
 - When storing soil on site in piles the Contractor must cover each pile with tarps, straw or a geotextile fabric to avoid fine particle transport by wind and/or streaming rain water.
 - The light duty silt fence barrier must be installed as per OPSD 219.110.
 - At all times the Contractor must maintain the municipal access roads clean and free of sediments. When cleaning the access roads, the Contractor must take the necessary precautions to clear the surfaces covered with sediment prior to cleaning with water.
 - For dust control, Contractor to apply calcium chloride (Type I - OPSS 2501 and CAN/CSG-15-1) and water with equipment approved by the Owner's representative at rate in accordance to OPSS/MUNI 506 when directed by Owner's representative.
 - At the end of the construction period, the Contractor is responsible for removal of the temporary sediment and erosion control measures and reconditioning the affected areas.
 - This plan is a "Living Document" which may be revised in the event that the control measures are not sufficient.



NOTE OF CAUTION

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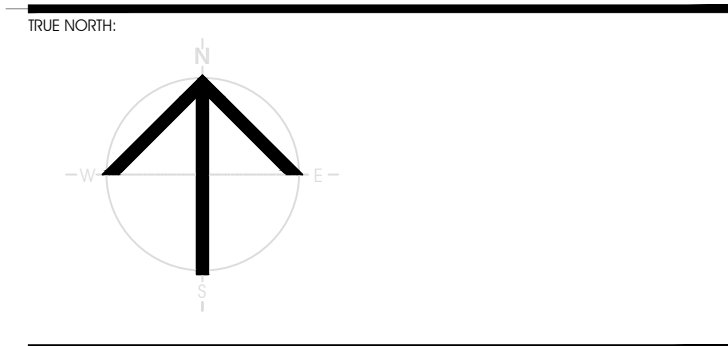
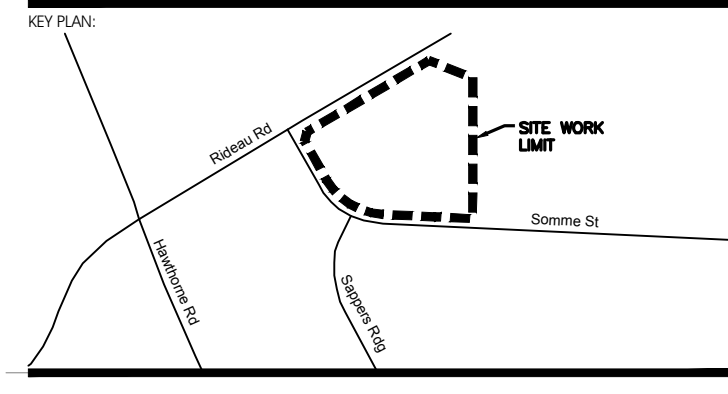
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PRELIMINARY
NOT FOR CONSTRUCTION

RECORD OF REVISIONS:	ISSUED FOR SITE PLAN APPROVAL	DATE: (MM/CCYY)
1		AUGUST 13, 2021
2		
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PROJECT TITLE:
FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY

SCALE: 1:500

SOMME ST. OTTAWA, ON

SEDIMENT AND EROSION CONTROL PLAN

DRAWN BY: D.CANN DRAWING NUMBER: **C004**

DATE: J.SAUVÉ

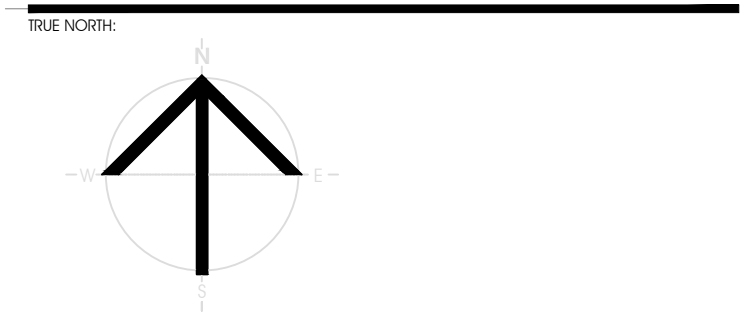
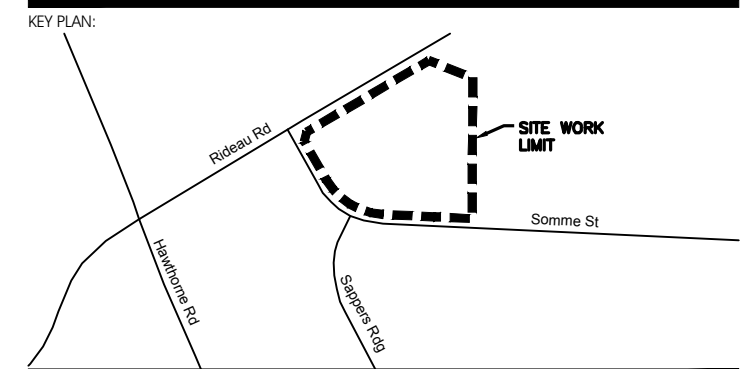
REVIEWED BY: J.SAUVÉ

APPROVED BY: J.SAUVÉ

ISSUE DATE: AUGUST 13, 2021 REVISION NUMBER:

CLIENT PROJECT #: **A001083**

DO NOT SCALE THE DRAWING. USE DIMENSIONS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND COORDINATES. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION ERRORS OR OMISSIONS. THE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL AND OTHER CONSULTANT DRAWINGS. THIS DRAWING SHALL BE USED FOR CONSTRUCTION PURPOSES ONLY AND SHALL BE THE ARCHITECT'S PROPERTY. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT.



PRELIMINARY NOT FOR CONSTRUCTION

RECORD OF REVISIONS table with columns for REVISION, REVISION, and DATE.

ISSUED FOR SITE PLAN APPROVAL

NUMBER: REVISION: DATE: (MM/CC/YY)

Table with columns for SANITARY SEWER and various revision details.

PROFESSIONAL STAMP



CONSULTANT LOGO:

CONSISTENT LOGO:



FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY

SOMME ST, OTTAWA, ON

DRAWING TITLE:

DRAWN BY: D.CANN, DATE: [blank], REVIEWED BY: J.SAUVÉ, APPROVED BY: [blank], ISSUE DATE: AUGUST 13, 2021, CLIENT PROJECT #: [blank], PROJECT #: A001083

SCALE: THE DRAWING IS FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SETTINGS WITH THE ARCHITECT OR ANY DISCREPANCY BEFORE COMMENCING CONSTRUCTION.

NOTES PLAN

- 1. STORM SEWER: Storm sewers, laterals and service connections must be constructed in accordance with the Ontario Provincial Standard Specifications...

SERVICES NOTES

1. MUNICIPAL SERVICES - GENERAL

- 1.1. Unless otherwise indicated, all materials and construction methods to be in accordance with the requirements of the latest edition of the Ontario Provincial Standard Specifications and Drawings (OPSS and OPSD)...

MATERIALS COMPACTION table with columns for material and compaction percentage.

- 1.11. The Contractor is responsible for making or arranging all connections to the existing sewers as per municipal requirements. Prior to connection, the Contractor must provide, to the Engineer and the City for approval, all test results performed on the internal services...

2. WATERMAIN

- 2.1. Watermain, water service connections and associated appurtenances must be constructed in accordance with the Ontario Provincial Standard Specifications. Specifically watermain must conform to OPSS:MUNI 441.

- 2.3. Watermain pipe materials must be class 150 PVC DR 18 or approved equivalent, unless otherwise shown on the Drawings.

- 2.9. A continuous 12 gauge copper tracer wire must be installed over all watermain. Tracer wire must be tied to all fire hydrants.

5. PAVEMENT STRUCTURES, CURBS, AND SIDEWALKS

- 5.1. Construction of granular foundation must conform to OPSS:MUNI 314.

- 5.12. When ambient air temperature is 5°C or less, forms for concrete work must be left in place for the duration of the curing period.

6. BUILDING PAD PREPARATION

- 6.1. The Building Pad shall be prepared prior to Dynamic Compaction (DC) to a level that will allow the finished grade to be 450mm below the Finish Floor Elevation (FFE).

7. EXCAVATED MATERIAL MANAGEMENT

- 7.1. During site preparation excavation work, the Contractor shall ensure that the excavated existing fill material remains on-site as much as possible and is incorporated within its work.

GRADING NOTES

- The Contractor cannot store material at the base of trees and shrubs; The Contractor cannot backfill the trunk of existing trees and shrubs; Prune tree branches, shrubs and roots as needed to complete the work.

- 2. DEMOLITION AND REMOVALS

- 2.1. The Contractor must visit the premises in order to be fully aware of existing conditions on site, including all elements to be removed and demolished.

3. GENERAL SUBGRADE PREPARATION

- 3.1. Earth removal must be inspected by an experienced Geotechnical Engineer to ensure that all unsuitable materials are removed prior to the placement of fill.

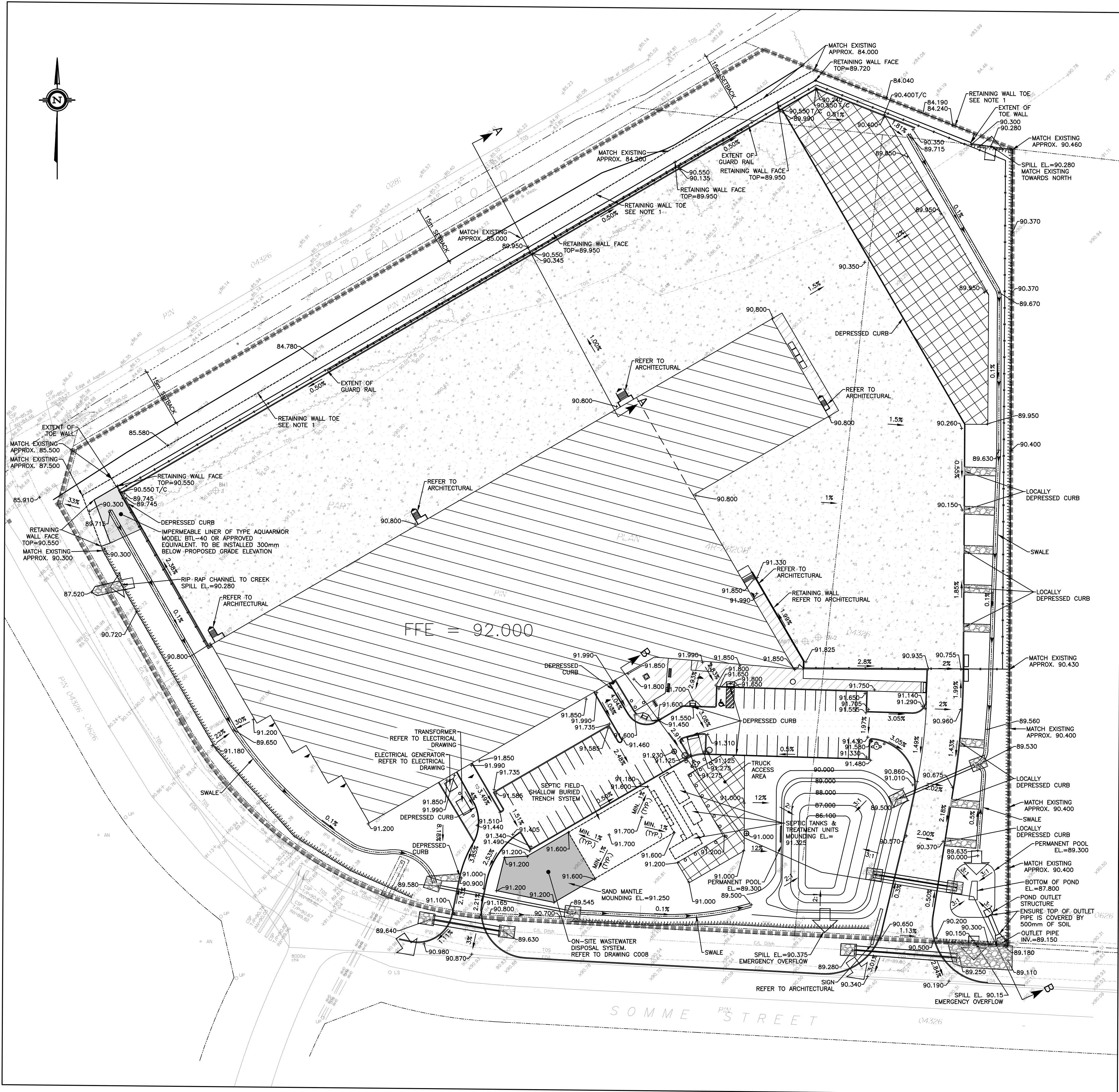
4. EXCAVATION AND BACKFILL

- 4.1. Subgrade preparation must be completed as per Section "3.0 General Subgrade Preparation".

1. GRADE CONTROL AND DRAINAGE - GENERAL

- 1.1. The Contractor must conform to all laws, codes, ordinances, and regulations adopted by federal, provincial or municipal government councils and government agencies, applying to work to be carried out.

\\CIVAS\GIS\CMACIMA-C\1\DOT\1\PROJECTS\A01000-04001499\A01083_FASTFRATE_WAREHOUSE DEVELOPMENT\A010400_C\VALWREF



EXISTING LEGEND PROPOSED

- SURVEY MONUMENT PLANTED
- SURVEY MONUMENT FOUND
- STANDARD IRON BAR
- SHORT STANDARD IRON BAR
- IRON BAR
- CUT CROSS
- CONCRETE PIN
- ROUND IRON BAR
- SHORT STANDARD IRON BAR
- IRON BAR
- WITNESS
- MEASURED
- ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- REGISTERED PLAN 4M-1388
- PLAN 4R-28208
- SIGN
- LIGHT STANDARD
- UTILITY POLE
- ANCHOR
- NATURAL GAS LINE
- CORRUGATED STEEL PIPE
- LOCATION OF ELEVATIONS
- CENTRELINE
- PROPERTY LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE
- TOP OF PIPE
- TOP OF GRATE
- EDGE OF ASPHALT
- JERSEY BARRIER
- OVERHEAD WIRES
- WORK LIMIT
- BOREHOLE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- DRAIN
- GAS LINE (APPROX. LOC.)
- UNDERGROUND TELEPHONE (APPROX. LOC.)
- UNDERGROUND CABLE (APPROX. LOC.)
- FENCE
- UNDERGROUND ELECTRICITY (APPROX. LOC.)
- OVERHEAD WIRES
- LOT LINE
- RIGHT-OF-WAY LIMITS
- EASEMENT
- WORK LIMITS AREA
- TOP OF SLOPE
- DITCH CENTER
- BOTTOM OF SLOPE
- WOOD AREA
- GRADE CROSSING
- FLAGPOLE
- CATCHBASIN
- MANHOLE/CATCHBASIN
- MANHOLE
- FIRE HYDRANT
- VALVE
- REDUCER
- TEE
- VALVE CHAMBER
- PRIVATE UTILITIES (WATERMAIN)
- EXTERIOR WATER FAUCET
- SLUICeway
- NATURAL GAS VALVE
- SIGN
- STOP SIGN
- TRAFFIC LIGHT
- ELECTRICITY POLE
- TELEPHONE POLE
- ELECT.—TEL.—STREET LIGHT POLE
- ELECT.—TEL.—TRANSFORMER POLE
- PRIVATE STREET LIGHT
- ELECTRICITY MANHOLE
- TELEPHONE MANHOLE
- SURVEY STATION
- ELEVATION
- DRAINAGE DIRECTION
- SAMPLING LOCATION
- OVERLAND FLOW
- ROLLED CONCRETE (REFER TO DETAIL 203)
- HEAVY DUTY PAVEMENT (REFER TO DETAIL 202)
- CONCRETE SIDEWALK (REFER TO DETAIL 101, 102 & 103)
- GRANULAR PAD (REFER TO DETAIL 202)
- RIP RAP (REFER TO DETAIL)

RIP-RAP			
TYPE	CALIBER (mm)	d50 (mm)	THICKNESS (mm)
2	200-100	150	300
3	300-200	250	500

NOTES

- TOE OF RETAINING WALL SHOWN AT WIDEST LOCATION. LOCATION VARIES WITH HEIGHT OF WALL.
- RIP RAP SIZE IN MUNICIPAL ROW TO BE TYPE 3; RIP RAP SIZE ON SITE TO BE TYPE 2.

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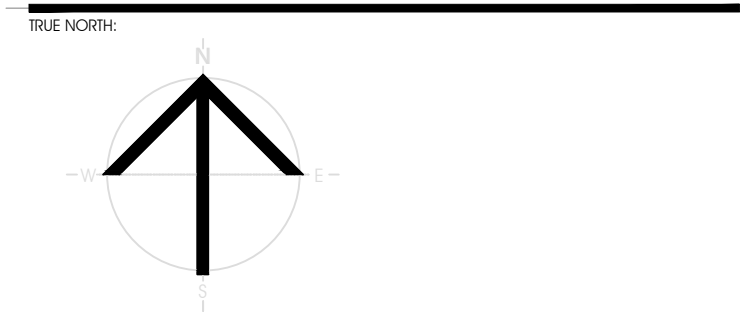
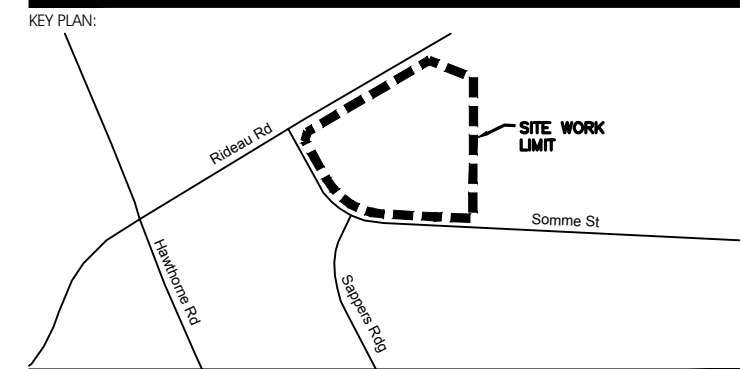
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RECORD OF REVISIONS:

NO.	DATE	REVISION
1	2021.08.13	ISSUED FOR SITE PLAN APPROVAL

PROFESSIONAL STAMP:

LICENSED PROFESSIONAL ENGINEER
J.A. SAUVE
10020/100
PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER
C. LAVOIE-LEBEL
100067842
PROVINCE OF ONTARIO

CIVITAS GROUP
ARCHITECTURE & LANDSCAPE ARCHITECTURE

CIVITAS ARCHITECTURE INC. 14 CHAMBERLAIN AVENUE, SUITE 101 OTTAWA, ONT. CANADA K1S 1V9
1-613-742-7482 WWW.CIVITAS-INC.CA

CONSULTANT LOGO:

CIMA+

PROJECT TITLE:
FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY

SCALE: 1:500

SOMME ST. OTTAWA, ON

GRADING PLAN

DRAWN BY: D.CANN DRAWING NUMBER: **C006A**

DATE: _____

REVIEWED BY: J.SAUVE

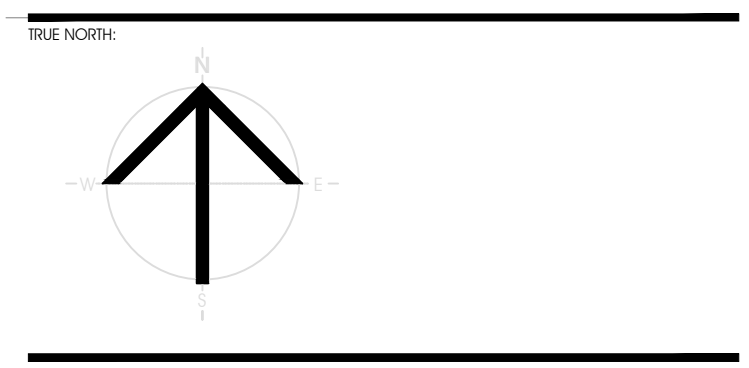
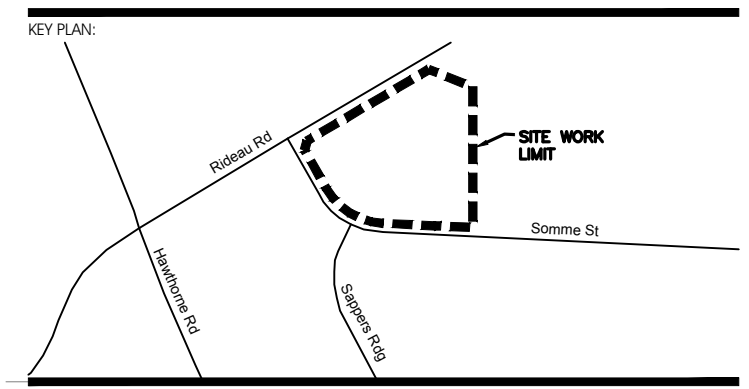
APPROVED BY: _____

DATE: _____

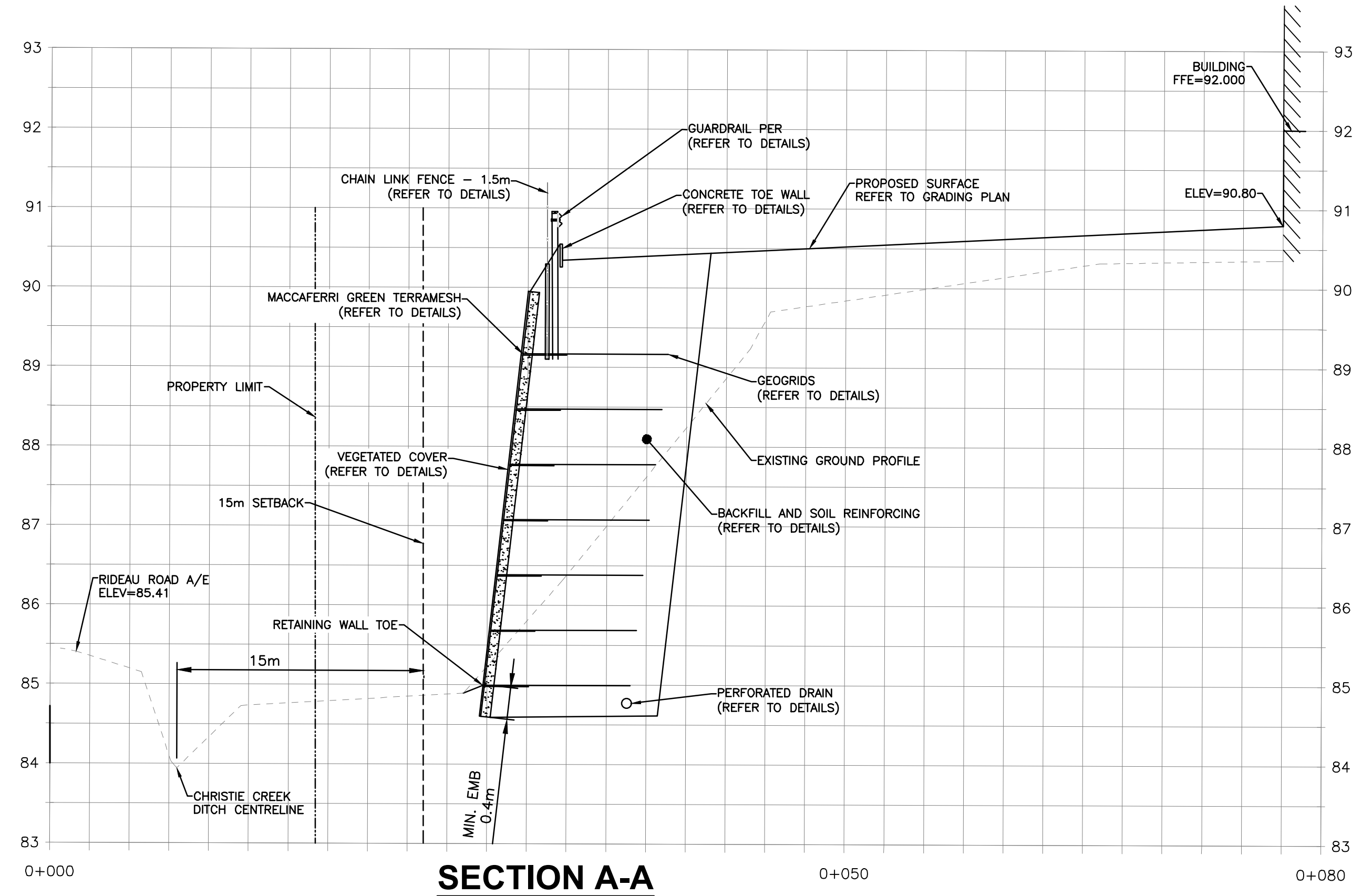
ISSUED DATE: AUGUST 13, 2021 REVISION NUMBER: _____

CLIENT PROJECT #: _____ PROJECT #: **A001083**

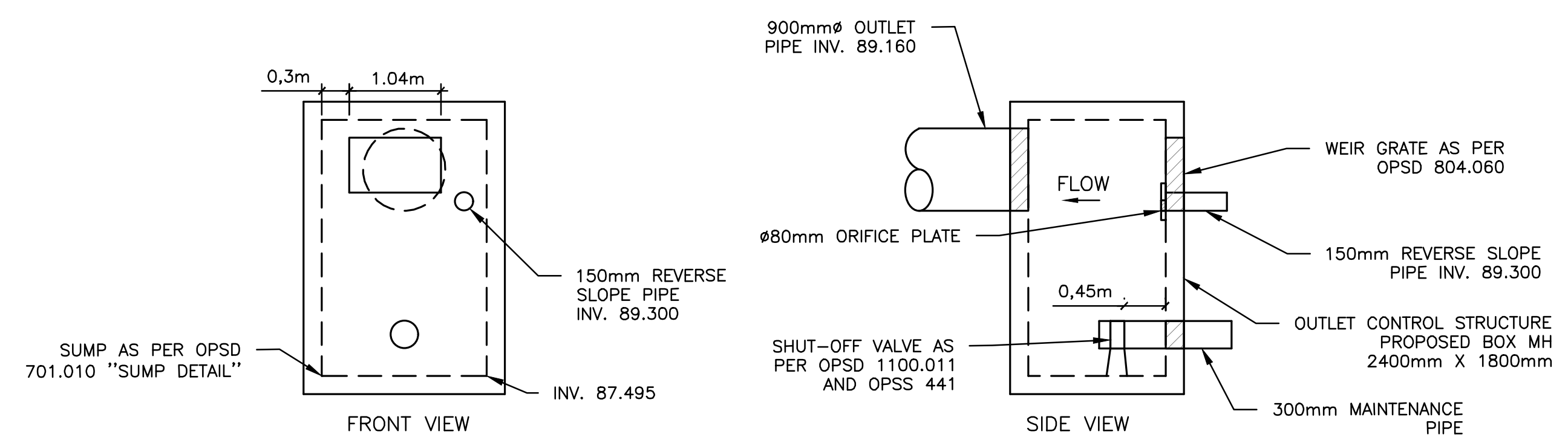
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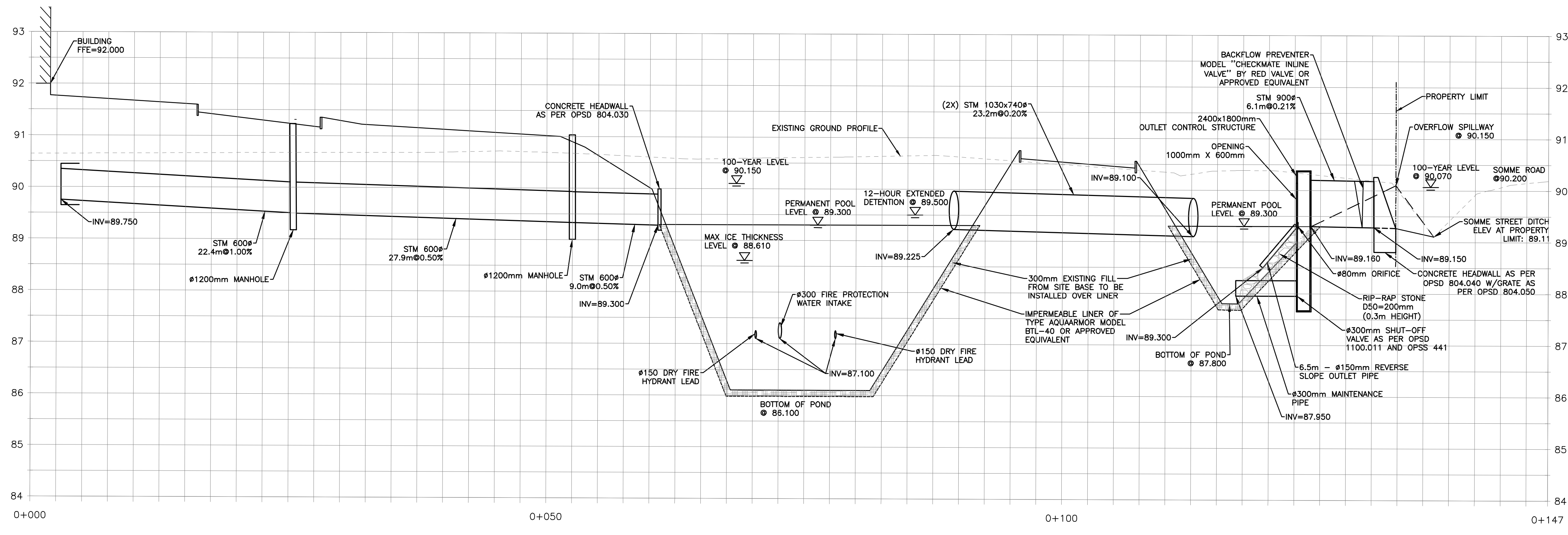
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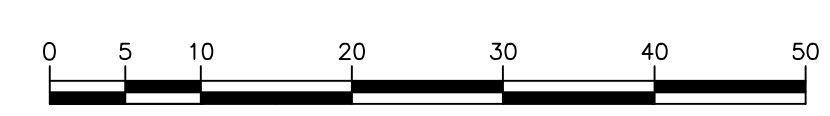
SECTION A-A
H=1:250 V:1:50



OULET CONTROL STRUCTURE DETAILS
SCALE: NTS



SECTION B-B
H=1:250 V:1:50



NOTE OF CAUTION

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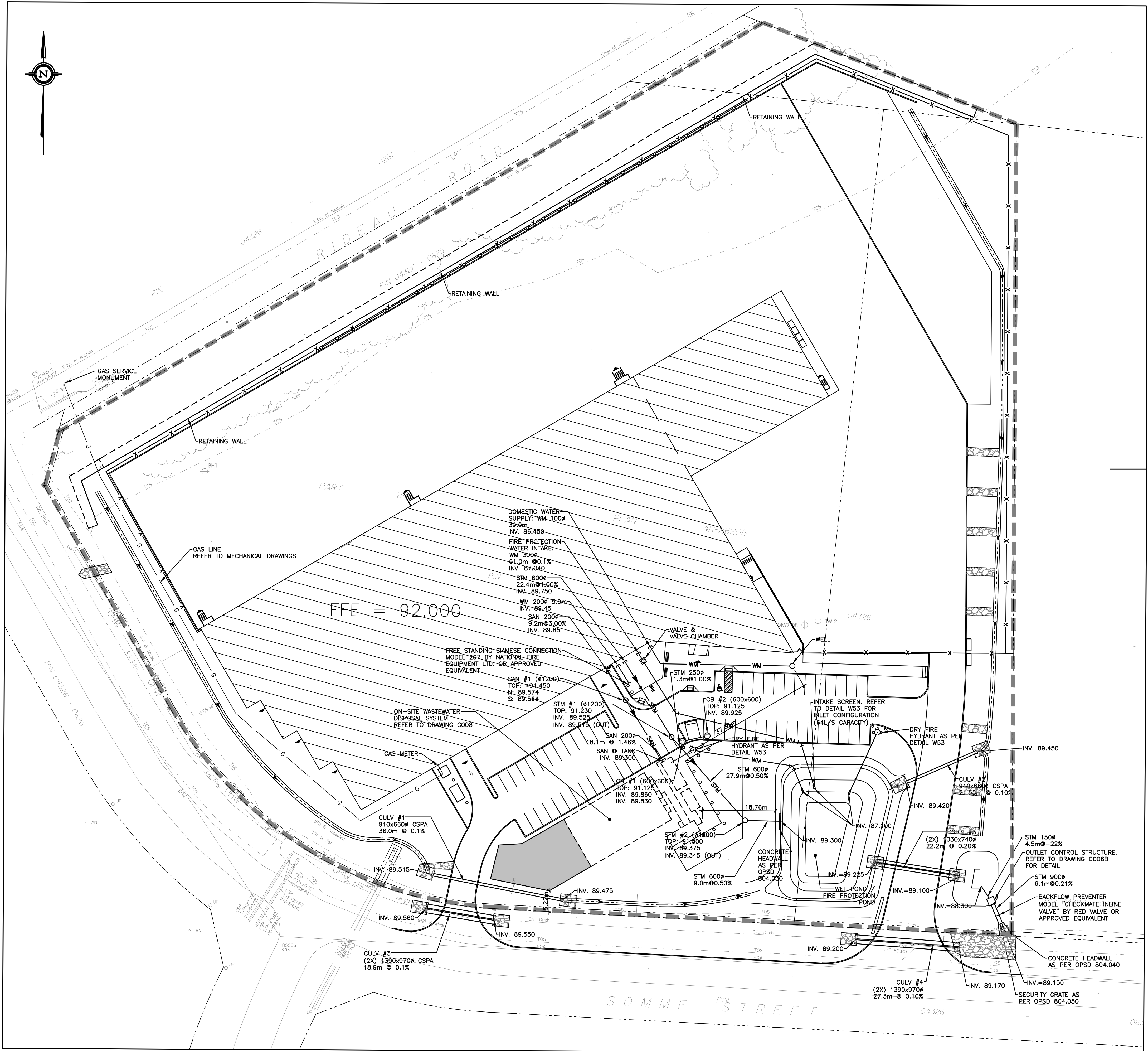
PROJECT FILE:
FASTFRATE OTTAWA WAREHOUSE
AND DISTRIBUTION FACILITY
SCALE: 1:500
SOMME ST,
OTTAWA, ON

SECTIONS

DRAWN BY: D.CANN DRAWING NUMBER:
DATE: J.SAUVE **C006B**
REVIEWED BY:
DATE: AUGUST 13, 2021 REVISION NUMBER:
CLIENT PROJECT #: PROJECT #:

A001083

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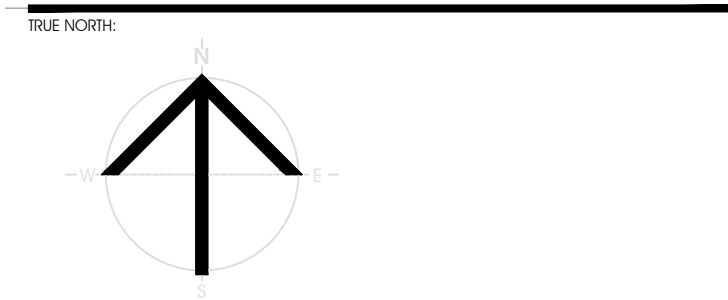
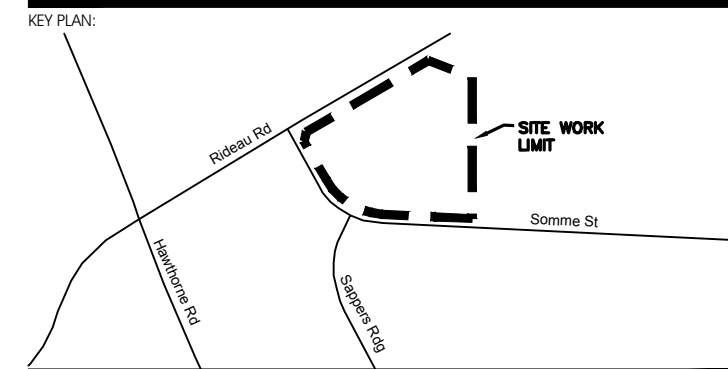


EXISTING

LEGEND

PROPOSED

- | | | | |
|---|----------------------------------|-----|-------------------------------|
| — | SURVEY MONUMENT PLANTED | --- | PROPERTY LINE |
| — | SURVEY MONUMENT FOUND | --- | TOP OF SLOPE |
| — | STANDARD IRON BAR | --- | BOTTOM OF SLOPE |
| — | SHORT STANDARD IRON BAR | --- | TOP OF PIPE |
| — | IRON BAR | --- | TOP OF GRATE |
| — | CUT CROSS | --- | EDGE OF ASPHALT |
| — | CONCRETE PIN | --- | JERSEY BARRIER |
| — | ROUND IRON BAR | --- | OVERHEAD WIRES |
| — | SHORT STANDARD IRON BAR | --- | WORK LIMIT |
| — | IRON BAR | --- | LOT LINE |
| — | WITNESS | --- | RIGHT-OF-WAY LIMITS |
| — | MEASURED | --- | EASEMENT |
| — | ANNS. O'SULLIVAN, VOLLEBEKK LTD. | --- | WORK LIMITS AREA |
| — | REGISTERED PLAN 4M-1388 | --- | TOP OF SLOPE |
| — | PLAN 4R-26208 | --- | DITCH CENTER |
| — | SIGN | --- | BOTTOM OF SLOPE |
| — | LIGHT STANDARD | --- | WOOD AREA |
| — | UTILITY POLE | --- | GRADE CROSSING |
| — | ANCHOR | --- | FLAGPOLE |
| — | NATURAL GAS LINE | --- | CATCHBASIN |
| — | CORRUGATED STEEL PIPE | --- | MANHOLE/CATCHBASIN |
| — | LOCATION OF ELEVATIONS | --- | MANHOLE |
| — | CENTRELINE | --- | FIRE HYDRANT |
| — | PROPERTY LINE | --- | VALVE |
| — | TOP OF SLOPE | --- | REDUCER |
| — | BOTTOM OF SLOPE | --- | TEE |
| — | TOP OF PIPE | --- | VALVE CHAMBER |
| — | TOP OF GRATE | --- | PRIVATE UTILITIES (WATERMAIN) |
| — | EDGE OF ASPHALT | --- | EXTERIOR WATER FAUCET |
| — | JERSEY BARRIER | --- | SLUICeway |
| — | OVERHEAD WIRES | --- | NATURAL GAS VALVE |
| — | WORK LIMIT | --- | SIGN |
| — | LOT LINE | --- | STOP SIGN |
| — | RIGHT-OF-WAY LIMITS | --- | TRAFFIC LIGHT |
| — | EASEMENT | --- | ELECTRICITY POLE |
| — | WORK LIMITS AREA | --- | TELEPHONE POLE |
| — | TOP OF SLOPE | --- | ELECT.-TEL-STREET LIGHT POLE |
| — | DITCH CENTER | --- | ELECT.-TEL-TRANSFORMER POLE |
| — | BOTTOM OF SLOPE | --- | PRIVATE STREET LIGHT |
| — | WOOD AREA | --- | ELECTRIC MANHOLE |
| — | GRADE CROSSING | --- | TELEPHONE MANHOLE |
| — | FLAGPOLE | --- | SURVEY STATION |
| — | CATCHBASIN | --- | ELEVATION |
| — | MANHOLE/CATCHBASIN | --- | DRAINAGE DIRECTION |
| — | MANHOLE | --- | OVERLAND FLOW |
| — | FIRE HYDRANT | --- | |
| — | VALVE | --- | |
| — | REDUCER | --- | |
| — | TEE | --- | |
| — | VALVE CHAMBER | --- | |
| — | PRIVATE UTILITIES (WATERMAIN) | --- | |
| — | EXTERIOR WATER FAUCET | --- | |
| — | SLUICeway | --- | |
| — | NATURAL GAS VALVE | --- | |
| — | SIGN | --- | |
| — | STOP SIGN | --- | |
| — | TRAFFIC LIGHT | --- | |
| — | ELECTRICITY POLE | --- | |
| — | TELEPHONE POLE | --- | |
| — | ELECT.-TEL-STREET LIGHT POLE | --- | |
| — | ELECT.-TEL-TRANSFORMER POLE | --- | |
| — | PRIVATE STREET LIGHT | --- | |
| — | ELECTRIC MANHOLE | --- | |
| — | TELEPHONE MANHOLE | --- | |
| — | SURVEY STATION | --- | |
| — | ELEVATION | --- | |
| — | DRAINAGE DIRECTION | --- | |
| — | OVERLAND FLOW | --- | |



PRELIMINARY
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RECORD OF REVISIONS:

NO.	DATE	REVISION

ISSUED FOR SITE PLAN APPROVAL: AUGUST 13, 2021

NUMBER: REVISION: DATE: (MM/CCYY)

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CIVITAS ARCHITECTURE INC.
14 CHAMBERLAN AVENUE, SUITE 101
OTTAWA, ON
CANADA K1S 1Y9
1-813-742-7482
WWW.CIVITAS-INC.CA

CONSULTANT LOGO:



PROJECT FILE:
FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY
SCALE: 1:500
SOMME ST. OTTAWA, ON
DRAWING FILE:

SITE SERVICING PLAN

DRAWN BY: D.CANN DRAWING NUMBER:
DATE: _____
REVIEWED BY: J.SAUVE **C007**
APPROVED BY: _____
DATE: _____
ISSUED DATE: AUGUST 13, 2021 REVISION NUMBER:
CLIENT PROJECT #: _____ PROJECT #:

A001083

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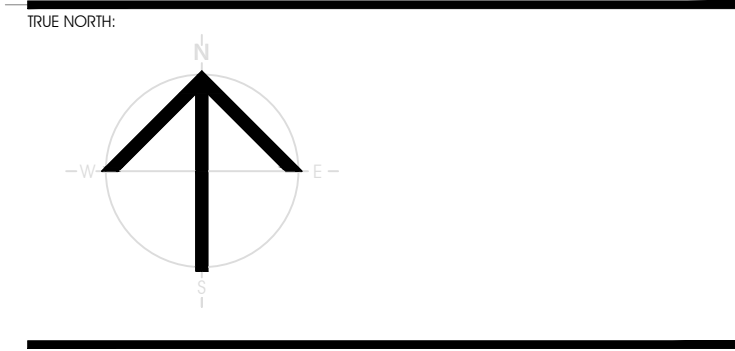
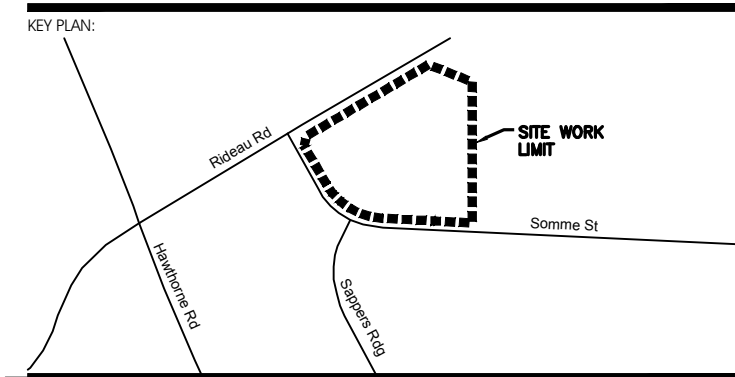
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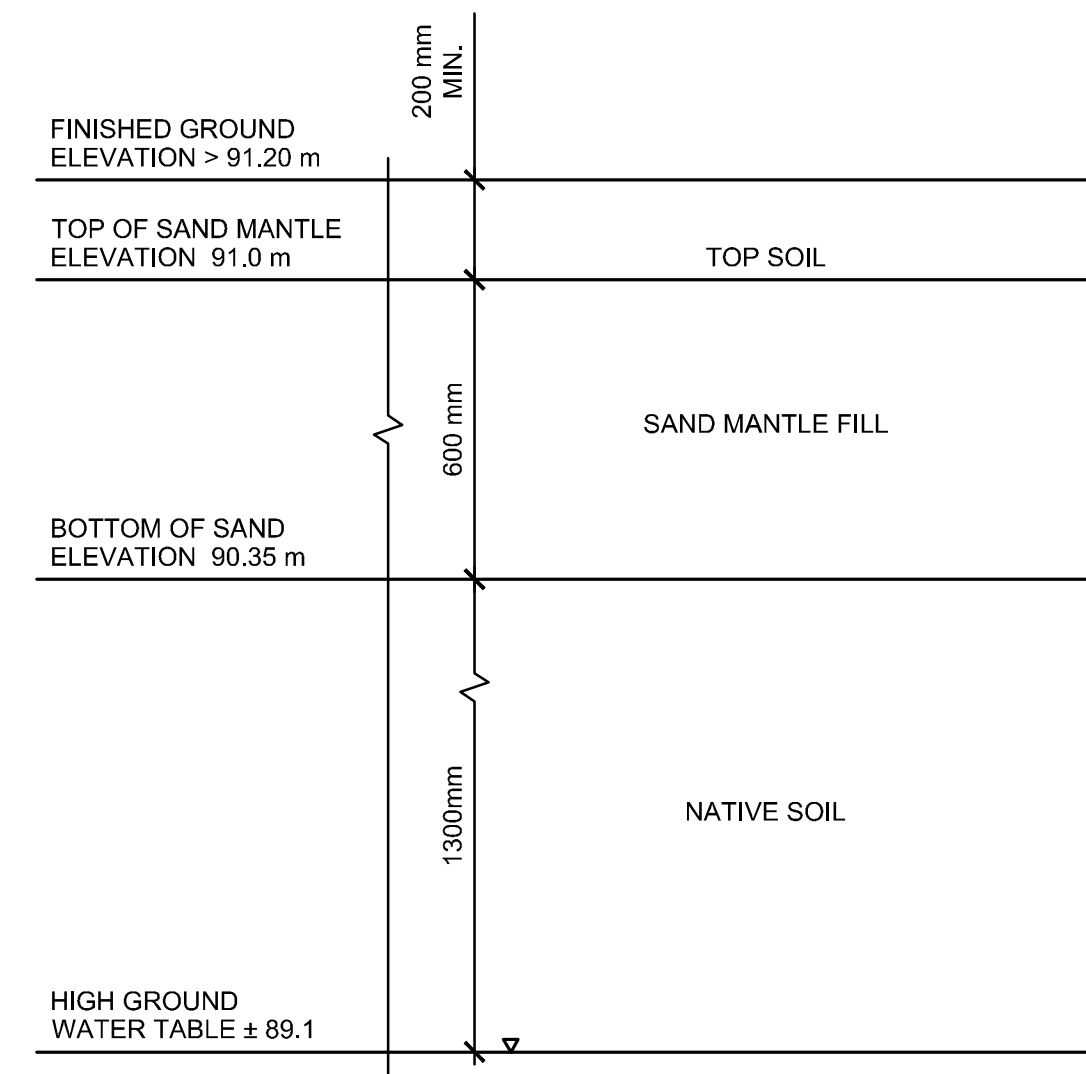
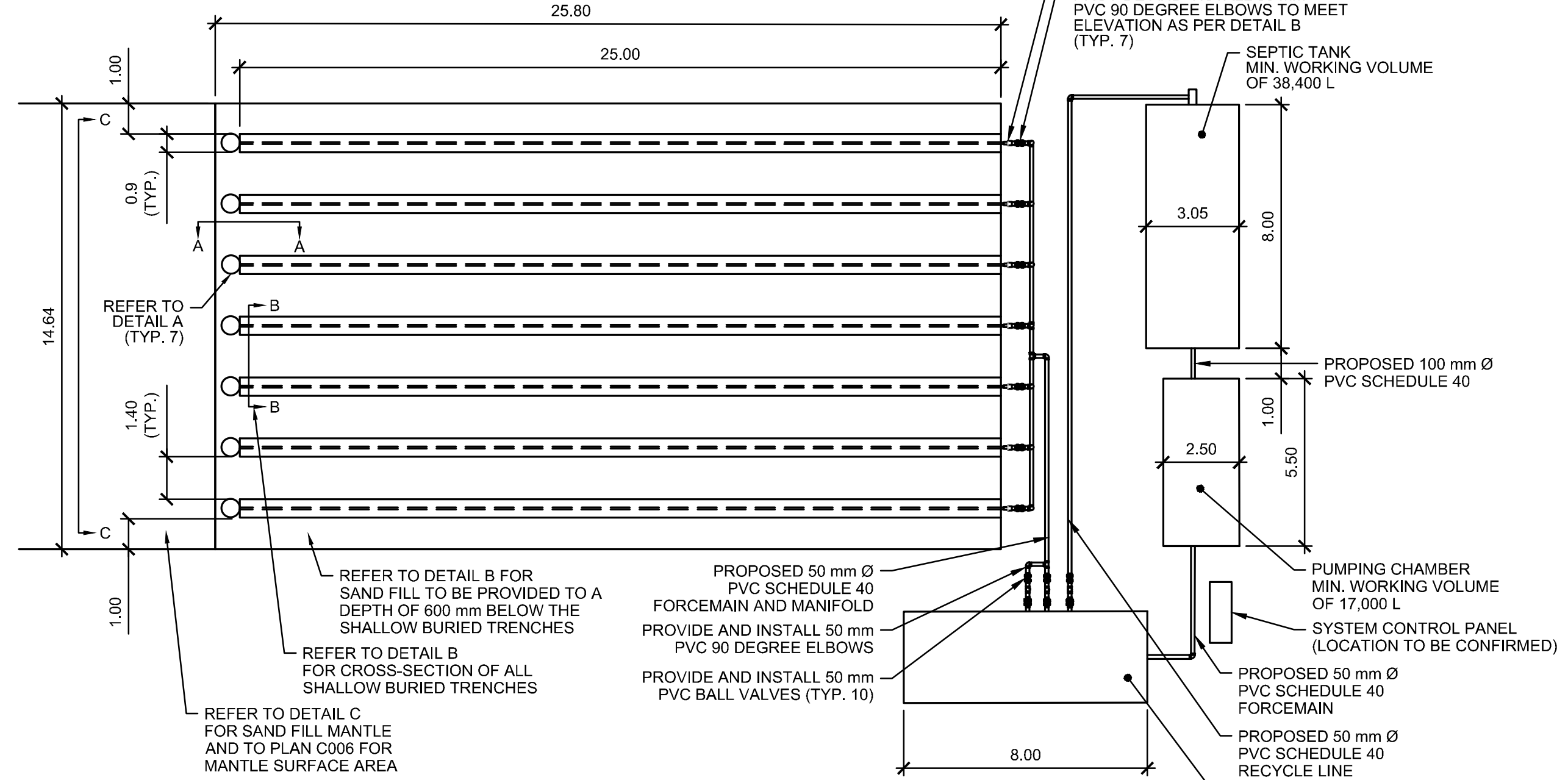
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ISSUED FOR SITE PLAN APPROVAL AUGUST 13, 2021
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NOTE:
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UNLESS NOTED OTHERWISE.



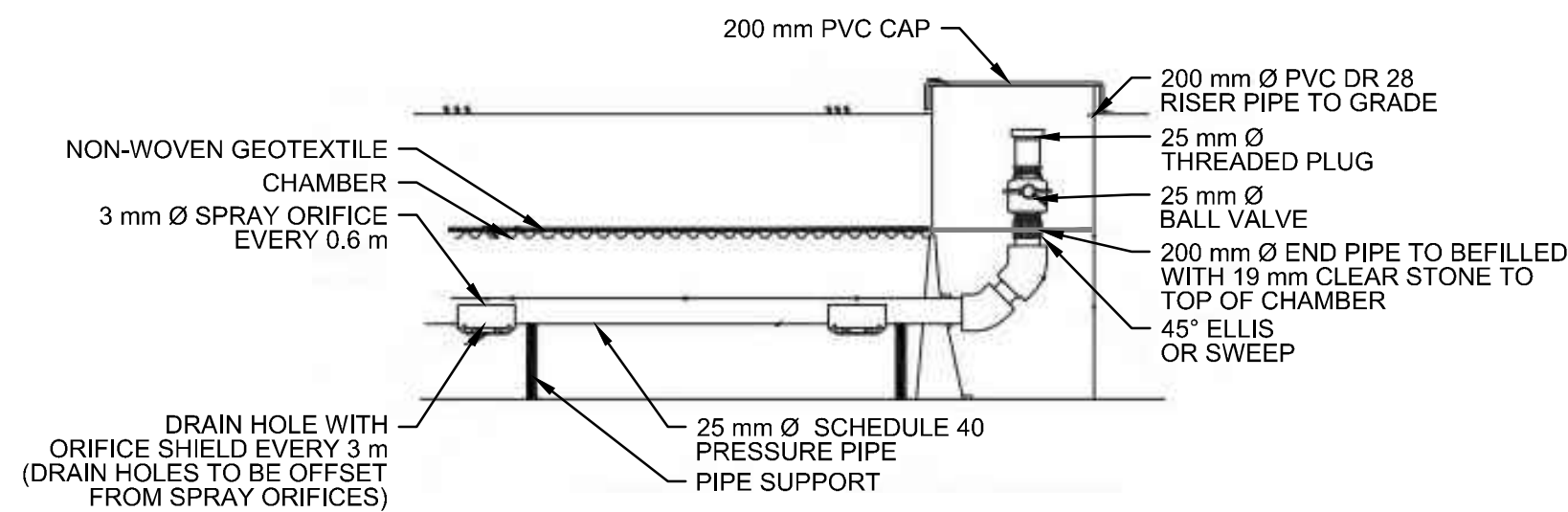
C SAND MANTLE DETAIL
SCALE: N.T.S.

PLAN VIEW - SEPTIC SYSTEM

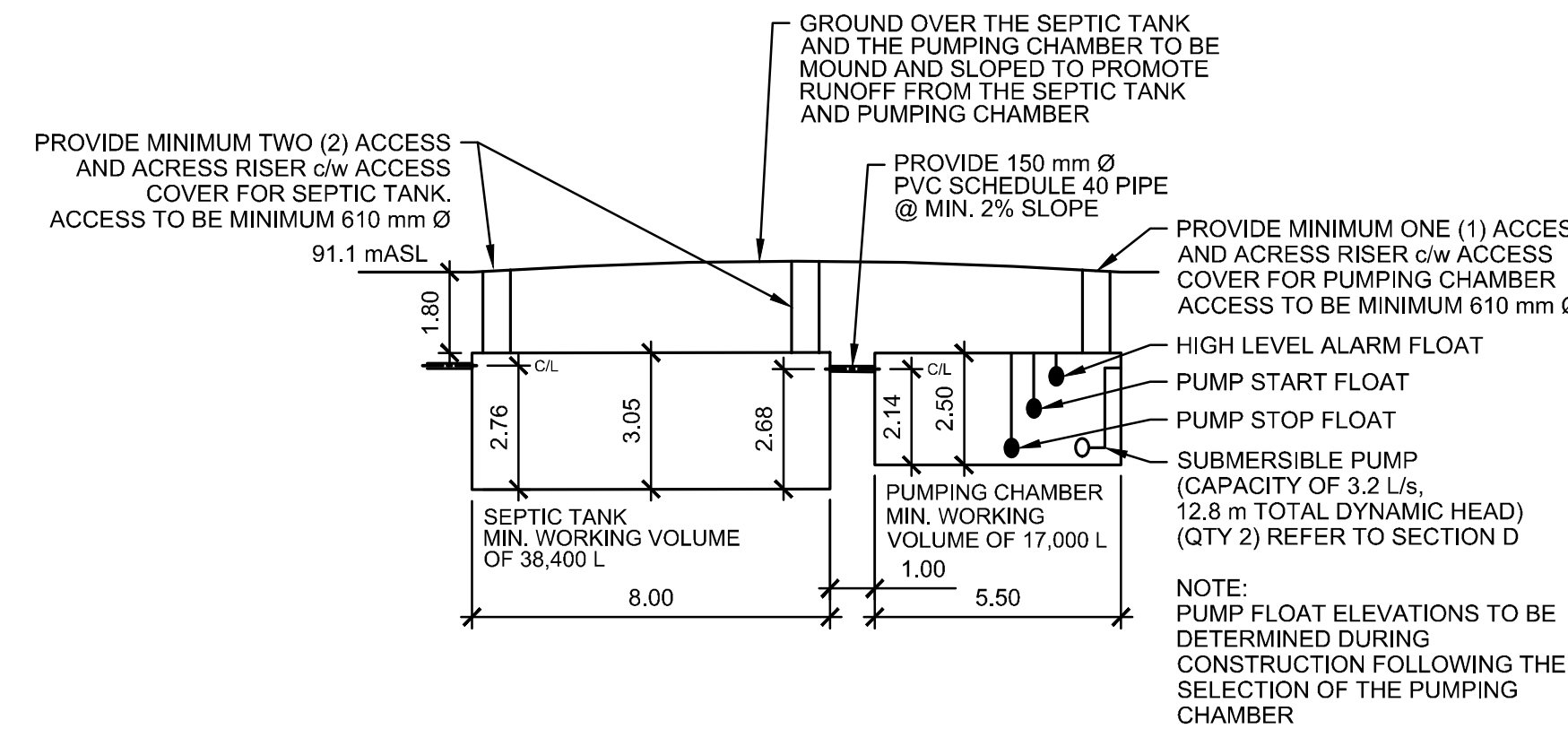
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CLASS 4 SEPTIC SYSTEM NOTES

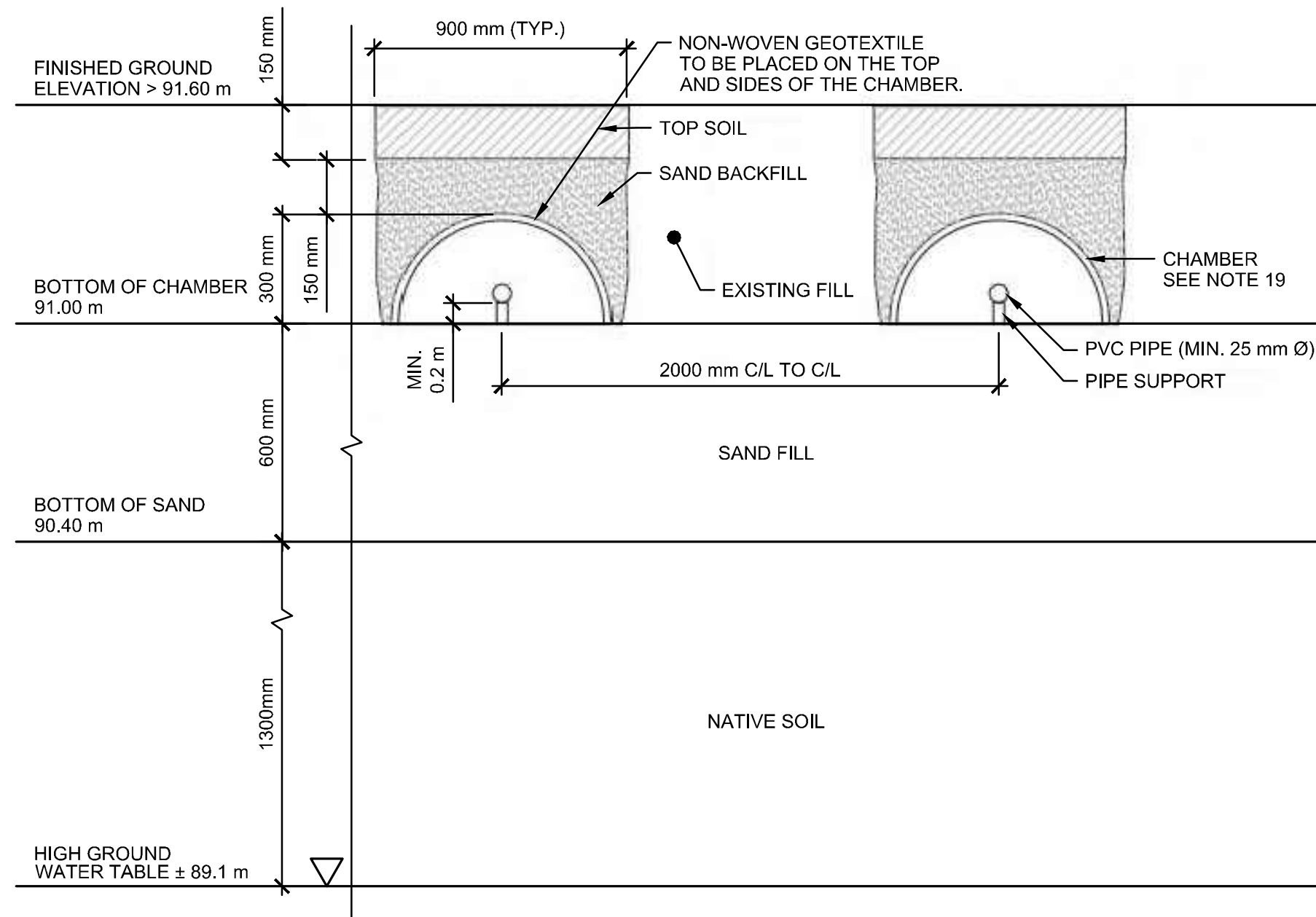
- THE SEPTIC SYSTEM AND ALL APPURTENANCES SHALL ADHERE TO ONTARIO BUILDING CODE (OBC) PART 8.
- THE DAILY DESIGN FLOW IS 12,800 L/DAY. THE SEPTIC TANK AND LEVEL IV TREATMENT UNIT TANK SHALL HAVE A MINIMUM WORKING VOLUME OF 38,400 L (THREE TIMES THE DAILY DESIGN FLOW).
- THE SEPTIC SYSTEM TANK, PUMPING CHAMBER, AND LEVEL IV TREATMENT UNIT SHOWN ON THE DRAWINGS ARE APPROXIMATE SIZES. CONTRACTOR TO SUBMIT CUTSHEETS OF PROPOSED SEPTIC SYSTEM TANK, PUMPING CHAMBER, AND LEVEL IV TREATMENT TANK TO ENGINEER. ENGINEER TO APPROVE TANKS PRIOR TO THE CONTRACTOR ORDERING THE TANKS.
- PROPOSED CHANGES TO SEPTIC SYSTEM DESIGN BY CONTRACTOR TO BE APPROVED BY THE ENGINEER.
- SANITARY FLOWS FROM THE WAREHOUSE BY GRAVITY TO THE SEPTIC TANK. THE EFFLUENT FROM THE SEPTIC TANK TO THE PUMPING CHAMBER IS GRAVITY DRIVEN.
- THE SEPTIC, PUMPING CHAMBER, AND LEVEL IV TREATMENT UNIT TO BE WRAPPED IN MEL-ROL (OR APPROVED EQUAL) ON THE TOP, BOTTOM AND SIDES.
- THE LEVEL IV TREATMENT UNIT TO BE PROVIDED BY WATERLOO BIOFILTER.
- THE LEVEL IV TREATMENT SYSTEM TO BE DESIGNED FOR THE FOLLOWING EFFLUENT OBJECTIVES: CBOD5 = 10 MG/L AND TSS = 10 MG/L.
- THE SIMPLEX PUMP IN THE LEVEL IV TREATMENT UNIT RECIRCULATES A PORTION OF THE EFFLUENT TO THE INLET OF THE SEPTIC TANK.
- THE PUMP TANK EFFLUENT TO BE DOSED TO THE WATERLOO BIOFILTER BASKET, HOUSING TWO BASKETS FILLED WITH BIOFILTER MEDIUM. THE PUMP TANK EFFLUENT TO BE EVENLY DISTRIBUTED OVER THE SURFACE OF THE MEDIUM. A PASSIVE CHARCOAL VENTING TO BE PROVIDED.
- ALL PUMPS TO BE OPERATED BY WATERLOO SMART PANEL(S). THE WATERLOO SMART PANEL SHALL PROVIDE REMOTE MONITORING, CONTROL, AND DATA LOGGING OVER A STABLE WIRELESS CELLULAR NETWORK.
- PROVIDE ACCESS FROM GRADE TO SEPTIC TANK EFFLUENT FILTER AS PER THE OBC.
- PROVIDE SEPTIC TANK EFFLUENT FILTER PER OBC REQUIREMENTS DESIGNED FOR A MINIMUM CAPACITY OF 25,000 L/DAY.
- ALL TANKS TO BE DESIGNED FOR A MINIMUM OF 2m OF BURIAL OVERTOP OF THE TANK.
- PRIOR TO PLACEMENT OF THE IMPORTED SAND FILL ANY SURFICIAL ORGANICS ARE TO BE REMOVED FROM THE SBT BED AND MANTLE AREA.
- THE EXISTING FILL MATERIAL IS TO BE COMPACTED TO ENSURE UNEVEN SETTLEMENT DOES NOT OCCUR.
- ALL SAND FILL (SEPTIC SAND) TO HAVE A MINIMUM AND MAXIMUM PERCOLATION RATES OF 6 MINUTES/CM AND 10 MINUTES/CM RESPECTIVELY. SAND TO HAVE A MAXIMUM 5% FINES PASSING THROUGH A NO. 200 SIEVE. CONTRACTOR TO SUBMIT GRADATION CURVES AND PERCOLATION TEST RESULTS FOR PROPOSED SAND FILL MATERIAL TO THE ENGINEER FOR APPROVAL PRIOR TO DELIVERING MATERIAL TO THE SITE.
- CONTRACTOR TO SUBMIT WORKING DRAWINGS FOR: SEPTIC TANK, SEPTIC TANK APPURTENANCES, PUMPING CHAMBER, PUMPING CHAMBER APPURTENANCES, ALL PUMPS, WATERLOO BIOFILTER, LEVEL FLOATS, SBT CHAMBERS, PIPE SUPPORTS, CHECK VALVES, BALL VALVES, THREADED PLUGS, PIPES, REDUCERS, PVC CAPS, GEOTEXTILE, ORIFICE SHIELDS TO BE REVIEWED AND ACCEPTED BY THE ENGINEER.
- APPROVED CHAMBERS FOR SBT INCLUDE: CULTREC RECHARGER 150XLHD OR APPROVED EQUAL. CONTRACTOR TO SUBMIT WORKING DRAWINGS FOR REVIEW AND APPROVAL BY THE ENGINEER.
- SEPTIC TANK, PUMPING CHAMBER, AND LEVEL IV TREATMENT UNIT TANKS TO BE PRE-CAST CONCRETE. CONCRETE AND RATED FOR H-20 LOADING. ALL TANKS TO CONFORM TO NATIONAL STANDARDS OF CANADA CAN/CSA B86-10 AND CSA A23.4-19. CONTRACTOR TO SUBMIT WORKING DRAWINGS FOR REVIEW AND APPROVAL BY THE ENGINEER.



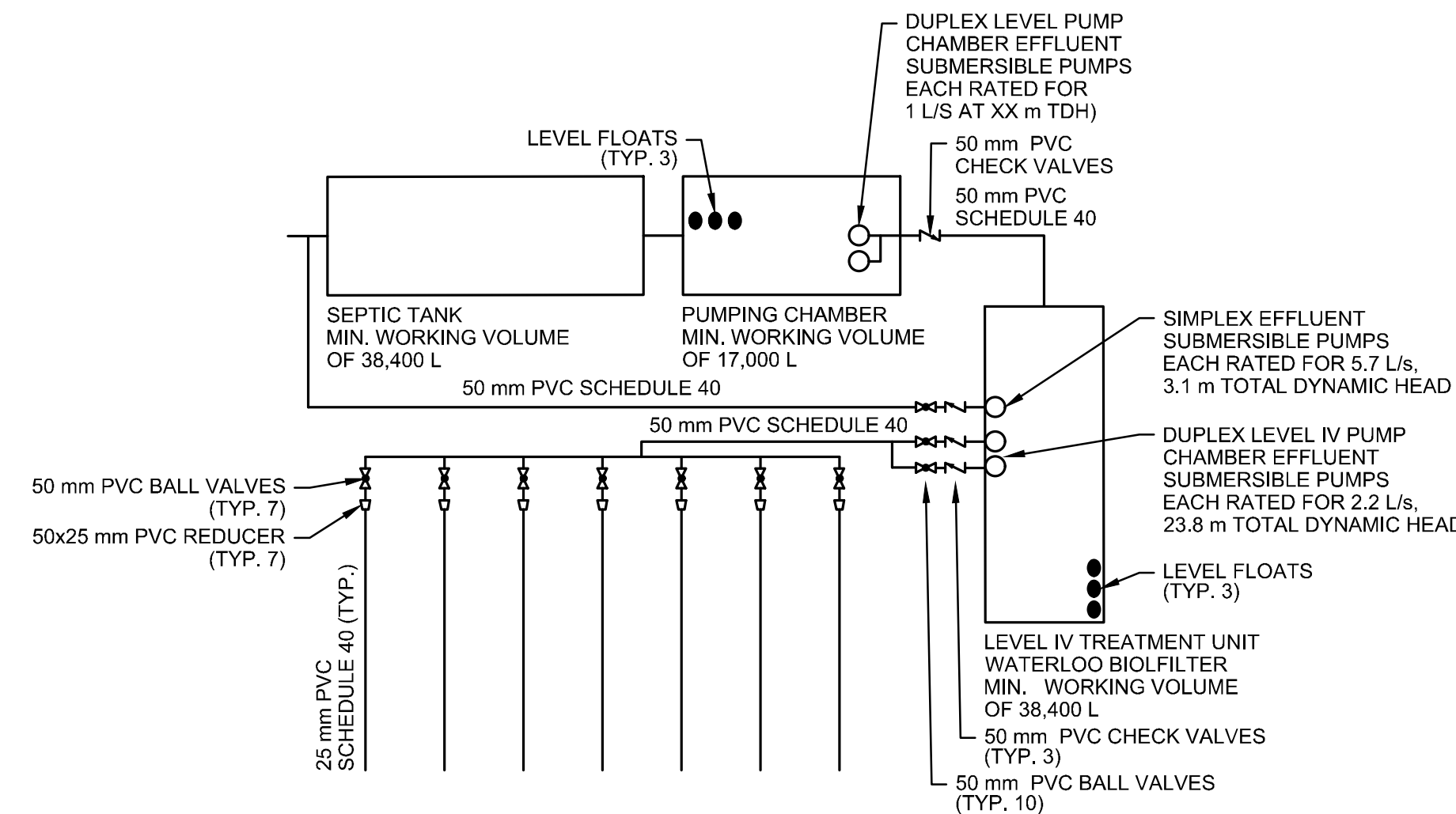
A SHALLOW BURIED TRENCH ENDPORT
SCALE: N.T.S.



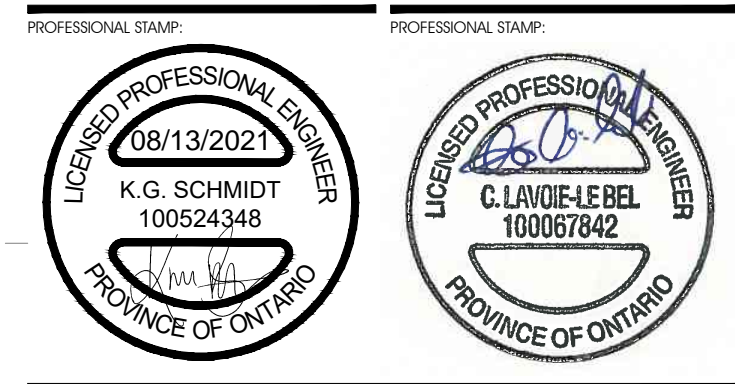
D SECTION VIEW OF SEPTIC TANK, PUMPING CHAMBER PUMPS AND DISCHARGE PIPE
SCALE: N.T.S.



B SHALLOW BURIED TRENCH DETAIL
SCALE: N.T.S.



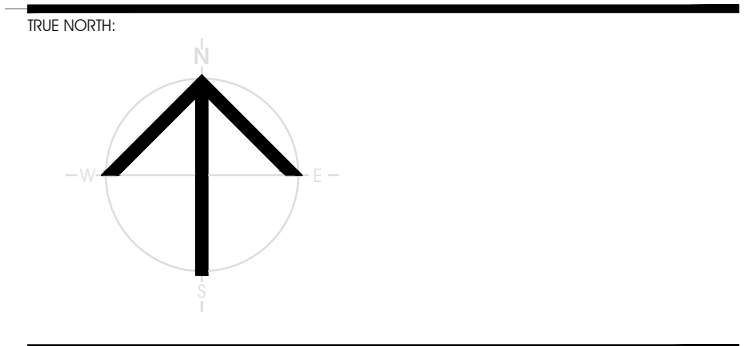
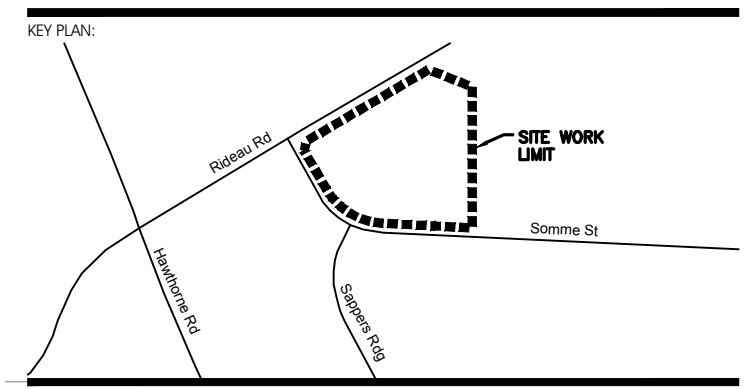
PROCESS FLOW SCHEMATIC
SCALE: N.T.S.



CONSULTANT LOGO:
PROJECT TITLE:
FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY
SCALE: NONE
SOMME ST. OTTAWA, ON
DRAWING TITLE:
SEPTIC SYSTEM CONFIGURATION AND SECTIONS
DRAWN BY: D.CANN DRAWING NUMBER:
DATE: K.SCHMIDT **C008**
REVIEWED BY:
APPROVED BY:
PRINT DATE: AUGUST 13, 2021 REVISION NUMBER:
ISSUED DATE:
CLIENT PROJECT #: **A001083** PROJECT #:

SEPTIC SYSTEM CONFIGURATION AND SECTIONS

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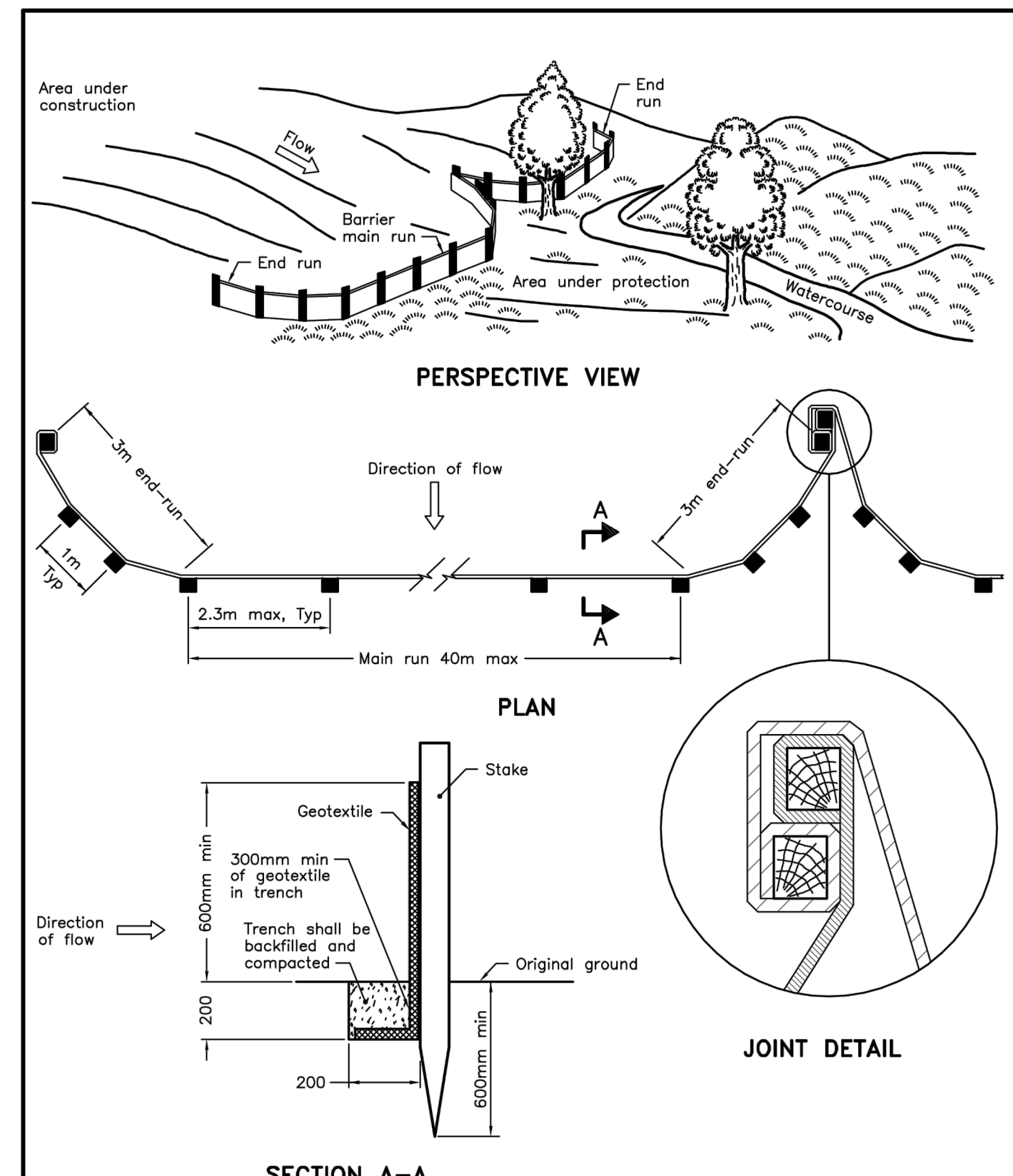


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NUMBER: REVISION: DATE: (MM/DD/YY)

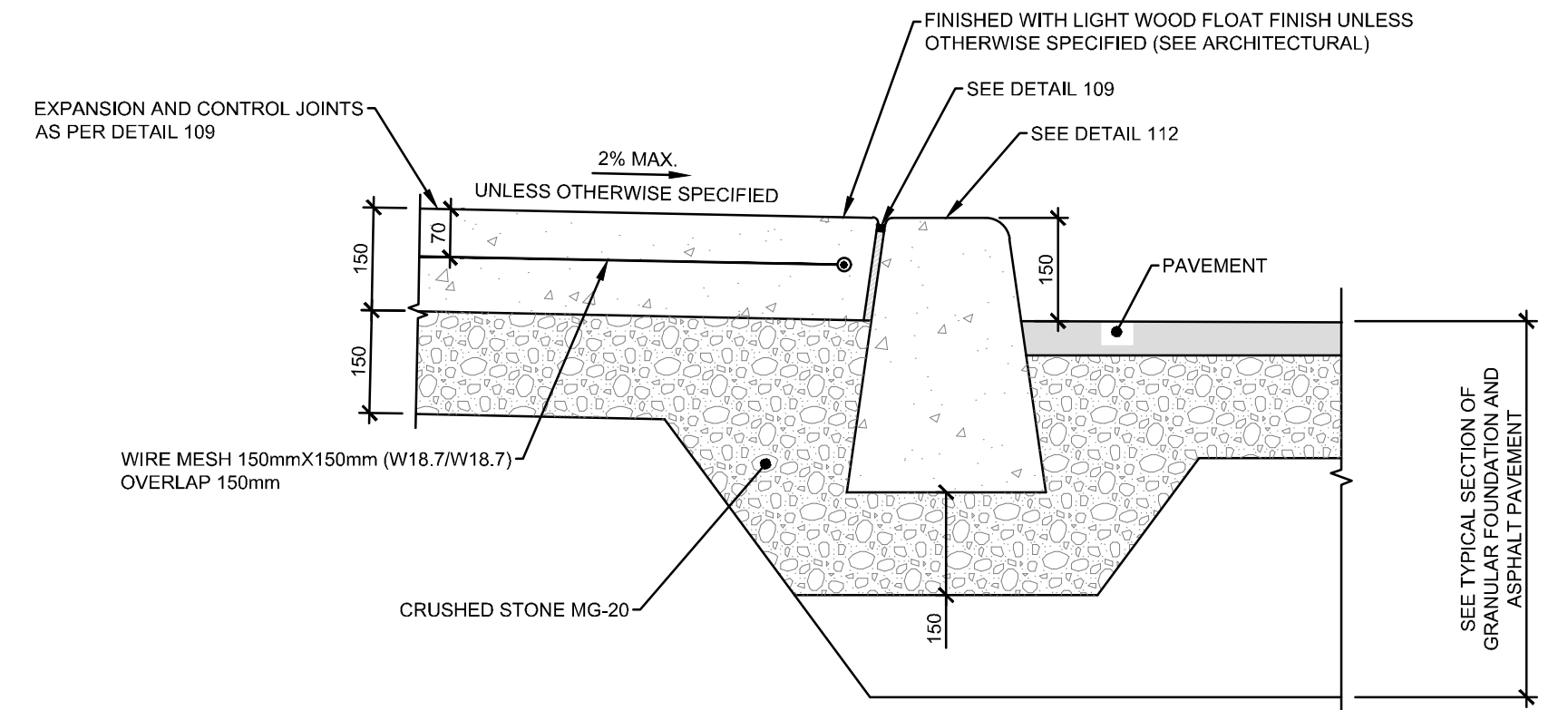


NOTE:
A All dimensions are in millimetres unless otherwise shown.

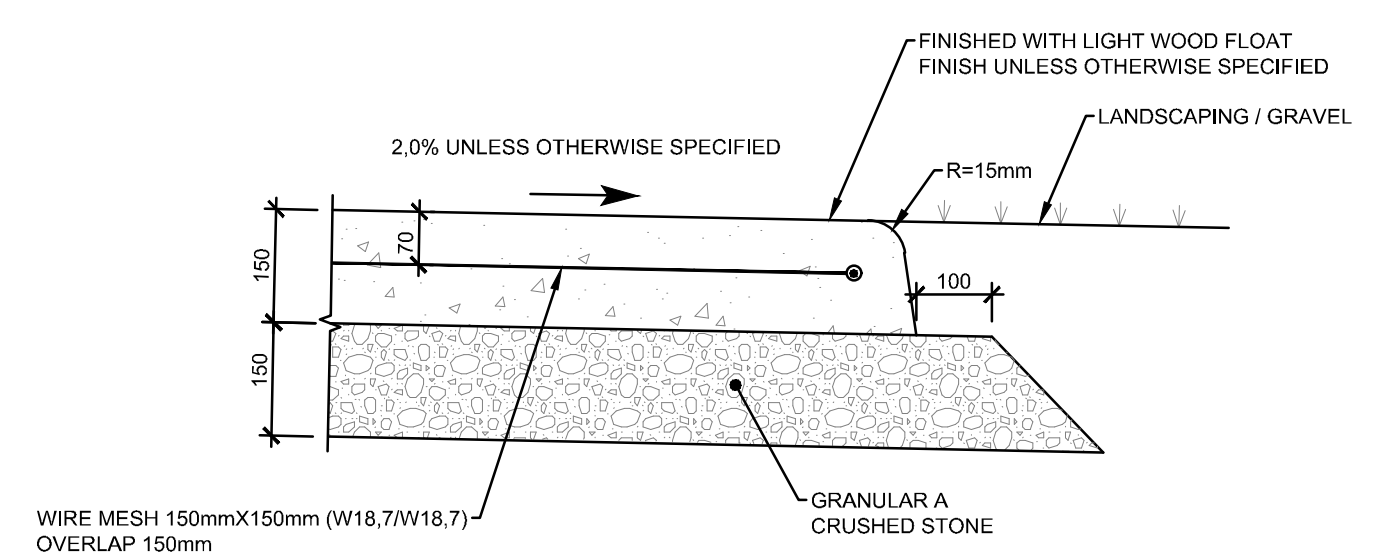
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2

LIGHT-DUTY SILT FENCE BARRIER

OPSD 219.110

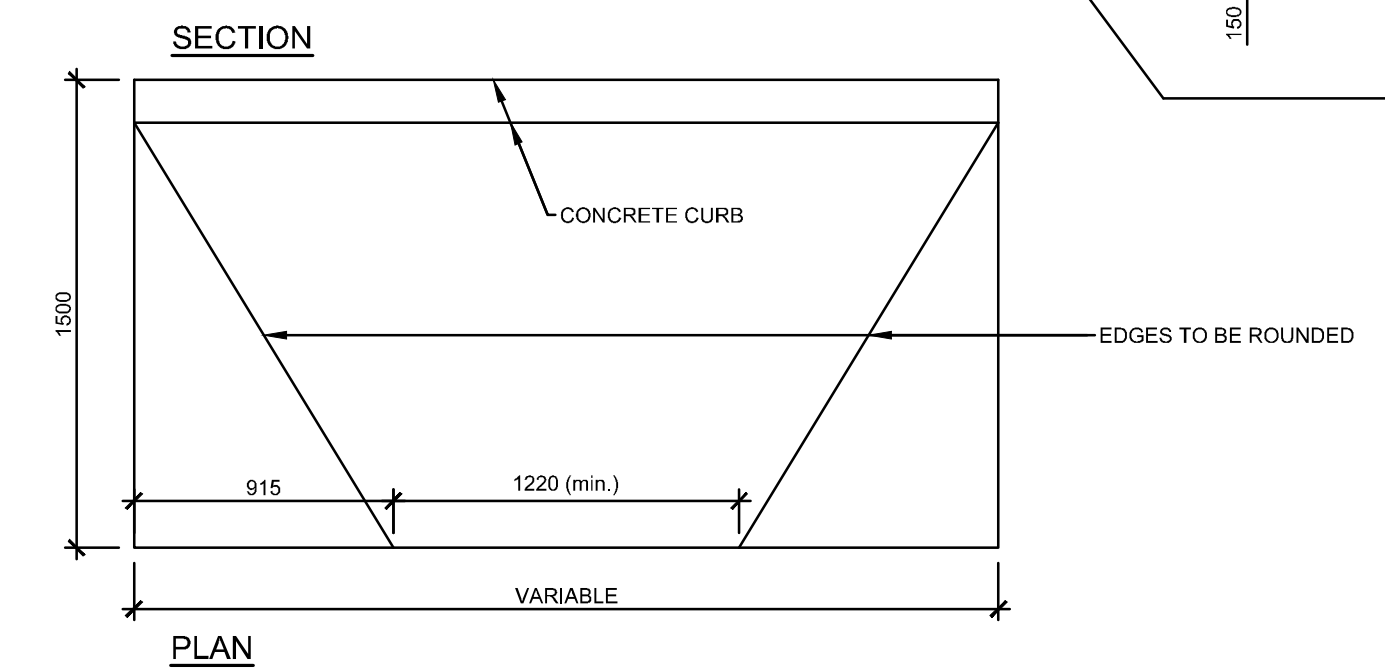
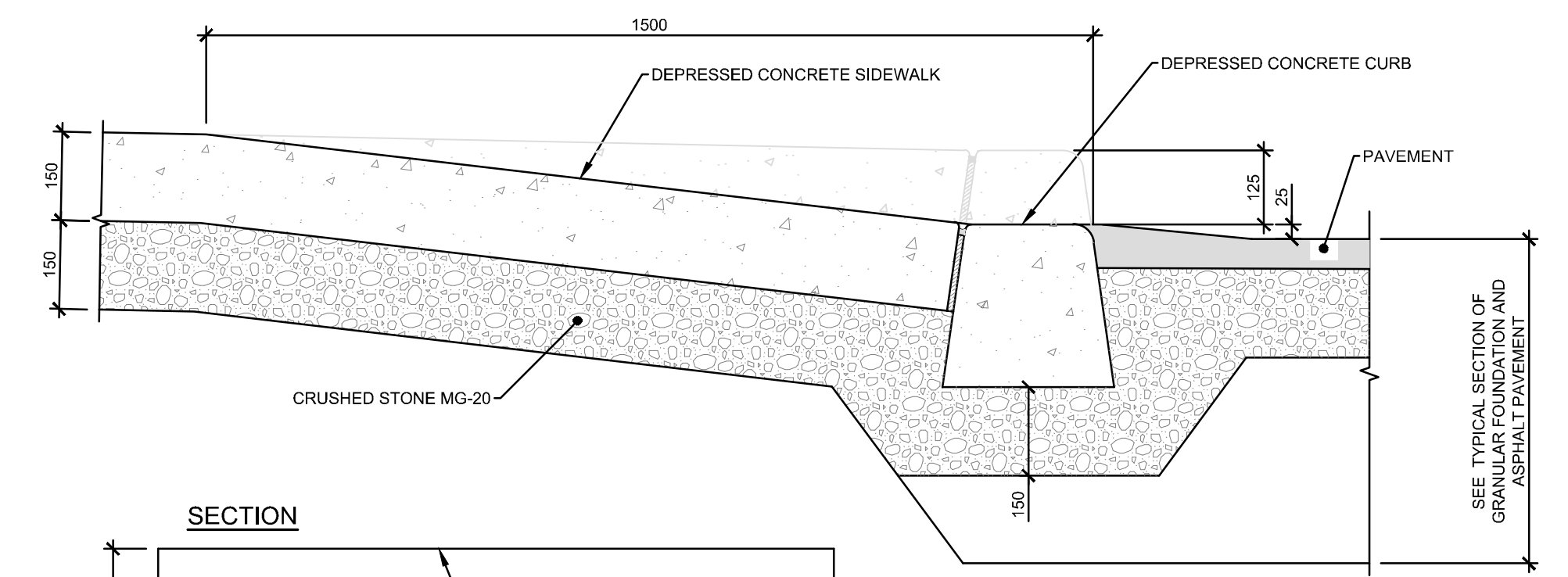


102 SIDEWALK - BUILDING TYPE - SLAB AND CURB
AUCUNE / NTS



- NOTES:**
- CONCRETE CLASS: C-2;
 - WATER/BINDER MAX. RATIO: 0.45;
 - MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: 32 MPa;
 - GRANULARS MAXIMAL NOMINAL Ø: 20mm;
 - AIR CONTENT: 5% TO 8%;
 - SLUMP: 80mm ± 30mm FOR FIXE FORMWORK; 30mm ± 30mm FOR SLIDING FORMWORK;
 - CONTROL AND EXPANSION JOINTS AS PER DETAIL 109.

101 SLAB SIDEWALK
AUCUNE / NTS



103 DEPRESSED SIDEWALK TYPE SLAB AND CURB
AUCUNE / NTS



PROJECT TITLE:
FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY

SCALE: NONE

SOMME ST. OTTAWA, ON

DRAWING TITLE:

DETAILS

DRAWN BY: D.CANN DRAWING NUMBER: **C009**

DATE: J.SAUVE

REVIEWED BY: J.SAUVE

APPROVED BY: J.SAUVE

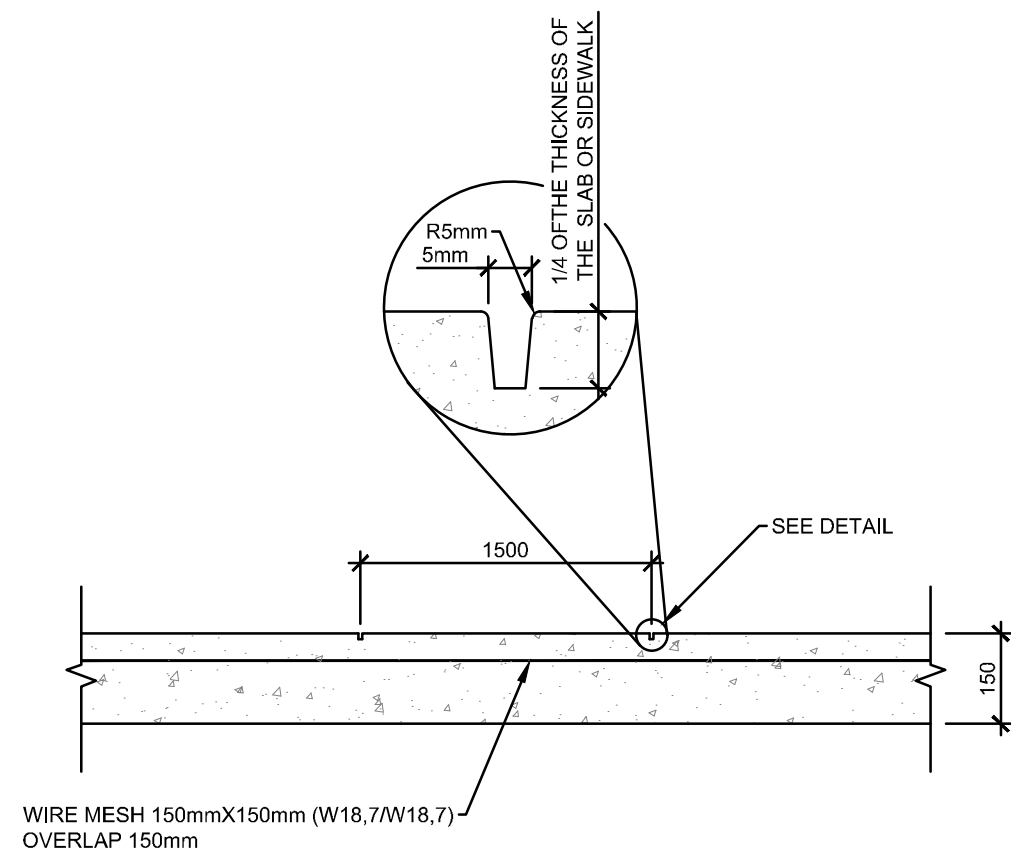
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ISSUE DATE: AUGUST 13, 2021

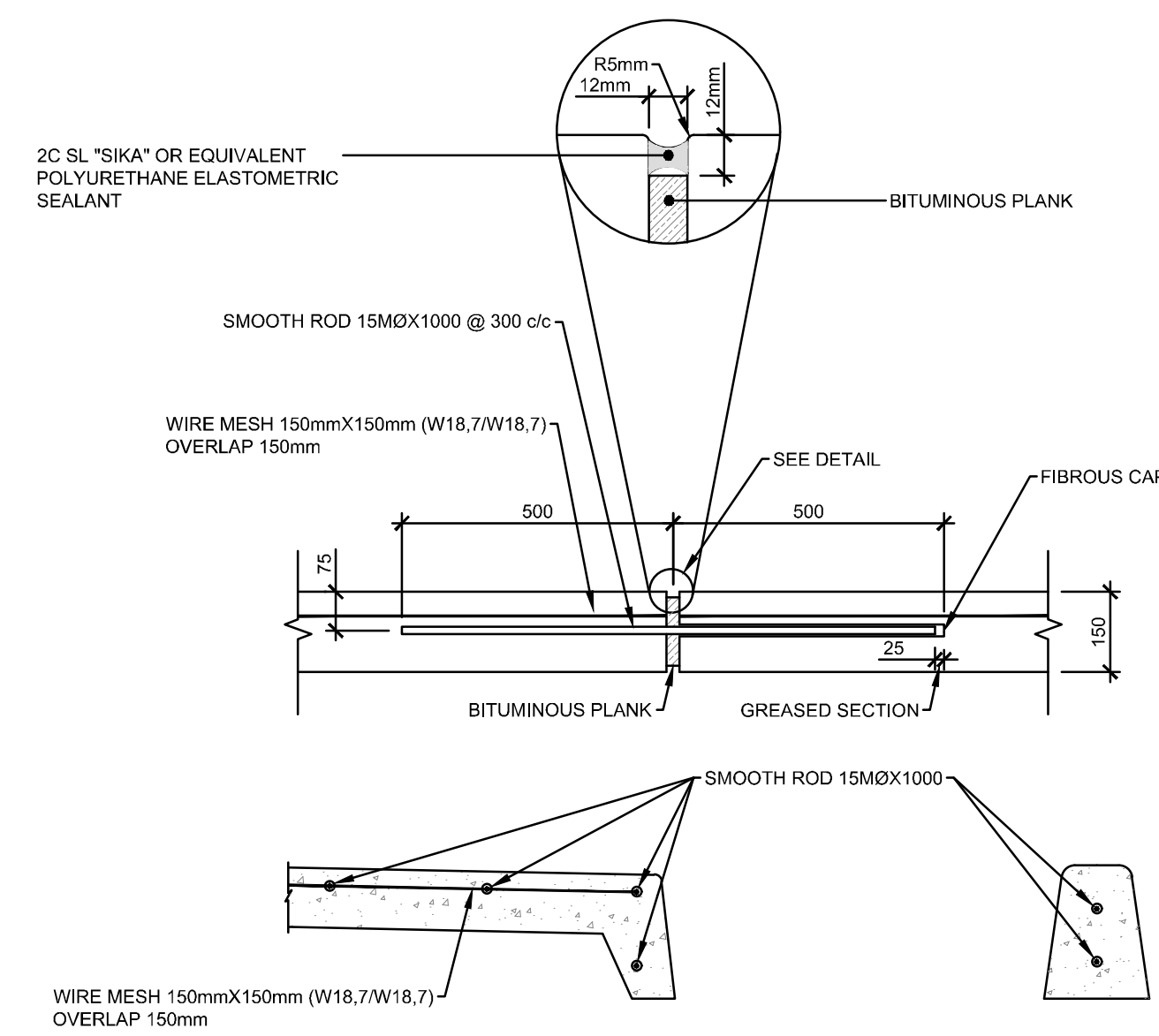
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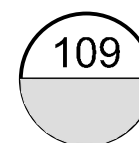
CONTROL JOINT



CONSTRUCTION AND EXPANSION JOINT

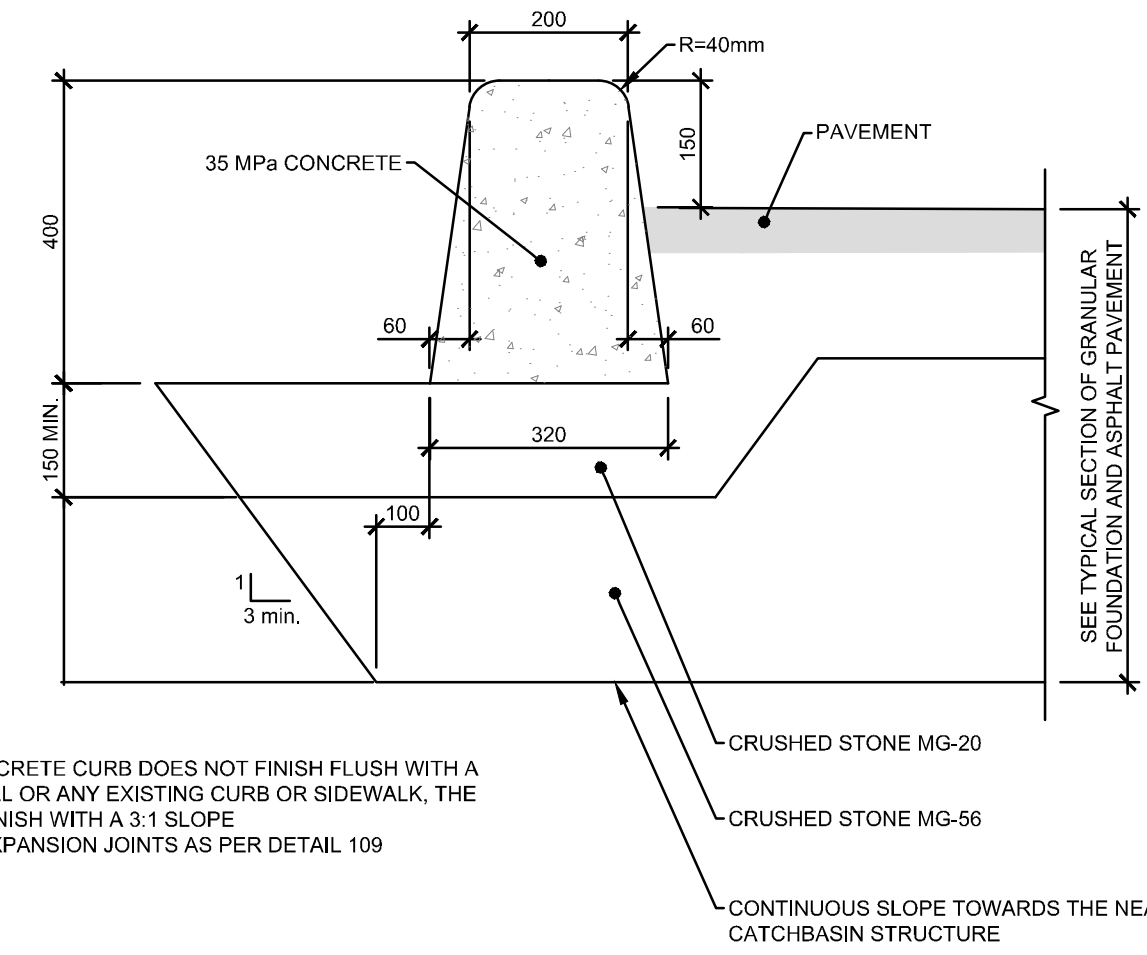
NOTES:

- EXPANSION JOINTS OF CONCRETE WORK AT 6.0m C/C MAX. DIRECTION CHANGE AND AT CONTACT WITH CONCRETE STRUCTURES
- EDGES AND CONTROL JOINTS SHALL BE GROOVED, TOOLED AND BURNISHED WITH BRONZE EDGERS AND GROOVERS.



109 EXPANSION, CONTROL AND CONSTRUCTION JOINTS FOR CONCRETE WORK

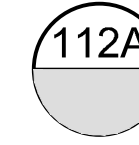
AUCUNE / NTS



NOTES:

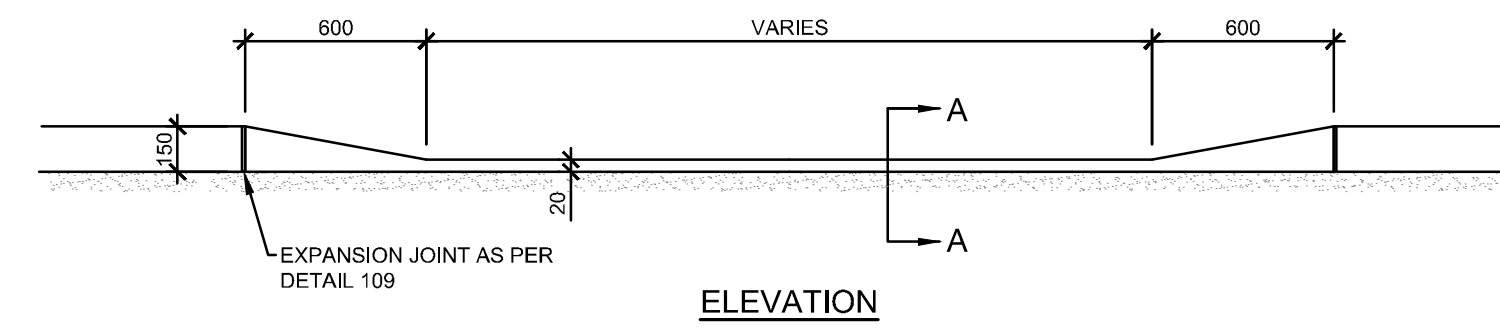
- WHERE THE CONCRETE CURB DOES NOT FINISH FLUSH WITH A SIDEWALK, A WALL OR ANY EXISTING CURB OR SIDEWALK, THE CURB SHOULD FINISH WITH A 3:1 SLOPE
- CONTROL AND EXPANSION JOINTS AS PER DETAIL 109

CONTINUOUS SLOPE TOWARDS THE NEAREST CATCHBASIN STRUCTURE

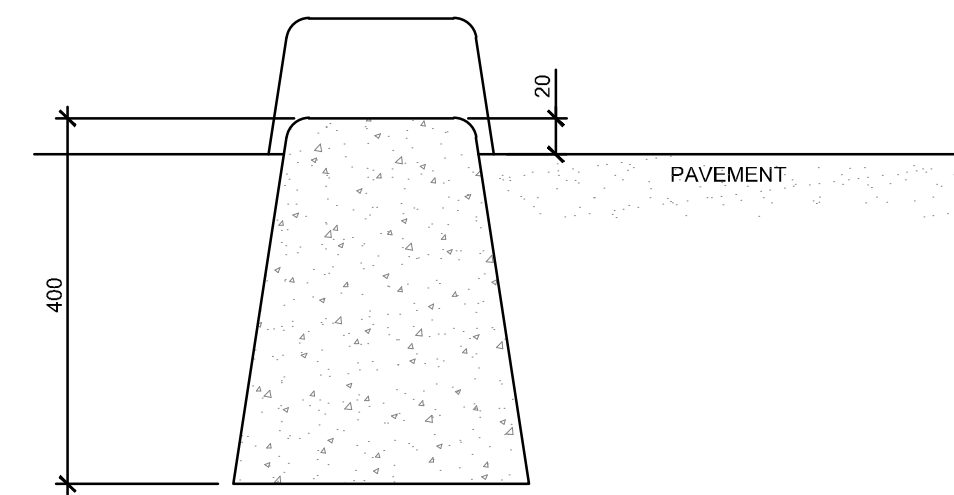


112A CONCRETE CURB DETAIL (TYPICAL)

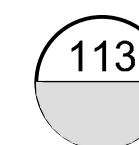
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ELEVATION

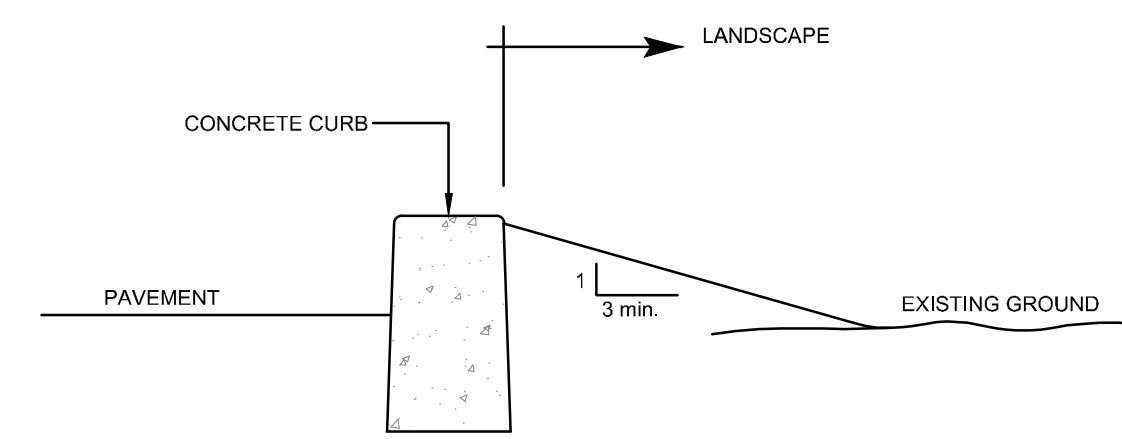


SECTION A-A

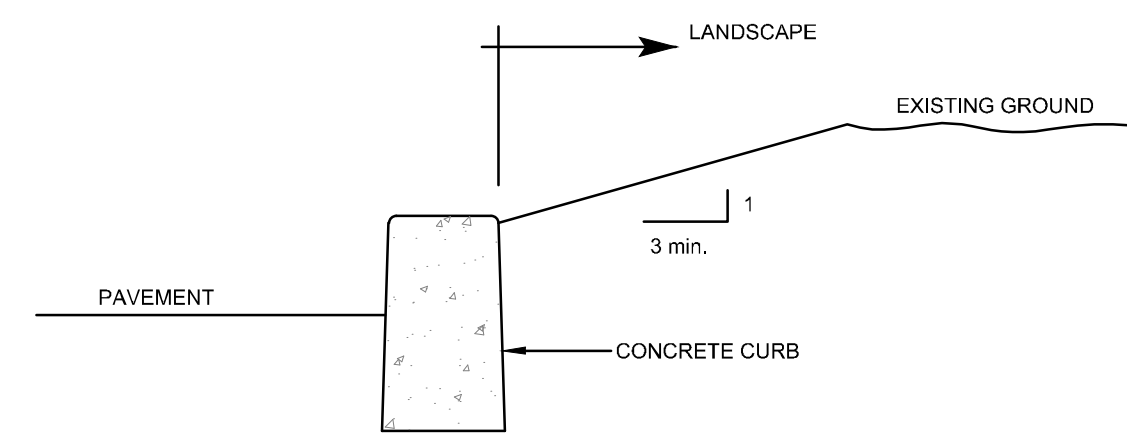


113 DEPRESSED CONCRETE CURB

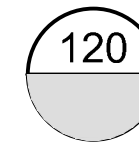
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SIDE VIEW - LOWER EXISTING GROUND

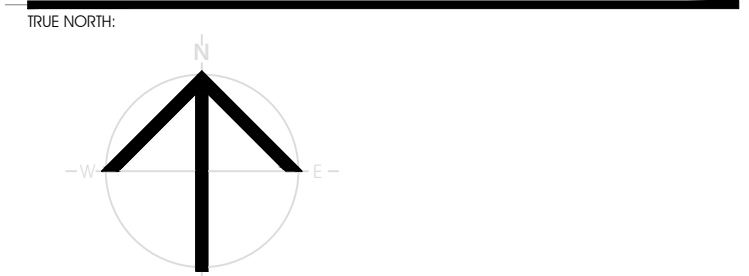
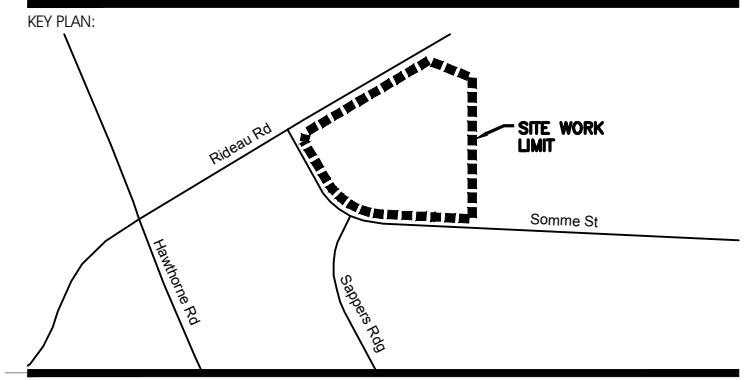


SIDE VIEW - UPPER EXISTING GROUND



120 TYPICAL SECTION - LANDSCAPE CONCRETE CURB

AUCUNE / NTS



PRELIMINARY
NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

ISSUED FOR SITE PLAN APPROVAL: AUGUST 13, 2021

NUMBER: REVISION: DATE: (MM/DD/YY)

SITE:



CIVITAS ARCHITECTURE INC. 14 CHAMBERLAN AVENUE, SUITE 101 OTTAWA, ON CANADA K1S 1V9 1-813-742-7482 WWW.CIVITAS-INC.CA

CONSULTANT LOGO:



PROJECT TITLE:
FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY

SCALE: NONE

SOMME ST. OTTAWA, ON

DETAILS

DRAWN BY: D.CANN DRAWING NUMBER: **C010**

DATE: J.SAUVÉ

REVIEWED BY: J.SAUVÉ

APPROVED BY: J.SAUVÉ

PRINT DATE: AUGUST 13, 2021 REVISION NUMBER:

ISSUED DATE: AUGUST 13, 2021

CLIENT PROJECT #: PROJECT #:

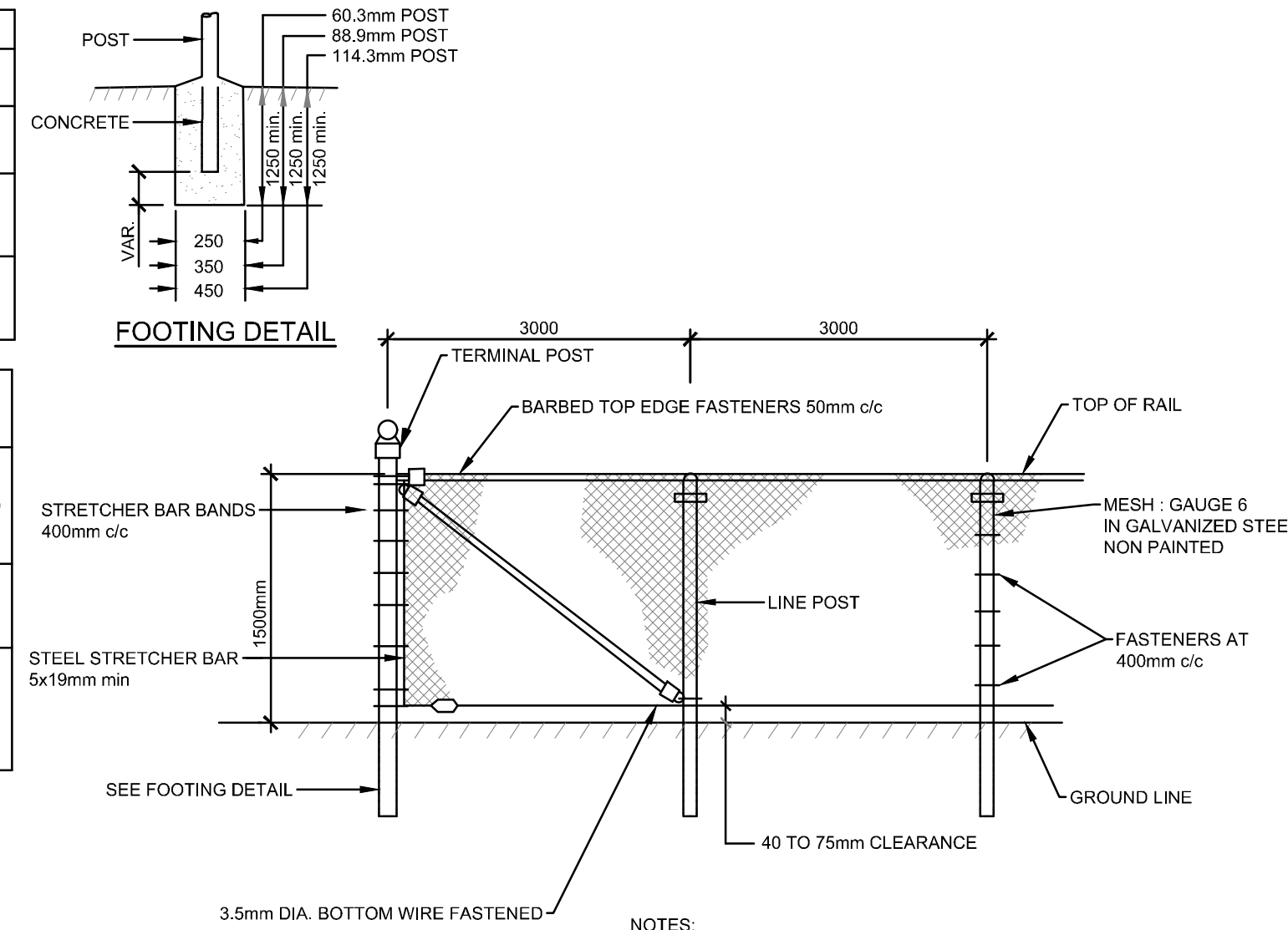
A001083

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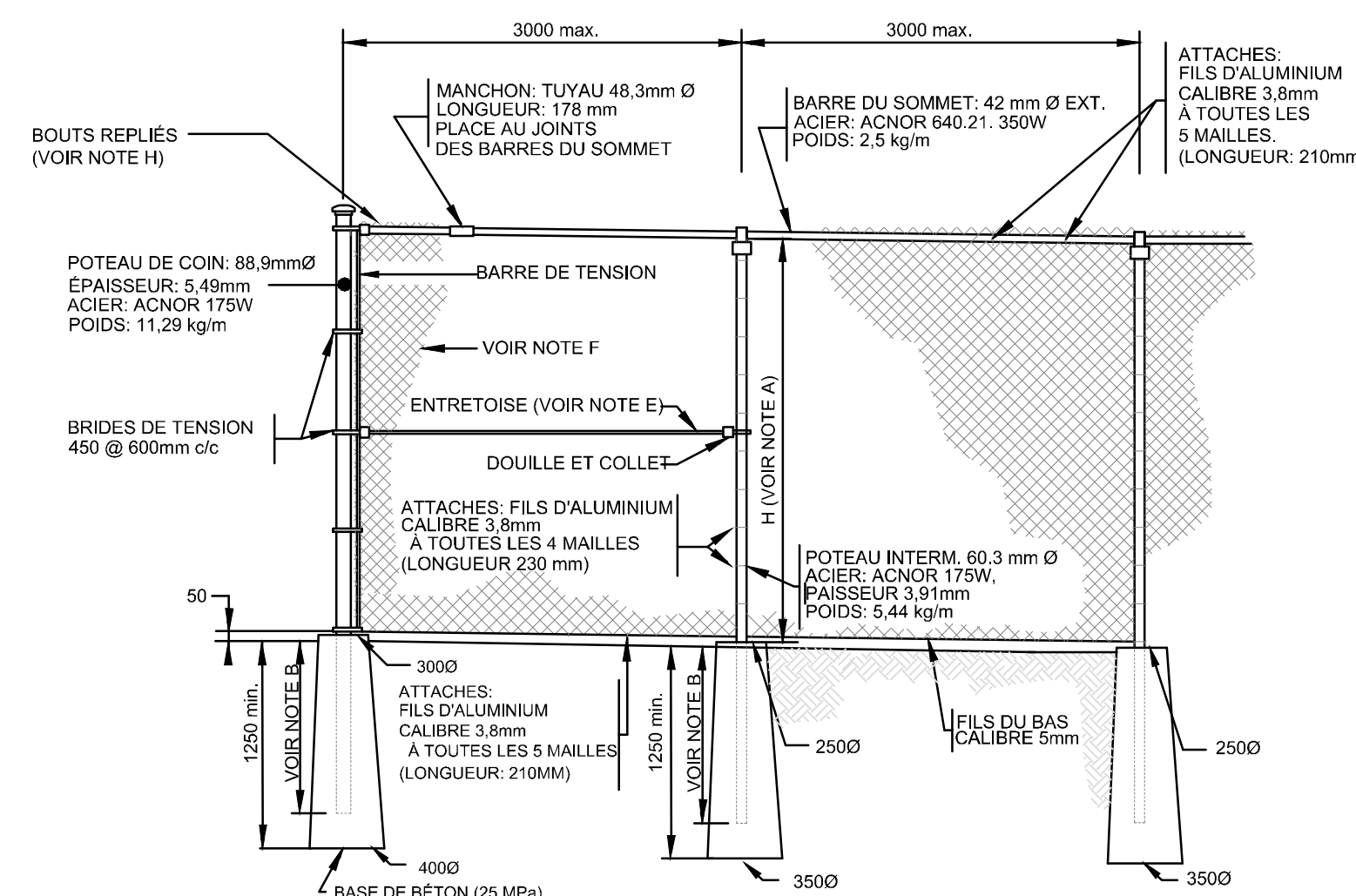
POST DETAILS				
POST TYPE	OUTSIDE DIA. (mm)	POST LENGTH		SLEEVES
		STANDARD (m)	RETAINING WALLS (m)	
LINE POST	60.3	2.6	2.0	88.9
END, CORNER, OR STRAINING POST	88.9	2.9	2.3	114.3

GATE AND GATE POST DETAILS			
GATE TYPE AND MAX. OPENING (m)	FRAME MEMBER REINFORC. MIN. OUT. DIA. (mm)	POST DIA. MIN. OD (mm)	LENGTH STANDART (m)
SINGLE SWING 4.5 SINGLE SWING 6.0 DOUBLE SWING 9.0	48.3	114.3	2.9

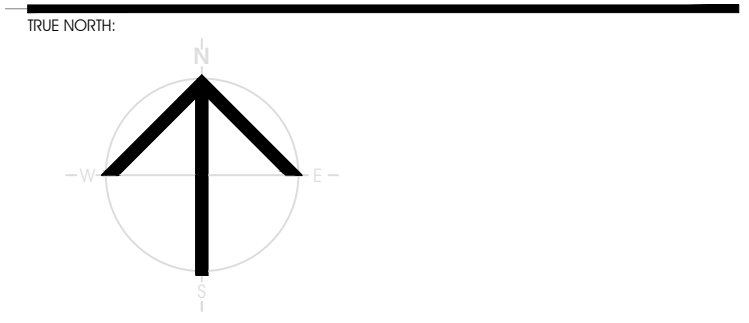
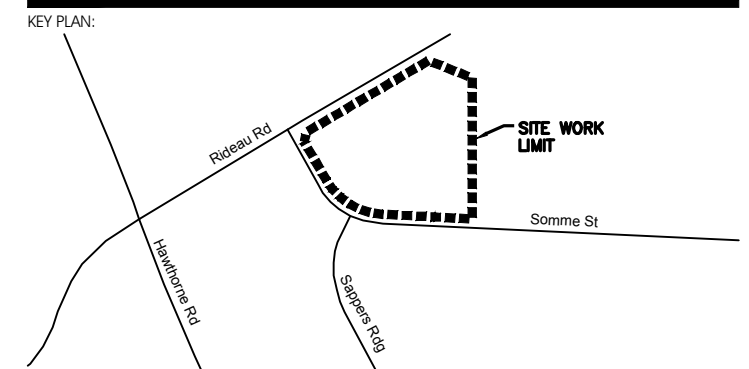
NOTE:
GATE LEAVES GREATER THAN 3.6m IN WIDTH ARE SUPPLIED WITH DIAGONAL BRACES.



- NOTES:**
1. ALL FASTENERS MADE OF GALVANIZED STEEL (NO ALUMINUM)
 2. TOP OF RAIL TYPE "KNUCKLE/KNUCKLE" (NO POINTY EDGE)



- NOTES:**
- A. FENCE HEIGHT: 1.5 m.
 - B. LENGTH OF UNDERGROUND POLES: 1.1 m
 - C. CORNER POST: 88.9 mm Ø WITH TWO SPACERS.
 - D. REINFORCING POST: 88.9 mm Ø EVERY 60 m WITH TWO SPACERS.
 - E. SPACERS: 42.2 mm Ø, 350W ACNOR STEEL.
 - F. GALVANIZED GRILLING-008, COVERED WITH VINYL (BLACK) FOR A TOTAL GAUGE #8E-008, CONFORMS TO CAN/CSG-138.1 (TYPE 1, CATEGORY A, MEDIUM STYLE) SPACING OF 50mm X 50mm.
 - G. ALL METAL PARTS ARE GALVANIZED.
 - H. THE ENDS OF THE MESHES AT THE TOP AND BOTTOM MUST BE FOLDED INWARDS SO AS NOT TO HAVE PRICKLY TIPS.
 - I. THE WIRE MESH AND METAL PARTS MUST BE BLACK WITH PVC STRAP "SUPER PRIVACY" (BLACK) IN THE PLACES INDICATED ON THE OVERALL PLAN.
 - J. MEASUREMENTS ARE IN MILLIMETRES



PRELIMINARY
NOT FOR CONSTRUCTION

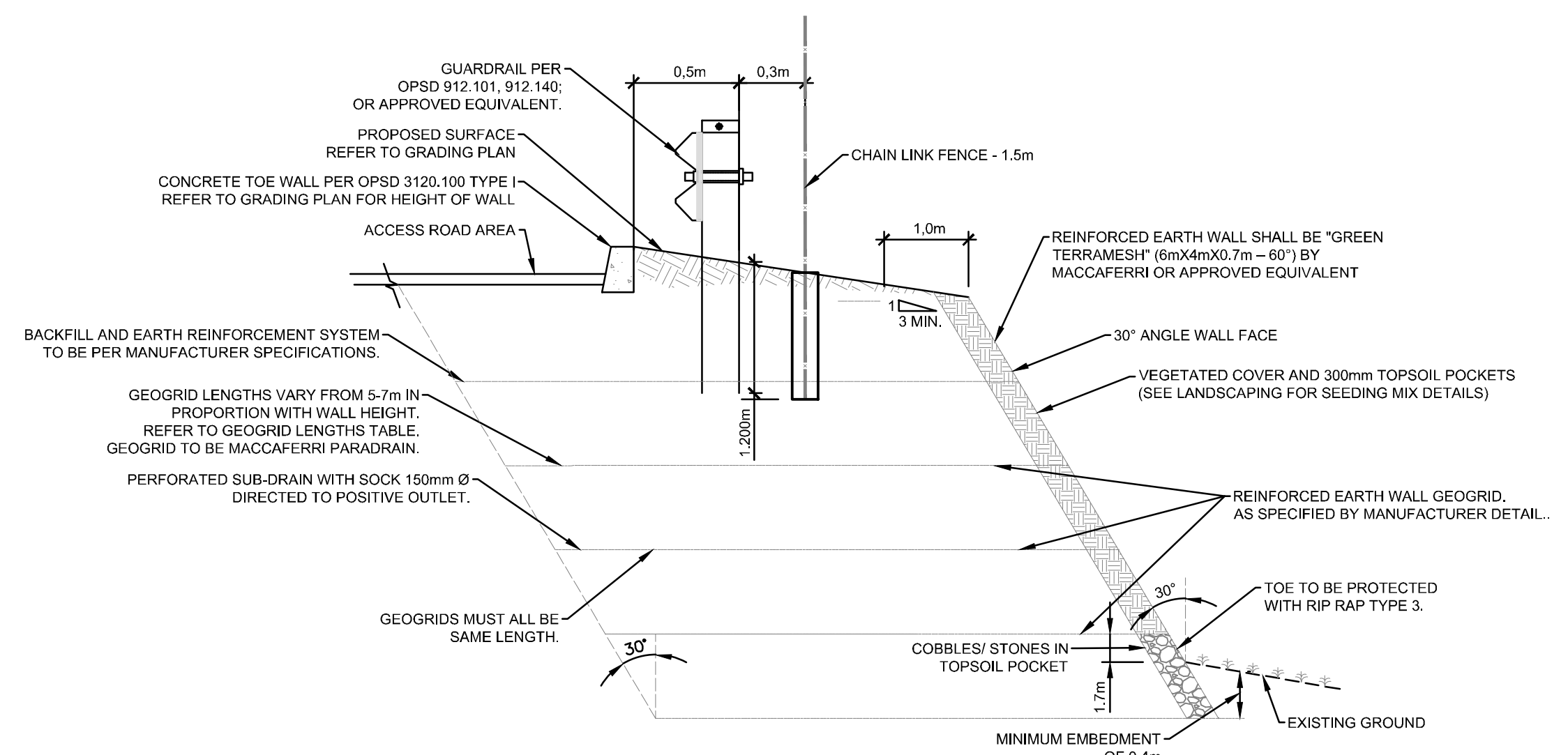
RECORD OF REVISIONS:

NO.	REVISION	DATE (MM/DD/YY)

ISSUED FOR SITE PLAN APPROVAL: AUGUST 13, 2021

NUMBER: REVISION: DATE (MM/DD/YY):

126 CHAIN LINK FENCE
AUCUNE / NTS

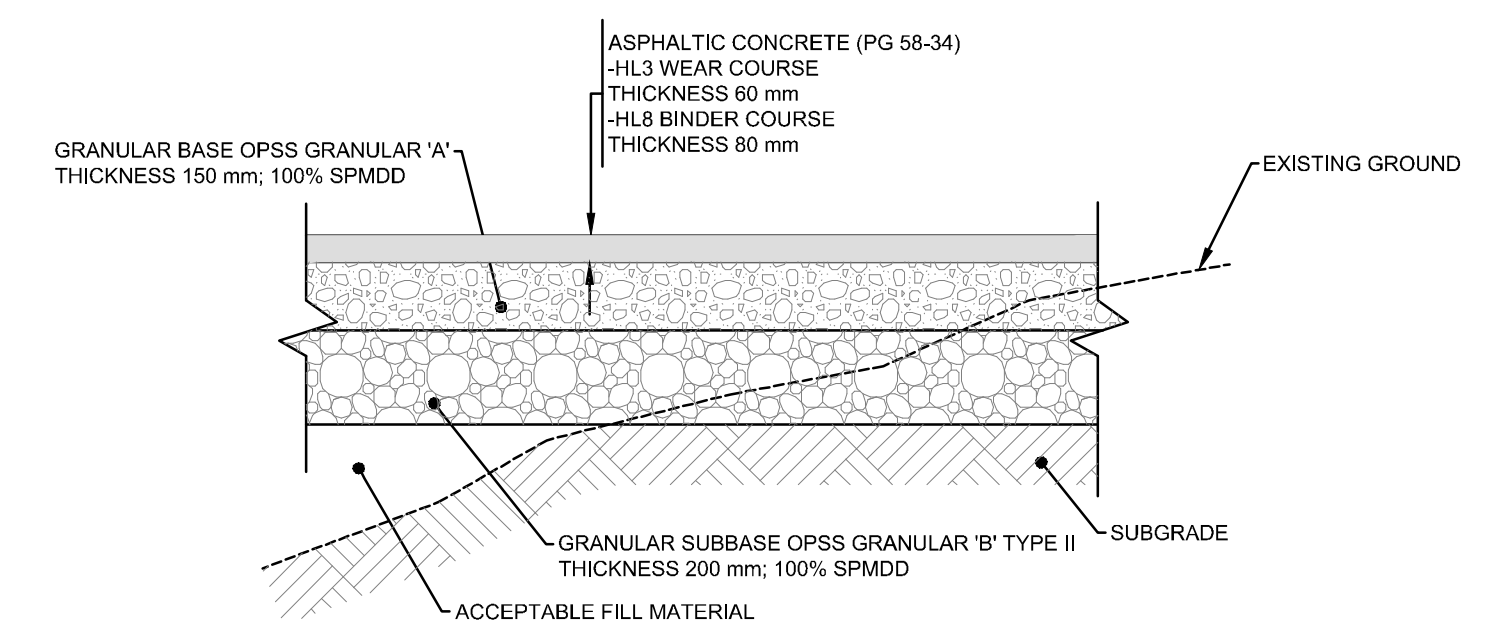


- NOTES:**
- INSTALLATION OF GUARDRAIL AND FENCE POSTS BY AUGERING STRICTLY PROHIBITED.
 - STRUCTURE MUST BE FOUND ON APPROVED COMPETENT SOIL
 - APPLIED LOAD = 175KPA
 - SHOP DRAWINGS FOR EARTH WALL DESIGN, SIGNED AND SEALED BY AN ENGINEER LICENSED IN ONTARIO SHALL BE SUBMITTED.
 - A TRANSITION IS REQUIRED WHERE SUBGRADE FILL MATERIAL HAS DIFFERENT FROST SUCEPTIBILITY. TRANSITION SHALL REACH A MAXIMUM DEPTH OF 1.8m BELOW PROJECTED PAVEMENT ELEVATION.

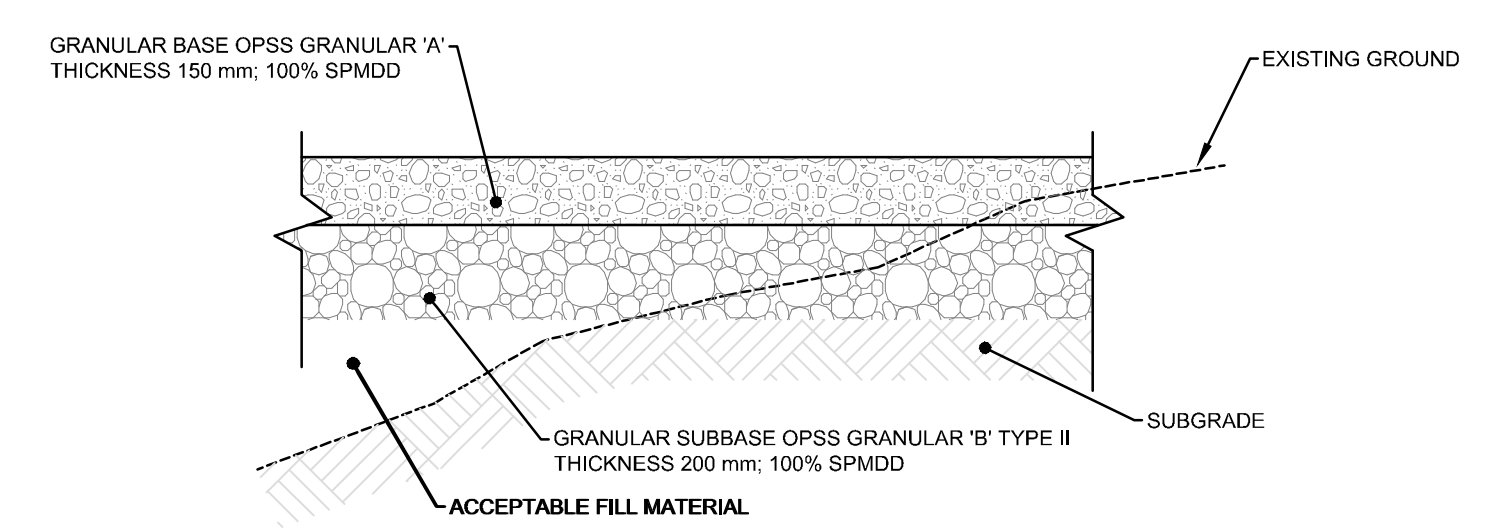
GEOGRID LENGTH TABLE	
H	REINFORCED PARADRAIN LENGTH lg (m)
UP TO 4.9 m	5 m
4.91 m TO 6.3 m	6 m
6.31 m TO 7 m	7 m

LOAD TABLE			
PARAMETERS	REINFORCED SOIL	RETAINED SOIL	FOUNDATION SOIL
UNIT WEIGHT, Kn/m³	21.2	19	20
ANGLE OF INTERNAL FRICTIONS, φ	32	30	30
COHESION, KPA	0	0	0
SURCHARGE LOAD AWAY FROM BACKSLOPE, KPA	17.00		

141A GALVANIZED METAL MESH FENCE 1.8m HIGH
AUCUNE / NTS



202 TYPICAL SECTION - GRANULAR FOUNDATION AND ASPHALT PAVEMENT (HEAVY DUTY)
AUCUNE / NTS



202A TYPICAL SECTION - GRANULAR PAD
AUCUNE / NTS

138 TYPICAL SECTION - RETAINING WALL, GUARDRAIL AND FENCE
AUCUNE / NTS

PROFESSIONAL STAMP:

CIVITAS GROUP
ARCHITECTURE & LANDSCAPE ARCHITECTURE

CIVITAS ARCHITECTURE INC. 14 CHAMBERLAN AVENUE, SUITE 101 OTTAWA, ON CANADA K1S 1V9 1-813-742-7482 WWW.CIVITAS-INC.CA

CONSULTANT LOGO:

CIMA+

PROJECT TITLE:
FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY

SCALE: NONE

SOMME ST. OTTAWA, ON

DRAWING TITLE:

DETAILS

DRAWN BY: D.CANN DRAWING NUMBER: **C011**

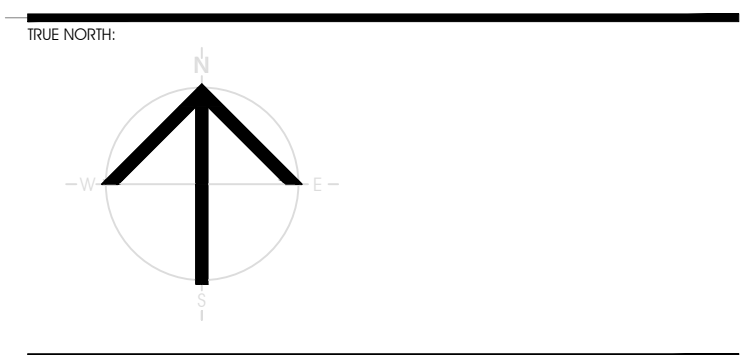
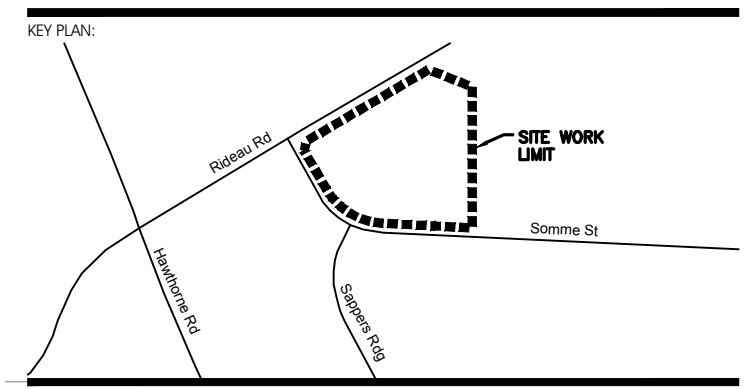
DATE: APPROVED BY: J.SAUVE

PRINT DATE: ISSUED DATE: AUGUST 13, 2021 REVISION NUMBER:

CLIENT PROJECT #: PROJECT #:

A001083

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ISSUED FOR SITE PLAN APPROVAL: AUGUST 13, 2021
NUMBER: REVISION: DATE: (MM/DD/YY)
SITE:



CONSULTANT LOGO:

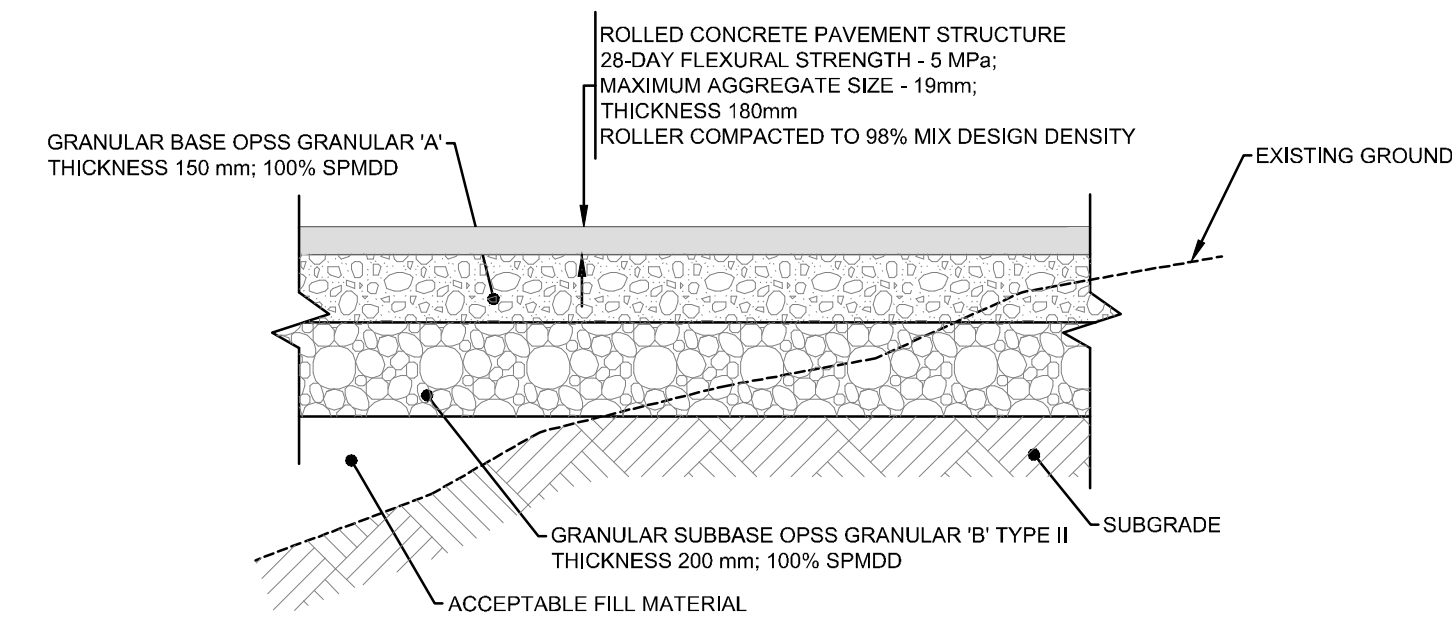


PROJECT TITLE:
FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY
SCALE: NONE
SOMME ST, OTTAWA, ON

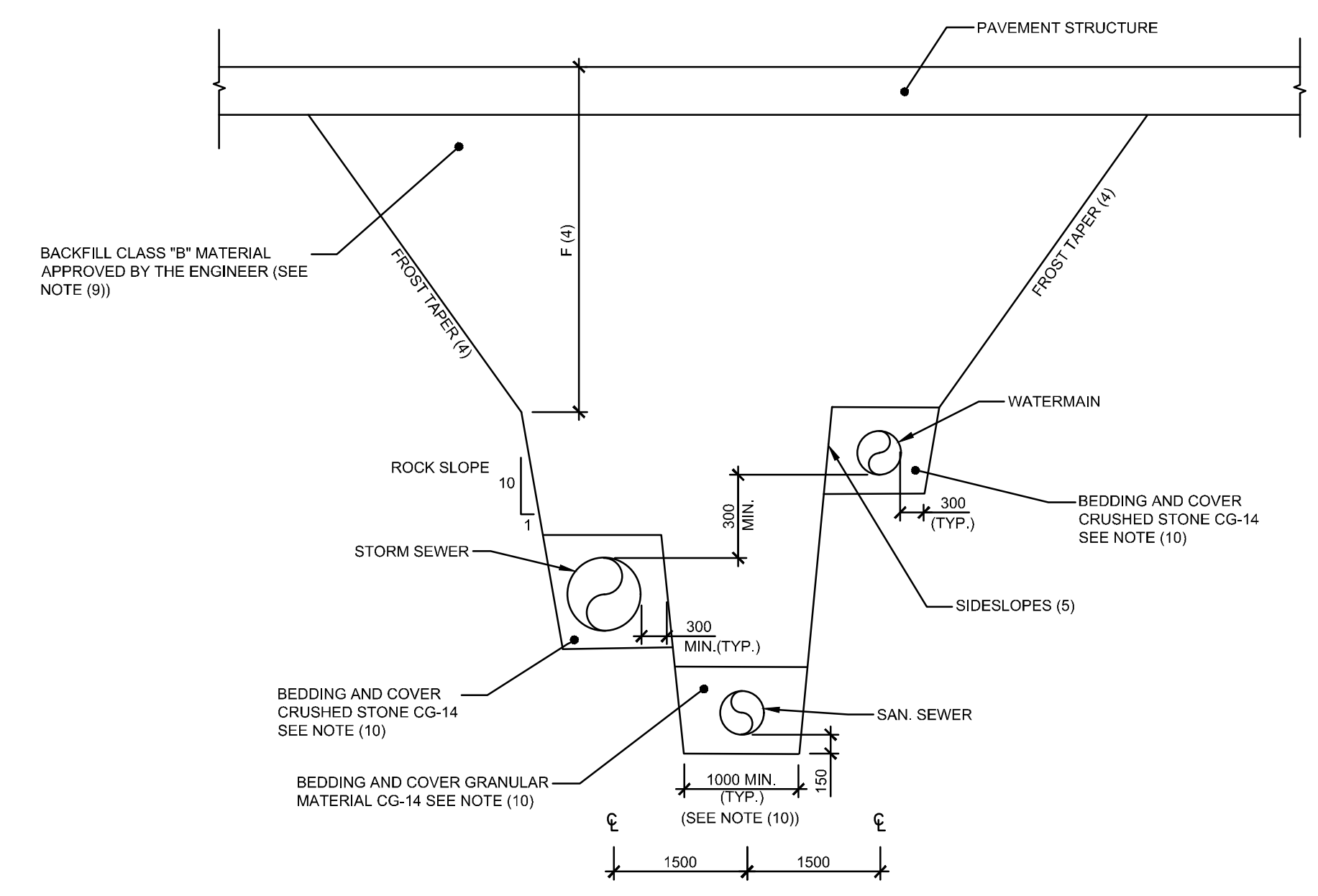
DETAILS

DRAWN BY: D. CANN DRAWING NUMBER: **C012**
DATE: J. SAUVÉ
REVIEWED BY: J. SAUVÉ
APPROVED BY: J. SAUVÉ
PRINT DATE: AUGUST 13, 2021 REVISION NUMBER:
ISSUED DATE: AUGUST 13, 2021
CLIENT PROJECT #: PROJECT #:

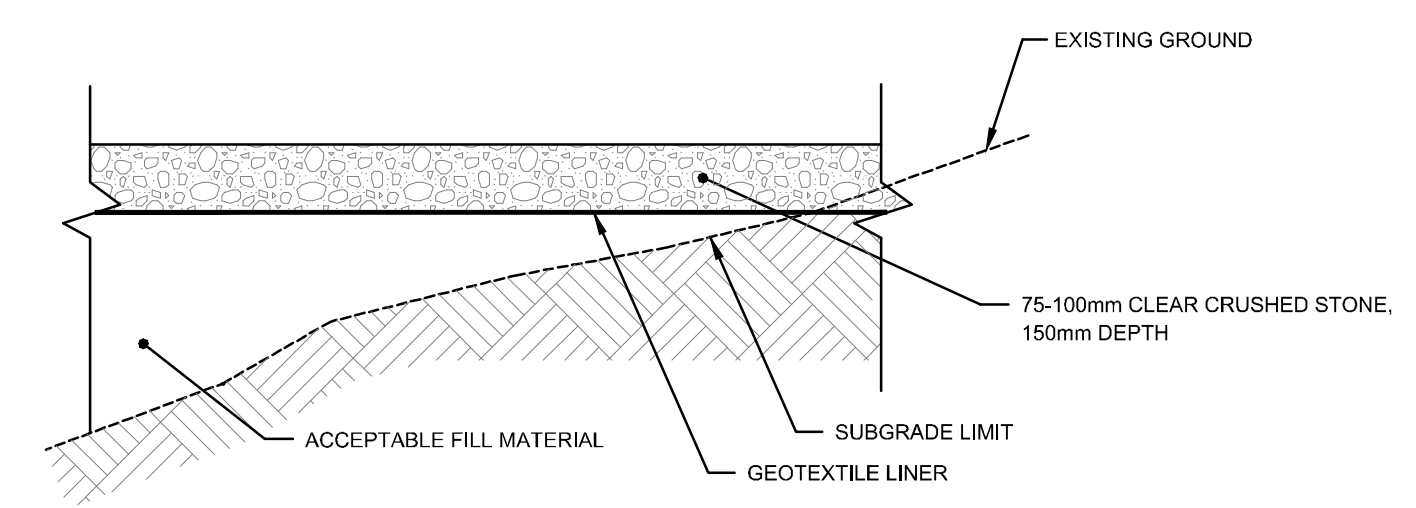
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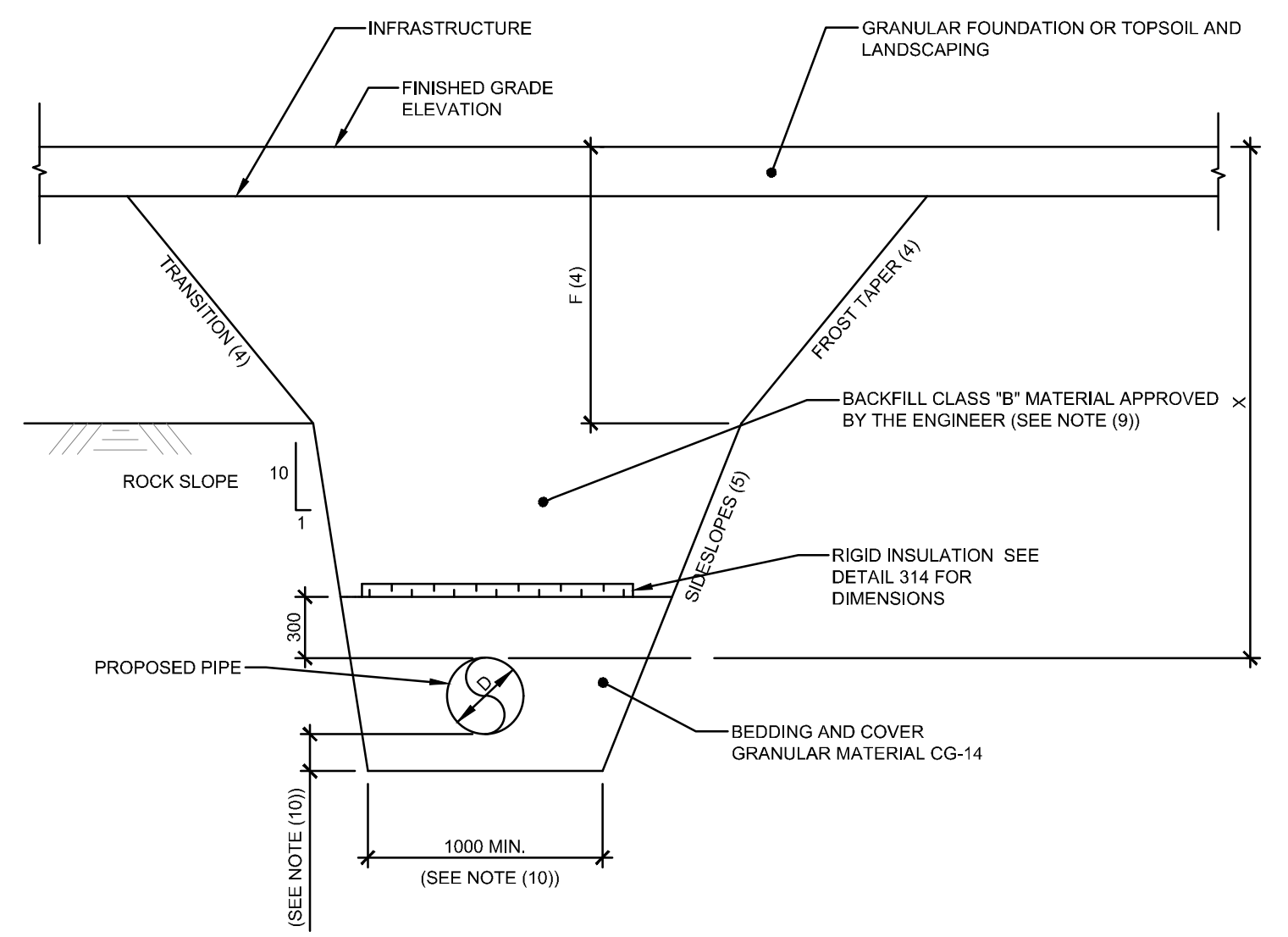
203
TYPICAL SECTION - GRANULAR FOUNDATION AND CONCRETE PAVEMENT (HEAVY DUTY)
AUCUNE / NTS



308
TYPICAL SECTION SINGLE TRENCH - MULTIPLE PIPES
AUCUNE / NTS

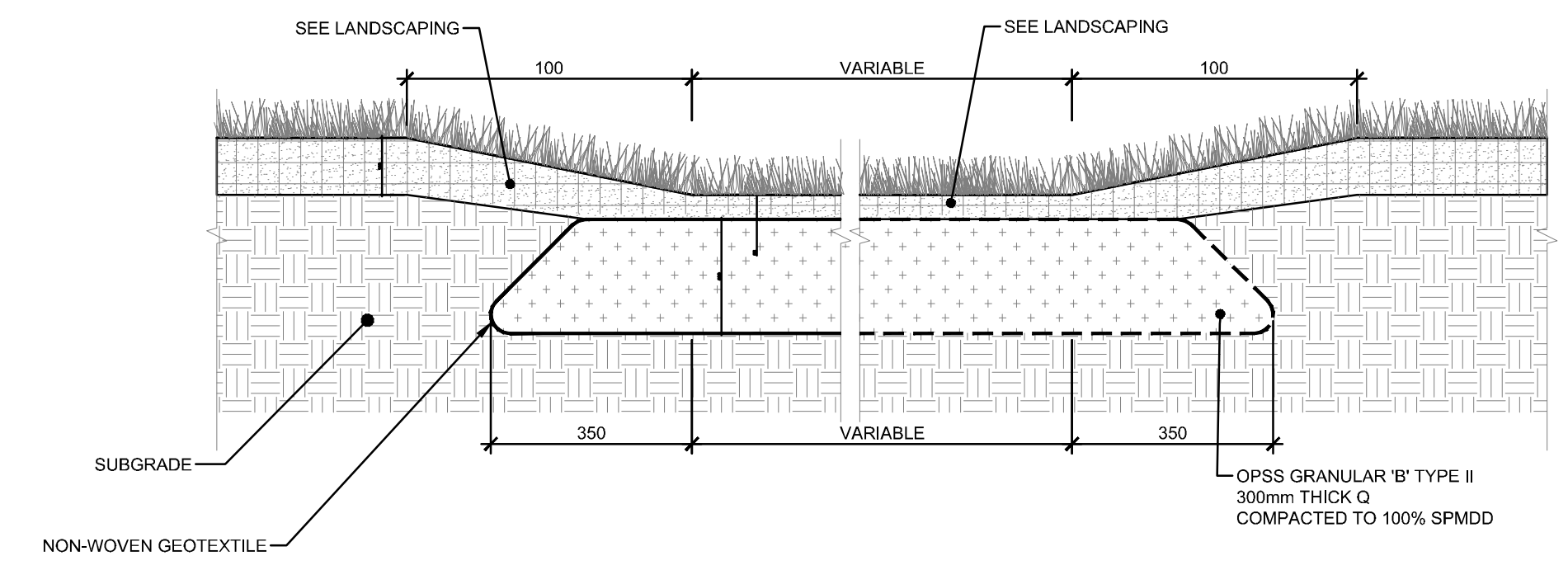


212
TYPICAL SECTION - TEMPORARY CONSTRUCTION ENTRANCE
AUCUNE / NTS

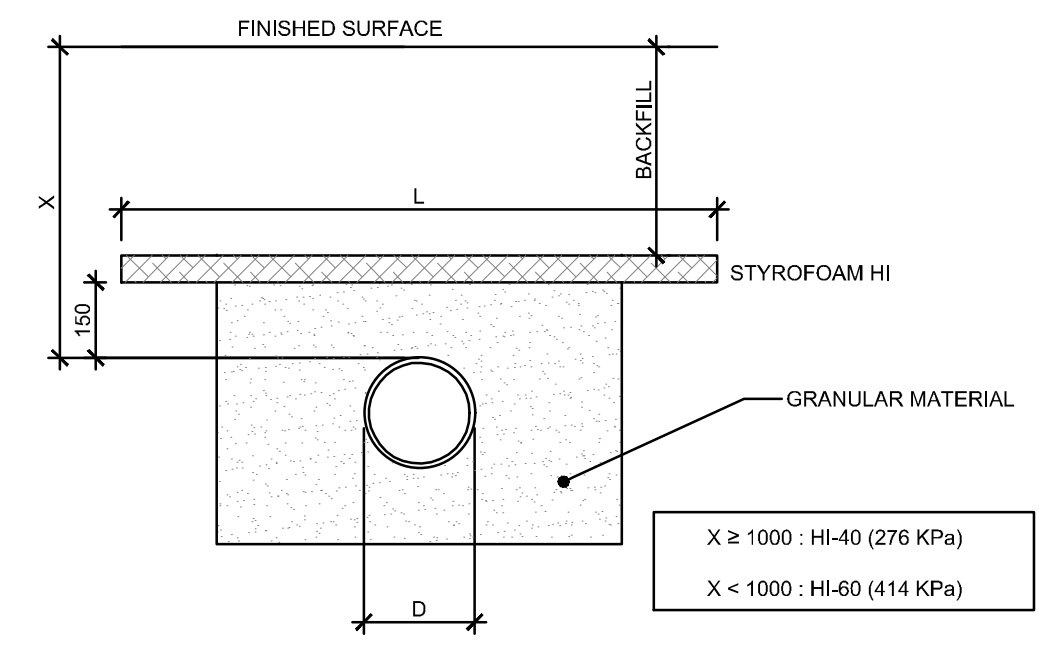


NOTES:
A - WHEN X < 1.8m, INSULATION IS REQUIRED FOR WATERMAIN
B - WHEN X < 1.5m, INSULATION IS REQUIRED FOR SEWER

309
TYPICAL SECTION FROST PROTECTION FOR SEWERS, CATCHBASIN LEAD AND WATERMAIN
AUCUNE / NTS



215
SEPTIC SYSTEM MAINTENANCE TRUCK ACCESS AREA
AUCUNE / NTS

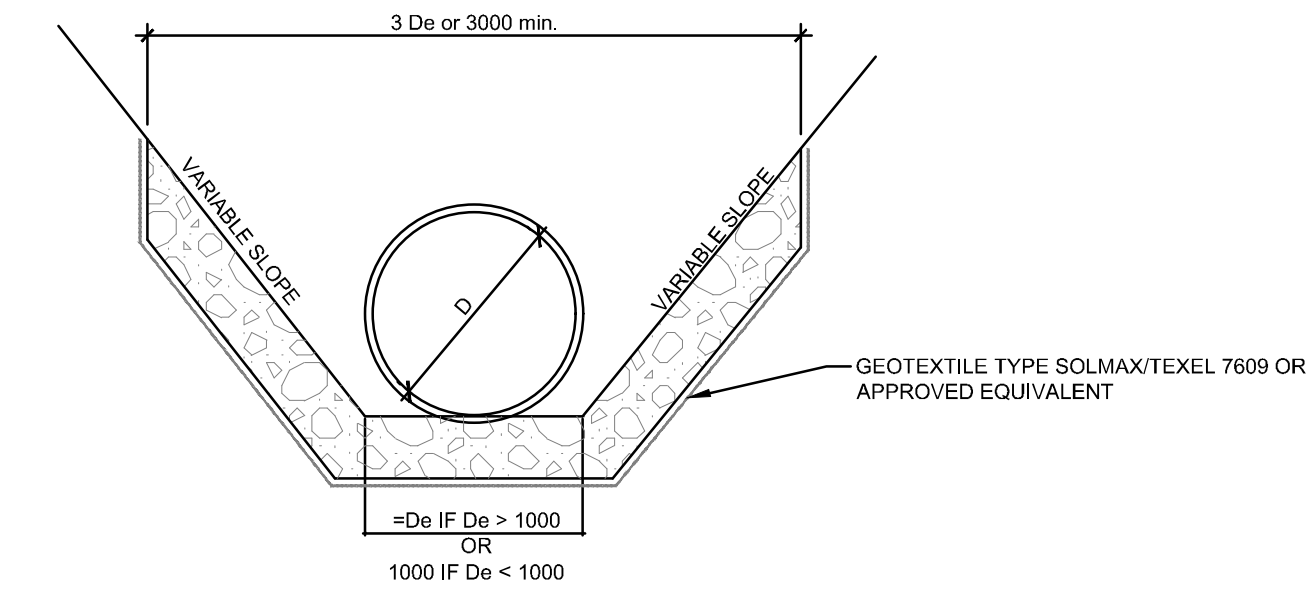
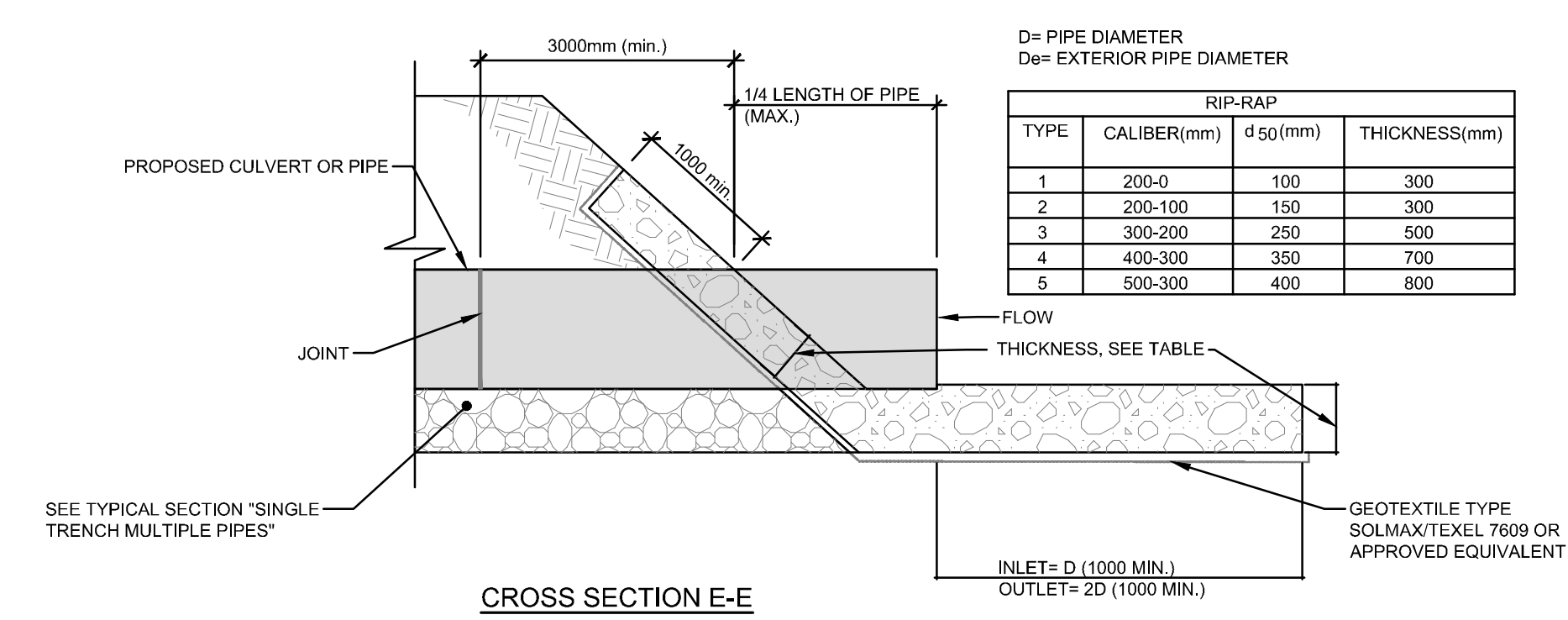


MINIMUM WIDTH OF INSULATION TABLE (L)

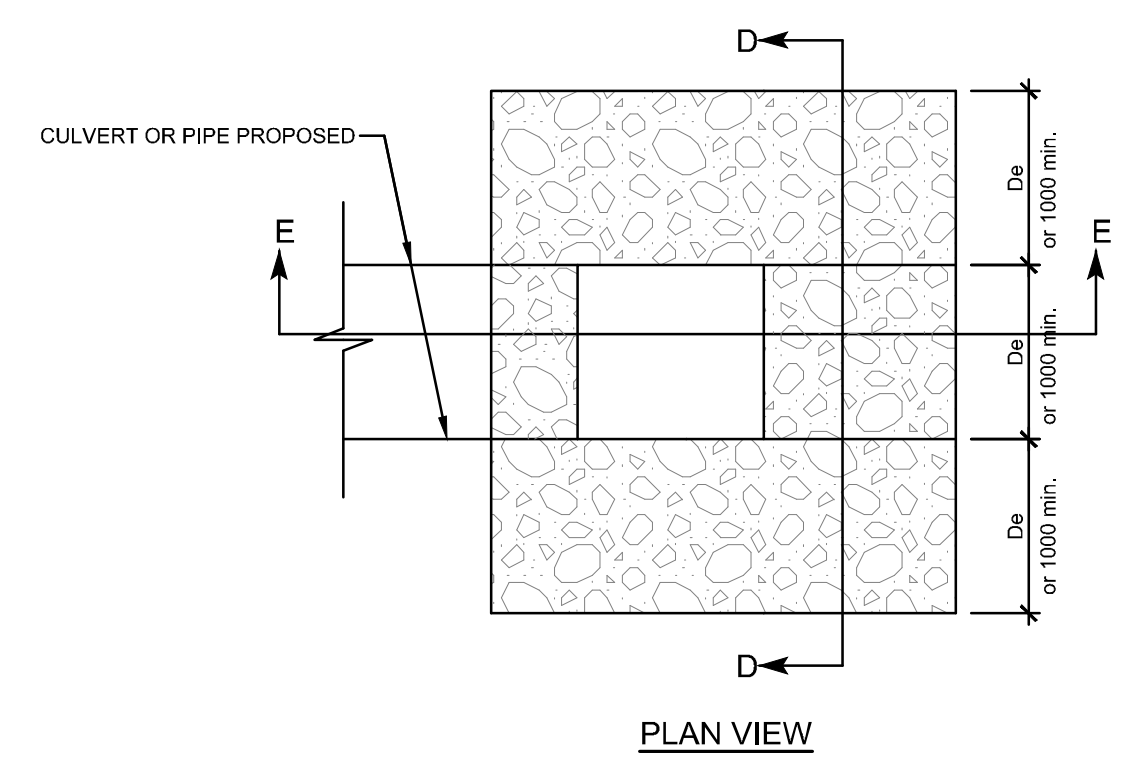
X	Q	150	200	250	300	375	450	525	600	INSULATION THICKNESS
750	1650	1700	1750	1800	1875	1950	2025	2100		100
1000	1150	1200	1250	1300	1375	1450	1525	1600		100
1250	650	700	750	800	875	950	1025	1100		75
1500	600	600	600	600	600	600	600	600		75
1750	600	600	600	600	600	600	600	600		50

L = INSULATION WIDTH (mm)
D = PIPE DIAMETER (mm)

314A PIPE INSULATION (1.8m COVER)
AUCUNE / NTS

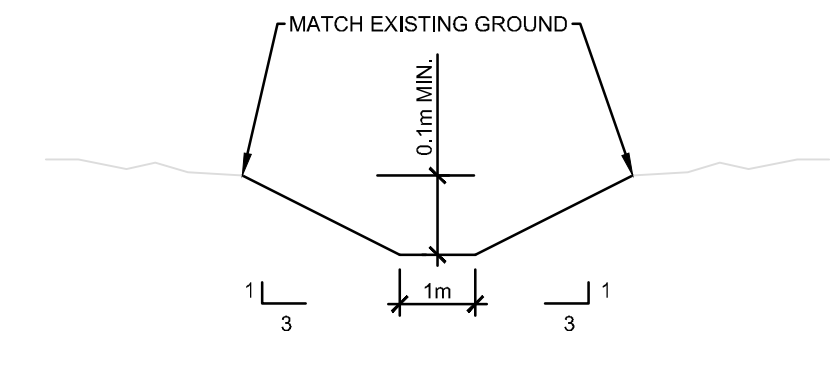


CROSS SECTION D-D

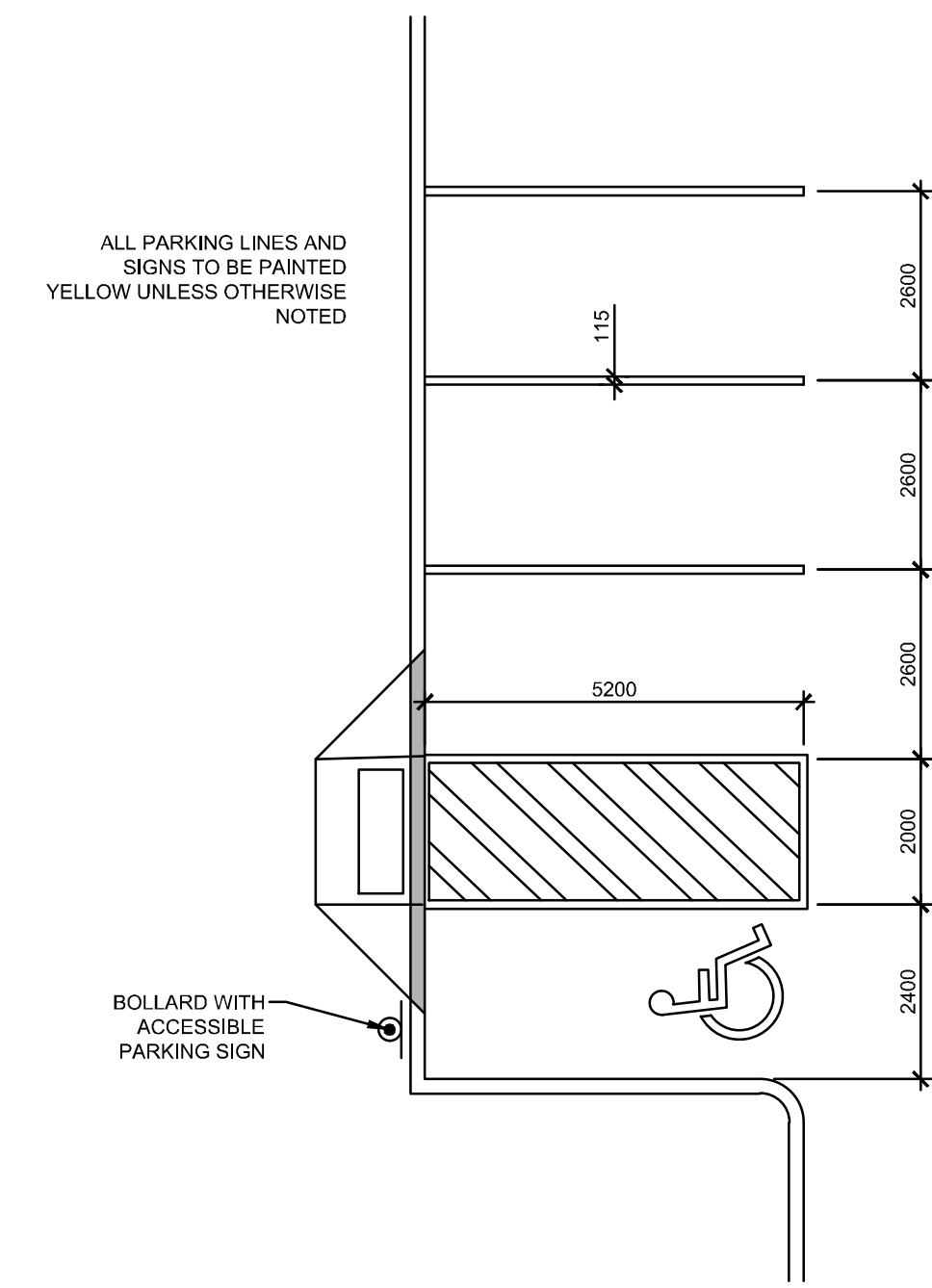


PLAN VIEW

319 INLET/OUTLET FOR CULVERT OR PIPE DETAIL (TYPICAL)
AUCUNE / NTS

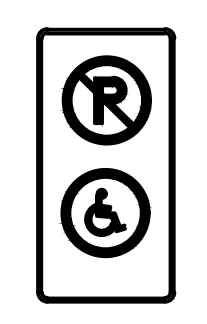


333 SWALE (TYPICAL)
AUCUNE / NTS

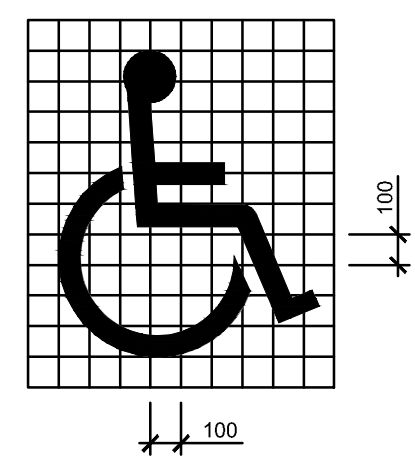


408 TYPICAL PARKING STALLS
AUCUNE / NTS

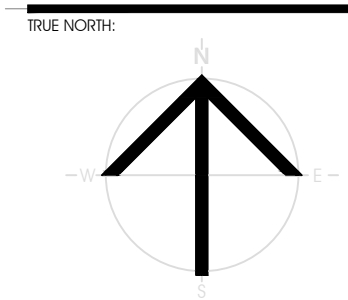
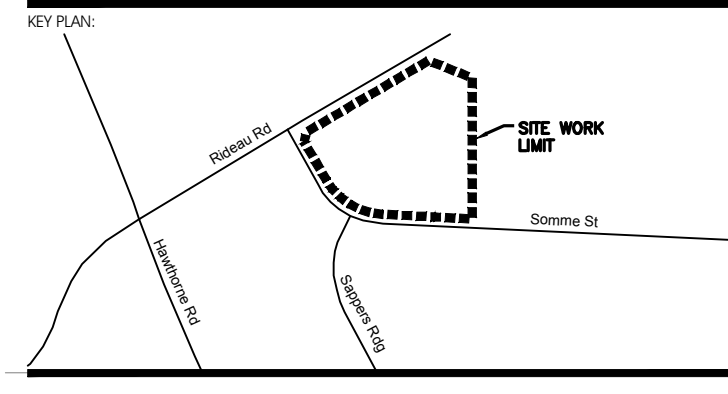
ACCESSIBLE PARKING SIGN



P-150-S



409B ACCESSIBLE PARKING SIGN AND MARKING

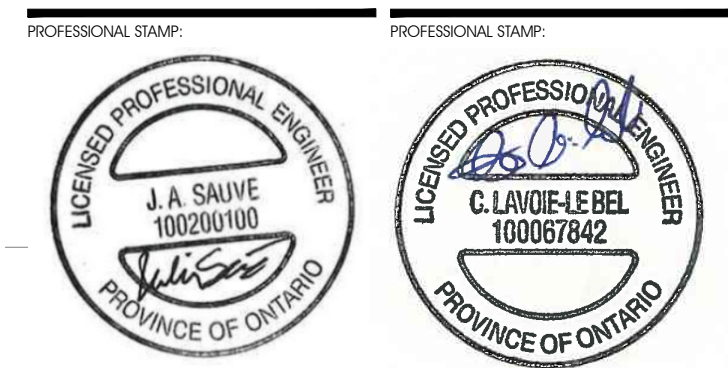


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RECORD OF REVISIONS:

NO.	REVISION	DATE (MM/DD/YY)

ISSUED FOR SITE PLAN APPROVAL: AUGUST 13, 2021



CIVITAS ARCHITECTURE INC. 14 CHAMBERLAN AVENUE, SUITE 101 OTTAWA, ON CANADA K1S 1V9 1-813-742-7482 WWW.CIVITAS-INC.CA



PROJECT TITLE:
FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY
SCALE: NONE
SOMME ST. OTTAWA, ON

DETAILS

DRAWN BY: D.CANN DRAWING NUMBER: **C013**
DATE: J.SAUVE
REVIEWED BY: J.SAUVE
PRINT DATE: AUGUST 13, 2021 REVISION NUMBER:
ISSUED DATE: AUGUST 13, 2021
CLIENT PROJECT #: **A001083**

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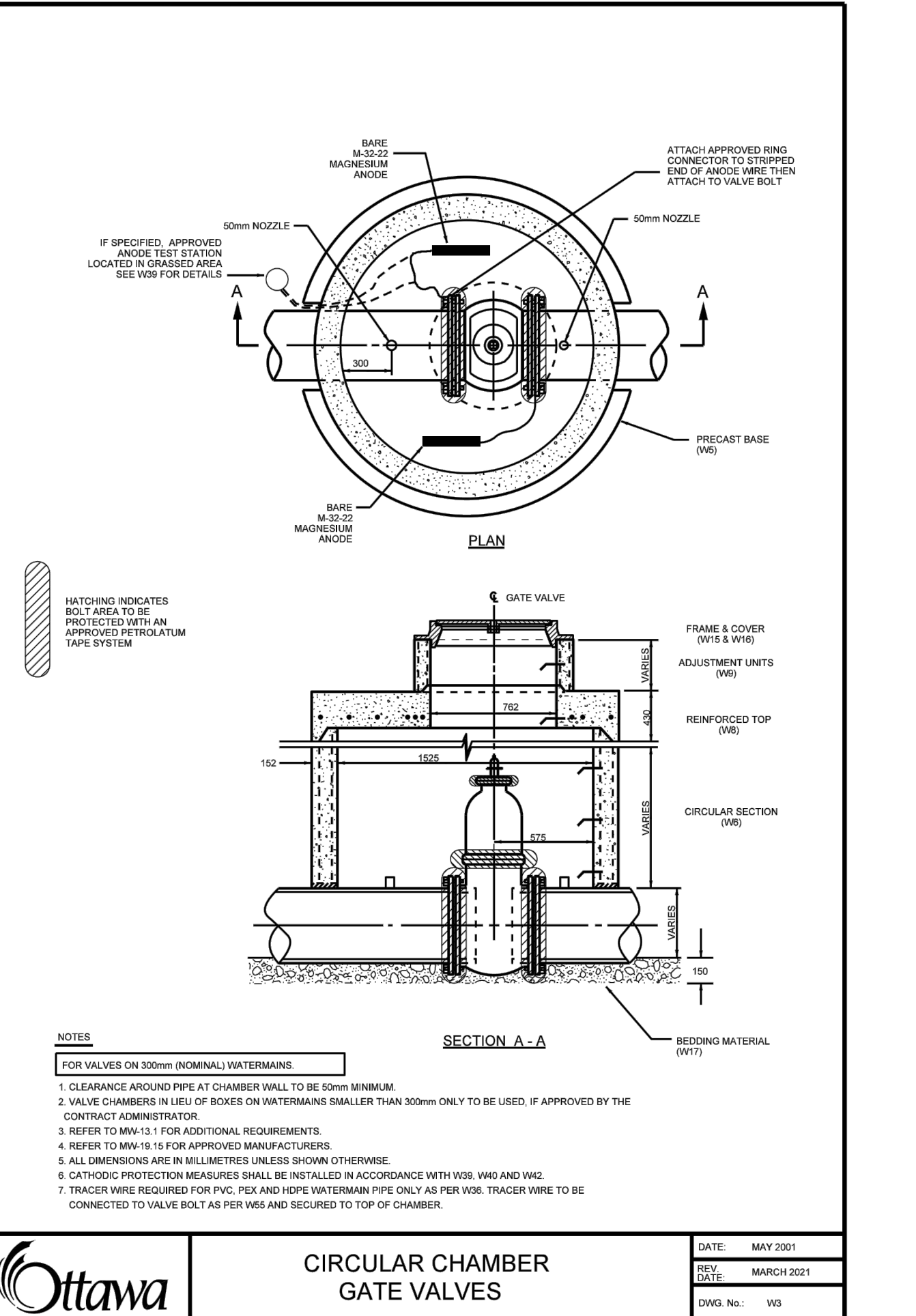
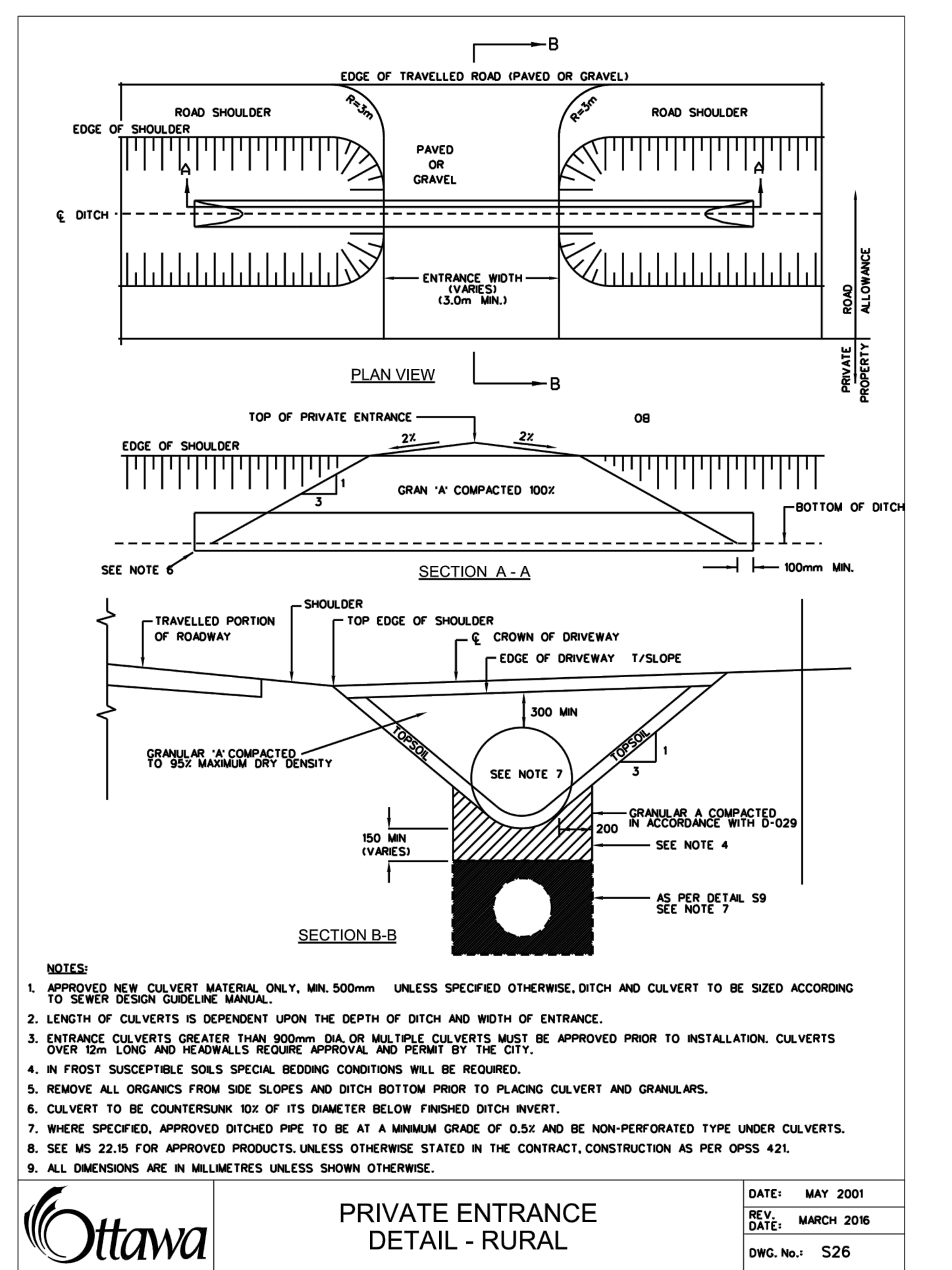
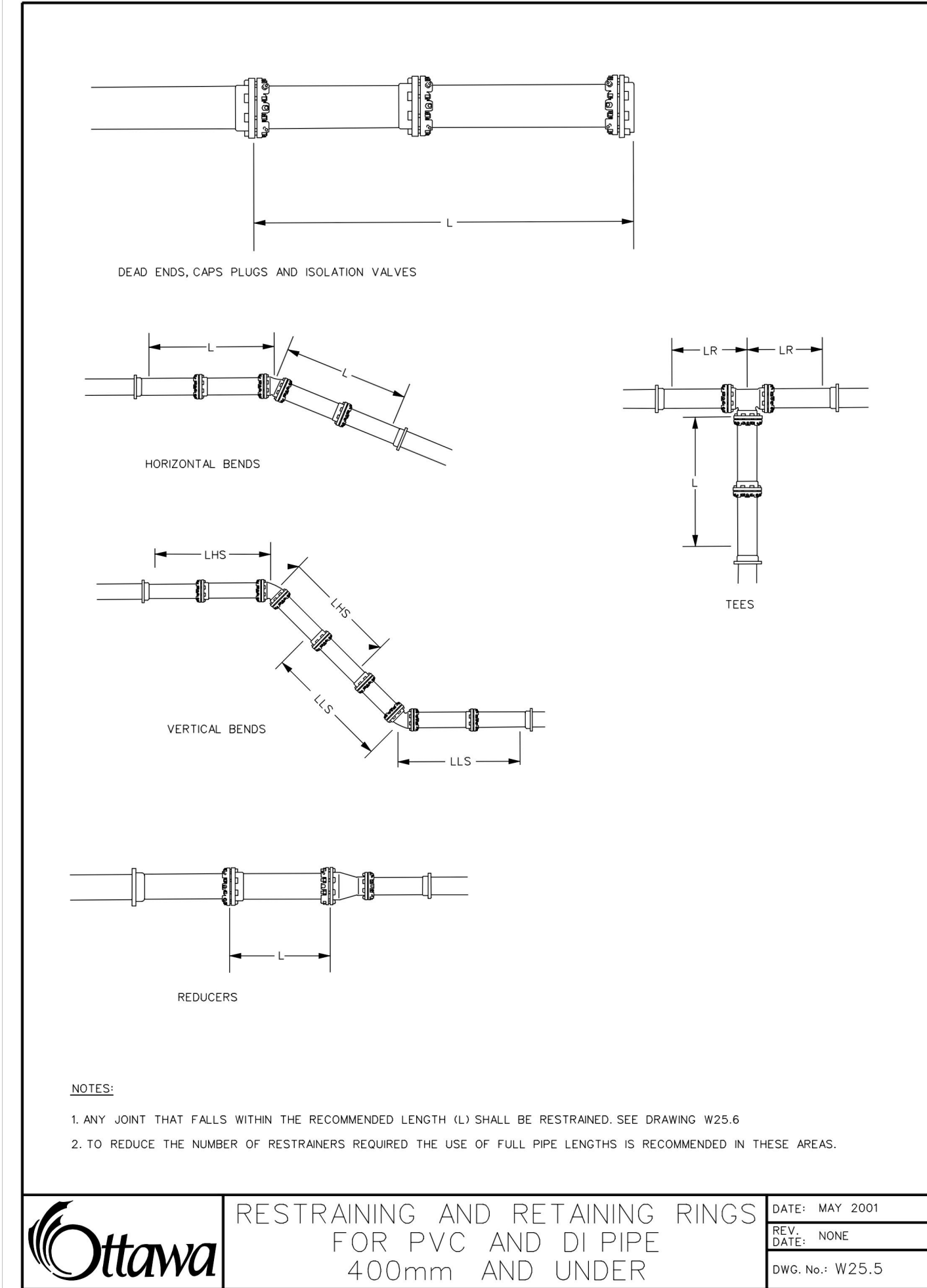
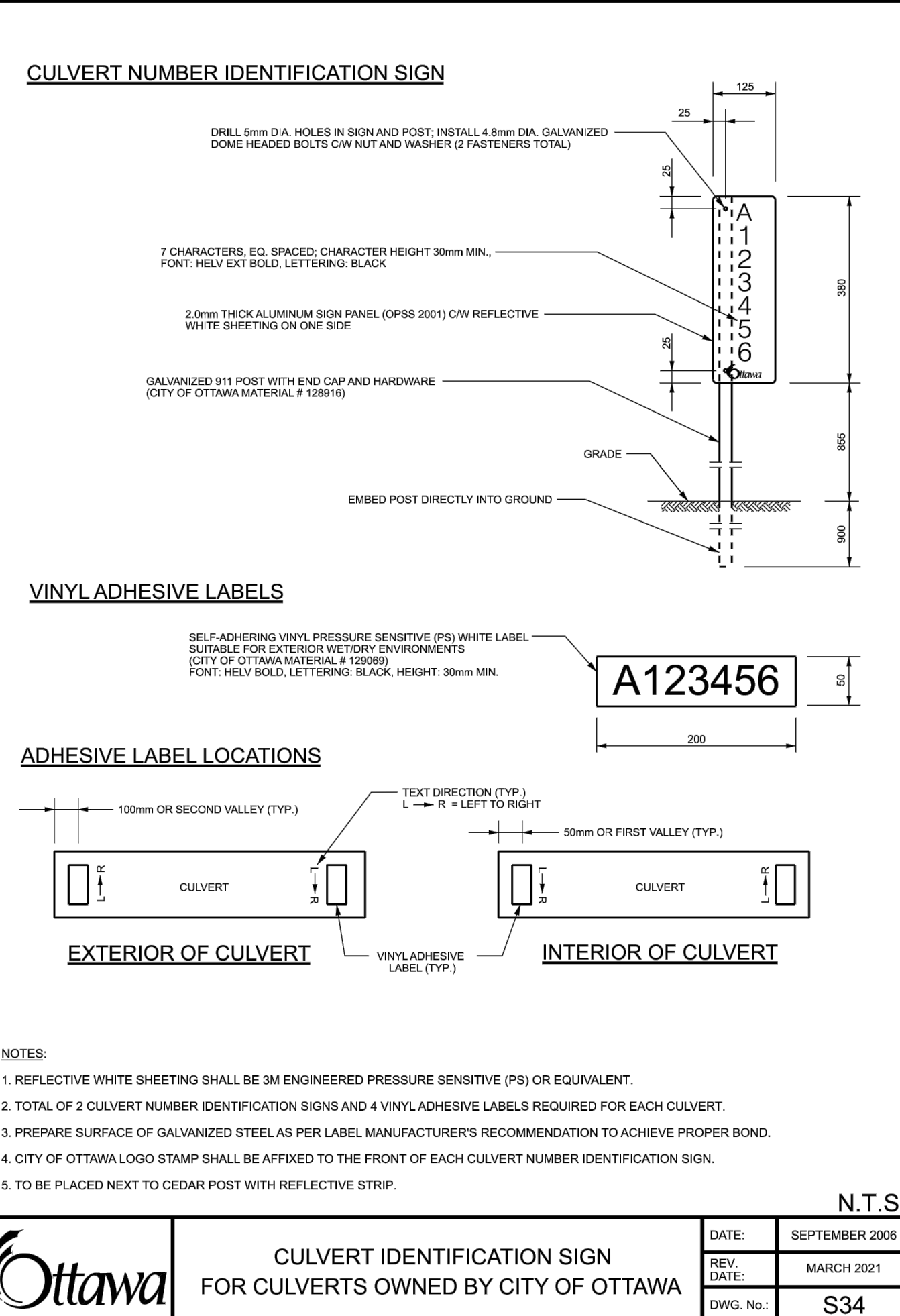
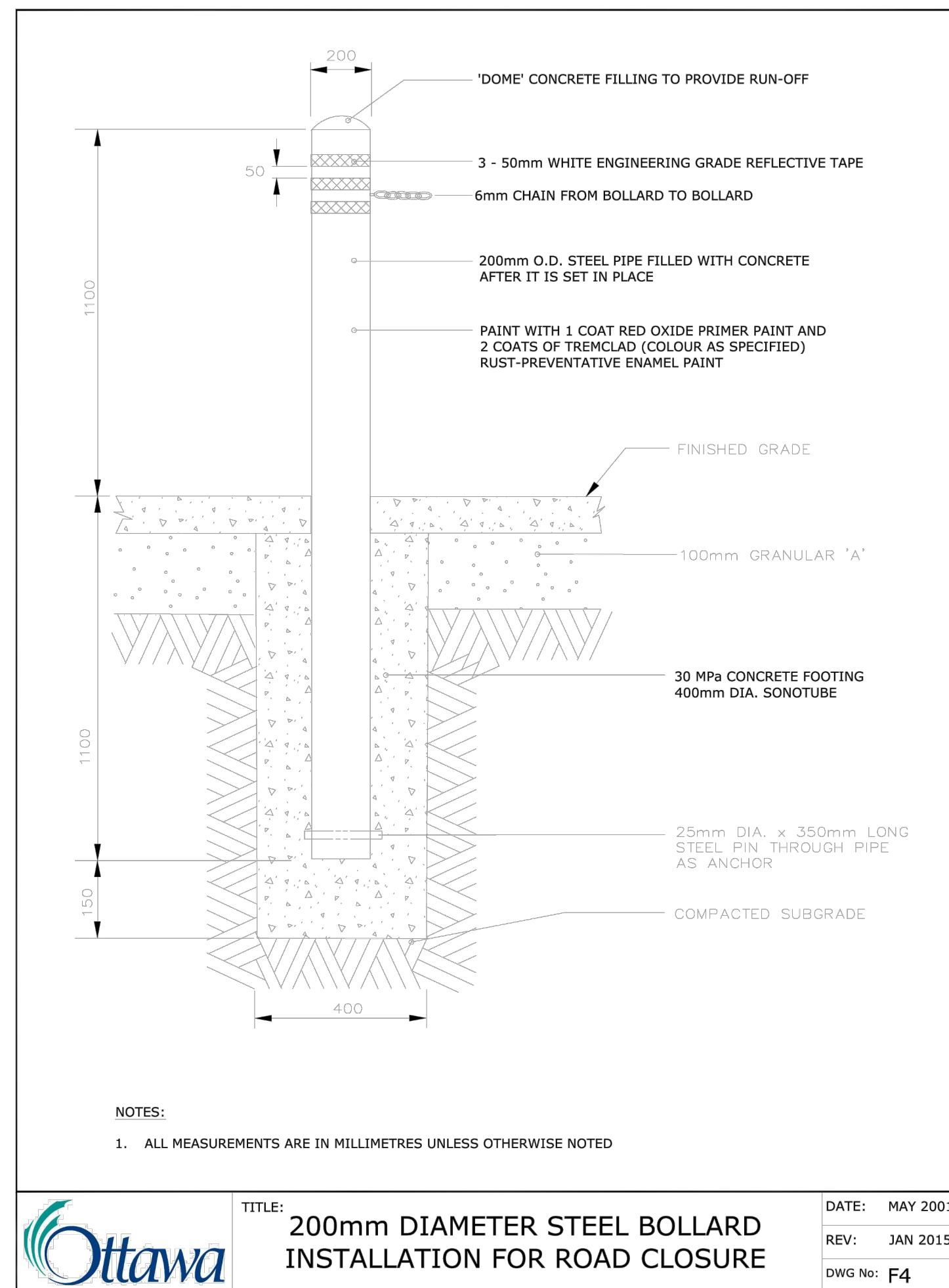


TABLE OF RESTRAINED LENGTHS FOR DI AND PVC WATERMAIN PIPE IN STANDARD GRANULAR 'A' EMBEDMENT IN SOILS OF BEARING CAPACITY OF 100 KPa AND OVER

REDUCERS	LARGER DIAMETER SIDE (TO BE RESTRAINED)					
	100mm	150mm	200mm	250mm	300mm	400mm
100mm	N/A	3	6	8	10	14
150mm	N/A	N/A	4	6	9	13
200mm	N/A	N/A	N/A	3	6	11
250mm	N/A	N/A	N/A	N/A	4	9
300mm	N/A	N/A	N/A	N/A	N/A	7
400mm	N/A	N/A	N/A	N/A	N/A	N/A

DEAD ENDS, CAPS, PLUGS, VALVES	PIPE DIAMETER					
	100mm	150mm	200mm	250mm	300mm	400mm
BEFORE CAPS AND EITHER SIDE OF VALVES - L	5	6	9	10	12	16

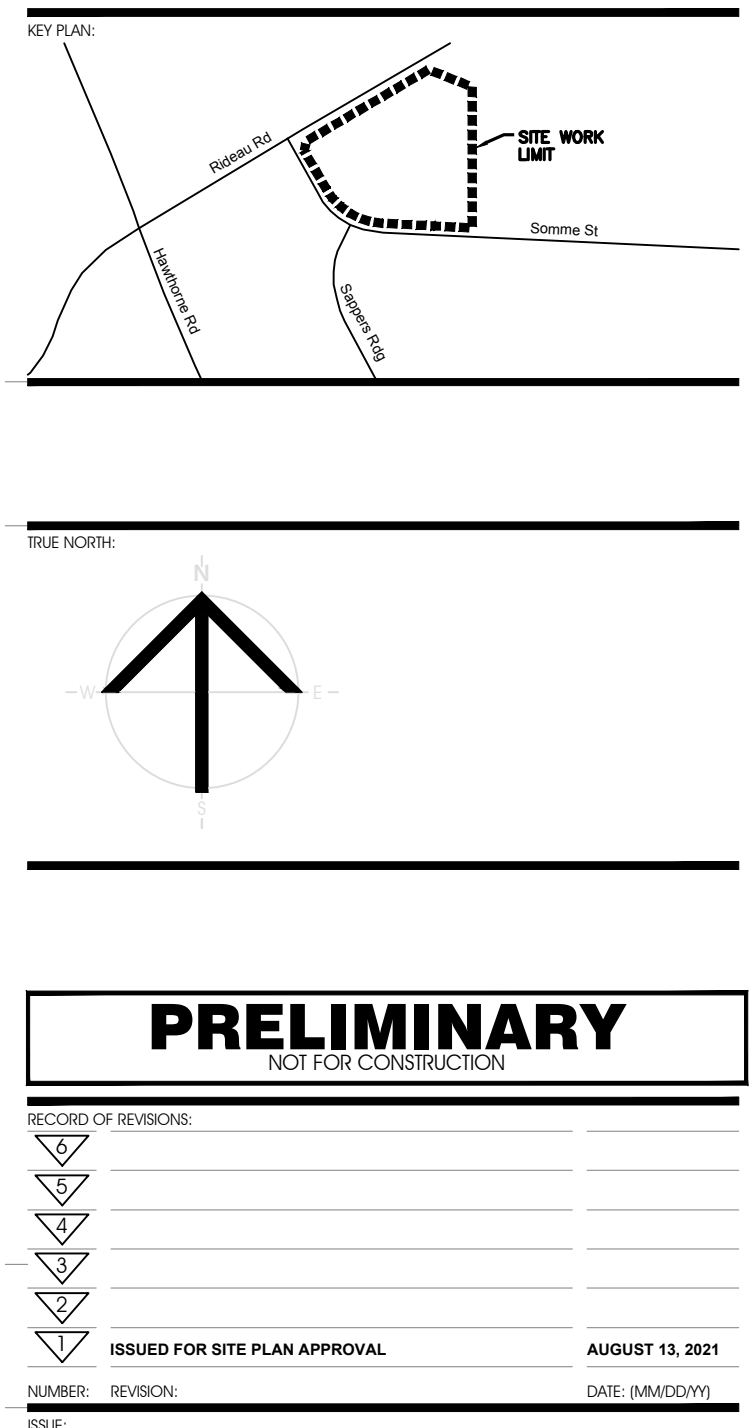
VERTICAL BENDS	PIPE DIAMETER					
	100mm	150mm	200mm	250mm	300mm	400mm
LENGTH HIGH SIDE - LHS	3	4	5	6	7	9
LENGTH LOW SIDE - LLS	1.5	2	2.5	3	3.5	4.5

TEES	PIPE DIAMETER					
	100mm	150mm	200mm	250mm	300mm	400mm
LENGTH ALONG THE BRANCH - L	1	1	1	1	1	1
LENGTH ALONG THE RUN - LR	3	3	3	3	3	3

HORIZONTAL BENDS	PIPE DIAMETER					
	100mm	150mm	200mm	250mm	300mm	400mm
11.25, 22.5, AND 45 DEGREE BENDS	1	1.5	1.5	2	2	2.5

NOTES:
1. THE ABOVE RESTRAINED LENGTHS MEET OR EXCEED THE WATERMAIN DESIGN CRITERIA FOR FUTURE ALTERATIONS AUTHORIZED UNDER A DRINKING WATER WORKS PERMIT.
2. THE ASSUMPTIONS MADE FOR THE ABOVE CALCULATIONS ARE AS FOLLOWS:
a) MAXIMUM OPERATING PRESSURE OF 100 psi
b) MAXIMUM SURGE PRESSURE WITH A FLOW VELOCITY CHANGE OF 0.6 m/s OF 115 psi (115 psi FOR CLASS 52 DI AND FOR PVC MAX. SURGE IS 35 psi)
3. FOR SOFTWARE CALCULATIONS A TEST PRESSURE OF 150 psi AND A SAFETY FACTOR OF 1.5 WAS USED WHICH RESULTS IN 225 psi MAXIMUM PRESSURE.
4. TYPE 5 TRENCH BEDDING.
5. DEPTH TO BURY 24 METRES EXCEPT FOR VERTICAL BENDS. WHERE THE HIGH SIDE IS AT 1.8 METRES.
6. EMBEDMENT MATERIAL GRANULAR 'A' WITH CHARACTERISTICS OF ASTM D2487 GP.
7. GP SOILS ARE DESCRIBED AS POORLY GRADED GRAVEL AND SAND-GRAVEL MIXES WITH LITTLE OR NO FINES.
8. (U) MUST BE OF SOLID PIPE WITHOUT JOINTS, FITTINGS, ETC.
9. THE TABLES APPLY TO BOTH DUCTILE IRON AND PVC, WHERE ONE LENGTH EXCEEDED THE OTHER THE LONGER LENGTH WAS USED.
10. RESTRAINED LENGTHS ARE IN METRES.

DATE: MAY 2001
REV. DATE: MARCH 2011
DWG. No.: W25.6



PROFESSIONAL STAMP: **J.A. SAUVE** 100201000, **C. LAVOIE/LEBEL** 100067842, PROVINCE OF ONTARIO

CIVITAS GROUP
ARCHITECTS & LANDSCAPE ARCHITECTS

CIVITAS ARCHITECTURE INC. 14 CHAMBERLAN AVENUE, SUITE 101 OTTAWA, ON CANADA K1S 1V9 1-813-742-7482 WWW.CIVITAS-INC.CA

CIMA+

PROJECT FILE: **FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY**

SCALE: NONE

SOMMIE ST. OTTAWA, ON

DETAILS

DRAWN BY: D.CANN DRAWING NUMBER: **C014**

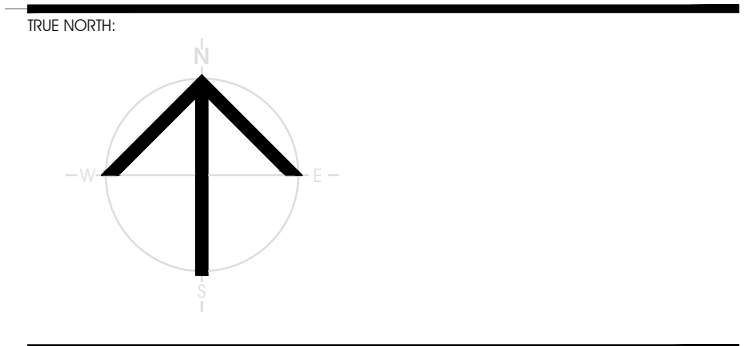
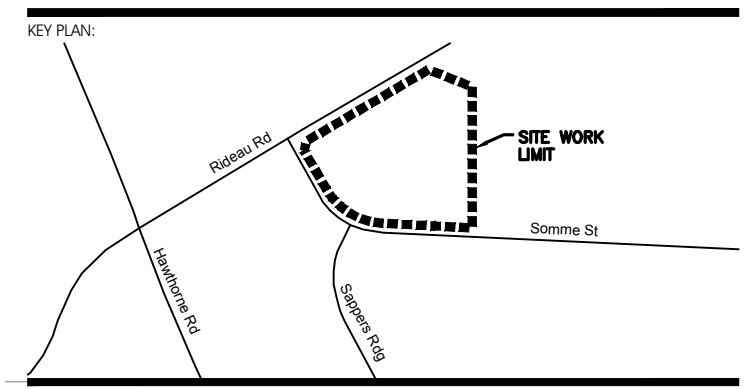
DATE: J.SAUVE

REVISED BY: J.SAUVE

ISSUED DATE: AUGUST 13, 2021 REVISION NUMBER:

CLIENT PROJECT #: **A001083**

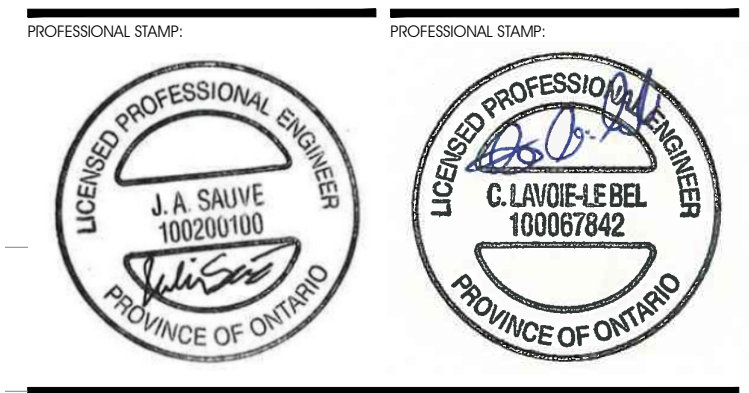
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REVISION	DATE	BY

ISSUED FOR SITE PLAN APPROVAL AUGUST 13, 2021
NUMBER: REVISION: DATE: (MM/DD/YY)
DATE: (MM/DD/YY)



CIVITAS ARCHITECTURE INC. 14 CHAMBERLAN AVENUE, SUITE 101 OTTAWA, ON CANADA K1S 1V9 1-813-742-7482 WWW.CIVITAS-INC.CA

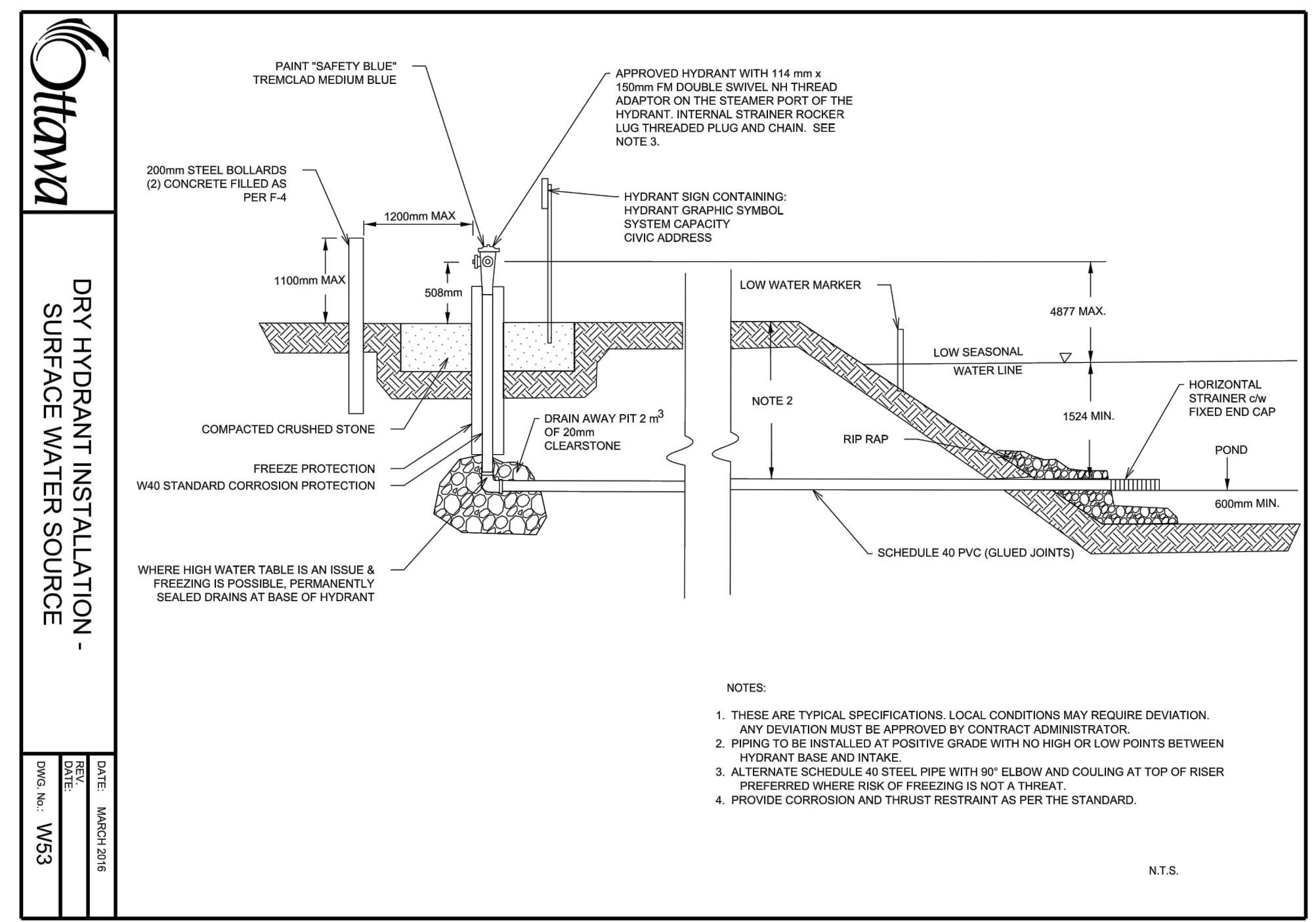


PROJECT TITLE:
FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY
SCALE: NONE
SOMME ST, OTTAWA, ON

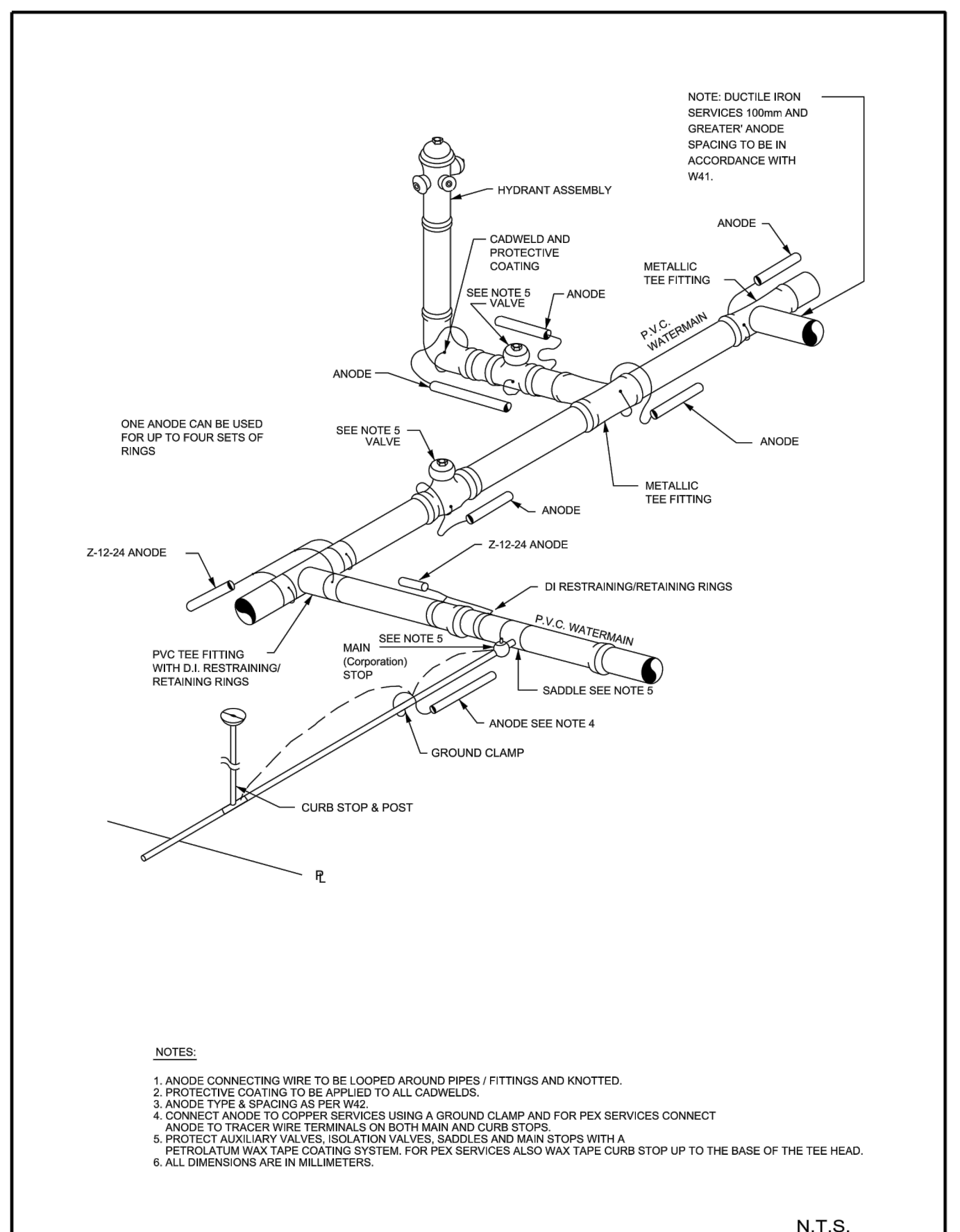
DETAILS

DRAWN BY: D.CANN DRAWING NUMBER: **C015**
DATE: J.SAUVÉ
REVIEWED BY:
APPROVED BY:
PRINT DATE: REVISION NUMBER:
ISSUED DATE: AUGUST 13, 2021
CLIENT PROJECT #: PROJECT #:

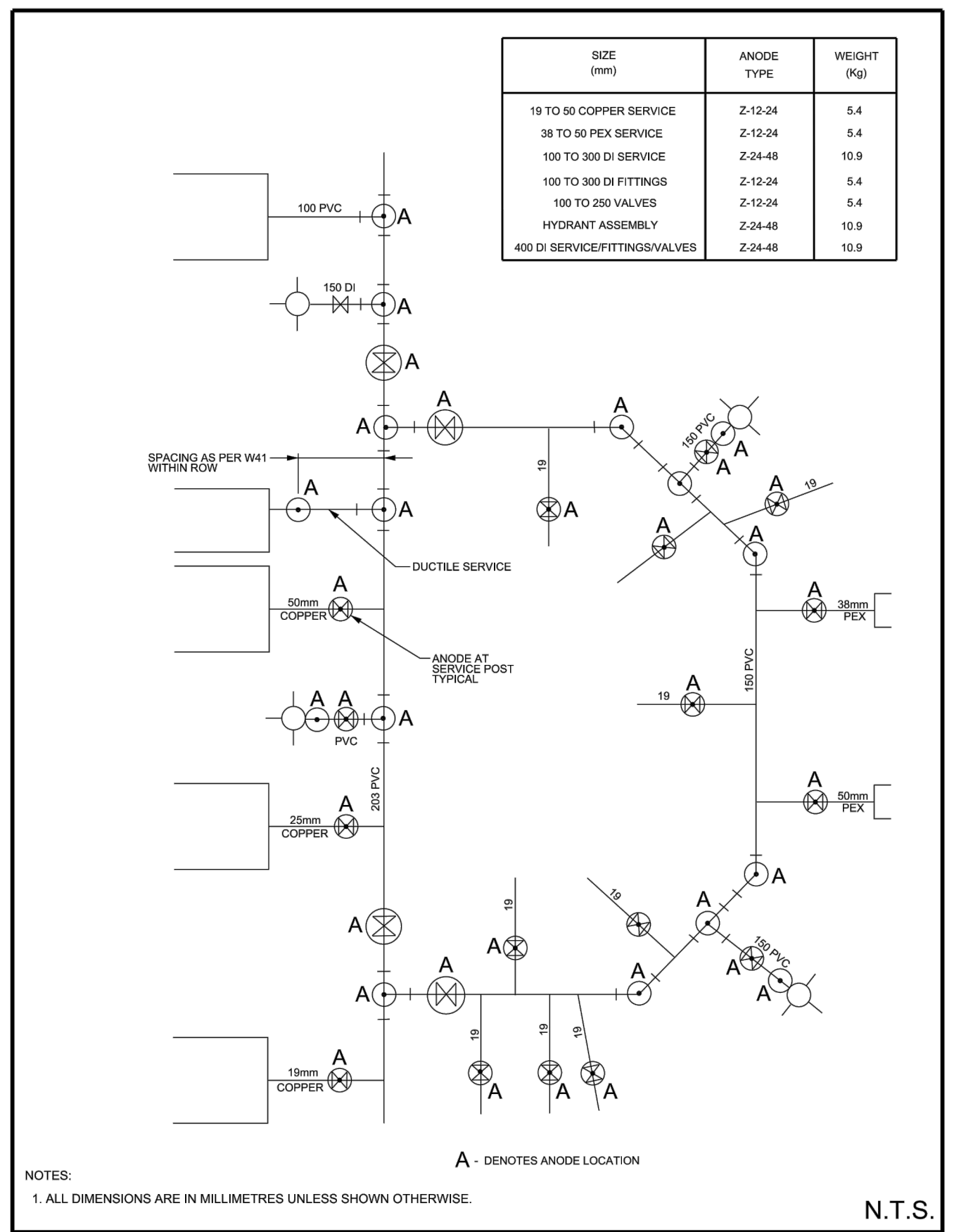
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DATE: MARCH 2014
DWG. No.: W53



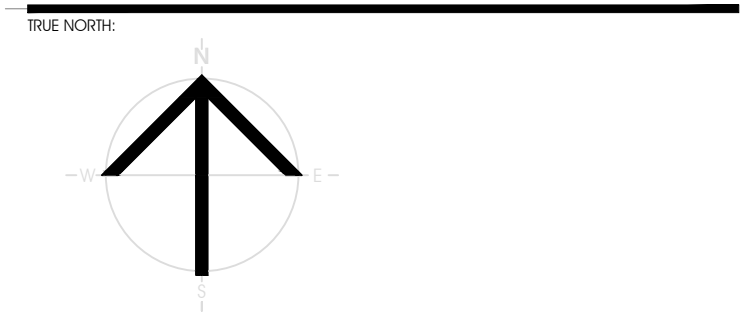
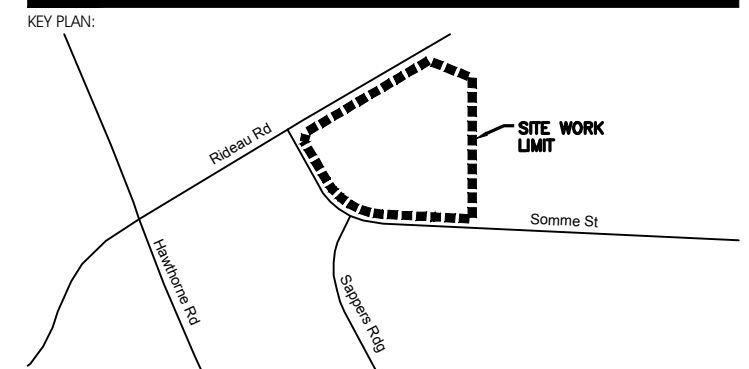
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REV. DATE: MARCH 2013
DWG. No.: W40



DATE: MAY 2001
REV. DATE: MARCH 2014
DWG. No.: W42



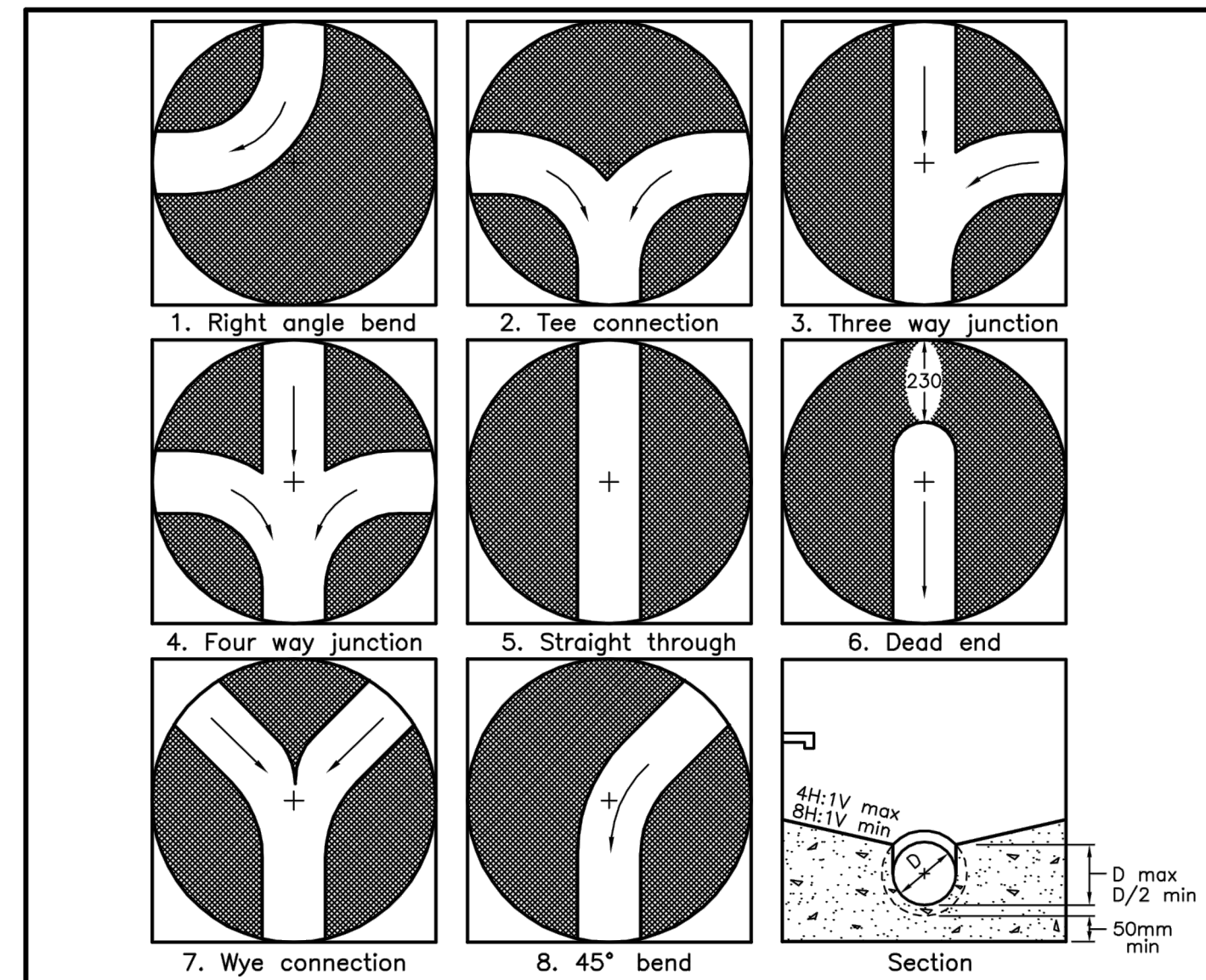
Ottawa
TYPICAL ANODE INSTALLATION PVC WATERMAIN



PRELIMINARY
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RECORD OF REVISIONS

NO.	REVISION	DATE (MM/DD/YY)
1	ISSUED FOR SITE PLAN APPROVAL	AUGUST 13, 2021
2		
3		
4		
5		



MAXIMUM SIZE HOLE IN THE WALL IN PRECAST RISER SECTIONS

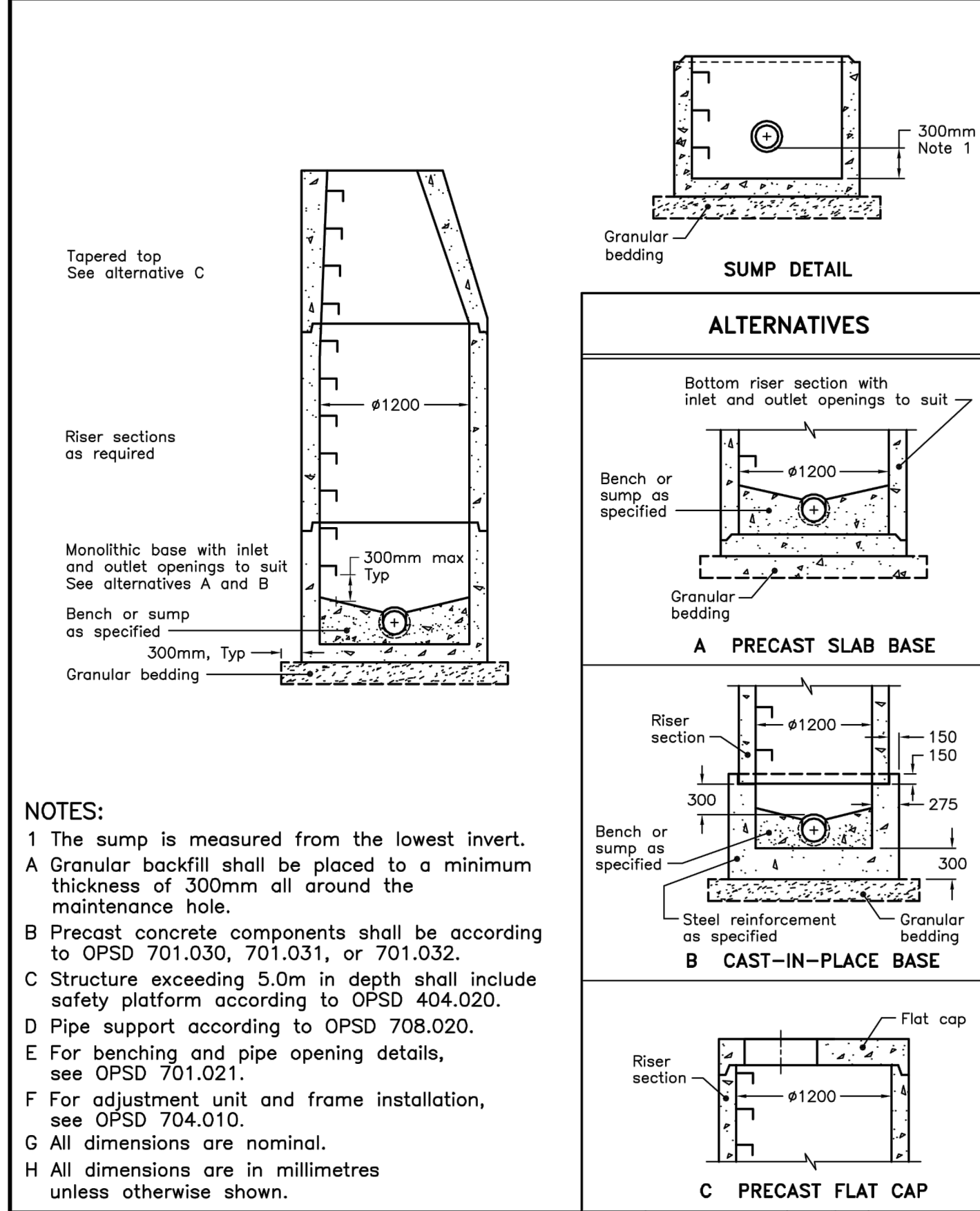
Maintenance Hole Diameter	No. 1-4	No. 5 and 6	No. 8	No. 7	
				Inlet Hole	Outlet Hole
1200	700	860	780	700	860
1500	860	1220	960	860	1170
1800	1220	1485	1220	1220	1485
2400	1485	2020	1760	1485	2020
3000	1930	2450	2300	1930	2450
3600	2470	3085	2730	2470	3085

NOTES:
1 Slopes shall be maintained from the outlet hole opening for top of benching.
A Concrete for benching shall be 30MPa.
B When benching is hand-finished, it shall be given wood float finish, channel shall be given steel trowel finish.
C Benchings slope and height shall be as specified.
D When specified, maintenance holes that are 1200mm in diameter with a uniform channel for 200 or 250mm pipe may be prebenched at the manufacturer with standardized benching slope and channel orientation.
E All dimensions are nominal.
F All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2014 Rev 4

MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES

OPSD 701.021

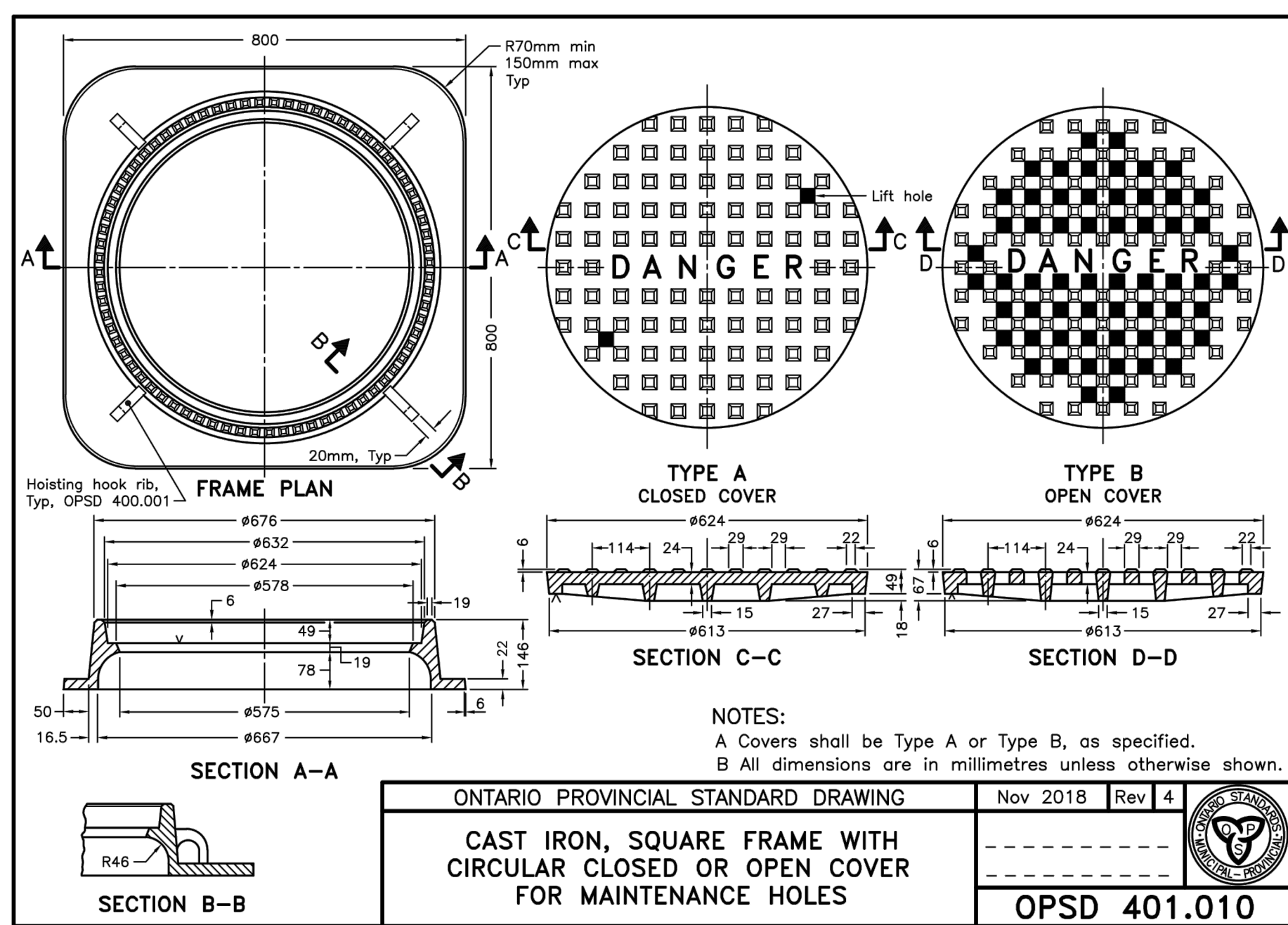


NOTES:
1 The sump is measured from the lowest invert.
A Granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.
B Precast concrete components shall be according to OPSD 701.030, 701.031, or 701.032.
C Structure exceeding 5.0m in depth shall include safety platform according to OPSD 404.020.
D Pipe support according to OPSD 708.020.
E For benching and pipe opening details, see OPSD 701.021.
F For adjustment unit and frame installation, see OPSD 704.010.
G All dimensions are nominal.
H All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2014 Rev 5

PRECAST CONCRETE MAINTENANCE HOLE 1200mm DIAMETER

OPSD 701.010

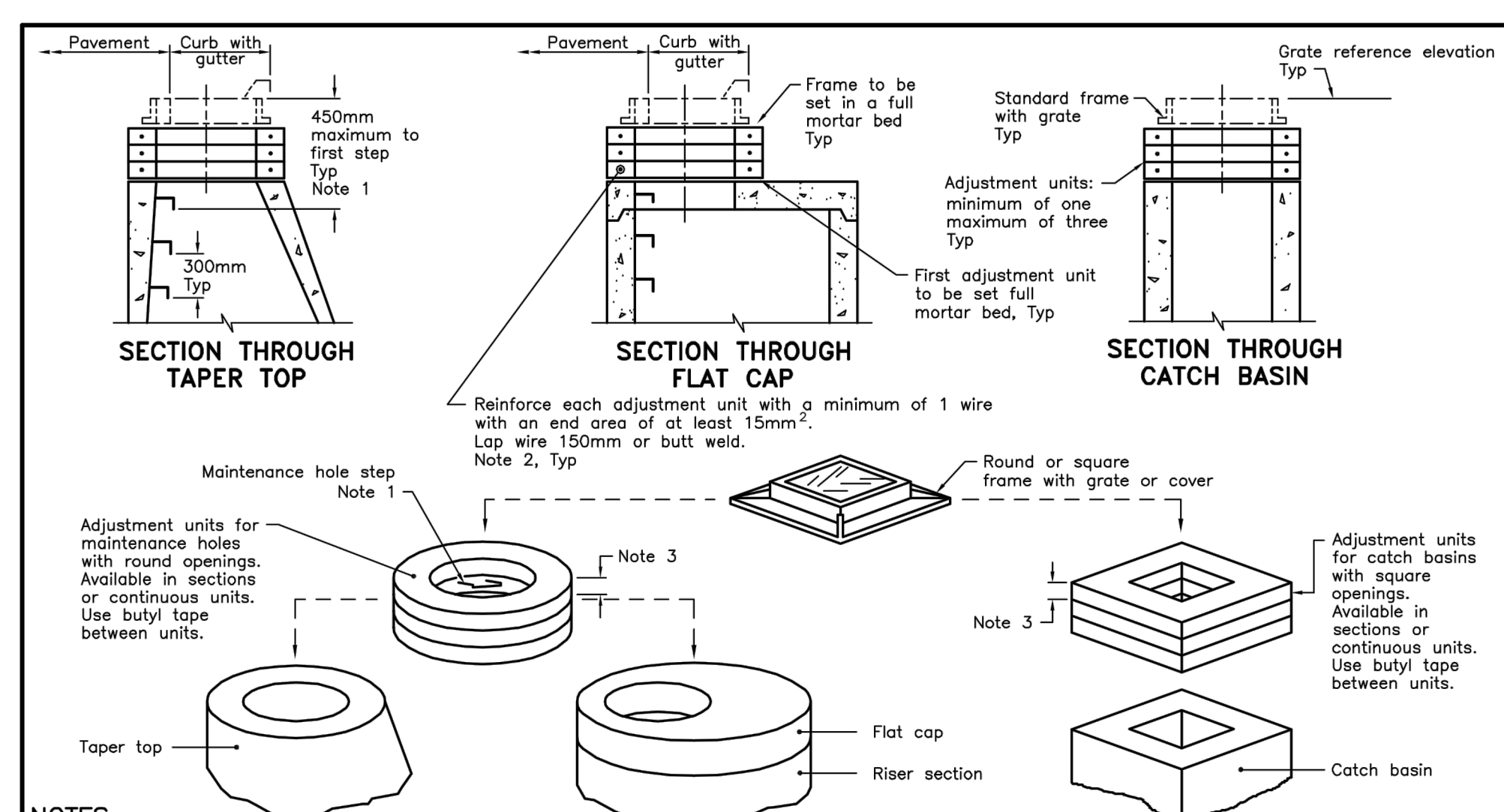


NOTES:
A Covers shall be Type A or Type B, as specified.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2018 Rev 4

CAST IRON, SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN COVER FOR MAINTENANCE HOLES

OPSD 401.010



NOTES:
1 If first step is in an adjustment unit, the adjustment unit shall be of the type manufactured with a step in place.
2 Centre reinforcing in adjustment unit ±10mm.
3 Round and square adjustment units are available in sizes of 50, 75, 100, 150, and 300mm.
A Adjustment units shall not extend beyond the outside edge of the structure.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2014 Rev 3

PRECAST CONCRETE ADJUSTMENT UNITS FOR MAINTENANCE HOLES, CATCH BASINS, AND VALVE CHAMBERS

OPSD 704.010



PROJECT TITLE:
FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY

SCALE: NONE

SOMME ST. OTTAWA, ON

DETAILS

DRAWN BY: D.CANN DRAWING NUMBER: **C016**

DATE: APPROVED BY: J.SAUVE

ISSUE DATE: AUGUST 13, 2021 REVISION NUMBER:

CLIENT PROJECT #: **A001083**

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TABLE 1 - NUMBER OF RODS IN FRAME

PIPE DIA	No of RODS
450	1
525	1
600	2
675	3
750	3
825	4
900	4
975	5
1050	6
1200	7

PIPE DIA up to 1200mm

TABLE 2 - NUMBER OF RODS IN FIXED UPPER FRAME

PIPE DIA	No of RODS
1350	1
1500	2
1650	3
1800	4
1950	5
2100	6
2250	7
2400	8

PIPE DIA 1350 to 2400mm

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2018 Rev 2
GRATING FOR CONCRETE ENDWALL
OPSD 804.050

SPLICE BOLT AND NUT

LOCATION	LENGTH
At posts	32
At structure anchor	38

ARRANGEMENT AT POST WOODEN POST SHOWN

NOTES:
1 Base metal thickness of rail shall be 2.67mm nominal and 2.44mm minimum.
2 Holes only in rail.
A All dimensions subject to manufacturing tolerances unless otherwise indicated.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2010 Rev 2
GUIDE RAIL SYSTEM, STEEL BEAM RAIL COMPONENT
OPSD 912.101

POST BOLT AND HOLE

Hole Dia	Post Bolt Size and Type
Ⓐ 18	16x460 BH
Ⓑ 18	16x310 CaB

NOTES:
1 Washer shall not be installed at front face of rail. One bolt located at centre of steel beam guide rail.
A Wooden posts and offset blocks shall be 190x190mm. Tops to have 25mm chamfer.
B Steel beam guide rail mounting heights shall be as specified.
C This OPSD to be read in conjunction with OPSD 912.101 and 912.102.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2010 Rev 2
GUIDE RAIL SYSTEM, STEEL BEAM WOODEN POST ASSEMBLY INSTALLATION - SINGLE RAIL
OPSD 912.140

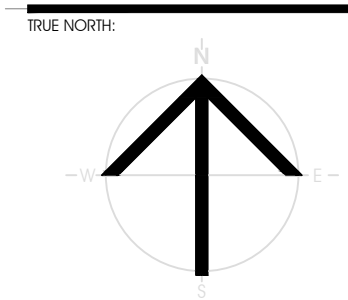
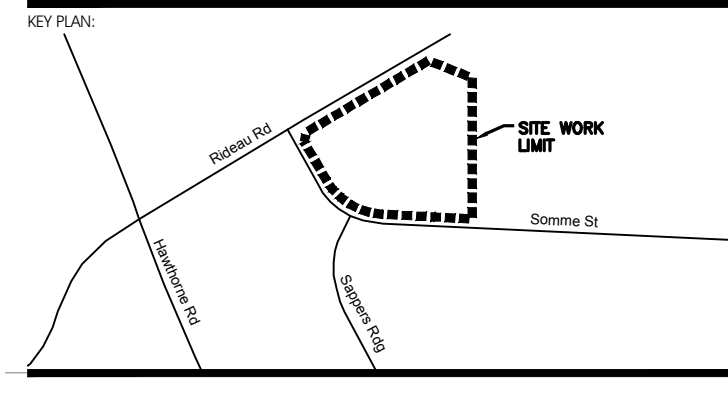
LEGEND:
D - Inside diameter

NOTES:
1 Height of fill is measured from the finished surface to top of pipe.
2 The pipe bed shall be compacted and shaped to receive the bottom of the pipe.
3 Pipe culvert frost treatment shall be according to OPSD 803.030 and 803.031.
4 Condition of excavation is symmetrical about centreline of pipe.
A Granular material placed in the haunch area shall be compacted prior to placing and compacting the remainder of the embedment material.
B Soil types as defined in the Occupational Health and Safety Act and Regulations for Construction Projects.
C All dimensions are in metres unless otherwise shown.

CLEARANCE TABLE

Pipe Inside Diameter	Clearance
mm	mm
900 or less	300
Over 900	500

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2014 Rev 3
FLEXIBLE PIPE EMBEDMENT AND BACKFILL EARTH EXCAVATION
OPSD 802.010

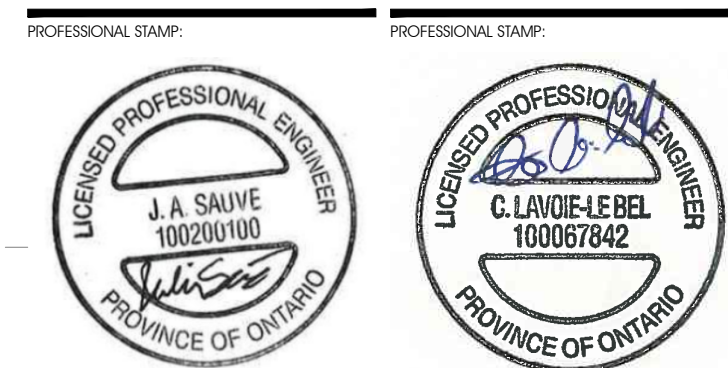


PRELIMINARY
NOT FOR CONSTRUCTION

RECORD OF REVISIONS

NO.	DESCRIPTION	DATE

ISSUED FOR SITE PLAN APPROVAL AUGUST 13, 2021
NUMBER: REVISION: DATE: (MM/DD/YY)
SITE:



CIVITAS ARCHITECTURE INC. 14 CHAMBERLAN AVENUE, SUITE 101 OTTAWA, ON CANADA K1S 1V9 1-813-742-7482 WWW.CIVITAS-INC.CA



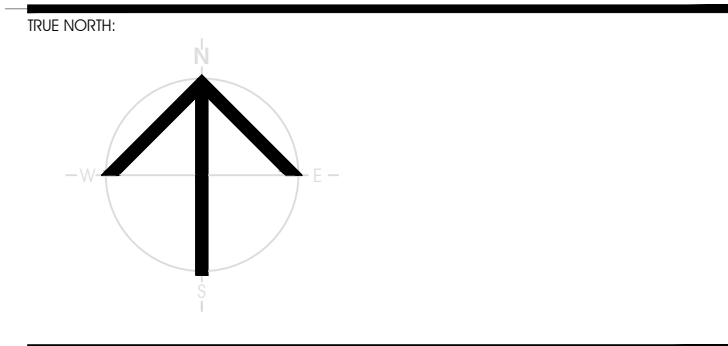
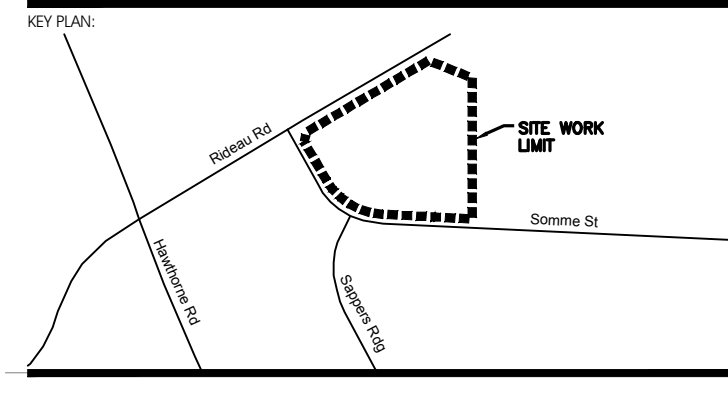
PROJECT TITLE:
FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY
SCALE: NONE
SOMMIE ST. OTTAWA, ON
DRAWING TITLE:

DETAILS

DRAWN BY: D.CANN DRAWING NUMBER:
DATE: J.SAIVE
REVIEWED BY: J.SAIVE **C017**
APPROVED BY:
PRINT DATE: AUGUST 13, 2021 REVISION NUMBER:
ISSUED DATE: AUGUST 13, 2021
CLIENT PROJECT #: PROJECT #:

A001083

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PRELIMINARY
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RECORD OF REVISIONS:

ISSUED FOR SITE PLAN APPROVAL: AUGUST 13, 2021

NUMBER: REVISION: DATE: (MM/DD/YY)

FRONT ELEVATION

SECTION A-A

LEGEND:
OD - Outside diameter of pipe

NOTES:
A This OPSD to be read in conjunction with OPSD 3940.150.
B If a steel grate is required, refer to OPSD 804.05.
C Class of concrete: 30MPa.
D Cover to reinforcing bars 70mm ± 20mm.
E All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2017	Rev 2	
CONCRETE HEADWALL FOR PIPE LESS THAN 900mm DIAMETER	OPSD 804.030		

PLAN

SECTION A-A

FRONT VIEW

SIDE VIEW

PIPE DIA	ENDWALL DIMENSIONS							
	A	B	C	D	E	F	G	H
600	1050	2400	2725	1400	300	75	1525	2350
675	1125	2400	2725	1475	300	75	1600	2425
750	1200	2400	2725	1550	300	75	1675	2500
825	1275	2400	2725	1625	300	75	1755	2575
900	1350	2400	2725	1700	300	75	1825	2650
975	1425	2400	2725	1775	375	150	1975	2725
1050	1500	3000	3400	1850	375	150	2050	3100
1200	1650	3000	3400	2000	375	150	2200	3250
1350	1800	3000	3400	2150	375	150	2350	3400
1500	1950	3000	3400	2300	375	150	2500	3550
1650	2100	3000	3400	2450	375	150	2650	3700
1800	2250	3000	3400	2600	375	150	2800	3850
2400	3000	3000	3400	3350	375	150	3550	4600

NOTES:
A This OPSD to be read in conjunction with OPSD 3940.150.
B Class of concrete: 30MPa.
C Cover to reinforcing bars: 75mm ± 20mm.
D Granular backfill to be placed to 300mm min thickness on all sides.
E All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2017	Rev 1	
CONCRETE HEADWALL FOR SEWER OR CULVERT PIPE OUTLET	OPSD 804.040		

PLAN CUT OR FILL

SECTION A-A CUT

SECTION B-B CUT

SECTION A-A FILL

SECTION B-B FILL

TYPE A - WITHOUT GEOTEXTILE

TYPE B - WITH GEOTEXTILE

NOTES:
1 The thickness of the rip-rap layer shall be at least 1.5 times the rip-rap mean diameter.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 3	
GENERAL RIP-RAP LAYOUT FOR SEWER AND CULVERT OUTLETS	OPSD 810.010		

TYPE I

TYPE II

TYPE III

PLAN OF JOINT DETAIL IN CONCRETE TOE WALLS AT 3.0m SPACING

NOTES:
1 Walls shall be founded on undisturbed soil having a minimum bearing capacity at ultimate limit states of 200kPa for Type I and 300kPa for Type II and Type III.
2 Excavation for toe walls shall be backfilled with free draining granular material.
3 10mm preformed joint filler, Type A, non-extruding and resilient bituminous type as specified.
4 Cold applied rubber asphalt joint sealing compound.
5 Where specified, wall drains shall be installed as per OPSD 3190.100.
6 150mm dia perforated pipe subdrain wrapped in geotextile.
A Maximum height of slope above top of wall is 4m.
B Concrete for toe walls shall be 30MPa.
C All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2010	Rev 2	
WALLS RETAINING CONCRETE TOE WALL	OPSD 3120.100		

PROFESSIONAL STAMP:

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ARCHITECTURE & LANDSCAPE ARCHITECTURE

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PROJECT TITLE:
FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY

SCALE: NONE

SOMMIE ST. OTTAWA, ON

DETAILS

DRAWN BY: D.CANN DRAWING NUMBER: C018

DATE: _____

REVIEWED BY: J.SALVE

APPROVED BY: _____

PRINT DATE: _____

ISSUED DATE: AUGUST 13, 2021 REVISION NUMBER: _____

CLIENT PROJECT #: _____ PROJECT #: **A001083**

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