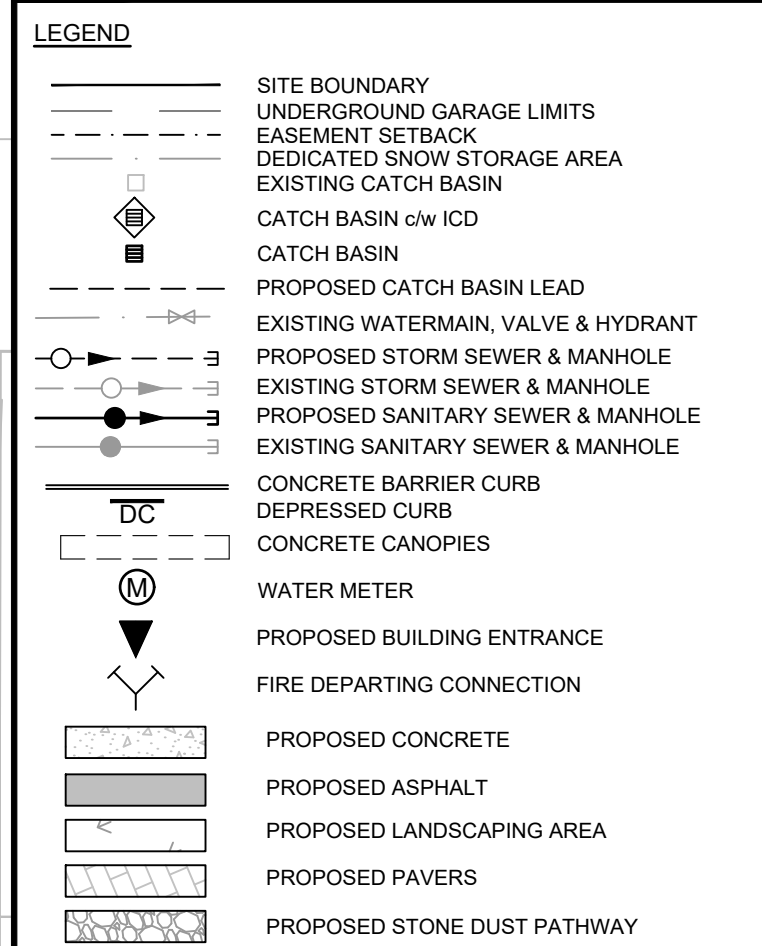
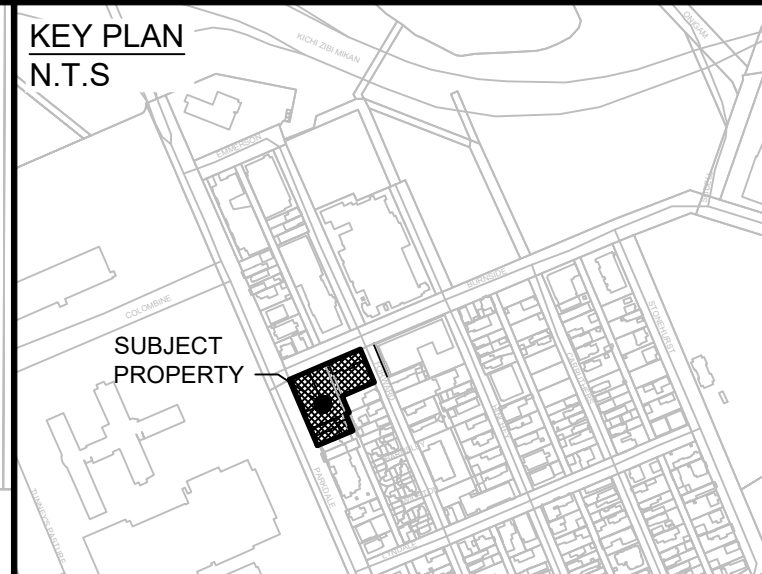
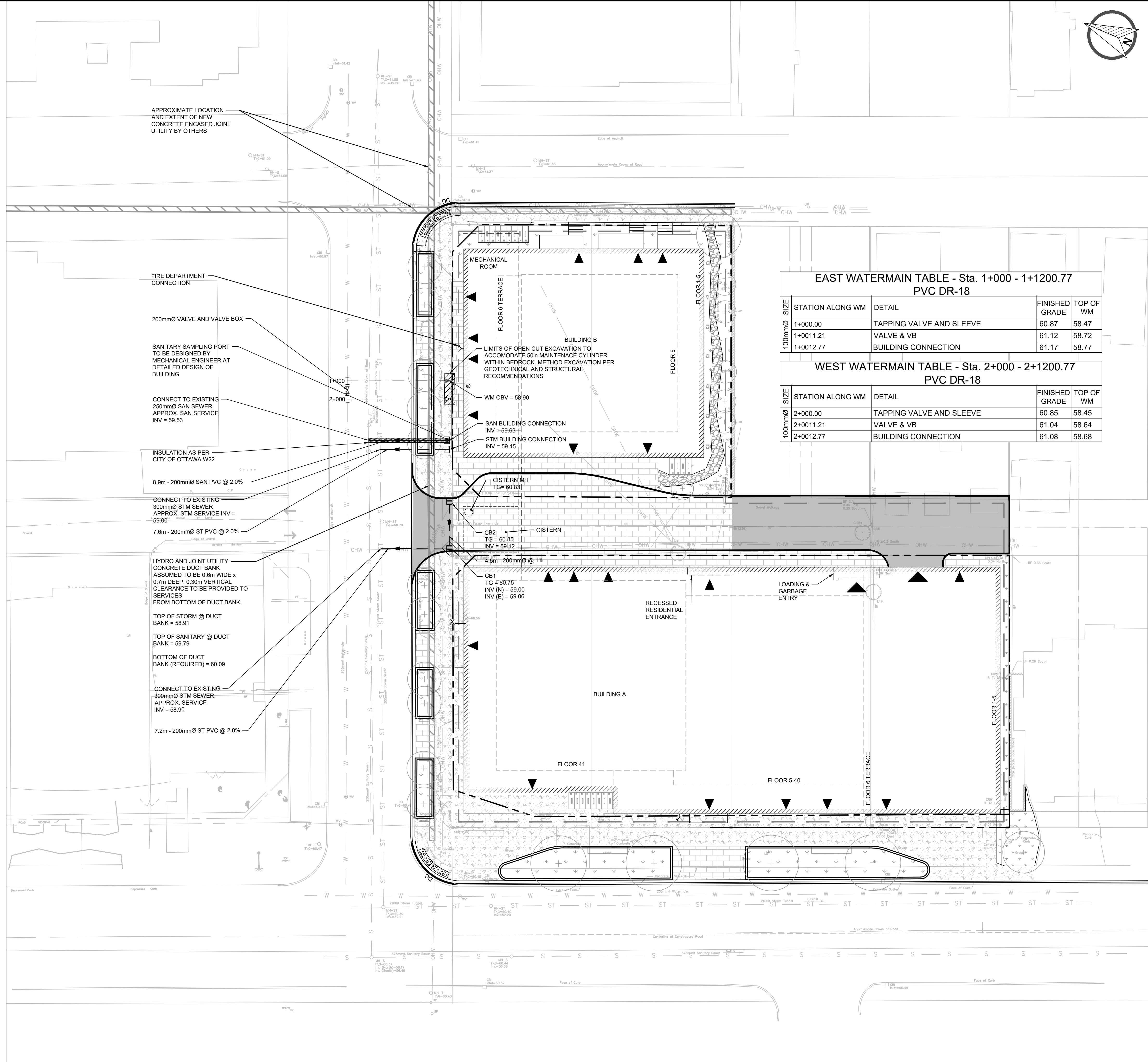


CONSTRUCTION NOTES:

- ALL MATERIAL (SANITARY, STORM & WATERMAIN) AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS AND SPECIFICATIONS, AND ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS.
- SERVICING DESIGN DRAWINGS TO BE READ IN CONJUNCTION WITH THE SITE SERVICING REPORT (FEBRUARY, 2026) PREPARED BY J.L. RICHARDS & ASSOCIATES LIMITED (33433-000).
- DRAWINGS TO BE READ IN CONJUNCTION WITH UPDATED GEOTECHNICAL INVESTIGATION FOR 131 PARKDALE HIGHRISE IN OTTAWA, ONTARIO PREPARED BY PATERSON (DATED FEBRUARY 12, 2026).
- FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS, THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
- UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE TO THE CENTRELINE OF SEWER OR MAINTENANCE HOLE.
- THE NOMINAL DIAMETER OF PIPES ARE REFERRED TO IN PLAN VIEW.
- A CITY OF OTTAWA UCC BASE IS SHOWN ON THESE DRAWINGS. CONTRACTOR TO VERIFY IN FIELD, PRIOR TO CONSTRUCTION. UCC BASE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATES FROM ALL UTILITY COMPANIES TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION AND ALL ASSOCIATED WORKS TO THE SATISFACTION OF THE ENGINEER AND CITY OF OTTAWA. AT ALL CONNECTION POINTS, REINSTATE SURFACES TO EXISTING CONDITION OR BETTER.
 - ASPHALT RESTORATION SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DRAWING NO. R10.
 - THICKNESS OF GRANULARS AND ASPHALT LAYERS SHALL MATCH EXISTING
- ALL CONNECTIONS TO EXISTING WATERMAIN STUBS (INCLUDING CONNECTIONS TO EXISTING WATERMAIN) TO BE COMPLETED BY CITY OF OTTAWA FORCES. CONTRACTOR TO PROVIDE OPEN CUT EXCAVATION, BACKFILLING, COMPACTION AND REINSTATEMENTS, IN ACCORDANCE WITH CURRENT CITY SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE, VIA EXCAVATION, THE EXACT LOCATION AND ELEVATION OF THE EXISTING WATERMANS, SEWERS AND UNDERGROUND STRUCTURES AS REQUIRED FOR ALL CONNECTIONS, RELOCATIONS, AND BLANKINGS.
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL, AS PER O.REG 406/19. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT AN EXCESS SOIL MANAGEMENT PLAN PREPARED BY A QUALIFIED PERSON AND EXECUTED BY THE CONTRACTOR IN COMPLIANCE WITH OPS.MUNI 180 GENERAL SPECIFICATION FOR THE MANAGEMENT OF EXCESS MATERIALS.
- THE CONTRACTOR SHALL:
 - REMOVE FROM SITE ALL EXCESS MATERIAL IN COMPLIANCE WITH THE EXCESS SOIL MANAGEMENT PLAN.
 - TEST ALL EXCESS MATERIAL PRIOR TO HAULING OFF-SITE TO DETERMINE THE CLASSIFICATION OF THE SOIL AS PER ONTARIO REGULATION 406/19 ON-SITE AND EXCESS SOIL MANAGEMENT.
 - HAUL CLASS 1 CONTAMINATED MATERIAL AS DIRECTED BY THE QUALIFIED PERSON.
- ALL WATERMANS SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- WATERMANS CROSSING BELOW OR OVER A SEWER SHALL BE IN ACCORDANCE WITH CITY STANDARD DRAWING W25 AND W25.2
- PROVIDE A MINIMUM OF 2.4M COVER ON ALL WATERMANS AND WATER SERVICES. OTHERWISE PROVIDE THERMAL INSULATION AS PER THE CITY STANDARD DRAWING W22 (IN SHALLOW TRENCHES) AND W23 (AT OPEN STRUCTURES).
- WATERMAIN THRUST BLOCKS TO BE CONSTRUCTED PER CITY STANDARD DRAWINGS W25.3 AND W25.4. THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES, PLUGS, DEAD END CAPS, VALVES, REDUCERS, OR OTHER FITTINGS WHERE CHANGES OCCUR IN PIPE DIAMETER OR DIRECTION ALL IN ACCORDANCE WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- WATERMAIN SERVICE LATERAL TO BUILDING TO BE PVC DR-18.
- ALL WATER DISTRIBUTION INFRASTRUCTURE TO BE PROVIDED WITH CATHODIC CORROSION PROTECTION AS PER CITY STANDARD W40.
- SANITARY AND STORM SERVICE LATERALS TO BUILDING TO BE PVC DR-28.
- SANITARY AND STORM SERVICES TO BE IN ACCORDANCE WITH CITY STANDARD DRAWING S11.1 AND PROVIDED WITH 0.3M MINIMUM VERTICAL CLEARANCE TO WATERMAIN. REFER TO WATERMAIN TABLE FOR CROSSING DETAILS.
- ALL FLOWS FROM THE UNDERGROUND PARKING GARAGE ARE TO BE CONVEYED TO THE SANITARY SERVICE. SANITARY FLOWS ARE TO BE PUMPED TO THE PROPOSED SANITARY SERVICE (TYP.)
- THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPS.S 410.07.16, 410.07.16.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
- SERVICES TO BE TERMINATED 1.0M FROM BUILDING WALL (TYPICAL), FOR STRUCTURAL WORK PROPOSED SERVICES TO BE SLEEVED THROUGH FOUNDATION WALL.
- BUILDER TO INSTALL BACKWATER VALVES ON SANITARY AND STORM SERVICE LATERALS IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DETAIL DRAWINGS S14, S14.1, S14.2.
- ALL STORM & SANITARY MAINTENANCE HOLES C/W FRAME AND COVER AS PER CITY STANDARD DRAWINGS 24 AND 24.1. SANITARY AND STORM MAINTENANCE HOLES TO HAVE WATERTIGHT COVERS PER OPSD 401.030.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN. PLEASE REFER TO THE TOPOGRAPHIC SURVEY PROVIDED BY AOV SEPTEMBER 25, 2025 FOR LOCATION AND DESCRIPTION OF JOB BENCHMARK.
- MATCH EXISTING ELEVATIONS WHERE SPECIFIED. ENSURE POSITIVE DRAINAGE TOWARDS A SUITABLE OUTLET WHETHER INDICATED OR NOT.
- ALL GROUNDWATER PUMPED FROM THE SITE TO BE METERED AND A PERMIT TO TAKE WATER OBTAINED AS APPLICABLE.
- CATCH BASIN 1 (CB1) TO BE INSTALLED WITH "HYDROVEX 75-VHV-1" INLET CONTROL DEVICE (ICD) AT A RATE OF 6 L/S.



No.	ISSUE / REVISION	DD/MM/YY
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VERIFY SHEET SIZE AND SCALES. THE BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.

SCALE: 1:200

CLIENT:

brigil

CONSULTANT: www.jlrichards.ca

J.L. Richards
ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

PROFESSIONAL ENGINEER
M.M. MUISE
100571590
2026-03-03
PROVINCE OF ONTARIO

PROFESSIONAL ENGINEER
K.R. FERREY-MORENO
100122492
2026-03-03
PROVINCE OF ONTARIO

PROJECT:

131 PARKDALE AVE

OTTAWA, ONTARIO

DRAWING:

SITE SERVICING PLAN

DESIGN: SP/MM

DRAWN: KT/AC

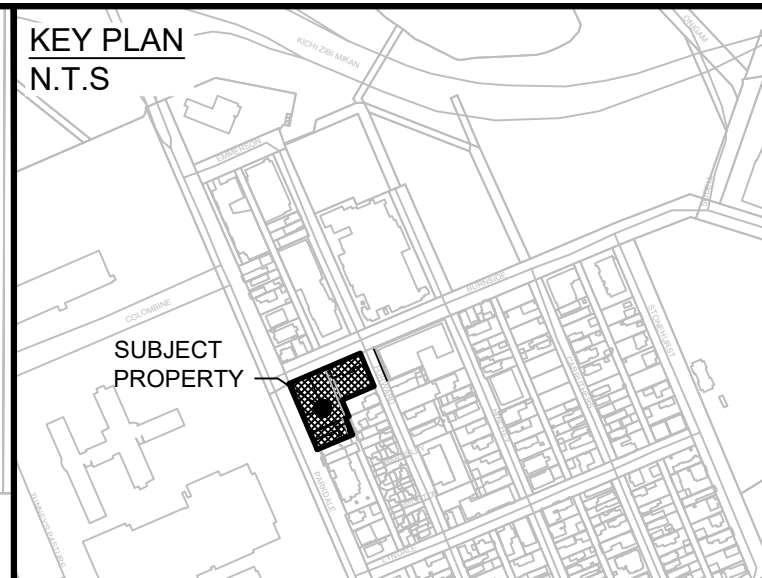
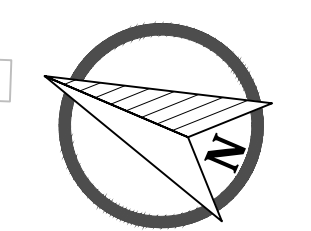
CHECKED: KF

JLR #: 33433-000

DRAWING #:

C01

- GRADING NOTES:**
- ROADWAY SUBGRADE SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF GRANULARS, ABOVE WOVEN GEOTEXTILE (IF REQUIRED); ROADWAY MATERIAL AND COMPACTION INSPECTION TO BE CARRIED OUT BY A QUALIFIED GEOTECHNICAL ENGINEER AS REQUIRED BY THE MUNICIPALITY.
 - CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.
 - AT ALL CONNECTION POINTS REINSTATE SURFACES TO EXISTING CONDITION OR BETTER:
 - ASPHALT RESTORATION SHALL BE IN ACCORDANCE WITH (CITY OF OTTAWA STANDARD DRAWING R10)
 - PAVEMENT STRUCTURE, IE. THICKNESS OF GRANULARS AND ASPHALT LAYERS
 - DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS.
 - ALL WORKS TO BE COMPLETED TO CITY OF OTTAWA STANDARDS.
 - 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.



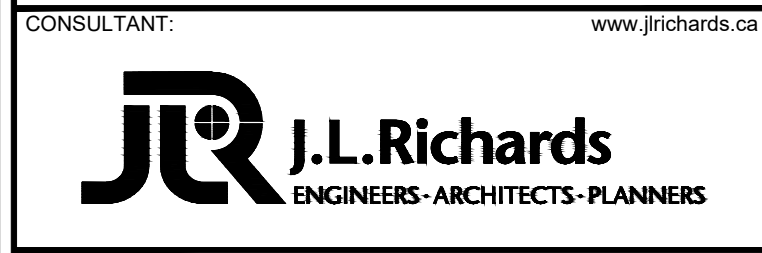
- LEGEND**
- SITE BOUNDARY
 - UNDERGROUND GARAGE LIMITS
 - PROPOSED ELEVATION
 - EXISTING GROUND ELEVATION (AOV SURVEY, RECEIVED JULY 25, 2025)
 - PROPOSED SPILL POINT
 - PROPOSED TERRACING (MAX 3:1)
 - SURFACE SLOPE
 - MAJOR/EMERGENCY OVERLAND FLOW DIRECTION (> 1:100 YR)
 - DEPRESSED CURB
 - BUILDING ENTRANCE
 - TACTILE WALKING SURFACE INDICATOR
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED LANDSCAPING AREA
 - PROPOSED PAVERS
 - PROPOSED STONE DUST PATHWAY

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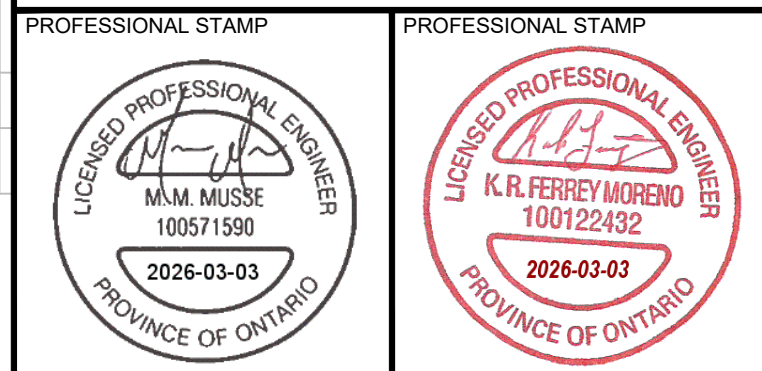
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VERIFY SHEET SIZE AND SCALES. THE BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.

SCALE: 1:200



CONSULTANT:



PROJECT:

131 PARKDALE AVE

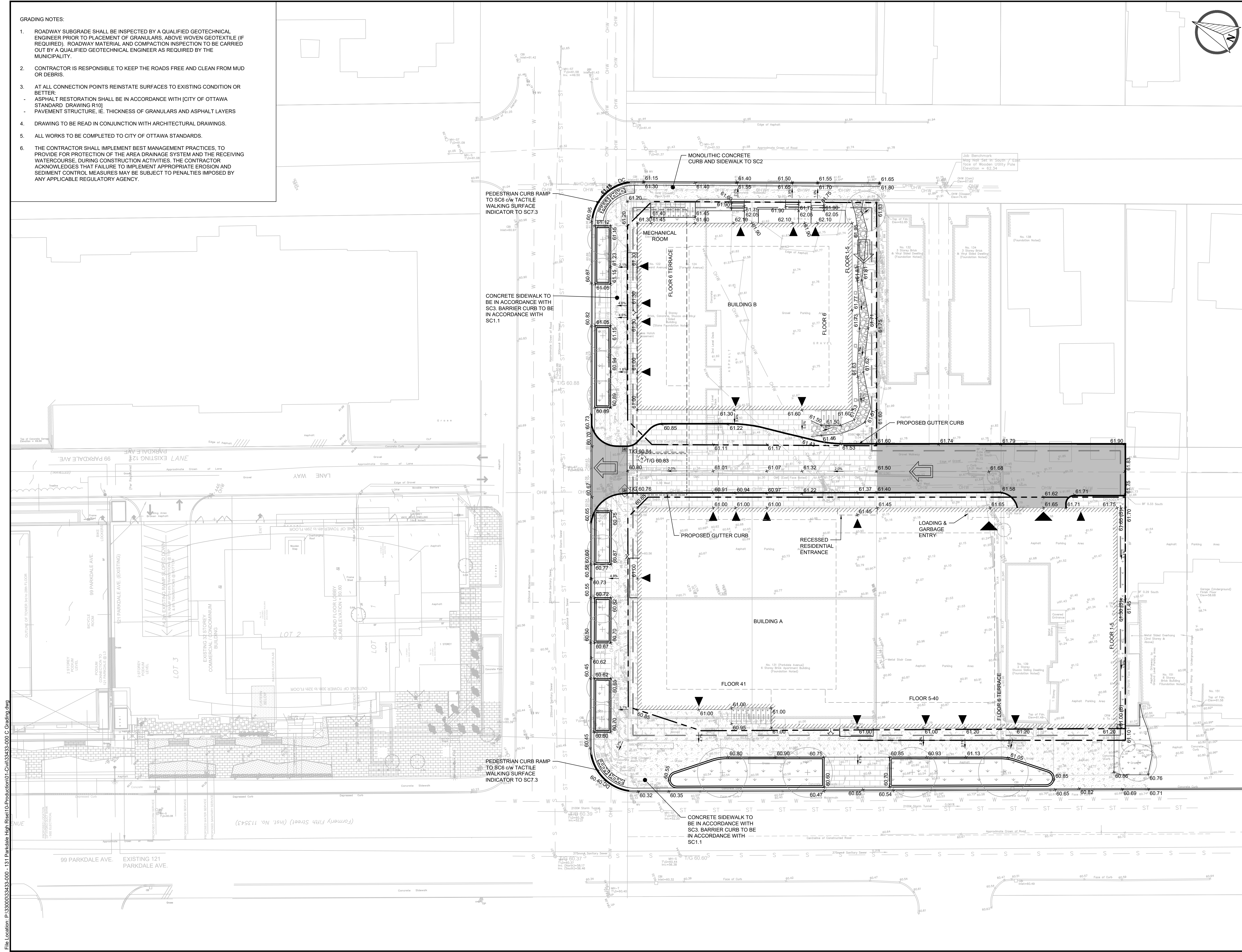
OTTAWA, ONTARIO

DRAWING:

GRADING PLAN

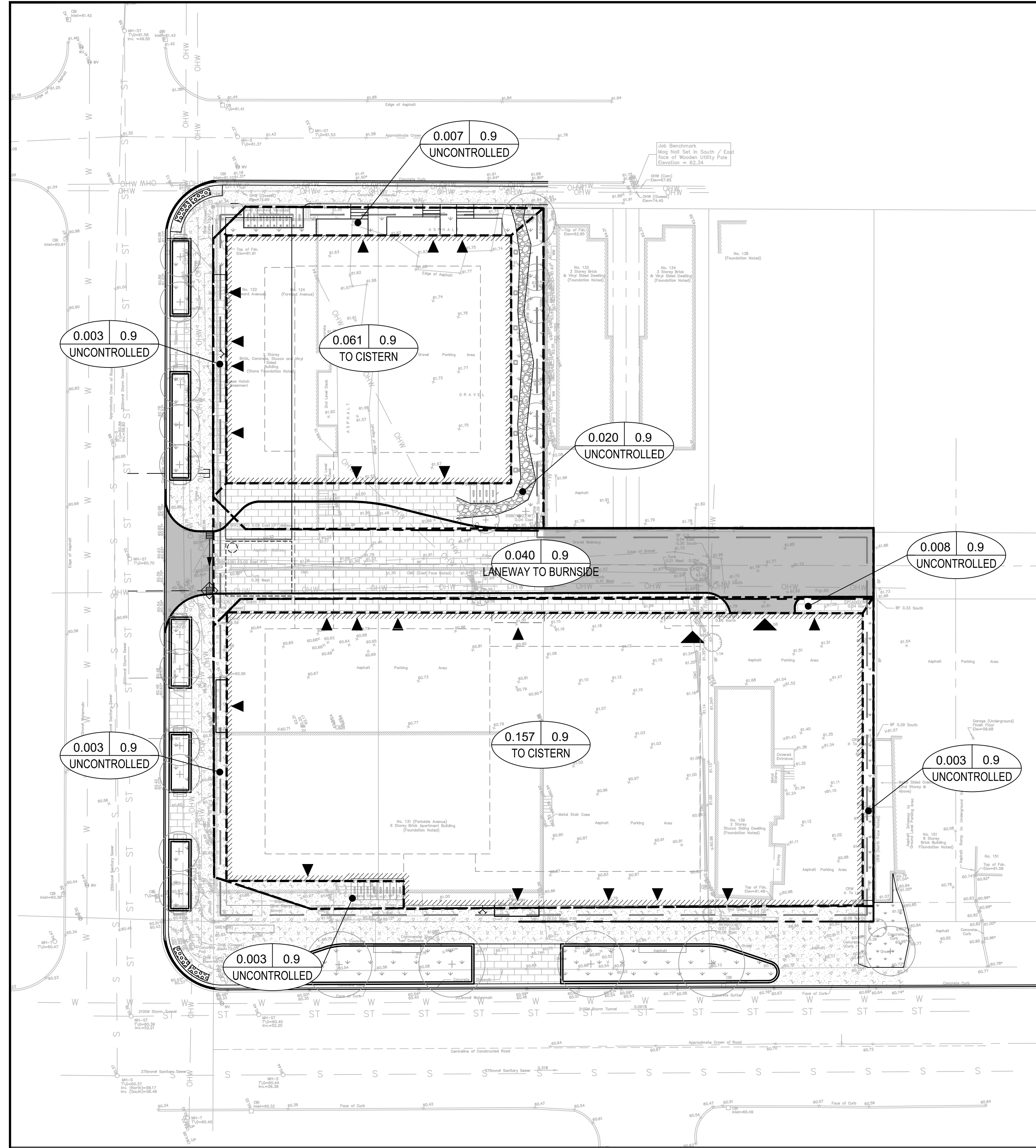
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CHECKED: KF
JLR #: 33433-000

DRAWING #:
C02

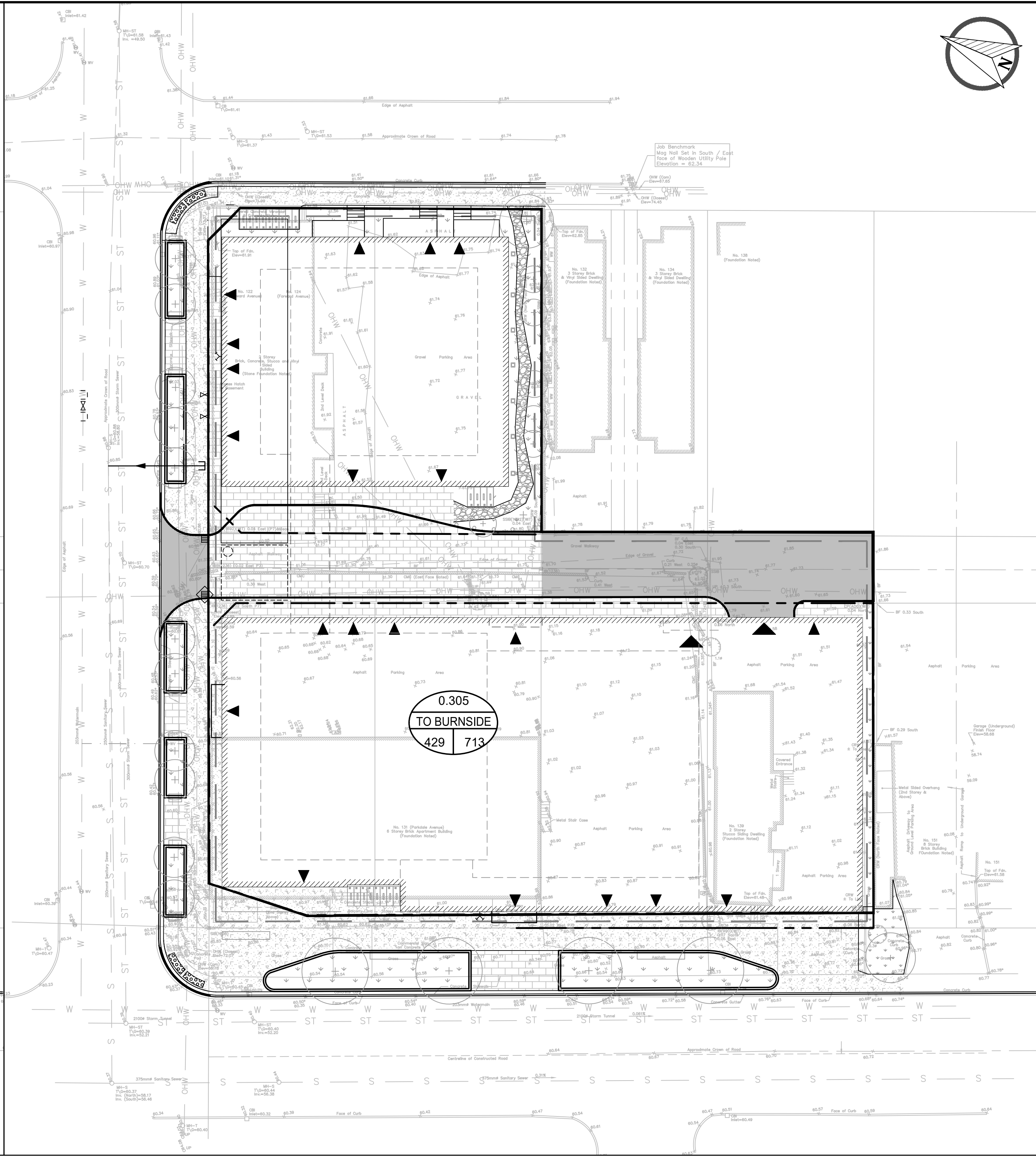


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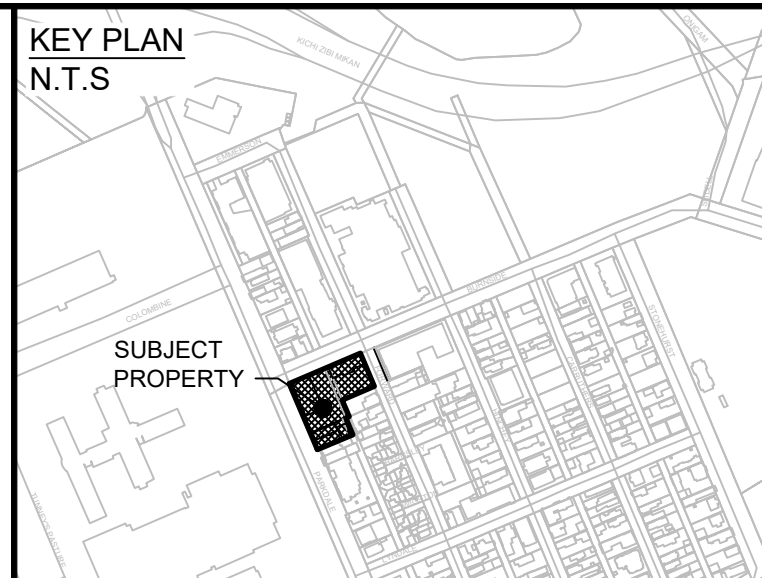
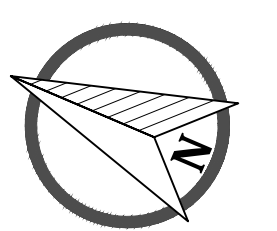
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STORM DRAINAGE PLAN



SANITARY DRAINAGE PLAN



- LEGEND**
- SITE BOUNDARY
 - - - PROPOSED STORM DRAINAGE BOUNDARY
 - MAJOR OVERLAND FLOW DIRECTION
 - AREA IN HECTARES
 - A C ○ RUNOFF COEFFICIENT
 - PIPE REACH UPSTREAM CATCHBASIN TO DOWNSTREAM CATCHBASIN
 - EXISTING CATCH BASIN
 - CATCH BASIN c/w ICD
 - PROPOSED CATCH BASIN LEAD
 - PROPOSED STORM SEWER & MANHOLE
 - EXISTING STORM SEWER & MANHOLE

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

SCALE: 1:250

CLIENT:

CONSULTANT: www.jlrichards.ca

J.L. Richards
ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

PROFESSIONAL STAMP

PROJECT:

131 PARKDALE AVE

OTTAWA, ONTARIO

DRAWING:

STORM AND SANITARY DRAINAGE PLAN

DESIGN: SP/MM	DRAWING #:
DRAWN: KT/AC	C03
CHECKED: KF	
JLR #: 33433-000	

File Location: P:\33000\33433-000 - 131 Parkdale High Rise\10-Production\01-Civil\33433-000_C.DST.dwg

PLOT DATE: March 3, 2026 5:05:50 PM

GENERAL CONSTRUCTION NOTES:

EROSION AND SEDIMENTATION CONTROL SYSTEM (ESCS) REQUIREMENTS

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

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

NOTES:

1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO WORK AND MAINTAINED DURING THE WORK PHASE BY THE GENERAL CONTRACTOR TO PREVENT ENTRY OF SEDIMENT INTO THE RECEIVING STREAM. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE GENERAL CONTRACTOR TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY AND ARE BEING MAINTAINED AND/OR UPGRADED AS REQUIRED. IF THE SEDIMENT AND EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY, NO FURTHER WORK SHALL OCCUR UNTIL THE PROBLEM HAS BEEN ADDRESSED AND RECTIFIED.

2. ALL MATERIALS AND EQUIPMENT USED FOR THE PURPOSE OF SITE PREPARATION AND PROJECT COMPLETION SHALL BE OPERATED AND STORED IN A MANNER THAT PREVENTS ANY DELETERIOUS SUBSTANCES (I.E. PETROLEUM PRODUCTS, SILT, ETC.) FROM ENTERING THE RECEIVING STREAM.

3. SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY SITE INSPECTOR, ENGINEER AND/OR THE LOCAL CONSERVATION AUTHORITY.

4. INSPECTIONS AND REPAIR OF SEDIMENT AND EROSION CONTROLS WILL BE CONDUCTED AS SOON AS POSSIBLE FOLLOWING ANY RAIN EVENTS.

5. WORKS WILL NOT BE CONSIDERED COMPLETE UNTIL ALL SEDIMENT CONTROLS ARE REMOVED.

6. ALL SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AND CONSTRUCTED PER OPSS AND OPSD. SILT FENCE SHALL BE TO OPSD 219.110.

7. CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.

8. A MUD MAT IS TO BE BUILT AT THE DRIVE SITE ENTRANCE TO PREVENT THE TRANSPORT OF SEDIMENT ONTO PAVED SURFACES.

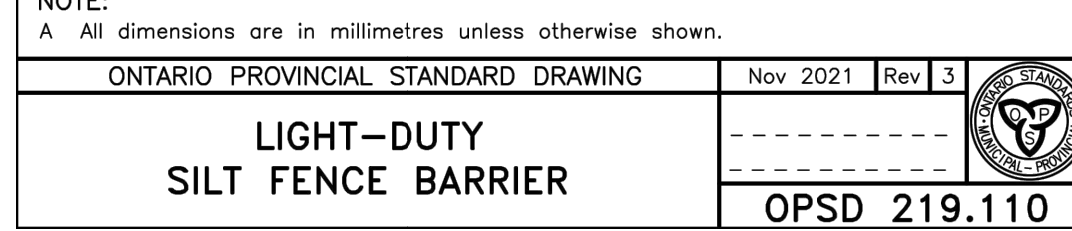
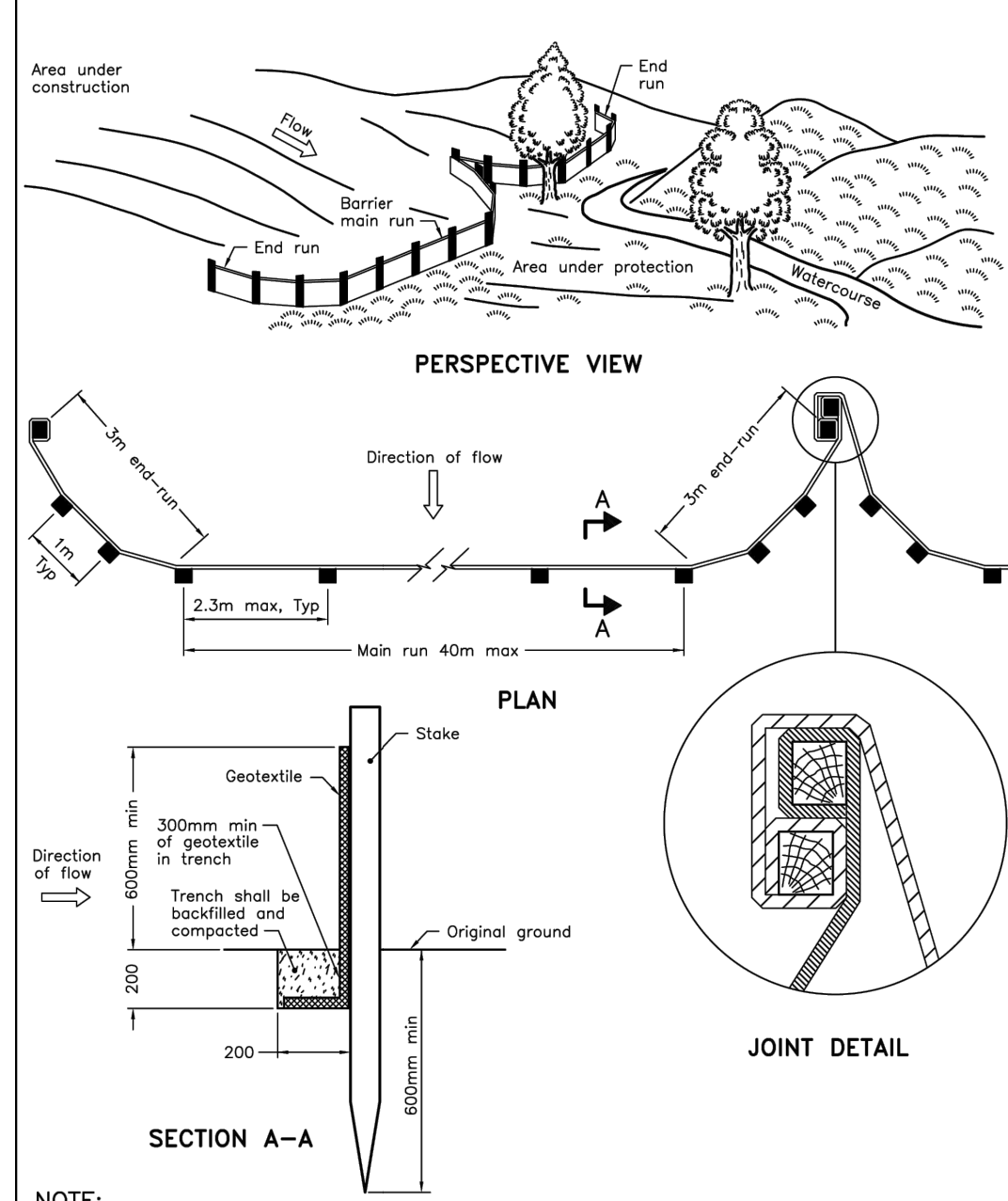
9. FILTER FABRIC TO BE PLACED UNDER GRATE OF EXISTING STREET CATCH BASINS. THE FILTER FABRIC SHALL BE INSPECTED DAILY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY AND ARE MAINTAINED AS REQUIRED.

10. CB SUMP TO BE PERIODICALLY CLEANED TO ENSURE ACCUMULATED SEDIMENTS DO NOT INTERFERE WITH STORMWATER CONVEYANCE OR CONTRIBUTE TO INCREASED BUILD-UP OF CONTAMINANTS (HEAVY METALS, NUTRIENTS, TOTAL SUSPENDED SOLIDS, PCB's, PAH's ETC.) IN THE SUMP, THAT MAY ENTER THE SEWER SYSTEM.

11. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEMS 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.

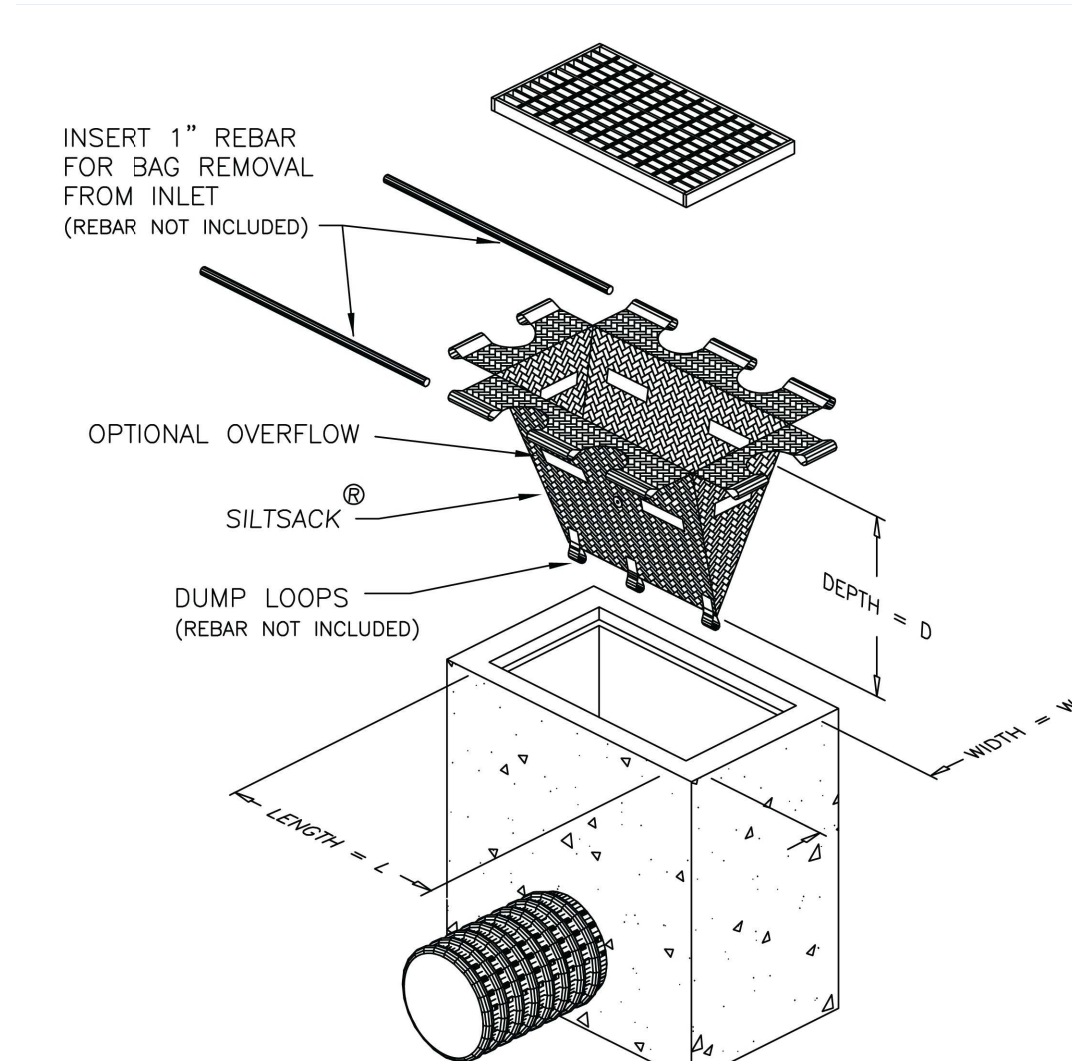
12. AT ALL CONNECTION POINTS, REINSTATE SURFACES TO EXISTING CONDITION OR BETTER.

- ASPHALT RESTORATION SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DRAWING No. R10.
- THICKNESS OF GRANULARS AND ASPHALT LAYERS SHALL MATCH EXISTING. ASPHALT SHALL BE A MINIMUM OF 150mm (50mm BASE AND 50mm INTERMEDIATE COURSE, 50mm WEAR COURSE).
- AN ASPHALT OVERLAY CONSISTING OF 50mm ASPHALT FOR 300mm MINIMUM IS REQUIRED OUTSIDE OF TRENCHES PER CITY OF OTTAWA STANDARD DRAWING No. R10.
- BOULEVARDS / GRASSED AREAS SHALL BE REINSTATED WITH MINIMUM 100mm TOPSOIL AND SOD.

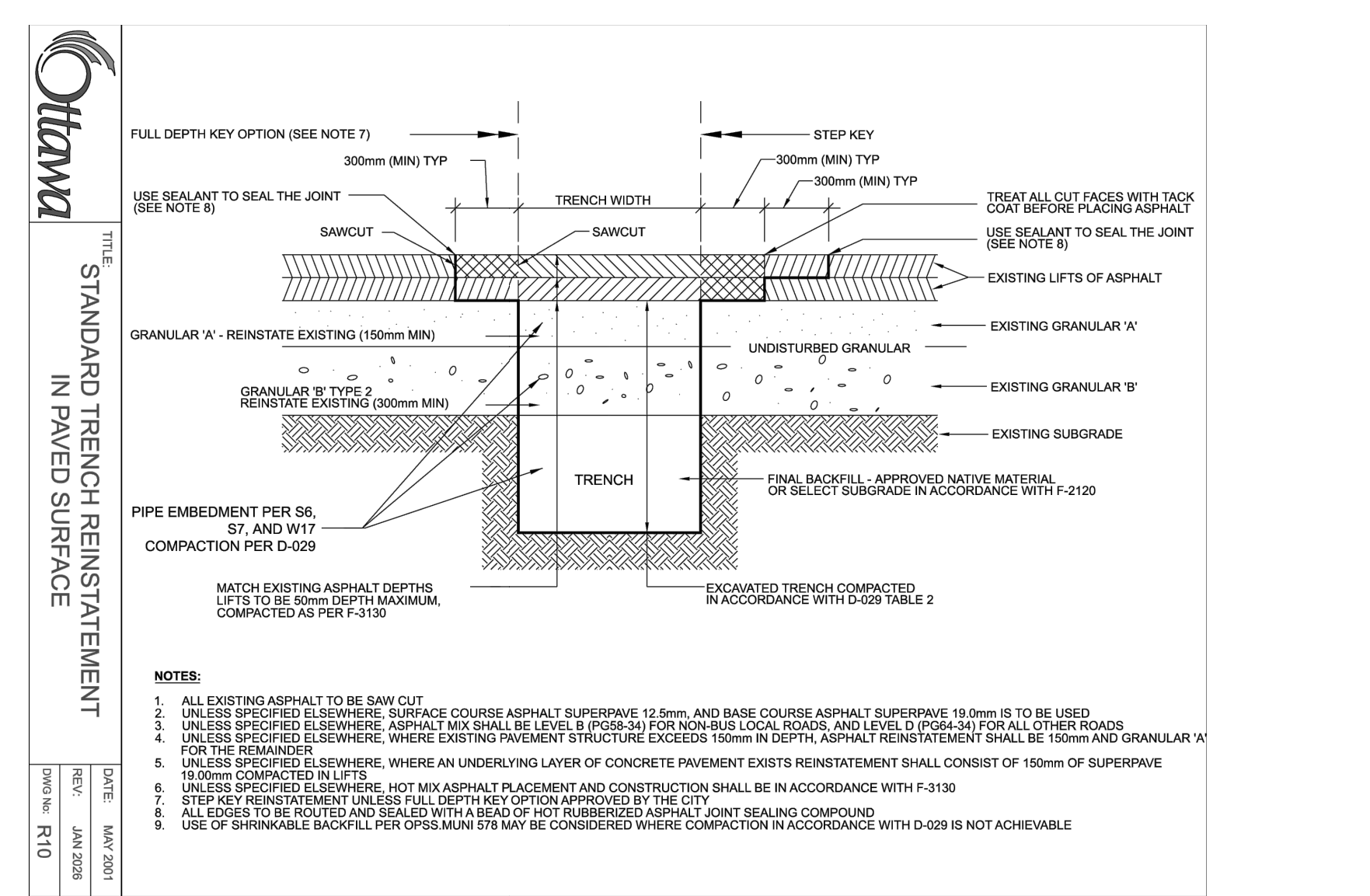


LIGHT-DUTY SILT FENCE BARRIER

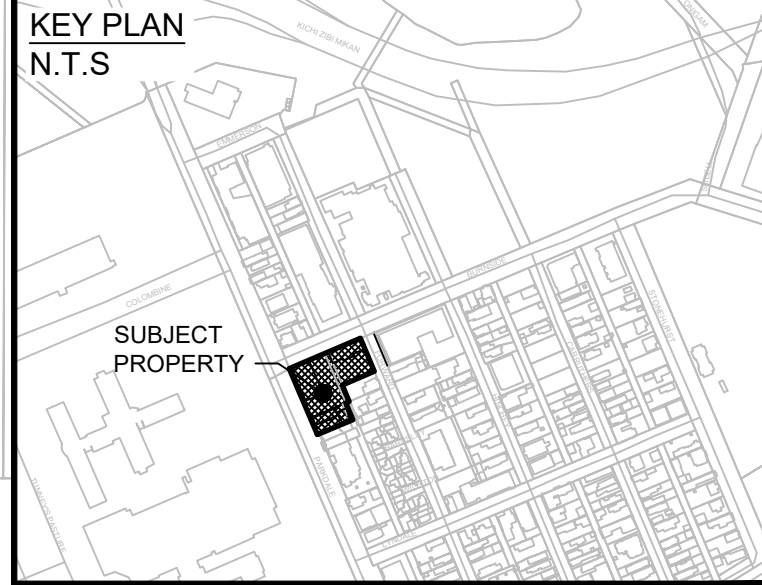
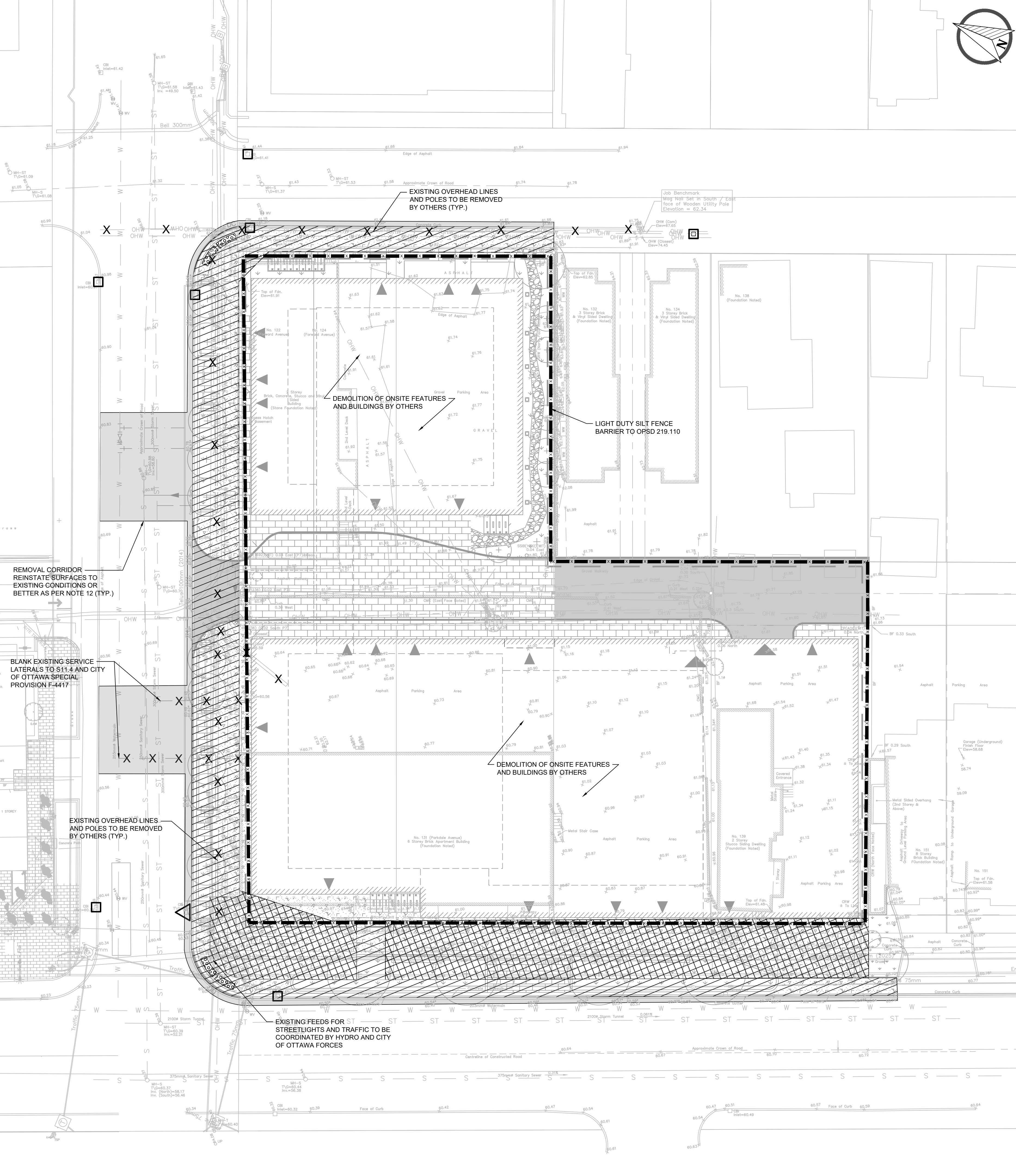
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 Rev 3 OPSD 219.110



TYPICAL SILTSACK® CONSTRUCTION TYPE-B
N.T.S.



STANDARD TRENCH REINSTATEMENT IN PAVED SURFACE



LEGEND

- X - X - PROPOSED SILT FENCE BARRIER TO OPSD 219.110
- - - - PROPERTY LINE
- △ EXISTING OFFSITE CATCH BASIN c/w SILT SACK
- ASPHALT REMOVAL CORRIDOR
- CONCRETE REMOVAL CORRIDOR
- GRASS REMOVAL CORRIDOR
- EXISTING CATCH BASIN c/w SILT SACK TERRAFIX® ULTRA OR APPROVED EQUIVALENT
- X EXISTING SERVICES TO BE REMOVED

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VERIFY SHEET SIZE AND SCALES. THE BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING. 0 25mm

SCALE: 1:200

CLIENT:

brigitl

CONSULTANT: www.jrichards.ca

J.L. Richards
ENGINEERS - ARCHITECTS - PLANNERS

PROFESSIONAL STAMP

M.M. MUISSE
100571590
2026-03-03
PROVINCE OF ONTARIO

K.R. FERREY-MORENO
100122492
2026-03-03
PROVINCE OF ONTARIO

PROJECT:

131 PARKDALE AVE

OTTAWA, ONTARIO

DRAWING:

REMOVALS, REINSTATEMENTS AND SEDIMENT AND EROSION CONTROL

DESIGN: SP/MM
DRAWN: KT/AC
CHECKED: KF
JLR #: 33433-000

DRAWING #: **C04**