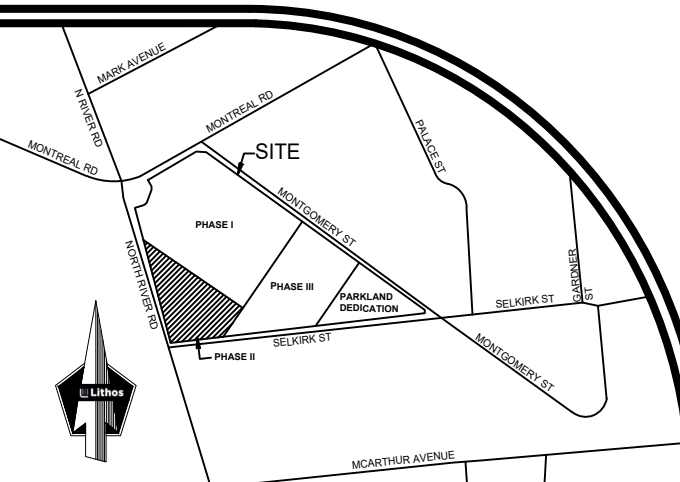
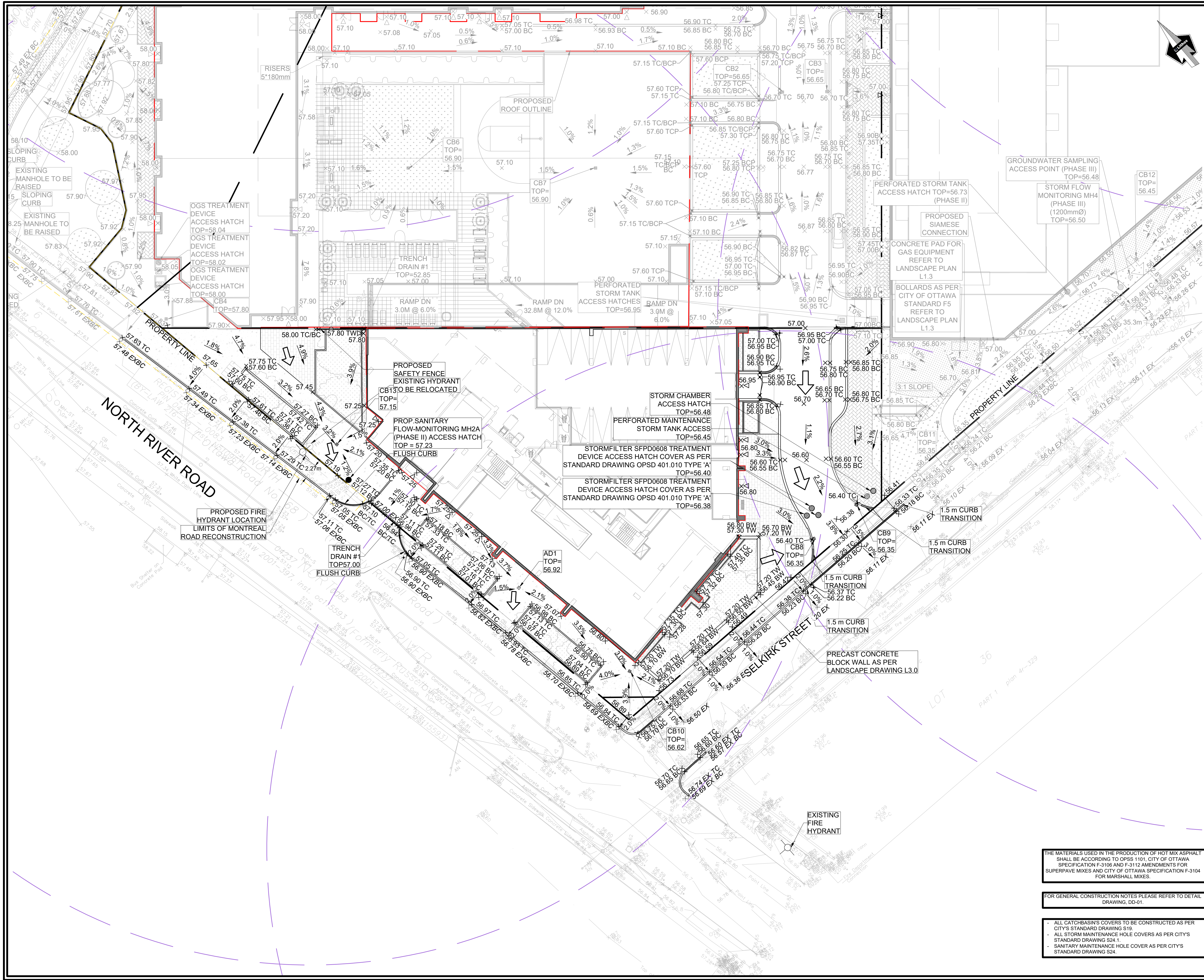




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LOCATION PLAN
NTS

LEGEND	
EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
PROPOSED ROOF PERIMETER	---
PROPOSED GRADE	× 148.22
EXISTING GRADE	× 149.40EX
PROPOSED GRADE (TOP OF CURB)	× 148.53TC
PROPOSED GRADE (BOTTOM OF CURB)	× 148.43BC
PROPOSED GRADE (BOTTOM OF CONCRETE PLANTER)	× 148.43BCP
PROPOSED GRADE (TOP OF CONCRETE PLANTER)	× 148.43TCP
PROPOSED CATCH BASIN	■
PROPOSED EMERGENCY OVERFLOW	⊕
PERFORATED STORM TANK ACCESS HATCH	⊕
PROPOSED OGS TREATMENT DEVICE ACCESS HATCH	⊕
PROPOSED STORM CONTROL MANHOLE ACCESS HATCH	⊕
PROPOSED SANITARY CONTROL MANHOLE ACCESS HATCH	⊕
EMERGENCY OVERLAND FLOW ROUTE	→
PROPOSED FIRE HYDRANT	⊕
EXISTING FIRE HYDRANT COVERAGE (90m)	---

LIST OF DRAWINGS	
SG-01 (SITE GRADING PLAN - PHASE II)	
SG-02 (SITE GRADING PLAN - PHASE I-II-III)	
SS-01 (SITE SERVING PLAN - PHASE II)	
SS-02 (SERVICING SECTIONS)	
SS-03 (SITE SERVING PLAN-PHASES I-II-III)	
EC-01 (EROSION CONTROL PLAN)	
DD-01 (DETAIL DRAWINGS)	
DD-02 (DETAIL DRAWINGS)	
DD-03 (DETAIL DRAWINGS)	
CU-01 (COMPOSITE UTILITIES PLAN)	
RM-01 (REMOVALS PLAN)	
RR-01 (ROADWAY REINSTATEMENT PLAN)	

SITE PLAN INFORMATION
RODERICKLAHEY ARCHITECTS INC.
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FAX: 613.724.1209
www.roderricklahey.ca

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BENCHMARK
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM CITY OF OTTAWA BENCHMARK No. 3465 HAVING AN ELEVATION OF 62.831m.

NO	REVISION	DATE	BY
2	ISSUED FOR COORDINATION	JUL 06, 2026	NM
1	ISSUED FOR ZBA/SPA	FEB 18, 2026	NM

DRAFT

CITY OF OTTAWA

**SITE GRADING PLAN
PHASE II**

RESIDENTIAL USE DEVELOPMENT
3 SELKIRK STREET
OTTAWA, ONTARIO

Lithos

150 Bernadette Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: NR	DATE: JUNE, 2021	CHECKED BY: NM
DRAWN BY: NR	PROJECT No:	APPROVED BY: NM

SCALE: 1:250	DRAWING No:
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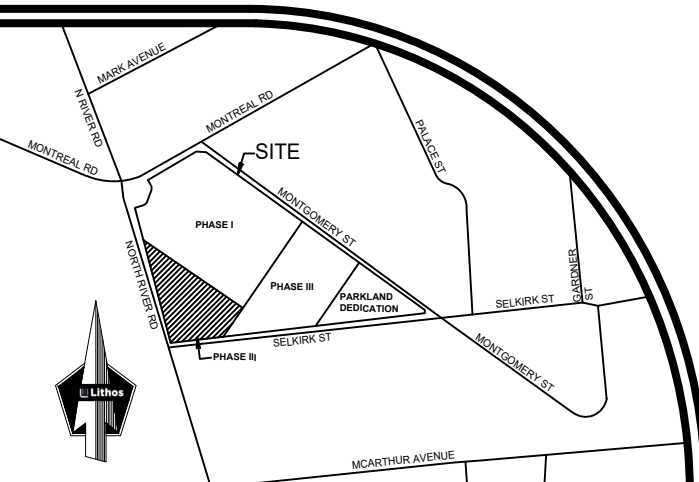
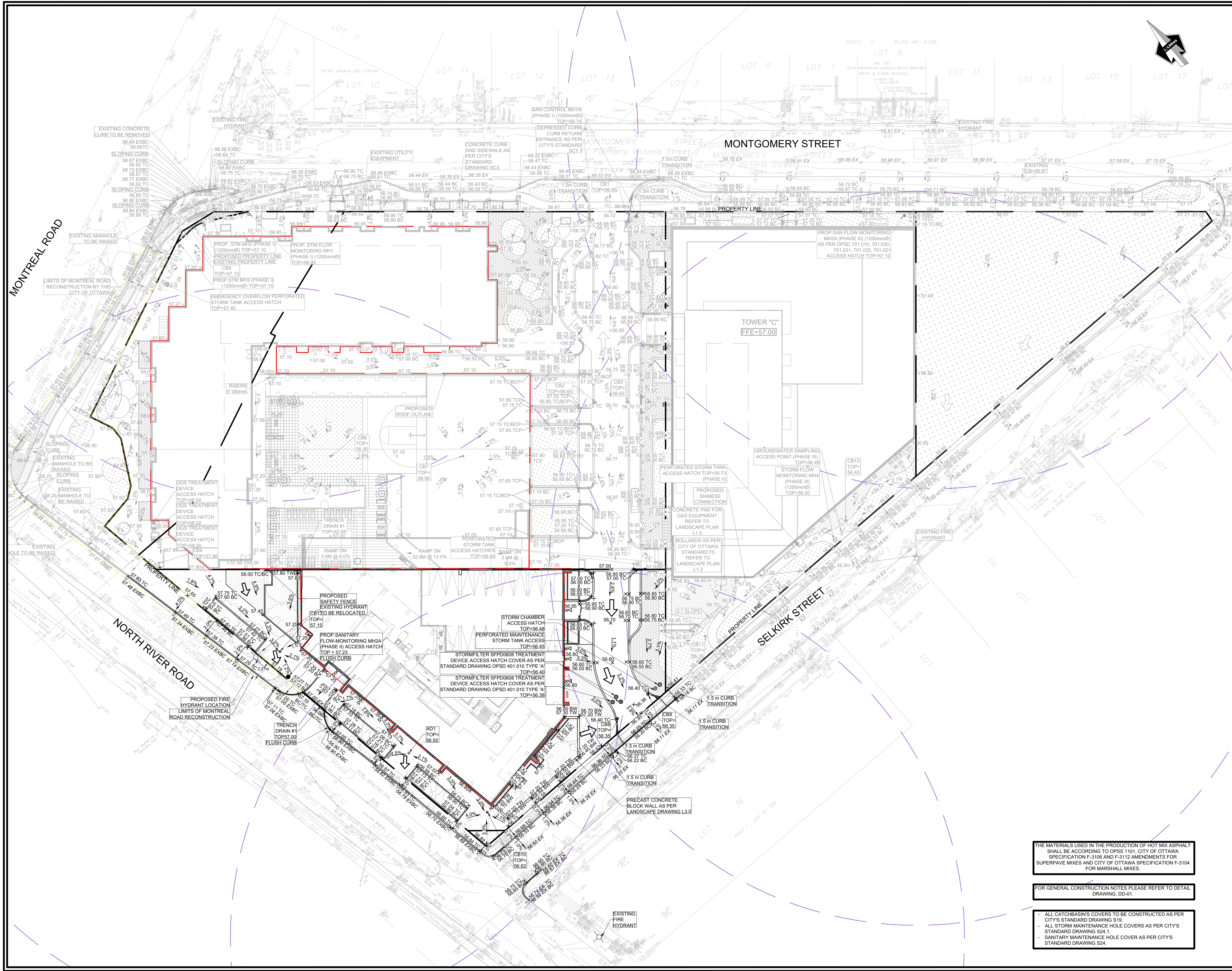
UD25-052

SG-01

THE MATERIALS USED IN THE PRODUCTION OF HOT MIX ASPHALT SHALL BE ACCORDING TO OPSS 1101, CITY OF OTTAWA SPECIFICATION F-3106 AND F-3112 AMENDMENTS FOR SUPERPAVE MIXES AND CITY OF OTTAWA SPECIFICATION F-3104 FOR MARSHALL MIXES.

FOR GENERAL CONSTRUCTION NOTES PLEASE REFER TO DETAIL DRAWING, DD-01.

- ALL CATCHBASIN'S COVERS TO BE CONSTRUCTED AS PER CITY'S STANDARD DRAWING S19.
- ALL STORM MAINTENANCE HOLE COVERS AS PER CITY'S STANDARD DRAWING S24.1
- SANITARY MAINTENANCE HOLE COVER AS PER CITY'S STANDARD DRAWING S24.



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LOCATION PLAN
NTS

- LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED ROOF PERIMETER
 - PROPOSED GRADE
 - EXISTING GRADE
 - PROPOSED GRADE (TOP OF CURB)
 - PROPOSED GRADE (BOTTOM OF CURB)
 - PROPOSED GRADE (BOTTOM OF CONCRETE PLANTER)
 - PROPOSED GRADE (TOP OF CONCRETE PLANTER)
 - PROPOSED CATCH BASIN
 - PROPOSED EMERGENCY OVERFLOW PERFORATED STORM TANK ACCESS HATCH
 - PROPOSED OGS TREATMENT DEVICE ACCESS HATCH
 - PROPOSED STORM CONTROL MANHOLE ACCESS HATCH
 - PROPOSED SANITARY CONTROL MANHOLE ACCESS HATCH
 - EMERGENCY OVERLAND FLOW ROUTE
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT COVERAGE (90m)

- LIST OF DRAWINGS**
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 - RM-01 (REMOVALS PLAN)
 - RR-01 (ROADWAY REINSTATEMENT PLAN)

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BENCHMARK
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CGVD25 GEODETIC DATUM, DERIVED FROM CITY OF OTTAWA BENCHMARK No. 3465 HAVING AN ELEVATION OF 62.831m.

NO.	REVISION	DATE	BY
2.	ISSUED FOR COORDINATION	JUL 06, 2026	NM
1.	ISSUED FOR ZBA/SPA	FEB 18, 2026	NM

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CITY OF OTTAWA
**SITE GRADING PLAN
PHASE I-II-III**
RESIDENTIAL USE DEVELOPMENT
3 SELKIRK STREET
OTTAWA, ONTARIO

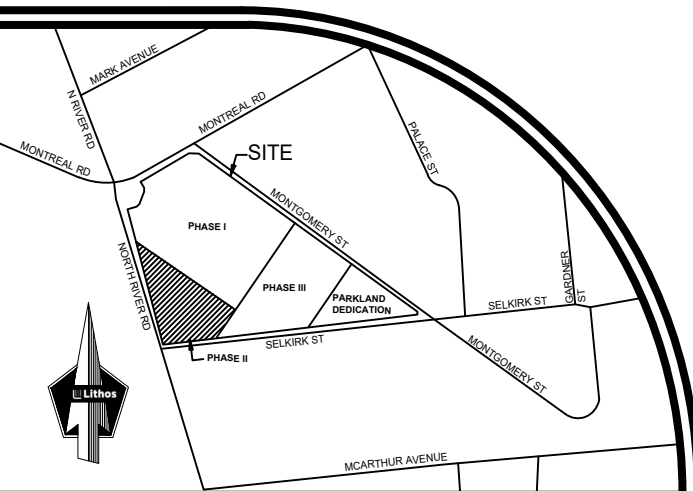
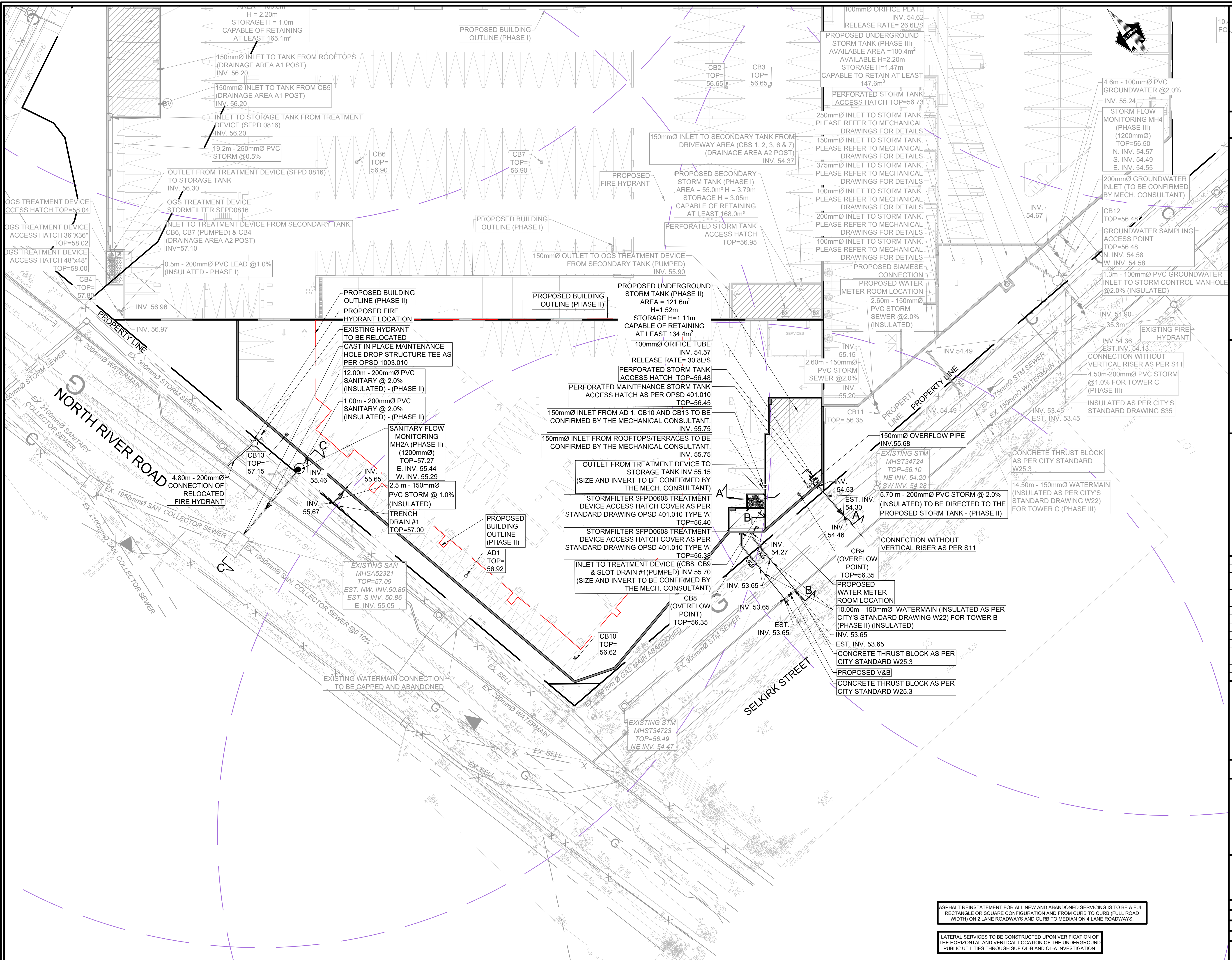


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DRAWN BY: NR	PROJECT No:	APPROVED BY: NM
SCALE: 1:350		DRAWING No:
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- ALL STORM MAINTENANCE HOLE COVERS AS PER CITY'S STANDARD DRAWING S24.1.
- SANITARY MAINTENANCE HOLE COVER AS PER CITY'S STANDARD DRAWING S24.



LOCATION PLAN NTS

- LEGEND**
- PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED GROUND FLOOR PERIMETER
 - EXISTING COMBINED
 - EXISTING WATER
 - EXISTING WATER (ABANDONED)
 - EXISTING GAS
 - EXISTING BELL
 - EXISTING ROSES
 - EXISTING HYDRO
 - EXISTING TRAFFIC
 - PROPOSED STORM
 - PROPOSED SANITARY
 - PROPOSED WATER
 - PROPOSED VALVE AND BOX
 - PROPOSED WATER METER
 - PROPOSED BACK FLOW PREVENTOR
 - PROPOSED DETECTOR ASSEMBLY
 - PROPOSED CATCH BASIN
 - PROPOSED EMERGENCY OVERFLOW
 - PERFORATED STORM TANK ACCESS HATCH
 - PROPOSED OGS TREATMENT DEVICE
 - ACCESS HATCH
 - PROPOSED STORM CONTROL MANHOLE
 - ACCESS HATCH
 - PROPOSED SANITARY CONTROL MANHOLE
 - ACCESS HATCH

- LIST OF DRAWINGS**
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BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CGVD98 GEODETIC DATUM, DERIVED FROM CITY OF OTTAWA BENCHMARK No. 3465 HAVING AN ELEVATION OF 62.831m.

NO	REVISION	DATE	BY
2	ISSUED FOR COORDINATION	JUL 06, 2026	NM
1	ISSUED FOR ZBA/SPA	FEB 18, 2026	NM

DRAFT

CITY OF OTTAWA

**SITE SERVING PLAN
PHASE II**

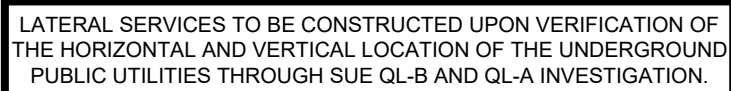
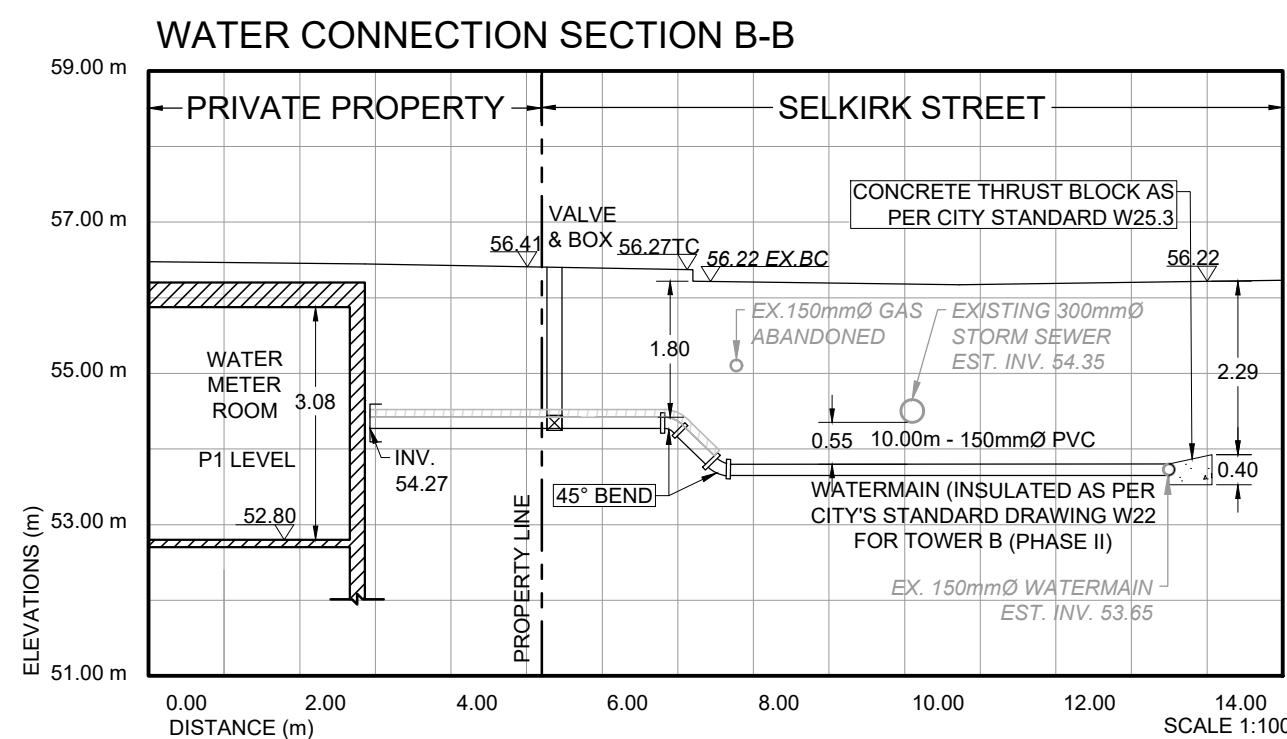
RESIDENTIAL USE DEVELOPMENT
3 SELKIRK STREET
OTTAWA, ONTARIO



DESIGNED BY: NR	DATE: JUNE, 2021	CHECKED BY: NM
DRAWN BY: NR	PROJECT No:	APPROVED BY: NM
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ASPHALT REINSTATEMENT FOR ALL NEW AND ABANDONED SERVICING IS TO BE A FULL RECTANGLE OR SQUARE CONFIGURATION AND FROM CURB TO CURB (FULL ROAD WIDTH) ON 2 LANE ROADWAYS AND CURB TO MEDIAN ON 4 LANE ROADWAYS.

LATERAL SERVICES TO BE CONSTRUCTED UPON VERIFICATION OF THE HORIZONTAL AND VERTICAL LOCATION OF THE UNDERGROUND PUBLIC UTILITIES THROUGH SUE QL-B AND QL-A INVESTIGATION



1. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
2. ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S6 AND S7 CLASS "B" UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL CONSULTANT.
3. ALL STORM LATERALS SHALL BE PVC SDR 28, 1.1" IN COLOR AND MARKED WITH A 50MMX100MM WOODEN MARKER EXTENDING FROM THE INVERT TO 10 CM ABOVE GRADE PAINTED GREEN. HOUSE CONNECTIONS SHALL BE 2.0M MIN. BELOW FINISHED GRADE AT STREET LINE WHERE POSSIBLE. SINGLE CONNECTIONS SHALL BE 1.0M DIA.
4. ALL STORM SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
5. STORM MANHOLE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD. S24, S24.1, AND S25.
6. SAFETY PLATFORMS SHALL BE IN ACCORDANCE WITH OPSD 404.02.
7. STORM SEWER MANHOLES SERVING LOCAL SEWERS LESS THAN 900MM SHALL BE CONSTRUCTED WITH A 300MM SUMP.
8. THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED ABOVE. WHERE A SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADDITIONAL BEDDING, A DIFFERENT TYPE OF BEDDING OR A HIGHER PIPE STRENGTH AT HIS OWN EXPENSE AND SHALL ALSO BE RESPONSIBLE FOR EXTRA TRAFFIC AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.

1. ALL SANITARY SEWERS SHALL BE PVC SDR 35, 1PEX "RING-TIE" (OR EQUIVALENT), AS PER CSA STANDARD B182.2 OR LATEST AMENDMENT. UNLESS OTHERWISE NOTED.
2. SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND ST CLASS "B" BEDDING UNLESS OTHERWISE NOTED.
3. ALL SANITARY LATERALS ARE TO BE PVC SDR 28, 1PEX "RING-TIE" (OR EQUIVALENT), ANY COLOR EXCEPT WHITE AND MARKED WITH A 50MMX100MM WOODEN MARKER EXTENDING FROM THE INVERT TO 1.0 M ABOVE GRADE PAINTED RED. HOUSE CONNECTIONS SHALL BE 275MM DIA. BELOW FINISHED GRADE AT STREET LINE WHEN THE HOUSE IS CONNECTED TO THE MAIN LATERAL.
4. ALL SANITARY SERVICES TO BE EQUIPPED WITH APPROVED BACKFLOW PREVENTER VALVES.
5. SANITARY MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24 AND S25.

6. SAFETY PLATFORMS SHALL BE IN ACCORDANCE WITH OPSD 404.02.
7. SANITARY SEWER MANHOLES SHALL BE BENCHES AS PER OPSD 701.021.
8. SANITARY PRE-CAST MANHOLE SHALL BE CONSTRUCTED WITH A HIGHER PERCENTAGE OF SILICA FUME IN THE CONCRETE TO MAKE IT MORE DENSE AND LESS SUSCEPTIBLE TO CORROSION OR PINHOLE LEAKS.
9. FOR SANITARY MANHOLES, DEPENDING ON THE ELEVATION OF THE GROUNDWATER TABLE, AND BASED ON THE RECOMMENDATION OF THE PROJECT GEOTECHNICAL CONSULTANT, CRETEX SEALS, OR A SIMILAR PRODUCT, SHALL BE INSTALLED IN THE FIRST PRE-CAST MANHOLE SECTION TO JUST BELOW THE MANHOLE FRAME TO PREVENT INFILTRATION.

1. ALL SEWERS CONSTRICTED WITH GRADES 0.5% OR LESS, SHALL BE INSTALLED WITH PIPE LASER AND CHECKED WITH LEVEL INSTRUMENTS PRIOR TO BACKFILLING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSD, IS EXCEEDED.
3. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSD 410 AND OPSD 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
4. CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING NO. S8. THE SEALS SHOULD BE AT LEAST 1.5M LONG (IN THE TRENCH DIRECTION) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. GENERALLY, THE SEALS SHOULD EXTEND FROM BELOW THE FROST LINE, 1.5 TO 2.0 M BELOW FINISH GRADE, AND FULLY PENETRATE THE BEDDING, SUBBEDDING AND PIPE COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPACTABLE BROWN SILTY CLAY PLACED IN MAXIMUM 225MM THICK LOOSE LAYERS COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S SPMD. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT STRATEGIC LOCATIONS AT NO MORE THAN 100M INTERVALS IN THE SERVICE TRENCHES.
5. ALL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL AND PROVINCIAL PRIVACY LEGISLATION INCLUDING THE CANADIAN PERSONAL INFORMATION PROTECTION AND ELECTRONIC DOCUMENTS ACT (PIPEDA). DOCUMENTATION CONFIRMING COMPLIANCE WITH THIS LEGISLATION SHALL BE MADE AVAILABLE TO THE OWNER AND SUBMITTED WITH THE PRE-CONSTRUCTION INSPECTION REPORT.

2. ALL PVC WATERMANS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL. WATERMAN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
3. ALL PVC WATERMANS SHALL BE INSTALLED WITH A 10 GAUGE STRANDER COPPER TWW OR RWW TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.
4. WATER SERVICES ARE TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA STD. W26 UNLESS OTHERWISE SPECIFIED. SINGLE SERVICES SHALL BE 20MM DIA. 50MM DIA COPPER SHALL BE USED FOR PARK SERVICES.
5. WATER SERVICES SHALL BE MARKED WITH A "50MMX100MM", EXEMPTING FROM THE INVERT TO 1.0M ABOVE GRADE PAINTED BLUE. STAND POSTS / SHUT-OFFS SHALL BE INSTALLED AT PROPERTY LINE.
6. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42.
7. CONTRACTOR TO SUPPLY HYDRANT EXTENSION TO ADJUST THE LENGTH OF HYDRANT BARREL.
8. FIRE HYDRANTS SHALL BE INSTALLED AS PER CITY OF OTTAWA STD. W19, AND LOCATED AS PER CITY STD. W18.
9. VALVE IN BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA STD. W24.
10. THURST BLOCKING OF WATERMAIN TO BE INSTALLED AS PER CITY OF OTTAWA STD. W25.3 AND W25.4.
11. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
12. WHERE SEPARATION BETWEEN SERVICES AND MANHOLES IS LESS THAN 1.2M, WATER SERVICES ARE TO BE INSULATED AS PER CITY OF OTTAWA STD. W23.
13. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 2MM FOR CROSSING OVER THE SEWER, AS PER CITY STD W25.2 FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 5.50M AS PER CITY STD. W25.
14. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CONTAINED WITHIN THE LENGTH OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.
15. ALL WATER SERVICES CROSSING SEWERS ARE TO BE INSTALLED AS PER CITY OF OTTAWA STD. W38.

- SG-01 (SITE GRADING PLAN - PHASE II)
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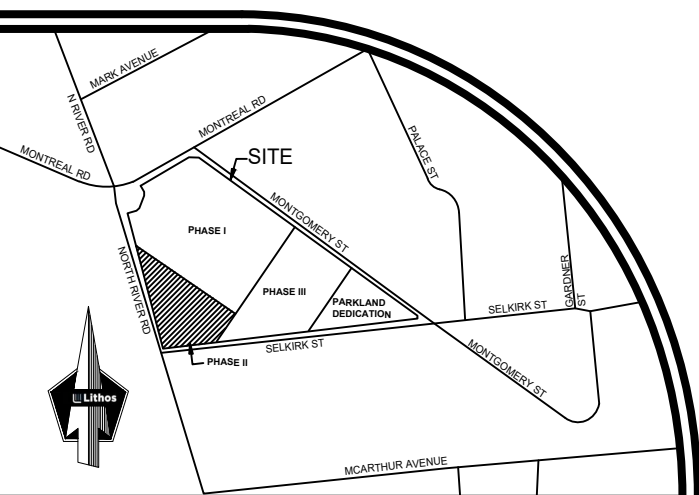
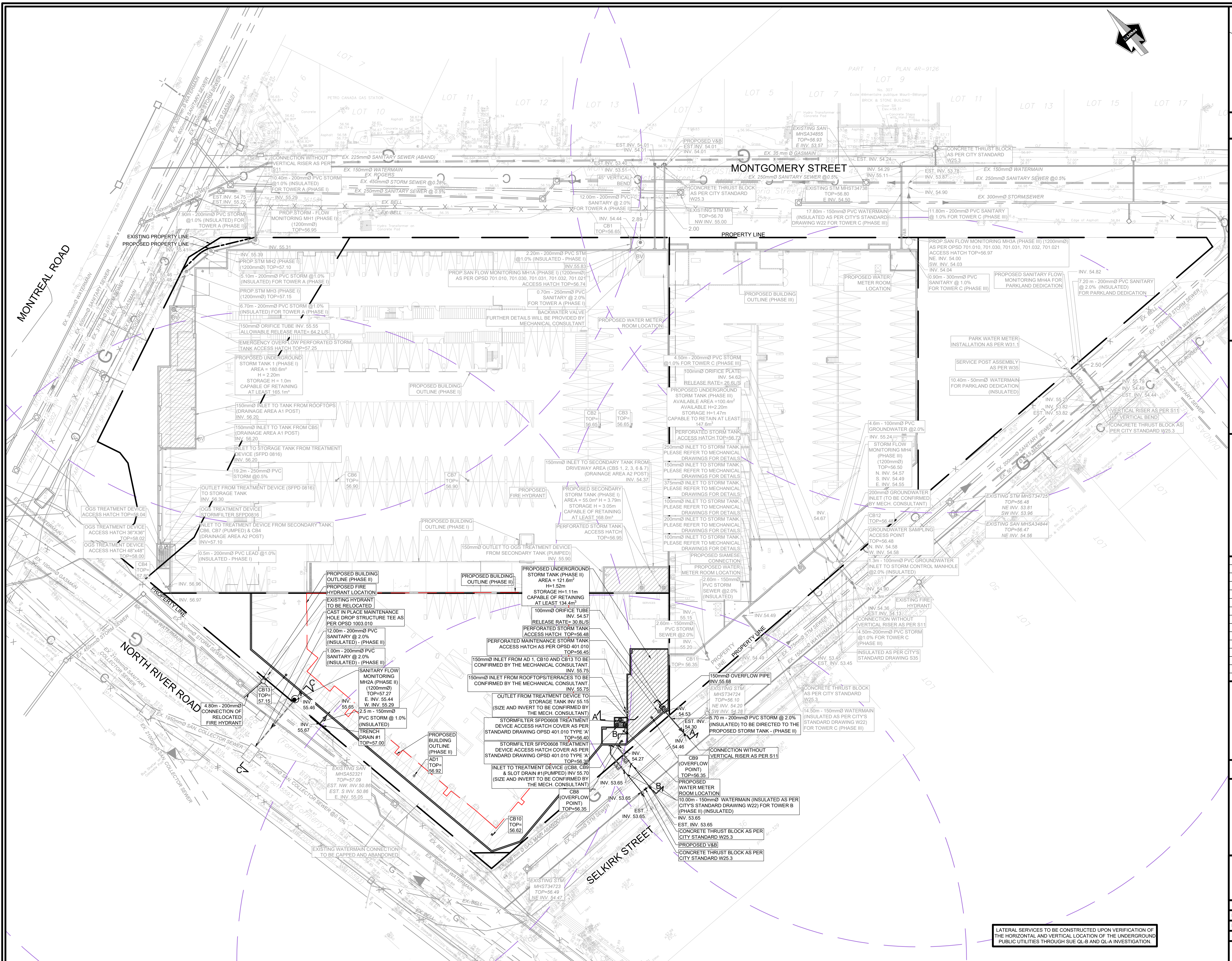
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[illegible]

DRAFT

RESIDENTIAL USE DEVELOPMENT
3 SELKIRK STREET
OTTAWA, ONTARIO

DESIGNED BY: NR	DATE: JUNE, 2021	CHECKED BY: NR
DRAWN BY: NR	PROJECT No:	APPROVED BY: NR
SCALE: 1:100		DRAWING No:
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LOCATION PLAN
NTS

LEGEND	
PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
PROPOSED GROUND FLOOR PERIMETER	---
EXISTING STORM	---
EXISTING COMBINED	---
EXISTING WATER	---
EXISTING WATER (ABANDONED)	---
EXISTING GAS	---
EXISTING BELL	---
EXISTING ROSES'	---
EXISTING HYDRO	---
EXISTING TRAFFIC	---
PROPOSED STORM	---
PROPOSED SANITARY	---
PROPOSED WATER	---
PROPOSED VALVE AND BOX	---
PROPOSED WATER METER	---
PROPOSED BACK FLOW PREVENTOR	---
PROPOSED DETECTOR ASSEMBLY	---
PROPOSED CATCH BASIN	---
PROPOSED EMERGENCY OVERFLOW	---
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PROPOSED STORM CONTROL MANHOLE	---
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NO	REVISION	DATE	BY

DRAFT

CITY OF OTTAWA

**SITE SERVING PLAN
PHASE I-II-III**
RESIDENTIAL USE DEVELOPMENT
3 SELKIRK STREET
OTTAWA, ONTARIO

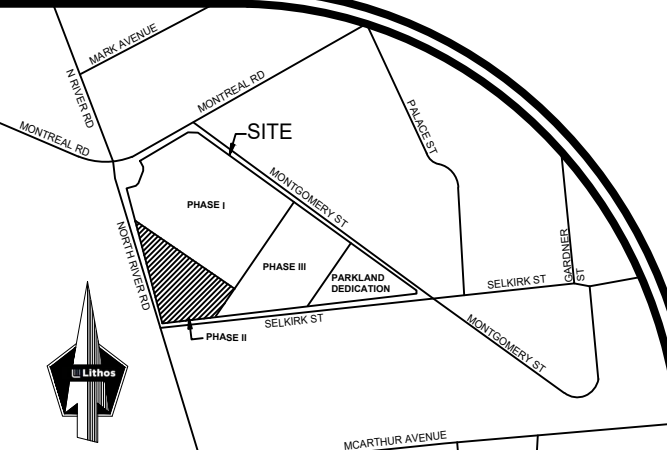
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150 Berrymead Road, Toronto, Ontario M4A 1Y1

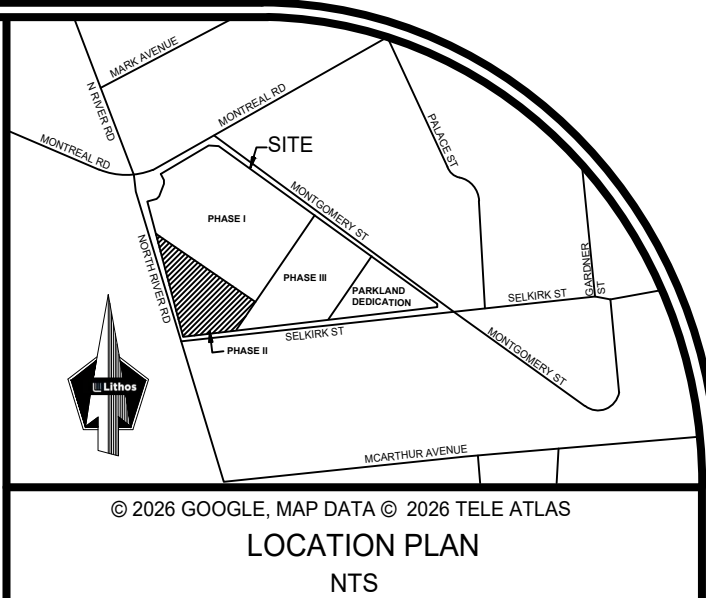
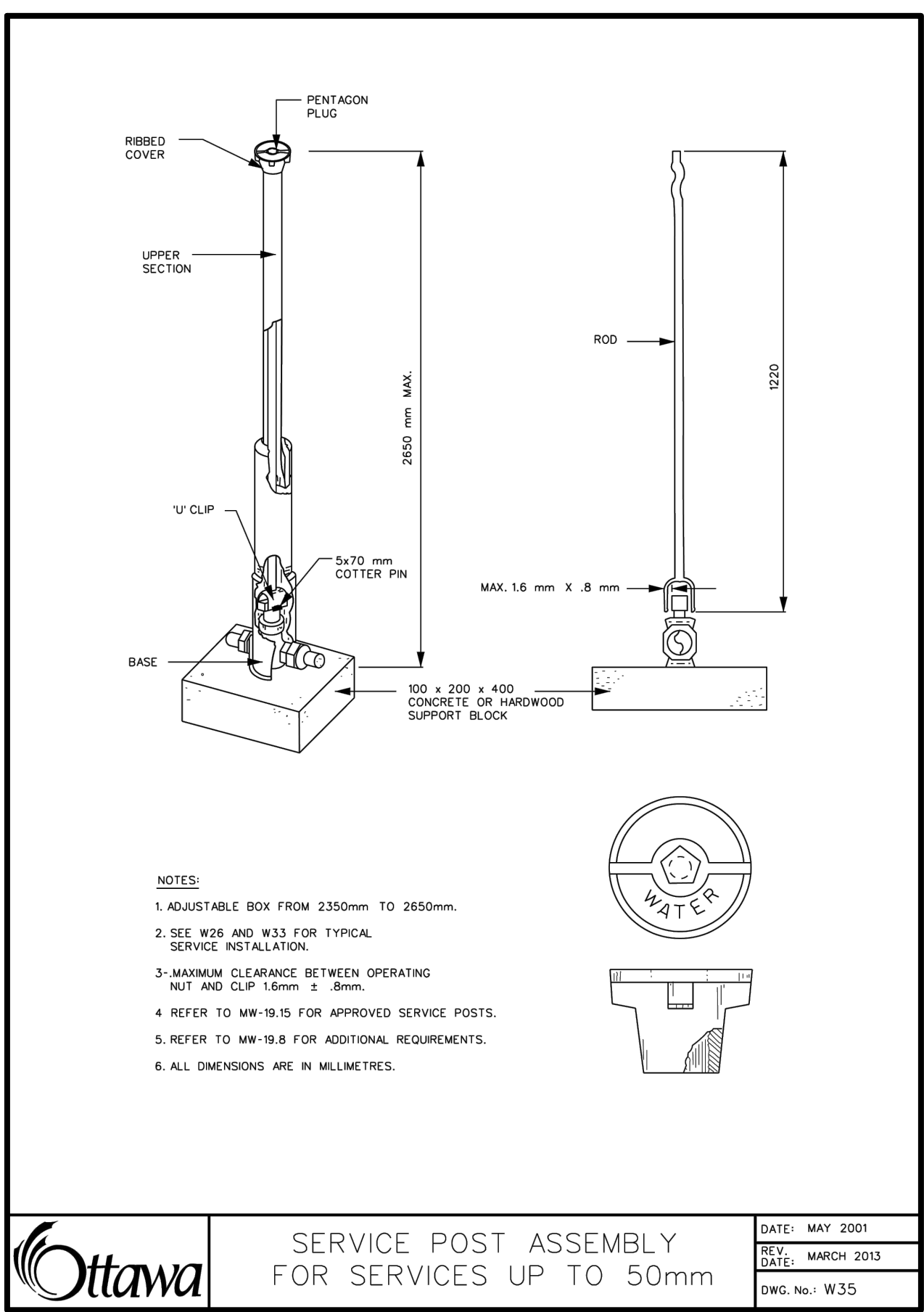
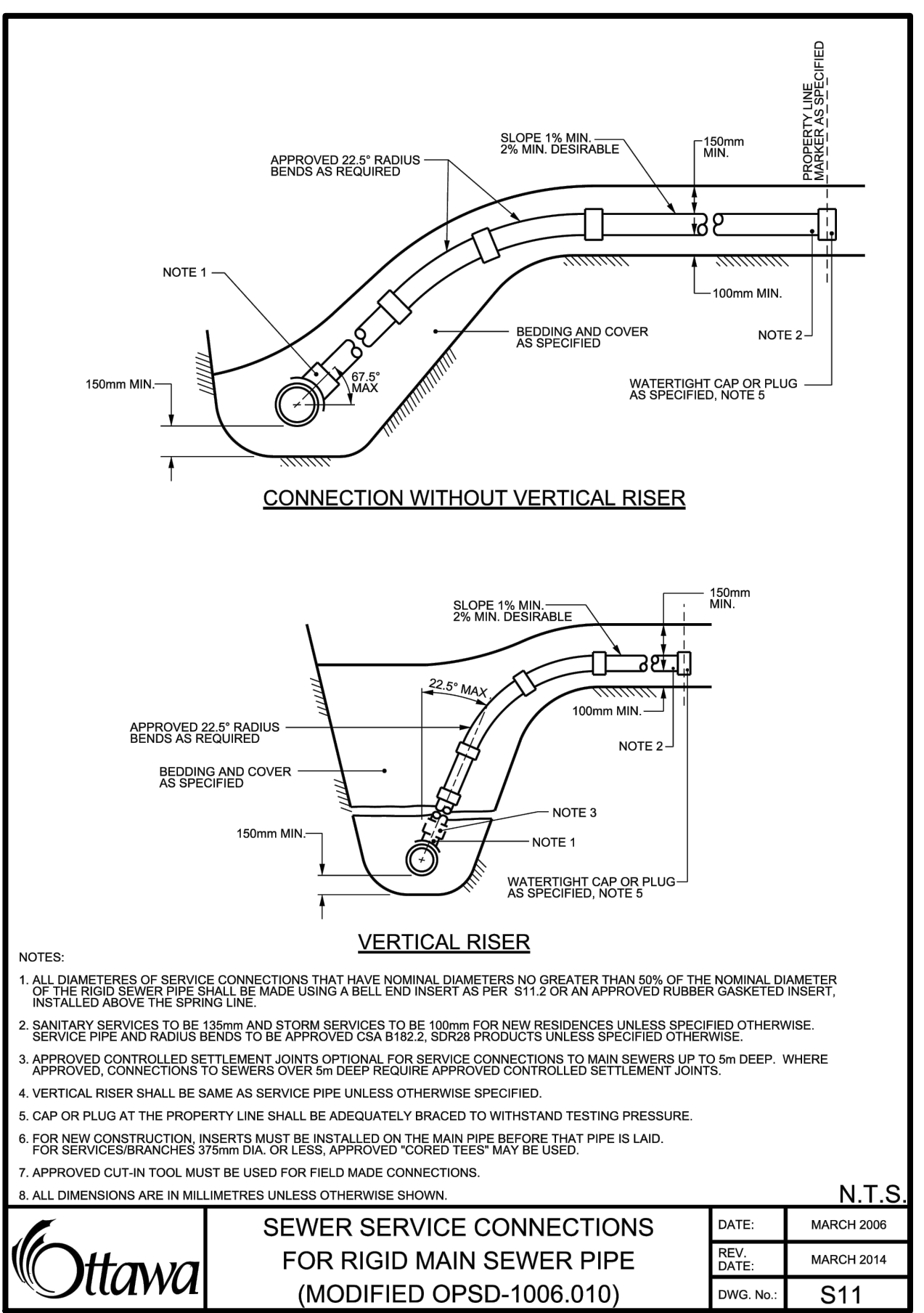
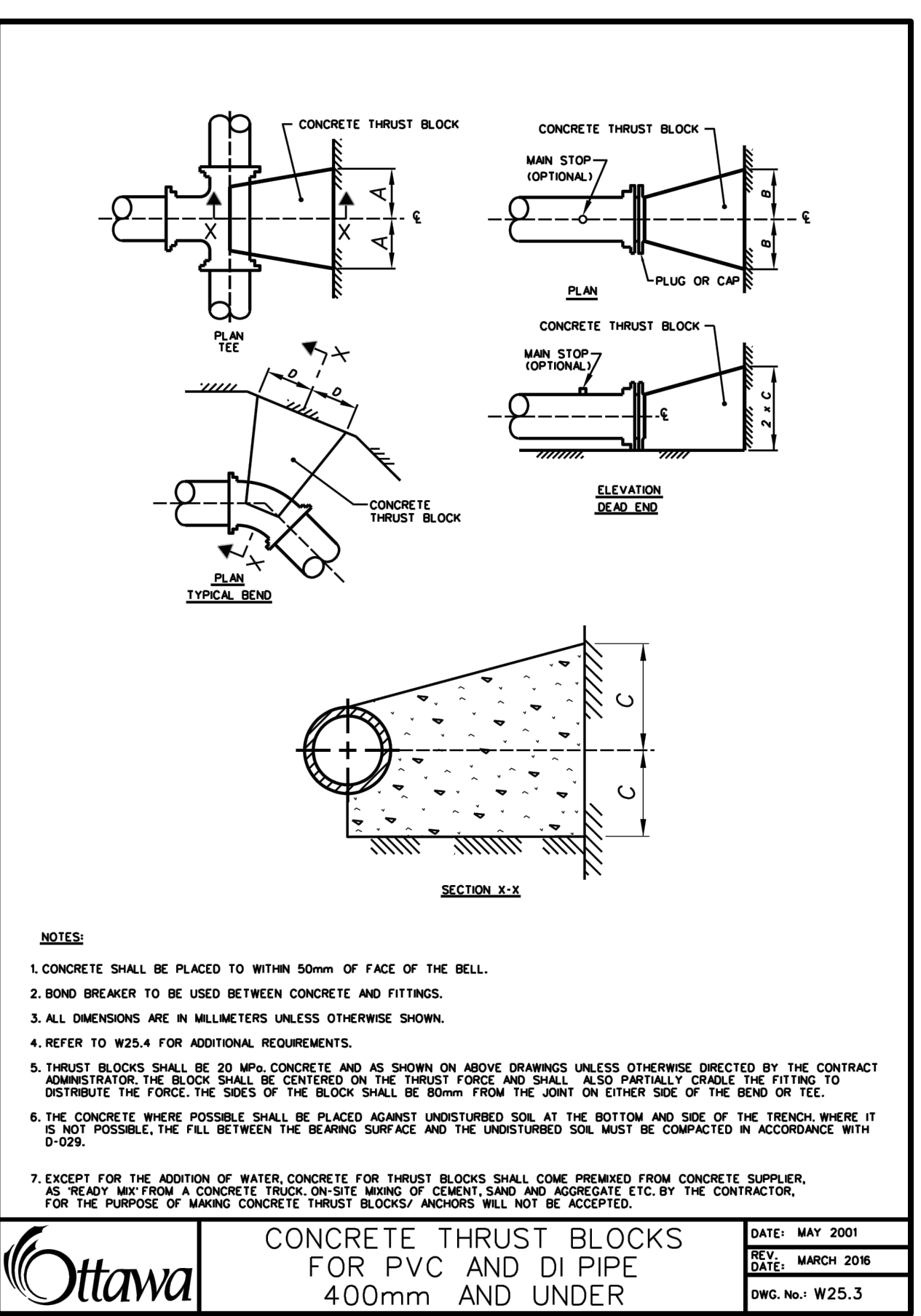
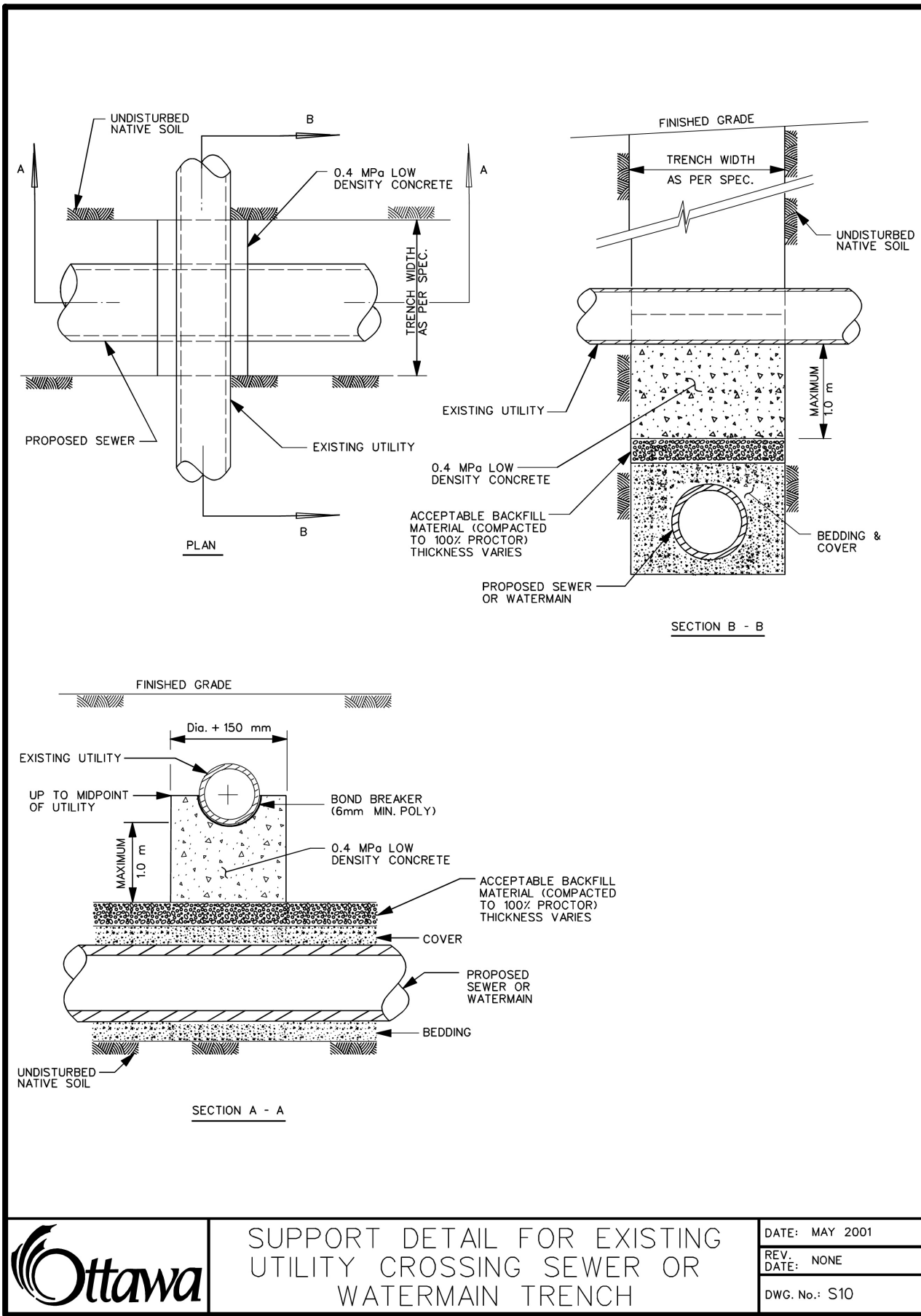
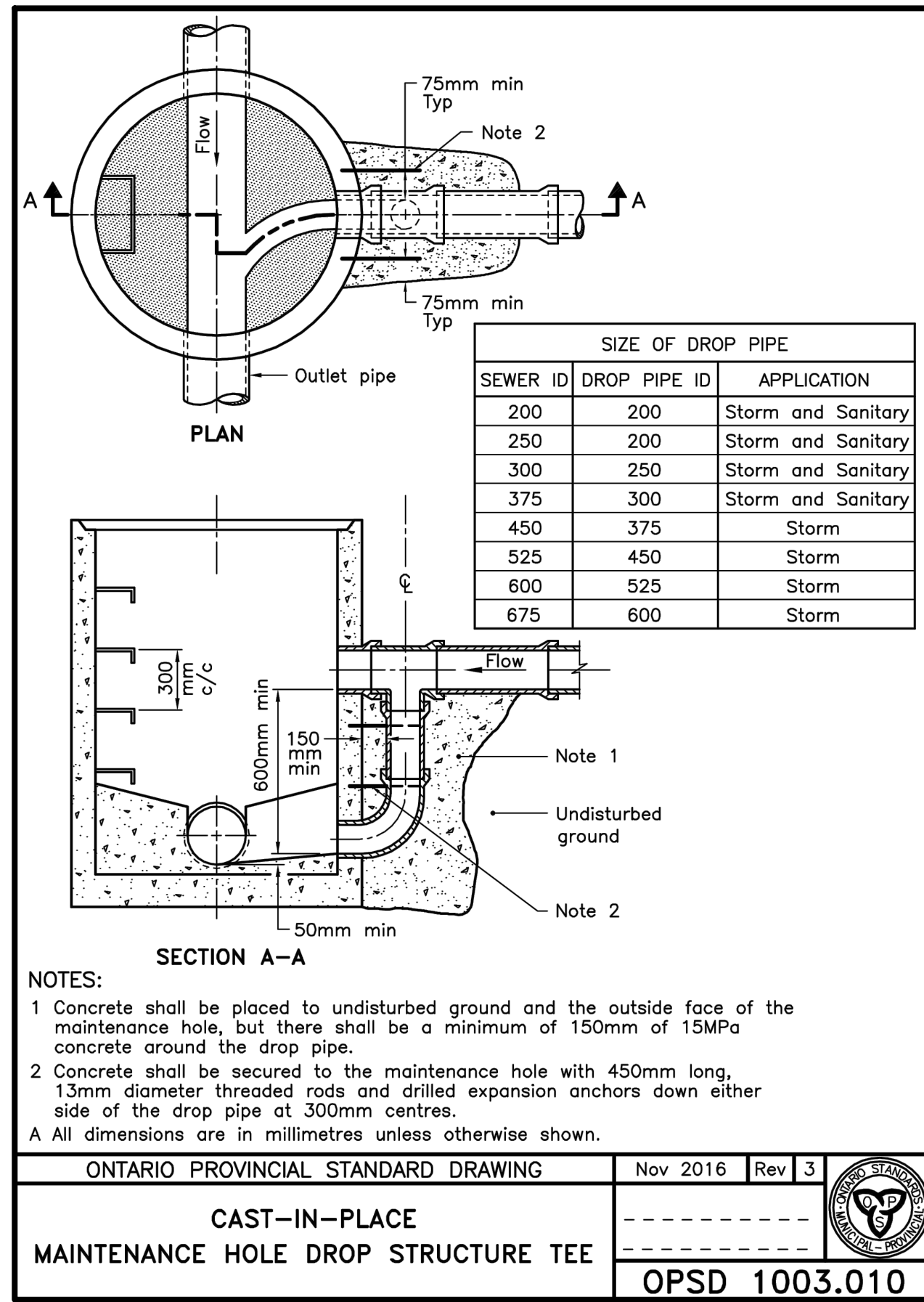
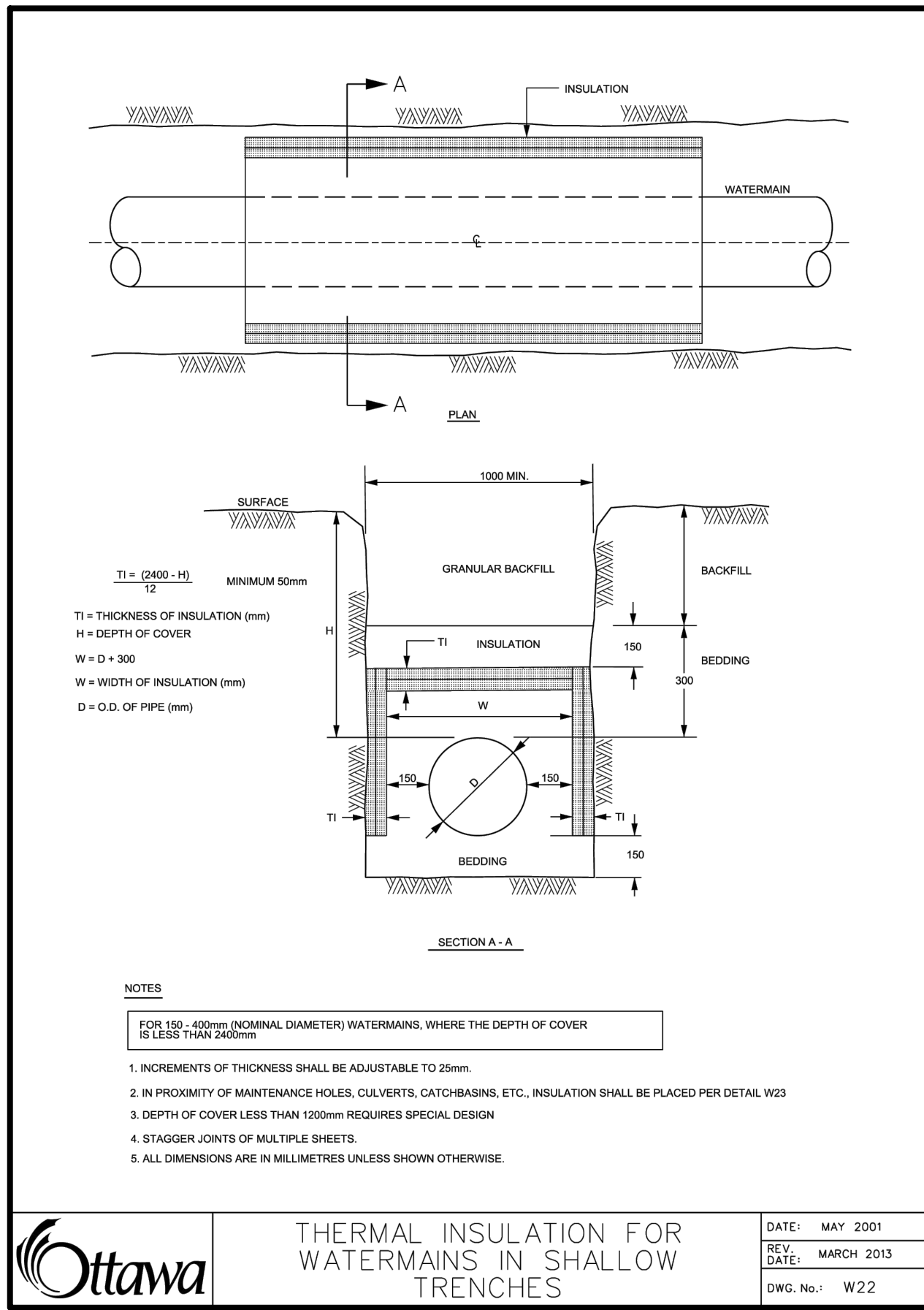
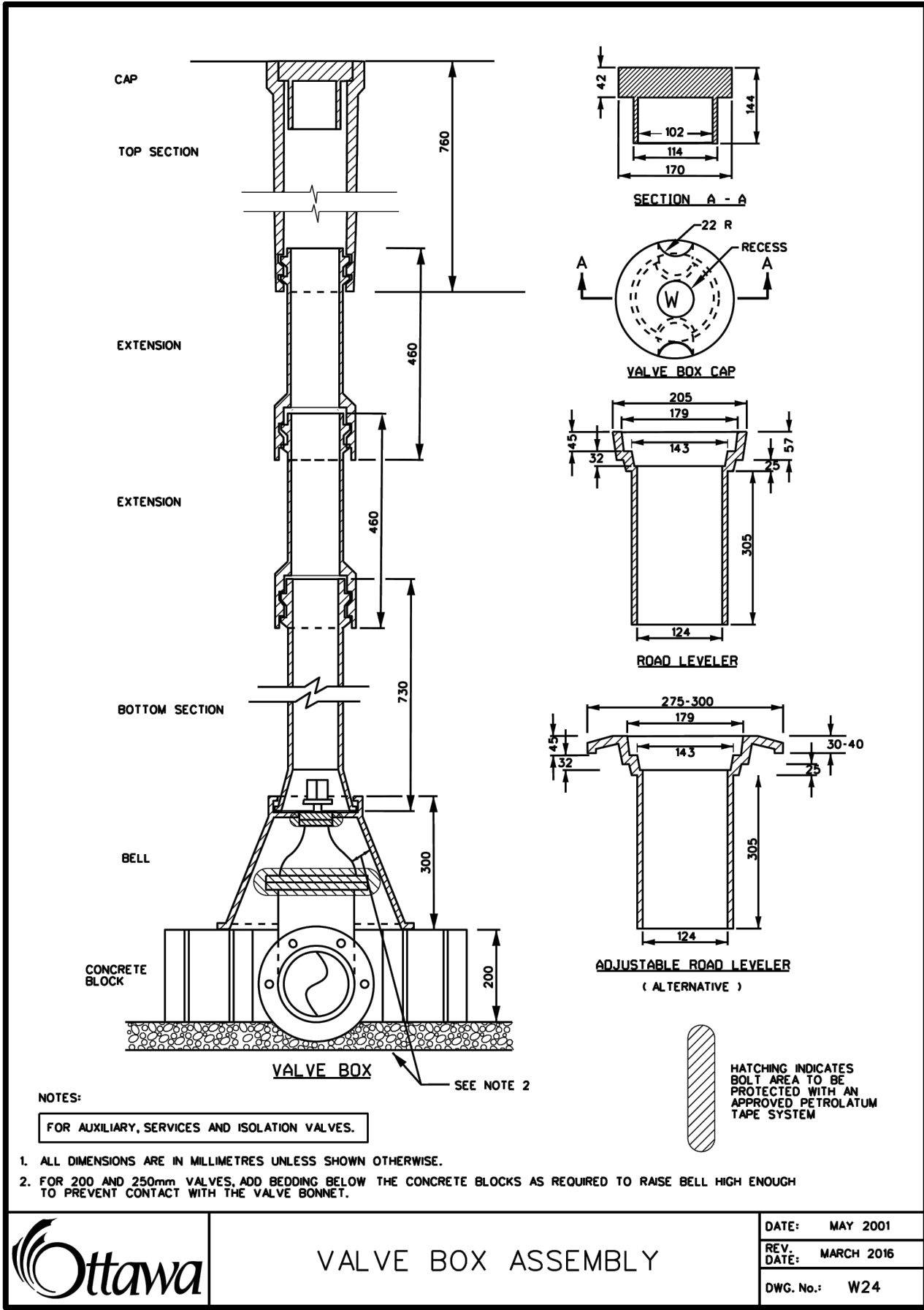
DESIGNED BY: NR	DATE: JUNE, 2021	CHECKED BY: NM
DRAWN BY: NR	PROJECT No:	APPROVED BY: NM
SCALE: 1:350		DRAWING No:
UD25-052		SS-03

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LATERAL SERVICES TO BE CONSTRUCTED UPON VERIFICATION OF THE HORIZONTAL AND VERTICAL LOCATION OF THE UNDERGROUND PUBLIC UTILITIES THROUGH SUE QL-B AND QL-A INVESTIGATION



#19107



LIST OF DRAWINGS

SG-01 (SITE GRADING PLAN - PHASE II)	SG-02 (SITE GRADING PLAN - PHASE I-II-III)	SS-01 (SITE SERVING PLAN - PHASE II)	SS-02 (SERVICING SECTIONS)	SS-03 (SITE SERVING PLAN-PHASES I-II-III)	EC-01 (EROSION CONTROL PLAN)	DD-01 (DETAIL DRAWINGS)	DD-02 (DETAIL DRAWINGS)	DD-03 (DETAIL DRAWINGS)	CU-01 (COMPOSITE UTILITIES PLAN)	RM-01 (REMOVALS PLAN)	RR-01 (ROADWAY REINSTATEMENT PLAN)
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SITE PLAN INFORMATION

RODERICK LAHEY ARCHITECTS INC.
56 Beech Street, Ottawa, Ontario K1S 3J6
TEL.: 613.724.9932
FAX: 613.724.1209
www.rodericklahey.ca

SURVEY INFORMATION

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E: Nepean@osvilld.com

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CGVD25 GEODETIC DATUM, DERIVED FROM CITY OF OTTAWA BENCHMARK No. 3465 HAVING AN ELEVATION OF 62.831m.

2.	ISSUED FOR COORDINATION	JUL 06, 2026	NM
1.	ISSUED FOR ZBA/SPA	FEB 18, 2026	NM
NO	REVISION	DATE	BY

DRAFT

CITY OF OTTAWA

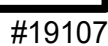
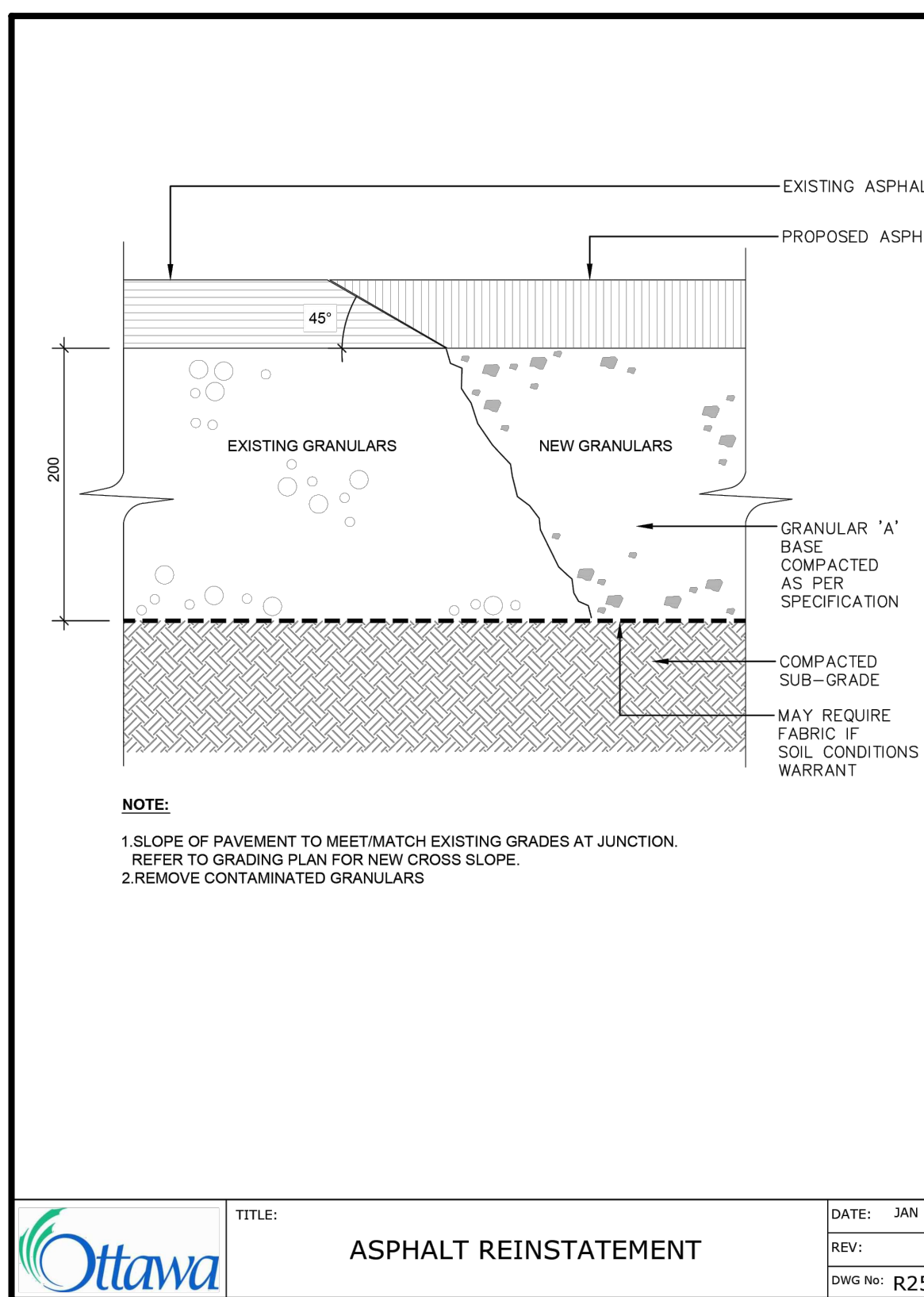
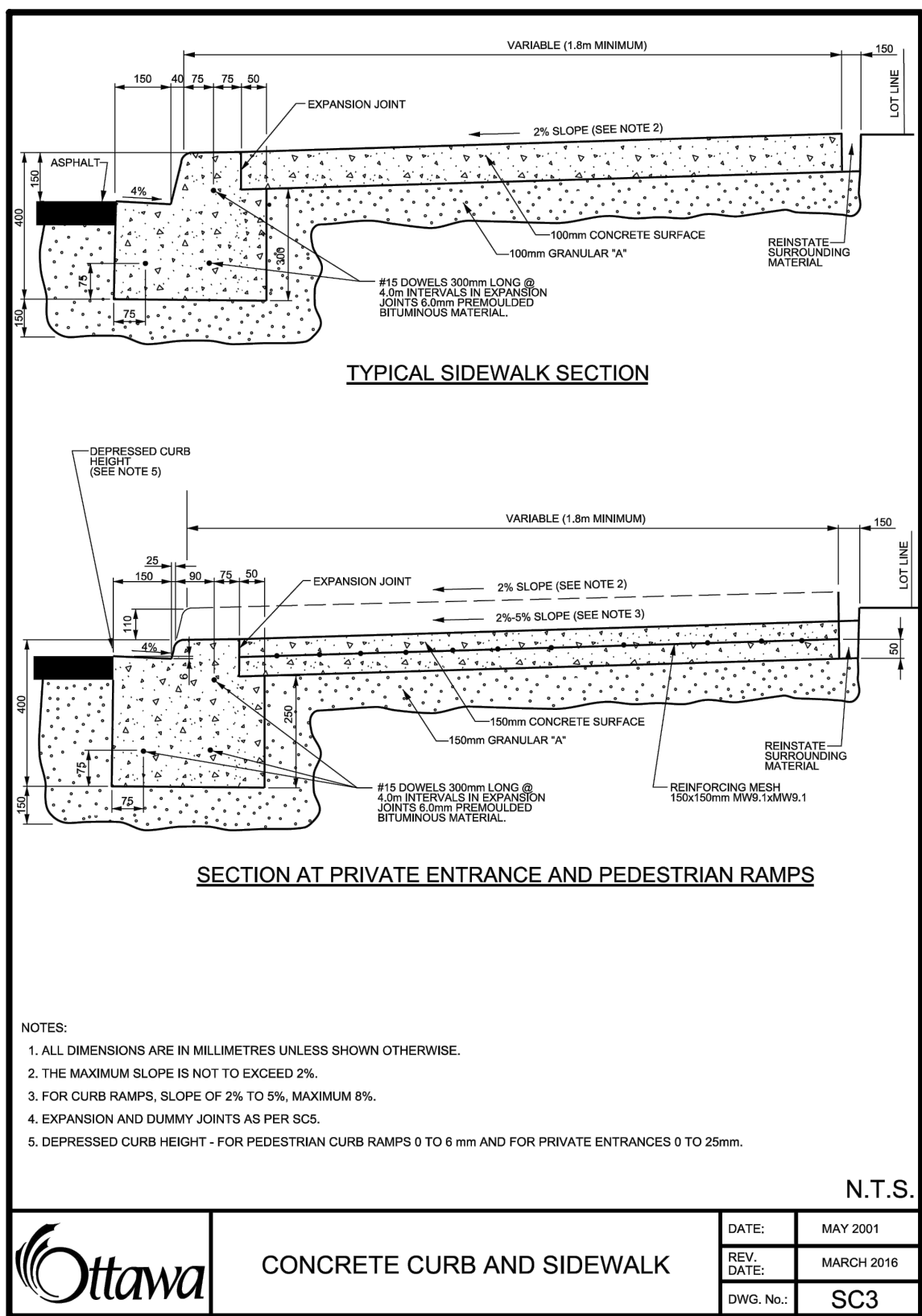
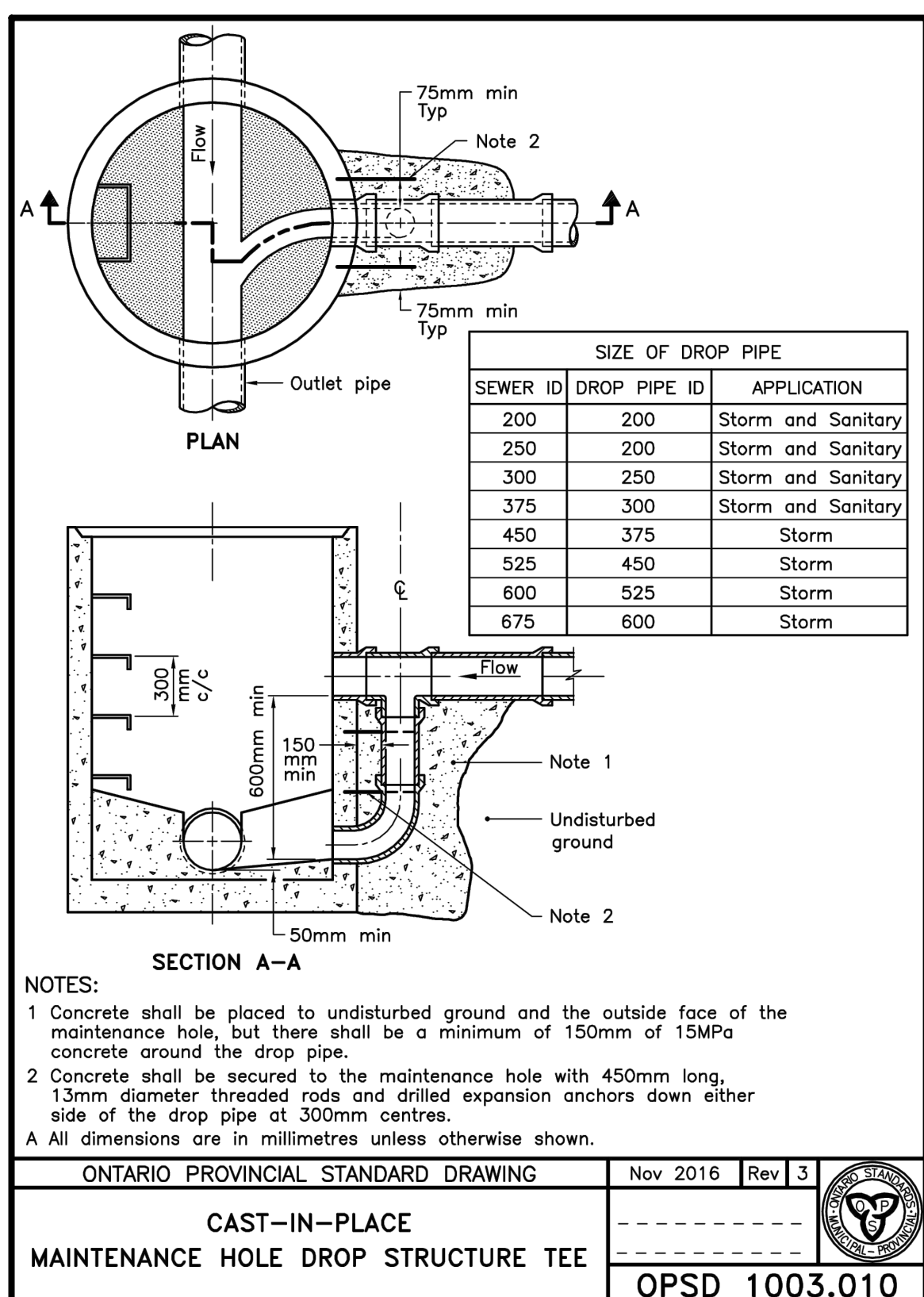
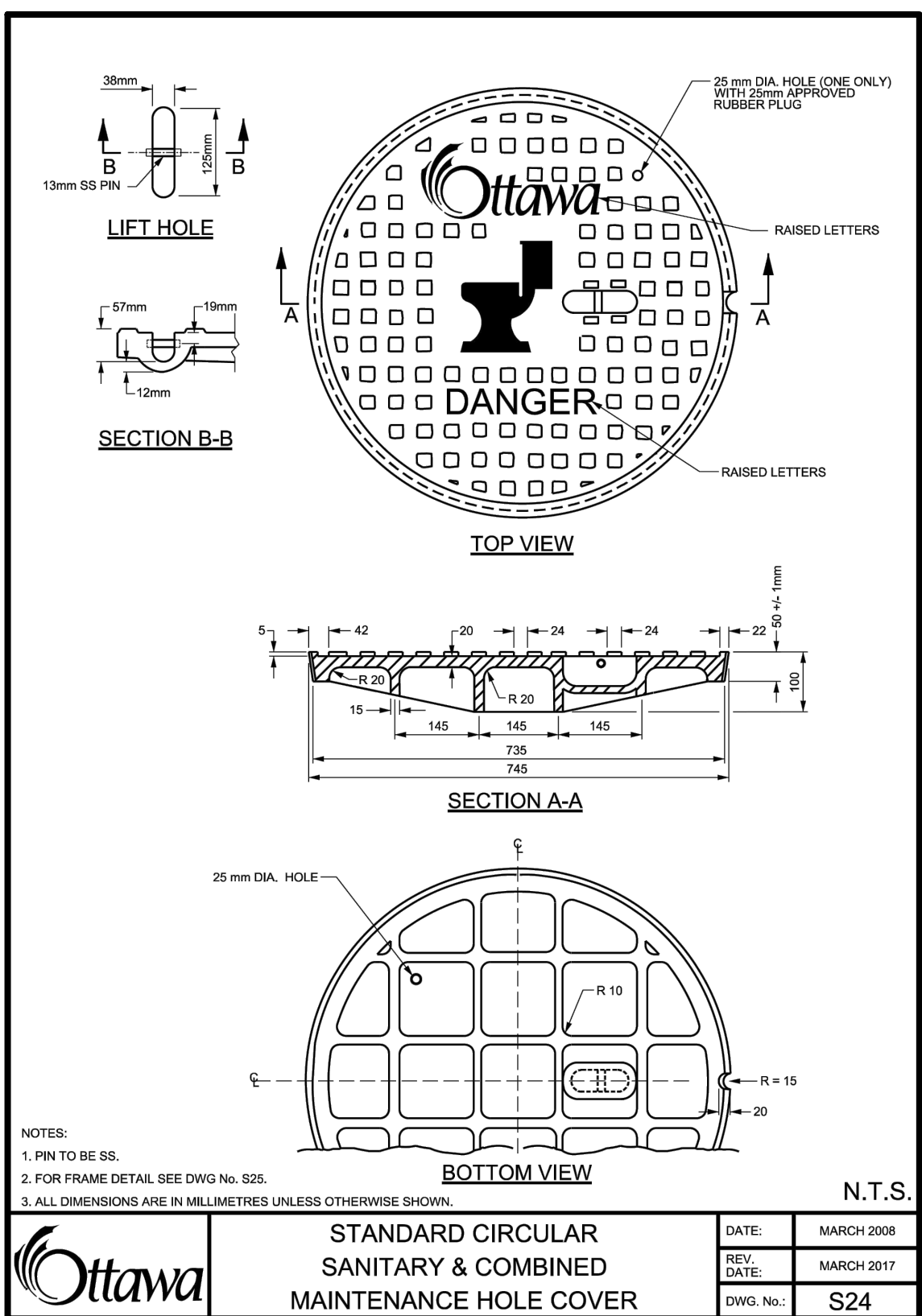
DETAIL DRAWINGS

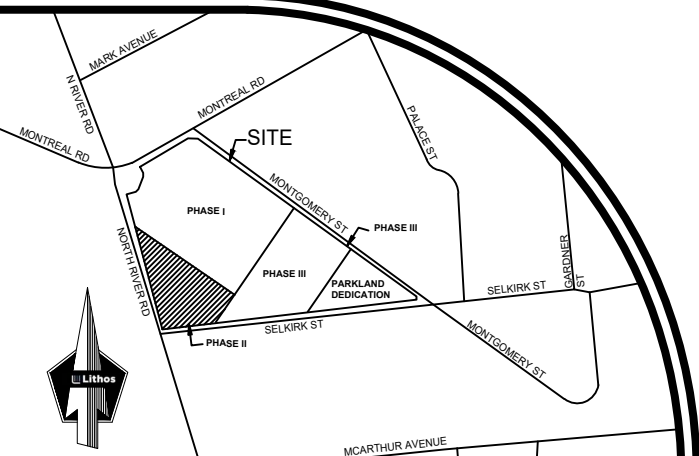
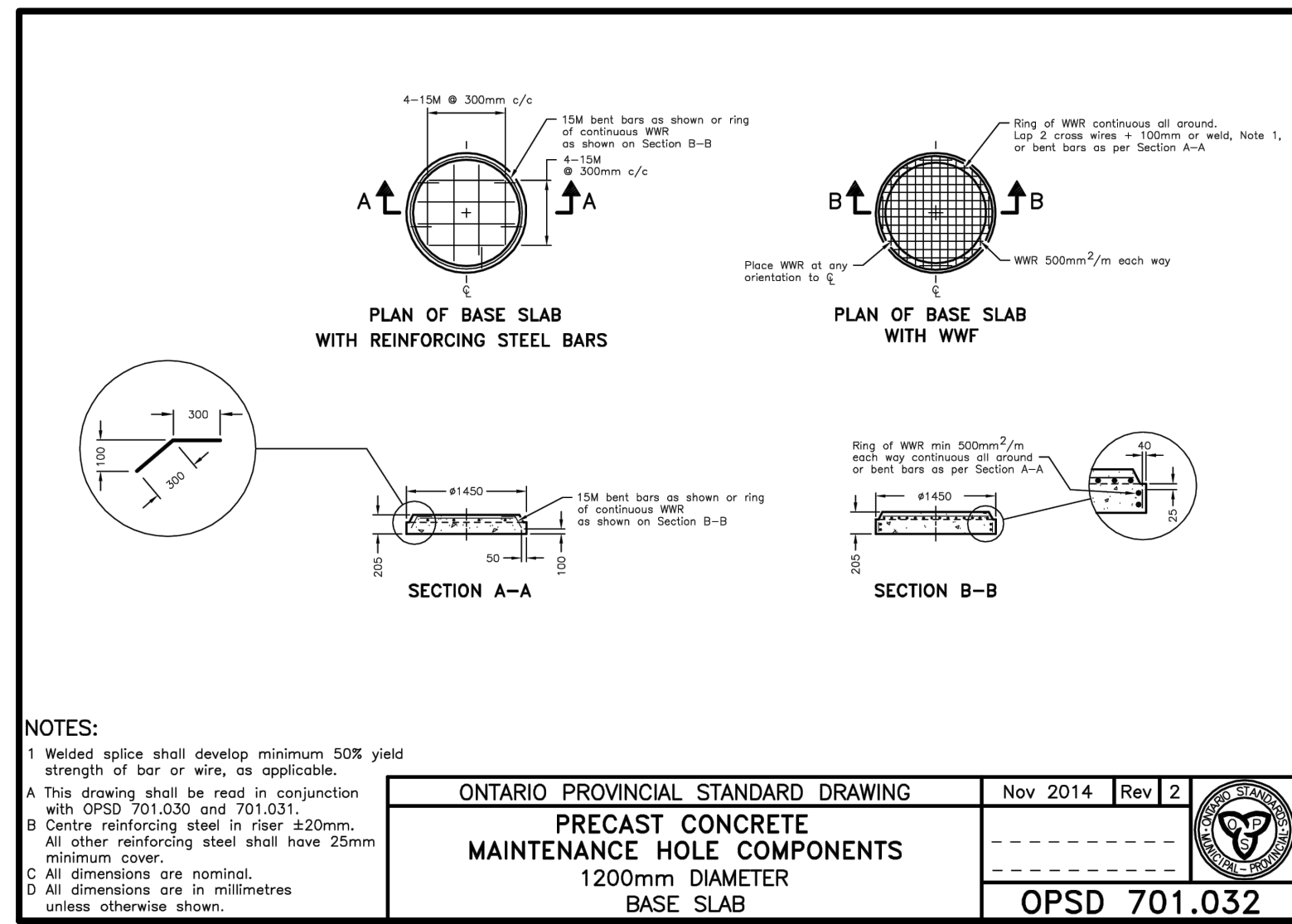
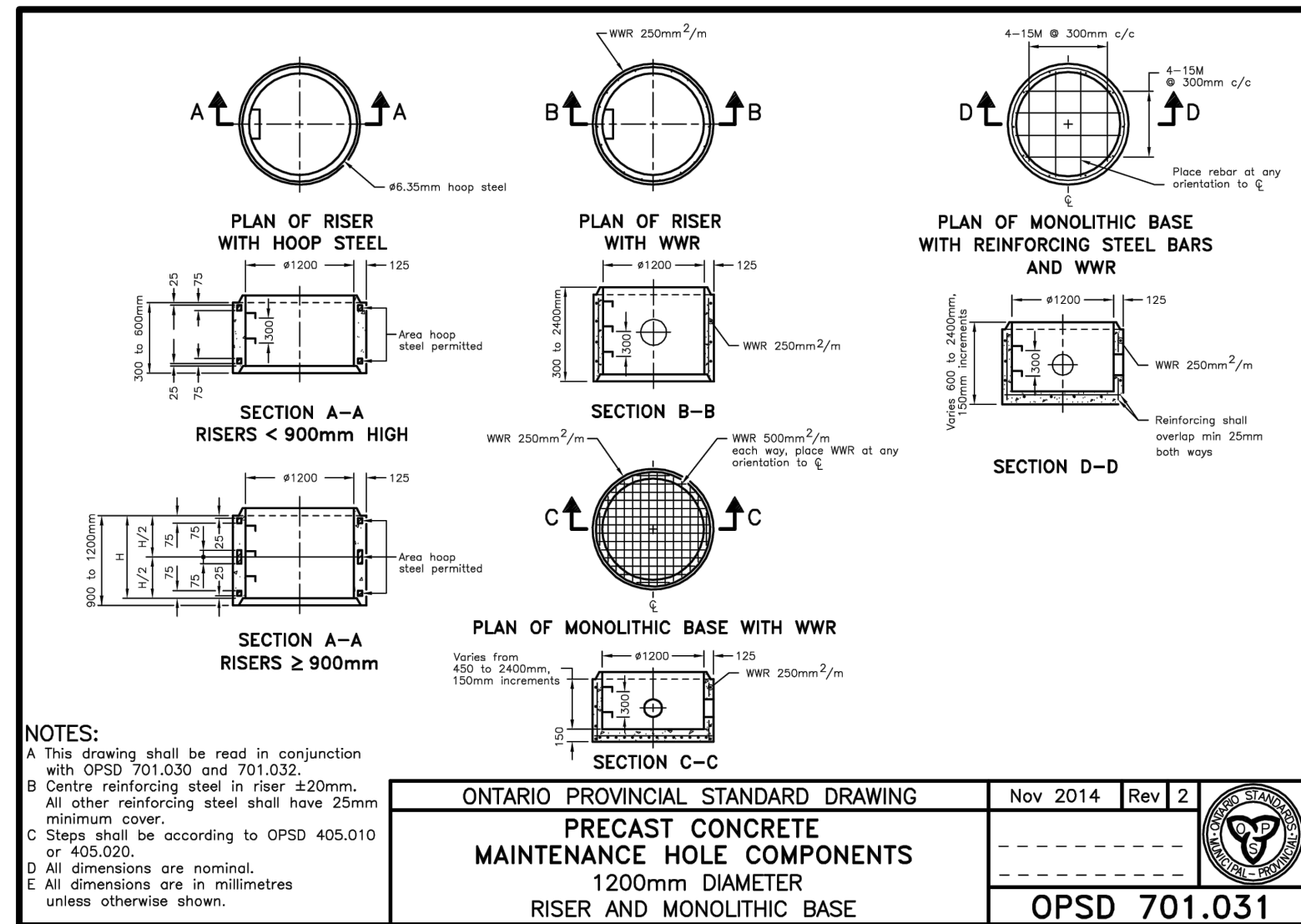
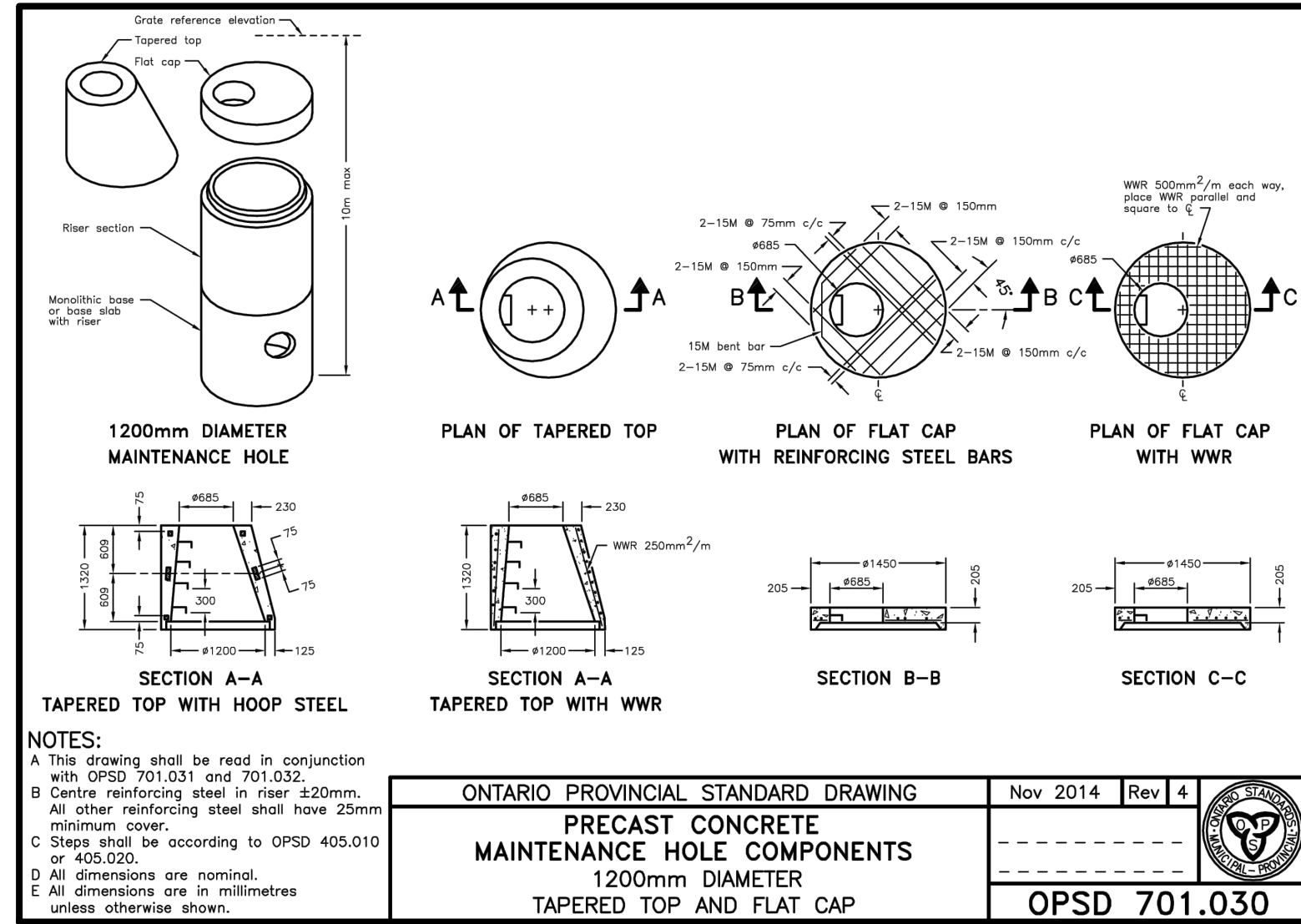
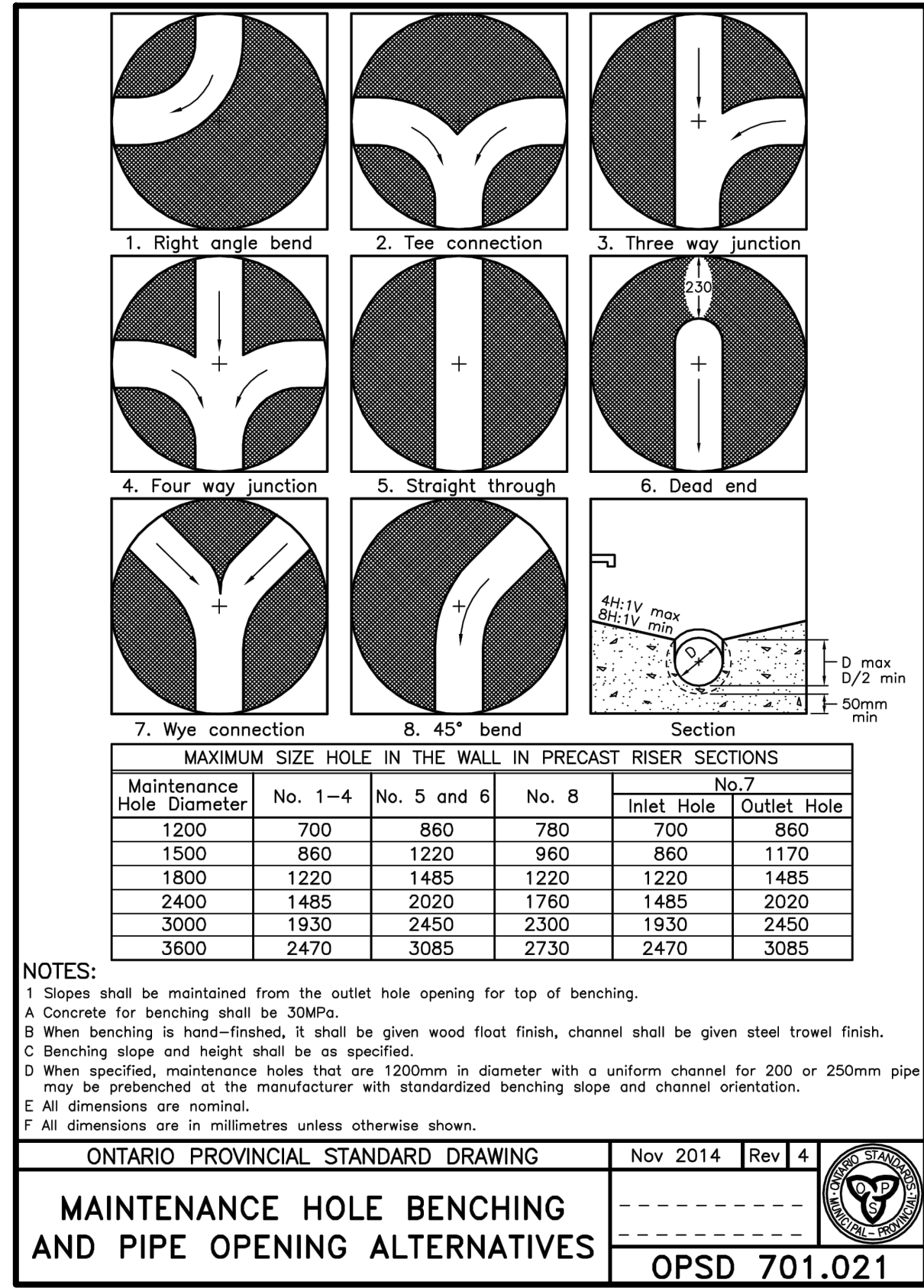
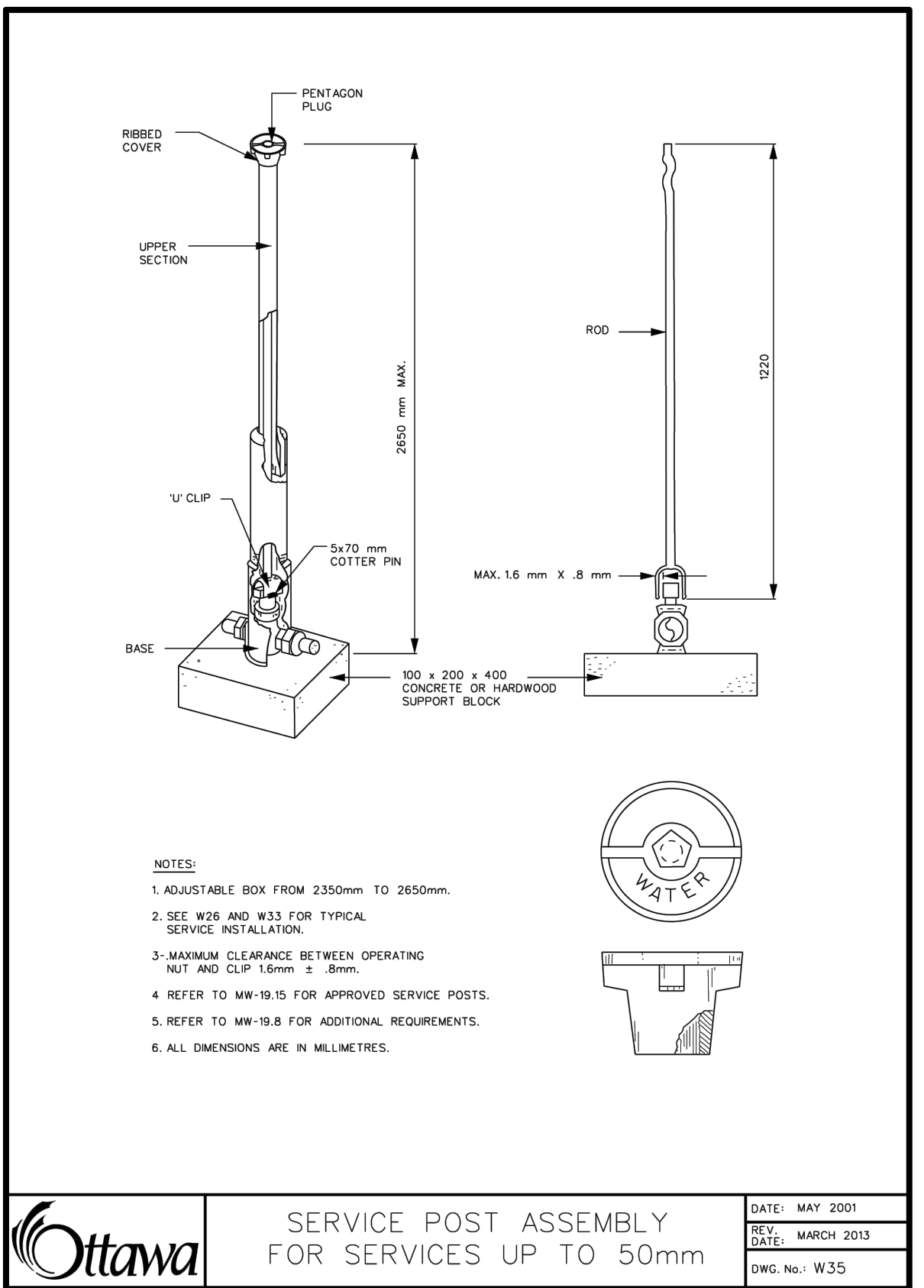
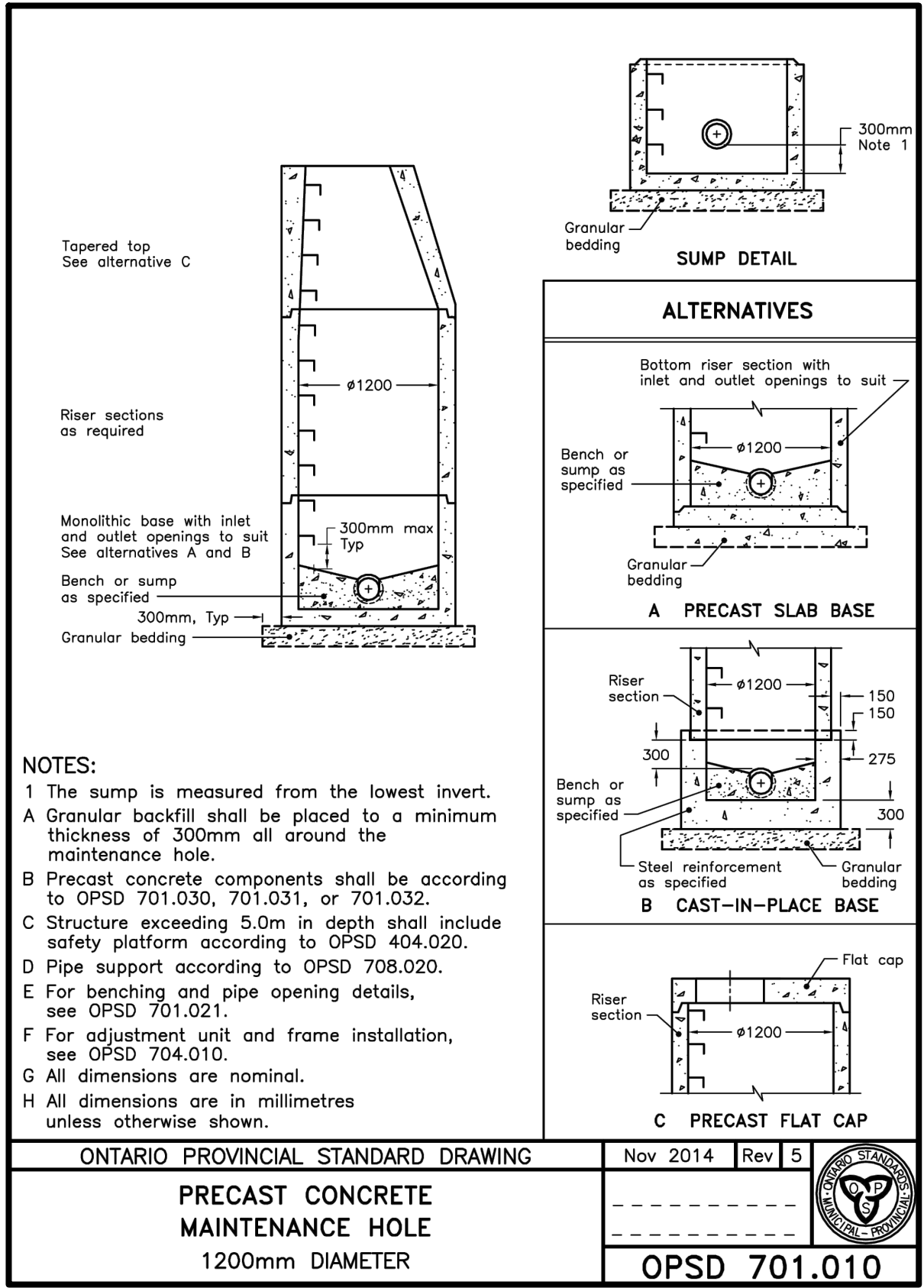
RESIDENTIAL USE DEVELOPMENT
3 SELKIRK STREET
OTTAWA, ONTARIO

Lithos

150 Bernonsey Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: EG	DATE: JUNE, 2021	CHECKED BY: NM
DRAWN BY: EG	PROJECT No:	APPROVED BY: NM
SCALE: N.T.S.		DRAWING No:
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LOCATION PLAN
NTS

LIST OF DRAWINGS

SG-01 (SITE GRADING PLAN - PHASE II)
SG-02 (SITE GRADING PLAN - PHASE I-II-III)
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SS-02 (SERVING SECTIONS)
SS-03 (SITE SERVING PLAN-PHASES I-II-III)
EC-01 (EROSION CONTROL PLAN)
DD-01 (DETAIL DRAWINGS)
DD-02 (DETAIL DRAWINGS)
DD-03 (DETAIL DRAWINGS)
CU-01 (COMPOSITE UTILITIES PLAN)
RM-01 (ROADWAY REINSTATEMENT PLAN)

SITE PLAN INFORMATION
RODRICKLAHEY ARCHITECTS INC.
56 Beech Street, Ottawa, Ontario K1S 3J6
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FAX: 613.724.1209
www.rodricklahey.ca

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E: Nepean@osvill.ca

BENCHMARK
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM CITY OF OTTAWA BENCHMARK NO. 3465 HAVING AN ELEVATION OF 62.831m.

2.	ISSUED FOR COORDINATION	JUL 06, 2026	NM
1.	ISSUED FOR ZBA/SPA	FEB 18, 2026	NM
NO	REVISION	DATE	BY

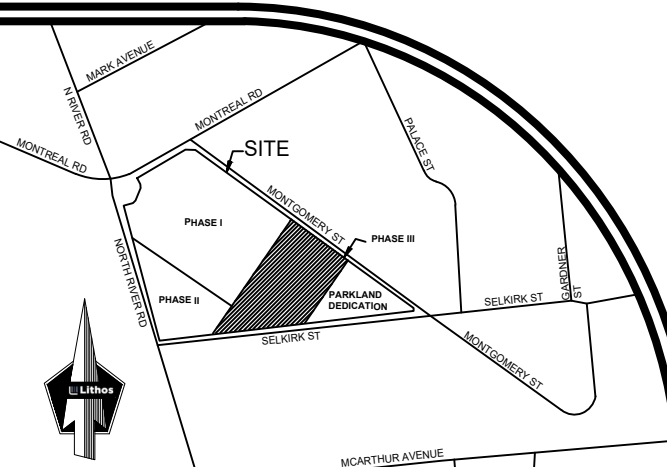
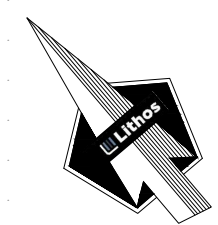
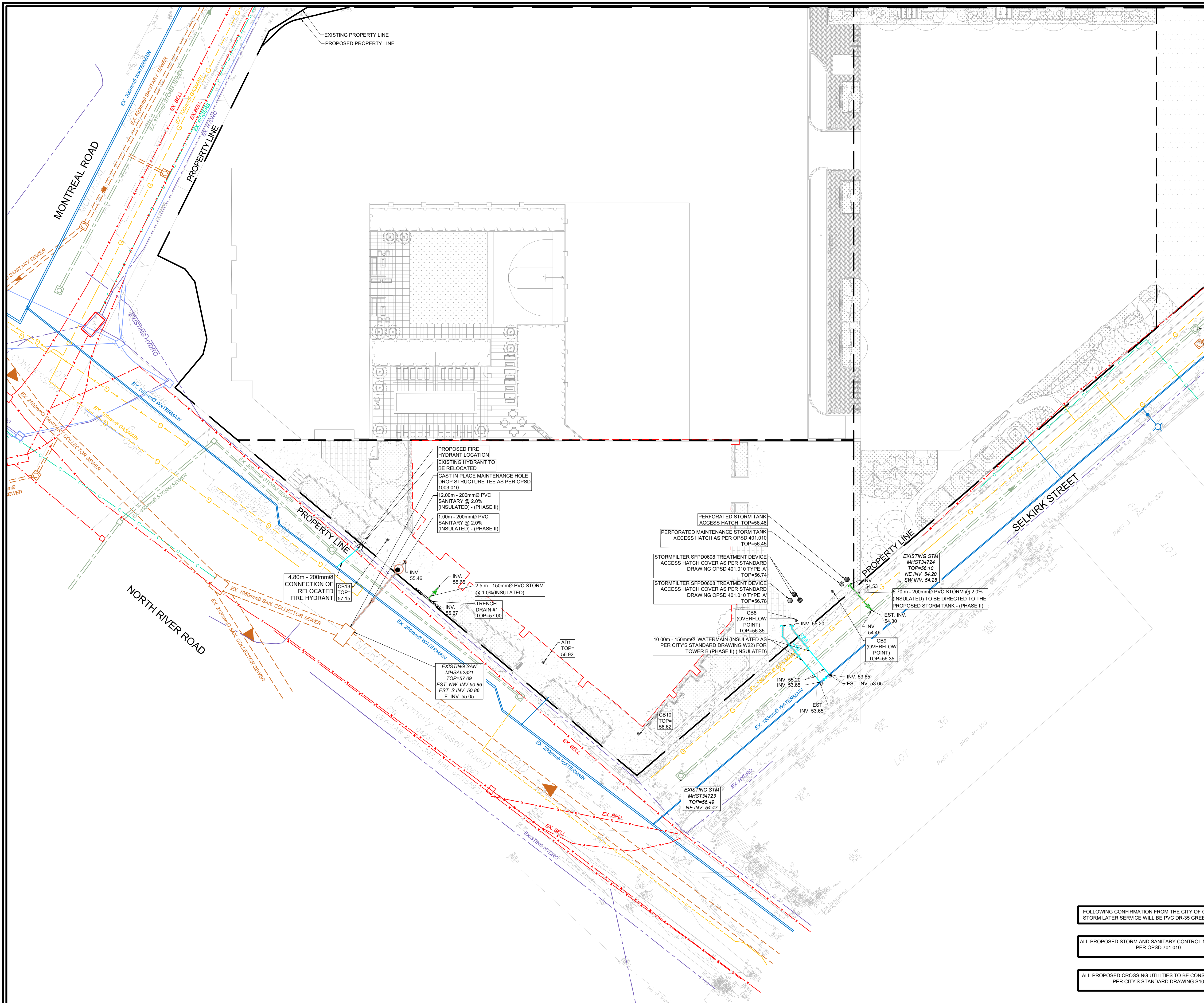
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CITY OF OTTAWA

DETAIL DRAWINGS
RESIDENTIAL USE DEVELOPMENT
3 SELKIRK STREET
OTTAWA, ONTARIO

Lithos

DESIGNED BY: EG	DATE: JUNE, 2021	CHECKED BY: NM
DRAWN BY: EG	PROJECT No:	APPROVED BY: NM
SCALE: N.T.S.	DRAWING No:	
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LOCATION PLAN
NTS

LEGEND

EXISTING PROPERTY LINE	
PROPOSED PROPERTY LINE	
PROPOSED GROUND FLOOR PERIMETER	
EXISTING STORM	
EXISTING COMBINED	
EXISTING WATER	
EXISTING WATER (ABANDONED)	
EXISTING GAS	
EXISTING BELL	
EXISTING ROGERS'	
EXISTING HYDRO	
EXISTING TRAFFIC	
PROPOSED STORM CONNECTION	
PROPOSED SANITARY CONNECTION	
PROPOSED WATER CONNECTION	

LIST OF DRAWINGS

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RM-01 (REMOVALS PLAN)
RR-01 (ROADWAY REINSTATEMENT PLAN)

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E: Nepean@aovltd.com

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2.	ISSUED FOR COORDINATION	JUL 06, 2026	NM
1.	ISSUED FOR ZBA/SPA	FEB 18, 2026	NM
NO	REVISION	DATE	BY

DRAFT

CITY OF OTTAWA

COMPOSITE UTILITIES PLAN PHASE II

RESIDENTIAL USE DEVELOPMENT
3 SELKIRK STREET
OTTAWA, ONTARIO



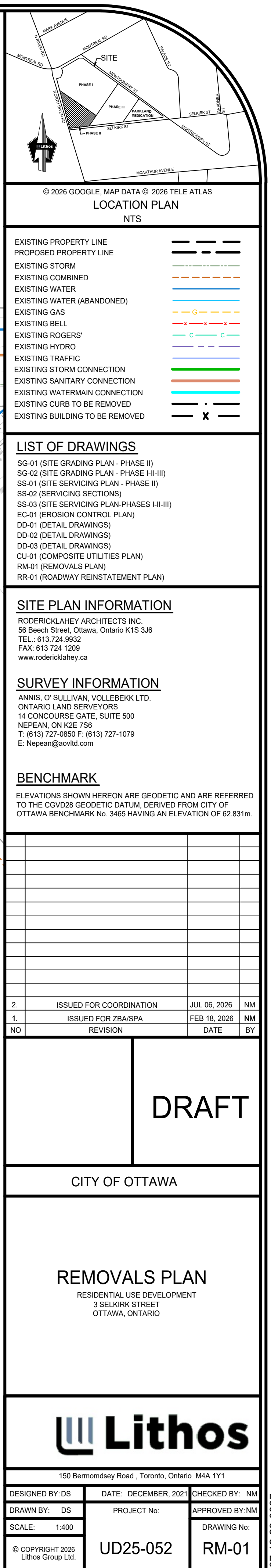
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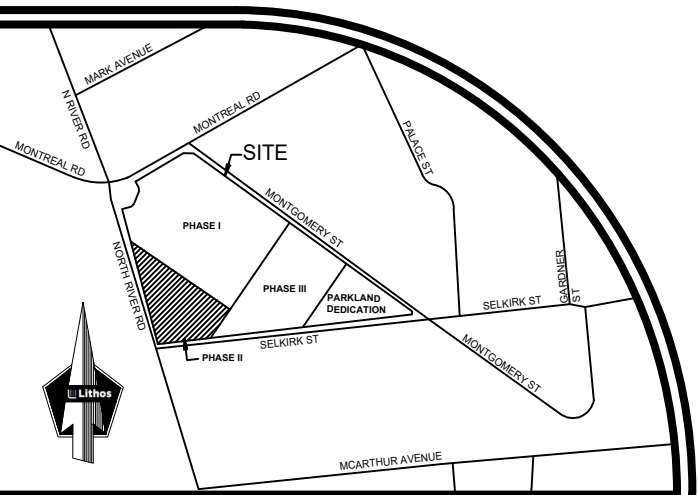
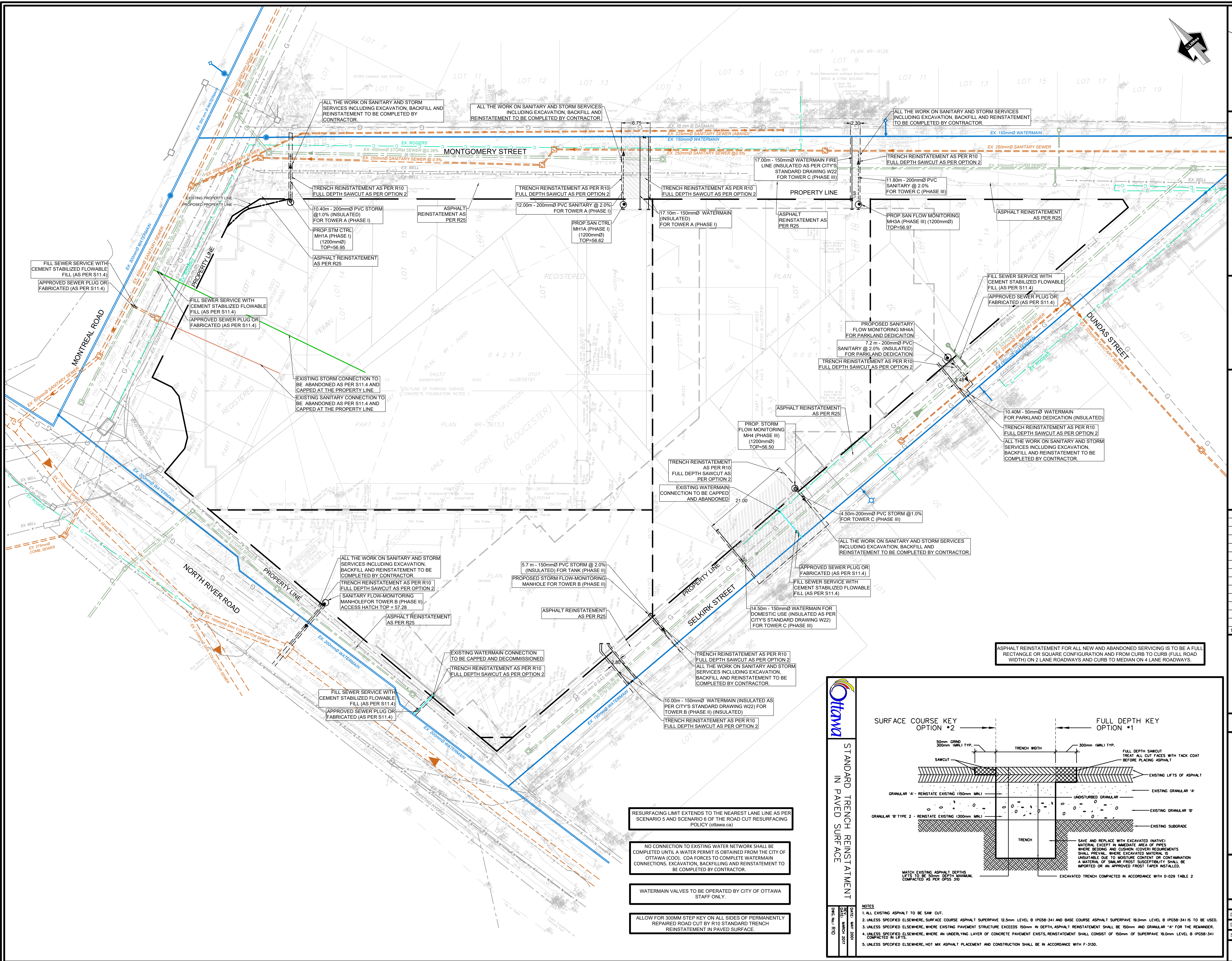
DESIGNED BY: EA	DATE: JUNE, 2021	CHECKED BY: NM
DRAWN BY: EA	PROJECT No:	APPROVED BY: NM
SCALE: 1:300		DRAWING No:
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FOLLOWING CONFIRMATION FROM THE CITY OF OTTAWA, THE STORM LATER SERVICE WILL BE PVC DR-35 GREEN-COLORED.

ALL PROPOSED STORM AND SANITARY CONTROL MANHOLES AS
PER OPSD 701.010.

ALL PROPOSED CROSSING UTILITIES TO BE CONSTRUCTED AS
PER CITY'S STANDARD DRAWING S10.





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EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
EXISTING STORM	---
EXISTING COMBINED	---
EXISTING WATER	---
EXISTING GAS	---
EXISTING BELL	---
EXISTING ROGERS	---
EXISTING HYDRO	---
EXISTING TRAFFIC	---
PROPOSED STORM CONNECTION	---
PROPOSED SANITARY CONNECTION	---
PROPOSED WATER CONNECTION	---
EXISTING STORM CONNECTION	---
EXISTING SANITARY CONNECTION	---
EXISTING WATERMAIN CONNECTION	---
PROPOSED CURB	---

LIST OF DRAWINGS	
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TEL.: 613.724.9932
FAX: 613.724.1209
www.rodclahay.ca

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NO.	REVISION	DATE	BY
2	ISSUED FOR COORDINATION	JUL 06, 2026	NM
1	ISSUED FOR ZBA/SPA	FEB 18, 2026	NM
NO	REVISION		

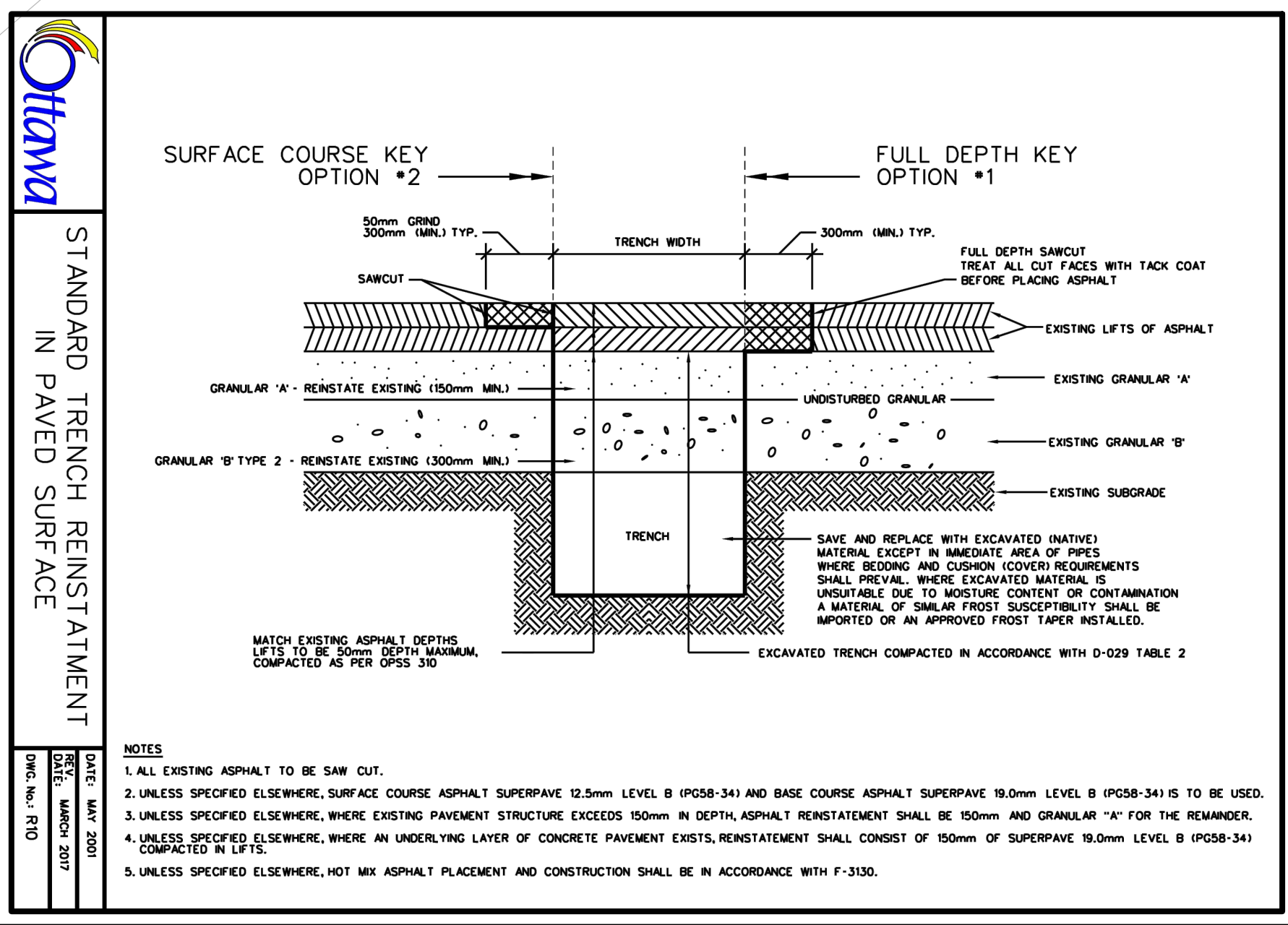
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CITY OF OTTAWA

ROADWAY REINSTATEMENT PLAN
RESIDENTIAL USE DEVELOPMENT
3 SELKIRK STREET
OTTAWA, ONTARIO

Lithos
150 Bermondsey Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: DS	DATE: DECEMBER, 2021	CHECKED BY: NM
DRAWN BY: DS	PROJECT No:	APPROVED BY: NM
SCALE: 1:400		DRAWING No:
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- RESURFACING LIMIT EXTENDS TO THE NEAREST LANE LINE AS PER SCENARIO 5 AND SCENARIO 6 OF THE ROAD CUT RESURFACING POLICY (ottawa.ca)
- NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY OF OTTAWA (COO). COA FORCES TO COMPLETE WATERMAIN CONNECTIONS, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
- WATERMAIN VALVES TO BE OPERATED BY CITY OF OTTAWA STAFF ONLY.
- ALLOW FOR 300MM STEP KEY ON ALL SIDES OF PERMANENTLY REPAIRED ROAD CUT BY R10 STANDARD TRENCH REINSTATEMENT IN PAVED SURFACE.

- NOTES
1. ALL EXISTING ASPHALT TO BE SAW CUT.
 2. UNLESS SPECIFIED ELSEWHERE, SURFACE COURSE ASPHALT SUPERPAVE 12.5mm LEVEL B (IP05B-34) AND BASE COURSE ASPHALT SUPERPAVE 19.0mm LEVEL B (IP05B-34) IS TO BE USED.
 3. UNLESS SPECIFIED ELSEWHERE, WHERE EXISTING PAVEMENT STRUCTURE EXCEEDS 150mm IN DEPTH, ASPHALT REINSTATEMENT SHALL BE 150mm AND GRANULAR "A" FOR THE REMAINDER.
 4. UNLESS SPECIFIED ELSEWHERE, WHERE AN UNDERLYING LAYER OF CONCRETE PAVEMENT EXISTS, REINSTATEMENT SHALL CONSIST OF 150mm OF SUPERPAVE 19.0mm LEVEL B (IP05B-34) COMPACTED IN LIFTS.
 5. UNLESS SPECIFIED ELSEWHERE, HOT MIX ASPHALT PLACEMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH F-3130.