



CARLETON
PIN 15545-0000 (L7)
PART 5, PLAN 4R-7803

CONDOMINIUM No. 545

PART 6, PLAN 4R-7803

PART 4, PLAN 4R-7803

PART 2, PLAN 4R-7803

PART 3, PLAN 4R-7803

PART 1, PLAN 4R-7803

PART 7, PLAN 4R-7803

FINISHED FLOOR
ELEV. 66.85

2 STOREY INDUSTRIAL BUILDING
PIN 04262-0111 (L7)

PART 17,
PIN 04262-0225 (O1)
PLAN 5R-2313

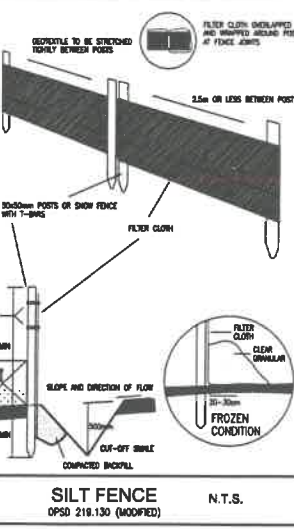
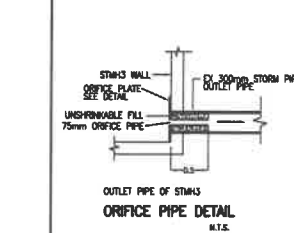
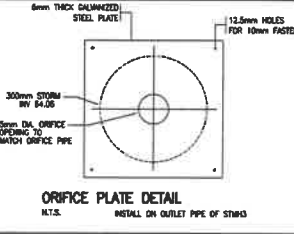
PLAN 5R-13555

STATION	GRADE	TOP OF W/S (2.4m MIN COVER)
0+00	66.16	63.76
0+06	66.27	63.87
0+12	66.30	63.90
0+18	66.40	64.00
0+24	66.50	64.10
0+30	66.42	64.02
0+36	66.51	64.11
0+42	66.60	64.20
0+48	66.65	64.25
0+54	66.70	64.30
0+60	66.72	64.32

EROSION AND SILTATION CONTROL

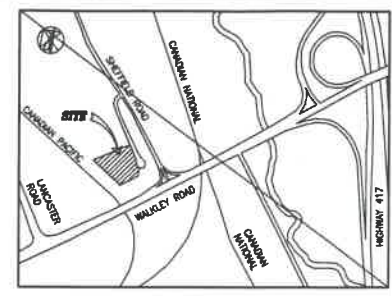
- TOPSOIL TO BE DISPOSED OFF SITE.
- IF TOPSOIL IS LEFT ON SITE (e.g. STOCKPILED OR USED AS FILL) THIS AREA MUST BE SEDED & SURROUNDED BY SILT FENCE.
- IF BUILDING CONSTRUCTION IS INTERRUPTED AND/OR INACTIVITY EXCEEDS 30 DAYS, STRIPPED/BAR AREAS WILL BE STABILIZED BY SEEDING.
- CONTRACTOR RESPONSIBLE FOR CONTROLLING MUD TRACKING AND SILT RUNOFF FROM SITE.
- EROSION AND SEDIMENT CONTROLS TO BE INSTALLED PRIOR TO START OF CONSTRUCTION AND MAINTAINED UNTIL SITE WORKS ARE COMPLETED AND STABILIZED.
- SILT FENCE AND SEDIMENT CONTROLS AT CTS AND MTS TO BE CHECKED AFTER STORMS AND CLEANED AS NECESSARY TO ENSURE EFFECTIVENESS.
- SEDIMENT TRAPS TO BE INSTALLED IN ALL CTS AND CLEANED AS NECESSARY TO ENSURE EFFECTIVENESS. OB SEDIMENT TRAPS TO BE REMOVED UPON COMPLETION OF BASE COURSE ASPHALT.
- CONTRACTOR RESPONSIBLE FOR CONTROLLING MUD TRACKING AND SILT RUNOFF FROM SITE.
- ALL SEDIMENT CONTROLS DEVICES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF SITE GRADING WORKS. SEDIMENT CONTROLS MUST BE INSPECTED ON A REGULAR BASIS AND AFTER EVERY RAINFALL EVENT. REPAIRS MUST BE DONE IN A TIMELY MANNER TO PREVENT SEDIMENT FROM ENTERING THE WATER.

- SILT FENCE**
- SILT FENCE TO BE INSTALLED ALONG PERIMETER OF SITE.
 - SILTATION CONTROLS TO BE INSTALLED PRIOR TO THE START OF ANY WORK. SILT CONTROLS TO BE MAINTAINED UNTIL ALL WORK IS COMPLETED AND SITE IS STABILIZED.
 - SILT FENCE TO BE REINFORCED WITH STAINED STRAIN BALES AS NECESSARY IN CONCENTRATED FLOW AREAS.



CONSTRUCTION NOTES:

- GENERAL**
 - SITE PLAN PROVIDED BY ARCHITECT
 - LEGAL SURVEY INFORMATION TAKEN FROM SITE PLAN
 - TOP SURVEY PROVIDED BY J.D. BARNES
 - ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE LATEST CITY OF OTTAWA AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS AND THE MINISTRY OF THE ENVIRONMENT AND ENERGY - LATEST EDITION.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION.
 - THE SITE DIMENSIONS REFER TO ARCHITECTURAL SITE PLAN DRAWING.
 - FOR EXISTING SEALS INFORMATION REFER TO REPORTS.
 - CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION.
 - EXISTING ROAD AND SERVICES INFORMATION OBTAINED FROM TOPOGRAPHIC PLAN (BY OTHERS)
 - ALL RETAINING WALLS GREATER THAN 0.6m TO INCLUDE SAFETY DRAGS AS PER O.E.C.
- SEWERS**
 - BACKFILL & SEWER BEDDING AS O.P.S.D. 802.010, 802.013, 802.014
 - ALL BEDDING AND COVER MATERIAL TO BE GRANULAR 1/2" OR 19mm CRLS COMPACTED TO 95 PERCENT SPREAD.
 - CB LEADS TO BE ONE OF CONCRETE OR PVC THROUGHOUT.
 - STORM SEWER PIPE TO BE PVC SDR 35
 - SANITARY SEWER PIPE TO BE PVC SDR 26
- MANHOLES / CATCHBASINS**
 - STORM MANHOLES AS O.P.S.D. 701.010 WITH FRAME AND COVER AS O.P.S.D. 401.010 TYPE B.
 - ALL CTS AND CMBs TO INCLUDE SUBDRAINS CONNECTED AT EACH WALL. SUBDRAINS TO BE 2.0m OF 150mm PERFORATED SUBDRAIN WITH SOCK. INSTALLED WITH SLOPE OF 0.5%
 - PRECAST CATCHBASIN AS O.P.S.D. 705.005
 - WITH FRAME AND GRATE AS O.P.S.D. 400.02
 - STORM MANHOLE BEDDING TO BE TO COVER OF PIPE AS PER O.P.S.D. 701.011
 - SANITARY MANHOLE AS O.P.S.D. 701.010 WITH FRAME AND COVER AS O.P.S.D. 401.010 TYPE A.
- ENTRANCE / PAVEMENT DESIGN**
 - CONCRETE SIDEWALK AS O.P.S.D. 310.01
 - BARRIER CURB AS O.P.S.D. 802.110 WHERE SPECIFIED
 - CONSTRUCTION ACCESS RESTRICTED TO LOCATION APPROVED BY CITY OF OTTAWA
- WATERMANS**
 - WATERMANS/SERVICES MIN. COVER 2.4m BELOW FINISHED GRADE.
 - WATER SERVICE TO BE INSTALLED AS PER CITY STANDARDS WITH GRANULAR 1/2" BEDDING AND COVER AS O.P.S.D. 110.022
 - THRUST BLOCKS REQUIRED AT ALL TEES, PLUGS, ELBOWS, ETC.
 - PVC WATERMAIN IN SIZES 100mm THROUGH TO 1200mm SHALL BE CLASS 150 DR15 CONFORMING TO ANSA C500. TRACER WIRE SHALL BE INSTALLED ON PVC WATERMAIN WITHIN THE ROAD ALLOWANCE. SIZE 50mm AND SMALLER TO BE TYPE 'X' COPPER
 - MINIMUM HORIZONTAL CLEARANCE BETWEEN SEWER AND WATER SERVICE IS 2.5m WHERE THE WATERMAIN PASSES OVER THE SEWER. MINIMUM VERTICAL CLEARANCE IS 0.15m AND CLEARANCE WHERE THE WATERMAIN PASSES UNDER THE SEWER.
 - CONTRACTOR TO CONFIRM THAT WATER CONNECTION VALVES ARE IN WORKING ORDER.
 - ALL WATERWORKS CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS OF THE CITY OF OTTAWA ENGINEERING DEPT.



PROJECT STATISTIC

SITE AREA	3,411.28 m ²
GROSS FLOOR AREA	
1st FLOOR	1138.58 m ²
2nd FLOOR/MEZZANINE	101.53 m ²
TOTAL	1240.11 m ²
FLOOR AREA RATIO	1240.11 m ² 36.35%
COVERAGE	1138.58 m ² 33.37%
LANDSCAPED AREA	214.53 m ² 6.29%
PAVED AREA	2,058.17 m ² 60.34%

MUNICIPAL ADDRESS
2920 SHEFFIELD ROAD
LOT # 24, PLAN 4R-7803
OTTAWA, ONTARIO

REFERENCE DRAWINGS:
INFORMATION ON THIS DRAWING
TAKEN FROM:
SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN SHOWING
PART OF LOT 24
CONCESSION 3 (OTTAWA FRONT)
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
CITY OF OTTAWA
PREPARED BY: J. D. BARNES LIMITED

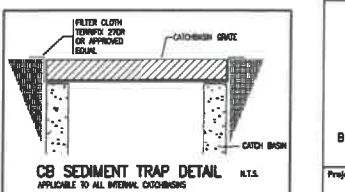
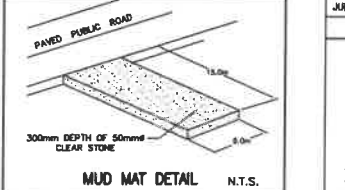
ALL SURFACE WORKS WITHIN THE CITY ROAD ALLOWANCE WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION AT LEAST AS GOOD AS ORIGINAL TO THE SATISFACTION OF THE CITY ENGINEER, ALL AT NO COST TO THE CITY.

WATER SERVICES - TO ENSURE THAT SANITARY WATER QUALITY STANDARDS ARE MET, SERVICE CONNECTIONS AND PRIVATE WATER DISTRIBUTION SYSTEMS ARE SUBJECT TO CLEANING, DISINFECTION, HYDROSTATIC TESTING PROCEDURES. THE CONTRACTOR SHOULD CONTACT THE CITY BUILDING DEPARTMENT FOR TESTING PROCEDURES.

CONTRACTOR TO CONFIRM ALL EXISTING UTILITIES ON SITE (DEPTH AND LOCATION) PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO PROTECT AND/OR RELOCATE ANY UTILITIES AS NECESSARY TO SUIT PROPOSED WORKS. CONTRACTOR TO MAKE ALL NECESSARY ARRANGEMENTS WITH THE APPLICABLE UTILITY COMPANY FOR LOCATES, INSPECTIONS AND RELOCATES.

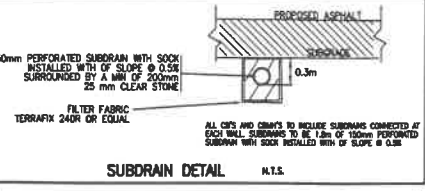
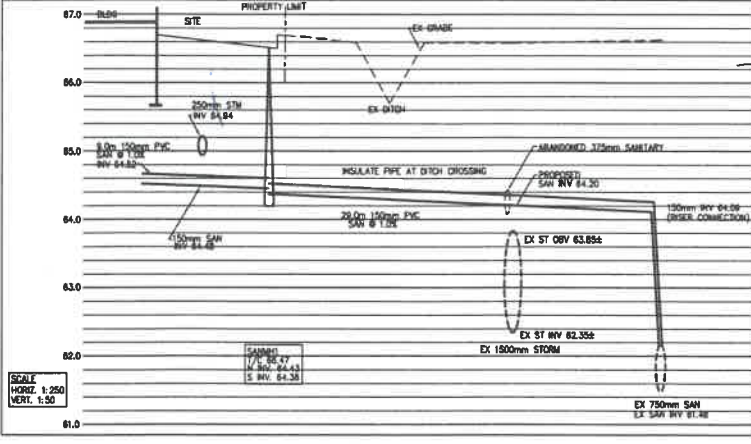
GRADING AND DRAINAGE NOTES:

- EXISTING GROUND ELEVATIONS TO BE MAINTAINED ALONG PERIMETER OF SITE UNLESS SPECIFIED OTHERWISE.
- ALL DISTURBED AREAS TO BE RESTORED TO EXISTING CONDITION OR BETTER. LANDSCAPE AREAS TO BE RESTORED WITH 100mm TOPSOIL AND NO. 1 HURSBURY SOIL.
- EMBANKMENTS MAXIMUM SLOPE 3:1
- GRASS SURFACE MINIMUM SLOPE 2:0%
- ASPHALT PAVEMENT / CONCRETE SURFACES MINIMUM SLOPE 1%
- ALL SURFACE DRAINAGE SHALL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. DRAINAGE OF ADJACENT PROPERTIES SHALL NOT BE ADVERSELY AFFECTED.
- SILT FENCE TO BE INSTALLED SOUTH AND WEST LIMITS OF THE SITE PRIOR TO START OF CONSTRUCTION. SILT FENCE TO BE MAINTAINED UNTIL SURFACE WORKS ARE COMPLETE AND SITE IS STABILIZED.



LEGEND

— 66.51	PROPOSED DRAINAGE
— 66.50	EXISTING GROUND ELEVATION
— 66.49	PROPOSED ELEVATION
□	PROPOSED STORM CATCHBASIN
□	PROPOSED STORM DOUBLE CATCHBASIN
○	PROPOSED MANHOLE
→	OVERLAND FLOW ROUTE
—	SILT FENCE



CATCHBASINS/CMBs/CHAMHOLES:
ALL CTS AND CMBs TO INCLUDE SUBDRAINS CONNECTED AT EACH WALL. SUBDRAINS TO BE 1.8m OF 150mm PERFORATED SUBDRAIN WITH SOCK INSTALLED WITH SLOPE OF 0.5%



DATE	Revision	Initial
AUG. 27/09	ADDED STORMCEPTOR	WMS
JULY 27/09	REVISED AS PER CITY COMMENTS	WMS



The position of pole lines, conduits, waterlines, sewers and other underground and above ground utilities and structures are not necessarily shown on the contract drawings, and where shown, the accuracy of the position of such utilities and structures is not guaranteed. Before starting work, the Contractor shall confirm the exact location of all such utilities and structures, and shall assume all liability for damage to them.

Consulting Engineering Services - Land Development
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ROSS & ANGLIN LTD.
PROPOSED INDUSTRIAL BUILDING
2920 SHEFFIELD ROAD
OTTAWA, ONTARIO

Sheet Title
SITE SERVICING AND GRADING PLAN
Scale: 1:250 Date: JULY 2009 Drawn by: WMS File: 2009-06 Drawing Number: SSG1