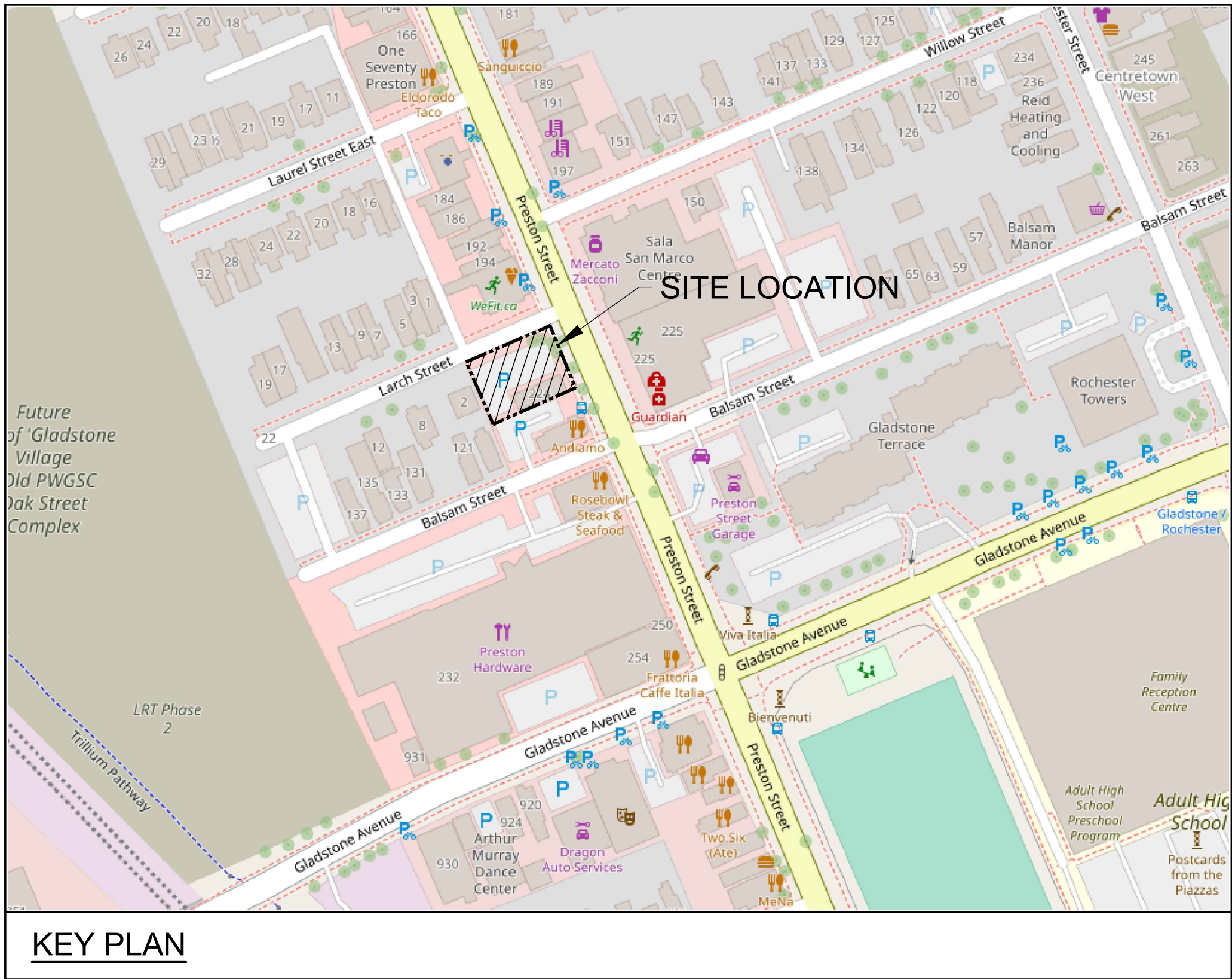


# 224 PRESTON STREET, OTTAWA, ONTARIO

LIST OF DRAWINGS

DWG NO.	DWG TITLE	DATE
	COVER SHEET	FEB 2024
C002	EXISTING CONDITIONS AND REMOVALS PLAN	FEB 2024
C100	SITE SERVICING PLAN	FEB 2024
C200	GRADING PLAN	FEB 2024
C300	EROSION AND SEDIMENT CONTROL PLAN	FEB 2024
C400	STORM WATERSHED PLAN	FEB 2024
C401	ROOF DRAINAGE PLAN	FEB 2024



KEY PLAN

**exp Services Inc.**  
 T: +1 613 688-1899 | F: +1 613 225-7330  
 2650 Queensview Drive, Unit 100  
 Ottawa, ON K2B 8H6  
 Canada  
 www.exp.com



- BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
- INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

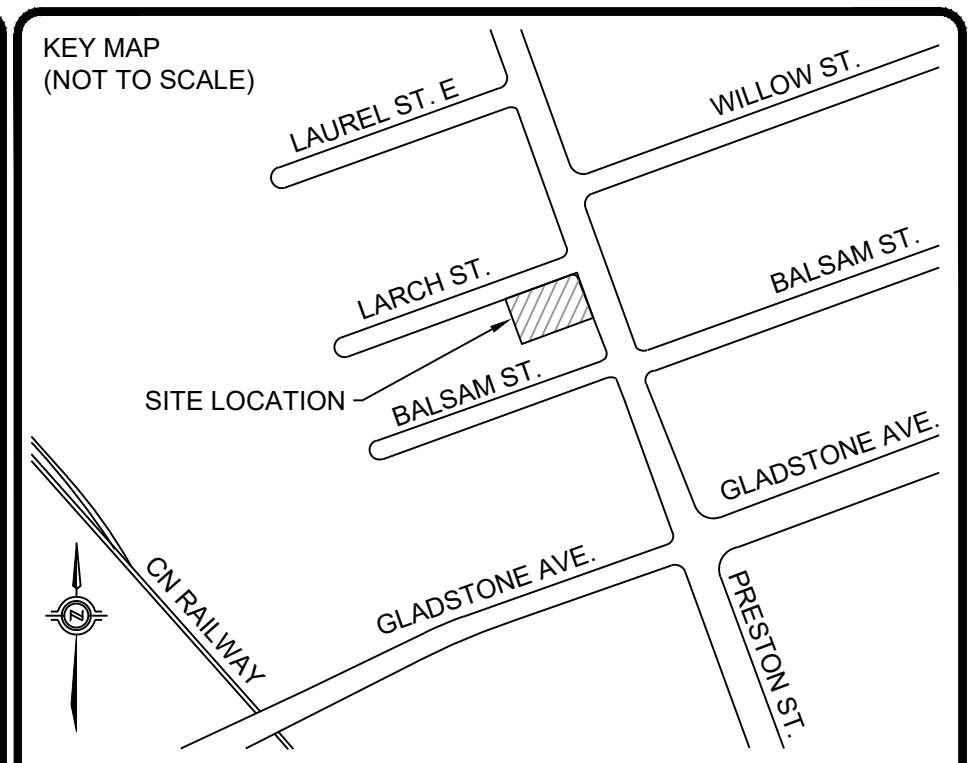
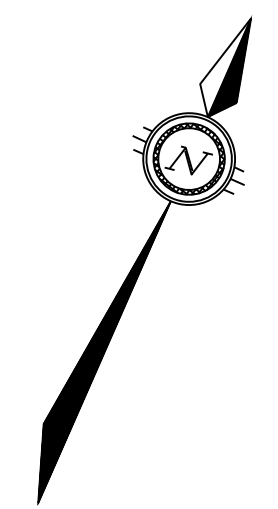
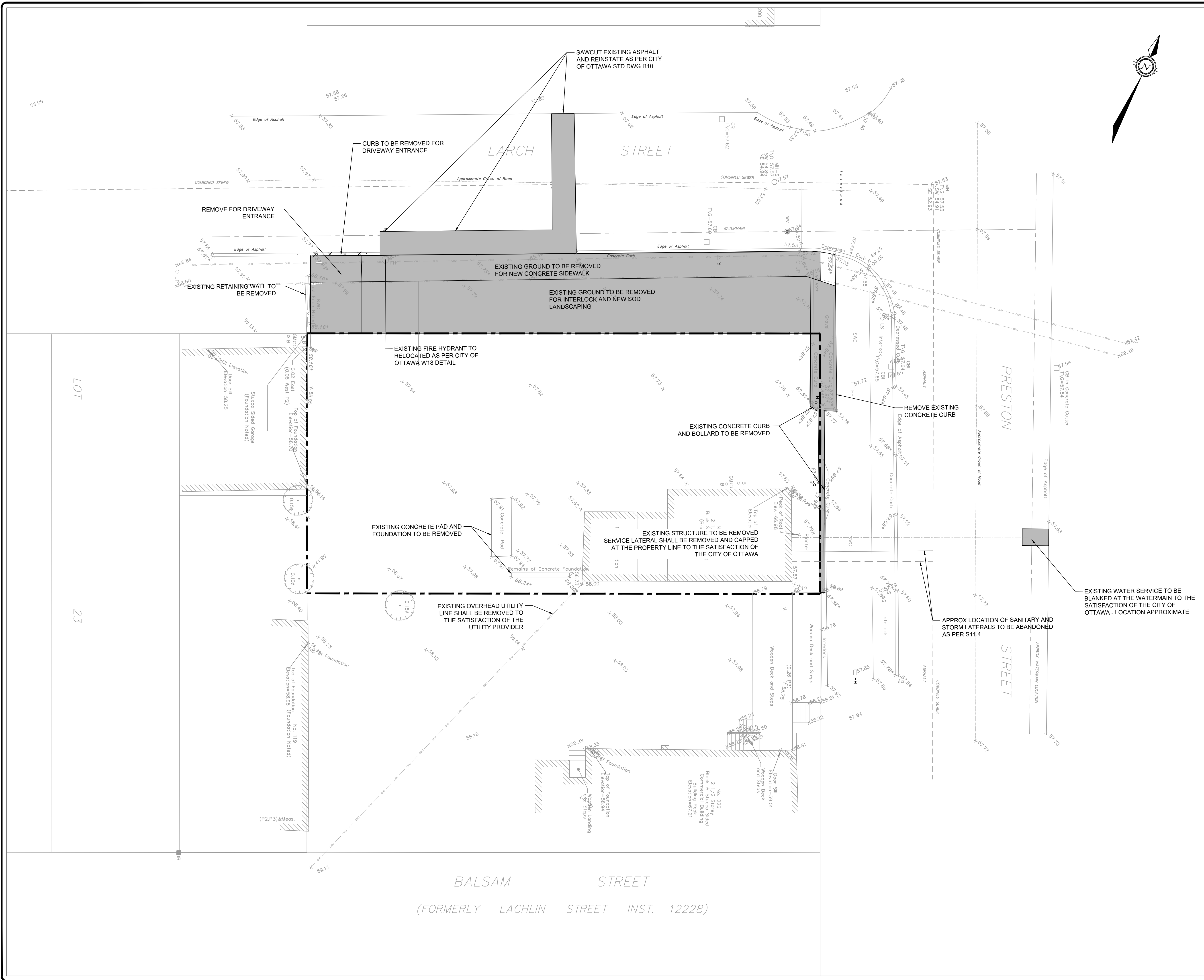
PROJECT No.OTT-22019695-A0  
**FEBRUARY 2024**

224 On Preston Inc.  
 224 PRESTON STREET,  
 OTTAWA, ONTARIO

RE-ISSUED PER CITY COMMENTS - FEB 2024

FILE: E:\OTTOTT-22019695-A0160 Execution\65 Drawings\22019695-04-C002.dwg

DRAWING No. REMOVALS



NOTES:  
 1. ALL EXISTING STORM, SANITARY AND WATER LATERALS AND SERVICE LINES SHALL BE CAPPED AND ABANDONED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY OF OTTAWA.

REVISIONS			
No.	Date	By	App.
3	FEB. 2024	Y.A.	B.T.
2	OCT. 2023	Y.A.	B.T.
1	APR. 2023	Y.A.	Y.A.



**exp Services Inc.**  
 t: +1.613.688.1899 | f: +1.613.225.7330  
 2650 Queensview Drive, Unit 100  
 Ottawa, ON K2B 8H6  
 Canada  
 www.exp.com

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- INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

Owner/Client:  
**224 ON PRESTON INC.**

Location:  
**224 PRESTON STREET  
 OTTAWA, ONTARIO**

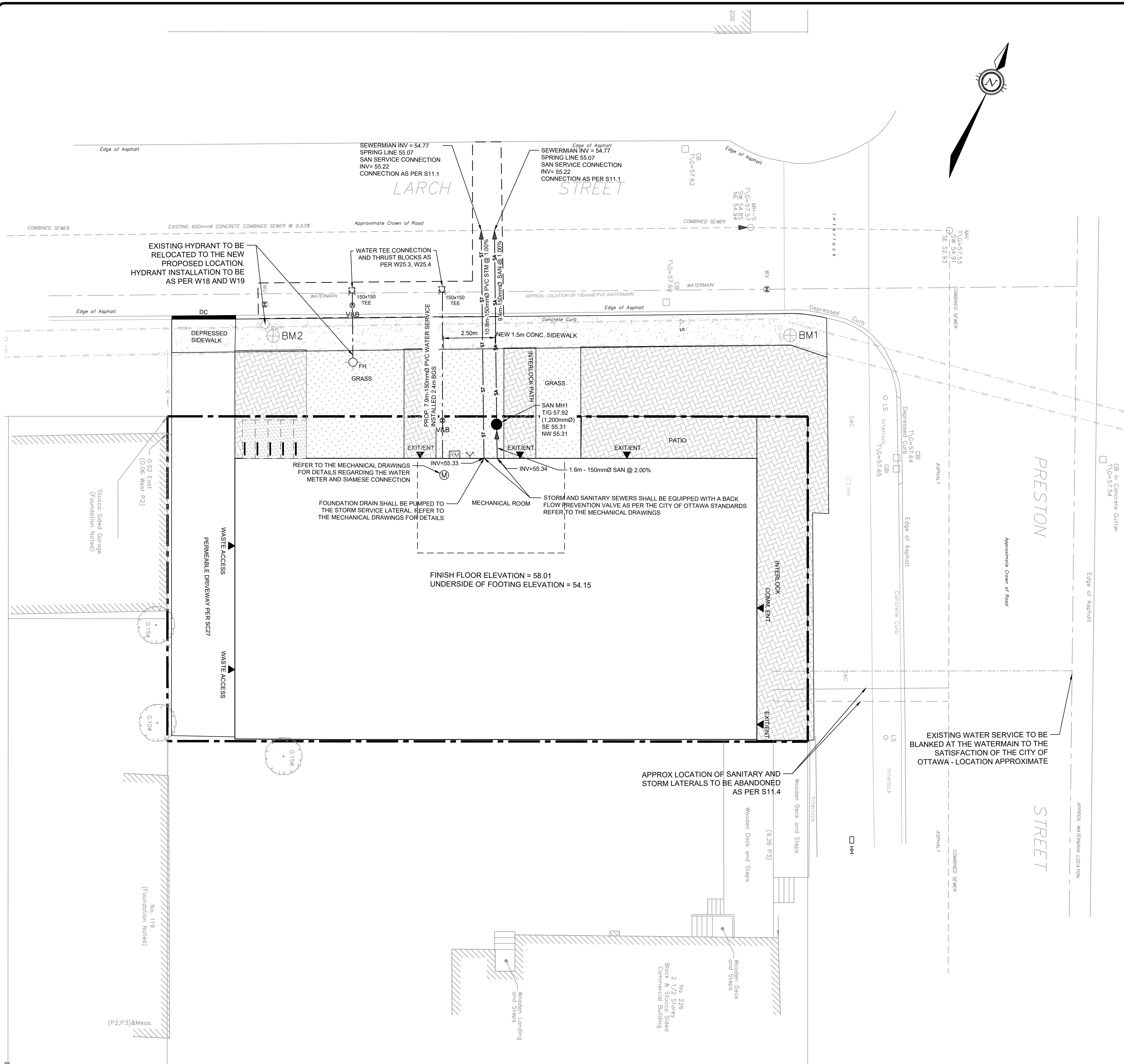
Title:  
**EXISTING CONDITIONS  
 AND REMOVALS PLAN**

Designed By: Y.A.	Drawn By: B.P.	Checked By: C.C.
Scale: 1:100	Date: APR, 2023	Drawing No.: <b>C002</b>
Project No.: OTT-22019695-AO		#18968

DOT-12-23-0060

FILE: E:\OTT\22019695-A0160 Execution\65 Drawings\22019695-04-C-100.dwg

DRAWING No. Servicing



Site Benchmark #1  
Nail and Washer  
in Utility Pole  
Top of Washer  
Elevation=58.26

Site Benchmark #2  
Fire Hydrant  
Top of Spindle  
Elevation=58.75

BALSAM STREET  
(FORMERLY LACHLIN STREET INST. 12228)

Area #	Number of Roof Drains	Roof Drain Model	Roof Drain Opening Setting	Controlled Flow per Drain L/s		Ponding Depth (mm)		Storage Volume (m3)		Max Available Storage m3	
				5-Yr	100-Yr	5-Yr	100-Yr	5-Yr	100-Yr		
A1	1	Watts RD-100 with Accutrol ADJ	3-1/4 open	0.80	0.91	105	140	3.63	4.84	5.2	
A2	1	Watts RD-100 with Accutrol ADJ	3-1/4 open	0.79	0.90	99	135	2.56	3.48	3.9	
A3	1	Watts RD-100 with Accutrol ADJ	2-Closed	0.32	0.32	60	112	0.23	0.43	0.6	
A4	1	Watts RD-100 with Accutrol ADJ	3-1/4 open	0.66	0.71	59	74	0.18	0.23	0.5	
A5	1	Watts RD-100 with Accutrol ADJ	3-1/4 open	0.66	0.71	60	74	0.14	0.17	0.4	
A6	2	Watts RD-100 with Accutrol ADJ	3-1/4 open	0.74	0.86	86	122	1.24	1.76	2.2	
								<b>Total</b>	<b>7.98</b>	<b>10.92</b>	<b>12.6</b>

REFER TO THE ROOF DRAINAGE PLAN FOR THE ROOF AREA BREAKDOWN

**SANITARY SEWER NOTES**

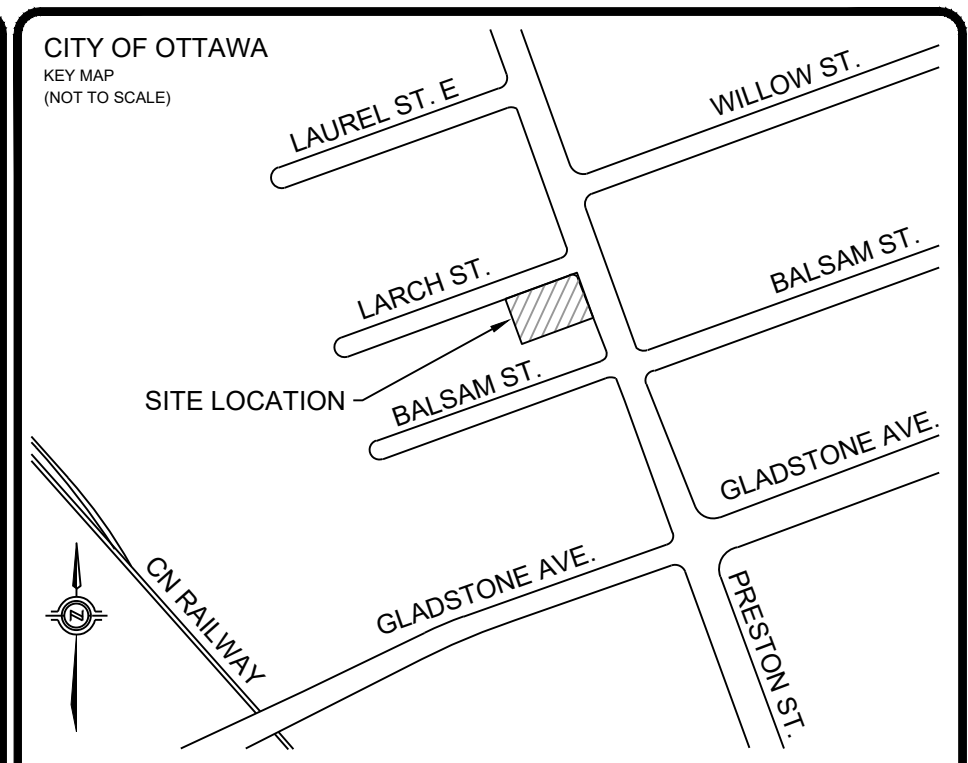
- ALL SANITARY SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- ALL SANITARY SEWERS SHALL BE PVC SDR 35, IPEX "RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD 6182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
- SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' BEDDING UNLESS OTHERWISE NOTED.
- ALL SANITARY LATERALS ARE TO BE PVC SDR 28, IPEX "RING-TITE" (OR EQUIVALENT), ANY COLOR EXCEPT WHITE.
- SEWER BEDDING AS PER OPSD 802.010. GRANULAR 'A' BEDDING TO BE INCREASED TO 300MM WHERE SEWERS ARE BELOW THE GROUNDWATER TABLE.
- SANITARY SEWER MANHOLES SHALL BE BENCHMARKED AS PER OPSD 701.021. SANITARY MANHOLE FRAME AND COVERS SHALL BE AS PER OPSD 401.010. SAFETY PLATFORMS SHALL BE AS PER OPSD 404.020.
- THE CONTRACTOR SHALL CONDUCT INFILTRATION/EXFILTRATION (AS PER CURRENT OPSS) TESTING ON ALL NEWLY INSTALLED SANITARY SEWERS. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWER INSTALLATION AND VIEWED BY THE ENGINEER.
- THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED SANITARY SEWERS AND EXISTING SEWERS CONNECTED TO. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.
- ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER OPSD 1006.010.
- THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE SANITARY SEWERS IN ACCORDANCE WITH OPSD 802.010 AND 802.013. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% SPMD.
- ALL SANITARY BUILDING DRAINS TO BE EQUIPPED WITH SANITARY BACKWATER VALVES INSTALLED PER CITY OF OTTAWA STANDARD DRAWING S14.1.
- WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.
- MINIMUM SOIL COVER TO BE 2.5m TO PROTECT SEWERS FROM FROST DAMAGE. IN AREAS WHERE ADEQUATE FROST COVER CANNOT BE ACHIEVED, EQUIVALENT THERMAL INSULATION TO BE INSTALLED AS PER OPSD S14.010.

**STORM SEWER NOTES**

- ALL STORM SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- SEWER BEDDING AS PER CITY STANDARD S6 & S7.
- ALL STORM LATERALS SHALL BE PVC SDR 35, GREEN IN COLOR.
- ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER OPSD 1006.010.
- WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.
- MINIMUM SOIL COVER TO BE 2.0M TO PROTECT SEWERS FROM FROST DAMAGE. IN AREAS WHERE ADEQUATE FROST COVER CANNOT BE ACHIEVED, EQUIVALENT THERMAL INSULATION TO BE INSTALLED AS PER OPSD S14.010.
- ALL STORM SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
- THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED. WHERE THE 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 TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
- THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED STORM SEWERS AND EXISTING SEWERS CONNECTED TO. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.

**WATERMAIN NOTES**

- ALL WATERMAIN MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- NO WORK SHALL COMMENCE UNLESS A MUNICIPAL WATER WORKS INSPECTOR IS ON SITE. WATERMAIN CONNECTIONS BY CITY OF OTTAWA FORCES WITH ALL EXCAVATION BACKFILL AND ROAD REINSTATEMENT BY CONTRACTOR.
- WATERMANS TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH OPSD 802.010, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- WATER SERVICES ARE TO BE PVC DR18 AS PER THE CITY OF OTTAWA STANDARDS.
- CATHODIC PROTECTION IS REQUIRED ON ALL PVC FITTINGS AS PER OPSD 1109.011.
- VALVE BOXES SHALL BE INSTALLED AS PER OPSD 1101.020.
- ALL WATERMANS TO BE INSTALLED AT MINIMUM COVER OF 2.4m.
- DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
- WATER METERS TO BE INSTALLED AS PER CITY OF OTTAWA STD. W32 FOR WATER SERVICES OR AS DESCRIBED IN THE MECHANICAL DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
- WHERE THE SEPARATION BETWEEN SERVICES AND MANHOLES IS LESS THAN 1.2m, WATER SERVICES ARE TO BE INSULATED AS PER OPSD 1109.030.
- AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.25M FOR CROSSING OVER THE SEWER, AS PER OPSD 1006.010. FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.50M AS PER OPSD 1006.010. 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 CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

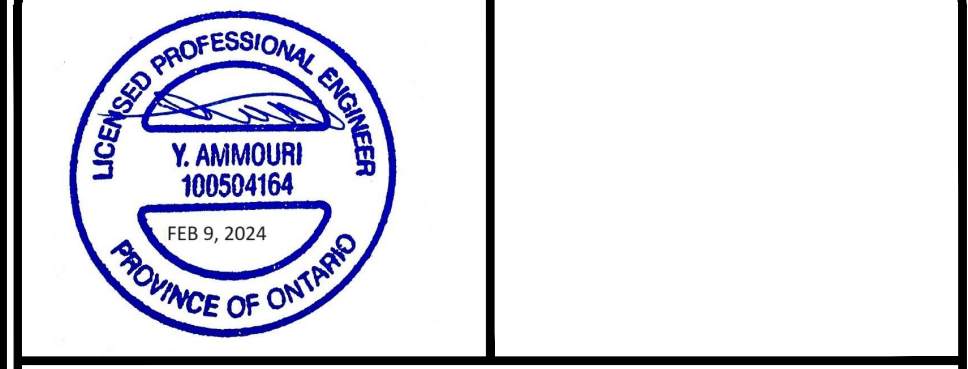


**LEGEND**

	PROPERTY LINE
	EXISTING OVERHEAD UTILITY
	EXISTING WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	ROW SAWCUT AND REINSTATEMENT LIMIT PER R10 DETAIL
	PROPOSED VALVE AND VALVE BOX
	PROPOSED SANITARY MAINTENANCE HOLE
	PROPOSED STORM MAINTENANCE HOLE
	SITE BENCHMARK
	EXISTING UTILITY POLE
	EXISTING LIGHT STANDARD
	PROPOSED BUILDING ENTRANCE
	PROPOSED REMOTE WATER METER
	PROPOSED SIAMESE CONNECTION
	PROPOSED WATER METER

**REVISIONS**

No.	Description	Date	By	App.
3	RE-ISSUED PER CITY COMMENTS	FEB. 2024	Y.A.	B.T.
2	RE-ISSUED PER CITY COMMENTS	OCT. 2023	Y.A.	B.T.
1	ISSUED FOR SITE PLAN CONTROL APPROVAL	APR. 2023	Y.A.	Y.A.



**exp Services Inc.**  
 +1 613 688 1899 | F: +1 613 225 7330  
 2650 Queensview Drive, Unit 100  
 Ottawa, ON K2B 8H6  
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- INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

Owner/Client:  
**224 ON PRESTON INC.**

Location:  
**224 PRESTON STREET  
OTTAWA, ONTARIO**

Title:  
**SITE SERVICING PLAN**

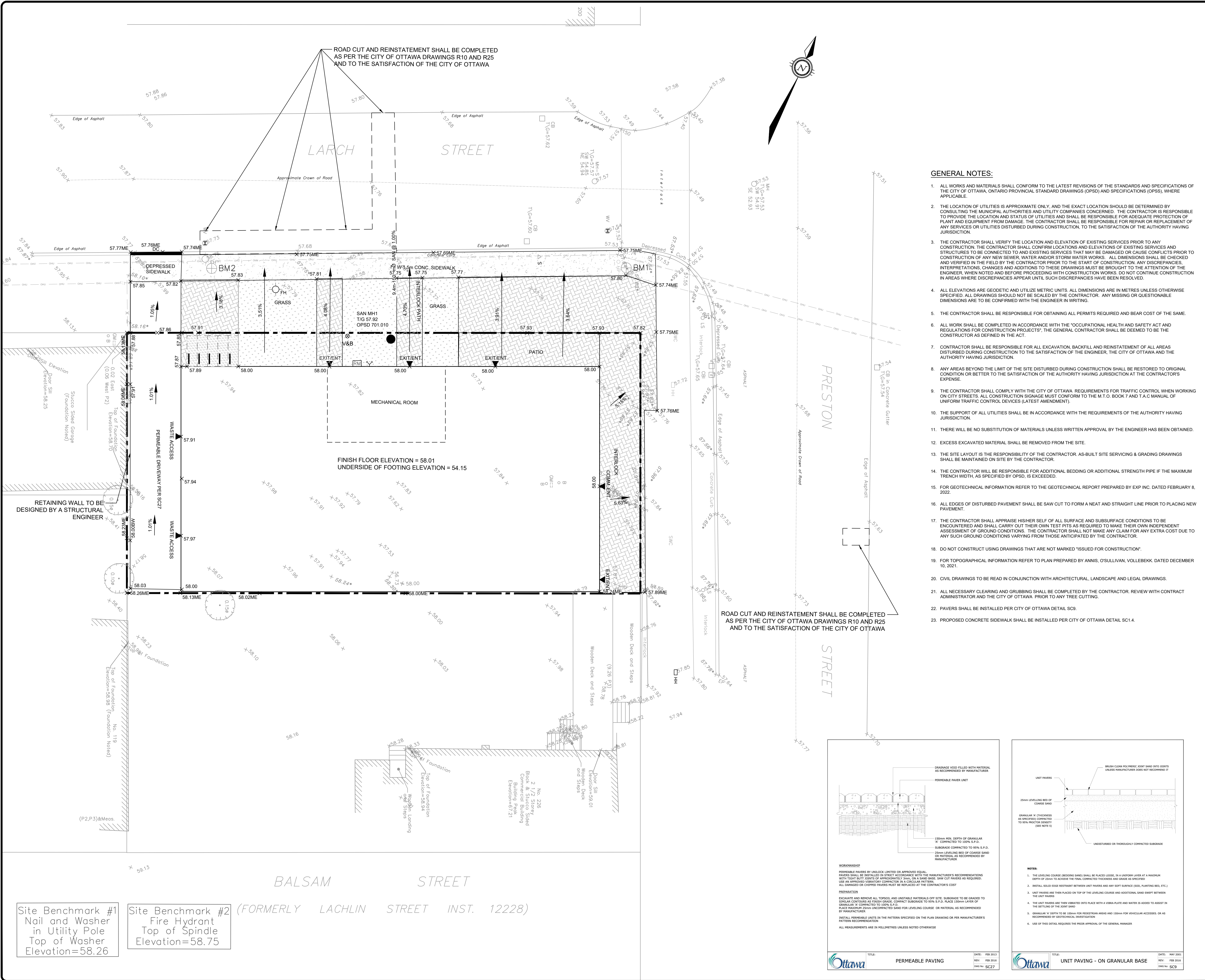
Designed By: Y.A. | Drawn By: B.P. | Checked By: C.C.  
 Scale: 1:100 | Date: APR, 2023 | Drawing No.: **C100**  
 Project No.: OTT-22019695-AO

DOT-12-23-0060

#18968

FILE: E:\OTTOTT-22019695-A0160 Execution\65 Drawings\22019695-04-C200.dwg

DRAWING No. GRADING



ROAD CUT AND REINSTATEMENT SHALL BE COMPLETED AS PER THE CITY OF OTTAWA DRAWINGS R10 AND R25 AND TO THE SATISFACTION OF THE CITY OF OTTAWA

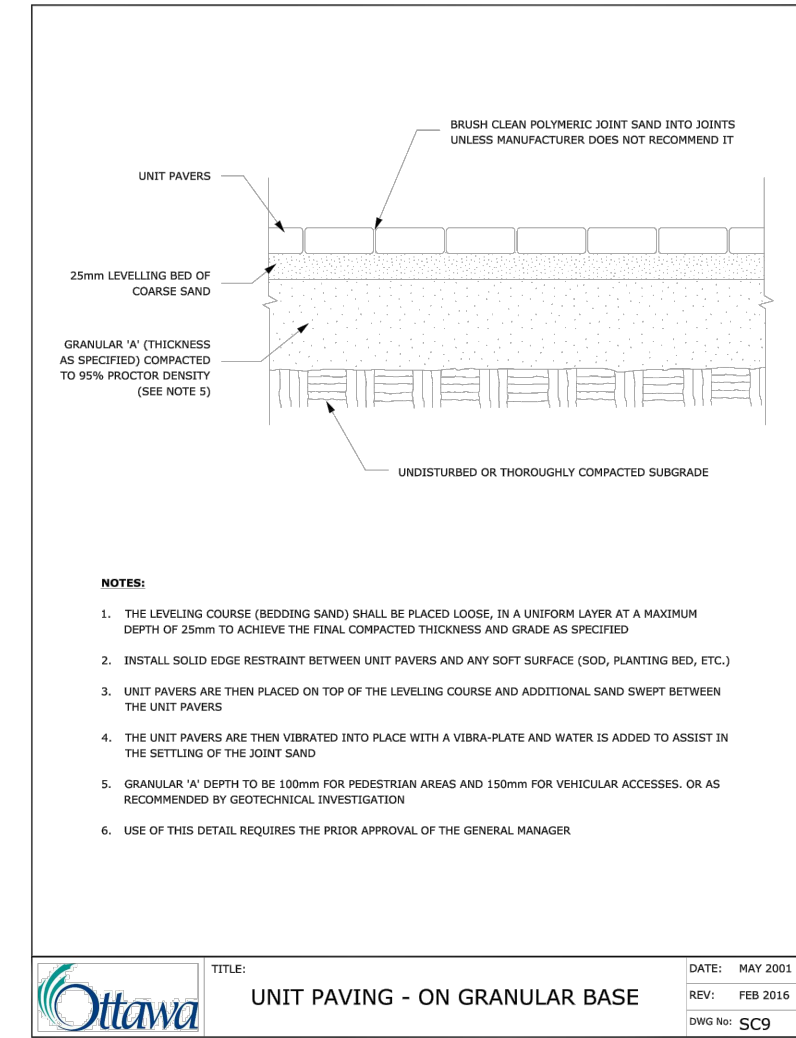
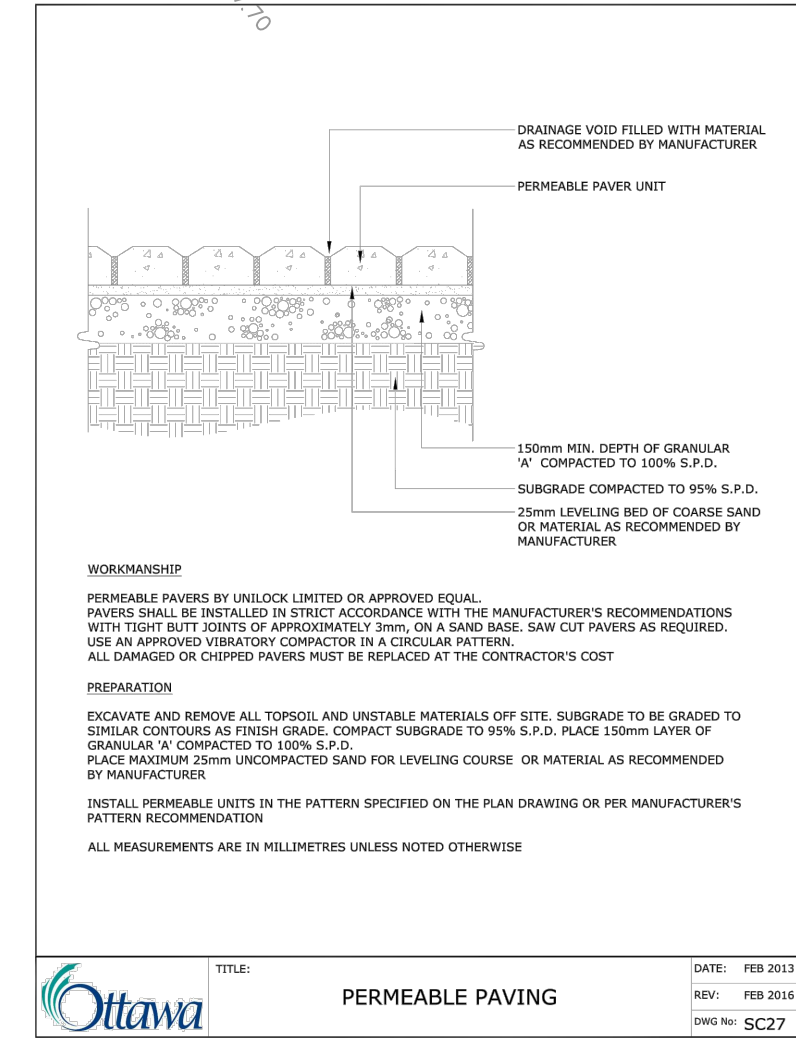
ROAD CUT AND REINSTATEMENT SHALL BE COMPLETED AS PER THE CITY OF OTTAWA DRAWINGS R10 AND R25 AND TO THE SATISFACTION OF THE CITY OF OTTAWA

Site Benchmark #1  
Nail and Washer  
in Utility Pole  
Top of Washer  
Elevation=58.26

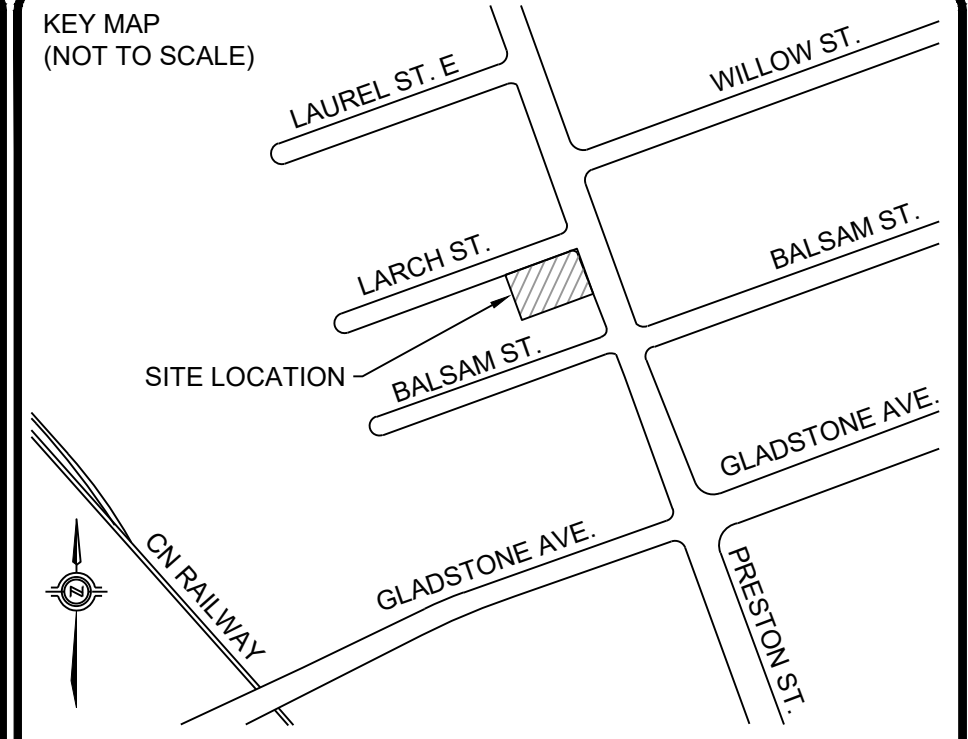
Site Benchmark #2  
Fire Hydrant  
Top of Spindle  
Elevation=58.75

(FORMERLY LACHLIN STREET INST. 12228)

Retaining Wall to be designed by a structural engineer



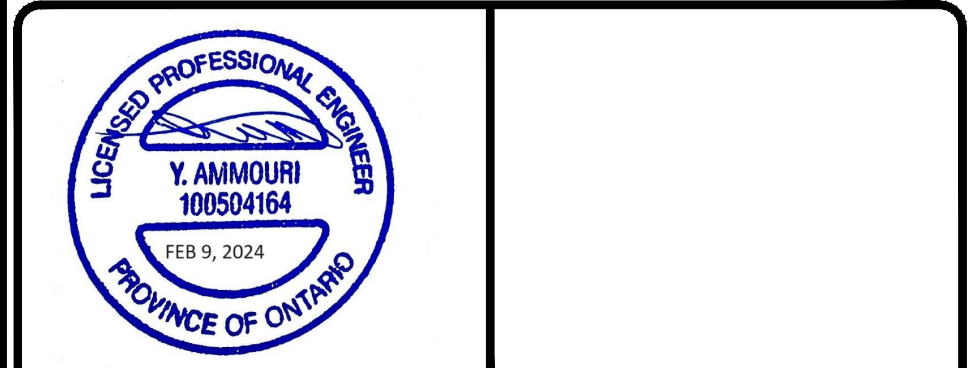
- GENERAL NOTES:**
- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE.
  - THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
  - THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY BE DAMAGED OR CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
  - ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED. ALL DRAWINGS SHOULD NOT BE SCALED BY THE CONTRACTOR. ANY MISSING OR QUESTIONABLE DIMENSIONS ARE TO BE CONFIRMED WITH THE ENGINEER IN WRITING.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF THE SAME.
  - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER, THE CITY OF OTTAWA AND THE AUTHORITY HAVING JURISDICTION.
  - ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR SHALL COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON CITY STREETS. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. BOOK 7 AND T.A.C. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
  - THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
  - THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS WRITTEN APPROVAL BY THE ENGINEER HAS BEEN OBTAINED.
  - EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
  - THE SITE LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. AS-BUILT SITE SERVING & GRADING DRAWINGS SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
  - THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSD, IS EXCEEDED.
  - FOR GEOTECHNICAL INFORMATION REFER TO THE GEOTECHNICAL REPORT PREPARED BY EXP INC, DATED FEBRUARY 8, 2022.
  - ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
  - THE CONTRACTOR SHALL APPRAISE HIMSELF OF ALL SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED AND SHALL CARRY OUT THEIR OWN TEST PITS AS REQUIRED TO MAKE THEIR OWN INDEPENDENT ASSESSMENT OF GROUND CONDITIONS. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR ANY EXTRA COST DUE TO ANY SUCH GROUND CONDITIONS VARYING FROM THOSE ANTICIPATED BY THE CONTRACTOR.
  - DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
  - FOR TOPOGRAPHICAL INFORMATION REFER TO PLAN PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK, DATED DECEMBER 10, 2021.
  - CIVIL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, LANDSCAPE AND LEGAL DRAWINGS.
  - ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
  - PAVERS SHALL BE INSTALLED PER CITY OF OTTAWA DETAIL SC9.
  - PROPOSED CONCRETE SIDEWALK SHALL BE INSTALLED PER CITY OF OTTAWA DETAIL SC1.4.



**LEGEND**

---	PROPERTY LINE
---	EXISTING OVERHEAD UTILITY
?????	PROPOSED SLOPE
X.XXME	PROPOSED ELEVATION MATCHING EXISTING
X.XXX	PROPOSED ELEVATION
X.XXTW	PROPOSED TOP OF WALL ELEVATION
X.XXBW	PROPOSED BOTTOM OF WALL ELEVATION
X.XXX	EXISTING ELEVATION
●	PROPOSED SANITARY MAINTENANCE HOLE
○	PROPOSED STORM MAINTENANCE HOLE
⊗ BM	SITE BENCHMARK
▶	PROPOSED BUILDING ENTRANCE
FF	PROPOSED FINISH FLOOR ELEVATION
USF	PROPOSED UNDERSIDE OF FOOTING ELEVATION
○ LS	EXISTING LIGHT STANDARD
○ UP	EXISTING UTILITY POLE
RM	PROPOSED REMOTE WATER METER
Y	PROPOSED SIAMESE CONNECTION

No.	REVISIONS	Date	By	App.
3	RE-ISSUED PER CITY COMMENTS	FEB, 2024	Y.A.	B.T.
2	RE-ISSUED PER CITY COMMENTS	OCT, 2023	Y.A.	B.T.
1	ISSUED FOR SITE PLAN CONTROL APPROVAL	APR, 2023	Y.A.	Y.A.



**exp Services Inc.**  
 t: +1 613 688 1899 | f: +1 613 225 7330  
 2650 Queensview Drive, Unit 100  
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 • INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

Owner/Client:  
**224 ON PRESTON INC.**

Location:  
**224 PRESTON STREET  
 OTTAWA, ONTARIO**

Title:  
**GRADING PLAN**

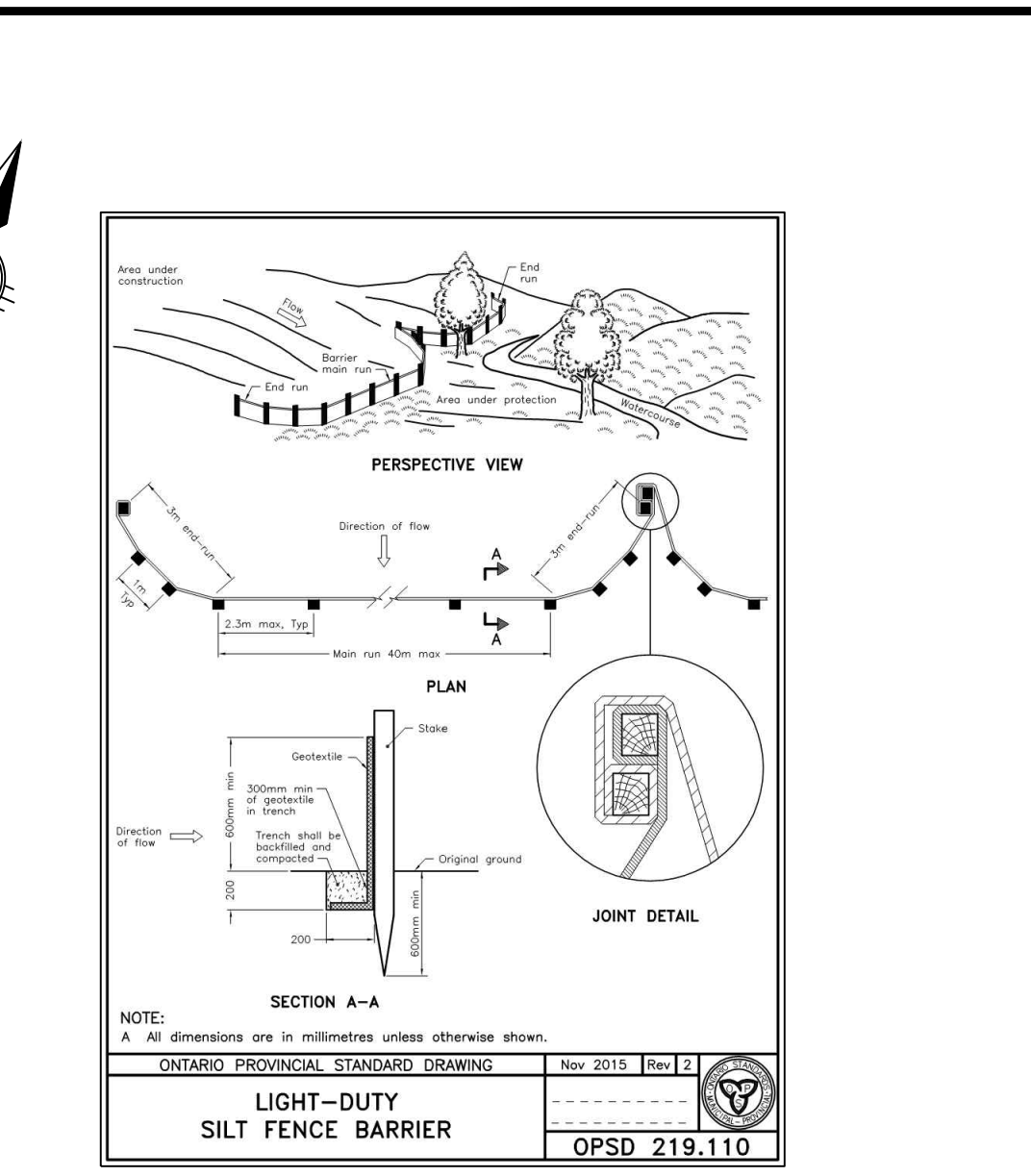
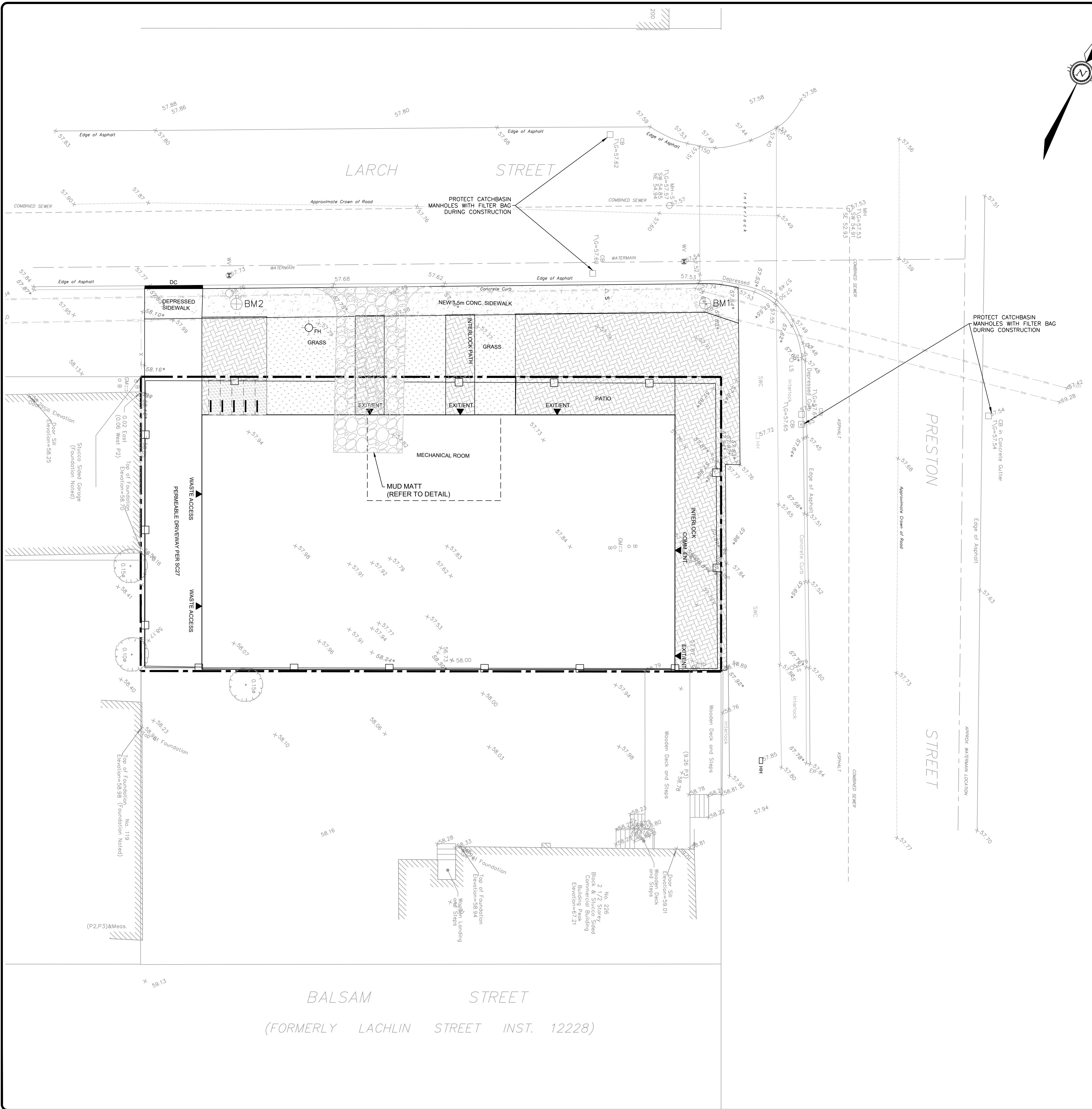
Designed By: Y.A.    Drawn By: B.P.    Checked By: C.C.  
 Scale: 1:100    Date: APR, 2023    Drawing No.:  
 Project No.: OTT-22019695-AO    **C200**

DOT-12-23-0060

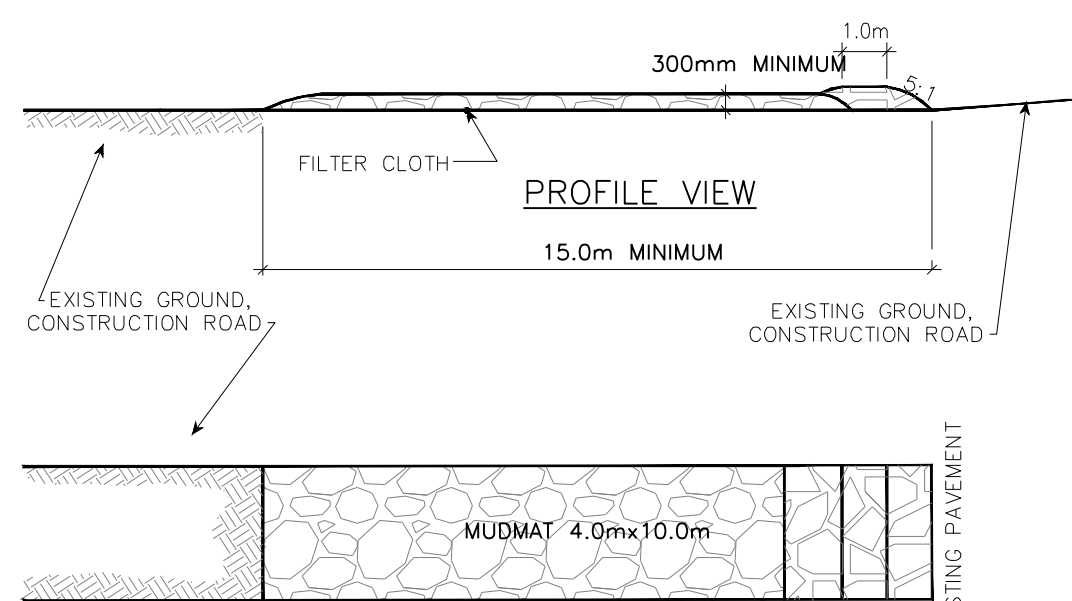
#18968

DRAWING No. Erosion And Sediment Control

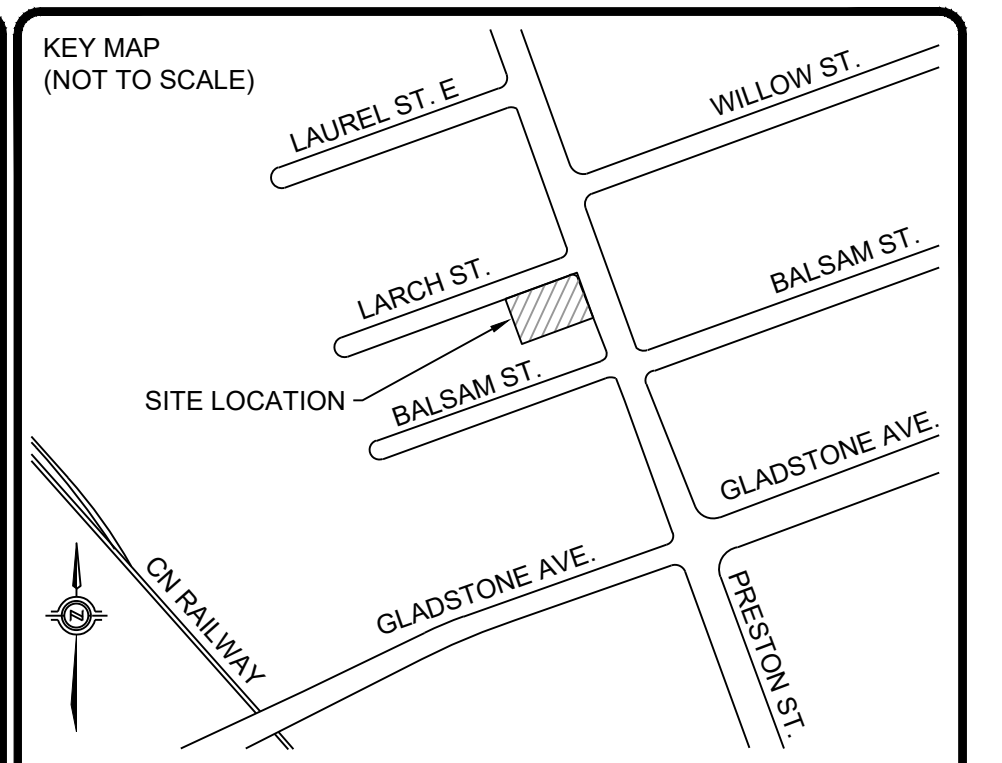
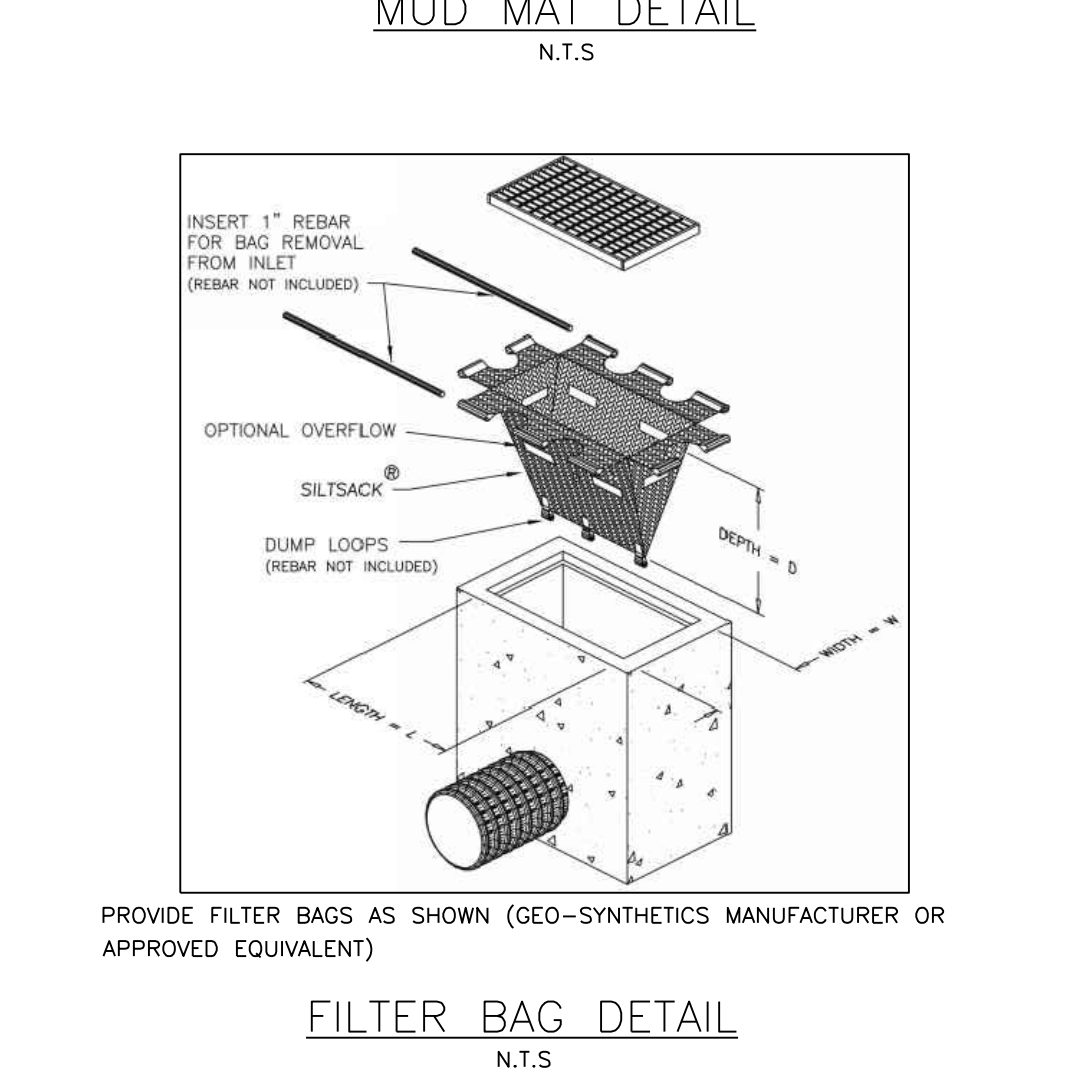
FILE: E:\OTT\OTT-22019695-A0160 Execution\65 Drawings\22019695-04-C300.dwg



- NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO WOOD POSTS WITH WIRE TIES OR STAPLES.
  2. POSTS TO BE SPACED AT 2.3 METRES CENTRE TO CENTRE.
  3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY A MINIMUM OF 500mm.
  4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
  5. WOOD POSTS TO BE HARDWOOD TYPE (50mm x 50mm).
  6. GEOTEXTILE TO BE EMBEDDED 200mm INTO GROUND.
  7. GEOTEXTILE TO CONFORM TO OPSS 805 STANDARDS.
  8. SILT FENCE MUST BE INSTALLED BEFORE COMMENCEMENT OF CONSTRUCTION AND IN ACCORDANCE WITH DETAIL. SILT FENCE CAN BE REMOVED AFTER LANDSCAPING IS COMPLETE.
  9. SEDIMENTS MUST BE CLEARED AWAY WHEN THEY REACH HALF THE HEIGHT OF THE FENCE.



- NOTES:
1. STONE - USE CLEAR CRUSHED 100mm STONE.
  2. LENGTH - AS REQUIRED BUT NOT LESS THAN 15.0m.
  3. THICKNESS - NOT LESS THAN 300mm.
  4. WIDTH - 7.0m MINIMUM, NOT LESS THAN THE WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
  5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
  6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
  7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

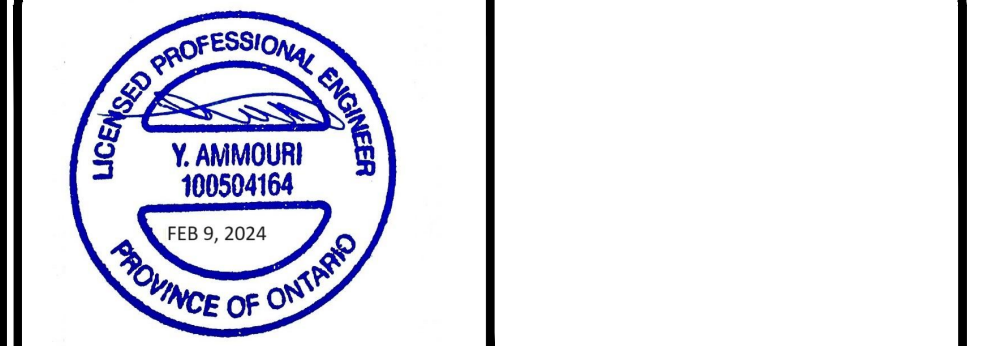


LEGEND

	PROPERTY LINE
	PROPOSED SILT FENCE
	EXISTING OVERHEAD UTILITY
	EXISTING LIGHT STANDARD
	EXISTING UTILITY POLE
	PROPOSED BUILDING ENTRANCE
	EXISTING WATER VALVE

3	RE-ISSUED PER CITY COMMENTS	FEB. 2024	Y.A.	B.T.
2	RE-ISSUED PER CITY COMMENTS	OCT. 2023	Y.A.	B.T.
1	ISSUED FOR SITE PLAN CONTROL APPROVAL	APR. 2023	Y.A.	Y.A.
No.	REVISIONS	Date	By	App.

REVISIONS				
No.	REVISIONS	Date	By	App.



**exp Services Inc.**  
 T: +1 613 688 1899 | F: +1 613 225 7330  
 2650 Queensview Drive, Unit 100  
 Ottawa, ON K2B 8H6  
 Canada  
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Owner/Client:  
**224 ON PRESTON INC.**

Location:  
**224 PRESTON STREET  
 OTTAWA, ONTARIO**

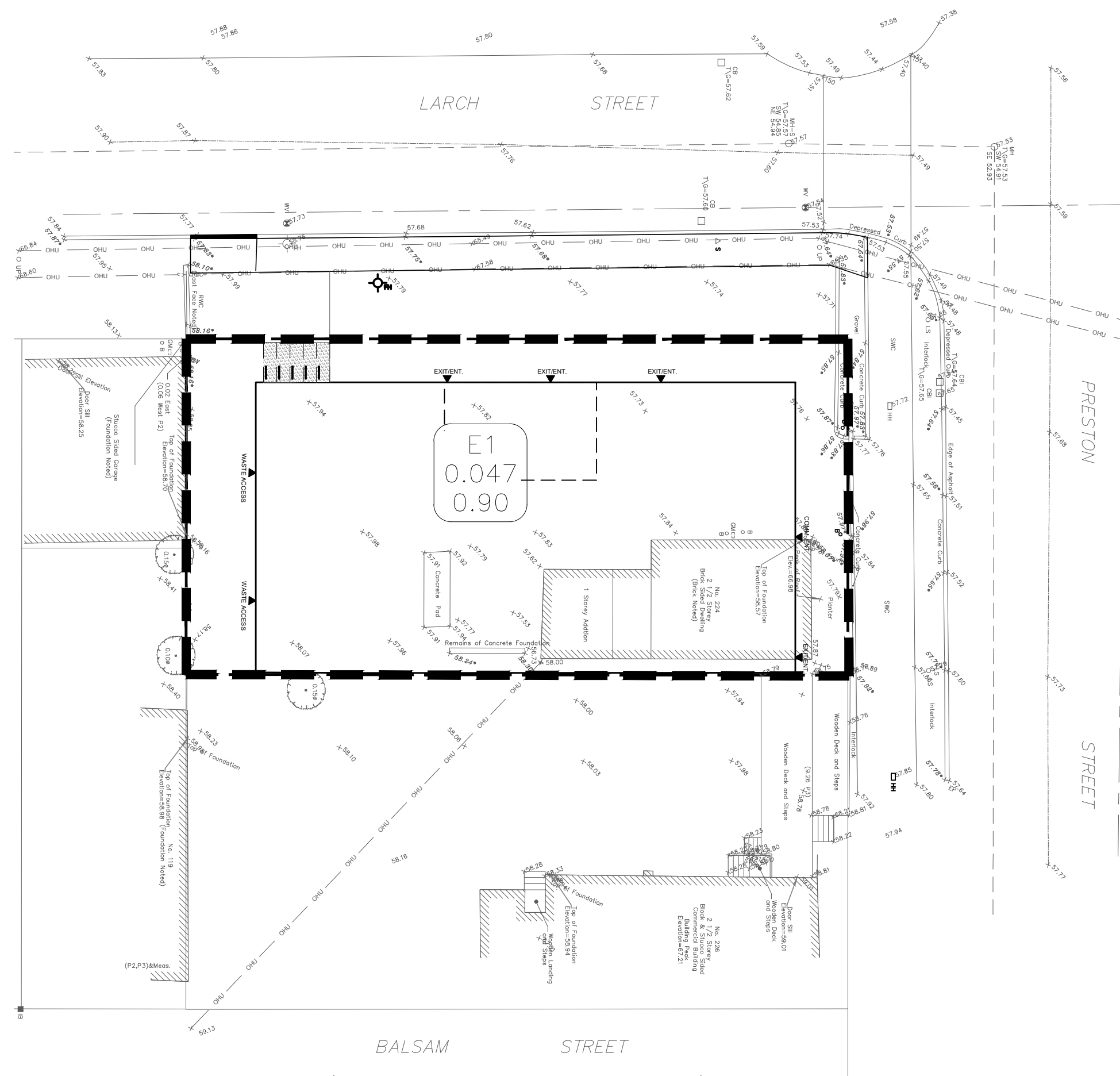
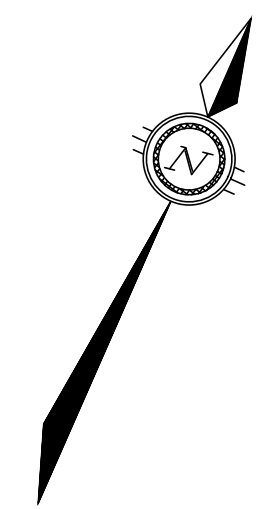
Title:  
**EROSION AND SEDIMENT  
 CONTROL PLAN**

Designed By: Y.A.	Drawn By: B.P.	Checked By: C.C.
Scale: 1:100	Date: APR, 2023	Drawing No.: <b>C300</b>
Project No.: OTT-22019695-AO		#18968

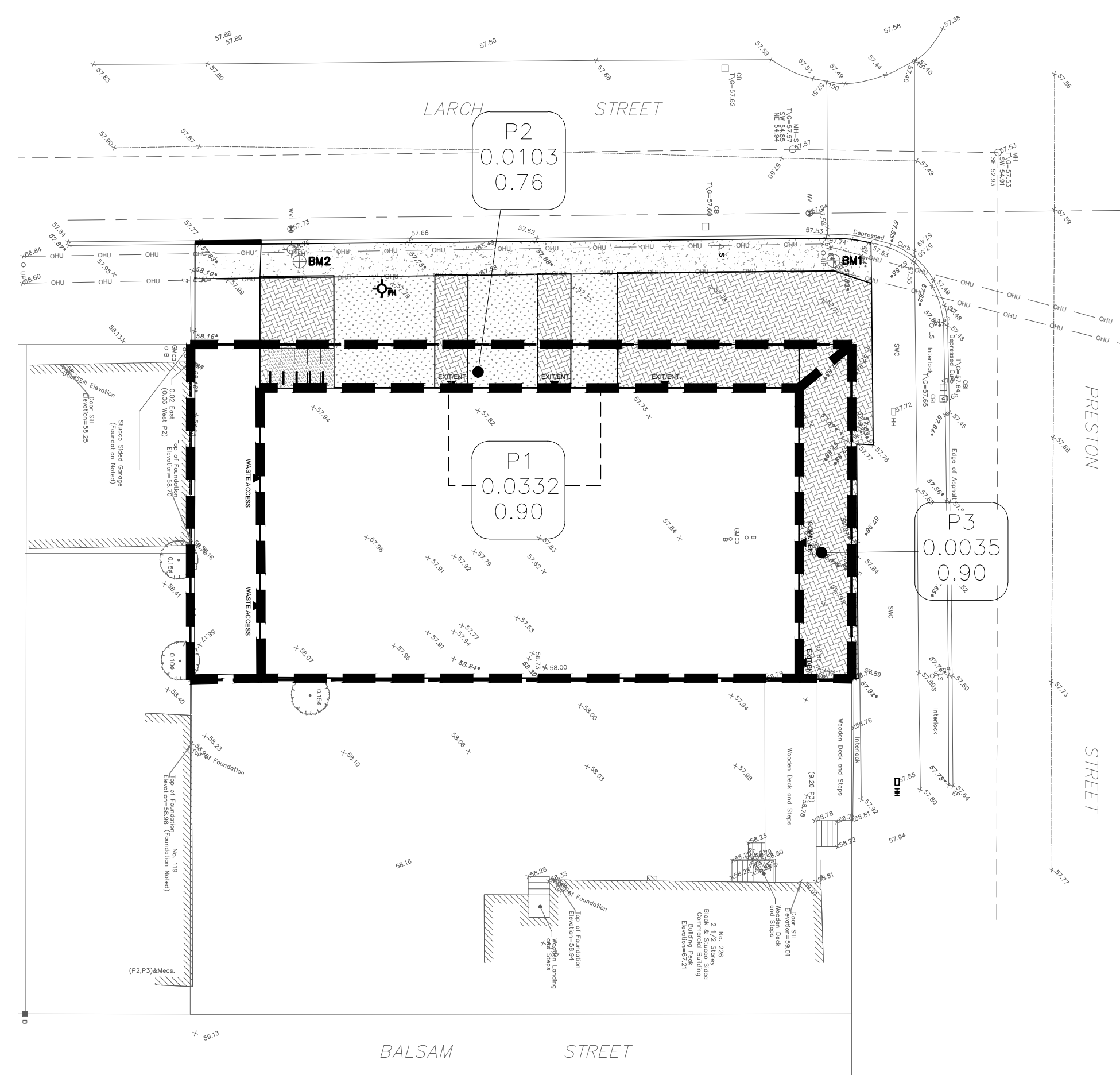
DOT-12-23-0060

FILE: E:\OTTOTT-22019695-A0160 Execution\65 Drawings\22019695-04-C400.dwg

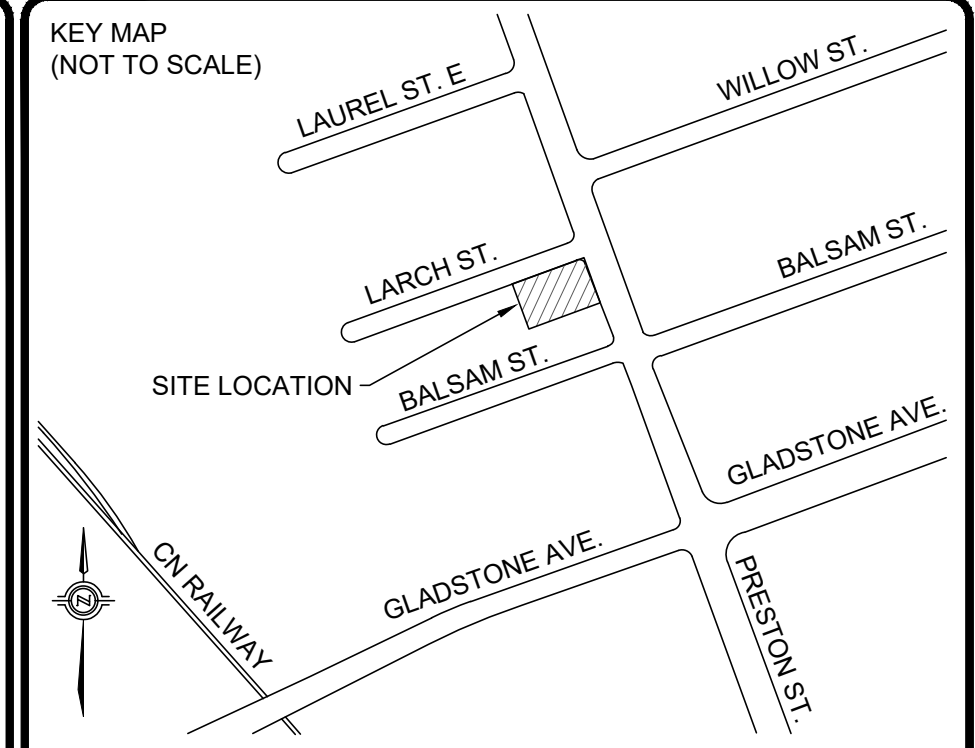
DRAWING No. SWM



PRE-DEVELOPMENT WATERSHED PLAN



POST-DEVELOPMENT WATERSHED PLAN



**LEGEND**

	PROPERTY LINE
	CATCHMENT LIMIT
	CATCHMENT NAME
	CATCHMENT AREA
	RUNOFF COEFFICIENT

No.	REVISIONS	Date	By	App.
3	RE-ISSUED PER CITY COMMENTS	FEB, 2024	Y.A.	B.T.
2	RE-ISSUED PER CITY COMMENTS	OCT, 2023	Y.A.	B.T.
1	ISSUED FOR SITE PLAN CONTROL APPROVAL	APR, 2023	Y.A.	C.C.



**exp Services Inc.**  
 t: +1.613.688.1899 | f: +1.613.225.7330  
 2650 Queensview Drive, Unit 100  
 Ottawa, ON K2B 8H6  
 Canada  
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Owner/Client:  
**224 ON PRESTON INC.**

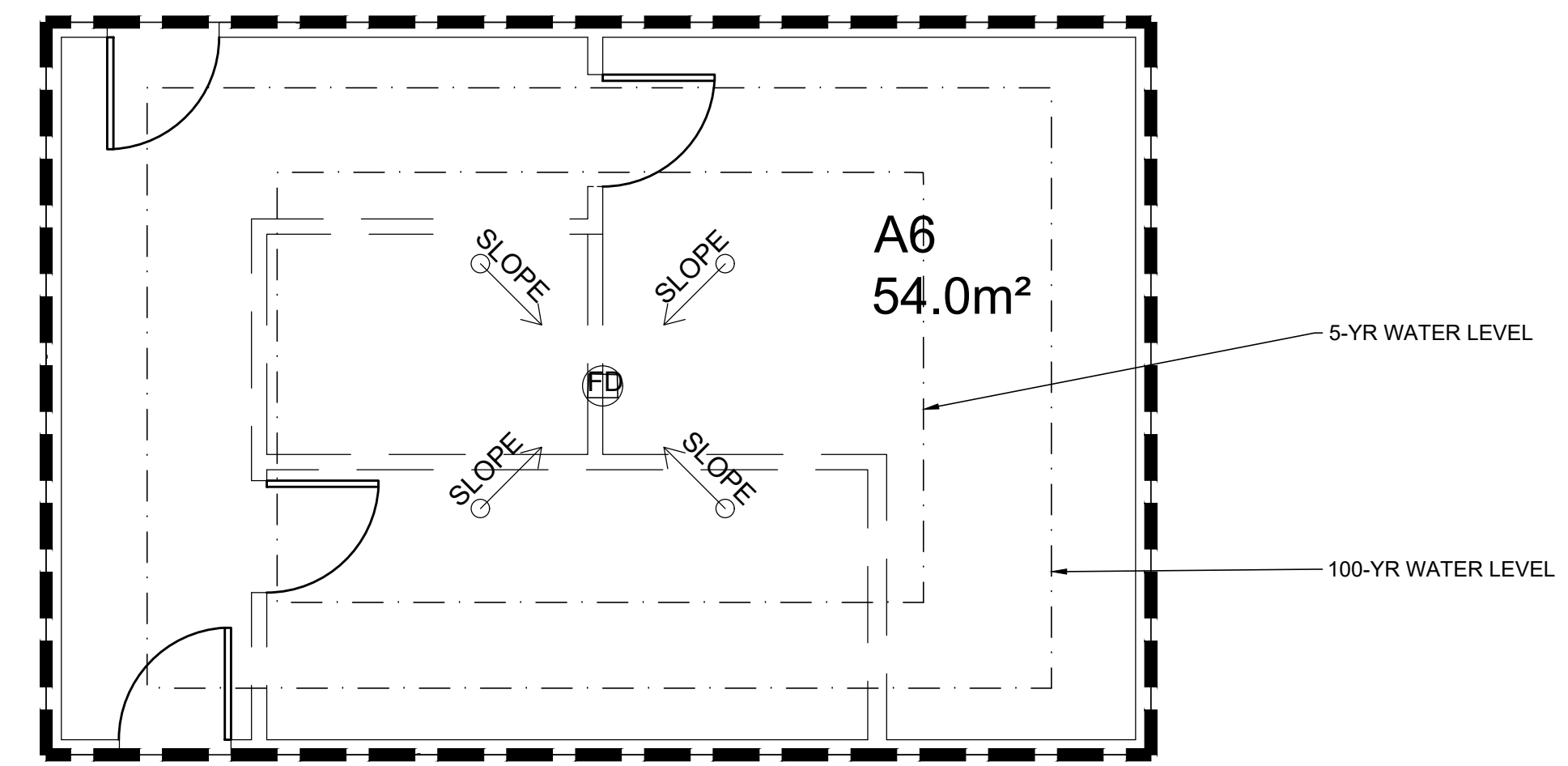
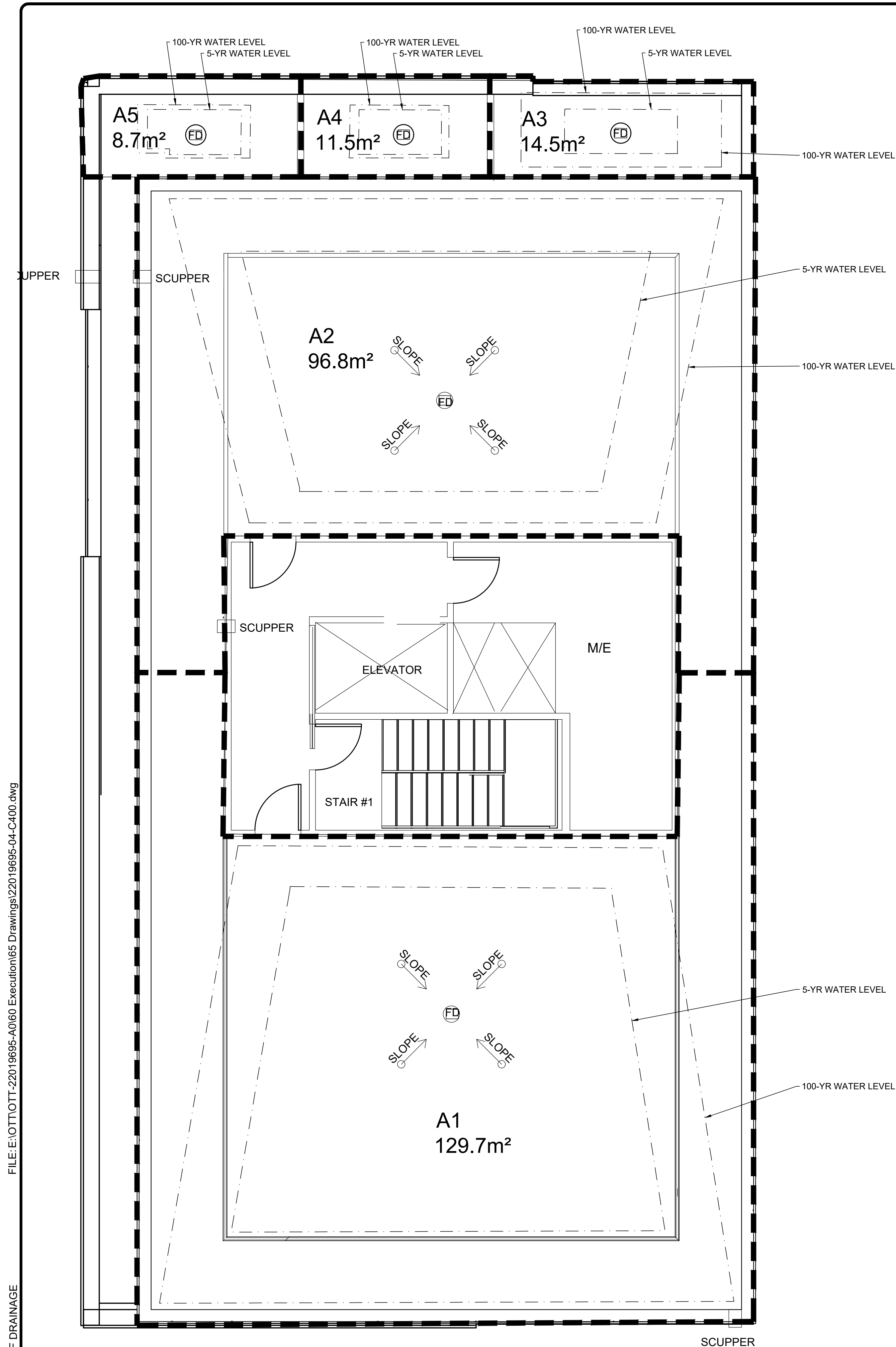
Location:  
**224 PRESTON STREET  
 OTTAWA, ONTARIO**

Title:  
**STORM WATERSHED PLAN**

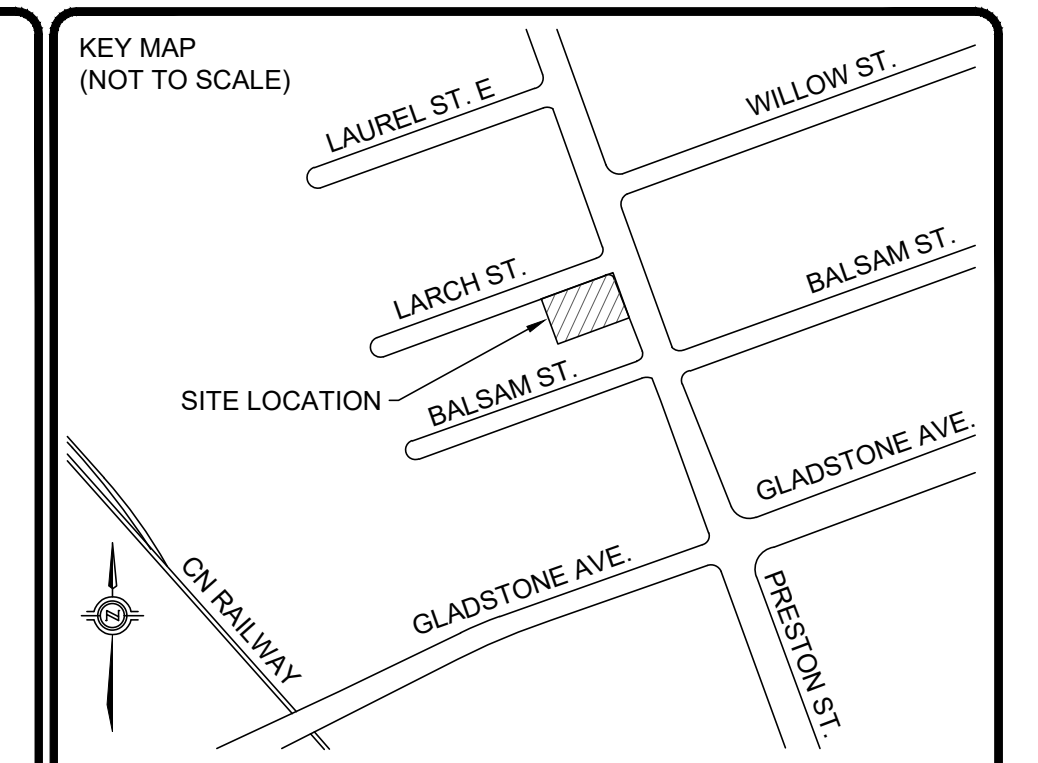
Designed By: Y.A.	Drawn By: B.P.	Checked By: C.C.
Scale: 1:200	Date: APR, 2023	Drawing No.: <b>C400</b>
Project No.: OTT-22019695-AO		#18968

DOT-12-23-0060

DRAWING No. ROOF DRAINAGE



Area #	Number of Roof Drains	Roof Drain Model	Roof Drain Opening Setting	Controlled Flow per Drain L/s		Ponding Depth (mm)		Storage Volume (m3)		Max Available Storage m3
				5-Yr	100-Yr	5-Yr	100-Yr	5-Yr	100-Yr	
A1	1	Watts RD-100 with Accutrol ADJ	3-1/4 open	0.80	0.91	105	140	3.63	4.84	5.2
A2	1	Watts RD-100 with Accutrol ADJ	3-1/4 open	0.79	0.90	99	135	2.56	3.48	3.9
A3	1	Watts RD-100 with Accutrol ADJ	2-Closed	0.32	0.32	60	112	0.23	0.43	0.6
A4	1	Watts RD-100 with Accutrol ADJ	3-1/4 open	0.66	0.71	59	74	0.18	0.23	0.5
A5	1	Watts RD-100 with Accutrol ADJ	3-1/4 open	0.66	0.71	60	74	0.14	0.17	0.4
A6	2	Watts RD-100 with Accutrol ADJ	3-1/4 open	0.74	0.86	86	122	1.24	1.76	2.2
Total								7.98	10.92	12.6



No.	REVISIONS	Date	By	App.
3	RE-ISSUED PER CITY COMMENTS	FEB, 2024	Y.A.	B.T.
2	RE-ISSUED PER CITY COMMENTS	OCT, 2023	Y.A.	B.T.
1	ISSUED FOR SITE PLAN CONTROL APPROVAL	APR, 2023	Y.A.	C.C.



**exp Services Inc.**  
 t: +1.613.688.1899 | f: +1.613.225.7330  
 2650 Queensview Drive, Unit 100  
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Owner/Client:  
**224 ON PRESTON INC.**

Location:  
**224 PRESTON STREET  
 OTTAWA, ONTARIO**

Title:  
**ROOF DRAINAGE PLAN**

Designed By: Y.A. | Drawn By: B.P. | Checked By: C.C.  
 Scale: NOT TO SCALE | Date: APR, 2023 | Drawing No.:  
 Project No.: OTT-22019695-AO

**C401**

DOT-12-23-0060

#18968