

**GENERAL**

- DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS.
- ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE: CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE CONSULTANT.
- THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBJECT LANDS IS TO BE UNDERTAKEN AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO HYDRO, BELL, CABLE TV, AND CONSUMERS GAS LINES.
- ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS, ELEVATIONS, LAYOUT AND REMOVALS. REFER TO LANDSCAPE PLAN FOR LANDSCAPED DETAILS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- TOPOGRAPHIC SURVEY COMPLETED AND PROVIDED BY FARLEY, SMITH & DENIS SURVEYING LTD. DATED JUNE 7, 2023. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. VERIFY THAT JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED.
- ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR DRAIN OUTLETS ARE PROVIDED.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.
- ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. EXISTING PARKING LOT SHALL BE RE-ASPHALTED AT EXISTING GRADES EXCEPT AS NOTED TO EVEN OUT GRADES. ALL RESTORATION SHALL BE COMPLETED WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION.
- ABUTTING PROPERTY GRADES TO BE MATCHED.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION, INCLUDING WATER PERMIT AND ROAD CUT PERMIT.
- MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
- AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
- PRIOR TO CONSTRUCTION, A GEOTECHNICAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUB-SURFACES FOR FOOTINGS, SERVICES AND PAVEMENT STRUCTURES.
- CONTRACTOR TO OBTAIN POST-CONSTRUCTION TOPOGRAPHIC SURVEY PERFORMED BY CERTIFIED OLS OR P.ENG. CONFIRMING COMPLIANCE WITH DESIGN GRADING AND SERVICING. SURVEY IS TO INCLUDE LOCATION AND INVERTS FOR BURIED UTILITIES.
- PROVIDE CCTV INSPECTION REPORT FOR ALL SEWERS AND CATCHBASIN LEADS 200MM DIAMETER AND LARGER. REPEAT CCTV INSPECTION FOLLOWING RECTIFICATION OF ANY DEFICIENCIES.
- REPORT REFERENCES
  - ST. PATRICK'S HOME 2865 RIVERSIDE DRIVE STORMWATER MANAGEMENT REPORT, PREPARED BY NOVATECH, PROJ NO.R-2010-121, OCTOBER 29, 2010.
  - GEOTECHNICAL INVESTIGATION REPORT FOR ST. PATRICK'S HOME OF OTTAWA, PREPARED BY STANTEC, PROJ NO.121624271, OCTOBER 2022.
  - 2865 RIVERSIDE DRIVE - ADEQUACY OF PUBLIC SERVICES, PREPARED BY NOVATECH, APRIL 15, 2021.
  - ST. PATRICK'S HOME DEVELOPMENT SERVICING REPORT, PREPARED BY WSP, APRIL 26, 2024.
  - ST. PATRICK'S HOME DEVELOPMENT SWM REPORT, PREPARED BY WSP, JUNE 21, 2024.

**PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY**

- CONTRACTOR TO REINSTATE ROAD CUTS AS PER CITY OF OTTAWA DETAIL R10.
- GEOTECHNICAL INVESTIGATION REPORT - FOR ST. PATRICK'S HOME OF OTTAWA, PREPARED BY STANTEC, PROJ NO.121624271, OCTOBER 2022
- CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL CONSULTANT PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
- FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR B PLACEMENT.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR A PLACEMENT.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE CONSULTANT WITH VERIFICATION PRIOR TO PLACEMENT.
- ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY CONSULTANT. CONSULTANT TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
- PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESS) TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT.

**STORM SEWERS AND STRUCTURES**

- ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW STORM SEWERS, SERVICES AND CB LEADS.
- STORM SEWERS 450mm DIAMETER AND SMALLER SHALL BE PVC SDR-35, WITH RUBBER GASKET PER CSA A-257.3.
- STORM SEWER LARGER THAN 450mm SHALL BE REINFORCED CONCRETE CLASS 100D.
- SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
- ALL STORM MANHOLES TO BE AS PER STORM STRUCTURE TABLE.
- ANY NEW OR EXISTING STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.
- ALL CATCHBASIN LEADS TO BE MINIMUM 200mm DIAMETER AT MINIMUM 1.0% SLOPE UNLESS OTHERWISE SPECIFIED.
- STORM CATCHBASINS AS PER OPSD 705.010 AND FRAME/COVER AS PER CITY STANDARD DRAWINGS S19. STORM CBMHS AS INDICATED IN TABLE WITH SUMP, ADJUSTMENT SECTIONS SHALL BE AS PER OPSD 704.010.
- INSTALLATION OF FLOW CONTROL ICDS TO BE VERIFIED BY QUALITY VERIFICATION ENGINEER RETAINED BY CONTRACTOR.
- PROVIDE BACKWATER VALVE ON FOUNDATION DRAIN, STORM DISCHARGE, AND OVERFLOW DISCHARGE PER S14
- ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS TO HAVE 150 MMØ PERFORATED PIPE FOR 3.0M ON ALL AVAILABLE SIDES AT AN ELEVATION OF 300mm BELOW SUBGRADE LEVEL AS PER CITY OF OTTAWA STANDARD DRAWING 'R1'

**SANITARY SEWER AND STRUCTURES**

- ALL SANITARY SEWER, SANITARY SEWER APPURTENANCES AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW SANITARY PIPING.
- SANITARY SEWER PIPE SIZE 150mm DIAMETER AND GREATER TO BE PVC SDR-35 (UNLESS SPECIFIED OTHERWISE) WITH RUBBER GASKET TYPE JOINTS IN CONFORMANCE WITH CSA B-182.2.3.4.
- SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
- ALL SANITARY MANHOLES 1200mm IN DIAMETER TO BE AS PER OPSD 701.01. FRAME AND COVER TO BE AS PER CITY OF OTTAWA STANDARD S25 AND S24.
- MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES AS PER THE OPSD 701.021
- ANY SANITARY SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.
- PROVIDE BACKWATER VALVE FOR BUILDING SANITARY SERVICES PER S14.1

**WATERMAIN**

- ALL WATERMAIN AND WATERMAIN APPURTENANCES, MATERIALS, CONSTRUCTION AND TESTING METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND MINISTRY OF ENVIRONMENT STANDARDS AND SPECIFICATIONS.
- ALL WATERMAIN 300mm DIAMETER AND SMALLER TO BE POLY VINYL CHLORIDE (PVC) CLASS 150 DR 18 MEETING AWWA SPECIFICATION C900.
- ALL WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m BELOW FINISHED GRADE. WHERE WATERMANS CROSS OVER OTHER UTILITIES, A MINIMUM 0.30m CLEARANCE SHALL BE MAINTAINED; WHERE WATERMANS CROSS UNDER OTHER UTILITIES, A MINIMUM 0.50m CLEARANCE SHALL BE MAINTAINED. WHERE THE MINIMUM SEPARATION CANNOT BE ACHIEVED, THE WATERMAIN SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25 AND W25.2. WHERE 2.4m MINIMUM DEPTH CANNOT BE ACHIEVED, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W22. WHERE A WATERMAIN IS IN CLOSE PROXIMITY TO AN OPEN STRUCTURE, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W23.
- CONCRETE THRUST BLOCKS AND MECHANICAL RESTRAINTS ARE TO BE INSTALLED AT ALL TEES, BENDS, HYDRANTS, REDUCERS, ENDS OF MAINS AND CONNECTIONS 100mm AND LARGER, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS W25.3 & W25.4.
- CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS AS PER CITY OF OTTAWA STANDARD W40 & W42.
- ALL VALVES AND VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARD.
- FIRE HYDRANT LOCATION AND INSTALLATION AS PER CITY OF OTTAWA STANDARD W18 & W19. CONTRACTOR TO PROVIDE FLOW TEST AND PAINTING OF NEW HYDRANT IN ACCORDANCE WITH CITY STANDARDS.
- IF WATER MAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.

**Recommended Pavement Structure**

Location	Asphalt Thickness	Base Thickness OPSS Granular A (mm)	Subbase Thickness Granular B Type II (mm)
Standard Duty Parking Areas	60 mm SP12.5 mm	150	300
Heavy Duty Parking	40 mm SP12.5 mm 50 mm SP SP19.0 mm	150	400

**EROSION AND SEDIMENT CONTROL**

- \*\* CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES. \*\***
- PRIOR TO START OF CONSTRUCTION:
    - INSTALL SILT FENCE IN LOCATION SHOWN.
    - INSTALL SILT SACK FILTERS IN ALL THE CATCHBASINS AND MANHOLES TO REMAIN DURING CONSTRUCTION WITHIN THE SITE.
    - INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.
    - INSTALL MUD MAT AT CONSTRUCTION ENTRANCES.
  - DURING CONSTRUCTION:
    - MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE AND IMPACTS TO EXISTING GRADING.
    - PERIMETER VEGETATION TO REMAIN IN PLACE UNTIL PERMANENT STORM WATER MANAGEMENT IS IN PLACE. OTHERWISE, IMMEDIATELY INSTALL SILT FENCE WHEN THE EXISTING SITE IS DISTURBED AT THE PERIMETER.
    - PROTECT DISTURBED AREAS FROM OVERLAND FLOW BY PROVIDING TEMPORARY SWALES TO THE SATISFACTION OF THE FIELD ENGINEER. TIE-IN TEMPORARY SWALE TO EXISTING CB'S AS REQUIRED.
    - PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED WITHIN 30 DAYS.
    - INSPECT SILT FENCES, FILTER FABRIC FILTERS AND CATCH BASIN SUMPS WEEKLY AND WITHIN 24 HOURS AFTER A STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY. DOWNSTREAM STORM INFRASTRUCTURE SHALL BE PROTECTED FROM UNFILTERED RUNOFF DURING ON-SITE STORM INFRASTRUCTURE DEMOLITION.
    - DRAWING TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION.
    - EROSION CONTROL FENCING TO BE ALSO INSTALLED AROUND THE BASE OF ALL STOCKPILES. DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE, OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED. ALL TOPSOIL PILES ARE TO BE SEEDDED IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS).
    - CONTROL WIND-BLOWN DUST OFF SITE BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERING AS REQUIRED AND TO THE SATISFACTION OF THE ENGINEER).
    - NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE FIELD ENGINEER.
    - CITY ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING AS REQUIRED.
    - DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPPED.
    - ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
    - TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ABUTTING PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED.
    - ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
    - 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.

**EXISTING LEGEND:**

	EXISTING CURB
	EXISTING BOTTOM OF SLOPE
	EXISTING TOP OF SLOPE
	MAJOR CONTOURS
	MINOR CONTOURS
	EXISTING OVERHEAD WIRE
	EXISTING GUY ANCHOR
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING GAS
	EXISTING UNDERGROUND
	EXISTING CABLE
	EXISTING SWALE
	EXISTING FENCE
	PROPERTY BOUNDARY
	SITE TEMPORARY BENCH MARK
	BOREHOLE LOCATION
	EXISTING UTILITY POLE
	EXISTING ROAD SIGN
	EXISTING CULVERT
	EXISTING ASPHALT PAVING
	EXISTING SIDEWALK
	EXISTING BUILDING
	EXISTING SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING ELEVATION
	BOREHOLE
	EXISTING TREES TO REMAIN
	EXISTING CATCHBASIN
	EXISTING CATCHBASIN MANHOLE
	EXISTING STORM MANHOLE

**REMOVALS LEGEND:**

	BUILDING EXCAVATION LIMITS
	CURB REMOVAL
	STORM REMOVAL
	US REMOVAL
	TREE PROTECTION
	FULL DEPTH ASPHALT REMOVAL
	MILLING
	CONCRETE REMOVAL
	ASPHALT SIDEWALK REMOVAL
	TYPICAL REMOVAL

**PROPOSED LEGEND:**

	NEW BARRIER CURB
	NEW WATERMAIN
	NEW STORM SEWER
	NEW HDPE SUBDRAIN
	NEW SANITARY SEWER
	NEW TOP OF SLOPE
	NEW BOTTOM OF SLOPE
	NEW 100mm LINE PAINTING
	HIGH POINT/LOW POINT
	DRAINAGE SWALE & DIRECTION
	UNDERGROUND CONDUIT
	NEW FENCE
	PROPOSED 100YR POND LIMIT
	NEW STORM MANHOLE
	NEW CATCH BASIN/DITCH INLET
	NEW SANITARY MANHOLE
	NEW LANDSCAPE CATCH BASIN
	NEW WATERMAIN VALVE
	NEW TWSI
	NEW BUILDING ENTRANCE
	NEW SIGN
	NEW BOLLARD LIGHT
	NEW LIGHT STANDARD
	NEW PAVEMENT ELEVATION
	NEW LANDSCAPED ELEVATION
	NEW BUILDING ELEVATION
	NEW SWALE ELEVATION
	EXISTING ELEVATION
	NEW HEAVY DUTY ASPHALT
	NEW LIGHT DUTY ASPHALT
	NEW PARTIAL DEPTH ASPHALT
	NEW CONCRETE SIDEWALK
	NEW RIVER STONE
	NEW PAVERS
	NEW BUILDING
	NEW TREES

**ESC LEGEND:**

	LIGHT DUTY SILT FENCE (OPSD 219.110)
	FILTER CLOTH PROTECTION
	MUD MAT
	STRAW BALE CHECK DAM

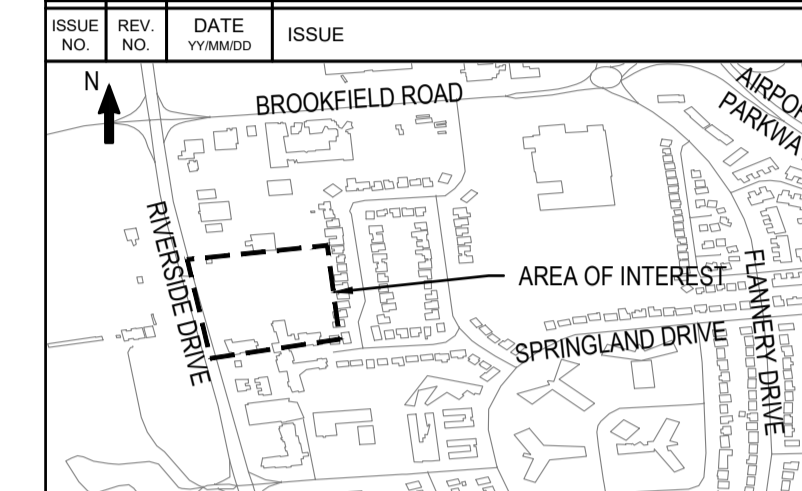
**APPROVED**  
By Allison Hamlin at 12:53 pm, Sep 16, 2024

*Allison Hamlin*

**ALLISON HAMLIN**  
MANAGER, DEVELOPMENT REVIEW ALL WARDS  
PLANNING, DEVELOPMENT & BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA



6	24/07/26	RE-ISSUED FOR FINAL SITE PLAN CONTROL
5	24/07/08	ISSUED FOR FINAL SITE PLAN CONTROL
4	24/04/26	RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION
3	24/04/15	RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION
2	24/01/23	ISSUED FOR SITE PLAN CONTROL REVIEW
1	23/08/20	ISSUED FOR COSTING
0	22/10/07	ISSUED FOR CONCEPT DESIGN



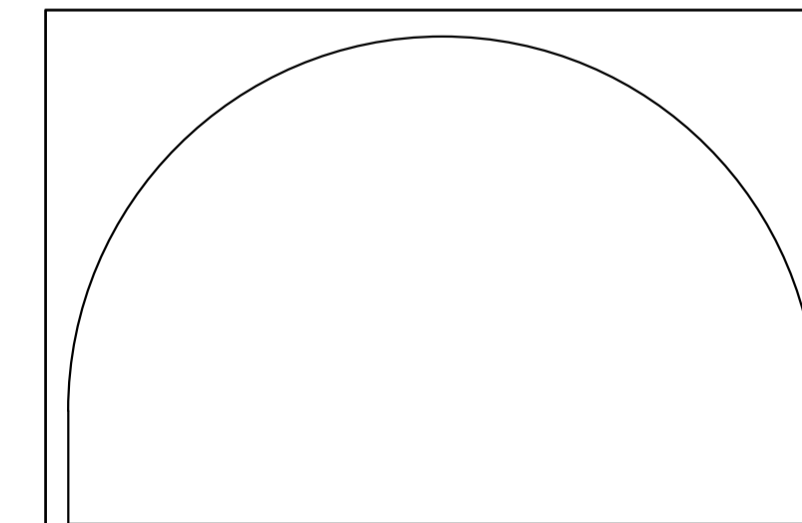
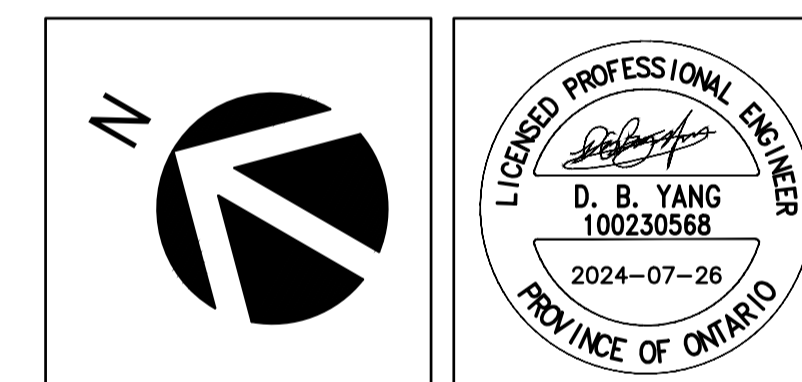
BEARING NOTE  
BEARING ARE GRID, DERIVED FROM THE CAN NET VRS NETWORK OBSERVATIONS ON NCD HORIZONTAL CONTROL MONUMENTS 1917025 AND 198091. CENTRAL MERIDIAN: 79° 00' WEST LONGITUDE WITH ZONE 8 N ADDED (ORIGINAL).  
SITE BENCHMARK 1 N 5025855 730 E 38847 808 ELEVATION=82.24  
SITE BENCHMARK 2 N 5025857 857 E 38824 588 ELEVATION=80.84



WSP CANADA INC.  
2611 QUEENSVIEW DRIVE, SUITE 300  
OTTAWA, ONTARIO  
CANADA K2B 8K2  
PHONE: 613-829-2800  
WWW.WSP.COM

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Fax: (613) 236-1944 Telephone: (613) 236-7135 E-mail: info@cuhaci.com

PROJECT TITLE/TITRE DU PROJET  
**ST. PATRICK'S HOME**  
**NEW SENIOR APARTMENT BUILDING**  
2865 RIVERSIDE DR #226  
OTTAWA, ONTARIO K1V 8N5

DRAWING TITLE/TITRE DU DESSIN

**NOTES AND DETAILS**

SCALE ECHELLE	AS SHOWN	PROJ. No 221-08396-00	ISSUE No 6	REV. No 0
DRAWN BY DESSINE PAR	JT	DRAWING/DESSIN		
CHECKED BY VERIFIE PAR	DY	<b>CO</b>		
DATE	JULY 2024			
ACAD FILE/FICHER:				

STORM STRUCTURE	TOP OF GRATE ELEVATION	STRUCTURE INFO						OUTLET	
		INLET	INLET	OUTLET	SIZE	OPSD	COVER	DIAMETER	TYPE
CB201	79.90			78.300	600X600mm	OPSD 705.010	S19.1	250	PVC SDR-35
CB202	80.10			78.500	600X600mm	OPSD 705.010	S19.1	250	PVC SDR-35
CB203	80.93	79.700	79.590	78.980	600X600mm	OPSD 705.010	S19.1	250	PVC SDR-35
STMH201	80.38		77.390	77.390	1200mm DIA.	OPSD 701.010	S24.1	375	PVC SDR-35
STMH202	80.35	78.100	77.370	77.340	1200mm DIA.	OPSD 701.010	S24.1	375	PVC SDR-35
STMH203	80.89		78.646	78.460	1200mm DIA.	OPSD 701.010	S24.1	250	PVC SDR-35
LCB01	80.95			79.950	300mm DIA.	S31	S30	250	HDPE
LCB02	80.95			79.950	300mm DIA.	S31	S30	250	HDPE
LCB03	80.95		79.770	79.770	300mm DIA.	S31	S30	250	HDPE
DICB204	79.09			78.200	300mm DIA.	OPSD 705.010	OPSD 705.030	200	PVC SDR-35

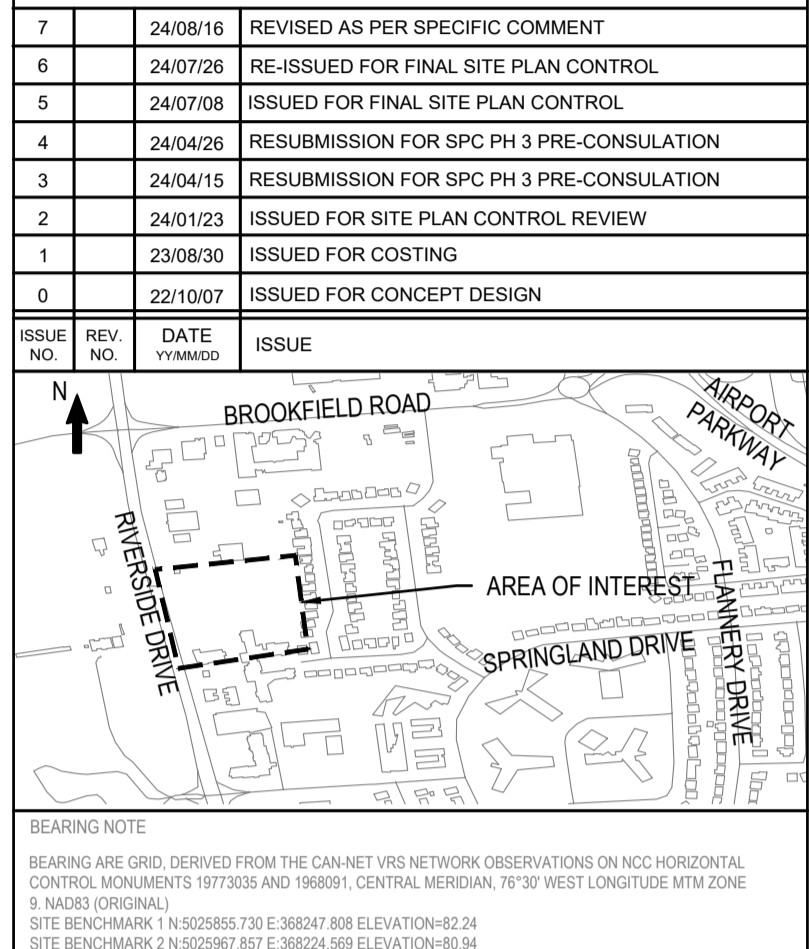
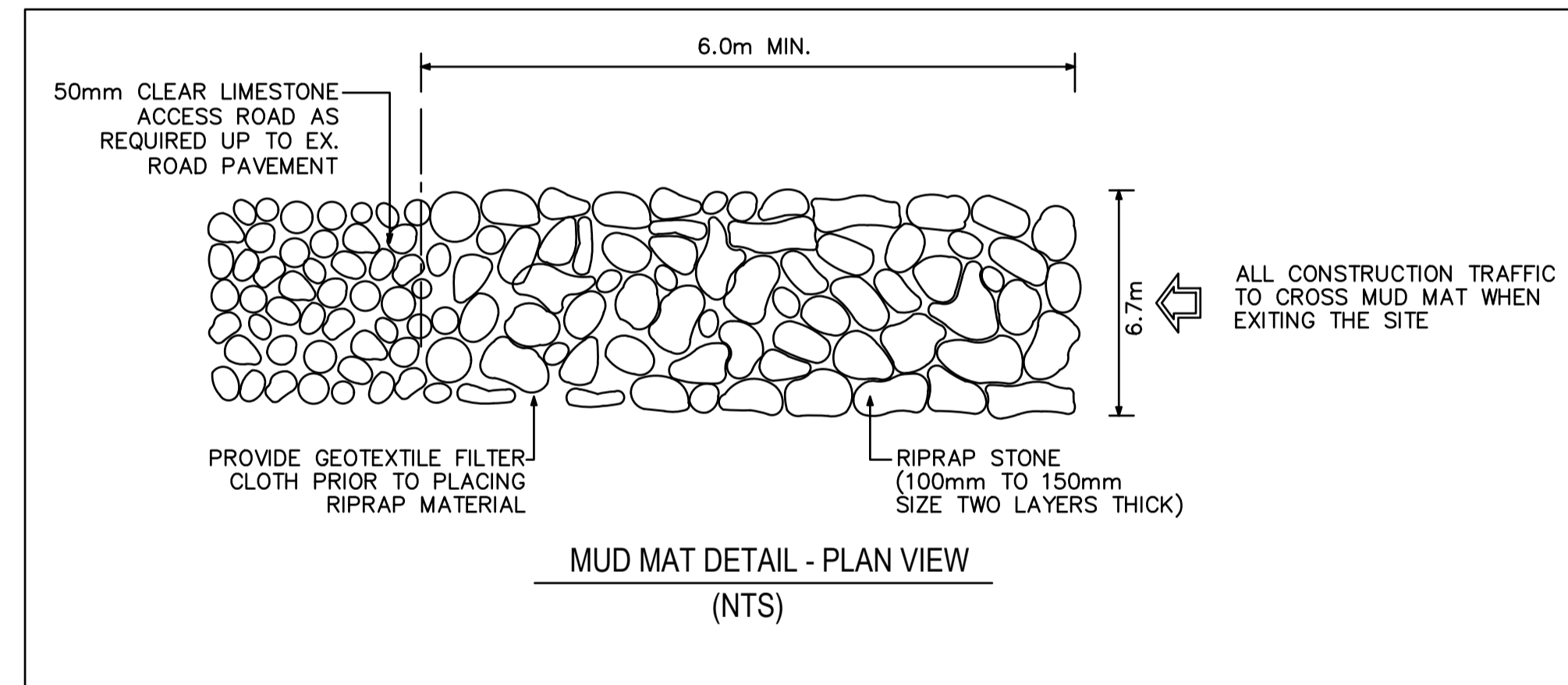
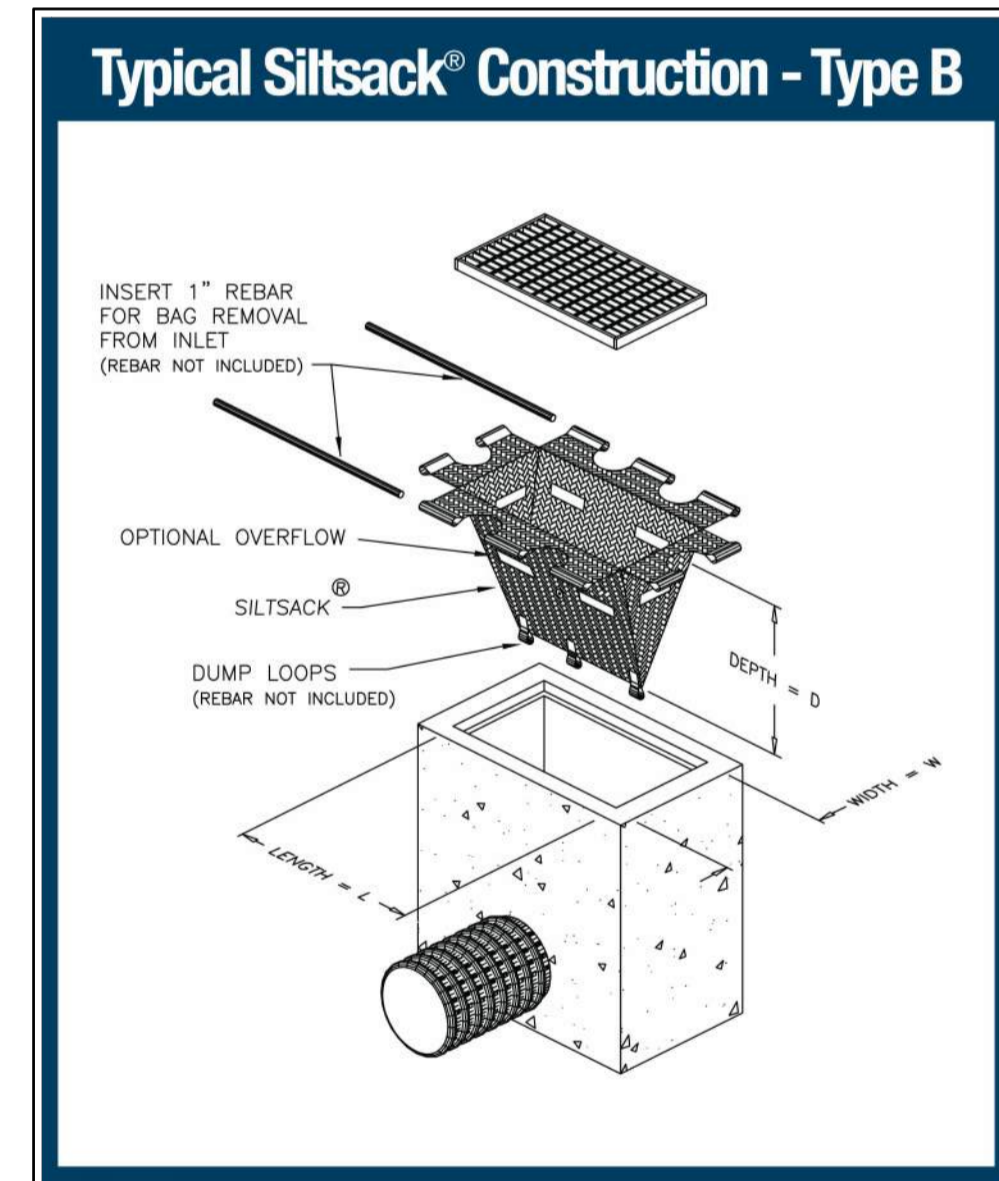
STATION	DESCRIPTION	FINISHED GRADE	TOP OF WATERMAIN	COVER
<b>150mm WATERMAIN SERVICE FROM BUILDING TO RIVERSIDE DRIVE</b>				
1+000	PROPOSED 150mm CAP	81.25	78.850	2.40
1+002.40	150mm VB	81.04	78.640	2.40
1+011.35	150x150x150 mm Tee	81.04	78.640	2.40
1+033.54	11.25° Bend	81.40	79.000	2.40
1+054.35	DMA CHAMBER	80.88	78.480	2.40
1+061.85	Connect to Ex. 305mm W/M WITH 150x300mm Tee	80.64	78.240	2.40

<b>150mm WATERMAIN EXTENSION FROM EXISTING PRIVATE MAIN</b>				
2+011.35	150x150 mm Tee	81.04	78.640	2.40
2+012.80	150mm VB	81.04	78.640	2.40
2+025.37	11.25° Bend	81.06	78.660	2.40
2+032.09	Crossing with 250mm PVC STM	80.98	78.580	2.40
2+042.20	11.25° Bend	80.94	78.540	2.40
2+055.33	150mm VB	81.05	78.650	2.40
2+056.70	CONNECT TO Ex. 150mm W/M WITH 150x150mm Tee	81.13	78.730	2.40

STRUCTURE ID	TOP OF GRATE ELEVATION	INVERT				DESCRIPTION		
		INLET	INLET	INLET	OUTLET	SIZE	OPSD	COVER
SANMH310	80.55			78.783	78.753	1200mm DIA.	OPSD-701.010	S24

ID	Obvert	Invert	Obvert	Invert	Clearance	Description		
						Obvert	Invert	Cover
1	250mmØ PVC SAN	78.910	78.660	0.500	Clearance Above	78.160	77.810	EX.350mmØ PVC W/M
2	250mmØ PVC STM	79.882	79.632	1.242	Clearance Above	78.390	78.240	150mmØ PVC W/M
3	250mmØ PVC STM	78.144	77.894	0.634	Clearance Under	79.078	78.778	EX.300mmØ PVC W/M
4	250mmØ PVC STM	78.120	77.870	0.210	Clearance Under	78.480	78.330	200mmØ PVC W/M

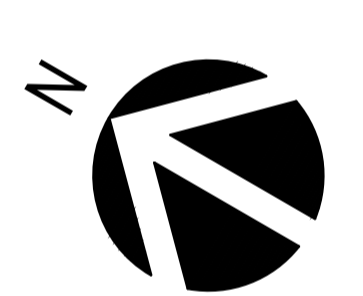
\*Note: Provide Concrete Encased for corssing clearance less than 0.30m



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OTTAWA, ONTARIO  
CANADA K2B 8K2  
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171 Slater St, Suite 100, Ottawa, Ontario, K1P 5H7  
Fax: (613) 236-1944 Telephone: (613) 236-7135 E-mail: info@cuhaci.com

PROJECT TITLE/TITRE DU PROJET  
**ST. PATRICK'S HOME  
NEW SENIOR APARTMENT BUILDING**  
2865 RIVERSIDE DR #226  
OTTAWA, ONTARIO K1V 8N5

DRAWING TITLE/TITRE DU DESSIN

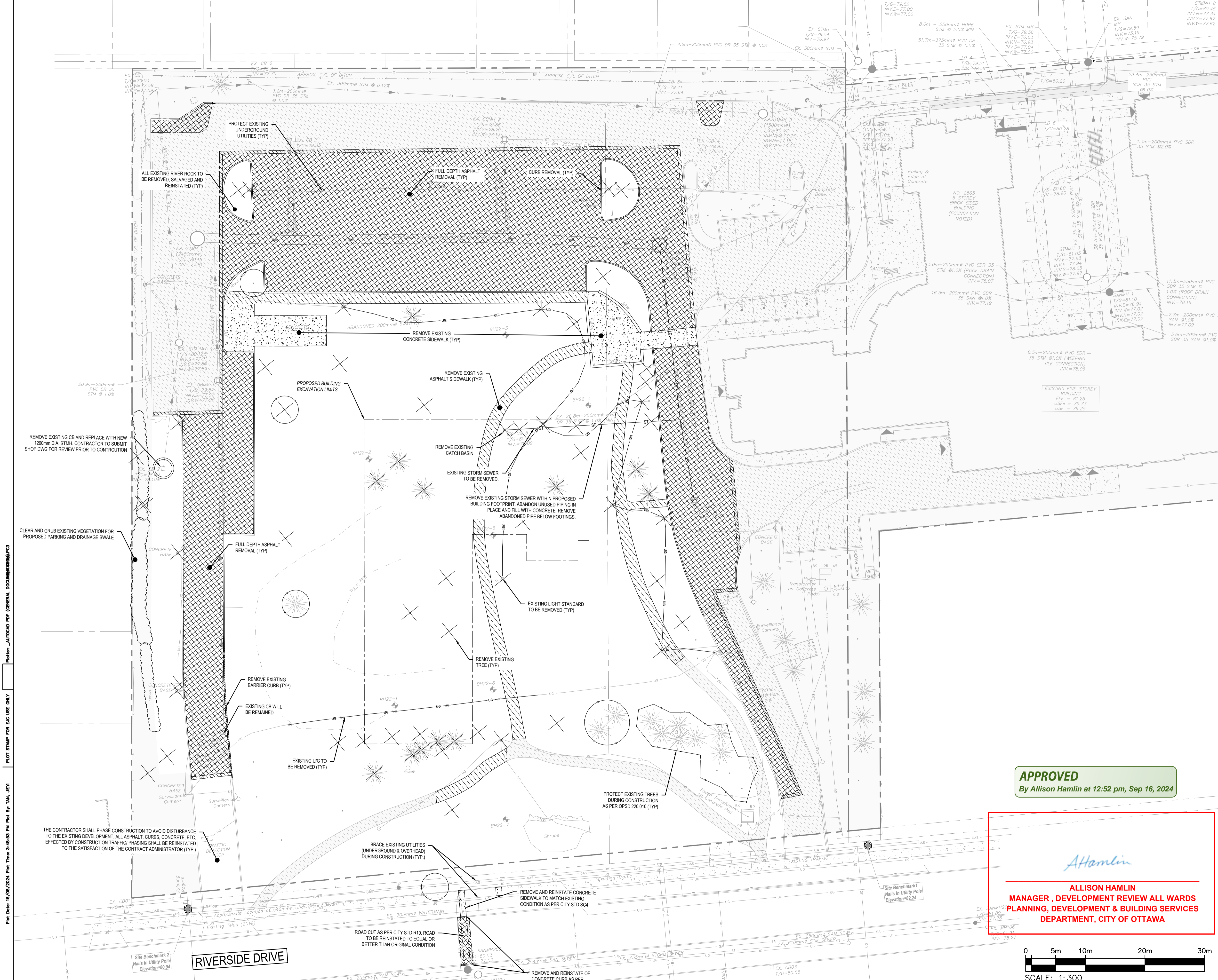
**DETAILS**

SCALE ECHELLE	AS SHOWN	PROJ. No 221-08396-00	ISSUE No 6	REV. No 0
DRAWN BY DESSINE PAR	JT	DRAWING/DESSIN		
CHECKED BY VERIFIE PAR	DY	<b>C1</b>		
DATE	AUGUST 2024			
ACAD FILE/FICHER:				

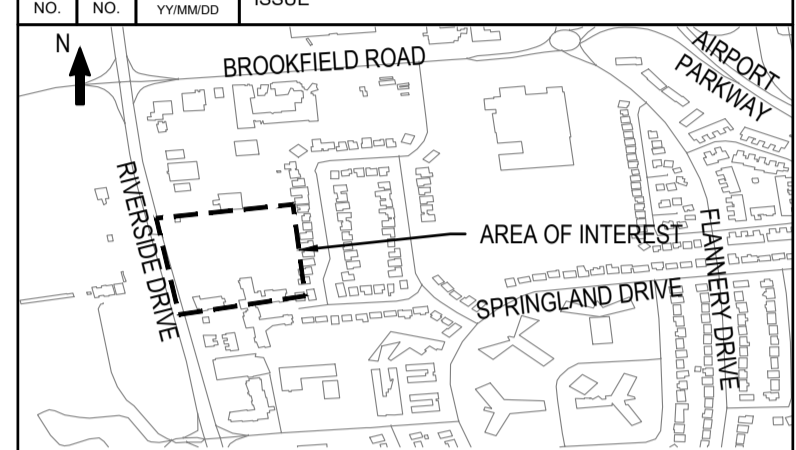
**APPROVED**  
By Allison Hamlin at 12:53 pm, Sep 16, 2024

*A Hamlin*

**ALLISON HAMLIN**  
MANAGER, DEVELOPMENT REVIEW ALL WARDS  
PLANNING, DEVELOPMENT & BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA



7	24/08/16	REVISED AS PER SPECIFIC COMMENT
6	24/07/26	RE-ISSUED FOR FINAL SITE PLAN CONTROL
5	24/07/08	ISSUED FOR FINAL SITE PLAN CONTROL
4	24/04/26	RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION
3	24/04/15	RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION
2	24/01/23	ISSUED FOR SITE PLAN CONTROL REVIEW
1	23/09/30	ISSUED FOR COSTING
0	22/10/07	ISSUED FOR CONCEPT DESIGN

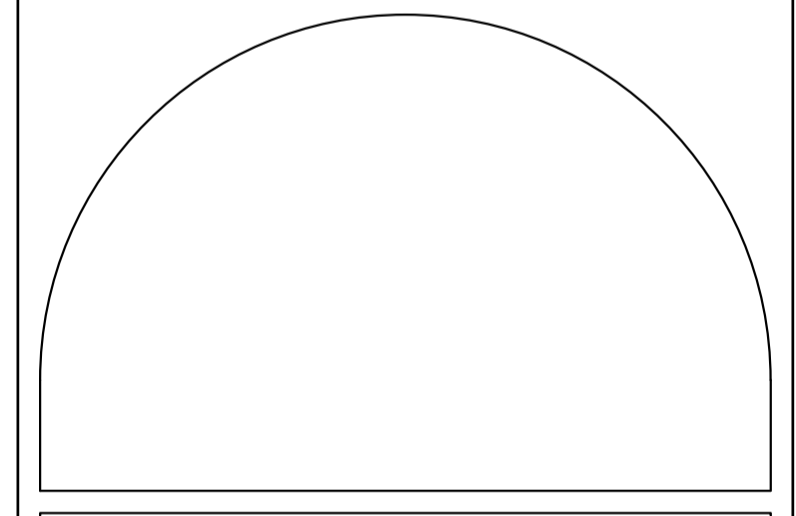
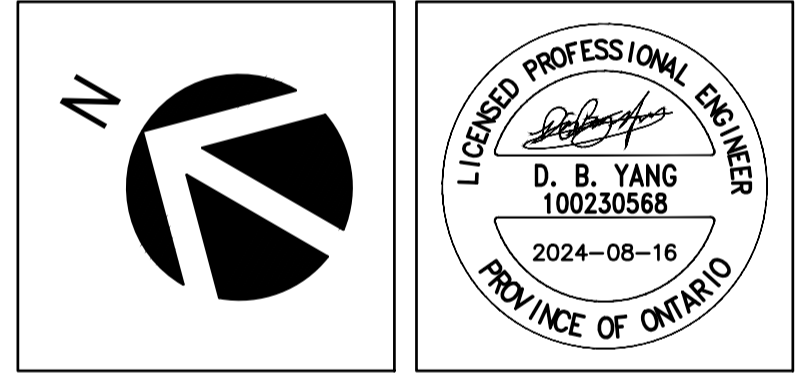


BEARING NOTE  
 BEARING ARE GRID DERIVED FROM THE CANMET IRS NETWORK OBSERVATIONS ON ICD HORIZONTAL CONTROL MONUMENTS 1975355 AND 1980951, CENTRAL MERIDIAN, 75°30' WEST LONGITUDE NTM ZONE 18 NAD83 (ORIGINAL).  
 SITE BENCHMARK 1 N 5208165 730 E 38047 808 E ELEVATION=82.24  
 SITE BENCHMARK 2 N 5208167 87 E 38024 588 E ELEVATION=81.94



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PROJECT TITLE/TITRE DU PROJET  
**ST. PATRICK'S HOME  
 NEW SENIOR APARTMENT BUILDING**  
 2865 RIVERSIDE DR.#226  
 OTTAWA, ONTARIO K1V 8N5

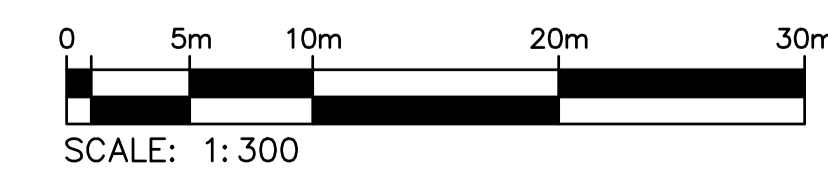
DRAWING TITLE/TITRE DU DESSIN

**REMOVAL PLAN**

SCALE	ECHELLE	1:300	PROJ. No	221-08396-00	ISSUE No	6	REV. No	0
DRAWN BY	DESSINE PAR	JT	DRAWING/DESSIN	<b>C2</b>				
CHECKED BY	VERIFIE PAR	DY	DATE	AUGUST 2024				ACAD FILE/FICHER:

**APPROVED**  
 By Allison Hamlin at 12:52 pm, Sep 16, 2024

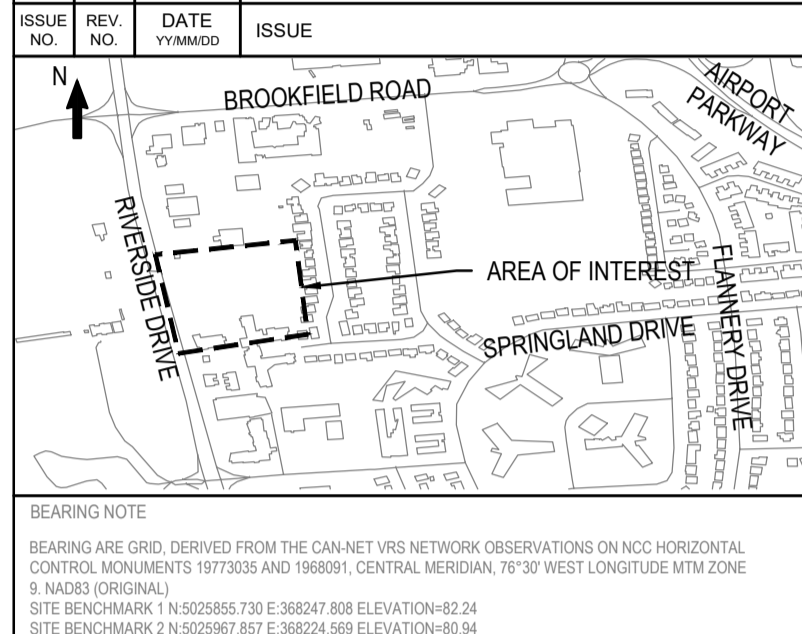
*Allison Hamlin*  
**ALLISON HAMLIN**  
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Plot Date: 16/09/2024 Plot Time: 3:48:52 Plot By: HAN\_ABT  
 Plot Stamp For Use Only  
 Path: \_AUTOCAD\_PDF (GENERAL\_DOCUMENT)



7	24/08/16	REVISED AS PER SPECIFIC COMMENT
6	24/07/26	RE-ISSUED FOR FINAL SITE PLAN CONTROL
5	24/07/08	ISSUED FOR FINAL SITE PLAN CONTROL
4	24/04/26	RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION
3	24/04/15	RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION
2	24/01/23	ISSUED FOR SITE PLAN CONTROL REVIEW
1	23/08/30	ISSUED FOR COSTING
0	22/10/07	ISSUED FOR CONCEPT DESIGN

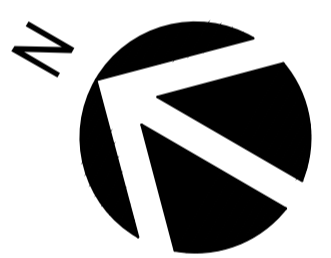


BEARING NOTE  
BEARING ARE GRID, DERIVED FROM THE CAN NET VRS NETWORK OBSERVATIONS ON NCD HORIZONTAL CONTROL MONUMENTS 19170265 AND 198901. CENTRAL MERIDIAN, 79° 30' WEST LONGITUDE MTM ZONE 8 NAD83 (ORIGINAL).  
SITE BENCHMARK 1 N 0205865 730 E 388247 808 ELEVATION=80.24  
SITE BENCHMARK 2 N 0205967 857 E 38824 569 ELEVATION=80.94



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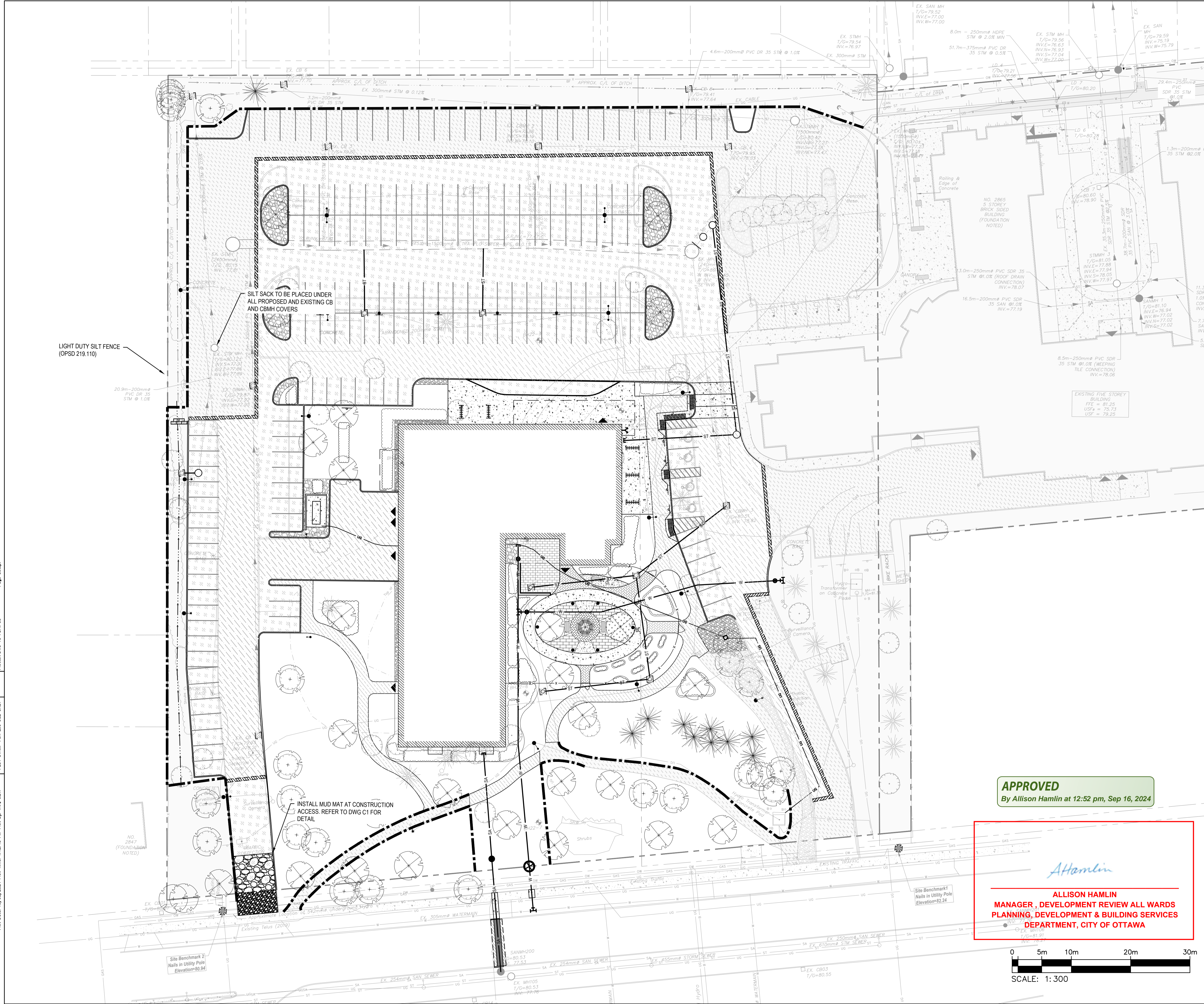


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171 Slater St., Suite 100, Ottawa, Ontario, K1P 5H7  
Fax: (613) 236-1944 Telephone: (613) 236-7135 E-mail: info@cuhaci.com

PROJECT TITLE/TITRE DU PROJET  
**ST. PATRICK'S HOME  
NEW SENIOR APARTMENT BUILDING**  
2865 RIVERSIDE DR.#226  
OTTAWA, ONTARIO K1V 8N5

DRAWING TITLE/TITRE DU DESSIN  
**SEDIMENT AND EROSION  
CONTROL PLAN**

SCALE ECHELLE	1:300	PROJ. No 221-08396-00	ISSUE No 6	REV. No 0
DRAWN BY DESSINE PAR	JT	DRAWING/DESSIN		
CHECKED BY VERIFIE PAR	DY	<b>C3</b>		
DATE	AUGUST 2024	ACAD FILE/FICHIER:		



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By Allison Hamlin at 12:52 pm, Sep 16, 2024

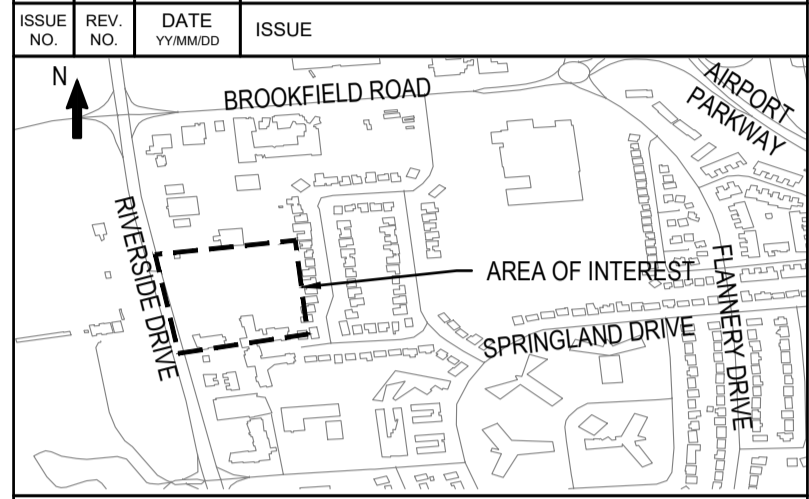
*Allison Hamlin*  
**ALLISON HAMLIN  
MANAGER, DEVELOPMENT REVIEW ALL WARDS  
PLANNING, DEVELOPMENT & BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA**







6	24/07/26	RE-ISSUED FOR FINAL SITE PLAN CONTROL
5	24/07/08	ISSUED FOR FINAL SITE PLAN CONTROL
4	24/04/26	RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION
3	24/04/15	RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION
2	24/01/23	ISSUED FOR SITE PLAN CONTROL REVIEW
1	23/08/30	ISSUED FOR COSTING
0	22/10/07	ISSUED FOR CONCEPT DESIGN

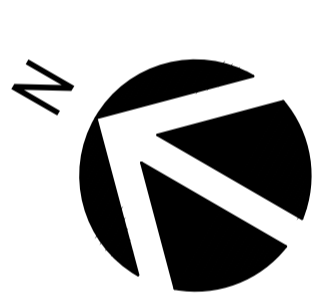


BEARING NOTE  
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 SITE BENCHMARK 1 N 502585 730 E 388347 808 ELEVATION=80.24  
 SITE BENCHMARK 2 N 502587 857 E 388224 589 ELEVATION=80.94



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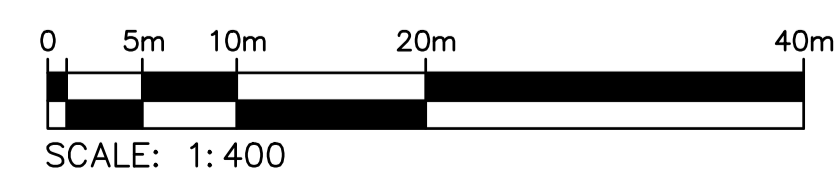
**APPROVED**  
 By Allison Hamlin at 12:52 pm, Sep 16, 2024

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 DEPARTMENT, CITY OF OTTAWA

**PRE-DEVELOPMENT LEGEND:**

- DRAINAGE BOUNDARY LINE
- DRAINAGE AREA SYMBOL
- EXISTING OVER FLOW DIRECTION



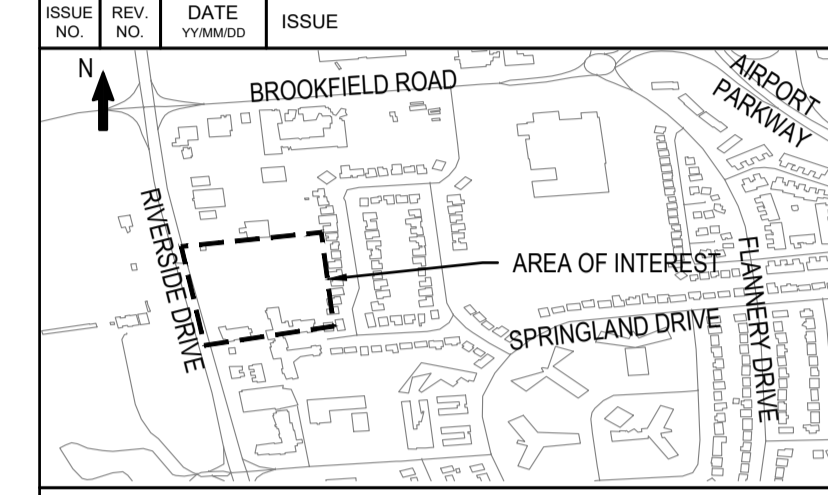
**EDWARD J. CUHACI**  
 & ASSOCIATES ARCHITECTS Inc.  
 171 Slater St., Suite 100, Ottawa, Ontario, K1P 5H7  
 Fax: (613) 236-1944 Telephone: (613) 236-7135 E-mail: info@cuhacim.com

PROJECT/TITRE DU PROJET  
**ST. PATRICK'S HOME**  
**NEW SENIOR APARTMENT BUILDING**  
 2865 RIVERSIDE DR.#226  
 OTTAWA, ONTARIO K1V 8N5

DRAWING/TITRE DU DESSIN  
**PRE-DEVELOPMENT**  
**DRAINAGE AREA PLAN**

SCALE ECHELLE	1:400	PROJ. No 221-08396-00	ISSUE No 6	REV. No 0
DRAWN BY DESSINE PAR	JT	DRAWING/DESSIN		
CHECKED BY VERIFIE PAR	DY	<b>C8</b>		
DATE	JULY 2024			

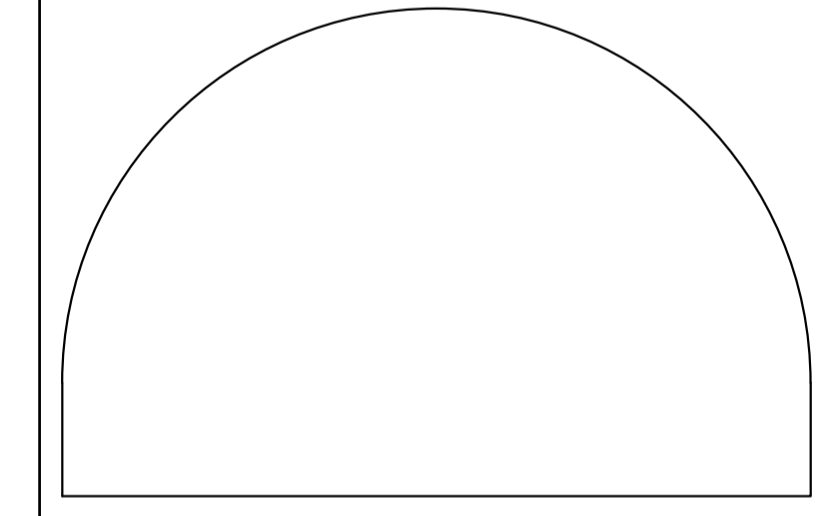
6	24/07/26	RE-ISSUED FOR FINAL SITE PLAN CONTROL
5	24/07/08	ISSUED FOR FINAL SITE PLAN CONTROL
4	24/04/26	RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION
3	24/04/15	RESUBMISSION FOR SPC PH 3 PRE-CONSULTATION
2	24/01/23	ISSUED FOR SITE PLAN CONTROL REVIEW
1	23/08/20	ISSUED FOR COSTING
0	22/10/07	ISSUED FOR CONCEPT DESIGN



BEARING NOTE  
 BEARING ARE GRID, DERIVED FROM THE CAN NET VRS NETWORK OBSERVATIONS ON NCD-HORIZONTAL CONTROL MONUMENTS 1917205 AND 198921. CENTRAL MERIDIAN: 79°30' WEST LONGITUDE WTM ZONE 8 NAD83 (ORIGINAL).  
 SITE BENCHMARK 1 N 502585 730 E 388347 808 ELEVATION=80.24  
 SITE BENCHMARK 2 N 502587 857 E 388224 589 ELEVATION=80.94

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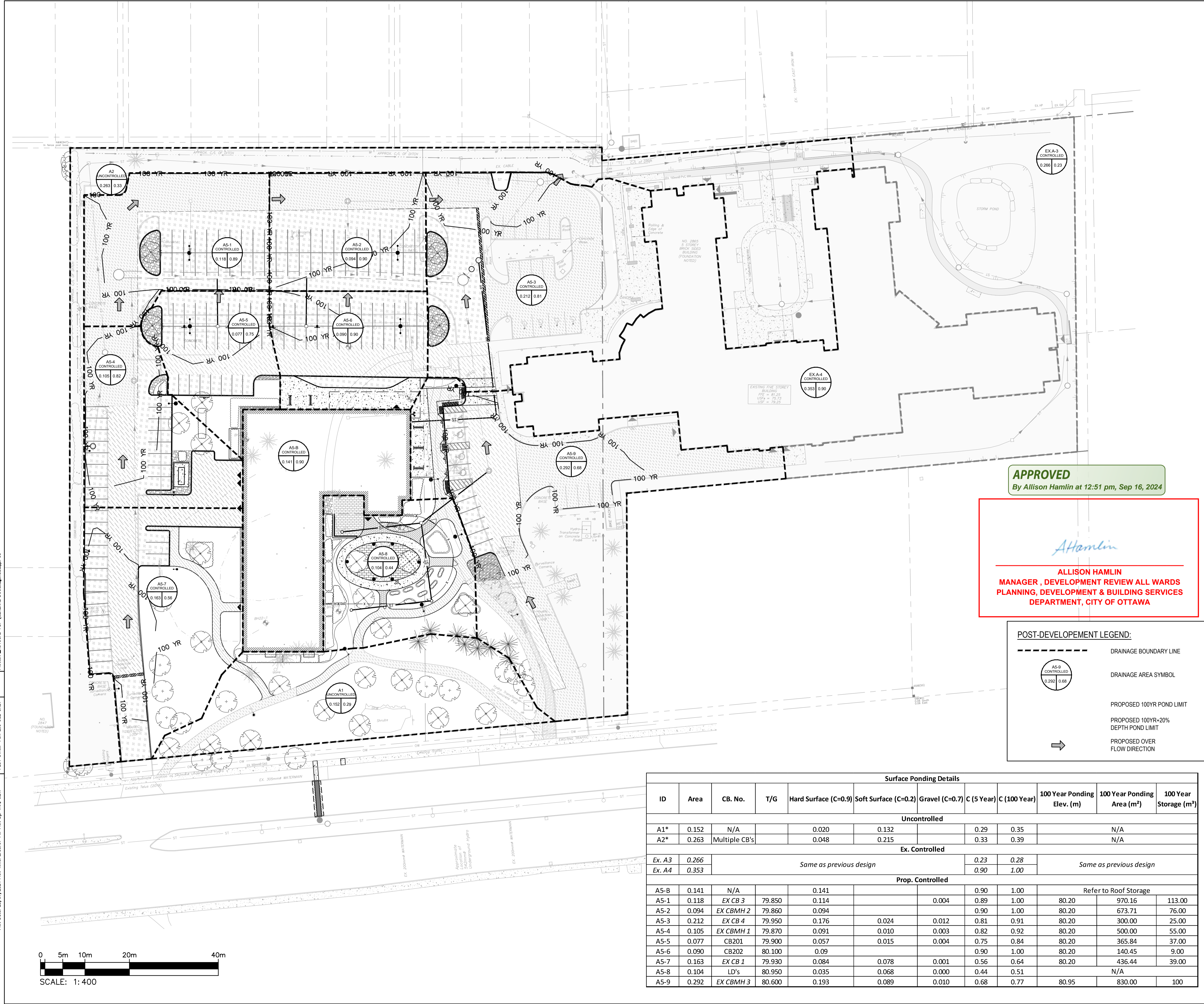
**EDWARD J. CUHACI & ASSOCIATES ARCHITECTS Inc.**  
 171 Slater St, Suite 100, Ottawa, Ontario, K1P 5H7  
 Fax: (613) 236-1944 Telephone: (613) 236-7135 E-mail: info@cuhaci.com

PROJECT TITLE/TITRE DU PROJET  
**ST. PATRICK'S HOME NEW SENIOR APARTMENT BUILDING**  
 2865 RIVERSIDE DR #226  
 OTTAWA, ONTARIO K1V 8N5

DRAWING TITLE/TITRE DU DESSIN

**POST-DEVELOPMENT DRAINAGE AREA PLAN**

SCALE	1:400	PROJ. No	221-08396-00	ISSUE No	6	REV. No	0	
DRAWN BY	DESSEINE PAR	DT	DRAWING/DESSIN				<b>C9</b>	
CHECKED BY	VERIFIE PAR	DY						
DATE	JULY 2024		ACAD FILE/FICHER:					



**APPROVED**  
 By Allison Hamlin at 12:51 pm, Sep 16, 2024

*Allison Hamlin*  
**ALLISON HAMLIN**  
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 DEPARTMENT, CITY OF OTTAWA

**POST-DEVELOPMENT LEGEND:**

- DRAINAGE BOUNDARY LINE
- DRAINAGE AREA SYMBOL
- PROPOSED 100YR POND LIMIT
- PROPOSED 100YR-20% DEPTH POND LIMIT
- PROPOSED OVER FLOW DIRECTION

Surface Ponding Details												
ID	Area	CB. No.	T/G	Hard Surface (C=0.9)	Soft Surface (C=0.2)	Gravel (C=0.7)	C (5 Year)	C (100 Year)	100 Year Ponding Elev. (m)	100 Year Ponding Area (m²)	100 Year Storage (m³)	
<b>Uncontrolled</b>												
A1*	0.152	N/A		0.020	0.132		0.29	0.35		N/A		
A2*	0.263	Multiple CB's		0.048	0.215		0.33	0.39		N/A		
<b>Ex. Controlled</b>												
Ex. A3	0.266	Same as previous design					0.23	0.28	Same as previous design			
Ex. A4	0.353						0.90	1.00				
<b>Prop. Controlled</b>												
A5-B	0.141	N/A		0.141			0.90	1.00	Refer to Roof Storage			
A5-1	0.118	EX CB 3	79.850	0.114		0.004	0.89	1.00	80.20	970.16	113.00	
A5-2	0.094	EX CBMH 2	79.860	0.094			0.90	1.00	80.20	673.71	76.00	
A5-3	0.212	EX CB 4	79.950	0.176	0.024	0.012	0.81	0.91	80.20	300.00	25.00	
A5-4	0.105	EX CBMH 1	79.870	0.091	0.010	0.003	0.82	0.92	80.20	500.00	55.00	
A5-5	0.077	CB201	79.900	0.057	0.015	0.004	0.75	0.84	80.20	365.84	37.00	
A5-6	0.090	CB202	80.100	0.09			0.90	1.00	80.20	140.45	9.00	
A5-7	0.163	EX CB 1	79.930	0.084	0.078	0.001	0.56	0.64	80.20	436.44	39.00	
A5-8	0.104	LD's	80.950	0.035	0.068	0.000	0.44	0.51		N/A		
A5-9	0.292	EX CBMH 3	80.600	0.193	0.089	0.010	0.68	0.77	80.95	830.00	100	

Plot Stamp For E.P. Use Only  
 Plot Date: 25/07/2024 Plot Time: 5:35:07 PM Plot By: TAN, JEN1  
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D07-12-24-0064