

NOTES: GENERAL

- 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).
- 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.
- REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS, ELEVATIONS, LAYOUT AND DECK STRUCTURE. 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 JULY 13, 2020. 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 UNLESS OTHERWISE NOTED.
- 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.
- ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSS 206, 310 & 314. MATERIALS TO OPSS 1001, 1003 & 1010.
- 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.
- 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.
- FOR ANY SOILS RELATED INFORMATION, REFER TO THE GEOTECHNICAL INVESTIGATION REPORT BY PATERSON GROUP, DATED MARCH 22, 2023.
- 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.
- NO EXCESS DRAINAGE, DURING OR AFTER CONSTRUCTION, TO BE DIRECTED TOWARDS NEIGHBORING PROPERTIES.

NOTES: 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 100.
- 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.

NOTES: SANITARY SEWER AND MANHOLES

- 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 701.010. 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 PER S14.1

NOTES: WORK IN PUBLIC RIGHTS OF WAY

- CONTRACTOR TO REINSTATE ROAD CUTS AS PER CITY OF OTTAWA DETAIL R10.
- REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PATERSON GROUP DATED MARCH 22, 2023 FOR GEOTECHNICAL RECOMMENDATIONS.
- TESTING
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUALITY CONTROL TESTING FOR SUBGRADE, ASPHALT, GRANULAR AND CONCRETE. IN ACCORDANCE WITH CITY OF OTTAWA AND OPSS REQUIREMENTS. THE CONTRACTOR SHALL SUBMIT TESTING FOR APPROVAL.
 - THE OWNER SHALL RETAIN AN INDEPENDENT GEOTECHNICAL CONSULTANT FOR SUBGRADE, ASPHALT, GRANULAR AND CONCRETE QUALITY ASSURANCE TESTING, IN ACCORDANCE WITH CITY OF OTTAWA AND OPSS REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING PROPER QUALITY CONTROL TESTING RESULTS IN ADVANCE OF THE OWNER'S QUALITY ASSURANCE TESTING.
 - THE CONTRACTOR SHALL COORDINATE ALL REQUIRED GEOTECHNICAL FIELD TESTING AND PROVIDE COPIES OF REPORTS, CERTIFICATIONS AND LETTERS OF APPROVAL TO THE ENGINEER FOR REVIEW.
 - SUBGRADE TESTING SHALL BE COMPLETED BY THE GEOTECHNICAL CONSULTANT. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH WRITTEN APPROVAL FROM THE GEOTECHNICAL CONSULTANT PRIOR TO BACKFILLING.
 - COMPACTION TESTING SHALL BE COMPLETED BY THE GEOTECHNICAL CONSULTANT. WHERE SAMPLED MATERIAL OR INSTALLATION FAILS TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING AND REINSTALLING COMPLIANT MATERIAL AT THEIR OWN EXPENSE, AS WELL AS THE EXPENSE OF ANY QUALITY ASSURANCE TESTING THAT HAS RESULTED IN NON-COMPLIANT WORK.
- 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.
- 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.

NOTES: 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 0.25m 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.

NOTES: 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 PER OPSD 219.110.
 - 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 CBS 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.
 - CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.
 - DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPED.
 - 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 PROPERTY LINE
- - - - EXISTING CURB
- - - - EXISTING DEPRESSED CURB
- SA EXISTING SANITARY/COMBINED SEWER
- W EXISTING WATERMAIN
- ST EXISTING STORM SEWER
- PH EXISTING UNDERGROUND HYDRO
- OHW EXISTING OVERHEAD WIRE
- B EXISTING BELL LINE
- G EXISTING GAS LINE
- CB EXISTING CATCH BASIN
- MANHOLE EXISTING MANHOLE
- VB EXISTING VALVE BOX
- M-W EXISTING MONITOR WELL
- UP EXISTING UTILITY POLE
- EXISTING MONITOR WELL
- EXISTING INTERLOCK PAVING
- EXISTING GRAVEL
- EXISTING ELEVATION
- EXISTING FIRE HYDRANT

REMOVAL LEGEND:

- EXISTING OVERHEAD WIRE REMOVAL
- EXISTING CONCRETE SIDEWALK AND CURB REMOVAL
- EXISTING INTERLOCK PATHWAY REMOVAL
- EXISTING GRAVEL PAD REMOVAL
- EXISTING CONCRETE PAD REMOVAL
- EXISTING ASPHALT PAVING REMOVAL
- EXISTING BUILDING REMOVAL

DRAINAGE AREA LEGEND:

- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA SYMBOL

PROPOSED LEGEND:

- PROPOSED UNDERGROUND PARKING LIMITS
- PROPOSED ROOF LIMITS
- PROPOSED DEPRESSED CURB
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED TERRACING LINE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED SWM TANK ACCESS LID
- PROPOSED VALVE BOX
- PROPOSED SERVICING CAP
- PROPOSED WATER METER
- PROPOSED REMOTE WATER METER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED ELEVATION
- TOP OF CURB ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- EXISTING ELEVATION
- FINISHED FLOOR ELEVATION
- PROPOSED SLOPE
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CURB RAMP
- PROPOSED BUILDING ENTRANCE
- OVERLAND FLOW DIRECTION
- LIGHT DUTY SILT FENCE
- SILT SACK
- MUD MAT

ESC LEGEND:

- LIGHT DUTY SILT FENCE
- SILT SACK
- MUD MAT

wsp

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

PROJECT NUMBER: 221-00041-00

CLIENT:

WOODMAN ARCHITECT & ASSOCIATES LTD
4 BEECHWOOD AVE #201, OTTAWA, ON K1L 8L9
TEL: 613-228-9850

CLIENT REF. #:



REV	DATE	DESCRIPTION	BY
3	2024-12-20	REISSUED FOR SPA	SM
2	2022-08-19	REISSUED FOR SPA	SM
1	2022-03-07	ISSUED FOR SPA	SM

SEAL

LICENCED PROFESSIONAL ENGINEER
D. B. YANG
100230568
2024-12-20
PROVINCE OF ONTARIO

LICENCED PROFESSIONAL ENGINEER
S. YANORIK
100631937
2024-12-20
PROVINCE OF ONTARIO

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ORIGINAL SCALE: VARIES
DATE: 2024-12-20

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25mm

DISCIPLINE: CIVIL

PROJECT: 357 361 363 PRESTON ST

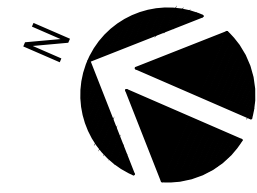
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NOTES

DRAWING NUMBER: C01

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

PROJECT NUMBER: 221-00041-00

CLIENT:

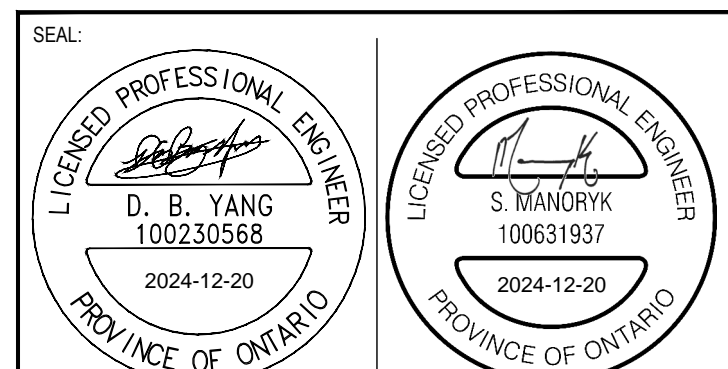
**WOODMAN ARCHITECT
& ASSOCIATES LTD**

4 BEECHWOOD AVE #201, OTTAWA, ON K1L 8L9
TEL: 613-228-9850

CLIENT REF. #



REV	DATE	DESCRIPTION	BY
3	2024-12-20	REISSUED FOR SPA	SM
2	2022-08-19	REISSUED FOR SPA	SM
1	2022-03-07	ISSUED FOR SPA	SM



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ORIGINAL SCALE: 1:100
DATE: 2024-12-20
DRAWN BY: JT
CHECKED BY: SM
APPROVED BY: DY

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SCALE: 1:100

DISCIPLINE: CIVIL

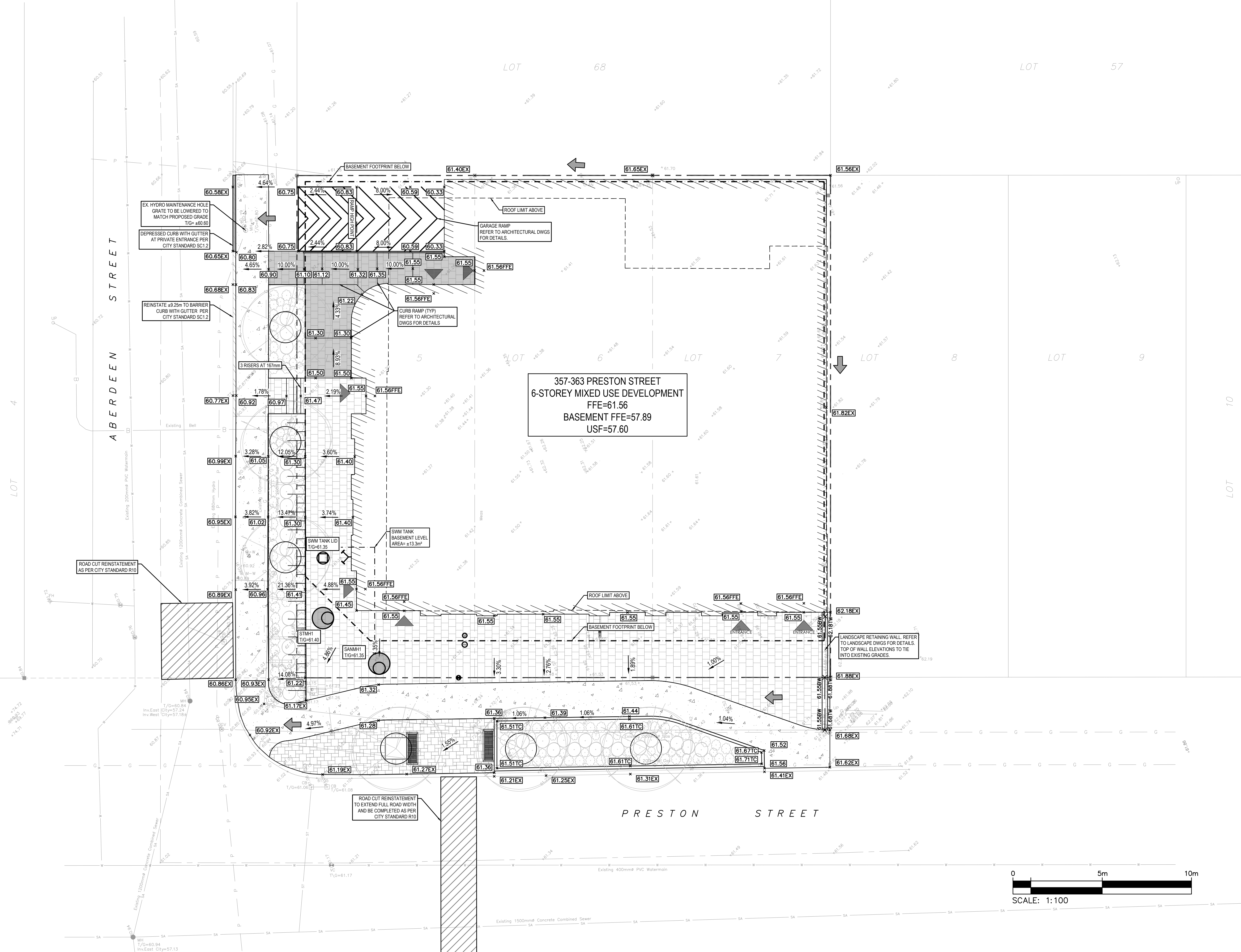
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357 361 363 PRESTON ST

TITLE:

GRADING PLAN

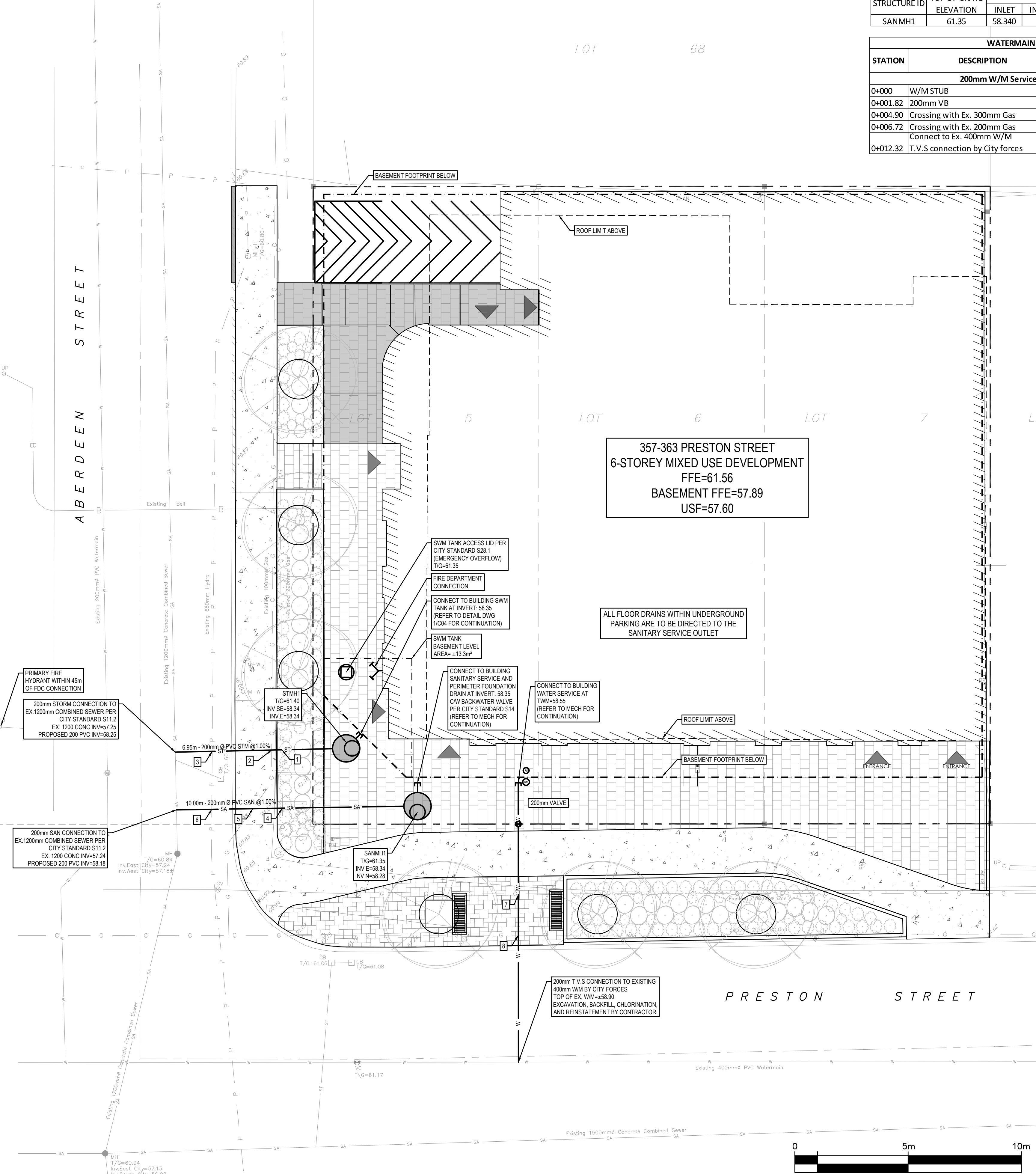
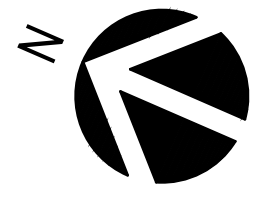
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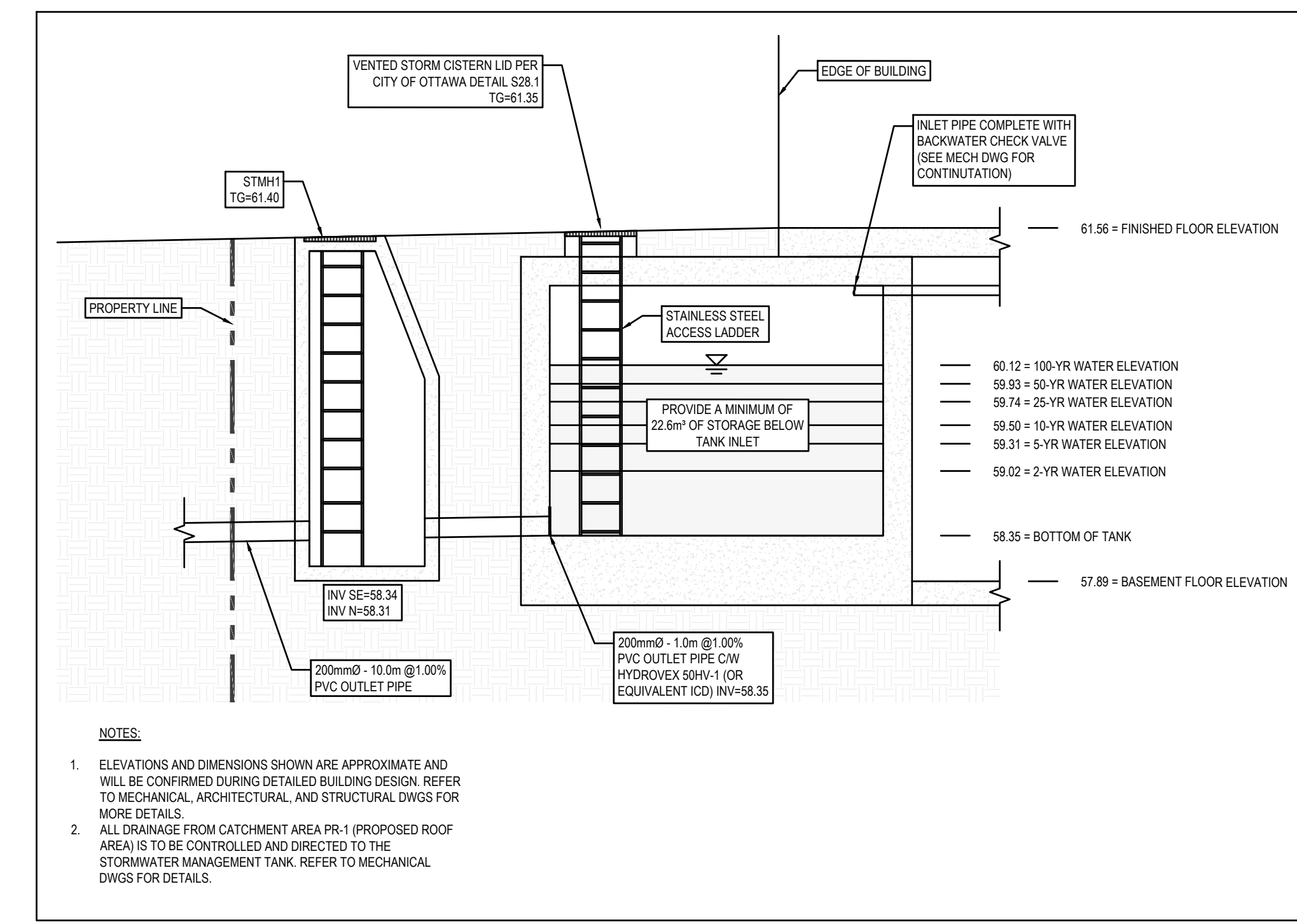
STORM STRUCTURE TABLE																	
STRUCTURE ID	AREA ID	TOP OF GRATE ELEVATION	STRUCTURE INFO				OUTLET PIPE INFO			ICD INFO							
			INLET	INLET	INLET	OUTLET	SIZE	OPSD	COVER	DIAMETER	TYPE	HEAD (m)	FLOW (l/s)	ICD TYPE			
SWM Tank		61.35				58.35			58.31	1200mm DIA.	OPSD-701.010	S28.1	200	PVC SDR-35	1.77	2.75	HYDROVEX 50VHV-1
STMH1		61.40	58.34			58.31											

SAN STRUCTURE TABLE								
STRUCTURE ID	TOP OF GRATE ELEVATION	INVERT			DESCRIPTION	SIZE	OPSD	COVER
		INLET	INLET	OUTLET				
SANMH1	61.35	58.340			1200mm DIA.	OPSD-701.010	S24	

PIPE CROSSINGS						
Note: All crossings are calculated OD to OD (Top of Pipe to Bottom of Pipe)						
Crossing	PR. T/G	Top Pipe	(m)	Bottom Pipe	(m)	Clearance (m)
1	61.08	Gas BOT.	59.97	Storm TOP	58.49	1.48
2	61.04	Gas BOT.	60.03	Storm TOP	58.49	1.54
3	60.78	Hydro BOT.	59.31	Storm TOP	58.46	0.85
4	61.07	Gas BOT.	59.88	Sanitary TOP	58.43	1.45
5	60.94	Gas BOT.	59.89	Sanitary TOP	58.43	1.45
6	60.78	Hydro BOT.	59.31	Sanitary TOP	58.40	0.91
7	61.34	Gas BOT.	60.27	Water TOP	58.95	1.32
8	61.32	Gas BOT.	60.33	Water TOP	58.90	1.43

WATERMAIN SCHEDULE				
STATION	DESCRIPTION	FINISHED GRADE	TOP OF WATERMAIN	COVER
200mm W/M Service to Preston Street				
0+000	W/M STUB	61.50	59.100	2.40
0+001.82	200mm VB	61.43	59.030	2.40
0+004.90	Crossing with Ex. 300mm Gas	61.35	58.950	2.40
0+006.72	Crossing with Ex. 200mm Gas	61.30	58.900	2.40
0+012.32	T.V.S connection by City forces	61.27	58.900	2.37

STORMWATER STORAGE TANK TABLE				
Design Event	Inflow L/s	Controlled Flow L/s	Storage Required m³	Storage Provided m³
2-YR	3.26	1.60	8.60	>33.25
5-YR	4.37	1.91	12.20	
10-YR	5.10	2.10	14.60	
25-YR	6.01	2.32	17.80	
50-YR	6.70	2.47	20.10	
100-YR	7.41	2.62	22.60	



1 STORMWATER MANAGEMENT TANK
SCALE: 1:50



- NOTES:**
- ELEVATIONS AND DIMENSIONS SHOWN ARE APPROXIMATE AND WILL BE CONFIRMED DURING DETAILED BUILDING DESIGN. REFER TO MECHANICAL, ARCHITECTURAL, AND STRUCTURAL DWGS FOR MORE DETAILS.
 - ALL DRAINAGE FROM CATCHMENT AREA PR-1 (PROPOSED ROOF AREA) IS TO BE CONTROLLED AND DIRECTED TO THE STORMWATER MANAGEMENT TANK. REFER TO MECHANICAL DWGS FOR DETAILS.

WSP CANADA INC.
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OTTAWA, ONTARIO
CANADA K2B 8K2
PHONE: 613-829-2800
WWW.WSP.COM

PROJECT NUMBER: 221-00041-00

CLIENT:

WOODMAN ARCHITECT & ASSOCIATES LTD
4 BEECHWOOD AVE #201, OTTAWA, ON K1L 8L9
TEL: 613-228-9850

CLIENT REF. #



REV	DATE	DESCRIPTION	BY
3	2024-12-20	REISSUED FOR SPA	SM
2	2022-08-19	REISSUED FOR SPA	SM
1	2022-03-07	ISSUED FOR SPA	SM

SEAL:

LICENSED PROFESSIONAL ENGINEER

D. B. YANG
100230568
2024-12-20
PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER

S. YANORKY
100631937
2024-12-20
PROVINCE OF ONTARIO

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DATE: 2024-12-20

ORIGINAL SCALE: 1:100

DRAWN BY: JT

DESIGNED BY: SM

APPROVED BY: DY

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DISCIPLINE: CIVIL

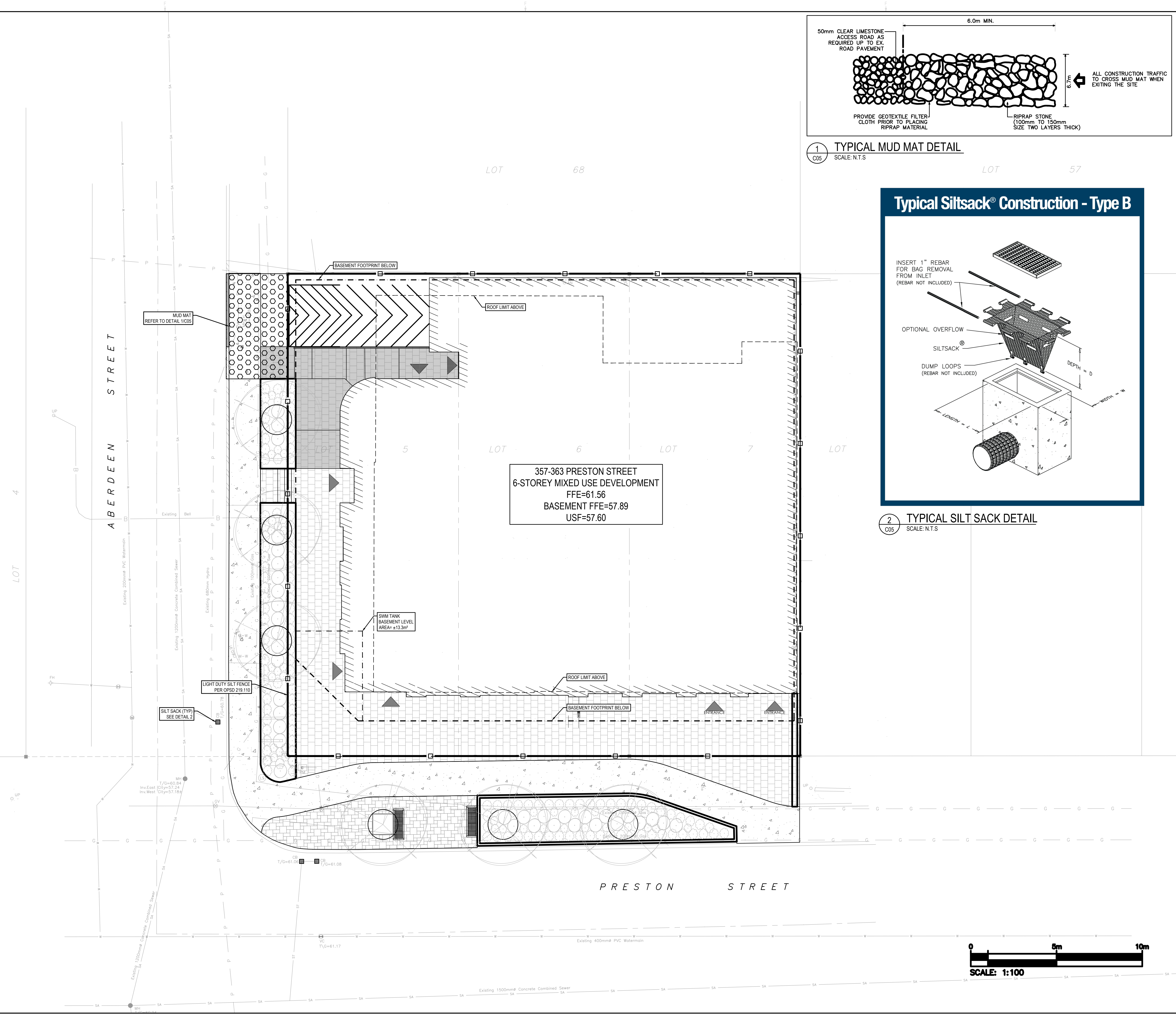
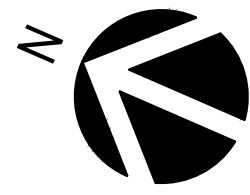
PROJECT: 357 361 363 PRESTON ST

TITLE: SERVICING PLAN

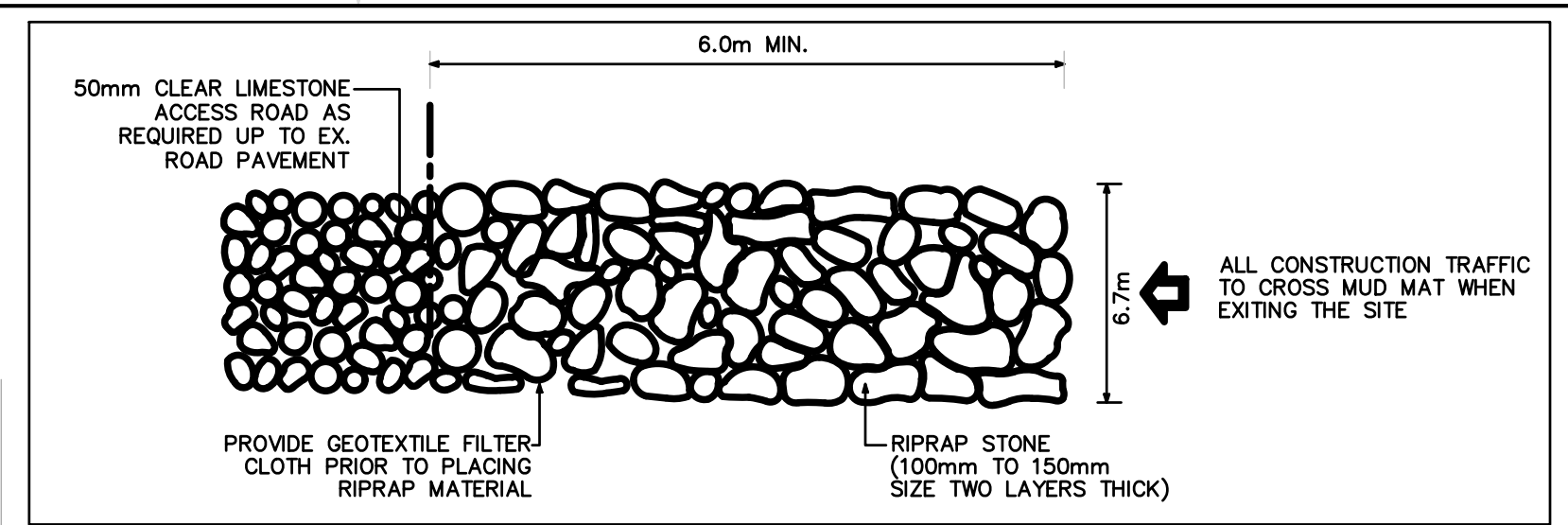
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REV. 3

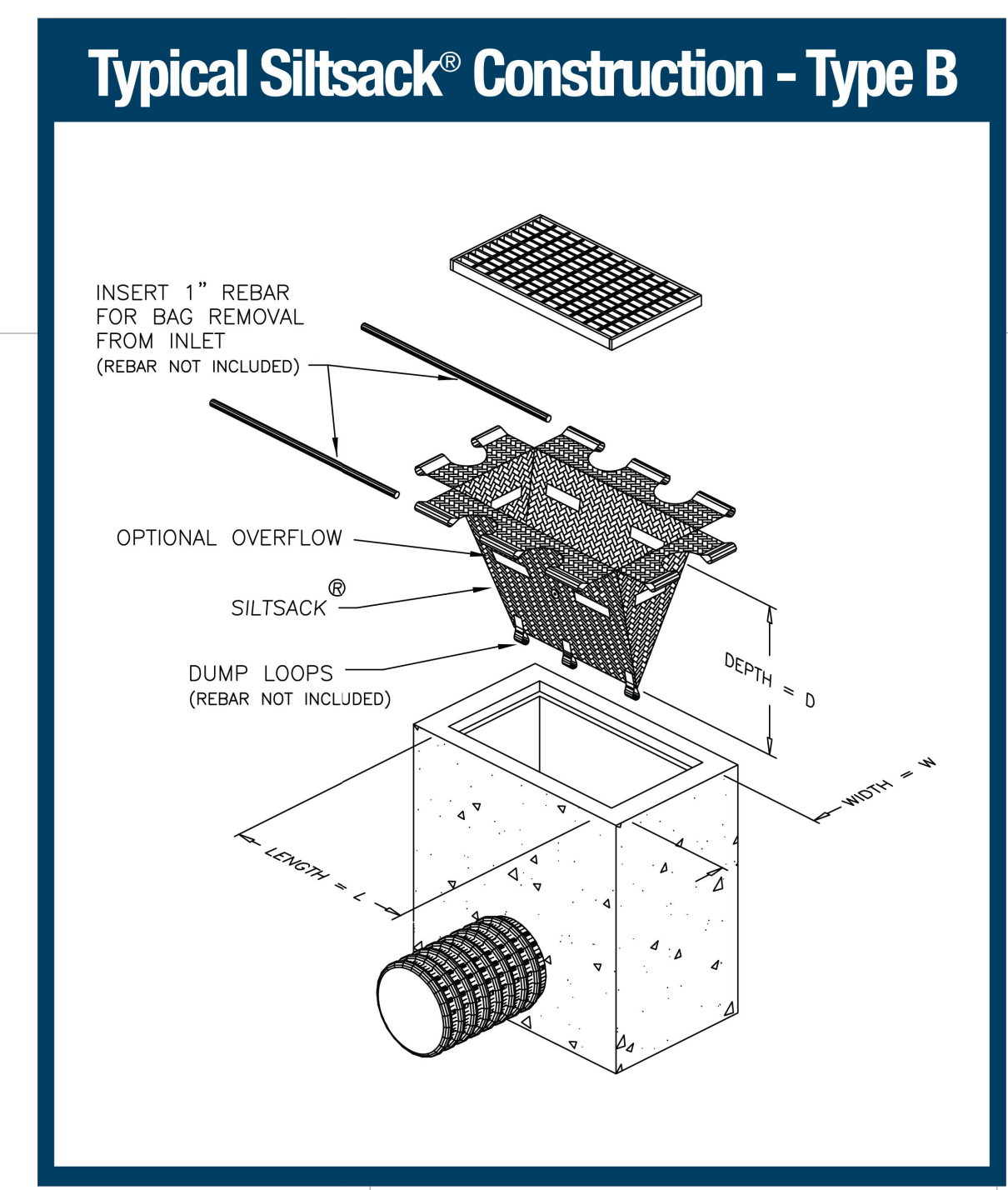
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357-363 PRESTON STREET
 6-STOREY MIXED USE DEVELOPMENT
 FFE=61.56
 BASEMENT FFE=57.89
 USF=57.60



1 TYPICAL MUD MAT DETAIL
 SCALE: N.T.S.



2 TYPICAL SILT SACK DETAIL
 SCALE: N.T.S.

WSP CANADA INC.
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 WWW.WSP.COM

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 4 BEECHWOOD AVE #201, OTTAWA, ON K1L 8L9
 TEL: 613-228-9850

CLIENT REF. #



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1	2022-03-07	ISSUED FOR SPA	SM

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 CHECKED BY: SM
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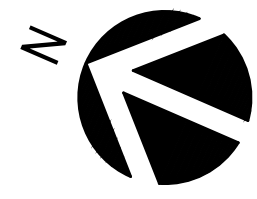
PROJECT: 357 361 363 PRESTON ST

TITLE: EROSION AND SEDIMENT CONTROL PLAN

DRAWING NUMBER: C05

REV. 3

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LOT 68

EX-1
EXISTING
0.053 | 0.50

LOT 5

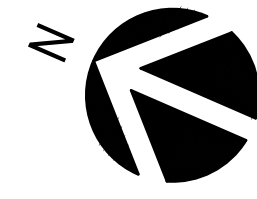
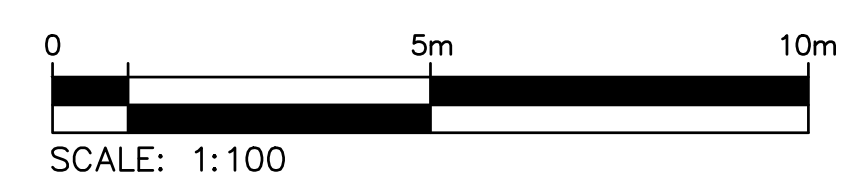
LOT

LOT

LOT

LOT

PRESTON STREET



LOT 68

PR-1
PROPOSED
0.053 | 0.90

357-363 PRESTON STREET
6-STORY MIXED USE DEVELOPMENT
FFE=61.56
BASEMENT FFE=57.89
USF=57.60

BASEMENT FOOTPRINT BELOW

ROOF LIMIT ABOVE

SWM TANK
BASEMENT LEVEL
AREA= ±13.3m²

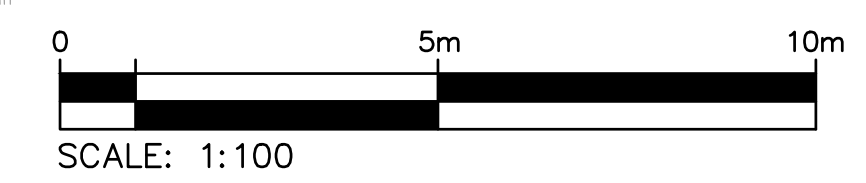
ROOF LIMIT ABOVE

BASEMENT FOOTPRINT BELOW

ENTRANCE

ENTRANCE

PRESTON STREET



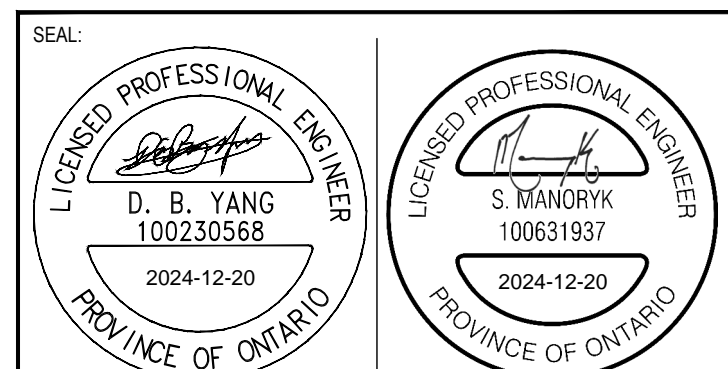
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WSP CANADA INC.
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OTTAWA, ONTARIO
CANADA K2B 8K2
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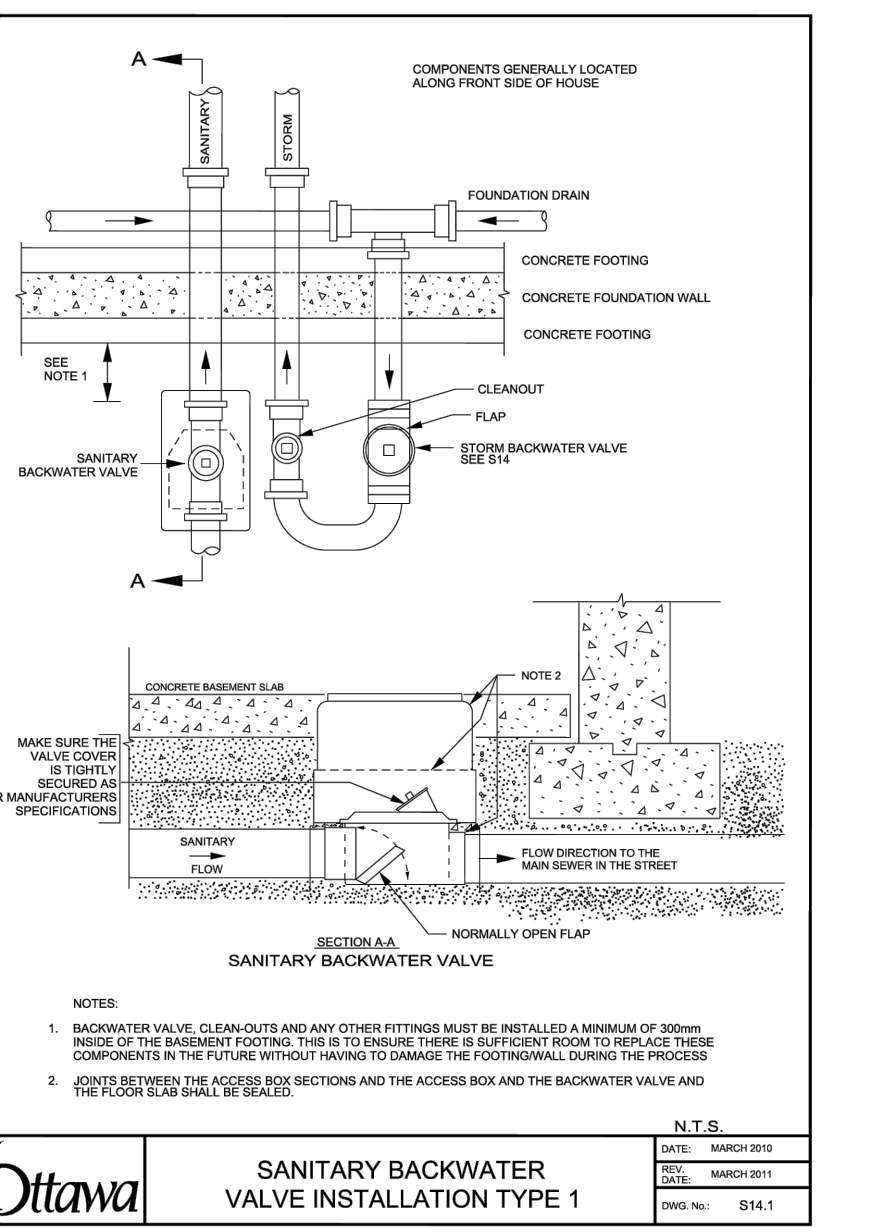
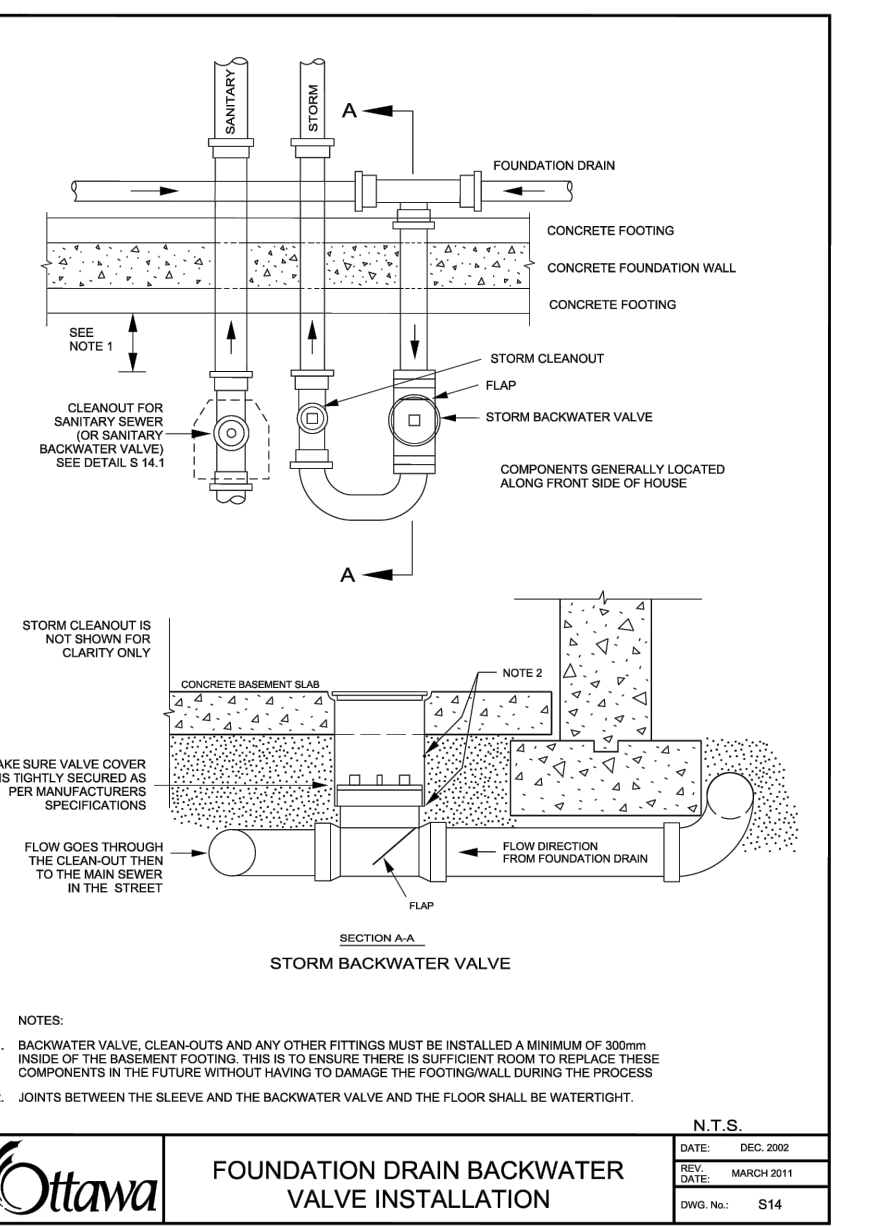
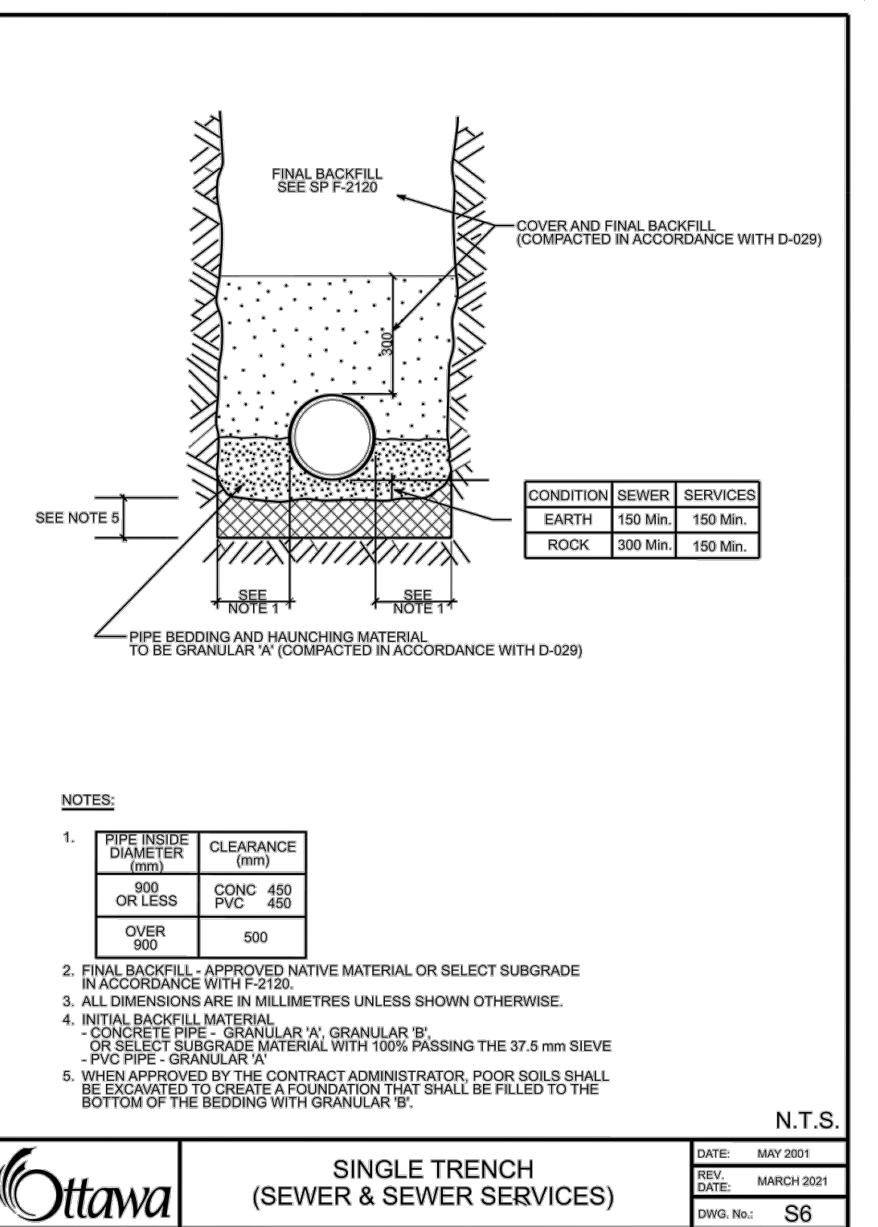
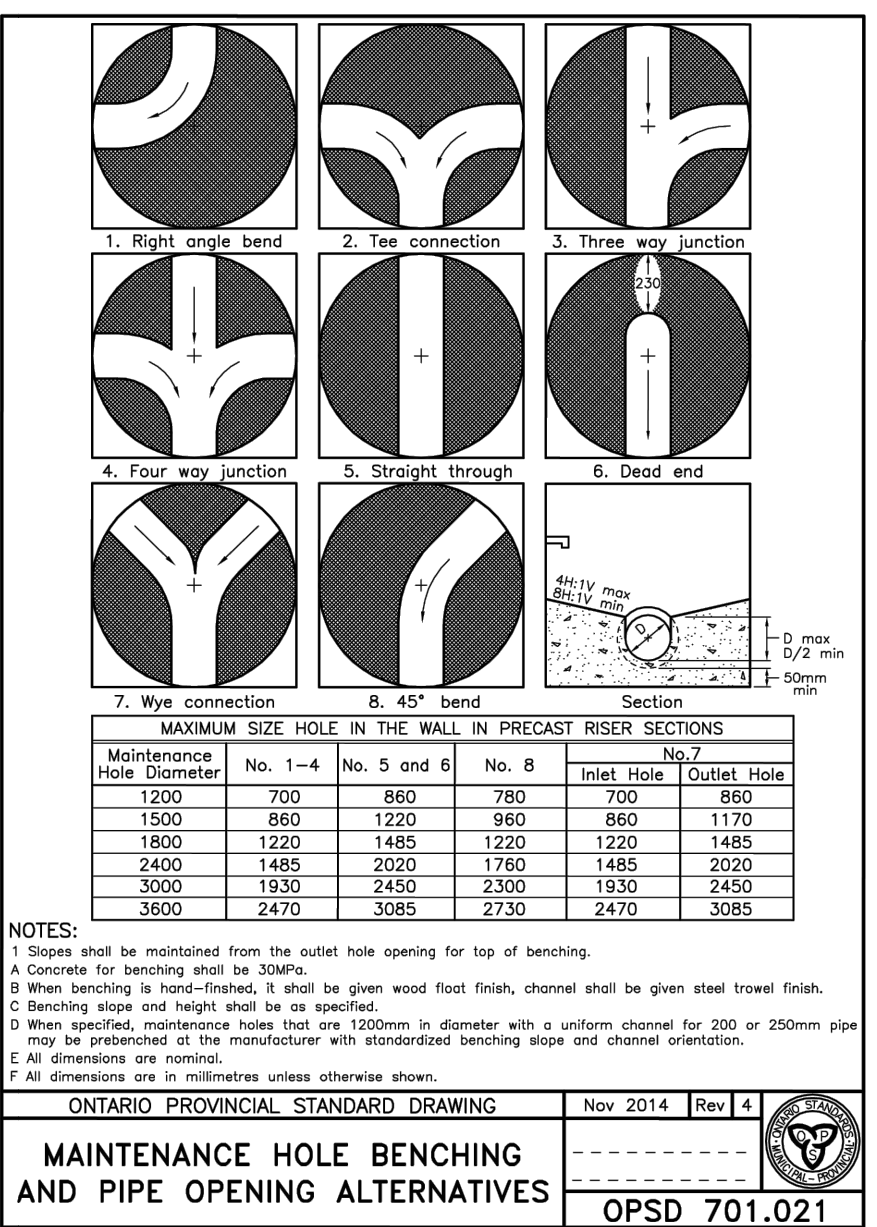
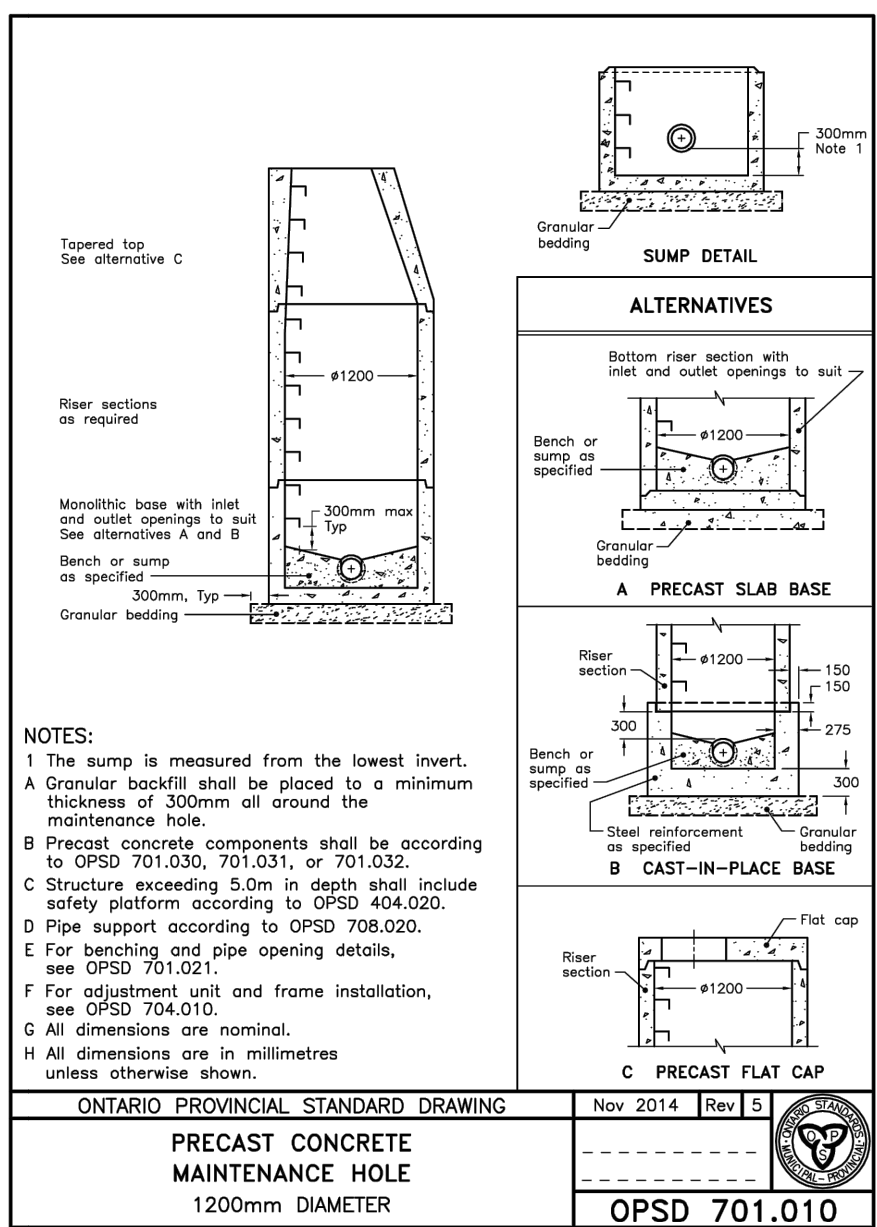
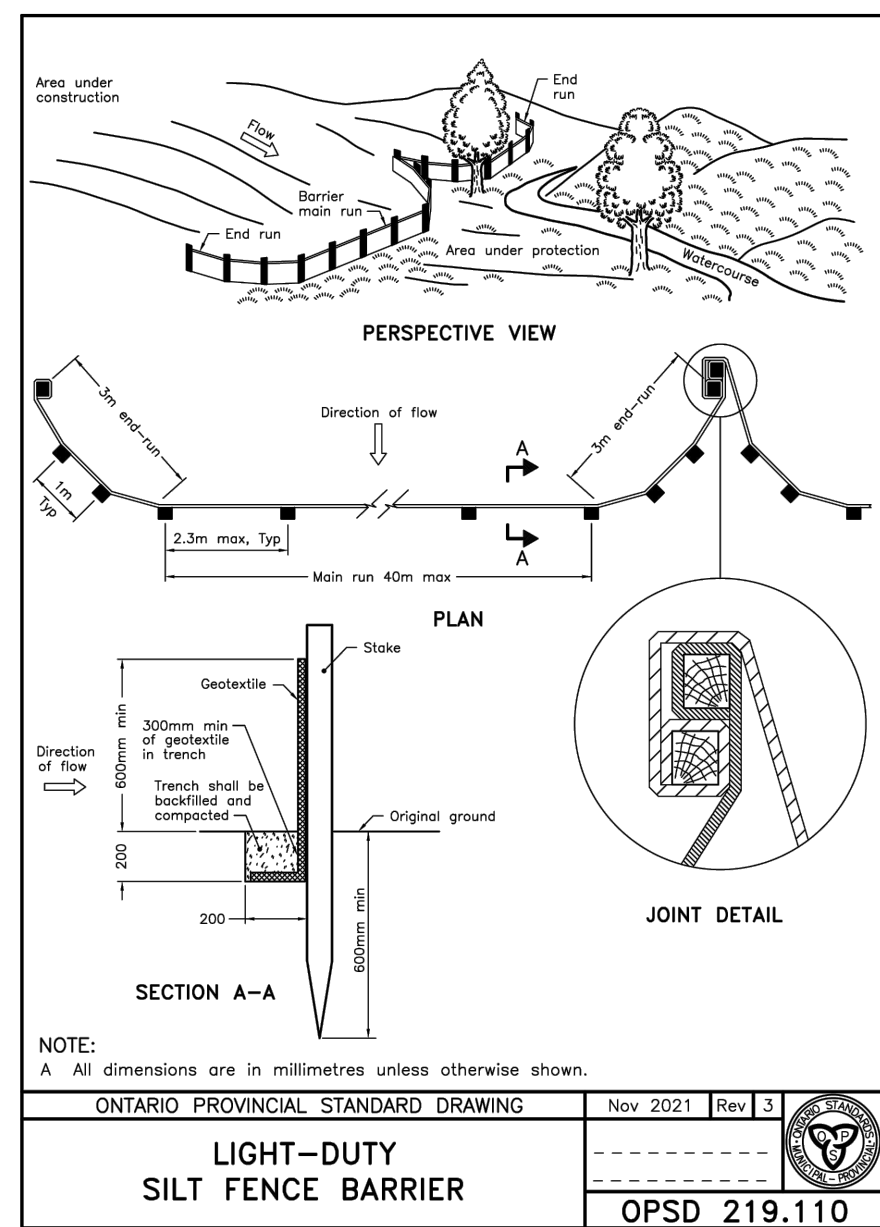
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DATE: 2024-12-20
DRAWN BY: JT
DESIGNED BY: SM
APPROVED BY: DY
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25mm

DISCIPLINE: CIVIL

PROJECT:
357 361 363 PRESTON ST
TITLE:
DRAINAGE AREA PLANS
DRAWING NUMBER: **C06**
REV: **3**

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 WWW.WSP.COM

PROJECT NUMBER: 221-0041-00

CLIENT:

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 TEL: 613-228-9850

CLIENT REF. #:



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ORIGINAL SCALE: NA DATE: 2024-12-20

DRAWN BY: JT

CHECKED BY: SM

APPROVED BY: DY

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DISCIPLINE: CIVIL

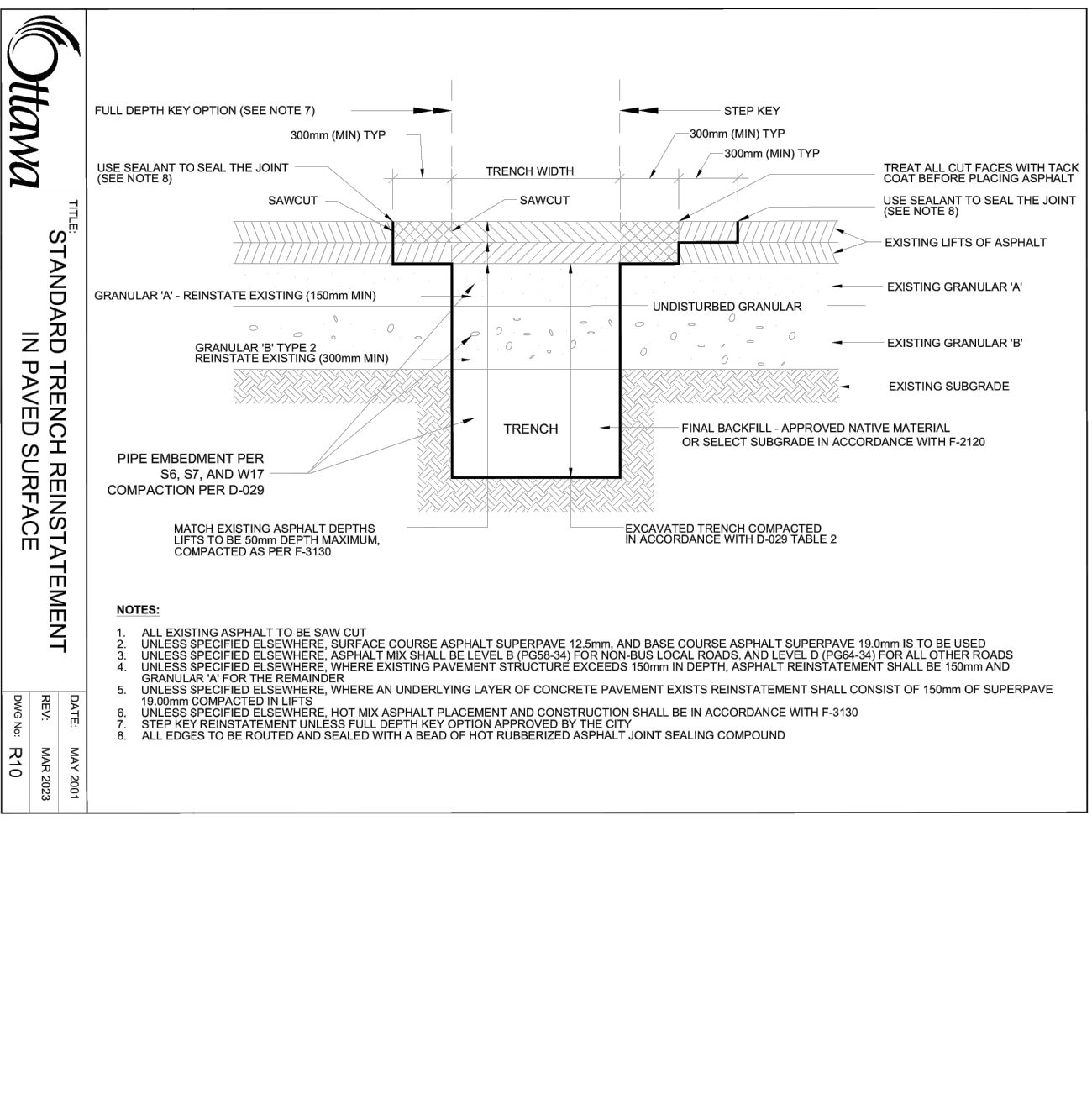
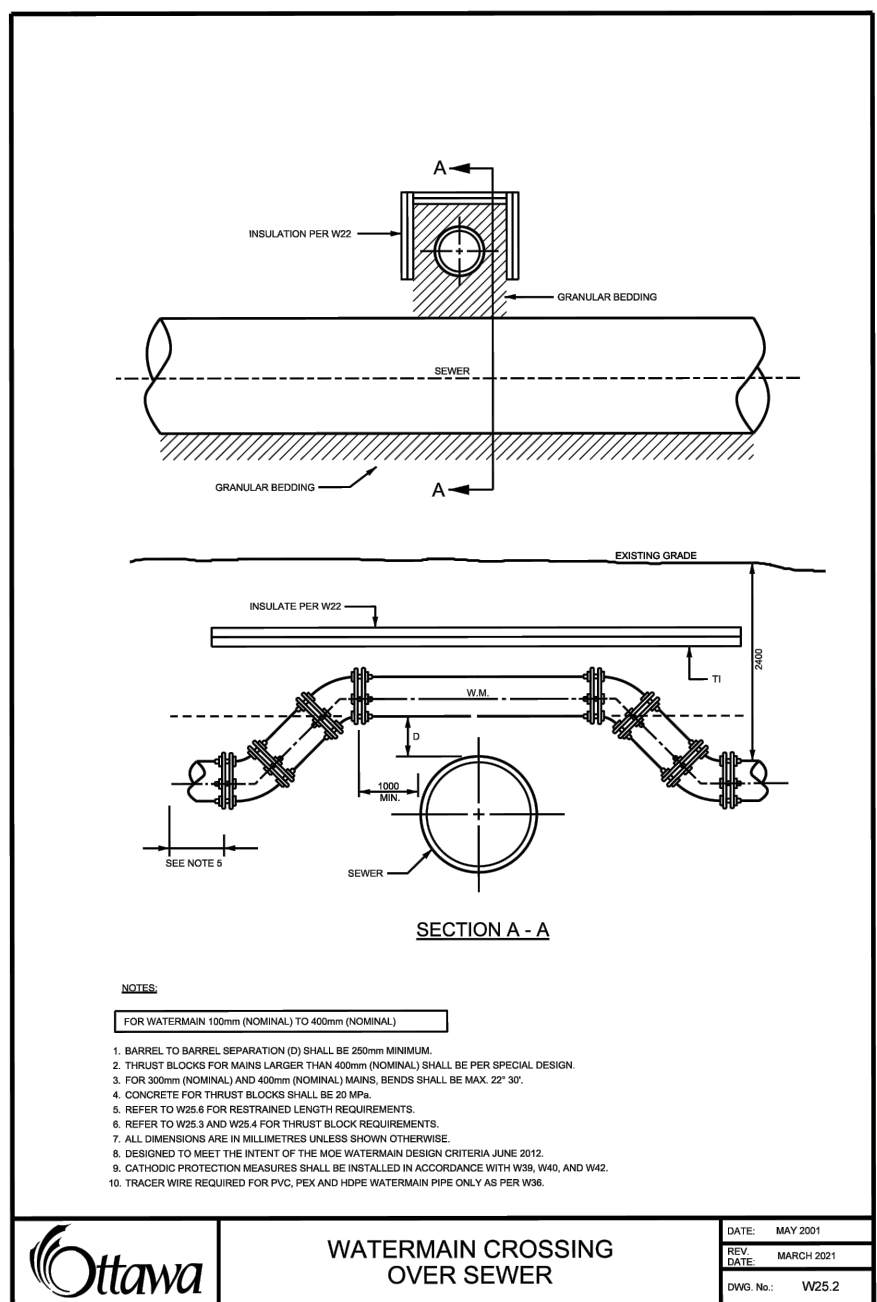
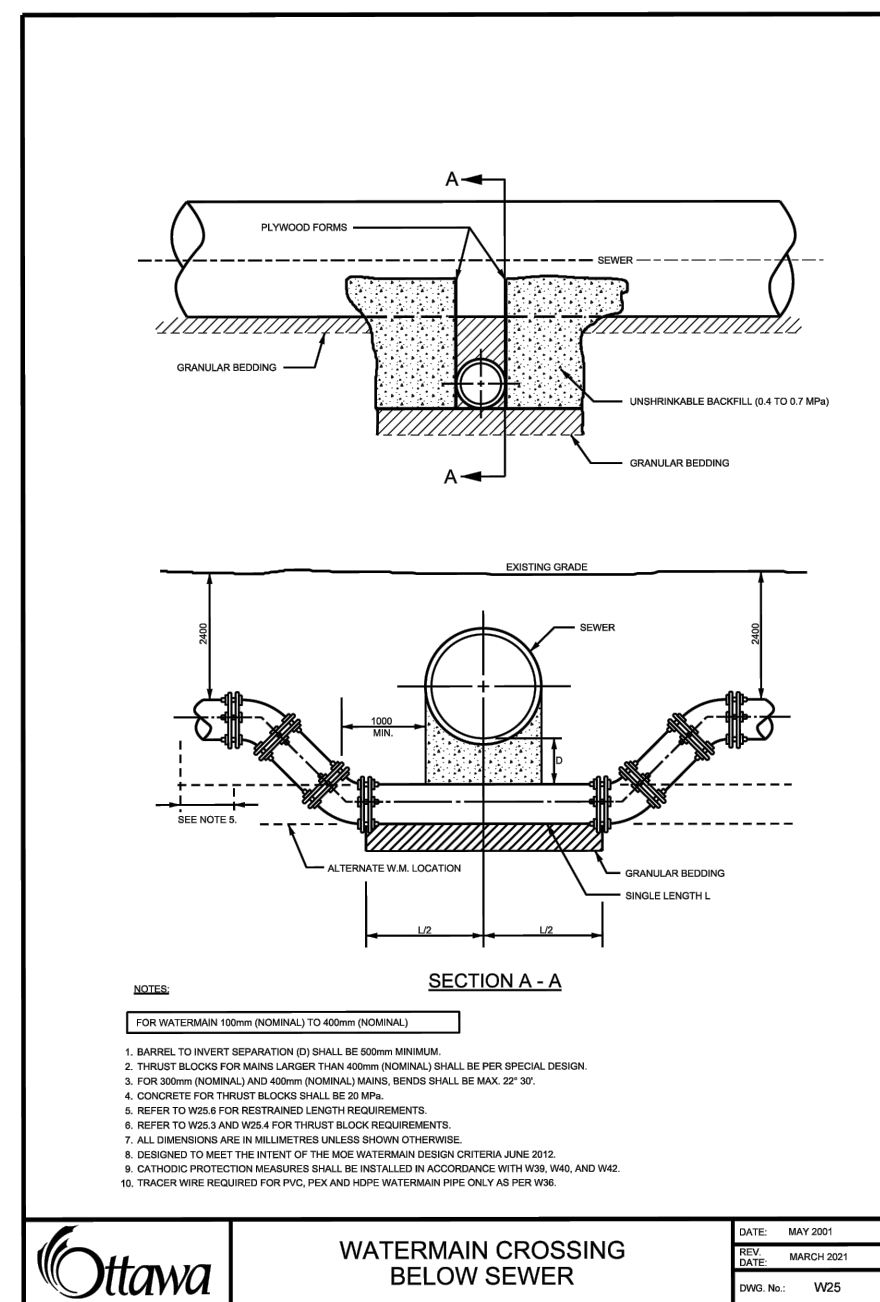
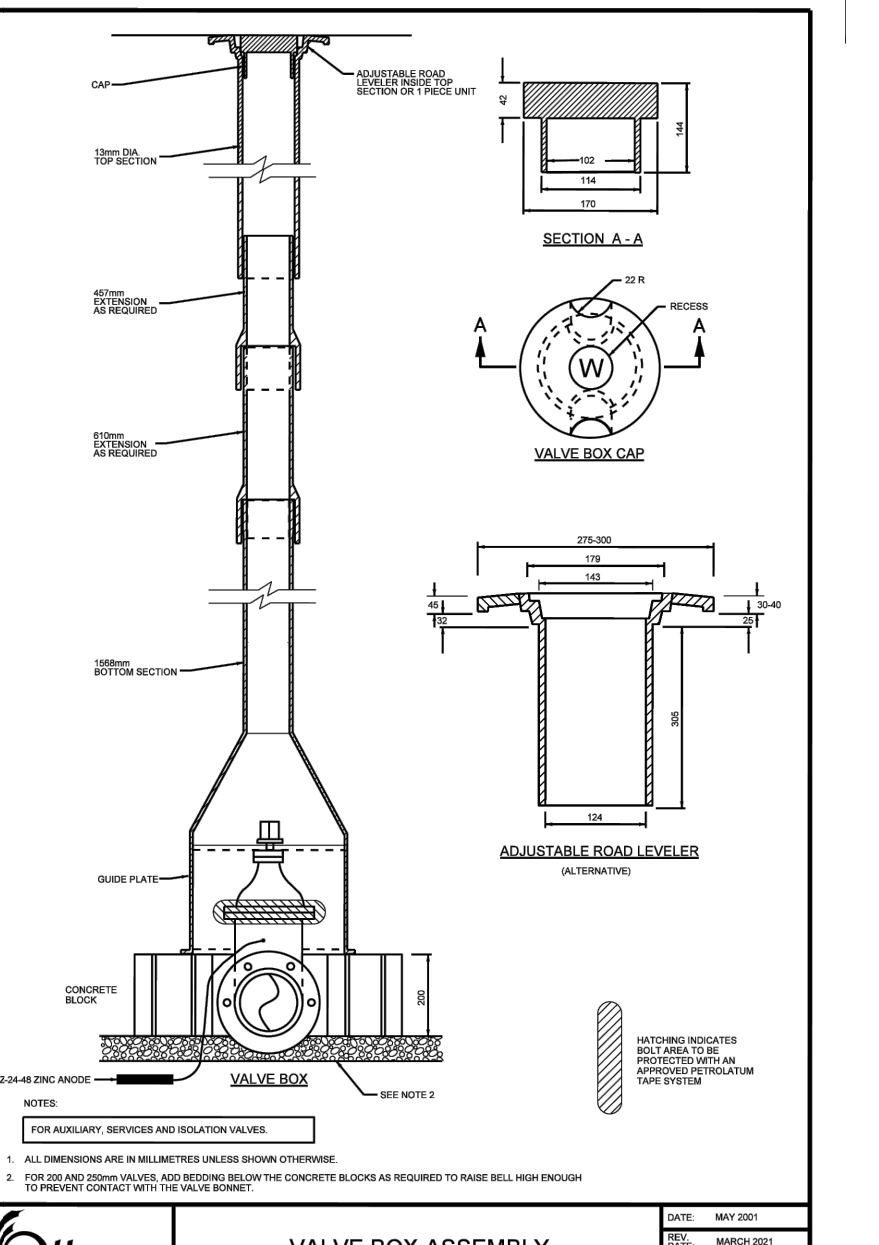
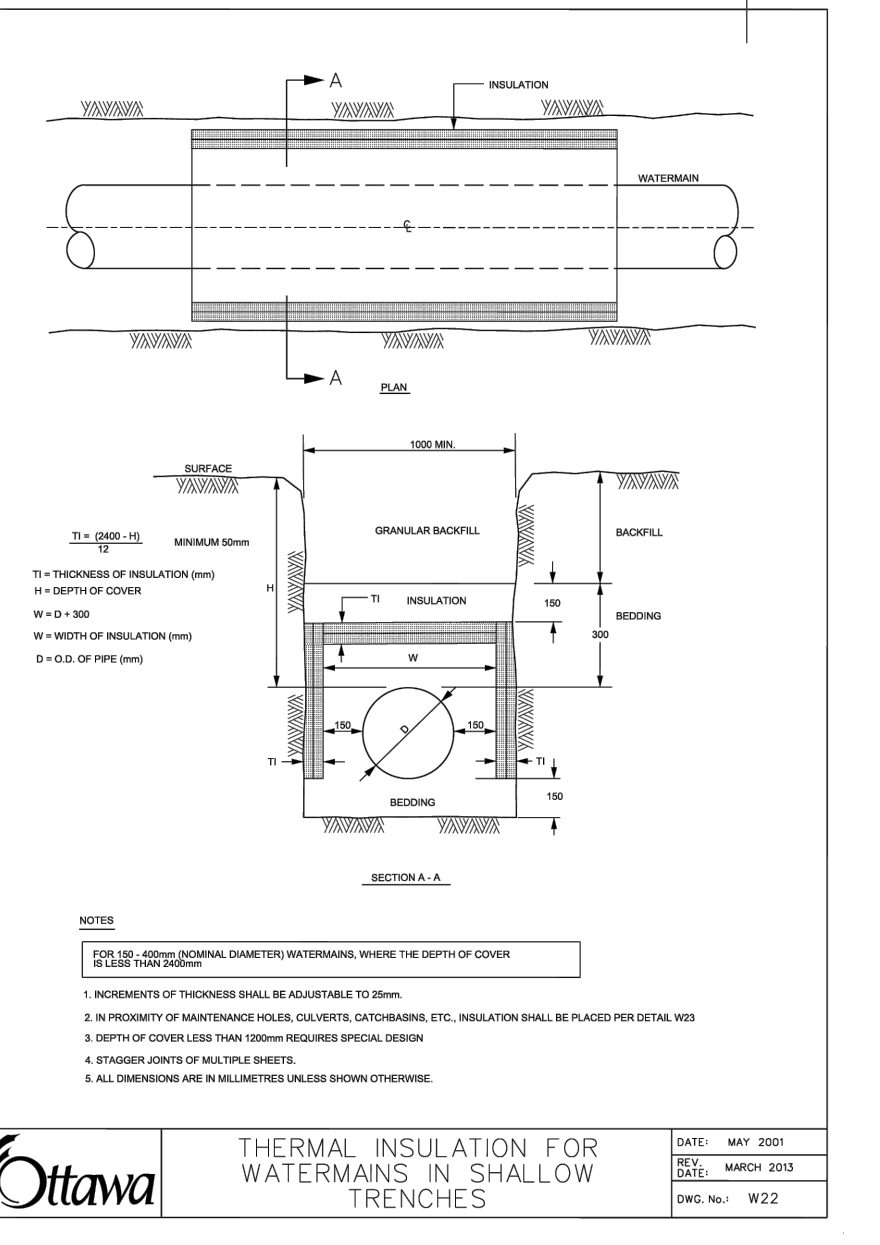
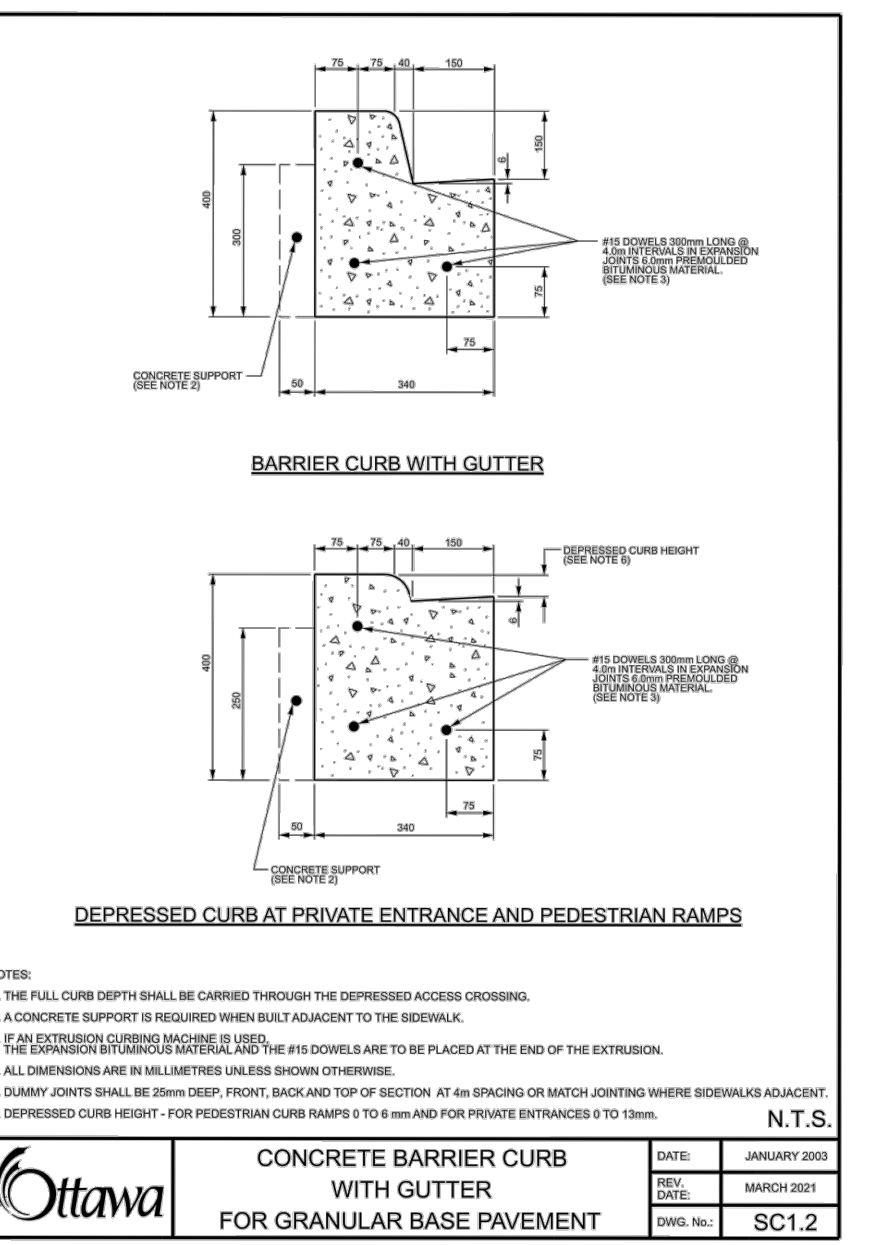
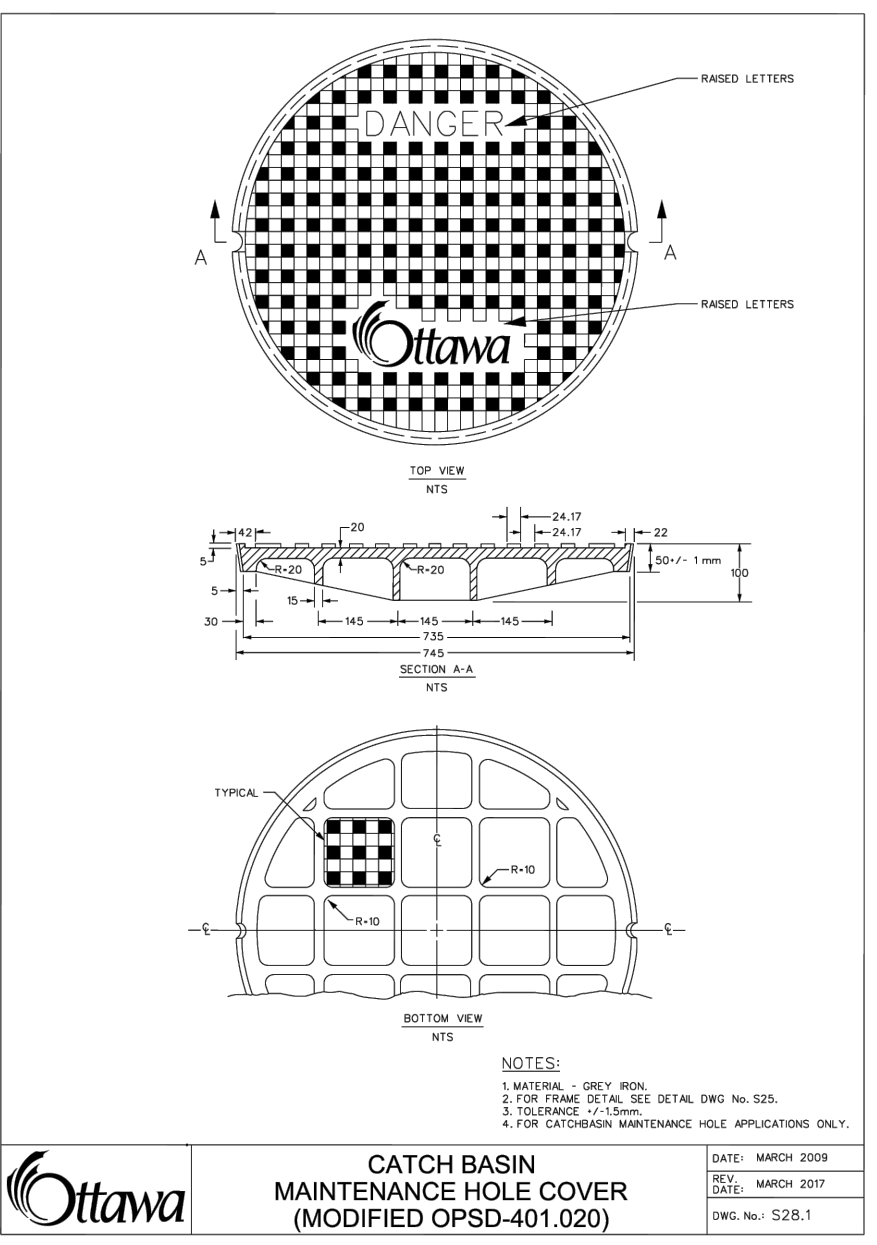
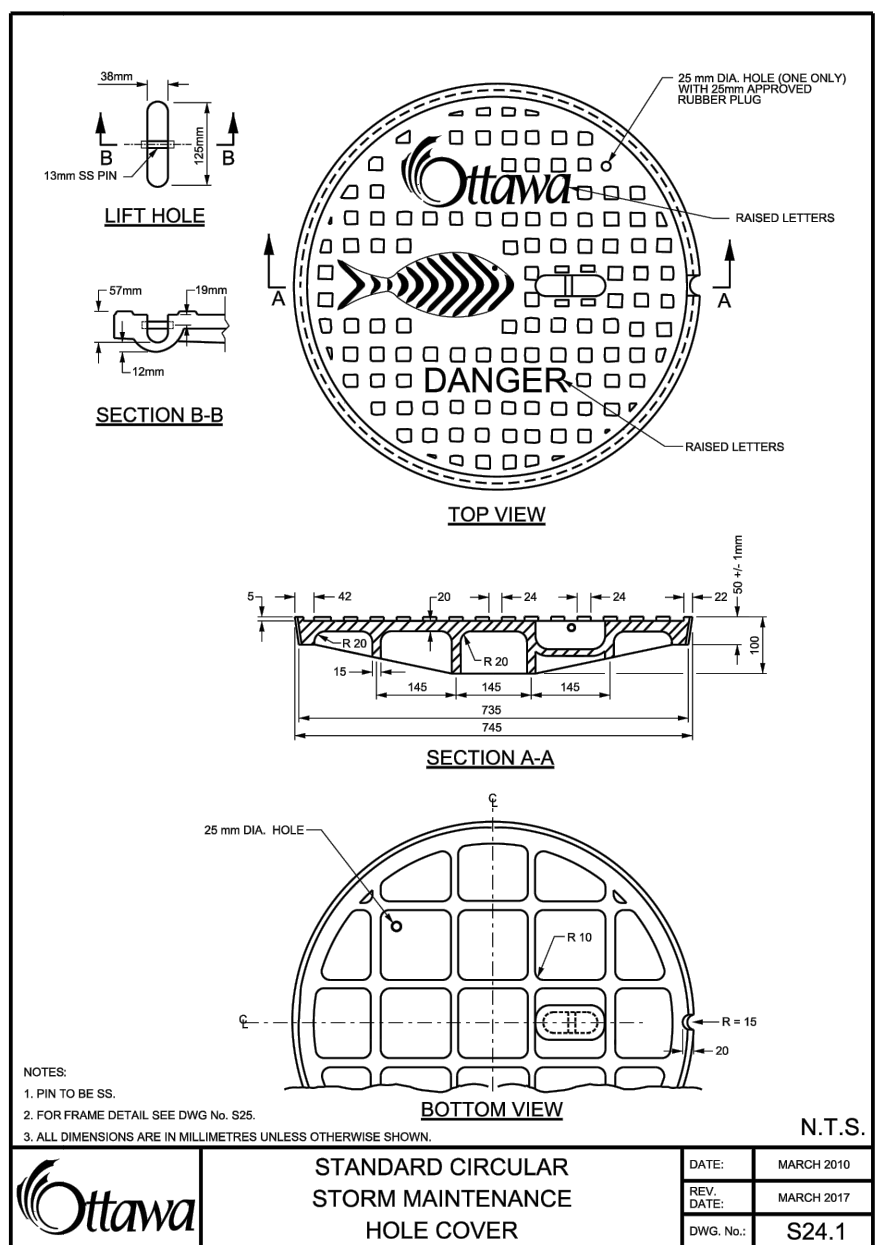
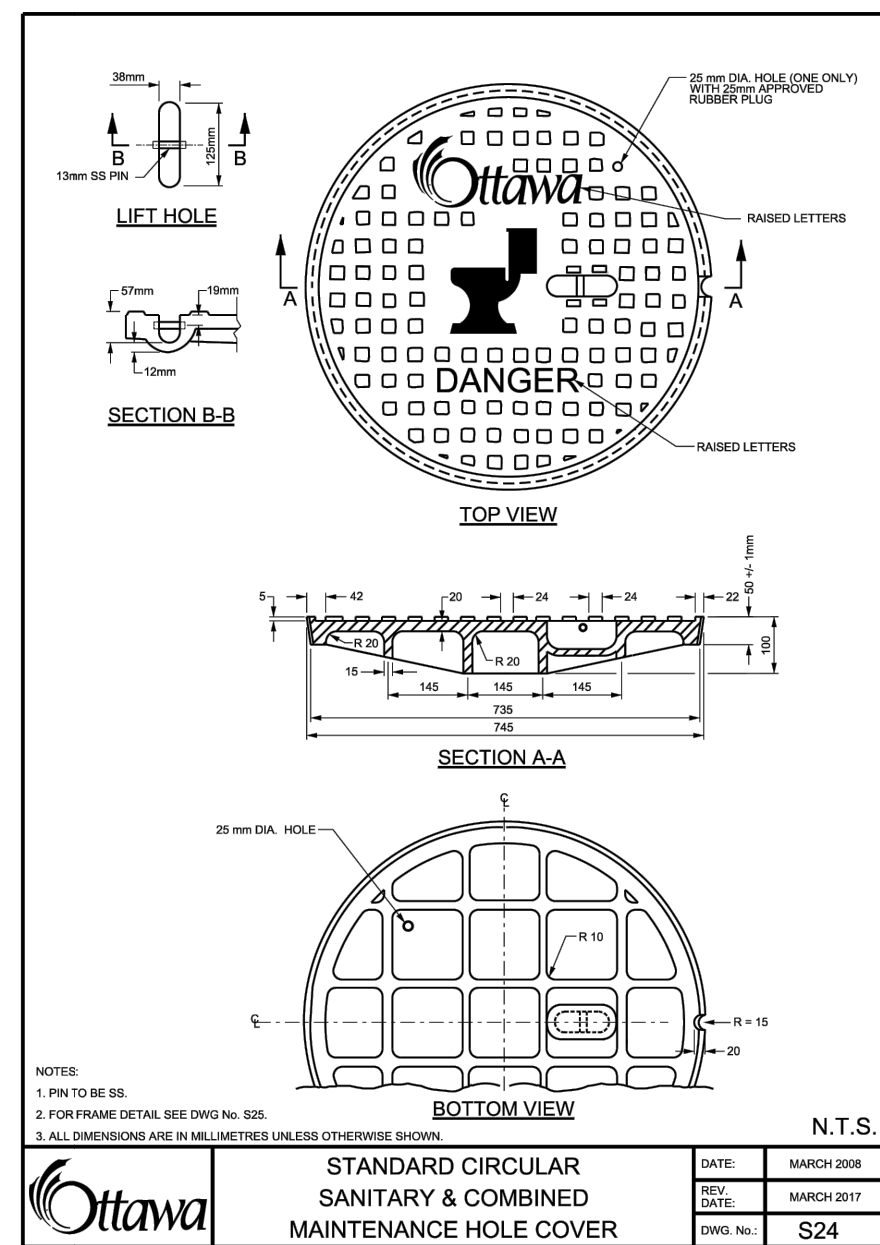
PROJECT: 357 361 363 PRESTON ST

TITLE: DETAILS

DRAWING NUMBER: C07

REV. 3

#001-2-22-0165



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