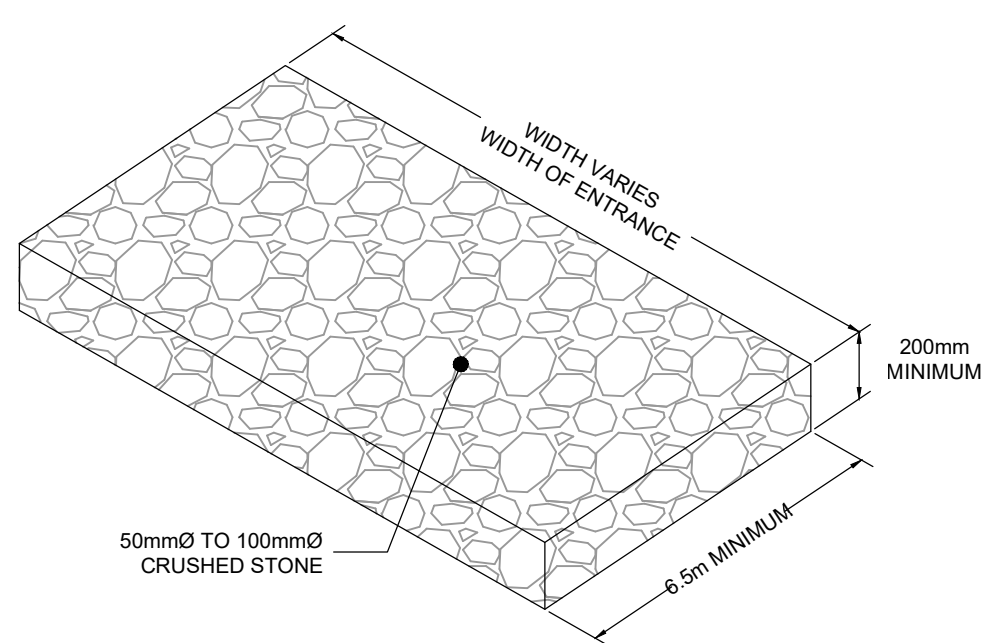


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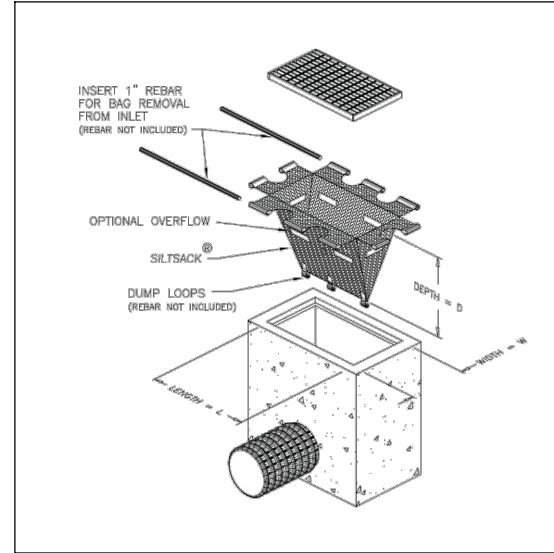
- PROPERTY LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED AREA DRAIN
- LIGHT DUTY SILT FENCE (OPSD 219.110)
- EXISTING CATCHBASIN
- PROPOSED MUD MAT
- PROPOSED FILTER BAGS AT CATCHBASINS, CATCHBASIN MANHOLES AND TRENCHDRAINS

EROSION AND SEDIMENT CONTROL NOTES:

- 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.
- THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL, SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
- THE CONTRACTOR SHALL PLACE FILTER BAGS UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
- SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
- THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.
- EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.



MUD MAT DETAIL
NOT TO SCALE



TEMPORARY CATCHBASIN INSERT DETAIL - SILTSACK
BY TERRAFIX (OR APPROVED EQUIVALENT)
N.T.S

REFER TO 123062-ND FOR ADDITIONAL NOTES

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS 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, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

No.	REVISION	DATE	BY
4.	RE-ISSUED TO ADDRESS CITY COMMENTS	JUN 11, 2025	GJM
3.	RE-ISSUED TO ADDRESS CITY COMMENTS	DEC 13, 2024	GJM
2.	ISSUED TO ADDRESS CITY COMMENTS	SEP 06, 2024	GJM
1.	ISSUED FOR PHASE 2 PRECONSULT	MAY 17, 2024	GJM

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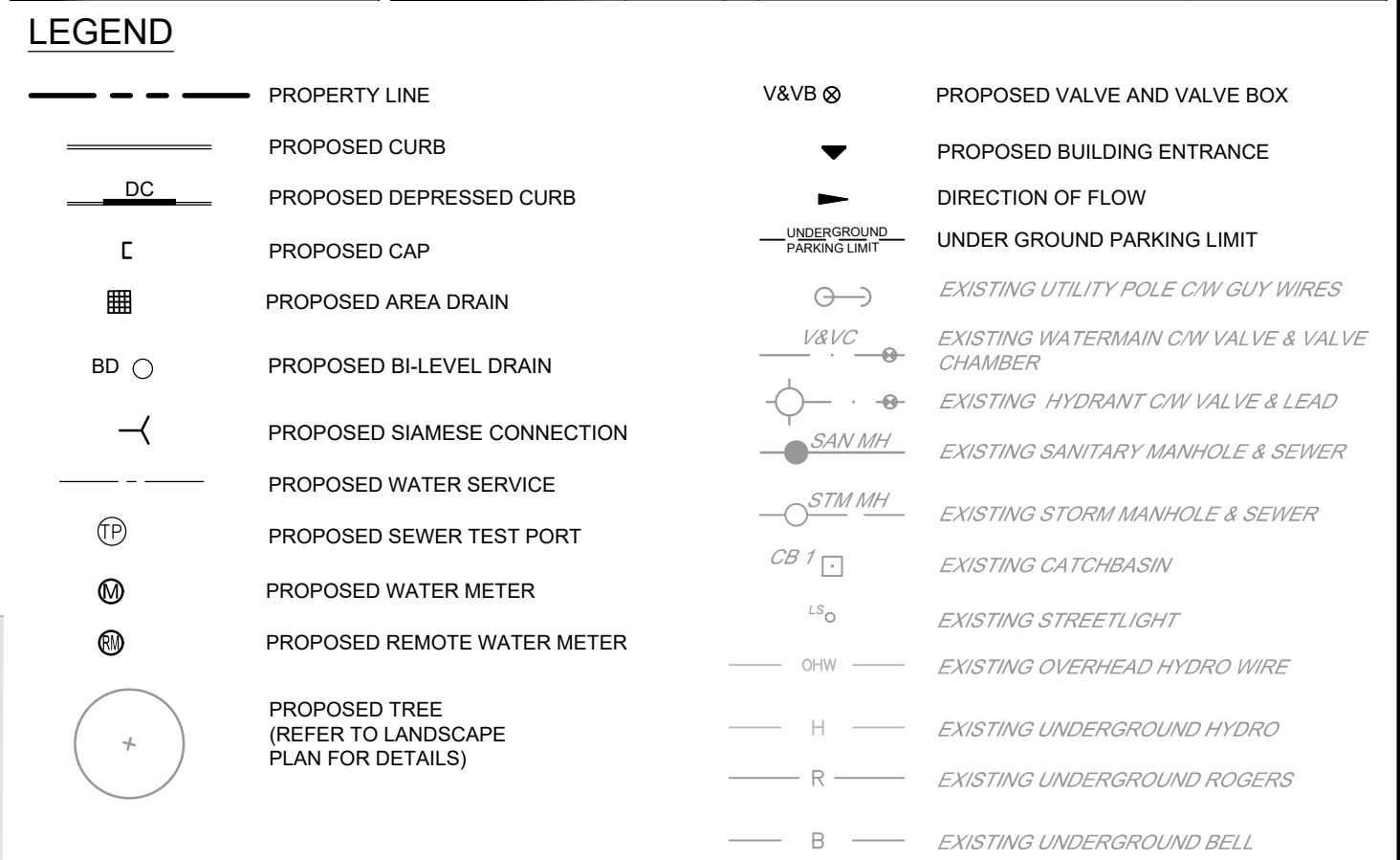
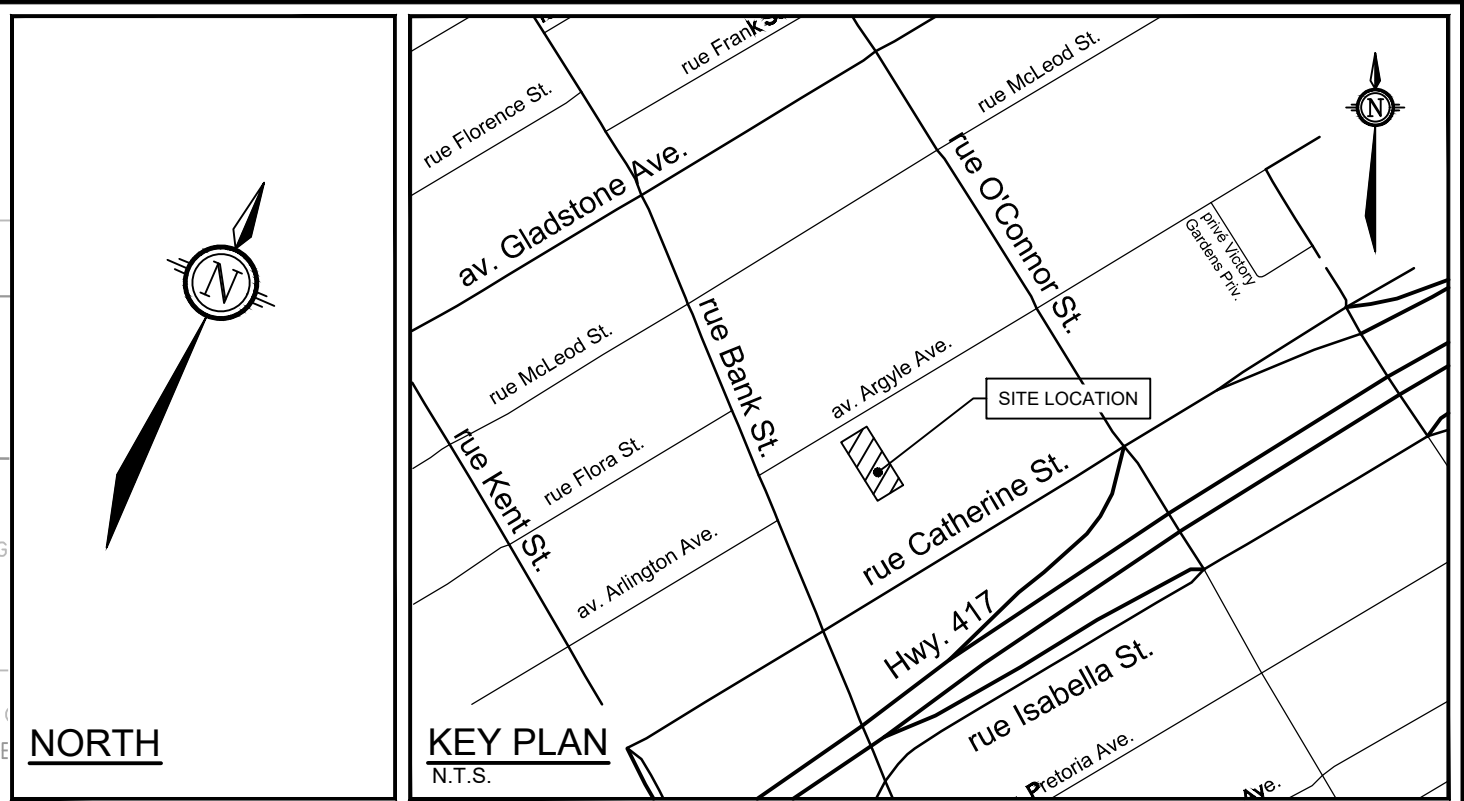
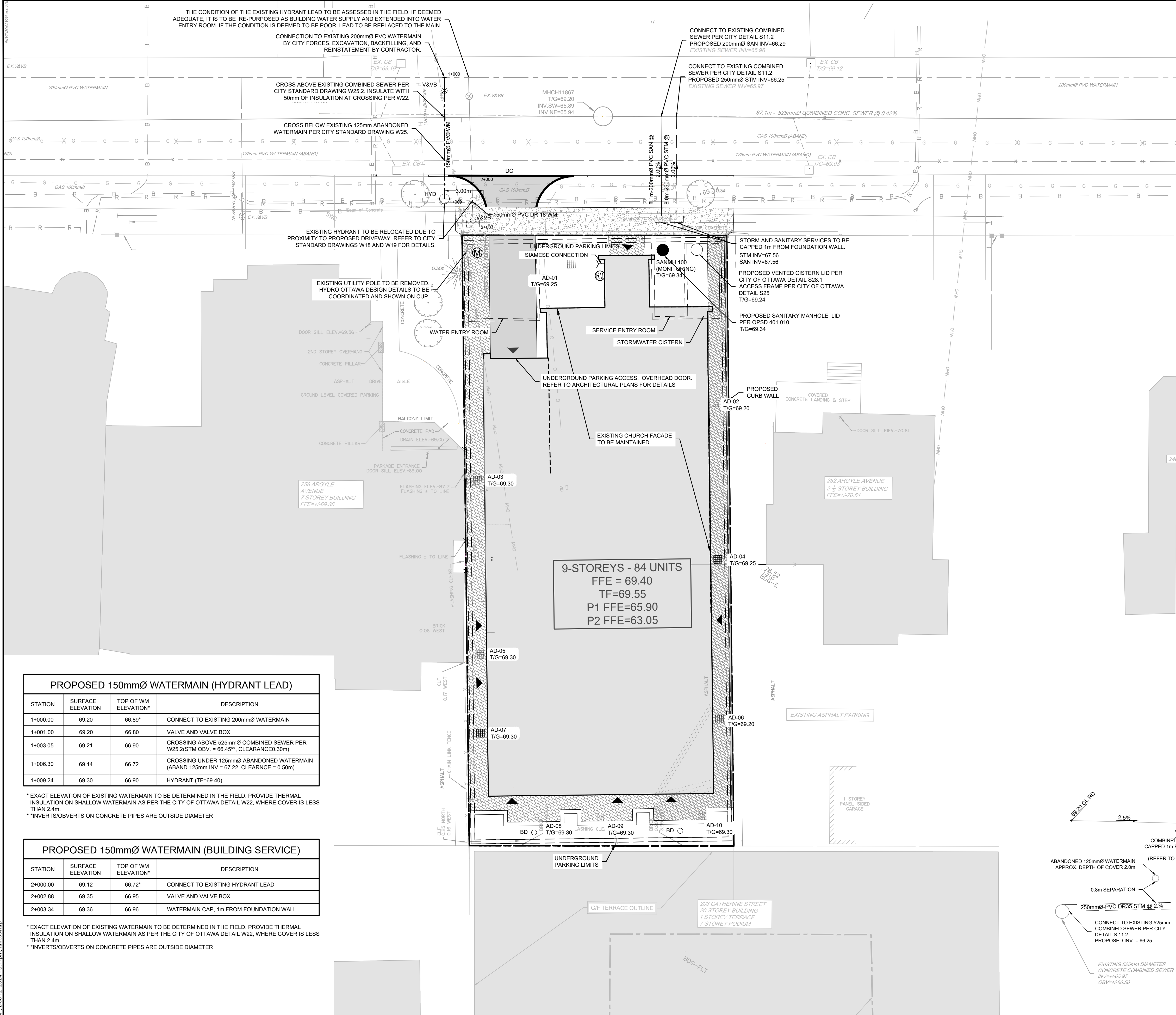
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APPROVED	GJM



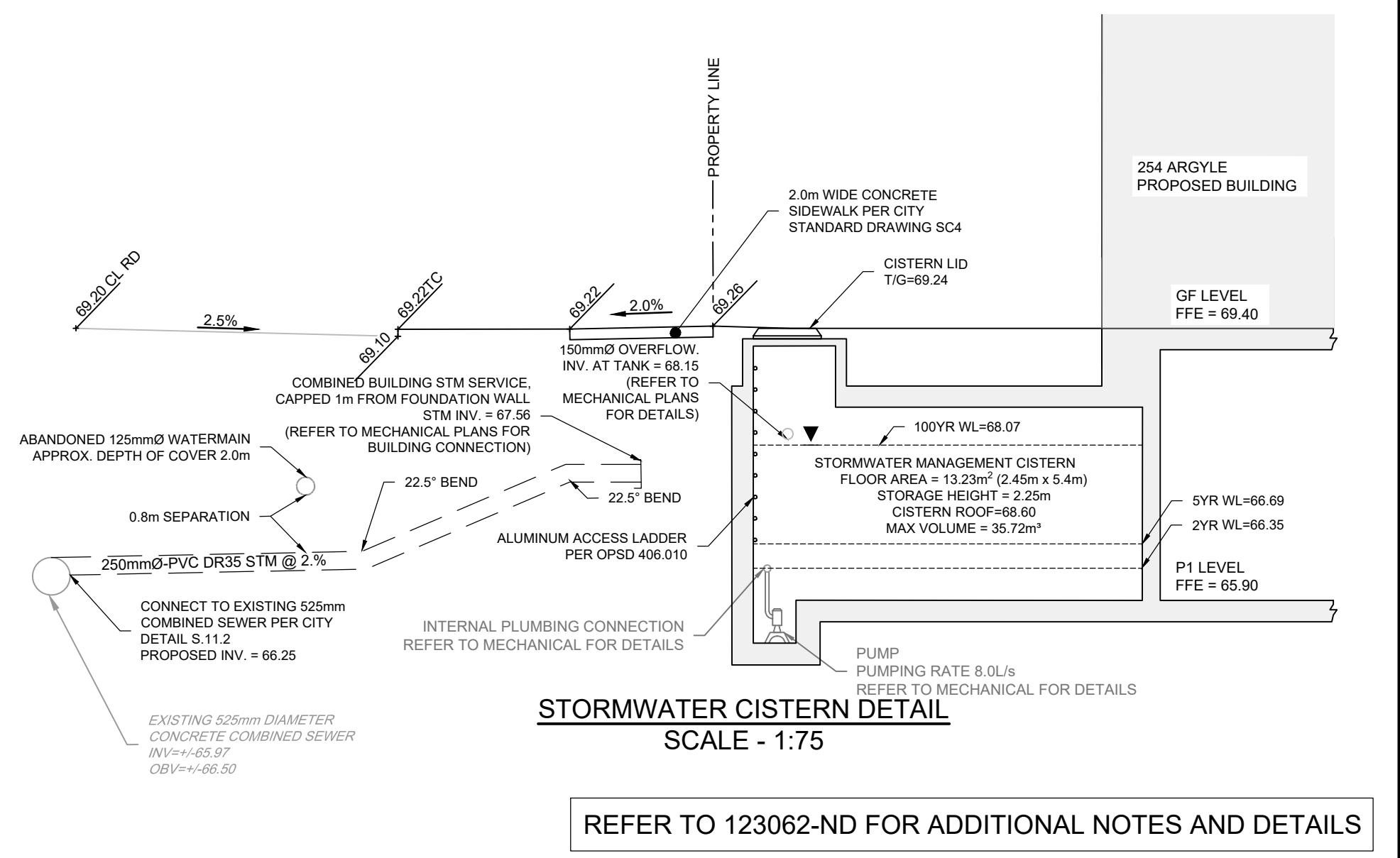
NOVATECH
Engineers, Planners & Landscape Architects
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Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION CITY OF OTTAWA 254 ARGYLE AVENUE	PROJECT No. 123062
DRAWING NAME EROSION AND SEDIMENT CONTROL PLAN	REV REV # 4
	DRAWING No. 123062-ESC

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- NOTES**
1. CONNECTION OF THE SANITARY AND STORM SEWER LATERALS, TO THE CITY MAINS, SHALL BE PERFORMED BY THE CONTRACTOR UNDER THE SUPERVISION OF CITY OF OTTAWA STAFF.
 2. THE PROPOSED DEVELOPMENT'S SANITARY SERVICE IS TO BE COMPLETE WITH A BACKWATER VALVE FOR BACK FLOW PROTECTION.
 3. ALL FLOWS FROM THE UNDERGROUND PARKING GARAGE ARE TO BE CONVEYED TO THE SANITARY SERVICE. FLOWS ARE TO BE PUMPED TO THE PROPOSED SANITARY SERVICE (TYP.). FOR THE PUMP LOCATION AND DETAILS, REFER TO THE ARCHITECTURAL AND MECHANICAL PLANS.
 4. WATER, SANITARY, AND STORM SERVICES TO BE CAPPED 1m FROM FOUNDATION WALL.
 5. CONTRACTOR TO LOCATE EXISTING BUILDING SERVICES AND DECOMMISSION THE SANITARY AND STORM SERVICES AS PER CITY OF OTTAWA DETAIL S11.4. EXISTING WATER SERVICE TO BE BLANKED AT THE MAIN.
 6. PROPOSED MECHANICAL SERVICES TO BE SLEEVED THROUGH THE FOUNDATION WALL.
 7. CISTERN OUTLET AND FOUNDATION DRAIN TO BE CONNECTED INTERNALLY BY MECHANICAL. FOUNDATION DRAIN TO CONNECT DOWNSTREAM OF ANY PROPOSED STORMWATER CONTROLS.
 8. REFER TO MECHANICAL DRAWINGS FOR FURTHER DETAILS ON INTERNAL PLUMBING (TYP.).
 9. PROPOSED AREA DRAINS ARE TO BE CONVEYED TO THE PROPOSED CISTERN VIA THE INTERNAL PLUMBING. REFER TO THE MECHANICAL DRAWINGS FOR DETAILS.
 10. UNCONTROLLED ROOF DRAINS ARE TO BE CONVEYED TO STORMWATER CISTERN. REFER TO NOVATECH DRAWING 123062-SWM POST FOR DETAILS.
 11. BI-LEVEL DECK DRAINS (AT GRADE AND AT DECK), LOCATED IN RAISED LANDSCAPE PLANTERS, ARE TO BE CONVEYED TO THE PROPOSED CISTERN VIA THE INTERNAL PLUMBING. REFER TO THE MECHANICAL DRAWINGS FOR DETAILS.



PROPOSED 150mmØ WATERMAIN (HYDRANT LEAD)			
STATION	SURFACE ELEVATION	TOP OF WM ELEVATION*	DESCRIPTION
1+000.00	69.20	66.89*	CONNECT TO EXISTING 200mmØ WATERMAIN
1+001.00	69.20	66.80	VALVE AND VALVE BOX
1+003.05	69.21	66.90	CROSSING ABOVE 525mmØ COMBINED SEWER PER W25.2(STM OBV. = 66.45", CLEARANCE=0.30m)
1+006.30	69.14	66.72	CROSSING UNDER 125mmØ ABANDONED WATERMAIN (ABAND 125mm INV = 67.22, CLEARANCE = 0.50m)
1+009.24	69.30	66.90	HYDRANT (TF=69.40)

* EXACT ELEVATION OF EXISTING WATERMAIN TO BE DETERMINED IN THE FIELD. PROVIDE THERMAL INSULATION ON SHALLOW WATERMAIN AS PER THE CITY OF OTTAWA DETAIL W22, WHERE COVER IS LESS THAN 2.4m.
* INVERTS/OVERTS ON CONCRETE PIPES ARE OUTSIDE DIAMETER

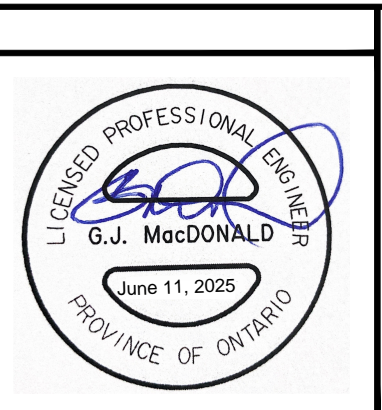
PROPOSED 150mmØ WATERMAIN (BUILDING SERVICE)			
STATION	SURFACE ELEVATION	TOP OF WM ELEVATION*	DESCRIPTION
2+000.00	69.12	66.72*	CONNECT TO EXISTING HYDRANT LEAD
2+002.88	69.35	66.95	VALVE AND VALVE BOX
2+003.34	69.36	66.96	WATERMAIN CAP, 1m FROM FOUNDATION WALL

* EXACT ELEVATION OF EXISTING WATERMAIN TO BE DETERMINED IN THE FIELD. PROVIDE THERMAL INSULATION ON SHALLOW WATERMAIN AS PER THE CITY OF OTTAWA DETAIL W22, WHERE COVER IS LESS THAN 2.4m.
* INVERTS/OVERTS ON CONCRETE PIPES ARE OUTSIDE DIAMETER

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2.	ISSUED TO ADDRESS CITY COMMENTS	SEP 06, 2024	GJM
1.	ISSUED FOR PHASE 2 PRECONSULT	MAY 17, 2024	GJM
No.	REVISION	DATE	BY

DESIGN	RJG
CHECKED	ARM
DRAWN	RJG
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APPROVED	GJM



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LOCATION CITY OF OTTAWA 254 ARGYLE AVENUE		PROJECT No. 123062	
DRAWING NAME GENERAL PLAN OF SERVICES		REV # REV # 4	
		DRAWING No. 123062-GP	

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NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS 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, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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1.	ISSUED FOR PHASE 2 PRECONSULT	MAY 17, 2024	GJM

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APPROVED	GJM



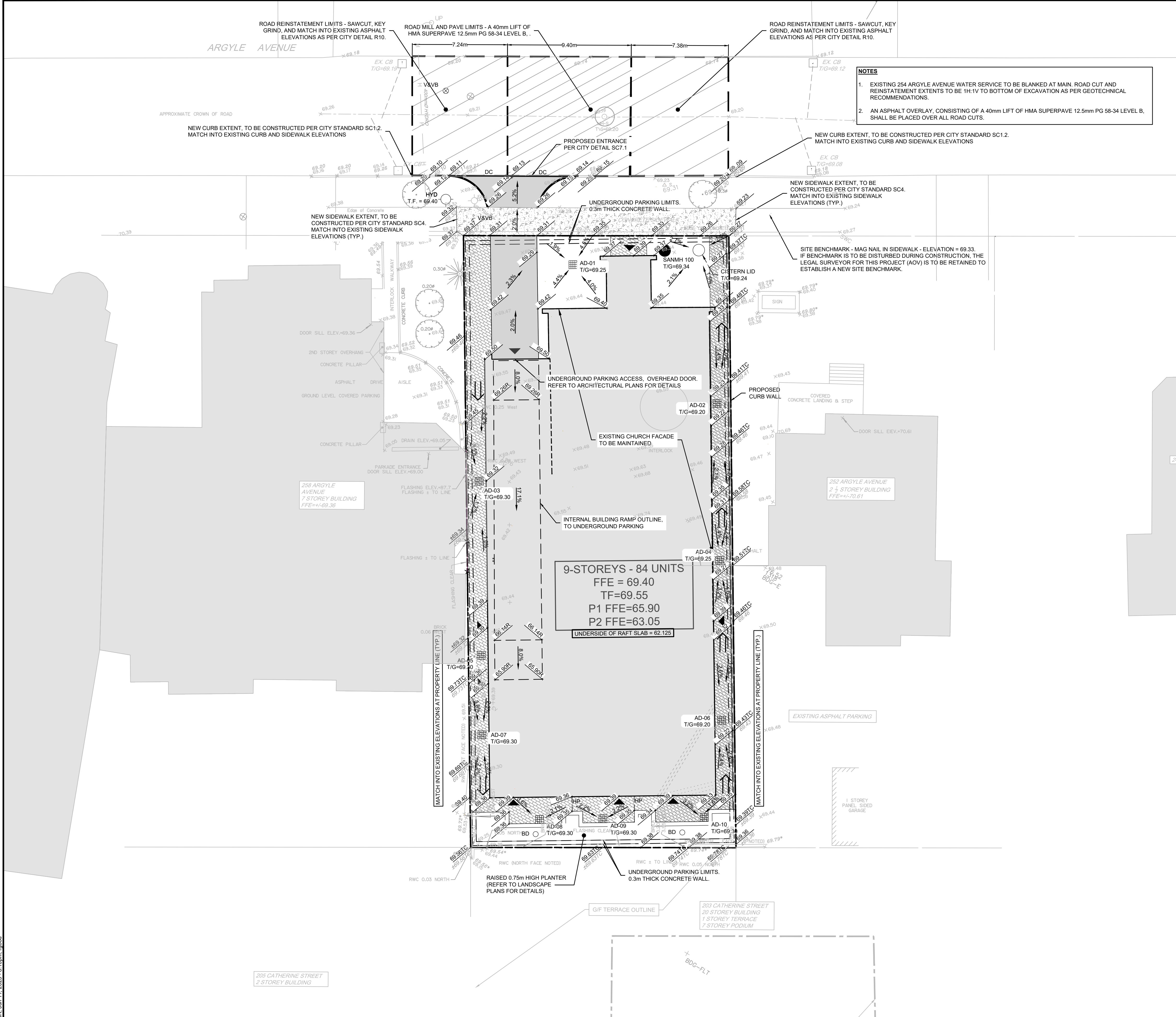
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LOCATION
CITY OF OTTAWA
254 ARGYLE AVENUE

DRAWING NAME
GRADING PLAN

PROJECT No.	123062
REV	REV # 4
DRAWING No.	123062-GR

REFER TO 123062-ND FOR ADDITIONAL NOTES AND DETAILS



NOTES

- EXISTING 254 ARGYLE AVENUE WATER SERVICE TO BE BLANKED AT MAIN. ROAD CUT AND REINSTATEMENT EXTENTS TO BE 1'H-1'V TO BOTTOM OF EXCAVATION AS PER GEOTECHNICAL RECOMMENDATIONS.
- AN ASPHALT OVERLAY, CONSISTING OF A 40mm LIFT OF HMA SUPERPAVE 12.5mm PG 58-34 LEVEL B, SHALL BE PLACED OVER ALL ROAD CUTS.

LEGEND

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED CURB WALL
- PROPOSED LIMIT OF UNDERGROUND PARKING
- PROPOSED ELEVATION
- EXISTING ELEVATION
- EXISTING TOP OF CURB ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- H.P.
- PROPOSED HIGH POINT
- PROPOSED SLOPE
- PROPOSED WATER VALVE LOCATION
- DIRECTION OF MAJOR OVERLAND FLOW
- PROPOSED AREA DRAIN
- PROPOSED VALVE & VALVE BOX
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING DEPRESSED CURB
- EXISTING HYDRO TRANSFORMER
- EXISTING BOLLARD
- EXISTING WATER STANDPIPE
- EXISTING LAMP STANDARD
- EXISTING UTILITY POLE
- EXISTING TOP OF VALVE
- EXISTING TOP OF GRATE
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING VALVE & VALVE BOX
- EXISTING OVERHEAD WIRES
- EXISTING TREES / VEGETATION
- EXISTING CURB
- EXISTING UTILITY POLE C/W GUY WIRES
- EXISTING FENCE

NORTH

KEY PLAN
N.T.S.

