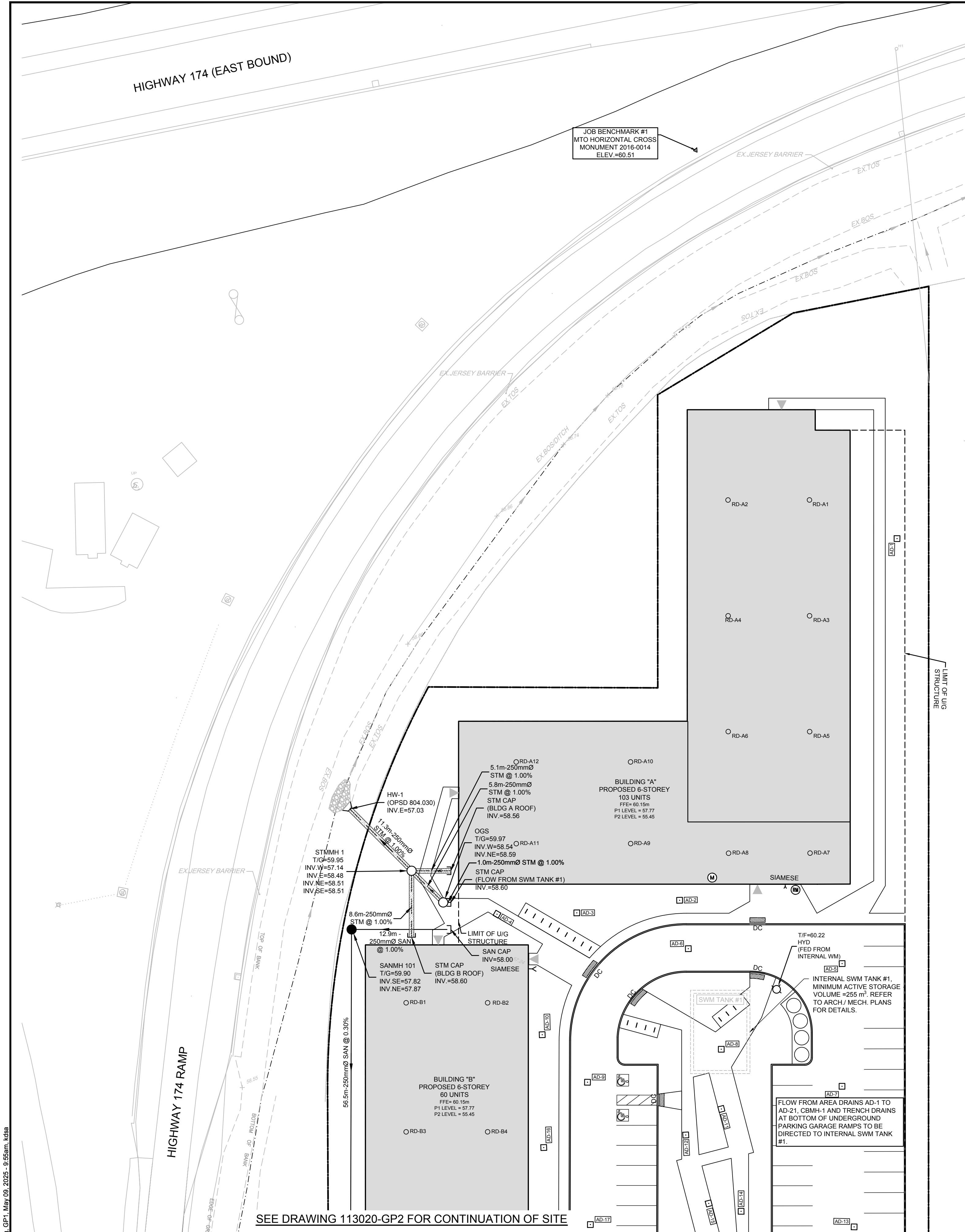
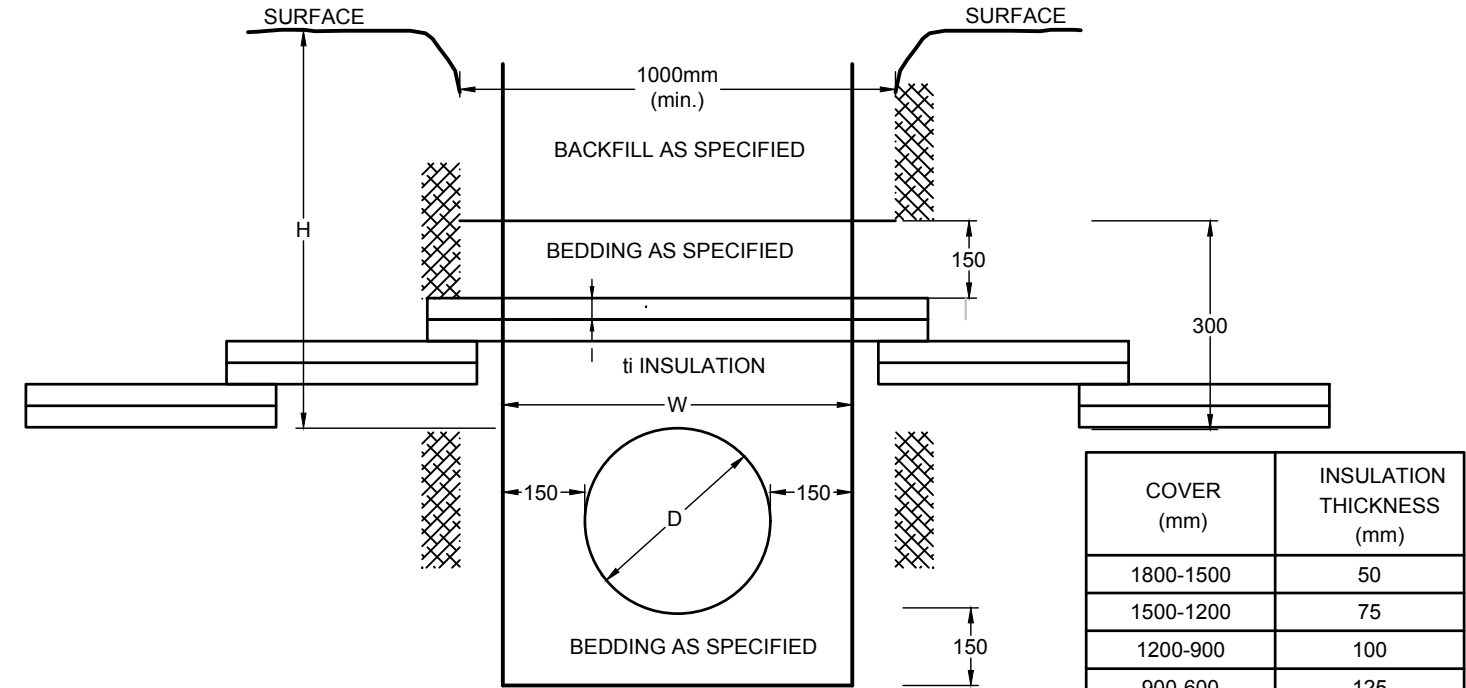
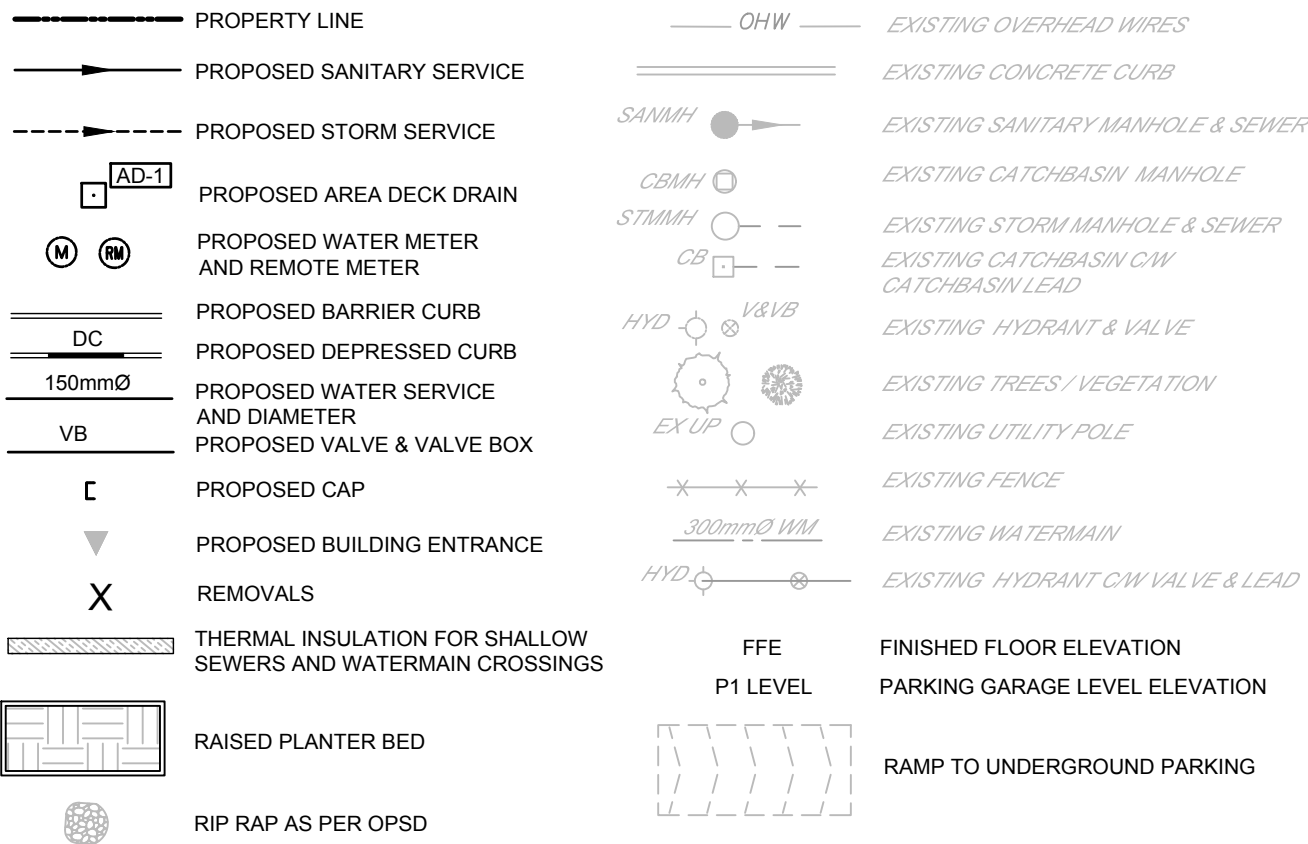




LEGEND



- NOTES:
1. INSULATE ALL SEWER PIPES THAT HAVE LESS THAN 1.8m COVER WITH EXPANDED POLYSTYRENE INSULATION AS SHOWN.
 2. THE THICKNESS OF INSULATION SHALL BE THE EQUIVALENT OF 25mm FOR EVERY 300mm REDUCTION IN THE REQUIRED DEPTH OF COVER (SEE TABLE).

PROPOSED STEPPED INSULATION
DETAIL FOR SHALLOW SEWERS ONLY
NOT TO SCALE

INTERNAL SWM STORAGE TANK #1 SYSTEM				
DESIGN EVENT	STORAGE SYSTEM CONTROLLED FLOW	STORAGE VOLUMES REQUIRED	PROVIDED	
1/2 YR	15.8 L/s	69.8 m³	>255 m³	
1/5 YR		106.8 m³		
1-100 YR		254.6 m³		
1-100+20%		322.7 m³		

- NOTES:
1. ALL DRAINAGE FROM AREA A-5 TO BE DIRECTED TO THE INTERNAL STORMWATER STORAGE SYSTEM. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
 2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT SIZE AND DETAILS OF INTERNAL STORMWATER STORAGE SYSTEM.
 3. REFER TO MECHANICAL PLANS FOR PUMP INFORMATION AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM.

ROOF DRAIN TABLE							
AREA ID *	BUILDING	ROOF DRAIN No. (WATTS MODEL)**	ROOF DRAIN OPENING SETTING	2 YEAR RELEASE RATE	APPROX. 2-YR PONDING DEPTH	5-YEAR RELEASE RATE	APPROX. 5-YEAR PONDING DEPTH
A-3	A	RD 1 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm
		RD 2 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm
		RD 3 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm
		RD 4 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm
		RD 5 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm
		RD 6 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm
		RD 7 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm
		RD 8 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm
		RD 9 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm
		RD 10 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 11 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 12 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	10 cm	0.32 L/s	12 cm
A-4	B	RD 1 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 2 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 3 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 4 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 5 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 6 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
B-2	C	RD 1 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 2 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 3 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 4 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 5 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 6 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
B-3	D	RD 1 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm
		RD 2 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm
		RD 3 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	10 cm	0.32 L/s	13 cm
		RD 4 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	10 cm	0.32 L/s	13 cm
		RD 5 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	11 cm	0.32 L/s	15 cm
		RD 6 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	11 cm	0.32 L/s	15 cm
		RD 7 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	8 cm	0.32 L/s	14 cm
		RD 8 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	8 cm	0.32 L/s	14 cm
		RD 9 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	8 cm	0.32 L/s	12 cm
		RD 10 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	8 cm	0.32 L/s	12 cm
		RD 11 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	10 cm	0.32 L/s	13 cm
		RD 12 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	10 cm	0.32 L/s	13 cm

* REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2023-086) PREPARED BY NOVATECH FOR DRAINAGE AREA IDENTIFIERS AND STORMWATER MANAGEMENT DETAILS.
**ALL CONTROLLED FLOW ROOF DRAINS FOR THE PROPOSED BUILDING TO BE WATTS ADJUSTABLE ACCUTROL® ROOF DRAINS.

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.

OWNER INFORMATION
8417709 CANADA INC.
430 boulevard de l'hôpital, Suite 310
Gatineau, QC J8V 1T7
NAME: PAUL-ANDRÉ CHARBONNEAU
PHONE: (819) 955-8032
EMAIL: paul-andre@chartro.ca

No.	REVISION	DATE	BY
3.	REVISED PER CITY COMMENTS	MAY 09/25	FST
2.	REVISED PER CITY COMMENTS	DEC 23/24	FST
1.	ISSUED FOR SPC APPLICATION	JUL 19/24	FST

SCALE	
1:300	
0 3 6 9 12	

FOR REVIEW ONLY	
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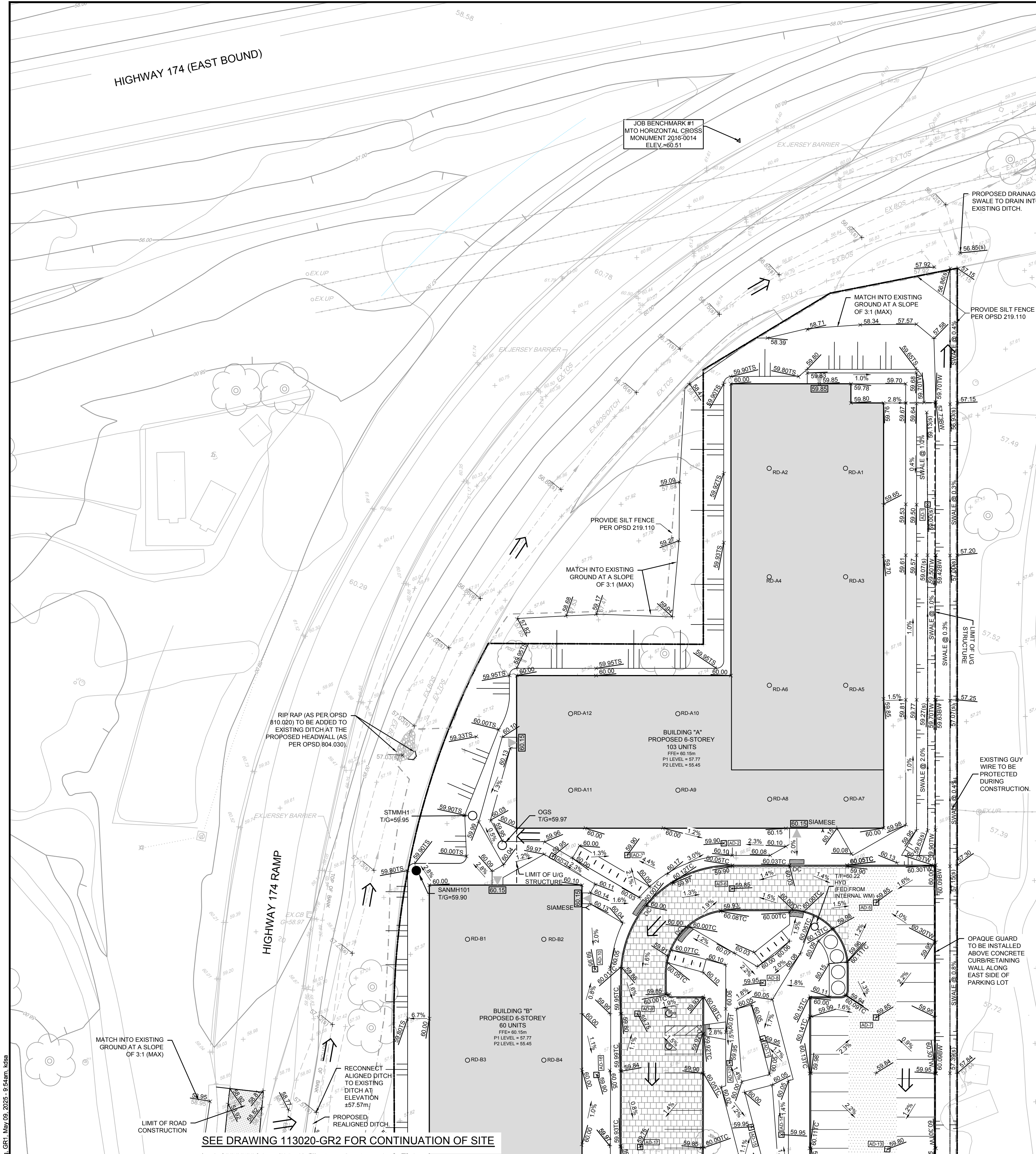


LOCATION
CITY OF OTTAWA
3459 & 3479 ST. JOSEPH BOULEVARD
DRAWING NAME

GENERAL PLAN OF SERVICES

PROJECT No.	113020-00
REV	REV # 3
DRAWING No.	113020-GP1

113020-GP2



NOTE:
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LEGEND	
PROPOSED ELEVATION	EXISTING CONCRETE CURB
EXISTING ELEVATION	EXISTING VALVE & VALVE BOX
GRADE AND DIRECTION	EXISTING SERVICE POST
MAXIMUM 3:1 SIDESLOPE	EXISTING HYDRANT
PROPOSED MECHANICAL AREA DRAIN	EXISTING COMBINED MH
PROPOSED PLANTER DECK DRAIN	EXISTING CATCHBASIN
DIRECTION OF MAJOR SYSTEM OVERLAND FLOW	EXISTING CATCHBASIN MH
PROPERTY LINE	EXISTING UTILITY POLE
UNDERGROUND STRUCTURE	EXISTING FENCE
BUILDING ABOVE	EXISTING OVERHEAD WIRES
BUILDING ENTRANCE / EXIT	FFE FINISHED FLOOR ELEVATION
RAISED PLANTER BED	P1 LEVEL PARKING GARAGE LEVEL ELEVATION
RIP RAP AS PER OPSD 801.010	USF UNDERSIDE OF FOOTING ELEVATION

EROSION AND SEDIMENT CONTROL NOTES :

- ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA. THEY ARE TO BE 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. THESE PRACTICES ARE TO BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AND SHOULD INCLUDE AS A MINIMUM THOSE MEASURES INDICATED ON THE PLAN.
- A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED AROUND THE CONSTRUCTION AREA (WHERE APPLICABLE). THESE CONTROL MEASURES WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- TO PREVENT SURFACE EROSION FROM ENTERING ANY STORM SEWER SYSTEM DURING CONSTRUCTION, FILTER BAGS WILL BE PLACED UNDER GRATES OF NEARBY SURFACE CATCHBASINS AND MANHOLE STRUCTURES. TERRAFIX B' ULTRA SILT SOCK (FILTER SOCK) IS TO BE USED AT THE OPENING OF ALL CURB INLET CATCHBASINS. A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED (PER OPSD 219.110) AROUND THE CONSTRUCTION AREA (WHERE APPLICABLE). IN AREAS WHERE SILT FENCINGS CANNOT BE INSTALLED PER OPSD 219.110 (i.e. HARD SURFACES), A FILTER SOCK SHALL BE SUBSTITUTED. THESE CONTROL MEASURES WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- THE SEDIMENT CONTROL MEASURES SHALL ONLY BE REMOVED WHEN, IN THE OPINION OF THE ENGINEER, THE MEASURES ARE NO LONGER REQUIRED. NO CONTROL MEASURES MAY BE PERMANENTLY REMOVED WITHOUT PRIOR AUTHORIZATION FROM THE ENGINEER.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO ANY STORM SEWER SYSTEM. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
- THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- ROADWAYS ARE TO BE SWEEPED AS REQUIRED OR AS DIRECTED BY THE ENGINEER AND/OR MUNICIPALITY.
- THE CONTRACTOR SHALL ENSURE PROPER DUST CONTROL IS PROVIDED WITH THE APPLICATION OF WATER (AND IF REQUIRED, CALCIUM CHLORIDE) DURING DRY PERIODS.

BENCHMARK NOTES:

- ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM.
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
- BENCHMARK WAS PROVIDED ONPLAN OF SURVEY PART OF LOT 33, CONCESSION 1 (OLD SURVEY) GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA, SURVEYED BY STANTEC GEOMATICS LTD.

PAVEMENT STRUCTURE:

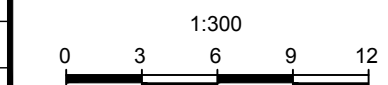
LIGHT DUTY PAVEMENT (CAR ONLY PARKING AREAS) 50mm HL3 or SUPERPAVE 12.5 150mm GRANULAR "A" CRUSHED STONE 300mm GRANULAR "B" TYPE II	HEAVY DUTY PAVEMENT (ACCESS LANES AND HEAVY TRUCK PARKING AREAS) 40mm HL3 or SUPERPAVE 12.5 50mm HL3 or SUPERPAVE 19.0 150mm GRANULAR "A" CRUSHED STONE 450mm GRANULAR "B" TYPE II
--	--

Erosion and Sediment Control Responsibilities:

	ESC Measure	Symbol	Specification	Installation Responsibility	During Construction	After Construction Prior to Final Acceptance		After Final Acceptance
					Inspection/Maintenance Responsibility	Approval to Remove	Removal Responsibility	Inspection/Maintenance Responsibility
Temporary Measures	Silt Fence		OPSD 219.110	Developer's Contractor	Developer's Contractor	Consultant	Developer's Contractor	N/A
	Filter Fabric	Location as Indicated On Plans	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Consultant	Developer's Contractor	N/A
	Mud Mat		Drawing Details	Developer's Contractor	Developer's Contractor	Developer's Contractor	Developer's Contractor	N/A
	Dust Control	Location as Required Around Site	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Consultant	Developer's Contractor	N/A
	Stabilized Material Stockpiling	Location as Required by Contractor	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Developer's Contractor	Developer's Contractor	N/A
	Sediment Basin (for flows being pumped out of excavations)	Location as Required by Contractor	...	Developer's Contractor	Developer's Contractor	Developer's Contractor	Developer's Contractor	N/A

SCALE

1:300



DESIGN

CV

CHECKED

DRAWN

CHECKED

APPROVED

FST

FOR REVIEW ONLY



NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
3459 & 3479 ST. JOSEPH BOULEVARD

DRAWING NAME

GRADING AND EROSION &
SEDIMENT CONTROL PLAN

PROJECT No.

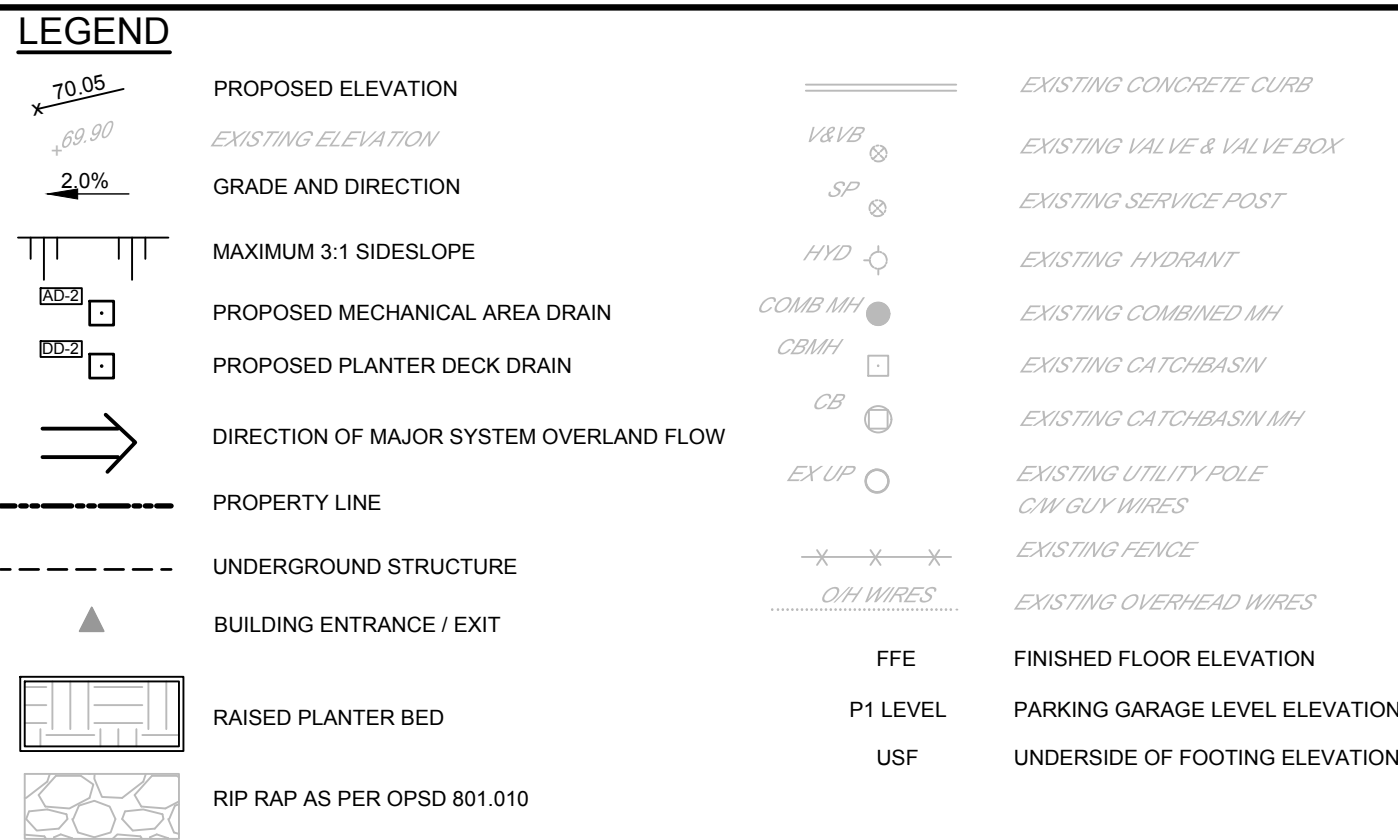
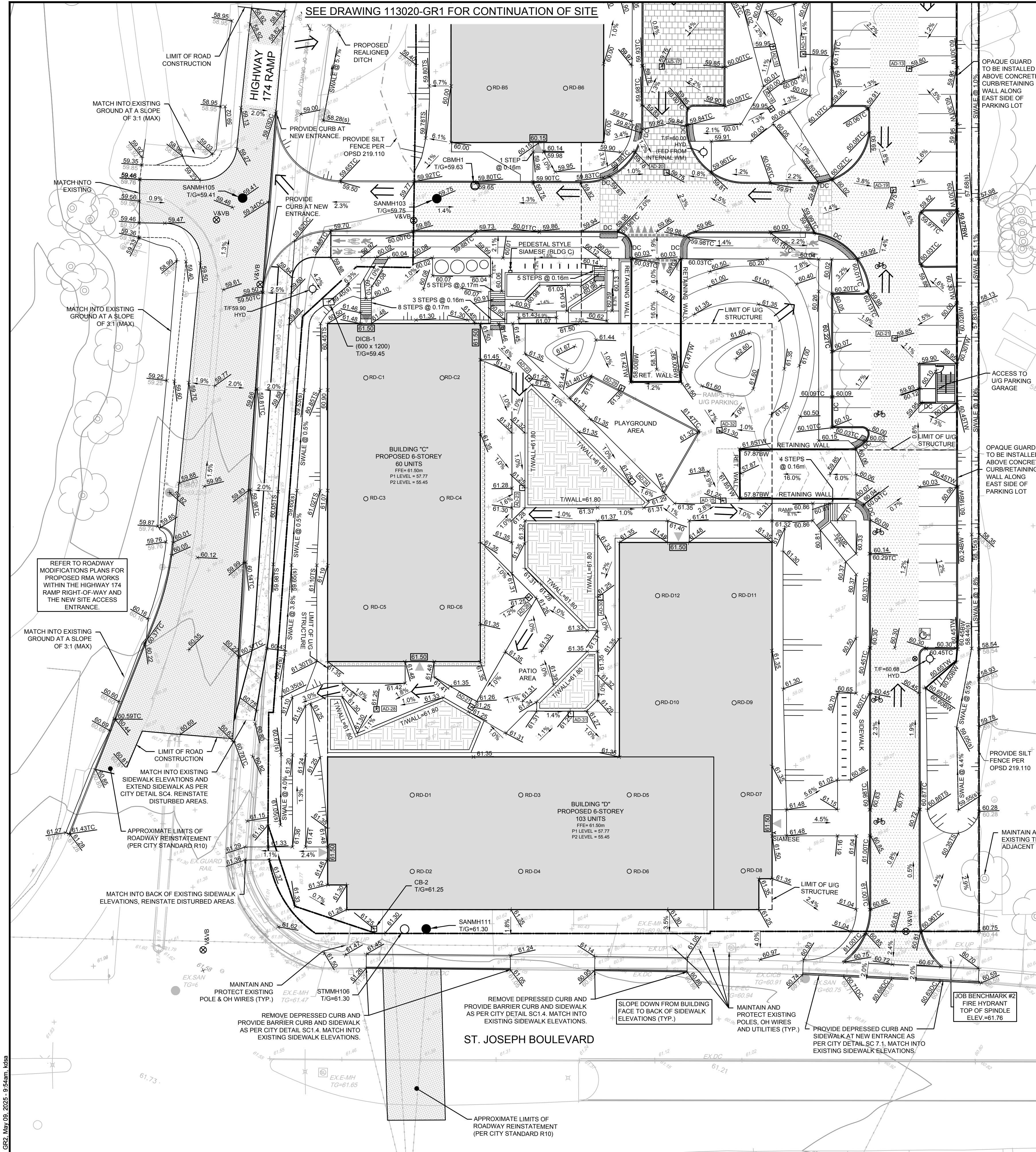
REV

REV # 3

DRAWING No.

113020-GR1

PLAN NBR # 19167



EROSION AND SEDIMENT CONTROL NOTES :

- ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA. THEY ARE TO BE 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. THESE PRACTICES ARE TO BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AND SHOULD INCLUDE AS A MINIMUM THOSE MEASURES INDICATED ON THE PLAN.
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- ROADWAYS ARE TO BE SWEEPED AS REQUIRED OR AS DIRECTED BY THE ENGINEER AND/OR MUNICIPALITY.
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BENCHMARK NOTES:

- ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM.
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PAVEMENT STRUCTURE:

- | |
|--|
| LIGHT DUTY PAVEMENT (CAR ONLY PARKING AREAS) |
| 50mm HL3 or SUPERPAVE 12.5 |
| 150mm GRANULAR "A" CRUSHED STONE |
| 300mm GRANULAR "B" TYPE II |
- | |
|--|
| HEAVY DUTY PAVEMENT (ACCESS LANES AND HEAVY TRUCK PARKING AREAS) |
| 40mm HL3 or SUPERPAVE 12.5 |
| 50mm HL3 or SUPERPAVE 10.0 |
| 150mm GRANULAR "A" CRUSHED STONE |
| 450mm GRANULAR "B" TYPE II |

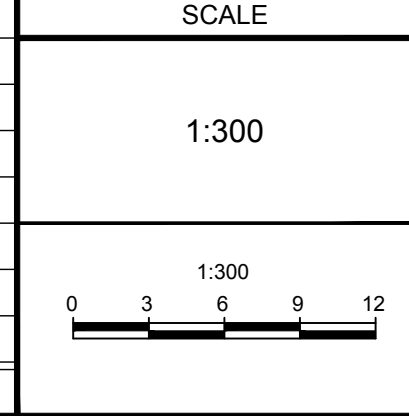
Erosion and Sediment Control Responsibilities:

	ESC Measure	Symbol	Specification	Installation Responsibility	During Construction	After Construction Prior to Final Acceptance		
					Inspection/Maintenance Responsibility	Approval to Remove	Removal Responsibility	After Final Acceptance
Temporary Measures	Silt Fence		OPSD 219.110	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor
	Filter Fabric		Location as Indicated On Plans	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor
	Mud Mat		Drawing Details	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor
	Dust Control		Location as Required Around Site	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor
	Stabilized Material Stockpiling		Location as Required by Contractor	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor
	Sediment Basin (for flows being pumped out of excavations)		Location as Required by Contractor	Developer's Contractor	Developer's Contractor	After Every Rainstorm	Developer's Contractor	Developer's Contractor

NOTE:
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DRAWN	FST
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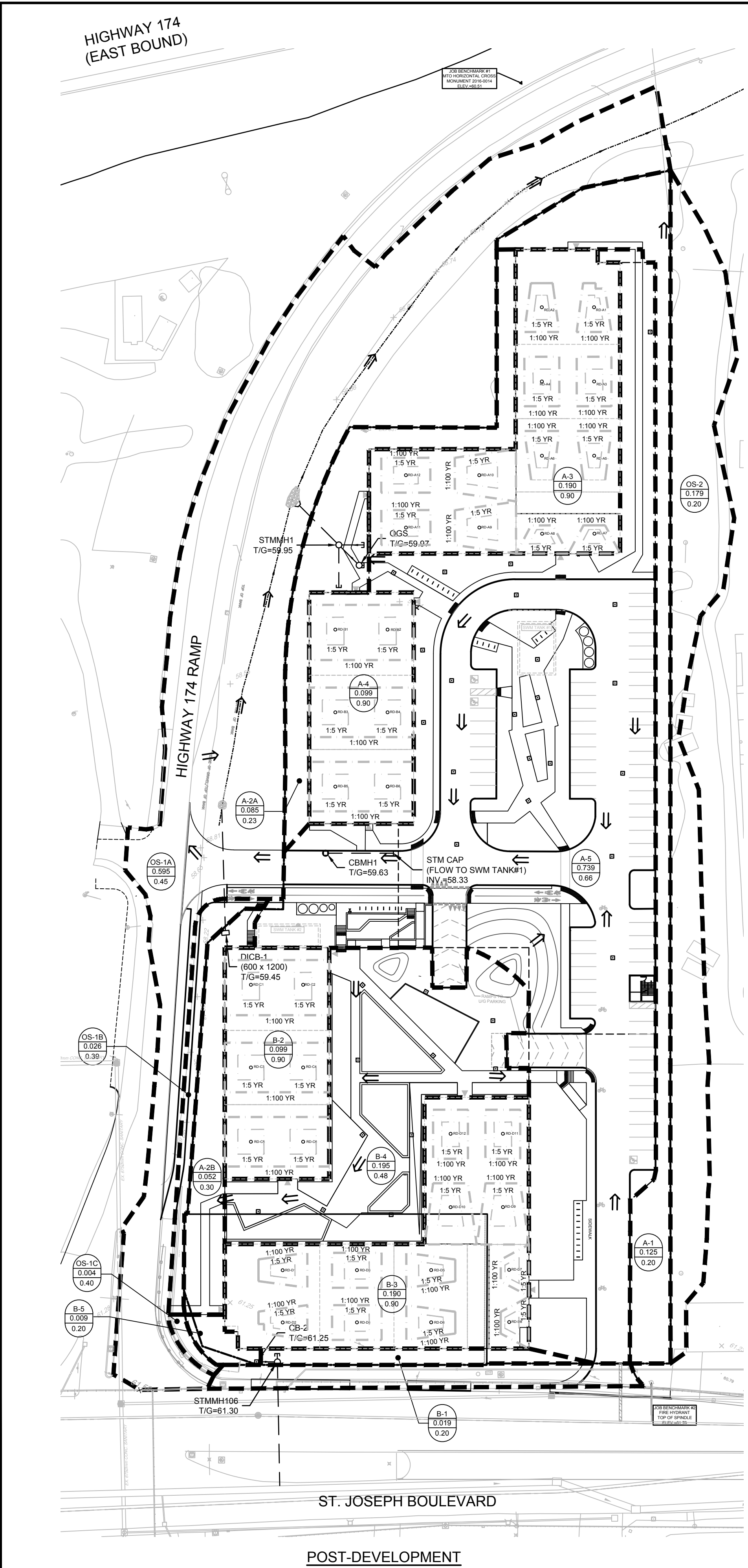
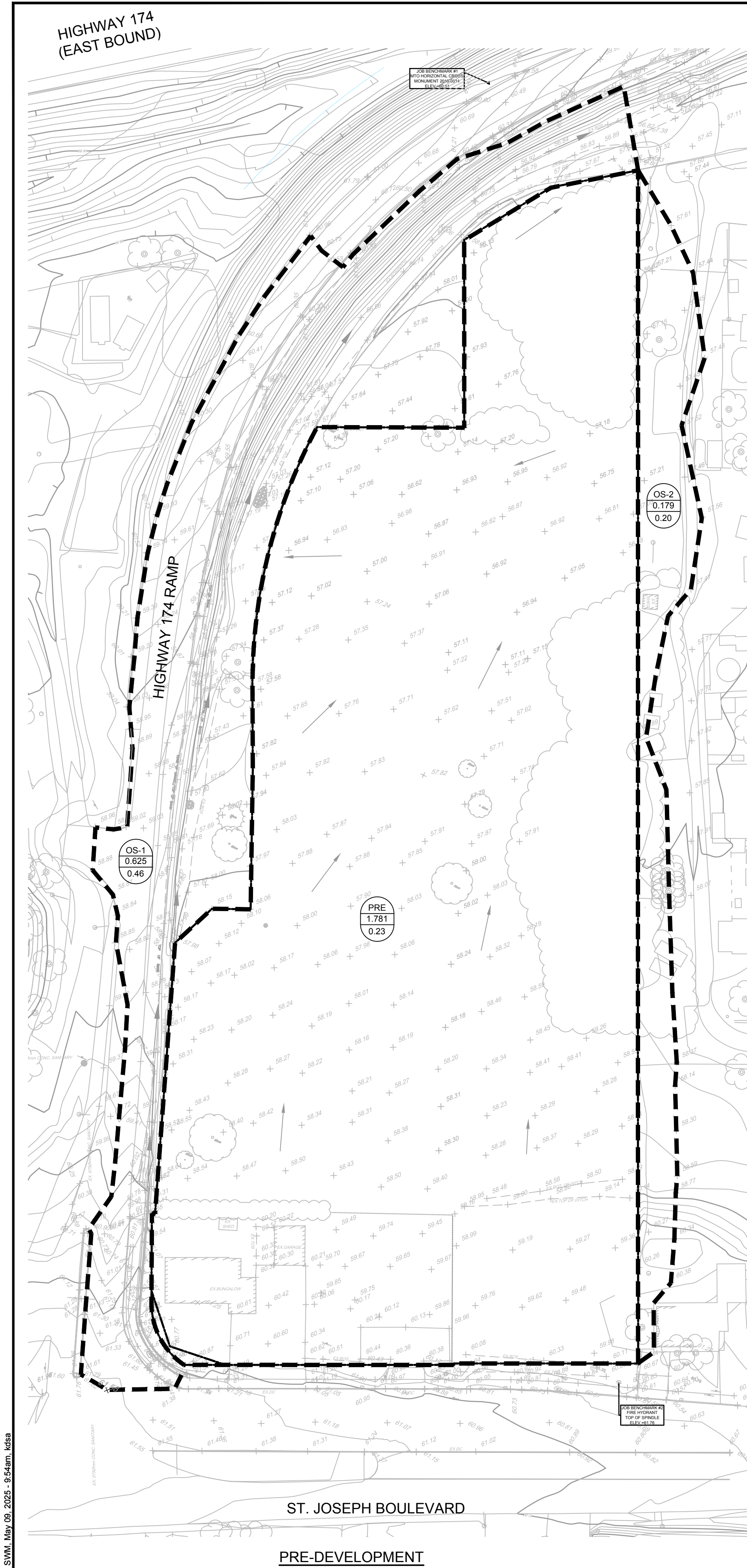
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LOCATION
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3459 & 3479 ST. JOSEPH BOULEVARD

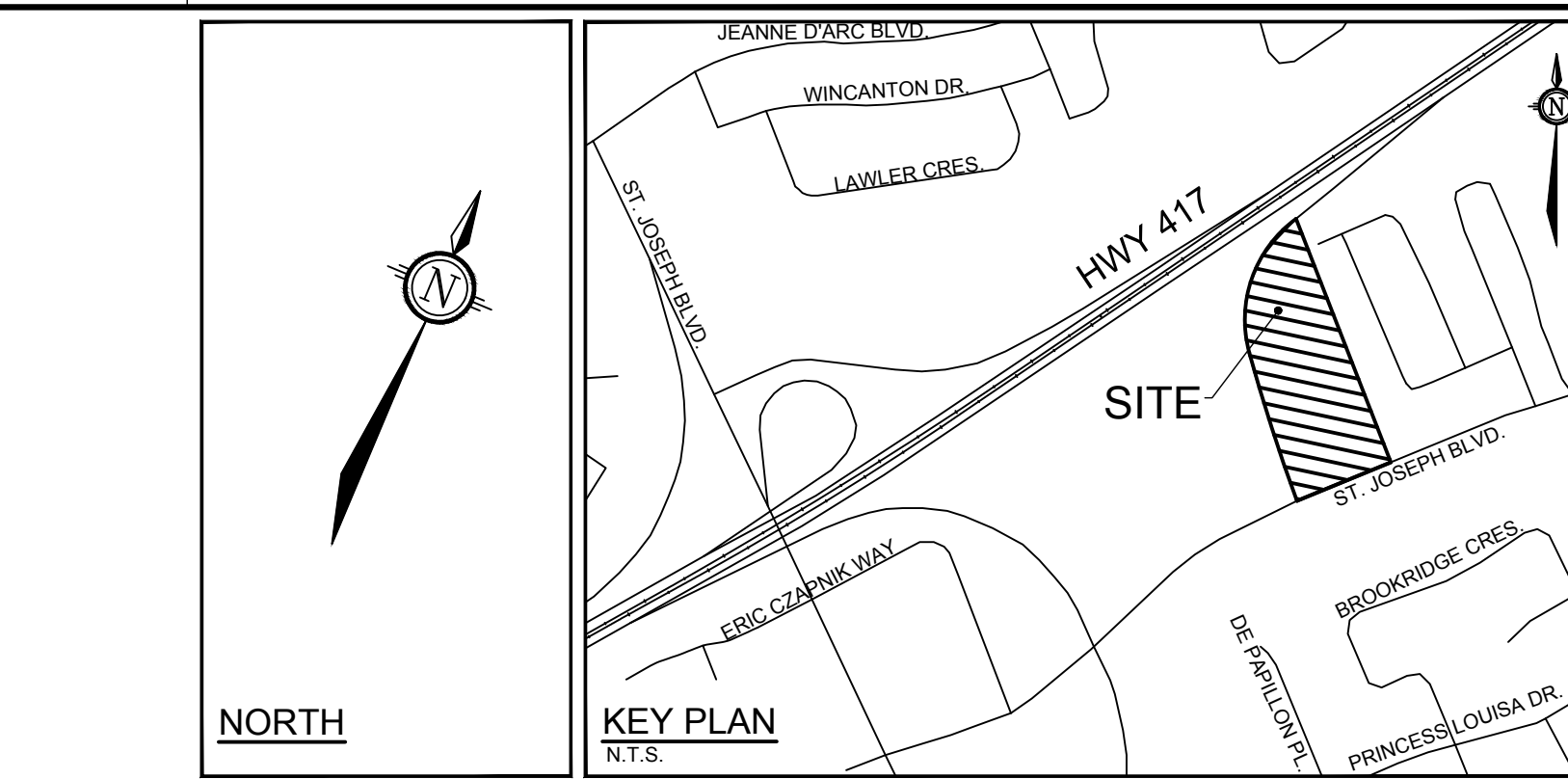
DRAWING NAME
GRADING AND EROSION & SEDIMENT CONTROL PLAN

PROJECT No.	113020-00
REV	REV # 3
DRAWING No.	113020-GR2



LEGEND

- DC: PROPOSED BARRIER CURB, PROPOSED DEPRESSED CURB
- DRAINAGE AREA LIMITS
- APPROXIMATE PONDING LIMITS
- PRE-DEVELOPMENT AREA ID, PRE-DEVELOPMENT DRAINAGE AREA (ha), 1.5 YEAR WEIGHTED RUNOFF COEFFICIENT
- POST-DEVELOPMENT AREA ID, POST-DEVELOPMENT DRAINAGE AREA (ha), 1.5 YEAR WEIGHTED RUNOFF COEFFICIENT
- STM MH: PROPOSED STORM MANHOLE (WT=WATERTIGHT COVER), PROPOSED CATCHBASIN MANHOLE
- CBMH: PROPOSED CATCHBASIN
- CB: PROPOSED CATCHBASIN
- RD: CONTROLLED FLOW ROOF DRAIN
- ICD: PROPOSED INLET CONTROL DEVICE
- EMERGENCY OVERLAND FLOW ROUTE, PROPOSED LANDSCAPE WALL
- PROPOSED BUILDING ENTRANCE / EXIT, MAXIMUM 3:1 SIDESLOPE
- FFE: FINISHED FLOOR ELEVATION, USF: UNDERSIDE OF FOOTING ELEVATION
- EXISTING STORM MH & SEWER, EXISTING CATCHBASIN CW, EXISTING CONCRETE CURB, EXISTING VALVE & VALVE BOX, EXISTING SERVICE POST, EXISTING HYDRANT, EXISTING CATCHBASIN, EXISTING CATCHBASIN MH, EXISTING UTILITY POLE, EXISTING DRAINAGE DIRECTION ARROWS, EXISTING OVERLAND FLOW



INTERNAL SWM STORAGE TANK #1 SYSTEM			
DESIGN EVENT	STORAGE SYSTEM CONTROLLED FLOW	STORAGE VOLUMES	
		REQUIRED	PROVIDED
1.2 YR	15.8 L/s	69.8 m³	>255 m³
1.5 YR		106.8 m³	
1:100 YR		254.6 m³	
1:100+20%		322.7 m³	
NOTES:			
1. ALL DRAINAGE FROM AREA A-5 TO BE DIRECTED TO THE INTERNAL STORMWATER STORAGE SYSTEM. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.			
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT SIZE AND DETAILS OF INTERNAL STORMWATER STORAGE SYSTEM.			
3. REFER TO MECHANICAL PLANS FOR PUMP INFORMATION AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM.			

INTERNAL SWM STORAGE TANK #2 SYSTEM			
DESIGN EVENT	STORAGE SYSTEM CONTROLLED FLOW	STORAGE VOLUMES	
		REQUIRED	PROVIDED
1.2 YR	3.8 L/s	11.8 m³	>46 m³
1.5 YR		18.3 m³	
1:100 YR		45.9 m³	
1:100+20%		58.5 m³	
NOTES:			
1. ALL DRAINAGE FROM AREA B-4 TO BE DIRECTED TO THE INTERNAL STORMWATER STORAGE SYSTEM. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.			
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT SIZE AND DETAILS OF INTERNAL STORMWATER STORAGE SYSTEM.			
3. REFER TO MECHANICAL PLANS FOR PUMP INFORMATION AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM.			

ROOF DRAIN TABLE									
AREA ID *	BUILDING	ROOF DRAIN No. (WATTS MODEL)**	ROOF DRAIN OPENING SETTING	2 YEAR RELEASE RATE	APPROX. 2-YR PONDING DEPTH	5-YEAR RELEASE RATE	APPROX. 5-YEAR PONDING DEPTH	100-YEAR RELEASE RATE	APPROX. 100-YR PONDING DEPTH
A-3	A	RD 1 (RD-100-A-ADJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	14 cm
		RD 2 (RD-100-A-ADJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	14 cm
		RD 3 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm
		RD 4 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm
		RD 5 (RD-100-A-ADJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	15 cm
		RD 6 (RD-100-A-ADJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	15 cm
		RD 7 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm	0.32 L/s	14 cm
		RD 8 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm	0.32 L/s	14 cm
		RD 9 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 10 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 11 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm
		RD 12 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm
A-4	B	RD 1 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 2 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 3 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 4 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
B-2	C	RD 5 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 6 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 1 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 2 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
B-3	D	RD 3 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 4 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 5 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 6 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 1 (RD-100-A-ADJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	14 cm
		RD 2 (RD-100-A-ADJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	14 cm
		RD 3 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm
		RD 4 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm
		RD 5 (RD-100-A-ADJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	15 cm
		RD 6 (RD-100-A-ADJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	15 cm
		RD 7 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm	0.32 L/s	14 cm
		RD 8 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm	0.32 L/s	14 cm
		RD 9 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 10 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 11 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm
		RD 12 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm

*REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2023-086) PREPARED BY NOVATECH FOR DRAINAGE AREA IDENTIFIERS AND STORMWATER MANAGEMENT DETAILS.

**ALL CONTROLLED FLOW ROOF DRAINS FOR THE PROPOSED BUILDING TO BE WATTS 'ADJUSTABLE ACCUTROL' ROOF DRAINS.

NOTE:

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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.

OWNER INFORMATION

8417709 CANADA INC.

430 boulevard de l'hôpital, Suite 310

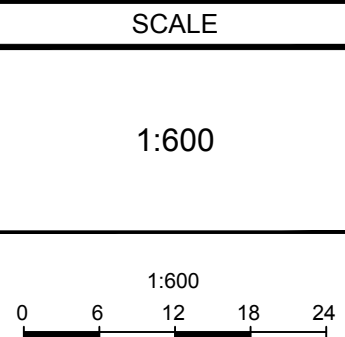
Gatineau, QC J8V 1T7

NAME: PAUL-ANDRÉ CHARBONNEAU

PHONE: (819) 955-8032

EMAIL: paul-andre@chartro.ca

No.	REVISION	DATE	BY
3.	REVISED PER CITY COMMENTS	MAY 09/25	FST
2.	REVISED PER CITY COMMENTS	DEC 23/24	FST
1.	ISSUED FOR SPC APPLICATION	JUL 19/24	FST



DESIGN	CV
CHECKED	FST
DRAWN	
CHECKED	CV
APPROVED	FST
	FST

FOR REVIEW ONLY



NOVATECH

Engineers, Planners & Landscape Architects

Suite 200, 240 Michael Cowpland Drive

Ottawa, Ontario, Canada K2M 1P6

Telephone (613) 254-9643

Facsimile (613) 254-5867

Website www.novatech-eng.com

LOCATION

CITY OF OTTAWA

3459 & 3479 ST. JOSEPH BOULEVARD

DRAWING NAME

PRE-DEVELOPMENT STORM DRAINAGE & POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN

PROJECT No.

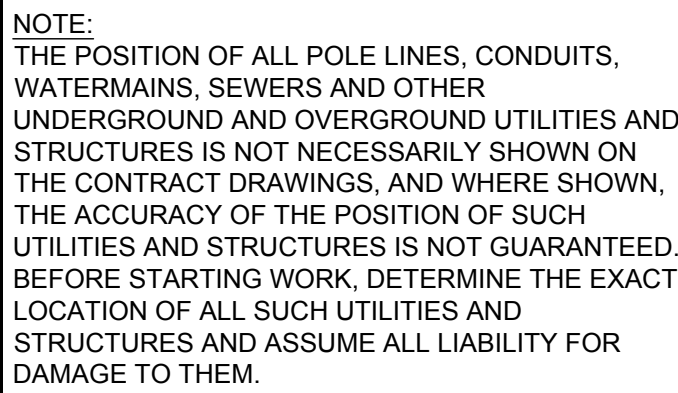
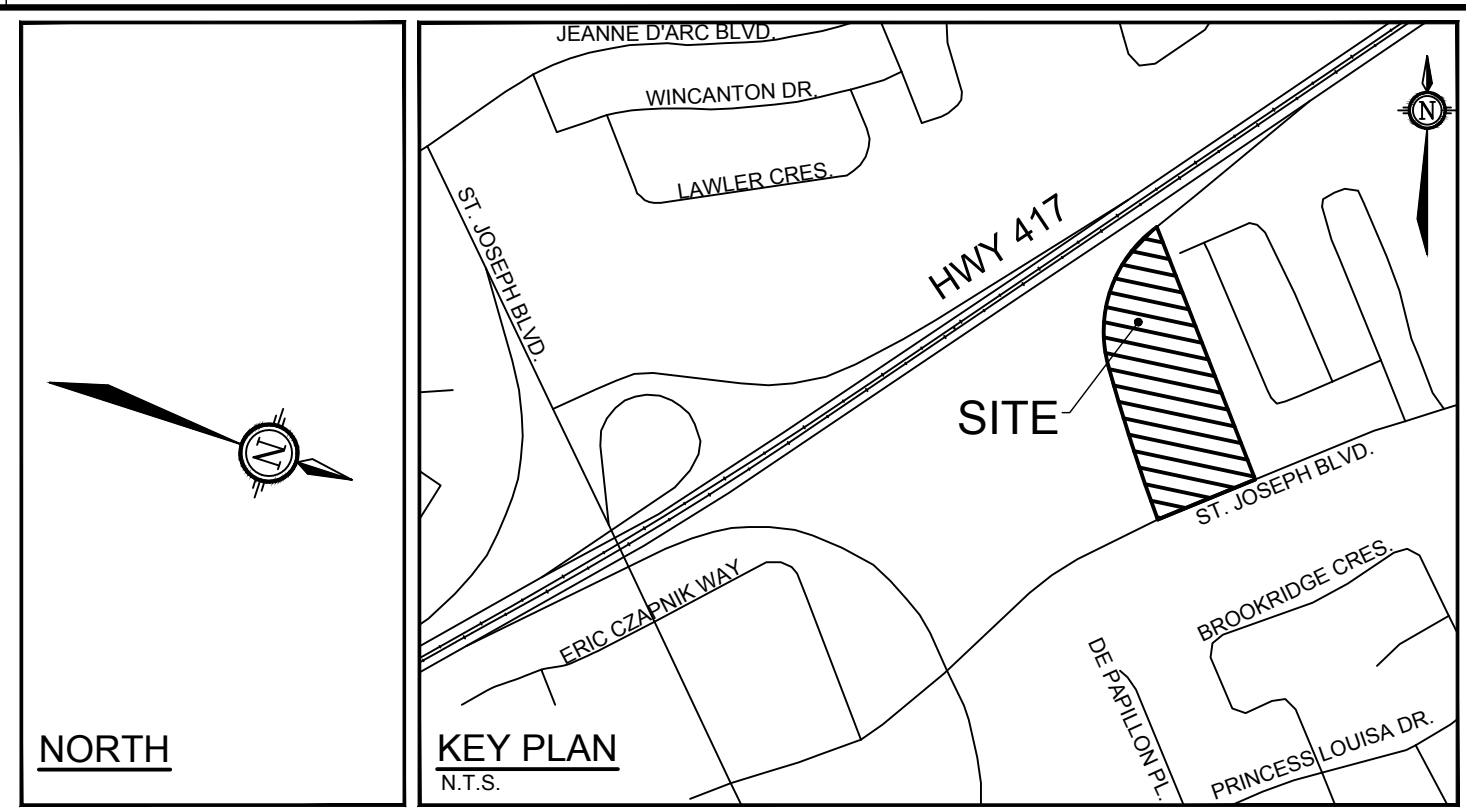
113020-00

REV

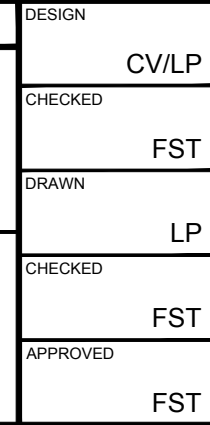
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DRAWING No.

113020-SWM



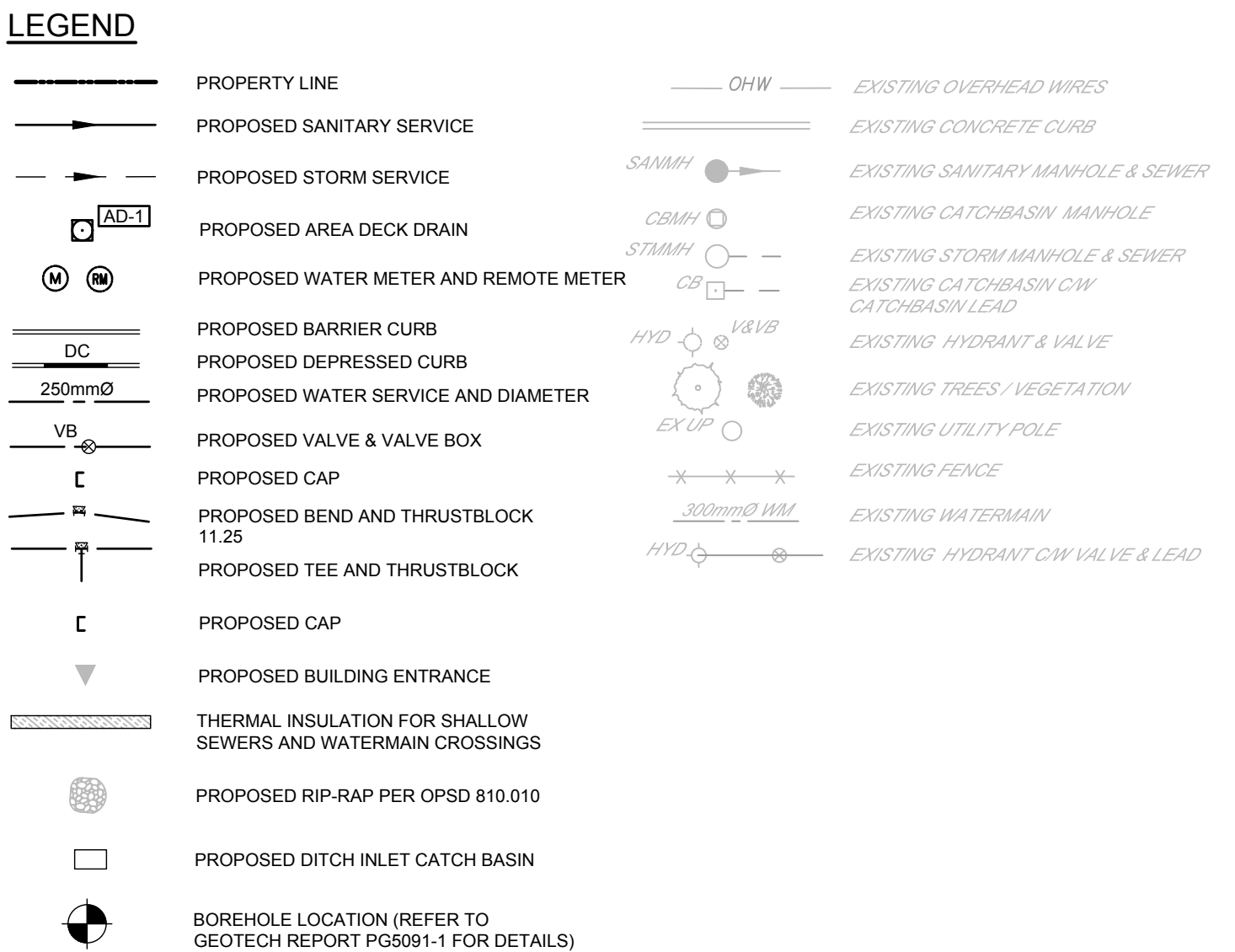
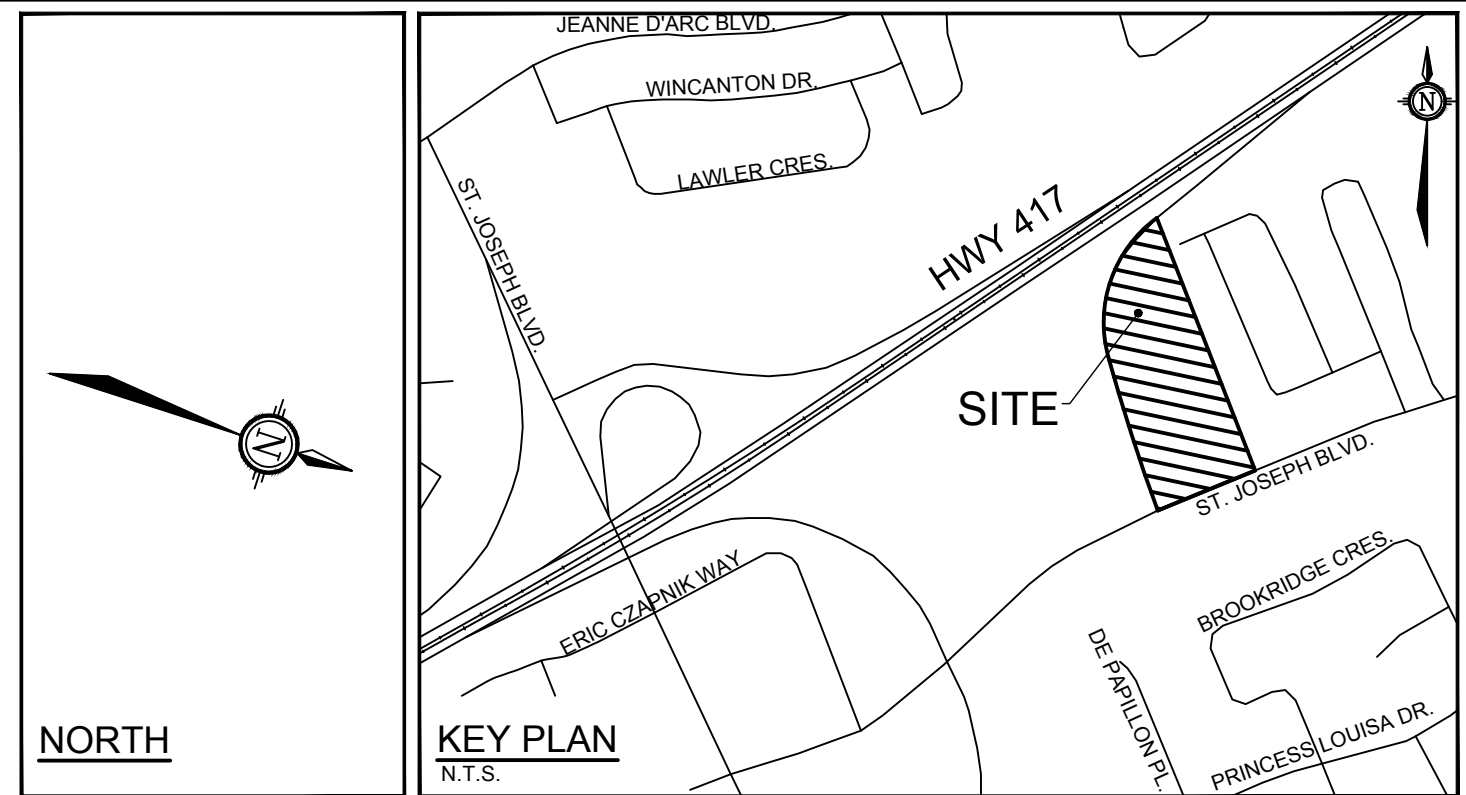
2.	REVISED PER CITY COMMENTS	MAY 09/25	FST
1.	ISSUED FOR CITY APPROVAL	DEC 23/24	FST
No.	REVISION	DATE	BY



LOCATION
CITY OF OTTAWA
3459 & 3479 ST. JOSEPH BOULEVARD

DRAWING NAME
PLAN & PROFILE
HIGHWAY ACCESS ROAD
(174 ON-RAMP)

PROJECT No.	113020-00
REV	REV # 2
DRAWING No.	113020-PR1



NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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.

EMAIL: paul-andre@chartro.ca

SCALE

1:300

0 3 6 9 12

HORIZONTAL

1:30

0 0.3 0.6 0.9 1.2

VERTICAL

FOR REVIEW ONLY



LOCATION
CITY OF OTTAWA
3459 & 3479 ST. JOSEPH BOULEVARD

PLAN & PROFILE WEST ACCESS

PROJECT No.	113020-00
REV	REV # 2
DRAWING No.	113020-PR2