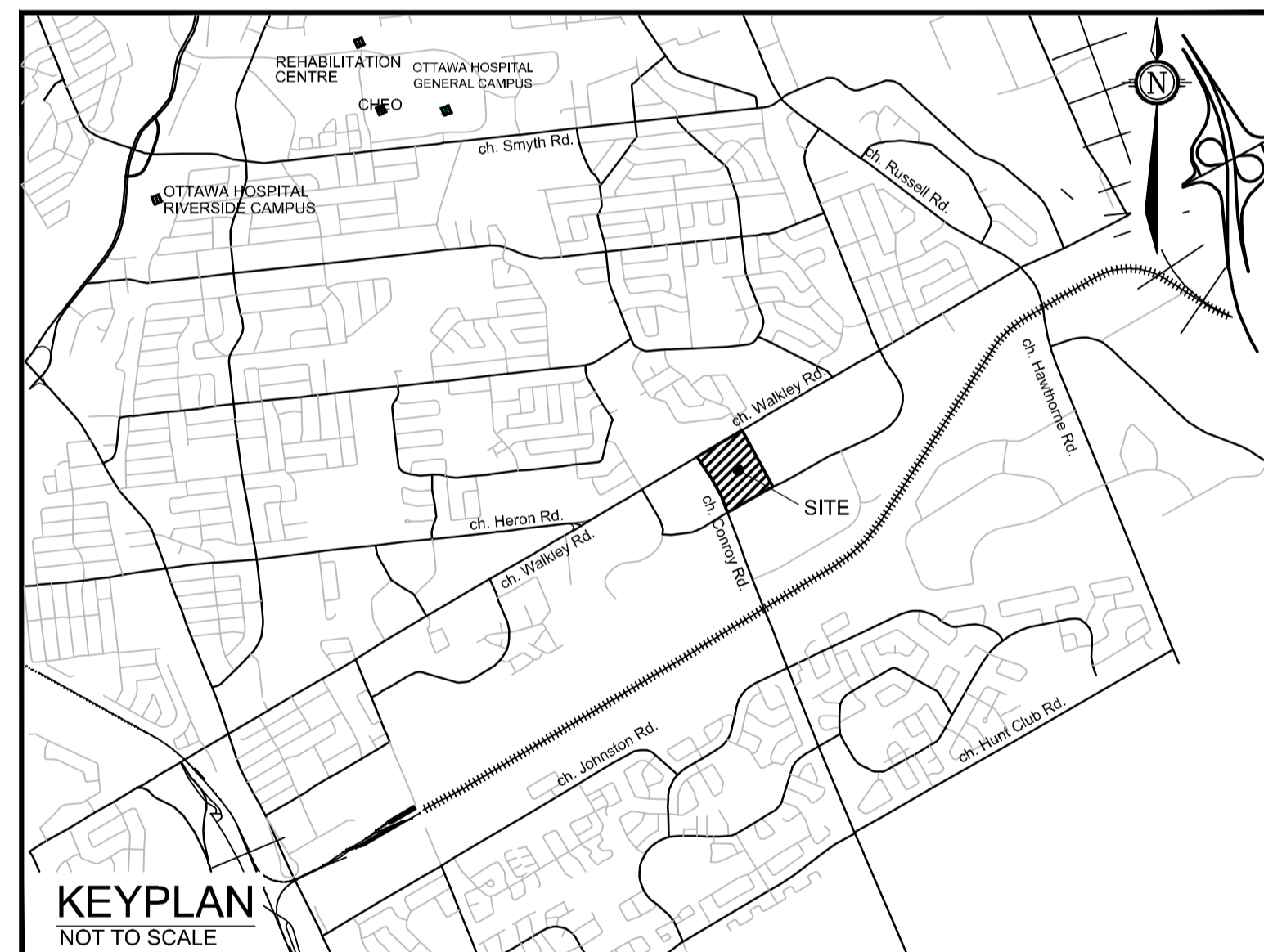


WALKLEY CONROY WAREHOUSES

2020 WALKLEY ROAD, CITY OF OTTAWA ROADS, SEWERS AND WATERMAINS



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.novotech-eng.com

 Manulife

 Canderel

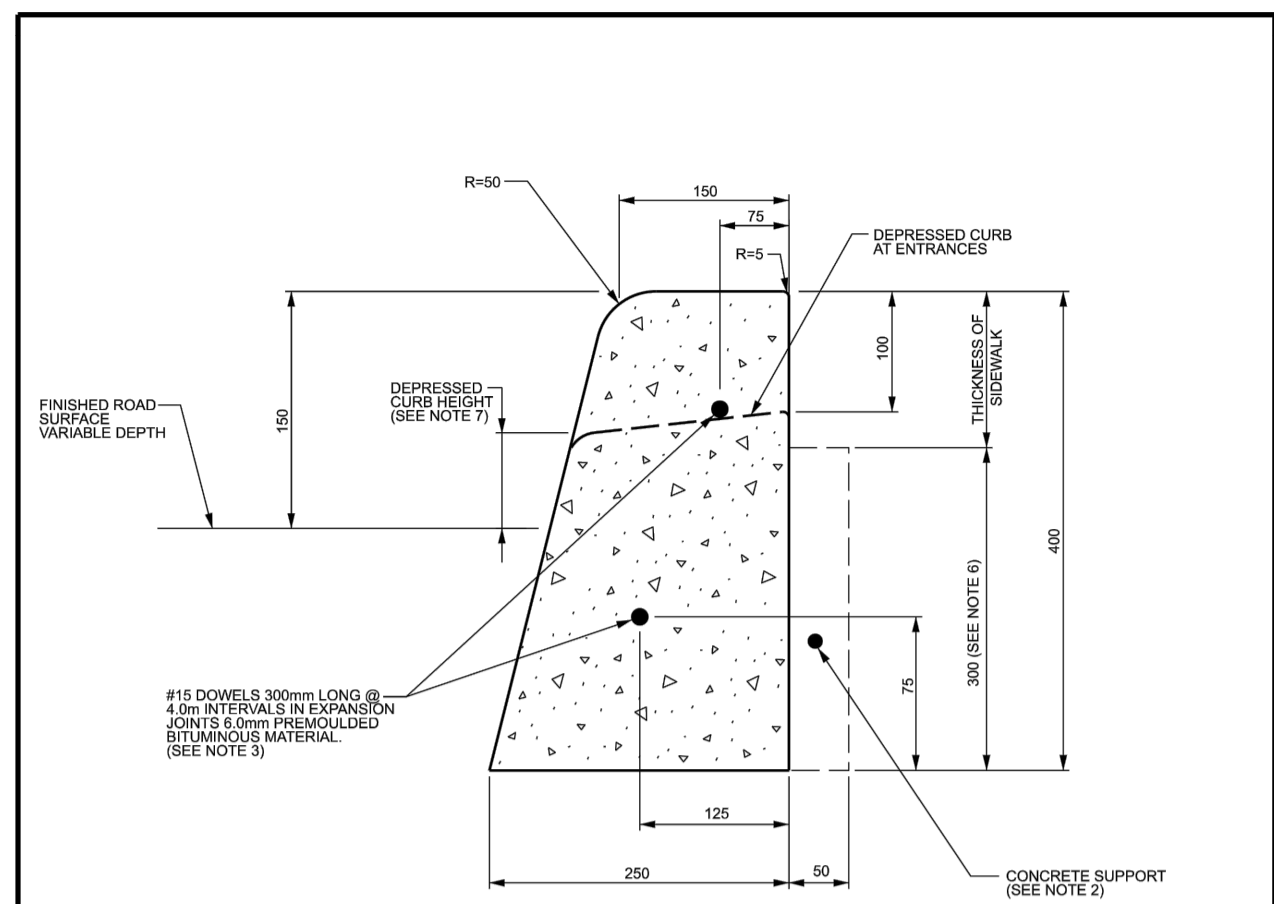
 N45 ARCHITECTURE INC.

INDEX

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PROJECT No. 119067

ISSUED FOR SITE PLAN APPLICATION

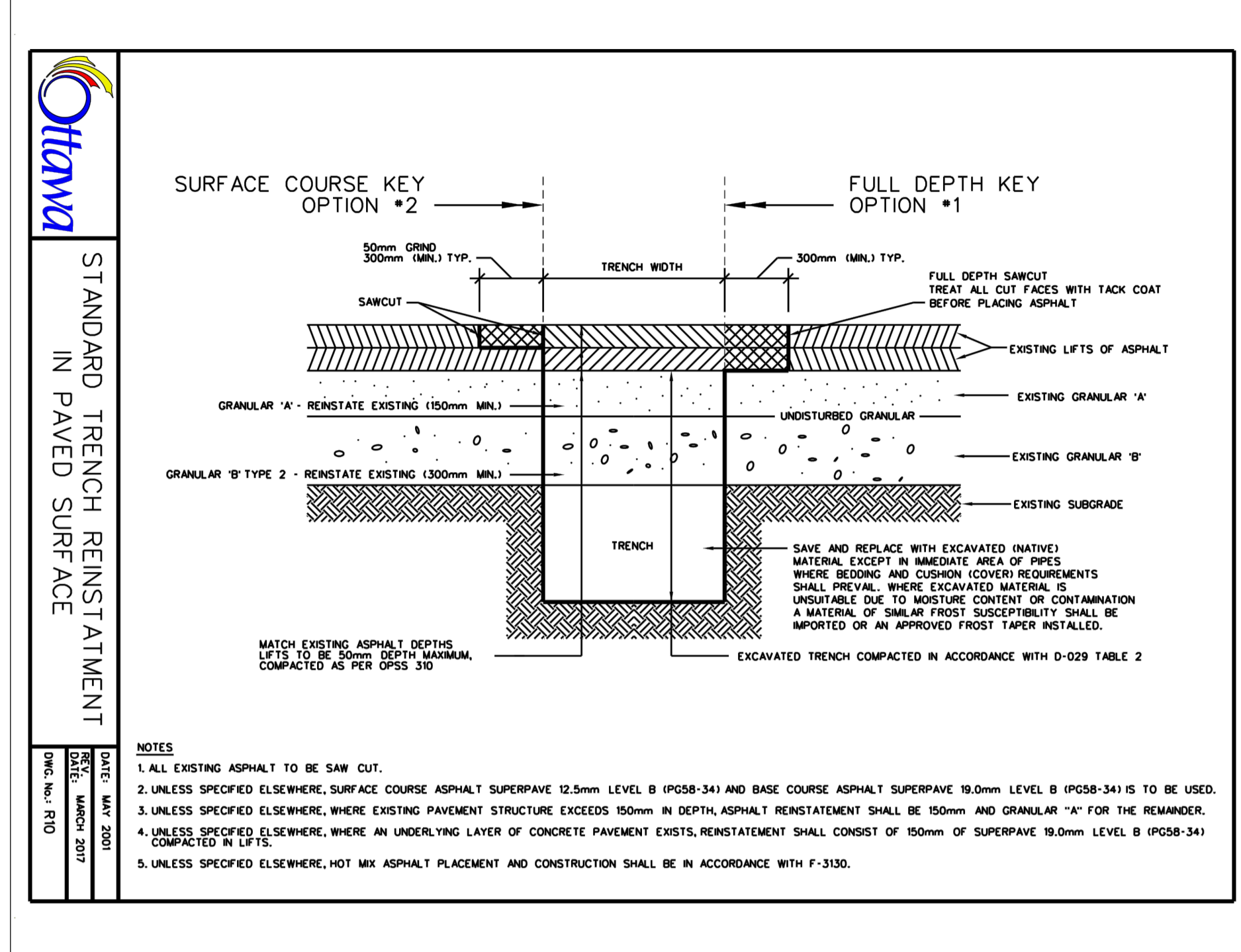


CONCRETE BARRIER CURB

- NOTES:
1. THE FULL CURB DEPTH SHALL BE CARRIED THROUGH THE DEPRESSED ACCESS CROSSING.
 2. A CONCRETE SUPPORT IS REQUIRED WHEN BUILT ADJACENT TO THE SIDEWALK.
 3. IF AN EXTRUSION CURBING MACHINE IS USED, THE EXPANSION BITUMINOUS MATERIAL AND THE #15 DOWELS ARE TO BE PLACED AT THE END OF THE EXTRUSION.
 4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
 5. DUMMY JOINTS SHALL BE 25mm DEEP, FRONT, BACK AND TOP OF SECTION AT 4m SPACING OR MATCH JOINTING WHERE SIDEWALK IS ADJACENT.
 6. FOR DEPRESSED CURB AT ENTRANCES USE 250.
 7. DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMP 0 TO 9 mm AND FOR PRIVATE ENTRANCES 0 TO 25mm.

N.T.S.

	CONCRETE BARRIER CURB FOR GRANULAR BASE PAVEMENT (MODIFIED OPSD-600.110)	DATE:	JANUARY 2003
		REV. DATE:	MARCH 2019
		DWG. No.:	SC1.1



- NOTES:
1. ALL EXISTING ASPHALT TO BE SAW CUT.
 2. UNLESS SPECIFIED ELSEWHERE, SURFACE COURSE ASPHALT SUPERPAVE 12.5mm LEVEL B (OP58-34) AND BASE COURSE ASPHALT SUPERPAVE 19.0mm LEVEL B (OP58-34) IS TO BE USED.
 3. UNLESS SPECIFIED ELSEWHERE, WHERE EXISTING PAVEMENT STRUCTURE EXCEEDS 150mm IN DEPTH, ASPHALT REINSTATEMENT SHALL BE 150mm AND GRANULAR 'A' FOR THE REMAINDER.
 4. UNLESS SPECIFIED ELSEWHERE, WHERE AN UNDERLYING LAYER OF CONCRETE PAVEMENT EXISTS, REINSTATEMENT SHALL CONSIST OF 150mm OF SUPERPAVE 19.0mm LEVEL B (OP58-34) COMPACTED IN LIFTS.
 5. UNLESS SPECIFIED ELSEWHERE, HOT MAX ASPHALT PLACEMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH F-3130.

GENERAL NOTES:

1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4. BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED AND THE CITY OF OTTAWA AS THIRD PARTY.
5. RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA.
6. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ALL ORGANIC MATERIAL AND DEBRIS. ALL CONTAMINATED MATERIAL (IF ANY) SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
7. ALL ELEVATIONS ARE GEODETIC. THE SITE BENCHMARKS ARE THE TOP OF SPINDLE OF THE FIRE HYDRANT AT THE NE CORNER OF TEH PROPERTY (ELEV. =85.34), AND THE TOP OF SPINDLE OF THE FIRE HYDRANT LOCATED BETWEEN EXISTING BUILDINGS 2020 WALKLEY ROAD AND 2935 CONROY ROAD (ELEV = 85.78). REFER TO ANNIS, O'SULLIVAN, VOLLEBECK LTD. TOPOGRAPHIC PLAN OF PART OF LOTS A AND 1 CONCESSION'S (RIDEAU FRONT) GEOGRAPHICAL TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA.
8. REFER TO GEOTECHNICAL REPORT No. 64026.06 PREPARED BY GEMTECH CONSULTING ENGINEERS AND SCIENTISTS LIMITED, DATED FEBRUARY 23, 2021, FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
9. REFER TO THE DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT No. R-2021-029 DATED MARCH 5, 2021 PREPARED BY NOVATECH.
10. REFER TO ARCHITECTS AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
11. SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10). ALL ROAD CUTS TO BE REINSTATED WITH FULL MILL OVERLAY AS PER CITY OF OTTAWA STANDARDS (R10).
12. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES AND GRADING PLAN INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THE PLANS. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS, ANY ALIGNMENT CHANGES, AND ALL SURFACE ELEVATION AS BUILT GRADES.

GRADING NOTES:

- 1) ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS.
- 2) EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL CONSULTANT.
- 3) ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS.
- 4) THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
- 5) GRADE AND/OR FILL BEHIND PROPOSED CURB AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
- 6) MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- 7) ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
- 8) AS PER PRIVATE APPROACH BY-LAW NO. 2004-447 SECTION 26 (h) THE GRADE OF ANY PART OF A PRIVATE APPROACH TO A BUILDING MAY BE GREATER THAN 6% BUT SHALL NOT EXCEED 12% PROVIDED THAT A SUBSTANCE MELTING DEVICE SUFFICIENT TO KEEP THE PRIVATE APPROACH FREE OF ICE AT ALL TIMES IS INSTALLED AND PROPERLY MAINTAINED BY THE OWNER.

EROSION AND SEDIMENT CONTROL NOTES:

- REFER TO ESC PLAN 119067-ESC FOR FURTHER DETAILS
- 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.
- 1) 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.
 - 2) 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.
 - 3) SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
 - 4) THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
 - 5) PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.
 - 6) EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.

SEWER NOTES:

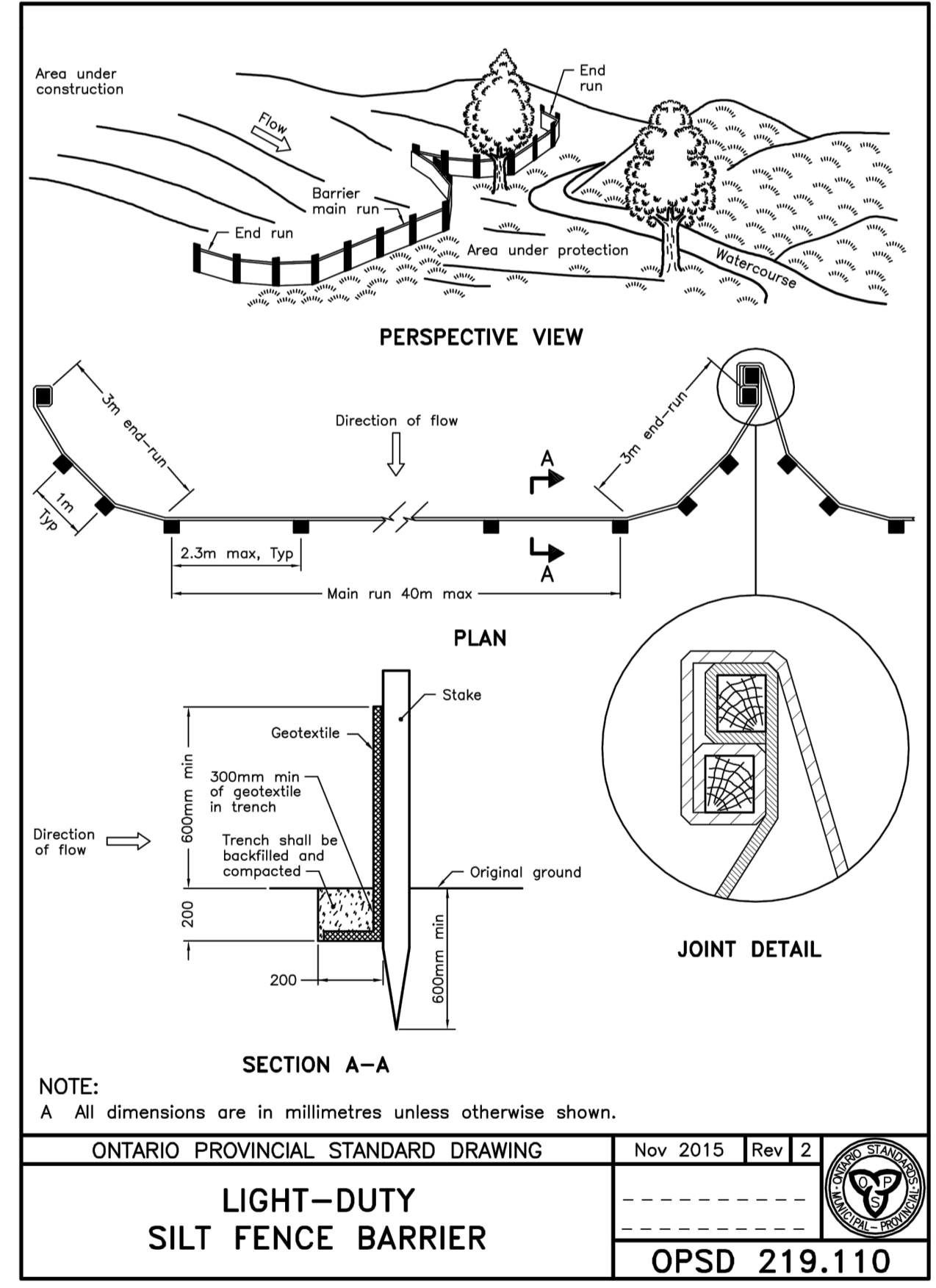
1. SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
2. SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
STORM / SANITARY MANHOLE (12000)	701.010	OPSD
STORM MANHOLE (15000)	701.011	OPSD
CATCHBASIN (600x600mm)	705.010	OPSD
CS FRAME & COVER	406.020	OPSD
STORM / SANITARY MH FRAME	S25	CITY OF OTTAWA
SANITARY COVER	S24	CITY OF OTTAWA
STORM COVER (CLOSED)	S24.1	CITY OF OTTAWA
STORM COVER (OPEN)	S28.1	CITY OF OTTAWA
SEWER TRENCH	S6 & S7	CITY OF OTTAWA
LANDSCAPE DRAINS	S30 & S31	CITY OF OTTAWA
TRENCH DRAIN	SOLENO 300mm FILCOTEN INFRA CHANNEL (OR APPROVED EQUIVALENT)	CITY OF OTTAWA
STORM SEWER < 450mmØ	PVC SDR 35 (UNLESS SPECIFIED OTHERWISE)	CITY OF OTTAWA
STORM SEWER >= 450mmØ	CONC 600 (UNLESS SPECIFIED OTHERWISE)	CITY OF OTTAWA
SANITARY SEWER	PVC DR 35	CITY OF OTTAWA
3. SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
3. ALL STORM AND SANITARY SERVICE LATERALS SHALL BE EQUIPPED WITH BACKFLOW PREVENTION DEVICES AS PER THE CITY OF OTTAWA STANDARD DETAILS S14 AND S14.1 OR S14.2.
4. ALL WEeping TILE CONNECTIONS TO BE MADE TO THE PROPOSED STORM SEWER SYSTEM DOWNSTREAM OF ANY INLET CONTROL DEVICES.
5. INSULATE ALL PIPES (SAN/ST) THAT HAVE LESS THAN 2.0m COVER PER INSULATION DETAIL FOR SHALLOW SEWERS. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
6. FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX: POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
7. STORM MANHOLES AND CBMHS ARE TO HAVE 300mm SLUMPS UNLESS OTHERWISE INDICATED.
8. ALL CATCHBASINS, MANHOLES AND/OR CATCHBASIN MANHOLES THAT ARE TO HAVE ICD'S INSTALLED WITHIN THEM ARE TO HAVE 600mm SLUMPS.
5. ALL CATCHBASINS AND CATCHBASIN MANHOLES TO BE PROVIDED WITH MINIMUM 3 METER LONG PERFORATED SUBDRAINS EXTENDING IN TWO DIRECTIONS AT THE SUBGRADE LEVEL. THE SUBGRADE SURFACE SHOULD BE SHAPED TO PROMOTE WATER FLOW TO THE DRAINAGE LINES.
6. CONTRACTOR TO TELEVISION (CCTV) ALL PROPOSED SEWERS, 200mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES AND RE CCTV PRIOR TO ACCEPTANCE.
7. THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSD 410.07.16, 410.07.18/04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.

WATERMAIN NOTES:

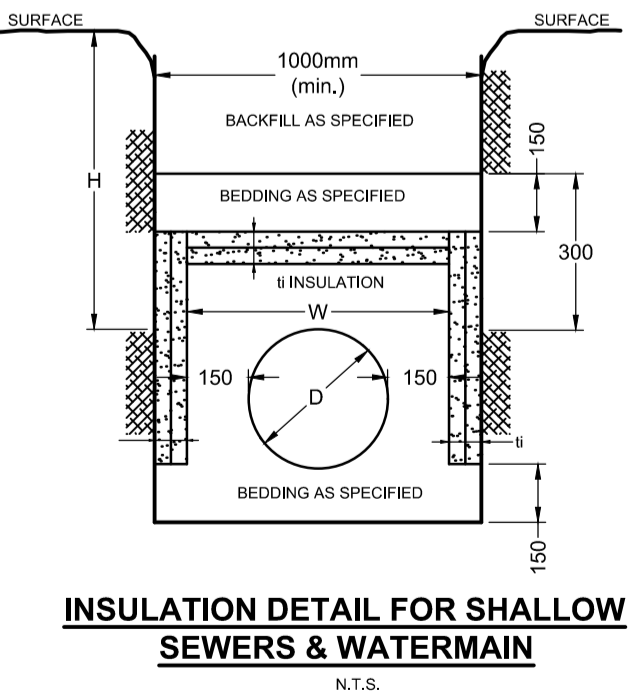
1. SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER	W25	CITY OF OTTAWA
WATERMAIN	PVC DR 18	CITY OF OTTAWA
2. SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMANS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.
3. WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED.
4. PROVIDE MINIMUM 0.5m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS.
5. WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.



SEWER & WATERMAIN INSULATION NOTES:

1. INSULATE ALL SEWER PIPES THAT HAVE LESS THAN 2.0m COVER AND ALL WATERMAIN WITH LESS THAN 2.4m OF COVER WITH EXPANDED POLYSTYRENE INSULATION AS PER OPSD 1109.030.
 2. THE THICKNESS OF INSULATION SHALL BE THE EQUIVALENT OF 25mm FOR EVERY 300mm REDUCTION IN THE REQUIRED DEPTH OF COVER WITH 50mm MINIMUM (SEE TABLE)
- | COVER SEWER / WATER (mm) | INSULATION THICKNESS (mm) |
|--------------------------|---------------------------|
| 2000-1700 / 2400-2100 | 50 |
| 1700-1400 / 2100-1800 | 75 |
| 1400 - / 1800-1500 | 100 |
- T = THICKNESS OF INSULATION (mm)
W = WIDTH OF INSULATION (mm)
W = D + 300 (1000 min.)
D = O.D OF PIPE (mm)



PAVEMENT STRUCTURE:

- HEAVY DUTY PAVEMENT
 - 40mm SP 12.5
 - 60mm SP 19.0
 - 150mm OPSS GRANULAR "A"
 - 450mm OPSS GRANULAR "B" TYPE II
- LIGHT DUTY PAVEMENT
 - 40mm SP 12.5
 - 150mm OPSS GRANULAR "A"
 - 300mm OPSS GRANULAR "B" TYPE II

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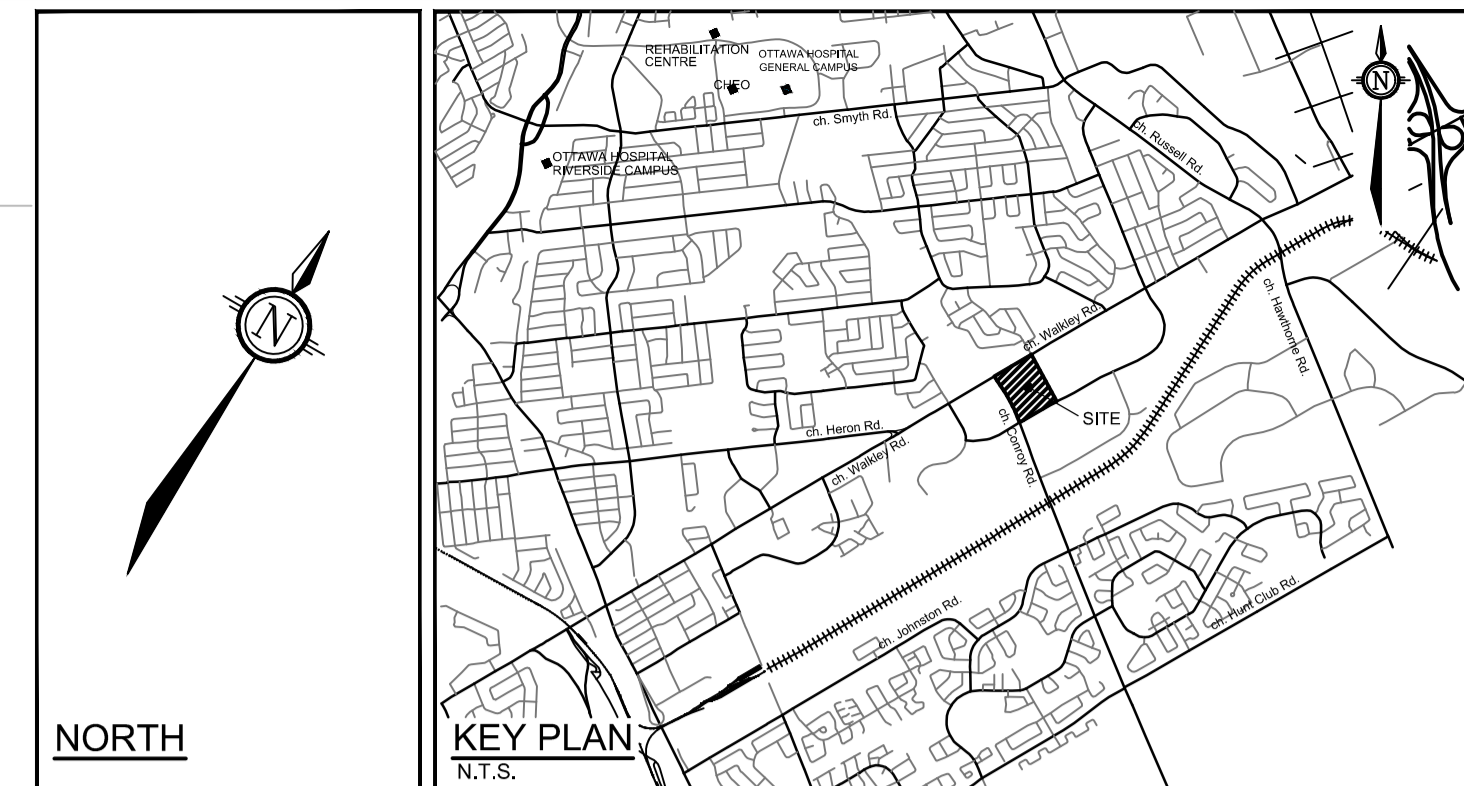
NOTE:
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Owner:
Manulife Ontario Property Portfolio Inc.
55 Metcalfe Street - Suite 1490
Ottawa, ON
M5G 2L5

NOT FOR CONSTRUCTION

2.	ISSUED FOR SITE PLAN APPLICATION	MAR 5/21	MJH
1.	ISSUED FOR COORDINATION	MAR 01/21	MJH
No.	REVISION	DATE	BY

SCALE	DESIGN	FOR REVIEW ONLY		<p>Engineers, Planners & Landscape Architects Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6</p> <p>Telephone: (613) 254-9643 Facsimile: (613) 254-5867 Website: www.novatech-eng.com</p>	LOCATION
	MJH/ARM		<p>WALKLEY CONROY WAREHOUSES 2020 WALKLEY ROAD, CITY OF OTTAWA</p>		
	CHECKED			DRAWING NAME	
	JLS			NOTES AND DETAILS	
	DRAWN			PROJECT No.	
	MJH/ARM			119067	
	CHECKED			REV	
	JLS			REV #2	
	APPROVED			DRAWING No.	
	MJH			119067-ND	



200mmØ WATERMAIN TABLE - ST. LAURENT BLVD.

STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
+0+00.0	84.77	82.32	CONNECT TO EXISTING 300mm DI WM
+0+002.0	84.77	82.37	CROSS OVER EXISTING 300mm SAN (1.02m CLEARANCE)
+0+003.8	84.78	82.38	CROSS OVER EXISTING 600mm STM (1.03m CLEARANCE)
+0+017.9	84.85	82.45	TEE CONNECTION TO PROPOSED 150mm HYDRANT LEAD
+0+019.5	84.83	82.43	VALVE AND VALVE BOX
+0+026.9	84.82	82.42	CROSS OVER PROPOSED 450mm STM (0.78m CLEARANCE)
+0+037.7	85.24	82.69	CAP 1.0m FROM BUILDING WALL

TEMPEST LMF/MHF ICDs

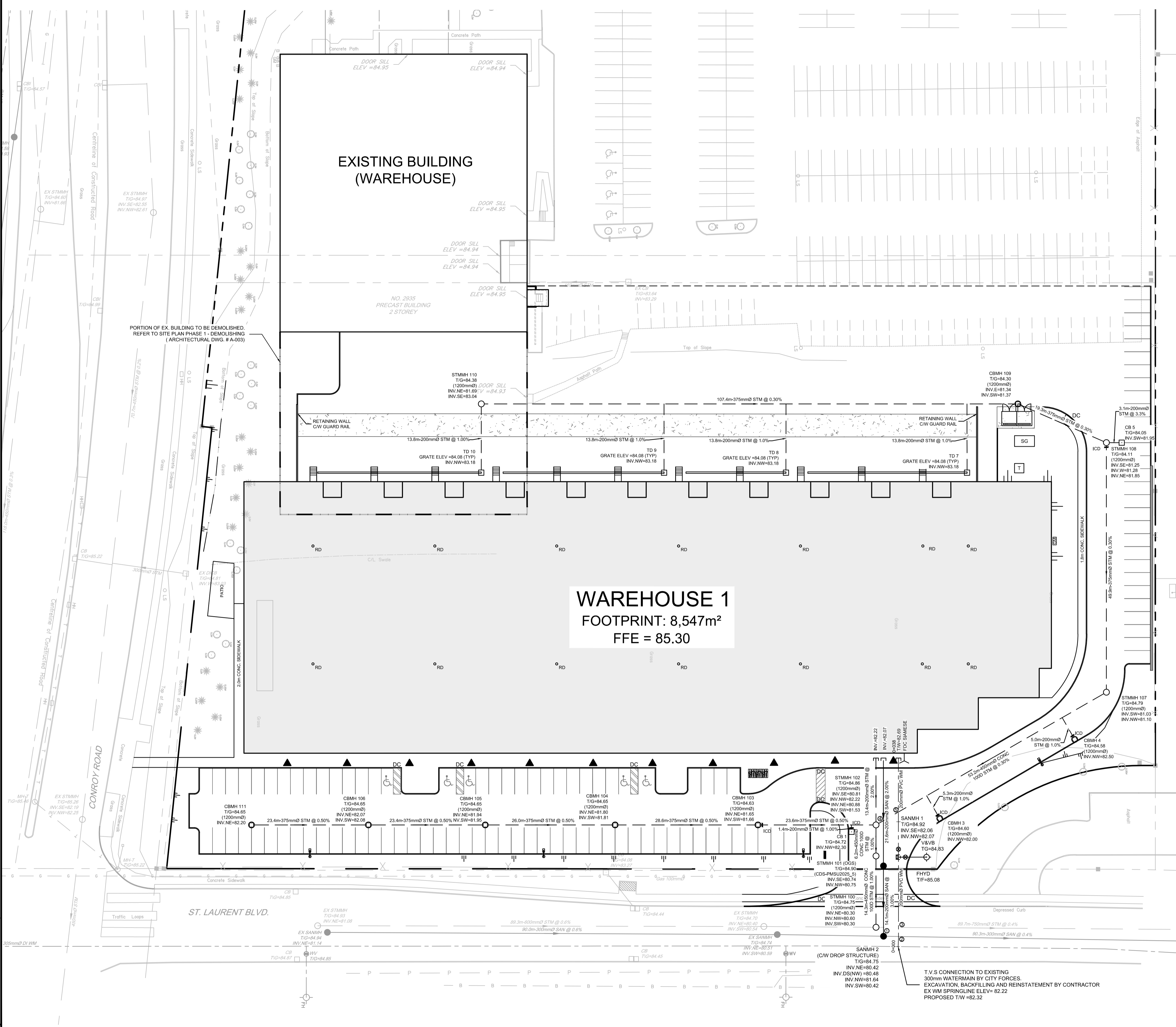
LOCATION	MODEL NO. / ORFICE DIAMETER
CB 1	LMF 55
CBMH 3	LMF 55
CBMH 4	LMF 60
CBMH 103	LMF 100
STMMH 108	LMF 100

UTILITY CROSSING TABLE

NODE	OVER UTILITY	UNDER UTILITY	CLEARANCE
①	SAN INV. = 81.69	STM OBV. = 81.16	0.53m
②	WM INV. = 82.17	SAN OBV. = 81.15	1.02m
③	WM INV. = 82.18	STM OBV. = 81.15	1.03m
④	SAN INV. = 82.25	STM OBV. = 81.43	0.82m
⑤	WM INV. = 82.22	STM OBV. = 81.44	0.78m

NOTE: INVERTS/OBERTS ON CONCRETE PIPES ARE OUTSIDE DIAMETER

- LEGEND**
- PROPERTY LINE
 - PROPOSED CURB
 - PROPOSED DEPRESSED CURB
 - PROPOSED CAP
 - PROPOSED SANITARY SEWER C/W MANHOLE
 - PROPOSED STORM SEWER C/W MANHOLE
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED TRENCH DRAIN
 - PROPOSED ROOF DRAIN
 - PROPOSED INLET CONTROL DEVICE
 - PROPOSED SIAMESE CONNECTION
 - PROPOSED WATER MAIN
 - PROPOSED VALVE AND VALVE BOX
 - PROPOSED BUILDING ENTRANCE
 - DIRECTION OF FLOW
 - PROPOSED RETAINING WALL
 - PIPE CROSSING (REFER TO UTILITY CROSSING TABLE FOR CROSSING DETAILS)
 - PROPOSED TRANSFORMER PAD LOCATION
 - PROPOSED SWITCHGEAR PAD
 - PROPOSED GAS METER LOCATION
 - PROPOSED LIGHT STANDARD
 - PROPOSED SWALE
 - PROPOSED TERRACING
 - EXISTING UTILITY POLE C/W GUY WIRES
 - EXISTING WATERMAIN C/W WATER VALVE
 - EXISTING HYDRANT C/W VALVE & LEAD
 - EXISTING SANITARY MANHOLE & SEWER
 - EXISTING STORM MANHOLE & SEWER
 - EXISTING CATCHBASIN
 - EXISTING CATCHBASIN MANHOLE
 - EXISTING GAS MAIN
 - EXH
 - EXISTING OVERHEAD WIRES
 - EXISTING UNDERGROUND BELL LINE
 - EXISTING UNDERGROUND CONDUIT
 - EXISTING UNDERGROUND TRAFFIC LINE
 - EXISTING UNDERGROUND POWER LINE
 - EXISTING STREETLIGHT
 - EXISTING PARKING LINE PAINTING TO REMAIN
 - EXISTING PARKING LINE PAINTING TO BE REMOVED



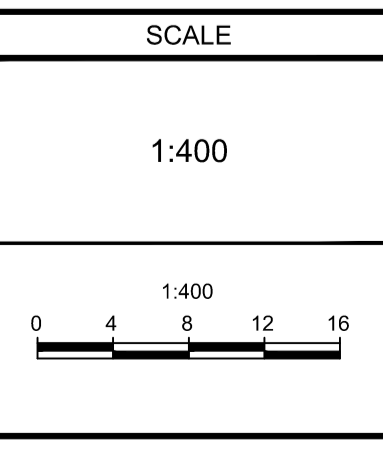
WAREHOUSE 1
 FOOTPRINT: 8,547m²
 FFE = 85.30

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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2.	ISSUED FOR SITE PLAN APPLICATION	MAR 5/21	MJH
1.	ISSUED FOR COORDINATION	MAR 01/21	MJH



DESIGN: MJH/ARM
 CHECKED: JLS
 DRAWN: MJH/ARM
 CHECKED: JLS
 APPROVED: MJH

FOR REVIEW ONLY

LICENCED PROFESSIONAL ENGINEER
 A.R. MESTWARP
 100201604
 PROVINCE OF ONTARIO

LICENCED PROFESSIONAL ENGINEER
 M.J. HREHORIAK
 100211256
 1/16/5/21
 PROVINCE OF ONTARIO

ALL SERVICE CONNECTIONS AND CATCHBASIN CONNECTIONS TO BE MADE PER CITY OF OTTAWA DETAIL S11

REFER TO 119067-ND FOR ADDITIONAL NOTES

LOCATION
 WALKLEY CONROY WAREHOUSES
 2020 WALKLEY ROAD, CITY OF OTTAWA

DRAWING NAME
 GENERAL PLAN OF SERVICES
 PHASE 1 - SOUTH

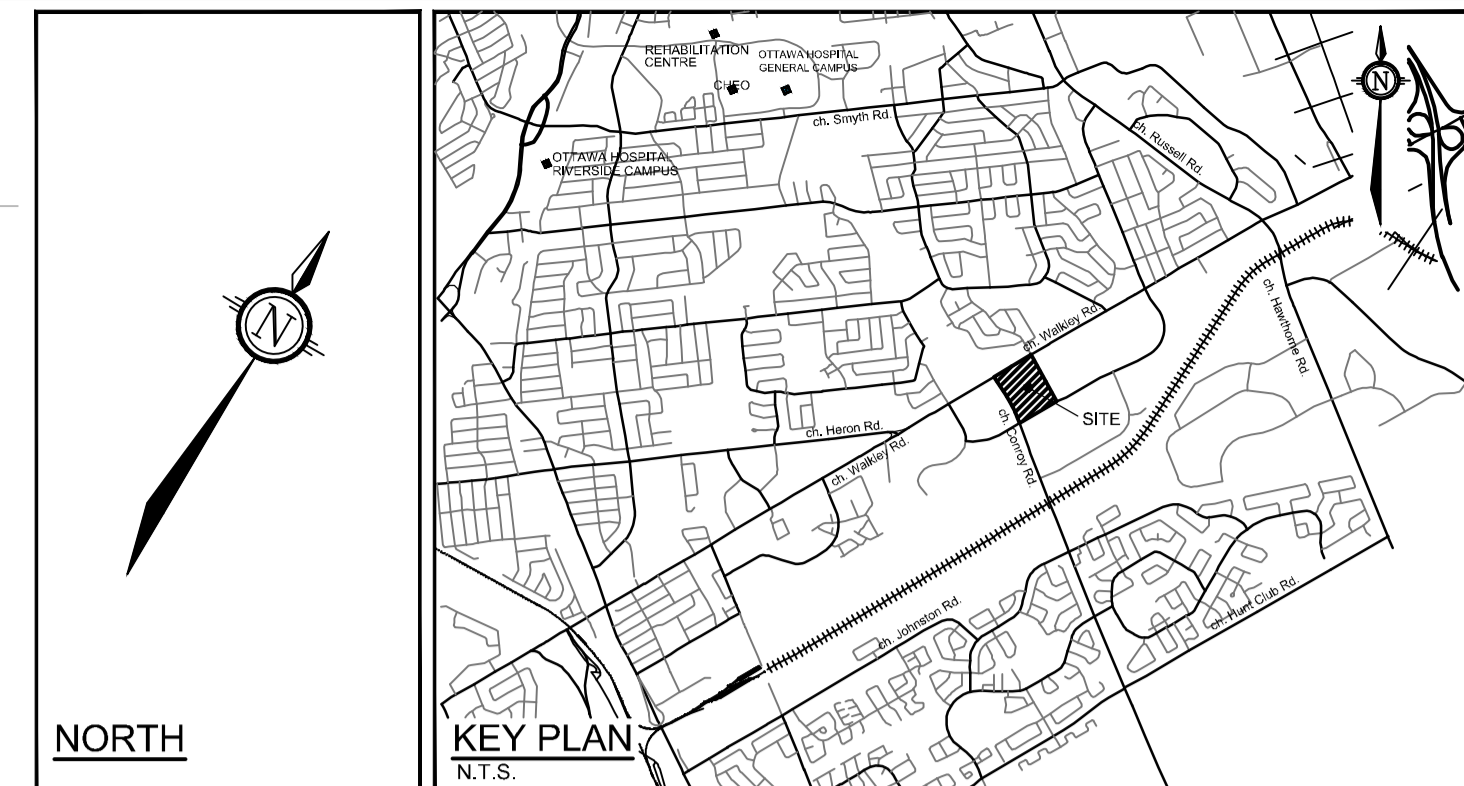
PROJECT No. 119067
 REV #2
 DRAWING No. 119067-GP1

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WAREHOUSE 2
FOOTPRINT: 8,500 m²
FFE=85.15

WAREHOUSE 1
FOOTPRINT: 8,547m²
FFE = 85.30



200mmØ WATERMAIN TABLE - ST. LAURENT BLVD.

STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
0+000.0	84.77	82.32	CONNECT TO EXISTING 300mmØ DI WM
0+022.0	84.77	82.37	CROSS OVER EXISTING 300mm SAN (1.02m CLEARANCE)
0+033.8	84.78	82.38	CROSS OVER EXISTING 600mm STM (1.03m CLEARANCE)
0+017.9	84.85	82.45	TEE CONNECTION TO PROPOSED 150mm HYDRANT LEAD
0+019.5	84.83	82.43	VALVE AND VALVE BOX
0+026.9	84.82	82.42	CROSS OVER PROPOSED 450mm STM (0.78m CLEARANCE)
0+037.7	85.24	82.69	CAP 1.0m FROM BUILDING WALL

TEMPEST LMF/MHF ICDS

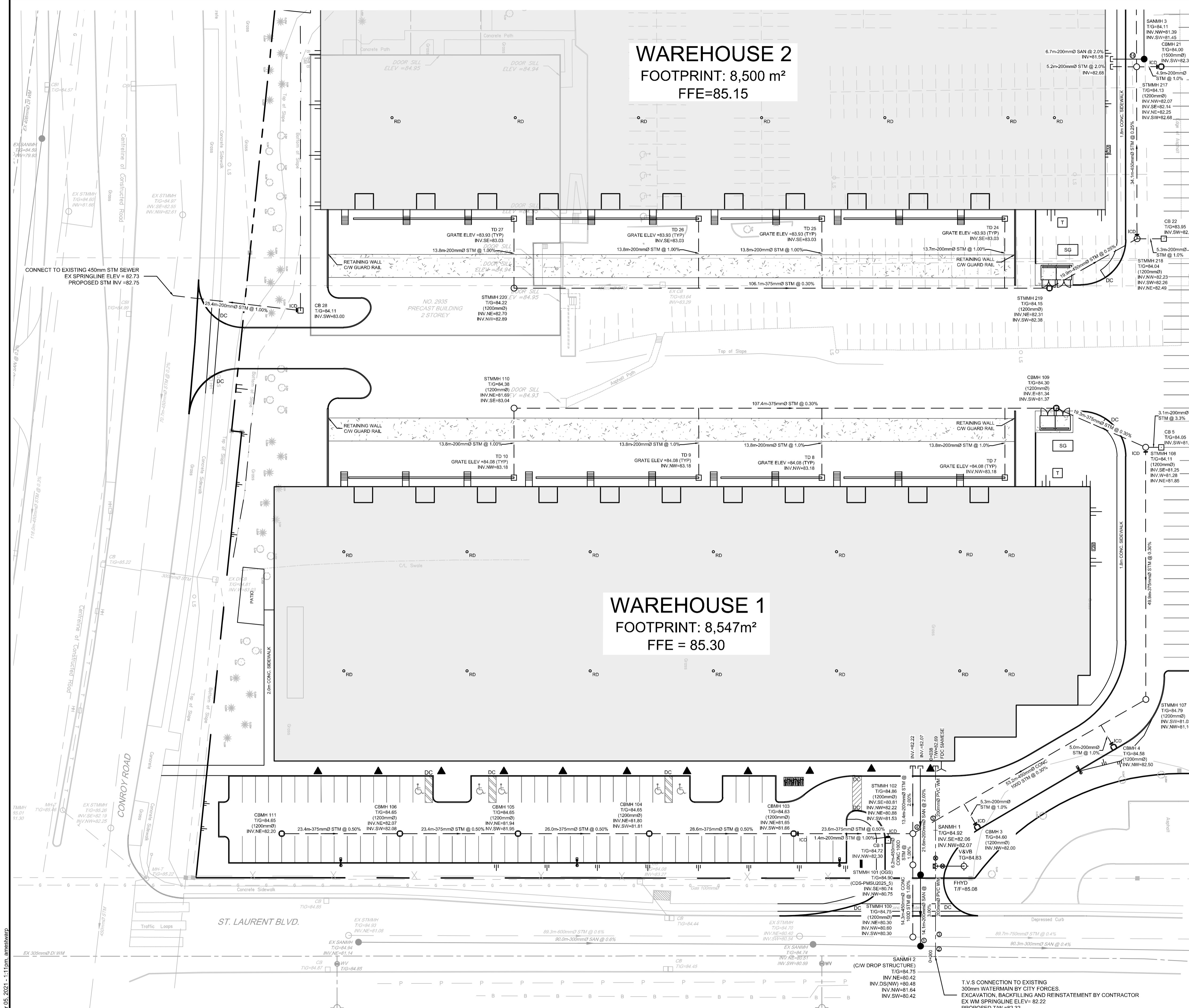
LOCATION	MODEL NO. / ORIFICE DIAMETER
CB 1	LMF 55
CBMH 3	LMF 55
CBMH 4	LMF 60
CBMH 103	LMF 100
STMMH 108	LMF 100
STMMH 218	83mm PLATE
CB 28	LMF 85

UTILITY CROSSING TABLE

NODE	OVER UTILITY	UNDER UTILITY	CLEARANCE
①	SAN INV. = 81.69	STM OBV. = 81.16	0.53m
②	WM INV. = 82.17	SAN OBV. = 81.15	1.02m
③	WM INV. = 82.18	STM OBV. = 81.15	1.03m
④	SAN INV. = 82.25	STM OBV. = 81.43	0.82m
⑤	YM INV. = 82.22	STM OBV. = 81.44	0.78m

NOTE: INVERTS/OBVERTS ON CONCRETE PIPES ARE OUTSIDE DIAMETER

- LEGEND**
- PROPERTY LINE
 - - - PROPOSED CURB
 - - - PROPOSED DERESSED CURB
 - [] PROPOSED CAP
 - PROPOSED SANITARY SEWER C/W MANHOLE
 - PROPOSED STORM SEWER C/W MANHOLE
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED CATCHBASIN
 - PROPOSED TRENCH DRAIN
 - PROPOSED ROOF DRAIN
 - PROPOSED INLET CONTROL DEVICE
 - PROPOSED SIAMSESE CONNECTION
 - PROPOSED WATER MAIN
 - PROPOSED HYDRANT c/w LEAD & VALVE
 - PROPOSED VALVE AND VALVE BOX
 - PROPOSED BUILDING ENTRANCE
 - DIRECTION OF FLOW
 - PROPOSED RETAINING WALL
 - PROPOSED PIPE CROSSING (REFER TO UTILITY CROSSING TABLE FOR CROSSING DETAILS)
 - PROPOSED TRANSFORMER PAD LOCATION
 - PROPOSED SWITCHGEAR PAD
 - PROPOSED GAS METER LOCATION
 - PROPOSED LIGHT STANDARD
 - PROPOSED SWALE
 - PROPOSED TERRACING
 - EXISTING UTILITY POLE C/W GUY WIRES
 - EXISTING WATERMAIN C/W WATER VALVE
 - EXISTING HYDRANT C/W VALVE & LEAD
 - EXISTING SANITARY MANHOLE & SEWER
 - EXISTING STORM MANHOLE & SEWER
 - EXISTING CATCHBASIN
 - EXISTING CATCHBASIN MANHOLE
 - EXISTING GAS MAIN
 - EXISTING OVERHEAD WIRES
 - EXISTING UNDERGROUND BELL LINE
 - EXISTING UNDERGROUND CONDUIT
 - EXISTING UNDERGROUND TRAFFIC LINE
 - EXISTING UNDERGROUND POWER LINE
 - EXISTING STREETLIGHT
 - EXISTING PARKING LINE PAINTING TO REMAIN
 - EXISTING PARKING LINE PAINTING TO BE REMOVED

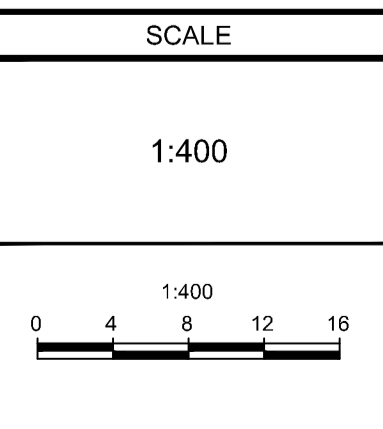


NOTE:
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Owner:
Manulife Ontario Property Portfolio Inc.
55 Metcalfe Street - Suite 1490
Ottawa, ON
M5G 2L5

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
2.	ISSUED FOR SITE PLAN APPLICATION	MAR 5/21	MJH
1.	ISSUED FOR COORDINATION	MAR 01/21	MJH



FOR REVIEW ONLY

DESIGN: MJH/ARM
CHECKED: JLS
DRAWN: MJH/ARM
CHECKED: JLS
APPROVED: MJH

A.R. WESTWARP
10021256
PROVINCE OF ONTARIO

M.J. HREHORAK
10021256
PROVINCE OF ONTARIO

ALL SERVICE CONNECTIONS AND CATCHBASIN CONNECTIONS TO BE MADE PER CITY OF OTTAWA DETAIL S11

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

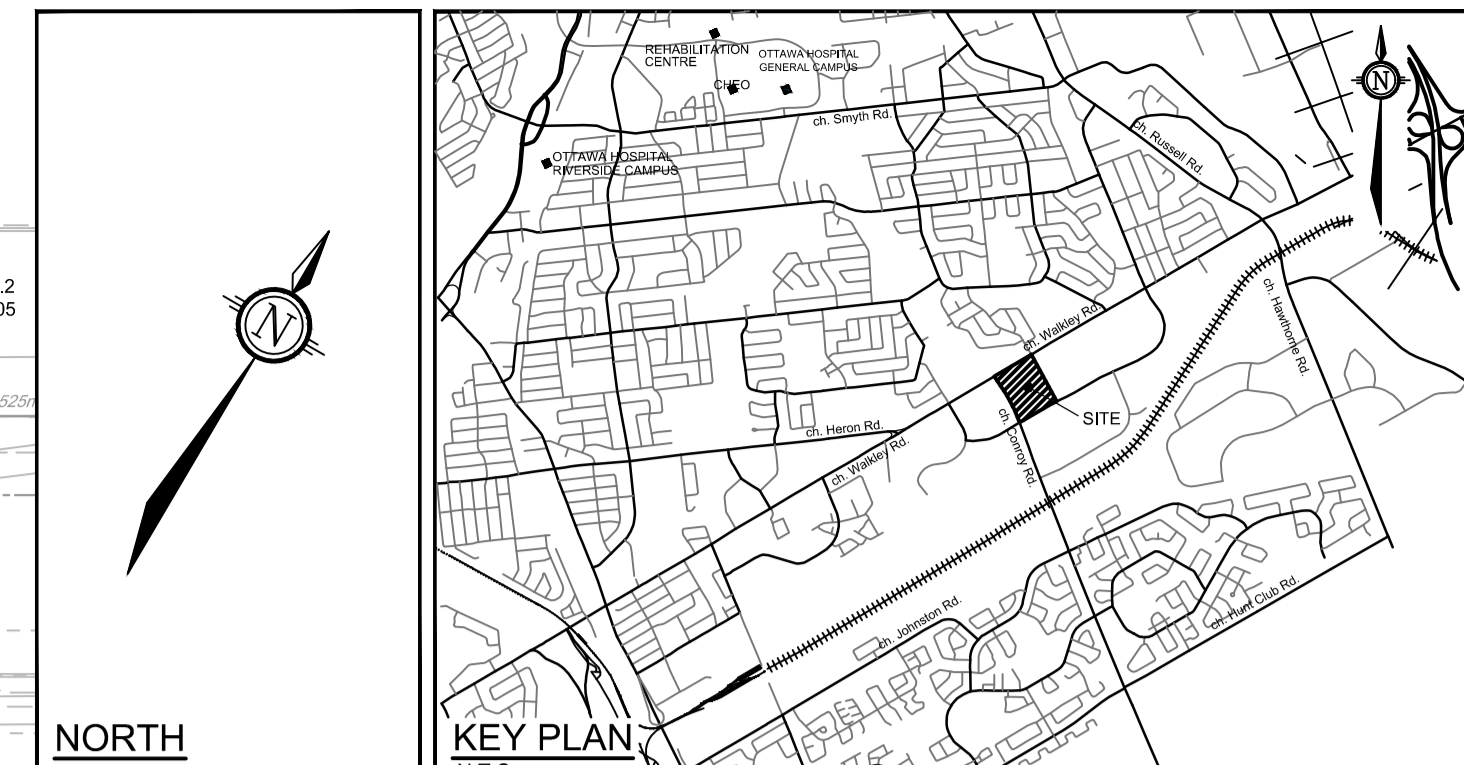
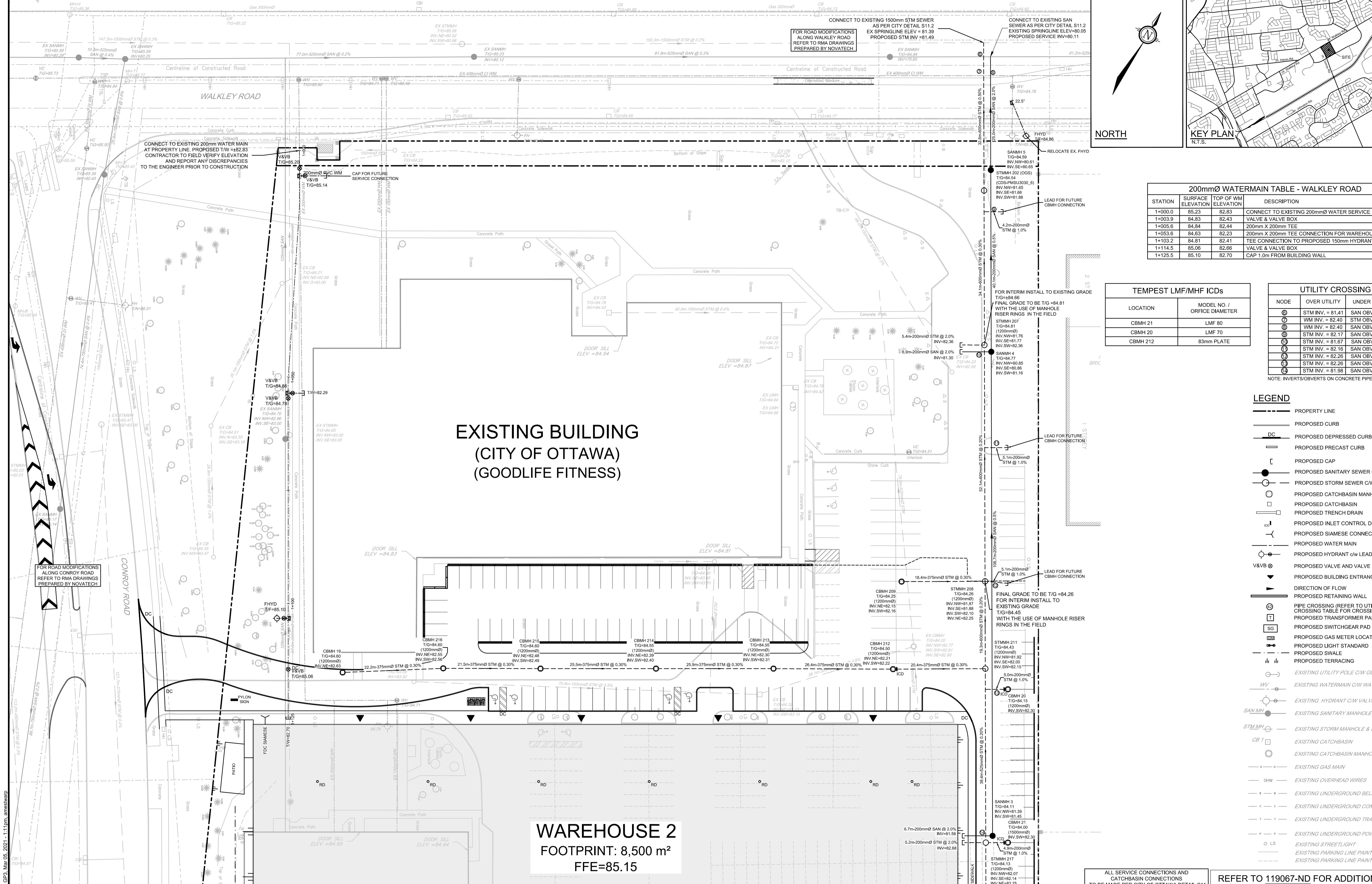
REFER TO 119067-ND FOR ADDITIONAL NOTES

LOCATION
WALKLEY CONROY WAREHOUSES
2020 WALKLEY ROAD, CITY OF OTTAWA

DRAWING NAME
GENERAL PLAN OF SERVICES
PHASE 2 - SOUTH

PROJECT No. 119067
REV #2
DRAWING No. 119067-GP2

M:\2019\119067\CAD\Design\119067-GP2.dwg, GP2, Mar 05, 2021 - 11:10am, amestwarp



200mmØ WATERMAIN TABLE - WALKLEY ROAD

STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
1+000.0	85.23	82.83	CONNECT TO EXISTING 200mmØ WATER SERVICE
1+003.9	84.83	82.43	VALVE & VALVE BOX
1+005.6	84.84	82.44	200mm X 200mm TEE
1+053.6	84.63	82.23	200mm X 200mm TEE CONNECTION FOR WAREHOUSE 3 SERVICE
1+103.2	84.81	82.41	TEE CONNECTION TO PROPOSED 150mm HYDRANT LEAD
1+114.5	85.08	82.66	VALVE & VALVE BOX
1+125.5	85.10	82.70	CAP 1.0m FROM BUILDING WALL

TEMPEST LMF/MHF ICDs

LOCATION	MODEL NO. / ORFICE DIAMETER
CBMH 21	LMF 80
CBMH 20	LMF 70
CBMH 212	83mm PLATE

UTILITY CROSSING TABLE

NODE	OVER UTILITY	UNDER UTILITY	CLEARANCE
①	STM INV. = 81.41	SAN OBV. = 80.41	1.0m
②	WM INV. = 82.40	STM OBV. = 82.23	0.17m
③	WM INV. = 82.40	SAN OBV. = 80.39	2.01m
④	STM INV. = 82.17	SAN OBV. = 80.90	1.27m
⑤	STM INV. = 81.67	SAN OBV. = 81.39	0.28m
⑥	STM INV. = 82.16	SAN OBV. = 81.17	0.99m
⑦	STM INV. = 82.26	SAN OBV. = 81.31	0.95m
⑧	STM INV. = 82.28	SAN OBV. = 81.43	0.85m
⑨	STM INV. = 81.99	SAN OBV. = 81.68	0.30m

NOTE: INVERTS/OBVERTS ON CONCRETE PIPES ARE OUTSIDE DIAMETER

- LEGEND**
- PROPERTY LINE
 - PROPOSED CURB
 - DC PROPOSED DEPRESSED CURB
 - PROPOSED PRECAST CURB
 - PROPOSED CAP
 - PROPOSED SANITARY SEWER C/W MANHOLE
 - PROPOSED STORM SEWER C/W MANHOLE
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED CATCHBASIN
 - PROPOSED TRENCH DRAIN
 - PROPOSED INLET CONTROL DEVICE
 - PROPOSED SIAMESE CONNECTION
 - PROPOSED WATER MAIN
 - PROPOSED HYDRANT c/w LEAD & VALVE
 - V&VB PROPOSED VALVE AND VALVE BOX
 - PROPOSED BUILDING ENTRANCE
 - DIRECTION OF FLOW
 - PROPOSED RETAINING WALL
 - PIPE CROSSING (REFER TO UTILITY CROSSING TABLE FOR CROSSING DETAILS)
 - PROPOSED TRANSFORMER PAD LOCATION
 - PROPOSED SWITCHGEAR PAD
 - PROPOSED GAS METER LOCATION
 - PROPOSED LIGHT STANDARD
 - PROPOSED SWALE
 - PROPOSED TERRACING
 - EXISTING UTILITY POLE C/W GUY WIRES
 - EXISTING WATERMAIN C/W WATER VALVE
 - EXISTING HYDRANT C/W VALVE & LEAD
 - EXISTING SANITARY MANHOLE & SEWER
 - EXISTING STORM MANHOLE & SEWER
 - EXISTING CATCHBASIN
 - EXISTING CATCHBASIN MANHOLE
 - EXISTING GAS MAIN
 - EXISTING OVERHEAD WIRES
 - EXISTING UNDERGROUND BELL LINE
 - EXISTING UNDERGROUND CONDUIT
 - EXISTING UNDERGROUND TRAFFIC LINE
 - EXISTING UNDERGROUND POWER LINE
 - EXISTING STREETLIGHT
 - EXISTING PARKING LINE PAINTING TO REMAIN
 - EXISTING PARKING LINE PAINTING TO BE REMOVED

**EXISTING BUILDING
(CITY OF OTTAWA)
(GOODLIFE FITNESS)**

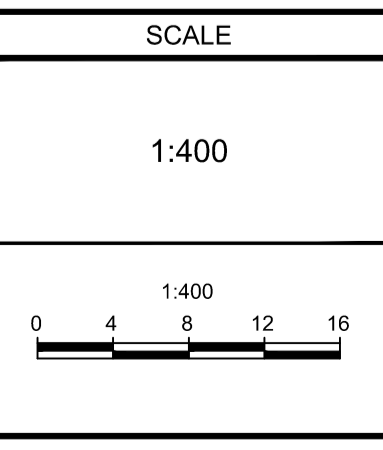
**WAREHOUSE 2
FOOTPRINT: 8,500 m²
FFE=85.15**

NOTE:
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Owner:
Manulife Ontario Property Portfolio Inc.
55 Metcalfe Street - Suite 1490
Ottawa, ON
M5G 2L5

**NOT FOR
CONSTRUCTION**

No.	REVISION	DATE	BY
2.	ISSUED FOR SITE PLAN APPLICATION	MAR 5/21	MJH
1.	ISSUED FOR COORDINATION	MAR 01/21	MJH



DESIGN	MJH/ARM
CHECKED	JLS
DRAWN	MJH/ARM
CHECKED	JLS
APPROVED	MJH

FOR REVIEW ONLY

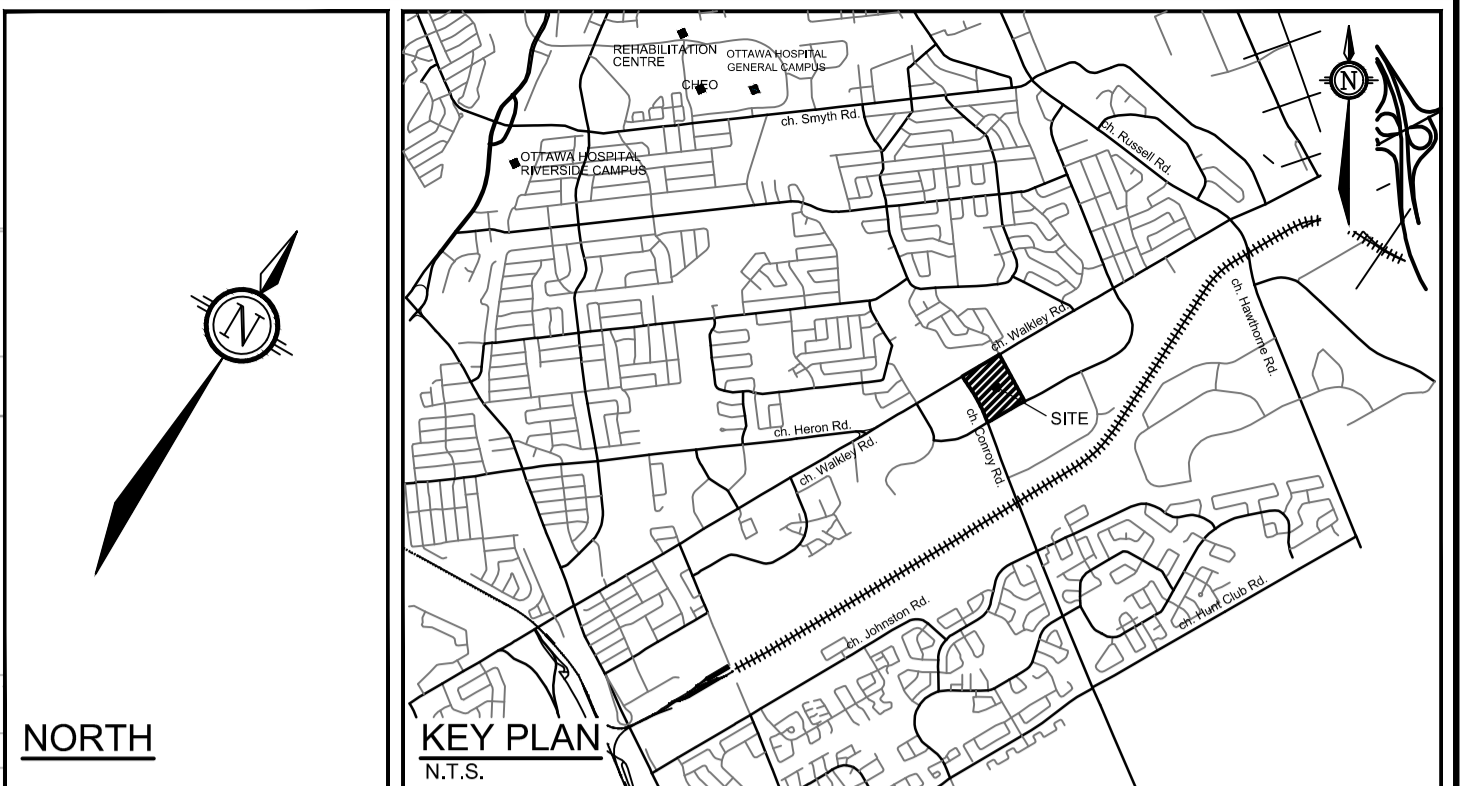
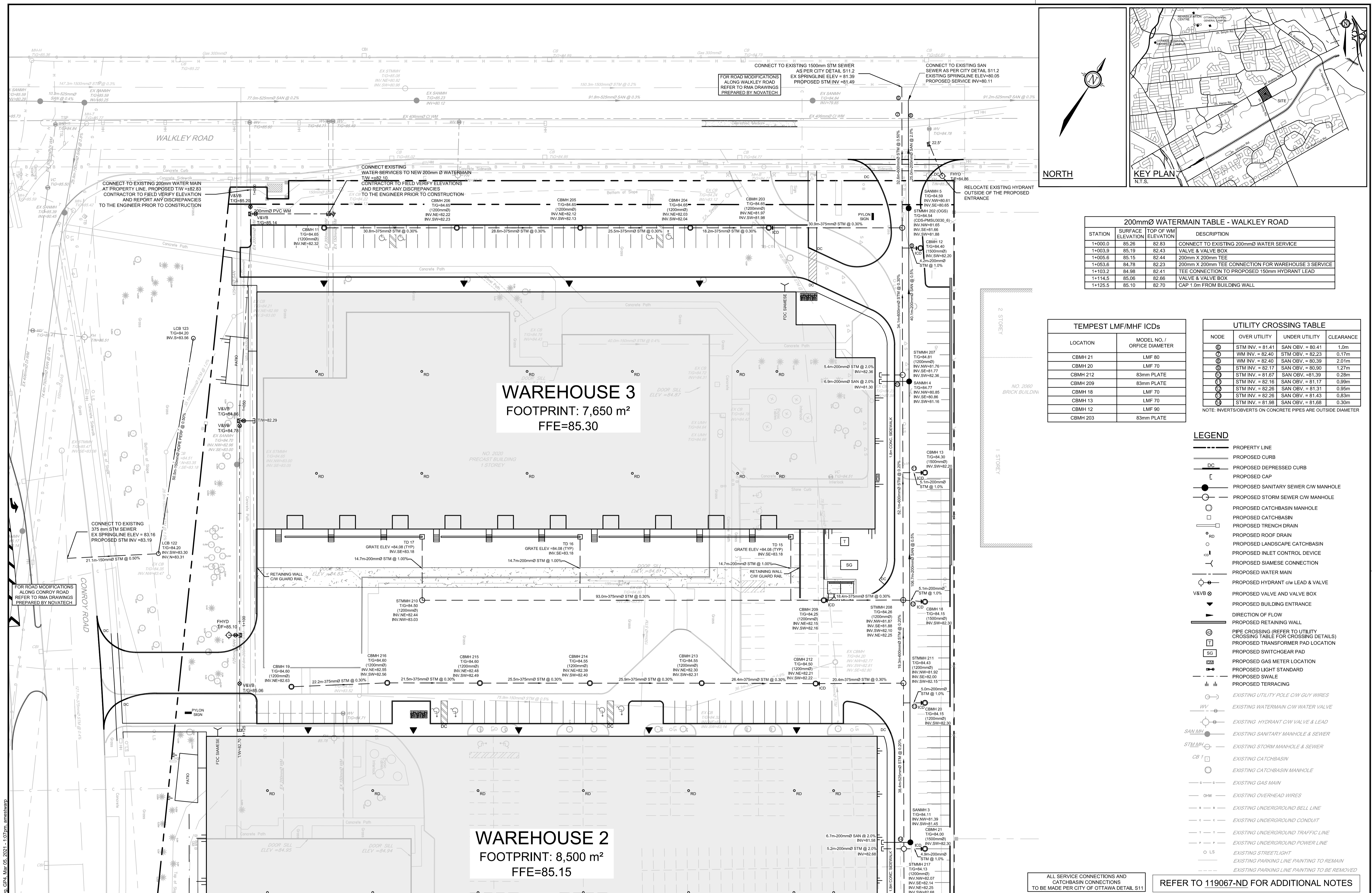
ALL SERVICE CONNECTIONS AND CATCHBASIN CONNECTIONS TO BE MADE PER CITY OF OTTAWA DETAIL S11

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1R6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

REFER TO 119067-ND FOR ADDITIONAL NOTES

LOCATION	WALKLEY CONROY WAREHOUSES 2020 WALKLEY ROAD, CITY OF OTTAWA
DRAWING NAME	GENERAL PLAN OF SERVICES PHASE 2 - NORTH
PROJECT NO.	119067
REV	REV #2
DRAWING NO.	119067-GP3

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200mmØ WATERMAIN TABLE - WALKLEY ROAD			
STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
+1000.0	85.26	82.83	CONNECT TO EXISTING 200mmØ WATER SERVICE
+1003.9	85.19	82.43	VALVE & VALVE BOX
+1005.6	85.15	82.44	200mm X 200mm TEE
+1005.6	84.78	82.23	200mm X 200mm TEE CONNECTION FOR WAREHOUSE 3 SERVICE
+103.2	84.98	82.41	TEE CONNECTION TO PROPOSED 150mm HYDRANT LEAD
+114.5	85.06	82.66	VALVE & VALVE BOX
+125.5	85.10	82.70	CAP 1.0m FROM BUILDING WALL

TEMPEST LMF/MHF ICDs	
LOCATION	MODEL NO. / OFFICE DIAMETER
CBMH 21	LMF 80
CBMH 20	LMF 70
CBMH 212	83mm PLATE
CBMH 209	83mm PLATE
CBMH 18	LMF 70
CBMH 13	LMF 70
CBMH 12	LMF 90
CBMH 203	83mm PLATE

UTILITY CROSSING TABLE			
NODE	OVER UTILITY	UNDER UTILITY	CLEARANCE
①	STM INV. = 81.41	SAN OBV. = 80.41	1.0m
②	WM INV. = 82.40	STM OBV. = 82.23	0.17m
③	WM INV. = 82.40	SAN OBV. = 80.39	2.01m
④	STM INV. = 82.17	SAN OBV. = 80.90	1.27m
⑤	STM INV. = 81.67	SAN OBV. = 81.39	0.28m
⑥	STM INV. = 82.16	SAN OBV. = 81.17	0.99m
⑦	STM INV. = 82.26	SAN OBV. = 81.31	0.95m
⑧	STM INV. = 82.26	SAN OBV. = 81.43	0.83m
⑨	STM INV. = 81.98	SAN OBV. = 81.68	0.30m

NOTE: INVERTS/OBERTS ON CONCRETE PIPES ARE OUTSIDE DIAMETER

- LEGEND**
- PROPERTY LINE
 - - - PROPOSED CURB
 - DC PROPOSED DEPRESSED CURB
 - [] PROPOSED CAP
 - PROPOSED SANITARY SEWER C/W MANHOLE
 - PROPOSED STORM SEWER C/W MANHOLE
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED TRENCH DRAIN
 - PROPOSED ROOF DRAIN
 - PROPOSED LANDSCAPE CATCHBASIN
 - PROPOSED INLET CONTROL DEVICE
 - PROPOSED SIAMESE CONNECTION
 - PROPOSED WATER MAIN
 - PROPOSED HYDRANT c/w LEAD & VALVE
 - V&V ○ PROPOSED VALVE AND VALVE BOX
 - PROPOSED BUILDING ENTRANCE
 - ▲ DIRECTION OF FLOW
 - PROPOSED RETAINING WALL
 - ⊕ PIPE CROSSING (REFER TO UTILITY CROSSING TABLE FOR CROSSING DETAILS)
 - T PROPOSED TRANSFORMER PAD LOCATION
 - SG PROPOSED SWITCHGEAR PAD
 - PROPOSED GAS METER LOCATION
 - PROPOSED LIGHT STANDARD
 - PROPOSED SWALE
 - || PROPOSED TERRACING
 - EXISTING UTILITY POLE C/W GUY WIRES
 - EXISTING WATERMAIN C/W WATER VALVE
 - EXISTING HYDRANT C/W VALVE & LEAD
 - EXISTING SANITARY MANHOLE & SEWER
 - EXISTING STORM MANHOLE & SEWER
 - EXISTING CATCHBASIN
 - EXISTING CATCHBASIN MANHOLE
 - EXISTING GAS MAIN
 - EXISTING OVERHEAD WIRES
 - EXISTING UNDERGROUND BELL LINE
 - EXISTING UNDERGROUND CONDUIT
 - EXISTING UNDERGROUND TRAFFIC LINE
 - EXISTING UNDERGROUND POWER LINE
 - EXISTING STREETLIGHT
 - EXISTING PARKING LINE PAINTING TO REMAIN
 - EXISTING PARKING LINE PAINTING TO BE REMOVED

WAREHOUSE 3
FOOTPRINT: 7,650 m²
FFE=85.30

WAREHOUSE 2
FOOTPRINT: 8,500 m²
FFE=85.15

NOTE:
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Owner:
Manulife Ontario Property Portfolio Inc.
55 Metcalfe Street - Suite 1490
Ottawa, ON
M5G 2L5

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
2.	ISSUED FOR SITE PLAN APPLICATION	MAR 5/21	MJH
1.	ISSUED FOR COORDINATION	MAR 01/21	MJH

SCALE	
1:400	
1:400	

DESIGN: MJH/ARM
CHECKED: JLS
DRAWN: MJH/ARM
CHECKED: JLS
APPROVED: MJH

FOR REVIEW ONLY

PROFESSIONAL ENGINEER
A.R. MESTWARP
100201604
MARCH 5/21
PROVINCE OF ONTARIO

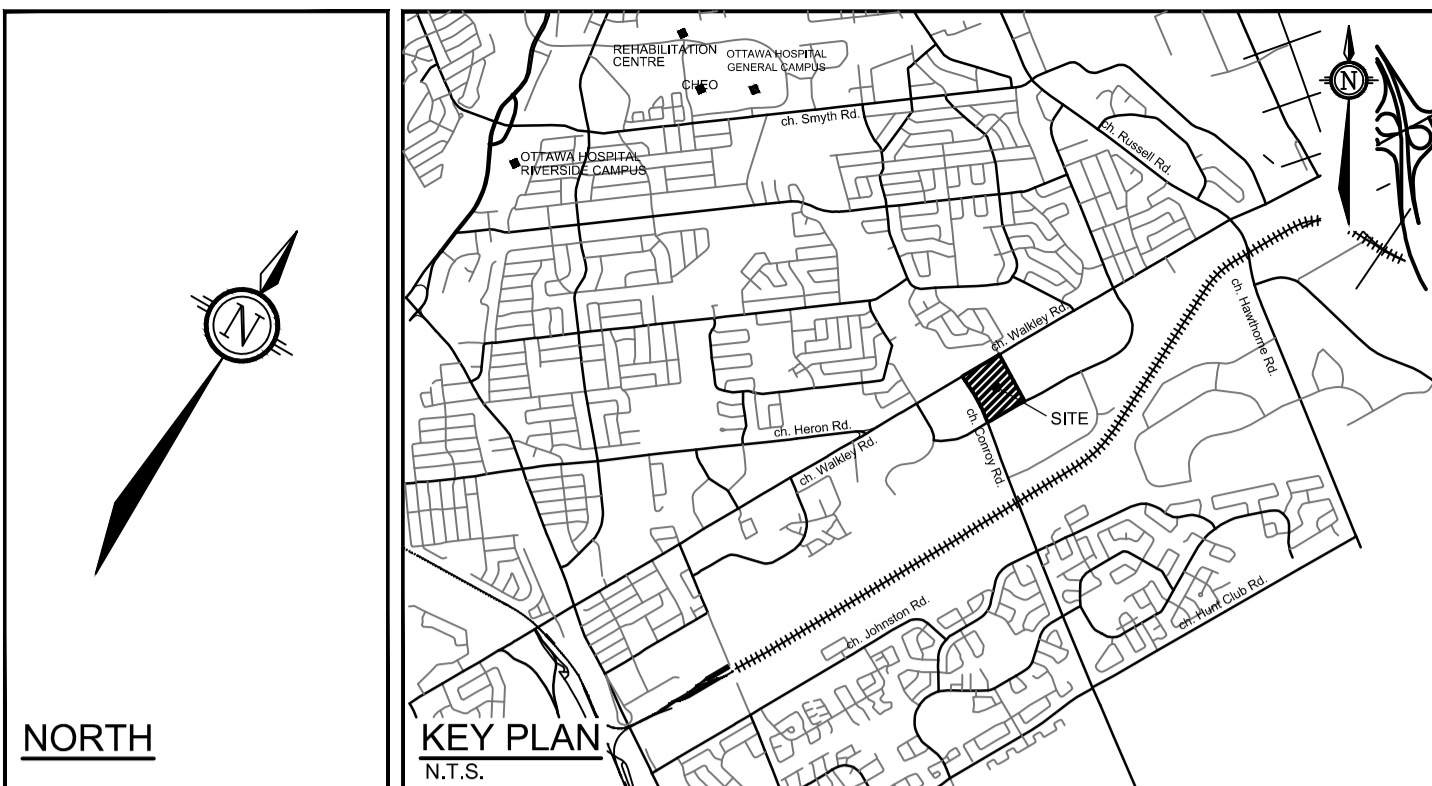
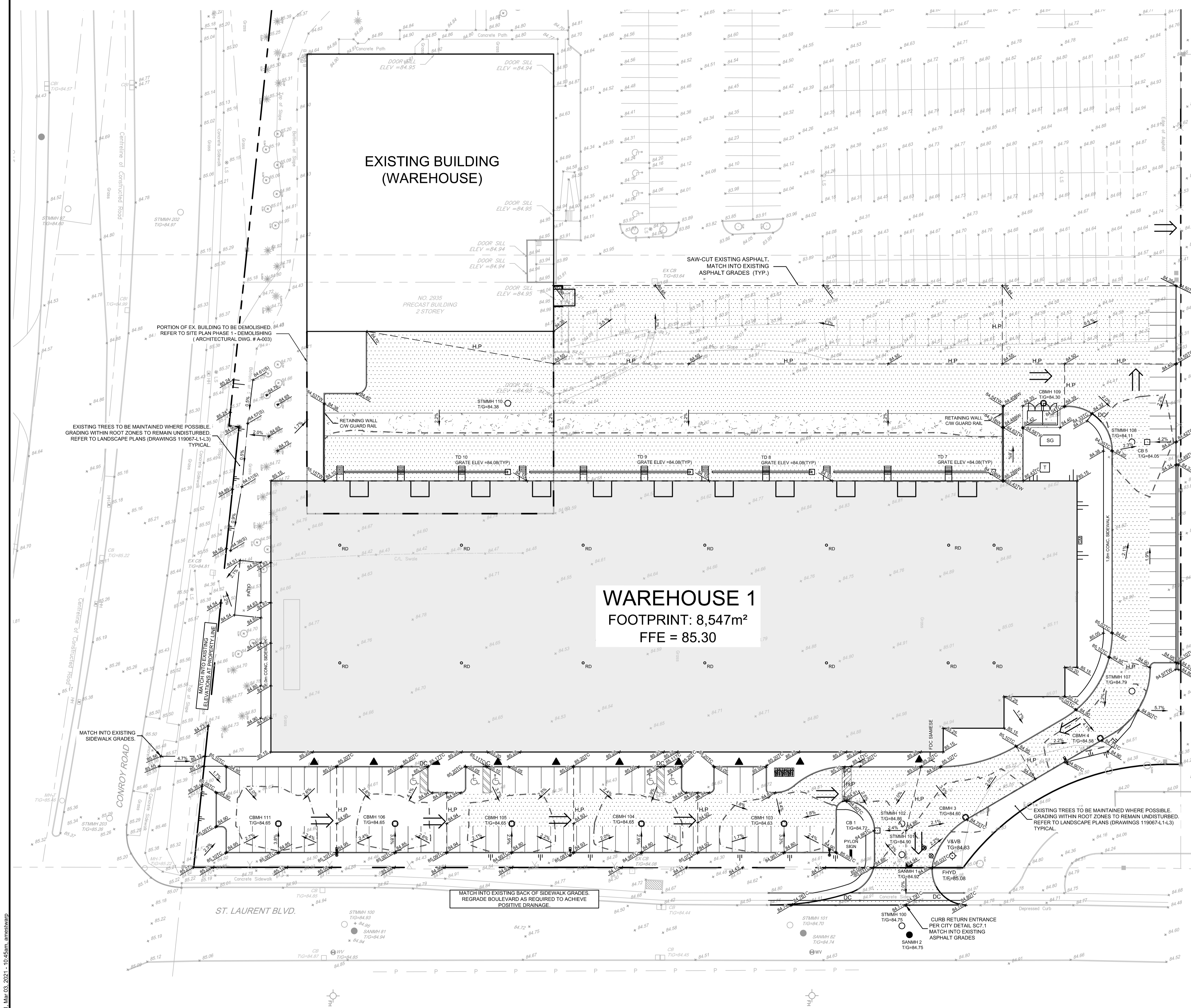
PROFESSIONAL ENGINEER
M. HREHORIAK
100211256
MARCH 5/21
PROVINCE OF ONTARIO

ALL SERVICE CONNECTIONS AND CATCHBASIN CONNECTIONS TO BE MADE PER CITY OF OTTAWA DETAIL S11

REFER TO 119067-ND FOR ADDITIONAL NOTES

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1R6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION	
WALKLEY CONROY WAREHOUSES 2020 WALKLEY ROAD, CITY OF OTTAWA	
DRAWING NAME	
GENERAL PLAN OF SERVICES PHASE 3	
PROJECT No.	119067
REV	REV #2
DRAWING No.	119067-GP4



- LEGEND**
- PROPERTY LINE
 - PROPOSED ELEVATION
 - PROPOSED SWALE ELEVATION
 - PROPOSED TOP OF WALL ELEVATION
 - PROPOSED BOTTOM OF WALL ELEVATION
 - PROPOSED TOP OF CURB ELEVATION
 - EXISTING ELEVATION
 - PROPOSED BUILDING ENTRANCE
 - DIRECTION OF MAJOR OVERLAND FLOW
 - PROPOSED SAN MANHOLE
 - PROPOSED STORM MANHOLE
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED CATCHBASIN
 - PROPOSED TRENCH DRAIN
 - PROPOSED ROOF DRAIN
 - PROPOSED FIRE HYDRANT
 - V&VB --- PROPOSED VALVE AND VALVE BOX
 - PROPOSED RETAINING WALL
 - H.P. --- PROPOSED HIGH POINT
 - PROPOSED CURB
 - DC --- PROPOSED DEPRESSED CURB
 - PROPOSED SWALE AND DIRECTION OF FLOW
 - TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
 - 2.0% --- SLOPE AND DIRECTION
 - PROPOSED SITE LIGHTING (REFER TO ARCHITECTURAL DRAWINGS)
 - T --- PROPOSED TRANSFORMER PAD LOCATION
 - SG --- PROPOSED SWITCHGEAR PAD
 - PROPOSED GAS METER LOCATION
 - 100-YR PONDING LIMITS
 - EXISTING UTILITY POLE C/W GUY WIRES
 - EXISTING WATER VALVE
 - EXISTING HYDRANT
 - SAN MH --- EXISTING SANITARY MANHOLE
 - STM MH --- EXISTING STORM MANHOLE
 - EXISTING CATCHBASIN MANHOLE
 - EXISTING CATCHBASIN
 - X --- EXISTING FENCE
 - OHW --- EXISTING OVERHEAD WIRES
 - LS --- EXISTING STREETLIGHT
 - EXISTING PARKING LINE PAINTING TO REMAIN
 - EXISTING PARKING LINE PAINTING TO BE REMOVED

REFER TO 119067-ND FOR ADDITIONAL NOTES

NOTE:
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Owner:
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55 Metcalfe Street - Suite 1490
Ottawa, ON
M5G 2L5

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No.	REVISION	DATE	BY
2.	ISSUED FOR SITE PLAN APPLICATION	MAR 5/21	MJH
1.	ISSUED FOR COORDINATION	MAR 01/21	MJH

SCALE
1:400
0 4 8 12 16

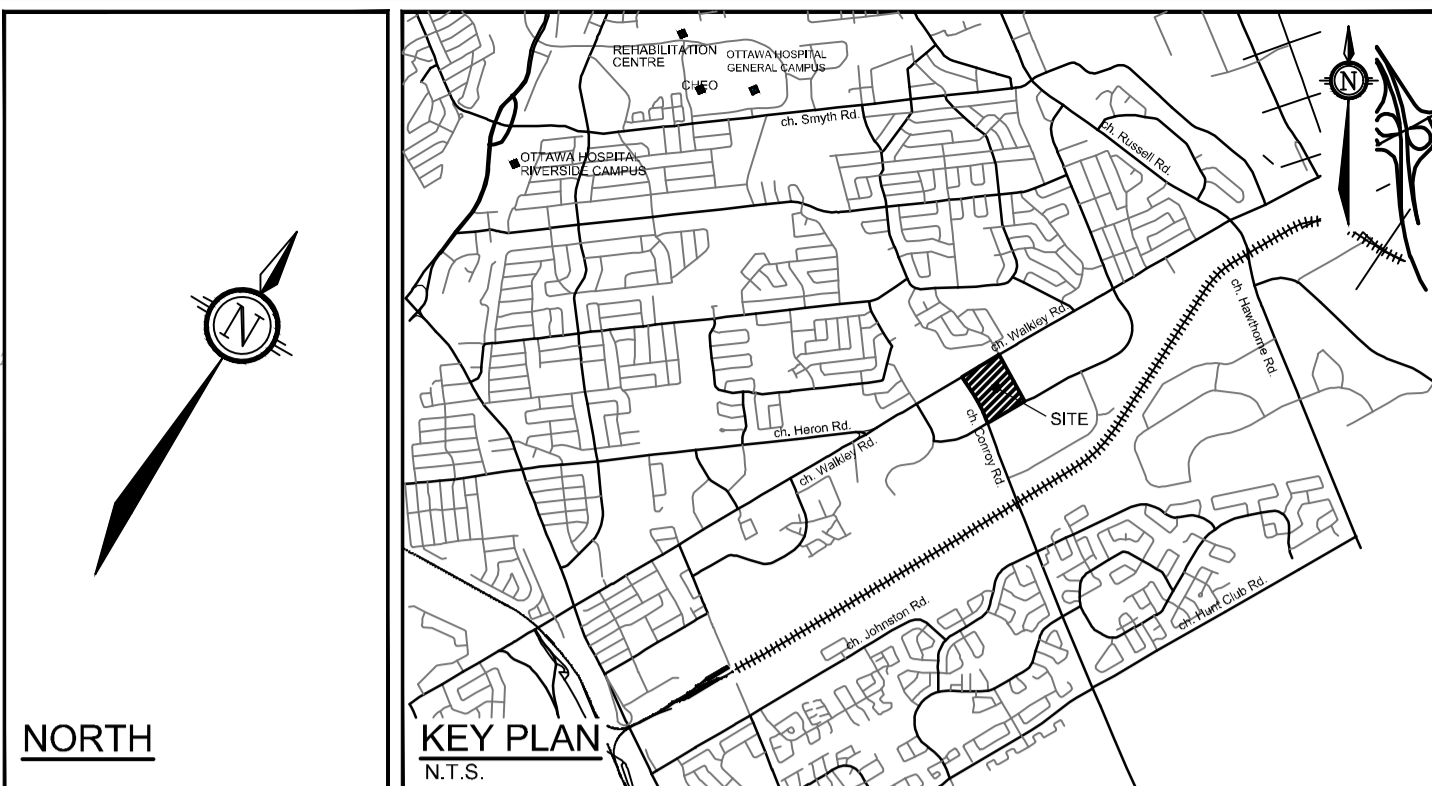
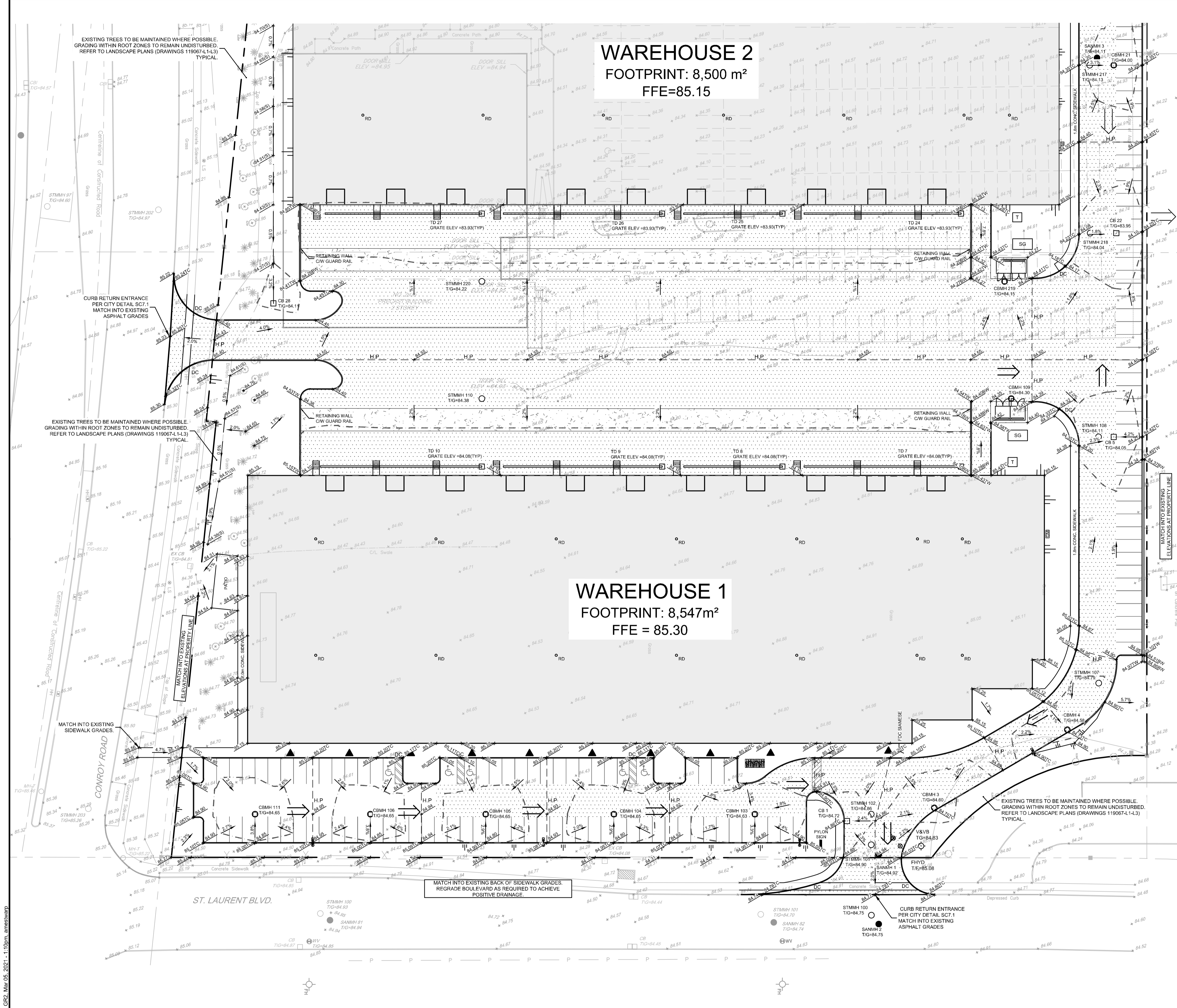
DESIGN	DESIGNER
MJH/ARM	MJH
CHECKED	JLS
DRAWN	MJH/ARM
CHECKED	JLS
APPROVED	MJH

FOR REVIEW ONLY

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Ottawa, Ontario, Canada K2M 1R6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION		PROJECT No.
WALKLEY CONROY WAREHOUSES 2020 WALKLEY ROAD, CITY OF OTTAWA		119067
DRAWING NAME		REV
GRADING PLAN PHASE 1 - SOUTH		REV #2
DRAWING No.		119067-GR1

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LEGEND

	PROPERTY LINE
	PROPOSED ELEVATION
	PROPOSED SWALE ELEVATION
	PROPOSED TOP OF WALL ELEVATION
	PROPOSED BOTTOM OF WALL ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	EXISTING ELEVATION
	PROPOSED BUILDING ENTRANCE
	DIRECTION OF MAJOR OVERLAND FLOW
	PROPOSED SAN MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CATCHBASIN MANHOLE
	PROPOSED TRENCH DRAIN
	PROPOSED ROOF DRAIN
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE AND VALVE BOX
	PROPOSED RETAINING WALL
	PROPOSED HIGH POINT
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED SWALE AND DIRECTION OF FLOW (UNLESS OTHERWISE INDICATED)
	TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
	SLOPE AND DIRECTION
	PROPOSED SITE LIGHTING (REFER TO ARCHITECTURAL DRAWINGS)
	PROPOSED TRANSFORMER PAD LOCATION
	PROPOSED SWITCHGEAR PAD
	PROPOSED GAS METER LOCATION
	EXISTING UTILITY POLE C/W GUY WIRES
	EXISTING WATER VALVE
	EXISTING HYDRANT
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING CATCHBASIN MANHOLE
	EXISTING CATCHBASIN
	EXISTING FENCE
	EXISTING OVERHEAD WIRES
	EXISTING STREETLIGHT
	EXISTING PARKING LINE PAINTING TO REMAIN
	EXISTING PARKING LINE PAINTING TO BE REMOVED

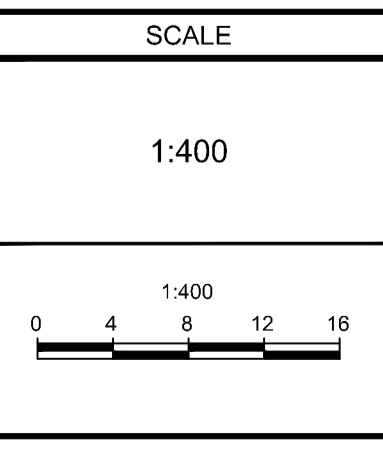
REFER TO 119067-ND FOR ADDITIONAL NOTES

NOTE:
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M5G 2L5

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2.	ISSUED FOR SITE PLAN APPLICATION	MAR 5/21	MJH
1.	ISSUED FOR COORDINATION	MAR 01/21	MJH



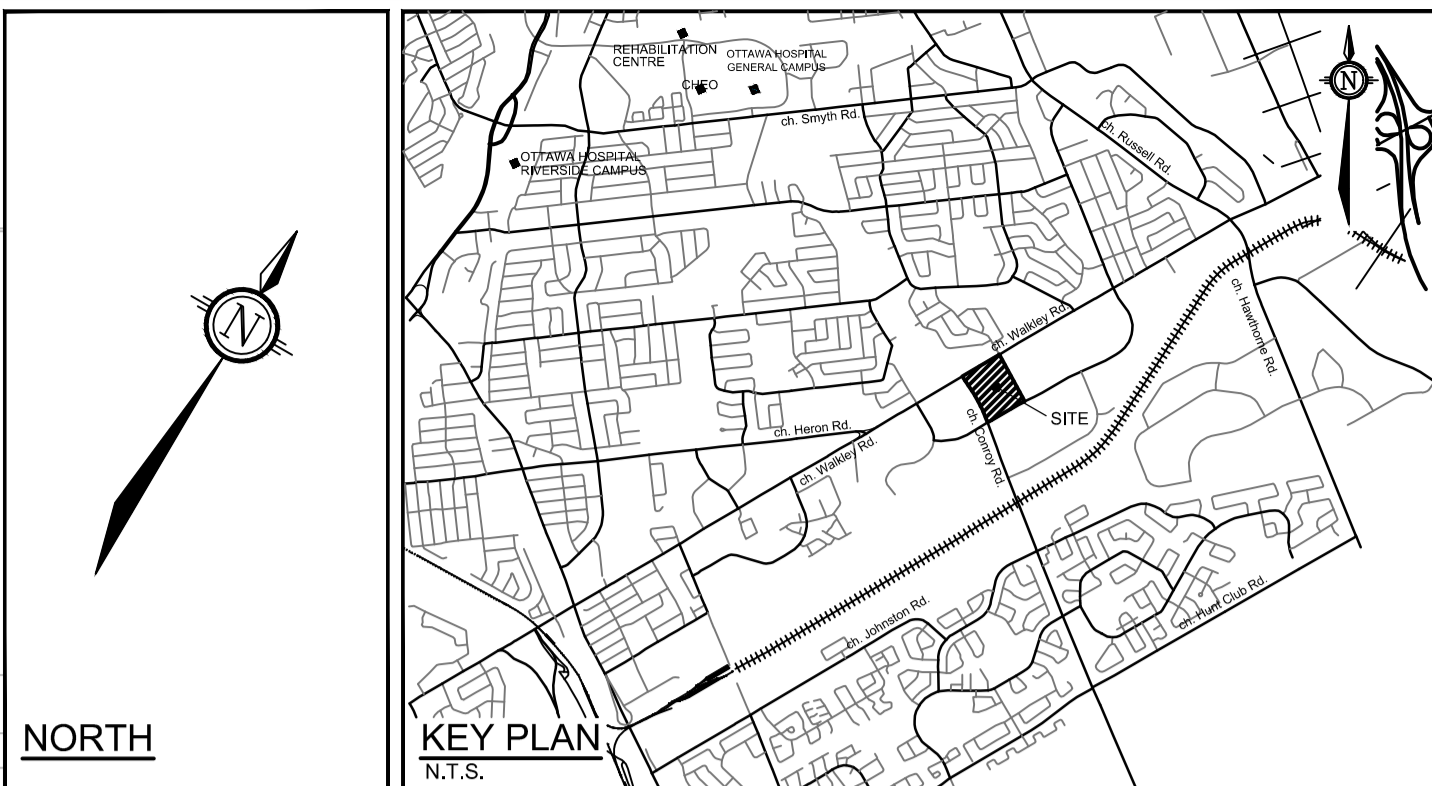
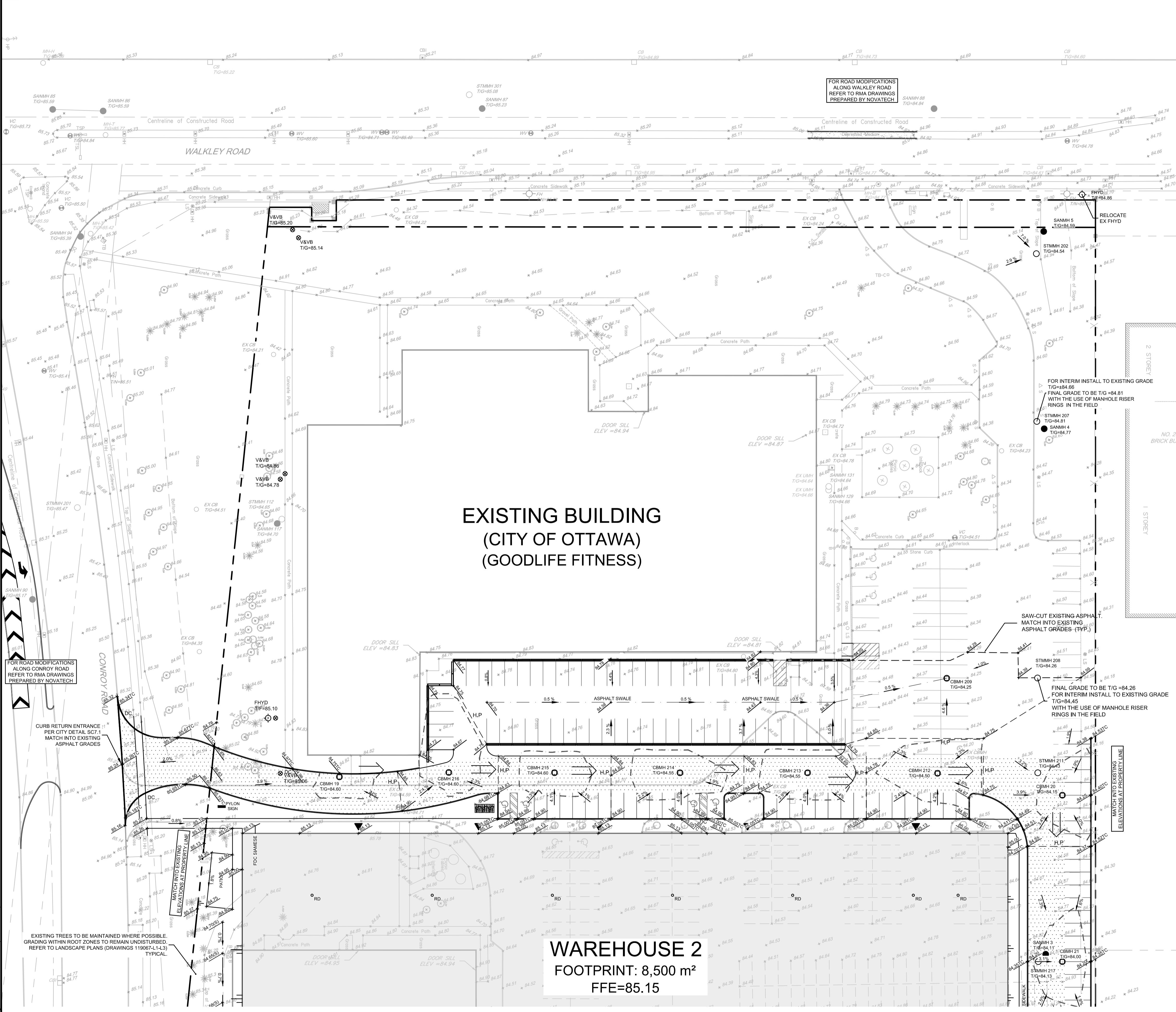
DESIGN	MJH/ARM
CHECKED	JLS
DRAWN	MJH/ARM
CHECKED	JLS
APPROVED	MJH

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Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION WALKLEY CONROY WAREHOUSES 2020 WALKLEY ROAD, CITY OF OTTAWA	
DRAWING NAME GRADING PLAN PHASE 2 - SOUTH	PROJECT No. 119067
	REV #2 REV #1
	DRAWING No. 119067-GR2

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LEGEND

---	PROPERTY LINE
x 77.50	PROPOSED ELEVATION
x 76.35(S)	PROPOSED SWALE ELEVATION
x 76.35(TV)	PROPOSED TOP OF WALL ELEVATION
x 76.35(B)	PROPOSED BOTTOM OF WALL ELEVATION
x 76.35(C)	PROPOSED TOP OF CURB ELEVATION
x 75.45	EXISTING ELEVATION
▲	PROPOSED BUILDING ENTRANCE
←	DIRECTION OF MAJOR OVERLAND FLOW
●	PROPOSED SAN MANHOLE
○	PROPOSED STORM MANHOLE
○	PROPOSED CATCHBASIN MANHOLE
□	PROPOSED CATCHBASIN
—	PROPOSED TRENCH DRAIN
○	PROPOSED ROOF DRAIN
○	PROPOSED FIRE HYDRANT
V&VB	PROPOSED VALVE AND VALVE BOX
H.P.	PROPOSED HIGH POINT
DC	PROPOSED CURB
DC	PROPOSED DEPRESSED CURB
DC	PROPOSED PRECAST CURB
—	PROPOSED SWALE AND DIRECTION OF FLOW
	TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
2.0%	SLOPE AND DIRECTION
○	PROPOSED SITE LIGHTING (REFER TO ARCHITECTURAL DRAWINGS)
□	PROPOSED TRANSFORMER PAD LOCATION
SG	PROPOSED SWITCHGEAR PAD
GM	PROPOSED GAS METER LOCATION
---	100-YR PONDING LIMITS
○	EXISTING UTILITY POLE C/W GUY WIRES
WV	EXISTING WATER VALVE
○	EXISTING HYDRANT
SAN MH	EXISTING SANITARY MANHOLE
STM MH	EXISTING STORM MANHOLE
○	EXISTING CATCHBASIN MANHOLE
CB	EXISTING CATCHBASIN
X	EXISTING FENCE
OHW	EXISTING OVERHEAD WIRES
○ LS	EXISTING STREETLIGHT
---	EXISTING PARKING LINE PAINTING TO REMAIN
---	EXISTING PARKING LINE PAINTING TO BE REMOVED

**EXISTING BUILDING
(CITY OF OTTAWA)
(GOODLIFE FITNESS)**

**WAREHOUSE 2
FOOTPRINT: 8,500 m²
FFE=85.15**

**NOT FOR
CONSTRUCTION**

NOTE:
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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:
Manulife Ontario Property Portfolio Inc.
55 Metcalfe Street - Suite 1490
Ottawa, ON
M5G 2L5

No.	REVISION	DATE	BY
2.	ISSUED FOR SITE PLAN APPLICATION	MAR 5/21	MJH
1.	ISSUED FOR COORDINATION	MAR 01/21	MJH

DESIGN	SCALE
MJH/ARM	1:400
JLS	1:400
MJH/ARM	1:400
JLS	1:400
MJH	1:400

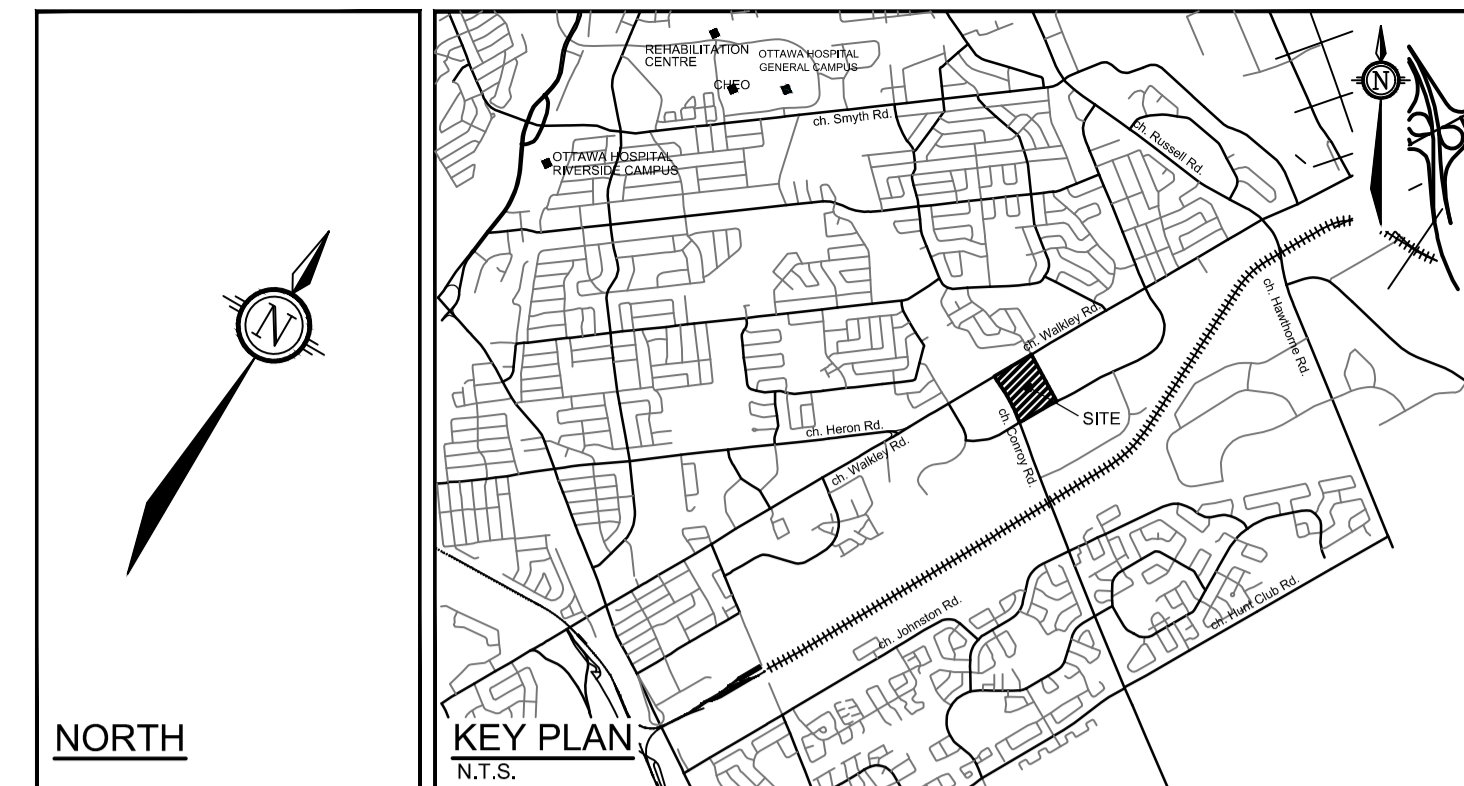
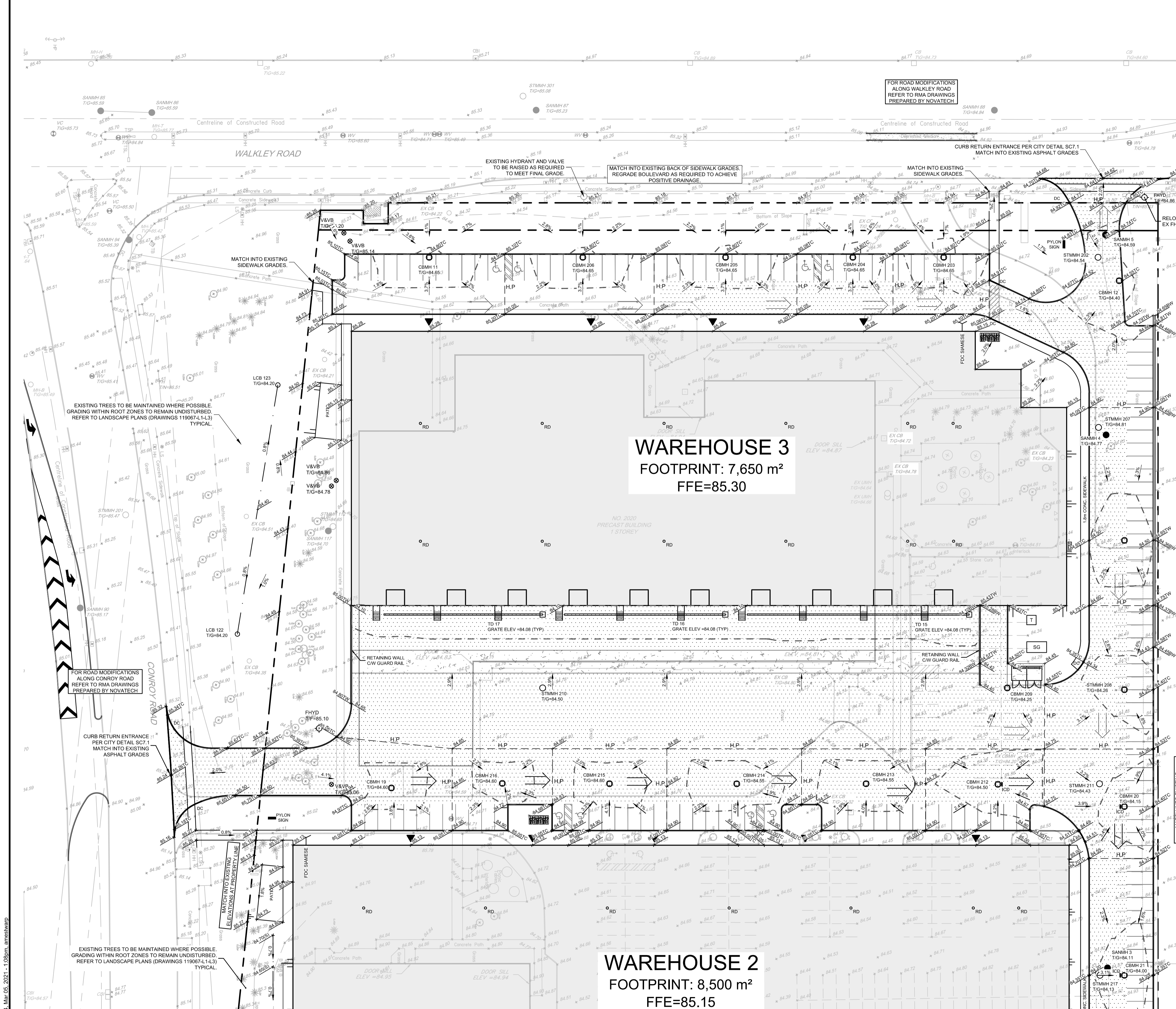
FOR REVIEW ONLY

PROFESSIONAL ENGINEER
A.R. MESTWARP
100201604
MARCH 5/21
PROVINCE OF ONTARIO

PROFESSIONAL ENGINEER
M.J. HREHORIAK
100211256
MARCH 5/21
PROVINCE OF ONTARIO

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1R6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION WALKLEY CONROY WAREHOUSES 2020 WALKLEY ROAD, CITY OF OTTAWA	
DRAWING NAME GRADING PLAN PHASE 2 - NORTH	PROJECT No. 119067
	REV REV #2
	DRAWING No. 119067-GR3



LEGEND

- PROPERTY LINE
- 77.50 PROPOSED ELEVATION
- 76.35(S) PROPOSED SWALE ELEVATION
- 76.35(TW) PROPOSED TOP OF WALL ELEVATION
- 76.35(BW) PROPOSED BOTTOM OF WALL ELEVATION
- 76.35(C) PROPOSED TOP OF CURB ELEVATION
- 76.45 EXISTING ELEVATION
- PROPOSED BUILDING ENTRANCE
- DIRECTION OF MAJOR OVERLAND FLOW
- PROPOSED SAN MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED TRENCH DRAIN
- PROPOSED ROOF DRAIN
- PROPOSED LANDSCAPE CATCHBASIN
- PROPOSED FIRE HYDRANT
- V&VB PROPOSED VALVE AND VALVE BOX
- PROPOSED RETAINING WALL
- H.P. PROPOSED HIGH POINT
- DC PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED SWALE AND DIRECTION OF FLOW
- TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
- 2.0% SLOPE AND DIRECTION
- PROPOSED SITE LIGHTING (REFER TO ARCHITECTURAL DRAWINGS)
- PROPOSED TRANSFORMER PAD LOCATION
- PROPOSED SWITCHGEAR PAD
- PROPOSED GAS METER LOCATION
- 100-YR PONDING LIMITS
- EXISTING UTILITY POLE C/W GUY WIRES
- EXISTING WATER VALVE
- EXISTING HYDRANT
- SAN MH EXISTING SANITARY MANHOLE
- STM MH EXISTING STORM MANHOLE
- EXISTING CATCHBASIN MANHOLE
- EXISTING CATCHBASIN
- X EXISTING FENCE
- OHW EXISTING OVERHEAD WIRES
- LS EXISTING STREETLIGHT
- EXISTING PARKING LINE PAINTING TO REMAIN
- EXISTING PARKING LINE PAINTING TO BE REMOVED

REFER TO 119067-ND FOR ADDITIONAL NOTES

NOTE:
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Owner:
Manulife Ontario Property Portfolio Inc.
55 Metcalfe Street - Suite 1490
Ottawa, ON
M5G 2L5

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
2.	ISSUED FOR SITE PLAN APPLICATION	MAR 5/21	MJH
1.	ISSUED FOR COORDINATION	MAR 01/21	MJH

SCALE	
1:400	
0 4 8 12 16	

FOR REVIEW ONLY

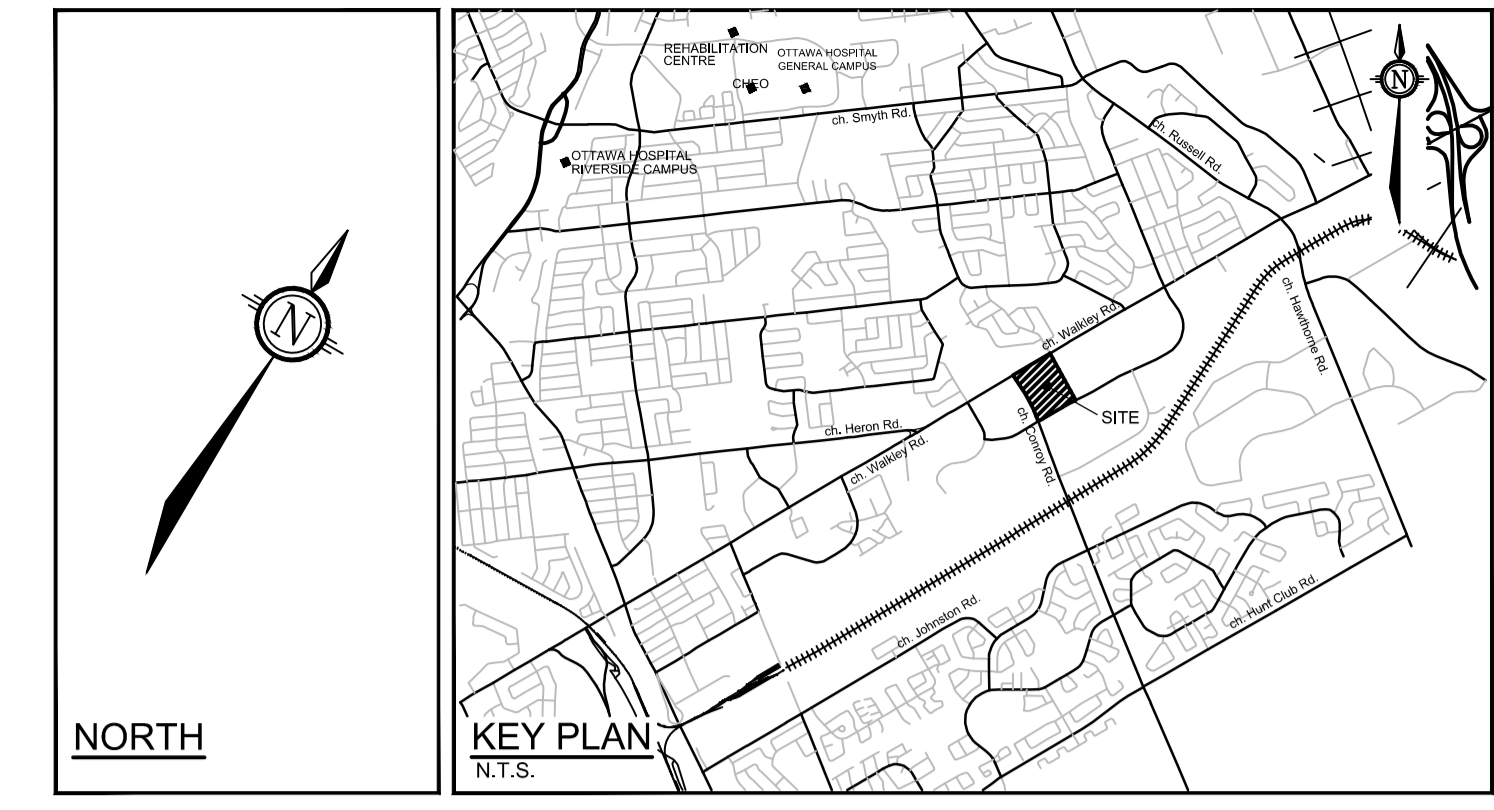
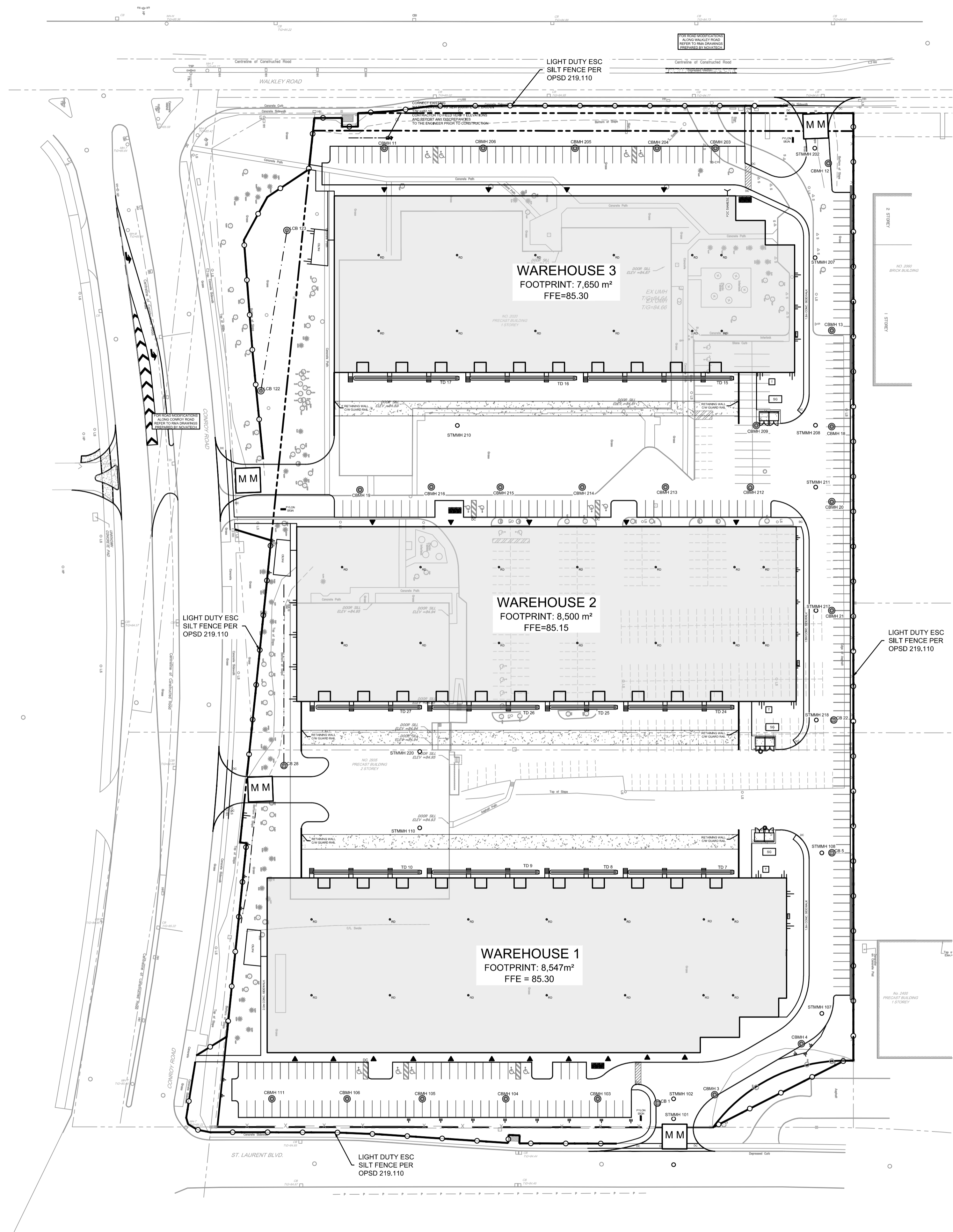
DESIGN: MJH/ARM
CHECKED: JLS
DRAWN: MJH/ARM
CHECKED: JLS
APPROVED: MJH

PROFESSIONAL ENGINEER
A.R. MESTWARP
100201604
MARCH 5/21
PROVINCE OF ONTARIO

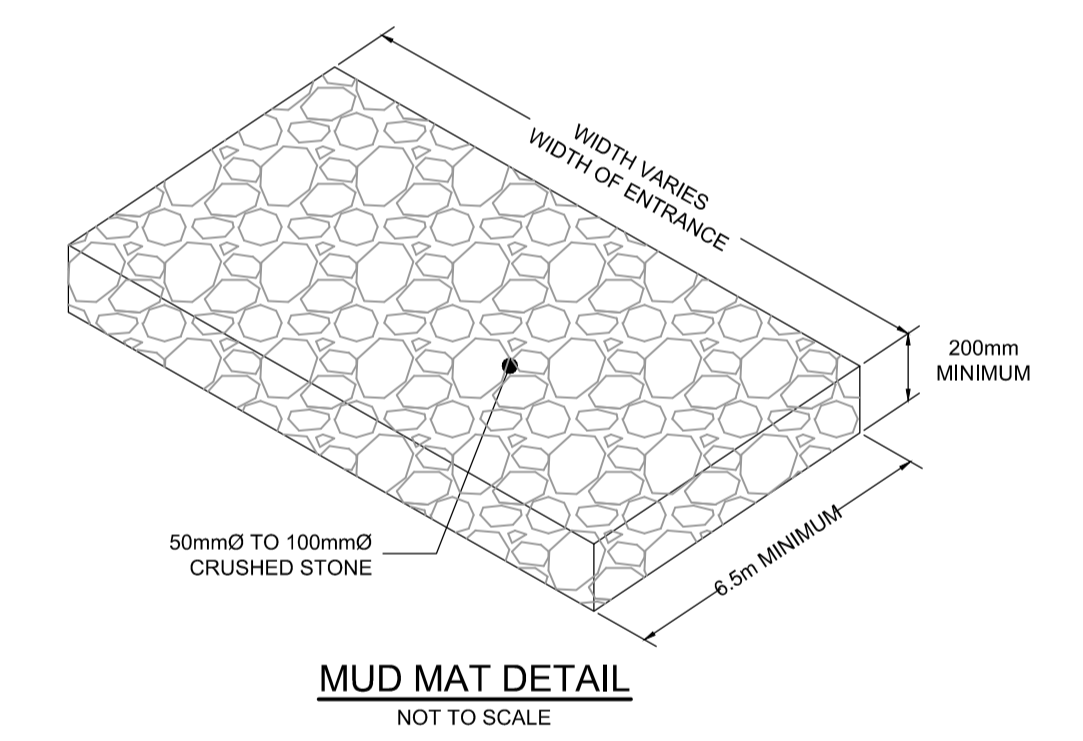
PROFESSIONAL ENGINEER
M.J. HREHORIAK
100211256
MARCH 5/21
PROVINCE OF ONTARIO

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Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION WALKLEY CONROY WAREHOUSES 2020 WALKLEY ROAD, CITY OF OTTAWA	
DRAWING NAME GRADING PLAN PHASE 3	PROJECT No. 119067
	REV REV #2
	DRAWING No. 119067-GR4



- LEGEND**
- PROPERTY LINE
 - PROPOSED CURB
 - DC --- PROPOSED DEPRESSED CURB
 - PROPOSED STORM MANHOLE
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED CATCHBASIN
 - PROPOSED TRENCH DRAIN
 - RD ○ PROPOSED ROOF DRAIN
 - PROPOSED LANDSCAPE CATCHBASIN
 - PROPOSED BUILDING ENTRANCE
 - PROPOSED RETAINING WALL
 - PROPOSED TRANSFORMER PAD LOCATION
 - SG PROPOSED SWITCHGEAR PAD
 - GM PROPOSED GAS METER LOCATION
 - PROPOSED SWALE
 - TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
 - PROPOSED FILTER BAGS AT CATCHBASINS, CATCHBASIN MANHOLES AND TRENCHDRAINS
 - MM PROPOSED MUD MAT
 - LIGHT DUTY SILT FENCE (OPSD 219.110)
 - STMH ○ EXISTING STORM MANHOLE
 - CB □ EXISTING CATCHBASIN
 - EXISTING CATCHBASIN MANHOLE



- 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.
- 1) 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.
 - 2) 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.
 - 3) SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
 - 4) THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
 - 5) PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.
 - 6) EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.

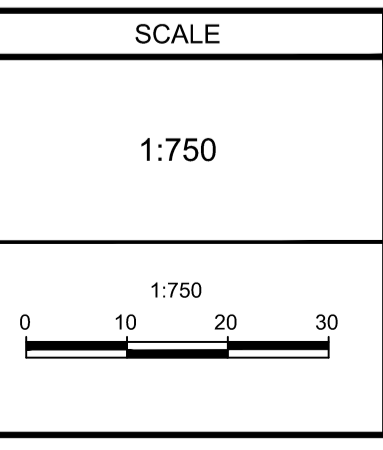
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No.	REVISION	DATE	BY
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1.	ISSUED FOR COORDINATION	MAR 01/21	MJH



DESIGN	MJH/ARM
CHECKED	JLS
DRAWN	MJH/ARM
CHECKED	JLS
APPROVED	MJH

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LOCATION WALKLEY CONROY WAREHOUSES 2020 WALKLEY ROAD, CITY OF OTTAWA	
DRAWING NAME EROSION SEDIMENT CONTROL PLAN	PROJECT No. 119067
	REV #2 REV
	DRAWING No. 119067-ESC

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