

LEGEND	
	PROPERTY LINE
	EXISTING BUILDING
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING CATCHBASIN
	EXISTING WATERMAIN VALVE
	EXISTING FIRE HYDRANT
	EXISTING OVERHEAD WIRES
	EXISTING UNDERGROUND UTILITY
	EXISTING UNDERGROUND GASMAIN
	NEW SANITARY SEWER
	NEW STORM SEWER
	NEW WATERMAIN
	DEPRESSED CURB
	FENCE REFER TO LANDSCAPING
	NEW CATCHBASIN
	NEW CATCHBASIN MANHOLE
	NEW SANITARY MANHOLE
	NEW STORM MANHOLE
	NEW WATER VALVE
	NEW INLET CONTROL DEVICE
	NEW ROOF DRAIN
	NEW SCUPPER
	NEW LIGHT DUTY ASPHALT
	NEW HEAVY DUTY ASPHALT
	NEW CONCRETE SIDEWALK
	PROPOSED PEDESTRIAN PAVING
	PROPOSED PLANTING BED

GENERAL NOTES

- DESIGN AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH MOST RECENT ONTARIO BUILDING CODE.
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS WITH RESPECT TO SITE CONDITIONS AND ALL MATERIALS TO THE PROJECT. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL MATERIAL RELEVANT TO THE PROJECT.
- ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR MUST COMPLY WITH LOCAL BY-LAWS, ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND ALL REGULATIONS SET BY AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT OR DISCREPANCY, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY LOCATES, DAYLIGHTING, INSPECTIONS, PERMITS, AND APPROVALS, INCLUDING ALL ASSOCIATED COSTS. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND BASED ON BEST AVAILABLE INFORMATION.

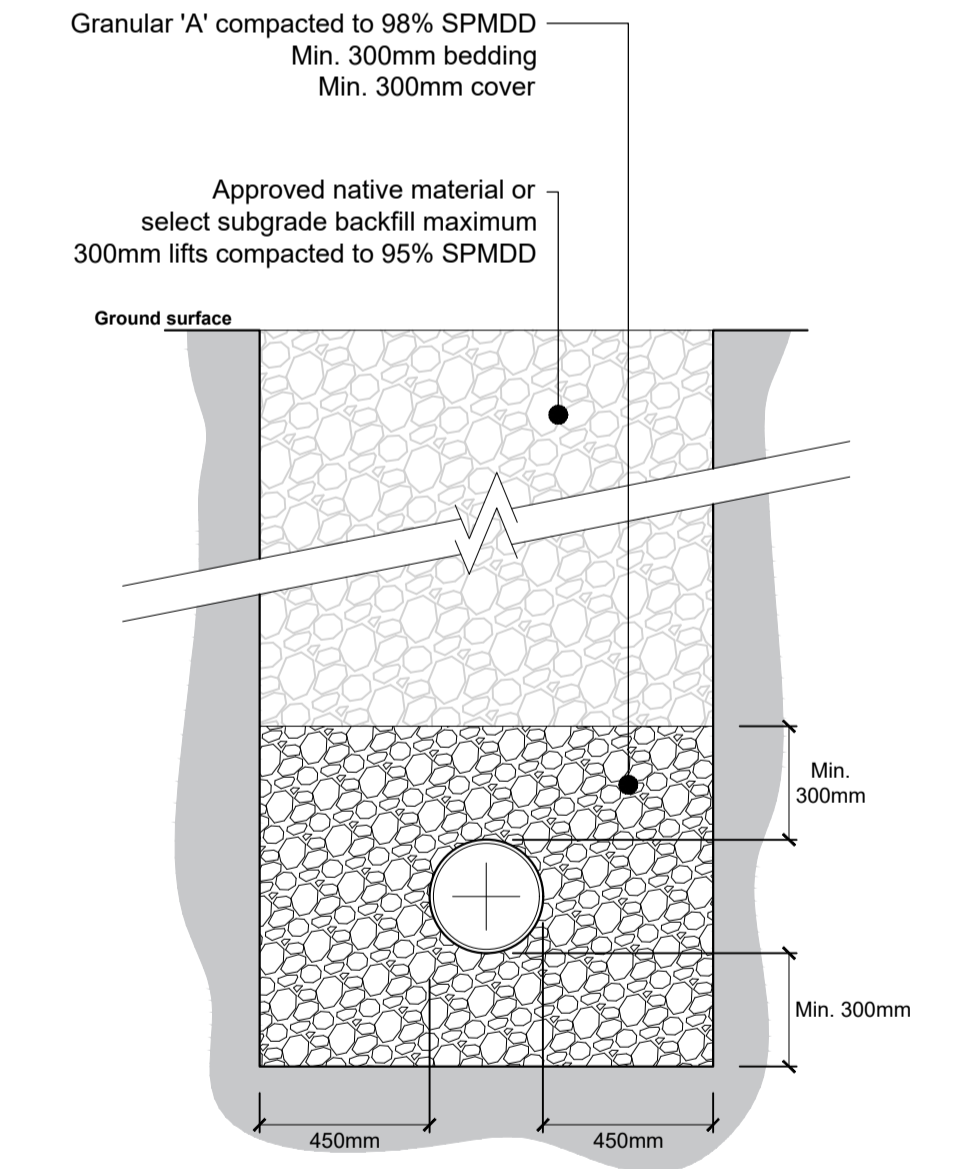
EROSION AND SEDIMENT CONTROL NOTES

- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATER COURSE, DURING CONSTRUCTION ACTIVITIES; THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, INSTALLING SILT FENCES AND OTHER EFFECTIVE SEDIMENT TRAPS, AND INSTALLING AND MAINTAINING MUD MATS FOR OUTGOING CONSTRUCTION TRAFFIC DURING CONSTRUCTION ACTIVITIES.
- PREVENT SOIL LOSS DURING CONSTRUCTION (BY STORM WATER RUNOFF OR WIND EROSION).
- PROTECT TOPSOIL BY STOCKPILING FOR REUSE.
- PREVENT SEDIMENTATION OF STORM SEWERS AND RECEIVING STREAMS.
- PREVENT AIR POLLUTION FROM DUST AND PARTICULATE MATTER.
- ALL STORM MANHOLES AND CATCHBASIN MANHOLES TO HAVE 300mm SUMPS; ALL CATCHBASINS TO HAVE 600mm SUMPS.
- INSTALL FILTER BAG INSERT IN ALL STORM MANHOLES AND CATCH BASINS IMPACTED DURING CONSTRUCTION, INCLUDING CATCH BASINS IN THE RIGHT OF WAY.
- SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA INSPECTOR OR CONSERVATION AUTHORITY.
- STORM WATER PUMPED INTO CITY SERVICE SHALL FLOW THROUGH A FILTER SOCK.
- THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

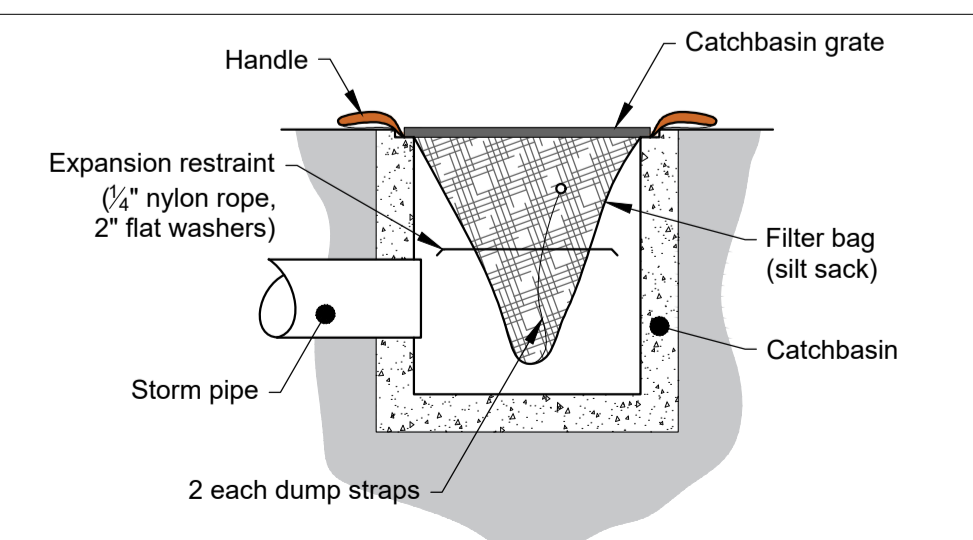
DRAWING NOTES

- CONNECT NEW WATER SERVICE TO EXISTING 305mm DUCTILE IRON WATERMAIN. APPROXIMATE TOP OF EXISTING WATERMAIN ELEVATION: 67.63. CONTRACTOR TO HYDROVAC TO CONFIRM OBVERT PRIOR TO CONSTRUCTION. WATER CONNECTIONS BY CITY; EXCAVATION, BACKFILLING AND REINSTATEMENT BY THE CONTRACTOR. CONTRACTOR TO COORDINATE WITH CITY OF OTTAWA FORCES.
- SUPPLY AND INSTALL NEW 150mm Ø PVC DR18 WATER MAIN SERVICE. MINIMUM 2.4m COVER. PROVIDE HL40 THERMAL INSULATION IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DETAIL W22 WHERE 2.4m COVER CANNOT BE MET. COORDINATE NEW WATER SERVICE CONNECTION WITH MECHANICAL PLANS.
- SUPPLY AND INSTALL NEW WATERMAIN VERTICAL BENDS AND INSULATION TO CROSS UNDER EXISTING 375mm CONCRETE STORM SEWER IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DETAIL W25.
- CONNECT TO EXISTING 600mm CONCRETE SANITARY SEWER WITH NEW VERTICAL RISER IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DETAIL S11. PROVIDE WATERTIGHT CONNECTION. APPROXIMATE CONNECTION INVERT: 65.52. CONTRACTOR TO CONFIRM EXISTING SANITARY SEWER INVERTS PRIOR TO CONSTRUCTION.
- CONNECT TO EXISTING 375mm CONCRETE STORM SEWER WITH NEW VERTICAL RISE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DETAIL S11. PROVIDE WATERTIGHT CONNECTION. APPROXIMATE CONNECTION INVERT: 67.80. CONTRACTOR TO CONFIRM MUNICIPAL STORM SEWER INVERTS PRIOR TO CONSTRUCTION.
- CONNECT SERVICES TO INTERIOR PLUMBING 1.0m FROM BUILDING FOUNDATION. PERIMETER FOUNDATION DRAIN TO BE CONNECTED TO NEW STORM SEWER SERVICE. REFER TO MECHANICAL AND ARCHITECTURAL PLANS. CONNECTION ELEVATIONS:
 - STORM INVERT: 68.15
 - SANITARY INVERT: 68.65
 - WATERMAIN OBVERT: 68.00
- SUPPLY AND INSTALL BACKFLOW VALVES ON SANITARY AND STORM BUILDING CONNECTION AS PER CITY OF OTTAWA STANDARD DETAILS S14, AND ONE OF S14.1 OR S14.2.
- INSTALL 3.0m LONG 100mm Ø PERFORATED SUBDRAIN WRAPPED IN GEOTEXTILE SOCK EXTENDING FROM CB/CBMH AT PAVEMENT SUBGRADE LEVEL. PROVIDE WATERTIGHT CONNECTION.
- SUPPLY AND INSTALL WATTS RD-100 FLOW CONTROL ROOF DRAINS. MAXIMUM DISCHARGE 9.3 l/s TOTAL. REFER TO MECHANICAL FOR SPECIFIC WEIR SETTINGS.

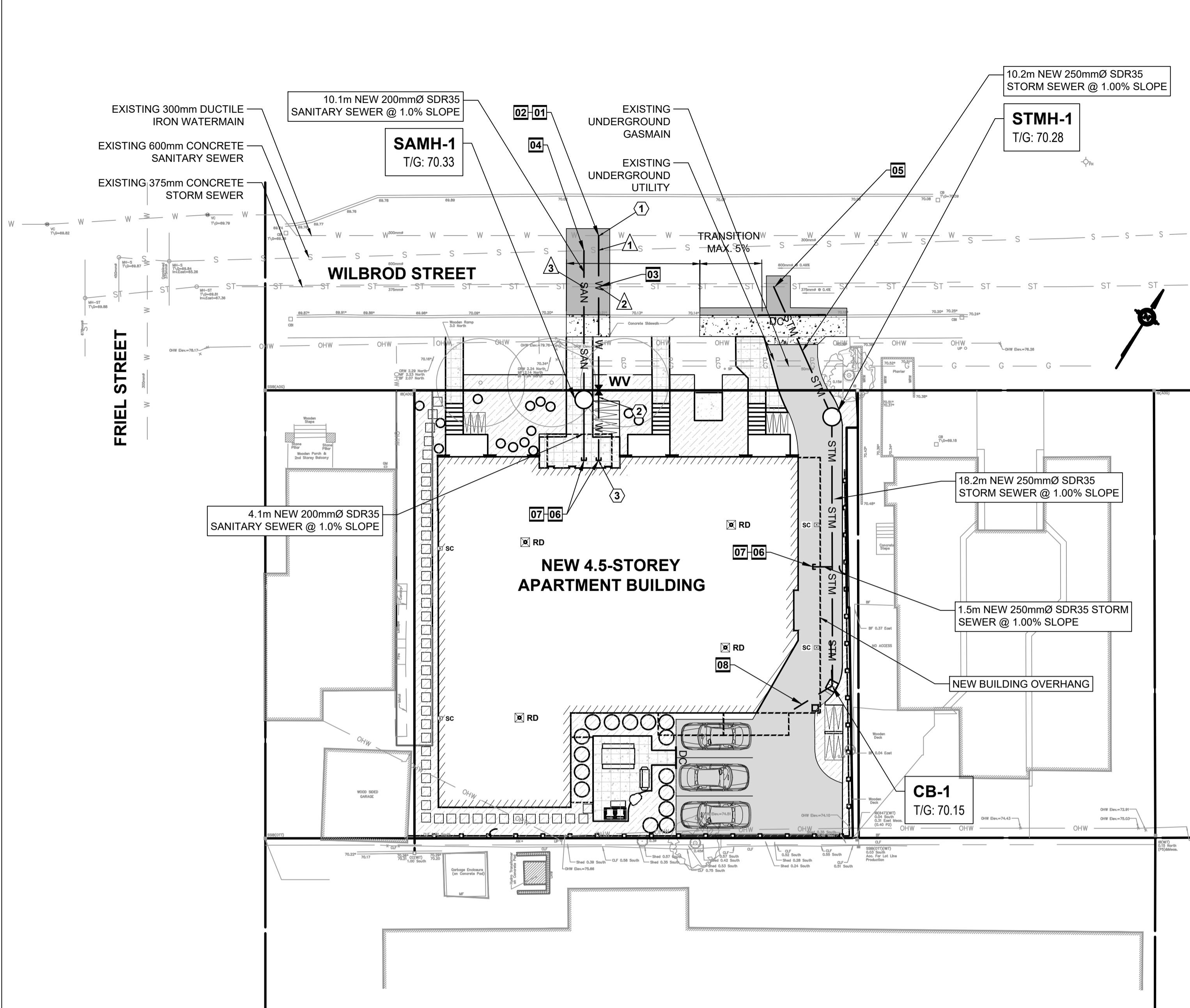
Note:
1. Install new clay seals at 50m intervals as per City of Ottawa standard detail S8. Clay seal to be compacted to 95% SPMD



1 Standard Trench Detail
Scale: As shown



2 Catchbasin Filter Bag / Insert
Scale: Not to scale



MANHOLE AND CATCHBASIN SCHEDULE

STRUCTURE ID	TOP OF FRAME ELEVATION (m)	PIPE INVERT ELEVATION (m)	STRUCTURE DIAMETER (mm) / OPSD No.	FRAME (OPSD / CITY OF OTTAWA STANDARD)
SAMH-1	70.33	68.61 SW / 68.59 NE	1200 / 701.010	S25 / S24
STMH-1	70.28	68.00 NW / 68.03 SE	1200 / 701.010	S25 / S24.1
CB-1	70.15	68.21 NW	600 x 600 / 705.010	S25 / S19

CROSSING TABLE

LOCATION	OVER / UNDER	INVERT	OBVERT	CLEARANCE (m)
①	NEW WATERMAIN / EXISTING SANITARY SEWER	67.53	65.82	1.71
②	EXISTING STORM SEWER / NEW WATERMAIN	67.70	67.20	0.50
③	NEW SANITARY SEWER / EXISTING STORM SEWER	68.52	68.18	0.34

WATER SERVICE TABLE

ID	DESCRIPTION	FINISHED GRADE (m)	T/O WATERMAIN (m)
①	MUNICIPAL CONNECTION	70.03	67.63
②	VALVE BOX	70.33	67.93
③	BUILDING CONNECTION	70.40	68.00

NOTE: PROVIDE MINIMUM 2.4m COVER OVER T/O WATERMAIN TO FINISHED GRADE. WHERE MINIMUM COVER CANNOT BE MET, PROVIDE THERMAL INSULATION HL40.

Jp2g Consultants Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS
1150 Morrison Drive, Suite 410, Ottawa, ONT.
Phone: (613) 828-7800 Fax: (613) 828-2600
Jp2g No.: 21-1062A



No.	DESCRIPTION	DATE
2	SITE PLAN CONTROL REV 1	2022-08-23
1	SITE PLAN CONTROL	2022-03-09
No.	DESCRIPTION	YYYY-MM-DD

client

project

WILBROD APT. BUILDING

326-330 WILBROD STREET,
OTTAWA, ON.

seal

drawing title

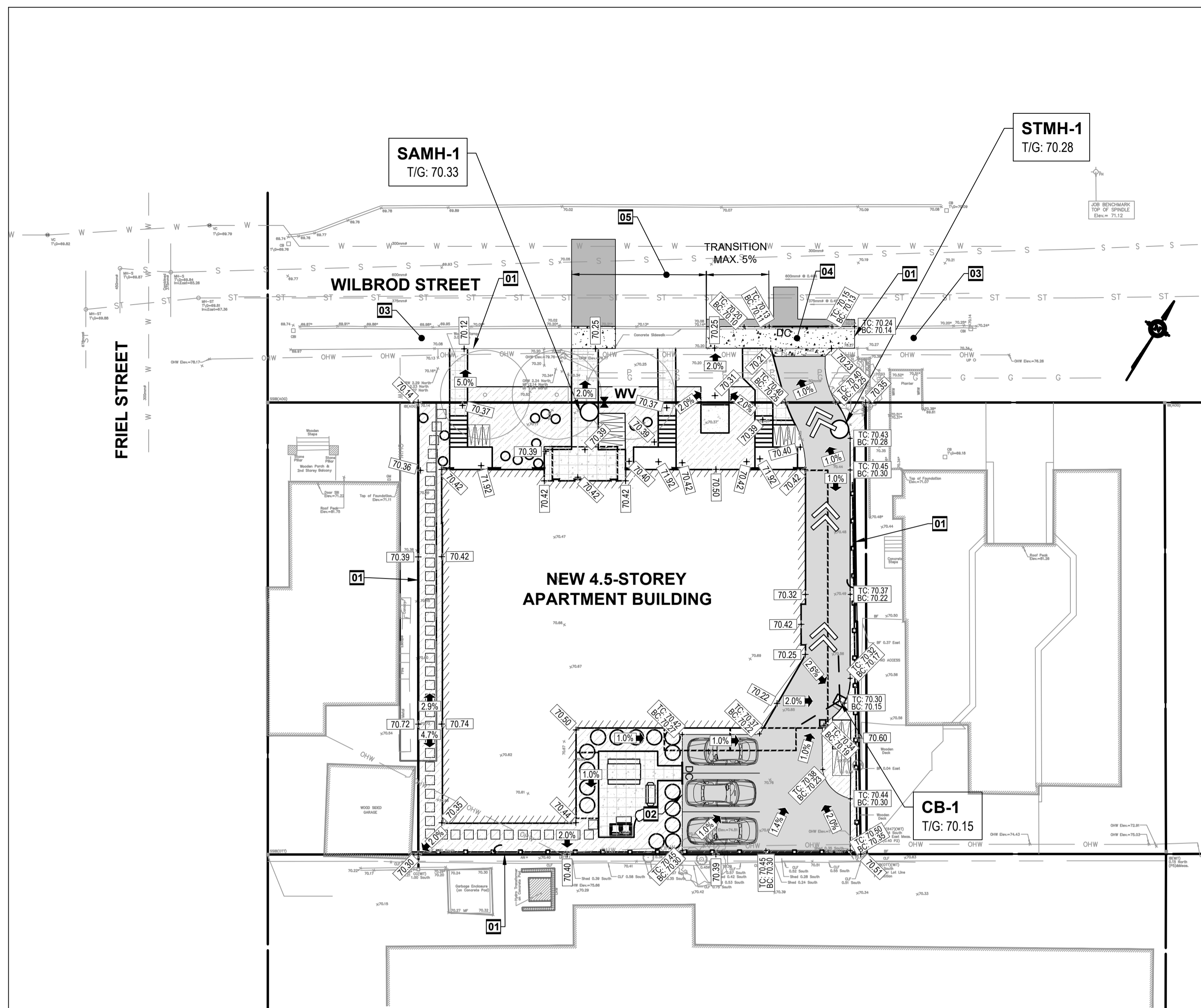
SITE SERVICING, EROSION AND SEDIMENT CONTROL PLAN

scale As shown	drawn by RI
date	checked by DN
project number	drawing number C1
	revision

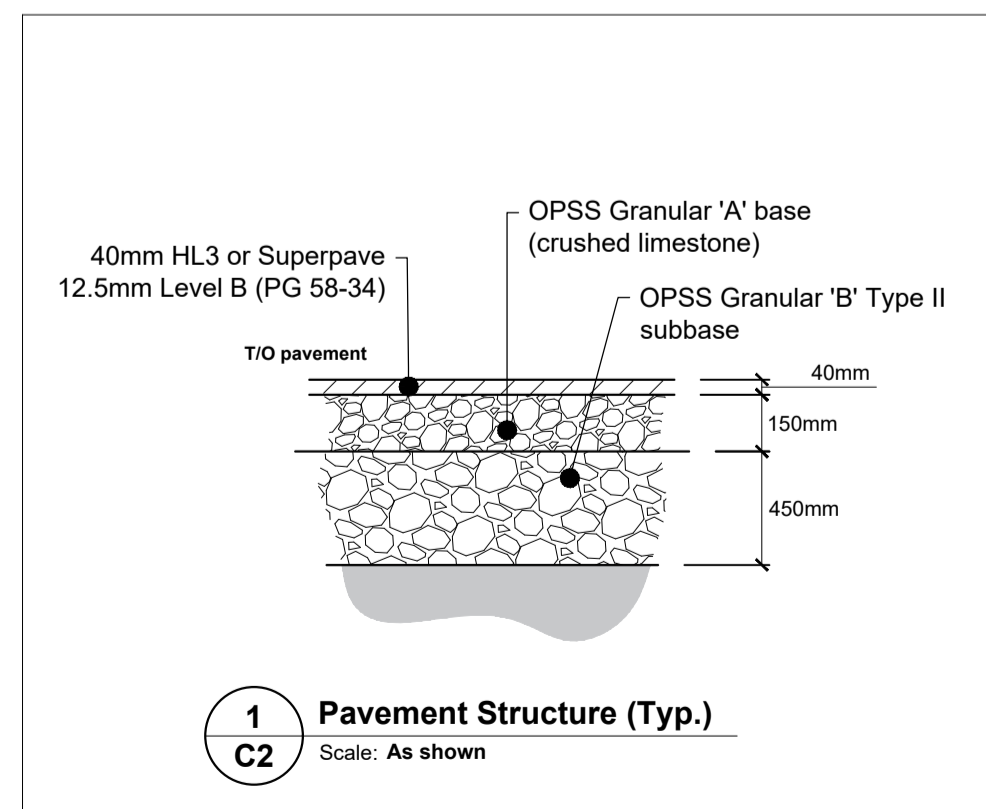
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

LEGEND	
	PROPERTY LINE
	EXISTING BUILDING
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	DEPRESSED CURB
	FENCE REFER TO LANDSCAPING
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING CATCHBASIN
	EXISTING WATERMAIN VALVE
	EXISTING FIRE HYDRANT
	EXISTING OVERHEAD WIRES
	EXISTING UNDERGROUND UTILITY
	EXISTING UNDERGROUND GASMAIN
	NEW CATCHBASIN
	NEW CATCHBASIN MANHOLE
	NEW SANITARY MANHOLE
	NEW STORM MANHOLE
	NEW WATER VALVE
	NEW INLET CONTROL DEVICE
	NEW ROOF DRAIN
	NEW SCUPPER
	NEW LIGHT DUTY ASPHALT
	NEW HEAVY DUTY ASPHALT
	NEW CONCRETE SIDEWALK
	PROPOSED PEDESTRIAN PAVING
	PROPOSED PLANTING BED
	NEW GRADE
	NEW SLOPE

- DRAWING NOTES**
- MATCH EXISTING GRADES AT PROPERTY LINE AND LIMITS OF WORK.
 - NEW BARRIER CURB AS PER CITY OF OTTAWA STANDARD DETAIL SC1.1.
 - PROTECT EXISTING CONCRETE SIDEWALK DURING CONSTRUCTION.
 - NEW CONCRETE SIDEWALK COMPLETE WITH REINFORCING MESH 150mm X 150mm, MW9.1 X MW9.1 COMPLETE WITH EXPANSION JOINT PER CITY OF OTTAWA STANDARD DETAIL SCS.
 - REMOVE EXISTING DEPRESSED SIDEWALK AND REINSTATE WITH NEW 150mm RAISED SIDEWALK TO CITY STANDARDS.



- GENERAL NOTES**
- DESIGN AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH MOST RECENT ONTARIO BUILDING CODE.
 - THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS WITH RESPECT TO SITE CONDITIONS AND ALL MATERIALS TO THE PROJECT. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL MATERIAL RELEVANT TO THE PROJECT.
 - ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE CONTRACT DOCUMENTS.
 - CONTRACTOR MUST COMPLY WITH LOCAL BY-LAWS, ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND ALL REGULATIONS SET BY AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT OR DISCREPANCY, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
 - CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY LOCATES, DAYLIGHTING, INSPECTIONS, PERMITS, AND APPROVALS, INCLUDING ALL ASSOCIATED COSTS. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND BASED ON BEST AVAILABLE INFORMATION.
 - ALL PRIVATE ACCESSES TO ROADS SHALL COMPLY WITH THE CITY'S PRIVATE APPROACH BY-LAW NO. 2003-447 AS AMENDED, OR AS APPROVED THROUGH THE SITE PLAN CONTROL PROCESS.
 - NO PRIVATE APPROACH SHALL BE CONSTRUCTED WITHIN 0.3 METRES OF ANY ADJACENT PROPERTY MEASURED AT THE HIGHWAY LINE, AND AT THE CURB LINE OR ROADWAY EDGE.



Jp2g Consultants Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS
1150 Morrison Drive, Suite 410, Ottawa, ONT.
Phone: (613) 828-7800 Fax: (613) 828-2600
Jp2g No.: 21-1062A



No.	DESCRIPTION	DATE
2	SITE PLAN CONTROL REV 1	2022-08-23
1	SITE PLAN CONTROL	2022-03-09
No.	DESCRIPTION	YYYY-MM-DD

client

project

WILBROD APT. BUILDING

326-330 WILBROD STREET,
OTTAWA, ON.

seal

drawing title	
GRADING AND DRAINAGE PLAN	
scale	drawn by
As shown	PH
date	checked by
	DN
project number	drawing number
	C2
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.	
revision	