NOTES: GENERAL

1. 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).
2. THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMAINS, 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.
3. 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.
4. ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
5. 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.
6. TOPOGRAPHIC SURVEYS COMPLETED AND PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED JUNE 15 2021 AND DECEMBER 9 2022. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
7. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
8. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR DRAIN OUTLETS ARE PROVIDED.
9. 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.
10. 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.
11. 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.
12. RETAINING WALLS ARE TO BE CONSTRUCTED PER OPSD 3120.100 TYPE II.
13. ABUTTING PROPERTY GRADES TO BE MATCHED.
14. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
15. MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
16. 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.
17. 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.
18. SERVICE TRENCHES ON MUNICIPAL RIGHT OF WAY TO BE REINSTATED AS PER CITY OF OTTAWA DETAIL R10.
19. PRIOR TO CONSTRUCTION, A GEOTECHNICAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUB-SURFACES FOR FOOTINGS, SERVICES AND PAVEMENT STRUCTURES.
20. FOR ANY SOILS RELATED INFORMATION, REFER TO THE GEOTECHNICAL INVESTIGATION REPORT (PG5716-1) PROVIDED BY PATERSON GROUP INC. DATED MARCH 10 2021.
21. 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.
22. EXISTING STORM SEWER, SANITARY SEWER, AND WATERMAIN ALONG NELSON STREET WERE DRAWN IN BASED ON SURVEY. CONTRACTOR TO CONFIRM ON SITE PRIOR TO CONSTRUCTION. SEWERS AND SERVICE LATERALS TO BE ABANDONED AS SHOWN IN PLAN PER CITY OF OTTAWA STANDARDS S11.4 AND F-4104.
23. ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO CGVD28 GEODETIC DATUM. BENCHMARK NO.1 HAVING A PUBLISHED ELEVATION OF 60.24m AND BENCHMARK NO.2 HAVING A PUBLISHED ELEVATION OF 59.29m. TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD, JUNE 15 2021 AND DECEMBER 9 2022.

NOTES: STORM SEWERS AND STRUCTURES

1. 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.
2. STORM SEWERS 450mm DIAMETER AND SMALLER SHALL BE PVC SDR-35, WITH RUBBER GASKET PER CSA A-257.3.
3. STORM SEWER LARGER THAN 450mm SHALL BE REINFORCED CONCRETE CLASS 100.
4. SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
5. ALL STORM MANHOLES TO BE AS PER STORM STRUCTURE TABLE.
6. 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.
7. STORM CATCHBASINS AS PER OPSD 705.010 AND FRAME/COVER AS PER CITY STANDARD DRAWINGS S19. STORM CBMH'S AS INDICATED IN TABLE WITH SUMP, ADJUSTMENT SECTIONS SHALL BE AS PER OPSD 704.010.
8. INSTALLATION OF FLOW CONTROL ICD'S TO BE VERIFIED BY QUALITY VERIFICATION ENGINEER RETAINED BY CONTRACTOR.
9. PROVIDE BACKWATER VALVE ON FOUNDATION DRAIN PER S14

NOTES: SANITARY SEWER AND MANHOLES

1. 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.
2. 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.
3. SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
4. ALL SANITARY MANHOLES 1200mm IN DIAMETER TO BE AS PER OPSD 701.01. FRAME AND COVER TO BE AS PER CITY OF OTTAWA STANDARD S25 AND S24.
5. MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES AS PER THE OPSD 701.021
6. ANY SANITARY SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.
7. PROVIDE BACKWATER VALVE PER S14.1

NOTES: WATERMAIN

1. ALL WATERMAIN AND WATERMAIN APPURTANANCES, MATERIALS, CONSTRUCTION AND TESTING METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND MINISTRY OF ENVIRONMENT STANDARDS AND SPECIFICATIONS.
2. ALL WATERMAIN 300mm DIAMETER AND SMALLER TO BE POLY VINYL CHLORIDE (PVC) CLASS 150 DR 18 MEETING AWWA SPECIFICATION C900.
3. ALL WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m BELOW FINISHED GRADE. WHERE WATERMAINS CROSS OVER OTHER UTILITIES, A MINIMUM 0.30m CLEARANCE SHALL BE MAINTAINED; WHERE WATERMAINS 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.
4. 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.
5. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS AS PER CITY OF OTTAWA STANDARD W40 & W42.
6. ALL VALVES AND VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARD
7. 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.

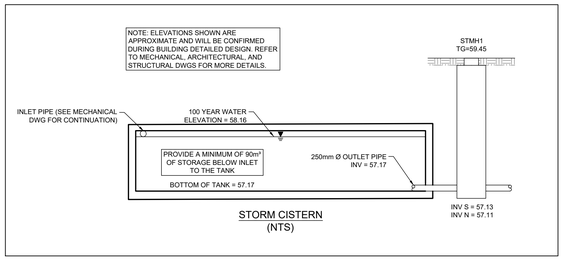
NOTES: REMOVALS

1. CONTRACT ADMINISTRATOR TO CONFIRM THAT ALL EXISTING WATER AND SANITARY SEWER UTILITIES TO BE ABANDONED; FILL WITH GROUT AND CAP, OR REMOVE COMPLETELY. THE BLANKING OF EXISTING WATER SERVICES BEYOND THE PROPERTY LINE SHALL BE PERFORMED BY CITY FORCES. THE CONTRACTOR SHALL PROVIDE EXCAVATION, BACKFILL AND REINSTATEMENT.

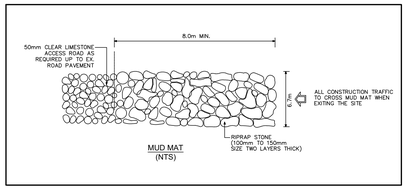
NOTES: EROSION AND SEDIMENT CONTROL

** CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES. **

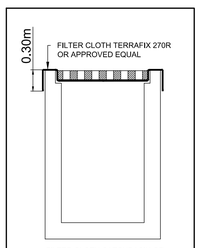
1. PRIOR TO START OF CONSTRUCTION:
   - 1.1. INSTALL SILT FENCE IN LOCATION SHOWN.
   - 1.2. INSTALL FILTER FABRIC OR SILT SACK FILTERS IN ALL THE CATCHBASINS AND MANHOLES TO REMAIN DURING CONSTRUCTION WITHIN THE SITE.
   - 1.3. INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.
   - 1.4. INSTALL MUD MAT AT CONSTRUCTION ENTRANCES.
2. DURING CONSTRUCTION:
   - 2.1. MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE AND IMPACTS TO EXISTING GRADING.
   - 2.2. 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.
   - 2.3. PROTECT DISTURBED AREAS FROM OVERLAND FLOW BY PROVIDING TEMPORARY SWALES TO THE SATISFACTION OF THE FIELD ENGINEER. TIE-IN TEMPORARY SWALE TO EXISTING CB'S AS REQUIRED.
   - 2.4. PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED WITHIN 30 DAYS.
   - 2.5. INSPECT SILT FENCES, FILTER FABRIC FILTERS AND CATCH BASIN SUMPS WEEKLY AND WITHIN 24 HOURS AFTER A STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY.
   - 2.6. DOWNSTREAM STORM INFRASTRUCTURE SHALL BE PROTECTED FROM UNFILTERED RUNOFF DURING ON-SITE STORM INFRASTRUCTURE DEMOLITION.
   - 2.7. DRAWING TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION.
   - 2.8. EROSION CONTROL FENCING TO BE ALSO INSTALLED AROUND THE BASE OF ALL STOCKPILES.
   - 2.9. 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 SEEDED IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS).
   - 2.10. 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).
   - 2.11. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE FIELD ENGINEER.
   - 2.12. CITY ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING AS REQUIRED.
   - 2.13. DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPED.
   - 2.14. ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
   - 2.15. 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.
   - 2.16. 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.
   - 2.17. 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.



STORM CISTERN
(NTS)



MUD MAT
(NTS)



FILTER CLOTH CATCHBASIN OR MANHOLE SEDIMENT CONTROL DEVICE
(NTS)

PIPE CROSSING TABLE						
		Obvert			Invert	
1	300mm SAN	56.49	0.26	Clearance Under	56.75	150mm WM
2	150mm WM	56.00	0.58	Clearance Under	56.58	450mm STM
3	300mm SAN	56.52	0.23	Clearance Under	56.75	150mm WM
4	150mm WM	56.00	0.62	Clearance Under	56.62	450mm STM
5	150mm WM	56.35	0.25	Clearance Under	56.60	150mm WM
6	900mm STM*	56.77	0.38	Clearance Under	57.15	150mm WM
7	375mm SAN*	55.52	1.68	Clearance Under	57.20	150mm WM
8	300mm SAN	56.55	0.31	Clearance Under	56.86	250mm STM
9	300mm SAN	56.54	0.41	Clearance Under	56.95	150mm STM
*information provided on utilities along east side of Nelson St is approximate; contractor to						

SAN STRUCTURE TABLE										
							DESCRIPTION			
STRUCTURE ID	TOP OF GRATE ELEVATION	INVERT IN			INVERT OUT	INSULATION REQUIRED ON OUTLET PIPE?	SIZE	OPSD	COVER	NOTES
SAMH1	59.40	56.47			56.43	N	1200mm DIA.	OPSD 701.010	S24	

STORM STRUCTURE TABLE										
							DESCRIPTION			
STRUCTURE ID	TOP OF GRATE ELEVATION	INVERT IN			INVERT OUT	INSULATION REQUIRED ON OUTLET PIPE?	SIZE	OPSD	COVER	NOTES
DD01	59.20									DECK DRAIN
DD02	59.30									DECK DRAIN
DD03	59.30									DECK DRAIN
DD04	59.30									DECK DRAIN
DD05	59.30									DECK DRAIN
STMH1	59.45	57.13			57.11	N	1200mm DIA.	OPSD 701.010	S24.1	
STMH2	59.45	57.09			57.05	N	1200mm DIA.	OPSD 701.010	S24.1	ICD
STMH3	59.45	57.03			56.97	N	1200mm DIA.	OPSD 701.010	Stormceptor	EFO4
CBMH1	59.40	56.54			56.50	N	1200mm DIA.	OPSD 701.010	S24.1	

CLIENT
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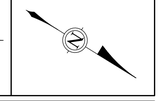
226 ARGYLE AVE. OTTAWA, ON K2P 1B9

KEY PLAN

PROJECT NORTH

TRUE NORTH



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LICENSED PROFESSIONAL ENGINEER — JULY 25, 2023 — A. W. SEREDA — 100276533 — PROVINCE OF ONTARIO

REGISTERED PROFESSIONAL ENGINEER — I. M. JAFFERJEE — 100164153 — 2023-07-25 — PROVINCE OF ONTARIO

SUBJECT TO APPROVAL

NO.	REVISION	DD/MM/YY DATE
6	REVISED PER CITY COMMENTS	25/07/23
5	REVISED AND ISSUED FOR SPA	17/07/23
4	REVISED AND ISSUED FOR SPA	26/05/23
3	REVISED AND ISSUED FOR SPA	17/02/23
2	REISSUED FOR SPA	08/25/21
1	ISSUED FOR SPA	07/16/21

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300-2611 QUEENSVIEW DRIVE
OTTAWA ONTARIO CANADA K2B 8K2
TEL.: 1-613-829-2800 | FAX: 1-613-829-8299 | WWW.WSPGROUP.COM

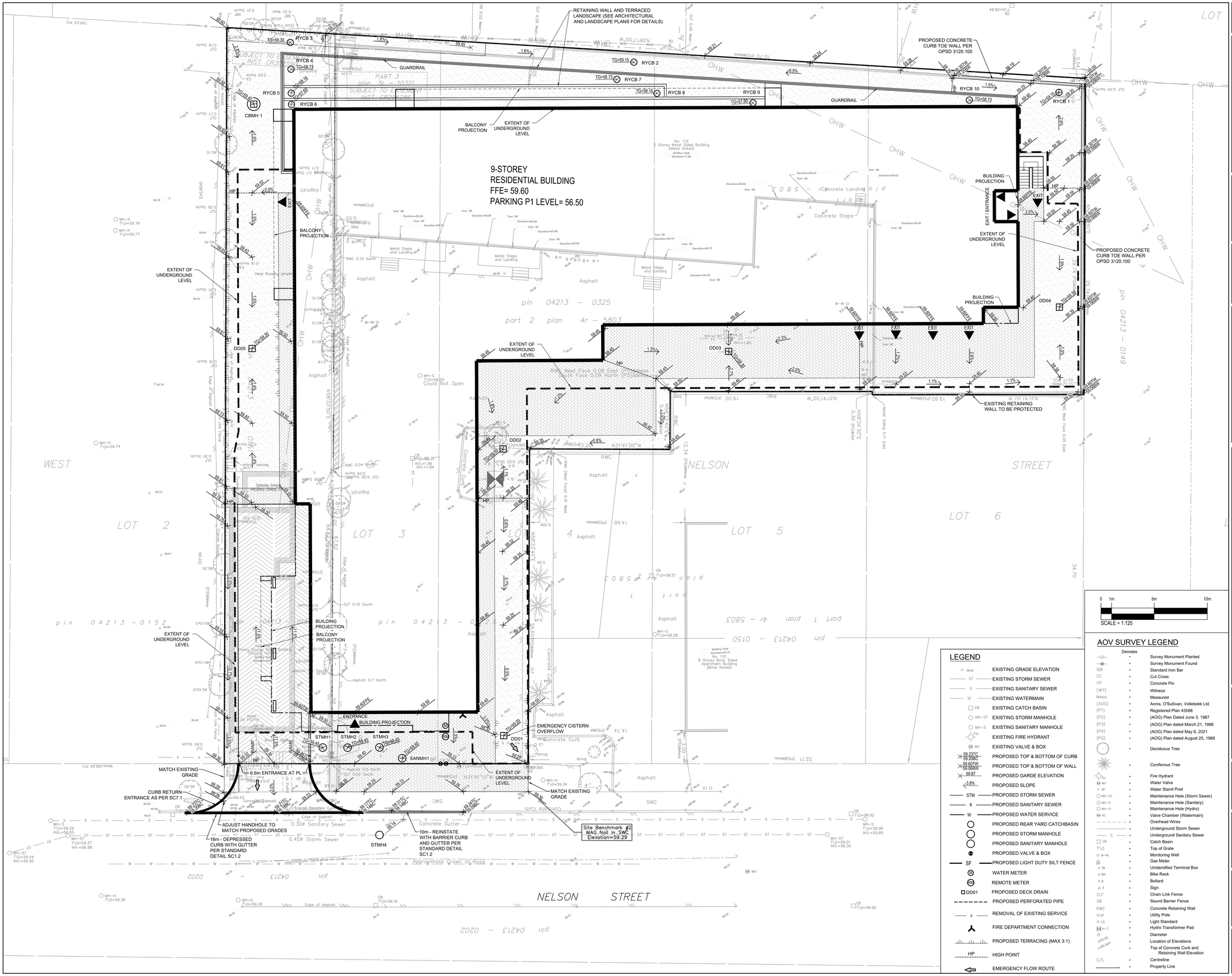
DISCIPLINE: CIVIL

PROJECT: 112-134 NELSON ST

DRAWING: NOTES AND DETAILS

DATE: 25/07/23
SCALE: AS NOTED
DRAWN BY: A.S./B.N.
APPROVED BY: I.J.

PROJECT NO: 211-04788-00
DRAWING NO: C01



0 1m 5m 10m

SCALE = 1:125

LEGEND

- EXISTING GRADE ELEVATION
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING VALVE & BOX
- PROPOSED TOP & BOTTOM OF CURB
- PROPOSED TOP & BOTTOM OF WALL
- PROPOSED GARDE ELEVATION
- PROPOSED SLOPE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER SERVICE
- PROPOSED REAR YARD CATCHBASIN
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED VALVE & BOX
- PROPOSED LIGHT DUTY SILT FENCE
- WATER METER
- REMOTE METER
- PROPOSED DECK DRAIN
- PROPOSED PERFORATED PIPE
- REMOVAL OF EXISTING SERVICE
- FIRE DEPARTMENT CONNECTION
- PROPOSED TERRACING (MAX 3:1)
- HIGH POINT
- EMERGENCY FLOW ROUTE

AOV SURVEY LEGEND

	Denotes	
	-	Survey Monument Planted
	-	Survey Monument Found
SIB	-	Standard Iron Bar
CC	-	Cut Cross
CP	-	Concrete Pin
(WIT)	-	Witness
Meas.	-	Measured
(AOG)	-	Annis, O'Sullivan, Vollebekk Ltd.
(P1)	-	Registered Plan 43586
(P2)	-	(AOG) Plan Dated June 3, 1987
(P3)	-	(AOG) Plan dated March 21, 1986
(P4)	-	(AOG) Plan dated May 6, 2021
(P5)	-	(AOG) Plan dated August 25, 1988
	-	Deciduous Tree
	-	Coniferous Tree
FH	-	Fire Hydrant
WV	-	Water Valve
SP	-	Water Stand Post
MH–ST	-	Maintenance Hole (Storm Sewer)
MH–S	-	Maintenance Hole (Sanitary)
MH–H	-	Maintenance Hole (Hydro)
VC	-	Valve Chamber (Watermain)
	-	Overhead Wires
	-	Underground Storm Sewer
S	-	Underground Sanitary Sewer
CB	-	Catch Basin
T\G	-	Top of Grate
M–W	-	Monitoring Well
	-	Gas Meter
TB	-	Unidentified Terminal Box
BR	-	Bike Rack
B	-	Bollard
S	-	Sign
CLF	-	Chain Link Fence
SB	-	Sound Barrier Fence
RWC	-	Concrete Retaining Wall
UP	-	Utility Pole
LS	-	Light Standard
H–T	-	Hydro Transformer Pad
Ø	-	Diameter
x65.00	-	Location of Elevations
x65.00+	-	Top of Concrete Curb and Retaining Wall Elevation
C/L	-	Centreline
	-	Property Line

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KEY PLAN

PROJECT NORTH | TRUE NORTH

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LICENCED PROFESSIONAL ENGINEER
A. W. SEREDA
100216533
PROVINCE OF ONTARIO

REGISTERED PROFESSIONAL ENGINEER
I. M. JAFFERJEE
100164153
2023-07-25
PROVINCE OF ONTARIO

SUBJECT TO APPROVAL

NO.	REVISION	DD/MM/YY DATE
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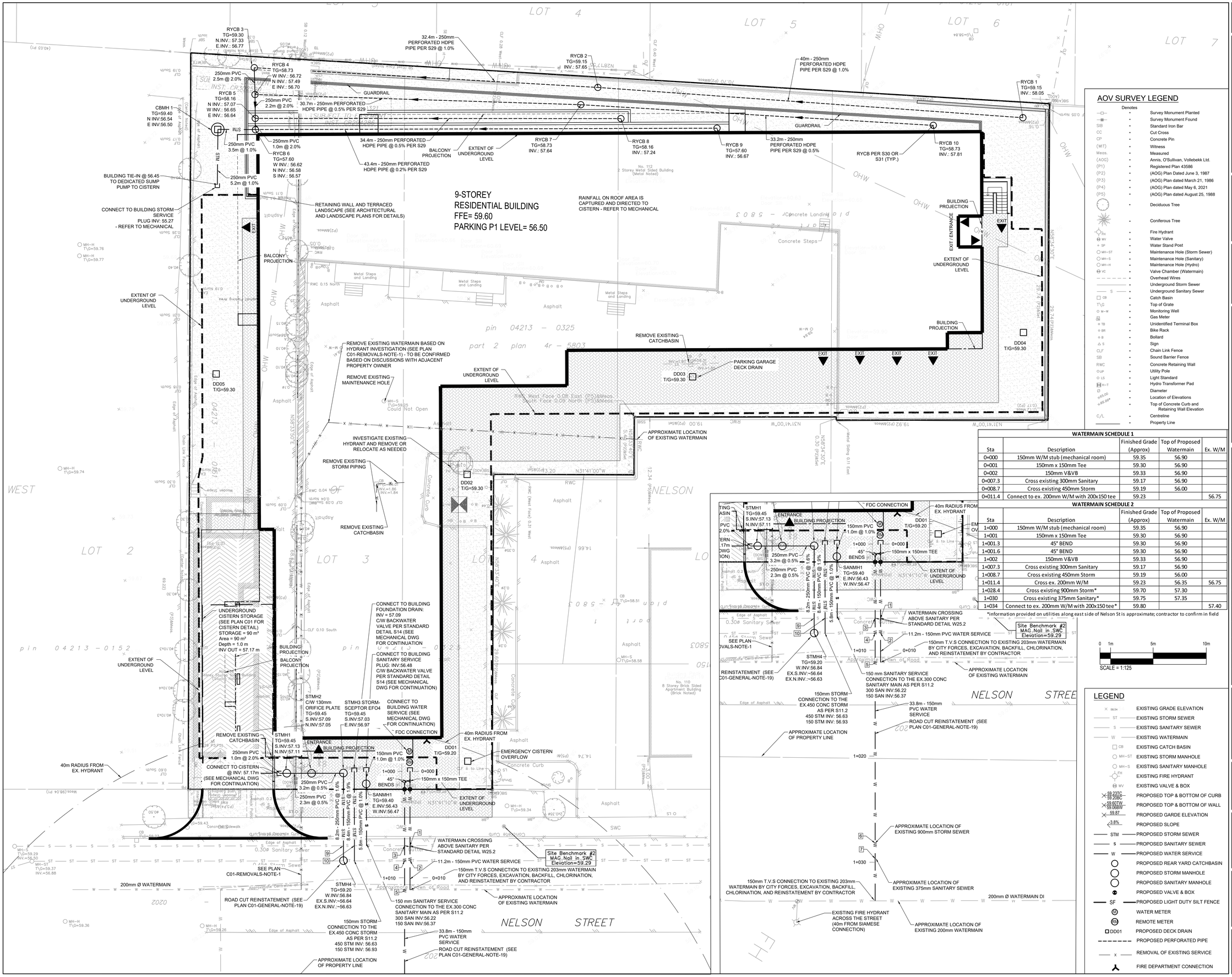
DISCIPLINE:
CIVIL

PROJECT:
112-134 NELSON ST

DRAWING:
GRADING PLAN

DATE: 25/07/23
SCALE: AS NOTED
DRAWN BY: A.S./B.N.
APPROVED BY: I.J.

PROJECT NO: 211-04788-00
DRAWING NO: C02



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CB	-	Catch Basin
T\G	-	Top of Grate
M–W	-	Monitoring Well
GM	-	Gas Meter
TB	-	Unidentified Terminal Box
BR	-	Bike Rack
B	-	Bollard
S	-	Sign
CLF	-	Chain Link Fence
SB	-	Sound Barrier Fence
RWC	-	Concrete Retaining Wall
UP	-	Utility Pole
LS	-	Light Standard
H–T	-	Hydro Transformer Pad
Ø	-	Diameter
58.60	-	Location of Elevations
58.60+	-	Top of Concrete Curb and Retaining Wall Elevation
C/L	-	Centreline
	-	Property Line

WATERMAIN SCHEDULE 1

Sta	Description	Finished Grade (Approx)	Top of Proposed Watermain	Ex. W/M
0+000	150mm W/M stub (mechanical room)	59.35	56.90	
0+001	150mm x 150mm Tee	59.30	56.90	
0+002	150mm V&VB	59.33	56.90	
0+007.3	Cross existing 300mm Sanitary	59.17	56.90	
0+008.7	Cross existing 450mm Storm	59.19	56.00	
0+011.4	Connect to ex. 200mm W/M with 200x150 tee	59.23		56.75

WATERMAIN SCHEDULE 2

Sta	Description	Finished Grade (Approx)	Top of Proposed Watermain	Ex. W/M
1+000	150mm W/M stub (mechanical room)	59.35	56.90	
1+001	150mm x 150mm Tee	59.30	56.90	
1+001.3	45° BEND	59.30	56.90	
1+001.6	45° BEND	59.30	56.90	
1+002	150mm V&VB	59.33	56.90	
1+007.3	Cross existing 300mm Sanitary	59.17	56.90	
1+008.7	Cross existing 450mm Storm	59.19	56.00	
1+011.4	Cross ex. 200mm W/M	59.23	56.35	56.75
1+028.4	Cross existing 900mm Storm*	59.70	57.30	
1+030	Cross existing 375mm Sanitary*	59.75	57.35	
1+034	Connect to ex. 200mm W/M with 200x150 tee*	59.80		57.40

*information provided on utilities along east side of Nelson St is approximate; contractor to confirm in field

LEGEND

- EXISTING GRADE ELEVATION (58.54)
- EXISTING STORM SEWER (ST)
- EXISTING SANITARY SEWER (S)
- EXISTING WATERMAIN (W)
- EXISTING CATCH BASIN (CB)
- EXISTING STORM MANHOLE (MH–ST)
- EXISTING SANITARY MANHOLE (MH–S)
- EXISTING FIRE HYDRANT (FH)
- EXISTING VALVE & BOX (WV)
- PROPOSED TOP & BOTTOM OF CURB (59.23TC / 59.20BC)
- PROPOSED TOP & BOTTOM OF WALL (59.60TW / 59.00BW)
- PROPOSED GARDE ELEVATION (59.87)
- PROPOSED SLOPE (3.8%)
- PROPOSED STORM SEWER (STM)
- PROPOSED SANITARY SEWER (s)
- PROPOSED WATER SERVICE (W)
- PROPOSED REAR YARD CATCHBASIN
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED VALVE & BOX
- PROPOSED LIGHT DUTY SILT FENCE (SF)
- WATER METER (M)
- REMOTE METER (RM)
- PROPOSED DECK DRAIN (DD01)
- PROPOSED PERFORATED PIPE
- REMOVAL OF EXISTING SERVICE
- FIRE DEPARTMENT CONNECTION

CLIENT
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226 ARGYLE AVE. OTTAWA, ON K2P 1B9

KEY PLAN

PROJECT NORTH | TRUE NORTH

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LICENSED PROFESSIONAL ENGINEER — A. W. SEREDA — 100276833 — PROVINCE OF ONTARIO

REGISTERED PROFESSIONAL ENGINEER — I. M. JAFFERJEE — 100194153 — 2023-07-25 — PROVINCE OF ONTARIO

SUBJECT TO APPROVAL

NO.	REVISION	DD/MM/YY DATE
6	REVISED PER CITY COMMENTS	25/07/23
5	REVISED AND ISSUED FOR SPA	17/07/23
4	REVISED AND ISSUED FOR SPA	26/05/23
3	REVISED AND ISSUED FOR SPA	17/02/23
2	REISSUED FOR SPA	08/25/21
1	ISSUED FOR SPA	07/16/21

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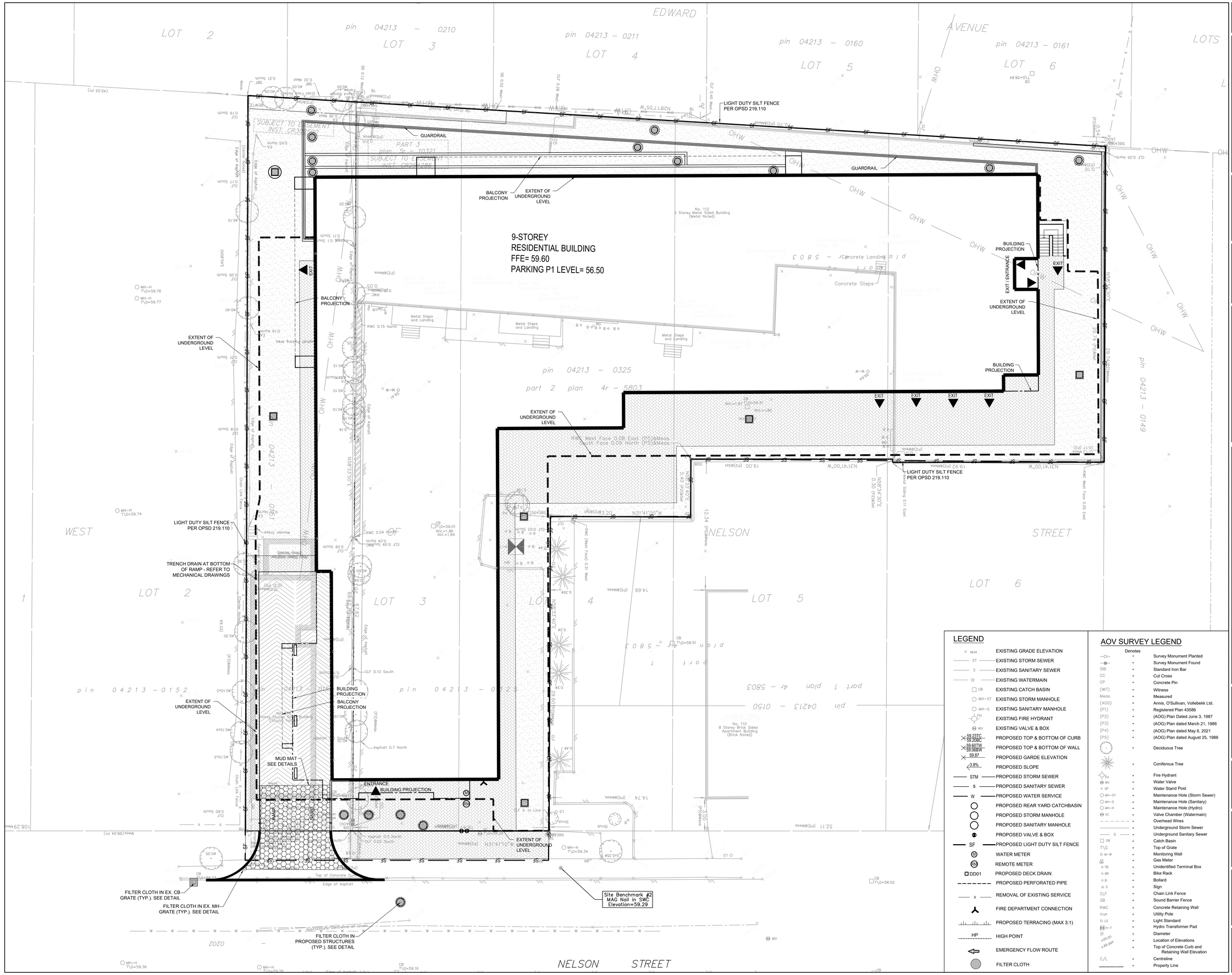
DISCIPLINE: CIVIL

PROJECT: 112-134 NELSON ST

DRAWING: SERVICING PLAN

DATE: 25/07/23	PROJECT NO: 211-04788-00
SCALE: AS NOTED	DRAWING NO: C03
DRAWN BY: A.S./B.N.	
APPROVED BY: I.J.	



LEGEND

58.54 ×	EXISTING GRADE ELEVATION
ST	EXISTING STORM SEWER
S	EXISTING SANITARY SEWER
W	EXISTING WATERMAIN
CB	EXISTING CATCH BASIN
MH–ST	EXISTING STORM MANHOLE
MH–S	EXISTING SANITARY MANHOLE
FH	EXISTING FIRE HYDRANT
WV	EXISTING VALVE & BOX
59.23TC / 59.20BC	PROPOSED TOP & BOTTOM OF CURB
59.60TW / 59.00BW	PROPOSED TOP & BOTTOM OF WALL
59.87 ×	PROPOSED GARDE ELEVATION
3.8%	PROPOSED SLOPE
STM	PROPOSED STORM SEWER
S	PROPOSED SANITARY SEWER
W	PROPOSED WATER SERVICE
	PROPOSED REAR YARD CATCHBASIN
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED VALVE & BOX
SF	PROPOSED LIGHT DUTY SILT FENCE
M	WATER METER
RM	REMOTE METER
DD01	PROPOSED DECK DRAIN
	PROPOSED PERFORATED PIPE
x	REMOVAL OF EXISTING SERVICE
	FIRE DEPARTMENT CONNECTION
	PROPOSED TERRACING (MAX 3:1)
HP	HIGH POINT
	EMERGENCY FLOW ROUTE
	FILTER CLOTH

AOV SURVEY LEGEND

	Denotes	
○—□	-	Survey Monument Planted
—■	-	Survey Monument Found
SIB	-	Standard Iron Bar
CC	-	Cut Cross
CP	-	Concrete Pin
(WIT)	-	Witness
Meas.	-	Measured
(AOG)	-	Annis, O'Sullivan, Vollebekk Ltd.
(P1)	-	Registered Plan 43586
(P2)	-	(AOG) Plan Dated June 3, 1987
(P3)	-	(AOG) Plan dated March 21, 1986
(P4)	-	(AOG) Plan dated May 6, 2021
(P5)	-	(AOG) Plan dated August 25, 1988
	-	Deciduous Tree
	-	Coniferous Tree
FH	-	Fire Hydrant
WV	-	Water Valve
SP	-	Water Stand Post
MH–ST	-	Maintenance Hole (Storm Sewer)
MH–S	-	Maintenance Hole (Sanitary)
MH–H	-	Maintenance Hole (Hydro)
VC	-	Valve Chamber (Watermain)
	-	Overhead Wires
	-	Underground Storm Sewer
S	-	Underground Sanitary Sewer
CB	-	Catch Basin
T\G	-	Top of Grate
M–W	-	Monitoring Well
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TB	-	Unidentified Terminal Box
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RWC	-	Concrete Retaining Wall
UP	-	Utility Pole
LS	-	Light Standard
H–T	-	Hydro Transformer Pad
Ø	-	Diameter
x55.55	-	Location of Elevations
x55.55*	-	Top of Concrete Curb and Retaining Wall Elevation
C/L	-	Centreline
	-	Property Line

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226 ARGYLE AVE. OTTAWA, ON K2P 1B9

KEY PLAN

PROJECT NORTH

TRUE NORTH

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2023-07-25
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SUBJECT TO APPROVAL

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DISCIPLINE:

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PROJECT:

112-134 NELSON ST

DRAWING:

EROSION AND SEDIMENT CONTROL PLAN

DATE: 25/07/23	PROJECT NO: 211-04788-00
SCALE: AS NOTED	DRAWING NO: C04
DRAWN BY: A.S./B.N.	
APPROVED BY: I.J.	