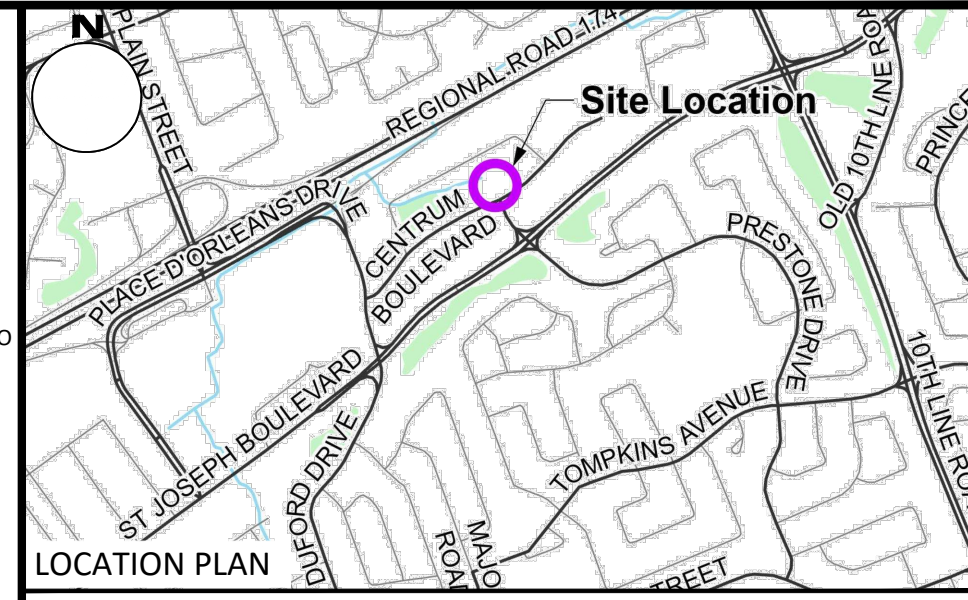


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2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD. (JOB NO. 22372-23) AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
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12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
13. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
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  - GAS SERVICE - ENBRIDGE,
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16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.
17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.
19. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY YURI MENDEZ ENGINEERING, DATED MAY 07, 2022.



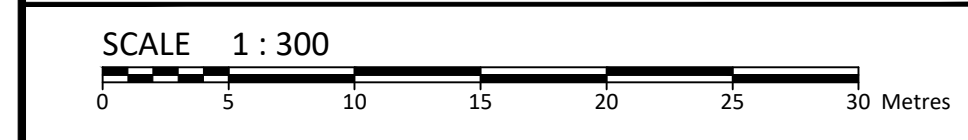
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	CONCRETE BARRIER CURB		LIMIT OF CONSTRUCTION
	INTERLOCK CONCRETE PER LANDSCAPE		DRAINAGE SWALE
	PROPOSED ASPHALT		DRAINAGE DITCH
	CONCRETE SIDEWALK		SLOPING AT 3:1 UNLESS SPECIFIED
	LANDSCAPING CATCHBASIN		SURFACE ELEVATION
	CATCHBASIN MANHOLE		SWALE ELEVATION
	CATCHBASIN		TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	SANITARY SEWER MANHOLE		OVERLAND FLOW ROUTE
	FIRE HYDRANT		SILT FENCE BARRIER
	WATER VALVE		INLET SEDIMENT CONTROL DEVICE PER DETAIL
	WATER METER		CONSTRUCTION MUD MAT
	REMOTE WATER METER		PROPOSED TWSI PER CITY SC7.3
	LOCATION OF FIRE DEPARTMENT CONNECTION		ROOF DRAIN LOCATION PER ARCHITECTURAL

**FOR REVIEW ONLY**  
**NOT FOR CONSTRUCTION**

1	ISSUED FOR SITE PLAN CONTROL	2024-03-19
No.	Revisions	Date

Check and verify all dimensions before proceeding with the work. Do not scale drawings.



**McINTOSH PERRY**  
 115 Walgreen Road, RR3, Carp, ON K0A 1L0  
 Tel: 613-836-2184 Fax: 613-836-3742  
 www.mcintoshperry.com

Client: **BAYVIEW ORLEANS INC**  
 108 CHESTNUT STREET,  
 TORONTO, ON M5G 1R3

Project: **MIXED-USE DEVELOPMENT**  
 265 CENTRUM BOULEVARD

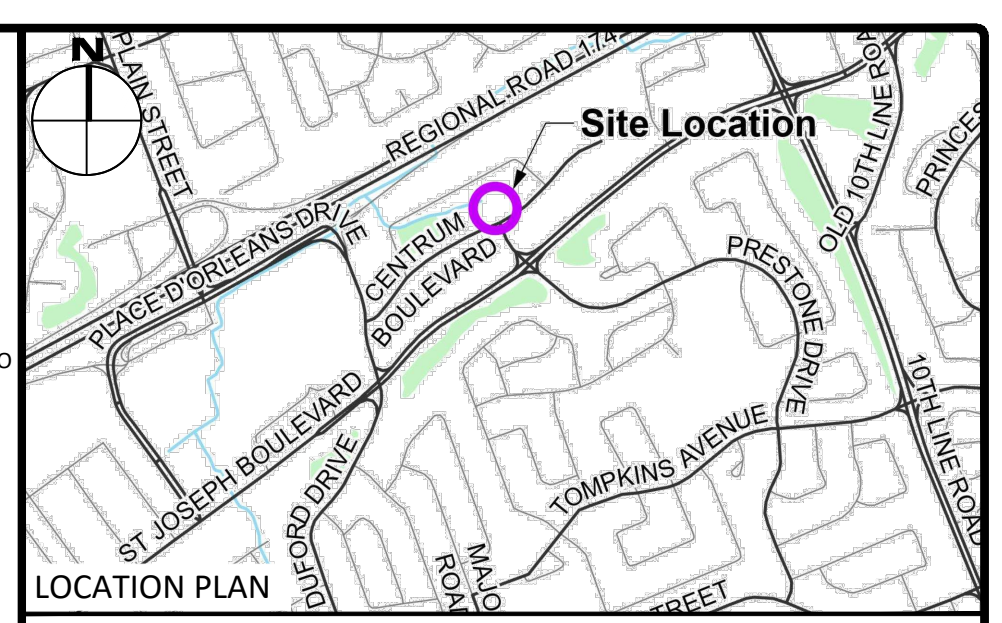
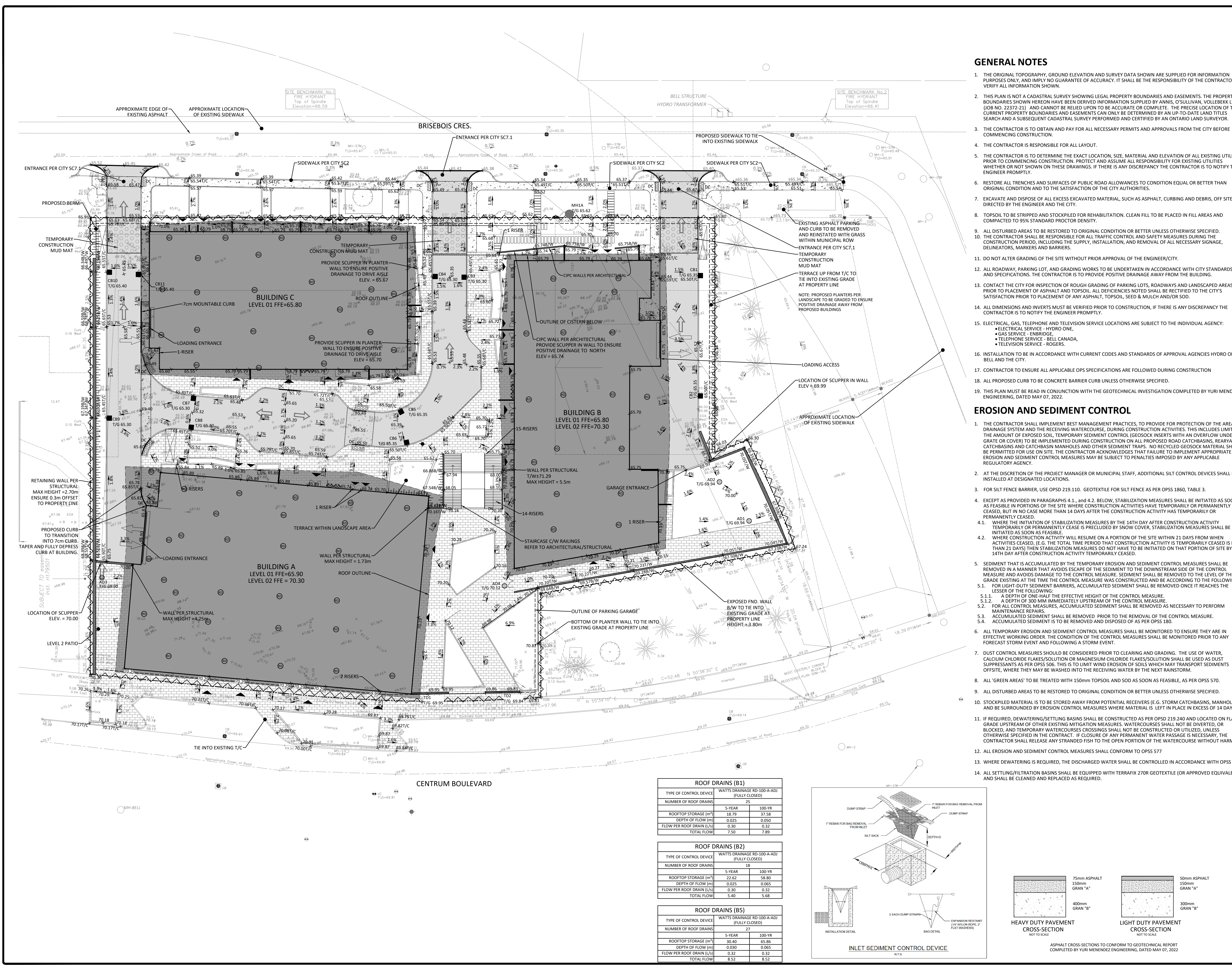
OTTAWA ON

Drawing Title: **EXISTING CONDITIONS AND REMOVALS PLAN**

Scale: 1:300	Project Number: CCO-23-3408
Drawn By: R.R.R.	Checked By: A.M.
Designed By: R.R.R.	Drawing Number: C100

FILENAME: U:\Information\2023\CCO-23-3408\Drawings\CCO-23-3408\_Presentation.dwg  
 DATE SAVED: Thursday, March 07, 2024, 10:54 AM  
 LAST SAVER: R.R.R.  
 LAST PLOTTED: Tuesday, March 19, 2024, 10:54 AM  
 PLOTTER: HP DesignJet T1100

D02-02-23-0021, D07-12-23-0033



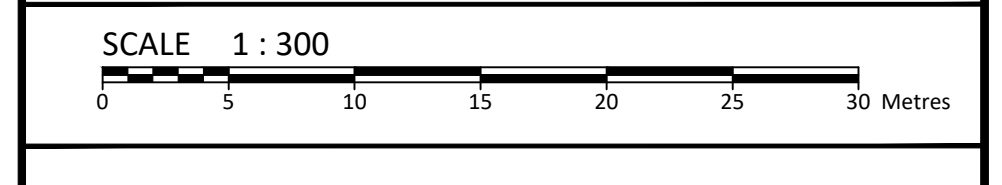
**LEGEND**

CONCRETE BARRIER CURB	LIMIT OF CONSTRUCTION
INTERLOCK CONCRETE PER LANDSCAPE	DRAINAGE SWALE
CONCRETE SIDEWALK	DRAINAGE DITCH
PROPOSED ASPHALT	SLOPING AT 3:1 UNLESS SPECIFIED
SCB/H	95.50 SURFACE ELEVATION
CBMH/T/G	95.50 SWALE ELEVATION
CBH	X7/W95.50 TOP OF WALL ELEVATION
T/G	8/W94.25 BOTTOM OF WALL ELEVATION
M/H/A	OVERLAND FLOW ROUTE
T/G	SILT FENCE BARRIER
B/F	INLET SEDIMENT CONTROL DEVICE PER DETAIL
HYD	CONSTRUCTION MUD MAT
WATER VALVE	PROPOSED TWSI PER CITY SC7.3
WATER METER	ROOF DRAIN LOCATION PER ARCHITECTURAL
REMOTE WATER METER	
LOCATION OF FIRE DEPARTMENT CONNECTION	

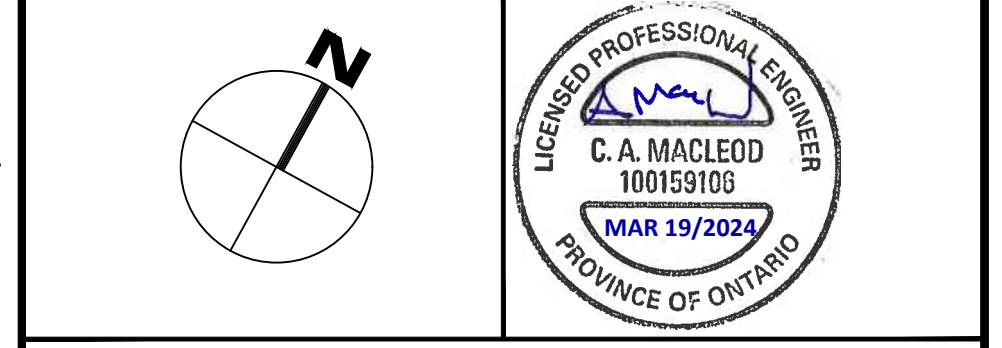
**FOR REVIEW ONLY**  
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No.	Revisions	Date
2	ISSUED FOR SITE PLAN CONTROL	2024-03-19
1	ISSUED FOR SITE PLAN CONTROL	2023-03-24

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Client: **BAYVIEW ORLEANS INC**  
108 CHESTNUT STREET, TORONTO, ON M5G 1R3

Project: **MIXED-USE DEVELOPMENT**  
265 CENTRUM BOULEVARD

City: OTTAWA ON

Drawing Title: **GRADING, DRAINAGE & SEDIMENT AND EROSION CONTROL PLAN**

Scale: 1:300 Project Number: CCO-23-3408

Drawn By: R.R.R. Checked By: A.M. Drawing Number: C101

Designed By: R.R.R.

**ROOF DRAINS (B1)**

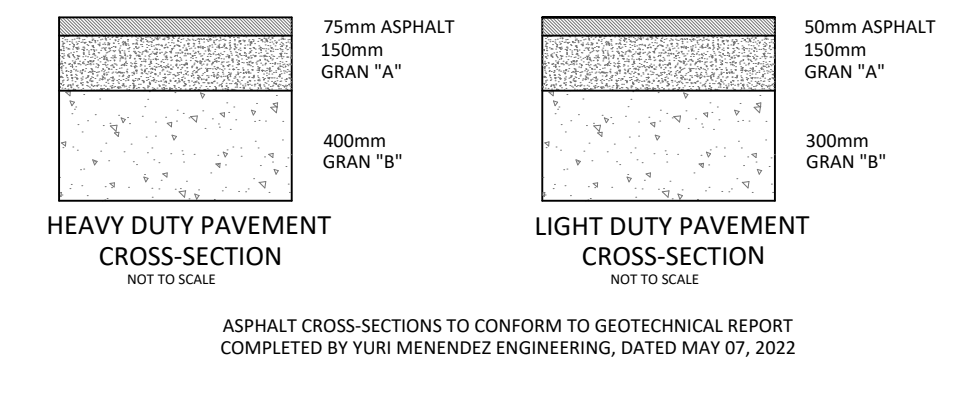
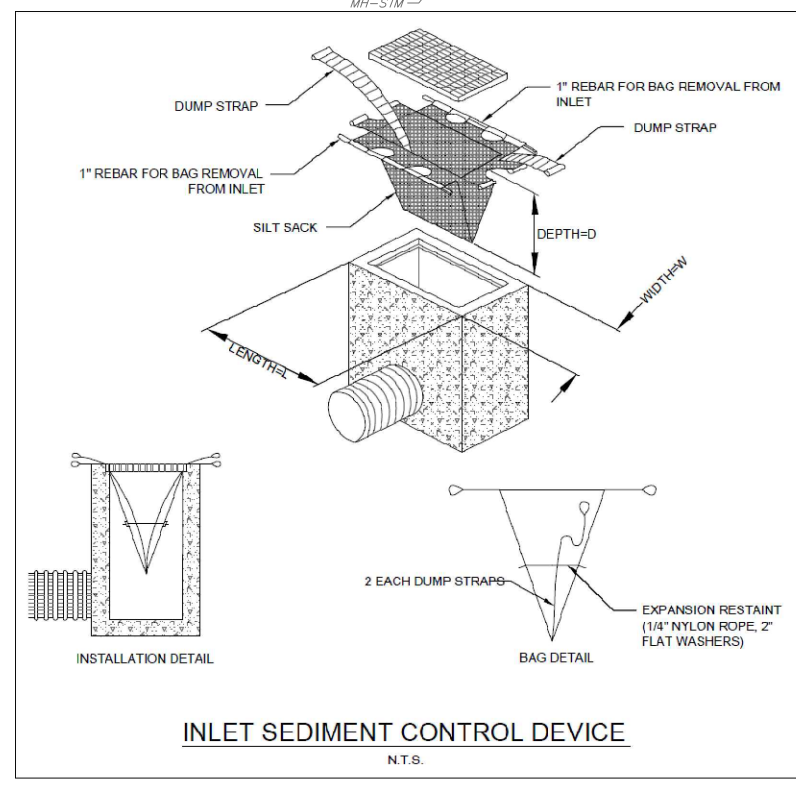
TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ (FULLY CLOSED)
NUMBER OF ROOF DRAINS	25
5-YEAR	100-YR
ROOFTOP STORAGE (m³)	18.79 37.58
DEPTH OF FLOW (m)	0.025 0.050
FLOW PER ROOF DRAIN (L/S)	0.30 0.32
TOTAL FLOW	7.50 7.89

**ROOF DRAINS (B2)**

TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ (FULLY CLOSED)
NUMBER OF ROOF DRAINS	18
5-YEAR	100-YR
ROOFTOP STORAGE (m³)	22.62 58.80
DEPTH OF FLOW (m)	0.025 0.055
FLOW PER ROOF DRAIN (L/S)	0.30 0.32
TOTAL FLOW	5.40 5.68

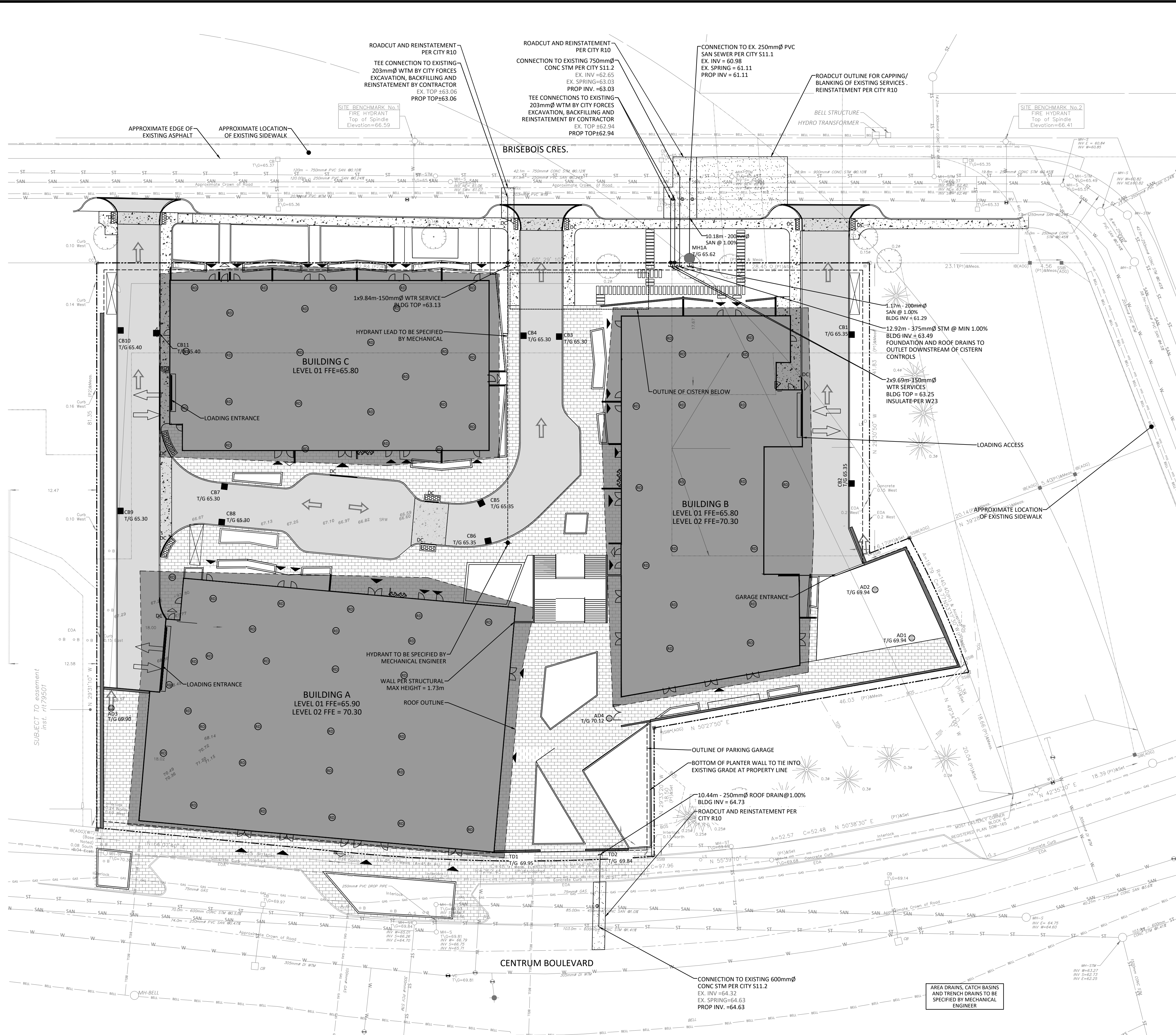
**ROOF DRAINS (B5)**

TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ (FULLY CLOSED)
NUMBER OF ROOF DRAINS	27
5-YEAR	100-YR
ROOFTOP STORAGE (m³)	30.40 65.86
DEPTH OF FLOW (m)	0.030 0.055
FLOW PER ROOF DRAIN (L/S)	0.32 0.32
TOTAL FLOW	8.52 8.52



FILENAME: I:\Information\2023\CCO-23-3408\BAYVIEW ORLEANS INC\265 Centrum Boulevard\B13 - DRAINAGE\CCO-23-3408\_Presentation.dwg  
 DATE PLOTTED: Thursday, March 07, 2024, LAST SAVED BY: rrbabu  
 LAST PLOTTED: Tuesday, March 19, 2024, CBT FILE SIZE: 16503514.DWG

D02-02-23-0021, D07-12-23-0033



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19. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY YURI MENDEZ ENGINEERING, DATED MAY 07, 2022.

**WATERMAIN NOTES**

1. CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
2. WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
3. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER.
4. THERMAL INSULATION OF WATERMANS AT OPEN STRUCTURES AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
5. VALVES TO BE OPERATED BY CITY STAFF ONLY.
6. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CITY TO BE PRESENT FOR WATERMAIN CONNECTION, CONNECTION, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
7. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ANY WATERMAIN CONNECTION(S) REQUIRED. THIS SHALL BE COMPLETED IN THE PRESENCE OF A DESIGNATED MUNICIPAL WATER OPERATOR AND THE SELECTED CONTRACTOR SHALL PROVE TO THE SATISFACTION OF THE CITY THAT THEY ARE COMPETENT TO PERFORM THE WORKS PRIOR TO INITIATING CONSTRUCTION.
8. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
9. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
10. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.

**SEWER NOTES:**

1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
  - 2.1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
  - 2.2. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
  - 2.3. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.
  - 2.4. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
3. SANITARY SEWERS AND CONNECTIONS 150mm AND SMALLER TO BE PVC SDR-28.
4. SEWERS AND CONNECTIONS 200mm AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
5. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.
6. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11.1 & S11.2.
7. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"X8" LONG MARKER.
8. CONTRACTOR TO TELEVIEW (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mm OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
9. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

**SAN STRUCTURE TABLE**

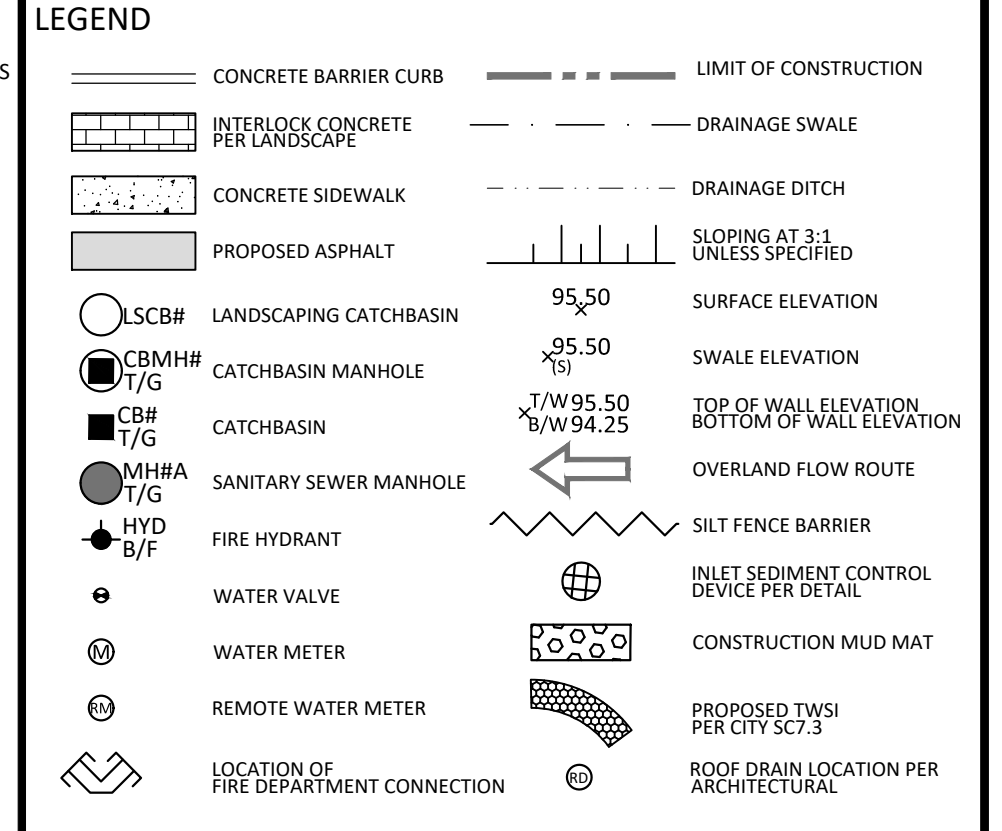
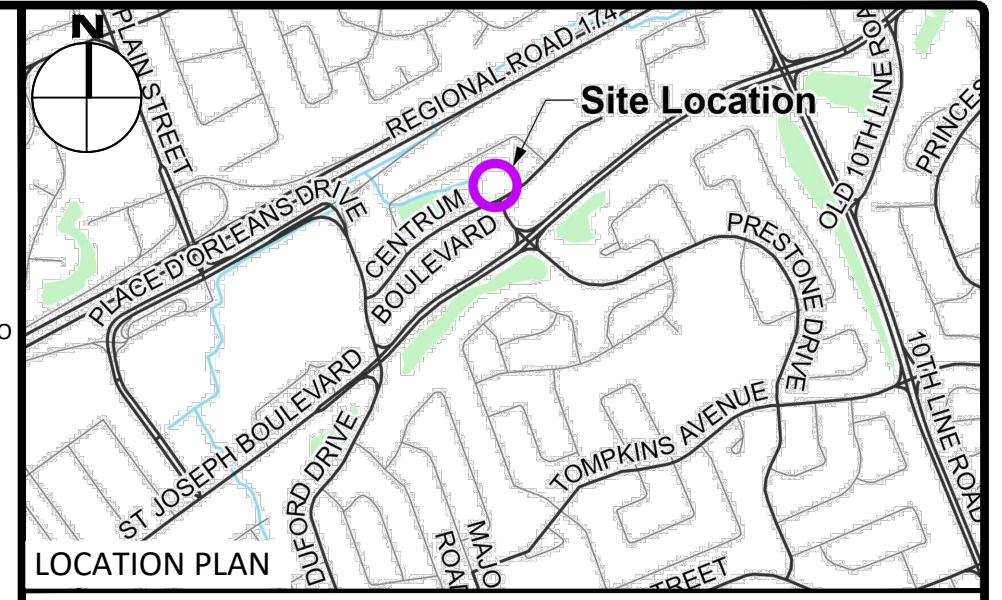
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	65.62	SE61.280		STRUC OPSD 701.010 COVER CITY 534 FRAME CITY 525

**CROSSING CONFLICT TABLE**

LOCATION	DESCRIPTION	SEPARATION
1	EX. 203mm WTM TOP = 62.90 PROP 375mm STM SERVICE INV = 63.40	0.50
2	EX. 203mm WTM INV = 62.60 PROP 200mm SAN SERVICE TOP = 61.36	0.30
3	EX. 450mm SAN SEWER INV = 65.35 PROP 250mm STM SERVICE TOP = 64.91	0.44

**WATER COVER TABLE**

LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
200 X 150 TEE	0+100.00	65.32	62.92	2.40
VALVE	0+100.00	65.63	63.23	2.40
BLDG	0+100.00	65.65	63.25	2.40

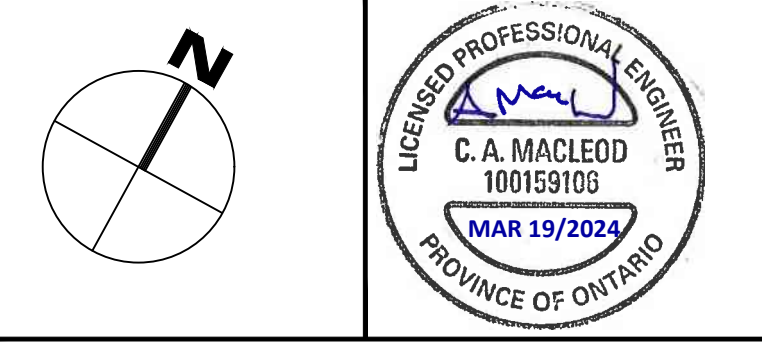


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Project: **MIXED-USE DEVELOPMENT**  
265 CENTRUM BOULEVARD  
OTTAWA ON

Drawing Title: **SITE SERVICING PLAN**

Scale: 1:300	Project Number: CCO-23-3408
Drawn By: R.R.R.	Checked By: A.M.
Designed By: R.R.R.	Drawing Number: C102

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