

EXISTING WATERMAIN TO BE BLANKED AT MAIN BY CITY OF OTTAWA FORCES. EXCAVATION, BACKFILL AND REINSTATEMENT BY CONTRACTOR.

EXISTING SERVICES TO BE REMOVED AND CAPPED AT THE MAIN TO THE SATISFACTION OF THE CITY'S SEWER OPERATIONS

EXISTING CONCRETE WALL TO BE RETAINED

EXISTING SERVING TO BUILDING TO BE REMOVED. EXISTING BUILDING AND FOUNDATION TO BE REMOVED FROM THE SITE. BUILDING DEMOLITION SHALL BE COMPLETED IN CONSULTATION WITH GEOTECHNICAL ENGINEER.

EXISTING ASPHALT PARKING LOT TO BE DEMOLISHED

EXISTING CURB AND/OR SIDEWALK TO BE REMOVED.

GROVE AVENUE

BANK STREET

EXISTING CURB TO BE REMOVED AND REPLACED WITH BARRIER CURB AND SIDEWALK AS PER CITY STND. SC2. REFER TO EXP GRADING PLAN C200.

NOTES:

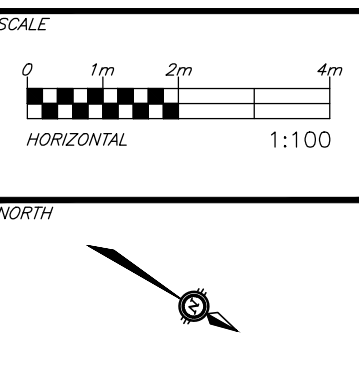
1. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE UNTIL SUCH TIME AS THE SERVICE PROVIDER HAS CONFIRMED IN WRITING THE SERVICE IS ABANDONED AND CAN BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
3. FOR ADDITIONAL PROJECT NOTES REFER TO DRAWING C001.

CAUTION
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JOB BENCH MARK JBM ▲
TWO (2) NAILS IN UTILITY POLE LOCATED AT SOUTH-WEST CORNER OF SITE ALONG GROVE AVENUE. ELEVATION=62.58

TOPOGRAPHIC INFORMATION
LOT 81, PART OF LOTS 80 & 82, REGISTERED PLAN 109930, CITY OF OTTAWA.
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN VOLLEBEKK LTD, SURVEY DATED FEBRUARY 10, 2022.
SITE GRID SYSTEM MTM NAD 83, ZONE 9,

REV	REVISION DESCRIPTION	DATE	BY	APPD
3	REVISED PER CITY COMMENTS	24/01/16	AAS	AA
2	REVISED PER CITY COMMENTS	23/08/01	AAS	AA
1	ISSUED FOR SITE PLAN CONTROL	23/02/07	AAS	KH



DESIGNED BY: [Signature]

REVIEWED BY: [Signature]



CLIENT: **AMBASSADOR REALTY INC.**
185 SOMERSET ST. W.
OTTAWA, ON, K2P 0J2

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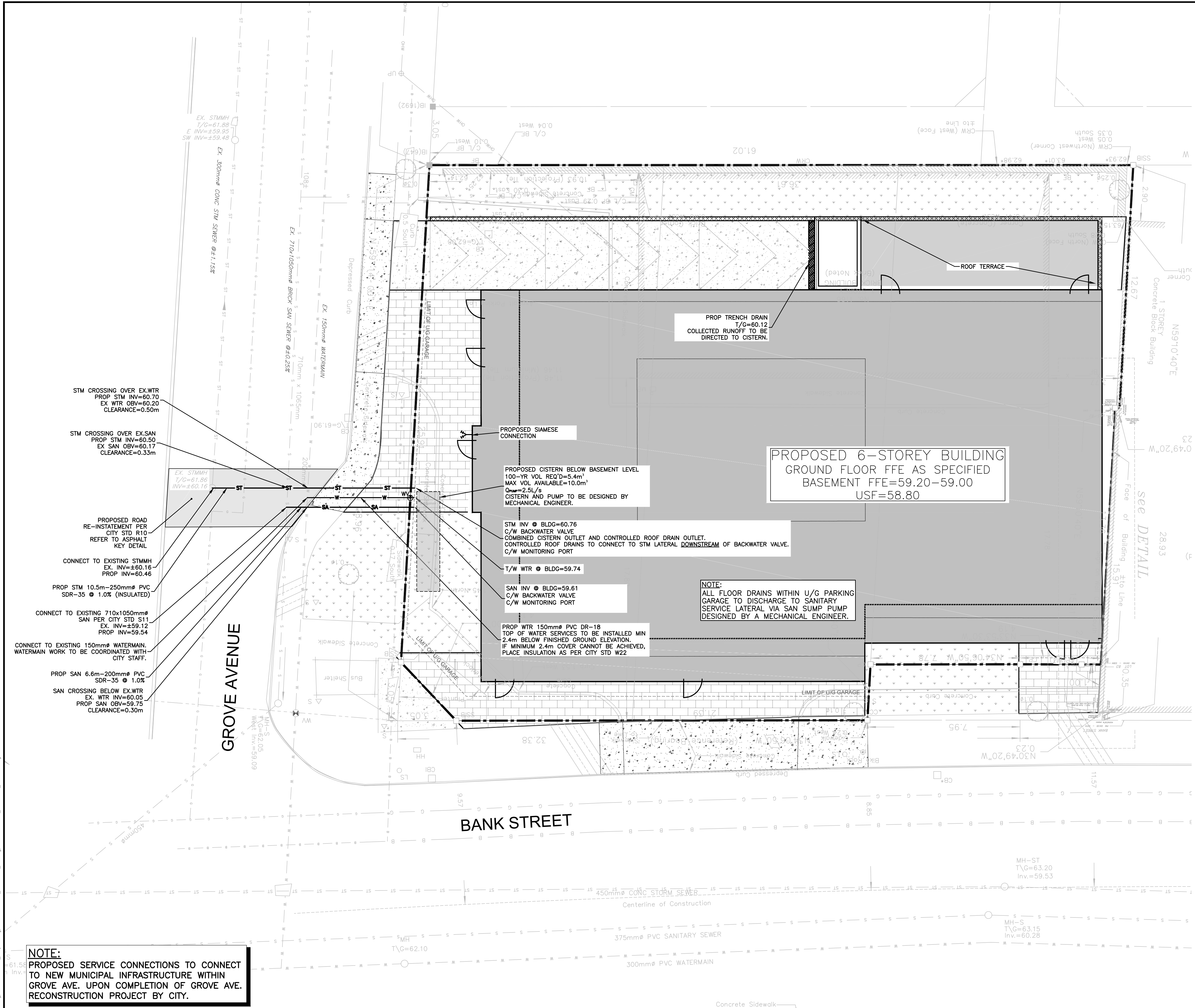
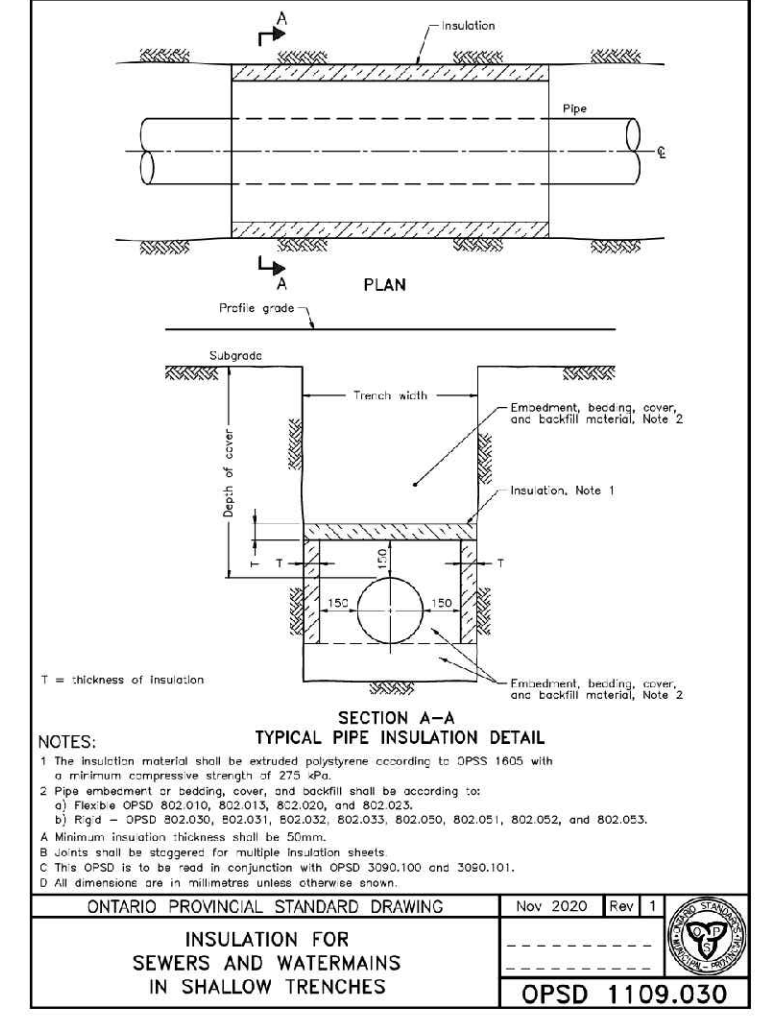
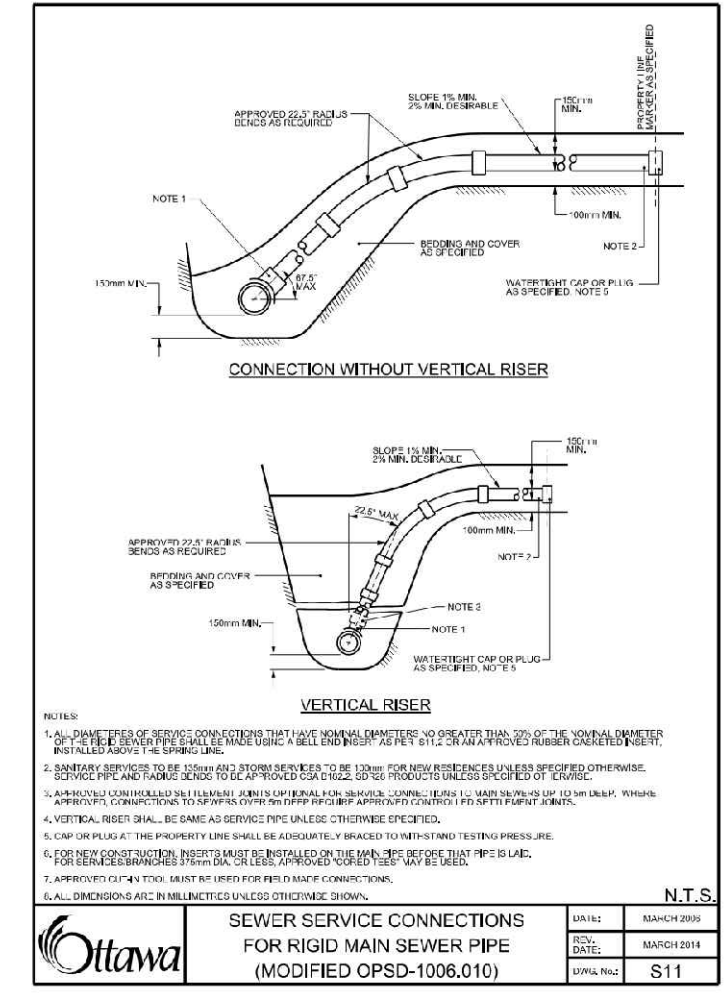
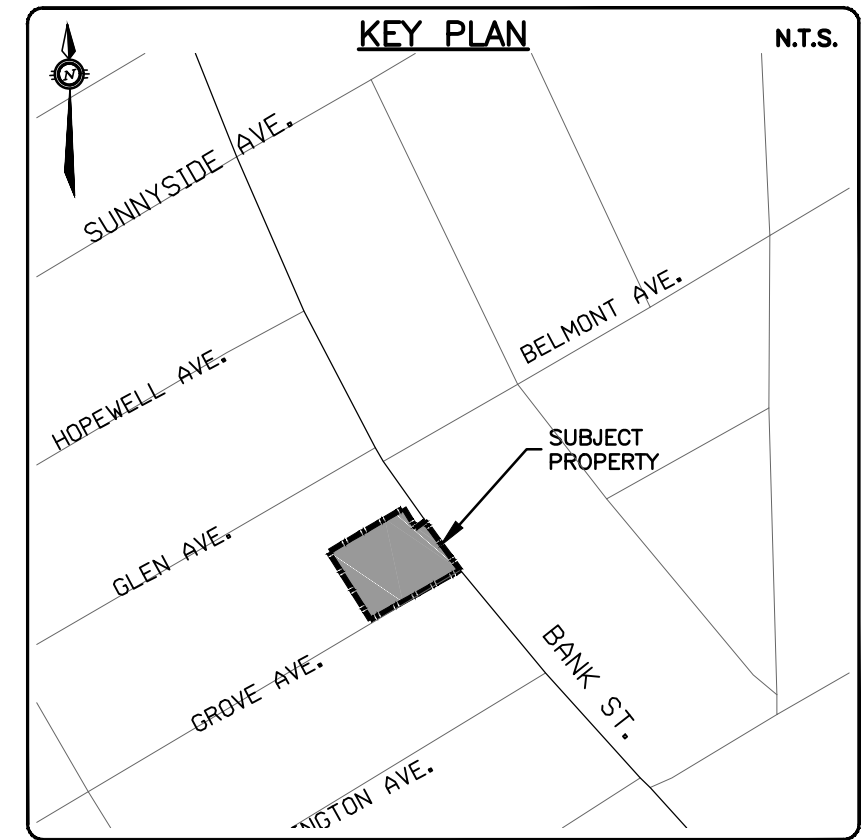
• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

BASEPLAN	PROJECT
AS	1166 BANK STREET
DESIGN	OTT-22018175-AD
AS	SURVEY
CHECKED	ADV
KH	DATE
AS	JANUARY 2023
CAD	DRAWING No.
AS	C001
PROJECT MANAGER	TITLE
KH	EXISTING CONDITIONS AND REMOVALS PLAN
APPROVED	
AA	

1166 BANK STREET
OTTAWA, ONTARIO.

EXISTING CONDITIONS AND REMOVALS PLAN

PROJECT No. OTT-22018175-AD
SURVEY ADV
DATE JANUARY 2023
DRAWING No. C001



PROPOSED 6-STORY BUILDING
 GROUND FLOOR FFE AS SPECIFIED
 BASEMENT FFE=59.20-59.00
 USF=58.80

PROP TRENCH DRAIN
 COLLECTED RUNOFF TO BE
 DIRECTED TO CISTERN.

PROPOSED SIAMESE
 CONNECTION

PROPOSED CISTERN BELOW BASEMENT LEVEL
 100-YR VOL REQ'D=5.4m³
 MAX VOL AVAILABLE=10.0m³
 Q=2.5L/s
 CISTERN AND PUMP TO BE DESIGNED BY
 MECHANICAL ENGINEER.

STM INV @ BLDG=60.76
 C/W BACKWATER VALVE
 COMBINED CISTERN OUTLET AND CONTROLLED ROOF DRAIN OUTLET.
 CONTROLLED ROOF DRAINS TO CONNECT TO STM LATERAL DOWNSTREAM OF BACKWATER VALVE.
 C/W MONITORING PORT

T/W WTR @ BLDG=59.74

SAN INV @ BLDG=59.61
 C/W BACKWATER VALVE
 C/W MONITORING PORT

NOTE:
 ALL FLOOR DRAINS WITHIN U/G PARKING
 GARAGE TO DISCHARGE TO SANITARY
 SERVICE LATERAL VIA SAN SUMP PUMP
 DESIGNED BY A MECHANICAL ENGINEER.

PROP WTR 150mm PVC DR-18
 TOP OF WATER SERVICES TO BE INSTALLED MIN
 2.4m BELOW FINISHED GROUND ELEVATION.
 IF MINIMUM 2.4m COVER CANNOT BE ACHIEVED,
 PLACE INSULATION AS PER CITY STD W22

STM CROSSING OVER EX.WTR
 PROP STM INV=60.70
 EX WTR OBV=60.20
 CLEARANCE=0.50m

STM CROSSING OVER EX.SAN
 PROP STM INV=60.50
 EX SAN OBV=60.17
 CLEARANCE=0.33m

PROPOSED ROAD
 RE-INSTATEMENT PER
 CITY STD R10
 REFER TO ASPHALT
 KEY DETAIL

CONNECT TO EXISTING STMMH
 EX. INV=±60.16
 PROP INV=60.46

PROP STM 10.5m-250mm PVC
 SDR-35 @ 1.0% (INSULATED)

CONNECT TO EXISTING 710x1050mm
 SAN PER CITY STD S11
 EX. INV=59.12
 PROP INV=59.54

CONNECT TO EXISTING 150mm WATERMAIN.
 WATERMAIN WORK TO BE COORDINATED WITH
 CITY STAFF.

PROP SAN 6.6m-200mm PVC
 SDR-35 @ 1.0%

SAN CROSSING BELOW EX.WTR
 EX. WTR INV=60.05
 PROP SAN OBV=59.75
 CLEARANCE=0.30m

NOTE:
 PROPOSED SERVICE CONNECTIONS TO CONNECT
 TO NEW MUNICIPAL INFRASTRUCTURE WITHIN
 GROVE AVE. UPON COMPLETION OF GROVE AVE.
 RECONSTRUCTION PROJECT BY CITY.

CAUTION
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SCALE
 0 1m 2m 4m
 HORIZONTAL 1:100

DESIGNED BY
 M.A. ANSARI

REVIEWED BY
 M.A. ANSARI

CLIENT
 AMBASSADOR REALTY INC.
 185 SOMERSET ST. W.
 OTTAWA, ON, K2P 0J2

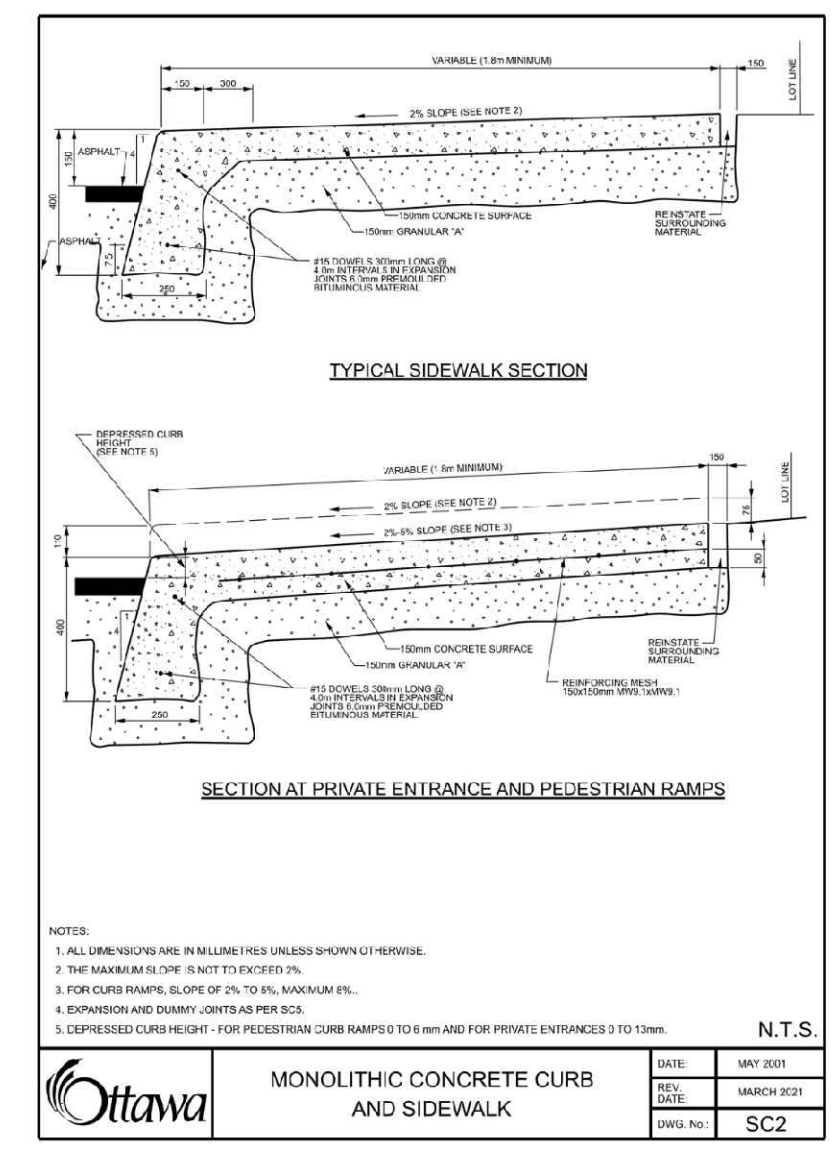
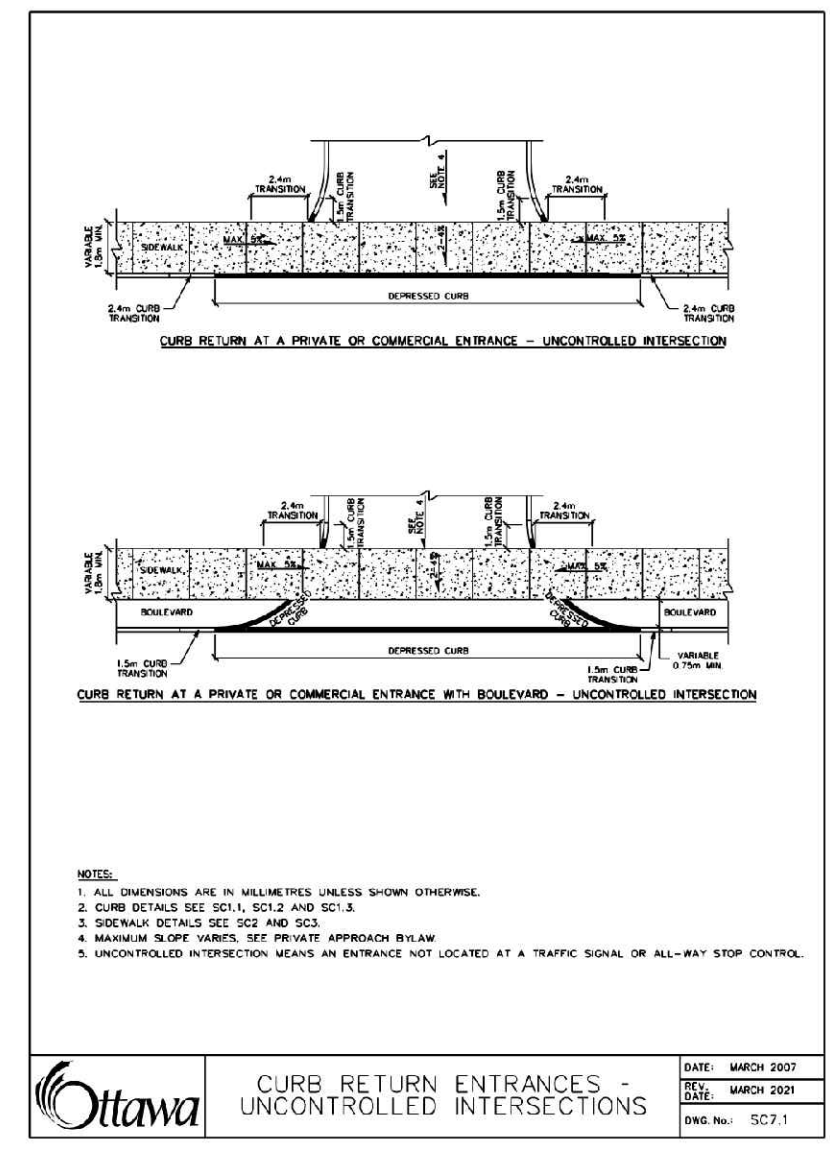
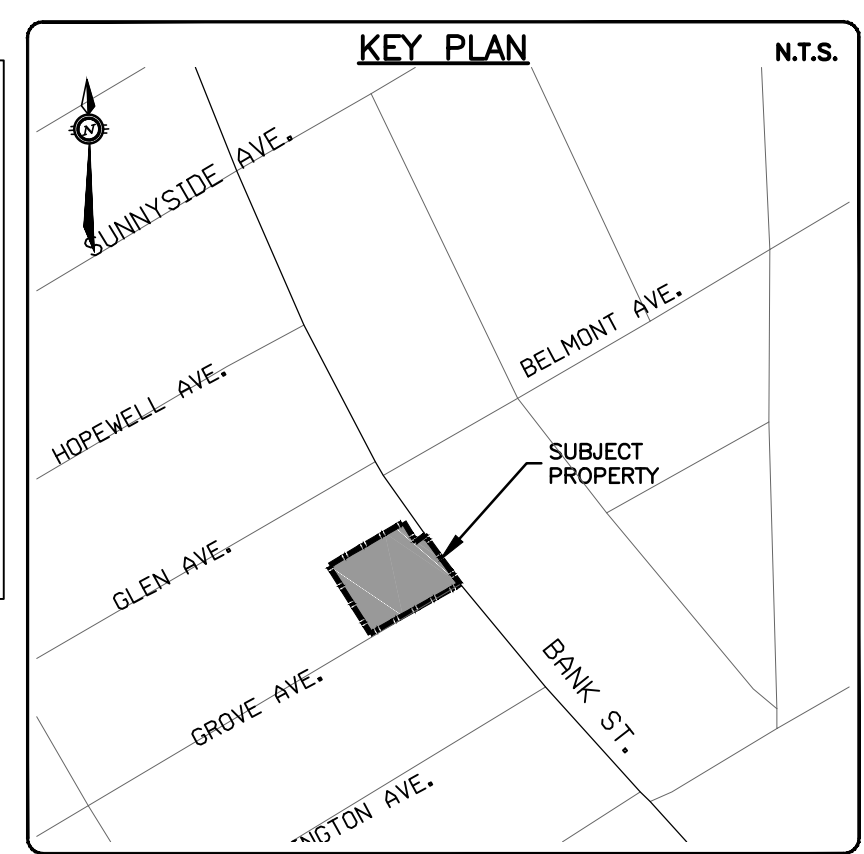
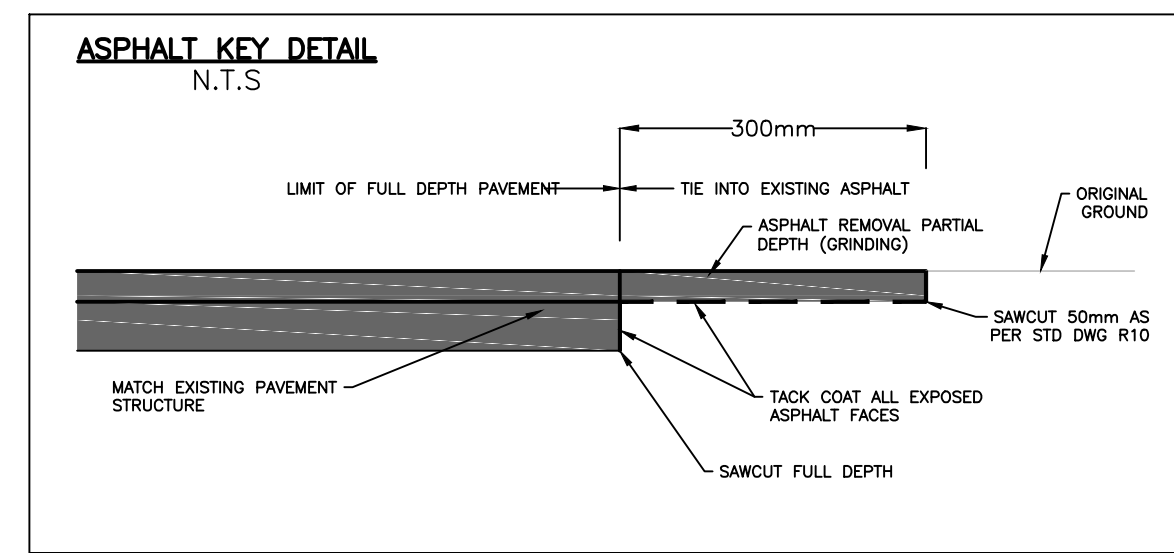
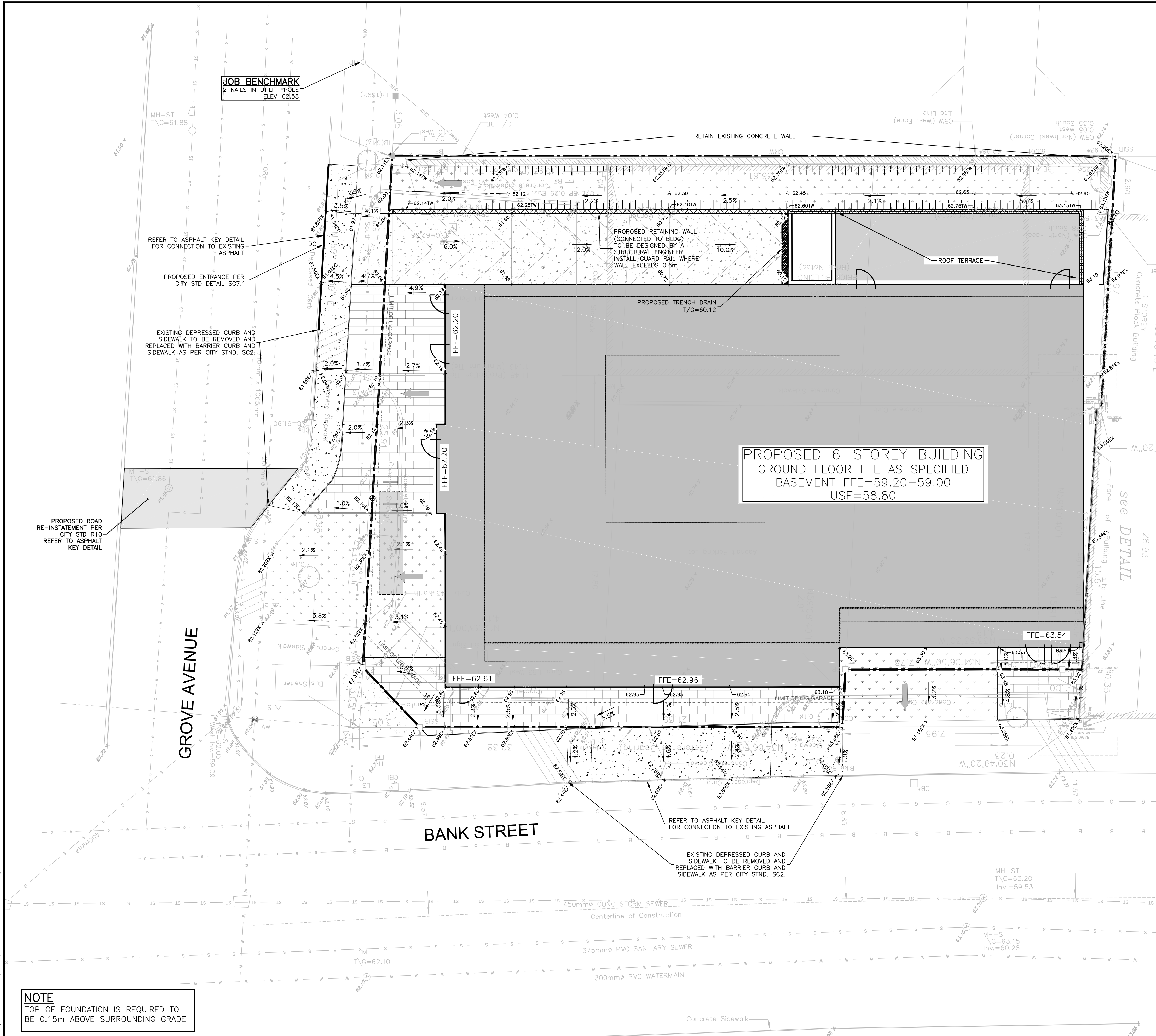
exp. SERVICES INC.
 2500 Somerset Drive, Unit 100
 Ottawa, ON K2P 0J2
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BASE PLAN AS
 DESIGN AS
 CHECKED KH
 CAD AS
 PROJECT MANAGER KH
 APPROVED AA

PROJECT
 1166 BANK STREET
 OTTAWA, ONTARIO.

TITLE
 SITE SERVICING PLAN

PROJECT No. OTT-22018175-AD
 SURVEY ADV
 DATE JANUARY 2023
 DRAWING No. C100



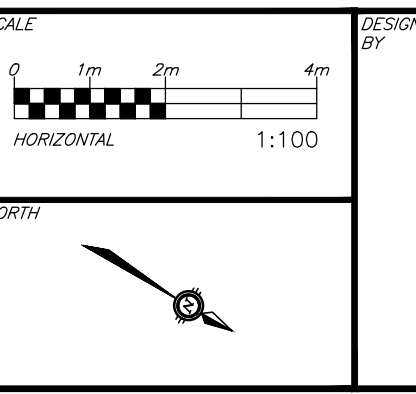
NOTE
TOP OF FOUNDATION IS REQUIRED TO BE 0.15m ABOVE SURROUNDING GRADE

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DESIGNED BY: M.A. ANSARI
REVIEWED BY: M.A. ANSARI
PROFESSIONAL ENGINEER
2024-01-17
PROVINCE OF ONTARIO

CLIENT: **AMBASSADOR REALTY INC.**
185 SOMERSET ST. W., OTTAWA, ON, K2P 0J2

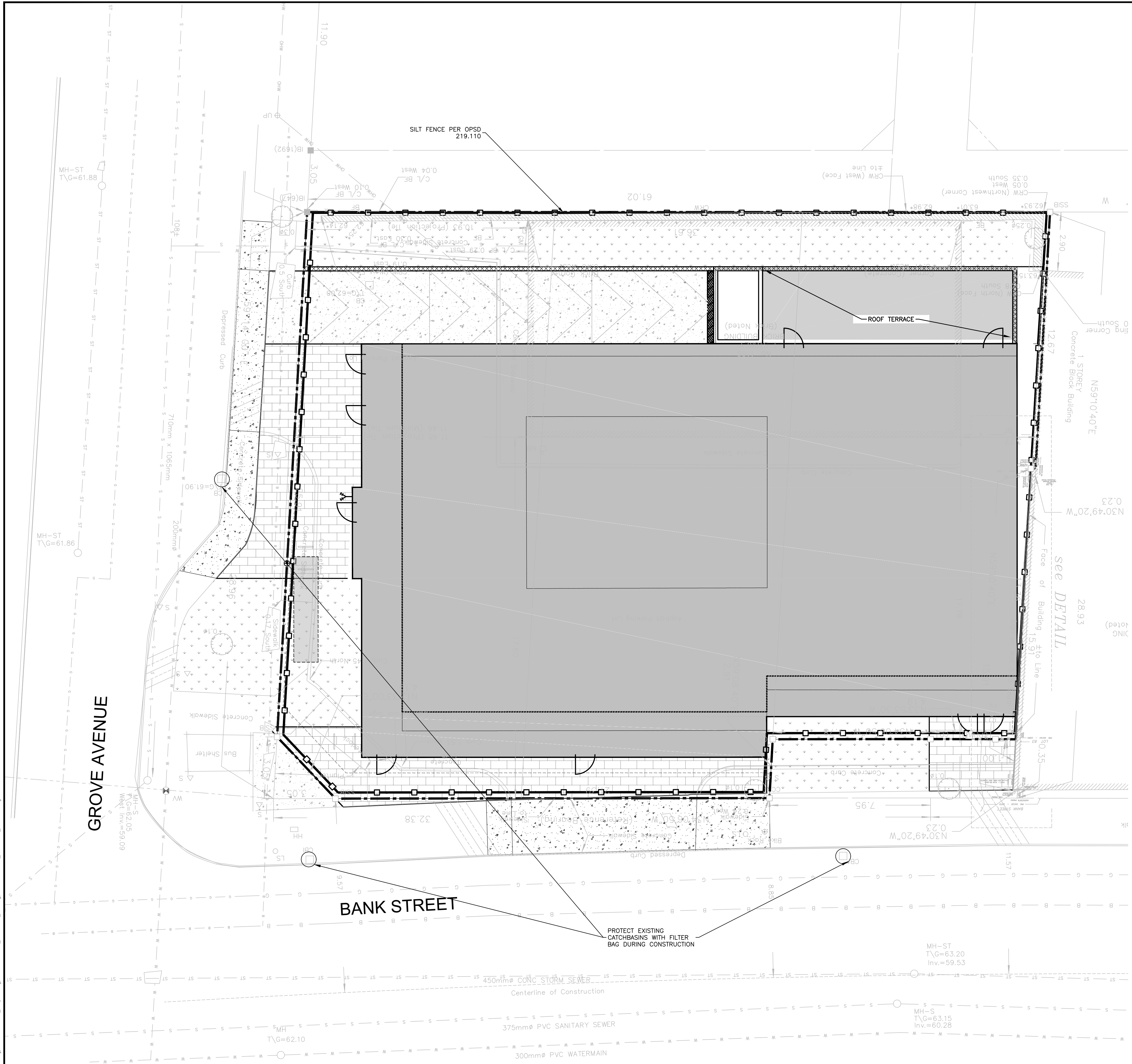
exp.
exp Services Inc.
1111 DUNDAS ST. W. #1113 2ND FLOOR
2500 DUNDAS ST. W. UNIT 100
OTTAWA, ON K2G 1R6
CANADA
www.exp.ca
416-233-8888

BASE PLAN: AS
DESIGN: AS
CHECKED: KH
CAD: AS
PROJECT MANAGER: KH
APPROVED: AA

PROJECT: **1166 BANK STREET**
OTTAWA, ONTARIO.

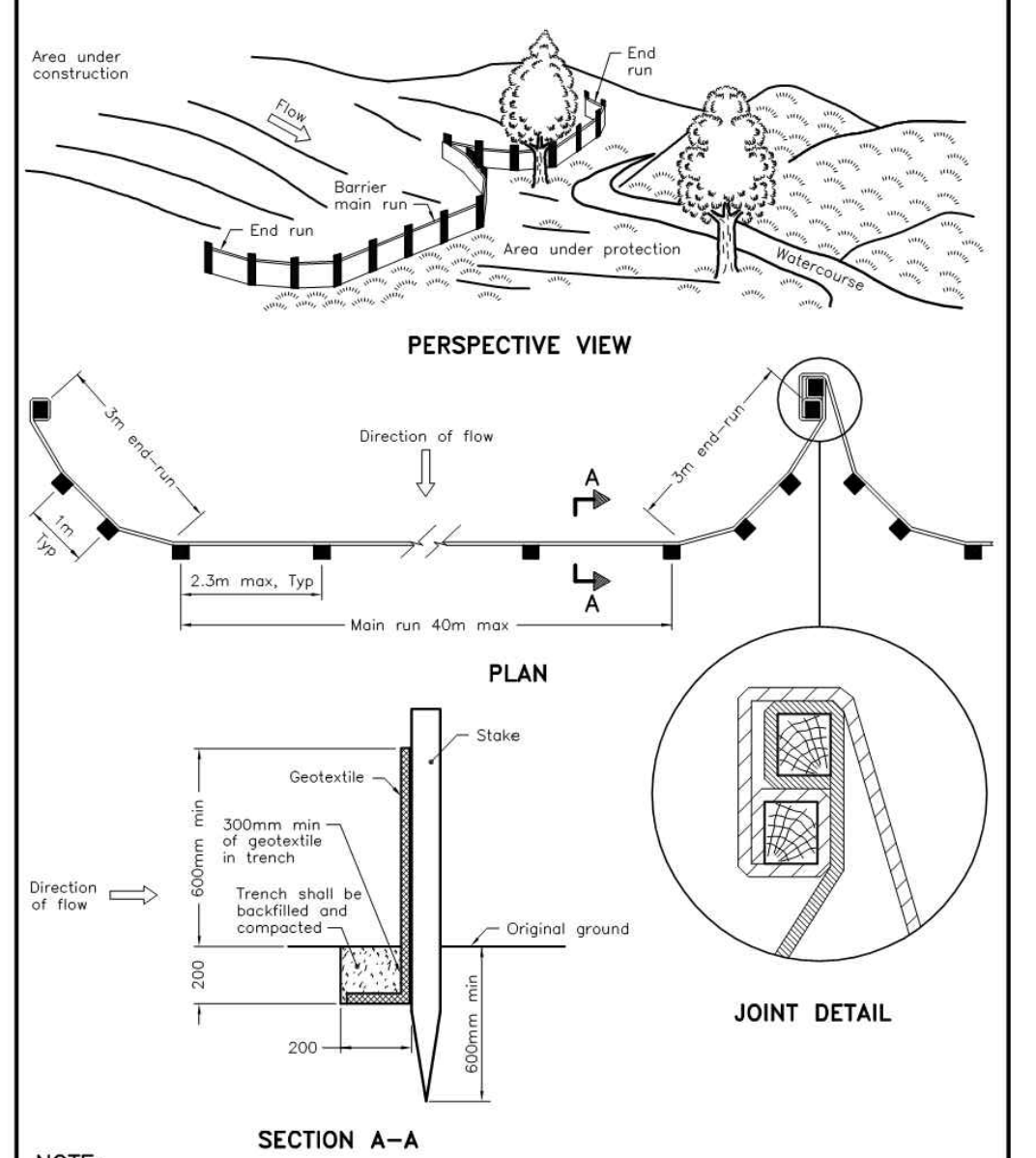
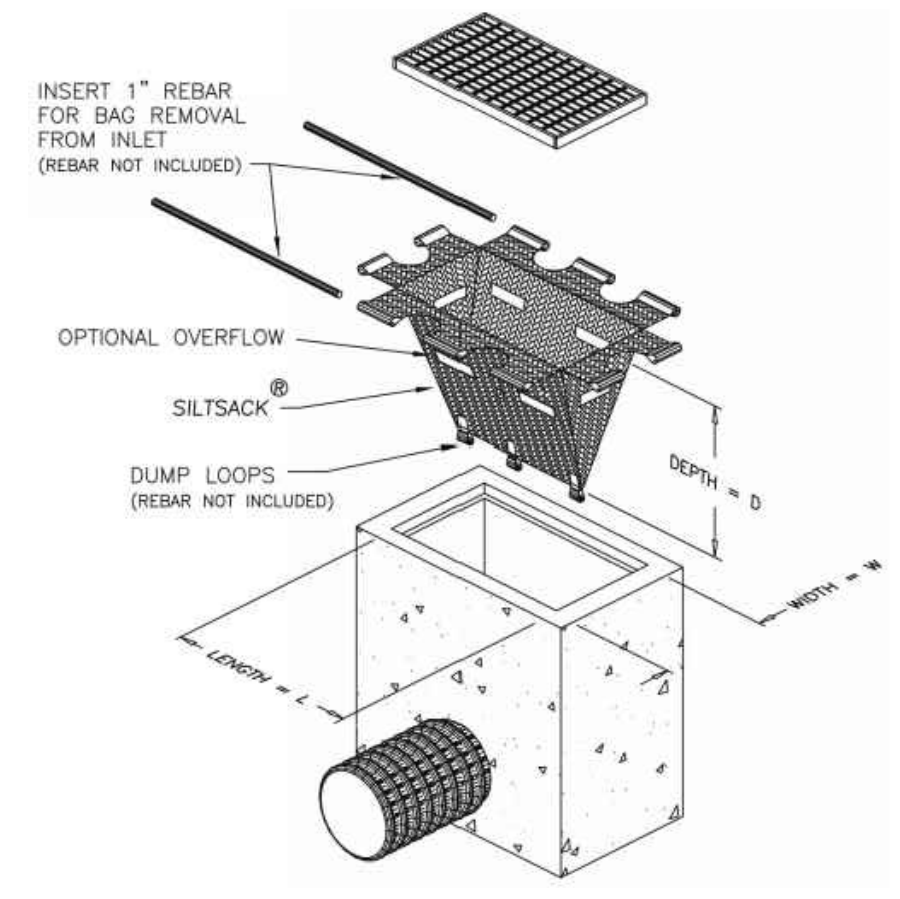
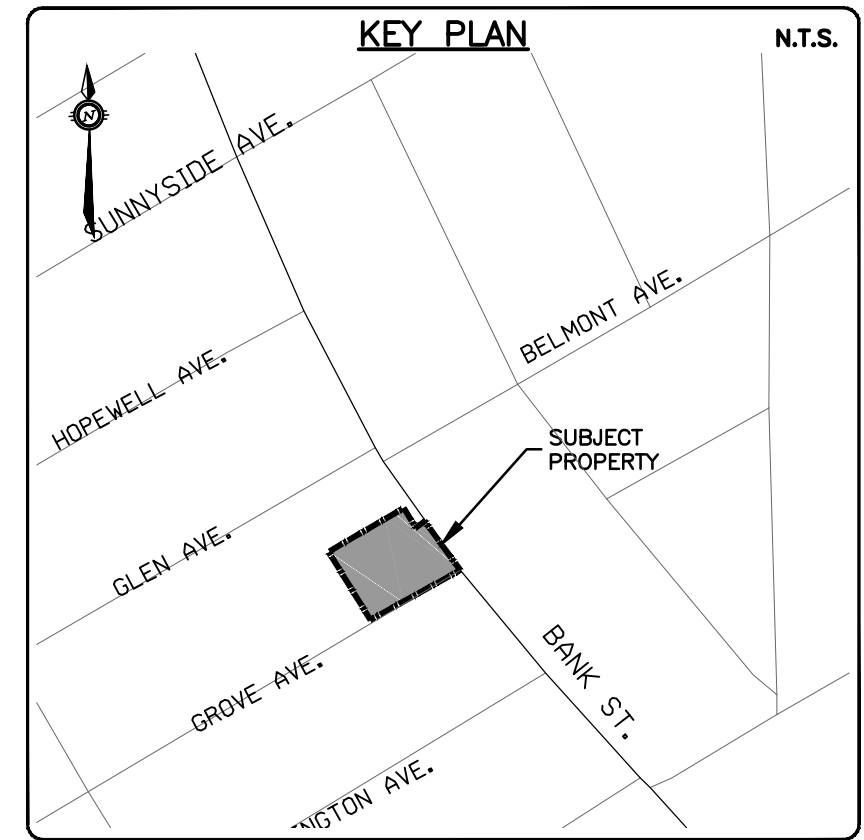
TITLE: **SITE GRADING PLAN**

PROJECT No: OTT-22018175-AD
SURVEY: ADV
DATE: JANUARY 2023
DRAWING No: **C200**



EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION.

- DURING ALL CONSTRUCTION ACTIVITIES, EROSION AND SEDIMENTATION SHALL BE CONTROLLED BY THE FOLLOWING TECHNIQUES:
1. LIMITING THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
 2. REVEGETATION OF EXPOSED AREAS AS SOON AS POSSIBLE.
 3. MINIMIZATION OF AREA TO BE CLEARED AND DISRUPTION TO ADJACENT AREAS.
 4. INSTALLATION OF FILTER CLOTH BETWEEN FRAME AND COVER ON ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES.
 5. A SILT FENCE TO BE INSTALLED 0.3m INSIDE THE SITE PROPERTY LINE TO LOCATIONS SHOWN ON THIS DRAWING.
 6. A VISUAL INSPECTION SHALL BE COMPLETED DAILY ON SEDIMENT CONTROL BARRIERS AND ANY DAMAGE REPAIRED IMMEDIATELY. CARE WILL BE TAKEN TO PREVENT DAMAGE DURING CONSTRUCTION OPERATIONS.
 7. IN SOME CASES SOME BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE THE CONSTRUCTION OPERATIONS, THE AFFECTED BARRIERS WILL BE REINSTITATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED.
 8. THE SEDIMENT CONTROL DEVICES WILL BE CLEANED OF ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OF AS PER THE REQUIREMENTS OF THE CONTRACT.
 9. DURING THE COURSE OF CONSTRUCTION IF THE ENGINEER BELIEVES THAT ADDITIONAL PREVENTION METHODS ARE REQUIRED TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR WILL INSTALL ADDITIONAL SILT FENCES OR OTHER METHODS AS REQUIRED TO THE SATISFACTION OF THE ENGINEER.
 10. CONSTRUCTION AND MAINTENANCE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROLS TO COMPLY WITH ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) OPSS 805, AND CITY OF OTTAWA SPECIFICATIONS.
 11. SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING		Nov 2015	Rev 2
LIGHT-DUTY SILT FENCE BARRIER		OPSD 219.110	

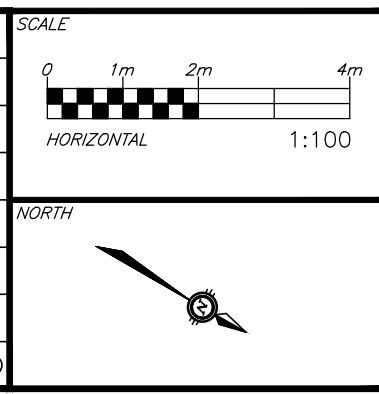
- NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO WOOD POSTS WITH WIRE TIES OR STAPLES.
 2. POSTS TO BE SPACED AT 2.3 METRES CENTRE TO CENTRE.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY A MINIMUM OF 500mm.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 5. WOOD POSTS TO BE HARDWOOD TYPE (50mm x 50mm).
 6. GEOTEXTILE TO BE EMBEDDED 200mm INTO GROUND.
 7. GEOTEXTILE TO CONFORM TO OPSS 805 STANDARDS.
 8. SILT FENCE MUST BE INSTALLED BEFORE COMMENCEMENT OF CONSTRUCTION AND IN ACCORDANCE WITH DETAIL. SILT FENCE CAN BE REMOVED AFTER LANDSCAPING IS COMPLETE.
 9. SEDIMENTS MUST BE CLEARED AWAY WHEN THEY REACH HALF THE HEIGHT OF THE FENCE.

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DESIGNED BY: [Signature]

REVIEWED BY: [Signature]

CLIENT: **AMBASSADOR REALTY INC.**
185 SOMERSET ST. W., OTTAWA, ON, K2P 0J2

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• BUILDINGS • EARTH & ENVIRONMENT • ENERGY • INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

DESIGN	AS	PROJECT	1166 BANK STREET OTTAWA, ONTARIO.
CHECKED	KH	DATE	JANUARY 2023
CAD	AS	TITLE	EROSION AND SEDIMENT CONTROL PLAN
PROJECT MANAGER	KH	PROJECT No.	OTT-22018175-AD
APPROVED	AA	SURVEY	ADV
		DATE	JANUARY 2023
		DRAWING No.	C300

PROJECT No. OTT-22018175-AD

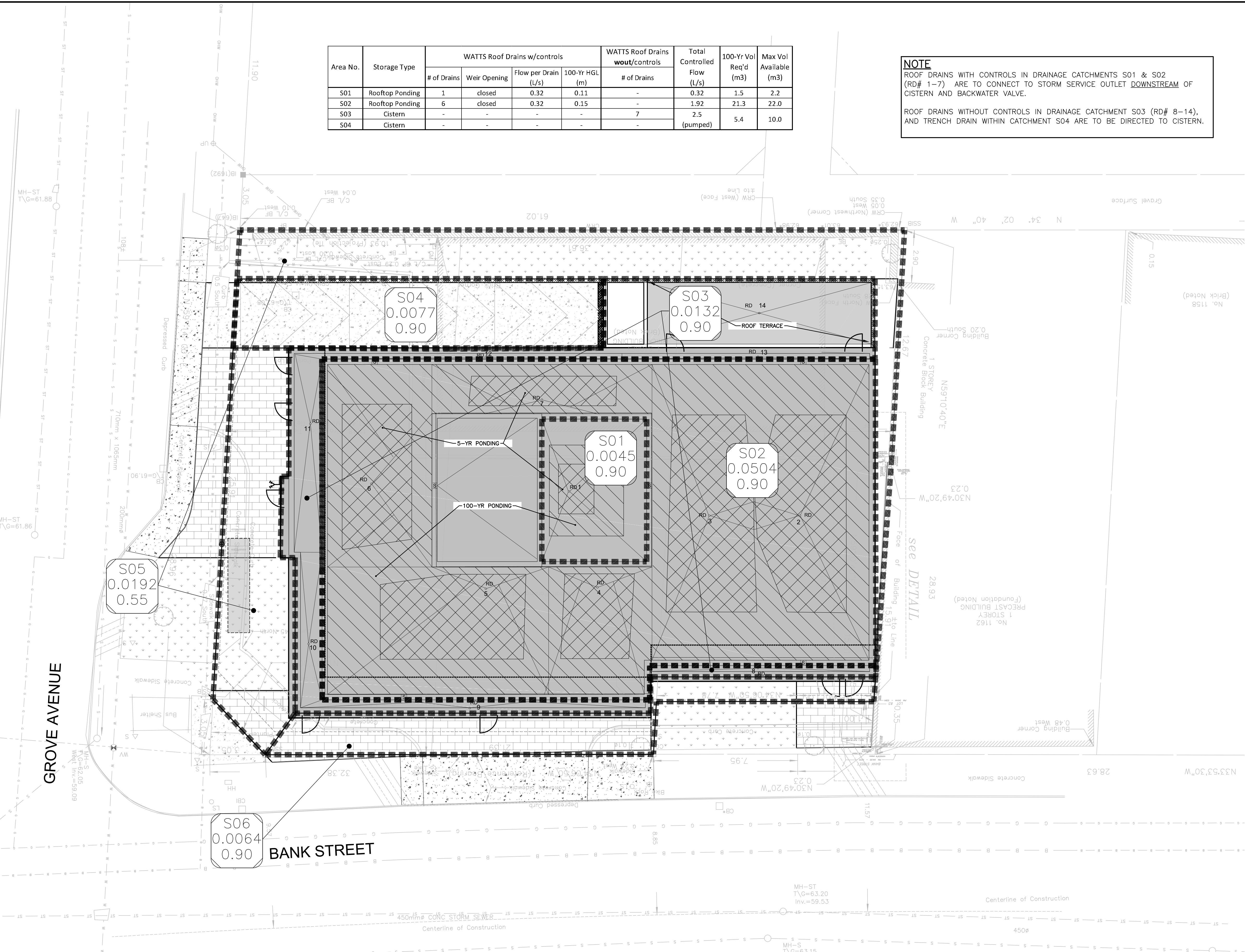
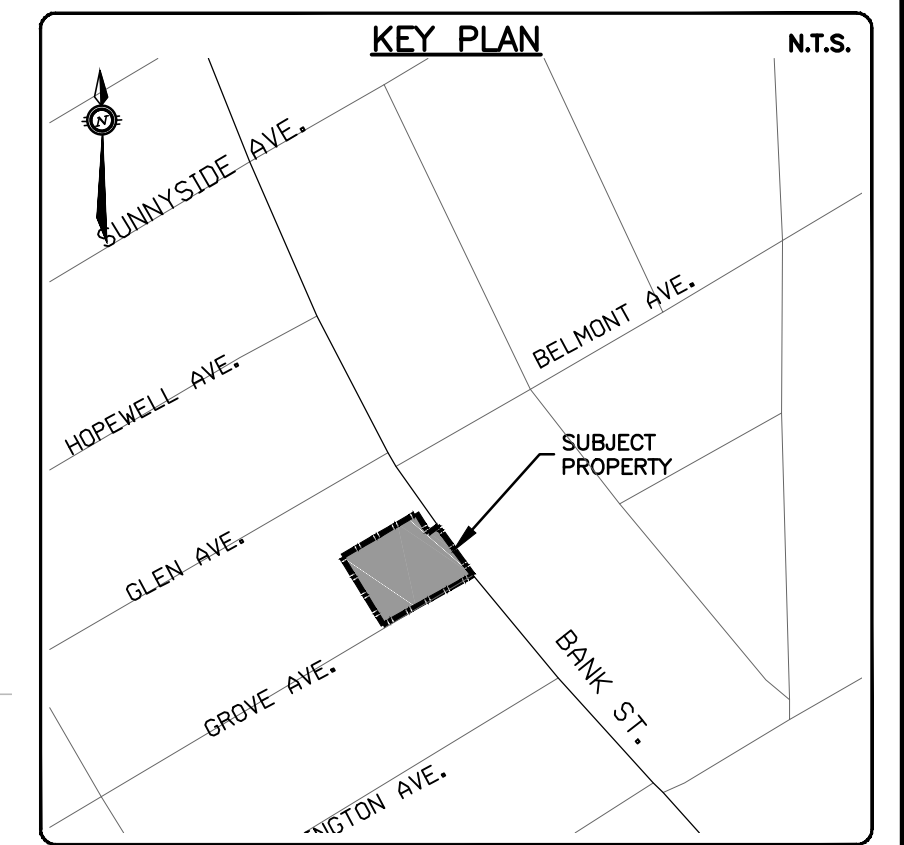
SURVEY ADV

DATE JANUARY 2023

DRAWING No. C300

Area No.	Storage Type	WATTS Roof Drains w/controls				WATTS Roof Drains w/out/controls		Total Controlled Flow (L/s)	100-Yr Vol Req'd (m3)	Max Vol Available (m3)
		# of Drains	Weir Opening	Flow per Drain (L/s)	100-Yr HGL (m)	# of Drains				
S01	Rooftop Ponding	1	closed	0.32	0.11	-	-	0.32	1.5	2.2
S02	Rooftop Ponding	6	closed	0.32	0.15	-	-	1.92	21.3	22.0
S03	Cistern	-	-	-	-	7	-	2.5	5.4	10.0
S04	Cistern	-	-	-	-	-	-	(pumped)		

NOTE
 ROOF DRAINS WITH CONTROLS IN DRAINAGE CATCHMENTS S01 & S02 (RD# 1-7) ARE TO CONNECT TO STORM SERVICE OUTLET DOWNSTREAM OF CISTERN AND BACKWATER VALVE.
 ROOF DRAINS WITHOUT CONTROLS IN DRAINAGE CATCHMENT S03 (RD# 8-14), AND TRENCH DRAIN WITHIN CATCHMENT S04 ARE TO BE DIRECTED TO CISTERN.

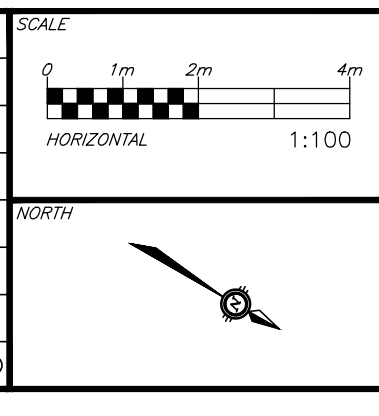


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 REVIEWED BY: M.A. ANSARI
 LICENSED PROFESSIONAL ENGINEER
 2000 Somerset Drive, Unit 100
 Ottawa, ON K2P 0J2
 2024-01-17
 PROVINCE OF ONTARIO

CLIENT: AMBASSADOR REALTY INC.
 185 SOMERSET ST. W.
 OTTAWA, ON, K2P 0J2

DESIGN	PROJECT
AS	AS
AS	AS
KH	KH
AS	AS
KH	KH
AA	AA

1166 BANK STREET
 OTTAWA, ONTARIO.

POST-DEVELOPMENT
 CATCHMENTS

PROJECT No. OTT-22018175-AD
 SURVEY ADV
 DATE: JANUARY 2023
 DRAWING No. C400