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Legend

Notes

0	ISSUED FOR SPA	MJS	RB	23.05.25
Revision		By	Appd.	YY.MM.DD
File Name:	160401676 D8.dwg	MJS	RB	MJS
		Dwn.	Chkd.	Dgn.
				YY.MM.DD

Permit-Seal



Client/Project

BRIGIL HOMES

BASELINE TOWERS 4-5-6
2946 BASELINE ROAD
OTTAWA, ON, CANADA

Title

NOTES AND LEGENDS PLAN

Project No.	Scale	0 5 15 25m
160401676	1:500	
Drawing No.	Sheet	Revision

NL-1

1 of 7

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GENERAL NOTES AND SPECIFICATIONS

- ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH OPS AND CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS AND OPSD SUPPLEMENT, ONTARIO PROVINCIAL STANDARDS WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
- SERVICE AND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATES FROM ALL UTILITY COMPANIES TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REINSTATEMENT.
- ALL DISTURBED AREAS SHALL BE REINSTATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER & THE CITY. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH OPSD 509.010 AND OPSS 310.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATION FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENTATION CONTROL PLAN THAT WILL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION FOR RECEIVING STORM SEWERS OR DRAINAGE DURING CONSTRUCTION ACTIVITIES. THIS PLAN SHALL INCLUDE BUT NOT BE LIMITED TO CATCH BASINS INSERTS, STRAW BALE CHECK DAMS AND SEDIMENT CONTROLS AROUND ALL DISTURBED AREAS. DEWATERING SHALL BE PUMPED INTO SEDIMENT TRAPS.
- SITE PLAN PREPARED BY NEUF ARCHITECTS, DATED 2022-01-01, DRAWING A100, PROJECT NAME: 2946 BASELINE ROAD, PROJECT No. 12762.
- TOPOGRAPHIC SURVEY SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD, PROJECT No. 23653-23, TOPOGRAPHIC PLAN OF SURVEY PART OF LOT 35, CONCESSION 3 (RIDEAU FRONT) AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSION 2 (OTTAWA FRONT) AND CONCESSION 3 (RIDEAU FRONT), (CLOSED BY BY-LAW 51-64, INST. CR521552 GEORGIAN TOWNSHIP OF NEPEAN, CITY OF OTTAWA.
- REFER TO LANDSCAPE ARCHITECTURE PLAN FOR ALL LANDSCAPING FEATURES (e. TREES, WALKWAYS, PARK DETAILS, NOISE BARRIERS, FENCES etc.)
- GEOTECHNICAL INVESTIGATION PROPOSED MULTI-STORY BUILDING - TOWER 4 TO 6, 2946 BASELINE ROAD, OTTAWA, ON, PREPARED BY PATERSON GROUP, DATED MAY 8, 2023, REPORT No. PG6107-1. GEOTECHNICAL INFORMATION PRESENTED ON THESE DRAWINGS MAY BE INTERPOLATED FROM THE ORIGINAL REPORT. REFER TO ORIGINAL GEOTECHNICAL REPORT FOR ADDITIONAL DETAILS AND TO VERIFY ASSUMPTIONS MADE HEREIN.
- STREET LIGHTING TO CITY OF OTTAWA STANDARDS.
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO ENGINEER.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE CONTRACT ADMINISTRATOR AND DIRECTOR OF ENGINEERING HAS BEEN OBTAINED.
- HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE TO BE NOTIFIED IF DEEPLY BURIED ARCHEOLOGICAL REMAINS ARE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES.

ROADWORKS

- ALL TOPSOIL AND ORGANIC MATERIAL TO BE STRIPPED FROM WITHIN THE FULL RIGHT OF WAY PRIOR TO CONSTRUCTION.
- SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.30m LAYERS.
- ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
- ROAD SUBDRAINS SHALL BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD R1.
- ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE CONSULTANT.
- CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY. ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.
- PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD R10, AND OPSD 509.010, AND OPSS 310.
- CONCRETE CURBS SHALL BE CONSTRUCTED AS PER CITY STANDARD SC1.1 AND SC1.3 (BARRIER OR MOUNTABLE CURB AS SHOWN ON DRAWINGS).
- CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER CITY STANDARDS SC3 AND SC1.4.
- PAVEMENT CONSTRUCTION AS PER GEOTECHNICAL INVESTIGATION PROPOSED MULTI-STORY BUILDING - TOWER 4 TO 6, 2946 BASELINE ROAD, OTTAWA, ON, PREPARED BY PATERSON GROUP, DATED MAY 8, 2023, PROJECT No. PG6107-1
PAVEMENT STRUCTURE - CAR PARKING AREAS
50mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
150 OPS GRANULAR 'A' BASE
300 OPS GRANULAR 'B' TYPE II
PAVEMENT STRUCTURE - ACCESS LANES AND HEAVY TRUCK
40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE
150 OPS GRANULAR 'A' BASE
450 OPS GRANULAR 'B' TYPE II

WATER SUPPLY SERVICING

- THE CONTRACTOR SHALL CONSTRUCT WATERMAIN, WATER SERVICES, CONNECTIONS & APPURTENANCES AS PER CITY OF OTTAWA SPECIFICATIONS & SHALL CO-ORDINATE AND PAY ALL RELATED COSTS INCLUDING THE COST OF CONNECTION, INSPECTION & DISINFECTION BY CITY PERSONNEL.

- WATERMAIN PIPE MATERIAL SHALL BE PVC CL 150 DR18. DEFLECTION OF WATERMAIN PIPE IS NOT TO EXCEED 1/2 OF THAT SPECIFIED BY THE MANUFACTURER. PVC WATERMAINS TO BE INSTALLED WITH TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W36.
- WATER SERVICES ARE TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA STANDARD W26 (UNLESS OTHERWISE NOTED).
- FIRE HYDRANTS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W18 AND W19.
- WATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W24.
- WATERMAIN TRENCH SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W17 UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL AS PER SECTION 6.4 OF THE GEOTECH REPORT.
- SERVICE CONNECTIONS SHALL BE INSTALLED A MINIMUM OF 2400mm FROM ANY CATCHBASIN, MANHOLE, OR OBJECT THAT MAY CONTRIBUTE TO FREEZING. THERMAL INSULATION SHALL BE INSTALLED ON ALL PROPOSED CBS ON THE W/M STREET SIDE WHERE 2400mm SEPARATION CANNOT BE ACHIEVED.(AS PER CITY OF OTTAWA W22 & W23)
- CATHODIC PROTECTION TO BE SUPPLIED ON METALLIC FITTINGS AS PER CITY OF OTTAWA W40 AND W42.
- THRUST BLOCKS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25.3 AND W25.4.
- WATERMAIN TO HAVE MIN. 2.4m COVER, WHERE WATERMAIN COVER IS LESS THAN 2.4m, INSULATION TO BE SUPPLIED IN ACCORDANCE WITH CITY STANDARD W22.
- WATERMAIN CROSSINGS ABOVE AND BELOW SEWERS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W25 AND W25.2.
- PRESSURE REDUCING VALVES (PRV'S) IF REQUIRED, TO BE INSTALLED AS PER ONTARIO PLUMBING CODE.

STORM AND SANITARY SEWERS

- SANITARY SEWERS 375mm DIA. OR SMALLER SHALL BE PVC DR35. SANITARY SEWERS LARGER THAN 375mm SHALL BE CONCRETE CSA A 257.2 CLASS 100D AS PER OPSD 807.010.
- STORM SEWERS 375mm DIA. OR SMALLER SHALL BE PVC DR35. STORM SEWERS LARGER THAN 375mm DIA. SHALL BE CONCRETE CSA A 257.2 CLASS 100D AS PER OPSD 807.010
- ALL STORM AND SANITARY SEWER BEDDING SHALL BE INSTALLED AS PER SECTION 6.4 OF THE GEOTECH REPORT.
- STORM AND SANITARY MANHOLES SHALL BE 1200mm DIAMETER IN ACCORDANCE WITH OPSD-701.01 (UNLESS OTHERWISE NOTED) c/w FRAME AND COVER AS PER CITY OF OTTAWA S24, S24.1, AND S25 WHERE APPLICABLE. CATCH BASIN MANHOLE FRAME AND COVERS PER S25 AND S28.1. ALL STORM MANHOLES WITH SEWERS 900mm DIA SEWERS AND OVER IN SIZE SHALL BE BENCHED. ALL OTHER STORM MANHOLES SHALL BE COMPLETED WITH 300mm SUMPS AS PER CITY STANDARDS. SANITARY MANHOLES SHALL NOT HAVE SUMPS.
- ALL SEWERS CONSTRUCTED WITH GRADES 0.50% OR LESS, TO BE INSTALLED WITH LASER AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
- FOR STORM SEWER INSTALLATION (EXCLUDING CB LEADS) THE MINIMUM DEPTH OF COVER OVER THE CROWN OF THE SEWER IS 2.0m. FOR SANITARY SEWERS THE MINIMUM DEPTH OF COVER IS 2.5m OVER PIPE OVERT.
- ALL STORM AND SANITARY SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
- STORM AND SANITARY SERVICE LATERALS TO BE SDR 28 INSTALLED AT MIN. 1.0% SLOPE.
- CATCH BASINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS S1, S2, S3 c/w FRAME AND GRATE AS PER S19, CURB INLET FRAME AND GRATE PER S22 AND S23. CATCH BASIN MANHOLES FRAME AND GRATE AS PER S25 FRAME AND S28.1 COVER, PROVIDE 150mm ADJUSTED SPACERS. ALL CATCH BASINS SHALL HAVE SUMPS (600mm DEEP). STREET CATCH BASIN LEADS SHALL BE 200mm DIA. (MIN) PVC DR 35 AT 1.0% GRADE WHERE NOT OTHERWISE SHOWN ON PLAN. CATCH BASINS WILL BE INSTALLED WITH INLET CONTROL DEVICES (ICD) AS PER ICD SCHEDULE ON STORM DRAINAGE PLAN.
- CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING S8. THE SEALS SHOULD BE AT LEAST 1.5m LONG (IN THE TRENCH DIRECTION) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. GENERALLY, THE SEALS SHOULD EXTEND FROM THE FROST LINE AND FULLY PENETRATE THE BEDDING, SUBBEDDING AND COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPACTABLE BROWN SILTY CLAY PLACED IN MAXIMUM 225mm THICK LOOSE LAYERS COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S SPMDD. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT STRATEGIC LOCATIONS AT NO MORE THAN 60m INTERVALS IN THE SERVICE TRENCHES. FOR DETAILS REFER TO GEOTECHNICAL INVESTIGATION.
- GRANULAR 'A' SHALL BE PLACED TO A MINIMUM THICKNESS OF 300 mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA AND COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY.
- CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPS 410 AND OPS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW.
- ANY SEWER ABANDONMENT TO BE CONDUCTED ACCORDING TO CITY OF OTTAWA STANDARD S11.4
- SEWERS WITH LESS THAN 1.5m COVER TO BE INSULATED IN ACCORDANCE WITH CITY STANDARD W22.

GRADING

- ALL GRANULAR BASE & SUB BASE COURSE MATERIALS SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAX. DRY DENSITY.
- SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.15m LAYERS.
- ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, WITH SOD ON MIN. 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
- 100 YEAR PONDING DEPTH TO BE 0.30m (MAXIMUM).
- EMBANKMENTS TO BE SLOPED AT MIN. 3:1, UNLESS OTHERWISE SPECIFIED.
- ALL SWALES TO BE MIN. 0.15m DEEP WITH MIN. 3:1 SIDE SLOPES UNLESS OTHERWISE NOTED. THE MINIMUM LONGITUDINAL SLOPE

TO BE 1.5% OR 1.0% WHEN PERFORATED SUBDRAIN IS INSTALLED.

- ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT ARE TO BE DESIGNED, APPROVED, AND STAMPED BY STRUCTURAL ENGINEER.
- FENCES OR RAILINGS ARE REQUIRED FOR RETAINING WALLS GREATER THAN 0.60m IN HEIGHT.
- EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR, REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.
- REFER TO DRAWING EC DS-1 FOR EROSION AND SEDIMENT CONTROL DETAILS.

Best Management Practices

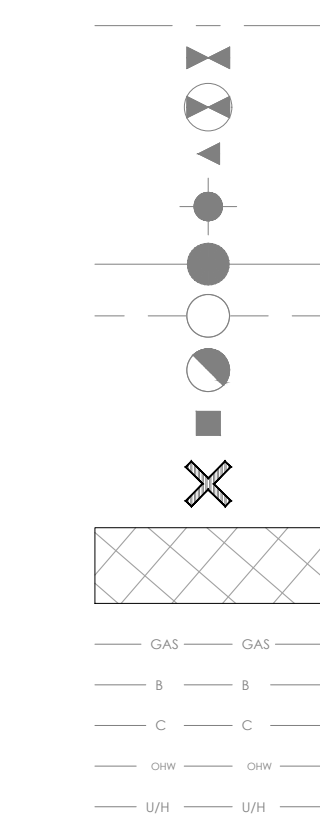
CONTRACTOR TO PROVIDE EROSION AND SEDIMENT CONTROLS (BEST MANAGEMENT PRACTICES) DURING CONSTRUCTION OF THIS PROJECT.

EROSION MUST BE MINIMIZED AND SEDIMENTS MUST BE REMOVED FROM CONSTRUCTION SITE RUN-OFF IN ORDER TO PROTECT DOWNSTREAM AREAS. DURING ALL CONSTRUCTION, EROSION AND SEDIMENTATION SHOULD BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

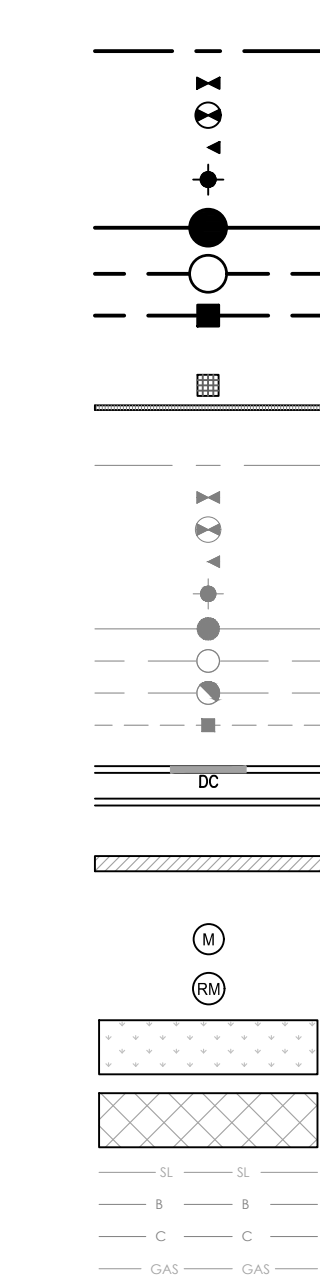
- LIMIT THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
- REVEGETATE EXPOSED AREAS AND SLOPES AS SOON AS POSSIBLE.
- MINIMIZE AREA TO BE CLEARED AND GRUBBED.
- PROTECT EXPOSED SLOPES WITH PLASTIC OR SYNTHETIC MULCHES.
- INSTALL CATCH BASIN INSERTS OR EQUIVALENT IN ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES AND IN ALL EXISTING CATCH BASINS THAT WILL RECEIVE RUN-OFF FROM THE SITE.
- A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF ALL AND ANY STOCKPILES OF MATERIAL TO BE USED OR REMOVED FROM SITE. (LOCATION TO BE DETERMINED)
- A VISUAL INSPECTION SHALL BE DONE DAILY ON SEDIMENT CONTROL MEASURES AND CLEANED OF ANY ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OFF SITE AS PER THE REQUIREMENTS OF THE CONTRACT.
- SEDIMENT CONTROL BARRIERS MAY ONLY BE REMOVED TEMPORARILY WITH APPROVAL OF CONTRACT ADMINISTRATOR TO ACCOMMODATE CONSTRUCTION OPERATIONS. ALL AFFECTED BARRIERS MUST BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED. NO REMOVAL WILL OCCUR IF THERE IS A SIGNIFICANT RAINFALL EVENT ANTICIPATED (>10mm) UNLESS A NEW DEVICE HAS BEEN INSTALLED TO PROTECT EXISTING STORM AND SANITARY SEWER SYSTEMS, OR DOWNSTREAM WATERCOURSES.
- NO REFUELING OR CLEANING OF EQUIPMENT IS PERMITTED NEAR ANY EXISTING WATERWAY.
- CONTRACTOR SHALL REMOVE SEDIMENT CONTROL MEASURES WHEN, IN THE OPINION OF THE CONTRACT ADMINISTRATOR, THE MEASURES IS NO LONGER REQUIRED. NO CONTROL MEASURES SHALL BE PERMANENTLY REMOVED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR.
- THE CONTRACTOR SHALL PERIODICALLY, OR WHEN REQUESTED BY THE CONTRACT ADMINISTRATOR, CLEAN OUT ACCUMULATED SEDIMENTS AS REQUIRED.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO THE WATERCOURSE. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
- CONTRACTOR SHALL INSTALL MUD MAT AT CONSTRUCTION ENTRANCE TO THE SITE.

LEGEND

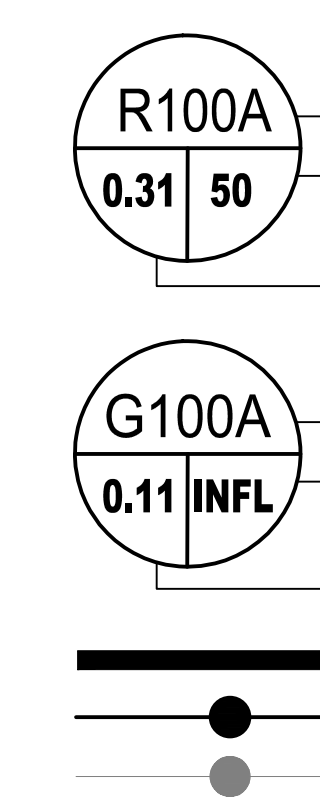
EXISTING CONDITIONS



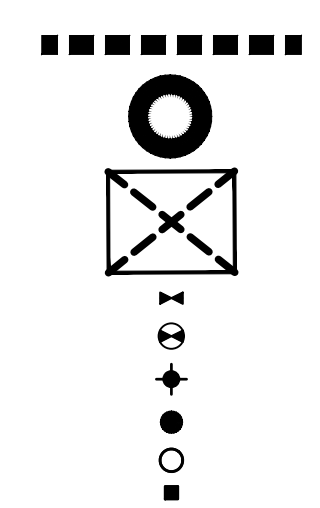
SERVICES



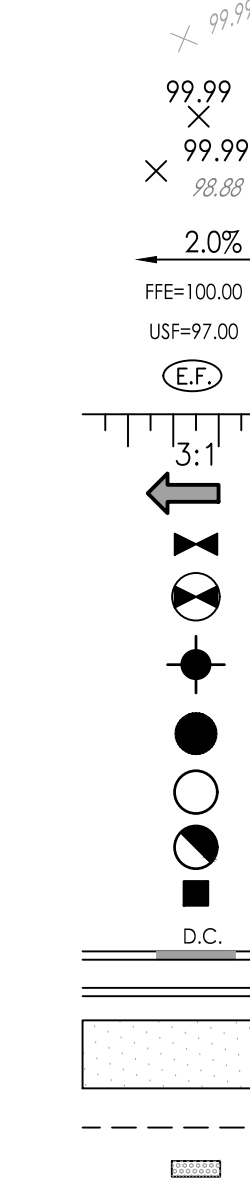
SANITARY DRAINAGE



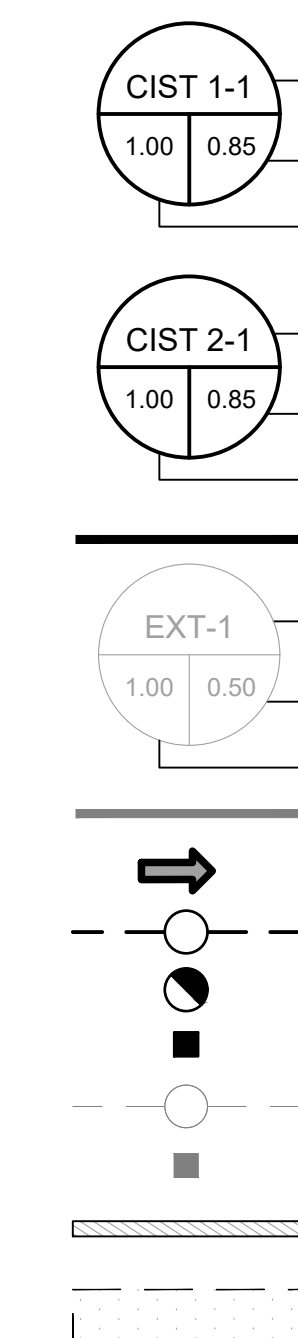
EROSION CONTROL



GRADING



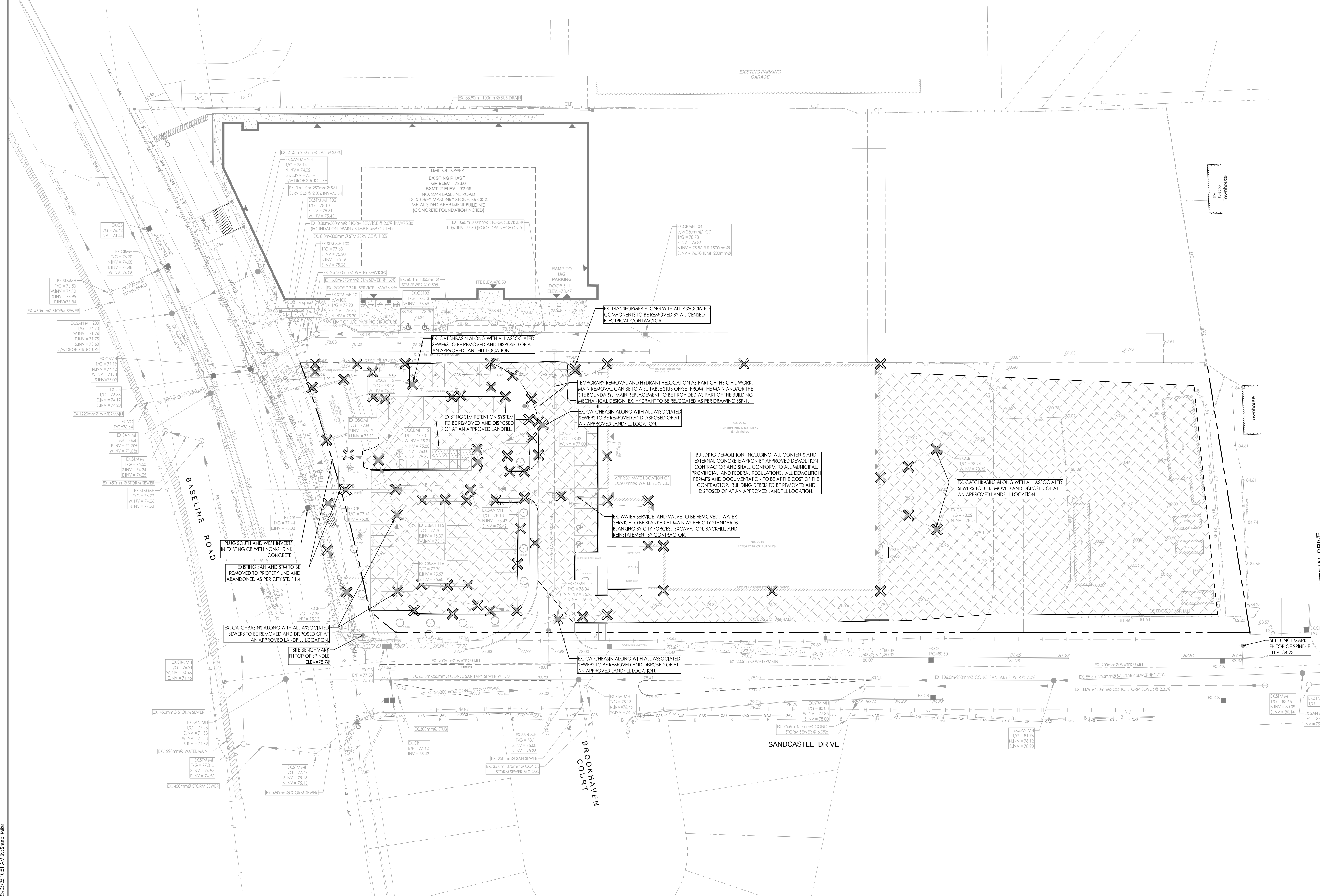
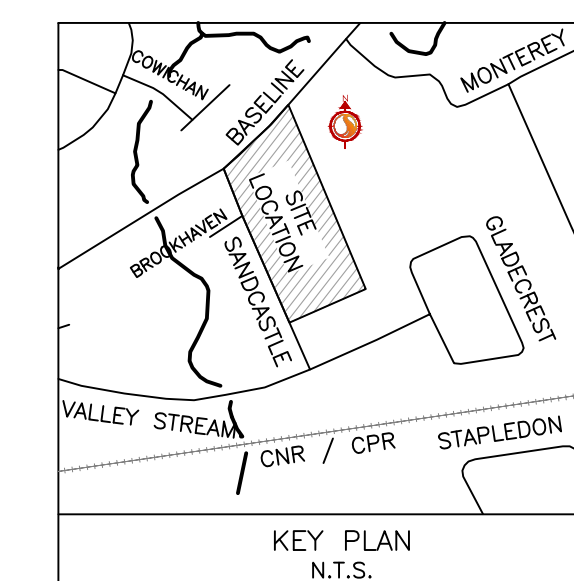
STORM DRAINAGE



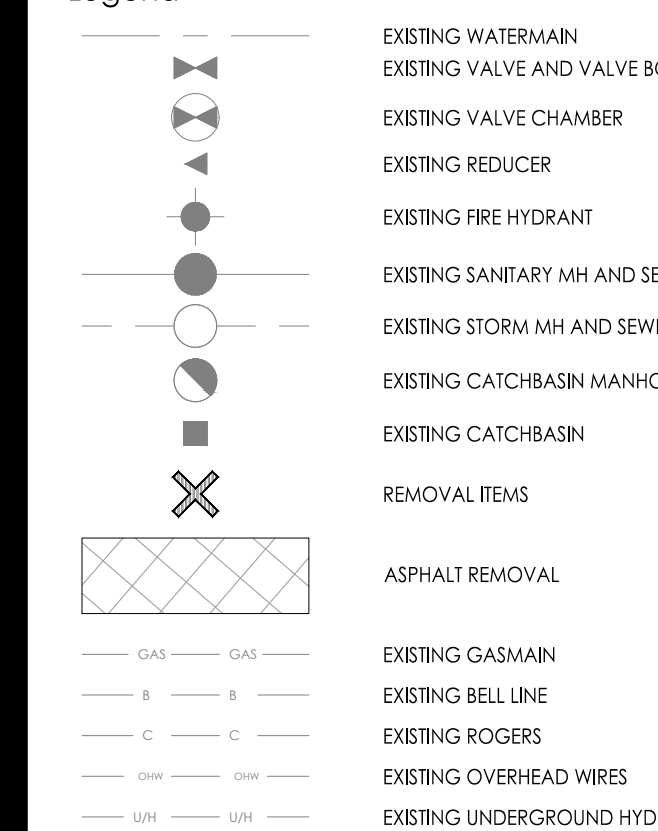


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Legend



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 SHALL PROTECT THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION AND THE IMPLEMENTATION OF ANY NECESSARY PROCEDURES CALLED FOR IN THE APPROPRIATE STANDARD AND REGULATIONS.
2. FOR TREE REMOVALS, REFER TO TREE CONSERVATION REPORT PREPARED BY SITE FORM.
3. APPROXIMATE ASPHALT REMOVAL = 6550m²

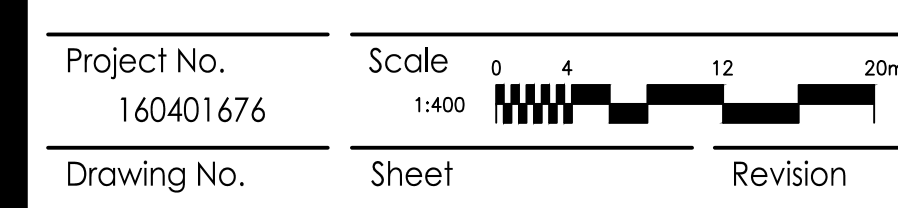
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Permit-Seal

Client/Project
BRIGIL HOMES

BASELINE TOWERS 4-5-6
2946 BASELINE ROAD
OTTAWA, ON, CANADA

Title
EXISTING CONDITIONS AND REMOVALS PLAN



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Legend

- PROPOSED WATERMAIN
- PROPOSED VALVE AND VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED REDUCER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CATCHBASIN
- EXISTING/FUTURE VALVE AND VALVE BOX
- EXISTING/FUTURE VALVE CHAMBER
- EXISTING/FUTURE REDUCER
- EXISTING/FUTURE FIRE HYDRANT
- EXISTING/FUTURE SANITARY SEWER
- EXISTING/FUTURE STORM SEWER
- EXISTING/FUTURE CATCHBASIN MANHOLE
- EXISTING/FUTURE CATCHBASIN
- PROPOSED DEPRESSED CURB LOCATIONS
- PROPOSED BARRIER CURB
- THERMAL INSULATION ON STORM SEWER WHERE COVER IS LESS THAN 1.5m. THERMAL INSULATION ON WATERMAIN WHERE COVER IS LESS THAN 2.4m AS PER W22.
- WATER METER
- REMOTE WATER METER
- LANDSCAPE AREAS
- ROAD CUT AS PER CITY STANDARD DETAIL R10
- EXISTING STREET LIGHT CABLE
- EXISTING BELL LINE
- EXISTING ROGERS LINE
- EXISTING GASMAIN

Notes

- ALL CATCH BASINS AND TRENCH DRAINS TO BE CONNECTED TO INTERNAL PLUMBING AND COLLECTED IN STORM WATER MANAGEMENT SYSTEM. INSTALLATION BY OTHERS.
- FINAL METER AND REMOTE METER LOCATIONS TO BE CONFIRMED BY MECHANICAL CONSULTANT.
- 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 SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION AND THE IMPLEMENTATION OF ANY NECESSARY PROCEDURES CALLED FOR IN THE APPROPRIATE STANDARD AND REGULATIONS.
- INTERNAL PLUMBING AND SUMP PUMPS TO BE DESIGNED BY THE MECHANICAL CONSULTANT.
- STORMWATER MANAGEMENT TO BE PROVIDED THROUGH 2 CISTERNS LOCATED IN THE UNDERGROUND PARKING AREA. 1 CISTERN FOR PHASE 4 AND 1 CISTERN FOR PHASE 5/6.
PHASE 4 74m³ CISTERN. MAX RELEASE RATE TO STORM SEWER = 38.2 L/s.
PHASE 5 25m³ CISTERN. MAX RELEASE RATE TO STORM SEWER = 29.8 L/s.
- BOOSTER PUMPS TO BE PROVIDED TO MAINTAIN MINIMUM PRESSURES FOR TOWERS 6-STORIES AND HIGHER.
- SUMP PUMP REQUIRED TO DISCHARGE TO INTERNAL SANITARY SEWER. (REFER TO MECHANICAL DRAWINGS FOR DETAILS)
- FLOOR DRAINS LOCATED INSIDE PARKING GARAGE TO BE CONNECTED TO BUILDING INTERNAL SANITARY SEWER.
- USF TO BE CONFIRMED BY THE STRUCTURAL CONSULTANT.

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	MJS	RB	MJS	23.03.31



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BASELINE TOWERS 4-5-6
2946 BASELINE ROAD
OTTAWA, ON, CANADA

Title

SITE SERVICING PLAN

Project No.	Scale
160401676	1:400

Drawing No.	Sheet	Revision
SSP-1	3 of 7	0

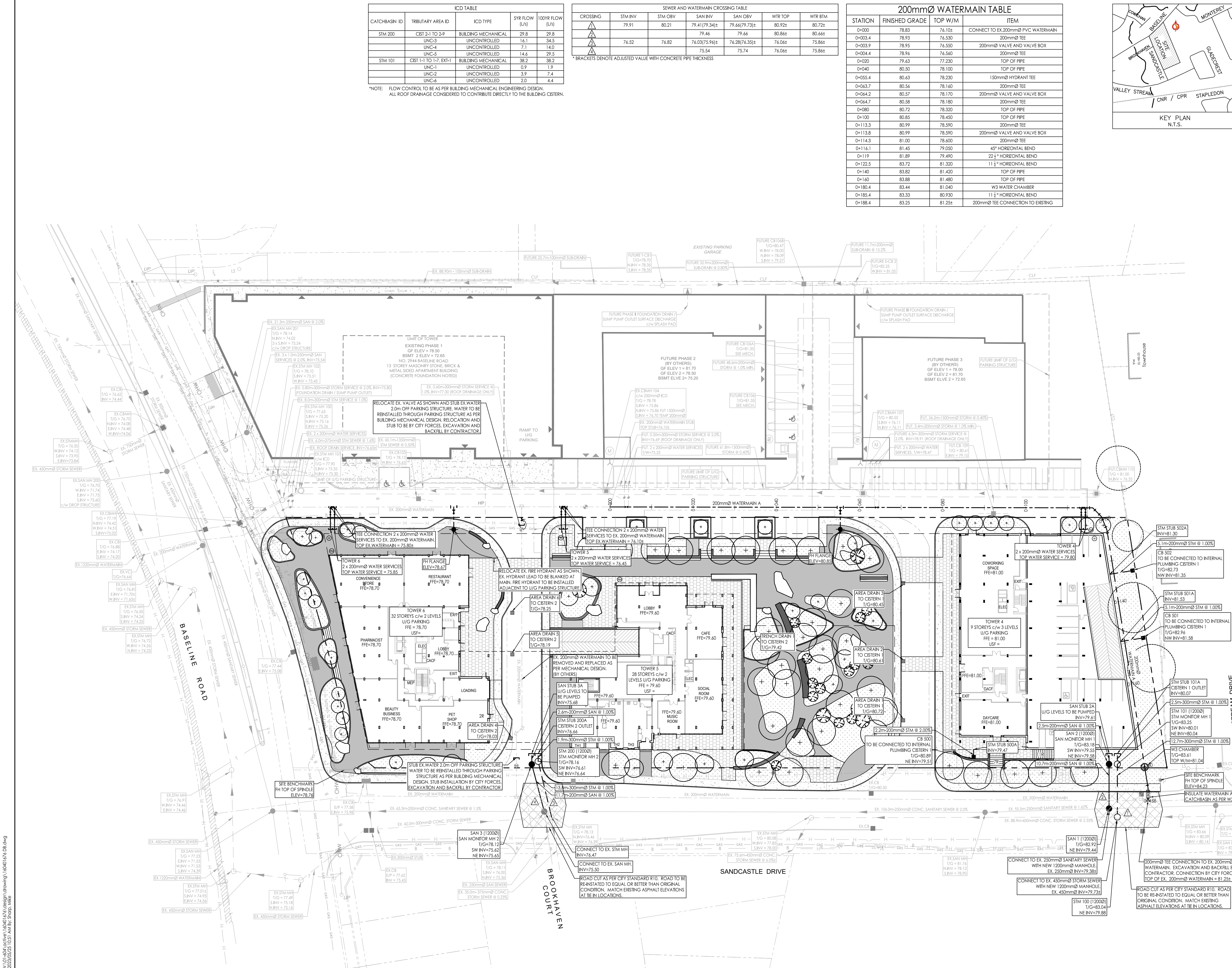
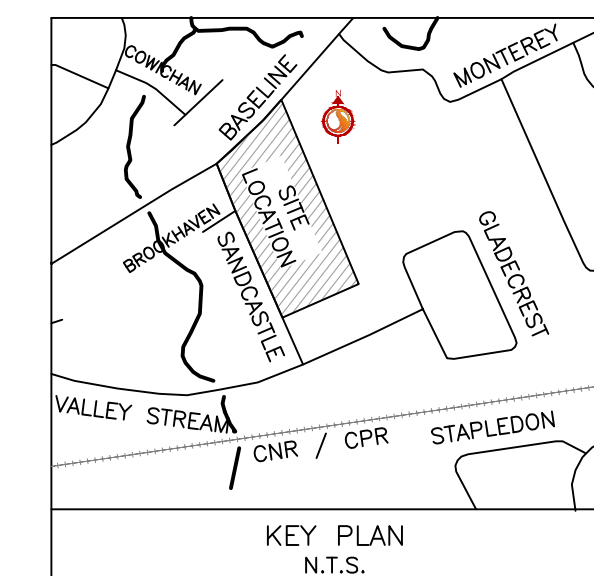
ICD TABLE				
CATCHBASIN ID	TRIBUTARY AREA ID	ICD TYPE	SYR FLOW (L/S)	100YR FLOW (L/S)
STM 200	CIST 2-1 TO 2-9	BUILDING MECHANICAL	29.8	29.8
	UNC-3	UNCONTROLLED	16.1	34.5
	UNC-4	UNCONTROLLED	7.1	14.0
	UNC-5	UNCONTROLLED	14.6	29.5
STM 101	CIST 1-1 TO 1-7, EXT-1	BUILDING MECHANICAL	38.2	38.2
	UNC-1	UNCONTROLLED	0.9	1.9
	UNC-2	UNCONTROLLED	3.9	7.4
	UNC-6	UNCONTROLLED	2.0	4.4

*NOTE: FLOW CONTROL TO BE AS PER BUILDING MECHANICAL ENGINEERING DESIGN.
ALL ROOF DRAINAGE CONSIDERED TO CONTRIBUTE DIRECTLY TO THE BUILDING CISTERN.

SEWER AND WATERMAIN CROSSING TABLE						
CROSSING	STM INV	STM OBV	SAN INV	SAN OBV	WTR TOP	WTR BTM
▲	79.91	80.21	79.41(79.34)±	79.66(79.73)±	80.92±	80.72±
▲	76.52	76.82	76.03(75.96)±	76.28(76.35)±	76.06±	75.86±

*BRACKETS DENOTE ADJUSTED VALUE WITH CONCRETE PIPE THICKNESS

200mmØ WATERMAIN TABLE			
STATION	FINISHED GRADE	TOP W/M	ITEM
0+000	78.83	76.10±	CONNECT TO EX. 200mmØ PVC WATERMAIN
0+003.4	78.93	76.30	200mmØ TEE
0+003.9	78.95	76.50	200mmØ VALVE AND VALVE BOX
0+004.4	78.96	76.50	200mmØ TEE
0+020	79.43	77.20	TOP OF PIPE
0+040	80.50	78.10	TOP OF PIPE
0+055.4	80.63	78.20	150mmØ HYDRANT TEE
0+063.7	80.56	78.10	200mmØ TEE
0+064.2	80.57	78.170	200mmØ VALVE AND VALVE BOX
0+064.7	80.58	78.180	200mmØ TEE
0+080	80.72	78.320	TOP OF PIPE
0+100	80.85	78.450	TOP OF PIPE
0+113.3	80.99	78.590	200mmØ TEE
0+113.8	80.99	78.590	200mmØ VALVE AND VALVE BOX
0+114.3	81.00	78.600	200mmØ TEE
0+116.1	81.45	79.050	45° HORIZONTAL BEND
0+119	81.89	79.490	22.5° HORIZONTAL BEND
0+122.5	82.72	81.320	11.25° HORIZONTAL BEND
0+140	83.82	81.420	TOP OF PIPE
0+160	83.88	81.480	TOP OF PIPE
0+180.4	83.44	81.040	W3 WATER CHAMBER
0+185.4	83.33	80.930	11.25° HORIZONTAL BEND
0+188.4	83.25	81.25±	200mmØ TEE CONNECTION TO EXISTING



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Legend

- ORIGINAL GROUND ELEVATION
- PROPOSED ELEVATION
- PROPOSED LOT CORNER ELEVATION
- EXISTING ELEVATION AT LOT CORNER
- FLOW DIRECTION AND GRADE
- FINISHED FIRST FLOOR ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
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- PROPOSED VALVE CHAMBER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED DEPRESSED CURB LOCATION
- PROPOSED BARRIER CURB
- PROPOSED ASPHALT ACCESS LANES
- OVERLAND SPILL LOCATION
- TWS LOCATION AS PER CITY STD

Notes

- PAVEMENT STRUCTURE - CAR PARKING AREAS**
50mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
150 OPSS GRANULAR 'A' BASE
300 OPSS GRANULAR 'B' TYPE II
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40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE
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Revision	By	App'd.	YY.MM.DD
0 ISSUED FOR SPA	MJS	RB	23.05.25

File Name: 160401676 D8.dwg

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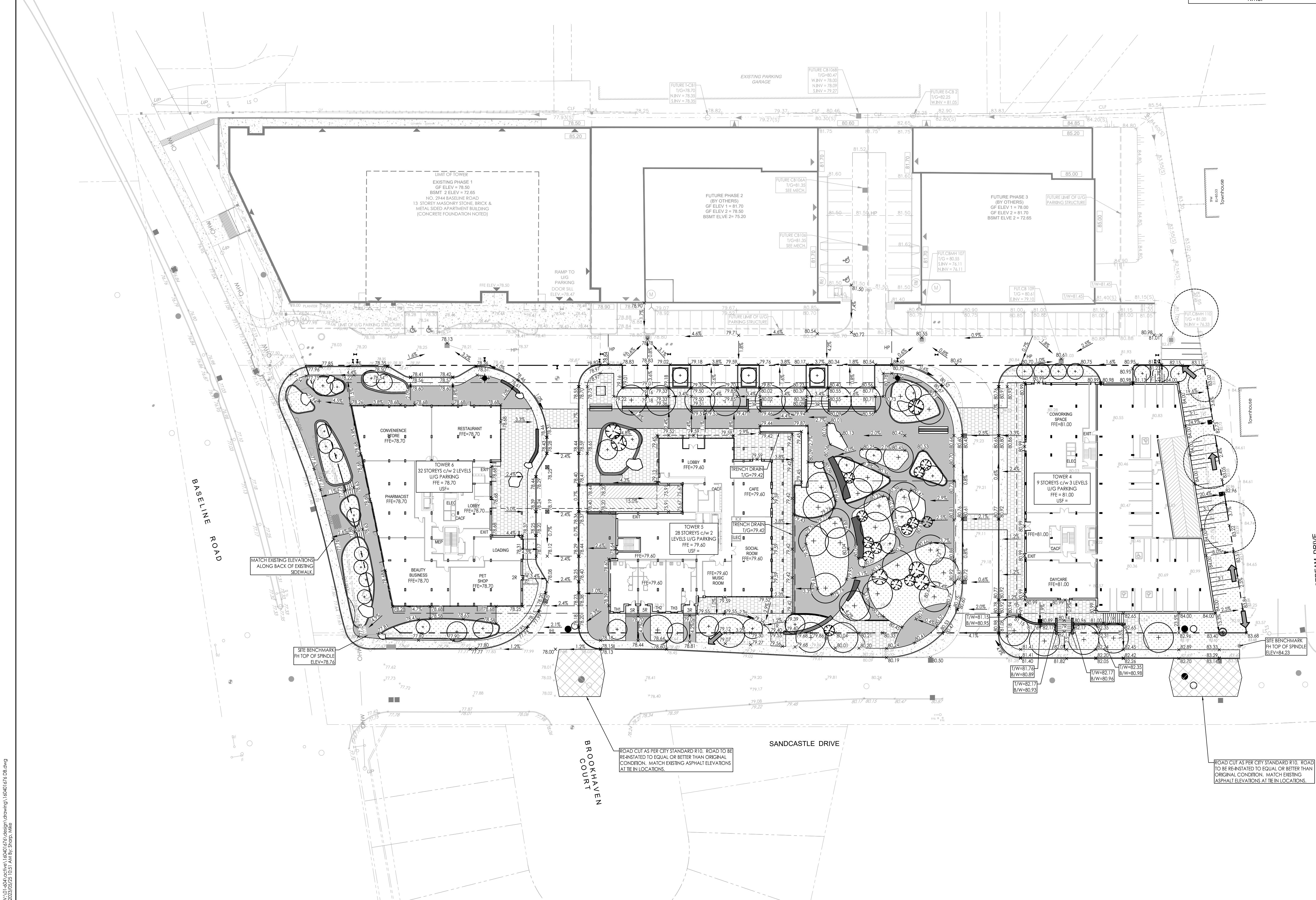
BRIGIL HOMES

BASELINE TOWERS 4-5-6
2946 BASELINE ROAD
OTTAWA, ON, CANADA

Title

GRADING PLAN

Project No. 160401676	Scale 1:400	Sheet GP-1	Revision 0
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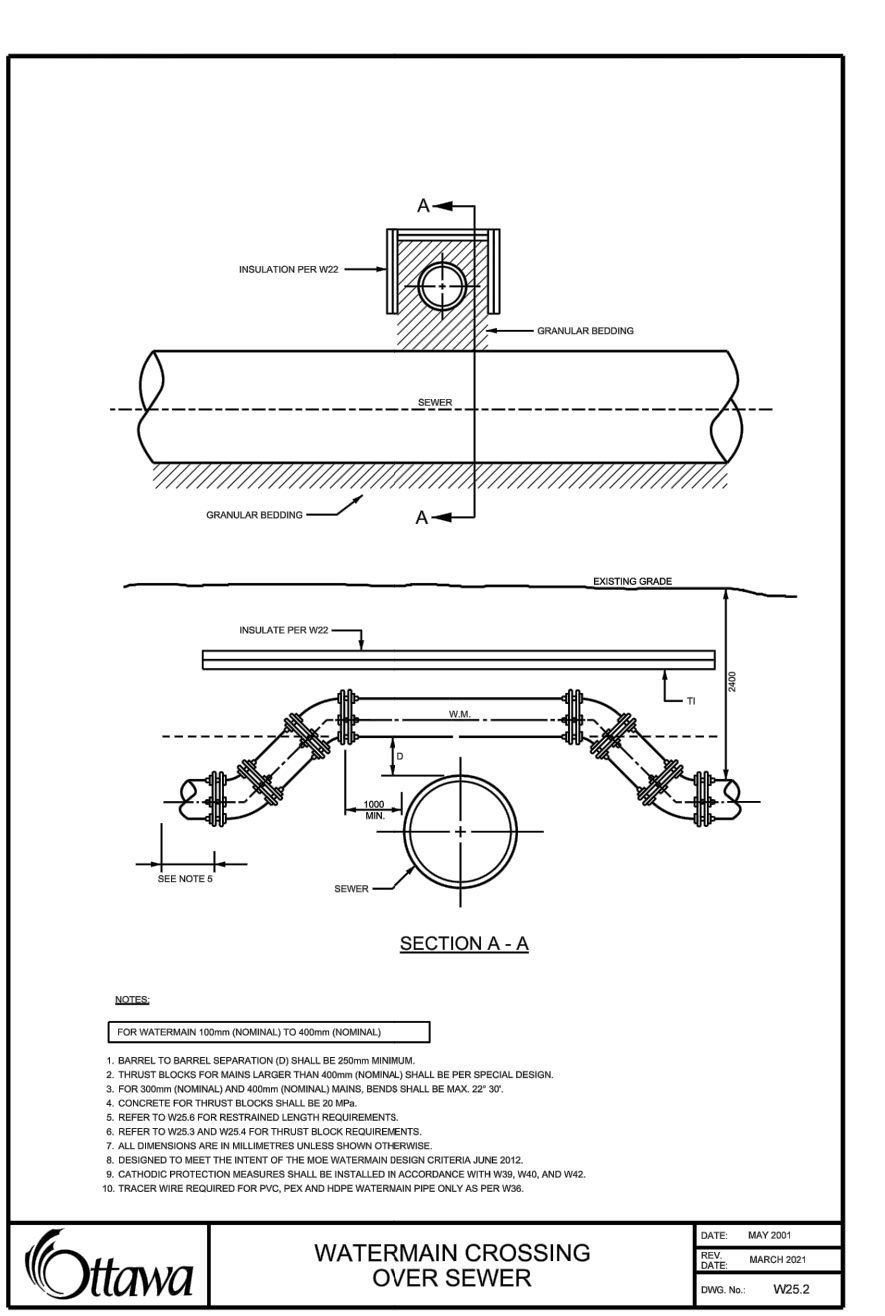
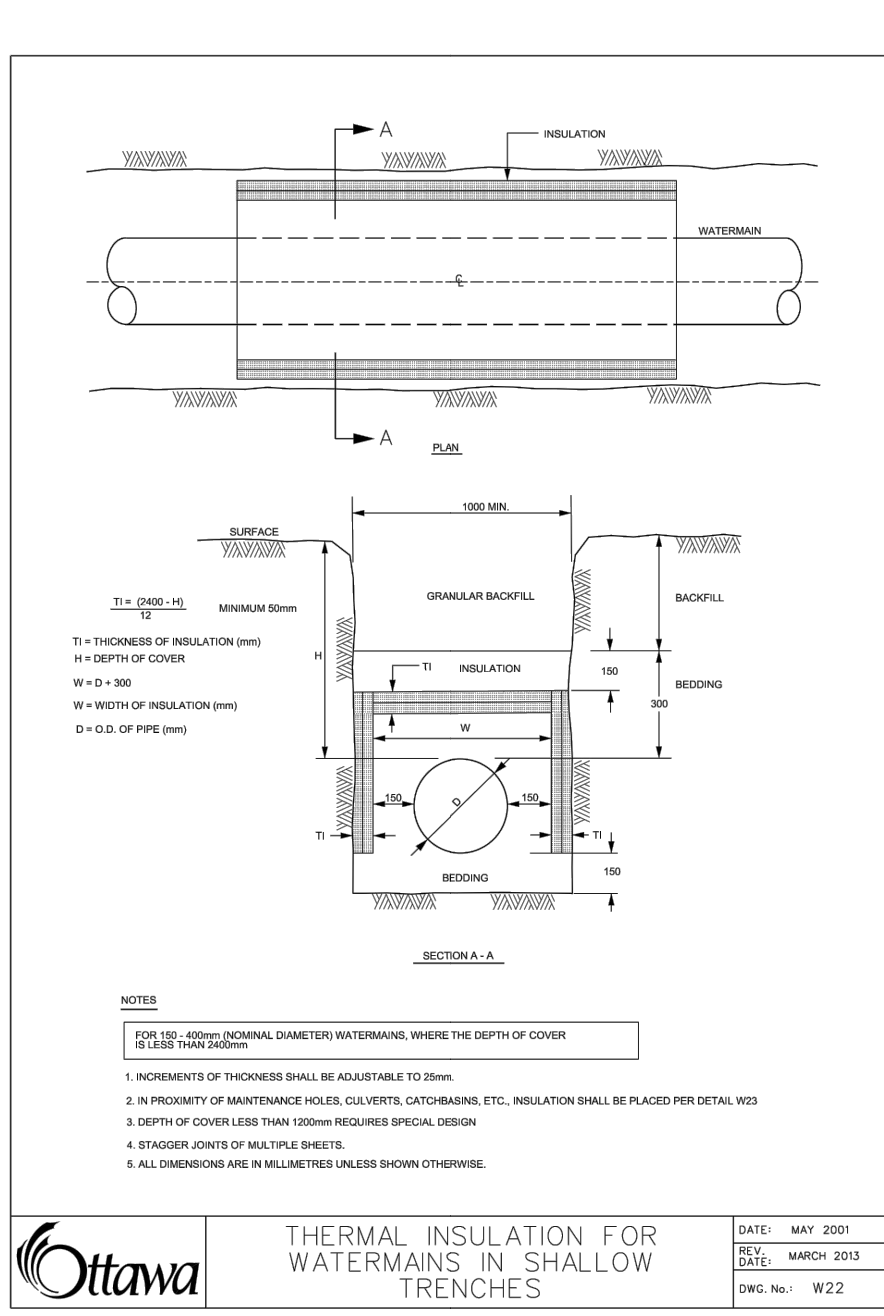
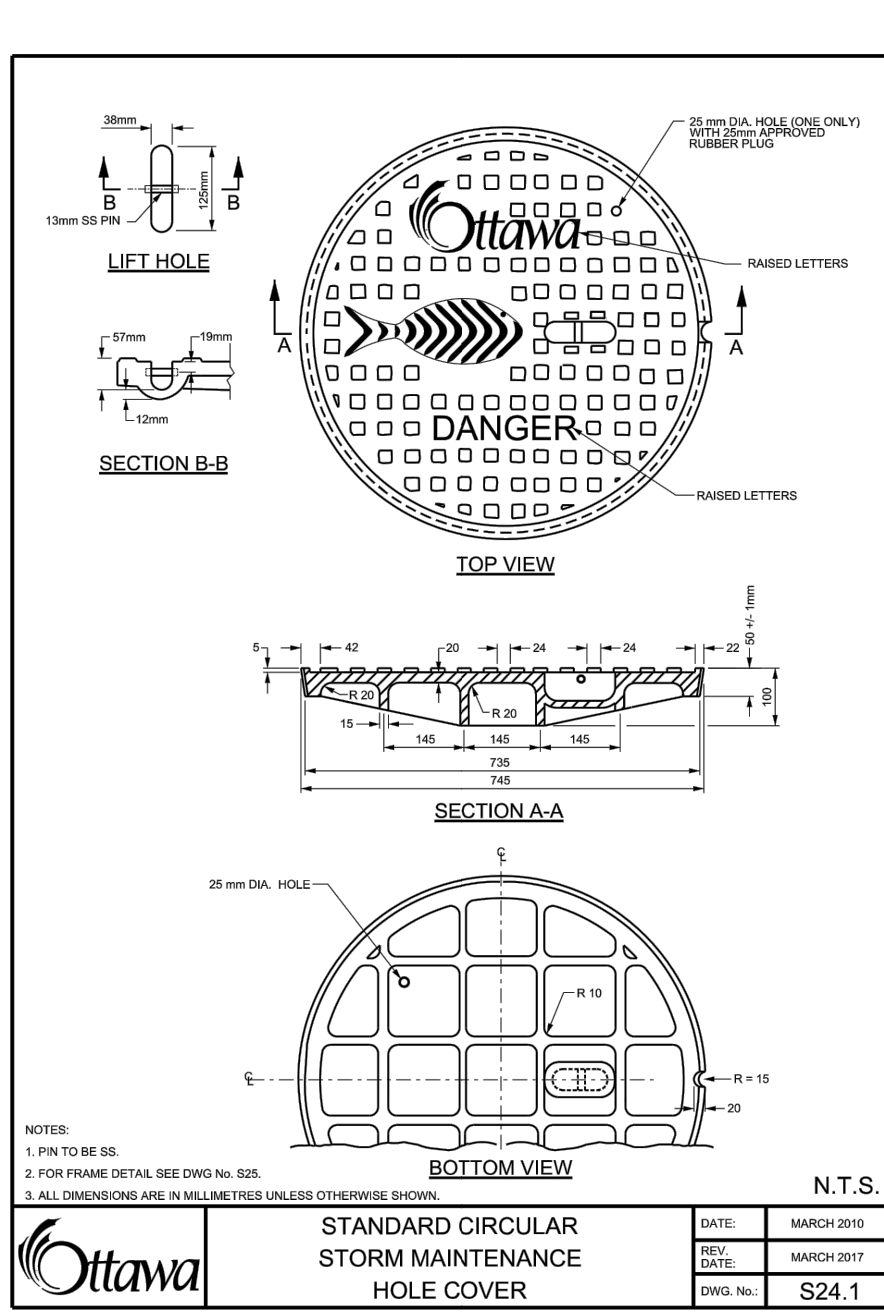
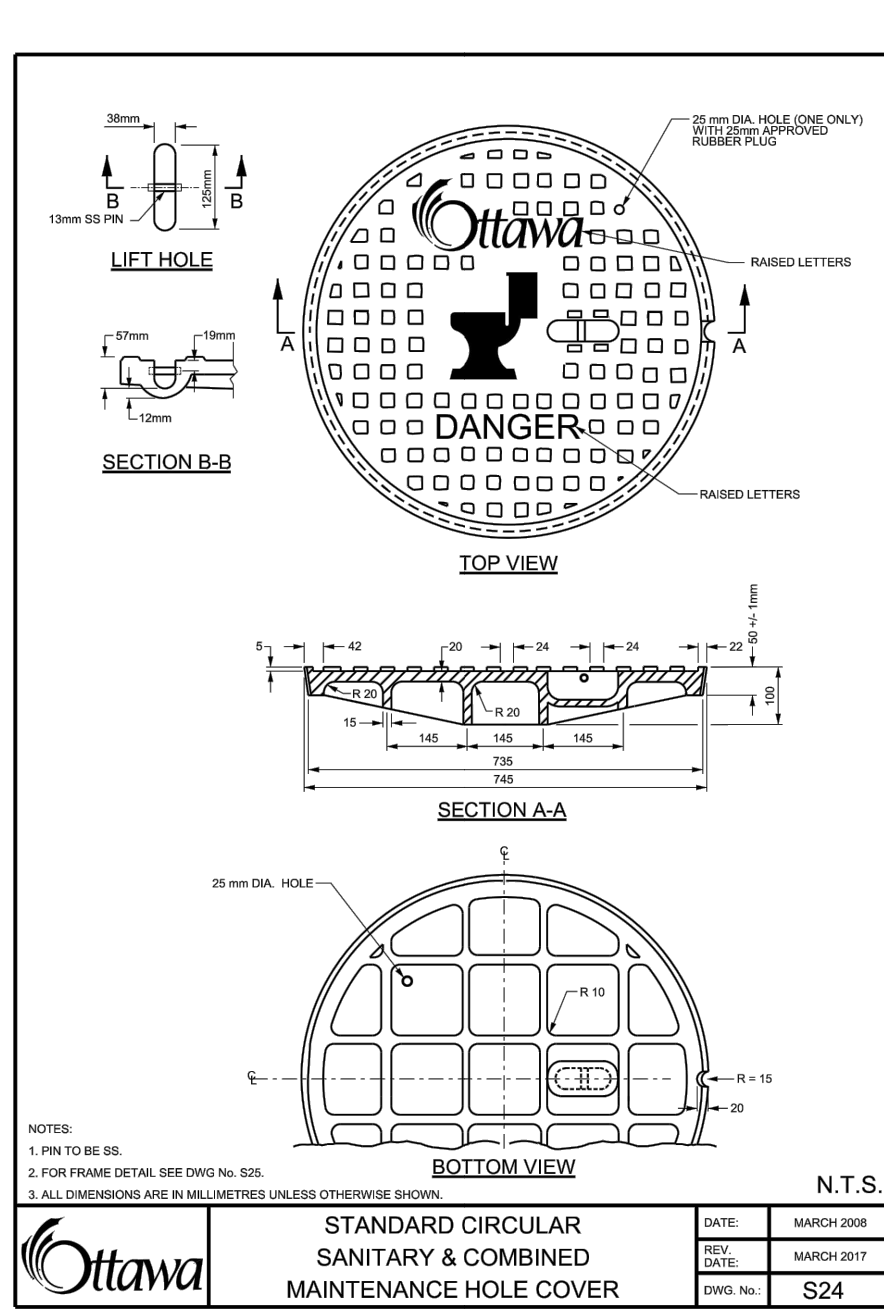
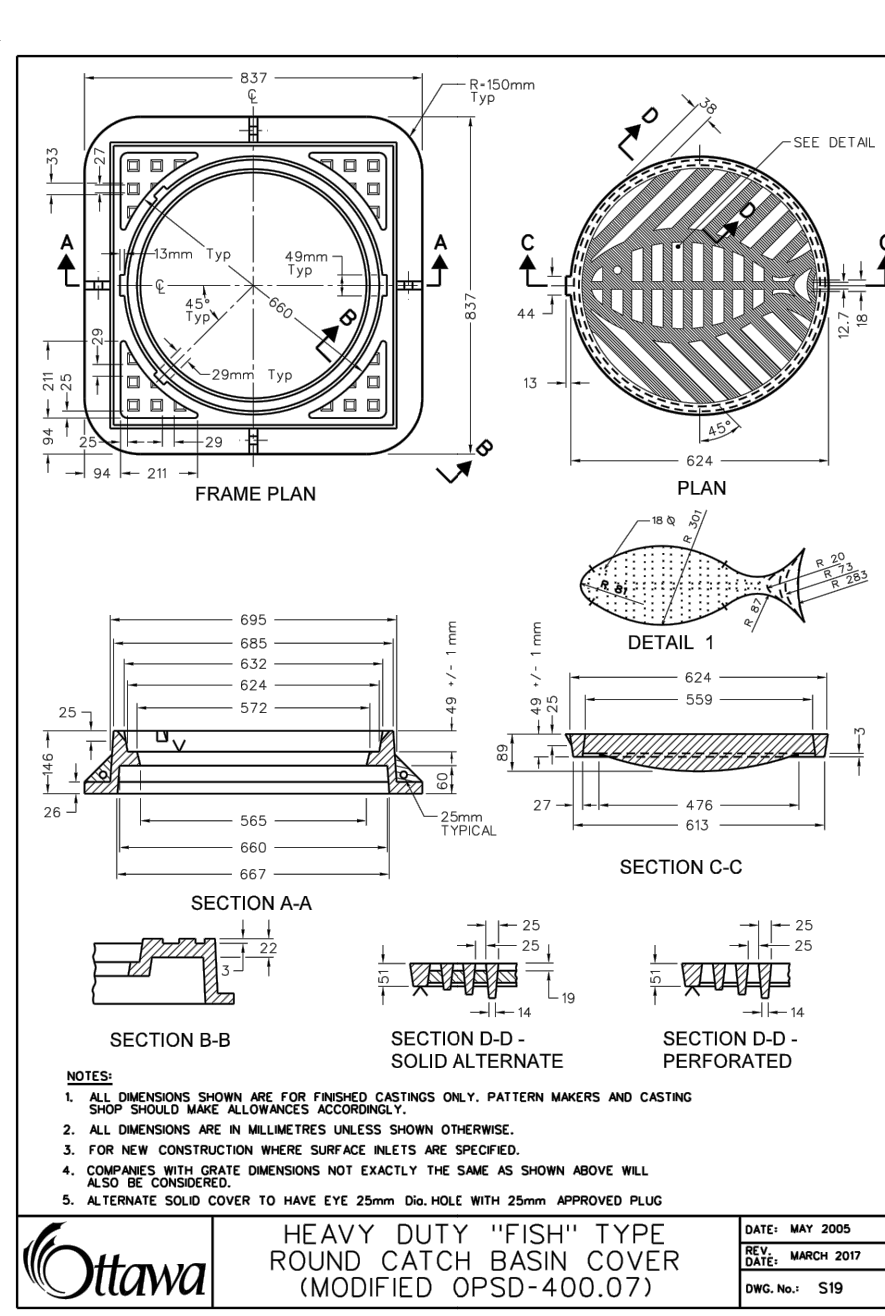
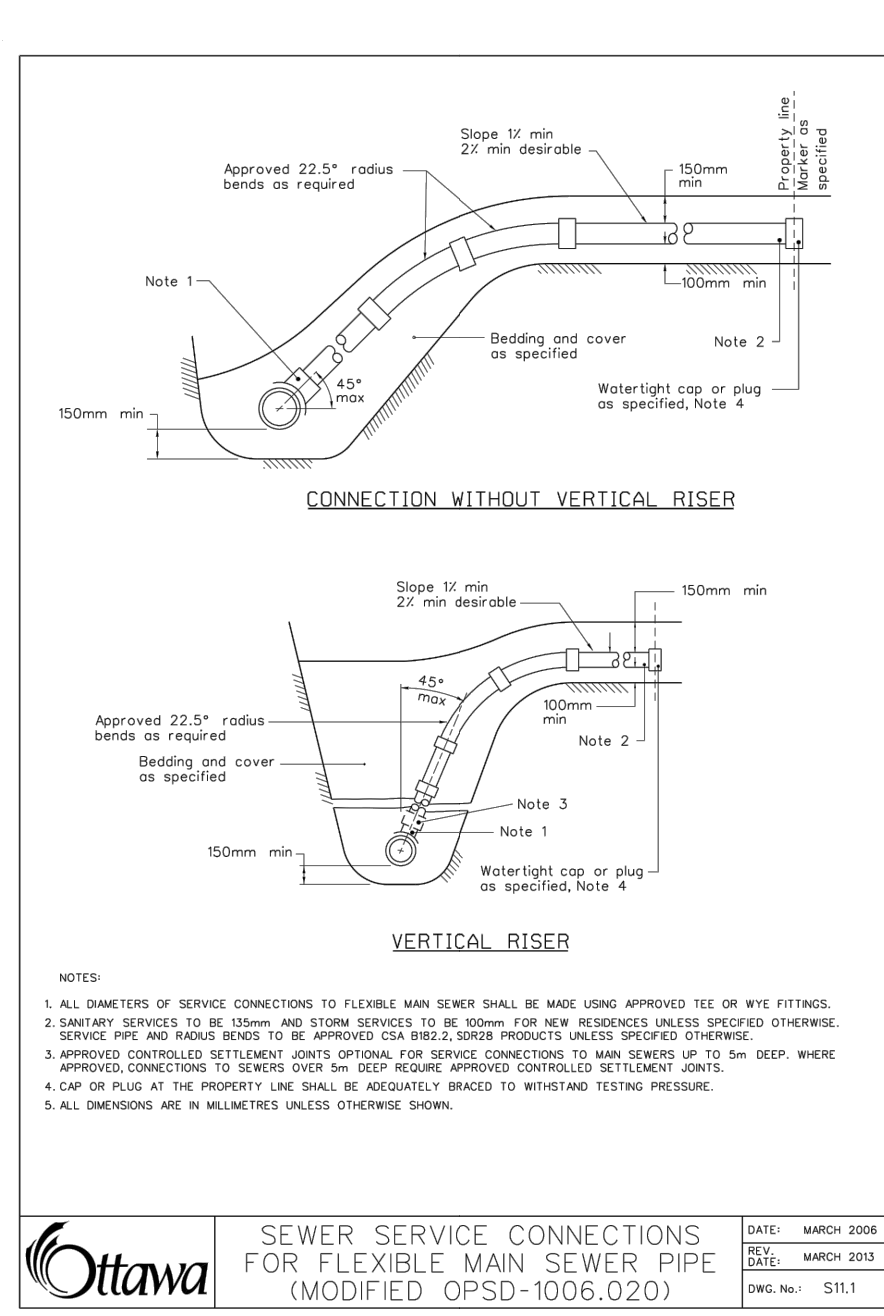
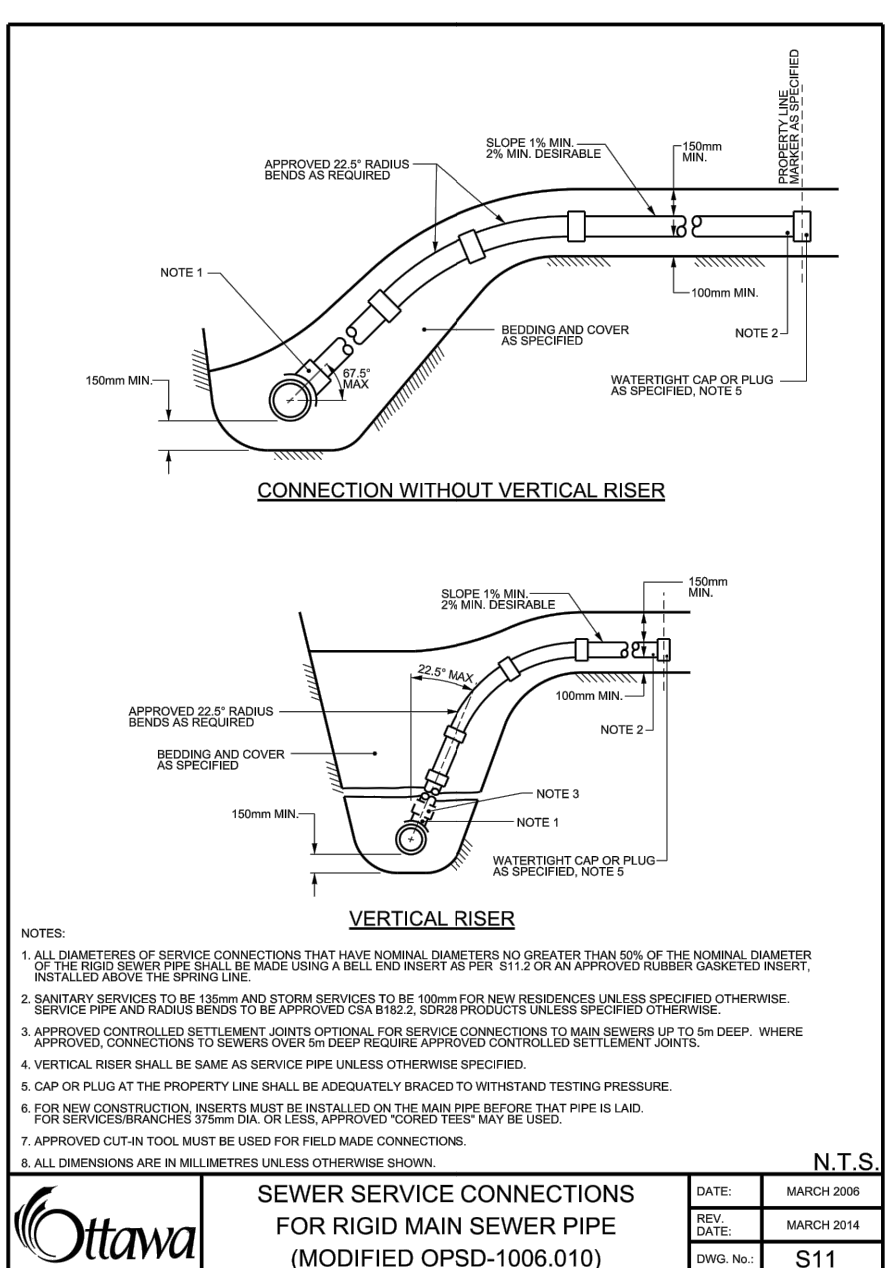
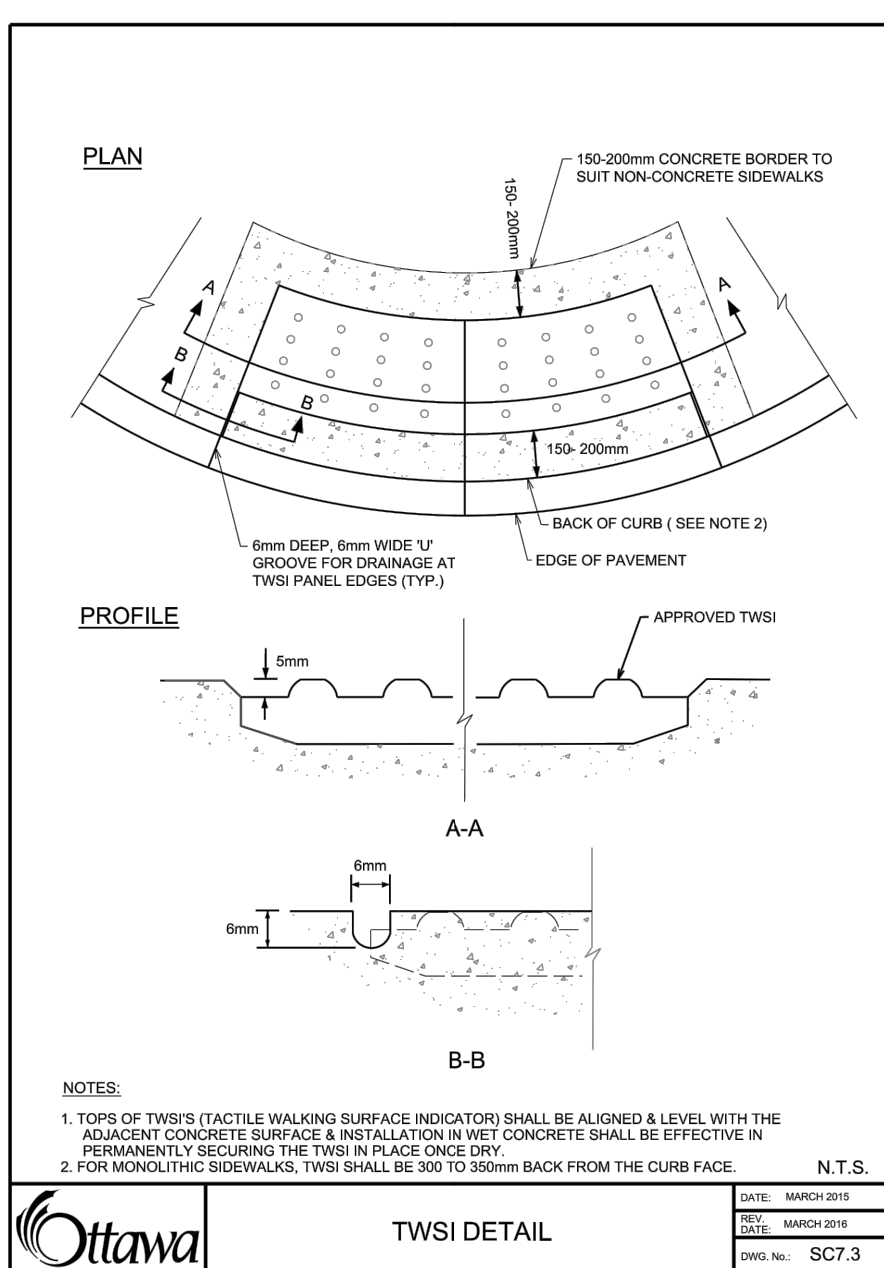
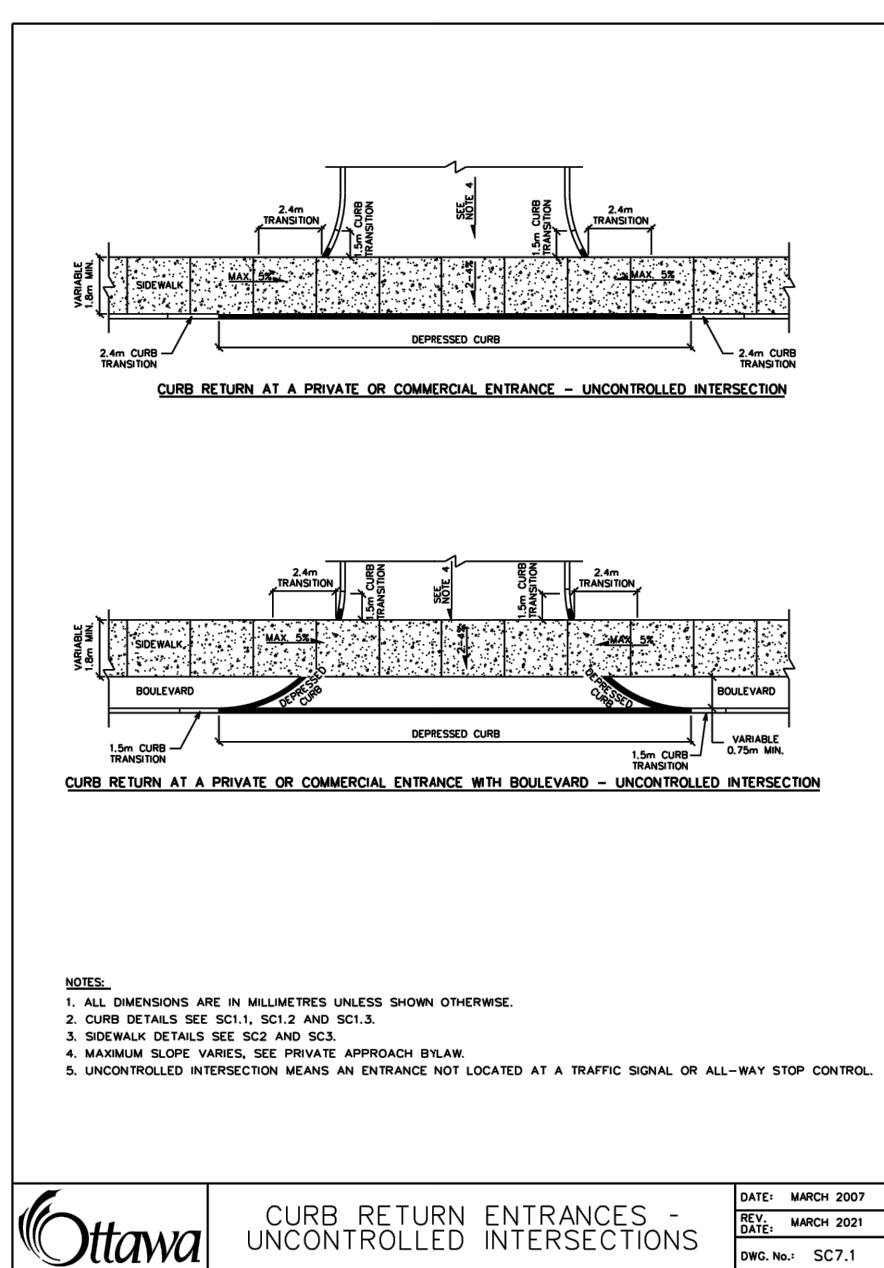
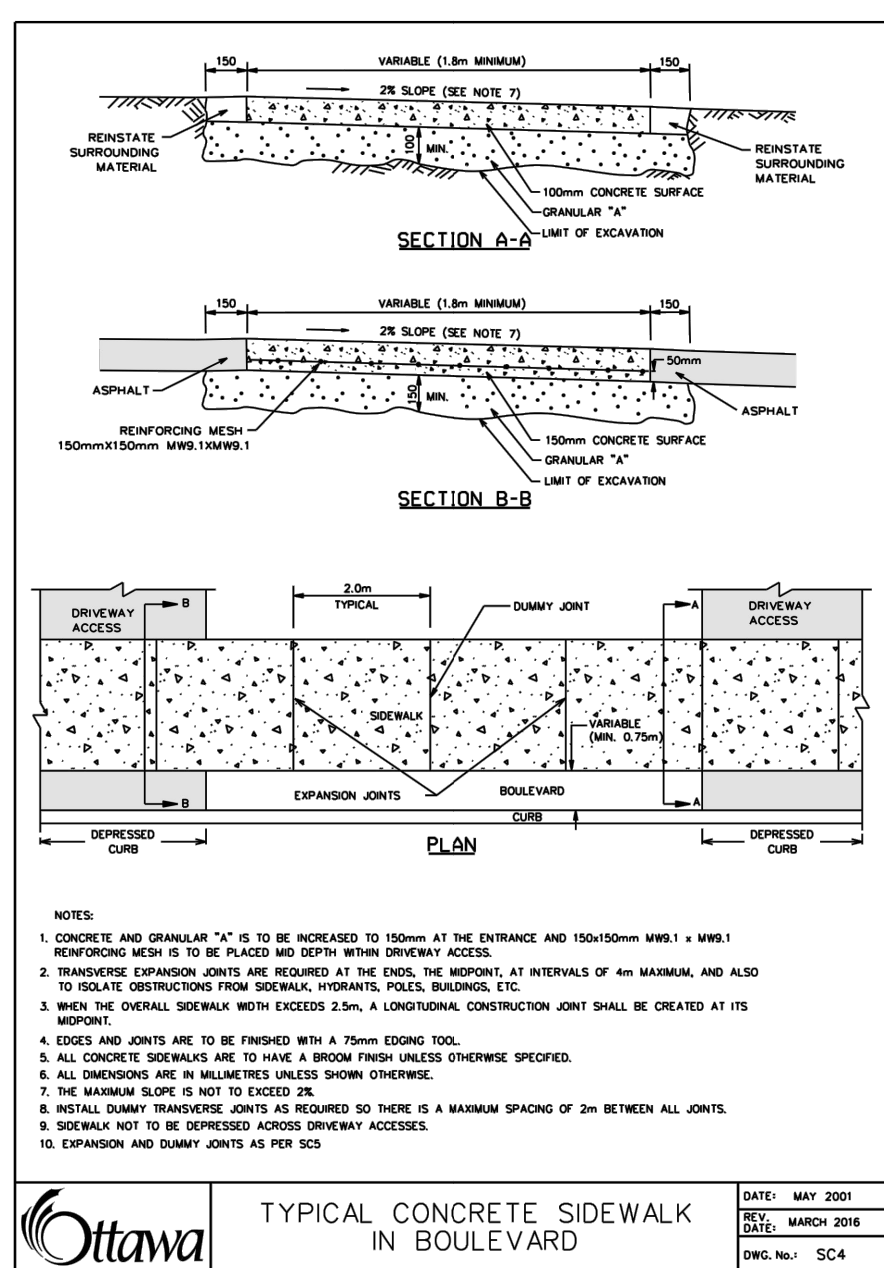
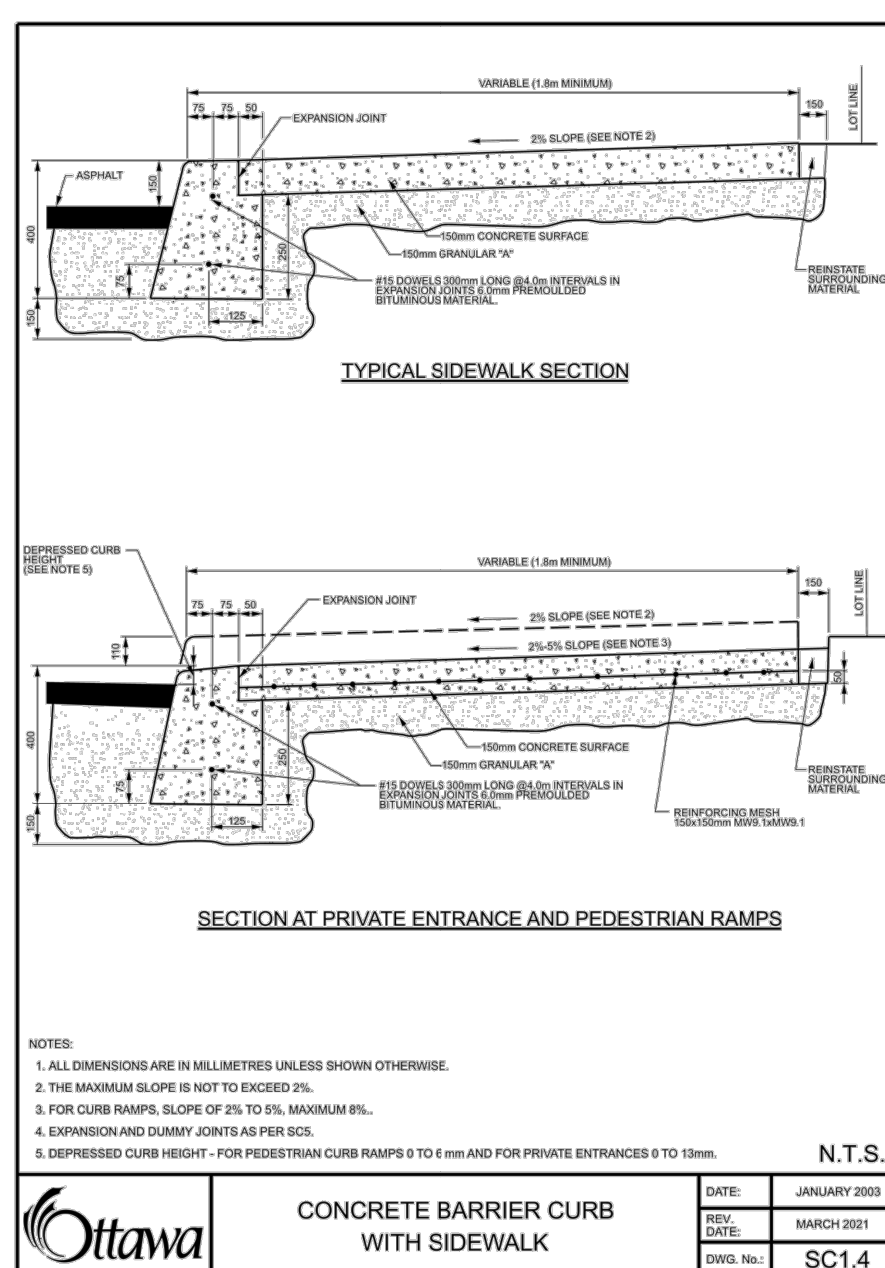
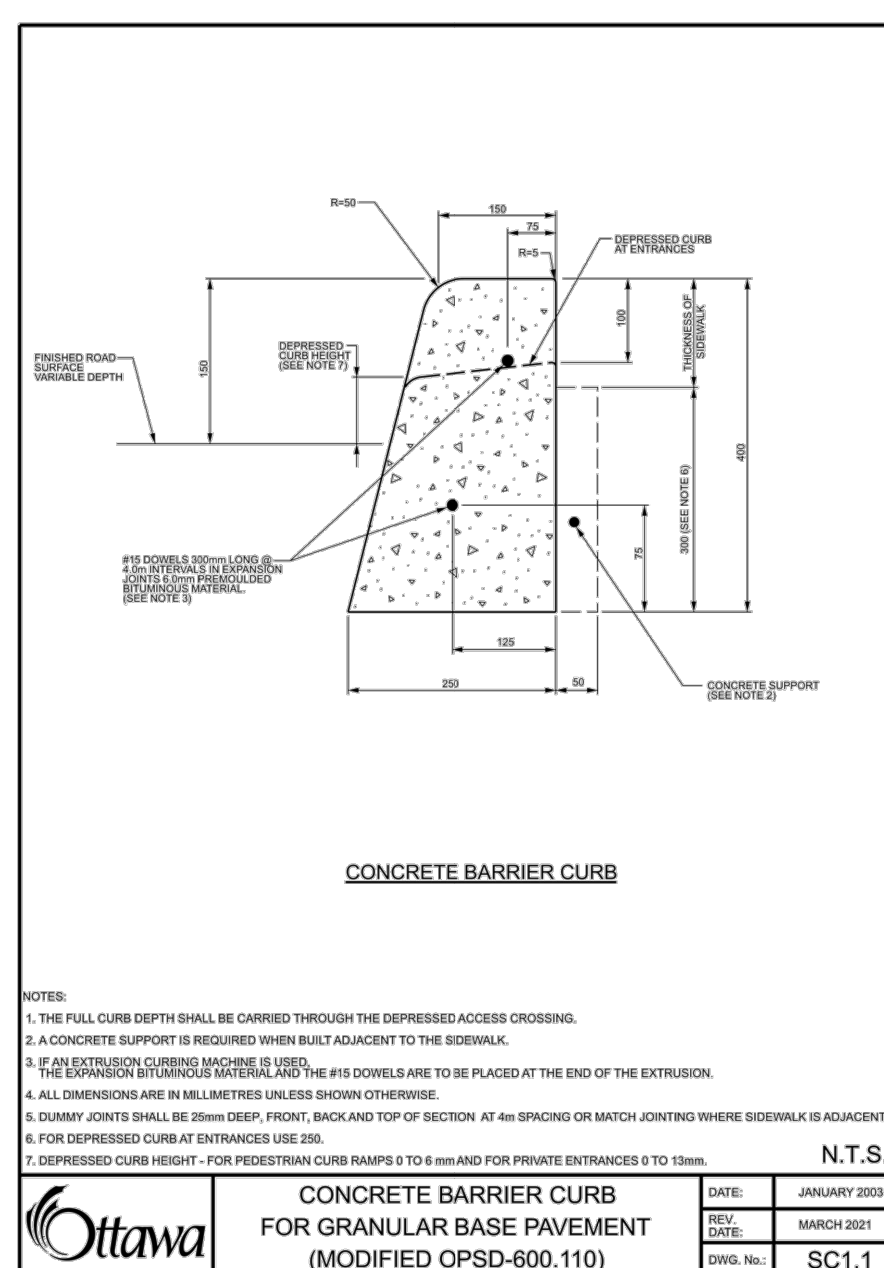
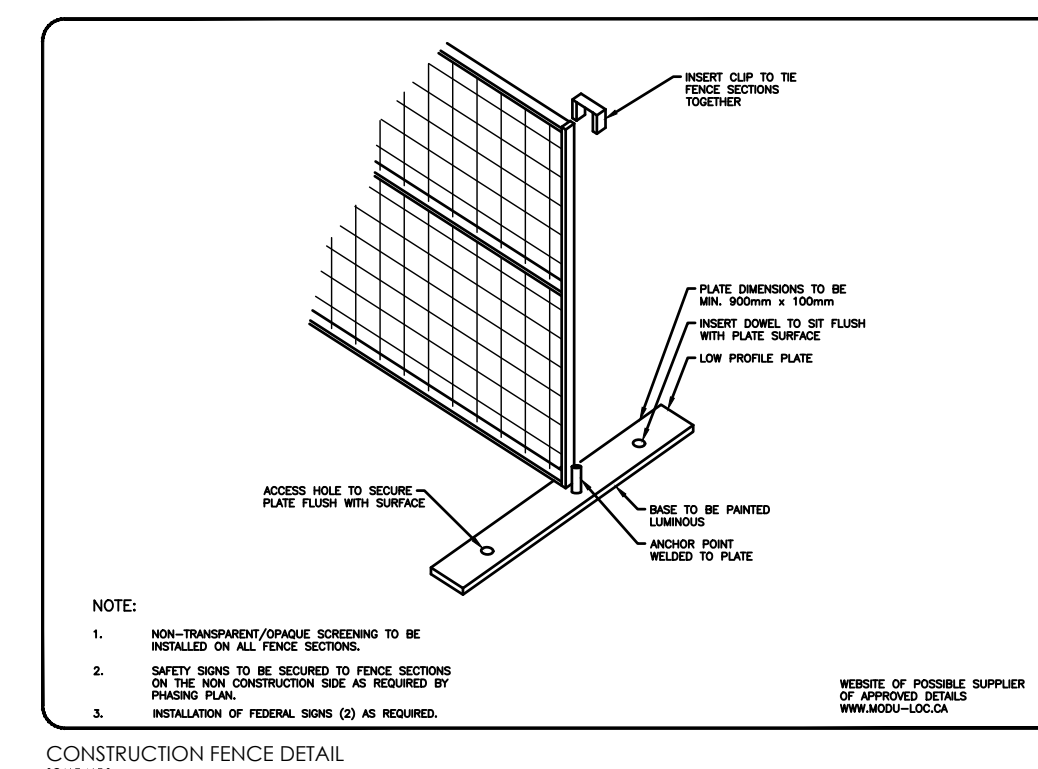
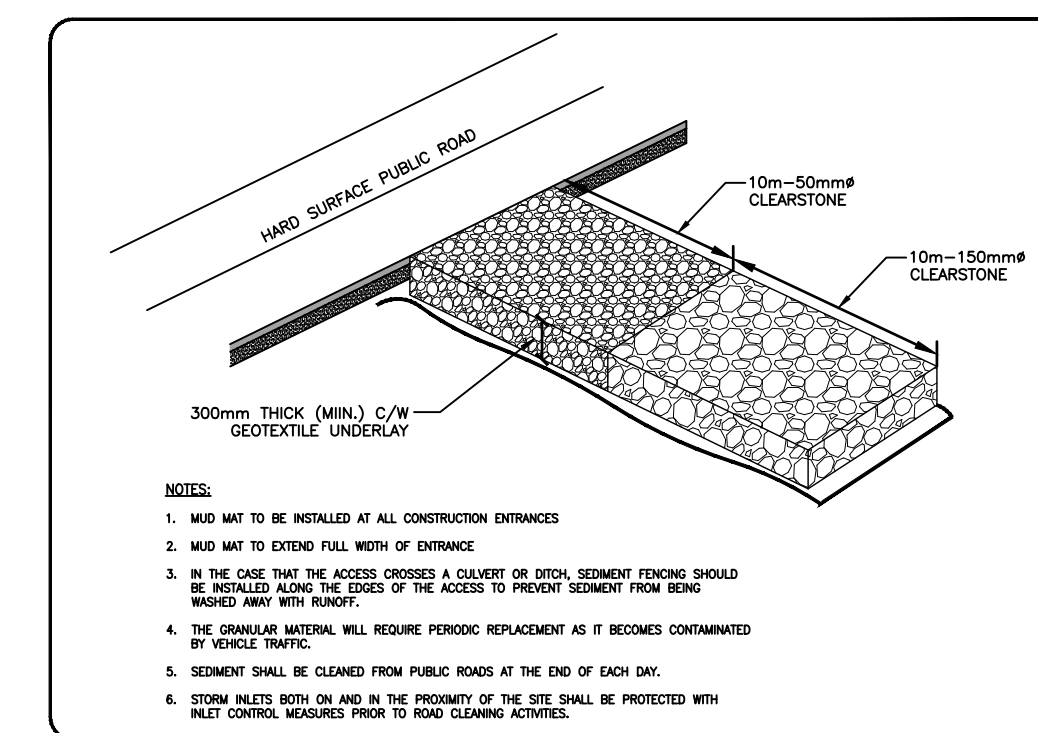
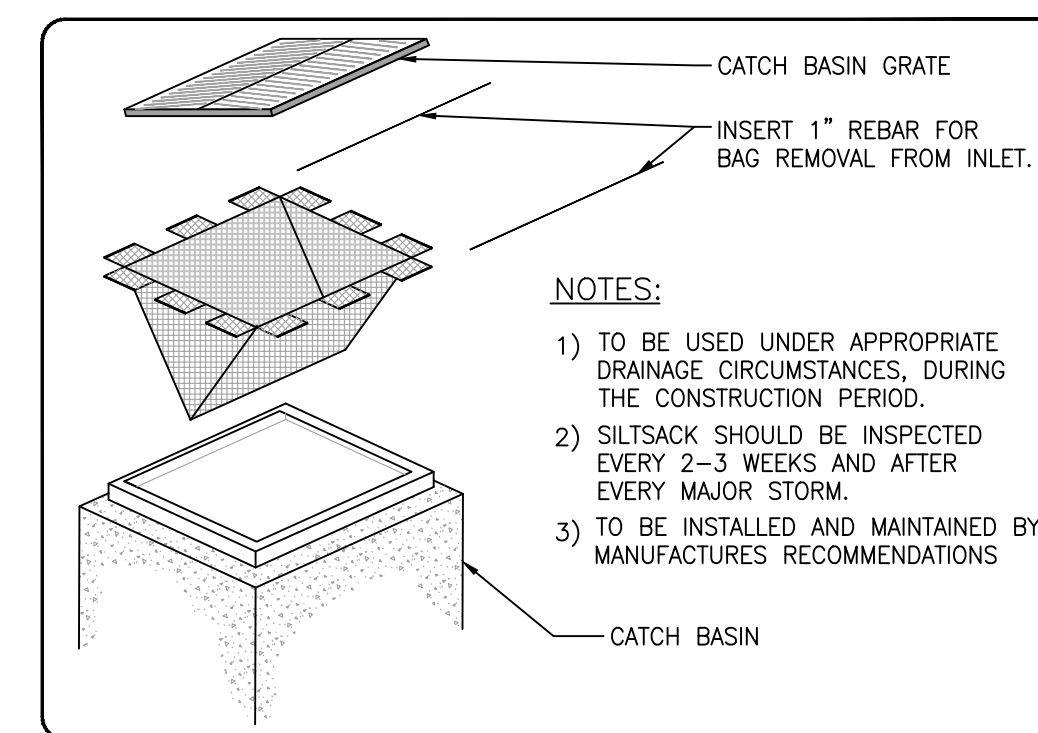
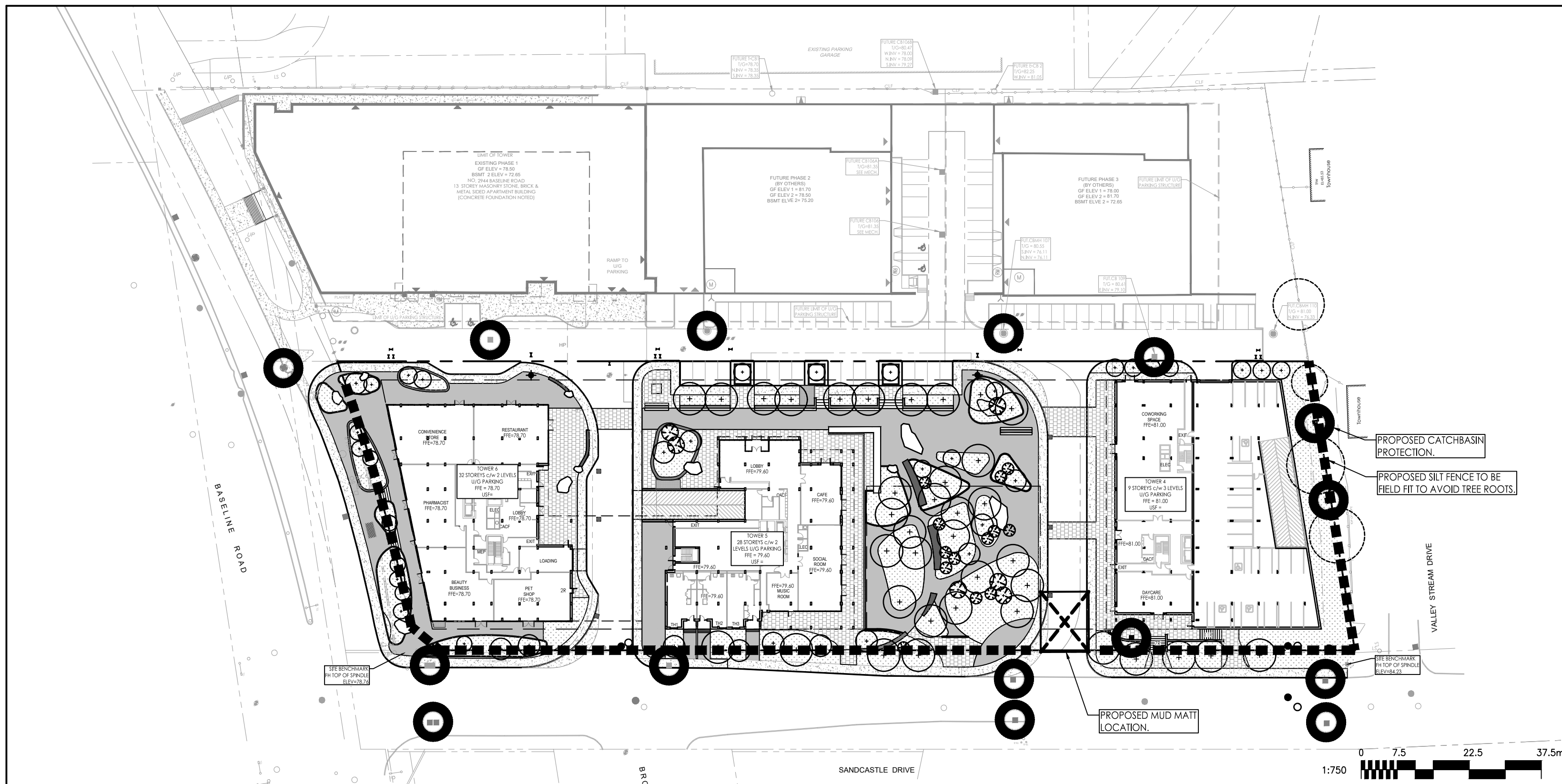
- PROPOSED SILT FENCE BOUNDARY AS PER OPSD 219.110
- PROPOSED CATCH BASIN PROTECTION AS PER TERRAFIX SILTSACK DETAIL
- PROPOSED MUD MAT LOCATION
- PROPOSED VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCHBASIN

Best Management Practices

CONTRACTOR TO PROVIDE EROSION AND SEDIMENT CONTROLS (BEST MANAGEMENT PRACTICES) DURING CONSTRUCTION OF THIS PROJECT.

EROSION MUST BE MINIMIZED AND SEDIMENTS MUST BE REMOVED FROM CONSTRUCTION SITE RUN-OFF IN ORDER TO PROTECT DOWNSTREAM AREAS. DURING ALL CONSTRUCTION, EROSION AND SEDIMENTATION SHOULD BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

1. LIMIT THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
2. REVEGETATE EXPOSED AREAS AND SLOPES AS SOON AS POSSIBLE.
3. MINIMIZE AREA TO BE CLEARED OR GRUBBED.
4. PROTECT EXPOSED SOILS WITH PLASTIC OR SYNTHETIC MULCHES.
5. INSTALL CATCH BASIN INSERTS OR EQUIVALENT IN ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES AND IN ALL EXISTING CATCH BASINS THAT WILL RECEIVE RUN-OFF FROM THE SITE.
6. A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF ALL AND ANY STOCKPILES OF MATERIAL TO BE USED OR REMOVED FROM SITE. (LOCATION TO BE DETERMINED)
7. A VISUAL INSPECTION SHALL BE DONE DAILY ON SEDIMENT CONTROL MEASURES AND CLEANED OF ANY ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OFF SITE AS PER THE REQUIREMENTS OF THE CONTRACT.
8. SEDIMENT CONTROL BARRIERS MAY ONLY BE REMOVED TEMPORARILY WITH APPROVAL OF CONTRACT ADMINISTRATOR TO ACCOMMODATE CONSTRUCTION OPERATIONS. ALL AFFECTED BARRIERS MUST BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED. NO REMOVAL WILL OCCUR IF THERE IS A SIGNIFICANT RAINFALL EVENT ANTICIPATED (>10mm) UNLESS A NEW DEVICE HAS BEEN INSTALLED TO PROTECT EXISTING STORM AND SANITARY SEWER SYSTEMS, OR DOWNSTREAM WATERCOURSES.
9. NO REFUELING OR CLEANING OF EQUIPMENT IS PERMITTED NEAR ANY EXISTING WATERWAY.
10. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL MEASURES WHEN, IN THE OPINION OF THE CONTRACT ADMINISTRATOR, THE MEASURES IS NO LONGER REQUIRED. NO CONTROL MEASURES SHALL BE PERMANENTLY REMOVED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR.
11. THE CONTRACTOR SHALL PERIODICALLY, OR WHEN REQUESTED BY THE CONTRACT ADMINISTRATOR, CLEAN OUT ACCUMULATED SEDIMENTS AS REQUIRED.
12. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO THE WATERCOURSE. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
13. CONTRACTOR SHALL INSTALL MUD MAT AT CONSTRUCTION ENTRANCE TO THE SITE.



Revision	By	App'd.	Y/M/MD
0	ISSUED FOR SPA	MJS	RB 23.05.25

Permit Seal	Dwn.	Chkd.	Dgn.	Y/M/MD
	MJS	RB	MJS	23.05.31



Client/Project
BRIGIL HOMES

BASELINE TOWERS 4-5-6
2946 BASELINE ROAD
OTTAWA, ON, CANADA

Title	Project No.	Scale
EROSION CONTROL PLAN AND DETAIL SHEET	160401676	Sheet

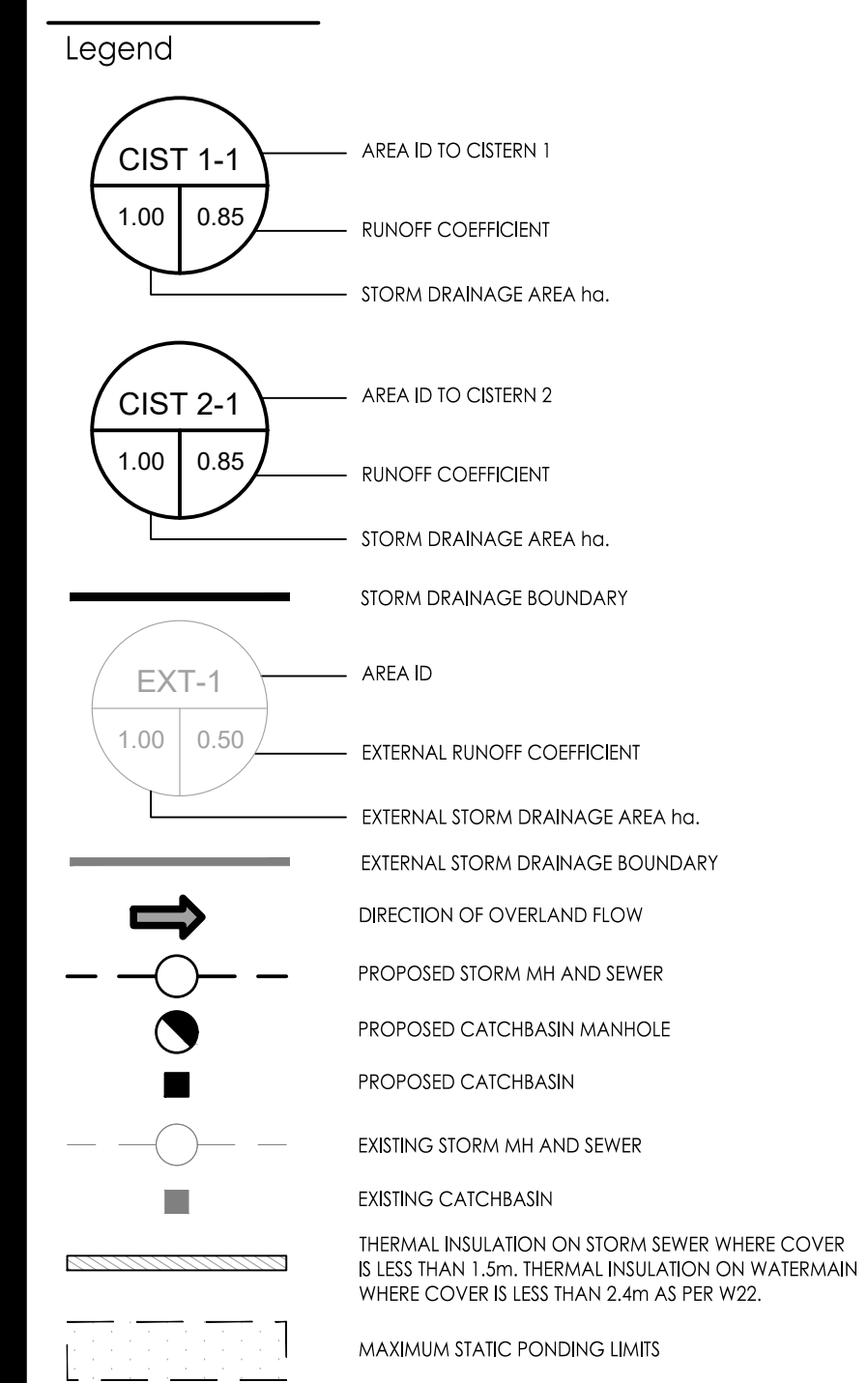
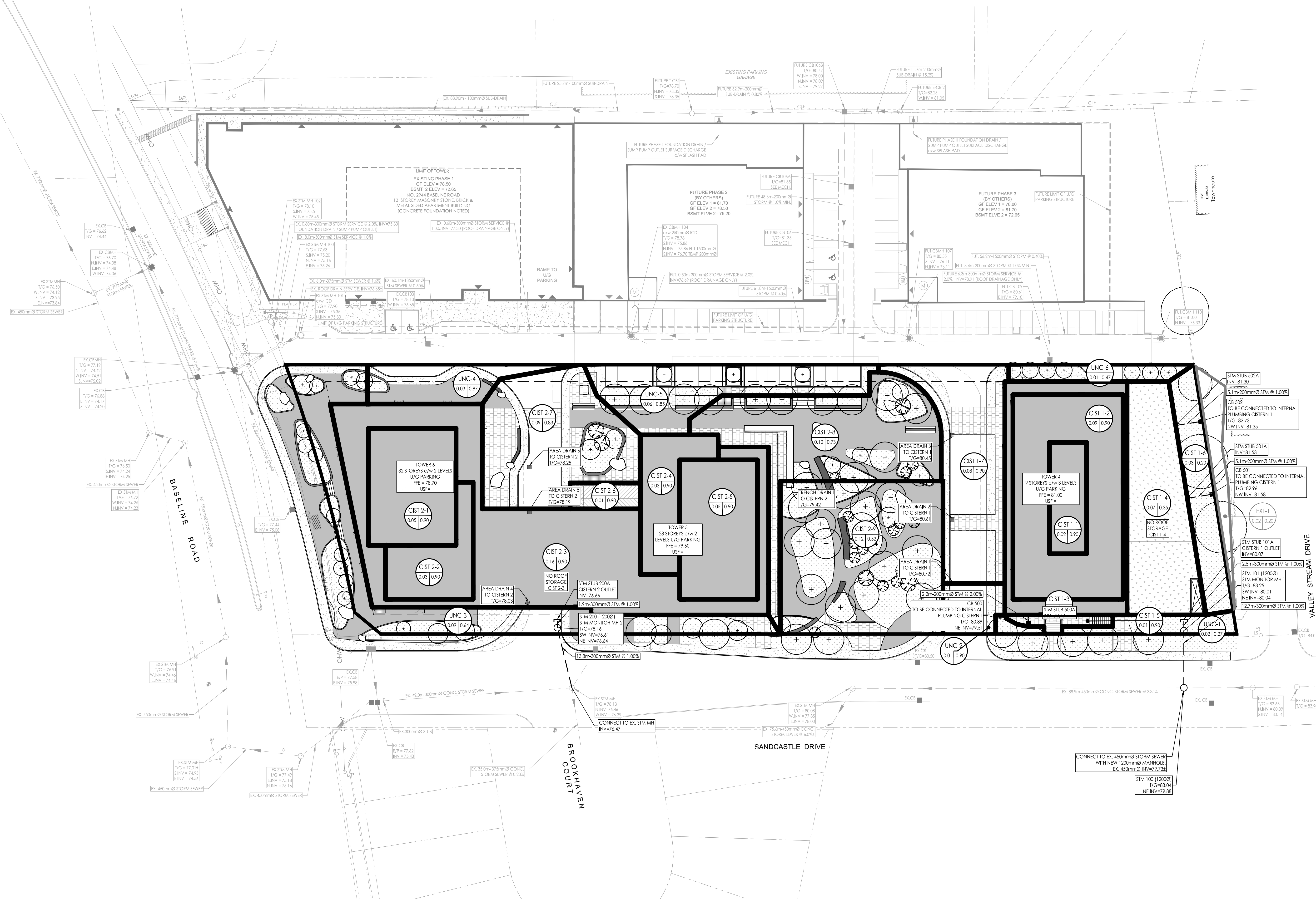
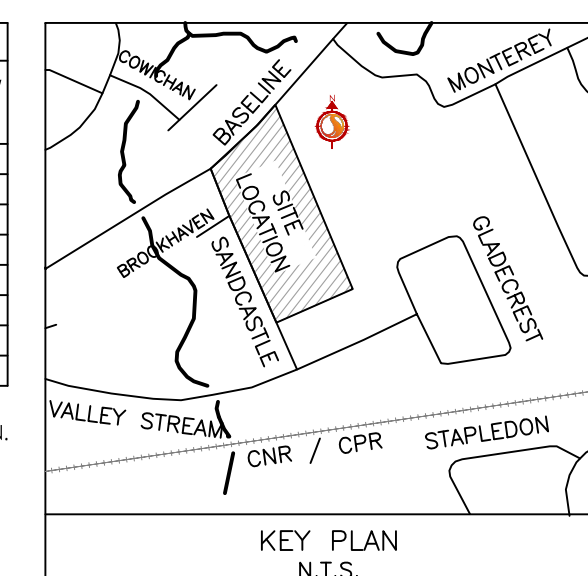


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ICD TABLE				
CATCHBASIN ID	TRIBUTARY AREA ID	ICD TYPE	SYR FLOW (L/s)	100YR FLOW (L/s)
STM 200	CIST 2-1 TO 2-9	BUILDING MECHANICAL	29.8	29.8
	UNC-3	UNCONTROLLED	16.1	34.5
	UNC-4	UNCONTROLLED	7.1	14.0
STM 101	UNC-5	UNCONTROLLED	14.6	29.5
	CIST 1-1 TO 1-7, EXT-1	BUILDING MECHANICAL	38.2	38.2
	UNC-1	UNCONTROLLED	0.9	1.9
	UNC-2	UNCONTROLLED	3.9	7.4
	UNC-6	UNCONTROLLED	2.0	4.4

*NOTE: FLOW CONTROL TO BE AS PER BUILDING MECHANICAL ENGINEERING DESIGN.
ALL ROOF DRAINAGE CONSIDERED TO CONTRIBUTE DIRECTLY TO THE BUILDING CISTERN.



- Notes**
- ALL CATCH BASINS, AREA DRAINS AND TRENCH DRAINS TO BE CONNECTED TO INTERNAL PLUMBING AND COLLECTED IN STORM WATER MANAGEMENT CISTERNS. STORMWATER MANAGEMENT TO BE PROVIDED THROUGH 2 CISTERNS.
 - PHASE 4 CISTERN = 74.0 m³
PHASE 5 + 6 CISTERN = 251.0 m³
MAX. CISTERN RELEASE RATE TO STORM SEWER
PHASE 4 CISTERN RELEASE RATE = 38.2 L/s
PHASE 5 + 6 CISTERN RELEASE RATE = 29.8 L/s
CISTERN STORAGE AND RELEASE RATE CONTROL AS PER BUILDING MECHANICAL ENGINEERING DESIGN.

Revision	By	Appd.	YY.MM.DD
0 ISSUED FOR SPA	MJS	RB	23.05.25

File Name: 160401676 D8.dwg

Permit Seal	Dwn.	Chkd.	Dgn.	YY.MM.DD
	MJS	RB	MJS	23.03.31



Client/Project
BRIGIL HOMES

BASELINE TOWERS 4-5-6
2946 BASELINE ROAD
OTTAWA, ON, CANADA

Title
STORM DRAINAGE PLAN

Project No.	Scale
160401676	1:400

Drawing No. Sheet 6 of 7 Revision 0

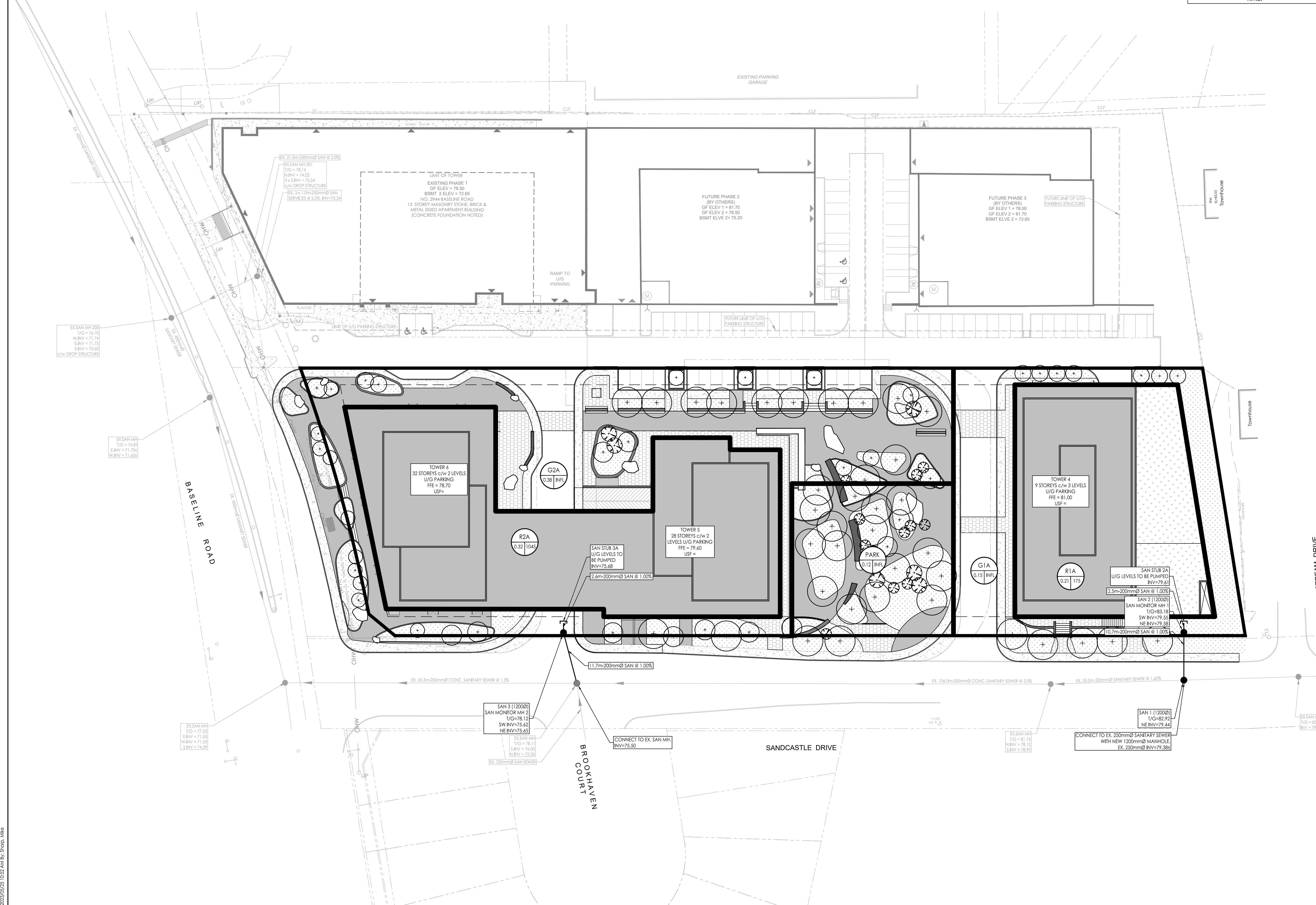
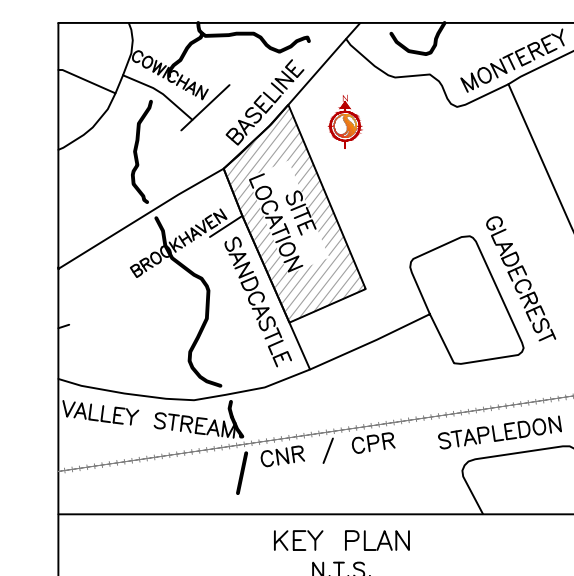
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Legend

- R100A** — SANITARY DRAINAGE AREA ID#
- 0.31 50** — POPULATION COUNT
- SANITARY DRAINAGE AREA ha.
- G100A** — SANITARY DRAINAGE AREA ID#
- 0.11 INFL** — INFILTRATION RATE OF 0.33 L/Ha APPLIED
- SANITARY DRAINAGE AREA ha.
- SANITARY DRAINAGE AREA
- PROPOSED SANITARY MH AND SEWER
- EXISTING SANITARY MH AND SEWER

Notes

SANITARY STATS

POPULATION COUNT	
TOWER 4	
75 - 1 BEDROOM APTS @ 1.4PPU = 105 PEOPLE	
20 - 2 BEDROOM APTS @ 2.1PPU = 42 PEOPLE	
9 - 3 BEDROOM APTS @ 3.1PPU = 28 PEOPLE	
TOTAL POPULATION TOWER 4 = 175 PEOPLE	
TOWER 5	
147 - 1 BEDROOM APTS @ 1.4PPU = 204 PEOPLE	
96 - 2 BEDROOM APTS @ 2.1PPU = 202 PEOPLE	
15 - 3 BEDROOM APTS @ 3.1PPU = 47 PEOPLE	
3 - TOWN HOUSE UNITS @ 2.7PPU = 8.0 PEOPLE	
TOTAL POPULATION TOWER 5 = 491 PEOPLE	
TOWER 6	
174 - 1 BEDROOM APTS @ 1.4PPU = 244 PEOPLE	
123 - 2 BEDROOM APTS @ 2.1PPU = 258 PEOPLE	
16 - 3 BEDROOM APTS @ 3.1PPU = 50 PEOPLE	
TOTAL POPULATION TOWER 6 = 554 PEOPLE	
TOTAL POPULATION = 1220	
TOTAL COMMERCIAL SPACE = 1229m² (0.123ha) @ 28.00 L/ha/day	

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0 ISSUED FOR SPA	MJS	RB	23.05.25

File Name: 160401676 DB.dwg MJS RB MJS 23.03.31

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Client/Project
BRIGIL HOMES

BASELINE TOWERS 4-5-6
2946 BASELINE ROAD
OTTAWA, ON, CANADA

Title
SANITARY DRAINAGE PLAN

Project No. 160401676	Scale 1:400	Sheet 7 of 7	Revision 0
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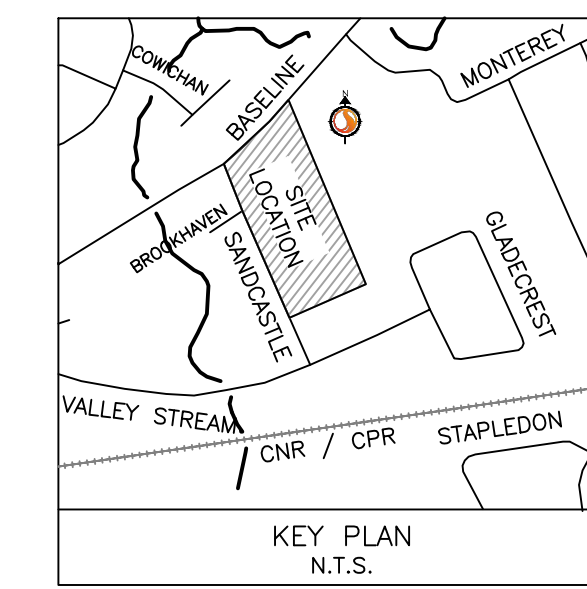
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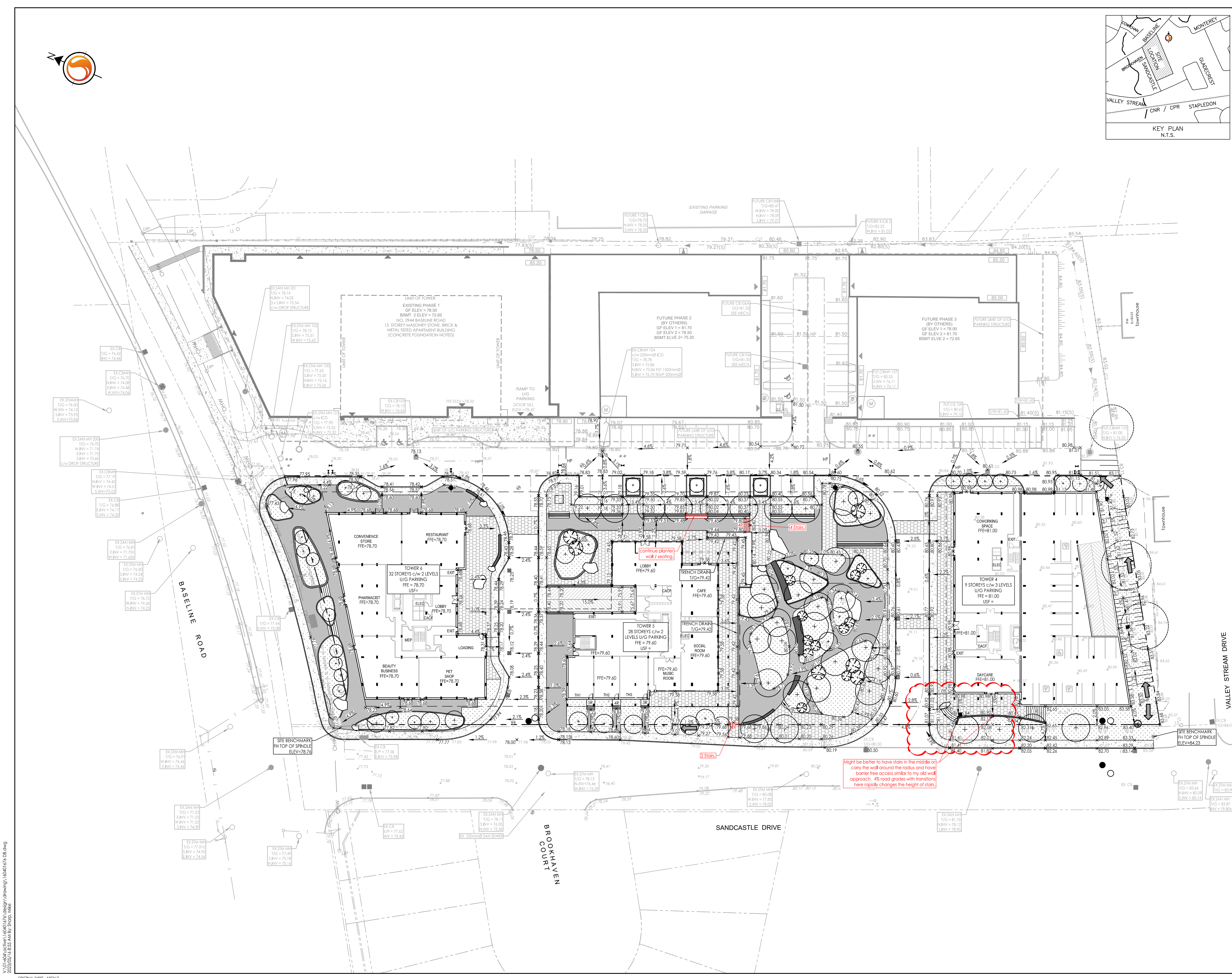
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Client/Project
 BRIGIL HOMES

BASELINE TOWERS 4-5-6
 2946 BASELINE ROAD
 OTTAWA, ON, CANADA

Title
 GRADING PLAN

Project No.	Scale	0 4 12 20m
160401676	1:400	
Drawing No.	Sheet	Revision



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