

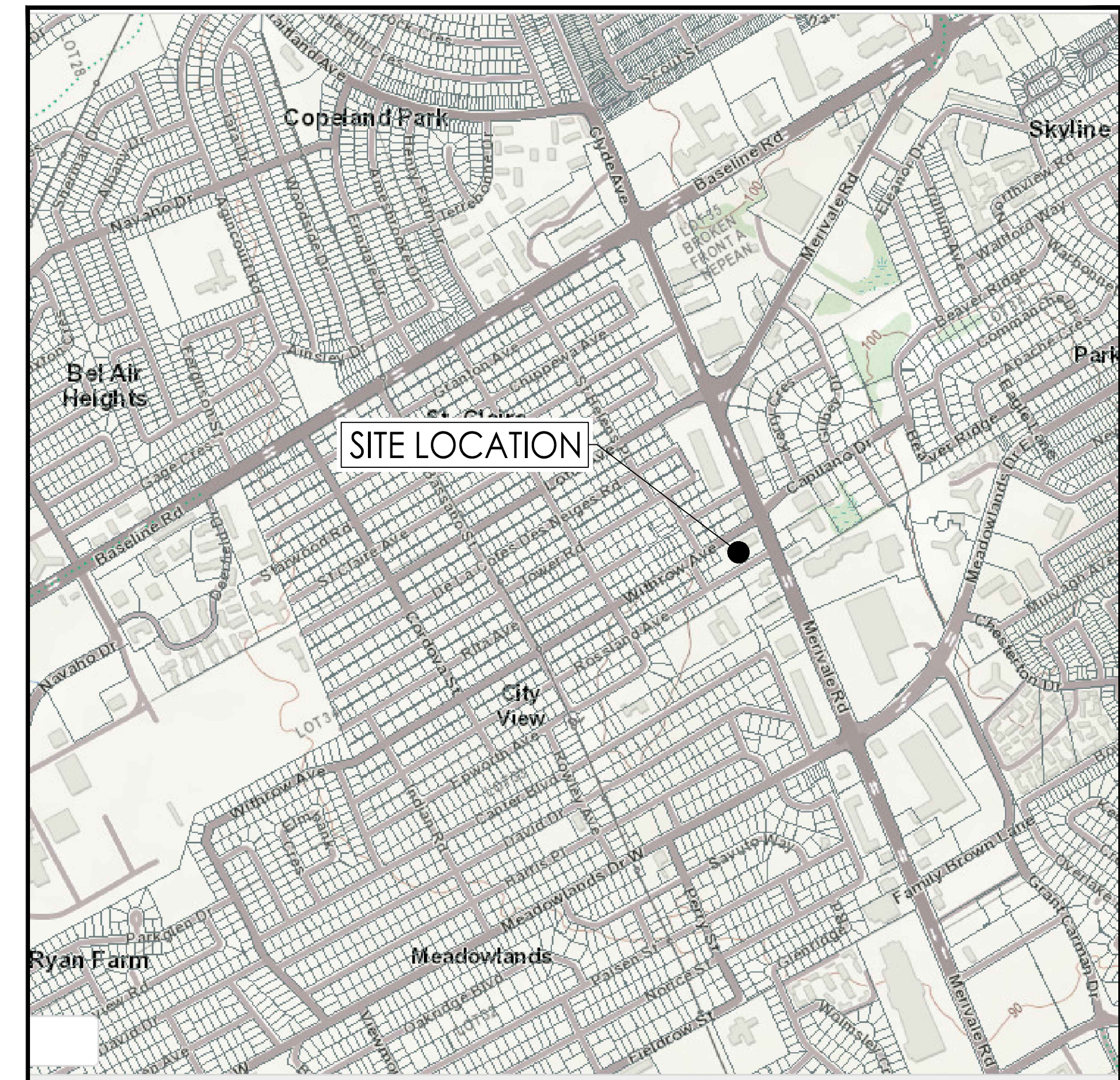


JULIAN OF NORWICH – MIXED USE DEVELOPMENT FUNCTIONAL DESIGN DRAWINGS

NOVEMBER 2023

Project Number: 160401691

KEY PLAN N.T.S



INDEX	
SHEET NO.	DESCRIPTION
1 OF 6	SSP-1 - FUNCTIONAL SITE SERVICING PLAN
2 OF 6	GP-1 - FUNCTIONAL GRADING PLAN
3 OF 6	EC-1 - FUNCTIONAL EROSION CONTROL PLAN & DETAIL SHEET
4 OF 6	EXSD-1 - FUNCTIONAL EXISTING STORM DRAINAGE PLAN
5 OF 6	SD-1 - FUNCTIONAL STORM DRAINAGE PLAN
6 OF 6	SA-1 - FUNCTIONAL SANITARY DRAINAGE PLAN



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Legend

- PROPOSED WATERMAIN
- PROPOSED VALVE AND VALVE BOX
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED STORMCEPTOR
- PROPOSED CATCH BASIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED WATER METER
- PROPOSED REMOTE WATER METER
- EXISTING WATERMAIN
- EXISTING VALVE BOX/CHAMBER
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN MANHOLE
- EXISTING DITCH INLET
- EXISTING GAS
- EXISTING BELL
- EXISTING TELSU
- EXISTING TREE TO BE MAINTAINED
- TREE PROTECTION ZONE / CRITICAL ROOT ZONE

- NOTES:**
- FINAL SERVICE LATERAL SIZE, LOCATION AND ELEVATION TO BE CONFIRMED BY MECHANICAL CONSULTANT DURING THE DETAILED DESIGN STAGE.
 - SITE PLAN PREPARED BY FIGURR ARCHITECTS COLLECTIVE OCT. 24, 2023
 - REFER TO LANDSCAPE PLANS FOR LOCATION OF TREES & PLANTINGS.
 - EX. SITE UTILITIES TO BE RELOCATED OR REMOVED WILL BE ILLUSTRATED AT DETAILED DESIGN.

Revision	By	Appd.	YY.MM.DD
2	JP	RB	23.11.16
1	JP	RB	23.07.12

File Name:	JP	RB	JP	23.04.12
160401691-DB-FS.dwg	Dwn.	Chkd.	Dgn.	YY.MM.DD

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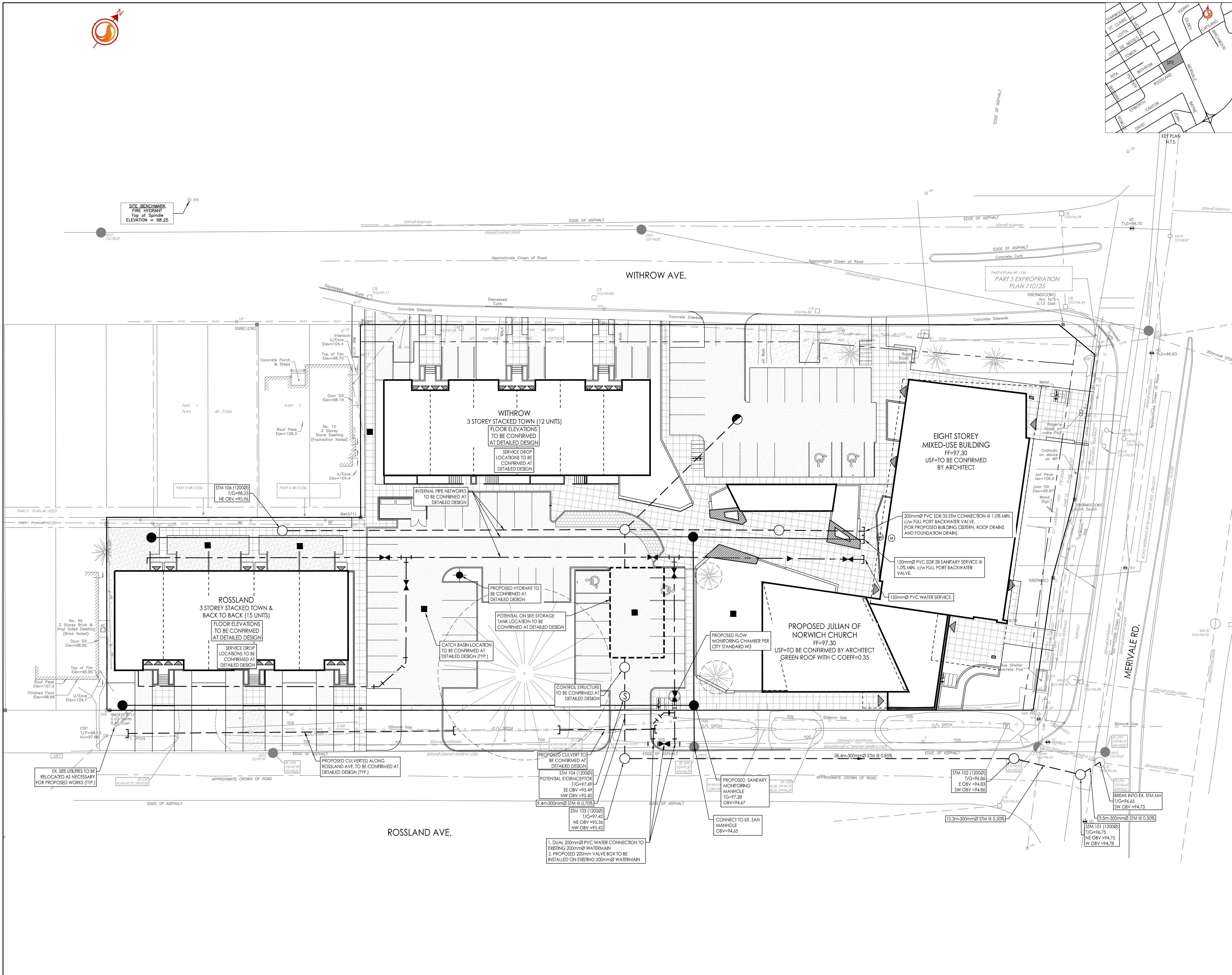


Client/Project
Figurr Architects Collective

JULIAN OF NORWICH
8 WITHROW AVENUE & 7 ROSSLAND AVENUE
Ottawa, ON

Title
FUNCTIONAL
SITE SERVICING PLAN

Project No. 160401691	Scale 1:250	0 2.5 7.5 12.5m
Drawing No.	Sheet	Revision



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 ORIGINAL SHEET - ARCH D



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Legend

- X 95.00 ORIGINAL GROUND ELEVATIONS
- X 99.99 PROPOSED ELEVATION
- X 99.99 EXISTING ELEVATION
- 2.0% FLOW DIRECTION AND GRADE
- FF=99.99 FINISHED FIRST FLOOR ELEVATION
- USF=99.99 UNDERSIDE OF FOOTING ELEVATION
- ← DIRECTION OF OVERLAND FLOW
- PROPOSED VALVE BOX
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM CAPTOR
- PROPOSED CATCH BASIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED BUILDING DOOR LOCATION
- EXISTING VALVE AND VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN MANHOLE

- NOTES:**
- SITE PLAN PREPARED BY FIGURR ARCHITECTS COLLECTIVE OCT. 24, 2023
 - TOPOGRAPHIC SURVEY SUPPLIED BY JD BARNES LTD DATED OCTOBER 3, 2020
JOB BENCHMARK - FIRE HYDRANT ON WITHROW AVENUE WITH A TOP OF SPINDLE ELEVATION OF 98.25
 - REFER TO LANDSCAPE PLANS FOR LOCATION OF TREES & PLANTINGS.
 - RE-STATEMENT OF ROSSLAND AVENUE NORTH DITCH IS TO INCLUDE 3:1 BACKSLOPES AT DETAILED DESIGN.
 - PROPOSED LOW POINT AT MAX. 0.30m DEPTH TO BE CONFIRMED AT DETAILED DESIGN

2	ISSUED FOR SECOND CITY REVIEW	JP	RB	23.11.16
1	ISSUED FOR REVIEW	JP	RB	23.07.12
Revision		By	Appd.	YY.MM.DD
File Name:	160401691-D8-F3.dwg	JP	RB	JP
		Dwn.	Chkd.	Dgn.
				YY.MM.DD

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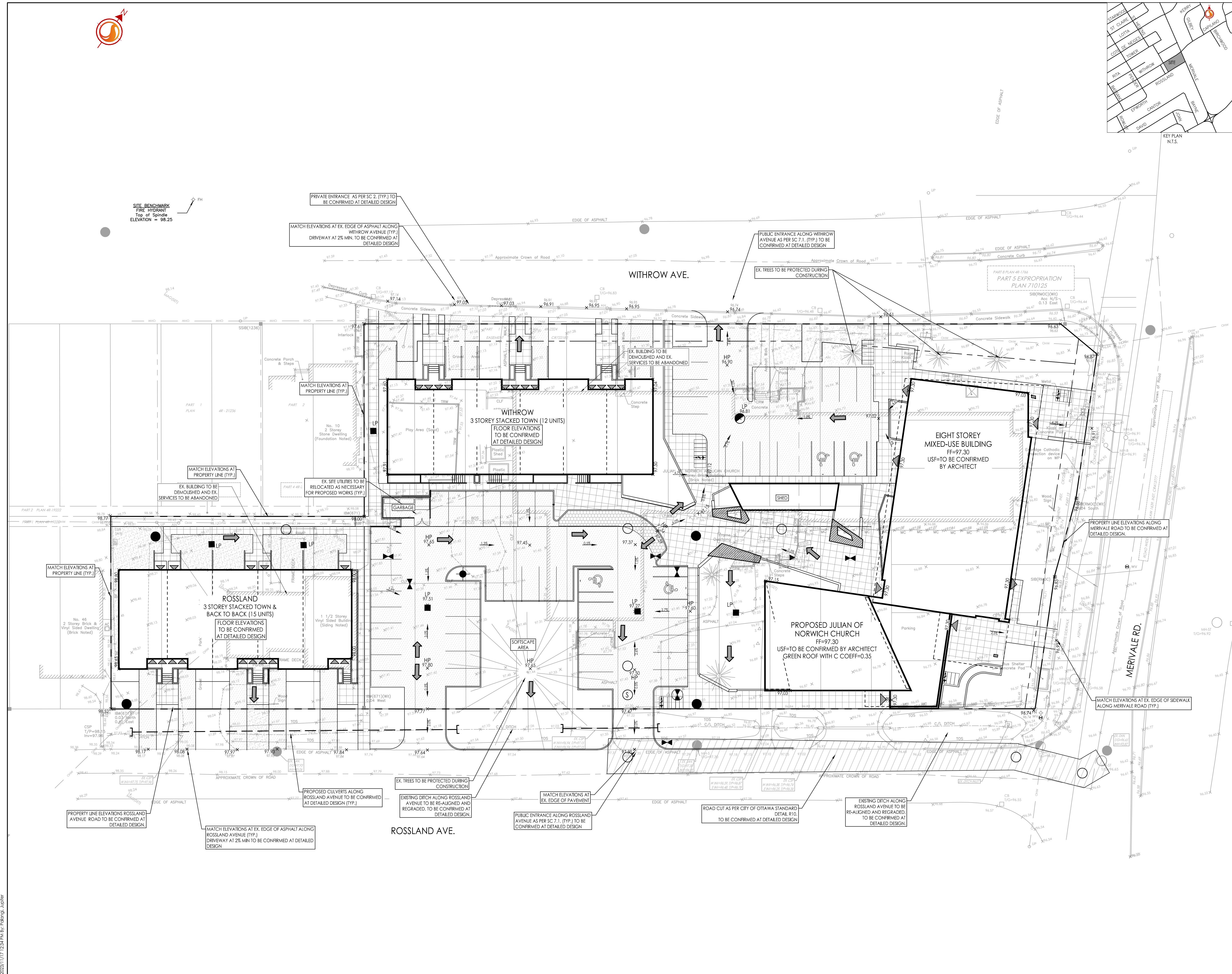


Client/Project
Figurr Architects

JULIAN OF NORWICH
8 WITHROW AVENUE
Ottawa, ON

Title
FUNCTIONAL GRADING PLAN

Project No.	Scale	0 3 9 15m
160401691	1:300	
Drawing No.	Sheet	Revision
GP-1		



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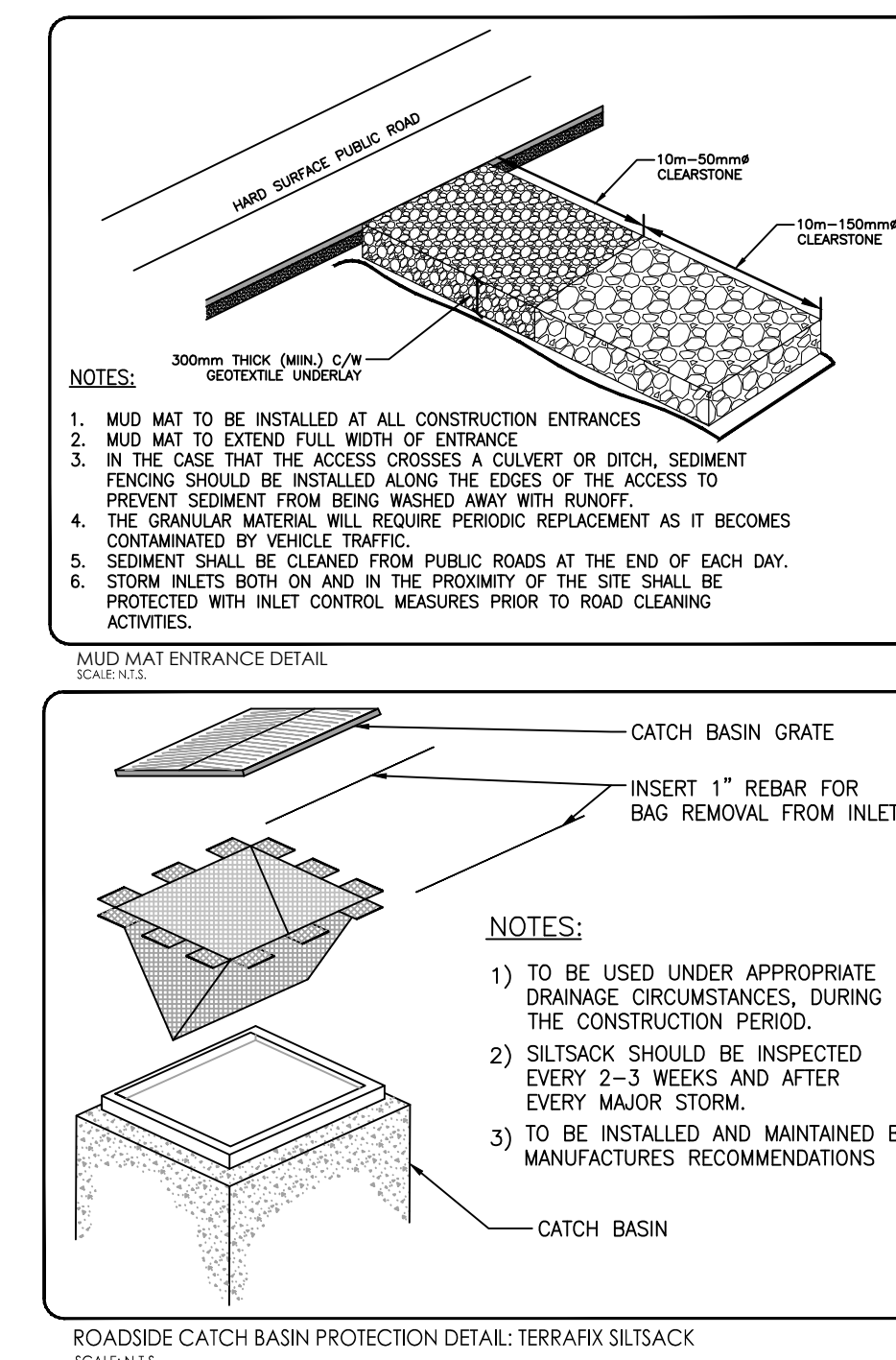
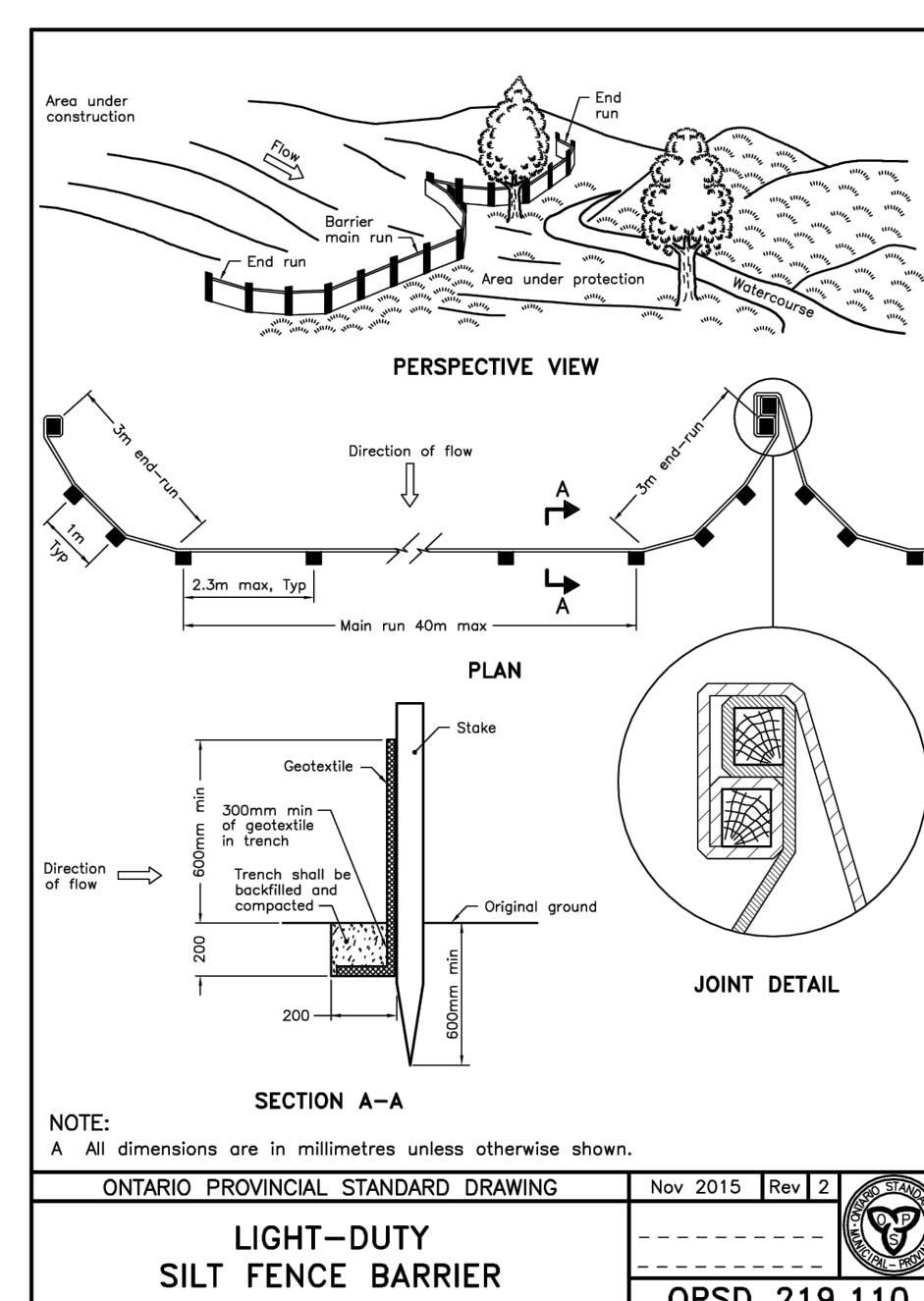
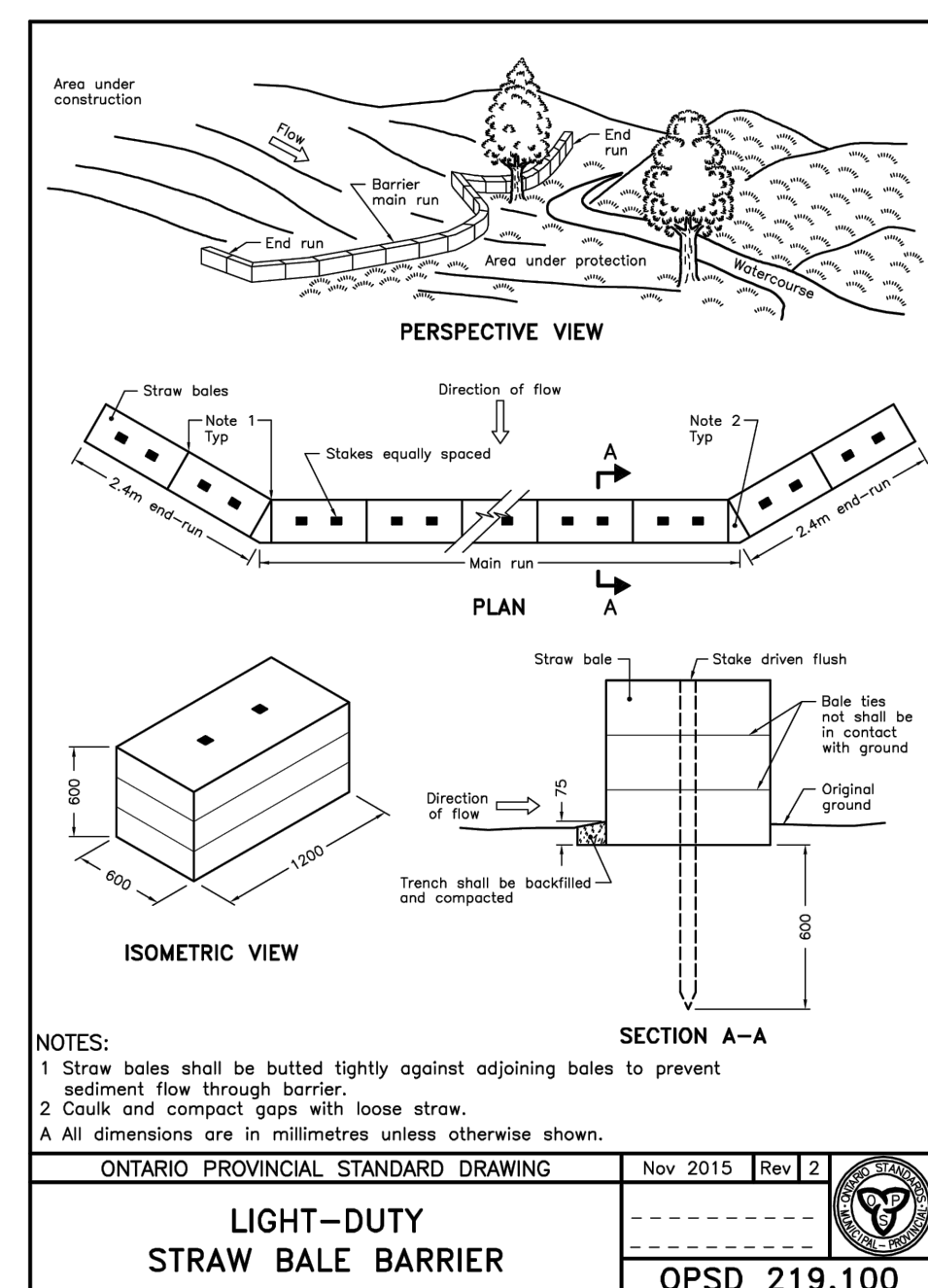
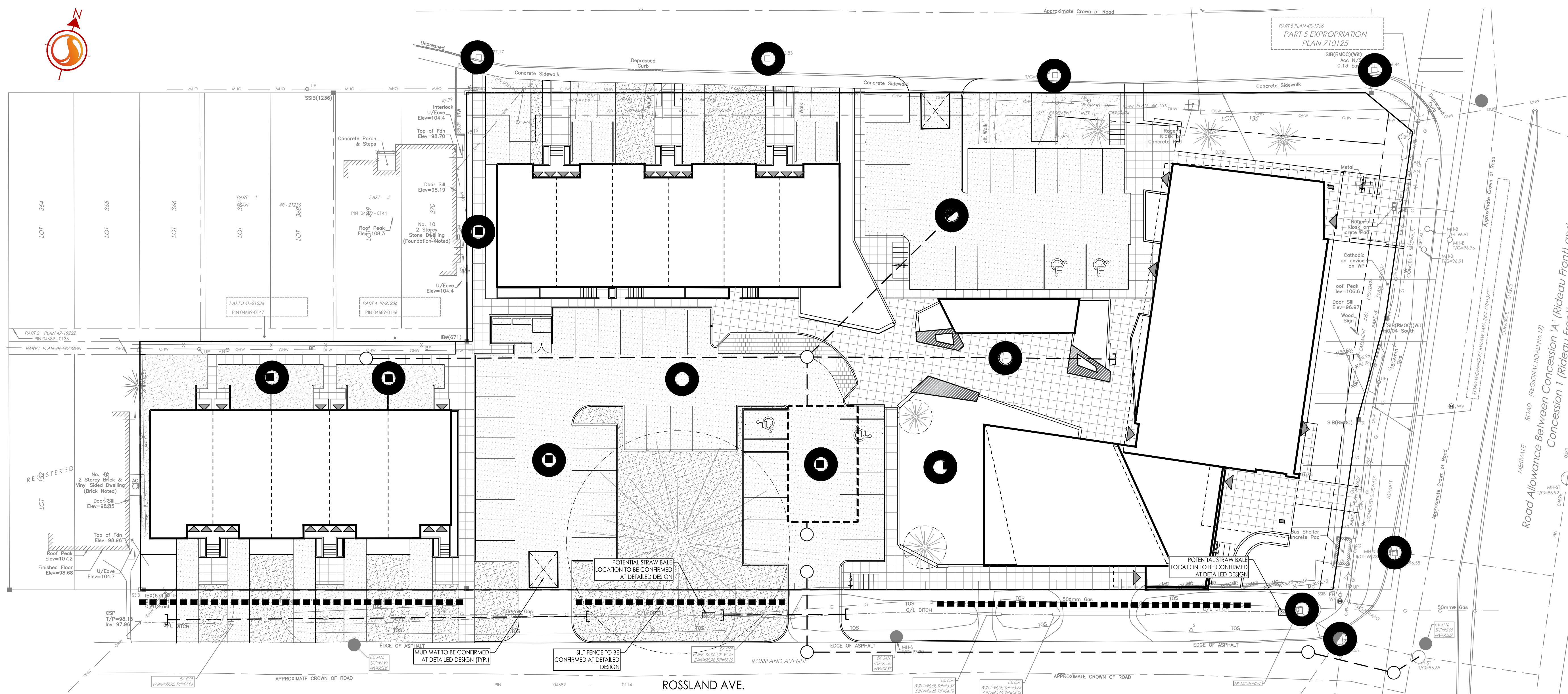


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Legend

- PROPOSED LIGHT DUTY SILT FENCE BOUNDARY AS PER OPSD 219.110
- PROPOSED STRAW BALE LOCATION AS PER OPSD 219.100
- PROPOSED MUD MAT LOCATION
- PROPOSED CATCH BASIN PROTECTION AS PER DETAIL



2	ISSUED FOR SECOND CITY REVIEW	JP	RB	23.11.16
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Figur Architects

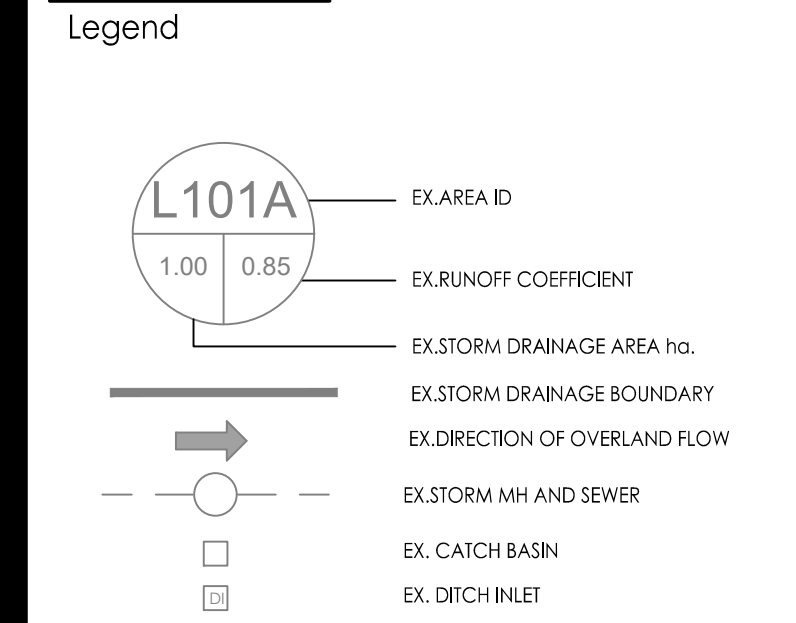
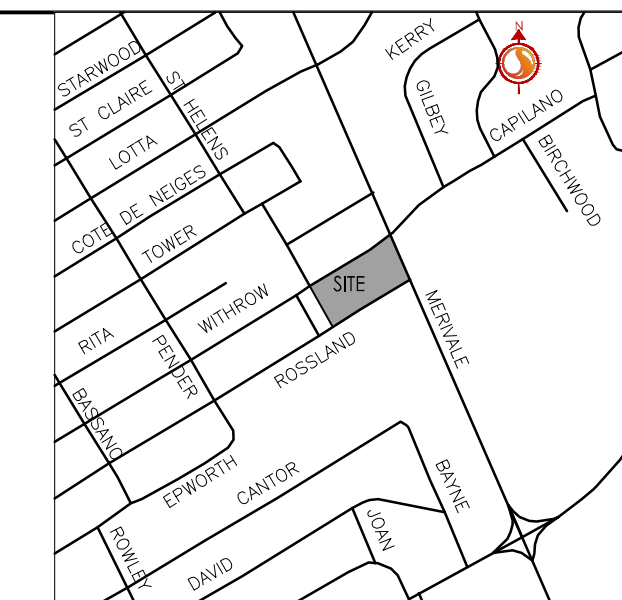
JULIAN OF NORWICH
8 WITHROW AVENUE
Ottawa, ON

Title
FUNCTIONAL EROSION CONTROL AND DETAILS SHEET

Project No.	Scale	
160401691	AS SHOWN	
Drawing No.	Sheet	Revision



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2	JP	RB	23.11.16
1	JP	RB	23.07.12

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Client/Project
Figur Architects
JULIAN OF NORWICH
8 WYTHROW AVENUE
Ottawa, ON

Title
EXISTING
STORM DRAINAGE PLAN

Project No. 160401691
Drawing No. EXSD-1
Scale 1:300
Sheet 4 of 6
Revision 2

ID	AREA	HARD	SOFT	GRVL	C-VALUE	AXC
EX.1	0.034			X	0.45	0.0153
EX.2	0.028	X			0.9	0.0252
EX.3	0.172		X		0.2	0.0344
EX.4	0.013			X	0.45	0.00585
EX.5	0.005			X	0.45	0.00225
EX.6	0.016		X		0.2	0.0032
EX.7	0.021		X		0.2	0.0042
EX.8	0.018		X		0.2	0.0036
EX.9	0.003		X		0.2	0.0006
EX.10	0.003	X			0.9	0.0027
EX.11	0.104		X		0.2	0.0208
EX.12	0.304	X			0.9	0.2736
0.721						0.392
Weighted C=		0.54				

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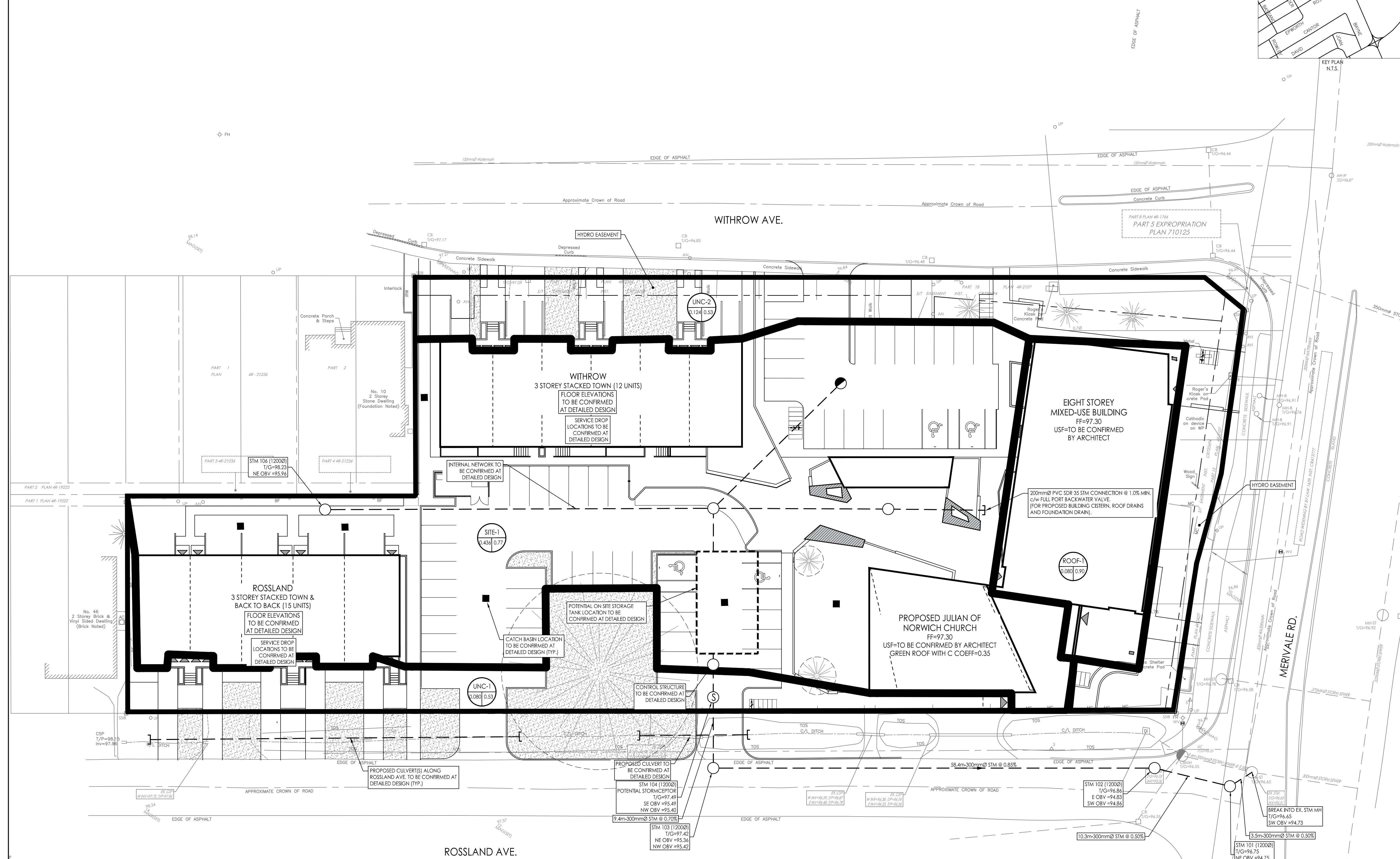


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Legend

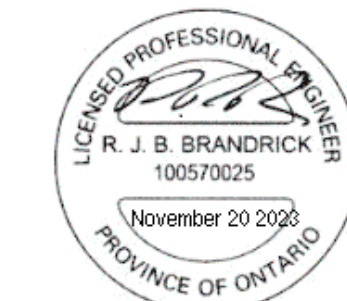
- AREA ID
- RUNOFF COEFFICIENT
- STORM DRAINAGE AREA BOUNDARY
- STORM DRAINAGE BOUNDARY
- DIRECTION OF OVERLAND FLOW
- PROPOSED STORM MANHOLE AND SEWER
- PROPOSED CATCH BASIN
- PROPOSED STORMCEPTOR
- PROPOSED CATCH BASIN MANHOLE
- EXISTING STORM MANHOLE AND SEWER
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN MANHOLE
- EXISTING DITCH INLET



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		Dwn.	Chkd.	Dgn.	YY.MM.DD

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Client/Project
Figurr Architects

JULIAN OF NORWICH
8 WITHROW AVENUE
Ottawa, ON

Title
FUNCTIONAL
STORM DRAINAGE PLAN

Project No.	Scale	0 3 9 15m
160401691	1:300	
Drawing No.	Sheet	Revision
SD-1	5 of 6	2

