

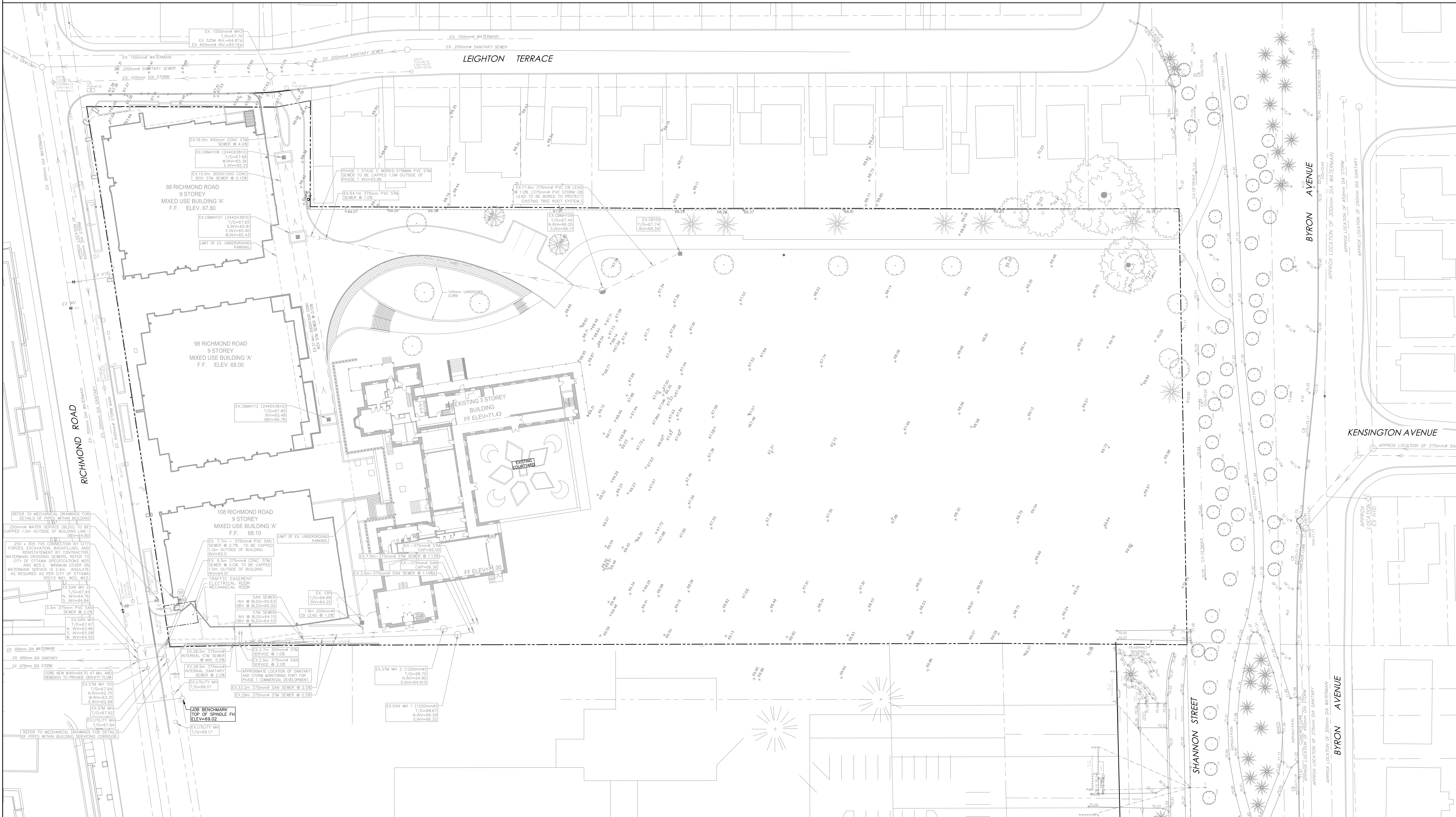
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Legend

- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN MANHOLE
- PROPOSED AREA DRAIN CONNECTED TO BUILDING INTERNAL PLUMBING
- PROPOSED WATERMAIN
- PROPOSED VALVE AND CHAMBER
- PROPOSED RETAINING WALL
- EXISTING WATERMAIN
- EXISTING SANITARY
- PROPOSED LOCATION OF SIAMASE
- PROPOSED HYDRANT
- PROPOSED SITE LIGHTING
- 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.

Notes



Revision	By	Appr.	M.S.	E.K.	M.S.	DT
5	REVIEW AS PER CITY COMMENTS		M.S.	E.K.	M.S.	DT
4	REVIEW AS PER CITY COMMENTS		M.S.	E.K.	M.S.	DT
3	REVIEW AS PER CITY COMMENTS		M.S.	E.K.	M.S.	DT
2	REVIEW AS PER CITY COMMENTS		M.S.	E.K.	M.S.	DT
1	ISSUED FOR REVIEW		M.S.	E.K.	M.S.	DT

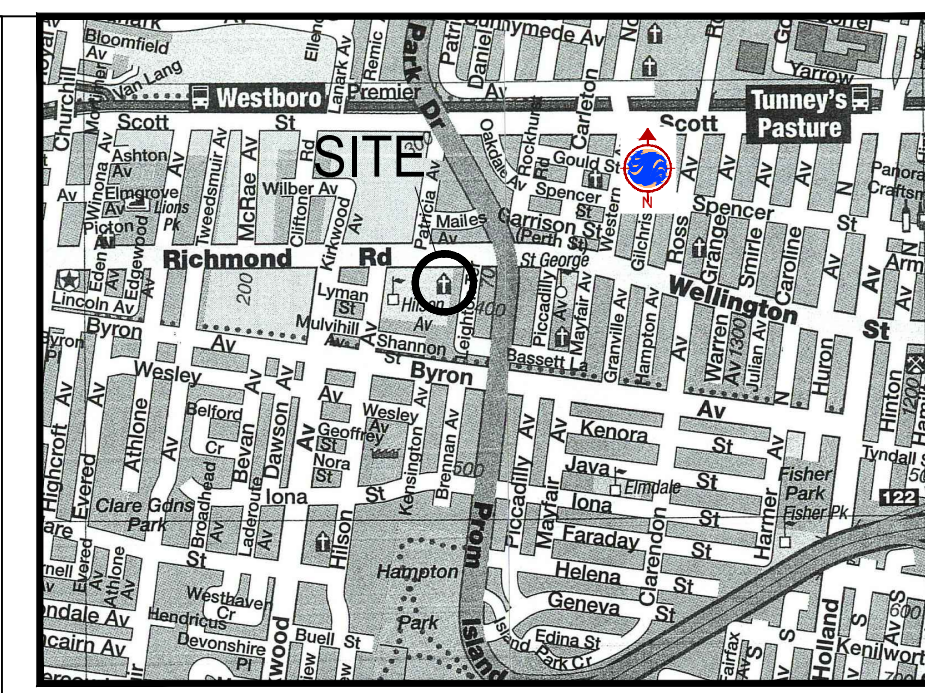
Permit/Seal	M.S.	E.K.	M.S.	DT
File Name: 160400864 Phase 1 & 2	M.S.	E.K.	M.S.	DT
	Drn.	Chkd.	Diagn.	Yr/AM/DD

Client/Project
 ASHCROFT HOMES
 18 ANTARES DRIVE, OTTAWA, ON, K2E 1A9
 PH: 613-226-7266

Q-WEST PHASE 2
 OTTAWA, ON, CANADA

Title
 EXISTING CONDITIONS PLAN

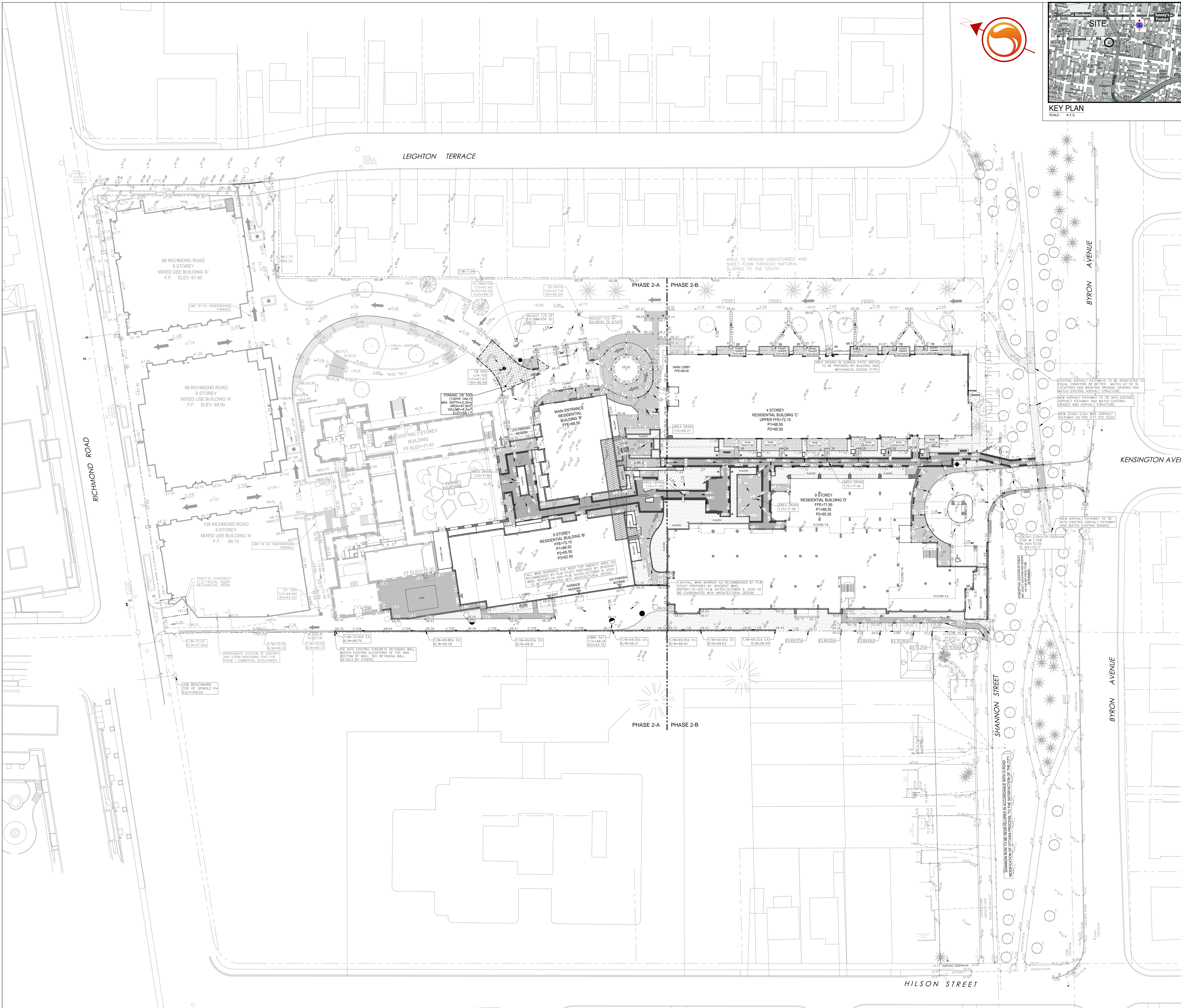
P:\0204\160400864_116_Richmond_Leighton\Drawings\Phase 2\160400864-Phase 1 & 2\020725.dwg



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- Legend**
- ORIGINAL GROUND
 - PROPOSED ELEVATION
 - DIRECTION & PERCENT FLOW
 - PROPOSED LOT CORNER ELEVATION
 - EXISTING ELEVATION AT LOT CORNER
 - PROPOSED SWALE INVERT ELEVATION
 - NUMBER OF REES
 - PROPOSED CATCH BASIN
 - PROPOSED CATCH BASIN/ MANHOLE
 - DIRECTION OF OVERLAND FLOW
 - EXISTING RETAINING WALL
 - PROPOSED DIRECTION OF FLOW
 - HEAVY DUTY ASPHALT
400mm H.B. OR SUPERPAVE 12.5 AC
50mm H.B. OR SUPERPAVE 19.0 AC
150mm OPS GRANULAR A BASE
400mm OPS GRANULAR B TYPE II
 - WALKWAY / PATHWAY RE-INSTATEMENT

- Notes**
- CONTRACTOR IS RESPONSIBLE TO KEEP PUBLIC ROADS FREE AND CLEAN FROM MUD AND DEBRIS PER CONTRACT SPECIFICATIONS.
 - SITE BENCH MARK TOP OF SPINDLE EX. FIRE HYDRANT, SOUTH SIDE OF RICHMOND ROAD, NORTH WEST OF SUBJECT PROPERTY, TOP OF SPINDLE GEODETIC ELEVATION = 67.00M
 - ALL STANDARDS QUOTED ON THE PLANS ARE CURRENT AS PER CITY OF OTTAWA AND PROVINCE OF ONTARIO STANDARDS AND REGULATIONS.



Revision	By	App'd	Date	
5	REVIEW AS PER CITY COMMENTS	M.S.	DT	23.09.21
4	REVIEW AS PER CITY COMMENTS	M.S.	DT	23.03.02
3	REVIEW AS PER PER PLAN	M.S.	DT	22.05.06
2	REVIEW PER CITY COMMENTS	M.S.	DT	20.04.19
1	ISSUED FOR REVIEW	M.S.	DT	19.04.01

File Name	Drawn	Checked	M.S.	DT	Date
160400864C Phase 1 & 2	M.S.	K.K.	M.S.	DT	18.04.19

Permit-Seal

Client/Project
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Q-WEST PHASE 2
OTTAWA, ON, CANADA

Title
GRADING PLAN

Project No.
160400864

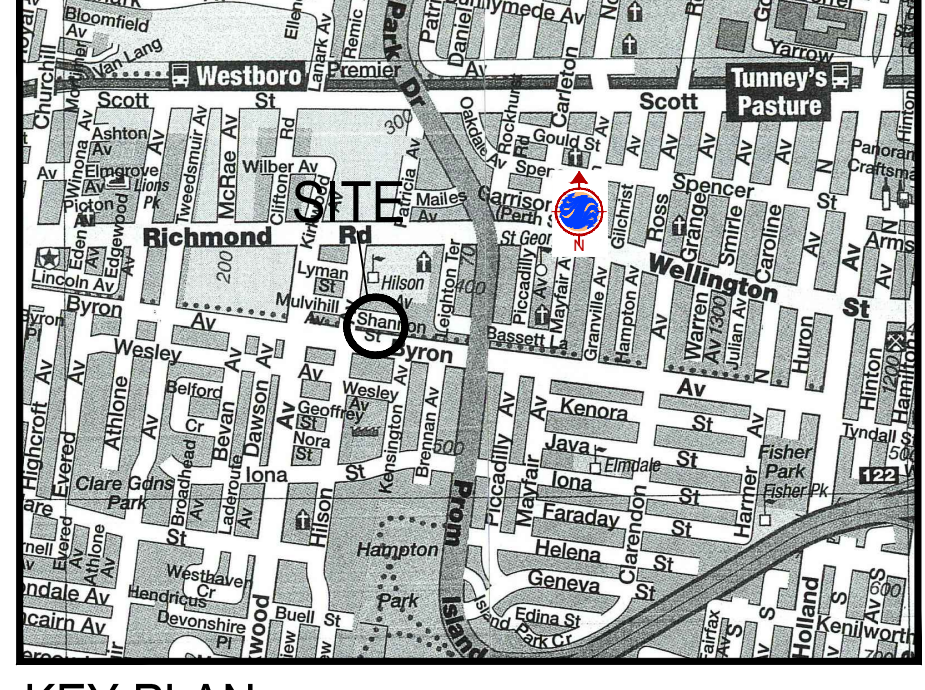
Drawing No.
GP-1

Scale
1:300

Sheet
3 of 5

Revision
5

007/12/18-0080
PLAN# 18224

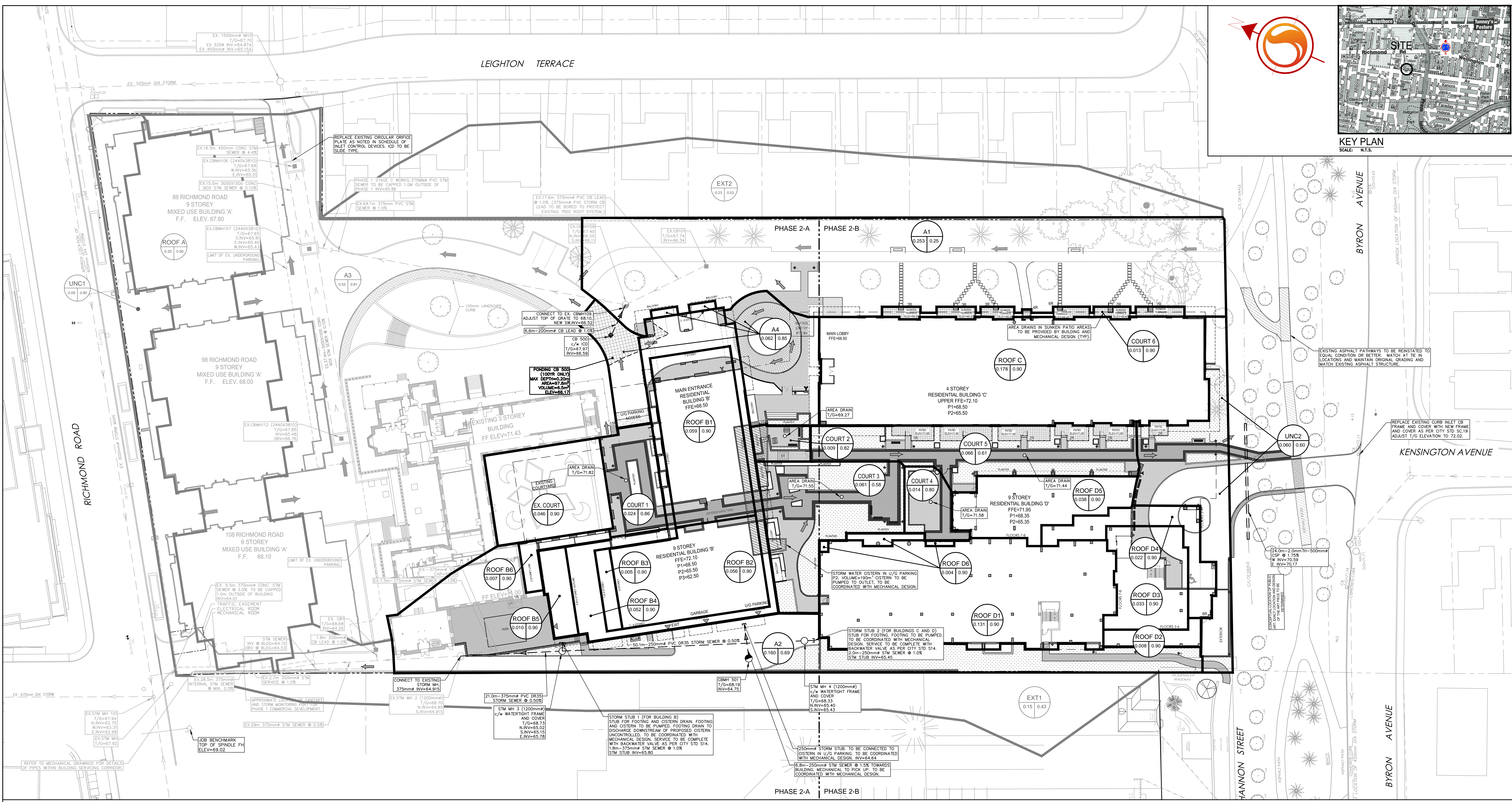


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Legend

- F100A** AREA ID
- 0.50** RINOFF COEFFICIENT
- STORM DRAINAGE AREA No.
- STORM DRAINAGE BOUNDARY
- F100A** EX. AREA ID
- 0.50** EX. RINOFF COEFFICIENT
- EX. STORM DRAINAGE AREA No.
- EX. STORM DRAINAGE BOUNDARY
- MAXIMUM PONDING UNITS
- DIRECTION OF OVERLAND FLOW
- PROPOSED STORM SEWER
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED AREA DRAIN ON TOP OF PARKING DECK
- THERMAL INSULATION ON STORM SEWER WHERE COVER IS LESS THAN 1.5m. THERMAL RESISTION ON WATER MAIN WHERE COVER IS LESS THAN 2.4m AS PER W22.
- EXISTING STORM SEWER
- EXISTING CATCHBASIN MANHOLE
- EXISTING CATCHBASIN

- Notes**
- ALL AREA DRAINS ON TOP OF PARKING DECK (AREAS COURT-3) TO BE CONNECTED TO INTERNAL PLUMBING AND DIRECTED TO STORAGE CISTERN.
 - ROOF DRAINS WITHIN AREA ROOFS TO BE UNCONTROLLED AT ROOF LEVEL AND DIRECTED TO STORAGE CISTERN.
 - CONTROLLED ROOF DRAINS WITHIN ROOF AREAS FOR BUILDINGS B, C, D TO BE DIRECTED TO STORAGE CISTERN.
 - CISTERN TO BE PUMPED AT THE MAXIMUM RATE SPECIFIED ON THE SCHEDULE OF INLET CONTROL DEVICES.
 - SITE BENCH MARK TOP OF SPINDLE EX. FIRE HYDRANT, SOUTH SIDE OF RICHMOND ROAD, NORTH WEST OF SUBJECT PROPERTY. TOP OF SPINDLE GEODESIC ELEVATION = 69.00m
 - ALL STANDARDS QUOTED ON THE PLANS ARE CURRENT AS PER CITY OF OTTAWA AND PROVINCE OF ONTARIO STANDARDS AND REGULATIONS.



SCHEDULE OF ROOF RELEASE RATES

AREA ID	DEPTH (mm)	DRAIN TYPE	# OF DRAINS	100YR RELEASE RATE (L/s)	STORAGE VOLUME (m3)
ROOF A	-	EXISTING	-	17.4	83.6
ROOF B1	148	WATTS ACCUFLOW (25% OPEN)	3	2.8	23.0
ROOF B2	150	WATTS ACCUFLOW (50% OPEN)	2	2.5	22.3
ROOF B3	-	NO ROOF CONTROLS	-	-	-
ROOF B4	-	NO ROOF CONTROLS	-	-	-
ROOF B5	-	NO ROOF CONTROLS	-	-	-
ROOF C	148	WATTS ACCUFLOW (50% OPEN)	7	8.7	68.7
ROOF D1	149	WATTS ACCUFLOW (50% OPEN)	5	6.3	51.1
ROOF D2	-	NO ROOF CONTROLS	-	-	-
ROOF D3	145	WATTS ACCUFLOW (25% OPEN)	2	1.9	12.1
ROOF D4	-	NO ROOF CONTROLS	-	-	-
ROOF D5	148	WATTS ACCUFLOW (25% OPEN)	2	1.9	14.6

ICD SCHEDULE

AREA ID	STRUCTURE ID	100Y PONDING ELEV. (m)	INVERT ELEV. (m)	MAX HEAD (m)	RELEASE RATE (L/s)	ORIFICE TYPE
A4	CS 500	68.17	66.59	1.19	19.6	IPEX TEMPEST HF (85mm)
A1, A3, EXT2	CBMH 106	66.98	65.31	1.67	50.0	135mm ORIFICE
COURT, B3-6, A2, D2, D4	CISTERN	-	-	-	45.0	PUMPED

Revision

No.	Description	By	App'd	Date
5	REVISED AS PER CITY COMMENTS	M.S.	DT	23.09.21
4	REVISED AS PER CITY COMMENTS	M.S.	DT	23.03.02
3	REVISED AS PER CITY COMMENTS	M.S.	DT	22.05.06
2	REVISED PER CITY COMMENTS	M.S.	DT	20.04.20
1	ISSUED FOR REVIEW	M.S.	DT	19.04.01

Permit-Set

No.	Description	By	App'd	Date
1	ISSUED FOR REVIEW	M.S.	DT	18.04.19
2	REVISED PER CITY COMMENTS	Dwh	Chrd	18.04.19
3	REVISED PER CITY COMMENTS	Dwh	Chrd	18.04.19

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Q-WEST PHASE 2
 OTTAWA, ON, CANADA

Title
STORM DRAINAGE AREA PLAN

