

NOTES: GENERAL

- 1. ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).

NOTES: STORM SEWERS AND STRUCTURES

- 1. ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW STORM SEWERS, SERVICES AND CB LEADS.

NOTES: SANITARY SEWER AND MANHOLES

- 1. ALL SANITARY SEWER, SANITARY SEWER APPURTENANCES AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW SANITARY PIPING.

NOTES: WATERMAIN

- 1. ALL WATERMAIN AND WATERMAIN APPURTENANCES, MATERIALS, CONSTRUCTION AND TESTING METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND MINISTRY OF ENVIRONMENT STANDARDS AND SPECIFICATIONS.

NOTES: REMOVALS

- 1. CONTRACT ADMINISTRATOR TO CONFIRM THAT ALL EXISTING WATER AND SANITARY SEWER UTILITIES TO BE ABANDONED. FILL WITH GROUT AND CAP, OR REMOVE COMPLETELY. THE BLANKING OF EXISTING WATER SERVICES BEYOND THE PROPERTY LINE SHALL BE PERFORMED BY CITY FORCES. THE CONTRACTOR SHALL PROVIDE EXCAVATION, BACKFILL AND REINSTATEMENT.

NOTES: EROSION AND SEDIMENT CONTROL

- ** CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES.

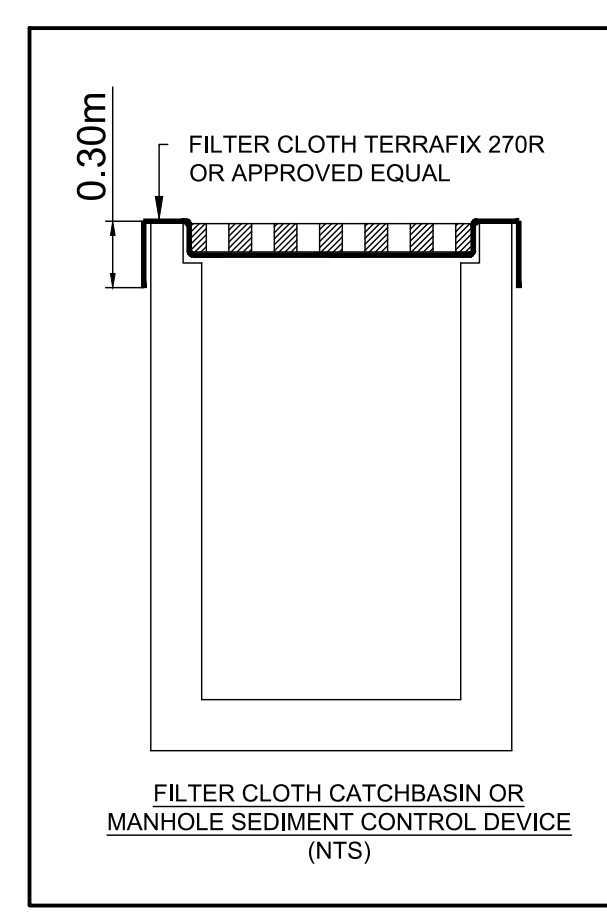
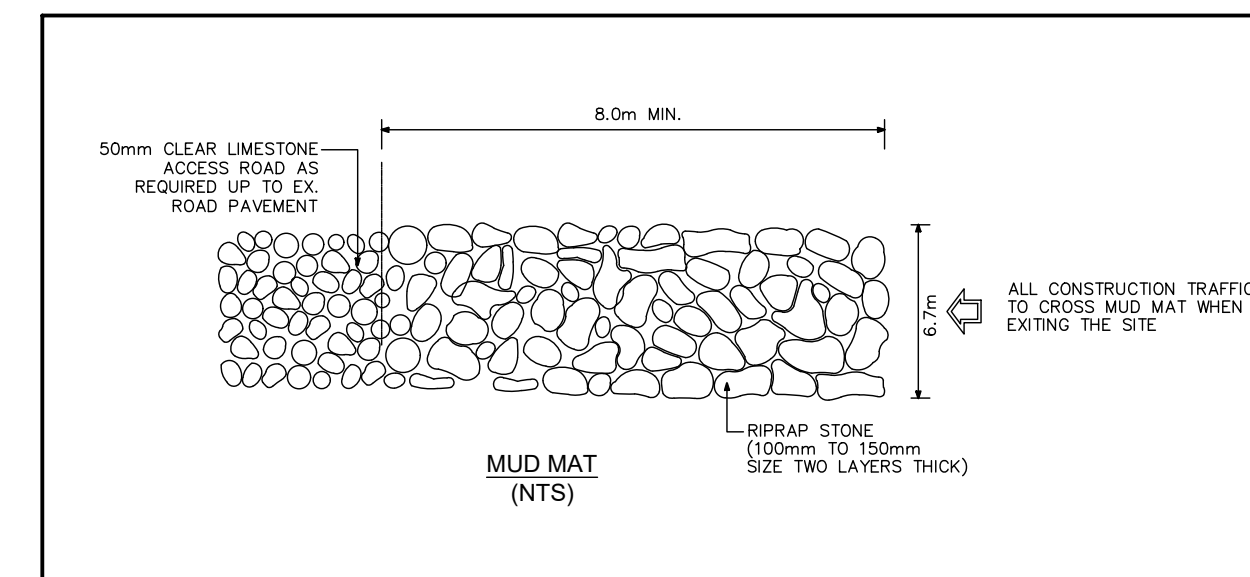
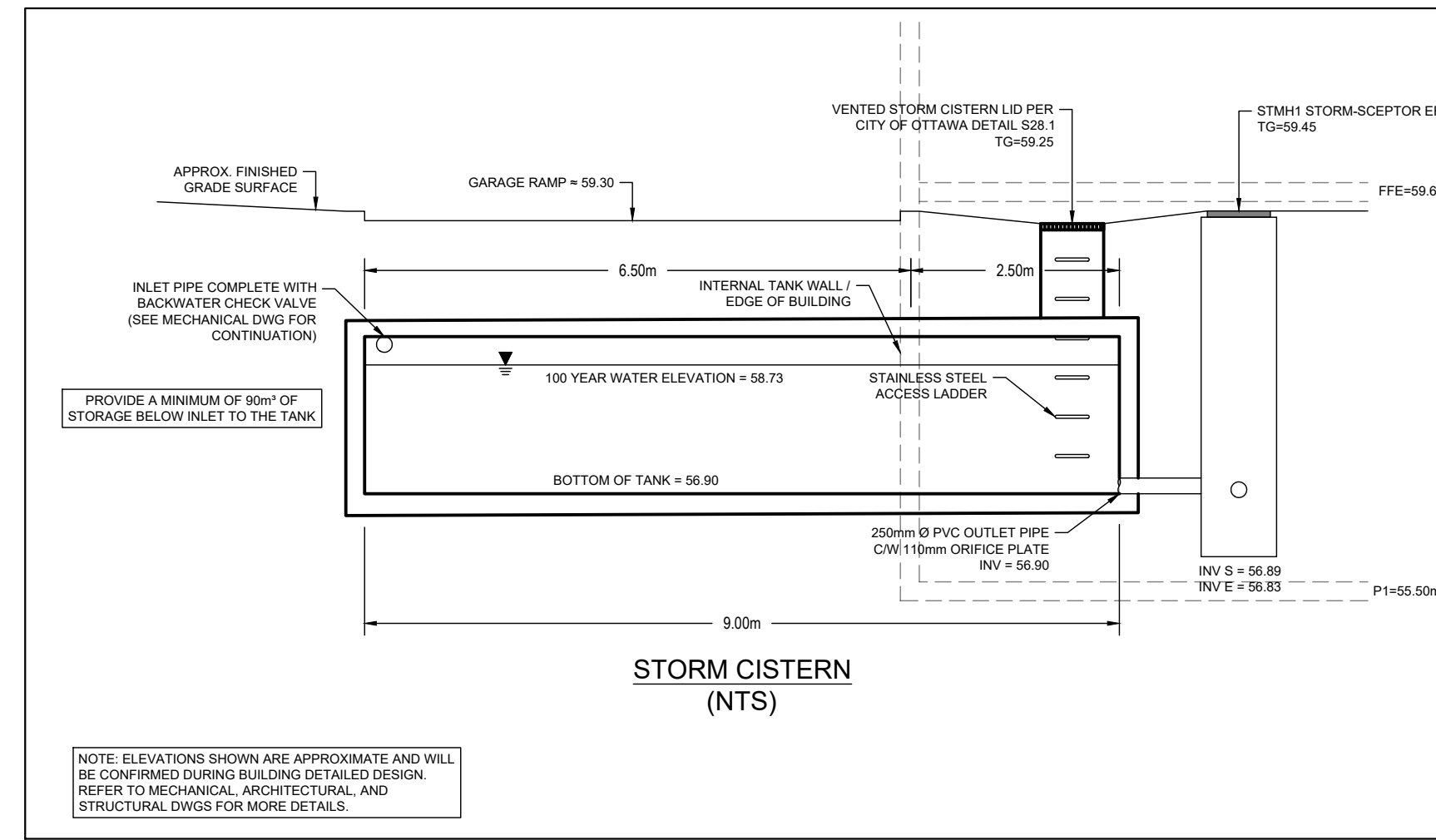
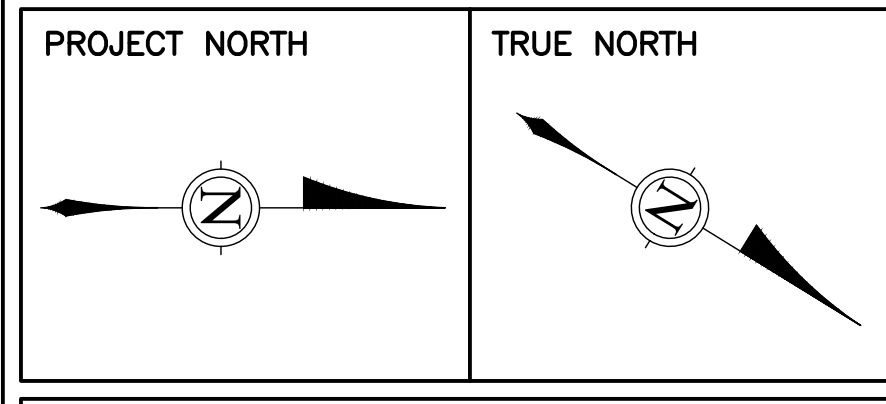
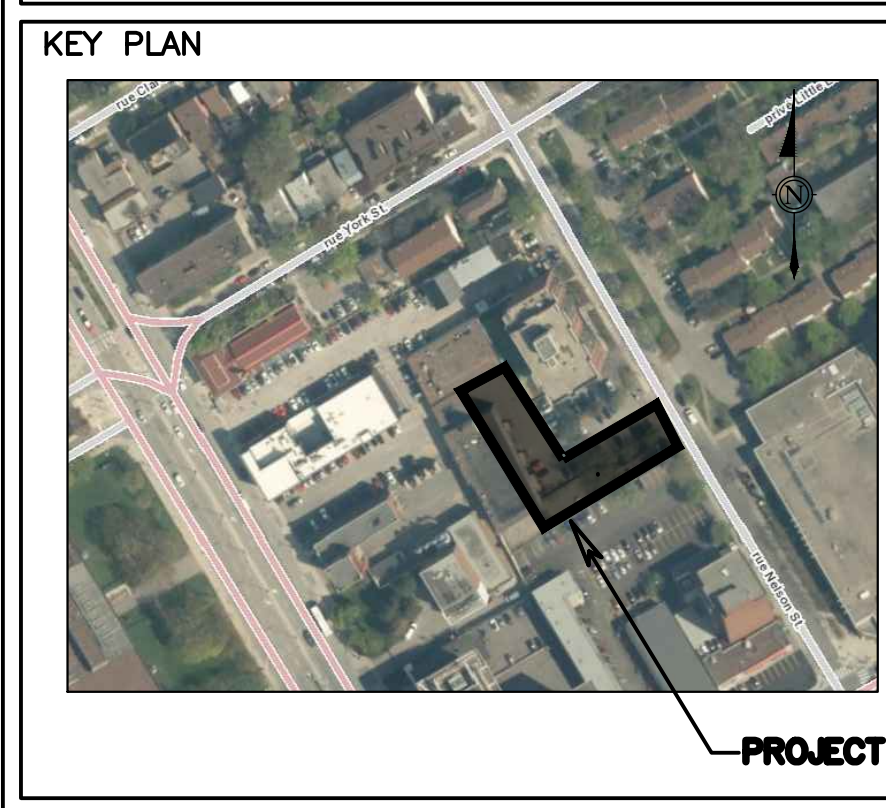


Table with 6 columns: ID, Structure, Invert, Clearance, Structure, Width. Includes notes on utility information along Nelson St.

SAN STRUCTURE TABLE with columns: Structure ID, Top of Grate Elevation, Invert In, Invert Out, Insulation Required, Description, Notes.

STORM STRUCTURE TABLE with columns: Structure ID, Top of Grate Elevation, Invert In, Invert Out, Insulation Required, Description, Notes.

CLIENT FORUM/SLP 112 NELSON LIMITED PARTNERSHIP 226 ARGYLE AVE. OTTAWA, ON K2P 1B9



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SUBJECT TO APPROVAL

Revision table with columns: NO., REVISION, DATE.

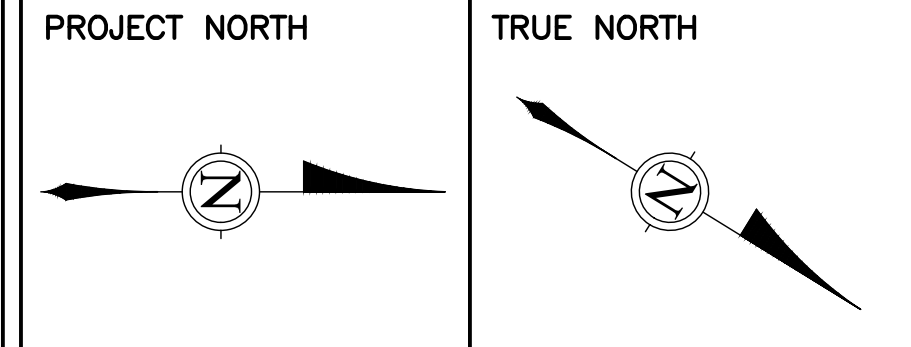
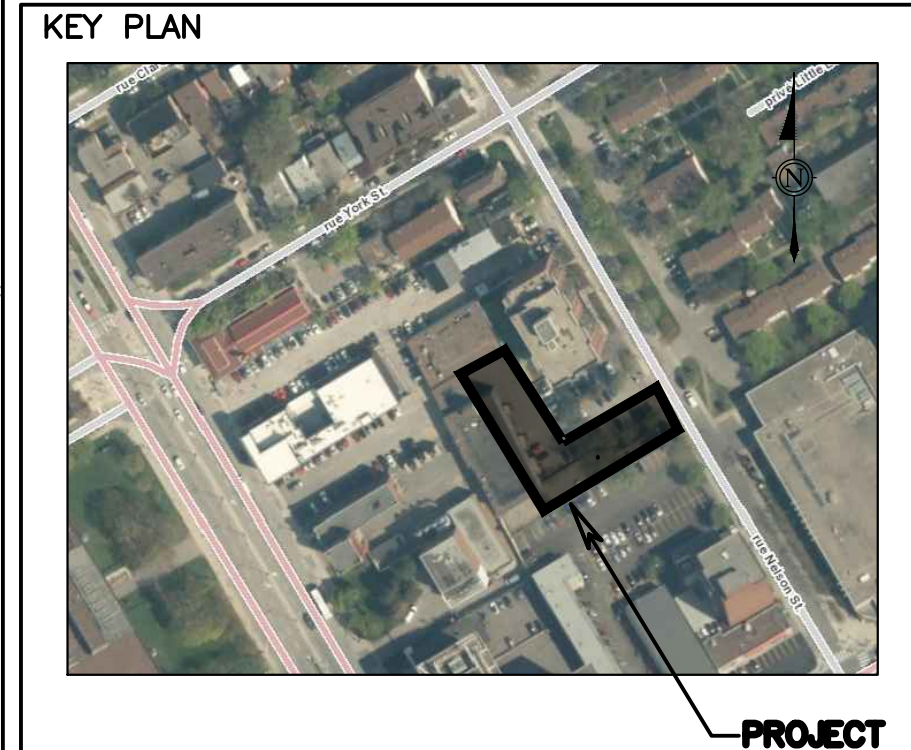


DISCIPLINE: CIVIL

PROJECT: 112-134 NELSON ST

DRAWING: NOTES AND DETAILS

Table with columns: DATE, SCALE, DRAWN BY, APPROVED BY, PROJECT NO., DRAWING NO.



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SUBJECT TO APPROVAL

NO.	REVISION	DATE
7	REISSUED FOR SPA	28/06/24
6	REVISED PER CITY COMMENTS	25/07/23
5	REVISED AND ISSUED FOR SPA	17/07/23
4	REVISED AND ISSUED FOR SPA	26/05/23
3	REVISED AND ISSUED FOR SPA	17/02/23
2	REISSUED FOR SPA	08/25/21
1	ISSUED FOR SPA	07/16/21

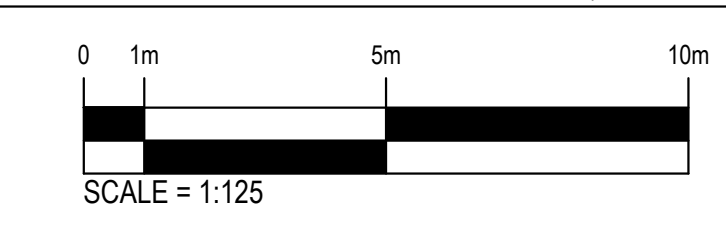
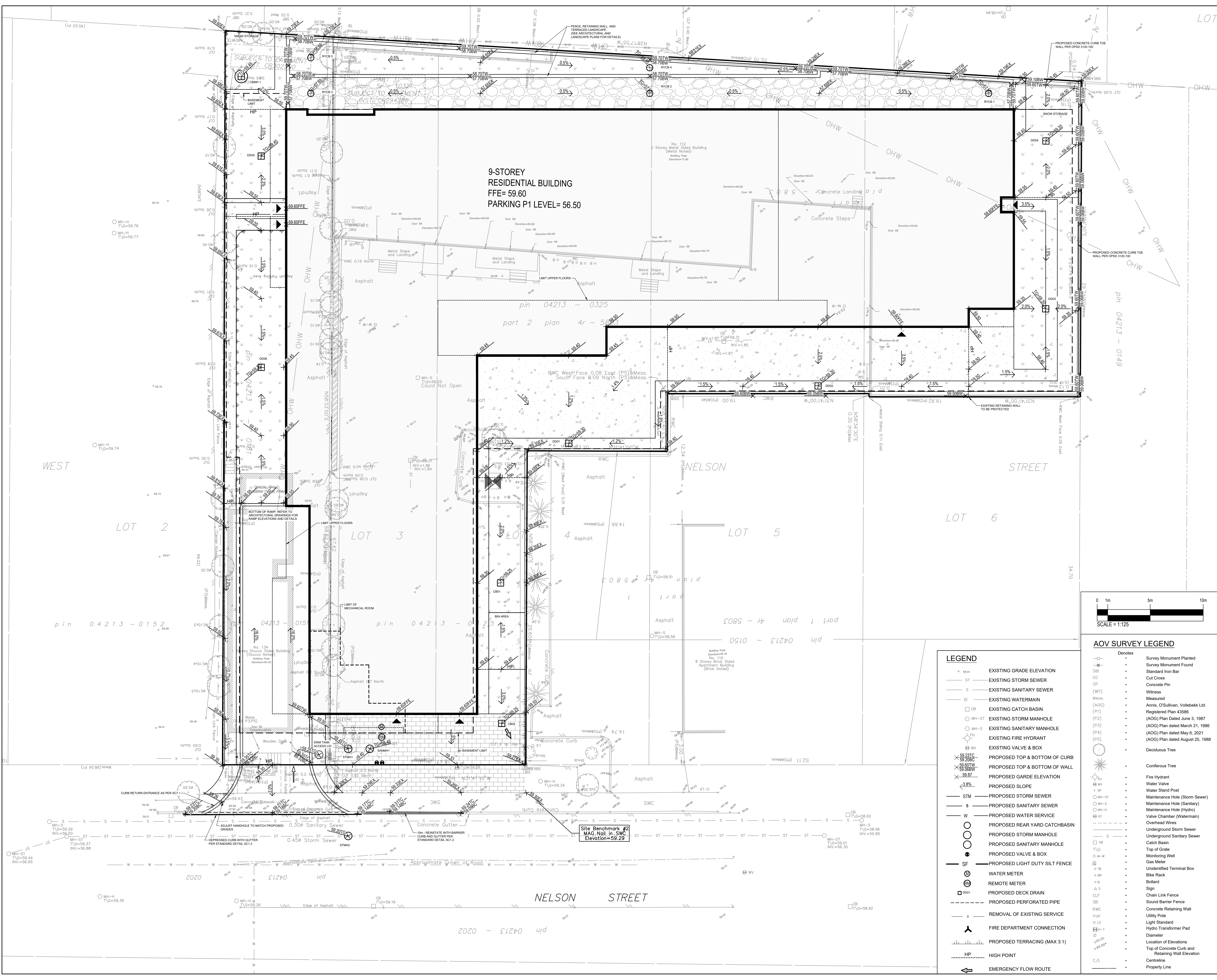


DISCIPLINE:
CIVIL

PROJECT:
112-134 NELSON ST

DRAWING:
GRADING PLAN

DATE: 28/06/24	PROJECT NO: 211-04788-00
SCALE: AS NOTED	DRAWING NO:
DRAWN BY: S.M.	C02
APPROVED BY: I.J.	

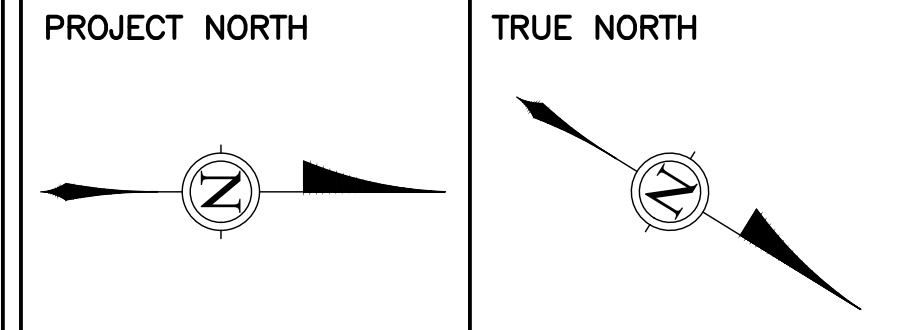
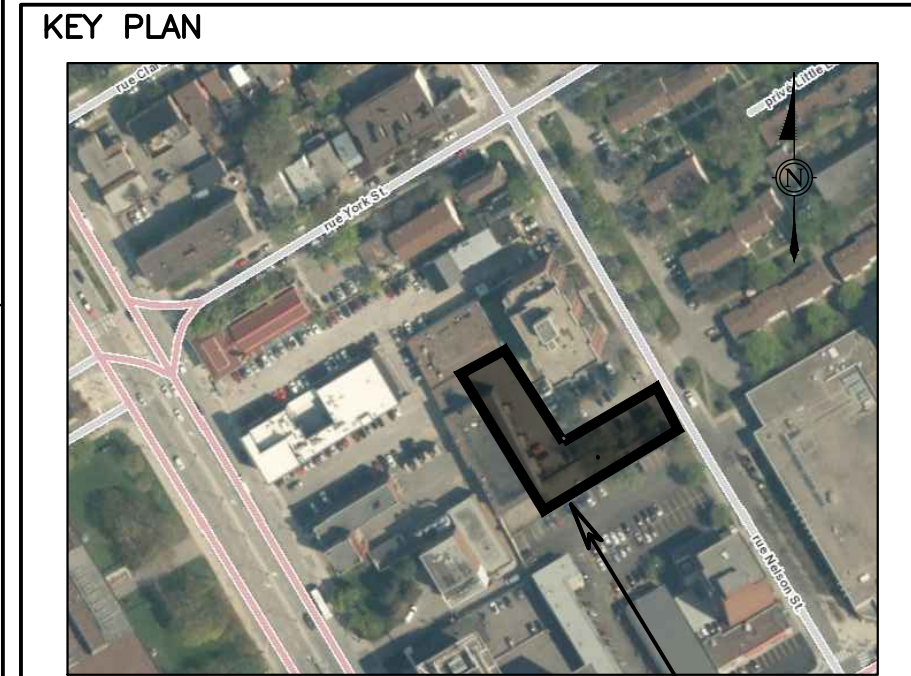


- LEGEND**
- ST — EXISTING STORM SEWER
 - S — EXISTING SANITARY SEWER
 - W — EXISTING WATERMAIN
 - CB — EXISTING CATCH BASIN
 - MH-ST — EXISTING STORM MANHOLE
 - MH-S — EXISTING SANITARY MANHOLE
 - FH — EXISTING FIRE HYDRANT
 - EV — EXISTING VALVE & BOX
 - 59.210 — PROPOSED TOP & BOTTOM OF CURB
 - 59.070W — PROPOSED TOP & BOTTOM OF WALL
 - 59.87 — PROPOSED GARDE ELEVATION
 - 3.8% — PROPOSED SLOPE
 - STM — PROPOSED STORM SEWER
 - S — PROPOSED SANITARY SEWER
 - W — PROPOSED WATER SERVICE
 - CB — PROPOSED REAR YARD CATCHBASIN
 - MH — PROPOSED STORM MANHOLE
 - MH — PROPOSED SANITARY MANHOLE
 - EV — PROPOSED VALVE & BOX
 - SF — PROPOSED LIGHT DUTY SILT FENCE
 - WM — WATER METER
 - RM — REMOTE METER
 - DD — PROPOSED DECK DRAIN
 - PP — PROPOSED PERFORATED PIPE
 - X — REMOVAL OF EXISTING SERVICE
 - FD — FIRE DEPARTMENT CONNECTION
 - HP — PROPOSED TERRACING (MAX 3:1)
 - HP — HIGH POINT
 - EF — EMERGENCY FLOW ROUTE

- AOV SURVEY LEGEND**
- Denotes
 - SM — Survey Monument Planted
 - SMF — Survey Monument Found
 - SB — Standard Iron Bar
 - CC — Cut Cross
 - CP — Concrete Pin
 - (WT) — Witness
 - Meos. — Measured
 - (AOG) — Annis, O'Sullivan, Vollebakk Ltd. Registered Plan 43586
 - (P1) — (AOG) Plan dated June 3, 1987
 - (P2) — (AOG) Plan dated March 21, 1986
 - (P3) — (AOG) Plan dated May 6, 2021
 - (P4) — (AOG) Plan dated August 25, 1988
 - (P5) — (AOG) Plan dated August 25, 1988
 - DT — Deciduous Tree
 - CT — Coniferous Tree
 - FH — Fire Hydrant
 - WV — Water Valve
 - SP — Water Stand Post
 - MH-ST — Maintenance Hole (Storm Sewer)
 - MH-S — Maintenance Hole (Sanitary)
 - MH-H — Maintenance Hole (Hydro)
 - VC — Valve Chamber (Watermain)
 - OW — Overhead Wire
 - USW — Underground Storm Sewer
 - USSW — Underground Sanitary Sewer
 - CB — Catch Basin
 - TVG — Top of Grate
 - M-W — Monitoring Well
 - GM — Gas Meter
 - UTB — Unidentified Terminal Box
 - BR — Bike Rack
 - B — Bollard
 - AS — Sign
 - CLF — Chain Link Fence
 - SB — Sound Barrier Fence
 - RWC — Concrete Retaining Wall
 - UP — Utility Pole
 - LS — Light Standard
 - H-T — Hydro Transformer Pad
 - D — Diameter
 - LE — Location of Elevations
 - LEW — Top of Concrete Curb and Retaining Wall Elevation
 - C/L — Centreline
 - PL — Property Line

9-STOREY
RESIDENTIAL BUILDING
FFE= 59.60
PARKING P1 LEVEL= 56.50

Site Benchmark #2
MAG. Nail in SWC
Elevation=59.29



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SUBJECT TO APPROVAL

NO.	REVISION	DD/MY/YY	DATE
7	REISSUED FOR SPA		28/06/24
6	REVISED PER CITY COMMENTS		25/07/23
5	REVISED AND ISSUED FOR SPA		17/07/23
4	REVISED AND ISSUED FOR SPA		26/05/23
3	REVISED AND ISSUED FOR SPA		17/02/23
2	REISSUED FOR SPA		08/25/21
1	ISSUED FOR SPA		07/16/21



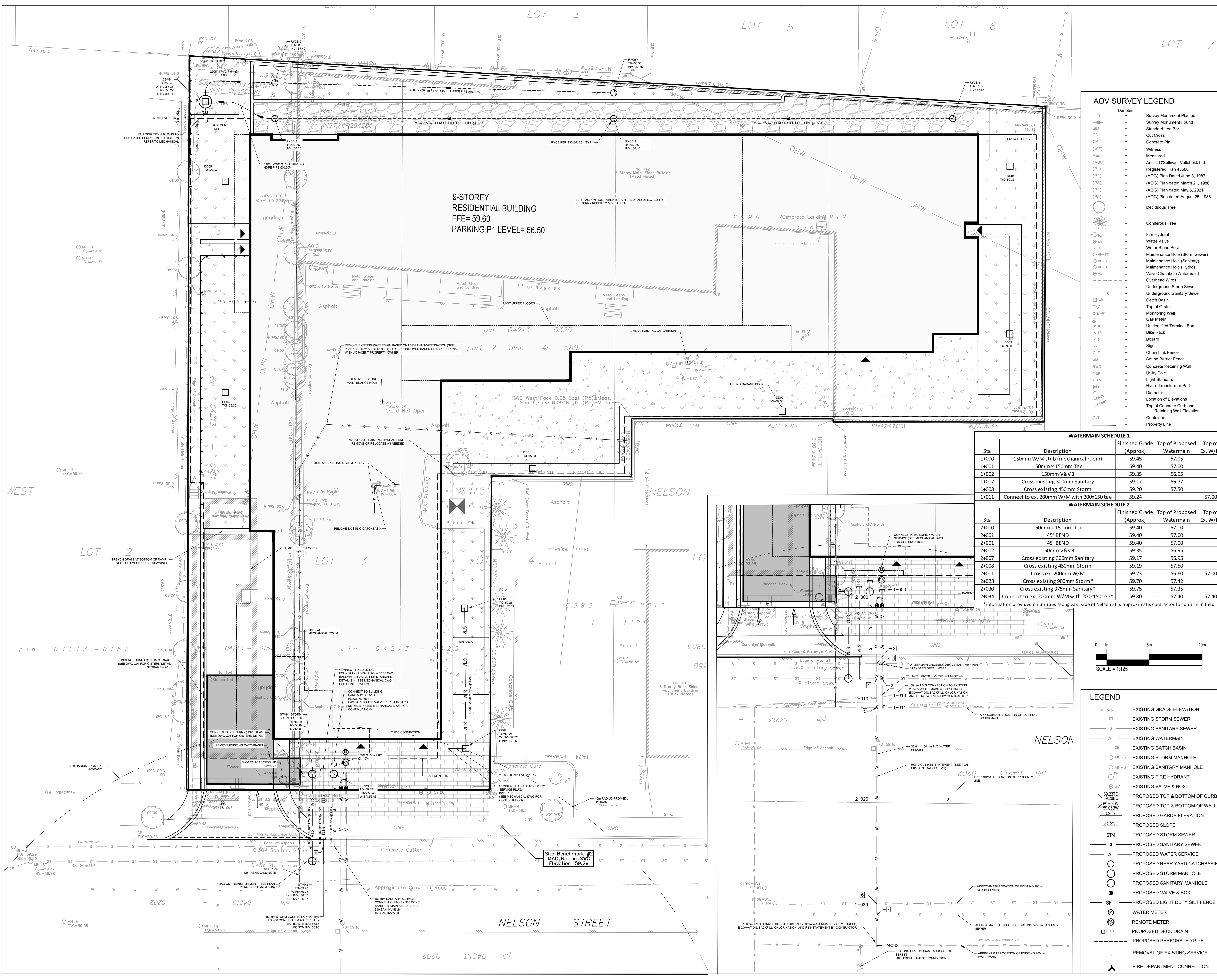
DISCIPLINE:
CIVIL

PROJECT:
112-134 NELSON ST

DRAWING:
SERVICING PLAN

DATE: 28/06/24
SCALE: AS NOTED
DRAWN BY: S.M.
APPROVED BY: I.J.

PROJECT NO: 211-04788-00
DRAWING NO:
C03



AOV SURVEY LEGEND

Denotes

- Survey Monument Planted
- Survey Monument Found
- Standard Iron Bar
- Cut Cross
- Concrete Pin
- Witness
- Measured
- (ADG) Registered Plan 43586
- (P1) (ADG) Plan Dated June 3, 1987
- (P2) (ADG) Plan dated March 21, 1986
- (P3) (ADG) Plan dated May 6, 2021
- (P5) (ADG) Plan dated August 25, 1988
- Deciduous Tree
- Coniferous Tree
- Fire Hydrant
- Water Valve
- Water Stand Post
- Maintenance Hole (Storm Sewer)
- Maintenance Hole (Sanitary)
- Maintenance Hole (Hydro)
- Valve Chamber (Watermain)
- Overhead Wires
- Underground Storm Sewer
- Underground Sanitary Sewer
- Catch Basin
- Top of Grate
- Monitoring Well
- Gas Meter
- Unidentified Terminal Box
- Bike Rack
- Bollard
- Sign
- Chain Link Fence
- Sound Barrier Fence
- Concrete Retaining Wall
- Utility Pole
- Light Standard
- Hydro Transformer Pad
- Diameter
- Location of Elevations
- Top of Concrete Curb and Retaining Wall Elevation
- Centreline
- Property Line

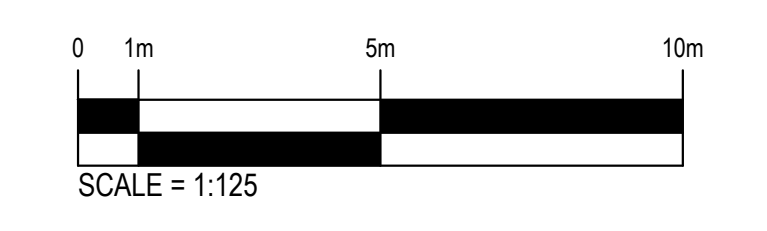
WATERMAIN SCHEDULE 1

Sta	Description	Finished Grade (Approx)	Top of Proposed Watermain	Top of Ex. W/M
14000	150mm W/M stub (mechanical room)	59.45	57.05	
14001	150mm x 150mm Tee	59.40	57.00	
14002	150mm V&V	59.35	56.95	
14007	Cross existing 300mm Sanitary	59.17	56.77	
14008	Cross existing 450mm Storm	59.20	57.50	
14011	Connect to ex. 200mm W/M with 200x150 tee	59.24	57.00	

WATERMAIN SCHEDULE 2

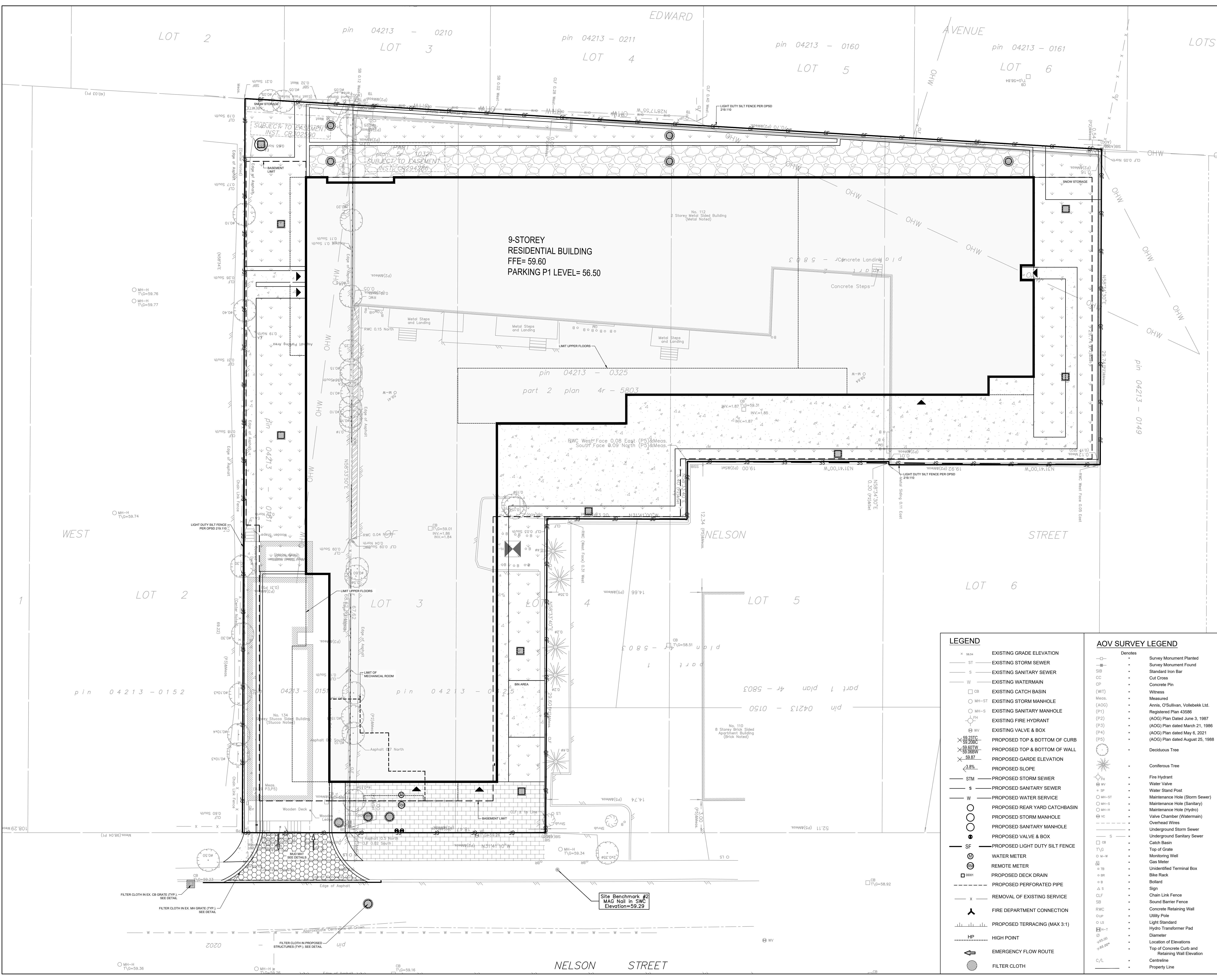
Sta	Description	Finished Grade (Approx)	Top of Proposed Watermain	Top of Ex. W/M
24000	150mm x 150mm Tee	59.40	57.00	
24001	45' BEND	59.40	57.00	
24002	150mm V&V	59.35	56.95	
24007	Cross existing 300mm Sanitary	59.17	56.95	
24008	Cross existing 450mm Storm	59.19	57.50	
24011	Cross ex. 200mm W/M	59.23	56.60	57.00
24028	Cross existing 900mm Storm*	59.70	57.42	
24030	Cross existing 375mm Sanitary*	59.75	57.35	
24034	Connect to ex. 200mm W/M with 200x150 tee*	59.80	57.40	57.40

*Information provided on utilities along east side of Nelson St is approximate; contractor to confirm in field



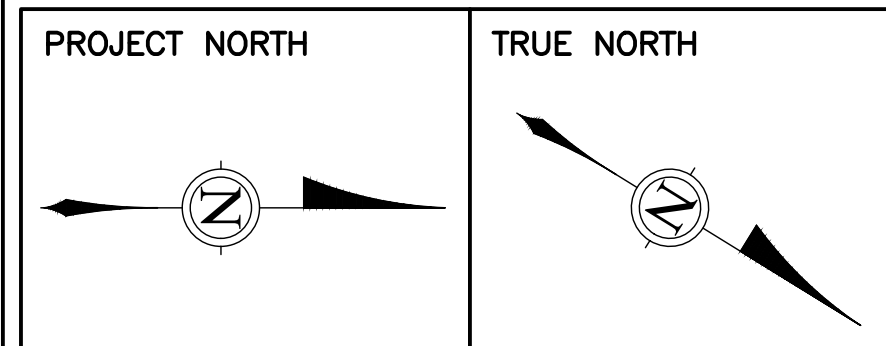
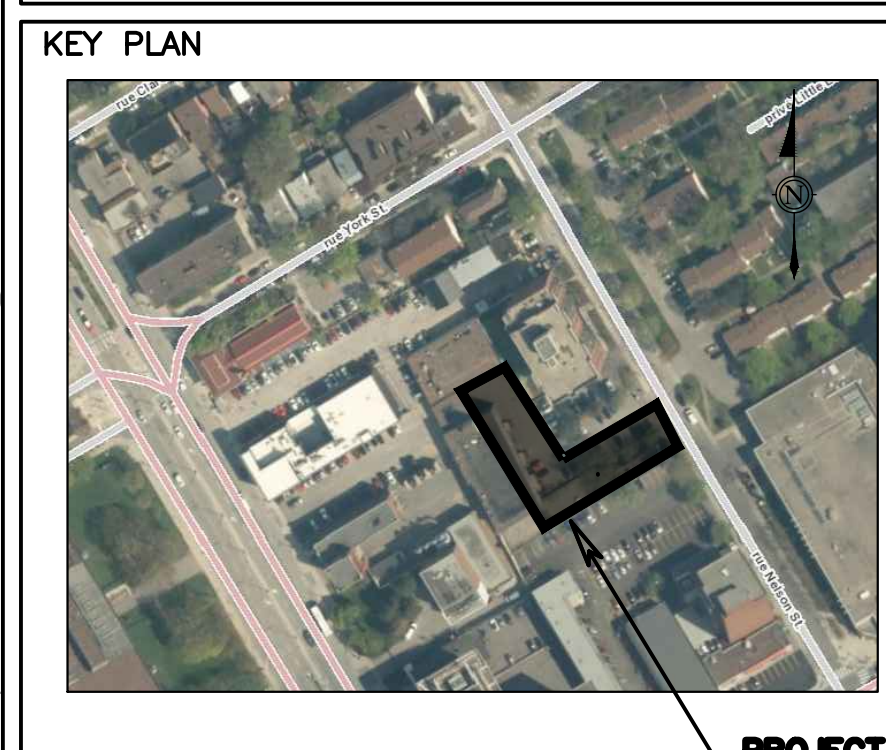
LEGEND

- EXISTING GRADE ELEVATION
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING VALVE & BOX
- PROPOSED TOP & BOTTOM OF CURB
- PROPOSED TOP & BOTTOM OF WALL
- PROPOSED GARDE ELEVATION
- PROPOSED SLOPE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
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- PROPOSED REAR YARD CATCHBASIN
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- WATER METER
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- PROPOSED DECK DRAIN
- PROPOSED PERFORATED PIPE
- REMOVAL OF EXISTING SERVICE
- FIRE DEPARTMENT CONNECTION



9-STOREY
RESIDENTIAL BUILDING
FFE= 59.60
PARKING P1 LEVEL= 56.50

CLIENT
FORUM/SLP 112 NELSON LIMITED PARTNERSHIP
226 ARGYLE AVE. OTTAWA, ON K2P 1B9



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DISCIPLINE:
CIVIL

PROJECT:
112-134 NELSON ST

DRAWING:
EROSION AND SEDIMENT CONTROL PLAN

DATE: 28/06/24	PROJECT NO: 211-04788-00
SCALE: AS NOTED	DRAWING NO: C04
DRAWN BY: S.M.	APPROVED BY: I.J.

- LEGEND**
- x — EXISTING GRADE ELEVATION
 - ST — EXISTING STORM SEWER
 - S — EXISTING SANITARY SEWER
 - W — EXISTING WATERMAIN
 - CB — EXISTING CATCH BASIN
 - MH-ST — EXISTING STORM MANHOLE
 - MH-S — EXISTING SANITARY MANHOLE
 - FH — EXISTING FIRE HYDRANT
 - VV — EXISTING VALVE & BOX
 - × 59.23TC — PROPOSED TOP & BOTTOM OF CURB
 - × 59.20BC — PROPOSED TOP & BOTTOM OF WALL
 - × 59.60TW — PROPOSED GARDE ELEVATION
 - × 59.87 — PROPOSED SLOPE
 - STM — PROPOSED STORM SEWER
 - S — PROPOSED SANITARY SEWER
 - W — PROPOSED WATER SERVICE
 - — PROPOSED REAR YARD CATCHBASIN
 - — PROPOSED STORM MANHOLE
 - — PROPOSED SANITARY MANHOLE
 - — PROPOSED VALVE & BOX
 - SF — PROPOSED LIGHT DUTY SILT FENCE
 - — WATER METER
 - — REMOTE METER
 - — PROPOSED DECK DRAIN
 - — — PROPOSED PERFORATED PIPE
 - x — REMOVAL OF EXISTING SERVICE
 - — — PROPOSED TERRACING (MAX 3:1)
 - HP — HIGH POINT
 - — — EMERGENCY FLOW ROUTE
 - — — FILTER CLOTH

- AOV SURVEY LEGEND**
- Denotes
- Survey Monument Planted
 - Survey Monument Found
 - Standard Iron Bar
 - Cut Cross
 - Concrete Pin
 - Witness Measured
 - Annis, O'Sullivan, Vollebek Ltd. Registered Plan 43586 (AOG) Plan dated June 3, 1987 (AOG) Plan dated March 21, 1986 (AOG) Plan dated May 6, 2021 (AOG) Plan dated August 25, 1988
 - Deciduous Tree
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 - Bollard
 - Sign
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 - Concrete Retaining Wall
 - Utility Pole
 - Light Standard
 - Hydro Transformer Pad
 - Diameter
 - Location of Elevations
 - Top of Concrete Curb and Retaining Wall Elevation
 - Centreline
 - Property Line

Site Benchmark #2
MAG Nail in SWC
Elevation=59.29