

Ottawa Community Housing Corporation
GLADSTONE VILLAGE PHASE 1

ISSUED FOR SITE PLAN RESUBMISSION
09/03/2022



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- C801 Proposed Site Catchments

Architect

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Joint Venture Architect

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Structural

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Ottawa, ON K1S 1N4
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Mechanical

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Ottawa, ON K1Z 1G3
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Electrical

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Civil

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2522 Baseline Rd
Ottawa, ON K2H 1B1
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LMDG Building Code Consultants
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Toronto, ON M5C 5K4
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Landscape

Lashley + Associates
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Passive House / Energy Modeling

RDH Building Science Inc.
26 Soho Street, Suite 350
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T: (416)-514-2328

Elevator

Priestman-Neilson & Associates Ltd.
160 Papez Private
Nepean, ON K2G 4N6
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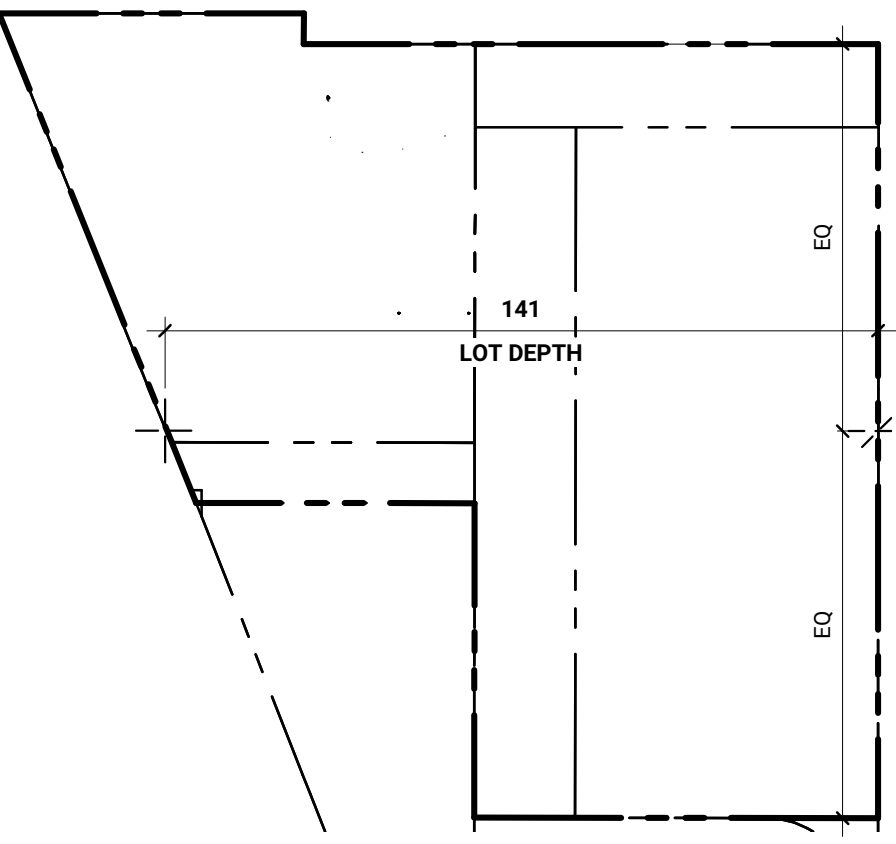
Wind

Gradient Wind Engineers & Scientists
127 Walgreen Road
Ottawa, ON K0A 1L0
T: (613)-836-0924

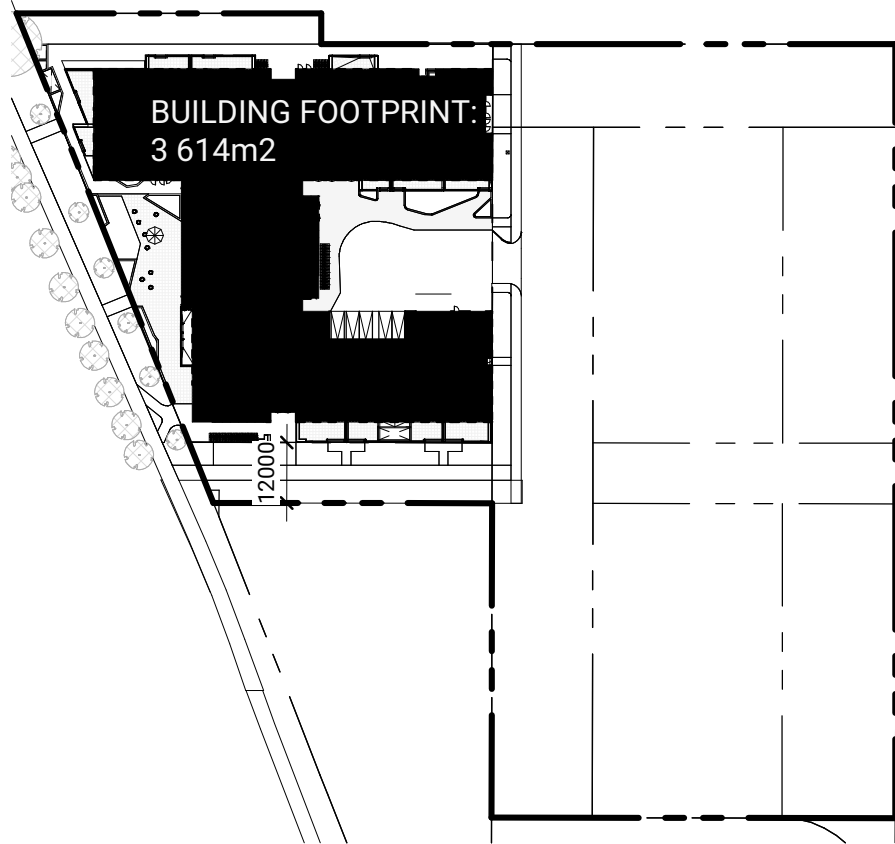
Gladstone Village Phase 1

933 Gladstone Avenue - Phase 1
Ottawa, ON
K1A 0T4
Canada

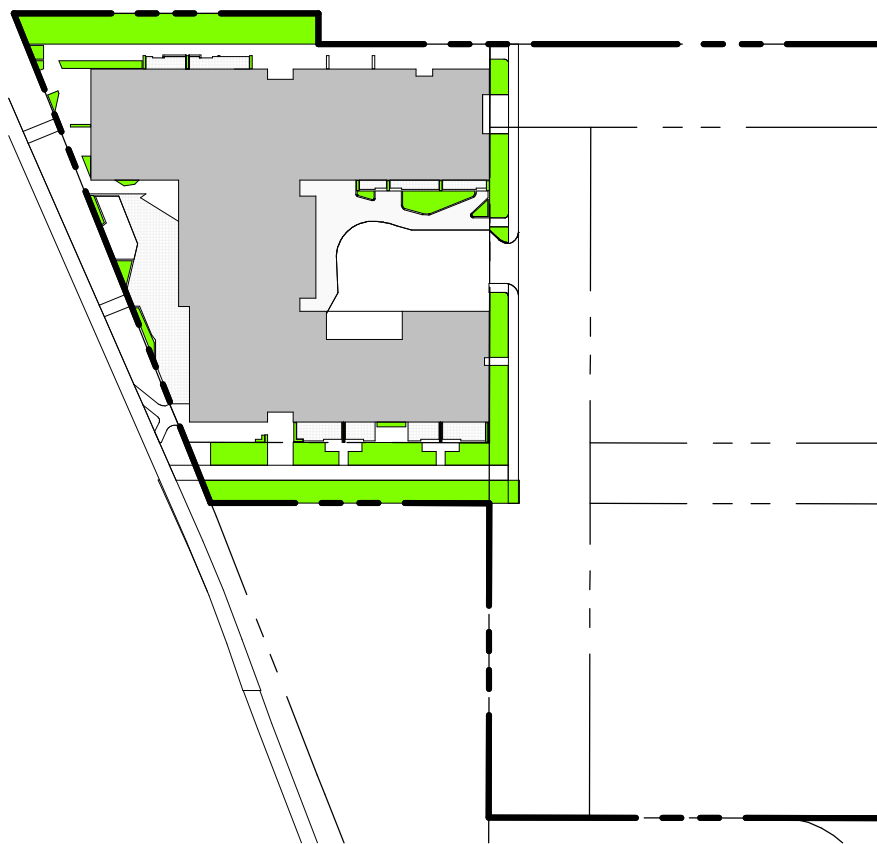
LOT FRONTAGE, LOT DEPTH, LOT AREA



LOT COVERAGE



LOT OCCUPIED BY VEGETATION

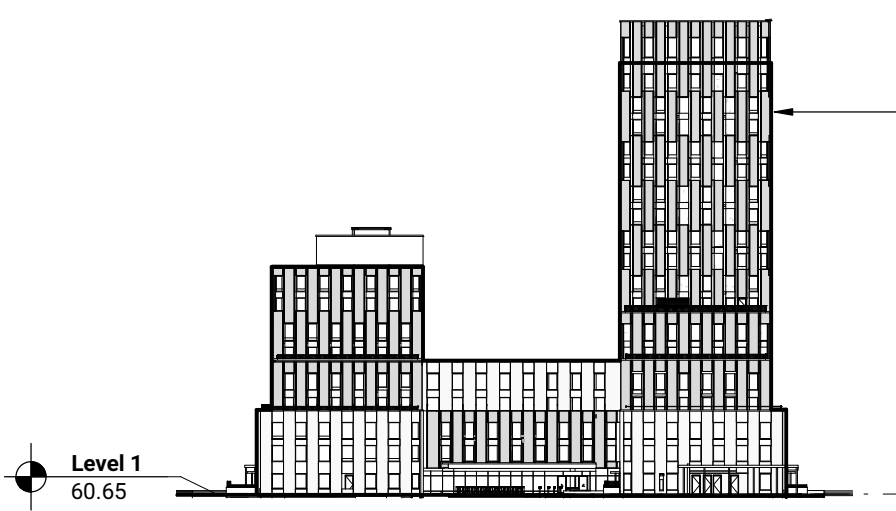


LOT COVERAGE: BLDG FOOTPRINT/LOT AREA x100
= 18.68%
FLOOR SPACE INDEX: GFA/LOT AREA
= 0.1868

BUILDING MASSING INDICATED OUTSIDE OF BOLD LINE IS EXEMPT FROM MAX. HEIGHT LIMIT PER SITE SPECIFIC ZONING BY LAW

MAXIMUM BUILDING HEIGHT: 57m
Per ZBL 2021-01

BUILDING STOREYS: 18 Storeys



UNIT MIX

per OCH Design Guidelines, unit mix based on 811 Gladstone

Level	Residential Unit Count			
	Studio	One Bedroom	Two Bedroom	Three Bedroom
Level 1	1	4	6	2
Level 2	2	26	4	4
Level 3	2	27	4	5
Level 4	8	13	4	2
Level 5	9	14	5	2
Level 6	8	11	5	3
Level 7	8	11	5	3
Level 8	5	9	4	2
Level 9	5	10	4	2
Level 10	1	5	2	1
Level 11	1	5	2	1
Level 12	1	5	2	1
Level 13	1	5	2	1
Level 14	1	5	2	1
Level 15	1	5	2	1
Level 16	1	5	2	1
Level 17	1	5	2	1
Level 18	1	5	2	1
Grand total	59	181	59	34

Percentage of total
Target percentage (OCH's 811 Gladstone)

ACCESSIBLE UNITS

per CMHC guidelines

Level	GVPH1 - Accessible Unit Schedule (Main Floor Plan) - By Typical Level				
	BF Studio Count (per floor)	BF 1BD Count (per floor)	BF 2BD Count (per floor)	BF 3BD Count (per floor)	BF 4BD Count (per floor)
Level 1	0	1	2	0	0
Level 2	1	18	3	2	1
Level 3	1	18	3	2	1
Level 4	2	3	2	1	0
Level 5	2	3	2	1	0
Level 6	2	1	2	1	0
Level 7	2	1	2	1	0
Level 8	2	0	0	0	0
Level 9	2	0	0	0	0
Level 10	1	4	1	0	0
Level 11	1	4	1	0	0
Level 12	1	4	1	0	0
Level 13	1	4	1	0	0
Level 14	1	4	1	0	0
Level 15	1	4	1	0	0
Level 16	1	4	1	0	0
Level 17	1	4	1	0	0
Level 18	1	4	1	0	0
Grand total	14	45	16	8	2

Target units (21%) 23.7% 24.9% 27.1% 23.5% 66.6%

AMENITY REQUIRED: AMENITY PROVIDED:

per OCH Design Guidelines, amenity mix based on 811 Gladstone

Units	Ratio		Total
	Required	Provided	
336	6m/2unit	2016m2	
Total Required Amenity			2016m2

NUMBER OF PARKING SPACES

Parking requirements per OCH ZBL 2008-250, Part 4, Parking, Queuing and Loading Provisions (section 101), per OPA Corso Italia Station District Secondary Plan, Official Plan Amendment No. 233 to the Official Plan of the City of Ottawa, S.5 per Zoning Summary - Gladstone Village Phase 1 Lands (April, 8th 2021) Prepared by T. Beed of Fotenm.

Parking Standard Requirements				Proposed Parking Supply			
Type	Factor	Ratio	Count	Type	Factor	Ratio	Count
Retail Parking	188.78m²	3.6 per 100m²	6.8	Commercial Parking	-	-	6
Residential Parking	336 units	no minimum	0	Residential Parking	-	-	109
Visitor Parking	336 units	0.1 per unit	33.6	Visitor Parking	-	-	34
Total Required Parking			40.4	Total Proposed Parking			145

NUMBER OF BICYCLE PARKING SPACES

Per ZBL 2008-250, Part 4, 111 (2) retail parking can be provided at a rate of 1 space per 250m²
Per OPA Corso Italia Station District Secondary Plan, Official Plan Amendment No. 233 to the Official Plan of the City of Ottawa, S.5

Bicycle Parking Standard Requirements				Bicycle Parking Proposed Supply			
Type	Factor	Ratio	Count	Type	Factor	Ratio	Count
Retail Parking	188.78m²	1 per 250m²	1	P1 - exterior	single + double stacked	80	
Residential Parking	336 units	1 per unit	336	Level 1 - exterior	double stacked	216	
Visitor Parking	-	-	-	Level 1 - exterior	single stacked	41	
Total Required Parking			337	Total Proposed Parking			337

GROSS FLOOR AREA

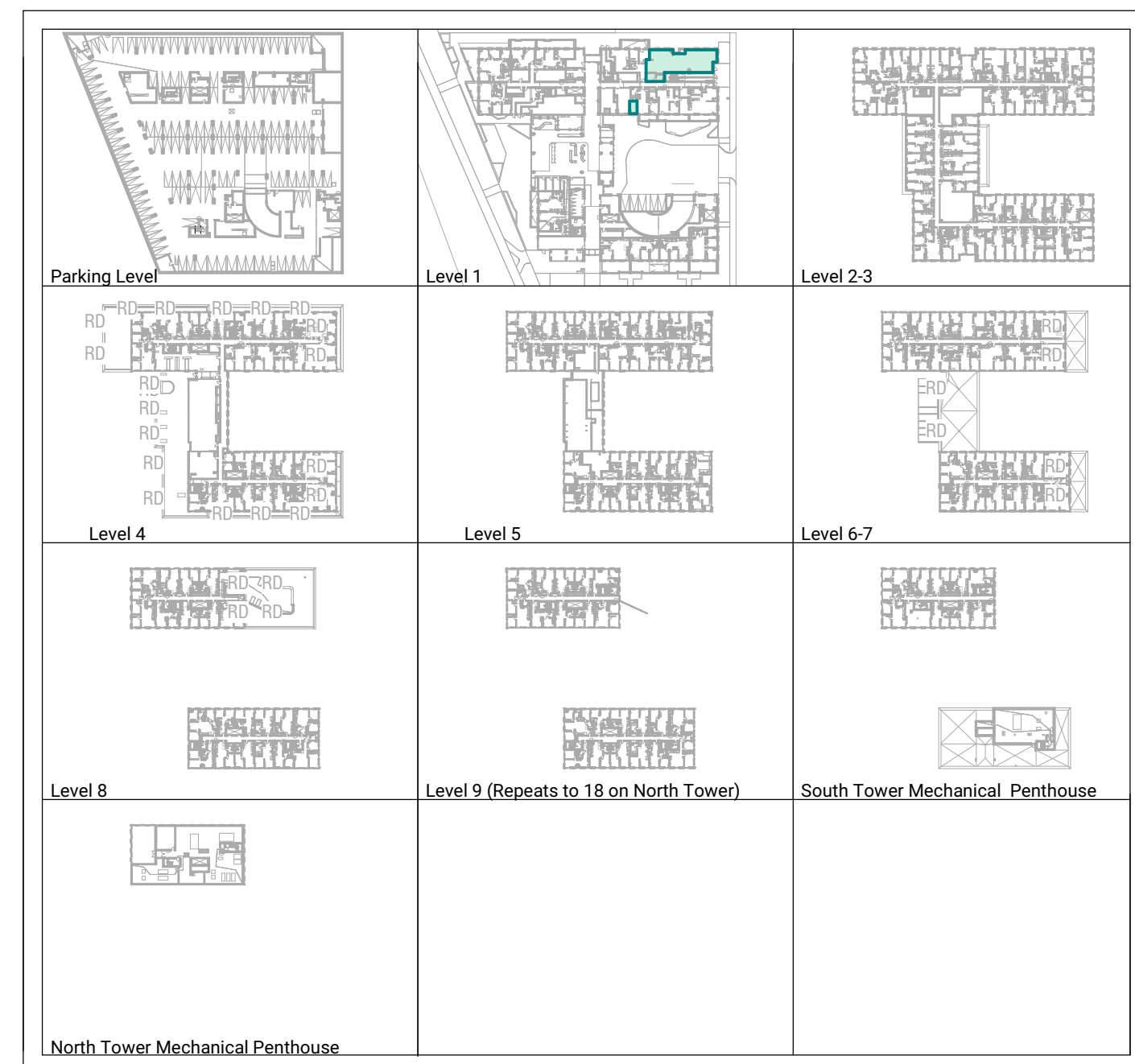
GFA definition per City of Ottawa ZBL Consolidation 2008-250, Part 1, section 54 and per Site Plan Control By Law No. 2014-256 as amended by By-laws No. 2015-142, 2016-055, 2017-020, 2019-39 and 2019-336



Level	GVPH1 - GFA (Main Floor Plan) - By Typical Level					
	Exemption A: Mech. Service + electrical (Repeat Levels)	Exemption B: Common Circulation (Repeat Levels)	Exemption C: Parking + Loading (Repeat Levels)	Exemption D: Common Laundry, Storage, WCA for Rentals (Repeat Levels)	Exemption E: Common Bldg Storage (Repeat Levels)	Exemption F: Common Amenity + Play (Repeat Levels)
Level P1	0.00 m²	0.00 m²	193.23 m²	99.22 m²	0.00 m²	0.00 m²
Level 1	1256.27 m²	100.06 m²	456.00 m²	182.11 m²	0.00 m²	19.99 m²
Level 2	2725.83 m²	60.55 m²	335.92 m²	0.00 m²	0.00 m²	0.00 m²
Level 3	2755.25 m²	31.04 m²	334.00 m²	0.00 m²	335.41 m²	0.00 m²
Level 4	1902.40 m²	27.28 m²	253.83 m²	0.00 m²	134.30 m²	0.00 m²
Level 5	1790.01 m²	118.54 m²	382.10 m²	0.00 m²	0.00 m²	0.00 m²
Level 6	1875.58 m²	24.90 m²	229.41 m²	0.00 m²	0.00 m²	0.00 m²
Level 7	1675.95 m²	24.90 m²	229.41 m²	0.00 m²	0.00 m²	0.00 m²
Level 8	1233.05 m²	22.69 m²	178.61 m²	0.00 m²	0.00 m²	57.07 m²
Level 9	1236.54 m²	22.83 m²	178.93 m²	0.00 m²	0.00 m²	0.00 m²
Level 10	591.82 m²	236.26 m²	108.59 m²	0.00 m²	0.00 m²	0.00 m²
Level 11	594.60 m²	11.49 m²	84.41 m²	0.00 m²	0.00 m²	0.00 m²
Level 12	594.60 m²	11.49 m²	84.41 m²	0.00 m²	0.00 m²	0.00 m²
Level 13	594.60 m²	11.49 m²	84.41 m²	0.00 m²	0.00 m²	0.00 m²
Level 14	594.60 m²	11.49 m²	84.41 m²	0.00 m²	0.00 m²	0.00 m²
Level 15	594.60 m²	11.49 m²	84.41 m²	0.00 m²	0.00 m²	0.00 m²
Level 16	594.60 m²	11.49 m²	84.41 m²	0.00 m²	0.00 m²	0.00 m²
Level 17	594.60 m²	11.49 m²	84.41 m²	0.00 m²	0.00 m²	0.00 m²
Level 18	594.60 m²	11.49 m²	84.41 m²	0.00 m²	0.00 m²	0.00 m²
Level 19 - Mechanical	0.00 m²	545.25 m²	39.15 m²	0.00 m²	0.00 m²	0.00 m²
Grand total	21522.88 m²	1216.18 m²	3631.13 m²	282.33 m²	805.13 m²	128.21 m²

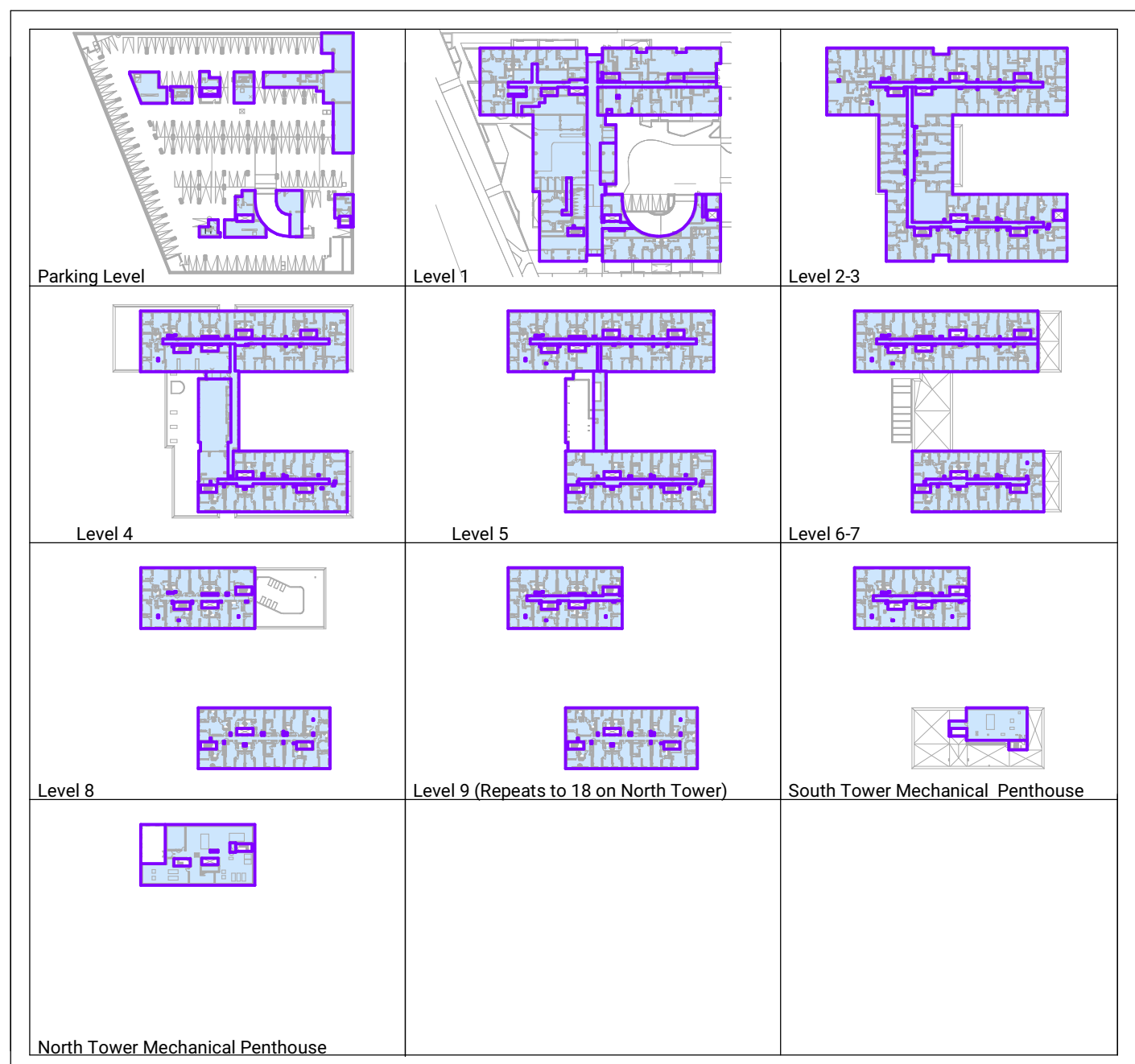
GROSS LEASABLE FLOOR AREA

GFLA definition per City of Ottawa ZBL Consolidation 2008-250, Part 1, section 54 and per Site Plan Control By Law No. 2014-256 as amended by By-laws No. 2015-142, 2016-055, 2017-020, 2019-39 and 2019-336

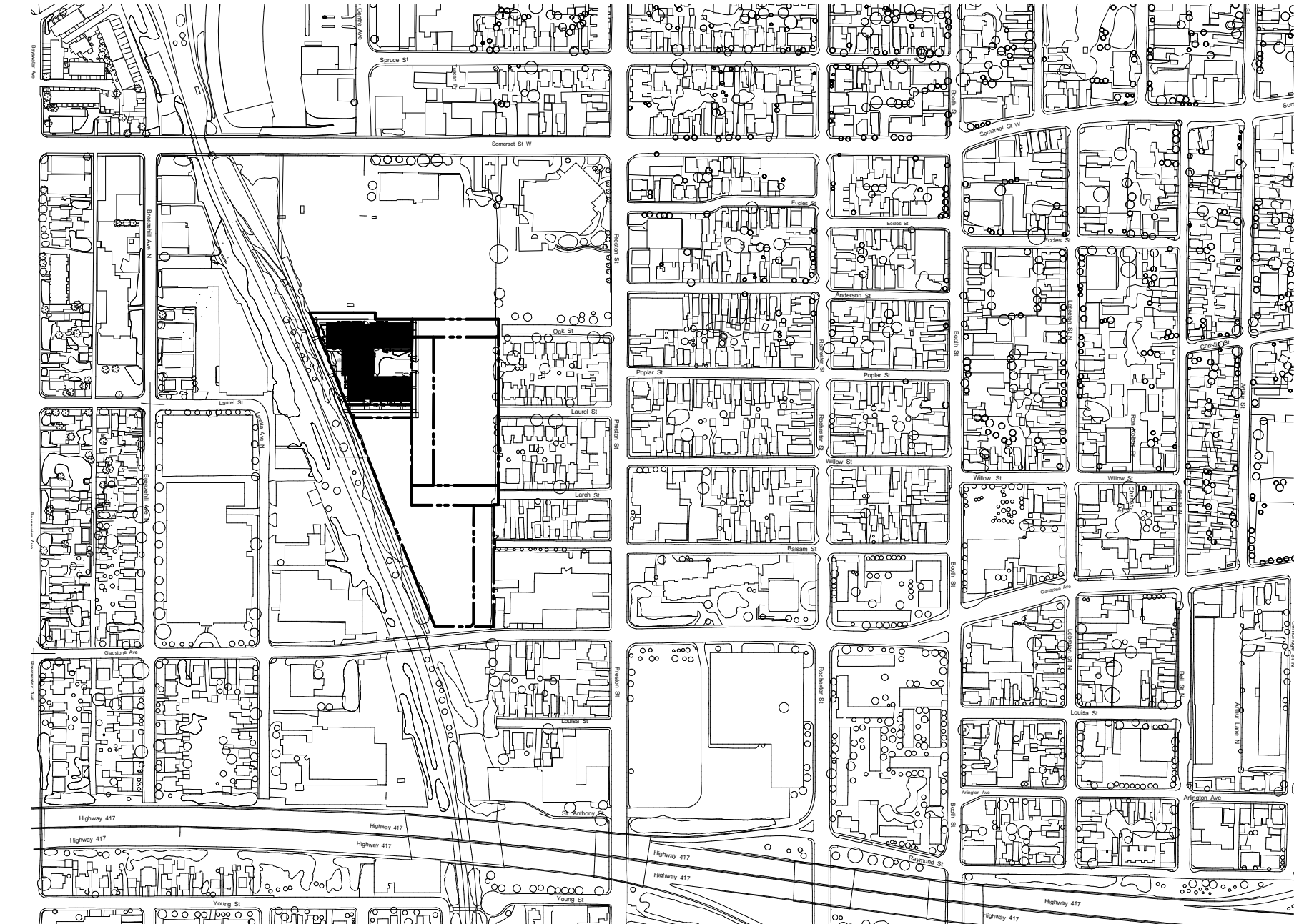


Level	Area Schedule (Renalese)		
	Area Type	Area Usage	Area
Level 1	Retail	GFLA	178.93 m²
Level 1	Retail	GFLA	9.85 m²
Level 1	Retail	GFLA	188.78 m²

GROSS CONSTRUCTION AREA



Level	Area Schedule (GCA)	
	Level	Area
Level P1		955.22 m²
Level 1		3313.70 m²
Level 2		3542.91 m²
Level 3		3542.91 m²
Level 4		2575.48 m²
Level 5		2339.42 m²
Level 6		1972.31 m²
Level 7		1971.35 m²
Level 8		1531.78 m²
Level 9		1531.78 m²
Level 10		934.40 m²
Level 11		706.83 m²
Level 12		706.83 m²
Level 13		706.83 m²
Level 14		706.83 m²
Level 15		706.83 m²
Level 16		706.83 m²
Level 17		706.83 m²
Level 18		706.83 m²
Level 19 - Mechanical		608.16 m²
Total		30464.82 m²



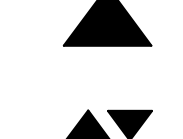
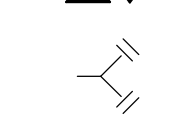
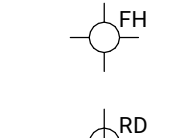
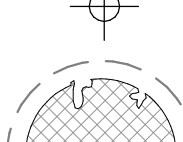
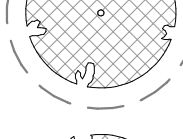
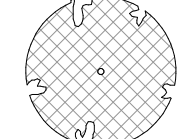
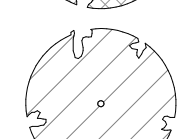
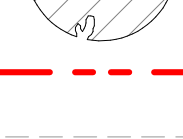
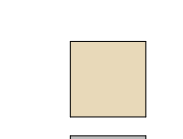
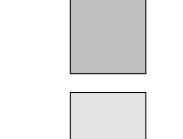
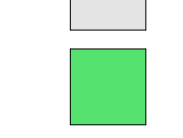
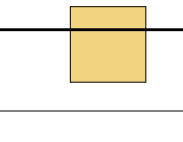



SITE ZONING Pre 2021-91

Provision	Performance Standard
Min Lot Area	No Minimum
Min Lot Width	No Minimum
Min Height	No Minimum
Min Front Setback	(1) existing lot in a residential zone 2 in (2) other zones: No minimum
Min Side Setback	(1) existing lot in a residential zone 2 in (2) other zones: No minimum
Min Rear Setback	(1) existing lot in a residential zone 2 in (2) other zones: No minimum
Min Corner Yard Setback	(1) existing lot in a residential zone 2 in (2) other zones: No minimum
Min Corner Yard Setback	(1) existing lot in a residential zone 2 in (2) other zones: No minimum
Min Corner Yard Setback	(1) existing lot in a residential zone 2 in (2) other zones: No minimum
Min Corner Yard Setback	(1) existing lot in a residential zone 2 in (2) other zones: No minimum
Minimum width of landscaped area	No minimum, except that where a yard is provided and is used for recreational purposes, the width of the landscaped area must be at least 1.0 m.
Maximum Floor Space Index	1.0

No.	Date	Description
4	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL
5	14 DEC 2021	ISSUED FOR 100% DESIGN DEVELOPMENT
6	18 FEB 2022	ISSUED FOR 30% CONSTRUCTION DOCUMENTS
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION

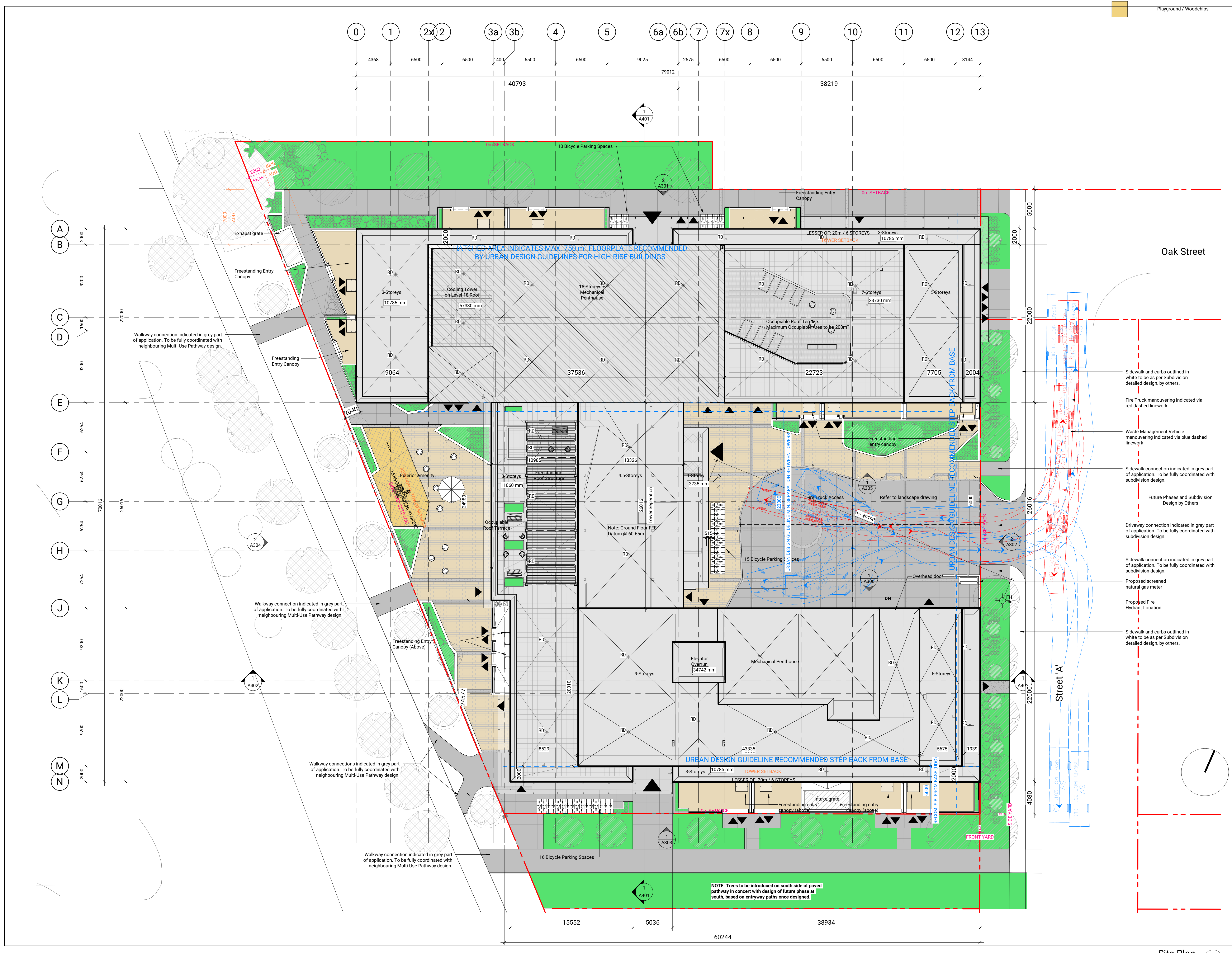
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This Drawing is Not to be Used for Construction Until Signed by the Architect.

LEGEND

	Principal Building Entrance
	Building Entry / Egress
	Slamse Connection
	Fire Hydrant
	Roof Drain
	Existing Tree with Tree Protection Zone
	Existing Tree
	Proposed Tree
	Property Line
	Site Services
	Block Pavers
	Concrete Paving
	Building Roof
	Landscaped / Planted Area
	Playground / Woodships

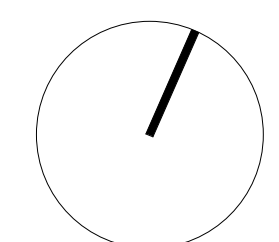
ISSUED

No.	Date	Description
4	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL
5	14 DEC 2021	ISSUED FOR 100% DESIGN DEVELOPMENT
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION



Oak Street

Street 'A'



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**GLADSTONE VILLAGE
PHASE 1**
933 Gladstone Avenue - Phase 1
211006

Site Plan
1:200
A010

Site Plan
1:200
A010

ISSUED

No.	Date	Description
1	23 JUL 2021	ISSUED FOR COSTING
2	30 JUL 2021	ISSUED FOR 100% SCHEMATIC DESIGN
4	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL
5	14 DEC 2021	ISSUED FOR 10% DESIGN
6	18 FEB 2022	DEVELOPMENT
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION

GENERAL NOTES

Plan Symbols

- Steepled Roof Insulation
- RD Roof Drain
- FD Floor Drain
- AD Area Drain
- HB Hose Bib Location
- Proposed Slamese Connection Location
- Proposed Gas Meter Location
- RWL Rain Water Leader
- Convex Mirror
- Projected Barrier-free unit
- C Commercial Parking Space
- M Motorcycle Parking Space (Not counted towards total)
- R Residential Parking Space
- V Visitor Parking Space
- Future Drive Aisle
- Painted Hatched Zone

Proposed Parking Supply

Type	Count
Commercial Parking	8
Residential Parking	103
Visitor Parking	34
Total	145

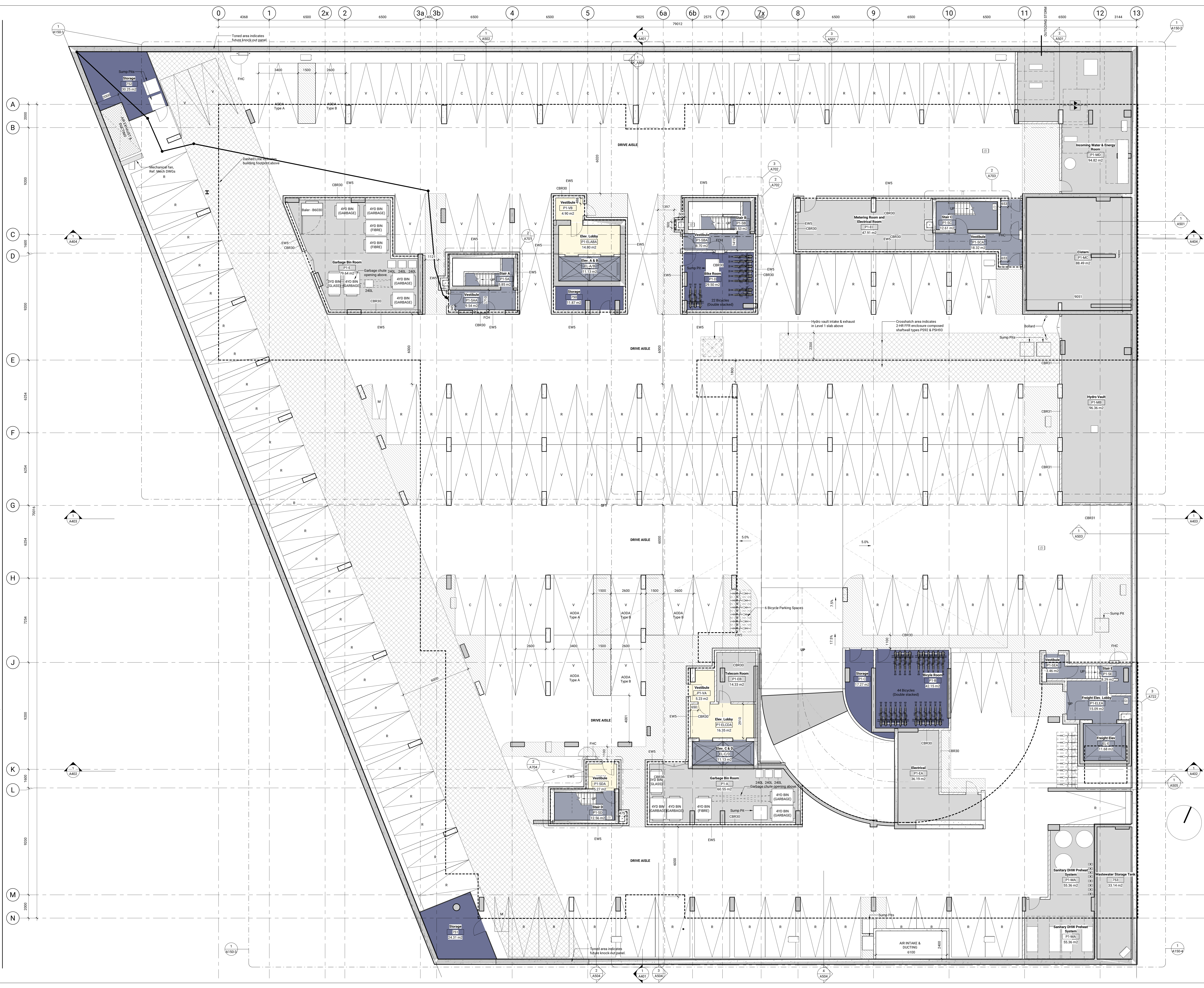
- GENERAL NOTES
- Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
 - Refer to Mechanical and Electrical Drawings for Additional Requirements.
 - All locations where Mech. Ducts Interfere with Full Height Construction of Interior Partitions, Offset Partition Above Ceiling and Brace as Required. Maintain Fire Separation/Sound Rating of Partition. Offsetting of Partitions Will Only be Permitted Where Ductwork Cannot be Positioned.
 - All Dimensions are Taken to Face of Masonry or Concrete at Unless Otherwise Noted.
 - Increase Thickness of Walls or Full Out Wall Thickness as Required to Accommodate Mechanical and Electrical Panels and Services. Maintain the Separation Around Back of Panels where Applicable.
 - For Dimensions of Concrete Refer to Slab Edge Drawings.

Contractor Must Check & Verify all Dimensions on the Job.
 Check Scale Drawings.
 All drawings, specifications and related documents are the copyright property of the Architect and shall be returned upon Request. Reproduction of Drawings, Specifications and Related Documents in their whole or in part without the written permission of the Architect.
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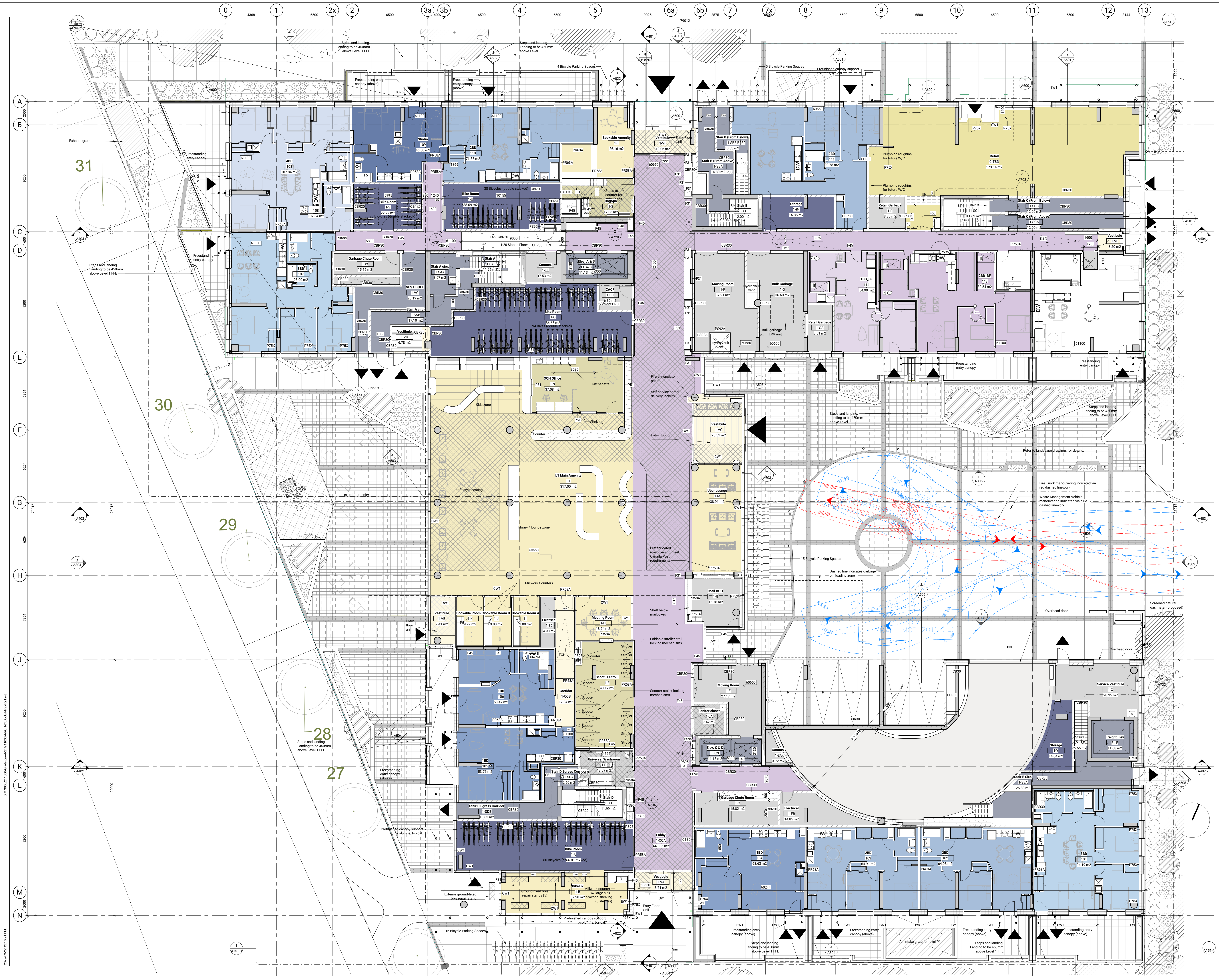
**GLADSTONE VILLAGE
PHASE 1**
 933 Gladstone Avenue - Phase 1
 211006

Level P1 - Floor Plan
 1:100

A100



BMR 36107 1108-5040-00-01 100% ARCH-DWG Building B21-14
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ISSUED

No.	Date	Description
1	23 JUL 2021	ISSUED FOR COSTING
2	30 JUL 2021	ISSUED FOR 100% SCHEMATIC DESIGN
3	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL
4	14 DEC 2021	ISSUED FOR 100% DESIGN
5	18 FEB 2022	ISSUED FOR 90% CONSTRUCTION DOCUMENTS
6	18 FEB 2022	ISSUED FOR 90% CONSTRUCTION DOCUMENTS
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION

- GENERAL NOTES**
- Plan Symbols**
- Sloped Roof Insulation
 - Roof Drain
 - Floor Drain
 - Area Drain
 - Hose Bib Location
 - Proposed Sneeze Connection Location
 - Proposed Gas Meter Location
 - Rain Water Leader
 - Convex Mirror
 - Projected Barrier-free unit

- GENERAL NOTES**
- Plans**
1. Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
 2. Refer to Mechanical and Electrical Drawings for Additional Requirements.
 3. All locations where Mech. Ducts Interfere with Full Height Construction of Interior Partitions, Offset Partitions Above Ceiling and Brace as Required. Maintain Fire Separation/Smoke Rating of Partition. Offsetting of Partitions Will Only Be Permitted Where Ductwork Cannot Be Rerouted.
 4. All Dimensions are Taken to Face of Masonry or Concrete at Masonry and Concrete Walls and Partitions. At Steel Stud Partitions, Dimensions are Taken to Face of Gypsum Board, Unless Otherwise Noted.
 5. Increase Thickness of Walls or Full Out Wall Thickness as Required to Accommodate Mechanical and Electrical Panels and Services. Maintain Fire Separation Around Back of Panels where Applicable.
 6. For Dimensions of Concrete Refer to Slab Edge Drawings.

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**GLADSTONE VILLAGE
PHASE 1**
933 Gladstone Avenue - Phase 1
211006

Level 1 - Floor Plan
1:100
A101

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ISSUED

No.	Date	Description
1	23 JUL 2021	ISSUED FOR COSTING
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4	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL
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GENERAL NOTES

Plan Symbols

- Stopped Roof Insulation
- Roof Drain
- Floor Drain
- Area Drain
- Hose BB Location
- Proposed Siamese Connection Location
- Proposed Gas Meter Location
- Rain Water Leader
- Convex Mirror
- Projected Barrier free unit

Specialty Equipment Schedule Storage Lockers

Level	Family	Count
Level 2	10FFE Storage Locker Single (L7)	152
Level 3	10FFE Storage Locker Single (L7)	152
Level 5	10FFE Storage Locker Single (L7)	35
Grand Total		339

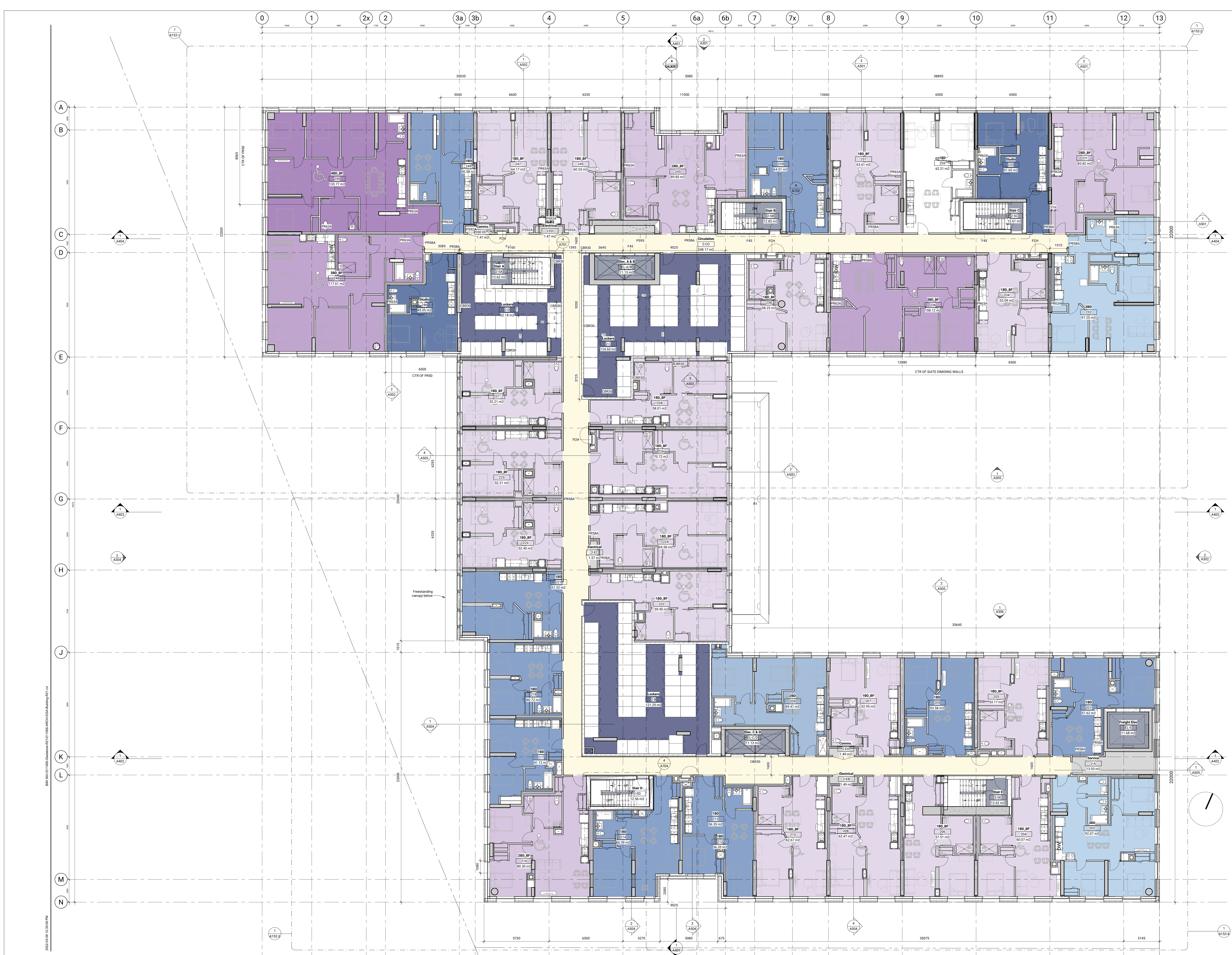
- GENERAL NOTES
- Plans**
- Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
 - Refer to Mechanical and Electrical Drawings for Additional Requirement.
 - All Locations where Mech. Ducts Interfere with Full Height Construction of Interior Partitions, Offset Partition Above Ceiling and Brace as Required. Maintain Fire Separation/ Sound Rating of Partition. Offsetting of Partitions Will Only Be Permitted Where Ductwork Cannot Be Positioned.
 - All Dimensions are Taken to Face of Masonry or Concrete at Masonry and Concrete Walls and Partitions. All Steel Stud Partitions, Dimensions are Taken to Face of Gypsum Board, Unless Otherwise Noted.
 - Increase Thickness of Walls or Fur Out Wall Thickness as Required to Accommodate Mechanical and Electrical Panels and Services. Maintain Fire Separation Around Back of Panels where Applicable.
 - For Dimensions of Concrete Refer to Slab Edge Drawings.

Contractor Must Check & Verify all Dimensions on the Job.
 Check Scale Drawings.
 All Drawings are the Property of Diamond Schmitt Architects Inc. and shall remain the Property of the Architect and shall not be used for any other purpose without the written permission of the Architect.
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**GLADSTONE VILLAGE
PHASE 1**
 933 Gladstone Avenue - Phase 1
 211006

Level 2 - Floor Plan
 1:100

A102



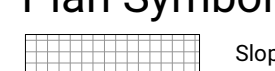









BMR 361017 1008-Diamond Schmitt Architects Inc. 2022-03-08 12:53:58 PM
 For Construction Use Only

ISSUED

No.	Date	Description
4	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL
5	14 DEC 2021	ISSUED FOR 100% DESIGN DEVELOPMENT
6	18 FEB 2022	ISSUED FOR 30% CONSTRUCTION DOCUMENTS
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION

GENERAL NOTES

Plan Symbols

-  Sloped Roof Insulation
-  RD Roof Drain
-  FD Floor Drain
-  AD Awn Drain
-  HB Hose Bib Location
-  Proposed Slimesse Connection Location
-  Proposed Gas Meter Location
-  RWL Rain Water Leader
-  Convex Mirror
-  Projected Barrier-free unit

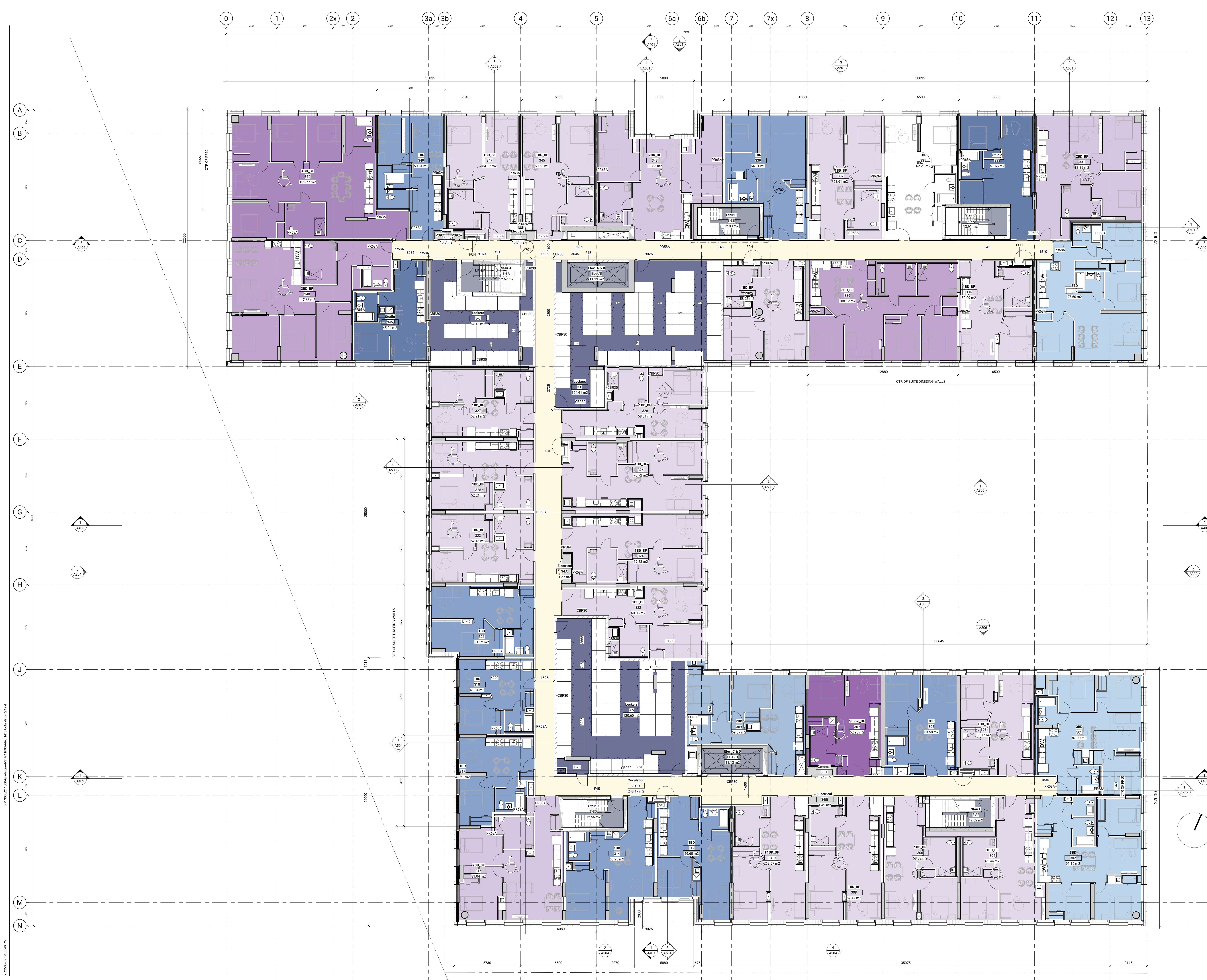
Specialty Equipment Schedule Storage Lockers

Level	Family	Count
Level 2	10.FFE.Storage Locker-Single (2)	152
Level 3	10.FFE.Storage Locker-Single (2)	152
Level 5	10.FFE.Storage Locker-Single (2)	35
Grand total:		299

- GENERAL NOTES
- Plans**
- Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
 - Refer to Mechanical and Electrical Drawings for Additional Requirement.
 - All locations where Mech. Ducts Interfere with Full Height Construction of Interior Partitions, Offset Partition Above Ceiling and Brace as Required. Maintain Fire Separation/Smoke Rating of Partition. Offsetting of Partitions Will Only Be Permitted Where Ductwork Cannot Be Installed.
 - All Dimensions are Taken to Face of Masonry or Concrete at Masonry and Concrete Walls and Partitions. At Steel Stud Partitions, Dimensions are Taken to Face of Gypsum Board, Unless Otherwise Noted.
 - Increase Thickness of Walls or Fur Out Wall Thickness as Required to Accommodate Mechanical and Electrical Panels and Services. Maintain Fire Separation Around Back of Panels where Applicable.
 - For Dimensions of Concrete Refer to Slab Edge Drawings.

Contractor Must Check & Verify all Dimensions on the Job.
 Check Scale Drawings.
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**GLADSTONE VILLAGE
PHASE 1**
 933 Gladstone Avenue - Phase 1
 211006



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 B:\M\10171008-Gladstone-Phase 1\1008-Arch\03A-Floor Plan\B01.rvt

ISSUED

No.	Date	Description
1	23 JUL 2021	ISSUED FOR COSTING
2	30 JUL 2021	ISSUED FOR 100% SCHEMATIC DESIGN
4	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL DEVELOPMENT
5	14 DEC 2021	ISSUED FOR 100% DESIGN
6	18 FEB 2022	ISSUED FOR 90% CONSTRUCTION DOCUMENTS
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION

- GENERAL NOTES**
- Plan Symbols**
- Slanted Roof Insulation
 - RD Roof Drain
 - FD Floor Drain
 - AD Area Drain
 - HB Hose Bib Location
 - Proposed Siamese Connection Location
 - Proposed Gas Meter Location
 - RWL Rain Water Leader
 - Convex Mirror
 - Projected Barrier-free unit

Specialty Equipment Schedule Storage Lockers

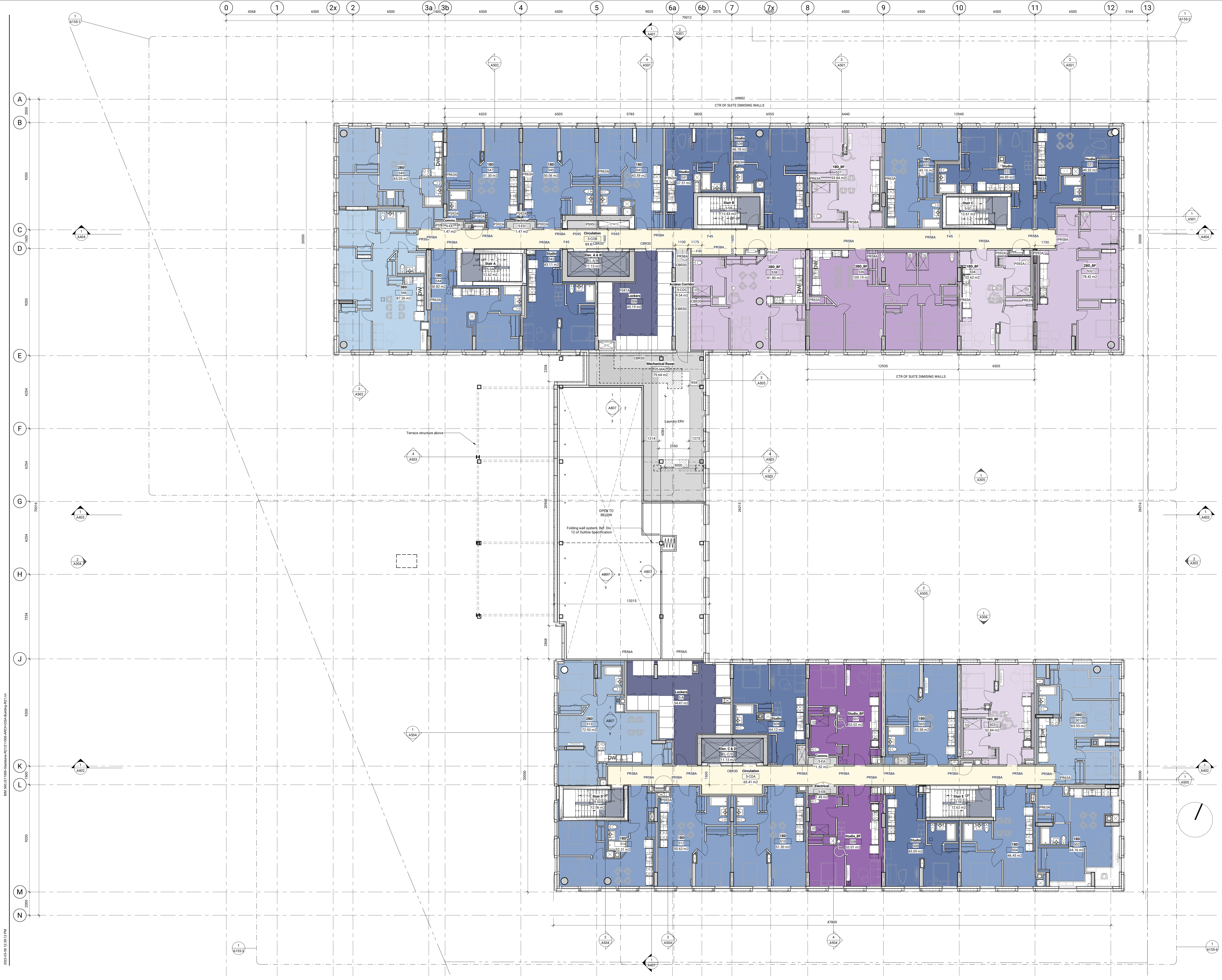
Level	Family	Count
Level 2	10-FFE-Storage Locker-Single (S)	132
Level 3	10-FFE-Storage Locker-Single (S)	132
Level 5	10-FFE-Storage Locker-Single (S)	35
Grand total:		299

- GENERAL NOTES**
- Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
 - Refer to Mechanical and Electrical Drawings for Additional Requirement.
 - All locations where New Mech. Ducts Interfere with Full Height Construction of Interior Partitions, Offset Partition Above Ceiling and Brace as Required. Maintain Fire Separation/Smoke Rating of Partition. Offsetting of Partitions Will Only Be Permitted Where Ductwork Cannot Be Relocated.
 - All dimensions are Taken to Face of Masonry or Concrete at Masonry and Concrete Walls and Partitions. All Steel Stud Partitions, Dimensions are Taken to Face of Gypsum Board, Unless Otherwise Noted.
 - Increase Thickness of Wall or Furr Out Wall Thickness as Required to Accommodate Mechanical and Electrical Panels and Services. Maintain Fire Separation Around Back of Panels where Applicable.
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**GLADSTONE VILLAGE
PHASE 1**
 933 Gladstone Avenue - Phase 1
 211006

Level 5 - Floor Plan
 1:100
A105



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ISSUED

No.	Date	Description
1	23 JUL 2021	ISSUED FOR COSTING
2	30 JUL 2021	ISSUED FOR 100% SCHEMATIC DESIGN
3	08 AUG 2021	ISSUED FOR COSTING ADD. NO. 1
4	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL
5	14 DEC 2021	ISSUED FOR 100% DESIGN DEVELOPMENT
6	18 FEB 2022	ISSUED FOR 80% CONSTRUCTION DOCUMENTS
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION

GENERAL NOTES

Plan Symbols

- Sloped Roof Insulation
- Roof Drain
- Floor Drain
- Area Drain
- Hose Bib Location
- Proposed Siamese Connection Location
- Proposed Gas Meter Location
- Rain Water Leader
- Convex Mirror
- Projected Barrier Free unit

GENERAL NOTES

Plans

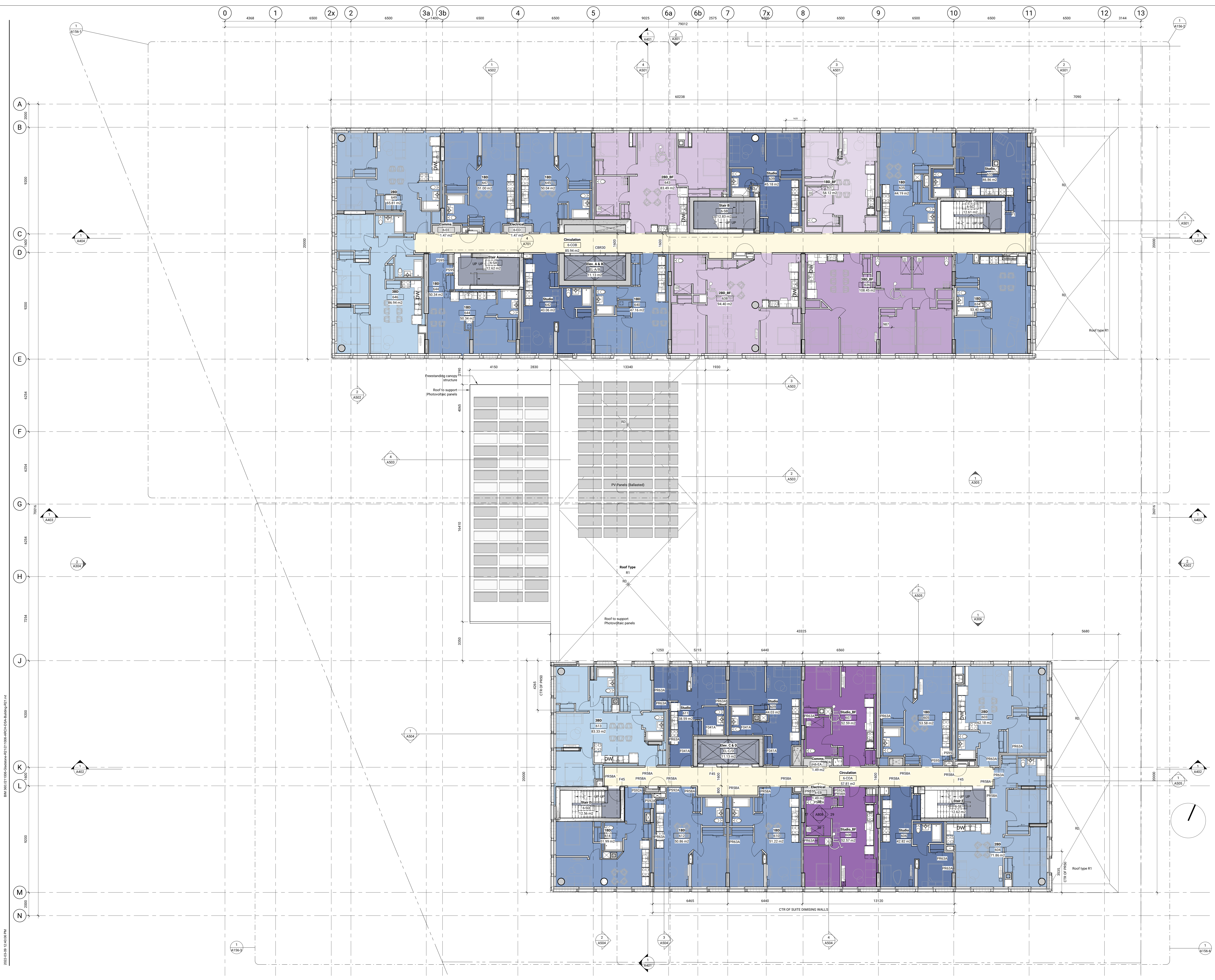
- Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
- Refer to Mechanical and Electrical Drawings for Additional Requirement.
- All locations where Mech. Ducts Interfere with Full Height Construction of Interior Partitions, Offset Partition Above Ceiling and Space as Required. Maintain Fire Separation Sound Rating of Partition. Offsetting of Partitions Will Only be Permitted Where Ductwork Cannot be Positioned.
- All Dimensions are Taken to Face of Masonry or Concrete at Masonry and Concrete Walls and Partitions. At Steel Stud Partitions, Dimensions are Taken to Face of Gypsum Board, Unless Otherwise Noted.
- Increase Thickness of Walls or Furr Out Wall Thickness as Required to Accommodate Mechanical and Electrical Panels and Services. Maintain Fire Separation Around Back of Panels where Applicable.
- For Dimensions of Concrete Refer to Slab Edge Drawings.

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 Check Scale Drawings.
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**GLADSTONE VILLAGE
PHASE 1**
 933 Gladstone Avenue - Phase 1
 211006

Level 6 - Floor Plan
 1:100

A106



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ISSUED

No.	Date	Description
4	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL
5	14 DEC 2021	ISSUED FOR 100% DESIGN DEVELOPMENT
6	18 FEB 2022	ISSUED FOR 30% CONSTRUCTION DOCUMENTS
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION

GENERAL NOTES

Plan Symbols

	Sloped Roof Insulation
	Roof Drain
	Floor Drain
	Area Drain
	Hose Bib Location
	Proposed Samese Connection Location
	Proposed Gas Meter Location
	Rain Water Leader
	Convex Mirror
	Projected Barrier-free unit

GENERAL NOTES

Plans

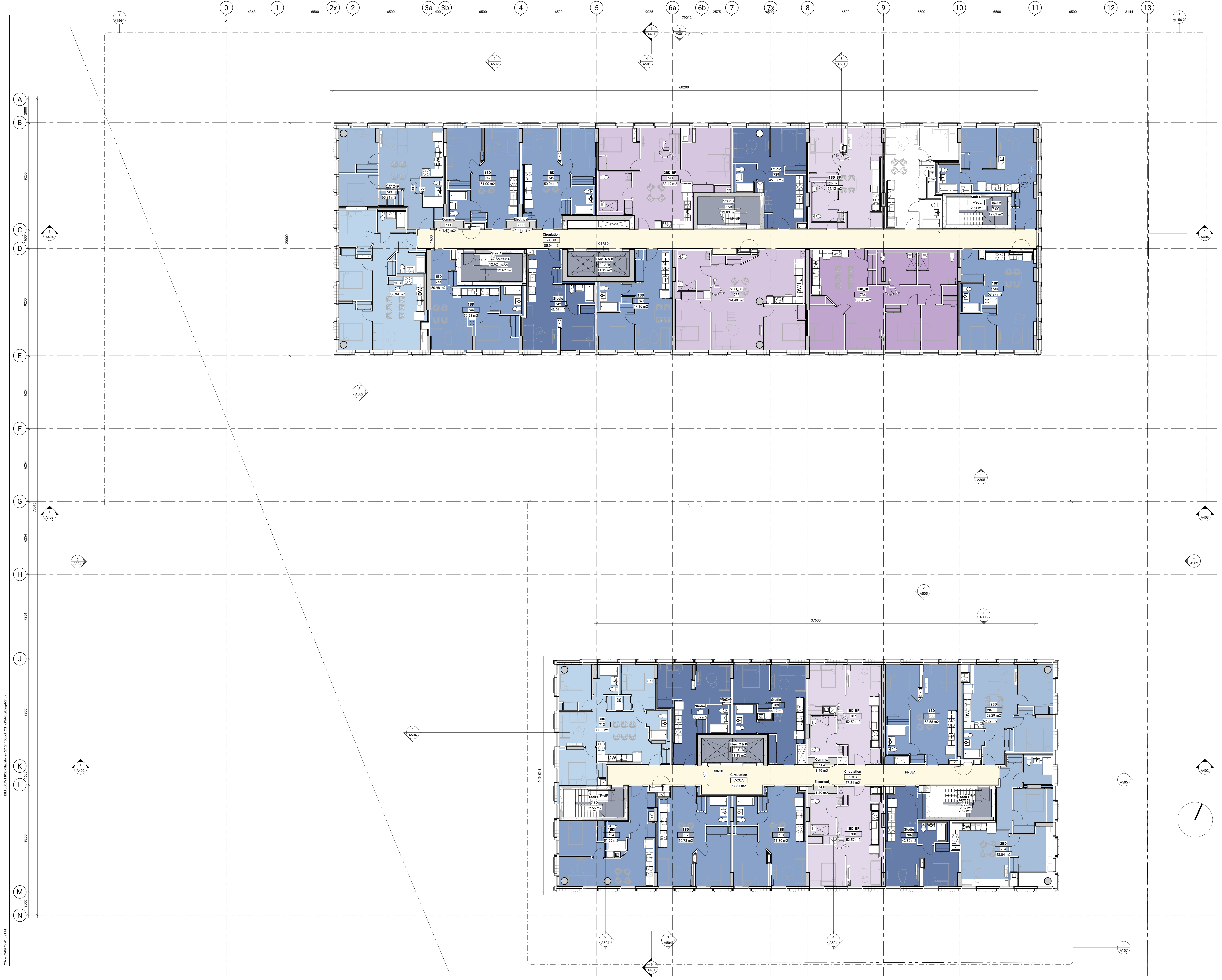
- Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
- Refer to Mechanical and Electrical Drawings for Additional Requirement.
- All locations where Mech. Ducts Interfere with Full Height Construction of Interior Partitions, Offset Partition Above Ceiling and Space as Required. Maintain Fire Separation Sound Rating of Partition. Offsetting of Partitions Will Only Be Permitted Where Ductwork Cannot Be Positioned.
- All dimensions are taken to Face of Masonry or Concrete at Masonry and Concrete Walls and Partitions. At Steel Stud Partitions, Dimensions are Taken to Face of Gypsum Board, Unless Otherwise Noted.
- Increase Thickness of Walls or Furr Out Wall Thickness as Required to Accommodate Mechanical and Electrical Panels and Services. Maintain Fire Separation Around Back of Panels where Applicable.
- For Dimensions of Concrete Refer to Slab Edge Drawings.

Contractor Must Check & Verify all Dimensions on the Job.
 Check Scale Drawings.
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**GLADSTONE VILLAGE
PHASE 1**
 933 Gladstone Avenue - Phase 1
 211006

Level 7 - Floor Plan
 1:100

A107



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ISSUED

No.	Date	Description
1	23 JUL 2021	ISSUED FOR COSTING
2	30 JUL 2021	ISSUED FOR 100% SCHEMATIC DESIGN
4	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL
5	14 DEC 2021	ISSUED FOR 100% DESIGN DEVELOPMENT
6	18 FEB 2022	ISSUED FOR 90% CONSTRUCTION DOCUMENTS
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION

GENERAL NOTES

Plan Symbols

	Sloped Roof Insulation
	Roof Drain
	Floor Drain
	Area Drain
	Hose Bib Location
	Proposed Siamese Connection Location
	Proposed Gas Meter Location
	Rain Water Leader
	Convex Mirror
	Projected Barrier-free unit

GENERAL NOTES

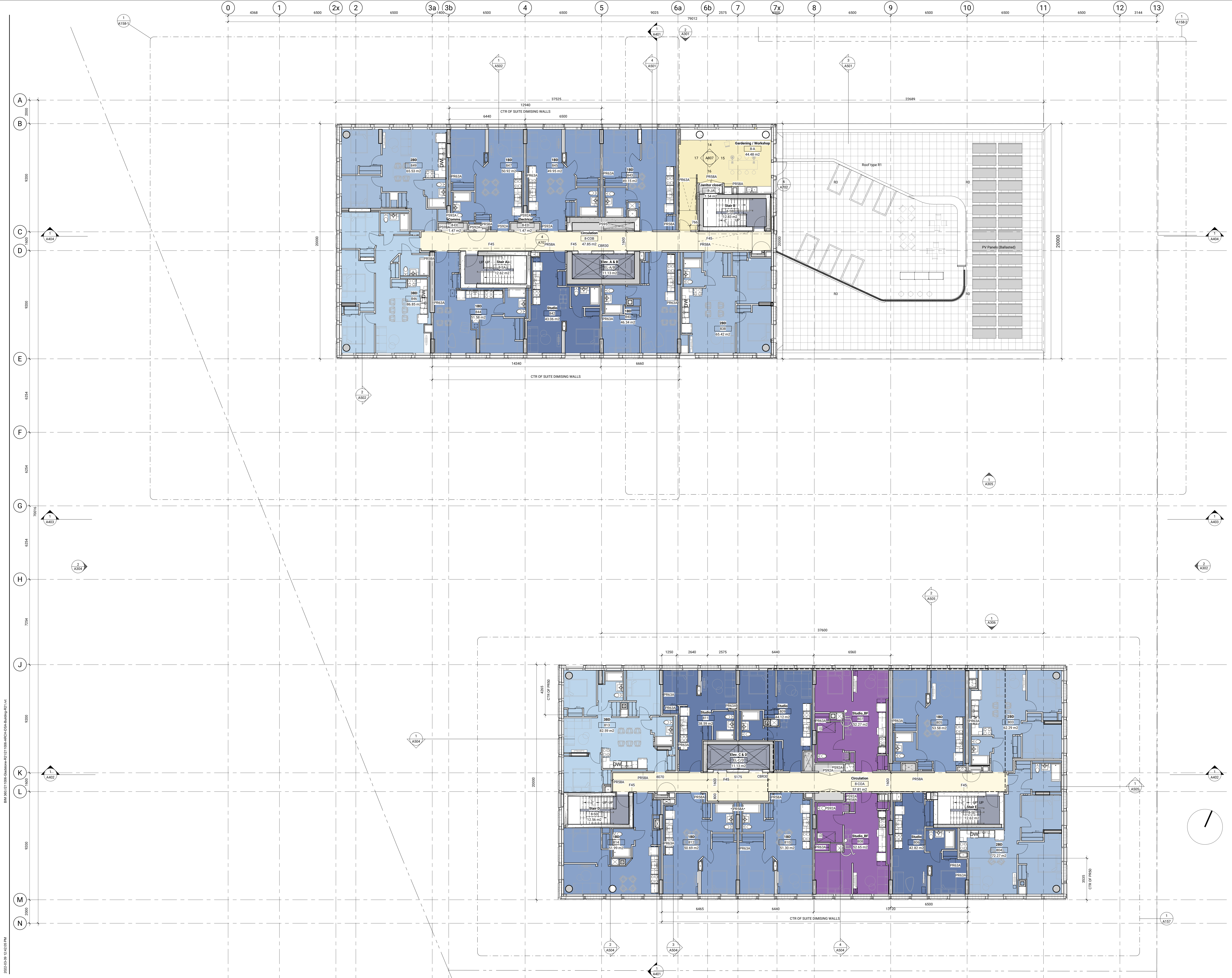
Plans

- Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
- Refer to Mechanical and Electrical Drawings for Additional Requirement.
- All locations where Mech. Ducts Interfere with Full Height Construction of Interior Partitions, Offset Partition Above Ceiling and Grace as Required. Maintain Fire Separation/Smoke Rating of Partition. Offsetting of Partitions Will Only Be Permitted Where Ductwork Cannot Be Relocated.
- All dimensions are Taken to Face of Masonry or Concrete at Masonry and Concrete Walls and Partitions. All Steel Stud Partitions Dimensions are Taken to Face of Opposite Board.
- Increase Thickness of Walls or Furr Out Wall Thickness as Required to Accommodate Mechanical and Electrical Panels and Services. Maintain Fire Separation Around Back of Panels where Applicable.
- For Dimensions of Concrete Refer to Slab Edge Drawings.

Contractor Must Check & Verify all Dimensions on the Job.
 Owner Scale Drawings.
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GLADSTONE VILLAGE
PHASE 1
 933 Gladstone Avenue - Phase 1
 211006

Level 8 - Floor Plan
 1:100
A108



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ISSUED

No.	Date	Description
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2	30 JUL 2021	ISSUED FOR 100% SCHEMATIC DESIGN
4	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL
5	14 DEC 2021	ISSUED FOR 100% DESIGN DEVELOPMENT
6	18 FEB 2022	ISSUED FOR 95% CONSTRUCTION DOCUMENTS
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION

GENERAL NOTES

Plan Symbols

	Sloped Roof Insulation
	Roof Drain
	Floor Drain
	Area Drain
	Hose Bib Location
	Proposed Sameas Connection Location
	Proposed Gas Meter Location
	Rain Water Leader
	Convex Mirror
	Projected Barrier free unit

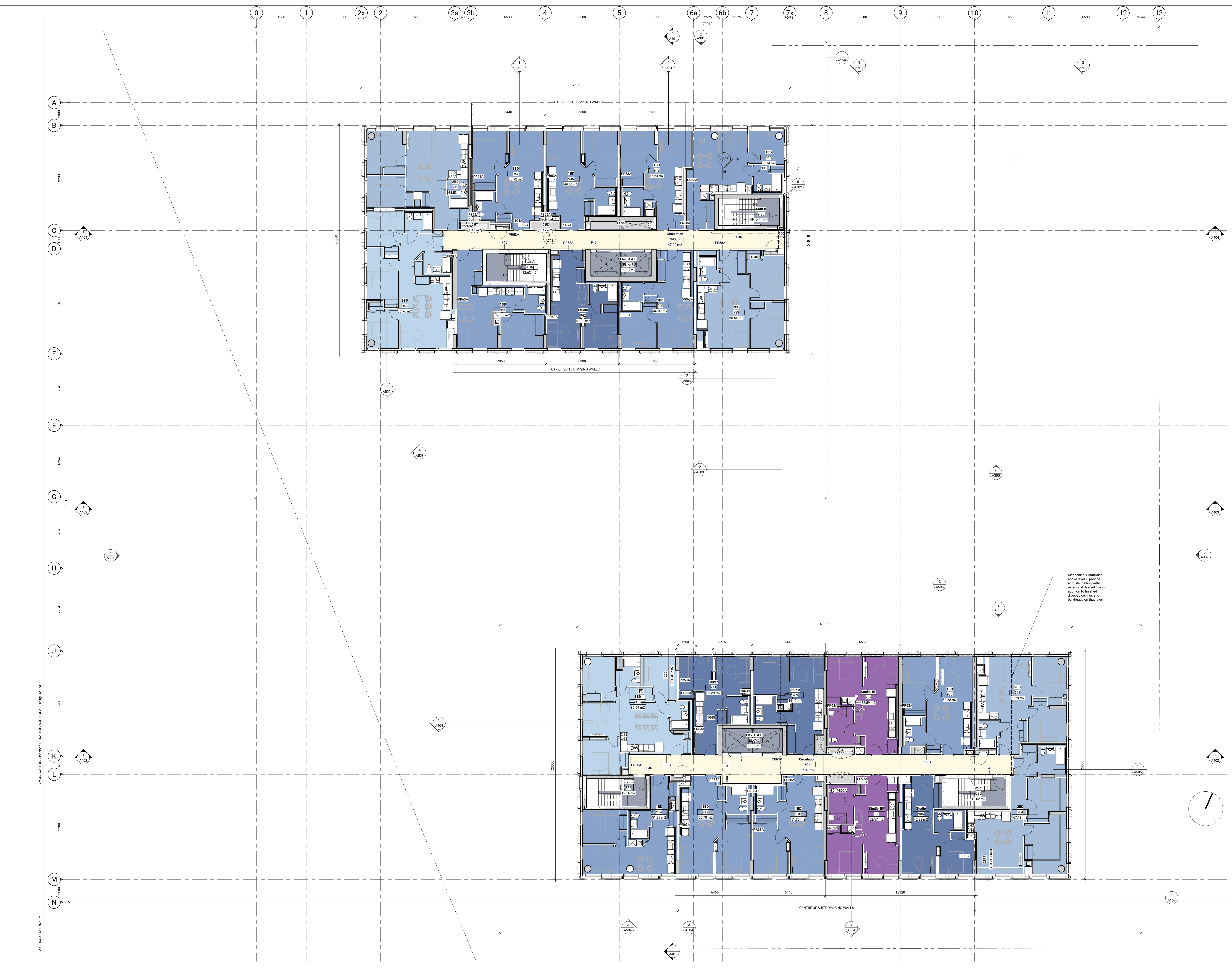
- GENERAL NOTES
- Plans**
- Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
 - Refer to Mechanical and Electrical Drawings for Additional Requirement.
 - All locations where Mech. Ducts Interfere with Full Height Construction of Interior Partitions, Offset Partition Above Ceiling and Brace as Required. Minimum Fire Separation Sound Rating of Partition. Offsetting of Partitions Will Only Be Permitted Where Ductwork Cannot Be Positioned.
 - All Dimensions are Taken to Face of Masonry or Concrete at Masonry and Concrete Walls and Partitions. At Steel Stud Partitions, Dimensions are Taken to Face of Gypsum Board, Unless Otherwise Noted.
 - Increase Thickness of Walls or Furr Out Wall Thickness as Required to Accommodate Mechanical and Electrical Panels and Services. Maintain Fire Separation Around Back of Panels where Applicable.
 - For Dimensions of Concrete Refer to Slab Edge Drawings.

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**GLADSTONE VILLAGE
PHASE 1**
933 Gladstone Avenue - Phase 1
211006

Level 9 + Up - Floor Plan
1:100

A109



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ISSUED

No.	Date	Description
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2	30 JUL 2021	ISSUED FOR 100% SCHEMATIC DESIGN
3	08 AUG 2021	ISSUED FOR COSTING ADD. NO. 1
4	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL
5	14 DEC 2021	ISSUED FOR 100% DESIGN DEVELOPMENT
6	18 FEB 2022	ISSUED FOR 30% CONSTRUCTION DOCUMENTS
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION

GENERAL NOTES
Plan Symbols

	Sloped Roof Insulation
	Roof Drain
	Floor Drain
	Area Drain
	Hose Bib Location
	Proposed Siamese Connection Location
	Proposed Gas Meter Location
	Rain Water Leader
	Convex Mirror
	Projected Barrier-free unit

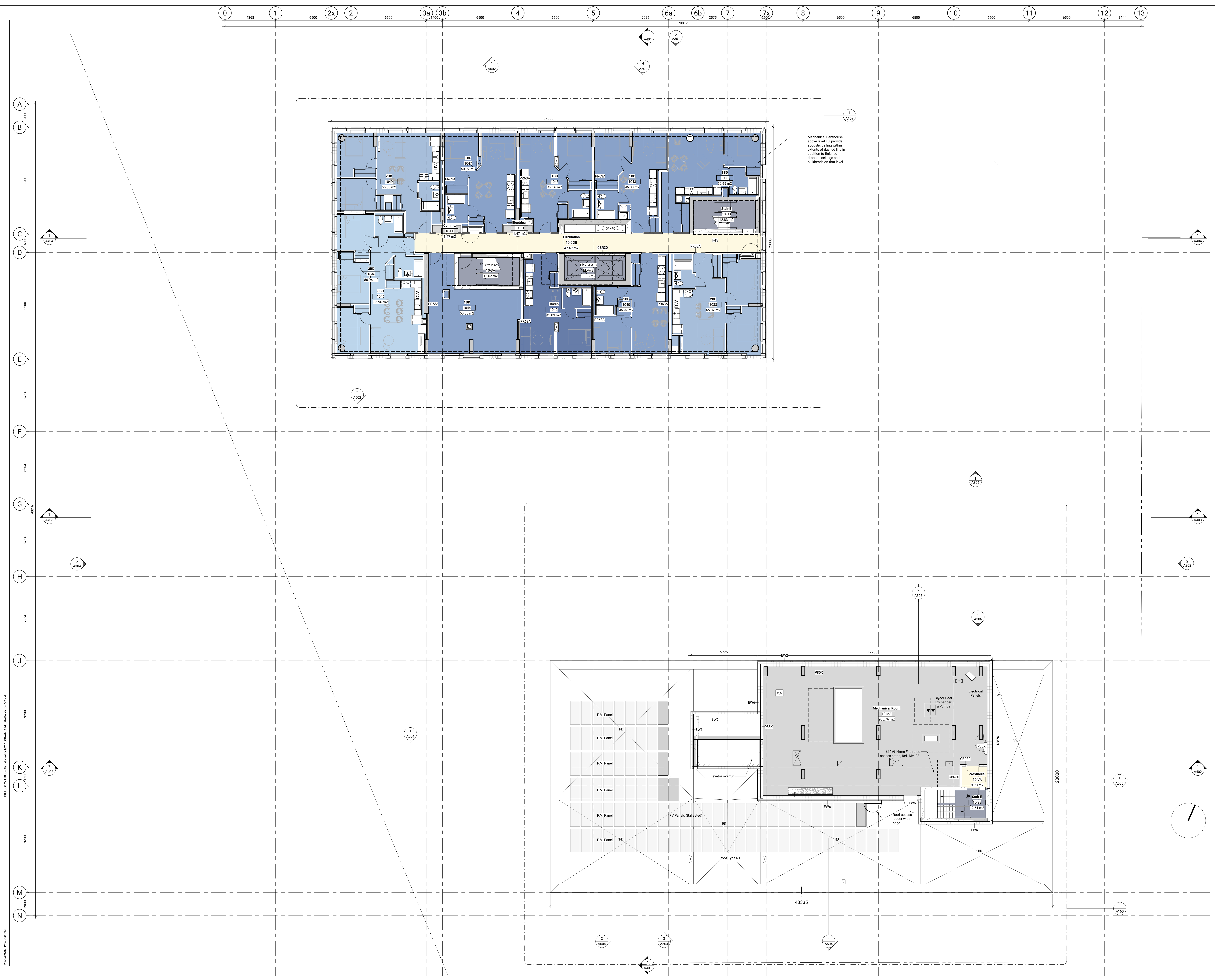
- GENERAL NOTES
Plans
- Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
 - Refer to Mechanical and Electrical Drawings for Additional Requirements.
 - All locations where Mech. Ducts Interfere with Full Height Construction of Interior Partitions, Offset Partition Above Ceiling and Below as Required. Maintain Fire Separation/Room Rating of Partition. Offsetting of Partitions Will Only Be Permitted Where Ductwork Cannot Be Rerouted.
 - All Dimensions are Taken to Face of Masonry or Concrete at Masonry and Concrete Walls and Partitions. At Steel Stud Partitions, Dimensions are Taken to Face of Gypsum Board, Unless Otherwise Noted.
 - Increase Thickness of Walls or Fur Out Wall Thickness as Required to Accommodate Mechanical and Electrical Panels and Services. Maintain Fire Separation Around Back of Panels where Applicable.
 - For Dimensions of Concrete Refer to Slab Edge Drawings.

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Client Scale Drawings.
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**GLADSTONE VILLAGE
PHASE 1**
933 Gladstone Avenue • Phase 1
211006

South Penthouse - Floor Plan
1:100

A110



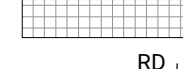









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ISSUED

No.	Date	Description
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2	30 JUL 2021	ISSUED FOR 100% SCHEMATIC DESIGN
3	08 AUG 2021	ISSUED FOR COSTING ADD. NO. 1
4	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL
5	14 DEC 2021	ISSUED FOR 100% DESIGN DEVELOPMENT
6	18 FEB 2022	ISSUED FOR 30% CONSTRUCTION DOCUMENTS
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION

GENERAL NOTES

Plan Symbols

	Stippled Roof Insulation
	RD Roof Drain
	FD Floor Drain
	AD Area Drain
	HB Hose Bib Location
	Proposed Siamese Connection Location
	Proposed Gas Meter Location
	RWL Rain Water Leader
	Convex Mirror
	Projected Barrier-free unit

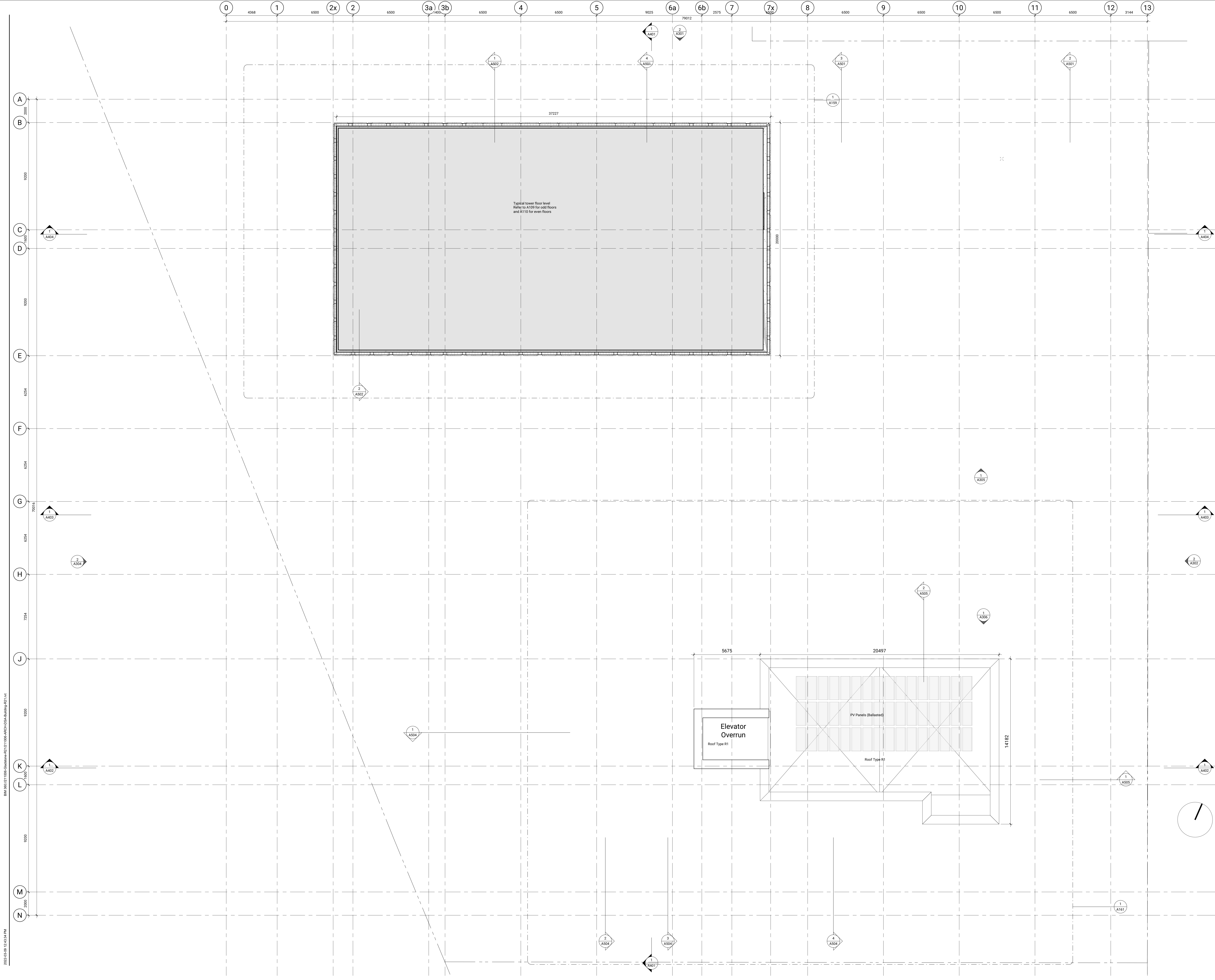
- GENERAL NOTES
- Plans**
- Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
 - Refer to Mechanical and Electrical Drawings for Additional Requirement.
 - All locations where Mech. Ducts Interfere with Full Height Construction of Interior Partitions, Offset Partition Above Ceiling and Brace as Required. Maintain Fire Separation/Smoke Rating of Partition. Offsetting of Partitions Will Only Be Permitted Where Ductwork Cannot Be Relocated.
 - All Dimensions are Taken to Face of Masonry or Concrete at Masonry and Concrete Walls and Partitions. All Steel Stud Partitions Dimensions are Taken to Face of Gypsum Board, Unless Otherwise Noted.
 - Increase Thickness of Walls or Furr Out Wall Thickness as Required to Accommodate Mechanical and Electrical Panels and Services. Maintain Fire Separation Around Back of Panels where Applicable.
 - For Dimensions of Concrete Refer to Slab Edge Drawings.

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**GLADSTONE VILLAGE
PHASE 1**
 933 Gladstone Avenue • Phase 1
 211006

South Penthouse Roof - Floor Plan
 1:100

A111













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ISSUED

No.	Date	Description
1	23 JUL 2021	ISSUED FOR COSTING
2	30 JUL 2021	ISSUED FOR 100% SCHEMATIC DESIGN
4	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL
5	14 DEC 2021	ISSUED FOR 100% DESIGN DEVELOPMENT
6	18 FEB 2022	ISSUED FOR 95% CONSTRUCTION DOCUMENTS
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION

GENERAL NOTES

Plan Symbols

	Sloped Roof Insulation
	Roof Drain
	Floor Drain
	Area Drain
	Hose Bib Location
	Proposed Samese Connection Location
	Proposed Gas Meter Location
	Rain Water Leader
	Convex Mirror
	Projected Barrier-free unit

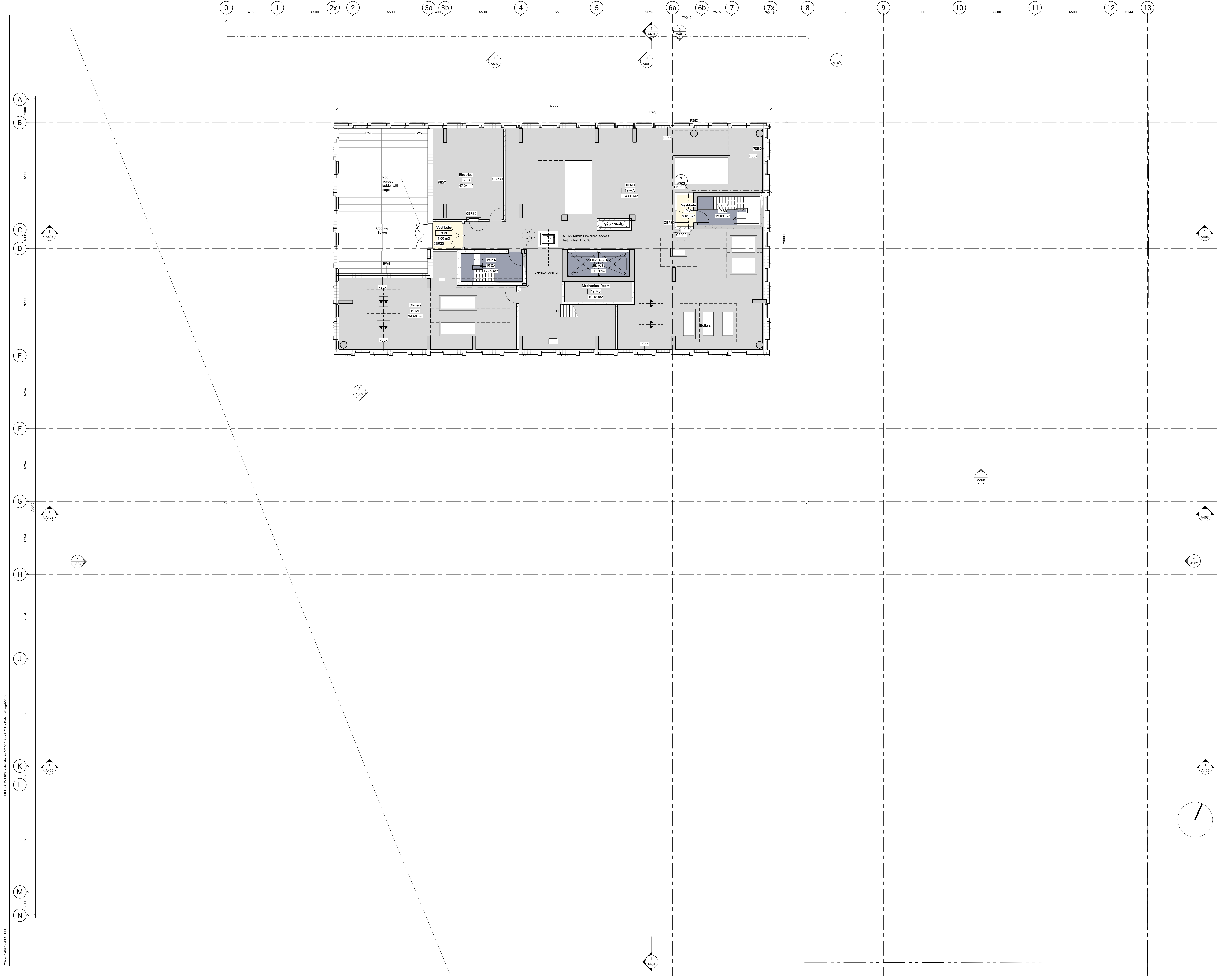
- GENERAL NOTES**
- Plans**
- Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
 - Refer to Mechanical and Electrical Drawings for Additional Requirement.
 - All locations where Mech. Ducts Interfere with Full Height Construction of Interior Partitions, Offset Partition Above Ceiling and Brace as Required. Maintain Fire Separation Around Rating of Partition. Offsetting of Partitions Will Only Be Permitted Where Ductwork Cannot Be Rerouted.
 - All Dimensions are Taken to Face of Masonry or Concrete at Masonry and Concrete Walls and Partitions. At Steel Stud Partitions, Dimensions are Taken to Face of Gypsum Board, Unless Otherwise Noted.
 - Increase Thickness of Walls or Furr Out Wall Thickness as Required to Accommodate Mechanical and Electrical Panels and Services. Maintain Fire Separation Around Back of Panels where Applicable.
 - For Dimensions of Concrete Refer to Slab Edge Drawings.

Contractor Must Check & Verify all Dimensions on the Job.
 Owner Scale Drawings.
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**GLADSTONE VILLAGE
PHASE 1**
 933 Gladstone Avenue - Phase 1
 211006

North Penthouse - Floor Plan
 1:100

A119

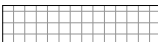











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ISSUED

No.	Date	Description
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2	30 JUL 2021	ISSUED FOR 100% SCHEMATIC DESIGN
3	08 AUG 2021	ISSUED FOR COSTING ADD. NO. 1
4	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL
5	14 DEC 2021	ISSUED FOR 100% DESIGN DEVELOPMENT
6	18 FEB 2022	ISSUED FOR 30% CONSTRUCTION DOCUMENTS
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION

GENERAL NOTES
Plan Symbols

-  Sloped Roof Insulation
-  RD Roof Drain
-  FD Floor Drain
-  AD Area Drain
-  HB Hose Bib Location
-  Proposed Siamese Connection Location
-  Proposed Gas Meter Location
-  RWL Rain Water Leader
-  Convex Mirror
-  Projected Barrier-Free unit

GENERAL NOTES
Plans

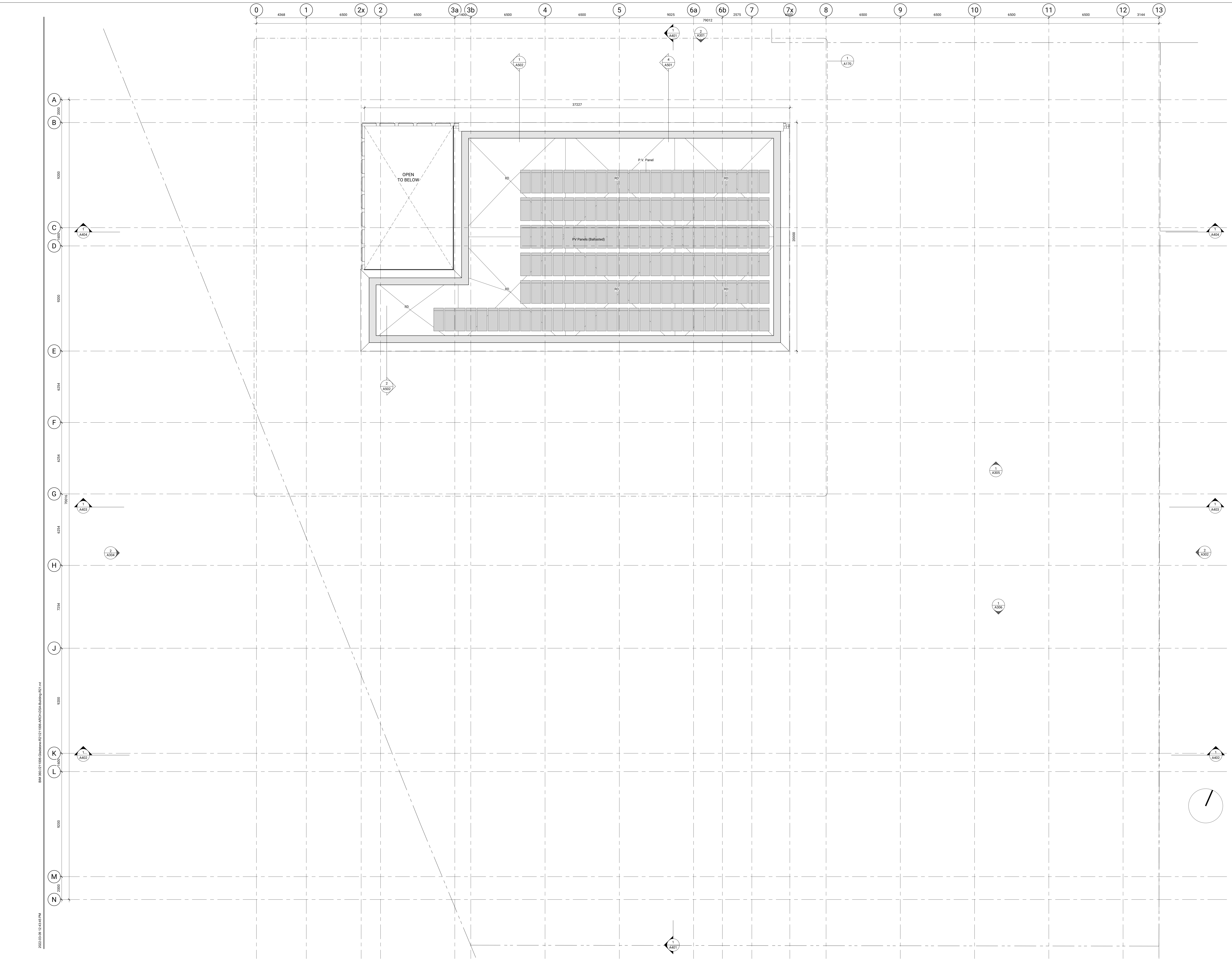
1. Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
2. Refer to Mechanical and Electrical Drawings for Additional Requirement.
3. All locations where Mech. Ducts Interfere with Full Height Construction of Interior Partitions, Offset Partition Above Ceiling and Brace as Required. Maintain Fire Separation Around Raising of Partition. Offsetting of Partitions Will Only Be Permitted Where Ductwork Cannot Be Routed.
4. All Dimensions are Taken to Face of Masonry or Concrete at Masonry and Concrete Walls and Partitions. At Steel Stud Partitions, Dimensions are Taken to Face of Gypsum Board, Unless Otherwise Noted.
5. Increase Thickness of Walls or Fur Out Wall Thickness as Required to Accommodate Mechanical and Electrical Panels and Services. Maintain Fire Separation Around Back of Panels where Applicable.
6. For Dimensions of Concrete Refer to Slab Edge Drawings.

Contractor Must Check & Verify all Dimensions on the Job.
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GLADSTONE VILLAGE
PHASE 1
933 Gladstone Avenue • Phase 1
211006

North Penthouse Roof - Floor Plan
1:100

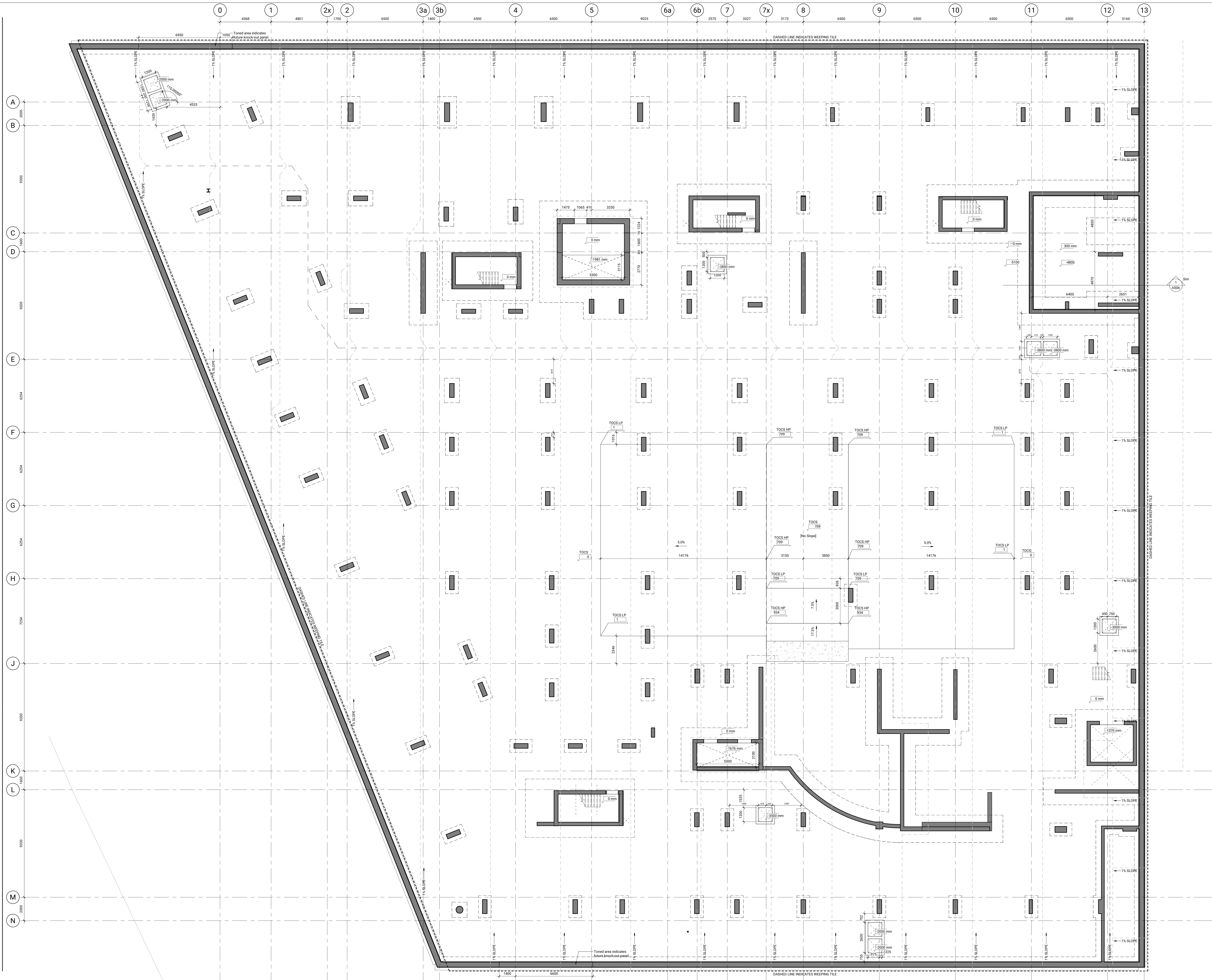
A120



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ISSUED

No.	Date	Description
6	18 FEB 2022	ISSUED FOR 30% CONSTRUCTION DOCUMENTS
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION



GENERAL NOTES

Slab Edge Plans

1. Confirm elevator dimensions and layout requirements prior to erection of hoistways.
2. Refer to Mechanical and Electrical drawings for sizes and locations of ducts, pipes and conduit openings in floor slabs not shown herein.
3. Refer to Structural drawings for column sizes and beam requirements.
4. Confirm Mechanical shaft floor opening sizes with Mechanical contractor.
5. Refer to stair plans and sections for stair landing requirements.
6. Coordinate requirements to provide all inserts, depressions, castings, etc., not shown herein as required to execute work.
7. Top of floor drains shall be set 10mm below the surrounding floor surface.
8. Slab edge drawings are for reference only. It is the Contractor's responsibility to confirm layouts and coordinate all Contract Documents.
9. Slab on grade to have underslab vapour barrier underneath full extent of slab.
10. Ensure all slopes to drains are minimum 2% and maximum 5% (includes ceiling lower enclosure roof and main roof).
11. Unless otherwise indicated, concrete opening heights at doors are to be calculated by adding door slab height + frame width + 10mm. Refer to door schedule.
12. Location and size of concrete haunching pads or bases to be coordinated with mechanical and electrical contractors once equipment has been confirmed.
13. All anchors and steel bases on roof, locations and details refer to roof anchor system plan.
14. Refer to Mechanical drawings for all cast in duct and piping locations.

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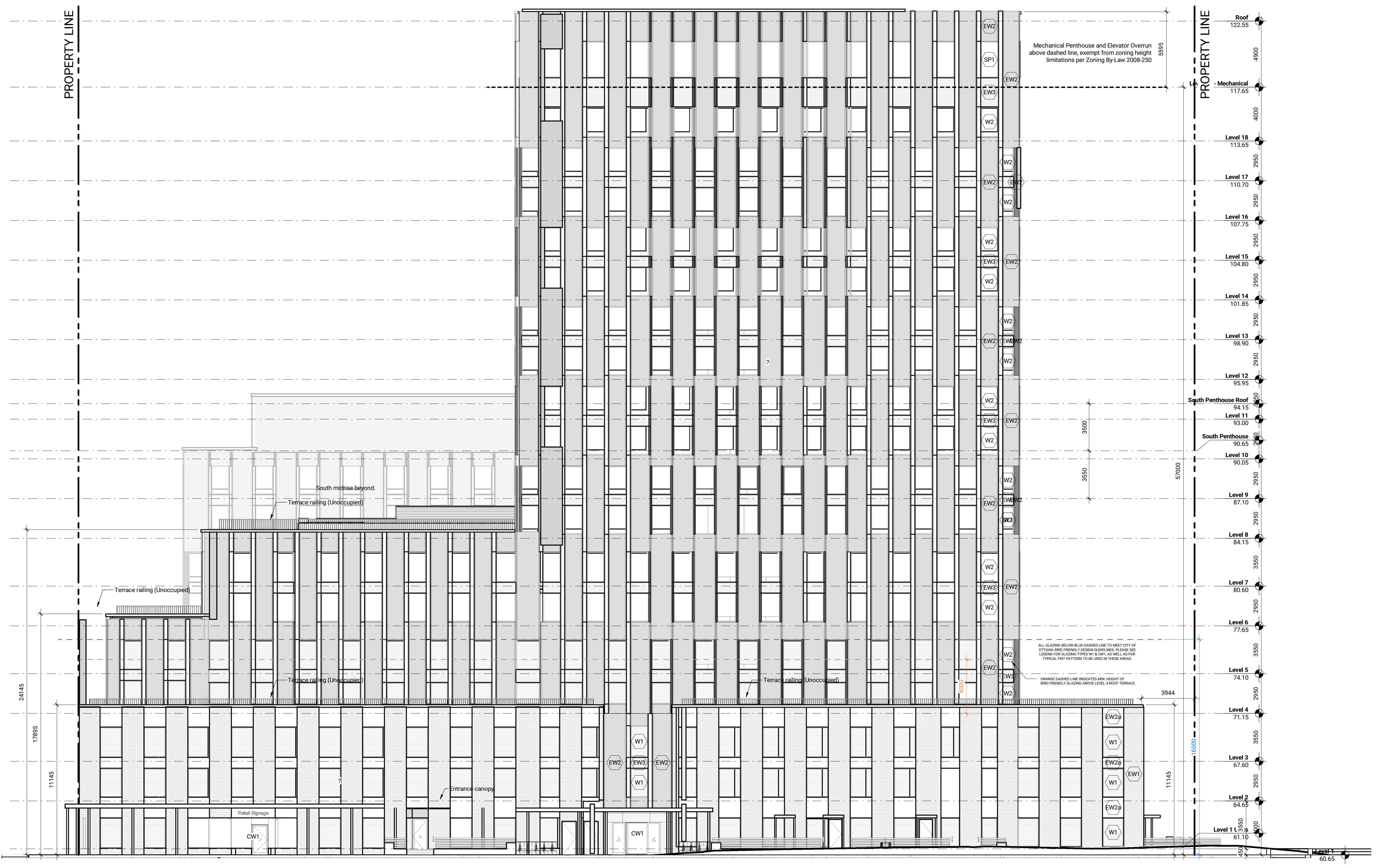
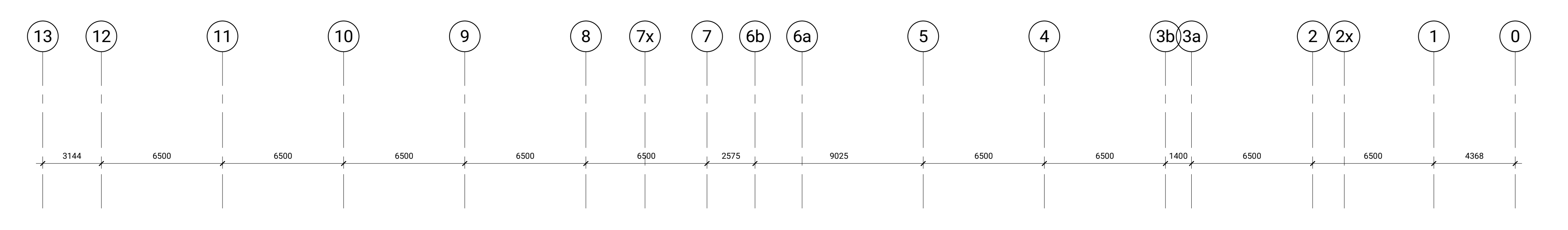
**GLADSTONE VILLAGE
PHASE 1**
933 Gladstone Avenue • Phase 1
211006

Slab Edge Plan - Level P1
1:100
A180

2022.03.22 12:18:23 PM
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ISSUED

No.	Date	Description
1	23 JUL 2021	ISSUED FOR COSTING
2	30 JUL 2021	ISSUED FOR 10% SCHEMATIC DESIGN
4	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL
5	14 DEC 2021	ISSUED FOR 10% DESIGN DEVELOPMENT
6	18 FEB 2022	ISSUED FOR 30% CONSTRUCTION DOCUMENTS
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION



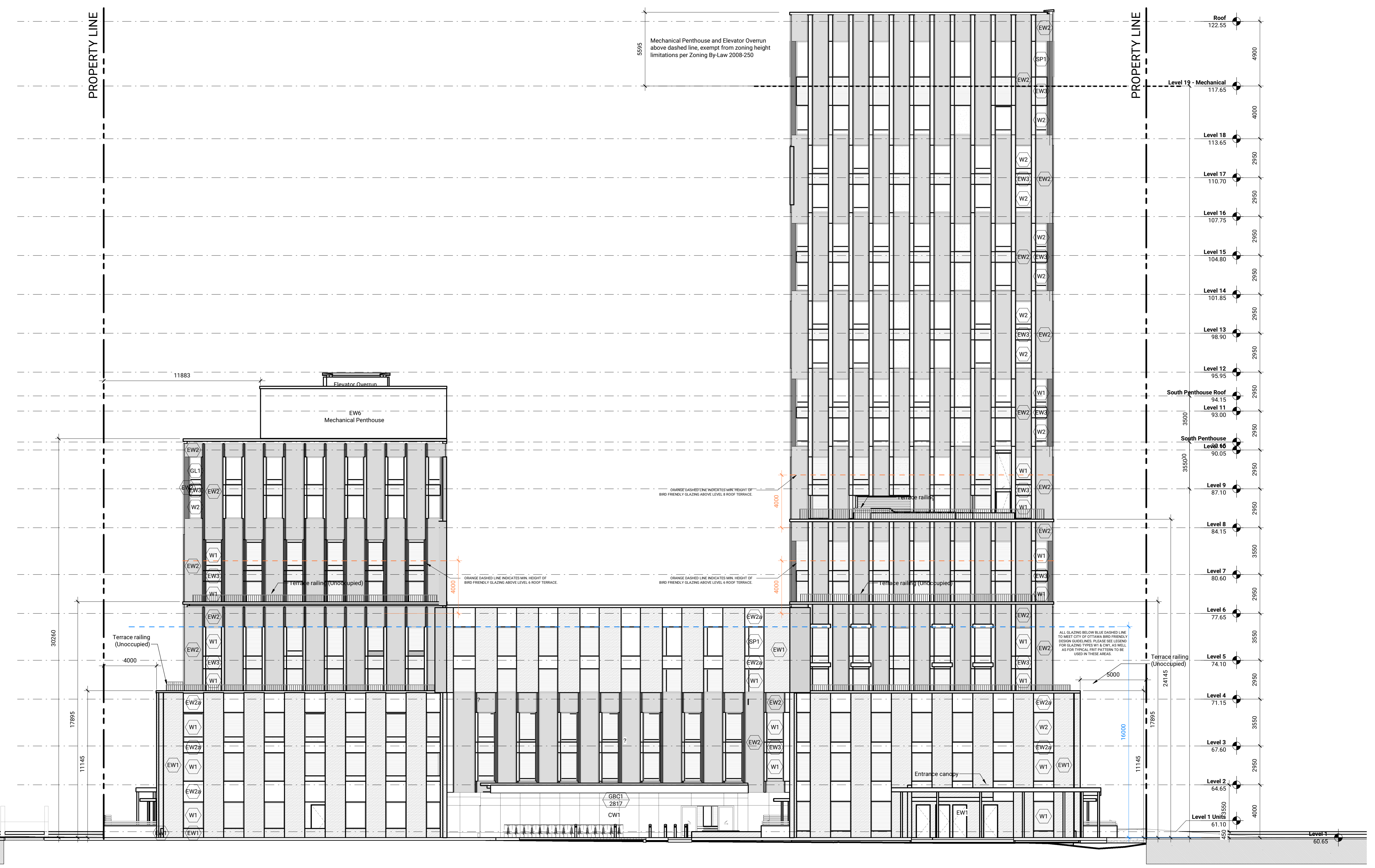
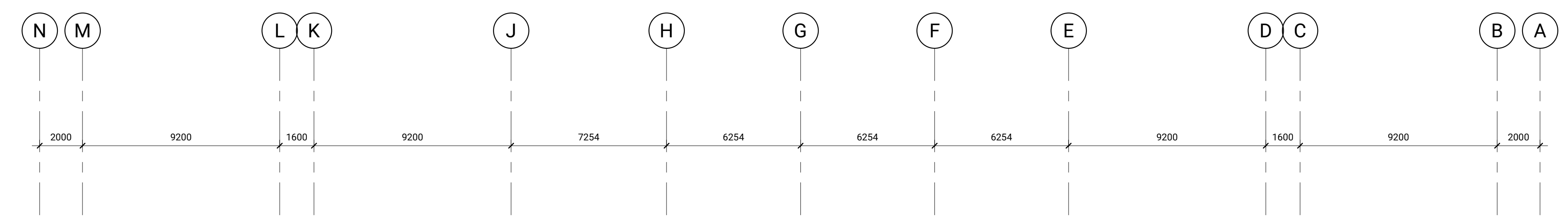
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 - Exterior Wall Type 2 - Metal Panel Cladding
 - Exterior Wall Type 3 - Metal Panel Cladding
 - Curtain Wall Type 1 - Triple Glazed Curtain Wall Bird-Friendly Frit on Surface #1 to meet Ottawa Bird Friendly Design Guideline#4
 - Curtain Wall Type 2 - Triple Glazed Fibreglass Window Clear glazing without frit
 - Punched Window Type 1 - Triple Glazed Fibreglass Window Bird-Friendly Frit on Surface #1 to meet Ottawa Bird Friendly Design Guideline#4
 - Punched Window Type 2 - Triple Glazed Fibreglass Window Clear glazing without frit
- *Bird-Friendly frit pattern to be installed on Surface #1, to meet the layout illustrated below:
-
- Contractor Must Check & Verify All Dimensions on the Job.
Client Scale Drawings.
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






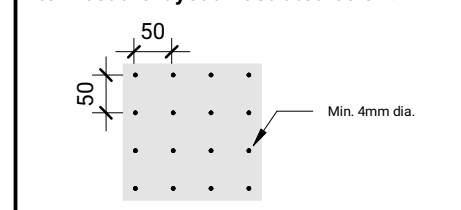
GLADSTONE VILLAGE
PHASE 1
933 Gladstone Avenue - Phase 1
211006

North Elevation
As indicated
A301

ISSUED

No.	Date	Description
1	23 JUL 2021	ISSUED FOR COSTING
2	30 JUL 2021	ISSUED FOR 100% SCHEMATIC DESIGN
4	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL
5	14 DEC 2021	ISSUED FOR 100% DESIGN DEVELOPMENT
6	18 FEB 2022	ISSUED FOR 90% CONSTRUCTION DOCUMENTS
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION



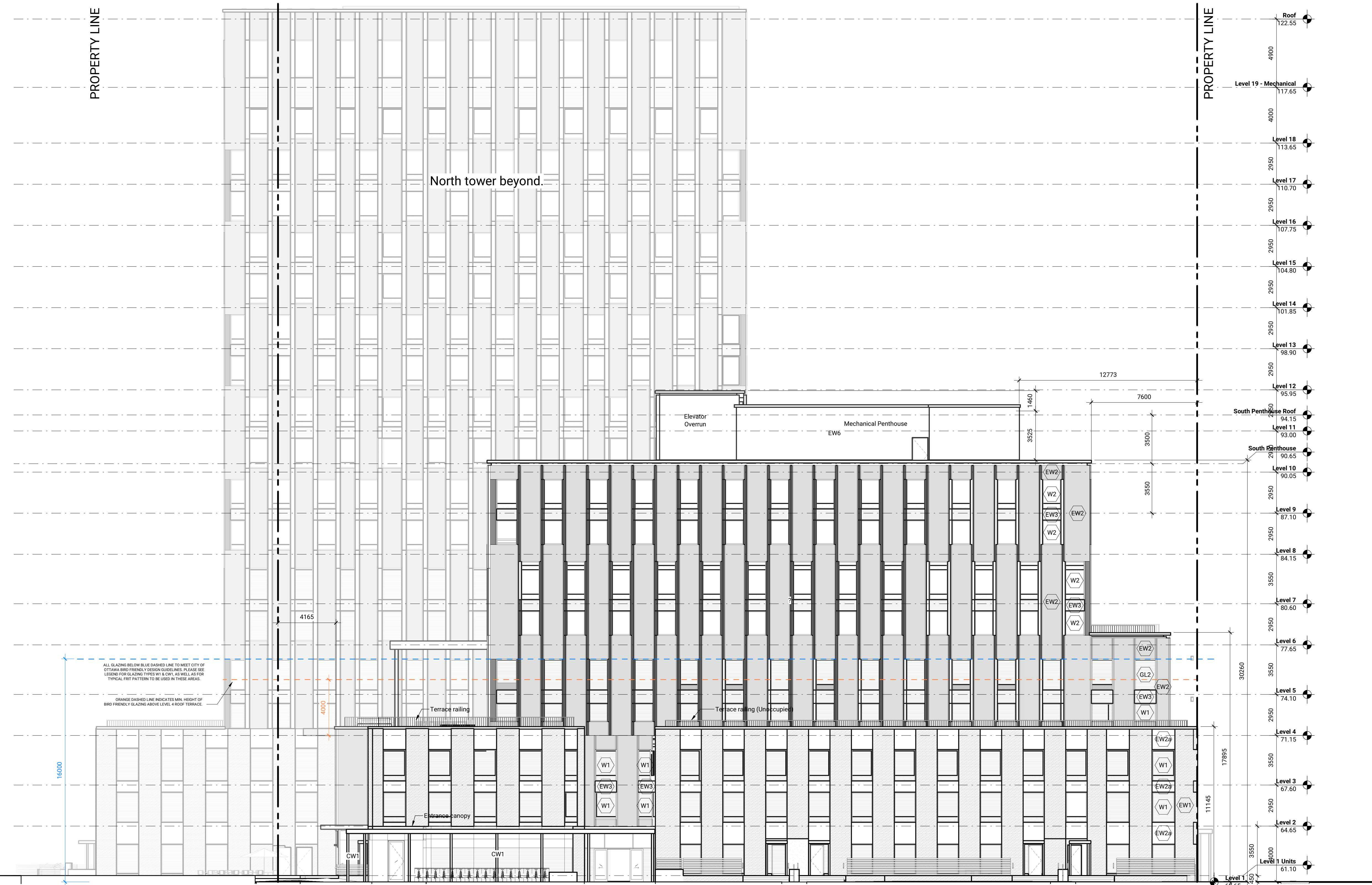
-  Exterior Wall Type 1 - Masonry Cladding
 -  Exterior Wall Type 2 - Metal Panel Cladding
 -  Exterior Wall Type 3 - Metal Panel Cladding
 -  Curtain Wall Type 1 - Triple Glazed Curtain Wall Bird Friendly Frit on Surface #1 to meet Ottawa Bird Friendly Design Guidelines*
 -  Curtain Wall Type 2 - Triple Glazed Fibreglass Window Clear glazing without frit
 -  Punched Window Type 1 - Triple Glazed Fibreglass Window Bird Friendly Frit on Surface #1 to meet Ottawa Bird Friendly Design Guidelines*
 -  Punched Window Type 2 - Triple Glazed Fibreglass Window Clear glazing without frit
- *Bird friendly frit pattern to be installed on Surface #1, to meet the layout illustrated below:
- 
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**GLADSTONE VILLAGE
PHASE 1**
933 Gladstone Avenue - Phase 1
211006

East Elevation
As indicated
A302

ISSUED

No.	Date	Description
1	23 JUL 2021	ISSUED FOR COSTING
2	30 JUL 2021	ISSUED FOR 100% SCHEMATIC DESIGN
4	08 DEC 2021	ISSUED FOR SITE PLAN CONTROL
5	14 DEC 2021	ISSUED FOR 100% DESIGN DEVELOPMENT
6	18 FEB 2022	ISSUED FOR 30% CONSTRUCTION DOCUMENTS
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION



- Exterior Wall Type 1 - Masonry Cladding
- Exterior Wall Type 2 - Metal Panel Cladding
- Exterior Wall Type 3 - Metal Panel Cladding
- Curtain Wall Type 1 - Triple Glazed Curtain Wall Bird Friendly Fit on Surface #1 to meet Ottawa Bird Friendly Design Guidelines*
- Curtain Wall Type 2 - Triple Glazed Fibreglass Window Clear glazing without frit
- Punched Window Type 1 - Triple Glazed Fibreglass Window Bird Friendly Fit on Surface #1 to meet Ottawa Bird Friendly Design Guidelines*
- Punched Window Type 2 - Triple Glazed Fibreglass Window Clear glazing without frit

*Bird Friendly frit pattern to be installed on Surface #1, to meet the layout illustrated below:

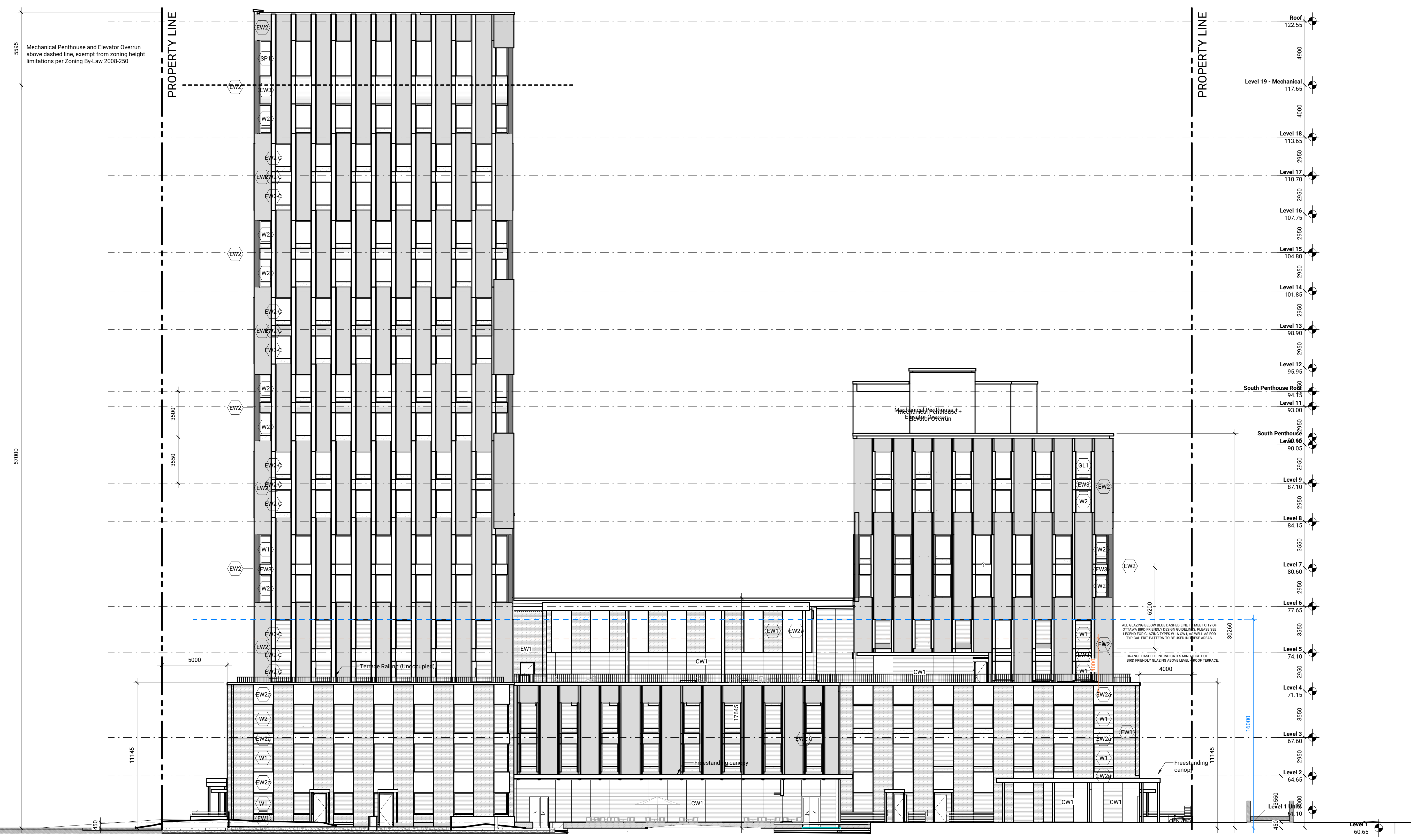
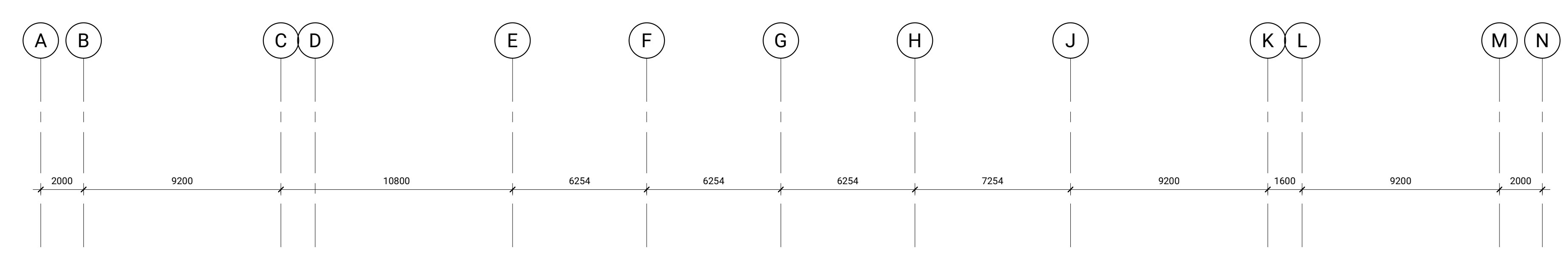
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






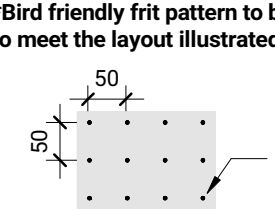
GLADSTONE VILLAGE
PHASE 1
933 Gladstone Avenue • Phase 1
21006

South Elevation
As indicated
A303

ISSUED

No.	Date	Description
1	23 JUL 2021	ISSUED FOR COSTING
2	30 JUL 2021	ISSUED FOR 100% SCHEMATIC DESIGN
4	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL
5	14 DEC 2021	ISSUED FOR 100% DESIGN DEVELOPMENT
6	18 FEB 2022	ISSUED FOR 90% CONSTRUCTION DOCUMENTS
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION



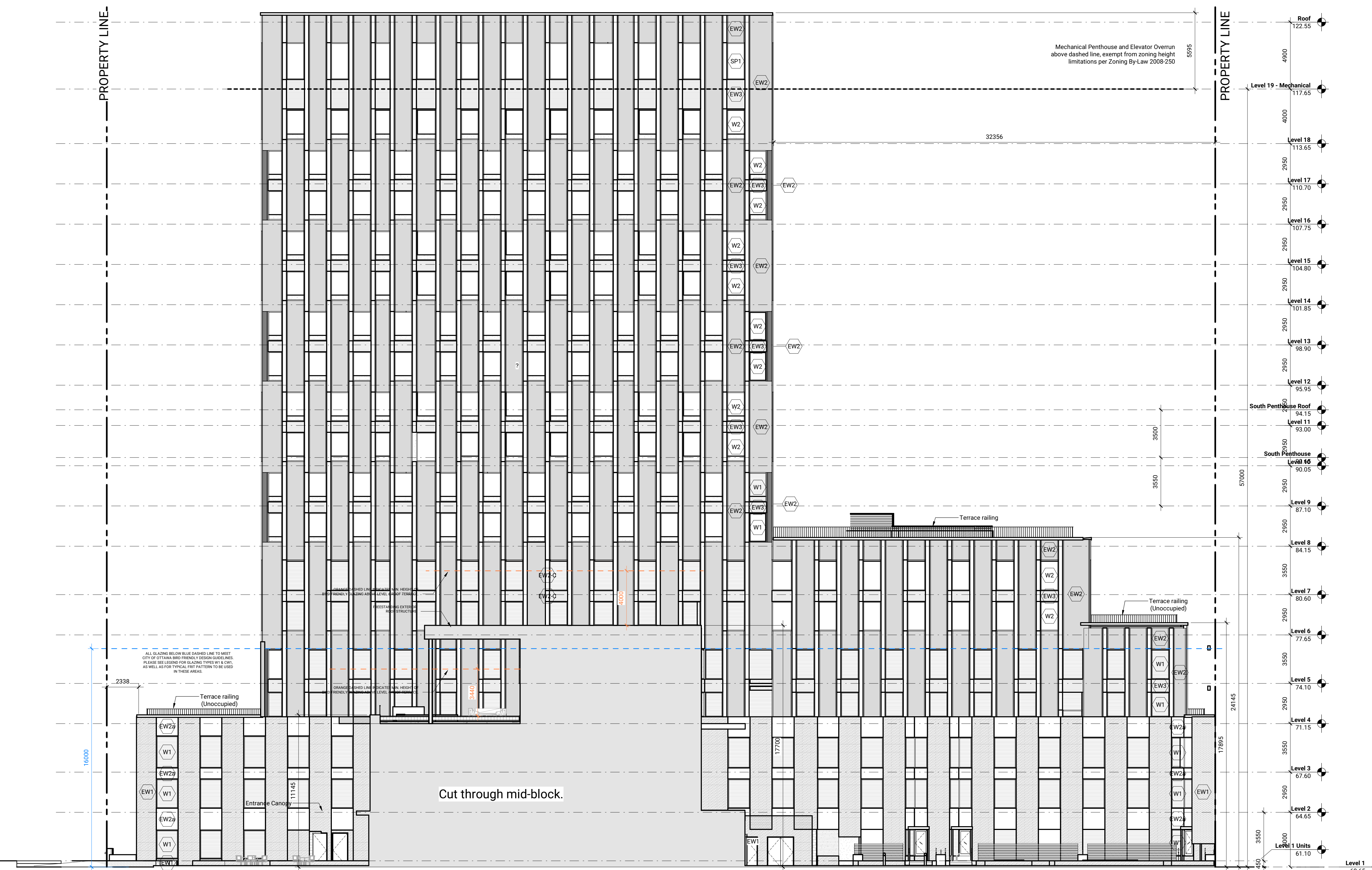
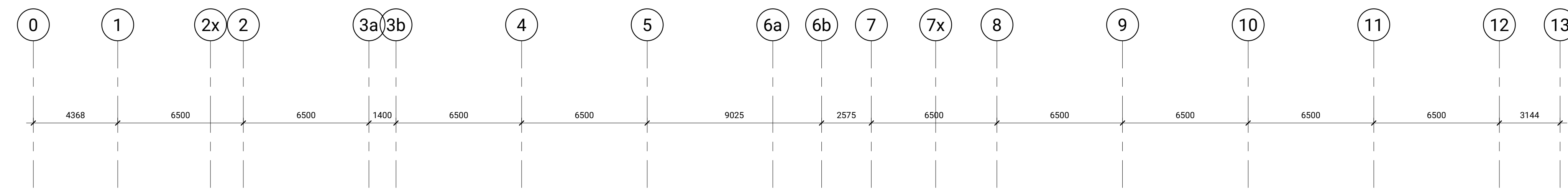
-  Exterior Wall Type 1 - Masonry Cladding
 -  Exterior Wall Type 2 - Metal Panel Cladding
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 -  Curtain Wall Type 1 - Triple Glazed Curtain Wall Bird-friendly Frit on Surface #1 to meet Ottawa Bird Friendly Design Guidelines*
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- *Bird-friendly frit pattern to be installed on Surface #1, to meet the layout illustrated below:
- 
- Contractor Must Check & Verify all Dimensions on the Job.
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






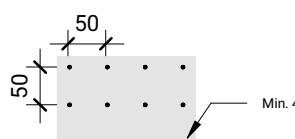
**GLADSTONE VILLAGE
PHASE 1**
933 Gladstone Avenue - Phase 1
21006

West Elevation
As indicated
A304

ISSUED

No.	Date	Description
1	23 JUL 2021	ISSUED FOR COSTING
2	30 JUL 2021	ISSUED FOR 100% SCHEMATIC DESIGN
4	08 DEC 2021	ISSUED FOR SITE PLAN CONTROL
5	14 DEC 2021	ISSUED FOR 100% DESIGN DEVELOPMENT
6	18 FEB 2022	ISSUED FOR 30% CONSTRUCTION DOCUMENTS
7	09 MAR 2022	ISSUED FOR SITE PLAN RESUBMISSION



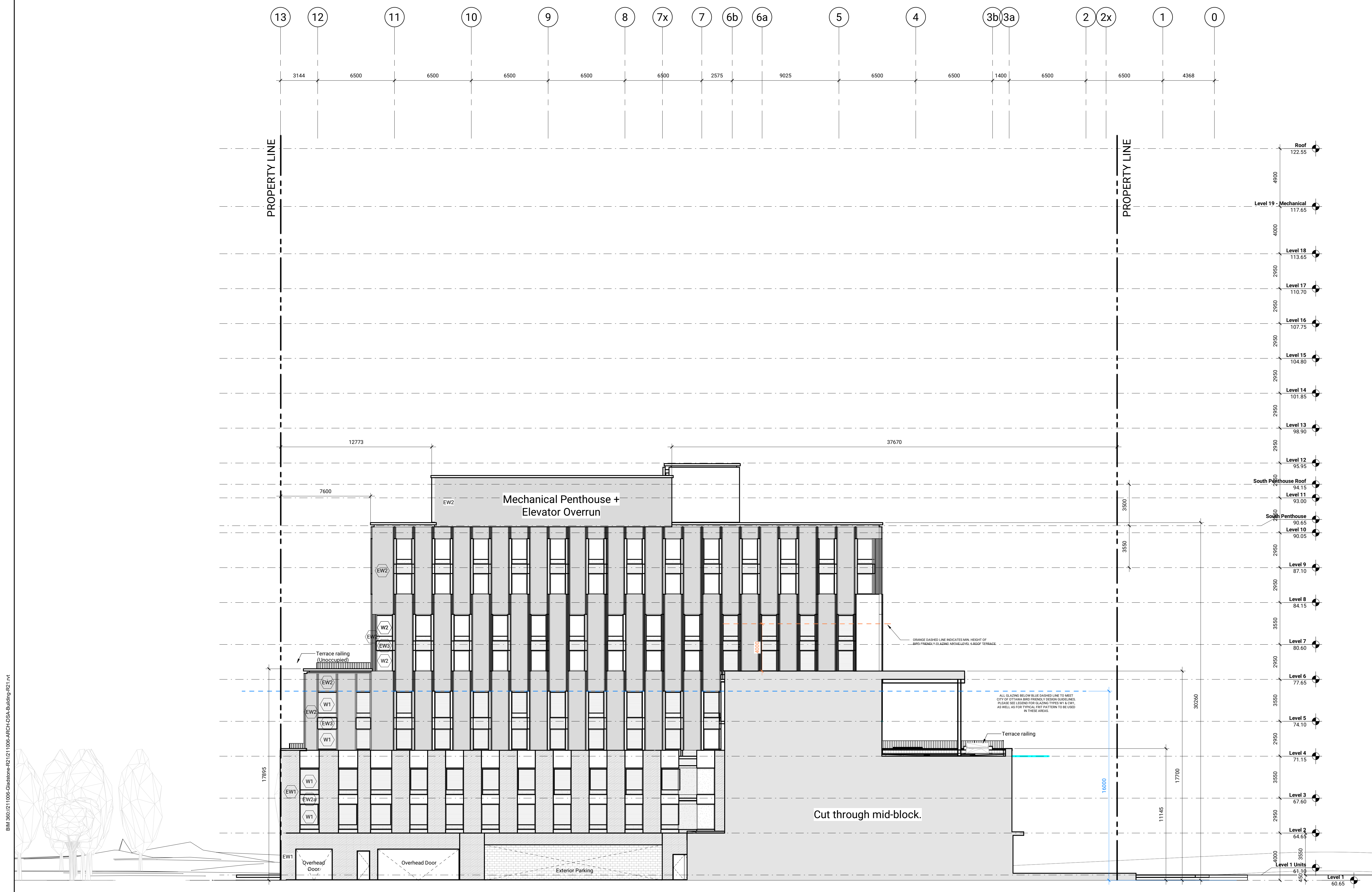
-  Exterior Wall Type 1 - Masonry Cladding
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- 
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




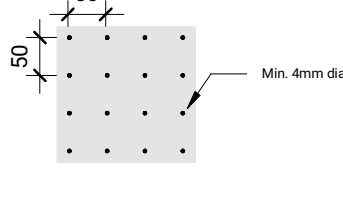
**GLADSTONE VILLAGE
PHASE 1**
933 Gladstone Avenue - Phase 1
21006

Rebate Elevations
As indicated
A305

ISSUED

No.	Date	Description
1	23 JUL 2021	ISSUED FOR COSTING
2	30 JUL 2021	ISSUED FOR 100% SCHEMATIC DESIGN
4	08 DEC 2021	ISSUED FOR SITE PLAN CONTROL
5	14 DEC 2021	ISSUED FOR 100% DESIGN DEVELOPMENT
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 -  Punched Window Type 2 - Triple Glazed Fiberglass Window Clear glazing without frit
- *Bird friendly frit pattern to be installed on Surface #1, to meet the layout illustrated below:
- 

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**GLADSTONE VILLAGE
PHASE 1**
933 Gladstone Avenue • Phase 1
211006

Rebate Elevations
As indicated
A306

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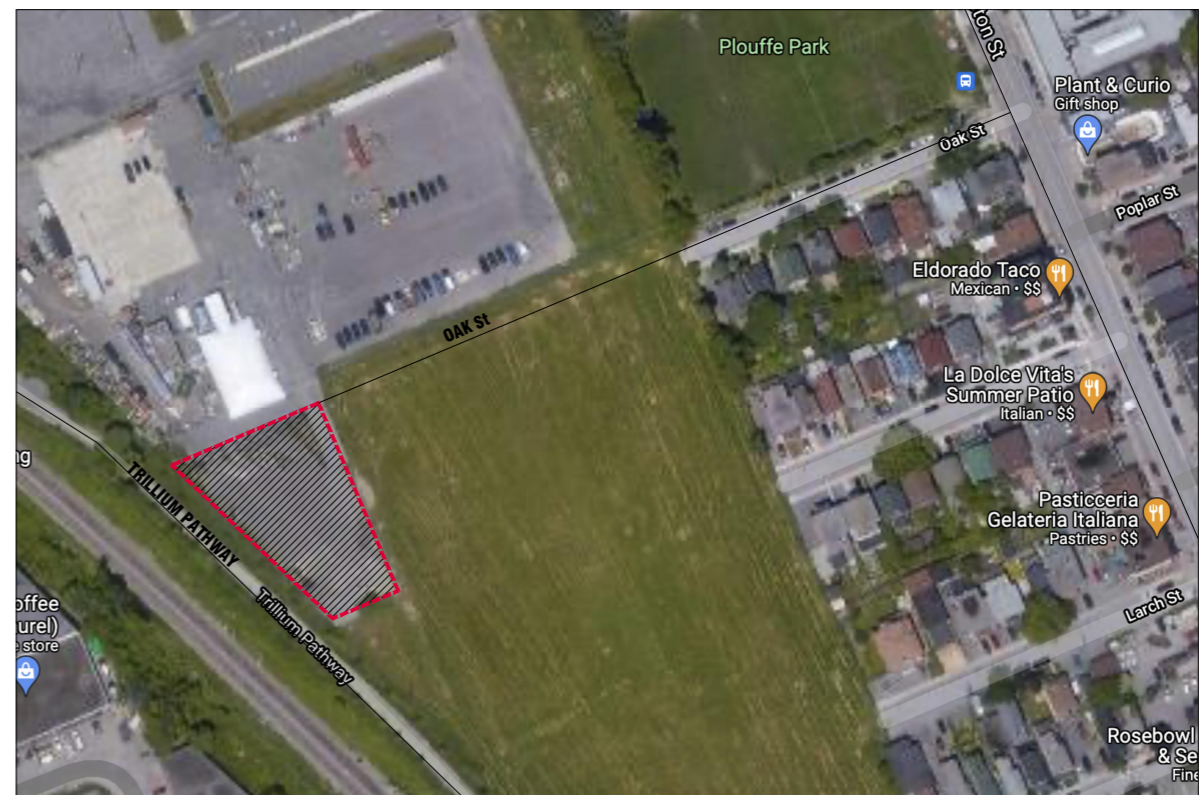
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GLADSTONE VILLAGE PHASE 1

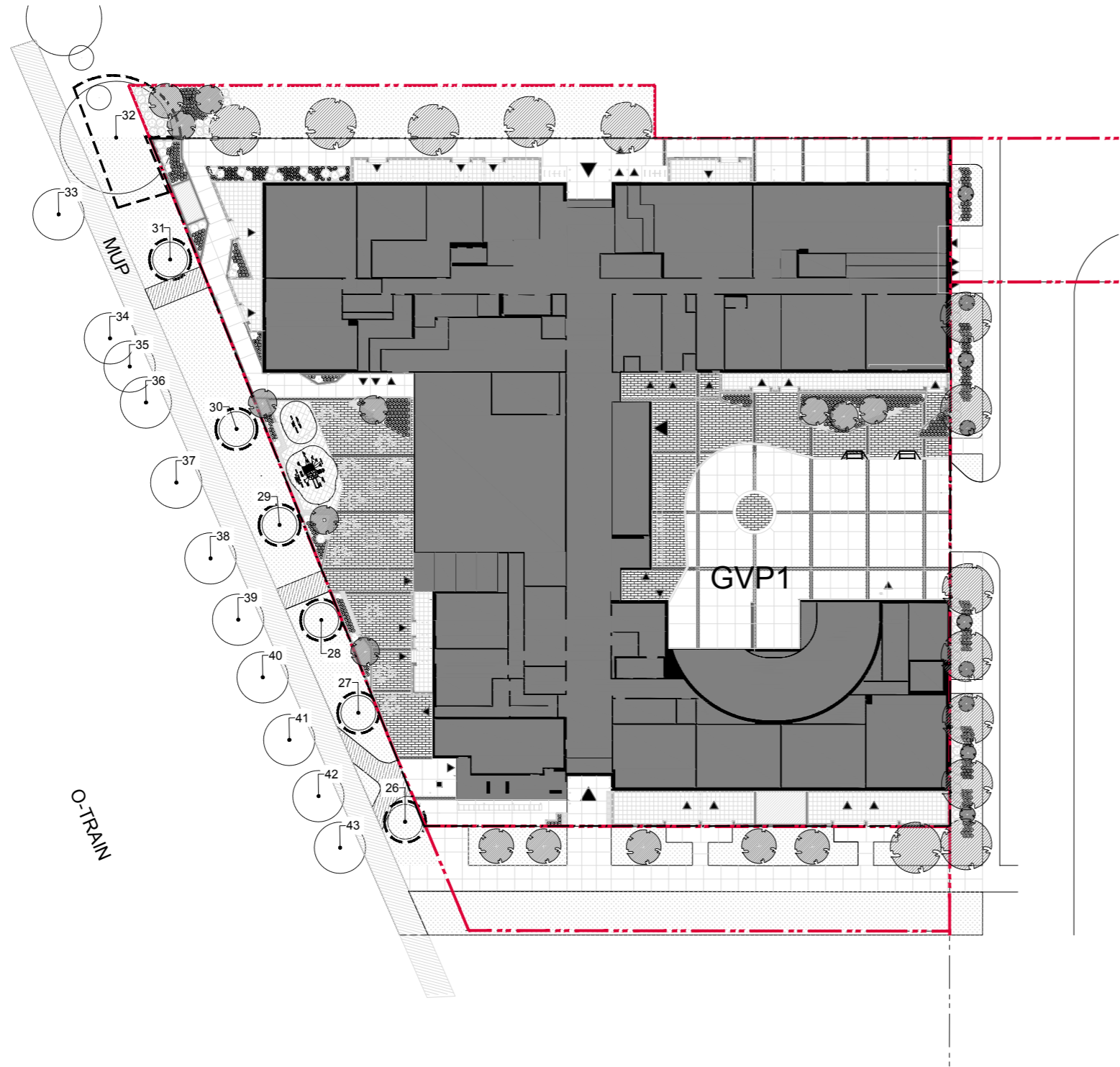
933, GLADSTONE AVENUE-PHASE 1
OTTAWA, ONTARIO
ISSUED FOR SITE PLAN RESUBMISSION
09 MARCH 2022

DRAWING INDEX

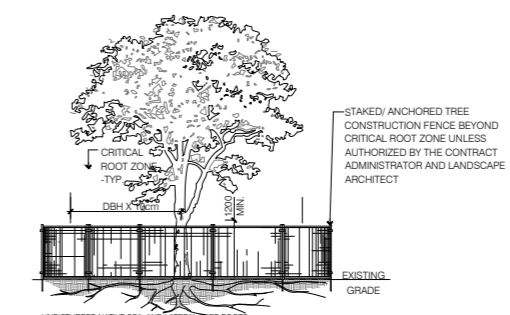
TREE PROTECTION PLAN TP-1
LANDSCAPE PLAN L1-1
PLANTING PLAN L1-2
DETAILS L2-1



KEY PLAN 



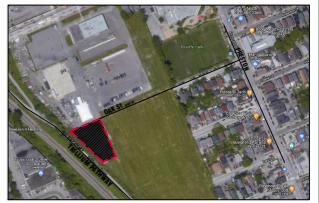
NO.	TREE SPECIES	DBH (mm)	CONDITION	COMMENTS
26	Acer saccharum/Sugar Maple	9	Good	Tree location is for reference only. Pathway tree, east of pathway.
27	Acer saccharum/Sugar Maple	11	Good	Tree location is for reference only. Pathway tree, east of pathway.
28	Quercus rubra/Red Oak	12	Good	Tree location is for reference only. Pathway tree, east of pathway.
29	Quercus rubra/Red Oak	12	Good	Tree location is for reference only. Pathway tree, east of pathway.
30	Quercus rubra/Red Oak	10	Good	Tree location is for reference only. Pathway tree, east of pathway.
31	Quercus rubra/Red Oak	12	Good	Tree location is for reference only. Pathway tree, east of pathway.
32	Salix alba 'Tristis'/ White Willow	22,35,45	Good	Tree location is for reference only. Pathway tree, east of pathway. Multi-trunk (3)
33	Acer saccharum/Silver Maple	28	Good	Tree location is for reference only. Pathway tree, west of pathway.
34	Quercus rubra/Red Oak	12	Good	Tree location is for reference only. Pathway tree, west of pathway.
35	Acer negundo/ Manitoba Maple	15,20	Good	Tree location is for reference only. Pathway tree, west of pathway. Multi-trunk (2). Suckers at the base
36	Quercus macrocarpa/ Bur Oak	8	Good	Tree location is for reference only. Pathway tree, west of pathway.
37	Acer saccharum/Sugar Maple	11	Good	Tree location is for reference only. Pathway tree, west of pathway.
38	Quercus rubra/Red Oak	10	Good	Tree location is for reference only. Pathway tree, west of pathway.
39	Celtis occidentalis/ Hackberry	11	Good	Tree location is for reference only. Pathway tree, west of pathway.
40	Ulmus americana/ American Elm	14,15	Good	Tree location is for reference only. Pathway tree, west of pathway. Multi-trunk (2)
41	Acer negundo/ Manitoba Maple	13,15	Good	Tree location is for reference only, west of pathway tree. Multi-trunk (2)
42	Acer rubrum/ Red Maple	8	Good	Tree location is for reference only, west of pathway tree. Large wound on the trunk (50cm L). Tree location is for reference only.
43	Acer rubrum/ Red Maple	10	Good	Tree location is for reference only. Pathway tree, west of pathway



- NOTES:**
THE FOLLOWING PROTECTION MEASURES MUST BE IMPLEMENTED FOR RETAINED TREES, BOTH WITHIN THE WORK AREA AND ON ADJACENT PARCELS.
- UNDER THE GUIDANCE OF AN ARBORIST, ERECT A MODULAR FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES WHERE THE CRZ IS ESTABLISHED AS BEING 10 CENTIMETERS FROM THE TRUNK FOR EVERY CENTIMETER OF TRUNK DIAMETER AT BREAST HEIGHT.
 - TREE PROTECTION SHALL BE ERECTED TO PROVIDE A CONTINUOUS BARRICADE BETWEEN DESIGNATED TREES AND THE WORK AREA PRIOR TO CONSTRUCTION.
 - TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE.
 - ENSURE ALL EQUIPMENT AND CONSTRUCTION RELATED MATERIAL ARE NOT PLACED OR TEMPORARILY STORED WITHIN THE CRZ.
 - ENSURE EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.
 - FLOODING OR DEPOSITION OF SEDIMENT SHALL BE PREVENTED WHERE TREES ARE LOCATED.
 - ALL DISTURBED ROOT SYSTEMS SHALL BE EXPOSED AND BACKFILLED IN ONE CONTINUOUS OPERATION TO MINIMIZE DESICCATION.
 - EXPOSED ROOTS SHALL BE KEPT CONTINUOUSLY MOIST DURING EXCAVATION.
 - REMOVE BROKEN AND DAMAGED ROOTS WITH SHARP PRUNING SHEARS.
 - THE TREE PROTECTION MODULAR FENCE IS TEMPORARY, SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OPERATIONS, AND SHALL BE REMOVED UPON COMPLETION OF WORK WHEN AGREED TO BY THE CONTRACT ADMINISTRATOR AND LANDSCAPE ARCHITECT.

diamond schmitt **DMR KWC DMR**

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ISSUED

No.	Date	Description
1	2021 SEP 08	ISSUED FOR SITE PLAN APPROVAL
2	2021 SEP 17	ISSUED FOR SITE PLAN APPROVAL
3	2021 DEC 14	ISSUED FOR 100% DESIGN DEVELOPMENT
4	2022 FEB 18	ISSUED FOR 30% CONSTRUCTION DOCUMENTS
5	2022 MAR 09	ISSUED FOR SITE PLAN RESUBMISSION

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ASSOCIATION OF LANDSCAPE ARCHITECTS
MEMBER

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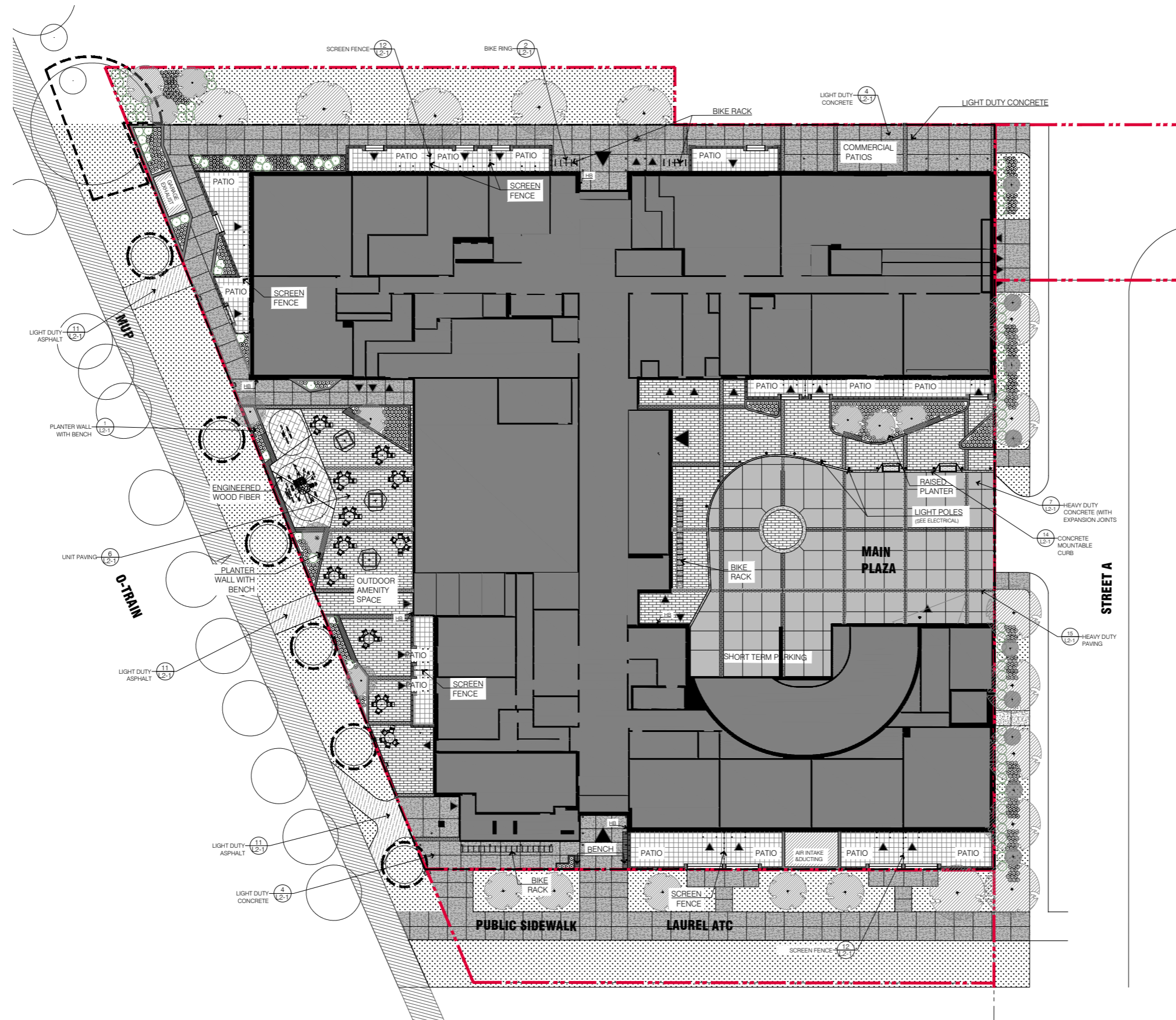
**GLADSTONE VILLAGE
PHASE 1**
933 Gladstone Avenue - Phase 1
211006

Tree Protection Plan
TP-1

1 TREE PROTECTION PLAN
TP-01

1:200





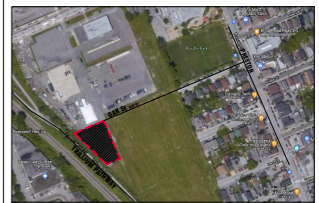
LEGEND

- PROPERTY LINE
- BUILDING
- TREE PROTECTION
- GARAGE OUTLINE
- DECIDUOUS TREES
- EXISTING TREES
- SOD
- LIGHT DUTY CONCRETE
- PAVER TYPE 1
- PAVER TYPE 2
- HEAVY DUTY CONCRETE
- ENGINEERED WOOD FIBER
- ASPHALT
- EXISTING MUP
- BENCH
- BIKE RACK
- SHRUBS
- PERENNIALS
- LIGHT POLE
- SCREEN FENCE
- PLANTER WALL

diamond schmitt **KWC**

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E mail@lashley.a.com



ISSUED

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GLADSTONE VILLAGE
PHASE 1
933 Gladstone Avenue - Phase 1
211006

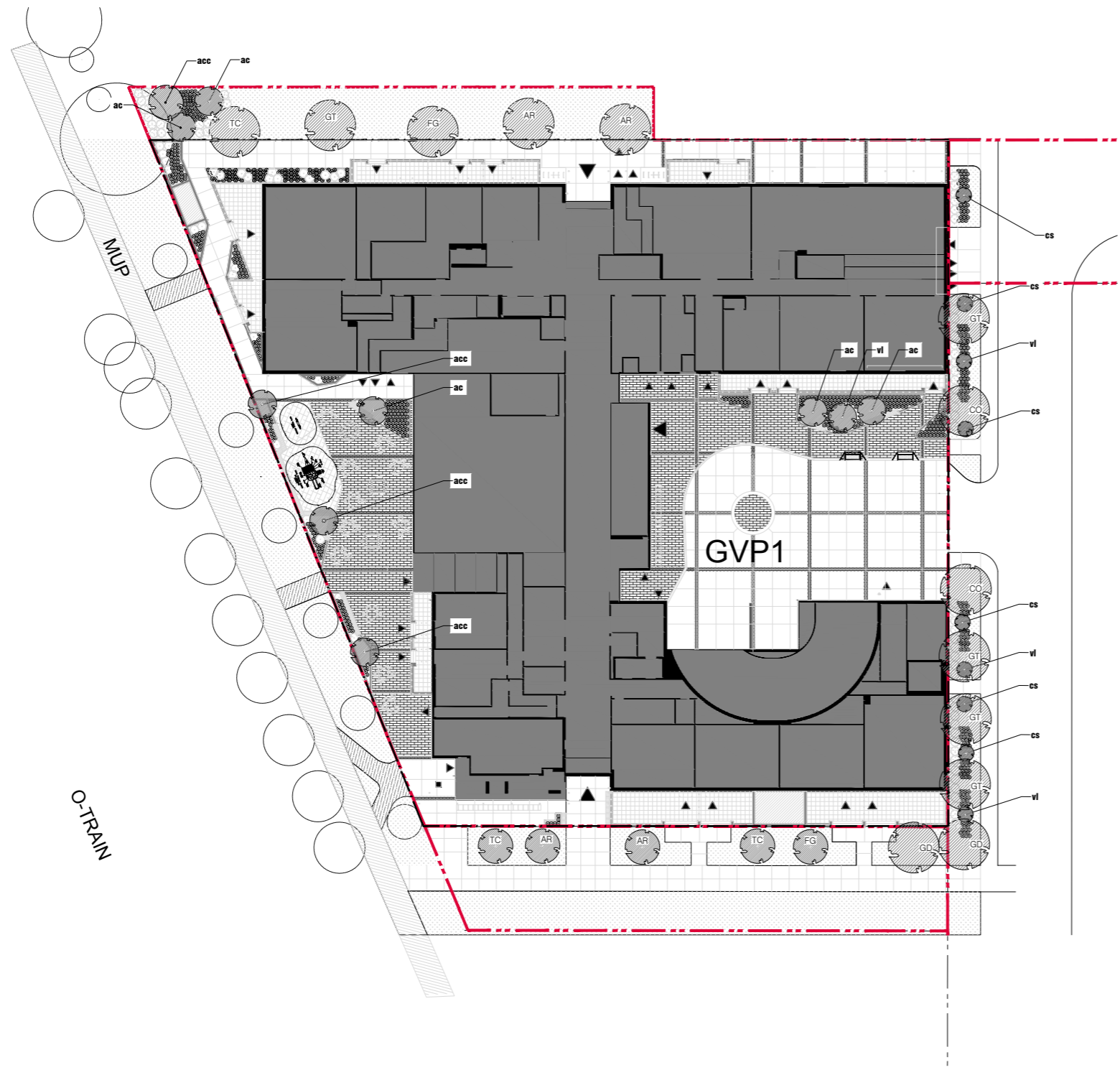
Landscape Plan
L1-1

LANDSCAPE PLAN
L1-1



1:150

DWG # 18593



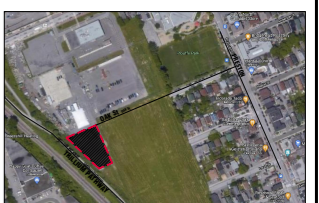
PLANT LIST

Key	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
CO	2	Celtis Occidentalis	Hackberry	50mm CAL.	W.B.
GD	2	Gymnocladus Dioicus	Kentucky Coffeetree	50mm CAL.	W.B.
AR	4	Acer Rubrum	Red Maple	50mm CAL.	W.B.
TC	3	Tilia Cordata	Littleleaf Linden	50mm CAL.	W.B.
GT	4	Gleditsia Triacanthos	Honey Locust	50mm CAL.	W.B.
FG	5	Fagus Grandifolia	American Beech	50mm CAL.	W.B.
MULTI - STEM SHRUBS					
ac	5	Amelanchier Canadensis	Serviceberry	7 gal	pot
vi	4	Viburnum Lentago	Nannyberry	7 gal	pot
cs	6	Cornus Sericea	Red Osier Dogwood	2 gal	pot
acc	4	Amelanchier Canadensis Clump	Shadblow Serviceberry	7 gal	pot
GRASSES/SHRUBS/ VINE					
cak	-	Calamagrostis Acutiflora 'Karl Forester'	Feather Reed Grass	1 gal	pot
ch	-	Cotoneaster Horizontalis	Rockspray Cotoneaster	3 gal	pot
cp	-	Carex Pensylvanica	Oak Sedge	1 ltr	pot

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ISSUED

No.	Date	Description
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2	2022 MAR 09	ISSUED FOR SITE PLAN RESUBMISSION

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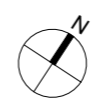
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**GLADSTONE VILLAGE
PHASE 1**
933 Gladstone Avenue - Phase 1
211006

Planting Plan
L1-2

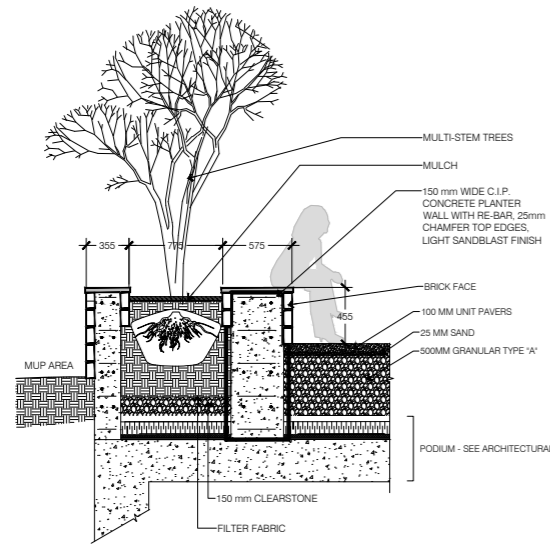
1 PLANTING PLAN
L1-02

1:200

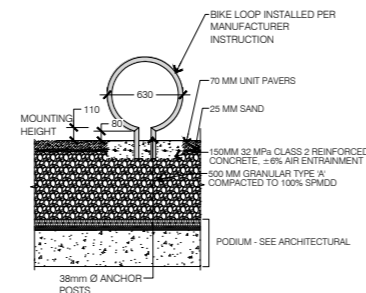


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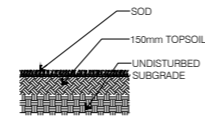
DWG # 18593



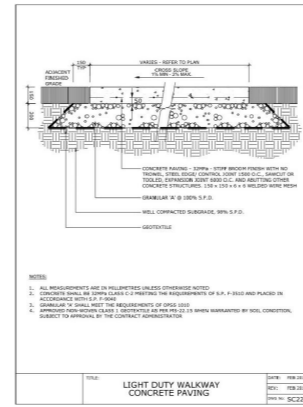
1 PLANTER WALL WITH BENCH
L2-1 1:20



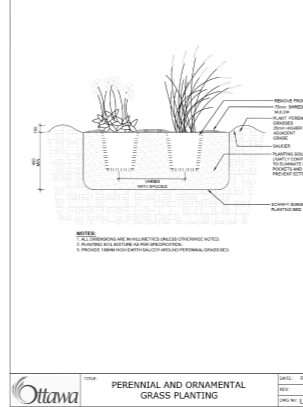
2 BIKE RING ON CONCRETE PAD
L2-1 1:20



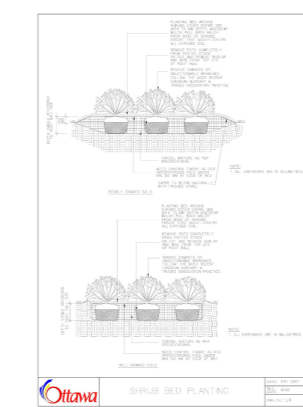
3 SOD
L2-1 1:20



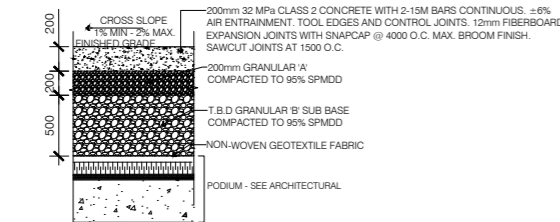
4 LIGHT DUTY CONCRETE
L2-1 1:20



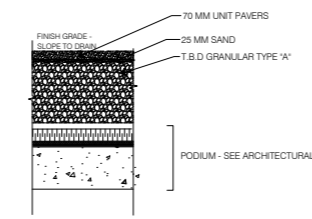
8 PERENNIAL PLANTING
L2-1 1:20



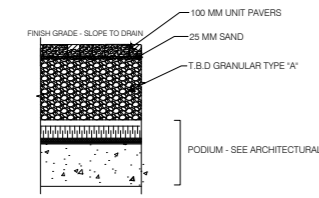
9 SHRUB PLANTING
L2-1 1:20



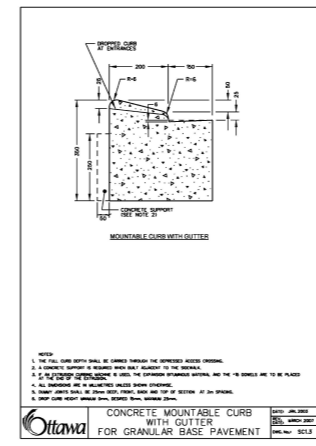
7 HEAVY DUTY CONCRETE ON SLAB
L2-1 1:20



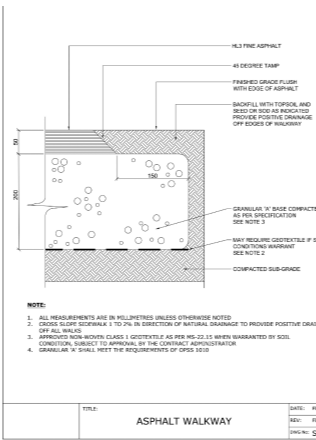
6 UNIT PAVING ON SLAB
L2-1 1:20



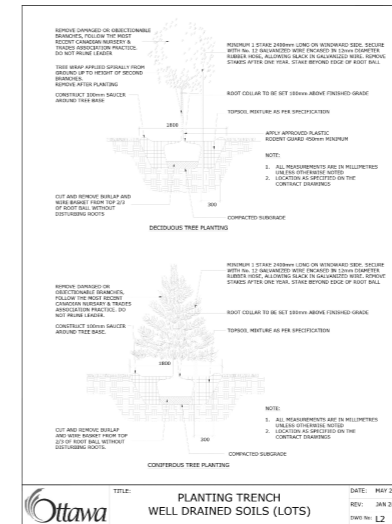
15 HEAVY DUTY UNIT PAVING ON SLAB
L2-1 1:20



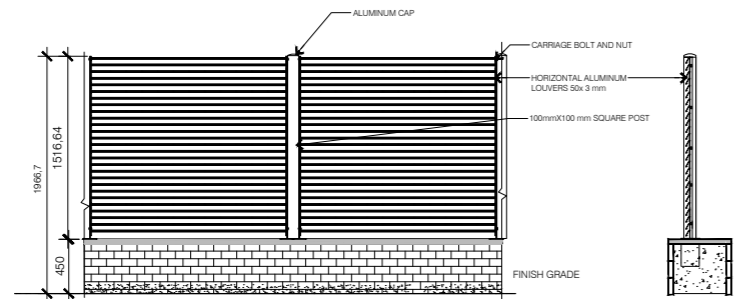
14 CONCRETE MOUNTABLE CURB
L2-1 1:20



11 LIGHT DUTY ASPHALT
L2-1 1:20



10 TREE PLANTING
L2-1 1:20



12 ALUMINUM SCREEN DETAIL
L2-1 1:20

No.	Date	Description
1	2021 SEP 08	ISSUED FOR SITE PLAN APPROVAL
2	2021 SEP 17	ISSUED FOR SITE PLAN APPROVAL
3	2021 DEC 14	ISSUED FOR 100% DESIGN DEVELOPMENT
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5	2022 MAR 09	ISSUED FOR SITE PLAN RESUBMISSION

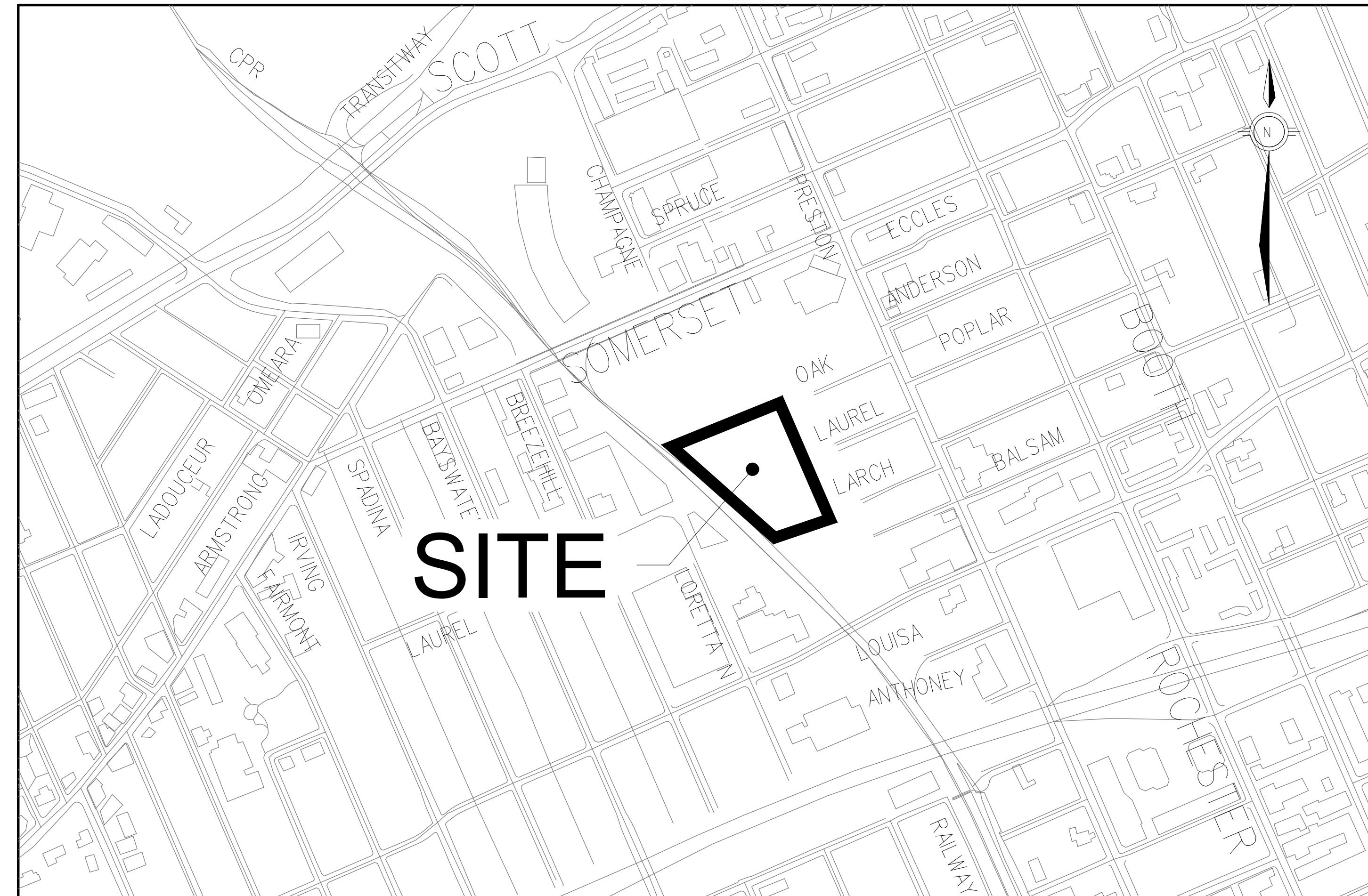
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GLADSTONE VILLAGE
PHASE 1
933 Gladstone Avenue - Phase 1
211006

Details
L2-1



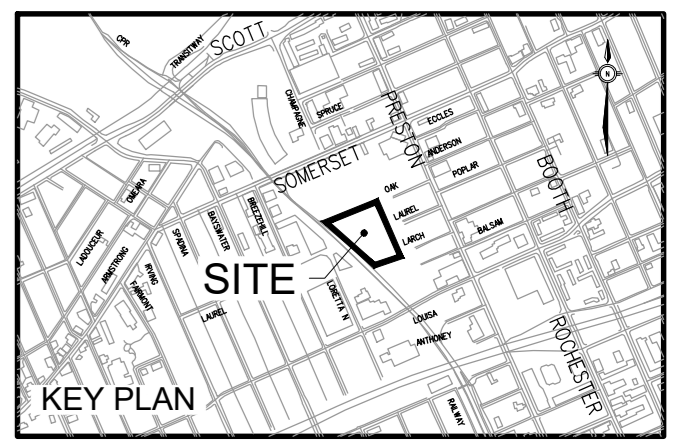
GLADSTONE VILLAGE

933 GLADSTONE AVENUE



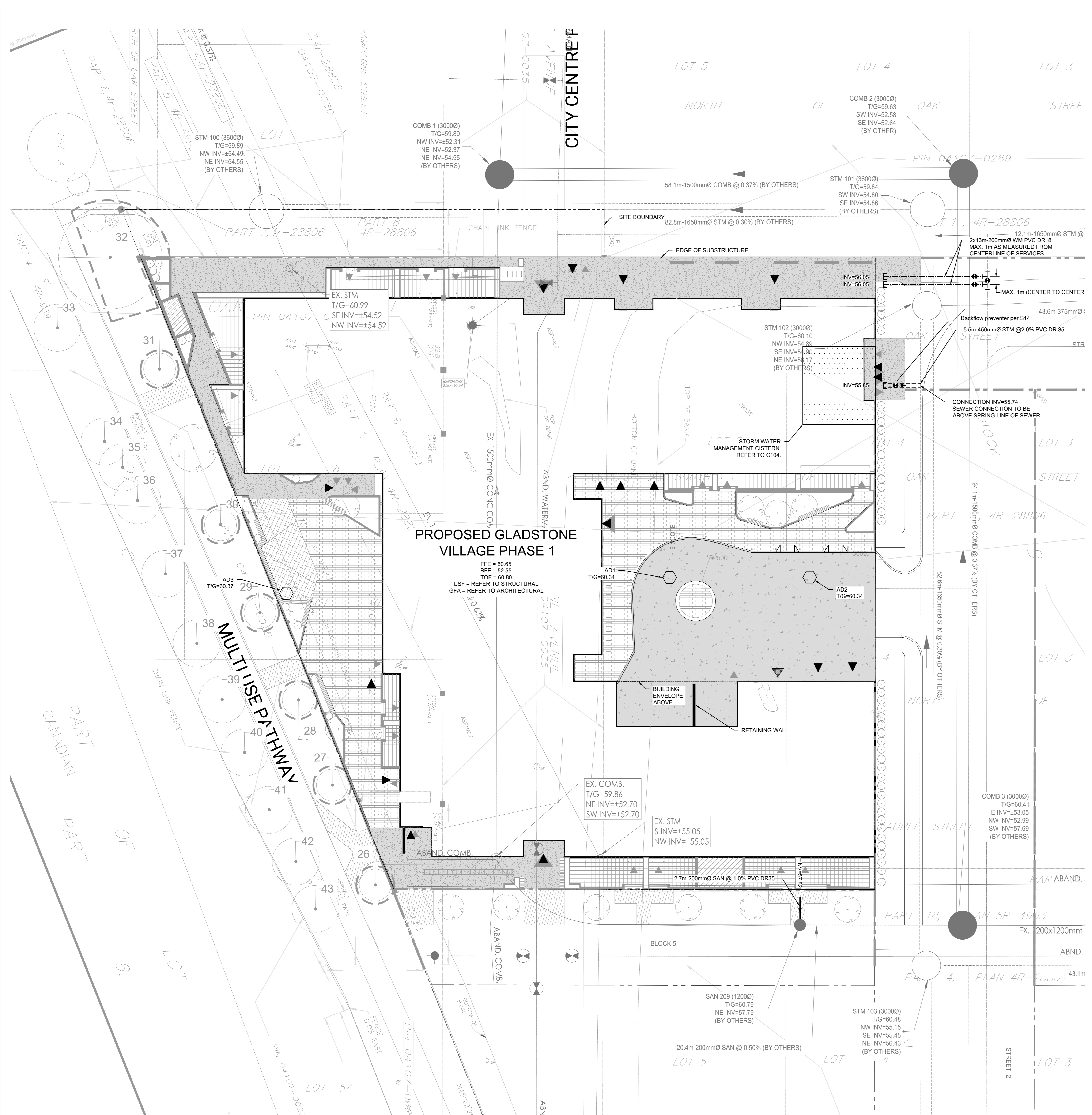
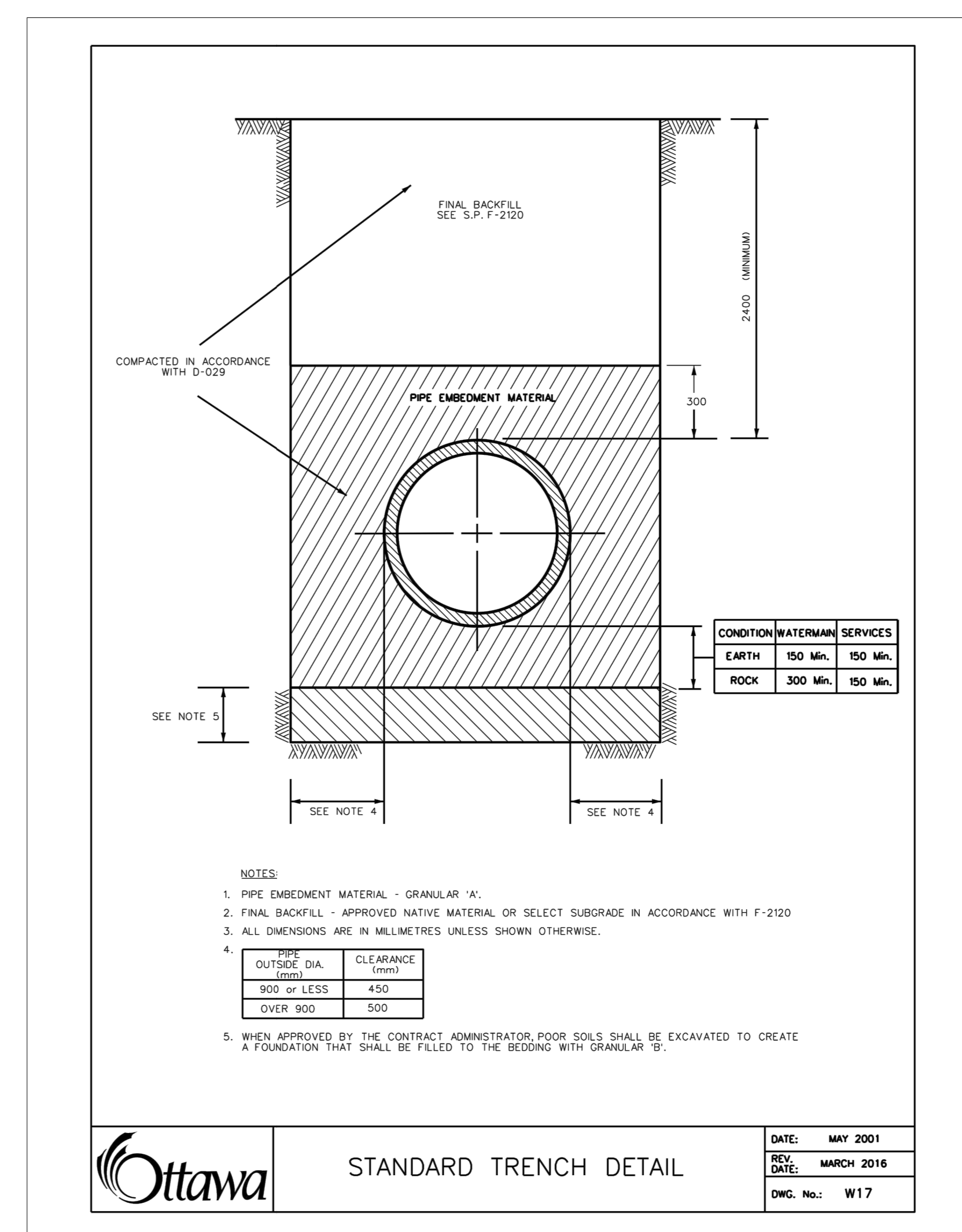
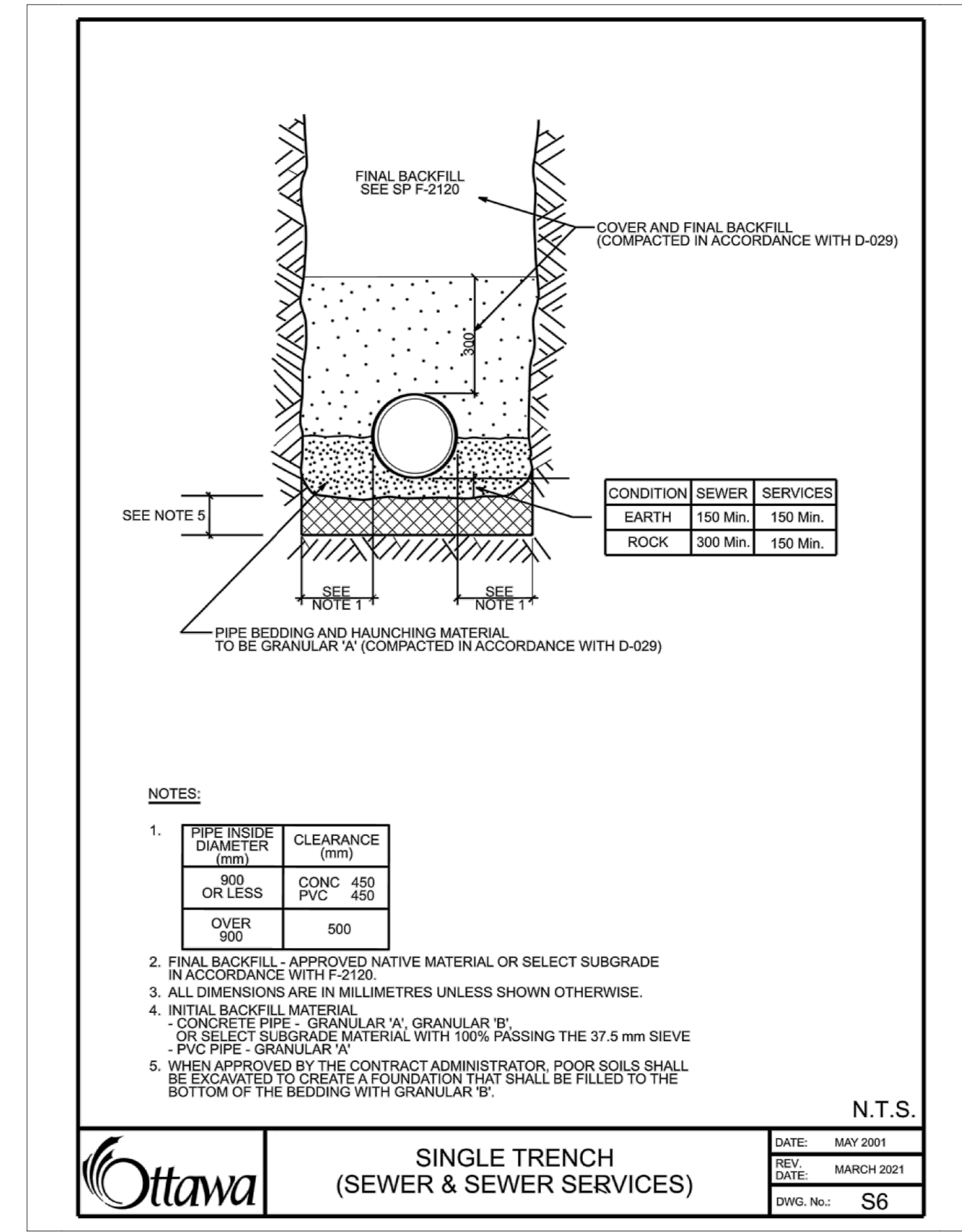
MORRISON HERSHFIELD

INDEX		
DWG	DESCRIPTION	REVISION
000	COVER	00
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002	GRADING PLAN	05
003	EROSION AND SEDIMENT CONTROL PLAN	04
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102	DETAILS (2 OF 7)	04
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104	DETAILS (4 OF 7)	04
700	REMOVALS	04
701	ROOF DRAIN LAYOUT & PONDING	03
800	EXISTING SITE CATCHMENTS	04
801	PROPOSED SITE CATCHMENTS	04



ISSUED

No.	Date	Description
1	2021 AUG 03	ISSUED FOR 100% SD
2	2021 SEP 08	ISSUED FOR SITE PLAN APPROVAL
3	2021 DEC 14	ISSUED FOR 100% DESIGN DEVELOPMENT
4	2022 FEB 18	ISSUED FOR 30% CD
5	2022 MAR 09	ISSUED FOR SITE PLAN RESUBMISSION



NOTES:

GENERAL

- COORDINATES ARE IN MTM ZONE 9 (76°30' WEST LONGITUDE) NAD-83 (ORIGINAL)
- SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AT CONNECTION AND CROSSING LOCATIONS PRIOR TO CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES.
- UNLESS DIRECTED OTHERWISE ANY DAMAGED ASPHALT OR CURB (REGARDLESS OF WHETHER WITHIN OR EXTERNAL TO THE SITE) SHALL BE REINSTATED IN ACCORDANCE WITH CITY STD. DET. R10 AND S1.
- UNLESS DIRECTED OTHERWISE THE CONTRACTOR SHALL REINSTATE ALL SIGNS, LIGHTING AND OTHER STREET FURNITURE DISTURBED BY THE WORK.
- THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT TRAFFIC MANAGEMENT PLANS FOR WORK IN RIGHT OF WAY IN ACCORDANCE WITH OTM BOOK 7.
- CLAY SEALS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DETAIL S8 AND SHALL BE INSTALLED AT 50m INTERVALS IN ALL PIPE TRENCHES. CLAY SEAL TO EXTEND FULL TRENCH WIDTH AND FROM BOTTOM OF TRENCH EXCAVATION TO UNDERSIDE OF ROAD STRUCTURE, WITH A MINIMUM THICKNESS OF 1m ALONG PIPE.
- THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY SERVICING NEEDED, AND SHALL ALSO COORDINATE WITH OTHER TRADES AS NECESSARY.
- TOPOGRAPHICAL SURVEY PREPARED BY STANTEC DATED DEC 21, 2021.
- MTM ZONE 9, NAD83(CSRS) (2011.0), COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O REG. 216(10).
- POINT - A (N 502995.08, E 366271.64)
- POINT - B (N 5029672.68, E 366381.54)

SEWERS

- ALL STORM SEWERS, SANITARY SEWERS AND CATCH BASINS LEADS SHALL BE PVC DR 35 UNLESS OTHERWISE SPECIFIED.
- REFER TO DETAIL 1 ON DRAWING C004 FOR SEWER INSTALLATION.
- CONTRACTOR SHALL MAINTAIN EXISTING SEWER FLOWS DURING CONSTRUCTION IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS.
- ALL MAINTENANCE HOLES, CATCHBASINS AND AREA DRAINS SHALL BE ADJUSTED TO POST-CONSTRUCTION GRADE.
- LEAKAGE TEST (SANITARY SEWER ONLY) AND CCTV INSPECTION SHALL BE COMPLETED AS PER CITY OF OTTAWA SPECIFICATIONS PRIOR TO THE INSTALLATION OF BASE COURSE ASPHALT.
- BACKWATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD S14 & S14.2.

WATERMANS

- REFER TO DETAIL 2 ON DRAWING C003 FOR WATERMAIN INSTALLATION.
- ALL WATERMAIN MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF OTTAWA STANDARD SPECIFICATIONS AND STANDARD DRAWINGS. PVC PIPE TO BE CLASS 150 DR18 TO LATEST EDITION OF A.W.W.A. SPECIFICATION C900 AND CSA B137.3 LATEST AMENDMENT WITH GASKETED BELL AND SPIGOT COUPLINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A WATER PERMIT AS REQUIRED FROM THE CITY OF OTTAWA, AND COMPLYING WITH ALL CITY OF OTTAWA REQUIREMENTS. THE CITY MAY REQUIRE THAT CERTAIN ACTIVITIES (E.G. VALVE OPERATION, CONNECTION OF NEW WATER SERVICE TO EXISTING WATERMAIN, DISINFECTION) BE CARRIED OUT ONLY BY CITY FORCES.

UTILITY NOTE

- ALL VALVES 300mm DIAMETER AND SMALLER SHALL INCLUDE A VALVE BOX AS PER W24.
- THE NEW WATERMAIN IS TO BE INSTALLED WITH A MINIMUM OF 2.4m COVER (INCLUDING HYDRANT LEAD), WHERE 2.4m COVER IS NOT POSSIBLE, PROVIDE INSULATION IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DETAILS W22 & W23.
- THRUST RESTRAINT SHALL BE PROVIDED BY BOTH RESTRAINING/RETAINING RINGS AND THRUST BLOCKS AT ALL DEAD END CAPS, PLUGS, VALVES, BENDS AND REDUCERS AS PER CITY OF OTTAWA STANDARD DETAILS W23, W23.4, W23.5 AND W23.6. ALL TEMPORARY THRUST RESTRAINTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- TRACER WIRE SHALL BE PROVIDED FOR ALL NEW PVC WATERMANS IN ACCORDANCE WITH THE SPECIFICATIONS AND CITY OF OTTAWA STANDARD DETAIL W36.
- CATHODIC PROTECTION SHALL BE PROVIDED FOR ALL NEW WATERMANS IN ACCORDANCE WITH THE SPECIFICATIONS AND CITY OF OTTAWA STANDARD DETAILS W39, W40, W41, W42 AND W47. CATHODIC PROTECTION OF EXISTING WATERMANS SHALL ALSO BE PROVIDED AT CONNECTIONS BETWEEN EXISTING AND NEW WATERMANS.
- ADJUST ALL VALVE CHAMBERS, VALVE BOXES AND HYDRANTS TO FINISHED GRADE.
- WATERMAIN SHUTDOWNS SHALL BE SCHEDULED A MINIMUM OF 72 HOURS IN ADVANCE.

PIPE CROSSING TABLE

NO.	PIPE	CLEARANCE	OVER	EXISTING	STM	OBV	STM	OBV
1	200mmØ WM	0.25m	CLEARANCE	OVER	1650mmØ STM	WM INV=56.96	STM OBV=56.71	
2	200mmØ WM	0.25m	CLEARANCE	OVER	1650mmØ STM	WM INV=56.96	STM OBV=56.71	
3	200mmØ WM	0.25m	CLEARANCE	OVER	1500mmØ SAN	WM INV=54.61	STM OBV=54.36	
4	200mmØ WM	1.26m	CLEARANCE	OVER	1500mmØ SAN	WM INV=54.61	STM OBV=54.36	

LEGEND

- NEW AREA DRAIN (REFER TO MECHANICAL FOR CONTINUATION)
- ▬ NEW STORM SEWER
- ▬ NEW SANITARY SEWER
- ▬ NEW WATERMAIN
- NEW WATER MAIN AND VALVE BOX (W24)
- EXISTING STORM MANHOLE BY OTHERS
- EXISTING SANITARY MANHOLE BY OTHERS
- EXISTING STORM SEWER BY OTHERS
- EXISTING SANITARY SEWER BY OTHERS
- EXISTING WATERMAIN BY OTHERS
- ▼ NEW ENTRANCE
- ▬ STORMWATER MANAGEMENT CISTERN
- ▬ SITE BOUNDARY
- ▬ EDGE OF SUBSTRUCTURE
- ▬ ENTRANCE OF PARKING GARAGE ACCESS RAMP

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

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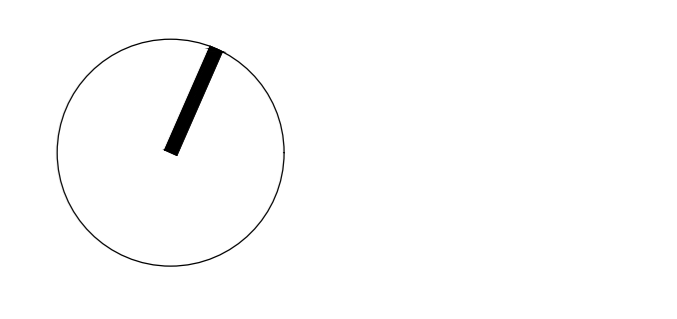
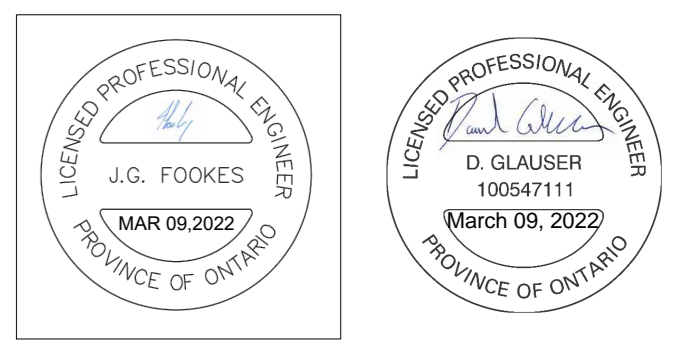
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GLADSTONE VILLAGE PHASE 1
933 Gladstone Avenue - Phase 1
21006

SITE SERVICING PLAN

Scale: 1:200
Project No: 210101000
Date: 09/03/22

C001
#18593



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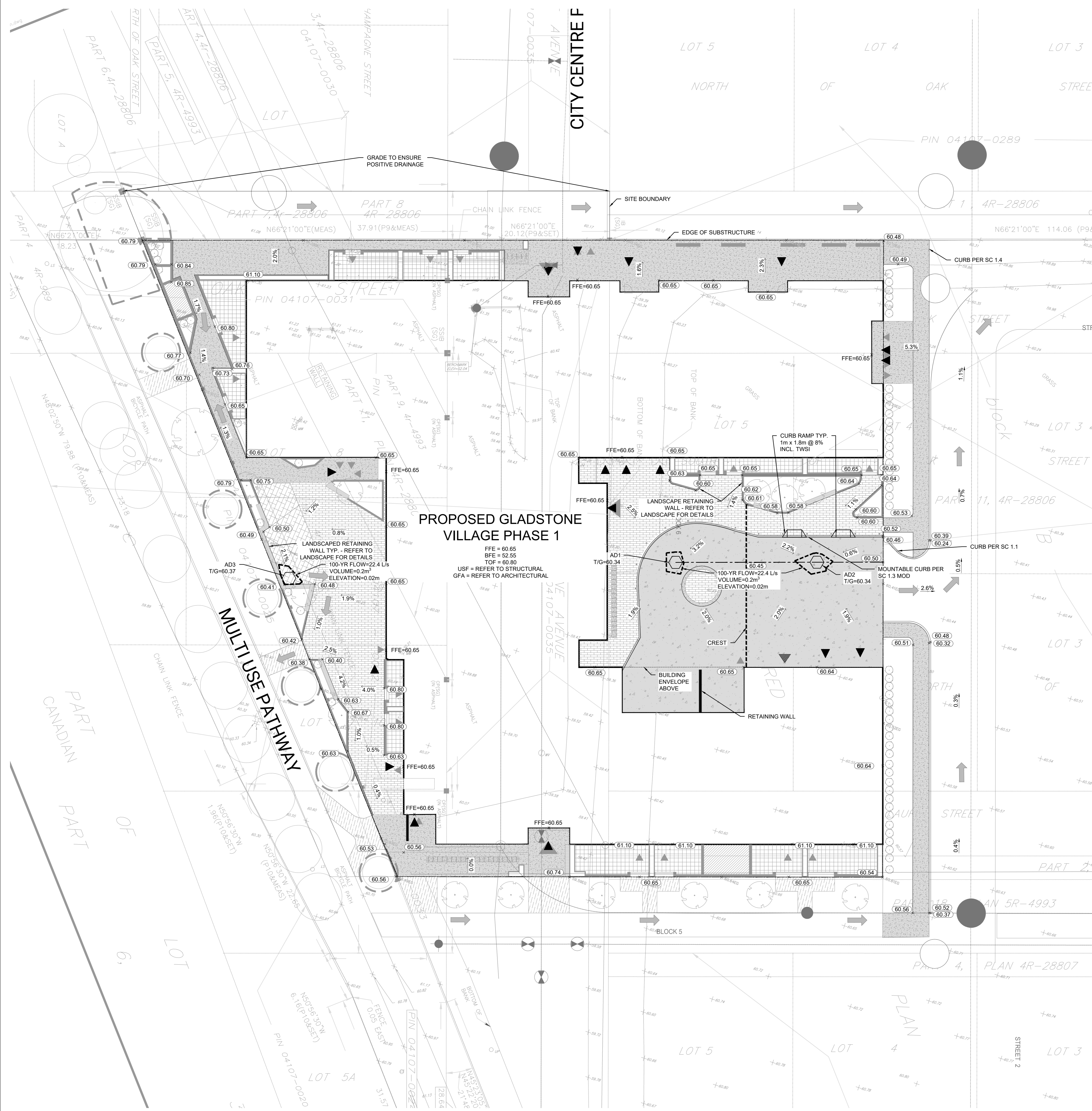
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GLADSTONE VILLAGE PHASE 1
933 Gladstone Avenue - Phase 1
21006

SITE SERVICING PLAN

Scale: 1:200
Project No: 210101000
Date: 09/03/22

C001
#18593



PROPOSED GLADSTONE VILLAGE PHASE 1

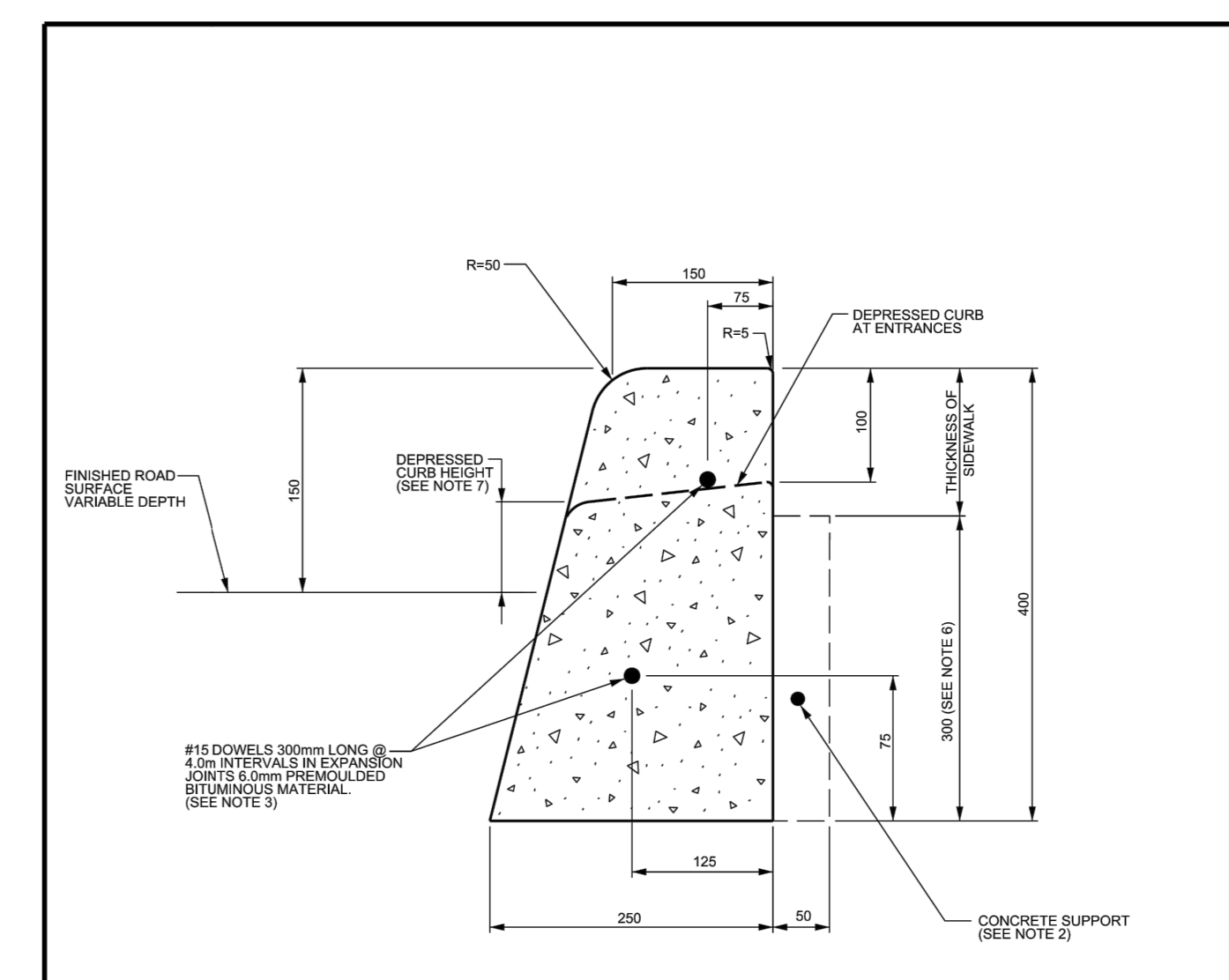
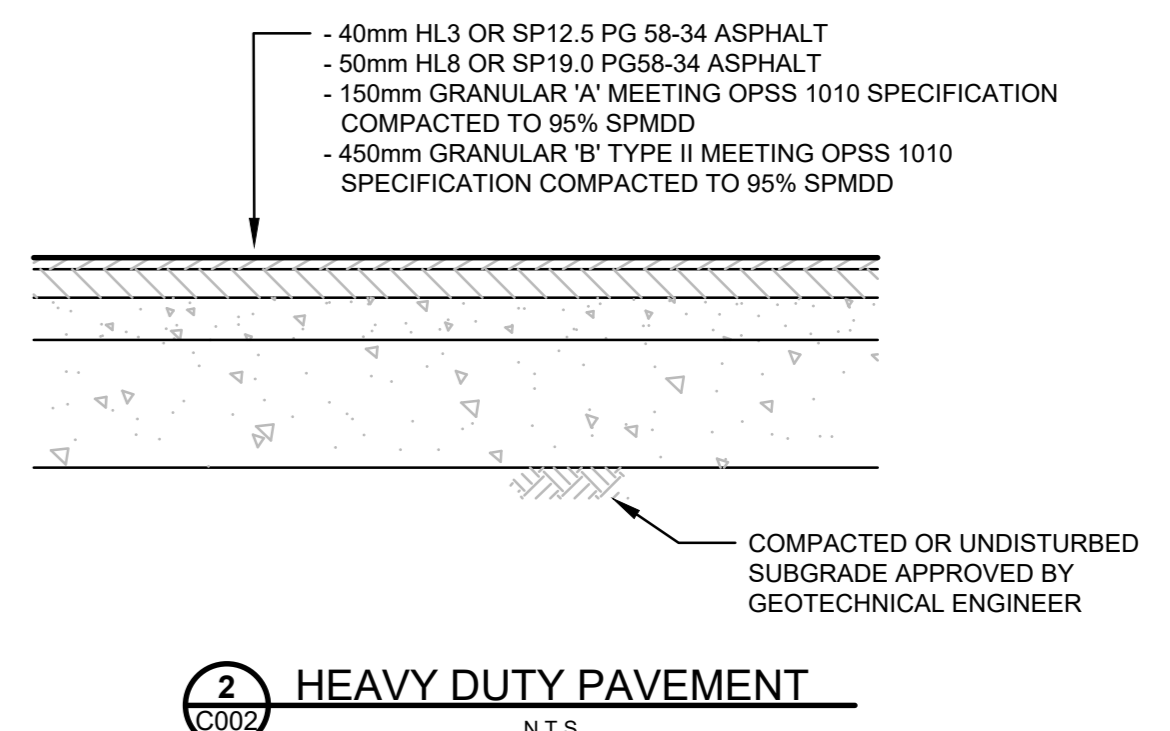
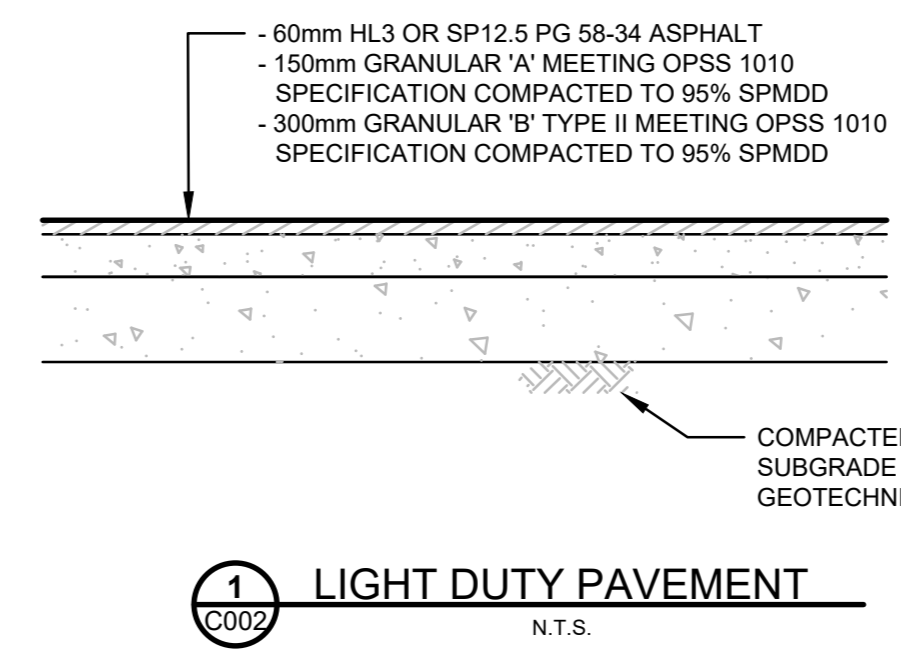
USF = REFER TO STRUCTURAL
GFA = REFER TO ARCHITECTURAL

- NOTES:**
- ALL ELEVATIONS ARE GEODETIC AND IN METERS UNLESS OTHERWISE NOTED.
 - THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS.
 - REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR LAYOUT DIMENSIONS AND SURFACE FINISHES.
 - ALL ELEVATIONS BY CURBS ARE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
 - REINSTATE ALL DISTURBED/DAMAGED AREAS TO THEIR ORIGINAL CONDITION OR BETTER.
 - PROVIDE POSITIVE DRAINAGE, MATCHING EXISTING OVERALL DRAINAGE PATTERN INDICATED.
 - ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA AND/OR ONTARIO PROVINCIAL STANDARDS.
 - ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
 - SUBGRADE FOR THE PAVED AREAS SHALL BE PROOF ROLLED WITH A LARGE (10 TONNE MINIMUM) STEEL DRUM ROLLER UNDER DRY CONDITIONS. ANY SOFT AREAS EXPOSED FROM THE PROOF ROLLING SHOULD BE SUBEXCAVATED TO A DEPTH OF 500mm AND REPLACED WITH COMPACTED SUBGRADE FILL.
 - ALL AREAS SHALL DRAIN AT A MINIMUM OF 1%. ANY DISCREPANCIES PREVENTING THIS SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
 - BLEND NEW EARTHWORK INTO EXISTING. PROVIDING VERTICAL CURVES OR ROUNDINGS AT ALL TOP AND BOTTOM OF SLOPES.
 - CONCRETE SIDEWALKS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DRAWING SC1.4 AND SC4.
 - CONCRETE BARRIER CURBS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DRAWING SC1.1.
 - SAW CUT AND KEY GRIND ASPHALT AT ALL TIE-INS PER CITY OF OTTAWA STANDARD R10.
 - REINSTATE LINE PAINTING.
 - REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY XXXX FOR SUBSURFACE CONDITIONS. CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT SHALL REVIEW EXCAVATIONS PRIOR TO THE PLACEMENT OF GRANULAR MATERIAL.

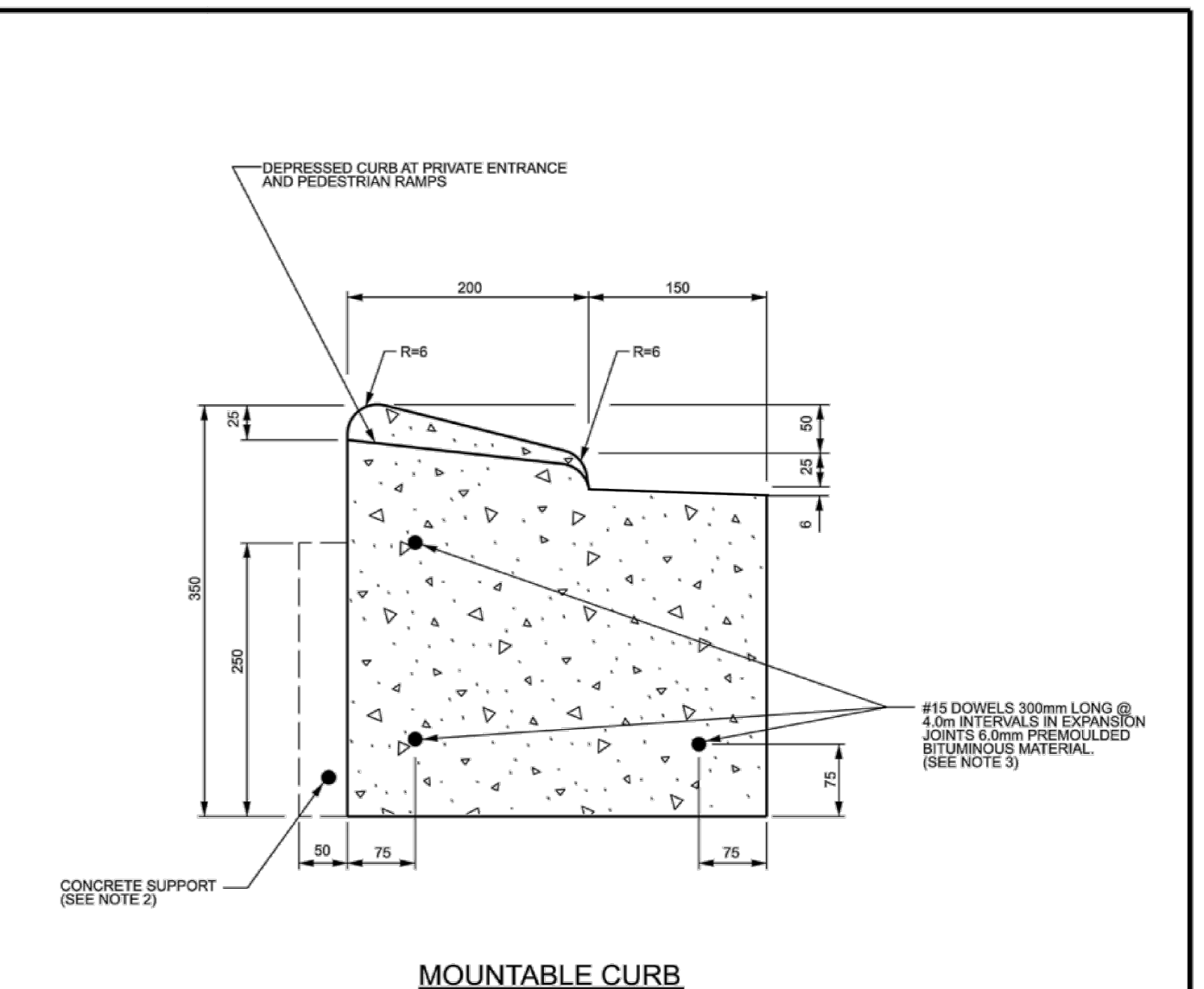
- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM. THE CONTRACTOR WILL BE RESPONSIBLE FOR SUPPORTING AND PROTECTING ANY EXISTING UTILITIES, AS REQUIRED, IN ACCORDANCE WITH THE UTILITY OWNERS' REQUIREMENTS. CONTRACTOR IS REQUIRED TO OBTAIN LOCATES, IN ADVANCE OF EXCAVATION WORK, AND FORWARD COPIES OF THE LOCATES TO THE CONSULTANT AND THE OWNER PRIOR TO EXCAVATION. HAND EXCAVATION IS REQUIRED PER UTILITY OWNERS REQUIREMENTS.
 - CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM THE MUD OR DEBRIS.
 - SWALES MUST HAVE MINIMUM 1.5% LONGITUDINAL AND SIDE SLOPE AND MAX 3H:1V SIDE SLOPE (829).
- BENCHMARK NOTE:**
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928-1978) AND ARE DERIVED FROM THE CITY OF OTTAWA VERTICAL CONTROL MONUMENTS No. S 2011-0106 (ELEV: +62.988 M) AND 2011-0107 (ELEV: +55.863).

- LEGEND**
- NEW AREA DRAIN
 - PROPOSED MANHOLE (SEPARATE CONTRACT)
 - PROPOSED ELEVATION
 - EXTRAPOLATED EXISTING ELEVATION
 - PROPOSED SLOPE DIRECTION
 - PROPOSED SLOPE DIRECTION (SUB-DIVISION)
 - ➔ MAJOR OVERLAND FLOW PATH
 - ▨ PAVERS - REFER TO LANDSCAPE
 - ▨ LANDSCAPED ISLAND - REFER TO LANDSCAPE
 - ▨ LIGHT DUTY CONCRETE - REFER TO LANDSCAPE
 - ▨ HEAVY DUTY CONCRETE - REFER TO LANDSCAPE
 - EXISTING ELEVATION
 - EXISTING MANHOLE
 - - - SPILL LINE

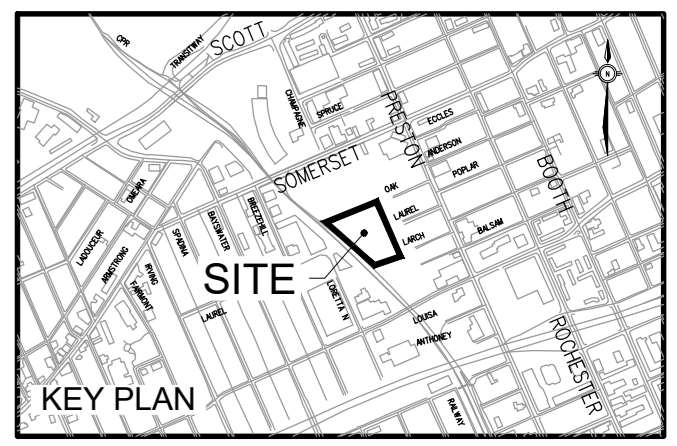
GRADING PLAN SPECIFIC DETAILS



- NOTES:**
- THE FULL CURB DEPTH SHALL BE CARRIED THROUGH THE DEPRESSED ACCESS CROSSING.
 - A CONCRETE SUPPORT IS REQUIRED WHEN BUILT ADJACENT TO THE SIDEWALK.
 - IF AN EXTRUSION CURBING MACHINE IS USED, THE EXPANSION MATERIAL AND THE #15 DOWELS ARE TO BE PLACED AT THE END OF THE EXTRUSION.
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
 - DOWEL JOINTS SHALL BE 25mm DEEP FROM BACK AND TOP OF SECTION AT 2m SPACING.
 - FOR DEPRESSED CURB AT ENTRANCES USE 250.
 - DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMPS 0 TO 8 mm AND FOR PRIVATE ENTRANCES 0 TO 25mm.
- N.T.S.**
- | | | |
|---------------|---|--------------------|
| Ottawa | CONCRETE BARRIER CURB FOR GRANULAR BASE PAVEMENT (MODIFIED OPSD-600.110) | DATE: JANUARY 2023 |
| | | REV: MARCH 2024 |
| | | DWG. No: SC1.1 |

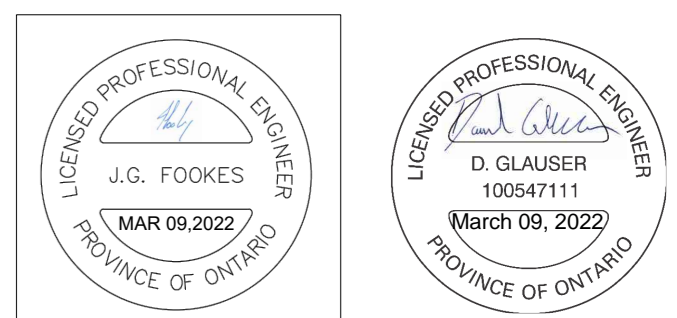


- NOTES:**
- THE FULL CURB DEPTH SHALL BE CARRIED THROUGH THE DEPRESSED ACCESS CROSSING.
 - A CONCRETE SUPPORT IS REQUIRED WHEN BUILT ADJACENT TO THE SIDEWALK.
 - IF AN EXTRUSION CURBING MACHINE IS USED, THE EXPANSION MATERIAL AND THE #15 DOWELS ARE TO BE PLACED AT THE END OF THE EXTRUSION.
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
 - DOWEL JOINTS SHALL BE 25mm DEEP FROM BACK AND TOP OF SECTION AT 2m SPACING OR MATCH JOINTING WHERE SIDEWALK IS ADJACENT.
 - DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMPS 0 TO 8 mm AND FOR PRIVATE ENTRANCES 0 TO 25mm.
- N.T.S.**
- | | | |
|---------------|---|---------------------|
| Ottawa | CONCRETE MOUNTABLE CURB FOR GRANULAR BASE PAVEMENT | DATE: JANUARY 2023 |
| | | REV: MARCH 2021 |
| | | DWG. No: SC 1.3 MOD |

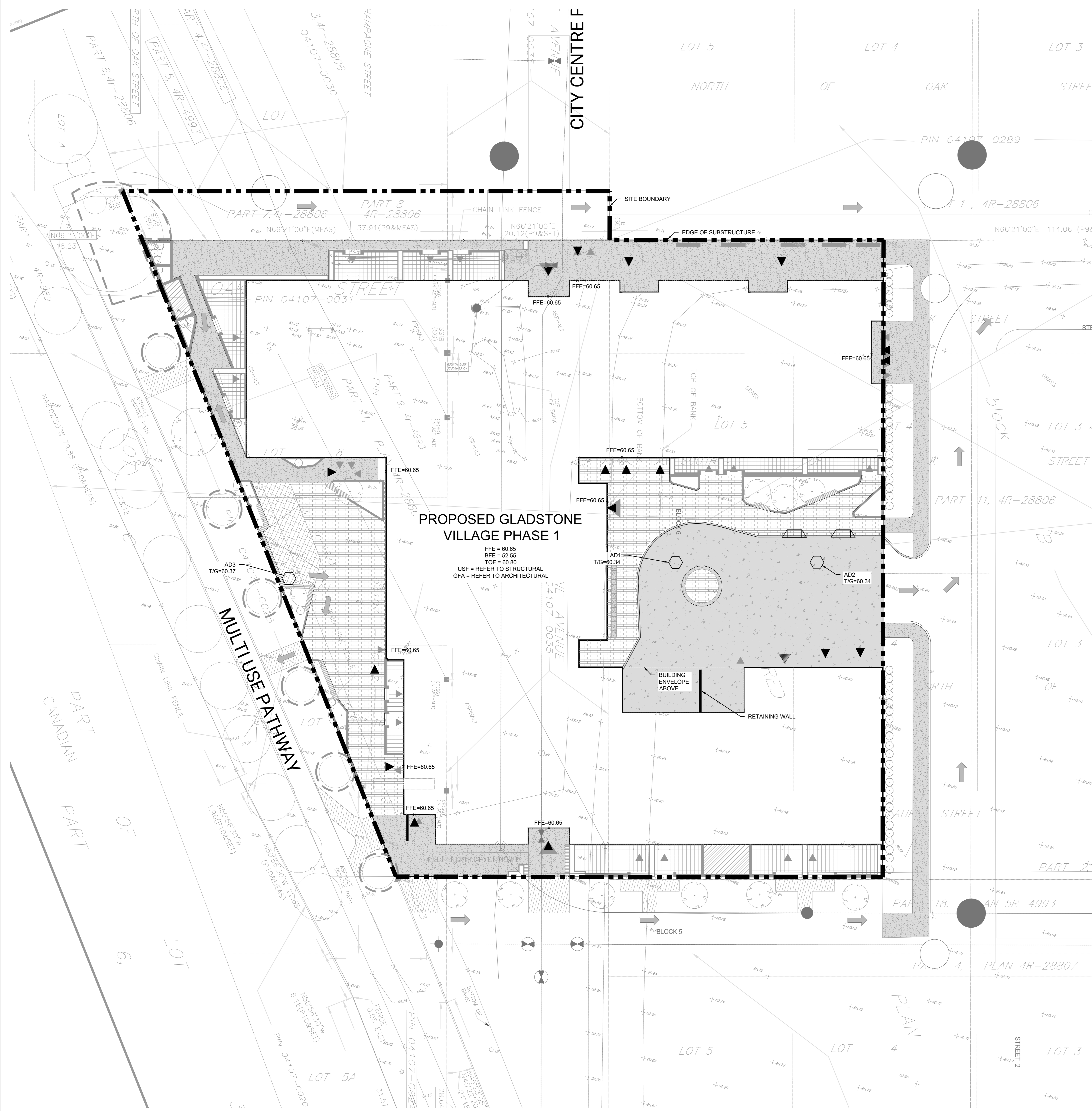


ISSUED

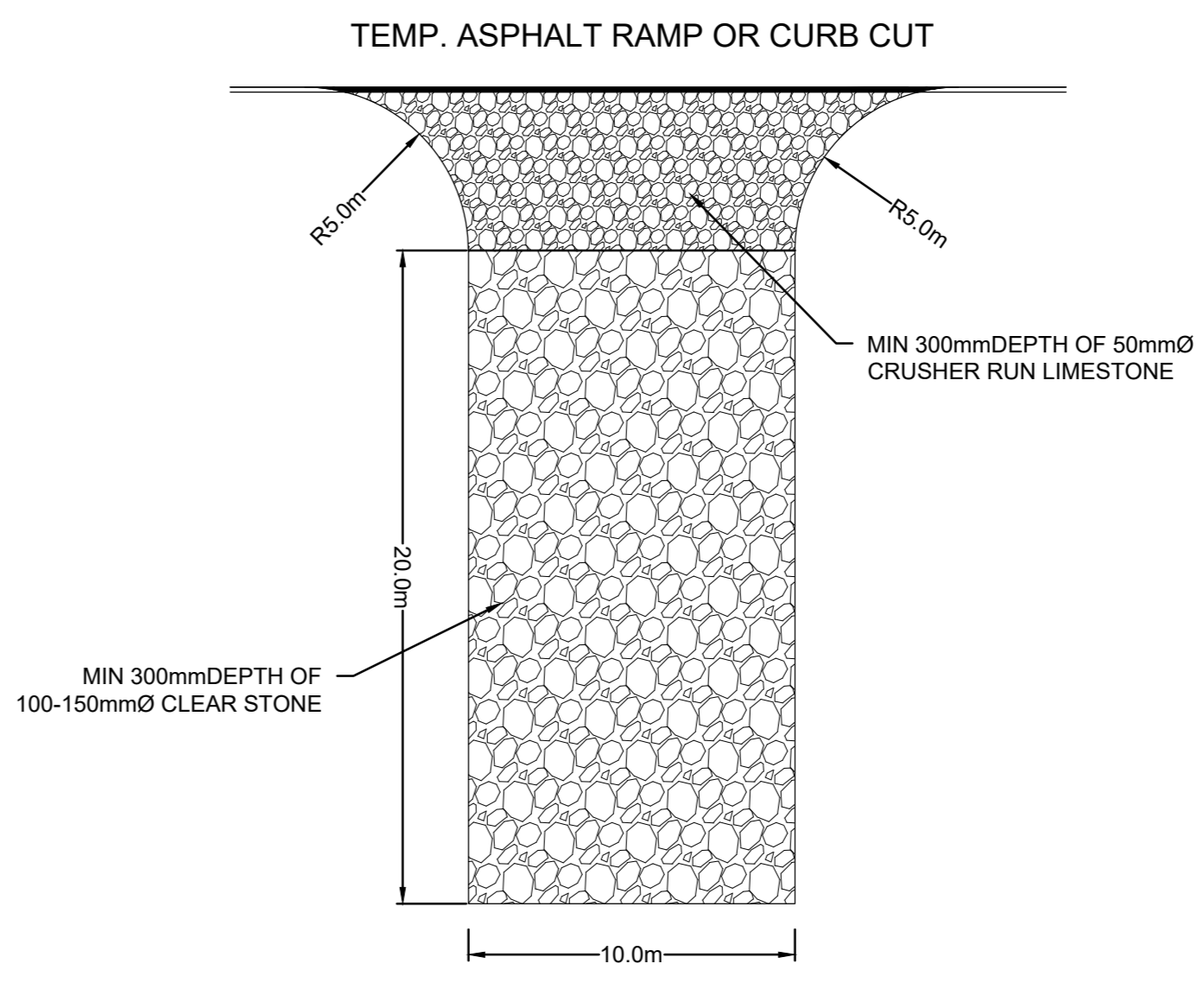
No.	Date	Description
1	2021 AUG 03	ISSUED FOR 100% SD
2	2021 SEP 08	ISSUED FOR SITE PLAN APPROVAL
3	2021 DEC 14	ISSUED FOR 100% DESIGN DEVELOPMENT
4	2022 FEB 18	ISSUED FOR 30% CD
5	2022 MAR 09	ISSUED FOR SITE PLAN RESUBMISSION



GLADSTONE VILLAGE PHASE 1
933 Gladstone Avenue - Phase 1
21006



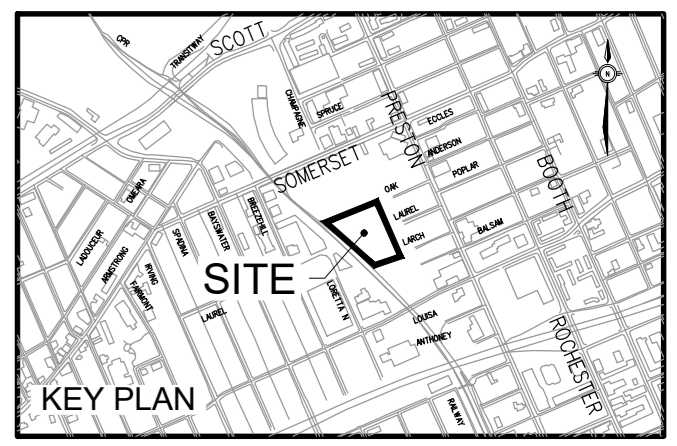
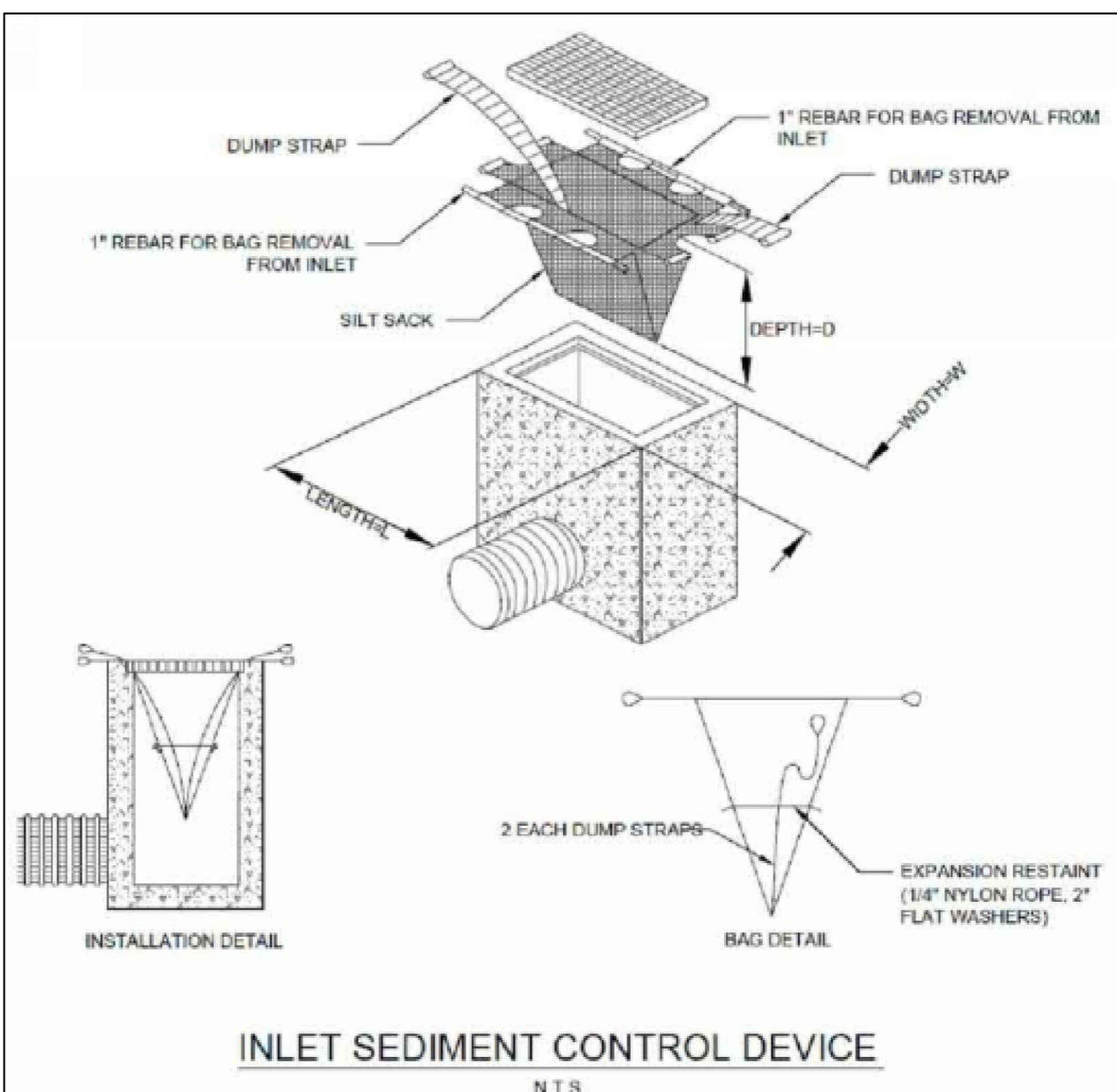
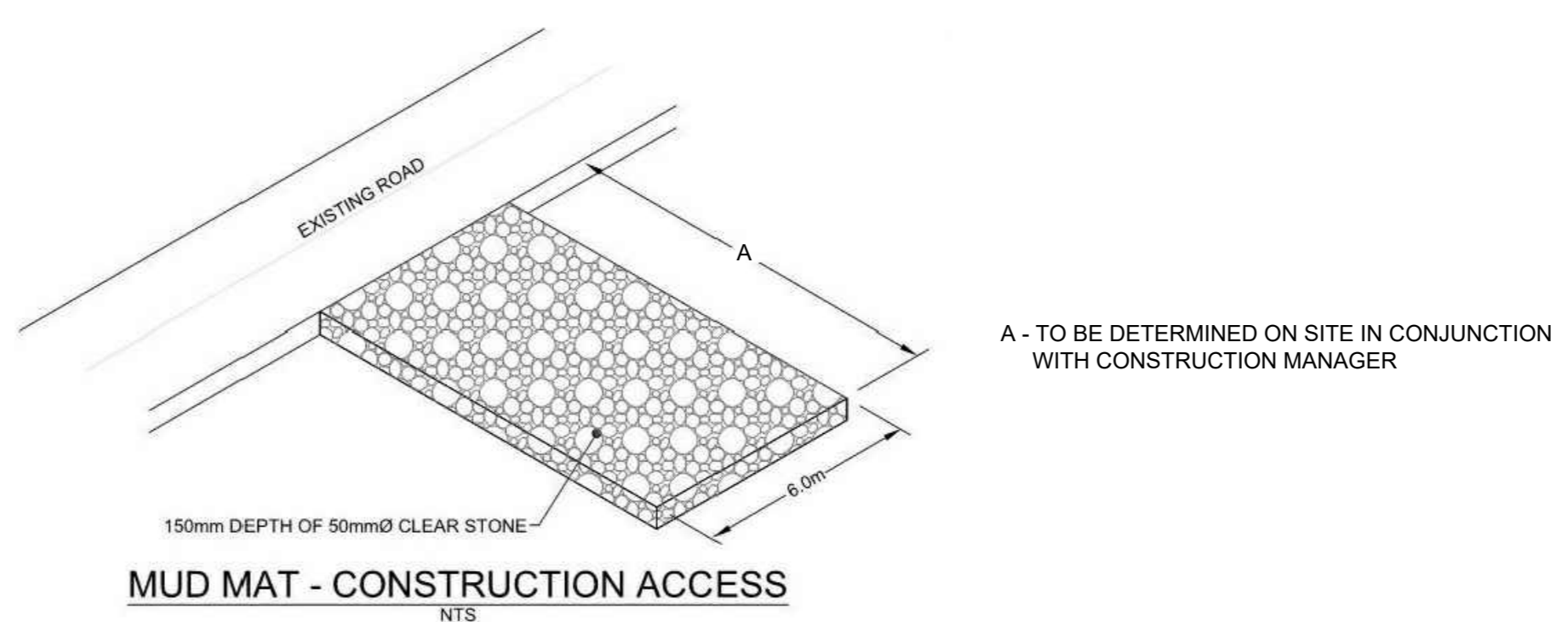
- EROSION AND SEDIMENT CONTROL**
1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, USING CATCH BASIN SEDIMENT PROTECTION AND INSTALLING SILT FENCES AND OTHER EFFECTIVE SEDIMENT TRAPS. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
 2. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IMPLEMENTED PRIOR TO CONSTRUCTION AND REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED.
 3. REGULAR INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT MEASURES SHALL BE UNDERTAKEN. THE IMPLEMENTATION AND ADJUSTMENT AND/OR CORRECTIVE MAINTENANCE OF THE EROSION AND SEDIMENT MEASURES IS AN INTEGRAL PART OF THE PLAN AND MUST BE PERFORMED.
 4. CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD AND DEBRIS. AS A MINIMUM THIS SHALL INCLUDE SWEEPING LIBRARY ROAD DAILY DURING EXCAVATION WORK.
 5. THE SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.



- NOTES:**
1. INSTALL AT ALL SITE ACCESS LOCATIONS.
 2. TEMPORARY CONSTRUCTION ACCESS SHALL BE REMOVED ON COMPLETION OF THE WORK AND ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

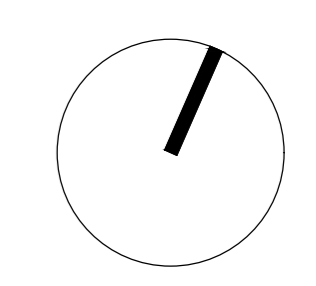
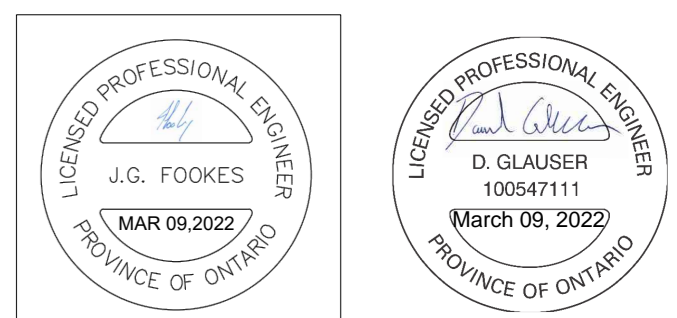
LEGEND

--- LIGHT DUTY SILT FENCE BARRIER (PER OPSD 219.110)



ISSUED

No.	Date	Description
1	2021 SEP 08	ISSUED FOR SITE PLAN APPROVAL
2	2021 DEC 14	ISSUED FOR 100% DESIGN DEVELOPMENT
3	2022 FEB 18	ISSUED FOR 30% CD
4	2022 MAR 09	ISSUED FOR SITE PLAN RESUBMISSION



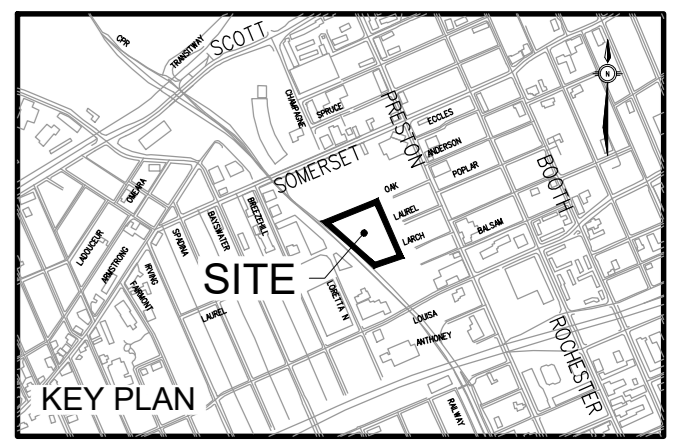
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GLADSTONE VILLAGE PHASE 1
933 Gladstone Avenue - Phase 1
211006

EROSION AND SEDIMENT CONTROL PLAN

Scale: 1:200
Project No: 210101900
Date: 09/03/22

C003
#18593



ISSUED:
No. Date Description
1 2021 SEP 08 ISSUED FOR SITE PLAN APPROVAL
2 2021 DEC 14 ISSUED FOR 100% DESIGN DEVELOPMENT
3 2022 FEB 18 ISSUED FOR 30% CD
4 2022 MAR 09 ISSUED FOR SITE PLAN RESUBMISSION

INSULATION REFERENCE TABLE

DISTANCE FROM C.B. OR U.L. WALL	REQUIRED INSULATION THICKNESS (25°C/77°F)
2400 - 3000 mm	50 mm
3000 - 3500 mm	75 mm
3500 - 4000 mm	100 mm
4000 - 4500 mm	125 mm

NOTES:
1. FOR WATERMAIN & SERVICES IN PROXIMITY TO CATCHBASINS MAINTENANCE HOLES, COLLECTORS, ETC.
2. INSULATION SHALL EXTEND 3000 mm EACH WAY FROM THE ENDS OF THE STRUCTURE, TRAILING TO THE WATERMAIN.
3. STAGGER JOINTS OF MULTIPLE SHEETS.
4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
5. INSULATION CAN BE AT EITHER LOCATION OR BOTH.

DATE: MAY 2021
REV.: FEB 2024
DATE:
REV.:
DWG. No.: W2.3

NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
2. FOR 200 AND 300mm DI PIPES ADD BEDDING BELOW THE CONCRETE BLOCKS AS REQUIRED TO RAISE BELL HIGH ENOUGH TO PREVENT CONTACT WITH THE VALVE BODY.

WATCHING INDICATES SOLID AREA TO BE PROTECTED BY AN ALUMINUM TAPE SYSTEM

DATE: MAY 2021
REV.: MARCH 2019
DATE:
REV.:
DWG. No.: W24

NOTES:
1. BARREL TO INVERT SEPARATION (S) SHALL BE 300mm MINIMUM.
2. THRUST BLOCKS FOR MAINS LARGER THAN 400mm NOMINAL SHALL BE PER SPECIAL DESIGN.
3. FOR 300mm NOMINAL AND 400mm NOMINAL MAINS, BENDS SHALL BE MAX. 27° 30'.
4. CONCRETE FOR THRUST BLOCKS SHALL BE C-30/A.
5. REFER TO W2.4 FOR RESTRAINED LENGTH REQUIREMENTS.
6. REFER TO W2.5 AND W2.6 FOR THRUST BLOCK REQUIREMENTS.
7. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
8. DESIGNED TO MEET THE INTENT OF THE SOIL WATERMAIN DESIGN CRITERIA JUNE 2012.

DATE: MAY 2021
REV.: MARCH 2023
DATE:
REV.:
DWG. No.: W2.5

NOTES:
1. BARREL TO BARREL SEPARATION (S) SHALL BE 200mm MINIMUM.
2. THRUST BLOCKS FOR MAINS LARGER THAN 400mm NOMINAL SHALL BE PER SPECIAL DESIGN.
3. FOR 300mm NOMINAL AND 400mm NOMINAL MAINS, BENDS SHALL BE MAX. 27° 30'.
4. CONCRETE FOR THRUST BLOCKS SHALL BE C-30/A.
5. REFER TO W2.4 FOR RESTRAINED LENGTH REQUIREMENTS.
6. REFER TO W2.5 AND W2.6 FOR THRUST BLOCK REQUIREMENTS.
7. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
8. DESIGNED TO MEET THE INTENT OF THE SOIL WATERMAIN DESIGN CRITERIA JUNE 2012.

DATE: MAY 2021
REV.: MARCH 2023
DATE:
REV.:
DWG. No.: W25.2

NOTES:
1. CONCRETE SHALL BE PLACED TO WITHIN 50mm OF FACE OF THE BELL.
2. BOND BREAKER TO BE USED BETWEEN CONCRETE AND FITTING.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
4. REFER TO W2.4 FOR ADDITIONAL REQUIREMENTS.
5. THRUST BLOCKS SHALL BE 30 MPa CONCRETE AND AS SHOWN ON ABOVE DRAWINGS UNLESS OTHERWISE DIRECTED BY THE CONTRACT ADMINISTRATOR. THE BLOCK SHALL BE CENTERED ON THE THRUST FORCE AND SHALL ALSO PARTIALLY COVER THE FITTING TO DISTRIBUTE THE FORCE. THE SOLE OF THE BLOCK SHALL BE 80mm FROM THE JOINT ON EITHER SIDE OF THE BEND OR TEE.
6. THE CONCRETE WHERE POSSIBLE SHALL BE PLACED AGAINST UNDISTURBED SOIL AT THE BOTTOM AND SIDE OF THE TRENCH WHERE IT IS NOT POSSIBLE THE FALL BETWEEN THE BEARING SURFACE AND THE UNDISTURBED SOIL MUST BE COMPACTED IN ACCORDANCE WITH D-029.
7. EXCEPT FOR THE ADDITION OF WATER CONCRETE FOR THRUST BLOCKS SHALL COME FROM READY MIX CONCRETE SUPPLIER. ALL READY MIX FROM A CONCRETE BLOCK OR TYPICAL BENCH SHALL BE ACCEPTED BY THE CONTRACTOR FOR THE PURPOSE OF MAKING CONCRETE THRUST BLOCKS UNLESS NOTED OTHERWISE.

DATE: MAY 2021
REV.: MARCH 2020
DATE:
REV.:
DWG. No.: W25.3

1. SOIL DESCRIPTION: VERY FINE SANDS, SANDY CLAYS, CLAYS, LITTLE OR NO FINES.

SOILS WITH TYPICAL BEARING STRENGTH OF 100 TO 199 KPa

PIPE DIAMETER	DIMENSION NOTED ON W25.3			
	A	B	C	D
102	250	250	200	200
152	400	400	250	300
203	550	550	300	450
254	650	650	400	500
305	800	800	450	650
406	1050	1050	600	850

2. SOIL DESCRIPTION: SILTY SAND, GRAVELS OR CLAYEY SAND GRAVEL MIXTURES, MODERATE AMOUNT OF FINES.

SOILS WITH TYPICAL BEARING STRENGTH OF 200 TO 299 KPa

PIPE DIAMETER	DIMENSION NOTED ON W25.3			
	A	B	C	D
102	200	200	150	150
152	250	250	200	200
203	350	350	250	270
254	450	450	300	350
305	500	500	350	400
406	750	750	400	600

3. SOIL DESCRIPTION: SANDS, GRAVELS AND GRAVEL-SAND MIXTURES, LITTLE OR NO FINES.

SOILS WITH TYPICAL BEARING STRENGTH OF 300 KPa AND OVER

PIPE DIAMETER	DIMENSION NOTED ON W25.3			
	A	B	C	D
102	150	150	150	150
152	200	200	200	200
203	300	300	200	230
254	400	400	250	270
305	450	450	300	300
406	650	650	350	450

NOTES:
1. THE ABOVE THRUST BLOCK DIMENSIONS MEET OR EXCEED THE WATERMAIN DESIGN CRITERIA FOR FUTURE ALTERNATIONS AUTHORIZED UNDER A CONCRETE WATERWORKS PERMIT.
2. THE ASSUMPTIONS MADE FOR THE ABOVE CALCULATIONS ARE AS FOLLOWS:
a) MAXIMUM OPERATING PRESSURE OF 100 psi.
b) MAXIMUM SURGE PRESSURE WITH A FLOW VELOCITY CHANGE OF 0.3 m/s.
c) MAXIMUM SURGE PRESSURE WITH A FLOW VELOCITY CHANGE OF 0.3 m/s.
d) MAXIMUM SURGE PRESSURE WITH A FLOW VELOCITY CHANGE OF 0.3 m/s.
3. THE TABLES APPLY TO BOTH DUCTILE IRON AND PVC, WHERE ONE LENGTH EXCEEDED THE OTHER THE LONGER LENGTH WAS USED.
4. DIMENSIONS MAY BE REDUCED TO LONG AS THE BEARING SURFACE AREA OF THE THRUST BLOCK IS NOT REDUCED.
5. TO BE USED IN CONJUNCTION WITH W2.3.

DATE: MAY 2021
REV.: MARCH 2011
DATE:
REV.:
DWG. No.: W25.4

RESTRAINING AND RETAINING RINGS FOR PVC AND DI PIPE 400mm AND UNDER

DATE: MAY 2021
REV.: NONE
DATE:
REV.:
DWG. No.: W25.5

TABLE OF RESTRAINED LENGTHS FOR DI AND PVC WATERMAIN PIPE IN STANDARD GRANULAR 'A' EMBEDMENT IN SOILS OF BEARING CAPACITY OF 100 KPa AND OVER

REDUCERS	LARGER DIAMETER SIDE (TO BE RESTRAINED)			
	100mm	150mm	200mm	300mm
100mm	N/A	3	6	10
150mm	N/A	N/A	4	6
200mm	N/A	N/A	N/A	3
250mm	N/A	N/A	N/A	4
300mm	N/A	N/A	N/A	N/A
400mm	N/A	N/A	N/A	N/A

PIPE DIAMETER
100mm 150mm 200mm 250mm 300mm 400mm

DEAD ENDS, CAPS, PLUGS, VALVES

BEFORE CAPS AND EITHER SIDE OF VALVES - L	5	6	9	10	12	16
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VERTICAL BENDS

LENGTH THRUST SIDE - L1S	3	4	5	6	7	9
LENGTH LOW SIDE - L1S	1.5	2	2.5	3	3.5	4.5

TEES

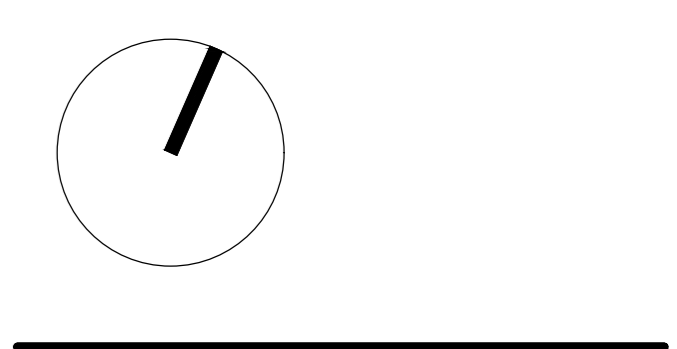
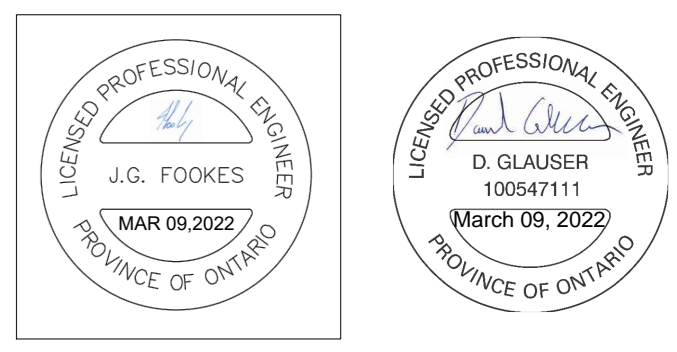
LENGTH ALONG THE BRANCH - L	1	1	1	1	1	1
LENGTH ALONG THE RUN - L1	3	3	3	3	3	3

HORIZONTAL BENDS

11.25, 22.5, AND 45 DEGREE BENDS	1	1.5	1.5	2	2	2.5
----------------------------------	---	-----	-----	---	---	-----

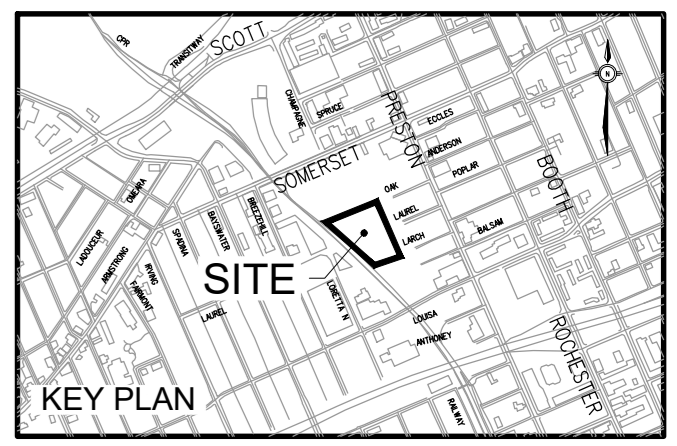
NOTES:
1. THE ABOVE RESTRAINED LENGTHS MEET OR EXCEED THE WATERMAIN DESIGN CRITERIA FOR FUTURE ALTERNATIONS AUTHORIZED UNDER A CONCRETE WATERWORKS PERMIT.
2. THE ASSUMPTIONS MADE FOR THE ABOVE CALCULATIONS ARE AS FOLLOWS:
a) MAXIMUM OPERATING PRESSURE OF 100 psi.
b) MAXIMUM SURGE PRESSURE WITH A FLOW VELOCITY CHANGE OF 0.3 m/s.
c) MAXIMUM SURGE PRESSURE WITH A FLOW VELOCITY CHANGE OF 0.3 m/s.
d) MAXIMUM SURGE PRESSURE WITH A FLOW VELOCITY CHANGE OF 0.3 m/s.
3. FOR SOFTWARE CALCULATIONS FOR VERTICAL BENDS WHERE THE HEAD SIDE IS AT 18 METRES.
4. TYPE 'B' TRENCH BEDDING.
5. DEPTH TO BURY 'A' BEDDING EXCEPT FOR VERTICAL BENDS WHERE THE HEAD SIDE IS AT 18 METRES.
6. EMBEDMENT MATERIAL GRANULAR 'A' WITH CHARACTERISTICS OF ASTM D2047 GP.
7. IF SOLE ARE DESCRIBED AS POORLY SORTED GRAVEL AND SAND/GRAVEL MIXES WITH LITTLE OR NO FINES.
8. (U) MUST BE OF SOLID PIPE WITHOUT JOINTS, FITTINGS, ETC.
9. THE TABLES APPLY TO BOTH DUCTILE IRON AND PVC, WHERE ONE LENGTH EXCEEDED THE OTHER THE LONGER LENGTH WAS USED.
10. RESTRAINED LENGTHS ARE IN METRES.

DATE: MAY 2021
REV.: MARCH 2011
DATE:
REV.:
DWG. No.: W25.6

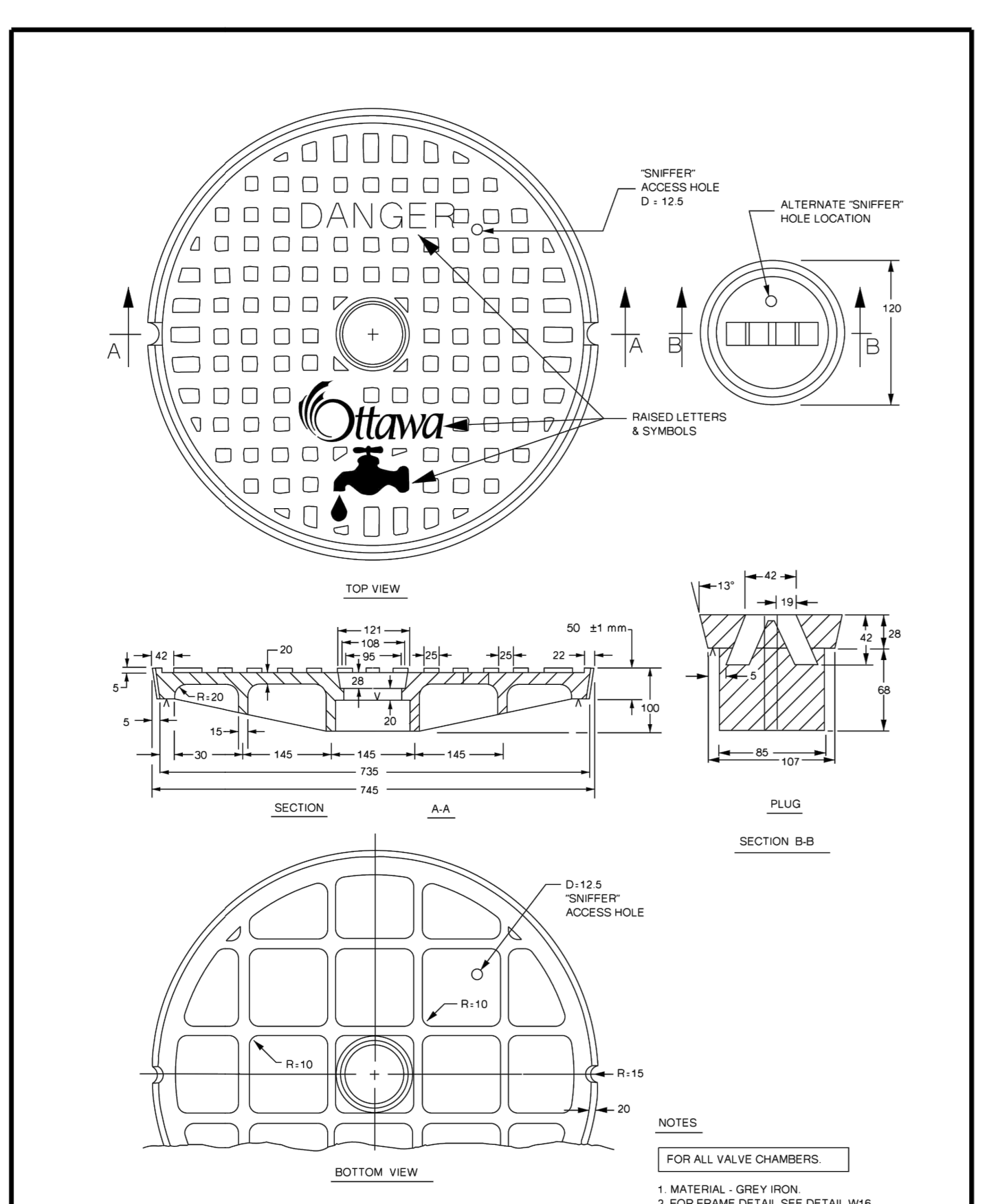


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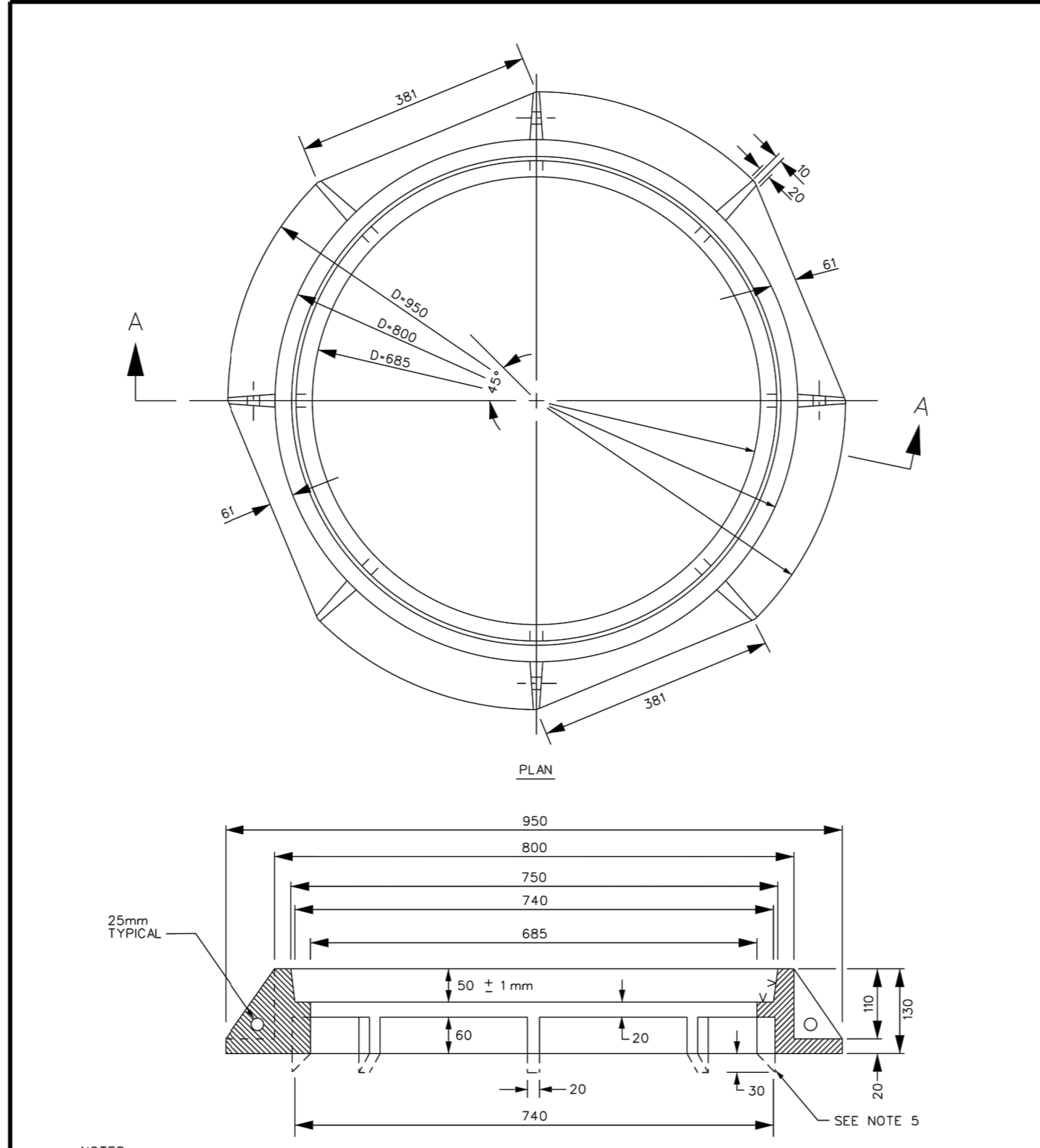


- ISSUED
- | No. | Date | Description |
|-----|-------------|------------------------------------|
| 1 | 2021 SEP 08 | ISSUED FOR SITE PLAN APPROVAL |
| 2 | 2021 DEC 14 | ISSUED FOR 100% DESIGN DEVELOPMENT |
| 3 | 2022 FEB 18 | ISSUED FOR 30% CD |
| 4 | 2022 MAR 09 | ISSUED FOR SITE PLAN RESUBMISSION |



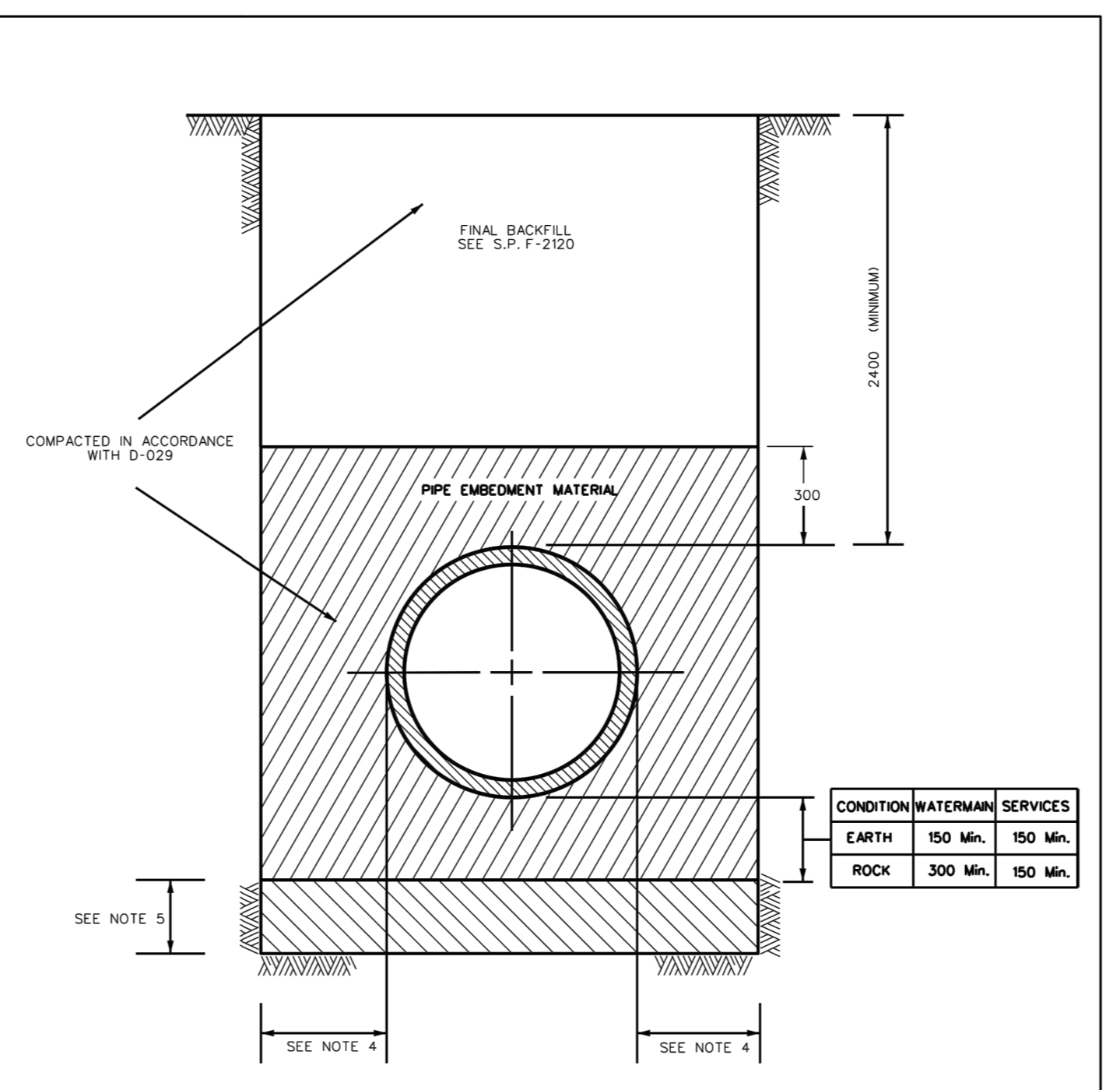
Ottawa STANDARD COVER FOR VALVE CHAMBERS

DATE: MAY 2001
REV: MARCH 2019
DWG No.: W15



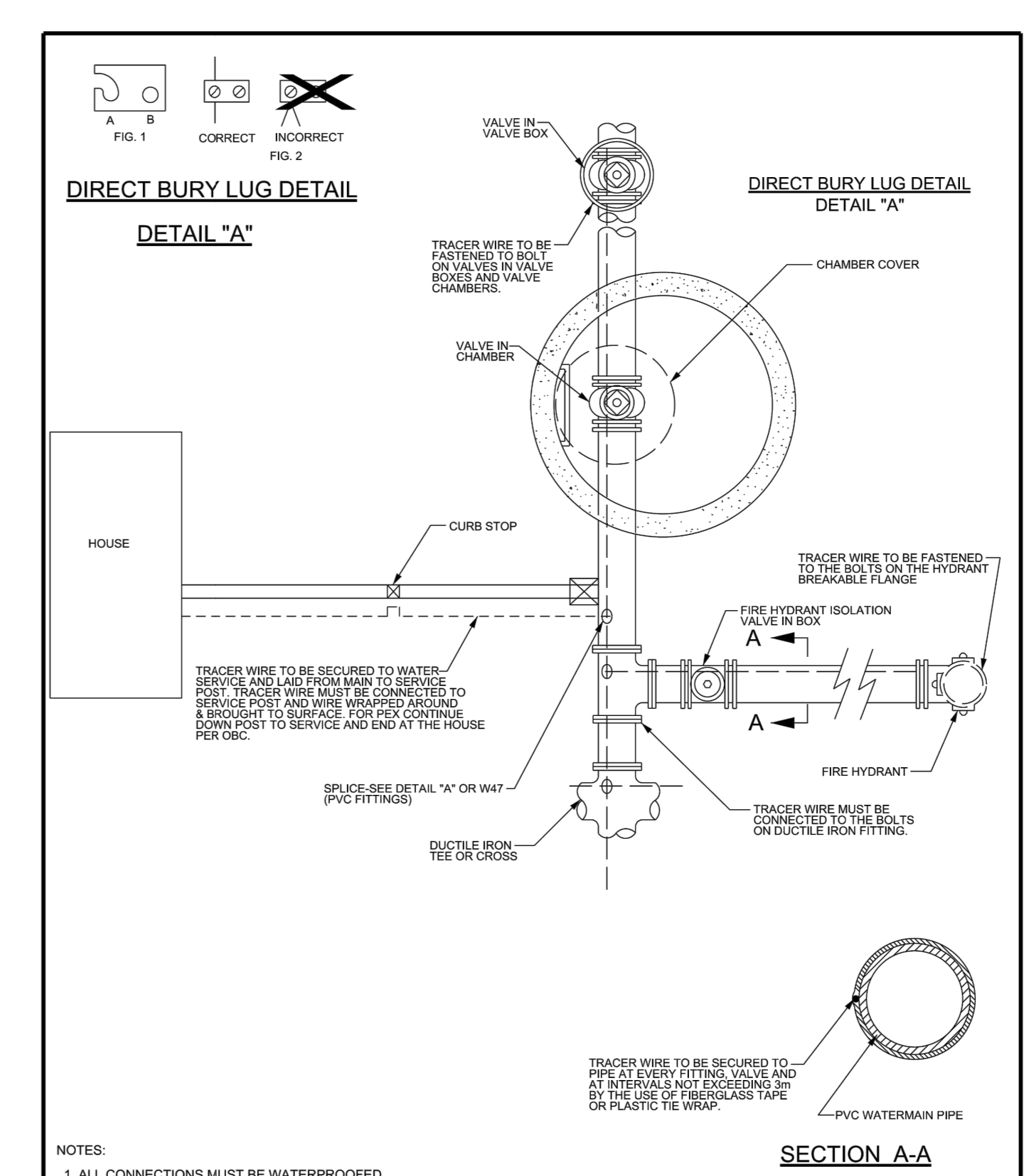
Ottawa STANDARD FRAME FOR VALVE CHAMBERS (MODIFIED OPSD-401.020)

DATE: MAY 2001
REV: MARCH 2019
DWG No.: W16



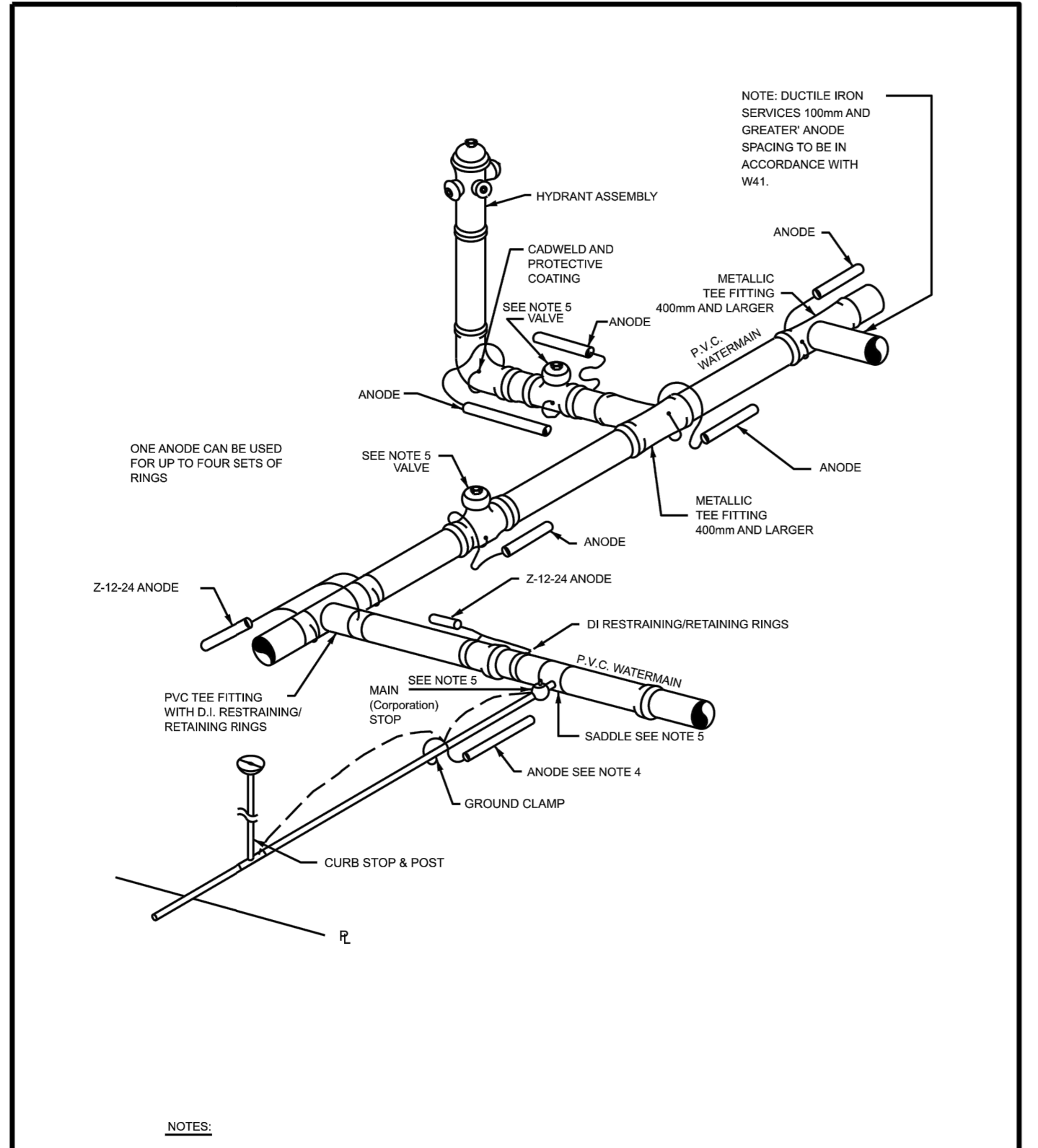
Ottawa STANDARD TRENCH DETAIL

DATE: MAY 2001
REV: MARCH 2018
DWG No.: W17



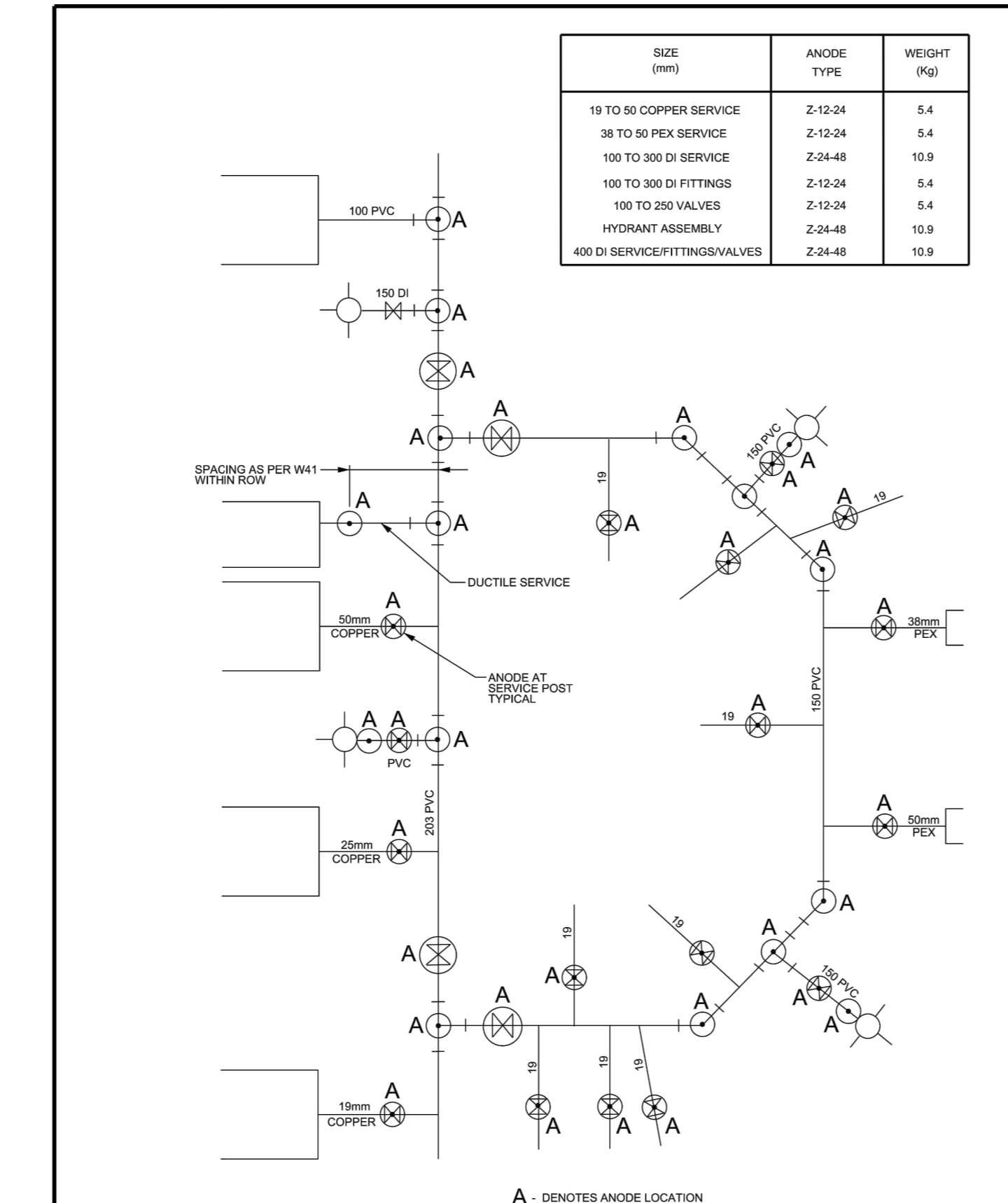
Ottawa TRACER WIRE INSTALLATION

DATE: MAY 2001
REV: MARCH 2014
DWG No.: W36



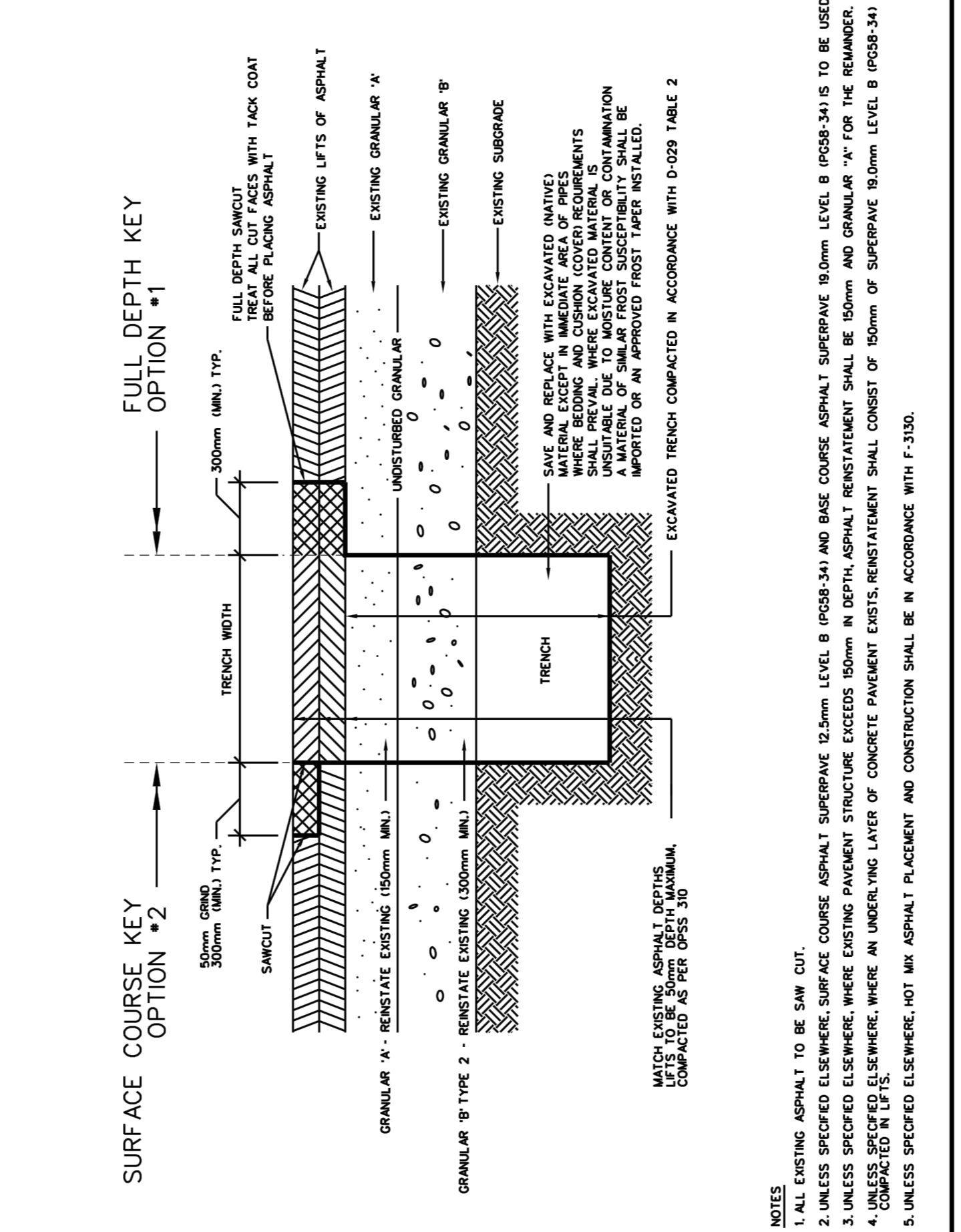
Ottawa CATHODIC PROTECTION FOR PVC WATERMAIN SYSTEMS

DATE: MAY 2001
REV: MARCH 2019
DWG No.: W40



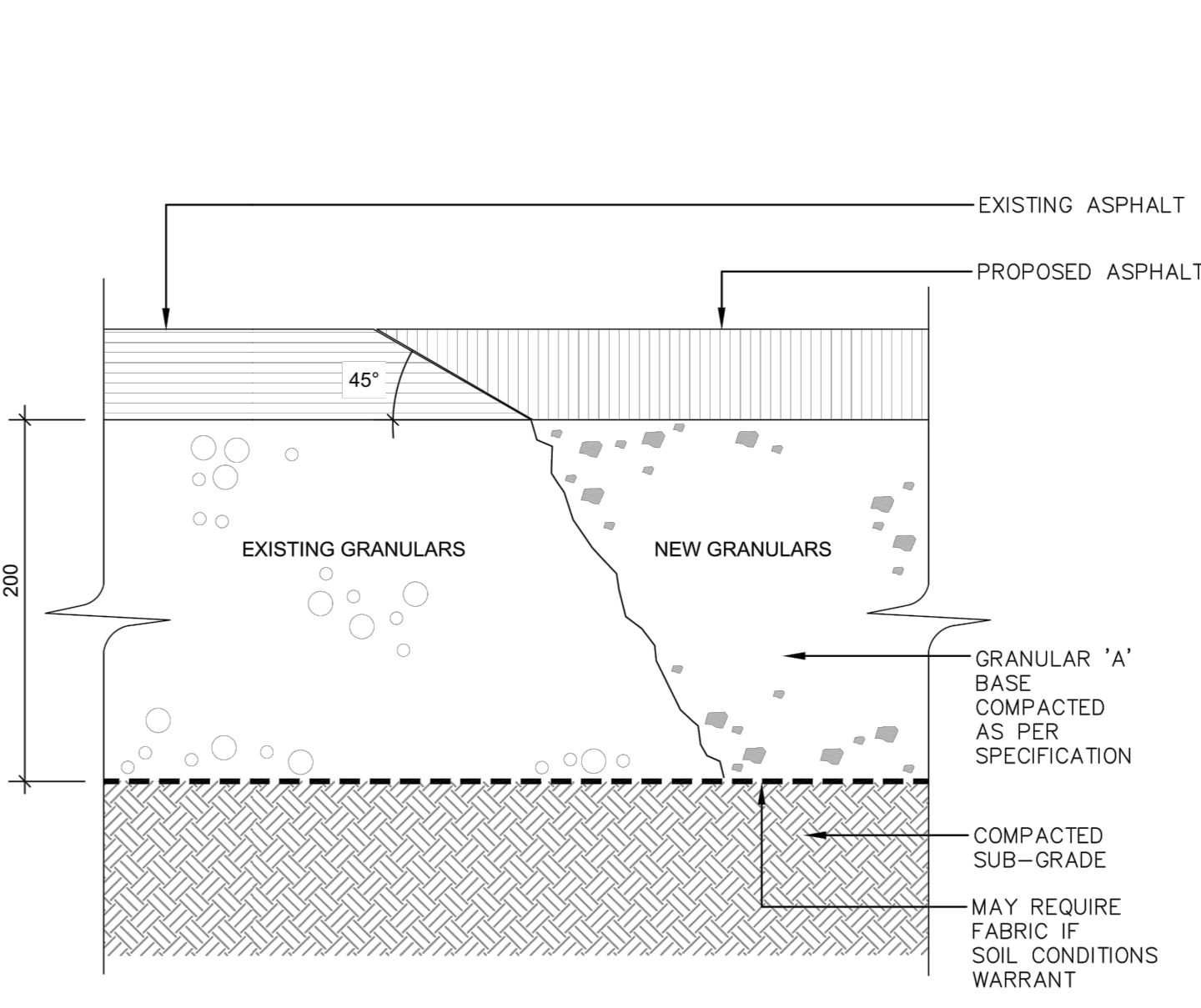
Ottawa TYPICAL ANODE INSTALLATION PVC WATERMAIN

DATE: MAY 2001
REV: MARCH 2014
DWG No.: W42



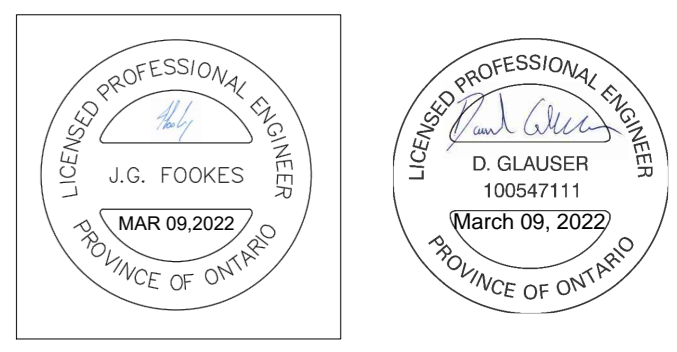
Ottawa STANDARD TRENCH REINSTATEMENT IN PAVED SURFACE

DATE: MAY 2001
REV: MARCH 2017
DWG No.: R10



Ottawa ASPHALT REINSTATEMENT

DATE: JAN 2015
REV: R25

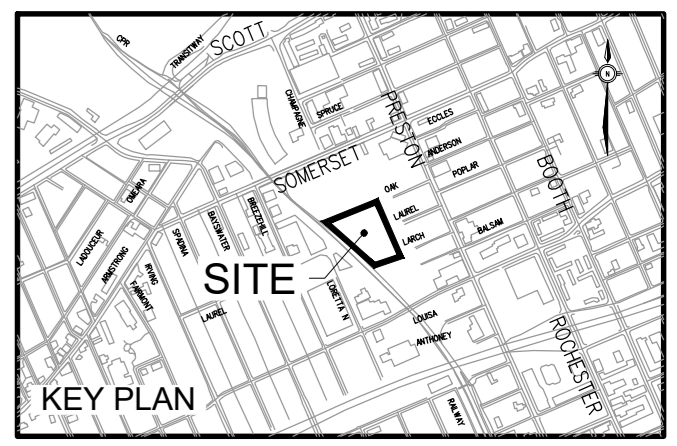


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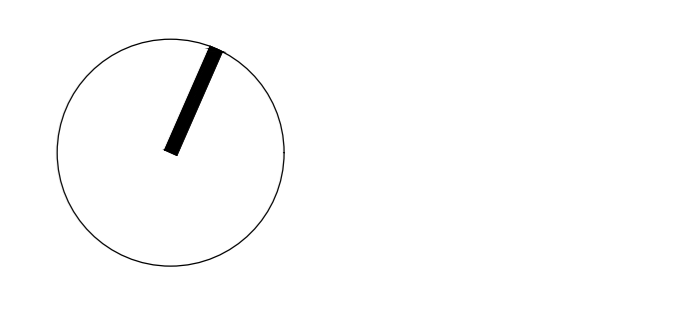
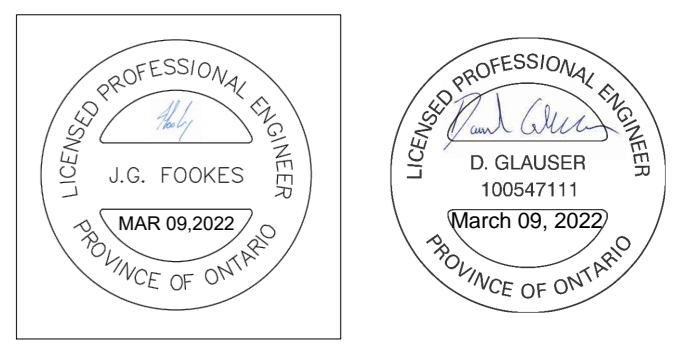
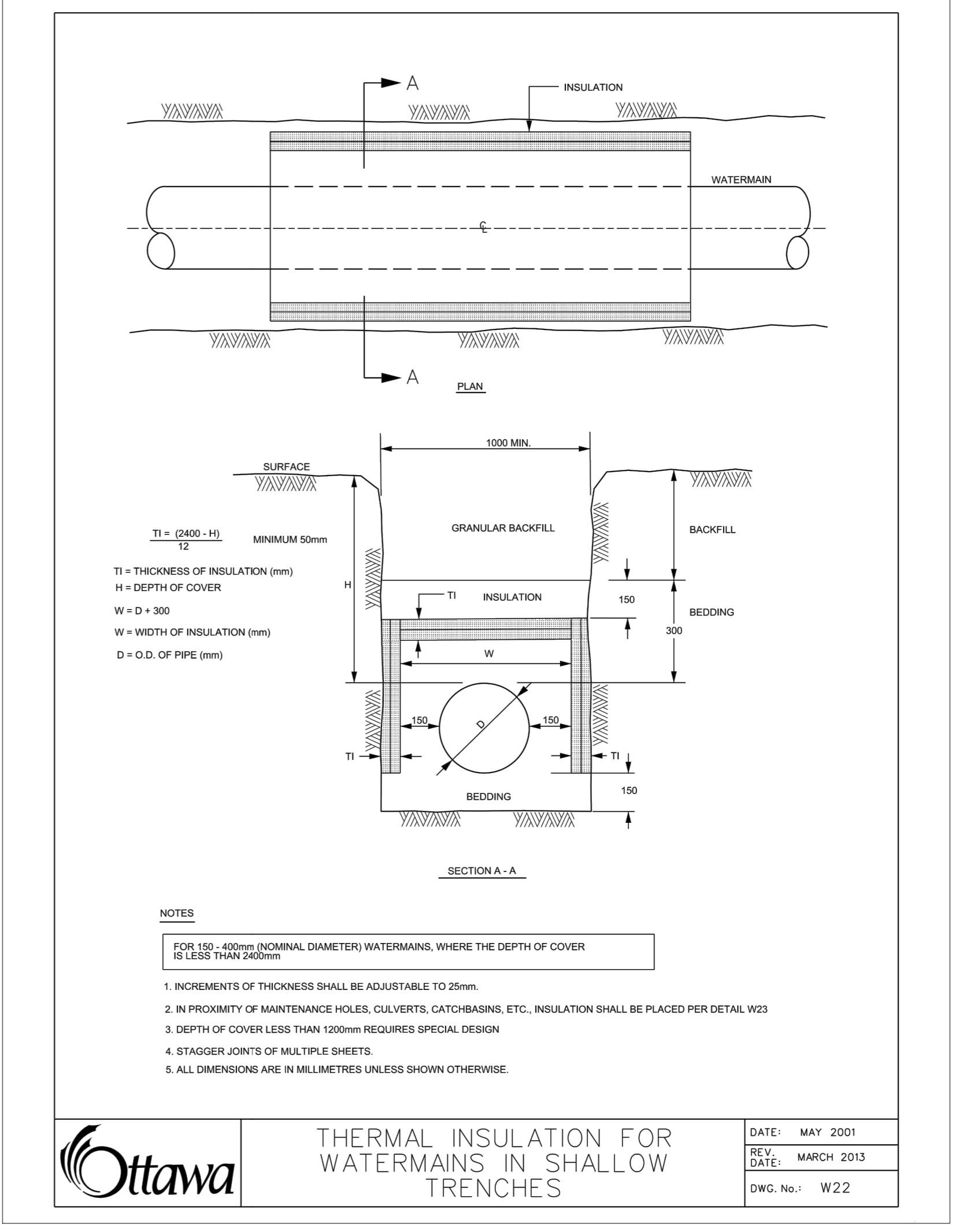
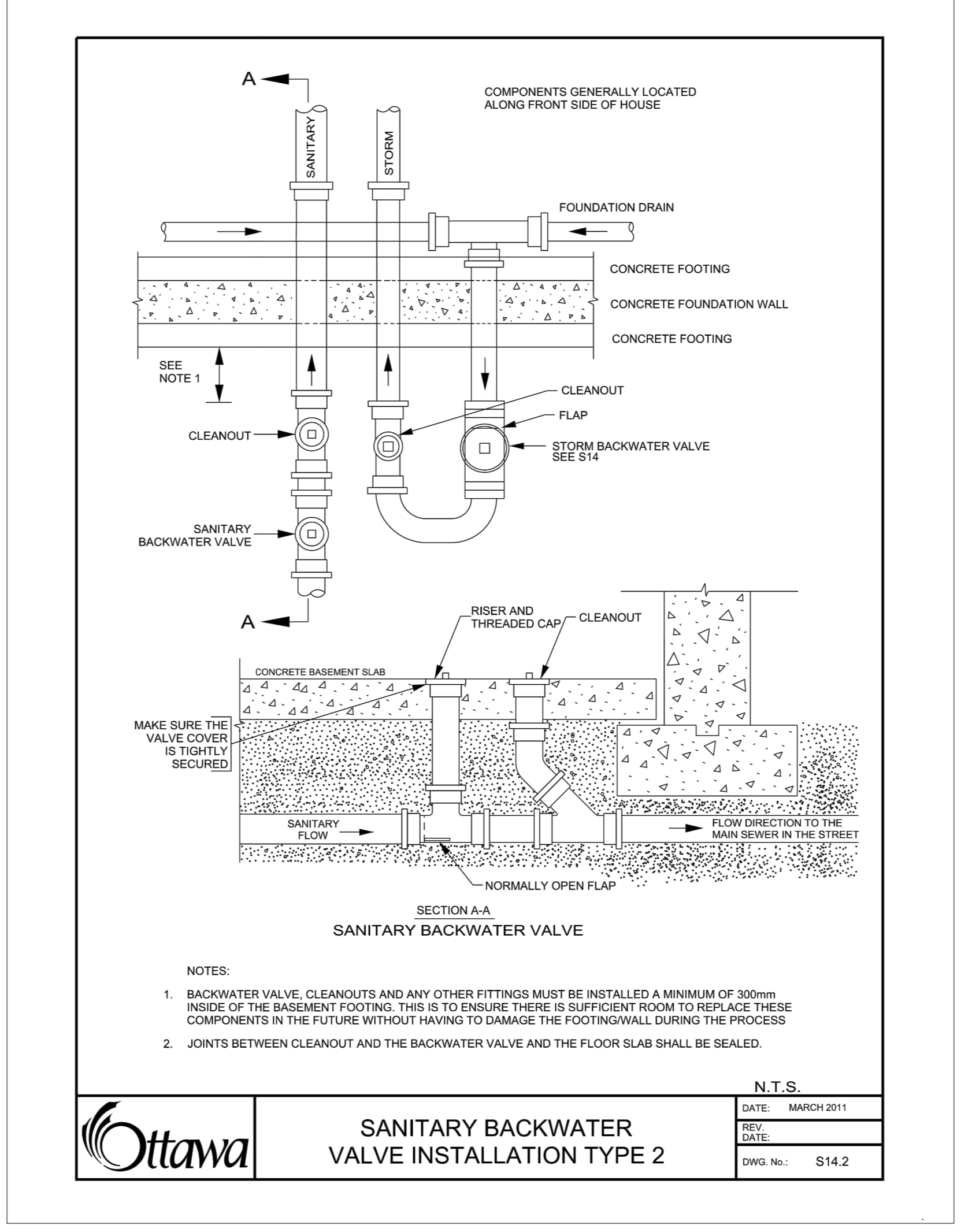
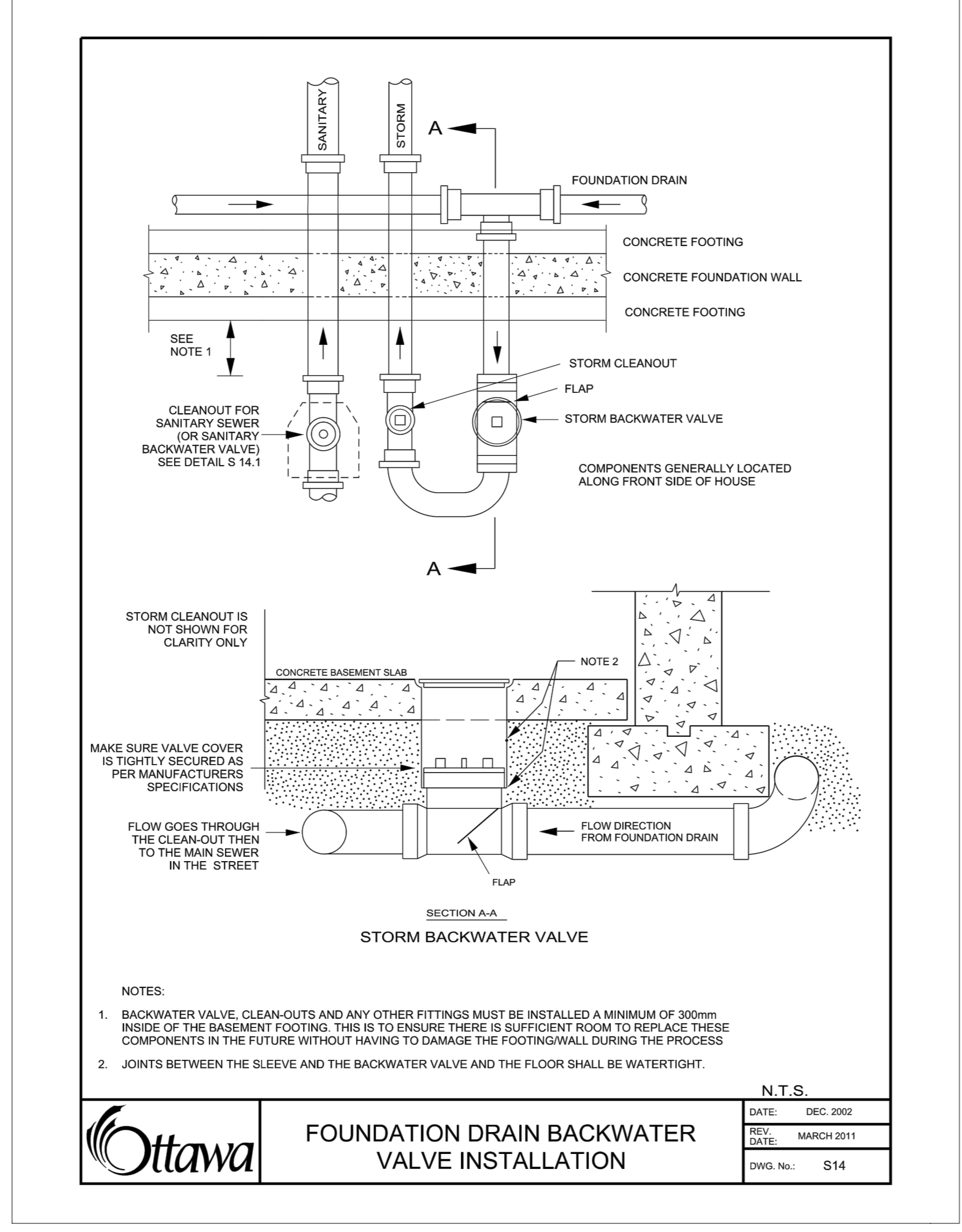
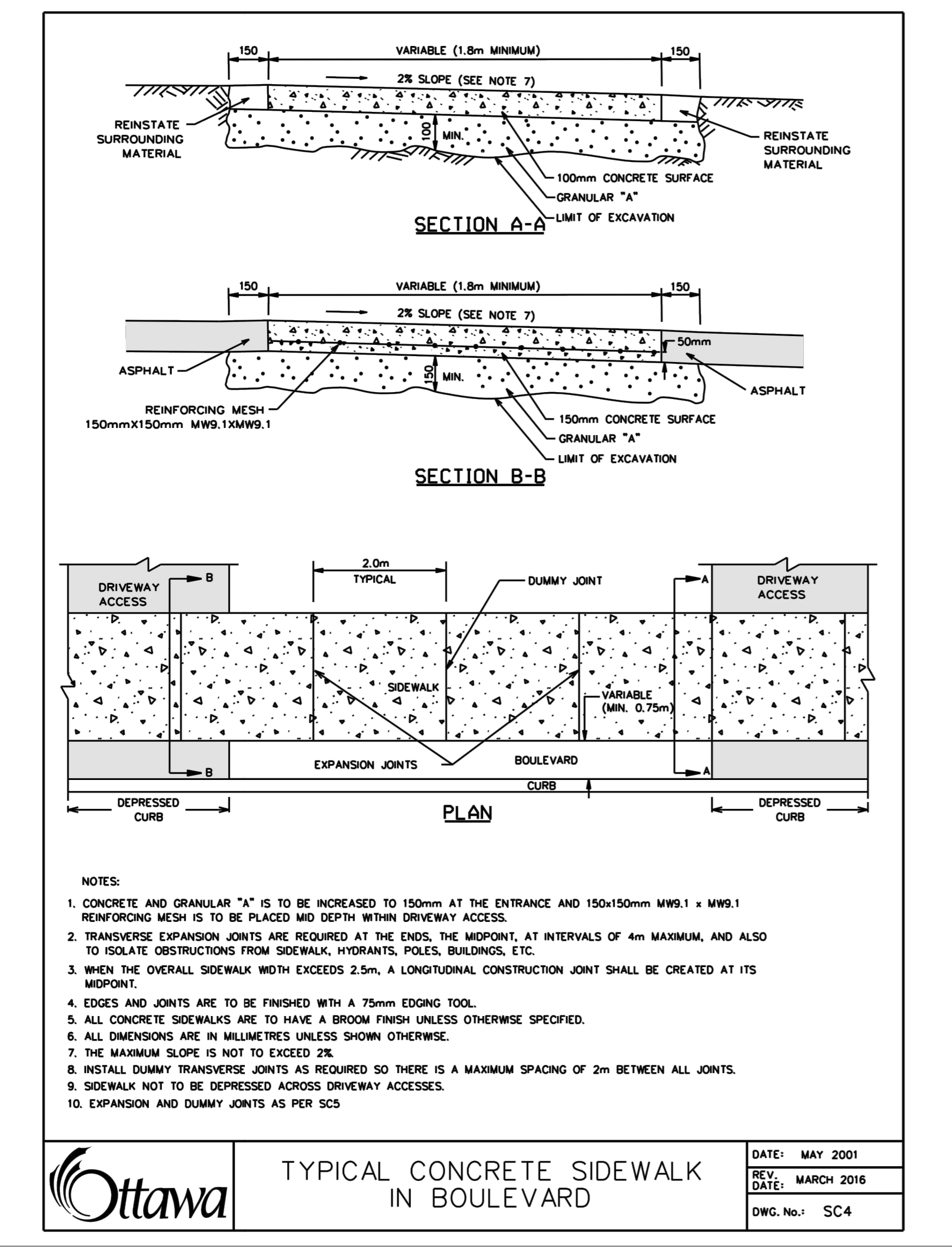
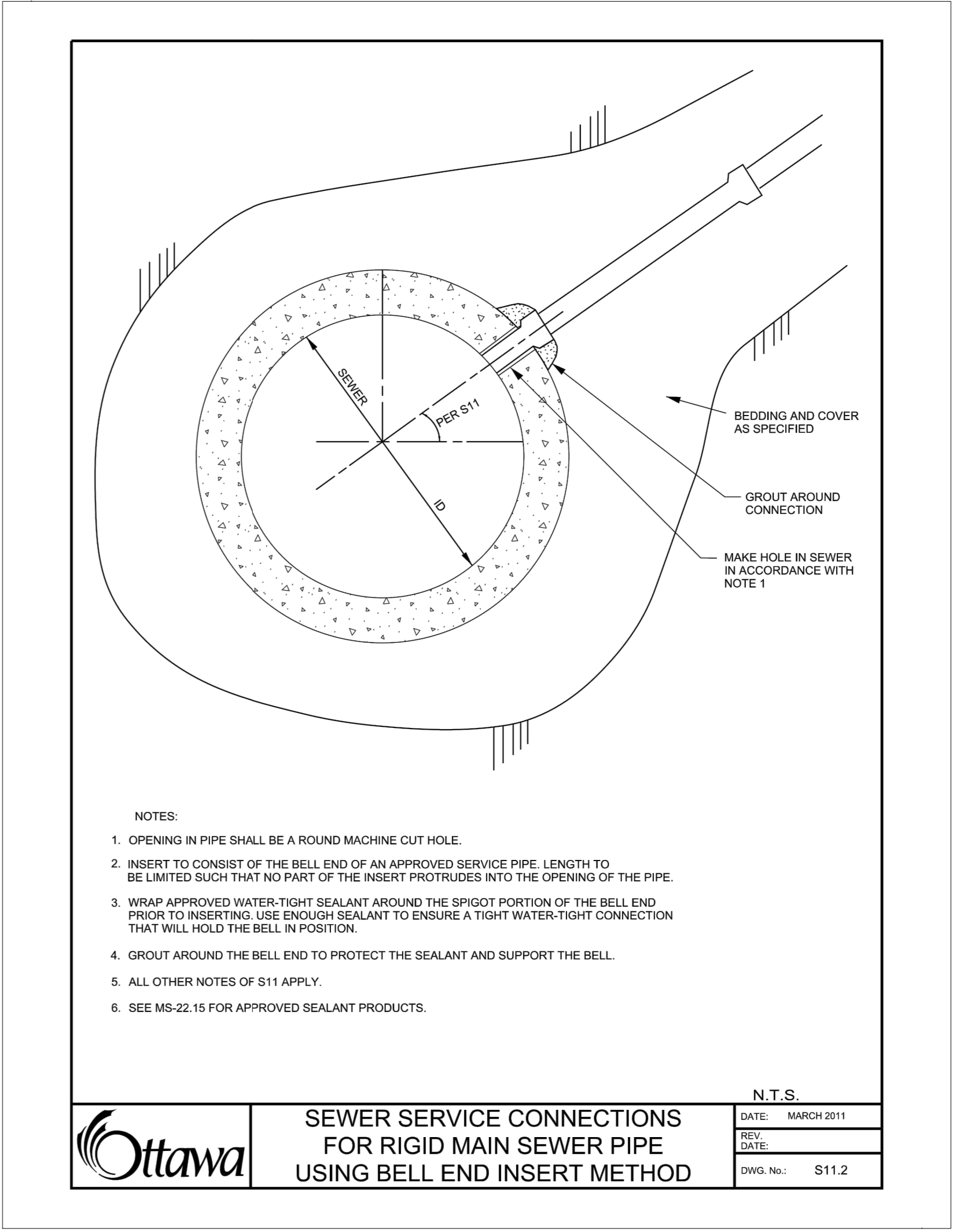
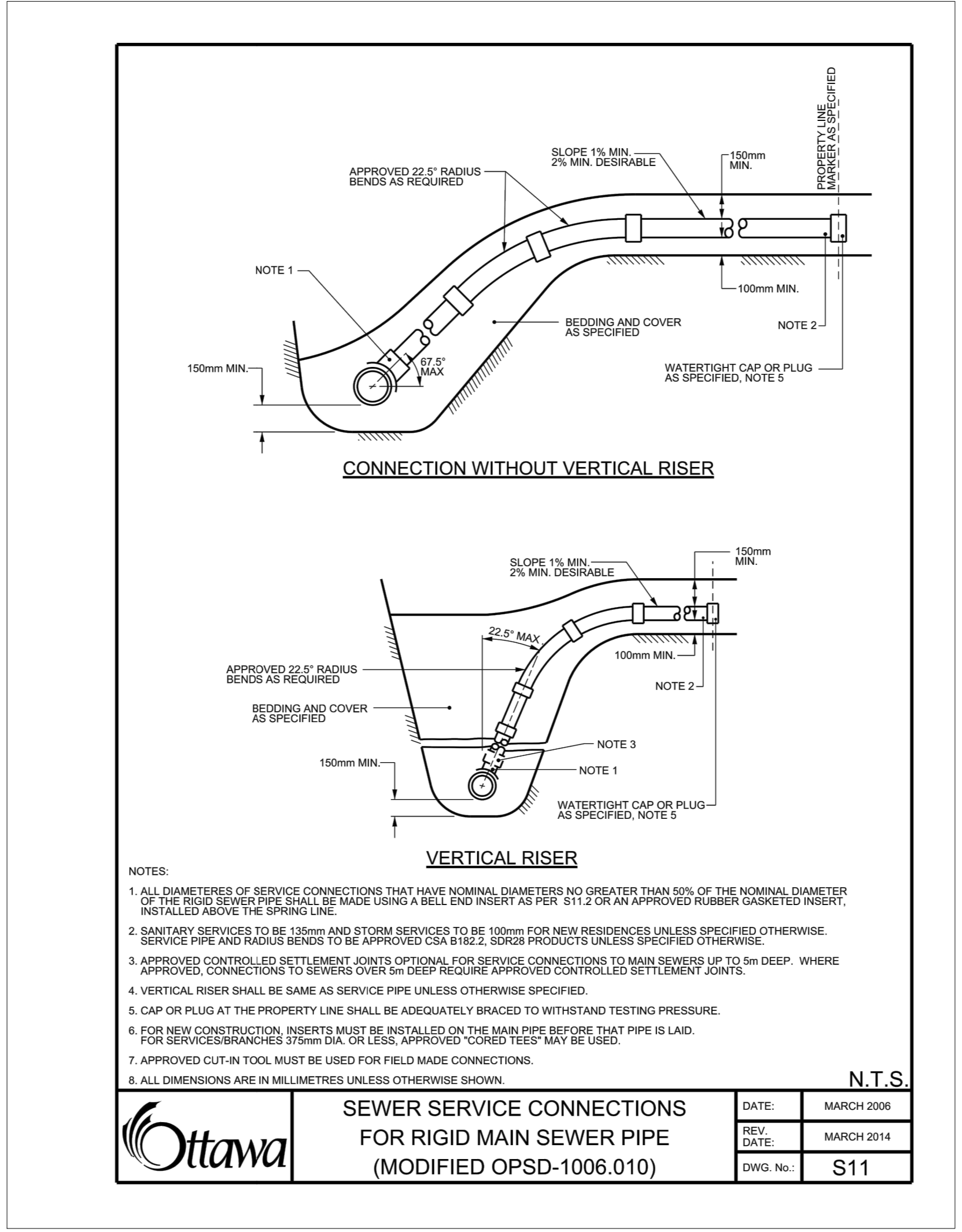
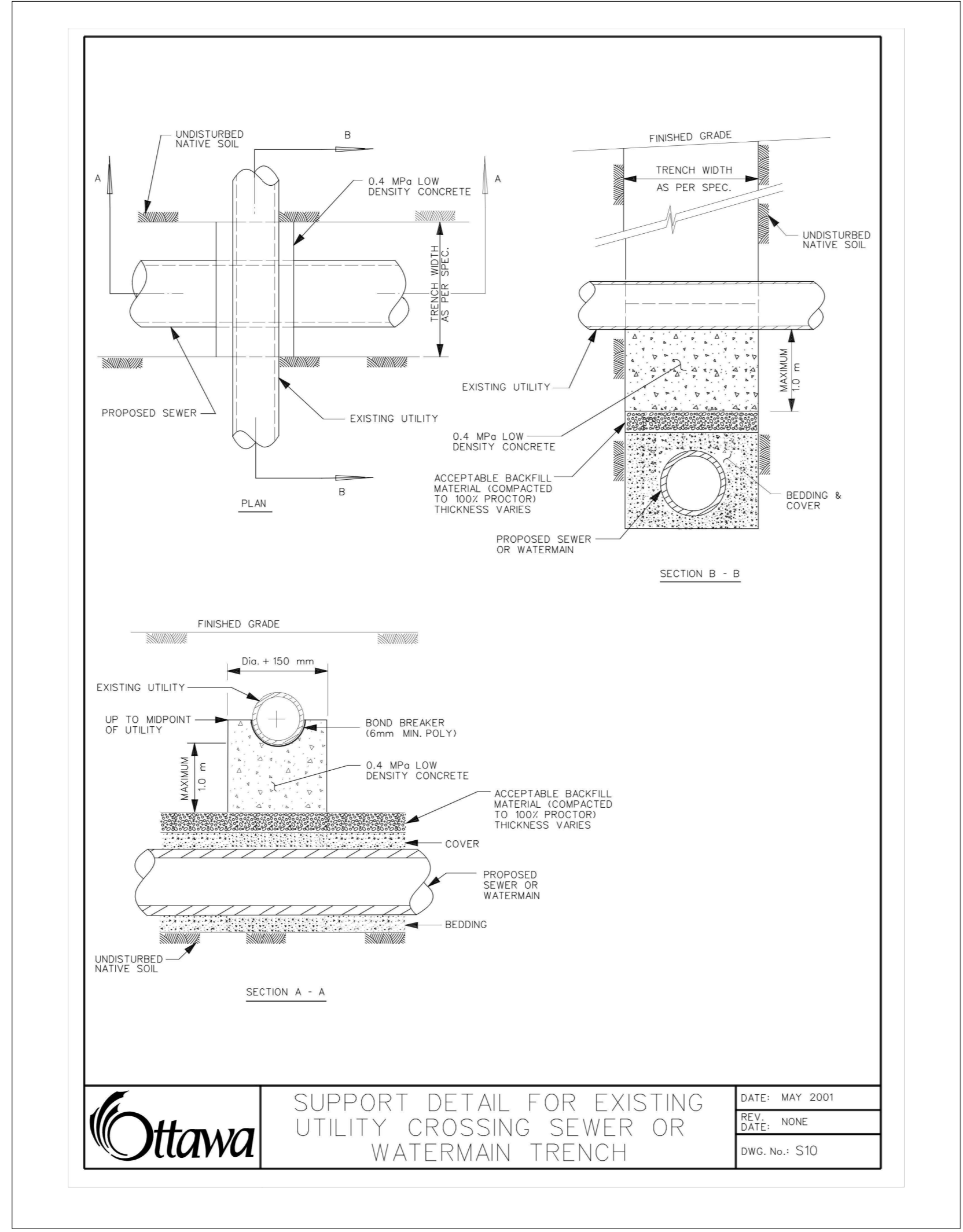
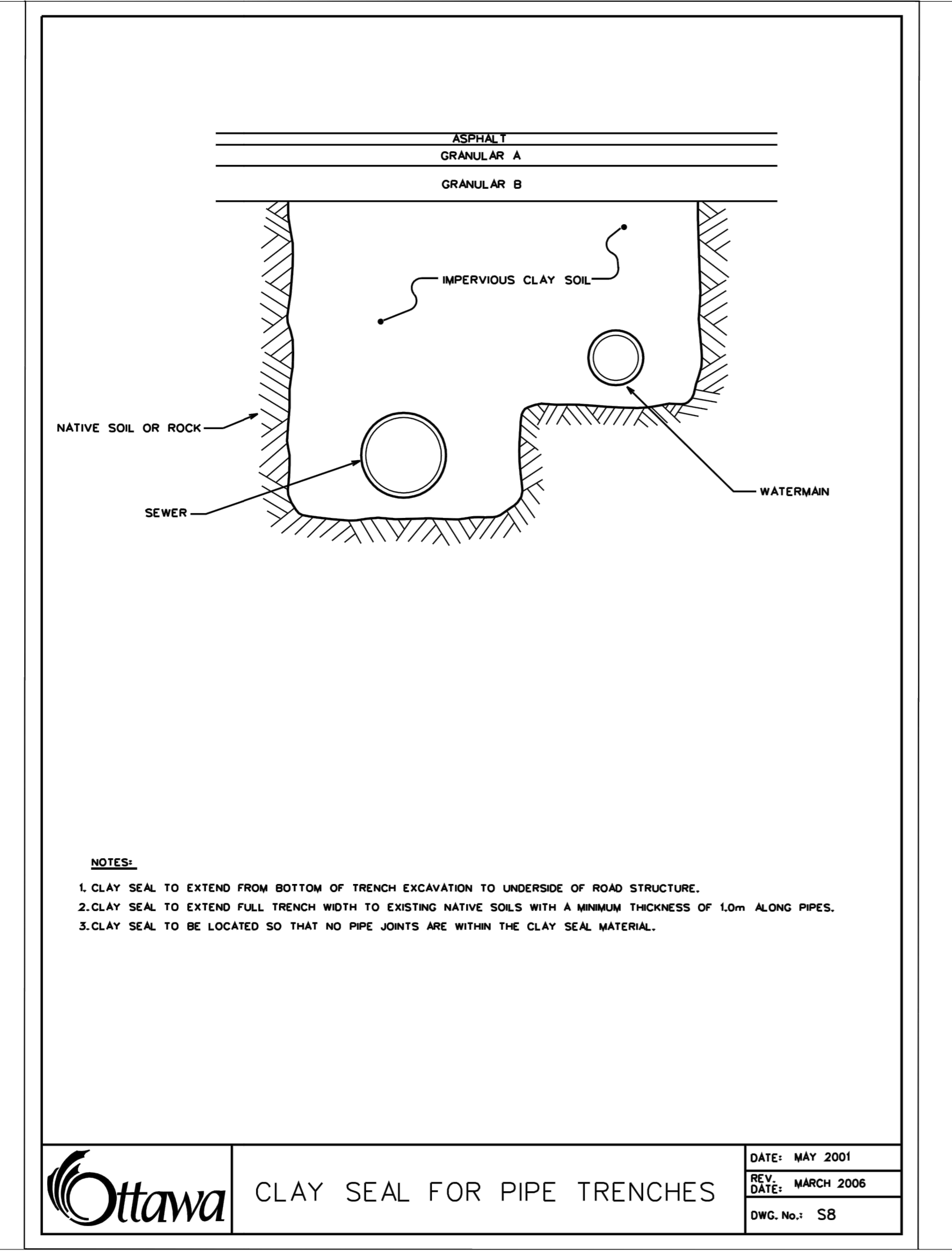
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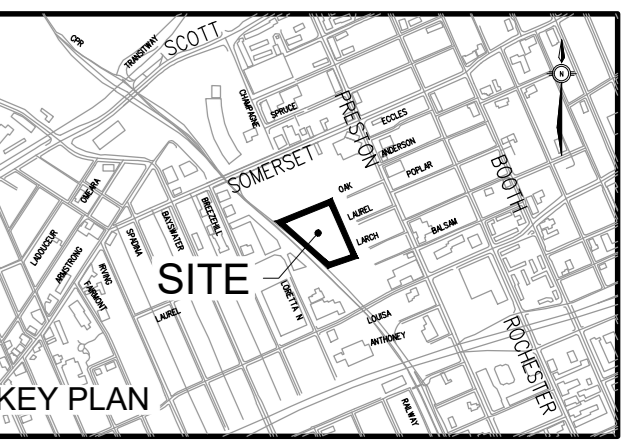
ISSUED

No.	Date	Description
1	2021 SEP 08	ISSUED FOR SITE PLAN APPROVAL
2	2021 DEC 14	ISSUED FOR 100% DESIGN DEVELOPMENT
3	2022 FEB 18	ISSUED FOR 30% CD
4	2022 MAR 09	ISSUED FOR SITE PLAN RESUBMISSION



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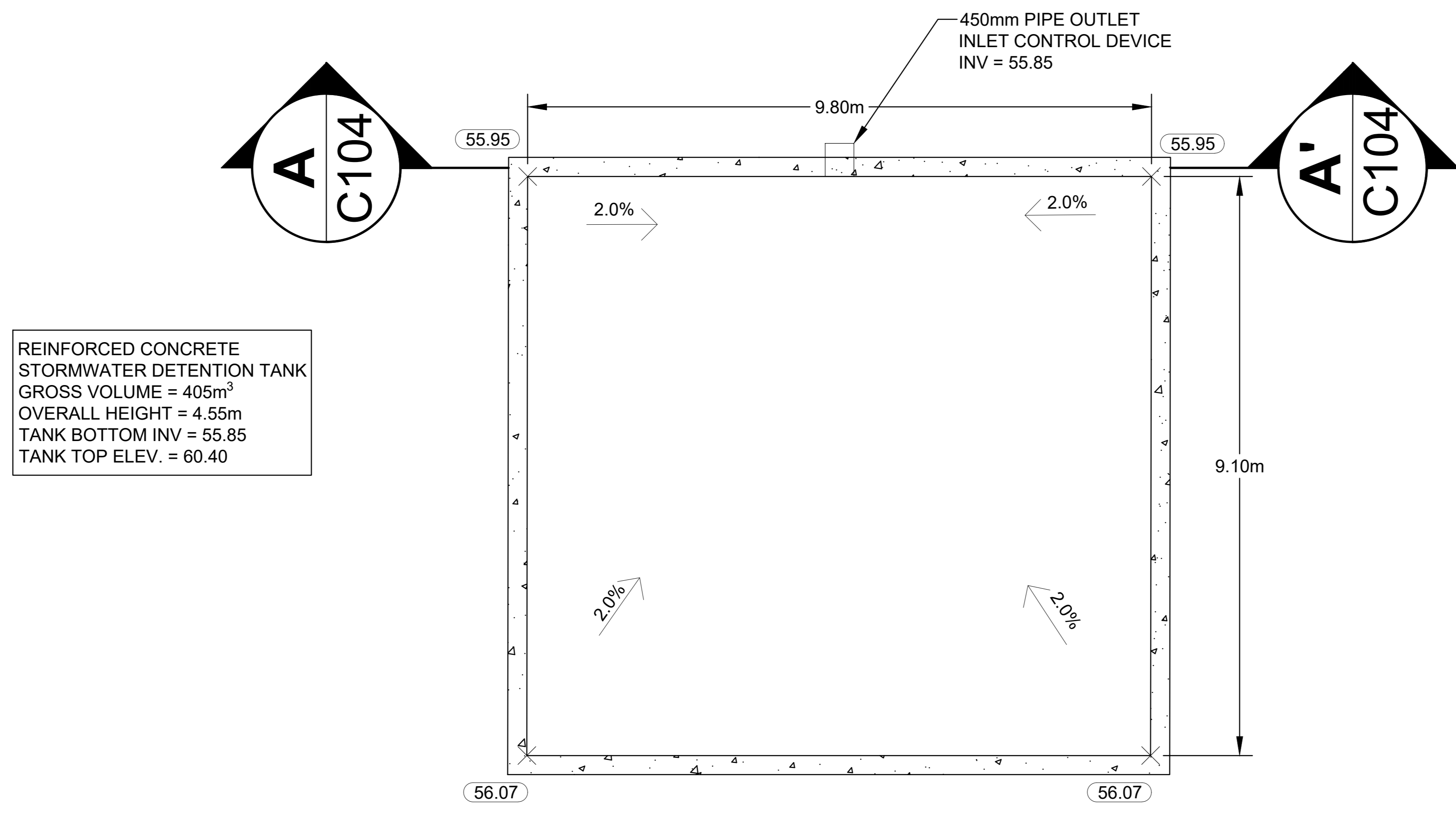
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ISSUED

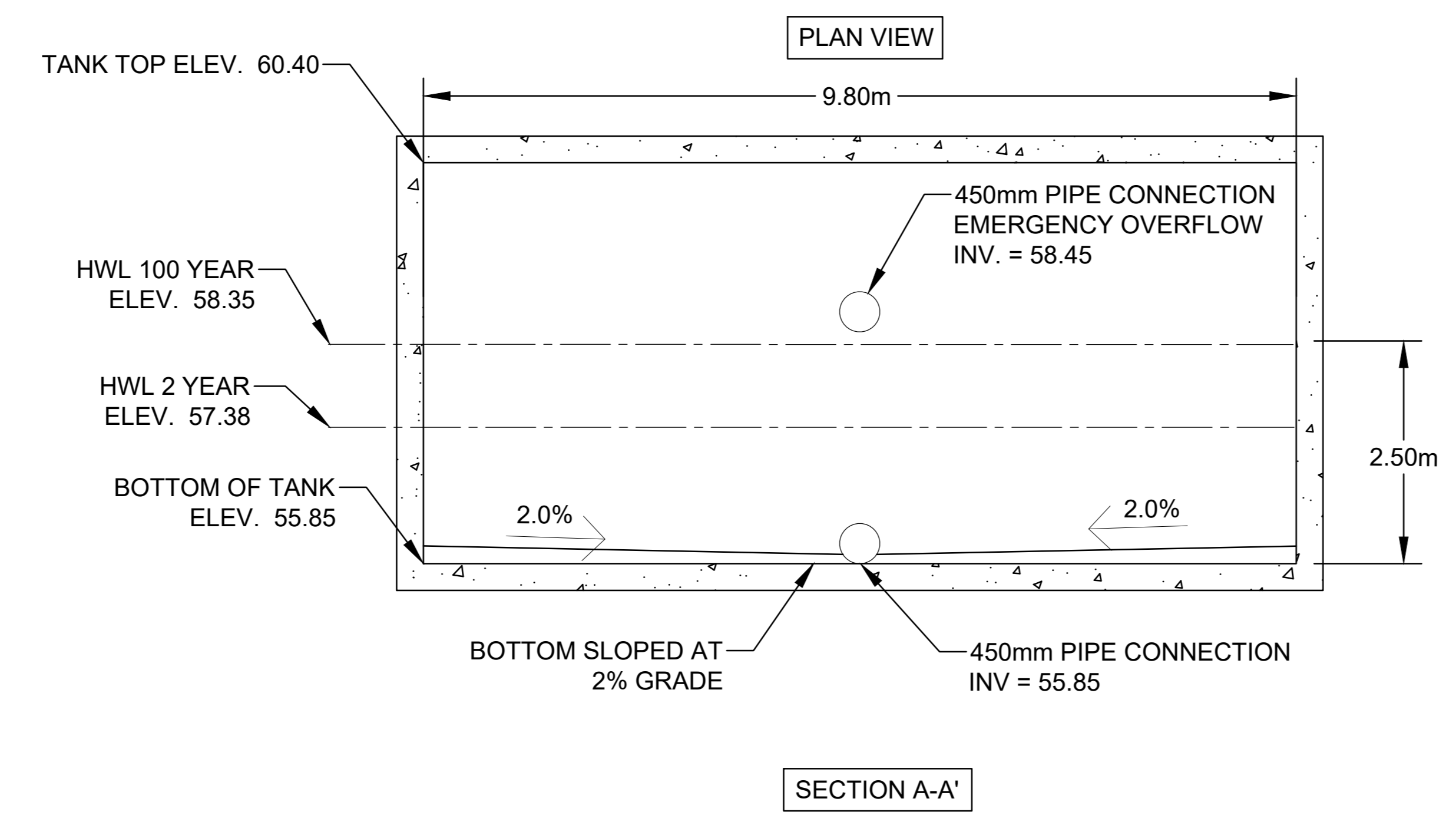
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DETAILS OF STORMWATER DETENTION TANK



REINFORCED CONCRETE
STORMWATER DETENTION TANK
GROSS VOLUME = 405m³
OVERALL HEIGHT = 4.55m
TANK BOTTOM INV = 55.85
TANK TOP ELEV. = 60.40

- NOTES:**
- REFER TO STRUCTURAL/MECHANICAL FOR CONCRETE AND REINFORCING DESIGN, ACCESS LOCATIONS, PIPE INLET LOCATIONS, VENT LOCATIONS
 - REFER TO ICD TABLE BELOW FOR ALL CONTROLLED FLOW REQUIREMENTS

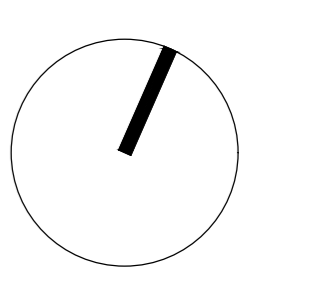
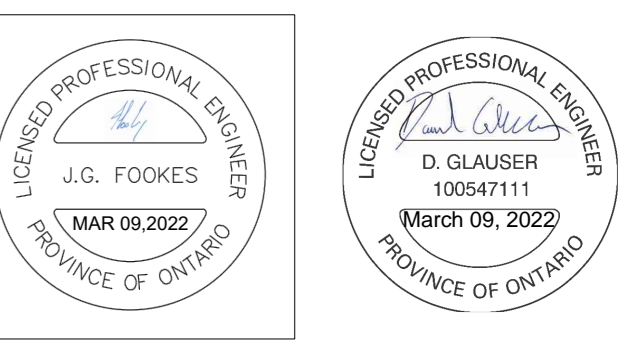


LEGEND

- PIPE OUTLET
- PROPOSED ELEVATION
- PROPOSED SLOPE DIRECTION
- CONCRETE WALL

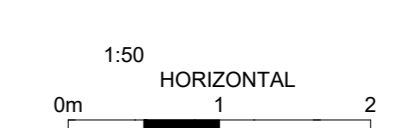
INLET CONTROL DEVICE DATA TABLE - 450mm PIPE OUTLET

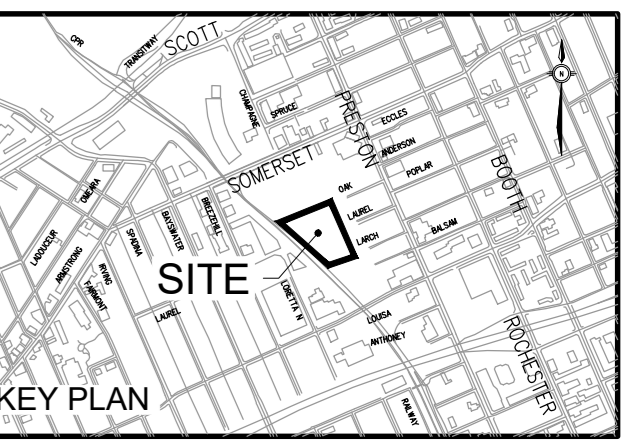
DESIGN EVENT	ICD TYPE	DIAMETER OF OUTLET PIPE (mm)	DESIGN FLOW (L/s)	WATER ELEVATION (m)	REQUIRED VOLUME (m ³)	TOTAL VOLUME PROVIDED (m ³)
1:2 YR	HYDROVEX 100VHV-1	450mmØ	8.8	57.38	110.2	220
1:100 YR	HYDROVEX 100VHV-1	450mmØ	11.2	58.35	213.0	220



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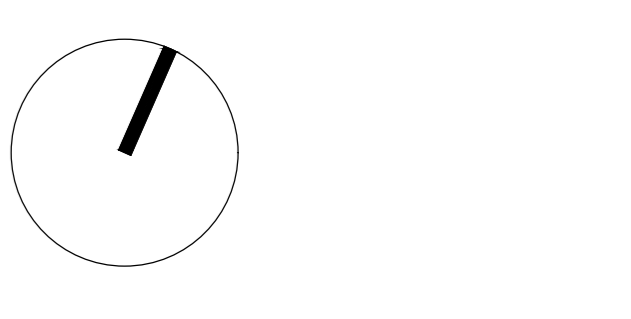
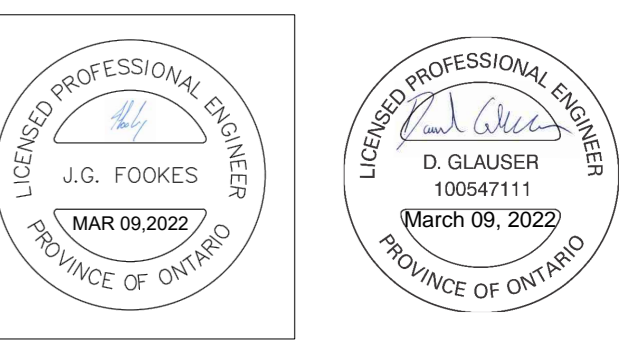
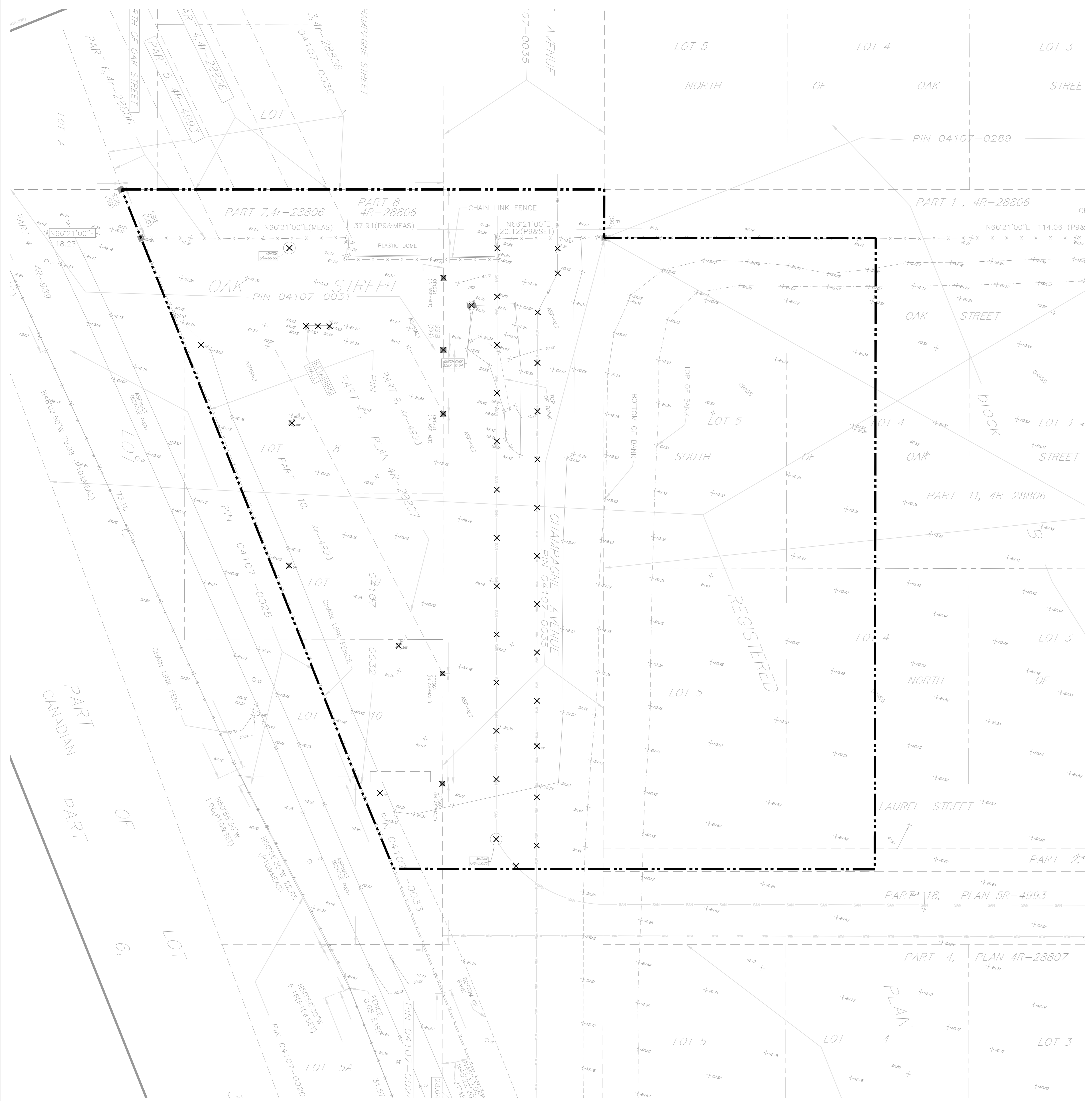
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REMOVALS
1. COMPLETE ALL REMOVALS IN ACCORDANCE WITH OPSS MUN. 510

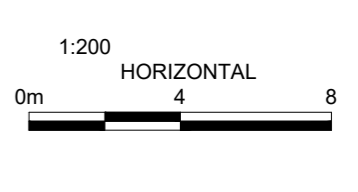
LEGEND

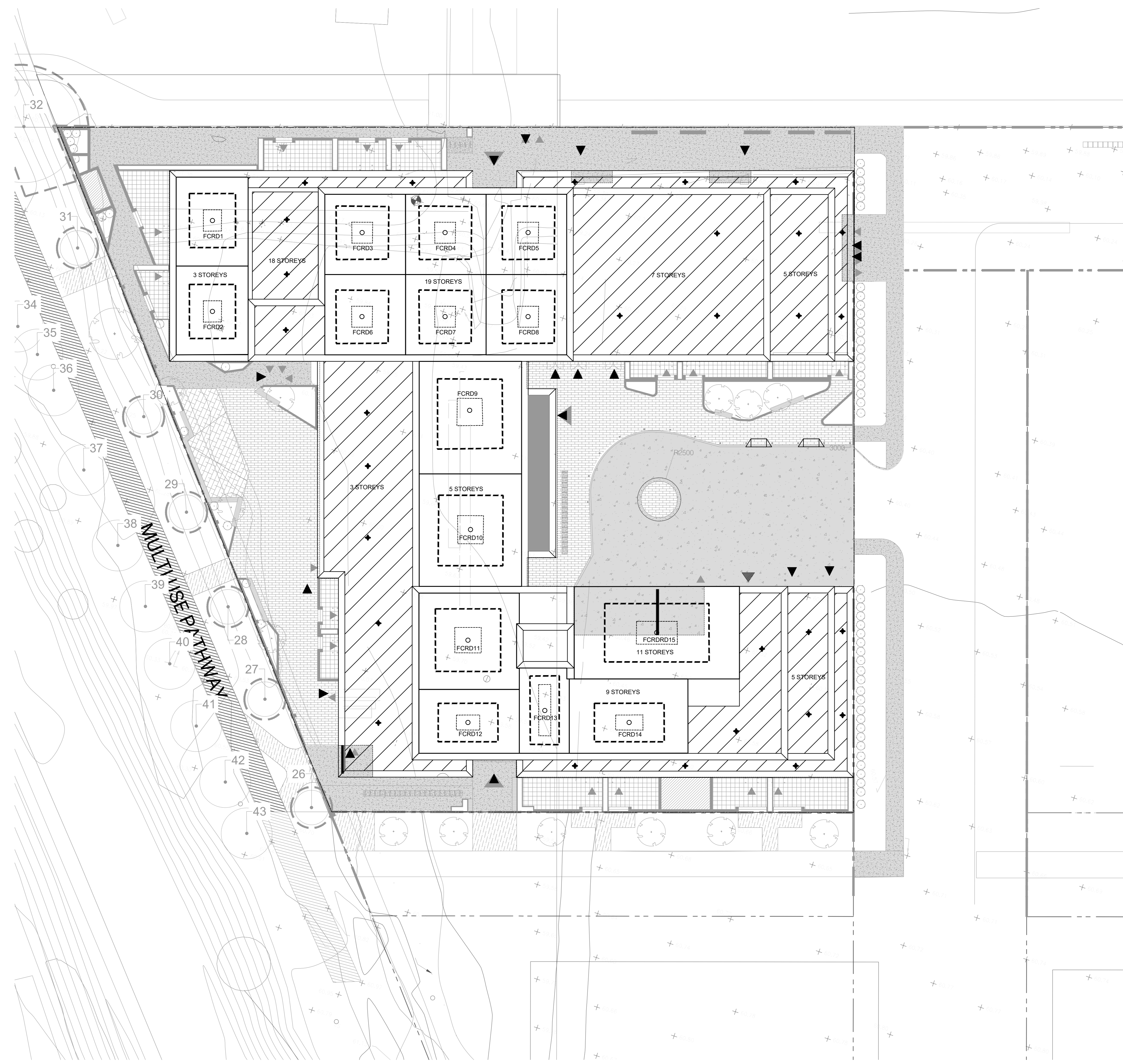
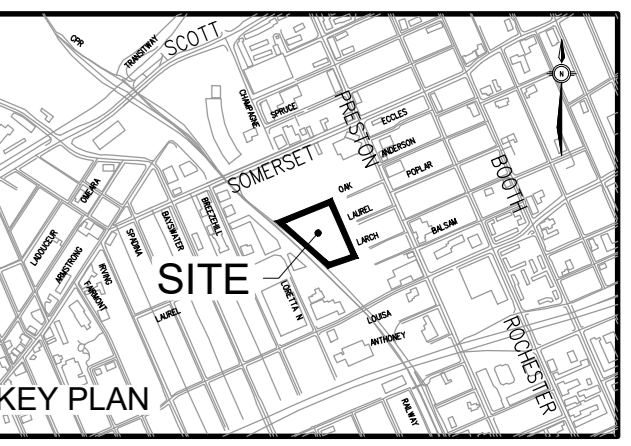
- SITE BOUNDARY
- X X X EXISTING WATERMAIN OR SEWER, VALVE CHAMBER, MAINTENANCE HOLE OR CATCH BASIN TO BE REMOVED OR ABANDONED (REMOVE IF WITH EXCAVATION LIMITS).



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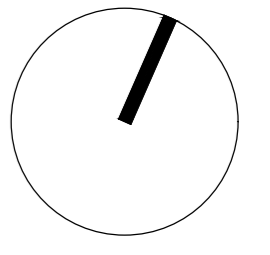


- LEGEND**
- FLOW CONTROLLED ROOF DRAIN
 - UNCONTROLLED FLOW ROOF DRAIN
 - AMENITY ROOF/OCCUPIABLE - NO FLOW CONTROL
 - UNOCCUPIABLE ROOF - NO FLOW CONTROL
 - AREA WITH UNCONTROLLED FLOW
 - 2 YR=25mm DEPTH
 - 100 YR=63mm DEPTH

PRODUCT HEAD vs. FLOW

PONDING DEPTH (m)	FLOW (L/s)				
	OPEN	3/4	1/2	1/4	CLOSED
0.025	0.315	0.315	0.315	0.315	0.315
0.05	0.631	0.631	0.631	0.631	0.315
0.075	0.946	0.867	0.789	0.710	0.315
0.1	1.262	1.104	0.946	0.789	0.315
0.125	1.577	1.341	1.104	0.867	0.315
0.15	1.893	1.577	1.262	0.946	0.315

- NOTES:**
- PRODUCT - ADJUSTABLE ACCUTROL WEIR
WEIR SETTING - 3/4
FLOW RATE APPROX. 0.8L/s IN 100-YR EVENT
 - FOR SCUPPER / EMERGENCY OVERFLOW LOCATIONS / ELEVATION REFER TO ARCHITECTURAL



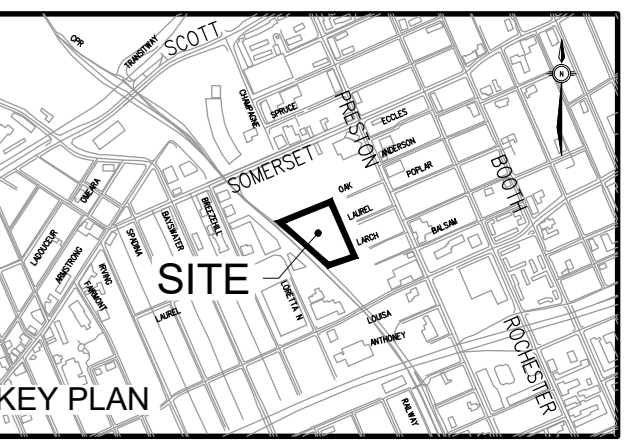
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Scale: 1:200
Project No: 210101900
Date: 09/03/22

ROOF DRAIN LAYOUT & PONDING
C701
#18593

DO NOT SCALE DRAWING
DATE: 07-12-21-01:49



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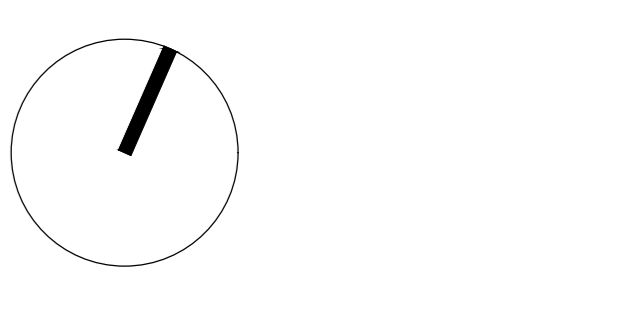
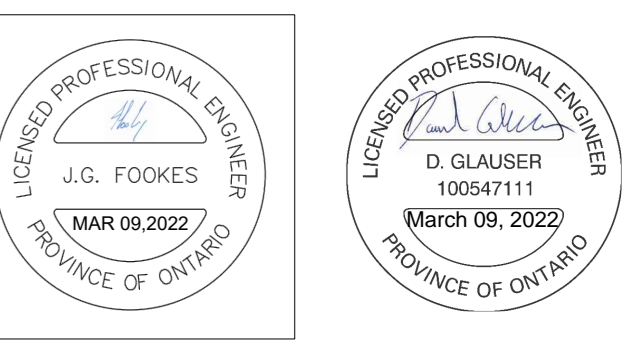
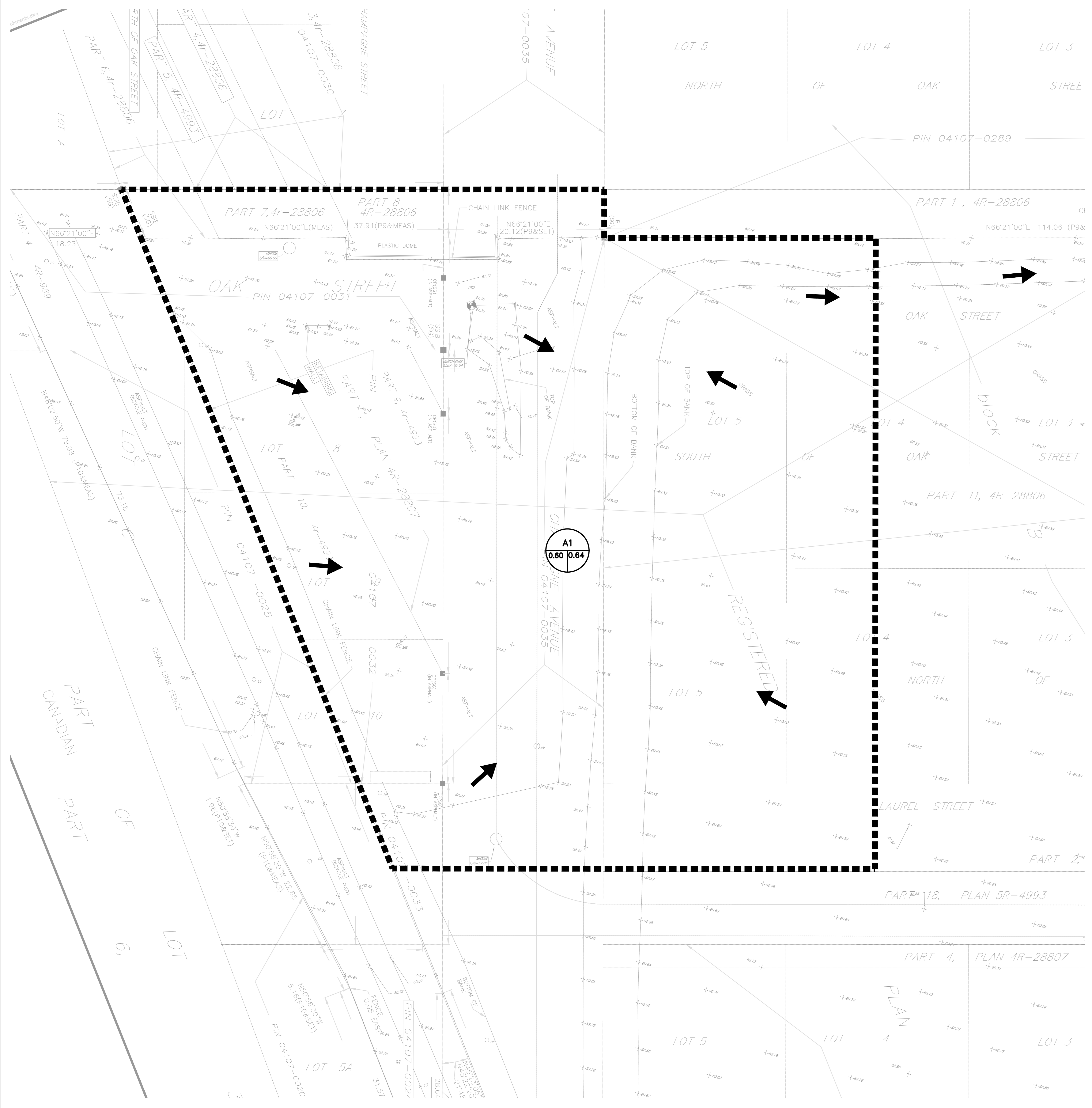
LEGEND

AREA ID DRAINAGE AREA CHARACTERISTICS

RUNOFF COEFFICIENT % AREA ha

CATCHMENT AREAS

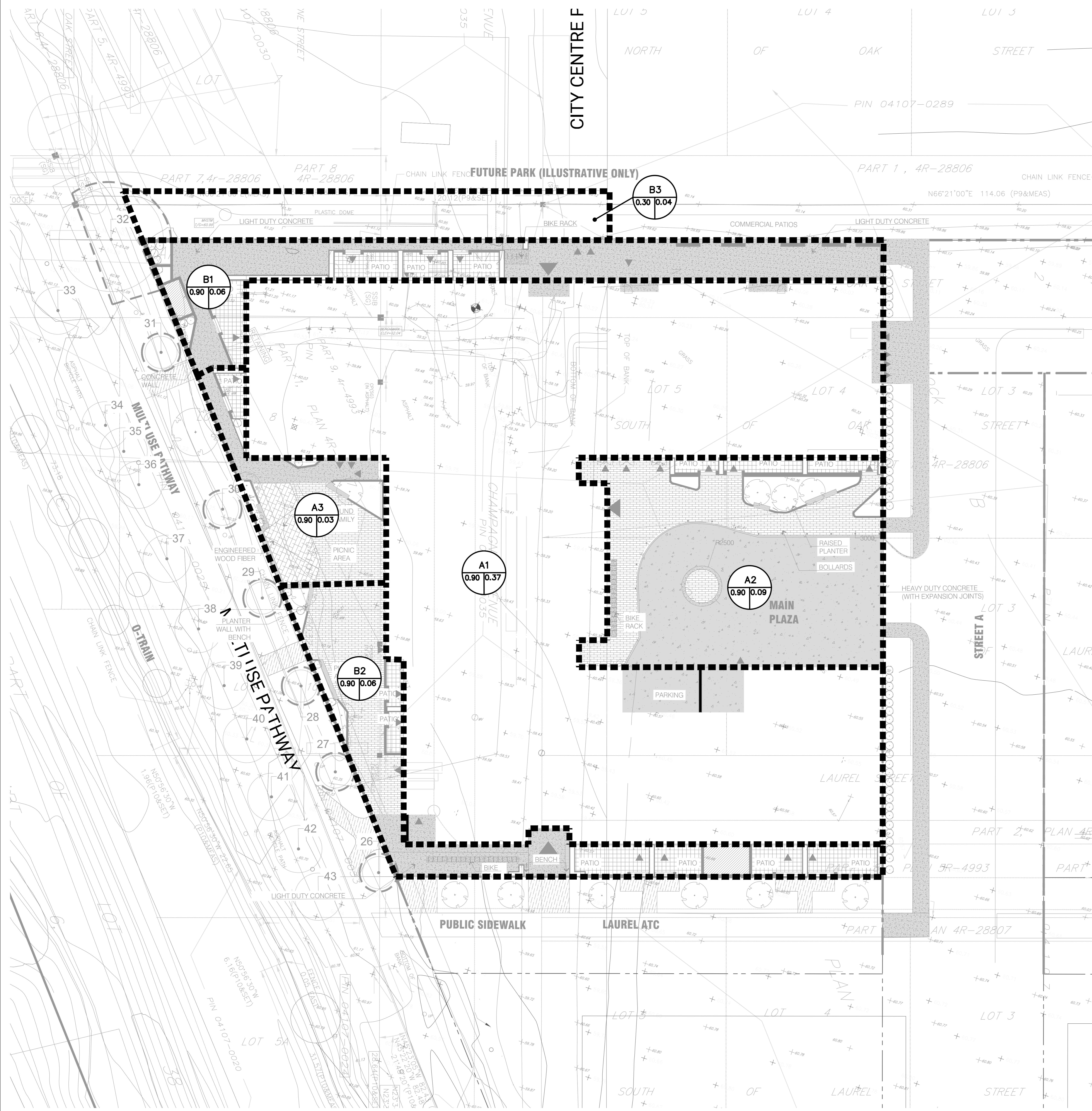
OVERLAND FLOW DIRECTION



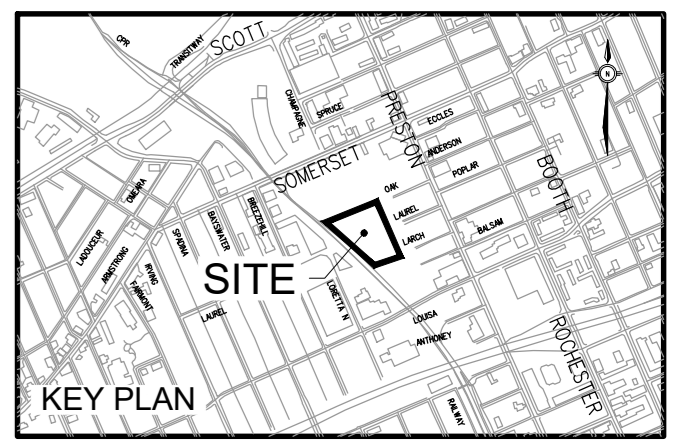
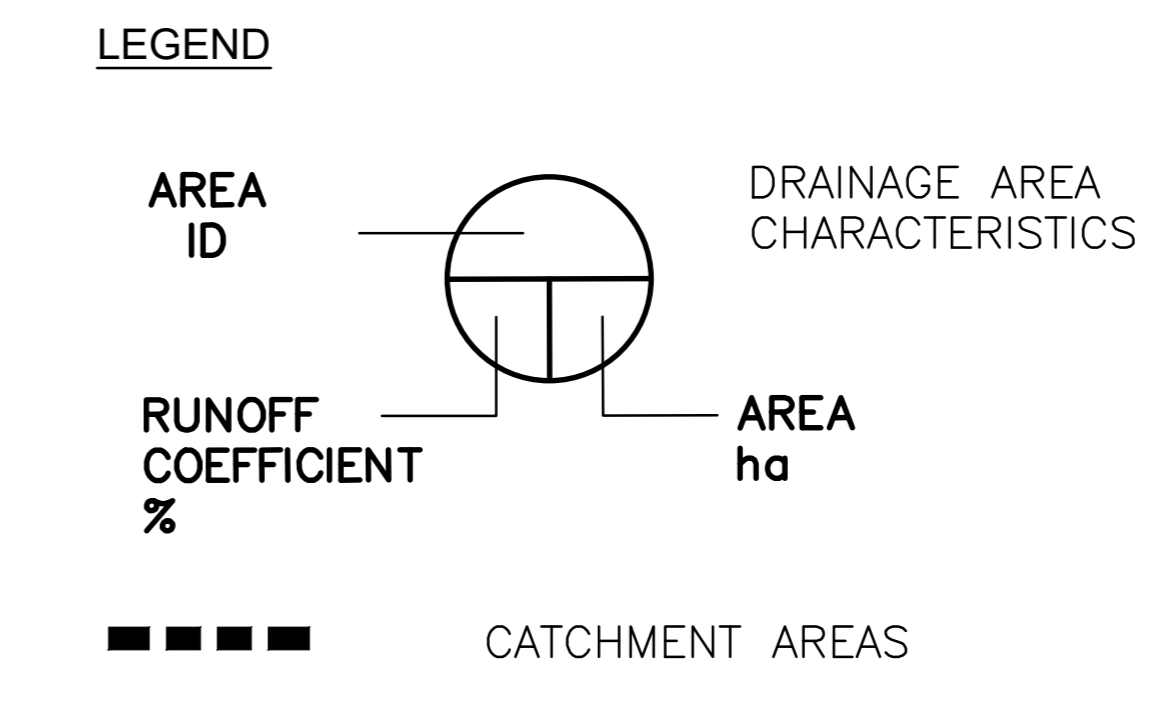
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EXISTING SITE CATCHMENTS

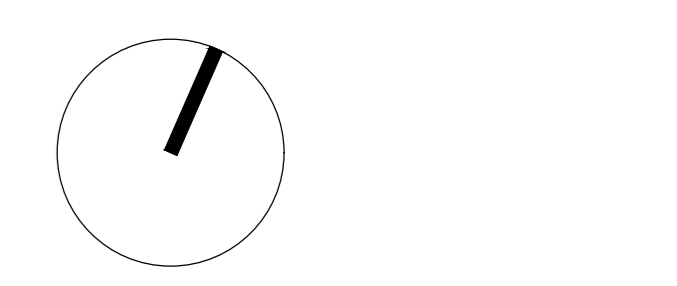
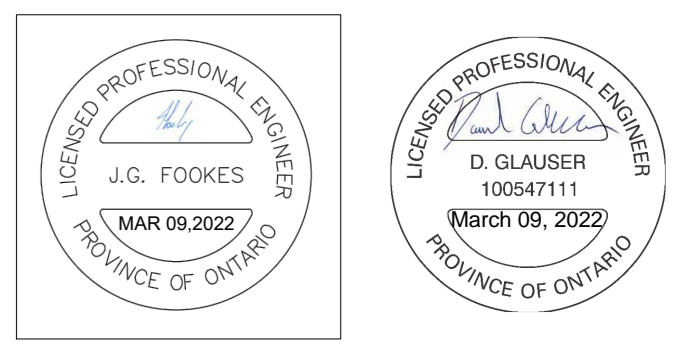


NOTES
 1. A1 & A2 ARE PROPOSED CONTROLLED CATCHMENTS.
 B1 IS A PROPOSED UNCONTROLLED CATCHMENT.



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