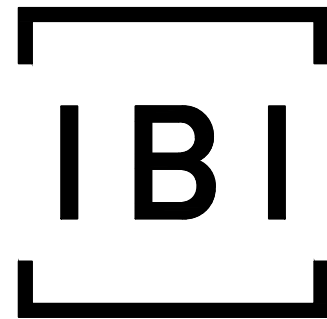
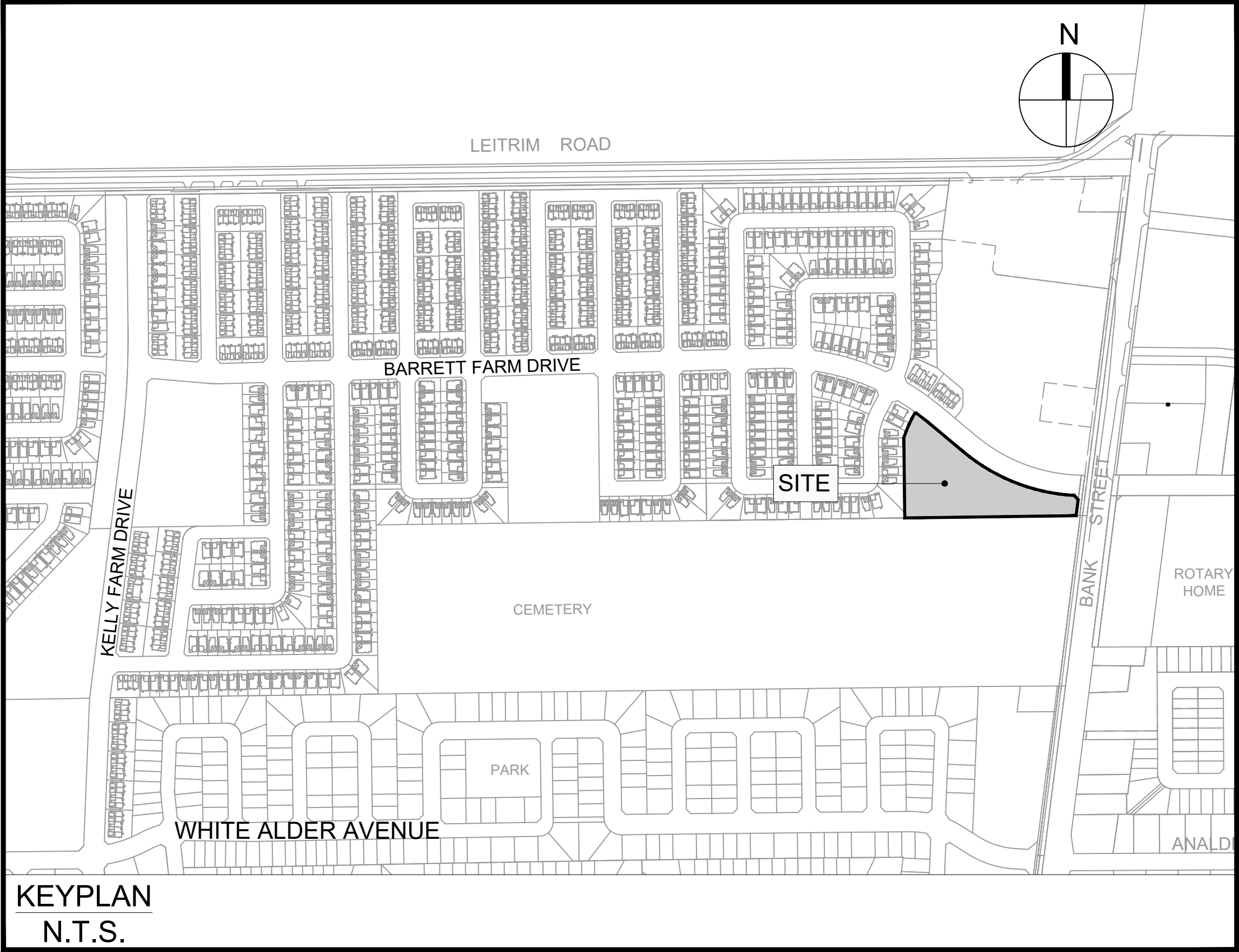


BARRETT BLOCK 178



IBI GROUP
 400 – 333 Preston Street
 Ottawa ON K1S 5N4 Canada
 tel 613 225 1311 fax 613 225 9868
 ibigroup.com



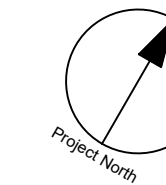
KEYPLAN
 N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
000	COVER
001	GENERAL PLAN
010	NOTES LEGEND CB DATA
011	STREET SECTIONS
100	PRIVATE LANE 1
101	PRIVATE LANE 2
200	GRADING PLAN
400	SANITARY DRAINAGE AREA PLAN
500	STORM DRAINAGE AREA PLAN
600	PONDING PLAN
900	SEDIMENT AND EROSION CONTROL PLAN

BARRETT CO-TENANCY

CITY OF OTTAWA

CONTRACT NO. 135925



CLIENT

BARRETT CO-TENANCY

COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. When dimensions shall have precedence over scaled dimensions, Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general concurrence before proceeding with fabrication.

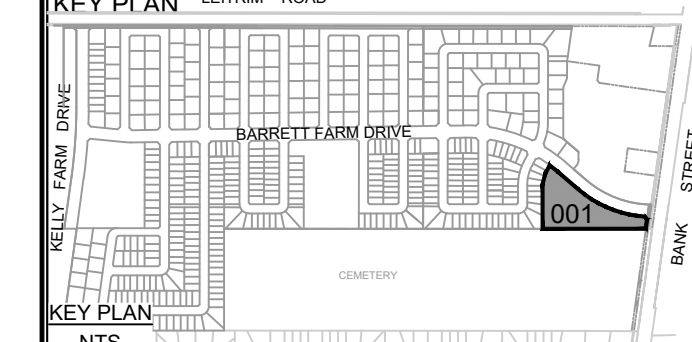
IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies

ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO. 1 FOR CITY REVIEW	2022-05-10
2	SUBMISSION NO. 2 FOR CITY REVIEW	2022-11-25
3		
4		
5		
6		
7		
8		

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

KEY PLAN

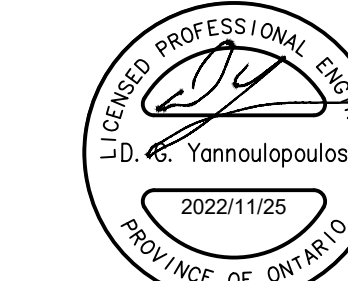


CONSULTANTS

IBI GROUP



SEAL



IBI GROUP
Suite 400 - 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 / 613 241 3300 fax 613 225 9868
ibigroup.com

PROJECT

BARRETT BLOCK 178

PROJECT NO:
135925

DRAWN BY:
M.M.

PROJECT MGR:
R.M.

CHECKED BY:
A.C.

APPROVED BY:
J.I.M.

SHEET TITLE

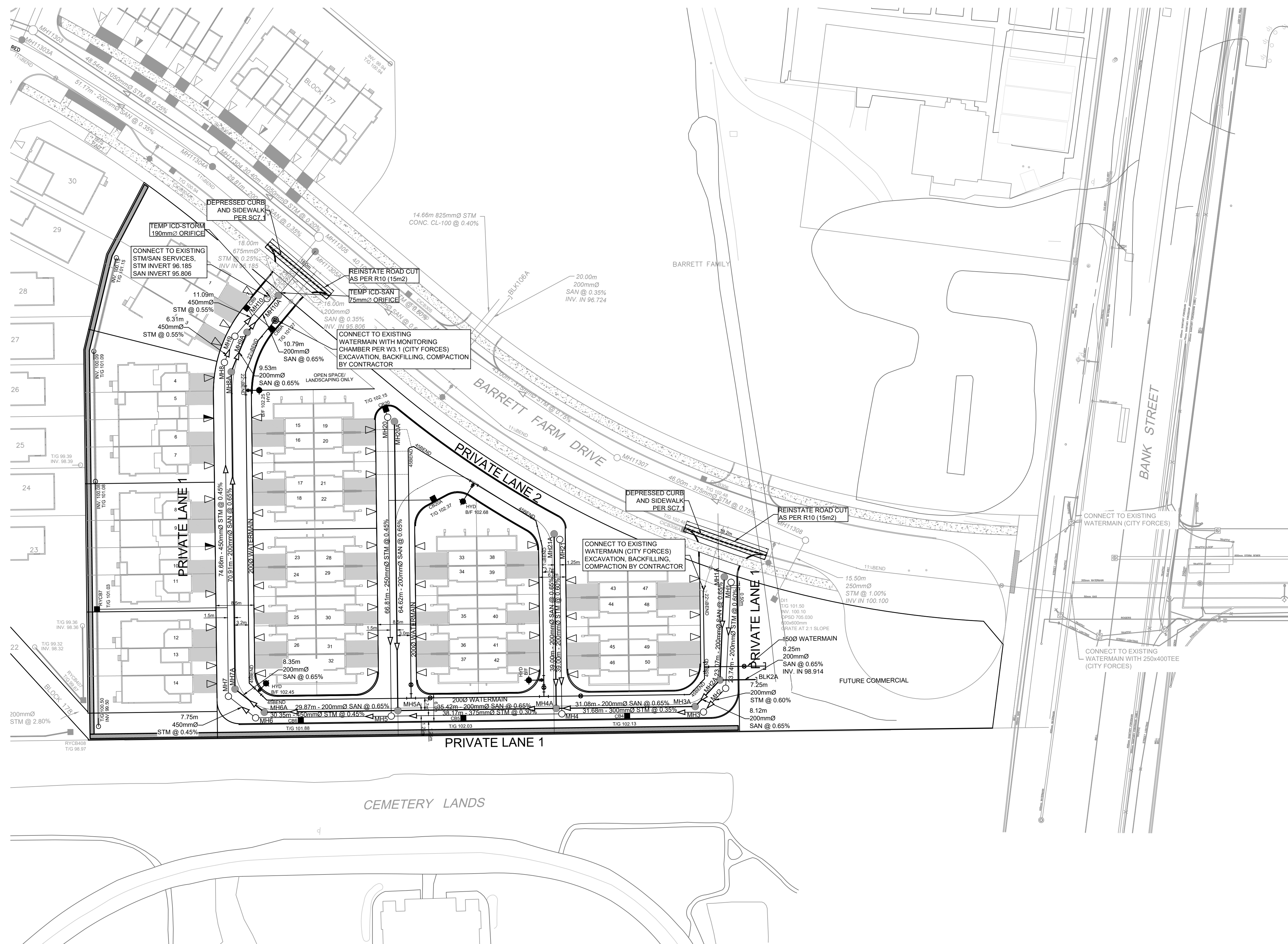
GENERAL PLAN

SHEET NUMBER

001

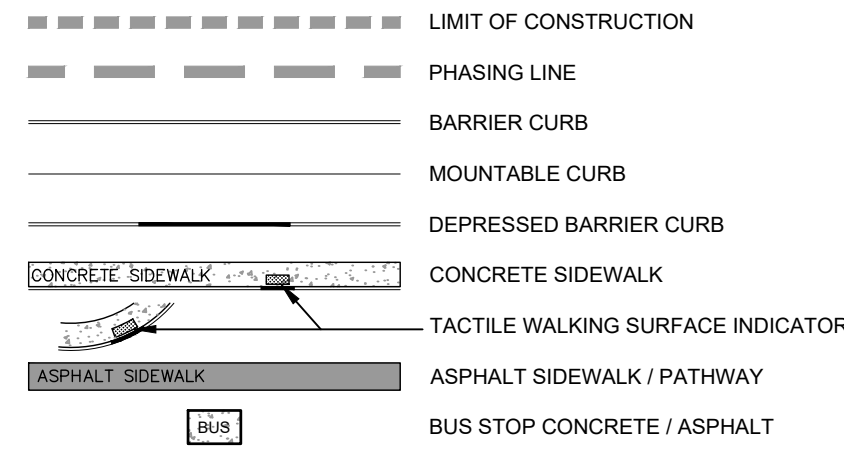
ISSUE

2

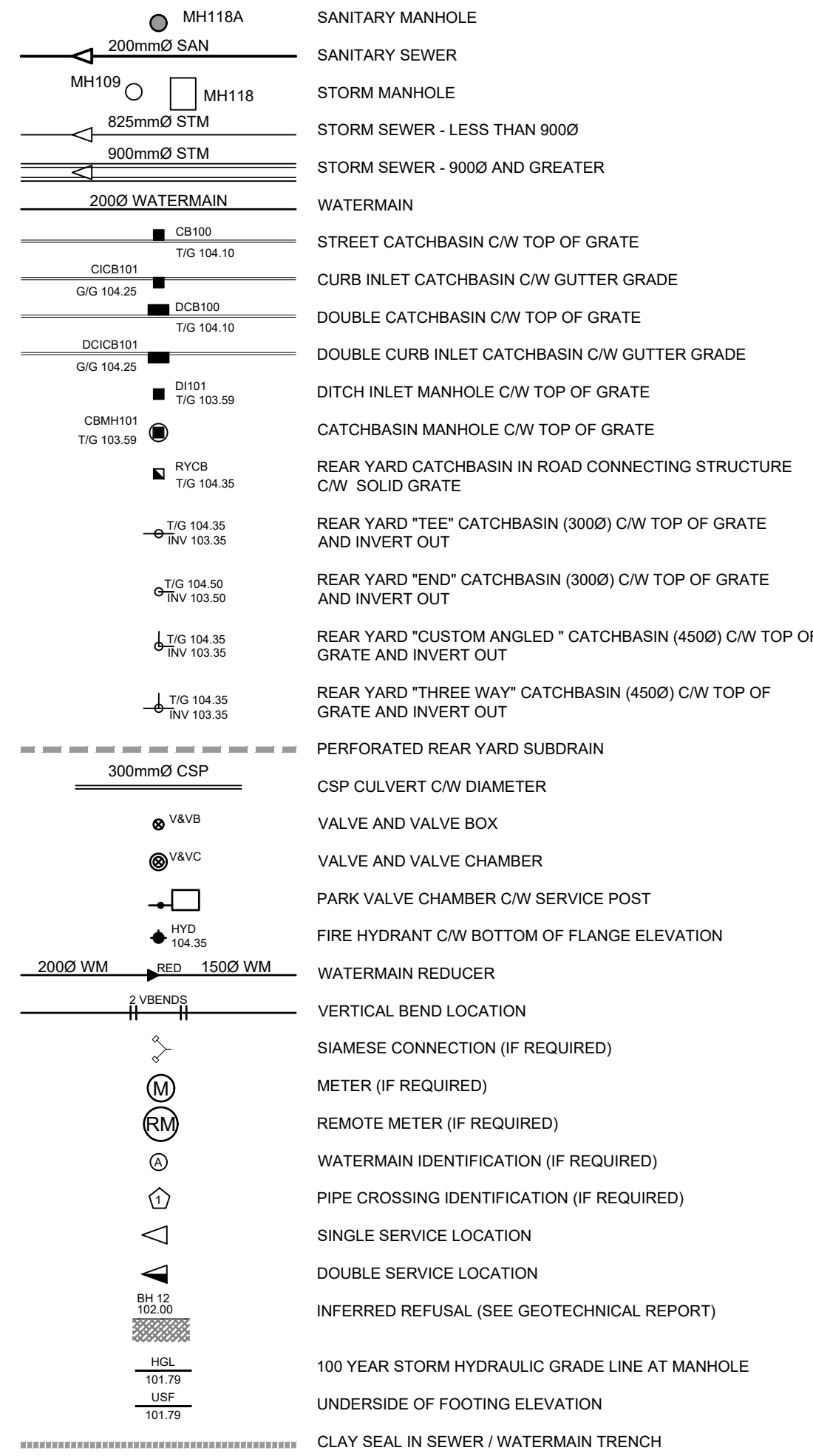


City File No. D07-12-22-0112
CITY PLAN No. 18826
Last Saved: November 23, 2022, by rmmine
Plotted: Thursday, November 24, 2022 11:54:04 AM by Marian Milne

GENERAL LEGEND



SERVICING LEGEND



CATCHBASIN/CATCHBASIN MANHOLE/DITCH INLET DATA

STRUCTURE ID	STORM AREA ID	STRUCTURE	FRAME & COVER	TOP OF GRATE	ELEVATION		OUTLET PIPE		INLET CONTROL DEVICE			COMMENTS	
					INLET	OUTLET	DIAMETER (mm)	TYPE	100yr Dynamic HEAD (ft)	RESTRICTED FLOW (l/s)	ICD TYPE		ORIFICE SIZE (mm dia.)
CB4	S4	OPSD 705 010	S19	102.13	100.73	200	PVC DR35	1.400	20.00	IPEXHF	90		
CB5	S5	OPSD 705 010	S19	102.03	100.63	200	PVC DR35	1.400	25.00	IPEXHF	89		
CB6	S6	OPSD 705 010	S19	101.88	100.48	200	PVC DR35	1.520	50.00	IPEXHF	123		
CB9	S10	OPSD 705 010	S19	101.27	99.87	200	PVC DR35	1.360	16.50	IPEXHF	75		
CB9A	S10	OPSD 705 010	S19	101.27	99.87	200	PVC DR35	1.360	16.50	IPEXHF	75		
CB20	S20A	OPSD 705 010	S19	102.15	100.75	200	PVC DR35	1.540	15.00	IPEXHF	75		
CB20A	S20B	OPSD 705 010	S19	102.37	100.97	200	PVC DR35	1.400	10.00	IPEXHF	75		
RYCB7	RB	OPSD 705 010	S19	101.30	99.85	250	PVC DR35	1.400	20.00	IPEXHF	79		

NOTES :

- ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPS/OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
- THE POSITION OF UNDERGROUND AND ABOVEGROUND SERVICE, UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH SERVICE, UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL LANDS BEYOND THE SITE LIMITS. ANY AREAS BEYOND THE SITE LIMITS, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE ADJACENT LAND OWNER, THE OWNER, THE OWNERS REPRESENTATIVES AND/OR THE AUTHORITY HAVING JURISDICTION AT THE EXPENSE OF THE CONTRACTOR.
- WHERE NECESSARY, THE CONTRACTOR SHALL IMPLEMENT A TRAFFIC MANAGEMENT PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE LATEST VERSION OF THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL TEMPORARY TRAFFIC CONTROL MEASURES MUST BE REMOVED UPON THE COMPLETION OF THE WORKS.
- SHOULD ANY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE OWNER TO CONTACT THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE. WORK MUST BE NOTIFIED IMMEDIATE, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT NO. 2042530-1000 "GEOTECHNICAL INVESTIGATION BARRETT LANDS-PHASE 3, LEITRIM DEVELOPMENT AREA, 100 LEITRIM ROAD, OTTAWA, ONTARIO", DATED FEBRUARY 2022, PREPARED BY GOLDER ASSOCIATES.
- FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY STANTEC GEOMATICS. BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY TAMARACK HOMES.
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL TO BE FILLED WITH ACCEPTABLE NATIVE EARTH BORROW OR IMPORTED OPSS SELECTED SUBGRADE MATERIAL IF NATIVE MATERIAL IS DEFICIENT AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
- IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMANS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. AS PER CITY GUIDELINES ALL WATERMANS IN FILL AREAS ARE TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.
- REFER TO DRAWING 011 FOR ROADWAY CROSS SECTIONS (IF APPLICABLE).
- THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE ENGINEER, OR ANY REGULATORY AGENCY. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISH OR UNTIL THE START OF A SUBSEQUENT PHASE.
- CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING CLEAN ALL ROADS WHICH BECOME COVERED IN DUST, DEBRIS AND/OR MUD AS A RESULT OF ITS CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
- ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
- CLAY SEALS, 1.5m WIDE TO BE INSTALLED AT 100m INTERVALS AS RECOMMENDED IN THE GEOTECHNICAL REPORT (BARRETT LANDS PHASE 3).
- UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:
 - WATERMANS TO BE PVC DR18
 - SANITARY SEWER TO BE PVC DR35
 - PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
 - STORM SEWERS 375MM DIAMETER AND LESS TO BE PVC DR35
 - STORM SEWERS 450MM DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPSD 807.010 OR 807.030, OR HIGHER
- ALL CONNECTIONS TO EXISTING WATERMANS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
- ANY WATERMAIN WITH LESS THAN 2.4M, AND ANY SEWER WITH LESS THAN 2.0M DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
- FOR WATERMAIN THRUST RESTRAINT RECOMMENDATIONS, PLEASE REFER TO SECTION 4.2 OF THE GEOTECHNICAL REPORT.
- ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
- ALL CATCHBASINS SHALL HAVE A 600MM SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZES LESS THAN 900MM, SHALL HAVE A 300MM SUMP.
- ALL SANITARY MANHOLES SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
- ALL LEADS FOR STREET CATCHBASINS AND CURB INLET CATCHBASINS CONNECTED TO MAIN SHALL BE 200MM PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB'S CONNECTED TO MAIN SHALL BE 200MM PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
- UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STREET CATCHBASINS SHALL BE INSTALLED WITH TWO - 3.0M MINIMUM SUBDRAINS INSTALLED LONGITUDINALLY, PARALLEL WITH THE CURB. ALL CATCHBASINS IN ASPHALT AREAS, NOT ADJACENT TO A CURB, SHALL BE INSTALLED WITH FOUR - 3.0M MINIMUM SUBDRAINS INSTALLED ORTHOGONALLY.
- INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
- ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0M REQUIRE A CONTROLLED SETTLEMENT JOINT.
- EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, AS PER ONTARIO BUILDING CODE REQUIREMENTS (BY OTHERS).
- THE HGL PROVIDED IS BASED ON HYDRAULIC MODELING COMPLETED USING THE 100 YEAR MODIFIED RATIONAL METHOD.
- THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- TOP COURSE ASPHALT SHALL NOT BE PLACED UNTIL THE FINAL CCTV INSPECTION AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
- ALL RETAINING WALLS GREATER THAN 1.0M IN HEIGHT SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER.
- ALL RETAINING WALLS GREATER THAN 0.6M IN HEIGHT REQUIRE A GUARD. ANY GUARD ON A RETAINING WALL GREATER THAN 1.0M IN HEIGHT SHALL BE DESIGNED BY THE QUALIFIED STRUCTURAL ENGINEER RESPONSIBLE FOR THE WALL DESIGN.
- UPON COMPLETION OF THE RETAINING WALL, THE CONTRACTOR SHALL REQUEST A CONFORMANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.

ROADWAY STRUCTURE:

LOCAL ROAD (.690mm)	
40mm	- SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm	- SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm	- OPSS GRANULAR "A" CRUSHED STONE
450mm	- OPSS GRANULAR "B" TYPE II

CLIENT

BARRETT CO-TENANCY

COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than that authorized by IBI Group is forbidden. When dimensions shall have precedence over scaled dimensions, Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conference before proceeding with fabrication.

IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies.

ISSUES

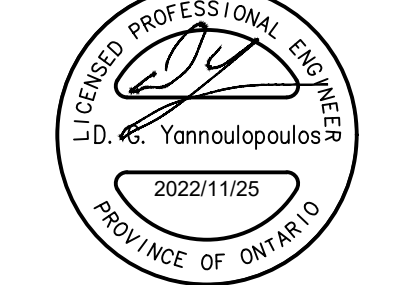
No.	DESCRIPTION	DATE
1	SUBMISSION NO 1 FOR CITY REVIEW	2022-05-10
2	SUBMISSION NO 2 FOR CITY REVIEW	2022-11-25
3		
4		
5		
6		
7		
8		

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.



CONSULTANTS

SEAL



IBI GROUP
Suite 400 - 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 / 613 241 3300 fax 613 225 9868
ibigroup.com

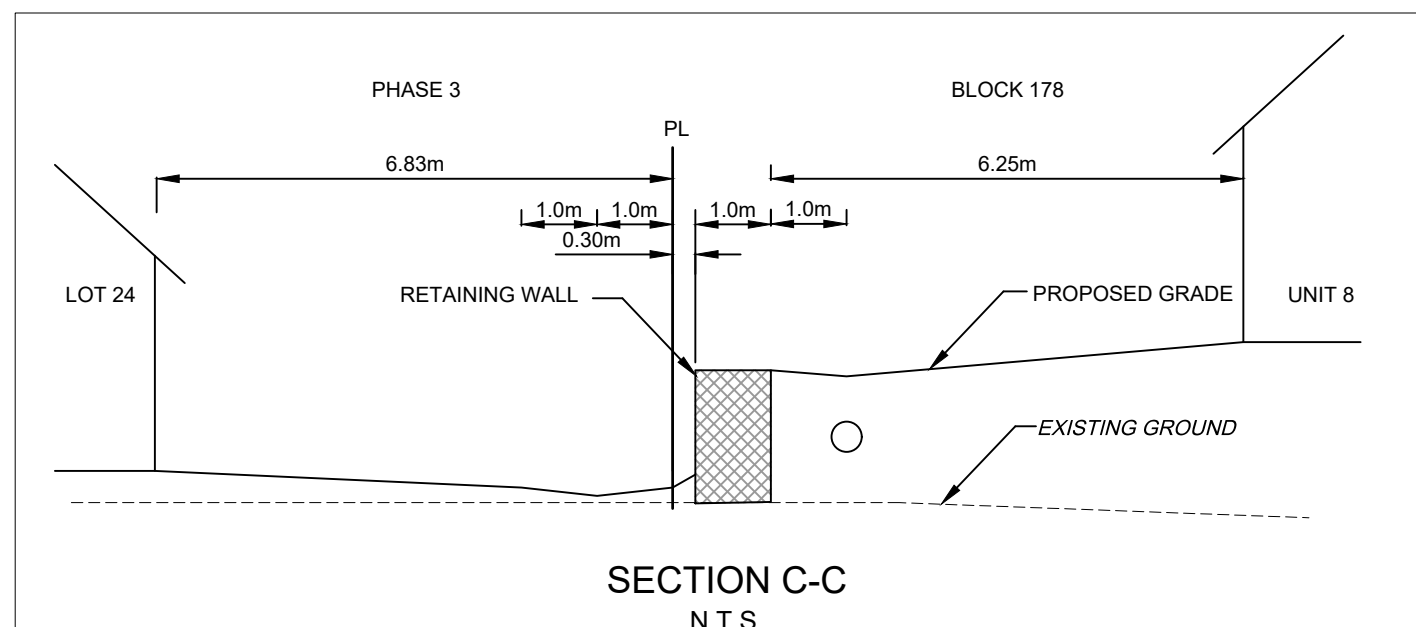
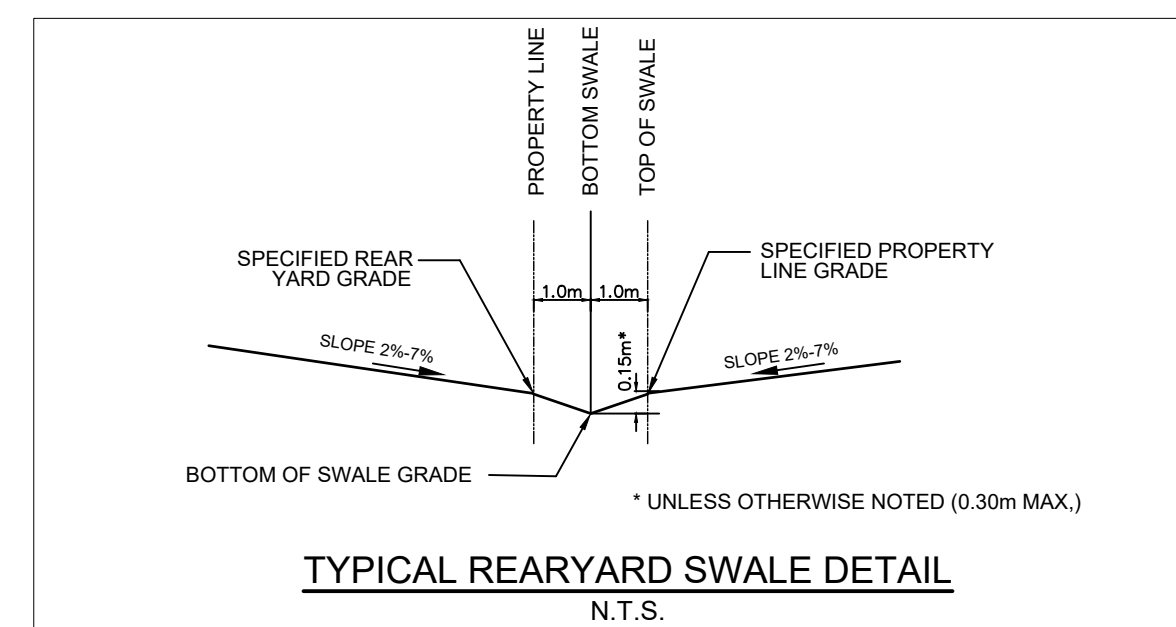
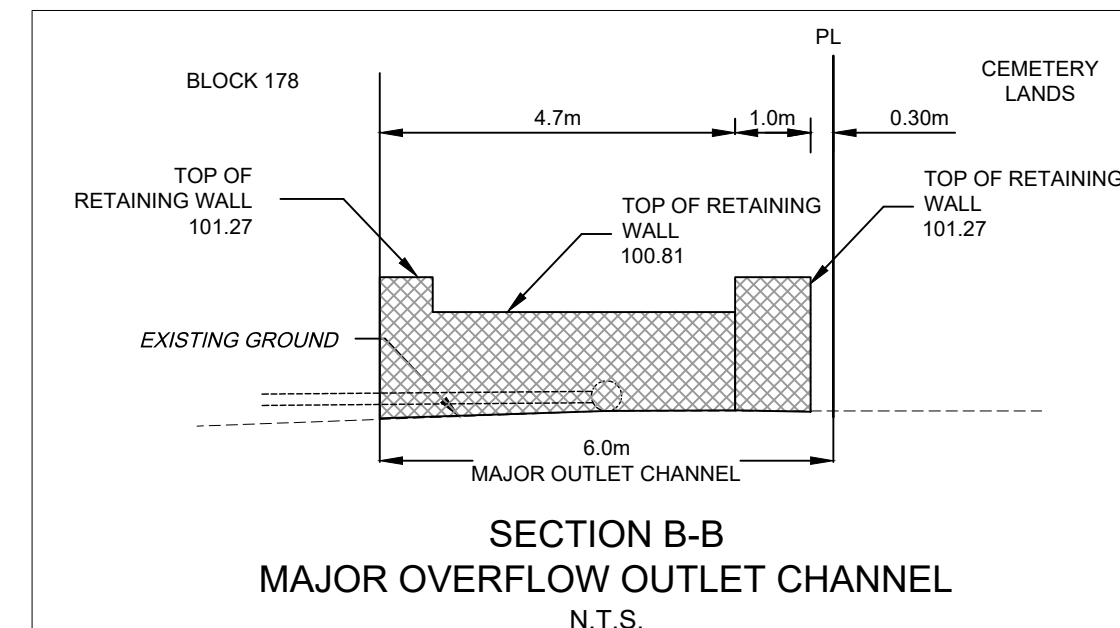
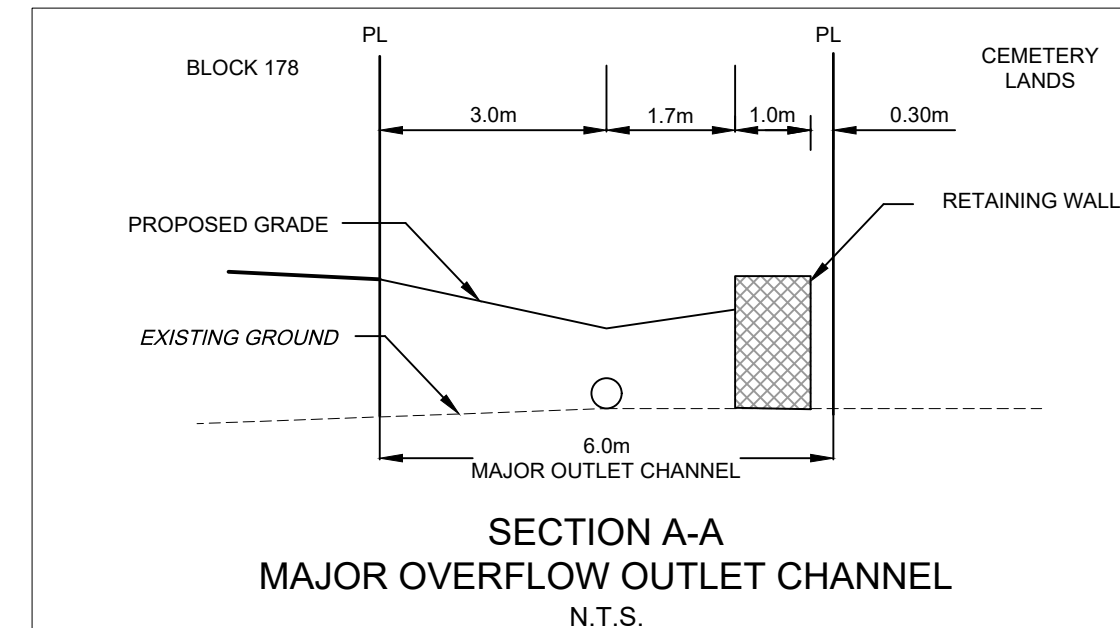
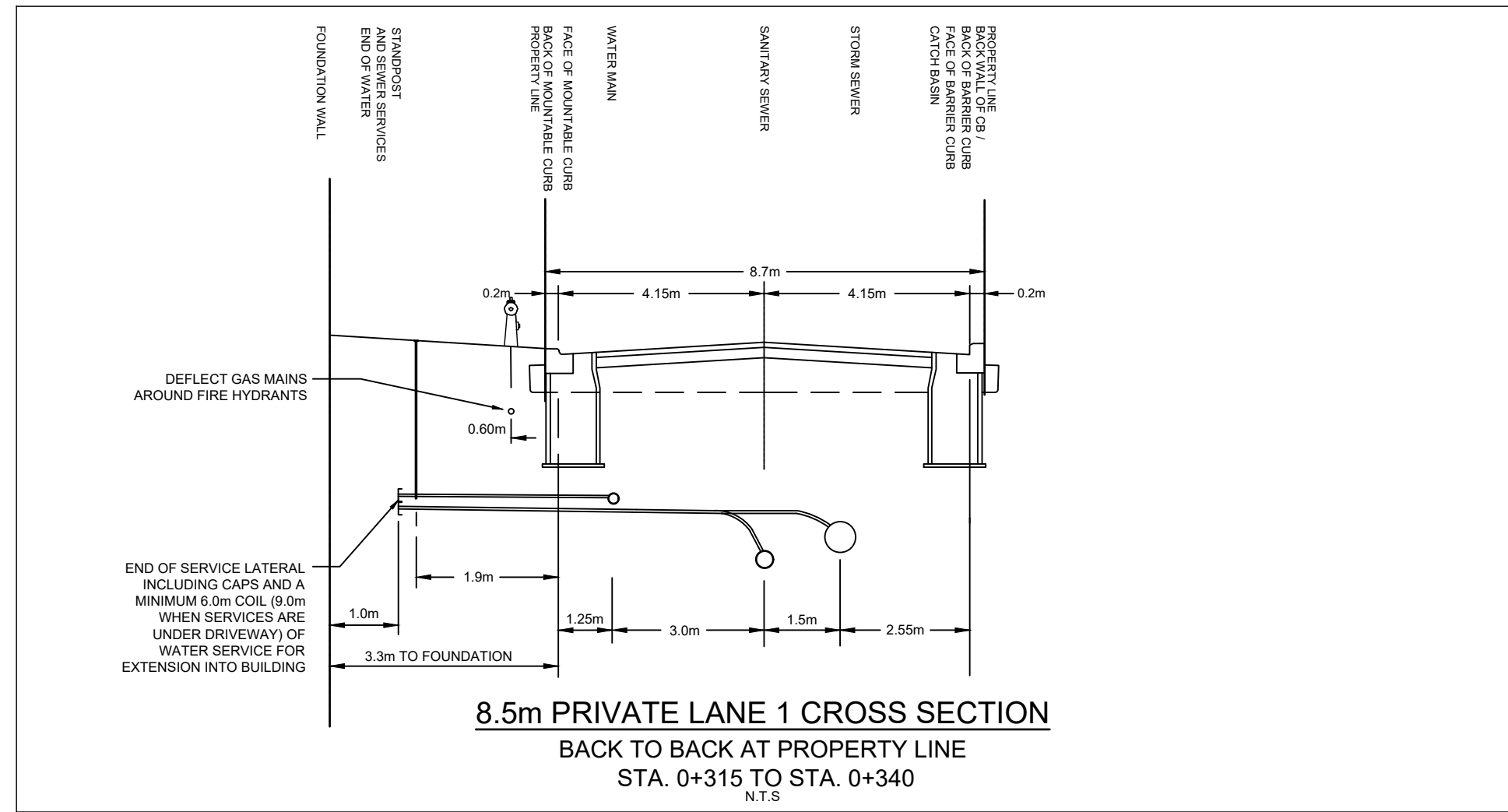
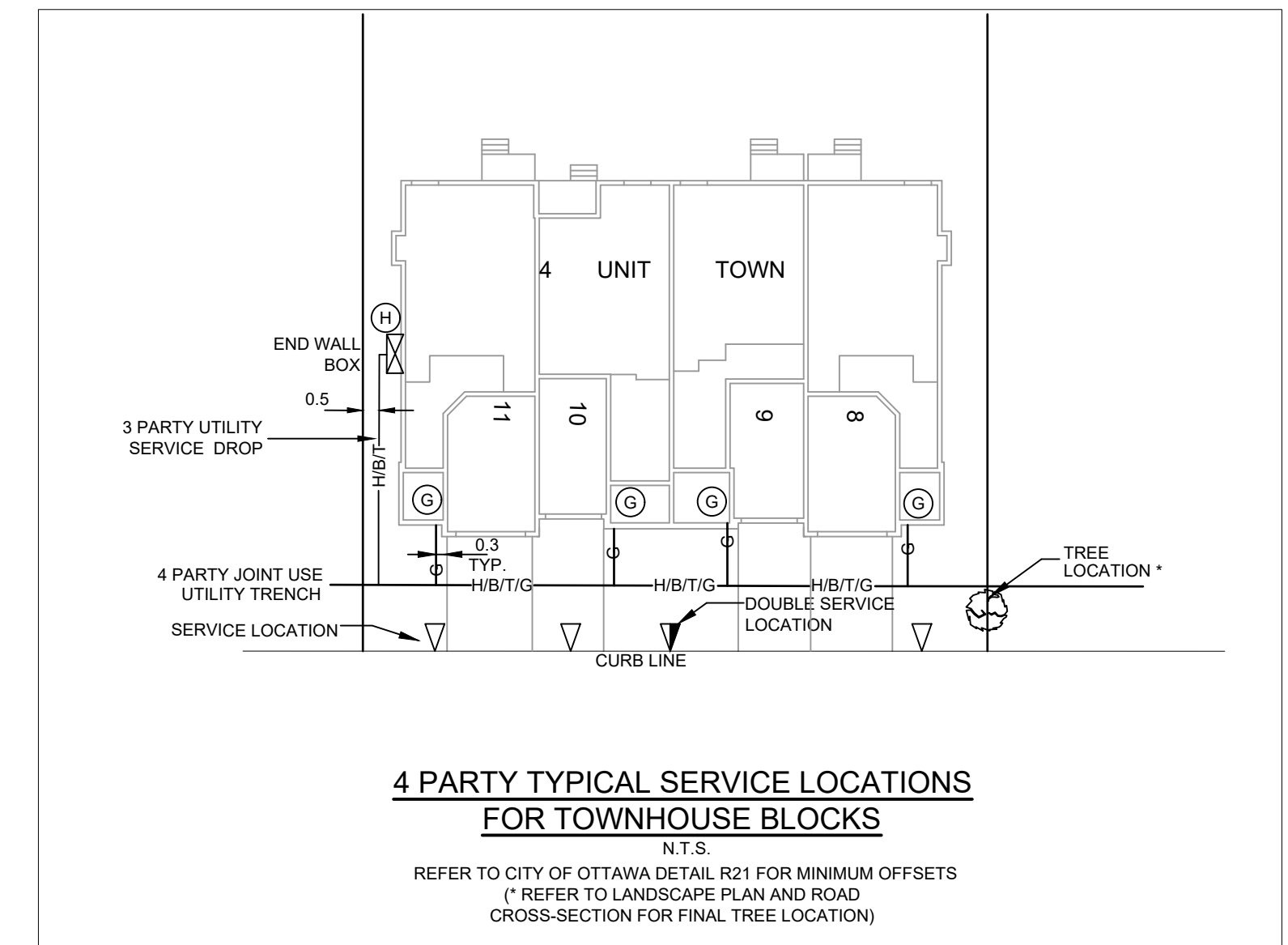
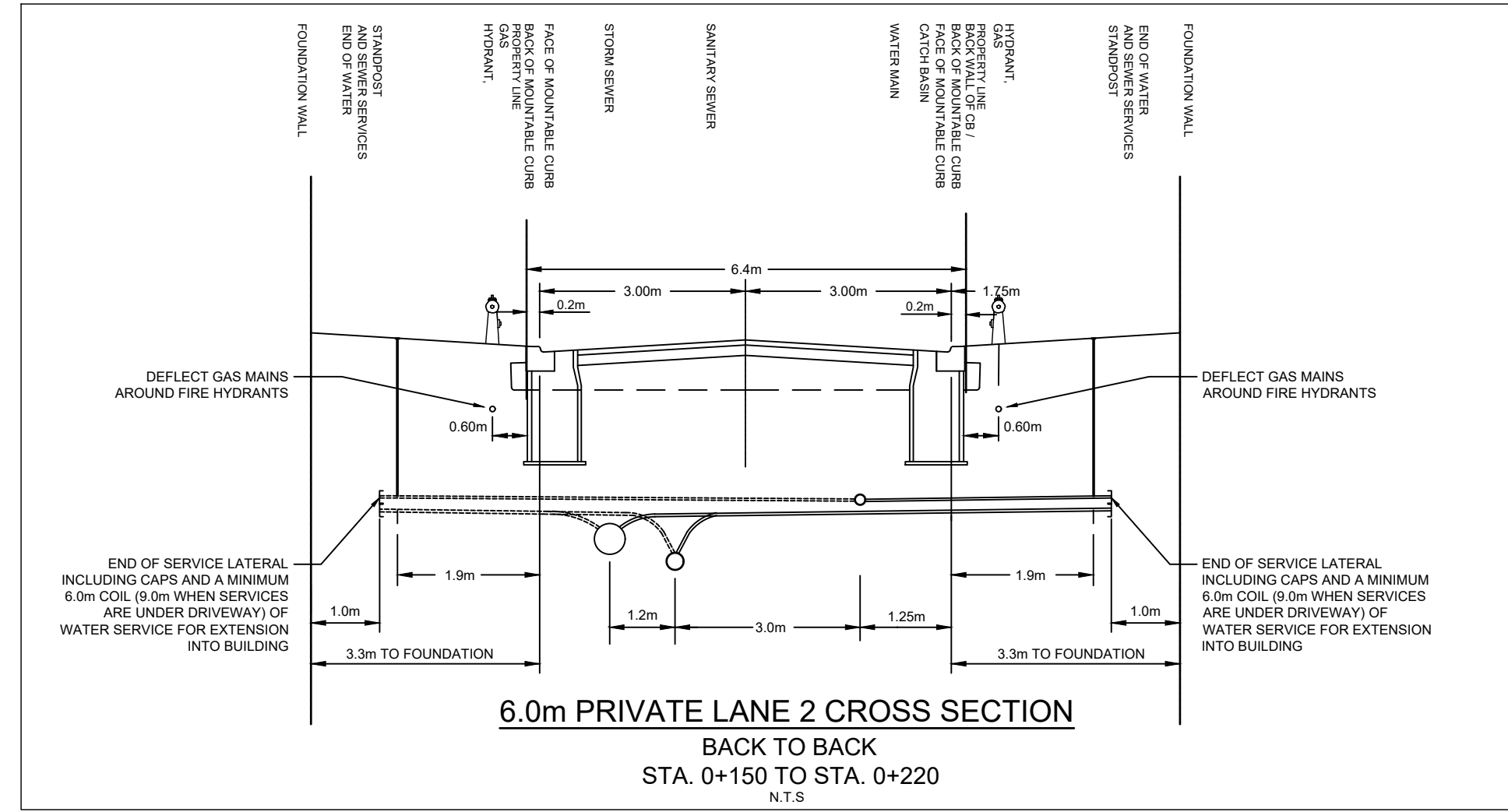
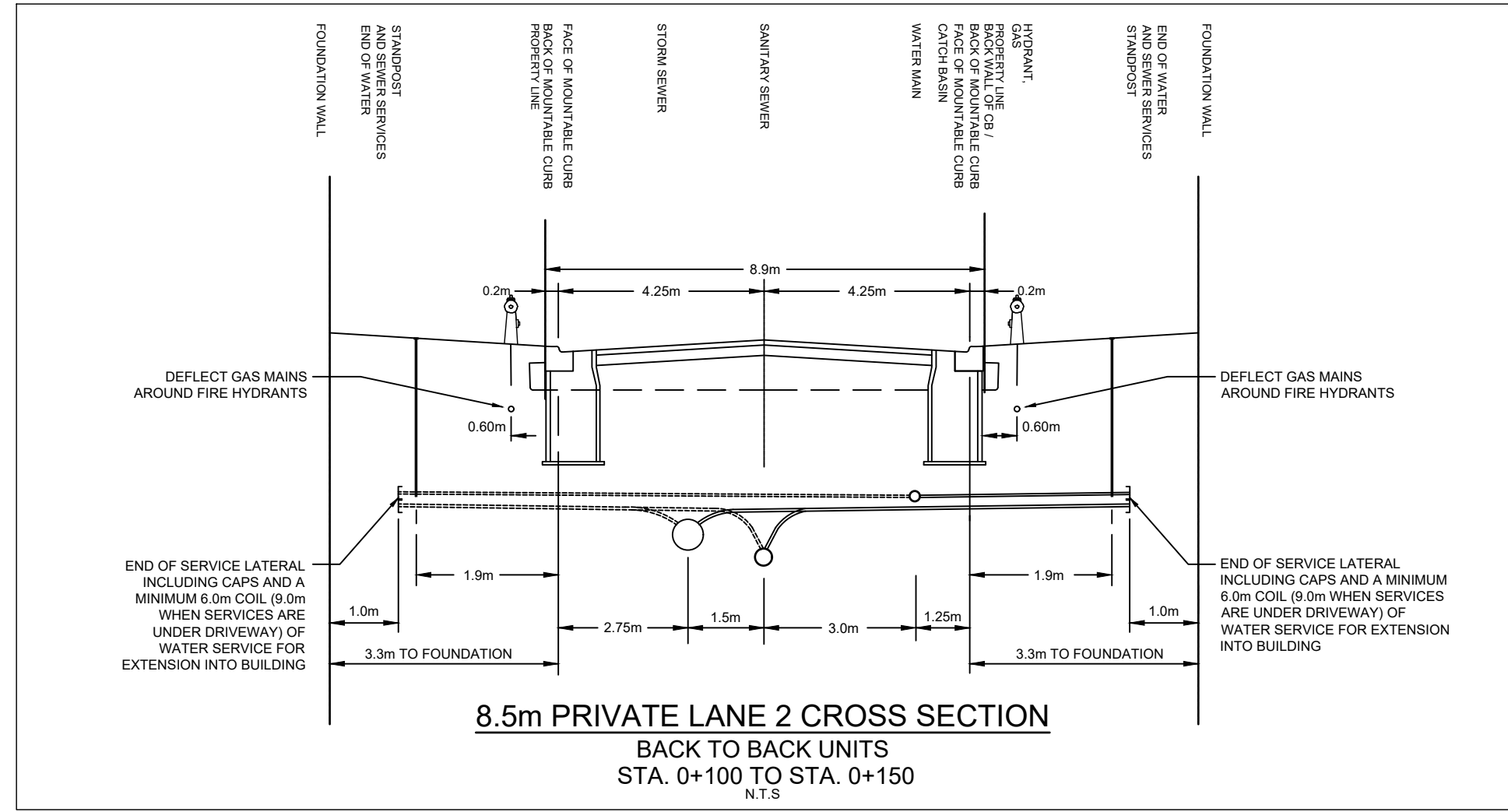
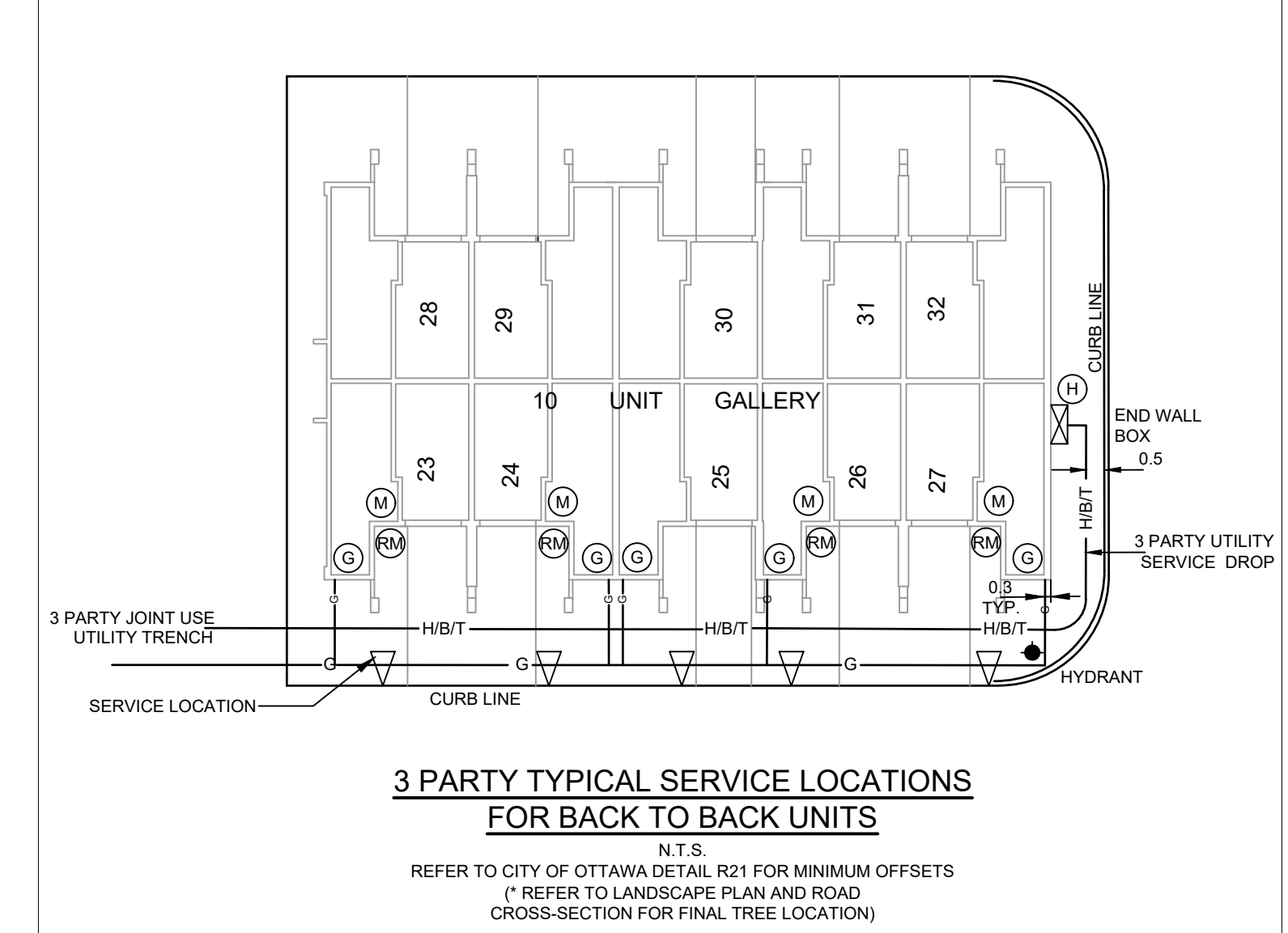
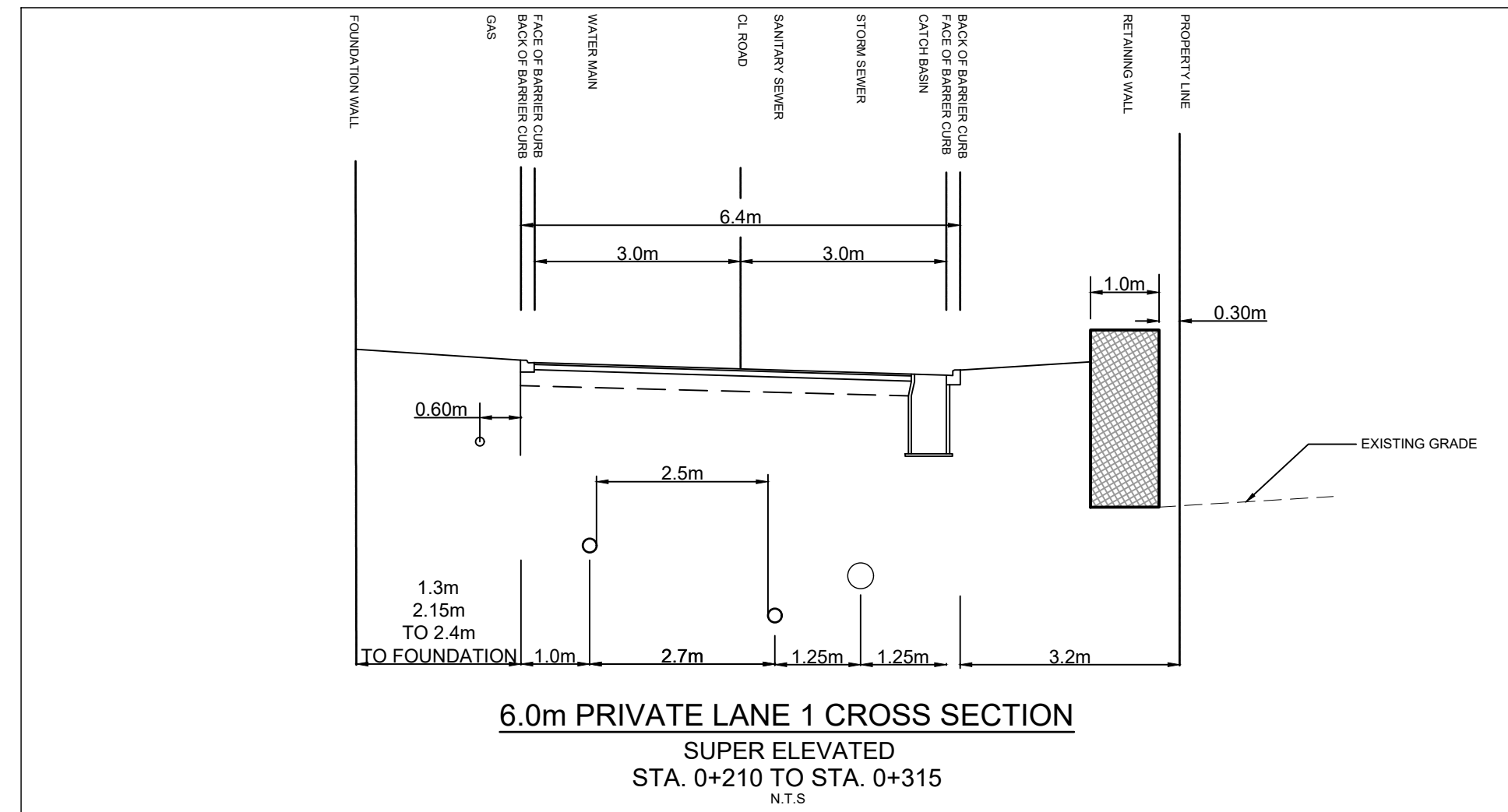
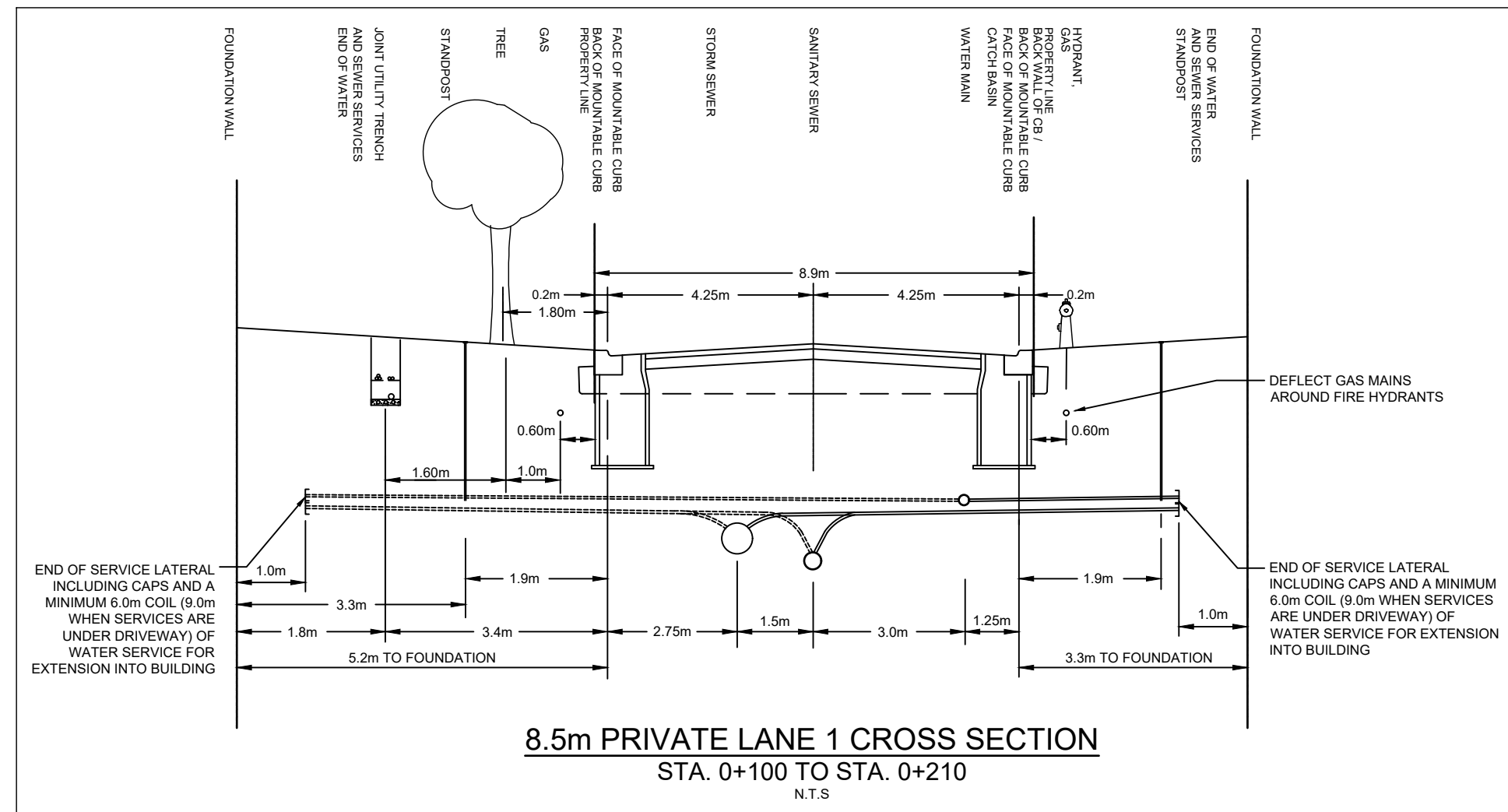
PROJECT
BARRETT BLOCK 178

PROJECT NO:
135925

DRAWN BY: M.M.	CHECKED BY: A.C.
PROJECT MGR: R.M.	APPROVED BY: J.I.M.

SHEET TITLE
NOTES LEGEND CB DATA

SHEET NUMBER 010	ISSUE 2
-----------------------------------	--------------------------



CLIENT
BARRETT CO-TENANCY

COPYRIGHT
 This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. When dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general concurrence before proceeding with fabrication.

IBI Group Professional Services (Canada) Inc.
 is a member of the IBI Group of companies.

ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION NO. 1 FOR CITY REVIEW	2022-05-10
2	SUBMISSION NO. 2 FOR CITY REVIEW	2022-11-25
3		
4		
5		
6		
7		
8		

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.

KEY PLAN LERRIM ROAD
 RELLY FARM DRIVE
 BARRETT FARM DRIVE
 RANK STREET
 KEY PLAN
 N.T.S.

CONSULTANTS

SEAL

 J.D. Yarmoulopoulos
 2022/11/25
 PROVINCE OF ONTARIO

PROJECT
BARRETT BLOCK 178

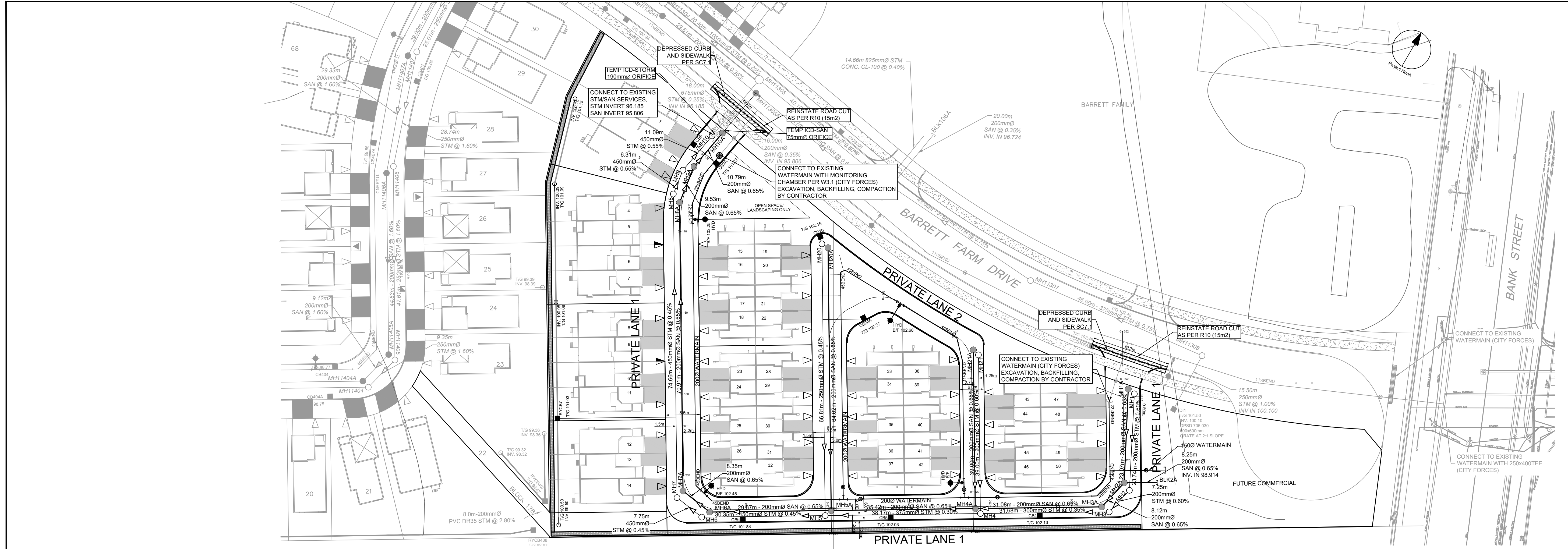
PROJECT NO: 135925
DRAWN BY: M.M.
PROJECT MGR: R.M.
SHEET TITLE: STREET SECTIONS

PROJECT NO: 135925
DRAWN BY: M.M.
PROJECT MGR: R.M.
CHECKED BY: A.C.
APPROVED BY: J.I.M.

SHEET NUMBER 011 **ISSUE** 2

CITY PLAN No. 18826

File Location: J:\135925_Barrett\and57.0_Production\7_03_Design\04_Civil\Sheet\011 STREET SECTIONS.dwg Last Saved: November 23, 2022, by mmlme Printed: Thursday, November 24, 2022, 1:54:28 AM by Marian Milne
 SCALE CHECK
CITY FILE No. D07-12-22-0112



CLIENT
BARRETT CO-TENANCY

COPYRIGHT
This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general concurrence before proceeding with fabrication.

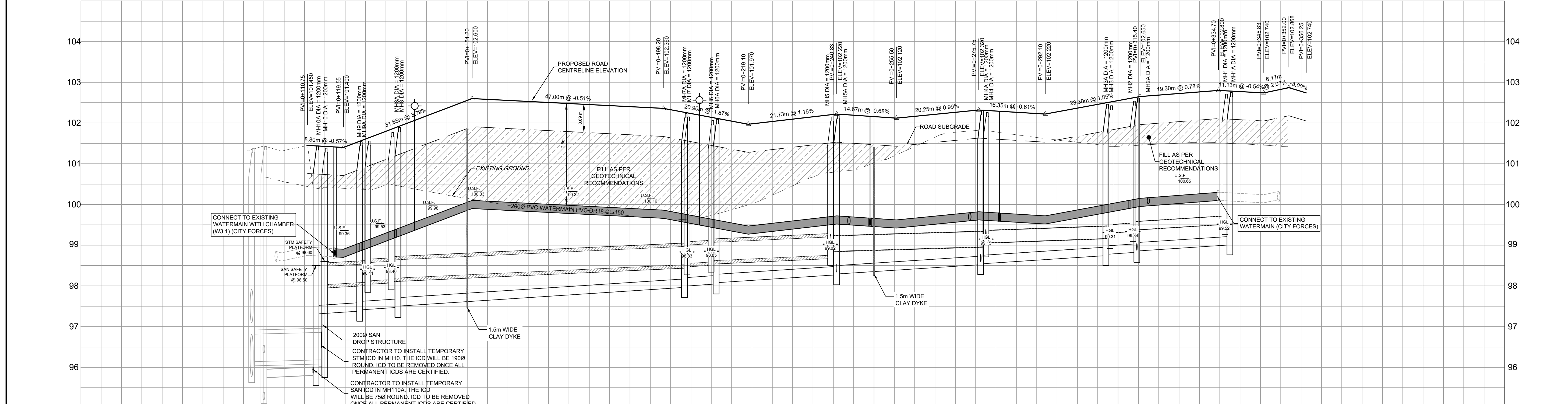
IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies.

ISSUES	No.	DESCRIPTION	DATE
	1	SUBMISSION NO 1 FOR CITY REVIEW	2022-05-10
	2	SUBMISSION NO 2 FOR CITY REVIEW	2022-11-25
	3		
	4		
	5		
	6		
	7		
	8		

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.

KEY PLAN
LEITRIM ROAD
BARRETT FARM DRIVE
BANK STREET

CONSULTANTS



SEAL

PROJECT
BARRETT BLOCK 178

PROJECT NO:
135925

DRAWN BY:
M.M.

CHECKED BY:
A.C.

PROJECT MGR:
R.M.

APPROVED BY:
J.I.M.

SHEET TITLE
PRIVATE LANE 1

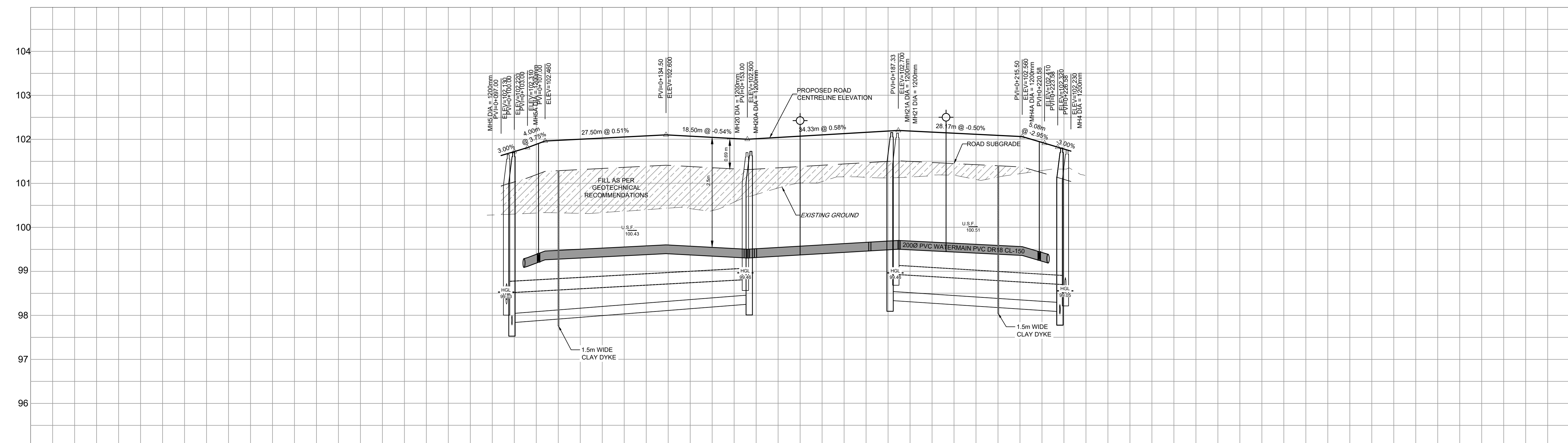
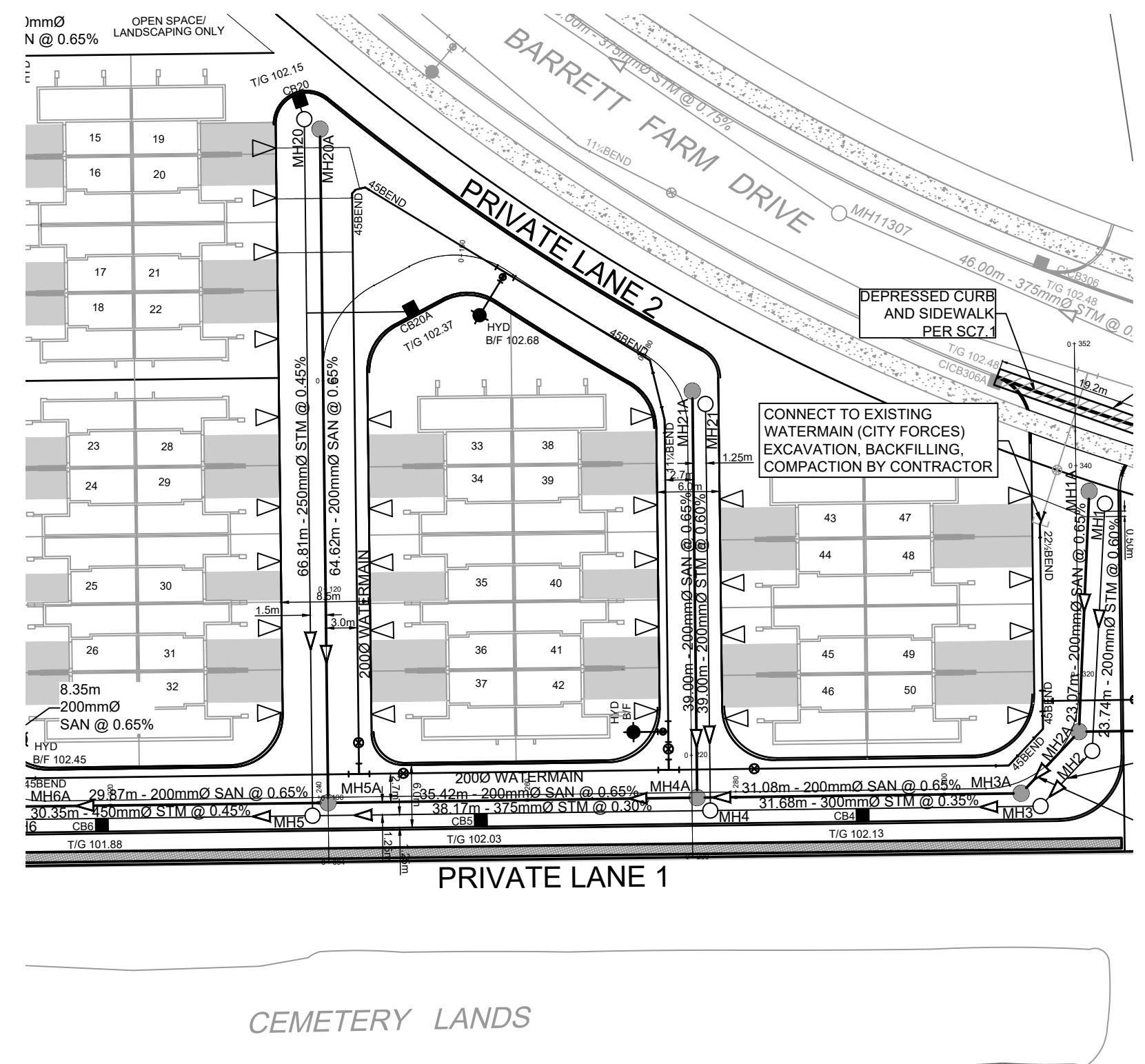
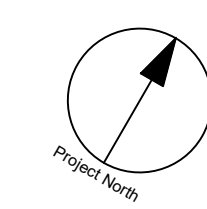
ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION	ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION
101.450	98.812	11.05m 450mmØ CONC. CL 100-D STM @ 0.55%	10.79m 200mmØ PVC DR-35 SAN @ 0.65%	0+100	102.453	99.853	7.75m 450mmØ CONC. CL 100-D STM @ 0.45%	8.35m 200mmØ PVC DR-35 SAN @ 0.65%	0+180
101.450	98.812	11.05m 450mmØ CONC. CL 100-D STM @ 0.55%	10.79m 200mmØ PVC DR-35 SAN @ 0.65%	0+120	102.453	99.853	7.75m 450mmØ CONC. CL 100-D STM @ 0.45%	8.35m 200mmØ PVC DR-35 SAN @ 0.65%	0+200
101.450	98.812	11.05m 450mmØ CONC. CL 100-D STM @ 0.55%	10.79m 200mmØ PVC DR-35 SAN @ 0.65%	0+140	102.453	99.853	7.75m 450mmØ CONC. CL 100-D STM @ 0.45%	8.35m 200mmØ PVC DR-35 SAN @ 0.65%	0+220
101.450	98.812	11.05m 450mmØ CONC. CL 100-D STM @ 0.55%	10.79m 200mmØ PVC DR-35 SAN @ 0.65%	0+160	102.453	99.853	7.75m 450mmØ CONC. CL 100-D STM @ 0.45%	8.35m 200mmØ PVC DR-35 SAN @ 0.65%	0+240
101.450	98.812	11.05m 450mmØ CONC. CL 100-D STM @ 0.55%	10.79m 200mmØ PVC DR-35 SAN @ 0.65%	0+180	102.453	99.853	7.75m 450mmØ CONC. CL 100-D STM @ 0.45%	8.35m 200mmØ PVC DR-35 SAN @ 0.65%	0+260
101.450	98.812	11.05m 450mmØ CONC. CL 100-D STM @ 0.55%	10.79m 200mmØ PVC DR-35 SAN @ 0.65%	0+200	102.453	99.853	7.75m 450mmØ CONC. CL 100-D STM @ 0.45%	8.35m 200mmØ PVC DR-35 SAN @ 0.65%	0+280
101.450	98.812	11.05m 450mmØ CONC. CL 100-D STM @ 0.55%	10.79m 200mmØ PVC DR-35 SAN @ 0.65%	0+220	102.453	99.853	7.75m 450mmØ CONC. CL 100-D STM @ 0.45%	8.35m 200mmØ PVC DR-35 SAN @ 0.65%	0+300
101.450	98.812	11.05m 450mmØ CONC. CL 100-D STM @ 0.55%	10.79m 200mmØ PVC DR-35 SAN @ 0.65%	0+240	102.453	99.853	7.75m 450mmØ CONC. CL 100-D STM @ 0.45%	8.35m 200mmØ PVC DR-35 SAN @ 0.65%	0+320
101.450	98.812	11.05m 450mmØ CONC. CL 100-D STM @ 0.55%	10.79m 200mmØ PVC DR-35 SAN @ 0.65%	0+260	102.453	99.853	7.75m 450mmØ CONC. CL 100-D STM @ 0.45%	8.35m 200mmØ PVC DR-35 SAN @ 0.65%	0+340
101.450	98.812	11.05m 450mmØ CONC. CL 100-D STM @ 0.55%	10.79m 200mmØ PVC DR-35 SAN @ 0.65%	0+280	102.453	99.853	7.75m 450mmØ CONC. CL 100-D STM @ 0.45%	8.35m 200mmØ PVC DR-35 SAN @ 0.65%	0+360

SHEET NUMBER
100

ISSUE
2

CITY PLAN No. 18826

CITY FILE No. D07-12-22-0112
SCALE CHECK
File Location: \\1135925_Barrett\100\Sheet\100\Sheet100.dwg Last Saved: October 27, 2022, By: rmlaine Plotted: Thursday, November 24, 2022 11:54:52 AM by Marlan Milne



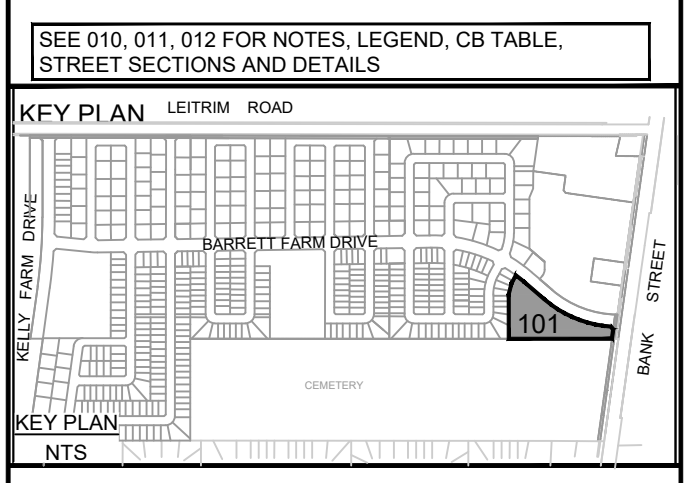
ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION	ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION
102.130				0+080	102.230				0+100
102.220					102.310				
102.310					102.460				
102.460					102.526				
102.526					102.600				
102.600					102.570				
102.570					102.500				
102.500					102.541				
102.541					102.657				
102.657					102.700				
102.700					102.637				
102.637					102.560				
102.560					102.420				
102.420					102.320				
102.320					102.230				
102.230									

CLIENT
BARRETT CO-TENANCY

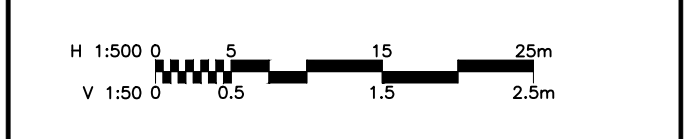
COPYRIGHT
This drawing has been prepared solely for the intended use. This any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general concurrence before proceeding with fabrication.
IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies.

ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO 1 FOR CITY REVIEW	2022-05-10
2	SUBMISSION NO 2 FOR CITY REVIEW	2022-11-25
3		
4		
5		
6		
7		
8		



CONSULTANTS



SEAL

IBI GROUP
Suite 400 - 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 / 613 241 3300 fax 613 225 9868
ibigroup.com

PROJECT
BARRETT BLOCK 178

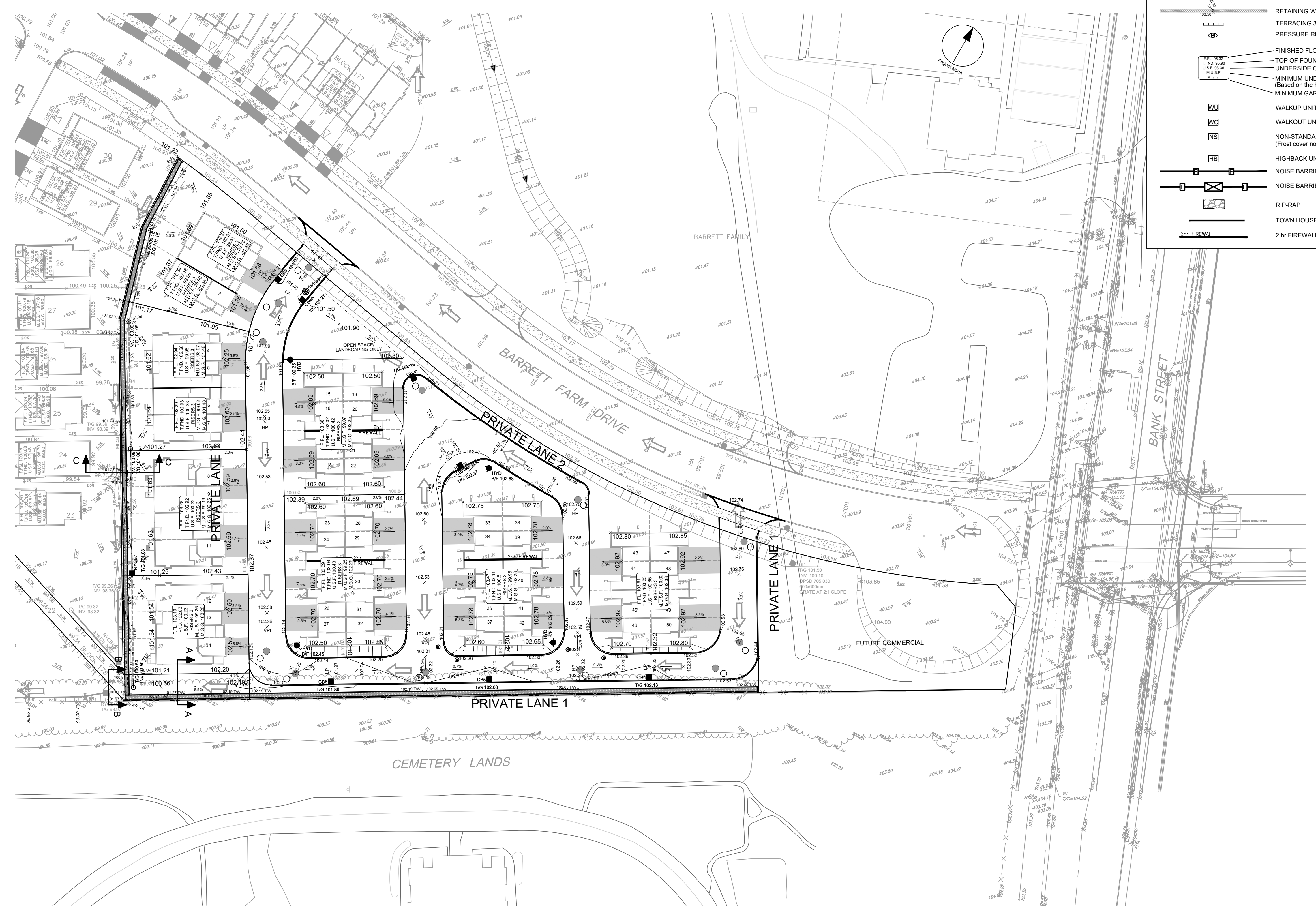
PROJECT NO:
135925
DRAWN BY:
M.M.
PROJECT MGR:
R.M.

CHECKED BY:
A.C.
APPROVED BY:
J.I.M.

SHEET TITLE
PRIVATE LANE 2

SHEET NUMBER
101
ISSUE
2

CITY FILE No. D07-12-22-0112
SCALE CHECK
File Location: \\113925\Barrett\101\STREET NO.2.dwg Last Saved: May 6, 2022, by rmmine Printed: Thursday, November 24, 2022 11:55:19 AM by Mattam Mine



GRADING LEGEND

- PROPOSED DITCH CW FLOW DIRECTION AND SLOPE
- SLOPE CW FLOW DIRECTION
- MAJOR OVERLAND FLOW ROUTE
- PROPOSED SPOT GRADE
- PROPOSED SWALE GRADE
- PROPOSED SWALE HIGH POINT GRADE
- LOT CORNER GRADE CW EXISTING GRADE
- FULL STATIC PONDING GRADE
- RETAINING WALL CW TOP OF WALL AND GRASS GRADE
- TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
- PRESSURE REDUCING VALVE
- FINISHED FLOOR ELEVATION
- TOP OF FOUNDATION ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- MINIMUM UNDERSIDE OF FOOTING (Based on the higher of the sewer overbays, or hydraulic grade line)
- MINIMUM GARAGE GRADE
- WALKUP UNIT
- WALKOUT UNIT
- NON-STANDARD FOUNDATION (Frost cover not provided for standard unit)
- HIGHBACK UNIT (1.5m frost cover on footings)
- NOISE BARRIER LOCATION
- NOISE BARRIER GATE
- RIP-RAP
- TOWN HOUSE SPLITS
- 2 hr FIREWALL

CLIENT

**BARRETT
CO-TENANCY**

COPYRIGHT

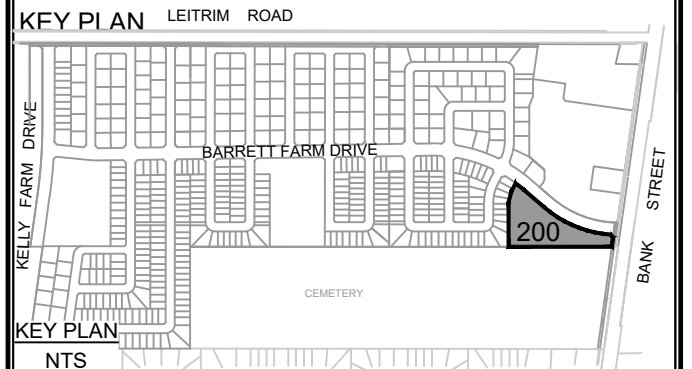
This drawing has been prepared solely for the intended use, and any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. When dimensions shall have precedence over scaled dimensions, Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general concurrence before proceeding with fabrication.

IBI Group Professional Services (Canada) Inc.
a member of the IBI Group of companies

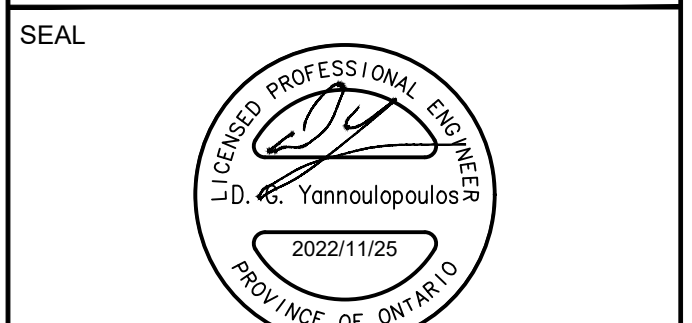
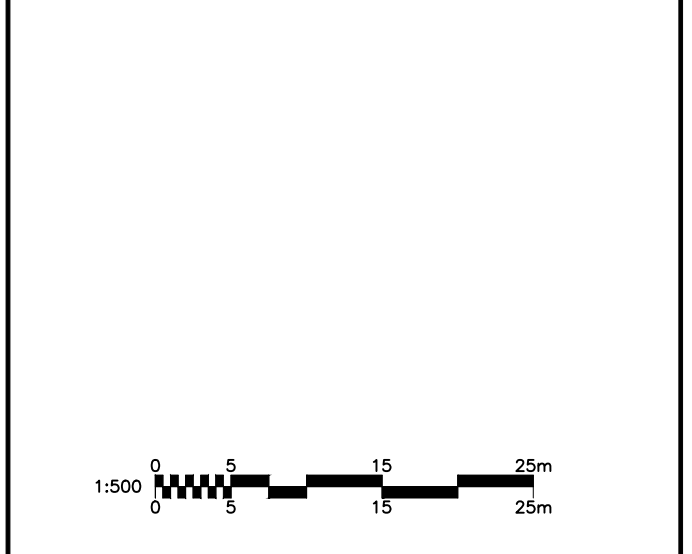
ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO. 1 FOR CITY REVIEW	2022-05-10
2	SUBMISSION NO. 2 FOR CITY REVIEW	2022-11-25
3		
4		
5		
6		
7		
8		

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.



CONSULTANTS



IBI GROUP
Suite 400 - 333 Preston Street
Ottawa ON K1S 5N4 Canada
Tel: 613 225 1311 / 613 241 3300 Fax: 613 225 9868
ibigroup.com

PROJECT
BARRETT BLOCK 178

PROJECT NO:
135925

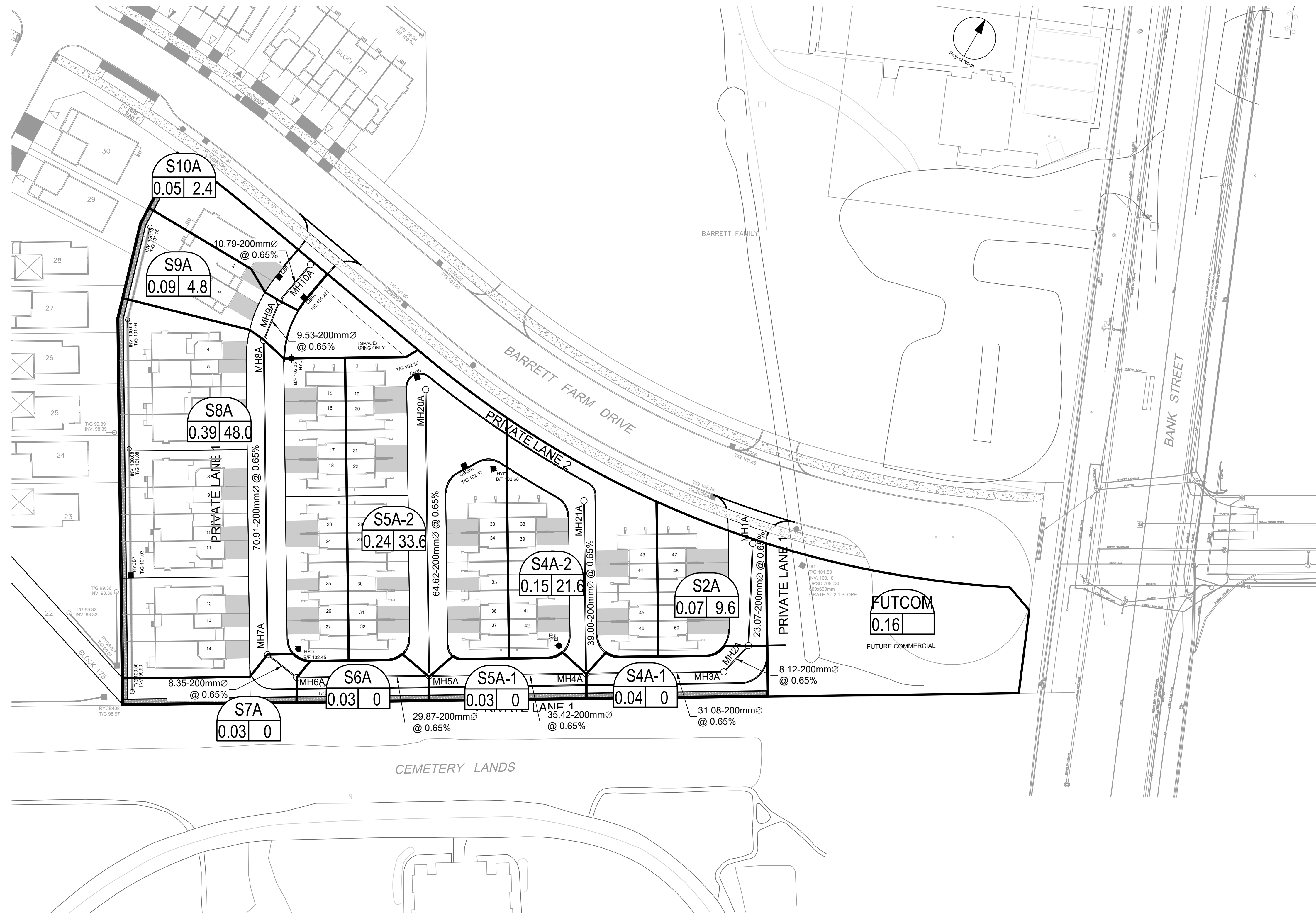
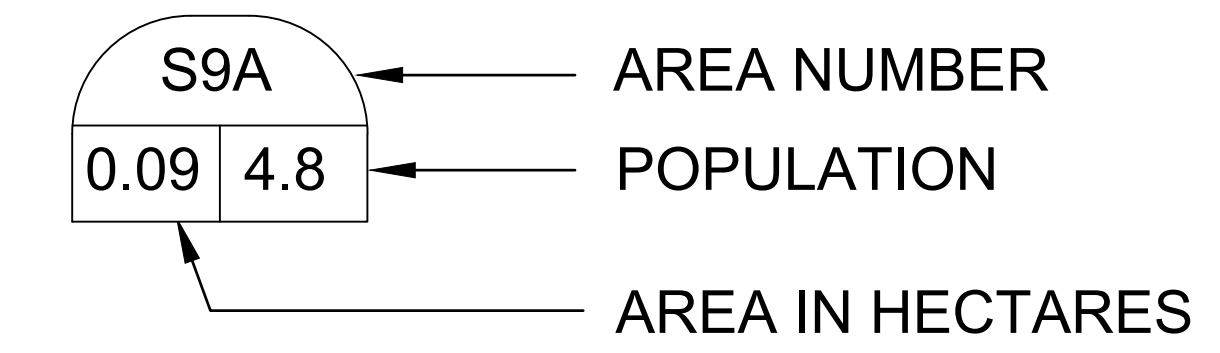
DRAWN BY: M.M.	CHECKED BY: A.C.
PROJECT MGR: R.M.	APPROVED BY: J.I.M.

SHEET TITLE
GRADING PLAN

SHEET NUMBER 200	ISSUE 2
----------------------------	-------------------

CITY FILE No. D07-12-22-0112

LEGEND :



CLIENT

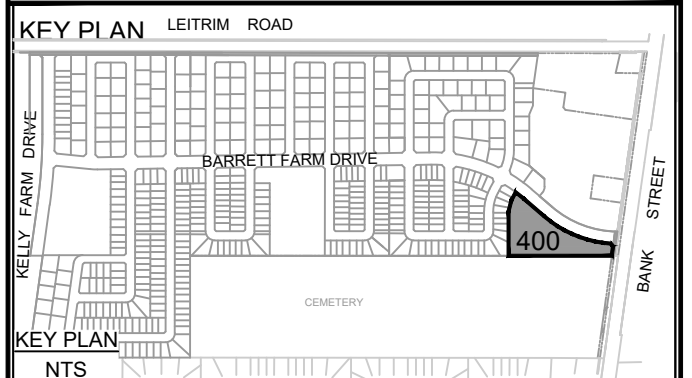
**BARRETT
CO-TENANCY**

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general concurrence before proceeding with fabrication.
IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies.

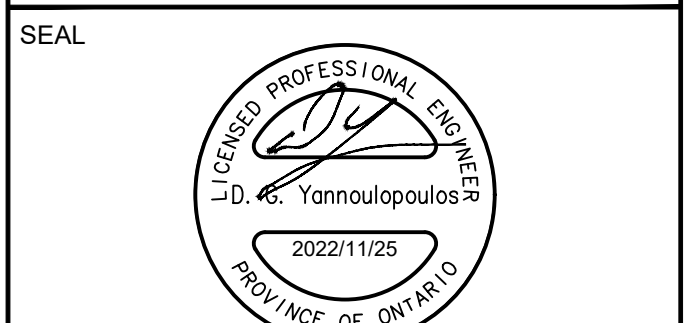
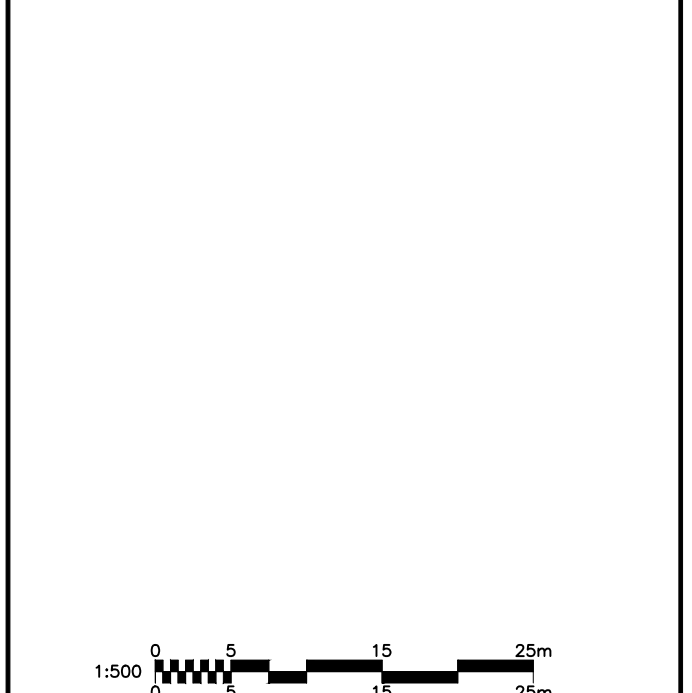
ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO. 1 FOR CITY REVIEW	2022-05-10
2	SUBMISSION NO. 2 FOR CITY REVIEW	2022-11-25
3		
4		
5		
6		
7		
8		

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.



CONSULTANTS



IBI GROUP
Suite 400 - 333 Preston Street
Ottawa ON K1S 5N4 Canada
Tel: 613 225 1311 / 613 241 3300 Fax: 613 225 9868
ibigroup.com

PROJECT
BARRETT BLOCK 178

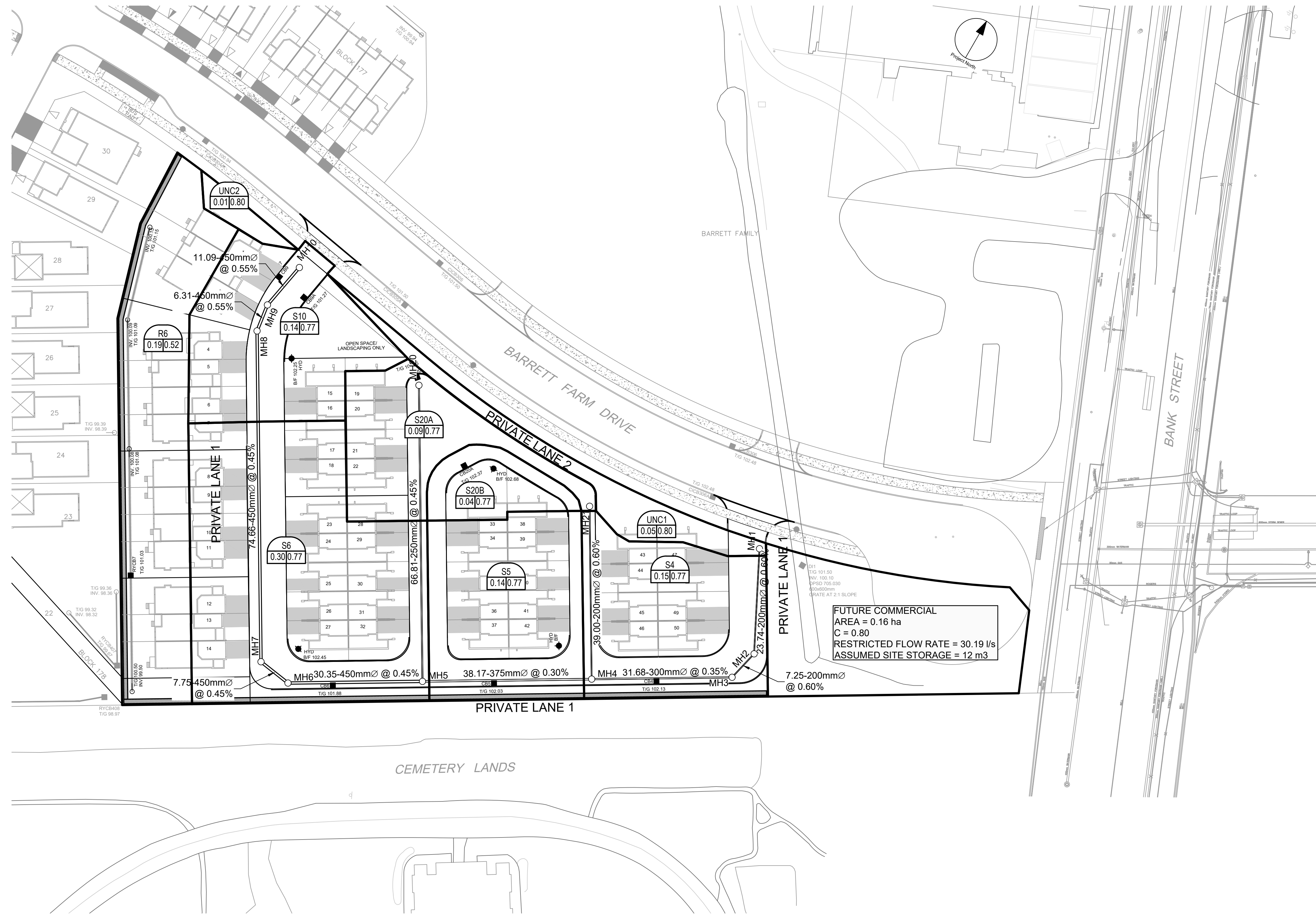
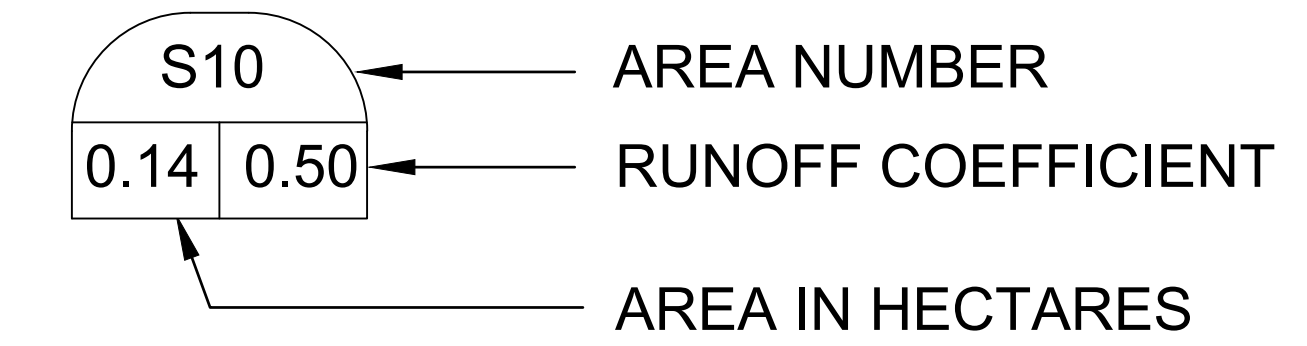
PROJECT NO:
135925

DRAWN BY: M.M.	CHECKED BY: A.C.
PROJECT MGR: R.M.	APPROVED BY: J.I.M.

SHEET TITLE
SANITARY DRAINAGE AREA PLAN

SHEET NUMBER 400	ISSUE 2
----------------------------	-------------------

LEGEND :



CLIENT

**BARRETT
CO-TENANCY**

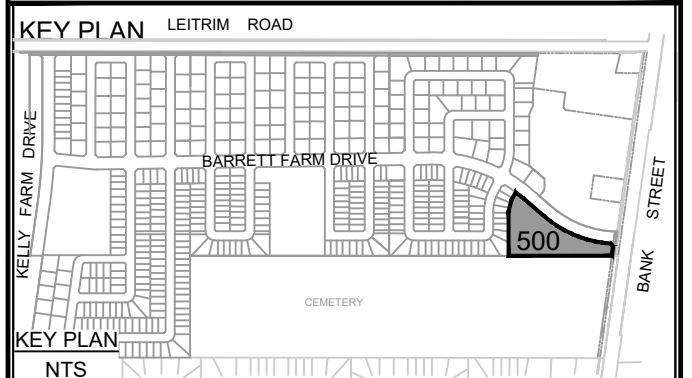
COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general concurrence before proceeding with fabrication.

IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies

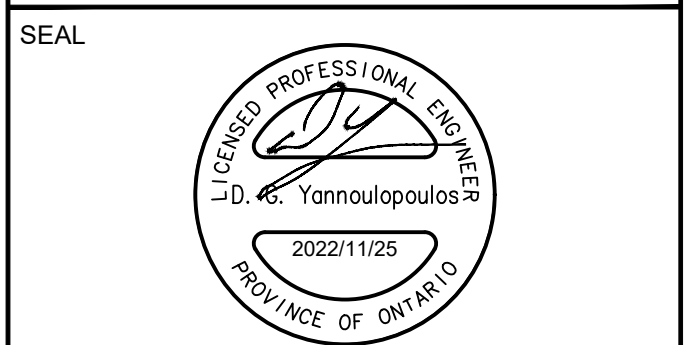
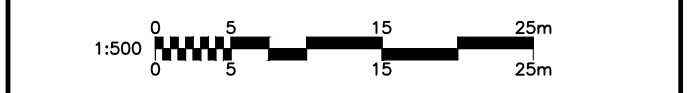
ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO. 1 FOR CITY REVIEW	2022-05-10
2	SUBMISSION NO. 2 FOR CITY REVIEW	2022-11-25
3		
4		
5		
6		
7		
8		

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS



IBI GROUP
Suite 400 - 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 / 613 241 3300 fax 613 225 9868
ibigroup.com

PROJECT
BARRETT BLOCK 178

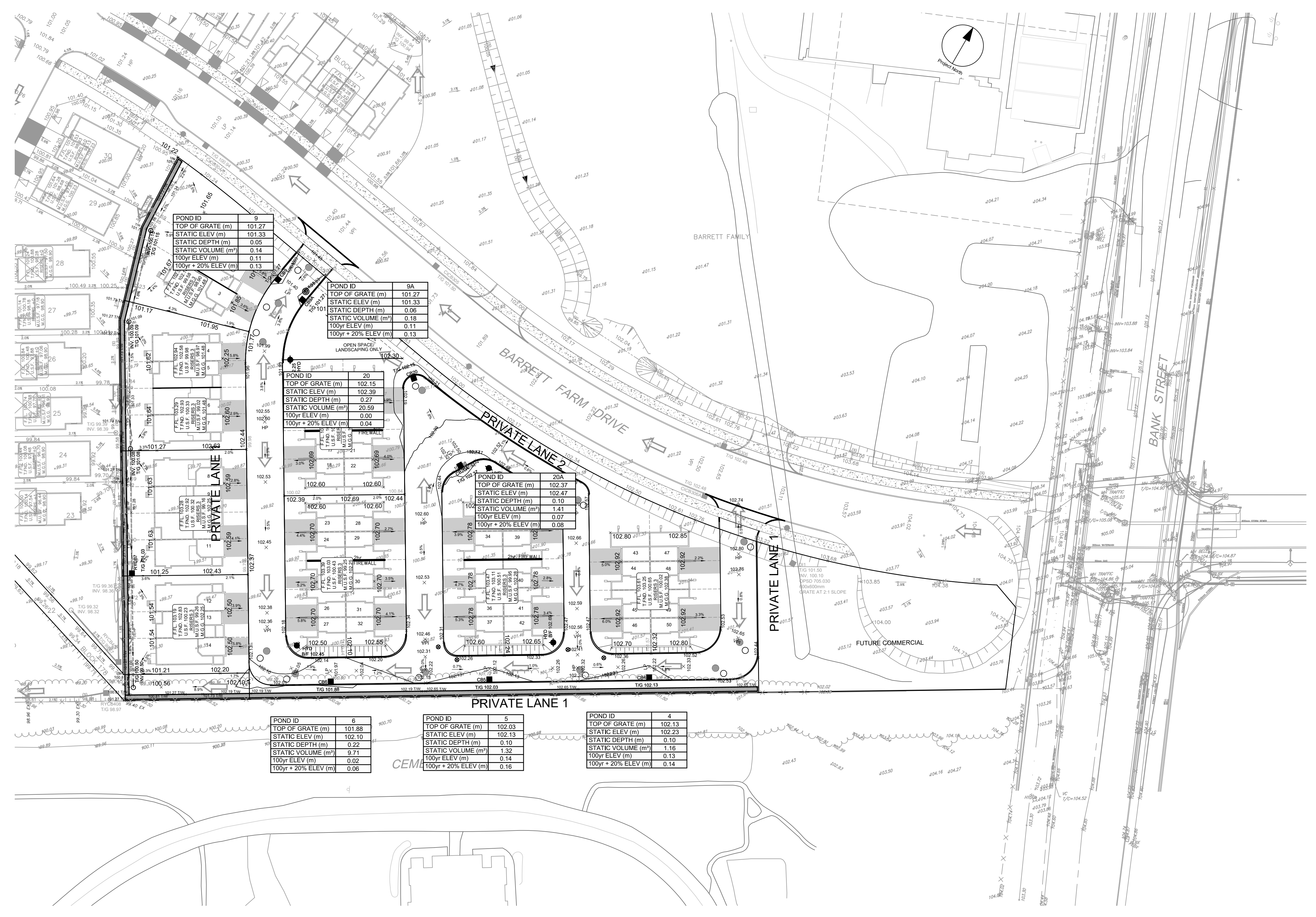
PROJECT NO:
135925

DRAWN BY: M.M.	CHECKED BY: A.C.
PROJECT MGR: R.M.	APPROVED BY: J.I.M.

SHEET TITLE
STORM DRAINAGE AREA PLAN

SHEET NUMBER 500	ISSUE 2
----------------------------	-------------------

CITY FILE No. D07-12-22-0112
Scale Check
File Location: J:\135925_Barrett\andst.0_Production\7_03_Design\04_Civil\Sheet\500 STORM DRAINAGE AREA PLAN.dwg Last Saved: October 27, 2022, by rmline Plotted: Thursday, November 24, 2022 11:56:28 AM by Marian Milne



CLIENT

BARRETT CO-TENANCY

COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. When dimensions shall have precedence over scaled dimensions, Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general concurrence before proceeding with fabrication.

IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies.

ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO. 1 FOR CITY REVIEW	2022-05-10
2	SUBMISSION NO. 2 FOR CITY REVIEW	2022-11-25
3		
4		
5		
6		
7		
8		

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.

KEY PLAN

CONSULTANTS

SEAL

IBI GROUP
Suite 400 - 333 Preston Street
Ottawa ON K1S 5N4 Canada
Tel: 613 225 1311 / 613 241 3300 Fax: 613 225 9868
bigroup.com

PROJECT

BARRETT BLOCK 178

PROJECT NO:
135925

DRAWN BY: **M.M.** CHECKED BY: **A.C.**

PROJECT MGR: **R.M.** APPROVED BY: **J.I.M.**

SHEET TITLE

PONDING PLAN

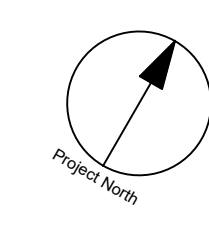
SHEET NUMBER **600** ISSUE **2**

CITY PLAN No. 18826

FILE No. **D07-12-22-0112**

Scale: 1:500

Plot Date: Thursday, November 24, 2022 11:57:00 AM by Marian Milne



CLIENT

**BARRETT
CO-TENANCY**

COPYRIGHT

This drawing has been prepared solely for the intended use. No reproduction or distribution for any purpose other than authorized by IBI Group is permitted. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general concurrence before proceeding with fabrication.

IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies.

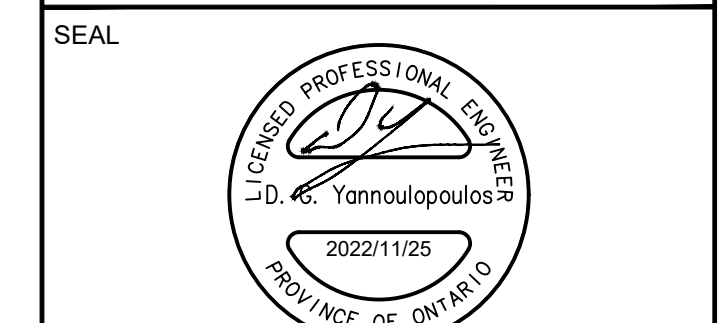
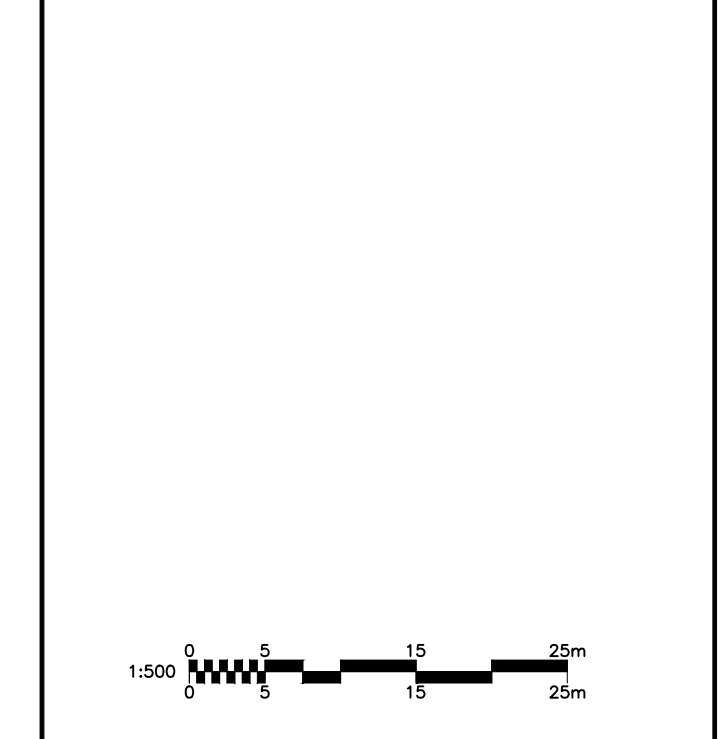
ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO. 1 FOR CITY REVIEW	2022-05-10
2	SUBMISSION NO. 2 FOR CITY REVIEW	2022-11-25
3		
4		
5		
6		
7		
8		

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.



CONSULTANTS



IBI GROUP
Suite 400 - 333 Preston Street
Ottawa ON K1S 5N4 Canada
Tel: 613 225 1311 / 613 241 3300 Fax: 613 225 9868
ibigroup.com

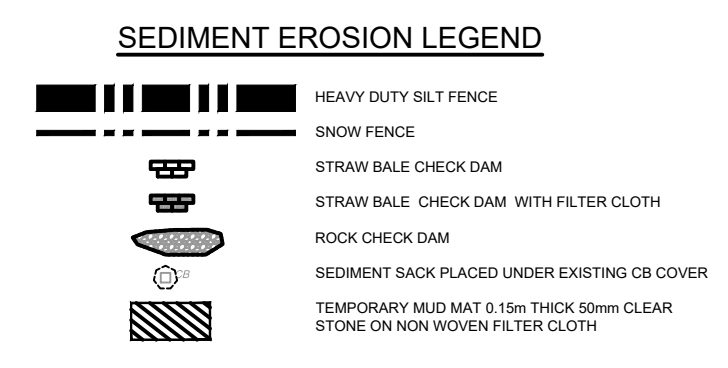
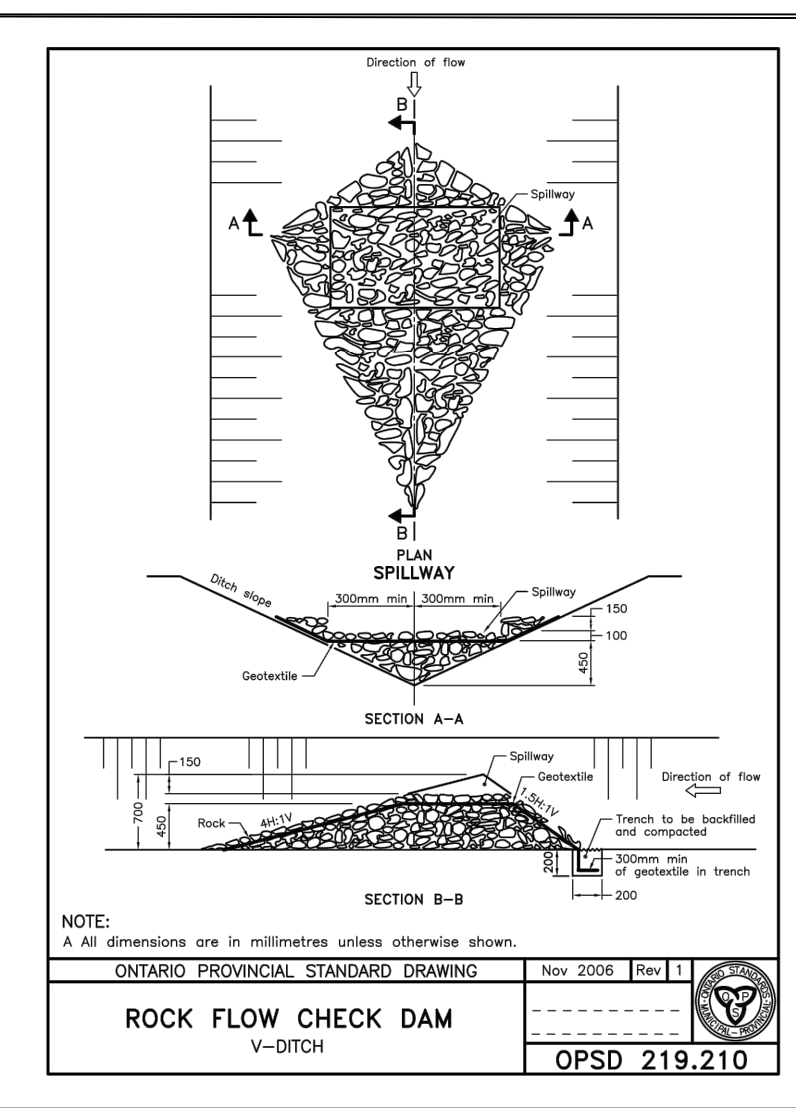
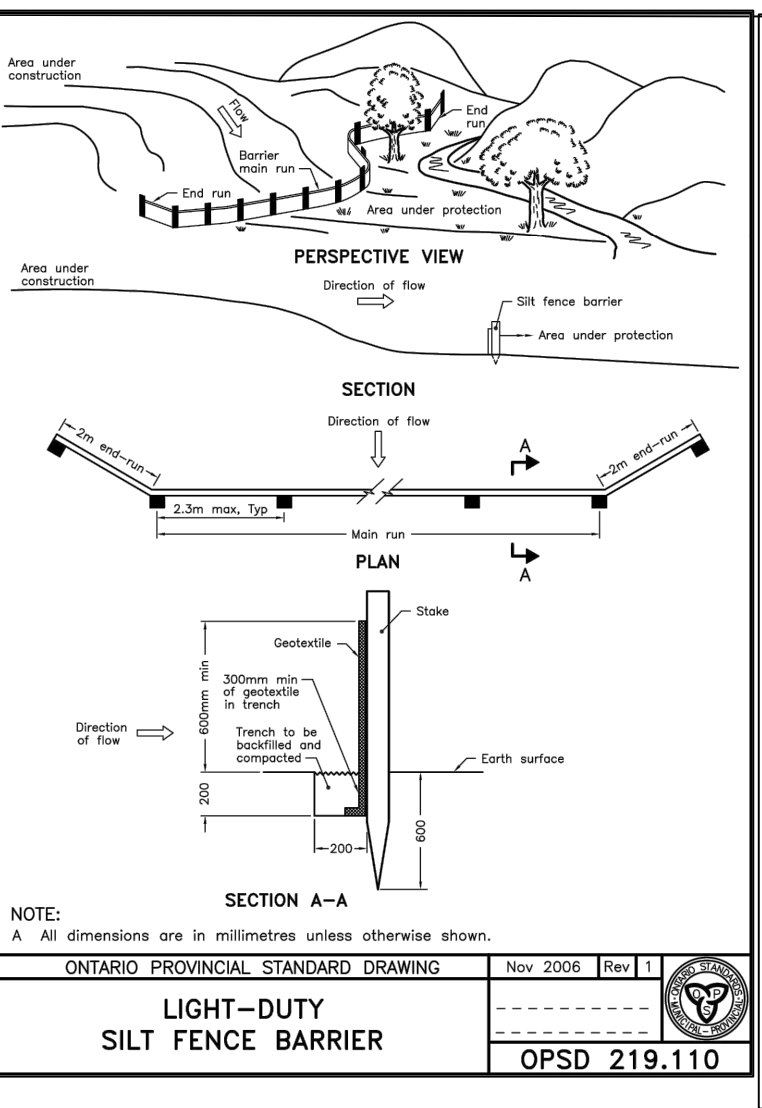
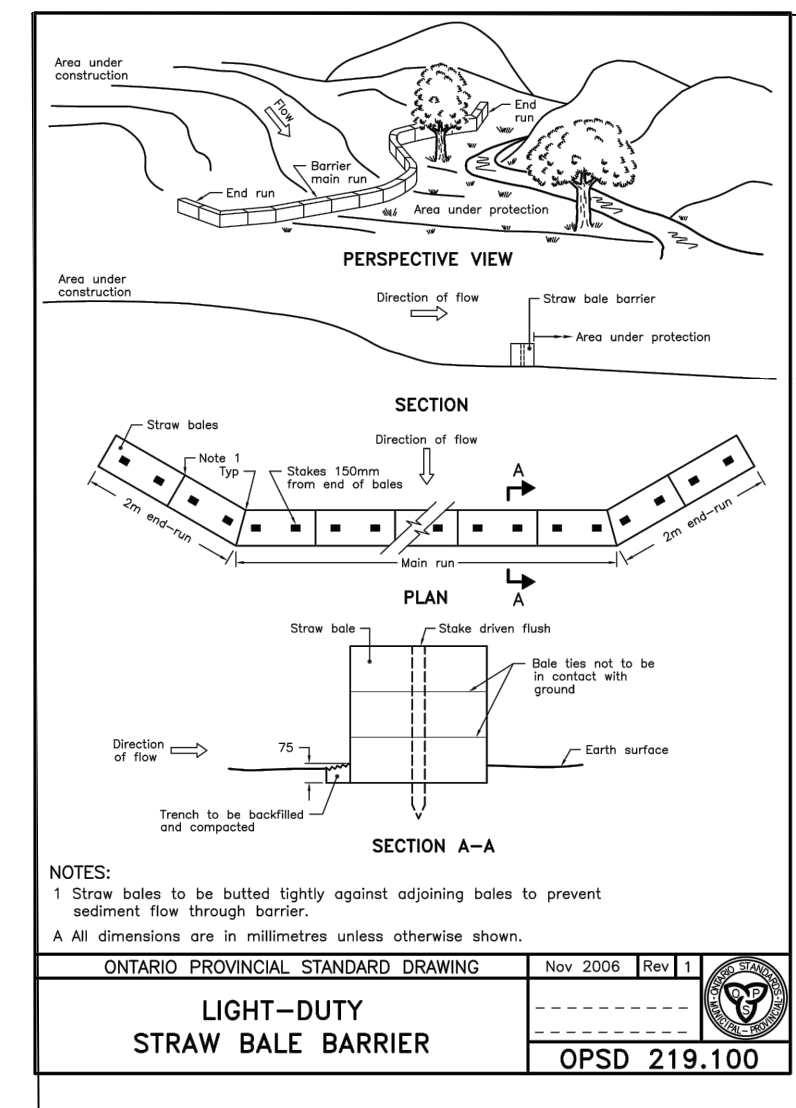
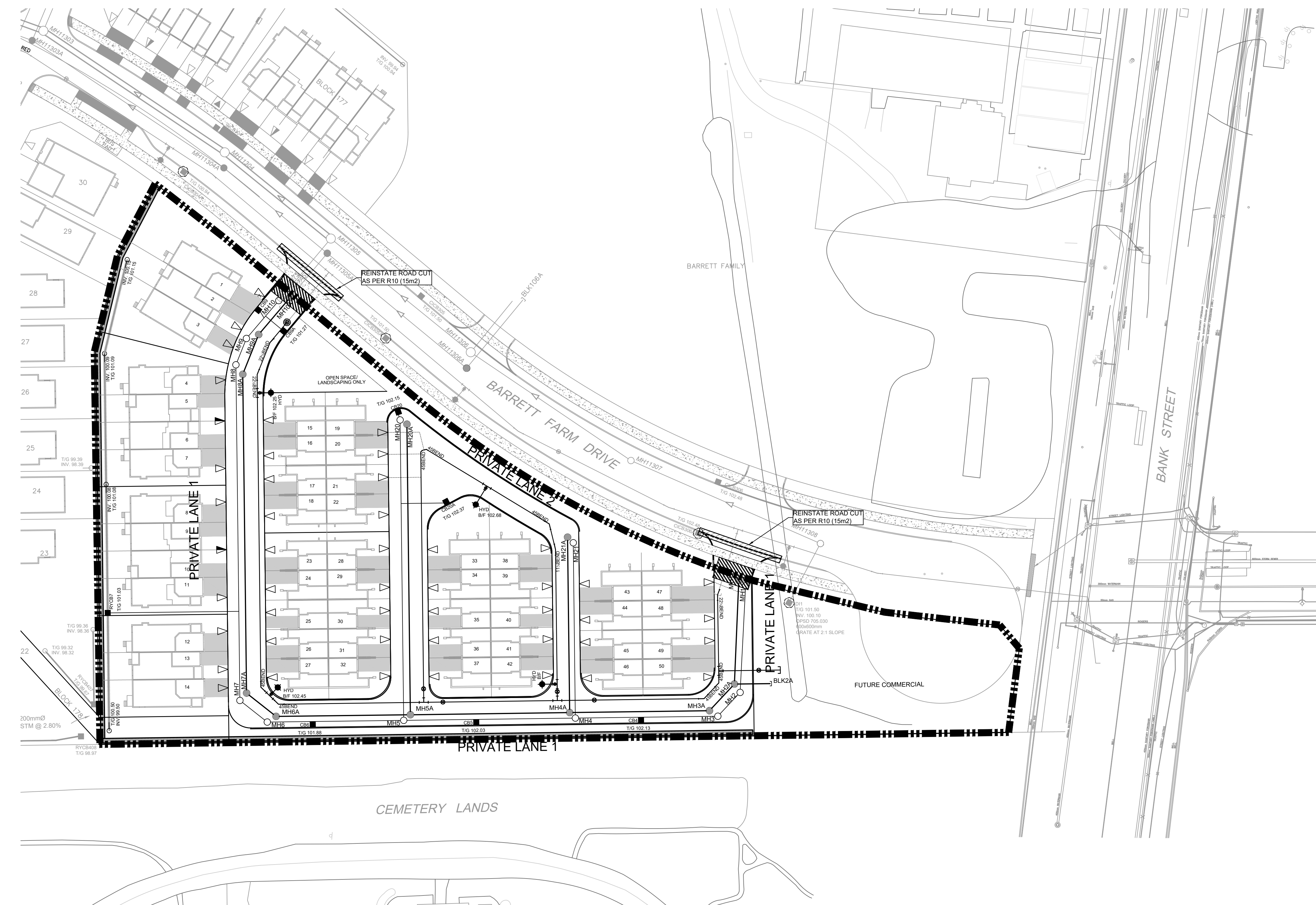
PROJECT
BARRETT BLOCK 178

PROJECT NO:
135925

DRAWN BY: **M.M.** CHECKED BY: **A.C.**
PROJECT MGR: **R.M.** APPROVED BY: **J.I.M.**

SHEET TITLE
**SEDIMENT AND EROSION
CONTROL PLAN**

SHEET NUMBER **900** ISSUE **2**



- NOTES:**
- SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
 - STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
 - SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET C&B TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN RYCBs TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
 - CONTRACTOR TO PROVIDE DETAILS ON LOCATION(S) AND DESIGN OF DEWATERING TRAP(S) PRIOR TO COMMENCING WORK. CONTRACTOR ALSO RESPONSIBLE FOR MAINTAINING TRAP(S) AND ADJUSTING SIZE(S) IF DEEMED REQUIRED BY THE ENGINEER DURING CONSTRUCTION.
 - CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
 - IF DEEMED NECESSARY BY CITY INSPECTOR, LOCATION OF MUD MATS TO BE DETERMINED IN THE FIELD.
 - CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, INSPECTION, MAINTENANCE AND REMOVAL OF ALL CONTROL MEASURES.
 - THIS PLAN IS A "LIVING DOCUMENT" WHICH MAY BE REVISED IN THE EVENT THE CONTROL MEASURES ARE INSUFFICIENT.

CITY FILE No. D07-12-22-0112
Last Saved: May 5, 2022, by rmlmie
Printed: Thursday, November 24, 2022 11:57:18 AM by Marian Milne