

Site Benchmark
Concrete Pin in UP
Elevation = 66.40

ROAD CUT REINSTATEMENTS IN ACCORDANCE WITH CITY OF OTTAWA DRAWING No. R10

ROCHESTER STREET

BALSAM STREET

EXIST. COMB MH TOP 65.74
INV ±62.19(N)
INV ±61.92(NE)
INV ±61.92(S)

EXIST. COMB MH TOP 66.03
INV ±61.96(SW)
INV ±62.80(E)

250 ST INV 63.85
200 WM TOP ±63.70

22.5' VERTICAL LONG RADIUS BEND
INV 63.84

250 ST INV 63.04
375 COMB SPL ±63.04

EXIST. CB TOP 66.19
150 SAN INV 63.04
375 COMB SPL ±63.04

22.5' VERTICAL LONG RADIUS BEND
INV 63.84

150 SAN INV 63.85
200 WM TOP ±63.70

EXISTING 375 PVC COMB @ ±1.11%

EXISTING 200 PVC WM

EXTENT OF FOUNDATION BELOW

FOUNDATION DRAIN TO SUMP & PUMP DISCHARGE TO STORM DRAIN AT HIGH LEVEL IN BASEMENT (REFER TO MECHANICAL)

FDC ±35m UNOBSTRUCTED DISTANCE FROM FH AT INTERSECTION OF ROCHESTER STREET AND BALSAM STREET

BASEMENT PLUMBING FIXTURES INCLUDING UNDERGROUND PARKING FLOOR DRAINS TO SUMP & PUMP DISCHARGE TO SANITARY DRAIN AT HIGH LEVEL IN BASEMENT (REFER TO MECHANICAL)

RAINWATER LEADERS INSIDE BUILDING SHALL BE CONSTRUCTED TO WITHSTAND THE PRESSURE FROM A WATER COLUMN THE HEIGHT OF THE RAINWATER LEADER. PERFORM PRESSURE TESTS ON THE SYSTEMS IN ACCORDANCE WITH THE MECHANICAL ENGINEER'S INSTRUCTIONS.

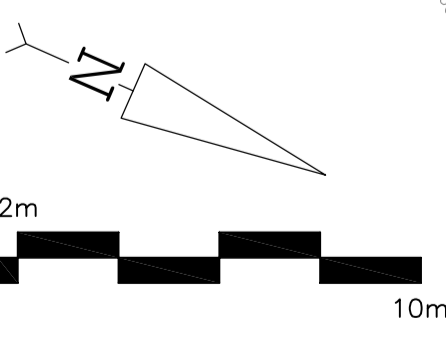
PROPOSED 9-STORY MIXED-USE BUILDING
FFL = AS NOTED
TOF = AS NOTED
BFL = 62.80
USF = 62.40

LINEAR DRAIN TOP 66.56
(DRAINS TO STORM DRAIN REFER TO MECHANICAL)

LINEAR DRAINS SHALL BE CLEAR OF DEBRIS AT ALL TIMES

LINEAR DRAIN TOP 66.65
(DRAINS TO STORM DRAIN REFER TO MECHANICAL)

AREA DRAIN TOP 67.08
(DRAINS TO STORM DRAIN REFER TO MECHANICAL)



REFER TO NOTES ON DRAWING C-3

EXIST. COMB MH TOP 66.99
INV ±63.47(W)
INV ±63.47(E)

LEGEND

- FFL FINISHED FLOOR ELEVATION
- TOF TOP OF FOUNDATION
- BFL BASEMENT FLOOR ELEVATION
- USF UNDERSIDE OF FOOTING
- PROPERTY LINE
- CB CATCH-BASIN
- MH MANHOLE
- FDC FIRE DEPARTMENT CONNECTION
- VB VALVE & VALVE BOX
- (M) WATER METER
- (R) REMOTE WATER METER
- SAN SANITARY SEWER SERVICE
- ST STORM SEWER SERVICE
- COMB COMBINED SEWER
- WS/WM WATER SERVICE/WATERMAIN
- SPL SPRINGLINE OF PIPE
- INV INVERT OF PIPE
- EXISTING GRADE ELEVATION
- ROAD CUT REINSTATEMENT

KEY PLAN

No.	DATE	REVISION
4	MAY 16-23	RE-ISSUED FOR APPROVAL
3	MAR 6-23	RE-ISSUED FOR APPROVAL
2	OCT 24-22	ISSUED FOR APPROVAL
1	SEP 22-22	PRELIMINARY

D. B. GRAY ENGINEERING INC.
Stormwater Management - Grading & Drainage - Storm & Sanitary Sewers - Watermain

700 Long Point Circle 613-425-8044
Ottawa, Ontario d.gray@dbgrayengineering.com

Project
PROPOSED 9-STORY MIXED-USE BUILDING
245-263 ROCHESTER STREET & 27 BALSAM STREET
OTTAWA, ONTARIO

Drawing Title
SITE SERVICING PLAN

Engineer's Seal

NOT VALID UNLESS SIGNED & DATED

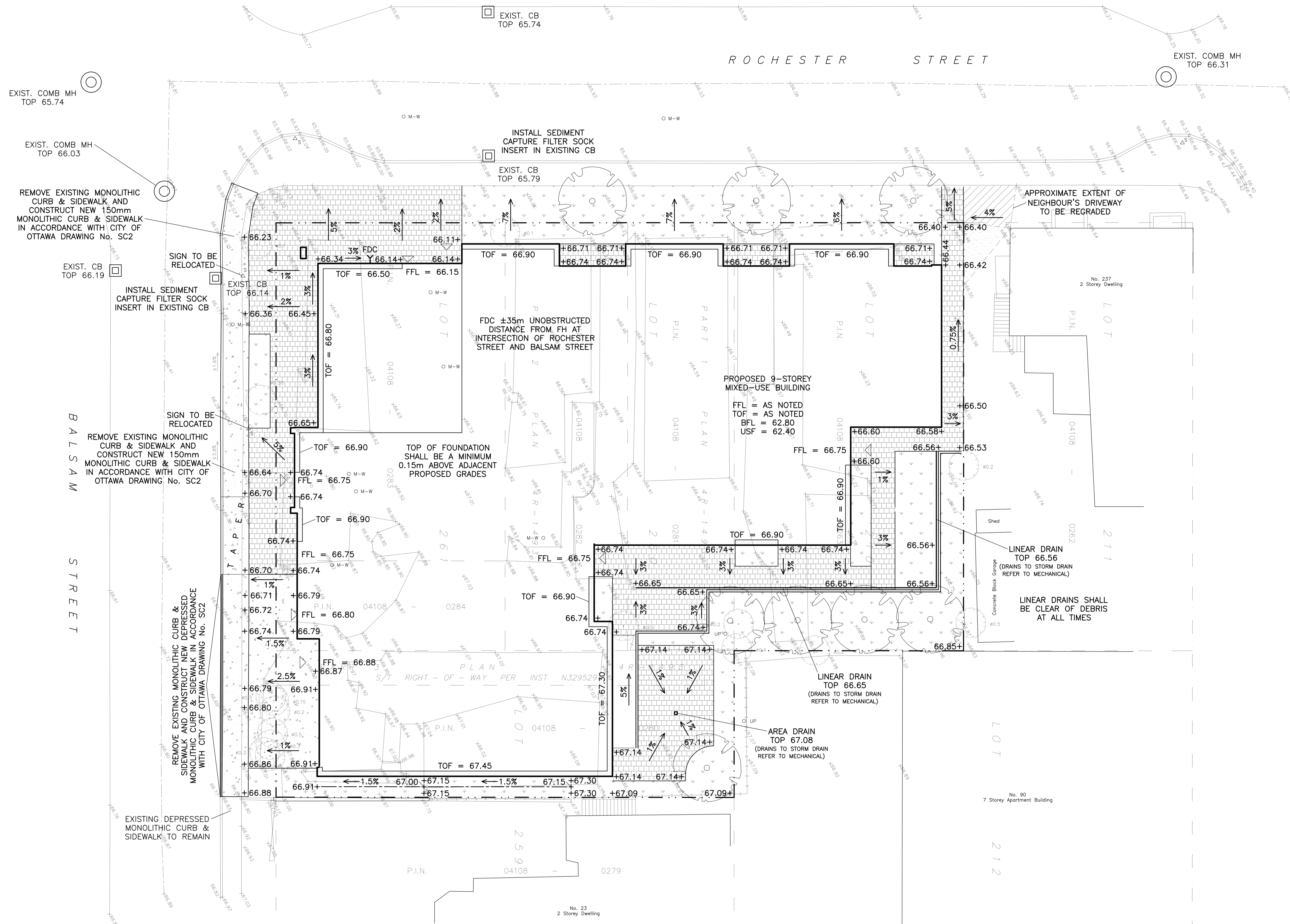
Drawn D.B.G.
H. Scale 1:150
V. Scale
Date SEP 1-22
Job No. 22076

Drawing No.
C-1
of 4

WATER SERVICE PROFILE TABLE					
150mm PVC DR 18					
STATION	DESCRIPTION	GRADE ELEVATION	TOP OF PIPE	DEPTH OF COVER	NOTES
A+00.0	150mm x 200mm TEE CONNECTION IN 200mm MUNICIPAL WATERMAIN	±65.80	±63.40	±2.40	CONNECTION BY CITY. EXCAVATION, BACKFILL & REINSTATEMENT BY CONTRACTOR.
A+02.9	-	±65.82	63.40	±2.42	CROSSING 300 COMB TOP 62.77 WM U/S 63.25 - 480mm CLEARANCE (MIN. 250mm REQ'D)
A+06.7	-	±65.93	63.40	±2.53	BOTTOM OF CURB
A+12.0	150mm VALVE BOX	66.19	63.40	2.59	-
A+13.0	-	66.22	63.40	2.62	ENTRY INTO BUILDING
B+00.0	150mm x 200mm TEE CONNECTION IN 200mm MUNICIPAL WATERMAIN	±65.80	±63.40	±2.40	CONNECTION BY CITY. EXCAVATION, BACKFILL & REINSTATEMENT BY CONTRACTOR.
B+02.9	-	±65.82	63.40	±2.42	CROSSING 300 COMB TOP 62.80 WM U/S 63.25 - 450mm CLEARANCE (MIN. 250mm REQ'D)
B+06.7	-	±65.93	63.40	±2.53	BOTTOM OF CURB
B+12.0	150mm VALVE BOX	66.15	63.40	2.55	-
B+13.0	-	66.20	63.40	2.60	ENTRY INTO BUILDING

D02-02-22-0102 & D07-12-22-0156 #18869

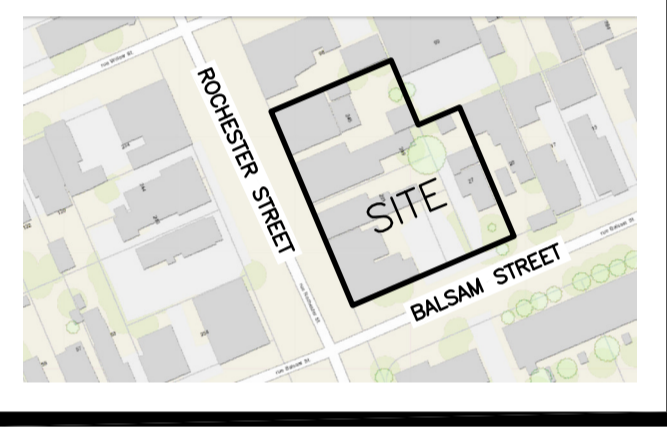
Site Benchmark
Concrete Pin in UP
Elevation = 66.40



LEGEND

- FFL FINISHED FLOOR ELEVATION
- TOF TOP OF FOUNDATION
- BFL BASEMENT FLOOR ELEVATION
- USF UNDERSIDE OF FOOTING
- PROPERTY LINE
- CB CATCH-BASIN
- MH COMBINED MANHOLE
- FDC FIRE DEPARTMENT CONNECTION
- +99.99 EXISTING GRADE ELEVATION
- +99.99 PROPOSED GRADE ELEVATION
- 2% EXISTING SLOPE OF GRADE
- 2% PROPOSED SLOPE OF GRADE
- CENTERLINE OF SWALE
- 150mm BARRIER CURB
- D.C DEPRESSED CURB
- GRAVEL
- CONCRETE
- INTERLOCK
- LANDSCAPE

KEY PLAN

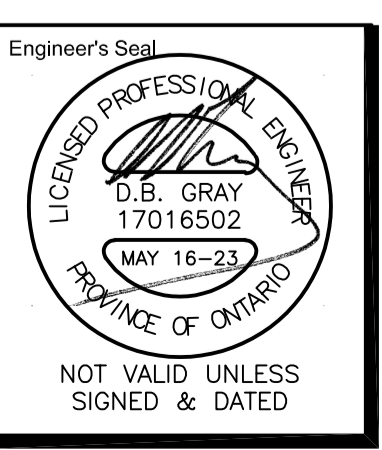


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Project
PROPOSED 9-STORY MIXED-USE BUILDING
245-263 ROCHESTER STREET & 27 BALSAM STREET
OTTAWA, ONTARIO

Drawing Title
GRADING PLAN AND EROSION & SEDIMENT CONTROL PLAN



Drawn D.B.G.
H. Scale 1:150
V. Scale
Date SEP 1-22
Job No. 22076

Drawing No.
C-2
of 4

REFER TO NOTES ON DRAWING C-3

D02-02-22-0102 & D07-12-22-0156

Site Benchmark
Concrete Pin in UP
Elevation = 66.40

EXIST. CB
TOP 65.74

EXIST. COMB MH
TOP 65.74

EXIST. COMB MH
TOP 66.03

EXIST. CB
TOP 66.14

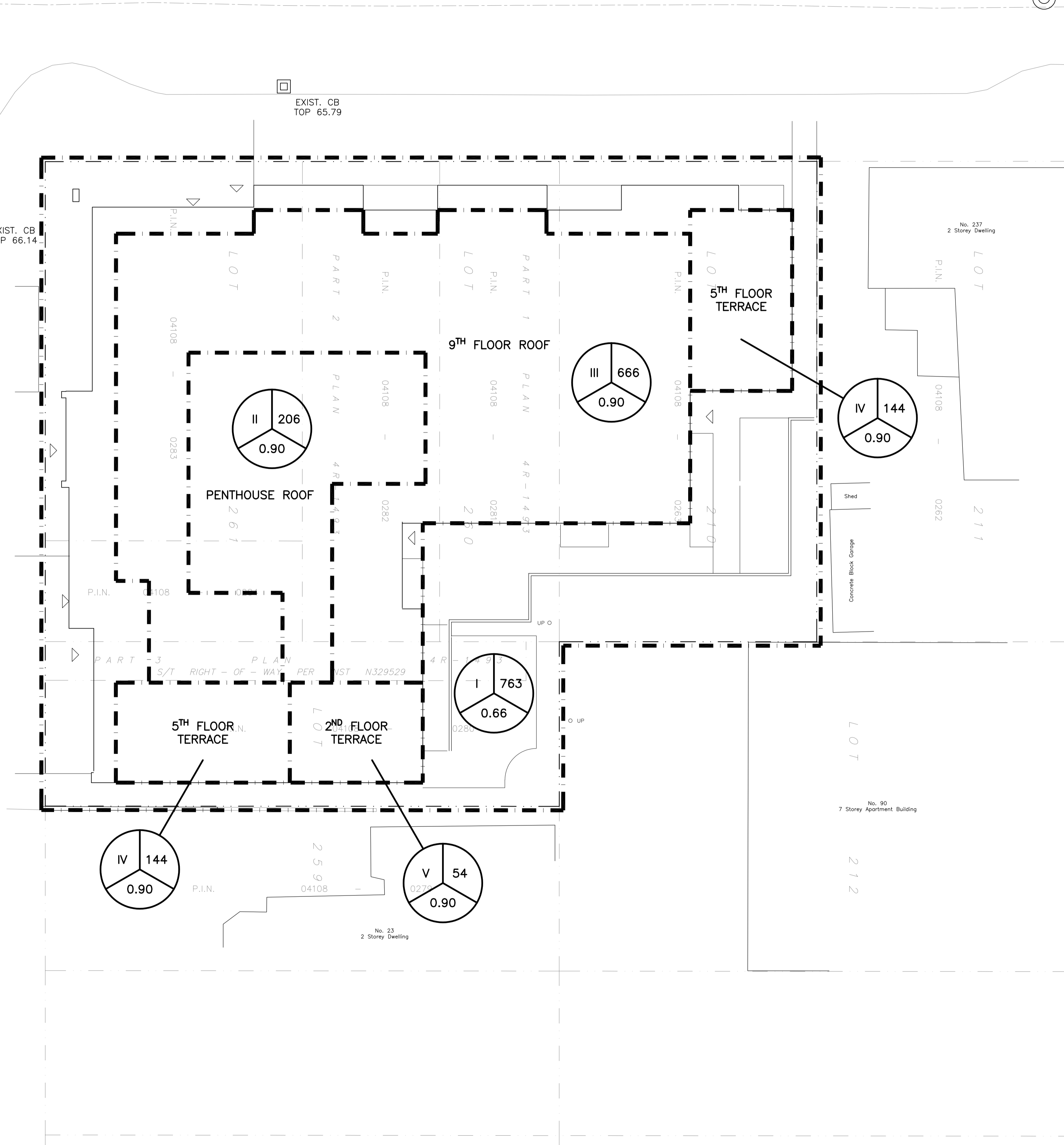
EXIST. CB
TOP 66.14

EXIST. CB
TOP 65.79

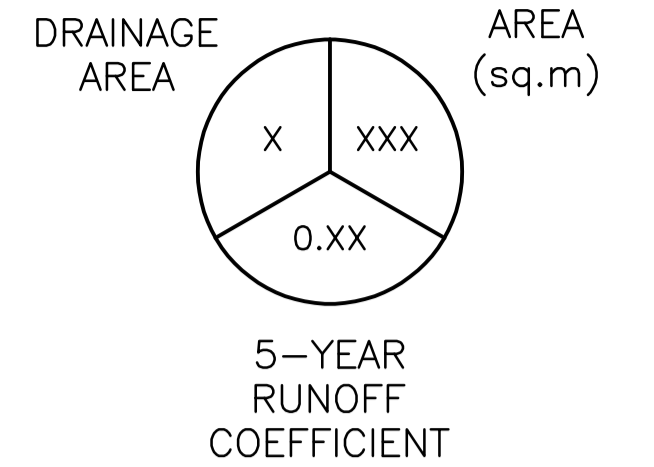
EXIST. COMB MH
TOP 66.31

ROCHESTER STREET

BALSAM STREET



LEGEND



KEY PLAN

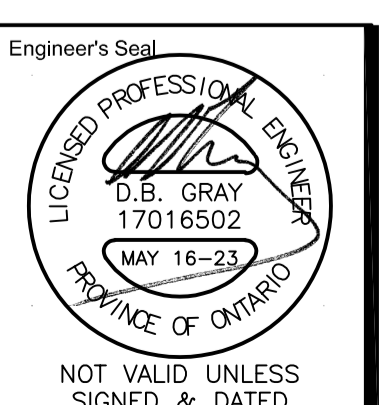


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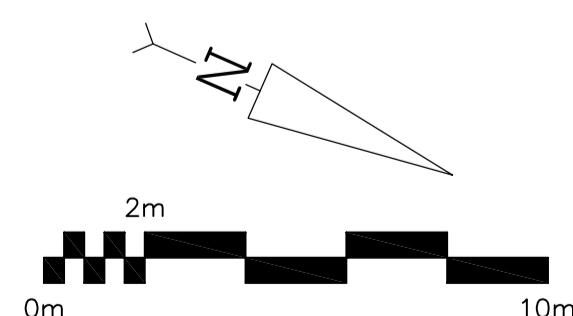
Project
PROPOSED 9-STORY MIXED-USE BUILDING
245-263 ROCHESTER STREET & 27 BALSAM STREET
OTTAWA, ONTARIO

Drawing Title
DRAINAGE PLAN



Drawn D.B.G.
H. Scale 1:150
V. Scale
Date SEP 1-22
Job No. 22076

Drawing No.
C-4
of 4



EXIST. COMB MH
TOP 66.99