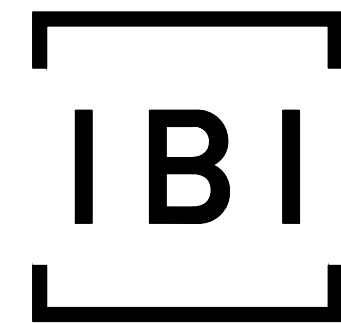
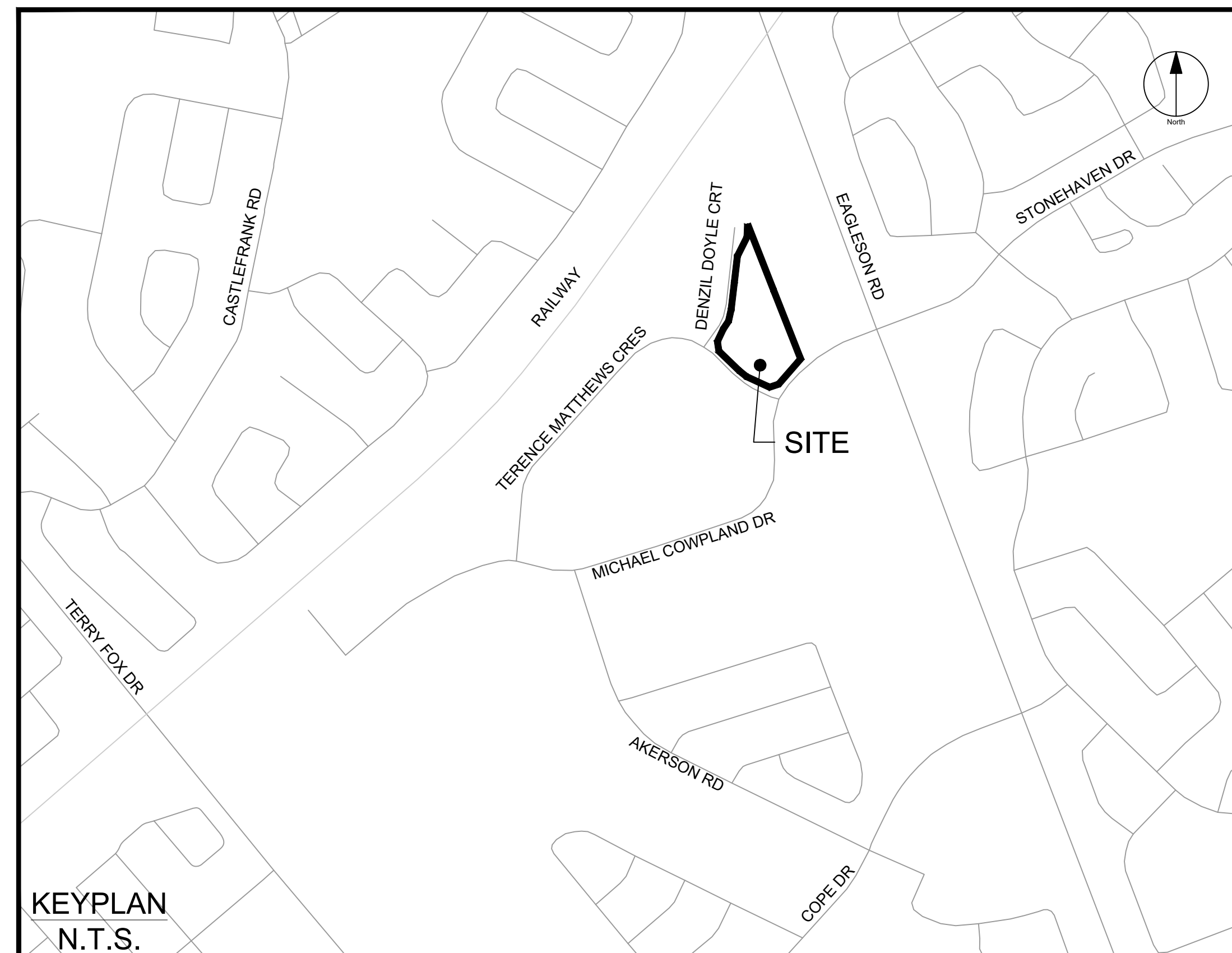


PROPOSED SELF STORAGE DEVELOPMENT HUNTINGTON PROPERTIES



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

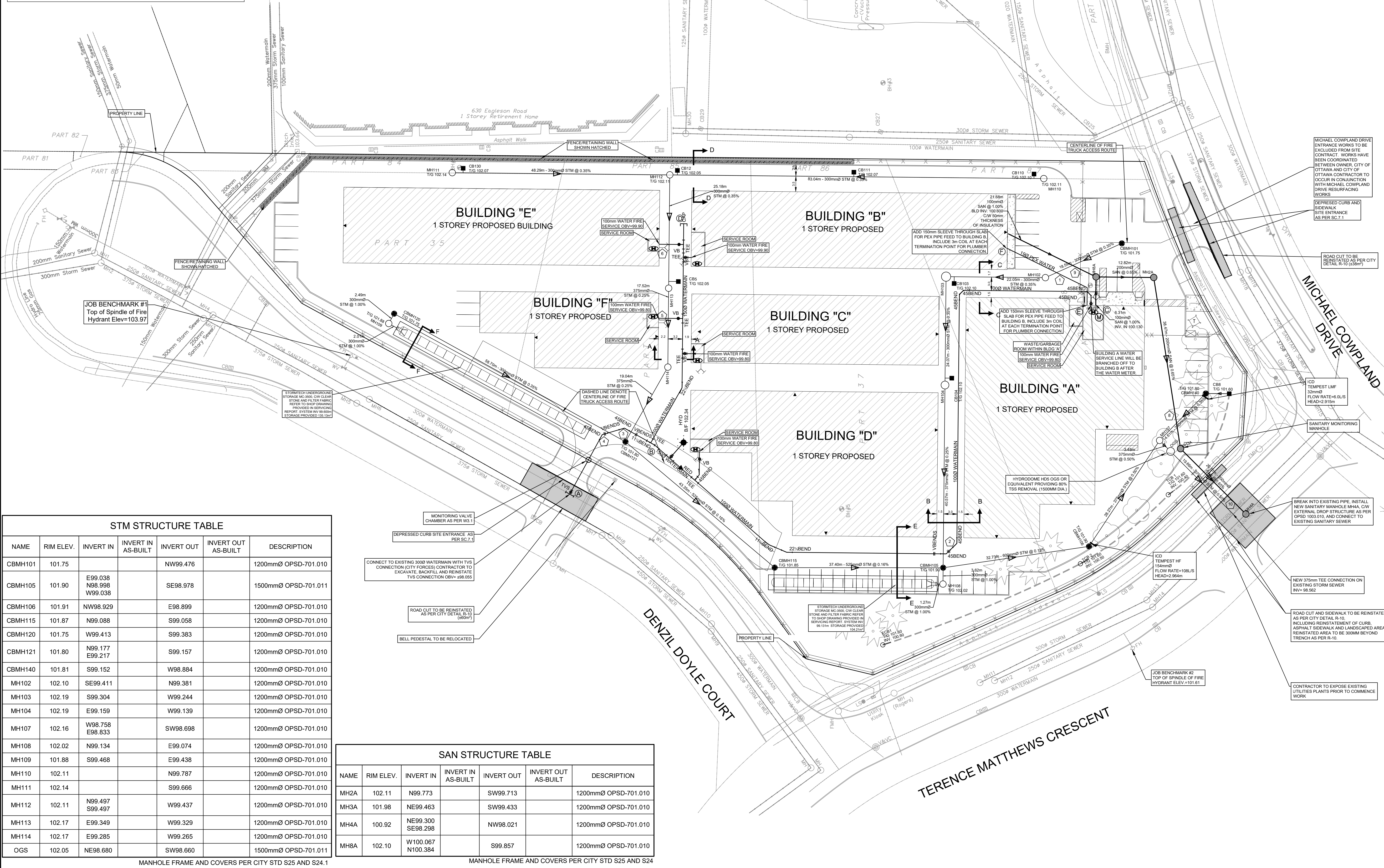
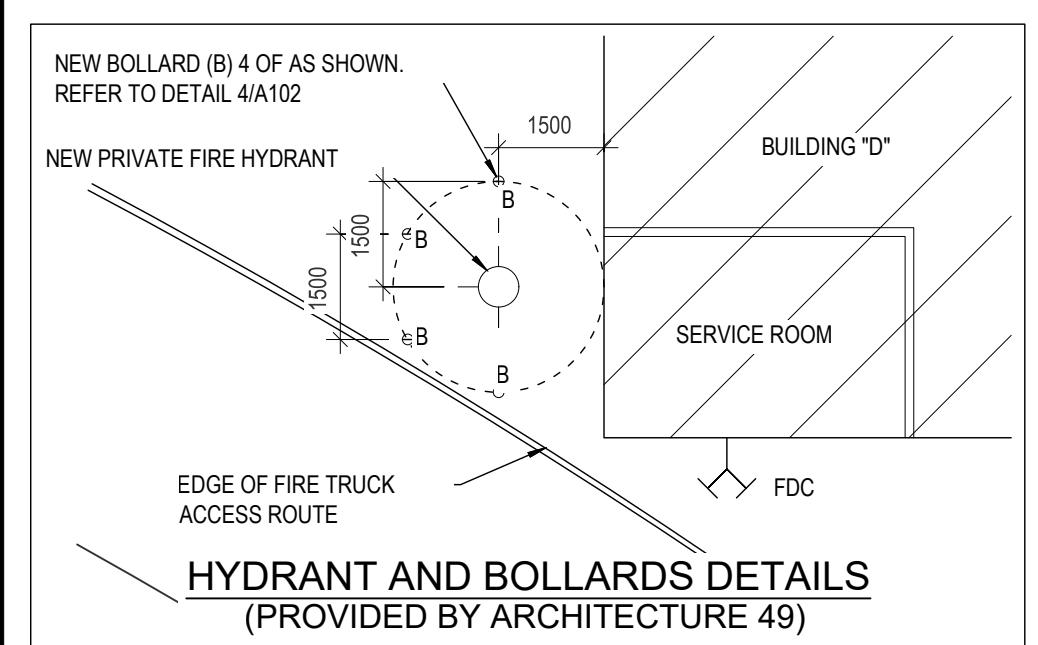


**75 MICHAEL COWPLAND
CITY OF OTTAWA**

CONTRACT NO. 135470

Sheet List Table

Sheet Number	Sheet Title
C-001	GENERAL PLAN OF SERVICES
C-010	DETAILS AND NOTES
C-011	CROSS SECTIONS
C-200	GRADING PLAN
C-500	STORM DRAINAGE AREA PLAN
C-600	PONDING PLAN
C-900	SEDIMENT - EROSION PLAN



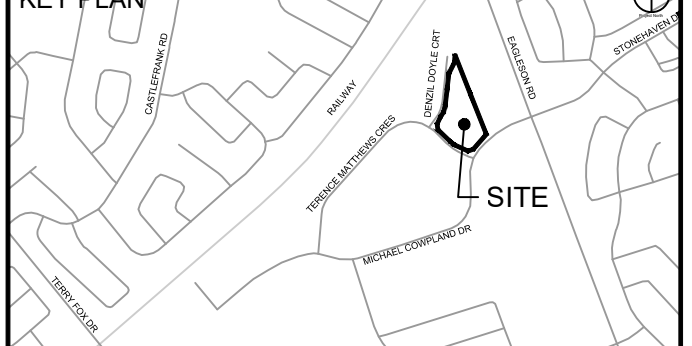
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ISSUES

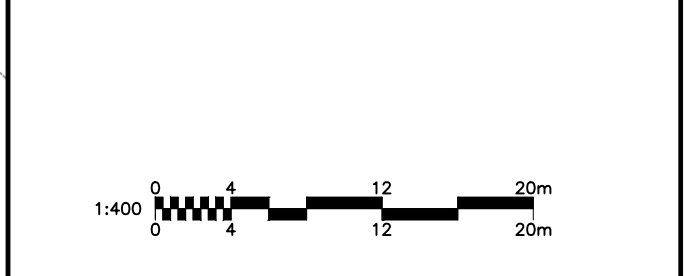
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SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS

Project Coordinator:
 Huntington Properties
 Architect:
 A49 Architecture
 Landscape:
 Fobem
 Mechanical & Electrical:
 Goodkey & Woodmark & Associates Limited
 Surveyor:
 Annis O'Sullivan Vollebakk Ltd.
 Geotech:
 Paterson Group



SEAL

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
CBMH101	101.75			NW99.476		1200mmØ OPSD-701.010
CBMH105	101.90	E99.038 N98.998 W99.038		SE98.978		1500mmØ OPSD-701.011
CBMH106	101.91	NW98.929		E98.899		1200mmØ OPSD-701.010
CBMH115	101.87	N99.088		S99.058		1200mmØ OPSD-701.010
CBMH120	101.75	W99.413		S99.383		1200mmØ OPSD-701.010
CBMH121	101.80	N99.177 E99.217		S99.157		1200mmØ OPSD-701.010
CBMH140	101.81	S99.152		W98.884		1200mmØ OPSD-701.010
MH102	102.10	SE99.411		N99.381		1200mmØ OPSD-701.010
MH103	102.19	S99.304		W99.244		1200mmØ OPSD-701.010
MH104	102.19	E99.159		W99.139		1200mmØ OPSD-701.010
MH107	102.16	W98.758 E98.833		SW98.698		1200mmØ OPSD-701.010
MH108	102.02	N99.134		E99.074		1200mmØ OPSD-701.010
MH109	101.88	S99.468		E99.438		1200mmØ OPSD-701.010
MH110	102.11			N99.787		1200mmØ OPSD-701.010
MH111	102.14			S99.666		1200mmØ OPSD-701.010
MH112	102.11	N99.497 S99.497		W99.437		1200mmØ OPSD-701.010
MH113	102.17	E99.349		W99.329		1200mmØ OPSD-701.010
MH114	102.17	E99.285		W99.265		1200mmØ OPSD-701.010
OGS	102.05	NE98.680		SW98.660		1500mmØ OPSD-701.011

MANHOLE FRAME AND COVERS PER CITY STD S25 AND S24.1

SAN STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
MH2A	102.11	N99.773		SW99.713		1200mmØ OPSD-701.010
MH3A	101.98	NE99.463		SW99.433		1200mmØ OPSD-701.010
MH4A	100.92	NE99.300 SE98.298		NW98.021		1200mmØ OPSD-701.010
MH8A	102.10	W100.067 N100.384		S99.857		1200mmØ OPSD-701.010

MANHOLE FRAME AND COVERS PER CITY STD S25 AND S24

PROJECT
PROPOSED SELF STORAGE DEVELOPMENT
 75 MICHAEL COWPLAND

PROJECT NO:
 135470

DRAWN BY:
 S.L. / D.D.

PROJECT MGR:
 R.M.

CHECKED BY:
 T.R.B.

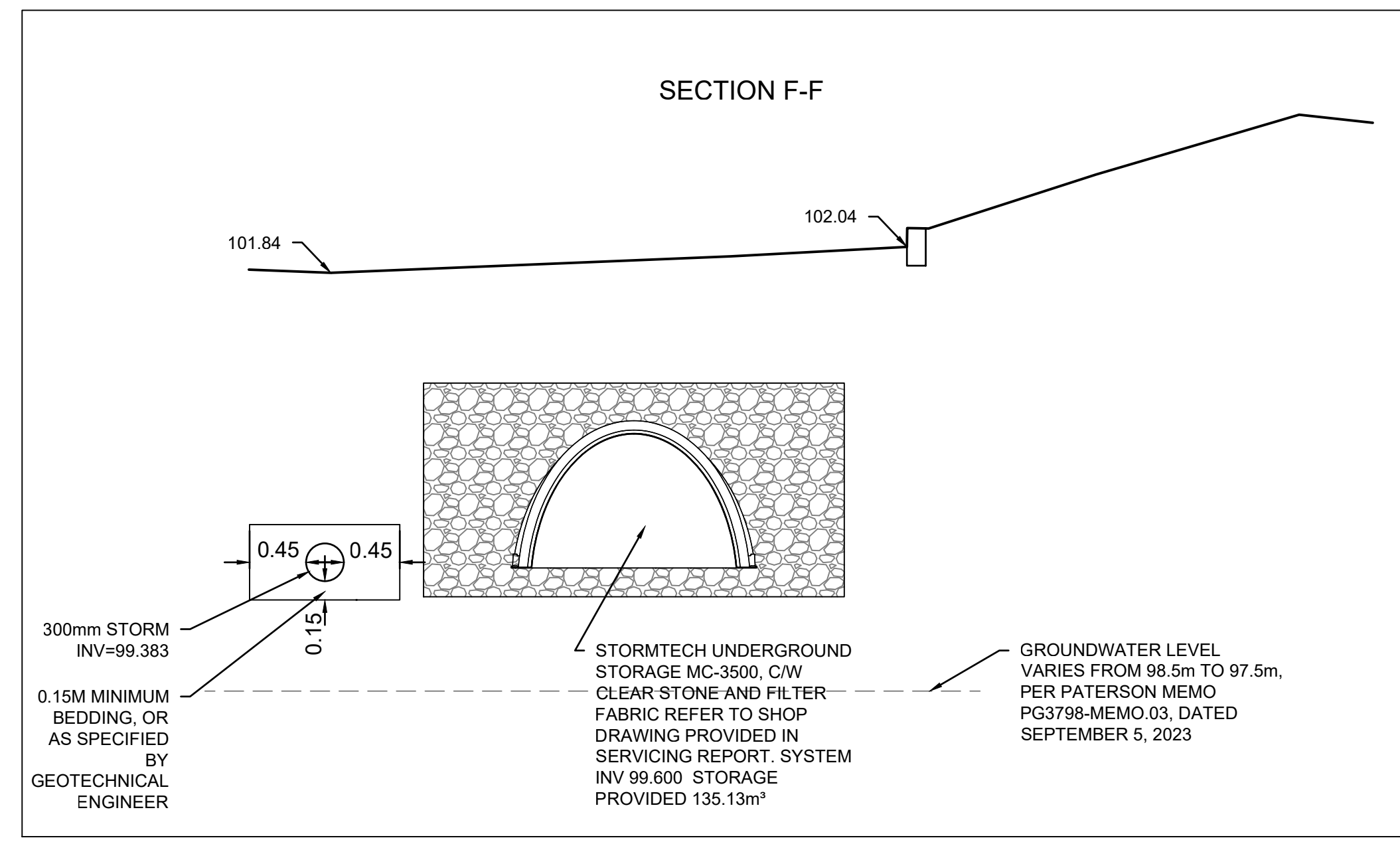
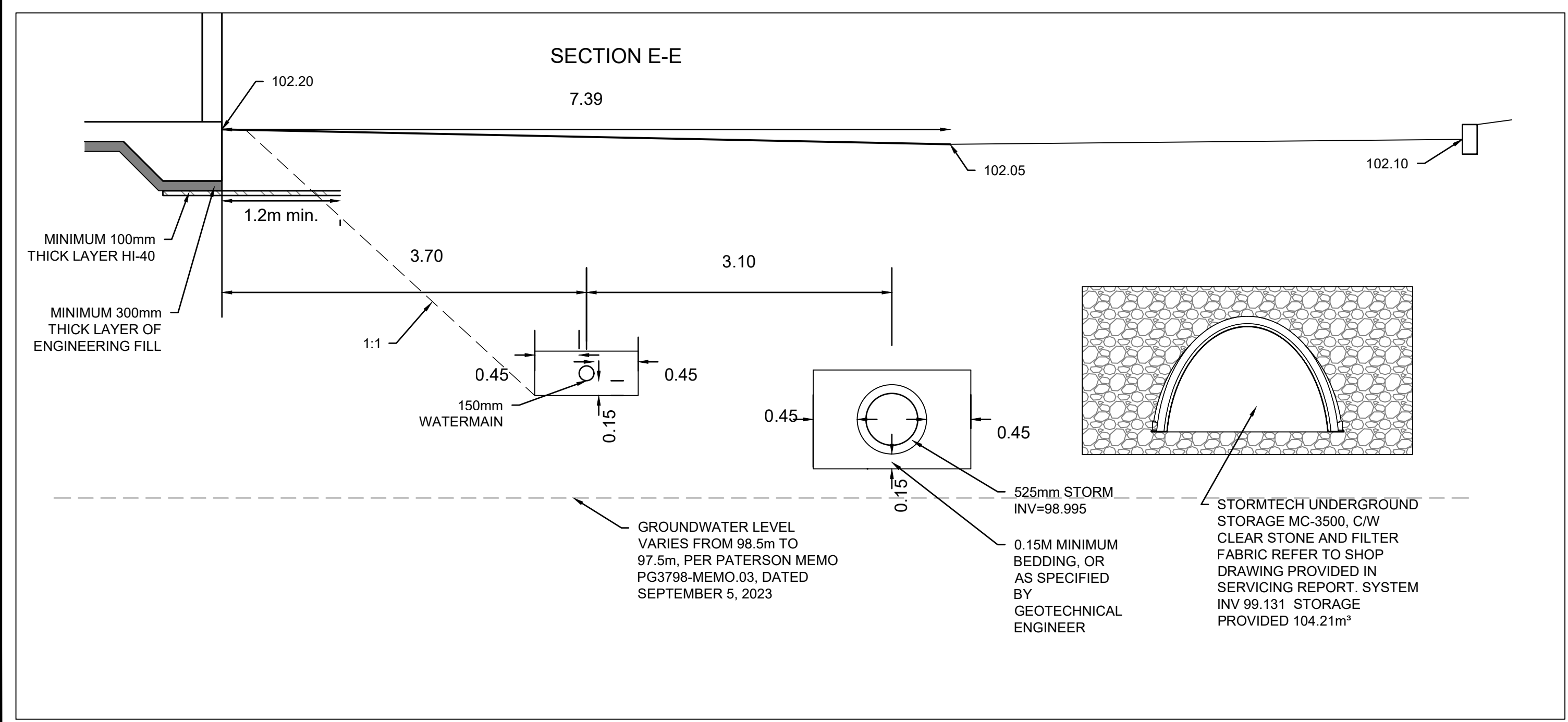
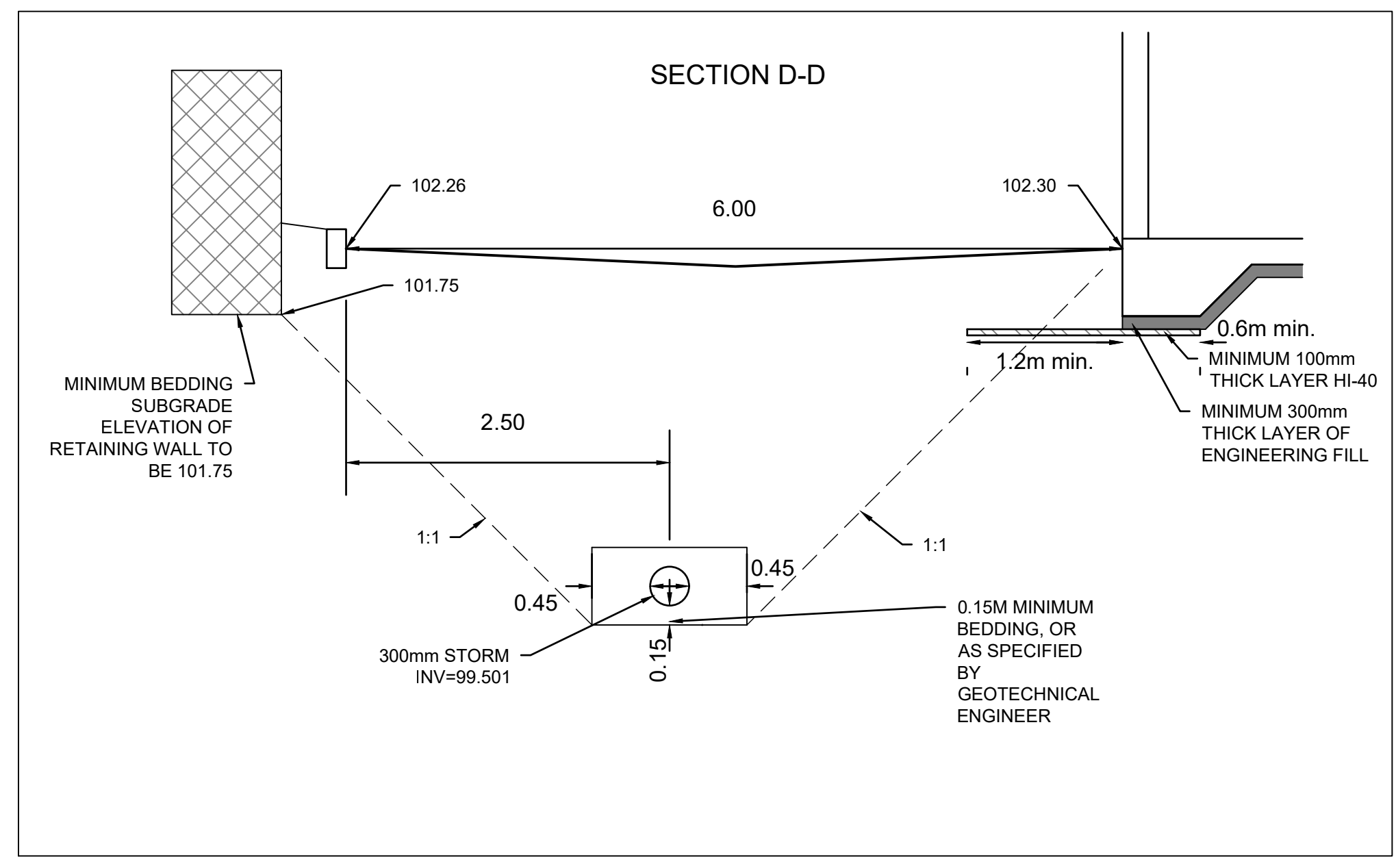
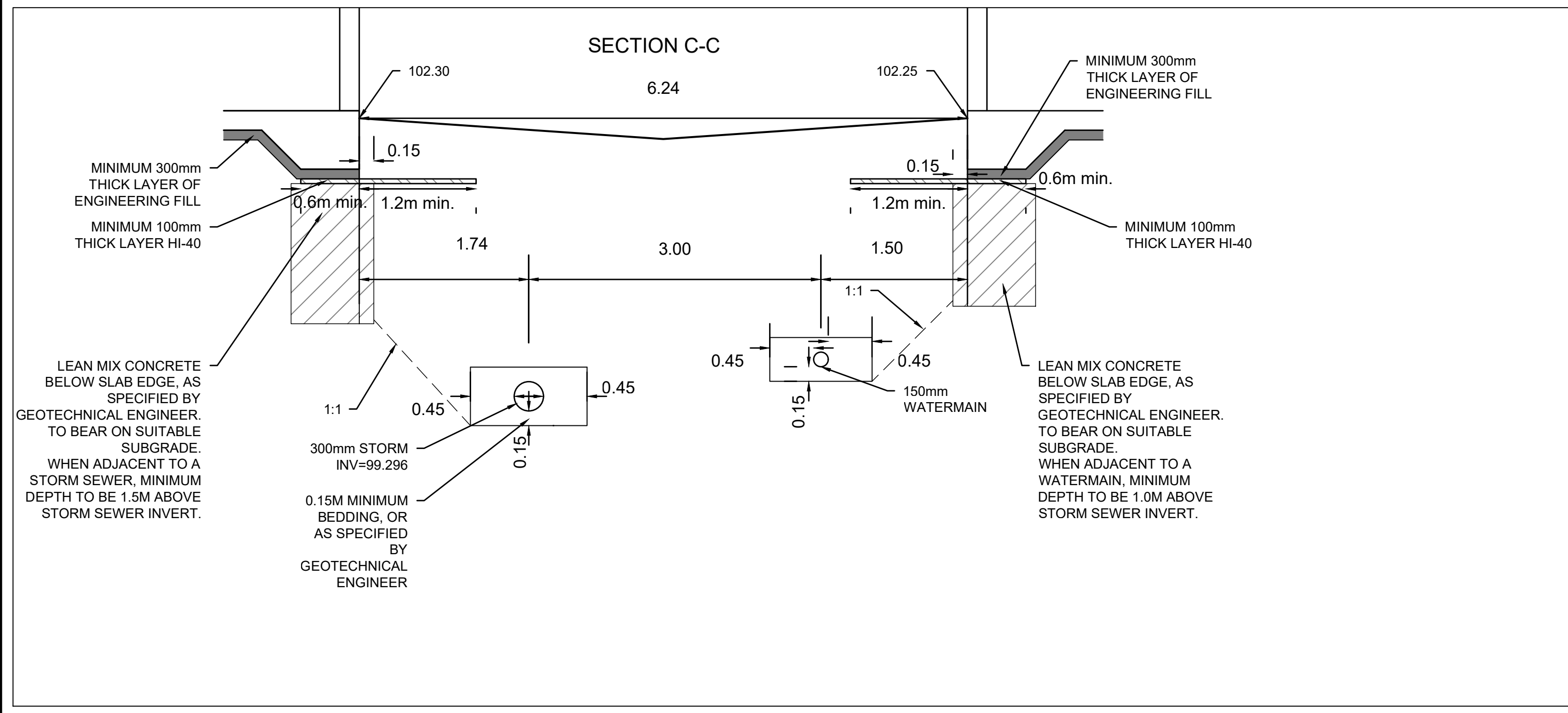
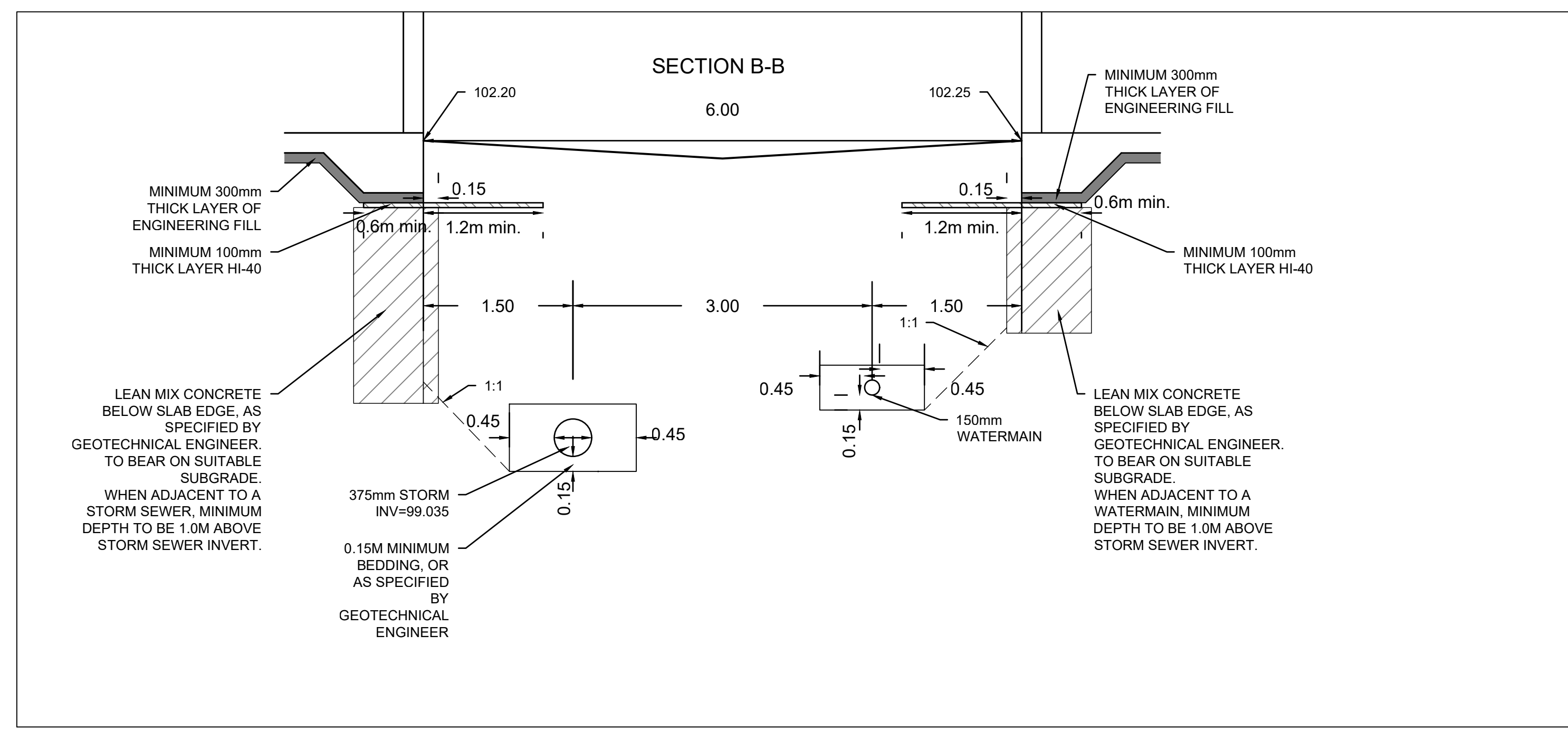
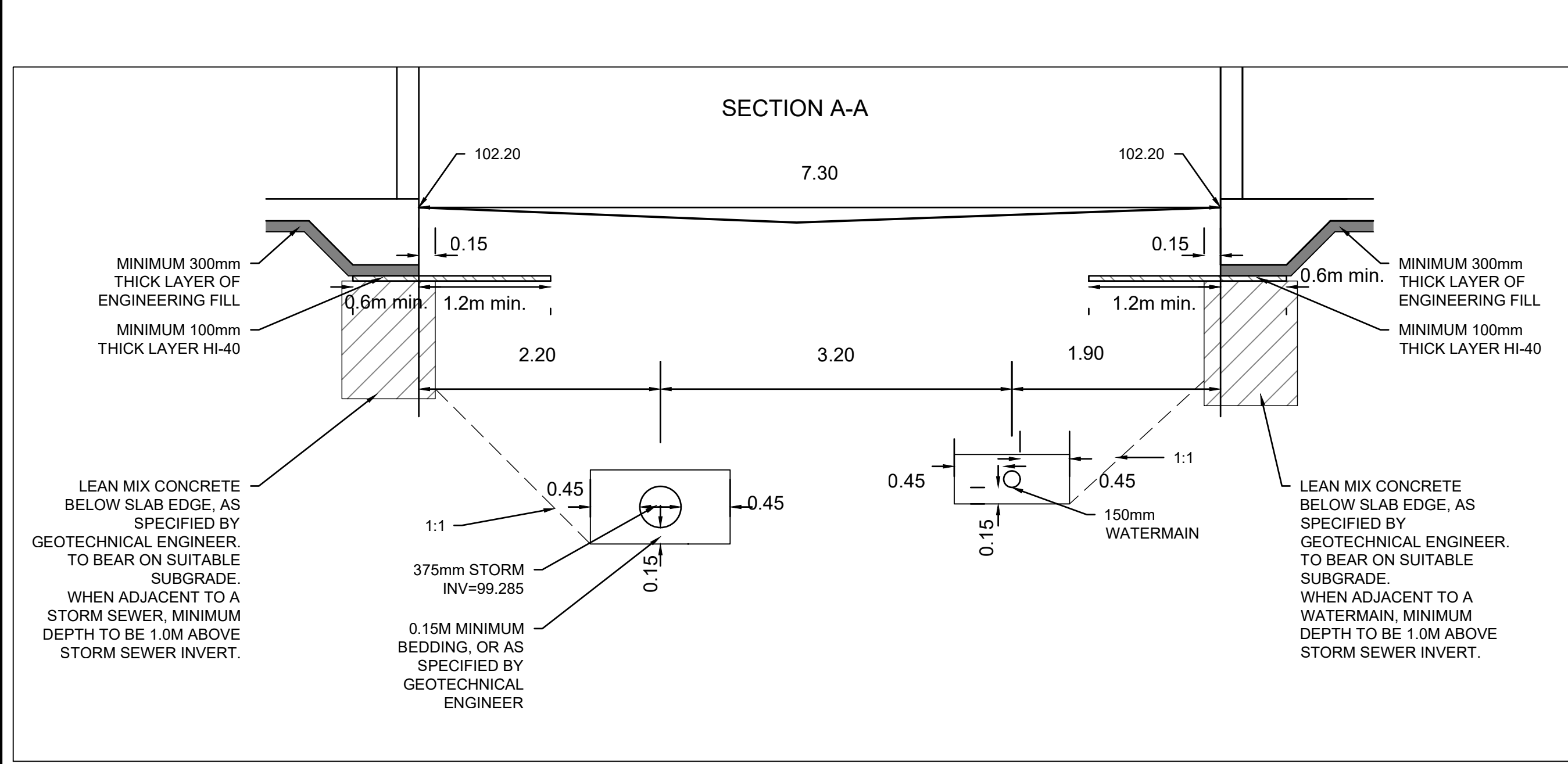
APPROVED BY:
 T.R.B.

SHEET TITLE
GENERAL PLAN OF SERVICES

SHEET NUMBER
C-001

ISSUE
6

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 CITY FILE NO. D07-12-22-0174
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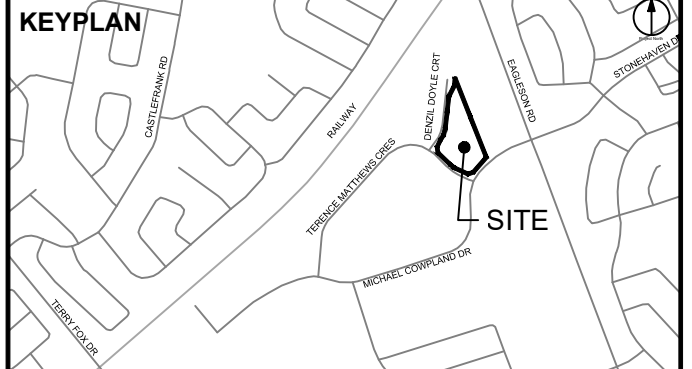
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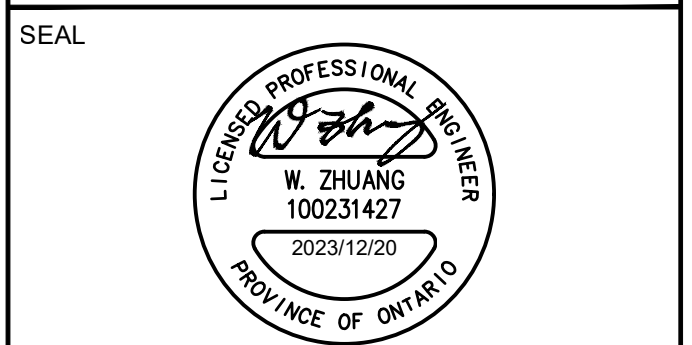
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CONSULTANTS
Project Coordinator:
Huntington Properties
Architect:
A49 Architecture
Landscape:
Fotem
Mechanical & Electrical:
Goodkey, Weedmark & Associates Limited
Surveyor:
Annis O'Sullivan Vollebakk Ltd.
Geotech:
Paterson Group



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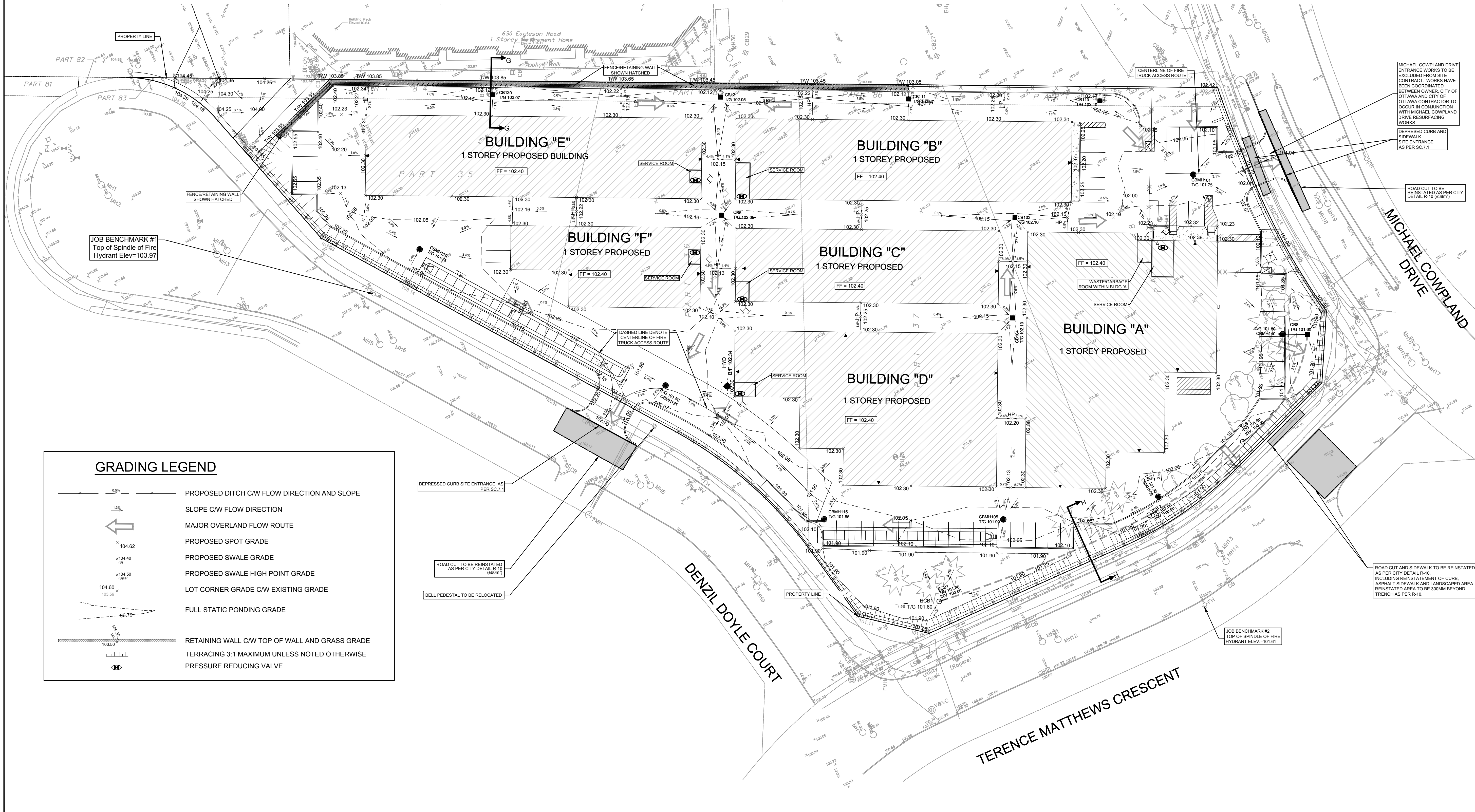
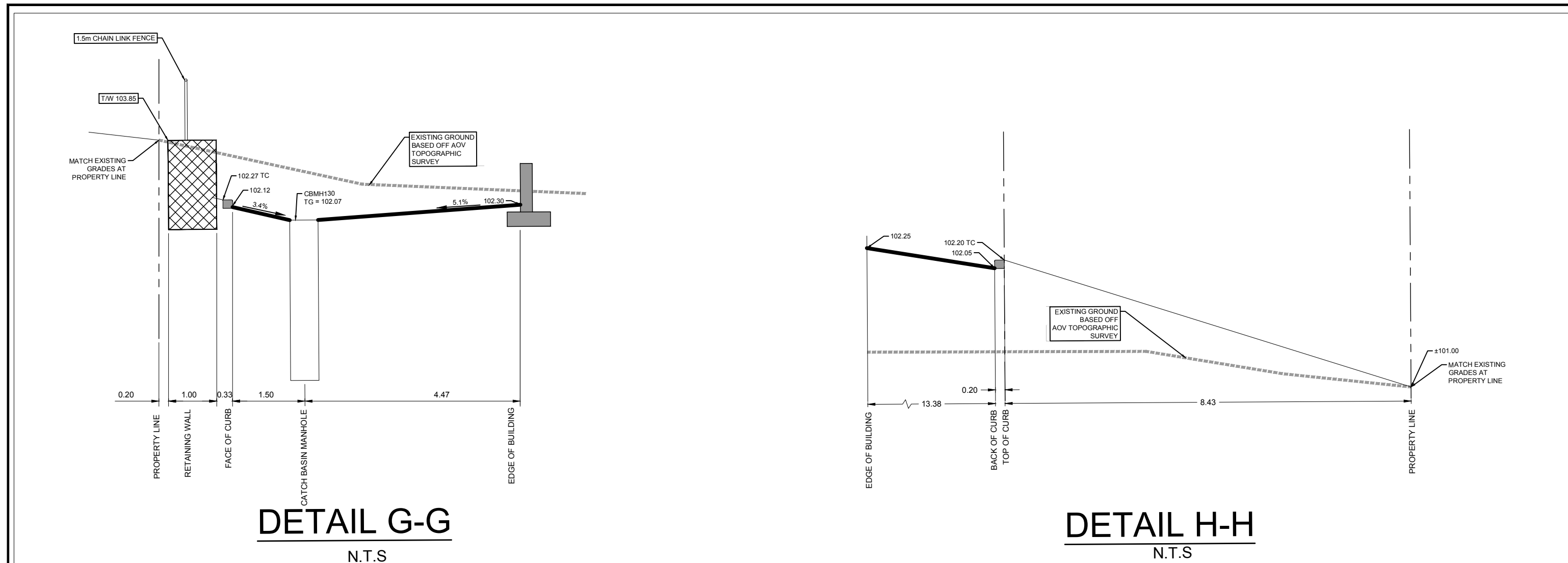
PROJECT
PROPOSED SELF STORAGE DEVELOPMENT
75 MICHAEL COWPLAND

PROJECT NO:
135470
DRAWN BY:
S.L. / D.D.
PROJECT MGR:
APPROVED BY:
T.R.B.

SHEET TITLE
CROSS SECTIONS

SHEET NUMBER
C-011
ISSUE
6

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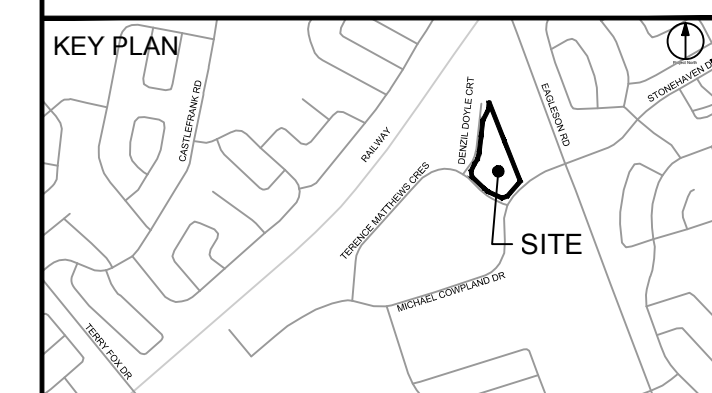
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CONSULTANTS

Project Coordinator:
Huntington Properties

Architect:
A49 Architecture

Landscape:
Fotem

Mechanical & Electrical:
Goodkey, Weedmark & Associates Limited

Surveyor:
Annis O'Sullivan Vollebek Ltd.

Geotech:
Paterson Group

SEAL

PROJECT
PROPOSED SELF STORAGE DEVELOPMENT
75 MICHAEL COWPLAND

PROJECT NO:
135470

DRAWN BY:
S.L. / D.D.

PROJECT MGR:
R.M.

CHECKED BY:
T.R.B.

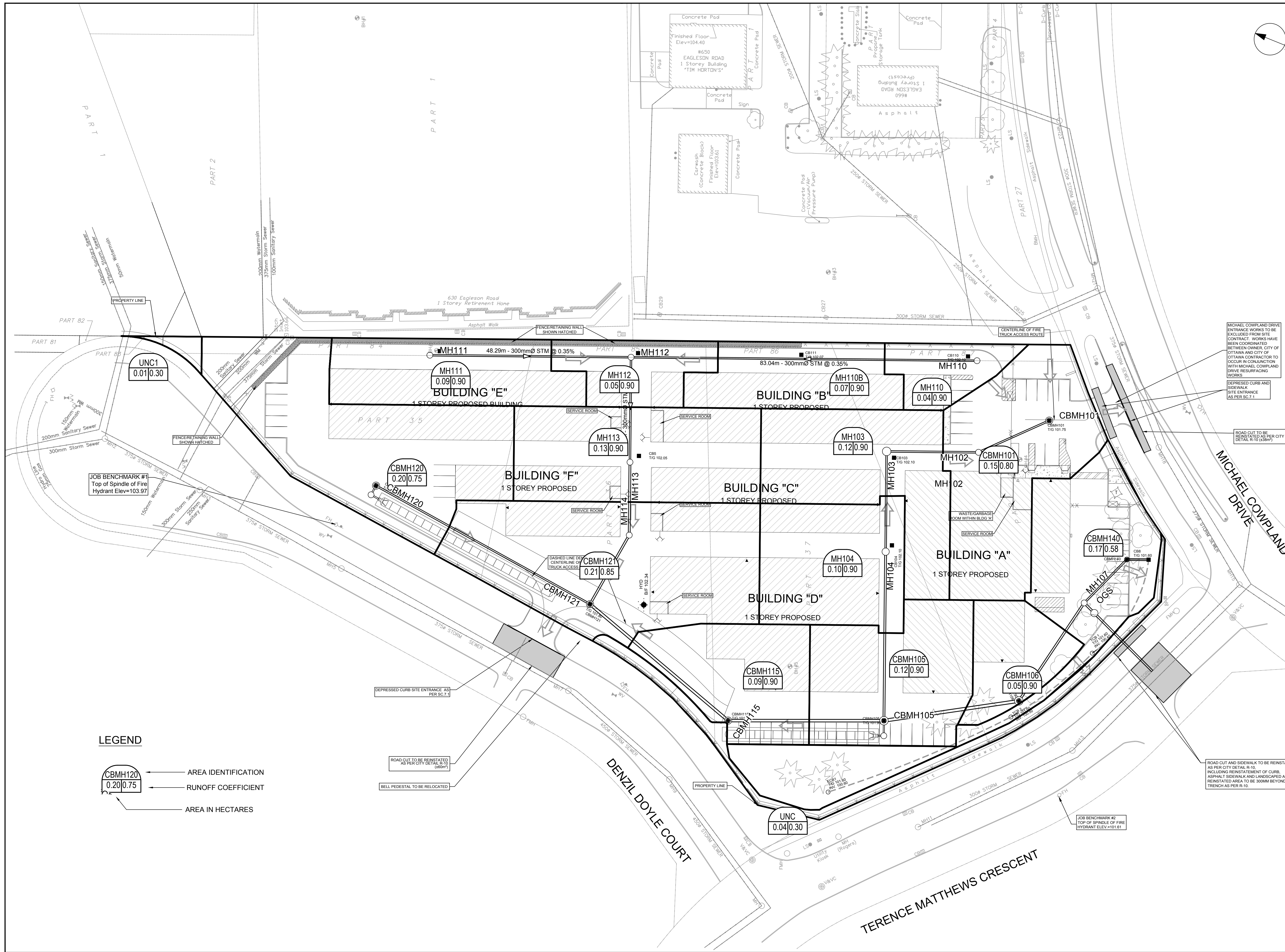
APPROVED BY:
T.R.B.

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C-200

ISSUE
6

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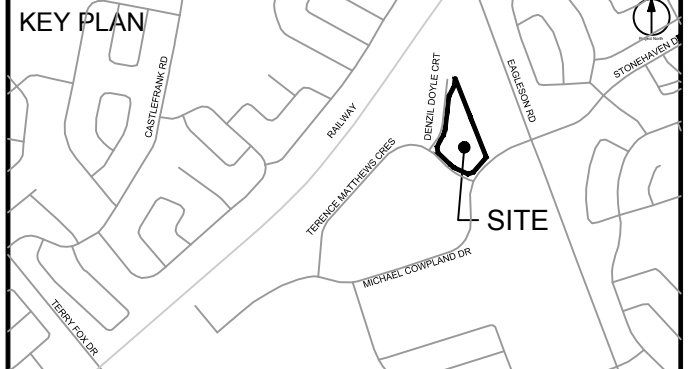
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CONSULTANTS
 Project Coordinator:
 Huntington Properties
 Architect:
 A49 Architecture
 Landscape:
 Folem
 Mechanical & Electrical:
 Goodkey, Weedmark & Associates Limited
 Surveyor:
 Annis O'Sullivan Vollebakk Ltd.
 Geotech:
 Paterson Group

SCALE

SEAL

PROJECT
PROPOSED SELF STORAGE DEVELOPMENT
 75 MICHAEL COWPLAND

PROJECT NO:
 135470
 DRAWN BY:
 S.L. / D.D.
 PROJECT MGR:
 R.M.

CHECKED BY:
 T.R.B.
 APPROVED BY:
 T.R.B.

SHEET TITLE
STORM DRAINAGE AREA PLAN
 SHEET NUMBER
C-500
 ISSUE
6

LEGEND

 AREA IDENTIFICATION
 RUNOFF COEFFICIENT
 AREA IN HECTARES

DEPRESSED CURB SITE ENTRANCE AS PER SEC.7.1
 ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-10 (650P)
 BELL PEDestal TO BE RELOCATED

MICHAEL COWPLAND DRIVE ENTRANCE WORKS TO BE EXCLUDED FROM SITE CONTRACT. WORKS HAVE BEEN COORDINATED BETWEEN OWNER, CITY OF OTTAWA AND CITY OF OTTAWA CONTRACTOR TO OCCUR IN CONJUNCTION WITH MICHAEL COWPLAND DRIVE RESURFACING WORKS.
 DEPRESSED CURB AND SIDEWALK SITE ENTRANCE AS PER SEC.7.1
 ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-10 (638P)

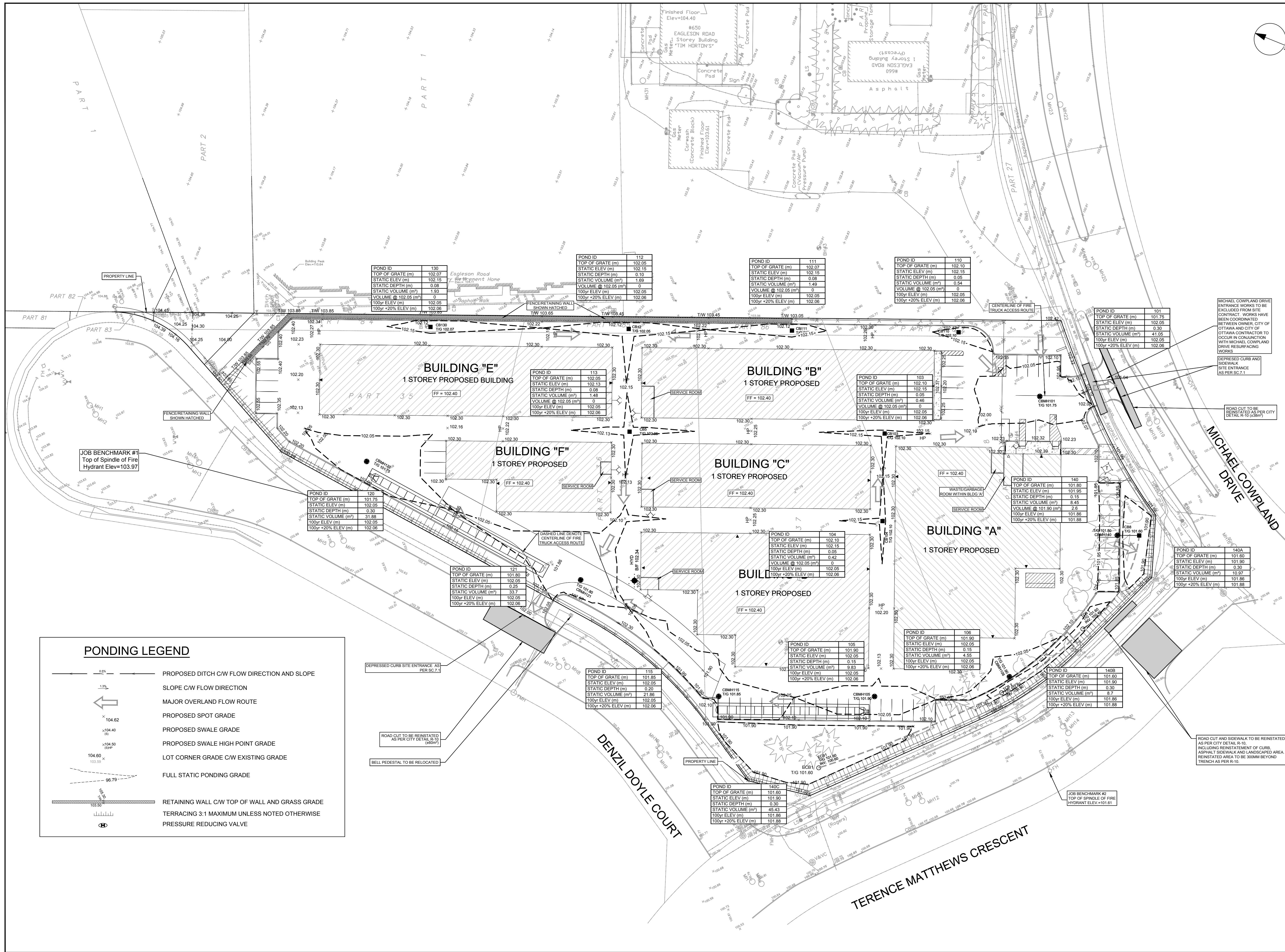
ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-10 (638P)

ROAD CUT AND SIDEWALK TO BE REINSTATED AS PER CITY DETAIL R-10, INCLUDING REINSTATEMENT OF CURB, ASPHALT SIDEWALK AND LANDSCAPED AREA. REINSTATED AREA TO BE 300MM BEYOND TRENCH AS PER R-10.

JOB BENCHMARK #2 TOP OF SPINDLE OF FIRE HYDRANT ELEV=101.81

JOB BENCHMARK #1 TOP OF SPINDLE OF FIRE HYDRANT ELEV=103.97

CITY PLAN No. 18885
 CITY FILE No. D07-12-22-0174
 File Location: J:\135470_Productions\03_Design\04_Civil\Sheets\C-500_STORM DRAINAGE AREA PLAN.dwg
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PONDING LEGEND

- PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
- SLOPE C/W FLOW DIRECTION
- MAJOR OVERLAND FLOW ROUTE
- PROPOSED SPOT GRADE
- PROPOSED SWALE GRADE
- PROPOSED SWALE HIGH POINT GRADE
- LOT CORNER GRADE C/W EXISTING GRADE
- FULL STATIC PONDING GRADE
- RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
- TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
- PRESSURE REDUCING VALVE

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KEY PLAN

CONSULTANTS

Project Coordinator: Huntington Properties
 Architect: A49 Architecture
 Landscape: Fohm
 Mechanical & Electrical: Goodkey, Weedmark & Associates Limited
 Surveyor: Annis O'Sullivan Vollebek Ltd.
 Geotech: Paterson Group

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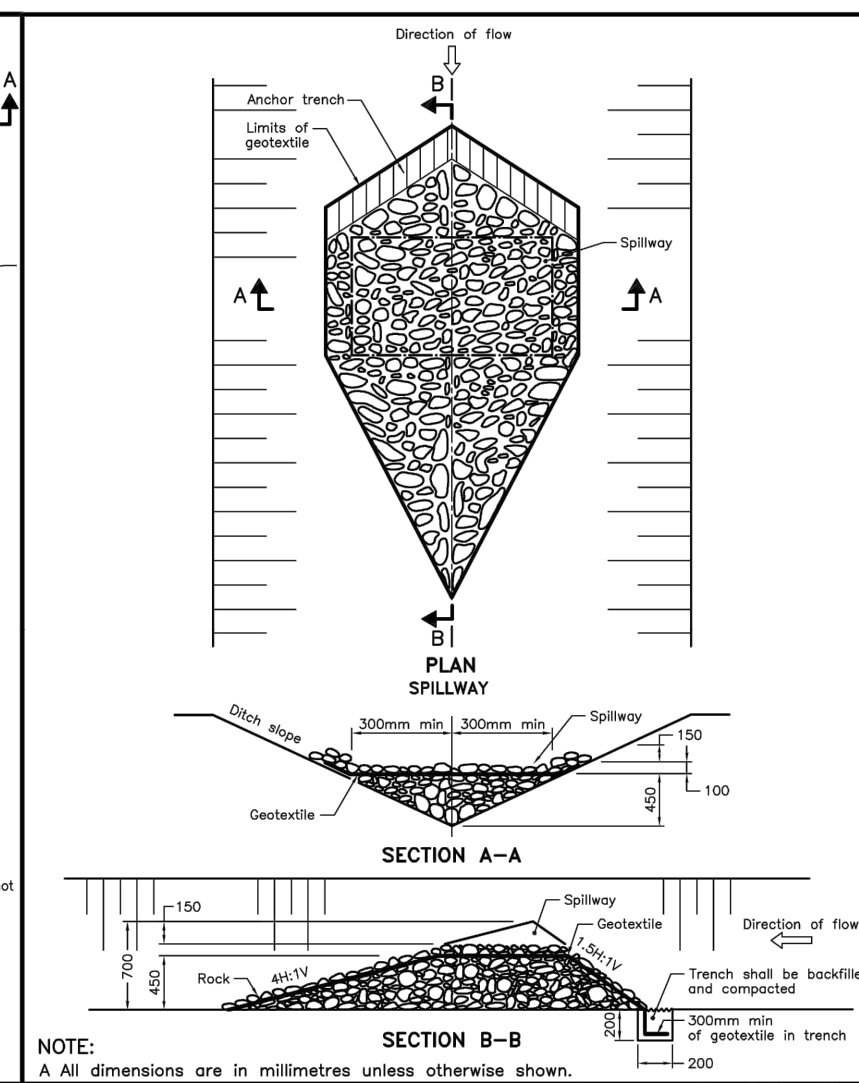
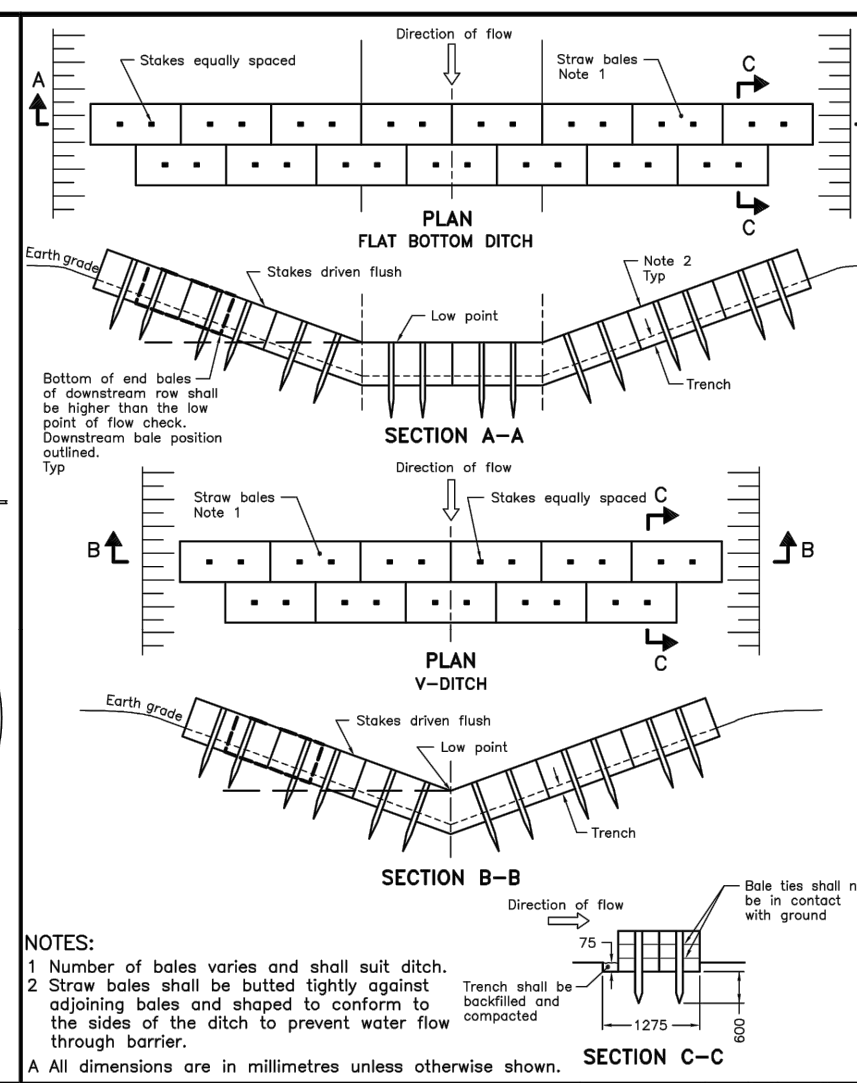
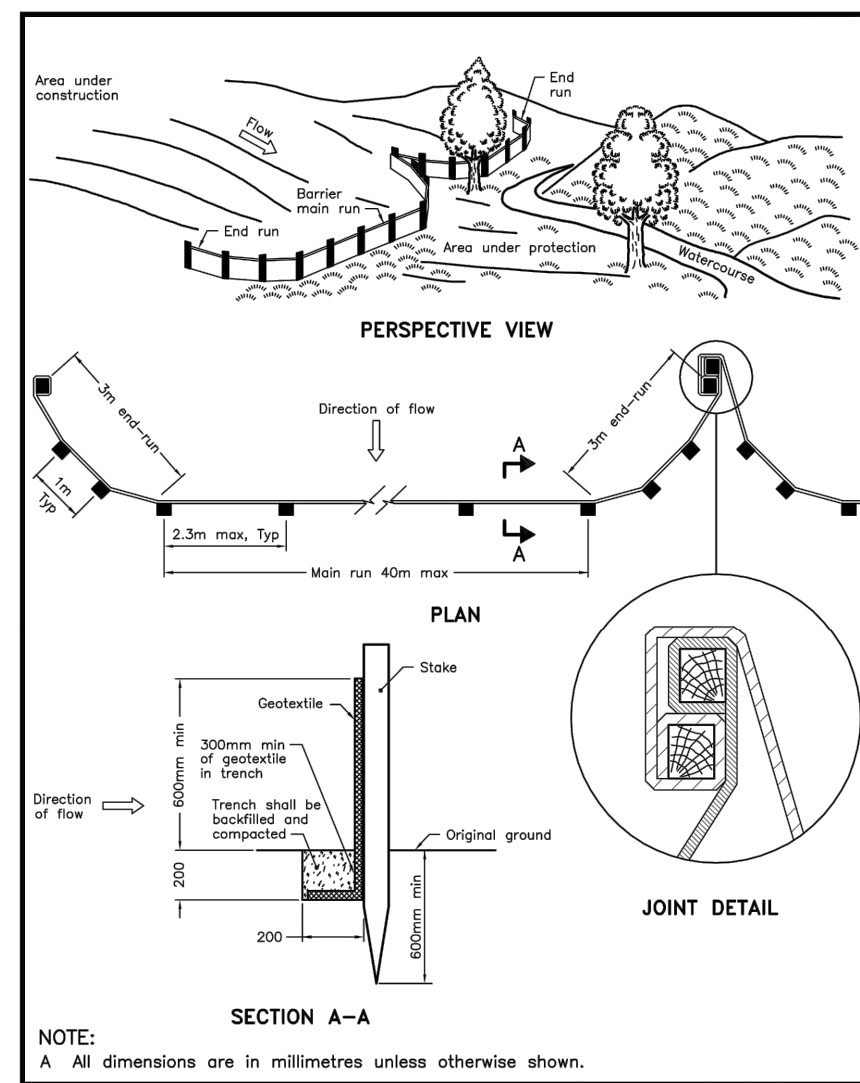
PROJECT
PROPOSED SELF STORAGE DEVELOPMENT
 75 MICHAEL COWPLAND

PROJECT NO: 135470
 DRAWN BY: S.L. / D.D. CHECKED BY: T.R.B.
 PROJECT MGR: R.M. APPROVED BY: T.R.B.

SHEET TITLE: PONDING PLAN

SHEET NUMBER: C-600 ISSUE: 6

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 CITY FILE NO. D07-12-22-0174
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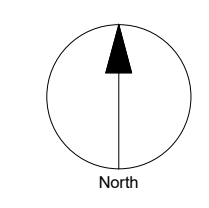


NOTES:

- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- 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 CBS 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.
 - WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
 - THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.

LEGEND :

- LIGHT DUTY SILT FENCE AS PER OPSD-219.110
- SNOW FENCE
- STRAW BALE CHECK DAM AS PER OPSD-219.180
- ROCK CHECK DAM AS PER OPSD-219.210
- SILT SACK PLACED UNDER EXISTING CB COVER
- TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH



ONTARIO PROVINCIAL STANDARD DRAWING LIGHT-DUTY SILT FENCE BARRIER OPSD 219.110	Nov 2015 Rev 2	ONTARIO PROVINCIAL STANDARD DRAWING STRAW BALE FLOW CHECK DAM OPSD 219.180	Nov 2015 Rev 2	ONTARIO PROVINCIAL STANDARD DRAWING TEMPORARY ROCK FLOW CHECK DAM V-DITCH OPSD 219.210	Nov 2015 Rev 2
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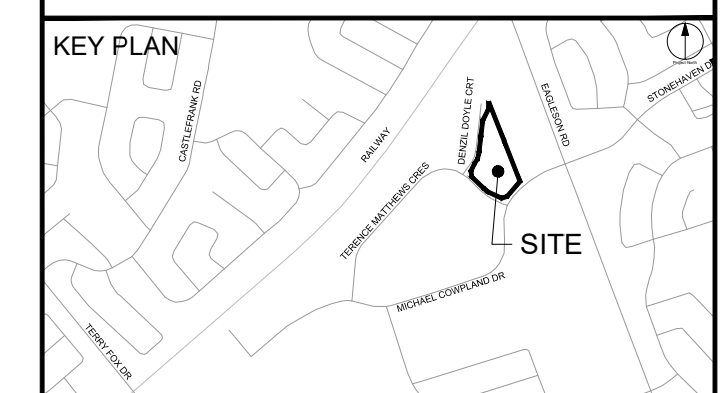
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LEGEND

Project Coordinator:
Huntington Properties

Architect:
A49 Architecture

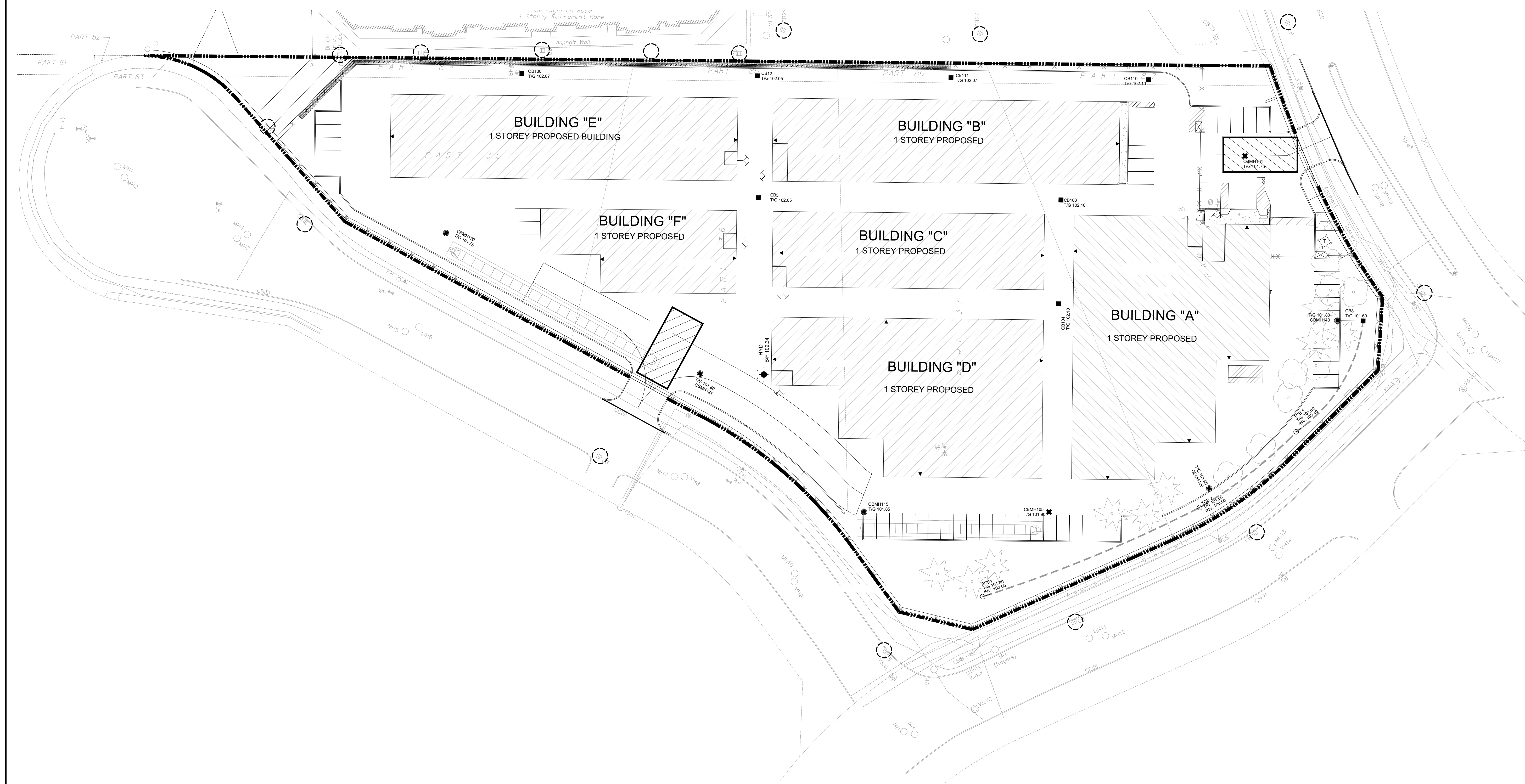
Landscapes:
Fotem

Mechanical & Electrical:
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Surveyor:
Annis O'Sullivan Vollebakk Ltd.

Geotech:
Paterson Group

SEAL



IBI GROUP
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PROJECT
PROPOSED SELF STORAGE DEVELOPMENT
75 MICHAEL COWPLAND

PROJECT NO:
135470

DRAWN BY:
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CHECKED BY:
T.R.B.

PROJECT MGR:
R.M.

APPROVED BY:
T.R.B.

SHEET TITLE
SEDIMENT - EROSION PLAN

SHEET NUMBER
C-900

ISSUE
6