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Legend

	ORIGINAL GROUND ELEVATION
	EXISTING WATERMAIN
	EXISTING VALVE AND VALVE BOX
	EXISTING FIRE HYDRANT
	EXISTING SANITARY MH AND SEWER
	EXISTING STORM MH AND SEWER
	EXISTING CATCHBASIN
	EXISTING OVERHEAD WIRE
	EXISTING U/G TELECOMMUNICATION WIRE
	EXISTING FENCE LINE
	EXISTING DEPRESSED CURB
	EXISTING SIGN LOCATION
	EXISTING UTILITY POLE
	EXISTING UTILITY POLE AND GUY WIRE

- NOTES:**
- TOPOGRAPHIC SURVEY AND BENCHMARK COMPLETED FARLEY, SMITH & DENIS SURVEYING LTD. COMPLETED JAN 04, 2022. REGISTERED ON JAN 17, 2022. BENCHMARK LOCATION, TOP OF SPINDLE ELEVATION ON HYDRANT AT INTERSECTION OF SCOTT STREET AND ROCKHURST ROAD. ELEVATION=63.62
 - REFER TO LANDSCAPE DRAWINGS FOR COMPLETE TREE REMOVAL PLAN

Revision	By	Appd.	YY.MM.DD
4	JP	AG	23.12.21
3	WAJ	AG	23.08.18
2	JP	AG	23.07.28
1	JP	AG	22.11.29

File Name:	160401747-08	JP	AG	JP	22.08.05
		Dwn.	Chkd.	Dgn.	YY.MM.DD

Permit-Seal

Client/Project
2851944 Ontario Inc.
14 Breadner Blvd.
4 STOREY APARTMENT
1806 SCOTT STREET
OTTAWA, ONTARIO

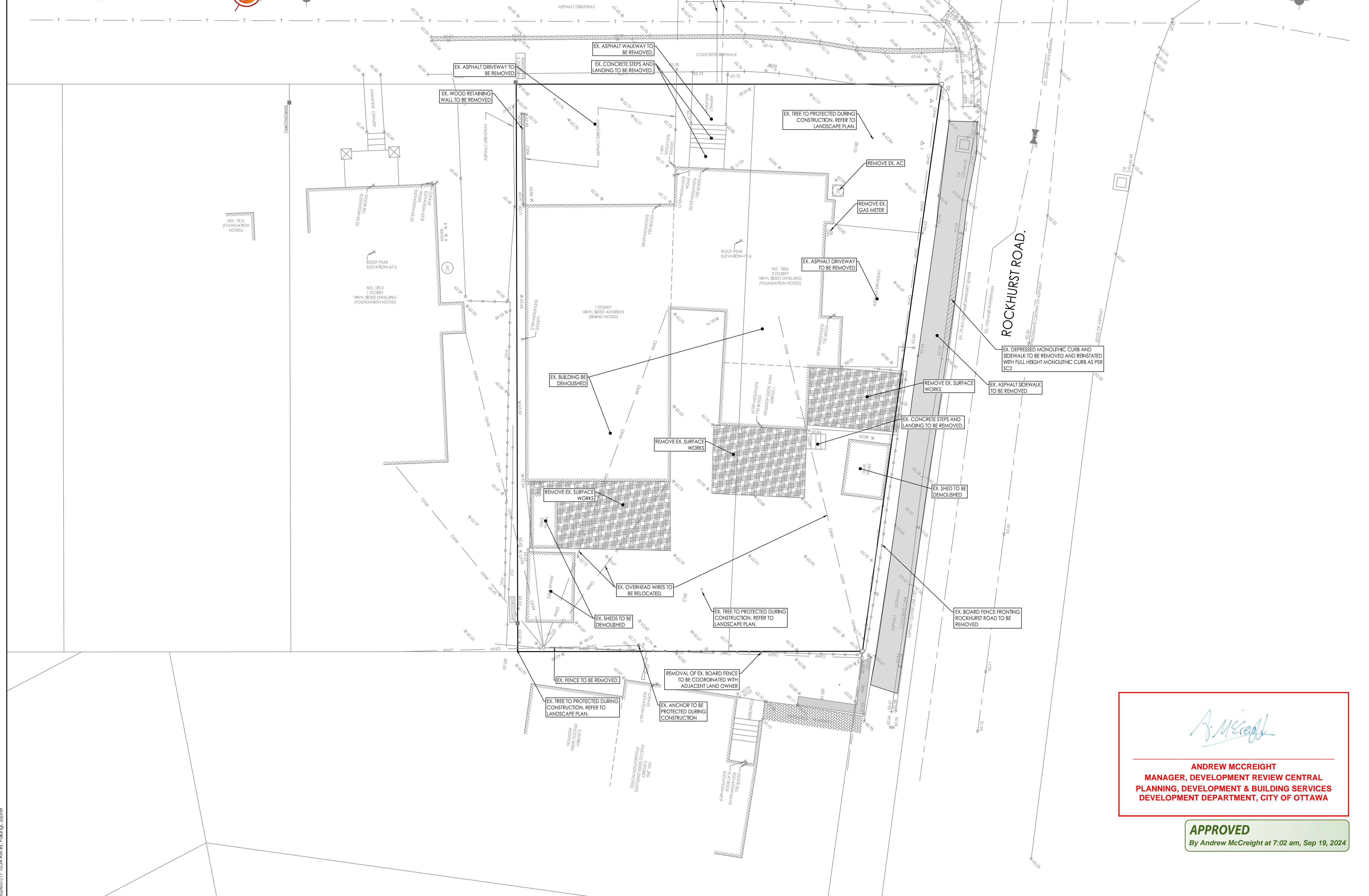
Title
EXISTING CONDITIONS AND
REMOVALS PLAN

Project No. 160401747	Scale 1:100	Sheet 1	Revision 4
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EX-1 1 of 6 4



KEY PLAN
N.T.S.



ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 7:02 am, Sep 19, 2024

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Legend

- PROPOSED WATERMAIN
- PROPOSED VALVE AND VALVE BOX
- PROPOSED WATER METER
- PROPOSED REMOTE WATER METER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SUBDRAIN AND LANDSCAPE CB
- PROPOSED SWALE
- PROPOSED CATCH BASIN
- EXISTING WATERMAIN
- EXISTING VALVE AND VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING CATCHBASIN
- THERMAL INSULATION AS PER W35
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING U/G TELECOMMUNICATION WIRE

Notes

- SERVICE CONNECTION TO EXISTING WATERMAIN TO BE COMPLETED BY CITY FORCES. EXCAVATION, BACKFILL AND REINSTATEMENT BY CONTRACTOR.
- SITE PLAN PREPARED BY OPEN PLAN ARCHITECT INC. DATED JANUARY 10, 2024
- SITE BENCHMARK: FIRE HYDRANT TOP OF SPINDLE ELEVATION ON THE CORNER OF ROCKHURST ROAD AND SCOTT STREET
- WATERMAIN AND SEWER ELEVATIONS ON SCOTT STREET RETRIEVED FROM AS-BUILT INFORMATION TITLED "SCOTT STREET SEWER AND WATERMAIN REHABILITATION", BY PARSONS CORPORATION DATED MAY 01, 2022. CITY CONTRACT NO. CP-003362, DWG NO. 015, SHEET 1.5. CONTRACTOR TO CONFIRM WATERMAIN AND SEWER ELEVATIONS PRIOR TO CONSTRUCTION
- FOR GEOTECHNICAL RECOMMENDATIONS REFER TO REPORT BY MCINTOSH PERRY LTD. REPORT #CCO-23-1093, DATED JAN. 2023.

NO.	DESCRIPTION	DATE	BY	APPD.
4	ISSUED FOR 3RD SUBMISSION	JP	AG	23.12.21
3	REVISED AS PER LANDSCAPE COMMENTS	WAJ	AG	23.08.18
2	ISSUED FOR 2ND SUBMISSION	JP	AG	23.07.28
1	ISSUED FOR REVIEW	JP	AG	22.11.29
Revision		By	Appd.	YY.MM.DD

FILE NAME	DATE	BY	CHKD.	DGN.
160401747-08	JP	AG	JP	22.08.05
	Dwn.	Chkd.	Dgn.	YY.MM.DD

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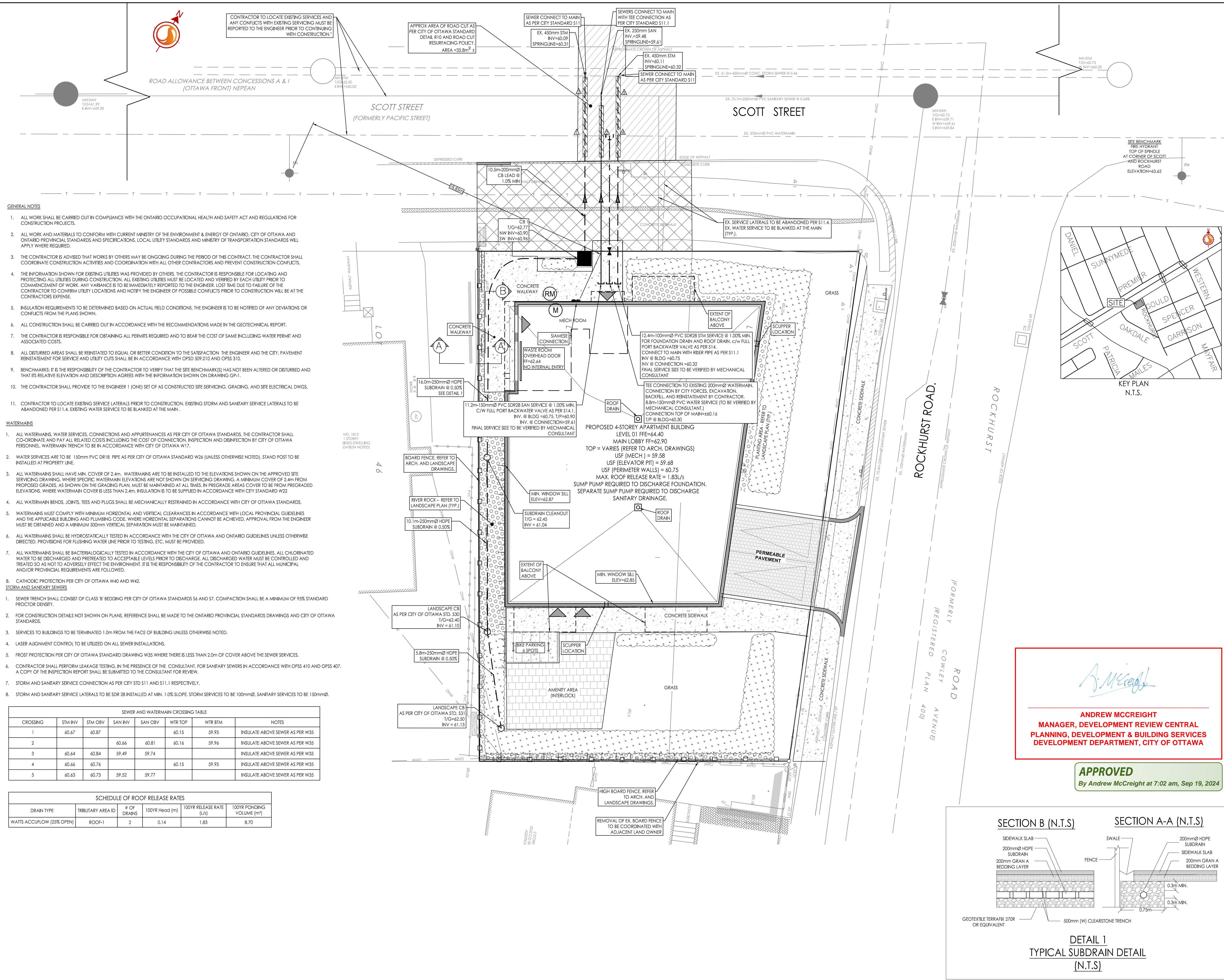
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Title

SITE SERVICING PLAN

PROJECT NO.	SCALE	
160401747	1:100	
DRAWING NO.	SHEET	REVISION
SSP-1	2 of 6	4



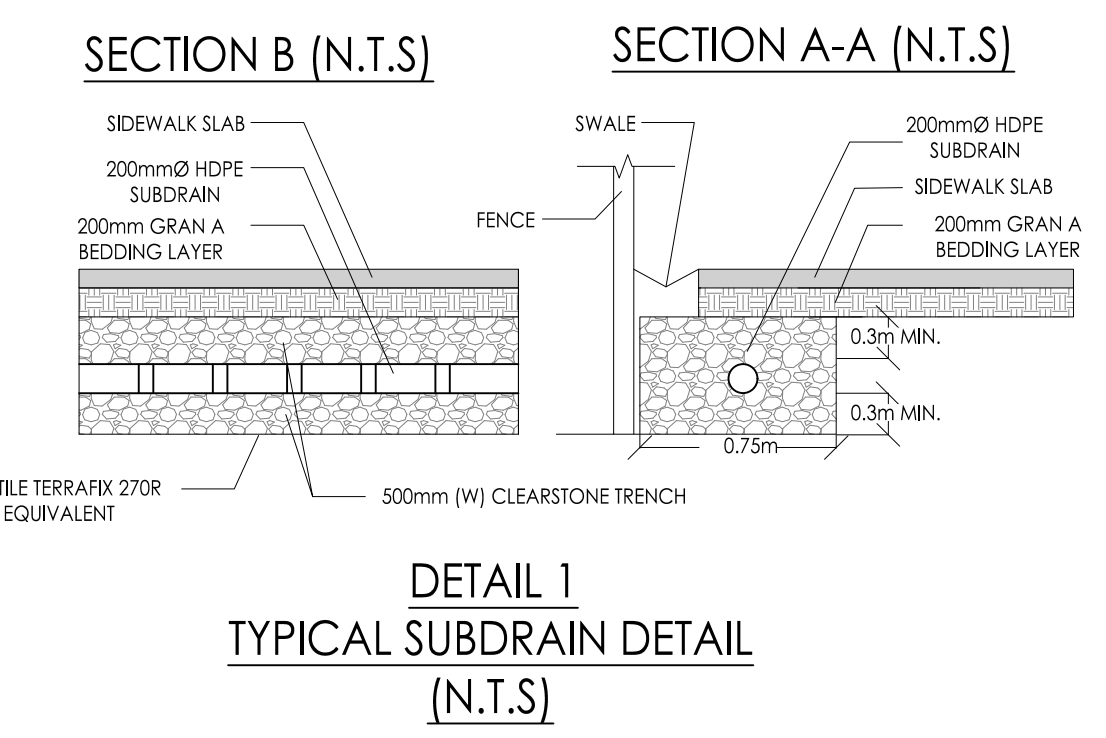
- GENERAL NOTES**
- ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
 - ALL WORK AND MATERIALS TO CONFORM WITH CURRENT MINISTRY OF THE ENVIRONMENT & ENERGY OF ONTARIO, CITY OF OTTAWA AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS, LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
 - THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND COORDINATION WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
 - THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
 - INSULATION REQUIREMENTS TO BE DETERMINED BASED ON ACTUAL FIELD CONDITIONS. THE ENGINEER IS TO BE NOTIFIED OF ANY DEVIATIONS OR CONFLICTS FROM THE PLANS SHOWN.
 - ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
 - ALL DISTURBED AREAS SHALL BE REINSTATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION. THE ENGINEER AND THE CITY. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH OPSS 509.010 AND OPSS 310.
 - BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON DRAWING GR-1.
 - THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVICING, GRADING, AND SITE ELECTRICAL DWGS.
 - CONTRACTOR TO LOCATE EXISTING SERVICE LATERALS PRIOR TO CONSTRUCTION. EXISTING STORM AND SANITARY SERVICE LATERALS TO BE ABANDONED PER S11.4. EXISTING WATER SERVICE TO BE BLANKED AT THE MAIN.

- WATERMANS**
- ALL WATERMANS, WATER SERVICES, CONNECTIONS AND APPURTENANCES AS PER CITY OF OTTAWA STANDARDS. THE CONTRACTOR SHALL CO-ORDINATE AND PAY ALL RELATED COSTS INCLUDING THE COST OF CONNECTION, INSPECTION AND DISINFECTION BY CITY OF OTTAWA PERSONNEL. WATERMAIN TRENCH TO BE IN ACCORDANCE WITH CITY OF OTTAWA W17.
 - WATER SERVICES ARE TO BE 150mm PVC DR18 PIPE AS PER CITY OF OTTAWA STANDARD W26 (UNLESS OTHERWISE NOTED). STAND POST TO BE INSTALLED AT PROPERTY LINE.
 - ALL WATERMANS SHALL HAVE MIN. COVER OF 2.4m. WATERMANS ARE TO BE INSTALLED TO THE ELEVATIONS SHOWN ON THE APPROVED SITE SERVICING DRAWING. WHERE SPECIFIC WATERMAIN ELEVATIONS ARE NOT SHOWN ON SERVICING DRAWING, A MINIMUM COVER OF 2.4m FROM PROPOSED GRADES, AS SHOWN ON THE GRADING PLAN, MUST BE MAINTAINED AT ALL TIMES. IN PREGRADE AREAS COVER TO BE FROM PREGRADE ELEVATIONS. WHERE WATERMAIN COVER IS LESS THAN 2.4m, INSULATION IS TO BE SUPPLIED IN ACCORDANCE WITH CITY STANDARD W22
 - ALL WATERMAIN BENDS, JOINTS, TEES AND PLUGS SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
 - WATERMANS MUST COMPLY WITH MINIMUM HORIZONTAL AND VERTICAL CLEARANCES IN ACCORDANCE WITH LOCAL PROVINCIAL GUIDELINES AND THE APPLICABLE BUILDING AND PLUMBING CODE. WHERE HORIZONTAL SEPARATIONS CANNOT BE ACHIEVED, APPROVAL FROM THE ENGINEER MUST BE OBTAINED AND A MINIMUM 500mm VERTICAL SEPARATION MUST BE MAINTAINED.
 - ALL WATERMANS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
 - ALL WATERMANS SHALL BE BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES. ALL CHLORINATED WATER TO BE DISCHARGED AND PRETREATED TO ACCEPTABLE LEVELS PRIOR TO DISCHARGE. ALL DISCHARGED WATER MUST BE CONTROLLED AND TREATED SO AS NOT TO ADVERSELY AFFECT THE ENVIRONMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MUNICIPAL AND/OR PROVINCIAL REQUIREMENTS ARE FOLLOWED.
 - CATHODIC PROTECTION PER CITY OF OTTAWA W40 AND W42.

- STORM AND SANITARY SEWERS**
- SEWER TRENCH SHALL CONSIST OF CLASS 'B' BEDDING PER CITY OF OTTAWA STANDARDS S6 AND S7. COMPACTION SHALL BE A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
 - FOR CONSTRUCTION DETAILS NOT SHOWN ON PLANS, REFERENCE SHALL BE MADE TO THE ONTARIO PROVINCIAL STANDARDS DRAWINGS AND CITY OF OTTAWA STANDARDS.
 - SERVICES TO BUILDINGS TO BE TERMINATED 1.0m FROM THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
 - FROST PROTECTION PER CITY OF OTTAWA STANDARD DRAWING W35 WHERE THERE IS LESS THAN 2.0m OF COVER ABOVE THE SEWER SERVICES.
 - CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OFPS 410 AND OPSS 407. A COPY OF THE INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW.
 - STORM AND SANITARY SERVICE CONNECTION AS PER CITY STD S11 AND S11.1 RESPECTIVELY.
 - STORM AND SANITARY SERVICE LATERALS TO BE SDR 28 INSTALLED AT MIN. 1.0% SLOPE. STORM SERVICES TO BE 100mmØ. SANITARY SERVICES TO BE 150mmØ.

CROSSING	STM INV	STM OBV	SAN INV	SAN OBV	WTR TOP	WTR BTM	NOTES
1	60.67	60.87			60.15	59.95	INSULATE ABOVE SEWER AS PER W35
2			60.66	60.81	60.16	59.96	INSULATE ABOVE SEWER AS PER W35
3	60.64	60.84	59.49	59.74	60.16	59.96	INSULATE ABOVE SEWER AS PER W35
4	60.66	60.76			60.15	59.95	INSULATE ABOVE SEWER AS PER W35
5	60.63	60.73	59.52	59.77			INSULATE ABOVE SEWER AS PER W35

DRAIN TYPE	TRIBUTARY AREA (m²)	# OF DRAINS	100YR HEAD (m)	100YR RELEASE RATE (L/s)	100YR PONDING VOLUME (m³)
WATTS ACCUFLOW (25% OPEN)	ROOF-1	2	0.14	1.83	8.70



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Legend

- PROPOSED SILT FENCE BOUNDARY AS PER OPSD 219.110
- PROPOSED CATCH BASIN PROTECTION
- PROPOSED MUD MAT LOCATION

Notes

Best Management Practices

CONTRACTOR TO PROVIDE EROSION AND SEDIMENT CONTROLS (BEST MANAGEMENT PRACTICES) DURING CONSTRUCTION OF THIS PROJECT.

EROSION MUST BE MINIMIZED AND SEDIMENTS MUST BE REMOVED FROM CONSTRUCTION SITE RUN-OFF IN ORDER TO PROTECT DOWNSTREAM AREAS. DURING ALL CONSTRUCTION, EROSION AND SEDIMENTATION SHOULD BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

1. LIMIT THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
2. REVEGETATE EXPOSED AREAS AND SLOPES AS SOON AS POSSIBLE.
3. MINIMIZE AREA TO BE CLEARED AND GRUBBED.
4. PROTECT EXPOSED SLOPES WITH PLASTIC OR SYNTHETIC MULCHES.
5. INSTALL CATCH BASIN INSERTS OR EQUIVALENT IN ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES AND IN ALL EXISTING CATCH BASINS THAT WILL RECEIVE RUN-OFF FROM THE SITE.
6. A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF ALL AND ANY STOCKPILES OF MATERIAL TO BE USED OR REMOVED FROM SITE. (LOCATION TO BE DETERMINED)
7. A VISUAL INSPECTION SHALL BE DONE ONLY ON SEDIMENT CONTROL MEASURES AND CLEANED OR ANY ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE REMOVED OFF SITE AS PER THE REQUIREMENTS OF THE CONTRACT.
8. SEDIMENT CONTROL BARRIERS MAY ONLY BE REMOVED TEMPORARILY WITH APPROVAL OF CONTRACT ADMINISTRATOR TO ACCOMMODATE CONSTRUCTION OPERATIONS. ALL AFFECTED BARRIERS MUST BE REINSTITATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED. NO REMOVAL WILL OCCUR IF THERE IS A SIGNIFICANT RAINFALL EVENT ANTICIPATED (1-DAY) UNLESS A NEW DEVICE HAS BEEN INSTALLED TO PROTECT EXISTING STORM AND SANITARY SEWER SYSTEMS, OR DOWNSTREAM WATERCOURSES.
9. NO REFUELING OR CLEANING OF EQUIPMENT IS PERMITTED NEAR ANY EXISTING WATERWAY.
10. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL MEASURES WHEN IN THE OPINION OF THE CONTRACT ADMINISTRATOR, THE MEASURE(S) IS NO LONGER REQUIRED. NO CONTROL MEASURES SHALL BE PERMANENTLY REMOVED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR.
11. THE CONTRACTOR SHALL PERIODICALLY, OR WHEN REQUESTED BY THE CONTRACT ADMINISTRATOR, CLEAN OUT ACCUMULATED SEDIMENTS AS REQUIRED.
12. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO THE WATERCOURSE. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE AIR EMISSIONATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
13. STORMWATER SWALES TO BE COVERED WITH HYDRO-SEED AND MULCH.
14. A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE AS INDICATED.

Issue No.	Description	By	Appd.	Date
4	ISSUED FOR 3RD SUBMISSION	JP	AG	23.12.21
3	REVISED AS PER LANDSCAPE COMMENTS	WAJ	AG	23.08.18
2	ISSUED FOR 2ND SUBMISSION	JP	AG	23.07.28
1	ISSUED FOR REVIEW	JP	AG	22.11.29

Revision: By Appd. YY.MM.DD

File Name	JP	AG	JP	Date
16401747-09				22.08.05

Down Chkd. Dgn. YY.MM.DD

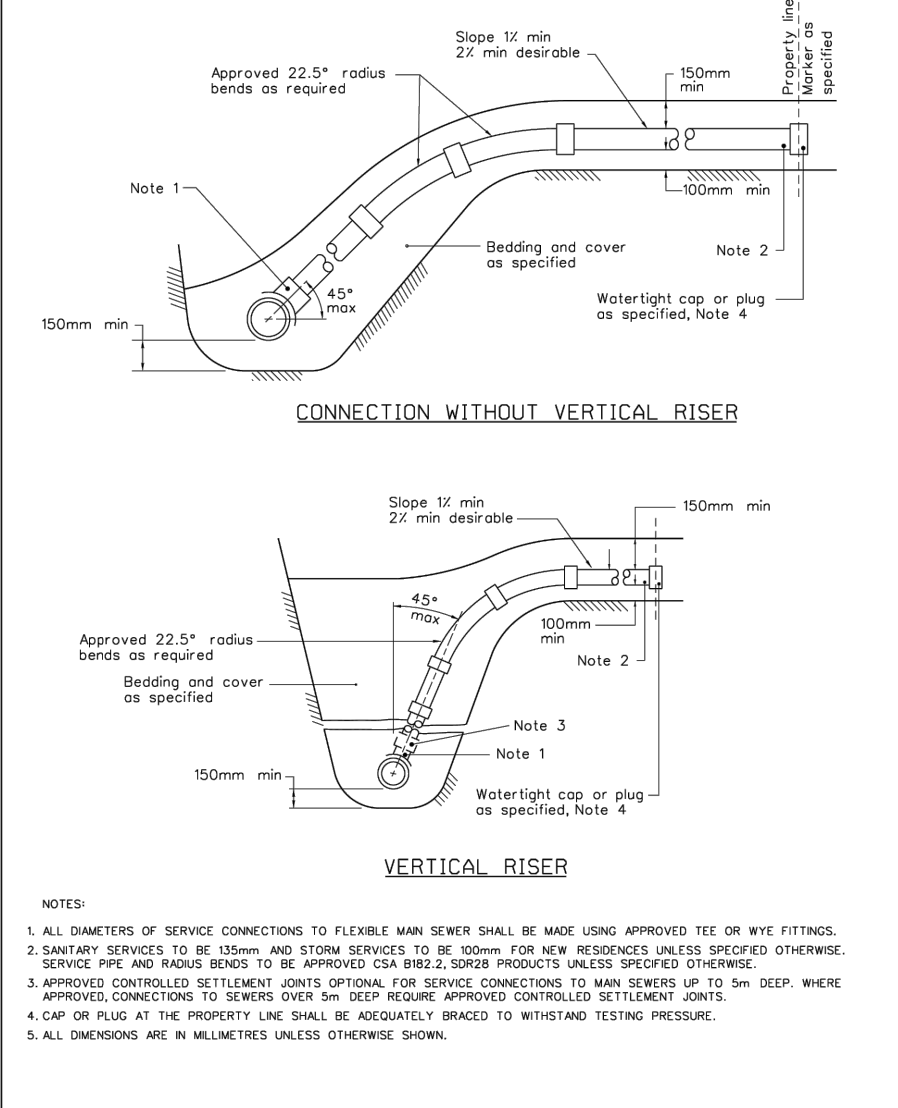
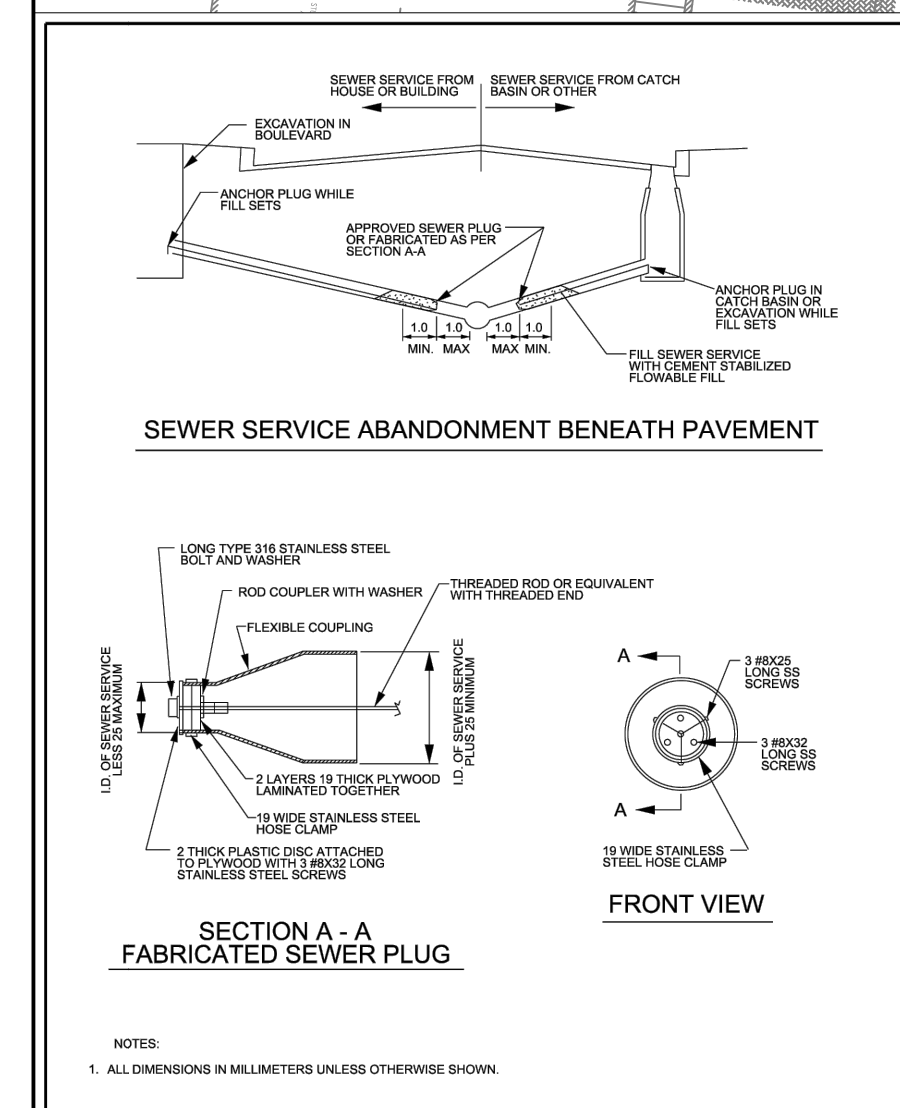
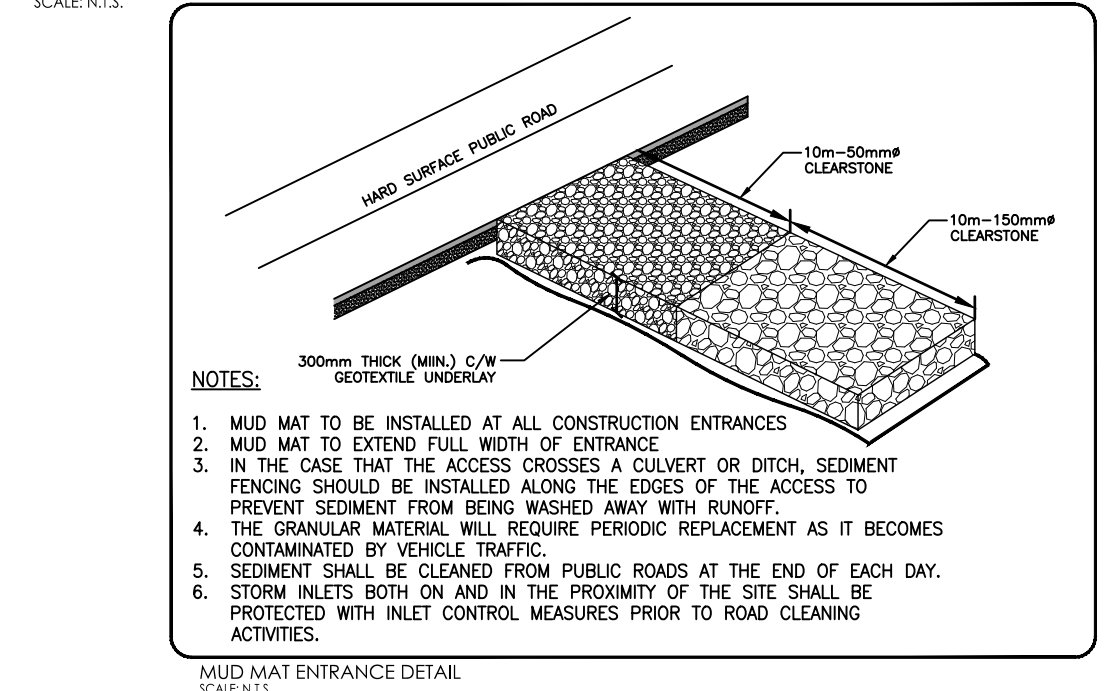
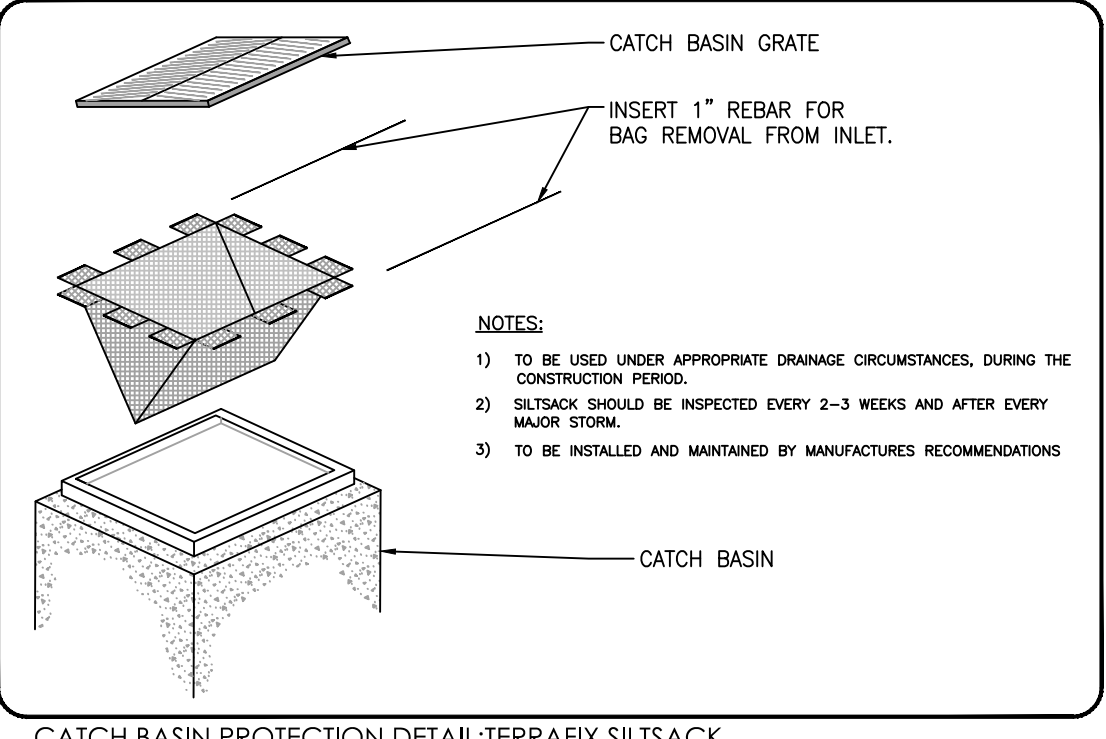
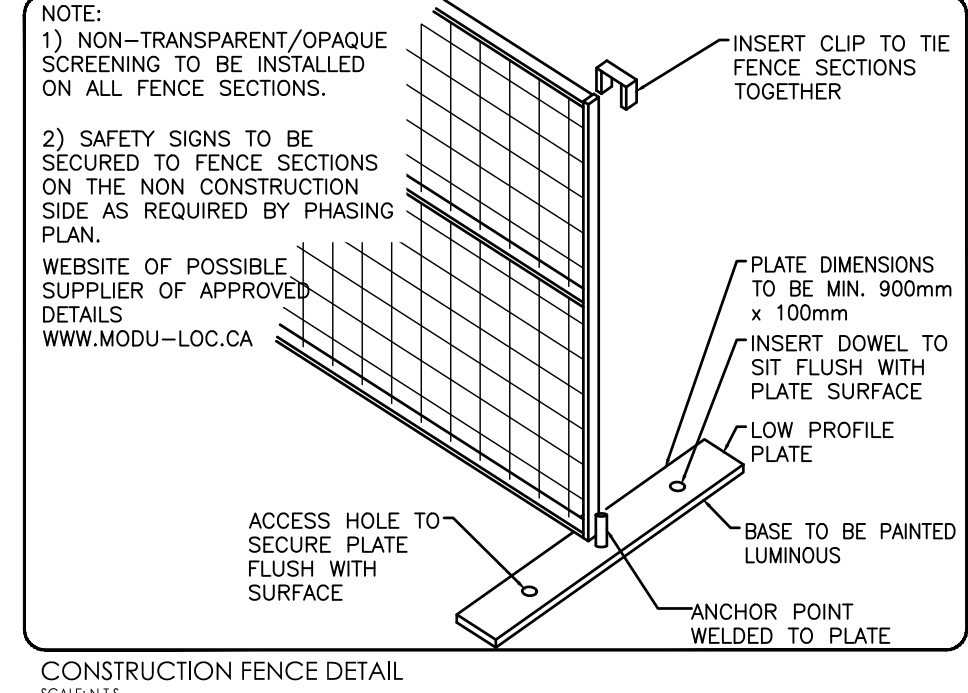
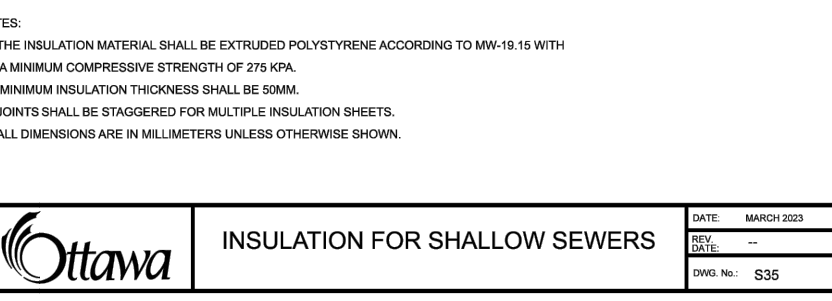
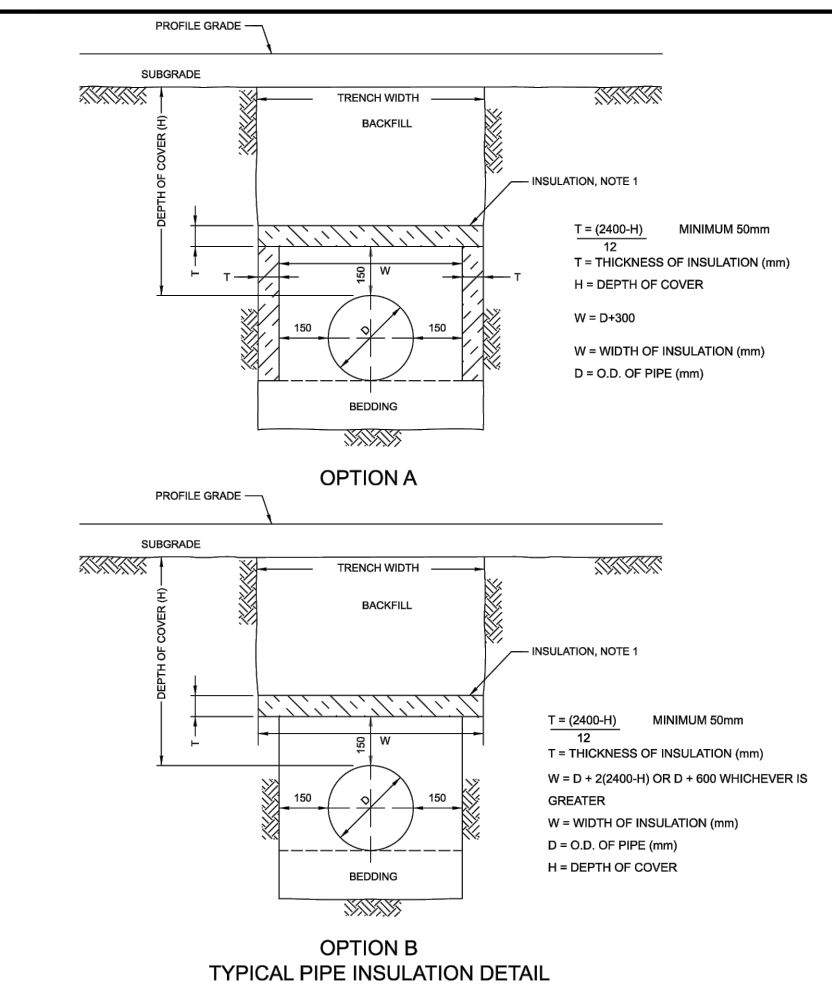
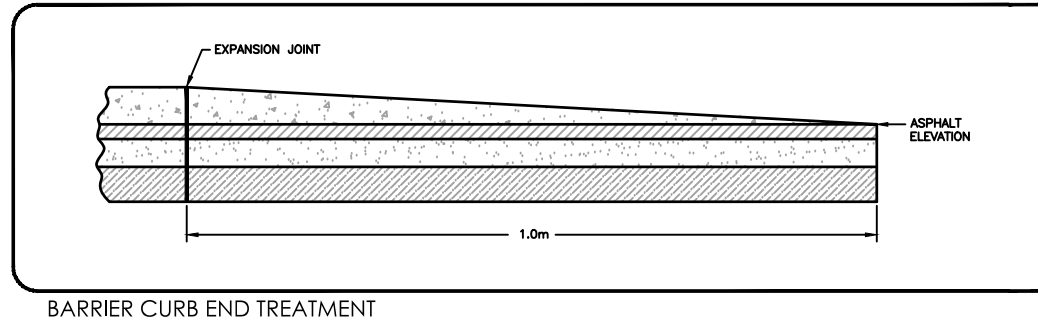
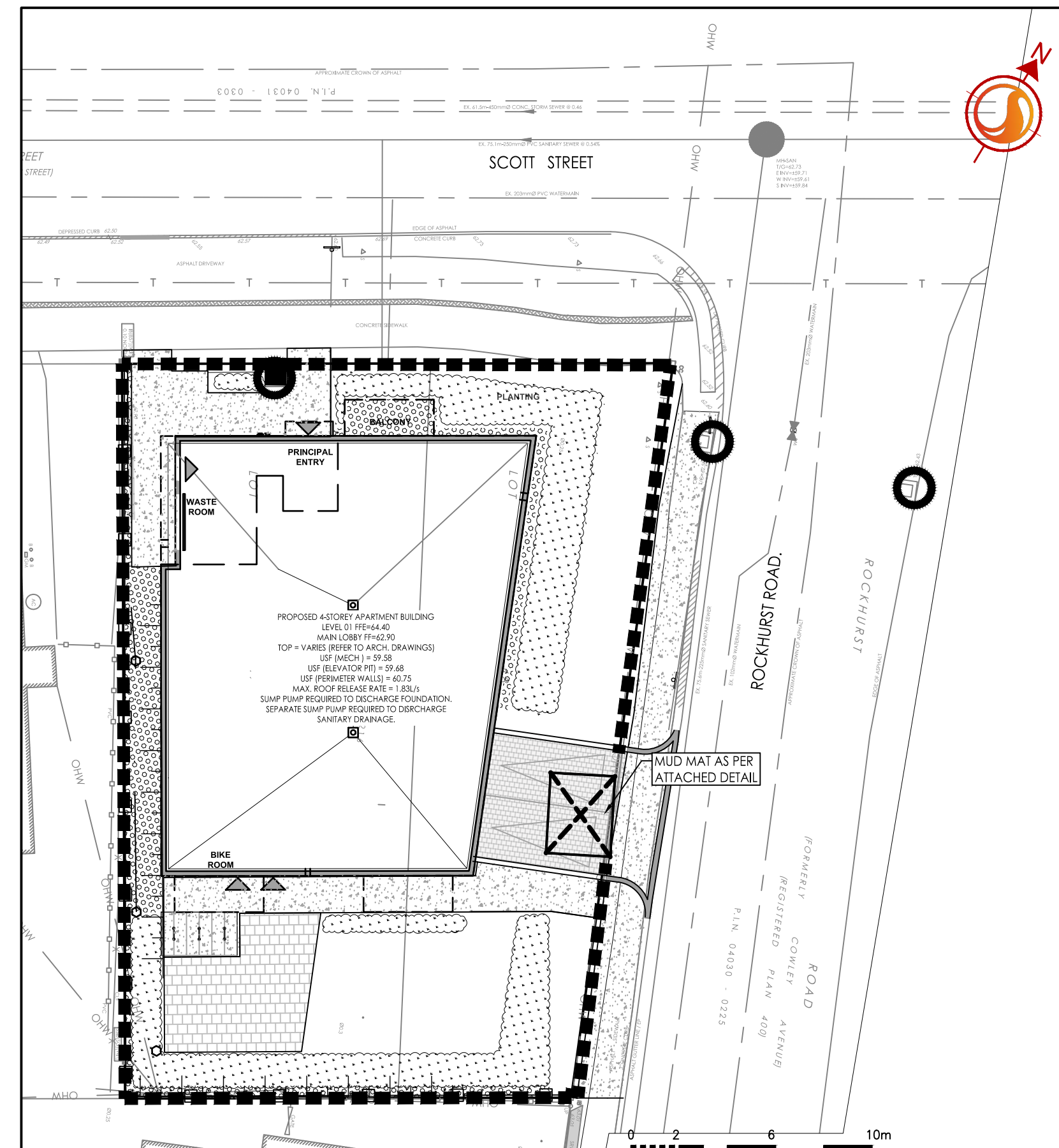
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Client/Project
2851944 Ontario Inc.
18 Broadbr. Blvd.
4 STOREY APARTMENT
1806 SCOTT STREET
OTTAWA, ONTARIO

Title
EROSION CONTROL PLAN
AND DETAIL SHEET

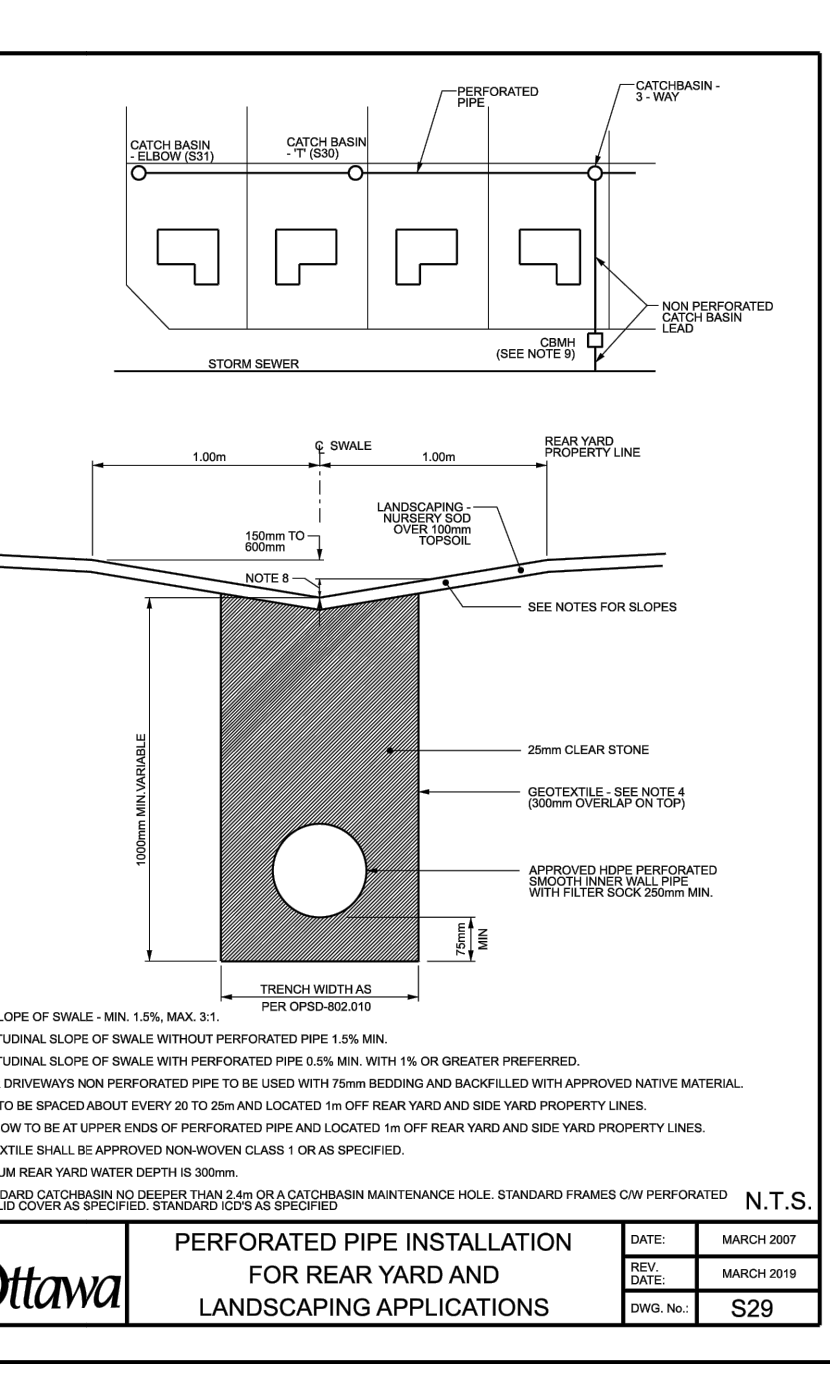
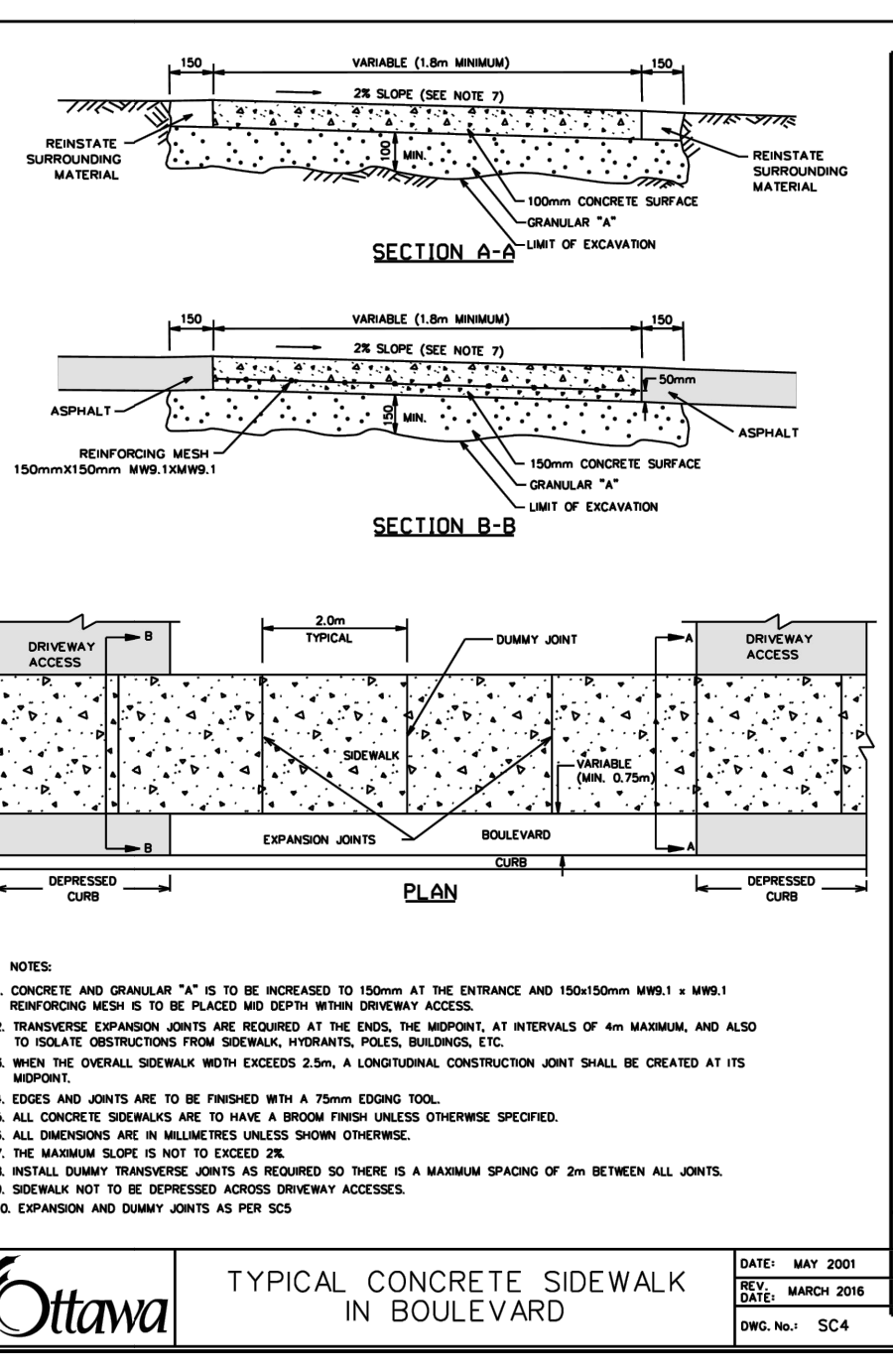
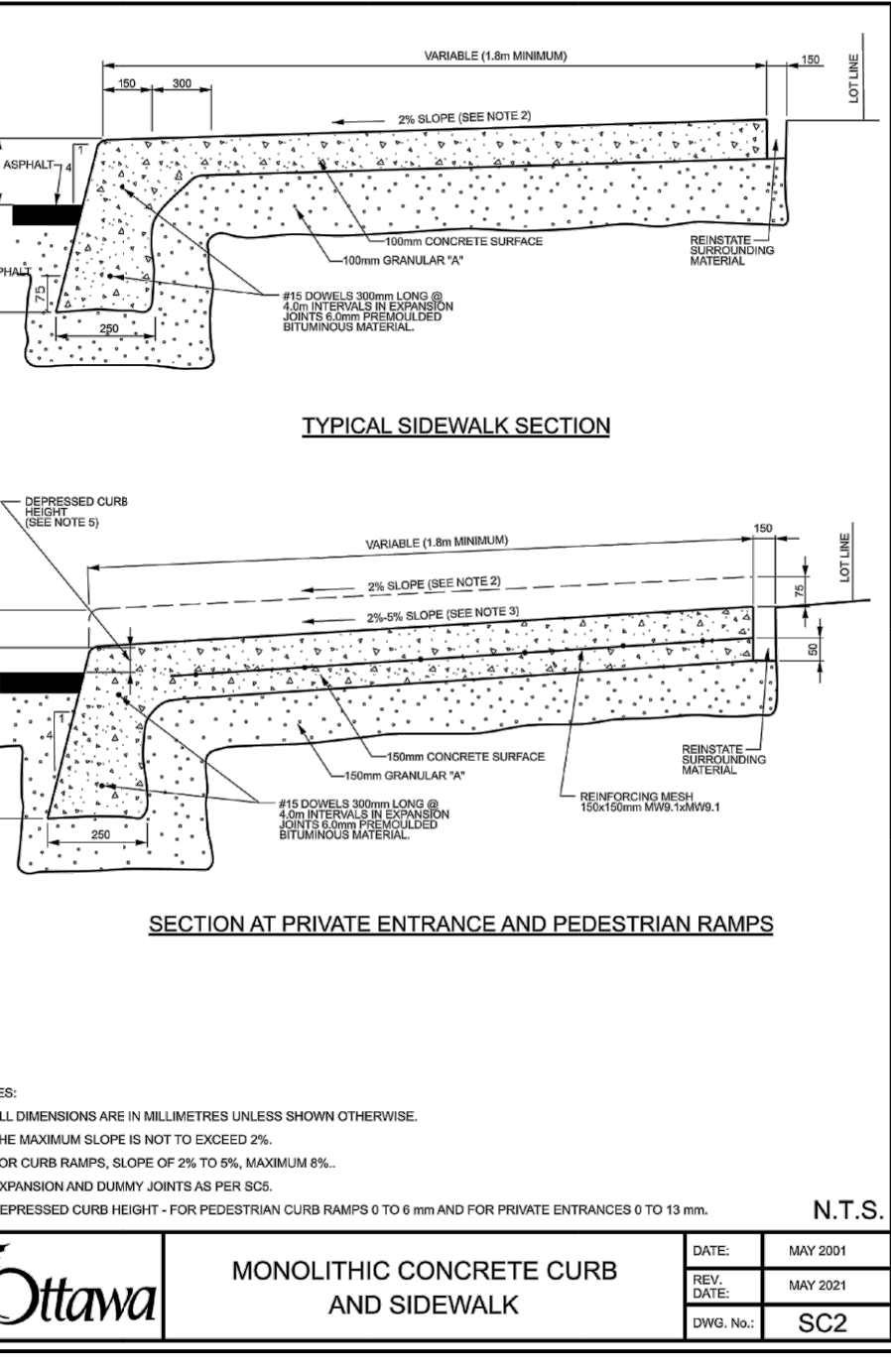
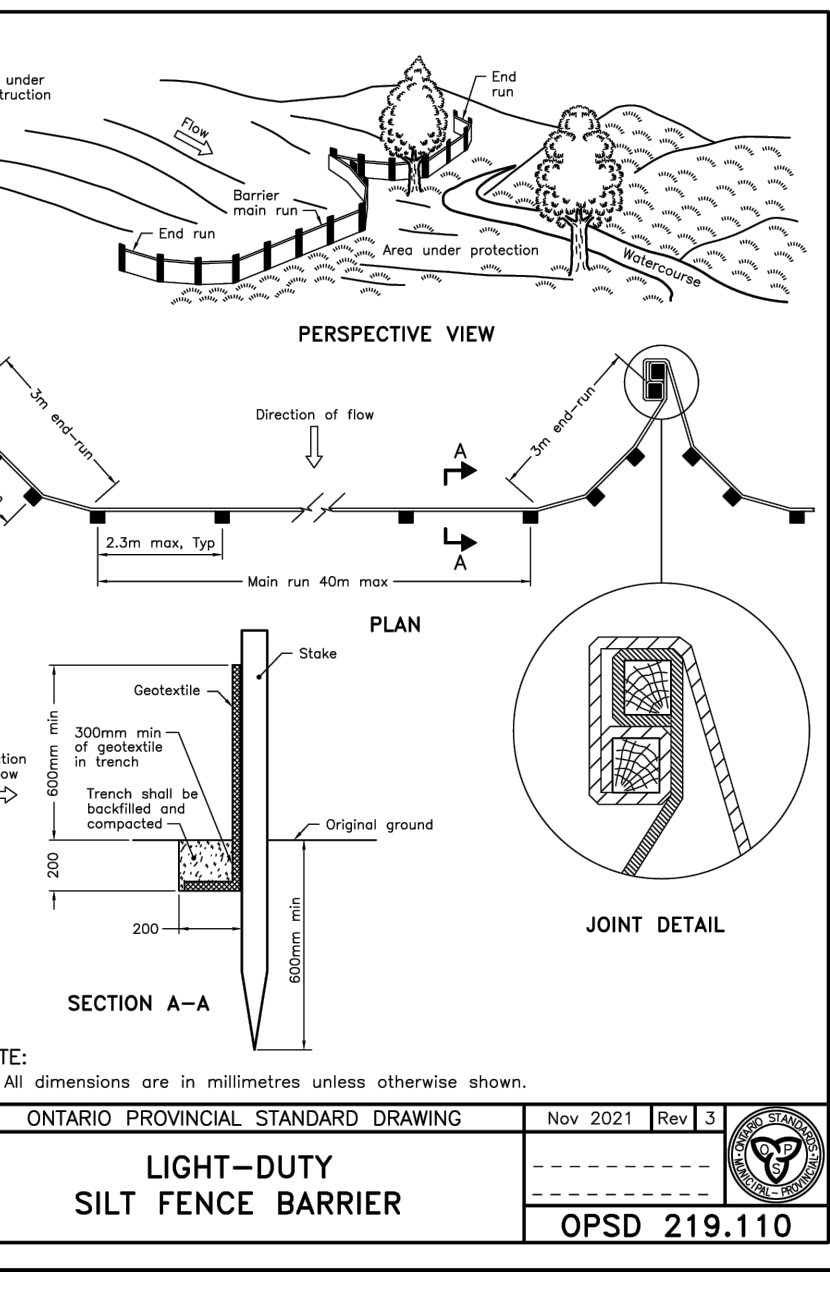
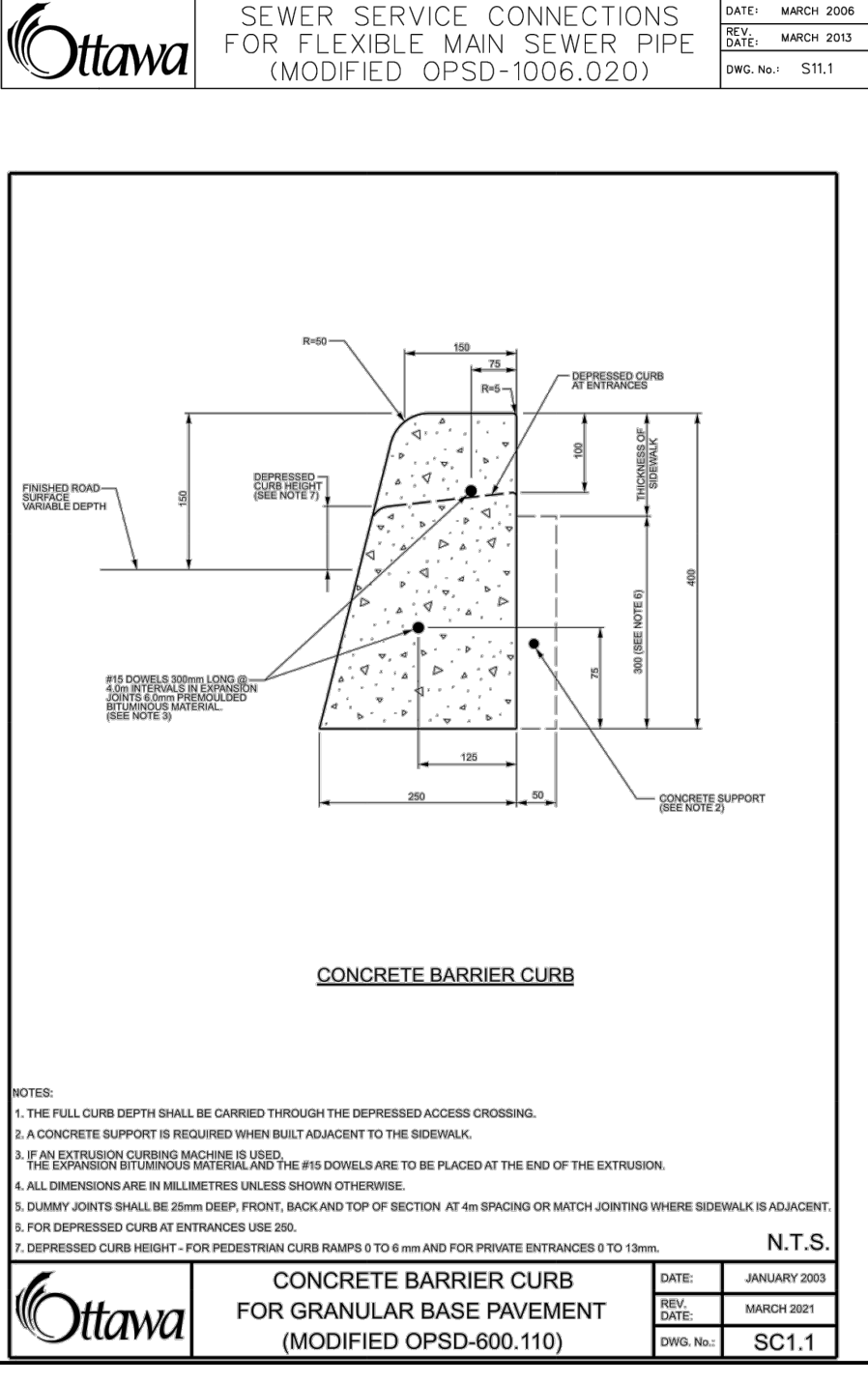
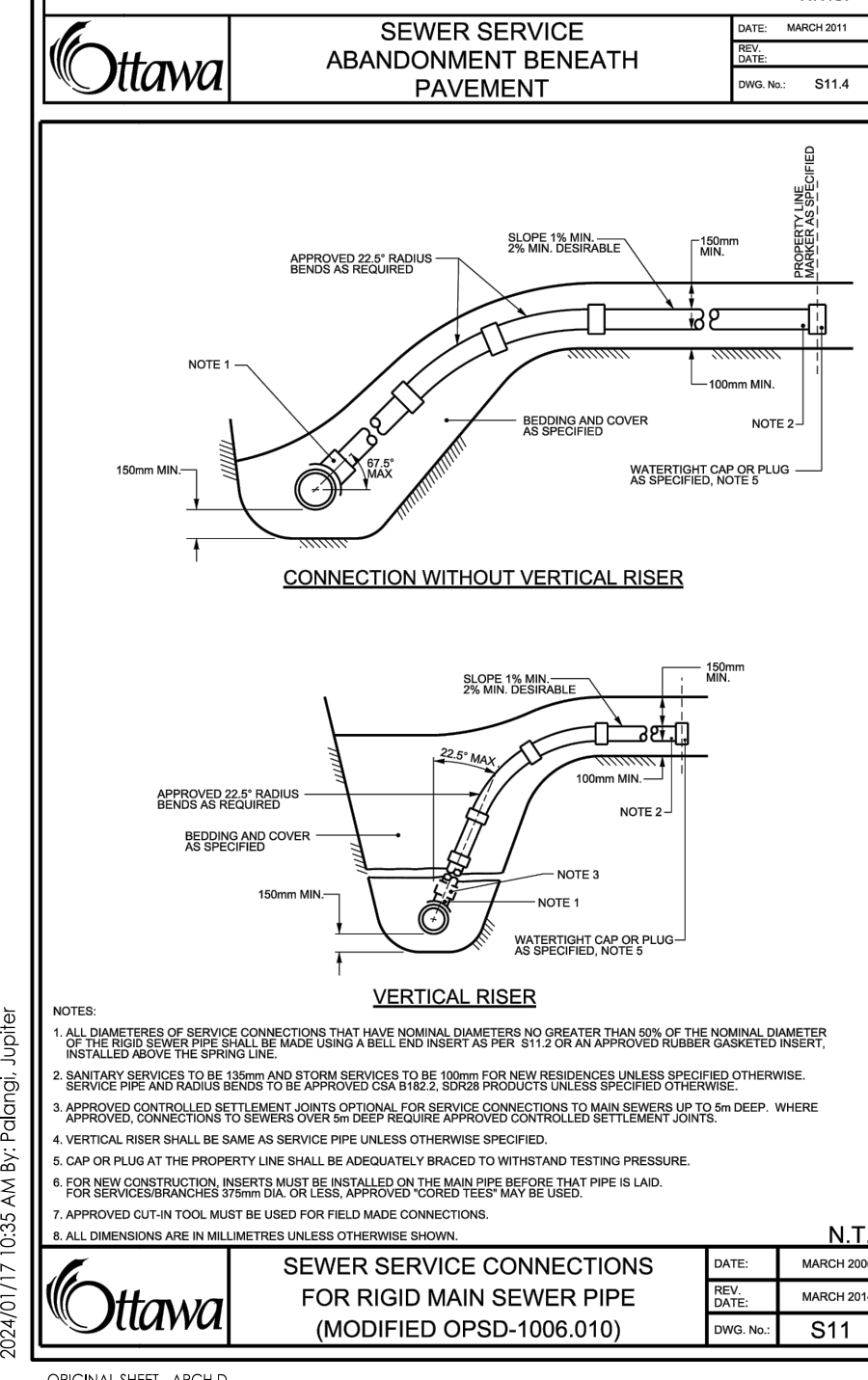
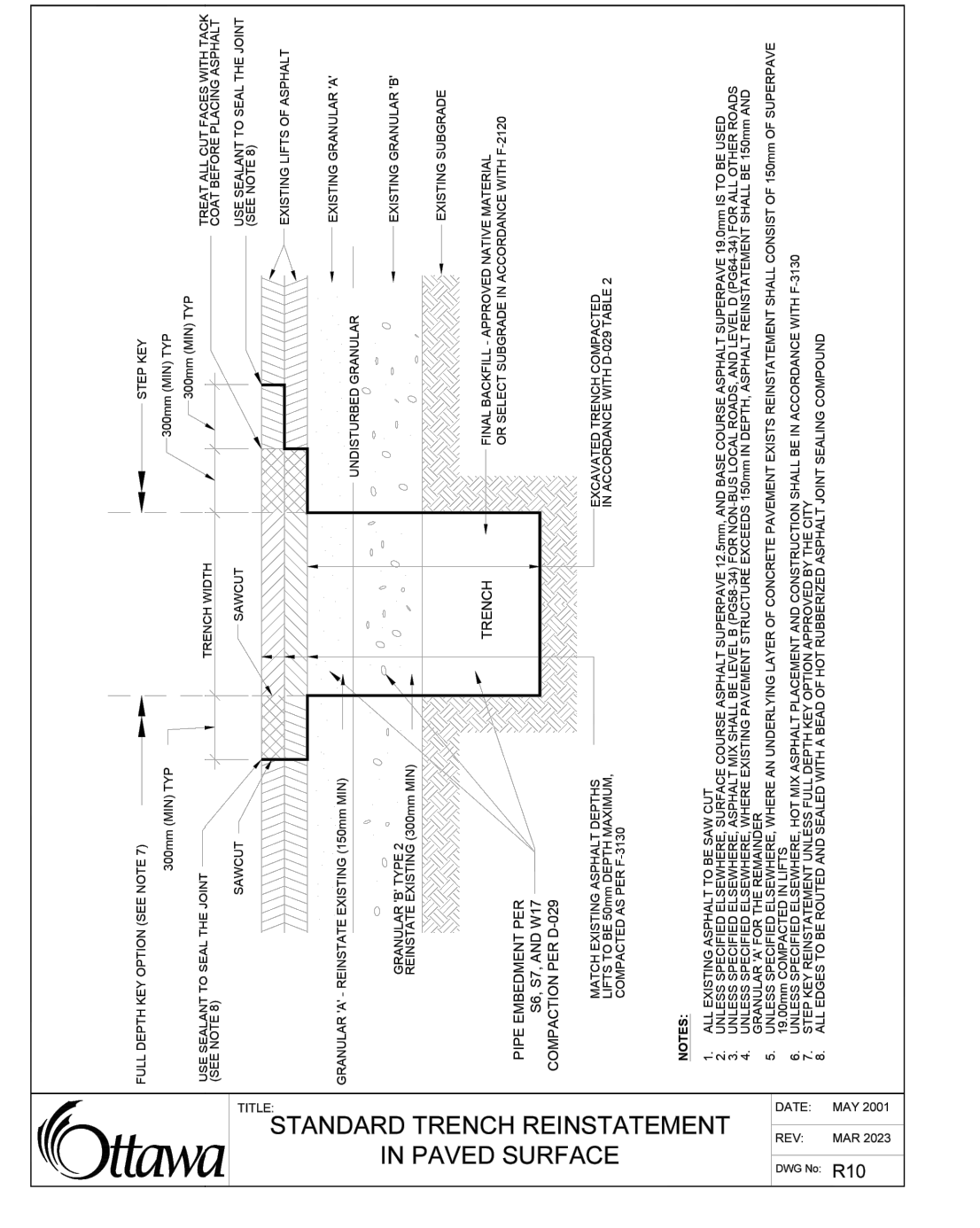
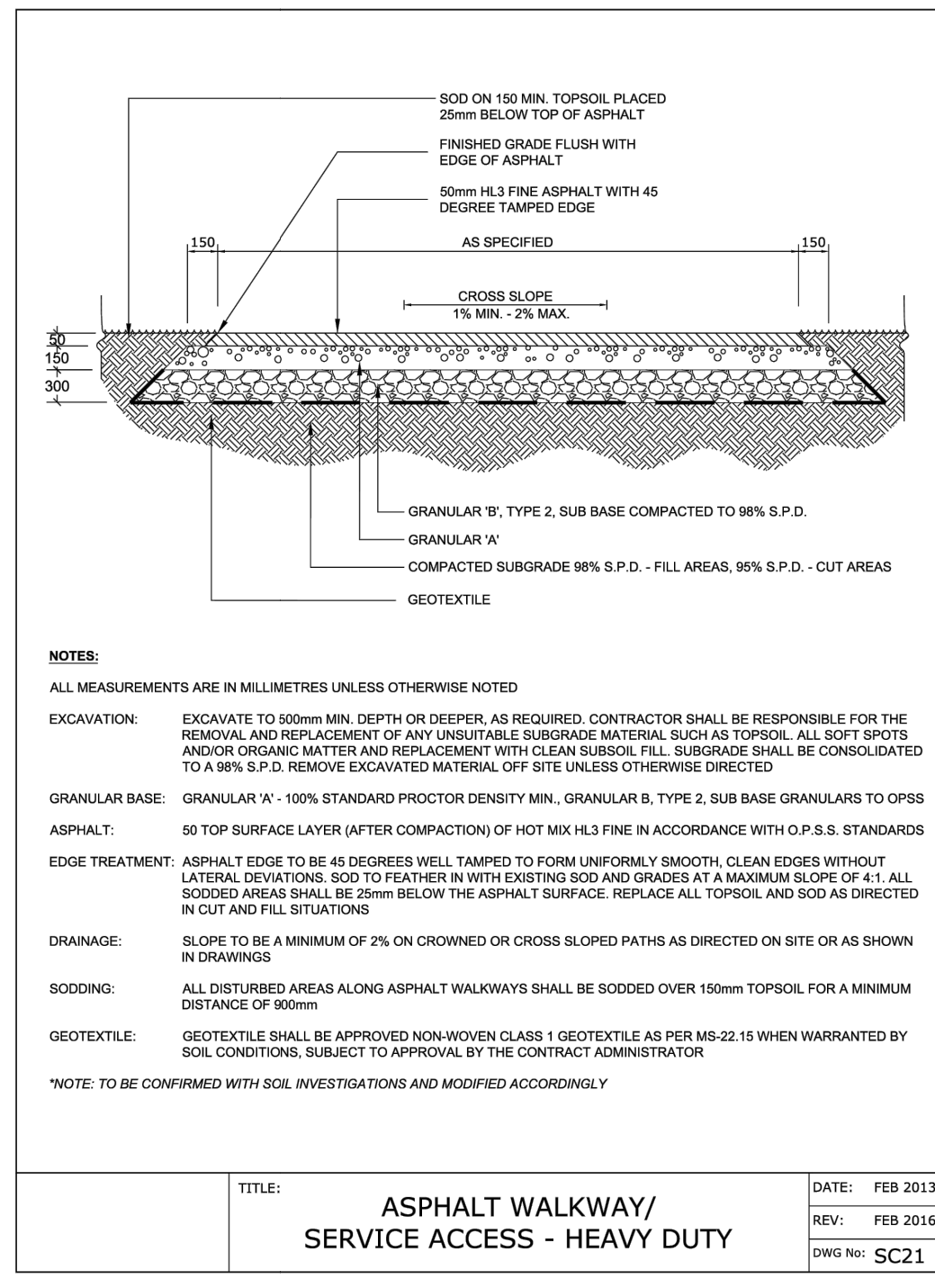
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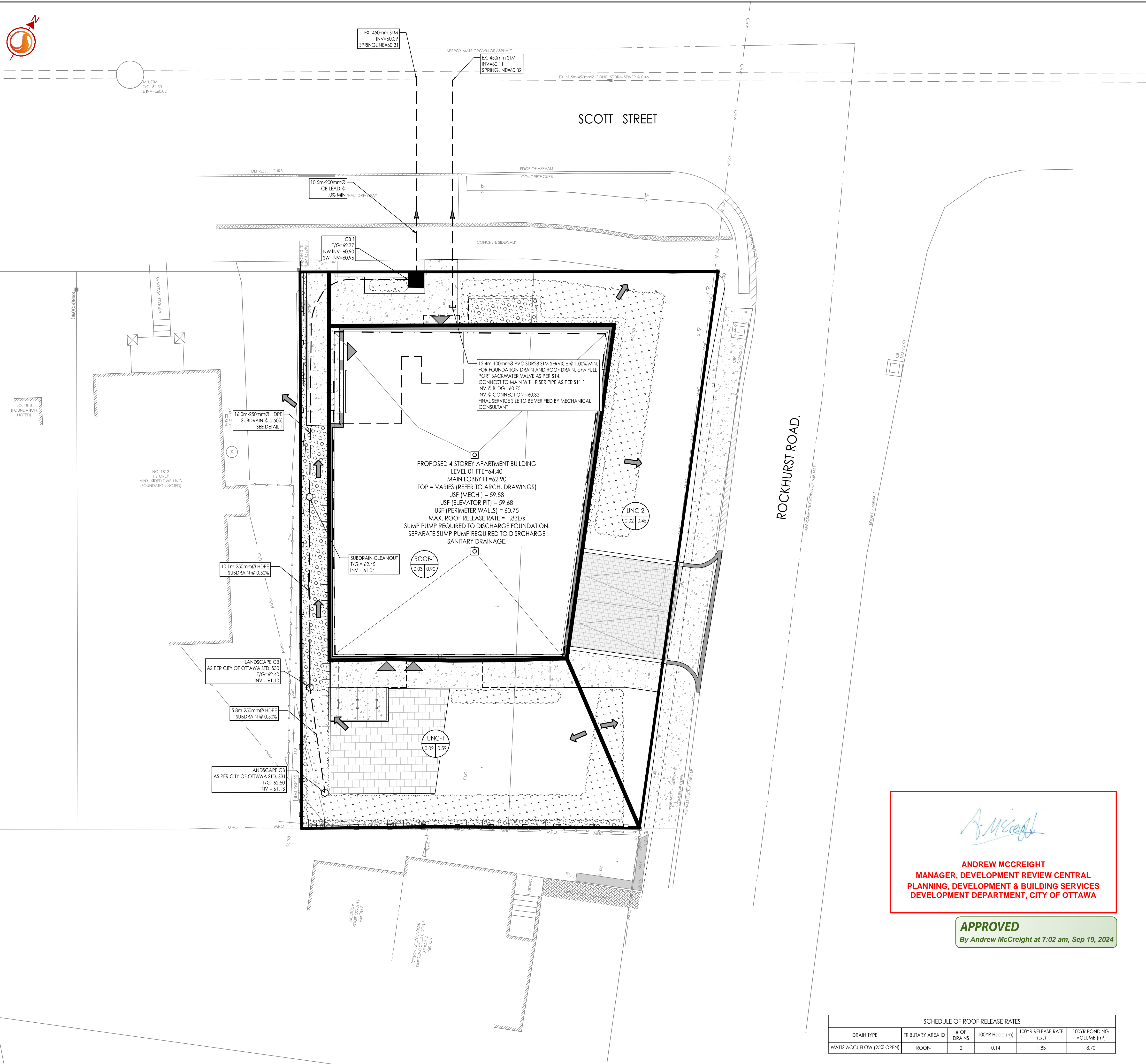
Drawing No.	Sheet	Revision
EC/DS-1	4 of 6	4



Andrew McCreight
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By Andrew McCreight at 7:02 am, Sep 19, 2024





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Legend

- AREA ID
- RUNOFF COEFFICIENT
- STORM DRAINAGE AREA hg.
- STORM DRAINAGE BOUNDARY
- DIRECTION OF EMERGENCY OVERLAND FLOW ROUTE
- PROPOSED SUBDRAIN
- PROPOSED STORM SEWER
- PROPOSED CATCH BASIN
- EXISTING CATCHBASIN

Notes

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 1806 SCOTT STREET
 OTTAWA, ONTARIO

Title
STORM DRAINAGE PLAN

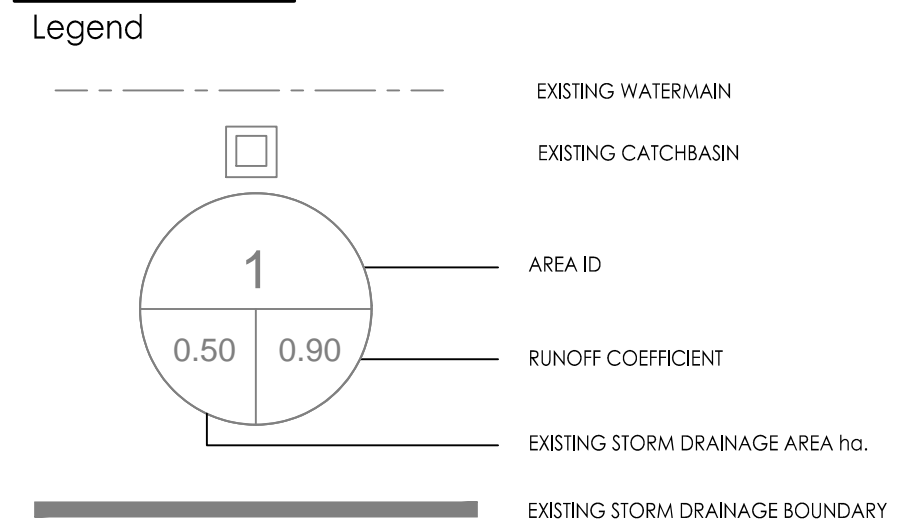
Project No.	Scale	
160401747	0 1 3 5m 1:100	
Drawing No.	Sheet	Revision
SD-1	5 of 6	4

SCHEDULE OF ROOF RELEASE RATES					
DRAIN TYPE	TRIBUTARY AREA ID	# OF DRAINS	100YR Head (m)	100YR RELEASE RATE [L/s]	100YR PONDING VOLUME [m³]
WATTS ACCUFLOW (25% OPEN)	ROOF-1	2	0.14	1.83	8.70



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EXISTING STORM DRAINAGE PLAN

Project No.	Scale	0 1 3 5m
160401747	1:100	
Drawing No.	Sheet	Revision

EXSD-1 6 of 6 4

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