

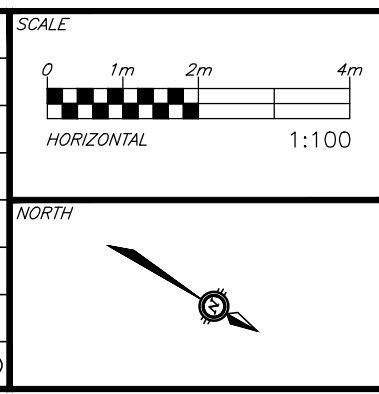
- NOTES:**
1. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE UNTIL SUCH TIME AS THE SERVICE PROVIDER HAS CONFIRMED IN WRITING THE SERVICE IS ABANDONED AND CAN BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
  2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
  3. FOR ADDITIONAL PROJECT NOTES REFER TO DRAWING C001.

**CAUTION**  
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**JOB BENCH MARK** JBM ▲  
TWO (2) NAILS IN UTILITY POLE LOCATED AT SOUTH-WEST CORNER OF SITE ALONG GROVE AVENUE.  
ELEVATION=62.58

**TOPOGRAPHIC INFORMATION**  
LOT 81, PART OF LOTS 80 & 82, REGISTERED PLAN 109930, CITY OF OTTAWA.  
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN VOLLEBEKK LTD, SURVEY DATED FEBRUARY 10, 2022.  
SITE GRID SYSTEM MTM NAD 83, ZONE 9,

REV	REVISION DESCRIPTION	DATE	BY	APPD
4	REVISED PER CITY COMMENTS	24/03/12	AAS	AA
3	REVISED PER CITY COMMENTS	24/01/16	AAS	AA
2	REVISED PER CITY COMMENTS	23/08/01	AAS	AA
1	ISSUED FOR SITE PLAN CONTROL	23/02/07	AAS	KH



DESIGNED BY: [Signature]

REVIEWED BY: [Signature]

**PROFESSIONAL ENGINEER**  
M.A. ANSARI  
2024/03/13  
PROVINCE OF ONTARIO

CLIENT: **AMBASSADOR REALTY INC.**  
185 SOMERSET ST. W,  
OTTAWA, ON, K2P 0J2

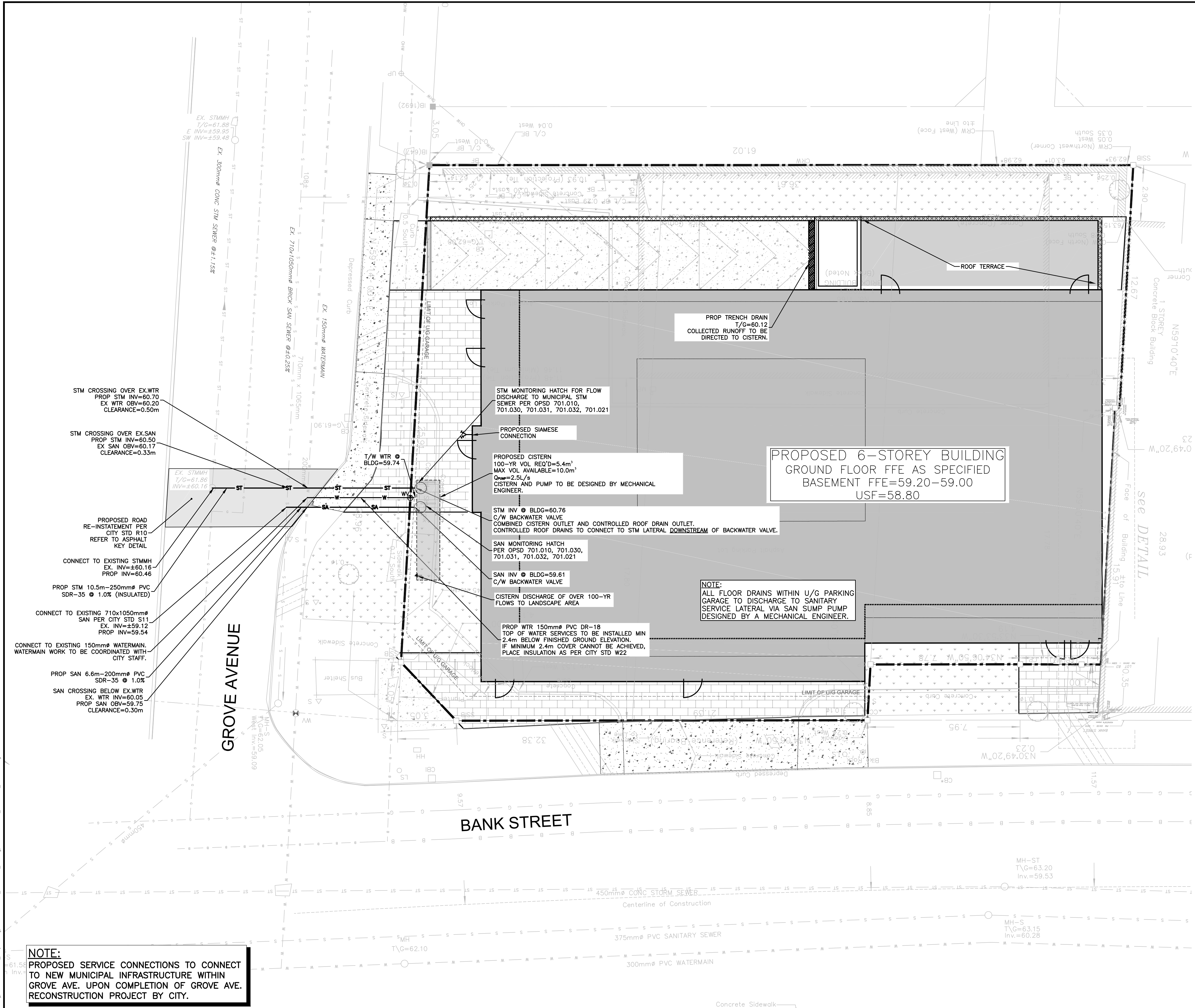
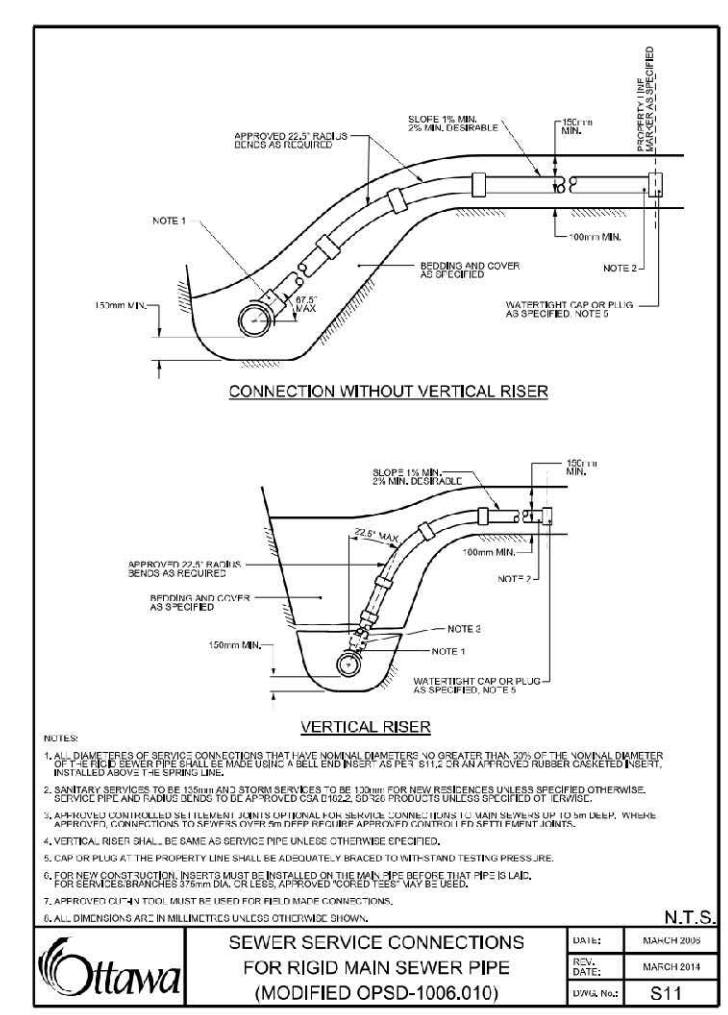
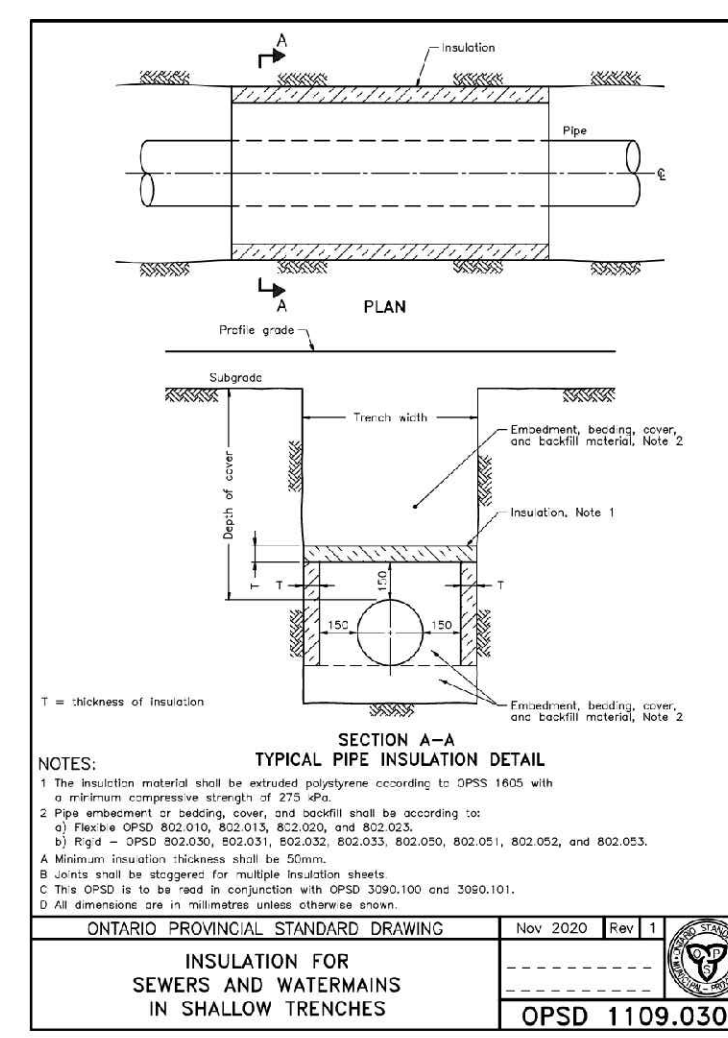
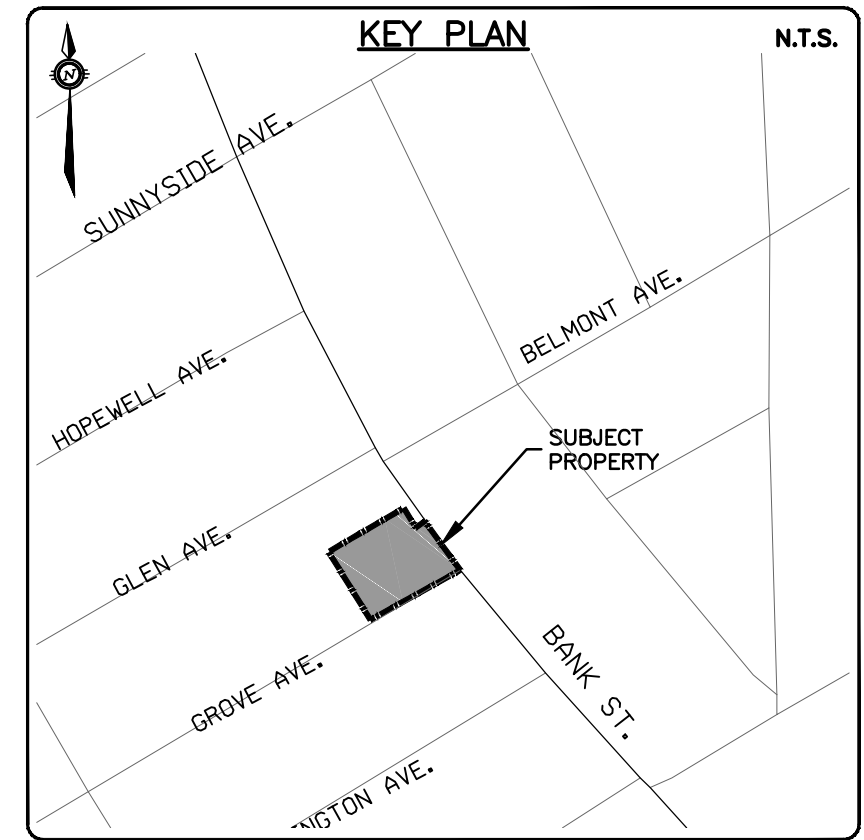
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**1166 BANK STREET**  
OTTAWA, ONTARIO.

**EXISTING CONDITIONS AND REMOVALS PLAN**

PROJECT No. OTT-22018175-AD  
SURVEY ADV  
DATE: JANUARY 2023  
DRAWING No. C001



**PROPOSED 6-STORY BUILDING**  
 GROUND FLOOR FFE AS SPECIFIED  
 BASEMENT FFE=59.20-59.00  
 USF=58.80

**PROPOSED CISTERN**  
 100-YR VOL REQ'D=5.4m<sup>3</sup>  
 MAX VOL AVAILABLE=10.0m<sup>3</sup>  
 Q=2.5L/s  
 CISTERN AND PUMP TO BE DESIGNED BY MECHANICAL ENGINEER.

**NOTE:**  
 ALL FLOOR DRAINS WITHIN U/G PARKING GARAGE TO DISCHARGE TO SANITARY SERVICE LATERAL VIA SAN SUMP PUMP DESIGNED BY A MECHANICAL ENGINEER.

- STM CROSSING OVER EX.WTR  
 PROP STM INV=60.70  
 EX WTR OBV=60.20  
 CLEARANCE=0.50m
- STM CROSSING OVER EX.SAN  
 PROP STM INV=60.50  
 EX SAN OBV=60.17  
 CLEARANCE=0.33m
- PROPOSED ROAD RE-INSTATEMENT PER CITY STD R10 REFER TO ASPHALT KEY DETAIL
- CONNECT TO EXISTING STMMH EX. INV=±60.16 PROP INV=60.46
- PROP STM 10.5m-250mm# PVC SDR-35 @ 1.0% (INSULATED)
- CONNECT TO EXISTING 710x1050mm# SAN PER CITY STD S11 EX. INV=59.12 PROP INV=59.54
- CONNECT TO EXISTING 150mm# WATERMAIN. WATERMAIN WORK TO BE COORDINATED WITH CITY STAFF.
- PROP SAN 6.6m-200mm# PVC SDR-35 @ 1.0%
- SAN CROSSING BELOW EX.WTR EX. WTR INV=60.05 PROP SAN OBV=59.75 CLEARANCE=0.30m

**NOTE:**  
 PROPOSED SERVICE CONNECTIONS TO CONNECT TO NEW MUNICIPAL INFRASTRUCTURE WITHIN GROVE AVE. UPON COMPLETION OF GROVE AVE. RECONSTRUCTION PROJECT BY CITY.

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**JOB BENCH MARK** JBM ▲  
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 TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN VOLLEBEKK LTD, SURVEY DATED FEBRUARY 10, 2022. SITE GRID SYSTEM MTM NAD 83, ZONE 9.

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1	ISSUED FOR SITE PLAN CONTROL	23/02/07	AAS	KH

SCALE: 1:100

DESIGNED BY: [Signature]

REVIEWED BY: [Signature]

CLIENT: AMBASSADOR REALTY INC.  
 185 SOMERSET ST. W.  
 OTTAWA, ON, K2P 0J2

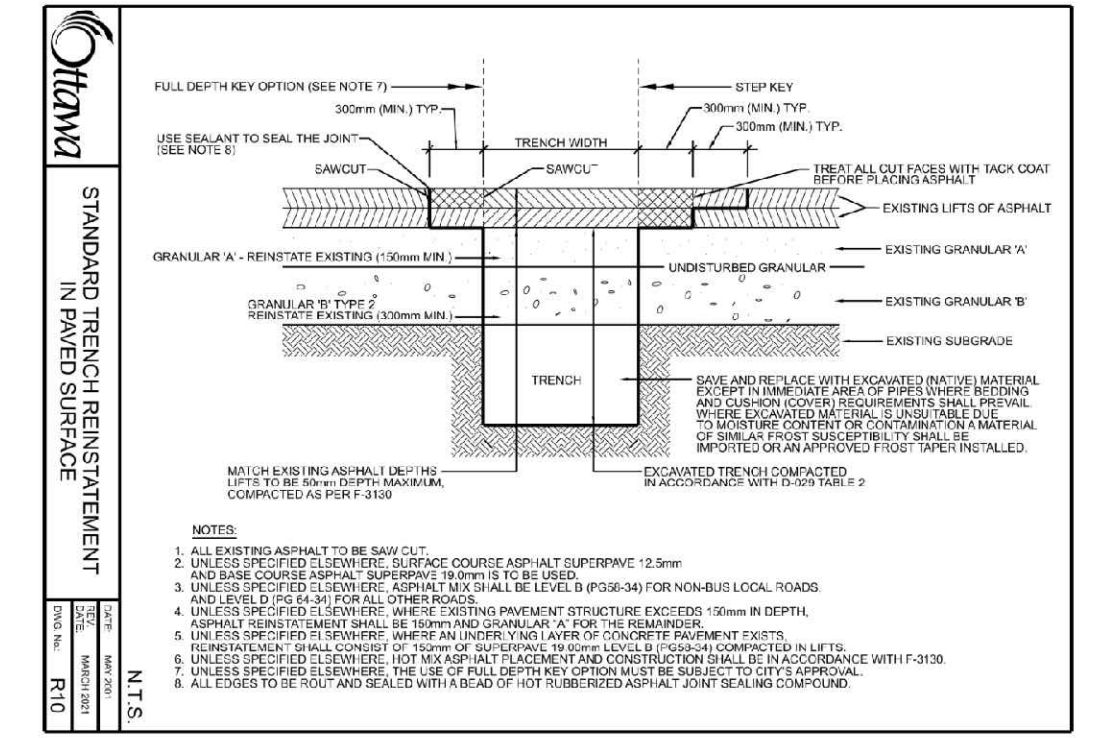
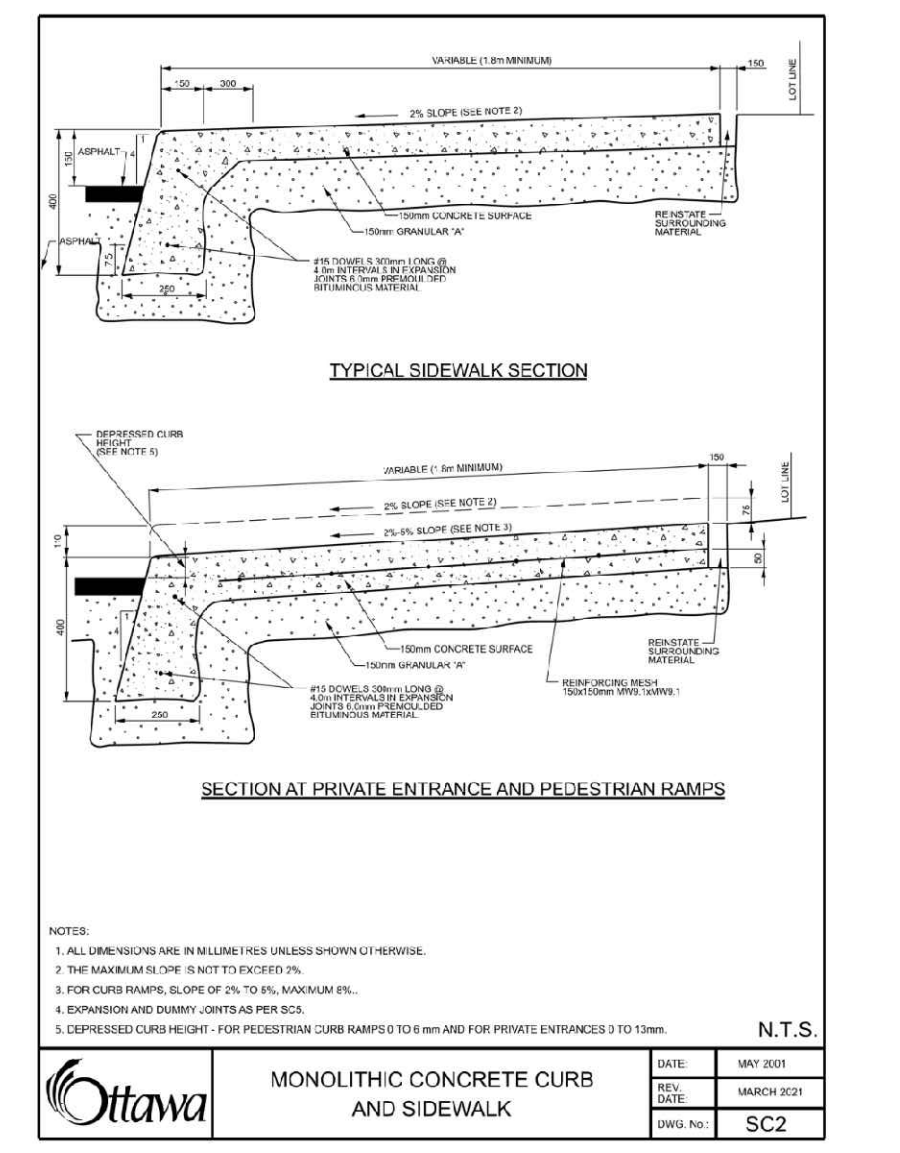
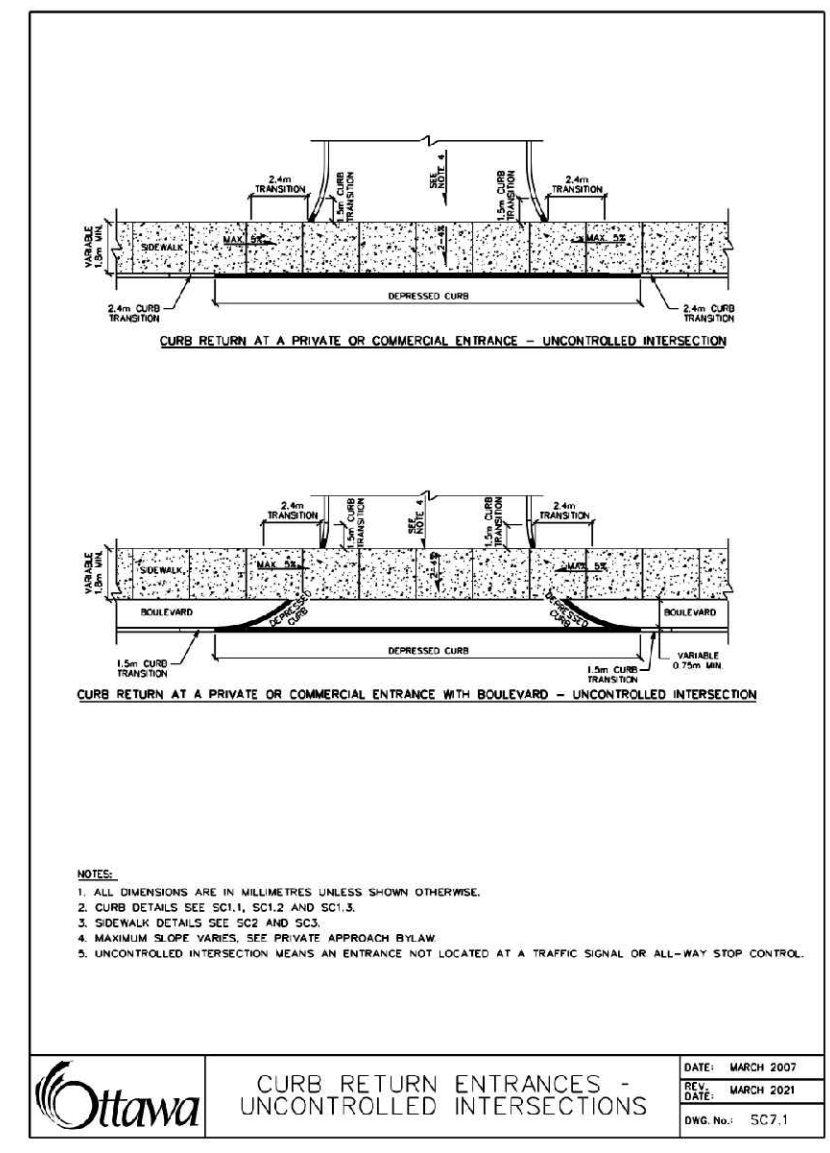
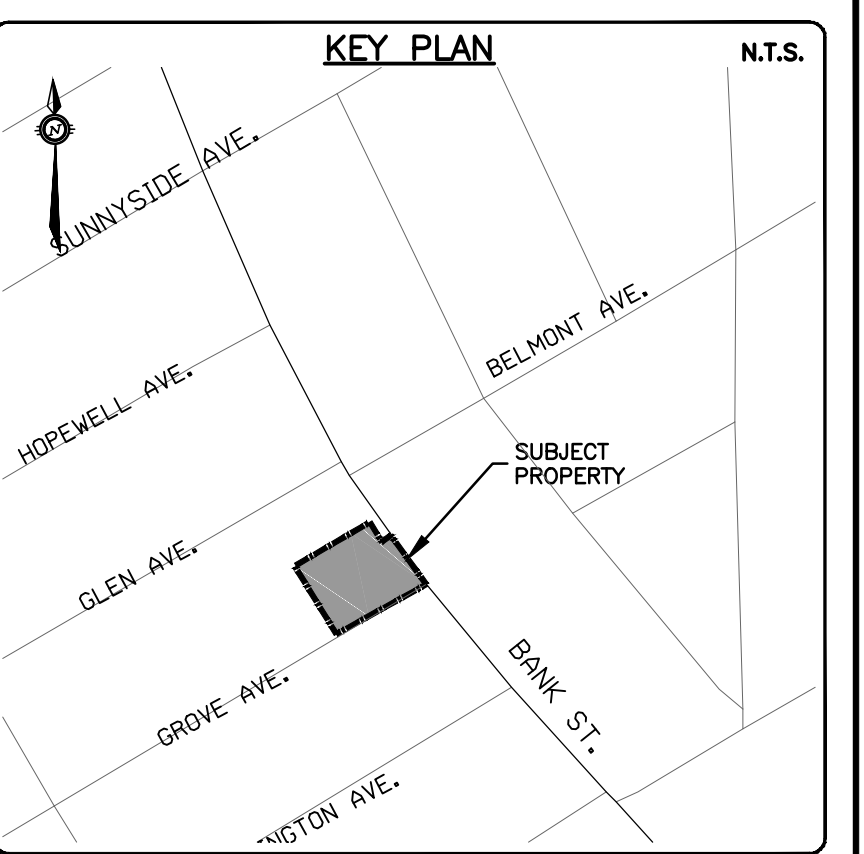
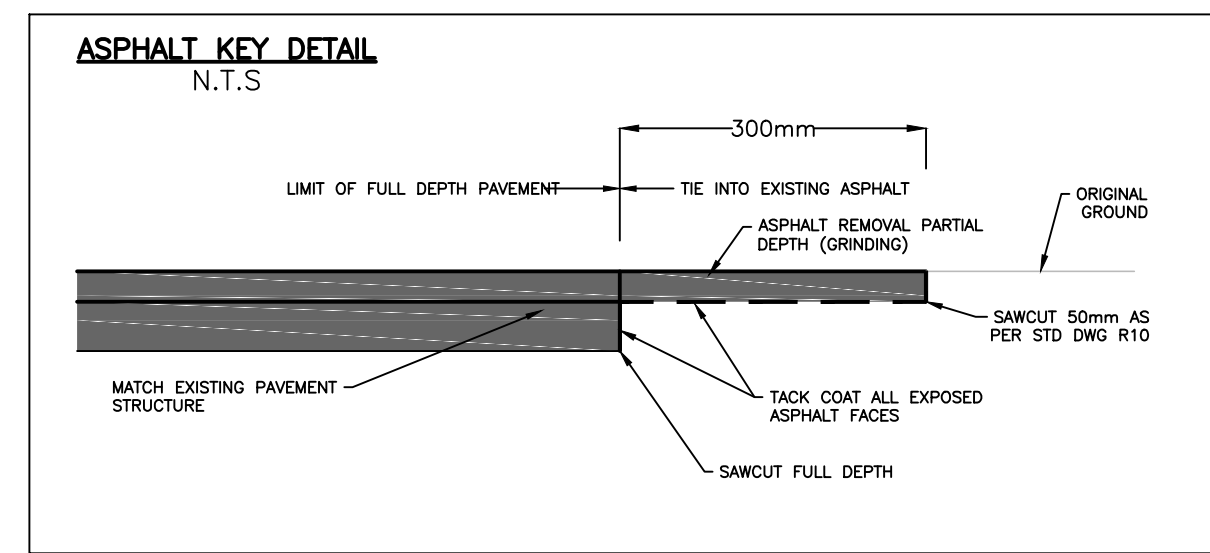
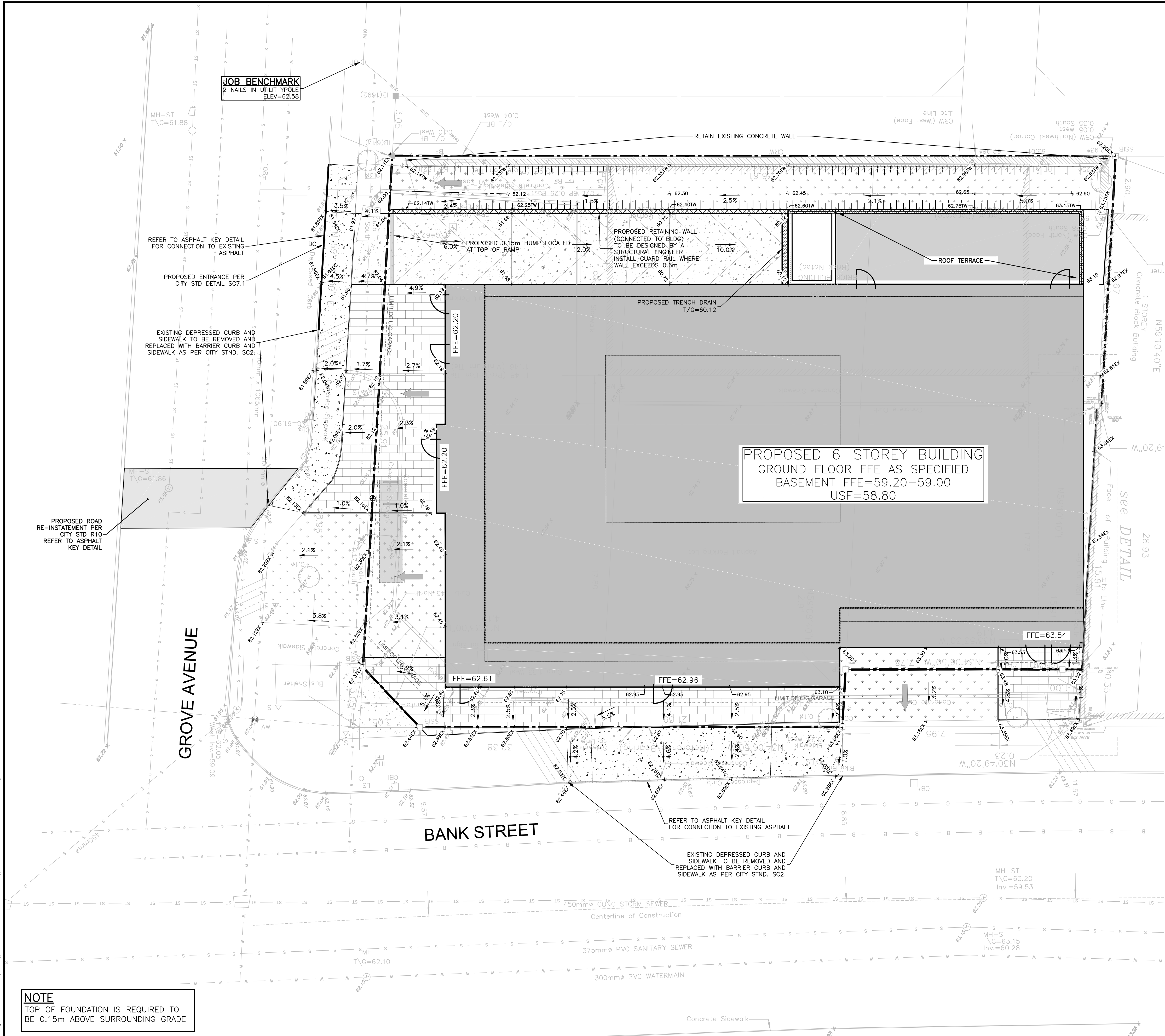
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 OTTAWA, ON K2G 1R6  
 CANADA  
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BASE PLAN AS  
 DESIGN AS  
 CHECKED KH  
 CAD AS  
 PROJECT MANAGER KH  
 APPROVED AA

PROJECT: 1166 BANK STREET  
 OTTAWA, ONTARIO.

TITLE: SITE SERVICING PLAN

PROJECT No: OTT-22018175-AD  
 SURVEY: ADV  
 DATE: JANUARY 2023  
 DRAWING No: C100



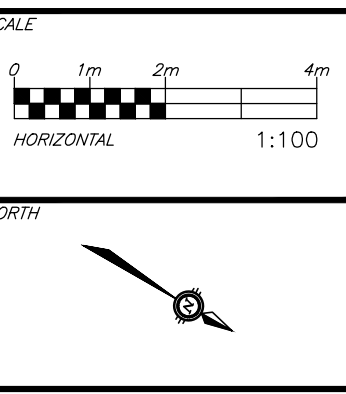
**NOTE**  
TOP OF FOUNDATION IS REQUIRED TO BE 0.15m ABOVE SURROUNDING GRADE

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DESIGNED BY: M.A. ANSARI  
REVIEWED BY: M.A. ANSARI  
DATE: 2024/03/13  
PROVINCE OF ONTARIO

CLIENT: **AMBASSADOR REALTY INC.**  
185 SOMERSET ST. W., OTTAWA, ON, K2P 0J2

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PROJECT: **1166 BANK STREET**  
OTTAWA, ONTARIO.

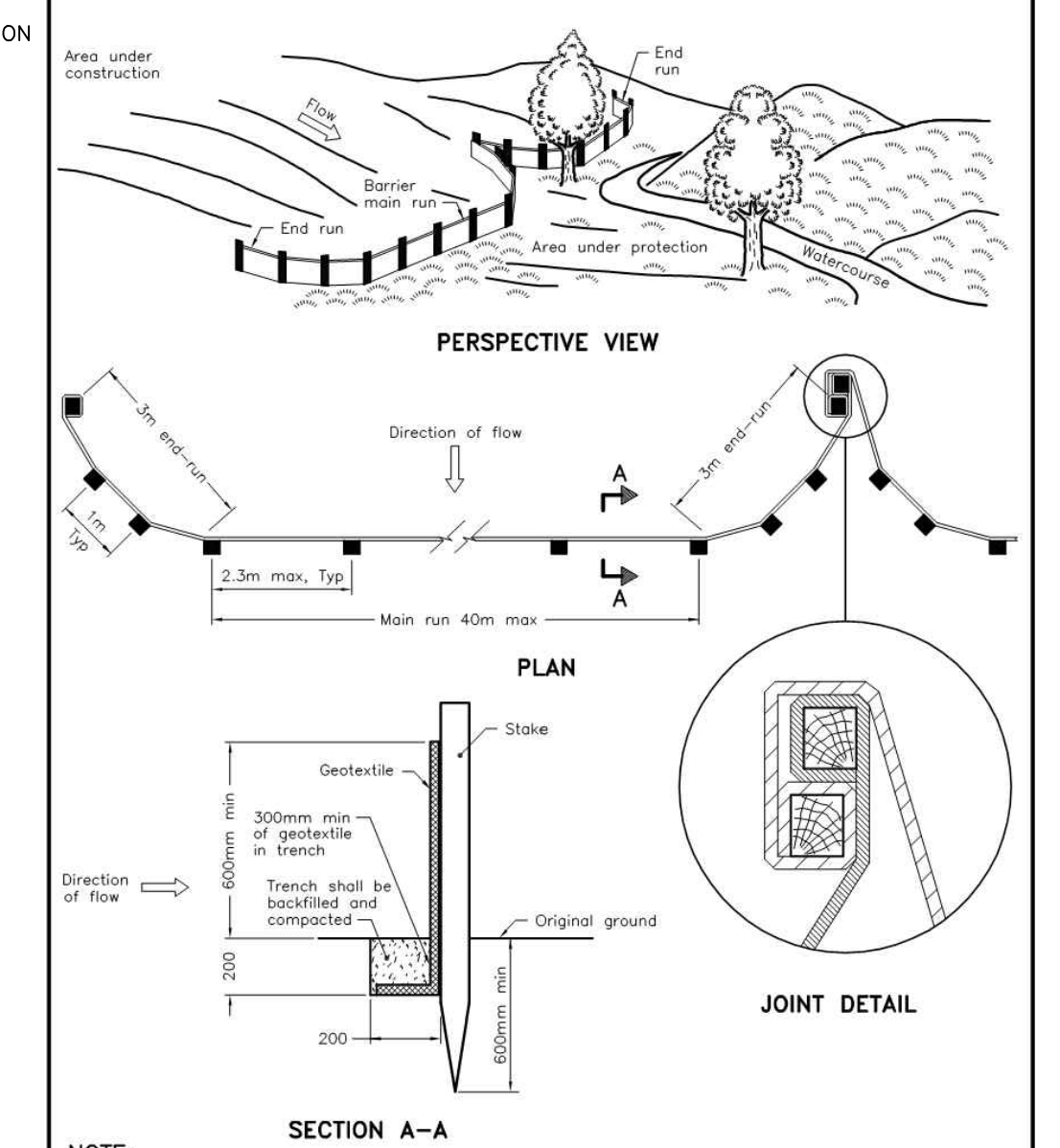
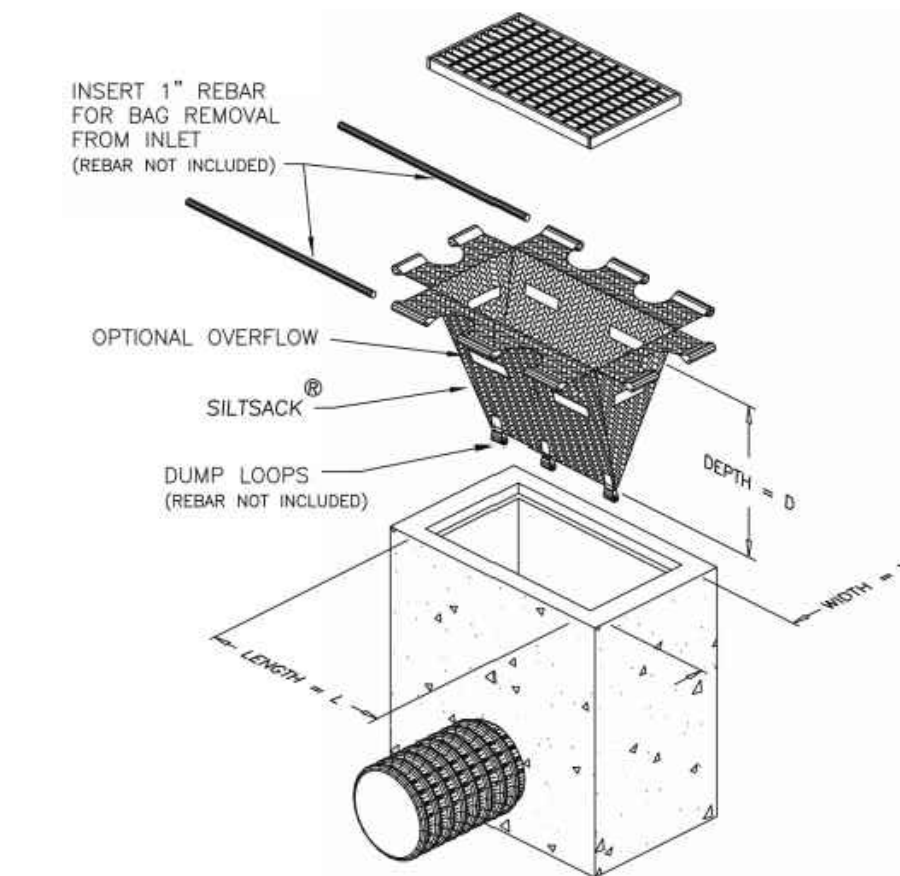
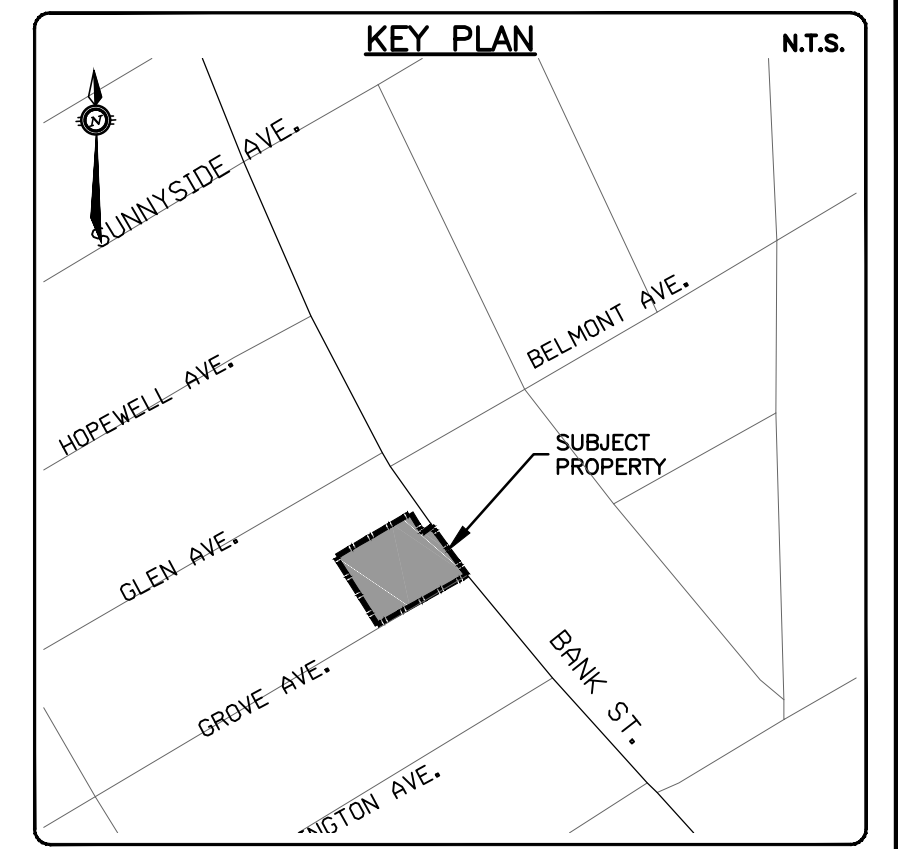
TITLE: **SITE GRADING PLAN**

PROJECT No: OTT-22018175-AD  
SURVEY: ADV  
DATE: JANUARY 2023  
DRAWING No: C200

**EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION.**

DURING ALL CONSTRUCTION ACTIVITIES, EROSION AND SEDIMENTATION SHALL BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

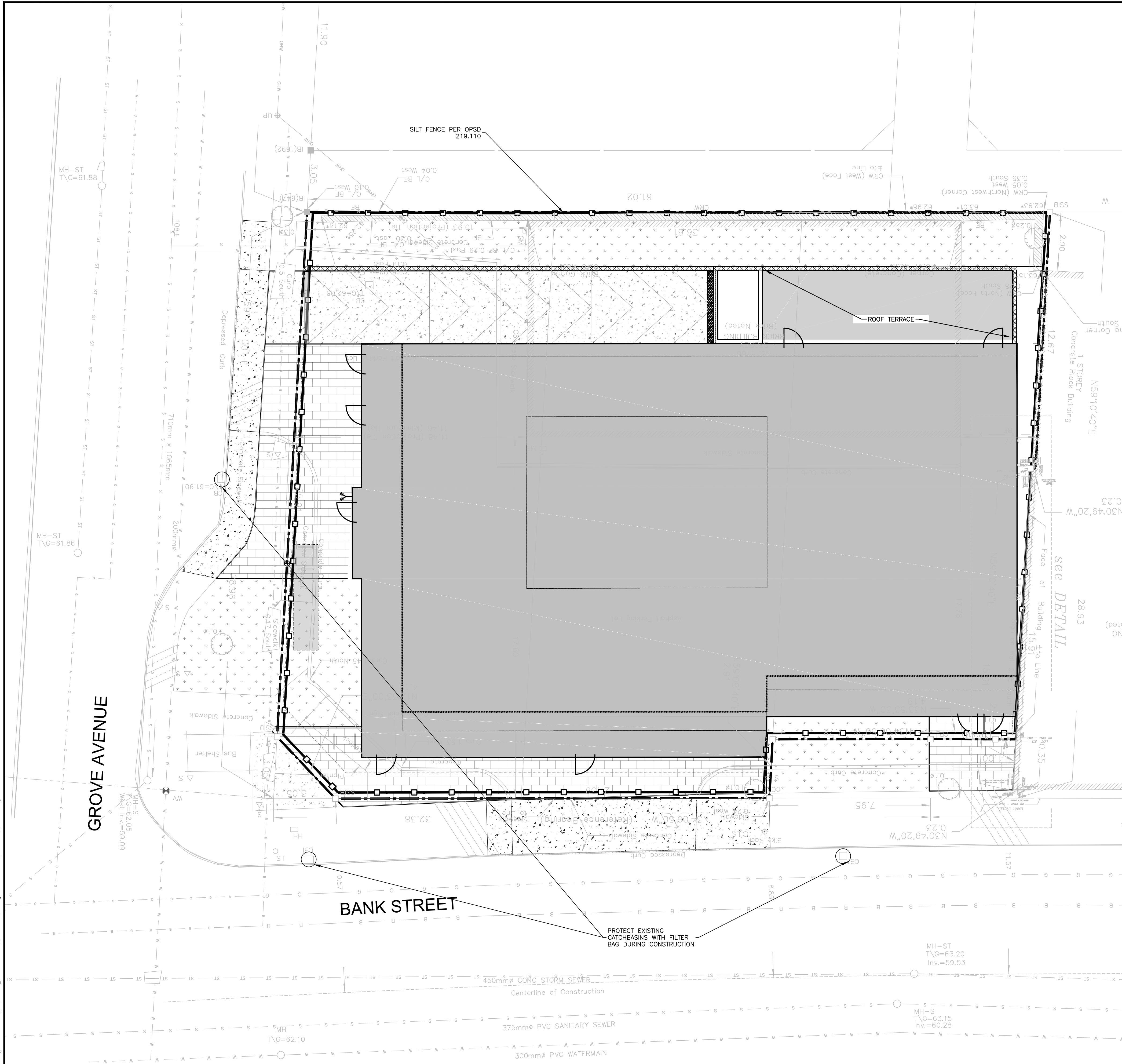
1. LIMITING THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
2. REVEGETATION OF EXPOSED AREAS AS SOON AS POSSIBLE.
3. MINIMIZATION OF AREA TO BE CLEARED AND DISRUPTION TO ADJACENT AREAS.
4. INSTALLATION OF FILTER CLOTH BETWEEN FRAME AND COVER ON ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES.
5. A SILT FENCE TO BE INSTALLED 0.3m INSIDE THE SITE PROPERTY LINE TO LOCATIONS SHOWN ON THIS DRAWING.
6. A VISUAL INSPECTION SHALL BE COMPLETED DAILY ON SEDIMENT CONTROL BARRIERS AND ANY DAMAGE REPAIRED IMMEDIATELY. CARE WILL BE TAKEN TO PREVENT DAMAGE DURING CONSTRUCTION OPERATIONS.
7. IN SOME CASES SOME BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE THE CONSTRUCTION OPERATIONS, THE AFFECTED BARRIERS WILL BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED.
8. THE SEDIMENT CONTROL DEVICES WILL BE CLEANED OF ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OF AS PER THE REQUIREMENTS OF THE CONTRACT.
9. DURING THE COURSE OF CONSTRUCTION IF THE ENGINEER BELIEVES THAT ADDITIONAL PREVENTION METHODS ARE REQUIRED TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR WILL INSTALL ADDITIONAL SILT FENCES OR OTHER METHODS AS REQUIRED TO THE SATISFACTION OF THE ENGINEER.
10. CONSTRUCTION AND MAINTENANCE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROLS TO COMPLY WITH ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) OPSS 805, AND CITY OF OTTAWA SPECIFICATIONS.
11. SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.



NOTE:  
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING		Nov 2015	Rev 2
<b>LIGHT-DUTY SILT FENCE BARRIER</b>			
		<b>OPSD 219.110</b>	

- NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO WOOD POSTS WITH WIRE TIES OR STAPLES.
  2. POSTS TO BE SPACED AT 2.3 METRES CENTRE TO CENTRE.
  3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY A MINIMUM OF 500mm.
  4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
  5. WOOD POSTS TO BE HARDWOOD TYPE (50mm x 50mm).
  6. GEOTEXTILE TO BE EMBEDDED 200mm INTO GROUND.
  7. GEOTEXTILE TO CONFORM TO OPSS 805 STANDARDS.
  8. SILT FENCE MUST BE INSTALLED BEFORE COMMENCEMENT OF CONSTRUCTION AND IN ACCORDANCE WITH DETAIL. SILT FENCE CAN BE REMOVED AFTER LANDSCAPING IS COMPLETE.
  9. SEDIMENTS MUST BE CLEARED AWAY WHEN THEY REACH HALF THE HEIGHT OF THE FENCE.

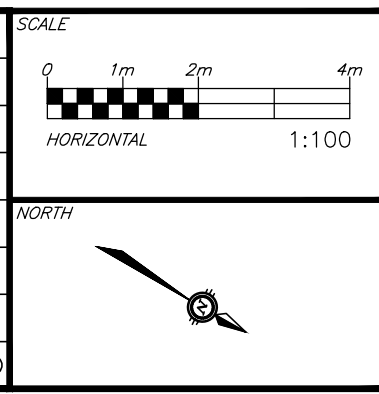


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DESIGNED BY: [Signature]

REVIEWED BY: [Signature]



CLIENT: **AMBASSADOR REALTY INC.**  
185 SOMERSET ST. W., OTTAWA, ON, K2P 0J2

BASE PLAN	AS
DESIGN	AS
CHECKED	KH
CAD	AS
PROJECT MANAGER	KH
APPROVED	AA

PROJECT: **1166 BANK STREET**  
OTTAWA, ONTARIO.

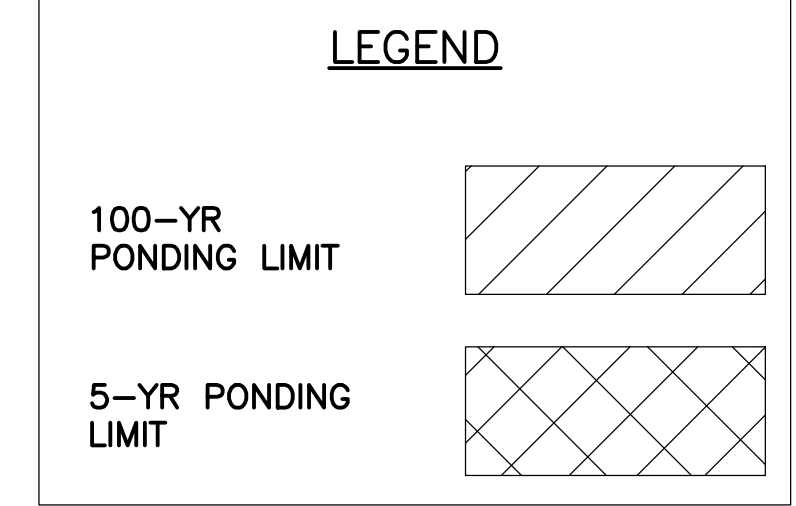
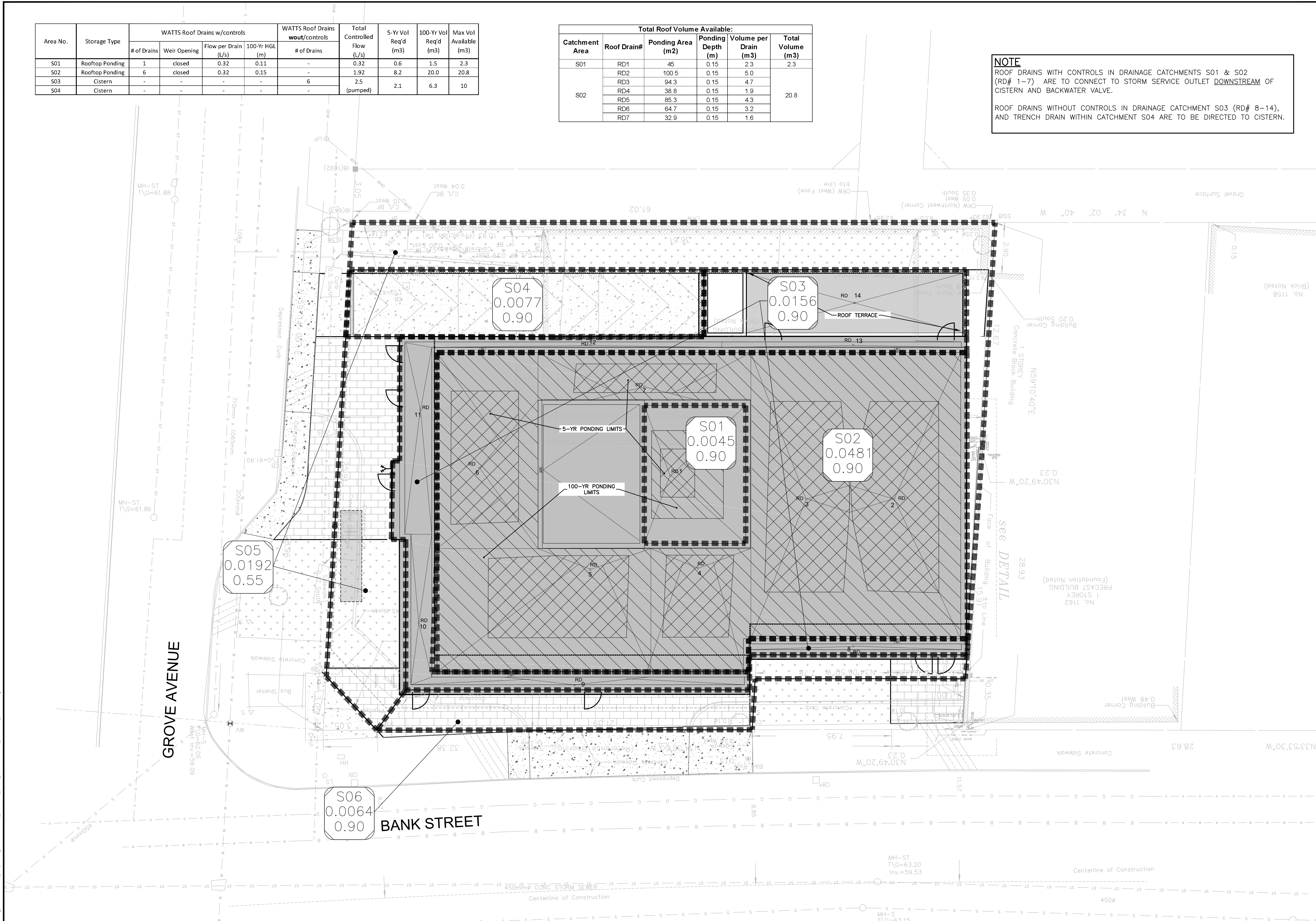
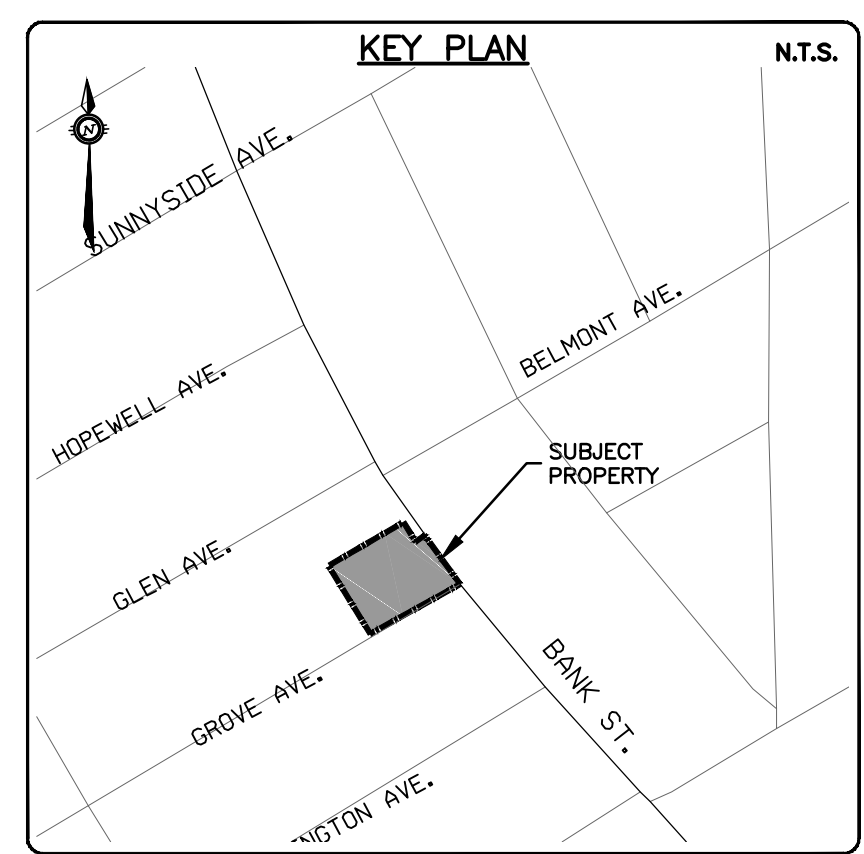
TITLE: **EROSION AND SEDIMENT CONTROL PLAN**

PROJECT No.	OTT-22018175-AD
SURVEY	ADV
DATE	JANUARY 2023
DRAWING No.	C300

Area No.	Storage Type	WATTS Roof Drains w/controls				WATTS Roof Drains w/out/controls		Total Controlled Flow (L/s)	5-Yr Vol Req'd (m3)	100-Yr Vol Req'd (m3)	Max Vol Available (m3)
		# of Drains	Weir Opening	Flow per Drain (L/s)	100-Yr HGL (m)	# of Drains					
S01	Rooftop Ponding	1	closed	0.32	0.11	-	-	0.32	0.6	1.5	2.3
S02	Rooftop Ponding	6	closed	0.32	0.15	-	-	1.92	8.2	20.0	20.8
S03	Cistern	-	-	-	-	6	-	2.5	2.1	6.3	10
S04	Cistern	-	-	-	-	-	-	(pumped)	-	-	-

Total Roof Volume Available:					
Catchment Area	Roof Drain#	Ponding Area (m2)	Ponding Depth (m)	Volume per Drain (m3)	Total Volume (m3)
S01	RD1	45	0.15	2.3	2.3
	RD2	100.5	0.15	5.0	
	RD3	94.3	0.15	4.7	
S02	RD4	38.8	0.15	1.9	20.8
	RD5	85.3	0.15	4.3	
	RD6	64.7	0.15	3.2	
	RD7	32.9	0.15	1.6	

**NOTE**  
 ROOF DRAINS WITH CONTROLS IN DRAINAGE CATCHMENTS S01 & S02 (RD# 1-7) ARE TO CONNECT TO STORM SERVICE OUTLET DOWNSTREAM OF CISTERN AND BACKWATER VALVE.  
 ROOF DRAINS WITHOUT CONTROLS IN DRAINAGE CATCHMENT S03 (RD# 8-14), AND TRENCH DRAIN WITHIN CATCHMENT S04 ARE TO BE DIRECTED TO CISTERN.

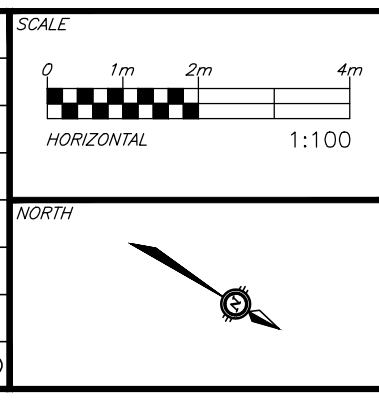


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DESIGNED BY [Signature]  
 CHECKED BY [Signature]  
 REVIEWED BY [Signature]



**CLIENT**  
 AMBASSADOR REALTY INC.  
 185 SOMERSET ST. W.  
 OTTAWA, ON, K2P 0J2

BASEPLAN	AS
DESIGN	AS
CHECKED	KH
CAD	AS
PROJECT MANAGER	KH
APPROVED	AA

**PROJECT**  
 1166 BANK STREET  
 OTTAWA, ONTARIO.

**TITLE**  
 POST-DEVELOPMENT CATCHMENTS

PROJECT No. OTT-22018175-AD  
 SURVEY ADV  
 DATE JANUARY 2023  
 DRAWING No. C400