GENERAL NOTES AND SPECIFICATIONS

1. ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH ONTARIO PROVINCIAL STANDARD AND CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS AND ONTARIO PROVINCIAL STANDARD DRAWING SUPPLEMENT. ONTARIO PROVINCIAL STANDARDS WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
3. SERVICE AND UTILITY LOCATIONS ARE APPROXIMATE, CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATES FROM ALL UTILITY COMPANIES TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REINSTATEMENT.
4. ALL DISTURBED AREAS SHALL BE REINSTATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER & THE CITY. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH OPSD 509.010 AND OPSS 310.
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATION FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
6. THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENTATION CONTROL PLAN THAT WILL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION FOR RECEIVING STORM SEWERS OR DRAINAGE DURING CONSTRUCTION ACTIVITIES. THIS PLAN SHALL INCLUDE BUT NOT BE LIMITED TO CATCH BASINS INSERTS, STRAW BALE CHECK DAMS AND SEDIMENT CONTROLS AROUND ALL DISTURBED AREAS, DEWATERING SHALL BE PUMPED INTO SEDIMENT TRAPS.
7. SITE PLAN PREPARED BY NEUF ARCHITECTS, DATED 2023-04-21 WITH REVISION 2 DATED 2024-07-12, DRAWING TITLE: PROPOSED SITE PLAN. PROJECT NAME: BASELINE TOWER 3456, PROJECT No. 12762.00.
8. TOPOGRAPHIC SURVEY SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. TOPOGRAPHIC PLAN OF SURVEY PART OF LOT 35, CONCESSION 3 (RIDEAU FRONT) AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSION 2 (OTTAWA FRONT) AND CONCESSION 3 (RIDEAU FRONT), (CLOSED BY BY-LAY 51-64, INST. CR521552 GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA.
9. REFER TO LANDSCAPE ARCHITECTURE PLAN FOR ALL LANDSCAPE FEATURES (ie. TREES, WALKWAYS, PARK DETAILS, NOISE BARRIERS, FENCES, RETAINING WALLS, etc.)
10. GEOTECHNICAL INVESTIGATION PROPOSED MULTI-STOREY BUILDING - TOWER 4 TO 6, 2946 BASELINE ROAD, OTTAWA, ON. PREPARED BY PATERSON GROUP, DATED MAY 8, 2023. REPORT No PG6107-1. GEOTECHNICAL INFORMATION PRESENTED ON THESE DRAWINGS MAY BE INTERPOLATED FROM THE ORIGINAL REPORT. REFER TO ORIGINAL GEOTECHNICAL REPORT FOR ADDITIONAL DETAILS AND TO VERIFY ASSUMPTIONS MADE HEREIN.
11. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO ENGINEER.
12. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE CONTRACT ADMINISTRATOR AND DIRECTOR OF ENGINEERING HAS BEEN OBTAINED.
13. HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE TO BE NOTIFIED IF DEEPLY BURIED ARCHEOLOGICAL REMAINS ARE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES.

ROADWORKS

1. ALL TOPSOIL AND ORGANIC MATERIAL TO BE STRIPPED FROM WITHIN THE FULL RIGHT OF WAY PRIOR TO CONSTRUCTION.
2. SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.30m LAYERS.
3. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
4. ROAD SUBDRAINS SHALL BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD R1.
5. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE CONSULTANT.
6. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY. ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.
7. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD R10, AND OPSD 509.010, AND OPSS 310.
8. CONCRETE CURBS SHALL BE CONSTRUCTED AS PER CITY STANDARD SC1.1 AND SC1.3 (BARRIER OR MOUNTABLE CURB AS SHOWN ON DRAWINGS).
9. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER CITY STANDARDS SC3 AND SC1.4.
10. PAVEMENT CONSTRUCTION AS PER GEOTECHNICAL INVESTIGATION PROPOSED MULTI-STOREY BUILDING - TOWER 4 TO 6, 2946 BASELINE ROAD, OTTAWA, ON. PREPARED BY PATERSON GROUP, DATED MAY 8, 2023. PROJECT No. PG6107-1

   PAVEMENT STRUCTURE - CAR ONLY PARKING AREAS
   50mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
   150 OPSS GRANULAR 'A' BASE
   300 OPSS GRANULAR 'B' TYPE II

   PAVEMENT STRUCTURE - ACCESS LANES AND HEAVY TRUCK PARKING AREAS
   40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
   50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE
   150 OPSS GRANULAR 'A' BASE
   450 OPSS GRANULAR 'B' TYPE II

WATER SUPPLY SERVICING

10. THE CONTRACTOR SHALL CONSTRUCT WATERMAIN, WATER SERVICES, CONNECTIONS & APPURTENANCES AS PER CITY OF OTTAWA SPECIFICATIONS & SHALL CO-ORDINATE AND PAY ALL RELATED COSTS INCLUDING THE COST OF CONNECTION, INSPECTION & DISINFECTION BY CITY PERSONNEL.
11. WATERMAIN PIPE MATERIAL SHALL BE PVC CL.150 DR18. DEFLECTION OF WATERMAIN PIPE IS NOT TO EXCEED 1/2 OF THAT SPECIFIED BY THE MANUFACTURER. PVC WATERMAINS TO BE INSTALLED WITH TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W36.
12. WATER SERVICES ARE TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA STANDARD W26 (UNLESS OTHERWISE NOTED).
13. FIRE HYDRANTS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W18 AND W19.
14. WATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W24.
15. WATERMAIN TRENCH SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W17 UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL AS PER SECTION 6.4 OF THE GEOTECH REPORT.
16. SERVICE CONNECTIONS SHALL BE INSTALLED A MINIMUM OF 2400mm FROM ANY CATCHBASIN, MANHOLE, OR OBJECT THAT MAY CONTRIBUTE TO FREEZING. THERMAL INSULATION SHALL BE INSTALLED ON ALL PROPOSED CB'S ON THE W/M STREET SIDE WHERE 2400mm SEPARATION CANNOT BE ACHIEVED (AS PER CITY OF OTTAWA W22 & W23).
17. CATHODIC PROTECTION TO BE SUPPLIED ON METALLIC FITTINGS AS PER CITY OF OTTAWA W40 AND W42.
18. THRUST BLOCKS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25.3 AND W25.4.
19. WATERMAIN TO HAVE MIN. 2.4m COVER. WHERE WATERMAIN COVER IS LESS THAN 2.4m, INSULATION TO BE SUPPLIED IN ACCORDANCE WITH CITY STANDARD W22.
20. WATERMAIN CROSSINGS ABOVE AND BELOW SEWERS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W25 AND W25.2.
21. PRESSURE REDUCING VALVES (PRV) IF REQUIRED, TO BE INSTALLED AS PER ONTARIO PLUMBING CODE.

STORM AND SANITARY SEWERS

1. SANITARY SEWERS 375mm DIA. OR SMALLER SHALL BE PVC DR35. SANITARY SEWERS LARGER THAN 375mm SHALL BE CONCRETE CSA A 257.2 CLASS 100-D AS PER OPSD 807.010.
2. STORM SEWERS 375mm DIA. OR SMALLER SHALL BE PVC DR35. STORM SEWERS LARGER THAN 375mm DIA. SHALL BE CONCRETE CSA A 257.2 CLASS 100-D AS PER OPSD 807.010
3. ALL STORM AND SANITARY SEWER BEDDING SHALL BE INSTALLED AS PER SECTION 6.4 OF THE GEOTECHNICAL REPORT.
4. STORM AND SANITARY MANHOLES SHALL BE 1200mm DIAMETER IN ACCORDANCE WITH OPSD-701.01 (UNLESS OTHERWISE NOTED) c/w FRAME AND COVER AS PER CITY OF OTTAWA S24, S24.1, AND S25 WHERE APPLICABLE. CATCH BASIN MANHOLE FRAME AND COVERS PER S25 AND S28,1. ALL STORM MANHOLES WITH SEWERS 900mm DIA SEWERS AND OVER IN SIZE SHALL BE BENCHED, ALL OTHER STORM MANHOLES SHALL BE COMPLETED WITH 300mm SUMPS AS PER CITY STANDARDS. SANITARY MANHOLES SHALL NOT HAVE SUMPS.
5. ALL SEWERS CONSTRUCTED WITH GRADES 0.50% OR LESS, TO BE INSTALLED WITH LASER AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
6. FOR STORM SEWER INSTALLATION (EXCLUDING CB LEADS) THE MINIMUM DEPTH OF COVER OVER THE CROWN OF THE SEWER IS 2.0m. FOR SANITARY SEWERS THE MINIMUM DEPTH OF COVER IS 2.5m OVER PIPE OBVERT.
7. ALL STORM AND SANITARY SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
8. STORM AND SANITARY SERVICE LATERALS TO BE PVC SDR 28 INSTALLED AT MIN. 1.0% SLOPE.
9. CATCH BASINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS S1, S2, S3 c/w FRAME AND GRATE AS PER S19. CURB INLET FRAME AND GRATE PER S22 AND S23. CATCH BASIN MANHOLES FRAME AND GRATE AS PER S25 FRAME AND S28.1 COVER. PROVIDE 150mm ADJUSTED SPACERS. ALL CATCH BASINS SHALL HAVE SUMPS (600mm DEEP), STREET CATCH BASIN LEADS SHALL BE 200mm DIA.(MIN) PVC DR 35 AT 1.0% GRADE WHERE NOT OTHERWISE SHOWN ON PLAN. CATCH BASINS WILL BE INSTALLED WITH INLET CONTROL DEVICES (ICD) AS PER ICD SCHEDULE ON STORM DRAINAGE PLAN.
10. CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING S8. THE SEALS SHOULD BE AT LEAST 1.5m LONG (IN THE TRENCH DIRECTION) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. GENERALLY, THE SEALS SHOULD EXTEND FROM THE FROST LINE AND FULLY PENETRATE THE BEDDING, SUBBEDDING AND COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPACTABLE BROWN SILTY CLAY PLACED IN MAXIMUM 225mm THICK LOOSE LAYERS COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S SPMDD. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT STRATEGIC LOCATIONS AT NO MORE THAN 60m INTERVALS IN THE SERVICE TRENCHES. FOR DETAILS REFER TO GEOTECHNICAL INVESTIGATION .
11. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300 mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA AND COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY.
12. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSS 410 AND OPSS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW.
13. ANY SEWER ABANDONMENT TO BE CONDUCTED ACCORDING TO CITY OF OTTAWA STANDARD S11.4
14. SEWERS WITH LESS THAN 1.5m COVER TO BE INSULATED IN ACCORDANCE WITH CITY STANDARD W22.

GRADING

1. ALL GRANULAR BASE & SUB BASE COURSE MATERIALS SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAX. DRY DENSITY.
2. SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0,15m LAYERS.
3. ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, WITH SOD ON MIN. 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
4. 100 YEAR PONDING DEPTH TO BE 0,30m (MAXIMUM).
5. EMBANKMENTS TO BE SLOPED AT MAX. 3:1, UNLESS OTHERWISE SPECIFIED.
6. ALL SWALES TO BE MIN. 0,15m DEEP WITH MAX. 3:1 SIDE SLOPES UNLESS OTHERWISE NOTED.
7. ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT ARE TO BE DESIGNED, APPROVED, AND STAMPED BY A STRUCTURAL ENGINEER.
8. FENCES OR RAILINGS ARE REQUIRED FOR RETAINING WALLS GREATER THAN 0.60m IN HEIGHT.
9. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
10. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR, REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.
11. REFER TO DRAWING EC DS-1 FOR EROSION AND SEDIMENT CONTROL DETAILS.

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 DAILY ON SEDIMENT CONTROL MEASURES AND CLEANED OF ANY ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED 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 REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED. NO REMOVAL WILL OCCUR IF THERE IS A SIGNIFICANT RAINFALL EVENT ANTICIPATED (>10mm) 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 PERMANENTLEY 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 IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
13. CONTRACTOR SHALL INSTALL MUD MAT AT CONSTRUCTION ENTRANCE TO THE SITE.

LEGEND

EXISTING CONDITIONS

- ORIGINAL GROUND ELEVATION
- EXISTING WATERMAIN
- EXISTING VALVE AND VALVE BOX
- EXISTING VALVE CHAMBER
- EXISTING REDUCER
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MH AND SEWER
- EXISTING STORM MH AND SEWER
- EXISTING CATCHBASIN MANHOLE
- EXISTING CATCHBASIN
- REMOVAL ITEMS
- ASPHALT REMOVAL
- EXISTING GASMAIN
- EXISTING BELL LINE
- EXISTING ROGERS
- EXISTING OVERHEAD WIRES
- EXISTING UNDERGROUND HYDRO

SERVICES

- PROPOSED WATERMAIN
- PROPOSED VALVE AND VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED REDUCER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER AND MH
- PROPOSED STORM SEWER AND MH
- PROPOSED SINGLE CATCHBASIN
- PROPOSED DOUBLE CATCHBASIN
- PROPOSED CATCHBASIN ELBOW PER CITY STD S31
- PROPOSED AREA DRAIN / TRENCH DRAIN TO BE CONNECTED TO INTERNAL BUILDING MECHANICAL SYSTEMS
- EX/FUT. WATERMAIN
- EXISTING/FUTURE VALVE AND VALVE BOX
- EXISTING/FUTURE VALVE CHAMBER
- EXISTING/FUTURE REDUCER
- EXISTING/FUTURE FIRE HYDRANT
- EXISTING/FUTURE SANITARY SEWER
- EXISTING/FUTURE STORM SEWER
- EXISTING/FUTURE CATCHBASIN MANHOLE
- EXISTING/FUTURE CATCHBASIN
- PROPOSED DEPRESSED CURB LOCATIONS
- PROPOSED BARRIER CURB
- THERMAL INSULATION ON STORM SEWER WHERE COVER IS LESS THAN 1.5m, THERMAL INSULATION ON WATERMAIN WHERE COVER IS LESS THAN 2.4m AS PER W22.
- WATER METER
- REMOTE WATER METER
- LANDSCAPE AREAS
- ROAD CUT AS PER CITY OF OTTAWA STANDARD DETAIL R10
- EXISTING STREET LIGHT CABLE
- EXISTING BELL LINE
- EXISTING ROGERS LINE
- EXISTING GASMAIN

SANITARY DRAINAGE

- R100A / 0.31 / 50 — SANITARY DRAINAGE AREA ID# / POPULATION COUNT / SANITARY DRAINAGE AREA ha.
- G100A / 0.11 / INFL — SANITARY DRAINAGE AREA ID# / INFILTRATION RATE OF 0.33 L/s/Ha APPLIED / SANITARY DRAINAGE AREA ha.
- SANITARY DRAINAGE AREA
- PROPOSED SANITARY MH AND SEWER
- EXISTING SANITARY MH AND SEWER

EROSION CONTROL

- PROPOSED SILT FENCE BOUNDARY AS PER OPSD 219.110
- PROPOSED CATCH BASIN PROTECTION AS PER TERRAFIX SILTSACK DETAIL
- PROPOSED MUD MAT LOCATION
- PROPOSED VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED SINGLE CATCHBASIN
- PROPOSED DOUBLE CATCHBASIN

GRADING

- 99.99 — ORIGINAL GROUND ELEVATION
- 99.99 — PROPOSED ELEVATION
- 99.99 / 99.88 — PROPOSED LOT CORNER ELEVATION / EXISTING ELEVATION AT LOT CORNER
- 2.0% — FLOW DIRECTION AND GRADE
- FFE=100.00 — FINISHED FIRST FLOOR ELEVATION
- USF=97.00 — UNDERSIDE OF FOOTING ELEVATION
- E.F. — ENGINEERED FILL REQUIRED
- 3:1 — TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
- DIRECTION OF OVERLAND FLOW
- PROPOSED VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED SINGLE CATCHBASIN
- PROPOSED DOUBLE CATCHBASIN
- PROPOSED CATCHBASIN ELBOW PER CITY STD S31
- PROPOSED AREA DRAIN / TRENCH DRAIN TO BE CONNECTED TO INTERNAL BUILDING MECHANICAL SYSTEMS
- D.C. — PROPOSED DEPRESSED CURB LOCATION
- PROPOSED BARRIER CURB
- PROPOSED ASPHALT ACCESS LANES
- OVERLAND SPILL LOCATION
- TWSL — TWSL LOCATION AS PER CITY STD

STORM DRAINAGE

- CIST 1-1 / 1.00 / 0.85 — AREA ID TO CISTERN 1 / RUNOFF COEFFICIENT / STORM DRAINAGE AREA ha.
- CIST 2-1 / 1.00 / 0.85 — AREA ID TO CISTERN 2 / RUNOFF COEFFICIENT / STORM DRAINAGE AREA ha.
- STORM DRAINAGE BOUNDARY
- EXT-1 / 1.00 / 0.50 — AREA ID / EXTERNAL RUNOFF COEFFICIENT / EXTERNAL STORM DRAINAGE AREA ha.
- EXTERNAL STORM DRAINAGE BOUNDARY
- DIRECTION OF OVERLAND FLOW
- PROPOSED STORM MH AND SEWER
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED SINGLE CATCHBASIN
- PROPOSED DOUBLE CATCHBASIN
- PROPOSED CATCHBASIN ELBOW PER CITY STD S31
- PROPOSED AREA DRAIN / TRENCH DRAIN TO BE CONNECTED TO INTERNAL BUILDING MECHANICAL SYSTEMS
- EXISTING STORM MH AND SEWER
- EXISTING CATCHBASIN
- THERMAL INSULATION ON STORM SEWER WHERE COVER IS LESS THAN 1.5m, THERMAL INSULATION ON WATERMAIN WHERE COVER IS LESS THAN 2.4m AS PER W22.
- MAXIMUM STATIC PONDING LIMITS

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Legend

Notes

No.	Revision	By	Appd.	YY.MM.DD
1	REVISED AS PER NEW SITE PLAN	MJS	RB	24.07.19
0	ISSUED FOR SPA	MJS	RB	23.05.25

File Name: 160401676 D8.dwg	Dwn.	Chkd.	Dsgn.	YY.MM.DD
	MJS	RB	MJS	23.03.31

Permit-Seal

LICENSED PROFESSIONAL ENGINEER
R. J. B. BRANDRICK
100570025
July 19 2024
PROVINCE OF ONTARIO

Client/Project
BRIGIL HOMES

BASELINE TOWERS 3-4-5-6
2946 BASELINE ROAD
OTTAWA, ON, CANADA

Title
NOTES AND LEGENDS PLAN

Project No.	Scale	Revision
160401676	1:500 (0 5 15 25m)	
Drawing No.	Sheet	
NL-1	1 of 7	1

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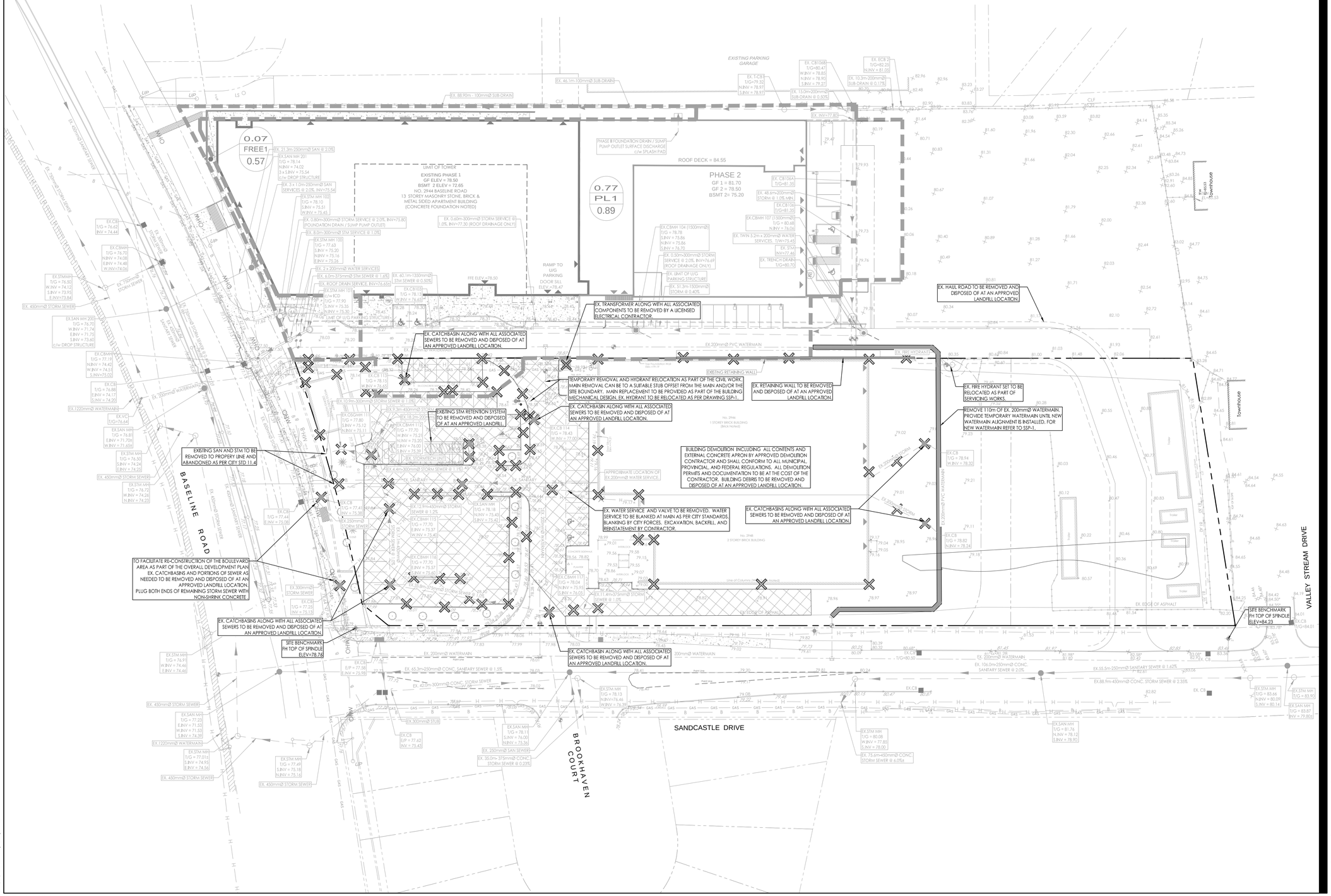

EX. TRANSFORMER ALONG WITH ALL ASSOCIATED COMPONENTS TO BE REMOVED BY A LICENSED ELECTRICAL CONTRACTOR.

EX. CATCHBASIN ALONG WITH ALL ASSOCIATED SEWERS TO BE REMOVED AND DISPOSED OF AT AN APPROVED LANDFILL LOCATION.

TEMPORARY REMOVAL AND HYDRANT RELOCATION AS PART OF THE CIVIL WORK. MAIN REMOVAL CAN BE TO A SUITABLE STUB OFFSET FROM THE MAIN AND/OR THE SITE BOUNDARY. MAIN REPLACEMENT TO BE PROVIDED AS PART OF THE BUILDING MECHANICAL DESIGN. EX. HYDRANT TO BE RELOCATED AS PER DRAWING SSP-1.

EX. RETAINING WALL TO BE REMOVED AND DISPOSED OF AT AN APPROVED LANDFILL LOCATION.

EXISTING STM RETENTION SYSTEM TO BE REMOVED AND DISPOSED OF AT AN APPROVED LANDFILL.

EX. CATCHBASIN ALONG WITH ALL ASSOCIATED SEWERS TO BE REMOVED AND DISPOSED OF AT AN APPROVED LANDFILL LOCATION.

BUILDING DEMOLITION INCLUDING ALL CONTENTS AND EXTERNAL CONCRETE APRON BY APPROVED DEMOLITION CONTRACTOR AND SHALL CONFORM TO ALL MUNICIPAL, PROVINCIAL, AND FEDERAL REGULATIONS. ALL DEMOLITION PERMITS AND DOCUMENTATION TO BE AT THE COST OF THE CONTRACTOR. BUILDING DEBRIS TO BE REMOVED AND DISPOSED OF AT AN APPROVED LANDFILL LOCATION.

EX. WATER SERVICE AND VALVE TO BE REMOVED. WATER SERVICE TO BE BLANKED AT MAIN AS PER CITY STANDARDS. BLANKING BY CITY FORCES. EXCAVATION, BACKFILL, AND REINSTATEMENT BY CONTRACTOR.

EX. CATCHBASINS ALONG WITH ALL ASSOCIATED SEWERS TO BE REMOVED AND DISPOSED OF AT AN APPROVED LANDFILL LOCATION.

EX. HAUL ROAD TO BE REMOVED AND DISPOSED OF AT AN APPROVED LANDFILL LOCATION.

EX. FIRE HYDRANT SET TO BE RELOCATED AS PART OF SERVICING WORKS.

REMOVE 110m OF EX. 200mmØ WATERMAIN. PROVIDE TEMPORARY WATERMAIN UNTIL NEW WATERMAIN ALIGNMENT IS INSTALLED. FOR NEW WATERMAIN REFER TO SSP-1.

EXISTING SAN AND STM TO BE REMOVED TO PROPERY LINE AND ABANDONED AS PER CITY STD 11.4

TO FACILITATE RE-CONSTRUCTION OF THE BOULEVARD AREA AS PART OF THE OVERALL DEVELOPMENT PLAN EX. CATCHBASINS AND PORTIONS OF SEWER AS NEEDED TO BE REMOVED AND DISPOSED OF AT AN APPROVED LANDFILL LOCATION.
PLUG BOTH ENDS OF REMAINING STORM SEWER WITH NON-SHRINK CONCRETE .

EX. CATCHBASINS ALONG WITH ALL ASSOCIATED SEWERS TO BE REMOVED AND DISPOSED OF AT AN APPROVED LANDFILL LOCATION.

EX. CATCHBASIN ALONG WITH ALL ASSOCIATED SEWERS TO BE REMOVED AND DISPOSED OF AT AN APPROVED LANDFILL LOCATION.

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ORIGINAL SHEET - ARCH D

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Legend

× 99.99	ORIGINAL GROUND ELEVATION
— —	EXISTING WATERMAIN
⧓	EXISTING VALVE AND VALVE BOX
⧓	EXISTING VALVE CHAMBER
◀	EXISTING REDUCER
●	EXISTING FIRE HYDRANT
●	EXISTING SANITARY MH AND SEWER
○	EXISTING STORM MH AND SEWER
◐	EXISTING CATCHBASIN MANHOLE
■	EXISTING CATCHBASIN
✕	REMOVAL ITEMS
▨	ASPHALT REMOVAL
GAS GAS	EXISTING GASMAIN
B B	EXISTING BELL LINE
C C	EXISTING ROGERS
OHW OHW	EXISTING OVERHEAD WIRES
U/H U/H	EXISTING UNDERGROUND HYDRO

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 SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION AND THE IMPLEMENTATION OF ANY NECESSARY PROCEDURES CALLED FOR IN THE APPROPRIATE STANDARD AND REGULATIONS.
2. FOR TREE REMOVALS, REFER TO TREE CONSERVATION REPORT PREPARED BY SITE FORM.
3. APPROXIMATE ASPHALT REMOVAL = 2650m²

1	REVISED AS PER NEW SITE PLAN	MJS	RB	24.07.19
0	ISSUED FOR SPA	MJS	RB	23.05.25
Revision		By	Appd.	YY.MM.DD

File Name: 160401676 DB.dwg	MJS	RB	MJS	23.03.31
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

LICENSED PROFESSIONAL ENGINEER
R. J. B. BRANDRICK
100570025
July 19 2024
PROVINCE OF ONTARIO

Client/Project

BRIGIL HOMES

BASELINE TOWERS 3-4-5-6
2946 BASELINE ROAD
OTTAWA, ON, CANADA

Title

EXISTING CONDITIONS AND REMOVALS PLAN

Project No.
160401676

Scale
1:400
0 4 12 20m

Drawing No.	Sheet	Revision
EX/RM-1	2 of 7	1

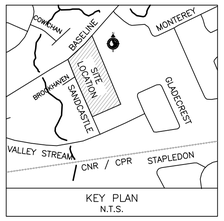
ICD TABLE				
CATCHBASIN ID	TRIBUTARY AREA ID	ICD TYPE	5-YR FLOW (L/s)	100-YR FLOW (L/s)
EX 100	PL1	EX 171 mm ORIFICE	75.6	97.3
STM 100	CIST 1-1 TO 1-12, EXT-1, EXT-2	BUILDING MECHANICAL	21.3	21.3
STM 200	CIST 2-1 TO 2-11	BUILDING MECHANICAL	17.2	17.2
PARK 1	PARK	UNCONTROLLED	14.8	21.9
	FREE1	UNCONTROLLED	11.6	22.5
	OFF-SITE 1	UNCONTROLLED	8.1	15.5
	OFF-SITE 2	UNCONTROLLED	18.2	35.0

*NOTE: FLOW CONTROL TO BE AS PER BUILDING MECHANICAL ENGINEERING DESIGN. ALL ROOF DRAINAGE CONSIDERED TO CONTRIBUTE DIRECTLY TO THE INTERNAL BUILDING MECHANICAL SYSTEMS. ALL INLETS CONNECTED TO INTERNAL BUILDING MECHANICAL SYSTEMS MUST CAPTURE THE 100 YEAR FLOW CONTRIBUTION.

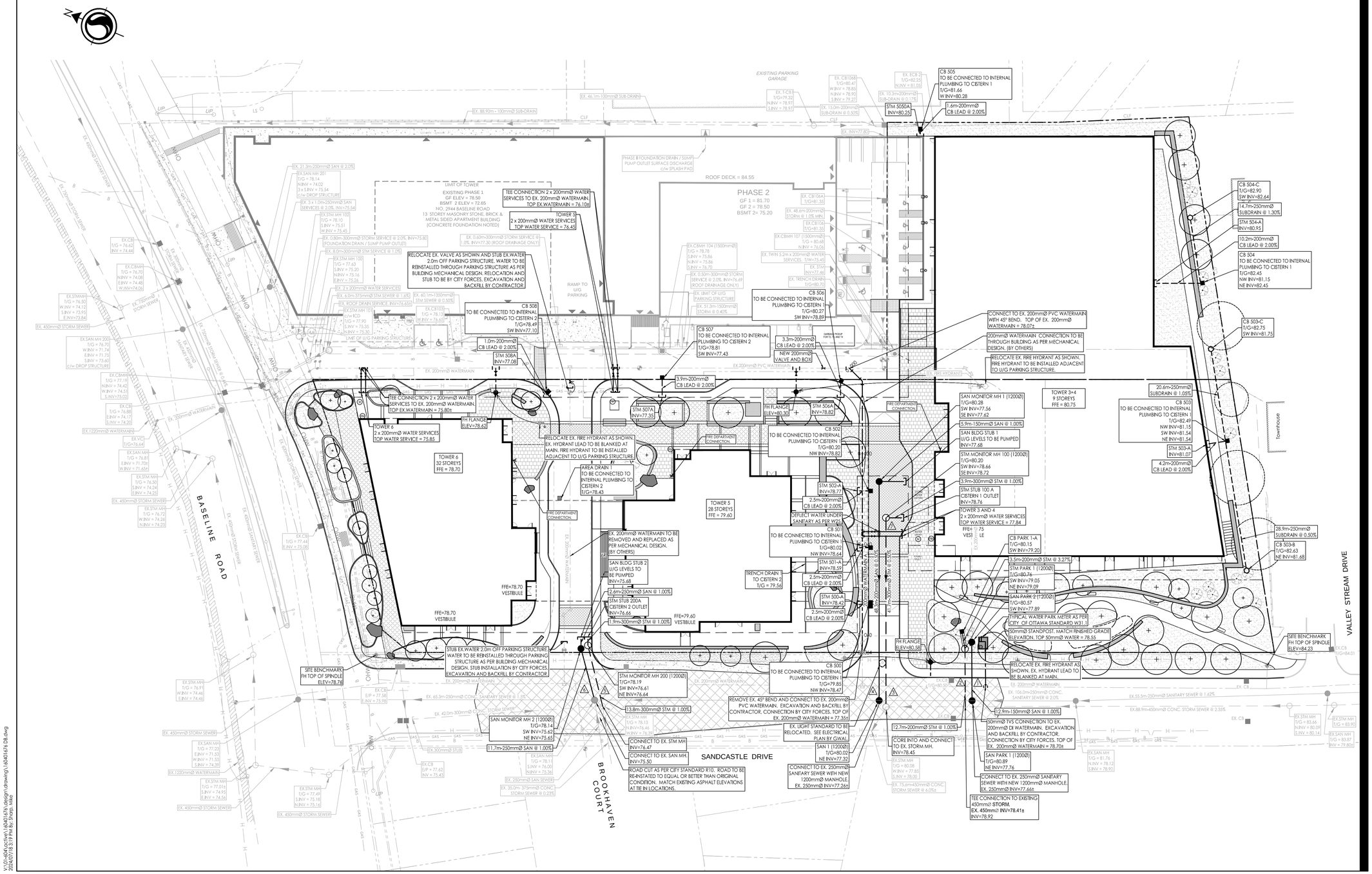
SEWER AND WATERMAIN CROSSING TABLE						
CROSSING	STM INV	STM OBV	SAN INV	SAN OBV	WTR TOP	WTR BTM
1			77.79(77.72)±	77.99(80.06)±	78.86±	78.66±
2	78.96	79.16	77.66(77.59)±	77.91(77.98)±	78.81±	78.61±
3	78.47	78.77	77.29(77.22)±	77.54(77.61)±	78.17±	77.97±
4			77.34	77.59	78.13±	77.93±
5	76.52	76.82	76.03(75.96)±	76.28(76.35)±	7606±	75.86±
6			75.54	75.74	7606±	75.86±
7	78.65	78.95	77.51	77.71	77.01	76.81

* BRACKETS DENOTE ADJUSTED VALUE WITH CONCRETE PIPE THICKNESS

200mmØ WATERMAIN TABLE			
STATION	FINISHED GRADE	TOP W/M	ITEM
0+000	80.48	78.08±	CONNECTION TO EX.200mmØ PVC WATERMAIN WITH 45° BEND
0+004	80.45	78.050	45° BEND HORIZONTAL BEND
0+007.6	80.32	77.920	WATERMAIN ENTERS U/G PARKING
0+024.9	80.28	77.880	WATERMAIN EXITS U/G PARKING
0+037.2	80.11	77.710	200mmØ TEE
0+037.7	80.10	77.700	200mmØ VALVE AND VALVE BOX
0+038.2	80.09	77.690	200mmØ TEE
0+060	79.78	77.380	TOP OF PIPE
0+061.7	79.75	77.35±	CONNECT TO EX. 200mmØ WATERMAIN



KEY PLAN
N.T.S.



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Legend

━ ━ ━	PROPOSED WATERMAIN
⋈	PROPOSED VALVE AND VALVE BOX
⊗	PROPOSED VALVE CHAMBER
◀	PROPOSED REDUCER
✦	PROPOSED FIRE HYDRANT
━●━	PROPOSED SANITARY SEWER AND MH
━○━	PROPOSED STORM SEWER AND MH
■	PROPOSED SINGLE CATCHBASIN
▬	PROPOSED DOUBLE CATCHBASIN
⬡	PROPOSED CATCHBASIN ELBOW PER CITY STD S31
▦	PROPOSED AREA DRAIN / TRENCH DRAIN TO BE CONNECTED TO INTERNAL BUILDING MECHANICAL SYSTEMS
— — —	EX/FUT. WATERMAIN
⋈	EXISTING/FUTURE VALVE AND VALVE BOX
⊗	EXISTING/FUTURE VALVE CHAMBER
◀	EXISTING/FUTURE REDUCER
✦	EXISTING/FUTURE FIRE HYDRANT
—●—	EXISTING/FUTURE SANITARY SEWER
—○—	EXISTING/FUTURE STORM SEWER
—◐—	EXISTING/FUTURE CATCHBASIN MANHOLE
— ■ —	EXISTING/FUTURE CATCHBASIN
DC	PROPOSED DEPRESSED CURB LOCATIONS
═	PROPOSED BARRIER CURB
▨	THERMAL INSULATION ON STORM SEWER WHERE COVER IS LESS THAN 1.5m. THERMAL INSULATION ON WATERMAIN WHERE COVER IS LESS THAN 2.4m AS PER W22.
Ⓜ	WATER METER
RM	REMOTE WATER METER
▧	LANDSCAPE AREAS
▩	ROAD CUT AS PER CITY OF OTTAWA STANDARD DETAIL R10
— SL — SL —	EXISTING STREET LIGHT CABLE
— B — B —	EXISTING BELL LINE
— C — C —	EXISTING ROGERS LINE
— GAS — GAS —	EXISTING GASMAIN

Notes

1. FINAL METER AND REMOTE METER LOCATINS TO BE CONFIRMED BY THE MECHANICAL ENGINEERING CONSULTANT.
2. 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 SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION AND THE IMPLEMENTATION OF ANY NECESSARY PROCEDURES CALLED FOR IN THE APPROPRIATE STANDARD AND REGULATIONS.
3. INTERNAL PLUMBING SYSTEMS TO BE DESIGNED BY THE MECHANICAL ENGINEERING CONSULTANT.
4. STORMWATER MANAGEMENT TO BE PROVIDED THROUGH INTERNAL BUILDING MECHANICAL SYSTEMS.
   PHASE 3 + 4 175.0 m³. MAX RELEASE RATE TO STORM SEWER = 21.3 L/s.
   PHASE 5 + 6 215.0 m³. MAX RELEASE RATE TO STORM SEWER = 17.2 L/s.

1	REVISED AS PER NEW SITE PLAN	MJS	RB	24.07.19
0	ISSUED FOR SPA	MJS	RB	23.05.25
Revision		By	Appd.	YY.MM.DD

File Name: 160401676 DB.dwg	MJS	RB	MJS	23.03.31
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

R. J. B. BRANDRICK
100570025
July 19 2024

Client/Project

BRIGIL HOMES

BASELINE TOWERS 3-4-5-6
2946 BASELINE ROAD
OTTAWA, ON, CANADA

Title

SITE SERVICING PLAN

Project No.
160401676

Scale
1:400
0 4 12 20m

Drawing No.	Sheet	Revision
SSP-1	3 of 7	1

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2024/07/18 3:19 PM By: Sharp, Mike

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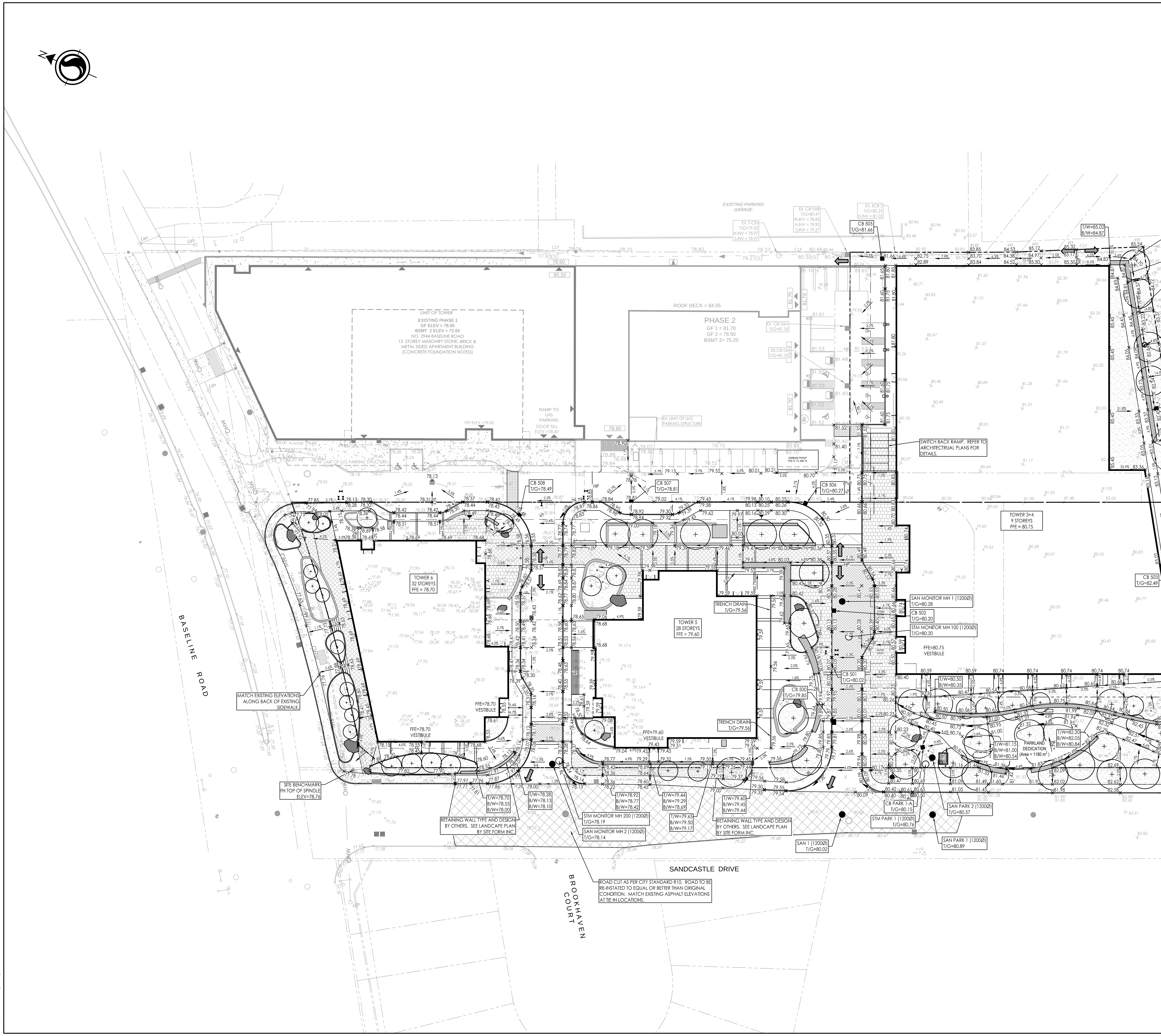

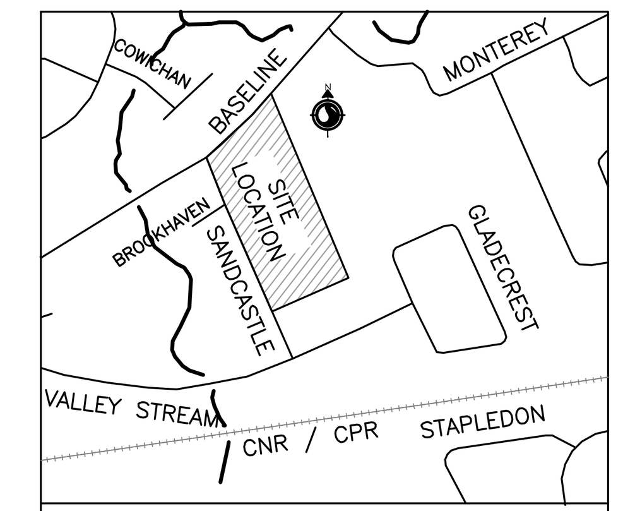

KEY PLAN
N.T.S.

Stantec

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Ottawa ON
Tel. 613.722.4420
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Legend

- ORIGINAL GROUND ELEVATION (99.99)
- PROPOSED ELEVATION (99.99)
- PROPOSED LOT CORNER ELEVATION / EXISTING ELEVATION AT LOT CORNER (99.99 / 98.88)
- FLOW DIRECTION AND GRADE (2.0%)
- FINISHED FIRST FLOOR ELEVATION (FFE=100.00)
- UNDERSIDE OF FOOTING ELEVATION (USF=97.00)
- ENGINEERED FILL REQUIRED (E.F.)
- TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
- DIRECTION OF OVERLAND FLOW
- PROPOSED VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED SINGLE CATCHBASIN
- PROPOSED DOUBLE CATCHBASIN
- PROPOSED CATCHBASIN ELBOW PER CITY STD S31
- PROPOSED AREA DRAIN / TRENCH DRAIN TO BE CONNECTED TO INTERNAL BUILDING MECHANICAL SYSTEMS
- PROPOSED DEPRESSED CURB LOCATION (D.C.)
- PROPOSED BARRIER CURB
- PROPOSED ASPHALT ACCESS LANES
- OVERLAND SPILL LOCATION
- TWSI LOCATION AS PER CITY STD

Notes

PAVEMENT STRUCTURE - CAR ONLY PARKING AREAS
50mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
150 OPSS GRANULAR 'A' BASE
300 OPSS GRANULAR 'B' TYPE II

PAVEMENT STRUCTURE - ACCESS LANES AND HEAVY TRUCK PARKING AREAS
40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE
150 OPSS GRANULAR 'A' BASE
450 OPSS GRANULAR 'B' TYPE II

PAVEMENT STRUCTURE AS PER RECOMMENDATIONS BY GEOTECHNICAL ENGINEER IN THE DOCUMENT Geotechnical Investigation - Proposed Multi-Storey Building - Tower 4 to 6, 2946 Baseline Road, Ottawa, Ontario, Paterson Group Inc., March 24, 2022

ALL RETAINING WALL ELEVATIONS PROVIDED AS GENERAL GRADING REFERENCE ONLY. ALL RETAINING WALL DESIGN BY OTHERS, INCLUDING ALL RELATED DRAINAGE AND SUB-DRAINAGE DESIGN AND DETAIL.

Revision

1	REVISED AS PER NEW SITE PLAN	MJS	RB	24.07.19
0	ISSUED FOR SPA	MJS	RB	23.05.25
		By	Appd.	YY.MM.DD

File Name: 160401676 D8.dwg	MJS	RB	MJS	23.03.31
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

LICENSED PROFESSIONAL ENGINEER
R. J. B. BRANDRICK
100570025
July 19 2024
PROVINCE OF ONTARIO

Client/Project
BRIGIL HOMES

BASELINE TOWERS 3-4-5-6
2946 BASELINE ROAD
OTTAWA, ON, CANADA

Title
GRADING PLAN

Project No.	Scale
160401676	1:400 (0 4 12 20m)

Drawing No.	Sheet	Revision
GP-1	4 of 7	1

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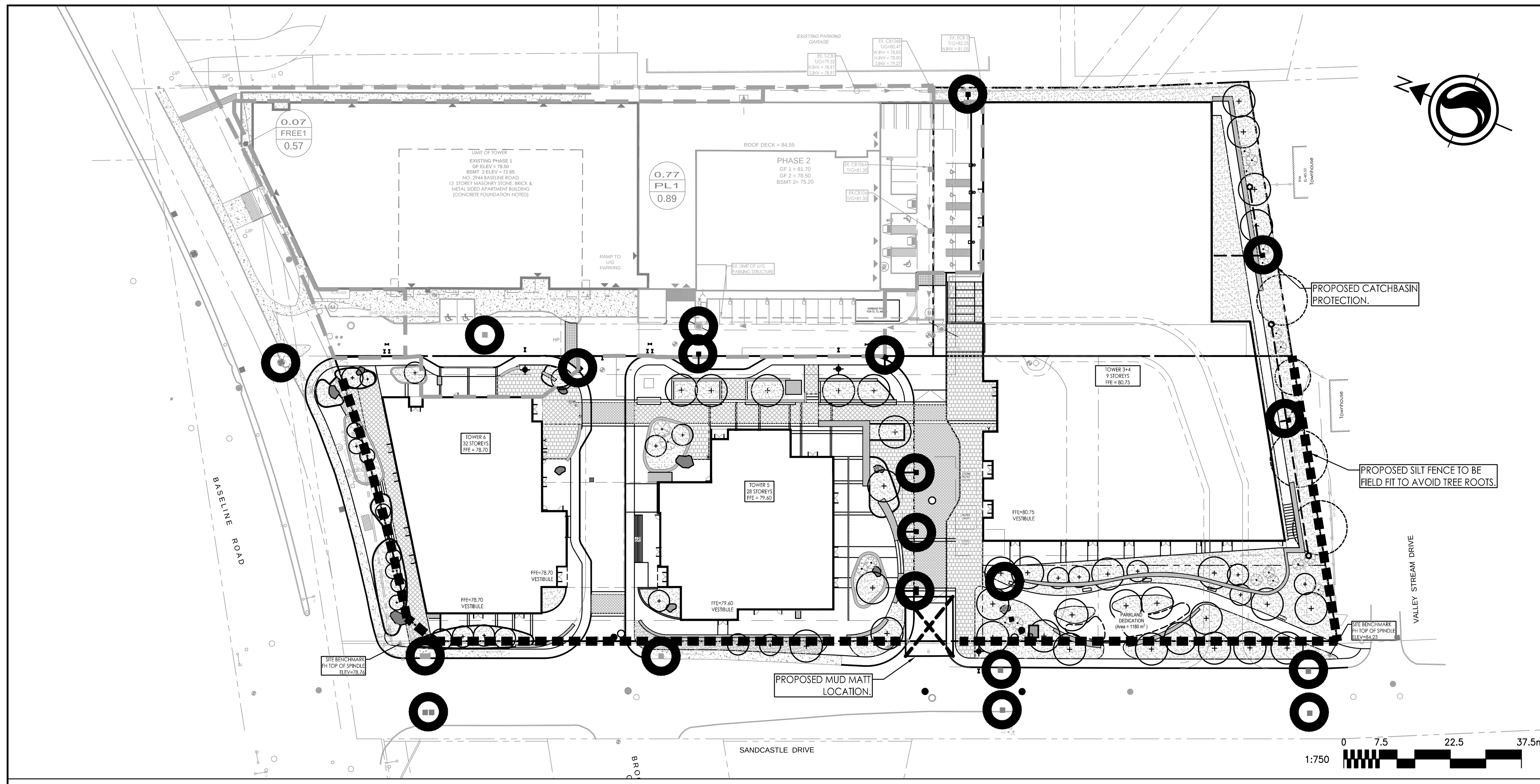
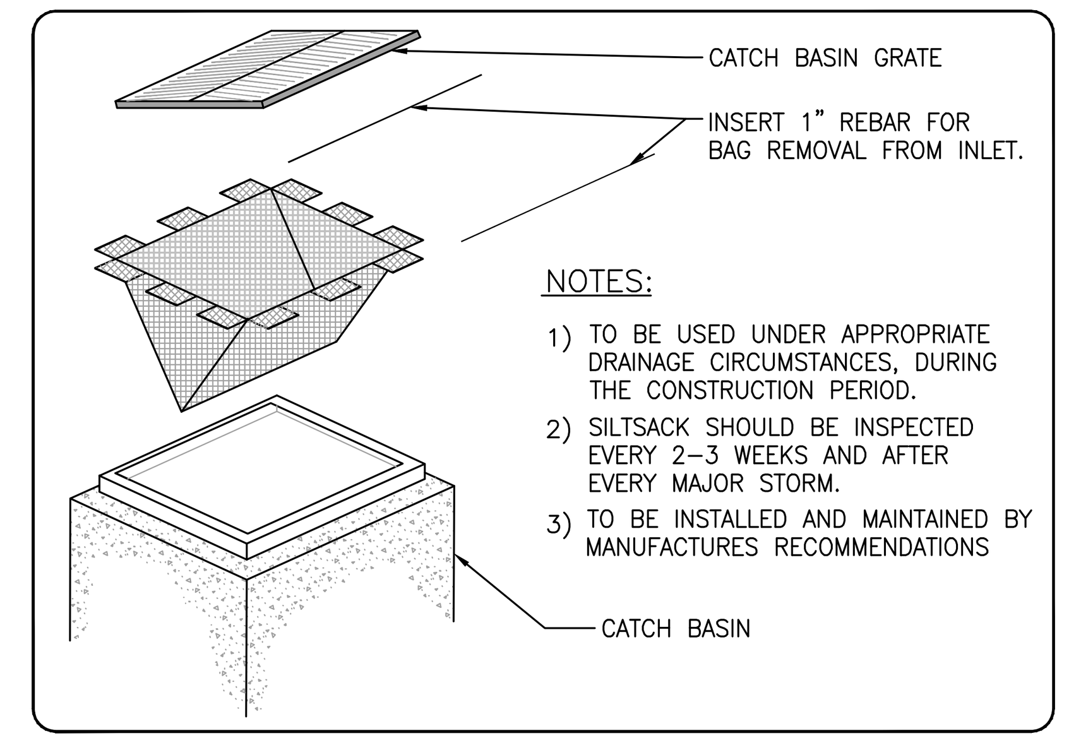
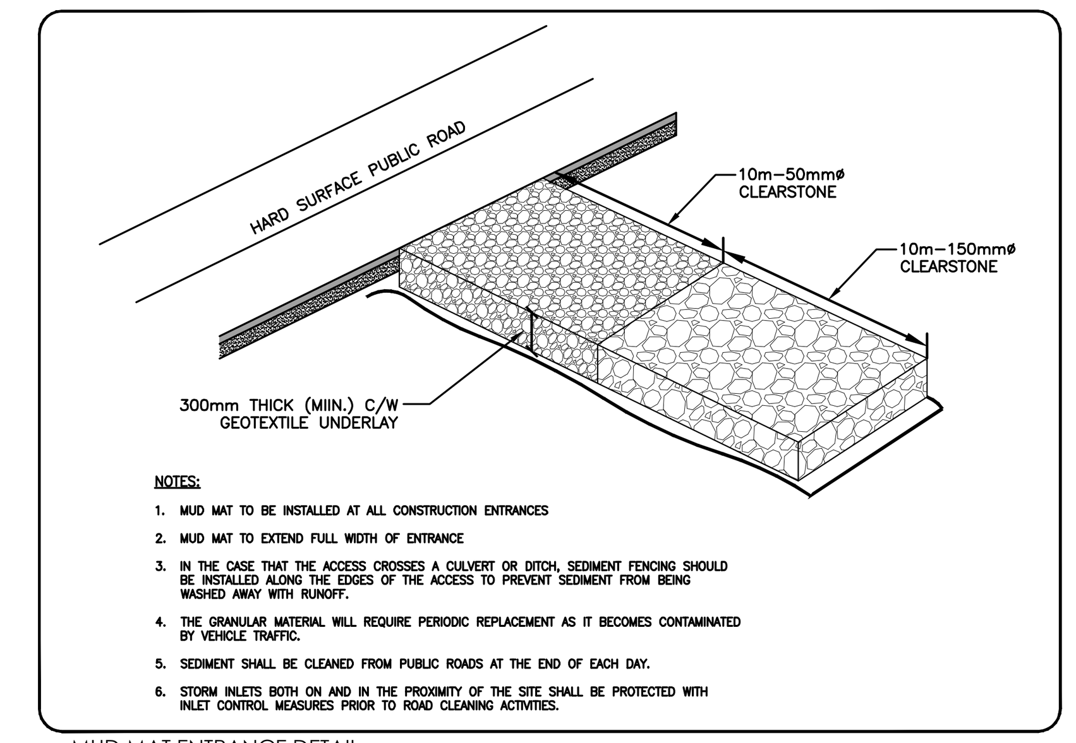




ROADSIDE CATCH BASIN PROTECTION DETAIL: TERRAFIX SILTSACK
SCALE N.T.S.



MUD MAT ENTRANCE DETAIL
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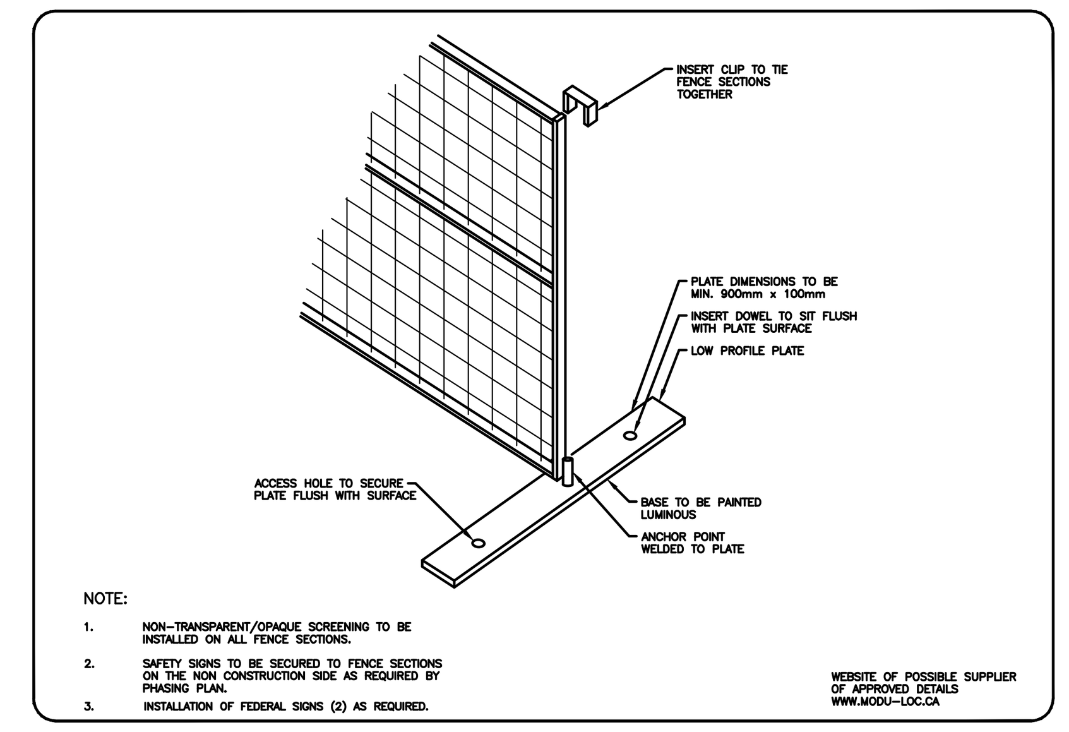

CONSTRUCTION FENCE DETAIL
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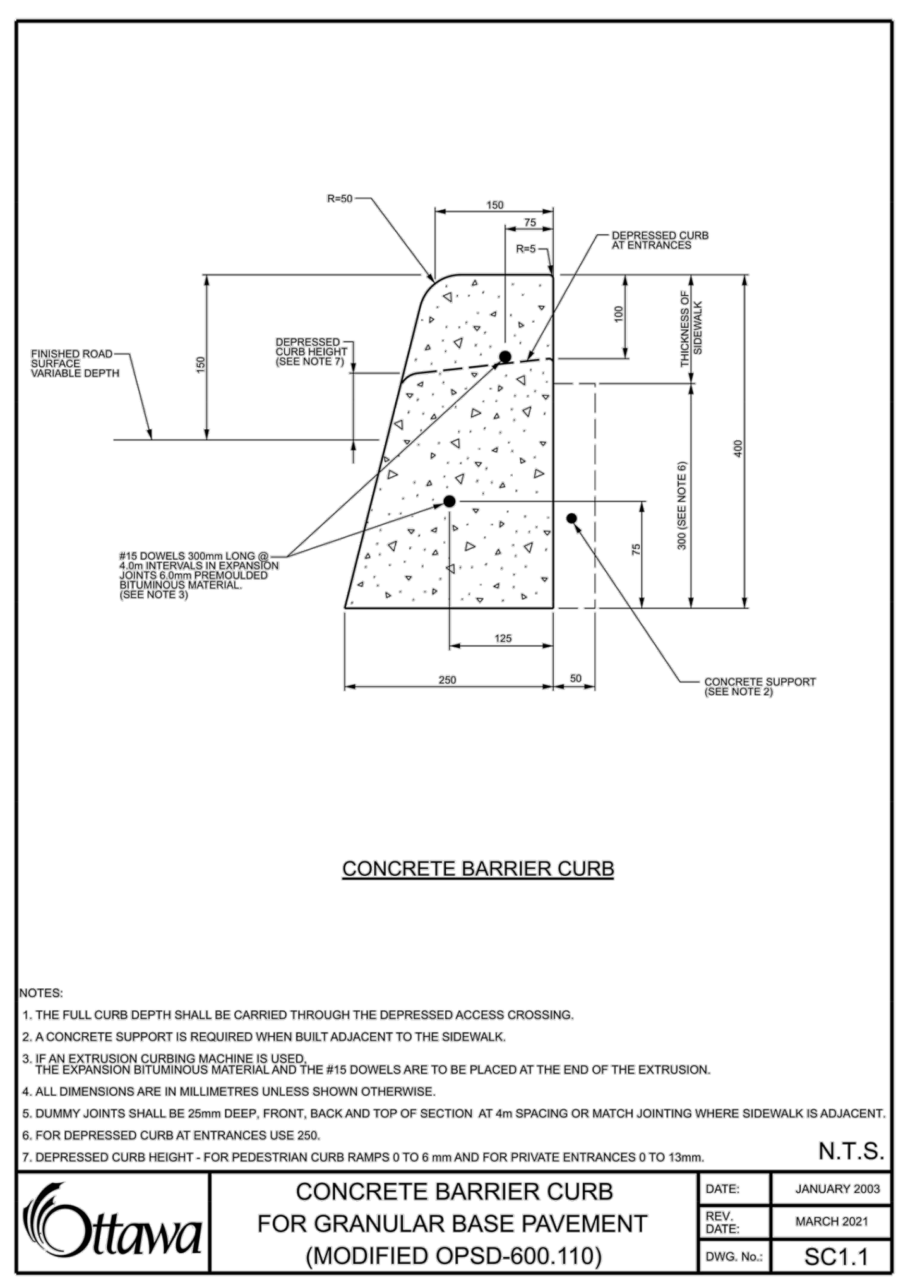

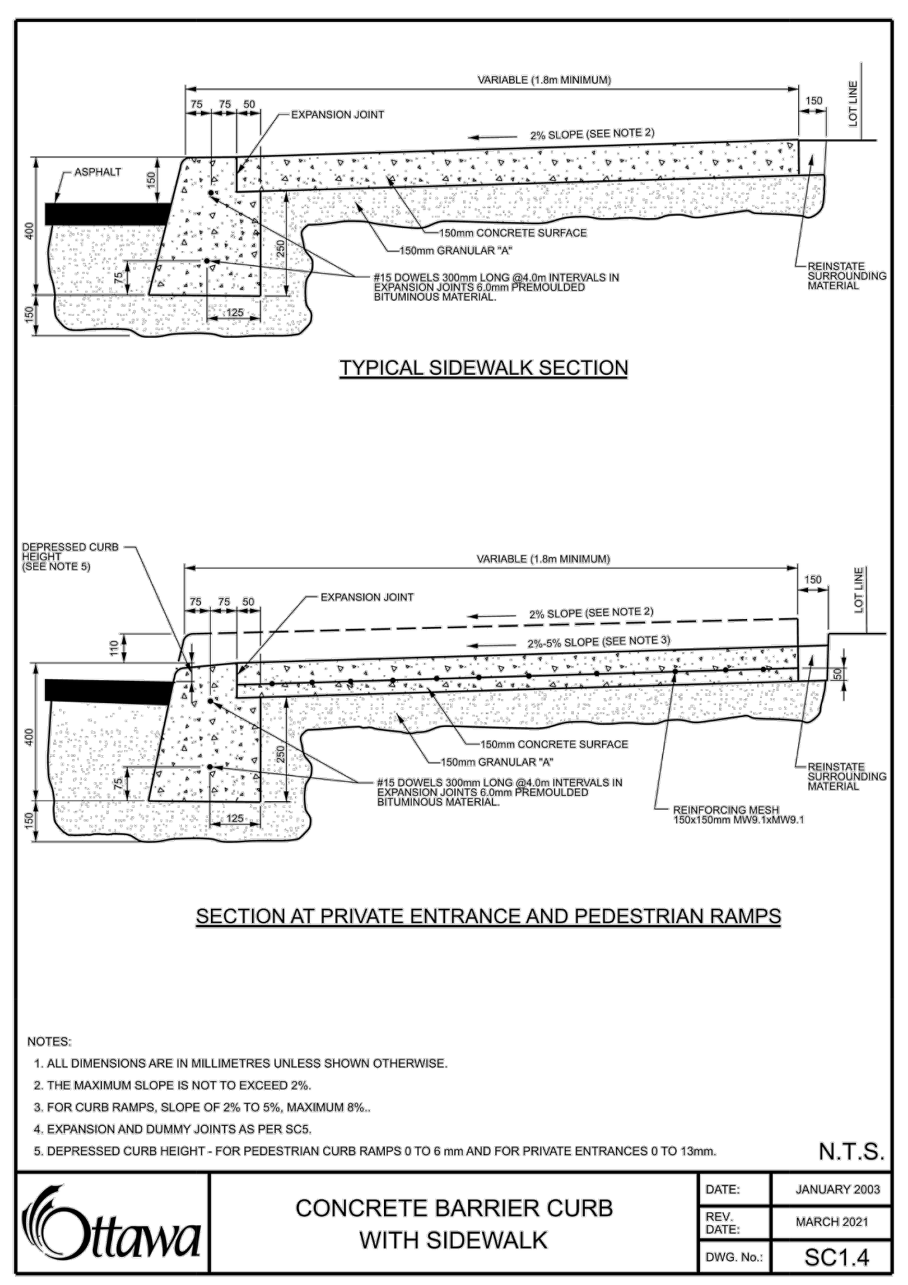

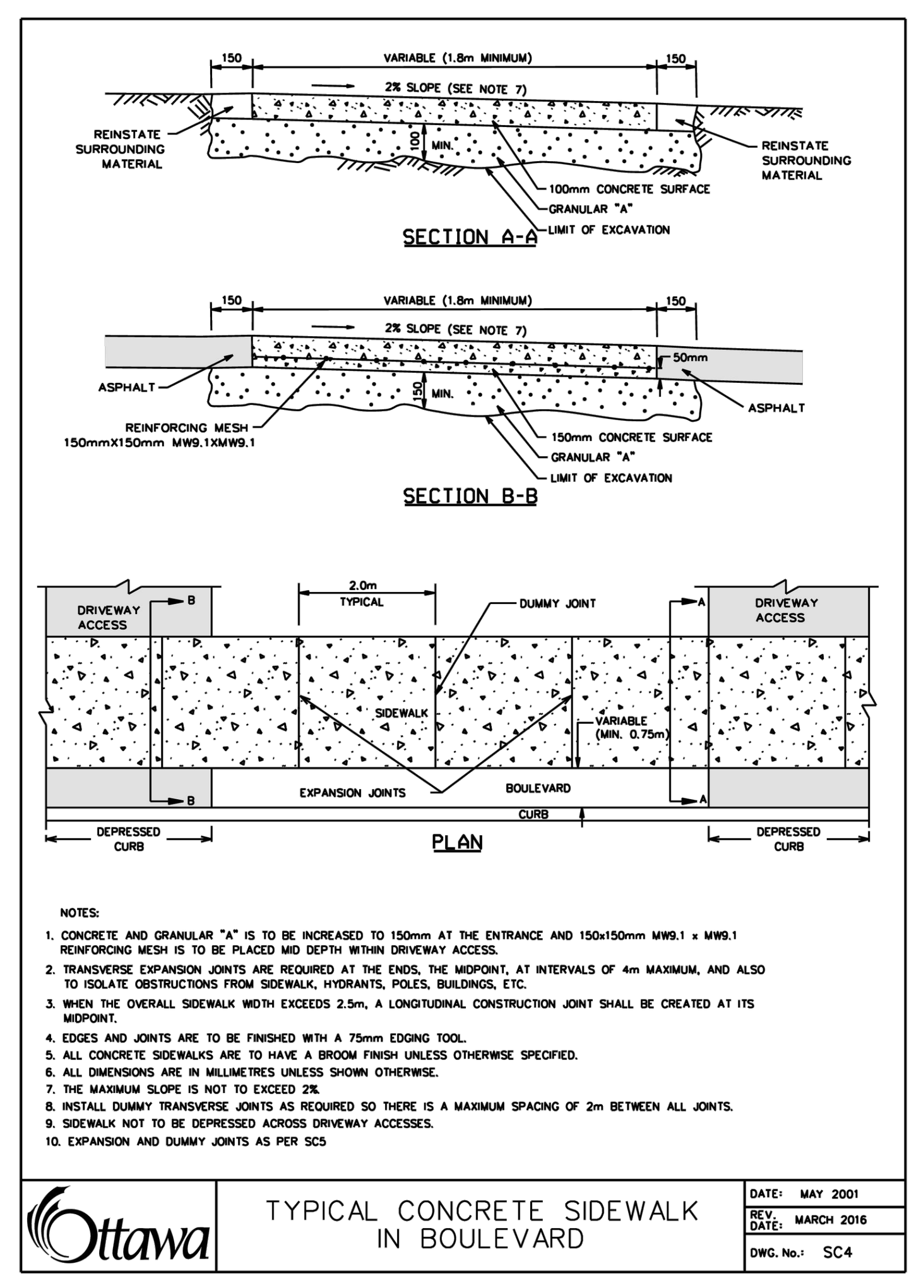

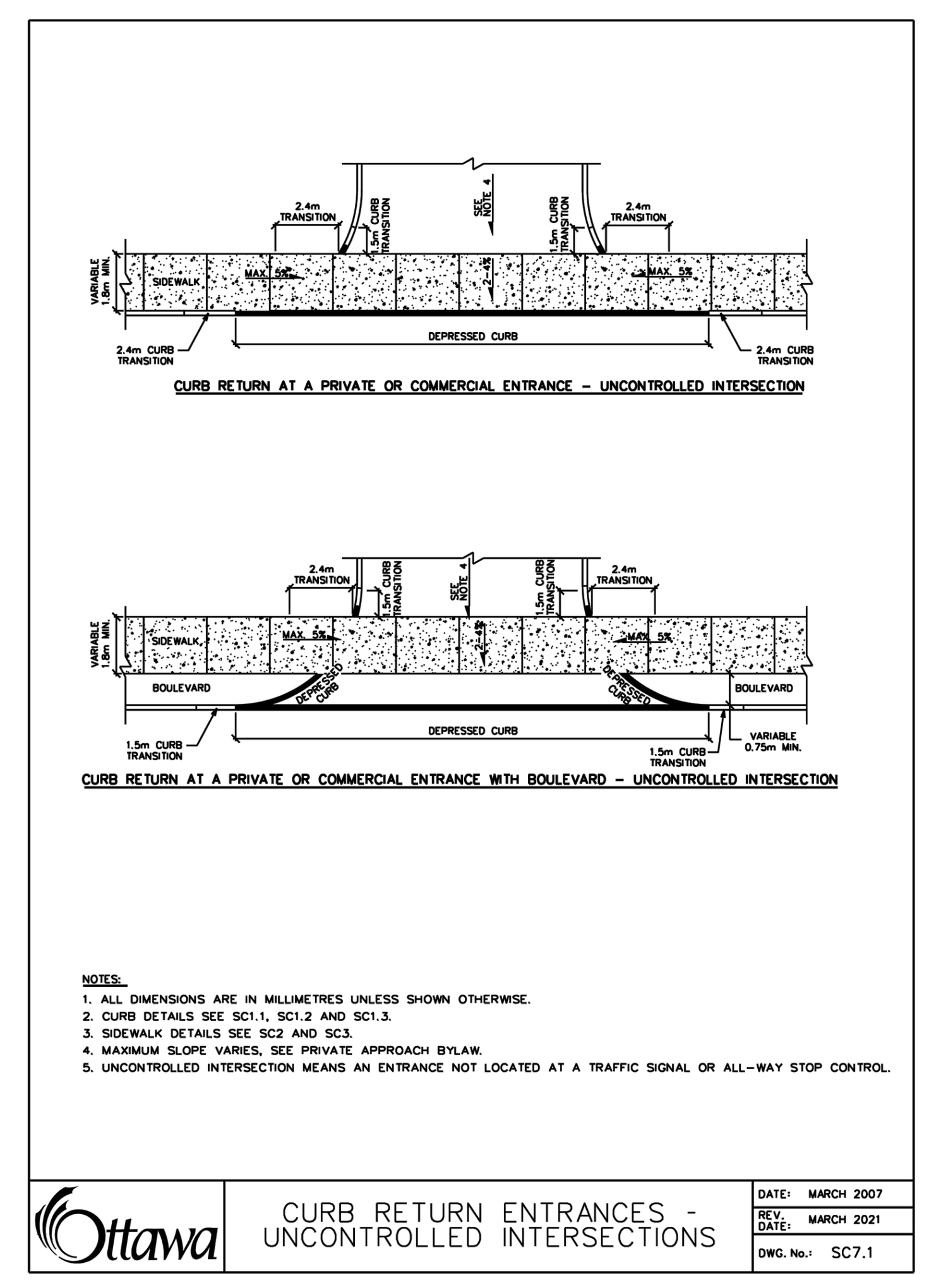

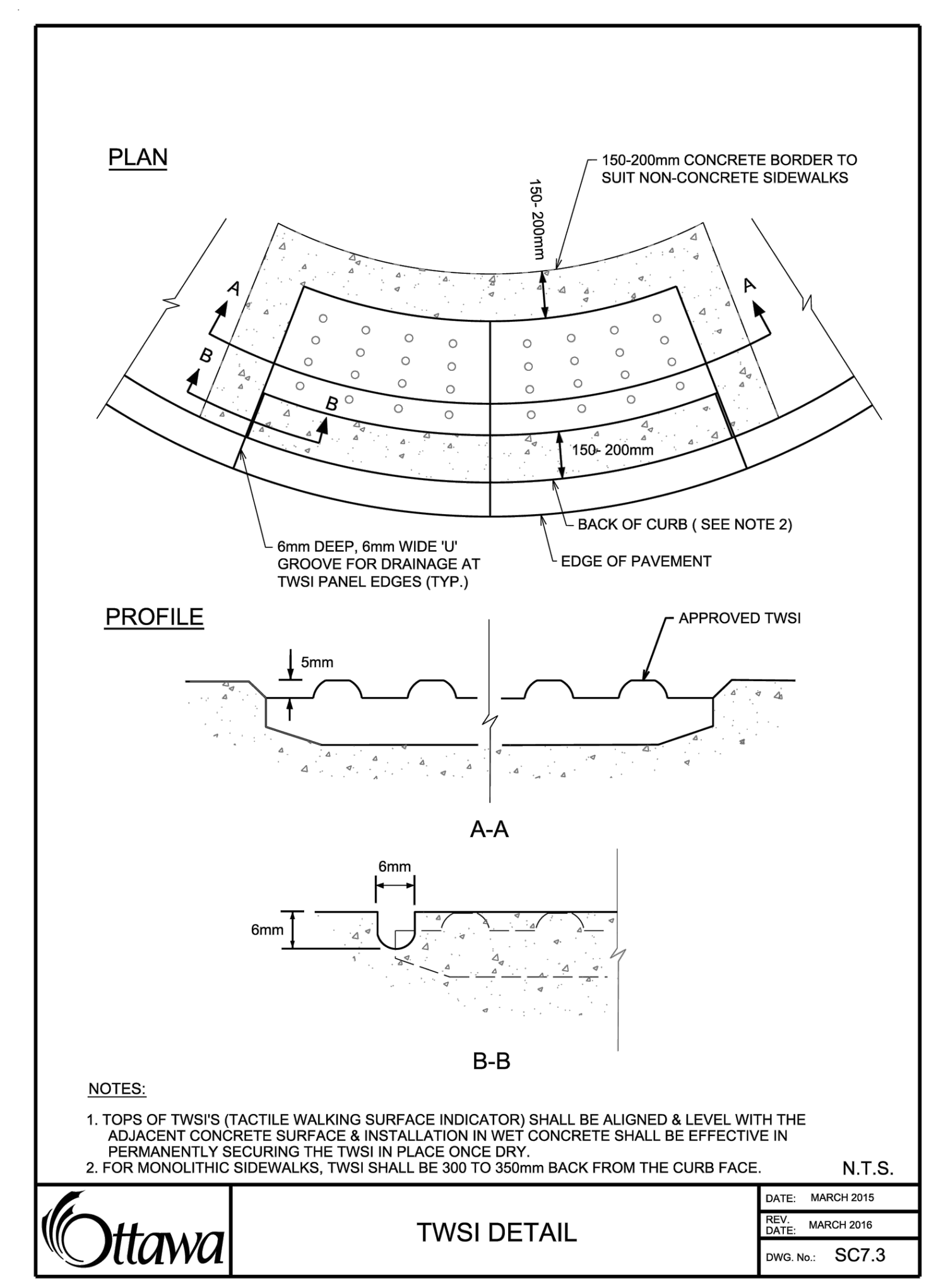

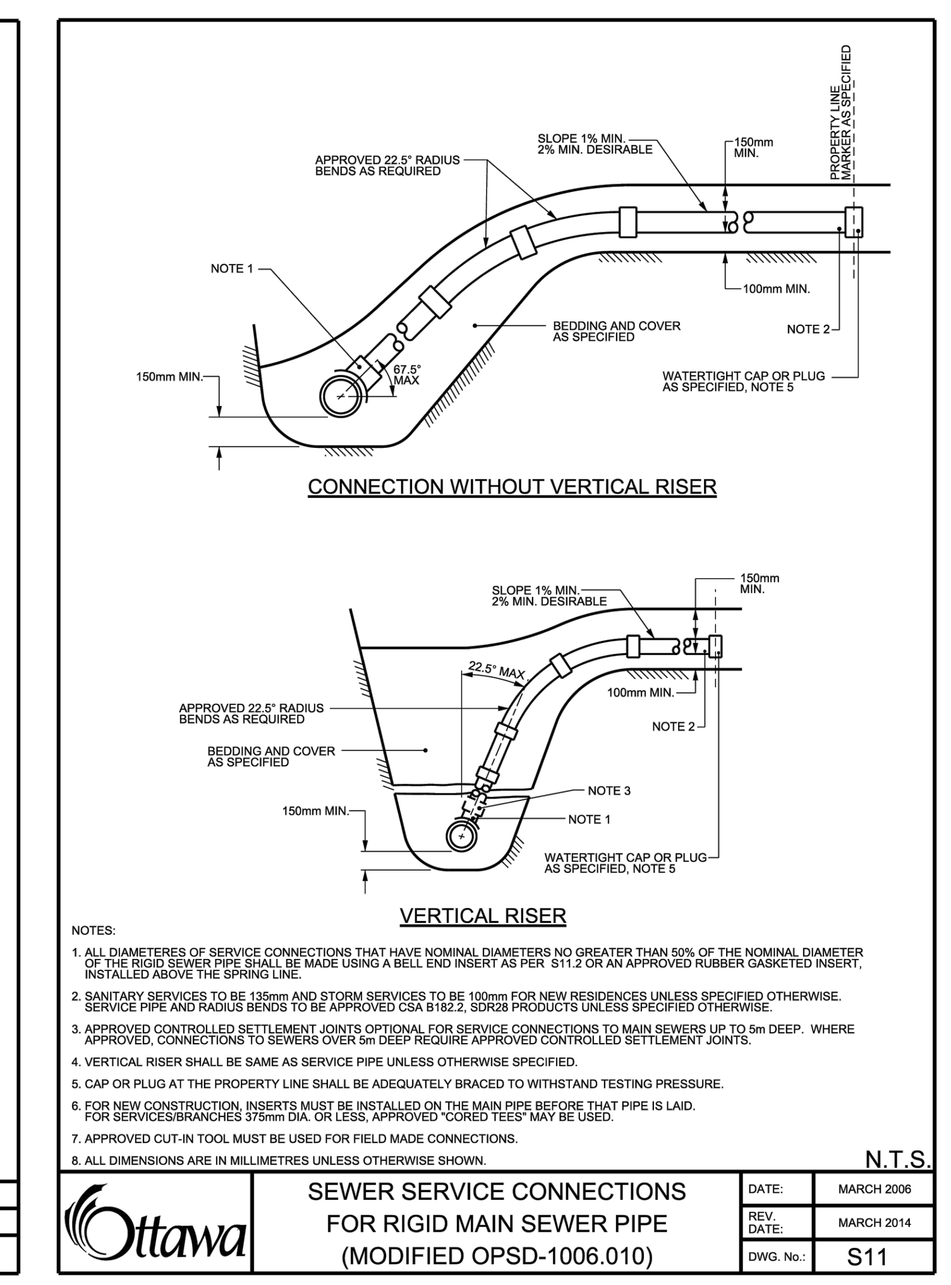

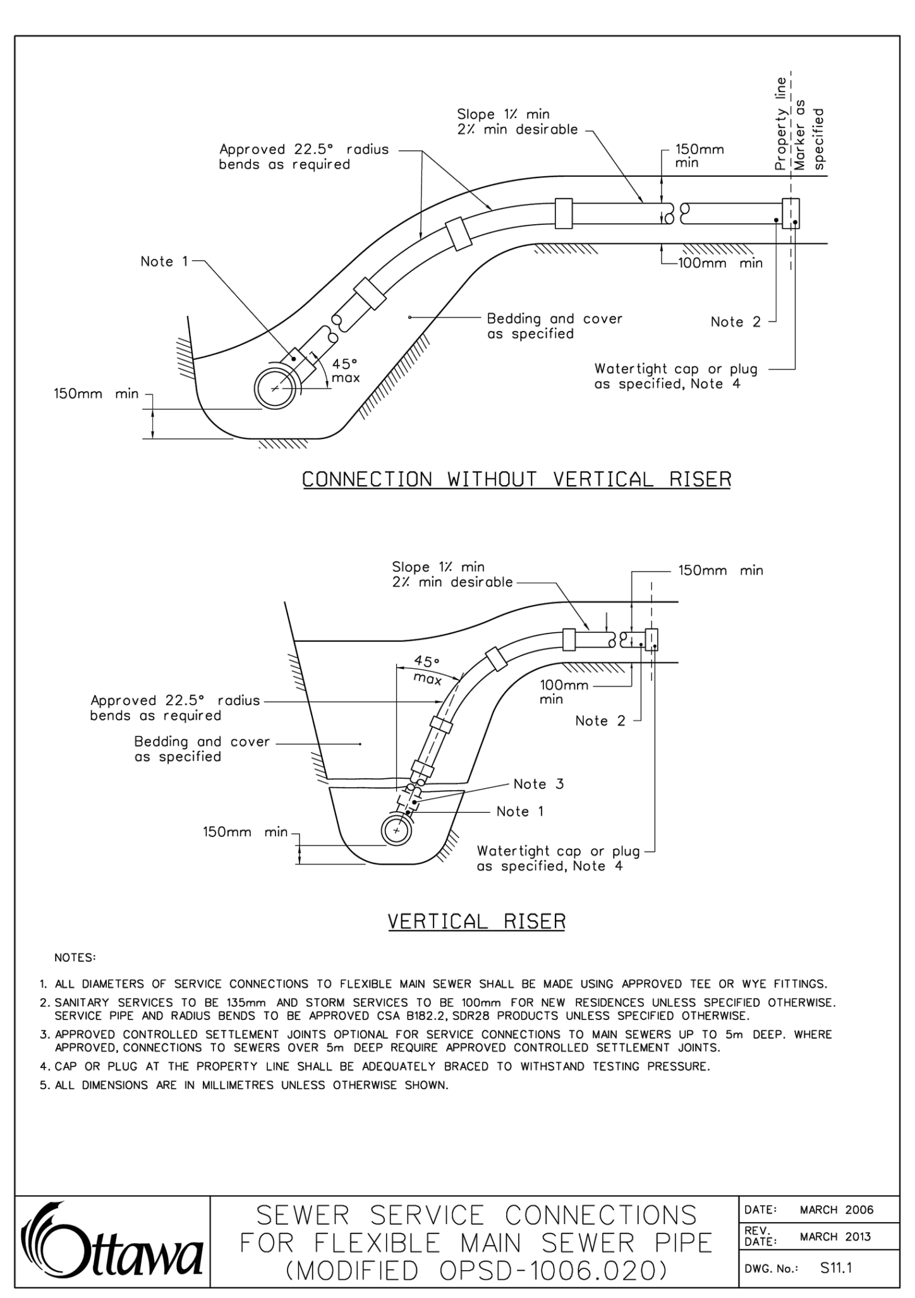

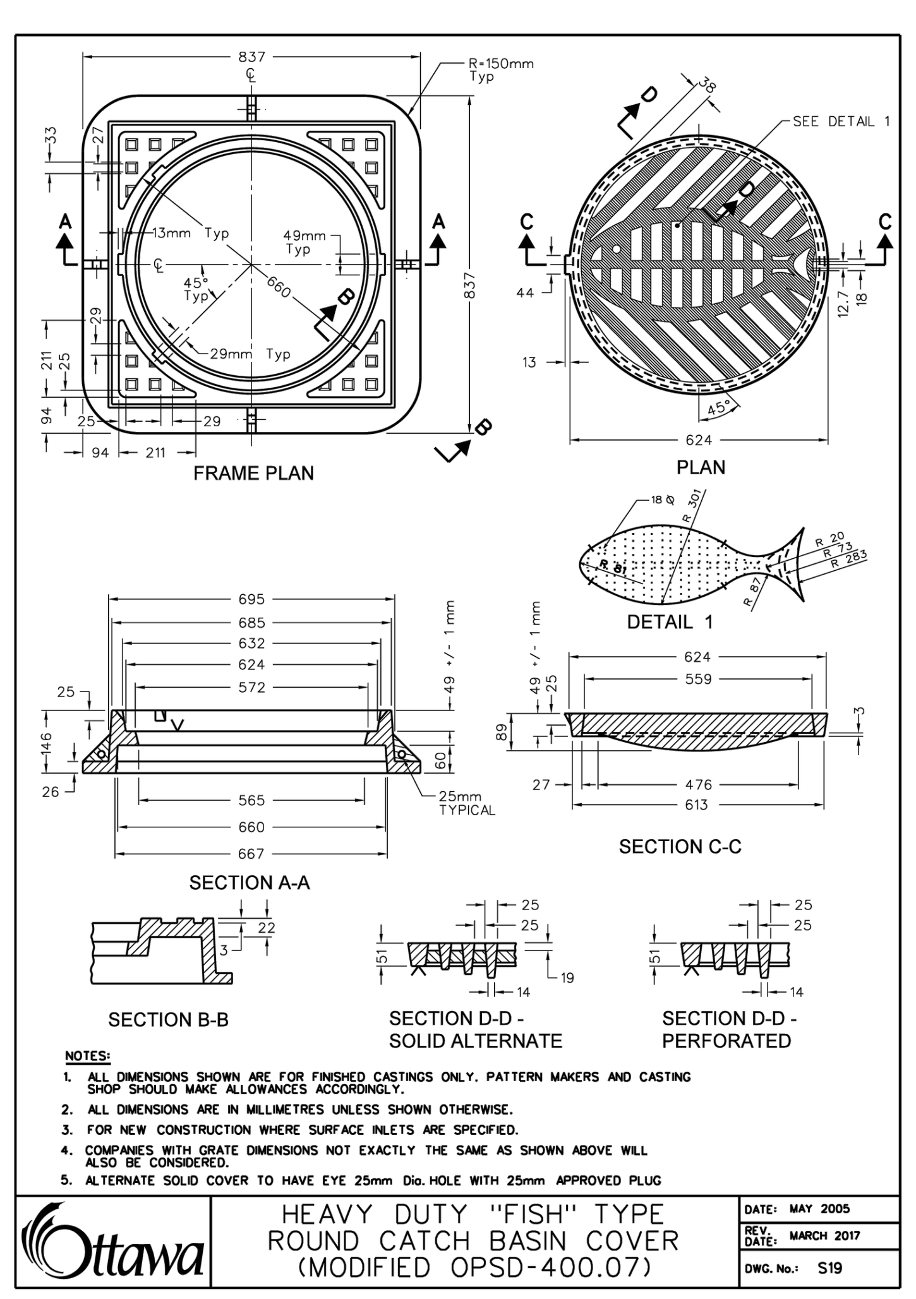

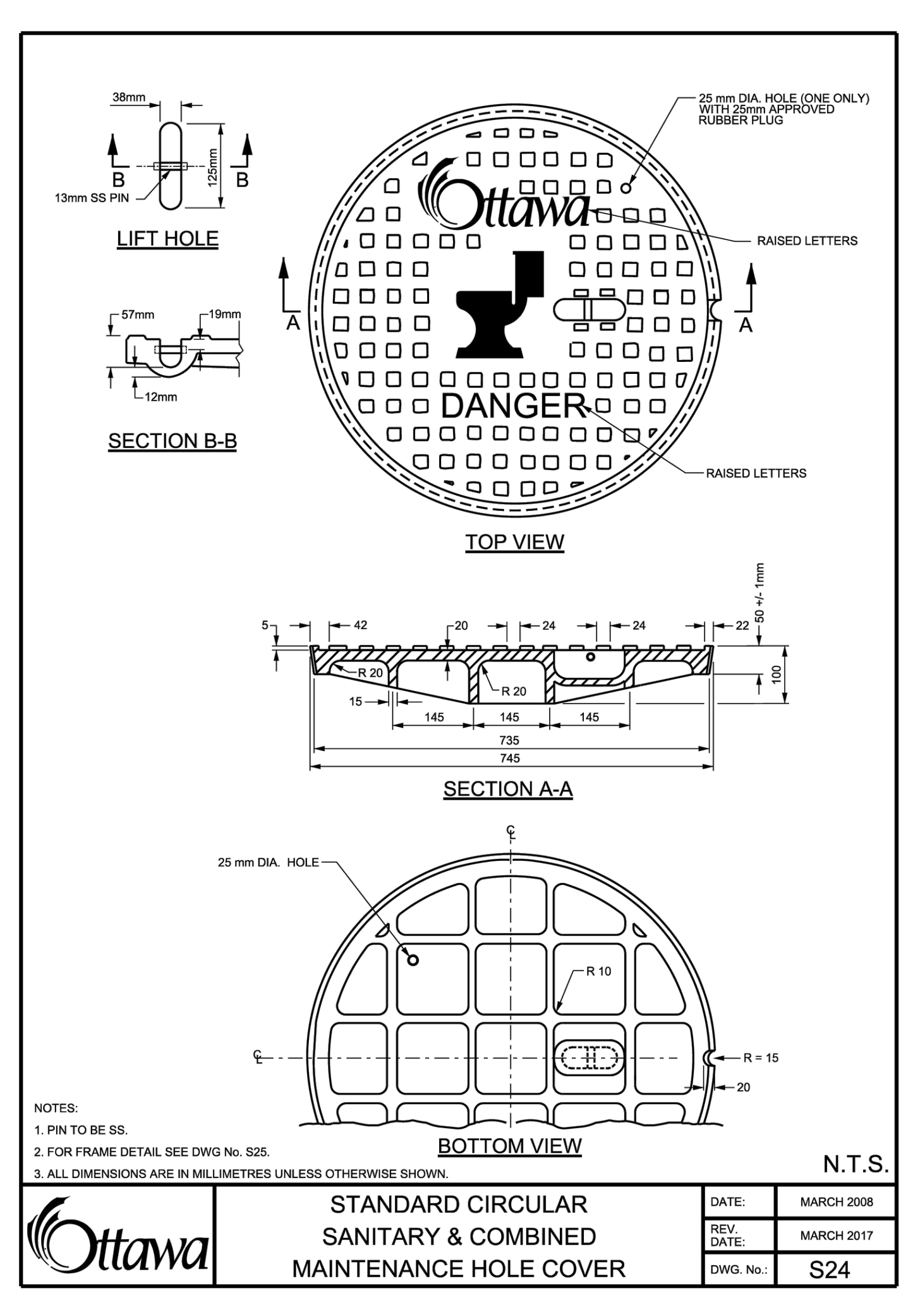

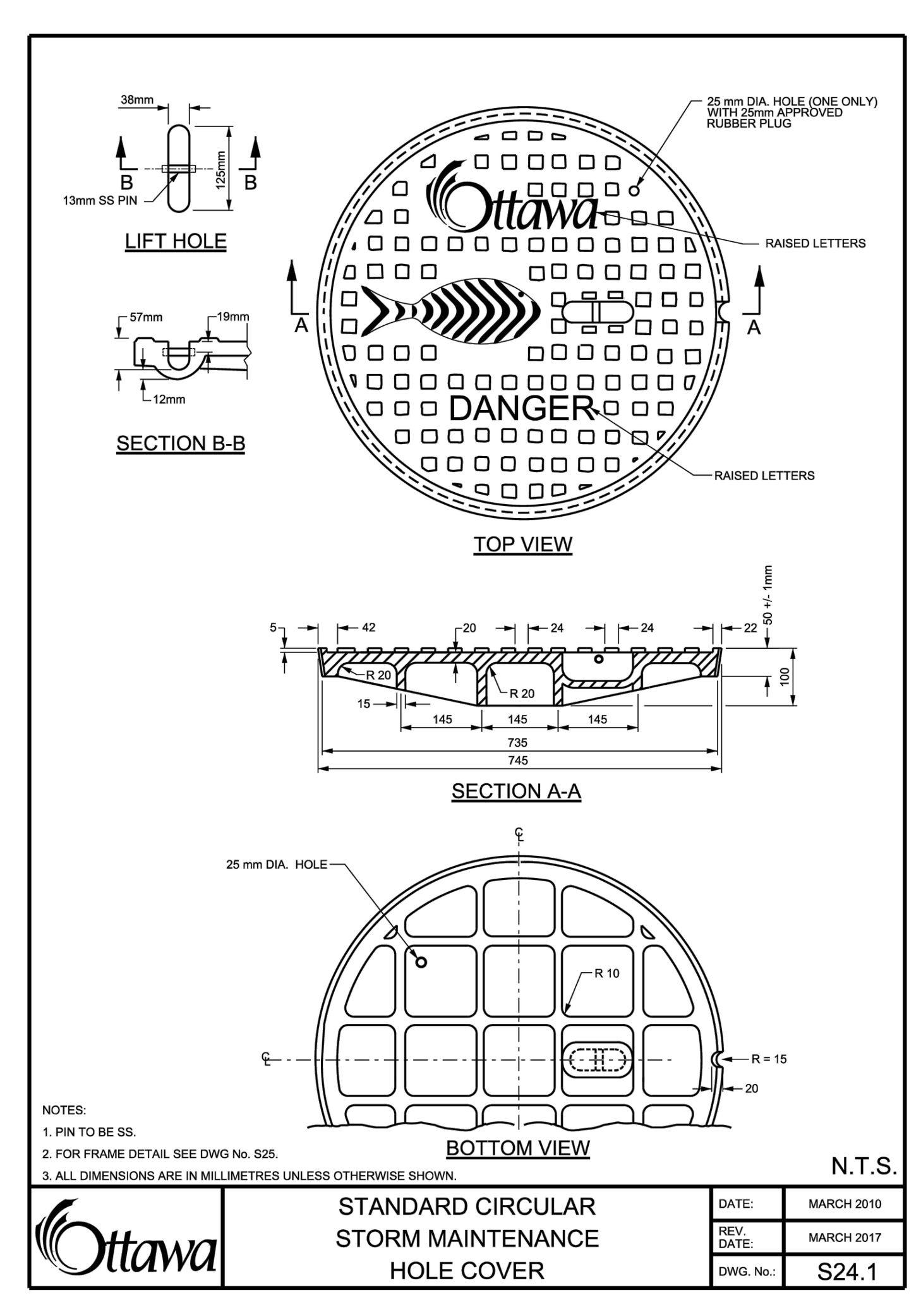

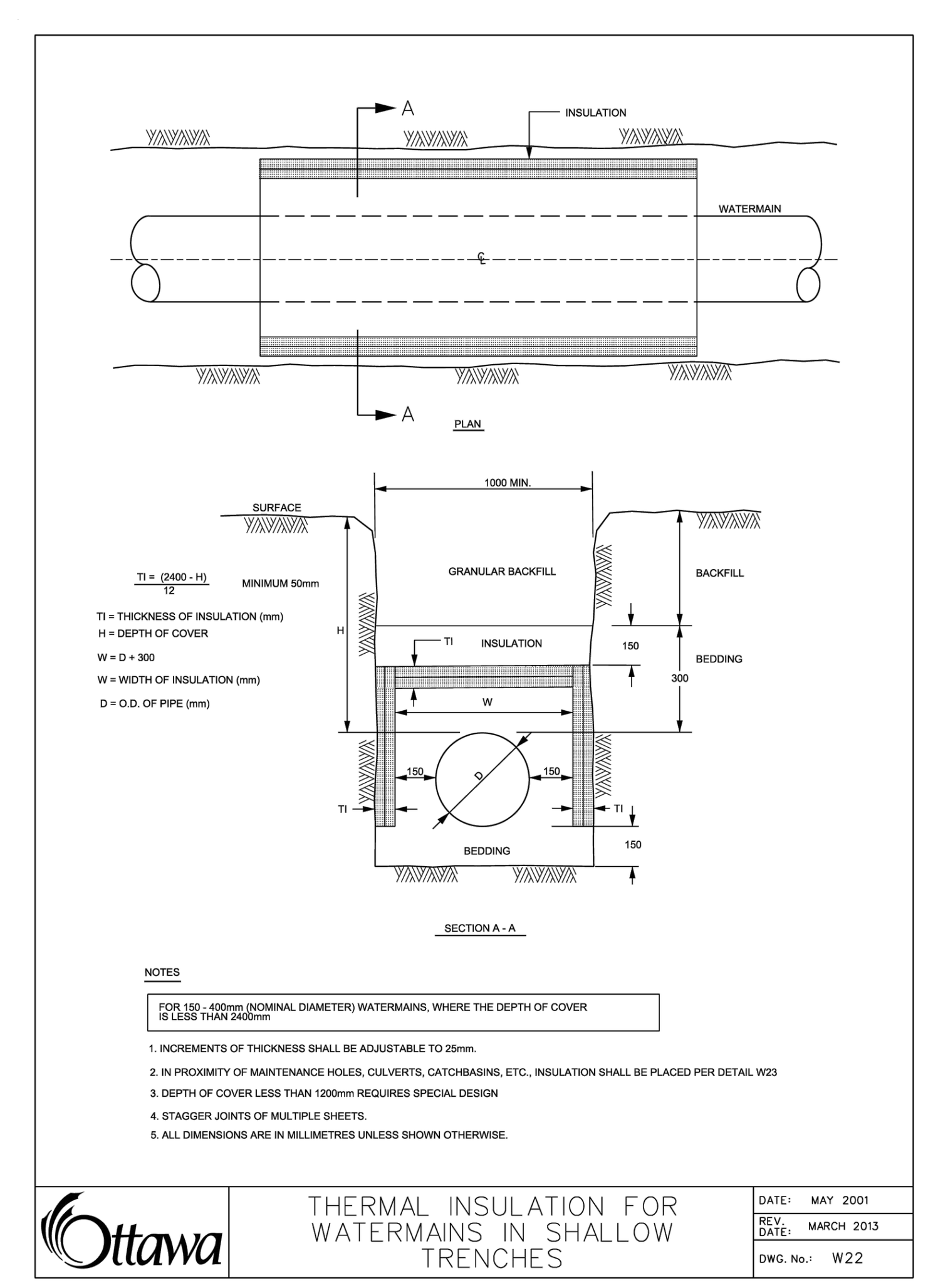

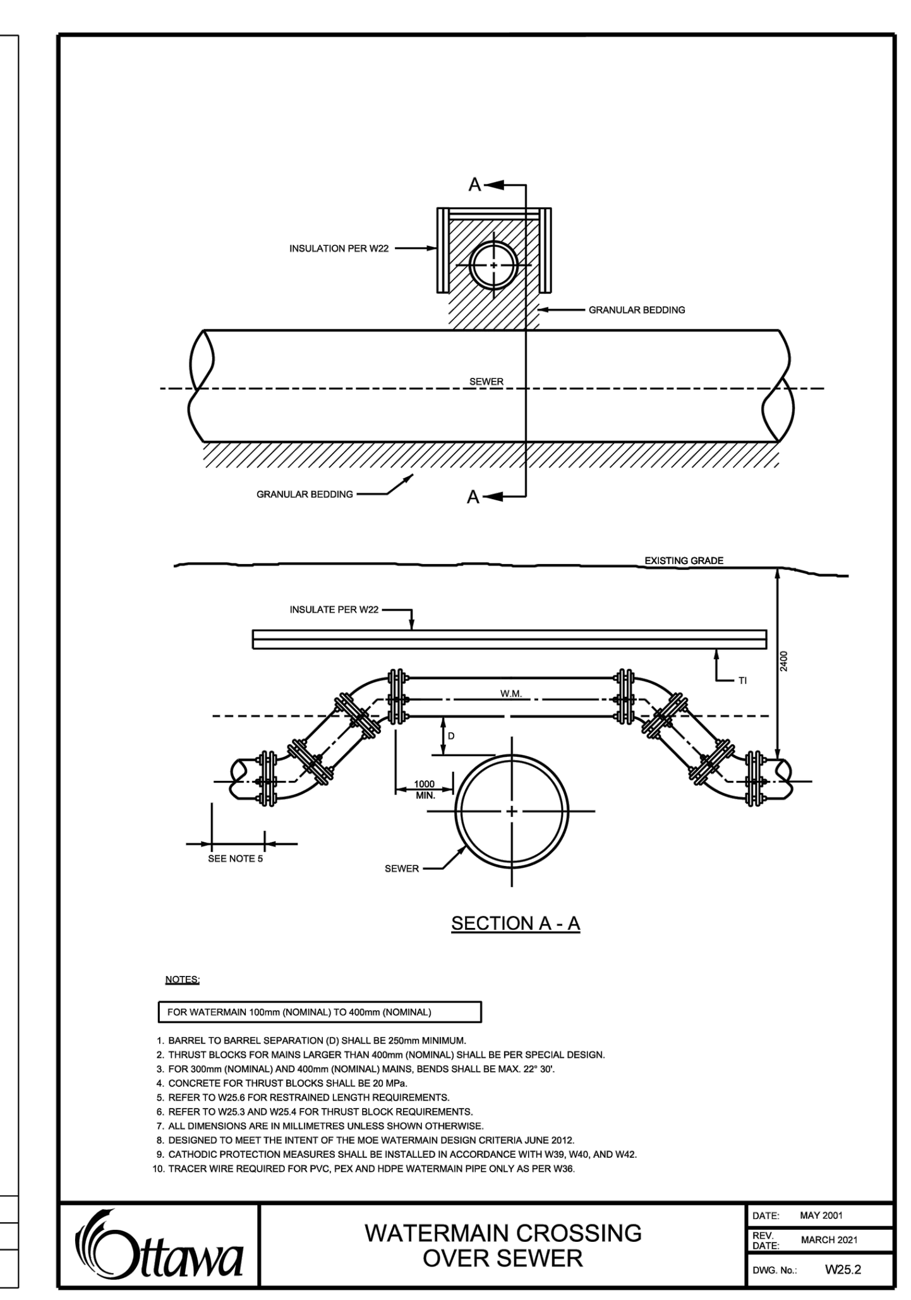

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Legend

- PROPOSED SILT FENCE BOUNDARY AS PER OPSD 219.110
- PROPOSED CATCH BASIN PROTECTION AS PER TERRAFIX SILTSACK DETAIL
- PROPOSED MUD MAT LOCATION
- PROPOSED VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED SINGLE CATCHBASIN
- PROPOSED DOUBLE CATCHBASIN

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 DAILY ON SEDIMENT CONTROL MEASURES AND CLEANED OF ANY ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED 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 REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED. NO REMOVAL WILL OCCUR IF THERE IS A SIGNIFICANT RAINFALL EVENT ANTICIPATED (>10mm) 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 PERMANENTLEY 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 IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
13. CONTRACTOR SHALL INSTALL MUD MAT AT CONSTRUCTION ENTRANCE TO THE SITE.

	Revision	By	Appd.	YY.MM.DD
1	REVISED AS PER NEW SITE PLAN	MJS	RB	24.07.19
0	ISSUED FOR SPA	MJS	RB	23.05.25

File Name: 160401676 DB.dwg	MJS	RB	MJS	23.03.31
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

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R. J. B. BRANDRICK
100570025
July 19 2024
PROVINCE OF ONTARIO

Client/Project

BRIGIL HOMES

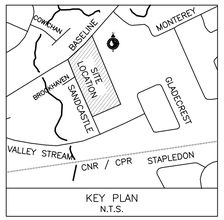
BASELINE TOWERS 3-4-5-6
2946 BASELINE ROAD
OTTAWA, ON, CANADA

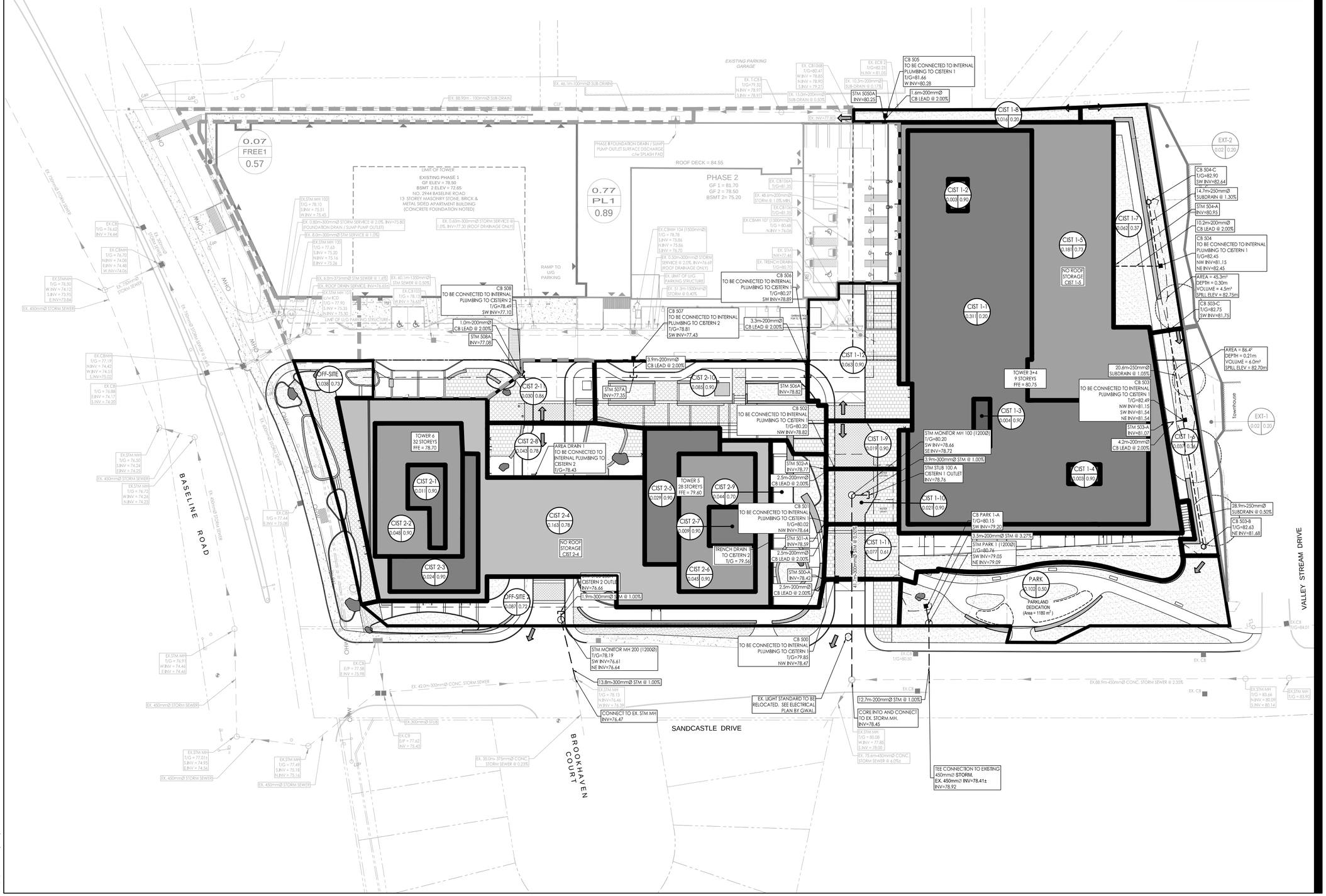
Title

EROSION CONTROL PLAN AND DETAIL SHEET

Project No.	Scale	
160401676		
Drawing No.	**Sheet**	**Revision**
EC/DS-1	5 of 7	1

ORIGINAL SHEET - ARCH D





KEY PLAN
N.T.S.

ICD TABLE				
CATCHBASIN ID	TRIBUTARY AREA ID	ICD TYPE	5-YR FLOW (L/s)	100-YR FLOW (L/s)
EX 100	PL1	EX 171 mm ORIFICE	75.6	97.3
STM 100	CIST 1-1 TO 1-12, EXT-1, EXT-2	BUILDING MECHANICAL	21.3	21.3
STM 200	CIST 2-1 TO 2-11	BUILDING MECHANICAL	17.2	17.2
PARK 1	PARK	UNCONTROLLED	14.8	21.9
	FREE1	UNCONTROLLED	11.6	22.5
	OFF-SITE 1	UNCONTROLLED	8.1	15.5
	OFF-SITE 2	UNCONTROLLED	18.2	35.0

*NOTE: FLOW CONTROL TO BE AS PER BUILDING MECHANICAL ENGINEERING DESIGN. ALL ROOF DRAINAGE CONSIDERED TO CONTRIBUTE DIRECTLY TO THE INTERNAL BUILDING MECHANICAL SYSTEMS. ALL INLETS CONNECTED TO INTERNAL BUILDING MECHANICAL SYSTEMS MUST CAPTURE THE 100 YEAR FLOW CONTRIBUTION.

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Legend

CIST 1-1	AREA ID TO CISTERN 1
1.00	RUNOFF COEFFICIENT
0.85	STORM DRAINAGE AREA ha.
CIST 2-1	AREA ID TO CISTERN 2
1.00	RUNOFF COEFFICIENT
0.85	STORM DRAINAGE AREA ha.
▬	STORM DRAINAGE BOUNDARY
EXT-1	AREA ID
1.00	EXTERNAL RUNOFF COEFFICIENT
0.50	EXTERNAL STORM DRAINAGE AREA ha.
▬	EXTERNAL STORM DRAINAGE BOUNDARY
⇨	DIRECTION OF OVERLAND FLOW
—○—	PROPOSED STORM MH AND SEWER
◒	PROPOSED CATCHBASIN MANHOLE
■	PROPOSED SINGLE CATCHBASIN
▬	PROPOSED DOUBLE CATCHBASIN
⬡	PROPOSED CATCHBASIN ELBOW PER CITY STD S31
▦	PROPOSED AREA DRAIN / TRENCH DRAIN TO BE CONNECTED TO INTERNAL BUILDING MECHANICAL SYSTEMS
—○—	EXISTING STORM MH AND SEWER
■	EXISTING CATCHBASIN
▨	THERMAL INSULATION ON STORM SEWER WHERE COVER IS LESS THAN 1.5m. THERMAL INSULATION ON WATERMAIN WHERE COVER IS LESS THAN 2.4m AS PER W22.
▒	MAXIMUM STATIC PONDING LIMITS

Notes

1. STORMWATER MANAGEMENT TO BE PROVIDED THROUGH INTERNAL BUILDING MECHANICAL SYSTEMS.
   PHASE 3 + 4 = 175.0 m³
   PHASE 5 + 6 = 215.0 m³
   MAX. RELEASE RATE TO STORM SEWER
   PHASE 3 + 4 RELEASE RATE = 21.3 L/s
   PHASE 5 + 6 RELEASE RATE = 17.2 L/s
   STORAGE AND RELEASE RATE CONTROL AS PER BUILDING MECHANICAL ENGINEERING DESIGN.

	Revision	By	Appd.	YY.MM.DD
1	REVISED AS PER NEW SITE PLAN	MJS	RB	24.07.19
0	ISSUED FOR SPA	MJS	RB	23.05.25

File Name: 160401676 DB.dwg	Dwn.	Chkd.	Dsgn.	YY.MM.DD
	MJS	RB	MJS	23.03.31

Permit-Seal

R. J. B. BRANDRICK
100570025
July 19 2024

Client/Project

BRIGIL HOMES

BASELINE TOWERS 3-4-5-6
2946 BASELINE ROAD
OTTAWA, ON, CANADA

Title

STORM DRAINAGE PLAN

Project No.
160401676

Scale
1:400
0 4 12 20m

Drawing No.
SD-1

Sheet
6 of 7

Revision
1

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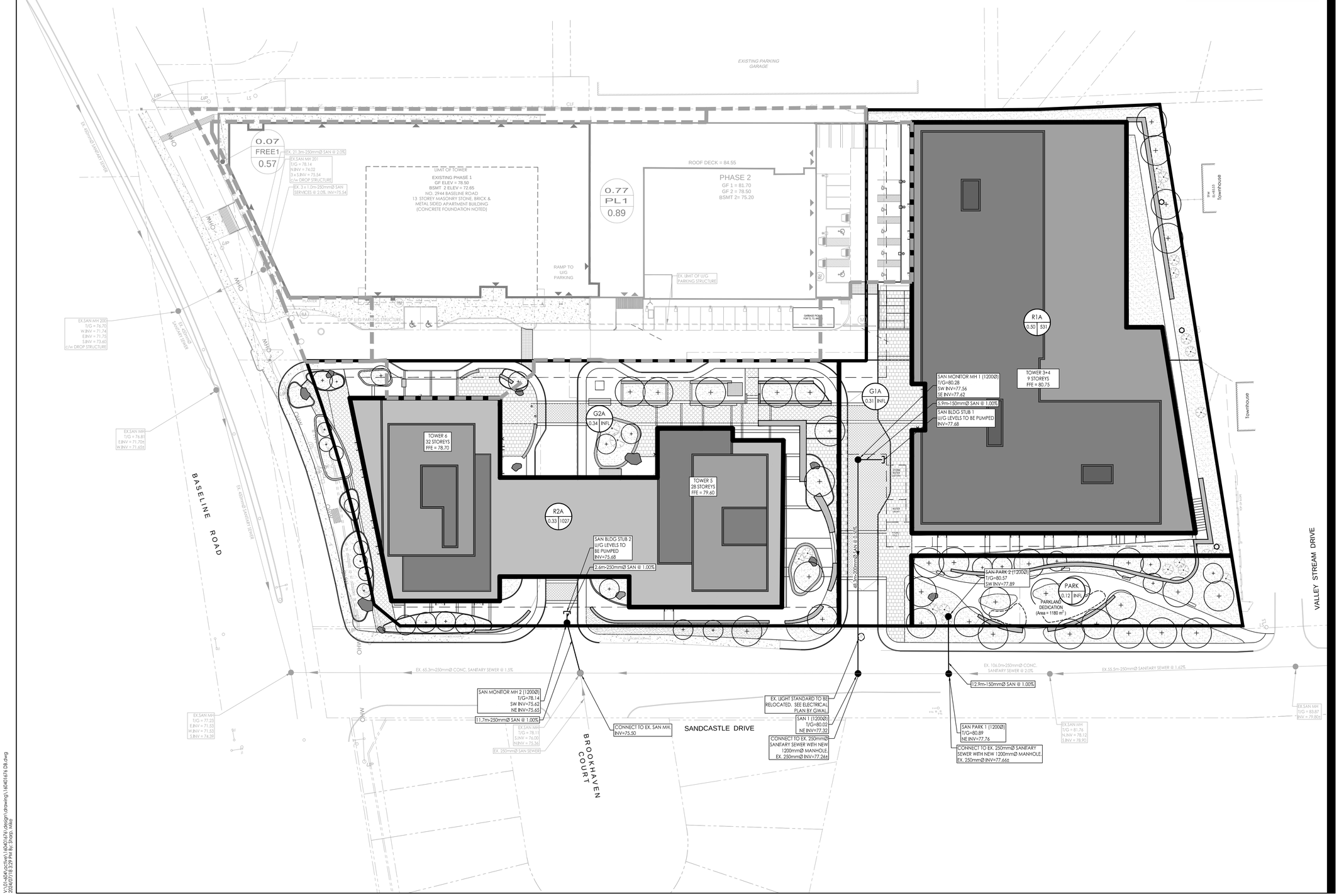

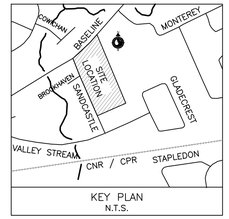

Stantec

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Legend

- R100A / 0.31 / 50 — SANITARY DRAINAGE AREA ID#; POPULATION COUNT; SANITARY DRAINAGE AREA ha.
- G100A / 0.11 / INFL — SANITARY DRAINAGE AREA ID#; INFILTRATION RATE OF 0.33 L/s/Ha APPLIED; SANITARY DRAINAGE AREA ha.
- SANITARY DRAINAGE AREA
- PROPOSED SANITARY MH AND SEWER
- EXISTING SANITARY MH AND SEWER

Notes

SANITARY STATS

POPULATION COUNT

TOWER 3 AND 4

16 - BACHELOR @ 1.4 PPU = 22 PEOPLE
228 - 1 BEDROOM APTS @ 1.4 PPU = 319 PEOPLE
40 - 2 BEDROOM APTS @ 2.1 PPU = 84 PEOPLE

TOTAL POPULATION TOWER 3 AND 4 = 426 PEOPLE

TOWER 5

115 - BACHELOR @ 1.4 PPU = 161 PEOPLE
112 - 1 BEDROOM APTS @ 1.4 PPU = 171 PEOPLE
50 - 2 BEDROOM APTS @ 2.1 PPU = 105 PEOPLE
6 - 3 BEDROOM APTS @ 3.1 PPU = 19 PEOPLE

TOTAL POPULATION TOWER 5 = 455 PEOPLE

TOWER 6

28 - BACHELOR @ 1.4 PPU = 39 PEOPLE
158 - 1 BEDROOM APTS @ 1.4 PPU = 221 PEOPLE
121 - 2 BEDROOM APTS @ 2.1 PPU = 254 PEOPLE
4 - 3 BEDROOM APTS @ 3.1 PPU = 12 PEOPLE

TOTAL POPULATION TOWER 6 = 527 PEOPLE

TOTAL POPULATION = 1408

TOTAL COMMERCIAL SPACE = 2181m² (0.2181ha) @ 28.000 L/ha/day

1	REVISED AS PER NEW SITE PLAN	MJS	RB	24.07.19
0	ISSUED FOR SPA	MJS	RB	23.05.25
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File Name: 160401676 D8.dwg		MJS	RB	23.03.31
		Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

LICENSED PROFESSIONAL ENGINEER
R. J. B. BRANDRICK
100570025
July 19 2024
PROVINCE OF ONTARIO

Client/Project
BRIGIL HOMES

BASELINE TOWERS 3-4-5-6
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Title
SANITARY DRAINAGE PLAN

Project No.	Scale	Sheet	Revision
160401676	1:400 (0 4 12 20m)	7 of 7	1

Drawing No.
SA-1

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