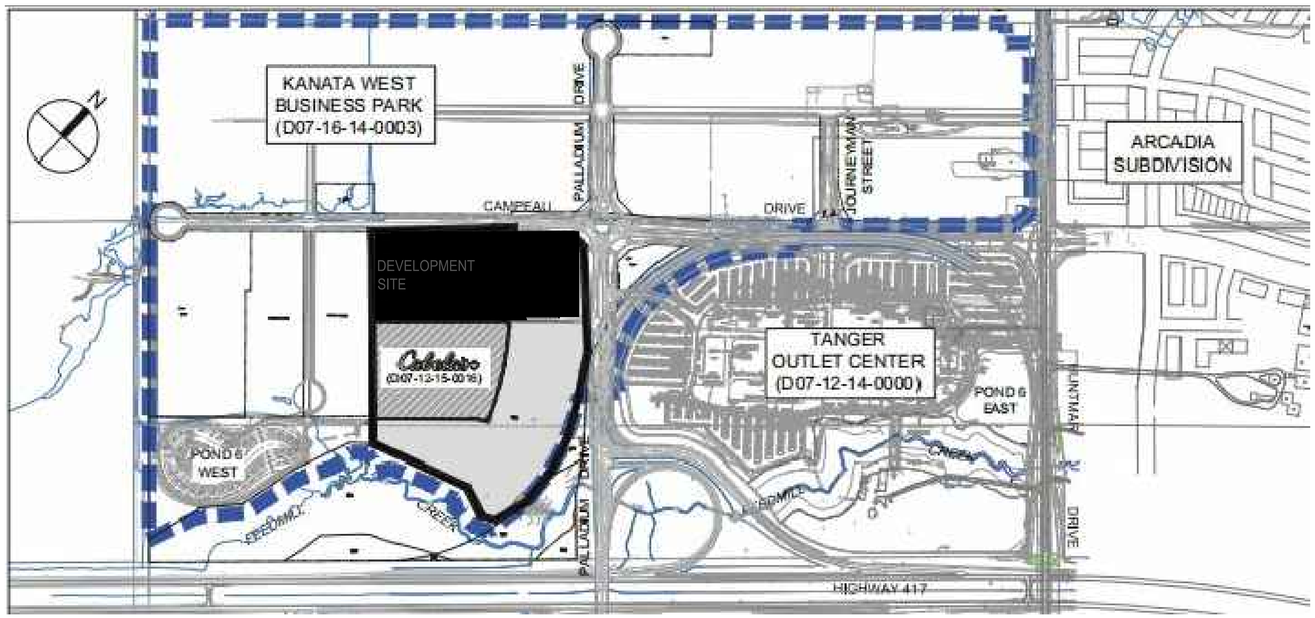
PROPOSED COMMERCIAL DEVELOPMENT - 3075 PALLADIUM DRIVE

CITY OF OTTAWA
COVER SHEET

DRAWING LIST

DRAWING NO.	DESCRIPTION
C-00	COVER SHEET
C-01	SITE GRADING PLAN
C-02	INTERIM GRADING PLAN
C-03	SITE SERVICING PLAN
C-04	EROSION AND SEDIMENT CONTROL PLAN
C-05	EXISTING CONDITIONS AND REMOVAL PLAN
C-06	NOTES & DETAILS
C-07	DETAILS
C-08	TRAFFIC MANAGEMENT PLAN CAMPEAU DRIVE PHASE-1
C-09	TRAFFIC MANAGEMENT PLAN CAMPEAU DRIVE PHASE-2
C-10	TRAFFIC MANAGEMENT PLAN CABELA'S WAY
C-11	TRAFFIC MANAGEMENT PLAN PRIVATE ACCESS,CABELA'S WAY AND KANATA WEST CENTER DRIVE



OWNER
1000514608 ONTARIO INC.

SUNNY FOODMART
陽光超級市場

CONSULTING ENGINEER
WPE ENGINEERING LIMITED
222 - 7250 KEELE STREET
VAUGHAN, ON. L4K 1Z8
T: 416 578 8682
MDU@WPEENGINEERING.COM

WPE ENGINEERING LTD.

MUNICIPALITY
CITY OF OTTAWA

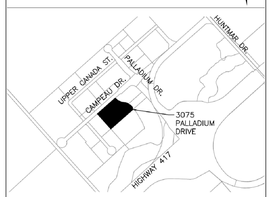
Ottawa

ISSUE FOR REVIEW
JUNE 2024 CITY_FILE_# PC2024-0078

SUBMISSIONS				
No.	DESCRIPTION	DATE	BY	APPROVED
0	ISSUED FOR SPA	2024-07-15	FT	MD
1				
2				
3				
4				
5				
6				
7				

DESIGNED BY: F.T. CHECKED BY: M.D.

KEY PLAN
N.T.S



No.	Issued	Date	By
1	ISSUED FOR SPA	2024-07-15	MD

THE LOCATION OF ALL UNDER- / ABOVE-GROUND UTILITIES AND SERVICES IS APPROXIMATE ONLY AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE UTILITIES AND SERVICES IS NOT GUARANTEED. THE OWNER AND / OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF ALL UTILITIES AND SERVICES BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

LICENSED PROFESSIONAL ENGINEER
Z. DU
2024-07-10
PROVINCE OF ONTARIO

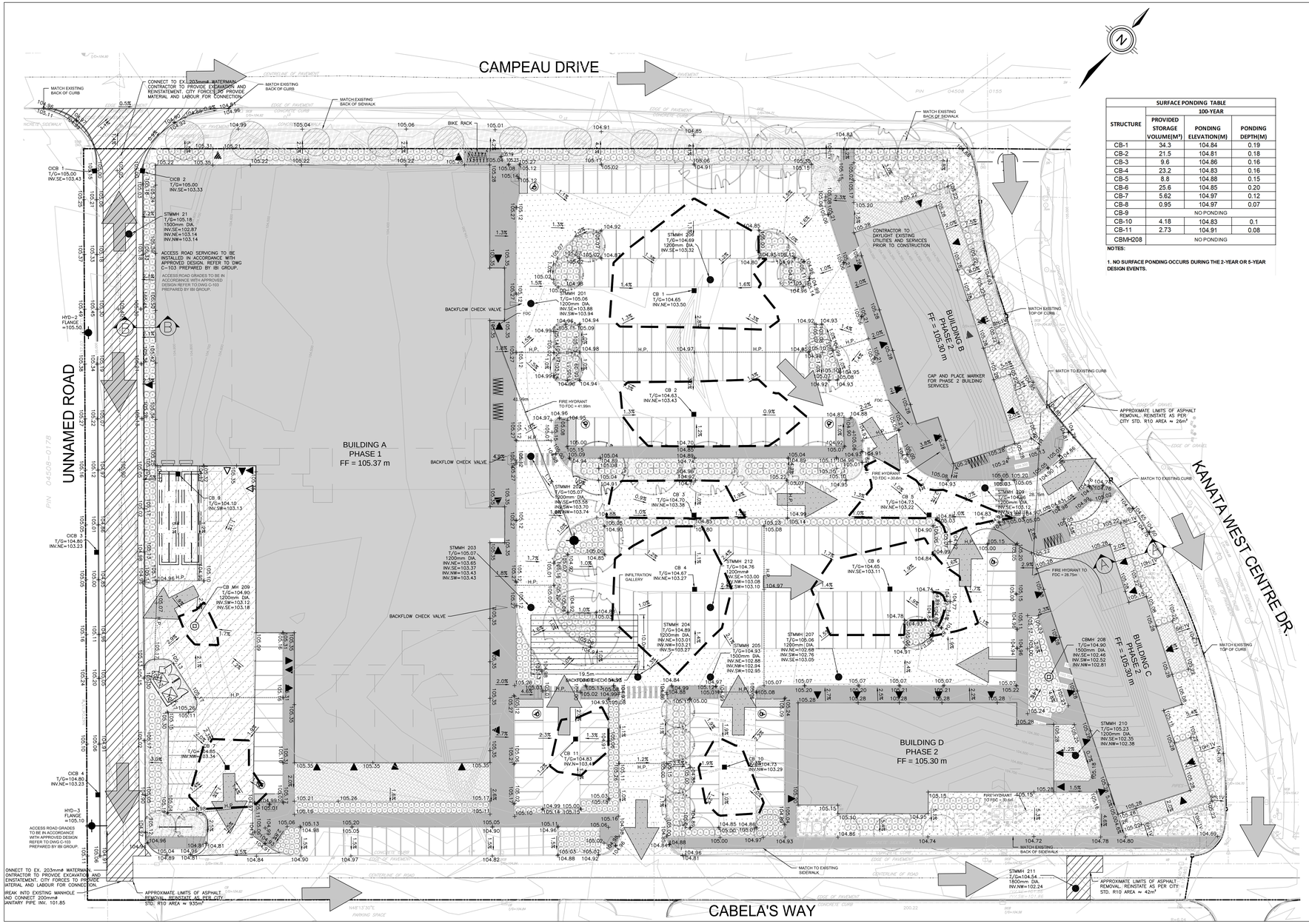
WPE ENGINEERING LTD.
222 - 7250 KEELE STREET
VAUGHAN, ON. L4K 1Z8
T: 416 578 8682
MDU@WPEENGINEERING.COM

SCALE BAR
1:300 0 2 4 6 8 10 12m

PROP. COMMERCIAL DEVELOPMENT
3075 PALLADIUM DRIVE
CITY OF OTTAWA
COVER SHEET

CITY FILE NO.PC2024-0078

Design F.T.	Scale NTS
Checked M.D	Date 2024-06-24
Project No. 2034	Drawing No. C-00



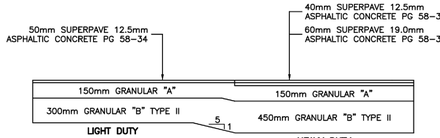
SURFACE PONDING TABLE			
STRUCTURE	100-YEAR		
	PROVIDED STORAGE VOLUME(M^3)	PONDING ELEVATION(M)	PONDING DEPTH(M)
CB-1	34.3	104.84	0.19
CB-2	21.5	104.81	0.18
CB-3	9.6	104.86	0.16
CB-4	23.2	104.83	0.16
CB-5	8.8	104.88	0.15
CB-6	25.8	104.85	0.20
CB-7	5.62	104.97	0.12
CB-8	0.95	104.97	0.07
CB-9	NO PONDING		
CB-10	4.18	104.83	0.1
CB-11	2.73	104.91	0.08
CBMH208	NO PONDING		

NOTES:

1. NO SURFACE PONDING OCCURS DURING THE 2-YEAR OR 5-YEAR DESIGN EVENTS.

LEGEND

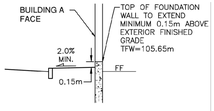
- PROPERTY LINE
- ENTRANCE
- DEPRESSED CURB WITH TWSI
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING TREE
- 100 - YEAR PONDING LIMIT
- TERRACING (3H:1V MAX.)
- PROPOSED VALVE & BOX
- PROPOSED HYDRANT
- +105.06 PROPOSED SPOT ELEVATION
- 2.0% DRAINAGE SLOPE & DIRECTION
- PROPOSED CATCH BASIN
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED STORM MANHOLE
- EMERGENCY FLOW ROUTE FOR THE STORM ABOVE THE 1:100 EVENT
- 105.00 104.00 104.50 104.00 104.50 104.00 EXISTING CONTOURS
- HEAVY-DUTY ASPHALT
- ASPHALT REINSTATEMENT
- PROPOSED SODDED GRASS AREA
- PROPOSED COMPOSTED PINE MULCH OR APPROVED EQUAL
- PROPOSED PRECAST CONCRETE PAVERS
- PROPOSED SHRUBS / ORNAMENTAL GRASSES / PERENNIALS
- EXISTING TREE TO REMAIN (REFER TO TREE CONSERVATION REPORT PREPARED BY CSW LANDSCAPE ARCHITECTS LTD. FOR DETAILS)
- APPROX 40 YEAR CANOPY PROJECTION
- PROPOSED DECIDUOUS TREE
- REQUIRED SOIL VOLUME



NOTE: REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY GEMTEC.

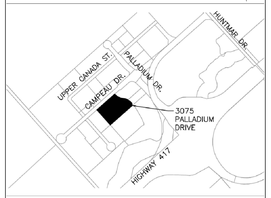
PAVEMENT STRUCTURE DETAIL
N.T.S.

SECTION A–A
N.T.S.



SECTION B–B
N.T.S.

KEY PLAN
N.T.S



No.	Issued	Date	By
1	ISSUED FOR SPA	2024-07-15	MD

THE LOCATION OF ALL UNDER- / ABOVE-GROUND UTILITIES AND SERVICES IS APPROXIMATE ONLY AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE UTILITIES AND SERVICES IS NOT GUARANTEED. THE OWNER AND / OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF ALL UTILITIES AND SERVICES BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

LICENSED PROFESSIONAL ENGINEER
Z. DU
2024-07-15
PROVINCE OF ONTARIO

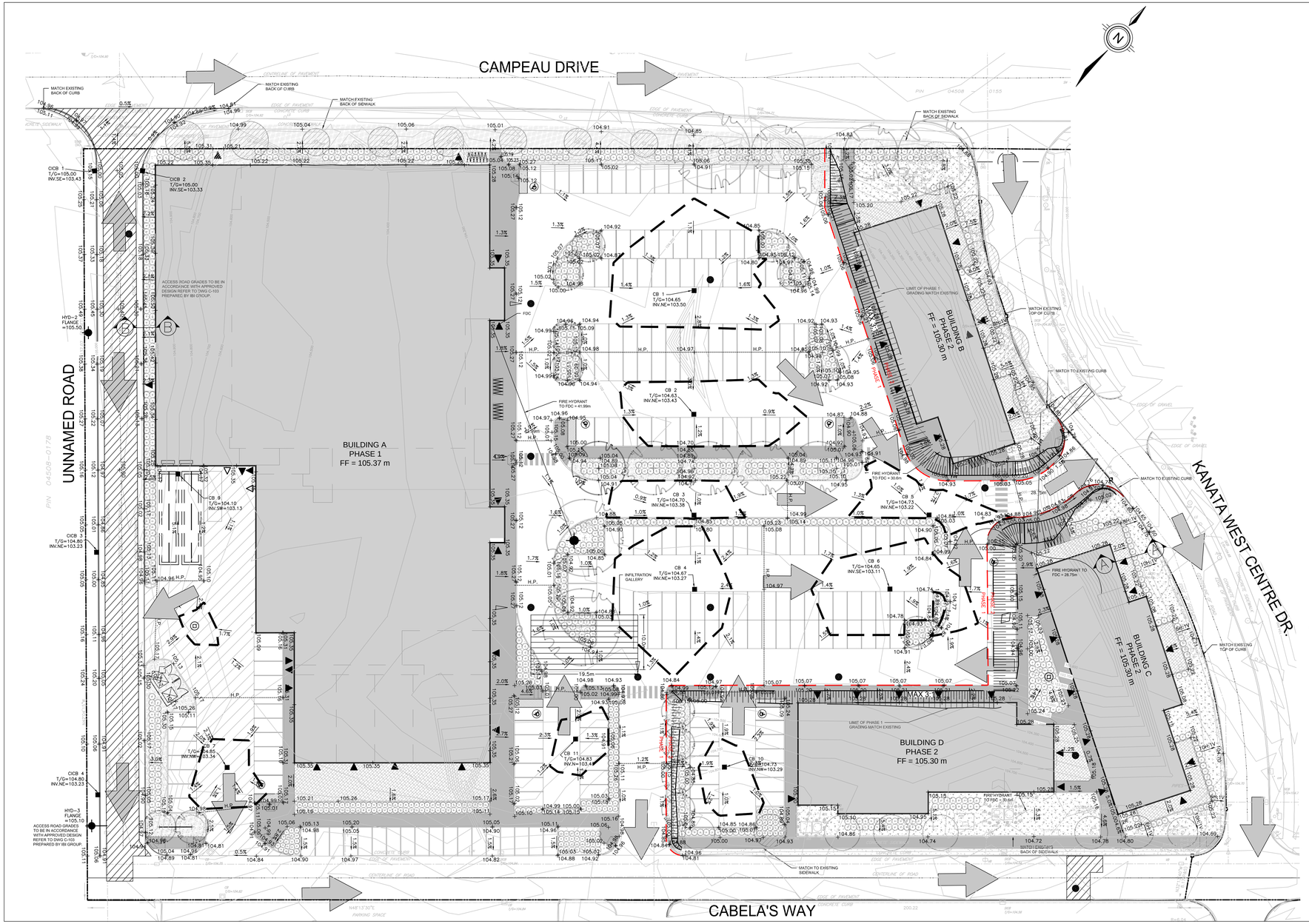
WPE
ENGINEERING LTD.
222 - 7250 KEELE STREET
VAUGHAN, ON. L4K 1Z8
T: 416 578 8682
MDU@WPEENGINEERING.COM

SCALE BAR
1:300 0 2 4 6 8 10 12m

PROP. COMMERCIAL DEVELOPMENT
3075 PALLADIUM DRIVE
CITY OF OTTAWA
SITE GRADING PLAN

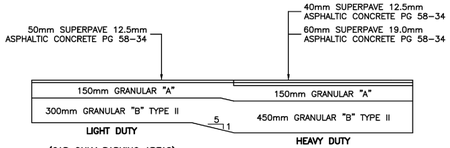
CITY FILE NO.PC2024-0078

Design	A.M.	Scale	1:300
Checked	M.D	Date	2024-06-24
Project No.	2034	Drawing No.	C-01



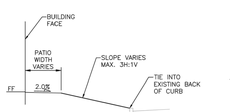
LEGEND

- PROPERTY LINE
- PHASING LIMITS
- ENTRANCE
- DEPRESSED CURB WITH TWSI
- HYDRANT
- EXISTING WATER VALVE
- EXISTING TREE
- 100 - YEAR PONDING LIMIT
- TERRACING (3H:1V MAX.)
- +105.06 PROPOSED SPOT ELEVATION
- 2.0% DRAINAGE SLOPE & DIRECTION
- PROPOSED CATCH BASIN
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED STORM MANHOLE
- EMERGENCY FLOW ROUTE FOR THE STORM ABOVE THE 1:100 EVENT
- PROPOSED HYDRANT
- EXISTING MAJOR MINOR CONTOURS
- HEAVY-DUTY ASPHALT
- EXISTING ASPHALT REINSTATEMENT
- PROPOSED SODDED GRASS AREA
- PROPOSED COMPOSTED PINE MULCH OR APPROVED EQUAL
- PROPOSED PRECAST CONCRETE PAVERS
- PROPOSED SHRUBS / ORNAMENTAL GRASSES / PERENNIALS
- EXISTING TREE TO REMAIN (REFER TO TREE CONSERVATION REPORT PREPARED BY CSW LANDSCAPE ARCHITECTS LTD. FOR DETAILS)
- APPROX 40 YEAR CANOPY PROJECTION
- PROPOSED DECIDUOUS TREE
- REQUIRED SOIL VOLUME

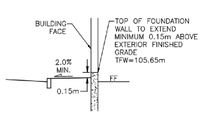


NOTE: REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY GEMTEC.

PAVEMENT STRUCTURE DETAIL
N.T.S.

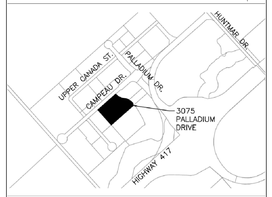


SECTION A–A
N.T.S.



SECTION B–B
N.T.S.

KEY PLAN
N.T.S



No.	Issued	Date	By
1	ISSUED FOR SPA	2024-07-15	MD

THE LOCATION OF ALL UNDER- / ABOVE-GROUND UTILITIES AND SERVICES IS APPROXIMATE ONLY AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE UTILITIES AND SERVICES IS NOT GUARANTEED. THE OWNER AND / OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF ALL UTILITIES AND SERVICES BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

LICENSED PROFESSIONAL ENGINEER
Z. DU
2024-07-15
PROVINCE OF ONTARIO

WPE ENGINEERING LTD.
222 - 7250 KEELE STREET
VAUGHAN, ON. L4K 1Z8
T: 416 578 8682
MDU@WPEENGINEERING.COM

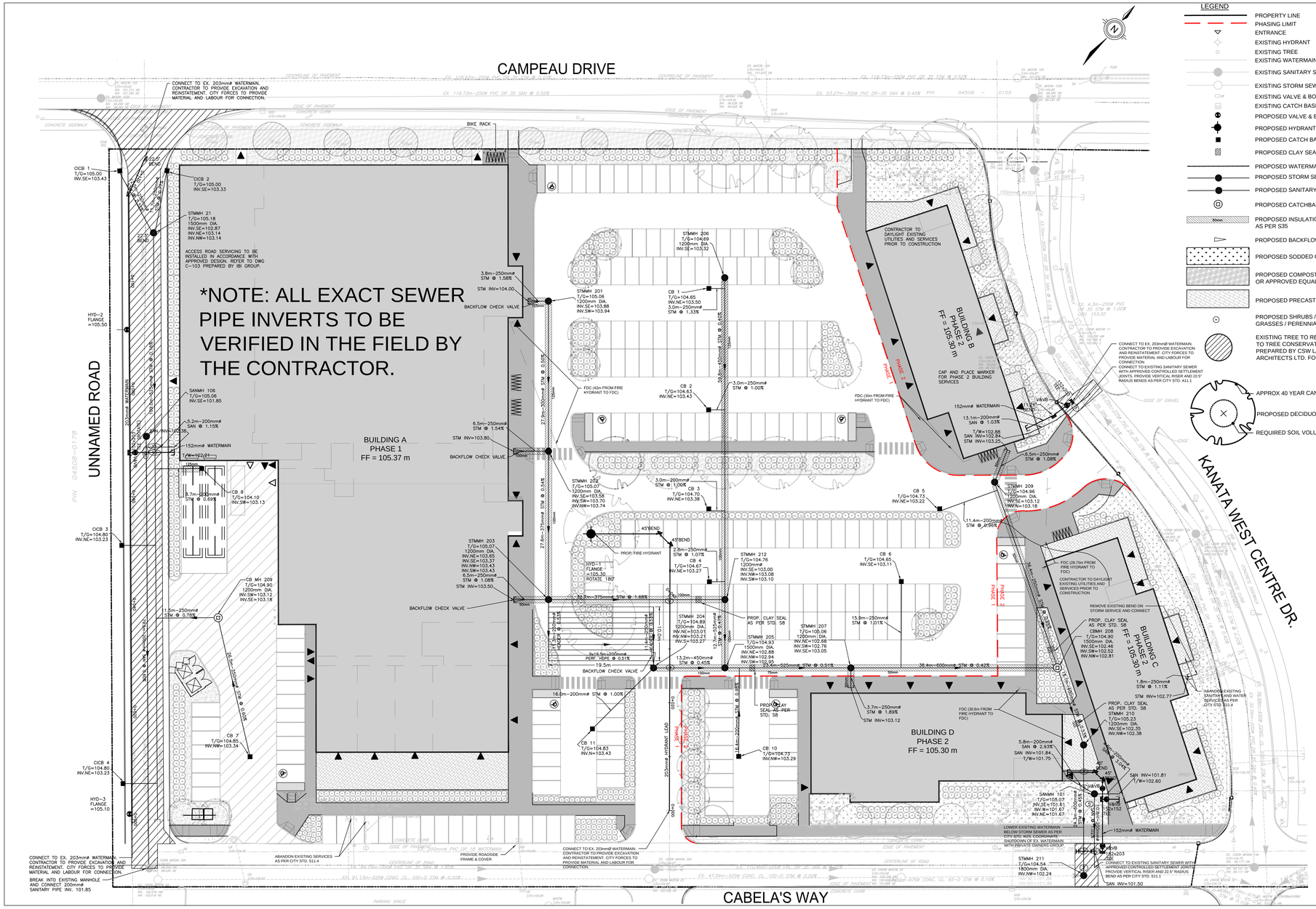
SCALE BAR
1:300 0 2 4 6 8 10 12m

PROP. COMMERCIAL DEVELOPMENT
3075 PALLADIUM DRIVE
CITY OF OTTAWA

INTERIM GRADING PLAN

CITY FILE NO.PC2024-0078

Design	A.M.	Scale	1:300
Checked	M.D	Date	2024-06-24
Project No.	2034	Drawing No.	C-02



LEGEND

- PROPERTY LINE
- PHASING LIMIT
- ENTRANCE
- EXISTING HYDRANT
- EXISTING TREE
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING STORM SEWER & MANHOLE
- EXISTING VALVE & BOX
- EXISTING CATCH BASIN
- PROPOSED VALVE & BOX
- PROPOSED HYDRANT
- PROPOSED CATCH BASIN
- PROPOSED CLAY SEAL
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED INSULATION AND THICKNESS AS PER S35
- PROPOSED BACKFLOW CHECK VALVE
- PROPOSED SODDED GRASS AREA
- PROPOSED COMPOSTED PINE MULCH OR APPROVED EQUAL
- PROPOSED PRECAST CONCRETE PAVERS
- PROPOSED SHRUBS / ORNAMENTAL GRASSES / PERENNIALS
- EXISTING TREE TO REMAIN (REFER TO TREE CONSERVATION REPORT PREPARED BY CSW LANDSCAPE ARCHITECTS LTD. FOR DETAILS)
- APPROX 40 YEAR CANOPY PROJECTION
- PROPOSED DECIDUOUS TREE
- REQUIRED SOIL VOLUME

ACCESS ROAD WATERMAIN

STATION	FINISHED GRADE(m)	TOP OF WATER(M)	COVER DEPTH(M)	COMMENTS
0+000	104.88	102.46	2.4	CONNECT TO EXISTING
0+001	104.87	102.47	2.4	HYDRANT
0+006.6	104.82	102.42	2.4	TOP OF WATERMAIN
0+020	104.97	102.57	2.4	TOP OF WATERMAIN
0+027.9	105.07	102.67	2.4	TOP OF WATERMAIN
0+040	104.94	102.54	2.4	TOP OF WATERMAIN
0+050.9	104.83	102.43	2.4	TOP OF WATERMAIN
0+060	104.91	102.51	2.4	TOP OF WATERMAIN
0+068.1	105.00	102.6	2.4	152 OFF 203 TEE
0+080	105.14	102.74	2.4	TOP OF WATERMAIN
0+091	105.28	102.88	2.4	HYDRANT
0+095.4	105.33	102.93	2.4	TOP OF WATERMAIN
0+100	105.27	102.87	2.4	TOP OF WATERMAIN
0+116.2	105.07	102.67	2.4	22.5° BEND
0+120	105.02	102.62	2.4	TOP OF WATERMAIN
0+123.5	105.00	102.67	2.4	22.5° BEND (EXISTING)

CROSSING TABLE

CROSSING NO.	SERVICE	INVERT/OBVERT	SEPARATION (m)
1	SANITARY	102.73	0.3
	EX WATER	102.43	
2	STORM	102.15	2.61
	EX SAN	99.54	
3	STORM	102.16	0.5
	EX WATER	101.66	
4	EX WATER	102.57	0.3
	SANITARY	101.7	
5	WATER	102.45	0.53
	SANITARY	101.92	
6	STORM	102.21	0.27
	SANITARY	101.94	
7	STORM	102.23	0.5
	WATER	101.73	
8	STORM	102.92	0.5
	WATER	102.42	
9	STORM	103.27	0.92
	WATER	102.35	
10	STORM	102.71	0.5
	WATER	102.21	
11	STORM	102.72	0.18
	SANITARY	102.54	
12	WATER	102.45	0.42
	SANITARY	102.03	

BUILDING C-D WATER SERVICE

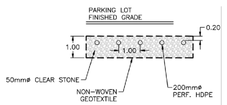
STATION	FINISHED GRADE(m)	TOP OF WATER(M)	COVER DEPTH(M)	COMMENTS
0+000	104.59	102.19	2.4	152 OFF 203 TEE
0+001	104.56	102.16	2.4	VALVE & VALVE BOX
0+009.7	104.99	102.59	2.4	152 OFF 203 TEE
0+11.7	105.1	102.7	2.4	VALVE & VALVE BOX
0+013.3	105.17	102.77	2.4	45°BEND (ROTATE)
0+015.2	105.19	102.25	2.94	45°BEND (ROTATE)
0+020.3	105.28	101.75	3.53	CAP

INLET CONTROL DEVICE (ICD) TABLE

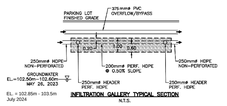
STRUCTURE	100-YR HEAD(M)	100-YR OUTFLOW(L/S)	ORIFICE DIAMETER (MM)	ORIFICE TYPE
CB-1	1.21	65.3	167.1	CIRCULAR,SLIDE
CB-2	1.25	43.2	134.9	CIRCULAR,SLIDE
CB-3	1.38	21.3	92.4	CIRCULAR,SLIDE
CB-4	1.43	42.4	129.2	CIRCULAR,SLIDE
CB-5	1.56	21.0	89.1	CIRCULAR,SLIDE
CB-6	1.61	42.7	125.9	CIRCULAR,SLIDE
CB-8	1.72	49.0	132.6	CIRCULAR,SLIDE
CB-10	1.44	20.7	90.2	CIRCULAR,SLIDE
CB-11	1.38	20.6	90.9	CIRCULAR,SLIDE
CICB-2	1.64	13.0		TEMPEST LHF
CICB-3	1.44	23.5		TEMPEST HF
CICB-4	1.44	15.6		TEMPEST HF

203mmØ HYDRANT LEAD

STATION	FINISHED GRADE(m)	TOP OF WATER(M)	COVER DEPTH(M)	COMMENTS
0+000	104.92	102.52	2.4	CONNECT TO EXISTING
0+010	105.02	102.62	2.4	TOP OF WATERMAIN
0+020	104.93	102.42	2.51	TOP OF WATERMAIN
0+030	104.83	102.42	2.41	TOP OF WATERMAIN
0+039.8	104.75	102.35	2.4	45°BEND
0+042.6	104.77	102.37	2.4	46°BEND
0+057.9	105.15	102.75	2.4	HYDRANT

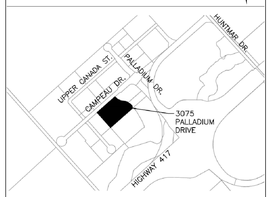


INFILTRATION GALLERY TYPICAL SECTION
N.T.S.



INFILTRATION GALLERY TYPICAL SECTION
N.T.S.

KEY PLAN
N.T.S



No.	Issued	Date	By
1	ISSUED FOR SPA	2024-07-15	MD

THE LOCATION OF ALL UNDER- / ABOVE-GROUND UTILITIES AND SERVICES IS APPROXIMATE ONLY AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE UTILITIES AND SERVICES IS NOT GUARANTEED. THE OWNER AND / OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF ALL UTILITIES AND SERVICES BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

LICENSED PROFESSIONAL ENGINEER
Z. DU
2024-07-15
PROVINCE OF ONTARIO

WPE ENGINEERING LTD.
222 - 7250 KEELE STREET
VAUGHAN, ON. L4K 1Z8
T: 416 578 8682
MDU@WPEENGINEERING.COM

SCALE BAR
1:300 — 0 2 4 6 8 10 12m

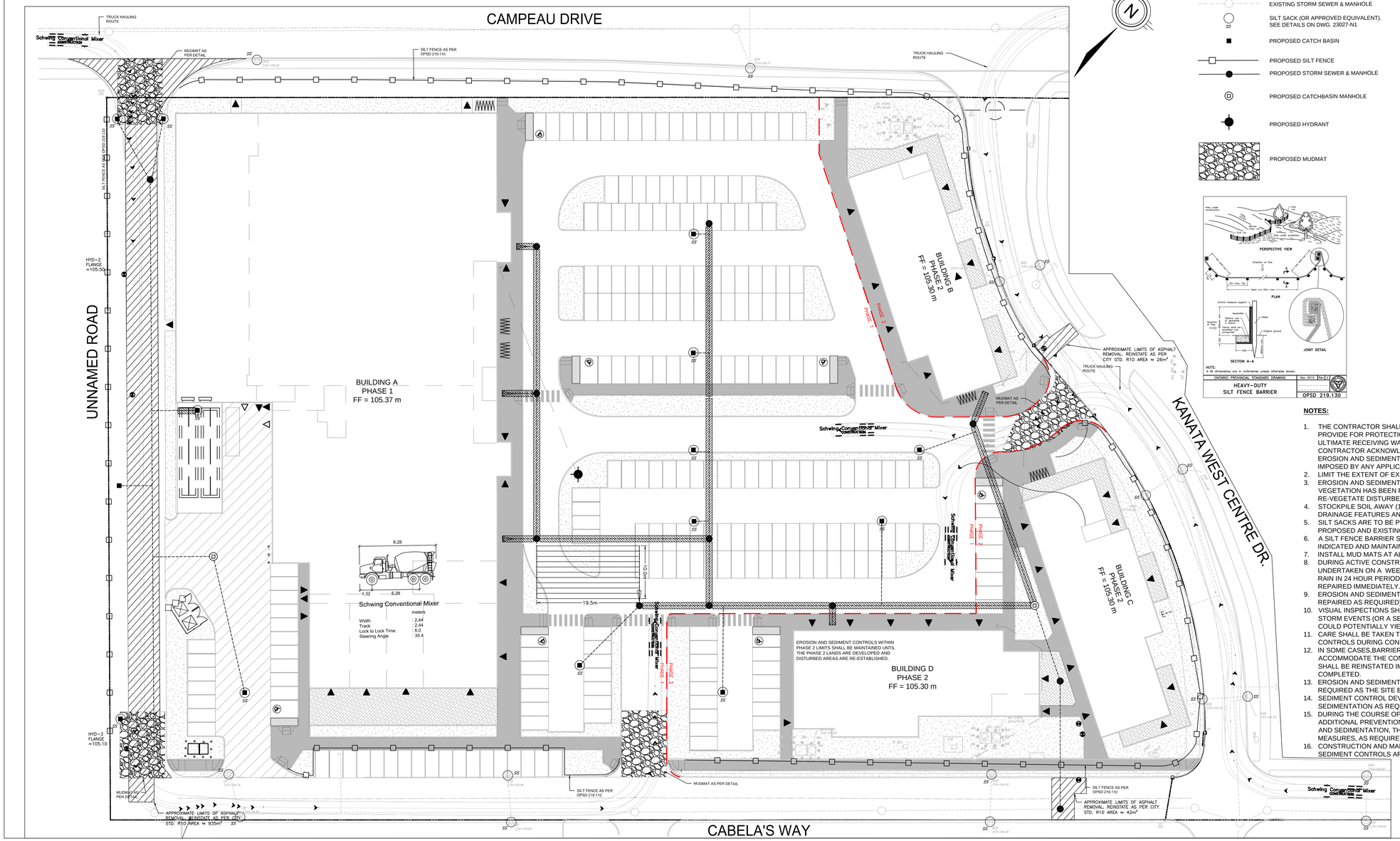
PROP. COMMERCIAL DEVELOPMENT

3075 PALLADIUM DRIVE
CITY OF OTTAWA

SITE SERVICING PLAN

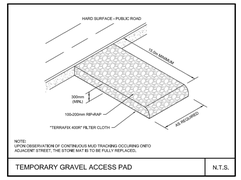
CITY FILE NO.PC2024-0078

Design A.M.	Scale 1:300
Checked M.D	Date 2024-06-24
Project No. 2034	Drawing No. C-03



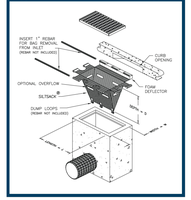
LEGEND

- PROPERTY LINE
- PHASING LIMIT
- EXISTING CATCHBASIN
- EXISTING STORM SEWER & MANHOLE
- SILT SACK (OR APPROVED EQUIVALENT). SEE DETAILS ON DWG. 23027-N1
- PROPOSED CATCH BASIN
- PROPOSED SILT FENCE
- PROPOSED STORM SEWER & MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED HYDRANT
- PROPOSED MUDMAT

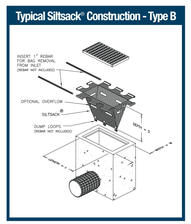


TEMPORARY GRAVEL ACCESS PAD — N.T.S.

Typical Siltsack® Construction - Type A



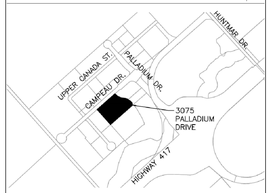
Typical Siltsack® Construction - Type B



NOTES:

1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE ULTIMATE 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.
2. LIMIT THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION HAS BEEN RE-ESTABLISHED IN ALL DISTURBED AREAS. RE-VEGETATE DISTURBED AREAS AS SOON AS POSSIBLE.
4. STOCKPILE SOIL AWAY (15 METERS OR GREATER) FROM WATERCOURSES, DRAINAGE FEATURES AND TOP OF STEEP SLOPES.
5. SILT SACKS ARE TO BE PLACED UNDERNEATH THE FRAME AND COVER OF ALL PROPOSED AND EXISTING CATCH BASIN AND OPEN COVER
6. A SILT FENCE BARRIER SHALL BE INSTALLED AS PER OPSD 219.110 WHERE INDICATED AND MAINTAINED AS REQUIRED.
7. INSTALL MUD MATS AT ALL CONSTRUCTION ENTRANCES.
8. DURING ACTIVE CONSTRUCTION PERIODS, VISUAL INSPECTIONS SHALL BE UNDERTAKEN ON A WEEKLY BASIS AND AFTER MAJOR STORM EVENTS (>25mm RAIN IN 24 HOUR PERIOD) ON SEDIMENT CONTROL BARRIERS AND ANY DAMAGE REPAIRED IMMEDIATELY.
9. EROSION AND SEDIMENT CONTROL BARRIERS SHALL ALSO BE ASSESSED (AND REPAIRED AS REQUIRED) FOLLOWING SIGNIFICANT SNOW MELT EVENTS.
10. VISUAL INSPECTIONS SHALL ALSO BE UNDERTAKEN IN ANTICIPATION OF LARGE STORM EVENTS (OR A SERIES OF RAINFALL AND/OR SNOW MELT DAYS) THAT COULD POTENTIALLY YIELD SIGNIFICANT RUNOFF VOLUMES.
11. CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION OPERATIONS
12. IN SOME CASES,BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE THE CONSTRUCTION OPERATIONS. THE AFFECTED BARRIERS SHALL BE REINSTATED IMMEDIATELY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.
13. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED AS REQUIRED AS THE SITE BECOMES DEVELOPED.
14. SEDIMENT CONTROL DEVICES SHALL BE CLEANED OF ACCUMULATED SEDIMENTATION AS REQUIRED AND REPLACED AS NECESSARY.
15. DURING THE COURSE OF CONSTRUCTION, IF THE ENGINEER BELIEVES THAT ADDITIONAL PREVENTION METHODS ARE REQUIRED TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES, AS REQUIRED, TO THE SATISFACTION OF THE ENGINEER.
16. CONSTRUCTION AND MAINTENANCE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROLS ARE TO COMPLY WITH OPSS. 805

KEY PLAN
N.T.S



No.	Issued	Date	By
1	ISSUED FOR SPA	2024-07-15	MD

THE LOCATION OF ALL UNDER- / ABOVE-GROUND UTILITIES AND SERVICES IS APPROXIMATE ONLY AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE UTILITIES AND SERVICES IS NOT GUARANTEED. THE OWNER AND / OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF ALL UTILITIES AND SERVICES BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

LICENSED PROFESSIONAL ENGINEER
Z. DU
2024-07-15
PROVINCE OF ONTARIO

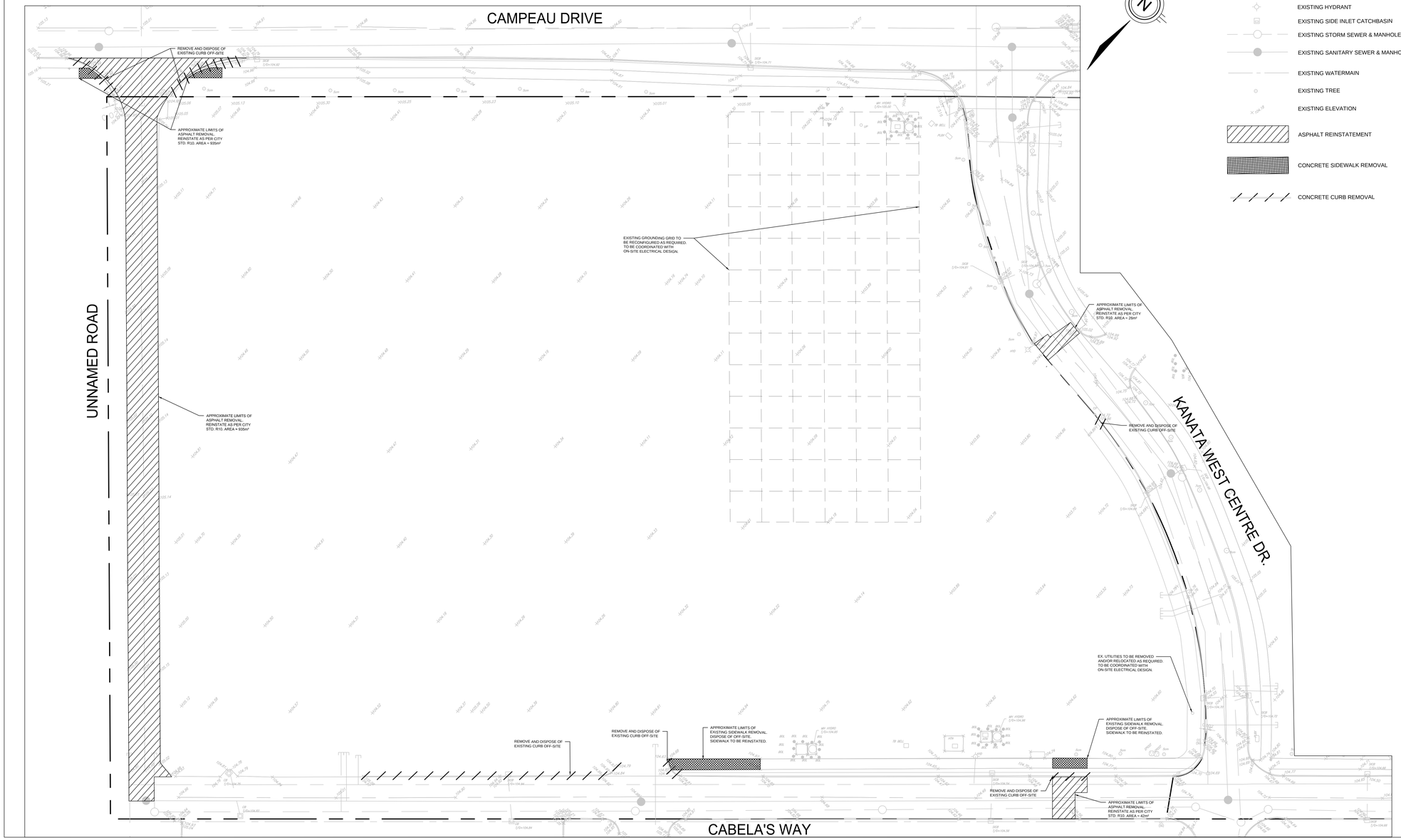
WPE ENGINEERING LTD.
222 - 7250 KEELE STREET
VAUGHAN, ON. L4K 1Z8
T: 416 578 8682
MDU@WPEENGINEERING.COM

SCALE BAR
1:300 — 0 2 4 6 8 10 12m

PROP. COMMERCIAL DEVELOPMENT
3075 PALLADIUM DRIVE
CITY OF OTTAWA
EROSION & SEDIMENT CONTROL PLAN

CITY FILE NO.PC2024-0078

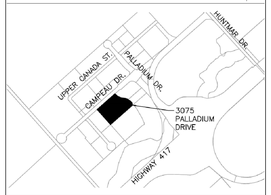
Design A.M.	Scale 1:300
Checked M.D	Date 2024-06-24
Project No. 2034	Drawing No. C-04



LEGEND

- PROPERTY BOUNDARY
- EXISTING CATCHBASIN
- EXISTING HYDRANT
- EXISTING SIDE INLET CATCHBASIN
- EXISTING STORM SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATERMAIN
- EXISTING TREE
- EXISTING ELEVATION
- ASPHALT REINSTATEMENT
- CONCRETE SIDEWALK REMOVAL
- CONCRETE CURB REMOVAL

KEY PLAN
N.T.S



No.	Issued	Date	By
1	ISSUED FOR SPA	2024-07-15	MD

THE LOCATION OF ALL UNDER- / ABOVE-GROUND UTILITIES AND SERVICES IS APPROXIMATE ONLY AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE UTILITIES AND SERVICES IS NOT GUARANTEED. THE OWNER AND / OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF ALL UTILITIES AND SERVICES BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

LICENSED PROFESSIONAL ENGINEER
Z. DU
2024-07-15
PROVINCE OF ONTARIO

WPE ENGINEERING LTD.
222 - 7250 KEELE STREET
VAUGHAN, ON. L4K 1Z8
T: 416 578 8682
MDU@WPEENGINEERING.COM

SCALE BAR
1:300 0 2 4 6 8 10 12m

PROP. COMMERCIAL DEVELOPMENT
3075 PALLADIUM DRIVE
CITY OF OTTAWA
EXISTING CONDITIONS AND REMOVALS PLAN

CITY FILE NO.PC2024-0078

Design A.M.	Scale 1:300
Checked M.D	Date 2024-06-24
Project No. 2034	Drawing No. C-05

GENERAL NOTES:

1. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), AS AMENDED BY THE CITY OF OTTAWA.
2. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.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.
3. ALL DIMENSIONS AND ELEVATION SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
4. DESIGN ELEVATIONS GIVEN ARE TO BE ADHERED TO WITH NO CHANGES WITHOUT PRIOR WRITTEN APPROVAL BY ROBINSON LAND DEVELOPMENT.
5. ANY ARES BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
6. RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
7. 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 CONTRACTOR AS DEFINED IN THE ACT.
8. ALL CONSTRUCTION SIGNAGE MUST BE CONFORM TO THE M.T.O MANUAL OF UNIFORM TRAFFIC CONTROL DEVICE(LATEST AMENDMENT).
9. ALL DIMENSIONS ARE IN METER UNLESS OTHERWISE SPECIFIED.
10. THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
11. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSD, IS EXCEEDED.
12. ALL NECESSARY CLEARING AND GRABBING SHALL BE COMPLETED BY THE CONTRACTOR, REVIEW WITH THE CITY OF OTTAWA PRIOR TO AND TREE CUTTING.
13. REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY YURI MENDEZ ENGINEERING,DATED JUNE 2023.
14. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE FOR DEWATERING, SUPPORT AND PROTECTION OF EXCAVATION AND TRENCHING AS WELL AS RELEASE OF ANY PUMPED GROUNDWATER IN A CONTROLLED AND APPROVED MANNER.
15. DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
16. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
17. CLAY SEALS SHALL BE INSTALLED AT A HORIZONTAL SPACING OF NO MORE THAN 100 METERS AS PER GEOTECHNICAL REPORT RECOMMENDATIONS.

STORM SEWERS:

1. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2(LATEST AMENDMENT). ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.3(LATEST AMENDMENT).PIPE SHALL BE JOINTED WITH STD.RUBBER GASKETS AS PER CSA A257.3(LATEST AMENDMENT).
2. ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD.S6 AND S7 CLASS 'B' UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
3. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT,UNLESS OTHERWISE SPECIFIED.
4. STORM MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24.1.
5. SUMP. FOR STORM SEWERS 900MM SHALL BE CONSTRUCTED WITH A 300MM SUMP.FOR STORM SEWER 900MM AND OVER USE BENCHING IN ACCORDANCE WITH OPSD 701.021.
6. THE STORM SEWER CLASS HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED ABOVE.WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADDITIONAL BEDDING, A DIFFERENT TYPE OF BEDDING OR A HIGHER PIPE STRENGTH ST HIS OWN EXPENSE AND SHALL ALSO BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
7. ALL STORM MANHOLES SHALL BE 1200MM DIAMETER AS PER OPSD 701.010 UNLESS OTHERWISE NOTED.
8. ALL CATCH BASINS SHALL BE 600MM X 600MM AS PER OPSD 705.010 UNLESS OTHERWISE NOTED.

SANITARY SEWERS:

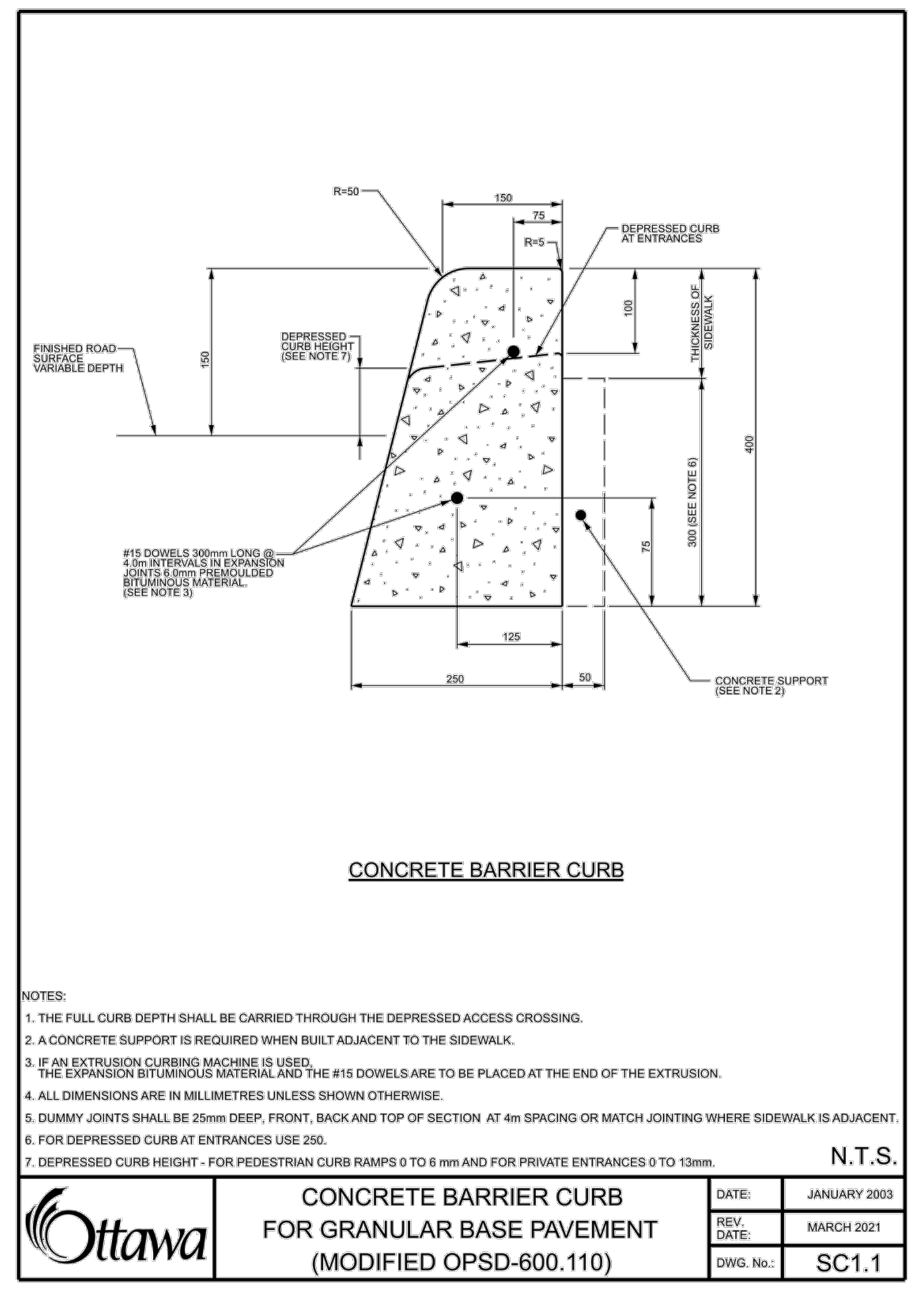
1. ALL SANITARY SEWERS SHALL BE PVC SDR 35, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
2. SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD.S6 AND S7, CLASS “B” BEDDING UNLESS OTHERWISE NOTED.
3. ALL SANITARY SERVICES ARE TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
4. SANITARY MANHOLE FRAME AND COVERS SHALL BE WATERTIGHT AS PER CITY OF OTTAWA STD.S24.1
5. SANITARY SEWER MANHOLES SHALL BE BENCHED AS PER OPSD 701.021.
6. SANITARY PRE-CAST MANHOLE SHALL BE CONSTRUCTED WITH A HIGHER PERCENTAGE OF SILICA FUME IN THE CONCRETE TO MAKE IT MORE DENSE AND LESS SUSCEPTIBLE TO CORROSION OR PINHOLE LEAKS.
7. FOR SANITARY MANHOLES, DEPENDING ON THE ELEVATION OF THE GROUND WATER TABLE ,AND BASED ON THE RECOMMENDATION OF THE PROJECT GEOTECHNICAL CONSULTANT,CRETEX SEALS,OR A SIMILAR PRODUCT,SHALL BE INSTALLED IN THE PRE-CAST MANHOLE SECTION TO JUST BELOW THE MANHOLE FRAME TO PREVENT INFILTRATION.
9. WATERMAIN IN FILL AREAS TO 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 ENGINEER FOR REVIEW.
10. IN ACCORDANCE WITH CITY OF OTTAWA STANDARD S11, SANITARY SERVICE CONNECTION REQUIRES APPROVED CONTROLLED SETTLEMENT JOINT.

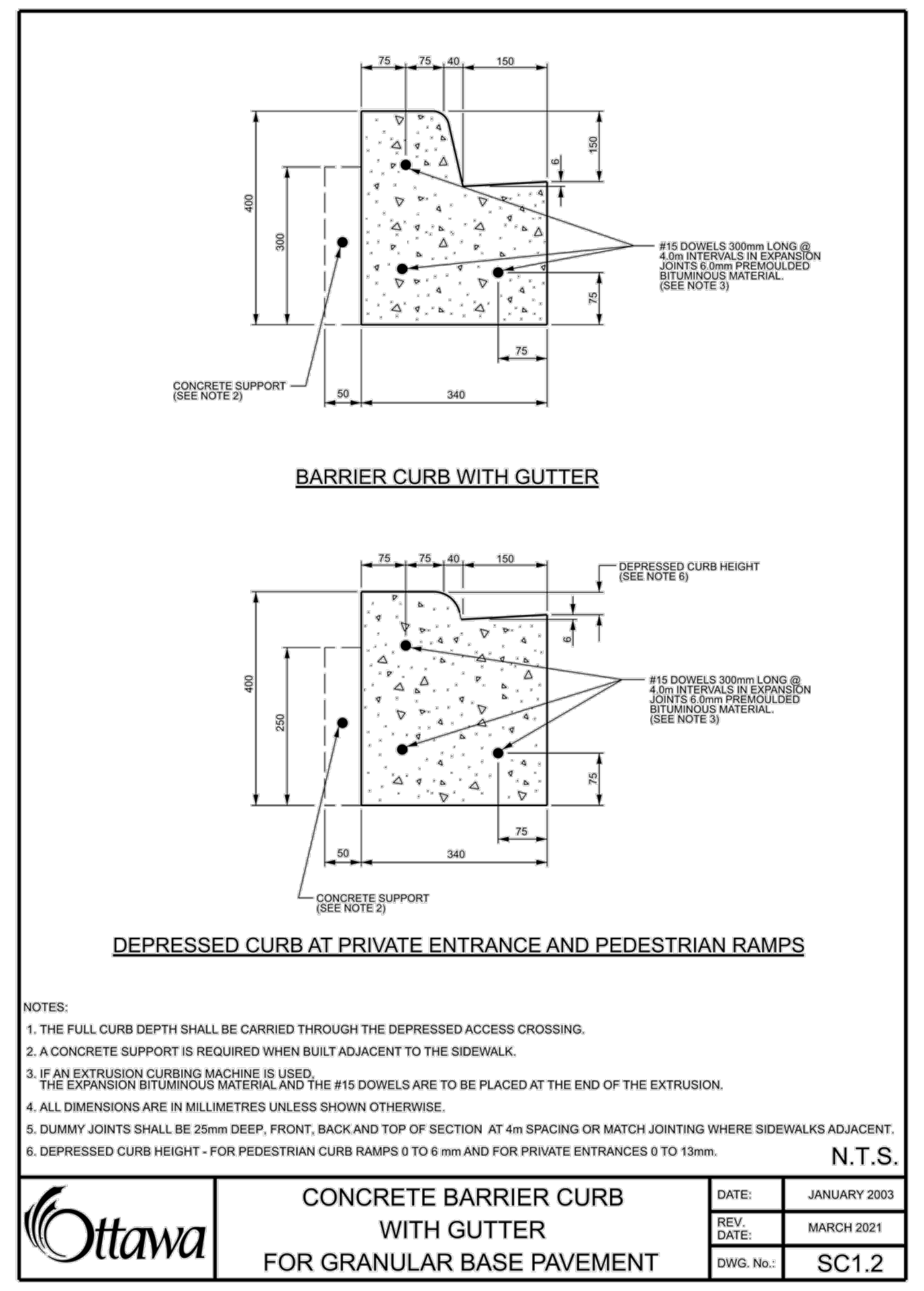
WATER SUPPLY:

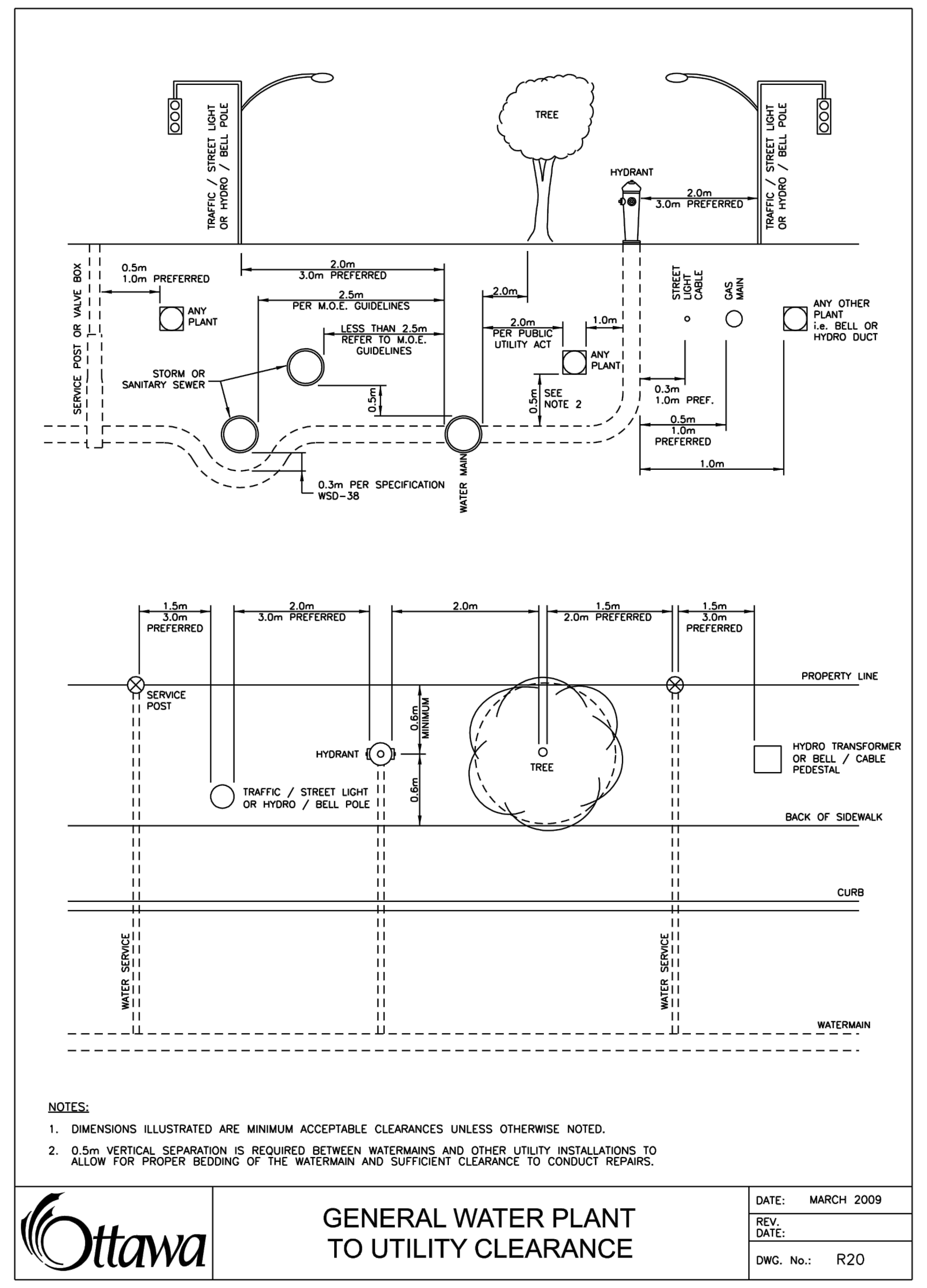
1. ALL PVC WATERMAINS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL
2. WATERMAIN TRENCH AND BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
3. ALL PVC WATERMAINS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD.W36.
4. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42.
5. CONTRACTOR TO SUPPLY HYDRANT EXTENSION TO ADJUST THE LENGTH OF HYDRANT BARREL IF REQUIRED.
6. FIRE HYDRANTS SHALL BE INSTALLED AS PER CITY OF OTTAWA STD. W19, AND LOCATED AS PER CITY STD. W18.
7. VALVE IN BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA STD.W24,
8. WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JOINTS AS PER CITY OF OTTAWA STD.W25.5 AND W25.6.
9. TRUST BLOCKING OF WATERMAIN TO BE INSTALLED AS PER CITY OF OTTAWA STD.W25.3 ANS W25.4.
10. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATREMAIN.
11. INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD.W25.2 AND W25,RESPECTIVELY,WHERE WATERMAIN COVER IS LESS THAN 2.4M.
12. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.25M FOR CROSSING OVER THE SEWER,AS PER CITY STD.W25.2. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLINGS.THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER AS PER CITYSTD.W25.
13. CONNECTION TO EXISTING WATERMAIN TO BE PERFORMED BY CITY FORCES. CONTRACTOR TO PROVIDE LABOUR,EQUIPMENT AND MATERIAL REQUIRED FOR EXCAVATION,BEDDING AND REINSTATEMENT.
14. SWABBING, DISINFECTION, AND HYDROSTATIC TESTING TO BE CONDUCTED AS PER CITY OF OTTAWA STANDARDS IN THE PRESENCE OF A CITY INSPECTOR AND/OR CONSULTANT.

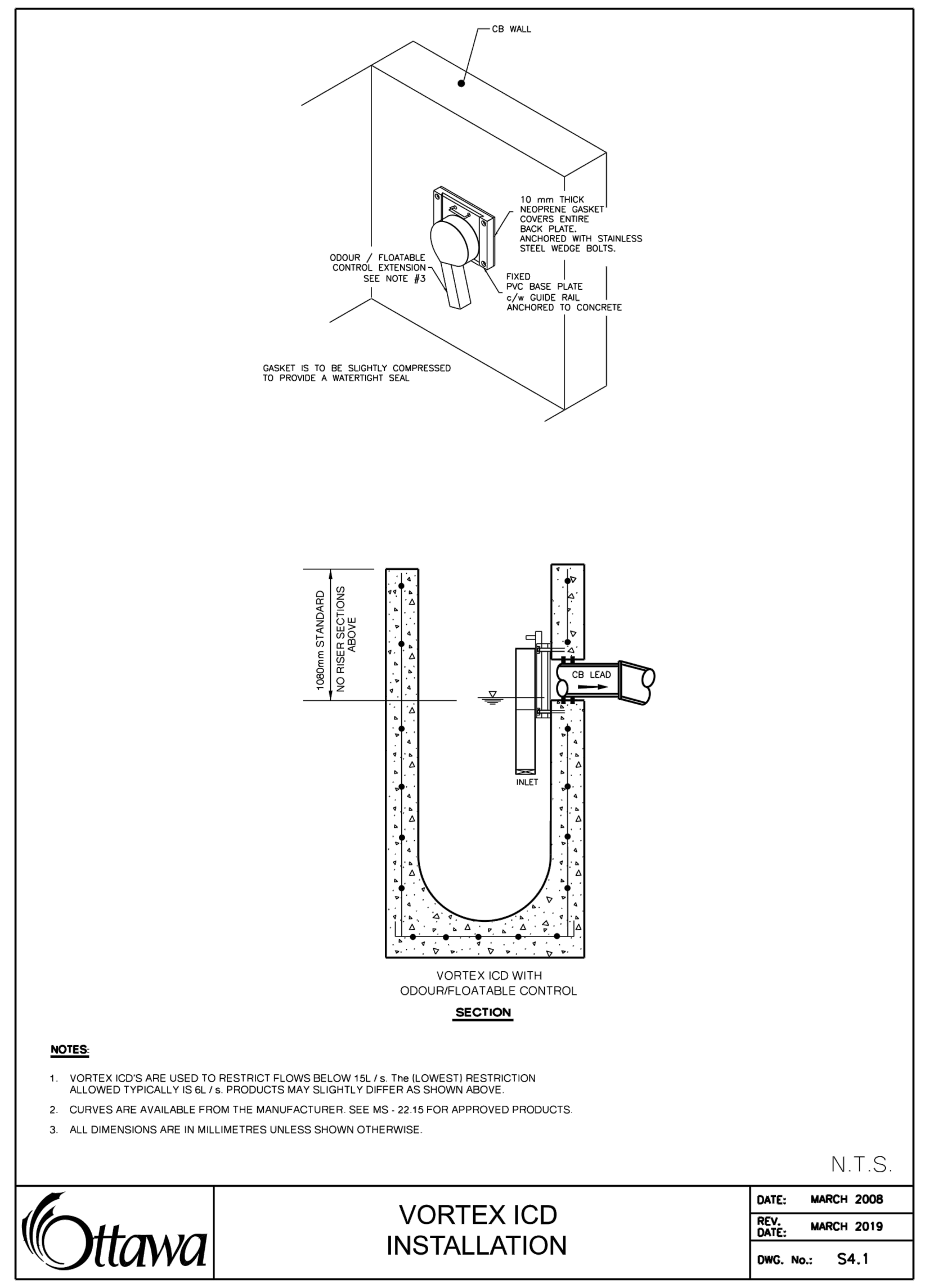
ROADWORK SPECIFICATIONS:

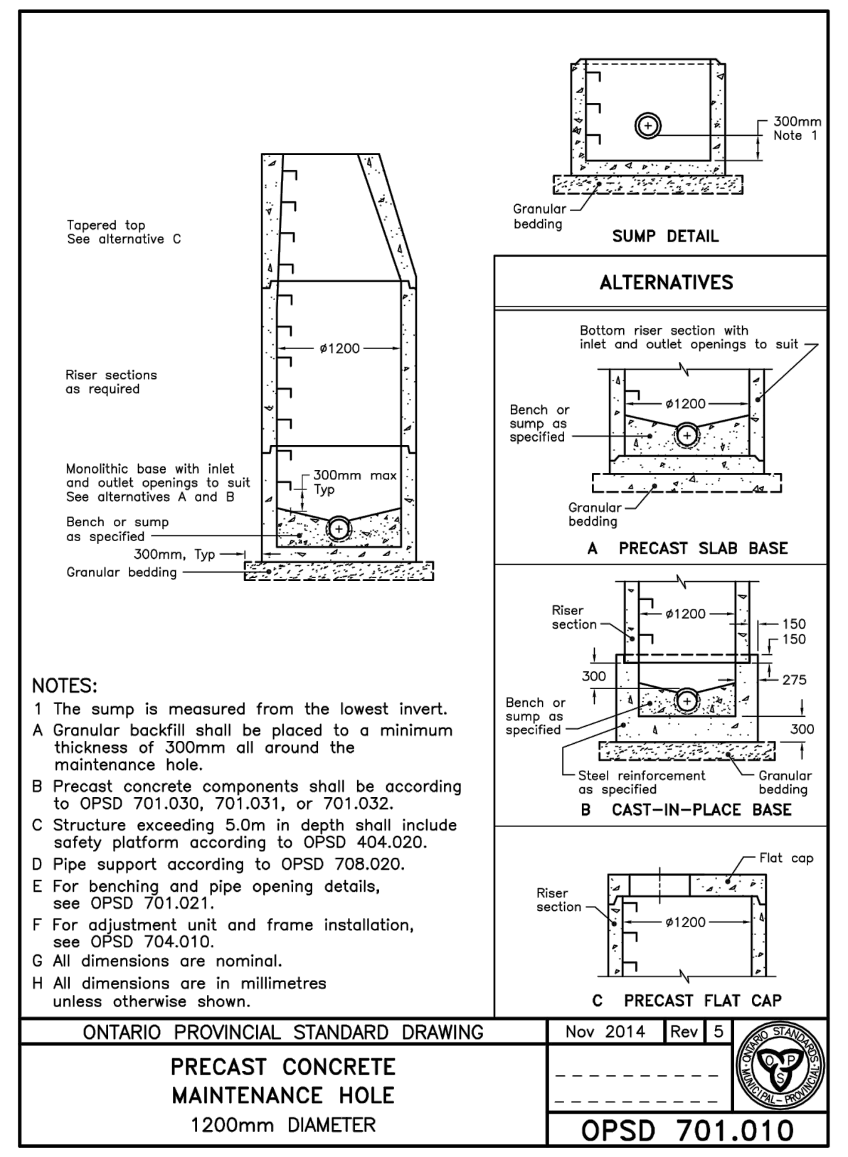
1. CONCRETE CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.1 (BARRIER CURB). PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS AND DRIVEWAYS.
2. ALL BARRIER CURB TO BE 150MM ABOVE FINISHED ASPHALT GRADE UNLESS OTHERWISE NOTED.
3. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD.SC1.4
4. TWSIS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OTTAWA STD.SC7.3.
5. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD.R10 AND OPSD 509.010,OPSS 310.
6. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKENS OF 300MM AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
7. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98%STANDARD PROCTOR DENSITY.
8. ASPHALT WEAR COURSES SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
9. SUB-EXCAVATE SOFT AREA AND FILL WITH GRANULAR"B" COMPACTED IN MAXIMUM 300MM LIFTS.
10. PEDESTRIAN CURB RAMP WITH BOULEVARD SHALL BE ACCORDANCE WITH CITY OF OTTAWA STD.SC7.
11. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW-CUT TO FROM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW ASPHALT.
12. PAVEMENT DESIGN AS PER GEOTECHNICAL RECOMMENDATIONS.

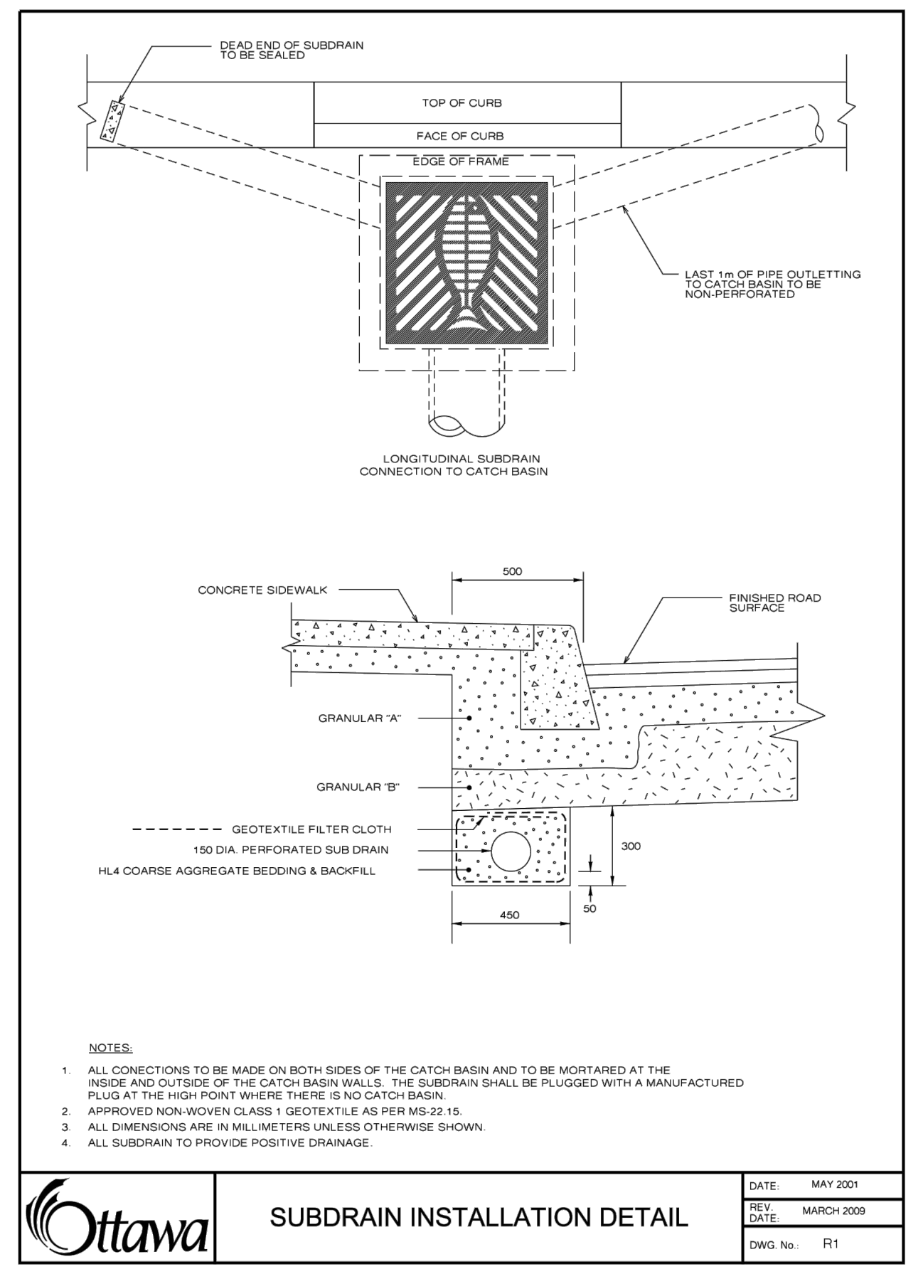


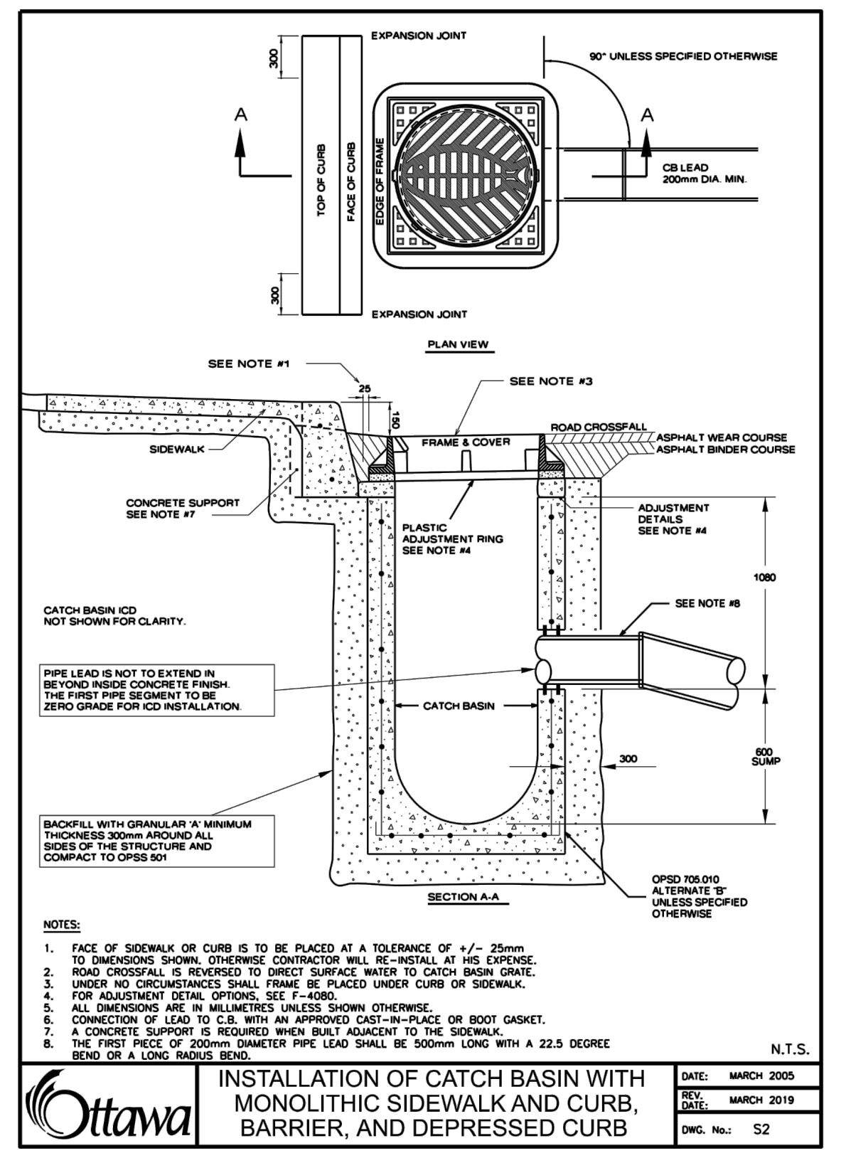


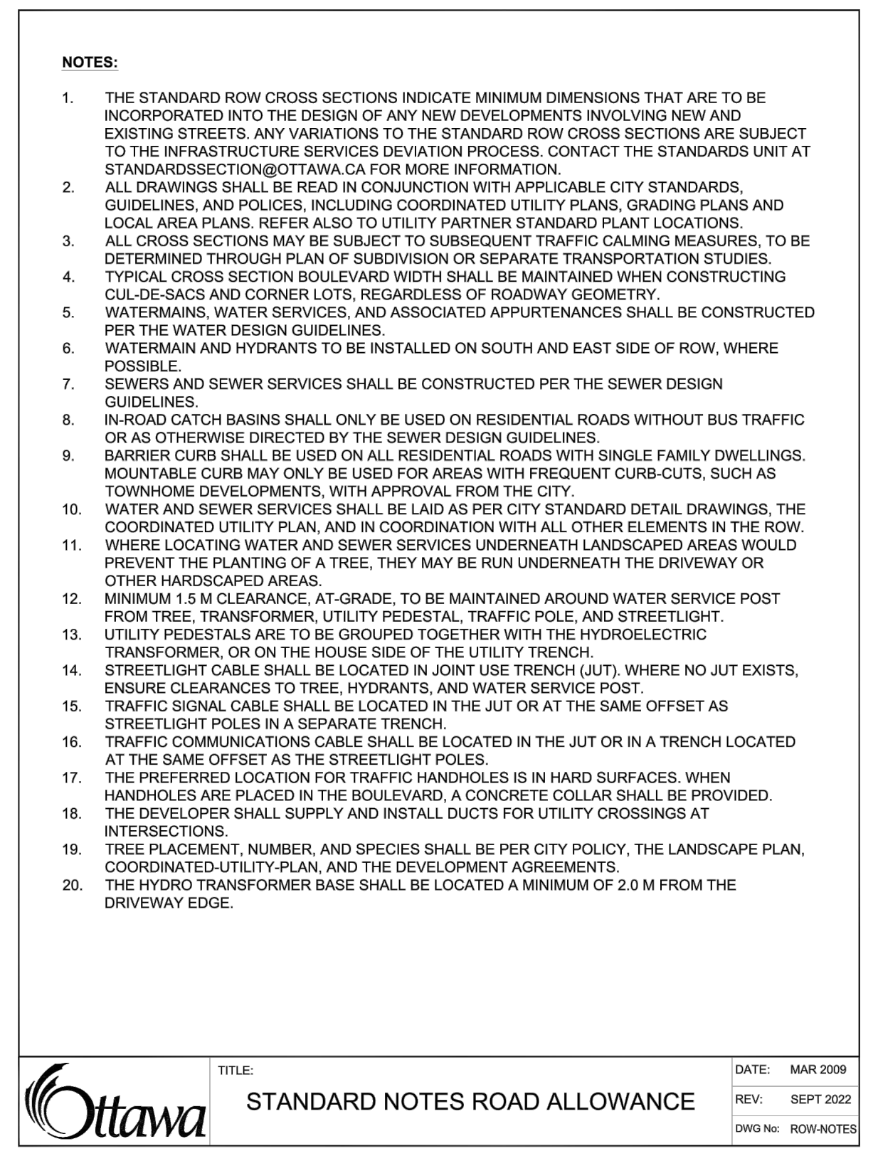






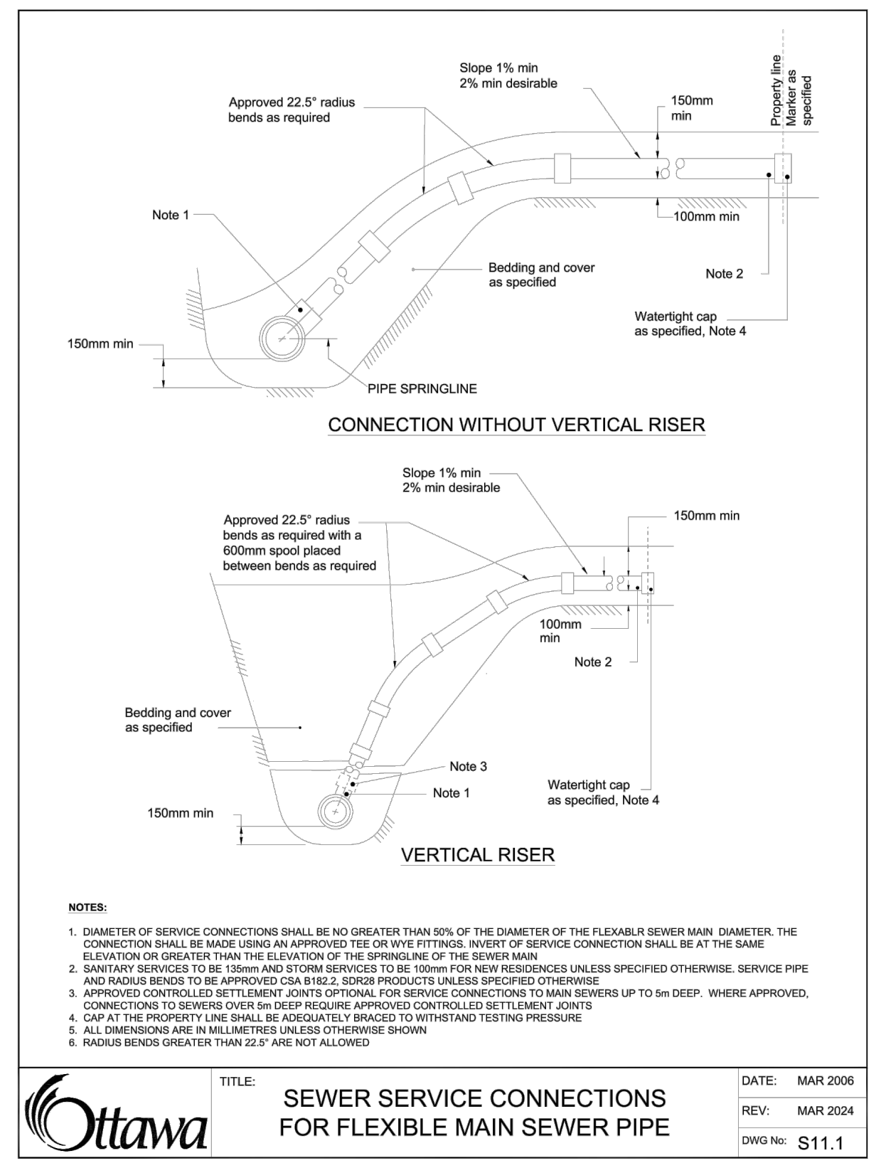


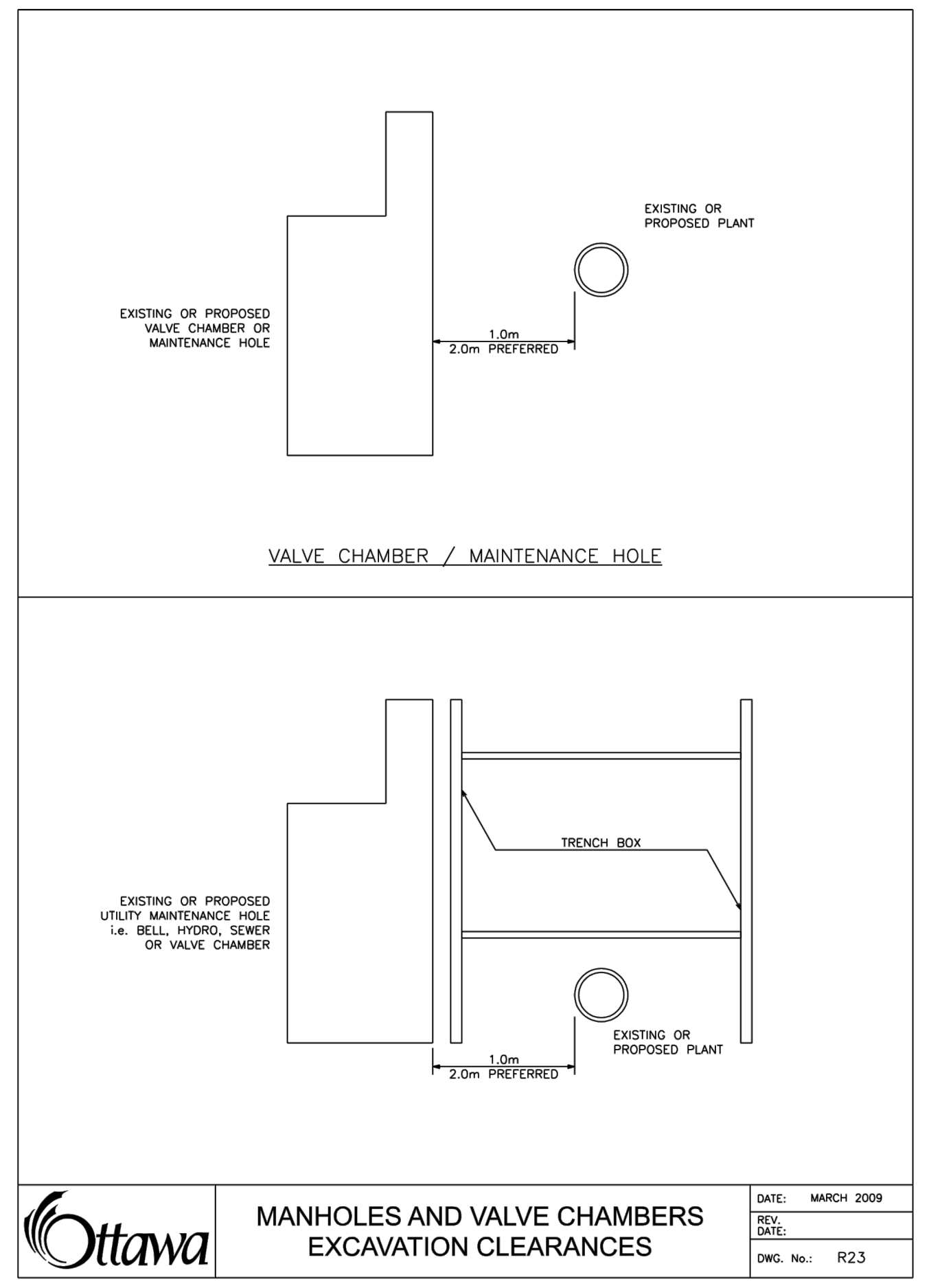


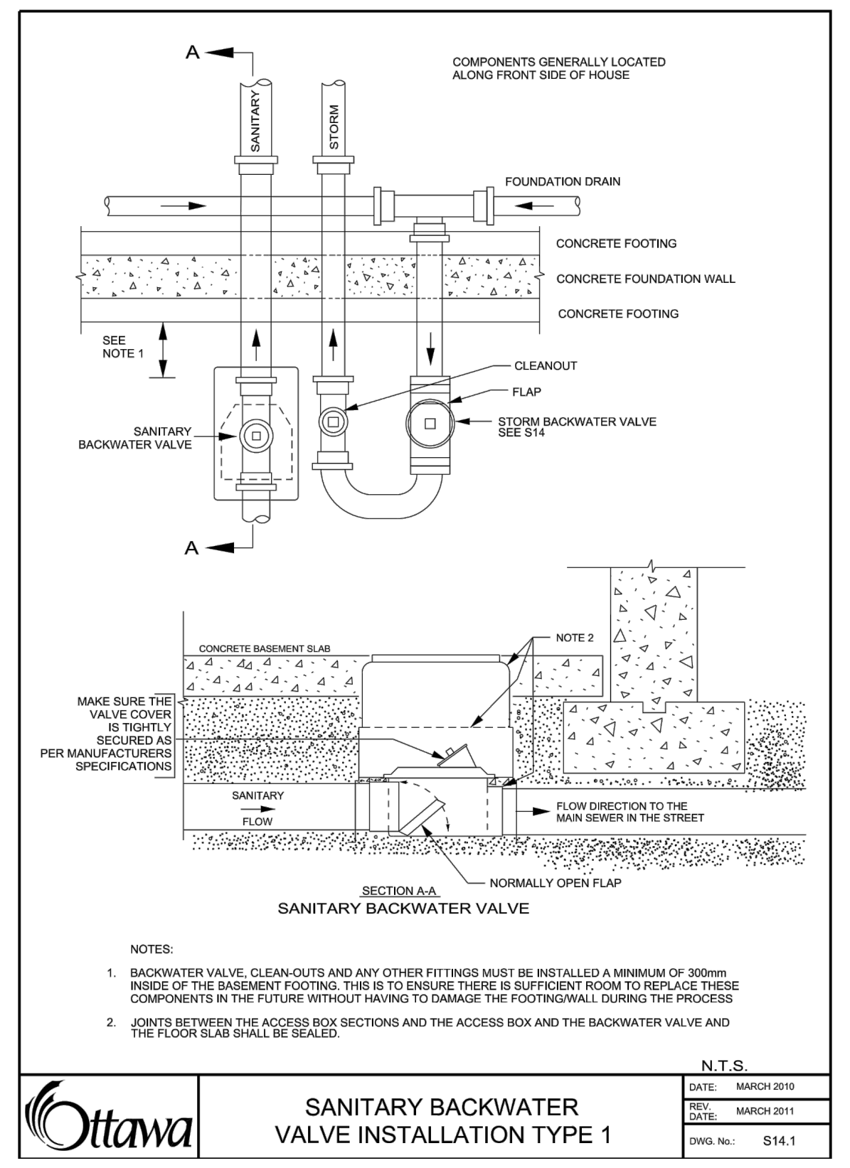

NOTES:

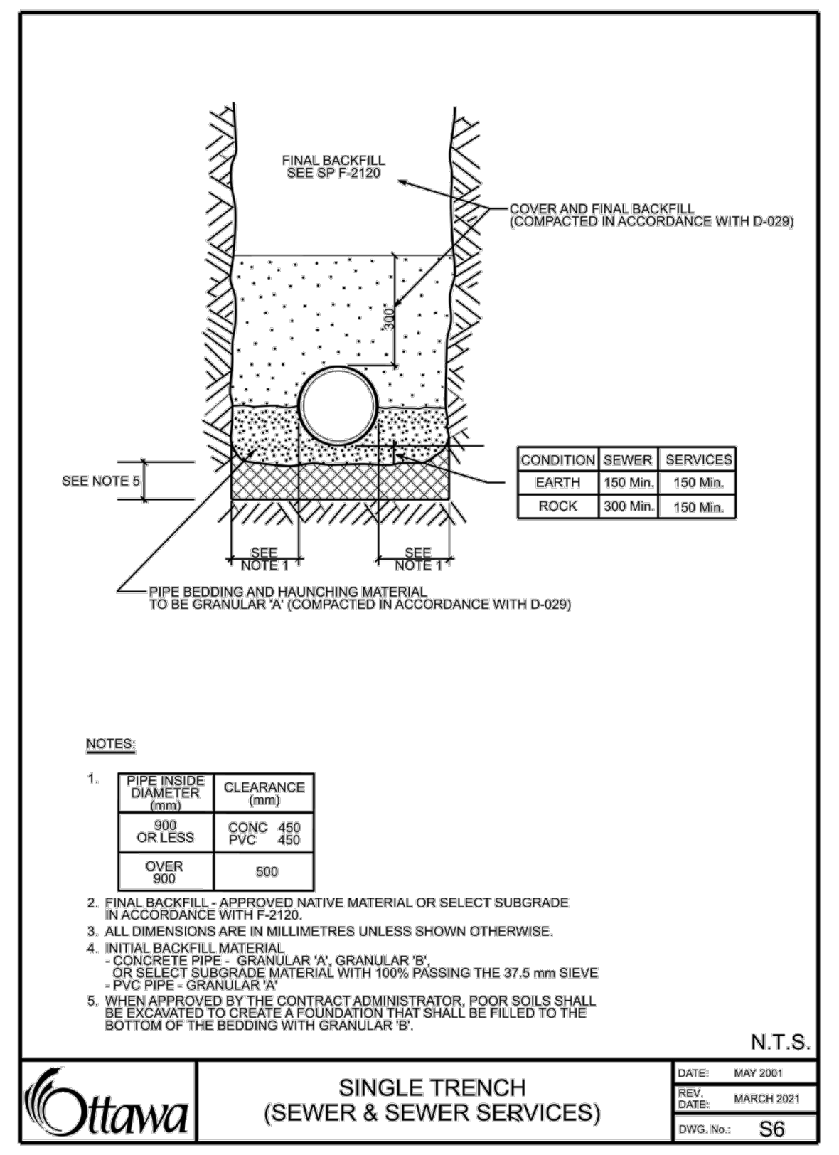
1. THE STANDARD ROW CROSS SECTIONS INDICATE MINIMUM DIMENSIONS THAT ARE TO BE INCORPORATED INTO THE DESIGN OF ANY NEW DEVELOPMENTS INVOLVING NEW AND EXISTING STREETS. ANY VARIATIONS TO THE STANDARD ROW CROSS SECTIONS ARE SUBJECT TO THE INFRASTRUCTURE SERVICES DEVIATION PROCESS. CONTACT THE STANDARDS UNIT AT STANDARDSSECTION@OTTAWA.CA FOR MORE INFORMATION.
2. ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH APPLICABLE CITY STANDARDS, GUIDELINES, AND POLICES, INCLUDING COORDINATED UTILITY PLANS, GRADING PLANS AND LOCAL AREA PLANS. REFER ALSO TO UTILITY PARTNER STANDARD PLANT LOCATIONS.
3. ALL CROSS SECTIONS MAY BE SUBJECT TO SUBSEQUENT TRAFFIC CALMING MEASURES, TO BE DETERMINED THROUGH PLAN OF SUBDIVISION OR SEPARATE TRANSPORTATION STUDIES.
4. TYPICAL CROSS SECTION BOULEVARD WIDTH SHALL BE MAINTAINED WHEN CONSTRUCTING CUL-DE-SACS AND CORNER LOTS, REGARDLESS OF ROADWAY GEOMETRY.
5. WATERMAINS, WATER SERVICES, AND ASSOCIATED APPURTENANCES SHALL BE CONSTRUCTED PER THE WATER DESIGN GUIDELINES.
6. WATERMAIN AND HYDRANTS TO BE INSTALLED ON SOUTH AND EAST SIDE OF ROW, WHERE POSSIBLE.
7. SEWERS AND SEWER SERVICES SHALL BE CONSTRUCTED PER THE SEWER DESIGN GUIDELINES.
8. IN-ROAD CATCH BASINS SHALL ONLY BE USED ON RESIDENTIAL ROADS WITHOUT BUS TRAFFIC OR AS OTHERWISE DIRECTED BY THE SEWER DESIGN GUIDELINES.
9. BARRIER CURB SHALL BE USED ON ALL RESIDENTIAL ROADS WITH SINGLE FAMILY DWELLINGS. MOUNTABLE CURB MAY ONLY BE USED FOR AREAS WITH FREQUENT CURB-CUTS, SUCH AS TOWNHOME DEVELOPMENTS, WITH APPROVAL FROM THE CITY.
10. WATER AND SEWER SERVICES SHALL BE LAID AS PER CITY STANDARD DETAIL DRAWINGS, THE COORDINATED UTILITY PLAN, AND IN COORDINATION WITH ALL OTHER ELEMENTS IN THE ROW.
11. WHERE LOCATING WATER AND SEWER SERVICES UNDERNEATH LANDSCAPED AREAS WOULD PREVENT THE PLANTING OF A TREE, THEY MAY BE RUN UNDERNEATH THE DRIVEWAY OR OTHER HARDSCAPED AREAS.
12. MINIMUM 1.5 M CLEARANCE, AT-GRADE, TO BE MAINTAINED AROUND WATER SERVICE POST FROM TREE, TRANSFORMER, UTILITY PEDESTAL, TRAFFIC POLE, AND STREETLIGHT.
13. UTILITY PEDESTALS ARE TO BE GROUPED TOGETHER WITH THE HYDROELECTRIC TRANSFORMER, OR ON THE HOUSE SIDE OF THE UTILITY TRENCH.
14. STREETLIGHT CABLE SHALL BE LOCATED IN JOINT USE TRENCH (JUT). WHERE NO JUT EXISTS, ENSURE CLEARANCES TO TREE, HYDRANTS, AND WATER SERVICE POST.
15. TRAFFIC SIGNAL CABLE SHALL BE LOCATED IN THE JUT OR AT THE SAME OFFSET AS STREETLIGHT POLES IN A SEPARATE TRENCH.
16. TRAFFIC COMMUNICATIONS CABLE SHALL BE LOCATED IN THE JUT OR IN A TRENCH LOCATED AT THE SAME OFFSET AS THE STREETLIGHT POLES.
17. THE PREFERRED LOCATION FOR TRAFFIC HANDHOLES IS IN HARD SURFACES. WHEN HANDHOLES ARE PLACED IN THE BOULEVARD, A CONCRETE COLLAR SHALL BE PROVIDED.
18. THE DEVELOPER SHALL SUPPLY AND INSTALL DUCTS FOR UTILITY CROSSINGS AT INTERSECTIONS.
19. TREE PLACEMENT, NUMBER, AND SPECIES SHALL BE PER CITY POLICY, THE LANDSCAPE PLAN, COORDINATED-UTILITY-PLAN, AND THE DEVELOPMENT AGREEMENTS.
20. THE HYDRO TRANSFORMER BASE SHALL BE LOCATED A MINIMUM OF 2.0 M FROM THE DRIVEWAY EDGE.

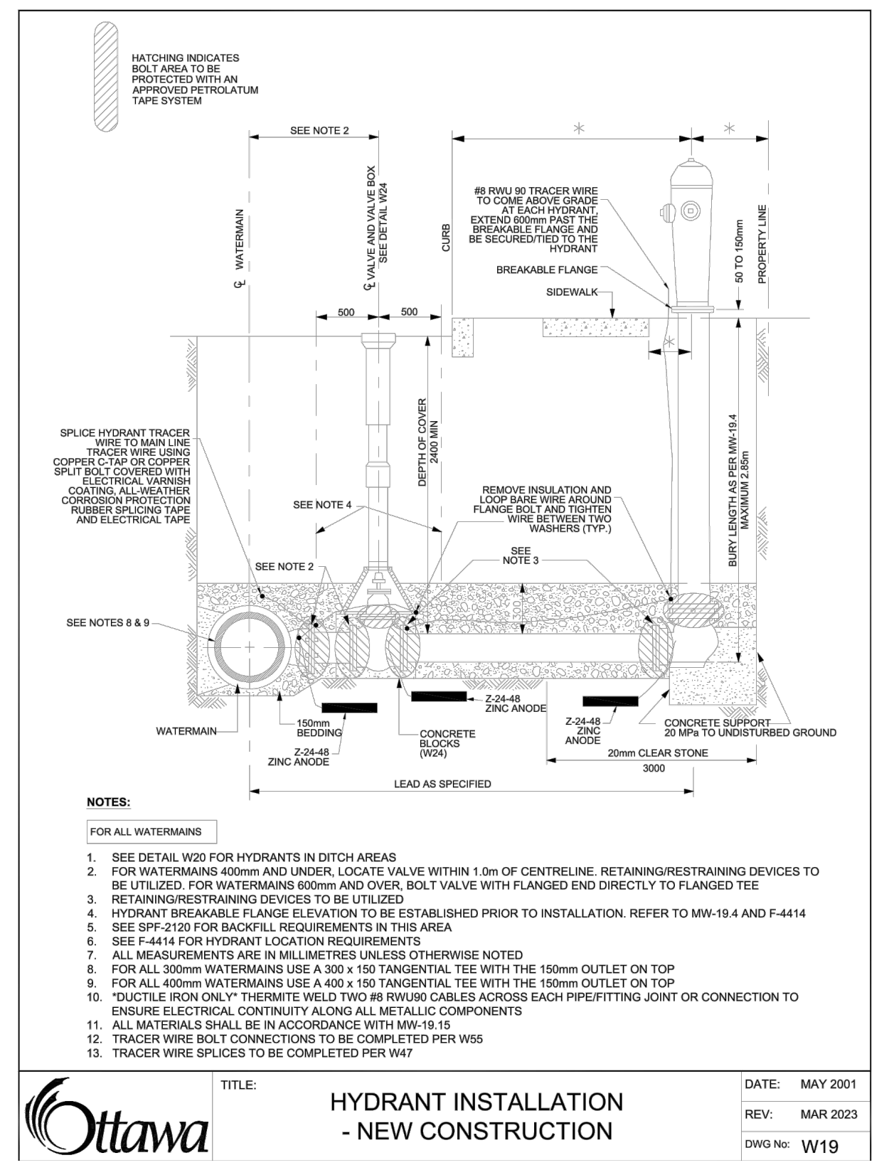
TITLE: STANDARD NOTES ROAD ALLOWANCE
DATE: MAR 2009
REV: SEPT 2022
DWG No: ROW-NOTES



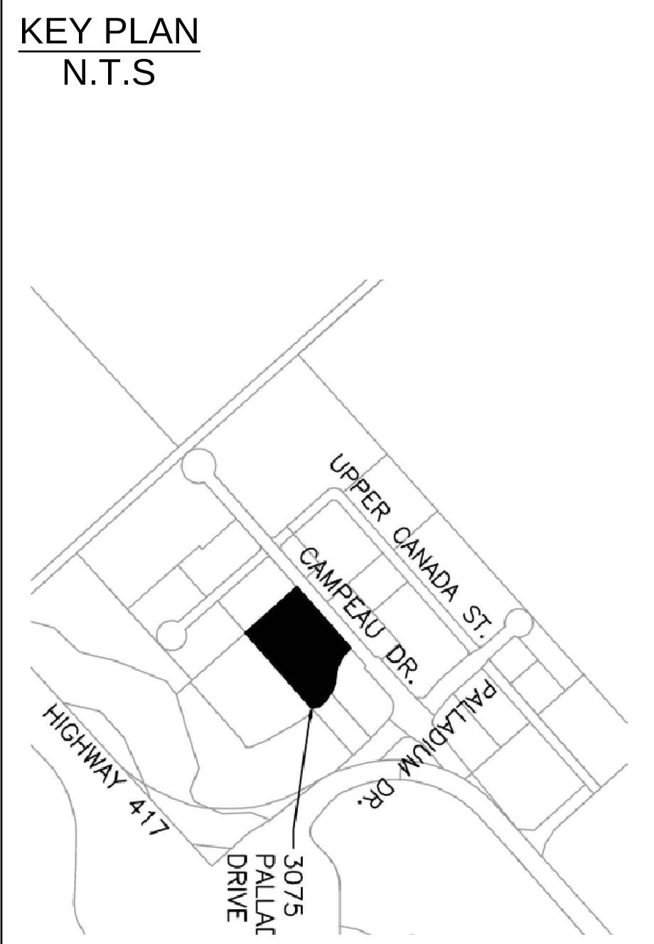








KEY PLAN
N.T.S



[redacted]

No.	Issued	Date	By
1	ISSUED FOR SPA	2024-07-15	MD

THE LOCATION OF ALL UNDER- / ABOVE-GROUND UTILITIES AND SERVICES IS APPROXIMATE ONLY AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE UTILITIES AND SERVICES IS NOT GUARANTEED. THE OWNER AND / OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF ALL UTILITIES AND SERVICES BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

Z. DU
2024-07-15

WPE
ENGINEERING LTD.

222 - 7250 KEELE STREET
VAUGHAN, ON. L4K 1Z8
T: 416 578 8682
MDU@WPEENGINEERING.COM

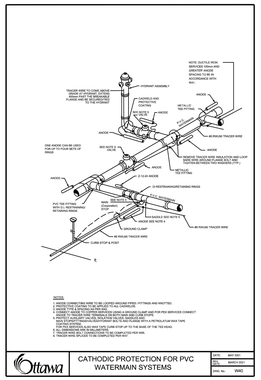
SCALE BAR

1:300 0 2 4 6 8 10 12m

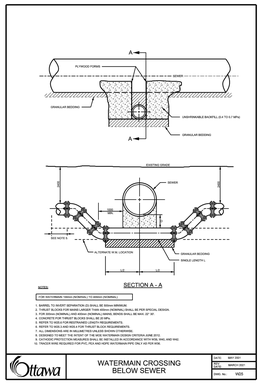
PROP. COMMERCIAL DEVELOPMENT
3075 PALLADIUM DRIVE
CITY OF OTTAWA
NOTES & DETAILS

CITY FILE NO.PC2024-0078

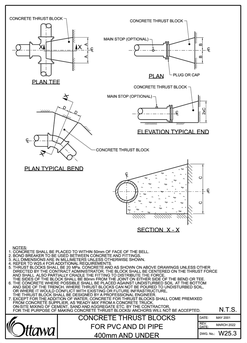
Design F.T.	Scale N.T.S
Checked M.D	Date 2024-06-24
Project No. 2034	Drawing No. C-06



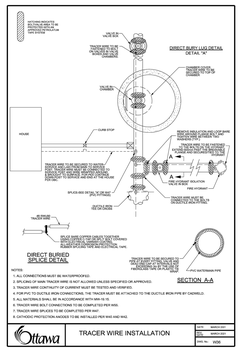
CATHODIC PROTECTION FOR PVC WATERMAIN SYSTEMS — DWG No. W40



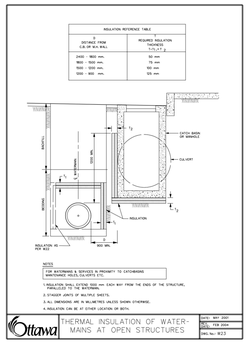
WATERMAIN CROSSING BELOW SEWER — DWG No. W20



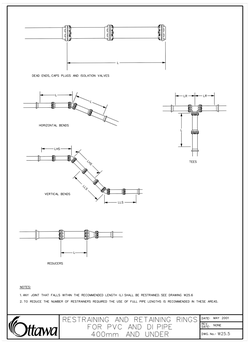
CONCRETE THRUST BLOCKS FOR PVC AND DI PIPE 400mm AND UNDER — DWG No. W25.3



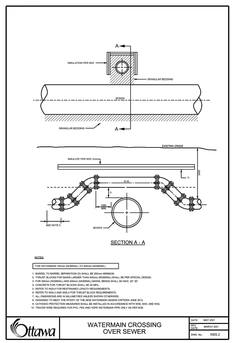
TRACER WIRE INSTALLATION — DWG No. W08



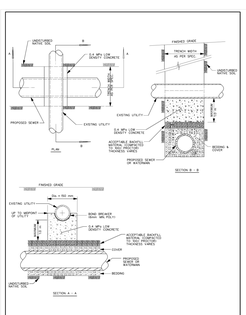
THERMAL INSULATION OF WATER-MAINS AT OPEN STRUCTURES — DWG No. W23



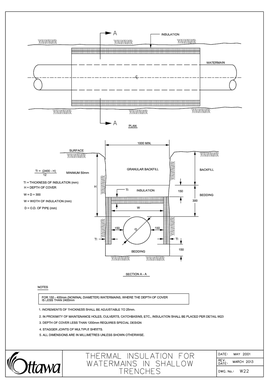
RESTRAINING AND RETAINING RINGS FOR PVC AND DI PIPE 400mm AND UNDER — DWG No. W25.5



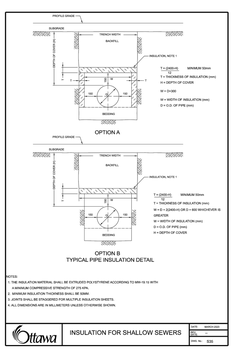
WATERMAIN CROSSING OVER SEWER — DWG No. W03.2



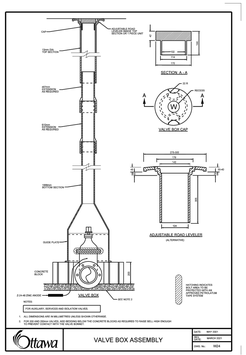
SUPPORT DETAIL FOR EXISTING UTILITY CROSSING SEWER OR WATERMAIN TRENCH — DWG No. 110



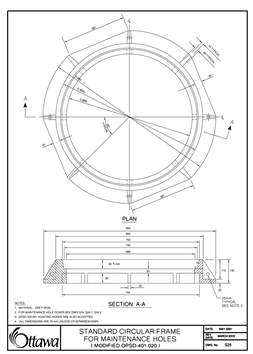
THERMAL INSULATION FOR WATERMAINS IN SHALLOW TRENCHES — DWG No. W22



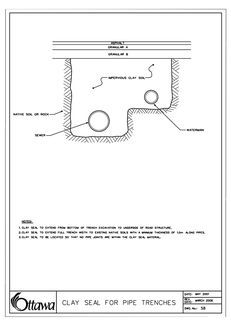
INSULATION FOR SHALLOW SEWERS — DWG No. 310



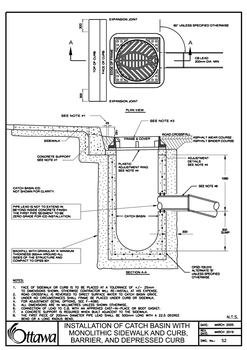
VALVE BOX ASSEMBLY — DWG No. W24



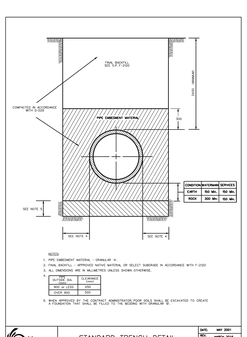
STANDARD CIRCULAR FRAME FOR MAINTENANCE HOLES (MODIFIED OPSD-401.020) — DWG No. 526



CLAY SEAL FOR PIPE TRENCHES — DWG No. 58

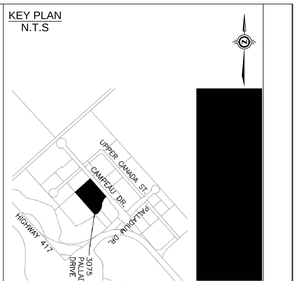


INSTALLATION OF CATCH BASIN WITH MONOLITHIC SIDEWALK AND CURB, BARRIER, AND DEPRESSED CURB — DWG No. 52



STANDARD TRENCH DETAIL — DWG No. W17

KEY PLAN
N.T.S



No.	Issued	Date	By
1	ISSUED FOR SPA	2024-07-15	MD

THE LOCATION OF ALL UNDER- / ABOVE-GROUND UTILITIES AND SERVICES IS APPROXIMATE ONLY AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE UTILITIES AND SERVICES IS NOT GUARANTEED. THE OWNER AND / OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF ALL UTILITIES AND SERVICES BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

LICENSED PROFESSIONAL ENGINEER
Z. DU
2024-07-15
PROVINCE OF ONTARIO

WPE ENGINEERING LTD.

222 - 7250 KEELE STREET
VAUGHAN, ON. L4K 1Z8
T: 416 578 8682
MDU@WPEENGINEERING.COM

SCALE BAR
1:300 — 0 2 4 6 8 10 12m

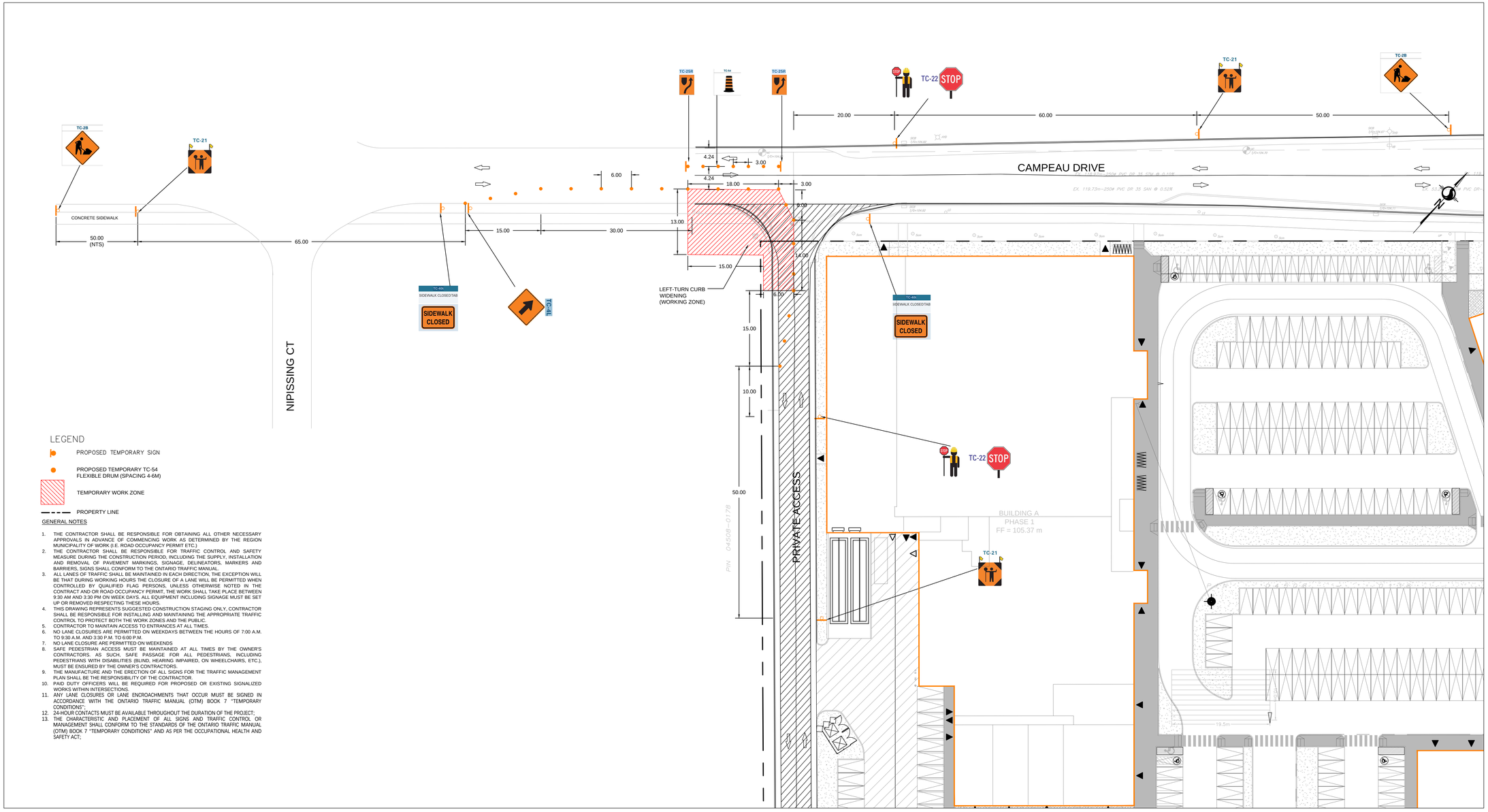
PROP. COMMERCIAL DEVELOPMENT

3075 PALLADIUM DRIVE
CITY OF OTTAWA

DETAILS

CITY FILE NO.PC2024-0078

Design F.T.	Scale N.T.S
Checked M.D	Date 2024-06-24
Project No. 2034	Drawing No. C-07



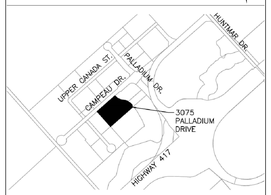
LEGEND

- PROPOSED TEMPORARY SIGN
- PROPOSED TEMPORARY TC-54 FLEXIBLE DRUM (SPACING 4-6M)
- TEMPORARY WORK ZONE
- PROPERTY LINE

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER NECESSARY APPROVALS IN ADVANCE OF COMMENCING WORK AS DETERMINED BY THE REGION MUNICIPALITY OF WORK (I.E. ROAD OCCUPANCY PERMIT ETC.).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY MEASURE DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF PAVEMENT MARKINGS, SIGNAGE, DELINEATORS, MARKERS AND BARRIERS, SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL.
3. ALL LANES OF TRAFFIC SHALL BE MAINTAINED IN EACH DIRECTION; THE EXCEPTION WILL BE THAT DURING WORKING HOURS THE CLOSURE OF A LANE WILL BE PERMITTED WHEN CONTROLLED BY QUALIFIED FLAG PERSONS, UNLESS OTHERWISE NOTED IN THE CONTRACT AND OR ROAD OCCUPANCY PERMIT, THE WORK SHALL TAKE PLACE BETWEEN 9:30 AM AND 3:30 PM ON WEEK DAYS. ALL EQUIPMENT INCLUDING SIGNAGE MUST BE SET UP OR REMOVED RESPECTING THESE HOURS.
4. THIS DRAWING REPRESENTS SUGGESTED CONSTRUCTION STAGING ONLY, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING THE APPROPRIATE TRAFFIC CONTROL TO PROTECT BOTH THE WORK ZONES AND THE PUBLIC.
5. CONTRACTOR TO MAINTAIN ACCESS TO ENTRANCES AT ALL TIMES.
6. NO LANE CLOSURES ARE PERMITTED ON WEEKDAYS BETWEEN THE HOURS OF 7:00 A.M. TO 9:30 A.M. AND 3:30 P.M. TO 6:00 P.M.
7. NO LANE CLOSURE ARE PERMITTED ON WEEKENDS
8. SAFE PEDESTRIAN ACCESS MUST BE MAINTAINED AT ALL TIMES BY THE OWNER'S CONTRACTORS. AS SUCH, SAFE PASSAGE FOR ALL PEDESTRIANS, INCLUDING PEDESTRIANS WITH DISABILITIES (BLIND, HEARING IMPAIRED, ON WHEELCHAIRS, ETC.), MUST BE ENSURED BY THE OWNER'S CONTRACTORS.
9. THE MANUFACTURE AND THE ERECTION OF ALL SIGNS FOR THE TRAFFIC MANAGEMENT PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. PAID DUTY OFFICERS WILL BE REQUIRED FOR PROPOSED OR EXISTING SIGNALIZED WORKS WITHIN INTERSECTIONS.
11. ANY LANE CLOSURES OR LANE ENCROACHMENTS THAT OCCUR MUST BE SIGNED IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 7 "TEMPORARY CONDITIONS";
12. 24-HOUR CONTACTS MUST BE AVAILABLE THROUGHOUT THE DURATION OF THE PROJECT;
13. THE CHARACTERISTIC AND PLACEMENT OF ALL SIGNS AND TRAFFIC CONTROL OR MANAGEMENT SHALL CONFORM TO THE STANDARDS OF THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 7 "TEMPORARY CONDITIONS" AND AS PER THE OCCUPATIONAL HEALTH AND SAFETY ACT;

KEY PLAN
N.T.S



No.	Issued	Date	By
1	ISSUED FOR SPA	2024-07-15	MD

THE LOCATION OF ALL UNDER- / ABOVE-GROUND UTILITIES AND SERVICES IS APPROXIMATE ONLY AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE UTILITIES AND SERVICES IS NOT GUARANTEED. THE OWNER AND / OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF ALL UTILITIES AND SERVICES BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

LICENSED PROFESSIONAL ENGINEER
Z. DU
2024-07-15
PROVINCE OF ONTARIO

WPE ENGINEERING LTD.
222 - 7250 KEELE STREET
VAUGHAN, ON. L4K 1Z8
T: 416 578 8682
MDU@WPEENGINEERING.COM

SCALE BAR
1:300 0 2 4 6 8 10 12m

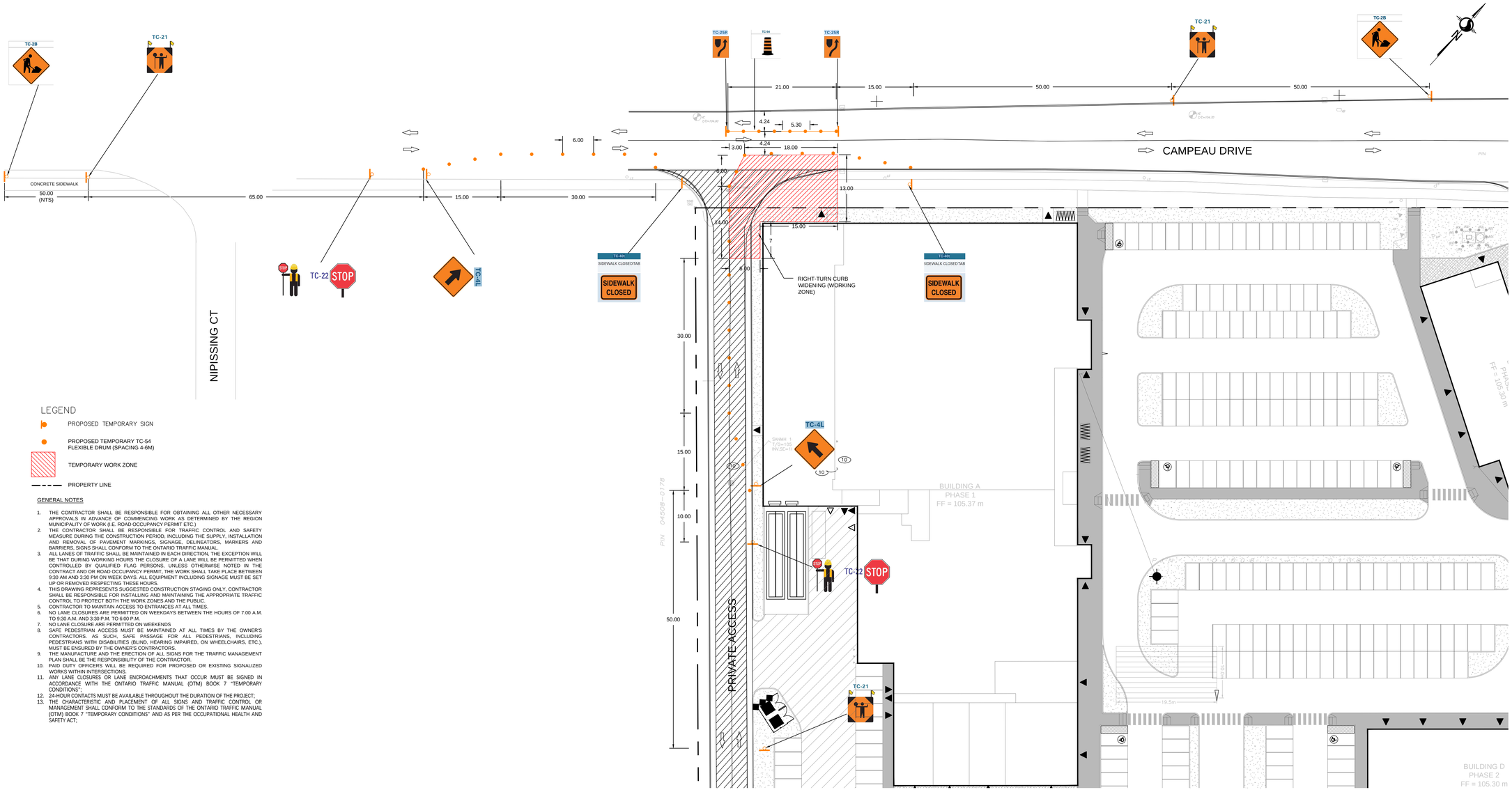
PROP. COMMERCIAL DEVELOPMENT

3075 PALLADIUM DRIVE
CITY OF OTTAWA

TRAFFIC MANAGEMENT PLAN - CAMPEAU DRIVE PHASE-1

CITY FILE NO.PC2024-0078

Design C.Y.	Scale 1:300
Checked M.D	Date 2024-06-24
Project No. 2034	Drawing No. C-08



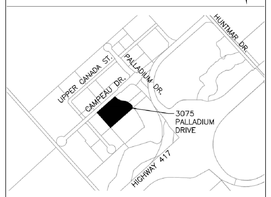
LEGEND

- PROPOSED TEMPORARY SIGN
- PROPOSED TEMPORARY TC-54 FLEXIBLE DRUM (SPACING 4-6M)
- TEMPORARY WORK ZONE
- PROPERTY LINE

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER NECESSARY APPROVALS IN ADVANCE OF COMMENCING WORK AS DETERMINED BY THE REGION MUNICIPALITY OF WORK (I.E. ROAD OCCUPANCY PERMIT ETC.)
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY MEASURE DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF PAVEMENT MARKINGS, SIGNAGE, DELINEATORS, MARKERS AND BARRIERS. SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL.
3. ALL LANES OF TRAFFIC SHALL BE MAINTAINED IN EACH DIRECTION, THE EXCEPTION WILL BE THAT DURING WORKING HOURS THE CLOSURE OF A LANE WILL BE PERMITTED WHEN CONTROLLED BY QUALIFIED FLAG PERSONS, UNLESS OTHERWISE NOTED IN THE CONTRACT AND OR ROAD OCCUPANCY PERMIT. THE WORK SHALL TAKE PLACE BETWEEN 9:30 AM AND 3:30 PM ON WEEK DAYS. ALL EQUIPMENT INCLUDING SIGNAGE MUST BE SET UP OR REMOVED RESPECTING THESE HOURS.
4. THIS DRAWING REPRESENTS SUGGESTED CONSTRUCTION STAGING ONLY, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING THE APPROPRIATE TRAFFIC CONTROL TO PROTECT BOTH THE WORK ZONES AND THE PUBLIC.
5. CONTRACTOR TO MAINTAIN ACCESS TO ENTRANCES AT ALL TIMES.
6. NO LANE CLOSURES ARE PERMITTED ON WEEKDAYS BETWEEN THE HOURS OF 7:00 A.M. TO 9:30 A.M. AND 3:30 P.M. TO 6:00 P.M.
7. NO LANE CLOSURE ARE PERMITTED ON WEEKENDS
8. SAFE PEDESTRIAN ACCESS MUST BE MAINTAINED AT ALL TIMES BY THE OWNER'S CONTRACTORS. AS SUCH, SAFE PASSAGE FOR ALL PEDESTRIANS, INCLUDING PEDESTRIANS WITH DISABILITIES (BLIND, HEARING IMPAIRED, ON WHEELCHAIRS, ETC.), MUST BE ENSURED BY THE OWNER'S CONTRACTORS.
9. THE MANUFACTURE AND THE ERECTION OF ALL SIGNS FOR THE TRAFFIC MANAGEMENT PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. PAID DUTY OFFICERS WILL BE REQUIRED FOR PROPOSED OR EXISTING SIGNALIZED WORKS WITHIN INTERSECTIONS.
11. ANY LANE CLOSURES OR LANE ENCROACHMENTS THAT OCCUR MUST BE SIGNED IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 7 "TEMPORARY CONDITIONS".
12. 24-HOUR CONTACTS MUST BE AVAILABLE THROUGHOUT THE DURATION OF THE PROJECT;
13. THE CHARACTERISTIC AND PLACEMENT OF ALL SIGNS AND TRAFFIC CONTROL OR MANAGEMENT SHALL CONFORM TO THE STANDARDS OF THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 7 "TEMPORARY CONDITIONS" AND AS PER THE OCCUPATIONAL HEALTH AND SAFETY ACT;

KEY PLAN
N.T.S



No.	Issued	Date	By
1	ISSUED FOR SPA	2024-07-15	MD

THE LOCATION OF ALL UNDER- / ABOVE-GROUND UTILITIES AND SERVICES IS APPROXIMATE ONLY AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE UTILITIES AND SERVICES IS NOT GUARANTEED. THE OWNER AND / OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF ALL UTILITIES AND SERVICES BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

LICENSED PROFESSIONAL ENGINEER
Z. DU
2024-07-15
PROVINCE OF ONTARIO

WPE ENGINEERING LTD.
222 - 7250 KEELE STREET
VAUGHAN, ON. L4K 1Z8
T: 416 578 8682
MDU@WPEENGINEERING.COM

SCALE BAR
1:300 0 2 4 6 8 10 12m

PROP. COMMERCIAL DEVELOPMENT

3075 PALLADIUM DRIVE
CITY OF OTTAWA

TRAFFIC MANAGEMENT PLAN - CAMPEAU DRIVE PHASE-2

CITY FILE NO.PC2024-0078

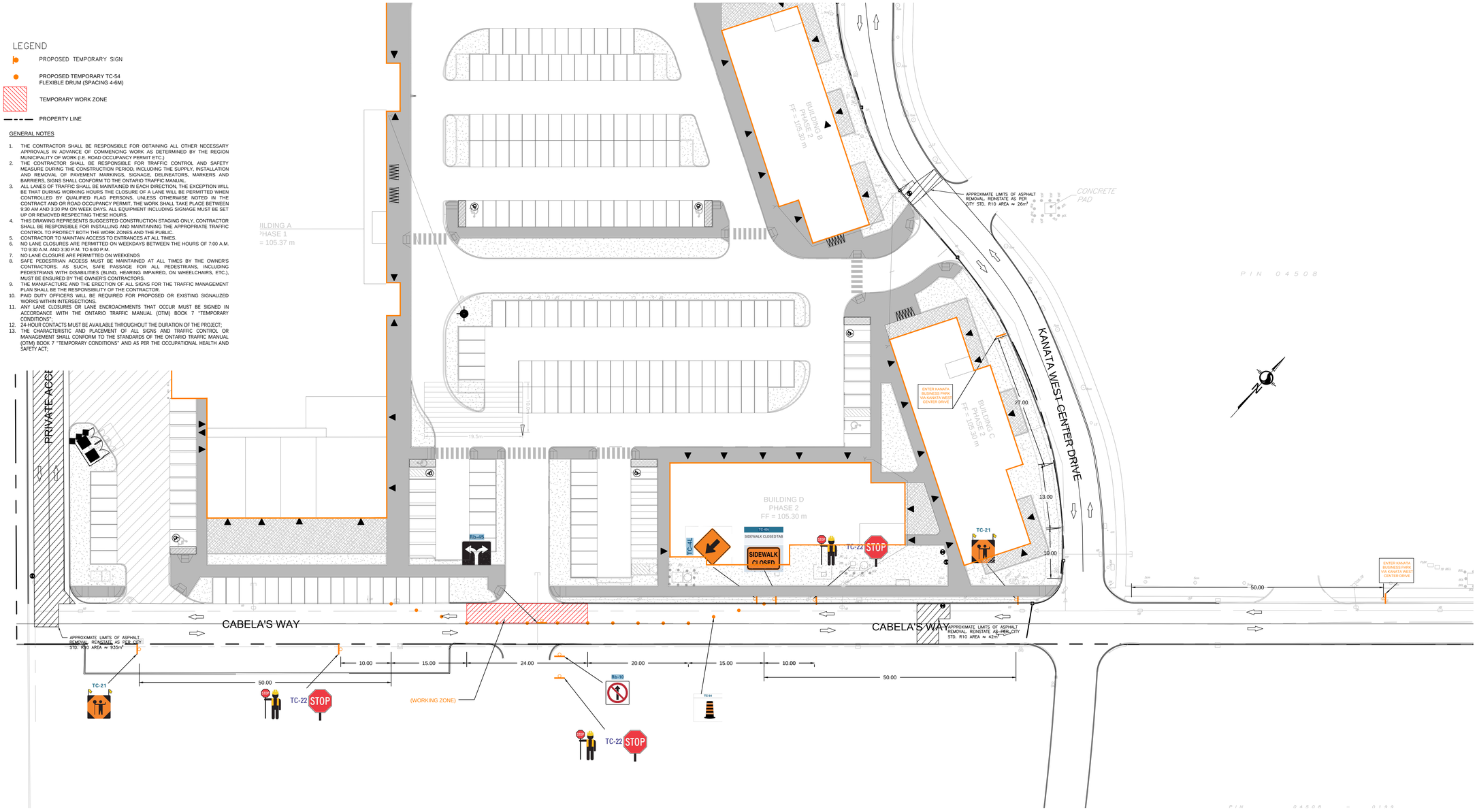
Design C.Y.	Scale 1:300
Checked M.D	Date 2024-06-24
Project No. 2034	Drawing No. C-09

LEGEND

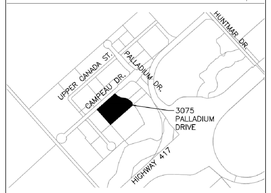
- PROPOSED TEMPORARY SIGN
- PROPOSED TEMPORARY TC-54 FLEXIBLE DRUM (SPACING 4-6M)
- TEMPORARY WORK ZONE
- PROPERTY LINE

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER NECESSARY APPROVALS IN ADVANCE OF COMMENCING WORK AS DETERMINED BY THE REGION MUNICIPALITY OF WORK (I.E. ROAD OCCUPANCY PERMIT ETC.)
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY MEASURE DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF PAVEMENT MARKINGS, SIGNAGE, DELINEATORS, MARKERS AND BARRIERS. SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL.
3. ALL LANES OF TRAFFIC SHALL BE MAINTAINED IN EACH DIRECTION, THE EXCEPTION WILL BE THAT DURING WORKING HOURS THE CLOSURE OF A LANE WILL BE PERMITTED WHEN CONTROLLED BY QUALIFIED FLAG PERSONS, UNLESS OTHERWISE NOTED IN THE CONTRACT AND OR ROAD OCCUPANCY PERMIT, THE WORK SHALL TAKE PLACE BETWEEN 9:30 AM AND 3:30 PM ON WEEK DAYS. ALL EQUIPMENT INCLUDING SIGNAGE MUST BE SET UP OR REMOVED RESPECTING THESE HOURS.
4. THIS DRAWING REPRESENTS SUGGESTED CONSTRUCTION STAGING ONLY, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING THE APPROPRIATE TRAFFIC CONTROL TO PROTECT BOTH THE WORK ZONES AND THE PUBLIC.
5. CONTRACTOR TO MAINTAIN ACCESS TO ENTRANCES AT ALL TIMES.
6. NO LANE CLOSURES ARE PERMITTED ON WEEKDAYS BETWEEN THE HOURS OF 7:00 A.M. TO 9:30 A.M. AND 3:30 P.M. TO 6:00 P.M.
7. NO LANE CLOSURE ARE PERMITTED ON WEEKENDS
8. SAFE PEDESTRIAN ACCESS MUST BE MAINTAINED AT ALL TIMES BY THE OWNER'S CONTRACTORS. AS SUCH, SAFE PASSAGE FOR ALL PEDESTRIANS, INCLUDING PEDESTRIANS WITH DISABILITIES (BLIND, HEARING IMPAIRED, ON WHEELCHAIRS, ETC.), MUST BE ENSURED BY THE OWNER'S CONTRACTORS.
9. THE MANUFACTURE AND THE ERECTION OF ALL SIGNS FOR THE TRAFFIC MANAGEMENT PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. PAID DUTY OFFICERS WILL BE REQUIRED FOR PROPOSED OR EXISTING SIGNALIZED WORKS WITHIN INTERSECTIONS.
11. ANY LANE CLOSURES OR LANE ENCROACHMENTS THAT OCCUR MUST BE SIGNED IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 7 "TEMPORARY CONDITIONS";
12. 24-HOUR CONTACTS MUST BE AVAILABLE THROUGHOUT THE DURATION OF THE PROJECT;
13. THE CHARACTERISTIC AND PLACEMENT OF ALL SIGNS AND TRAFFIC CONTROL OR MANAGEMENT SHALL CONFORM TO THE STANDARDS OF THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 7 "TEMPORARY CONDITIONS" AND AS PER THE OCCUPATIONAL HEALTH AND SAFETY ACT;



KEY PLAN
N.T.S



No.	Issued	Date	By
1	ISSUED FOR SPA	2024-07-15	MD

THE LOCATION OF ALL UNDER- / ABOVE-GROUND UTILITIES AND SERVICES IS APPROXIMATE ONLY AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE UTILITIES AND SERVICES IS NOT GUARANTEED. THE OWNER AND / OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF ALL UTILITIES AND SERVICES BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

LICENSED PROFESSIONAL ENGINEER
Z. DU
2024-07-15
PROVINCE OF ONTARIO

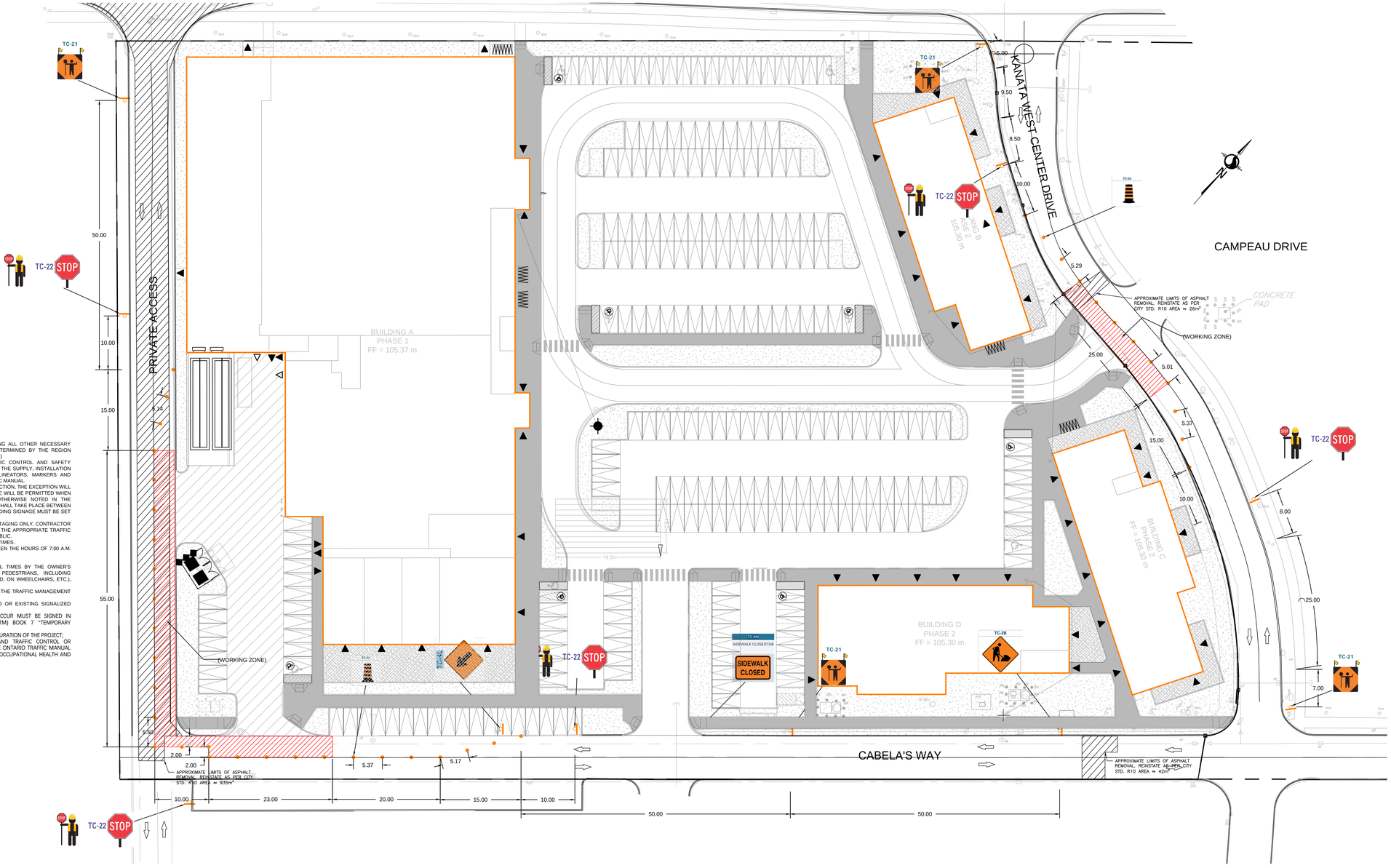
WPE ENGINEERING LTD.
222 - 7250 KEELE STREET
VAUGHAN, ON. L4K 1Z8
T: 416 578 8682
MDU@WPEENGINEERING.COM

SCALE BAR
1:300 0 2 4 6 8 10 12m

PROP. COMMERCIAL DEVELOPMENT
3075 PALLADIUM DRIVE
CITY OF OTTAWA
TRAFFIC MANAGEMENT PLAN - CABELA'S WAY

CITY FILE NO.PC2024-0078

Design C.Y.	Scale 1:300
Checked M.D	Date 2024-06-24
Project No. 2034	Drawing No. C-10



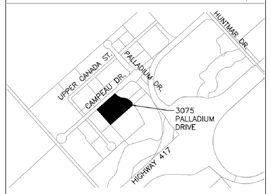
LEGEND

- PROPOSED TEMPORARY SIGN
- PROPOSED TEMPORARY TC-54 FLEXIBLE DRUM (SPACING 4-6M)
- TEMPORARY WORK ZONE
- PROPERTY LINE

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER NECESSARY APPROVALS IN ADVANCE OF COMMENCING WORK AS DETERMINED BY THE REGION MUNICIPALITY OF WORK (I.E. ROAD OCCUPANCY PERMIT ETC.)
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY MEASURE DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF PAVEMENT MARKINGS, SIGNAGE, DELINEATORS, MARKERS AND BARRIERS, SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL.
3. ALL LANES OF TRAFFIC SHALL BE MAINTAINED IN EACH DIRECTION, THE EXCEPTION WILL BE THAT DURING WORKING HOURS THE CLOSURE OF A LANE WILL BE PERMITTED WHEN CONTROLLED BY QUALIFIED FLAG PERSONS, UNLESS OTHERWISE NOTED IN THE CONTRACT AND OR ROAD OCCUPANCY PERMIT, THE WORK SHALL TAKE PLACE BETWEEN 9:30 AM AND 3:30 PM ON WEEK DAYS; ALL EQUIPMENT INCLUDING SIGNAGE MUST BE SET UP OR REMOVED RESPECTING THESE HOURS.
4. THIS DRAWING REPRESENTS SUGGESTED CONSTRUCTION STAGING ONLY, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING THE APPROPRIATE TRAFFIC CONTROL TO PROTECT BOTH THE WORK ZONES AND THE PUBLIC.
5. CONTRACTOR TO MAINTAIN ACCESS TO ENTRANCES AT ALL TIMES.
6. NO LANE CLOSURES ARE PERMITTED ON WEEKDAYS BETWEEN THE HOURS OF 7:00 A.M. TO 9:30 A.M. AND 3:30 P.M. TO 6:00 P.M.
7. NO LANE CLOSURE ARE PERMITTED ON WEEKENDS
8. SAFE PEDESTRIAN ACCESS MUST BE MAINTAINED AT ALL TIMES BY THE OWNER'S CONTRACTORS. AS SUCH, SAFE PASSAGE FOR ALL PEDESTRIANS, INCLUDING PEDESTRIANS WITH DISABILITIES (BLIND, HEARING IMPAIRED, ON WHEELCHAIRS, ETC.), MUST BE ENSURED BY THE OWNER'S CONTRACTORS.
9. THE MANUFACTURE AND THE ERECTION OF ALL SIGNS FOR THE TRAFFIC MANAGEMENT PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. PAID DUTY OFFICERS WILL BE REQUIRED FOR PROPOSED OR EXISTING SIGNALIZED WORKS WITHIN INTERSECTIONS.
11. ANY LANE CLOSURES OR LANE ENCROACHMENTS THAT OCCUR MUST BE SIGNED IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 7 "TEMPORARY CONDITIONS";
12. 24-HOUR CONTACTS MUST BE AVAILABLE THROUGHOUT THE DURATION OF THE PROJECT;
13. THE CHARACTERISTIC AND PLACEMENT OF ALL SIGNS AND TRAFIC CONTROL OR MANAGEMENT SHALL CONFORM TO THE STANDARDS OF THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 7 "TEMPORARY CONDITIONS" AND AS PER THE OCCUPATIONAL HEALTH AND SAFETY ACT;

KEY PLAN
N.T.S



No.	Issued	Date	By
1	ISSUED FOR SPA	2024-07-15	MD

THE LOCATION OF ALL UNDER- / ABOVE-GROUND UTILITIES AND SERVICES IS APPROXIMATE ONLY AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE UTILITIES AND SERVICES IS NOT GUARANTEED. THE OWNER AND / OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF ALL UTILITIES AND SERVICES BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

LICENSED PROFESSIONAL ENGINEER
Z. DU
2024-07-15
PROVINCE OF ONTARIO

WPE ENGINEERING LTD.
222 - 7250 KEELE STREET
VAUGHAN, ON. L4K 1Z8
T: 416 578 8682
MDU@WPEENGINEERING.COM

SCALE BAR
1:300 0 2 4 6 8 10 12m

PROP. COMMERCIAL DEVELOPMENT

3075 PALLADIUM DRIVE
CITY OF OTTAWA

TRAFFIC MANAGEMENT
PLAN - PRIVATE ACCESS, CABELA'S WAY AND KANATA WEST CENTER DRIVE

CITY FILE NO.PC2024-0078

Design C.Y.	Scale 1:300
Checked M.D	Date 2024-06-24
Project No. 2034	Drawing No. C-11