


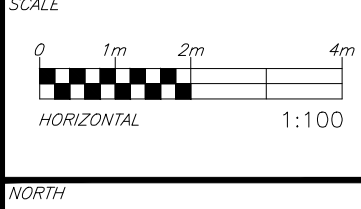


<u>LEGEND</u>	
PROPERTY LINE	— — — — —
EXISTING SANITARY SEWER	— SA — SA —
EXISTING STORM SEWER	— ST — ST —
EXISTING WATERMAIN	— W — W —
EXISTING FENCE	— X — X —
EXISTING TREE AND SHRUB	  
EXISTING RETAINING WALL	=====
EXISTING OVERHEAD WIRE	— OH — OH —
EXISTING ELEVATION	× 65.45

CAUTION
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

JOB BENCH MARK JBM ▲
FIRE HYDRANT TOP OF SPINDLE ELEVATION=65.17

TOPOGRAPHIC INFORMATION
PART OF LOT 63, REGISTERED PLAN 96,
CITY OF OTTAWA.
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN,
VOLLEBEKK LTD. O.L.S (V-53820) SURVEY DATED JULY 27, 2023.
SITE GRID SYSTEM MTM NAD 83, ZONE 9

[illegible]DESIGNED
BY

Pulse Societies Ltd.
135 LAURIE AVE. W. SUITE 100



exp Services Inc.
t +1.613.688.1899 | f +1.613.225.7330
2650 Queensview Drive, Unit 100
Ottawa, ON K2B 8H6
Canada
www.exp.com

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BASE PLAN	ZW
DESIGN	ZW
CHECKED	AJ
CAD	ZW
PROJECT MANAGER	AA
APPROVED	AA

1136 GABRIEL STREET
OTTAWA, ONTARIO.

EXISTING CONDITIONS AND REMOVALS PLAN

PROJECT No.
OTT-24006874-AC
SURVEY

DATE	27/07/2023
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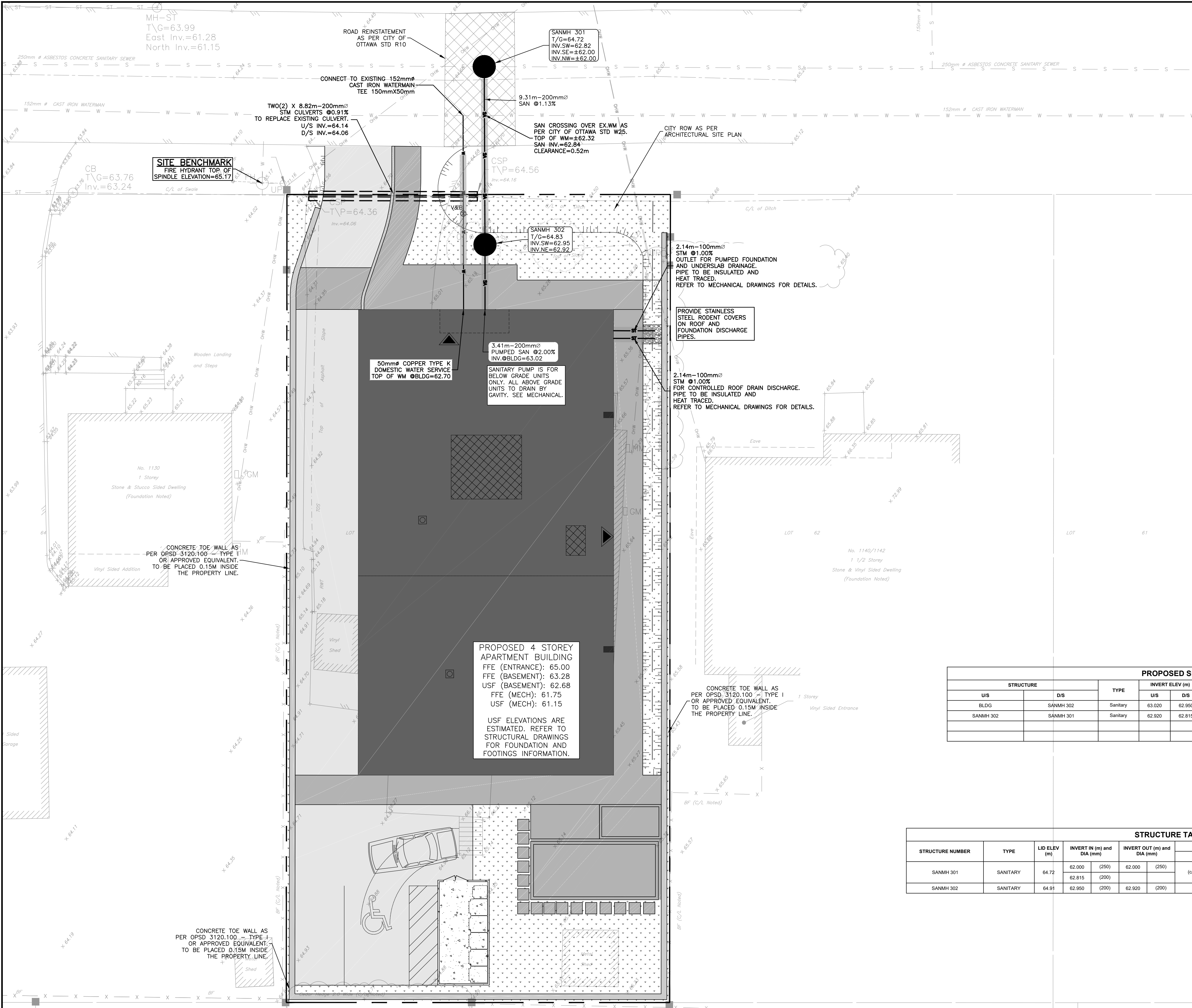
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PLAN #19275

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Plotted by: Jarinada
References: Keyplan-MTM-N0083.dwg: xref - topa.dwg; xref - Site Plan.dwg

```

LEGEND	
PROPOSED ASPHALT AREA	
PROPOSED CONCRETE PAD	
PROPOSED CONCRETE INTERLOCK	
PROPOSED GRASS AREA	
PROPERTY LINE	
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING WATERMAIN	
EXISTING FENCE	
EXISTING TREE AND SHRUB	
EXISTING RETAINING WALL	
EXISTING OVERHEAD WIRE	
PROPOSED MAINTENANCE HOLE	
PROPOSED TERRACING	
PROPOSED RETAINING WALL	
PROPOSED RETAINING WALL/CURB	
PROPOSED WATER SERVICES	
PROPOSED STORM SEWER	
PROPOSED SANITARY SEWER	
PROPOSED BUILDING ENTRANCE	
PROPOSED CULVERT	
RIGID INSULATION AS PER CITY OF OTTAWA STD. S35	

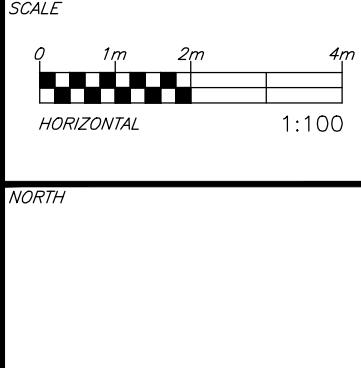
PROPOSED SEWER TABLE								
STRUCTURE		TYPE	INVERT ELEV (m)		NOMINAL DIA. (mm)	LENGTH (m)	Type	Class
U/S	D/S		U/S	D/S				
BLDG	SANMH 302	Sanitary	63.020	62.950	200	3.41	PVC	SDR26
SANMH 302	SANMH 301	Sanitary	62.920	62.815	200	9.31	PVC	SDR35

STRUCTURE TABLE								
STRUCTURE NUMBER	TYPE	LID ELEV (m)	INVERT IN (m) and DIA (mm)		INVERT OUT (m) and DIA (mm)		STRUCTURE	
			U/S	D/S	U/S	D/S	REFERENCE	COVER
SANMH 301	SANITARY	64.72	62.000 (250)	62.000 (250)	62.000 (250)	62.000 (250)	OPSD 701.010 (benched) OPSD 1003.031 (drop structure)	Ottawa S25 Ottawa S24
SANMH 302	SANITARY	64.91	62.950 (200)	62.920 (200)	62.920 (200)	62.920 (200)	OPSD 701.010 (benched)	Ottawa S25 Ottawa S24

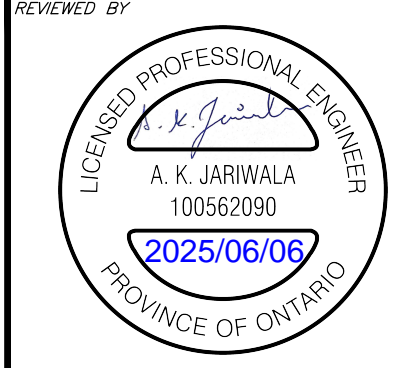
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JOB BENCH MARK
FIRE HYDRANT TOP OF SPINDLE ELEVATION=65.17
TOPOGRAPHIC INFORMATION
PART OF LOT 63, REGISTERED PLAN 96, CITY OF OTTAWA.
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. O.L.S (V-53820) SURVEY DATED JULY 27, 2023.
SITE GRID SYSTEM MTM NAD 83, ZONE 9.

REV	REVISION DESCRIPTION	DATE	BY	APPD	REV	REVISION DESCRIPTION	DATE	BY	APPD
					3	RE-ISSUED FOR SPA	06/06/25	AJ	AJ
					2	RE-ISSUED FOR SPA	21/10/24	AJ	AJ
					1	ISSUED FOR SPA	06/08/24	AJ	AA

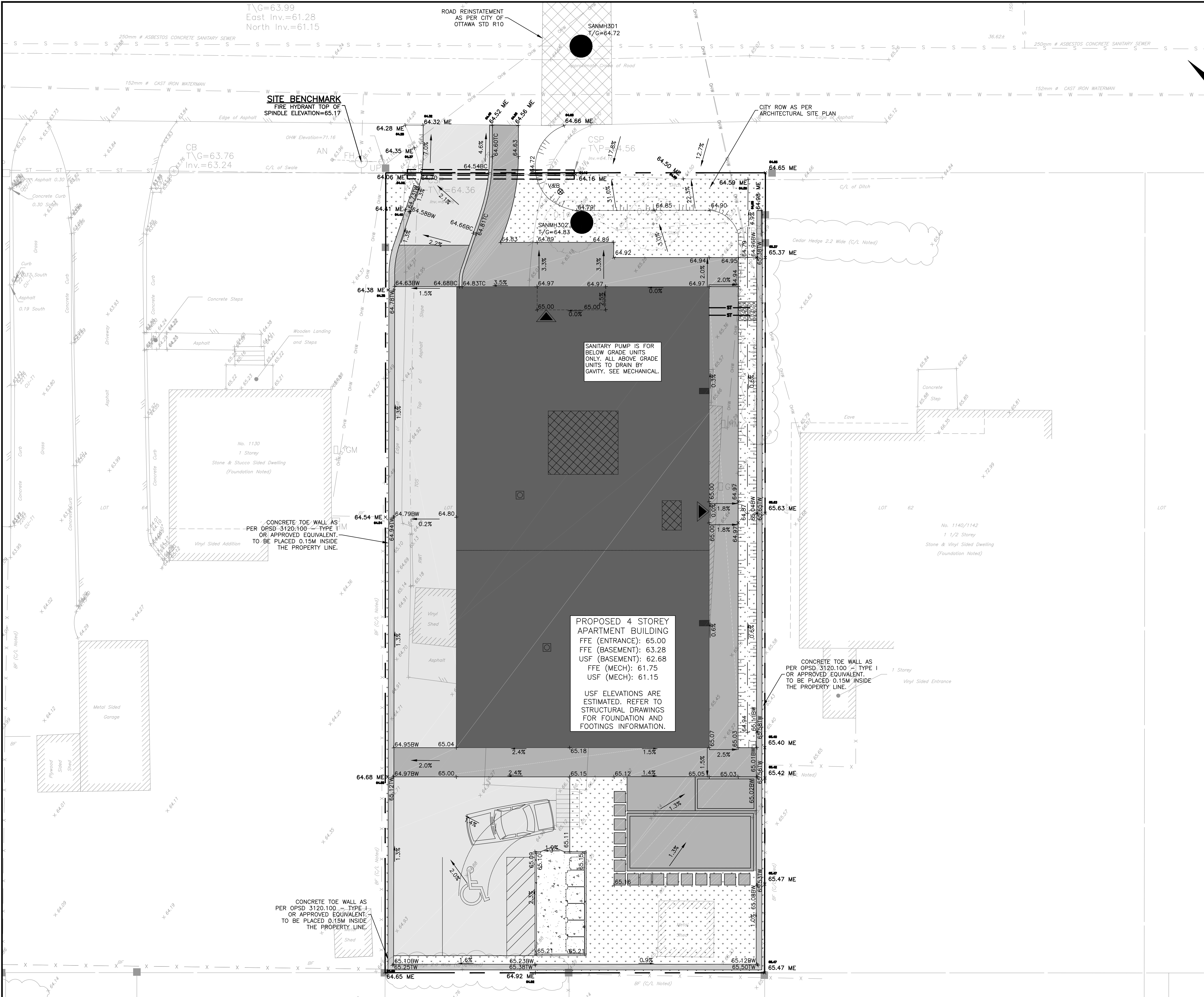


DESIGNED BY
REVIEWED BY
CLIENT



Pulse Societies Ltd.
135 LAURIE AVE W, SUITE 100
OTTAWA, ONTARIO K1P 5J2
exp.
exp Services Inc.
1-813-888-1880 | F-1-613-225-7330
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BASEPLAN	ZW	PROJECT	1136 GABRIEL STREET OTTAWA, ONTARIO.	PROJECT No.	OTT-24006874-AD
DESIGN	ZW			SURVEY	ADV
CHECKED	AJ			DATE	27/07/2023
CAD	ZW	TITLE	SITE SERVICING PLAN	DRAWING No.	C100
PROJECT MANAGER	AJ				
APPROVED	AA				



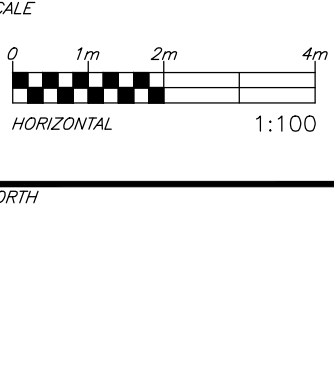
LEGEND	
PROPOSED ASPHALT AREA	
PROPOSED CONCRETE PAD	
PROPOSED CONCRETE INTERLOCK	
PROPOSED GRASS AREA	
PROPERTY LINE	
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING WATERMAIN	
EXISTING FENCE	
EXISTING TREE AND SHRUB	
EXISTING RETAINING WALL	
EXISTING OVERHEAD WIRE	
EXISTING ELEVATION	
PROPOSED TOP OF TERRACING	
PROPOSED RETAINING WALL	
PROPOSED RETAINING WALL/CURB	
PROPOSED DRAINAGE FLOW	
PROPOSED SWALE	
PROPOSED GROUND ELEVATION	
PROPOSED BOTTOM OF WALL ELEVATION	
PROPOSED TOP OF WALL ELEVATION	
PROPOSED BOTTOM OF CURB ELEVATION	
PROPOSED TOP OF CURB ELEVATION	
PROPOSED BOTTOM OF SWALE ELEVATION	
PROPOSED ELEVATION MATCH TO EXISTING	
PROPOSED BUILDING ENTRANCE	
PROPOSED CULVERT	

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SITE GRID SYSTEM MTM NAD 83, ZONE 9,

REV	REVISION DESCRIPTION	DATE	BY	APPD
3	RE-ISSUED FOR SPA	06/06/25	AJ	AJ
2	RE-ISSUED FOR SPA	21/10/24	AJ	AJ
1	ISSUED FOR REVIEW	06/08/24	ZW	AA



DESIGNED BY
A. K. JARIWALA
100562090
2025/06/06
PROVINCE OF ONTARIO

REVIEWED BY
A. K. JARIWALA
100562090
2025/06/06
PROVINCE OF ONTARIO

CLIENT
Pulse Societies Ltd.
135 LAURIE AVE W, SUITE 100
OTTAWA, ONTARIO K1P 5J2

BASEPLAN	ZW
DESIGN	ZW
CHECKED	AJ
CAD	ZW
PROJECT MANAGER	AJ
APPROVED	AA

PROJECT
1136 GABRIEL STREET
OTTAWA, ONTARIO.

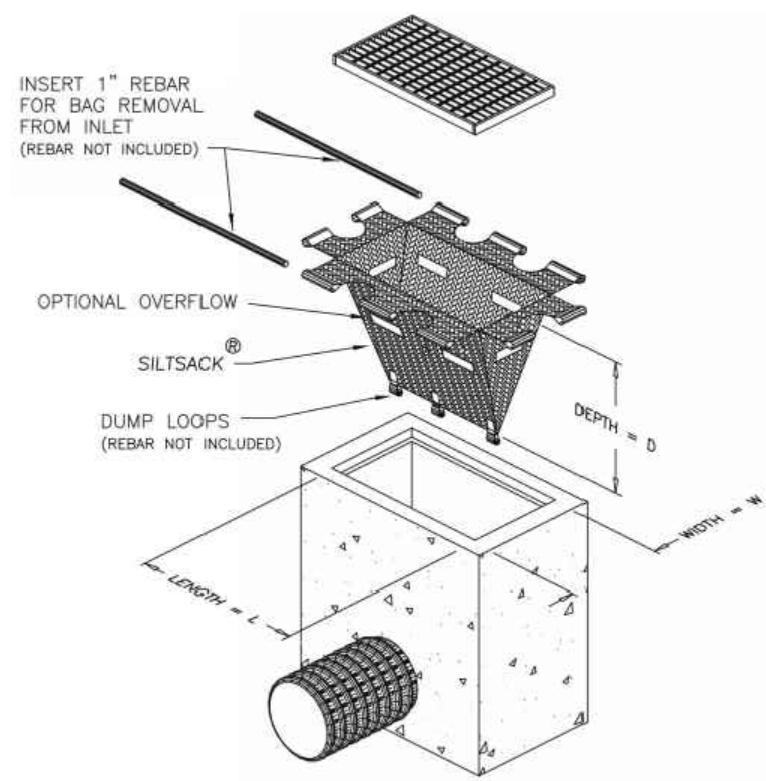
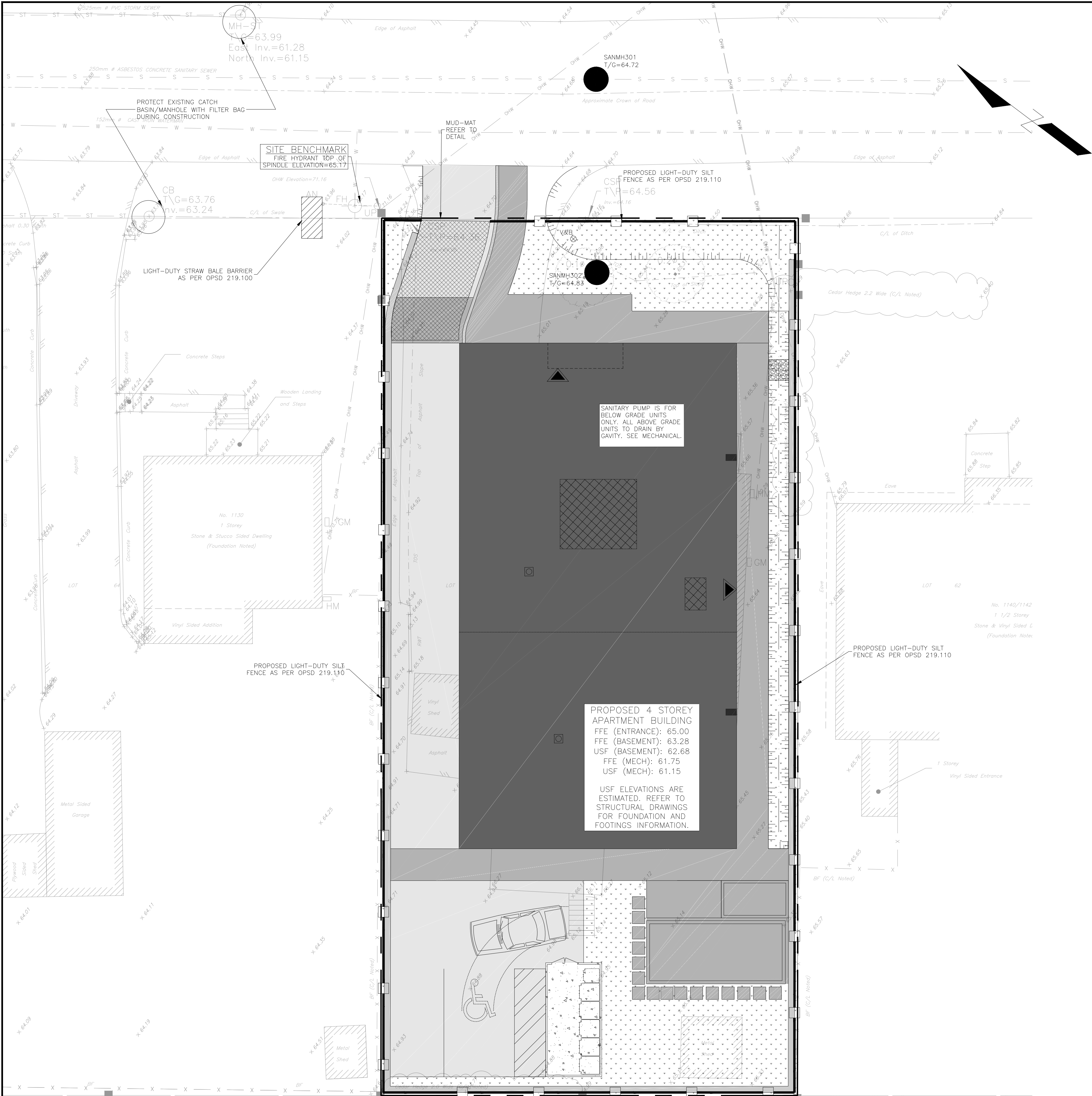
SITE GRADING PLAN

PROJECT No.
OTT-24006874-AQ

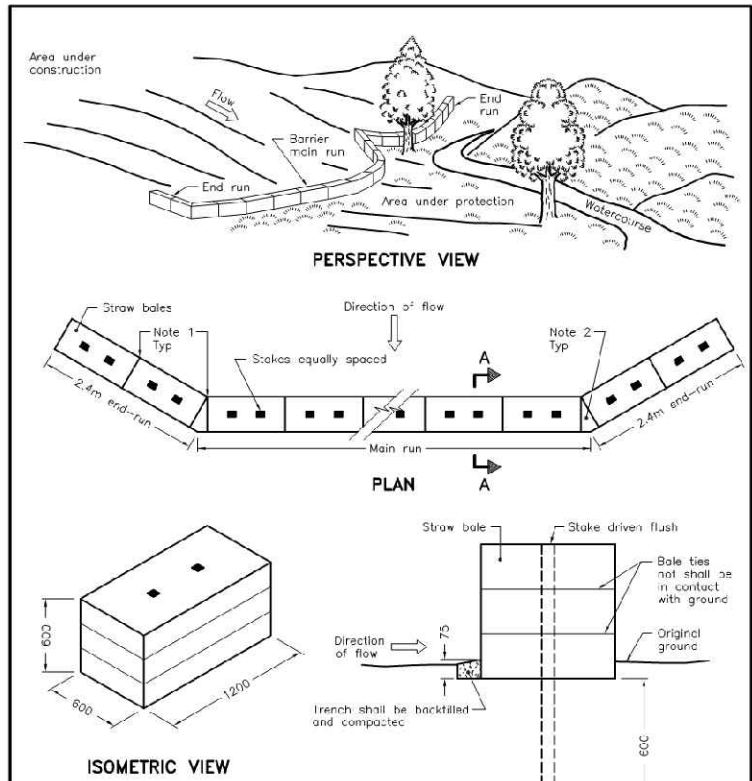
SURVEY
AQV

DATE
27/07/2023

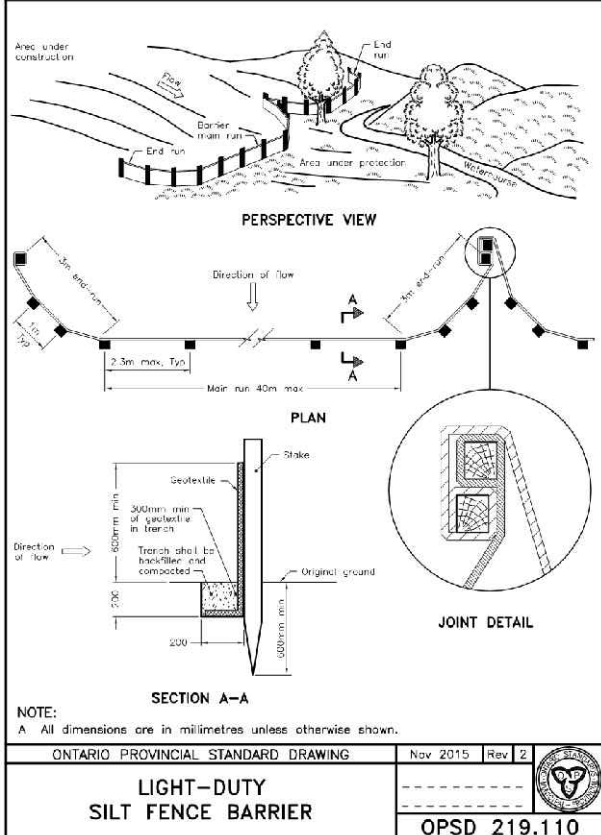
DRAWING No.
C200



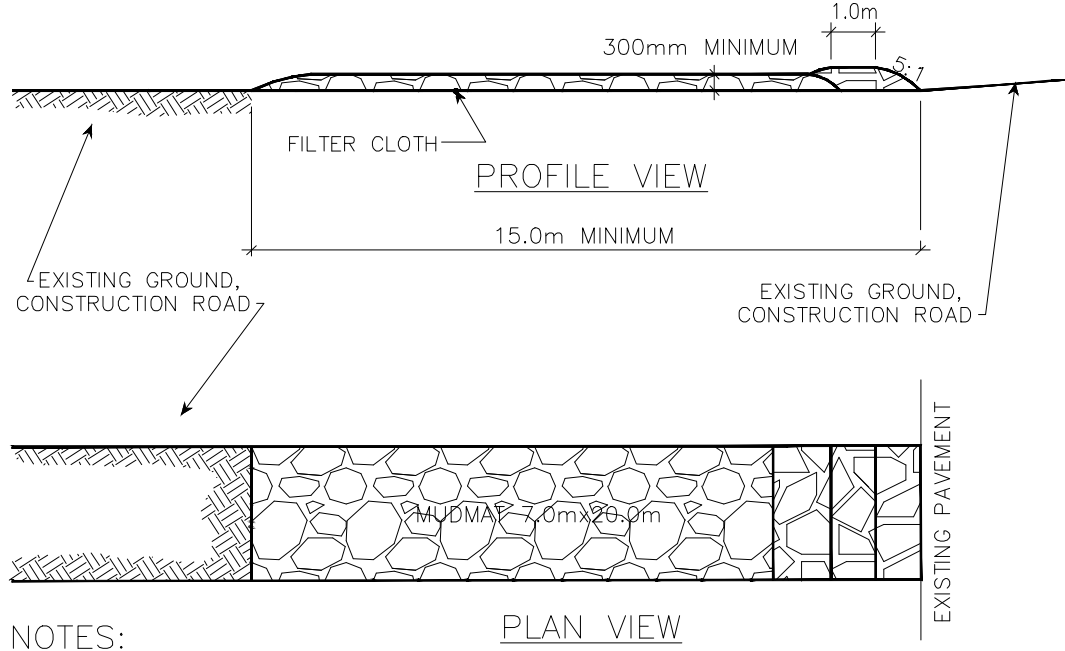
FILTER BAG DETAIL
N.T.S



NOTES:
1. Straw bales shall be banded tightly against adjoining bales to prevent sediment flow through barrier.
2. Bales shall be compacted gaps with loose straw.
3. A.M. dimensions are in millimetres unless otherwise shown.
ONTARIO PROVINCIAL STANDARD DRAWING
LIGHT-DUTY
STRAW BALE BARRIER
OPSD 219.100



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



- NOTES:
1. STONE - USE CLEAR CRUSHED 100mm STONE.
 2. LENGTH - AS REQUIRED BUT NOT LESS THAN 15.0m.
 3. THICKNESS - NOT LESS THAN 300mm.
 4. WIDTH - 7.0m MINIMUM, NOT LESS THAN THE WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
 6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.


MUD MAT DETAIL
N.T.S

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SITE GRID SYSTEM MTM NAD 83, ZONE 9.

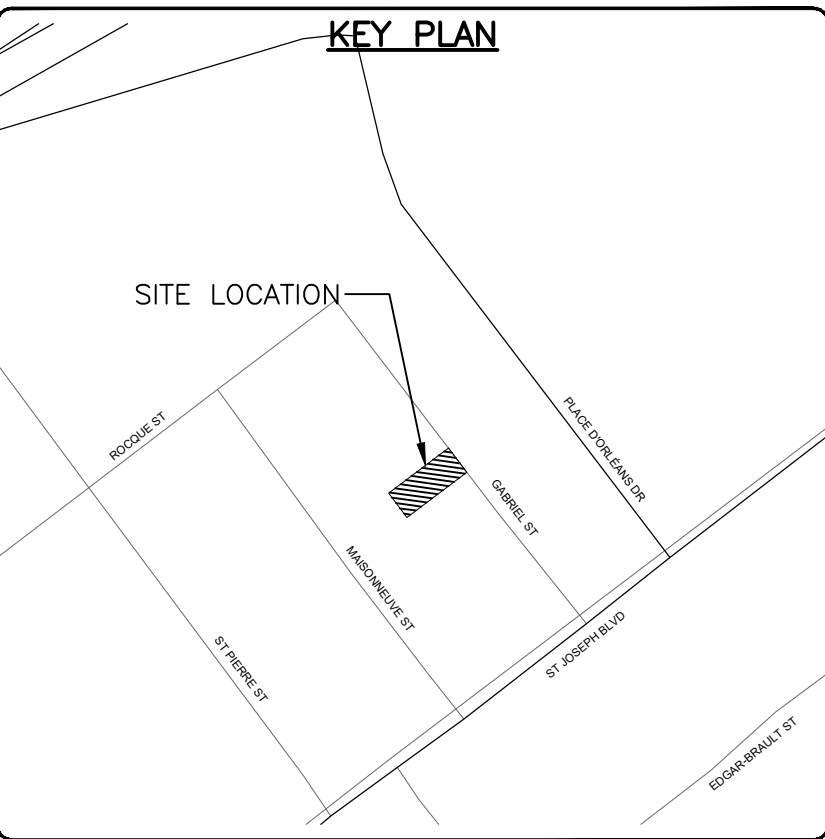
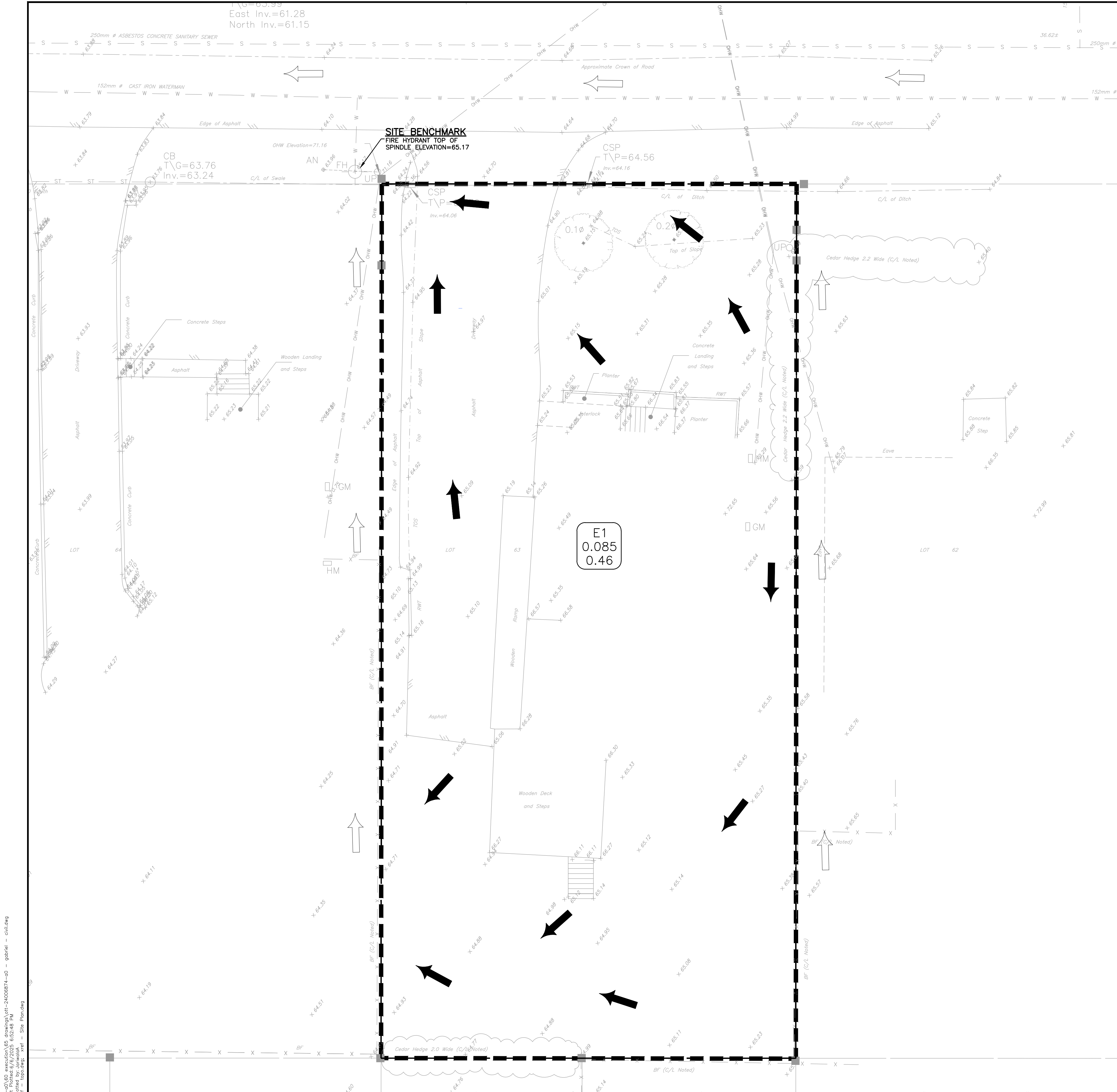
REV	REVISION DESCRIPTION	DATE	BY	APPD
3	RE-ISSUED FOR SPA	06/06/25	AJ	AJ
2	RE-ISSUED FOR SPA	21/10/24	AJ	AJ
1	ISSUED FOR SPA	06/08/24	AJ	AA

SCALE	DESIGNED BY	REVIEWED BY	CLIENT
 <p>0 1m 2m 4m</p> <p>HORIZONTAL 1:100</p>	A.K. JARIWALA 100562090 2025/06/06 PROVINCE OF ONTARIO	Pulse Societies Ltd. 135 LAURIE AVE W, SUITE 100 OTTAWA, ONTARIO K1P 5J2	

BASEPLAN	PROJECT
DESIGN ZW	1136 GABRIEL STREET OTTAWA, ONTARIO.
CHECKED AJ	DATE 27/07/2023
CAD ZW	DRAWING NO. C300
PROJECT MANAGER AA	
APPROVED AA	

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PROJECT NO.	PROJECT
OTT-24006874-AG	1136 GABRIEL STREET OTTAWA, ONTARIO.
SURVEY	DATE
ACV	27/07/2023
DRAWING NO.	
C300	



LEGEND	
PROPERTY LINE	---
EXISTING SANITARY SEWER	— SA — SA —
EXISTING STORM SEWER	— ST — ST —
EXISTING WATERMAIN	— W — W —
EXISTING FENCE	— X — X —
EXISTING TREE AND SHRUB	
EXISTING RETAINING WALL	
EXISTING OVERHEAD WIRE	— OH — OH —
EXISTING ELEVATION	X 65.45
EXISTING OVERLAND FLOW ROUTE (ON-SITE)	
EXISTING OVERLAND FLOW ROUTE (OFF-SITE)	
EXISTING DRAINAGE AREA	---
EXISTING DRAINAGE AREA	

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SCALE
0 1m 2m 4m
HORIZONTAL
1:100

DESIGNED BY
A. K. JARIWALA
100562090
2025/06/06
PROVINCE OF ONTARIO

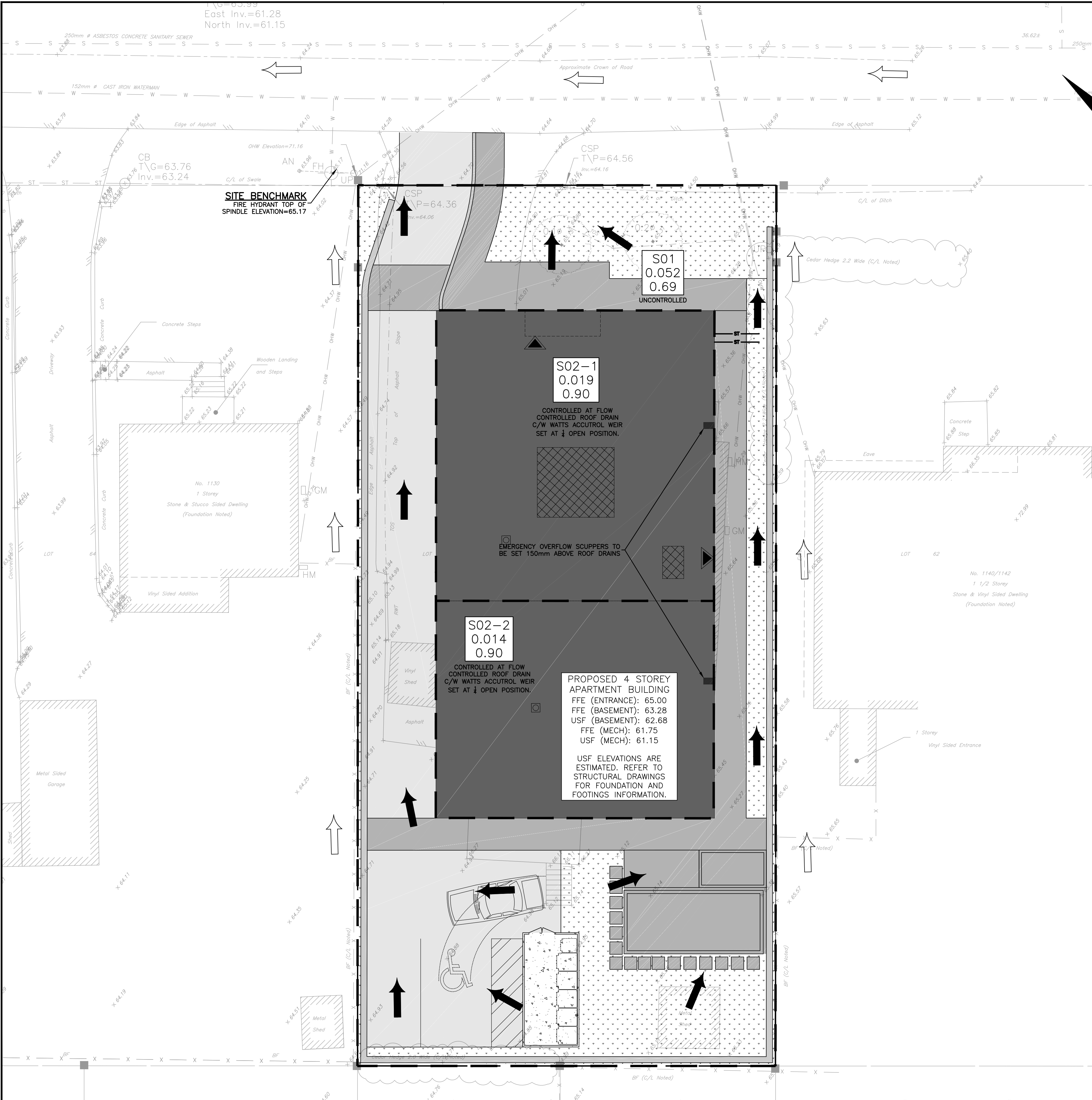
CLIENT
Pulse Societies Ltd.
135 LAURIE AVE W, SUITE 100
OTTAWA, ONTARIO K1P 5J2

BASEPLAN
DESIGN
CHECKED
PROJECT MANAGER
APPROVED

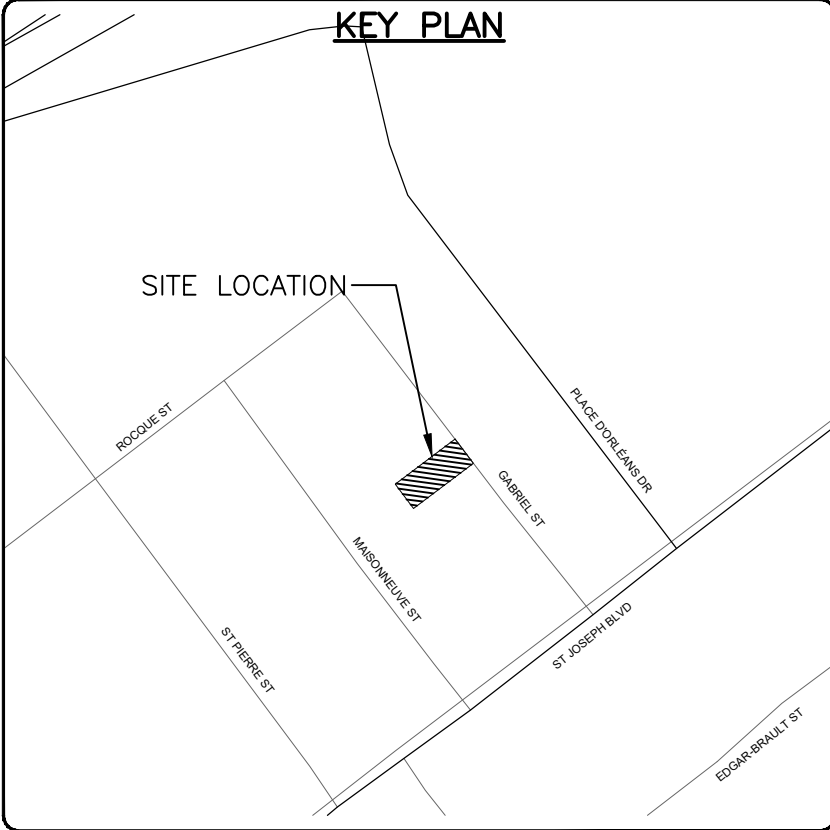
PROJECT
1136 GABRIEL STREET
OTTAWA, ONTARIO.

PRE-DEVELOPMENT
DRAINAGE PLAN

PROJECT No.
OTT-24006874-A0
SURVEY
ADV
DATE
27/07/2023
DRAWING No.
C400



ROOF PONDING TABLE					
Area #	5-year Ponding Depth (mm)	100-year Ponding Depth (mm)	Weir Type	No of Weirs per Drain	Weir Position
S02-1	112	148	WATTS ACCUTROL	1	1/4 Open
S02-2	106	143	WATTS ACCUTROL	1	1/4 Open



LEGEND

PROPOSED ASPHALT AREA

PROPOSED CONCRETE PAD

PROPOSED CONCRETE INTERLOCK

PROPOSED GRASS AREA

PROPERTY LINE

EXISTING SANITARY SEWER

EXISTING STORM SEWER

EXISTING WATERMAIN

EXISTING FENCE

EXISTING TREE AND SHRUB

EXISTING RETAINING WALL

EXISTING OVERHEAD WIRE

EXISTING ELEVATION

PROPOSED TERRACING

PROPOSED RETAINING WALL

PROPOSED RETAINING WALL/CURB

PROPOSED DRAINAGE SLOPE

PROPOSED SWALE

PROPOSED OVERLAND FLOW ROUTE (ON-SITE)

PROPOSED OVERLAND FLOW ROUTE (OFF-SITE)

PROPOSED CATCHMENT BOUNDARY

PROPOSED CATCHMENT AREA

BUILDING ENTRANCE

SUB-CATCHMENT AREA NAME

AREA

0.014

0.58

RUNOFF COEFFICIENT

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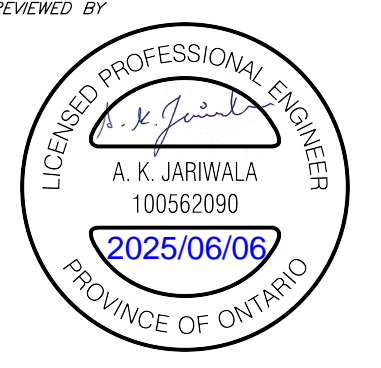
SCALE

0 1m 2m 4m

HORIZONTAL

1:100

NORTH



CLIENT

Pulse Societies Ltd.
135 LAURIE AVE W, SUITE 100
OTTAWA, ONTARIO K1P 5J2

exp Services Inc.

+1 (613) 888-1899 | +1 (613) 325-7330

2025 Queen Street East, Unit 100

Ottawa, ON K2B 8N6

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BASEPLAN

DESIGN

CHECKED

CAD

PROJECT MANAGER

APPROVED

ZW

ZW

AJ

ZW

AJ

AA

PROJECT

1136 GABRIEL STREET
OTTAWA, ONTARIO.

POST-DEVELOPMENT
DRAINAGE PLAN

PROJECT No.
OTT-24006874-A0

SURVEY
AOV

DATE
27/07/2023

DRAWING No.
C500