











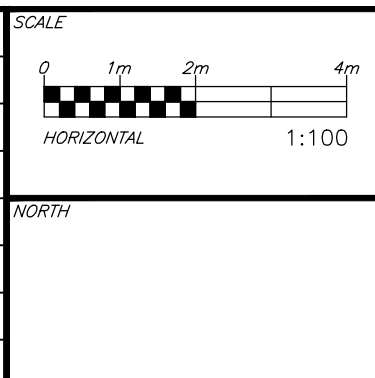


LEGEND	
	PROPERTY LINE
	EXISTING $\frac{1}{2}$ " OF ROAD
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	EXISTING SANITARY
	EXISTING STORM
	EXISTING GASMAIN
	EXISTING WATERMAIN
	EXISTING CURB INLET CATCHBASIN
	EXISTING MANHOLE (AS NOTED)
	EXISTING STANDPIPE
	EXISTING FIRE HYDRANT

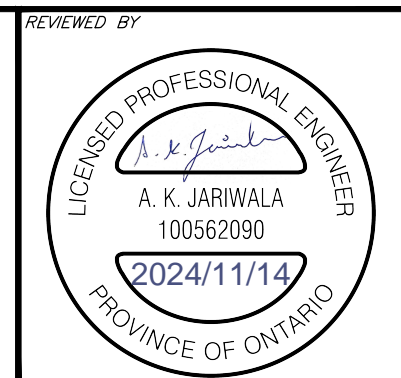
1. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE PROTECTION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM UTILITIES UNTIL SUCH TIME AS THE SERVICE PROVIDER HAS CONFIRMED IN WRITING THE SERVICE IS ABANDONED AND CAN BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITIES OR EQUIPMENT THAT ARE DAMAGED OR DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.


2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION START. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN REQUIRED, BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.

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.

[illegible]

DESIGNED
BY

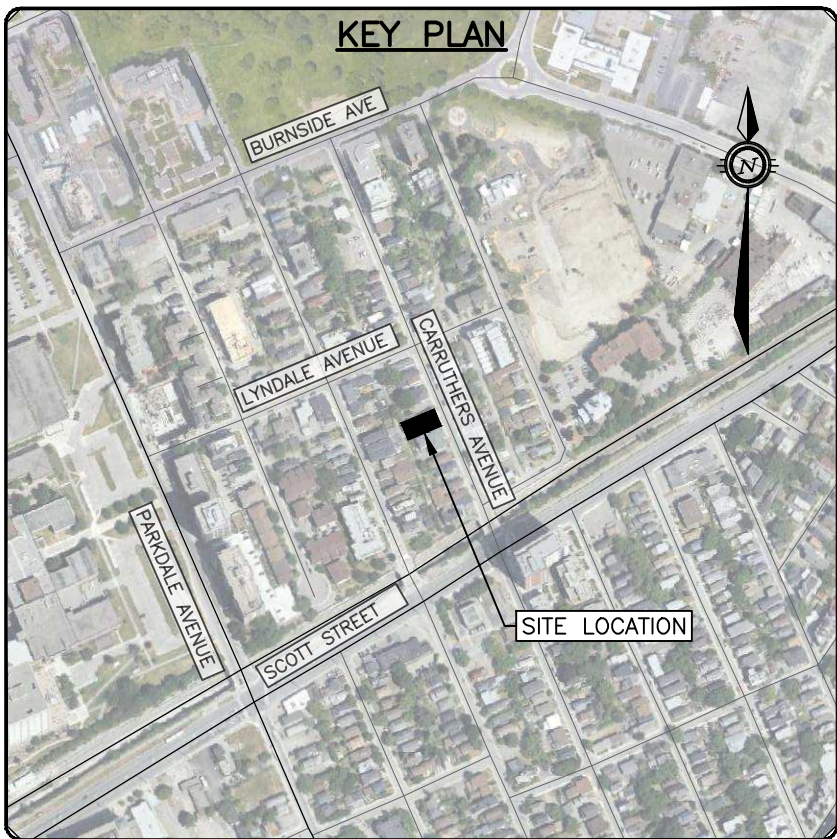
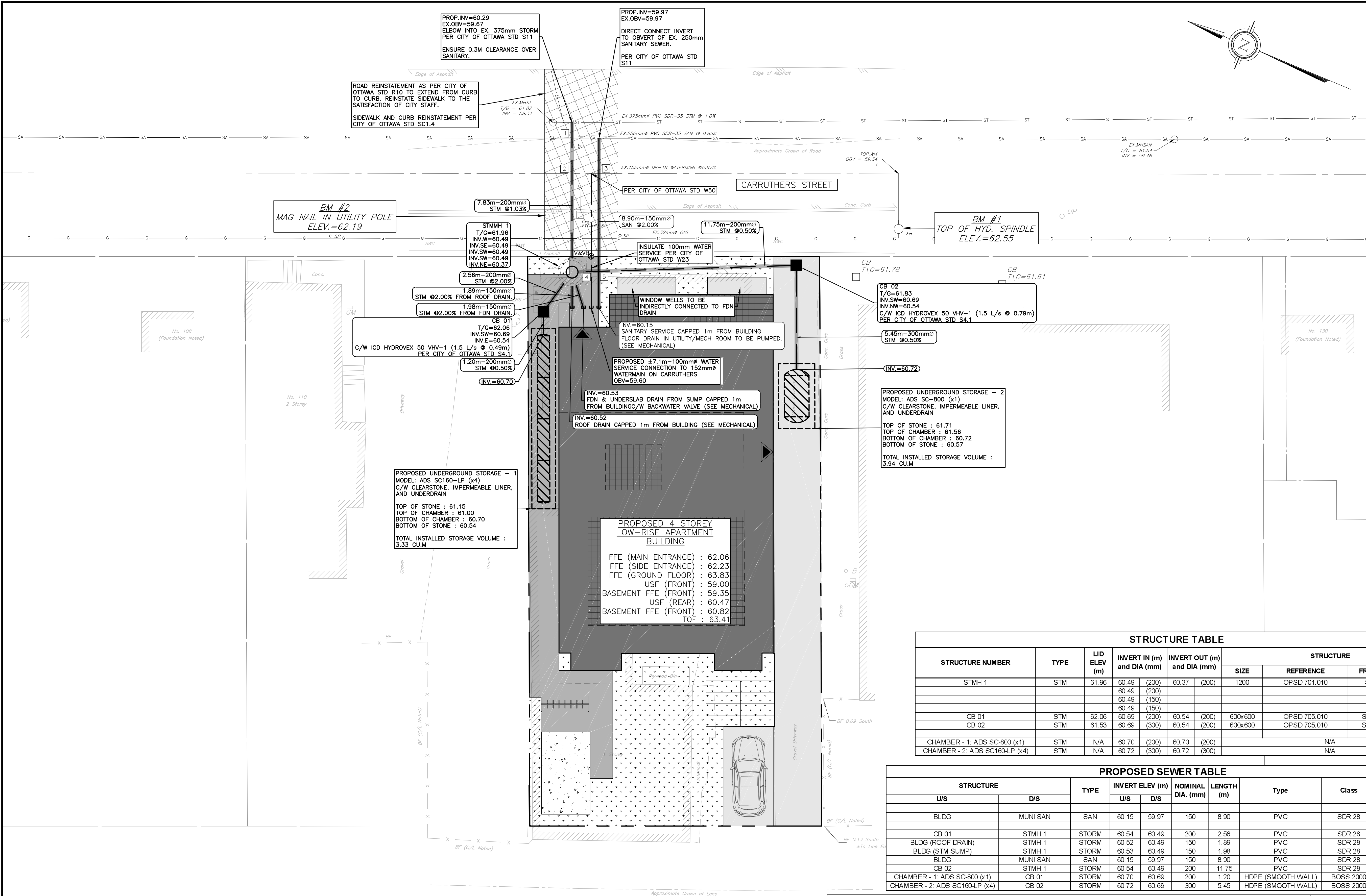


	<p>MR. MAJID AHANGARAN MA PRECIOUS HOLDINGS. 116 & 118 CARRUTHERS AVENUE OTTAWA, ON. K2V 0L3 613.286.1020</p>
	<p>exp Services Inc. Tel • (613) 688-1899 / 1 • (613) 225-7330 2000 Queenstree Drive, Unit 100 Ottawa, ON K2B 8H6 Canada</p> <p>www.exp.on.ca</p> <ul style="list-style-type: none"> • BUILDINGS • EARTH & ENVIRONMENT • ENERGY • • INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

BASEPLAN	AGJ
DESIGN	AGJ
CHECKED	AKJ
CAD	AGJ
PROJECT MANAGER	AKJ
APPROVED	AA

PROJECT	116 & 118 CARRUTHERS AVE 116 & 118 CARRUTHERS AVENUE OTTAWA, ONTARIO.
TITLE	EXISTING CONDITIONS AND REMOVALS PLAN

PROJECT No.	OTT-24006545-A0
SURVEY	AOV
DATE	01/03/2024
DRAWING No.	C000



LEGEND	
	PROPERTY LINE
	EXISTING C. OF ROAD
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	EXISTING SANITARY
	EXISTING STORM
	EXISTING GASMAIN
	EXISTING WATERMAIN
	EXISTING CURB INLET CATCHBASIN
	EXISTING MANHOLE (AS NOTED)
	EXISTING STANDPIPE
	EXISTING FIRE HYDRANT
	PROP. ENTRANCE
	PROP. STORM MANHOLE
	PROP. STORM CATCHBASIN
	PROP. STORM
	PROP. SANITARY
	PROP. WATER
	PROP. VALVE AND VALVEBOX
	100MM THICK HI-60 RIGID INSULATION ON ALL THREE SIDES PER 1109.030
	EXISTING ELEVATION
	PROP. ELEVATION
	PROP. MATCH EX. ELEVATION
	PROP. GRADE
	GRAVEL
	CONCRETE
	GRASS
	ROOF
	PATHWAY
	CROSSING TABLE REFERENCE

STRUCTURE TABLE							
STRUCTURE NUMBER	TYPE	LID ELEV (m)	INVERT IN (m) and DIA (mm)	INVERT OUT (m) and DIA (mm)	STRUCTURE		
					SIZE	REFERENCE	COVER
STMH 1	STM	61.96	60.49 (200)	60.37 (200)	1200	OPSD 701.010	S24.1
			60.49 (200)				
			60.49 (150)				
			60.49 (150)				
CB 01	STM	62.06	60.69 (200)	60.54 (200)	600x600	OPSD 705.010	S19.1
CB 02	STM	61.53	60.69 (300)	60.54 (200)	600x600	OPSD 705.010	S19.1
CHAMBER - 1: ADS SC-800 (x1)	STM	N/A	60.70 (200)	60.70 (200)		N/A	
CHAMBER - 2: ADS SC160-LP (x4)	STM	N/A	60.72 (300)	60.72 (300)		N/A	

PROPOSED SEWER TABLE								
STRUCTURE	TYPE	INVERT ELEV (m)		NOMINAL DIA. (mm)	LENGTH (m)	Type	Class	Slope (%)
		U/S	D/S					
BLDG	MUNI SAN	SAN	60.15	59.97	150	8.90	PVC	SDR 28
CB 01	STMH 1	STORM	60.54	60.49	200	2.56	PVC	SDR 28
BLDG (ROOF DRAIN)	STMH 1	STORM	60.52	60.49	150	1.89	PVC	SDR 28
BLDG (STM SUMP)	STMH 1	STORM	60.53	60.49	150	1.98	PVC	SDR 28
BLDG	MUNI SAN	SAN	60.15	59.97	150	8.90	PVC	SDR 28
CB 02	STMH 1	STORM	60.54	60.49	200	11.75	PVC	SDR 28
CHAMBER - 1: ADS SC-800 (x1)	CB 01	STORM	60.70	60.69	200	1.20	HDPE (SMOOTH WALL)	BOSS 2000
CHAMBER - 2: ADS SC160-LP (x4)	CB 02	STORM	60.72	60.69	300	5.45	HDPE (SMOOTH WALL)	BOSS 2000

SEWER/SERVICE LATERALS CROSSING TABLE										
LOCATION	FINISHED GRADE (m)	SANITARY		STORM		WATER		CLEARANCES (mm)	COMMENTS	
		INV ELEV (m)	DIA (mm)	INV ELEV (m)	DIA (mm)	INV ELEV (m)	DIA (mm)			
1	61.82	59.73	250	59.98	200	60.50		318	Storm Service Crossing above Sanitary	
2	61.76				60.317	200	60.52	957	Storm Service Crossing above Watermain	
3	61.75	60.007	150	60.157			59.25	657	Sanitary Service Crossing above Watermain	
4	61.95				60.49	200	60.69	940	Water Service Crossing below Storm	
5	61.94	60.11	150	60.26			59.44	571	Water Service Crossing below Sanitary	

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REV	REVISION DESCRIPTION	DATE	BY	APPD
2	ISSUED FOR SPA	23/10/24	AGJ	AKJ
1	COORDINATION	24/09/24	AGJ	AKJ

SCALE
HORIZONTAL
1:100

DESIGNED BY
A. K. JARIWALA
2024/11/14

REVIEWED BY
A. K. JARIWALA
2024/11/14
PROVINCE OF ONTARIO

MR. MAJID AHANGARAN
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OTTAWA, ON. K2V 0L3
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PROJECT
116 & 118 CARRUTHERS AVE
116 & 118 CARRUTHERS AVENUE
OTTAWA, ONTARIO.

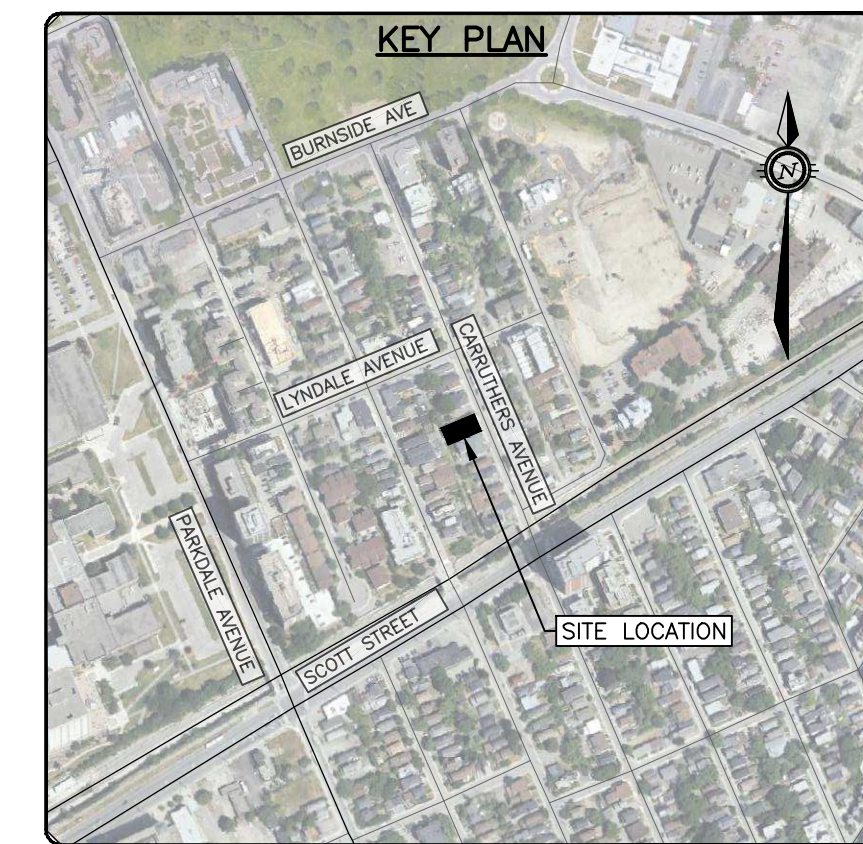
DATE
01/03/2024



























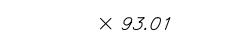
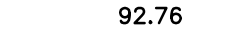
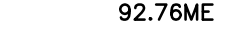

DRAWING NO.
C100

BASEPLAN
AGJ
DESIGN
AGJ
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AGJ
CAD
AGJ
PROJECT MANAGER
AKJ
APPROVED
AA

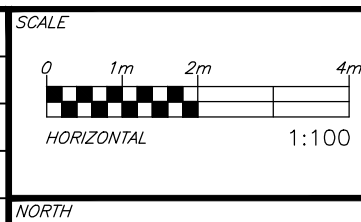
TITLE
SITE SERVICING PLAN

PROJECT No.
OTT-24006545-AD
SURVEY
ADV
DATE
01/03/2024
DRAWING No.
C100




	PROPERTY LINE
	EXISTING ϕ OF ROAD
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	EXISTING SANITARY
	EXISTING STORM
	EXISTING GASMAIN
	EXISTING WATERMAIN
	EXISTING CURB INLET CATCHBASIN
	EXISTING MANHOLE (AS NOTED)
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	100MM THICK HI-60 RIGID INSULATION ON ALL THREE SIDES PER 1109.030
	EXISTING ELEVATION
	PROP. ELEVATION
	PROP. MATCH EX. ELEVATION
	PROP. GRADE
	GRAVEL
	CONCRETE
	GRASS
	ROOF
	PATHWAY
	SPLIT DRAINAGE

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[illegible]DESIGNED
BY

REVIEWED BY



A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. The center of the seal features a signature "A. K. Jariwala", the name "A. K. JARIWALA", the number "100562090", and the date "2024/11/14".

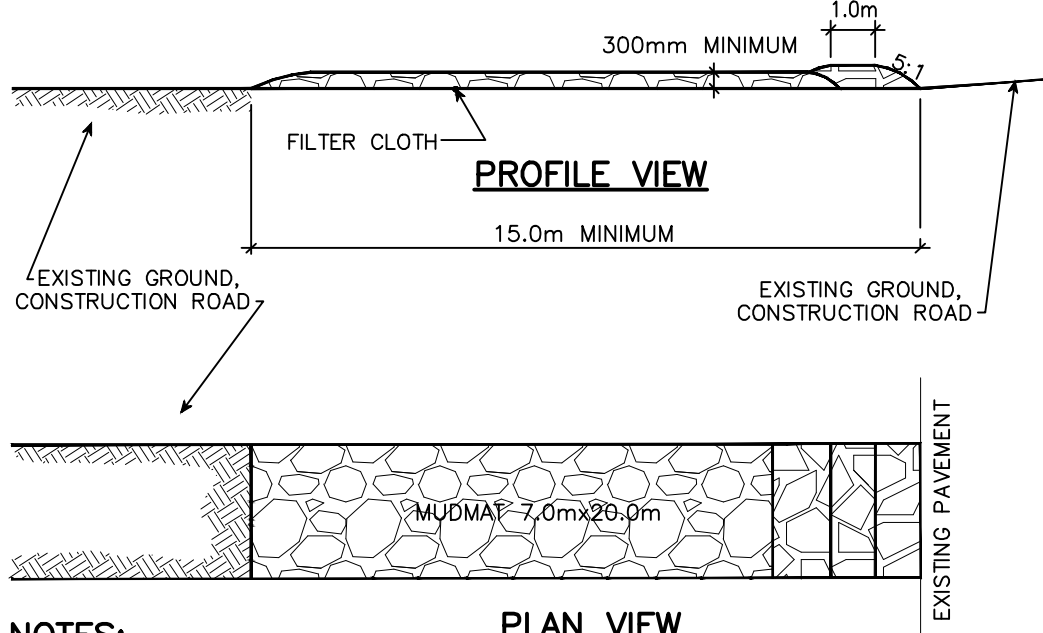
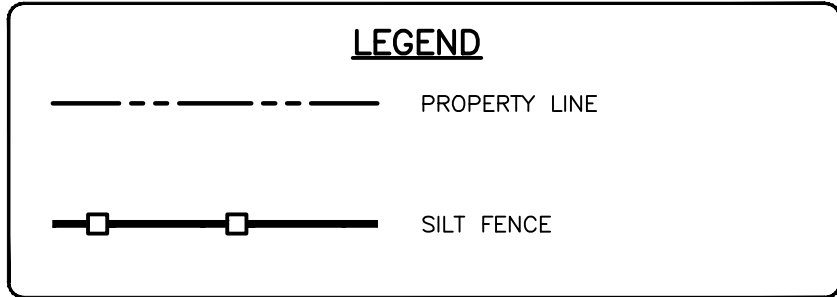
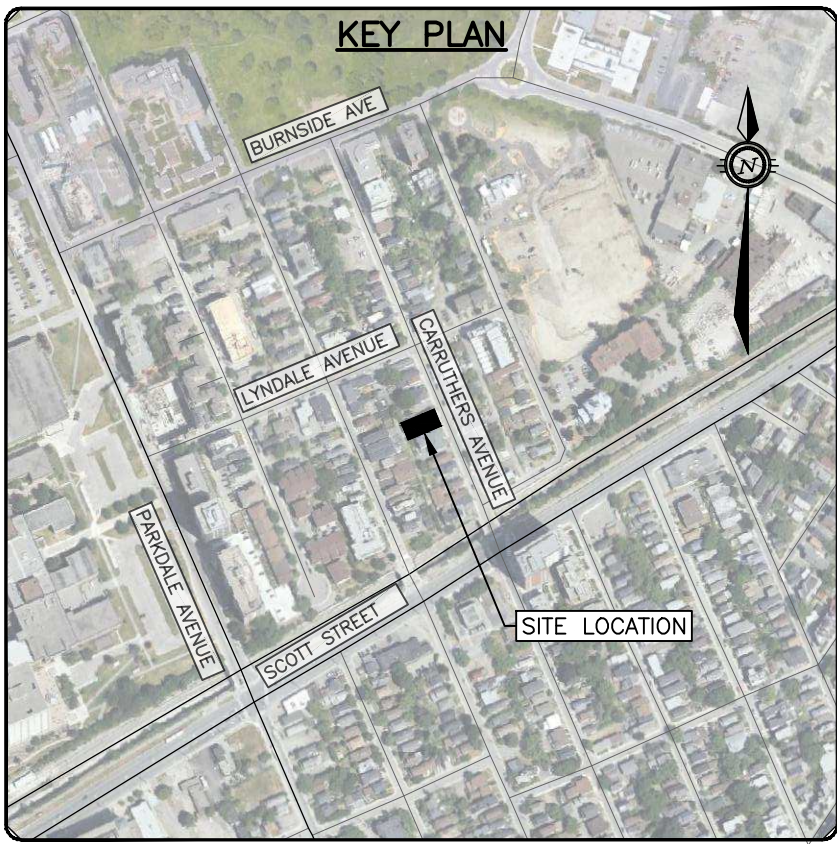
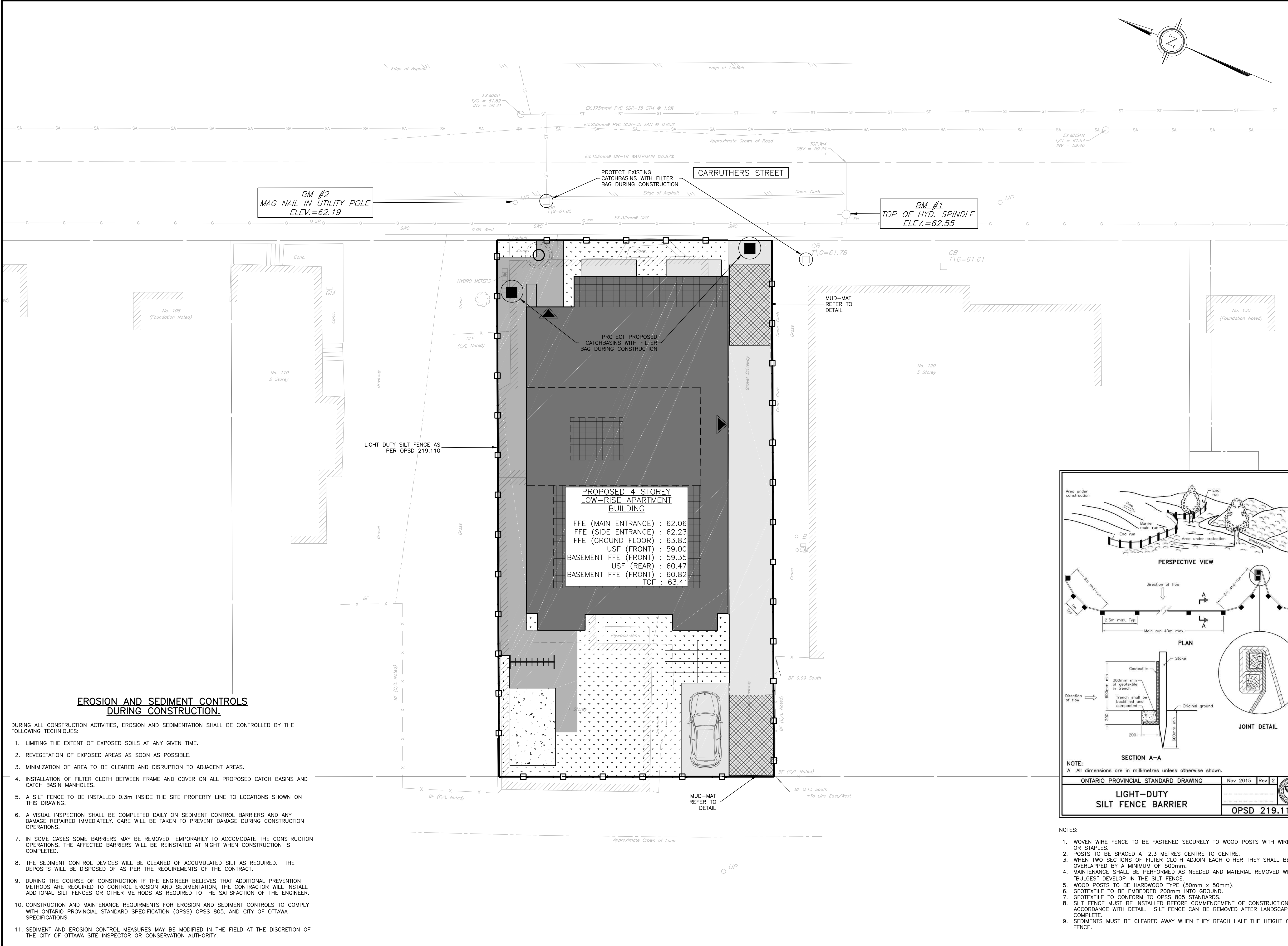
CLIENT	<p>MR. MAJID AHANGARAN MA PRECIOUS HOLDINGS. 116 & 118 CARRUTHERS AVENUE OTTAWA, ON. K2V 0L3 613.286.1020</p>
	<p>exp Services Inc. ☎ 613 688 1890 / 613 225 7330 2025 Queen'sway Drive, Unit 102 Ottawa, ON K2B 8H6 Canada www.exp.ca</p>

BASEPLAN	AGJ
DESIGN	AGJ
CHECKED	AKJ
CAD	AGJ
PROJECT MANAGER	AKJ
APPROVED	AA

PROJECT	116 & 118 CARRUTHERS AVE 116 & 118 CARRUTHERS AVENUE OTTAWA, ONTARIO.
TITLE	SITE GRADING PLAN

PROJECT No.	OTT-24006545-A0
SURVEY	AOV
DATE	01/03/2024
DRAWING No.	C200

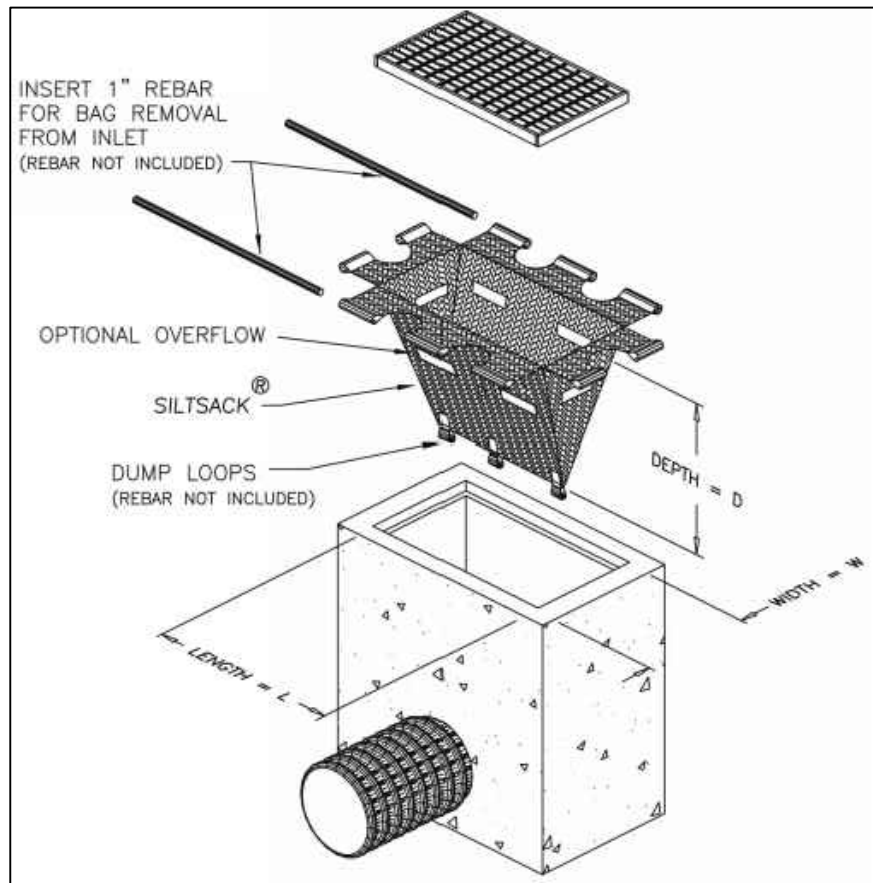
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Last Saved: 11/14/2024 8:51:08 AM Last Plotted: 11/14/2024 8:53:29 AM
Pen Table: exp-ott-pens.ctb Plotted by: jarmlaa
References: XREF - SITE PLAN.dwg; XREF - TOPO.dwg



- NOTES:**
- STONE - USE CLEAR CRUSHED 100mm STONE.
 - LENGTH - AS REQUIRED BUT NOT LESS THAN 15.0m.
 - THICKNESS - NOT LESS THAN 300mm.
 - WIDTH - 7.0m MINIMUM, NOT LESS THAN THE WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
 - 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.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

MUD MAT DETAIL

N.T.S



FILTER BAG DETAIL

N.T.S

EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION.

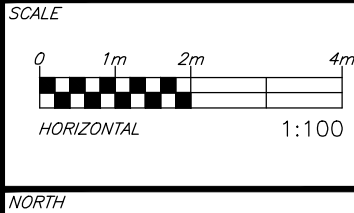
DURING ALL CONSTRUCTION ACTIVITIES, EROSION AND SEDIMENTATION SHALL BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

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

CAUTION

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REV	REVISION DESCRIPTION	DATE	BY	APPD	REV	REVISION DESCRIPTION	DATE	BY	APPD
1	ISSUED FOR SPA	23/10/24	AGJ	AKJ					



DESIGNED BY

REVIEWED BY



CLIENT

MR. MAJID AHANGARAN
MA PRECIOUS HOLDINGS
116 & 118 CARRUTHERS AVENUE
OTTAWA, ON. K2V 0L3
613.286.1020

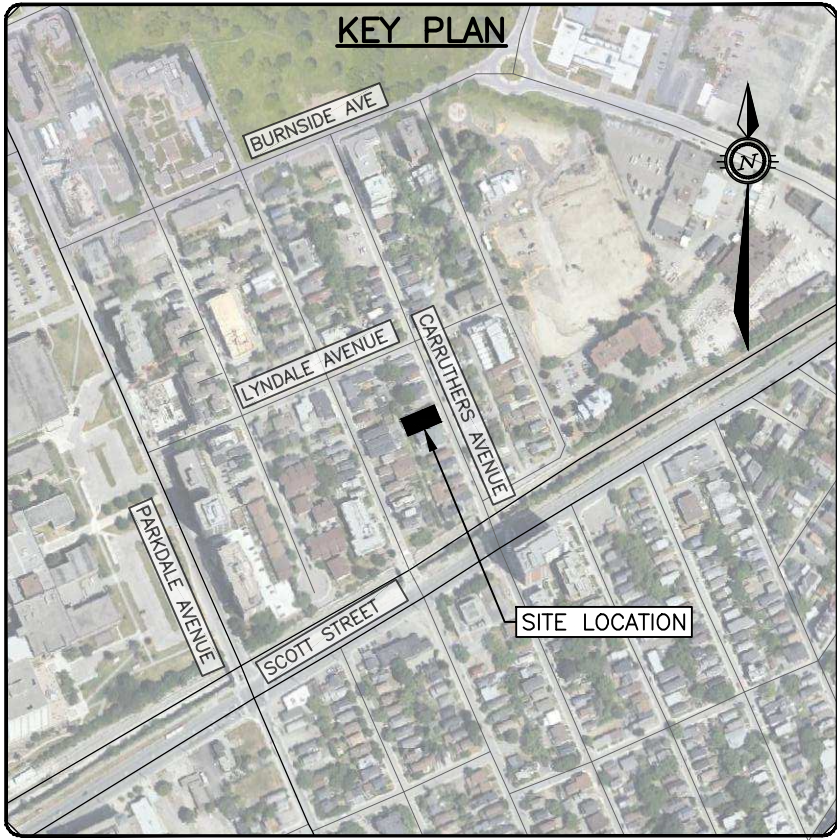
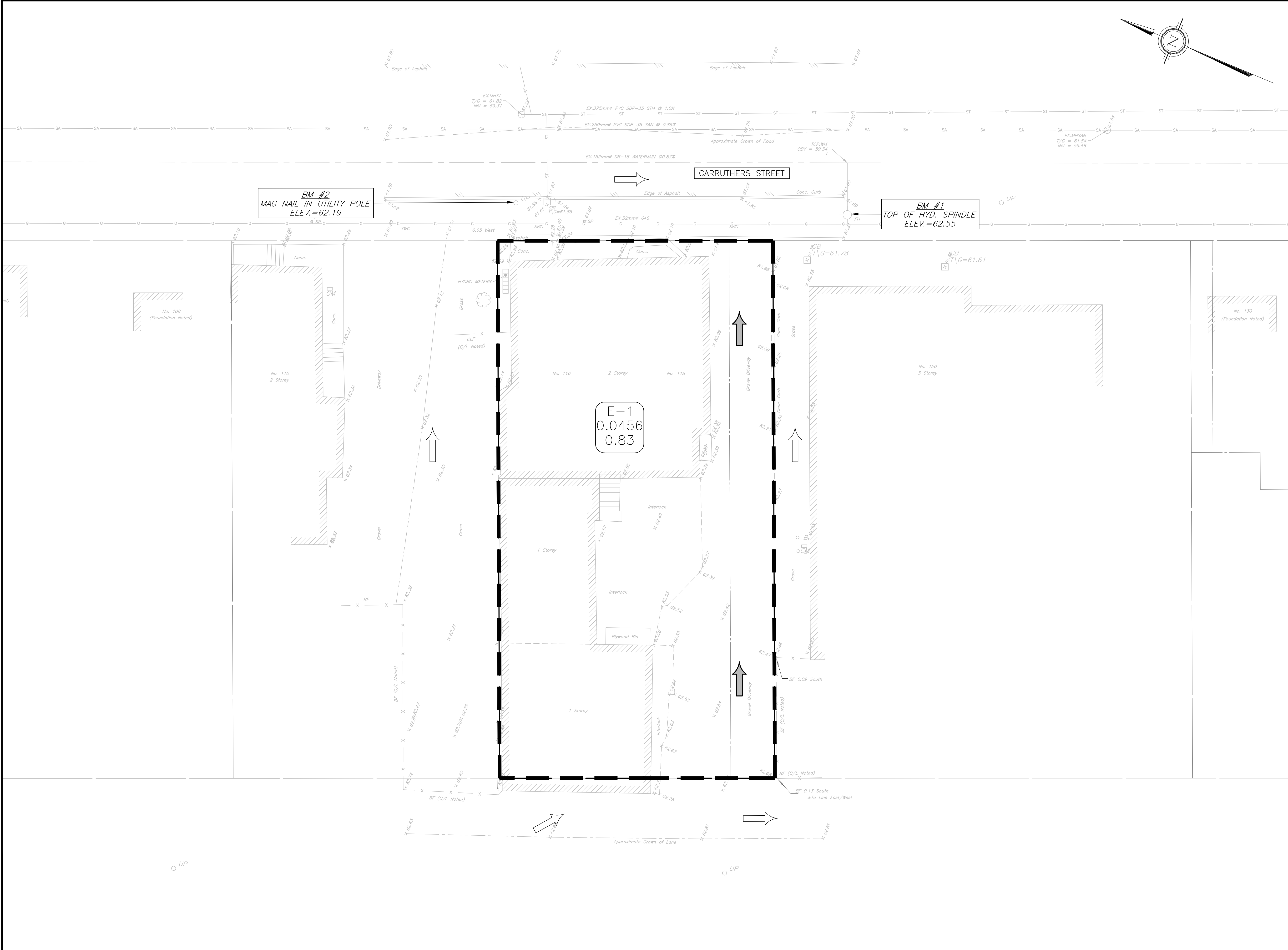
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BASEPLAN	AGJ
DESIGN	AGJ
CHECKED	AKJ
CAD	AGJ
PROJECT MANAGER	AKJ
APPROVED	AA

PROJECT	116 & 118 CARRUTHERS AVE 116 & 118 CARRUTHERS AVENUE OTTAWA, ONTARIO.	PROJECT No. OTT-24006545-AD
SURVEY	ADV	
DATE	01/03/2024	
DRAWING No.	C300	

EROSION AND SEDIMENT CONTROL PLAN

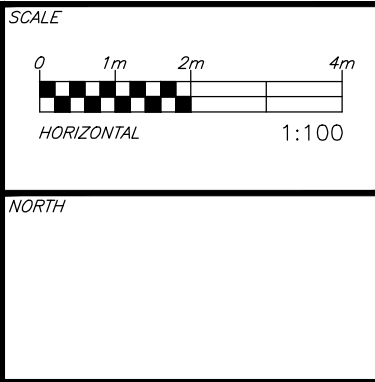


LEGEND

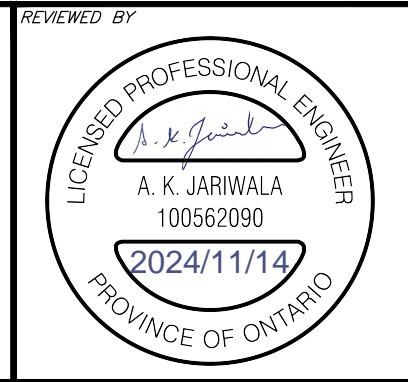
- PROPERTY LINE
- ONSITE OVERLAND FLOW ROUTE
- EXTERNAL OVERLAND FLOW ROUTE
- AREA NO. 0.184, RUNOFF COEFFICIENT 0.79
- CATCHMENT AREA

CAUTION
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					1	ISSUED FOR SPA	23/10/24	AGJ	AKJ



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A. K. JARIWALA
100562090
2024/11/14
PROVINCE OF ONTARIO



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MA PRECIOUS HOLDINGS
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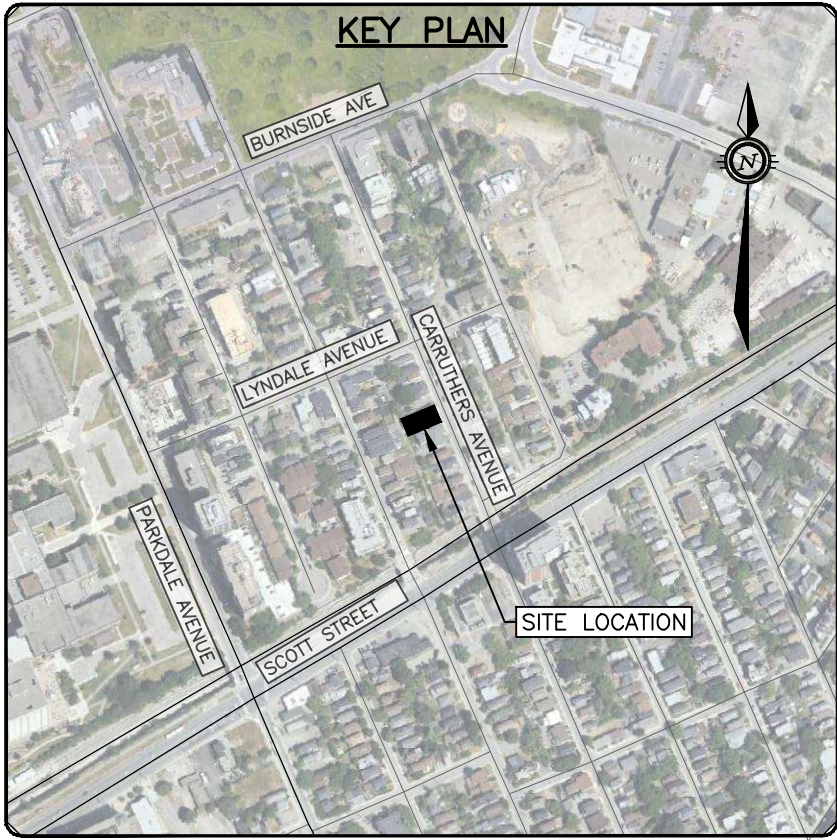
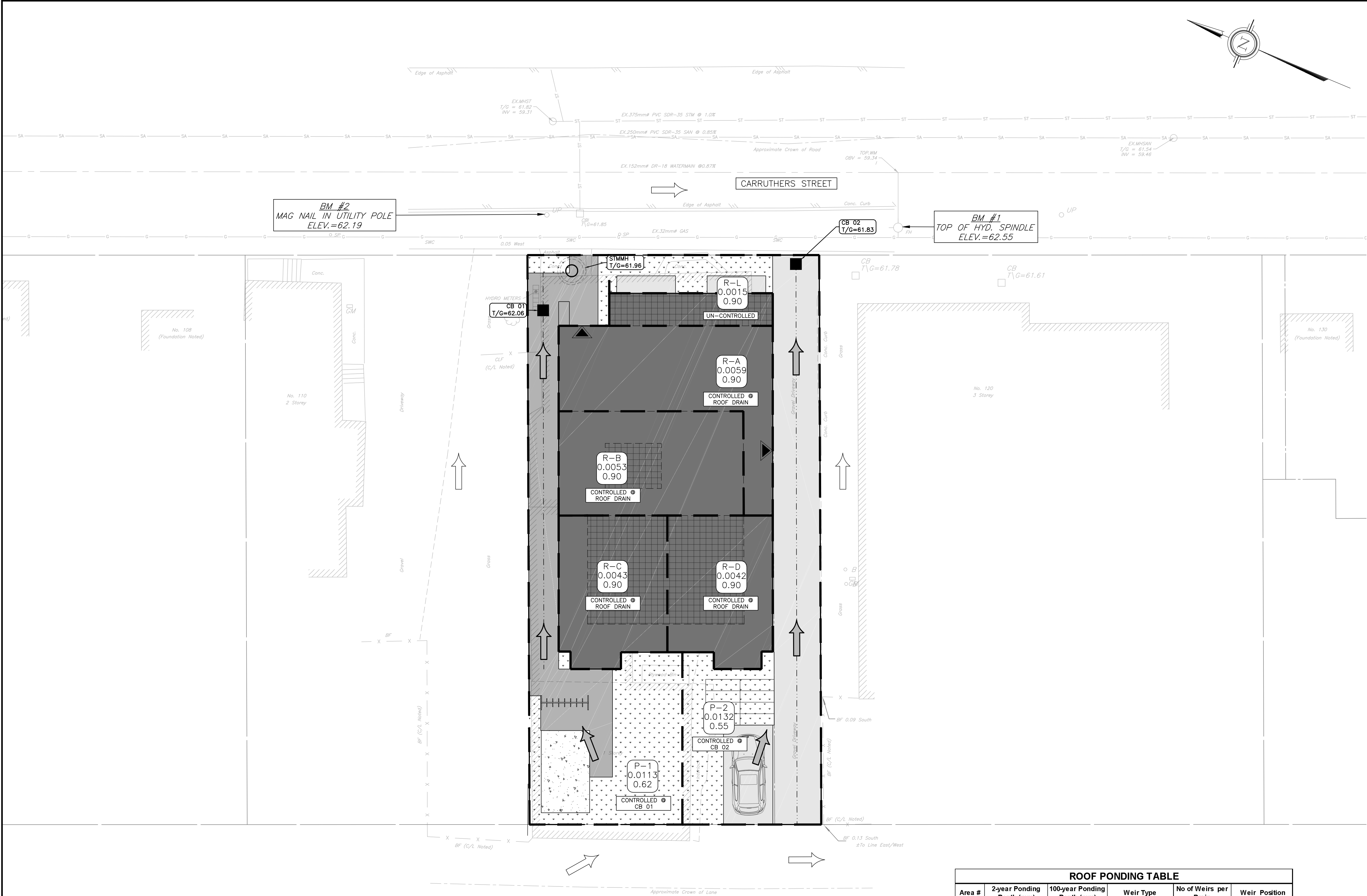
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BASEPLAN	AGJ
DESIGN	AGJ
CHECKED	AKJ
CAD	AGJ
PROJECT MANAGER	AKJ
APPROVED	AA

116 & 118 CARRUTHERS AVE
116 & 118 CARRUTHERS AVENUE
OTTAWA, ONTARIO.

PRE-DEVELOPMENT CONDITIONS

PROJECT No.	OTT-24006545-A0
SURVEY	AOV
DATE	01/03/2024
DRAWING No.	C400



LEGEND

- PROPERTY LINE
- ONSITE OVERLAND FLOW ROUTE
- EXTERNAL OVERLAND FLOW ROUTE
- AREA NO. 0.184, RUNOFF COEFFICIENT 0.79
- CATCHMENT AREA
- ROOF AREAS CONSIDERED INELIGIBLE FOR STORAGE CALCULATIONS

ROOF PONDING TABLE					
Area #	2-year Ponding Depth (mm)	100-year Ponding Depth (mm)	Weir Type	No of Weirs per Drain	Weir Position
R-L	N/A	N/A	N/A	N/A	N/A
R-A	92	147	WATTS ACCUTROL	1	Closed
R-B	92	149	WATTS ACCUTROL	1	Closed
R-C	81	148	WATTS ACCUTROL	1	1/4 Open
R-D	79	147	WATTS ACCUTROL	1	1/4 Open

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1	ISSUED FOR SPA	23/10/24	AGJ	AKJ					

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

DESIGNED BY
REVIEWED BY
A. K. JARWALA
100562090
2024/11/14
PROVINCE OF ONTARIO



CLIENT
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CAD	AGJ
PROJECT MANAGER	AKJ
APPROVED	AA

PROJECT
116 & 118 CARRUTHERS AVE
116 & 118 CARRUTHERS AVENUE
OTTAWA, ONTARIO.

TITLE
POST-DEVELOPMENT
CONDITIONS

PROJECT No.	OTT-24006545-AD
SURVEY	AOV
DATE	01/03/2024
DRAWING No.	C500

Filename: \\exp\data\116-24006545-AD\116-24006545-AD.dwg
User: Suresh11/14/2024 8:51:08 AM
Last Plot: 11/14/2024 8:51:17 AM
References: XREF - SITE PLAN.dwg; XREF - 116-24006545-AD.dwg