

LEGEND	
	PROPERTY LINE
	EXISTING E. 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

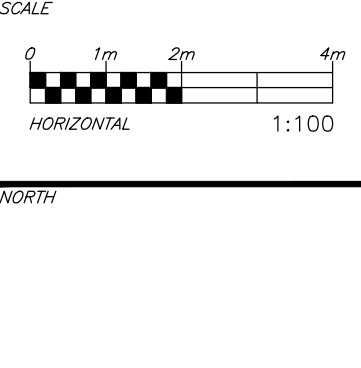
NOTES:

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

CAUTION
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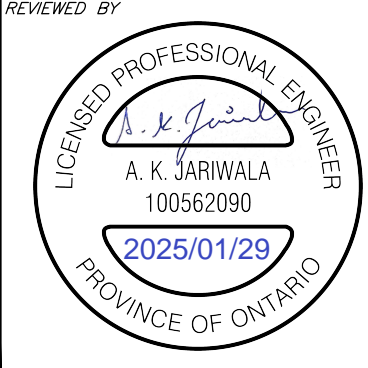
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM CITY OF OTTAWA VERTICAL BENCH MARK MONUMENT NO. 3606, INDEX NO. 118 HAVING AN ELEVATION 67.236 METERS.
SITE BENCHMARKS 1 AND 2 ARE LOCATED ON HYDRO POLE AND HYDRANT ON CARRUTHERS AS INDICATED ON PLAN.

REV	REVISION DESCRIPTION	DATE	BY	APPD
2	RE-ISSUED FOR SPA	29/01/25	AGJ	AKJ
1	ISSUED FOR SPA	23/10/24	AGJ	AKJ



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REVIEWED BY



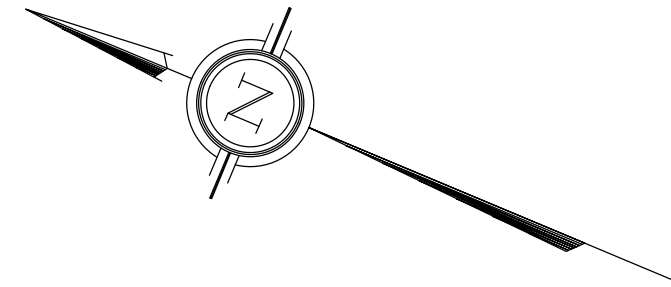
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BASEPLAN	AGJ
DESIGN	AGJ
CHECKED	AKJ
CAD	AGJ
PROJECT MANAGER	AKJ
APPROVED	AA

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

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



- | STRUCTURE TABLE | | | | | | | | |
|------------------|----------|--------------|----------------------------|-----------------------------|-----------|---------------------------|-------|-------|
| STRUCTURE NUMBER | TYPE | LID ELEV (m) | INVERT IN (m) and DIA (mm) | INVERT OUT (m) and DIA (mm) | STRUCTURE | | | |
| | | | | | SIZE | REFERENCE | FRAME | COVER |
| STMMH 1 | STM | 61.96 | 60.49 (200) | 60.43 (200) | 1200mmØ | OPSD 701.010 | S25 | S24.1 |
| | | | 60.49 (150) | | | | | |
| | | | 60.49 (150) | | | | | |
| | | | 60.49 (150) | | | | | |
| CB 01 | STM | 62.06 | 60.69 (200) | 60.54 (200) | 30"Ø | ADS Nyloplast Drain Basin | | |
| CB 02 | STM | 61.53 | 60.69 (300) | 60.54 (200) | 30"Ø | ADS Nyloplast Drain Basin | | |
| CICB 03 | MUNI STM | 61.81 | | 60.66 (200) | 600x600 | OPSD 705.010 | S22 | S23 |

PROPOSED SEWER TABLE									
STRUCTURE		TYPE	INVERT ELEV (m)		NOMINAL DIA. (mm)	LENGTH (m)	Type	Class	Slope (%)
U/S	D/S		U/S	D/S					
BLDG	MUNI SAN	SAN	60.15	59.97	150	8.90	PVC	SDR 28	2.0%
CICB 03	MUNI STM	STORM	63.36	60.27	200	4.94	PVC	SDR 28	2.0%
CB 01	STMMH 1	STORM	60.54	60.49	200	2.56	PVC	SDR 28	2.0%
BLDG (ROOF DRAIN)	STMMH 1	STORM	60.52	60.49	150	1.89	PVC	SDR 28	2.0%
BLDG (STM SUMP)	STMMH 1	STORM	60.53	60.49	150	1.98	PVC	SDR 28	2.0%
CB 02	STMMH 1	STORM	60.54	60.49	200	11.75	PVC	SDR 28	0.5%
STMMH 1	MUNI STM	STORM	60.43	60.29	200	7.90	PVC	SDR 28	2.0%
650mmX200mm REDUCER	CB 01	STORM	60.70	60.69	200	1.20	PVC	SDR 28	1.0%
650mmX200mm REDUCER	CB 02	STORM	60.70	60.69	200	1.16	PVC	SDR 28	1.0%
650mm END CAP	650mmX200mm REDUCER	STORM	60.72	60.70	650	6.50	ADS HP STORM DUAL WALL WATERTIGHT HDPE		0.3%
650mm END CAP	650mmX200mm REDUCER	STORM	60.73	60.70	650	8.20	ADS HP STORM DUAL WALL WATERTIGHT HDPE		0.3%

SEWER/SERVICE LATERALS CROSSING TABLE											CLEARANCES (mm)	COMMENTS
LOCATION	FINISHED GRADE (m)	SANITARY			STORM		WATER					
		INV ELEV (m)	DIA (mm)	OBV ELEV (m)	INV ELEV (m)	DIA (mm)	OBV ELEV (m)	INV ELEV (m)	DIA (mm)	OBV ELEV (m)		
1	61.82	59.73	250	59.98	60.30	200	60.50				318	Storm Service Crossing above Sanitary
2	61.76				60.317	200	60.52	59.26	100	59.36	957	Storm Service Crossing above Watermain
3	61.75	60.007	150	60.157				59.25	100	59.35	657	Sanitary Service Crossing above Watermain
4	61.95				60.49	200	60.69	59.45	100	59.55	940	Water Service Crossing below Storm
5	61.94	60.11	150	60.26				59.44	100	59.54	571	Water Service Crossing below Sanitary
6	61.75				60.32	200	60.52	59.25	100	59.35	970	CB Lead Crossing above Watermain
7	61.83	59.70	250	59.95	60.28	200	60.48				330	CB Lead Crossing above Sanitary

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VERTICAL BENCH MARK MONUMENT NO. 3606, INDEX NO. 118
HAVING AN ELEVATION 67.236 METERS.

SITE BENCHMARKS 1 AND 2 ARE LOCATED ON HYDRO POLE AND
HYDRANT ON CARRUTHERS AS INDICATED ON PLAN.

[illegible]

SCALE

A horizontal scale bar is shown with markings at 0, 1m, 2m, and 4m. The segment between 0 and 2m is divided into four equal squares, alternating black and white. The segment between 2m and 4m is divided into two equal rectangles. Below the bar, the word "HORIZONTAL" is written under the 0-2m section, and the ratio "1:100" is written under the 2m-4m section.

DESIGNED
BY

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100562090
2025/01/29
PROVINCE OF ONTARIO

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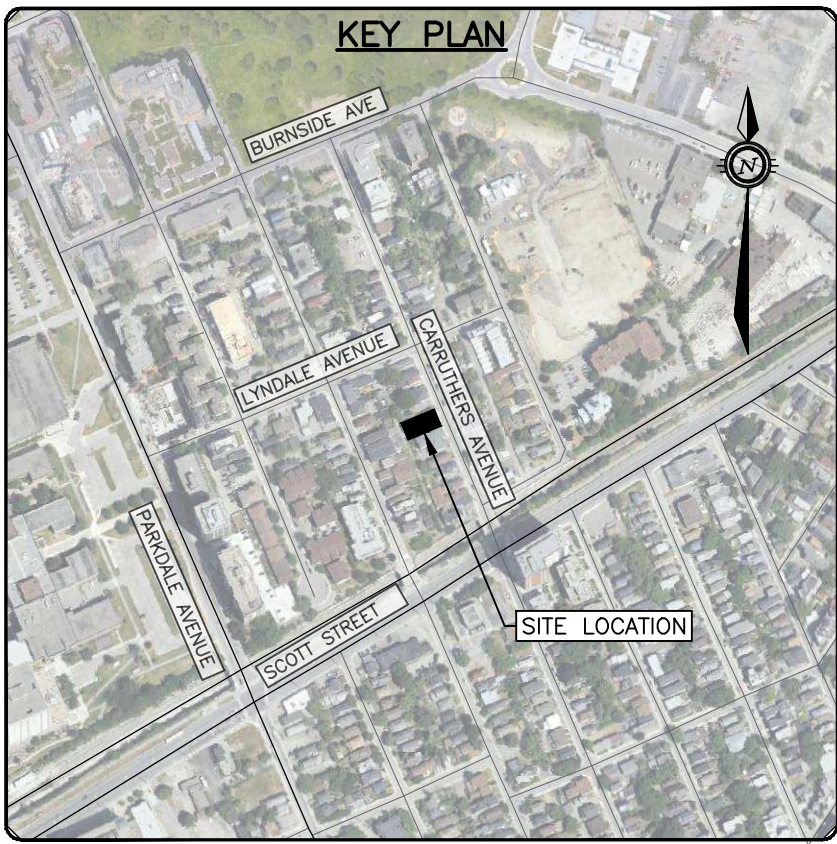
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BASE PLAN	AGJ
DESIGN	AGJ
CHECKED	AKJ
CAD	AGJ
PROJECT MANAGER	AKJ
APPROVED	AA

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OTTAWA, ONTARIO.

SITE SERVICING PLAN

PROJECT No.	OTT-24006545-A
SURVEY	AOV
DATE	01/03/2024
DRAWING No.	C100



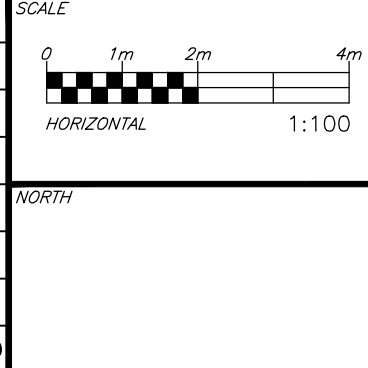
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						3	RE-ISSUED FOR SPA	29/01/25	AGJ	AKJ
						2	ISSUED FOR SPA	23/10/24	AGJ	AKJ
						1	COORDINATION	24/09/24	AGJ	AKJ
REV	REVISION DESCRIPTION	DATE	BY	APPD	REV	REVISION DESCRIPTION	DATE	BY	APPD	

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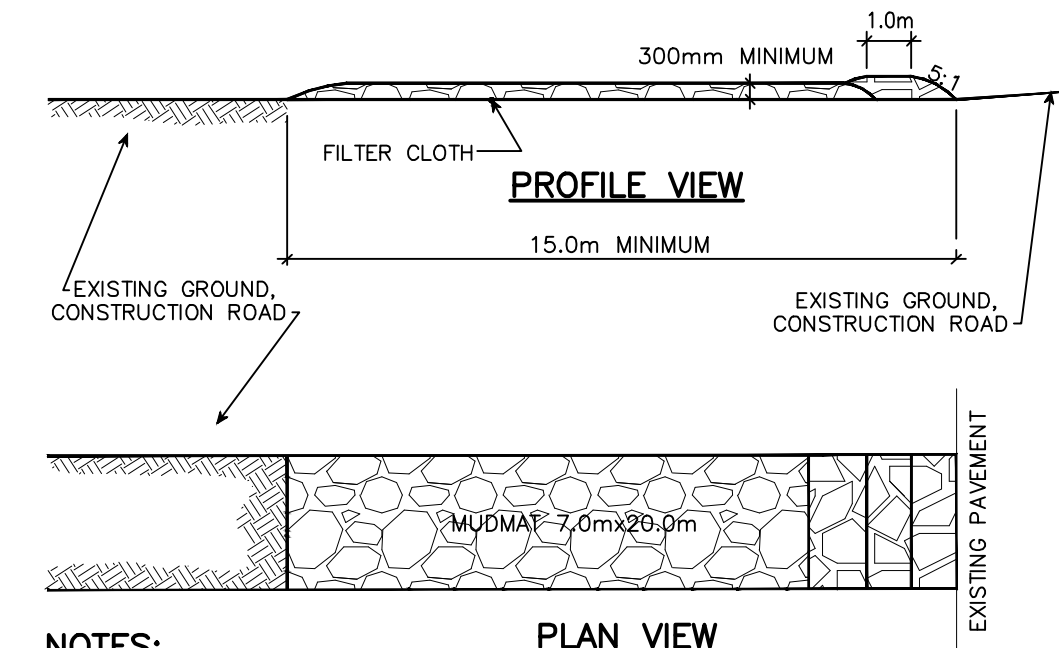
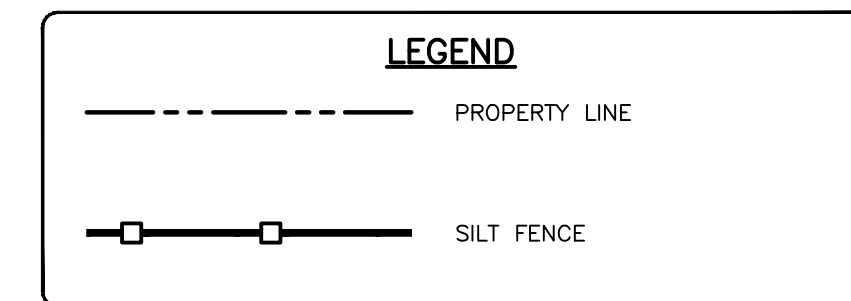
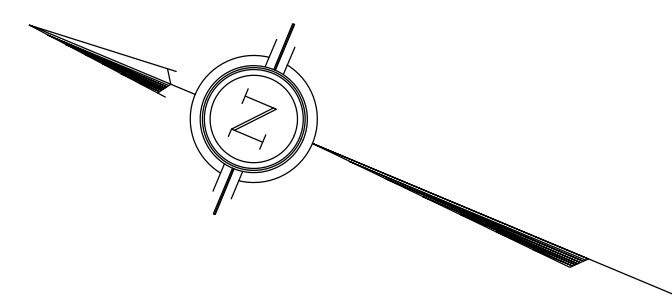
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BASEPLAN	AGJ
DESIGN	AGJ
CHECKED	AKJ
CAD	AGJ
PROJECT MANAGER	AKJ
APPROVED	AA

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

SITE GRADING PLAN

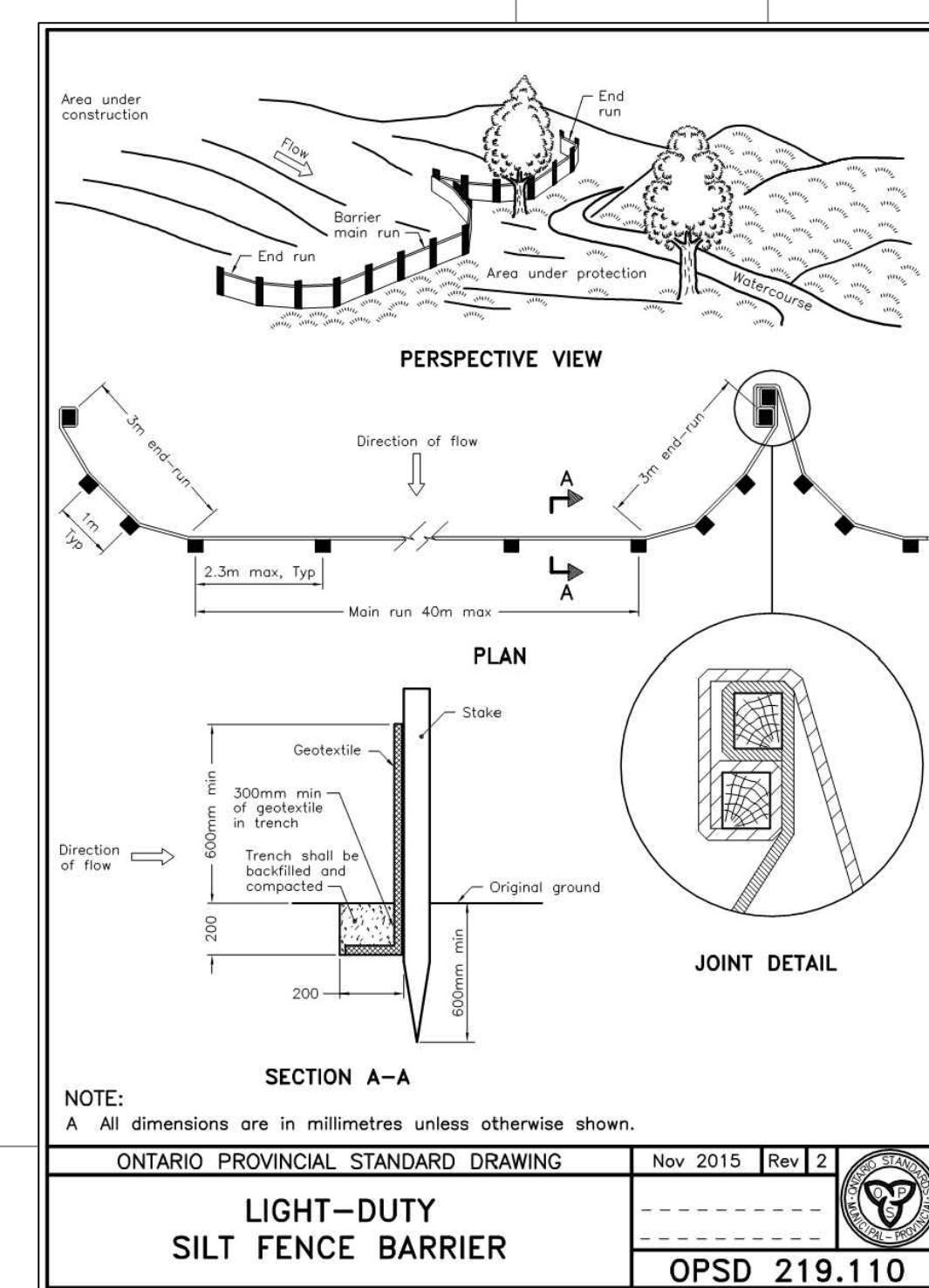
	PROJECT No.	OTT-24006545-
	SURVEY	AOV
	DATE	01/03/2024
	DRAWING No.	C200



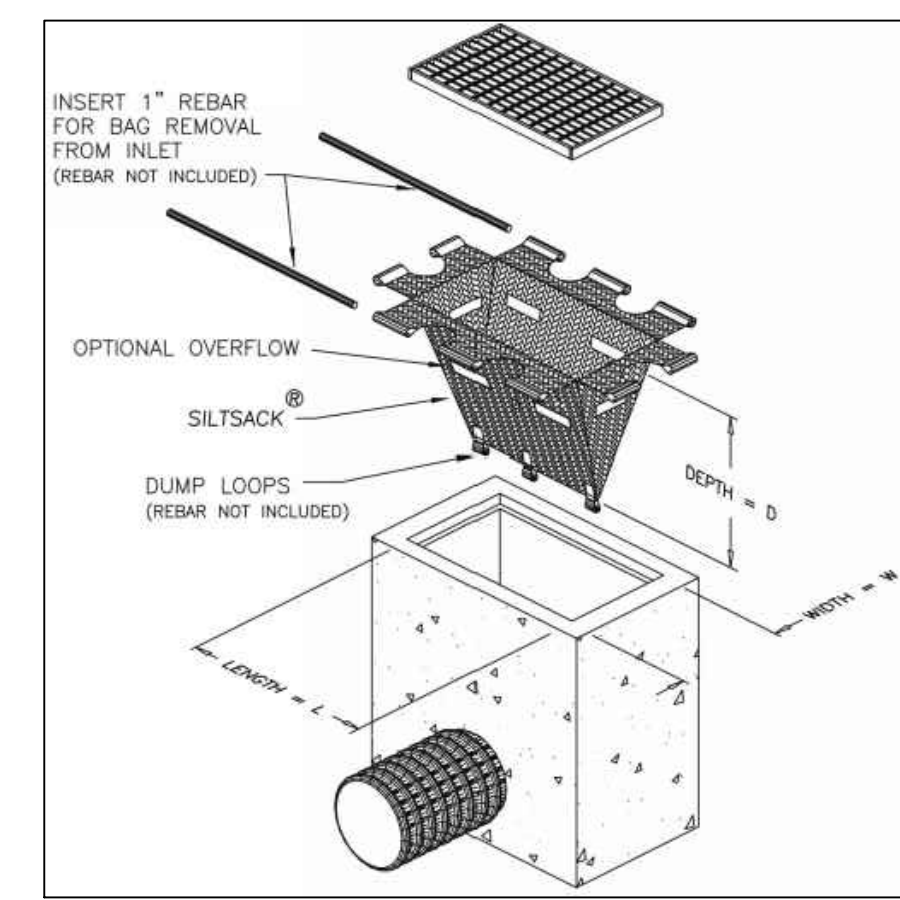
- NOTES:**

 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 REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILT, 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



- 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 100mm.
 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 CONFORMANCE 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.



FILTER BAG DETAIL
N.T.S

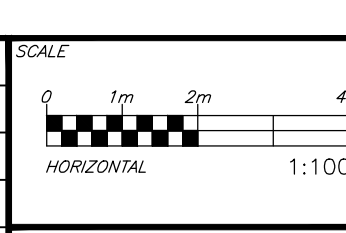
DURING ALL CONSTRUCTION ACTIVITIES, EROSION AND SEDIMENTATION SHALL BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE 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. CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.
2. LIMITING THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
3. REVEGETATION OF EXPOSED AREAS AS SOON AS POSSIBLE.
4. MINIMIZATION OF AREA TO BE CLEARED AND DISRUPTION TO ADJACENT AREAS.
5. INSTALLATION OF FILTER CLOTH BETWEEN FRAME AND COVER ON ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES.
6. A SILT FENCE TO BE INSTALLED 0.3m INSIDE THE SITE PROPERTY LINE TO LOCATIONS SHOWN ON THIS DRAWING.
7. 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.
8. 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.
9. 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.
10. 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.
11. CONSTRUCTION AND MAINTENANCE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROLS TO COMPLY WITH ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) OPSS 805, AND CITY OF OTTAWA SPECIFICATIONS.
12. SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.

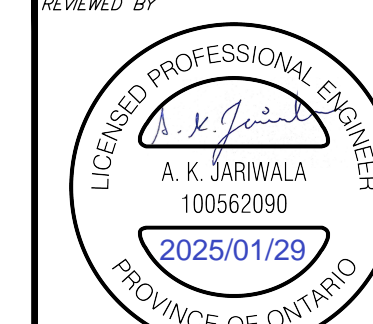
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VERTICAL BENCH MARK MONUMENT NO. 3606, INDEX NO. 118
HAVING AN ELEVATION 67.236 METERS.

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HYDRANT ON CARRUTHERS AS INDICATED ON PLAN.

[illegible]DESIGNED
BY

15/05/2015



404

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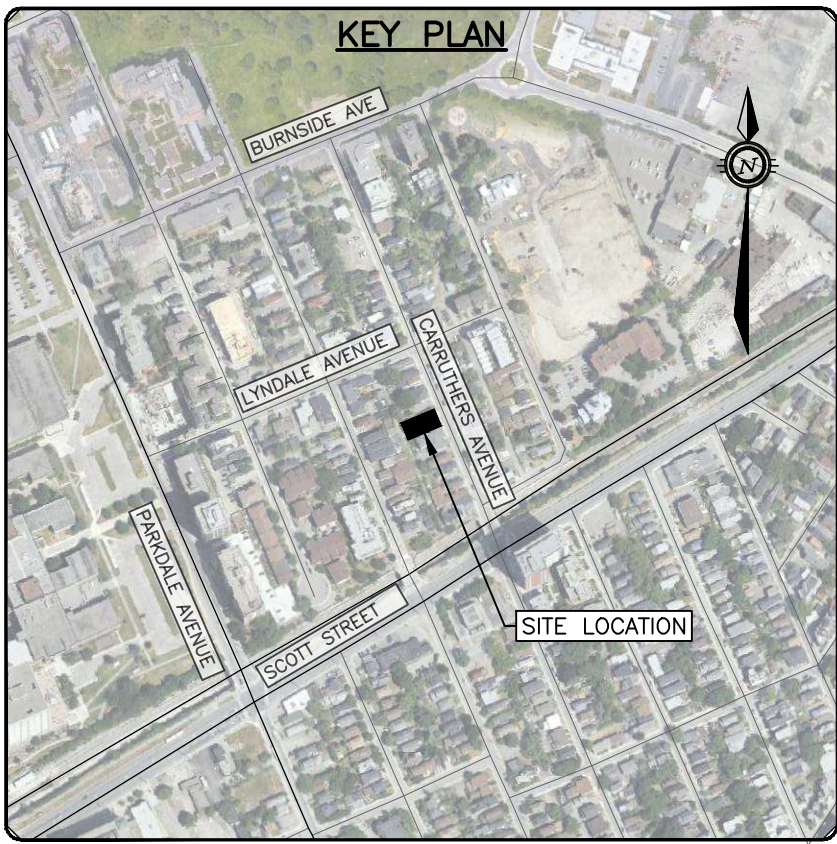
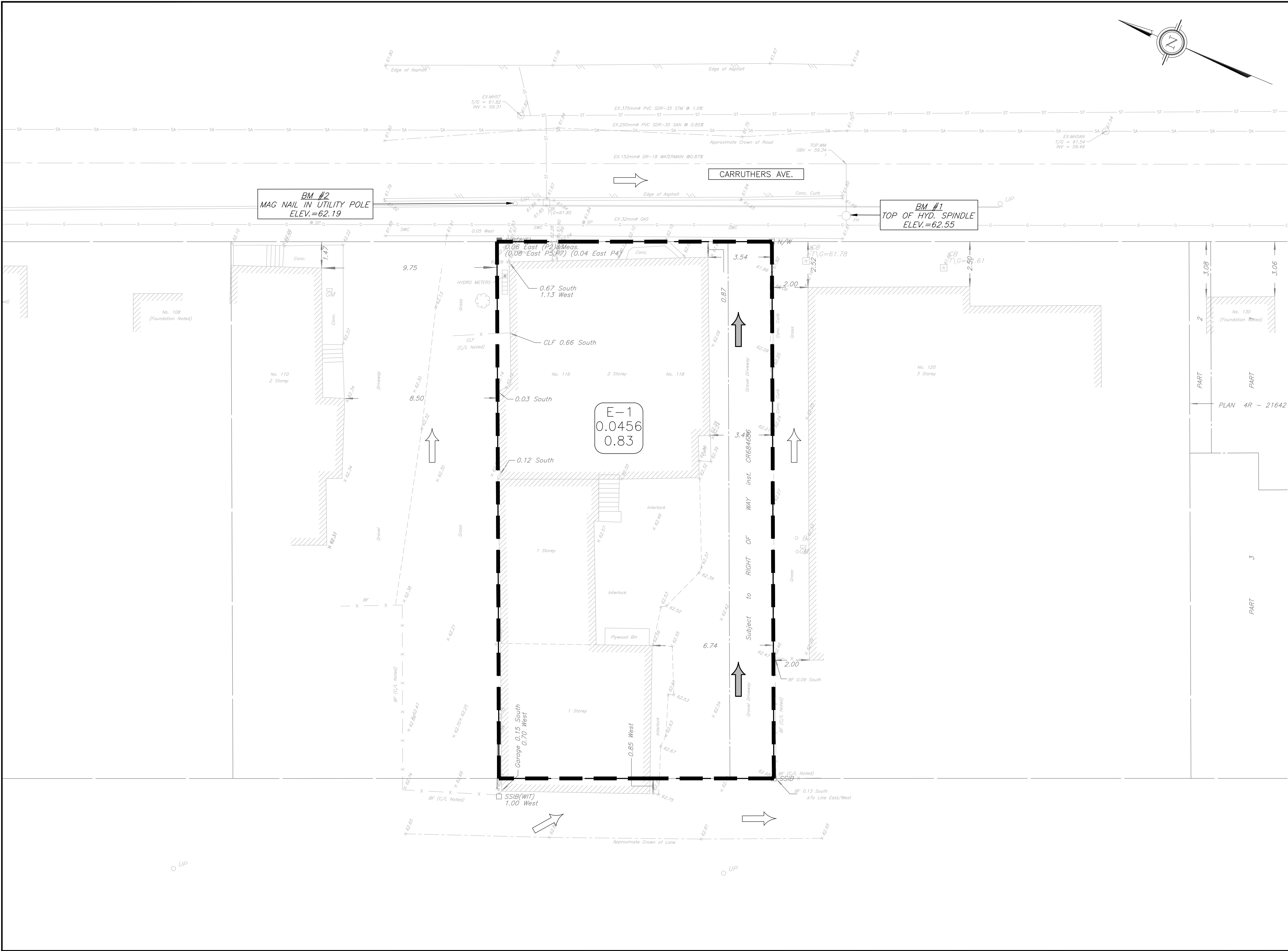
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	BASEPLAN	AGJ
	DESIGN	AGJ
	CHECKED	AKJ
	CAD	AGJ
	PROJECT MANAGER	AKJ
	APPROVED	AA

PROJECT	116 & 118 CARRUTHERS AVE 116 & 118 CARRUTHERS AVENUE OTTAWA, ONTARIO.
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EROSION AND SEDIMENT CONTROL PLAN

	PROJECT No.
	OTT-24006545-A0
	SURVEY
	AOV
	DATE
	01/03/2024
	DRAWING No.
	C300



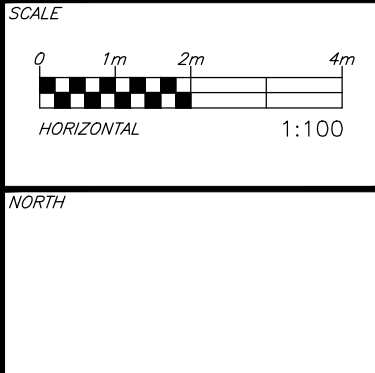
LEGEND

- PROPERTY LINE
- ONSITE OVERLAND FLOW ROUTE
- EXTERNAL OVERLAND FLOW ROUTE
- AREA NO
AREA IN HECTARES
RUNOFF COEFFICIENT
- CATCHMENT AREA

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2	RE-ISSUED FOR SPA	29/01/25	AGJ	AKJ
1	ISSUED FOR SPA	23/10/24	AGJ	AKJ



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REVIEWED BY
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2025/01/29
PROVINCE OF ONTARIO

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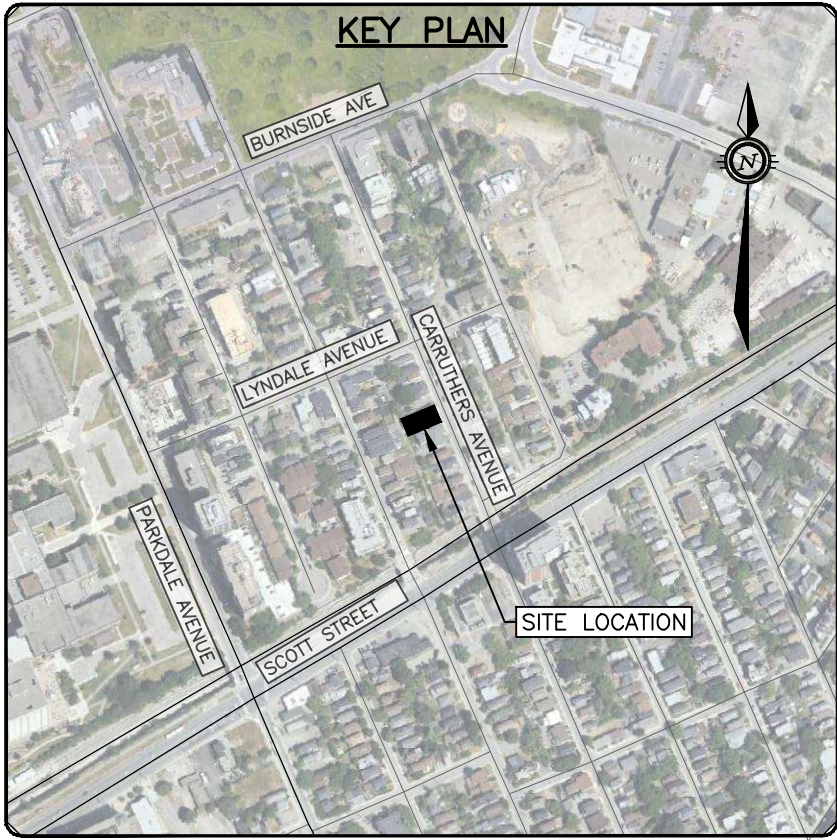
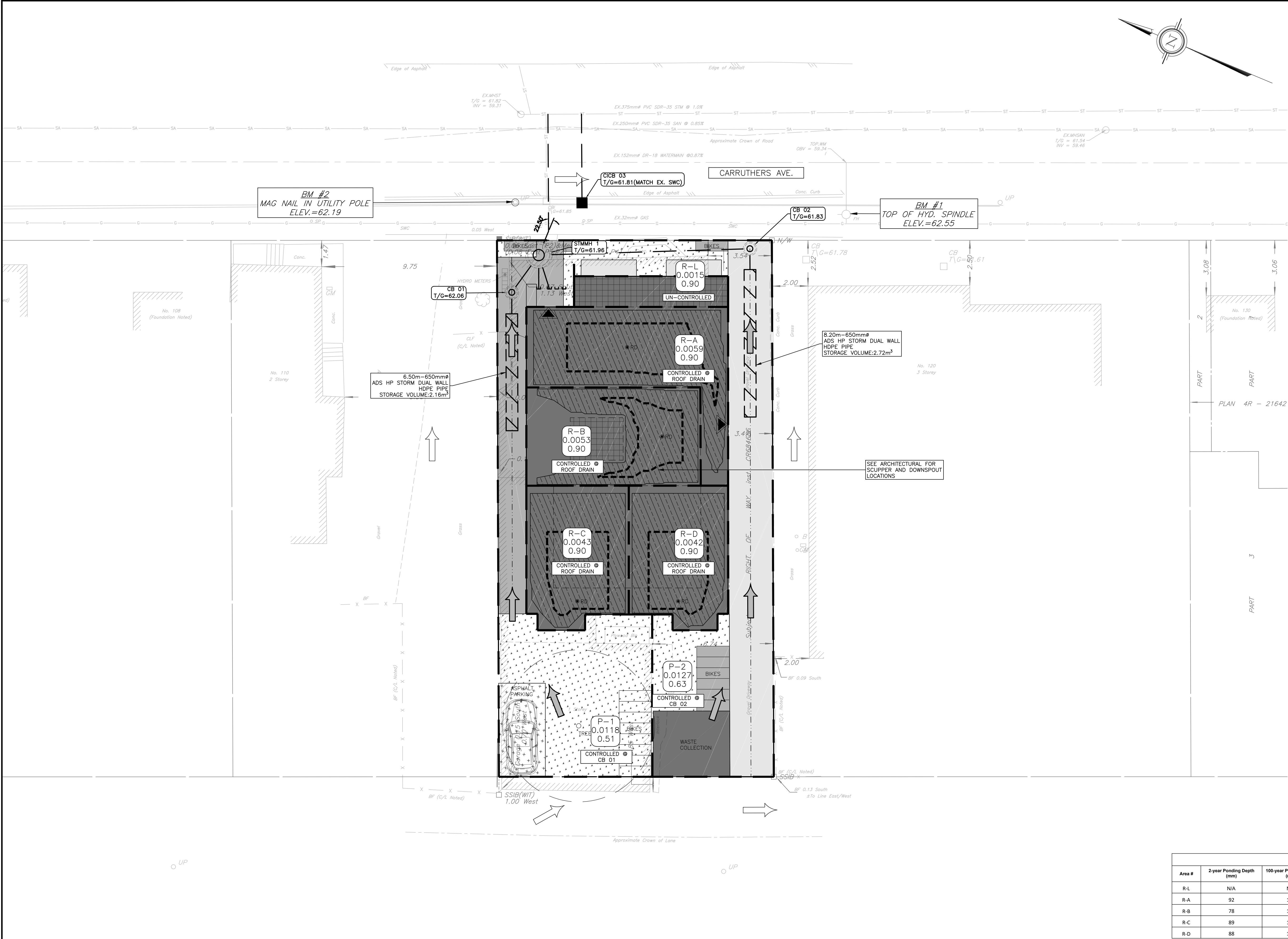
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BASEPLAN	AGJ
DESIGN	AGJ
CHECKED	AKJ
CAD	AGJ
PROJECT MANAGER	AKJ
APPROVED	AA

PROJECT
116 & 118 CARRUTHERS AVE
116 & 118 CARRUTHERS AVENUE
OTTAWA, ONTARIO.
PRE-DEVELOPMENT
CONDITIONS

PROJECT No.
OTT-24006545-AD
SURVEY
AQV
DATE
01/03/2024
DRAWING No.
C400

File Name: \\exp\data\116-24006545-AD\116-24006545-AD.dwg
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LEGEND

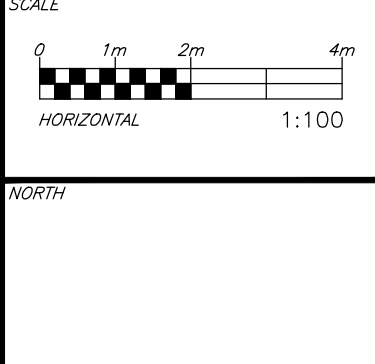
- PROPERTY LINE
- ONSITE OVERLAND FLOW ROUTE
- EXTERNAL OVERLAND FLOW ROUTE
- AREA NO. 0.184, RUNOFF COEFFICIENT 0.79
- CATCHMENT AREA
- ROOF AREAS CONSIDERED INELIGIBLE FOR STORAGE CALCULATIONS
- PROPOSED ROOF DRAIN
- 2-YEAR ROOF PONDING
- 100-YEAR ROOF PONDING

ROOF PONDING TABLE						
Area #	2-year Ponding Depth (mm)	100-year Ponding Depth (mm)	Weir Type	No of Weirs per Drain	Weir Position	Flowrate (L/sec)
R-L	N/A	N/A	N/A	N/A	N/A	0.73
R-A	92	147	WATTS ACCUTROL	1	Closed	0.32
R-B	78	138	WATTS ACCUTROL	1	1/4 Open	0.91
R-C	89	147	WATTS ACCUTROL	1	Closed	0.32
R-D	88	146	WATTS ACCUTROL	1	Closed	0.32

CAUTION
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, 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.

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM CITY OF OTTAWA VERTICAL BENCH MARK MONUMENT NO. 3606, INDEX NO. 118 HAVING AN ELEVATION 67.236 METERS.
SITE BENCHMARKS 1 AND 2 ARE LOCATED ON HYDRO POLE AND HYDRANT ON CARRUTHERS AS INDICATED ON PLAN.

REV	REVISION DESCRIPTION	DATE	BY	APPD
2	RE-ISSUED FOR SPA	29/01/25	AGJ	AKJ
1	ISSUED FOR SPA	23/10/24	AGJ	AKJ



DESIGNED BY
A. K. JARIWALA
100562090
2025/01/29
PROVINCE OF ONTARIO

REVIEWED BY
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2025/01/29
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APPROVED
AA

PROJECT
116 & 118 CARRUTHERS AVE
116 & 118 CARRUTHERS AVENUE
OTTAWA, ONTARIO.
POST-DEVELOPMENT
CONDITIONS

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