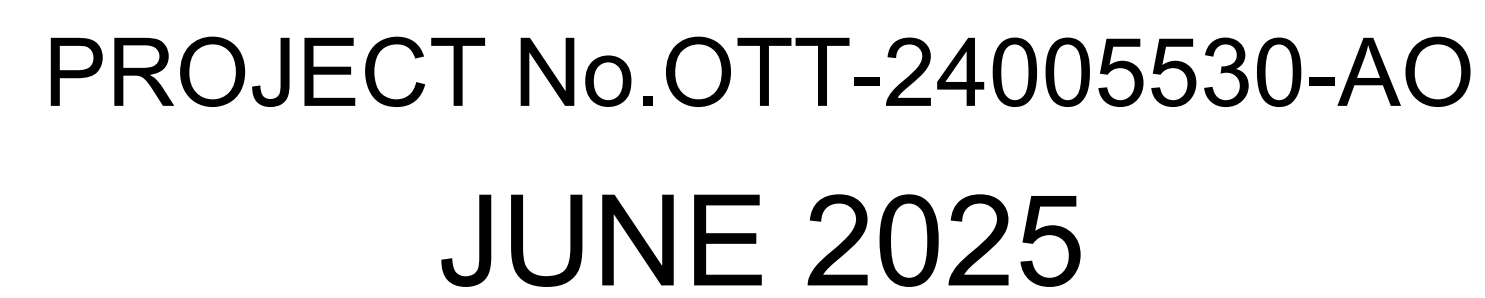


LIST OF DRAWINGS		DATE
DWG NO.	DWG TITLE	
	COVER SHEET	2025-06-17
C000	NOTES & DETAILS	2025-06-17
C001	EXISTING CONDITIONS AND REMOVALS PLAN	2025-06-17
C100	SITE SERVICING PLAN	2025-06-17
C200-1	SITE GRADING PLAN - INTERIM	2025-06-17
C200-2	SITE GRADING PLAN - ULTIMATE	2025-06-17
C300	EROSION AND SEDIMENT CONTROL PLAN	2025-06-17
C500	POST-DEVELOPMENT SITE CATCHMENTS	2025-06-17



1. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND THE CANADIAN STANDARDS ASSOCIATION (CSA).
2. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF UTILITIES FROM DAMAGE TO UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
3. 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 ANY CONSTRUCTION, SUBJECT TO ANY AND EXISTING SERVICES THAT ARE IN THE VICINITY OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING SERVICES, WATER AND/OR DAMAGED OR CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY ATTENDING TO THE CONTRACTOR'S RESPONSIBILITIES. ANY DISCREPANCIES, OMISSIONS, 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 THE CONTRACTOR HAS BEEN ADVISED BY THE ENGINEER.
4. ALL ELEVATIONS ARE GEODETIC AND UTILITY METRIC UNITS. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED. ALL DRAWINGS SHOULD NOT BE SCALED BY THE CONTRACTOR. ANY MISSING OR QUESTIONABLE DIMENSIONS ARE TO BE CONFIRMED WITH THE ENGINEER IN WRITING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BEFORE BEAR COST OF THE SAME.
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR ALL CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONTRACTOR AS DEFINED IN ACT 1.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER, THE CITY OF OTTAWA AND ANY OTHER AFFECTED AGENCIES.
8. ANY AREAS 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.
9. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC MANAGEMENT WHEN WORKING IN THE VICINITY OF CONSTRUCTION. SIGNAGE MUST CONFORM TO THE M.T.O. BOOK 7 AND T.A.C. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
10. THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
11. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS WRITTEN APPROVAL BY THE ENGINEER HAS BEEN OBTAINED.
12. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
13. THE SITE LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. AS-BUILT SITE SERVING & GRADING DRAWINGS SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH IF THE MAXIMUM FRENCH WIDTH, AS SPECIFIED BY OPSD, IS EXCEEDED.
15. ANY NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR, REVIEW WITH ENGINEER AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
16. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
17. ALL BOREHOLES SHOWN ON THE DRAWINGS ARE FOR INFORMATION ONLY. FOR GEOTECHNICAL INFORMATION, REFER TO THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY ERM SERVICES INC. DATED JAN 20, 2025.
18. THE CONTRACTOR SHALL APPRAISE HIS/HER SELF OF ALL SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED AND SHALL CARRY OUT THEIR OWN TEST PIT AS REQUIRED TO DETERMINE THE EXISTING UNDERGROUND CONDITIONS. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR ANY EXTRA COST DUE TO ANY SUCH GROUND CONDITIONS VARYING FROM THOSE ANTICIPATED BY THE CONTRACTOR.
19. DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
20. FOR TOPOGRAPHICAL INFORMATION REFER TO PLAN PREPARED BY STANTEC GEOSYSTEMS LIMITED, DATED 01/20/2025.
21. CIVIL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, LANDSCAPE AND LEGAL DRAWINGS.
22. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR, REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.

4. ALL SANITARY SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (PDSO) AND SPECIFICATIONS (PSS).
5. ALL SANITARY SEWERS SHALL BE PVC SD 30, "PEX" (RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD B162.2 FOR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
6. SANITARY SEWER TRUNKS AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS B BEDDING UNLESS OTHERWISE NOTED.
7. ALL SANITARY LATERALS ARE TO BE PVC SD 30, 100 MM X "RING-TITE" (OR EQUIVALENT), ANY COLOR EXCEPT WHITE AND BLACK, 100 MM X 100 MM WOODEN MANHOLE, EXTENDING FROM THE INVERT TO 1.0 M ABOVE GRADE, PAINTED RED.
8. SEWER BEDDING TO PER CITY STANDARD S6 & S7, "GRANULAR A" BEDDING TO BE INCREASED TO 300MM WHERE SEWERS ARE BELOW THE GROUNDWATER TABLE.
9. SANITARY SEWER MANHOLES SHALL BE BENCHES AS PER (PDSO 701.021, SANITARY MANHOLE) AND ALL NEWLY INSTALLED SANITARY LATERALS. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWER INSTALLATION AND VIEWED BY THE ENGINEER.
10. THE CONTRACTOR SHALL CONDUCT CITY INSPECTION OF ALL NEWLY INSTALLED SANITARY SEWERS AND EXISTING SEWERS CONNECTED TO THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWER INSTALLATION.
11. ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER CITY STANDARD S41 & S11.1.
12. THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE SANITARY SEWERS IN ACCORDANCE WITH PDSO 802.010 AND 802.013. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE DENSITY.
13. ALL SANITARY BUILDING DRAINS TO BE EQUIPPED WITH SANITARY BACKFLOW VALVES INSTALLED PER CITY OF OTTAWA STANDARD S14.1.
14. WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.
15. MINIMUM SOIL COVER TO BE 2.1M TO PROTECT SEWERS FROM FROST DAMAGE. IN AREAS WHERE ADEQUATE SOIL COVER CANNOT BE ACHIEVED, EQUIVALENT THERMAL INSULATION TO BE INSTALLED AS PER CITY STANDARD S14.010.

1. ALL STORM SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OSPD) AND SPECIFICATIONS (OSPS).
2. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2 (LATEST AMENDMENT), AND ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.3 (LATEST AMENDMENT). PIPE SHALL BE JOINED WITH STD. RUBBER GASKETS AS PER CSA A257.3 (LATEST AMENDMENT).
3. ALL PVC STORM SEWER SHALL BE TO SDR 35 APPROVED PER C.S.A. 8182.0 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
4. THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE STORM SEWERS IN ACCORDANCE WITH OSPD 1003.01, AND ALL RIGID STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH OSPD 802.03.0, DURING CONSTRUCTION THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% SPMD.
5. SEWER BEDDING AS PER CITY STANDARD 56 & 57.
6. ALL STORM LATERALS SHALL BE PVC SDR 28, WHITE IN COLOR AND MARKED WITH A 50mm X 100mm WARNING MARKER EXTENDING FROM THE INVERT TO 1.0M ABOVE GRADE PAINTED GREEN.
7. ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER CITY STANDARD 51 & 511.1.
8. WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE
9. MINIMUM SOIL COVER TO BE 2.1m TO PROTECT SEWERS FROM FROST DAMAGE. IN AREAS WHERE ADEQUATE FROST COVER CANNOT BE ACHIEVED, EQUIVALENT THERMAL INSULATION TO BE INSTALLED AS PER OSPD 514.01.0
10. ALL STORM SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
11. STORM MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. 524.1 AND 525.1.
12. SAFETY PLATFORMS SHALL BE IN ACCORDANCE WITH OSPD 404.02.
13. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS AND OSPD 1003.01.
14. STORM SEWER MANHOLES SERVING LOCAL SEWERS LESS THAN 900mm SHALL BE CONSTRUCTED WITH 1000mm SUMP FOR STORM SEWERS 900mm AND OVER USE BENCHING IN ACCORDANCE WITH OSPD 701 .021.
15. SINGLE AND DOUBLE CATCHBASIN SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. 51.1 AND OSPD 705.020. RESPECTIVELY. FRAMES AND GRATE SHALL BE AS PER CITY OF OTTAWA STD. 51.1 AND 705.020 FOR ROAD, LOT, DRIVEWAYS, AND STREET CATCHBASINS.
16. CURB INLET TYPE CATCH BASIN (CIBS) SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. 53.1 AND GRATE SHALL BE AS PER CITY OF OTTAWA STD. 522 AND 523, UNLESS OTHERWISE NOTED.
17. SINGLE AND DOUBLE CATCHBASIN LEADS SHALL BE 200mm² AND 250mm² (MIN) RESPECTIVELY, 1.0M SLOPE (MIN) UNLESS OTHERWISE NOTED.
18. ALL CATCHBASINS AND CATCHBASIN MANHOLES SHALL HAVE SUMPS WITH 300m DEPTH, UNLESS OTHERWISE NOTED.
19. CONTRACTOR SHALL ENSURE THAT CATCHBASINS ARE INSTALLED AT THE LOW POINT OF SAG CURB WORKS.
20. THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED, WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE REQUIRED BEDDING. DIFFERENT TYPES OF BEDDING OR A HIGHER PIPE STRENGTH AT

WATERMAIN NOTES

1. ALL WATERMANS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROPOSED STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
2. NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. WATERMAIN CONNECTIONS BY CITY OF OTTAWA FORCES WITH ALL EXCAVATION BACKFILL AND ROAD REINSTATEMENT BE PROVIDED.
3. ALL PVC WATERMANS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVE EQUIAL.
4. WATERMANS TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT CONTRACT DOCUMENT.
5. ALL PVC WATERMANS SHALL BE INSTALLED WITH A 10 GAUGE STANDED COPPER TWO OR FIVE TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA DETAIL W36.
6. WATER SERVICES ARE TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA DETAIL W26 UNLESS OTHERWISE SPECIFIED. ALL WATER SERVICES CROSSING SERVICES ARE TO BE INSTALLED AS PER CITY OF OTTAWA DETAIL W26. WATER SERVICES SHALL BE MARKED WITH A 50mm X 100mm² EXTENDING FROM THE INVERT TO 1.0M ABOVE GRADE PAINTED BLUE. STAND POSTS/SHUT-OFFS SHALL BE PROVIDED AT ALL JUNCTIONS.
7. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA DETAIL W40 AND W42.
8. VALVE BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA DETAIL W24.
9. ALL FIRE HYDRANTS TO BE INSTALLED AS PER CITY STANDARD W19 AND LOCATED AS PER CITY STANDARD W18 AND/OR CITY STANDARD CROSS SECTIONS.
10. ALL WATERMANS TO BE INSTALLED AT MINIMUM COVER OF 2.4m.
11. THRUST BLOCKS AND RESTRAINT AS PER CITY OF OTTAWA DWGS: W25.3 AND W25.4, W25.5 AND W25.6.
12. PROJECT CONTRACTMENT BE DEFLECTED TO MEET APPROVAL, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
13. DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
14. WATER MAINS TO BE INSTALLED AS PER W30 FOR WATER SERVICES.
15. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY COPS, PLUGS AND BLOW-OFFS AND NOZZLES FOR PROTECTING EXISTING AND NEW WATER MAINS, AS PER CITY OF OTTAWA DETAIL W30.
16. INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA DET. W25.2 AND W25, RESPECTIVELY, WHERE WATERMAIN COVER IS LESS THAN 2.4m.
17. WHERE THE SEPARATION BETWEEN SERVICES AND MANHOLES IS LESS THAN 2.4m, WATER SERVICES ARE TO BE INSULATED AS PER CITY OF OTTAWA DET. W21.
18. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.50M AS PER CITY DETAIL W21. FOR ALL OTHER CASES, THE MINIMUM VERTICAL CLEARANCE SHALL BE 1.0M. THE MINIMUM VERTICAL CLEARANCE SHALL BE 1.0M TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE SUFFICIENT TO PROVIDE A MINIMUM COVERING SO THAT THE JOINTS WILL BE EQUIVALENT AND AS FAR AS POSSIBLE FROM THE SEWER.

1. ALL TOPSOIL AND ORIGIN MATERIAL SHALL BE STRIPPED WITHIN THE ROAD ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. CONCRETE CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1-1(BARRIER CURB) AND SC1-3(SLOPEABLE CURB), AS NOTED. PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS AND DRIVEWAYS.
3. ROAD SUBGRANULAR SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R1-1. SUBGRANULAR SHALL BE 50mm IN LENGTH AT CATCHBASINS. SUBGRANULAR SHALL BE INSTALLED BOTH SIDES OF LOWPOINTS AND ON THE HIGH SIDE AT FLOWBY CATCHBASINS.
4. PAYMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R10 AND OPS9 509.010, OPS30.31.
5. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
6. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY.
7. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
8. SUB- EXCAVATE SOFT AREAS AND FILL WITH GRANULAR "B" COMPACTED IN MAXIMUM 300mm
9. PAVEMENT STRUCTURE, AS PER GEOTECH INVESTIGATION REPORT PREPARED BY EXP SERVICES INC DATED JANUARY 20, 2025, ALSO SHOWN IN TABLE BELOW.

1. IT SHALL BE THE BUILDER'S RESPONSIBILITY TO ENSURE THAT GRADING AROUND HYDRANTS, TRANSFORMERS, AND UTILITY PIEDESTALS, ETC., MEET CURRENT CITY OF OTTAWA, HYDRO AND UTILITY COMPANY REQUIREMENTS.
2. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE ADJUSTED SNAPE OR CATCH BASIN OUTLETS ARE PROVIDED.
3. CONTRACTOR TO APPROVE EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE CHAMBERS AND VALVE BOXES TO FINAL GRADE AS REQUIRED.
4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FOUNDATIONS OF ADJACENT BUILDINGS DURING EXCAVATION AND CONSTRUCTION PERIOD.
5. GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7% GRADS IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 2% SLOPE.
6. EXISTING ELEVATION ADJACENT TO BUILDING FOUNDATION TO BE MINIMUM 200mm BELOW FFE(92.10) EXCEPT AS INDICATED AND AS REQUIRED FOR TAPERING AT ACCESSIBLE ENTRANCES.

BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS
NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL
CONTROL MONUMENTS 19773035 AND 19880191,
CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM
ZONE 9, NAD83 (ORIGINAL).

19773035 N:5006060.42 E:324888.04
19880191 N:5033564.26 E:388064.94

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC
(CGVD-1928-1978) AND ARE DERIVED FROM VERTICAL
CONTROL MONUMENT NO.001196530101 HAVING AN
ELEVATION OF 115.813.

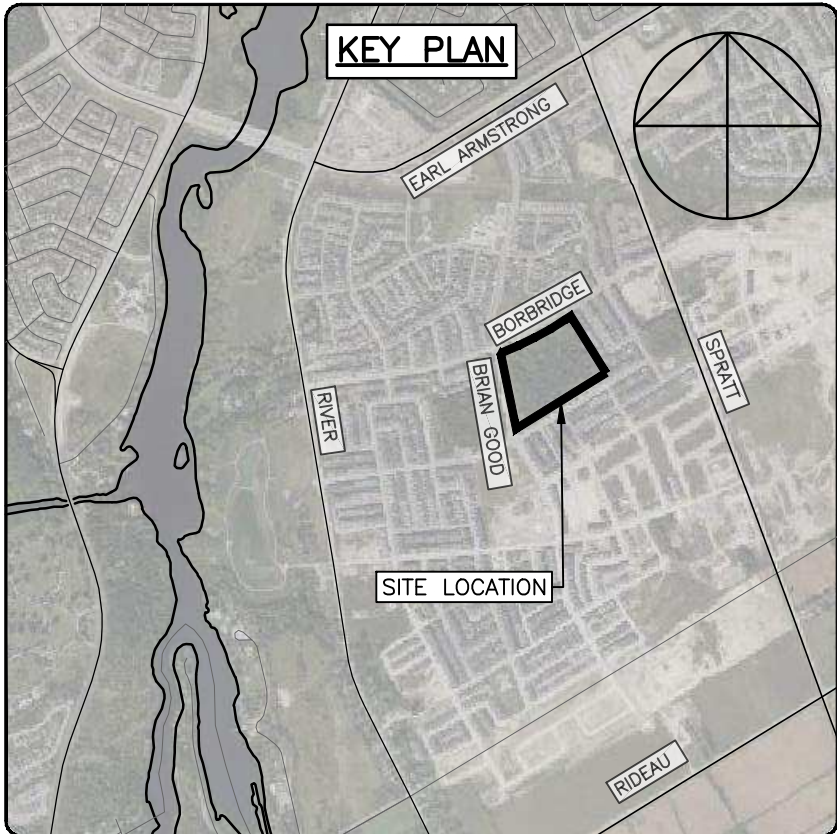
19773035 N:5006060.42 E:324888.04
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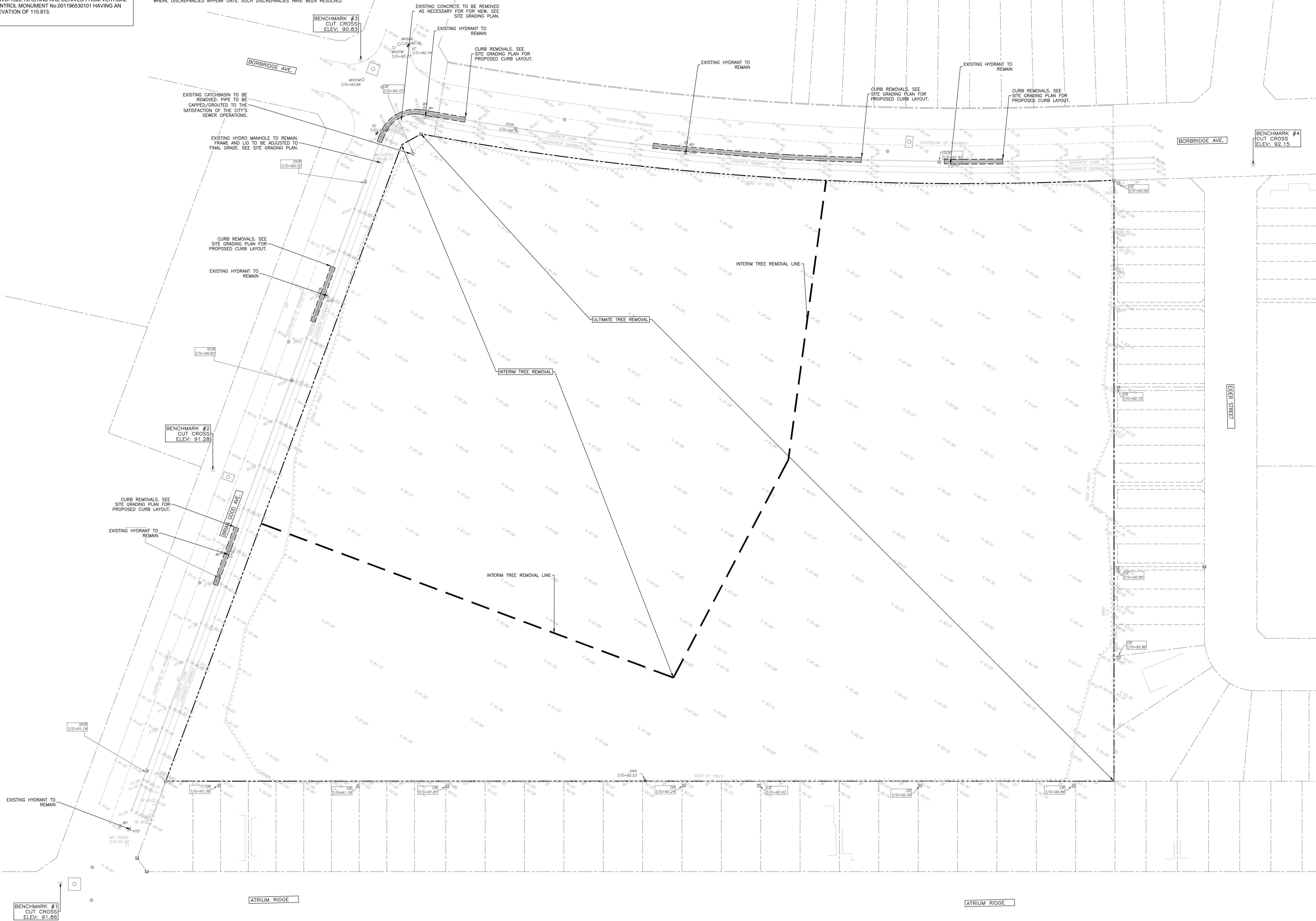
BEARING NOTE
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19773035 N:5006060 42 E:324888 04
19860191 N:5033564 26 E:388064 94

ELEVATION NOTE
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- NOTES:
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 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.



- LEGEND
- PROPERTY LINE
 - ABUTTING PL
 - EX. C.L. ROAD
 - EX. FEATURE
 - EX. CURB
 - SITE BENCHMARK
 - EX. WATER VALVE
 - EX. VALVE CHAMBER
 - EX. CATCH-BASIN
 - EX. SIDEWALK (CURB INLET) CATCH-BASIN
 - EX. HYDRANT
 - EX. STORM MANHOLE
 - EX. SANITARY MANHOLE
 - EX. MUNI. WATERMAIN
 - EX. MUNI. STORM SEWER
 - EX. MUNI. SAN SEWER
 - INTERIM GRADING TREE LINE
 - CURB & BOULEVARD REMOVALS



no.	date	revision / issue	by
3	2025-06-17	RE-ISSUED FOR SITE PLAN CONTROL	AGJ
2	2025-05-09	ISSUED FOR 66% CLIENT REVIEW	AKJ
1	2025-04-04	ISSUED FOR SITE PLAN CONTROL	AKJ
0	2025-03-14	ISSUED FOR 33% CLIENT REVIEW	AKJ

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northpoint

professional stamp

project title
NEW CATHOLIC HIGH SCHOOL RIVERSIDE SOUTH
Manitowick Ontario

drawing title
EXISTING CONDITIONS & REMOVALS PLAN

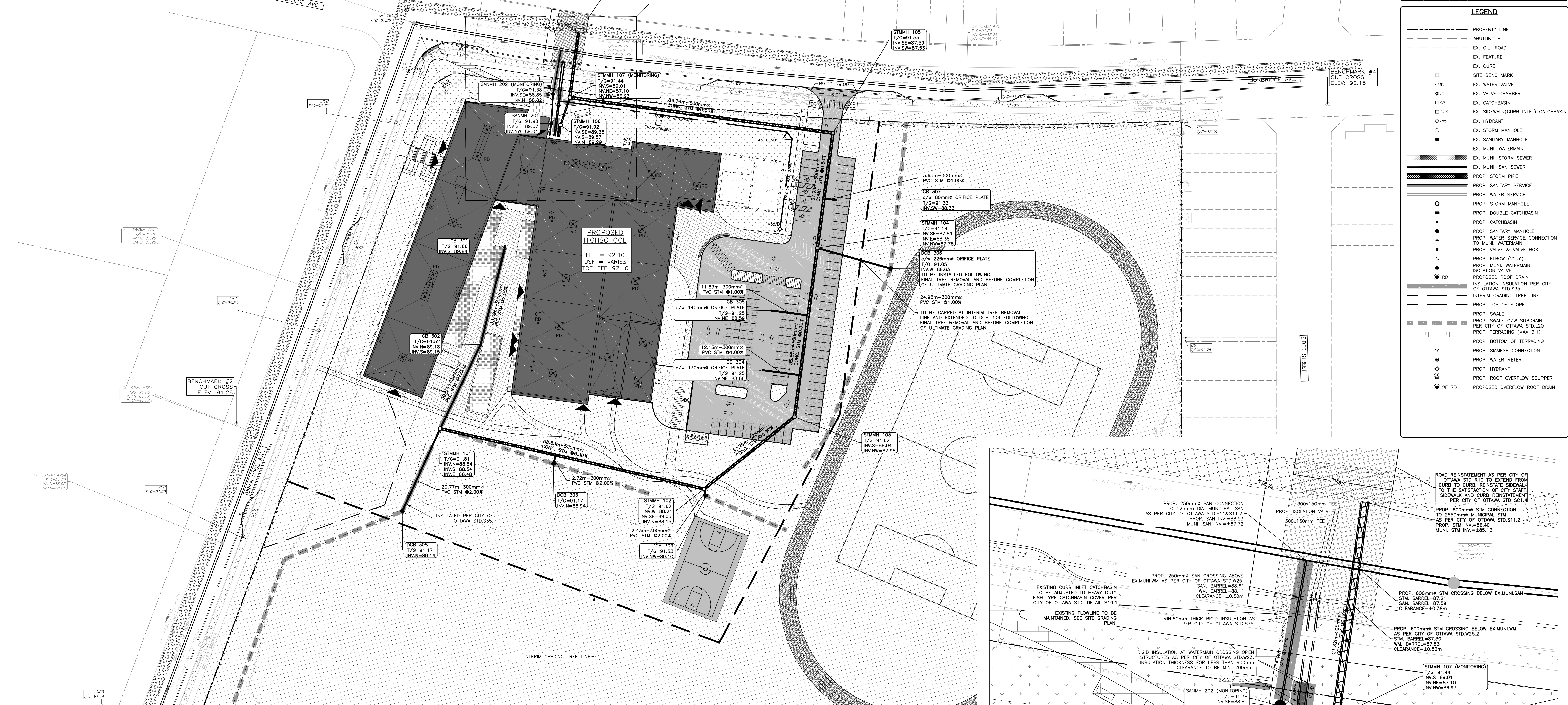
date	MARCH 14, 2025	job. no.	OTT-24005530-A0
scale	1 : 500	drawing no.	C001
drawn	AGJ		
approved	AKJ		
plot date	6/18/2025 2:26:45 PM		

DO NOT SCALE FROM THIS DRAWING
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES
3. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS: ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NOC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19860191. CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).
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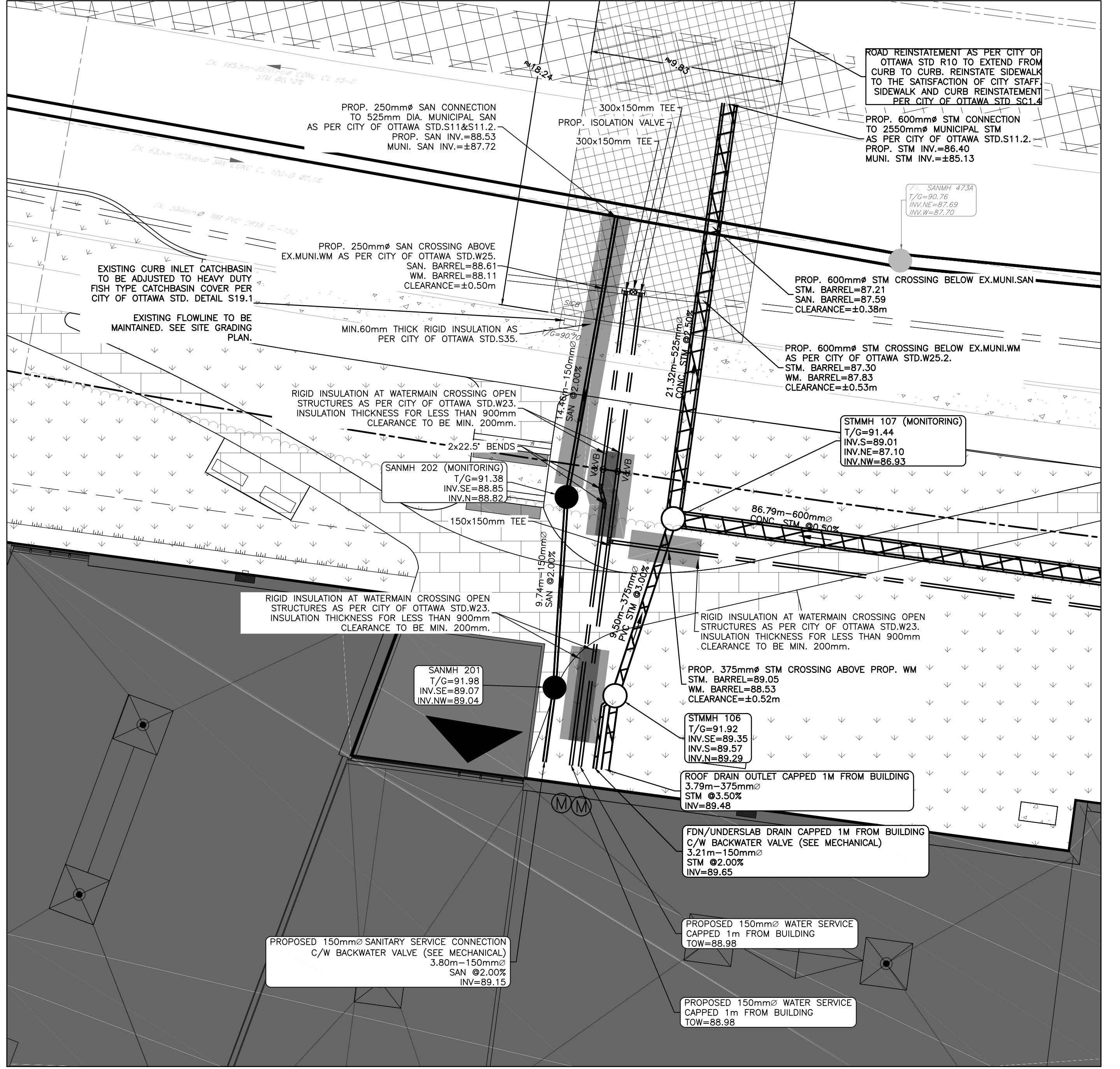


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 - EX. HYDRANT
 - EX. STORM MANHOLE
 - EX. SANITARY MANHOLE
 - EX. MUNI. WATERMAIN
 - EX. MUNI. STORM SEWER
 - EX. MUNI. SAN SEWER
 - PROP. STORM PIPE
 - PROP. SANITARY SERVICE
 - PROP. WATER SERVICE
 - PROP. STORM MANHOLE
 - PROP. DOUBLE CATCH-BASIN
 - PROP. CATCH-BASIN
 - PROP. SANITARY MANHOLE
 - PROP. WATER SERVICE CONNECTION TO MUNI. WATERMAIN
 - PROP. VALVE & VALVE BOX
 - PROP. ELBOW (22.5°)
 - PROP. MUNI. WATERMAIN
 - INSULATION PER CITY OF OTTAWA STD.335
 - PROPOSED ROOF DRAIN
 - INTERIM GRADING TREE LINE
 - PROP. TOP OF SLOPE
 - PROP. SWALE
 - PROP. SWALE C/W SUBDRAIN PER CITY OF OTTAWA STD.220
 - PROP. TERRACING (MAX 3:1)
 - PROP. BOTTOM OF TERRACING
 - PROP. SIAMASE CONNECTION
 - PROP. WATER METER
 - PROP. HYDRANT
 - PROP. ROOF OVERFLOW SCUPPER
 - PROPOSED OVERFLOW ROOF DRAIN



PROPOSED SEWER TABLE						
US	STRUCTURE	DIS	TYPE	INVERT ELEV (m)		Slope (%)
				US	DIS	
BLDG	STMH 106	STM	STM	89.45	89.35	3.79
BLDG	ELBOW	STM	STM	89.65	89.59	3.21
ELBOW	STMH 106	STM	STM	89.59	89.57	0.79
STMH 106	STMH 107	STM	STM	89.39	89.01	3.79
STMH 107	MUNI. STORM	STM	STM	86.9000	86.40	21.32
STMH 105	STMH 107	STM	STM	87.53	87.10	600.000000
STMH 104	STMH 105	STM	STM	87.78	87.58	600.000000
STMH 103	STMH 104	STM	STM	87.98	87.81	600.000000
STMH 102	STMH 103	STM	STM	88.15	88.04	600.000000
STMH 101	STMH 102	STM	STM	88.48	88.21	600.000000
CB 301	CB 302	STM	STM	89.84	89.16	300.000000
CB 302	STMH 101	STM	STM	89.15	89.54	300.000000
DCR 303	STM	STM	STM	89.84	89.88	300.000000
CB 304	STM	STM	STM	88.66	88.53	300.000000
CB 305	STM	STM	STM	88.59	88.48	300.000000
DCR 306	STMH 104	STM	STM	88.63	88.38	300.000000
CB 307	STM	STM	STM	88.33	88.30	300.000000
DCR 308	STMH 101	STM	STM	89.14	88.54	300.000000
DCR 309	STMH 102	STM	STM	89.10	88.65	300.000000
BLDG	SANMH 201	SAN	SAN	89.15	89.07	150.000000
SANMH 201	SANMH 202	SAN	SAN	89.04	88.85	150.000000
SANMH 202	MUNI. SAN	SAN	SAN	88.82	88.53	150.000000

STRUCTURE TABLE						
STRUCTURE NUMBER	TYPE	LID ELEV (m)	INVERT IN (m) and DIA (mm)		STRUCTURE	COVER
			INVERT OUT (m) and DIA (mm)	SIZE		
STMH 101	STM	91.81	88.54 (300)	88.48 (325)	OPSD 701.010	S24.1
STMH 102	STM	91.62	88.21 (300)	88.15 (325)	OPSD 701.011	S24.1
STMH 103	STM	91.62	88.04 (325)	87.98 (800)	OPSD 701.011	S24.1
STMH 104	STM	91.54	87.81 (800)	87.78 (800)	OPSD 701.011	S24.1
STMH 105	STM	91.55	87.59 (800)	87.53 (800)	OPSD 701.011	S24.1
STMH 106	STM	91.62	88.35 (375)	88.29 (375)	OPSD 701.010	S24.1
STMH 107	STM	91.44	88.01 (375)	87.93 (325)	OPSD 701.011	S24.1
CB 301	STM	91.66	88.94 (300)	88.94 (300)	OPSD 705.010	S19.1
CB 302	STM	91.52	88.18 (300)	88.15 (300)	OPSD 705.010	S19.1
DCR 303	STM	91.17	88.94 (300)	88.94 (300)	OPSD 705.020	S19.1 (02)
CB 304	STM	91.25	88.65 (300)	88.65 (300)	OPSD 705.010	S19.1
CB 305	STM	91.25	88.59 (300)	88.59 (300)	OPSD 400.020	S19.1
DCB 306	STM	91.05	88.63 (300)	88.63 (300)	OPSD 705.020	S19.1 (02)
CB 307	STM	91.33	88.33 (300)	88.33 (300)	OPSD 705.010	S19.1
DCB 308	STM	91.17	88.14 (300)	88.14 (300)	OPSD 705.020	S19.1 (02)
DCB 309	STM	91.53	88.10 (300)	88.10 (300)	OPSD 400.020 (02)	S19.1 (02)
SANMH 201	SAN	91.98	89.07 (150)	89.04 (150)	OPSD 701.010	S24
SANMH 202	SAN	91.38	88.85 (150)	88.82 (150)	OPSD 701.010	S24



BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NOC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19860191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).
19773035 N:5006060.42 E:324888.04
19860191 N:5033564.26 E:388064.94

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928-1978) AND ARE DERIVED FROM VERTICAL CONTROL MONUMENT NO.001196530101 HAVING AN ELEVATION OF 115.815.

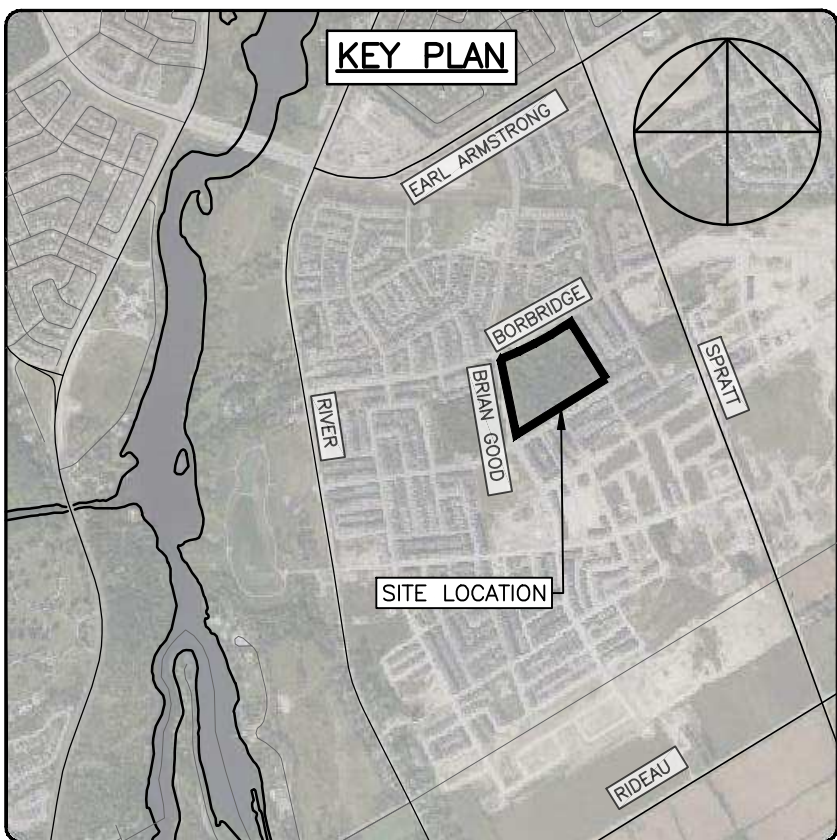
FINAL EXTERIOR ELEVATION ADJACENT TO BUILDING FOUNDATION TO BE MINIMUM 200MM BELOW FFE(±0.10) EXCEPT AS INDICATED AND AS REQUIRED FOR TAPERING AT ACCESSIBLE ENTRANCES.



LEGEND

- PROPERTY LINE
- ABUTTING PL
- EX. C.L. ROAD
- EX. FEATURE
- EX. CURB
- EX. ELEV
- SITE BENCHMARK
- EX. WATER VALVE
- EX. VALVE CHAMBER
- EX. CATCHBASIN
- EX. SIDEWALK (CURB INLET) CATCHBASIN
- EX. HYDRANT
- EX. STORM MANHOLE
- EX. SANITARY MANHOLE
- EX. TREE LINE
- EX. FENCE
- PROP. GRADE (%)
- PROP. ELEVATION
- PROP. ELEVATION (TOP OF CURB)
- PROP. ELEVATION (BOTTOM OF CURB)
- PROP. ELEVATION (MATCH EX. ELEV.)
- PROP. FINISHED FLOOR ELEVATION
- PROP. FENCE
- PROP. TOP OF SLOPE
- PROP. SWALE C/W SUBDRAN
- PROP. TERRACING (MAX 3:1)
- PROP. BOTTOM OF TERRACING
- PROP. CURB
- PROP. DEPRESSED CURB
- PROP. GRASS
- PROP. GRAVEL
- PROP. CONCRETE
- PROP. SAND
- PROP. ROOF
- PROP. HEAVY DUTY ASPHALT
- PROP. LIGHT DUTY ASPHALT
- PROP. STORM MANHOLE
- PROP. DOUBLE CATCHBASIN
- PROP. CATCHBASIN
- INTERIM TREE REMOVAL LINE CUT GRADING TO MATCH EX. (MAX 3:1)
- INTERIM TREE REMOVAL LINE FILL GRADING TO MATCH EX. (MAX 3:1)
- PROP. SIAMSE CONNECTION
- PROP. HYDRANT

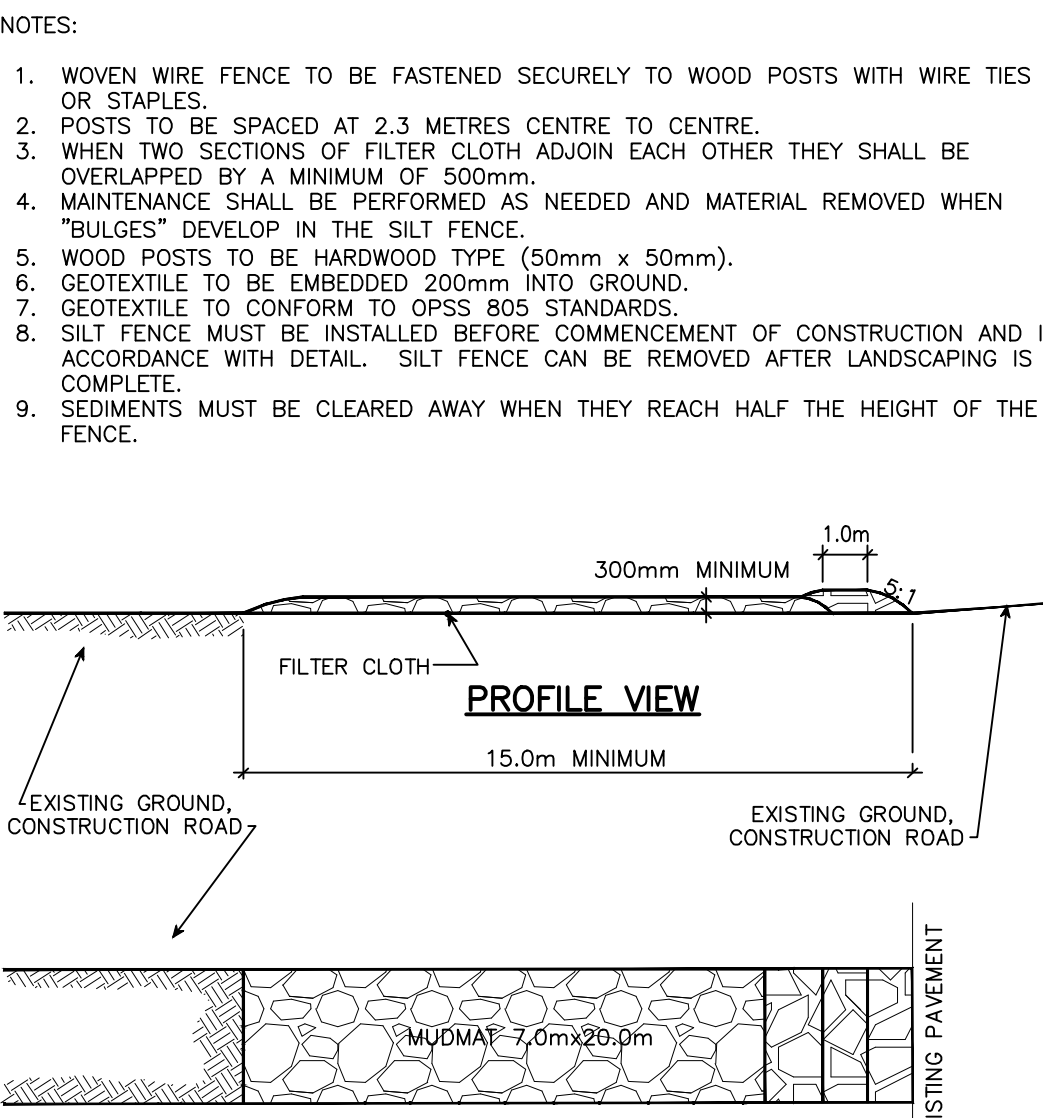
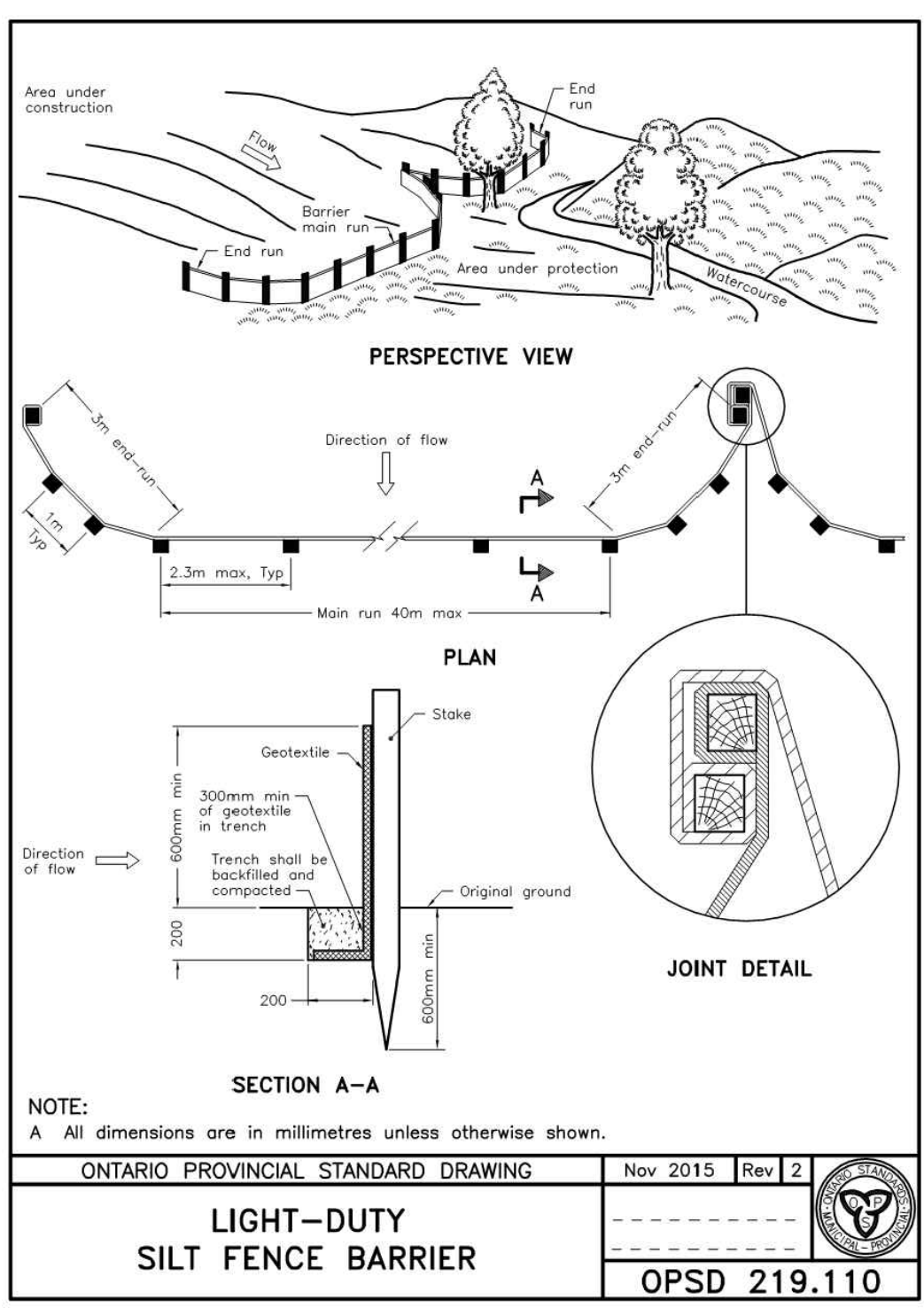
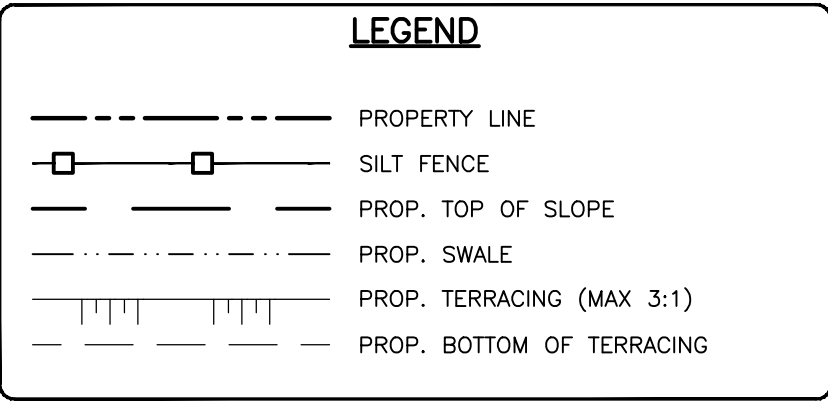
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LEGEND	
---	PROPERTY LINE
---	ABUTTING PL
---	EX. C.L. ROAD
---	EX. FEATURE
---	EX. CURB
---	EX. ELEV
---	SITE BENCHMARK
---	EX. WATER VALVE
---	EX. VALVE CHAMBER
---	EX. CATCHBASIN
---	EX. SIDEWALK(CURB INLET) CATCHBASIN
---	EX. HYDRANT
---	EX. STORM MANHOLE
---	EX. SANITARY MANHOLE
---	EX. TREE LINE
---	EX. FENCE
0.1%	PROP. GRADE (%)
92.39	PROP. ELEVATION
92.39TC	PROP. ELEVATION (TOP OF CURB)
92.39BC	PROP. ELEVATION (BOTTOM OF CURB)
92.39ME	PROP. ELEVATION (MATCH EX. ELEV.)
92.10FFE	PROP. FINISHED FLOOR ELEVATION
---	PROP. FENCE
---	PROP. TOP OF SLOPE
---	PROP. SWALE C/W SUBDRAN
---	PROP. TERRACING (MAX 3:1)
---	PROP. BOTTOM OF TERRACING
---	PROP. CURB
---	PROP. DEPRESSED CURB
---	PROP. GRASS
---	PROP. GRAVEL
---	PROP. CONCRETE
---	PROP. SAND
---	PROP. ROOF
---	PROP. HEAVY DUTY ASPHALT
---	PROP. LIGHT DUTY ASPHALT
○	PROP. STORM MANHOLE
■	PROP. DOUBLE CATCHBASIN
●	PROP. CATCHBASIN
Y	PROP. SIAMESE CONNECTION
◇	PROP. HYDRANT

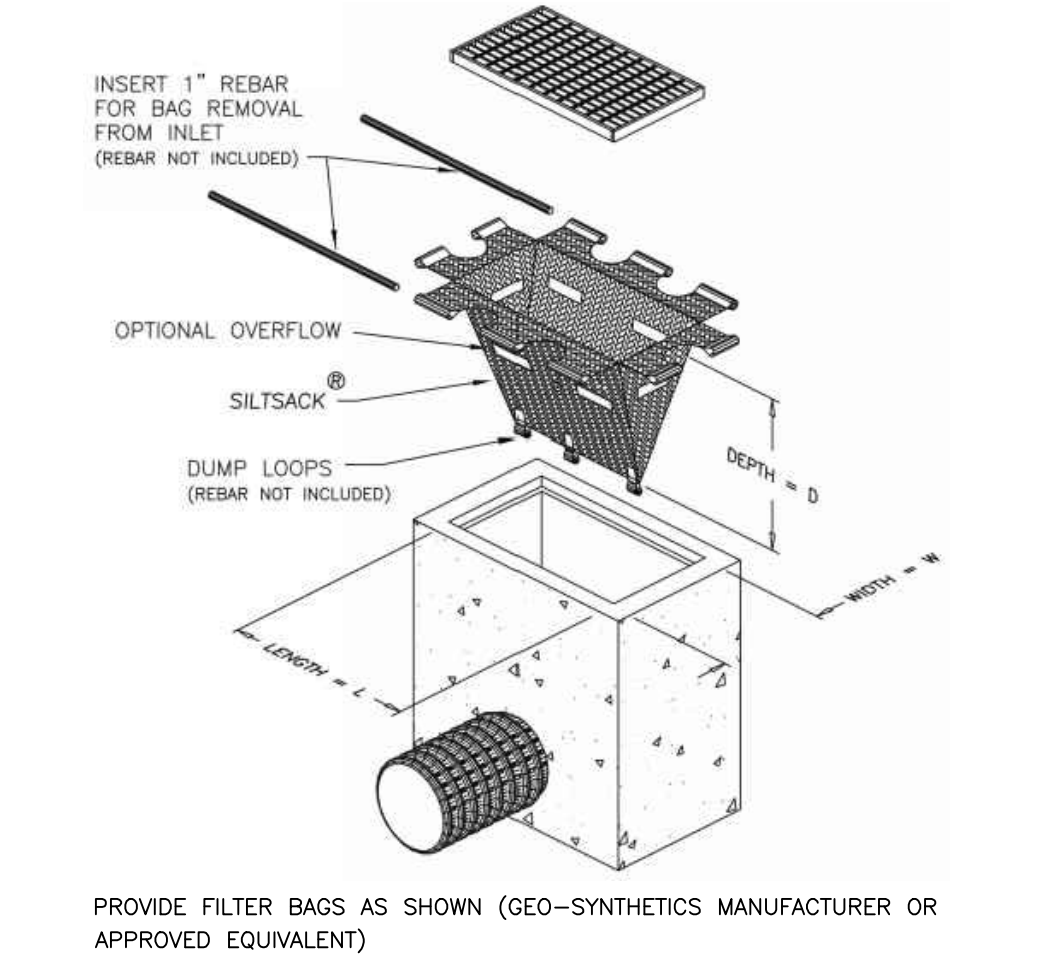
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MUD MAT DETAIL

N.T.S.



FILTER BAG DETAIL

N.T.S.



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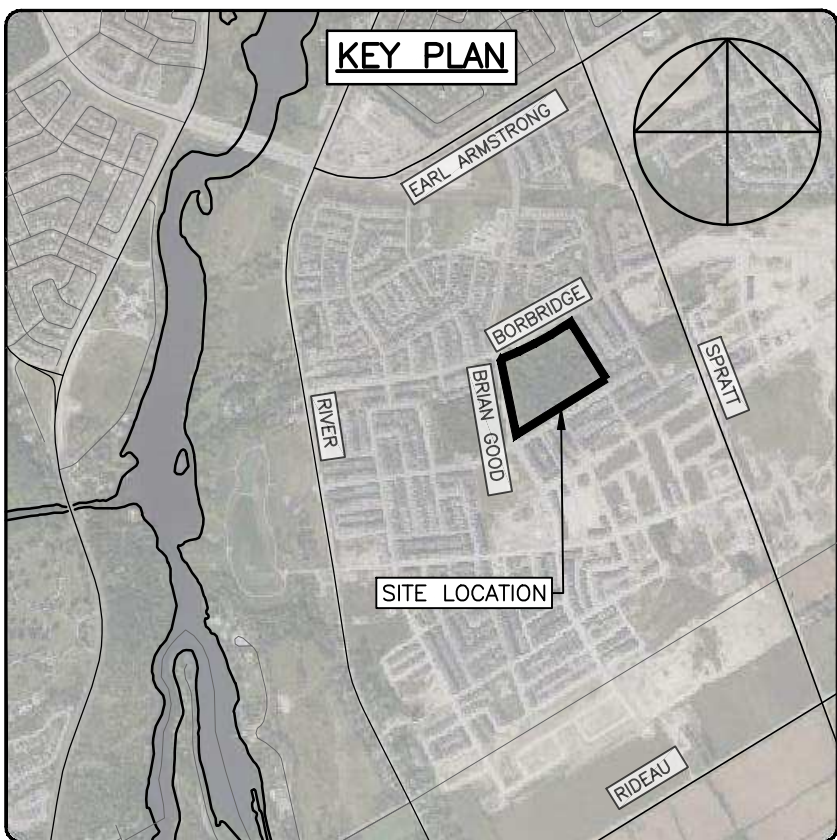
new catholic high school riverside south
Manitoba Ontario

SEDIMENT & EROSION CONTROL PLAN

date MARCH 14, 2025 job no. OTT-24005530-A0
scale 1:500
drawn AGJ
approved AKJ
plot date 6/18/2025 10:53:09 AM
drawing no. C300

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LEGEND

- PROPERTY LINE
- SILT FENCE
- ONSITE OVERLAND FLOW ROUTE
- OFFSITE OVERLAND FLOW ROUTE
- AREA NO. 501
0.184
0.79
AREA IN HECTARES
RUNOFF COEFFICIENT
- CATCHMENT AREA
- PROPOSED ROOF DRAIN
- 5-YEAR ROOF PONDING
- 100-YEAR ROOF PONDING
- EX. MUN. STORM SEWER
- EX. STORM MANHOLE
- EX. CATCH-BASIN
- EX. SIDEWALK (CURB INLET) CATCH-BASIN
- PROP. STORM PIPE
- PROP. STORM MANHOLE
- PROP. DOUBLE CATCH-BASIN
- PROP. CATCH-BASIN
- PROP. GRASS
- PROP. GRAVEL
- PROP. CONCRETE
- PROP. SAND
- PROP. ROOF
- PROP. ASPHALT
- PROP. TOP OF SLOPE
- PROP. SWALE C/W SUBDRAIN
- PROP. TERRACING (MAX. 3:1)
- PROP. BOTTOM OF TERRACING
- PROP. ROOF OVERFLOW SCUPPER
- PROPOSED OVERFLOW ROOF DRAIN



STORMWATER STORAGE AND CONTROL TABLE						
AREA NO.	CONTROL METHOD (LOCATION)	CONTROL PRODUCT	C/L OF ORIFICE ELEVATION (m)	HEAD OVER ORIFICE - 100 Yr (m) (PONDING ELEVATION)	MAX. PONDING ELEVATION (m)	FREE BOARD FROM BUILDING FFE (m)
P-1	ICD (CB 307)	80mmØ Orifice Plate	88.37	3.18 (91.55)	91.63	0.47
P-2	ICD (CB 305)	140mmØ Orifice Plate	88.66	2.78 (91.44)		
P-3	ICD (CB 304)	130mmØ Orifice Plate	88.73	2.71 (91.44)		
P-4	ICD (CB 306)	226mmØ Orifice Plate	88.74	2.61 (91.35)	91.61	0.49
P-5	Uncontrolled	NA	NA	NA	91.73	0.37
P-6	Uncontrolled	NA	NA	NA	91.50	0.60
P-7	Uncontrolled	NA	NA	NA	91.46	0.54
P-8	Uncontrolled	NA	NA	NA	91.80	0.30
P-9	Uncontrolled	NA	NA	NA	NA	NA

ROOF PONDING TABLE						
AREA NO.	2-YEAR PONDING DEPTH (mm)	5-YEAR PONDING DEPTH (mm)	100-YEAR PONDING DEPTH (mm)	WEIR TYPE	NO. OF ROOF DRAINS	NO. OF WEIRS PER ROOF DRAIN
P-R-1	90	108	138	WATTS Accutrol Adjustable Flow Control	1	2
P-R-2	94	112	140	WATTS Accutrol Adjustable Flow Control	2	1
P-R-3	91	109	137	WATTS Accutrol Adjustable Flow Control	1	2
P-R-4	95	113	142	WATTS Accutrol Adjustable Flow Control	2	1
P-R-5	82	100	127	WATTS Accutrol Adjustable Flow Control	1	2
P-R-6	92	110	138	WATTS Accutrol Adjustable Flow Control	1	2
P-R-7	83	101	128	WATTS Accutrol Adjustable Flow Control	1	2
P-R-8	83	101	128	WATTS Accutrol Adjustable Flow Control	1	2
P-R-9	90	107	135	WATTS Accutrol Adjustable Flow Control	1	2
P-R-10	90	107	135	WATTS Accutrol Adjustable Flow Control	1	2
P-R-11	88	84	110	WATTS Accutrol Adjustable Flow Control	1	2
P-R-12	88	84	110	WATTS Accutrol Adjustable Flow Control	1	2
P-R-13	82	99	126	WATTS Accutrol Adjustable Flow Control	1	2
P-R-14	92	112	144	WATTS Accutrol Adjustable Flow Control	1	3
P-R-15	92	112	144	WATTS Accutrol Adjustable Flow Control	1	3
P-R-16	92	112	144	WATTS Accutrol Adjustable Flow Control	1	3
P-R-17	97	118	149	WATTS Accutrol Adjustable Flow Control	1	3

Roof Drain Types			
Drain Type =	RD1	RD2	RD3
Max Overflow Depth (mm)	150 mm	150 mm	150 mm
Flow Controlled (Yes/No)	Yes	Yes	Yes
Ponding	Yes	Yes	Yes
Weir Desc	Accutrol	Accutrol	Accutrol
No. Weirs	1	2	3

3	2025-06-17	RE-ISSUED FOR SITE PLAN CONTROL	AGJ
2	2025-05-09	ISSUED FOR 66% CLIENT REVIEW	AKJ
1	2025-04-04	ISSUED FOR SITE PLAN CONTROL	AKJ
0	2025-03-14	ISSUED FOR 33% CLIENT REVIEW	AKJ
no.	date	revision / issue	by

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POST-DEVELOPMENT SITE CATCHMENTS

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scale	1 : 500	drawing no.	C500
drawn	AGJ	approved	AKJ
plot date	6/18/2025 11:33:46 AM		

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