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SUBMITTED FOR - **SITE PLAN CONTROL**

CCOC - 240 Presland Rd

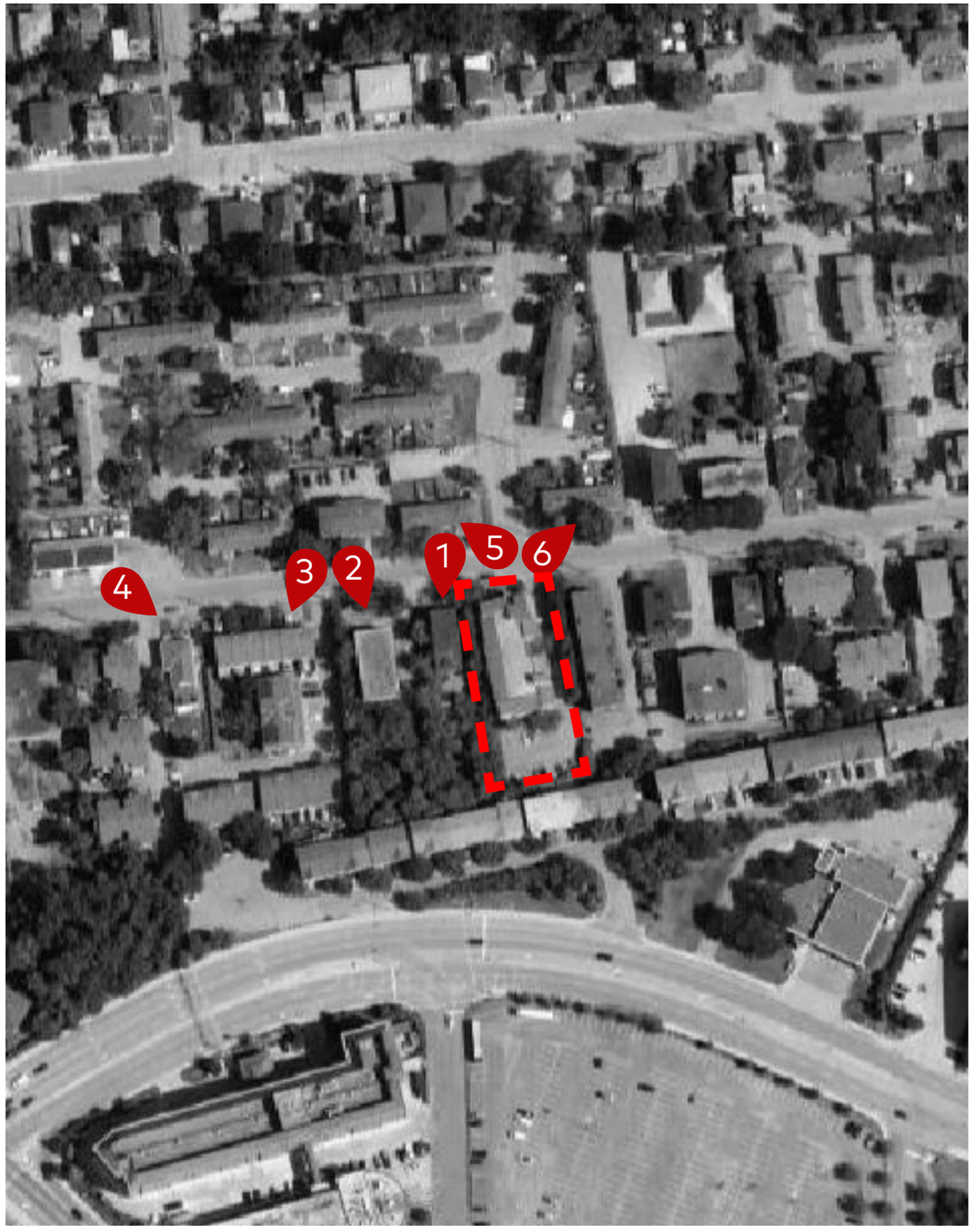
Contents

Subject property looking South from Presland Road

Subject property looking South

Subject property looking South-East

Subject property looking South-West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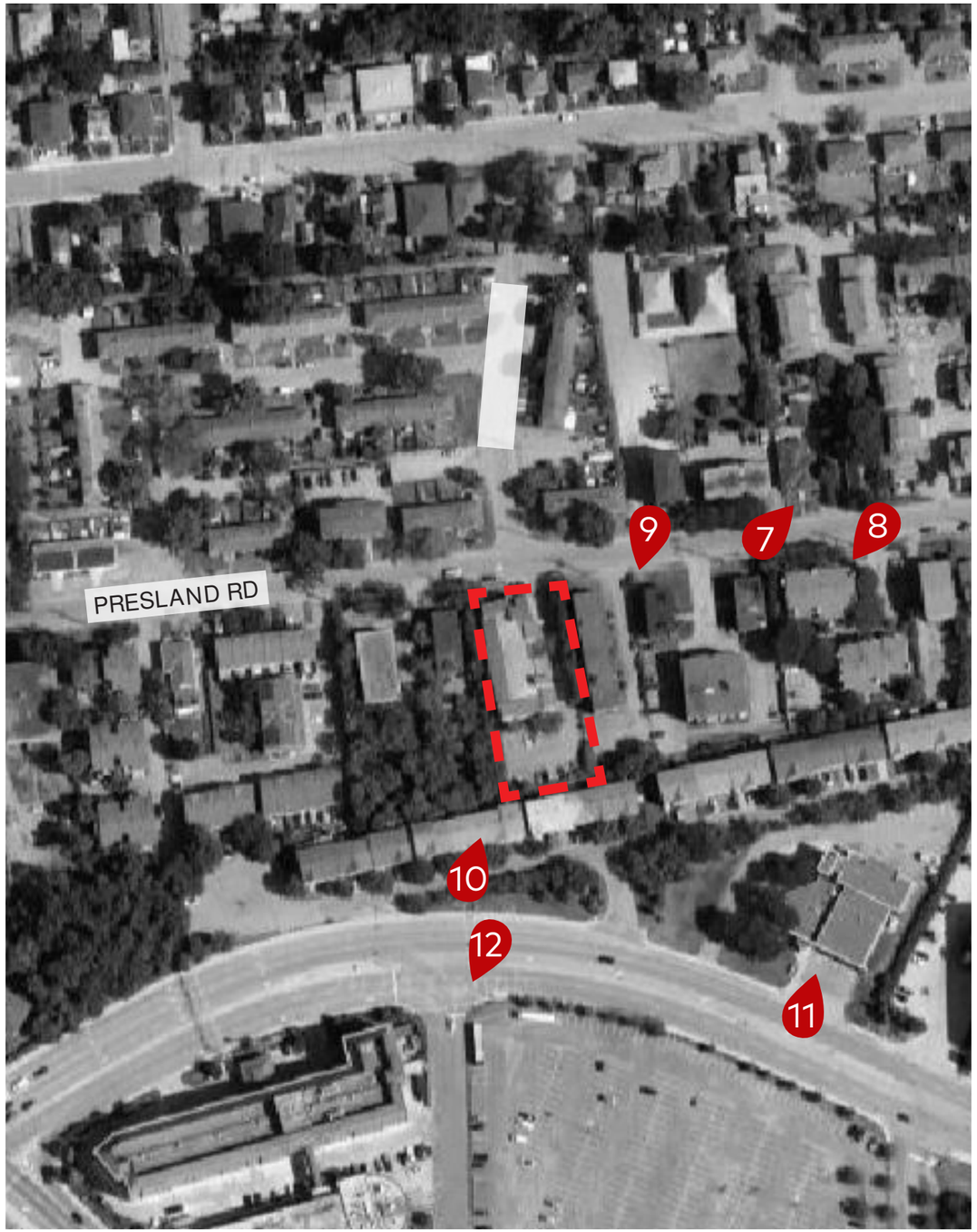
PRESLAND RD
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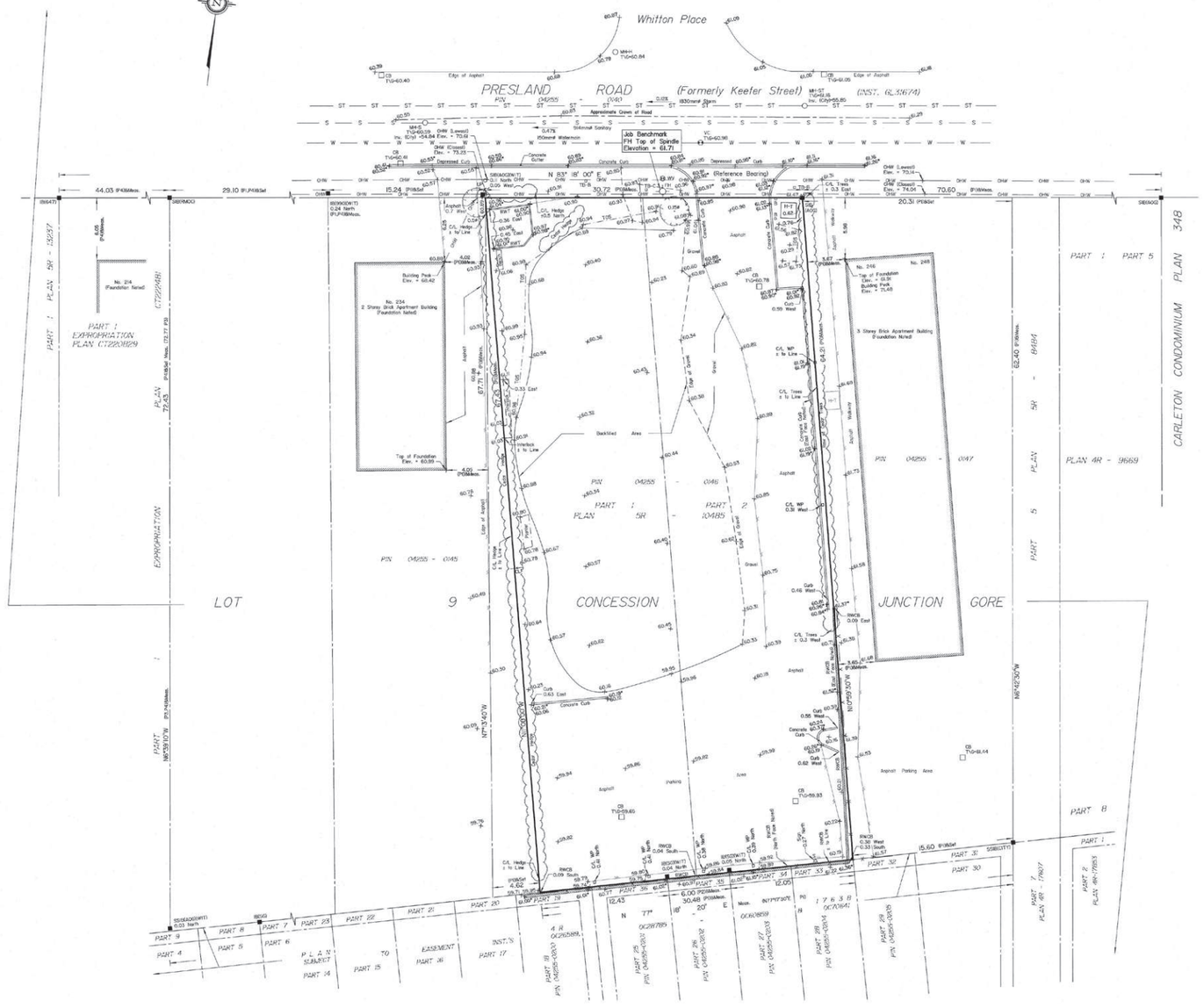


UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference 1442 (Sheet 2 of 5)
4. Sanitary and storm sewer grades and inverts were derived from City of Ottawa utility sheet reference 1442 (Sheet 2 of 5) and field measurement.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from City of Ottawa benchmark No. G-38 (Index No. 313) having a published elevation of 60.616 metres.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°00'20"counter-clockwise was applied to bearings on P3 & P4.

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
PART OF LOT 9
CONCESSION JUNCTION GORE
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 200

8.0 6.0 4.0 2.0 0 4 8 Metres

Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 10th day of May, 2024.

May 23, 2024
Date

E. H. Herweyer
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: May 23, 2024

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to Centretown Citizens Housing Co-operative Inc. ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

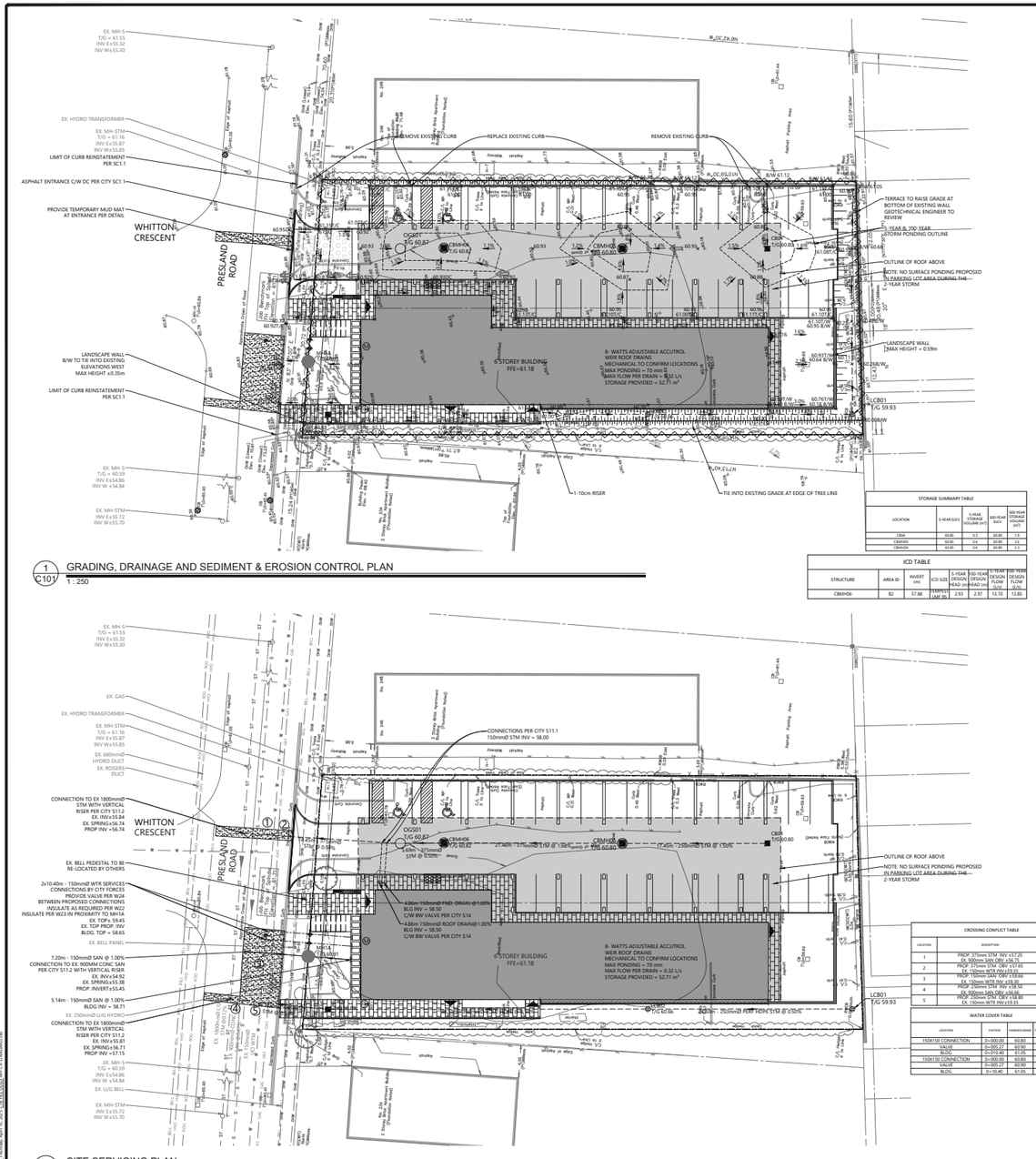
Notes & Legend

	Denotes	
—□—	=	Survey Monument Planted
—■—	=	Survey Monument Found
SIB	=	Standard Iron Bar
SSIB	=	Short Standard Iron Bar
IB	=	Iron Bar
(WIT)	=	Witness
Meas.	=	Measured
(AOG)	=	Annis, O'Sullivan, Vollebekk Ltd.
(P1)	=	Plan 5R-10485
(P2)	=	Plan 4R-17638
(P3)	=	Expropriation Plan CT222481
(P4)	=	(AOG) Plan Dated November 13, 2017
WP	=	Wooden Pole With Electrical Plug
○ MH-ST	=	Maintenance Hole (Storm Sewer)
○ MH-S	=	Maintenance Hole (Sanitary)
○ MH-H	=	Maintenance Hole (Hydro)
⊖ VC	=	Valve Chamber (Watermain)
—— OHW ——	=	Overhead Wires
▣ H-T	=	Hydro Transformer
○ UP	=	Utility Pole
○ B	=	Bollard
△ S	=	Sign
CLF	=	Chain Link Fence
BF	=	Board Fence
TOS	=	Top of Slope
□ CB	=	Catch Basin
Ø	=	Diameter
+ 65.00	=	Location of Elevations
+ 65.00*	=	Top of Concrete Curb Elevation
C/L	=	Centreline
○	=	Deciduous Tree
RWCB	=	Concrete Block Retaining Wall
RWT	=	Timber Retaining Wall
□ TB-B	=	Bell Terminal Box
□ TB-C	=	Cable Terminal Box
⌖ FH	=	Fire Hydrant
⊖ WV	=	Water Valve

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-75454
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com
Ontario Land Surveyors
Job No. 24681-24 CAHDCO P1 Lt9 JG O D F
FS

SURVEY PLAN



1 C101 GRADING, DRAINAGE AND SEDIMENT & EROSION CONTROL PLAN
1 : 250

2 C101 SITE SERVICING PLAN
1 : 250

GENERAL NOTES

1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. (JOB NO. 24681-24) AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. CONTRACTOR TO MINIMIZE THE ACTUAL LIMITS OF REMOVALS AND REINSTATEMENT WHEREVER POSSIBLE, AND SHALL MAKE THEIR OWN JUDGEMENT AND ACCOUNT FOR ALL MATERIAL AND LABOUR REQUIRED FOR ADEQUATELY REINSTATING THE AREA TO PRE-CONSTRUCTION CONDITIONS OR BETTER, AND BEAR THE COST OF THE SAME. NO ADDITIONAL PAYMENT WILL BE MADE FOR REINSTATEMENT WORK NOT SHOWN ON THE CONTRACT DRAWING AS A DIRECT RESULT FROM CONSTRUCTION.
10. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
12. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
13. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
14. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
15. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
16. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
    - ELECTRICAL SERVICE - HYDRO OTTAWA,
    - GAS SERVICE - ENBRIDGE,
    - TELEPHONE SERVICE - BELL CANADA,
    - TELEVISION SERVICE - ROGERS.
16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL, ENBRIDGE, ROGERS, AND THE CITY.
17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION.
18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB PER SC1.1 UNLESS OTHERWISE SPECIFIED. ALL CONCRETE SIDEWALK TO BE SC1.4 UNLESS OTHERWISE SPECIFIED
19. UTILITY CROSSINGS TO COMPLY WITH CITY OF OTTAWA SEWER STANDARD DETAIL DRAWINGS, CITY OF OTTAWA WATER STANDARD DETAIL DRAWINGS, AND THE CROSSING STANDARDS OF THE RESPECTIVE UTILITY OWNERS. SUPPORT EXISTING UTILITIES AS REQUIRED.

EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, TEMPORARY SEDIMENT CONTROL (GEOSOCK INSERTS WITH AN OVERFLOW UNDER GRATE OR COVER) TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED ROAD CATCHBASINS, REARYARD CATCHBASINS AND CATCHBASIN MANHOLES AND OTHER SEDIMENT TRAPS. NO RECYCLED GEOSOCK MATERIAL SHALL BE PERMITTED FOR USE ON SITE. 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. AT THE DISCRETION OF THE PROJECT MANAGER OR MUNICIPAL STAFF, ADDITIONAL SILT CONTROL DEVICES SHALL BE INSTALLED AT DESIGNATED LOCATIONS.
3. FOR SILT FENCE BARRIER, USE OPSD 219.110. GEOTEXTILE FOR SILT FENCE AS PER OPS5 1860, TABLE 3.
4. EXCEPT AS PROVIDED IN PARAGRAPHS 4.1., and 4.2. BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY WILL HAS TEMPORARILY OR PERMANENTLY CEASED.
   4.1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE.
   4.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
5. SEDIMENT THAT IS ACCUMULATED BY THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED IN A MANNER THAT AVOIDS ESCAPE OF THE SEDIMENT TO THE DOWNSTREAM SIDE OF THE CONTROL MEASURE AND AVOIDS DAMAGE TO THE CONTROL MEASURE. SEDIMENT SHALL BE REMOVED TO THE LEVEL OF THE GRADE EXISTING AT THE TIME THE CONTROL MEASURE WAS CONSTRUCTED AND BE ACCORDING TO THE FOLLOWING:
   5.1. FOR SILT FENCE SEDIMENT BARRIERS, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE IT REACHES THE LESSER OF THE FOLLOWING:
      5.1.1. A DEPTH OF ONE-HALF THE EFFECTIVE HEIGHT OF THE CONTROL MEASURE.
      5.1.2. A DEPTH OF 300 MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE.
   5.2. FOR ALL CONTROL MEASURES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PERFORM MAINTENANCE REPAIRS.
   5.3. ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL MEASURE.
   5.4. ACCUMULATED SEDIMENT IS TO BE REMOVED AND DISPOSED OF AS PER OPSS 180.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MONITORED TO ENSURE THEY ARE IN EFFECTIVE WORKING ORDER. THE CONDITION OF THE CONTROL MEASURES SHALL BE MONITORED PRIOR TO ANY FORECAST STORM EVENT AND FOLLOWING A STORM EVENT.
7. DUST CONTROL MEASURES SHOULD BE CONSIDERED PRIOR TO CLEARING AND GRADING. THE USE OF WATER, CALCIUM CHLORIDE FLAKES/SOLUTION OR MAGNESIUM CHLORIDE FLAKES/SOLUTION SHALL BE USED AS DUST SUPPRESSANTS AS PER OPSS 506. THIS IS TO LIMIT WIND EROSION OF SOILS WHICH MAY TRANSPORT SEDIMENTS OFFSITE, WHERE THEY MAY BE WASHED INTO THE RECEIVING WATER BY THE NEXT RAINSTORM.
8. ALL 'GREEN AREAS' TO BE TREATED WITH 150mm TOPSOIL AND SOD AS SOON AS FEASIBLE, AS PER OPSS 570.
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. STOCKPILED MATERIAL IS TO BE STORED AWAY FROM POTENTIAL RECEIVERS (E.G. STORM CATCHBASINS, MANHOLES), AND BE SURROUNDED BY EROSION CONTROL MEASURES WHERE MATERIAL IS LEFT IN PLACE IN EXCESS OF 14 DAYS.
11. IF REQUIRED, DEWATERING/SETTLING BASINS SHALL BE CONSTRUCTED AS PER OPSD 219.240 AND LOCATED ON FLAT GRADE UPSTREAM OF OTHER EXISTING MITIGATION MEASURES. WATERCOURSES SHALL NOT BE DIVERTED, OR BLOCKED, AND TEMPORARY WATERCOURSES CROSSINGS SHALL NOT BE CONSTRUCTED OR UTILIZED, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT. IF CLOSURE OF ANY PERMANENT WATER PASSAGE IS NECESSARY, THE CONTRACTOR SHALL RELEASE ANY STRANDED FISH TO THE OPEN PORTION OF THE WATERCOURSE WITHOUT HARM.
12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSS 577
13. WHERE DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPSS 518.
14. ALL SETTLING/FILTRATION BASINS SHALL BE EQUIPPED WITH TERRAFIX 270R GEOTEXTILE (OR APPROVED EQUIVALENT) AND SHALL BE CLEANED AND REPLACED AS REQUIRED.

SAN STRUCTURE TABLE

NAME | RIM ELEV. | INVERT IN | INVERT OUT | DESCRIPTION
MH1A | 60.91 | 558.666 | N58.640 | STRUC. OPSD 701.030 COVER CITY S24 FRAME CITY S24

STM STRUCTURE TABLE

NAME | RIM ELEV. | INVERT IN | INVERT OUT | DESCRIPTION
CB03 | 60.89 | 558.747 | N58.730 | STRUC. OPSD 705.010 C/W SOLID COVER C/W TIDEFLEX CHECK VALVE OR APPR. EQV.
CB04 | 60.80 | N59.100 | STRUC. OPSD 705.010 COVER CITY S19
CBMH05 | 60.80 | 559.038 | N58.680 | STRUC OPSD 701.010 COVER CITY S28.1 FRAME CITY 25
CBMH06 | 60.82 | 558.320 | N57.888 | STRUC OPSD 701.010 COVER CITY S28.1 FRAME CITY 25 C/W 150mm ORIFICE ICD
LCB01 | 59.93 | N59.080 | C/W RAISED FRAME & GRILL CITY S31
LCB02 | 60.66 | 558.957 | N58.940 | C/W RAISED FRAME & GRILL CITY S30
OGS01 | 60.87 | 557.860 | N57.845 | EF04 OR APP. EQV.

SEWER NOTES:

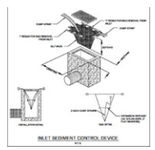
1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
   2.1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
   2.2. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
   2.3. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.
   2.4. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
3. SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
4. SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
5. SEWERS AND WATERMAINS LOCATED PARALLEL TO EACH OTHER SHOULD BE CONSTRUCTED IN SEPARATE TRENCHES. WHEN IT IS IMPOSSIBLE OR NOT PRACTICAL TO MAINTAIN VERTICAL AND/OR HORIZONTAL SEPARATIONS PER MECP STANDARDS, ALL SEWERS SHOULD BE CONSTRUCTED OF WATERMAIN QUALITY PIPE, PRESSURE TESTED IN PLACE AT A PRESSURE OF 350 kPa (50 psi) WITHOUT LEAKAGE USING THE TESTING METHODOLOGY IN ONTARIO PROVINCIAL STANDARD SPECIFICATION 701 (OPSS 701) OF THE OPS.
6. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER CITY DETAIL S35, OPTION A.
7. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
8. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4" X8' LONG MARKER.
9. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
10. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

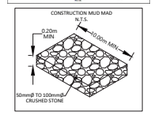
WATERMAIN NOTES

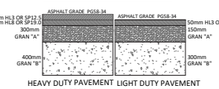
1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
2. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. INSULATE ALL WATERMAINS AND SERVICES THAT HAVE LESS THAN 2.4m COVER WITH THERMAL INSULATION AS PER CITY DETAIL W.22.
3. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER.
4. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY DETAIL W23.
5. VALVES TO BE OPERATED BY CITY STAFF ONLY.
6. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CITY FORCES TO PERFORM CONNECTION. WATERMAIN CONNECTION, CONNECTION, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
7. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010, OPSD 1103.020 AND CITY OF OTTAWA STANDARDS. RESTRAINED JOINTS IN ACCORDANCE WITH CITY STANDARDS.
8. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
9. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.
10. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/UTILITY IS 0.25m FOR CROSSING OVER THE SEWER, AS PER CITY DETAIL W25.2 FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.5m AS PER CITY DETAIL W25. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. 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.

ROADWAY NOTES

1. RESTORE ANY TRENCHES AND DISTURBED SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF CITY AUTHORITIES.
2. CONCRETE CURB AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SC1.1 (BARRIER CURB), SC2 (MONOLITHIC SIDEWALK & CURB), AND SC4 (STANDARD SIDEWALK) AS NOTED. PROVISIONS SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS, DRIVEWAYS AND RAMPS.
3. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA DETAIL R10 AND OPSD 509.010, OPSS 310.
4. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
5. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 100% SPMDD.
6. 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.
7. SUB- EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300mm LIFTS.
8. TRENCH REINSTATEMENT TO INCLUDE STEP KEY AS PER CITY DETAIL R10.







HEAVY DUTY PAVEMENT CROSS-SECTION NOT TO SCALE
LIGHT DUTY PAVEMENT CROSS-SECTION NOT TO SCALE

ASPHALT CROSS-SECTIONS TO CONFORM TO GEOTECHNICAL REPORT COMPLETED BY PATERSON GROUP

LOCATION PLAN

LEGEND

DC CONCRETE BARRIER CURB DEPRESSED CURB
CONCRETE WALKWAY
PROPOSED HEAVY DUTY ASPHALT
INLET SEDIMENT CONTROL DEVICE PER DETAIL
SCBH LANDSCAPING CATCHBASIN
CBMHHF T/G CATCHBASIN MANHOLE
CBHF T/G CATCHBASIN
MHHA B/F SANITARY SEWER MANHOLE
HYD B/F FIRE HYDRANT
WATER VALVE
WATER METER
REMOTE WATER METER
RETAINING WALL
OUTLINE OF ROAD CUT AND REINSTATEMENT PER CITY R10
TEMPORARY CONSTRUCTION MUD MAT PER DETAIL
PROPERTY LINE
DRAINAGE SWALE
SLOPING AT 3:1 UNLESS SPECIFIED
95.50 SURFACE ELEVATION
95.50 SWALE ELEVATION
T/W 95.50 B/W 94.25 TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
OVERLAND FLOW ROUTE
SILT FENCE BARRIER
TWSI PER SC7.1
PROPOSED STORM
PROPOSED SANITARY
PROPOSED WATER

FOR REVIEW ONLY

No.	Revisions	Date
1	ISSUED FOR REVIEW	APR. 10, 2025

Check and verify all dimensions before proceeding with the work — Do not scale drawings

SCALE 1 : 250
0 5 10 15 20 25 Metres

egis
750 Palladium Drive, Suite 310
Kanata, ON K2V 1C7
Tel: 613-836-2184
Fax: 613-836-3742
www.egis-group.com

Stamp: R. D. FREEL 100153127 DATE: APR 10, 2025 PROVINCE OF ONTARIO

Client: FIGURR ARCHITECTS COLLECTIVE
252 ARGYLE AVE
OTTAWA ON K2P 1B9

Project: SIX STOREY APARTMENT BUILDING
240 PRESLAND ROAD
OTTAWA ON

Drawing Title: GRADING, SERVICING AND SEDIMENT & EROSION CONTROL PLAN

Scale: 1:250
Drawn By: RRR
Checked By: RDF
Designed By: RRR
Project Number: CCO-25-2177
Drawing Number: C101

D07-12-XX-XXXX
#XXXXXX

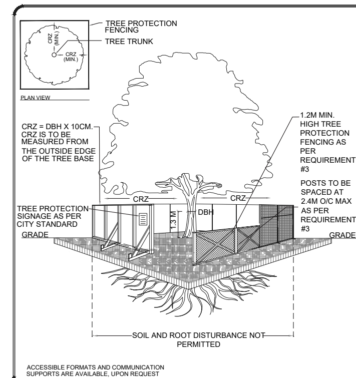
figurr architects collective
Centretown Citizens Ottawa Corporation
FOTENN Planning + Design

SITE SERVICING PLAN

CCOC - 240 Presland Rd
Project # : 2424
April 2025

GENERAL NOTES:

1. ALL MEASUREMENTS IN MILLIMETERS UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWING. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UILITIES PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR TO REPORT ALL ERRORS / OMISSIONS TO THE CONTRACT ADMINISTRATOR.
4. REINSTATE / REPAIR ALL DAMAGE TO ADJACENT PROPERTIES OR AREAS TO BE PROTECTED. 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.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
6. LOCATION OF TREES TO BE STAKED AND REVIEWED ON SITE WITH LANDSCAPE ARCHITECT AND FORESTRY PRIOR TO INSTALLATION.



TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
   - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
   - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
   - DO NOT RAISE OR LOWER THE EXISTING GRADE;
   - TUNNEL OR BORE WHEN DIGGING;
   - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
   - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
   - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC).
5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

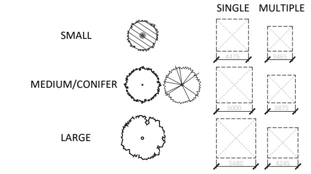
ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST

Ottawa — TREE PROTECTION SPECIFICATION
TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORKS ACTIVITIES ON SITE.
SCALE: NTS
DATE: MARCH 2021
DRAWING NO.: 1 of 1

2 TREE PROTECTION FENCING
NTS

PLANT LIST							
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	NATIVE	OWNER
DECIDUOUS TREES - LARGE (15-30M HEIGHT)							
AR	ACER RUBRUM	RED MAPLE	1	50mm	B&B	Y	PRIVATE
CE	CELTIS OCCIDENTALIS	COMMON HACKBERRY	1	50mm	B&B	Y	PRIVATE
			2				
DECIDUOUS TREES - MEDIUM (8-14M HEIGHT)							
GT	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2	50mm	B&B	Y	PRIVATE
			2				
DECIDUOUS TREES - SMALL (6-8M HEIGHT)							
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	2	50mm	B&B, TREE FORM	Y	PRIVATE
			2				
DECIDUOUS SHRUBS							
Ra	RIBES ALPINUM	ALPINE CURRANT	3	1 GAL	POTTED	N	PRIVATE
			3				
CONIFEROUS SHRUBS							
Bx	BUXUS X 'GREEN VELVET'	BOXWOOD	17	1 GAL	POTTED	N	PRIVATE
Js	JUNIPERUS SABINA 'TAMARISCIFOLIA'	TAMARIX JUNIPER	5	1 GAL	POTTED	N	PRIVATE
			22				
GRASSES/PERENNIALS							
cm	CAREX MUSKINGUMENSIS	PALM SEDGE GRASS	12	1 GAL	POTTED	Y	PRIVATE
dc	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	28	1 GAL	POTTED	Y	PRIVATE
gm	GERANIUM MACULATUM	WILD GERANIUM	7	1 GAL	POTTED	Y	PRIVATE
sh	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	8	1 GAL	POTTED	Y	PRIVATE
			55				

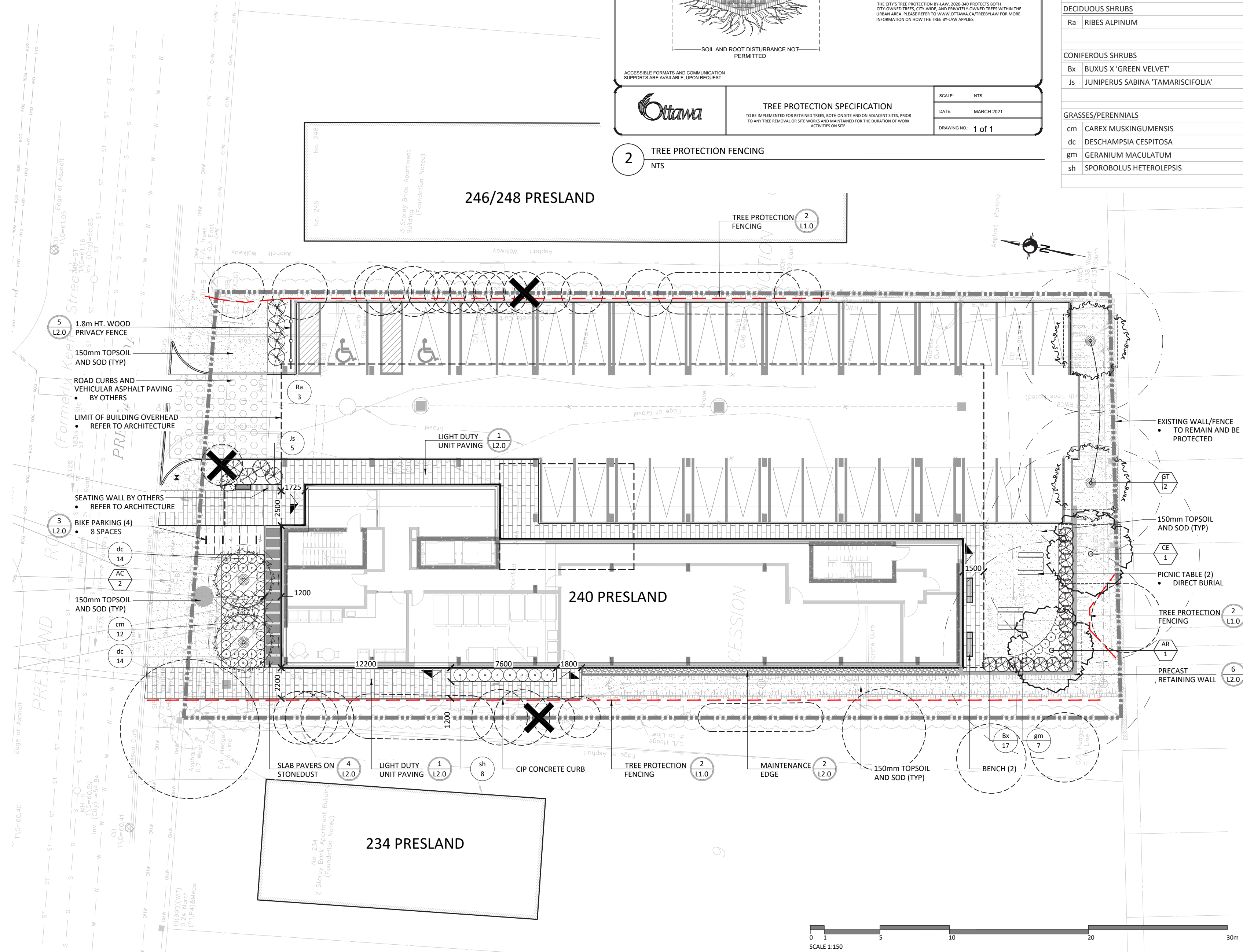
TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15



*SOIL VOLUME CALCULATION BASED ON 1.0m DEPTH

PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m^2)	CROWN AREA PER TREE USED FOR CALC. (m^2)	SITE CANOPY COVER
LARGE (2)	135-250*	192	CANOPY (W. OVERLAP):287m^2
MEDIUM (2)	35-135*	85	
SMALL (2)	5-35*	20	

EXISTING TREE CANOPY TO BE PROTECTED	
EXISTING TREE CANOPY, m^2 CALCULATION BASED ON SURVEYED DBH AND AERIAL IMAGERY	CANOPY (W. OVERLAP): 127m^2
*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES	SITE: 2,010m^2
**CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS ARBORICULTURAL AND BOTANICAL SOURCES, SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (OMNRF); US FOREST SERVICE; FARRAR, J.L. *TREES IN CANADA,* UNIVERSITY OF GUELPH ABORETUM, *VARIOUS PUBLICATIONS*	TOTAL PERCENT COVER: 20.60%



1 LANDSCAPE PLAN
1:150

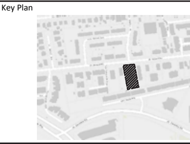
NOTES:
THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP:

- *PG7188-1, DATED AUGUST 6, 2024*

ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED MAY 10, 2024 AND PREPARED BY ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.

Key Plan



LEGEND

- PROPERTY LINE

FENCING

- 1.8m HT. WOOD PRIVACY FENCE
- TREE PROTECTION FENCING

PLANTING

- LARGE DECIDUOUS TREE
- MEDIUM DECIDUOUS TREE
- SMALL DECIDUOUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- GRASSES/PERENNIALS
- SODDING

SURFACING

- C.I.P. CONCRETE PAVING
- UNIT PAVING

AMENITIES

- PICNIC TABLE
- BIKE RACK
- BENCH

No.	Description	Date
-		
-		
-		
-		
3		
2	Issued for First Submission	APR 03/25
1	Issued for Client Review	JAN 14/25

Revision

City Approval Stamp

PROPERTY INFORMATION
CITY OF OTTAWA PIN NUMBER 04255-0146

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — SILVANO TARDELLA — OALA MEMBER

NAK design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM

Project
CCOC 240 PRESLAND
240 PRESLAND, OTTAWA, ON

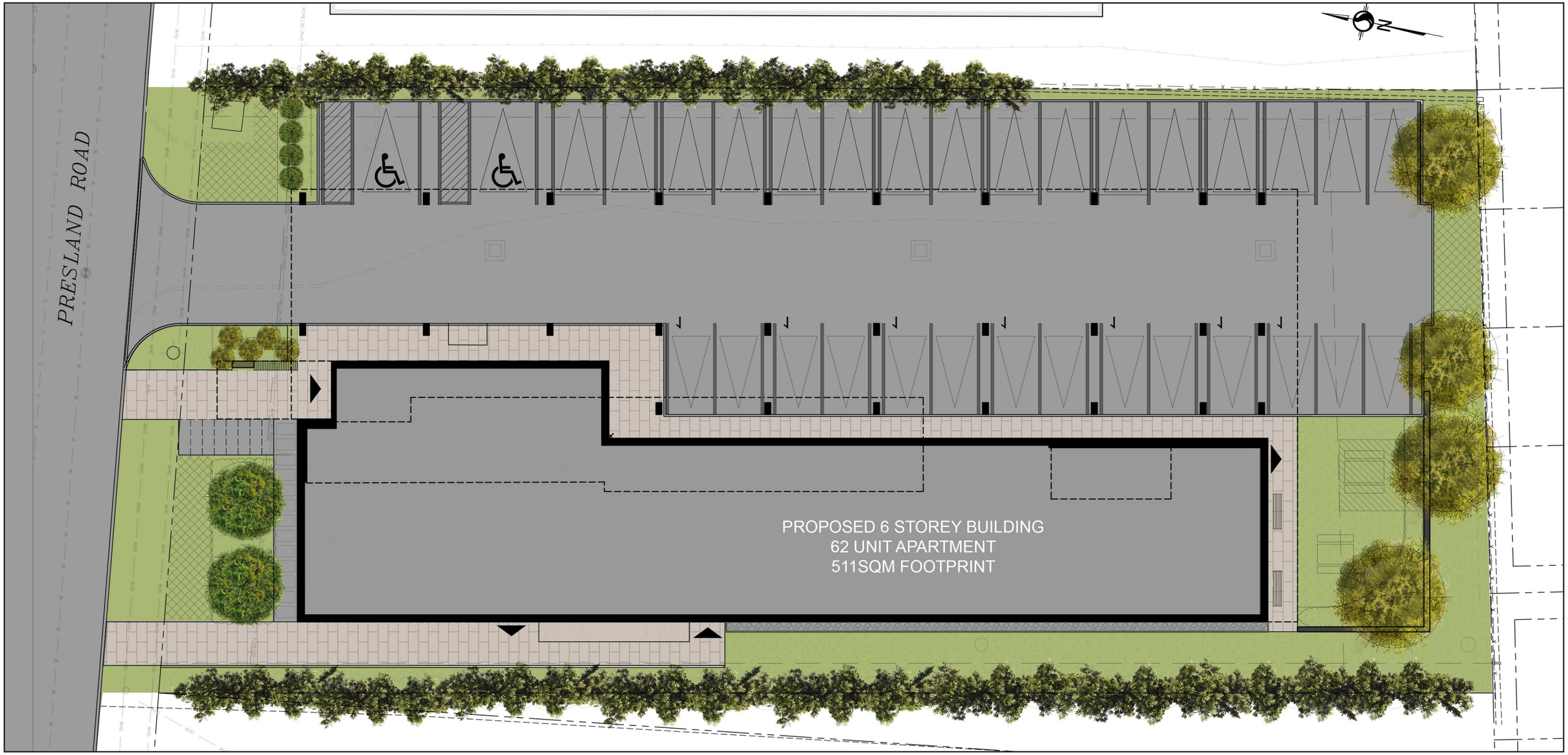
Title
LANDSCAPE PLAN

Date	2025-01-06
Scale	1:150
Drawn	SW
Checked	SC
Job No.	24-160

Sheet L1.0

PLAN N° XXXXX

CITY FILE N° XXX-XX-XX-XXXX



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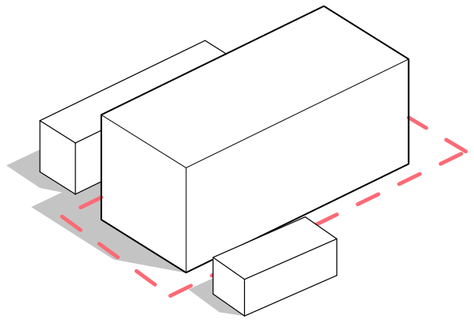
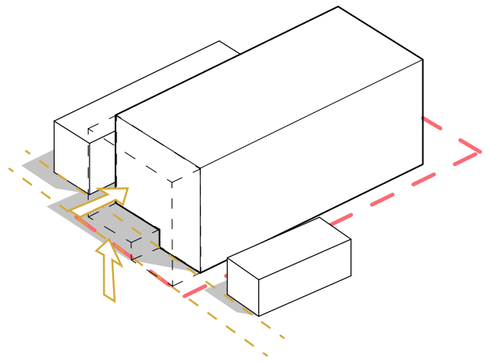
PROPOSED SITE PLAN

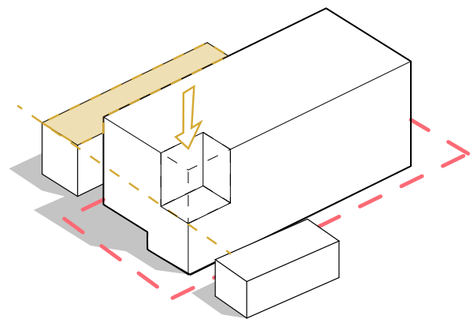
CCOC - 240 Presland Rd
Project # : 2424
April 2025



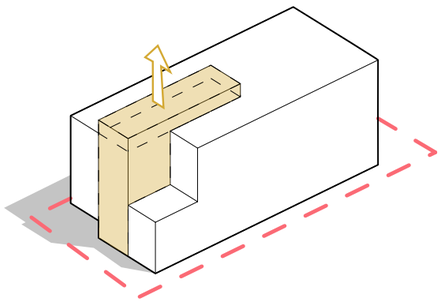
Proposed 6 Storey Building



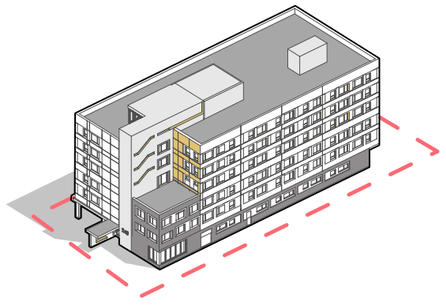
Ground floor lifted to maximize site parking.
Front facade aligns with neighbour.



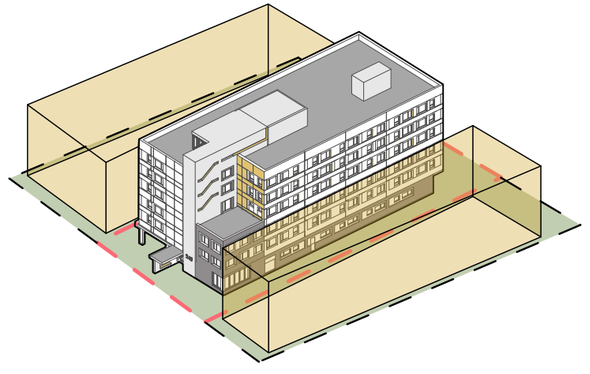
Terrace formed at the height
of adjacent building.



Lift stair core to create roof access
and dynamic volumes.



Proposed 6 storey affordable housing.



Potential for development in neighboring
lots according to current N4B zoning.
(See pages 012-013)


FUTURE N4B ZONING ALLOWANCE
EXISTING NEIGHBOUR
EXISTING NEIGHBOUR
FUTURE N4B ZONING ALLOWANCE
240


240

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STREET VIEW 1:
Existing Context

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STREET VIEW 2

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STREET VIEW 3

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VIEW AT MAIN ENTRANCE

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AERIAL VIEW 2

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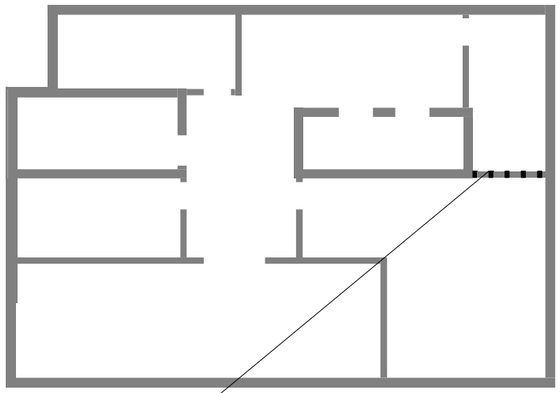

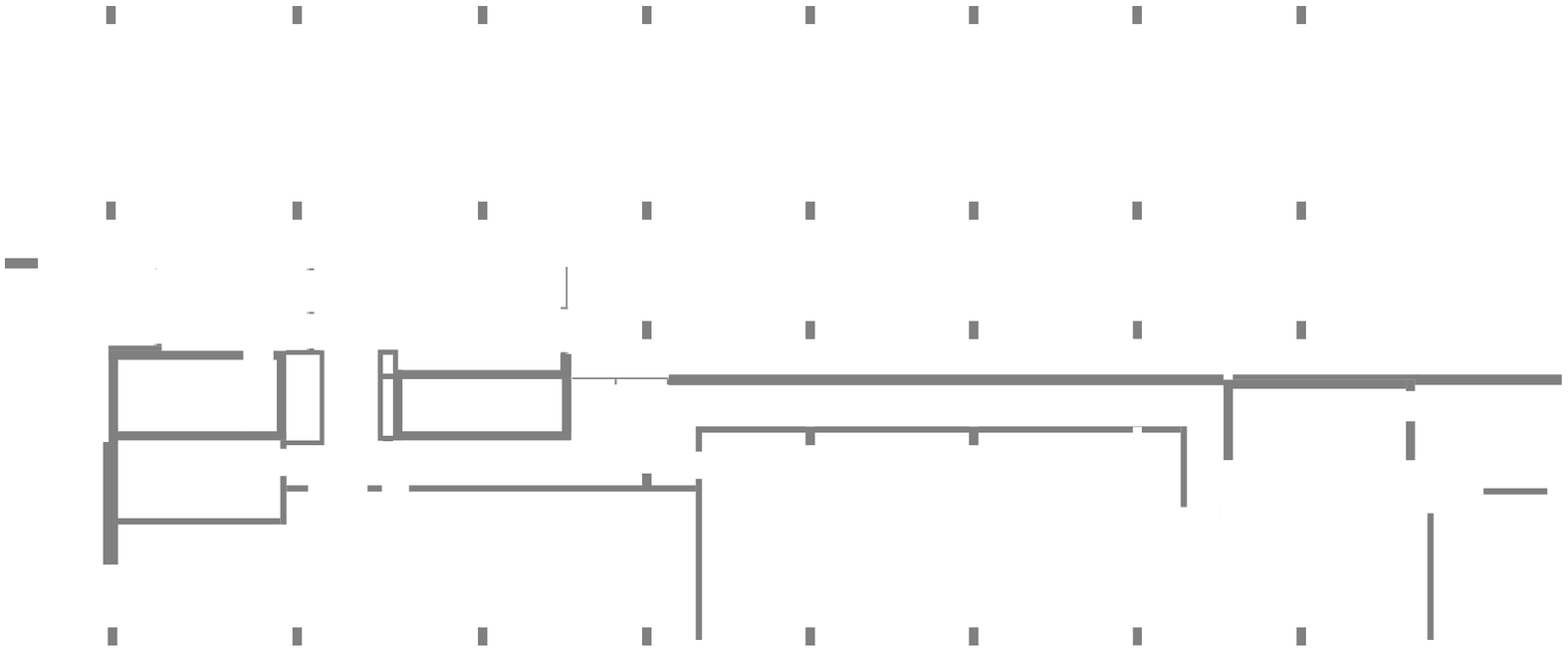

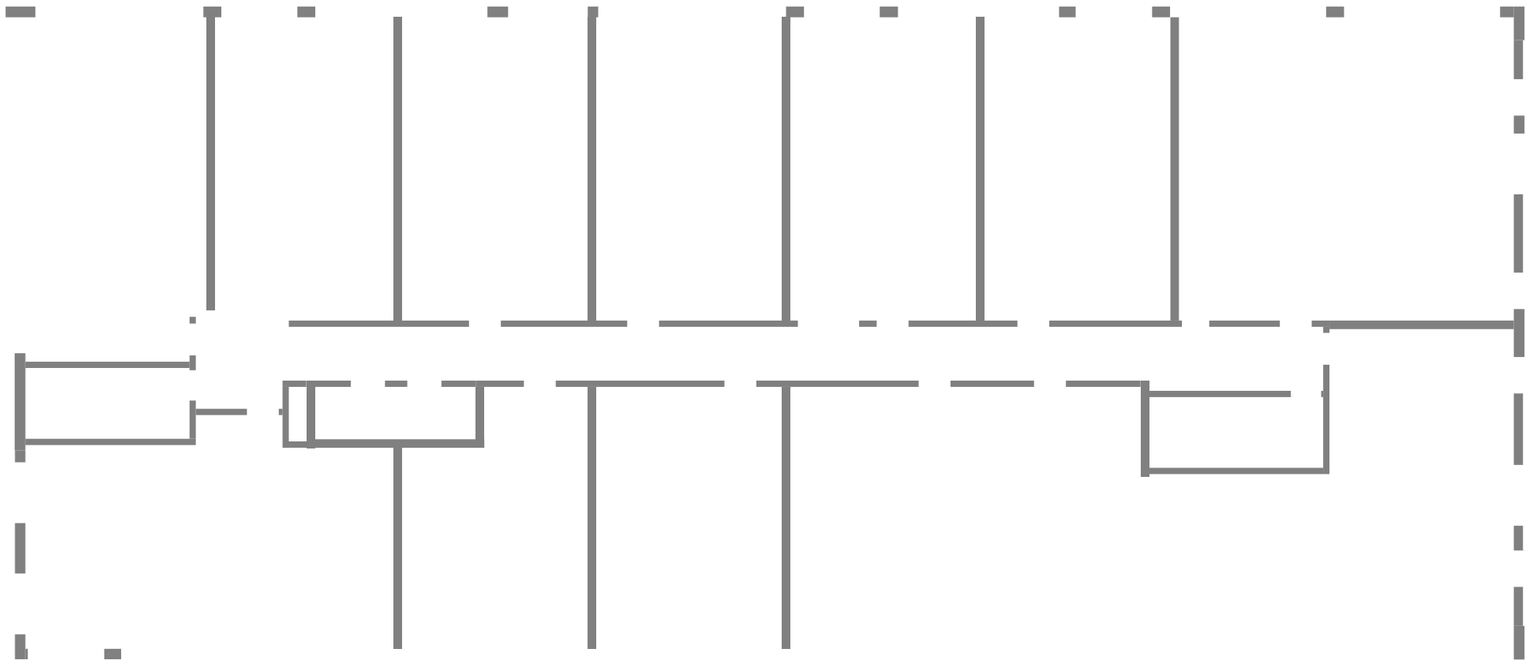

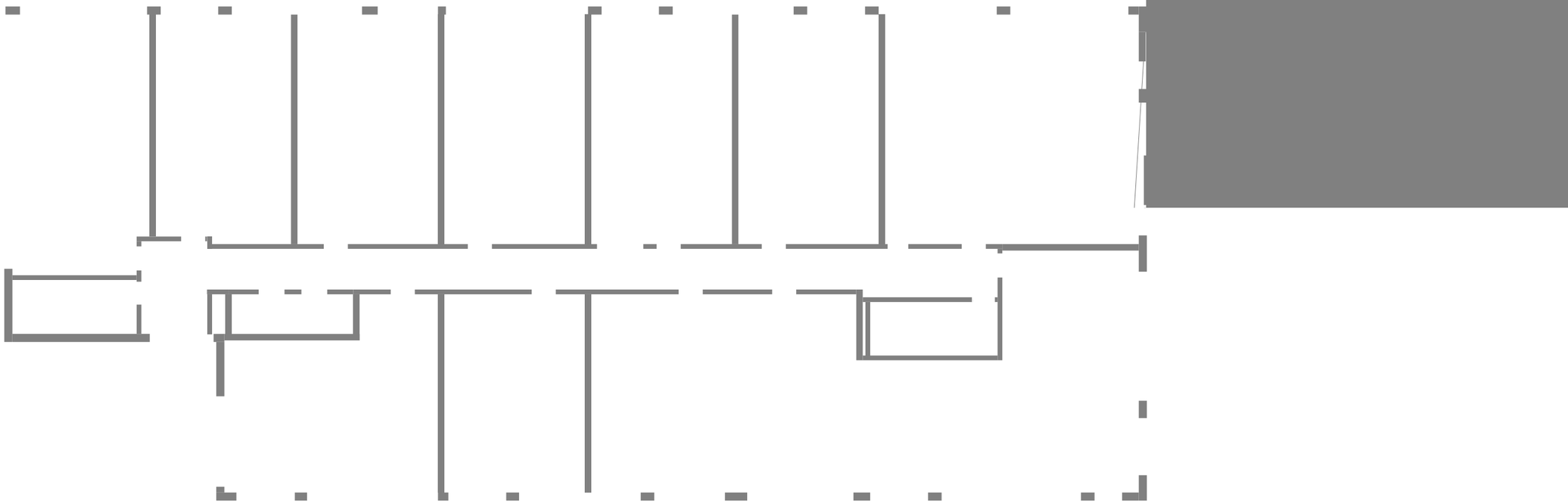

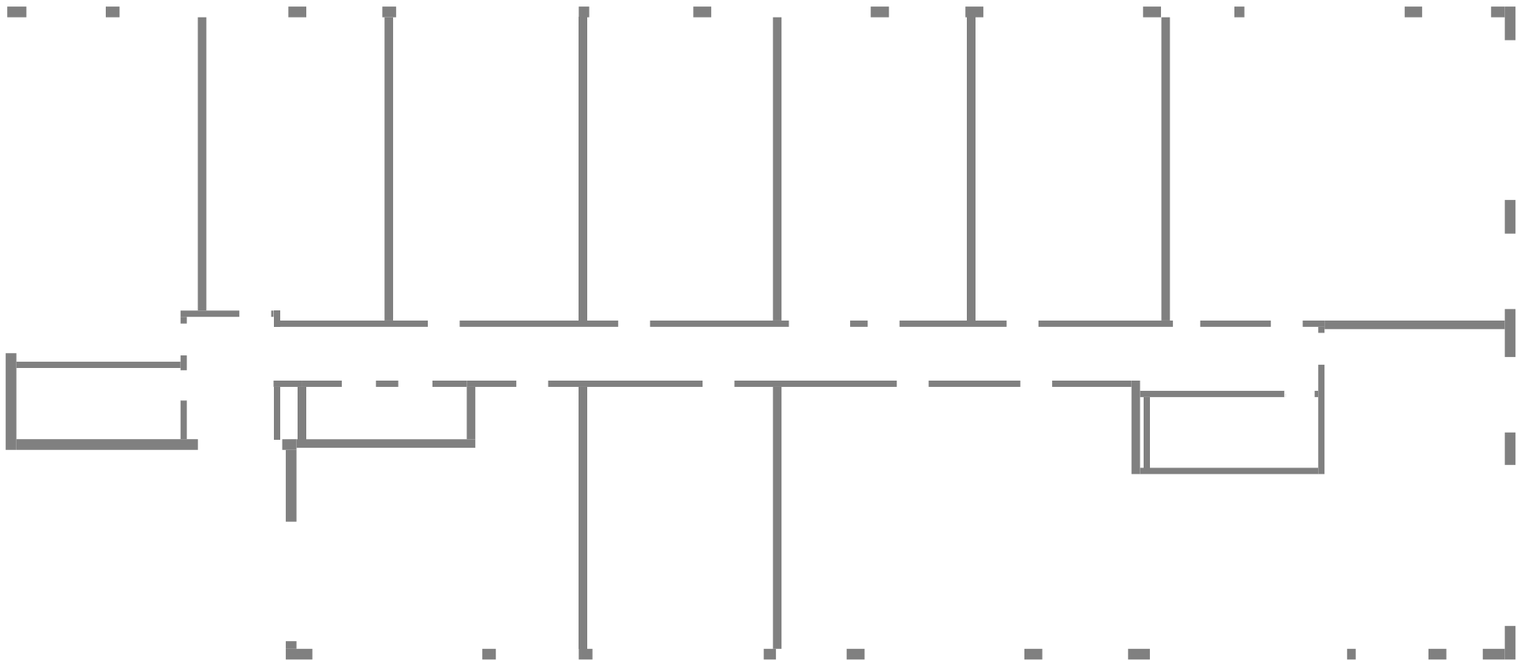

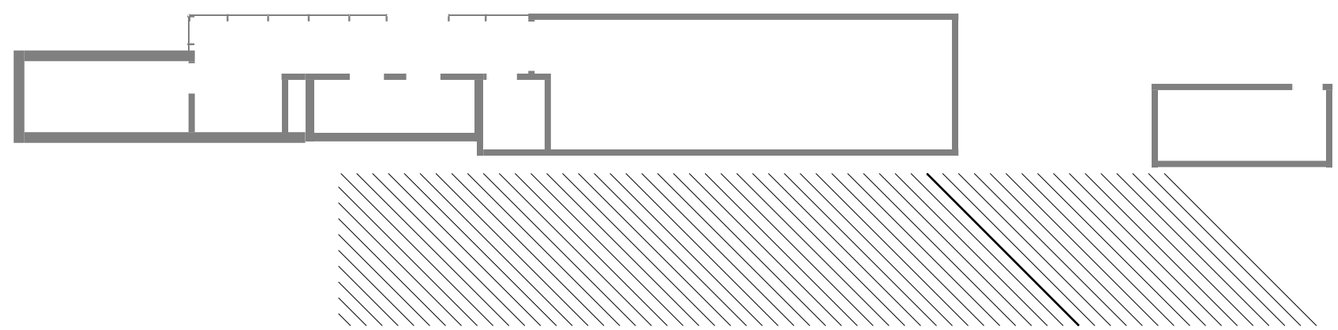

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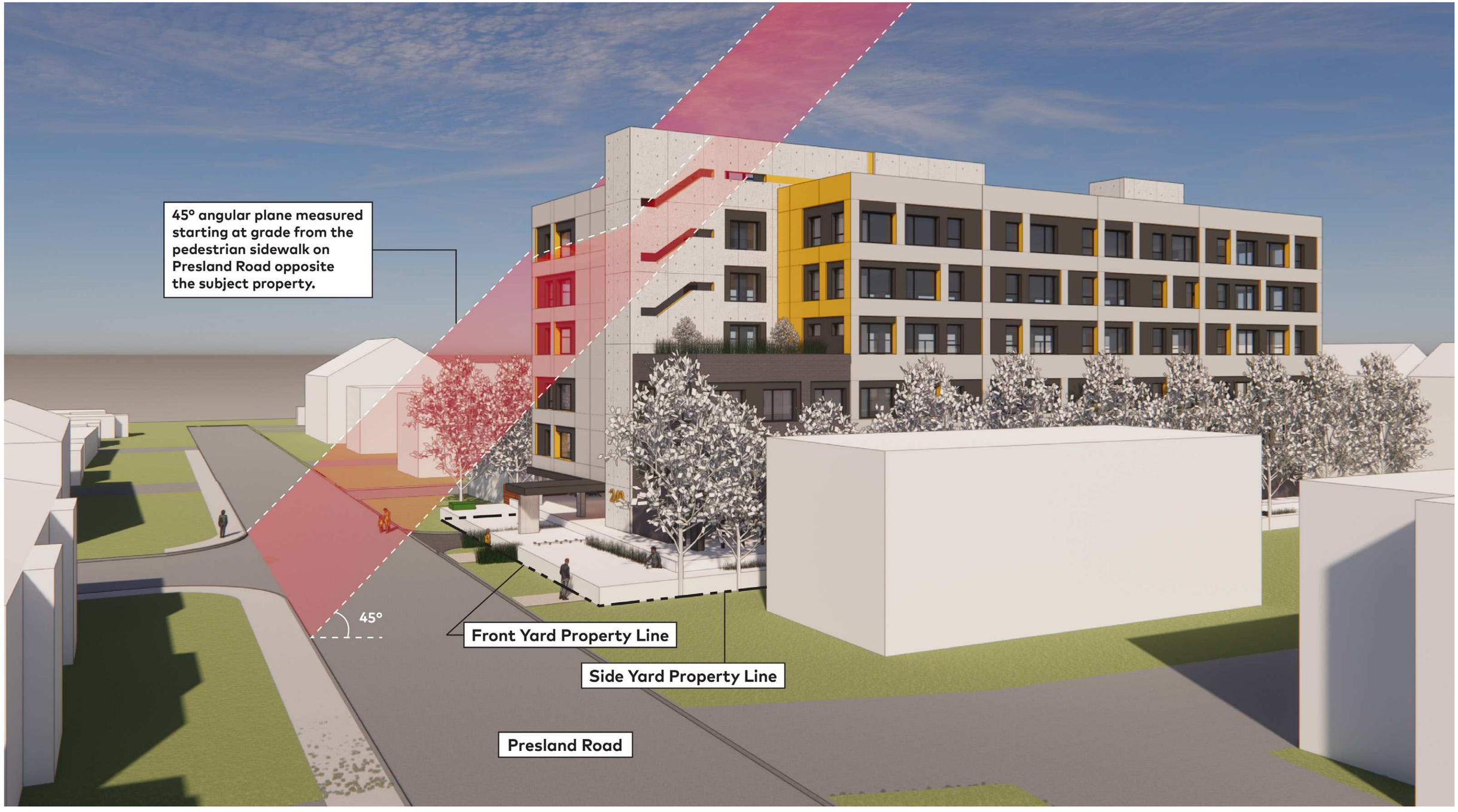
NORTH ELEVATION

CCOC - 240 Presland Rd
Project # : 2424
April 2025


LEVEL 1
10000



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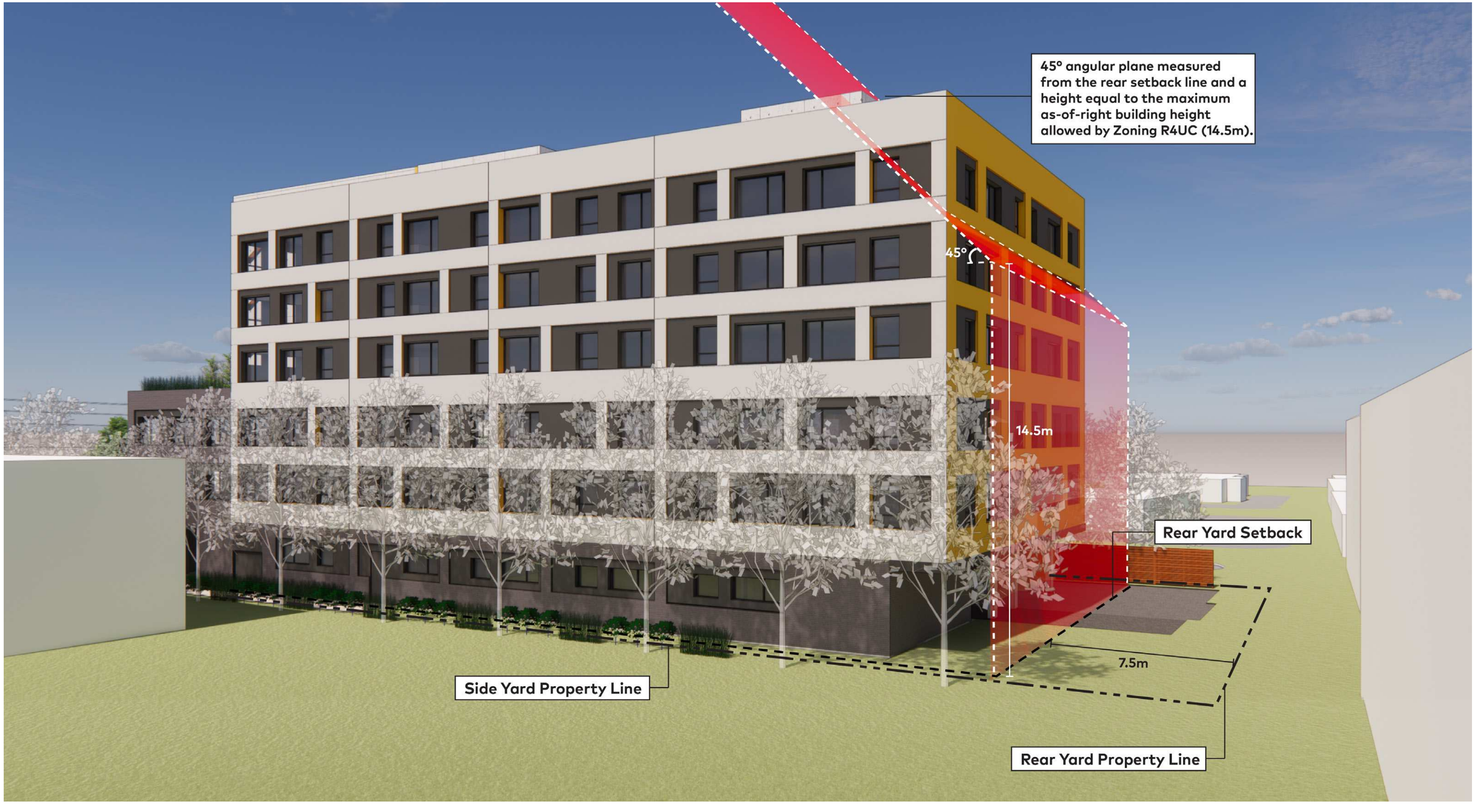
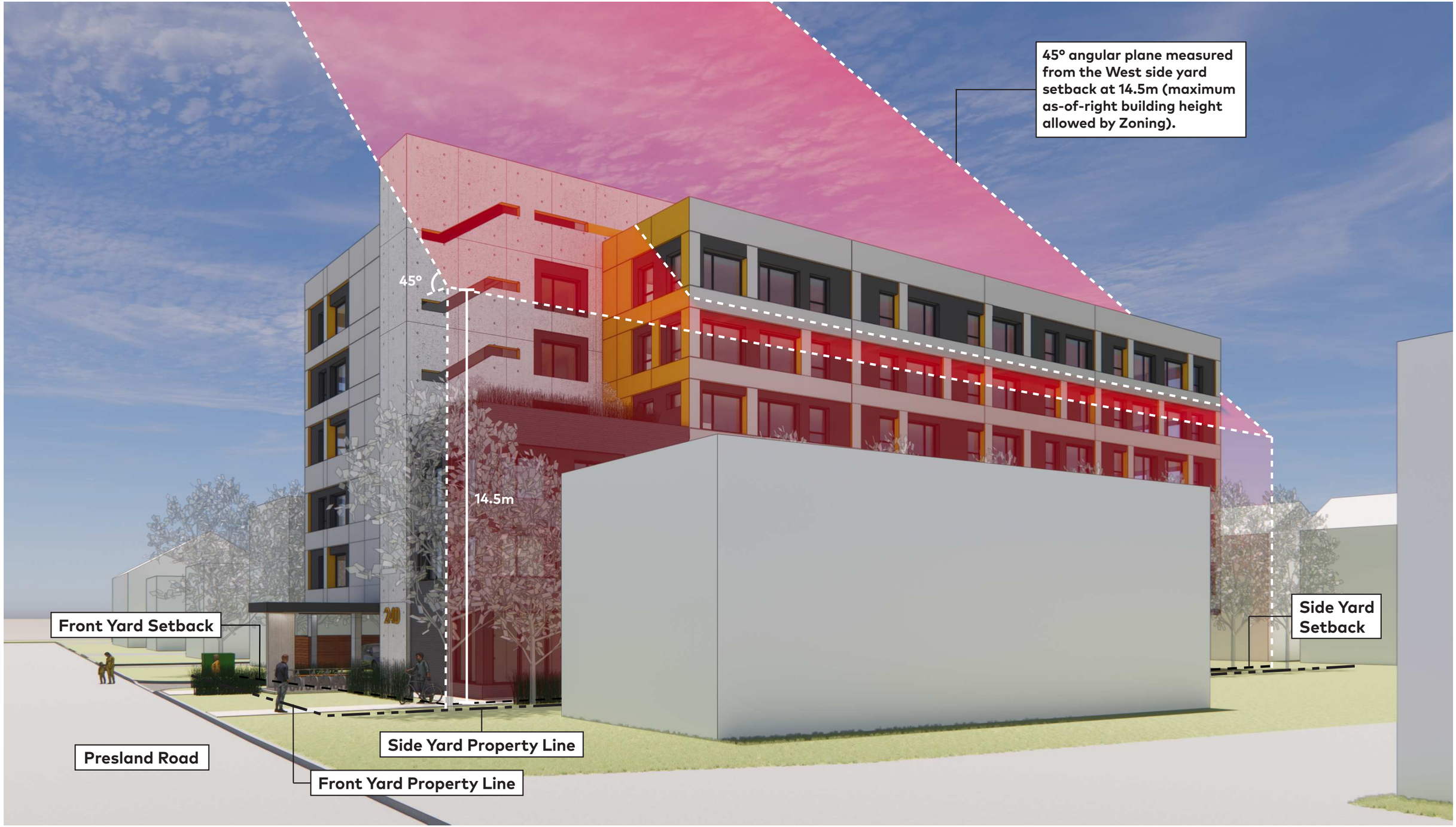
ANGULAR PLANE AT FRONT

CCOC - 240 Presland Rd
Project # : 2424
April 2025


45° angular plane measured from the rear setback line and a height equal to the maximum as-of-right building height allowed by Zoning R4UC (14.5m).
45°
14.5m
Rear Yard Setback
7.5m
Side Yard Property Line
Rear Yard Property Line



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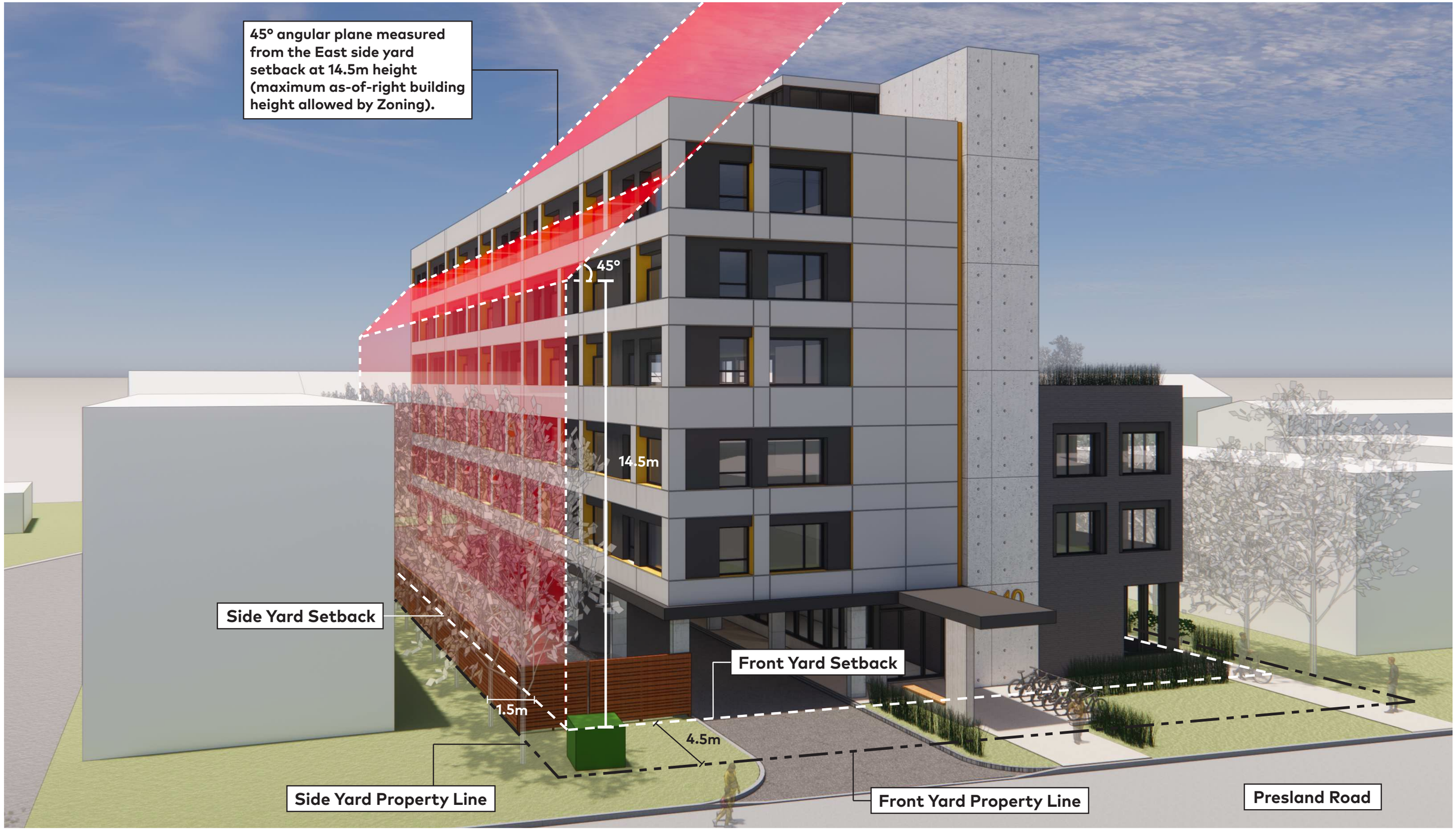
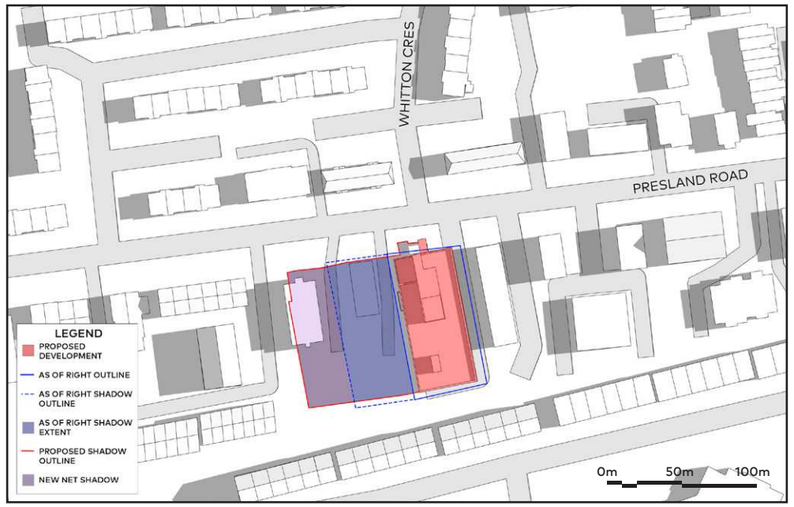
ANGULAR PLANE WEST

CCOC - 240 Presland Rd
Project # : 2424
April 2025


45° angular plane measured from the East side yard setback at 14.5m height (maximum as-of-right building height allowed by Zoning).
45°
14.5m
Side Yard Setback
Front Yard Setback
1.5m
4.5m
Side Yard Property Line
Front Yard Property Line
Presland Road

JUNE 21st 5:15 AM



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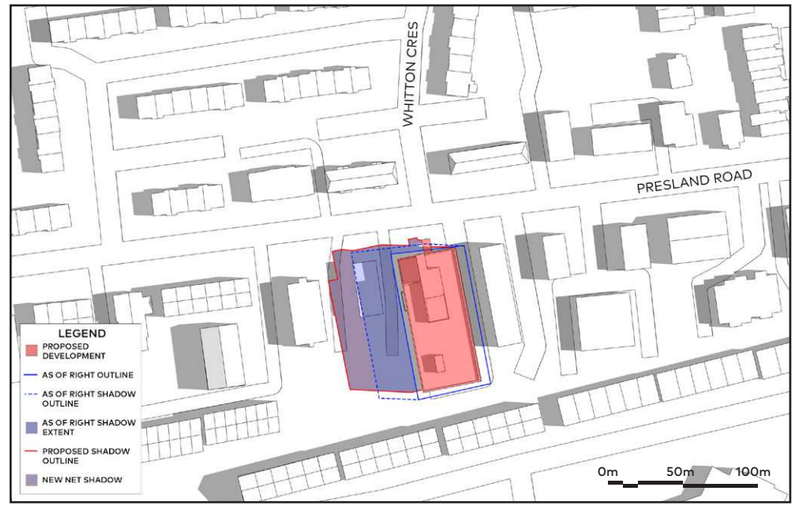

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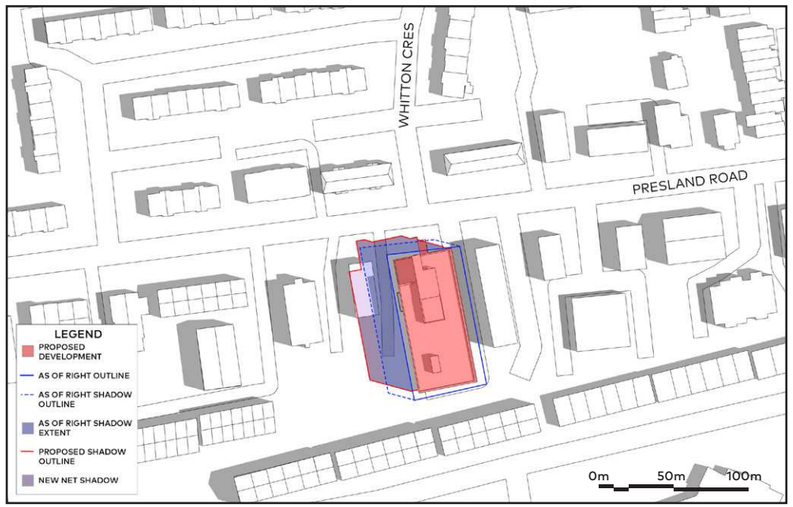

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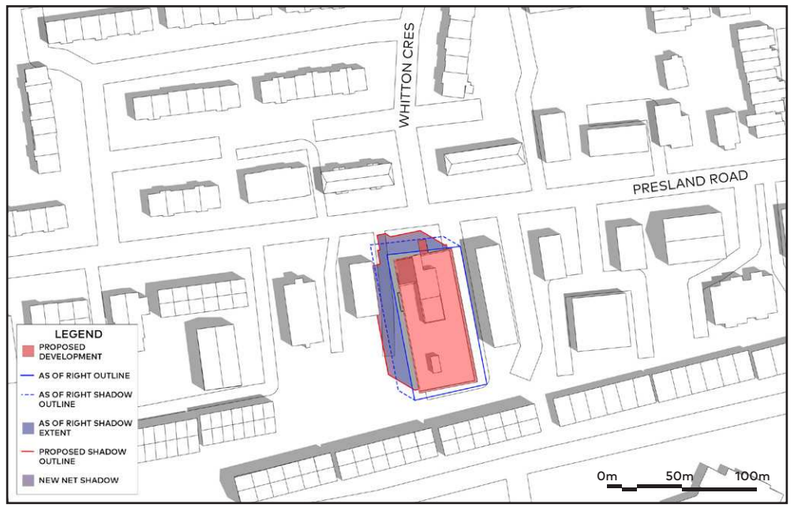

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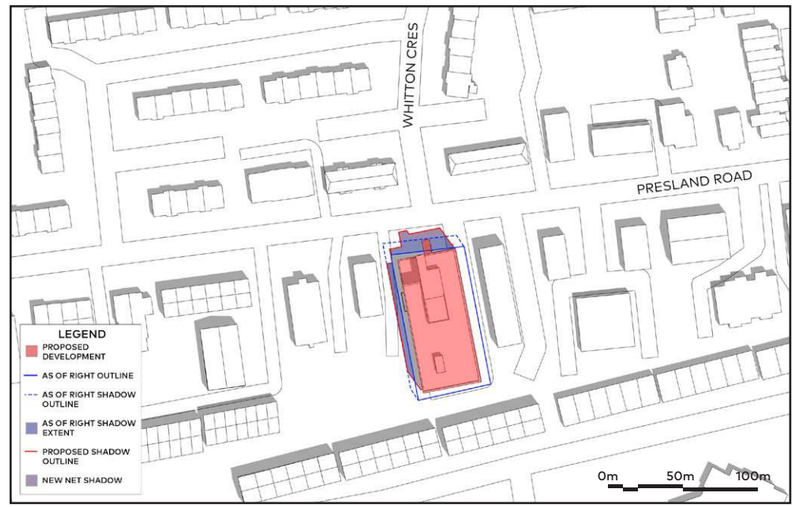

JUNE 21st 12 PM

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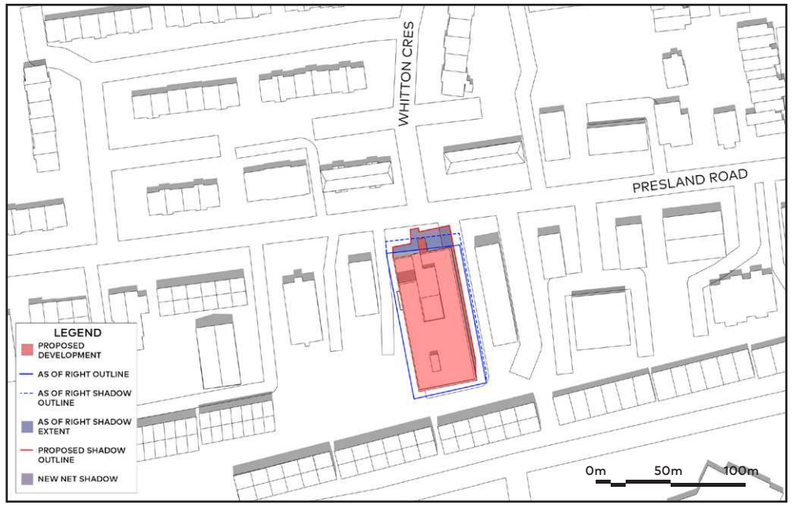
SHADOW ANALYSIS
Summer Solstice

CCOC - 240 Presland Rd
Project # : 2424
April 2025



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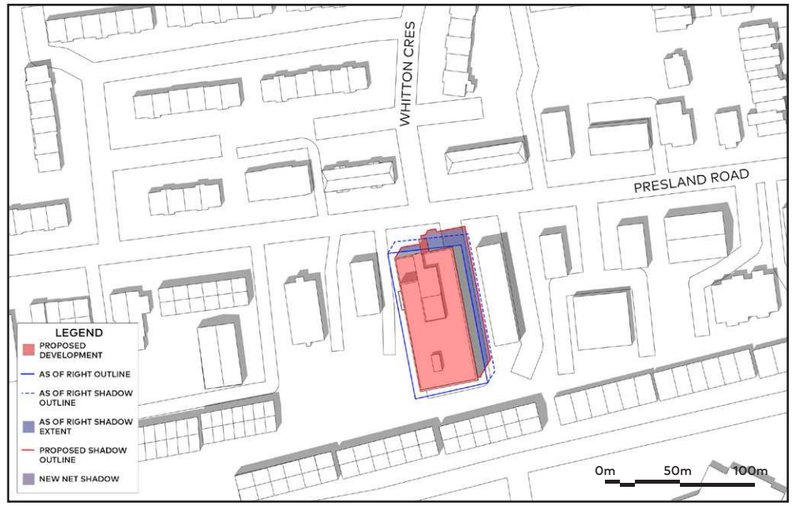

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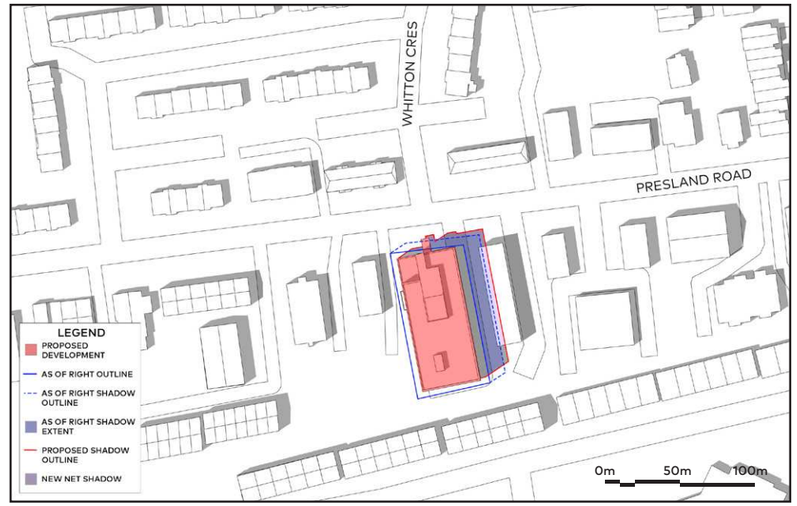

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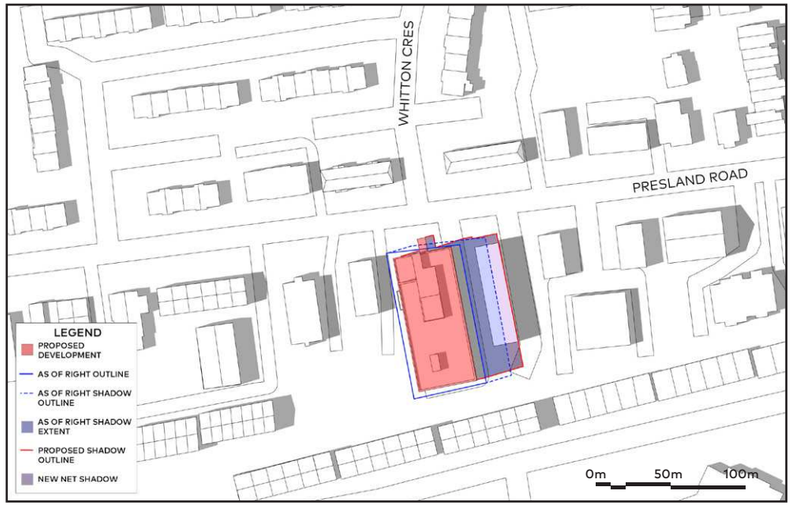

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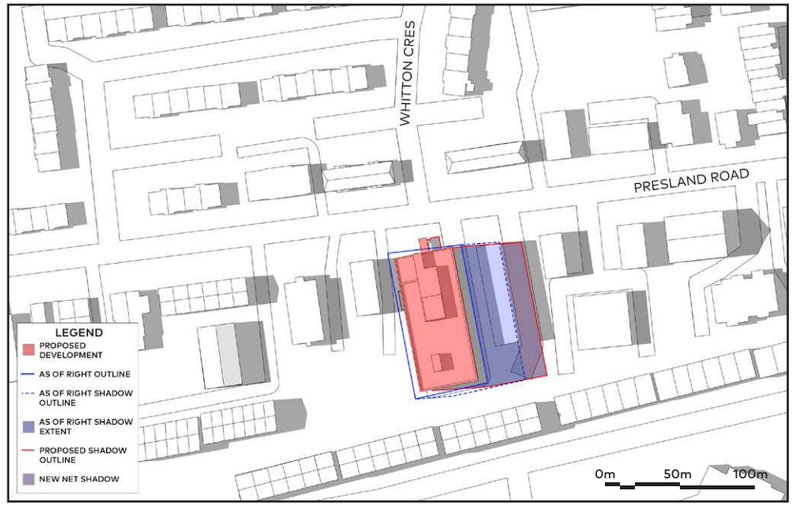

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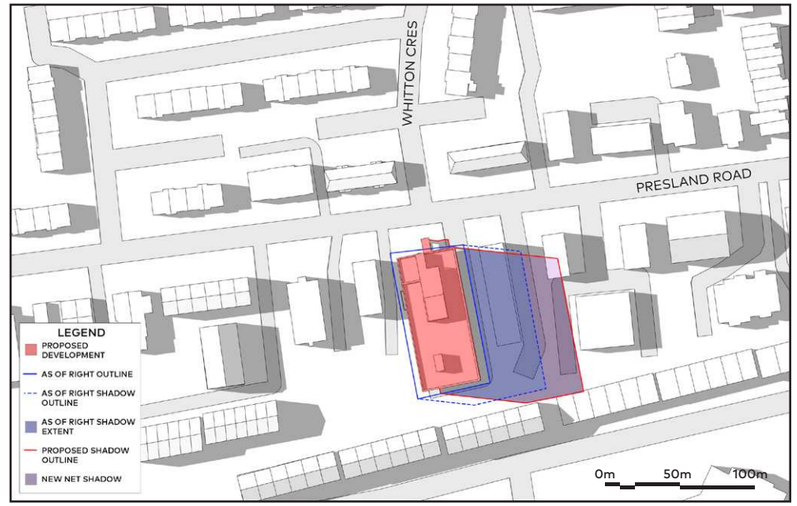

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SHADOW ANALYSIS
Summer Solstice

CCOC - 240 Presland Rd
Project # : 2424
April 2025

JUNE 21st 7 PM

JUNE 21st 8 PM

JUNE 21st 8:55 PM

N

SEPT 21st 6:49 AM

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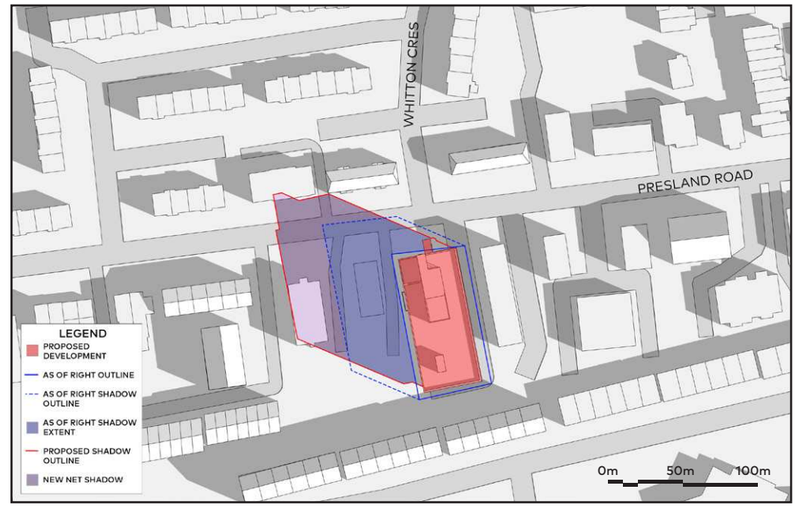

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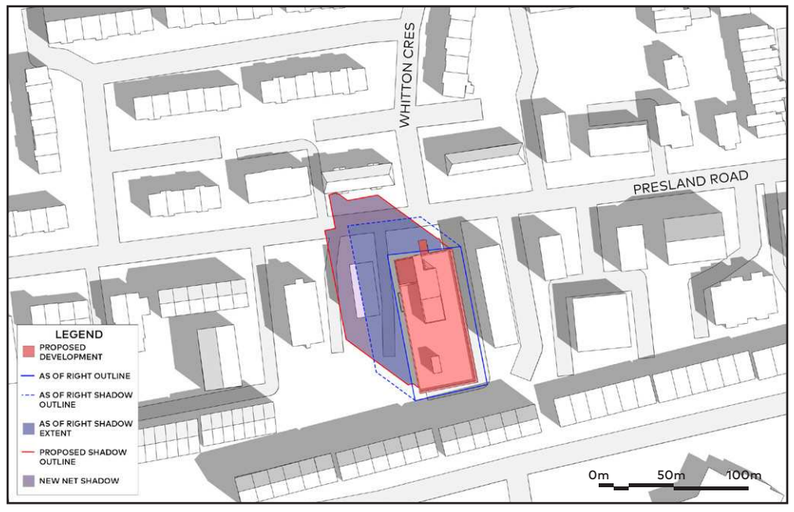

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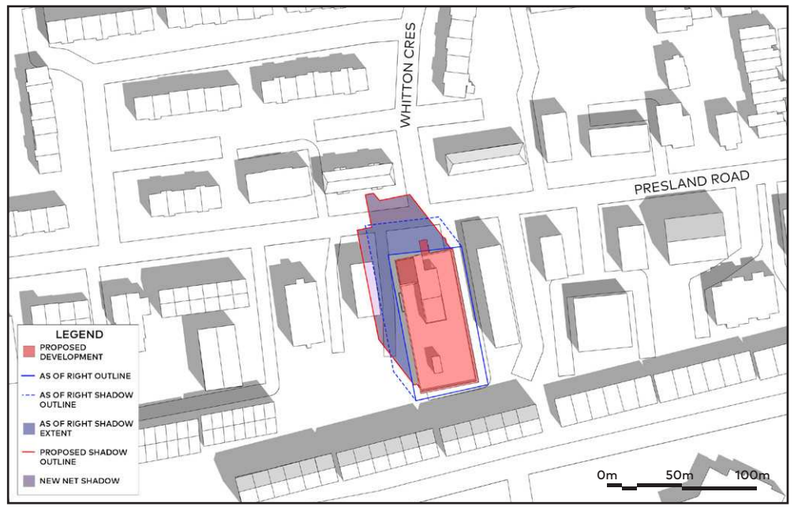

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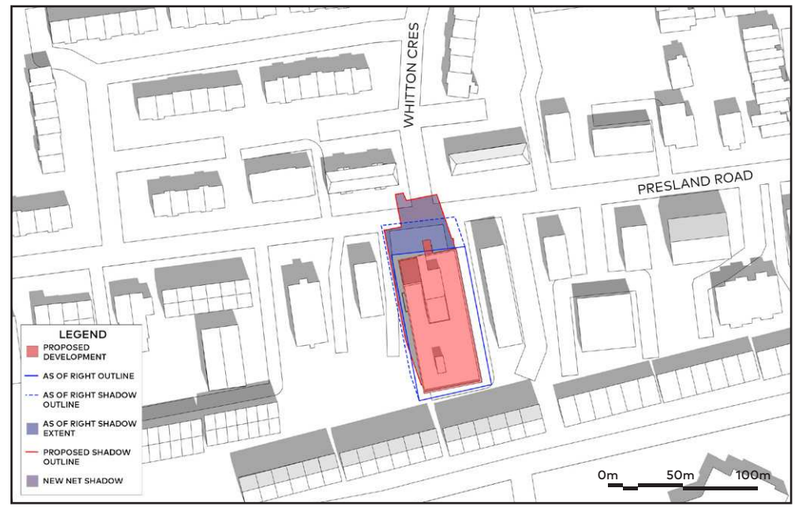

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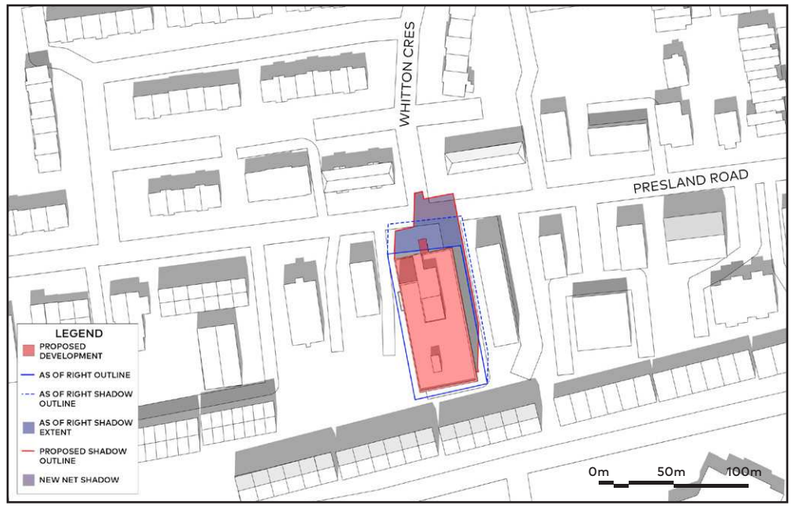
SHADOW ANALYSIS
Fall Equinox

CCOC - 240 Presland Rd
Project # : 2424
April 2025



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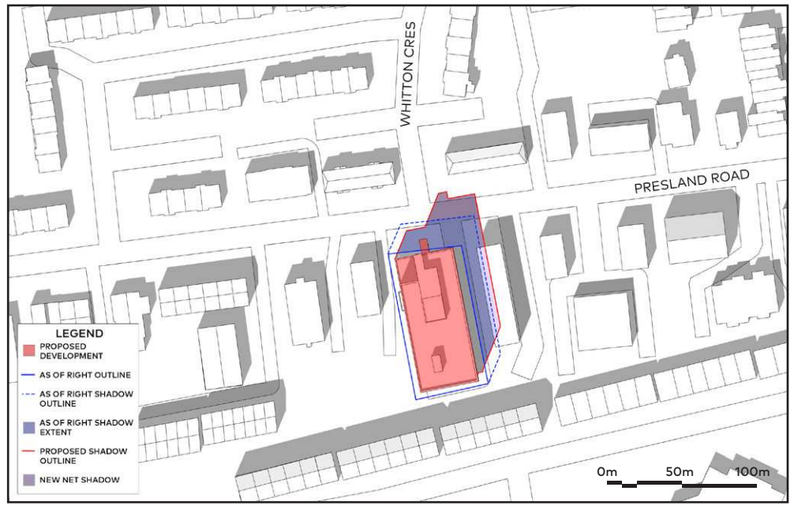

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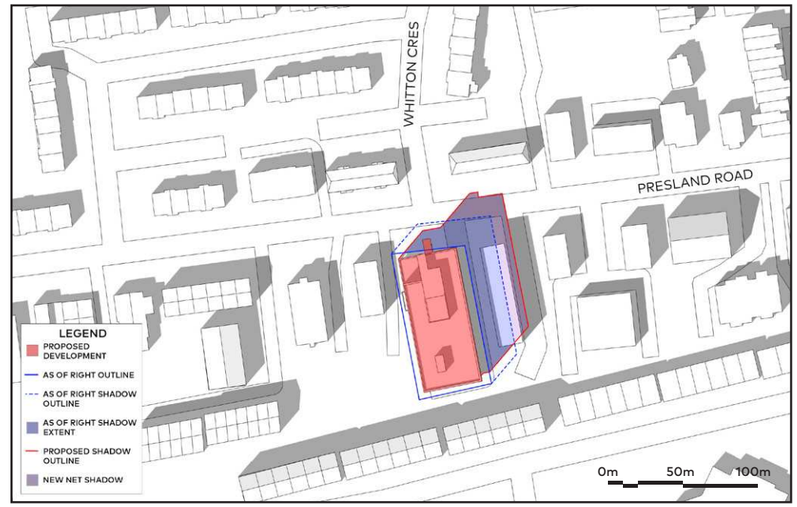

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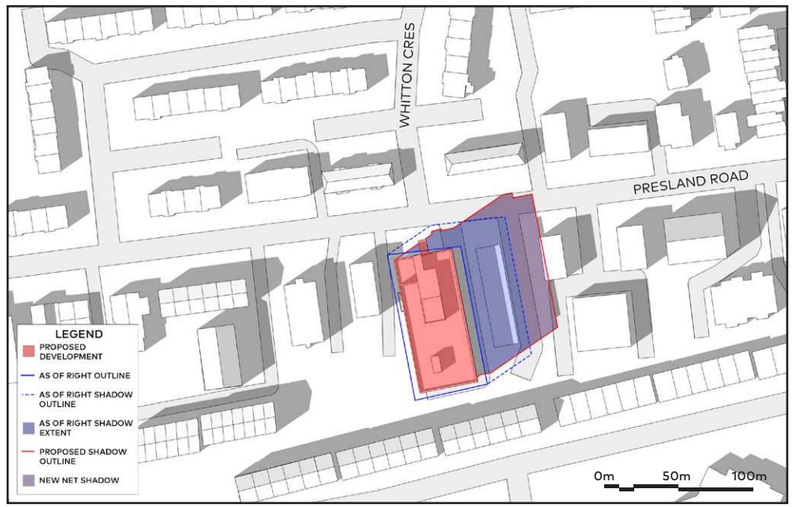

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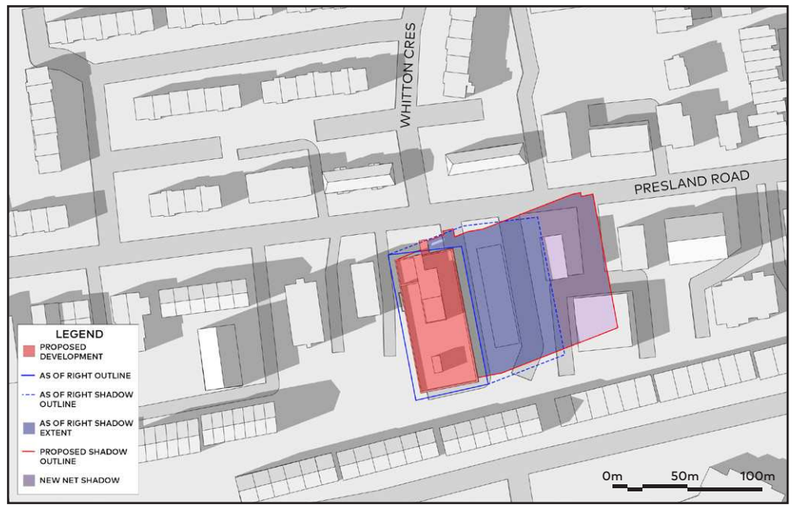

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SHADOW ANALYSIS
Fall Equinox

CCOC - 240 Presland Rd
Project # : 2424
April 2025

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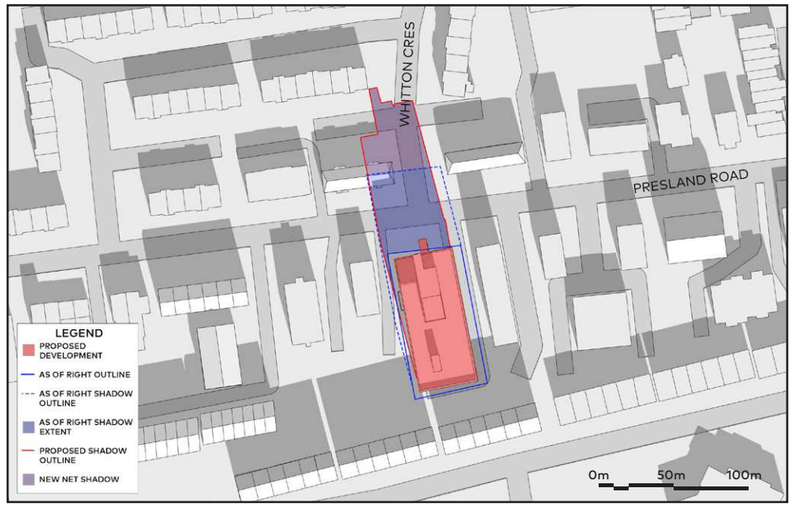

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SHADOW ANALYSIS
Winter Solstice

CCOC - 240 Presland Rd
Project #: 2424
April 2025

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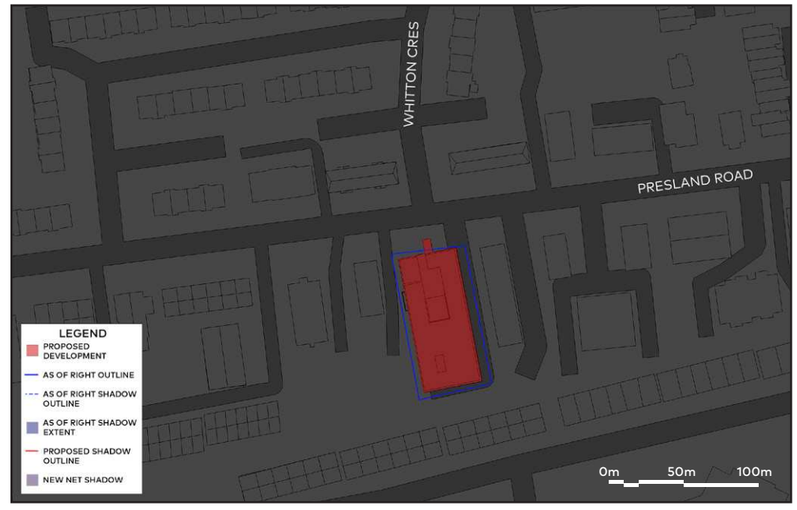

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SHADOW ANALYSIS
Winter Solstice

CCOC - 240 Presland Rd
Project #: 2424
April 2025

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Design Brief :

The proposed development at 240 Presland Road is led by Centertown Citizens Ottawa

Sustainability Statement :

The proposed development will incorporate multiple strategies to support sustainable design and energy efficiency. As a project located in Ontario, it will be subject to SB-10 of the Ontario Building Code, which mandates that energy performance exceed the National Energy Code for Buildings (NECB) by at least 30% for buildings of this type. This regulation—effective since January 1, 2017—ensures that projects align with Ontario's progressive targets for greenhouse gas (GHG) emission reductions and energy conservation.

To meet these requirements, the project will undertake a comprehensive energy modelling analysis. This process will help determine the optimal balance between a high-performance building envelope, glazing ratios, and mechanical system performance, ensuring efficient heating and cooling across all four seasons. The energy model will guide the design team in selecting strategies that are both environmentally responsible and cost-effective.

Additional sustainability features will include bird-safe glazing treatments on large areas of glazing to mitigate bird collisions and enhance urban biodiversity, and a white reflective roofing membrane, designed to reduce the urban heat island effect by minimizing solar heat gain on horizontal surfaces.

These strategies reflect a commitment to responsible design, environmental stewardship, and alignment with both local and provincial sustainability objectives.

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