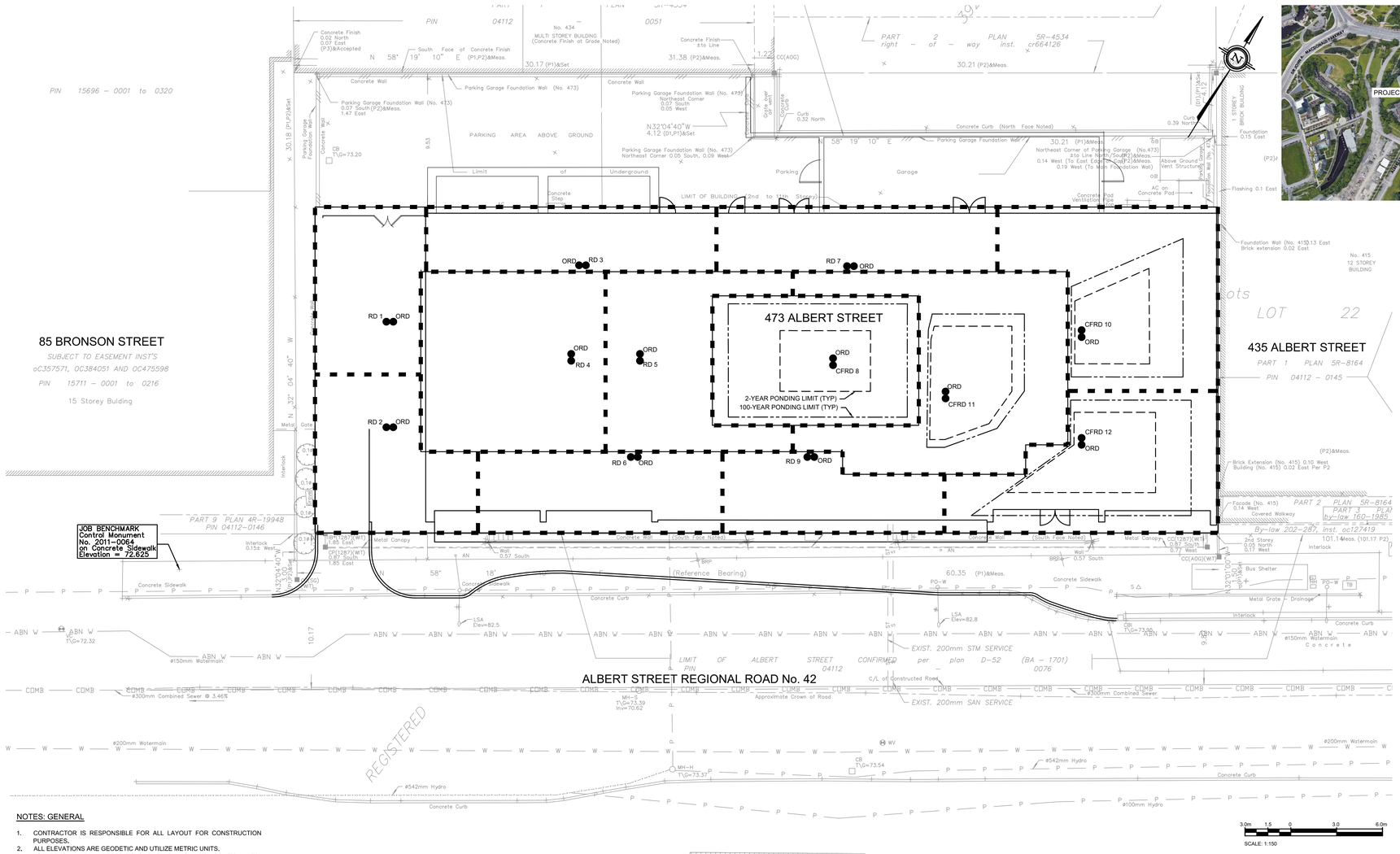

KEY PLAN

NOTES: GENERAL

1. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
2. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
3. JOB BENCH MARK - REFER TO SURVEY BY AOV LTD. CONFIRM WITH CONTRACT ADMINISTRATOR PRIOR TO UTILIZATION OF BENCH MARK.
4. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
5. STRIP AND REMOVE ALL TOPSOIL FROM IMPROVED AREAS.
6. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
7. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM IN ACCORDANCE WITH D2 ON DRAWING C103.
8. CURBS TO BE CONCRETE BARRIER, CONSTRUCTED AS PER CITY OF OTTAWA DETAIL SC1.1. ELEVATIONS AT CURB INDICATE THE GRADE AT THE FINISHED ROAD SURFACE UNLESS NOTED OTHERWISE.
9. RESTORE PAVEMENT STRUCTURE AND SURFACES ON EXISTING ROADS TO A CONDITION AT LEAST EQUAL TO ORIGINAL AND TO THE SATISFACTION OF THE MUNICIPAL AUTHORITIES.
10. ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSS 206, 310 & 314. MATERIALS TO OPSS 1001, 1003 & 1010.
11. ABUTTING PROPERTY GRADE TO BE MATCHED.
12. OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
13. MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
14. FILTER FABRIC TO BE INSTALLED AND MAINTAINED BETWEEN THE FRAME AND COVER OF ALL CATCHBASINS AND CATCHBASIN MANHOLES DURING THE CONSTRUCTION PERIOD TO MINIMIZE SEDIMENTS ENTERING THE STORM SEWER SYSTEM. ALL GRASSED AREAS MUST BE COMPLETED PRIOR TO THE REMOVAL OF THE FILTER FABRIC IN THE CATCH BASINS.
15. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS. ANY CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
16. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS BUT NOT LIMITED TO; ROAD CUT PERMITS, SEWER PERMITS, WATER PERMIT, ETC.
17. AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH AND SIZE OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES.
18. REFER TO ARCHITECT AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING, LANDSCAPE, AND HARD SURFACE AREAS AND DIMENSIONS.
19. CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.

LEGEND:

	EXISTING PROPERTY LINE
Concrete Curb	EXISTING CONCRETE CURB
	PROPOSED CONCRETE CURB
	PROPOSED DEPRESSED CURB
	PROPOSED BUILDING OR STRUCTURE
W — W	EXISTING WATERMAIN
ABN W	EXISTING ABANDONED WATERMAIN
VC	EXISTING V&VB
	EXISTING CURBSTOP
	EXISTING FIRE HYDRANT
G — G	EXISTING UNDERGROUND GAS
B — B	EXISTING UNDERGROUND BELL
P — P	EXISTING UNDERGROUND POWER
OHW — OHW	EXISTING OVERHEAD WIRES
TV	EXISTING UNDERGROUND COMMUNICATIONS
COMB	EXISTING COMBINED SEWER AND MANHOLE
S — S	EXISTING SANITARY SEWER
ST — ST	EXISTING STORM SEWER
	EXISTING ROOF DRAIN
RD	PROPOSED ROOF DRAIN
ORD	PROPOSED OVERFLOW ROOF DRAIN
CFRD 1	PROPOSED CONTROLLED FLOW ROOF DRAIN
	PROPOSED WATERSHED BOUNDARY

CONTROLLED ROOF DRAIN TABLE

CONTROLLED ROOF DRAIN ID	ROOF DRAIN TYPE	WEIR OPENING EXPOSED	5 YEAR FLOW RATE (L/s)	100 YEAR FLOW RATE (L/s)
CFRD - 8	ADJUSTABLE ACCUTROL WEIR (WATTS)	FULLY EXPOSED	0.95	1.53
CFRD - 10	ADJUSTABLE ACCUTROL WEIR (WATTS)	FULLY EXPOSED	0.99	1.51
CFRD - 11	ADJUSTABLE ACCUTROL WEIR (WATTS)	FULLY EXPOSED	1.02	1.55
CFRD - 12	ADJUSTABLE ACCUTROL WEIR (WATTS)	FULLY EXPOSED	1.02	1.53
		TOTAL	**3.98**	**6.12**

DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Douglas James at 1:44 pm, Jul 14, 2021

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general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

nord du projet
project north

nord actuel
true north

no	revisions	date
3	RE-ISSUED FOR SPA	02/10/2021
2	RE-ISSUED FOR SPA	10/22/2020
1	ISSUED FOR SITE PLAN APPLICATION	12/05/2019

stamp | timbre

REGISTERED PROFESSIONAL ENGINEER
M.E. MACSWEEN
100104372
FEB 10, 2021
PROVINCE OF ONTARIO

architect | architecte
linebox STUDIO

project title

473 ALBERT

PROPOSED MIXED-USE RENOVATION

473 ALBERT STREET | OTTAWA | ONTARIO | CANADA

drawing title | titre du dessin

ROOF DRAIN PLAN

project number | numero du projet	**477234**
drawn | dessiné	**SS**
checked | verifié	**MM / MT**
date | date	**29/11/19**
scale | échelle	**As indicated**

drawing number | numéro du dessin

C-102

D07-12-19-0203

#18100