

LOT 5

LOT 5

LOT 4

LOT 2

LOT 2

Storage Requirements

2-year	3.08 m <sup>3</sup>
100-year	11.63 m <sup>3</sup>

Surface Type	ID	Area (ha)	Percent of total Area	Required Storage 5 year	Required Storage 100 year	Max Allowed Drain Outflow l/s	Max Allowed Drain Outflow GPM
Roof	A1	0.0087	50.0%	1.54	5.82	1.22	9.65
Roof	A2	0.0087	50.0%	1.54	5.82	1.22	9.65
<b>TOTAL</b>		<b>0.0175</b>	<b>100.0%</b>	<b>3.08</b>	<b>11.63</b>	<b>2.44</b>	<b>19.30</b>

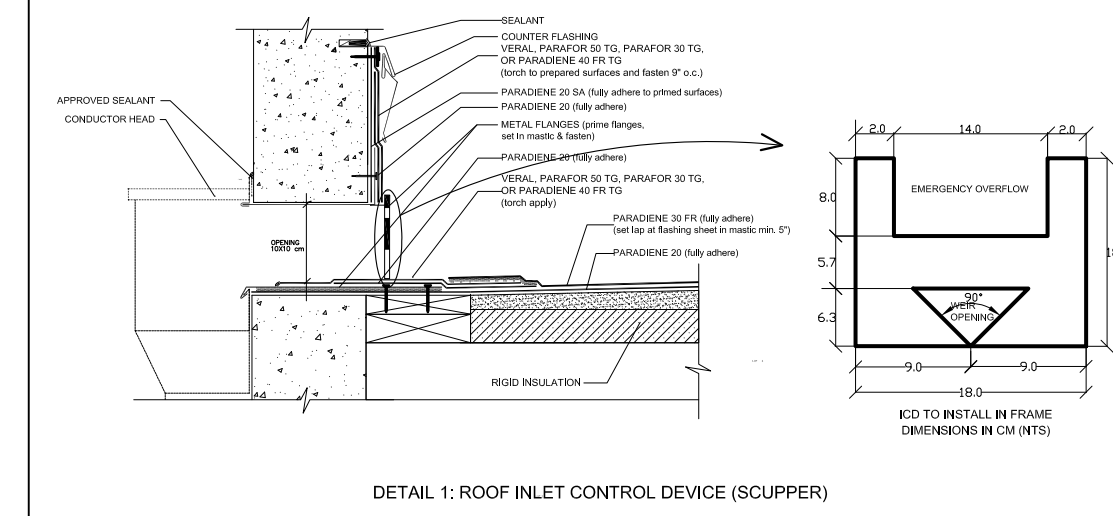
Stage Storage

Roof A1 (Scupper 1)			Roof A2 (Scupper 2)		
Depth	Area	Volume	Depth	Area	Volume
m	m <sup>2</sup>	m <sup>3</sup>	m	m <sup>2</sup>	m <sup>3</sup>
0.020	9.10	0.09	0.020	9.10	0.09
0.077	40.00	1.54	0.077	40.00	1.54
0.08	65.00	2.60	0.08	65.00	2.60
0.102	115	5.87	0.102	115	5.87

Legend:  
data for 2-year event  
data for 100-year event

NOTES:

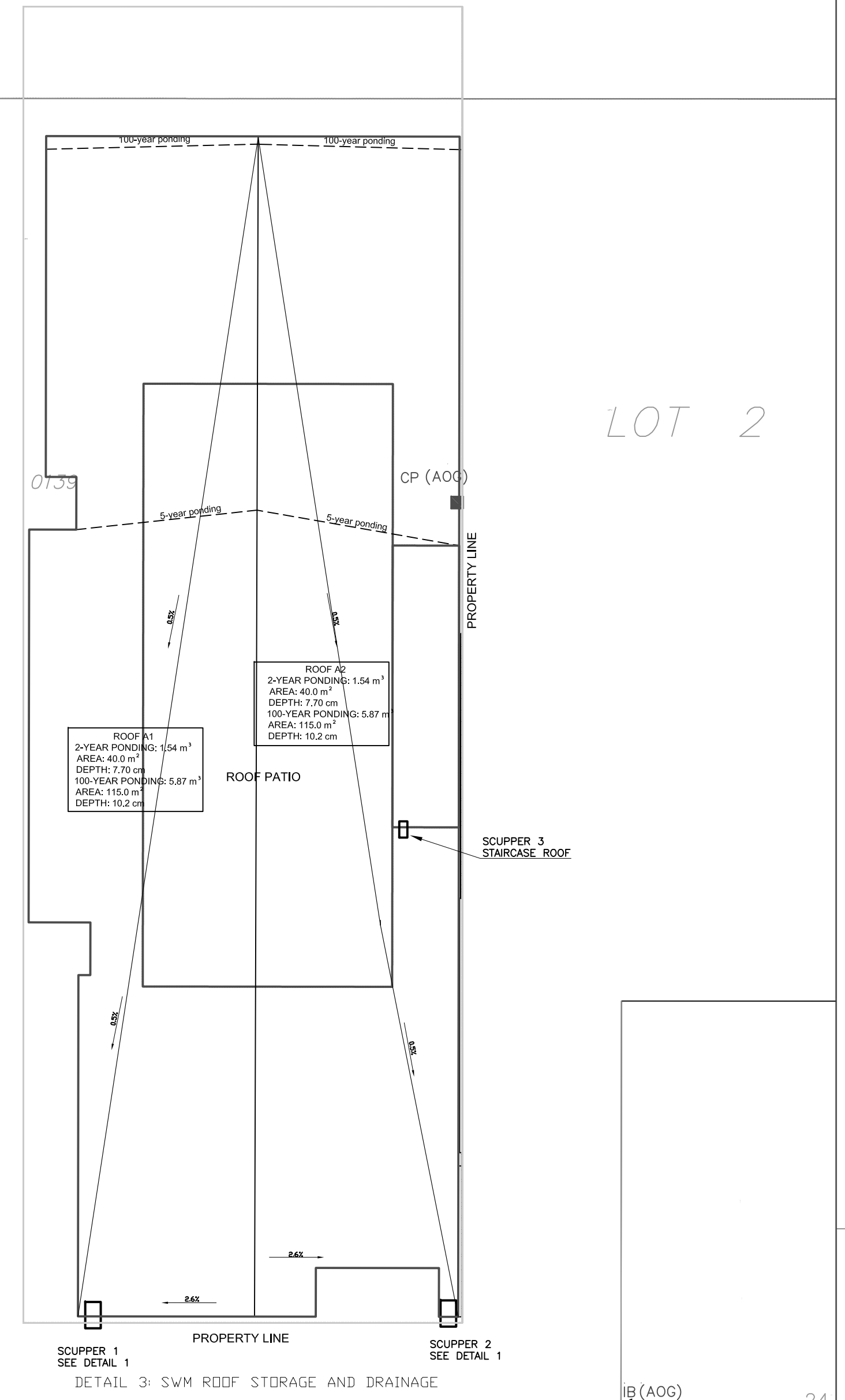
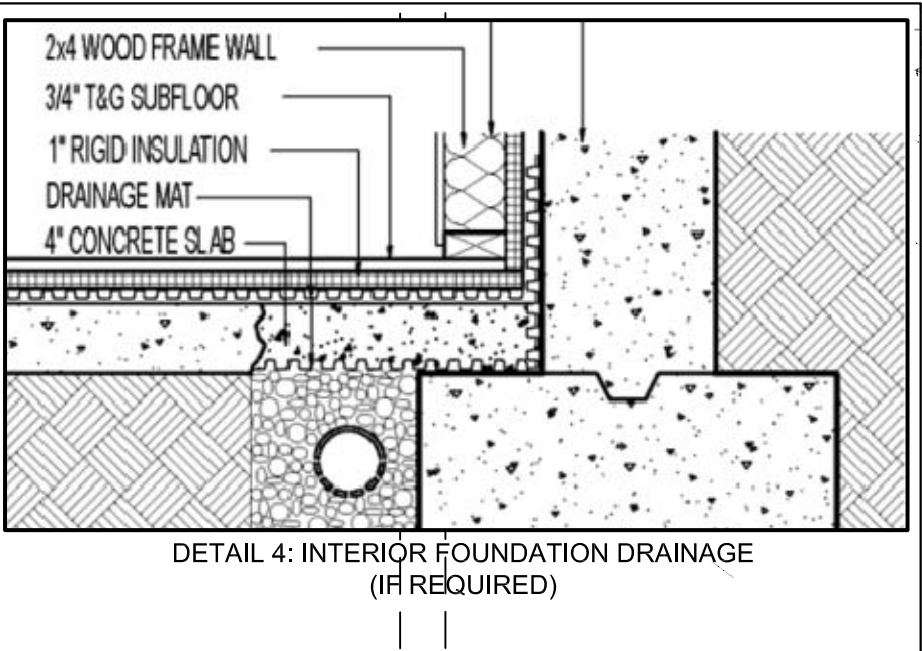
- EXISTING SERVICES AND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM THE BEST AVAILABLE RECORDS. CONTRACTOR IS REQUESTED TO CHECK IN THE FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS SATISFACTION BEFORE DIGGING.
- CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY.
- PROPOSED SITING DETAILS FOR THIS PROPOSED BUILDING WERE TAKEN FROM THE SITE PLAN PREPARED BY "REDLINE ARCHITECTURE".
- EXISTING HORIZONTAL AND VERTICAL SURVEY DATA SHOWN ON THIS PLAN INCLUDING SITE BENCHMARK, ROAD ELEVATIONS AND THE TOPOGRAPHICAL INFORMATION OF THE LOT SHOWN WERE PROVIDED BY "JANNIS O'SULLIVAN, VOLLBECK LTD." (June 24, 2020) 6AND ARCH-NOVA DESIGN INC. IS NOT RESPONSIBLE FOR THE SURVEY PROVIDED.
- ALL SERVICES INFORMATION WERE PROVIDED BY THE CITY OF OTTAWA AND ARCH-NOVA IS NOT RESPONSIBLE FOR THE ACCURACY OF PLANS AND INFORMATION. CONTRACTOR IS ADVISED TO CHECK ACCURACY ON THE SITE AND CONFIRM WITH THE CITY STAFF BEFORE ANY WORK ON THE SITE.
- ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA.
- ALL GRADES SHOWN ARE METRIC. EXISTING AND PROPOSED GRADES SHOWN ON THIS DRAWING ARE BASED ON A GEODETIC BENCHMARK PROVIDED BY "REDLINE ARCHITECTURE" AS SHOWN ON THEIR SITE PLAN.
- USE SADDLE CONNECTIONS WITH CORP STOPS FOR THE 50 MM WATER SERVICES.
- CONSTRUCT ALL SANITARY PIPES IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARDS OTHERWISE AS PER OPSS AND OPSD SPECIFICATIONS.
- ALL WORKS CONSTRUCTED BY THE CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERS' STANDARDS AND PER CITY'S REQUIREMENTS.
- THE CONTRACTOR SHALL CONSTRUCT AND ENSURE THAT THE 50 mm WATER SERVICES ON THIS LOT SHALL HAVE A MINIMUM OF 2.4m OF GROUND COVER, OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY SPECIFICATIONS W 21, W 22 AND W 23. THE WATER SERVICE INSTALLATION SHALL BE STEEL PIPE AND CONSTRUCTION IN ACCORDANCE WITH STD DWG W26.
- IF WATER SERVICE IS LESS THAN 0.3 m FROM SEWER, MANHOLE OR CATCH BASIN, CONTRACTOR IS REQUESTED TO INSULATE BETWEEN THEM WITH 50MM RIGID INSULATION AS PER CITY DETAIL W-23.
- ALL WATER MAIN SERVICE AND FITTINGS SHALL CONFORM TO APPROVED AWWA AND/OR CSA STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO COMPLETE THE WORKS.
- WATER SERVICES CONNECTION ON DANFORTH STREET SHALL BE DONE BY THE CITY. EXCAVATION, BACKFILLING AND REINSTATEMENTS BY CONTRACTOR.
- THE OWNER AND/OR HIS CONTRACTOR SHALL CONTACT ALL THE UTILITY COMPANIES REGARDING RELOCATION REQUIREMENTS FOR ANY EXISTING OVERHEAD UTILITY POLE.
- WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY W-17 DETAIL.
- PROPOSED SANITARY SERVICES LATERAL SHALL BE PVC-SDR28 OR EQUIVALENT AND CONNECTION TO THE EXISTING SEWER SHALL BE AS PER CITY OF OTTAWA DWG. S11. SEWER TRENCH DETAILS AS PER STD DWG S6 & S7. CONNECT TO CITY SEWER PIPES USING SADDLE SEWER TRENCH DETAILS AS PER STD DWG S6 & S7. SADDLE CONNECTIONS (MAX 300 MM), MANUFACTURED "T" CONNECTIONS OR FOR LARGE DIAMETERS NEW MANHOLES.
- SANITARY AND STORM SEWER SERVICES BENDS AND RISERS USED MUST BE CONSTRUCTED TO THE CITY'S SATISFACTION.
- DETAILS OF THE EXISTING SEWERS AND WATERMAIN SHOWN ON DANFORTH STREET PLANS OBTAINED FROM THE CITY MAY NOT BE CURRENT. THE CONTRACTOR SHALL REFER TO THE CITY'S SEWER AND WATERMAIN DRAWINGS FOR DETAILS. CONTRACTOR IS ADVISED TO EXCAVATE AND INVESTIGATE THE SEWER ELEVATIONS IN FRONT OF THIS PROPERTY FIRST TO ENSURE THAT 1.5% (MIN.) PIPE SLOPE OF THE SANITARY LATERAL CAN BE ACHIEVED USING THE PROPOSED UNDERSIDE OF CONCRETE FOOTINGS ELEVATIONS. IF 1.5% (MIN.) SLOPE IS NOT POSSIBLE FROM THE HOUSE TO THE SEWER THEN THE CONTRACTOR SHOULD INFORM THE OWNER'S PROJECT MANAGER AND THE CITY ACCORDINGLY FOR FURTHER DIRECTION.
- FOR DEVELOPMENT OF THIS LOT, THE CONTRACTOR MUST CONSTRUCT THE UNDERGROUND SANITARY AND WATER SERVICES FROM SEWER AND WATERMAIN TO THE PROPERTY FIRSTLY, PRIOR TO HOUSE CONCRETE FOUNDATION POURING.
- IF THE DEPTH FROM UNDERSIDE OF HOUSE CONCRETE FOOTING TO PROPOSED FINISHED GROUND ELEVATION IS LESS THAN 15 m THAN AN INSULATION (500 mm TICK) MINIMUM IS TO BE INSTALLED AT THE BUILDING'S FOOTING AND FOUNDATION OF THE HOUSE TO PROVIDE SUFFICIENT FROST COVER FOR THE FOUNDATION STRUCTURES. THE FOOTINGS WILL NEED TO BE REVIEWED FOR INSULATION BY THE OWNER'S SOILS ENGINEER. EXACT INSULATION REQUIREMENTS SHALL BE AS PER ARCHITECT'S INSULATION DETAILS AS SHOWN ON THEIR ARCHITECTURAL DRAWINGS AND CONFIRMED BY THE OWNER'S SITE SOILS ENGINEER.
- WATER SERVICE LINES AS PER STD DWG W26.
- BLANK WATER SERVICES AT CITY WATERMAIN BY CITY FORCES.
- EXISTING SEWERS TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF CITY'S SEWER OPERATIONS.
- BACKWATER VALVES WILL BE USED ON SERVICES PER SC14, SC141 AND SC142.
- ASPHALT AND GRAVEL SURFACES TO BE CLEARED AND REPLACED WITH SOFT LANDSCAPING AS SHOWN ON ARCHITECTURAL AND LANDSCAPING PLANS.
- ALL SERVICE LATERALS UNDER THE BUILDING FOOTINGS TO BE SLEEVED IF THE PIPE IS LESS THAN 0.3 m BELOW THE FOOTING.
- PROPOSED SANITARY AND STORMWATER SERVICES LATERALS SHALL BE PVC-SDR28 OR EQUIVALENT AND CONNECTIONS TO THE EXISTING CITY SYSTEM SHALL BE AS PER CITY OF OTTAWA DWG.S11. SEWER TRENCH DETAILS AS PER STD DWG S6 & S7.
- ALL PROPOSED STORM PIPES WITH OBVERT LESS THAN 2.0 m BELOW THE SURFACE ARE TO BE INSULATED FOR FROST PROTECTION.
- RDDF SCUPPER ICD DEVICES TO BE PRODUCED AS SHOWN IN DETAILS OR ELECTED BY CONTRACTOR AND PRESENTED TO ENGINEER FOR ACCEPTANCE. RDDF ICDs SHOULD PROVIDE REQUIRED OUTFLOW FROM THE RDDF STORAGE. SEE DETAIL 1.
- REAR YARD CB TO BE CONNECTED BY A LATERAL TO THE FRONT AND MAIN 375 MM MUNICIPAL PIPE. SECTION UNDER THE FOUNDATION TO BE INSTALLED IN THE SLEEVE CONCRETE PIPE.
- IF POSSIBLE, MAINTAIN THE INVERT OF THE LATERAL ABOVE THE SPRINGLINE OF RECEIVING PIPE/MAIN. CONNECT THE LATERAL AS RECOMMENDED BY STANDARD DRAWINGS S.11. AND/OR S.11.1.



349 DANFORTH STREET: PROPOSED 50mm WATERMAIN TABLE (2.4m COVER)

STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	TOP OF MAIN ELEVATION	INVERT OF MAIN	DESCRIPTION	NOTE
0+0.00	70.1	67.7			CONNECTION TO THE BUILDING	
0+7.62	68.96	67.05			PROPERTY LINE	
0+10.94	68.87	67.05	66.82		CROSSING SANITARY 225 MM MAIN	WATER PIPE INSTALLED ABOVE SAN MAIN
0+14.01	68.9	66.5	56.9		CONNECTION TO WATERMAIN 200 MM	

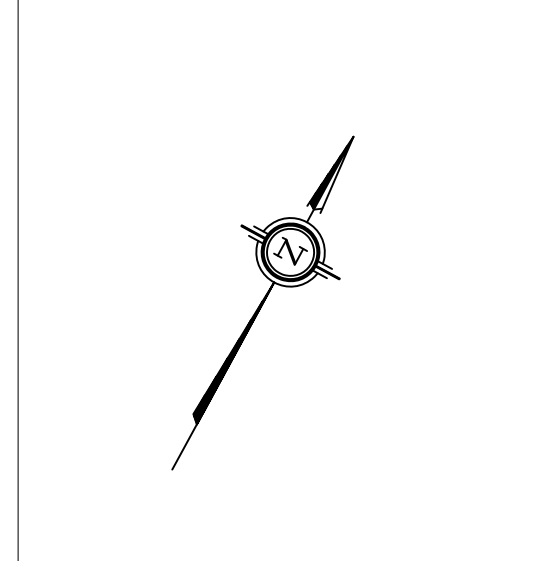
NOTE: CONTRACTOR TO CONFIRM BY EXCAVATING



LEGEND

- 56.63 PROPOSED ELEVATION
- 57.87 EXISTING ELEVATION
- U/S FOOTING PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION
- W PROPOSED 50mm WATER SERVICES COPPER TYPE "K"
- 150mm PROPOSED 150mm PVC SANITARY LATERAL SERVICES @ 1% (MIN.) SLOPE
- 200mm PROPOSED 200mm PVC STORM SEWER
- P EXISTING UNDERGROUND POWER LINE/CONDUIT
- ⊗ EXISTING CATCH BASIN
- ⊗ EXISTING STORM MANHOLE
- ⊗ EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- PROPOSED CURB STOP & SERVICE POST
- ⊗ PROPOSED METER & REMOTE METER
- PL PROPERTY LINE
- D4 DRAIN

349 DANFORTH AVE.: KEY MAP



Drawn by: Z.M.  
Checked by:  
Approved by: Z.M.

Rev	Date	Description
Rev 1	June 2021	City's Comments
Rev 2	Aug 2021	City's Comments
Rev 3	Feb 2022	Revised architectural plans

ARCH-NOVA Design Inc. 45 Banner Road NEPEAN ON K2H 8X5  
613-702-3403 contact@archnova.ca

**Servicing & Grading Plan**

Location: 349 DANFORTH AVENUE, OTTAWA, ON  
Owner: FRANK PORCARI  
337 Sunnyside Ave., Suite 101  
Ottawa, ON, K1S 0R9

Project No: CW-03-20  
Date: February 2022  
Drawing No: W-01  
Scale: 1:100

City of Ottawa File No. 2020-1140

(FORMERLY JAMES STREET INST. NP48636)