

LEGEND:

RD	PROPOSED CONTROLLED FLOW ROOF DRAIN	—	PROPERTY LINE
⊙	PROPOSED WATER METER AND REMOTE METER	—	PROPOSED FENCE AND GATE
—	PROPOSED BARRIER CURB	—	EXISTING OVERHEAD WIRES
—	PROPOSED DEPRESSED CURB	—	EXISTING CONCRETE CURB
—	PROPOSED BUILDING ENTRANCE	—	EXISTING SANITARY MANHOLE & SEWER
—	PROPOSED WATER SERVICE	—	EXISTING CATCHBASIN MANHOLE
—	PROPOSED STORM SERVICE	—	EXISTING STORM MANHOLE & SEWER
—	PROPOSED SANITARY SERVICE	—	EXISTING CATCHBASIN CW CATCHBASIN LEAD
V&V	PROPOSED VALVE AND VALVE BOX	—	EXISTING HYDRANT & VALVE
FFE	FINISHED FLOOR ELEVATION	—	EXISTING TREES / VEGETATION
T/FND	TOP OF FOUNDATION WALL ELEVATION	—	EXISTING UTILITY POLE
USF	UNDERSIDE OF FOOTING ELEVATION	—	EXISTING FENCE
X	REMOVAL AND/OR ABANDONMENT	—	EXISTING WATERMAIN
C.S.	CLAY SEAL SEEPAGE BARRIER (PER GEOTECH REPORT)	—	EXISTING HYDRANT CW VALVE & LEAD

- GENERAL NOTES:**
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
 - DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
 - OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
 - BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
 - RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLIANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF MUNICIPAL AUTHORITIES.
 - REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
 - ALL ELEVATIONS ARE GEODETIC.
 - REFER TO GEOTECHNICAL INVESTIGATION REPORT (PATERSON REPORT NUMBER P65645-1), DATED FEBRUARY 24, 2021, PREPARED BY PATERSON GROUP INC. FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
 - REFER TO MECHANICAL PLAN FOR ROOF DRAIN INFORMATION.
 - REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACED AREAS AND DIMENSIONS.
 - REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2021-007) PREPARED BY NOVATECH.
 - SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE-IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).

- SEWER NOTES:**
- SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS USING THE CURRENT GUIDELINES, BYLAWS AND STANDARDS INCLUDING MATERIALS OF CONSTRUCTION, DISINFECTION AND ALL RELEVANT REFERENCES TO OPSS, OPSD & AWWA GUIDELINES - ALL CURRENT VERSIONS AND AS AMENDED.
 - SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
STORM / SANITARY MANHOLE (1200mmØ)	701.010	OPSD
STORM MANHOLE FRAME AND COVER	401.010 - TYPE 'B'	OPSD
SANITARY MANHOLE FRAME AND COVER	401.010 - TYPE 'A'	OPSD
STORM SERVICE	PVC DR 35	
SANITARY SERVICE	PVC DR 35	
SEWER TRENCH	BEDDING (GRANULAR 'A') COVER (GRANULAR 'B' TYPE I WITH MAXIMUM PARTICLE SIZE=25mm)	
 - THE SANITARY SERVICE LATERAL SHALL BE EQUIPPED WITH A BACKFLOW PREVENTER WITHIN THE BUILDING FOOTPRINT AS PER CITY OF OTTAWA STANDARD DETAILS S14.1 OR S14.2. REFER TO MECHANICAL PLANS FOR DETAILS.
 - THE STORM SERVICE LATERAL SHALL BE EQUIPPED WITH A BACKFLOW PREVENTER WITHIN THE BUILDING FOOTPRINT AS PER CITY OF OTTAWA STANDARD DETAILS S14. REFER TO MECHANICAL PLANS FOR DETAILS.
 - PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
 - INSULATE ALL SEWER PIPES THAT HAVE LESS THAN 1.5m COVER WITH UP TO 125mm THICK HI-40 RIGID INSULATION.
 - CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL APPLICABLE SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIG ELEVATIONS, STRUCTURE LOCATIONS AND ANY ALIGNMENT CHANGES, ETC.
 - THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 410.07.16, 410.07.16.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.

- WATERMAIN NOTES:**
- SUPPLY AND CONSTRUCT ALL WATERMAIN AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
 - SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
THERMAL INSULATION BY OPEN STRUCTURES	W23	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWERS	W25	CITY OF OTTAWA
WATERMAIN MATERIAL	PVC DR 18 (100mm AND LARGER)	
 - EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMANS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS. EXCAVATION, INSTALLATION OF SERVICE, BACKFILL AND RESTORATION BY THE CONTRACTOR.
 - WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED.
 - PROVIDE MINIMUM 0.5m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS, UNLESS OTHERWISE INDICATED.
 - WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.

INTERNAL SWM STORAGE SYSTEM

DESIGN EVENT	STORAGE SYSTEM CONTROLLED FLOW	STORAGE VOLUMES REQUIRED	PROVIDED
1:2 YR	1.89 L/s	0.4 m³	> 4.0 m³
1:5 YR	1.89 L/s	0.9 m³	
1:100 YR	1.89 L/s	2.4 m³	
1:100+20%	1.89 L/s	4.0 m³	

NOTES:

- ALL DRAINAGE FROM AREA B-2 (PROPOSED TRENCH DRAIN AND ALL LOWER ROOF + PATIO DRAINS) TO BE DIRECTED TO THE INTERNAL STORMWATER STORAGE SYSTEM. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT SIZE AND DETAILS OF INTERNAL STORMWATER STORAGE SYSTEM.
- REFER TO MECHANICAL PLANS FOR PUMP INFORMATION AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM.

PROPOSED 150mmØ WATER SERVICE TABLE

STATION	SURFACE ELEVATION	TWM ELEVATION	COMMENTS
0+00	63.09±	60.78±	150mmØ WM CONNECTION TO EX WM (ROLL TEE)
0+02.4	63.10	61.80	22.5" VERTICAL BEND
0+02.9	63.10	61.80	CROSS ABOVE 300mmØ SAN (+1.3m CLEARANCE)
0+03.5	63.11	61.80	INSULATE IN PROXIMITY TO OPEN STRUCTURES
0+04.5	63.11	61.80	CROSS ABOVE 375mmØ STM (+0.3m CLEARANCE)
0+05.1	63.11	61.80	22.5" VERTICAL BEND
0+06.1	63.10	61.39	CROSS BELOW ABAND. GAS (>0.5m CLEARANCE)
0+07.6	63.08	60.85	22.5" VERTICAL BEND
0+08.2	63.20	60.85	CROSS BELOW ABAND. WM (>0.5m CLEARANCE)
0+11.7	63.35	60.85	CROSS BELOW 100mmØ GAS (+1.4m CLEARANCE)
0+15.0	63.47	60.85	PROPERTY LINE / 150mmØ V&VB
0+15.1	63.48	60.85	---
0+20.3	64.50	60.85	CAP 1.0m FROM FOUNDATION WALL

★ CONNECTION TO EXISTING 200mmØ WATERMAIN. EXACT ELEVATIONS TO BE FIELD DETERMINED.
 ★★ PROVIDE THERMAL INSULATION AS PER CITY OF OTTAWA DETAIL W22 IN SHALLOW TRENCHES AND/OR CITY OF OTTAWA DETAIL W23 ADJACENT TO OPEN STRUCTURES.

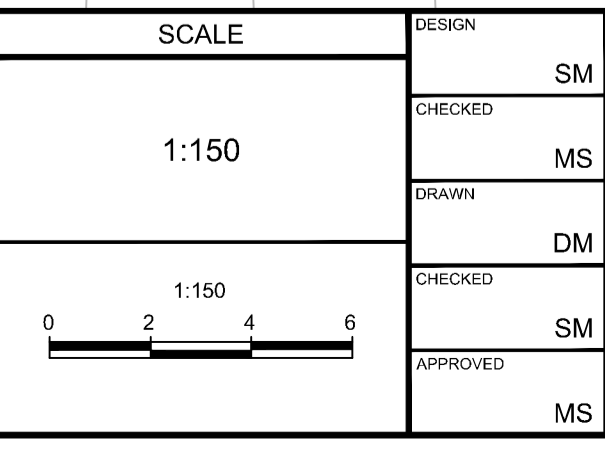
ROOF DRAIN TABLE: AREA R-3 (ROOF DRAINS 1-6)

AREA ID	ROOF DRAIN No. (WATTS MODEL)	WEIR SETTING	1.5 YEAR RELEASE RATE	APPROX. 5 YR PONDING DEPTH	1-100 YEAR RELEASE RATE	APPROX. 100 YR PONDING DEPTH
R-3	RD 1 (RD-100-A-ADJ)	CLOSED	0.32 L/S	11 cm	0.32 L/S	15 cm
R-3	RD 2 (RD-100-A-ADJ)	CLOSED	0.32 L/S	11 cm	0.32 L/S	15 cm
R-3	RD 3 (RD-100-A-ADJ)	CLOSED	0.32 L/S	11 cm	0.32 L/S	15 cm
R-3	RD 4 (RD-100-A-ADJ)	CLOSED	0.32 L/S	11 cm	0.32 L/S	15 cm
R-3	RD 5 (RD-100-A-ADJ)	CLOSED	0.32 L/S	10 cm	0.32 L/S	14 cm
R-3	RD 6 (RD-100-A-ADJ)	CLOSED	0.32 L/S	10 cm	0.32 L/S	14 cm
TOTALS			1.92 L/s		1.92 L/s	

* REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2021-007) PREPARED BY NOVATECH FOR DRAINAGE AREA IDENTIFIERS AND STORMWATER MANAGEMENT DETAILS.
 ** ALL CONTROLLED FLOW ROOF DRAINS FOR THE UPPER ROOF OF THE BUILDING ARE TO BE WATTS ACCUTROL ADJUSTABLE ROOF DRAINS WITH WEIR SETTINGS AS INDICATED IN THE TABLE ABOVE.

OWNER INFORMATION
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No.	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	NOV 19/21	MS
1	ISSUED FOR SITE PLAN APPROVAL	JUN 16/21	MS



FOR REVIEW ONLY

DESIGN	SM
CHECKED	MS
DRAWN	DM
CHECKED	SM
APPROVED	MS



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LOCATION
 CITY OF OTTAWA
 54, 56 & 60 BAYSWATER AVENUE

DRAWING NAME
 GENERAL PLAN OF SERVICES

PROJECT No.
 120169

REV # 2
 REV # 2

DRAWING No.
 120169-GP

PLAN #18529

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