

NOTES: GENERAL

- 1. DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS
2. ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS.

- 3. THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS.

- 4. THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION.

- 5. ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS AND AS PER THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL REPORT.

- 6. REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS, LAYOUT AND REMOVALS. REFER TO LANDSCAPE PLAN FOR LANDSCAPED DETAILS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

- 7. TOPOGRAPHIC SURVEY COMPLETED AND PROVIDED BY FAIRHALL MOFFATT & WOODLAND LTD. DATED ON OCTOBER 04, 2019. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

NOTES: WATERMAIN

- 1. ALL WATERMAIN AND WATERMAIN APPURTENANCES, MATERIALS, CONSTRUCTION AND TESTING METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND MINISTRY OF ENVIRONMENT STANDARDS AND SPECIFICATIONS.
2. ALL WATERMAIN 300mm DIAMETER AND SMALLER TO BE POLY VINYL CHLORIDE (PVC) CLASS 150 DR 19 MEETING AWWA SPECIFICATION C900.

- 3. THE WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m BELOW FINISHED GRADE. WHERE WATERMANS CROSS OVER OTHER UTILITIES, A MINIMUM 0.30m CLEARANCE SHALL BE MAINTAINED.

- 4. CONCRETE THRUST BLOCKS AND MECHANICAL RESTRAINTS ARE TO BE INSTALLED AT ALL TEES, BENDS, HYDRANTS, REDUCERS, ENDS OF MAINS AND CONNECTIONS 100mm AND LARGER, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS W25.3 & W25.4.

- 5. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS AS PER CITY OF OTTAWA STANDARD W4 & W42.
6. ALL VALVES AND VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARD W18 & W19.

- 7. FIRE HYDRANT LOCATION AND INSTALLATION AS PER CITY OF OTTAWA STANDARD W18 & W19. CONTRACTOR TO PROVIDE FLOW TEST AND PAINTING OF NEW HYDRANT IN ACCORDANCE WITH CITY STANDARDS.

- 8. IF WATER MAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.

NOTES: STORM SEWERS AND STRUCTURES

- 14. ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW STORM SEWERS, SERVICES AND CB LEADS.
15. STORM SEWERS 450mm DIAMETER AND SMALLER SHALL BE PVC SDR-35, WITH RUBBER GASKET PER CSA A-257.3.

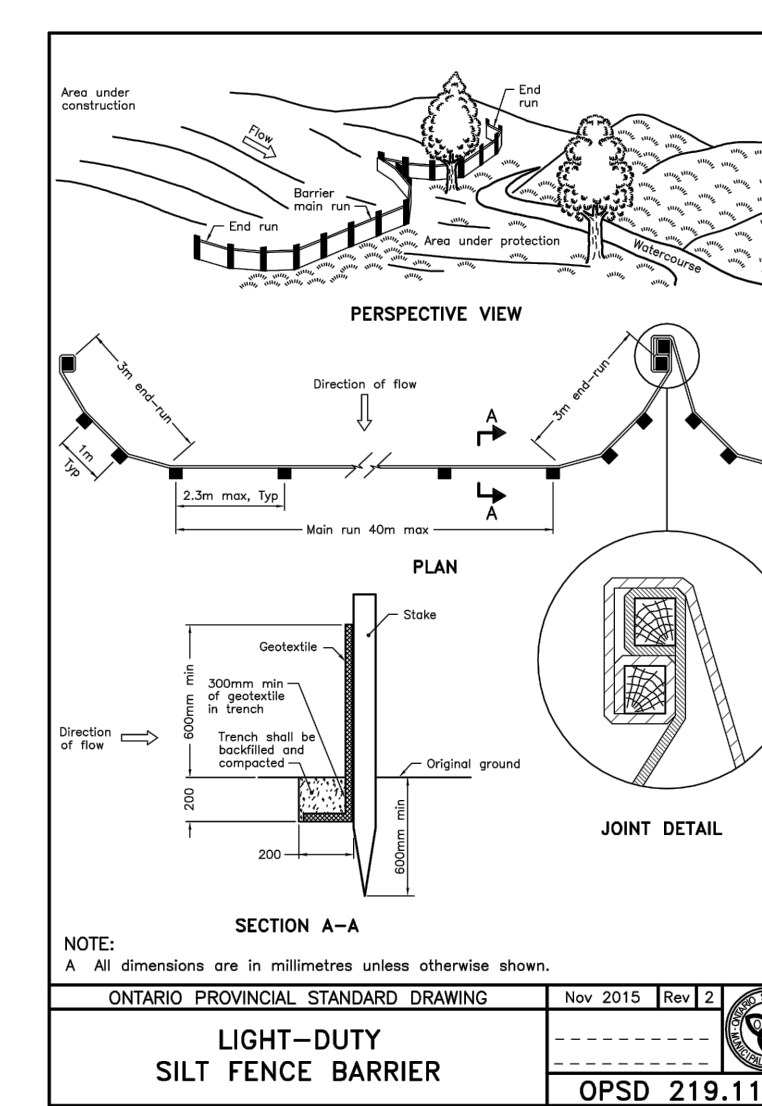
- 16. SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
17. ALL STORM MANHOLES 1200mm IN DIAMETER TO BE AS PER OPSD 701.01. FRAME AND COVER TO BE AS PER CITY OF OTTAWA STANDARD S25 AND S24.1.

- 18. ANY NEW OR EXISTING STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.
19. CB IN LANDSCAPE AREAS SHALL BE AS PER CITY OF OTTAWA STANDARD S31.

- 20. ALL CATCHBASIN LEADS TO BE MINIMUM 200mm DIAMETER AT MINIMUM 1.0% SLOPE UNLESS OTHERWISE SPECIFIED.
21. STORM CATCHBASINS AS PER OPSD 705.010 AND FRAME/COVER AS PER CITY STANDARD DRAWINGS S19. STORM CBMFS AS INDICATED IN TABLE WITH SUMP AND FRAME/COVER AS PER OPSD 401.010 TYPE B. SANITARY MFS AS PER OPSD 701.010 TYPE A BASE WITH BENCHING, AND FRAME/COVER AS PER OPSD 401.010 TYPE A. ADJUSTMENT SECTIONS SHALL BE AS PER OPSD 704.010.

- 22. INSTALLATION OF FLOW CONTROL ICDS TO BE VERIFIED BY QUALITY VERIFICATION ENGINEER RETAINED BY CONTRACTOR.
23. NO SERVICE LATERALS ARE TO BE DIRECTLY CONNECTED TO A MANHOLE.

- 24. SERVICE LATERALS THAT HAVE INSUFFICIENT COVER ARE TO BE THERMAL INSULATED AS PER CITY OF OTTAWA STANDARD W22.
25. ALL SERVICE LATERALS, LOCATED WITHIN THE ROW, ARE TO BE AT A MIN. OF 1% GRADIENT.



LIGHT-DUTY SILT FENCE BARRIER
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2
OPSD 219.110

LEGEND:

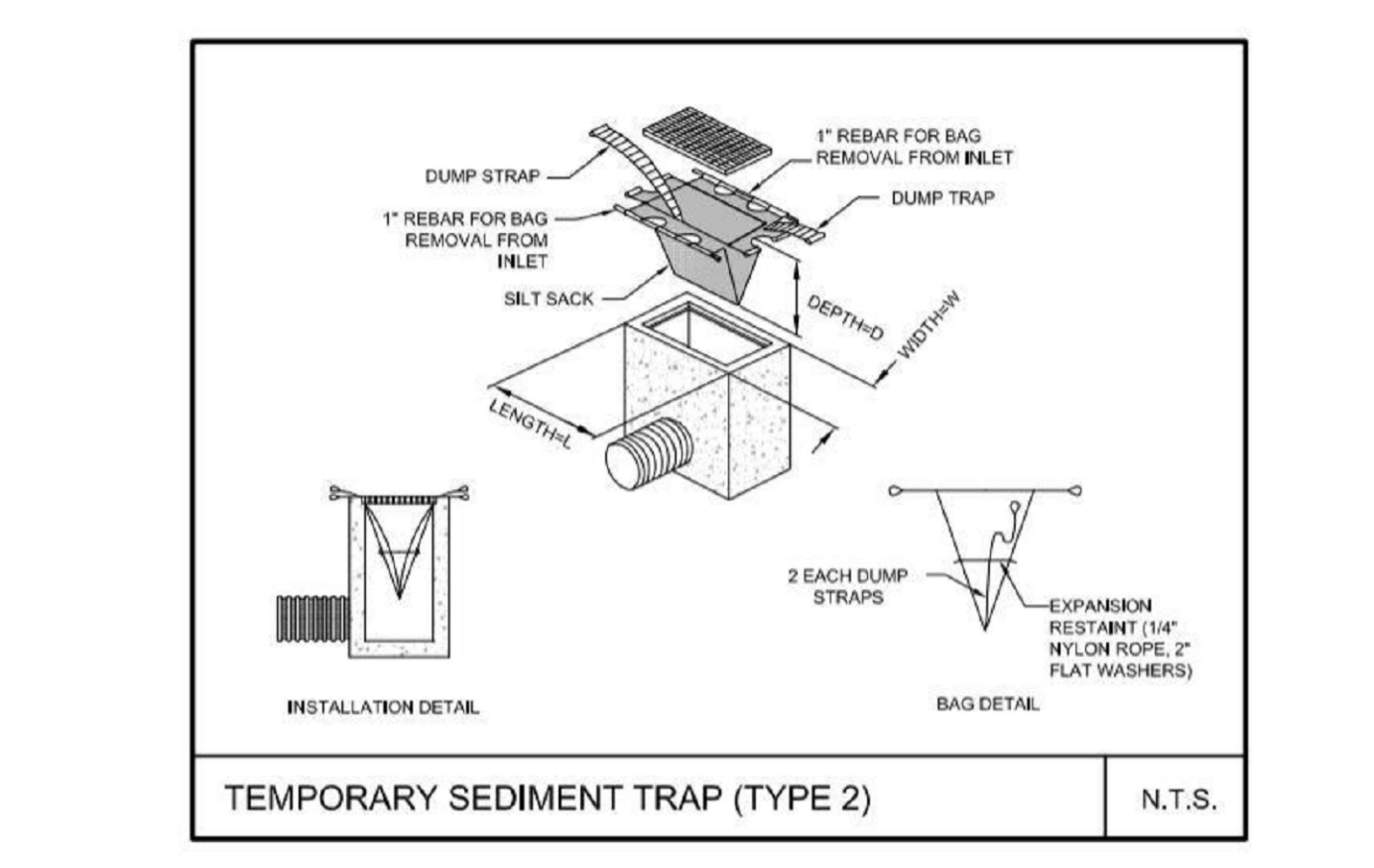
Legend table listing symbols for existing fire hydrant, existing grade, existing valve chamber, proposed fire hydrant, proposed valve and valve box, etc.

PAVEMENT STRUCTURE - HEAVY DUTY (BUSES AND TRUCKS) table with columns COURSE, MATERIAL, THICKNESS.

PAVEMENT STRUCTURE - LIGHT DUTY (CARS ONLY) table with columns COURSE, MATERIAL, THICKNESS.

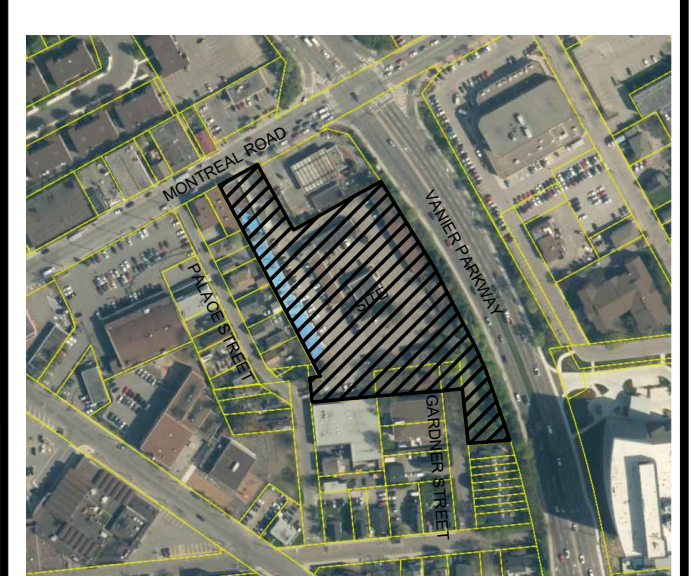
WATERMAIN SCHEDULE table with columns STATION, DESCRIPTION, FINISHED GRADE, EXISTING GRADE, PROP. TOP OF W/M, AS-BUILT TOP OF W/M.

PIPE CROSSING TABLE with columns Pipe Size, Invert, Obvert, Clearance, Material.



STORM STRUCTURE TABLE and SAN STRUCTURE TABLE with columns Structure ID, Top of Grate Elevation, Invert In, Invert Out, Size, Description, Cover.

GENERAL NOTES: THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THE PLANS, SPECIFICATIONS AND THE DESIGN INTENT.



KEY PLAN (N.T.S.) SUBJECT TO APPROVAL

BENCH MARK No.1 ELEVATION=56.43 table with columns Station, Elevation, Description.

Revisions table with columns No., Revisions, By, Date.



CLIENT: 2705460 ONTARIO INC. C/O ANAND AGGARWAL MANOR PARK MANAGEMENT 231 BRITANNY DRIVE, SUITE D OTTAWA, ON K1K 0R8

rla/architecture rodrick lahey architect inc. 55 beach street ottawa, ontario k1s 3r6

ANNIS, O'SULLIVAN, VOLLEBEKK Ontario Land Surveyors 14 CONOURS GATE, SUITE 400, NEPEAN, ONTARIO, K2E 7S8

DESIGNED BY: D.Y. DRAWN BY: J.T. APPROVED BY: D.Y.

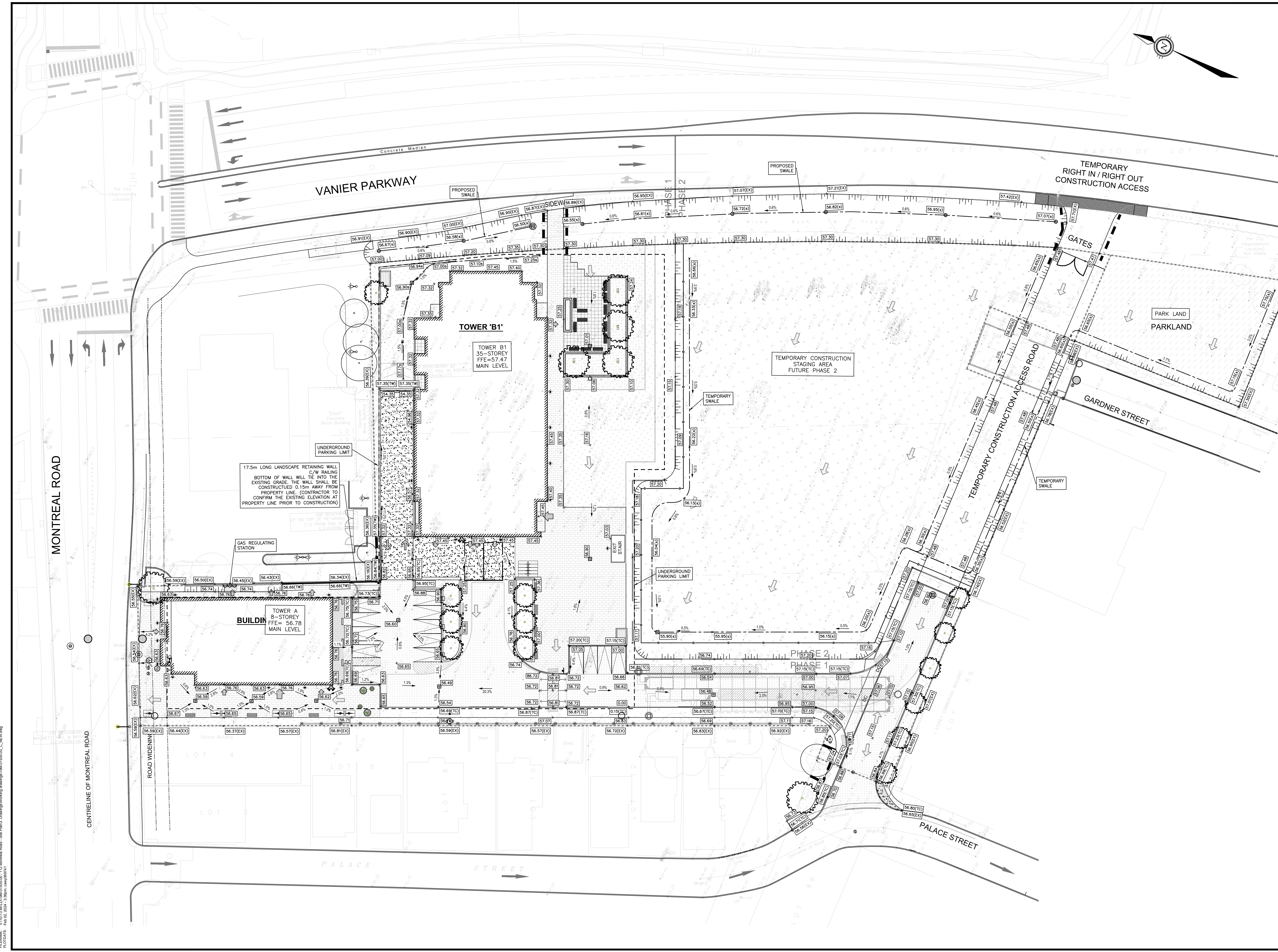
PROJECT: 112 MONTREAL ROAD RESIDENTIAL DEVELOPMENT

DRAWING TITLE: NOTES AND DETAILS

PROJECT NO.: 19M-01935-00 DRAWING NO.: C01

FILENAME: V:\10_1144\19M01935-00 - 112 Montreal Road - 50m Plot - Drawings\dwg\19m01935-00_C_01.dwg

D07-12-22-0138



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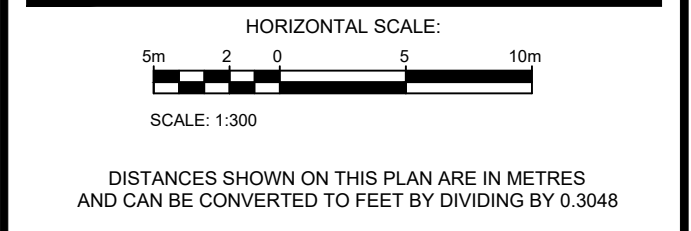


KEY PLAN
(N.T.S.)

SUBJECT TO APPROVAL

BENCH MARK No.1 ELEVATION=56.43
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODEIC DATUM AND ARE DERIVED FROM THE WESTERLY LIMIT OF PART 1, PLAN 5R-6112 SHOWN AS HAVING A BEARING OF N28°27'30"W.
 TOWNSHIP: CITY OF OTTAWA

No.	REVISIONS	BY	DATE
04	REVISED AS PER CITY COMMENTS	D.Y.	2024-02-02
03	REVISED AS PER CITY COMMENTS	D.Y.	2023-06-14
02	REVISED AS PER CITY COMMENTS	D.Y.	2023-04-03
01	ISSUED FOR SPA	D.Y.	2022-09-13



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 D. B. YANG
 100230568
 2024-02-02
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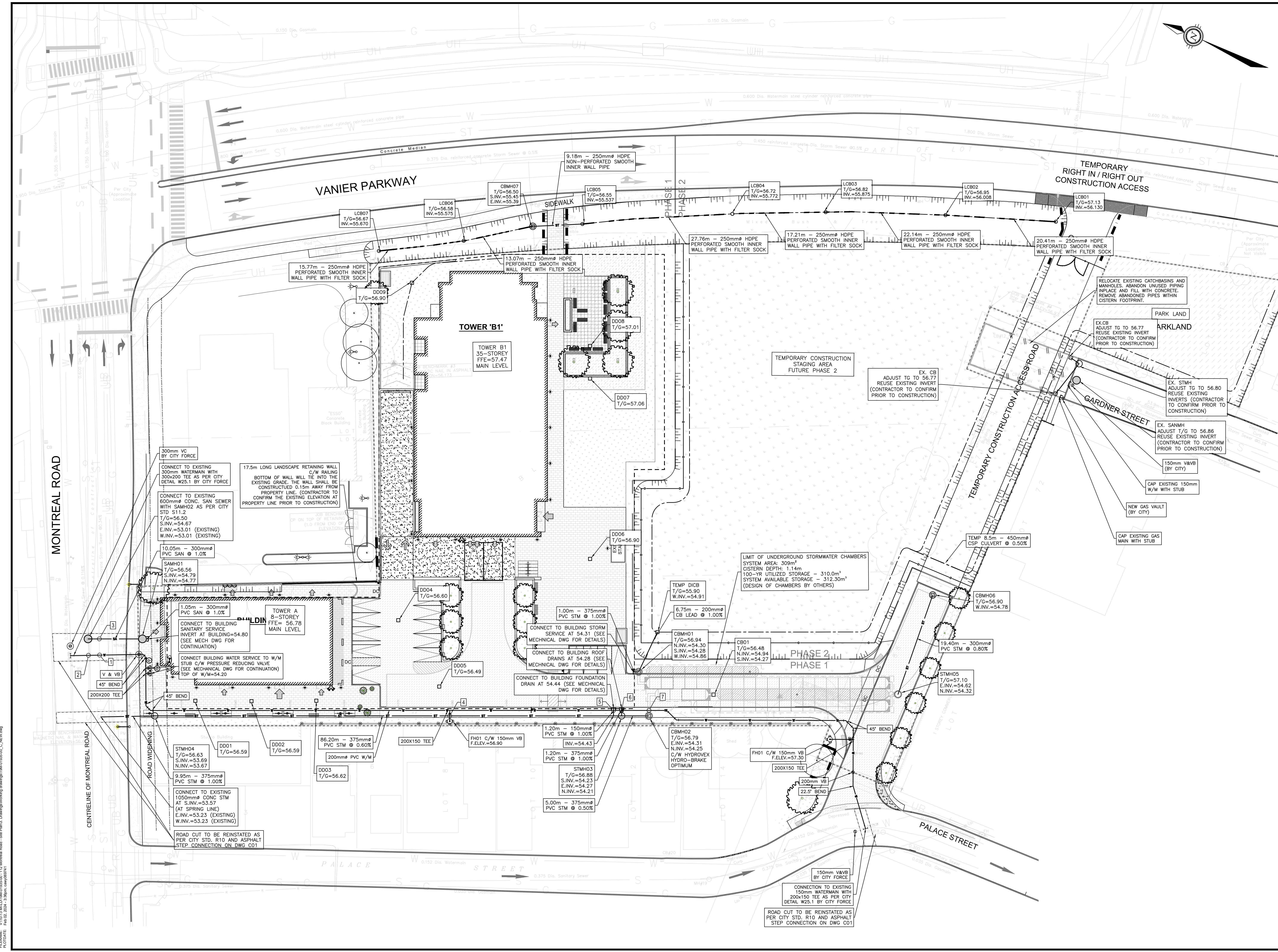
DESIGNED BY: D.Y. DRAWN BY: J.T. APPROVED BY: D.Y.

PROJECT
 112 MONTREAL ROAD
 RESIDENTIAL DEVELOPMENT

DRAWING TITLE
 GRADING PLAN

PROJECT NO. 19M-01935-00 DRAWING NO. C02

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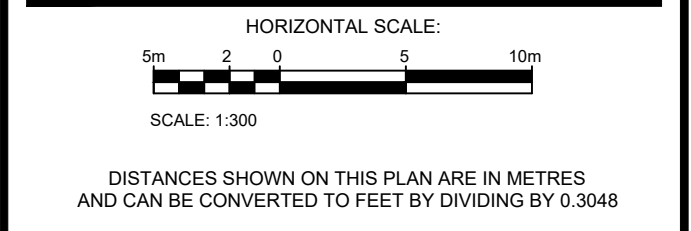
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SUBJECT TO APPROVAL

BENCH MARK No.1 ELEVATION=56.43
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 TOWNSHIP: CITY OF OTTAWA

No.	REVISIONS	BY	DATE
04	REVISED AS PER CITY COMMENTS	D.Y.	2024-02-02
03	REVISED AS PER CITY COMMENTS	D.Y.	2023-06-14
02	REVISED AS PER CITY COMMENTS	D.Y.	2023-04-03
01	ISSUED FOR SPA	D.Y.	2022-09-13



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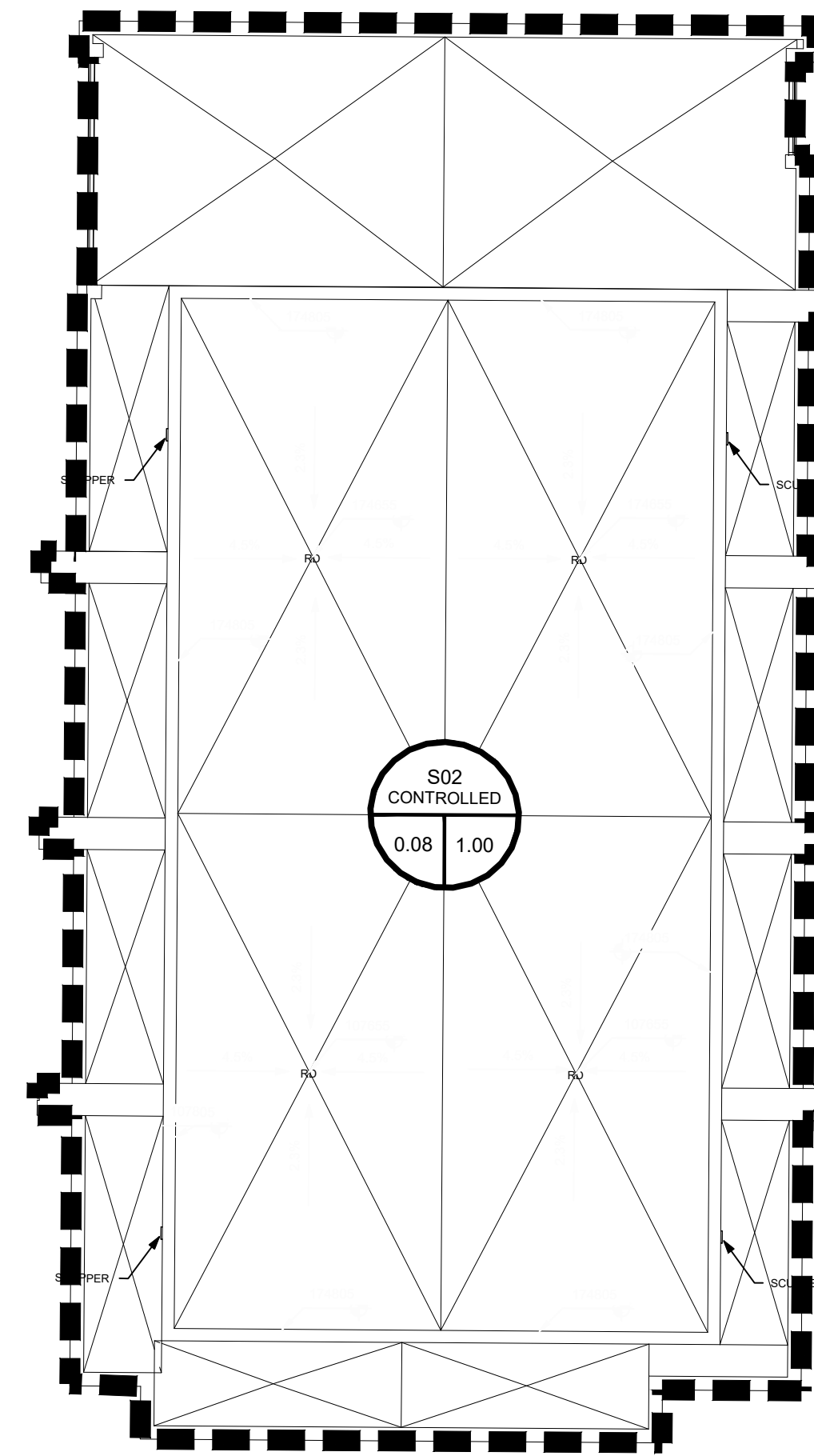
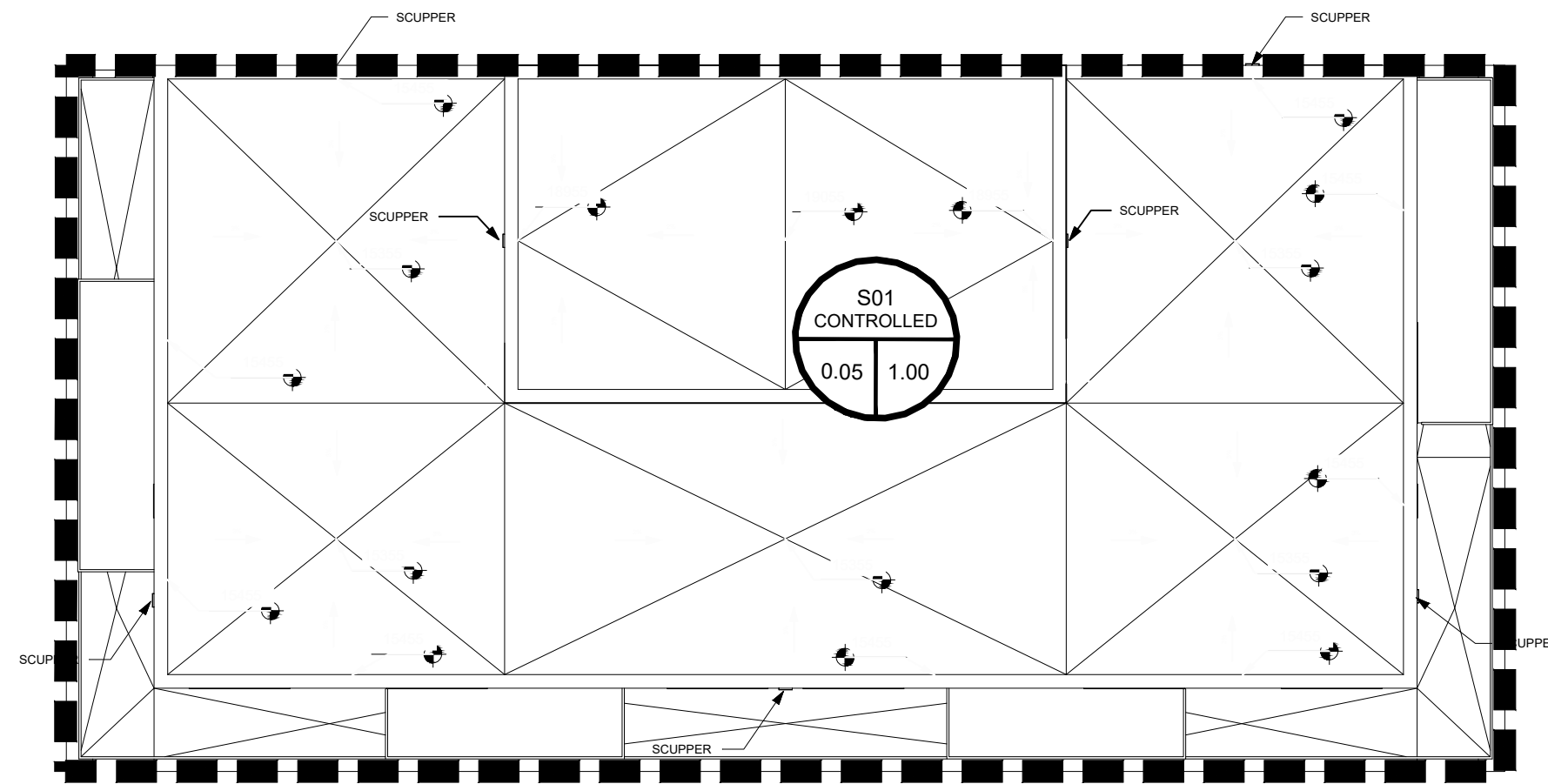
DESIGNED BY: D.Y. DRAWN BY: J.T. APPROVED BY: D.Y.

PROJECT
 112 MONTREAL ROAD
 RESIDENTIAL DEVELOPMENT

DRAWING TITLE
 SERVICING PLAN

PROJECT NO. 19M-01935-00 **DRAWING NO.** C03

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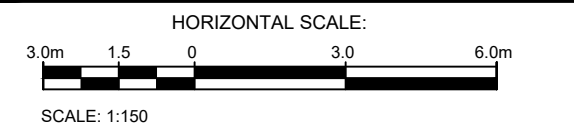


KEY PLAN (N.T.S.)

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 TOWNSHIP: CITY OF OTTAWA

NO.	REVISIONS	BY	DATE
02	REVISED AS PER CITY COMMENTS		D.Y. 2023-04-03
01	ISSUED FOR SPA		D.Y. 2022-09-13



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



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DESIGNED BY: D.Y. DRAWN BY: J.T. APPROVED BY: D.Y.

PROJECT
 112 MONTREAL ROAD
 RESIDENTIAL DEVELOPMENT

DRAWING TITLE
 ROOF DRAINAGE PLAN

PROJECT NO. 19M-01935-00 DRAWING NO. C04A

WATTS® Adjustable Accutrol Weir Adjustable Flow Control for Roof Drains
 Tag: _____

ADJUSTABLE ACCUTROL (for Large Sump Roof Drains only)

For more flexibility in controlling flow with heads deeper than 2", Watts Drainage offers the Adjustable Accutrol. The Adjustable Accutrol Weir is designed with a single parabolic opening that can be covered to restrict flow above 2" of head to less than 5 gpm per inch, up to 6" of head. To adjust the flow rate for depths over 2" of head, set the slot in the adjustable upper cone according to the flow rate required. Refer to Table 1 below.
 Note: Flow rates are directly proportional to the amount of weir opening that is exposed.

EXAMPLE:

For example, if the adjustable upper cone is set to cover 1/2 of the weir opening, flow rates above 2" of head will be restricted to 2-1/2 gpm per inch of head.

Therefore, at 3" of head, the flow rate through the Accutrol Weir that has 1/2 the slot exposed will be:
 [5 gpm (per inch of head) x 2 inches of head] + 2-1/2 gpm (for the third inch of head) = 12-1/2 gpm.

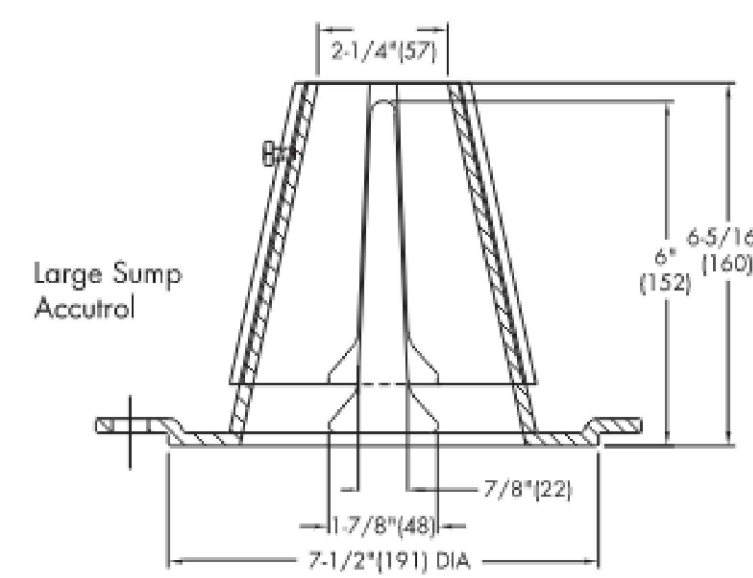


TABLE 1. Adjustable Accutrol Flow Rate Settings

Weir Opening Exposed	Flow Rate (gallons per minute)					
	1"	2"	3"	4"	5"	6"
Fully Exposed	5	10	15	20	25	30
3/4	5	10	13.75	17.5	21.25	25
1/2	5	10	12.5	15	17.5	20
1/4	5	10	11.25	12.5	13.75	15
Closed	5	5	5	5	5	5

Job Name _____ Contractor _____
 Job Location _____ Contractor's P.O. No. _____
 Engineer _____ Representative _____

Watts product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measurements, please contact Watts Technical Services. Watts reserves the right to change or modify product design, construction, specifications, or materials without prior notice and without incurring any obligation to make such changes and modifications on Watts products previously or subsequently sold.



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 ES-WD-RD-ACCUTROLADJ-CAN 1615

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Roof Drains

Catchment ID	Status	Common Name	Area (ha.)	Area (m ²)	Area to Cistern 1 (m ²)	Area controlled by Rooftop (m ²)	WATT Drains		
							Number of Drains Req. (~1 Drain / 150 m ²)	Area Per Drain (m)	Width / Length (m)
S01	Controlled	Building A	0.05	500	190	310	5	62.00	7.87
S02	Controlled	Building B1	0.081	810	447	363	4	90.75	9.53

METRIC	Flow Rate (m3/sec)					
	25.4	50.8	76.2	101.6	127.0	152.4
Weir opening	0.02540	0.05080	0.07620	0.10160	0.12700	0.15240
Fully Exposed	0.000315451	0.000630902	0.000946353	0.001261804	0.001577255	0.001892706
3/4	0.000315451	0.000630902	0.00086749	0.001104079	0.001340667	0.001577255
1/2	0.000315451	0.000630902	0.000788628	0.000946353	0.001104079	0.001261804
1/4	0.000315451	0.000630902	0.000709765	0.000788628	0.00086749	0.000946353
Closed	0.000315451	0.000315451	0.000315451	0.000315451	0.000315451	0.000315451

Table 3-3: Post-Development Modelling Results (C)

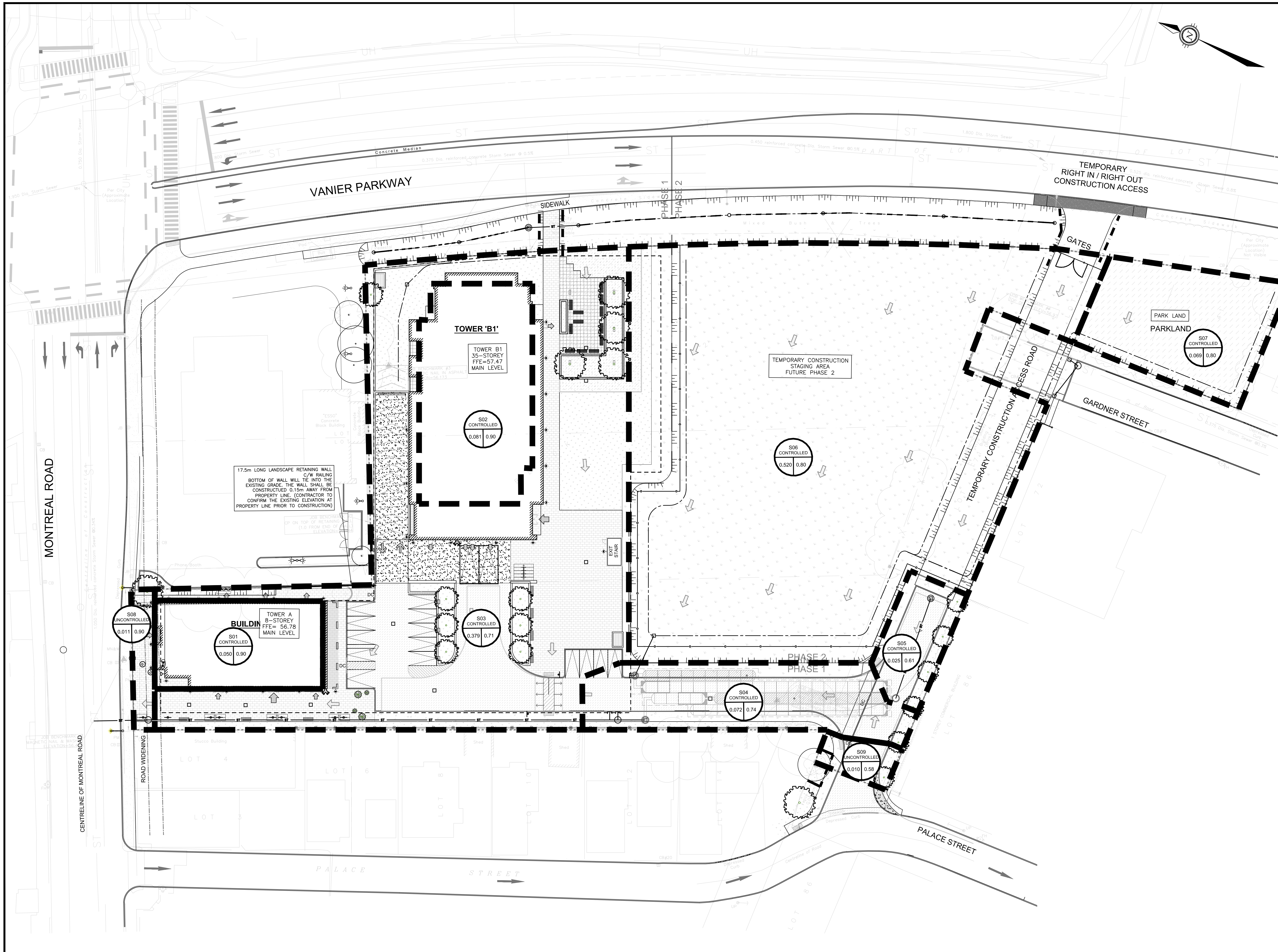
RETURN PERIOD (YEARS)	ROOFTOP MAXIMUM STORAGE VOLUME, PEAK RELEASE RATE ¹ , AND PONDING DEPTH						UNCONTROLLED FLOW RATE ² (L/S)
	TOWER A			TOWER B1			
	(m ³)	(L/s)	(m)	(m ³)	(L/s)	(m)	
5	4.5	1.5	0.054	6.4	1.2	0.073	2.9
100	11.5	1.5	0.086	15.4	1.2	0.142	8.3

¹ Based on the critical duration resulting in maximum storage utilized on each roof surface

² Based on the critical duration resulting in the maximum flow released from the site

FILENAME: Y:\15.114.01\19M-01935-00 - 112 Montreal Road - Site Plan\03_Drawing\dwg\dwg\19M-01935-00_C_Roof.dwg
 PLOTDATE: Feb 02, 2024 - 3:38pm, cww089841

D07-12-22-0138



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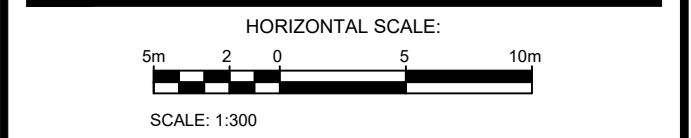
KEY PLAN
(N.T.S.)

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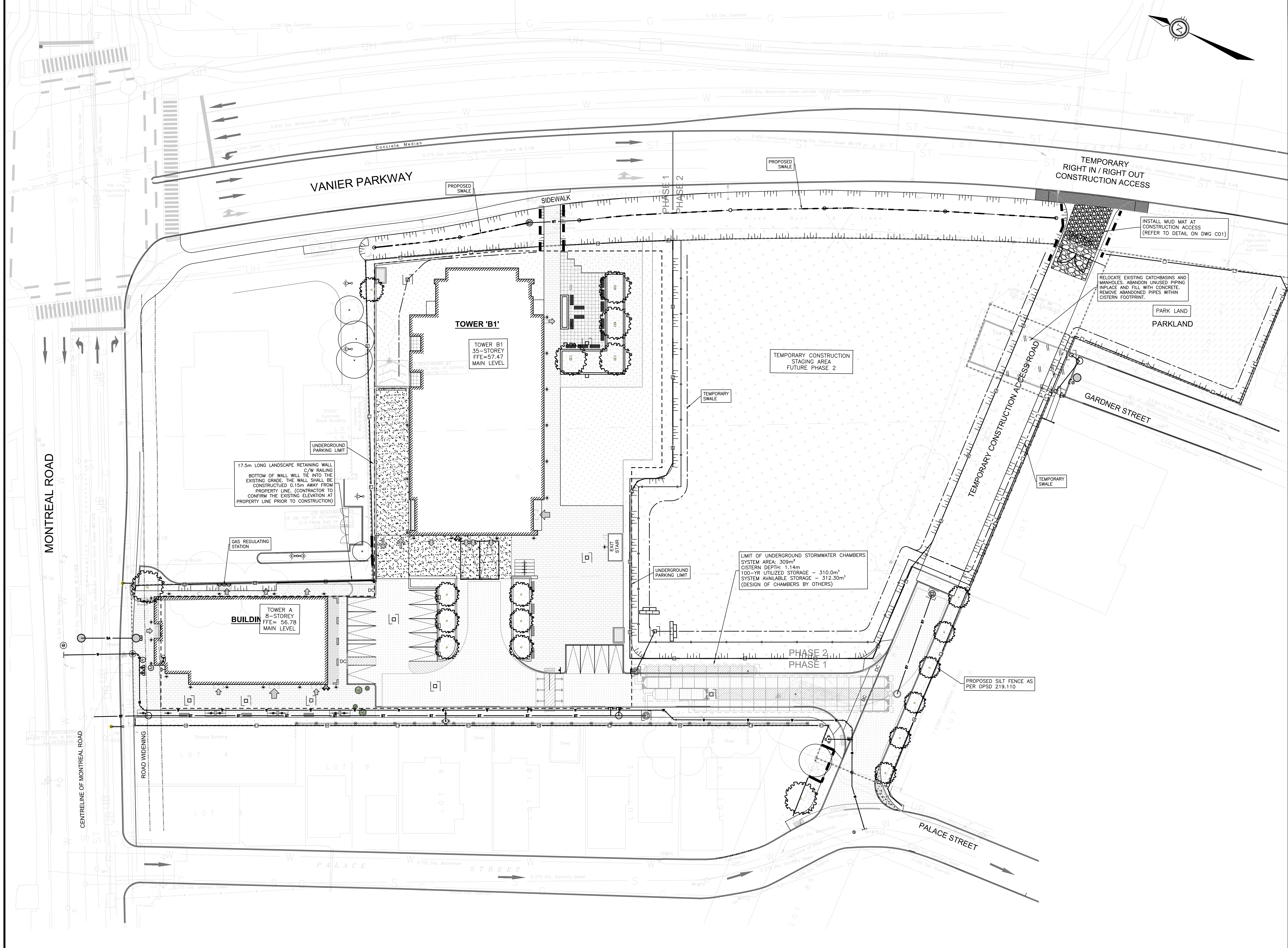
DESIGNED BY: D.Y. DRAWN BY: J.T. APPROVED BY: D.Y.

PROJECT
 112 MONTREAL ROAD
 RESIDENTIAL DEVELOPMENT

DRAWING TITLE
 STORM DRAINAGE
 AREA PLAN

PROJECT NO. 19M-01935-00 **DRAWING NO.** C04

FILENAME: V:\19M-01935-00-112 Montreal Road - Site Plan\19M-01935-00-112 Montreal Road - Site Plan\19M-01935-00-112 Montreal Road - Site Plan.dwg
 PLOT DATE: Feb 02, 2024 - 3:37pm, User: DBYANG



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 THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEERS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

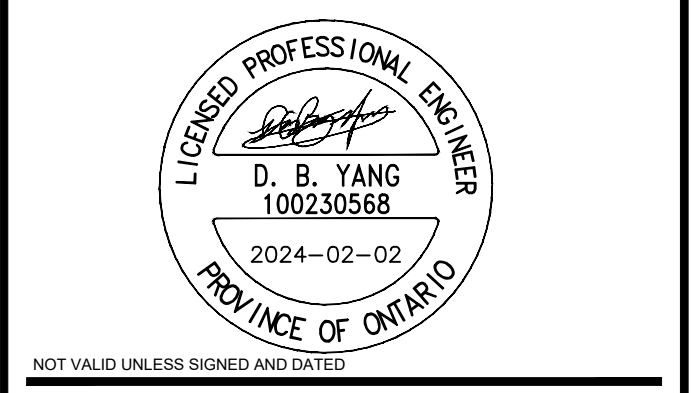
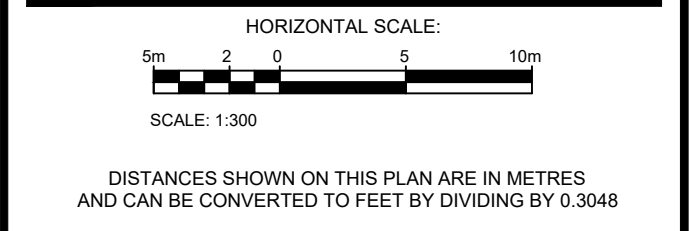


KEY PLAN
(N.T.S.)

SUBJECT TO APPROVAL

BENCH MARK No.1 ELEVATION=56.43
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE WESTERLY LIMIT OF PART 1, PLAN SR-6112 SHOWN AS HAVING A BEARING OF N28°27'30"W.
 TOWNSHIP: CITY OF OTTAWA

No.	REVISIONS	BY	DATE
04	REVISED AS PER CITY COMMENTS	D.Y.	2024-02-02
03	REVISED AS PER CITY COMMENTS	D.Y.	2023-06-14
02	REVISED AS PER CITY COMMENTS	D.Y.	2023-04-03
01	ISSUED FOR SPA	D.Y.	2022-09-13



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 C/O ANAND AGGARWAL
 MANOR PARK MANAGEMENT
 231 BRITTANY DRIVE, SUITE D
 OTTAWA, ON K1K 0R8

rla/architecture
 roderick lahey architect inc.
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ANNIS, O'SULLIVAN, VOLLEBECK
 Ontario Land Surveyors
 14 CONCOURSE GATE, SUITE 400, NEPEAN, ONTARIO, K2E 7J6
 TEL: (613) 727-0850 FAX: (613) 727-1079

DESIGNED BY: D.Y. DRAWN BY: J.T. APPROVED BY: D.Y.

PROJECT
 112 MONTREAL ROAD
 RESIDENTIAL DEVELOPMENT

DRAWING TITLE
 EROSION AND SEDIMENTATION
 CONTROL PLAN

PROJECT NO. 19M-01935-00 DRAWING NO. C05

FILENAME: V:\19M-01935-00 - 112 Montreal Road - Site Plan3 Drawing\shdwg\dwg\19M-01935-00_C_NER\19M-01935-00_C_NER.dwg
 PLOT DATE: Feb 02, 2024 - 3:15pm, dwg005941