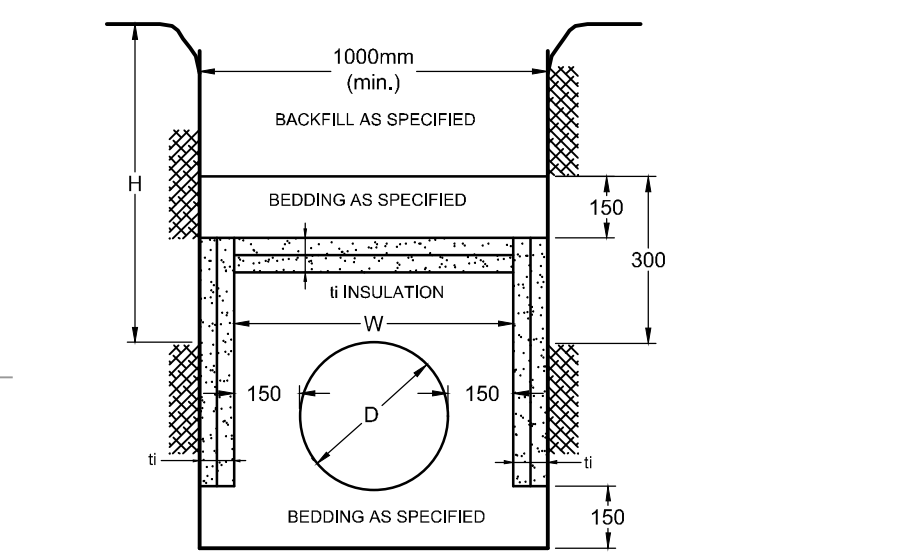


- GENERAL NOTES:**
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
  - DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS 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.
  - COMPLETE ALL WORKS 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'.
  - RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
  - 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 REPORT (PG5825-1, DATED JUNE 7, 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 ARCHITECTS' AND LANDSCAPE ARCHITECTS' DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
  - REFER TO THE DEVELOPMENT SERVICING STUDY & STORMWATER MANAGEMENT REPORT (R-2023-003) PREPARED BY NOVATECH.
  - SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
  - PROVIDE LINE / PARKING PAINTING AS REQUIRED PER THE ARCHITECTURAL SITE PLAN.

- BENCHMARK NOTES:**
- ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM. DERIVED ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON P6 HAVING AN ELEVATION OF 64.02.
  - IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
  - BENCHMARK WAS PROVIDED ON PLAN OF SURVEY OF PART OF LOT 60 AND ALL OF LOTS 61 & 62, REGISTERED PLAN 265 AND PART OF LOT 31, CONCESSION 1 (OTTAWA FRONT), SURVEYED BY STANTEC GEOMATICS LTD.
  - NEW BENCHMARK TO BE ESTABLISHED BY SURVEYOR PRIOR TO CONSTRUCTION TO REPLACE EXISTING BENCHMARK ON FIRE HYDRANT THAT WILL BE RELOCATED.



**INSULATION NOTES:**

- THE THICKNESS OF SEWER INSULATION SHALL BE THE EQUIVALENT OF 25mm FOR EVERY 300mm REDUCTION IN THE REQUIRED DEPTH OF COVER LESS THAN 1800mm (SEE TABLE)

COVER (mm)	INSULATION THICKNESS (mm)
1800-1500	50
1500-1200	75
1200-900	100
900-600	125

t = THICKNESS OF INSULATION (mm)  
 h = DEPTH OF COVER  
 W = WIDTH OF INSULATION (mm)  
 D = O.D OF PIPE (mm)

**WEST TOWER PROPOSED 40-STOREY MIXED-USE BUILDING**

FFE = 63.65  
TOF = 51.05

GIVEN THE LIMITED SPACE AVAILABLE BETWEEN THE PROPERTY LINES AND THE UNDERGROUND STRUCTURE, TEST PORTS WILL BE REQUIRED IN LIEU OF MONITORING MANHOLES FOR THE SANITARY AND STORM SERVICES.

**EAST TOWER PROPOSED 40-STOREY MIXED-USE BUILDING**

FFE = 63.65  
TOF = 51.05

BLANK EXISTING WATER SERVICE AT THE MAIN PER CITY OF OTTAWA STANDARDS. EXACT LOCATION TO BE DETERMINED IN THE FIELD.

- NOTE FOR PARK BLOCK**
- DEMOLITION, REMOVAL AND DISPOSAL OF ALL EXISTING MATERIALS, STRUCTURE AND FOUNDATIONS.
  - GRADING (INCLUDING CUT AND/OR FILL) WHERE NECESSARY TO BRING PARK LAND TO SITE PLAN GRADES AND TO PROVIDE POSITIVE SURFACE DRAINAGE.
  - TOPSOIL SUPPLY AND PLACEMENT. MINIMUM 2.0M DEPTH. SEED AND/OR SOD #1 NURSERY GRADE OR EQUIVALENT VALUE.
  - REMOVAL OF CHAIN-LINK FENCE.
  - REMOVAL OF EXISTING CATCH BASIN (ID # IN47434).
  - REMOVAL OF THE 375MM DIA. STORM SEWER ON THE PARK EXTENSION AREA.

**PROPOSED WATER SERVICE TABLE**

Station	FIG ELEVATION	TOP OF WATERMAIN	DESCRIPTION
1+000.00	62.93	60.79 *	ROLLED 200mmØ WM TEE CONNECTION TO EX. 200mmØ PVC WM
1+000.94	62.95	59.85	45° VERTICAL BEND
1+001.57	62.95	59.85	WM TO CROSS ABOVE EX. 375mmØ SAN. SEWER (CLEARANCE=0.61m)
1+005.89	62.94	59.85	WM TO CROSS BELOW EX. 1200mmØ STORM SEWER (CLEARANCE=0.67m)
1+007.59	62.96	59.85	45° VERTICAL BEND
1+008.30	62.97	60.56	45° VERTICAL BEND
1+008.69	62.96	60.56	VALVE AND VALVE BOX AT PROPERTY LINE
1+011.15	63.65	60.56	CAP AT 1.0m FROM FOUNDATION WALL

**PROPOSED WATER SERVICE TABLE**

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1+011.15	63.65	60.56	CAP AT 1.0m FROM FOUNDATION WALL

**INTERNAL SWM STORAGE SYSTEM**

DESIGN EVENT	STORAGE SYSTEM CONTROLLED FLOW	STORAGE VOLUMES REQUIRED	STORAGE VOLUMES PROVIDED
1.2 YR		41.6 m³	
1.5 YR	PUMPED FLOW	69.0 m³	>182 m³
1:100 YR	RATE = 31.5 L/s	181.7 m³	

**NOTES:**

- ALL DRAINAGE FROM AREA A-3 (PROPOSED AMENITY AREA DECK DRAINS AND ALL ROOF 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 ARCHITECTURAL AND MECHANICAL PLANS FOR LOCATION AND CONNECTIONS AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM AND EMERGENCY OVERFLOW PIPING.

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

**NOTE:**  
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

**OWNER INFORMATION**  
 HOPPNER HOLDINGS INC.  
 1818 BRADLEY SIDE ROAD  
 CARP, ONTARIO K0A 1L0  
 KEN HOPPNER  
 PHONE: (613)-831-5490  
 khoppner@morleyhoppner.com

No.	REVISION	DATE	BY
3.	REVISED PER CITY COMMENTS	MAR 9/24	FST
2.	REVISED PER CITY COMMENTS	OCT 16/23	FST
1.	ISSUED FOR SPC APPLICATION	FEB 22/23	FST

**FOR REVIEW ONLY**

DESIGN	CV
CHECKED	FST
DRAWN	CV
CHECKED	FST
APPROVED	FST

SCALE: 1:250

**NOVATECH**  
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 Ottawa, Ontario, Canada K2M 1P6  
 Telephone: (613) 254-9643  
 Facsimile: (613) 254-9867  
 Website: www.novatech-eng.com

**CITY OF OTTAWA**  
 2026 SCOTT STREET

**DRAWING NAME**  
 GENERAL PLAN OF SERVICES

**PROJECT No.** 121302  
**REV #** 3  
**DRAWING No.** 121302-GP  
**PLAN #** 18976

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