GENERAL NOTES:

1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. 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.
3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4. 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.
5. 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.
6. 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.
7. ALL ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 DATUM AND REFERENCES OLRT MONUMENT 20110154. BEARINGS ARE GRID AND ARE REFFERED TO MTM ZONE 9 (76°30' WEST LONGITUDE) NAD-83 (ORIGINAL). THE SITE BENCHMARK IS A MAG NAIL IN SIDEWALK, AT THE NORTH CORNER OF THE SUBJECT SITE, WITH AN ELEVATION OF 69.33m. REFER TO ANNIS, O'SULIVAN, VOLLEBEKK TOPOGRAPHICAL PLAN OF SURVEY, LOT 16 (SOUTH ARGYLE AVENUE) REGISTERED PLAN 30, CITY OF OTTAWA.(AMENDED NOV 15, 2024 TO ILLUSTRATE BENCHMARK MAG IN SIDEWALK)
8. IF THE SITE BENCHMARK IS TO BE DISTURBED DURING CONSTRUCTION, THE LEGAL SURVEYOR FOR THIS PROJECT (AOV) IS TO BE RETAINED TO ESTABLISH A NEW SITE BENCHMARK.
9. REFER TO GEOTECHNICAL REPORT (PG7026), DATED APRIL 15, 2024, PREPARED BY PATERSON GROUP 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..
10. REFER TO HYDROGEOLOGICAL ASSESSMENT REPORT (ONCE AVAILABLE) FOR HYDROGEOLOGICAL ASPECTS OF THE SUBSURFACE CONDITIONS OF THE SITE.
11. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
12. REFER TO SERVICING AND STORMWATER MANAGEMENT BRIEF (R-2024-031), DATED DECEMBER 13, 2024, PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
13. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS. REFER TO CITY OF OTTAWA DRAWING R10 FOR DETAILS.
14. PROVIDE LINE/PARKING PAINTING.
15. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, T/WM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.

SEWER NOTES:

1. SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
STORM / SANITARY MH FRAME & COVER	401.010	OPSD
SEWER TRENCH		
- BEDDING (GRANULAR A)		
- COVER (GRANULAR A OR GRANULAR B TYPE I, WITH MAXIMUM PARTICLE SIZE=25mm)		
STORM SEWER	PVC DR 35	
SANITARY SEWER	PVC DR 35	
CATCHBASIN LEAD	PVC DR 35	

2. INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 2.0m COVER WITH 50mmX1200mm HI-40 INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
3. SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0% (2.0% PREFERRED).
4. THE PIPE BEDDING FOR THE SEWER AND WATER PIPES SHOULD CONSIST OF AT LEAST 150 mm OF OPSS GRANULAR A. THE BEDDING LAYER THICKNESS SHOULD BE INCREASED TO A MINIMUM OF 300 mm WHERE THE SUBGRADE WILL CONSIST OF GREY SILTY CLAY. THE MATERIAL SHOULD BE PLACED IN A MAXIMUM 225 mm THICK LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 99% OF ITS SPMDD. THE BEDDING MATERIAL SHOULD EXTEND AT LEAST TO THE SPRING LINE OF THE PIPE. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
5. THE COVER MATERIAL, WHICH SHOULD CONSIST OF OPSS GRANULAR A, SHOULD EXTEND FROM THE SPRING LINE OF THE PIPE TO AT LEAST 300 mm ABOVE THE OBVERT OF THE PIPE. THE MATERIAL SHOULD BE PLACED IN MAXIMUM 225 mm THICK LIFTS AND COMPACTED TO A MINIMUM OF 99% OF ITS SPMDD.
6. WHERE HARD SURFACE AREAS ARE CONSIDERED ABOVE THE TRENCH BACKFILL, THE TRENCH BACKFILL MATERIAL WITHIN THE FROST ZONE (ABOUT 1.8 m BELOW FINISHED GRADE) SHOULD MATCH THE SOILS EXPOSED AT THE TRENCH WALLS TO MINIMIZE DIFFERENTIAL FROST HEAVING. THE TRENCH BACKFILL SHOULD BE PLACED IN MAXIMUM 300 mm THICK LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S SPMDD.
7. FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX: POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
8. 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.
9. STORM MANHOLES AND CBMHS ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
10. A PRE-DEVELOPMENT CCTV INSPECTION WILL BE COMPLETED PRIOR TO CONSTRUCTION ACTIVITIES.
11. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS, 200mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.

WATERMAIN NOTES:

1. SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER/ABOVE SEWER	W25 / W25.2	CITY OF OTTAWA
WATERMAIN	PVC DR 18	
HYDRANT	W18 / W19	CITY OF OTTAWA
VALVE AND VALVE BOX	W24	CITY OF OTTAWA

2. SUPPLY AND CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMAINS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.
3. WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED.
4. PROVIDE MINIMUM 0.25m ABOVE, 0.50m IF BELOW, CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL WATERMAIN CROSSINGS.
5. WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.
6. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS, CITY OF OTTAWA STANDARD DETAILS W-39, W40, W41, W42, W43, AND W44.
7. PROVIDE THERMAL INSULATION FOR WATERMAIN AT OPEN STRUCTURES PER CITY OF OTTAWA STANDARD DETAIL W-23
8. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.

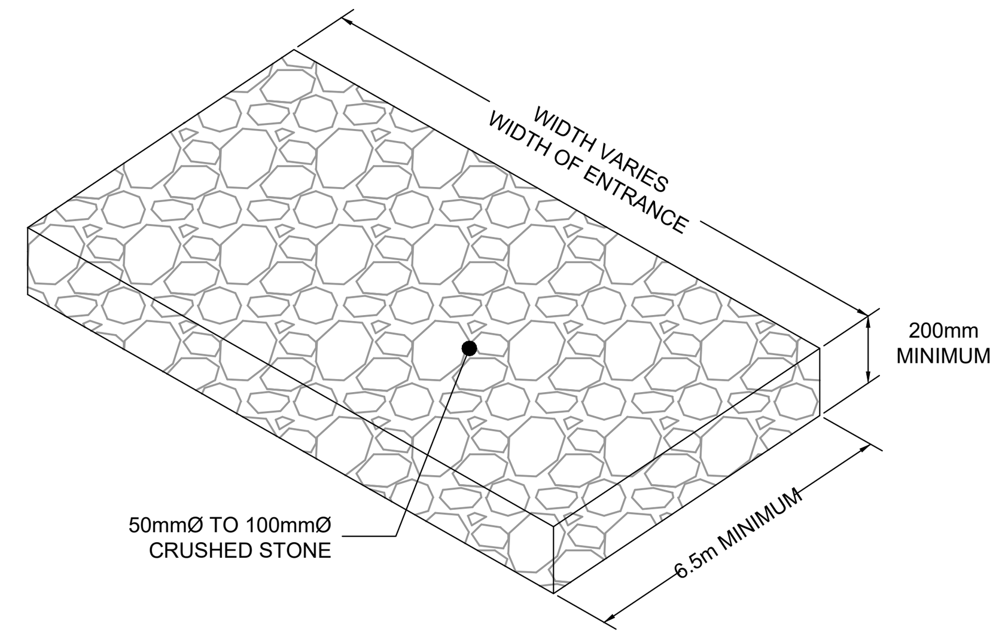
GRADING NOTES:

1. ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
2. EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
3. MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
4. MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
5. ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
6. ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER OPSD 600.040.
7. REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
13. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON 123062-GR.

EROSION AND SEDIMENT CONTROL NOTES:

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

1) THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
2) THE CONTRACTOR SHALL PLACE FILTER BAGS UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
3) SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
4) THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
5) PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.
6) EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.



MUD MAT DETAIL

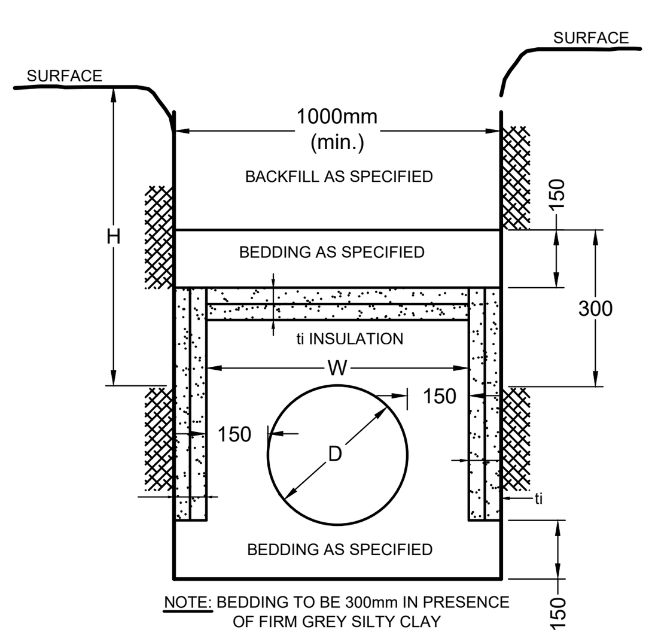
NOT TO SCALE

SEWER & WATERMAIN INSULATION NOTES:

1. INSULATE ALL SEWER PIPES THAT HAVE LESS THAN 2.0m COVER AND ALL WATERMAIN WITH LESS THAN 2.4m OF COVER WITH EXPANDED POLYSTYRENE INSULATION AS PER OPSD 1109.030.
2. THE THICKNESS OF INSULATION SHALL BE THE EQUIVALENT OF 25mm FOR EVERY 300mm REDUCTION IN THE REQUIRED DEPTH OF COVER WITH 50mm MINIMUM (SEE TABLE)

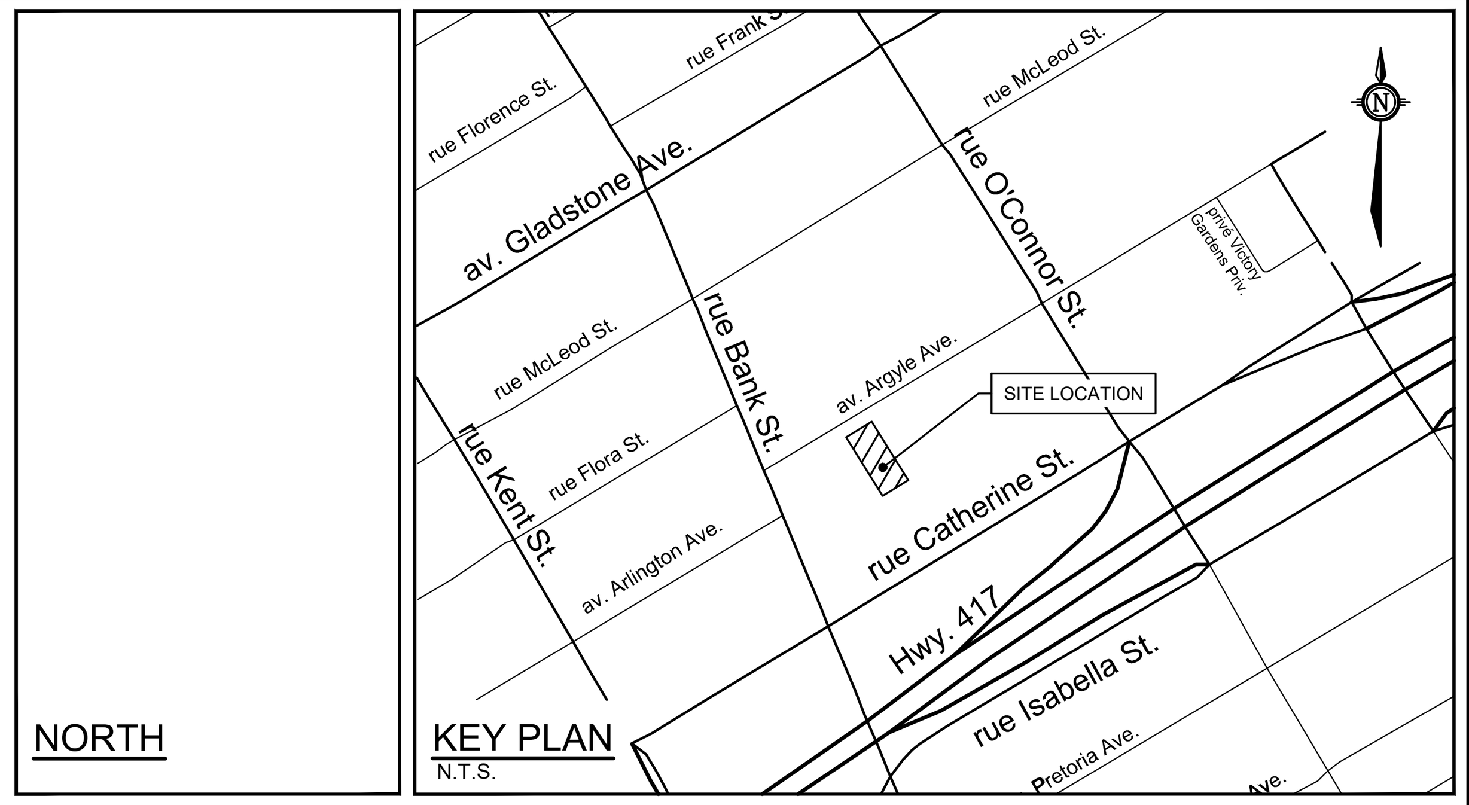
T = THICKNESS OF INSULATION (mm)
W = WIDTH OF INSULATION (mm)
W = D + 300 (1000 min.)
D = O.D OF PIPE (mm)

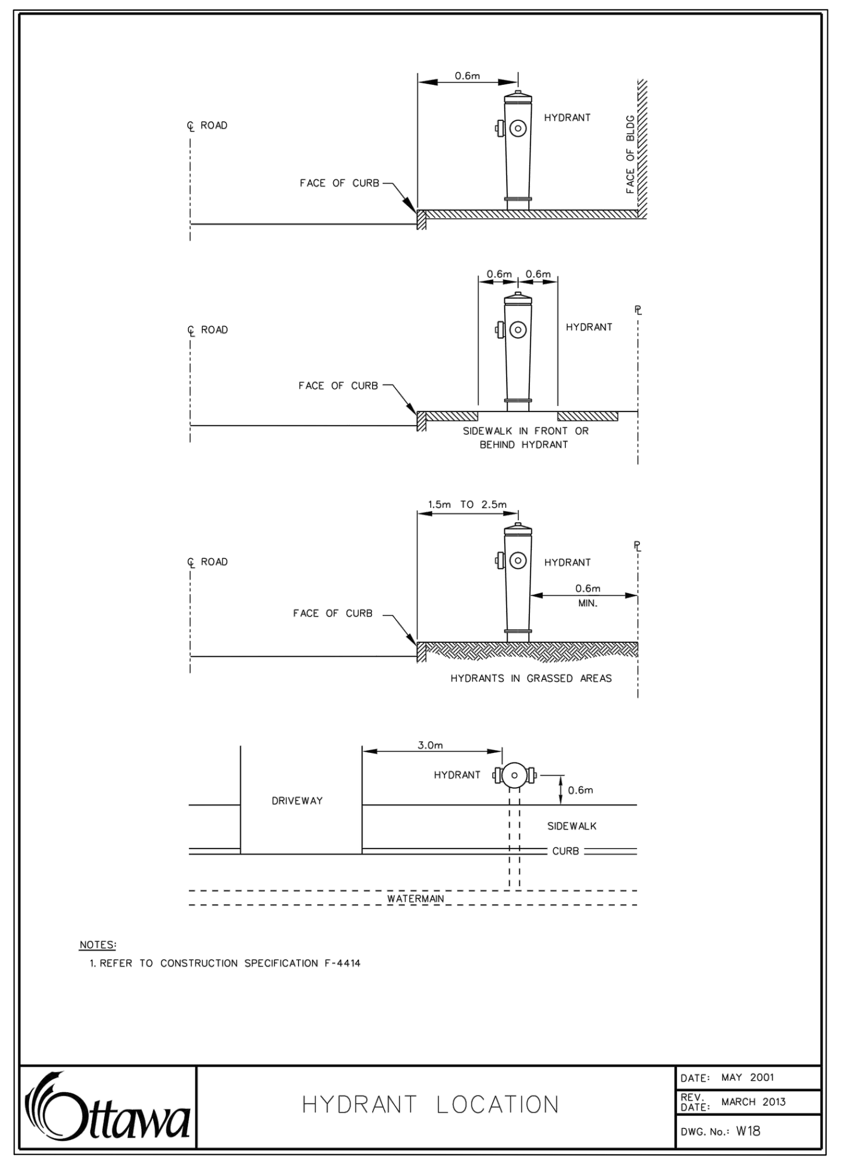
COVER SEWER / WATER (mm)	INSULATION THICKNESS (mm)
2000-1700 / 2400-2100	50
1700-1400 / 2100-1800	75
1400-1100 / 1800-1500	100

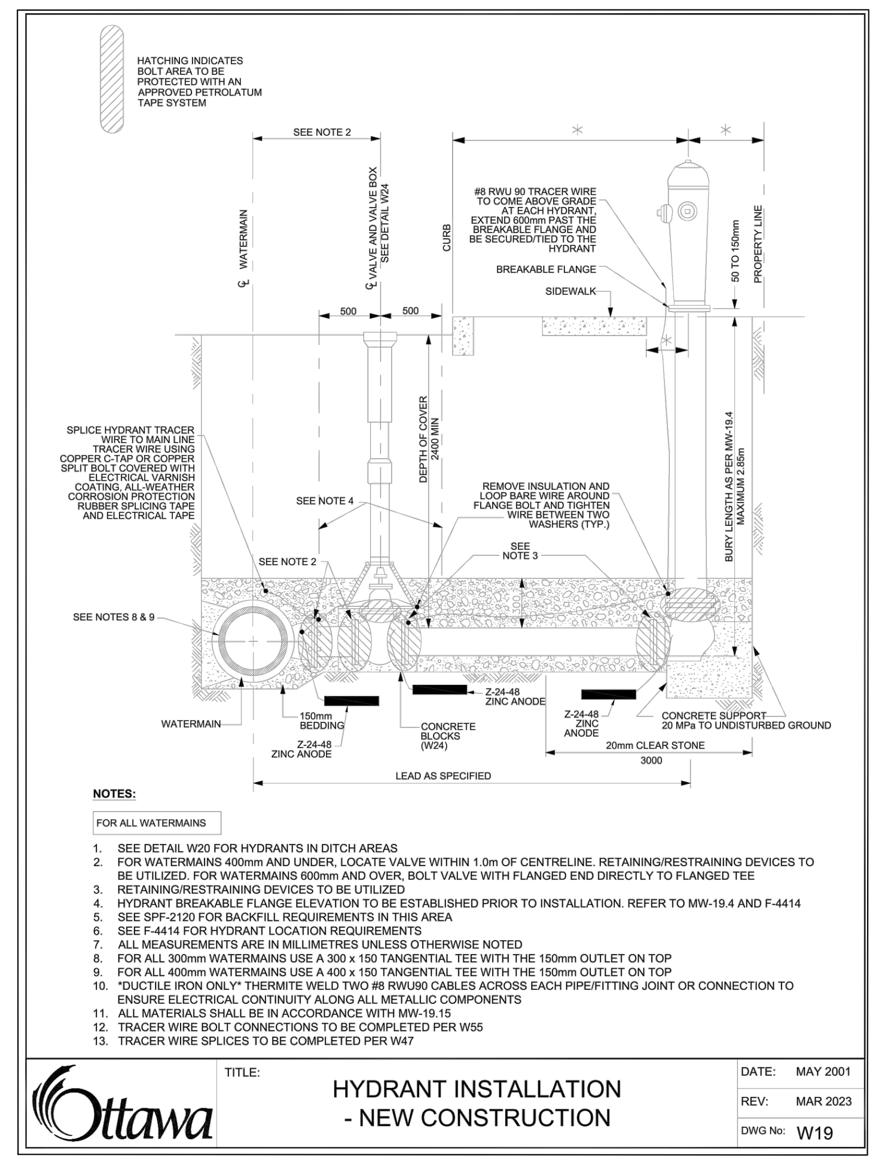


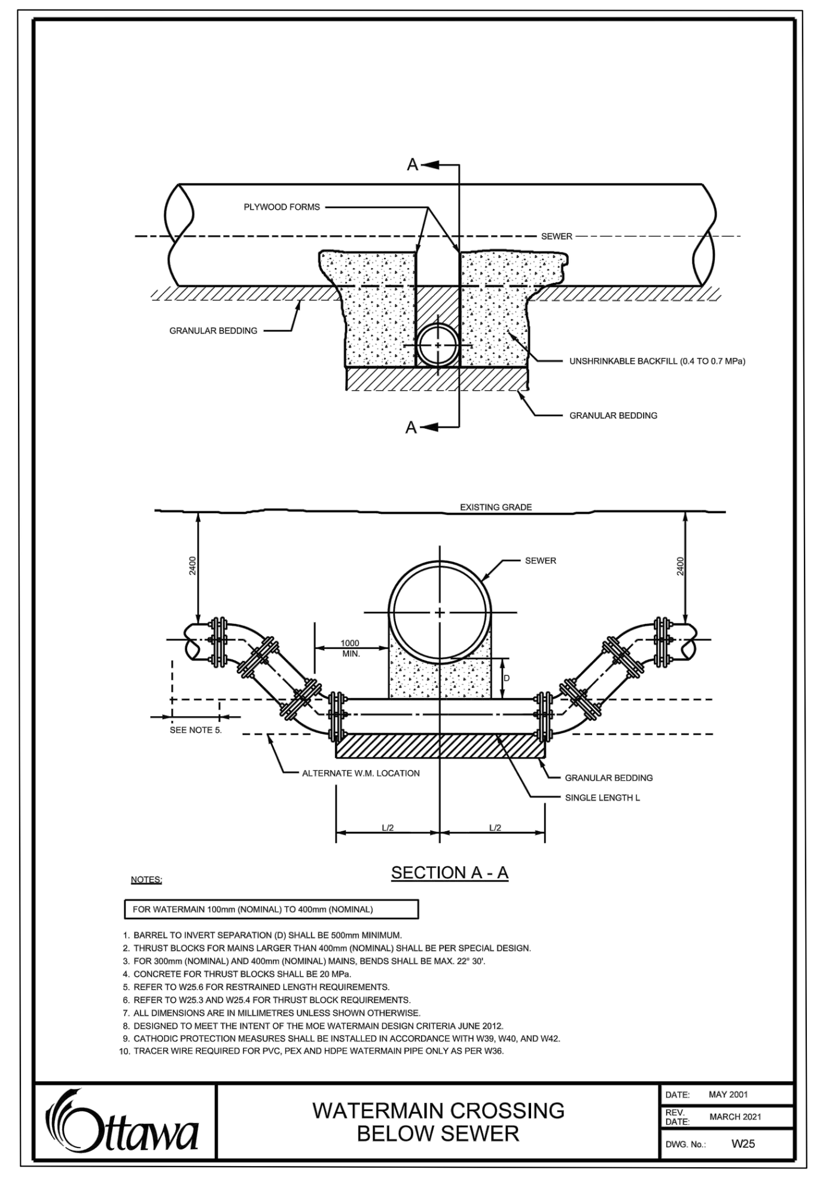
INSULATION DETAIL FOR SHALLOW SEWERS & WATERMAIN

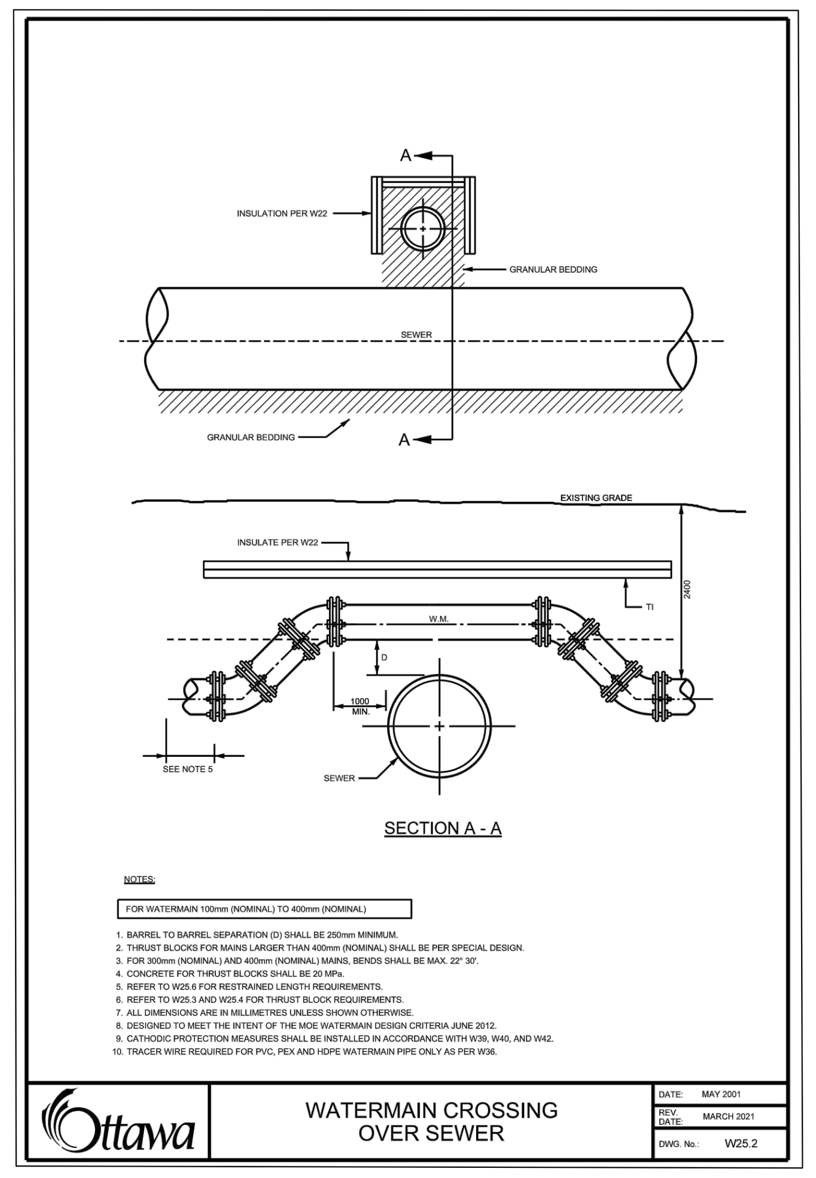
N.T.S

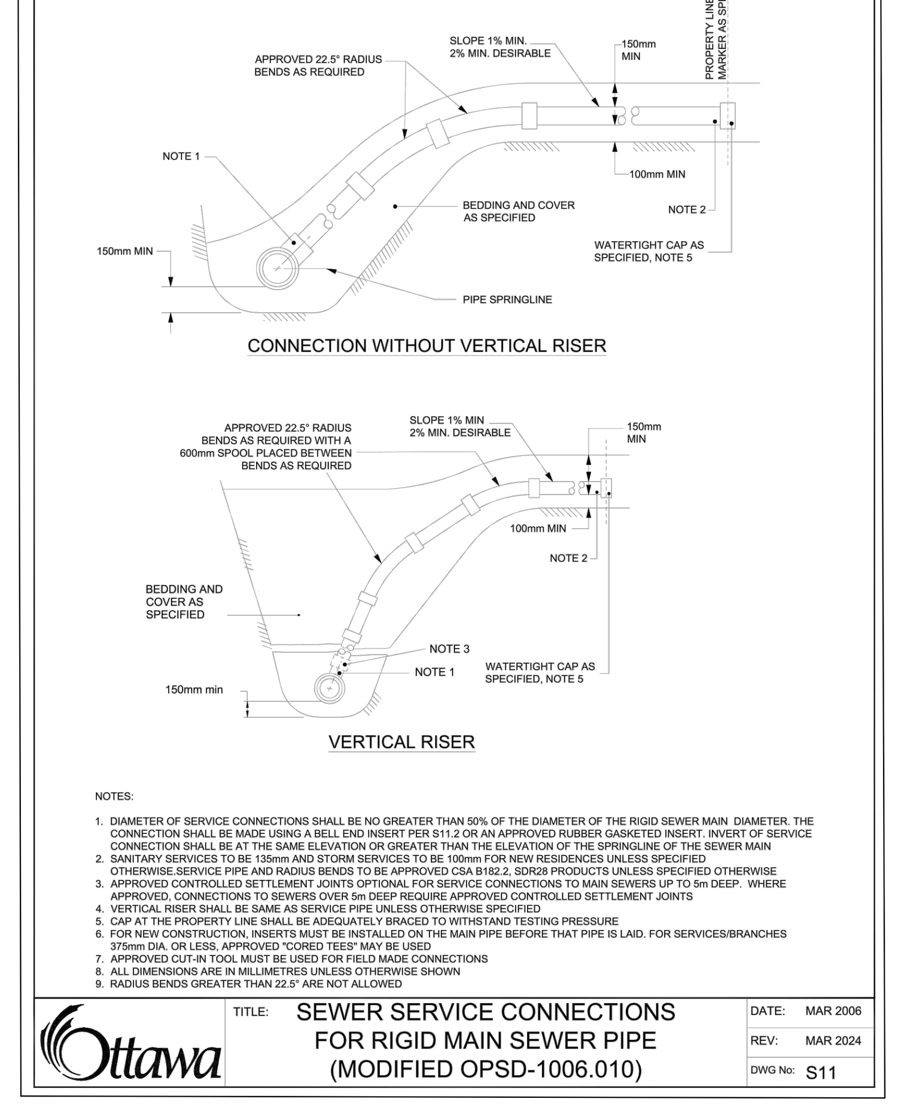


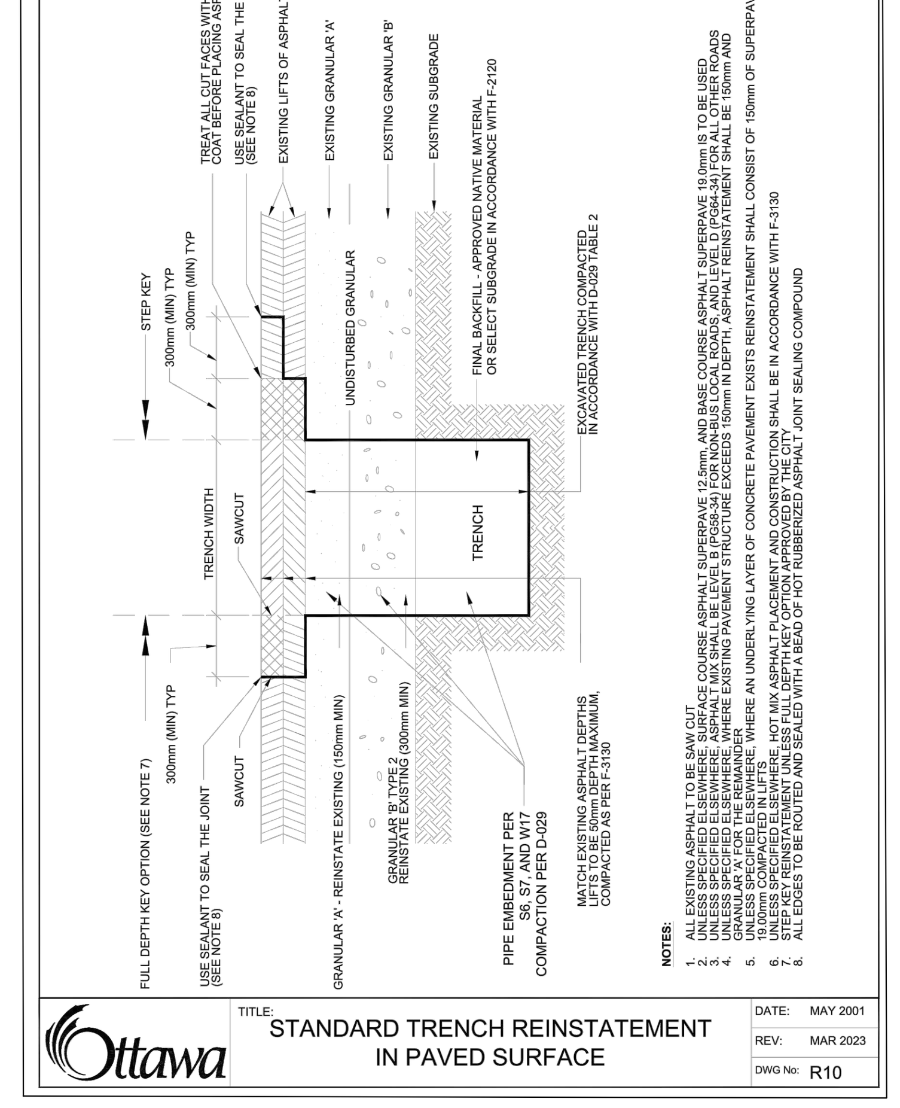












NOTE:
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No.	REVISION	DATE	BY
4.	RE-ISSUED TO ADDRESS CITY COMMENTS	JUN 11, 2025	GJM
3.	RE-ISSUED TO ADDRESS CITY COMMENTS	DEC 13, 2024	GJM
2.	ISSUED TO ADDRESS CITY COMMENTS	SEP 06, 2024	GJM
1.	ISSUED FOR PHASE 2 PRECONSULT	MAY 17, 2024	GJM

SCALE: AS SHOWN

DESIGN: RJG
CHECKED: ARM
DRAWN: RJG
CHECKED: ARM
APPROVED: GJM

LICENSED PROFESSIONAL ENGINEER
G.J. MacDONALD
June 11, 2025
PROVINCE OF ONTARIO

NOVATECH
Engineers, Planners & Landscape Architects
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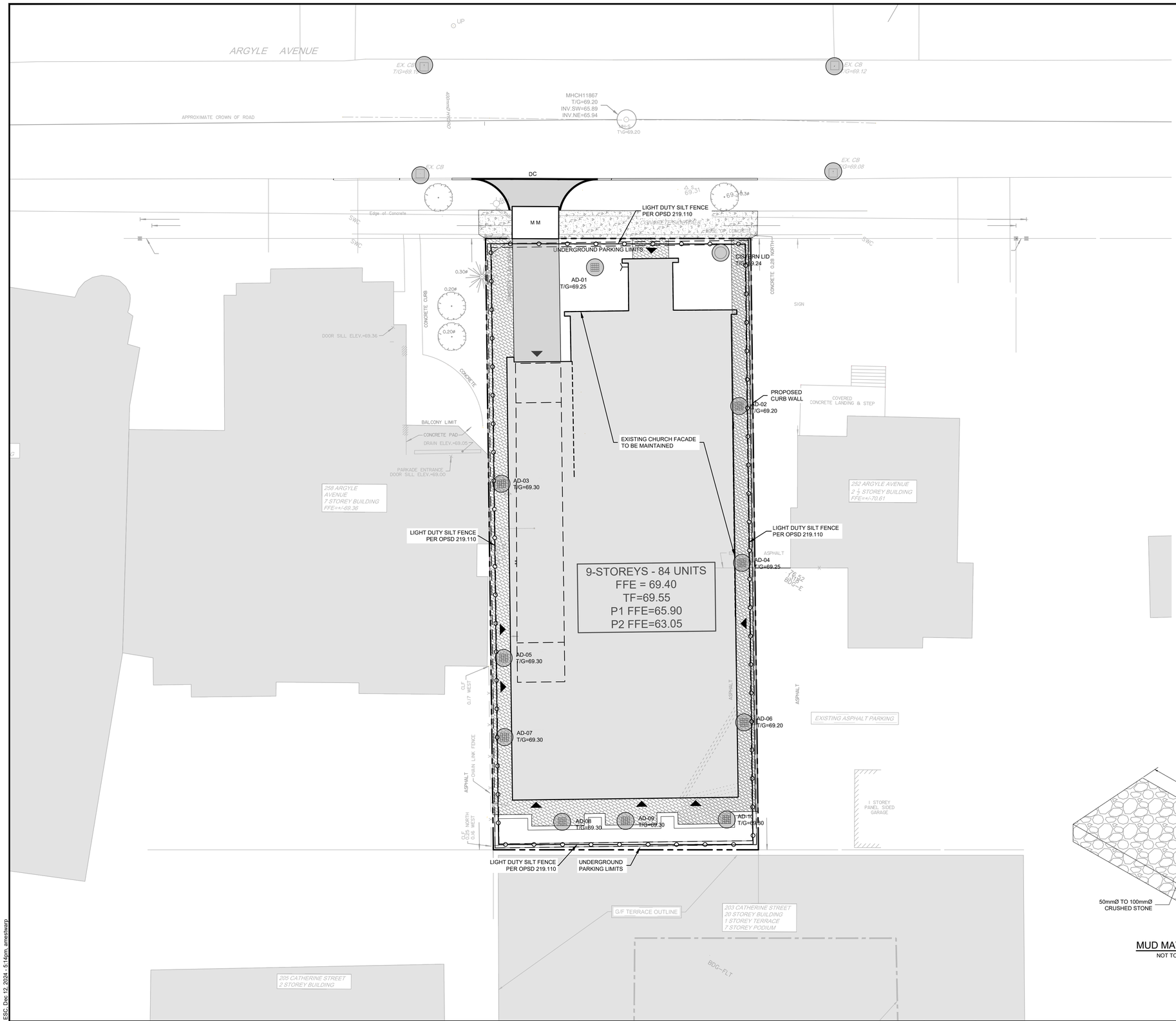
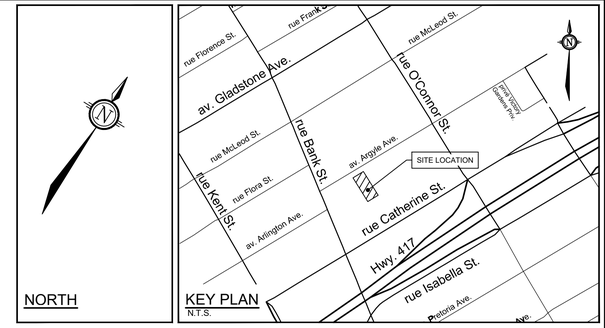
LOCATION
CITY OF OTTAWA
254 ARGYLE AVENUE

DRAWING NAME
NOTES AND DETAILS PLAN

PROJECT No. 123062
REV: REV # 4
DRAWING No. 123062-ND

D07-12-24-0107





LEGEND

- PROPERTY LINE
- PROPOSED CURB
- DC — PROPOSED DEPRESSED CURB
- AD — PROPOSED AREA DRAIN
- LIGHT DUTY SILT FENCE (OPSD 219.110)
- EX.CB — *EXISTING CATCHBASIN*
- M M — PROPOSED MUD MAT
- PROPOSED FILTER BAGS AT CATCHBASINS, CATCHBASIN MANHOLES AND TRENCHDRAINS

EROSION AND SEDIMENT CONTROL NOTES:

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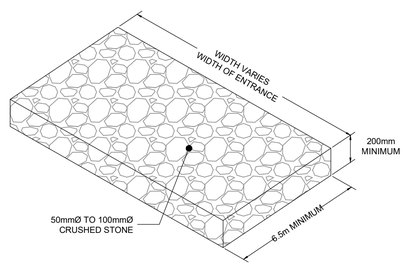

MUD MAT DETAIL
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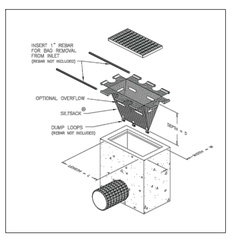

TEMPORARY CATCHBASIN INSERT DETAIL - SILTSACK
BY TERRAFIX (OR APPROVED EQUIVALENT)
N.T.S

REFER TO 123062-ND FOR ADDITIONAL NOTES

NOTE:
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SCALE
1:150
1:150
0 2 4 6

DESIGN RJG
CHECKED ARM
DRAWN RJG
CHECKED ARM
APPROVED GJM

LICENSED PROFESSIONAL ENGINEER
G.J. MacDONALD
June 11, 2025
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LOCATION
CITY OF OTTAWA
254 ARGYLE AVENUE

DRAWING NAME
EROSION AND SEDIMENT CONTROL PLAN

PROJECT No. 123062
REV REV # 4
DRAWING No. 123062-ESC

D07-12-24-0107

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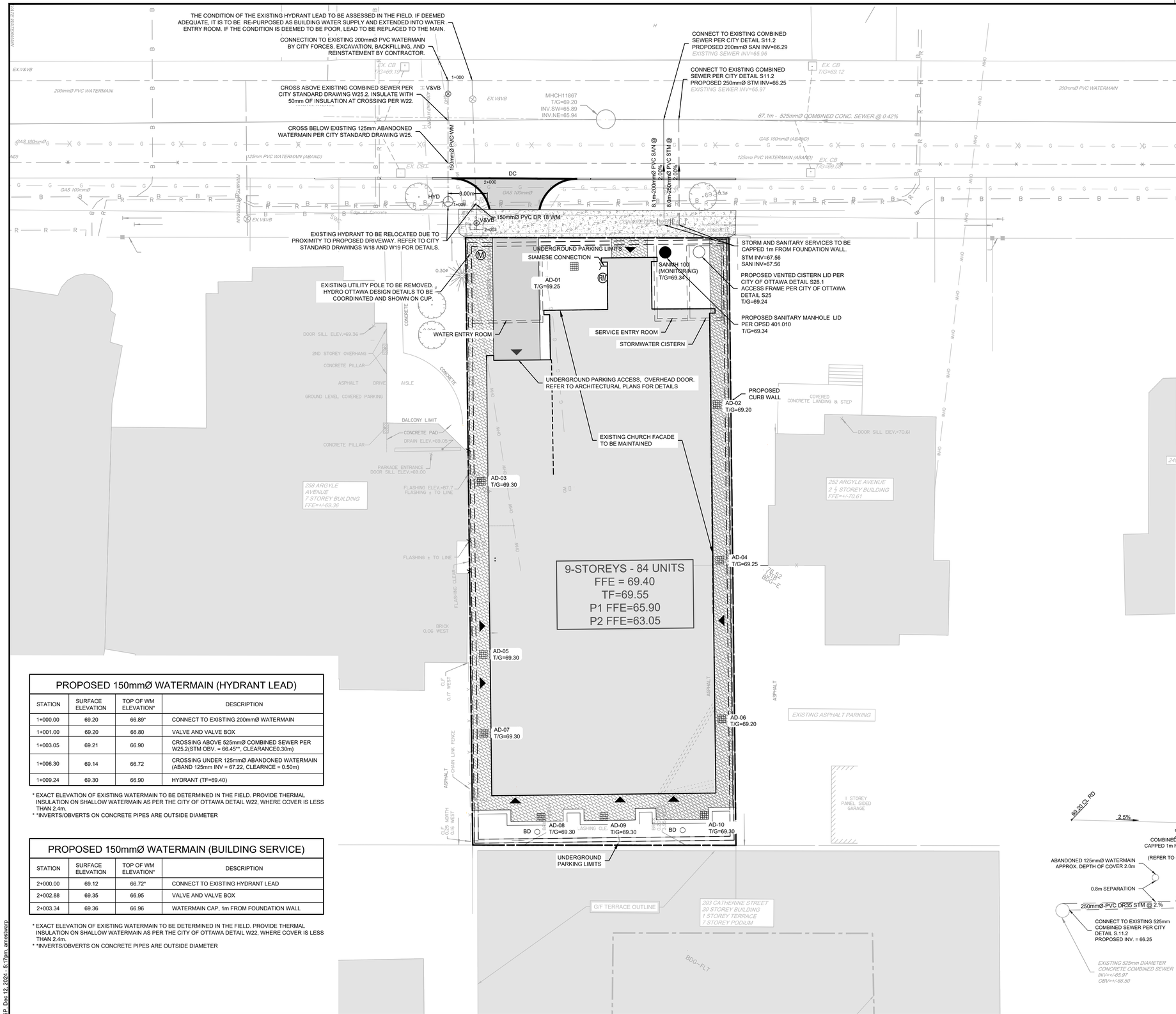


LEGEND

- PROPERTY LINE
- PROPOSED CURB
- DC — PROPOSED DEPRESSED CURB
- PROPOSED CAP
- PROPOSED AREA DRAIN
- BD — PROPOSED BI-LEVEL DRAIN
- PROPOSED SIAMESE CONNECTION
- PROPOSED WATER SERVICE
- TP — PROPOSED SEWER TEST PORT
- M — PROPOSED WATER METER
- RM — PROPOSED REMOTE WATER METER
- PROPOSED TREE (REFER TO LANDSCAPE PLAN FOR DETAILS)
- V&VB — PROPOSED VALVE AND VALVE BOX
- PROPOSED BUILDING ENTRANCE
- DIRECTION OF FLOW
- UNDERGROUND PARKING LIMIT — UNDER GROUND PARKING LIMIT
- EXISTING UTILITY POLE C/W GUY WIRES
- V&VC — EXISTING WATERMAIN C/W VALVE & VALVE CHAMBER
- EXISTING HYDRANT C/W VALVE & LEAD
- SAN MH — EXISTING SANITARY MANHOLE & SEWER
- STM MH — EXISTING STORM MANHOLE & SEWER
- CB 1 — EXISTING CATCHBASIN
- EXISTING STREETLIGHT
- OHW — EXISTING OVERHEAD HYDRO WIRE
- H — EXISTING UNDERGROUND HYDRO
- R — EXISTING UNDERGROUND ROGERS
- B — EXISTING UNDERGROUND BELL

NOTES

1. CONNECTION OF THE SANITARY AND STORM SEWER LATERALS, TO THE CITY MAINS, SHALL BE PERFORMED BY THE CONTRACTOR UNDER THE SUPERVISION OF CITY OF OTTAWA STAFF.
2. THE PROPOSED DEVELOPMENT'S SANITARY SERVICE IS TO BE COMPLETE WITH A BACKWATER VALVE FOR BACK FLOW PROTECTION.
3. ALL FLOWS FROM THE UNDERGROUND PARKING GARAGE ARE TO BE CONVEYED TO THE SANITARY SERVICE. FLOWS ARE TO BE PUMPED TO THE PROPOSED SANITARY SERVICE (TYP.). FOR THE PUMP LOCATION AND DETAILS, REFER TO THE ARCHITECTURAL AND MECHANICAL PLANS.
4. WATER, SANITARY, AND STORM SERVICES TO BE CAPPED 1m FROM FOUNDATION WALL.
5. CONTRACTOR TO LOCATE EXISTING BUILDING SERVICES AND DECOMMISSION THE SANITARY AND STORM SERVICES AS PER CITY OF OTTAWA DETAIL S11.4. EXISTING WATER SERVICE TO BE BLANKED AT THE MAIN.
6. PROPOSED MECHANICAL SERVICES TO BE SLEEVED THROUGH THE FOUNDATION WALL.
7. CISTERN OUTLET AND FOUNDATION DRAIN TO BE CONNECTED INTERNALLY BY MECHANICAL. FOUNDATION DRAIN TO CONNECT DOWNSTREAM OF ANY PROPOSED STORMWATER CONTROLS.
8. REFER TO MECHANICAL DRAWINGS FOR FURTHER DETAILS ON INTERNAL PLUMBING (TYP.).
9. PROPOSED AREA DRAINS ARE TO BE CONVEYED TO THE PROPOSED CISTERN VIA THE INTERNAL PLUMBING. REFER TO THE MECHANICAL DRAWINGS FOR DETAILS.
10. UNCONTROLLED ROOF DRAINS ARE TO BE CONVEYED TO STORMWATER CISTERN. REFER TO NOVATECH DRAWING 123062-SWM POST FOR DETAILS.
11. BI-LEVEL DECK DRAINS (AT GRADE AND AT DECK), LOCATED IN RAISED LANDSCAPE PLANTERS, ARE TO BE CONVEYED TO THE PROPOSED CISTERN VIA THE INTERNAL PLUMBING. REFER TO THE MECHANICAL DRAWINGS FOR DETAILS.

PROPOSED 150mmØ WATERMAIN (HYDRANT LEAD)

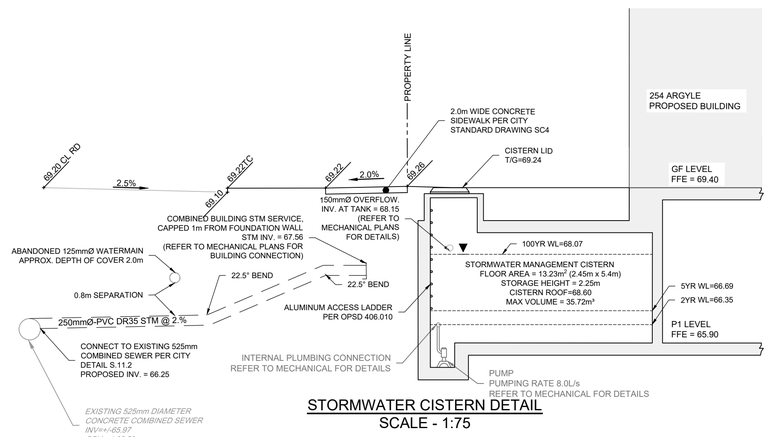
STATION	SURFACE ELEVATION	TOP OF WM ELEVATION*	DESCRIPTION
1+000.00	69.20	66.89*	CONNECT TO EXISTING 200mmØ WATERMAIN
1+001.00	69.20	66.80	VALVE AND VALVE BOX
1+003.05	69.21	66.90	CROSSING ABOVE 525mmØ COMBINED SEWER PER W25.2(STM OBV. = 66.45**, CLEARANCE0.30m)
1+006.30	69.14	66.72	CROSSING UNDER 125mmØ ABANDONED WATERMAIN (ABAND 125mm INV = 67.22, CLEARNCE = 0.50m)
1+009.24	69.30	66.90	HYDRANT (TF=69.40)

* EXACT ELEVATION OF EXISTING WATERMAIN TO BE DETERMINED IN THE FIELD. PROVIDE THERMAL INSULATION ON SHALLOW WATERMAIN AS PER THE CITY OF OTTAWA DETAIL W22, WHERE COVER IS LESS THAN 2.4m.
* *INVERTS/OBVERTS ON CONCRETE PIPES ARE OUTSIDE DIAMETER

PROPOSED 150mmØ WATERMAIN (BUILDING SERVICE)

STATION	SURFACE ELEVATION	TOP OF WM ELEVATION*	DESCRIPTION
2+000.00	69.12	66.72*	CONNECT TO EXISTING HYDRANT LEAD
2+002.88	69.35	66.95	VALVE AND VALVE BOX
2+003.34	69.36	66.96	WATERMAIN CAP, 1m FROM FOUNDATION WALL

* EXACT ELEVATION OF EXISTING WATERMAIN TO BE DETERMINED IN THE FIELD. PROVIDE THERMAL INSULATION ON SHALLOW WATERMAIN AS PER THE CITY OF OTTAWA DETAIL W22, WHERE COVER IS LESS THAN 2.4m.
* *INVERTS/OBVERTS ON CONCRETE PIPES ARE OUTSIDE DIAMETER



STORMWATER CISTERN DETAIL
SCALE - 1:75

REFER TO 123062-ND FOR ADDITIONAL NOTES AND DETAILS

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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.

No.	REVISION	DATE	BY
4.	RE-ISSUED TO ADDRESS CITY COMMENTS	JUN 11, 2025	GJM
3.	RE-ISSUED TO ADDRESS CITY COMMENTS	DEC 13, 2024	GJM
2.	ISSUED TO ADDRESS CITY COMMENTS	SEP 06, 2024	GJM
1.	ISSUED FOR PHASE 2 PRECONSULT	MAY 17, 2024	GJM

SCALE
1:150
1:150
0 2 4 6

DESIGN RJG
CHECKED ARM
DRAWN RJG
CHECKED ARM
APPROVED GJM

LICENSED PROFESSIONAL ENGINEER
G.J. MacDONALD
June 11, 2025
PROVINCE OF ONTARIO

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
254 ARGYLE AVENUE

DRAWING NAME
GENERAL PLAN OF SERVICES

PROJECT No. 123062
REV REV # 4
DRAWING No. 123062-GP

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D07-12-24-0107
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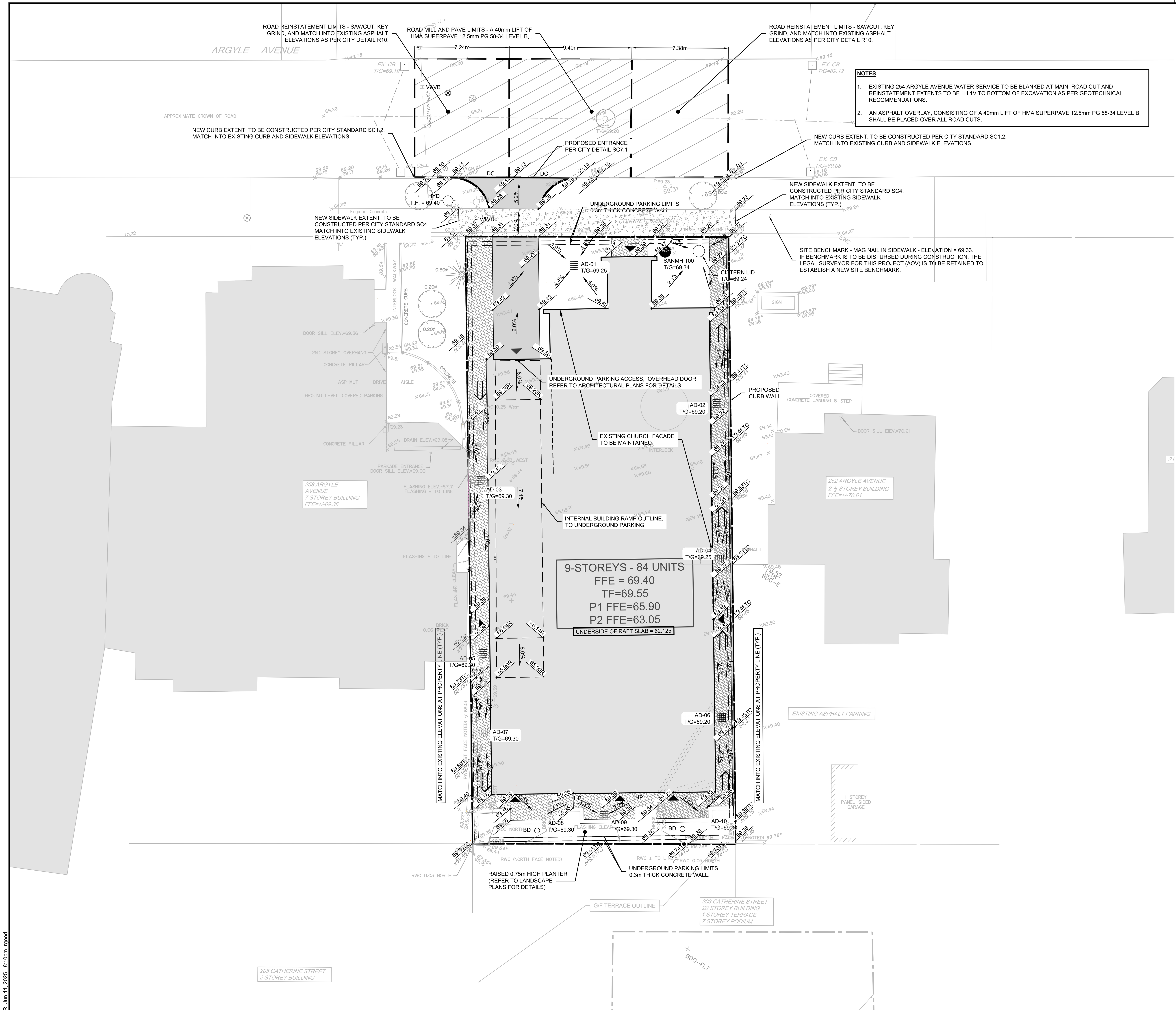
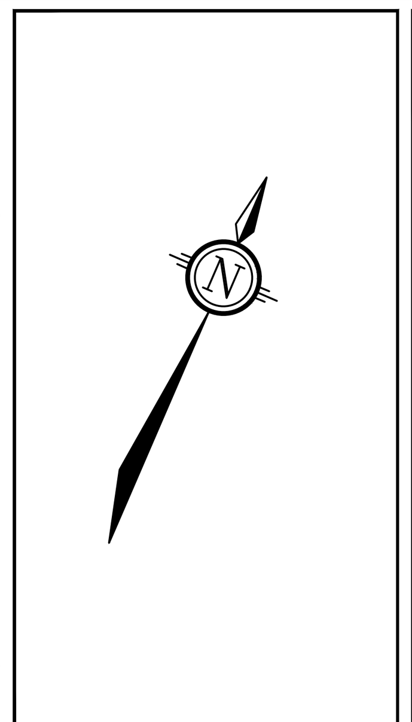
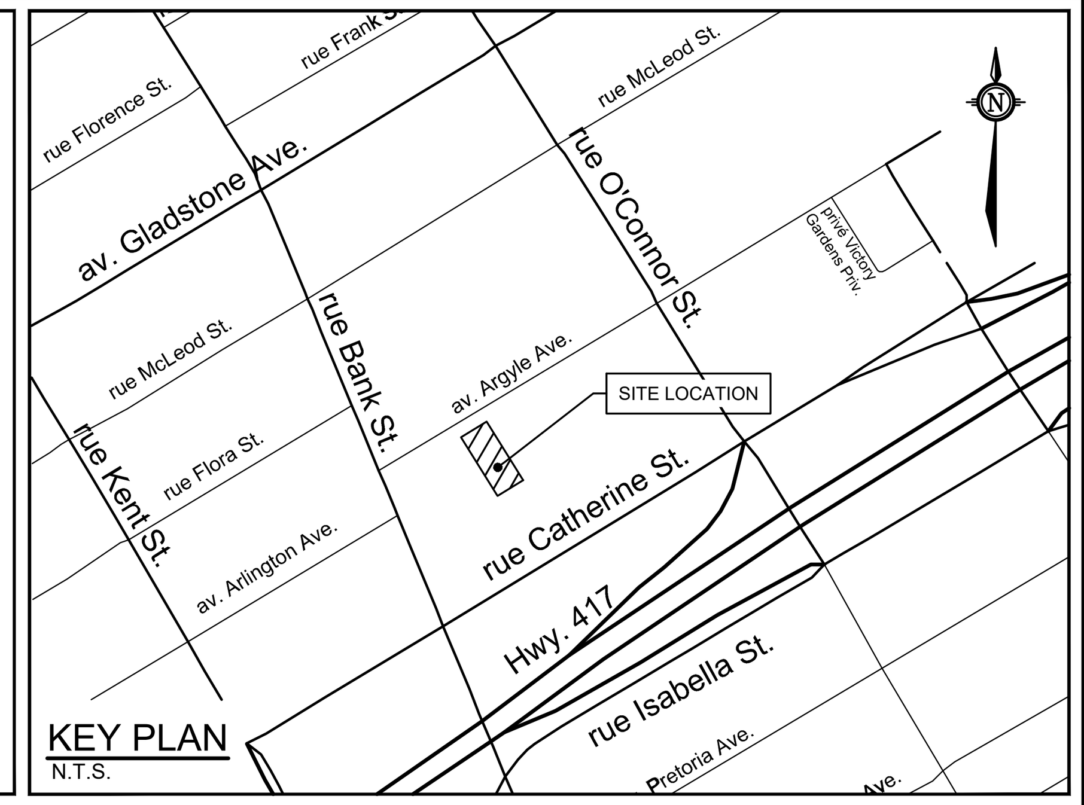


NOTES

1. EXISTING 254 ARGYLE AVENUE WATER SERVICE TO BE BLANKED AT MAIN. ROAD CUT AND REINSTATEMENT EXTENTS TO BE 1H:1V TO BOTTOM OF EXCAVATION AS PER GEOTECHNICAL RECOMMENDATIONS.
2. AN ASPHALT OVERLAY, CONSISTING OF A 40mm LIFT OF HMA SUPERPAVE 12.5mm PG 58-34 LEVEL B, SHALL BE PLACED OVER ALL ROAD CUTS.



NORTH



KEY PLAN
N.T.S.

LEGEND

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED CURB WALL
- PROPOSED LIMIT OF UNDERGROUND PARKING
- PROPOSED ELEVATION / EXISTING ELEVATION
- EXISTING TOP OF CURB ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED HIGH POINT
- PROPOSED SLOPE
- PROPOSED WATER VALVE LOCATION
- DIRECTION OF MAJOR OVERLAND FLOW
- PROPOSED AREA DRAIN
- PROPOSED VALVE & VALVE BOX
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING DEPRESSED CURB
- EXISTING HYDRO TRANSFORMER
- EXISTING BOLLARD
- EXISTING WATER STANDPIPE
- EXISTING LAMP STANDARD
- EXISTING UTILITY POLE
- EXISTING TOP OF VALVE
- EXISTING TOP OF GRATE
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING VALVE & VALVE BOX
- EXISTING OVERHEAD WIRES
- EXISTING TREES / VEGETATION
- EXISTING CURB
- EXISTING UTILITY POLE C/W GUY WIRES
- EXISTING FENCE

REFER TO 123062-ND FOR ADDITIONAL NOTES AND DETAILS

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2.	ISSUED TO ADDRESS CITY COMMENTS	AUG 23, 2024	GJM
1.	ISSUED FOR PHASE 2 PRECONSULT	MAY 17, 2024	GJM

SCALE 1:150

DESIGN	RJG
CHECKED	ARM
DRAWN	RJG
CHECKED	ARM
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LOCATION
CITY OF OTTAWA
254 ARGYLE AVENUE

DRAWING NAME
GRADING PLAN

PROJECT No. 123062
REV # 4
DRAWING No. 123062-GR

D07-12-24-0107
#19175

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