

	PROPERTY LINE
	NEW BUILDING
	DEPRESSED CURB
	BREAK OF SLOPE - NEW
	NEW SWALE
	EXISTING SWALE
	NEW SANITARY SEWER
	NEW STORM SEWER
	NEW SILT FENCE
	NEW PERFORATED DRAIN PIPE
	NEW PERIMETER
	FOUNDATION DRAINAGE
	NEW LIGHT DUTY ASPHALT
	NEW HEAVY DUTY ASPHALT
	NEW CONCRETE SIDEWALK
	NEW GRASS
	NEW PRECAST PAVERS WITH GRAVULAR BASE
	NEW PRECAST PAVERS
	MILLING & OVERLAY 50mm THICK
	HEAVY DUTY ASPHALT
	INSULATION PER CITY OF OTTAWA DETAIL 238
	EXISTING CATCHBASIN
	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	NEW CATCHBASIN
	NEW STORM MANHOLE / CATCHBASIN MANHOLE
	NEW SANITARY MANHOLE
	NEW INLET CONTROL DEVICE
	NEW ROOF DRAIN
	NEW SCURPER AT 150mm ABOVE ROOF DRAIN LEVEL
	SEWER FLOW DIRECTION
	BUILDING ENTRANCE
	CAR ENTRANCE
	PROPOSED TWSI
	EXISTING SIDEWALK
	EXISTING CONCRETE CURB
	NEW CONCRETE CURB
	SEE SHEET NUMBER "C3"

1. DESIGN AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH MOST RECENT ONTARIO BUILDING CODE.
2. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS WITH RESPECT TO SITE CONDITIONS AND ALL MATERIALS. THE PROJECT MANAGER AND DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL MATERIALS RELEVANT TO THE PROJECT.
4. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME STATUS AS THIS DRAWING AND WILL BE INCLUDED WITH THE CONTRACT DOCUMENTS.
5. CONTRACTOR MUST COMPLY WITH LOCAL, PROVINCIAL AND FEDERAL REGULATIONS, HEALTH AND SAFETY ACT AND ALL REGULATIONS SET BY AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
6. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY LOCATES, DAYLIGHTING, EROSION CONTROL, PERMITS, AND INSURANCE INCLUDING ALL ASSOCIATED COSTS. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND NOT TO BE RELIED UPON.
7. FOR EXACT LOCATIONS AND NUMBERS OF ROOF DRAINS AND SCUPPERS, REFER TO MECHANICAL, STRUCTURE AND ARCHITECTURAL DRAWINGS.
8. AFTER CONSTRUCTION, REGULAR MAINTENANCE OF ROOF STRUCTURE SHALL BE REQUIRED BY OWNER DURING WINTER TO REMOVE BLOCKAGES FROM FREEZING DUE TO SHALLOW PILING.

INSTALL FOUR WAY 3.0m LONG 150mm Ø PERFORATED SUBDRAIN WRAPPED IN GEOTEXTILE SACK EXTENDING FROM C/BCHBM AT PAVEMENT SUBGRADE LEVEL. PROVIDE WATERTIGHT CONNECTION (TYPICAL).

SUPPLY AND INSTALL WATTS ROOF DRAIN CONTROLS (OR EQUIVALENT PRODUCT) TO BE INSTALLED ON ROOF DRAINS. SPECIFIC WIRE SETTINGS IN CLOSED POSITION. MAXIMUM DISCHARGE 4.20 l/s TOTAL AT 120mm head (TYPICAL).

SUPPLY AND INSTALL NEW INLET CONTROL, DEVICE FLOW REGULATOR AT CATCHBASIN, CMH-1, OUTLET. MAXIMUM DISCHARGE 10.70 l/s AT 0.94m HEAD AND ORIFICE DIAMETER AT 75mm.

SUPPLY AND INSTALL NEW INLET CONTROL, DEVICE FLOW REGULATOR AT CATCHBASIN, CB-1, OUTLET. MAXIMUM DISCHARGE 16.40 l/s AT 0.85m HEAD AND ORIFICE DIAMETER AT 92mm.

SUPPLY AND INSTALL NEW INLET CONTROL, DEVICE FLOW REGULATOR AT CATCHBASIN, C-2, OUTLET. MAXIMUM DISCHARGE 14.10 l/s AT 0.84m HEAD AND ORIFICE DIAMETER AT 85mm.

ROOF TOP SCUPPERS TO BE PROVIDED AT 150mm ABOVE LEVEL OF ROOF DRAINS.

INSTALL NEW MONITORING STORM MANHOLE, STMH-02 AND 200mm Ø STORM SEWER PIPE FROM BUILDING. PROVIDE WATERTIGHT CONNECTION.

INSTALL NEW MONITORING SANITARY MANHOLE SAMH-1 AND 150mm Ø SANITARY SEWER PIPE FROM BUILDING. PROVIDE WATERTIGHT CONNECTION.

CONNECT STORM AT APPROXIMATE INVERT LEVEL = 94.27 AND SANITARY SEWER AT APPROXIMATE INVERT LEVEL = 93.29 TO BUILDING. INVERT LEVELS TO BE COORDINATED AND MATCHING WITH ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS.

CONNECT SERVICES TO INTERIOR PLUMBING 1.0m FROM BUILDING FOUNDATION. REFER TO MECHANICAL AND ARCHITECTURAL PLANS.

NEW PERMETER FOUNDATION DRAINAGE (REFER TO ARCHITECTURAL) TO BE CONNECTED TO THE NEW STORM SEWER.

DROP STRUCTURE PER OPSD 1003.010

SUPPLY AND INSTALL NEW OIL GRIT SEPARATOR UNIT TO THE FOLLOWING REQUIREMENTS:

- MINIMUM 80% TSS REMOVAL
- DRAINAGE AREA = 0.762 ha
- 5 YEAR WEIGHTED RUNOFF COEFFICIENT C = 0.68
- 100 YEAR WEIGHTED RUNOFF COEFFICIENT C = 0.80
- 5 YEAR FLOWS = 44.0 LPS
- 100 YEAR FLOW = 45.4 LPS

SUPPLY AND INSTALL BACKFLOW VALVES ON SANITARY AND STORM BUILDING CONNECTION AS PER CITY OF OTTAWA REQUIREMENT. STORM SERVICE BACKFLOW VALVE AS PER CITY OF OTTAWA STANDARD DETAIL S14. AND SANITARY BACKFLOW VALVE AS PER S14.1 AND S14.2. REFER TO MECHANICAL DRAWINGS.

PROVIDE 100mm HIGH LOAD RIGID INSULATION PLACING WITHIN SUBGRADE. INSULATION SHALL BE 2.0m WIDE ABOVE PIPE WHERE INDICATED (TYPICAL) AS PER CITY OF OTTAWA DETAIL S35.

SUBDRAINS SHOULD BE INSTALLED UNDER CURBS ON THE SIDES OF THE ACCESS ROAD AND PARKING AREA AND TO CONNECT TO THE NEW STORM SEWER NETWORK. SEE GEOTECHNICAL NOTES AND REFER TO GEOTECHNICAL REPORT.

PROVIDE INSULATION UNDER ENTRANCE PAVING/PAVERS 3m BEYOND DOORS.

BREAK IN AND CONNECT TO EXISTING STORM MANHOLE. PROVIDE WATERTIGHT CONNECTION. PROVIDE NEW 450mm PVE PIPE INVERT CONNECTION AT ELEVATION 93.70. CONTRACTOR TO CONFIRM MUNICIPAL SEWER INVERTS PRIOR TO CONSTRUCTION. CONNECTION SHALL BE MADE WITH CORE DRILLING.

INSTALL NEW STORM MANHOLE, STMH-03, OVER EXISTING 450mm CONCRETE PIPE. EXISTING 450mm PIPE INVERTS AT APPROX. 93.67m AND 93.65m. PROVIDE NEW 1.0 450mm STORM SEWER PIPE ON EACH SIDE OF NEW STMH-03 TO CONNECT TO EXISTING 450mm CONCRETE PIPE. PARGE AND PROVIDE WATERTIGHT CONNECTION. CONTRACTOR TO CONFIRM EXISTING SEWER INVERTS PRIOR TO CONSTRUCTION.

BREAK IN AND CONNECT TO EXISTING SANITARY MANHOLE WITH NEW 150mm PIPE. PROVIDE WATERTIGHT CONNECTION AT ELEVATION 91.80. CONTRACTOR TO CONFIRM WATERTIGHT CONNECTION CONTRACTOR TO CONFIRM MUNICIPAL SANITARY SEWER INVERTS PRIOR TO CONSTRUCTION. CONNECTIONS SHALL BE MADE WITH CORE DRILLING.

EXISTING CATCH BASIN TO BE REMOVED

SUPPLY AND INSTALL NEW INLET CONTROL, DEVICE FLOW REGULATOR AT CATCHBASIN, CB-0, OUTLET. MAXIMUM DISCHARGE 11.50 l/s AT 0.93m HEAD AND ORIFICE DIAMETER AT 75mm.

SUPPLY AND INSTALL NEW INLET CONTROL, DEVICE FLOW REGULATOR AT CATCHBASIN, CB-0, OUTLET. MAXIMUM DISCHARGE 10.40 l/s AT 0.86m HEAD AND ORIFICE DIAMETER AT 75mm.

SUPPLY AND INSTALL NEW INLET CONTROL, DEVICE FLOW REGULATOR AT CATCHBASIN, CB-0, OUTLET. MAXIMUM DISCHARGE 9.70 l/s AT 0.79m HEAD AND ORIFICE DIAMETER AT 75mm.

NEW PERMETER FOUNDATION DRAINAGE (REFER TO ARCHITECTURAL) TO BE CONNECTED TO BUILDING STORM SERVICE CONNECTION. FOUNDATION DRAIN TO BE EQUIPPED WITH BACKFLOW VALVE AS PER CITY OF OTTAWA STANDARD DETAIL S14. REFER TO MECHANICAL DRAWINGS.

SUPPLY AND INSTALL NEW OIL GRIT SEPARATOR UNIT TO THE FOLLOWING REQUIREMENTS:

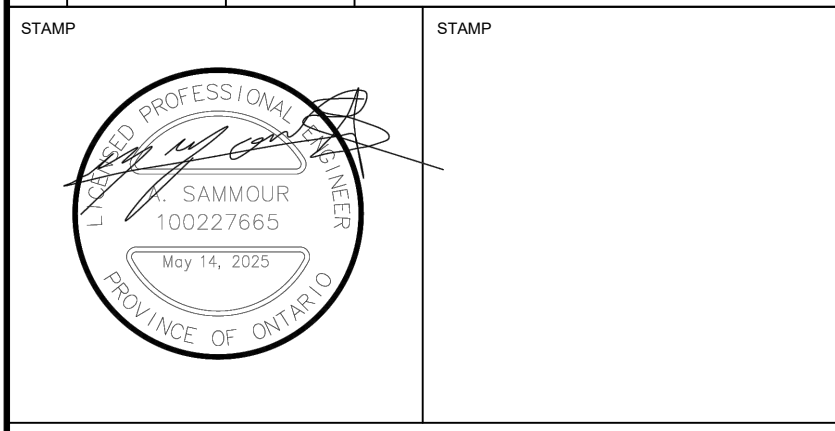
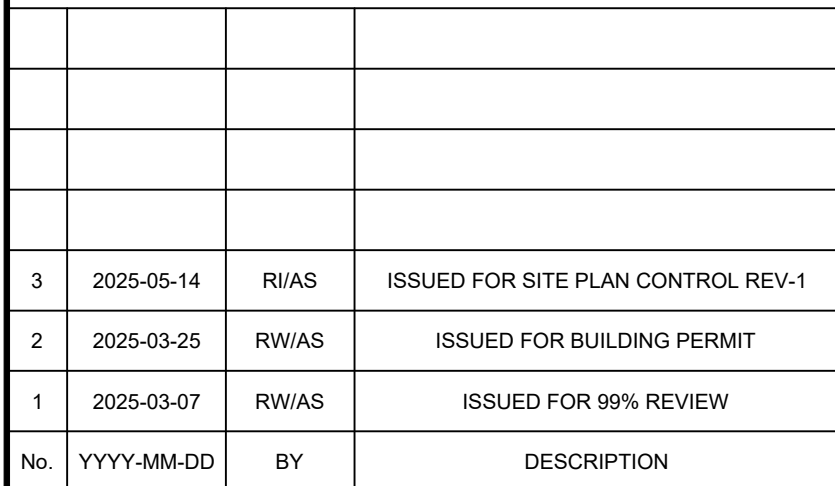
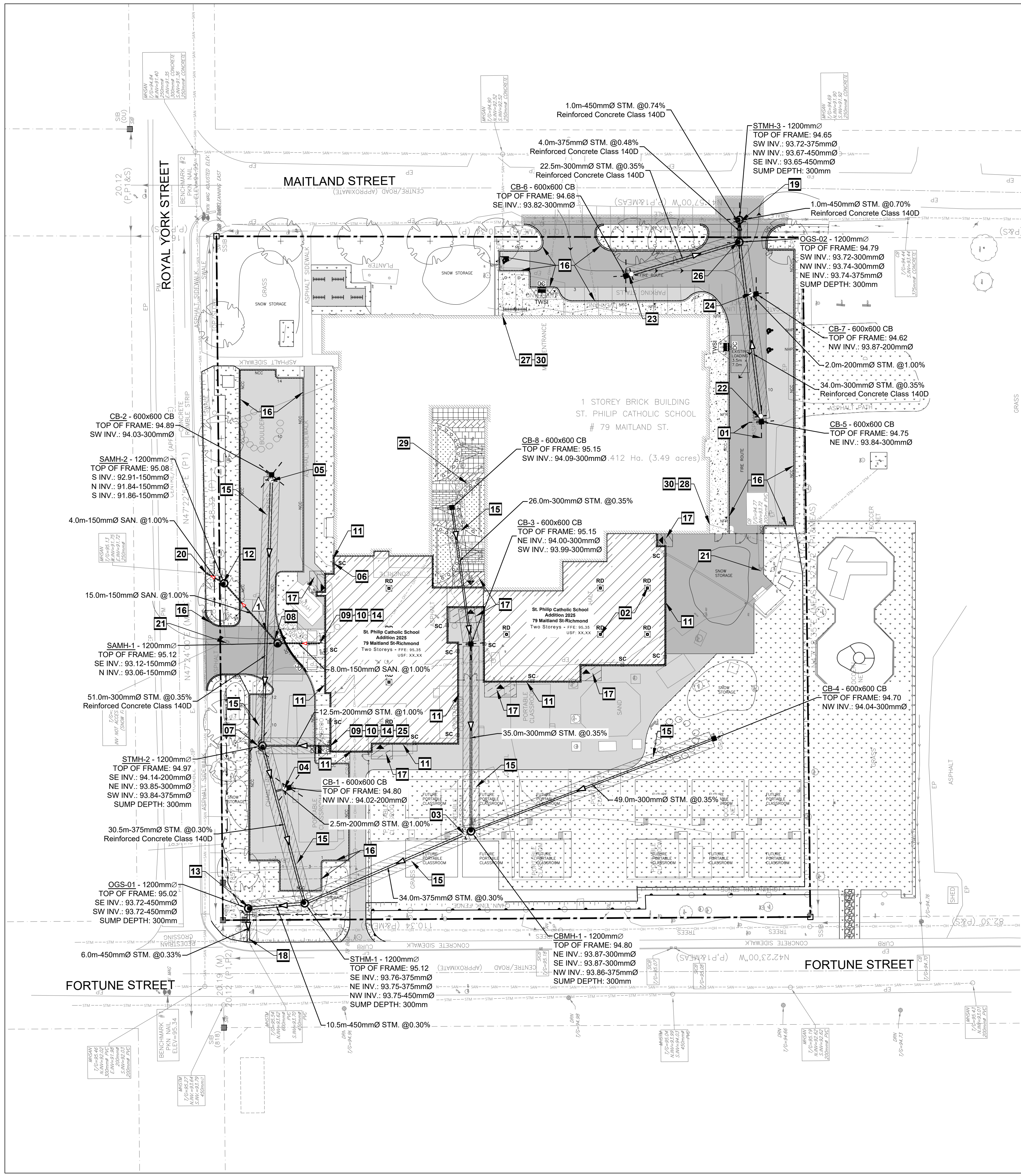
- MINIMUM 80% TSS REMOVAL
- DRAINAGE AREA = 0.137 ha
- 5 YEAR WEIGHTED RUNOFF COEFFICIENT C = 0.90
- 100 YEAR WEIGHTED RUNOFF COEFFICIENT C = 1.00
- 5 YEAR FLOWS = 30.5 LPS
- 100 YEAR FLOW = 31.9 LPS

EXISTING 150mm SANITARY SEWER FOR EXISTING BUILDING TO REMAIN AS PER AS CONSTRUCTED SERVING GRADING AND DRAINAGE PLAN BY CAPITAL ENGINEERING GROUP LTD DATED 2013/11/25.

EXISTING 200mm STORM SEWER FOR EXISTING BUILDING ROOF DRAINS AND FOUNDATION DRAINAGE TO REMAIN AS PER AS CONSTRUCTED SERVING GRADING AND DRAINAGE PLAN BY CAPITAL ENGINEERING GROUP LTD DATED 2013/11/25.

EXISTING WATER WELL TO REMAIN

CONTRACTOR TO PROVIDE C/CY OF EXISTING BUILDING SERVICE PRIOR TO CONSTRUCTION



79 MAITLAND STREET S
RICHMOND, ONTARIO, K0A 2Z0

SITE SERVICING PLAN



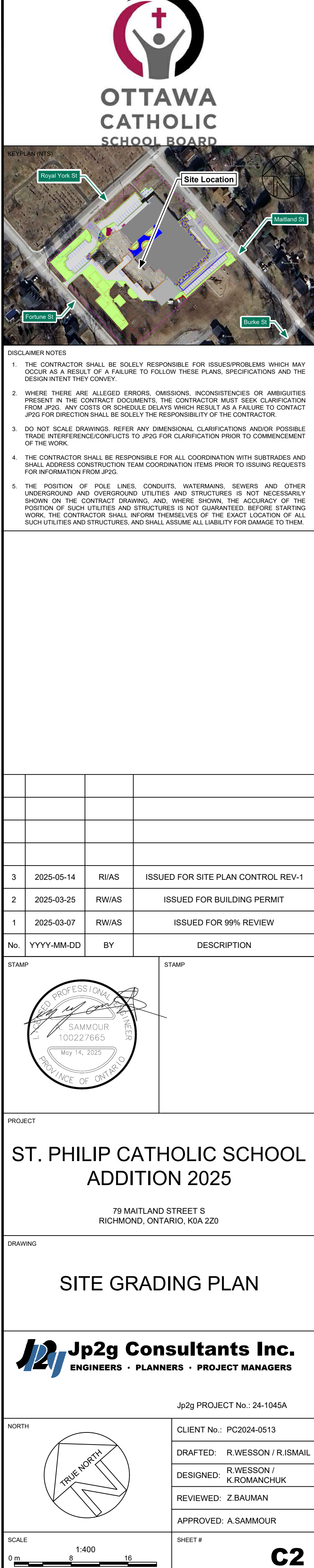
NORTH 	Client No.: PC2024-0513
	DRAFTED: R.WESSON / R.ISMAIL
	DESIGNED: R.WESSON / K.ROMANCHUK
	REVIEWED: Z.BAUMAN
	APPROVED: A.SAMMOUR
SCALE 	SHEET #

C1

DRAWING NOTES	
01	MATCH EXISTING GRADES AT PROPERTY LINE AND LIMITS OF WORK.
02	INSTALL HEAVY DUTY PAVEMENT IN ACCORDANCE WITH DETAIL 2/C3 ACCORDINGLY. PROVIDE POSITIVE DRAINAGE TOWARDS STORM STRUCTURE.
03	INSTALL LIGHT DUTY PAVEMENT IN ACCORDANCE WITH DETAIL 1/C3 ACCORDINGLY. PROVIDE POSITIVE DRAINAGE TOWARDS STORM STRUCTURES.
04	GRADES TO SLOPE AWAY FROM THE BUILDING TO PROVIDE POSITIVE DRAINAGE.
05	ANY DISTURBED AREA WITHIN THE RIGHT-OF-WAY SHALL BE RESTORATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE CITY OF OTTAWA
06	PROTECT EXISTING BELT PEDESTAL DURING CONSTRUCTION.
07	CONSTRUCT PRIVATE ENTRANCE AS PER CITY OF OTTAWA STANDARD DETAIL S26.
08	GRADE TO BE 10mm LOWER THAN EXISTING / PROPOSED DOOR SILL.
09	TOP OF BANK, PROVIDE MAXIMUM 3:1 SLOPE TO TIE INTO EXISTING / PROPOSED GRADES.
10	CONTRACTOR TO PROVIDE TRENCH BOX FOR EXCAVATION IN PROXIMITY OF MUNICIPAL RIGHT OF WAY FOR PROPOSED STORM SEWER CONNECTION AS PER DETAIL 4/C3.
11	NEW RAMP & TWYSI 5% PREFERRED SLOPE AS PER OPSD 130.039 (SEE ARCHITECTURAL).
12	CONSTRUCT MONOLITHIC SIDEWALK AS PER CITY OF OTTAWA STANDARD DETAIL SC2, AND SC35. PROVIDE MAXIMUM SLOPE OF 2.0%. INSTALL REINFORCING MESH (50X150mm (WxH) 1MM) THROUGHOUT NEW SIDEWALK. TOP SORE WIRE MESH AT EXPANSION JOINTS.
13	INSTALL NEW BARRIER CURB AS PER CITY OF OTTAWA DETAIL SC1.1
14	INSTALL NEW DEPRESSIONED CURB AS PER CITY OF OTTAWA DETAIL SC1.1
15	SAW CUT INTO EXISTING ASPHALT AS PER DETAIL 3/C3. MATCH EXISTING PAVEMENT AND GRANULAR STRUCTURE.
16	NEW ACCESSIBLE PARKING ASSESS RAMP. PROVIDE MAXIMUM 8% SLOPE. REFER TO ARCHITECTURAL DETAILS
17	CONSTRUCT NEW SWALE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DETAIL DRAWING S29.
18	EXISTING DITCH TO BE RE-ALIGND / RE-GRADED AND CLEANED TO MEET PROPOSED PARKING LOT TOP OF CURB GRADES.
19	PROVIDE TOPSOIL AND SOD GRADING FROM EXISTING EDGE OF SIDEWALK TO THE INTO NEW PROPOSED SWALE GRADING. PROVIDE MAX 3H:1V SLOPES
20	TIE INTO EXISTING GRADES AT EXISTING FENCE LINE
21	MATCH NEW ASPHALT WALKWAY GRADES INTO EXISTING ASPHALT / CONCRETE WALKWAY GRADES
22	EXISTING HYDRO GENERATOR AND CONCRETE PAD TO REMAIN.
23	TIE NEW ASPHALT INTO EXISTING ASPHALT GRADING / SWALE. MATCH EXISTING ASPHALT GUTTER GRADING TO EXISTING CATCH BASIN STRUCTURE.
24	EXISTING FIRE PUMP HOUSE TO REMAIN

GENERAL NOTES

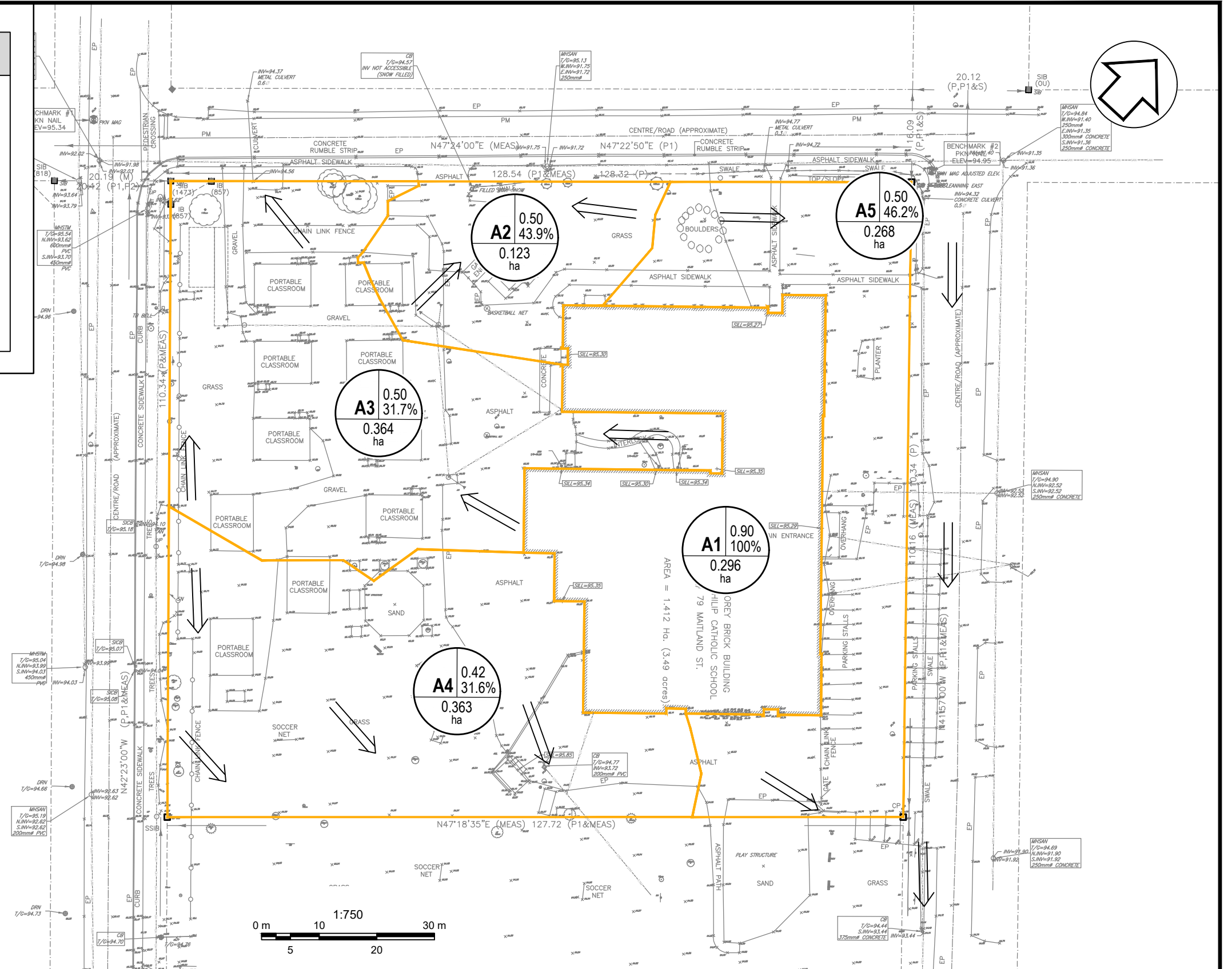
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7. IN THE EVENT THAT EXCAVATION IS REQUIRED ON THE CITY ROW OR ADJACENT PROPERTY, CONTRACTOR IS RESPONSIBLE TO ENSURE ADDITIONAL PERMIT AND/OR PERMISSION



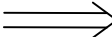
 DRAINAGE AREA BOUNDARY
 DRAINAGE FLOW DIRECTION

Diagram illustrating the components of a circular data label:

- REFERENCE NUMBER**: Points to the **ID** quadrant.
- RUNOFF COEFFICIENT**: Points to the **C IMP%** quadrant.
- PERCENT IMPERVIOUS**: Points to the **C IMP%** quadrant.
- AREA**: Points to the **AREA ha** section.



LEGEND

-  DRAINAGE AREA BOUNDARY
-  DRAINAGE FLOW DIRECTION

DRAINAGE AREA LABEL

- REFERENCE NUMBER
- 5 YR RUNOFF COEFFICIENT
- 100 YR RUNOFF COEFFICIENT

