

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 EPCON ENTERPRISES LTD. 1566 LAPERRIERE AVE. OTTAWA, ONTARIO, K1Z 7T2 MR. DOMENIC IDONE PHONE: (613) 325-3416 IDONEDOM@GMAIL.COM		APPROVED By Saide Sayah at 4:53 pm, Oct 01, 2020	
5	REVISED BUILDING SERVICES	AUG 28/20	FST	SCALE 1:125	DESIGN LSC/RRB
4	ISSUED FOR SITE PLAN	MAY 26/20	FST	0 1:125 2.5 5	CHECKED FST
3	REVISED PER CITY COMMENTS	APR 16/20	FST		DRAWN LSC/RRB
2	ISSUED FOR SITE PLAN APPLICATION	NOV 18/19	FST		CHECKED FST
1	ISSUED FOR COORDINATION	OCT 17/19	FST		APPROVED FST
No.	REVISION	DATE	BY		

#### GENERAL NOTES:

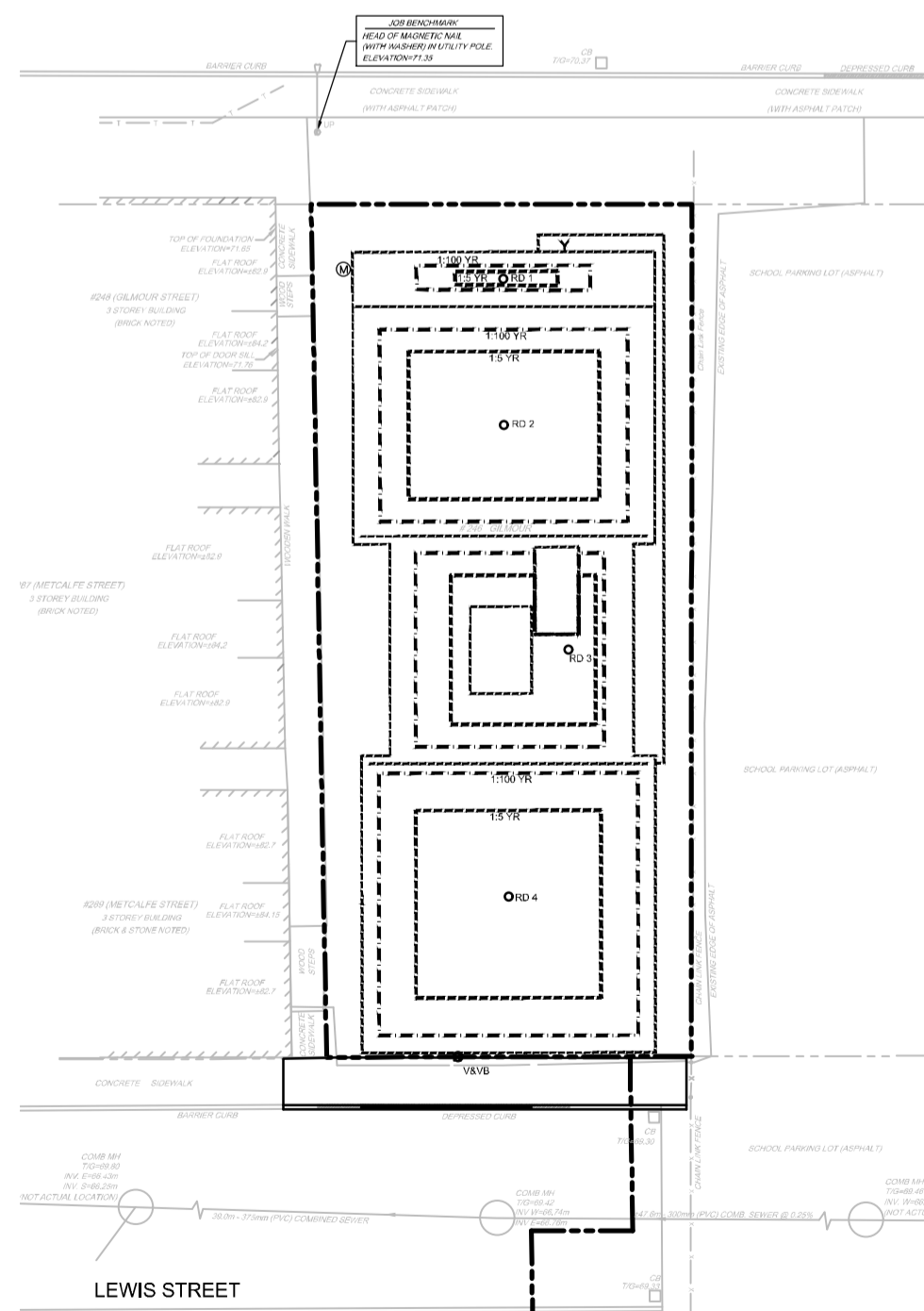
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
- OBTAIN ALL 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 \$2,000,000.00. 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, OPSS & 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 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 PG4975-1, DATED JULY 04, 2019, 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 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-2019-155) PREPARED BY NOVATECH.
- SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE-IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
- PRIOR TO COMMENCEMENT OF ANY WORKS, CONTRACTOR TO OBTAIN SERVICE LOCATES BY CALLING ONTARIO ONE CALL AT 1-800-400-2255

#### SEWER NOTES:

- SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS - ALL CURRENT VERSIONS AND 'AS AMENDED'.
- SPECIFICATIONS:  
ITEM: STORM SERVICE  
SANITARY SERVICE  
SEWER TRENCH  
SPEC. No.: PVC DR 35  
PVC DR 35  
CITY OF OTTAWA - S6 & S7
- ALL STORM AND SANITARY SERVICE LATERALS SHALL BE EQUIPPED WITH BACKFLOW PREVENTERS WITHIN THE BUILDING FOOTPRINT AS PER CITY OF OTTAWA STANDARD DETAILS S14 AND S14.1 OR S14.2. 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 125mm THICK H-40 RIGID INSULATION.
- TYPICAL STORM MANHOLES AND CATCHBASIN MANHOLES ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED. ALL CATCHBASINS ARE TO HAVE 600mm SUMPS UNLESS OTHERWISE INDICATED.
- ALL CATCHBASINS, MANHOLES AND/OR CATCHBASIN MANHOLES THAT ARE TO HAVE ICD'S INSTALLED WITHIN THEM ARE TO HAVE 600mm SUMPS.
- 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, 410.07.18.04 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.
- CONTRACTOR TO TELEVIEW (CCTV) ALL PROPOSED SEWERS, GREATER THAN 200mmØ PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.

#### WATERMAIN NOTES:

- SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS - ALL CURRENT VERSIONS AND 'AS AMENDED'.
- SPECIFICATIONS:  
ITEM: WATERMAIN TRENCHING  
THERMAL INSULATION IN SHALLOW TRENCHES  
THERMAL INSULATION BY OPEN STRUCTURES  
WATERMAIN CROSSING BELOW SEWERS  
WATERMAIN MATERIAL  
SPEC. No.: W17  
W22  
W23  
W25  
CITY OF OTTAWA  
CITY OF OTTAWA  
CITY OF OTTAWA  
CITY OF OTTAWA  
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.



ROOF PLAN  
SCALE 1:250

SCALE 1:250

FOR REVIEW ONLY



LOCATION CITY OF OTTAWA 246 GILMOUR STREET		DRAWING NAME GENERAL PLAN OF SERVICES	
PROJECT No. 118221		REV # 5	
DRAWING No. 118221-GP		Plan # 18085	

#### LEGEND

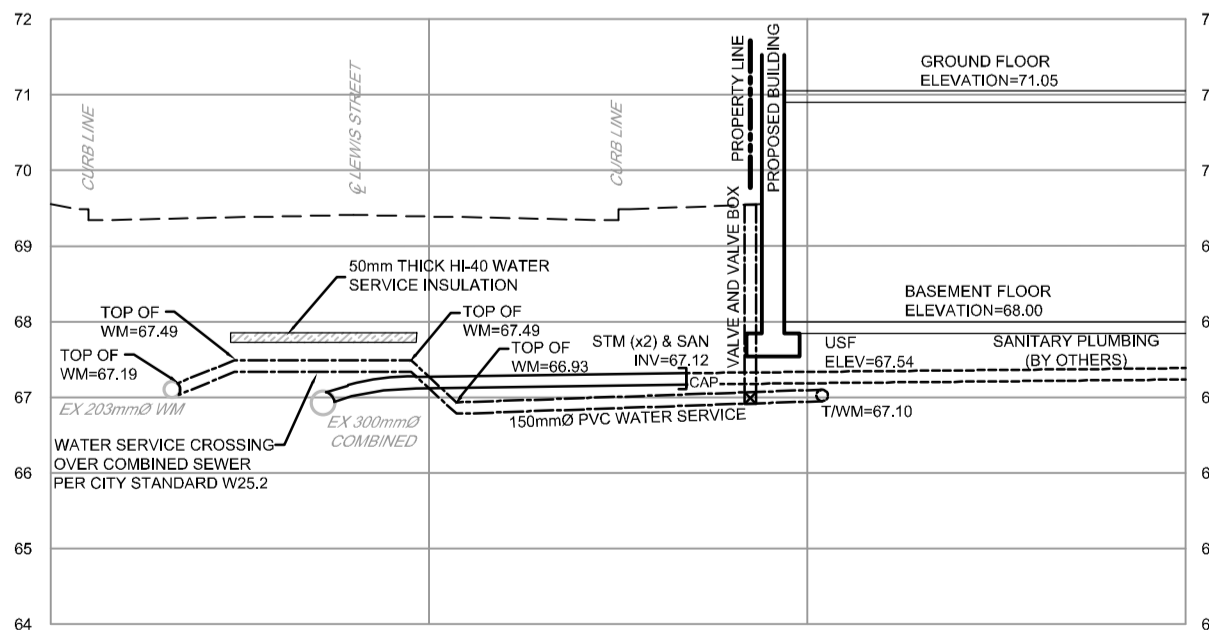
PROPERTY LINE	EXISTING OVERHEAD WIRES
PROPOSED SANITARY SERVICE	EXISTING CONCRETE CURB
PROPOSED STORM SERVICE	EXISTING SANITARY MANHOLE & SEWER
CONTROLLED FLOW ROOF DRAIN	EXISTING CATCHBASIN MANHOLE
PROPOSED BARRIER CURB	EXISTING STORM MANHOLE & SEWER
PROPOSED DEPRESSED CURB	EXISTING CATCHBASIN C/W CATCHBASIN LEAD
PROPOSED WATER SERVICE AND DIAMETER	EXISTING HYDRANT & VALVE
PROPOSED VALVE & VALVE BOX	EXISTING TREES / VEGETATION
PROPOSED CAP	EXISTING UTILITY POLE C/W GUY WIRES
PROPOSED SIAMESE CONNECTION	EXISTING FENCE
PROPOSED WATER METER & REMOTE METER	EXISTING WATERMAIN
THERMAL INSULATION OVER WATER SERVICE	EXISTING HYDRANT C/W VALVE & LEAD
PROPOSED FINISHED FLOOR ELEVATION	APPROXIMATE LIMIT OF 40mm FULL ROADWAY WIDTH ASPHALT OVERLAY PER CITY STANDARDS
PROPOSED TOP OF FOUNDATION ELEVATION	
PROPOSED BASEMENT FLOOR ELEVATION	
PROPOSED UNDERSIDE OF FOOTING ELEVATION	
PROPOSED GAS METER	

ROOF DRAIN TABLE: AREA R-1 TO R-4 (ROOF DRAINS 1, 2, 3 & 4)						
AREA ID	ROOF DRAIN No. (WATTS MODEL)*	ROOF DRAIN OPENING SETTING	1:5 YEAR RELEASE RATE	APPROX. 5 YR PONDING DEPTH	1:100 YEAR RELEASE RATE	APPROX. 100 YR PONDING DEPTH
R-1	RD 1 (RD-100-A-ADJ)	1/4 EXPOSED	0.63 L/s	5 cm	0.75 L/s	9 cm
R-2	RD 2 (RD-100-A-ADJ)	1/4 EXPOSED	0.71 L/s	10 cm	0.87 L/s	13 cm
R-3	RD 3 (RD-100-A-ADJ)	1/4 EXPOSED	0.71 L/s	10 cm	0.87 L/s	13 cm
R-4	RD 4 (RD-100-A-ADJ)	1/4 EXPOSED	0.71 L/s	10 cm	0.87 L/s	14 cm

\* REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2019-155) PREPARED BY NOVATECH FOR DRAINAGE AREA IDENTIFIERS AND STORMWATER MANAGEMENT DETAILS  
\*\*ALL CONTROLLED FLOW ROOF DRAINS FOR THE PROPOSED BUILDING TO BE WATTS ADJUSTABLE ACCUTROL ROOF DRAINS.

SITE FLOWS & STORMWATER MANAGEMENT TABLE							
DESIGN EVENT	PRE-DEVELOPMENT CONDITIONS		POST-DEVELOPMENT CONDITIONS				
	UNCONTROLLED FLOW (L/s)	ALLOWABLE RELEASE RATE (L/s)	A-1 FLOW (L/s)	A-2 FLOW (L/s)	A-3 FLOW (L/s)	R 1-4 FLOW (L/s)	TOTAL FLOW (L/s)
1.5 YR	3.5	10.0	0.24	0.88	0.46	2.76	4.34
1:100 YR	7.1	10.0	0.48	1.70	0.92	3.36	6.46

\* REDUCED FLOW COMPARED TO PRE-DEVELOPMENT UNCONTROLLED CONDITIONS



SECTION A-A  
SCALE 1:100