



		SCALE	DESIGN	FOR REVIEW ONLY			
		1:125	FST / LSC CHECKED FST	SOPROFESSIONAL SI	NOVATE Engineers, Planners & Landscap		
AUG 28/20	FST			S F.S. THAUVETTE	Suite 200, 240 Michael Cowp		
MAY 26/20	FST	4.405	LSC	(9 F.S. THADVETTE 5 100041399 5	Ottawa, Ontario, Canada K		
APR 16/20	FST	1:125 0 2.5 5	FST	AVG. 28,2020	Telephone (61 Facsimile (61		
NOV 18/19	FST		APPROVED	20 invice on ONTARY	Website www.novate		
DATE	BY		FST				

By Saide Sayah at 4:55 pm, Oct 01, 2020

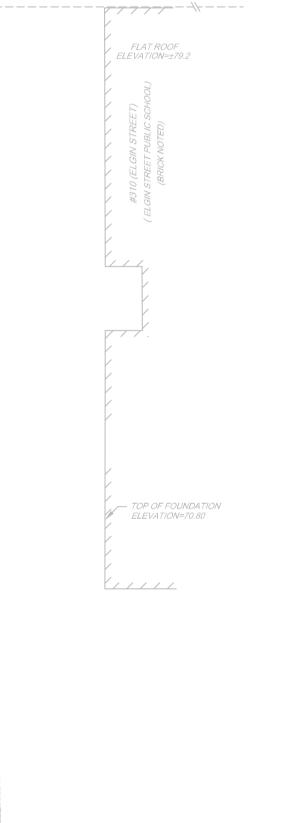
SAIDE SAYAH

MANAGER, CENTRAL BRANCH

PLANNING, INFRASTRUCTURE & ECONOMIC

DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED



REVISED BUILDING SERVICES

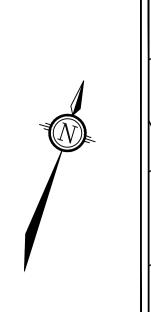
REVISED PER CITY COMMENTS

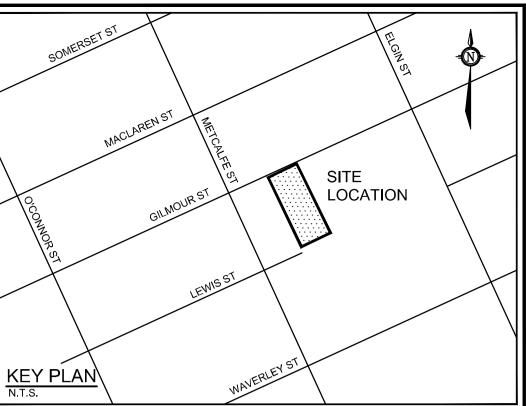
ISSUED FOR SITE PLAN APPLICATION

REVISION

ISSUED FOR SITE PLAN

T/G=70.30





NORTH

PROPERTY LINE

---- PROPOSED STORM SERVICE CONTROLLED FLOW ROOF DRAIN

🖿 🖿 🖿 🖿 🖿 🖿 DRAINAGE AREA LIMITS

APPROXIMATE PONDING LIMITS

POST-DEVELOPMENT AREA ID POST-DEVELOPMENT DRAINAGE AREA (HA) 1:5 YEAR WEIGHTED RUNOFF COEFICIENT

EXISTING CONCRETE CURB

CB _____

EX UP

COMB MH _____ EXISTING COMBINED MANHOLE & SEWER EXISTING CATCHBASIN C/W CATCHBASIN LEAD

EXISTING TREES / VEGETATION

EXISTING UTILITY POLE C/W GUY WIRES EXISTING FENCE

DIRECTION OF MAJOR OVERLAND FLOW

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 \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED. 5. 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' 6. 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. 7. 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.

8. ALL ELEVATIONS ARE GEODETIC.

9. 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.

10. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACED AREAS AND DIMENSIONS. 11. REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2019-155) PREPARED BY NOVATECH.

12. SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE-IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).

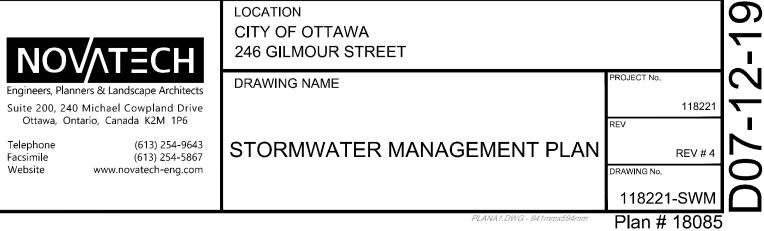
13. PRIOR TO COMMENCEMENT OF ANY WORKS, CONTRACTOR TO OBTAIN SERVICE LOCATES BY CALLING ONTARIO ONE CALL AT 1-800-400-2255

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										
	PRE-DEVE CONDI		POST-DEVELOPMENT CONDITIONS							
DESIGN EVENT	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)	REDUCTION IN FLOW (L/s OR %)*		
1:5 YR	3.5	10.0	0.24	0.88	0.46	2.76	4.34	N/A		
1:100 YR	7.1	10.0	0.48	1.70	0.92	3.36	6.46	0.64 OR 9%		

* REDUCED FLOW COMPARED TO PRE-DEVELOPMENT UNCONTROLLED CONDITIONS



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