

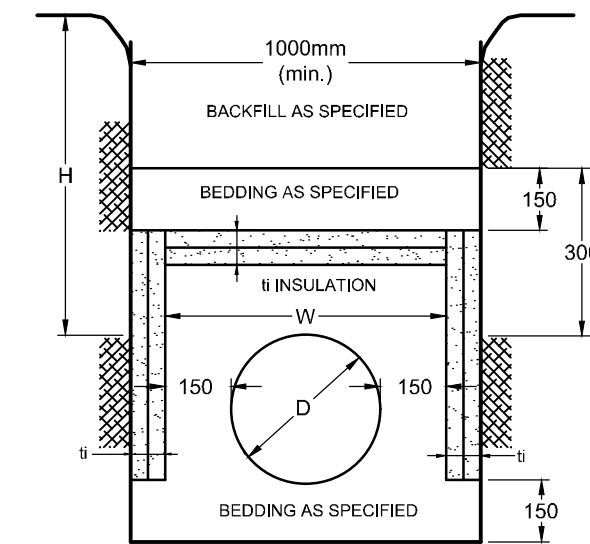
**LEGEND**

- SANMH 01 - PROPERTY LINE
- CBMH 01 - PROPOSED SANITARY MH & SEWER
- STMMH 01 - PROPOSED CATCHBASIN MH & SEWER c/w 3.0m RADIAL SUBDRAIN (PER GEOTECH)
- CB 02 - PROPOSED STORM MH & SEWER
- HYD - PROPOSED CATCHBASIN & LEAD c/w 3.0m RADIAL SUBDRAIN (PER GEOTECH)
- ICD - PROPOSED HYDRANT c/w VALVE & VALVE BOX
- RD - PROPOSED INLET CONTROL DEVICE
- DS - CONTROLLED FLOW ROOF DRAIN
- PROPOSED WATER METER AND REMOTE METER

- DC - PROPOSED BARRIER CURB
- 150mmØ - PROPOSED DEPRESSED CURB
- 150mmØ - PROPOSED WATER SERVICE AND DIAMETER
- VB - PROPOSED VALVE & VALVE BOX
- BEND - PROPOSED BEND AND THRUSTBLOCK 11.25°, 22.5°, 45° or TEE
- C - PROPOSED CAP
- PROPOSED BUILDING ENTRANCE
- THERMAL INSULATION FOR SHALLOW SEWERS
- PROPOSED HYDRO TRANSFORMER
- DS - DOWNSPOUT

- FFE - FINISHED FLOOR ELEVATION
- T/FND - TOP OF FOUNDATION WALL ELEVATION
- USF - UNDERSIDE OF FOOTING ELEVATION
- SANMH - EXISTING SANITARY MANHOLE & SEWER
- CBMH - EXISTING CATCHBASIN MANHOLE
- STMMH - EXISTING STORM MANHOLE & SEWER
- CB - EXISTING CATCHBASIN C/W CATCHBASIN LEAD
- HYD - EXISTING HYDRANT & VALVE

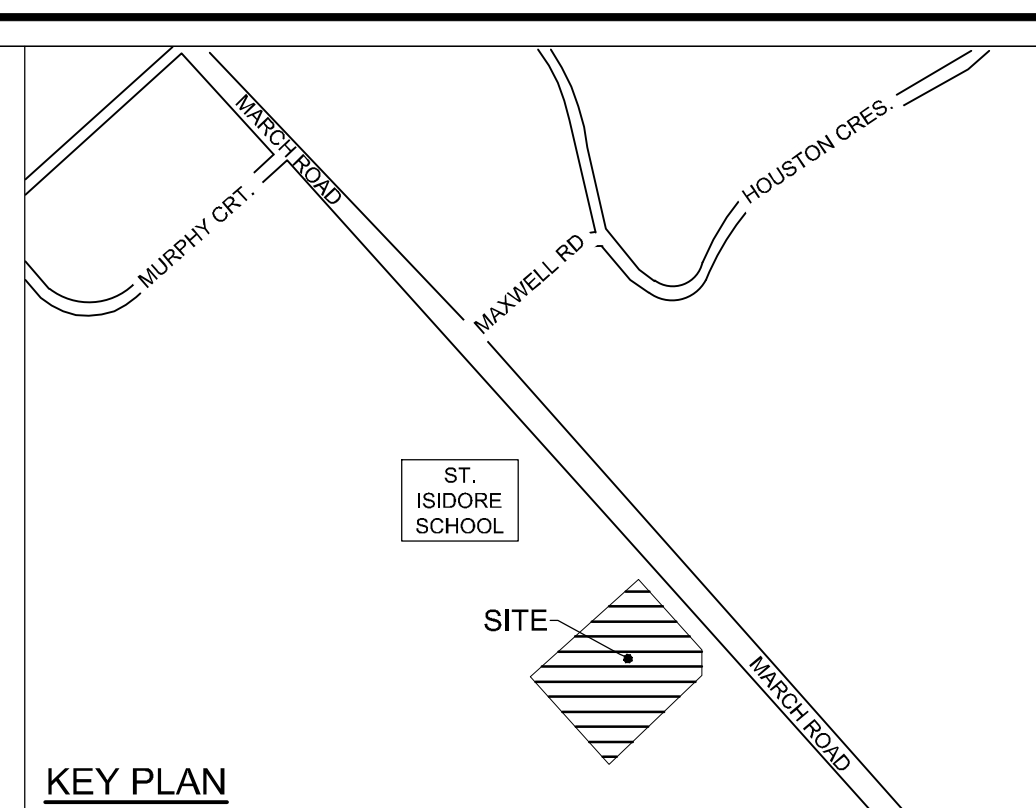
- 300mmØ WM - EXISTING WATERMAIN
- HYD - EXISTING HYDRANT C/W VALVE & LEAD
- EX UP - EXISTING TREES / VEGETATION
- EX UP - EXISTING UTILITY POLE



- NOTES:**
- INSULATE ALL SEWER PIPES THAT ARE LESS THAN 600mmØ AND HAVE LESS THAN 1.8m COVER WITH EXPANDED POLYSTYRENE INSULATION AS SHOWN.
  - THE THICKNESS OF INSULATION SHALL BE THE EQUIVALENT OF 25mm FOR EVERY 300mm REDUCTION IN THE REQUIRED DEPTH OF COVER (SEE TABLE).

**INSULATION DETAIL FOR SHALLOW SEWERS ONLY**  
NOT TO SCALE

**KEY PLAN**



**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 O.P.S.S., O.P.S.D & 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 SITE.
- ALL ELEVATIONS ARE GEODETIC.
- REFER TO GEOTECHNICAL INVESTIGATION REPORT (Ref.No.: PG5321-1, DATED JAN 20, 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 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-2022-090) PREPARED BY NOVATECH.
- SAW CUT AND KEYING ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE-IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).

**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	SPEC. No.	REFERENCE
STORM/SANITARY MANHOLE (1200Ø)	701.010	OPSD
STORM/CATCHBASIN MANHOLE (1500Ø)	701.011	OPSD
STORM/CMH FRAME AND COVER	401.010 - TYPE 'B'	OPSD
SANITARY MANHOLE FRAME AND COVER	401.010 - TYPE 'A'	OPSD
WATERTIGHT MANHOLE FRAME AND COVER	401.030	OPSD
CATCHBASIN MH FRAME & COVER	401.010 Type 'B'	OPSD
CATCHBASIN (800x600)	705.010	OPSD
CATCHBASIN FRAME & COVER	S19	CITY OF OTTAWA
SEWER TRENCH	S6	CITY OF OTTAWA
STORM SEWER	PVC DR 35 (450mmØ PIPE AND SMALLER)	CITY OF OTTAWA
STORM SEWER	HDPE BOSS 2000 (600mmØ PIPE AND LARGER)	CITY OF OTTAWA
SANITARY SEWER	PVC DR 35	CITY OF OTTAWA
- THE SANITARY SERVICE LATERAL SHALL BE EQUIPPED WITH BACKFLOW PREVENTERS WITHIN THE BUILDING FOOTPRINT AS PER CITY OF OTTAWA STANDARD DETAILS S14.1 OR S14.2. REFER TO MECHANICAL PLANS FOR DETAILS.
- THE STORM SEWER LATERAL SHALL BE EQUIPPED WITH A BACKFLOW PREVENTER WITHIN THE BUILDING FOOTPRINT AS PER CITY OF OTTAWA STANDARD DETAIL S14. REFER TO MECHANICAL PLANS FOR DETAILS.
- SEWERS ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
- 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 PIPES (SAN / STM) THAT HAVE LESS THAN 1.5m COVER WITH HI-40 INSULATION PER INSULATION DETAIL FOR SHALLOW SEWERS. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
- CONCRETE MANHOLES ARE TO BE 1200mmØ STRUCTURES UNLESS OTHERWISE NOTED ON THE DRAWING. 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.
- TYPICAL STORM MANHOLES AND CATCHBASIN MANHOLES ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR IS TO TELEPHONE (CTV) 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. PROVIDE A COPY OF ALL CTV INSPECTION REPORTS TO THE ENGINEER FOR REVIEW.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF THE WORKS INDICATING ALL APPLICABLE 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 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 O.P.S.S. 410.07, 16.40, 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.
- ALL STRUCTURES WITHIN GRASSED AREAS TO BE FLUSH WITH GRADE.

**WATERMAIN NOTES:**

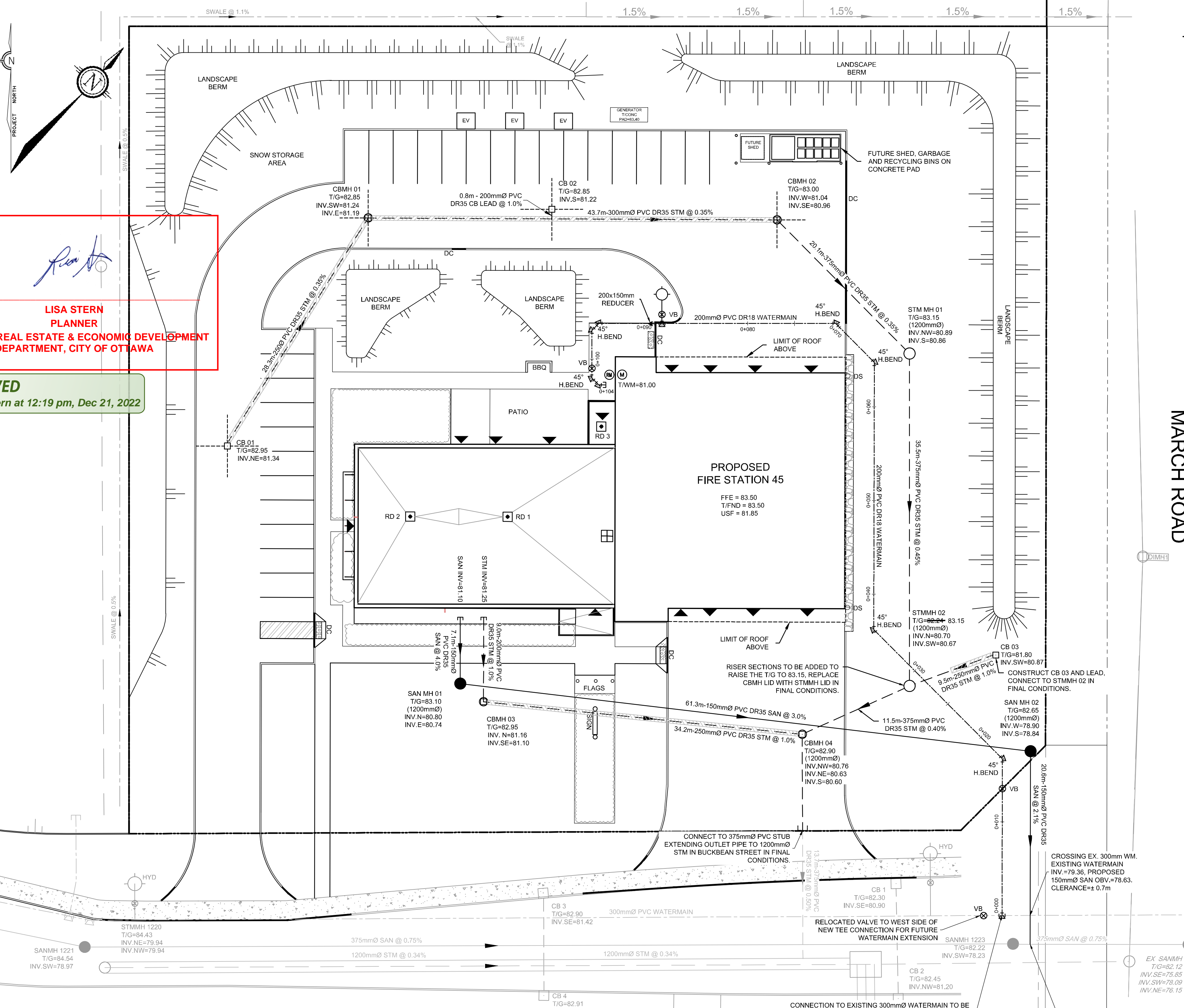
- SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS - ALL CURRENT VERSIONS AND AS AMENDED.
- SPECIFICATIONS:
 

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
HYDRANT INSTALLATION	W19	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
THERMAL INSULATION BY OPEN STRUCTURES	W23	CITY OF OTTAWA
VALVE BOX ASSEMBLY	W24	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWERS	W25	CITY OF OTTAWA
CATHODIC PROTECTION FOR PVC WATERMANS	W40	CITY OF OTTAWA
WATERMAIN MATERIAL	PVC DR 18 (100mm AND LARGER)	CITY OF OTTAWA
- 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.
- 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.

**PROPOSED 200mmØ / 150mmØ WATER SERVICE TABLE**

STATION	SURFACE ELEVATION	T/M ELEVATION	COMMENTS
0+000.0	82.92	79.66	200mmØ WM CONNECTION TO EX. 300mmØ PVC WM
0+013.5	82.50	80.10	VALVE AND VALVE BOX AT PROPERTY LINE
0+016.7	82.40	80.00	45° HORIZONTAL BEND
0+018.6	82.69	80.29	CROSSING PROPOSED 150mmØ SAN, CLEARANCE=0.91m
0+028.4	83.15	80.75	22.5° VERTICAL BEND
0+029.8	83.15	80.17	22.5° VERTICAL BEND
0+030.8	83.20	80.17	CROSSING PROPOSED 375mmØ STM, CLEARANCE=0.50m
0+031.8	83.20	80.17	22.5° VERTICAL BEND
0+033.3	83.20	80.90	22.5° VERTICAL BEND
0+038.2	83.25	80.85	45° HORIZONTAL BEND
0+064.7	83.29	80.89	45° HORIZONTAL BEND
0+070.6	83.32	80.92	45° HORIZONTAL BEND
0+086.2	83.40	81.00	HYDRANT LEAD (200x150x200 TEE)
0+096.7	83.40	81.00	200x150mm REDUCER
0+095.9	83.35	80.95	45° HORIZONTAL BEND
0+096.9	83.35	80.95	45° HORIZONTAL BEND
0+101.0	83.40	81.00	VALVE AND VALVE BOX
0+102.0	83.40	81.00	45° HORIZONTAL BEND
0+103.1	83.42	81.02	45° HORIZONTAL BEND
0+103.8	83.42	81.00	CAP 1.0m FROM FOUNDATION WALL

\* CONNECTION TO EXISTING 300mmØ PVC WATERMAIN. EXACT ELEVATION TO BE FIELD DETERMINED.



**PROPOSED ROOF DRAIN TABLE: AREA R-1 (RD1, RD2 AND RD3)**

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)	FULLY EXPOSED	1.07 L/s	9 cm	1.39 L/s	12 cm
R-1	RD 2 (RD-100-A-ADJ)	FULLY EXPOSED	1.07 L/s	9 cm	1.39 L/s	12 cm
R-1	RD 3 (RD-100-A-ADJ)	-	0.26 L/s	-	0.50 L/s	-

\* REFER TO THE DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT (R-2022-090) PREPARED BY NOVATECH FOR DRAINAGE AREA IDENTIFIERS AND STORMWATER MANAGEMENT DETAILS.

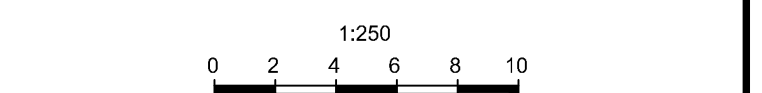
**LISA STERN**  
PLANNER  
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By Lisa Stern at 12:19 pm, Dec 21, 2022



PORTFEUILLE DE L'URBANISME ET DE L'INFRASTRUCTURE  
DÉPARTEMENT DES SERVICES D'INFRASTRUCTURE  
DIRECTION DE CONCEPTION ET DE CONSTRUCTION - IMMEUBLES ET DES PARCS

FOR / POUR  
INFRASTRUCTURE SERVICES & COMMUNITY SUSTAINABILITY  
INFRASTRUCTURE SERVICES  
DESIGN & CONST. - BUILDINGS & PARKS



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NUMBER	DESCRIPTION	DATE	INITIALS	REVISIONS
8	ISSUED FOR REVISED SITE PLAN CONTROL	22/12/09	FST	
7	ISSUED FOR REVISED SITE PLAN CONTROL	22/10/06	FST	
6	ISSUED FOR 9% REVIEW	22/09/09	FST	
5	REVISED PER CITY COMMENTS	22/08/03	FST	
4	ISSUED FOR 6% REVIEW	22/07/27	FST	
3	ISSUED FOR BUILDING PERMIT	22/07/15	FST	
2	ISSUED FOR 3% REVIEW	22/06/20	FST	
1	ISSUED FOR SPC APPROVAL	22/05/20	FST	

DESIGNED BY / CONCEVU PAR	CHECKED BY / VÉRIFIÉ PAR
FST/DMM	FST
DRAWN BY / DÉSSINÉ PAR	SCALE / ÉCHELLE
DMM	1:250

**DRAWING TITLE**  
1:1 SCALE

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CE DESIN CONSTITUE LA PROPRIÉTÉ DE LA VILLE D'OTTAWA ET TOUS DROITS D'AUTEUR EST RÉSERVÉ. LES DIMENSIONS UTILISÉES LE SONT À DES FINS DESTINATION SÉULEMENT. IL INCOMBE À CHAQUE ENTREPRENEUR, SOUS-CONTRACTANT OU CONSULTANT DE VÉRIFIER TOUTES LES DIMENSIONS ET LES CONDITIONS SUR LE CHANTIER. VEUILLEZ INFORMER LE PROPRIÉTAIRE DE TOUTE ERREUR OU OMISSION AVANT D'ENTAMER LES TRAVAUX. NE CROQUEZ PAS LES PLANS À L'ÉCHELLE.



ARCHITECT / ARCHITECTE  
CONSULTANT / EXPERT-CONSEIL

PROJECT / LOCATION / PROJET / ENDROIT  
**FIRE STATION 45**  
1075-A MARCH ROAD  
OTTAWA, ONTARIO

DRAWING / DESSIN  
**GENERAL PLAN OF SERVICES**  
FINAL CONDITIONS

BUSINESS ENTITY / NUMERO DE L'ENTITE  
BUILDING NUMBER / NUMERO DU BÂTIMENT

SHEET NO. / FEUILLE NO.  
**C1.1**

CITY PROJECT NO. / NUMERO DE PROJET  
CONS. PROJECT NO. / NUMERO DE PROJET

122089

D07-12-22-0090