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. ALL ELEVATIONS ARE GEODETIC. REFER TO GEOTECHNICAL INVESTIGATION REPORT (58-JBPA-R0, DATED AUGUST 04, 2022), PREPARED BY YURI MENDEZ ENGINEERING)., 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 5. REFER TO THE DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT(R-2022-143) PREPARED BY NOVATECH. **ANDREW MCCREIGHT** BENCHMARK NOTES MANAGER, DEVELOPMENT REVIEW CENTRAL 1. ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, AND ARE REFERRED TO CITY OF PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT **DEPARTMENT, CITY OF OTTAWA** 2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT IT'S RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS **APPROVED** 3. TEMPORARY JOB BENCHMARK #1 DESCRIPTION IS LOCATED ON MAG NAIL IN CONCRETE SIDEWALK LOCATED APPROXIMATELY 18m NORTH OF THE NORTH PROPERTY BOUNDARY ALONG HAWTHORNE AVE. TEMPORARY BENCHMARK #2 DESCRIPTION IS MAG By Andrew McCreight at 8:50 am, Feb 05, 2024 NAIL IN UTILITY POLE LOCATED ON BOULEVARD APPROXIMATELY 10m EAST FROM EAST PROPERTY BOUNDARY ALONG KEY PLAN NORTH HAWTHORNE AVE. SEE TOPOGRAPHICAL PLAN OF SURVEY OF LOTS 2, 3, 4, 5 AND PART OF LOT 6, REGISTERED PLAN 220, CITY OF OTTAWA, SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 4. A NEW TEMPORARY BENCHMARK MAY BE REQUIRED IF EXISTING BENCHMARKS ARE DISTURBED DURING THE HAWTHORNE AVE. RECONSTRUCTION PROJECT, ALTERNATIVELY, CONTRACTOR MAY NEED TO USE HAWTHORNE AVENUE RECONSTRUCTION PROJECT BENCHMARKS. LEGEND PROPOSED BARRIER CURB EXISTING CONCRETE CURB PROPOSED DEPRESSED CURB EXISTING CATCHBASIN Site Benchmark #1 MAG Nail DRAINAGE AREA LIMITS EXISTING UTILITY POLE in SWC Elevation=67.83 POST-DEVELOPMENT AREA ID EXISTING TREES / VEGETATION 0.072 POST-DEVELOPMENT DRAINAGE AREA (ha) EXISTING OVERHEAD CICB . 0.24 1:5 YEAR WEIGHTED RUNOFF COEFICIENT PROPOSED CURB INLET CATCHBASIN CICB (PER HAWTHORNE RECONSTRUCTION PROJECT) FUTURE UPGRADES TO THE MUNICIPAL INFRASTRUCTURE WITHIN THE R.O.W. ARE SHOWN WITHIN THE BLUE HATCHED AREA. EXISTING STORM AND SANITARY STRUCTURES (MANHOLES AND CATCHBASINS). SERVICE LATERALS AND OVERHEAD WIRES WILL BE REMOVED AS PART OF THE PROPOSED WORKS. REFER TO THE HAWTHORNE AVE. RECONSTRUCTION PROJECT PLANS (CITY CONTRACT CP000136) FOR DETAILS. AREA DRAIN (AD-1), **ACCESS** EMERGENCY OVERFLÓW MANHOLE HAWTHORNE AVENUE STORM WATER MANAGEMENT TANK (SWMT) Site Benchmark #2 MAG FUTURE 103.2m-450mmØ ←200mmØ STM GRADE ______ BUILDING STORM WATER · CICB STORM WATER DRAIN - CONNECTIONS TO SWMT CONNECTION FROM SWMT TO MUNICIPAL SERVICES UNDERGROUND SUMP PUMP CONTROL AUTOMATIC PARKING GARAGE PANEL W/ START/STOP FLOAT-CONTROLLED COMMERICIAL COMMERCIAL FLOATS, PUMP STATUS SUMP PUMP, DISCHARGE COMMERCIAL ALENTRY MAIN ENTRY ALARM, AND ENTRY ENTRY FLOW RATE 11 L/s HIGH-LEVEL ALARM (AUDIBLE & VISUAL). LOCATED ON P1 CBMH 1 TO PROVIDE ACCESS TO INTERNAL PARKING SWM STORAGE TANK AND ACT AS THE GARAGE AD-1 TO ACT AS EMERGENCY PARKING GARAGE LEVEL OVERFLOW FROM SWM TANK. _BACKUP_EMERGENCY OVERFLOW STORMWATER MANAGEMENT TANK SCHEMATIC No. 8 & 10 2 No. 26 1 1/2 Storey Storey (Brick Noted) (REFER TO ARCH./MECH. PLANS FOR DETAILS) Stucco Sided Dwelling Brick Sided Dwelling (Stucco Noted) INTERNAL UNDERGROUND SWM PROPOSED TANK. REFER TO ARCH./MECH. — PLANS FOR DETAILS. 6-STOREY **MIXED-USE** BUILDING INTERNAL SWM STORAGE TANK MAIN FFE=67.90 STORAGE VOLUMES STORAGE SYSTEM WEST COMMERCIAL FFE=67.80 **EVENT** CONTROLLED FLOW REQUIRED PROVIDED EAST COMMERCIAL FFE=68.00 P1 AND P2 LEVELS=60.30-63.30 PUMPED FLOW 14.5 m³ USF=60.00 RATE = 11.0 L/s40.0 m³ - UNDERGROUND Sided PARKING GARAGE NOTES: ALL DRAINAGE FROM AREA A-2 (PROPOSED AMENITY AREA DECK DRAINS/AREA DRAINS AND ALL ROOF DRAINS) TO BE DIRECTED TO THE INTERNAL STORMWATER STORAGE SYSTEM. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS. STAIRS STAIRS REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT SIZE AND DETAILS OF INTERNAL STORMWATER STORAGE SYSTEM. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR LOCATION AND CONNECTIONS AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM. PRIVATE TERRACE RAISED PLANTER Gravel RAISED PLANTER PROPOSED SITE FLOWS & STORMWATER MANAGEMENT TABLE PRE-DEVELOPMENT CONDITIONS POST-DEVELOPMENT CONDITIONS TOTAL REDUCTION UNCONTROLLED LIMIT OF ALLOWABLE **EVENT** FLOW | REQUIRED | IN FLOW UNDERGROUND FLOWS (L/s) RELEASE RATE (L/s) FLOW (L/s) (L/s) (L/s) STORAGE (L/s or %)* PARKING GARAGE 13.1 14.5 10.4 or 44 % 23.5 4.0 15.0 40.8 31.4 or 68% REDUCED FLOW COMPARED TO UNCONTROLLED PRE-DEVELOPMENT CONDITIONS FROM THE CURRENT 0.141 HA SITE AREA. FOR REVIEW ONLY SCALE CITY OF OTTAWA CV/ZA THE POSITION OF ALL POLE LINES, CONDUITS, OWNER INFORMATION 12-24 HAWTHORNE AVENUE WATERMAINS, SEWERS AND OTHER

1:150

JAN 5/24

NOV 7/23

JULY 26/23

APRIL 12/23

DATE

FST

Karrias I mile

F.S. THAUVETTE

100041399

JAN. 5/24

JBPA Developments Inc.

107 Pretoria Avenue

Ottawa, ON, K1S 1W8

CONTACT: KEVIN FAGAN

Tel: (613) 695-6767

EMAIL: kfagan@jbpa.ca

REVISED PER CITY COMMENTS

REVISED PER CITY COMMENTS

REVISED PER CITY COMMENTS

ISSUED FOR SITE PLAN CONTROL APPROVAL

REVISION

UNDERGROUND AND OVERGROUND UTILITIES AND

STRUCTURES IS NOT NECESSARILY SHOWN ON

THE ACCURACY OF THE POSITION OF SUCH

STRUCTURES AND ASSUME ALL LIABILITY FOR

LOCATION OF ALL SUCH UTILITIES AND

DAMAGE TO THEM.

THE CONTRACT DRAWINGS, AND WHERE SHOWN.

UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, DETERMINE THE EXACT

00-REV # 4 122152-STM2

DRAWING NAME

Suite 200, 240 Michael Cowpland Drive

Ottawa, Ontario, Canada K2M 1P6

Facsimile

Website

(613) 254-9643

(613) 254-5867

www.novatech-eng.com

POST-DEVELOPMENT

STORM DRAINAGE PLAN