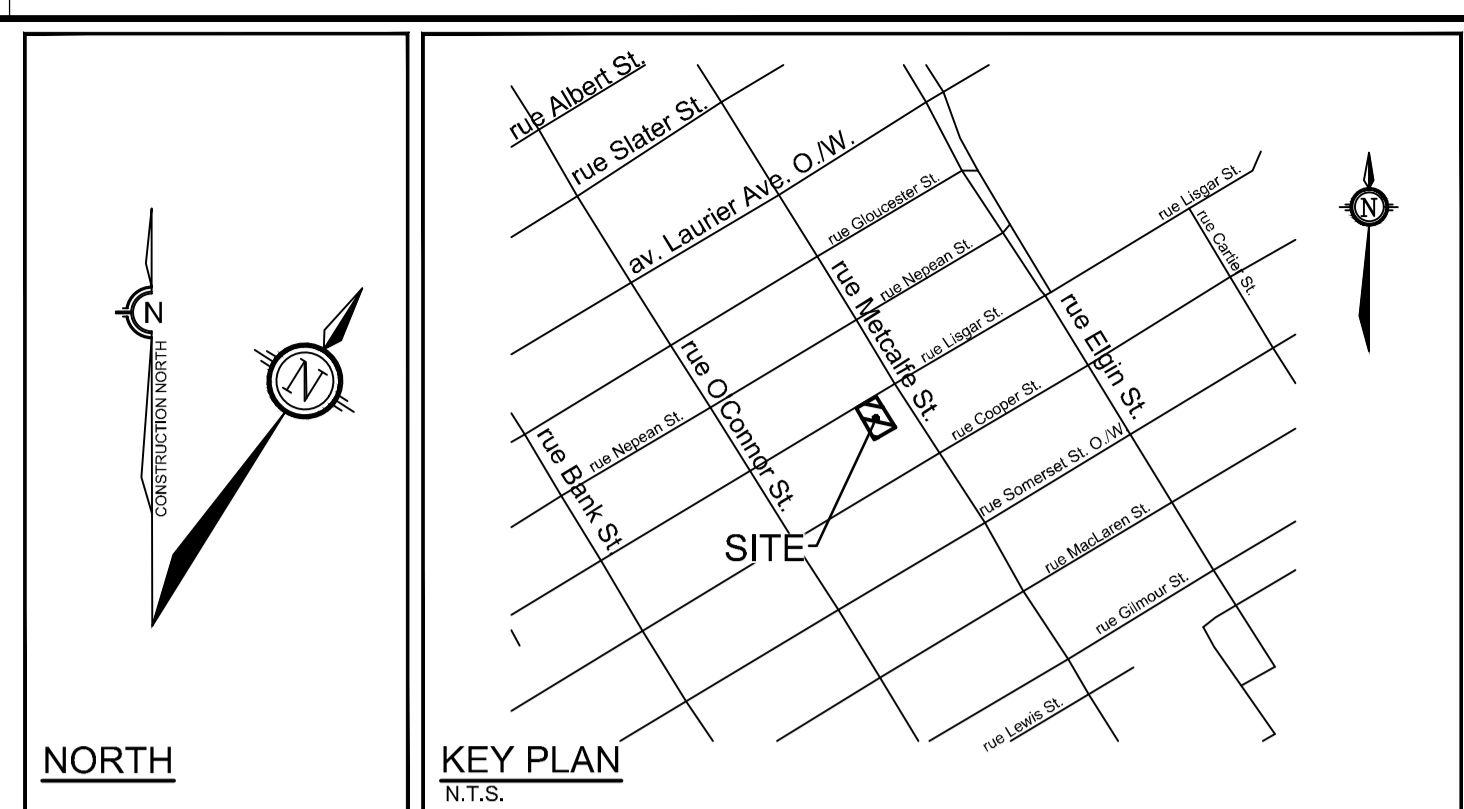
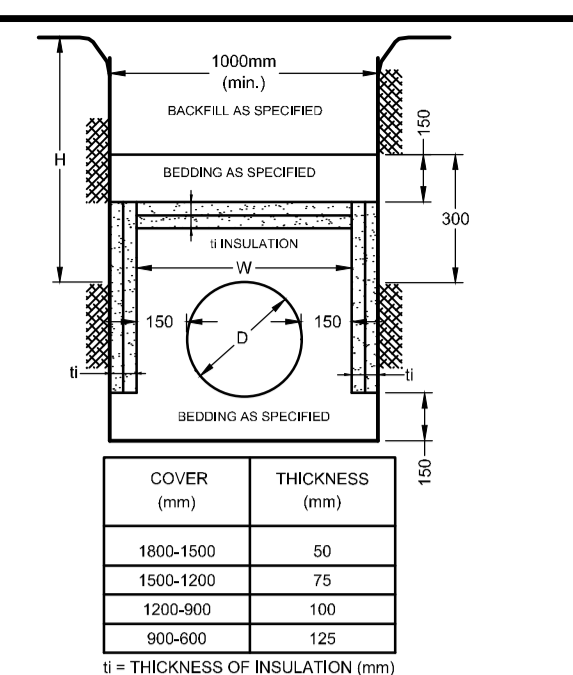


INTERNAL SWM STORAGE SYSTEM

DESIGN EVENT	STORAGE SYSTEM CONTROLLED FLOW	REQUIRED STORAGE VOLUMES	PROVIDED STORAGE VOLUMES
1:2 YR		4.4 m ³	>24 m ³
1:5 YR		7.1 m ³	
1:100 YR		18.1 m ³	
1:100+20%		23.3 m ³	

NOTES:

- ALL DRAINAGE FROM AREA A-2 (PROPOSED AMENITY AREA DECK DRAINS AND ALL ROOF DRAINS) TO BE DIRECTED TO THE INTERNAL STORMWATER STORAGE SYSTEM. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
- 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.



INSULATION DETAIL FOR SHALLOW SEWERS ONLY

N.T.S.

LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- CBMH PROPOSED CATCHBASIN MANHOLE
- AD-1 AREA DRAIN
- RD1 ROOF DRAIN
- ⊕ (M) PROPOSED WATER METER AND REMOTE METER
- DC PROPOSED DEPRESSION CURB
- 150mmØ PROPOSED WATER SERVICE AND DIAMETER
- ⊕ SP PROPOSED STAND POST
- Y PROPOSED SIMISE CONNECTION
- ⌒ PROPOSED CAP
- PROPOSED BUILDING ENTRANCE
- UNDERGROUND PARKING LIMIT
- RETAINING WALL
- X REMOVALS
- FFE FINISHED FLOOR ELEVATION
- TF TOP OF FOUNDATION WALL ELEVATION
- USF UNDERSIDE OF FOOTING ELEVATION
- EXISTING CONCRETE CURB
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CATCHBASIN CW CATCHBASIN LEAD
- EXISTING WATERMAIN AND WATER KEY
- EXISTING UTILITY POLE CW ANCHOR WIRES
- EXISTING RETAINING WALL

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, DISINFECTANT AND ALL RELEVANT REFERENCES TO OPSS, OPSD & 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 REPORT (PG6401-1, DATED OCTOBER 26, 2022), PREPARED BY PATERSON GROUP INC., 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-2022-151) PREPARED BY NOVATECH.
- SAW CUT AND KEYGRIND 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 (12000)	701.010	OPSD
SANITARY MANHOLE FRAME AND COVER	401.010 - TYPE 'A'	OPSD
STORM/CATCHBASIN MANHOLE (18000)	701.012	OPSD
STORM/CBHM FRAME AND COVER	401.010 - TYPE 'B'	OPSD
WATERTIGHT MANHOLE FRAME AND COVER	401.030	OPSD
CATCHBASIN (600Ø)	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	CONCRETE 65-D (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 SERVICE LATERAL SHALL BE EQUIPPED WITH A BACKFLOW PREVENTER WITHIN THE BUILDING FOOTPRINT AS PER CITY OF OTTAWA STANDARD DETAILS S14. REFER TO MECHANICAL PLANS FOR DETAILS.
- SERVICES 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 1.8m COVER WITH H-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 SUMP UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR IS TO TELETYPE (CCTV) 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 CCTV INSPECTION REPORTS TO THE ENGINEER FOR REVIEW.
- 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 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 OPSS 410.07.16, 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.

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 150mmØ WATER SERVICE TABLE

Station	FIG ELEVATION	TOP OF WATERMAIN	DESCRIPTION
0+000.00	71.13	68.93 *	ROLL 150mmØ WM CONNECTION TO EX. 300mmØ DI WM
0+007.83	71.37	68.94 **	VALVE AND VALVE BOX 0.5m OFF OF CAP
0+008.11	71.38	68.85 **	CAP AT 1.0m FROM FOUNDATION WALL

* CONNECTION TO EXISTING 300mmØ DUCTILE IRON WATERMAIN. EXACT ELEVATION TO BE FIELD DETERMINED.
** PROVIDE THERMAL INSULATION AS PER CITY OF OTTAWA DETAIL W22 IN SHALLOW TRENCHES AND/OR CITY OF OTTAWA W23 ADJACENT TO OPEN STRUCTURES.

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.

No.	REVISION	DATE	BY
1.	ISSUED FOR SPC APPLICATION	NOV 11/22	FST

OWNER INFORMATION
230 LISGAR STREET INC.
c/o THE FALSETTO COMPANY INC.
1524 ARNHEM ST.
OTTAWA, ON, K2C 1V1
CONTACT: ALBERT FALSETTO
Tel: (613) 281-5224
Email: a.falsetto@rogers.com

SCALE: 1:100

DESIGN: CV
CHECKED: FST
DRAWN: CV
CHECKED: FST
APPROVED: FST

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER
F.S. THAUVETTE
100041399
NOV 11, 2022
PROVINCE OF ONTARIO

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION:
CITY OF OTTAWA
230-232 LISGAR STREET

DRAWING NAME:
GENERAL PLAN OF SERVICES

PROJECT No.: 122160
REV: REV #1
DRAWING No.: 122160-GP
PLAN #:

M:\2022\122160\CAD\Civil\122160-GP.dwg, GP, Nov 11, 2022 - 12:53pm, cshesher

D07-12-22-