

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 AND THE CITY OF OTTAWA AS THIRD PARTY.
- 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 THE CITY OF OTTAWA.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ALL ORGANIC MATERIAL AND DEBRIS. ALL CONTAMINATED MATERIAL (IF ANY) SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- ALL ELEVATIONS ARE GEODETIC. THE SITE BENCHMARKS ARE THE NAILS IN UTILITY POLE (ELEVATION=55.93), REFER TO FARLEY, SMITH AND DENIS SURVEYING LTD. TOPOGRAPHIC PLAN OF PART OF LOTS 85, 86 AND 87, CITY OF OTTAWA.
- REFER TO GEOTECHNICAL INVESTIGATION REPORT NO. 59-HI-R0, DATED DECEMBER 08, 2022, PREPARED BY YURI MENDEZ ENGINEERS FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF GRANULAR MATERIAL.
- REFER TO THE DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT No. R-2022-198 DATED DECEMBER 16, 2022 PREPARED BY NOVATECH.
- REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
- SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10). ALL ROAD CUTS TO BE REINSTATED WITH FULL MILL OVERLAY AS PER CITY OF OTTAWA STANDARDS (R10).
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES AND GRADING PLAN INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THE PLANS. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS, ANY ALIGNMENT CHANGES, AND ALL SURFACE ELEVATION AS BUILT GRADES.

SEWER NOTES:

- SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
STORM / SANITARY MANHOLE (1200x)	707.010	OPSD
CATCHBASIN (600x600mm)	705.010	OPSD
CB, FRAME & COVER	400.020	OPSD
STORM / SANITARY MH FRAME	525	CITY OF OTTAWA
STORM COVER (CLOSED)	S24.1	CITY OF OTTAWA
STORM COVER (OPEN)	S28.1	CITY OF OTTAWA
SEWER TRENCH	S6 & S7	CITY OF OTTAWA
STORM SEWER < 450mmØ	PVC SDR 35 (UNLESS SPECIFIED OTHERWISE)	CITY OF OTTAWA
STORM SEWER >= 450mmØ	CONC 6SD (UNLESS SPECIFIED OTHERWISE)	CITY OF OTTAWA
SANITARY SEWER	PVC DR 35	CITY OF OTTAWA
- SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
- ALL STORM AND SANITARY SERVICE LATERALS SHALL BE EQUIPPED WITH BACKFLOW PREVENTION DEVICES AS PER THE CITY OF OTTAWA STANDARD DETAILS S14 AND S14.1 OR S14.2.
- ALL WEeping TIE CONNECTIONS TO BE MADE TO THE PROPOSED STORM SEWER SYSTEM DOWNSTREAM OF ANY INLET CONTROL DEVICES.
- INSULATE ALL PIPES (SANSTM) THAT HAVE LESS THAN 2.0m COVER PER INSULATION DETAIL FOR SHALLOW SEWERS, PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
- 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.
- STORM MANHOLES AND CBMHS ARE TO HAVE 300mm SUMP UNLESS OTHERWISE INDICATED.
- ALL CATCHBASINS, MANHOLES AND/OR CATCHBASIN MANHOLES THAT ARE TO HAVE ICDS INSTALLED WITHIN THEM ARE TO HAVE 600mm SUMPS.
- ALL CATCHBASINS AND CATCHBASIN MANHOLES TO BE PROVIDED WITH MINIMUM 3 METER LONG PERFORATED SUBDRAINS EXTENDING IN TWO DIRECTIONS AT THE SUBGRADE LEVEL. THE SUBGRADE SURFACE SHOULD BE SHAPED TO PROMOTE WATER FLOW TO THE DRAINAGE LINES.
- CONTRACTOR TO TELEWISE (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 AND RE CCTV PRIOR TO ACCEPTANCE.
- CONTRACTOR TO TELEWISE (CCTV) ALL EXISTING SEWERS IN WALKLEY RD. FRONTING THE SITE PRE AND POST CONSTRUCTION.
- 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 OPSD 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.

GRADING NOTES:

- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS.
- EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL CONSULTANT.
- ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS.
- THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
- GRADE AND/OR FILL BEHIND PROPOSED CURB AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
- MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1, SC1.4).
- ALL SIDEWALKS ARE TO BE CONSTRUCTED AS PER CITY OF OTTAWA DETAILS (SC1.4, SC4, SC5, SC6), INSTALL TWSI AT ALL DEPRESSED CURB RAMPS PER CITY DETAIL (SC7.3).
- AS PER PRIVATE APPROACH BY-LAW NO. 2004-447 SECTION 26 (h) THE GRADE OF ANY PART OF A PRIVATE APPROACH TO A BUILDING MAY BE GREATER THAN 6% BUT SHALL NOT EXCEED 12% PROVIDED THAT A SUBSTANCE MELTING DEVICE SUFFICIENT TO KEEP THE PRIVATE APPROACH FREE OF ICE AT ALL TIMES IS INSTALLED AND PROPERLY MAINTAINED BY THE OWNER.

WATERMAIN NOTES:

- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER	W25	CITY OF OTTAWA
WATERMAIN	PVC DR 18	CITY OF OTTAWA
- SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. 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.
- WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.

EROSION AND SEDIMENT CONTROL NOTES:

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

- THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
- THE CONTRACTOR SHALL PLACE FILTER BAGS UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
- SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
- PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.
- EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE ROADS ARE KEPT FREE OF MUD AND DEBRIS.

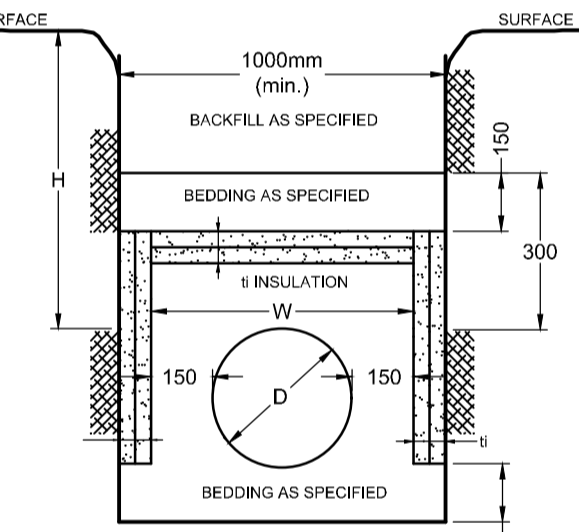
SEWER & WATERMAIN INSULATION NOTES:

COVER SEWER / WATER (mm)	INSULATION THICKNESS (mm)
2000-1700 / 2400-2100	50
1700-1400 / 2100-1800	75
1400 - / 1800-1500	100

T = THICKNESS OF INSULATION (mm)
 W = WIDTH OF INSULATION (mm)
 D = O.D. OF PIPE (mm)

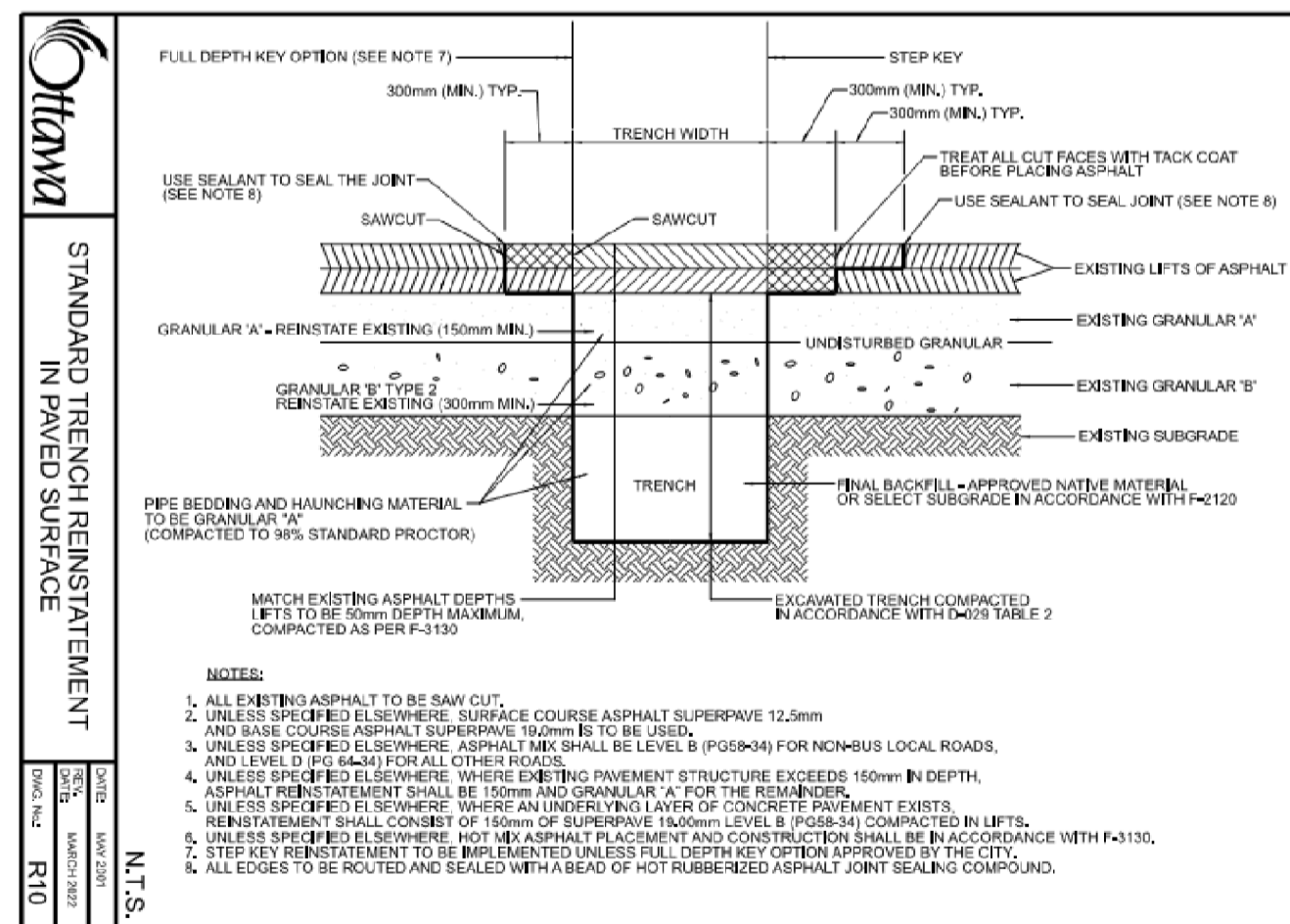
PAVEMENT STRUCTURES:

- LIGHT DUTY PAVEMENT
 50mm HL-3 OR SUPERPAVE 12.5
 150mm GRANULAR "A"
 300mm GRANULAR "B" TYPE II
 ASPHALT GRADE PG 58-34



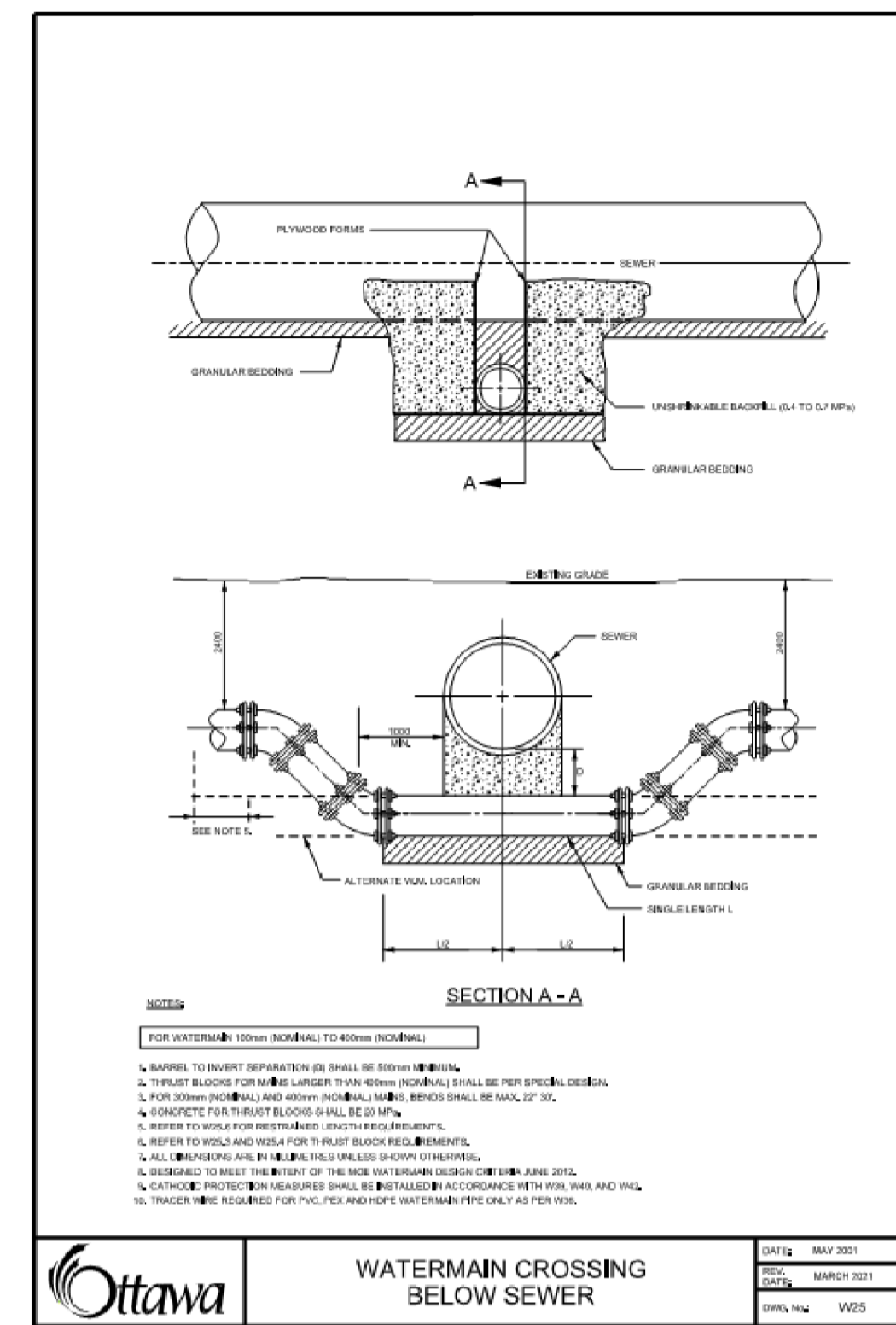
INSULATION DETAIL FOR SHALLOW SEWERS & WATERMAIN

N.T.S.



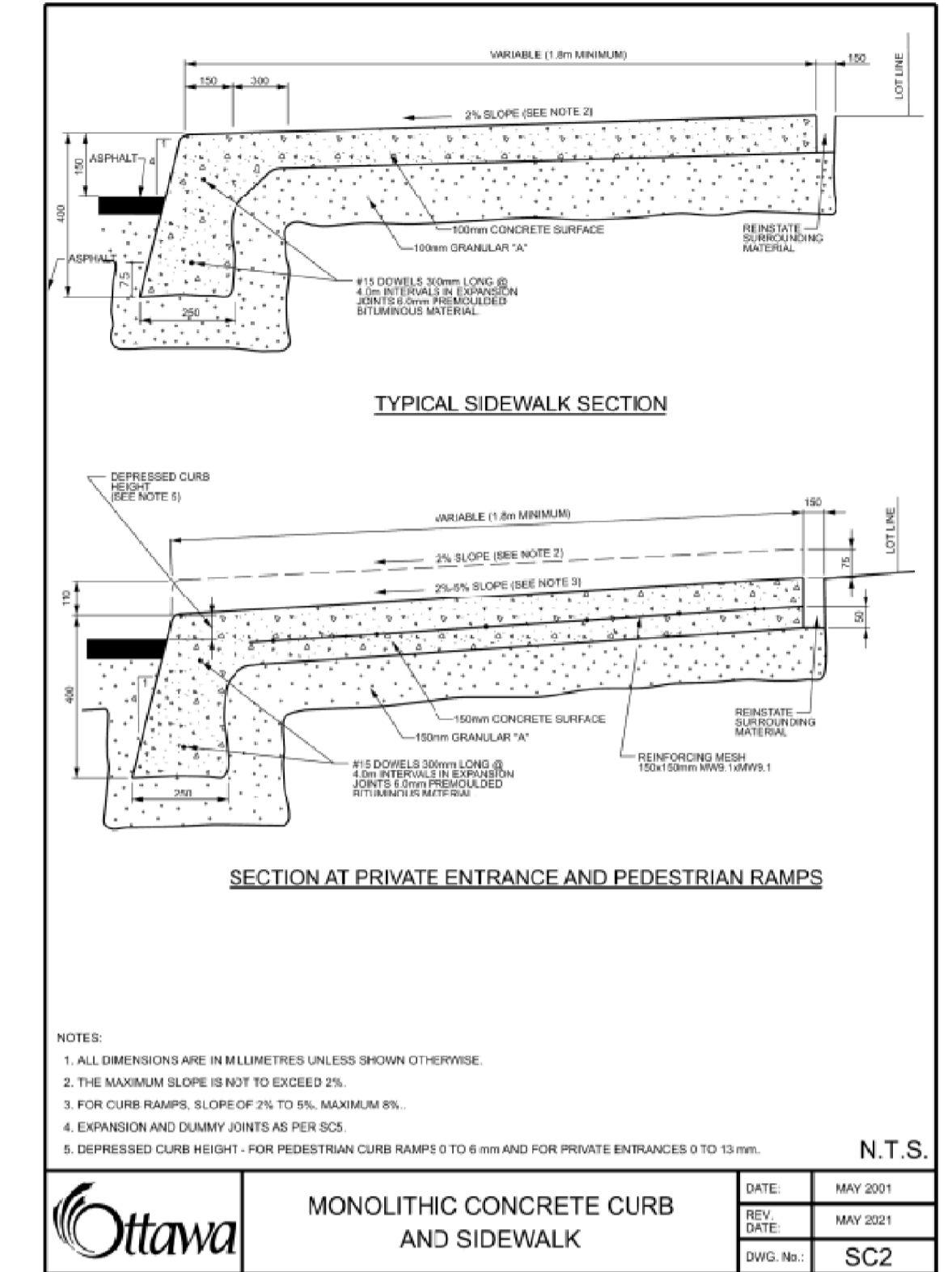
NOTES:

- ALL EXISTING ASPHALT TO BE SAW CUT.
- UNLESS SPECIFIED OTHERWISE, SURFACE COURSE ASPHALT SUPERPAVE 12.5mm AND BASE COURSE ASPHALT SUPERPAVE 102mm B2 TO BE USED.
- UNLESS SPECIFIED OTHERWISE, ASPHALT TACK SHALL BE LEVEL 8 (POSITIVE) FOR NONBUS LOCAL ROADS, AND LEVEL D (PE SAND) FOR ALL OTHER ROADS.
- UNLESS SPECIFIED OTHERWISE, WHERE EXISTING PAVEMENT STRUCTURE EXCEEDS 150mm IN DEPTH, ASPHALT REINSTATEMENT SHALL BE 150mm AND GRANULAR "A" FOR THE REMAINING.
- UNLESS SPECIFIED OTHERWISE, WHERE AN UNDERLYING LAYER OF CONCRETE PAVEMENT EXISTS, REINSTATEMENT SHALL CONSIST OF 150mm OF SUPERPAVE 102mm LEVEL B (POSITIVE) COMPACTED IN LIFTS.
- UNLESS SPECIFIED OTHERWISE, HOT BIT ASPHALT TACKING AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH F-130.
- STEP BY REINSTATEMENT TO BE LIMITED UNLESS FIELD KEY IS OPEN APPROVED BY THE CITY.
- ALL EDGES TO BE ROLLED AND SEALED WITH A BEAD OF HOT RUBBERIZED ASPHALT JOINT SEALING COMPOUND.



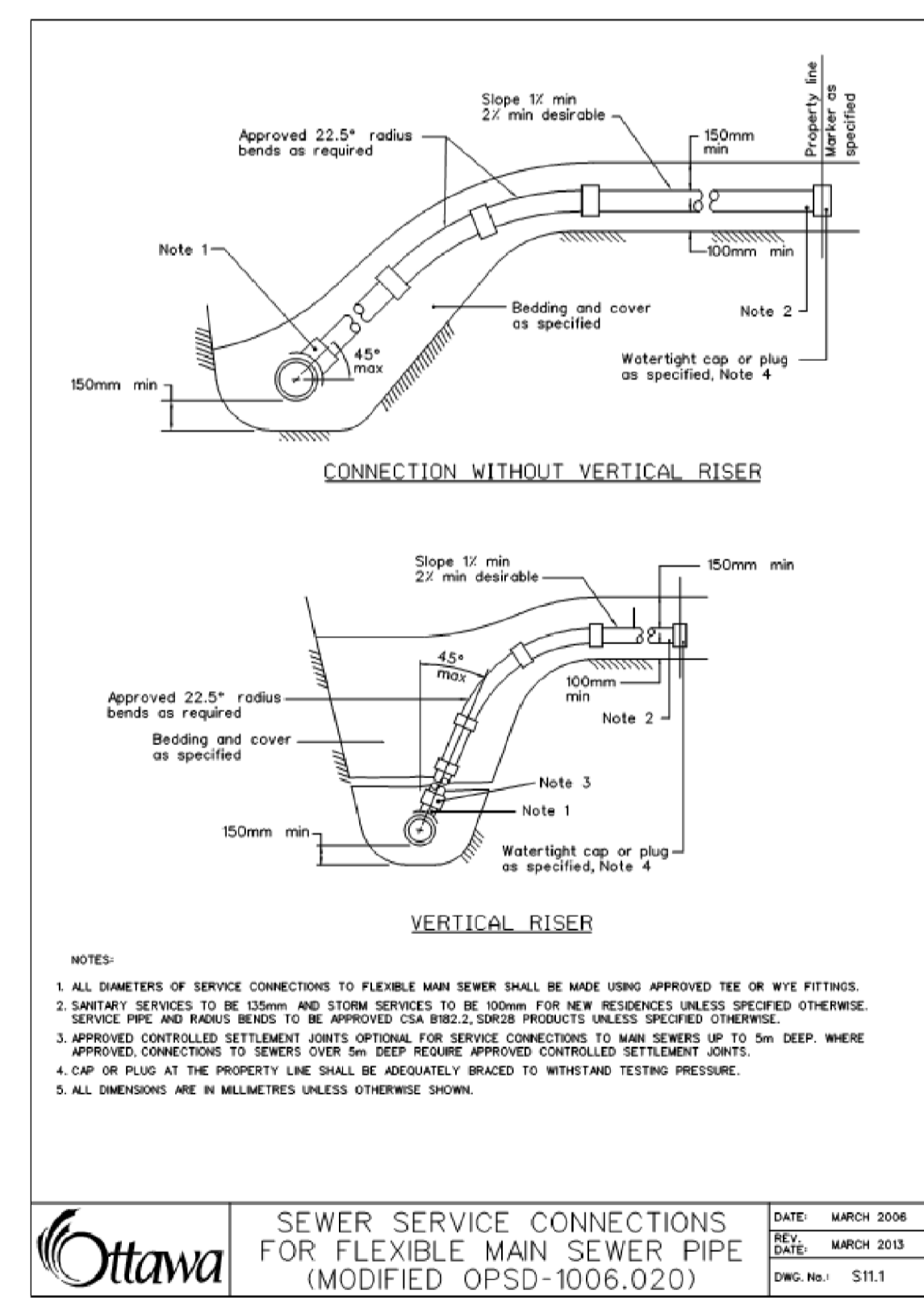
WATERMAIN CROSSING BELOW SEWER

DATE: MAY 2021
 REV. DATE: MARCH 2021
 DWG. No.: W25



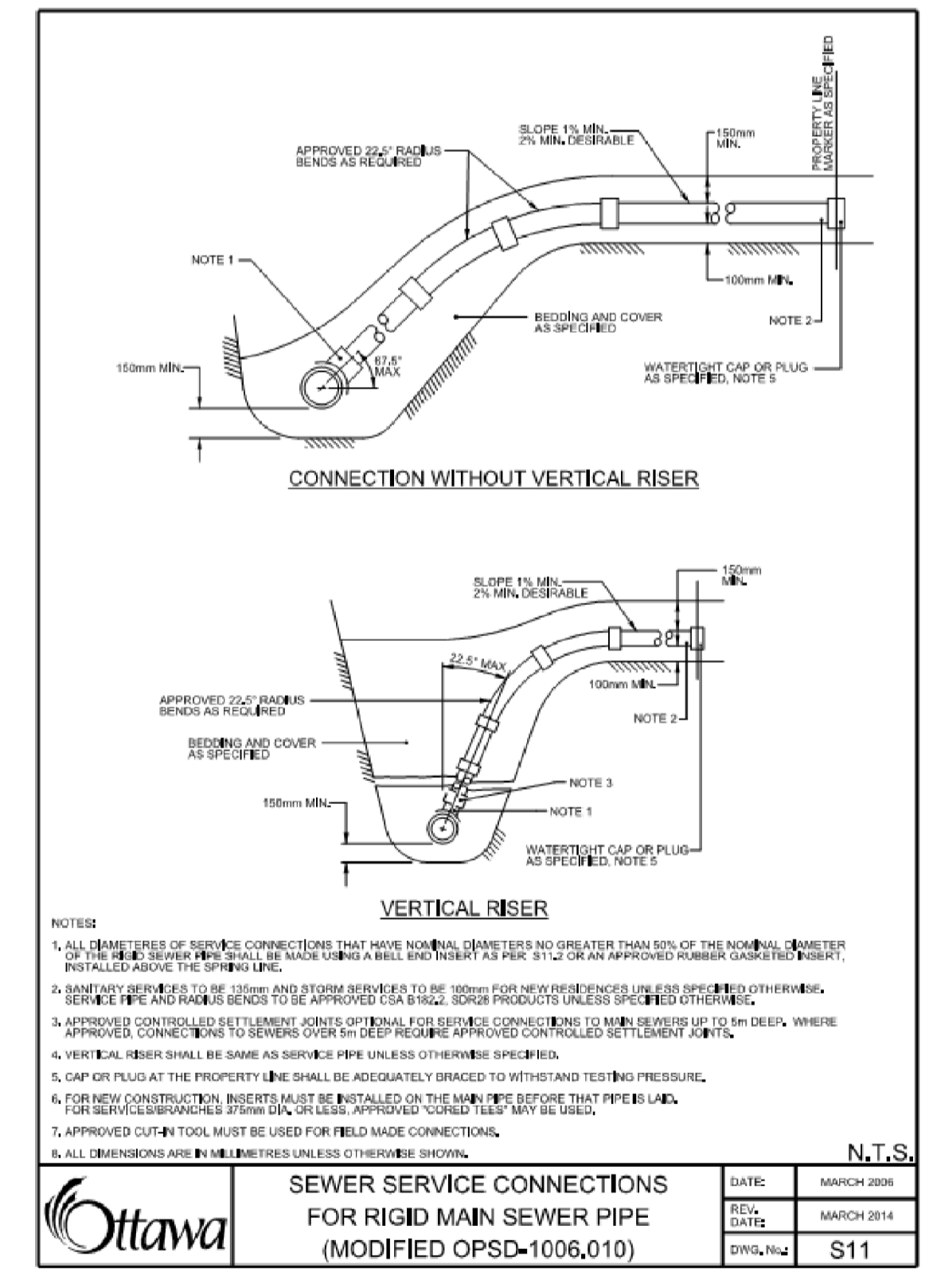
MONOLITHIC CONCRETE CURB AND SIDEWALK

DATE: MAY 2021
 REV. DATE: MAY 2021
 DWG. No.: SC2



SEWER SERVICE CONNECTIONS FOR FLEXIBLE MAIN SEWER PIPE (MODIFIED OPSD-1006.020)

DATE: MARCH 2006
 REV. DATE: MARCH 2013
 DWG. No.: S11.1



SEWER SERVICE CONNECTIONS FOR RIGID MAIN SEWER PIPE (MODIFIED OPSD-1006.010)

DATE: MARCH 2008
 REV. DATE: MARCH 2014
 DWG. No.: S11

NOTE:
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No.	REVISION	DATE	BY
1.	ISSUED FOR SITE PLAN APPLICATION	DEC 16/22	MJH

DESIGN	DM/ZA
CHECKED	MJH
DRAWN	DM/ZA
CHECKED	MJH
APPROVED	JLS

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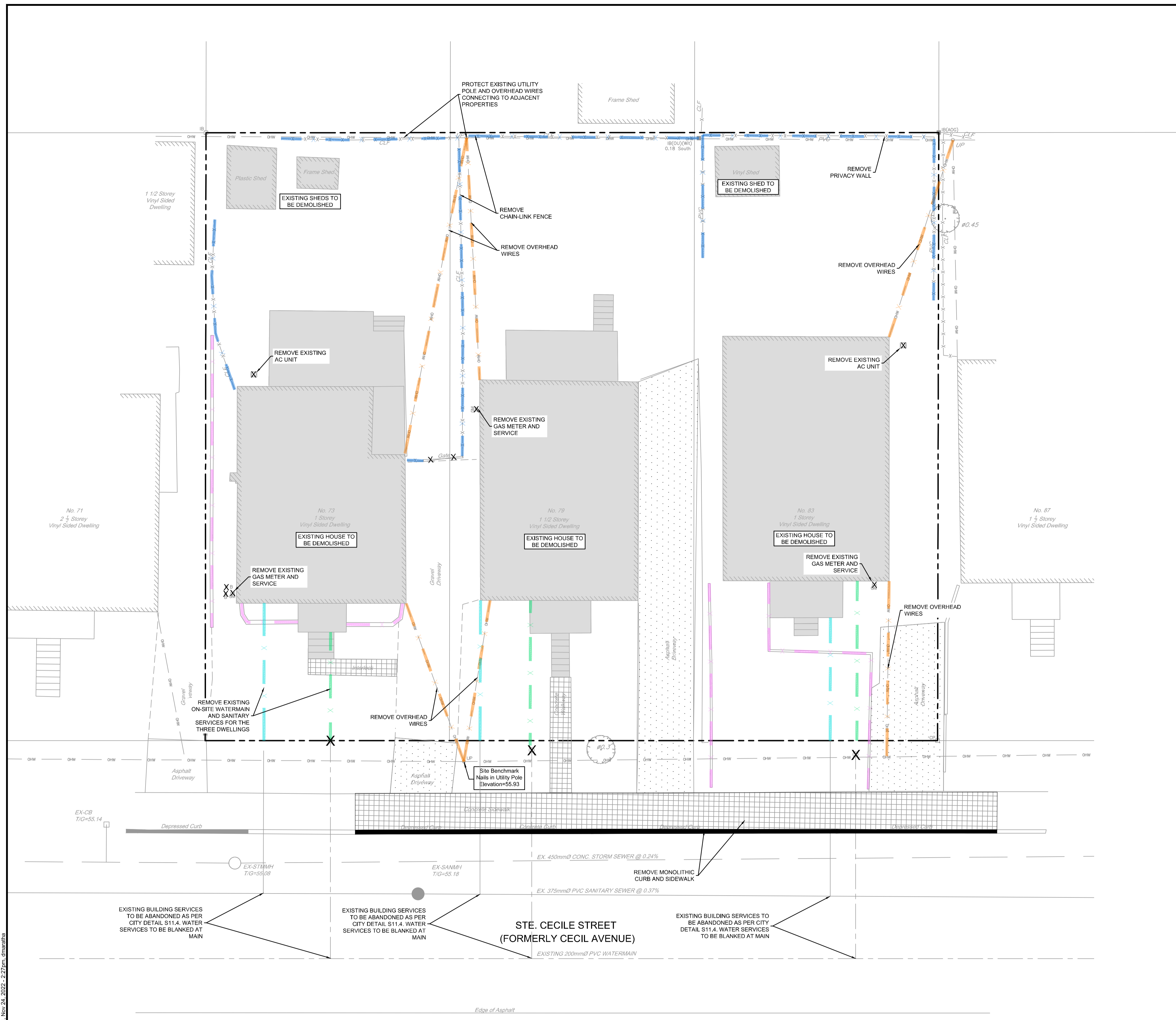
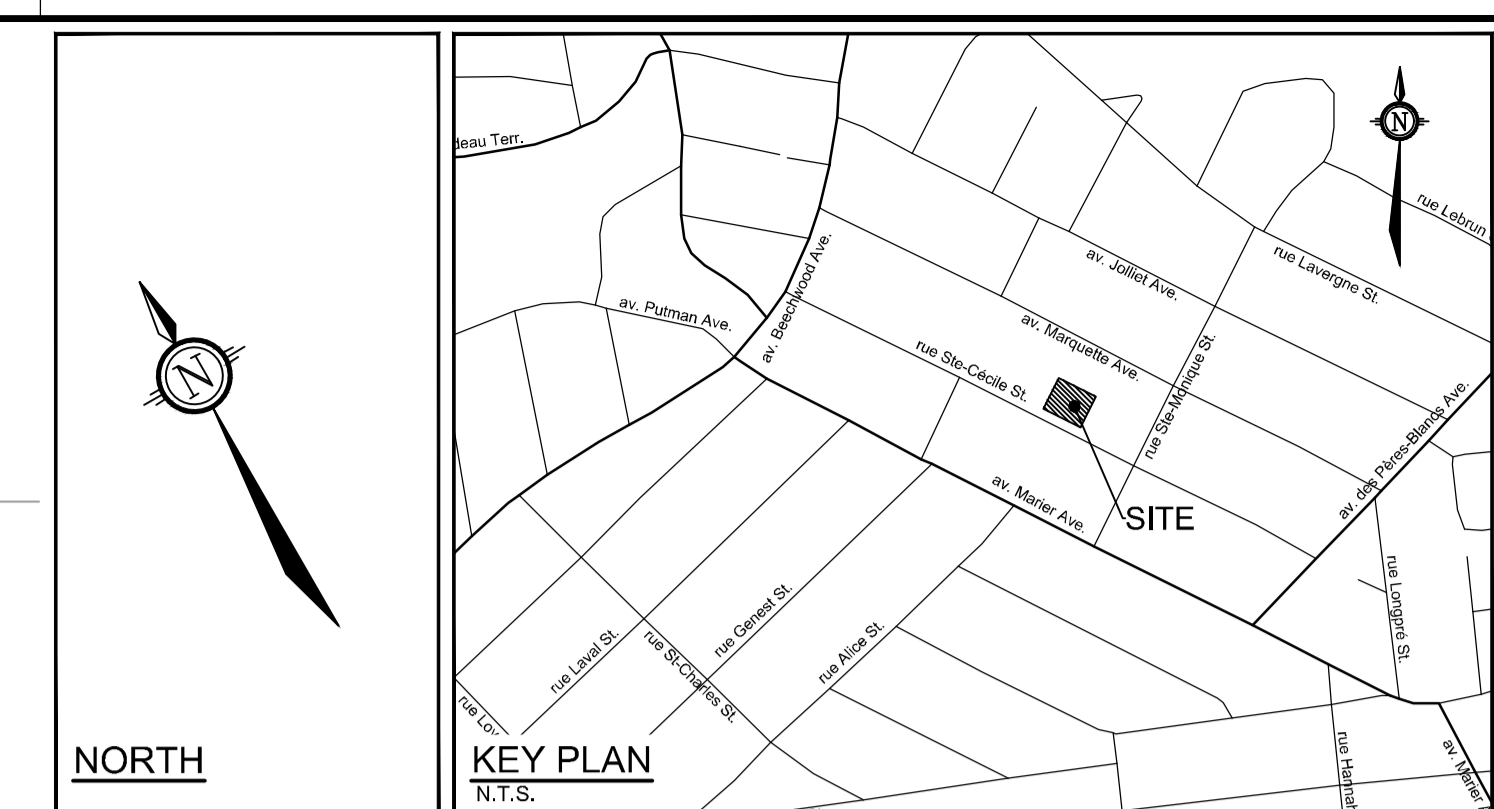
NOVATECH
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 Telephone: (613) 254-9643
 Facsimile: (613) 254-5867
 Website: www.novatech-eng.com

LOCATION
 CITY OF OTTAWA
 73-83 STE CECILE STREET

DRAWING NAME
NOTES AND DETAILS PLAN

PROJECT No.: 122167
 REV # 1
 DRAWING No.: 122167-ND

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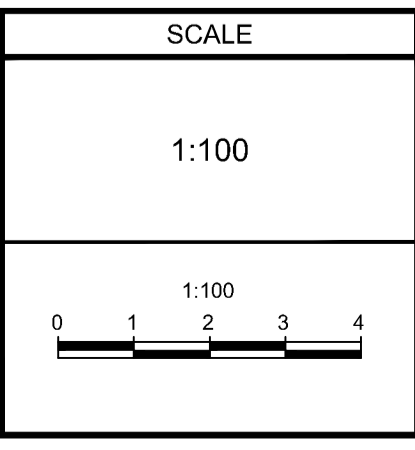


- LEGEND**
- ASPHALT REMOVAL
 - INTERLOCK / CONCRETE SIDEWALK REMOVAL
 - REMOVALS
 - EXISTING FENCE REMOVAL
 - EXISTING UTILITIES REMOVAL
 - EXISTING ON-SITE WATERMAIN REMOVAL
 - EXISTING ON-SITE SANITARY REMOVAL
 - EXISTING RETAINING WALL REMOVAL
 - EXISTING MONOLITHIC CURB AND SIDEWALK REMOVAL
 - EXISTING UTILITY POLE
 - EXISTING UTILITY POLE ANCHORS
 - EXISTING GAS METER
 - EXISTING AC UNIT

REFER TO 122167-ND FOR ADDITIONAL NOTES

NOTE:
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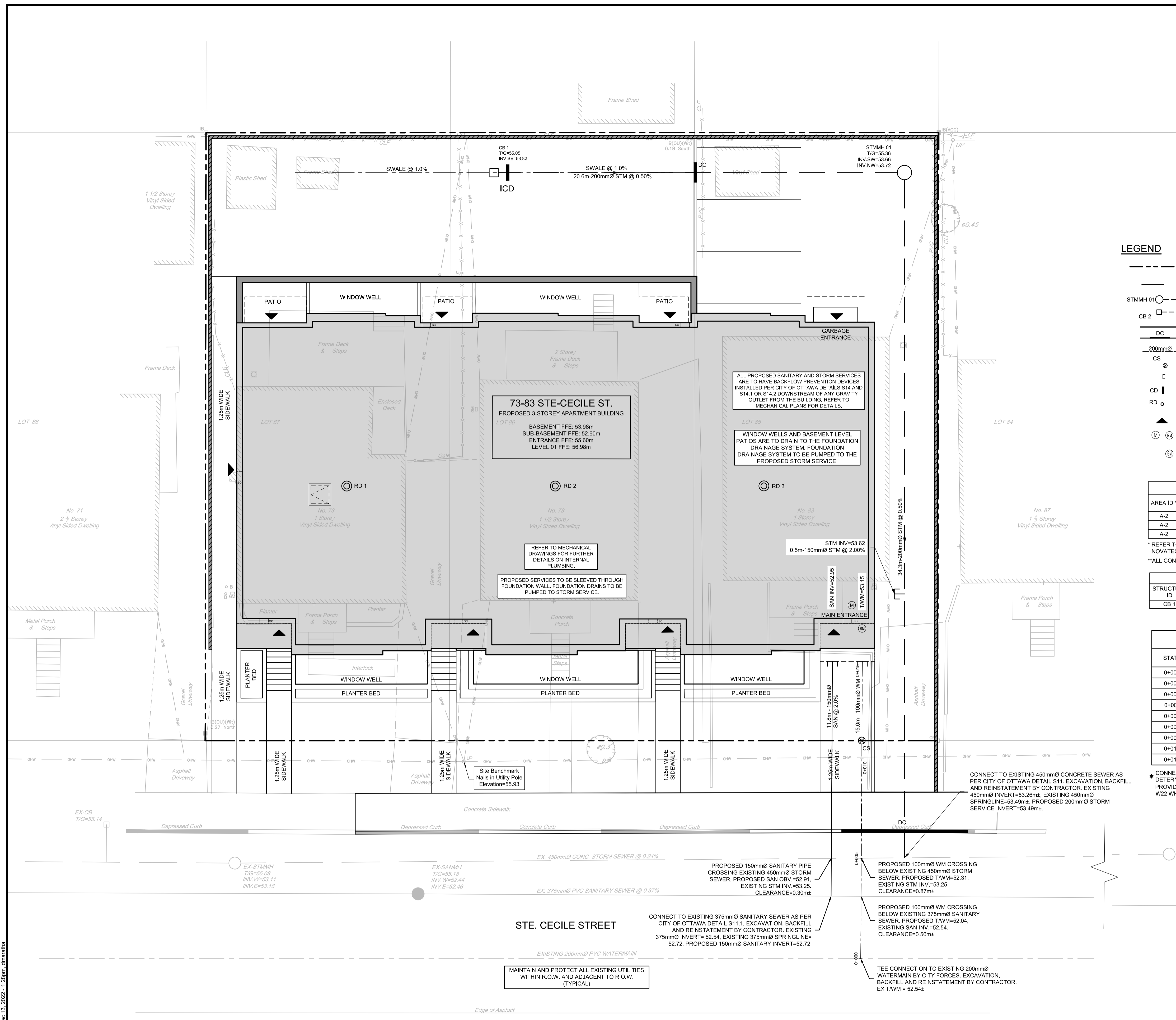
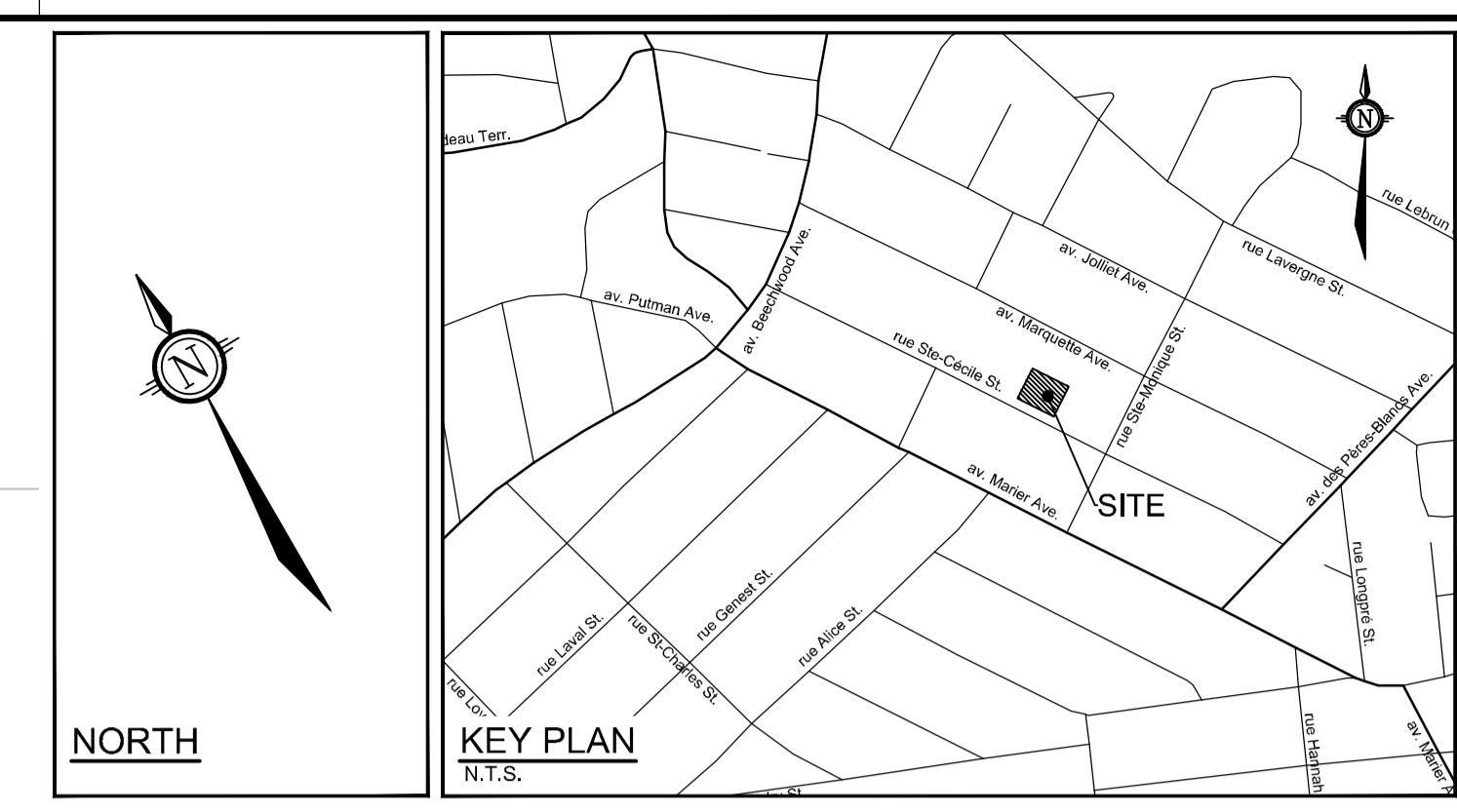
DESIGN	DMM/ZA
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DRAWN	DMM/ZA
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APPROVED	JLS



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LOCATION CITY OF OTTAWA 73-83 CECILE STREET		PROJECT No.	122167
DRAWING NAME EXISTING CONDITIONS AND REMOVALS PLAN		REV	REV # 1
		DRAWING No.	122167-REM

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LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM MANHOLE & SEWER
- PROPOSED CATCHBASIN AND LEAD
- DC PROPOSED BARRIER CURB
- PROPOSED DEPRESSED CURB
- 200mmØ PROPOSED WATERMAIN AND DIAMETER
- CS PROPOSED CURB STOP
- ⊕ PROPOSED CAP
- ICD PROPOSED INLET CONTROL DEVICE
- RD ○ CONTROLLED FLOW ROOF DRAIN
- ▲ PROPOSED BUILDING ENTRANCE
- Ⓜ Ⓝ PROPOSED WATER METER AND REMOTE METER
- Ⓢ PROPOSED GAS METER
- EXISTING CONCRETE CURB
- EXISTING SANITARY MANHOLE AND SEWER
- EXISTING STORM MANHOLE AND SEWER
- EXISTING CATCHBASIN CW CATCHBASIN LEAD
- HYD ○ EXISTING HYDRANT
- EX UP ○ EXISTING UTILITY POLE CW GUY WIRES
- 300mmØ WM EXISTING WATERMAIN
- HYD ○ EXISTING HYDRANT CW VALVE & LEAD
- LS ○ EXISTING LIGHT STANDARD
- EXISTING FENCE
- EXISTING OVERHEAD UTILITY WIRES

ROOF DRAIN TABLE: AREA A-2 (ROOF DRAINS 1 to 2)

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
A-2	RD 1 (RD-100-A-ADJ)	1/4 EXPOSED	0.71 L/s	8 cm	0.91 L/s	14 cm
A-2	RD 2 (RD-100-A-ADJ)	1/4 EXPOSED	0.71 L/s	8 cm	0.91 L/s	14 cm
A-2	RD 3 (RD-100-A-ADJ)	1/4 EXPOSED	0.71 L/s	8 cm	0.91 L/s	14 cm

* REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2022-198) 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.

INLET CONTROL DEVICE - DATA TABLE

STRUCTURE ID	ICD TYPE	DIAMETER OF OUTLET PIPE (mm)	DESIGN FLOW (L/s)			DESIGN HEAD (m)		
			2-YEAR	5-YEAR	100-YEAR	2-YEAR	5-YEAR	100-YEAR
CB 1	TEMPEST LMF 60	200	3.5	3.6	3.7	1.20	1.23	1.30

PROPOSED 100mmØ WATER SERVICE TABLE

STATION	SURFACE ELEVATION	TWM ELEVATION	COMMENTS
0+000.0	55.32±	52.54±	100mmØ WATER SERVICE CONNECTION TO EX. 200mmØ PVC WM
0+000.6	55.32±	52.54±	22.5° VERTICAL BEND
0+001.9	55.32±	52.04±	22.5° VERTICAL BEND
0+003.1	55.32±	52.04±	CROSS BELOW EX. 375mmØ SAN (CLEARANCE=0.50m±)
0+004.4	56.32±	52.04±	22.5° VERTICAL BEND
0+005.0	55.21±	52.31±	CROSS BELOW EX. 450mmØ STORM (CLEARANCE=0.87m±)
0+005.6	55.21±	52.54±	22.5° VERTICAL BEND
0+010.9	55.45	53.05±	PROPERTY LINE / STAND POST
0+015.0	55.55	53.15	CAP 1.0m FROM FOUNDATION WALL

* CONNECTION TO EXISTING 200mmØ PVC WATERMAIN. EXACT LOCATION AND ELEVATION TO BE FIELD DETERMINED.
 PROVIDE THERMAL INSULATION AS PER CITY OF OTTAWA DETAIL W23 AND DETAIL W22 WHERE COVER IS LESS THAN 2.4m AND/OR ADJACENT TO OPEN STRUCTURES.

MAINTAIN AND PROTECT ALL EXISTING UTILITIES WITHIN R.O.W. AND ADJACENT TO R.O.W. (TYPICAL)

REFER TO 122167-ND FOR ADDITIONAL NOTES

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SCALE

1:100

1 ISSUED FOR SITE PLAN APPLICATION DEC 16/22 MJH

No.	REVISION	DATE	BY

DESIGN

DESIGN	DMM/ZA
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DRAWN	DMM/ZA
CHECKED	MJH
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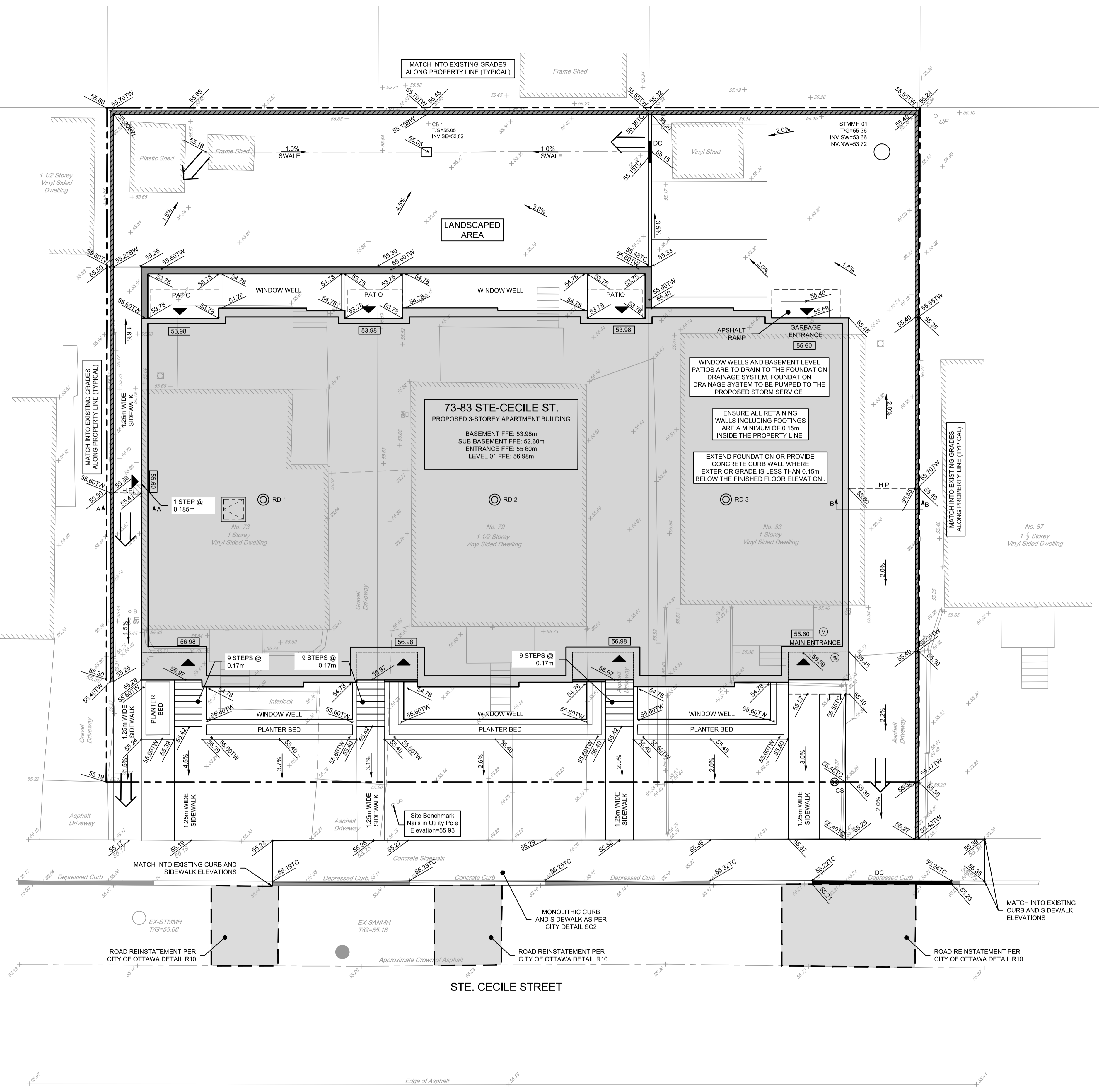
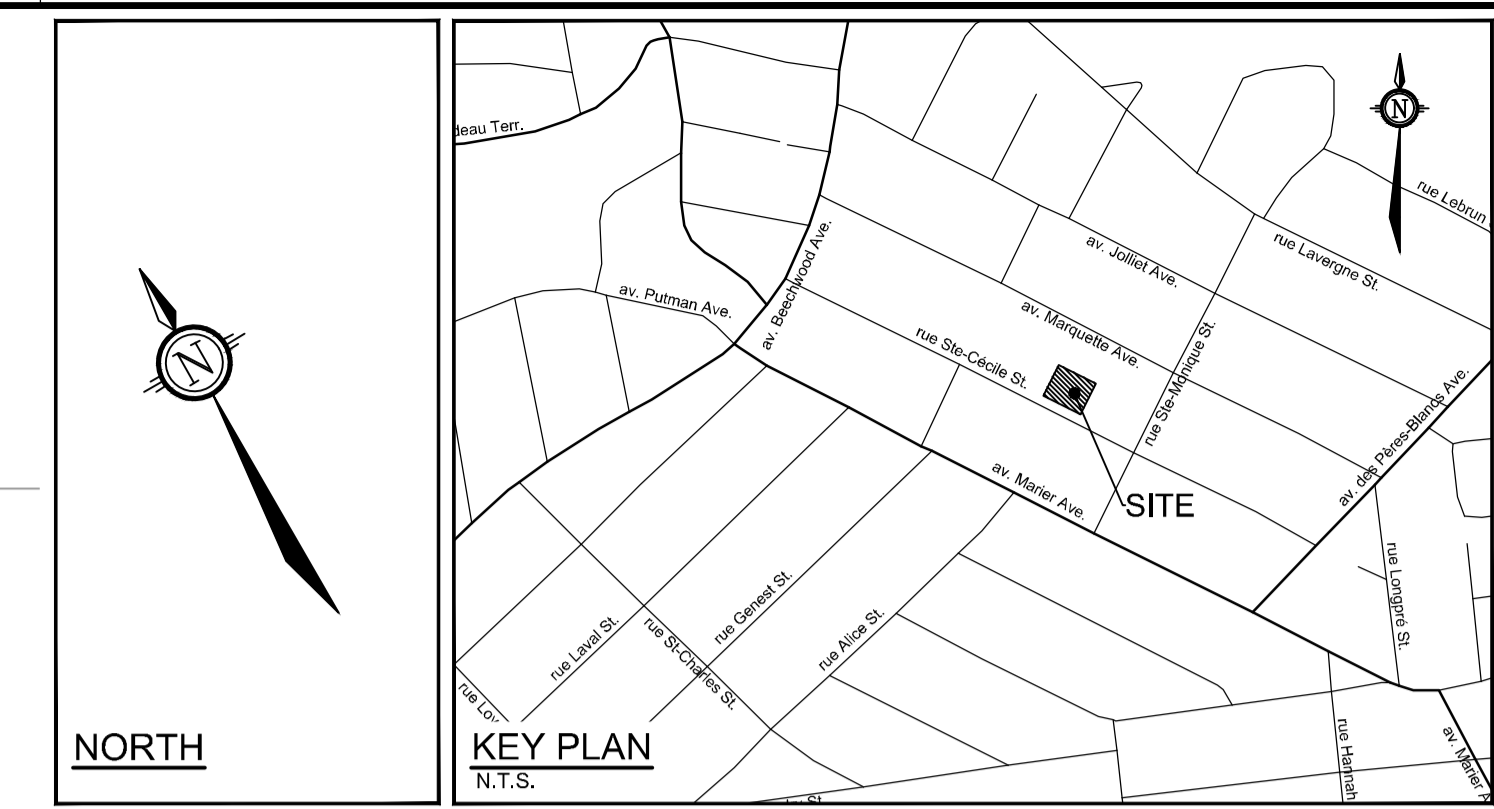
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LOCATION
 CITY OF OTTAWA
 73-83 CECILE STREET

DRAWING NAME
GENERAL PLAN OF SERVICES

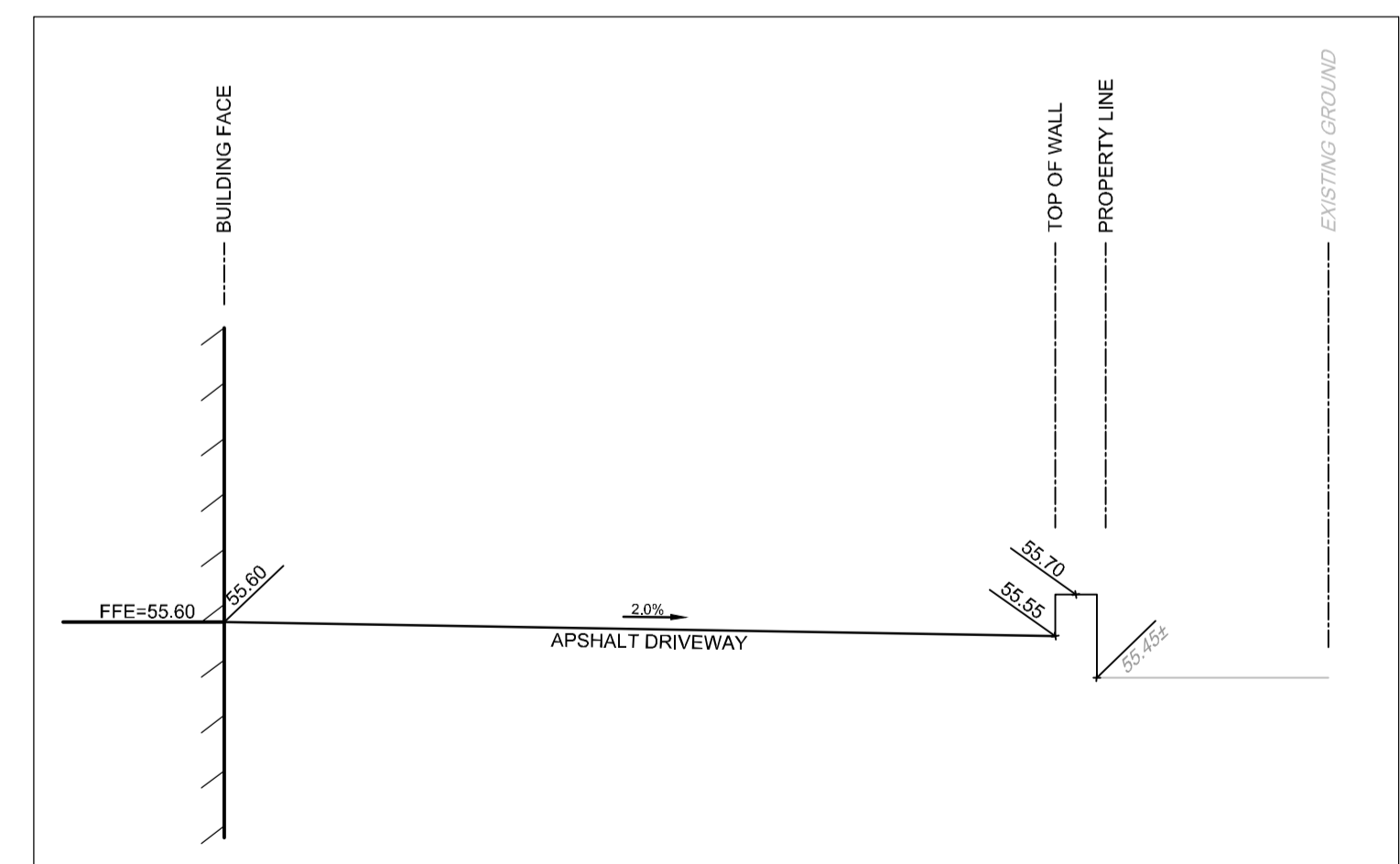
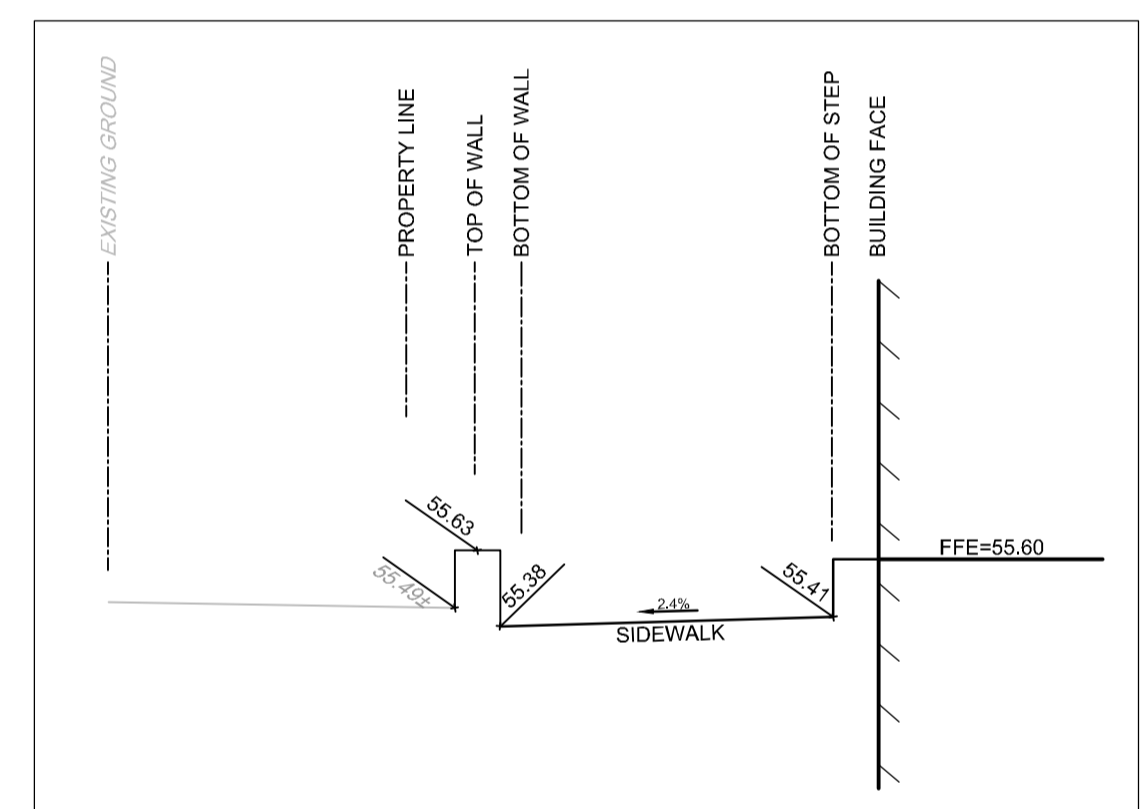
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 REV # 1
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LEGEND

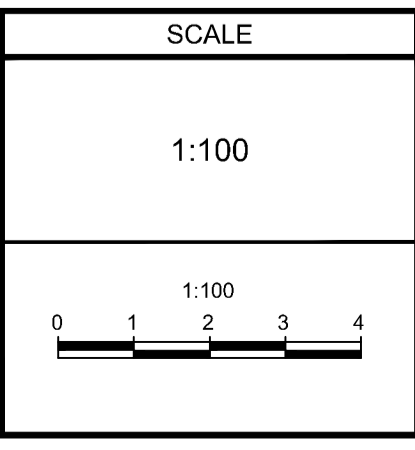
96.65	PROPOSED ELEVATION	FFE=94.45	PROPOSED FINISHED FLOOR ELEVATION
96.65	EXISTING ELEVATION		PROPOSED RETAINING WALL
96.65TC	PROPOSED TOP OF CURB ELEVATION		PROPOSED FINISHED FLOOR ELEVATION AT DOORS
	PROPOSED FINISHED FLOOR ELEVATION AT DOORS		BALCONIES FROM LEVEL 1-3
	GRADE AND DIRECTION		EXISTING CONCRETE CURB
	MAXIMUM 3:1 SIDESLOPE		EXISTING SANITARY MANHOLE
	EMERGENCY OVERLAND FLOW ROUTE		EXISTING STORM MANHOLE
	PROPOSED STORM MANHOLE		EXISTING CATCHBASIN
	PROPOSED CATCHBASIN		EXISTING TREES/VEGETATION
	PROPOSED BARRIER CURB (PER SC1.1)		EXISTING UTILITY POLE CW/GUY WIRES
	PROPOSED DEPRESSED CURB (PER SC1.1)		EXISTING FENCE
	PROPOSED ROOF DRAIN		EXISTING LIGHT STANDARD



REFER TO 122167-ND FOR ADDITIONAL NOTES

NOTE:
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No.	REVISION	DATE	BY
1.	ISSUED FOR SITE PLAN APPLICATION	DEC 16/22	MJH



DESIGN	DMM/ZA
CHECKED	MJH
DRAWN	DMM/ZA
CHECKED	MJH
APPROVED	JLS

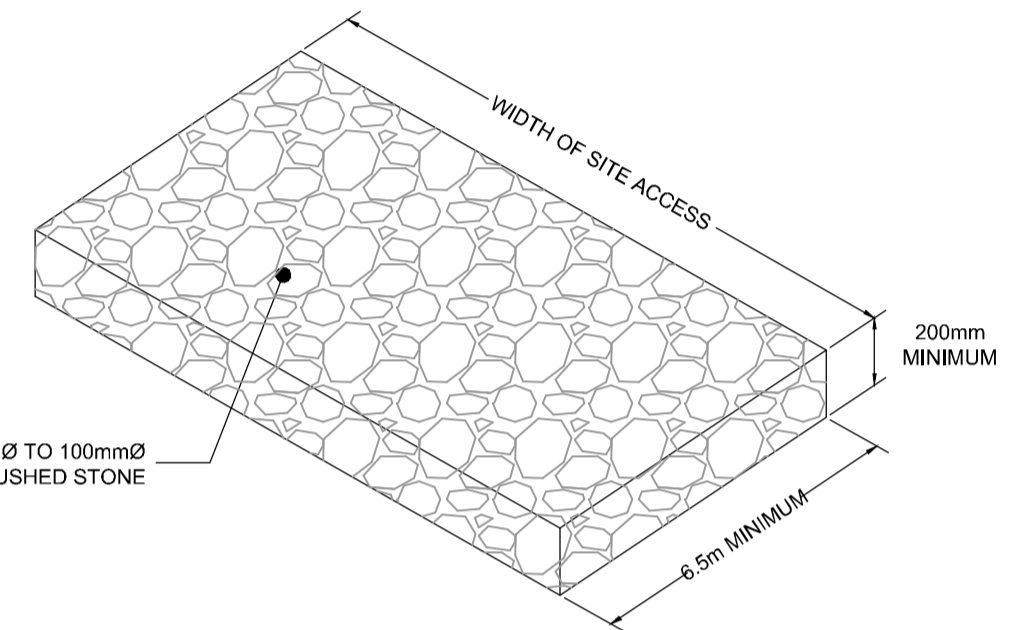
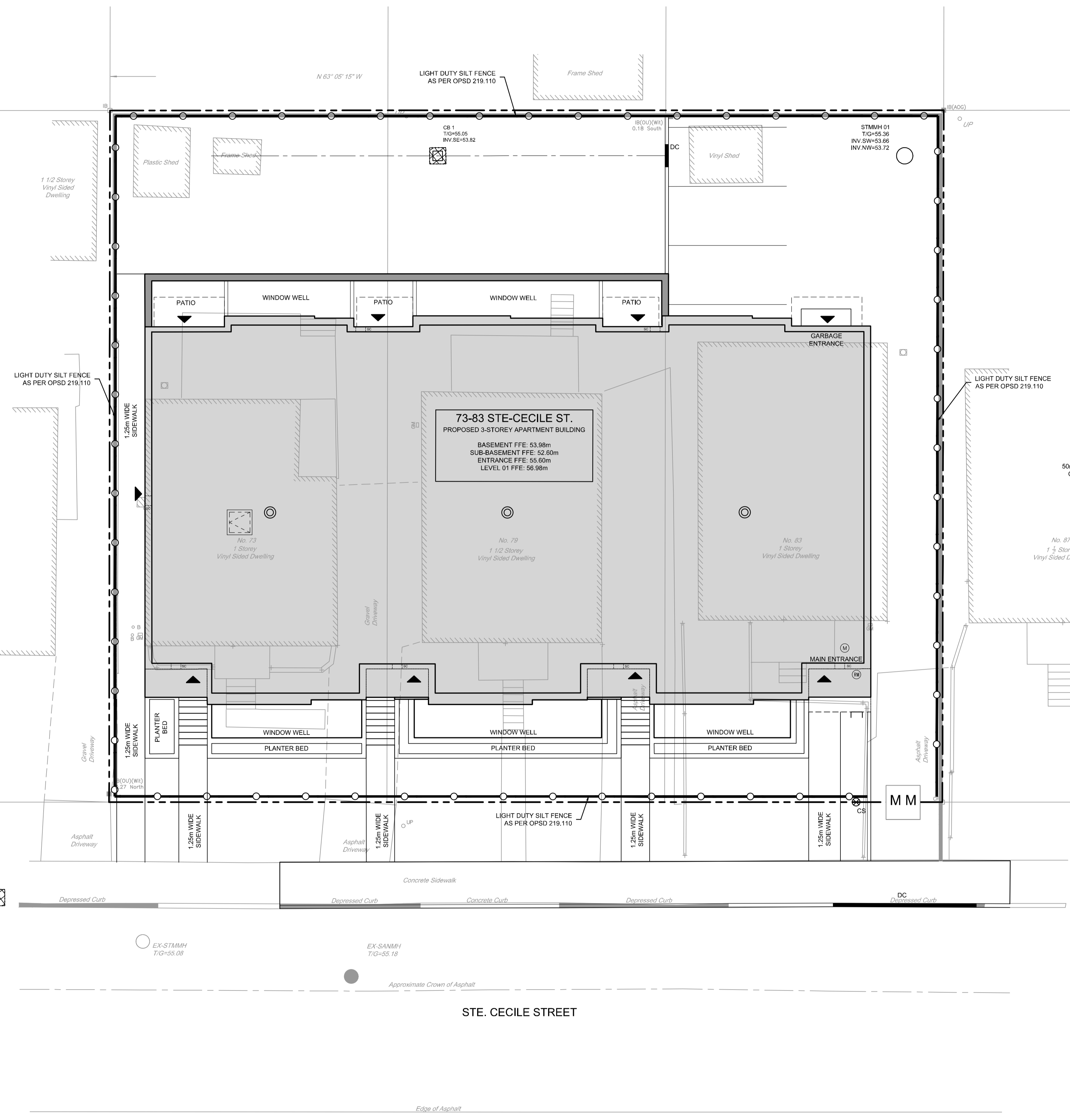
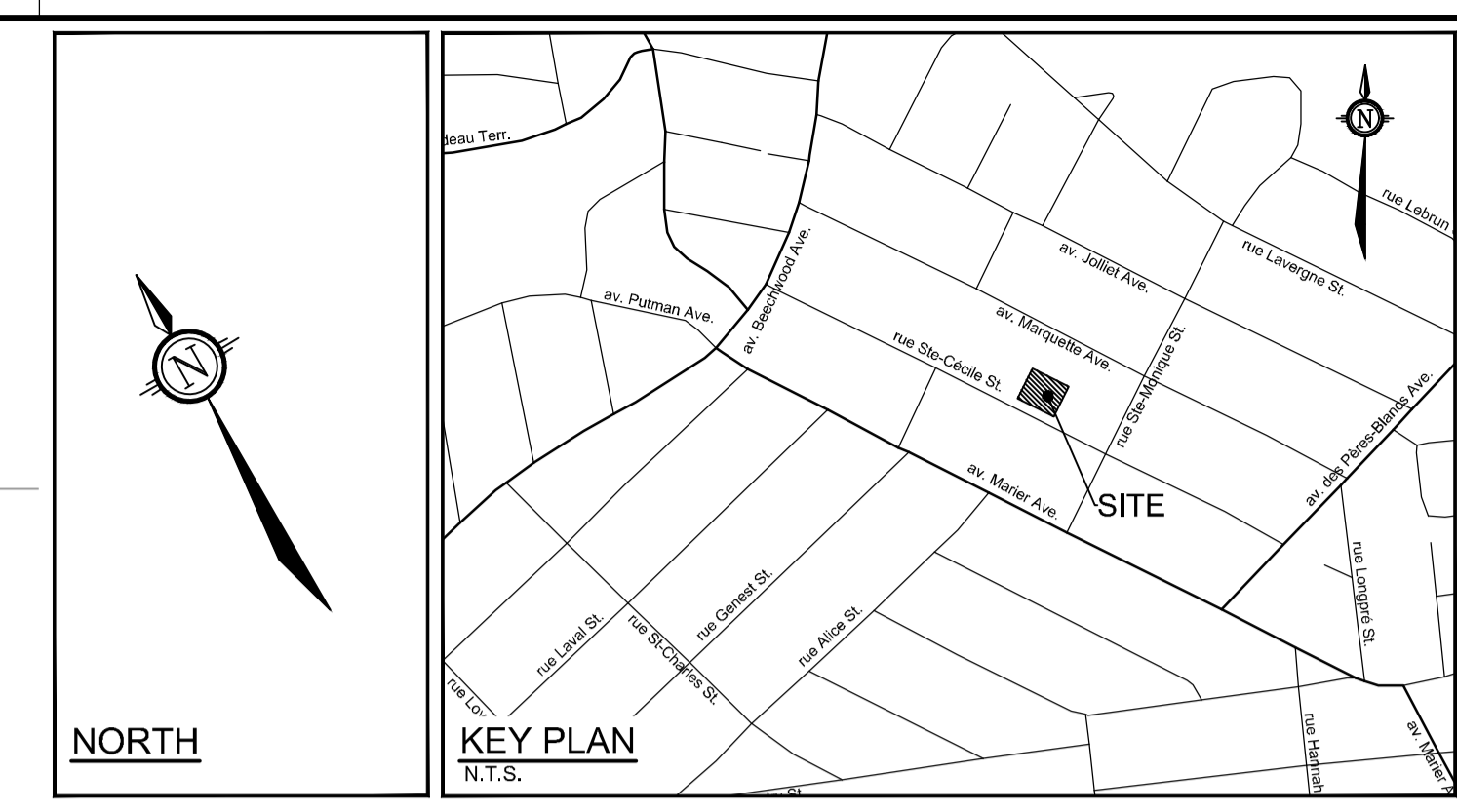
FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER
M.J. HREHORIAK
100211256
DEC 16/22
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 73-83 CECILE STREET	
DRAWING NAME GRADING PLAN	
PROJECT No.	122167
REV	REV # 1
DRAWING No.	122167-GR

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LEGEND

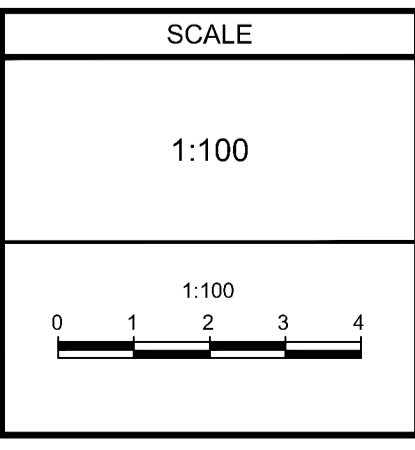
- PROPERTY LINE
- GRADE AND DIRECTION
- MAXIMUM 3:1 SIDESLOPE
- EMERGENCY OVERLAND FLOW ROUTE
- PROPOSED STORM MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED BARRIER CURB (PER SC1.1)
- PROPOSED DEPRESSED CURB (PER SC1.1)
- PROPOSED INLET CONTROL DEVICE
- PROPOSED ROOF DRAIN
- PROPOSED RETAINING WALL
- PROPOSED BUILDING ENTRANCE
- BALCONIES FROM LEVEL 1-3
- LIGHT DUTY SILT FENCE (OPSD 219.110)
- PROPOSED MUD MAT / CONSTRUCTION ENTRANCE
- PROPOSED FILTER BAGS AT CATCHBASINS
- EXISTING CONCRETE CURB
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCHBASIN
- EXISTING TREES / VEGETATION
- EXISTING UTILITY POLE / GUY WIRE
- EXISTING FENCE
- EXISTING LIGHT STANDARD

Erosion and Sediment Control Responsibilities:

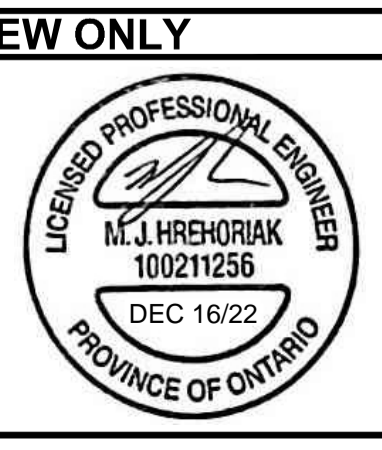
ESC Measure	Symbol	Specification	Installation Responsibility	During Construction		After Construction Prior to Final Acceptance		After Final Acceptance
				Inspection/Maintenance Responsibility	Inspection Frequency	Approval to Remove	Removal Responsibility	Inspection/Maintenance Responsibility
Silt Fence	[Symbol]	OPSD 219.110	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
Filter Fabric	[Symbol]	Location as Indicated On Plans	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
Mud Mat	[Symbol]	Drawing Details	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor	N/A
Dust Control	[Symbol]	Location as Required Around Site	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
Stabilized Material Stockpiling	[Symbol]	Location as Required by Contractor	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor	N/A
Sediment Basin (for flows being pumped out of excavations)	[Symbol]	Location as Required by Contractor	Developer's Contractor	Developer's Contractor	After Every Rainstorm	Developer's Contractor	Developer's Contractor	N/A

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LOCATION
CITY OF OTTAWA
73-83 CECILE STREET

DRAWING NAME
EROSION AND SEDIMENT CONTROL PLAN

PROJECT No. 122167
REV #1
DRAWING No. 122167-ESC

REFER TO 122167-ND FOR ADDITIONAL NOTES

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LEGEND

- PRE-DEVELOPMENT DRAINAGE AREA LIMITS
- POST-DEVELOPMENT DRAINAGE AREA LIMITS
- APPROXIMATE PONDING LIMITS
- AREA ID
- DRAINAGE AREA (ha)
- 1.5 YEAR WEIGHTED RUNOFF COEFFICIENT
- PROPOSED STORM MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED STORM SEWER AND FLOW DIRECTION
- PROPOSED INLET CONTROL DEVICE
- EMERGENCY OVERLAND FLOW ROUTE
- PROPOSED BUILDING ENTRANCE / EXIT
- EXISTING STORM MAIN & SEWER
- EXISTING CATCHBASIN OR CATCHBASIN LEAD
- MAXIMUM 3:1 SIDESLOPE

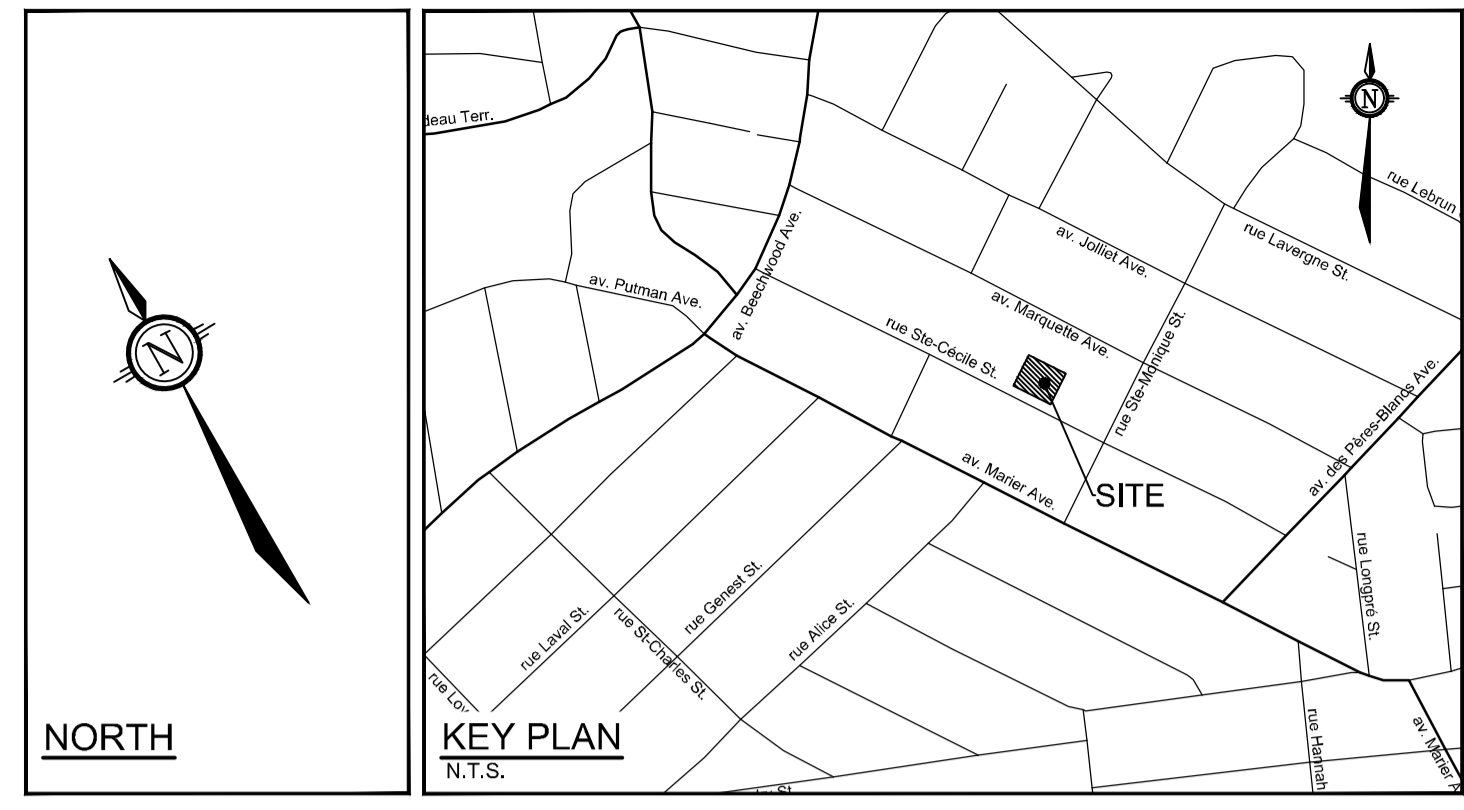
ROOF DRAIN TABLE: AREA A-2 (ROOF DRAINS 1 to 2)

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
A-2	RD 1 (RD-100-A-ADJ)	1/4 EXPOSED	0.71 L/s	8 cm	0.91 L/s	14 cm
A-2	RD 2 (RD-100-A-ADJ)	1/4 EXPOSED	0.71 L/s	8 cm	0.91 L/s	14 cm
A-2	RD 3 (RD-100-A-ADJ)	1/4 EXPOSED	0.71 L/s	8 cm	0.91 L/s	14 cm

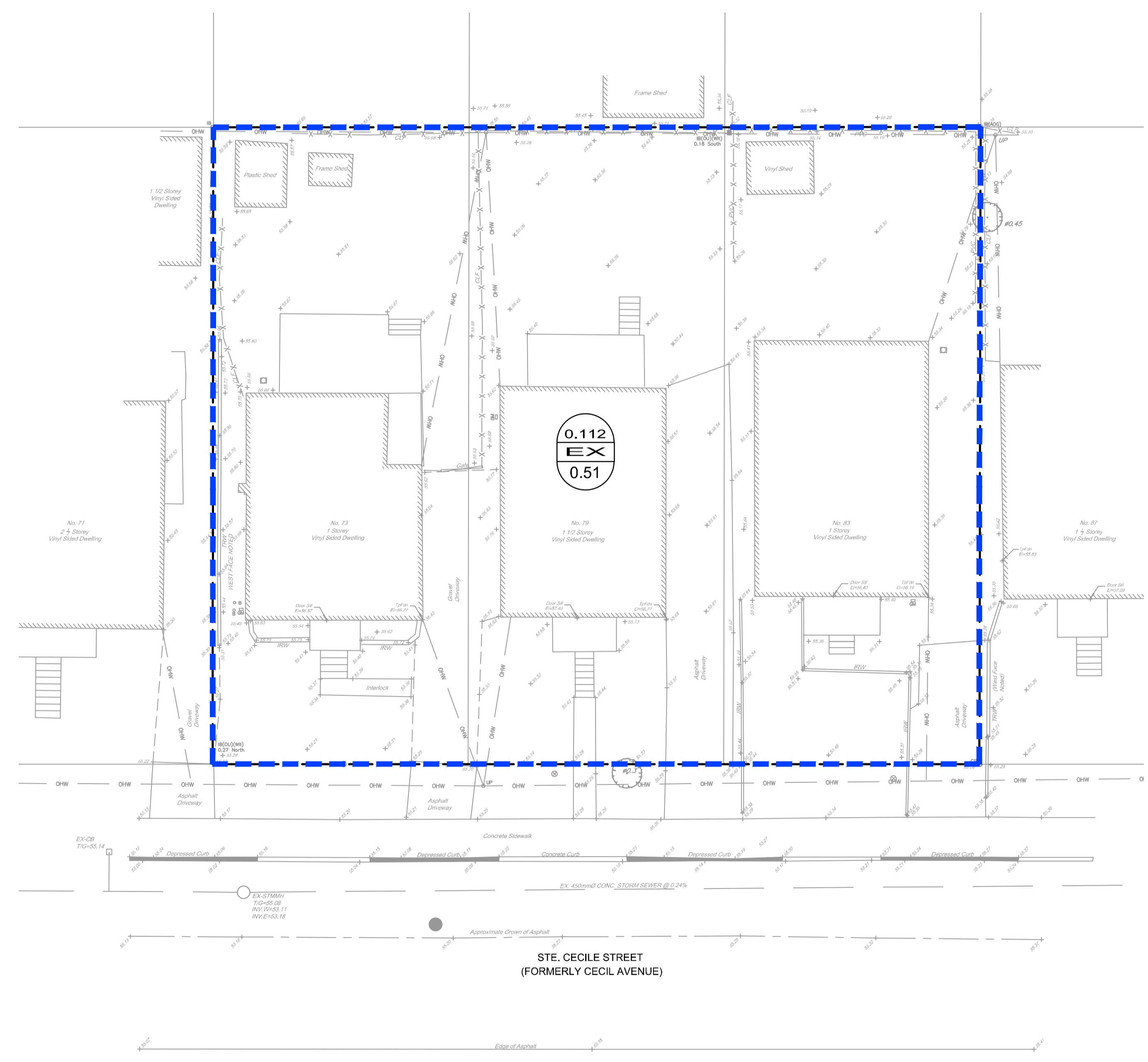
* REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2022-198) PREPARED BY NOVATECH FOR DRAINAGE AREA IDENTIFIERS AND STORMWATER MANAGEMENT DETAILS.
 ** ALL CONTROLLED FLOW ROOF DRAINS FOR THE PROPOSED BUILDING TO BE WATTS 'ADJUSTABLE ACCUTROL' ROOF DRAINS.

INLET CONTROL DEVICE - DATA TABLE

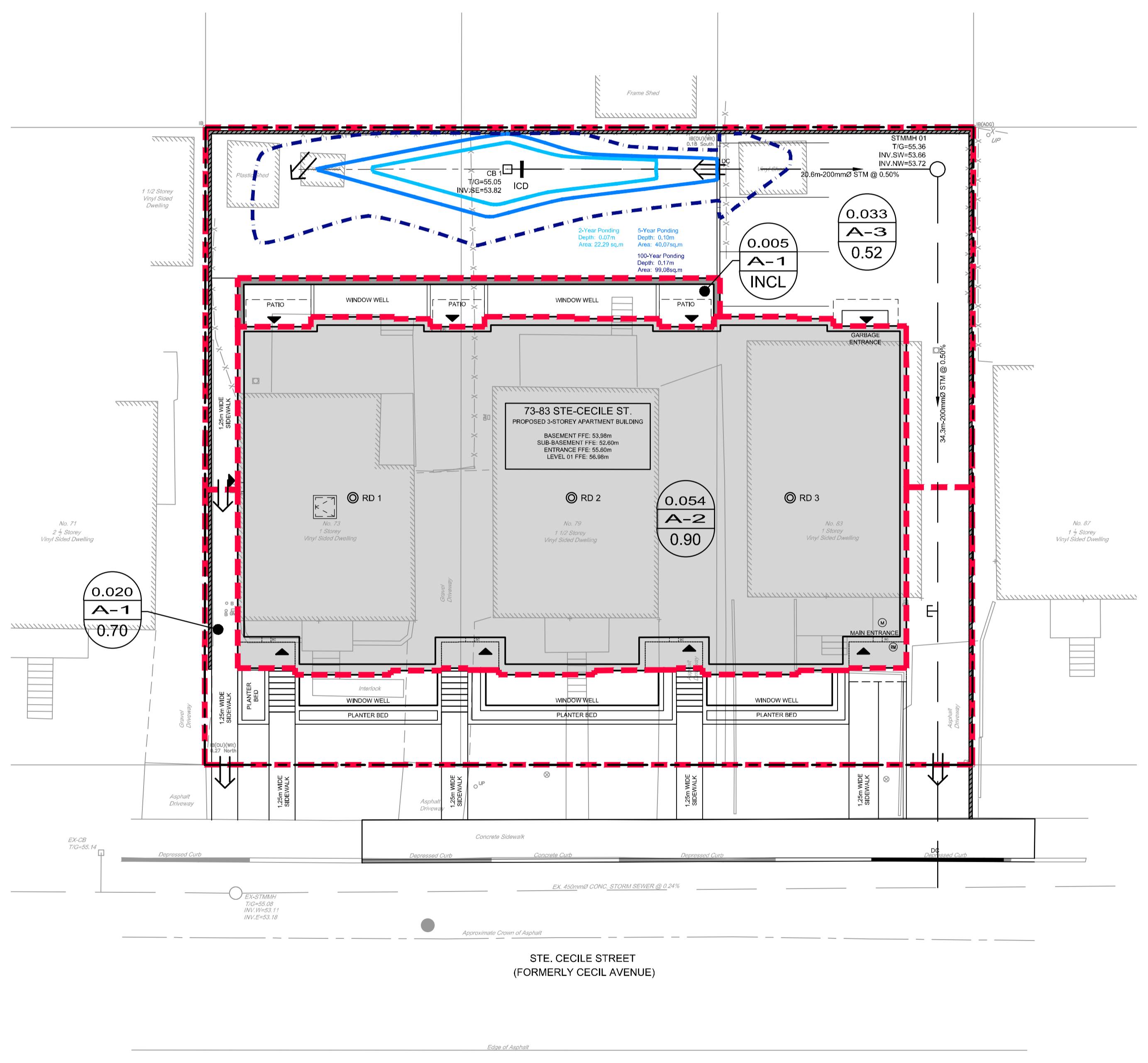
STRUCTURE ID	ICD TYPE	DIAMETER OF OUTLET PIPE (mm)	DESIGN FLOW (L/s)			DESIGN HEAD (m)		
			2-YEAR	5-YEAR	100-YEAR	2-YEAR	5-YEAR	100-YEAR
CB 1	TEMPEST LMF 60	200	3.5	3.6	3.7	1.20	1.23	1.30



PRE-DEVELOPMENT DRAINAGE AREA PLAN

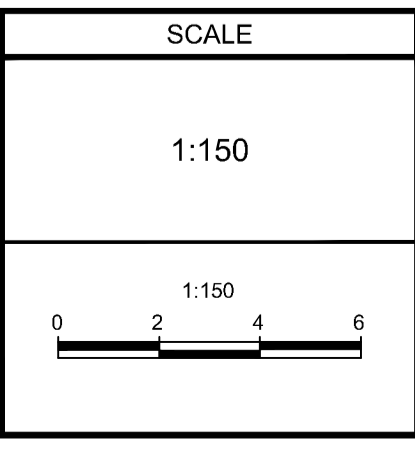


POST-DEVELOPMENT DRAINAGE AREA PLAN

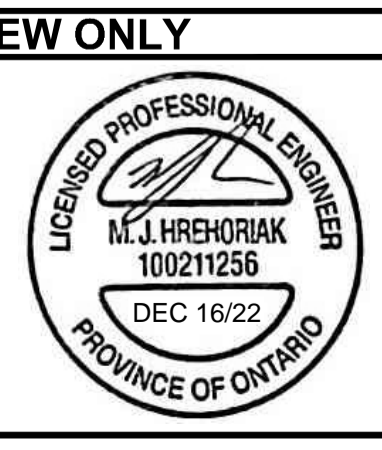


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LOCATION
 CITY OF OTTAWA
 73-83 CECILE STREET

DRAWING NAME
STORM DRAINAGE AREA PLAN

PROJECT No. 122167
 REV # 1
 DRAWING No. 122167-SWM

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