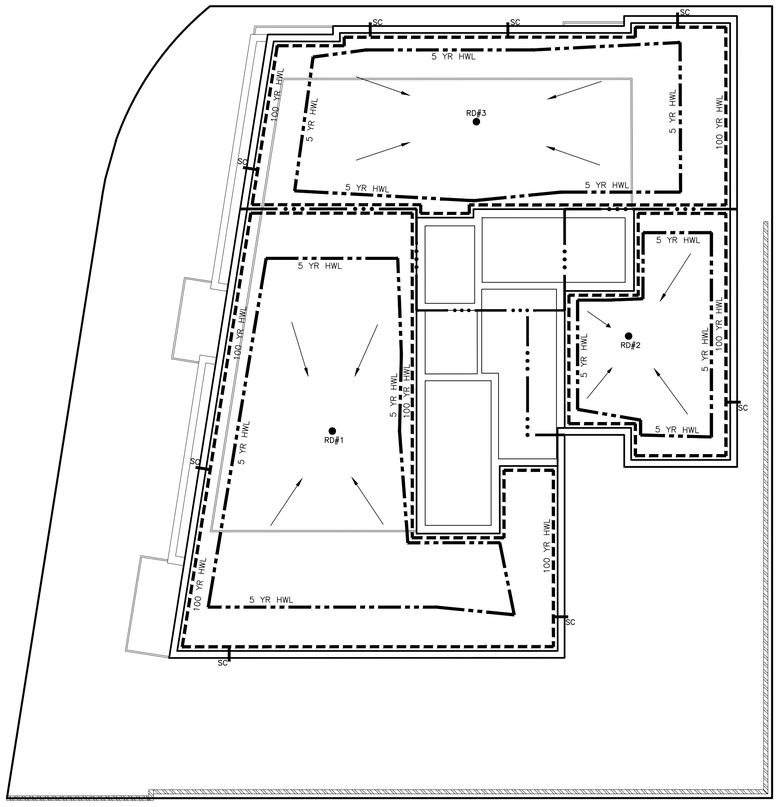


BASELINE ROAD

LEXINGTON STREET



NOTES

1. STORMWATER MANAGEMENT NOTES

ROOF DRAIN DETAILS

MODEL TYPE: WATTS MODEL "ADJUSTABLE ACCUTROL WEIR" (MODEL No. RD-100A-ADJ), (WEIR OPENING EXPOSED IS : 1/4 OPENING AS SPECIFIED) TO PERMIT A MAXIMUM RELEASE FLOW RATE OF 15.0 US GAL/MIN. OR 0.95 L/s UNDER A HEAD OF UP TO 150mm FOR THE STORM EVENTS UP TO 100-YEAR.

NUMBER OF CONTROL DEVICES: 1 CONTROLLED ROOF DRAIN PER DESIGNATED ROOF AREA FOR SWM ATTENUATION

FLOW PER ROOF DRAIN: 15.0 U.S. GAL/MIN. OR 0.95 L/s.

TOTAL FLOW FROM FLAT ROOFTOP OF BUILDING AT MAXIMUM HEAD OF 150mm PER DRAIN AT THE (3) PROPOSED DRAINS = 2.85 L/s FOR THE STORM EVENTS UP TO 100-YEAR

5-YEAR EVENT, TOTAL FLOW FROM FLAT ROOF TOP OF BUILDING AT A HEAD OF 120mm PER DRAIN AT THE (3) PROPOSED DRAINS = 2.61 L/s OR 0.87 L/s (13.75 US GAL/MIN.) PER DRAIN

DEPTH AND VOLUME:

ROOF DRAIN ID & DRAINAGE AREA (ha)	NUMBER OF ROOF DRAINS	WATTS ROOF DRAIN MODEL ID (WEIR OPENING)	CONTROLLED FLOW PER DRAIN (L/s)		APPROXIMATE PONDING DEPTH ABOVE DRAINS (m)		STORAGE VOLUME REQUIRED (m^3)		MAX. STORAGE AVAILABLE (m^3)
			5 YR	100 YR	5 YR	100 YR	5 YR	100 YR	
RD-1 (0.0178 ha)	1	RD-100-A-ADJ (1/4 EXPOSED OPENING)	0.87	0.95	0.12	0.15	2.78	6.67	6.67
RD-2 (0.0059 ha)	1	RD-100-A-ADJ (1/4 EXPOSED OPENING)	0.87	0.95	0.12	0.15	0.41	1.25	2.24
RD-3 (0.0130 ha)	1	RD-100-A-ADJ (1/4 EXPOSED OPENING)	0.87	0.95	0.12	0.15	1.70	4.27	5.42
TOTAL ROOF (0.0367 ha)	3	———	2.61	2.85	–	–	4.89	12.19	14.33

SCUPPER LOCATION: AS SHOWN ON THIS DRAWING

5 YEAR ELEVATION: 120mm ABOVE THE ROOF DRAIN FOR ROOF AREA #1, #2 AND #3

100 YEAR ELEVATION: 150mm ABOVE THE ROOF DRAIN FOR ROOF AREA #1, #2 AND #3

– EACH ROOF DRAIN SHALL BE SIZED FOR A MAXIMUM RELEASE RATE OF 15.0 U.S. GAL/MIN. OR 0.95 L/s UNDER A HEAD OF 150mm. THE OWNER'S MECHANICAL ENGINEER SHALL SPECIFY THE REQUIRED ROOF DRAIN TYPE AND MODEL No. AND PROVIDE THE NECESSARY INFORMATION TO THE CITY OF OTTAWA FOR THEIR RECORDS TO ENSURE PROPER RELEASE RATE FOR STORMWATER MANAGEMENT COMPLIANCE.

– ROOF PITCH IS ASSUMED TO HAVE 1.5% (MIN.) SLOPE.

– ROOF SCUPPERS ARE RECOMMENDED TO BE INSTALLED 0mm ABOVE EDGE OF ROOFTOP ELEVATION FOR EMERGENCY OVERFLOW PURPOSES AT ROOF AREA #1, #2 AND #3 AT PERIMETER OF BUILDING.

– SEE STORM DRAINAGE REPORT No. R-824-74 DATED SEPTEMBER 2025 FOR DETAILS ALSO.

2. PROPOSED ROOF DRAINS AND SCUPPER LOCATIONS SHOWN ON THIS PLAN SHALL BE REVIEWED BY THE OWNER AND OWNER'S BUILDING DESIGNER FOR APPROVAL.

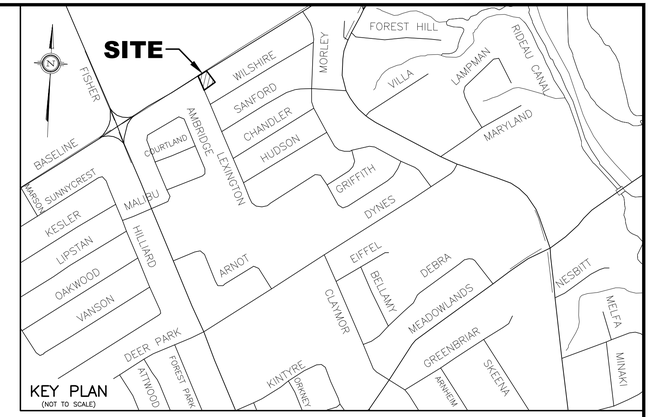
3. THE OWNER'S BUILDING DESIGNER AND STRUCTURAL ENGINEER SHALL ENSURE THAT THE ADDITIONAL STORMWATER STORAGE VOLUME FROM STORMWATER MANAGEMENT MEASURES ARE ACCOUNTED FOR IN THE STRUCTURAL DESIGN OF AND WATERPROOFING OF ROOF AREA #1, #2 AND #3 AND ANY OF THE SUPPORTING STRUCTURES THAT MAY BE AFFECTED BY THE STORED WATER.

4. ROOF DRAIN #1, #2 AND #3 INCLUSIVE SHALL OUTLET INTO THE DESIGNATED 150mmø PVC STORMWATER PIPE AS SHOWN ON THE PROPOSED GRADING AND SERVICING PLAN (DWG No. 824-74, G-1).

5. FOR GRADING AND SERVICING DETAILS OF THIS SITE, REFER TO DWG. No. 824-74, G-1.

GERALDINE WILDMAN
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By wildmange at 11:53 am, Oct 23, 2026



KEY PLAN
(NOT TO SCALE)

LEGEND

- 100 YR HIGH WATER LEVEL
- 5 YR HIGH WATER LEVEL
- PROPOSED HIGH RIDGE LINE
- RD — PROPOSED ROOF DRAIN
- SC — PROPOSED ROOF SCUPPER LOCATION [FOR EMERGENCY OVERFLOW USE]
- PROPOSED GENERAL DIRECTION OF LOT GRADING AND SURFACE FLOW

WATTS | Adjustable Accutrol Weir Tag: _____ | Adjustable Flow Control for Roof Drains

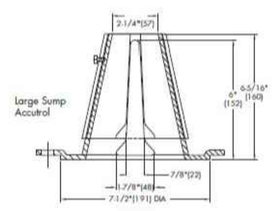
ADJUSTABLE ACCUTROL (for Large Sump Roof Drains only)

For more flexibility in controlling flow with heads deeper than 2", Watts Drainage offers the Adjustable Accutrol. The Adjustable Accutrol Weir is designed with a single parabolic opening that can be covered to restrict flow above 2" of head to less than 5 gpm per inch, up to 6" of head. To adjust the flow rate for depths over 2" of head, set the slot in the adjustable upper cone according to the flow rate required. Refer to Table 1 below.
Note: Flow rates are directly proportional to the amount of weir opening that is exposed.

EXAMPLE:

For example, if the adjustable upper cone is set to cover 1/2 of the weir opening, flow rates above 2"of head will be restricted to 2-1/2 gpm per inch of head.

Therefore, at 3"of head, the flow rate through the Accutrol Weir that has 1/2 the slot exposed will be:
[5 gpm (per inch of head) x 2 inches of head] + 2-1/2 gpm (for the third inch of head) = 12-1/2 gpm.





1/2 Weir Opening Exposed Shown Above

TABLE 1. Adjustable Accutrol Flow Rate Settings

Weir Opening Exposed	1"	2"	3"	4"	5"	6"
	Flow Rate (gallons per minute)					
Fully Exposed	5	10	15	20	25	30
3/4	5	10	13.75	17.5	21.25	25
1/2	5	10	12.5	15	17.5	20
1/4	5	10	11.25	12.5	13.75	15
Closed	5	5	5	5	5	5

No.	REVISION	DATE	BY
3	REVISIONS AS PER ARCHITECT'S LATEST REVISED ARCHITECTURAL DRAWINGS OF AUGUST 31, 2026	10/09/26	TLM
2	REVISIONS AS PER PLANNER'S REVIEW COMMENTS OF SEPTEMBER 29, 2025	09/30/25	TLM
1	REVISIONS AS PER ARCHITECT'S LATEST REVISED SITE PLAN RECEIVED ON JULY 14, 2025 AND CITY'S REVIEW COMMENTS OF JUNE 10, 2025	09/26/25	TLM

LICENSED PROFESSIONAL ENGINEER — TONY L-M. MAK — PROVINCE OF ONTARIO — FOR SPC APPLICATION

SCALE
0 1 3 5m
1:100 HORIZONTAL
VERTICAL

DESIGN	T.L.M.
CHECKED	T.L.M.
DRAWN BY	P.M.
CHECKED	T.L.M.
APPROVED	T.L.M.

PROJECT
222 BASELINE ROAD
PART OF LOT 72
REGISTERED PLAN 526
CITY OF OTTAWA

DRAWING TITLE
PROPOSED STORMWATER MANAGEMENT PLAN

T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS

PROJECT No.	DATE	DRAWING No.
824-74	SEPTEMBER 2024	SWM-1