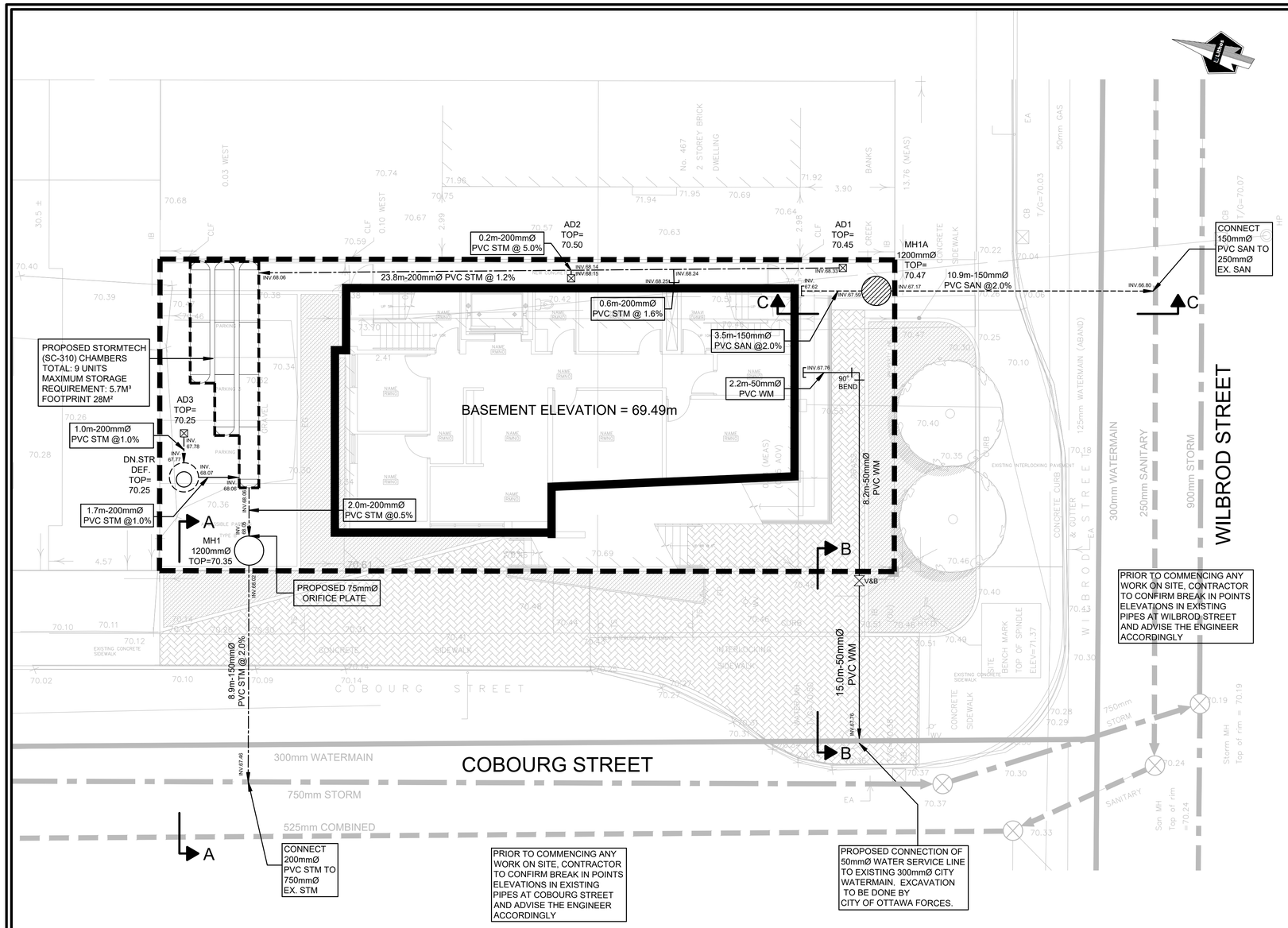
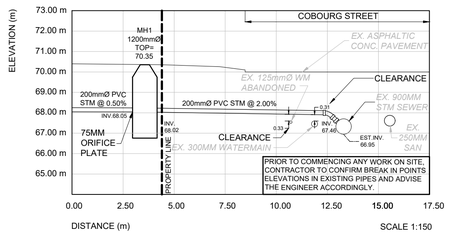
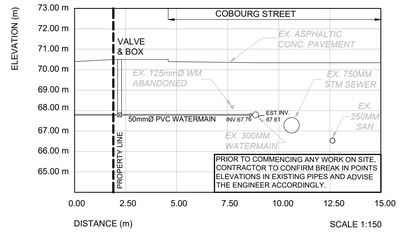


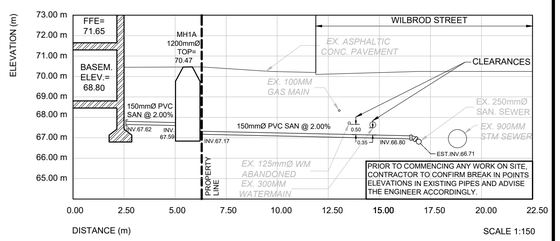
STORM CONNECTION SECTION A-A

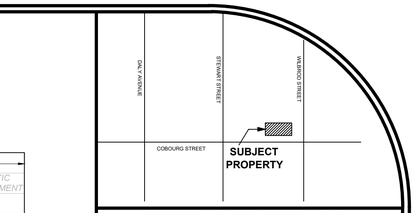


WATERMAIN CONNECTION SECTION B-B



SANITARY CONNECTION SECTION C-C





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LOCATION PLAN
NTS

LEGEND

- PROPERTY LINE
- LIMIT OF CONSTRUCTION
- PROPOSED STORMWATER MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED DOWNSTREAM DEFENDER
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- PROPOSED VALVE AND BOX — V&B
- PROPOSED STORM
- PROPOSED SANITARY
- PROPOSED WATER

LIST OF DRAWINGS

SG-01 (SITE GRADING, DRAINAGE AND EROSION CONTROL PLAN)
SS-01 (SITE SERVICING PLAN)

SITE PLAN INFORMATION

TEN 2 FOUR ARCHITECTURE INC.
55 EGLINTON AVE. EAST - SUITE 606,
TORONTO, ONTARIO, M4P 1G8,
T. 416.440.1024, F.416.484.1024

SURVEY INFORMATION

ASSOCIATION OF ONTARIO LAND SURVEYORS.
1043 McNICOLL AVENUE,
TORONTO, ONTARIO, M1W 3W6,
T.416.491.9020, F.416-491-2576

BENCHMARK

ELEVATIONS SHOWN HERE ARE GEODETIC AND WERE ESTABLISHED USING LEICA SMARTNET AND ARE TRANSFORMED TO ORTHOMETRIC HEIGHTS USING HT2-0.

NO	REVISION	DATE	BY
1.	ISSUED FOR SITE PLAN APPLICATION (SPA)	MAR.31, 2017	NM

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.

3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.

4. 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.

5. 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 AND ENGINEER.

6. 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.

7. ALL ELEVATIONS ARE GEODETIC.

8. REFER TO GEOTECHNICAL REPORT FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIRE MENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.

9. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.

10. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).

11. PROVIDE LINE/PARKING PAINTING.

12. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL 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, VALVE AND HYDRANT LOCATIONS, T/WM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.

SEWER NOTES

1. CONSTRUCT ALL SEWER AND APPURTENANCES TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS, AS WELL AS THE CITY OF OTTAWA STANDARDS AS INDICATED.

2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.

3. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.

4. SUB-BEDDING, IF REQUIRED SHALL BE AS PER THE DIRECTION OF A GEOTECHNICAL ENGINEER

5. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR SAND.

6. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.

7. SEWERS AND CONNECTIONS 150mm DIAMETER AND SMALLER TO BE PVC SDR 28 OR APPROVED EQUIVALENT.

8. SEWERS AND CONNECTIONS 200mm DIAMETER AND LARGER TO BE PVC SDR 35 OR APPROVED EQUIVALENT.

9. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL INSULATION.

10. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"x8' LONG MARKER.

WATERMAIN NOTES

1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS AS WELL AS CITY STANDARDS AS INDICATED.

2. INDUSTRIAL/COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM B88 TYPE 'K' SOFT.

3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY DWG. No. W22.

4. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER.

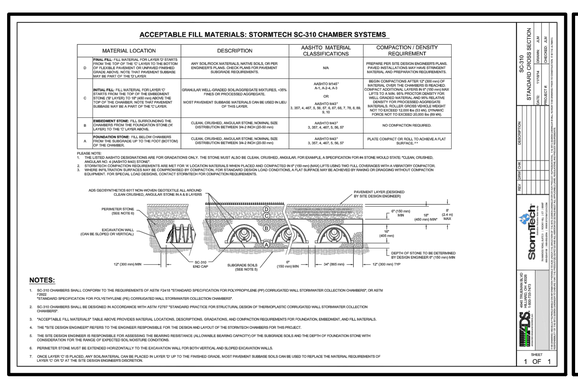
5. USE APPROVED SADDLE CONNECTION WITH MAIN (CORPORATION) STOP AS PER STD DWG W26.

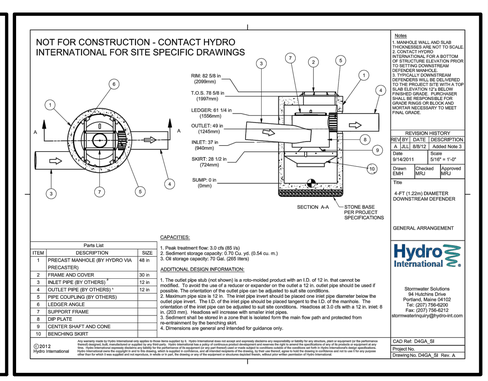
6. CONNECTION TO EXISTING BY CITY, EXCAVATION, BACKFILLING AND REINSTATEMENT BY CONTRACTOR.

7. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER STD DWG W22.

8. THERMAL INSULATION OF WATERMAINS UNDER ROAD SIDE DITCHES AS PER STD DWG W21

NOTE:
EXISTING DWELLING AND SURROUNDING FEATURES (DRIVEWAY,PATHWAYS, LANDSCAPING ETC.) SHALL BE REMOVED PRIOR TO CONSTRUCTION.





CITY OF OTTAWA

SITE SERVICING PLAN

OFFICE DEVELOPMENT
231 COBOURG STREET
OTTAWA ONTARIO

Lithos

788 O'Connor Drive, Toronto, Ontario M4B 2S6

DESIGNED BY: MS	DATE: JULY 2015	CHECKED BY: NM
DRAWN BY: MS	PROJECT No:	APPROVED BY: NM
SCALE: 1:100	UD14-005	DRAWING No: SS-01

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