

LEGEND

PROPERTY LINE	---
LIMIT OF CONSTRUCTION	---
DIRECTION OF SURFACE WATER DRAINAGE	→ 1.5%
PROPOSED GRADE	x 148.22
PROPOSED GRADE (TOP OF WALL)	x 149.39TW
PROPOSED GRADE (BOTTOM OF WALL)	x 148.29BW
PROPOSED GRADE (TOP OF CURB)	x 148.53TC
PROPOSED GRADE (BOTTOM OF CURB)	x 148.43BC
EXISTING GRADE	x 149.40EX
PROPOSED STORMCEPTOR	⊙
PROPOSED STORMWATER MANHOLE	⊙
PROPOSED SANITARY MANHOLE	⊙
PROPOSED CATCH BASIN	⊙
EXISTING CATCH BASIN	⊙
EXISTING MANHOLE	⊙
EMERGENCY OVERLAND FLOW ROUTE	→ SF
SILT FENCE	—
TEMPORARY SEDIMENT TRAP	⊙

LIST OF DRAWINGS

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

TEN 2 FOUR ARCHITECTURE INC.
55 EGLINTON AVE. EAST - SUITE 606,
TORONTO, ONTARIO, M4P 1G8,
T.416.440.1024, F.414.484.1024

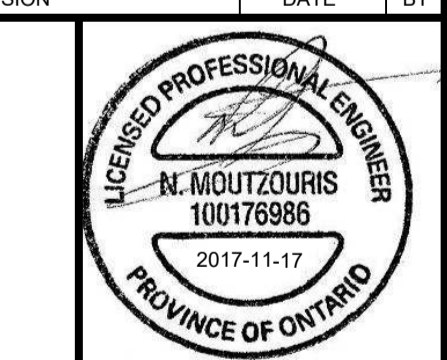
SURVEY INFORMATION

ASSOCIATION OF ONTARIO LAND SURVEYORS.
1043 MCGILL 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.

2.	SPA REVISION 1	NOV.17, 2017	NM
1.	ISSUED FOR SITE PLAN APPLICATION (SPA)	MAR.31, 2017	NM
NO	REVISION	DATE	BY



CITY OF OTTAWA

SITE GRADING, DRAINAGE & EROSION CONTROL PLAN

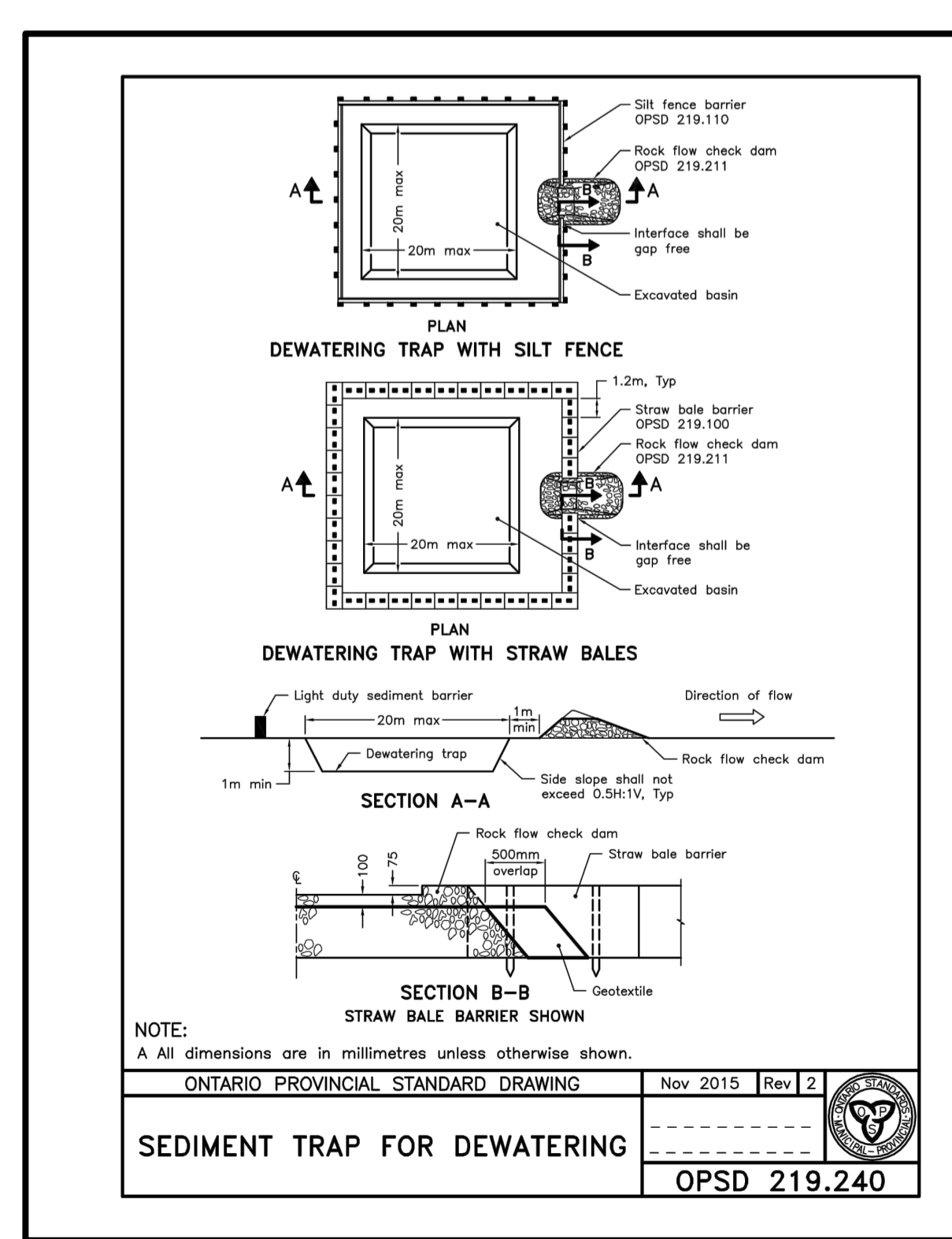
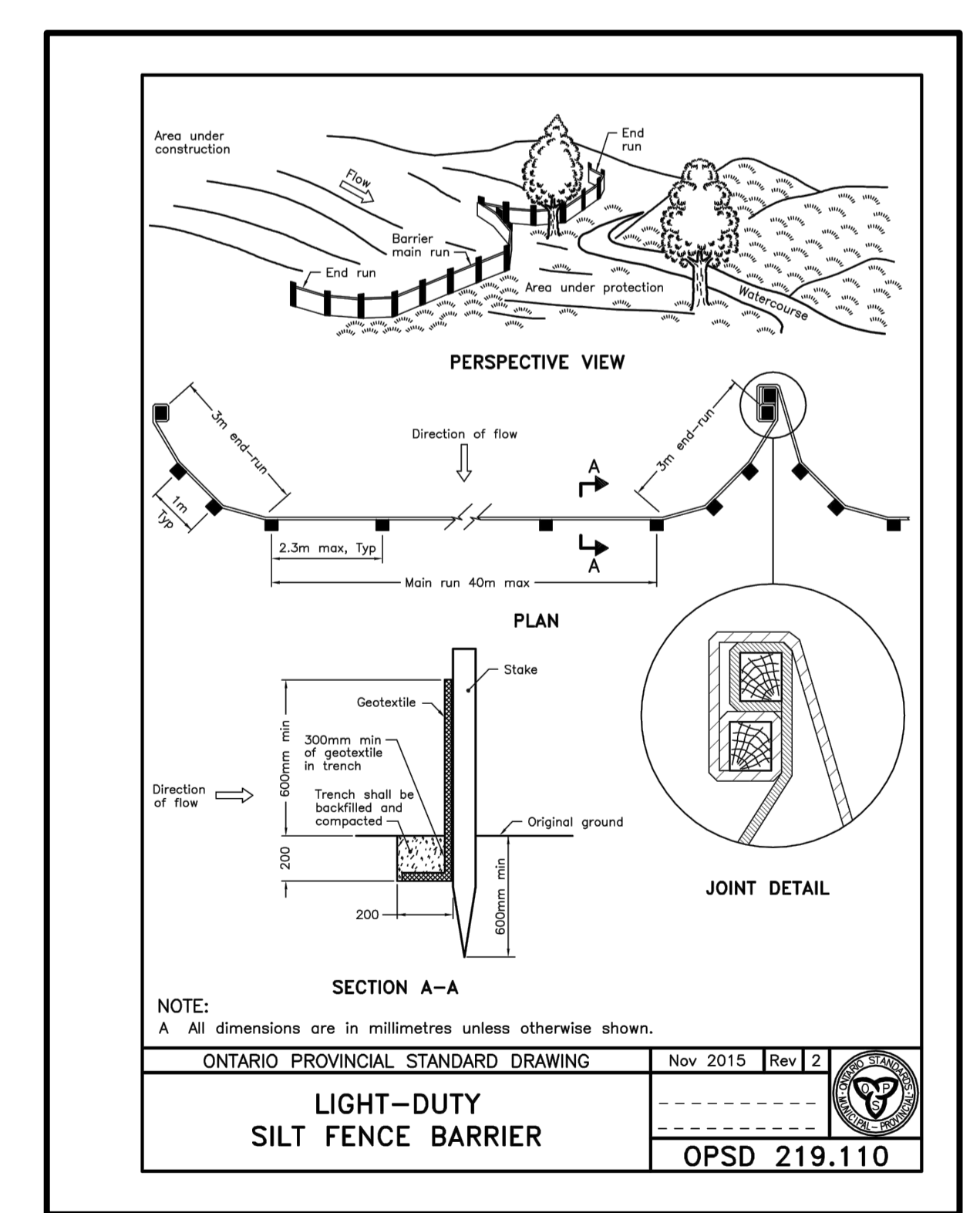
OFFICE DEVELOPMENT
231 COBOURG STREET
OTTAWA ONTARIO

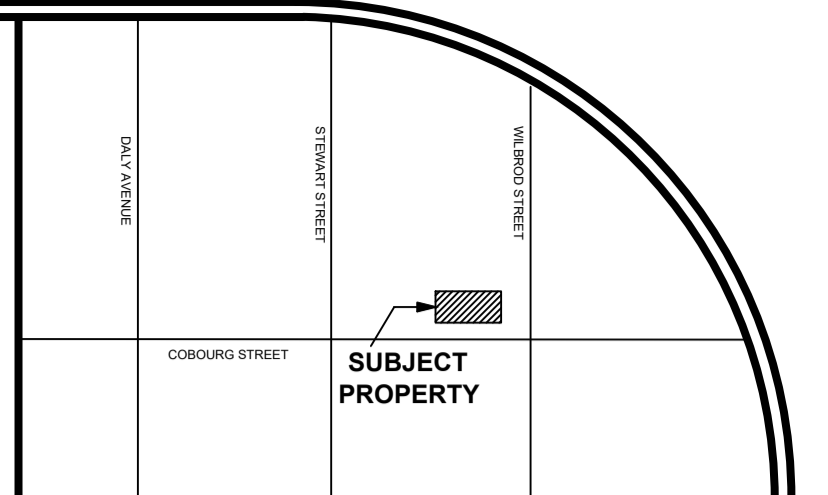
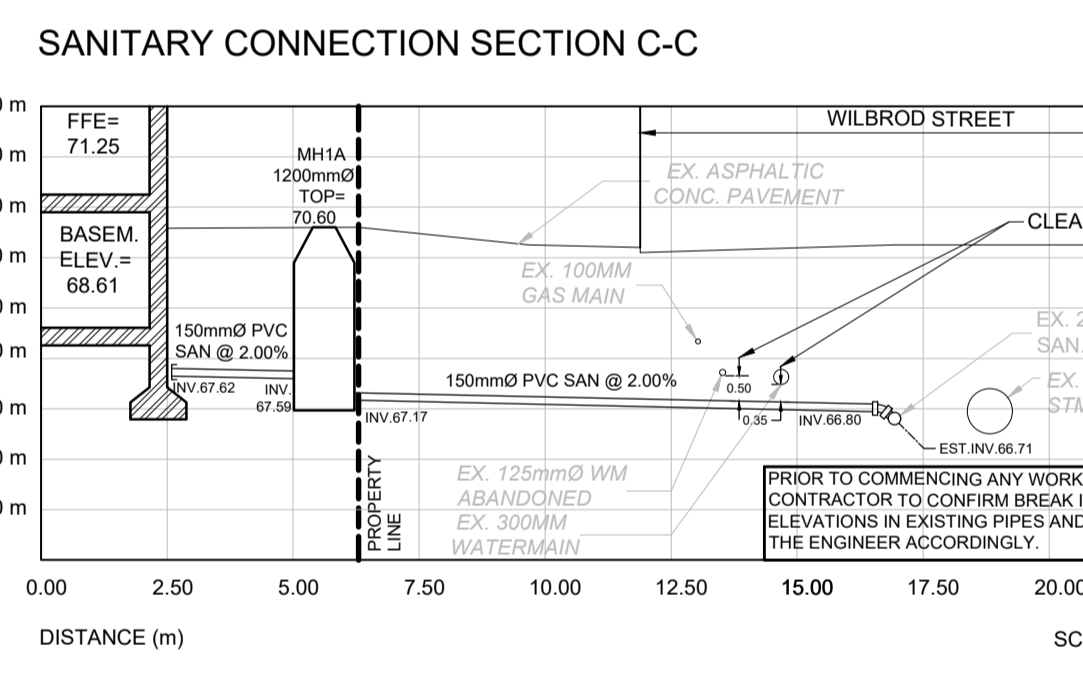
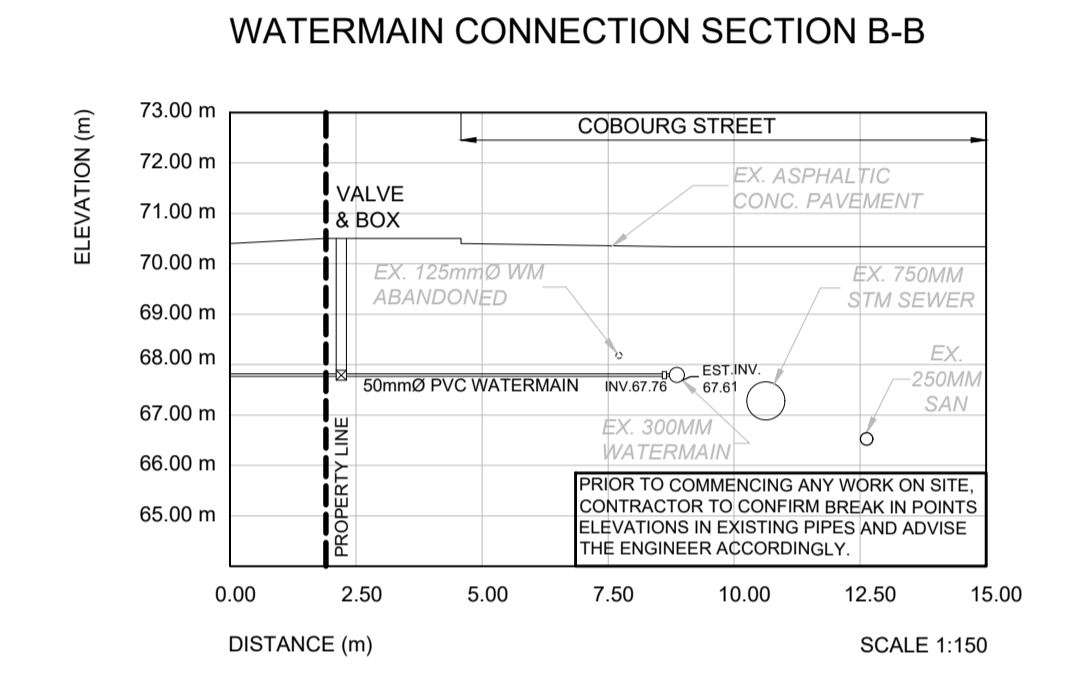
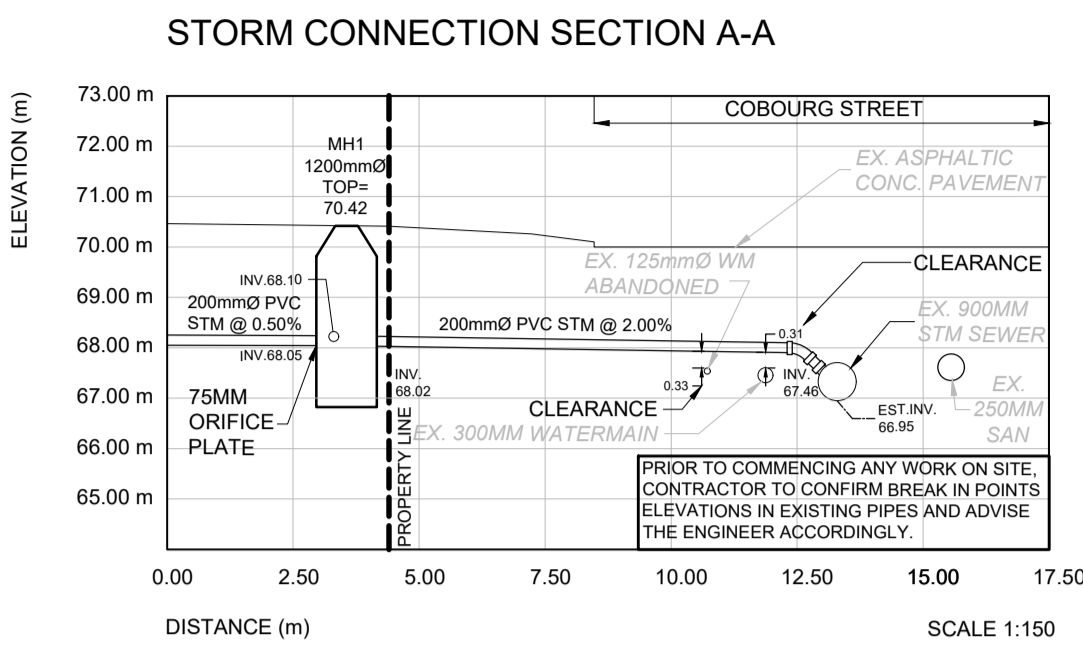
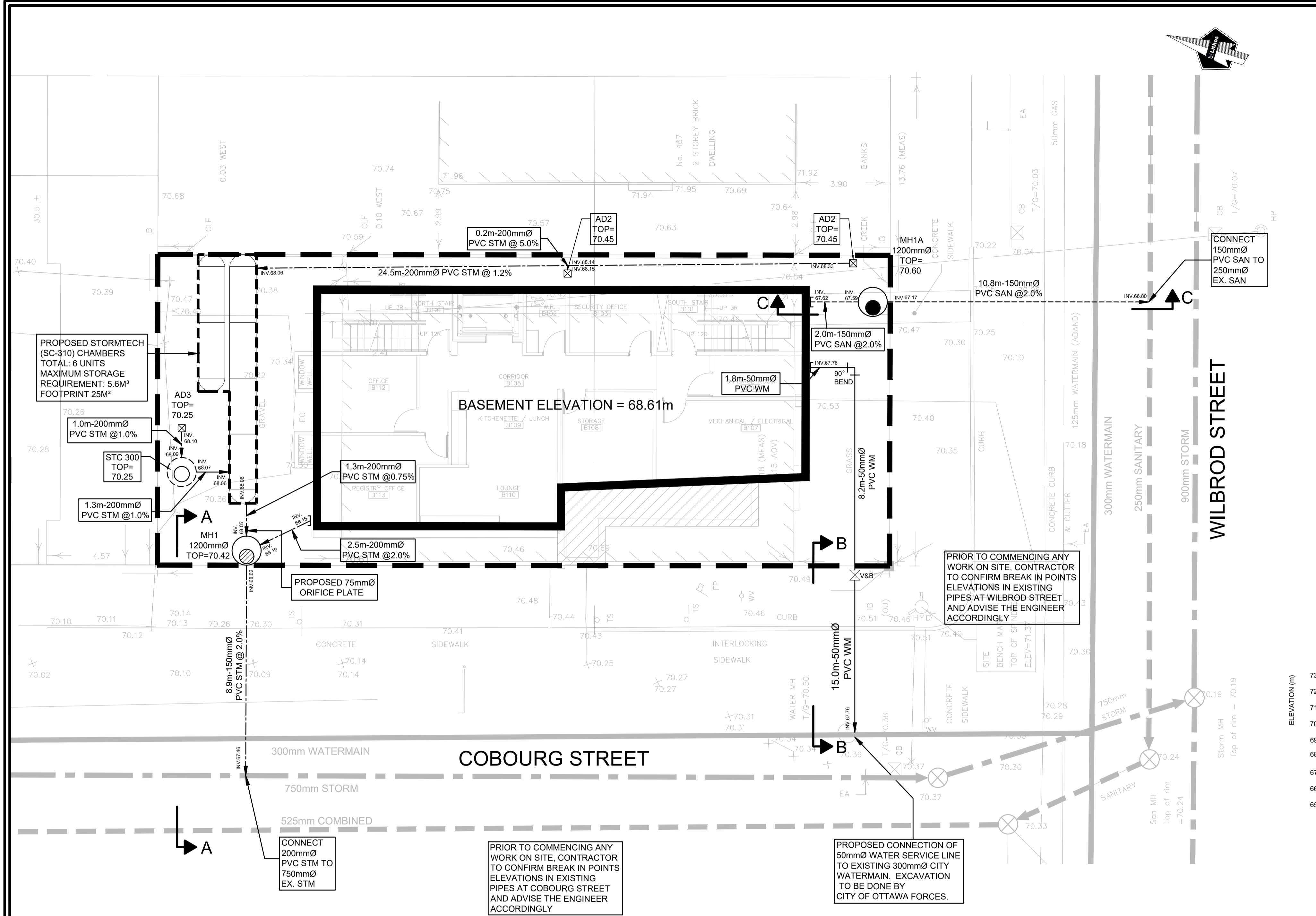
Lithos

DESIGNED BY: MS	DATE: JULY, 2015	CHECKED BY: NM
DRAWN BY: MS	PROJECT No:	APPROVED BY: NM
SCALE: 1:100		DRAWING No:
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SCHEDULE OF ONTARIO PROVINCIAL STANDARD DRAWINGS

No.	TITLE	DATE	REV.
219.110	LIGHT DUTY SILT FENCE BARRIER	NOV. 2015	2
219.240	DEWATERING TRAP	NOV. 2015	2
405.010	MAINTENANCE HOLE STEPS, HOLLOW	NOV. 2013	3
509.010	PAVEMENT REINSTATEMENT FOR UTILITY CUTS	NOV. 2013	2
701.010	PRECAST CONCRETE MAINTENANCE HOLE, 1200MM DIAMETER	NOV. 2014	5
701.021	MAINTENANCE HOLE BENCHING AND PIPE OPENING DETAILS	NOV. 2014	4
701.030	PRECAST CONCRETE MAINTENANCE HOLE COMPONENTS, 1200MM DIAMETER TAPERED TOP AND FLAT CAP	NOV. 2014	4
701.031	PRECAST CONCRETE MAINTENANCE HOLE COMPONENTS, 1200MM DIAMETER TAPERED TOP AND FLAT CAP	NOV. 2014	2
704.010	PRECAST CONCRETE ADJUSTMENT UNITS FOR MAINTENANCE HOLES, CATCH BASINS, AND VALVE CHAMBERS	NOV. 2014	3
1006.020	SEWER SERVICE CONNECTIONS FOR RIGID MAIN PIPE SEWER	NOV. 2016	3





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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	M 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. 416.454.1024

SURVEY INFORMATION

ASSOCIATION OF ONTARIO LAND SURVEYORS.
 1043 MANICOLL 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.

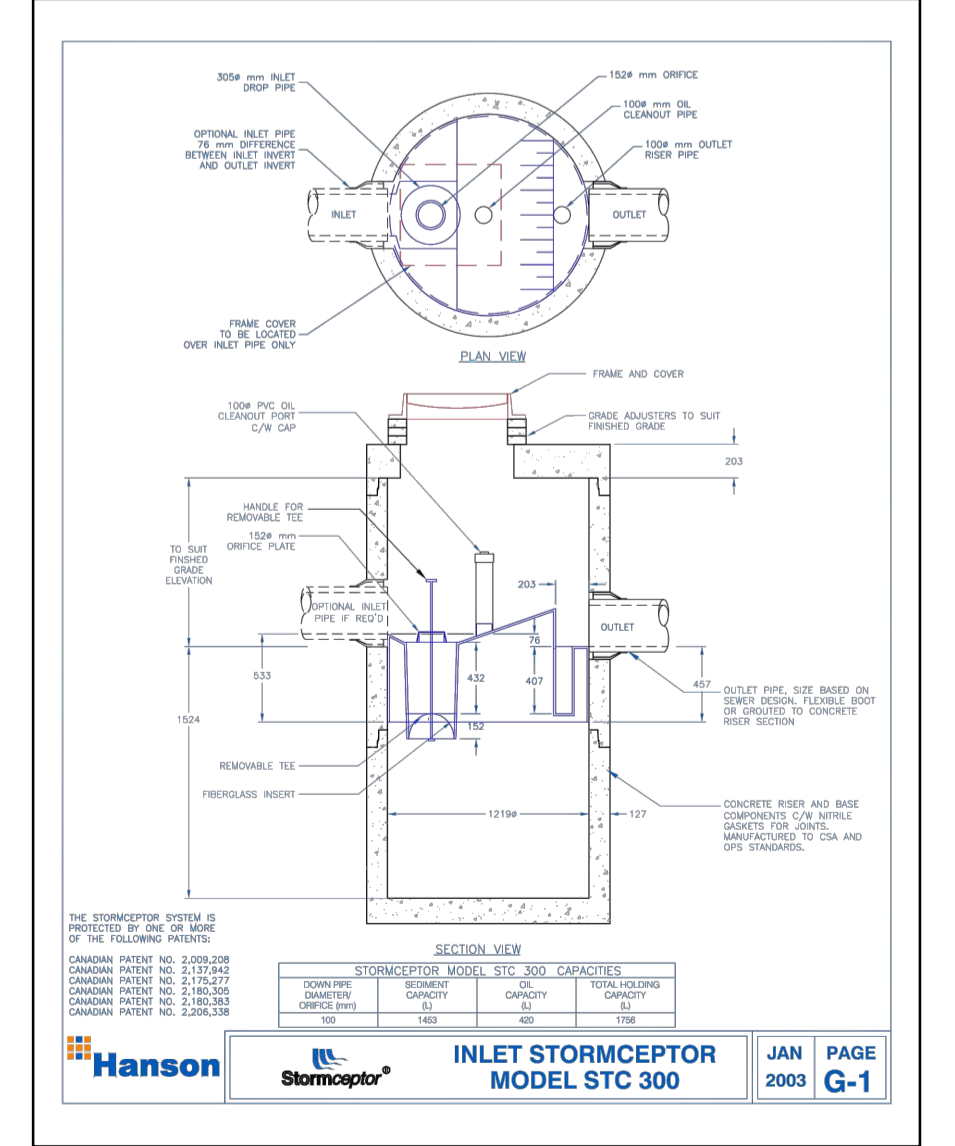
- GENERAL NOTES**
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
 - DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
 - 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.
 - 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.
 - 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 REPORT 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 MATERIAL.
 - REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSCAPE AREAS AND DIMENSIONS.
 - SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
 - PROVIDE LINE/PARKING PAINTING.
 - 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 TIG ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.

- SEWER NOTES**
- CONSTRUCT ALL SEWER AND APPURTENANCES TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS, AS WELL AS THE CITY OF OTTAWA STANDARDS AS INDICATED.
 - SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
 - BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
 - SUB-BEDDING, IF REQUIRED SHALL BE AS PER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
 - BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR SAND.
 - TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL, FROM PAVEMENT SUBGRADE TO 2 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
 - SEWERS AND CONNECTIONS 150mm DIAMETER AND SMALLER TO BE PVC SDR 28 OR APPROVED EQUIVALENT.
 - SEWERS AND CONNECTIONS 200mm DIAMETER AND LARGER TO BE PVC SDR 35 OR APPROVED EQUIVALENT.
 - INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL INSULATION.
 - 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.

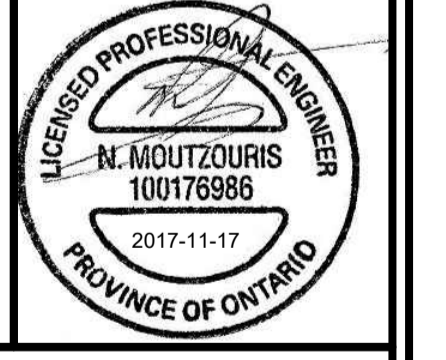
- WATERMAIN NOTES**
- CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS AS WELL AS CITY STANDARDS AS INDICATED.
 - INDUSTRIAL/COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM B88 TYPE 'K' SOFT.
 - WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY DWG. No. W22.
 - 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.
 - USE APPROVED SADDLE CONNECTION WITH MAIN (CORPORATION) STOP AS PER STD DWG W26.
 - CONNECTION TO EXISTING BY CITY, EXCAVATION, BACKFILLING AND REINSTATEMENT BY CONTRACTOR.
 - THERMAL INSULATION OF WATERMANS AT OPEN STRUCTURES AS PER STD DWG W22.
 - THERMAL INSULATION OF WATERMANS UNDER ROAD SIDE DITCHES AS PER STD DWG W21

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AGGREGATE MATERIAL CLASSIFICATION	COMPACTION DENSITY REQUIREMENT
1. FILL TO BE USED FOR THE CONSTRUCTION OF THE STORMTECH SC-310 CHAMBER SYSTEMS	ANY GRANULAR MATERIAL WITH A MAXIMUM PARTICLE SIZE OF 19.0mm (3/4") AND A MINIMUM FINES PERCENTAGE OF 5% TO 10%.	MA	95% STANDARD PROCTOR DRY DENSITY
2. FILL TO BE USED FOR THE CONSTRUCTION OF THE STORMTECH SC-310 CHAMBER SYSTEMS	ANY GRANULAR MATERIAL WITH A MAXIMUM PARTICLE SIZE OF 19.0mm (3/4") AND A MINIMUM FINES PERCENTAGE OF 5% TO 10%.	MA	95% STANDARD PROCTOR DRY DENSITY
3. FILL TO BE USED FOR THE CONSTRUCTION OF THE STORMTECH SC-310 CHAMBER SYSTEMS	ANY GRANULAR MATERIAL WITH A MAXIMUM PARTICLE SIZE OF 19.0mm (3/4") AND A MINIMUM FINES PERCENTAGE OF 5% TO 10%.	MA	95% STANDARD PROCTOR DRY DENSITY



NO.	REVISION	DATE	BY
2.	SPA REVISION 1	NOV. 17, 2017	NM
1.	ISSUED FOR SITE PLAN APPLICATION (SPA)	MAR. 31, 2017	NM



CITY OF OTTAWA

SITE SERVICING PLAN

OFFICE DEVELOPMENT
 231 COBOURG STREET
 OTTAWA ONTARIO



DESIGNED BY: MS	DATE: JULY 2015	CHECKED BY: NM
DRAWN BY: MS	PROJECT No:	APPROVED BY: NM
SCALE: 1:100		DRAWING No:
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