

**PLAN VIEW**  
SCALE: 1:200

**GENERAL NOTES:**

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND BRING ANY DISCREPANCY TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR TO ABIDE BY ALL APPLICABLE LEGISLATION, CITY OF OTTAWA SPECIFICATIONS, MOE REGULATIONS, AND BEST TRADE PRACTICES.
- THE LOCATION OF UTILITIES, WHERE SHOWN, IS APPROXIMATE ONLY, AND THE EXACT LOCATION MUST BE DETERMINED BY CONTACTING THE PROPER AUTHORITIES CONCERNED. THE CONTRACTOR MUST PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THEIR ADEQUATE PROTECTION FROM DAMAGE DURING CONSTRUCTION.
- CONTRACTOR TO INSTALL ALL OBC REQUIRED, BARRIER-FREE COMPONENTS ASSOCIATED WITH BARRIER-FREE PARKING AND EXTERIOR WALKS.
- CONTRACTOR TO INSTALL A TACTILE ATTENTION INDICATOR AT BASE OF EXTERIOR WALK RAMP AS PER OBC 3.8.3.2.(h) AND 3.8.3.18.
- REFER TO GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP, DATED JANUARY 9TH, 2019, FOR GEOTECHNICAL INFORMATION.

**BEDDING MATERIALS:**

- ALL BEDDING MATERIALS TO CONFORM TO CITY OF OTTAWA STANDARD DRAWING S6, LATEST EDITION.
- GRANULAR A BEDDING MATERIAL TO BE IN ACCORDANCE WITH OPSS 1010, 314, 501 AND INSTALLED TO OPSD 708.030, 802.010M (GRAN. 'A' ONLY), AND 802.030M (CLASS B, GRAN. 'A' BEDDING AND COVER).
- ALL BEDDING TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AND TESTED BY AN INDEPENDENT COMPANY. HSP ENGINEER TO RECEIVE COPIES OF ALL TESTING REPORTS.
- BACKFILL MAY CONSIST OF EXCAVATED SILT AND SAND AND/OR GLACIAL TILL AND TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 300mm LIFTS.

**SITE SERVICES:**

- STORM PIPING MATERIAL TO BE PVC SDR35 (GREEN ONLY).
- SANITARY PIPING MATERIAL TO BE PVC DR29 (WHITE ONLY).
- WATER SERVICE TO BE HDPE AS APPROVED BY THE CITY w/ CURB BOX AND W3 VALVE CHAMBER. CONNECT TO EXISTING WATERMAIN AS PER CITY STANDARD DRAWING W50.
- WATER METER TO BE INSTALLED PER CITY STANDARD DRAWING W32.
- GRANULAR 'A' BEDDING MATERIAL TO BE INSTALLED AS PER ABOVE.
- CONNECTION AT EXISTING STORM SEWER SHALL BE THROUGH INSERTA TEE.
- DEPTH OF BURY OF WATER SERVICE TO BE MINIMUM 2.3m

**MAINTENANCE HOLES AND CATCHBASINS:**

- MAINTENANCE HOLES TO BE 1200mm Ø AND AS PER OPSD 701.010 AND 701.030.
- CATCHBASINS TO BE 600x600 AND AS PER OPSD 705.010, C/W SUMP.
- CATCHBASIN GRATING TO BE "FISH TYPE" AS PER CITY OF OTTAWA STANDARD DETAIL S19.9.
- MAINTENANCE HOLE LID FOR ALL STORM CATCH BASIN MANHOLES TO BE AS PER CITY OF OTTAWA STANDARD S19.
- MAINTENANCE HOLE LID FOR ALL STORM MANHOLES TO BE AS PER CITY OF OTTAWA STANDARD S24.1.
- SANITARY MAINTENANCE HOLE LID FOR TO BE AS PER CITY OF OTTAWA STANDARD S24.
- ADJUSTMENT UNITS AS PER OPSD 704.010.
- ALL MAINTENANCE HOLES TO BE EQUIPPED WITH STEPS AS PER OPSD 405.010.

**SPACING REQUIREMENTS:**

- AT ALL SEWER CROSSINGS, THE WATERMAIN SHALL BE LOCATED ABOVE THE SEWER. IF NOT FEASIBLE, THEN THE WATERMAIN SHALL GO BELOW WITH A MINIMUM SEPARATION OF 0.5m, AS PER MOE REQUIREMENTS.

**STORM WATER QUANTITY NOTES:**

- MH100 TO BE FITTED WITH A HYDROVEK 200 VHV-2, DESIGNED FOR 41L/s AND 2.2m OF HEAD.

**GRADING REQUIREMENTS:**

- EMBANKMENTS MUST NOT EXCEED 3:1 IN SLOPE.

**PAVEMENT & CURBS:**

- ALL SITE CURBING TO BE INSTALLED AS PER CITY OF OTTAWA DETAIL SC1.1. CONCRETE IS TO BE 32 MPa WITH 7% AIR, AS PER CITY STANDARD.
- SITE ASPHALT PAVEMENT IS TO BE CONSTRUCTED WITH MINIMUM 400mm GRANULAR B TYPE II, 150mm GRANULAR 'A', 50mm SUPERPAVE SP19.0 AND 40mm SUPERPAVE SP12.5 IN ALL ACCESS LANES.
- SITE ASPHALT PAVEMENT IS TO BE CONSTRUCTED WITH MINIMUM 300mm GRANULAR B TYPE II, 150mm GRANULAR 'A' AND 50mm SUPERPAVE SP12.5 IN ALL CAR PARKING AREAS.
- GRANULARS TO BE COMPACTED TO 100% STANDARD PROCTOR DENSITY AND ASPHALT TO BE COMPACTED TO 96% MARSHALL DENSITY. COMPACTION OF GRANULAR 'A' TO BE TESTED BY AN INDEPENDENT COMPANY WITH COPIES OF ALL REPORTS SENT TO THE HSP ENGINEER.
- CONCRETE SIDEWALKS ARE TO BE CONSTRUCTED AS PER OPSD 310.010 AND 310.050 WITH 250mm GRANULAR A AND 32 MPa CONCRETE WITH 5±1% AIR.

**HYDRANT**

- HYDRANT TO BE INSTALLED ON PROPERTY IN LOCATION AS SHOWN IN ACCORDANCE WITH CITY STANDARD W18 AND W19.
- HYDRANT TO BE CATHODICALLY PROTECTED PER CITY STANDARD DRAWING W49.

**CULTEC STORM WATER STORAGE SYSTEM:**

- ALL SITE STORM WATER TO BE STORED UNDERGROUND USING CULTEC STORAGE INFILTRATION SYSTEM.

**LEGEND**

	STORM MAINTENANCE HOLE		ELEVATION		UNDERGROUND POWER
	CATCHBASIN		STORM		O/H HYDRO
	SAN. MAINTENANCE HOLE		WATER		SANITARY
	HYDRANT		GAS		HP22
	PRIMARY DOORWAY		GRADE		UTILITY POLE
			MAJOR OVERLAND FLOW		LOT BOUNDARY

**CROSSING TABLE**

CROSSING	CLEARANCE	DETAIL NO.
PROPOSED WATER SERVICE & EXISTING GAS	CONFIRM ELEVATION OF GAS LINE	DETAIL 1, DRAWING SP5
PROPOSED SANITARY & EXISTING GAS	CONFIRM ELEVATION OF GAS LINE	DETAIL 2, DRAWING SP5
PROPOSED STORM & EXISTING GAS	CONFIRM ELEVATION OF GAS LINE	DETAIL 3, DRAWING SP5
PROPOSED SANITARY SERVICE & EXISTING WATERMAIN	1020mm VERTICAL	DETAIL 4, DRAWING SP5
PROPOSED STORM SERVICE & EXISTING WATERMAIN	830mm VERTICAL	DETAIL 5, DRAWING SP5
PROPOSED STORM SERVICE & EXISTING SANITARY SEWER	450mm	DETAIL 6, DRAWING SP5
PROPOSED SANITARY SERVICE & PROPOSED STORM SEWER	454mm VERTICAL	DETAIL 7, DRAWING SP5
PROPOSED WATER SERVICE & PROPOSED STORM SEWER	470mm VERTICAL	DETAIL 8, DRAWING SP5

**APPROVED**  **REFUSED**   
**THIS 29. DAY Of September, 2020**  
  
**ERIN O'CONNELL, MCIP, RPP, MANAGER (A)**  
 DEVELOPMENT REVIEW, WEST  
 PLANNING, INFRASTRUCTURE AND ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

REVISION				
DATE (MM/DD/YY)	REV. No.	REASON FOR REVISION	BY	APP'D BY

ISSUE				
ISSUE REV. No.	DATE (MM/DD/YY)	REASON FOR ISSUE	BY	APP'D BY
6 F	09/01/20	REISSUED FOR SITE PLAN CONTROL	TMG	KJM
5 E	08/12/20	REISSUED FOR SITE PLAN CONTROL	TMG	KJM
4 D	08/05/20	REISSUED FOR MVCA COMMENTS	TMG	KJM
3 C	06/23/20	REISSUED FOR SITE PLAN CONTROL	TMG	KJM
2 B	03/12/20	REISSUED FOR SITE PLAN CONTROL	TMG	KJM
1 A	03/10/20	ISSUED FOR SITE PLAN APPLICATION	TMG	KJM

CONSULTANT	
 HSP Inc. 5715 Warner Drive Long Sault, ON Canada K0C 1P0 T: 613-932-3289 F: 613-937-0125 www.hsp.ca	Christopher D. Barnes, OAA, IMRAC, LEED AP

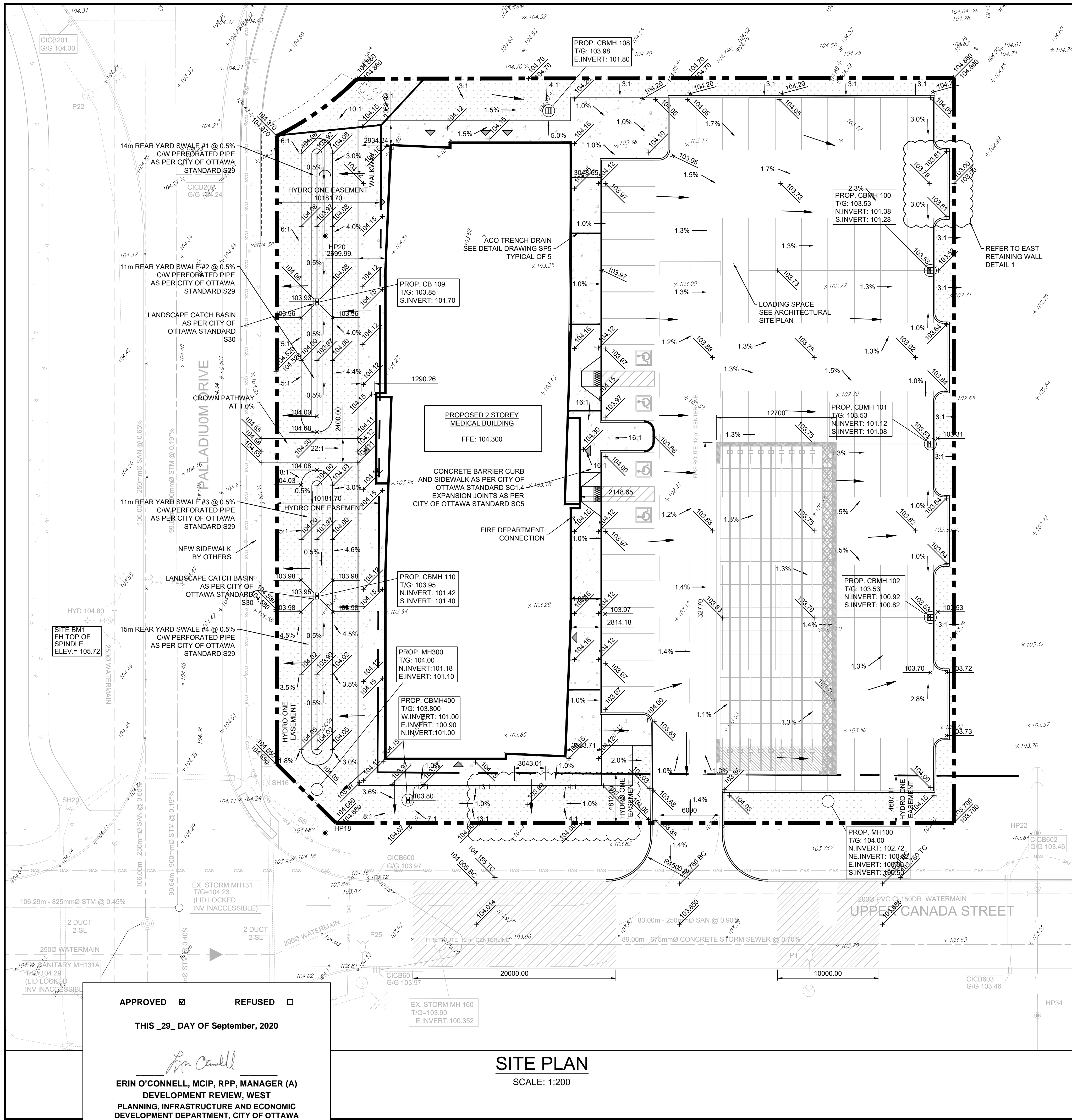
CLIENT	
 2305 HILLARY AVE.   OTTAWA   ON   K1H 7J2 613.883.5090   info@openplan.ca	GOVAN BROWN & ASSOCIATES LTD. 31-2000 THURSTON DRIVE OTTAWA, ON K1G 4K7

PROJECT	
PANORAMA WELLNESS CENTRE 1380 UPPER CANADA STREET SITE SERVICING PLAN	PROJECT No. 10113 SHEET 1 of 6 REVISION: F

D07-12-20-0027





**SITE PLAN**  
SCALE: 1:200

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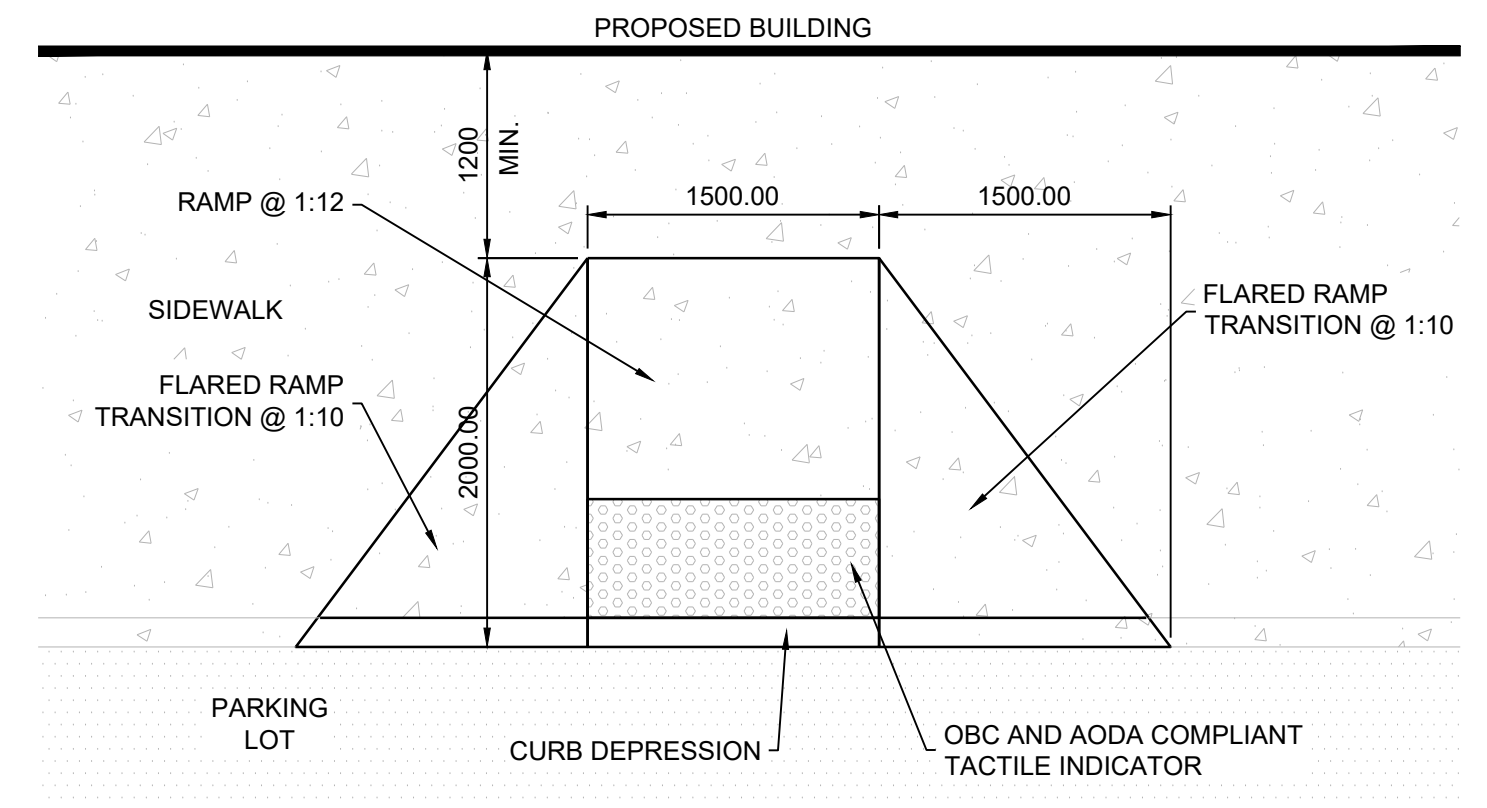
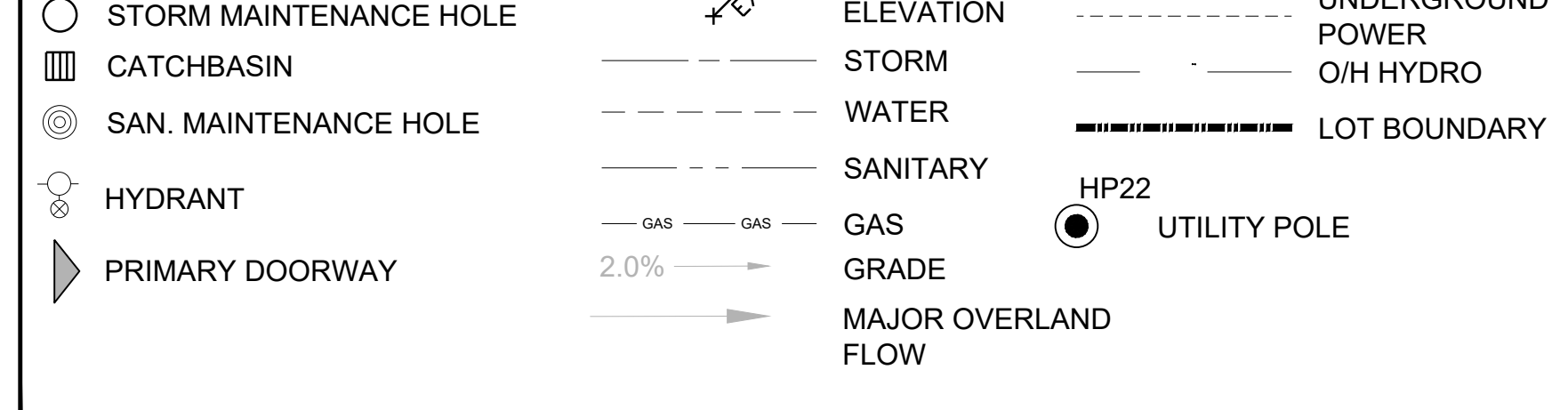
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**LEGEND**



**AODA CURB RAMP**  
SCALE: 1:40

REVISION				
DATE (MM/DD/YY)	REV. No.	REASON FOR REVISION	BY	APP'D BY
09/01/20	6	ISSUED FOR SITE PLAN CONTROL	TMG	KJM
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08/05/20	4	ISSUED FOR MVCA COMMENTS	TMG	KJM
06/23/20	3	ISSUED FOR SITE PLAN CONTROL	TMG	KJM
03/12/20	2	ISSUED FOR SITE PLAN CONTROL	TMG	KJM
03/10/20	1	ISSUED FOR SITE PLAN APPLICATION	TMG	KJM

ISSUE	REV. No.	DATE (MM/DD/YY)	REASON FOR ISSUE	BY	APP'D BY
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CONSULTANT: **HSP Engineering and Environmental Services**

5715 Warner Drive  
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DESIGNED BY: T. GOVE	CHECKED BY: B. SAMIS
DRAWN BY: T. GOVE	APPROVED BY: K. MACDONALD
SCALE: 1:200	DRAWING NO: SP2
DATE: FEBRUARY 2020	PROJECT NO: 10113
	SHEET 2 of 6 REVISION: F

APPROVED  REFUSED

THIS 29 DAY OF September, 2020

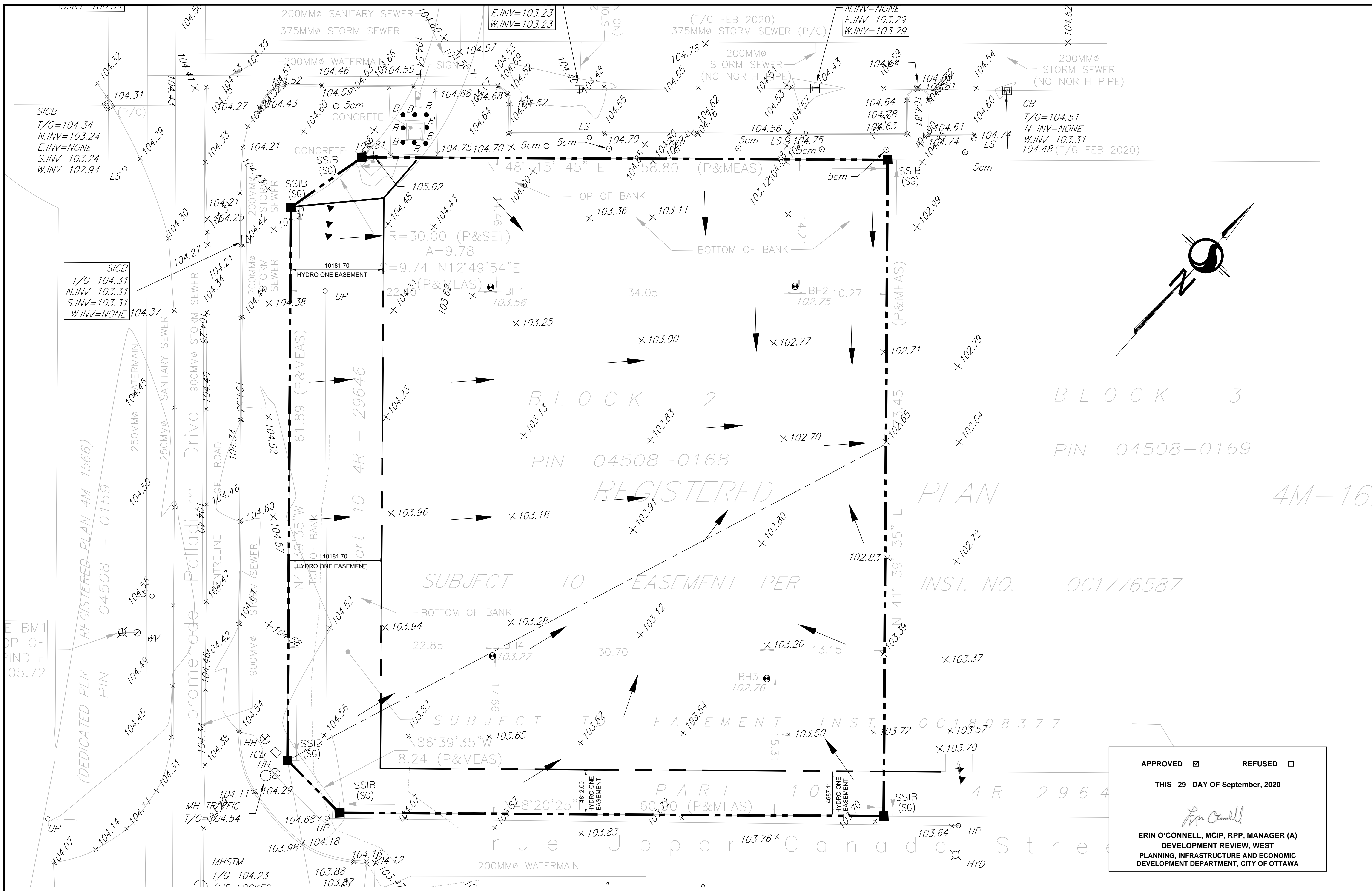
*Erin O'Connell*

**ERIN O'CONNELL, MCIP, RPP, MANAGER (A)**  
DEVELOPMENT REVIEW, WEST  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

D07-12-20-0027







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03/12/20	2	REISSUED FOR SITE PLAN CONTROL	TMG / KJM
03/10/20	1	ISSUED FOR SITE PLAN APPLICATION	TMG / KJM

ISSUE

CONSULTANT

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5715 Warner Drive  
Long Sault, ON  
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Kristopher D. Barnes, OAA, IMRAIC, LEED AP

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STAMP

**LICENSED PROFESSIONAL ENGINEER**

T. M. GOVE  
10021486  
Sept. 1/2000  
PROVINCE OF ONTARIO

NORTH ARROW

APPROVED  REFUSED

THIS 29 DAY OF September, 2020

*Erin O'Connell*

**ERIN O'CONNELL, MCIP, RPP, MANAGER (A)**  
DEVELOPMENT REVIEW, WEST  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

CLIENT:

GOVAN BROWN & ASSOCIATES LTD.  
31-2000 THURSTON DRIVE  
OTTAWA, ON  
K1G 4K7

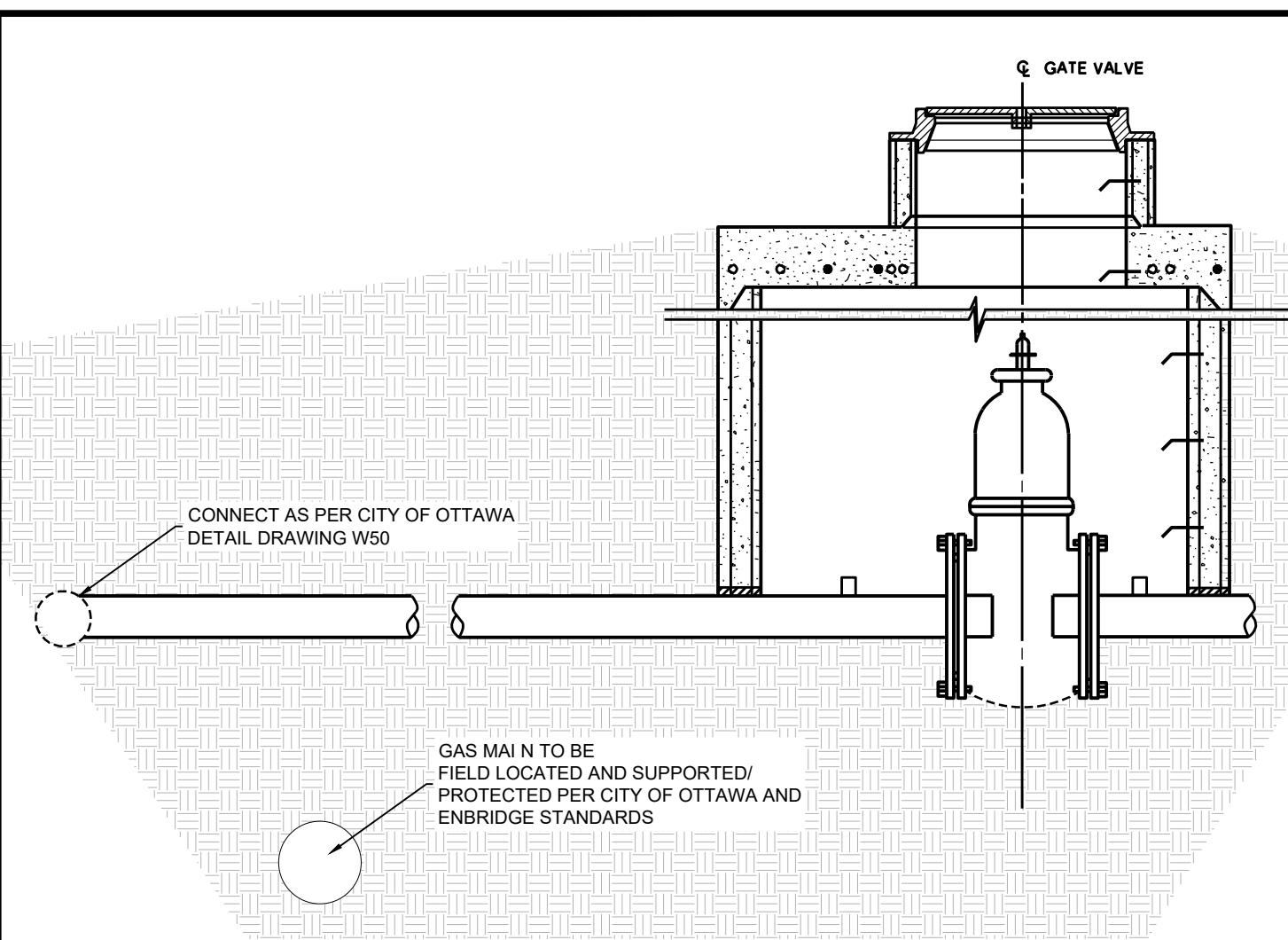
PROJECT:

PANORAMA WELLNESS CENTRE  
1380 UPPER CANADA STREET  
EXISTING SITE CONDITIONS

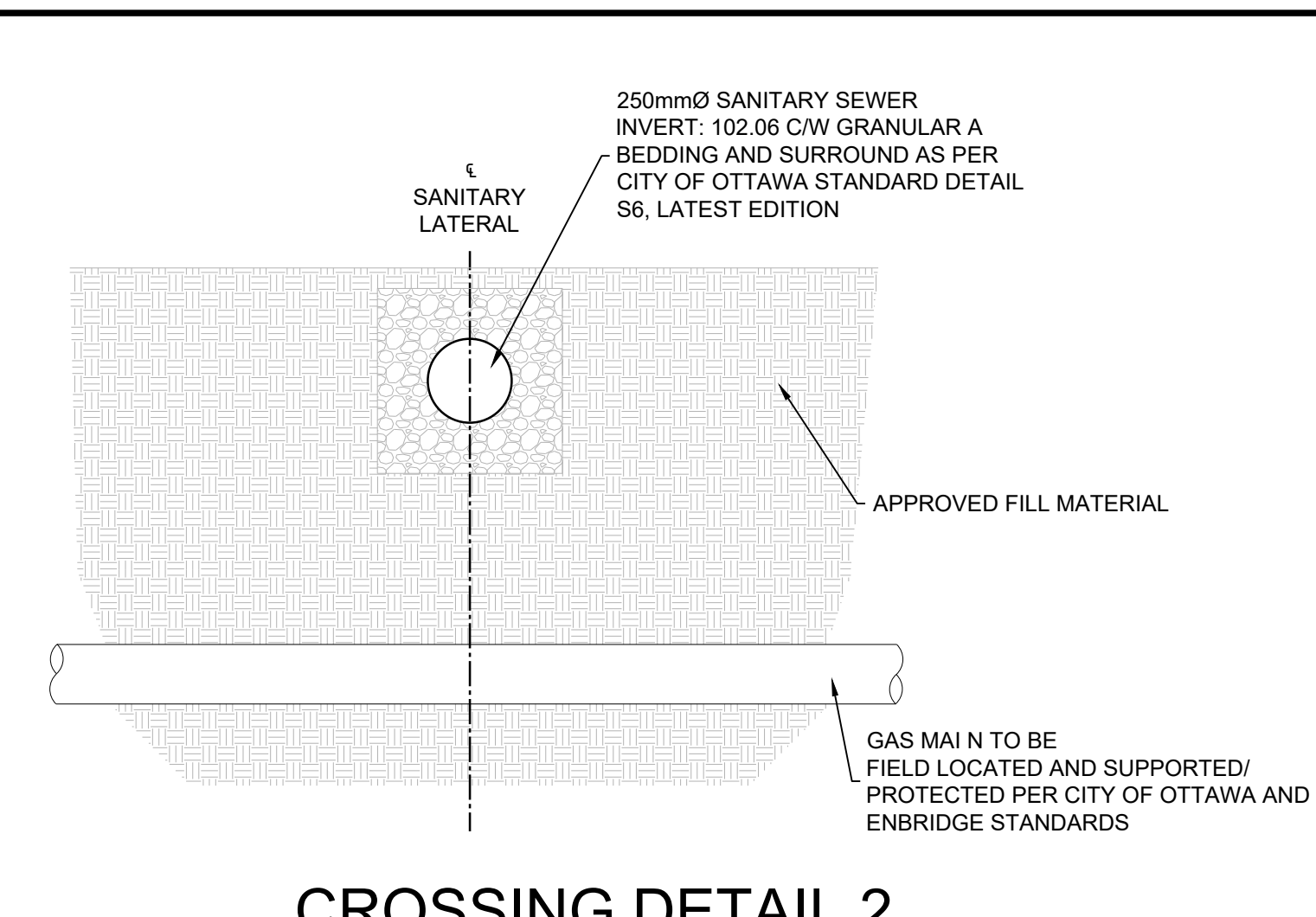
DESIGNED BY:	T. GOVE	CHECKED BY:	B. SAMIS
DRAWN BY:	T. GOVE	APPROVED BY:	K. MACDONALD
SCALE:	1:100	DRAWING No.:	SP4
DATE:	FEBRUARY 2020	PROJECT No.:	10113
		SHEET 1 of 6	REVISION: F

D07-12-20-0027

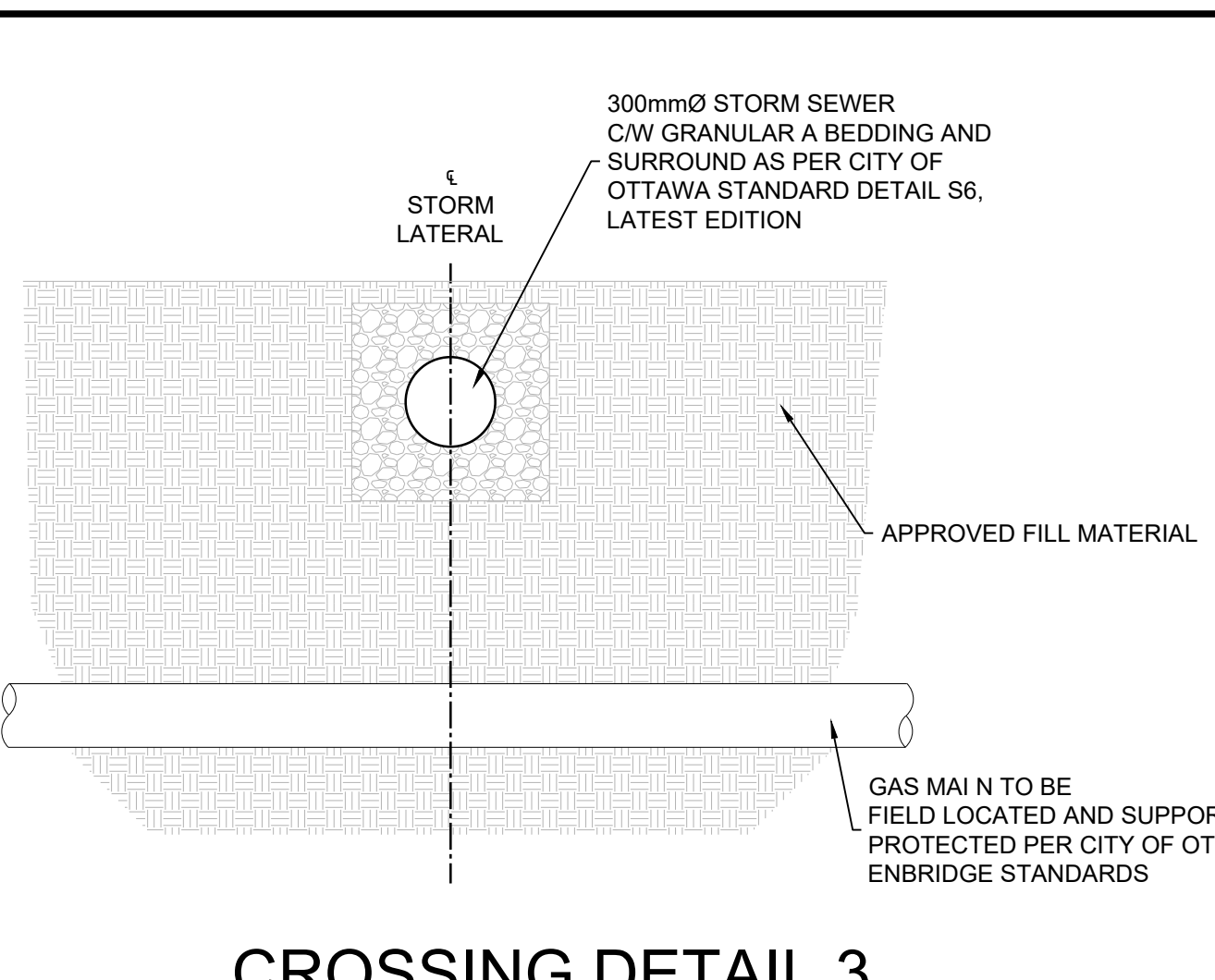




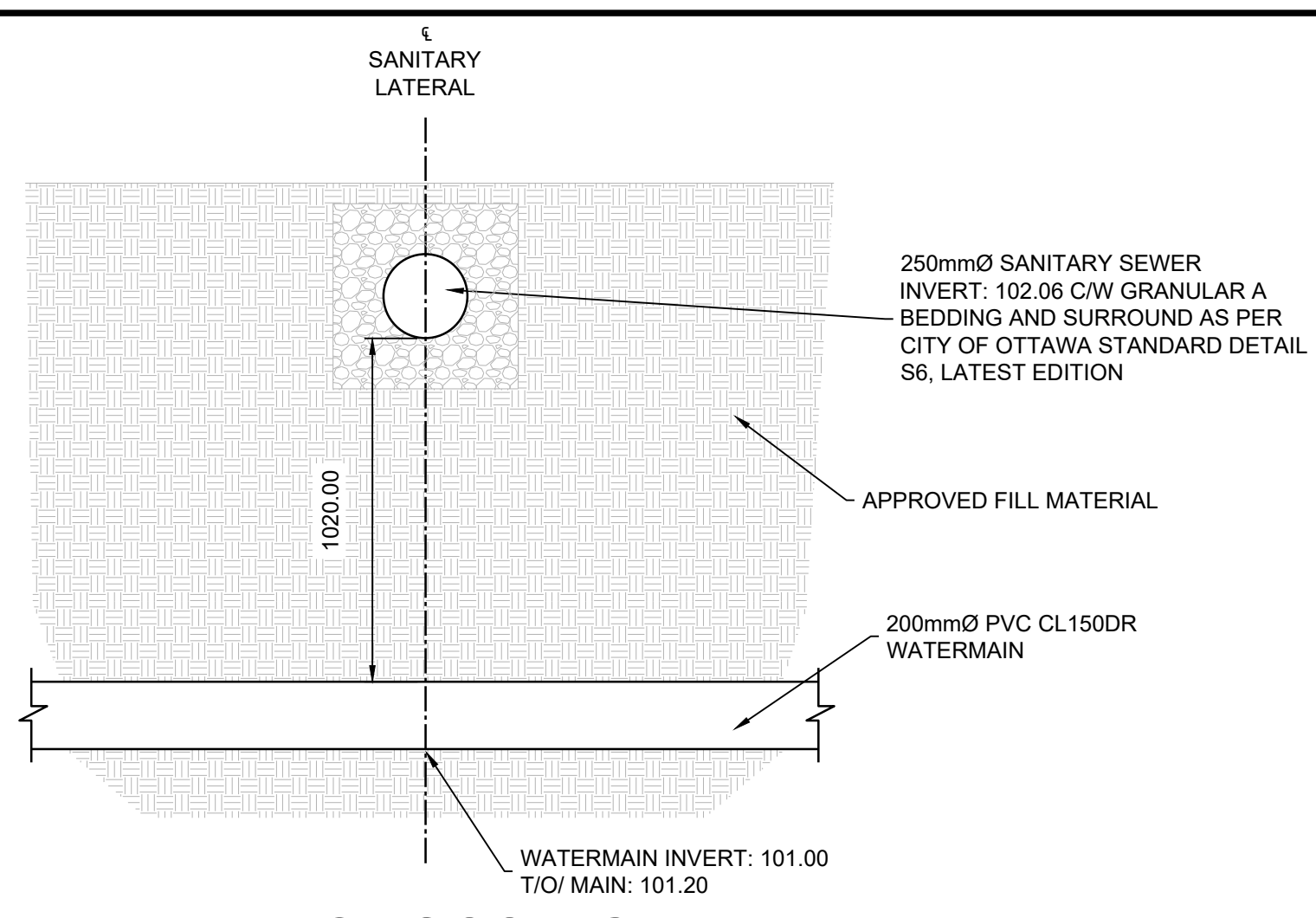
**CROSSING DETAIL 1  
PROPOSED WATER SERVICE  
& EXISTING GAS**  
SCALE: 1:25



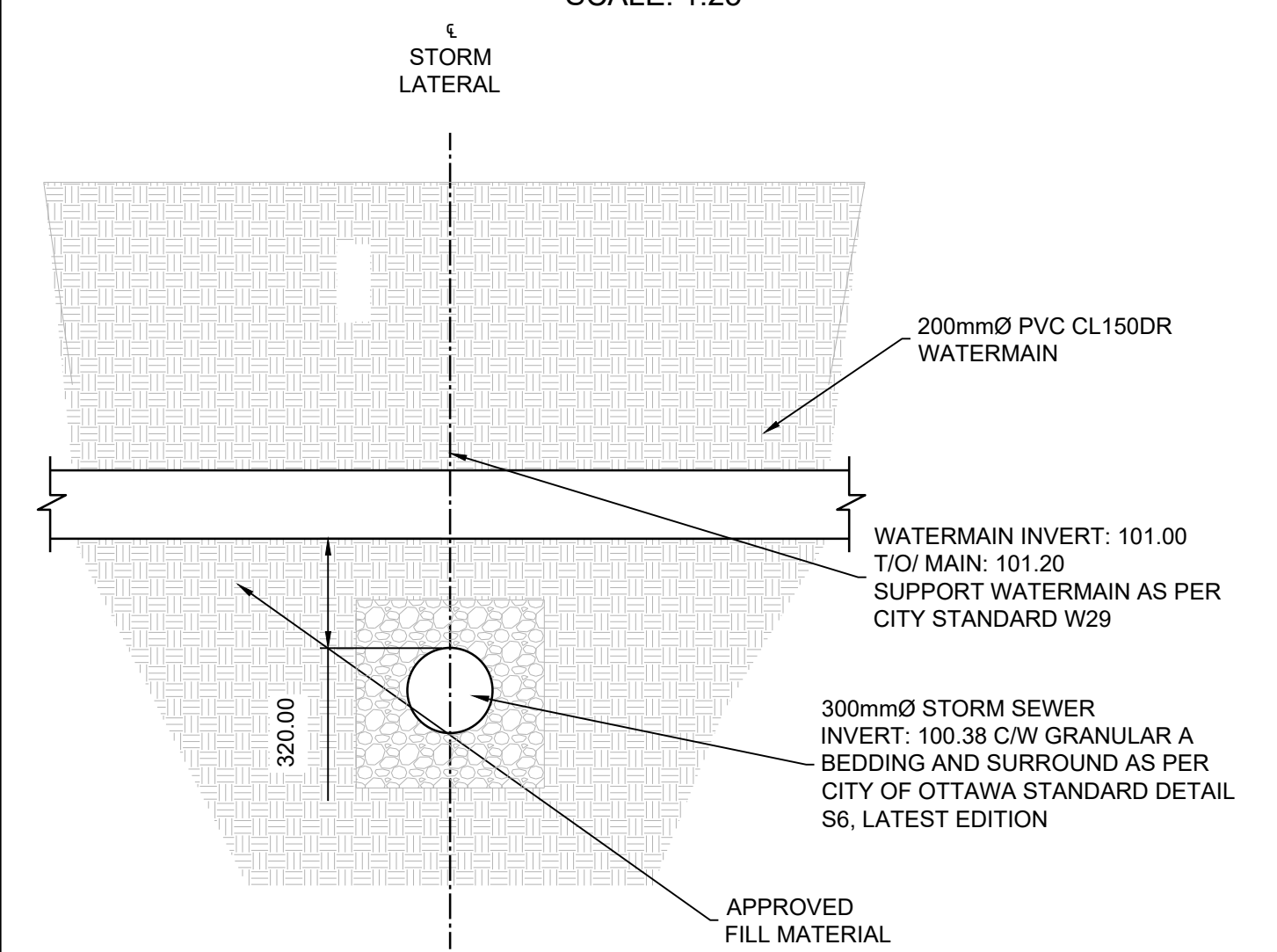
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PROPOSED SANITARY SERVICE  
& EXISTING GAS**  
SCALE: 1:20



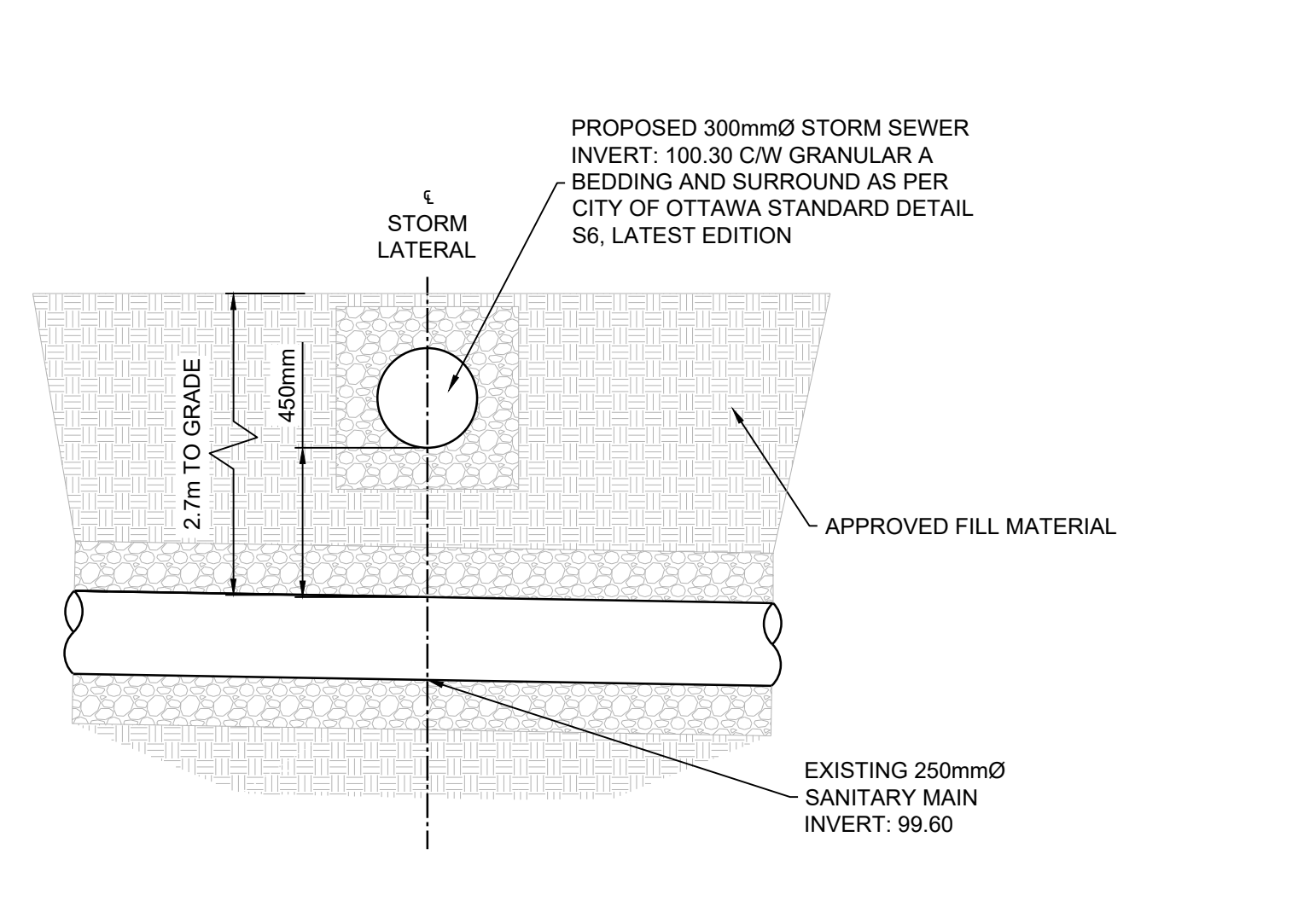
**CROSSING DETAIL 3  
PROPOSED STORM SERVICE  
& EXISTING GAS**  
SCALE: 1:20



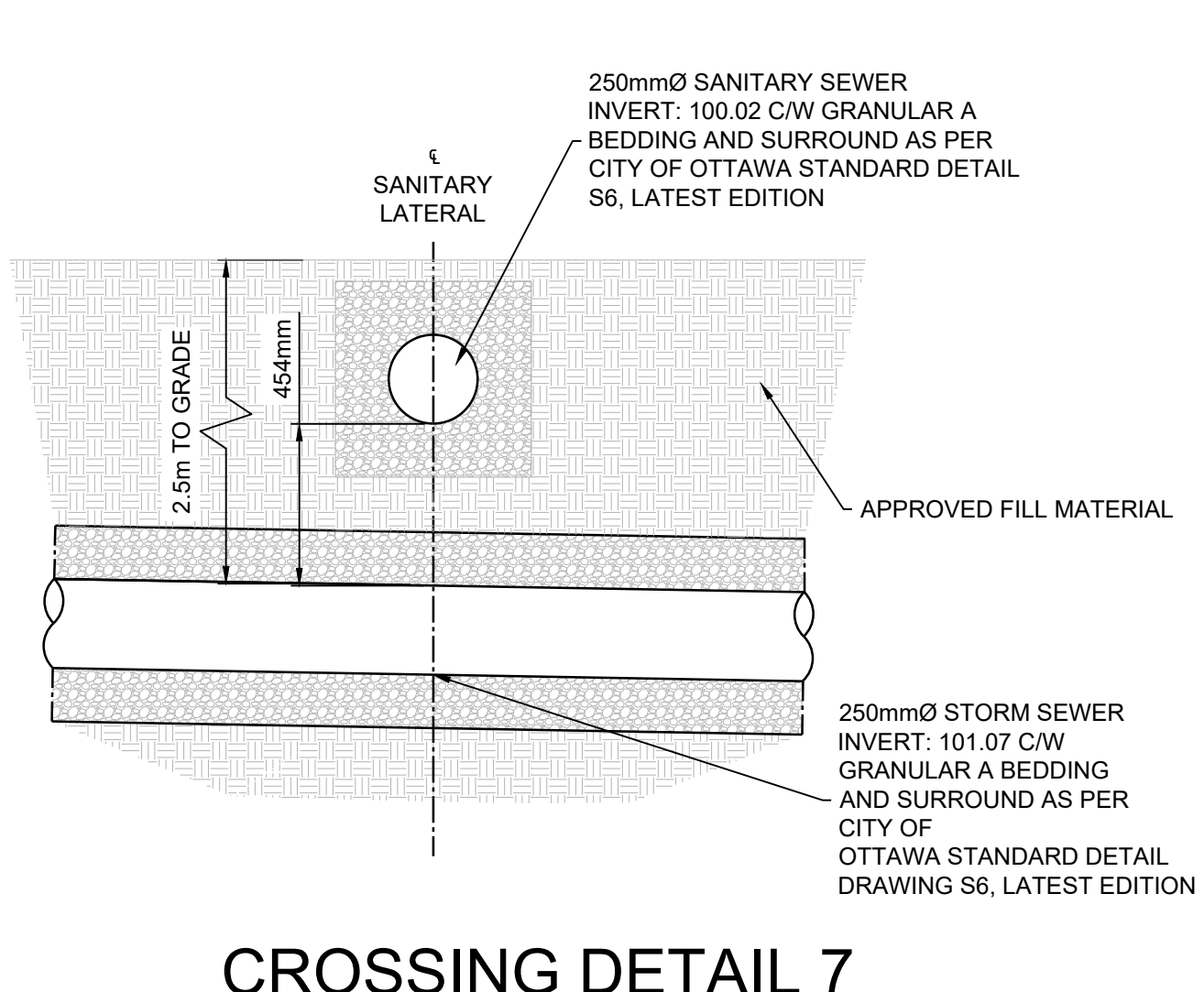
**CROSSING DETAIL 4  
PROPOSED SANITARY SERVICE  
& EXISTING WATERMAIN**  
SCALE: 1:20



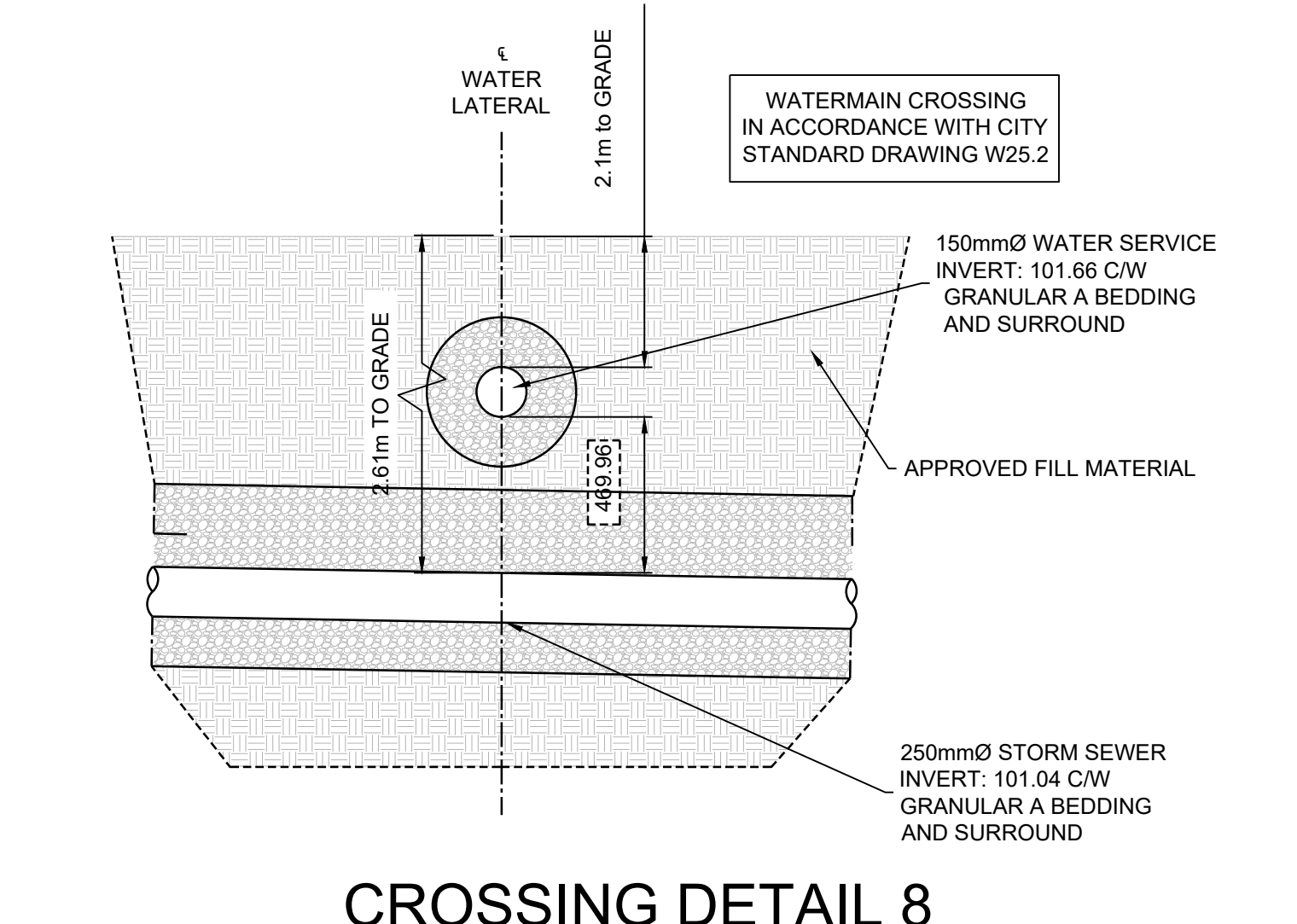
**CROSSING DETAIL 6  
PROPOSED STORM SERVICE  
& EXISTING WATERMAIN**  
SCALE: 1:20



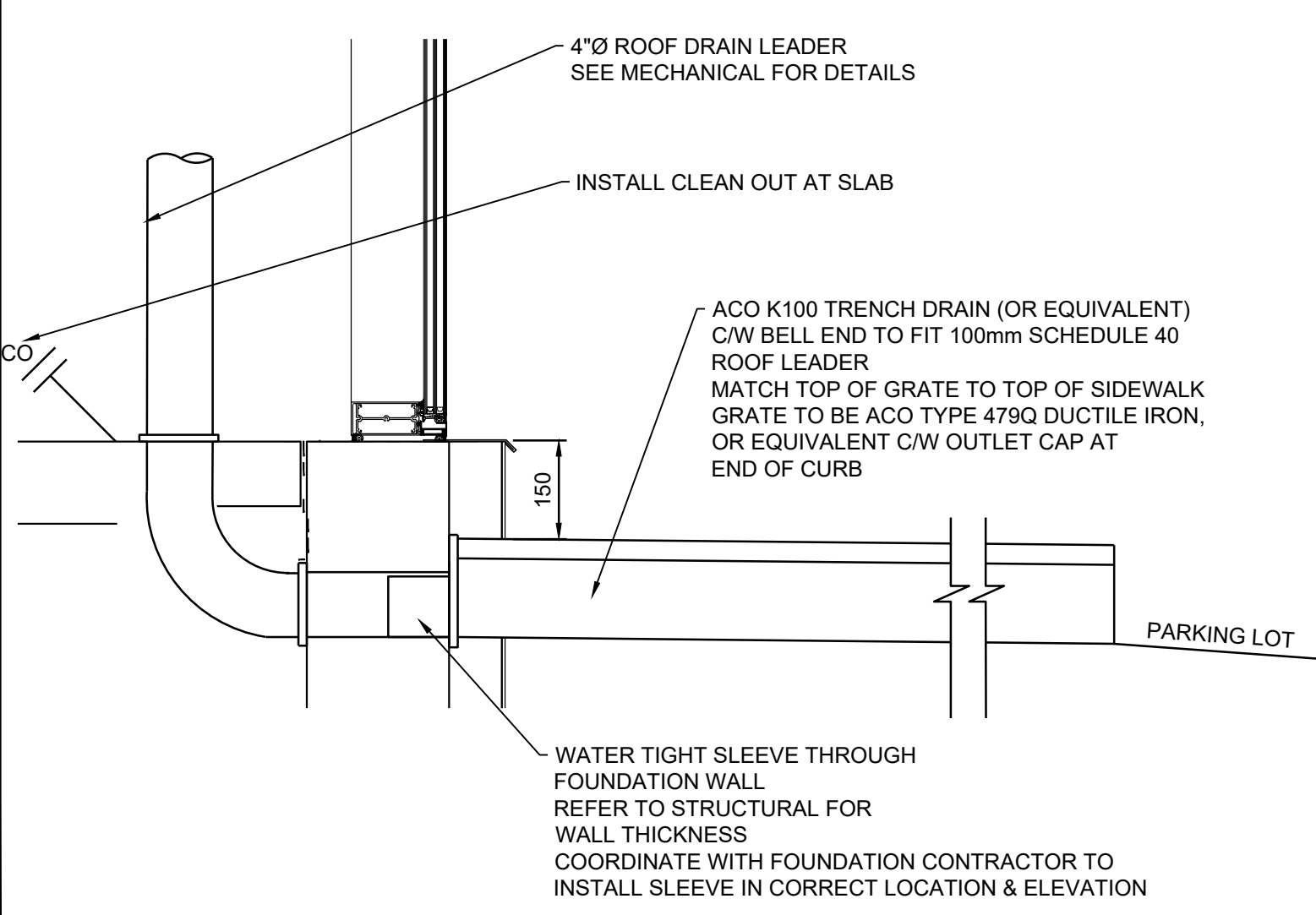
**CROSSING DETAIL 6  
PROPOSED STORM SERVICE  
& EXISTING SANITARY**  
SCALE: 1:20



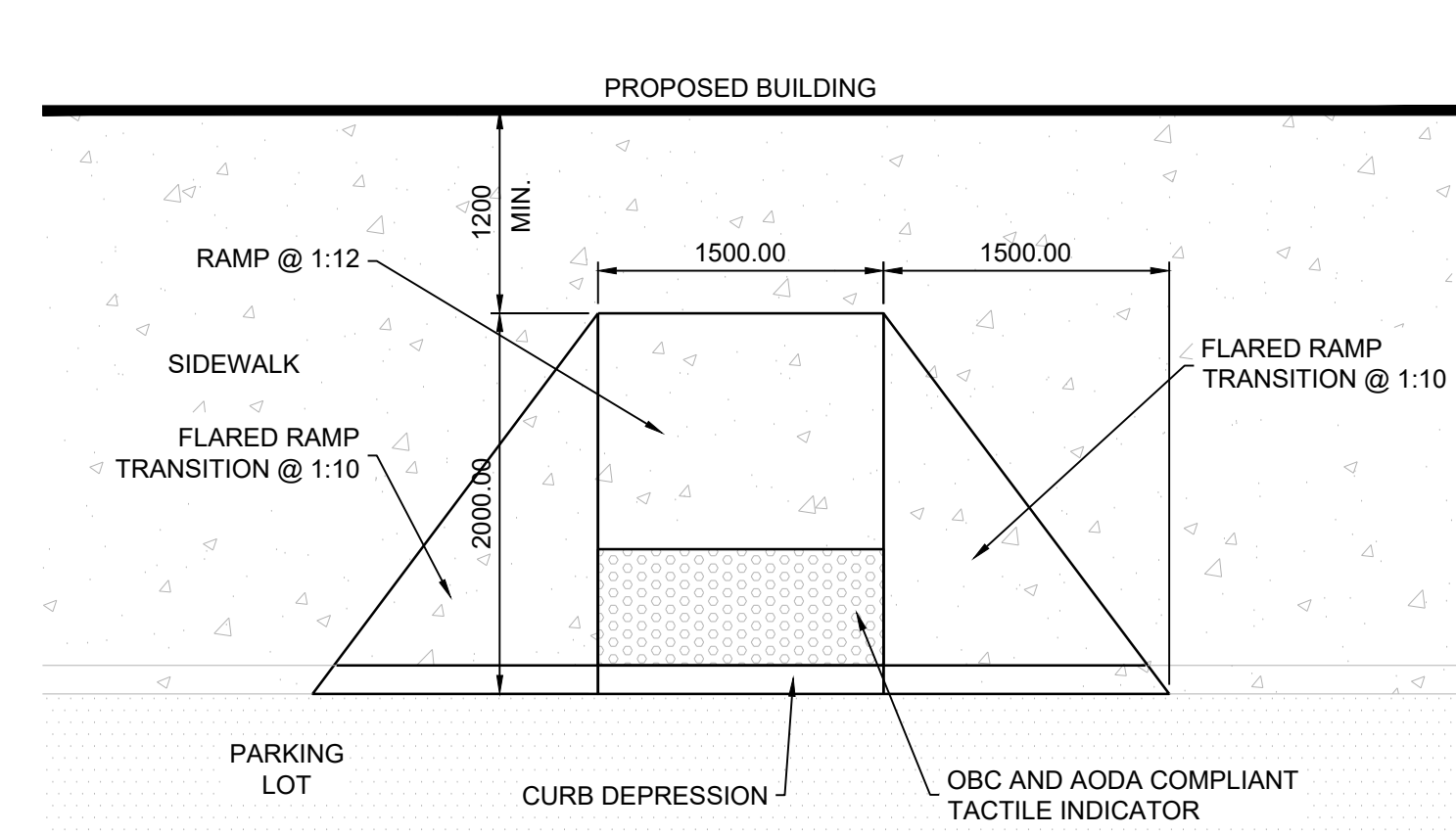
**CROSSING DETAIL 7  
PROPOSED SANITARY SERVICE &  
PROPOSED STORM SEWER CROSSING**  
SCALE: 1:20



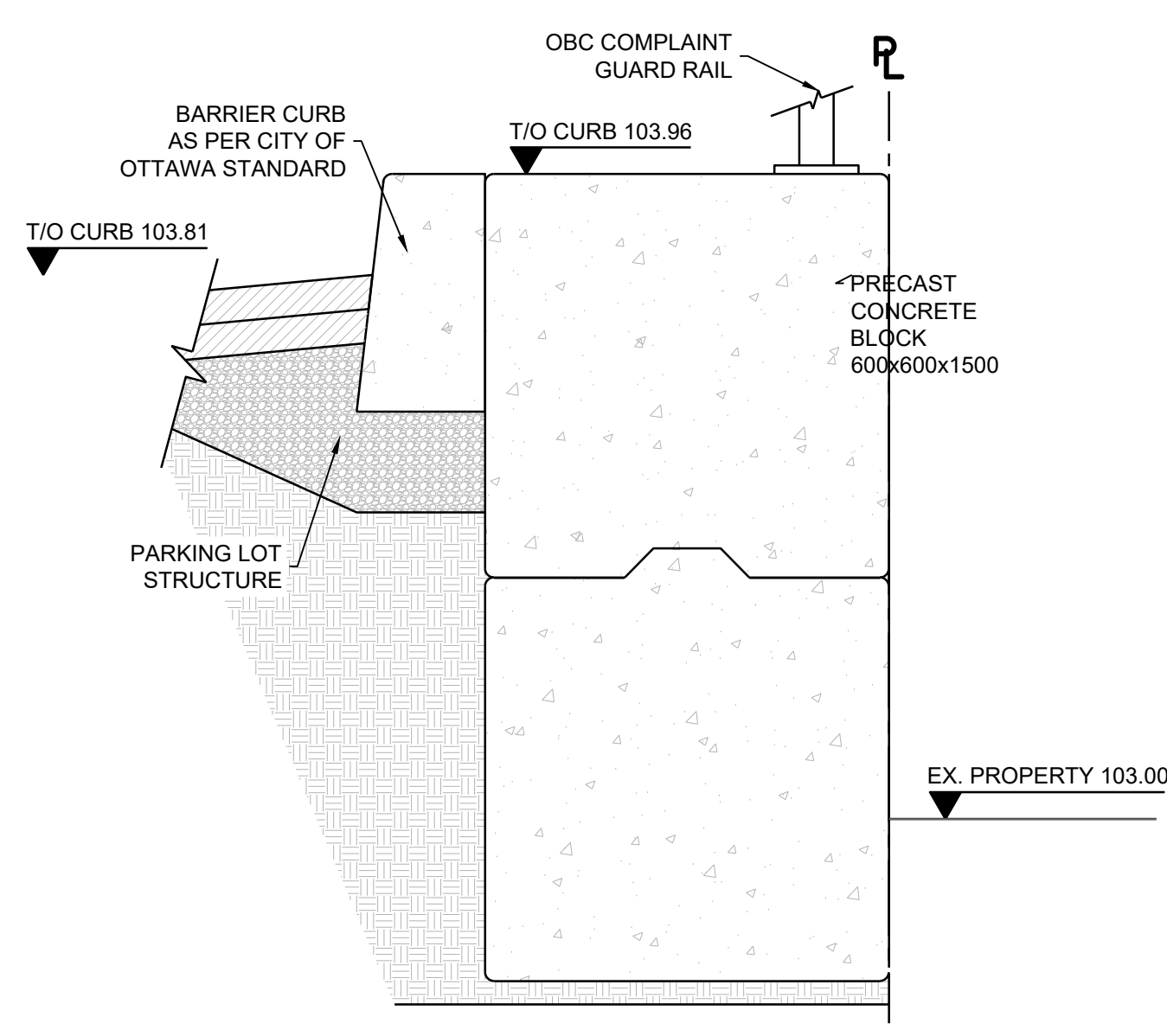
**CROSSING DETAIL 8  
PROPOSED WATER SERVICE &  
PROPOSED STORM SEWER CROSSING**  
SCALE: 1:20



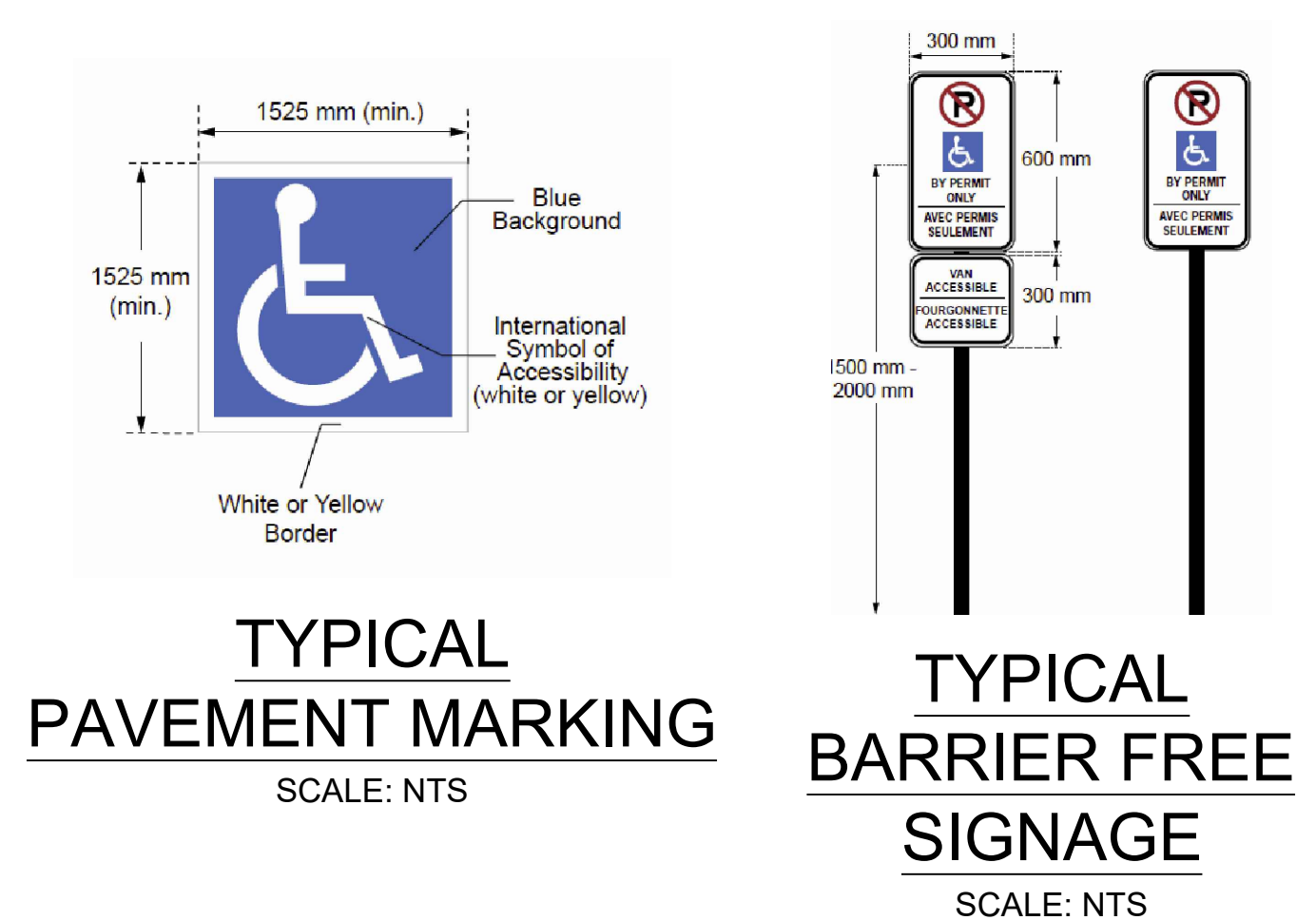
**ROOF DRAIN PENETRATION TO SIDEWALK**  
SCALE: 1:10



**TYPICAL CURB RAMP**  
SCALE: 1:20



**EAST RETAINING WALL  
DETAIL 1**  
SCALE: 1:10



**TYPICAL PAVEMENT MARKING**  
SCALE: NTS

**TYPICAL BARRIER FREE SIGNAGE**  
SCALE: NTS

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**LICENSED PROFESSIONAL ENGINEER**  
T. M. GOVE  
10021486  
Sept. 1, 2020  
PROVINCE OF ONTARIO

NORTH ARROW

CLIENT: GOVAN BROWN & ASSOCIATES LTD.  
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PROJECT: PANORAMA WELLNESS CENTRE  
1380 UPPER CANADA STREET  
CIVIL DETAILS

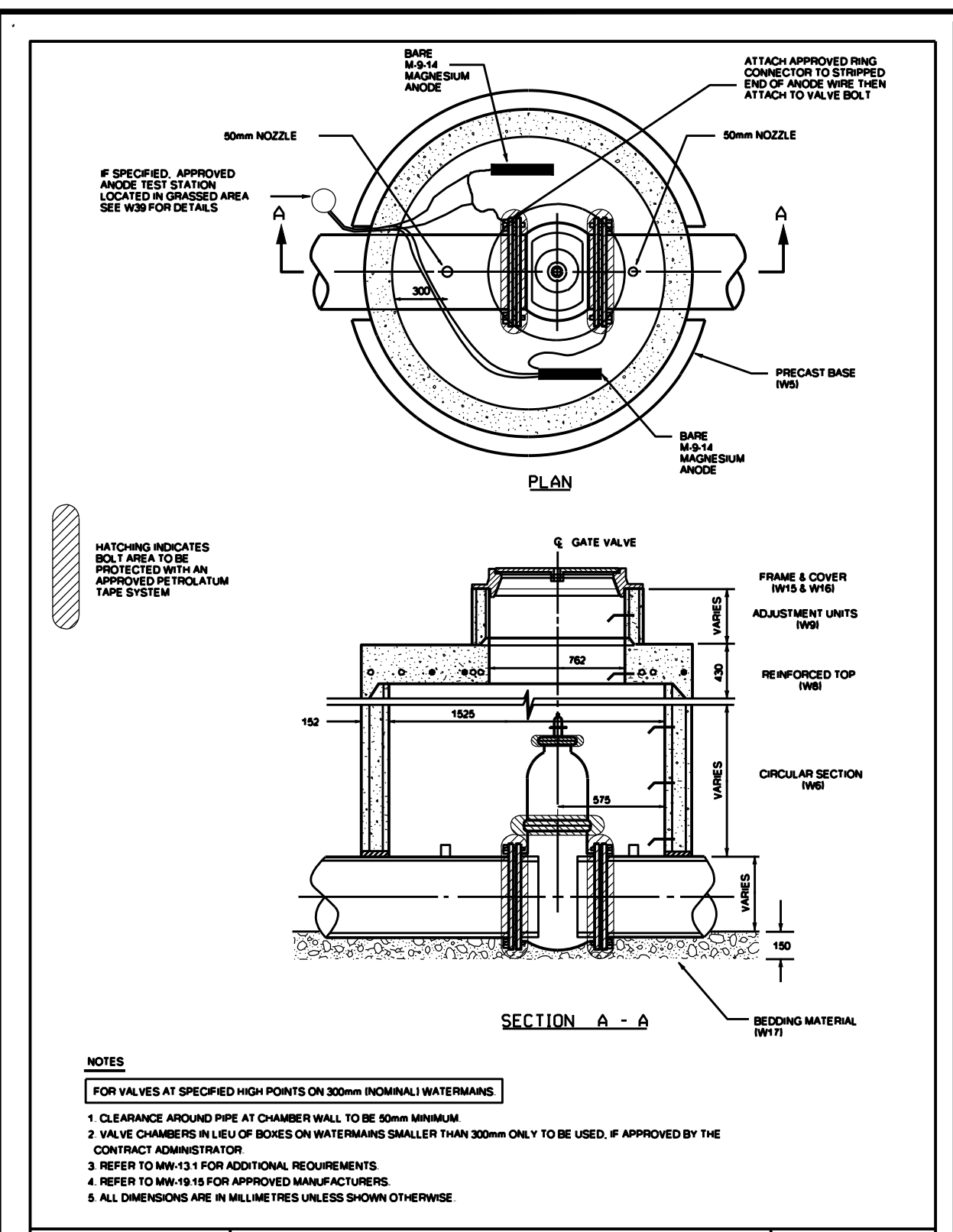
DESIGNED BY: T. GOVE  
CHECKED BY: B. SAMIS

DRAWN BY: T. GOVE  
APPROVED BY: K. MACDONALD

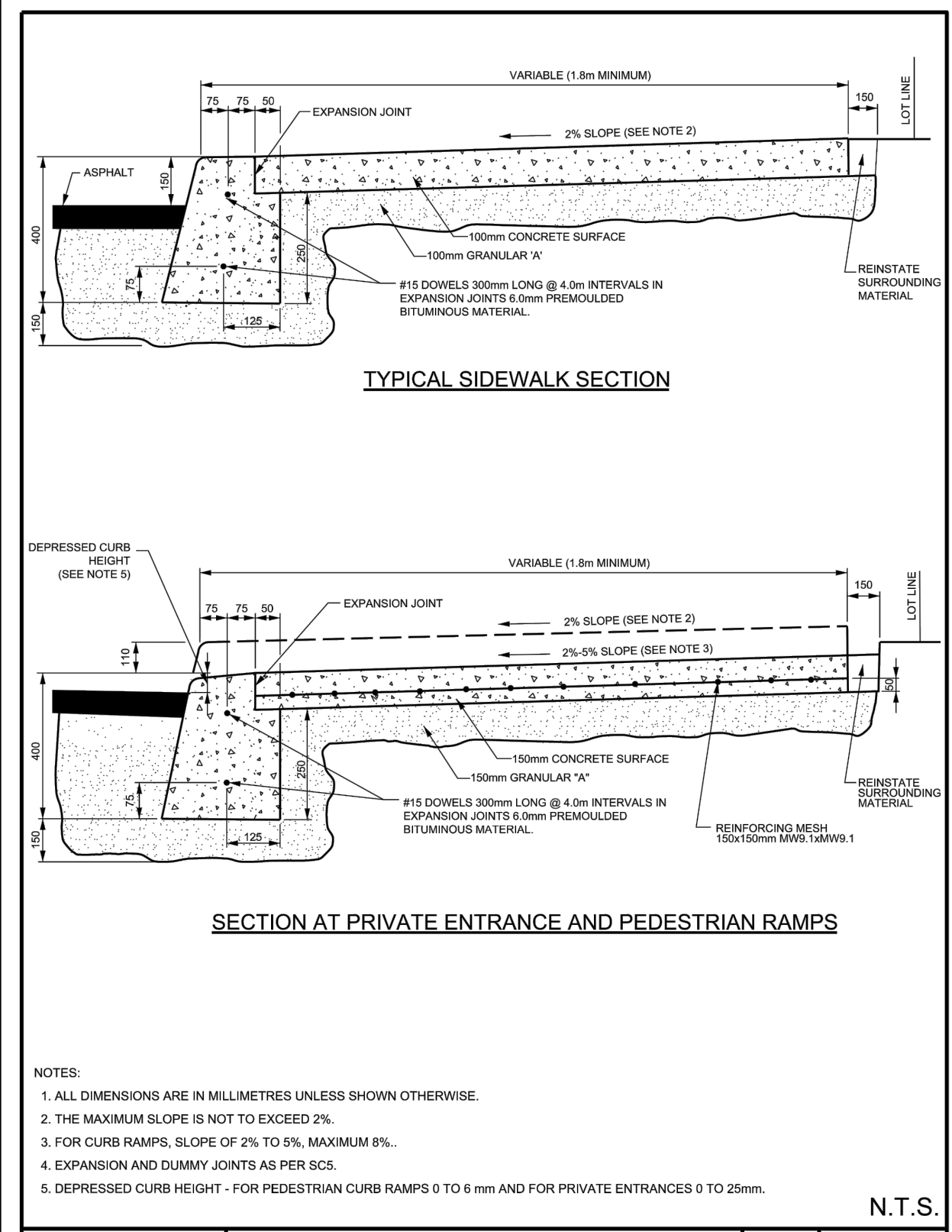
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PROJECT No.: 10113  
SHEET 5 of 6 REVISION: C

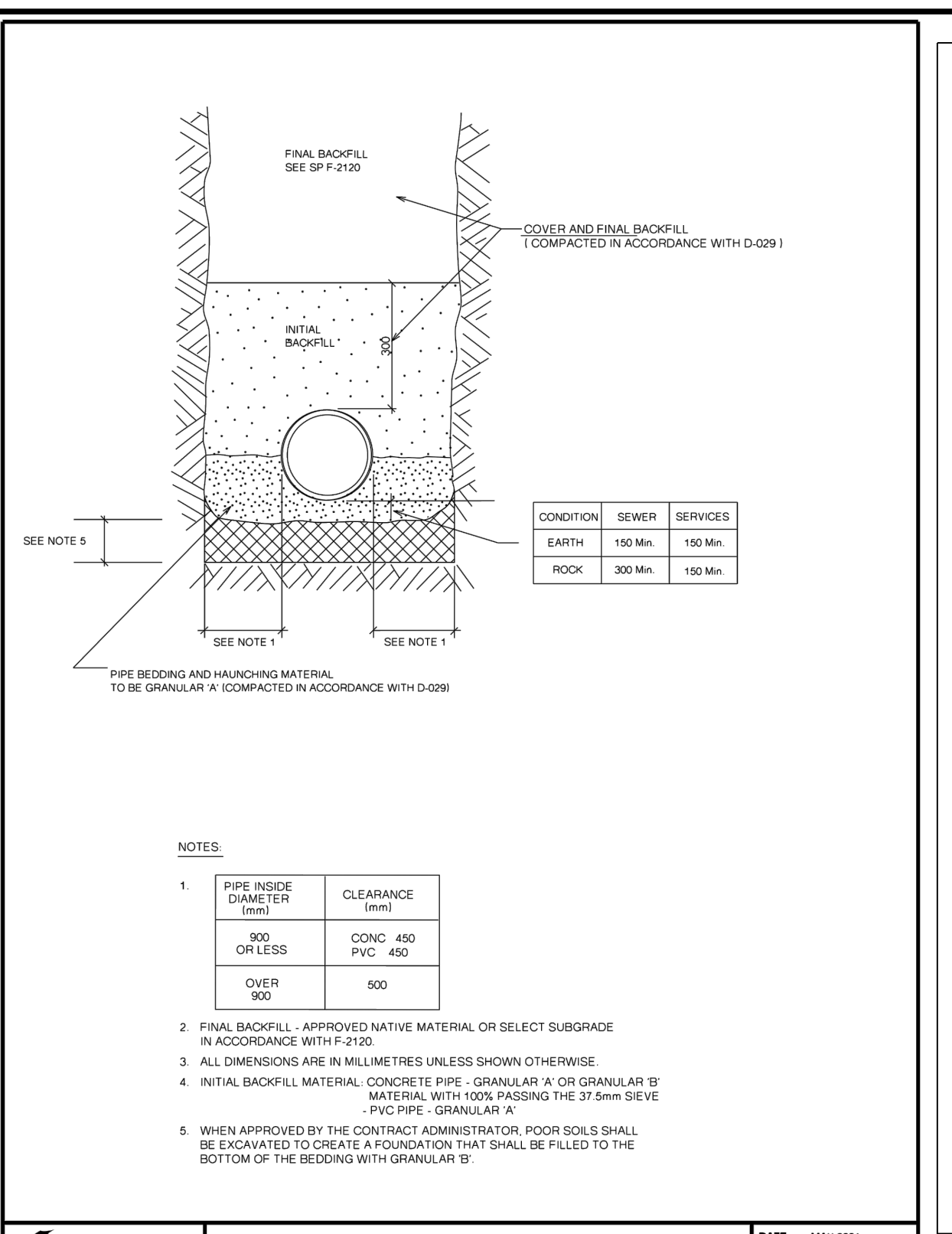




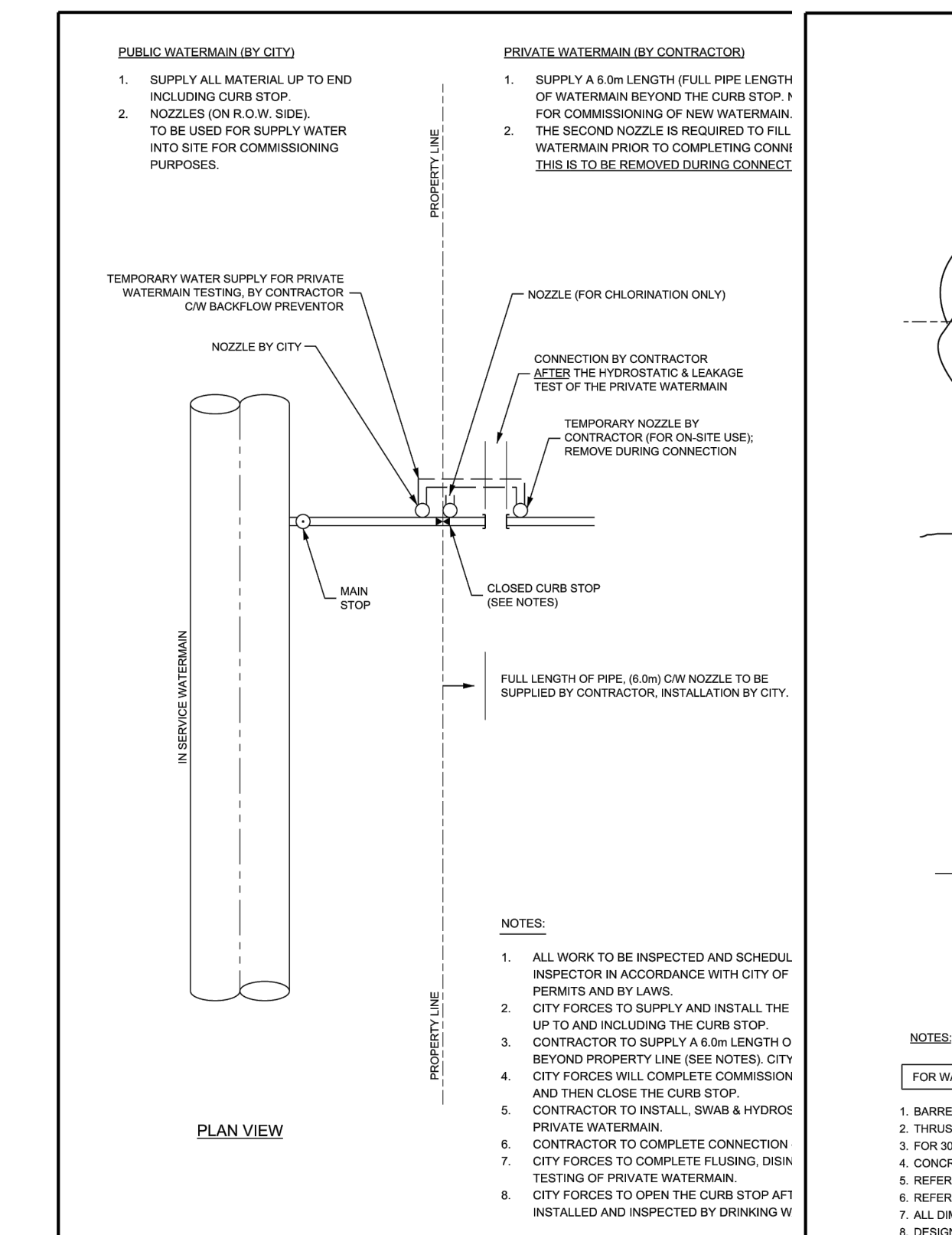
<b>Ottawa</b>	<b>CIRCULAR CHAMBER GATE VALVES</b>	DATE: MAY 2001
		REV. DATE: MARCH 2019
		DWG. No.: W3



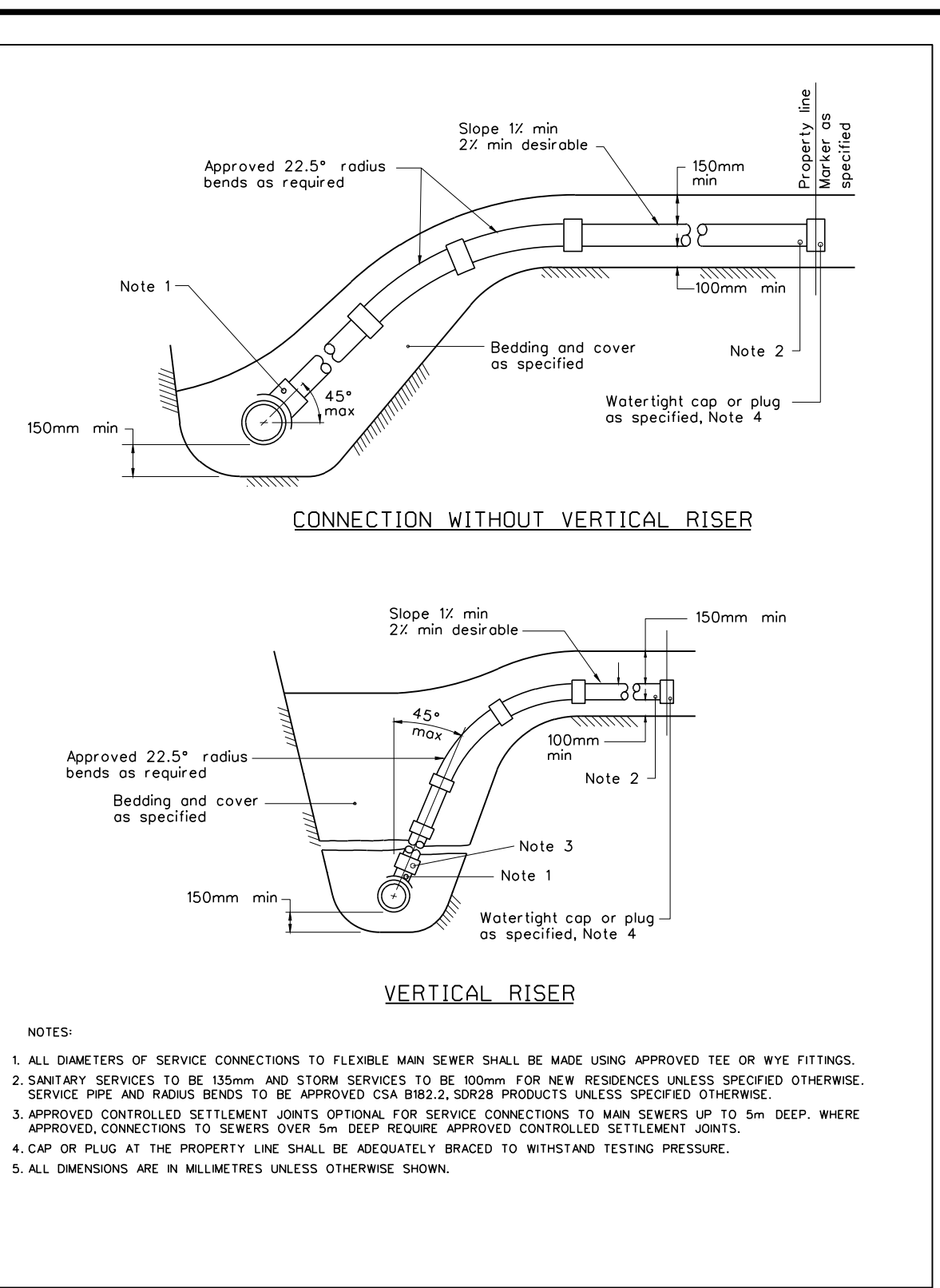
<b>Ottawa</b>	<b>CONCRETE BARRIER CURB WITH SIDEWALK</b>	DATE: JANUARY 2003
		REV. DATE: MARCH 2019
		DWG. No.: SC1.4



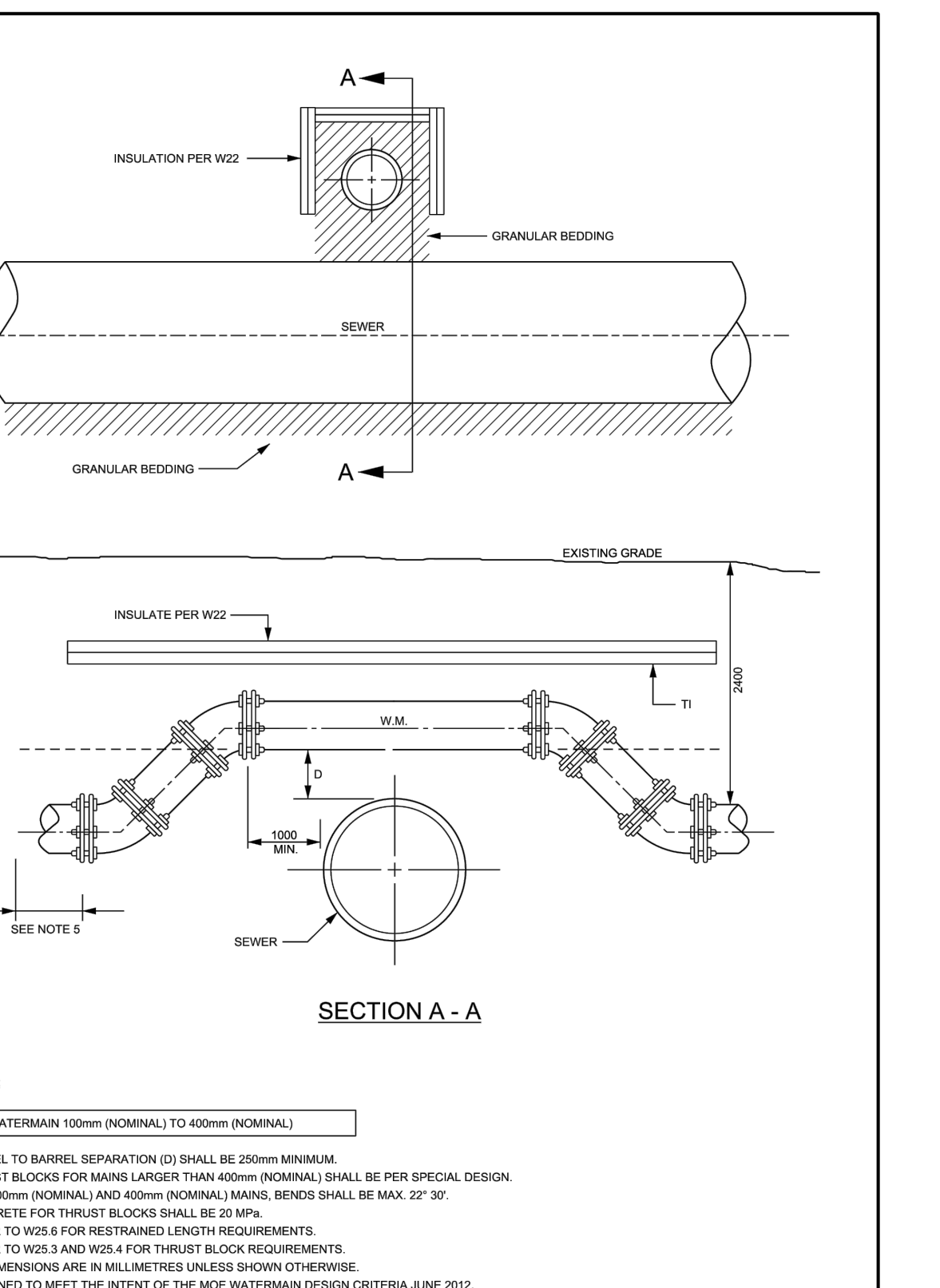
<b>Ottawa</b>	<b>SINGLE TRENCH (SEWER &amp; SEWER SERVICES)</b>	DATE: MAY 2001
		REV. DATE: MARCH 2019
		DWG. No.: S6



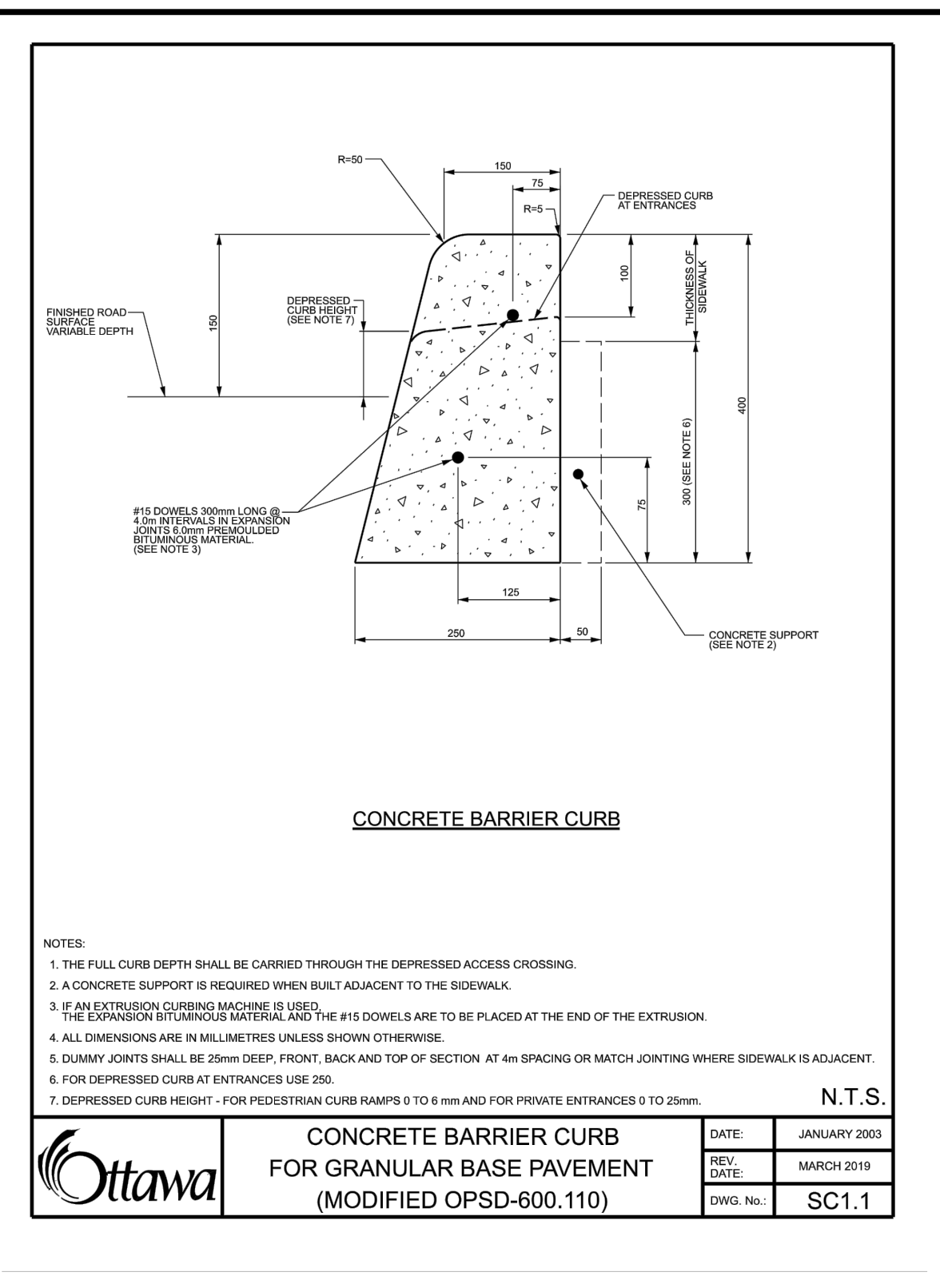
<b>Ottawa</b>	<b>TYPICAL PRIVATE SERVICE &gt;=100mm CONNECTION PROCEDURE</b>	DATE: MAY 2001
		REV. DATE: MARCH 2013
		DWG. No.: S11.1



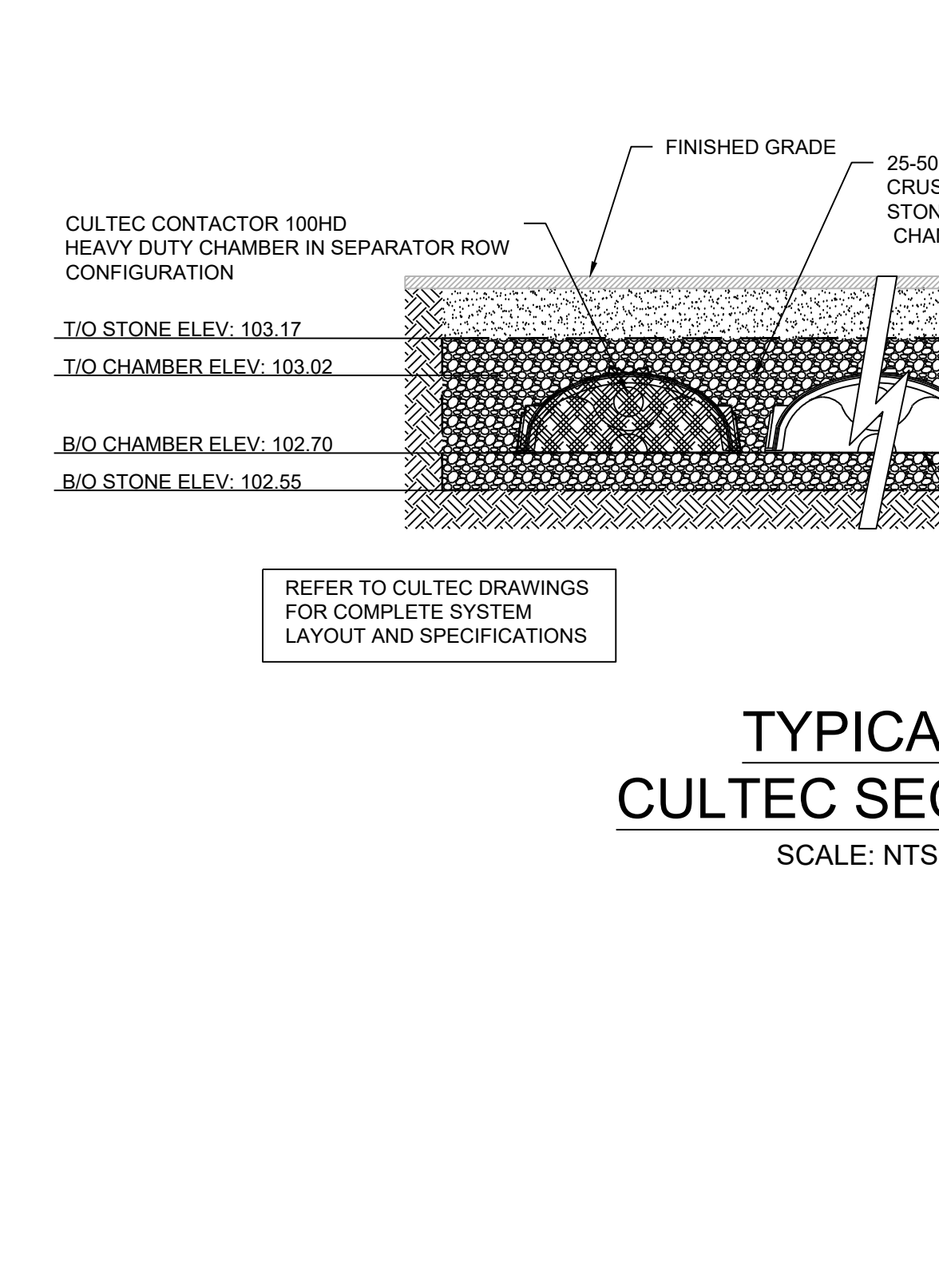
<b>Ottawa</b>	<b>WATERMAIN CROSSING OVER SEWER</b>	DATE: MAY 2001
		REV. DATE: MARCH 2013
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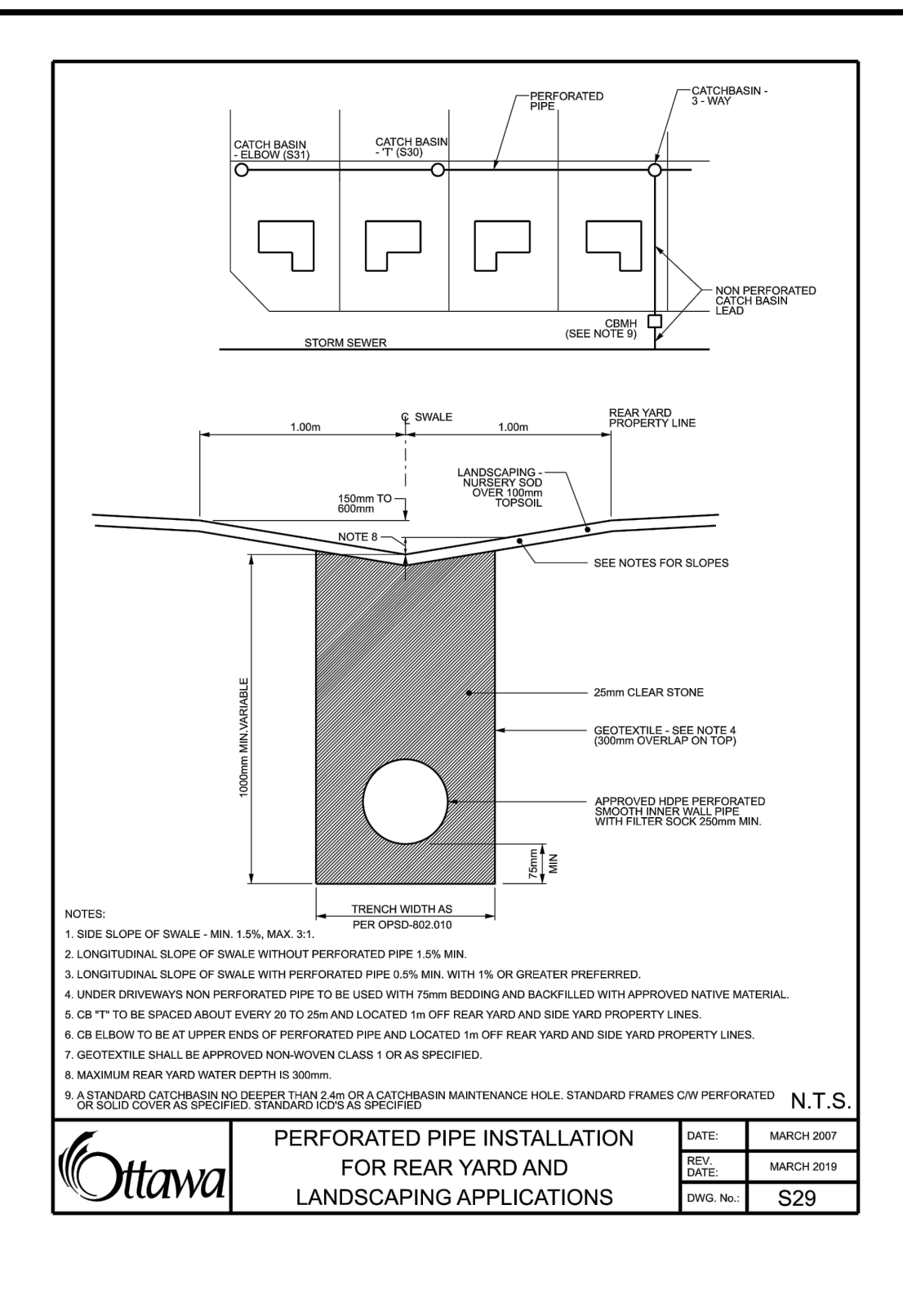
<b>Ottawa</b>	<b>SEWER SERVICE CONNECTIONS FOR FLEXIBLE MAIN SEWER PIPE (MODIFIED OPSD-1006.020)</b>	DATE: MAY 2001
		REV. DATE: MARCH 2013
		DWG. No.: S11.1



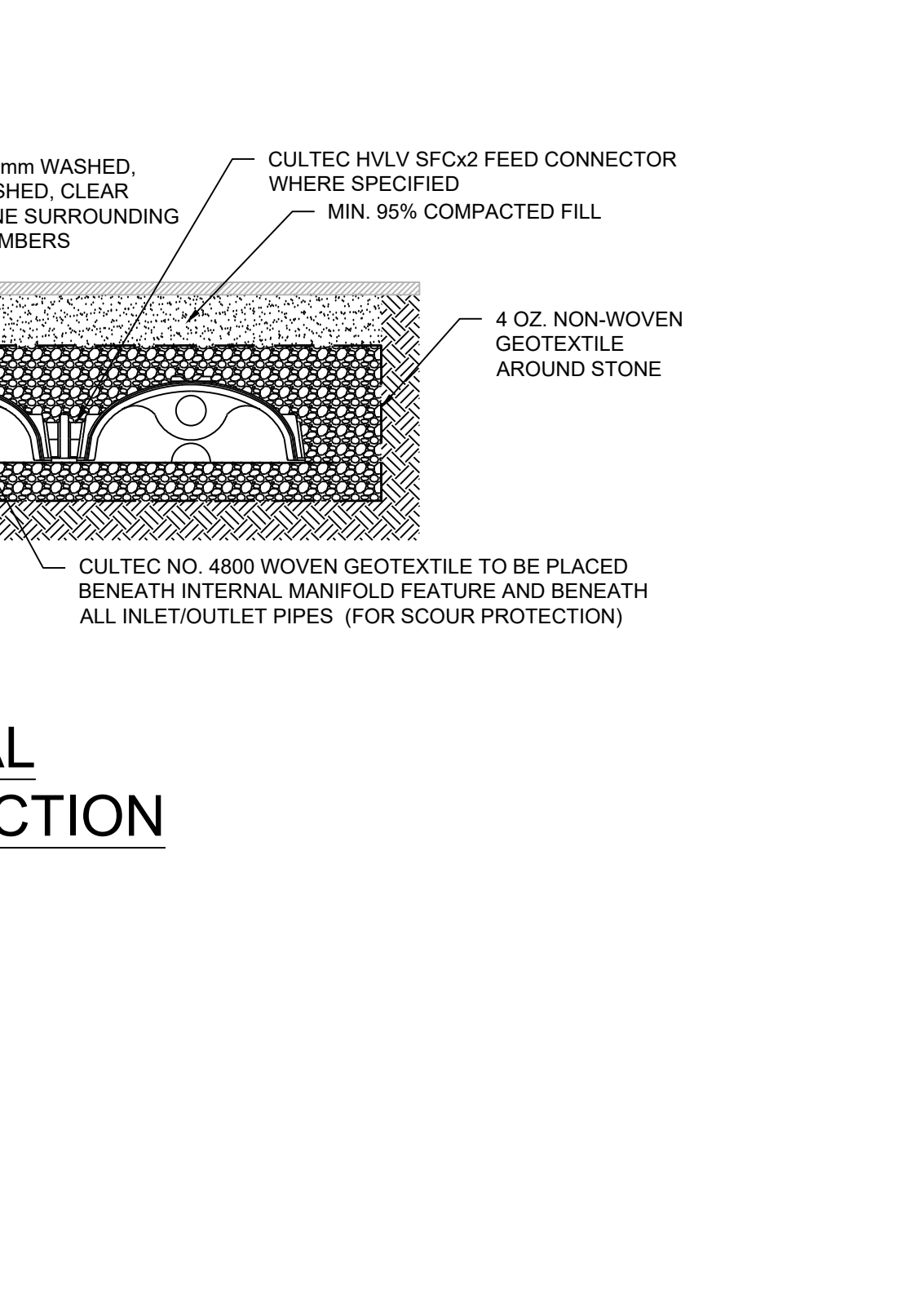
<b>Ottawa</b>	<b>CONCRETE BARRIER CURB FOR GRANULAR BASE PAVEMENT (MODIFIED OPSD-600.110)</b>	DATE: JANUARY 2003
		REV. DATE: MARCH 2019
		DWG. No.: SC1.1



<b>Ottawa</b>	<b>TYPICAL CULTEC SECTION</b>	DATE: JANUARY 2003
		REV. DATE: MARCH 2019
		DWG. No.: SC1.1



<b>Ottawa</b>	<b>PERFORATED PIPE INSTALLATION FOR REAR YARD AND LANDSCAPING APPLICATIONS</b>	DATE: MARCH 2007
		REV. DATE: MARCH 2019
		DWG. No.: S29



<b>Ottawa</b>	<b>TYPICAL CULTEC SECTION</b>	DATE: MARCH 2007
		REV. DATE: MARCH 2019
		DWG. No.: S29

APPROVED  REFUSED

THIS 29 DAY OF September, 2020

*Erin O'Connell*

**ERIN O'CONNELL, MCIP, RPP, MANAGER (A)**  
DEVELOPMENT REVIEW, WEST  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

REVISION				
DATE (MM/DD/YY)	REV. No.	REASON FOR REVISION	BY	APPD. BY

ISSUE No.	DATE (MM/DD/YY)	REASON FOR ISSUE	BY	APPD. BY
3	09/01/20	REISSUED FOR SITE PLAN CONTROL	TMG	KJM
2	08/12/20	REISSUED FOR SITE PLAN CONTROL	TMG	KJM
1	06/23/20	REISSUED FOR SITE PLAN CONTROL	TMG	KJM

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SHEET 6 of 6 REVISION: C

D07-12-20-0027