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Legend

	PROPOSED WATERMAIN
	PROPOSED VALVE AND VALVE BOX
	PROPOSED WATER METER
	PROPOSED REMOTE WATER METER
	PROPOSED ROOF DRAIN (REFER TO ARCHITECTURAL DWGS)
	PROPOSED AREA DRAIN
	EXISTING WATERMAIN
	EXISTING VALVE CHAMBER
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING CATCHBASIN
	ORIGINAL GROUND ELEVATION
	PROPOSED ELEVATION
	PROPOSED LOT CORNER ELEVATION
	EXISTING ELEVATION AT LOT CORNER
	FLOW DIRECTION AND GRADE
	FINISHED FIRST FLOOR ELEVATION
	TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
	PROPOSED SWALE
	DIRECTION OF OVERLAND FLOW
	PROPOSED DEPRESSED CURB LOCATION
	PROPOSED DOOR LOCATION
	EXISTING GAS MAIN
	EXISTING TELEPHONE CONDUIT
	MAXIMUM EXTENT OF STATIC PONDING
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER

Notes

- FINAL SERVICE LATERAL SIZES TO BE CONFIRMED BY MECHANICAL CONSULTANT
- THE LOCATION OF UTILITIES IS APPROXIMATE ONLY AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION AND THE IMPLEMENTATION OF ANY NECESSARY PROCEDURES CALLED FOR IN THE APPROPRIATE STANDARD AND REGULATIONS
- SITE PLAN DRAWING A-001 PREPARED BY HAS ARCHITECTURE INC. DATED SEPTEMBER 27, 2022.
- TOPOGRAPHIC SURVEY PREPARED BY STANTEC GEOMATICS LTD. DATED JUNE 15, 2020.
- GEOTECHNICAL REPORT 20141578 PREPARED BY GOLDER ASSOCIATED LTD. DATED MAY 2020.
- PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 122170372 PREPARED BY STANTEC CONSULTING LTD. DATED JULY 16, 2020.
- BOOSTER PUMP TO BE PROVIDED TO MAINTAIN A MINIMUM WATER PRESSURE OF 550kPa (50psi).
- STORMWATER MANAGEMENT FOR AREA L101A TO BE PROVIDED THROUGH A MIN. 19m³ CISTERN LOCATED IN THE UNDERGROUND PARKING. MAXIMUM RELEASE RATE=18.77L/S.

4	REVISED SITE PLAN	WAJ	KJK	22.11.24
3	REVISED AS PER CITY COMMENTS	WAJ	KJK	22.06.06
2	ISSUED FOR SITE PLAN APPROVAL	WAJ	KJK	22.01.19
1	ISSUED FOR REVIEW	WAJ	KJK	20.08.13

Revision

File Name:	160410274-08	WAJ	KJK	WAJ	20.08.04
		Dwn.	Chkd.	Dgn.	YY.MM.DD

Permit-Seal

Client/Project

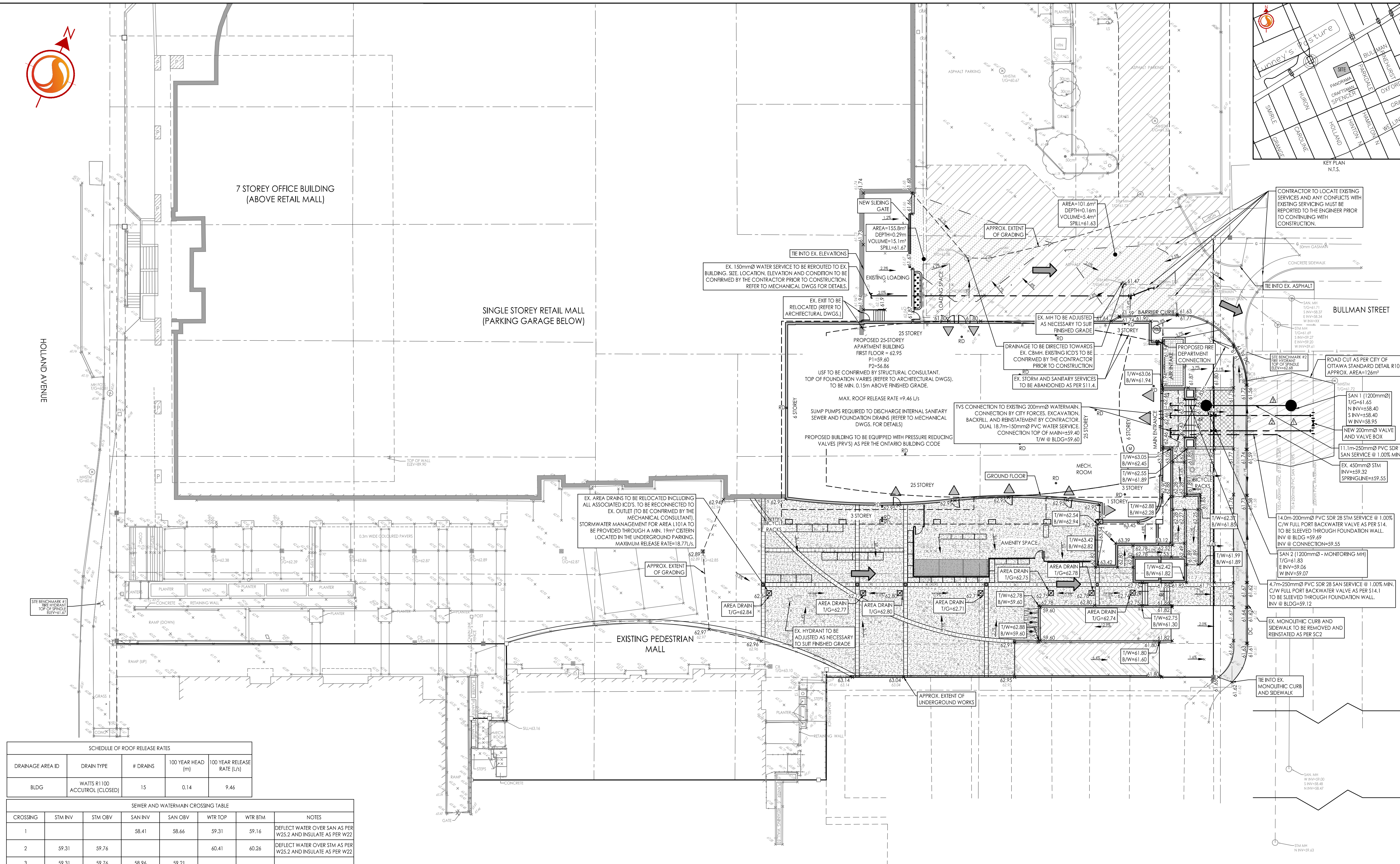
LASALLE INVESTMENT MANAGEMENT
22 ADELAIDE ST WEST, 26TH FLOOR

HOLLAND CROSS
HOLLAND AVE
OTTAWA, ON

Title

SITE SERVICING AND GRADING PLAN

Project No.	160410274	Scale	0 2.5 7.5 12.5m 1:250
Drawing No.	Sheet	Revision	



SCHEDULE OF ROOF RELEASE RATES				
DRAINAGE AREA ID	DRAIN TYPE	# DRAINS	100 YEAR HEAD (m)	100 YEAR RELEASE RATE (L/S)
BLDG	WATS R100 ACCUTROL (CLOSED)	15	0.14	9.46

SEWER AND WATERMAIN CROSSING TABLE							
CROSSING	STM INV	STM OBV	SAN INV	SAN OBV	WTR TOP	WTR BTM	NOTES
1			58.41	58.66	59.31	59.16	DEFLECT WATER OVER SAN AS PER W25.2 AND INSULATE AS PER W22
2	59.31	59.76			60.41	60.26	DEFLECT WATER OVER STM AS PER W25.2 AND INSULATE AS PER W22
3	59.31	59.76	58.96	59.21			

- #### GENERAL NOTES
- ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
 - ALL WORK AND MATERIALS TO CONFORM WITH CURRENT MINISTRY OF THE ENVIRONMENT & ENERGY OF ONTARIO, CITY OF OTTAWA AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
 - THE CONTRACTOR IS ADVISED THAT WORKS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND COORDINATION WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
 - ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE BY THE GEOTECHNICAL CONSULTANT.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
 - ALL DISTURBED AREAS SHALL BE REINSTATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION. THE ENGINEER AND THE CITY. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY STD. R10.
 - BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON DRAWING SSGP-1.
 - THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DWGS.
 - ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IN EXISTING INVERTS OBSERVED BY CONTRACTOR
- #### SITE GRADING
- ALL GRANULAR BASE & SUB-BASE COURSE MATERIALS SHALL BE COMPACTED AS PER GEOTECHNICAL CONSULTANT RECOMMENDATIONS.
 - ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, WITH SOD ON MIN. 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
 - INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMANS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED.
 - REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
 - CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY.
 - EMBANKMENTS TO BE SLOPED AT MIN. 3:1, UNLESS OTHERWISE SPECIFIED.
 - ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH DEVELOPER AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.
 - SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.15m LAYERS.
 - NO ALTERATION TO EXISTING GRADES OR DRAINAGE PATTERN ON PROPERTY LINE MAY BE MADE WHERE NO PERMISSION TO ENTER ADJACENT PROPERTY EXISTS.
 - ALL TREES IN THE RIGHT-OF-WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION AND ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAWS AND URBAN TREES CONSERVATION BY-LAW.
 - NO EXCESS DRAINAGE TO BE DIRECTED TO NEIGHBOURING PROPERTIES EITHER BEFORE OR AFTER CONSTRUCTION.
- #### STORM AND SANITARY SEWERS
- SEWER TRENCH SHALL CONSIST OF CLASS 'B' BEDDING PER CITY OF OTTAWA STANDARDS S6 AND S7. COMPACTION SHALL BE A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
 - FOR CONSTRUCTION DETAILS NOT SHOWN ON PLANS, REFERENCE SHALL BE MADE TO THE ONTARIO PROVINCIAL STANDARDS DRAWINGS AND CITY OF OTTAWA STANDARDS.
 - SERVICES TO BUILDINGS TO BE TERMINATED 1.0m FROM THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SANITARY AND STORM SEWERS, INCLUDING PICTORIAL REPORT. ONE (1) CD COPY AND TWO (2) VIDEO TAPES IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE CONSULTANT.
 - LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
 - FROST PROTECTION PER CITY OF OTTAWA STANDARD DRAWING W22 WHERE THERE IS LESS THAN 1.8m OF COVER ABOVE THE SEWER SERVICES.
 - CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPS 410 AND OPS 407. A COPY OF THE INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW.
 - STORM SERVICE CONNECTION AS PER CITY STD DWG S11.1; SANITARY SERVICE CONNECTION AS PER CITY STD DWG S11.1
 - SERVICES TO BE SLEEVED THROUGH THE FOUNDATION WALL.
- #### WATER SUPPLY SERVICING
- THE CONTRACTOR SHALL CONSTRUCT WATERMAIN, WATER SERVICES, CONNECTIONS & APPURTENANCES AS PER CITY OF OTTAWA SPECIFICATIONS & SHALL CO-ORDINATE AND PAY ALL RELATED COSTS INCLUDING THE COST OF CONNECTION, INSPECTION & DISINFECTION BY CITY PERSONNEL.
 - WATER SERVICE TO BE INSTALLED 1.0M OFF BUILDING FACE. STAND POST TO BE INSTALLED AT PROPERTY LINE AS SHOWN ON DRAWING.
 - WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W17 UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL TO BE SPECIFIED BY PROJECT GEOTECHNICAL CONSULTANT.
 - SERVICE CONNECTIONS SHALL BE INSTALLED A MINIMUM OF 2400mm FROM ANY CATCHBASIN, MANHOLE, OR OBJECT THAT MAY CONTRIBUTE TO FREEZING. THERMAL INSULATION SHALL BE INSTALLED ON ALL PROPOSED C/S ON THE W/M STREET SIDE WHERE 2400mm SEPARATION CANNOT BE ACHIEVED (AS PER CITY OF OTTAWA W22 & W23).
 - CATHODIC PROTECTION TO BE SUPPLIED ON METALLIC FITTINGS AS PER CITY OF OTTAWA W40 AND W42.
 - ALL WATERMAIN BENDS, JOINTS, TEES AND PLUGS SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
 - WATERMAIN TO HAVE MIN. 2.4m COVER. WHERE WATERMAIN COVER IS LESS THAN 2.4m, INSULATION TO BE SUPPLIED IN ACCORDANCE WITH CITY STANDARD W22.
 - WATERMANS MUST COMPLY WITH MINIMUM HORIZONTAL AND VERTICAL CLEARANCES IN ACCORDANCE WITH LOCAL PROVINCIAL GUIDELINES AND THE APPLICABLE BUILDING AND PLUMBING CODE. WHERE HORIZONTAL SEPARATIONS CANNOT BE ACHIEVED, APPROVAL FROM THE ENGINEER MUST BE OBTAINED AND A MINIMUM 500mm VERTICAL SEPARATION MUST BE MAINTAINED.
 - ALL WATERMANS SHALL BE BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES. ALL CHLORINATED WATER TO BE DISCHARGED AND PRETREATED TO ACCEPTABLE LEVELS PRIOR TO DISCHARGE. ALL DISCHARGED WATER MUST BE CONTROLLED AND TREATED SO AS NOT TO ADVERSELY AFFECT THE ENVIRONMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL MUNICIPAL AND/OR PROVINCIAL REQUIREMENTS ARE FOLLOWED.
 - PROPOSED BUILDING TO BE EQUIPPED WITH PRESSURE REDUCING VALVES (PRVS) AS PER THE ONTARIO BUILDING CODE.

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