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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawings - any errors or omissions shall be reported to Stantec without delay.

Legend

- PROPOSED WATERMAIN
PROPOSED VALVE AND VALVE BOX
PROPOSED WATER METER
PROPOSED REMOTE WATER METER
PROPOSED ROOF DRAIN
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
FLOW DIRECTION AND GRADE
FINISHED FIRST FLOOR ELEVATION
TERMINATING 3:1 SLOPE MAXIMUM
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

- 1. FINAL SERVICE LATERAL SIZES TO BE CONFIRMED BY MECHANICAL CONSULTANT
2. 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 APPLICABLE STANDARD AND REGULATIONS
3. SITE PLAN DRAWING A-001 PREPARED BY HAS ARCHITECTURE INC. DATED SEPTEMBER 27, 2022.
4. TOPOGRAPHIC SURVEY PREPARED BY STANTEC GEOMATICS LTD. DATED JUNE 15, 2020.
5. GEOTECHNICAL REPORT 20141578 PREPARED BY GOLDER ASSOCIATED LTD. DATED MAY 2020.
6. PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 122170372 PREPARED BY STANTEC CONSULTING LTD. DATED JULY 16, 2020.
7. BOOSTER PUMP TO BE PROVIDED TO MAINTAIN A MINIMUM WATER PRESSURE OF 350KPa (50psi).
8. STORMWATER MANAGEMENT FOR AREA L101A TO BE PROVIDED THROUGH A MIN. 19m³ CISTERN LOCATED IN THE UNDERGROUND PARKING. MAXIMUM RELEASE RATE=18.77L/s.

Revision table with columns: No., Description, By, Appd., Date

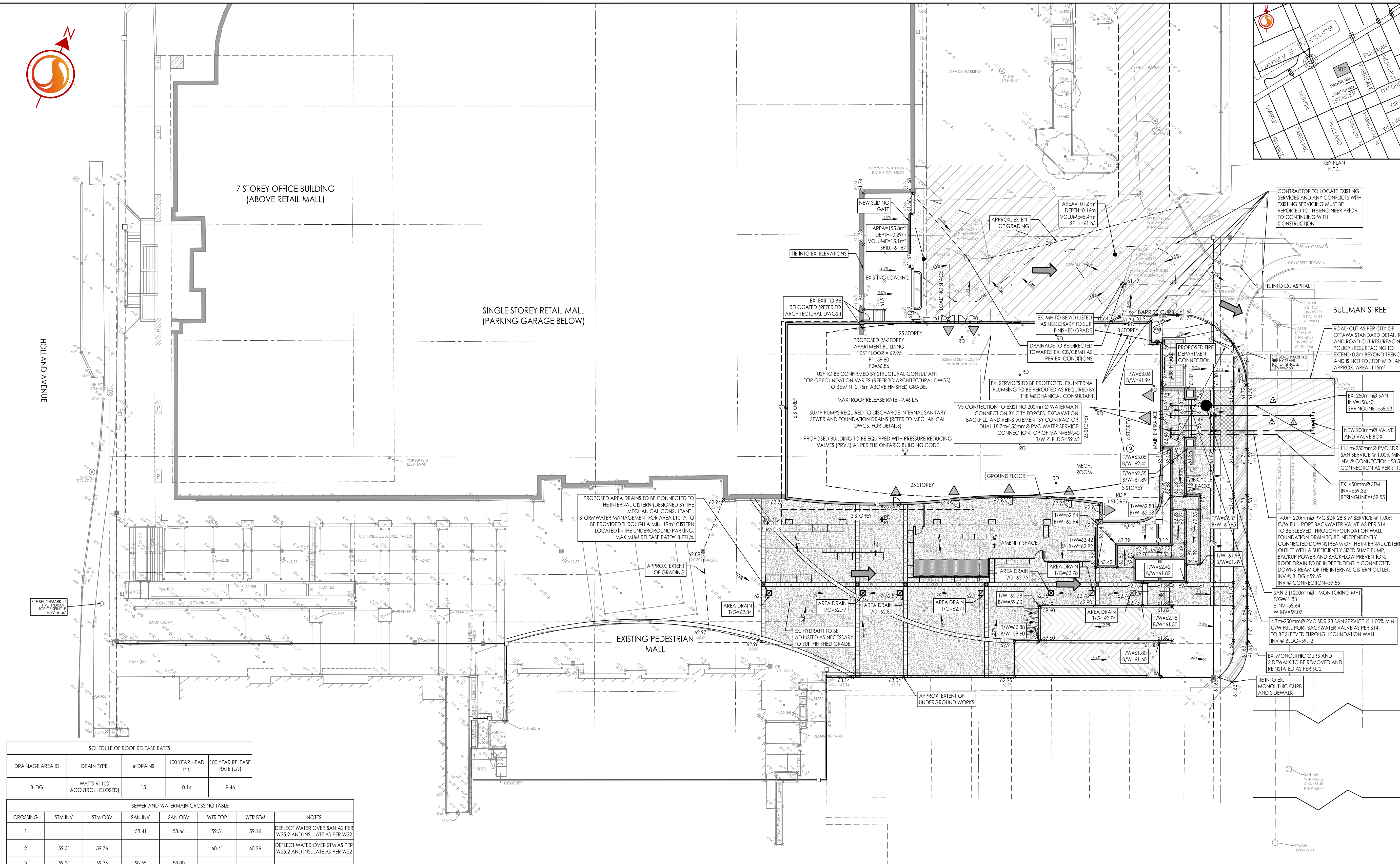
File Name table with columns: File Name, DWG, CHKD, DGN, Date

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 1:250, Drawing No., Sheet, Revision



SCHEDULE OF ROOF RELEASE RATES table and SEWER AND WATERMAIN CROSSING TABLE

- GENERAL NOTES
1. ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
2. ALL WORK AND MATERIALS TO CONFORM WITH CURRENT MINISTRY OF THE ENVIRONMENT & ENERGY OF ONTARIO, CITY OF OTTAWA AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
3. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT.
4. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE BY THE GEOTECHNICAL CONSULTANT.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
6. ALL DISTURBED AREAS SHALL BE REINSTATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER AND THE CITY.
7. 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.
8. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DWGS.
9. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IN EXISTING INVERTS OBSERVED BY CONTRACTOR.

- SITE GRADING
1. ALL GRANULAR BASE & SUB-BASE COURSE MATERIALS SHALL BE COMPACTED AS PER GEOTECHNICAL CONSULTANT RECOMMENDATIONS.
2. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, WITH SOD ON MIN. 100mm TOPSOIL.
3. INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.
4. REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
5. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY.
6. EMBANKMENTS TO BE SLOPED AT MIN. 3:1, UNLESS OTHERWISE SPECIFIED.
7. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR.
8. SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.15m LAYERS.
9. NO ALTERATION TO EXISTING GRADES OR DRAINAGE PATTERN ON PROPERTY LINE MAY BE MADE WHERE NO PERMISSION TO ENTER ADJACENT PROPERTY EXISTS.
10. 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.
11. NO EXCESS DRAINAGE TO BE DIRECTED TO NEIGHBOURING PROPERTIES EITHER BEFORE OR AFTER CONSTRUCTION.

- STORM AND SANITARY SEWERS
1. SEWER TRENCH SHALL CONSIST OF CLASS 'B' BEDDING PER CITY OF OTTAWA STANDARDS S6 AND S7.
2. FOR CONSTRUCTION DETAILS NOT SHOWN ON PLANS, REFERENCE SHALL BE MADE TO THE ONTARIO PROVINCIAL STANDARDS DRAWINGS AND CITY OF OTTAWA STANDARDS.
3. SERVICES TO BUILDINGS TO BE TERMINATED 1.0m FROM THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SANITARY AND STORM SEWERS, INCLUDING PICTORIAL REPORT.
5. LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
6. FROST PROTECTION PER CITY OF OTTAWA STANDARD DRAWING W22 WHERE THERE IS LESS THAN 1.8m OF COVER ABOVE THE SEWER SERVICES.
7. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPS 410 AND OPS 407.
8. STORM SERVICE CONNECTION AS PER CITY STD DWG S11.1; SANITARY SERVICE CONNECTION AS PER CITY STD DWG S11.1.
9. SERVICES TO BE SLEEVED THROUGH THE FOUNDATION WALL.

- WATER SUPPLY SERVICING
1. 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.
2. WATER SERVICE TO BE INSTALLED 1.0M OFF BUILDING FACE.
3. WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W17 UNLESS OTHERWISE SPECIFIED.
4. SERVICE CONNECTIONS SHALL BE INSTALLED A MINIMUM OF 2400mm FROM ANY CATCHBASIN, MANHOLE, OR OBJECT THAT MAY CONTRIBUTE TO FREEZING.
5. CATHODIC PROTECTION TO BE SUPPLIED ON METALLIC FITTINGS AS PER CITY OF OTTAWA W40 AND W42.
6. ALL WATERMAIN BENDS, JOINTS, TEES AND PLUGS SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
7. WATERMAIN TO HAVE MIN. 2.4m COVER.
8. WATERMANS MUST COMPLY WITH MINIMUM HORIZONTAL AND VERTICAL CLEARANCES IN ACCORDANCE WITH LOCAL PROVINCIAL GUIDELINES AND THE APPLICABLE BUILDING AND PLUMBING CODE.
9. ALL WATERMANS SHALL BE BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES.
10. PROPOSED BUILDING TO BE EQUIPPED WITH PRESSURE REDUCING VALVES (PRVs) AS PER THE ONTARIO BUILDING CODE.

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