LOCATION PLAN

RUSSELL AVENUE
SWEETLAND AVENUE
NELSON STREET
SOMERSET STREET EAST
TEMPLETON STREET
OSGOODE STREET
HENDERSON AVENUE
SUBJECT SITE

LEGEND

Symbol	Description
	CONCRETE BARRIER CURB
	CONCRETE WALKWAY
	PROPOSED ASPHALT
LSCB#	LANDSCAPING CATCHBASIN
CBMH# T/G	CATCHBASIN MANHOLE
CB# T/G	CATCHBASIN
MHRA T/G	SANITARY SEWER MANHOLE
HYD B/F	FIRE HYDRANT
	WATER VALVE
	WATER METER
	REMOTE WATER METER

- PROPERTY LINE
- DRAINAGE SWALE
- DRAINAGE DITCH
- SLOPING AT ±: 95.50 SURFACE ELEVATION / UNLESS AS SPECIFIED
- 95.50 SWALE ELEVATION
- T/W 95.50 B/W 94.25 TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- OVERLAND FLOW ROUTE
- SILT FENCE BARRIER
- STRAW BALE CHECK DAM
- MUD MAT

Plan annotations

No. 152 — 3 Storey Brick Apartment Building (Brick Noted)
No. 154 / No. 156 / No. 158 / No. 160 — 3 Storey Brick Apartment Building (Brick Noted)
No. 162 / No. 164 — 3 Storey Brick Apartment Building (Brick Noted)
No. 166 / No. 170 — 3 Storey Brick Apartment Building (Brick Noted)
No. 68 — 2 1/2 Storey Brick Dwelling (Brick Noted)

Site Benchmark(2) Top Spindle Fire Hydrant Elev=69.09
Closest OHW Elev=82.38 / Elev=83.52 / Elev=82.20
Lowest OHW Elev=75.56

PROPOSED 3-STOREY ADDITION
33 UNITS
FFE=69.04
TOF = 69.19
USF = 65.79

ROOF RUNOFF:
5-YEAR RELEASE RATE = 0.63 L/s
5-YEAR STORAGE = 2.41 m³
100-YEAR RELEASE RATE = 0.63 L/s
100-YEAR STORAGE = 5.90 m³

ROOF DRAIN LOCATION PER WOODMAN ARCHITECT ROOF PLAN DWG #A134 (typ.)
ROOF DRAIN @ WATTS #CONTROL ADJUSTABLE WEIR, CLOSED POSITION (OR APPROVED EQUIVALENT)
ROOF SCUPPER LOCATION PER WOODMAN ARCHITECT ROOF PLAN DWG #A134 (typ)

WATER AND SANITARY TO BE SERVICED THROUGH EXISTING BUILDING. FOUNDATION DRAINAGE TO BE PUMPED VIA SUMP PUMP.

0.71m - 250mmø PVC ROOF DRAIN @ 3.00%
BLDG INV = 65.74
0.71m - 150mmø PVC FOUNDATION DRAIN @ 1.00%.
BLDG INV = 65.73
C/W BACKWATER VALVE PER CITY S14.

PROPOSED 50mmø PEX WATER SERVICE @ 2.4m COVER BLDG TOP = 65.65

PROPOSED 25mm WATER SERVICE.
CONNECT TO EXISTING 203mmø DI WATERMAIN.
EX. 203mmø TOP = ±64.69
PROP. 50mmø TOP = 64.62.
EXCAVATION AND REINSTATEMENT BY CONTRACTOR. CONNECTION BY CITY FORCES.

APPROXIMATE LIMITS OF 5-YEAR ROOF PONDING
APPROXIMATE LIMITS OF 100-YEAR ROOF PONDING

12.44m - 250mmø HDPE PERF, SUBDRAIN @ 2.00%
22.34m - 50mmø HDPE PERF SUBDRAIN @ 4.20%
22.64m - 200mmø PVC STM @ 1.00%
8.54m - 200mmø PVC STM @ 1.00%
250x200mm TEE

CBMH3 C/W DROP STRUCTURE PER OPSD 1003.010
CBMH T/G 68.80

CONNECT TO EXISTING 450mmø STORM SEWER WITH VERTICAL RISER PER CITY S11
EX. 450mmø STORM INV = 64.00
EX. 450mmø STORM SPRING = 64.23
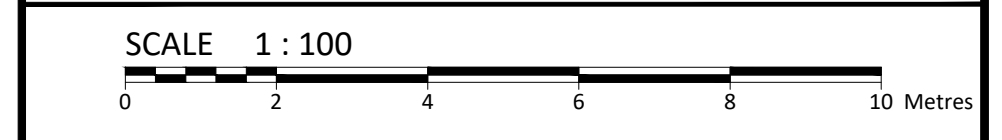PROP. 200mm STM SERVICE INV= 64.23

ROAD CUT AND REINSTATEMENT PER CITY STANDARD R10. REINSTATEMENT TO EXTEND FROM SIDEWALK TO SIDEWALK.

APPROXIMATE LOCATION OF EXISTING WATERMAIN
EXISTING 450mmø CONCRETE STORM SEWER @ 5.71%

APPROXIMATE LOCATION OF EXISTING 25mm WATER SERVICE. EXISTING SERVICE TO BE REMOVED AND BLANKED AT MAIN.

APPROXIMATE LOCATION OF EXISTING 150mm CLAY/PVC SANITARY SERVICE PER CCTV INSPECTION. REMOVE & REPLACE EXISTING SANITARY SERVICE WITH 150mm PVC. MATCH EXISTING INVERTS AT BUILDING AND MAIN. DISCONNECT EXISTING FOUNDATION DRAIN FROM SANITARY SERVICE AND CONNECT TO PROPOSED STORM SERVICE.

GENERAL NOTES

1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.

2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) ANNIS O'SULLIVAN VOLLEBEKK LTD. DWG 20115-19 COMPLETED NOVEMBER 28, 2019, AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.

3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.

4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.

5. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.

6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.

7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.

8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.

9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.

11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.

12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

13. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.

14. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.

15. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
   - ELECTRICAL SERVICE - HYDRO ONE,
   - GAS SERVICE - ENBRIDGE,
   - TELEPHONE SERVICE - BELL CANADA,
   - TELEVISION SERVICE - ROGERS.

16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.

WATERMAIN NOTES

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

2. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.

3. 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.

4. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.

5. VALVES TO BE OPERATED BY CITY STAFF ONLY.

6. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CITY TO BE PRESENT FOR WATERMAIN CONNECTION. CONNECTION, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.

7. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ANY WATERMAIN CONNECTION(S) REQUIRED. THIS SHALL BE COMPLETED IN THE PRESENCE OF A DESIGNATED MUNICIPAL WATER OPERATOR AND THE SELECTED CONTRACTOR SHALL PROVE TO THE SATISFACTION OF THE CITY THAT THEY ARE COMPETENT TO PERFORM THE WORKS PRIOR TO INITIATING CONSTRUCTION.

8. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.

9. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
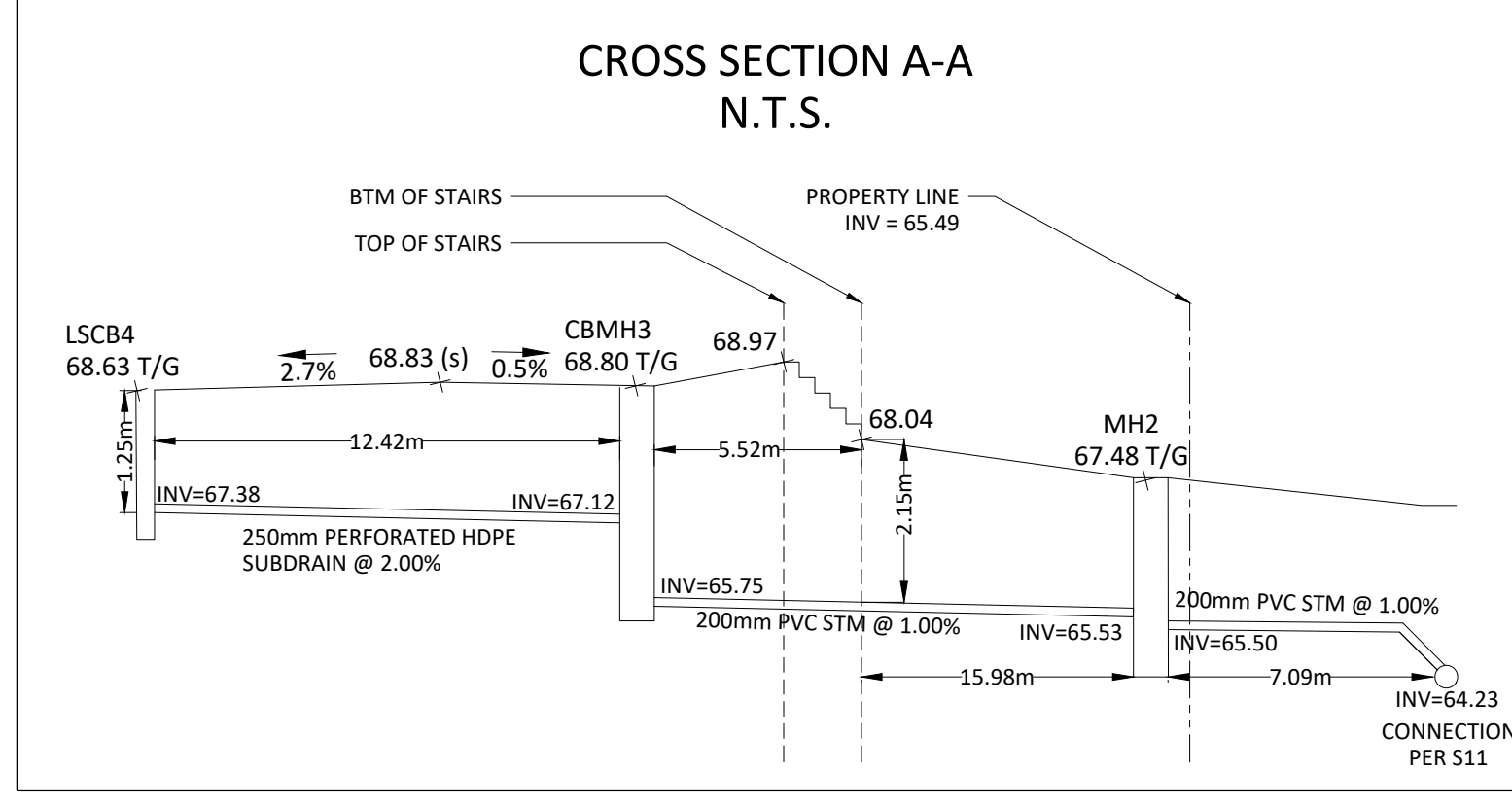
10. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.

SEWER NOTES:

1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.

2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
   2.1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
   2.2. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
   2.3. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.
   2.4. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.

3. SANITARY SEWERS AND CONNECTIONS 150mmø AND SMALLER TO BE PVC SDR-28.

4. SEWERS AND CONNECTIONS 200mmø AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.

5. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.

6. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.

7. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"X8' LONG MARKER.

8. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mmø OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.

9. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CBMH3	68.80	SW67.123	NE65.754	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S28.1 C/W DROP STRUCTURE PER OPSD 1003.010
LSCB4	68.63	SE67.399	NE67.380	PER CITY STANDARD S30
LSCB5	68.56		NW67.560	PER CITY STANDARD S31
LSCB6	68.55		SE66.550	PER CITY STANDARD S31
MH2	67.48	SW65.530	NE65.495	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24.1

CROSSING CONFLICT TABLE

LOCATION	DESCRIPTION	SEPARATION
1	200mmø STM SERVICE INV 65.44 / 203mmø WATER MAIN TOP ± 64.89	0.55

CROSS SECTION A-A N.T.S.

BTM OF STAIRS / TOP OF STAIRS / PROPERTY LINE INV = 65.49
LSCB4 68.63 T/G — 2.7% — 68.83 (s) — 0.5% — CBMH3 68.80 T/G — 68.97 — 68.04 — MH2 67.48 T/G
1.35m / INV=67.38 — 12.42m — INV=67.12 — 5.52m — 2.15m
250mm PERFORATED HDPE SUBDRAIN @ 2.00%
INV=65.75 — 200mm PVC STM @ 1.00% — INV=65.53 — INV=65.50 — 200mm PVC STM @ 1.00%
15.98m — 7.09m
INV=64.23 CONNECTION PER S11

Title block

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No.	Revisions	Date
2	ISSUED FOR SITE PLAN CONTROL	JULY 28, 2023
1	REVISED PER CITY COMMENTS	JAN. 20, 2023

Check and verify all dimensions before proceeding with the work. Do not scale drawings.

SCALE 1:100
0 2 4 6 8 10 Metres

Client:
SMART LIVING PROPERTIES
226 ARGYLE AVENUE
OTTAWA, ON K2P 1B9

Project:
APARTMENT BUILDING ADDITION
68 SWEETLAND AVENUE

Drawing Title:
SITE SERVICING PLAN

Scale:	1:100	Project Number:	
Drawn By:	FV		CCO-22-5087
Checked By:	CH	Drawing Number:	
Designed By:	FV		C102

D07-12-22-0106
#18783

FILENAME: U:\Ottawa\01 Project - Proposals\2022 Jobs\CCO-22-5087 Smart Living_Apartment_68 Sweetland Ave\12 - Drawings\CCO-22-5087_Presentation.dwg
LAST SAVED: Monday, July 24, 2023 LAST SAVED BY: FVaillant
LAST PLOTTED: Friday, July 28, 2023 CTB FILE USED: ---