

## **NOTES:**

- 1. EXISTING SERVICES AND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM THE BEST AVAILABLE RECORDS BUT ARE NOT COMPLETE. CONTRACTOR IS REQUESTED TO CHECK IN THE FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS SATISFACTION BEFORE DIGGING.
- 2. CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY.
- 3. PROPOSED SITING DETAILS FOR THIS PROPOSED BUILDING WERE TAKEN FROM THE SITE PLAN PREPARED BY "SOMA Studio", Ottawa
- 4. EXISTING HORIZONTAL AND VERTICAL SURVEY DATA SHOWN ON THIS PLAN INCLUDING SITE BENCHMARK, ROAD ELEVATION, SEWER INVERT ELEVATIONS AND THE TOPOGRAPHICAL INFORMATION OF THE LOT SHOWN WERE PROVIDED BY "SOMA STUDIO" AND ARCH-NOVA DESIGN INC. IS NOT RESPONSIBLE FOR THE SURVEY PROVIDED.
- 5. ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA.
- 6. ALL GRADES SHOWN ARE METRIC. EXISTING AND PROPOSED GRADES SHOWN ON THIS DRAWING ARE BASED ON A GEODETIC BENCHMARK PROVIDED BY "SOMA STUDIO" AS SHOWN ON THEIR SITE PLAN.
- 7. ALL WATER WORKS SHALL BE CONSTRUCTED TO CITY OF OTTAWA'S LATEST REVISED STANDARDS ON APPROVAL
- 8. CONSTRUCT ALL SANITARY AND STORM PIPES IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARD OTHERWISE AS PER OPSS AND OPSD SPECIFICATIONS.

BY THE CITY. USE SADDLE CONNECTIONS WITH CORP STOPS FOR THE 50 MM WATER SERVICE.

- 9. ALL WORKS CONSTRUCTED BY THE CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERS'
- STANDARDS AND PER CITY'S REQUIREMENTS.
- 10. THE CONTRACTOR SHALL CONSTRUCT AND ENSURE THAT THE 50 mm WATER SERVICES ON THIS LOT SHALL HAVE A MINIMUM OF 2.4m OF GROUND COVER; OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY SPECIFICATIONS W 22. THE WATER SERVICE INSTALLATION SHALL BE STEEL PIPE AND CONSTRUCTED IN ACCORDANCE WITH STD DWG W26.
- 11. IF WATER SERVICE IS LESS THAN 2.4m FROM SEWER, MANHOLE OR CATCH BASIN, CONTRACTOR IS REQUESTED TO INSULATE BETWEEN THEM WITH S/M RIGID INSULATION (AS PER CITY DETAIL W-23).
- 12. ALL WATERMAIN SERVICE AND FITTINGS SHALL CONFORM TO APPROVED AWWA AND OR CSA STANDARDS.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO COMPLETE THE WORKS.
- 14. WATER SERVICES CONNECTION ON STONEHURST AVENUE SHALL BE DONE BY THE CITY. EXCAVATION, BACKFILLING AND REINSTATEMENTS BY CONTRACTOR. ALL WATERWORKS SHALL BE CARRIED OUT TO THE CITY'S SATISFACTION.
- 15. THE OWNER AND/OR HIS CONTRACTOR SHALL CONTACT ALL THE UTILITY COMPANIES REGARDING RELOCATION REQUIREMENTS FOR THE EXISTING OVERHEAD UTILITY POLE.
- 16. WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY W-17 DETAIL.
- 17. COMBINED SEWER SERVICES LATERAL PROPOSED SHALL BE PVC-SDR28 OR EQUIVALENT AND CONNECTION TO THE EXISTING SEWER SHALL BE AS PER CITY OF OTTAWA DWG. S11. SEWER TRENCH DETAILS AS PERR STD DWG S6 & S7. CONNECT TO CITY SEWER PIPES USING SADDLE CONNECTIONS (MAX 300 MM), MANUFACTURED "T" CONNECTIONS OR FOR LARGE DIAMETERS NEW MANHOLES.
- 18. SANITARY AND STORM SEWER SERVICES BENDS AND RISERS USED MUST BE CONSTRUCTED TO THE CITY'S SATISFACTION.
- 19. DETAILS OF THE EXISTING SEWERS AND WATERMAIN SHOWN ON BRONSON AVENUE FROM THE CITY MAY NOT BE CURRENT. THE CONTRACTOR SHALL REFER TO THE CITY'S SEWER AND WATERMAIN DRAWINGS FOR DETAILS THE CONTRACTOR IS ADVISED TO EXCAVATE AND INVESTIGATE THE SEWER ELEVATIONS IN FRONT OF THIS PROPERTY FIRST TO ENSURE THAT 1.5% (MIN.) PIPE SLOPE OF THE SANITARY AND STORM LATERAL CAN BE ACHIEVED USING THE PROPOSED UNDERSIDE OF CONCRETE FOOTINGS ELEVATIONS. IF 1.5% (MIN.) SLOPE IS NOT POSSIBLE FROM THE HOUSE TO THE SEWER THEN THE CONTRACTOR SHOULD INFORM THE OWNER'S PROJECT MANAGER AND THE CITY ACCORDINGLY FOR FURTHER DIRECTION.
- 20. FOR DEVELOPMENT OF THIS LOT, THE CONTRACTOR MUST CONSTRUCT THE UNDERGROUND COMBINED SEWER AND WATER SERVICES FROM SEWER AND WATERMAIN TO THE PROPERTY FIRSTLY, PRIOR TO HOUSE CONCRETE FOUNDATION POURING.
- 21. WHERE FROST COVER FROM UNDERSIDE OF HOUSE CONCRETE FOOTING TO PROPOSED FINISHED GROUND ELEVATION IS LESS THAN 1.8m IT IS RECOMMENDED THAT INSULATION (50mm THICK) MINIMUM BE INSTALLED AT THE BUILDING FOOTING AND FOUNDATION OF THE HOUSE TO PROVIDE SUFFICIENT FROST COVER FOR THE FOUNDATION STRUCTURES. THE FOOTINGS WILL NEED TO BE REVIEWED FOR INSULATION BY THE OWNER'S SOILS ENGINEER. EXACT INSULATION REQUIREMENTS SHALL BE AS PER ARCHITECT'S INSULATION DETAILS AS SHOWN ON THEIR ARCHITECTURAL DRAWINGS AND CONFIRMED BY THE OWNER'S
- 22. FOUNDATION DRAINS TO BE EQUIPPED WITH BACKWATER VALVES INSTALLED AS PER STD.DWG S14. SANITARY BUILDING DRAINS TO BE EQUIPPED WITH FULL PORT BACKWATER VALVES INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
- 23. CONCRETE BARRIER CURB AND DEPRESSED CURB DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG. # SC-2 AND SC-6, FEB. 2002). CONCRETE CURB AND CONCRETE SIDEWALK CONSTRUCTION AND REINSTATEMENT SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA, AND IN ACCORDANCE WITH THE LATEST REVISED CITY ENGINEERING STANDARDS.
- 24. WATER SERVICE LINES AS PER STD.DWG W26.

PROPERTY LINE

Don Herweyer, MCIP RPP, Manager, Development Review Urban Services

- 25. WATER SERVICE INSTALLATION AND CROSSINGS AS PER STD.DWG W38.
- 26. CONTRACTOR TO ALLOCATE AND CAP EXISTING WATER AND SANITARY ONSITE SERVICES. PROVIDE INFORMATION TO CITY STAFF AND MAKE A NOTE FOR ENGINEER FOR AS-BUILT PLANS TO BE UPDATED.
- 27. CONNECTIONS BY THE CITY. EXCAVATION, BACKFILLING AND REINSTATEMENT BY CONTRACTOR.

150 mm OPSS Granular "A"

## **LEGEND** 56.63 PROPOSED ELEVATION 57.87 EXISTING ELEVATION U/S FOOTING PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION ── ₩ ── PROPOSED 50mmø WATER SERVICES COPPER TYPE "K" PROPOSED 150mmø PVC SANITARY LATERAL SERVICES @ 1% (MIN.) SLOPE PROPOSED 200mmø PVC STORM SEWER - P - EXISTING UNDERGORUND POWER LINE/CONDUIT EXISTING CATCH BASIN EXISTING STORM MANHOLE DETAIL 2: TYPICAL CROSS SECTION FOR THE PARKING (DRIVEWAY) EXISTING SANITARY MANHOLE EXISTING WATER VALVE EXISTING FIRE HYDRANT EXISTING UTILITY POLE PROPOSED CURB STOP & SERVICE POST PROPOSED METER & REMOTE METER D3**X** ROOF DRAIN

	0 1	2 3 4 5	10 m	394 BRONSON AVE. KEY MAP
Drawn by: Z.M. Checked by			ARCH-NOVA Design Inc. 45 Banner Road NEPEAN ON K2H 8X5 613-829-5722 contact@archnova.ca	
Approved by Z.M.  Rev 1 Date Description		Description		
ILEA I	Date	Description	Servicing & Grading Plan	
Rev 2	Date	Description	Location 394 BRONSON AV	ENUE, OTTAWA, ON
Owner 1392 L		1392 Louis Lane, C	Ottawa, ON, K1B 3P3	
APPRO	VED 🗆	REFUSED □	Project No CW-01-18 City of Ottawa File No: March, 2018	Z. MRDJA EE

W-01