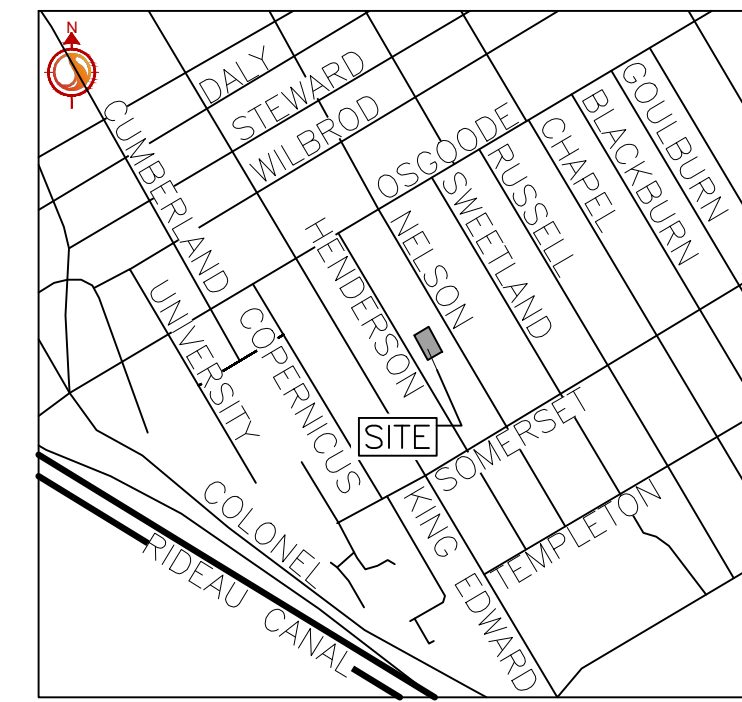




APPROVED ☒ REFUSED ☐

THIS _13_ DAY OF August, 2020

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

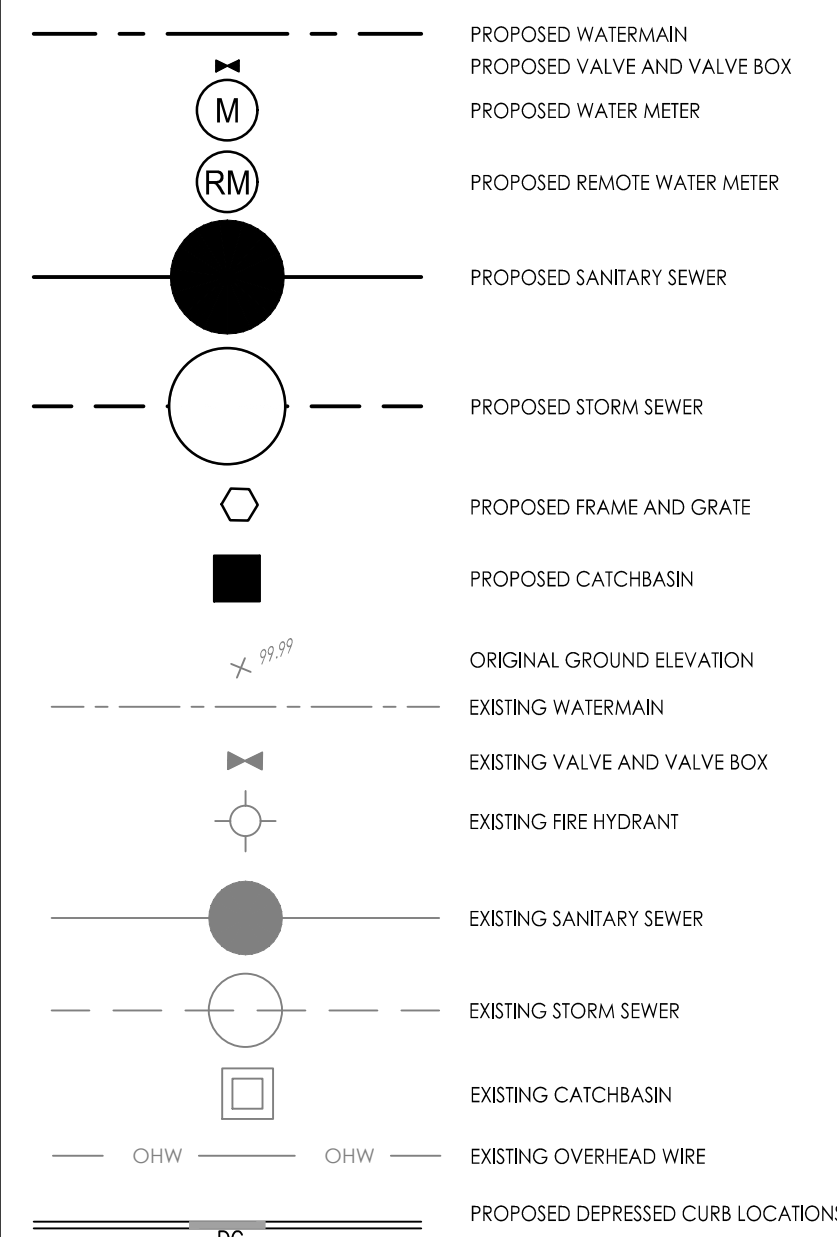


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Legend



Notes

- EXISTING STORM AND SANITARY SERVICES TO BE CARPED AT PROPERTY LINE AND ABANDONED AS PER S11.4 IF NOT PART OF DEMOLITION CONTRACT.
- EXISTING WATER SERVICES TO BE BLANKED AT MAIN IF NOT PART OF DEMOLITION CONTRACT.
- SERVICE CONNECTION TO EXISTING WATERMAIN TO BE COMPLETE BY CITY FORCES. EXCAVATION, BACKFILL AND REINSTATEMENT BY CONTRACTOR.
- TOPOGRAPHIC SURVEY AND BENCHMARK COMPLETED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED AUGUST 25, 2017
- SITE PLAN PREPARED BY PROJECT1 STUDIO DATED MAY 26, 2020.
- GEOTECHNICAL REPORT CP-17-0438 PREPARED BY McINTOSH PERRY DATED MARCH 2018.

NO.	REVISION	DATE	BY	APPD.
4	REVISED ROOF DRAINAGE	20.06.16	WJ	KK
3	REVISED SITE PLAN	20.06.03	WJ	KK
2	REVISED AS PER CITY COMMENTS	20.02.12	WJ	KK
1	ISSUED FOR SITE PLAN APPROVAL	18.05.07	WJ	KK

Revision By Appd. YY.MM.DD

File Name:	160401351-08	JP	KK	WJ	18.03.06
		Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal



Client/Project

TC UNITED GROUP
800 INDUSTRIAL AVENUE

APARTMENT BUILDING
105-109 HENDERSON AVENUE
OTTAWA, ONTARIO

Title

SITE SERVICING PLAN

Project No.

160401351

Drawing No.

SSP-1

Scale

0 1 3 5m
1:100

Sheet

2 of 5

Revision

4

#18037

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 BY OTHERS 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 GP-1.
- THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DWGS.
- EXISTING STORM AND SANITARY SERVICE LATERALS TO BE ABANDONED AS PER S11.4. EXISTING WATER SERVICE TO BE BLANKED AT THE MAIN.
- EAVESTROUGHS AND ROOF DRAINS TO DISCHARGE TO THE SURFACE WITH DRAINAGE DIRECTED TOWARDS THE STREET. CONNECTIONS TO STORM SEWER MAIN IS NOT PERMITTED. DISCHARGE MUST BE A MINIMUM OF 1.5m FROM ALL PROPERTY LINES.
- ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IN EXISTING INVERTS OBSERVED BY CONTRACTOR

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 96% 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 1.5m OF COVER ABOVE THE SEWER SERVICES.
- CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSS 410 AND OPSS 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.
- DIRECT CONNECTION OF ANY WINDOW WELL VERTICAL DRAIN IS PROHIBITED. WINDOW WELL DRAINS MUST BE INDIRECTLY CONNECTED TO THE FOOTING DRAINS.

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 METALIC 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. 24m 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 EFFECT THE ENVIRONMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MUNICIPAL AND/OR PROVINCIAL REQUIREMENTS ARE FOLLOWED.

SEWER AND WATERMAIN CROSSING TABLE						
CROSSING	STM INV.	STM OBV.	SAN INV.	SAN OBV.	WTR TOP.	WTR BTM.
1	66.31	66.41	66.31	66.45	67.15	66.95
2	66.29	66.39	64.97	65.22		
3	65.96	66.16	64.88	65.13		
4	66.31	66.51			67.10	66.90