

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. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
3. 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.
4. THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
5. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
7. CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.
8. 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 OPSD 509.010 AND OPSD 310.
9. 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.
10. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVICING, GRADING, AND SITE ELECTRICAL DWGS.
11. EXISTING STORM AND SANITARY SERVICE LATERALS TO BE ABANDONED PER S11.4. EXISTING WATER SERVICE TO BE BLANKED AT THE MAIN.
12. ROOF DRAINS TO DISCHARGE TO THE SURFACE WITH DRAINAGE DIRECTED TOWARDS THE REAR YARD CATCHBASINS.

WATERMANS

1. ALL WATERMANS, WATER SERVICES, CONNECTIONS AND APPURTENANCES AS PER CITY OF OTTAWA STANDARDS. THE CONTRACTOR SHALL CO-ORDINATE AND PAY ALL RELATED COSTS INCLUDING THE COST OF CONNECTION, INSPECTION AND DISINFECTION BY CITY OF OTTAWA PERSONNEL. WATERMAIN TRENCH TO BE IN ACCORDANCE WITH CITY OF OTTAWA W17.
2. WATER SERVICES ARE TO BE TYPE 'K' COPPER PIPE AS PER CITY OF OTTAWA STANDARD W26 (UNLESS OTHERWISE NOTED). WATER SERVICE TO EXTEND TO 1.0m FROM BUILDING FACE. STAND POST TO BE INSTALLED AT PROPERTY LINE.
3. ALL WATERMAIN BENDS, JOINTS, TEES AND PLUGS SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
4. ALL WATERMANS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
5. ALL WATERMANS SHALL BE BACTERIOLOGICAL 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.
6. CATHODIC PROTECTION PER CITY OF OTTAWA W40 AND W42.
7. EXISTING RESIDENTIAL WATER SERVICES TO BE BLANKED AT THE MAIN BY CITY FORCES.
8. VALVES TO BE OPERATED BY CITY OF OTTAWA STAFF ONLY.
9. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY OF OTTAWA. COA FORCES TO COMPLETE WATERMAIN CONNECTIONS, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
10. WATERMAIN SHALL BE A MINIMUM OF 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. WHERE LESS THAN 2.4m COVER, THERMAL INSULATION IS TO BE PROVIDED AS PER CITY STD. DWGS. W 21 (DITCHED AREAS), W22 (SHALLOW TRENCHES), W23 (AT OPEN STRUCTURES) AND CITY OF OTTAWA DESIGN GUIDELINES - WATER DISTRIBUTION SECTION 4.3.13.
11. A MINIMUM OF 0.5 VERTICAL CLEARANCE IS REQUIRED BETWEEN WATERMAIN(S) AND ALL UTILITIES AND SEWERS, IN LOCATIONS WHERE THIS IS NOT ACHIEVABLE. THE CONTRACTOR MUST FOLLOW PROCEDURE F-1 SEC 5.2 OF THE ONTARIO DRINKING WATER RESOURCE ACT.
12. THERMAL INSULATION SHALL BE INSTALLED ON ALL PROPOSED CB'S AS PER CITY OF OTTAWA W22 & W23 WHERE 2400mm SEPARATION CANNOT BE ACHIEVED FROM THE PROPOSED WATER SERVICE.

STORM AND SANITARY SEWERS

1. SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH CURRENT CITY OF OTTAWA (COA) STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS (OPSS & OPSD); ROADS AND PUBLIC WORKS.
2. 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.
3. FOR CONSTRUCTION DETAILS NOT SHOWN ON PLANS, REFERENCE SHALL BE MADE TO THE ONTARIO PROVINCIAL STANDARDS DRAWINGS AND CITY OF OTTAWA STANDARDS.
4. SERVICES TO BUILDINGS TO BE TERMINATED 1.0m FROM THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
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 2.0m 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. A COPY OF THE INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW.
8. COUPLINGS AS PER CITY MATERIAL SPECIFICATIONS N-22.15 TENDER REF # S18.1-1.4 TO BE USED TO INSTALL PVC SDR-35 PIPE WHERE CONNECTING TO THE EXISTING CLAY SEWER. PROPOSED SERVICES TO CONNECT TO THE MAIN WITH PRE-MANUFACTURED TEES AS PER CITY STD. S11.1.
9. CATCH BASINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS c/w FRAME AND GRATE. REAR YARD CB'S SHALL BE AS PER S19.1 AND STREET CB'S AS PER S2 AND S19. PROVIDE 150mm ADJUSTED SPACERS. ALL CATCH BASINS SHALL HAVE SUMPS (600mm DEEP). STREET CATCH BASIN LEADS SHALL BE 200mm DIA. (MIN) PVC SDR 35 AT 1.0% GRADE WHERE NOT OTHERWISE SHOWN ON PLAN. CATCH BASINS WILL BE INSTALLED WITH INLET CONTROL DEVICES (ICD) AS PER DWG SSP-1.
10. STREET CATCH BASINS TO BE INSTALLED c/w 150mmØ SUBDRAINS 3m LONG IN FOUR ORTHOGONAL DIRECTIONS OR LONGITUDINALLY WHEN PLACED ALONG A CURB, AND AT AN ELEVATION OF 300mm BELOW SUBGRADE LEVEL.
11. CATCH BASINS CONNECTING TO COMBINED SEWERS TO BE EQUIPPED WITH ODOUR TRAPS.

APPROVED

By Jenny Kluge at 11:08 am, Sep 09, 2020

J Kluge

JENNY KLUKE
PLANNER

PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



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Legend

- PROPOSED WATERMAIN
- PROPOSED VALVE AND VALVE BOX
- PROPOSED WATER METER
- PROPOSED REMOTE WATER METER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CATCHBASIN
- PROPOSED LANDSCAPE CATCHBASIN
- EXISTING WATERMAIN
- EXISTING COMBINED SEWER
- EXISTING OVERHEAD WIRE
- EXISTING GAS MAIN
- EXISTING BELL
- PROPOSED DOOR LOCATIONS
- PROPOSED RETAINING WALL

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 APPROPRIATE STANDARD AND REGULATIONS
3. SITE PLAN PREPARED BY SUSAN D. SMITH ARCHITECT, REV 3 DATED JUNE 4, 2020.
4. TOPOGRAPHIC SURVEY SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. No. 19862-19. PART OF LOT 24 IN BLOCK 5, NORTH SIDE OF HOLMWOOD AVENUE, REGISTERED PLAN 28085, CITY OF OTTAWA, DATED AUGUST 13, 2019
5. GEOTECHNICAL REPORT PG5051-LET.02 REV 1 PREPARED BY PATERSON GROUP DATED JULY 7, 2020.

4	REVISED AS PER CITY COMMENTS	WAJ	KJK	20.08.20	
3	REVISED AS PER CITY COMMENTS	WAJ	KJK	20.07.09	
2	REVISED AS PER CITY COMMENTS	WAJ	KJK	20.04.07	
1	ISSUED FOR REVIEW	WAJ	KJK	19.11.29	
Revision		By	Appd.	YY.MM.DD	
File Name:	160401526-DB	JLP	KJK	WAJ	19.10.21
		Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project

ART CONSTRUCTION
SUITE 201B - 889 BANK STREET

3 STOREY RESIDENTIAL APARTMENT
27 MONK STREET
OTTAWA, ON

Title

SITE SERVICING PLAN

Project No.

160401526

Drawing No.

SSP-1

Scale

1:50

Sheet

2 of 5

Revision

07-12-19-0202

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