


1. ALL WORKS TO BE COMPLETED AS PER CURRENT CITY OF OTTAWA STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
2. SEWER LATERALS TO BE PVC DR 35.
3. USE COMMON TRENCH FOR ALL SERVICE LATERALS.
4. WATER SERVICES TO BE PVC, DR 18 CL150. MINIMUM COVER OF 2.4m FOR WATER SERVICE IS REQUIRED. USE THERMAL INSULATION AS PER CITY STANDARDS WHEN COVER IS LESS THAN 2.4m.
5. ALL SERVICE LATERAL AND SURFACE RESTORATION WORK IN ACCORDANCE WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
6. FULL PORT BACKWATER VALVE IS REQUIRED ON BOTH THE SANITARY AND STORM SERVICE CONNECTIONS.
7. WATER SERVICE CHLORINATION AND TESTING TO BE COMPLETED BY CITY FORCES.
8. PROPOSED BUILDING INFORMATION TAKEN FROM TACT ARCHITECTS DRAWINGS.
9. AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE IMPLEMENTED ON THIS SITE, AS A MINIMUM THAT PLAN WILL INCLUDE A LIGHT DUTY SILT FENCE BUILT TO 0.61M TO STAND 219.110 SURROUNDING THE SITE WHERE PRACTICAL AND SILT SACKS FITTED UNDER EXISTING STREET CATCH BASINS.
10. ALL SHOWN UTILITIES ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED BY CONTRACTOR, ANY DISCREPANCIES ARE TO BE REPORTED TO IBI GROUP PRIOR TO CONTRACTOR MOBILIZING TO SITE.
11. CONTRACTOR RESPONSIBLE TO SUPPORT EXISTING UTILITIES THAT MAY BE AFFECTED DURING CONSTRUCTION
12. EXISTING CURBS AND SIDEWALKS ARE TO BE REMOVED AND REPLACED AS NOTED ON THE DRAWINGS.

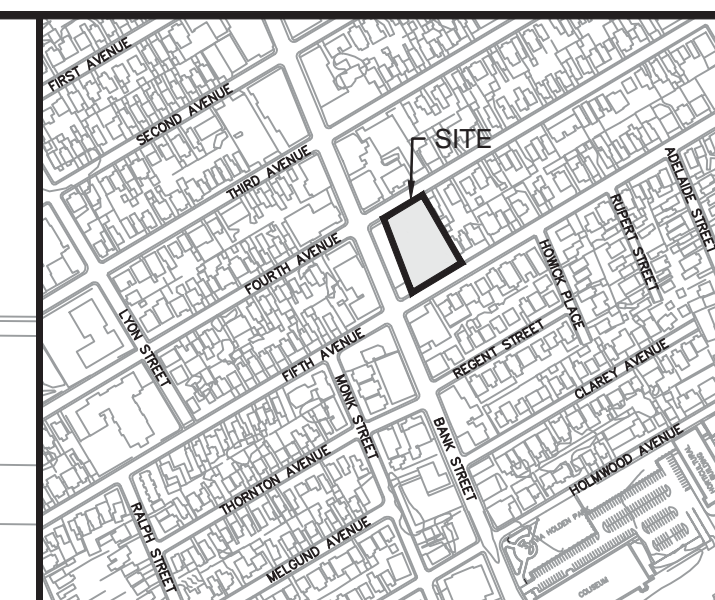
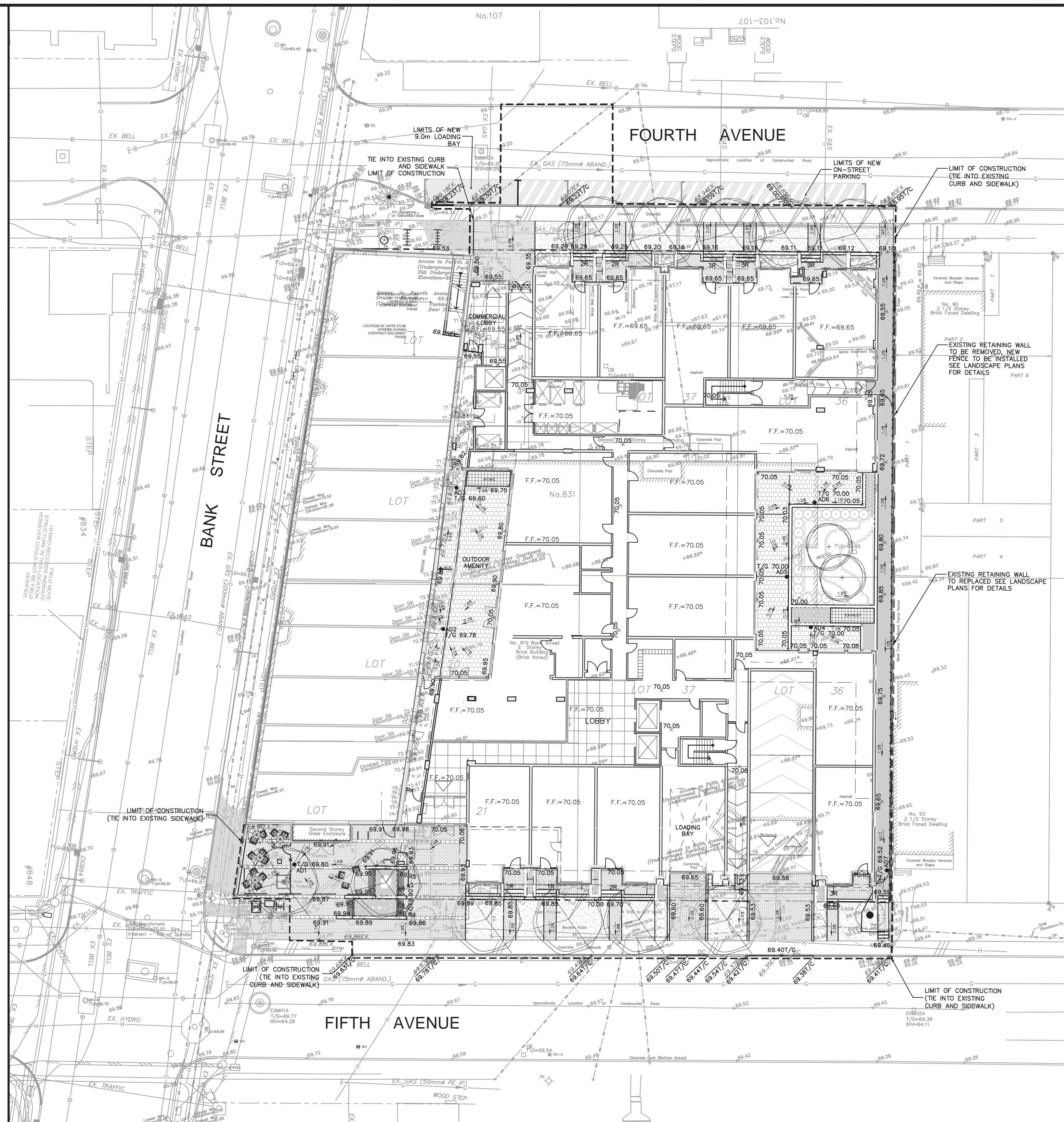
13. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATER COURSE. DURING THE CONSTRUCTION, THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, USING FILTER CLOTH UNDER THE GRATES OF CATCHBASINS AND MANHOLES AND INSTALLING SILT FENCES, OTHER EFFECTIVE SEDIMENT TRAPS. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO FINES IMPOSED BY ANY APPLICABLE REGULATORY AGENCIES.
14. BEARINGS SHOWN HEREON AND ELEVATIONS AS INDICATED ON THE LOT SURVEY FOR ANNULMENT OF THE VOLLBECK LTD. DATED SEPT. 7, 2017.
15. FOR GEOTECHNICAL INFORMATION SEE PROPOSED MULTI-STORY BUILDING, 99 FIFTH AVENUE EAST, WILLOWDALE, ONTARIO BY PATERSON GROUP INC
16. CLAY SEAL TO BE INSTALLED IN SERVICE TRENCHES BETWEEN CONNECTION POINT AND CAP.
17. LANDSCAPING PLAN COMPLETED BY F.D. FOUNTAIN REFER TO LANDSCAPE PLANS FOR SEWER LAYOUT BETWEEN CONCRETE SIDEWALK AND BUILDING.
18. THE EXISTING BUILDING BEHIND THE COMMERCIAL BUILDING AT 99 FIFTH AVENUE IS TO BE DEMOLISHED. PRIOR TO DEMOLITION THE EXISTING BUILDING SERVICES ARE TO BE FIELD LOCATED AND DECOMMISSIONED AS PER CURRENT CITY STANDARDS. THE WATER SERVICES ARE TO BE BLANKED AT THE WATERMAIN BY CITY FORCES AS PART OF THE WATER PERMIT. EXISTING SEWERS ARE TO BE CAPPED AT THE PROPERTY LINE BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY'S SEWER OPERATIONS STAFF.
19. PROPOSED SIAMESE CONNECTION IS ±24m FROM EXISTING HYDRANT
20. OUTLET PIPE FROM THE SITE AREA DRAIN TO BE DIRECTED INTO THE PARKING LEVEL. MECHANICAL DESIGNER

- TO DESIGN THE INTERNAL DRAINAGE PIPES TO THE CISTERN LOCATION. THE DRAIN IS TO BE EQUIVALENT TO HEAVY DUTY FLOOR DRAIN FIG. 2290 BY JAY R. SMITH MFG.CO.
21. MONITORING MANHOLES ARE TO BE INSTALLED ON THE SANITARY AND STORM SEWERS AT THE PROPERTY LINE. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEERS REVIEW PRIOR TO CONSTRUCTION.
22. THE MECHANICAL ENGINEER IS TO CONNECT BOTH THE MECHANICAL ROOM TO THE MECHANICAL ROOM WITH A TEE AND CREATE ONE WATER SERVICE DESIGNED TO SERVICE THE BUILDING.
25. ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM.



DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jamesdo at 2:44 pm, Jun 26, 2019



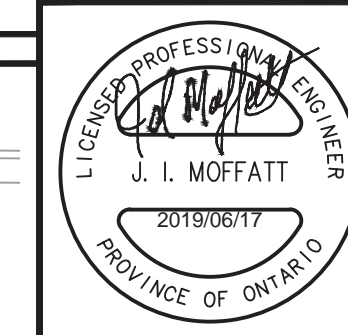
KEY PLAN
N.T.S.

14			
13			
12			
11			
10			
9			
8			
7			
6	ISSUED FOR PERMIT	JIM	2019:06:17
5	ISSUED FOR PERMIT	JIM	2019:04:26
4	RELOCATE AD1	JIM	2019:04:18
3	REVISED AS PER CITY COMMENTS AND NEW SITE PLAN	JIM	2019:04:05
2	REVISED AS PER CITY COMMENTS	JIM	2019:01:18
1	ISSUED FOR SPA	JIM	2018:10:19
No.	REVISIONS	By	Date



Project Title

99 FIFTH AVENUE

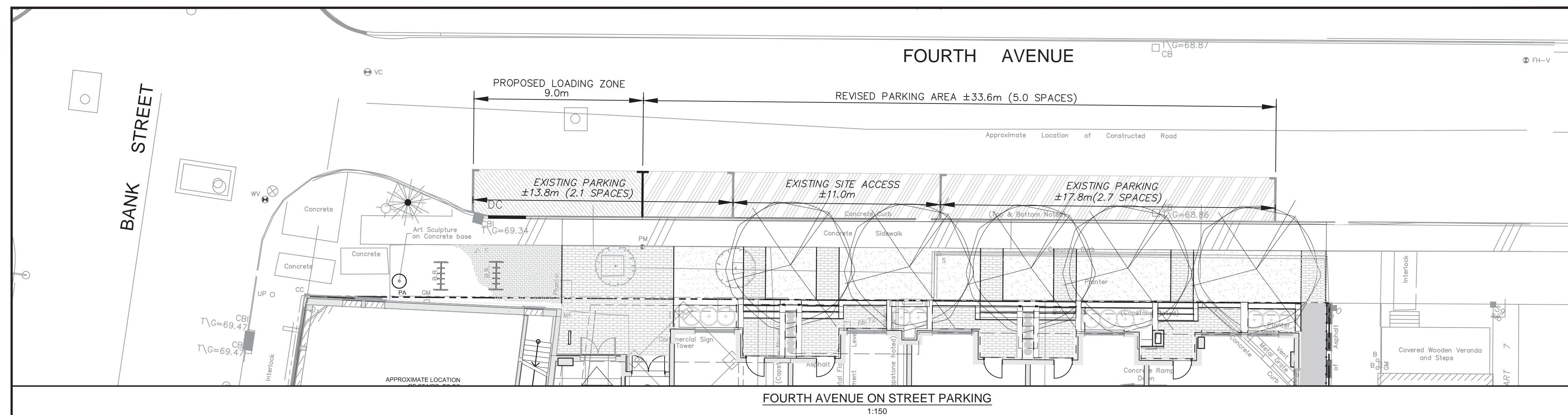




Drawing Title

SITE GRADING PLAN

Scale 1:250

Design S.E.L.	Date SEPT. 2018
Drawn D.P.S.	Checked J.I.M.
Project No. 113459	Drawing No. C-200



PROPERTY LINE			
	FINISHED FLOOR ELEVATION		EXISTING TRAFFIC SIGN
	DEPRESSED CURB		EXISTING CATCH BASIN
	SIAMESE CONNECTIONS (SEE MECH. DRWG. FOR EXACT LOCATION)		PROPOSED CURB INLET CATCH BASIN
	PROPOSED GAS SERVICE		EXISTING COMBINED MANHOLE
	EXISTING UNDERGROUND HYDRO	<u>300# COMBINED</u>	EXISTING COMBINED SEWER
	EXISTING OVERHEAD HYDRO	<u>200# STORM</u>	PROPOSED STORM SEWER
	EXISTING HYDRO MANHOLE	<u>400# WATERMAIN</u>	EXISTING WATERMAIN
	EXISTING HYDRO AND LIGHT POLE	<u>200# SANITARY</u>	PROPOSED SANITARY SEWER
	EXISTING GAS MAIN	<u>200# WATERMAIN</u>	PROPOSED WATERMAIN
	EXISTING BELL		PROPOSED VALVE AND VALVE BOX
	EXISTING BELL MAN HOLE	<u>200x150REDUCER</u>	PROPOSED REDUCER
	EXISTING TRAFFIC MANHOLE		EXISTING FIRE HYDRANT
	EXISTING TRAFFIC LIGHT		EXISTING SIGN
	PROPOSED CONCRETE SIDEWALK		EXISTING WATER VALVE

Plot Scale: 1:25.4 Plotted At: 6/18/2019 10:40 AM Last Saved By: DSIURNA Last Saved At: Jun. 18, 19

2018	D07-12-18-0149
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