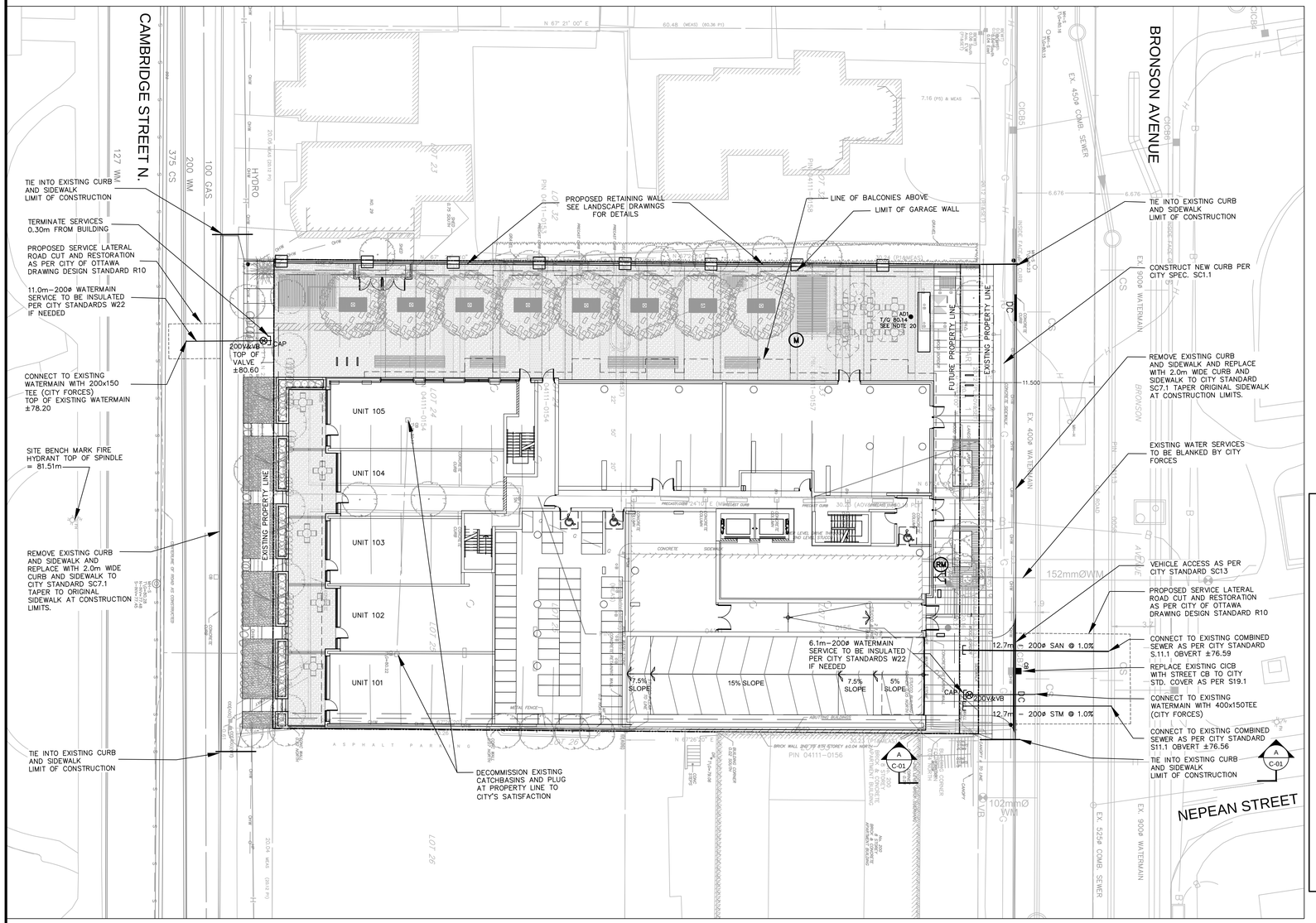
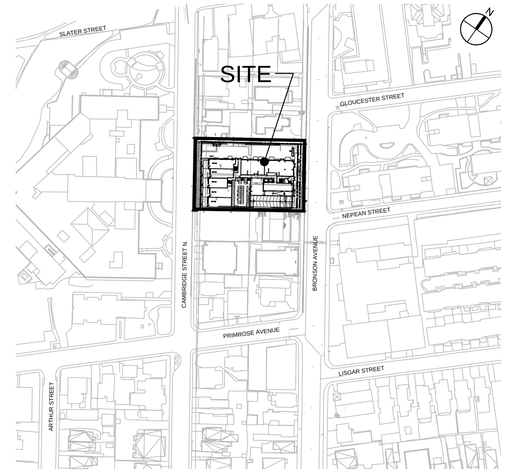




KEY PLAN
N.T.S.

LEGEND

- PROPERTY LINE
- FF 80.50 — FINISHED FLOOR ELEVATION
- DC — DEPRESSED CURB
- CURB TAPER
- (M) — WATER METER (SEE MECH. DRWG. FOR EXACT LOCATION)
- (RM) — REMOTE WATER METER (SEE MECH. DRWG. FOR EXACT LOCATION)
- SIAMESE CONNECTIONS (SEE MECH. DRWG. FOR EXACT LOCATION)
- -G- — PROPOSED GAS SERVICE
- -H- — EXISTING UNDERGROUND HYDRO
- -O/H- — EXISTING OVERHEAD HYDRO
- HMH — EXISTING HYDRO MANHOLE
- H/SL — EXISTING HYDRO AND LIGHT POLE
- -G- — EXISTING GAS MAIN
- -B- — EXISTING BELL
- BMH — EXISTING BELL MANHOLE
- TMH — EXISTING TRAFFIC MANHOLE
- TL — EXISTING TRAFFIC LIGHT
- PROPOSED CONCRETE SIDEWALK
- EXISTING TRAFFIC SIGN
- CB — EXISTING CATCH BASIN
- MH — EXISTING COMBINED MANHOLE
- 300ø COMBINED — EXISTING COMBINED SEWER
- 200ø STORM — PROPOSED STORM SEWER
- 406ø WATERMAIN — EXISTING WATERMAIN
- 200ø SANITARY — PROPOSED SANITARY SEWER
- 200ø WATERMAIN — PROPOSED WATERMAIN
- 200V&VB — PROPOSED VALVE AND VALVE BOX
- 200x150REDUCER — PROPOSED REDUCER
- FH — EXISTING FIRE HYDRANT
- SN — EXISTING SIGN
- EXISTING WATER VALVE
- SP — EXISTING WATER SERVICE STANDPOST
- VB — EXISTING VALVE BOX

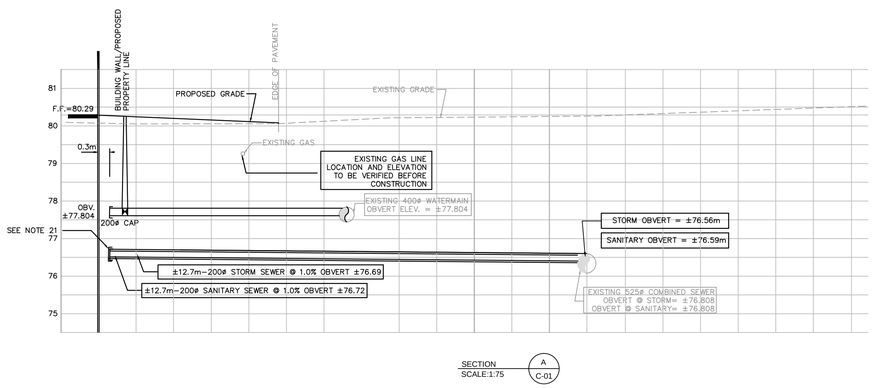
NOTES:

1. ALL WORKS TO BE COMPLETED AS PER CITY OF OTTAWA STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
2. SEWER LATERALS TO BE PVC DR 35.
3. USE 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 CORE ARCHITECTS INC. 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 BARRIER TO OPSD STANDARD 219.110 SURROUNDING THE SITE WHERE PRACTICAL AND FILTER CLOTHS 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 WITH 2.0m WIDE CURB AND SIDEWALKS TO CITY STANDARD SC7.1.
13. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATER COURSE, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, USING FILTER CLOTH UNDER THE GRATES OF CATCHBASINS AND MANHOLES AND INSTALLING SILT FENCES AND OTHER EFFECTIVE SEDIMENT TRAPS. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCIES.
14. BEARINGS SHOWN HEREON AND ELEVATIONS ARE INDICATED ON THE LOT SURVEY BY STANTEC GEOMATICS LTD. DATED MAY 2, 2013
15. FOR GEOTECHNICAL INFORMATION SEE MULTI-STOREY BUILDING, 192 BRONSON AVENUE, OTTAWA, ONTARIO" BY PATERSON GROUP INC
16. CLAY SEAL TO BE INSTALLED IN SERVICE TRENCHES BETWEEN CONNECTION POINT AND CAP.
17. LANDSCAPING PLAN COMPLETED BY 02 PLANNING + DESIGN INC. REFER TO LANDSCAPE PLANS FOR SURFACE FINISH BETWEEN CONCRETE SIDEWALK AND BUILDING.
18. THE EXISTING BUILDING AT 192 BRONSON AVENUE IS TO BE DEMOLISHED. PRIOR TO DEMOLITION THE EXISTING BUILDING SERVICES ARE TO BE FIELD LOCATED AND DECOMMISSIONED AS PER 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 ±31m 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 PORTS ARE TO BE INSTALLED ON THE SANITARY AND STORM SEWERS INSIDE THE PROPERTY LINE.
22. THE MECHANICAL ENGINEER IS TO CONNECT BOTH WATERMAINS IN THE MECHANICAL ROOM WITH A TEE AND CREATE ONE WATER SERVICE DESIGNED TO SERVICE THE BUILDING.

GROUND LEVEL STORMWATER MANAGEMENT

	100YR STORAGE VOLUME REQUIRED (m^3)	MAX RELEASE RATE (L/s)
* CISTERN	98.23	6.73

* CISTERN LOCATION & DESIGN BY OTHERS.



SECTION A C-01
SCALE:1:75

No.	REVISIONS	By	Date
14			
13			
12			
11			
10			
9			
8			
7			
6	ISSUED FOR SPA 2ND SUBMISSION	JIM	14:08:14
5	REVISED AS PER NEW SITE AND LANDSCAPE PLANS AUGUST 2014	JIM	14:08:13
4	ISSUED FOR SECOND CITY SUBMISSION	JIM	14:06:06
3	REVISED AS PER CITY COMMENTS AND NEW SITE PLAN	JIM	14:05:29
2	REVISED FOR SITE PLAN APPROVAL	JIM	26:09:13
1	ISSUED FOR SITE PLAN APPROVAL	JIM	13:09:13

BRONSON INC.

778 KING ST. WEST.
TORONTO ON M5V 1N6
416-368-5262

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Fax (613)225-9868

Project Title

192 BRONSON AVENUE

OTTAWA, ONTARIO, CANADA

LICENSED PROFESSIONAL ENGINEER
J. I. MOFFATT
2014/08/14
PROVINCE OF ONTARIO

Drawing Title

SITE SERVICING

Scale: 1:200

Design	Date
M.B.	SEPTEMBER 2013
Drawn: M.B.	Checked: J.I.M.
Project No.: 34206	Drawing No.: C-100