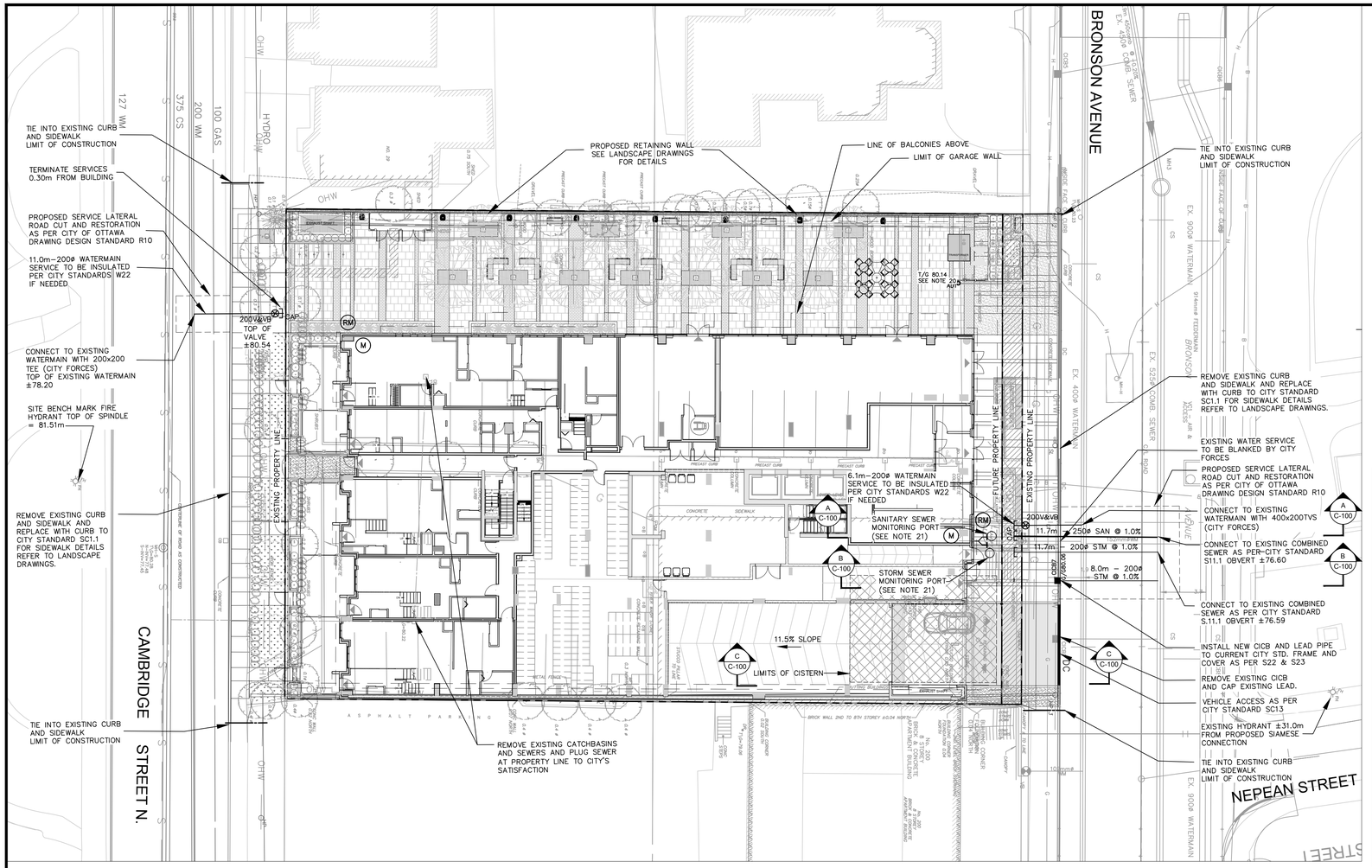
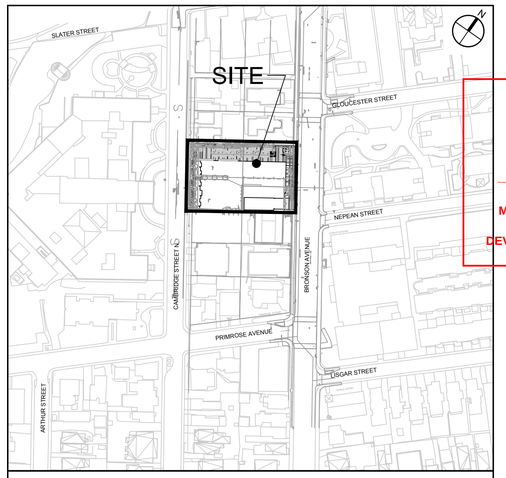




KEY PLAN
N.T.S.

APPROVED
By Douglas James at 8:48 am, Aug 31, 2018

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

LEGEND

	PROPERTY LINE
FF 80.50	FINISHED FLOOR ELEVATION
DC	DEPRESSED CURB
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——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
CICB	PROPOSED CURB INLET CATCH BASIN
MH	EXISTING COMBINED MANHOLE
300ø COMBINED	EXISTING COMBINED SEWER
200ø STORM	PROPOSED STORM SEWER
400ø WATERMAIN	EXISTING WATERMAIN
200ø SANITARY	PROPOSED SANITARY SEWER
200ø WATERMAIN	PROPOSED WATERMAIN
200VA&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

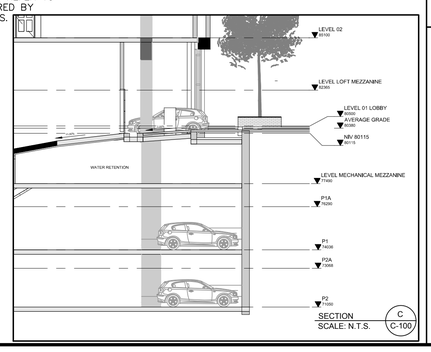
No.	REVISIONS	By	Date
14			
13			
12			
11	ISSUED FOR PERMIT	JIM	18:05:07
10	RE-ISSUED FOR SPA	JIM	18:04:16
9	REVISED AS PER CITY COMMENTS AND NEW SITE PLAN	JIM	18:03:23
8	RE-ISSUED FOR SPA	JIM	18:02:07
7	RE-ISSUED FOR SPA	JIM	14:11:07
6	ISSUED FOR SPA 2ND SUBMISSION	JIM	14:08:14
5	REVISED AS PER NEW 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

PRINCE DEVELOPMENTS

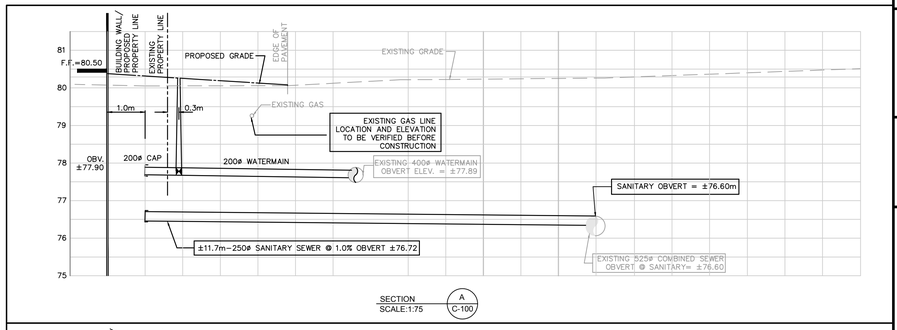
NOTES:

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 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 GEIGERHUOT 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 BARRIER TO OPSD STANDARD 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 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 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 FOTENN 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 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 ±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.
23. FOR SECTION C DETAILS REFER TO DRAWING A300, PREPARED BY GEIGERHUOT ARCHITECTS.
24. UNDERGROUND PARKING GARAGE IS FOR RESIDENTIAL USE ONLY. COMMERCIAL VEHICLES WILL NOT BE ACCESSING THE UNDERGROUND PARKING.
25. ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF OTTAWA BENCHMARK MONUMENT NO. 3604 INDEX 148, HAVING A PUBLISHED ELEVATION OF 67.512 METRES.

GROUND LEVEL STORMWATER MANAGEMENT		
	100YR STORAGE VOLUME REQUIRED (m^3)	MAX RELEASE RATE (L/s)
* CISTERN	101.76	5.36
* CISTERN LOCATION & DESIGN BY OTHERS.		



SECTION C
SCALE: N.T.S.
C-100



SECTION A
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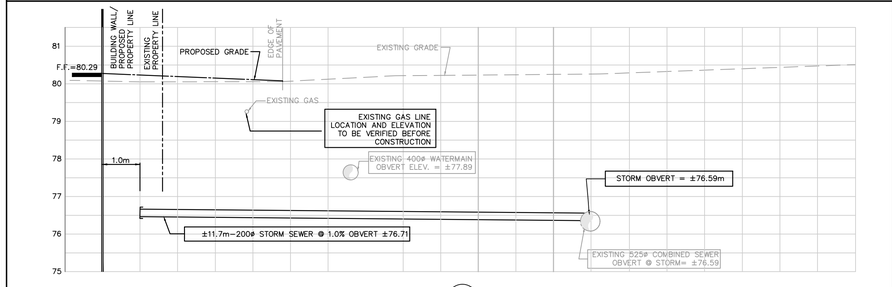
C-100



SECTION B
SCALE:1:75
C-100

IBI GROUP
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Ottawa ON K1S 5N4 Canada
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Project Title
192 BRONSON AVENUE
OTTAWA, ONTARIO, CANADA

LICENSED PROFESSIONAL ENGINEER
J. I. MOFFATT
2018/05/07
PROVINCE OF ONTARIO

Drawing Title
SITE SERVICING

Scale
1:200

Design	Date
M.B.	SEPTEMBER 2013
Drawn	**Checked**
M.B.	J.I.M.
Project No.	**Drawing No.**
115692	C-100

D07-12-13-0171

J:\115692_192Bronson\3.0 Drawings\Civil\current\115692-Service.dwg Layout Name: C-100 Plot Style: ---- Plot Scale: 1:2.5849 Plotted At: 6/26/2018 9:41 AM Last Saved By: ssuma Last Saved At: Jun. 11, 18