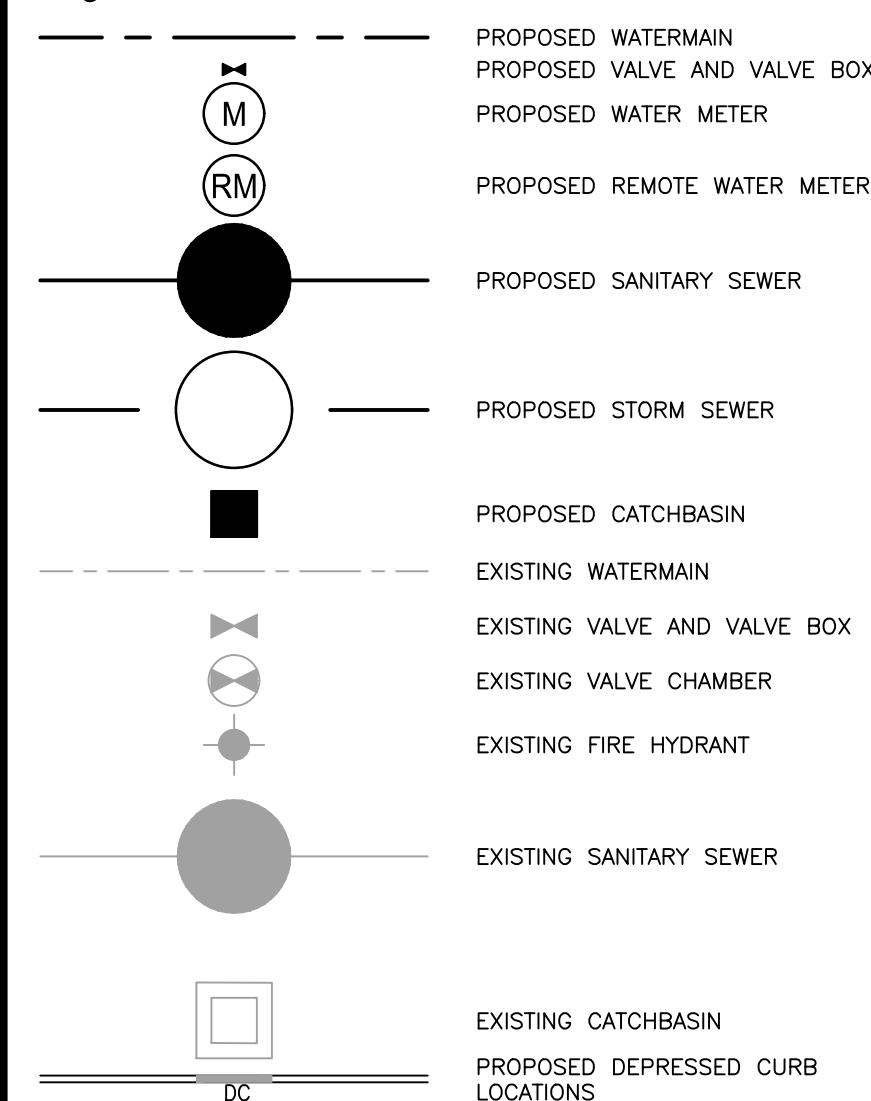


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Legend



Notes

- EXISTING STORM AND SANITARY SERVICES TO BE BLANKED AT PROPERTY LINE 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 STANTEC GEOMATICS LTD. DATED FEB 15, 2018.
- SITE PLAN PREPARED BY RUBIN & ROTMAN ARCHITECTS DATED MARCH 14, 2018.
- GEOTECHNICAL REPORT PREPARED BY STANTEC GEOMATICS LTD. DATED APRIL 30, 2018.

1	ISSUED FOR SITE PLAN APPLICATION	WAJ	KJK	18.05.17
Revision		By	Appd.	YYMMDD

File Name:	160401400-DB	_JP	KK	SL	18.03.06
		Dwn.	Chkd.	Dgnr.	YYMMDD

Permit-Seal

Client/Project

TC UNITED GROUP
800 INDUSTRIAL AVENUE
APARTMENT BUILDING
689 CHURCHILL AVE. NORTH
OTTAWA, ONTARIO

Title

SITE SERVICING PLAN

Project No.
160401400

Drawing No.

SSP-1

Scale
1:100

Sheet
1 of 4

Revision
1



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.
- 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 CONTRACTORS EXPENSE.
- ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
- 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 OPS5 509.010 AND OPS5 310.
- 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, GRADING, AND SITE ELECTRICAL DWGS.
- ALL EXISTING SERVICES TO BE BLANKED.
- EAVESTROUGHS AND ROOF DRAINS TO DISCHARGE TO THE SURFACE WITH DRAINAGE DIRECTED TOWARDS THE FRONT YARDS.
- SERVICE LATERALS UNDERNEATH DRIVEWAYS TO BE SLEEVED.

WATERMANS

- 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.
- WATER SERVICES ARE TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA STANDARD W26 (UNLESS OTHERWISE NOTED). WATER SERVICE TO EXTEND 1.0M BEYOND PROPERTY LINE. STAND POST TO BE INSTALLED AT PROPERTY LINE.
- ALL WATERMANS SHALL HAVE MIN. COVER OF 2.4m. WATERMANS ARE TO BE INSTALLED TO THE ELEVATIONS SHOWN ON THE APPROVED SITE SERVICING DRAWING. WHERE SPECIFIC WATERMAIN ELEVATIONS ARE NOT SHOWN ON SERVICING DRAWING, A MINIMUM COVER OF 2.4m FROM PROPOSED GRADES, AS SHOWN ON THE GRADING PLAN, MUST BE MAINTAINED AT ALL TIMES. IN PREGRADE AREAS COVER TO BE FROM PREGRADE ELEVATIONS.
- ALL WATERMAIN BENDS, JOINTS, TEES AND PLUGS SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
- 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 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.
- ALL WATERMANS SHALL BE BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES. 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.
- CATHODIC PROTECTION PER CITY OF OTTAWA W40 AND W42.

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 98% 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.
- 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 OPS5 410 AND OPS5 407. A COPY OF THE INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW.
- STORM SERVICE CONNECTION AS PER CITY STD S11; SANITARY SERVICE CONNECTION AS PER CITY STD S11.1

CROSSING	STM INV	STM OBV	SAN INV	SAN OBV	WTR TOP	WTR BTM	NOTES
1	75.42	75.52	74.08	74.18	75.17	74.77	
2	75.27	75.37	73.90	74.20			
3	76.09	76.29			75.06	74.66	
4	75.53	75.73	73.82	74.12			

