



LEGEND

W. Ellas & Associates consulting engineers

1.ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANLARDS AND REGULATIONS OF THE CITY OF OTTAWA STANDARD SECRECIFICATIONS ON CHIEF CONTRACTOR OF THE CHIEF CONTRACTOR OF THE CHIEF CONTRACTOR OF THE CHIEF CONTRACTOR OF THE CHIEF.

2. THE POSITION OF ENSITING POLE LIES, CONDUITS, WITEBUANAS, SEWERS AND OTHER RUNDERGROUND AND ABDIVEGROUND UTILITIES, STRUCTURES AND PAPHETRANACES IS NOT RECESSABILY SHOWN ON THE CONTRACTOR TO THE SATIST OF THE EXACT LOCATION OF ALL SUCH UTILITIES, AND STRUCTURES, AND SHALL ASSIME ALL LUBLITY FOR DAMAGE TO THE DOSTROON OF SUCH UTILITIES, AND STRUCTURES, AND SHALL ASSIME ALL LUBLITY FOR DAMAGE TO THE DOSTROON OF ALL SUCH UTILITIES, AND STRUCTURES, AND SHALL ASSIME ALL LUBLITY FOR DAMAGE TO THE DOSTROON THE CONTRACTOR SUCH UTILITIES ROBING TO THE DOSTROON OF ALL SUCH UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBBLECT LANDS IS TO BE UNDERTRACEN AT CONTRACTOR'S DAPENSE.

3. THE CONTRACTOR MUST HOTHEY ALL EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBBLECT LANDS IS TO BE UNDERTRACEN AT CONTRACTOR'S DAPENSE.

3. THE CONTRACTOR MUST HOTHEY ALL EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBBLECT LANDS IS TO BE UNDERTRACED TO AND REPORT OF CONSTRUCTION, INCLUDING BUT NOT LUMIED TO THE STATE OF CONSTRUCTION, INCLUDING BUT NOT LUMIED TO THE STATE OF CONSTRUCTION, INCLUDING BUT NOT LUMIED TO THE STATE OF CONSTRUCTION AND REDOCATION OF ALL SECONDARY STATE OF CONSTRUCTION AND REDOCATION OF AND SCAPED PETALS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CONTRACTOR AND SURVEY COMPLETED ON 18TH DAY OF NOVEMBER 2019 AND PROVIDED BY FARLEY, SMITH THE MORBANION FROM LUMID FROM THE STATE OF CONSTRUCTION AND HOTHY THE EXHIBITION PROVIDED BY FARLEY, SMITH THE MORBANION FROM THE CONTRACTOR AND DOTHY THE EXHIBITION PROVIDED SURVEY COMPLETED ON 18TH DAY OF NOVEMBER 2019 AND PROVIDED BY FARLEY, SMITH THE MORBANION FROM THE CONTRACTOR AND DOTHY THE EXHIBITION PROVIDED SURVEY CONTRACTOR AND DOTHY THE PROVIDED PROVIDED SURVEY CONTRACTO

DDETIC AND UTILIZE METRIC UNITS.

18 BENCH MARK AS INDICATED ON THE DRAWINGS ILL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND THOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED

EDGES OF DISTURBED PANDMENT SHALL BE SAW OUT TO FORM A NEAT AND MORT LIME PRIOR TO PLACING MEW PANEMENT. PANDMENT REINSTATEMENT SHALL WITH STEP JOINTS OF SOOmM WIDTH MINIMUM.

DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO MALE LEXATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. ALL RESTORATION SHALL BE PLETED MITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION.

MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSS 1001, 1003 & 1010.

15.CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.

16.MINIMIZE DISTURBANCE TO EXISTING PROETATION DURING THE EXECUTION OF ALL WORKS.

17.READONE FROM STIE ALL EXCESS EXCANATED MATERIAL MULESS OFFERWASE DIRECTED PROM THE ENGINEER EXCANATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED UTLITIES CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANTARY SEWER, MATER ETC.) THE CONVECTION FOUNTS AND CREDING HE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR COMPLICTS TO THE BIOINEER BEFORE COMMENCING WORK.

19.SERVICE TREMONES ON MUNICIPAL RIGHT OF WAY TO BE REINSTATED AS PER CITY OF OTHER OF TO CONSTRUCTION, A GEOTECHNICAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARO IS TO INSPECT ALL SUB-SUFFACES FOR FOOTINGS, SERVICES AND PAKEMENT STRUCTURES.

21.FOR ANY SOILS RELATED INFORMATION, REFER TO THE GEOTECHNICAL INVESTIGATION REPORT BY POLATION GROUP

24. O) PAVEMENT STRUCTURE SHALL CONSIST OF FOR CAR ONLY PARKING AREAS.

50 mm WEAR COURSE. HJ.3 OR SUPERPAVE 12.5 ASPPHALTIC CONCRETE.

150 mm BIASE OPSS GRANULUAR A CRUSHED STONE.

30 mm SUBBASE.—OPS GRANULUAR B TYM II.

24. b) PAVEMENT STRUCTURE SHALL CONSIST OF FOR ACCESS LAME.

40 mm WEAR COURSE.—HJ.3 OR SUPERPAVE 12.5 ASPPHALTIC CONCRETE.

50 mm BIASE OPSS GRANULUAR A CRUSHED STONE.

400 mm SUBBASE.—OPSS GRANULUAR B TYM II.

150 mm BIASE OPSS GRANULUAR B TYM II.

150 mm BIASE OPSS GRANULUAR B TYM II.

150 mm SUBBASE.—OPSS GRANULUAR B TYM III.

150 mm SUBBASE.—OPSS GRANULUAR B TYM IIII.

150 mm SUBBASE.—OPSS GRANULUAR B TYM IIII.

150 mm SUBBASE.—OPSS GRANULUAR B TYM I

A. ALL WATERMAIN AND WATERMAIN APPURTANANCES, MATERIALS, CONSTRUCTION AND RESTING METHODS SHALL COMFORM TO THE CURRENT CITY OF OTTAWA AND MINISTRY OF ENVIRONMENT STANDARDS AND SPECIFICATIONS.

ALL WATERWAIN 300mm DIAMETER AND SMALLER TO BE POLY VINYL CHLORIDE (PVC). SS 150 DR 18 MEETING AWWA SPECIFICATION C900. STANDARD LATERAL MATERIAL SERVICES UP 50MM IS COPPER TYPE "K". I TO BE INSTALLED AT MINIMUM COVER OF 2-4m BELOW FINISHED GRADE.
OSOS OVER OTHER UTILITIES, A MINIMUM 0.30m CLEARANCE FROM UTILITIES OBVERT
WHERE WITERAMING GROSS UNDER OTHER UTILITIES, A MINIMUM 0.30m
MAINTAINED, WHERE THE MINIMUM SEPARATION CANNOT BE ACHIEVED. THE
INSTALLED AS PER GITY OF OTHAWA, STAMADISS W25 AND W25.2 WHERE 2-4m
IT BE ACHIEVED, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF

BLOCKS AND MECHANICAL RESTRAINTS ARE TO BE INSTALLED AT ALL TEES, REDUCERS, ENDS OF MAINS AND CONNECTIONS 100mm AND LARGER, IN 7 OF OTTAWA STANDARDS W25.3 &: W25.4. BOX TO BE AS PER CITY NGS AS PER CITY OF OTTAWA STANDARD W40

TO BE A5 PER CITY OF OTTAWA STANDARD W19.

NPICAL WATER SERVICE LINE AS PER W28(FOR 19MM & 25MM DIA. WATER SERVICES), AND TO BE ISTALLED AT 1 M FROM THE FOUNDATION WALLS

. ALL SANITARY SEWER, SANITARY SEWER APPURTENANCE AND CONSTRUCTION METHODS SHALL NIFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.

39. SANITARY BACKWATER VALVES TO BE PROVIDED FOR EACH BUILDING CLOSE TO THE FOUNDATION WALL NEAR SERVICES ENTRY AS PER CITY OF OTTAWA STD S14.1 OR S14.2 38, ALL SANITARY MANHOLES 1200mm in diameter to be as per OPSD 701.01, frame and cover to be as per City of Otiawa Standard S25 and 524. SEWER BEDDING AS PER CITY OF OTTAWA DETAIL SS.

ALL WORK SHALL BE PERFORMED, AS APPLICABLE IN ACCORDANCE WITH OPSS 407, AND 410.

EXISTING SANITARY MANHOLE

EXISTING CATCH BASIN

EXISTING SANITARY LATERAL

EXISTING STORM LATERAL

EXISTING WATERMAIN

PROPOSED SANITARY LATERAL

PROPOSED SANITARY LATERAL

PROPOSED STORM LATERAL

PROPOSED WATERMAIN 2.00% ACCESSIBILITY PARKING SPACE

CURB STOP PARKING SPACE

EXISTING DEPRESSED CURB

PROPOSED TREE PROTECTION FENCE

EXISTING METAL FENCE TO REMAIN UNDERGROUND OVERHEAD WIRE UNDERGROUND GAS
UNDERGROUND WATERMAIN
UNDERGROUND SANITARY SEWER
UNDERGROUND STORM SEWER
EXISTING STORM MANHOLE PROPOSED ELEVATION
EXISTING ELEVATION
PROPOSED GRADING SLOPE
BETWEEN 2-7%, GRADING OVER 7%
MUST BE TERRACED TO A
MAXIMUM SLOPE OF 3H:1V FIRE HYDRANT
EXISTING GAS METER
MAIN DOOR / EXIT DOOR FLAG POLES WATER VALVE UTILITY POLE
EDGE OF ASPHALT
CORNER PIN VALVE CHAMBER (WATERMAIN) EXISTING TREES TO BE REMOVED EXISTING CONIFEROUS TREES TO REMA DOWNSPOUTS LOCATION W/ SPLASH STREET ASPHALT OVERLAY EXISTING DECIDUOUS TREES TO REMAIN EXISTING ASPHALT EXISTING PAVERS TOP OF GRADE FLOOR DRAIN WATER STAND PIPE EXISTING INTERLOCK RETAIN EXISTING PARKING SPACE EXISTING GRASS FINISHED FLOOR LEVEL ELEVATION PROPOSED CURB STOP PROPOSED WATER METER PROPOSED WATER REMOTE METER CONCRETE WALKWAY EXISTING CONCRETE PROPERTY LINE PROPOSED SILT FENCE UNDERSIDE OF THE FOOTING BASEMENT FLOOR LEVEL ELEVATION

PROPOSED APARTMENTS 464 WILBROD AVE OTTAWA, ON K1N 6M8

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NOTE:
**ALL SETBACKS ARE TO CONCRETE FOUNDATIONS AND EXTERIOR MAIL SETBACKS OF HOT REFLECT INSULATION AND FINISHIN VOIDD STUDS. SETBACKS OF HOT REFLECT INSULATION AND FINISHIN VOIDD. 2019-100

ORIGINAL SCALE:

1:100

DESIGNED BY: THIS DRAWING AND DESCRI IS COPPOIGHT PROTECTED WHICH SMALL MOT BE USED, REPRODUCED OR PROTEST WHICH WITHOUT HE THE PROMISSION BY WELLAS EDIMENSIANG. THE CONTRIVETOR SHALL CHECK AND USED Y ALL DIRECTIONS AND USED Y ALL DIRECTIONS AND USED Y ALL DRAWNO IS NOT TO BE SCALED.

THIS DRAWING IS NOT TO BE SCALED. 2020-01-28 ISSUED FOR S.P SUBMISSION 2020-01-08 ISSUED FOR CLIENT REVIEW

SERVICE PLAN

S4

2019-12-28

IF THIS BAR IS NOT 1"
LONG, ADJUST YOUR
PLOTTING SCALE.

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ISSUED FOR REVIEW