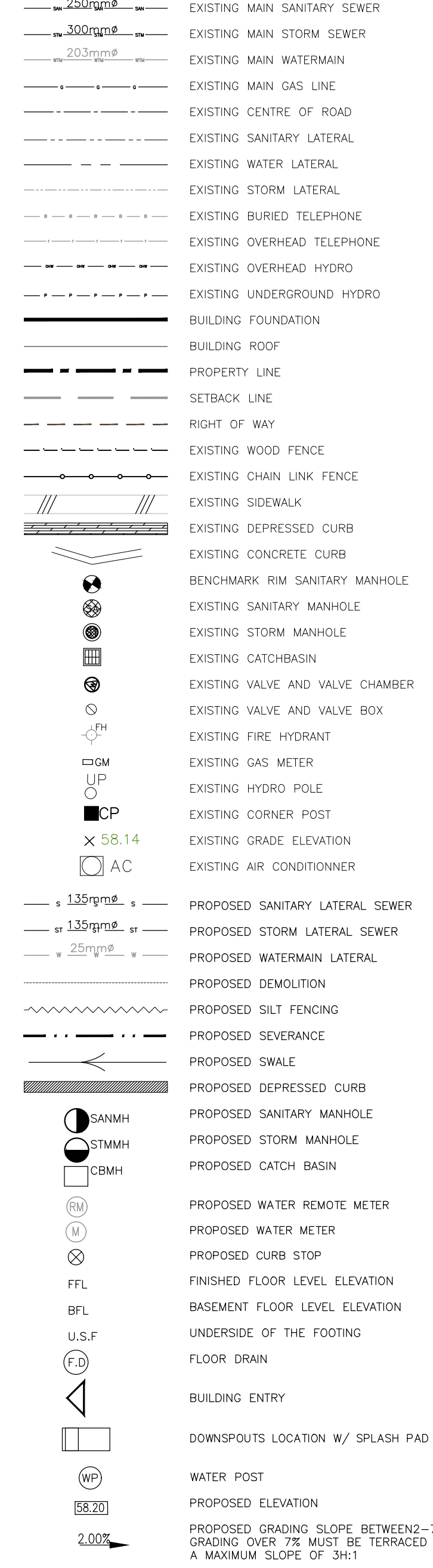


**GENERAL NOTES FOR SERVICING**

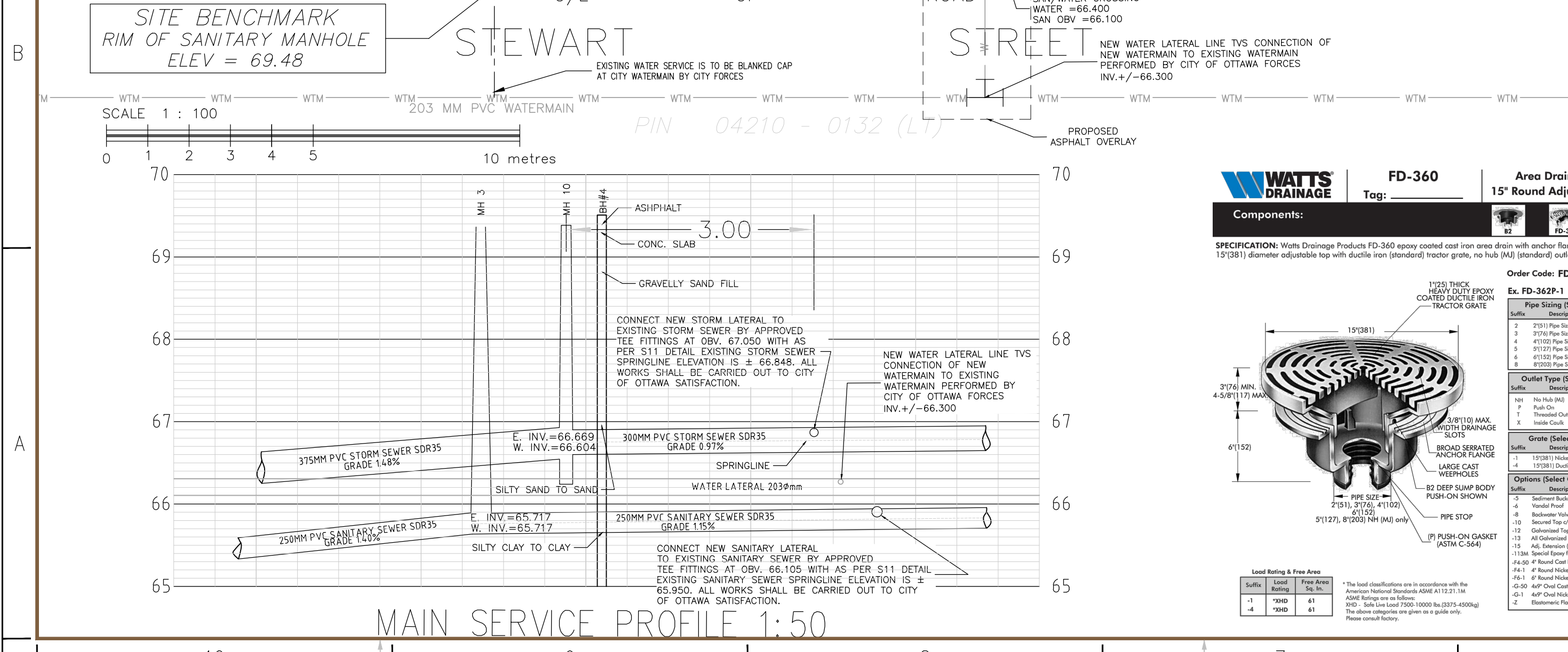
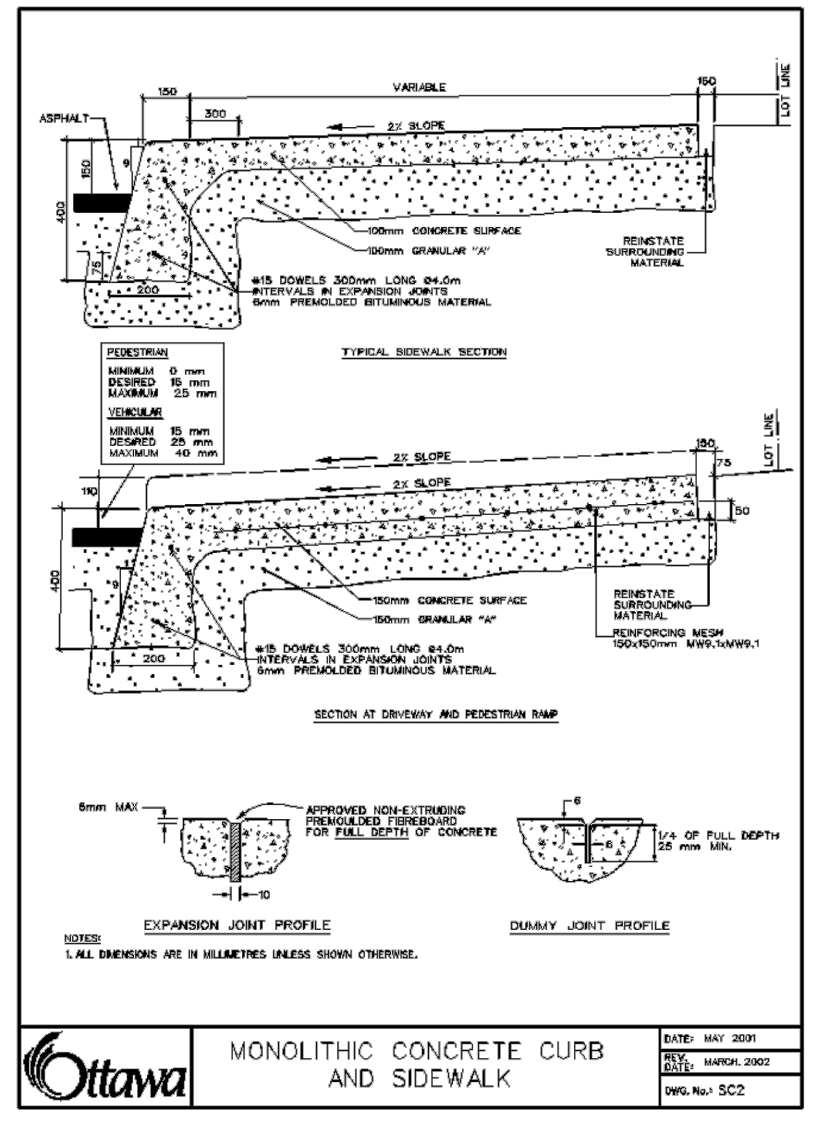
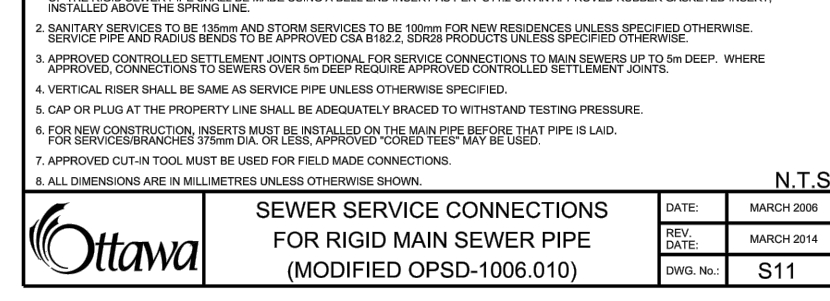
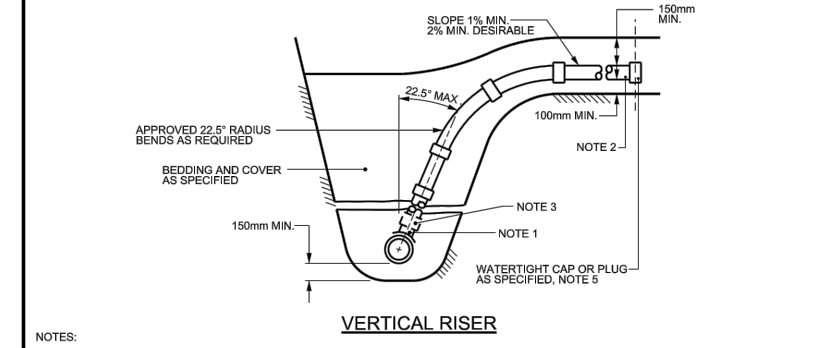
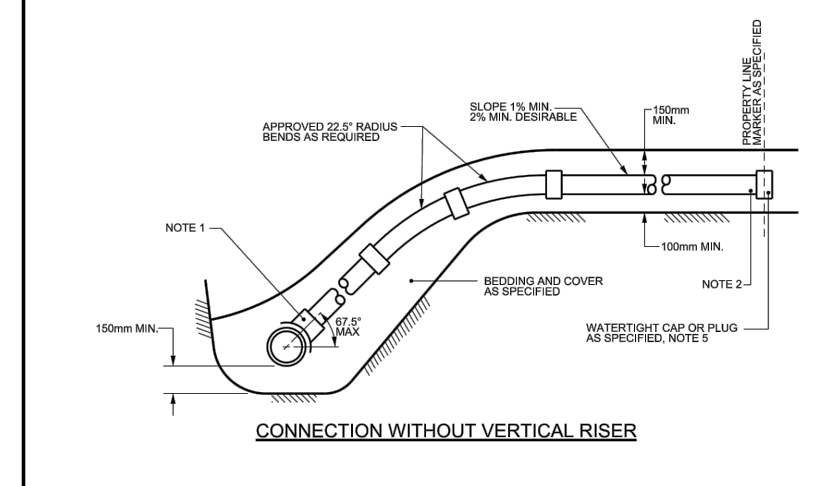
- ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH LATEST VERSIONS OF THE ONTARIO PROVINCIAL STANDARDS (OPS) AND THE CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS.
- CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF THE SAME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL, REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION AND ALL ASSOCIATED WORKS TO THE SATISFACTION OF THE ENGINEER, THE CITY OF OTTAWA AND THE OWNERS.
- WATERMAIN SHALL MAINTAIN A MINIMUM OF 2.4m COVER OR THERMAL INSULATION SHALL BE PROVIDED AS PER W23. PROVIDE THERMAL INSULATION FOR WATERMAIN AT OPEN STRUCTURES AS PER W23, AND WATERMAIN OVER SEWER AS PER W25.2.
- PIPE SPECIFICATIONS:
  - A) SANITARY SEWERS - PVC DR28 & DR35
  - B) STORM SEWERS - 450mm AND SMALLER PVC DR35, 525mm AND LARGER CONCRETE CL-1000
  - C) WATERMAINS - PVC CLASS 150 DR18
- EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH MECHANICAL, LANDSCAPE ARCHITECTURAL AND LEGAL DRAWINGS.
- INVERT ELEVATIONS WHERE OBTAINED FROM CITY OF OTTAWA TOPOGRAPHIC SURVEY COMPLETED AND PROVIDED BY J.D. BARNES LTD. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- EXISTING BOULEVARDS ON EXISTING RIGHT-OF-WAY SHALL BE RE-INSTITATED TO MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAKAGE TESTING OF ALL SANITARY SEWERS AND MANHOLES IN ACCORDANCE WITH OPS 407 AND OPS 410.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL CONNECTIONS INTO THE EXISTING SEWERS AS PER CITY OF OTTAWA STD. S11.
- SITE LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR, AS-BUILT "SITE SERVICING & GRADING PLANS" WILL BE MAINTAINED ON SITE BY THE CONTRACTOR.
- CATCH BASIN LEADS WILL BE 200mm DIAMETER (MINIMUM) AND HAVE A MINIMUM SLOPE OF 1.0% UNLESS OTHERWISE NOTED. LEADS TO HAVE A MINIMUM 0.25m VERTICAL CLEARANCE AT WATERMAIN CROSSINGS.
- THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES. CONCERNED, THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE.
- ALL CONNECTIONS OF NEW WATERMAIN TO EXISTING WATERMAIN & ALL BLANKINGS OF EXISTING MAINS AND SERVICES SHALL BE PERFORMED BY CITY OF OTTAWA FORCES. THE CONTRACTOR SHALL PROVIDE EXCAVATION, BACKFILL AND REINSTATEMENT.
- ALL SERVICES TO BE CONSTRUCTED TO 1.0m OUTSIDE FOUNDATION WALLS.
- CATCH BASINS TO BE OPSD 700.01 WITH FRAME AND COVERS TO CITY OF OTTAWA STANDARDS DRAWING 55. ALL CATCH BASIN MANHOLES TO BE OPSD 701.010 WITH FRAME AND COVER TO CITY OF OTTAWA STANDARDS.
- STORM AND SANITARY MANHOLES TO BE OPSD 701.01 WITH FRAME AND COVER TO CITY OF OTTAWA STANDARDS.
- CONTRACTOR TO INSULATE ALL STORM AND SANITARY SEWER LEADS, SERVICES AND MAINS WHICH HAVE A DEPTH OF COVER LESS THAN 2.0m FOR STORM AND 2.5m FOR SANITARY. THERMAL INSULATION REQUIREMENTS TO BE AS PER CITY OF OTTAWA STANDARDS W22 AND W21 AS REQUIRED.
- THE EXISTING WATER SERVICE IS TO BE CAPPED AT THE PROPERTY LINE AND THE EXISTING SANITARY AND STORM SERVICE IS TO BE BLANKED AT THE PROPERTY LINE. WATER SERVICE IS TO BE BLANKED AT THE MAIN WITHIN STEWART STREET.
- TREES TO BE PROTECTED BEFORE AND AFTER CONSTRUCTION.
  - a) NO EXCESS DRAINAGE SHALL BE DIRECTED ONTO NEIGHBORING PROPERTY.
  - b) NO ALTERATIONS TO EXISTING GRADES ARE PERMITTED ON OR BEYOND THE PROPERTY LINE.
  - c) ALL FLOOR DRAINS INCLUDING STAIRS FLOOR DRAIN TO BE CONNECTED TO STORM SEWERS

**LEGEND**



**GENERAL NOTES FOR SERVICING**

- ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE CONSULTANT.
- THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBJECT LANDS IS TO BE UNDERTAKEN AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO HYDRO BELL CABLES, CABLES, GAS LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBJECT LANDS IS TO BE UNDERTAKEN AT CONTRACTOR'S EXPENSE.
- ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS LAYOUT AND INFORMATION, REFER TO LANDSCAPE PLAN FOR LANDSCAPE DETAILS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- TOPOGRAPHIC SURVEY COMPLETED ON 23rd DAY OF JULY 2020 AND PROVIDED BY J.D. BARNES LIMITED. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE LOCATION OF UNDERGROUND SERVICES ARE BASED ON THE SURVEY PROVIDED WITH THE INFORMATION FROM THE CITY OF OTTAWA DRAWINGS "STEWART STREET - STA. 0+220 TO STA. 0+350", DATED AUGUST 30th, 1999. HOWEVER, CONTRACTOR MUST VERIFY THAT THIS INFORMATION IS VERIFIED PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
- JOB BENCH MARK AS INDICATED ON THE DRAWINGS
- ALL GROUND SURFACES SHALL BE GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SHALL OR CATCH BASIN OUTLETS ARE PROVIDED.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH "STEP JOINTS" OF 500mm WIDTH MINIMUM.
- ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATION AND CONDITIONS UNLESS OTHERWISE SPECIFIED. ALL RESTORATION SHALL BE COMPLETED WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION.
- ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSD STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSD 206, 310 & 314. MATERIALS TO OPSD 1001, 1003 & 1010.
- ABUTTING PROPERTY GRADES TO BE MATCHED.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
- MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL DRIFT MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
- AT PROPOSED UTILITIES CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
- SERVICE TRENCHES ON MUNICIPAL RIGHT OF WAY TO BE REINSTITATED AS PER CITY OF OTTAWA DETAIL 910.
- PRIOR TO CONSTRUCTION A GEOTECHNICAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUB-SURFACES FOR FOOTINGS, SERVICES AND PAVEMENT STRUCTURES.
- FOR ANY SOIL RELATED INFORMATION, REFER TO THE GEOTECHNICAL INVESTIGATION REPORT BY EXP Services
- PAVEMENT STRUCTURE SHALL CONSIST OF FOR CAR ONLY PARKING AREAS:
  - 65 mm ASPHALTIC CONCRETE (OP 58-34), 925 TO 97.5 MGD
  - 150 mm GRANULAR A BASE (OPSS 1010) (CRUSHED LESTONITE), 100% SPMD
  - 300 mm GRANULAR B TYPE II SUB-BASE (OPSS 1010), 100% SPMD
  - SUBGRADE - APPROVED EXISTING FILL, SUBGRADE AND IMPROVED GRANULAR FILL (COMPACTED TO 95% SPMD)
- CONTRACTOR TO REINSTATE PAVEMENT STONES IN CITY ROW.



**W. Elias & Associates**  
CONSULTING ENGINEERS

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OTTAWA, ON K1K 4V1  
TEL 613-762-7800  
WISBAMELIA@GMAIL.COM

CIVIL  
STRUCTURE  
ELECTRICAL  
MECHANICAL

CONSULTANT:

PROFESSIONAL ENGINEER  
W. Elias & Associates  
13085504  
1995 B 2007  
PROVINCE OF ONTARIO

CLIENT:

OTTAWA ONTARIO

PROJECT:

PROPOSED ADDITION  
65 STEWART STREET  
OTTAWA, ON K1N 6H9

KEY PLAN:

DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WELIAS ENGINEERING. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. THIS DRAWING IS NOT TO BE SCALED.

ISSUED FOR - REVISION:

NO.	DATE	DESCRIPTION
4	04/08/2021	1ST CITY SUBMISSION
3	03/30/2021	REVISED AS PER NEW SITE PLAN
2	01/22/2021	ISSUED FOR SITE PLAN SUBMISSION
1		ISSUED FOR REVIEW

PROJECT NO: 2020-120

DATE: 2020-12-09

ORIGINAL SCALE: 1:100

DESIGNED BY: W.E.

DRAWN BY: W.E.

CHECKED BY: W.E.

DISCIPLINE:

TITLE: SERVICE PLAN

GENERAL NOTES

- ALL TREES SHALL BE PROTECTED AS PER "MUNICIPAL TREES AND NATURAL AREAS" PROTECTION BY-LAWS AND THE "URBAN TREES CONSERVATION BY-LAW" AS AMENDED ON PROPERTIES.
- ALL TREES ON RIGHT-OF-WAY TO BE MAINTAINED BEFORE AND DURING CONSTRUCTION.
- EAVESTROUGHS / DOWNSPOUTS TO BE INSTALLED AND DIRECTED TO THE FRONT OF THE PROPERTY AND A MINIMUM OF 1.0M FROM PROPERTY LINES.
- MINIMUM OF 1.5M SOIL COVERAGE BETWEEN USF AND SURROUNDING GRADES OR PROVIDE RIGID FLOOR INSULATION UNDER FOOTING FOR FROST PROTECTION IF REQUIRED.
- PROVIDE PERIMETER SUB-DRAIN ALONG FOOTINGS
- CONFIRMATION OF EXISTENCE AND AS-BUILT INVERTS TO BE DETERMINED PRIOR TO EXCAVATING ON PROPOSED UNDER SIDE OF FOOTINGS.
- NO EXCESS DRAINAGE DURING AND AFTER CONSTRUCTION SHALL BE DIRECTED TO ADJACENT PROPERTIES.
- NO ALTERATIONS TO EXISTING GRADES ARE PERMITTED ON OR BEYOND THE PROPERTY LINE.
- EXISTING GAS SERVICES TO REMAIN.

SHEET NUMBER: S1

SHEET # OF REV #

ISSUE: ISSUED FOR REVIEW

DATE OF: 2020-12-09