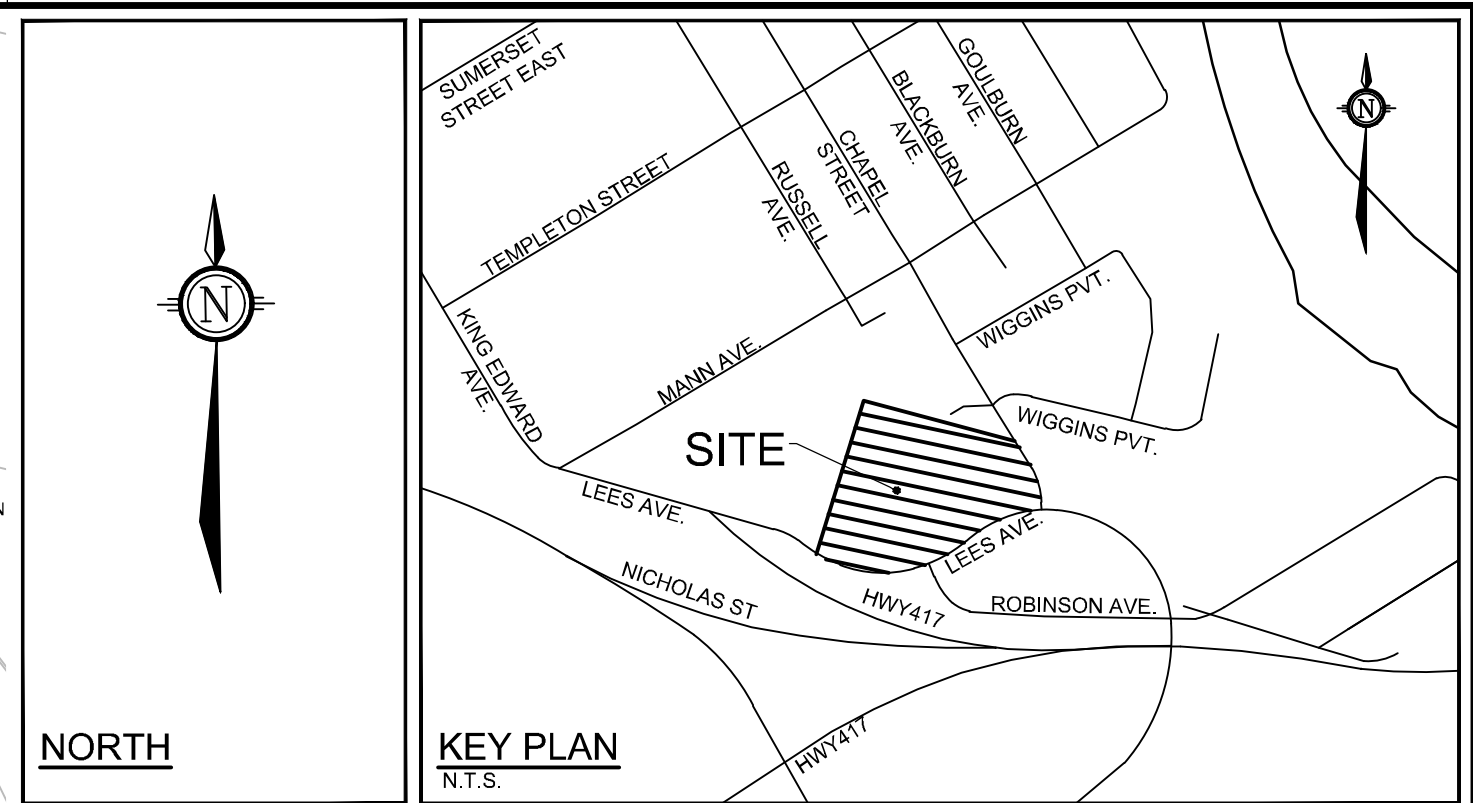
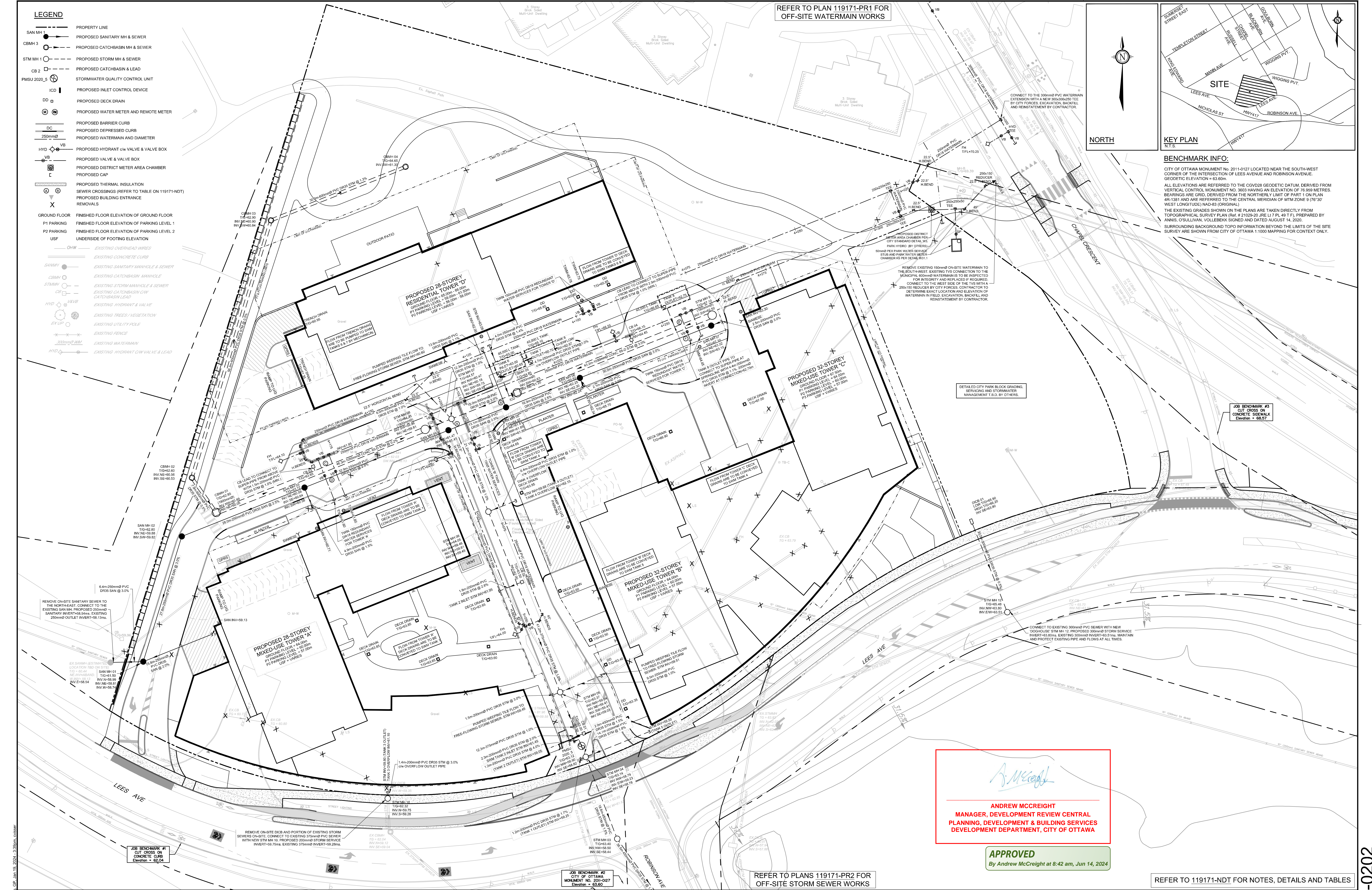


- LEGEND**
- PROPERTY LINE
 - SAN MH 1 PROPOSED SANITARY MH & SEWER
 - CBMH 3 PROPOSED CATCHBASIN MH & SEWER
 - STM MH 1 PROPOSED STORM MH & SEWER
 - CB 2 PROPOSED CATCHBASIN & LEAD
 - PMSU 2020_5 STORMWATER QUALITY CONTROL UNIT
 - ICD PROPOSED INLET CONTROL DEVICE
 - DD PROPOSED DECK DRAIN
 - PROPOSED WATER METER AND REMOTE METER
 - DC PROPOSED BARRIER CURB
 - PROPOSED DEPRESSED CURB
 - PROPOSED WATERMAIN AND DIAMETER
 - HYD PROPOSED HYDRANT c/w VALVE & VALVE BOX
 - PROPOSED VALVE & VALVE BOX
 - PROPOSED DISTRICT METER AREA CHAMBER
 - PROPOSED CAP
 - PROPOSED THERMAL INSULATION
 - SEWER CROSSINGS (REFER TO TABLE ON 119171-NDT)
 - PROPOSED BUILDING ENTRANCE
 - REMOVALS
 - GROUND FLOOR FINISHED FLOOR ELEVATION OF GROUND FLOOR
 - P1 PARKING FINISHED FLOOR ELEVATION OF PARKING LEVEL 1
 - P2 PARKING FINISHED FLOOR ELEVATION OF PARKING LEVEL 2
 - USF UNDERSIDE OF FOOTING ELEVATION
 - OHW EXISTING OVERHEAD WIRES
 - EXISTING CONCRETE CURB
 - SANMH EXISTING SANITARY MANHOLE & SEWER
 - CBMH EXISTING CATCHBASIN MANHOLE
 - STM MH EXISTING STORM MANHOLE & SEWER
 - CB EXISTING CATCHBASIN c/w CATCHBASIN LEAD
 - HYD EXISTING HYDRANT & VALVE
 - EXISTING TREES / VEGETATION
 - EXISTING UTILITY POLE
 - EXISTING FENCE
 - EXISTING WATERMAIN
 - HYD EXISTING HYDRANT c/w VALVE & LEAD

REFER TO PLAN 119171-PR1 FOR OFF-SITE WATERMAIN WORKS



BENCHMARK INFO:
 CITY OF OTTAWA MONUMENT NO. 2011-0127 LOCATED NEAR THE SOUTH-WEST CORNER OF THE INTERSECTION OF LEES AVENUE AND ROBINSON AVENUE. GEODETIC ELEVATION = 63.60m.
 ALL ELEVATIONS ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM VERTICAL CONTROL MONUMENT NO. 3803 HAVING AN ELEVATION OF 76.989 METRES. BEARINGS ARE GRID, DERIVED FROM THE NORTHERLY LIMIT OF PART 1 ON PLAN 4R-1381 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9 (76°30' WEST LONGITUDE) WAD-83 (ORIGINAL).
 THE EXISTING GRADES SHOWN ON THE PLANS ARE TAKEN DIRECTLY FROM TOPOGRAPHICAL SURVEY PLAN (Ref. # 21029-20 JRE LL 7 PL 49 T.F.) PREPARED BY HANIS O'SULLIVAN VOLLEBERG SIGNES AND DATED AUGUST 14, 2020. SURROUNDING BACKGROUND TOPO INFORMATION BEYOND THE LIMITS OF THE SITE SURVEY ARE SHOWN FROM CITY OF OTTAWA 1:1000 MAPPING FOR CONTEXT ONLY.



Andrew McCreight
ANDREW MCCREIGHT
 MANAGER, DEVELOPMENT REVIEW CENTRAL
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 8:42 am, Jun 14, 2024

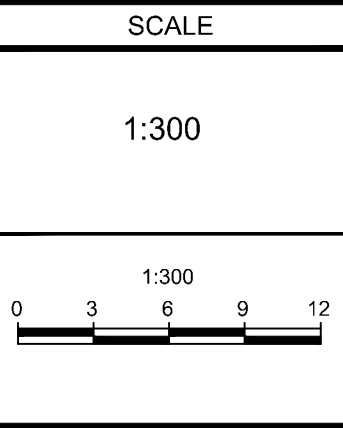
REFER TO PLANS 119171-PR2 FOR OFF-SITE STORM SEWER WORKS

REFER TO 119171-NDT FOR NOTES, DETAILS AND TABLES

NOTE:
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

OWNER INFORMATION
 2 ROBINSON AVENUE LIMITED PARTNERSHIP
 88 ALBERT STREET
 OTTAWA, ONTARIO, K1P 5E9
 CONTACT: MR. KIERAN WAUGH
 PHONE: (416) 903-1377
 EMAIL: kwaugh@placედoree.com

No.	REVISION	DATE	BY
8	ISSUED PER CITY COMMENTS	JAN 19/24	FST
7	ISSUED FOR MUNICIPAL CONSENT	NOV 17/23	FST
6	REVISED SIDEWALK/CYCLE TRACK ALONG LEES AVE.	NOV 3/23	FST
5	RE-ISSUED FOR SITE PLAN APPROVAL	MAR 1/23	FST
4	RE-ISSUED FOR SITE PLAN APPROVAL	JAN 10/23	FST
3	RE-ISSUED FOR SITE PLAN APPROVAL	OCT 07/22	FST
2	REVISED PER CITY COMMENTS / UPDATED SITE PLAN	MAR 30/22	FST
1	ISSUED FOR SITE PLAN APPROVAL	NOV 15/21	FST



DESIGN	SM / FST
CHECKED	FST
DRAWN	DM / SM
CHECKED	SM / FST
APPROVED	FST

NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Comland Drive
 Ottawa, Ontario, Canada K2M 1P6
 Telephone: (613) 254-9643
 Facsimile: (613) 254-5867
 Website: www.novatech-eng.com

LOCATION	CITY OF OTTAWA
320 LEES AVENUE (2 ROBINSON AVENUE)	
DRAWING NAME	GENERAL PLAN OF SERVICES
PROJECT NO.	119171
REV.	REV # 8
DRAWING NO.	119171-GP

D07-12-21-0202