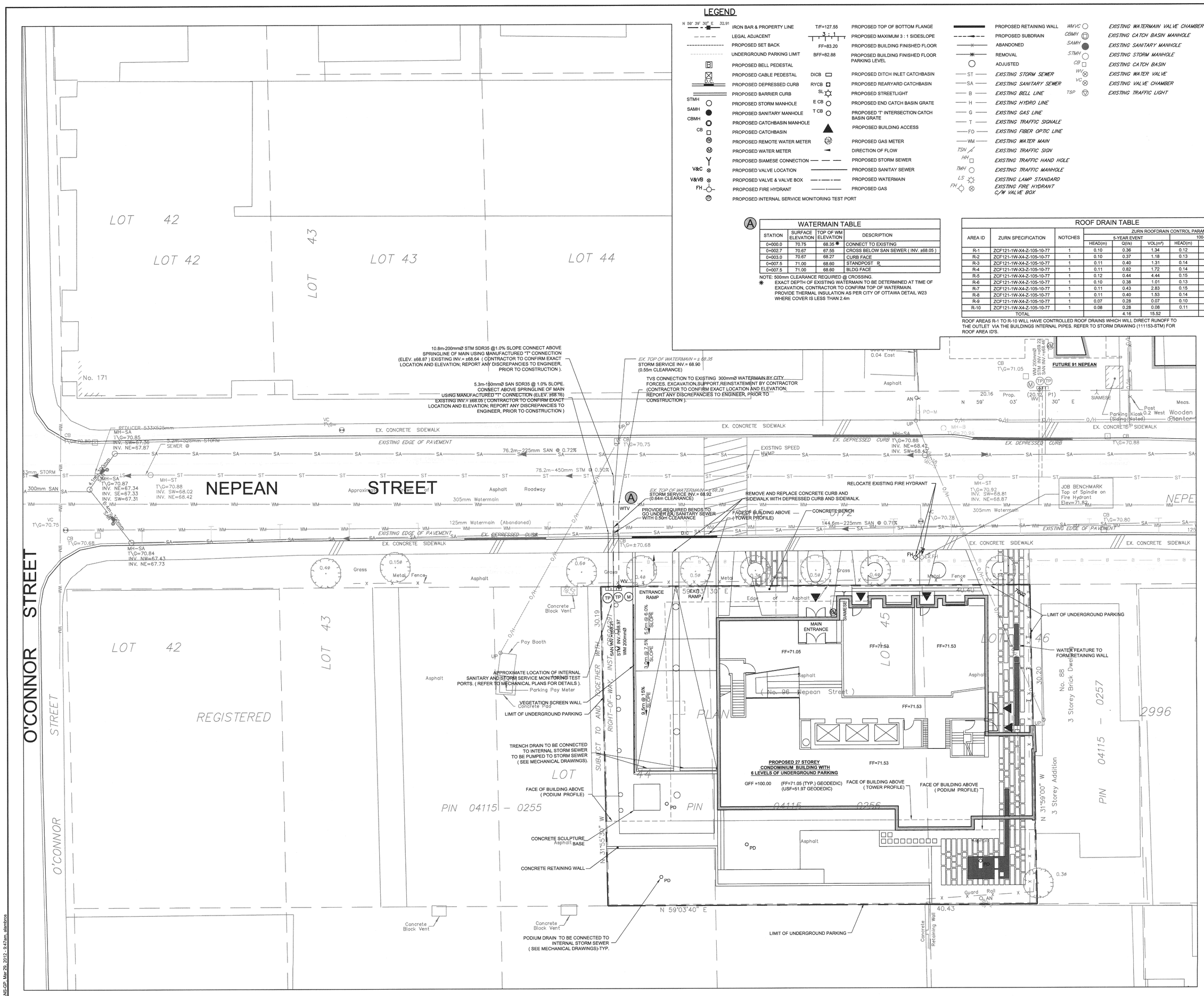
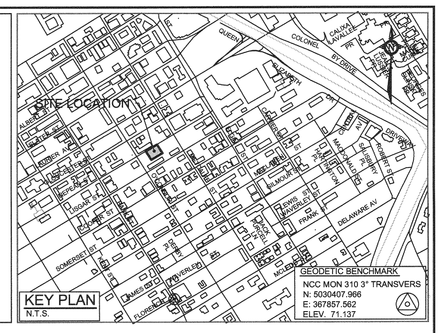


LEGEND

IRON BAR & PROPERTY LINE	T/F=127.55	PROPOSED TOP OF BOTTOM FLANGE	PROPOSED RETAINING WALL
LEGAL ADJACENT	3:1	PROPOSED MAXIMUM 3 : 1 SIDESLOPE	PROPOSED SUBDRAIN
PROPOSED SET BACK	FF=83.20	PROPOSED BUILDING FINISHED FLOOR	ABANDONED
UNDERGROUND PARKING LIMIT	BFF=82.88	PROPOSED BUILDING FINISHED FLOOR PARKING LEVEL	REMOVAL
PROPOSED BELL PEDESTAL			ADJUSTED
PROPOSED CABLE PEDESTAL	D/CB	PROPOSED DITCH INLET CATCHBASIN	ST — EXISTING STORM SEWER
PROPOSED DEPRESSED CURB	RYCB	PROPOSED REARYARD CATCHBASIN	SA — EXISTING SANITARY SEWER
PROPOSED BARRIER CURB	SL	PROPOSED STREETLIGHT	B — EXISTING BELL LINE
STMH — PROPOSED STORM MANHOLE	E CB	PROPOSED END CATCH BASIN GRATE	H — EXISTING HYDRO LINE
SAMH — PROPOSED SANITARY MANHOLE	T CB	PROPOSED "T" INTERSECTION CATCH BASIN GRATE	G — EXISTING GAS LINE
CBMH — PROPOSED CATCHBASIN MANHOLE		PROPOSED BUILDING ACCESS	T — EXISTING TRAFFIC SIGNALE
CB — PROPOSED CATCHBASIN			FO — EXISTING FIBER OPTIC LINE
PROPOSED REMOTE WATER METER		PROPOSED GAS METER	WM — EXISTING WATER MAIN
PROPOSED WATER METER		DIRECTION OF FLOW	TSV — EXISTING TRAFFIC SIGN
PROPOSED SIAMESE CONNECTION		PROPOSED STORM SEWER	HH — EXISTING TRAFFIC HAND HOLE
V&C — PROPOSED VALVE LOCATION		PROPOSED SANITAY SEWER	TMH — EXISTING TRAFFIC MANHOLE
V&VB — PROPOSED VALVE & VALVE BOX		PROPOSED WATERMAIN	LS — EXISTING LAMP STANDARD
FH — PROPOSED FIRE HYDRANT		PROPOSED GAS	FH — EXISTING FIRE HYDRANT C/W VALVE BOX
PROPOSED INTERNAL SERVICE MONITORING TEST PORT			

WMVC — EXISTING WATERMAIN VALVE CHAMBER
CBMH — EXISTING CATCH BASIN MANHOLE
SAMH — EXISTING SANITARY MANHOLE
STMH — EXISTING STORM MANHOLE
CB — EXISTING CATCH BASIN
WV — EXISTING WATER VALVE
VC — EXISTING VALVE CHAMBER
TSP — EXISTING TRAFFIC LIGHT

NORTH



A WATERMAIN TABLE

STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
0+000.0	70.75	68.35 ✱	CONNECT TO EXISTING
0+002.7	70.67	67.55	CROSS BELOW SAN SEWER (INV. ±68.05)
0+003.0	70.67	68.27	CURB FACE
0+007.5	71.00	68.60	STANDPOST R
0+007.5	71.00	68.60	BLDG FACE

NOTE: 500mm CLEARANCE REQUIRED @ CROSSING.
✱ EXACT DEPTH OF EXISTING WATERMAIN TO BE DETERMINED AT TIME OF EXCAVATION. CONTRACTOR TO CONFIRM TOP OF WATERMAIN. PROVIDE THERMAL INSULATION AS PER CITY OF OTTAWA DETAIL W23 WHERE COVER IS LESS THAN 2.4m

ROOF DRAIN TABLE

AREA ID	ZURN SPECIFICATION	NOTCHES	ZURN ROOFDRAIN CONTROL PARAMETERS					
			5-YEAR EVENT			100-YEAR EVENT		
			HEAD(m)	Q(l/s)	VOL(m³)	HEAD(m)	Q(l/s)	VOL(m³)
R-1	ZCF121-1W-X4-Z-105-10-77	1	0.10	0.36	1.34	0.12	0.46	2.79
R-2	ZCF121-1W-X4-Z-105-10-77	1	0.10	0.37	1.18	0.13	0.47	2.47
R-3	ZCF121-1W-X4-Z-105-10-77	1	0.11	0.40	1.31	0.14	0.51	2.75
R-4	ZCF121-1W-X3-Z-105-10-77	1	0.11	0.82	1.72	0.14	1.06	3.67
R-5	ZCF121-1W-X4-Z-105-10-77	1	0.12	0.44	4.44	0.15	0.56	8.86
R-6	ZCF121-1W-X4-Z-105-10-77	1	0.10	0.38	1.01	0.13	0.49	2.14
R-7	ZCF121-1W-X4-Z-105-10-77	1	0.11	0.43	2.83	0.15	0.54	5.77
R-8	ZCF121-1W-X4-Z-105-10-77	1	0.11	0.40	1.53	0.14	0.51	3.17
R-9	ZCF121-1W-X4-Z-105-10-77	1	0.07	0.28	0.07	0.10	0.38	0.18
R-10	ZCF121-1W-X4-Z-105-10-77	1	0.08	0.28	0.08	0.11	0.39	0.20
TOTAL				4.16	15.52		5.36	32.01

ROOF AREAS R-1 TO R-10 WILL HAVE CONTROLLED ROOF DRAINS WHICH WILL DIRECT RUNOFF TO THE OUTLET VIA THE BUILDINGS INTERNAL PIPES. REFER TO STORM DRAWING (111153-STM) FOR ROOF AREA ID'S.

GENERAL NOTES:

1) COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.

2) DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.

3) OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.

4) BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR $5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.

5) RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.

6) REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.

7) ALL ELEVATIONS ARE GEODETIC.

8) REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.

9) REFER TO STORMWATER MANAGEMENT REPORT (R-2011-184) PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.

10) SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).

11) PROVIDE LINE/PARKING PAINTING.

12) CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, T/WM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.

13) REFER TO GEOTECHNICAL REPORT (No. PGxxxx-x, DATED xxx. xx, xxxx), PREPARED BY PATERSON GROUP FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIRE MENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.

14) ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. ONTARIO PROVINCIAL STANDARDS WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.

15) ALL PRIVATE APPROACHES MUST BE CONSTRUCTED AS PER CITY SPECIFICATION SC13.

SEWER NOTES:

1) SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
CATCHBASIN (600x600mm)	705.010	OPSD
STORM / SANITARY MANHOLE (1200Ø)	701.010	OPSD
CATCHBASIN MANHOLE	701.010	OPSD
CB, FRAME & COVER	400.020 S19	OPSD CITY OF OTTAWA
STORM / SANITARY MH FRAME & COVER	401.010	OPSD
CATCHBASIN MANHOLE FRAME & COVER	524.524.1,525 400.070 525.528	CITY OF OTTAWA OPSD CITY OF OTTAWA
SEWER TRENCH - BEDDING (GRANULAR A) COVER (GRANULAR A OR GRANULAR B TYPE I, WITH MAXIMUM PARTICLE SIZE=25mm)	—— ——	OPSD OPSD
STORM SEWER-525mmØ AND GREATER	CONCRETE OR "EQUIV."	
STORM SEWER-300mmØ TO 450mmØ	PVC SDR 35 OR "EQUIV."	
SANITARY SEWER	PVC SDR 35 OR "EQUIV."	
CATCHBASIN LEADS	PVC SDR 28 OR "EQUIV."	

2) INSULATE ALL PIPES (SANISTM) THAT HAVE LESS THAN 1.5m COVER WITH 50mmX1200mm HI-40 INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.

3) SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.

4) PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 95 % OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.

5) FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES. (FOR EXAMPLE KOR-N-SEAL, PSX: POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.

6) THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 410.07.16, 410.07.16.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.

7) STORM MANHOLES AND CBMHS ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.

8) CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS.

9) FULL PORT BACKWATER VALVES ARE REQUIRED ON THE SANITARY SERVICES, INSTALLED AS PER THE MANUFACTURES RECOMMENDATIONS AND A BACKWATER VALVE IS REQUIRED ON THE STORM SERVICES /FOUNDATION DRAINS FOR EACH BUILDING; INSTALLED AS PER STD. DWG S14.

10) REINSTATE ALL EXISTING PAVEMENT CURB AND BOULEVARDS.

11) ALL EXISTING SANITARY AND STORM SERVICES TO BE CAPPED AT THE PROPERTY LINE TO THE SATIFACTION OF THE CITY OF OTTAWA.

WATERMAIN NOTES:

1) SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER	W25	CITY OF OTTAWA
WATERMAIN (150mm)	PVC DR 18	
WATERMAIN (50mm)	TYPE K COPPER	
THERMAL INSULATED AT OPEN STRUCTURE	W23	CITY OF OTTAWA
19mm WATER SERVICE CONNECTIONS	W26	CITY OF OTTAWA
50mm WATER SERVICE CONNECTIONS	W33	CITY OF OTTAWA
WATER SERVICE INSTALATION AT SEWER CROSSING.	W38	CITY OF OTTAWA

2) SUPPLY AND CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARD AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMAINS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.

3) WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER STD. DWG W22.

4) PROVIDE MINIMUM 0.30m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS.

5) WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.

6) WATER DEMAND = TBD

7) ALL EXISTING WATER SERVICES TO BE BLANKED AT MAIN.

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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.

DVIEW 329.17"

CLARIDGE HOMES
CLARIDGE HOMES
SUITE 2001,
210 GLADSTONE AVENUE,
OTTAWA , ONTARIO
K2P 0Y6.

CLARIDGE H·O·M·E·S

NOTE:
CONTRACTOR TO CONFIRM ELEVATIONS OF INFRASTRUCTURE IN THE STREET PRIOR TO EXTENDING SERVICES INTO THE SITE AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.

No.	REVISION	mm/dd/yy	BY
02.	REVISED PER SITE PLAN AND CITY COMMENTS	03/28/12	GJM
01.	ISSUED WITH SITE PLAN APPLICATION	11/25/11	GJM

SCALE 1:150

DESIGN	JAG
CHECKED	GJM
DRAWN	MAY
CHECKED	JAG
APPROVED	GJM

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER G.J. MacDONALD PROVINCE OF ONTARIO

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LOCATION: CITY OF OTTAWA
NEPEAN STREET RESIDENTIAL DEVELOPMENT
96 NEPEAN STREET

DRAWING NAME
GENERAL PLAN AND SERVICES

PROJECT No. 111153-00
REV REV #02
DRAWING No. 111153-GP

PLANSTAMP2012 - 1X55mmpr.1X35mm