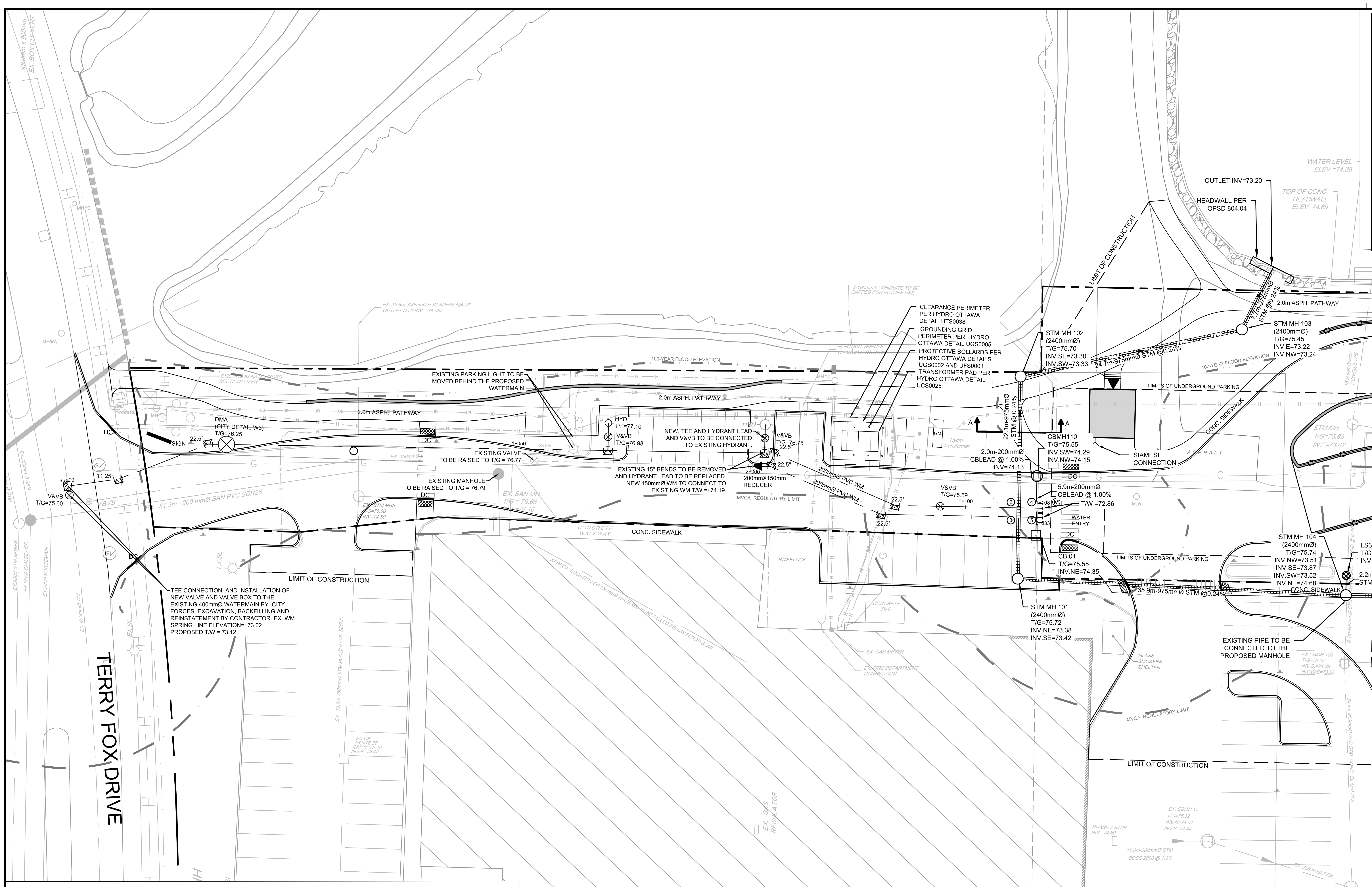
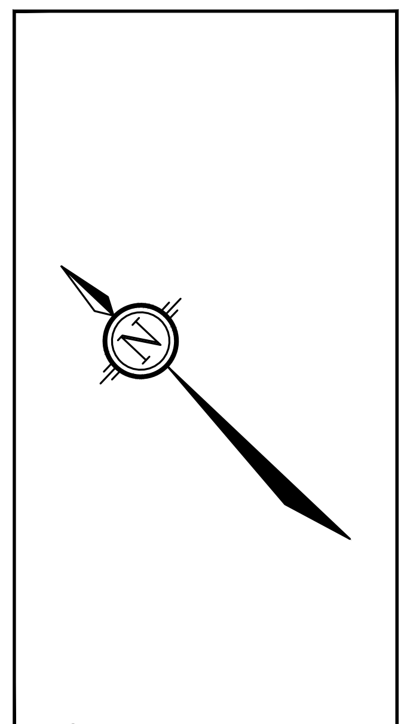
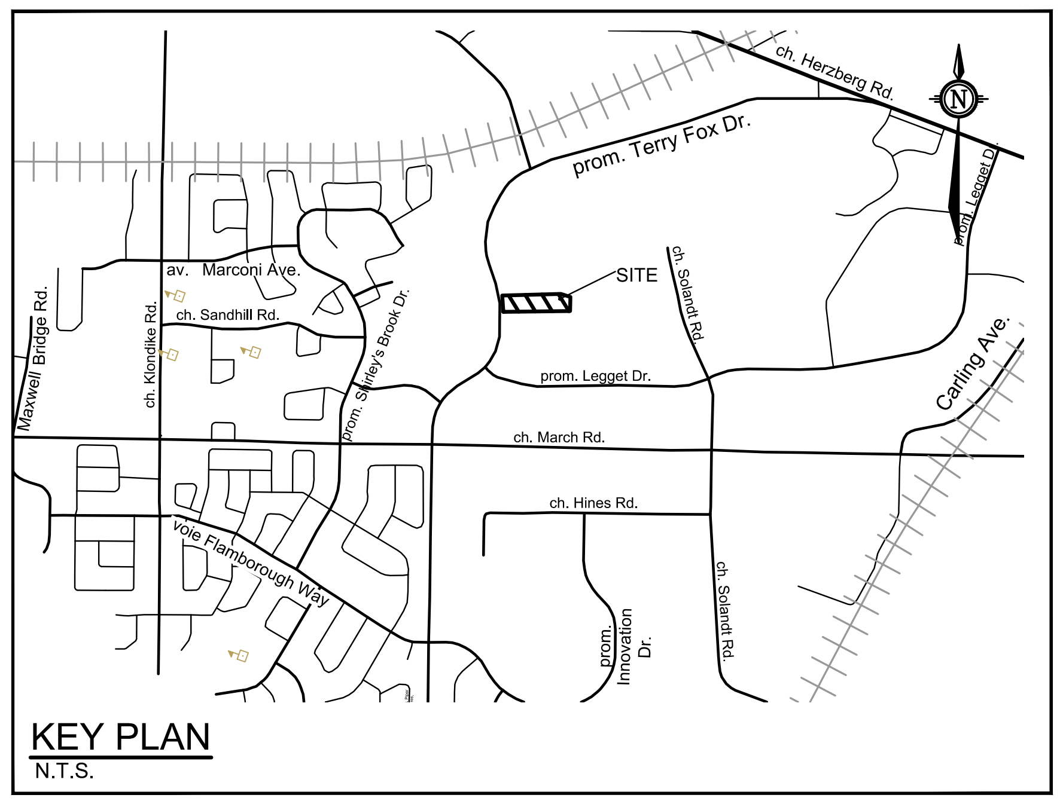



NORTH



KEY PLAN
N.T.S.

LEGEND

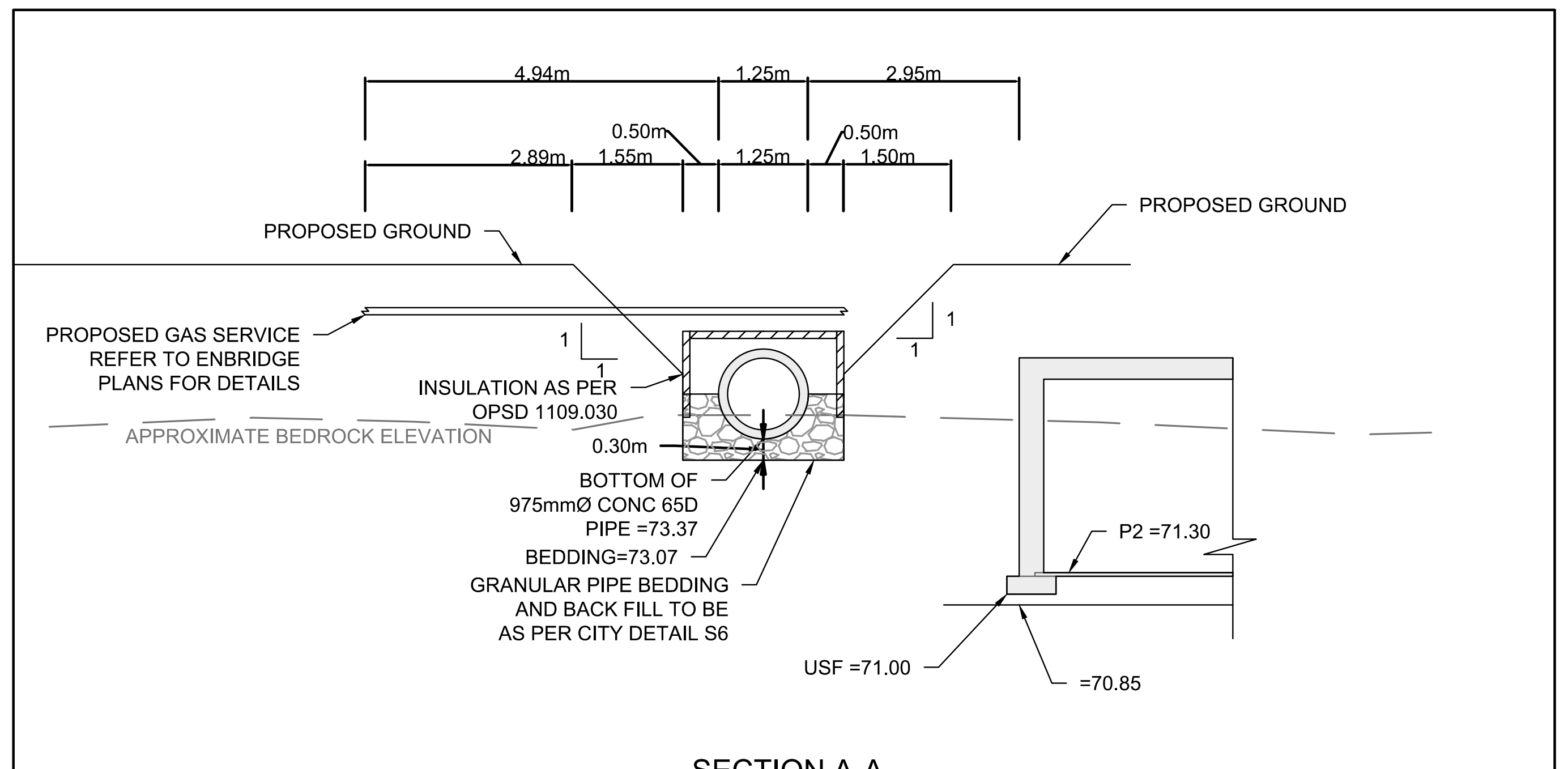
	PROPERTY LINE
	PROPOSED CURB
DC	PROPOSED DEPRESSED CURB
▨	PROPOSED TACTILE WALKING SURFACE INDICATOR (TWSI)
	PROPOSED RETAINING WALL C/W GUARD RAIL
▨	PROPOSED PATIO TERRACE
[	PROPOSED CAP
●	PROPOSED SANITARY SEWER C/W MANHOLE
⊖	PROPOSED STORM SEWER C/W MANHOLE
	PROPOSED SEWER INSULATION (REFER TO ND.DWG FOR DETAILS)
	PROPOSED WEEPING TILE
▣	PROPOSED CATCHBASIN MANHOLE
☐	PROPOSED CATCHBASIN
⊕	PROPOSED LANDSCAPE DRAIN
	PROPOSED SIAMESE CONNECTION
V&VB	PROPOSED WATER MAIN
⊗	PROPOSED VALVE AND VALVE BOX
RM	PROPOSED REMOTE WATER METER
Ⓜ	PROPOSED WATER METER
DMA ⊗	PROPOSED WATER DISTRICT METER AREA CHAMBER
▼	PROPOSED BUILDING ENTRANCE
►	DIRECTION OF FLOW
①	PIPE CROSSING
T	PROPOSED TRANSFORMER PAD LOCATION
	PROPOSED TERRACING
	LIMIT OF CONSTRUCTION
	PROPOSED TRANSFORMER DETAIL
GM	PROPOSED GAS METER
○	PROPOSED SUPPORT COLUMN
A A	CROSS-SECTION (REFER TO DETAIL)
	100-YEAR FLOODLINE (75.74)
	MVCA REGULATORY LIMIT
WV	*EXISTING WATERMAIN C/W WATER VALVE*
	EXISTING HYDRANT C/W VALVE & LEAD
SAN MH	*EXISTING SANITARY MANHOLE & SEWER*
STM MH	*EXISTING STORM MANHOLE & SEWER*
CB 1	*EXISTING CATCHBASIN*
▣	*EXISTING CATCHBASIN MANHOLE*
M.W.	*EXISTING MONITORING WELL*
G	*EXISTING GAS MAIN*
UB	*EXISTING UNDERGROUND BELL LINE*
T	*EXISTING UNDERGROUND TELECOMMUNICATIONS LINE*
H	*EXISTING UNDERGROUND HYDRO LINE*
EX.SL	*EXISTING STREETLIGHT*
	EXISTING PARKING LINE PAINTING TO REMAIN
	EXISTING PARKING LINE PAINTING TO BE REMOVED
	EXISTING PARKING SIGNAGE
	EXISTING POND WALL

STM MANHOLE TABLE

MANHOLE ID	SIZE (mm)	T/G ELEV (m)	INVERT (m)
CBMH110	1200mmØ	75.55	SW=74.29 NW=74.15
STM MH 101	2400mmØ	75.72	SE=73.42 NE=73.38
STM MH 102	2400mmØ	75.70	SE=73.30 SW=73.33
STM MH 103	2400mmØ	75.45	NW=73.24 E=73.22
STM MH 104	2400mmØ	75.74	SE=73.87 SW=73.52 NW=73.51 NE=74.68

CATCHBASIN TABLE

CB No.	T/G ELEVATION	INVERT
CB 01	75.55	NE=74.35



SECTION A-A
975mmØ STORM DETAIL
SCALE 1:100

PROPOSED 200mmØ WATERMAIN

STATION	SURFACE ELEVATION	TOP OF WM ELEVATION*	DESCRIPTION
1+000.00	75.62	73.12	CONNECT TO EXISTING 400mmØ WATERMAIN
1+005.51	75.63	73.23	11.25° HORIZONTAL BEND
1+016.07	76.20	73.80	22.5° HORIZONTAL BEND
1+018.07	76.25	73.85	DISTRICT AREA WATERMETER CHAMBER PER CITY OF OTTAWA DETAIL W3
1+032.50	76.62	73.82	CROSS BELOW 300mmØ STORM SEWER, AS PER CITY DETAIL W25. (CLEARANCE=0.5m)
1+059.74	76.95	74.55	TEE CONNECTION TO HYDRANT LEAD
1+076.85	76.75	74.20	TEE CONNECTION TO HYDRANT LEAD
1+077.90	76.57	74.17	22.5° HORIZONTAL BEND
1+092.30	76.18	73.78	22.5° HORIZONTAL BEND
1+097.22	75.59	73.19	VALVE AND VALVE BOX
1+105.79	75.69	72.76	CROSSING BELOW 975mmØ STORM SEWER, AS PER CITY DETAIL W25.(CLEARANCE=0.5m)
1+107.73	75.59	72.83	CROSSING BELOW 200mm STORM SEWER
1+108.43	75.61	72.86	WATERMAIN CAP 1m FROM BUILDING

* EXACT ELEVATION OF EXISTING WATERMAIN TO BE DETERMINED IN THE FIELD. PROVIDE THERMAL INSULATION ON SHALLOW WATERMAIN AS PER THE CITY OF OTTAWA DETAIL W22 WHERE COVER IS LESS THAN 2.4m

PROPOSED 200mmØ WATERMAIN

STATION	SURFACE ELEVATION	TOP OF WM ELEVATION*	DESCRIPTION
2+000.00	76.60	74.20	CONNECT TO EXISTING 150mmØ WATERMAIN C/W 200X150mm REDUCER
2+001.95	76.58	74.18	22.5° HORIZONTAL BEND
2+015.11	76.29	73.89	22.5° HORIZONTAL BEND
2+030.11	75.66	72.76	CROSSING BELOW 975mmØ STORM SEWER, AS PER CITY DETAIL W25. (CLEARANCE=0.5m)
2+032.04	75.56	72.83	CROSS BELOW 200mmØ STORM SEWER
2+032.75	75.57	72.86	WATERMAIN CAP 1m FROM BUILDING

* EXACT ELEVATION OF EXISTING WATERMAIN TO BE DETERMINED IN THE FIELD. PROVIDE THERMAL INSULATION ON SHALLOW WATERMAIN AS PER THE CITY OF OTTAWA DETAIL W22 WHERE COVER IS LESS THAN 2.4m

150mmØ HYDRANT LEAD TABLE

STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
0+000.00	76.75	74.20	TEE CONNECTION TO HYDRANT LEAD
0+002.28	76.77	74.37	VALVE AND VALVE BOX
0+004.55	76.85	74.45	HYDRANT

WATERMAIN CROSSING TABLE

CROSSING	STATION	SURFACE ELEVATION	INVERT OF STORM SEWER	TOP OF WM ELEVATION	CLEARANCE
①	1+032.50	76.62	74.32	73.82	0.50
②	1+105.79	75.69	73.26*	72.76	0.50
③	2+030.11	75.66	73.26*	72.76	0.50
④	1+107.73	75.59	74.33	72.83	1.50
⑤	2+030.11	75.66	74.34	72.83	1.51

*INVERTS/OBVERTS ON CONCRETE PIPES ARE OUTSIDE DIAMETER

REFER TO 120202-ND FOR ADDITIONAL NOTES AND DETAILS

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.

Owner:
Wesley Clover International
c/o Richard Goldstein
KRP Propoerties
300-555 Legget Drive, Tower B,
Kanata, ON K2K 2X3

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
4.	REVISED PER CITY COMMENTS	APR 04/22	GJM
3.	ISSUED FOR GARAGE COORDINATION	MAR 25/22	GJM
2.	REVISED PER CITY COMMENTS	JAN 28/22	GJM
1.	ISSUED WITH ZONING AND SITE PLAN APPLICATION	OCT 01/21	GJM

SCALE
1:250
1:250
0 2 4 6 8 10

DESIGN	GJM
CHECKED	GJM
DRAWN	RJG
CHECKED	GJM
APPROVED	GJM

FOR REVIEW ONLY

A.R. MESTWARP
100201604
April 4, 2022
ISSUED FOR REVIEW

G.J. MacDONALD
April 4, 2022
ISSUED FOR REVIEW

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6

Telephone	(613) 254-9643
Facsimile	(613) 254-5867
Website	www.novatech-eng.com

LOCATION
CITY of OTTAWA
BROOKSTREET APARTMENTS

DRAWING NAME
GENERAL PLAN OF SERVICES
(WEST)

PROJECT No.
120202-00

REV
REV 4

DRAWING No.
120202-GP1

PLANA1.DWG - 841mmx594mm
PLAN # 18607

D07-12-21-0160

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