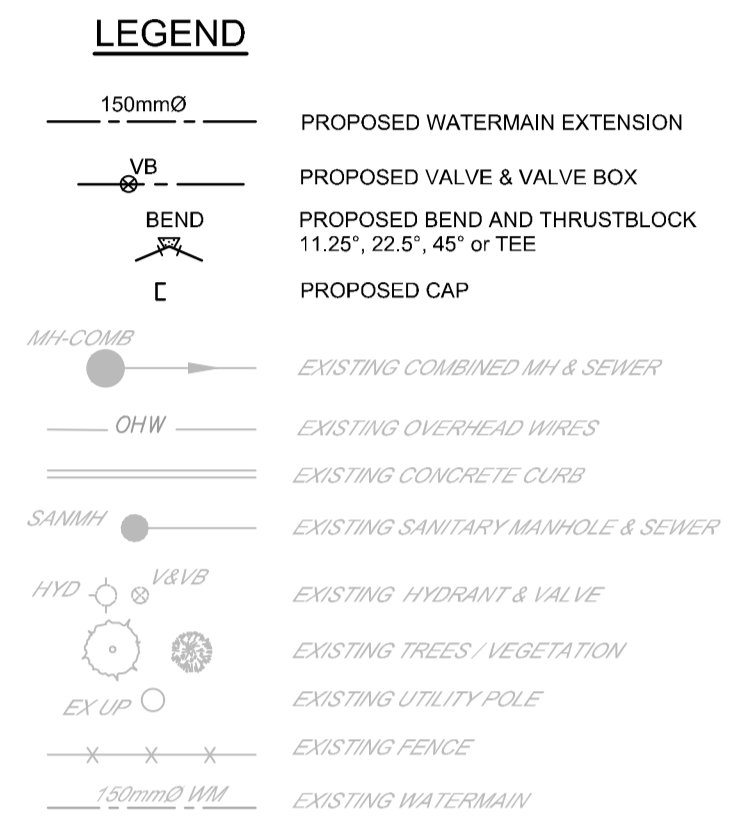
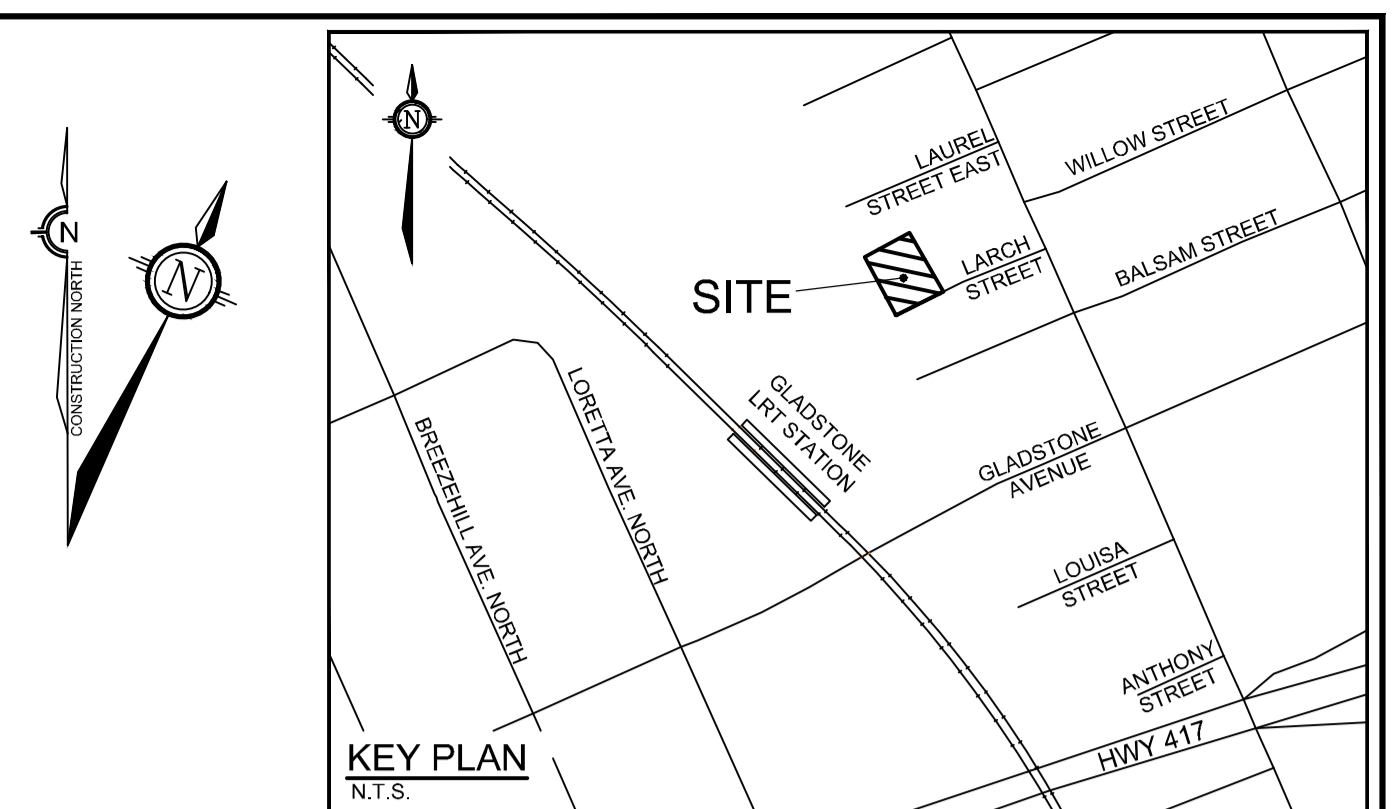
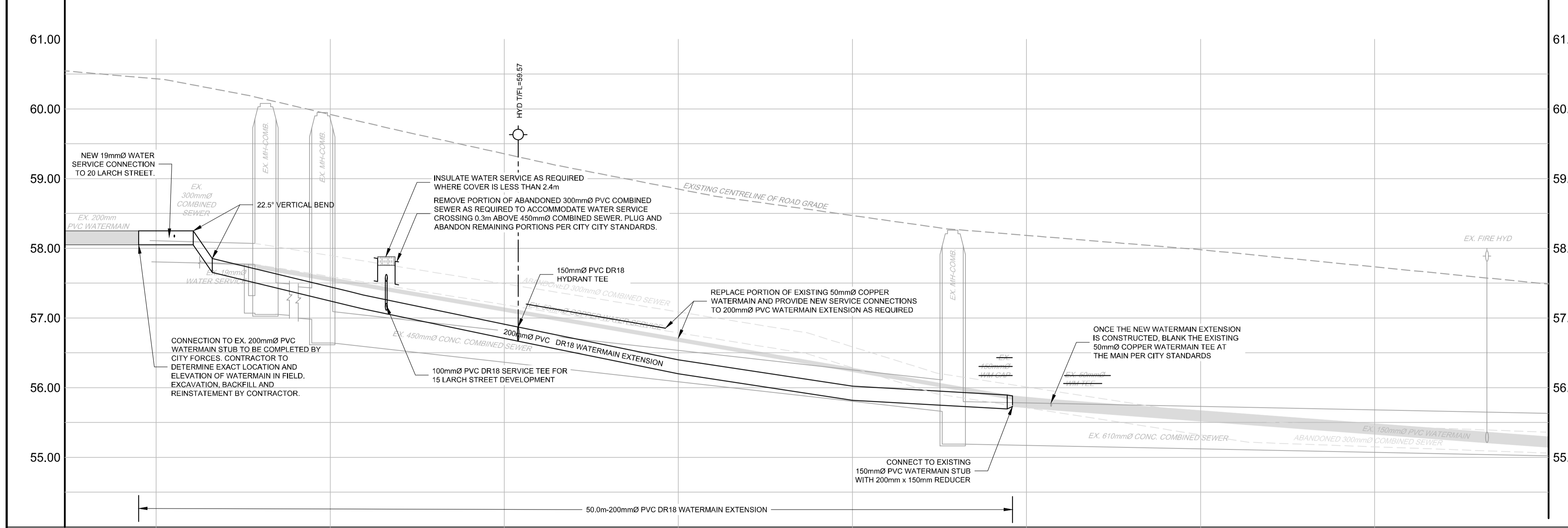
  
**ANDREW MCCREIGHT**  
 MANAGER, DEVELOPMENT REVIEW CENTRAL  
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
 DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Andrew McCreight at 8:02 am, Apr 10, 2024



## LARCH STREET



**BENCHMARK INFO:**

ALL ELEVATIONS ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM THE CITY OF OTTAWA VERTICAL CONTROL MONUMENT No. 2016-0357 HAVING AN ELEVATION OF 60.088 METRES. BEARINGS ARE MTM GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF LARCH STREET, HAVING A BEARING OF N 82° 23' 30" E AS SHOWN ON A SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBECK DATED NOVEMBER 2, 2017.

THE EXISTING GRADES SHOWN ON THE PLANS ARE TAKEN DIRECTLY FROM SURVEYORS REAL PROPERTY REPORT PLAN (Ref. # 20-10-126-00), PREPARED BY J.D.BARNES LIMITED SIGNED AND DATED OCTOBER 22, 2020.

SURROUNDING BACKGROUND TOPO INFORMATION BEYOND THE LIMITS OF THE SITE SURVEY ARE FROM CITY OF OTTAWA MAPPING AND UCC PLANS SHOWING CONTEXT ONLY.

- GENERAL NOTES:**
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
  - 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.
  - OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
  - 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.
  - REMOVE 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 MUNICIPAL AUTHORITIES.
  - 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.
  - ALL ELEVATIONS ARE GEODETIC.
  - REFER TO GEOTECHNICAL INVESTIGATION REPORT (NUMBER PG6071-1, REV.1), DATED FEBRUARY 11, 2022, PREPARED BY PATERSON GROUP INC., FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
  - REFER TO MECHANICAL PLAN FOR ROOF DRAIN INFORMATION.
  - REFER TO ARCHITECTS AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING AND HARD SURFACED AREAS AND DIMENSIONS.
  - REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2022-001) PREPARED BY NOVATECH.
  - SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE-IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).

- WATERMAIN NOTES:**
- SUPPLY AND CONSTRUCT ALL WATERMAIN AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS - ALL CURRENT VERSIONS AND AS AMENDED. THRUST BLOCK RESTRAINTS OF WATERMAIN AND FITTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA SPECIFICATIONS F-4492.
  - SPECIFICATIONS:
 

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
HYDRANT INSTALLATION	W19	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
THERMAL INSULATION BY OPEN STRUCTURES	W23	CITY OF OTTAWA
WATERMAIN CROSSING OVER SEWER	W25.2	CITY OF OTTAWA
CONCRETE THRUST BLOCKS (UNDER 400mmØ)	W25.3	CITY OF OTTAWA
THRUST BLOCK TABLE (UNDER 400mmØ)	W25.4	CITY OF OTTAWA
WATERMAIN MATERIAL	PVC DR 18 (100mm AND LARGER)	CITY OF OTTAWA
  - EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMANS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS. EXCAVATION, INSTALLATION OF SERVICE, BACKFILL AND RESTORATION BY THE CONTRACTOR.
  - WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED.
  - PROVIDE MINIMUM 0.5m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS, UNLESS OTHERWISE INDICATED.
  - WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.

EXISTING GROUND ELEVATION	TOP OF WATERMAIN ELEVATION	COMBINED SEWER INVERTS	DESCRIPTION	CHAINAGE
60.42	58.25	57.76	EX. 18mmØ SERVICE	0+989
59.42	58.25	57.76	EX. 18mmØ SERVICE	1+000
59.42	58.15	57.76	EX. 18mmØ SERVICE	1+010
59.42	58.25	57.76	EX. 18mmØ SERVICE	1+020
59.42	57.85	57.76	EX. 18mmØ SERVICE	1+031
59.42	57.76	57.76	EX. 18mmØ SERVICE	1+040
59.42	57.76	57.76	EX. 18mmØ SERVICE	1+050
59.42	57.76	57.76	EX. 18mmØ SERVICE	1+060
59.42	57.76	57.76	EX. 18mmØ SERVICE	1+070
59.42	57.76	57.76	EX. 18mmØ SERVICE	1+080
59.42	57.76	57.76	EX. 18mmØ SERVICE	1+090
59.42	57.76	57.76	EX. 18mmØ SERVICE	1+100
59.42	57.76	57.76	EX. 18mmØ SERVICE	1+110
59.42	57.76	57.76	EX. 18mmØ SERVICE	1+120
59.42	57.76	57.76	EX. 18mmØ SERVICE	1+130
59.42	57.76	57.76	EX. 18mmØ SERVICE	1+140
59.42	57.76	57.76	EX. 18mmØ SERVICE	1+150
59.42	57.76	57.76	EX. 18mmØ SERVICE	1+160
59.42	57.76	57.76	EX. 18mmØ SERVICE	1+170
59.42	57.76	57.76	EX. 18mmØ SERVICE	1+180
59.42	57.76	57.76	EX. 18mmØ SERVICE	1+190
59.42	57.76	57.76	EX. 18mmØ SERVICE	1+200



**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**  
15-19 LARCH ST. INC.  
359 KENT STREET, SUITE 503,  
OTTAWA, ONTARIO, K2P 0R6  
ROBERTO CAMPAGNA  
PHONE: (613) 851-7823  
roberto@rocachomes.ca

No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
8	ISSUED FOR SITE PLAN APPROVAL	JAN 10/24	MS	8	ISSUED FOR SITE PLAN APPROVAL	JAN 10/24	MS
7	ISSUED FOR TENDER	DEC 15/23	MS	7	ISSUED FOR TENDER	DEC 15/23	MS
6	REVISED PER CITY COMMENTS	DEC 8/23	MS	6	REVISED PER CITY COMMENTS	DEC 8/23	MS
5	REVISED PER NEW SITE PLAN	OCT 27/23	MS	5	REVISED PER NEW SITE PLAN	OCT 27/23	MS
4	EXTENDED 200mm DIA. WATERMAIN	APRIL 6/23	MS	4	EXTENDED 200mm DIA. WATERMAIN	APRIL 6/23	MS
3	REVISED PER ADDITIONAL CITY COMMENTS	MAR 27/23	MS	3	REVISED PER ADDITIONAL CITY COMMENTS	MAR 27/23	MS
11	REISSUED FOR SITE PLAN APPROVAL	FEB 28/24	MS	11	REISSUED FOR SITE PLAN APPROVAL	FEB 28/24	MS
10	REISSUED FOR SITE PLAN APPROVAL	FEB 20/24	MS	10	REISSUED FOR SITE PLAN APPROVAL	FEB 20/24	MS
9	REISSUED FOR SITE PLAN APPROVAL	JAN 22/24	MS	9	REISSUED FOR SITE PLAN APPROVAL	JAN 22/24	MS

SCALE	DESIGN
1:150	CHECKED SM
1:75	CHECKED MS
	DRAWN DWM / SM
	CHECKED SM
	APPROVED MS

**FOR REVIEW ONLY**

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		PROJECT No.	
CITY OF OTTAWA 15 LARCH STREET		120251	
DRAWING NAME		REV #	
WATERMAIN EXTENSION PLAN AND PROFILE (1+000 to 1+080 @ LARCH STREET)		REV # 11	
		DRAWING No. 120251-PR1	

D07-12-22-0027