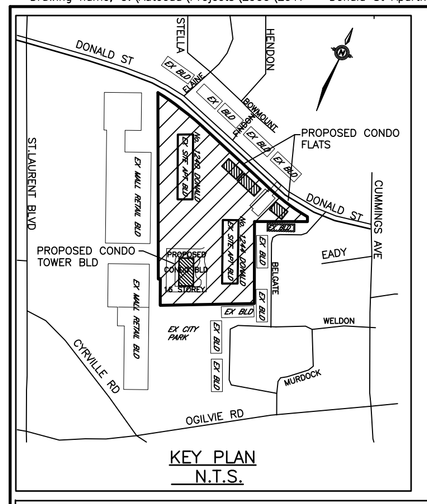
Drawing name; O:\Autocad\Projects\2900\2917 – Donald St Apartments\DRAWINGS\2917 -S-2.dwg



KEY PLAN
N.T.S.

LEGEND

- PROPERTY BOUNDARY
- EXISTING STM SEWER
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING VALVE AND VALVE BOX
- EXISTING FIRE HYDRANT
- +102.11 EXISTING ELEVATION
- 1.7 % SURFACE GRADE AND DRAINAGE DIRECTION
- 97.88 PROPOSED GRADE
- SWALE @ X% 97.88(S) PROPOSED SWALE & SWALE GRADE (WITH SUBDRAIN WHERE NOTED)
- 3:1 SLOPE TERRACING –SLOPE AS SHOWN (MAX 3:1)
- DC PROPOSED CURB
- DC PROPOSED DEPRESSED CURB
- PROPOSED RETAINING WALL (SEE ARCH/STRUCTURAL PLAN)
- PROPOSED PAVEMENT (LIGHT DUTY SEE DETAIL)
- PROPOSED PAVEMENT (HEAVY DUTY SEE DETAIL)
- PROPOSED CONCRETE SIDEWALK (SEE ARCH PLAN)
- PROPOSED ASPHALT SIDEWALK (SEE ARCH PLAN)
- PROPOSED SANITARY SEWER
- 200 PROPOSED 1200mmø SANITARY MANHOLE
- PROPOSED STORM SEWER
- 100 PROPOSED 1200mmø SANITARY MANHOLE
- CB1 PROPOSED CB
- RD1 PROPOSED "ROOF DRAIN" OF SURFACE PARKING INTO BASEMENT PARKING LOCATED BELOW.
- PROPOSED WATERMAIN
- PROPOSED SIAMESE BLD FIRE CONNECTION
- WATER SERVICE VALVE & VALVEBOX
- MECHANICAL THRUST RETRAINT
- FIRE HYDRANT VALVE AND VALVE BOX
- W CITY WATER METER
- R.W.M CITY REMOTE WATER METER
- G GAS METER
- H HYDRO METER

NOTES: GENERAL

1. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
2. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
3. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCHBASIN OUTLETS ARE PROVIDED.
4. STRIP AND REMOVE ALL TOPSOIL FROM IMPROVED AREAS.
5. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
6. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAWCUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
7. CONTRACTOR IS TO COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON MUNICIPAL AND PRIVATE ROADS.
8. RESTORE PAVEMENT STRUCTURE AND SURFACES ON EXISTING ROADS TO A CONDITION AT LEAST EQUAL TO ORIGINAL AND TO THE SATISFACTION OF THE MUNICIPAL AUTHORITIES.
9. ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. (CONSTRUCTION OPSS 206, 310 & 314 MATERIALS OPSS 1001, 1003 & 1010).
10. REFER TO ARCHITECT'S SITE PLAN FOR BUILDING DIMENSIONS AND SITE LAYOUT. DIMENSIONS AND LAYOUT INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. REFER TO LANDSCAPE ARCHITECTS PLAN FOR SIDEWALK, PATHWAYS, FENCES, PLANTING AND OTHER LANDSCAPE FEATURE MATERIALS AND LOCATIONS.
12. THE CONTRACTOR SHALL COORDINATE AND PAY FOR ALL CONSTRUCTION RELATED PERMITS, FEES, INSPECTIONS AND APPROVALS REQUIRED BY THE CITY OF OTTAWA.
13. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY BE DAMAGED OR CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. THE ENGINEER SHALL BE INFORMED IMMEDIATELY OF ANY ERRORS, DISCREPANCIES, CONFLICTS, OMISSIONS etc THAT ARE FOUND. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
14. THE CONTRACTOR SHALL PROTECT ALL EXISTING SERVICES & FACILITIES. SUCH REQUIRED MEASURES INCLUDE, BUT ARE NOT LIMITED TO: ENSURE ALL CONCERNED UTILITIES HAVE LOCATED THEIR PLANT PRIOR TO ANY EXCAVATING, LOCATE AND FLAG/PAINT THE LOCATIONS OF OTHER U/G PLANT WHICH MIGHT BE DAMAGED BY EXCAVATION AND CONSTRUCTION TRAFFIC, HAND DIG IN PROXIMITY TO EXISTING BURIED SERVICES TO LOCATE THEM WITHOUT ANY RESULTING DAMAGE, BRACE AND SUPPORT WHERE REQUIRED.
15. THE CONTRACTOR SHALL COMPLY WITH THE GEOTECHNICAL REPORT FOR PAVEMENT STRUCTURE AND UNDERGROUND SERVICE CONSTRUCTION. REMOVE ALL SURFICIAL VEGETATION, EXISTING ASPHALT, CURB (ETC.) LOCATED WITHIN DESIGNATED AREAS OF PROPOSED CONSTRUCTION. REMOVE AND/OR RELOCATE PIPES, APPURTENANCES, STRUCTURES, ETC. THAT ARE DESIGNATED FOR REMOVAL AND/OR RELOCATION. REGRADE EXISTING GRANULARS TO PROPOSED GRADES. SUPPLY AND INSTALL GRANULARS AS REQUIRED TO ACHIEVE PROPOSED GRADES. ALL MATERIAL DESIGNATED BY THE ENGINEER AS EXCESS TO THE REQUIREMENTS OF THIS WORK SHALL BE LOADED HAULED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. LOOSE SUBGRADE TO BE RECOMPACTED. SOFT AREAS SHALL BE SUBEXCAVATED, WITH A 5:1 TRANSITION TAPER TO FIRM SUBGRADE, AND BACKFILLED WITH WITH SELECT SUBGRADE MATERIAL.
16. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE FOR DEWATERING, SUPPORT AND PROTECTION OF EXCAVATIONS AND TRENCHING AS WELL AS RELEASE OF ANY PUMPED GROUND WATER IN A CONTROLLED AND APPROVED MANNER.
17. THE CONTRACTOR SHALL COORDINATE SERVICE REPLACEMENT SO AS TO NOT DISRUPT WATER SUPPLY DURING PEAK DOMESTIC DEMAND TIMES. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO RESIDENTS STATING THE ESTIMATED TIME PERIOD THAT THE WATER SUPPLY SHALL BE INTERRUPTED AT LEAST 24HRS IN ADVANCE OF SUCH WORK.

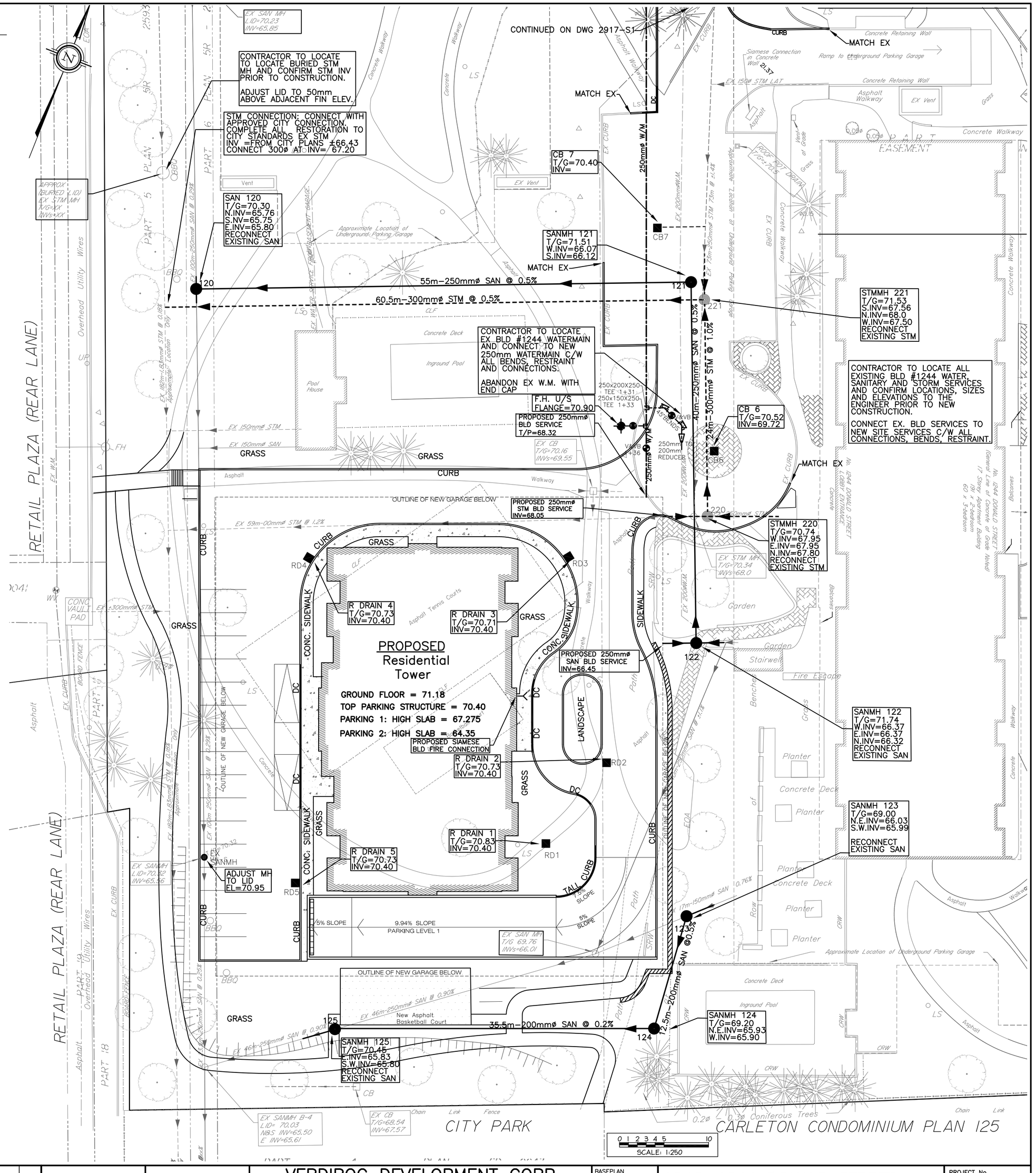
WATERMAIN

1. ALL WATERMAIN WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS. NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE.
2. INSTALLATION OF WATER METER AND REMOTE RECEPTACLE SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
3. ALL WATERMAIN SHALL BE THE SIZES SHOWN ON THIS DRAWING. 51mmø WATERMAIN SHALL BE COPPER TO CITY SPECIFICATIONS. WATERMAIN OF 100mmø AND GREATER SHALL BE PVC DR18 (WITH TRACER WIRE AS PER CITY OF OTTAWA STANDARD W36) UNLESS OTHERWISE NOTED.
4. VALVE BOXES AS PER CITY OF OTTAWA DETAIL W24.
5. ALL WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m.
6. WATERMAIN BEDDING IS TO BE AS PER CITY OF OTTAWA DETAIL W17.
7. THRUST BLOCKS AND RESTRAINT AS PER CITY OF OTTAWA DWGS: W25.3 AND W25.4, W25.5 AND W25.6.
8. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS PER CITY OF OTTAWA DWGS: W39, W40, W41
9. ALL CONNECTIONS TO EXISTING WATERMAIN BY CITY OF OTTAWA FORCES. CONTRACTOR TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
10. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
11. WATERMAIN TO BE HYDROSTATICALLY TESTED TO 200PSI FOR 2 HOURS.
12. DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.

SEWER

1. CATCHBASINS SHALL BE PER OPSD STD. 705.01, PRECAST 600x600 OR 600mmø AS SHOWN. FRAMES AND COVERS SHALL BE AS PER CITY STANDARD S–19 WITH A 600mm SUMP PROVIDED. LEADS SHALL BE 200mmø PVC SDR–35 AT A 1% MIN. SLOPE UNLESS OTHERWISE NOTED.
2. MANHOLES SHALL BE PRECAST 1220mm DIA AS PER OPSD STD. 701.01. INSTALLATION SHALL COMPLY WITH OPSS AND MUNCIPAL STANDARDS. STORM MANHOLES SHALL HAVE A 600mm SUMP. SANITARY MANHOLES SHALL BE BENCHED. FRAMES AND COVERS SHALL BE AS PER OPSD 401.01 A MIN. SANITARY LIDS SHALL BE CLOSED TYPE.
3. SEWER BEDDING AS PER OPSD STD. 802.03 WITH MIN. 150mm GRANULAR 'A' BEDDING COMPACTED TO 95% STANDARD PROCTOR DENSITY.
4. ALL WORK SHALL BE PERFORMED, AS APPLICABLE IN ACCORDANCE WITH MUNICIPAL & OPSS STANDARD SPECIFICATIONS AND DRAWINGS–IN PARTICULAR, WITH O.P.S.S. 407, AND 410.
5. ALL SEWERS ARE TO BE THE SIZES SHOWN ON THE DRAWING. SITE SEWERS SHALL BE PVC SDR–35 OR APPROVED EQUAL. TOWNHOME BUILDING SERVICE LATERALS SHALL BE PVC SDR–28 AT A MIN 1% SLOPE.
6. ALL MANHOLES, CATCHBASINS AND CATCHBASIN MANHOLES TO BE BACKFILLED WITH MIN. 0.3m HORIZ. THICKNESS OF GRANULAR A.
7. CONNECTION TO CITY SEWERS MUST BE MADE IN PRESENCE OF CITY OF OTTAWA INSPECTOR. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTION.
8. THE UNDERGROUND SERVICING CONTRACTOR IS REQUIRED TO PERFORM ALL FIELD TESTS REQUIRED BY THE CITY FOR QUALITY CONTROL OF ALL INSTALLED SEWER AND MANHOLES IN ACCORDANCE WITH CITY AND OPSS SPECIFICATIONS & STANDARDS. ALL SANITARY SEWER AND MANHOLES SHALL PASS AN EXFILTRATION TEST COMPLETED AS PER OPSS SPECIFICATIONS. ALL SITE SERVICES 200mmø IN DIAMETER, OR GREATER, SHALL HAVE A CCTV INSPECTION AND REPORT COMPLETE, WITH ALL DEFICIENCIES CORRECTED PRIOR TO PAVING. ALL TESTS SHALL BE PERFORMED IN THE PRESENCE OF THE ENGINEER WHO WILL SUBMIT A CERTIFIED COPY OF THE TEST/CCTV RESULTS TO THE CITY OF OTTAWA. SEWERS ARE NOT TO BE PUT INTO USE UNTIL THIS TESTING/CCTV IS SUCCESSFULLY COMPLETE.
9. WHERE CONNECTIONS OR BREAK–INS TO EXISTING STRUCTURES OR PIPES ARE REQUIRED THEN THIS WORK INCLUDES ALL: EXCAVATION, PROTECTION & SUPPORT, CORING, CUTTING IN, BREAKING–IN, CONNECTIONS, RE–CONNECTIONS OF EXISTING, REPAIRS AND SEALING OF OPENINGS, RE–BENCHING, TESTING AND REINSTATEMENT.

WATERMAIN TABLE 250mmø PVC SDR–18 CL–150			
STATION	FIN. SURFACE ELEV.	TOP OF W.M. ELEV.	DESCRIPTION
0+00.0	70.05	±68.05	EX. 250mmø VALVE
0+07.2	70.30	67.90	22.5° HORIZ BEND
0+14.0	70.10	67.70	250mmX250mmX250mm TEE
0+37.8	70.39	67.99	250mmX150mmX250mm TEE
0+42.5	70.45	68.99	22.5° HORIZ BEND
0+78	70.50	68.10	22.5° HORIZ BEND
1+31	70.68	68.28	250mmX250mmX250mm TEE
1+33	70.69	68.29	250mmX150mmX250mm FH TEE
1+36	70.70	68.30	250mmø VALVE
1+41.5	70.72	68.30	CONDO TOWER BASMENT WALL



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.

Ottawa

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
1.	ISSUED FOR CLIENT REVIEW	DEC 21/12	CJR

LICENSED PROFESSIONAL ENGINEER C. J. RUDDLE PROVINCE OF ONTARIO

SCALE
0 2m 4m 10m
HORIZONTAL 1:250

VERDIROC DEVELOPMENT CORP.
1 VALLEYBROOK Dr, NORTH YORK, ON M3B 2S7

exp Services Inc.
T +1.613.688.1899 | F +1.613.225.7330
2650 Queensview Drive, Unit 100
Ottawa, ON K2B 8H6
Canada
www.exp.com
• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

BASEPLAN	DME
DESIGN	KCM
CHECKED	CRJ
CAD	KCM
PROJ. MGR.	JLS
APPROVED	CJR

1240–1244 DONALD STREET CONDO TOWER
CITY OF OTTAWA

SERVICING PLAN – TOWER

PROJECT No.	2917
SURVEY BY	AOV DEC/2008
DATE	NOV 2009
DRAWING No.	2917–S–2

THIS DRAWING AND ALL COPYRIGHT THEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF DAVID McMANUS ENGINEERING LTD. REPRODUCTION OR USE OF THIS DRAWING IN WHOLE OR IN PART BY ANY MEANS OR IN ANY FORM WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF DAVID McMANUS ENGINEERING LTD. IS STRICTLY PROHIBITED.

Last saved by: mercerk