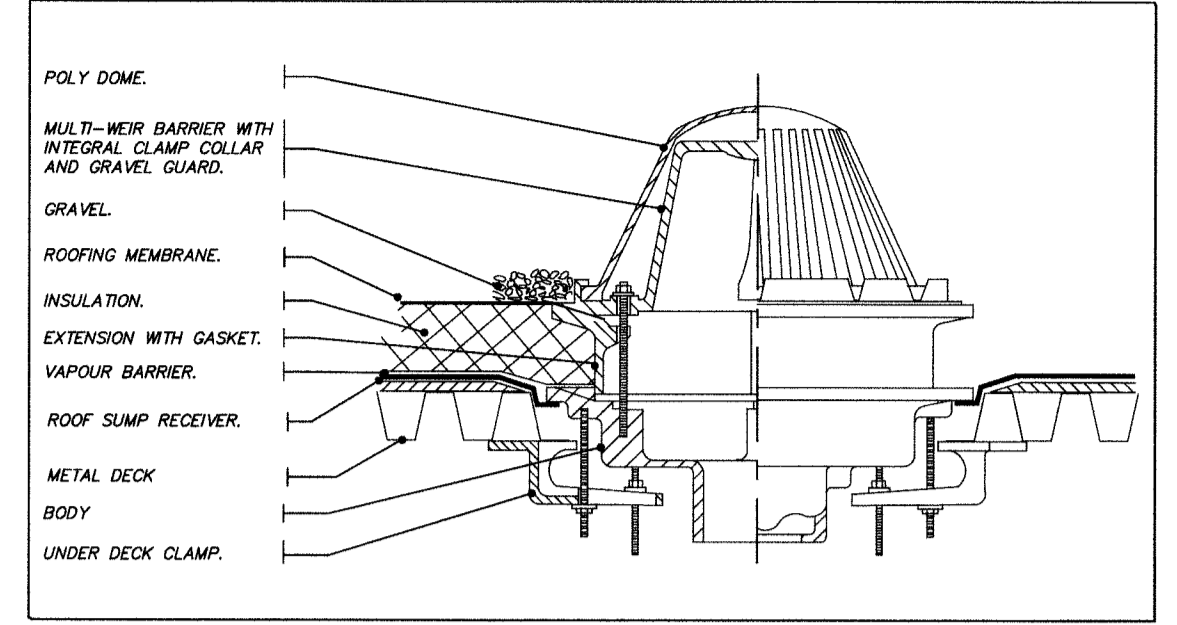


N.T.S.  
MH-S  
Lot 71.63

TYPICAL  
3" x 6" ROOF DRAIN ABOVE "MATTIS" MODEL 80-100 WITH CONTROL CONTROL W/ER. ONE SLOTT. DRAIN TO BE 1/4" W/ER. BARRIER. INTERNAL CLAMP COLLAR AND GRAVEL. BOTTOM OF W/ER TO BE FLUSH WITH ROOF. CAST IRON BODY. ALUMINUM W/ER. STAINLESS STEEL. GRID AND POLYDOME. COORDINATE INSTALLATION ON SITE.

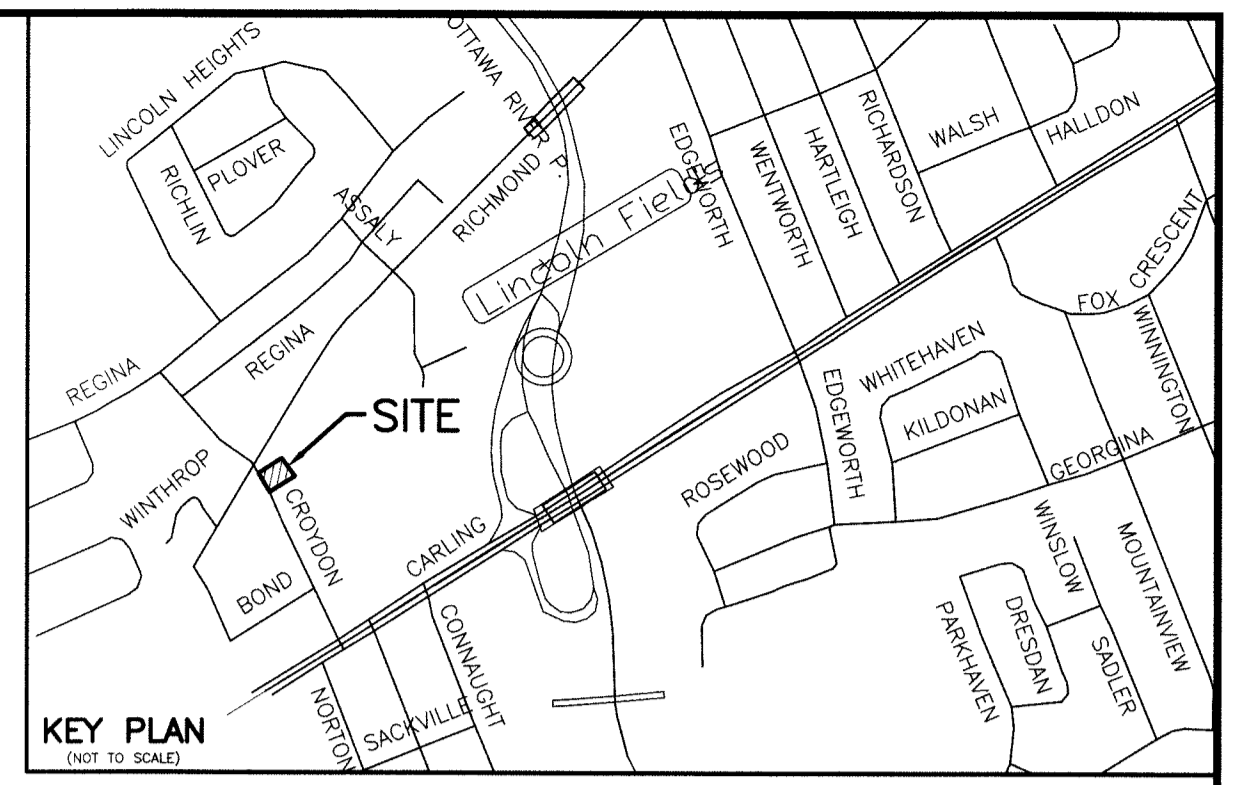


TYPICAL ROOF DRAIN DETAIL  
N.T.S.

Local Benchmark  
2 Nails on Utility Pole  
Elevation=74.974

REGISTERED PLAN 511

- LEGEND**
- PROPOSED ELEVATION
  - EXISTING ELEVATION
  - F.F. PROPOSED MAIN LEVEL SUBFLOOR ELEVATION
  - T.O.F. PROPOSED TOP OF CONCRETE FOUNDATION ELEVATION
  - U.S.F. PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION
  - D/W PROPOSED DRIVEWAY
  - EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - EXISTING WATERMAIN
  - PROPOSED 150mm PVC SANITARY LATERAL SERVICE @ 1% (MIN.) SLOPE
  - PROPOSED 100mm AND 125mm PVC STORM LATERAL SERVICE @ 1% (MIN.) SLOPE OR AS SPECIFIED
  - PROPOSED 38mm WATER SERVICE (COPPER TYPE "K")
  - EXISTING SANITARY MANHOLE
  - EXISTING STORM MANHOLE
  - EXISTING INLET CATCH BASIN
  - EXISTING FIRE HYDRANT
  - EXISTING WATER VALVE
  - EXISTING UTILITY POLE
  - EXISTING OVERHEAD WIRES
  - PROPOSED VALVE AND VALVE BOX (V&VB)
  - PROPOSED RETAINING WALL
  - PROPOSED CB/MH (CATCH BASIN/MANHOLE)
  - PROPOSED STORM MANHOLE
  - PROPOSED CATCH BASIN (600mmx600mm)
  - PROPOSED DEPRESSED CURB
  - PROPOSED ROOF DOWNSPOUT LOCATION
  - PROPOSED CONCRETE SPLASH PAD LOCATION
  - PROPOSED EMERGENCY BACKUP SUMP (PUMP/S) AND PIT LOCATION FOR HOUSE WEEPING TILE DRAINAGE
  - PROPOSED CONCRETE SIDEWALK ON CITY ROW



KEY PLAN  
(NOT TO SCALE)

**NOTES**

1. EXISTING SERVICES AND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM THE BEST AVAILABLE RECORDS BUT ARE NOT COMPLETE. CONTRACTOR IS REQUESTED TO CHECK IN THE FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS SATISFACTION BEFORE DIGGING.
2. CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY. REFER TO THE SITE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY THE OWNER'S SOILS ENGINEER KOLLARD ASSOCIATES (PROJECT NO. 160861 DATED JANUARY 24, 2017) FOR DETAILS OF PAVEMENT STRUCTURE DETAILS. REFER TO PAGES NO. 13 AND 14 OF THE GEOTECHNICAL REPORT.
3. SITING DETAILS FOR THE PROPOSED BUILDING WERE TAKEN FROM THE OWNER'S HOUSE DESIGNER'S (P-SQUARED CONCEPTS INC.) SITE PLAN (DWG. NO. SP-01 DATED JULY 14, 2017 REV. 4 PROJECT NO. 0205), FOR DETAILS OF THE MAIN LEVEL SUBFLOOR (F.F.), TOP OF FLOOR (T.O.F.), TOP OF BASEMENT SLAB ELEVATION AND UNDERSIDE OF FOOTING (U.S.F.) INFORMATION FOR THE VARIOUS ELEVATION LEVELS OF THE NEW BUILDING. REFER TO THE OWNER'S HOUSE DESIGNER'S EXTERIOR ELEVATIONS PLAN (PROJECT NO. 0205 DWG. NO. A-02 DATED APRIL 26, 2017 REV. 2).
4. EXISTING BUILDING AND STRUCTURE LOCATION, TOPOGRAPHICAL INFORMATION ON THIS DRAWING, GEODETIC SITE BENCHMARK, SEWER INVERT AND LOCATION ETC. SHOWN ON THIS PLAN WERE PROVIDED BY FARLEY, SMITH & DENNIS SURVEYING LTD. (BY L.O. 346-10 DATED SEPTEMBER 29, 2010 RECEIVED ON MAY 10, 2017). T.L. MAK ENGINEERING CONSULTANTS LTD. DOES NOT TAKE ANY RESPONSIBILITY FOR THE SURVEY INFORMATION SHOWN HERE. THE CONTRACTOR IS ADVISED TO OBTAIN AND REVIEW HIS SATISFACTION THIS SURVEY/TOPOGRAPHICAL PLAN PRIOR TO CONSTRUCTION. STORM AND SANITARY INVERT INFORMATION WAS TAKEN FROM AVAILABLE CITY OF OTTAWA PLAN NO. K-28-d DATED MAY 29/58 CITY FILE NO. 1309.
5. ALL GRADES SHOWN ARE GEODETIC AND METRIC (SEE FARLEY, SMITH & DENNIS SURVEYING LTD.'S TOPOGRAPHICAL PLAN).
6. PIPE SIZES SHOWN ON THIS PLAN ARE METRIC.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY EQUIPMENT, LABOUR AND MATERIALS RELATING TO ALL CIVIL WORKS REQUIRED FOR THIS SITE AND BY THE CITY OF OTTAWA TO CONNECT INTO THE WATERMAIN TO CONNECT.
8. ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA.
9. CONNECTION OF THE 38mm WATER PIPE TO THE EXISTING 150mm WATERMAIN SHALL BE BY THE CITY OF OTTAWA AND EXCAVATION, BACKFILLING AND REINSTATEMENT SHALL BE CARRIED OUT BY THE CONTRACTOR. ALL WATERWORKS TO BE CONSTRUCTED TO CITY OF OTTAWA WATER ENGINEERING STANDARDS AND SPECIFICATIONS.
10. CONSTRUCT ALL WATERMANS, WATER SERVICES, SANITARY AND STORM SEWER SYSTEMS IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARD SPECIFICATIONS AS PER OPSD REQUIREMENT AND DONE TO THE SATISFACTION OF THE CITY.
11. BEDDING AND HAUNCHING MATERIAL FOR SOWER INSTALLATIONS TO BE GRANULAR "A" INSTALLED AND COMPACTED AS PER CITY STANDARD DETAIL DWG. NO. S6 AND S7.
12. STORM AND SANITARY LATERALS (100mm, 125mm AND 150mm) SHALL BE PVC DR-28 OR EQUIVALENT. STORM PIPE SIZE (250mm AND 300mm) SHALL BE PVC DR-35.
13. ALL WATER SERVICES/MANS SHALL HAVE 2.4m COVER (MIN.). THE 38mm WATER SERVICE SHALL BE COPPER TYPE "K". WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY OF OTTAWA W17 - THRUST BLOCK DETAILS AS PER CITY DETAIL W25.3 DATED MAY 2001. FITTINGS SHALL CONFORM TO APPROVED ANMA AND/OR CSA STANDARDS. CATHODIC PROTECTION FOR NEW WATERMAIN AND SERVICE AS PER CITY DETAIL W40 REV. DATE MARCH 2005.
14. IF WATER SERVICE IS LESS THAN 1.0m FROM SEWER, MANHOLE OR CATCHBASIN, CONTRACTOR IS REQUESTED TO INSULATE BETWEEN THEM WITH 5/8" RIGID INSULATION PER CITY DETAIL W25.3.
15. INSTALL THE SPECIFIED C/D (INLET CONTROL DEVICE) AT THE DOWNSTREAM PIPE END OF THE PROPOSED 300mm STORM SEWER AT PROPOSED CB/MH #1 AS DETAILED ON THIS DRAWING.
16. MANHOLES AND CATCH BASIN MANHOLES SHALL BE PRE-CAST TYPE (1200mm) AS PER CITY'S LATEST REVISED ENGINEERING STANDARDS. STORM MANHOLE/CATCH BASIN SHALL BE PRE-CAST TYPE (1200mm) AS PER OPSD AND AMH-0110.
17. THE CATCH BASIN SHALL BE 600mm x 600mm PRECAST TYPE PER OPSD 705.010 C/W FRAME AND COVER PER OPSD 400.020 INCLUDING ADJUSTMENT RINGS.
18. STORMWATER MANAGEMENT NOTES
  - THE 5 YEAR HIGH WATER LEVEL IS ESTIMATED AT ELEVATION = 72.33m CONFINED IN THE UNDERGROUND STORM PIPE AND DRAINAGE STRUCTURES.
  - THE 100 YEAR HIGH WATER LEVEL IS ESTIMATED AT ELEVATION = 74.08m AT PARKING LOT.
  - SEE STORM DRAINAGE REPORT NO. R-817-21 DATED JUNE 2017 ALSO FOR DETAILS.
  - INSTALL C/D FLOW RESTRICTOR HYDROEX MODEL NO. (50 W/4V-1) OR EQUAL AS SHOWN ON THIS DRAWING.
  - CONTROLLED ROOF DRAIN FLOW RATE SHALL BE 0.63L/S OR 10 U.S. GAL./MIN.
19. ALL PROPOSED BUILDING SANITARY, STORM AND WATER SERVICES SHALL TERMINATE ± 1.0m OUTSIDE THE FOUNDATION WALL AND CONNECTION TO PLUMBING BY OTHERS.
20. THE RETAINING WALL TO BE CONSTRUCTED AND MATERIAL TYPE SHALL BE SPECIFIED BY THE OWNER'S HOUSE DESIGNER AND/OR HIS STRUCTURAL ENGINEER. ANY RETAINING WALLS BUILT ON THIS LOT EXCEEDING 1.0m IN HEIGHT FROM PROPOSED FINISHED GROUND ELEVATION WILL BE PREPARED TO BE PREPARED AND CERTIFIED BY THE OWNER'S STRUCTURAL ENGINEER AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
21. PRIOR TO CONCRETE FOOTING AND FOUNDATION POURING, THE OWNERS AND/OR CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SUBGRADE ON THIS LOT IS SUFFICIENT TO SUPPORT THE PROPOSED BUILDING.
22. FOR DEVELOPMENT OF THIS LOT, THE CONTRACTOR MUST FIRST CONSTRUCT THE UNDERGROUND SANITARY, STORM AND WATER SERVICES FROM THE SEWER AND WATERMAIN TO SERVICE THE ENTIRE PROPERTY, PRIOR TO BUILDING CONSTRUCTION. FOUNDATION POURING AND THE CONTRACTOR SHALL VERIFY SEWER DEPTHS TO ENSURE THAT SEWER LATERALS CAN ACHIEVE A SLOPE OF 1% (MIN.) AND STILL BE BELOW PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION. IF THIS IS FOUND NOT POSSIBLE, THE CONTRACTOR SHALL CONTACT THE OWNER TO REPORT THE FINDING IN ORDER TO ADJUST THE BUILDING FOUNDATION GRADES PRIOR TO CONCRETE POURING.
23. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY EQUIPMENT, LABOUR AND MATERIALS RELATING TO THE CIVIL WORKS REQUIRED FOR INSTALLATION OF NEW SITE SERVICES. PROVINCIAL HEALTH AND SAFETY REGULATIONS MUST BE FOLLOWED DURING CONSTRUCTION.
24. IT IS THE RESPONSIBILITY OF THE SITE SERVICES CONTRACTOR TO OBTAIN AND CONSTRUCT THE WORKS TO MEET THE LATEST REVISIONS IN CURRENT CIRCULATION OF THE CITY OF OTTAWA'S ENGINEERING STANDARDS, OPS & OPSD STANDARDS, AND ONTARIO BUILDING/PLUMBING CODES, WHERE THE LATEST REVISION DIFFERS FROM THE REQUIREMENTS SET OUT IN THIS PLAN, THE CONTRACTOR SHALL PERFORM THE WORKS TO MEET LATEST REVISED STANDARDS IN HIS PRICE BID FOR THIS PROJECT. THE CONTRACTOR SHALL INFORM THE ENGINEERS OF ANY CHANGES PRIOR TO COMMENCEMENT OF THE WORKS.
25. PROPOSED TOP OF MAIN LEVEL SUBFLOOR, TOP OF FOUNDATION, TOP OF BASEMENT SLAB AND UNDERSIDE OF FOOTING ELEVATIONS SHALL BE REVIEWED AND APPROVED BY THE OWNERS AND P-SQUARED CONCEPTS INC. PRIOR TO CONSTRUCTION.
26. IF EXISTING GRADES ALONG ANY EXISTING ADJUTING PROPERTY LIMITS EXCEED THE PROPOSED GRADES ON THIS PROPERTY BY A HEIGHT DIFFERENTIAL THAT EXCEEDS TERRACING OF 3H TO 1V, THEN INSTALL A RETAINING WALL AS PER OWNER'S REQUIREMENTS.
27. SITE SERVICING BEDDING, BACKFILL REQUIREMENTS ALONG WITH ROADWAY AND PARKING LOT PAVEMENT STRUCTURES SHALL MEET RECOMMENDATIONS AND REQUIREMENTS SET OUT IN THE OWNER'S SOILS ENGINEER'S REPORT. ALL WORKS TO BE CARRIED OUT BY THE CONTRACTOR ON THE PROPOSED ASPHALT ACCESS LANEWAY AND PRIVATE DRIVEWAY STRUCTURE SHALL BE APPROVED BY SOILS ENGINEER ON SITE PRIOR TO CONSTRUCTION.

CROYDON AVENUE  
P. I. N. 03963 - 0001

APPROXIMATE LOCATION OF EX. 225mm SANITARY SEWER

APPROXIMATE LOCATION OF EX. 300mm STORM SEWER

CONNECT NEW STORM PIPE TO EXISTING STORM SEWER AT INV.=71.14 WITH APPROVED MANUFACTURED TEE. EXISTING STORM SEWER INVERT ELEVATION=71.11. ALL WORKS SHALL BE CARRIED OUT TO CITY OF OTTAWA'S SATISFACTION.

PROPOSED 1.8m WIDE CONCRETE SIDEWALK PER DETAILS SC4 AND SC5 AND EXISTING ASPHALT AREA AS PER CITY OF OTTAWA STANDARDS. ALL WORKS SHALL BE CARRIED OUT TO THE CITY'S SATISFACTION.

REMOVE AND REPLACE EX. DEPRESSED CURB WITH FULL BARRIER CURB PER CITY STANDARDS. (SEE NOTE #13 ALSO).

WATER SERVICE CONNECTION BY CITY OF OTTAWA

CONNECT NEW SANITARY LATERAL TO EXISTING SANITARY SEWER AT INV.=70.56 WITH APPROVED MANUFACTURED TEE. EXISTING SANITARY SEWER INVERT ELEVATION=70.48. ALL WORKS SHALL BE CARRIED OUT TO CITY OF OTTAWA'S SATISFACTION.

REINSTATE ROAD CUT AS PER CITY OF OTTAWA STANDARD DETAIL R10

EX. FIRE HYDRANT APPROX. LOCATION

N.T.S.  
MH-S  
Lot 74.08

LOT 55  
P. I. N. 03963 - 0002

INSTALL ICD MODEL NO. (50-WV-1) OR EQUAL AT D/S END OF CB/MH#1  
Q=3.15L/S  
N=2.33m  
AND 0.6m(MIN) SUMP IN MH

PROPOSED 2.1M HIGH FENCE TO BE MAINTAINABLE FROM SUBJECT PROPERTY SIDE.

PROPOSED 1.5m-100mm PVC STORM LATERAL @ 1% (MIN.) (FOR BLDG. WEEPING TILE DRAINAGE OUTLET ONLY)

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LOT 46  
P. I. N. 03963 - 0004

PROPOSED 3 STOREY 8 DWELLING UNIT BUILDING  
F.F. = 75.58  
T.O.F. = VARIES  
TOP OF BASEMENT SLAB ELEV. = 72.84  
U.S.F. = 72.54

PROPOSED 2.1M HIGH FENCE TO BE MAINTAINABLE FROM SUBJECT PROPERTY SIDE.

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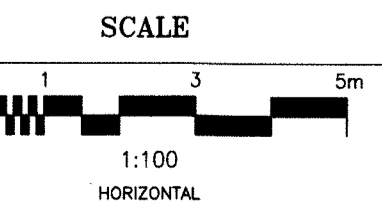
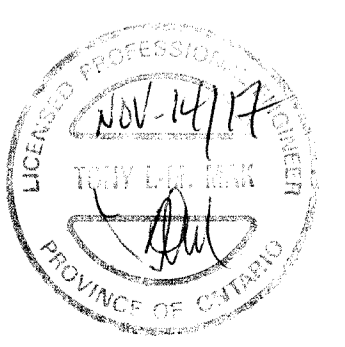
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PROPOSED 2.1M HIGH FENCE TO BE MAINTAINABLE FROM SUBJECT PROPERTY SIDE.

REGISTERED PLAN 348

APPROVED  REFUSED   
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
DERRICK MOODIE  
MANAGER, DEVELOPMENT REVIEW - WEST  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



DESIGN	T.L.M.	PROJECT	351 CROYDON AVE LOT 47 REGISTERED PLAN 348 CITY OF OTTAWA
CHECKED	T.L.M.	DRAWING TITLE	PROPOSED SITE SERVICING PLAN
DRAWN BY	G.U.	PROJECT No.	817-21
CHECKED	T.L.M.	DATE	OCTOBER 2017
APPROVED	T.L.M.	DRAWING No.	S-1

T.L. MAK ENGINEERING CONSULTANTS LTD.  
CONSULTING ENGINEERS

PLAN # 17488

D07-12-17-0102