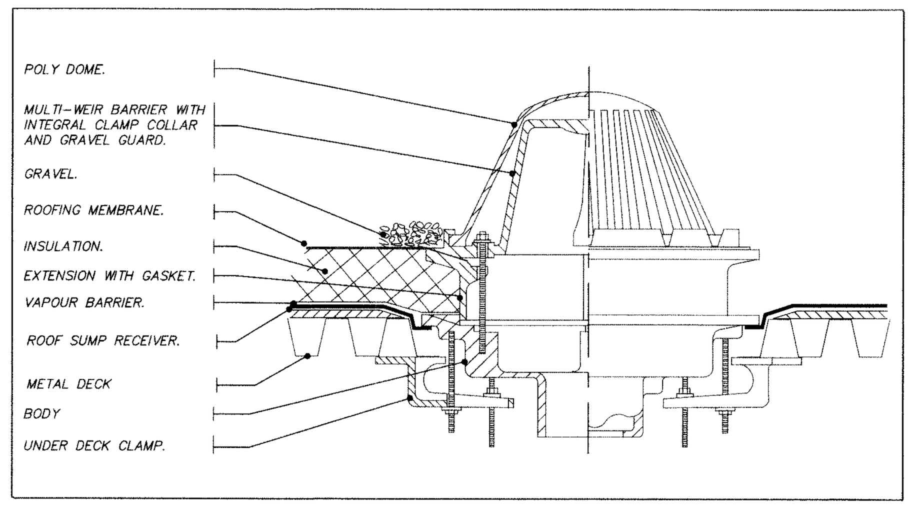
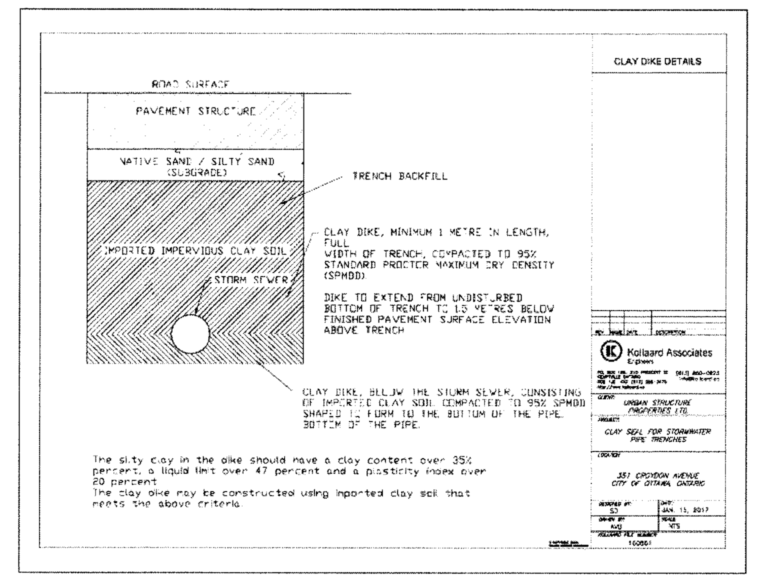
TYPICAL:
3"ø ROOF DRAIN ABOVE, "WATTS" MODEL: RD-100 WITH ACCUTROL CONTROL WEIR, ONE SLOT. DRAIN TO BE c/w WEIR, BARRIER, INTERNAL CLAMP COLLAR AND GRAVEL GUARD. BOTTOM OF WEIR TO BE FLUSH WITH ROOF. CAST IRON BODY, ALUMINUM WEIR, STAINLESS STEEL GRID AND POLDOME. COORDINATE INSTALLATION ON SITE.



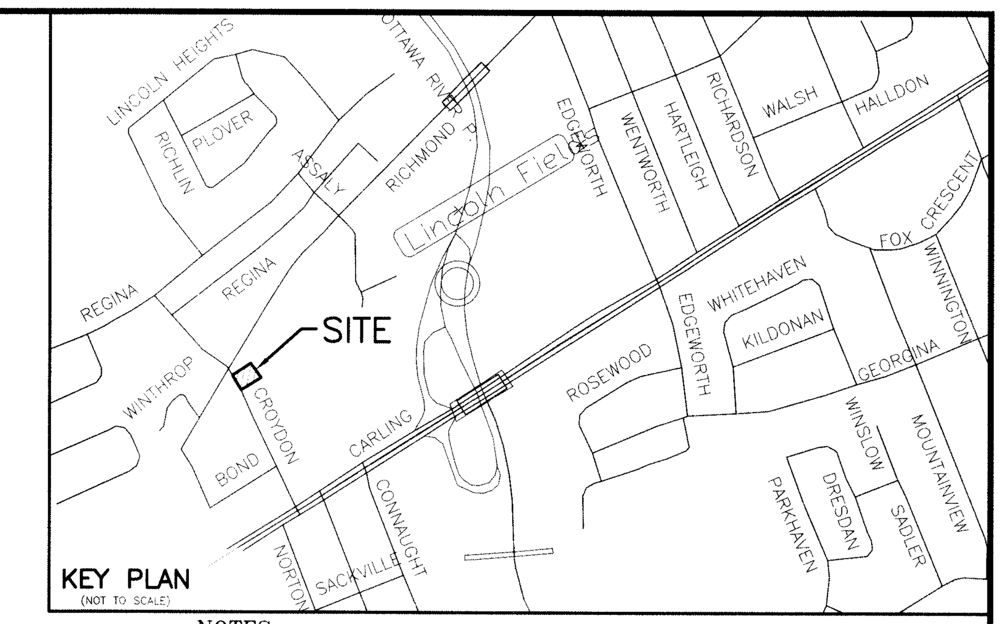
TYPICAL ROOF DRAIN DETAIL
N.T.S.

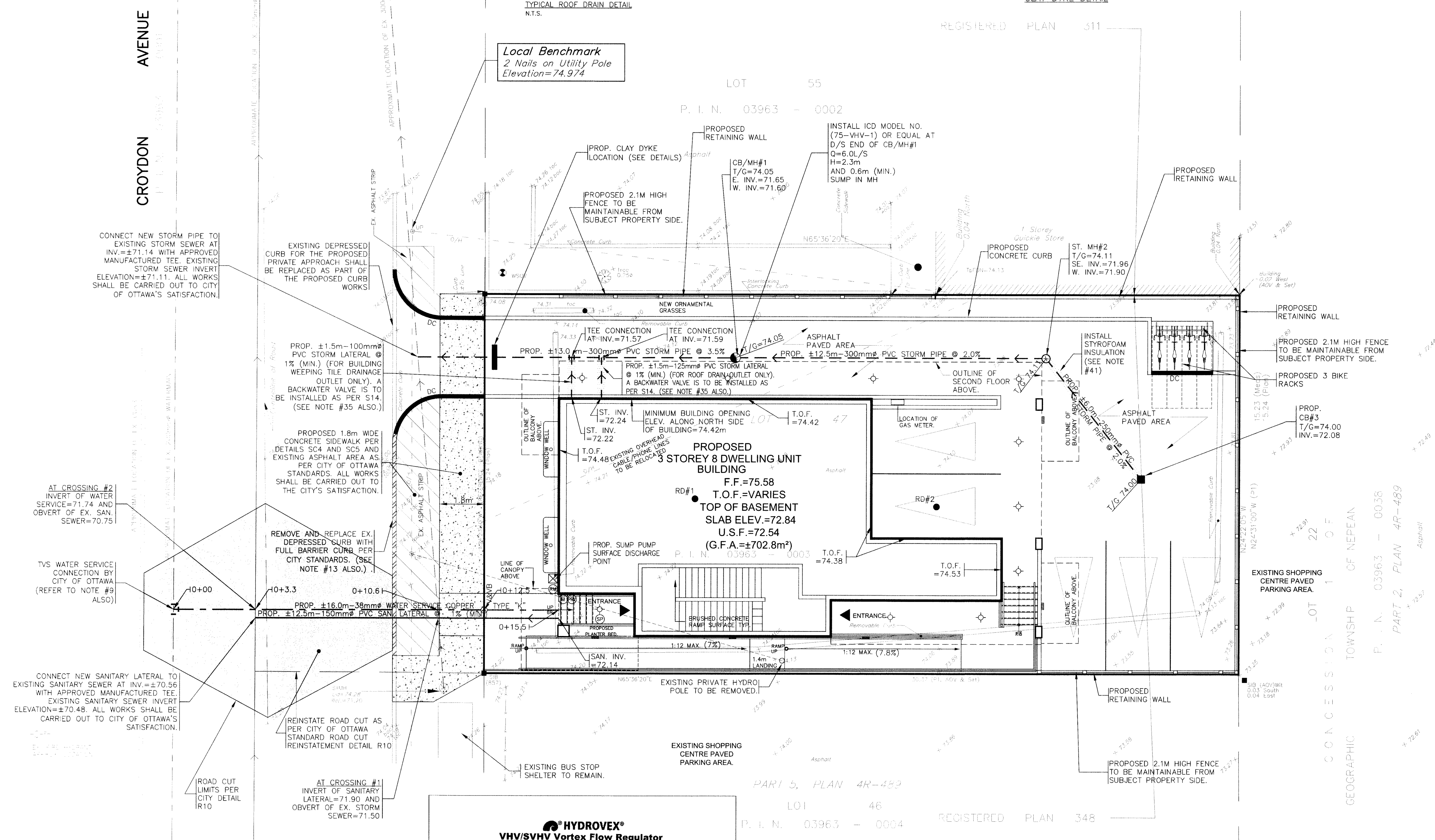


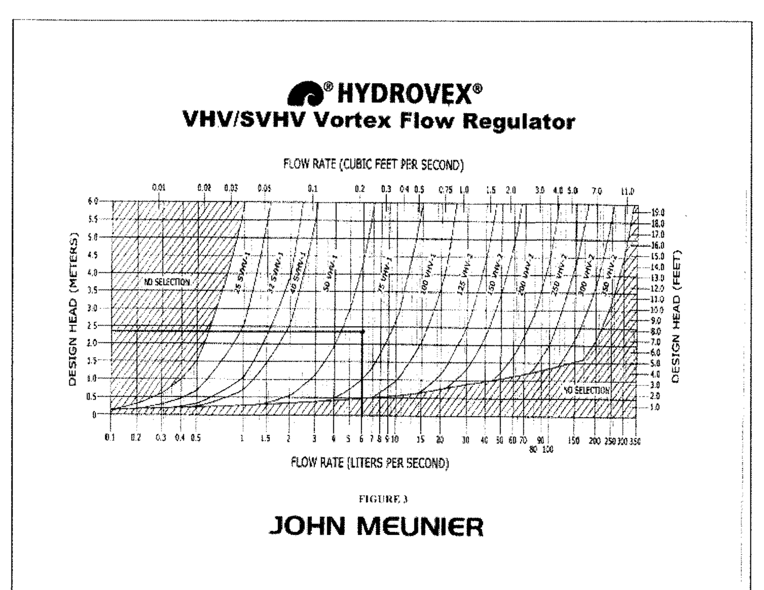
CLAY DYKE DETAIL

LEGEND

74.12	PROPOSED ELEVATION
73.99	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 150mmø PVC SANITARY LATERAL SERVICE @ 1% (MIN.) SLOPE
	PROPOSED 100mmø AND 125mmø PVC STORM LATERAL SERVICE @ 1% (MIN.) SLOPE/250mmø AND 300mmø PVC STORM PIPE @ 1% (MIN.) OR AS SPECIFIED
	PROPOSED 38mmø WATER SERVICE (COPPER TYPE "K")
MH S	EXISTING SANITARY MANHOLE
MH ST	EXISTING STORM MANHOLE
CB	EXISTING INLET CATCH BASIN
FH	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
UP	EXISTING UTILITY POLE
O/H	EXISTING OVERHEAD WIRES
V&VB	PROPOSED VALVE AND VALVE BOX (V&VB)
	PROPOSED RETAINING WALL
	PROPOSED CB/MH (CATCH BASIN/MANHOLE)
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN (600mmX600mm)
DC	PROPOSED DEPRESSED CURB
RD	PROPOSED ROOF DOWNSPOUT LOCATION
	PROPOSED CONCRETE SPLASH PAD LOCATION
SP	PROPOSED EMERGENCY BACKUP SUMP PUMP(S) AND PIT LOCATION FOR HOUSE WEEPING TILE DRAINAGE
	PROPOSED CONCRETE SIDEWALK ON CITY ROW
	PROPOSED NEW BARRIER CONCRETE CURB
	PROPOSED RIGID STYROFOAM THERMAL INSULATION 50mm THICK (MIN.) AND PER OWNER'S SOILS ENGINEER'S RECOMMENDATIONS
	PROPOSED ROADWAY WEAR COURSE PATCH REINSTATEMENT AREA PER CITY R10 DETAIL
PRV	PROPOSED PRESSURE REDUCING VALVE
M	PROPOSED WATER METER
RM	PROPOSED REMOTE WATER METER







PROFILE TABLE
FOR 38mmø WATER SERVICE

STATION	ITEM DESCRIPTION	EXISTING/PROPOSED GROUND ELEVATION (m)	PROPOSED TOP OF WATER SERVICE (m)
0+00	CONNECTION TO EXISTING 200mmø WATERMAIN	EX. ℄ ROAD ±74.12	EXISTING ±72.02
0+3.3	38mmø WATER SERVICE CROSSING OVER EX. SAN. SEWER	74.18	71.78
0+10.6	38mmø V&VB CROSSING OVER EX. STORM SEWER	74.20	71.80
0+12.5	38mmø WATER SERVICE AT PROPERTY LINE (V&VB)	74.23	71.83
0+15.5	38mmø WATER SERVICE AT BUILDING LINE	74.30	71.90

APPROVED ☐ REFUSED ☐

THIS ____ DAY OF ____________, 20____

DERRICK MOODIE
MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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 KOLLAARD 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 & DENIS SURVEYING LTD. (FILE No. 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 TO HIS SATISFACTION THIS SURVEY/TOPOGRAPHICAL PLAN PRIOR TO CONSTRUCTION. STORM AND SANITARY INVERT INFORMATION WAS TAKEN FROM AVAILABLE CITY OF OTTAWA PLAN AND PROFILE DRAWING CROYDON AVENUE - RICHMOND ROAD TO CARLING AVENUE PLAN No. K-28-d DATED MAY 29/58 CITY FILE No. 1309.

5. ALL GRADES SHOWN ARE GEODETIC AND METRIC (SEE FARLEY, SMITH & DENIS 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.

8. ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA.

9. TVS (TAPPING VALVE AND SLEEVE) CONNECTION OF THE PROPOSED 38mmø WATER SERVICE TO THE EXISTING 200mmø 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 WATERMAINS, WATER SERVICES, SANITARY AND STORM SEWER SYSTEMS IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARD OTHERWISE AS PER OPSS REQUIREMENT AND DONE TO THE SATISFACTION OF THE CITY.

11. BEDDING AND HAUNCHING MATERIAL FOR SEWER INSTALLATIONS TO BE GRANULAR "A" INSTALLED AND COMPACTED AS PER CITY STANDARD DETAIL DWG. No. S6 AND S7.

12. STORM AND SANITARY LATERALS (100mmø, 125mmø AND 150mmø) SHALL BE PVC DR-28 OR EQUIVALENT. STORM PIPE SIZE (250mmø AND 300mmø) SHALL BE PVC DR-35.

13. ALL WATER SERVICES/MAINS SHALL HAVE 2.4m COVER (MIN.). THE 38mmø 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 AWWA 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 S/M RIGID INSULATION (SEE CITY DETAIL DRAWING No. W23).

15. INSTALL THE SPECIFIED ICD (INLET CONTROL DEVICE) AT THE DOWNSTREAM PIPE END OF THE PROPOSED 300mmø STORM SEWER AT PROPOSED CB/MH #1 AS DETAILED ON THIS DRAWING.

16. MANHOLES AND CATCH BASIN MANHOLES SHALL BE PRE-CAST TYPE (1200mmø) AS PER CITY'S LATEST REVISED ENGINEERING STANDARDS. STORM MANHOLE/CATCH BASINS AS PER OPSD 701.01 C/W FRAME AND COVER PER OPSD 401.010.

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 = 74.00m AT PARKING LOT.
- SEE STORM DRAINAGE REPORT No. R-817-21 DATED JUNE 2017 ALSO FOR DETAILS.
- INSTALL ICD FLOW RESTRICTOR HYDROVEX MODEL No. (75 VHV-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 REQUIRED 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 CONCRETE FOUNDATION POURING. 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, OPSS & OPSD STANDARDS, AND ONTARIO BUILDING/PLUMBING CODES. WHERE THE LATEST REVISION DIFFERS FROM THE REQUIREMENTS SET OUT IN THIS PLAN, THE CONTRACTOR SHALL PRICE 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 ABUTTING 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.

28. CONCRETE BARRIER CURB AND DEPRESSED CURB DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG. No. SC1.1, MARCH 2007 AND SC6, MAY 2007). CONCRETE CURB AND CONCRETE SIDEWALK CONSTRUCTION AND REINSTATEMENT SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA AND IN ACCORDANCE WITH THE LATEST REVISED CITY ENGINEERING STANDARDS.

29. CONCRETE SIDEWALK, DEPRESSED CURB AND DEPRESSED CONCRETE SIDEWALK DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG. No. SC1 REV. DATE MARCH 2007, SC4 REV. DATE MARCH 2007 AND SC7.1 REV. DATE MARCH 2007). CONCRETE CURB AND CONCRETE SIDEWALK CONSTRUCTION AND REINSTATEMENT SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA AND IN ACCORDANCE WITH THE LATEST REVISED CITY ENGINEERING STANDARDS.

30. THE EXISTING CONCRETE CURB AND SIDEWALK ON CROYDON AVENUE IF DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REINSTATED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY OF OTTAWA AND IN ACCORDANCE WITH THE LATEST REVISED CITY ENGINEERING STANDARDS.

31. THE CONTRACTOR, UPON COMPLETION OF THE NEW ENTRANCEWAY, SHALL RESTORE THE EXISTING CROYDON AVENUE ROADWAY BOULEVARD DISTURBED BY CONSTRUCTION WORKS ON THIS PROPERTY. ADDITIONALLY, THE ROADWAY GRADING SHALL BE RESTORED AND REGRADED TO DRAIN POSITIVELY TO EXISTING STORMWATER OUTLET AS REQUIRED BY THE CITY INSPECTOR.

32. ASPHALT DRIVEWAY PAVEMENT STRUCTURES SHALL MEET THE MINIMUM REQUIREMENTS AS SET OUT AS PER THE OWNER'S SOILS ENGINEER AND APPROVED BY THE CITY AND THIS STRUCTURE MUST ALSO BE APPROVED BY THE OWNER'S SOILS ENGINEER ON SITE PRIOR TO CONSTRUCTION BY THE CONTRACTOR. SITE SOILS ENGINEER SHALL APPROVE ALL ROAD SUBGRADE FROST TAPERING AND TRANSITION WORKS PRIOR TO GRANULAR PLACEMENT.

33. PRIOR TO PLACEMENT OF OPSS GRANULAR "A" AND "B" TYPE II ON THE ROADWAY AND PARKING LOT AREA, THE OWNER'S GEOTECHNICAL ENGINEER MUST APPROVE THE GRANULAR SUBGRADE.

34. WHERE FROST COVER FROM UNDERSIDE OF BUILDING CONCRETE FOOTING TO PROPOSED FINISHED GROUND ELEVATION IS LESS THAN 1.55m, IT IS RECOMMENDED THAT INSULATION (50mm THICK) MINIMUM BE INSTALLED AT THE BUILDING FOOTING AND FOUNDATION TO PROVIDE SUFFICIENT FROST COVER FOR THE FOUNDATION STRUCTURES. THE FOOTINGS WILL NEED TO BE REVIEWED FOR INSULATION BY THE OWNER'S SOILS ENGINEER. EXACT INSULATION REQUIREMENTS SHALL BE AS PER HOUSE DESIGNER'S INSULATION DETAILS AS SHOWN ON THEIR ARCHITECTURAL DRAWINGS AND CONFIRMED BY THE OWNER'S SITE SOILS ENGINEER.

35. IT IS REQUIRED THAT A FULL PORT BACKWATER VALVE BE INSTALLED FOR THE SANITARY SERVICE LATERAL AND A BACKWATER VALVE FOR THE STORM SERVICE LATERAL PROPOSED TO SERVICE THE NEW BUILDING PER CITY DETAILS S14, S14.1 AND S14.2 AND UNDER THE CURRENT REGULATION OF THE ONTARIO PLUMBING CODE. THE OWNER'S HOUSE DESIGNER AND PLUMBER SHALL CHECK THE CURRENT ONTARIO PLUMBING CODE FOR REQUIREMENTS FOR A BACKWATER VALVE IN THE BUILDING AND AS PER THE MECHANICAL ENGINEER'S DRAWINGS AT THE SANITARY AND STORM SEWER SERVICE LINES.

36. EXISTING LATERALS AND WATER SERVICE PIPING HAVE BEEN AND/OR SHALL BE ABANDONED. THE WATER SERVICE SHALL BE BLANKED AND CAPPED AT THE MAIN AS PER CITY'S REQUIREMENTS. THE SEWER LATERAL(S) SHALL BE CAPPED AND/OR PLUGGED AT THE FRONT PROPERTY LINE. ALL WATER AND SEWER LATERAL WORKS SHALL BE CARRIED OUT TO THE CITY'S SATISFACTION.

37. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE RECEIVING STORM SEWER DURING CONSTRUCTION ACTIVITIES. THESE PRACTICES ARE REQUIRED TO ENSURE NO SEDIMENT AND/OR ASSOCIATED POLLUTANTS ARE RELEASED TO THE RECEIVING WATERCOURSE. THESE PRACTICES INCLUDE INSTALLATION OF SEDIMENT BARRIERS ON ALL CATCH BASIN AND MAINTENANCE HOLES AND A SILT FENCE BARRIER (AS PER OPSD 219.110 AND ASSOCIATED SPECIFICATIONS) ALONG THE PROPERTY LIMITS OF THE PROPOSED DEVELOPMENT AND ALL OTHER AREAS THAT SHEET DRAIN OFF SITE. MAINTENANCE HOLE SEDIMENT BARRIERS TO BE AMOCO 4555 NONWOVEN GEOTEXTILE OR APPROVED EQUIVALENT.

38. NO EXCESS DRAINAGE, DURING AND AFTER CONSTRUCTION, WILL BE DIRECTED TOWARDS THE NEIGHBORS' PROPERTIES.

39. ALL TREES ON THE RIGHT-OF-WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION AND ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER THE 'MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAWS' AND THE 'URBAN TREES CONSERVATION BY-LAW' AS AMENDED FROM TIME TO TIME.

40. THERE WILL BE NO ALTERATION TO THE EXISTING GRADE AND DRAINAGE PATTERN ON THE PROPERTY LINES.

41. INSULATE THE BUILDING HOUSE SERVICE LATERALS WITHIN THE ROAD RIGHT OF WAY AND ON THE PRIVATE LOT PROPERTY WHERE GROUND COVER FOR FROST PROTECTION IS LESS THAN 2.4m FOR WATER SERVICE AND 2.0m (MIN.) FOR STORM AND SANITARY PIPE WITH 50mm THICK (MIN.) RIGID STYROFOAM INSULATION AND AS PER SOILS ENGINEER'S RECOMMENDATIONS.

42. THIS LOT GRADING DESIGN PLAN WAS PREPARED FOR THE OWNERS FOR BUILDING PERMIT ISSUANCE. ALL WORKS CONSTRUCTED BY THE CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS AND PER CITY'S REQUIREMENTS. THIS GRADING PLAN SHALL NOT BE USED FOR BUILDING CONSTRUCTION LAYOUT PURPOSES. REFER TO THE HOUSE DESIGNER'S APPROVED SITE PLAN FOR EXACT DIMENSIONS REGARDING BUILDING LOCATION LAYOUT.

43. DETAILS OF PROPOSED EMERGENCY BACKUP SUMP PUMP LOCATION IN THE BUILDING SHALL BE REFERENCED FROM THE OWNER'S HOUSE DESIGNER'S FINAL PLANS. SUMP PIT WATER SHALL BE DISCHARGED ONTO SURFACE OF LOT AT A SPLASH PAD AND OUTLETTED TO A SUITABLE OUTLET AS REQUIRED BY THE OWNER AND THE CITY.

44. WEEPING TILE WATER DRAINAGE FOR THE BUILDING IN CASE THE BACKWATER VALVE IS CLOSED FOR A LONG PERIOD OF TIME SHALL BE SUMP PUMPED VIA FORCEMAIN FROM THE BASEMENT SUMP PIT AND DIRECTED TO THE SURFACE OF LOT AND ONTO A SPLASH PAD TO OUTLET ONTO A SUITABLE OUTLET AS DETERMINED BY THE OWNER AND THE CITY. ALL WORKS SHALL BE CARRIED OUT TO THE CITY'S REQUIREMENTS AND IN COMPLIANCE TO THE LATEST REVISED ENGINEERING STANDARDS.

45. THE DEVELOPER AND HIS HOUSE DESIGNER SHALL HAVE AVAILABLE AT ALL TIMES A BACKUP GENERATOR ON STANDBY IN THE BUILDING IN THE EVENT OF A POWER BLACKOUT OR OTHER EMERGENCY.

46. THE DEVELOPER IS AWARE THAT AN ONGOING YEAR ROUND MAINTENANCE PROGRAM IS REQUIRED FOR THIS BUILDING TO ENSURE THAT THE SUMP PITS/HOLDING TANKS IN PARTICULAR SHALL BE ANNUALLY INSPECTED AND CLEANED IF NECESSARY. ALL PUMPS USED IN THIS BUILDING ARE TO BE DETERMINED BY THE OWNER'S MECHANICAL ENGINEER AND/OR PLUMBER BASED ON THEIR SPECIFIC USAGE UNDER THE PRESENT PLUMBING CODE AND CITY REQUIREMENTS.

47. REFER TO DWG. No. 817-21, G-1 FOR SITE GRADING DETAILS.

48. TRENCH REINSTATEMENT IN PAVED SURFACE AND ROAD CUT REINSTATEMENT AS PER CITY STANDARD DETAIL R10.

NO.	REVISION	DATE	BY
2	AS PER CITY'S REVIEW COMMENTS OF DECEMBER 22, 2017	01/30/18	TLM
1	AS PER CITY'S REVIEW COMMENTS OF SEPTEMBER 15, 2017	11/09/17	TLM

LICENSED PROFESSIONAL ENGINEER — TONY L. MAK — PROVINCE OF ONTARIO — 01/30/18

SCALE
0 1 3 5m
1:100
HORIZONTAL
VERTICAL

DESIGN	T.L.M.
CHECKED	T.L.M.
DRAWN BY	G.U.
CHECKED	T.L.M.
APPROVED	T.L.M.

PROJECT
351 CROYDON AVE
LOT 47
REGISTERED PLAN 348
CITY OF OTTAWA

OWNER
URBAN STRUCTURE PROPERTIES LTD.

DRAWING TITLE
PROPOSED SITE SERVICING PLAN

T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS

PROJECT No.	DATE	DRAWING No.
817-21	OCTOBER 2017	S-1

D07-12-17-0102

PLAN # 17488