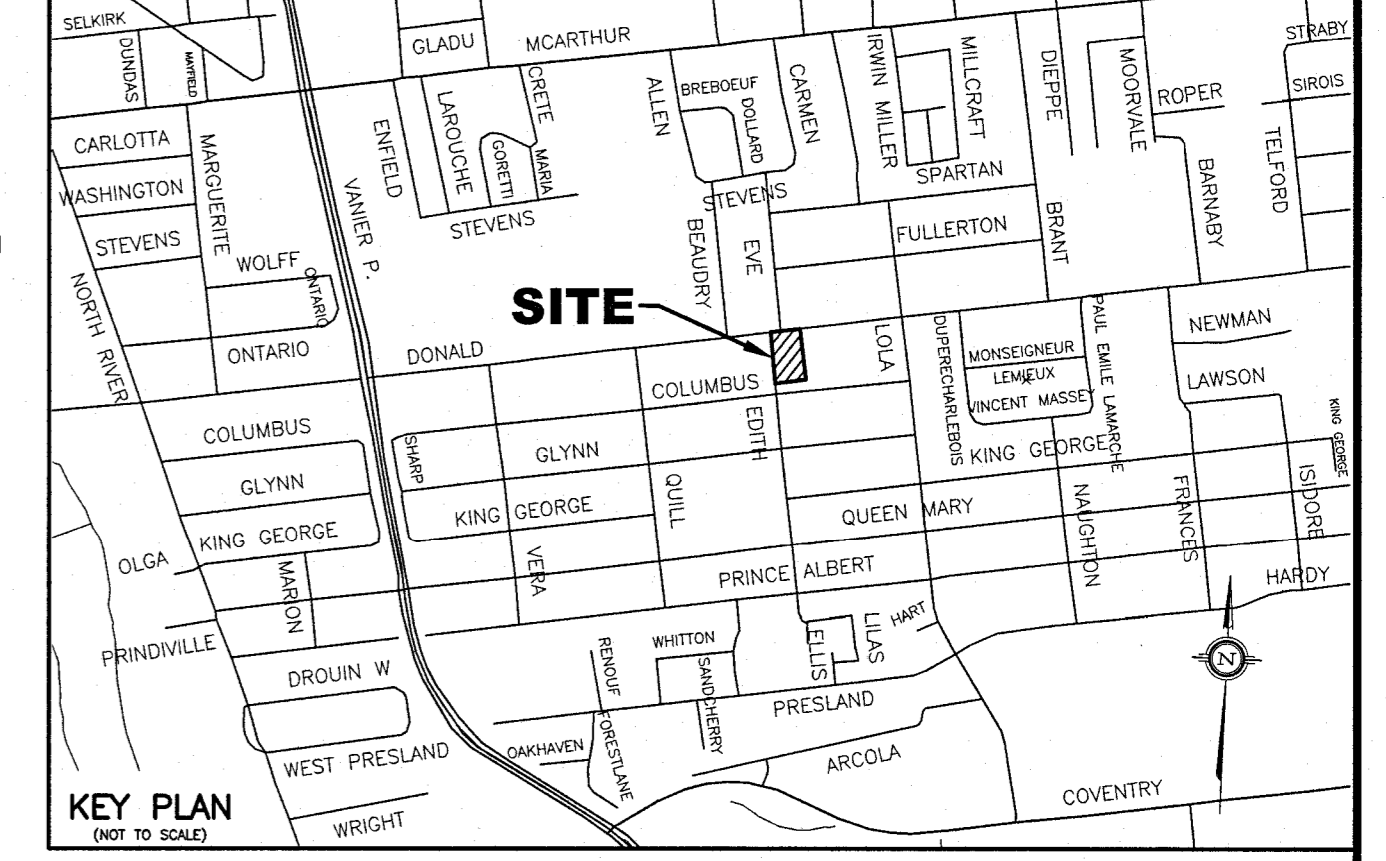


DONALD STREET

(Formerly Somerset Street)

PIN 04247 - 0250

- LEGEND**
- PROPOSED ELEVATION
 - EXISTING ELEVATION
 - F.F. PROPOSED TOP OF GROUND FLOOR 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 WATER SEWER
 - EXISTING WATERMAIN
 - PROPOSED 150mm PVC SANITARY LATERAL SERVICE @ 1% (MIN.) SLOPE
 - PROPOSED 150mm PVC STORM LATERAL SERVICE AND PIPE / 300mm PVC STORM PIPE @ 1% (MIN.) SLOPE
 - PROPOSED 150mm WATER SERVICE AND 150mm HYDRANT LEAD PVC CL 150 DR-18
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING UTILITY POLE
 - EXISTING OVERHEAD WIRES
 - PROPOSED VALVE AND VALVE BOX (V&VB)
 - PROPOSED GENERAL DIRECTION OF LOT GRADING AND SURFACE FLOW
 - PROPOSED HIGH RIDGE LINE
 - PROPOSED CONCRETE CURB
 - PROPOSED TOP OF CONCRETE CURB ELEVATION
 - PROPOSED BOTTOM OF CONCRETE CURB ELEVATION
 - PROPOSED ROOF SCOPPER LOCATION
 - PROPOSED CATCHBASIN (600mmx600mm) PRECAST
 - PROPOSED CATCHBASIN/MANHOLE (1200mm)
 - PROPOSED RIGID STYROFOAM INSULATION 75mm THICK (MIN.)
 - RD#1 DENOTES FLAT ROOF TOP DRAIN LOCATION AND NUMBER
 - 100 YR HIGH WATER LEVEL = 60.35m
 - 5 YR HIGH WATER LEVEL = 60.30m
 - PROPOSED WEeping TILE SUMP PIT LOCATION
 - C/W DUPLEX SUMP PUMPS (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)
 - DN DENOTES PROPOSED PRESSURE REDUCING VALVE (SEE NOTE #47 ALSO FOR DETAILS)



- NOTES**
- 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, UNDERGROUND STRUCTURES AND UTILITIES AND TO SATISFACTION BEFORE DIGGING.
 - 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 PATERSON GROUP (REPORT No. PG7089-1 DATED MAY 8, 2024).
 - EXISTING HORIZONTAL AND VERTICAL SURVEY DATA SHOWN ON THIS PLAN INCLUDING GEODETIC SITE BENCHMARK, ROAD ELEVATIONS, SEWER LOCATION, AND THE TOPOGRAPHICAL INFORMATION OF THE LOT WERE PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. AS DETAILED ON THEIR TOPOGRAPHICAL SURVEY PLAN (JOB No. 24087-24 COMPLETED MARCH 27, 2024). T.L. MAK ENGINEERING CONSULTANTS LTD. DOES NOT TAKE ANY RESPONSIBILITY FOR THE SURVEY INFORMATION SHOWN HERE FOR INFORMATION ABOUT THE STORM AND SANITARY INVERT ELEVATIONS AT MANHOLES AND WATERMAIN LOCATION AND SIZE. THE CONTRACTOR SHALL FIELD CHECK EXISTING SANITARY SEWER, STORM SEWER, AND WATERMAIN DEPTH TO THEIR SATISFACTION AND REFER TO CITY OF OTTAWA'S PLAN AND PROFILE PLAN ENTITLED "DONALD STREET SEWER REHABILITATION" (CONTRACT No. ISB08-5034) DWG. No. 5034-05 SHEET 5 OF 7 REV. 5 DATED FEBRUARY 2, 2007 FOR ADDITIONAL DETAILS.
 - SITE LAYOUT AND DETAILS FOR GRADING AND SWM DESIGN WERE PROVIDED BY THE OWNER'S ARCHITECT R.J.H. O'SULLIVAN, VOLLEBECK LTD. AS DETAILED ON THEIR TOPOGRAPHICAL SURVEY PLAN (JOB No. 24087-24 COMPLETED MARCH 27, 2024) AND UPDATED PER ARCHITECT'S E-MAIL OF JULY 30, 2024. ELEVATION DETAILS WERE TAKEN FROM THE SITE PLAN DETAILS SHOWN ON R.J.H.'S DWG. No. A1.0 RECEIVED FROM THE ARCHITECT ON APRIL 10, 2024 REGARDING TOP OF GROUND FLOOR, TOP OF FOUNDATION, TOP OF BASEMENT SLAB, TOP OF FOOTING AND U.S.F. ELEVATIONS FOR THE MAIN BUILDING.
 - ALL GRADES SHOWN ARE GEODETIC AND METRIC (SEE ANNIS, O'SULLIVAN, VOLLEBECK LTD.'S TOPOGRAPHICAL PLAN). ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA.
 - PIPE SIZES SHOWN ON THIS PLAN ARE METRIC.
 - 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.
 - CONNECTION OF THE 150mm WATER SERVICE TO THE EXISTING 400mm DONALD STREET WATERMAIN SHALL BE BY THE CITY OF OTTAWA. EXCAVATION, BACKFILLING, AND RESTORATION SHALL BE CARRIED OUT BY THE CONTRACTOR. CONNECTION SHALL BE CARRIED OUT AS PER CITY OF OTTAWA DWG. No. 5034-05 SHEET 5 OF 7 REV. 5 DATED FEBRUARY 2, 2007 FOR ADDITIONAL DETAILS. ALL WATERWORKS TO BE CONSTRUCTED TO THE CITY OF OTTAWA WATER ENGINEERING STANDARDS AND SPECIFICATIONS.
 - INSULATE BUILDING SERVICE LATERALS AND STORM PIPES WITHIN PRIVATE PROPERTY AND ROAD RIGHT OF WAY WHERE GROUND COVER FOR FROST PROTECTION IS LESS THAN 2.4m FOR WATER SERVICE AND 2.4m FOR SANITARY AND STORM GRAVITY SEWERS. MINIMUM GROUND COVER OVER HOUSE SERVICE PIPES SHALL NOT BE LESS THAN 2.0m. EXACT INSULATION THICKNESS SHALL BE DETERMINED BY THE CITY INSPECTOR ON-SITE AND/OR OWNER'S SOILS ENGINEER. ALL INSULATION WORKS SHALL BE CARRIED OUT AS PER CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS DETALS W22 AND W23.
 - CONSTRUCT ALL WATERMANS, WATER SERVICES, SANITARY AND STORM SEWER SYSTEMS IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARD OTHERWISE AS PER OPSF REQUIREMENT AND TO THE SATISFACTION OF THE CITY.
 - BEDDING AND HAUNCHING MATERIAL FOR SEWER INSTALLATIONS TO BE GRANULAR "A" INSTALLED AND COMPACTED AS PER CITY STANDARD DETAIL DWG. No. S6 AND S7.
 - STORM AND SANITARY LATERALS (150mm) SHALL BE PVC DR-28 OR EQUIVALENT. STORM PIPE SIZE (300mm) SHALL BE PVC DR-35.
 - ALL WATER SERVICES/MANS SHALL HAVE 2.4m COVER (MIN.). THE 150mm WATER SERVICE SHALL BE PVC CL 150 DR-18. WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY OF OTTAWA W17 AND W22. THRUST BLOCK DETAILS ARE AS PER CITY DETAIL W25.3 DATED MAY 2001. FITTINGS SHALL CONFORM TO APPROVED AWWA AND/OR CSA STANDARDS. THE CONTRACTOR SHALL CONSTRUCT AND ENSURE THAT THE 150mm WATER SERVICE SHALL HAVE A MINIMUM OF 2.4m OF GROUND COVER.
 - IF WATER SERVICE IS LESS THAN 1.0m FROM SEWER, MANHOLE OR CATCHBASIN, CONTRACTOR IS REQUESTED TO INSULATE BETWEEN THEM WITH 50mm RIGID INSULATION (SEE CITY DETAIL DRAWING No. W23).
 - INSTALL THE SPECIFIED ICN (NET CATCH DEVICE) AT THE DOWNSTREAM PIPE END OF THE PROPOSED 300mm STORM SEWER AT PROPOSED CB/MH #1 AS DETAILED ON THIS DRAWING.
 - MANHOLES AND CATCH BASIN MANHOLES SHALL BE PRE-CAST TYPE (1200mm) AS PER CITY'S LATEST REVISED ENGINEERING STANDARDS. STORM MANHOLES/CATCH BASINS AS PER OPSD 701.01 C/W FRAME AND COVER PER OPSD 401.010.
 - THE CATCH BASIN SHALL BE 600mm x 600mm PRECAST TYPE PER OPSD 705.010 C/W FRAME AND COVER PER OPSD 400.010 INCLUDING ADJUSTABLE RINGS.
 - STORMWATER MANAGEMENT NOTES:
 - THE 100 YEAR HIGH WATER LEVEL IS ESTIMATED AT ELEVATION = 60.30m.
 - THE 100 YEAR HIGH WATER LEVEL IS ESTIMATED AT ELEVATION = 60.35m.
 - INSTALL ICD FLOW RESTRICTOR HYDROEX MODEL No. (75-WV-1) OR EQUAL AS SHOWN ON THIS DRAWING.
 - CONTROLLED ROOF DRAIN FLOW RATE SHALL BE 0.95 L/s OR 15.0 U.S. GAL/MIN.
 - ALL PROPOSED BUILDING SANITARY, STORM AND WATER SERVICES SHALL TERMINATE ± 1.0m OUTSIDE THE FOUNDATION WALL AND CONNECTION TO PLUMBING BY OTHERS.
 - SANITARY BUILDING DRAIN TO BE EQUIPPED WITH A FULL PORT BACKFLOW VALVE AND INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS. STORMWATER DRAIN TO BE EQUIPPED WITH A BACKFLOW VALVE AND INSTALLED AS PER MANUFACTURER'S REQUIREMENTS.
 - PRIOR TO CONCRETE FOOTING AND FOUNDATION POURING, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SUBGRADE ON THIS LOT IS SUITABLE TO SUPPORT THE PROPOSED BUILDING.
 - 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.
 - 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.
 - 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, OPSF AND 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.
 - PROPOSED TOP OF ENTRY, TOP OF FOUNDATION, TOP OF BASEMENT SLAB, UNDERSIDE OF FOOTING ELEVATIONS SHALL BE REVIEWED AND APPROVED BY R.J.H. ARCHITECTURE + PLANNING PRIOR TO CONSTRUCTION.
 - IF EXISTING GRADES ALONG ANY EXISTING ABUTTING TERRACE EXCEED THE PROPOSED GRADES ON THIS PROPERTY BY A HEIGHT DIFFERENTIAL THAT EXCEEDS TYPICALS OF 3H TO 1V, THEN INSTALL A RETAINING WALL AS PER OWNER'S REQUIREMENTS.
 - SITE SERVING 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 STRUCTURES SHALL BE CARRIED OUT BY THE CONTRACTOR ON-SITE PRIOR TO CONSTRUCTION.
 - THE EXISTING CONCRETE CURB ON DONALD STREET IF DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REINSTITATED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY OF OTTAWA AND IN ACCORDANCE WITH THE LATEST REVISED CITY ENGINEERING STANDARDS.
 - THE CONTRACTOR, UPON COMPLETION OF THE NEW DRIVEWAY, SHALL RESTORE THE EXISTING DONALD STREET ROADWAY BULEVARD DISTURBED BY CONSTRUCTION WORKS ON THIS PROPERTY. ADDITIONALLY, THE ROADWAY GRADING SHALL BE RESTORED AND REGRAD TO DRAIN POSITIVELY TO EXISTING STORMWATER OUTLET AS REQUIRED BY THE CITY INSPECTOR.
 - CONSTRUCT DEPRESSED CURBING AND DEPRESS ANY EXISTING CONCRETE/ASPHALT SIDEWALKS FOR THE NEW DRIVEWAY ENTRANCE ALONG DONALD STREET FOR DEVELOPMENT OF THIS PROPERTY IN ACCORDANCE WITH CITY OF OTTAWA ENGINEERING STANDARDS, REQUIREMENTS AND DETAILS PER CITY DWG. No. SC13 DATED MARCH 2006. ALL WORKS SHALL BE CARRIED OUT TO THE CITY'S SATISFACTION.

<p>CONNECT NEW STORM LATERAL TO EXISTING STORM SEWER AT INV. = 59.13. EXISTING STORM SEWER SPRINGLINE ELEVATION = 58.61. ALL WORKS SHALL BE CARRIED OUT TO CITY OF OTTAWA'S SATISFACTION AND AS PER CITY DETAIL S11.2.</p>		<p>CONNECT NEW STORM PIPE TO EXISTING STORM SEWER AT INV. = 58.93. EXISTING STORM SEWER SPRINGLINE ELEVATION = 58.61. ALL WORKS SHALL BE CARRIED OUT TO CITY OF OTTAWA'S SATISFACTION AND AS PER CITY DETAIL S11.2.</p>		<p>CROSSING #1 - EX. STORM SEWER INV. ELEV. = 57.93 - PROP. SAN. LATERAL PROP. ELEV. = 57.70</p>		<p>INSTALL ICD MODEL No. (75-WV-1) AT O/S END OF CB/MH#1 Q=6.0 L/s H=1.10 m</p>		<p>CONNECT NEW SANITARY LATERAL TO EXISTING SANITARY SEWER AT INV. = 57.52. EXISTING SANITARY SEWER SPRINGLINE ELEVATION = 57.37. ALL WORKS SHALL BE CARRIED OUT TO CITY OF OTTAWA'S SATISFACTION AND AS PER CITY DETAIL S11.2.</p>		<p>PROPOSED CONCRETE CURB SHALL HAVE A 150mm (MIN) CLEARANCE BETWEEN BASE OF WALL AND PROPERTY LINE</p>	
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REGISTERED PROFESSIONAL ENGINEER
T.L. MAK
PROVINCE OF ONTARIO

SCALE

1:25 HORIZONTAL

VERTICAL

DESIGN T.L.M.

CHECKED T.L.M.

DRAWN BY P.M.

CHECKED T.L.M.

APPROVED T.L.M.

PROJECT

304-308 DONALD STREET
LOTS 191 AND 192
REGISTERED PLAN 441
CITY OF OTTAWA

DRAWING TITLE

PROPOSED LOT GRADING AND SERVICING PLAN

T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS

No.	REVISION	DATE	BY
1	REVISIONS AS PER ARCHITECT'S REVIEW COMMENTS OF JULY 11, 2024 AND REVISED SITE PLAN PROVIDED ON JULY 29, 2024 AND JULY 30, 2024	07/31/24	TLM