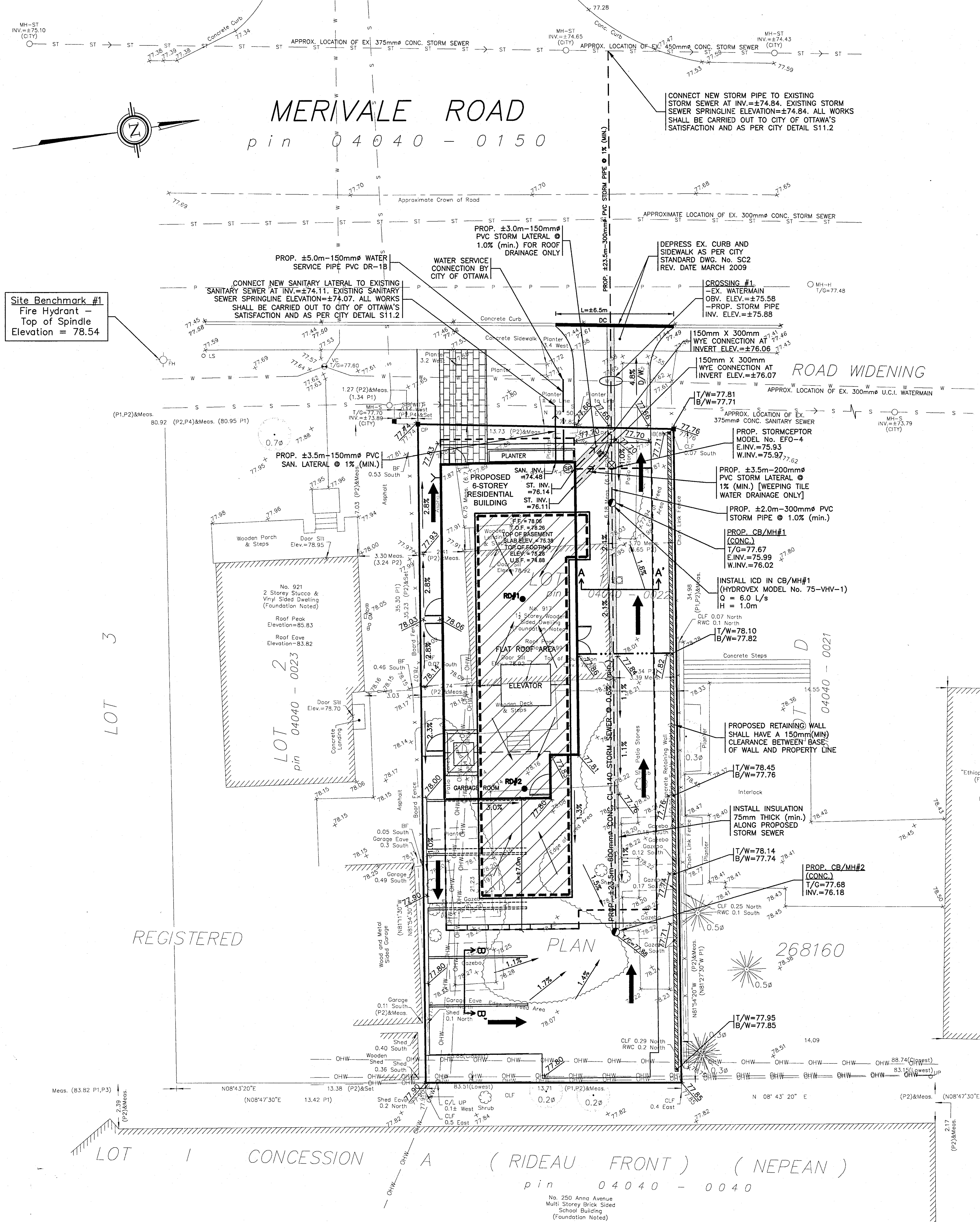




- LEGEND**
- PROPOSED ELEVATION
 - EXISTING ELEVATION
 - PROPOSED TOP OF GROUND FLOOR ELEVATION
 - PROPOSED TOP OF CONCRETE FOUNDATION ELEVATION
 - PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION
 - PROPOSED DRIVEWAY
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING WATERMAIN
 - PROPOSED 150mm PVC SANITARY LATERAL SERVICE
 - PROPOSED 150mm PVC STORM LATERAL / 300mm PVC STORM PIPE / 600mm CONC. CL-140 STORM SEWER @ 0.6% (MIN) SLOPE
 - PROPOSED 150mm WATER SERVICE
 - 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 RETAINING WALL
 - PROPOSED TOP OF RETAINING WALL ELEVATION
 - PROPOSED BOTTOM OF RETAINING WALL ELEVATION
 - PROPOSED DEPRESSED CURB
 - PROPOSED HIGH RIDGE LINE
 - PROPOSED WEEPING TILE SUMP PIT LOCATION
 - C/W DUPLEX SUMP PUMPS (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)
 - PROPOSED SANITARY HOLDING TANK LOCATION
 - C/W DUPLEX SEWAGE PUMPS
 - PROPOSED TERRACING 3:1 (MAX.) TO 1 V
 - PROPOSED CATCHBASIN MANHOLE C/W 600mm DEEP SUMP
 - PROPOSED STORMCEPTOR UNIT (MODEL No. EF-4)
 - PROPOSED RIGID STYROFOAM INSULATION 75mm THICK (MIN.)
 - DENOTES FLAT ROOF AREA
 - DENOTES BUILDING WALL AT GROUND LEVEL
 - DENOTES LIMIT OF ENTIRE ROOF AREA
 - DENOTES PROPOSED ROOF DRAIN LOCATION AND NUMBER
 - DENOTES PROPOSED OVERLAND FLOW ROUTE

SECTION A-A'	SECTION B-B'
40mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE (WEAR COURSE)	50mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE (WEAR COURSE)
40mm HL-8 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE (BINDER COURSE)	150mm OPSS GRAN. "A" CRUSHED STONE (BASE)
150mm OPSS GRAN. "A" CRUSHED STONE (BASE)	300mm OPSS GRAN. "B" - TYPE II (SUB-BASE)
400mm OPSS GRAN. "B" - TYPE II (SUB-BASE)	
SUBGRADE - EITHER FILL, IN SITU SOIL, OR OPSS GRANULAR B TYPE I OR II MATERIAL PLACED OVER IN SITU SOIL, BEDROCK OR FILL.	

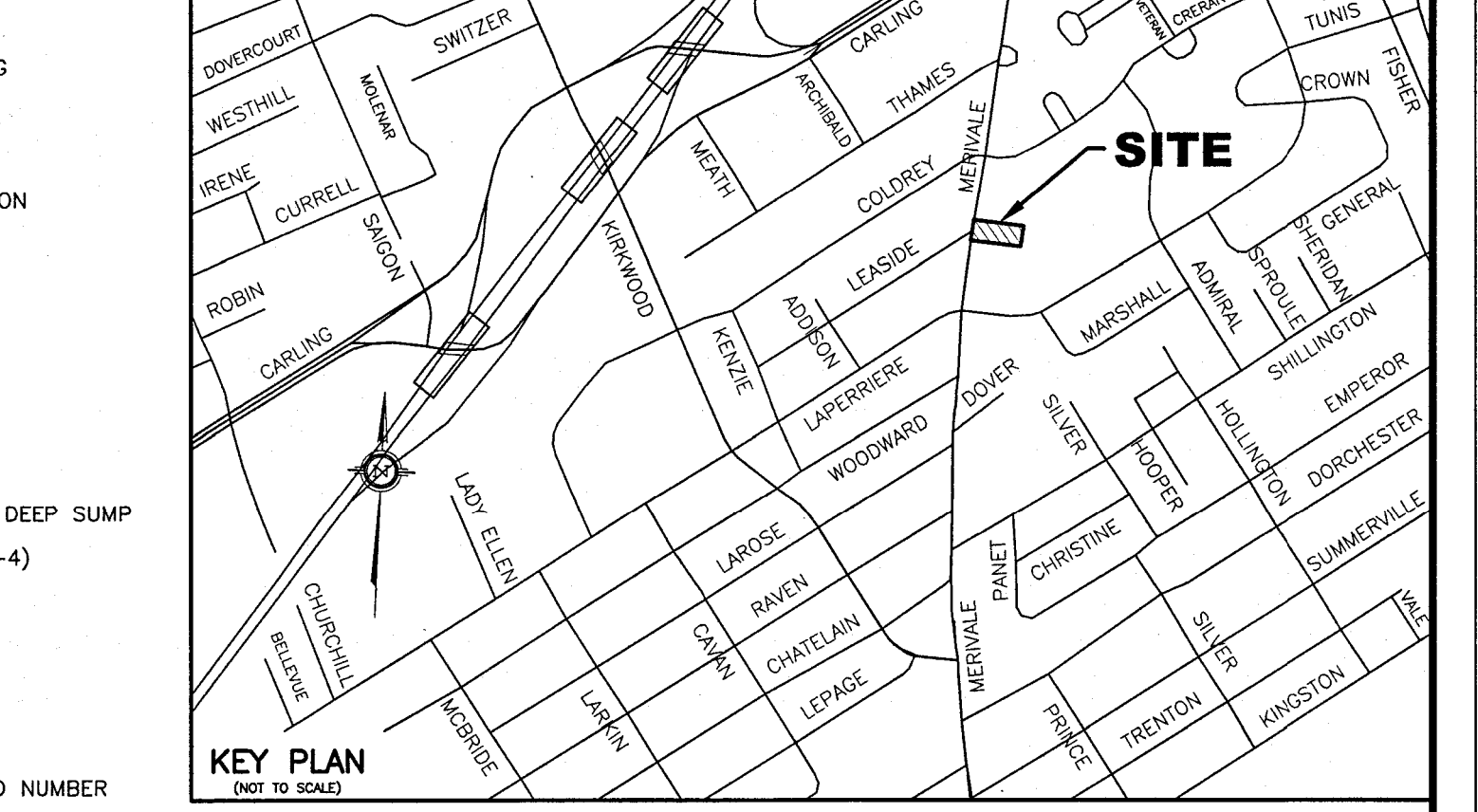
TYPICAL PAVEMENT STRUCTURE SUBJECT FOR PARKING AREAS AND ACCESS ROADWAY

X-SECTIONAL DETAIL
NOT TO SCALE

NOTE:

- PAVEMENT STRUCTURE SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE OWNER'S SOILS ENGINEER PRIOR TO AND AFTER SUBGRADE EXCAVATION
- ASPHALTIC CONCRETE SHALL BE PERFORMANCE GRADE (PG. 58-34)
- GEOTEXTILE MATERIAL SHALL BE AS PER OWNER'S GEOTECHNICAL RECOMMENDATIONS
- REFER TO SITE GEOTECHNICAL INVESTIGATION REPORT ENTITLED "SUBSURFACE INVESTIGATION REPORT - 917 MERIVALE ROAD" (REPORT No. 63-SPD-RO DATED SEPTEMBER 27, 2023) PREPARED BY YURI MENDEZ ENGINEERING.

- 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 AND OTHER UTILITIES TO HIS 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, YURI MENDEZ ENGINEERING, ENTITLED "SUBSURFACE INVESTIGATION REPORT - 917 MERIVALE ROAD" (REPORT No. 63-SPD-RO DATED SEPTEMBER 27, 2023).
 - EXISTING BUILDING AND STRUCTURE LOCATION, TOPOGRAPHICAL INFORMATION ON THIS DRAWING, GEODETIC SITE BENCHMARK, SEWER, WATERMAIN, AND MANHOLE LOCATIONS, ETC. SHOWN ON THIS PLAN WERE PROVIDED BY ANNE O'SULLIVAN VOLLEBERG LTD. (OSN No. 2442-23) COMPLETED ON JULY 2023 RECEIVED ON MARCH 28, 2024. SANITARY AND STORM SEWER INFORMATION ALONG MERIVALE ROAD WERE TAKEN FROM CITY OF OTTAWA'S PLAN AND PROFILE DRAWING ENTITLED "MERIVALE ROAD (PLAN No. 2988 SHEET 7 OF 10) DATED APRIL 27, 1994" PREPARED BY CITY OF OTTAWA. CONTRACTOR SHALL FIELD SURVEY AND VERIFY THE INFORMATION TO HIS OR HER SATISFACTION BEFORE CONSTRUCTION. T.L. MAK ENGINEERING CONSULTANTS LTD. DOES NOT TAKE ANY RESPONSIBILITY FOR THE SURVEY INFORMATION SHOWN HERE. CONTRACTOR IS ADVISED TO OBTAIN AND REVIEW TO HIS OR HER SATISFACTION THIS SURVEY/TOPOGRAPHICAL PLAN BEFORE CONSTRUCTION.
 - SITE LAYOUT AND DETAILS FOR GRADING AND SWM DESIGN WERE PROVIDED BY THE OWNER'S ARCHITECT, BIOSIS DESIGNS AS DETAILED ON THEIR SITE PLAN (DWG. No. A101 REV. 1 DATED JULY 22, 2024 - PROJECT No. 2301) RECEIVED ON AUGUST 10, 2024. BUILDING SECTIONAL DETAILS WERE PROVIDED BY THE ARCHITECT ON AUGUST 10, 2024 PER BIOSIS DESIGN DWG. No. A101 REV. 1 DATED JULY 22, 2024 WHICH WAS USED TO ESTABLISH THE FINISHED FLOOR, TOP OF FOUNDATION AND U.S.F. ELEVATIONS FOR THE WAREHOUSE/OFFICE BUILDING.
 - ALL GRADES SHOWN ARE GEODETIC AND METRIC (SEE ANNE O'SULLIVAN VOLLEBERG LTD.'S TOPOGRAPHICAL PLAN).
 - 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.
 - ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA. 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.
 - CONNECTION OF THE 150mm WATER PIPE TO THE EXISTING 300mm WATERMAIN AT MERIVALE ROAD 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.
 - CONSTRUCT ALL WATERMAINS, WATER SERVICES, SANITARY AND STORM SEWER SYSTEMS IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARDS OTHERWISE AS PER OPSS REQUIREMENT AND DONE 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. PROPOSED SANITARY AND STORM SEWER LATERALS SHALL BE PVC DR-28 OR EQUIVALENT. CONNECTION TO EXISTING SEWER SHALL BE AS PER CITY OF OTTAWA DWG. S13. ALL WORKS SHALL BE CARRIED OUT TO SATISFACTION OF CITY OF OTTAWA.
 - ALL WATER SERVICES SHALL HAVE 2.4m COVER (MIN.). THE 150mm WATER SERVICE SHALL BE PVC CL150 DR-18. WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY OF OTTAWA W17 AND W22. THRUST BLOCK DETAILS AS PER CITY DETAIL W23 DATED MAY 2001. FITNESS SHALL CONFORM TO APPROVED AWWA AND/OR CSA STANDARDS. CATHODIC PROTECTION FOR NEW WATERMAIN AND SERVICE AS PER CITY DETAIL W47, DATE MARCH 2005.
 - 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).
 - STORM MANHOLES SHALL BE PRE-CAST TYPE WITH SPECIFIED SIZING AS LISTED BELOW AND PER CITY OF OTTAWA'S LATEST REVISED ENGINEERING STANDARDS C/W FRAME AND COVER INCLUDING ADJUSTMENT RINGS.
 - STORMWATER MANAGEMENT NOTES
 - SEE STORM DRAINAGE REPORT No. R-823-102 DATED AUGUST 2024 FOR DETAILS.
 - REFER TO SITE GRADING PLAN DWG. No. 823-102 G-1 FOR DETAILS.
 - INSTALL THE SPECIFIED RD (INLET CONTROL DEVICE) HYDROVEX MODEL No. 75-VHV-1 OR EQUAL AT THE OUTLET END OF THE 300mm STORM PIPE IN C/W/M/HAS DETAIL ON THIS DRAWING. THE RD INSTALLED SHALL BE CITY OF OTTAWA APPROVED TYPE.
 - ESTIMATED 5-YEAR HWL = 78.45m AND 100 YEAR HWL = 77.18m.
 - ALL PROPOSED BUILDING SANITARY, STORM AND WATER SERVICES SHALL TERMINATE ±1.0m OUTSIDE THE FOUNDATION WALL AND CONNECTION TO PLUMBING BY OTHERS.
 - 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.
 - FOR DEVELOPMENT OF THIS LOT, THE CONTRACTOR MUST FIRST CONSTRUCT THE UNDERGROUND SANITARY, STORM AND WATER SERVICES FROM THE MERIVALE ROAD SEWERMAIN AND WATERMAIN TO SERVICE THE ENTIRE PROPERTY. PRIOR TO BUILDING CONCRETE FOUNDATION POURING, THE CONTRACTOR SHALL VERY SURVEY 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 REQUEST 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, OPSS AND OPSD STANDARDS, AND OTTAWA 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 FINISHED FLOOR, TOP OF FOUNDATION, VARIOUS LEVELS OF UNDERSIDE OF FOOTING ELEVATIONS SHALL BE REVIEWED AND APPROVED BY ARCHITECTS AND DEVELOPER'S REPRESENTATIVES PRIOR TO CONSTRUCTION.
 - 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.



SCALE

0 1.25m 3.75m 6.25m

1:125 HORIZONTAL

VERTICAL

DESIGN T.L.M.

CHECKED T.L.M.

DRAWN BY P.M.

CHECKED T.L.M.

APPROVED T.L.M.

PROJECT

917 MERIVALE ROAD
LOT 1
REGISTERED PLAN 268160
CITY OF OTTAWA

DRAWING TITLE

PROPOSED LOT GRADING
AND SERVICING PLAN

PROJECT No. 823-102

DATE APRIL 2024

DRAWING No. G-1

T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS