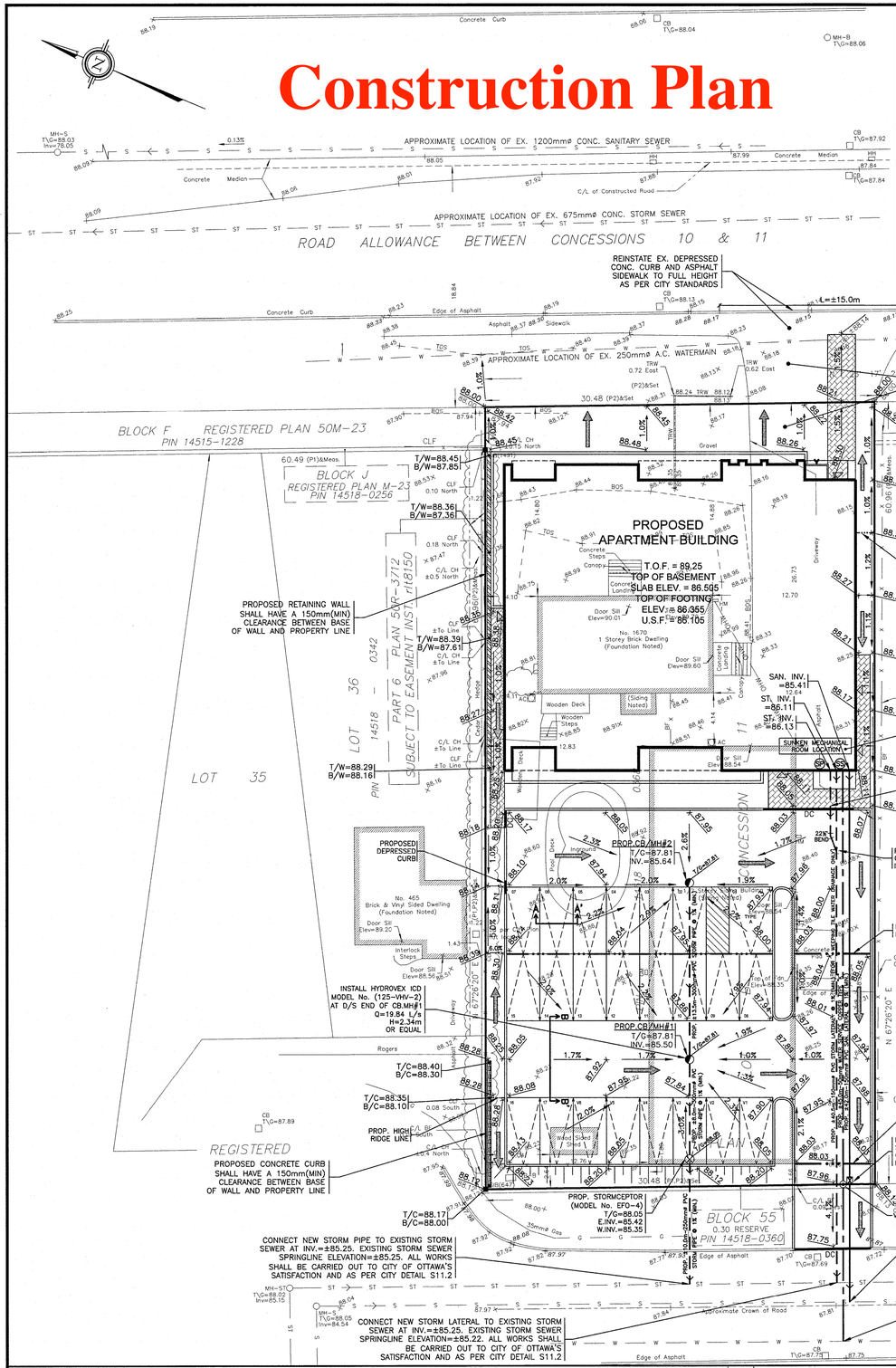
Construction Plan



SECTION A–A'

50mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE (WEAR COURSE)
150mm OPSS GRAN. "A" CRUSHED STONE (BASE)
300mm OPSS GRAN. "B" – TYPE II (SUB-BASE)

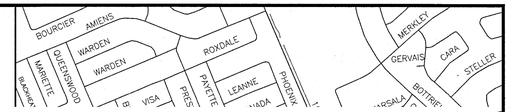
SECTION B–B'

40mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE (WEAR COURSE)
50mm HL-8 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE (BINDER COURSE)
150mm OPSS GRAN. "A" CRUSHED STONE (BASE)
450mm OPSS GRAN. "B" – TYPE II (SUB-BASE)

NOTE:
- PAVEMENT
- MINIMUM F
- GEOTEXTILE
- REFER TO

LEGEND

x 88.24	PROPOSED ELEVATION
x 88.00	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



Preliminary Construction Management Plan

Project Location: 1670 Tenth Line Road

Owner / Applicant: 1070456 Ontario Inc.

Applicant's Agent: Connor Gallagher

Application Submission Checklist

1. Q: Will construction require the temporary detour of a bus route?
A: No. A temporary detour of a bus route is not required.

2. Q: Will this work block a bike lane?
A: No. The proposed work will not block any bike lanes.

3. Q: Will this work block a sidewalk?
A: No. The proposed work will not block any City sidewalks.

4. Q: A: Will this work require a lane of traffic to be closed?
No. The proposed work will not involve any lane closures, except during connection to City services.

Signature of Authorized Representative:

PROPOSED SANITARY LATERAL INVERT WHICH OUTLET TO THE DUVERNAY DRIVE SANITARY SEWER. THE OWNER'S ARCHITECT IS AWARE OF THIS CONSTRAINT. THE DEVELOPER AND HIS ARCHITECT WILL MAKE INTERNAL HOUSE PUMPING PROVISIONS TO PUMP SANITARY BASEMENT SEWAGE UP TO THE SANITARY LATERAL FROM A SANITARY SEWAGE TANK PUMPING SYSTEM FOR THIS BUILDING. LIKEWISE, WITH THE STORM PIPE/WEEPING TILE DRAINAGE SYSTEM, THE ARCHITECT WILL MAKE PROVISIONS TO PUMP THE WEEPING TILE WATER UP FROM A SUMP PIT AND/OR TANK COMPLETE WITH PUMPING SYSTEM IN ORDER TO DISCHARGE WEEPING TILE WATER TO THE PROPOSED 150mm DIA. PVC STORM LATERAL THAT OUTLETS TO THE CITY STORM SEWER AT DUVERNAY DRIVE. SEE LATEST REVISED ARCHITECTURAL PLANS FOR OUTLET LOCATION, DISCHARGE PIPE HEIGHT DETAILS, SEWAGE PIT/TANK SIZE, AND PUMPING SYSTEM FOR THIS BUILDING. IT IS RECOMMENDED THAT THE SANITARY SEWAGE TANK AND/OR STORMWATER HOLDING TANK BE OVERSIZED. A DUPLEX PUMPING SYSTEM SHALL BE IN THE SANITARY AND STORM TANKS.

b) THE ARCHITECT AND OWNER'S/DEVELOPER'S MECHANICAL ENGINEER SHALL ENSURE THAT SANITARY SEWAGE FLOW FROM FLOOR LEVELS ABOVE THE BASEMENT LEVEL OF THIS DWELLING UNIT BE DIRECTED AND OUTLETTED TO THE PROPOSED GRAVITY FLOW SANITARY LATERAL PIPE AND NOT INTO THE BASEMENT SEWAGE SEWAGE TANK FOR PUMPING.

c) THE PROPOSED SANITARY HOLDING TANK AND PUMPING SYSTEM ARE FOR DRAINAGE OF BASEMENT FIXTURES AND FLOOR DRAINS AS PER ARCHITECT'S DRAWINGS IN ACCORDANCE WITH THE LATEST REVISED ONTARIO BUILDING CODE.

d) SANITARY AND WEEPING TILE WATER SUMP PIT LOCATION SHALL BE AS PER ARCHITECT'S APPROVED ARCHITECTURAL FLOOR PLANS.

43. THE OWNER'S ARCHITECT SHALL INFORM THE OWNERS THAT AN ONGOING YEAR ROUND MAINTENANCE PROGRAM IS REQUIRED FOR THIS BUILDING TO ENSURE THAT THE 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.

44. THE ARCHITECT SHALL INFORM THE OWNERS TO HAVE AVAILABLE AT ALL TIMES A BACKUP GENERATOR ON STANDBY AT THE BUILDING IN THE EVENT OF A POWER BLACKOUT OR OTHER EMERGENCIES.

45. EXISTING HOUSE LATERALS AND WATER SERVICE PIPING HAVE BEEN AND/OR SHALL BE ABANDONED. WATER SERVICE SHALL BE BLANKED AT THE MAIN AS PER CITY OF OTTAWA'S REQUIREMENTS. SEWER LATERAL(S) SHALL BE CAPPED AT FRONT PROPERTY LINE. ALL WATER AND SEWER LATERAL WORKS SHALL BE CARRIED OUT TO CITY OF OTTAWA'S SATISFACTION AND AS PER CITY DETAIL S11.4 FOR CAPPING SERVICES.

46. THE SITE GEOTECHNICAL ENGINEERS MAY REQUIRE CLAY SEALS TO BE INSTALLED IN SERVICING TRENCHES. SITE SERVICING CONTRACTORS SHALL REFER TO PATERSON GROUP'S GEOTECHNICAL REPORT No. PG7562-1 DATED JUNE 16, 2025 FOR INSTALLATION DETAILS. (SEE CITY DWG. S8 DETAILS ALSO REGARDING "CLAY SEAL FOR PIPE TRENCHES").

47. PROPOSED STORM MANHOLE SHALL BE PRECAST TYPE (1200mmø) AS PER CITY'S LATEST REVISED ENGINEERING STANDARDS. OTHERWISE, AS PER OPSD 701.01 C/W CITY APPROVED FRAME AND COVER.

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

49. 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.

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

WALL AND CONNECTION TO PLUMBING BY OTHERS.

18. 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.

19. FOR DEVELOPMENT OF THIS LOT, THE CONTRACTOR MUST FIRST CONSTRUCT THE UNDERGROUND SANITARY, STORM AND WATER SERVICES FROM THE DUVERNAY DRIVE SEWER-MAIN 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.

20. 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.

21. 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 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.

22. PROPOSED TOP OF FINISHED FLOOR, TOP OF FOUNDATION, VARIOUS LEVELS OF UNDERSIDE OF FOOTING ELEVATIONS SHALL BE REVIEWED AND APPROVED BY ARCHITECTS AND DEVELOPER PRIOR TO CONSTRUCTION.

23. 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.

24. SITE SERVICING BEDDING, BACKFILL REQUIREMENTS ALONG WITH FIRE ROUTE, ACCESS LANEWAY 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.

25. THE EXISTING CONCRETE CURB AND SIDEWALK ON DUVERNAY DRIVE 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.

26. THE CONTRACTOR, UPON COMPLETION OF THE NEW DRIVEWAY, SHALL RESTORE THE EXISTING DURVERNAY DRIVE 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.

27. CONSTRUCT DEPRESSED CURBING AND DEPRESS ANY EXISTING CONCRETE SIDEWALKS FOR THE NEW DRIVEWAY ENTRANCE ALONG DUVERNAY DRIVE FOR DEVELOPMENT OF THIS PROPERTY IN ACCORDANCE WITH CITY OF OTTAWA ENGINEERING STANDARDS, REQUIREMENTS AND DETAILS PER LATEST REVISION OF CITY DWG. No. SC1.1, SC1.4, AND SC8. ALL WORKS SHALL BE CARRIED OUT TO THE CITY'S SATISFACTION.

28. CONCRETE BARRIER CURB AND DEPRESSED CURB DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG. No. SC1.1, 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.

29. 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.

No.	REVISION	DATE	BY
1	REVISIONS AS PER ARCHITECT'S REVIEW COMMENTS OF JULY 8, 2025	07/31/25	TLM

LICENSED PROFESSIONAL ENGINEER 07/31/25 TONY L-M. MAK PROVINCE OF ONTARIO

FOR SPC APPLICATION

SCALE
0 2 6 10m
1:200 HORIZONTAL
VERTICAL

DESIGN	T.L.M.
CHECKED	T.L.M.
DRAWN BY	P.M.
CHECKED	T.L.M.
APPROVED	T.L.M.

PROJECT
1670 TENTH LINE ROAD
PART OF LOT B
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA

DRAWING TITLE
PROPOSED SITE GRADING AND SERVICING PLAN

T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS

PROJECT No.	DATE	DRAWING No.
825-8	JUNE 2025	G-1