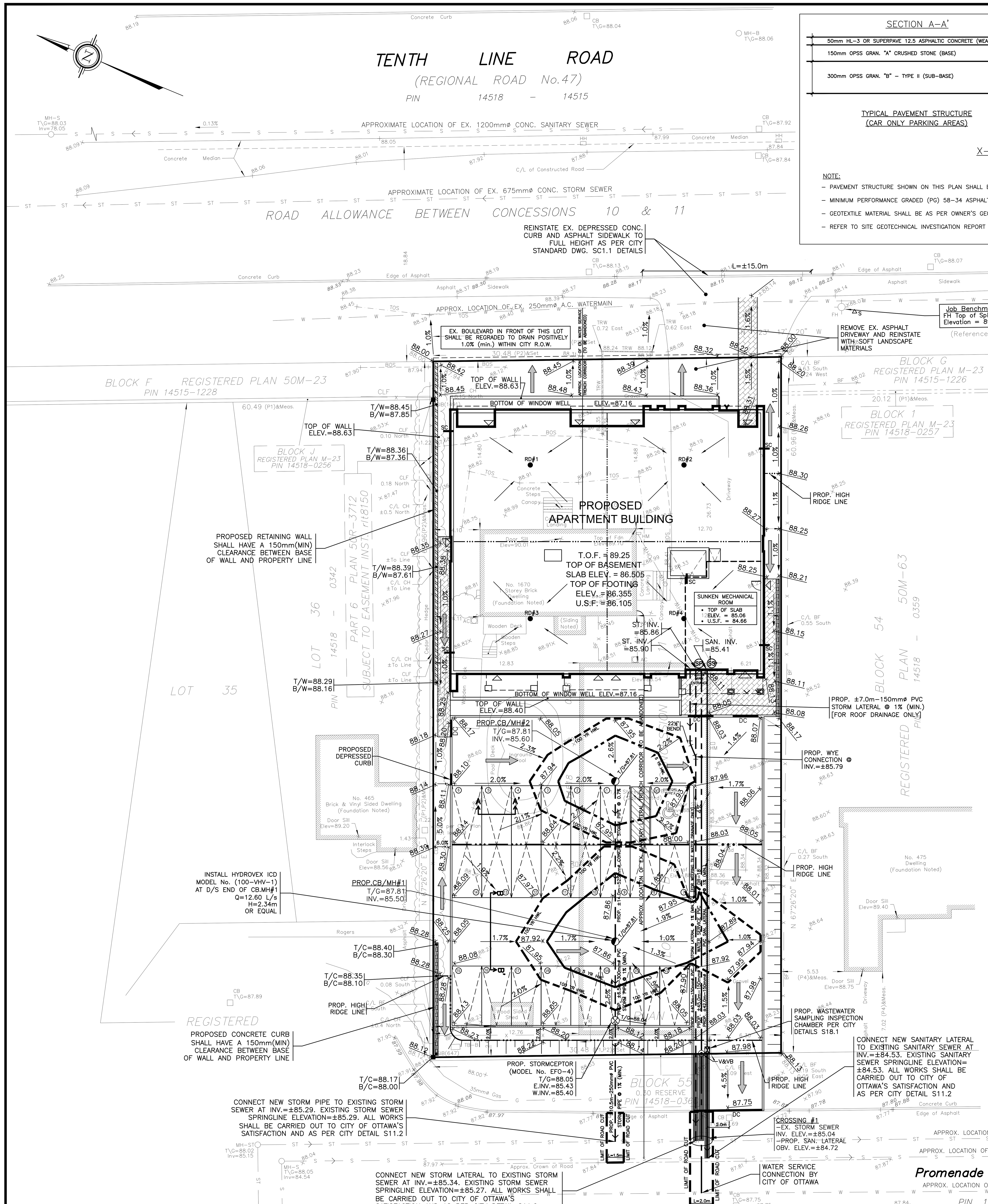


SECTION A–A'

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)

TYPICAL PAVEMENT STRUCTURE
(CAR ONLY PARKING AREAS)

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)

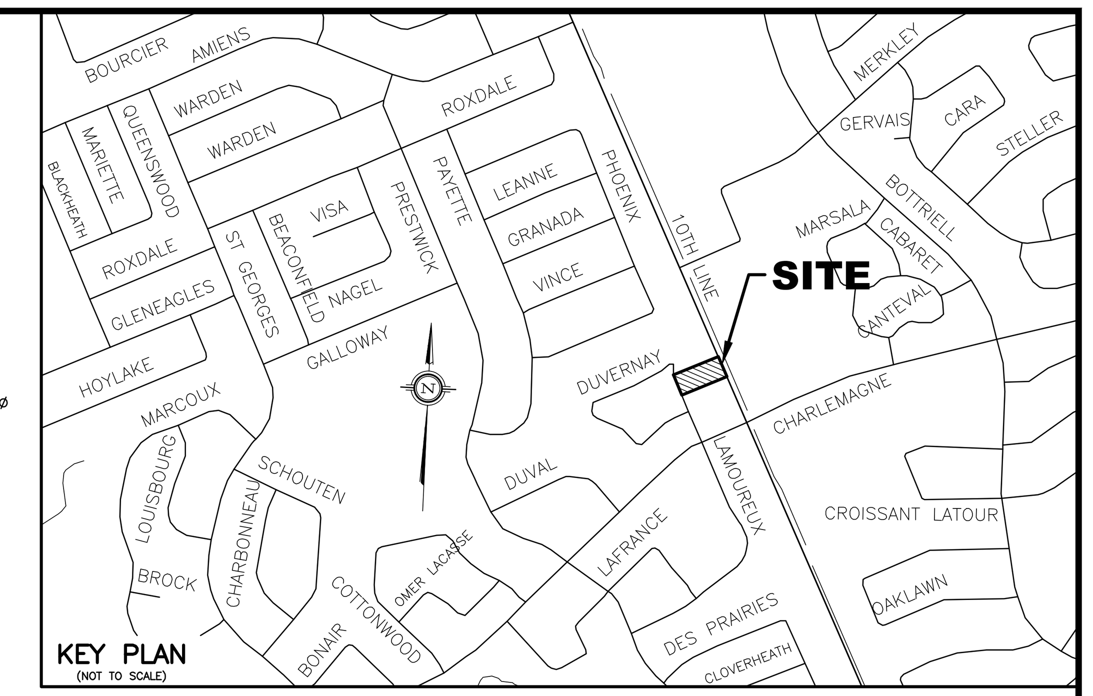
TYPICAL PAVEMENT STRUCTURE
(ACCESS LANES AND HEAVY TRUCK PARKING AREAS)

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.
- MINIMUM PERFORMANCE GRADED (PG) 58–34 ASPHALT CEMENT SHOULD BE USED FOR THIS PROJECT PER SOILS REPORT.
- GEOTEXTILE MATERIAL SHALL BE AS PER OWNER'S GEOTECHNICAL RECOMMENDATIONS.
- REFER TO SITE GEOTECHNICAL INVESTIGATION REPORT (REPORT No. PG7562–1) PREPARED BY THE PATERSON GROUP DATED JUNE 16, 2025.

LEGEND

88.24	PROPOSED ELEVATION
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
D/W	PROPOSED DRIVEWAY
S	EXISTING SANITARY SEWER
ST	EXISTING STORM SEWER
W	EXISTING WATERMAIN
	PROPOSED 150mmø PVC SANITARY LATERAL SERVICE @ 1% (MIN.) SLOPE
	PROPOSED 150mmø PVC STORM LATERAL SERVICE, 250mmø AND 300mmø PVC STORM PIPE @ 1.0% AND 525mmø CONC. CL 140–D STORM PIPE @ SLOPE AS SPECIFIED
	PROPOSED 150mmø PVC (DR–18) WATER SERVICE
MH–S	EXISTING SANITARY MANHOLE
MH–ST	EXISTING STORM MANHOLE
CB	EXISTING CATCH BASIN
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
UP	EXISTING UTILITY POLE
OHW	EXISTING OVERHEAD WIRES
V&VB	PROPOSED VALVE AND VALVE BOX (V&VB)
	PROPOSED GENERAL DIRECTION OF LOT GRADING AND SURFACE FLOW
	PROPOSED CATCHBASIN MANHOLE
	PROPOSED STORMCEPTOR UNIT (MODEL No. EFO–4)
	PROPOSED HIGH RIDGE LINE
SP	PROPOSED WEEPING TILE SUMP PIT LOCATION C/W DUPLEX SUMP PUMPS (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)
SS	PROPOSED SANITARY HOLDING TANK LOCATION C/W DUPLEX SEWAGE PUMPS
	PROPOSED WASTEWATER SAMPLING INSPECTION CHAMBER LOCATION (PER CITY DETAIL S18.1)
	PROPOSED RETAINING WALL
T/W	PROPOSED TOP OF RETAINING WALL ELEVATION
B/W	PROPOSED BOTTOM OF RETAINING WALL ELEVATION
	PROPOSED TERRACING 3:1 (MAX.) TO 1 V
DC	PROPOSED DEPRESSED CURB
	PROPOSED CONCRETE CURB
T/C	PROPOSED TOP OF CONCRETE CURB ELEVATION
B/C	PROPOSED BOTTOM OF CONCRETE CURB ELEVATION
	PROPOSED OVERLAND FLOW ROUTE
	PROPOSED RIGID STYROFOAM INSULATION 50mm THICK (MIN.)
SC	PROPOSED EMERGENCY ROOF SCUPPER LOCATION [FOR EMERGENCY OVERFLOW USE]
	DENOTES LIMIT OF ROAD CUT AND REINSTATEMENT PER CITY DWG. R10 DETAILS
	DENOTES 100 YR HIGH WATER LEVEL AREA
	DENOTES 5 YR HIGH WATER LEVEL AREA



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 THE PATERSON GROUP ENTITLED "GEOTECHNICAL INVESTIGATION" – PROPOSED RESIDENTIAL DEVELOPMENT (REPORT No. PG7562–1 DATED JUNE 16, 2025).

3. 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 ANNIS O'SULLIVAN VOLLEBEKK LTD. (JOB No. E–1102–21 COMPLETED ON APRIL 30, 2021) RECEIVED ON MAY 27, 2025. SANITARY AND STORM SEWER INFORMATION ALONG DUVERNAY DRIVE WERE TAKEN FROM CITY OF OTTAWA'S PLAN AND PROFILE DRAWING ENTITLED "DUVERNAY DRIVE" CHAINAGE 0–330 (DWG. No. 82–7252–1 REV. 4 DATED 21/3/85) PREPARED BY J.L. RICHARDS ASSOCIATES LTD. CONTRACTOR SHALL FIELD SURVEY AND VERIFY THIS 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.

4. SITE LAYOUT AND DETAILS FOR GRADING AND SWM DESIGN WERE PROVIDED BY THE OWNER'S ARCHITECT, PROJECT 1 STUDIO INC. AS DETAILED ON THEIR SITE PLAN (DWG. No. SP–01 REV. 10 DATED 26–09–01 [PROJ. No. 2424]) RECEIVED ON SEPTEMBER 2, 2026. BUILDING SECTION 1 PLAN (DWG. No. A301 REV. 10 DATED 26–09–01) DETAILS WERE PROVIDED BY THE ARCHITECTS ON SEPTEMBER 2, 2026 WHICH WAS USED TO ESTABLISH THE FINISHED FLOOR, TOP OF FOUNDATION AND U.S.F. ELEVATIONS FOR THE APARTMENT BUILDING.

5. ALL GRADES SHOWN ARE GEODETIC AND METRIC (SEE ANNIS O'SULLIVAN VOLLEBEKK 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. 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.

9. CONNECTION OF THE 150mmø WATER SERVICE PIPE TO THE EXISTING 200mmø WATERMAIN AT DUVERNAY DRIVE 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 (150mmø) SHALL BE PVC DR–28 OR EQUIVALENT. THE PROPOSED 250mmø AND 300mmø STORM PIPE SHALL BE PVC DR–35 OR EQUIVALENT. PROPOSED SANITARY AND STORM SERVICE 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.

13. ALL WATER SERVICES/MAINS SHALL HAVE 2.4m COVER (MIN.). THE 150mmø WATER SERVICE SHALL BE PVC DR–18 OR EQUAL. WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY OF OTTAWA W17 AND W22. 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. 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.

STORM DRAINAGE STRUCTURE I.D.	PROPOSED MH SIZE
CB/MH#1	1200mm DIA.
CB/MH#2	1200mm DIA.

16. STORMWATER MANAGEMENT NOTES
- SEE STORM DRAINAGE REPORT No. R–825–8 DATED JULY 2025 ALSO FOR DETAILS.
- REFER TO SITE GRADING PLAN DWG. No. 825–8, G–1 FOR DETAILS.
- INSTALL THE SPECIFIED ICD (INLET CONTROL DEVICE) HYDROVEX MODEL No. 100–VHV–1 OR EQUAL AT THE OUTLET END OF THE 250mmø STORM PIPE IN CB/MH#1 AS DETAILED ON THIS DRAWING. THE ICD INSTALLED SHALL BE CITY OF OTTAWA APPROVED TYPE.
- ESTIMATED 5–YEAR HWL = 87.91m AND 100 YEAR HWL = 87.96m

17. ALL PROPOSED BUILDING SANITARY, STORM AND WATER SERVICES SHALL TERMINATE ±1.0m OUTSIDE THE FOUNDATION 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.

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

31. 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 ARCHITECT'S INSULATION DETAILS AS SHOWN ON THEIR ARCHITECTURAL DRAWINGS AND CONFIRMED BY THE OWNER'S SITE SOILS ENGINEER.

32. 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 UNDER THE CURRENT REGULATION OF THE ONTARIO PLUMBING CODE AS PER CITY OF OTTAWA DETAILS S14, S14.1 AND S14.2. THE OWNER'S ARCHITECT 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.

33. ROOF TYPE OF PROPOSED BUILDING IS FLAT.

34. INSULATE THE BUILDING 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, STORM AND SANITARY PIPE WITH 50mm THICK (MIN.) RIGID STYROFOAM INSULATION AND AS PER SOILS ENGINEER'S RECOMMENDATIONS.

35. WEEPING TILE DRAINAGE FOR THE NEW WAREHOUSE/OFFICE BUILDING SHALL BE CONNECTED AND OUTLETTED TO A DESIGNATED SEPARATE 150mmø PVC STORM PIPE SYSTEM SHOWN LOCATED AT THE FRONT OF THE BUILDING AND NOT BE INTERCONNECTED WITH THE PARKING LOT STORM PIPE SYSTEM UPSTREAM OF CB/MH#2. A BACKWATER VALVE IS RECOMMENDED IN THE BUILDING FOR STORM LATERALS ALSO AS PER THE LATEST REVISIONS OF THE PLUMBING CODE. SEE MECHANICAL ENGINEER'S PLANS FOR DETAILS ALSO.

36. FOR WATER QUALITY CONTROL, INSTALL STORMCEPTOR STRUCTURE (MODEL NO. EFO–4) AS REQUIRED BY THE CITY OF OTTAWA.

37. REFER TO EROSION AND SEDIMENT CONTROL PLAN DWG. #825–8 ESC–1 FOR DETAILS OF IMPLEMENTING BEST MANAGEMENT PRACTICES.

38. THE RETAINING WALLS TO BE CONSTRUCTED AND MATERIAL TYPE SHALL BE SPECIFIED BY THE OWNER'S ARCHITECT 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.

39. PROPOSED RETAINING WALL TO BE PROVIDED BY OWNER'S ARCHITECTS OR STRUCTURAL ENGINEERS. RAILING SHALL BE PROVIDED IF HEIGHT OF WALL EXCEEDS 600mm.

40 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.

41. 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 FORM 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.

42. a) GIVEN THE ARCHITECTURAL REQUIREMENTS FOR THE PROPOSED BUILDING, THE UNDERSIDE OF CONCRETE FOOTING AT THE SUNKEN MECHANICAL ROOM IS BELOW THE 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.

No.	REVISION	DATE	BY
5	REVISIONS TO ADD APPLICATION FILE AND PLAN NUMBER AS PER CITY'S COMMENTS RECEIVED ON OCTOBER 19, 2026	10/19/26	TLM
4	REVISIONS AS PER ARCHITECT'S REVIEW COMMENTS OF SEPTEMBER 11, 2026	09/14/26	TLM
3	REVISIONS AS PER ARCHITECT'S REVISED SITE PLAN OF SEPTEMBER 2, 2026	09/11/26	TLM
2	REVISIONS AS PER ARCHITECT'S REVISED SITE PLAN OF OCTOBER 17, 2025	10/22/25	TLM
1	REVISIONS AS PER ARCHITECT'S REVIEW COMMENTS OF JULY 8, 2025	07/31/25	TLM

LICENSED PROFESSIONAL ENGINEER
10/19/26
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

D07-12-25-0118
#19397