



- LEGEND**
- 65.75 PROPOSED ELEVATION
 - 45.71 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 150mm PVC SANITARY LATERAL SERVICE @ 1% (MIN.) SLOPE
 - PROPOSED 150mm AND 200mm PVC STORM LATERAL SERVICE @ 1% (MIN.) SLOPE
 - PROPOSED 50mm WATER SERVICE (COPPER TYPE "K")
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING UTILITY POLE
 - EXISTING OVERHEAD WIRES
 - EXISTING VALVE AND VALVE BOX (V&VB)
 - PROPOSED GENERAL DIRECTION OF LOT GRADING AND SURFACE FLOW
 - PROPOSED CONCRETE CURB LOCATION
 - PROPOSED TOP OF CURB
 - PROPOSED BOTTOM OF CURB
 - PROPOSED SANITARY HOLDING TANK LOCATION C/W DUPLEX SEWAGE PUMPS
 - PROPOSED ROOF DRAIN NUMBER AND LOCATION
 - PROPOSED ROOF SCUPPER LOCATION
 - PROPOSED HIGH RIDGE LINE
- 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, ETC. AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS SATISFACTION BEFORE DIGGING.
 - CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY. REFER ALSO TO THE SITE GEOLOGICAL INVESTIGATION REPORT PREPARED BY THE OWNER'S GEOLOGICAL CONSULTANTS PATERSON GROUP ENTITLED "GEOLOGICAL DESKTOP REVIEW - PROPOSED THREE STOREY BUILDING (FILE No. P09472-1 DATED NOVEMBER 7, 2022).
 - EXISTING BUILDING AND STRUCTURE LOCATION, TOPOGRAPHICAL INFORMATION ON THIS DRAWING, GEODETIC STAKE BEARINGS, SEWER INVERT LOCATION AND MANHOLE LOCATIONS, ETC. SHOWN ON THIS PLAN WERE PROVIDED BY ANNIS O'SULLIVAN VOLLEBEK LTD. (JOB No. 22984-22 COMPLETED JULY 6, 2022) AND RECEIVED ON AUGUST 31, 2022. SANITARY AND STORM SEWER INVERT INFORMATION ALONG MAIN STREET CAN BE REFERENCED FROM THE CITY'S PLAN AND PROFILE DRAWING ENTITLED MAIN STREET RECONSTRUCTION FROM DRIVE TO GEORGE McLEATH BRIDGE STA. 10+720 TO STA. 10+860, DWG. No. 033 REV. No. 2 DATED JULY 27, 2018 PREPARED BY THE CITY OF OTTAWA. THE CONTRACTOR SHALL FIELD SURVEY AND VERIFY THIS INFORMATION TO HIS OR HER SATISFACTION PRIOR TO CONSTRUCTION. 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.
 - SITE LAYOUT AND BUILDING ELEVATION DETAILS FOR SERVICING, GRADING AND SWM DESIGN WERE PROVIDED BY THE OWNER'S ARCHITECT ROSALINE J. HILL ARCHITECT INC. AS DETAILED ON THEIR SITE PLAN RECEIVED ON SEPTEMBER 27, 2022 AND UPDATED ON FEBRUARY 23, 2023.
 - ALL GRADES SHOWN ARE GEODETIC AND METRIC (SEE ANNIS O'SULLIVAN VOLLEBEK LTD'S TOPOGRAPHICAL PLAN - JOB No. 22984 COMPLETED ON JULY 6, 2022).
 - HORIZONTAL DATUM - BEARINGS ARE GRID, DERIVED FROM WESTERLY LIMIT OF MAIN STREET SHOWN TO BE N 22°40'30" W ON PLAN 4R-20645 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF TOWN ZONE 9 (76° 30' WEST LONGITUDE) NAD-83 (ORIGINAL).
 - VERTICAL DATUM - ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM VERTICAL CONTROL MONUMENT No. 0011963J3640 HAVING AN ELEVATION OF 66.701 METRES.
 - 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.
 - CONNECTION OF THE 50mm WATER SERVICE TO THE EXISTING 400mm WATERMAIN ON MAIN STREET 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 WATERMAIN, WATER SERVICES, SANITARY AND STORM SEWER SYSTEMS IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARD OTHERWISE AS PER OPS5 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.
 - SANITARY AND SANITARY LATERALS (150mm and 200mm) SHALL BE PVC DR-28 OR EQUIVALENT. SEWER CONNECTION DETAILS PER CITY DETAIL S11.1 FOR FLEXIBLE PIPES AND S11 FOR RIGID PIPES.
 - ALL WATER SERVICES/MANS SHALL HAVE 2.4m COVER (MIN.). THE 50mm WATER SERVICE SHALL BE COPPER TYPE "K" WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY OF OTTAWA W17, THURST DETAIL AS PER CITY DETAIL W25.3 DATED MAY 2001. FITTINGS SHALL CONFORM TO APPROVED AWMA AND/OR CSA STANDARDS. CATHODIC PROTECTION FOR NEW WATERMAIN AND SERVICE AS PER CITY DETAIL W40 REV. 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 MANAGEMENT NOTES
 - REFER TO PROPOSED ROOFTOP STORMWATER MANAGEMENT PLAN (DWG. No. 822-100 SWM-1) FOR ROOFTOP 2 YEAR AND 100 YEAR HWL.
 - SEE STORM DRAINAGE REPORT No. R-822-100 DATED OCTOBER 2022 ALSO FOR DETAILS.
 - (2) CONTROLLED ROOF DRAINS PROPOSED - FLOW RATE FOR EACH DRAIN SHALL BE 0.32 L/s OR 5.0 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.
 - IT IS REQUIRED THAT A CITY APPROVED BACKWATER VALVE BE INSTALLED AT THE NEW 150mm DIA. (FOUNDATION DRAINS), STORM LATERAL SERVICE AND A FULL PORT BACKWATER VALVE BE INSTALLED FOR THE NEW SANITARY LATERAL SERVICE AS PER CITY DETAIL S14, S14.1, AND S14.2.
 - 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 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 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, OPS5 AND OPS6 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 GROUND FLOOR, TOP OF CONCRETE FOUNDATION, TOP OF BASEMENT SLAB AND UNDERSIDE OF FOOTING ELEVATIONS SHALL BE REVIEWED AND APPROVED BY OWNER'S ARCHITECTS 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.
 - SITE SERVICING BEDDING, BACKFILL REQUIREMENTS ALONG 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.
 - CONCRETE BARRIER CURB AND DEPRESSED CURB DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG. No. SC1.1 AND SC1.4 MARCH 2007 AND SC6, MAY 2001). 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.
 - THERE WILL BE NO ALTERATION TO THE EXISTING GRADE AND DRAINAGE PATTERN ON THE PROPERTY LINES.

NO.	REVISION	DATE	BY
2	REVISIONS AS PER ARCHITECT'S REVISED SITE PLAN OF FEB. 23, 2023 AND CITY'S REVIEW COMMENTS OF JAN. 13, 2023	03/01/23	TLM
1	ISSUED FOR SITE PLAN APPLICATION	10/14/22	TLM

SCALE

0 1 2 3 5m

1:100 HORIZONTAL

VERTICAL

DESIGN
T.L.M.

CHECKED
T.L.M.

DRAWN BY
P.M.

CHECKED
T.L.M.

APPROVED
T.L.M.

PROJECT

180 MAIN STREET
PART OF LOT 4 IN BLOCK A
REGISTERED PLAN 102
CITY OF OTTAWA

DRAWING TITLE

PROPOSED SITE GRADING
AND SERVICING PLAN

T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS

PROJECT No. 822-100 **DATE** AUGUST 2022 **DRAWING No.** G-1

#18883

D07-12-22-0160