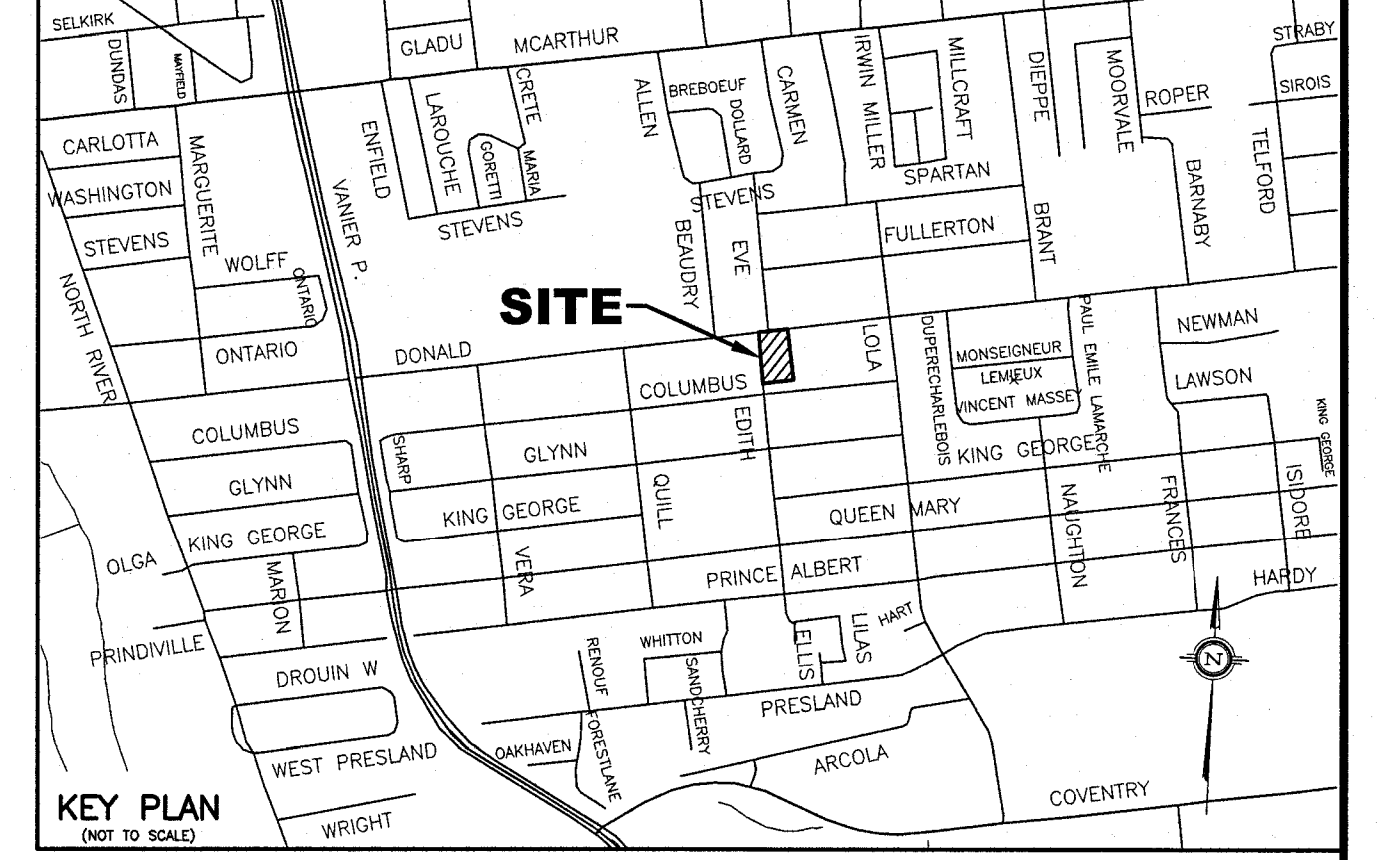


LEGEND

60.50	PROPOSED ELEVATION
F.F.	EXISTING ELEVATION
T.O.F.	PROPOSED TOP OF GROUND FLOOR ELEVATION
U.S.F.	PROPOSED TOP OF CONCRETE FOUNDATION ELEVATION
D/W	PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION
---	PROPOSED DRIVEWAY
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING WATERMAIN
---	PROPOSED 150mm PVC SANITARY LATERAL SERVICE @ 1% (MIN.) SLOPE
---	PROPOSED 150mm PVC STORM LATERAL SERVICE AND PIPE / 250mm and 300mm PVC STORM PIPE @ 1% (MIN.) SLOPE
---	PROPOSED 50mm WATER SERVICE COPPER TYPE "K"
○ MH-S	EXISTING SANITARY MANHOLE
○ MH-ST	EXISTING STORM MANHOLE
○ CB	EXISTING CATCH BASIN
○ W	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 HIGH RIDGE LINE
---	PROPOSED CONCRETE CURB
---	PROPOSED TOP OF CONCRETE CURB ELEVATION
---	PROPOSED BOTTOM OF CONCRETE CURB ELEVATION
---	PROPOSED ROOF SCUPPER LOCATION
---	PROPOSED CATCHBASIN (600mmx600mm) PRECAST
---	PROPOSED CATCHBASIN/MANHOLE (1200mm)
---	PROPOSED RIGID STYROFOAM INSULATION 75mm THICK (MIN.)
---	PROPOSED FLAT ROOF TOP DRAIN LOCATION AND NUMBER
---	100 YR + 20.0% HIGH WATER LEVEL = 60.35m
---	5 YR HIGH WATER LEVEL = 60.30m
---	PROPOSED DEPRESSED CURB
---	PROPOSED WEeping TIE SUMP PIT LOCATION
---	PROPOSED SUMP PITS (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)
---	PROPOSED STORMCEPTOR UNIT (MODEL No. EFO4)
---	--- DENOTES BACKWATER VALVE AND STANDPIPE LOCATION PER CITY DWG. S18 DETAILS
---	--- DENOTES PROPOSED PRESSURE REDUCING VALVE (SEE NOTE #40 ALSO FOR DETAILS)
---	--- DENOTES LIMIT OF ROAD CUT AND REINSTATEMENT



- 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 CHECK WITH AUTHORITIES AND 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 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 IN 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 ELEVATION AT MANHOLES AND WATERMAIN LOCATION AND CHECK WITH 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. ARCHITECTURE + PLANNING LTD. AS DETAILLED ON THEIR SITE PLAN (DWG. No. A1.0 DATED APRIL 2024) RECEIVED ON APRIL 10, 2024 AND UPDATED PER CITY STANDARD DETAIL DWG. No. 56 AND 57. BUILDING ELEVATIONS 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 WERE UPDATED PER ARCHITECT'S E-MAIL OF NOVEMBER 26, 2024.
 - ALL GRADES SHOWN ARE GEODETIC AND METRIC (SEE ANNIS, O'SULLIVAN, VOLLEBECK LTD.'S TOPOGRAPHICAL PLAN). ALL ELEVATIONS HAVE BEEN 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 50mm WATER SERVICE TO THE EXISTING 400mm DONALD STREET WATERMAIN SHALL BE BY THE CITY OF OTTAWA. ELEVATION, LOCATION, AND RESTORATION SHALL BE CARRIED OUT BY THE CONTRACTOR. CONNECTION SHALL BE CARRIED OUT AS PER CITY OF OTTAWA DWG. No. W50 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 OVERLAYS. SEWER SERVICE MINIMUM GROUND COVER SHALL NOT BE LESS THAN 2.0m. EXACT INSULATION THICKNESS SHALL BE DETERMINED BY 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 DETAIL 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 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. 56 AND 57.
 - STORM AND SANITARY LATERALS (150mm) SHALL BE PVC DR-28 OR EQUIVALENT. STORM PIPE SIZE (300mm) SHALL BE PVC DR-35.
 - ALL WATER SERVICES/MAINS 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 AND W22. THRUST BLOCK DETAILS AS PER CITY DETAIL W25.3 DATED OCTOBER 2001. FITTINGS SHALL CONFORM TO APPROVED AWWA AND/OR CSA STANDARDS. CONTRACTOR SHALL CONSTRUCT AND ENSURE THAT THE 50mm 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 S/M RIGID INSULATION (SEE CITY DETAIL DRAWING No. W23).
 - INSTALL THE SPECIFIED ICID (INLET CONTROL DEVICE) AT THE DOWNSTREAM END OF OUTLET PIPE OF THE PROPOSED 250mm STORM PIPE AT PROPOSED CB/MH #1 AS DETAILLED ON THIS DRAWING.
 - MANHOLES AND CATCH BASIN MANHOLES SHALL BE PRE-CAST TYPE (1200mm) AS PER CITY'S LATEST REVISED ENGINEERING STANDARDS. STORM MANHOLE/CATCH BASIN 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 400.020 INCLUDING ADJUSTMENT RINGS.
 - STORMWATER MANAGEMENT NOTES:
 - THE 5 YR HIGH WATER LEVEL (AT REAR YARD) IS ESTIMATED AT ELEVATION = 60.30m.
 - THE 100 YR + 20.0% HIGH WATER LEVEL (AT REAR YARD) IS ESTIMATED AT ELEVATION = 60.35m.
 - SEE STORM DRAINAGE REPORT No. R-824-63 DATED JULY 2024 ALSO FOR DETAILS.
 - SEE STORM DRAINAGE REPORT No. R-824-63 DATED JULY 2024 ALSO FOR DETAILS.
 - 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 BACKWATER VALVE AND INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS. STORMWATER DRAIN TO BE EQUIPPED WITH A BACKWATER VALVE AND INSTALLED AS PER CITY'S REQUIREMENTS.
 - 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 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 CORRECT THE BUILDING FOUNDATION GRADERS 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 OTHER 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 ADJUTING PROPERTY LINES EXCEED THE PROPOSED GRADES ON THIS PROPERTY AT A HEIGHT DIFFERENTIAL THAT EXCEEDS TERRACING OF 3H TO 1V, THEN INSTALL A RETAINING WALL AS PER OWNER'S REQUIREMENTS.
 - SITE SERVICES 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. 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, 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.
 - CONCRETE CURB AND SIDEWALK DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG. No. SC1.1 REV. DATE MARCH 2007 AND SC1.4 REV. DATE MARCH 2007). CONCRETE CURB CONSTRUCTION AND SIDEWALK REINSTATEMENT SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA AND IN ACCORDANCE WITH THE LATEST REVISED CITY ENGINEERING STANDARDS.

<p>SCALE</p> <p>0 1.25m 3.75m 6.25m</p> <p>1:125 HORIZONTAL</p> <p>VERTICAL</p>		<p>DESIGN T.L.M.</p> <p>CHECKED T.L.M.</p> <p>DRAWN BY P.M.</p> <p>CHECKED T.L.M.</p> <p>APPROVED T.L.M.</p>	<p>PROJECT</p> <p>304-308 DONALD STREET</p> <p>LOTS 191 AND 192</p> <p>REGISTERED PLAN 441</p> <p>CITY OF OTTAWA</p>	<p>DRAWING TITLE</p> <p>PROPOSED LOT GRADING AND SERVICING PLAN</p>	<p>PROJECT No.</p> <p>824-63</p>	<p>DATE</p> <p>APRIL 2024</p>	<p>DRAWING No.</p> <p>G-1</p>
<p>REVISIONS AS PER CITY'S REVIEW COMMENTS OF NOV. 6, 2024 AND ARCHITECT'S REVISED SITE PLAN PROVIDED ON NOV. 26, 2024 AND DEC. 4, 2024</p> <p>REVISIONS AS PER ARCHITECT'S REVIEW COMMENTS OF JULY 11, 2024 AND REVISED SITE PLAN PROVIDED ON JULY 29, 2024 AND JULY 30, 2024</p>		<p>12/06/24 TLM</p> <p>07/31/24 TLM</p>	<p>PROVINCE OF ONTARIO</p> <p>T.L. MAK ENGINEERING CONSULTANTS LTD.</p> <p>CONSULTING ENGINEERS</p>				

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