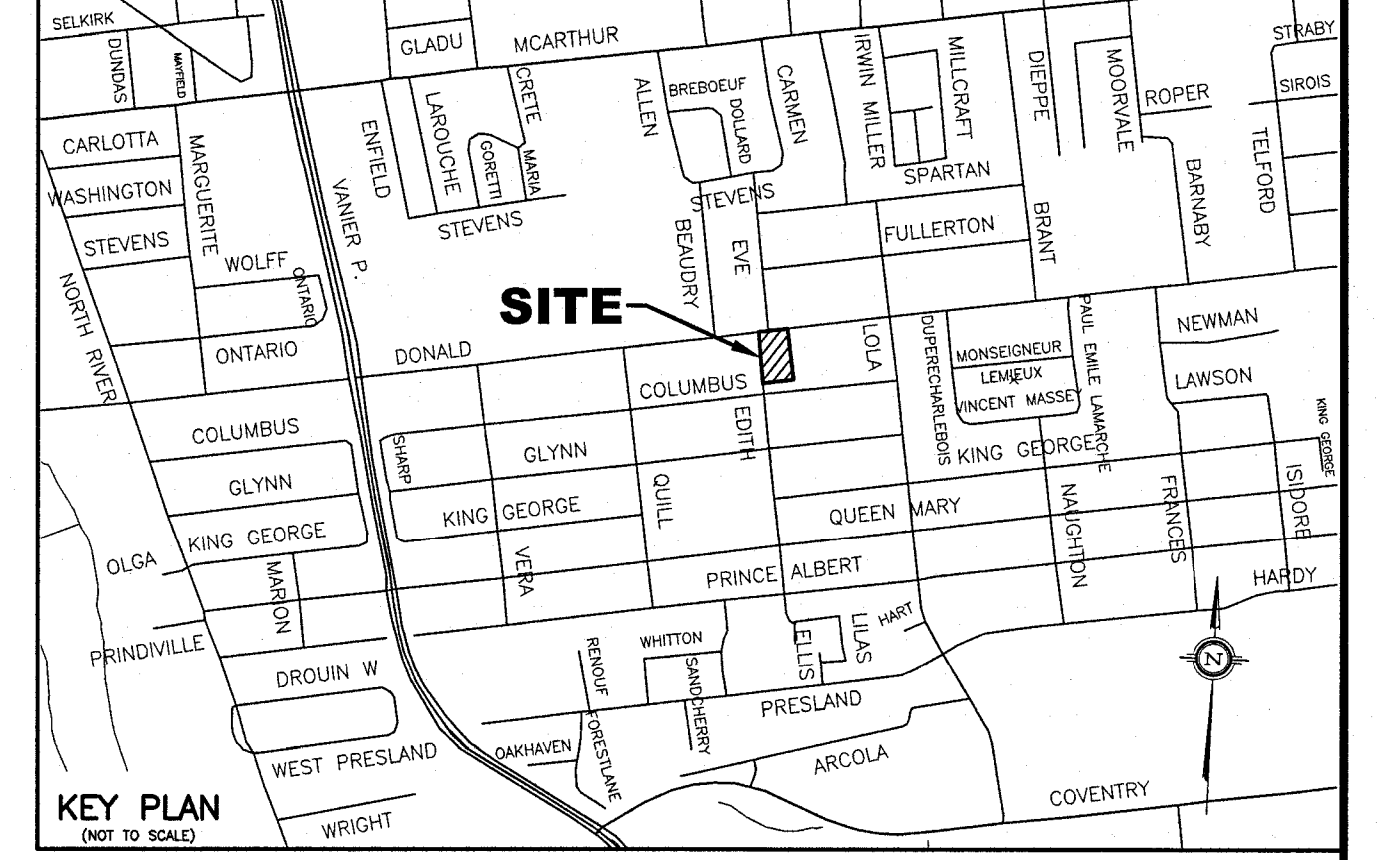


DONALD STREET

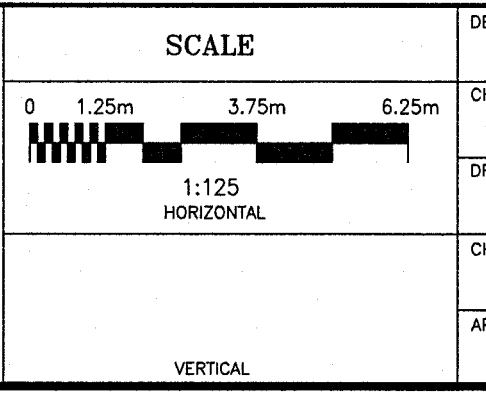
(Formerly Somerset Street)
PIN 04247 - 0250

- ### 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 @ 1% (MIN.) SLOPE
 - PROPOSED 150mm PVC STORM LATERAL SERVICE AND PIPE / 250mm PVC STORM PIPE @ 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
 - 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.)
 - DENOTES 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 TILE SUMP PIT LOCATION
 - PH EXISTING 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
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, UNDERGROUND STRUCTURES 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 PATERSON GROUP (REPORT No. PG7089-1 DATED MAY 8, 2024).
 3. 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 VOLLEBEK LTD. AS DETIRED IN THEIR TOPOGRAPHICAL SURVEY PLAN (DWG. 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 THE 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. ISB06-5034) DWG. No. 5034-05 SHEET 5 OF 7 REV. 5 DATED FEBRUARY 2, 2007 FOR ADDITIONAL DETAILS.
 4. SITE LAYOUT AND DETAILS FOR GRADING AND SWM DESIGN WERE PROVIDED BY THE OWNER'S ARCHITECT R.J.H. ARCHITECTURE + PLANNING LTD. AS DETAILED 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.
 5. ALL GRADES SHOWN ARE GEODETIC AND METRIC (SEE ANNIS, O'SULLIVAN, VOLLEBEK LTD.'S TOPOGRAPHICAL PLAN). ALL ELEVATIONS HAVE BEEN DONE TO THE SATISFACTION OF THE CITY OF OTTAWA.
 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. 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.
 9. INSULATE BUILDING SERVICE LATERALS AND STORM PIPES WITHIN PRIVATE PROPERTY AND ROAD RIGHT OF WAY THROUGH GROUND COVER FOR FROST PROTECTION IS LESS THAN 2.4m FOR WATER SERVICE AND 2.4m FOR SANITARY AND STORM SERVICE. MINIMUM GROUND COVER SERVICE PIPE 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.
 10. 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.
 11. BEDDING AND HAUNCHING MATERIAL FOR SEWER INSTALLATIONS TO BE GRANULAR "A" INSTALLED AND COMPACTED AS PER CITY STANDARD DETAIL DWG. No. 56 AND 57.
 12. STORM AND SANITARY LATERALS (150mm) SHALL BE PVC DR-28 OR EQUIVALENT. STORM PIPE SIZE (300mm) SHALL BE PVC DR-35.
 13. 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.
 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. INSTALL THE SPECIFIED ICID (INLET CONTROL DEVICE) AT THE DOWNSTREAM END OF OUTLET PIPE OF THE PROPOSED 250mm STORM PIPE AT PROPOSED CB/WH #1 AS DETAILED ON THIS DRAWING.
 16. 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.
 17. 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.
 18. 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-824-83 DATED JULY 2024 ALSO FOR DETAILS.
 - SEE STORM DRAINAGE REPORT No. R-824-83 DATED JULY 2024 ALSO FOR DETAILS.
 - CONTROLLED ROOF DRAIN FLOW RATE SHALL BE 0.95 L/S OR 15.0 U.S. GAL/MIN.
 19. ALL PROPOSED BUILDING SANITARY, STORM AND WATER SERVICES SHALL TERMINATE ± 1.0m OUTSIDE THE FOUNDATION WALL AND CONNECTION TO PLUMBING BY OTHERS.
 20. 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.
 21. 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.
 22. 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.
 23. 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.
 24. 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 PRIORITISE 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.
 25. 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.
 26. 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.
 27. 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.
 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. 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.

30. THE CONTRACTOR, UPON COMPLETION OF THE NEW DRIVEWAY, SHALL RESTORE THE EXISTING EDITH AVENUE ROADWAY BULEVARD DISTURBED BY CONSTRUCTION WORKS ON THIS PROPERTY. ADDITIONALLY, THE ROADWAY GRADING SHALL BE RESTORED AND REGRADED TO REST POSITIVELY TO EXISTING STORMWATER OUTLET AS REQUIRED BY THE CITY INSPECTOR.
31. THE EXISTING CONCRETE CURB AND SIDEWALK ON DONALD STREET IF DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REINSTATE BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY OF OTTAWA AND IN ACCORDANCE WITH THE LATEST REVISED CITY ENGINEERING STANDARDS.
32. THE RETAINING WALL 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.
33. 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. THE CITY SOILS ENGINEER SHALL APPROVE ALL ROAD SUBGRADE TYPING AND TRANSITION WORKS PRIOR TO GRANULAR PLACEMENT.
34. 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.
35. WHERE FROST COVER FROM UNDERSIDE OF BUILDING CONCRETE FOOTING TO PROPOSED FINISHED GROUND ELEVATION IS LESS THAN 1.5m, IT IS RECOMMENDED THAT INSULATION (SOWM 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.
36. IT IS RECOMMENDED THAT A FULL PORT BACKWATER VALVE BE INSTALLED FOR THE SANITARY SERVICE LATERAL AND A BACKWATER VALVE FOR THE STORM SERVICE LATERAL TO SERVICE THE NEW BUILDING UNDER THE CURRENT REGULATION OF THE ONTARIO PLUMBING CODE AS PER CITY OF OTTAWA 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.
37. EXISTING LATERALS AND WATER SERVICE PIPING HAVE BEEN AND/OR SHALL BE ABANDONED. THE WATER SERVICE SHALL BE BLANKED AND CAPPED AT THE MAIN AS PER CITY'S REQUIREMENTS. THE SEWER LATERAL(S) SHALL BE CAPPED AND/OR PLUGGED AT THE FRONT PROPERTY LINE. ALL WATER AND SEWER LATERAL WORKS SHALL BE CARRIED OUT TO THE CITY'S SATISFACTION.
38. a) THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE RECEIVING STORM SEWER DURING CONSTRUCTION ACTIVITIES. THESE PRACTICES ARE REQUIRED TO ENSURE NO SEDIMENT AND/OR ASSOCIATED POLLUTANTS ARE RELEASED TO THE RECEIVING WATERCOURSE. THESE PRACTICES INCLUDE INSTALLATION OF SEDIMENT BARRIERS ON ALL CATCH BASIN AND MAINTENANCE HOLES AND Silt FENCE BARRIER (AS PER OPSD 219.110 AND ASSOCIATED SPECIFICATIONS) ALONG THE PROPERTY LIMITS OF THE PROPOSED DEVELOPMENT AND ALL OTHER AREAS THAT SHEET DRAIN OFF SITE. MAINTENANCE HOLE SEDIMENT BARRIERS TO BE AMOCO 4555 NONWOVEN GEOTEXTILE OR APPROVED EQUIVALENT.
- b) THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
39. 300mm MINIMUM SEPARATION BETWEEN EXISTING WATERMAIN AND PROPOSED SERVICE LATERALS AS PER CITY STANDARDS. IF 300mm MINIMUM SEPARATION CANNOT BE MET, UNSHRIKABLE FILL SHALL BE USED.
40. INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE ALONG THE WATER SERVICE LINE TO THE PROPOSED BUILDING DUE TO CITY WATERMAIN PRESSURE EXCEEDING 80 PSI.
41. HOUSE WEEPING THE WATER DRAINAGE FOR THE NEW 3-STORY APARTMENT BUILDING SHALL BE SUMP-PUMPED VIA FORCEMAIN FROM BASEMENT SUMP PIT DIRECTLY TO THE PROPOSED 150mm DIAMETER PVC STORM LATERAL THAT OUTLET TO THE CITY STORM SEWER AT EDITH AVENUE. ALL WORKS SHALL BE CARRIED OUT TO THE CITY'S REQUIREMENTS AND IN COMPLIANCE WITH LATEST REVISED ENGINEERING STANDARDS.
42. DETAILS OF PROPOSED SUMP-PUMP AND PIT LOCATION IN THE BUILDING SHALL BE REFERENCED FROM THE OWNER'S ARCHITECT'S FINAL PLANS. SUMP-PIT WATER SHALL BE DISCHARGED TO APPROVED OUTLET AS REQUIRED BY THE CITY OF OTTAWA.
43. THE OWNER'S HOUSE DESIGNERS 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/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. ALTERNATIVELY, THE ARCHITECTS AND/OR OWNER MAY WISH TO SPECIFY A WATER POWERED BACKUP PUMP (THE SUNJET MODEL #5110) OR EQUAL THAT MEETS THE ONTARIO BUILDING AND PLUMBING CODE REQUIREMENTS.
45. NO EXCESS DRAINAGE, DURING AND AFTER CONSTRUCTION, WILL BE DIRECTED TOWARDS THE NEIGHBORS' PROPERTIES.
46. BALL 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.
47. THERE WILL BE NO ALTERATION TO THE EXISTING GRADE AND DRAINAGE PATTERN ON THE PROPERTY LINES.
48. FOR TYPICAL BACKWATER VALVE AND STANDPIPE DETAIL, REFER TO CITY OF OTTAWA STANDARD DRAWING DWG. No. S18 REV. DATE MARCH 2016.
49. DUE TO HIGH HOL OF THE EXISTING EDITH AVENUE AND DONALD STREET STORM SEWER SEGMENT LOCATED IN FRONT OF THIS PROPERTY, THE CITY OF OTTAWA WILL REQUIRE A SUMP PUMP WITH EMERGENCY DISCHARGE THAT OUTLETS OUT ON THE GROUND SURFACE THAT DRAINS TO CITY'S RIGHT-OF-WAY, REFER TO CITY DWG. No. P01 REV. DATE JULY 2019 FOR DETAILS.



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

304-308 DONALD STREET
LOTS 191 AND 192
REGISTERED PLAN 441
CITY OF OTTAWA

PROPOSED LOT GRADING
AND SERVICING PLAN

T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS

PROJECT No. 824-63 DATE APRIL 2024 DRAWING No. G-1

NO.	REVISION	DATE	BY
1	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	12/06/24	TLM
2	REVISIONS AS PER ARCHITECT'S REVIEW COMMENTS OF JULY 11, 2024 AND REVISED SITE PLAN PROVIDED ON JULY 29, 2024 AND JULY 30, 2024	07/31/24	TLM

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