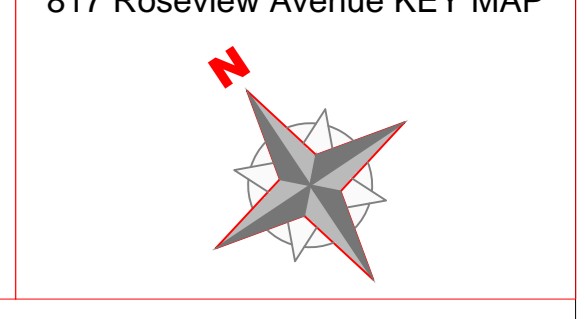
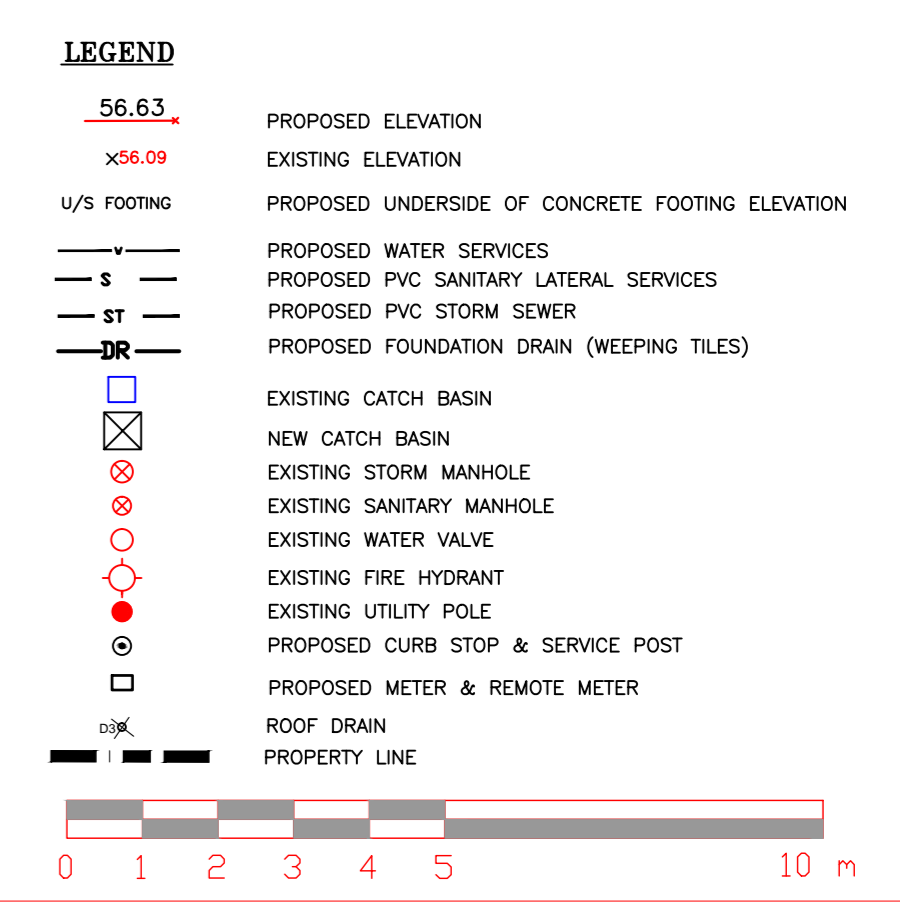


UNDERGROUND STORMWATER STORAGE:  
SEE DETAILS PAGES 1-5  
PREPARED BY ADS-ADVANCED DRAINAGE SYSTEMS INC.  
FOR 817 ROSEVIEW AVE. ONTARIO, SEPTEMBER 2021

- NOTES:
- EXISTING SERVICES AND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM THE BEST AVAILABLE RECORDS. 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.
  - CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY.
  - PROPOSED SITING DETAILS FOR THIS PROPOSED BUILDING WERE TAKEN FROM THE SITE PLAN PREPARED BY "DITAVA CARLETON CONSTRUCTION".
  - EXISTING HORIZONTAL AND VERTICAL SURVEY DATA SHOWN ON THIS PLAN INCLUDING SITE BENCHMARK, ROAD ELEVATION, SEWER INVERT ELEVATIONS AND THE TOPOGRAPHICAL INFORMATION OF THE LOT SHOWN WERE PROVIDED BY "ANNIS/SULLIVAN & VOLLEBECK" AND ARCH-NOVA DESIGN INC. IS NOT RESPONSIBLE FOR THE SURVEY PROVIDED.
  - ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA.
  - ALL GRADES SHOWN ARE METRIC. EXISTING AND PROPOSED GRADES SHOWN ON THIS DRAWING ARE BASED ON A GEODETIC BENCHMARK PROVIDED BY "EST ARCHITECTURE" AS SHOWN ON THEIR SITE PLAN.
  - ALL WILL BE CONSTRUCTED TO CITY OF OTTAWA LATEST REVISED STANDARDS ON APPROVAL BY THE CITY. USE SADDLE CONNECTIONS WITH CURB STOPS FOR THE 19 MM WATER SERVICES.
  - CONSTRUCT ALL SANITARY PIPES IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARDS OTHERWISE AS PER OPS3 AND OPS30 SPECIFICATIONS.
  - ALL WORKS CONSTRUCTED BY THE CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERS' STANDARDS AND PER CITY'S REQUIREMENTS.
  - THE CONTRACTOR SHALL CONSTRUCT AND ENSURE THAT THE 50 mm WATER SERVICES ON THIS LOT SHALL HAVE A MINIMUM OF 24h OF GROUND COVER, OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY SPECIFICATIONS W 21, W 25 AND W 23. THE WATER SERVICE INSTALLATION SHALL BE STEEL PIPE AND CONSTRUCTED IN ACCORDANCE WITH STD DWG W26.
  - IF WATER SERVICE IS LESS THAN 24h FROM SEWER, MANHOLE OR CATCH BASIN, CONTRACTOR IS REQUESTED TO INSULATE BETWEEN THEM WITH 50mm RIGID INSULATION (AS PER CITY DETAIL W-23).
  - ALL WATERMAIN SERVICE AND FITTINGS SHALL CONFORM TO APPROVED AWWA AND DR CSA STANDARDS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO COMPLETE THE WORKS.
  - WATER SERVICES CONNECTION ON ROSEVIEW AVENUE SOUTH SHALL BE DONE BY THE CITY. EXCAVATION, BACKFILLING AND REINSTATEMENTS BY CONTRACTOR.
  - THE OWNER AND/OR HIS CONTRACTOR SHALL CONTACT ALL THE UTILITY COMPANIES REGARDING REDLOCATION REQUIREMENTS FOR THE EXISTING OVERHEAD UTILITY POLE.
  - WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY W-17 DETAIL.
  - SANITARY SERVICES LATERAL PROPOSED SHALL BE PVC-SDR28 OR EQUIVALENT AND CONNECTION TO THE EXISTING SEWER SHALL BE AS PER CITY OF OTTAWA DWG S11. SEWER TRENCH DETAILS AS PER STD DWG S6 & S7. SADDLE CONNECTIONS (MAX 300 MM), MANUFACTURED "T" CONNECTIONS OR FOR LARGE DIAMETERS NEW MANHOLES.
  - SANITARY AND STORM SEWER SERVICES BENDS AND RISERS USED MUST BE CONSTRUCTED TO THE CITY'S SATISFACTION.
  - DETAILS OF THE EXISTING SEWERS AND WATERMAIN SHOWN ON CONCORD AVENUE FROM THE CITY MAY NOT BE CURRENT. THE CONTRACTOR SHALL REFER TO THE CITY'S SEWER AND WATERMAIN DRAWINGS FOR DETAILS. THE CONTRACTOR IS ADVISED TO EXCAVATE AND INVESTIGATE THE SEWER ELEVATIONS IN FRONT OF THIS PROPERTY FIRST TO ENSURE THAT 15% (MIN) PIPE SLOPE OF THE SANITARY LATERAL CAN BE ACHIEVED USING THE PROPOSED UNDERSIDE OF CONCRETE FOOTINGS ELEVATIONS. IF 15% (MIN) SLOPE IS NOT POSSIBLE FROM THE HOUSE TO THE SEWER THEN THE CONTRACTOR SHOULD INFORM THE OWNER'S PROJECT MANAGER AND THE CITY ACCORDINGLY FOR FURTHER DIRECTION.
  - FOR DEVELOPMENT OF THIS LOT, THE CONTRACTOR MUST CONSTRUCT THE UNDERGROUND SANITARY AND WATER SERVICES FROM SEWER AND WATERMAIN TO THE PROPERTY FIRSTLY, PRIOR TO HOUSE CONCRETE FOUNDATION POURING.
  - IF THE DEPTH FROM UNDERSIDE OF HOUSE CONCRETE FOOTING TO PROPOSED FINISHED GROUND ELEVATION IS LESS THAN 150 mm IT IS RECOMMENDED THAT INSULATION (50 mm THICK MINIMUM BE INSTALLED AT THE BUILDING FOOTING AND FOUNDATION OF THE HOUSE 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. MINIMUM SOIL COVER OVER SEWER PIPES IS 200 mm OTHERWISE INSULATION IS REQUIRED.
  - CONCRETE BARRIER CURB AND DEPRESSED CURB DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG # SC-11 REVISION 2014), 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.
  - WATER SERVICE LINES AS PER STD DWG W26.
  - WATER SERVICE INSTALLATION AND CROSSINGS AS PER STD DWG W 25 AND W 25.2.
  - BLANK WATER SERVICES AT CITY WATERMAIN BY CITY FORCES.
  - EXISTING SEWERS TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF CITY'S SEWER OPERATIONS.
  - BACKWATER VALVES WILL BE USED ON SERVICES PER S14, S14.1 AND S14.2.
  - ASPHALT AND GRAVEL SURFACES TO BE CLEANED AND REPLACED WITH SOFT LANDSCAPING AS SHOWN ON ARCHITECTURAL AND LANDSCAPING PLANS.
  - ALL SERVICE LATERALS UNDER THE BUILDING FOOTINGS TO BE SLEEVED AS THE PIPE IS LESS THAN 0.3 m BELOW THE FOOTING.
  - REMOVE EXISTING CULVERT AND REINSTATE THE DITCH AT INVERTS OF 64.91 AND 64.92.



ARCH-NOVA Design Inc.  
45 Banner Road NE PEAN ON K2H 8X5  
613-702-3403 contact@archnova.ca

Services & Grading Plan		Location	
Drawn by	ZM	817 ROSEVIEW AVENUE OTTAWA, ON	
Checked by	ZM	OWNER, ADDRESS	
Approved by	ZM	Owner	CW-04-21
Rev 1	Date	Description	Date
Rev 1	April 2023	City comments Revision 1	June 2022
Rev 2	Date	Description	Date
Rev 2	June 2022		W-01
Rev 3	Date	Description	Date
Rev 3			W-01
Scale		1:100	