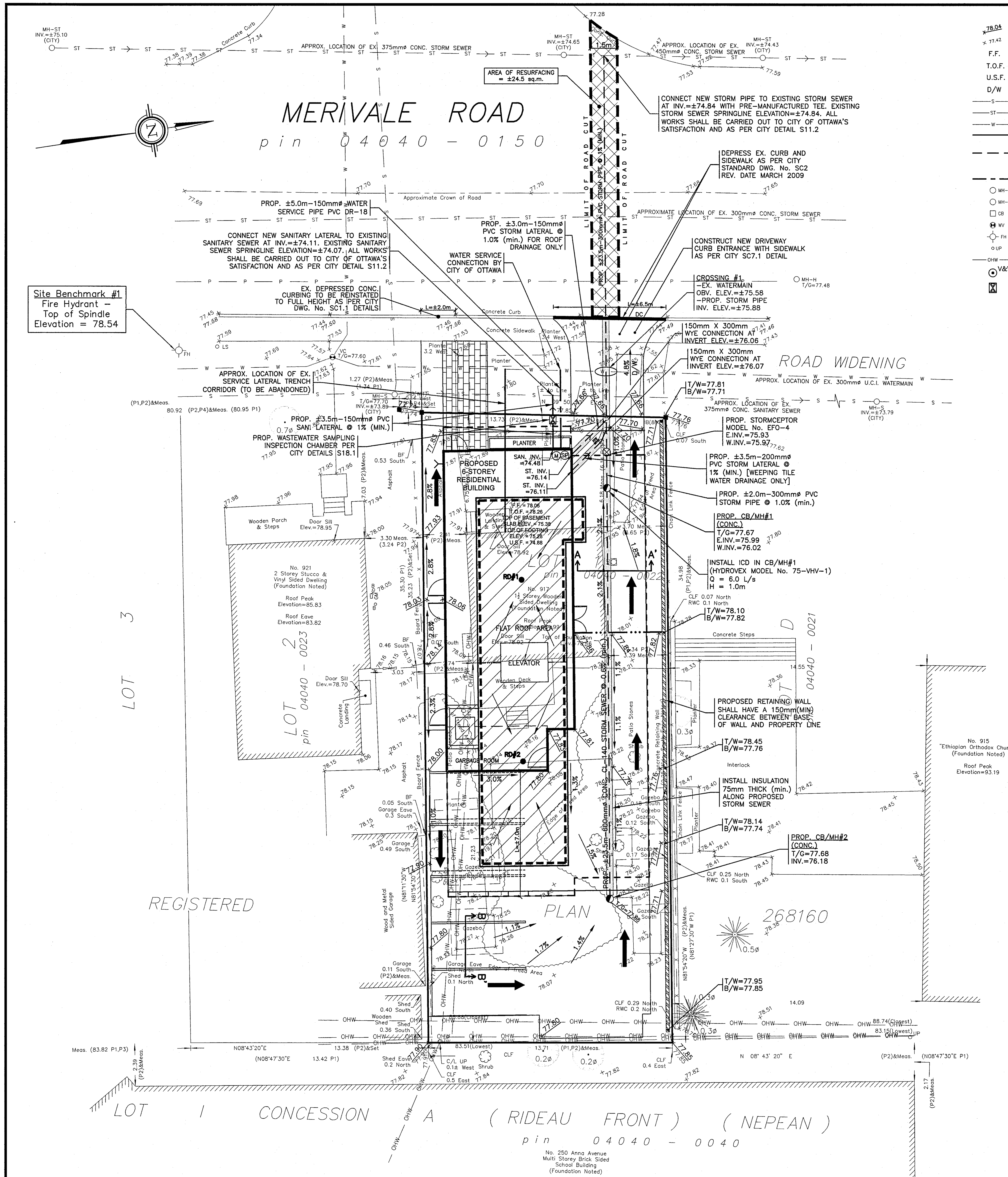
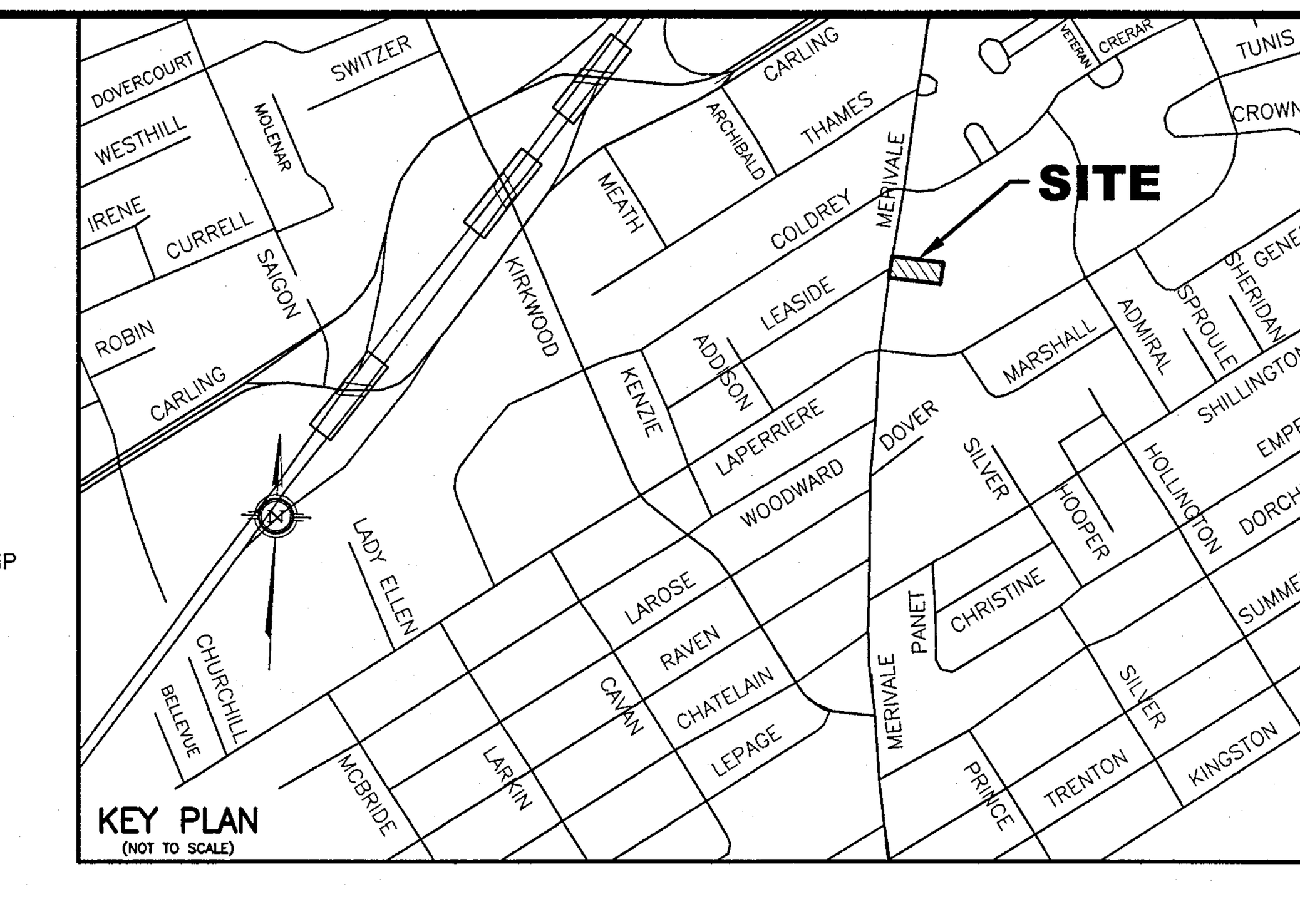


LEGEND

78.04	PROPOSED ELEVATION
× 77.42	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 / 300mmø PVC STORM PIPE / 600mmø CONC. CL-140 STORM SEWER @ 0.6% (MIN.) SLOPE
	PROPOSED 150mmø 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 WASTEWATER SAMPLING INSPECTION CHAMBER LOCATION (PER CITY DETAIL S18.1)
	PROPOSED GENERAL DIRECTION OF LOT GRADING AND SURFACE FLOW
	PROPOSED RETAINING WALL
T/W	PROPOSED TOP OF RETAINING WALL ELEVATION
B/W	PROPOSED BOTTOM OF RETAINING WALL ELEVATION
DC	PROPOSED DEPRESSED CURB
	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 TERRACING 3:1 (MAX.) TO 1 V
	PROPOSED CATCHBASIN MANHOLE C/W 600mm DEEP SUMP
	PROPOSED STORMCEPTOR UNIT (MODEL No. EF-4)
	PROPOSED RIGID STYROFOAM INSULATION 75mm THICK (MIN.)
M	PROPOSED WATER METER LOCATION
	DENOTES FLAT ROOF AREA
	DENOTES BUILDING WALL AT GROUND LEVEL
	DENOTES LIMIT OF ENTIRE ROOF AREA
RD#1	DENOTES PROPOSED ROOF DRAIN LOCATION AND NUMBER
	DENOTES PROPOSED OVERLAND FLOW ROUTE
	DENOTES LIMIT OF ROAD CUT AND REINSTATEMENT



SECTION A-A'

40mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE (WEAR COURSE)
40mm HL-8 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE (BINDER COURSE)
150mm OPSS GRAN. "A" CRUSHED STONE (BASE)
400mm OPSS GRAN. "B" - TYPE II (SUB-BASE)
SUBGRADE - EITHER FILL, IN SITU SOIL, OR OPSS GRANULAR B TYPE I OR II MATERIAL PLACED OVER IN SITU SOIL, BEDROCK OR FILL.

SECTION B-B'

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)
SUBGRADE - EITHER FILL, IN SITU SOIL, OR OPSS GRANULAR B TYPE I OR II MATERIAL PLACED OVER IN SITU SOIL, BEDROCK OR FILL.

TYPICAL PAVEMENT STRUCTURE SUBJECT FOR PARKING AREAS AND ACCESS ROADWAY

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
- ASPHALTIC CONCRETE SHALL BE PERFORMANCE GRADE (PG. 58-34)
- GEOTEXTILE MATERIAL SHALL BE AS PER OWNER'S GEOTECHNICAL RECOMMENDATIONS
- REFER TO SITE GEOTECHNICAL INVESTIGATION REPORT ENTITLED "SUBSURFACE INVESTIGATION REPORT - 917 MERIVALE ROAD" (REPORT No. 63-SPD-RO DATED SEPTEMBER 27, 2023) PREPARED BY YURI MENDEZ ENGINEERING.

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 "YURI MENDEZ ENGINEERING" ENTITLED "SUBSURFACE INVESTIGATION REPORT" - 917 MERIVALE ROAD (REPORT No. 63-SPD-RO DATED SEPTEMBER 27, 2023).

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. 23142-23 COMPLETED ON JULY 7, 2023) RECEIVED ON MARCH 28, 2024. SANITARY AND STORM SEWER INFORMATION ALONG MERIVALE ROAD WERE TAKEN FROM CITY OF OTTAWA'S PLAN AND PROFILE DRAWING ENTITLED "MERIVALE ROAD" (PLAN No. 2268 SHEET 7 OF 10 DATED APRIL 27, 1994) PREPARED FOR CITY OF OTTAWA. 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, BIOSIS DESIGNS AS DETAILED ON THEIR SITE PLAN (DWG. No. A101 REV. 1 DATED JULY 22, 2024 - PROJECT No. 2301) RECEIVED ON AUGUST 10, 2024. BUILDING SECTIONAL DETAILS WERE PROVIDED BY THE ARCHITECT ON AUGUST 10, 2024 PER BIOSIS DESIGNS DWG. No. A301 RE. 1 DATED JULY 22, 2024 WHICH WAS USED TO ESTABLISH THE FINISHED FLOOR, TOP OF FOUNDATION AND U.S.F. ELEVATIONS FOR THE WAREHOUSE/OFFICE 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 PIPE TO THE EXISTING 300mmø WATERMAIN AT MERIVALE ROAD 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. 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. S11.2. ALL WORKS SHALL BE CARRIED OUT TO SATISFACTION OF CITY OF OTTAWA.

13. ALL WATER SERVICES SHALL HAVE 2.4m COVER (MIN.). THE 150mmø WATER SERVICE SHALL BE PVC CL150 DR-18. 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-823-102 DATED AUGUST 2024 ALSO FOR DETAILS.
- REFER TO SITE GRADING PLAN DWG. No. 823-102, G-1 FOR DETAILS.
- INSTALL THE SPECIFIED ICD (INLET CONTROL DEVICE) HYDROVEX MODEL No. 75-VHV-1 OR EQUAL AT THE OUTLET END OF THE 300mmø 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 = 76.48m AND 100 YEAR HWL = 77.18m

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 MERIVALE ROAD SEWERMAIN 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. THE PROPOSED STORM LATERAL SERVICES THAT PASS THROUGH ANY FOUNDATION WALL SHALL BE SLEEVED.

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'S REPRESENTATIVES 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 MERIVALE ROAD 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 MERIVALE ROAD 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 MERIVALE ROAD FOR DEVELOPMENT OF THIS PROPERTY IN ACCORDANCE WITH CITY OF OTTAWA ENGINEERING STANDARDS, REQUIREMENTS AND DETAILS PER LATEST REVISION OF CITY DWG. No. SC2 REV. DATE MARCH 2009. 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 AND PITCHED AVAILABLE FLAT ROOFTOP WILL BE USED FOR SWM ATTENUATION.

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 75mm THICK (MIN.) RIGID STYROFOAM INSULATION AND AS PER SOILS ENGINEER'S RECOMMENDATIONS.

35. WEEPING TILE DRAINAGE FOR THE NEW APARTMENT 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#1. 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. #823-102 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. NO EXCESS DRAINAGE, DURING AND AFTER CONSTRUCTION, WILL BE DIRECTED TOWARDS THE NEIGHBORS' PROPERTIES.

43. 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.

44. THERE WILL BE NO ALTERATION TO THE EXISTING GRADE AND DRAINAGE PATTERN ON THE PROPERTY LINES.

45. a) 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(AS PER OPSD 219.10 AND ASSOCIATED SPECIFICATIONS) ALONG THE PROPERTY LIMITS OF PROPOSED DEVELOPMENT AND ALL OTHER AREAS THAT 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 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.

46. HOUSE WEEPING TILE WATER DRAINAGE FOR THE NEW APARTMENT BUILDING SHALL BE SUMP-PUMPED VIA FORCEMAIN FROM BASEMENT SUMP PIT DIRECTLY TO THE PROPOSED 100mm DIAMETER PVC STORM LATERAL THAT OUTLET TO THE CITY STORM SEWER AT MERIVALE ROAD. ALL WORKS SHALL BE CARRIED OUT TO CITY'S REQUIREMENTS AND IN COMPLIANCE WITH LATEST REVISED ENGINEERING STANDARDS.

47. DETAILS OF PROPOSED SUMP-PUMP AND PIT LOCATION IN THE BUILDING SHALL BE REFERENCED FROM OWNER'S HOUSE DESIGNER'S FINAL PLANS. SUMP-PIT WATER SHALL BE DISCHARGED TO APPROVED OUTLET AS REQUIRED BY CITY OF OTTAWA.

48. 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.

49. THE HOUSE DESIGNER 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 SUMPJET MODEL #SJ10) OR EQUAL THAT MEETS THE ONTARIO BUILDING AND PLUMBING CODE REQUIREMENTS.

50. 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'S REQUIREMENTS. SERVICE LATERAL SHALL BE CAPPED AT THE FRONT PROPERTY LINE. ALL WATER AND SEWER LATERAL WORKS SHALL BE CARRIED OUT TO CITY'S SATISFACTION AND AS PER CITY DETAIL S11.4.

No.	REVISION	DATE	BY
1	REVISIONS AS PER CITY'S REVIEW COMMENTS OF SEPTEMBER 19, 2024	11/05/24	TLM

LICENSED PROFESSIONAL ENGINEER — PROVINCE OF ONTARIO — 11/14/24

SCALE: 0 1.25m 3.75m 6.25m — 1:125 HORIZONTAL — VERTICAL

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

PROJECT: 917 MERIVALE ROAD
LOT 1
REGISTERED PLAN 268160
CITY OF OTTAWA

DRAWING TITLE: PROPOSED LOT GRADING AND SERVICING PLAN

T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS

PROJECT No.	DATE	DRAWING No.
823-102	APRIL 2024	G-1

File No: D07-12-24-0067