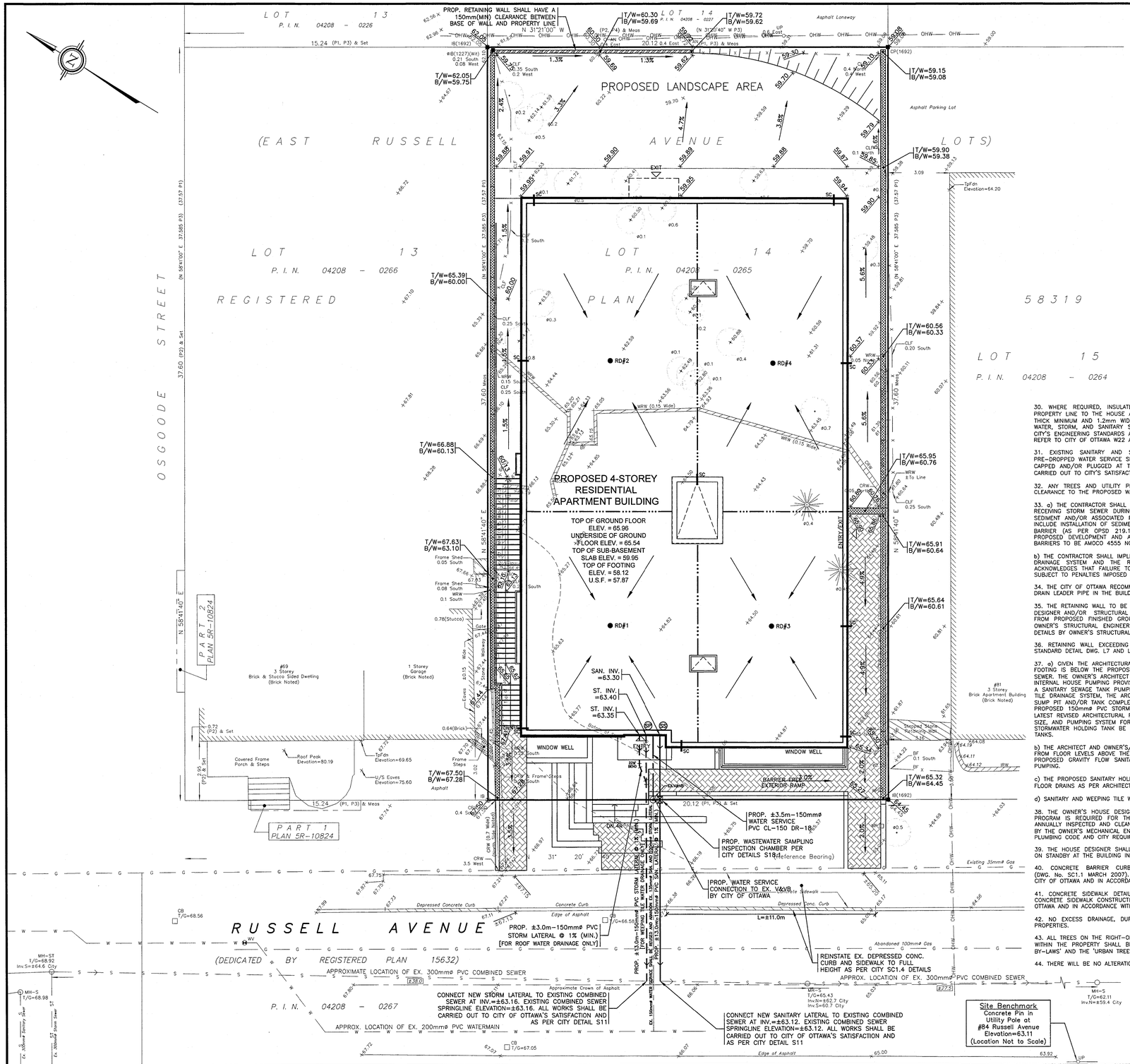
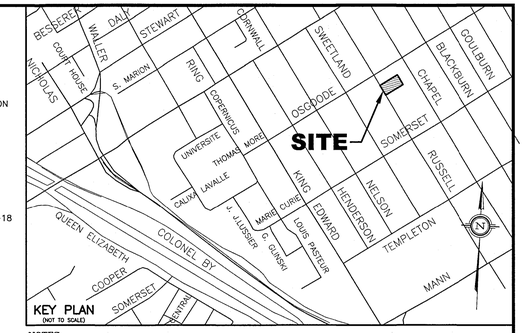


LEGEND

67.00	PROPOSED ELEVATION
59.63	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 COMBINED SEWER
—W—	EXISTING WATERMAIN
—ST—	EXISTING STORM SEWER
	PROPOSED 150mmø PVC SANITARY LATERAL SERVICE @ 1% (MIN.) SLOPE
	PROPOSED 150mmø PVC STORM LATERAL SERVICE @ 1% (MIN.) SLOPE
	PROPOSED 150mmø WATER SERVICE PVC CL-150 DR-18
MH-ST	EXISTING STORM MANHOLE
MH-S	EXISTING COMBINED 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 GENERAL DIRECTION OF LOT GRADING AND SURFACE FLOW
	PROPOSED TERRACING 3:1 (MAX.) TO 1 V
	PROPOSED RETAINING WALL
T/W	PROPOSED TOP OF RETAINING WALL ELEVATION
B/W	PROPOSED BOTTOM OF RETAINING WALL ELEVATION
	PROPOSED WASTEWATER SAMPLING INSPECTION CHAMBER LOCATION (PER CITY DETAIL S18.1)
	PROPOSED RETAINING WALL LOCATION PER ARCHITECTURAL SITE PLAN (DWG. No. A1.0)
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
RD#1	PROPOSED ROOF DRAIN NUMBER AND LOCATION
SC	PROPOSED SCUPPER LOCATION



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, ETC. AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS SATISFACTION BEFORE DIGGING.

2. CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY. BEFORE POURING OF CONCRETE FOOTING AND FOUNDATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SUBGRADE ON THIS LOT IS SUFFICIENT TO SUPPORT PROPOSED RESIDENTIAL BUILDING. REFER ALSO TO THE SITE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY THE OWNER'S GEOTECHNICAL CONSULTANTS, THE PATERSON GROUP, ENTITLED "GEOTECHNICAL INVESTIGATIONS – PROPOSED MULTI-STOREY BUILDING 71 RUSSELL AVENUE" (REPORT No. PG7696-1 DATED SEPTEMBER 16, 2025).

3. SITTING DETAILS FOR THE PROPOSED RESIDENTIAL BUILDING WERE PROVIDED BY LAWRENCE ARCHITECTS AS DETAILED ON THEIR SITE PLAN (DWG. No. A1.0 REV. 6 DATED DECEMBER 23, 2025) RECEIVED ON DECEMBER 23, 2025. BUILDING ELEVATIONS THAT ARE SHOWN (TOP OF GROUND FLOOR, TOP OF FOUNDATION, TOP OF BASEMENT FLOOR, AND USF) ARE REFERENCED FROM ARCHITECT'S "ELEVATIONS" PLAN (DWG. No. A4.1 REV. 6 DATED DECEMBER 23, 2025) RECEIVED ON DECEMBER 23, 2025.

4. EXISTING HORIZONTAL AND VERTICAL SURVEY DATA SHOWN ON THIS PLAN INCLUDING SITE BENCHMARK, ROAD ELEVATIONS, SEWER INVERTS, SEWER LOCATIONS, AND TOPOGRAPHICAL INFORMATION OF THE LOT WERE PROVIDED BY FARLEY SMITH AND DENIS SURVEYING LTD. AS DEPICTED ON THEIR TOPOGRAPHICAL SURVEY PLAN (FILE No. 259-25 COMPLETED ON SEPTEMBER 8, 2025) RECEIVED ON NOVEMBER 17, 2025. THE CONTRACTOR SHALL ALSO REFER TO THE CITY OF OTTAWA PLAN AND PROFILE DRAWING ENTITLED "RUSSELL AVENUE" STA. 3+080 TO STA. 3+160, DWG. No. 022 SHEET 22 OF 54 REV. 7 DATED SEPTEMBER 23, 2022. T.L. MAK ENGINEERING CONSULTANTS LTD. DOES NOT TAKE ANY RESPONSIBILITY FOR THE SURVEY INFORMATION SHOWN HERE.

5. ALL GRADES SHOWN ARE GEODETIC AND METRIC (SEE FARLEY SMITH AND DENIS SURVEYING 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.

9. CONNECTION OF THE NEW 150mmø WATER SERVICE TO THE EXISTING AT THE EX. V&VB ON RUSSELL AVENUE ROAD RIGHT-OF-WAY SHALL BE BY THE CITY FORCES AND AS PER CITY OF OTTAWA ENGINEERING STANDARDS AND REQUIREMENTS. ALL EXCAVATION, BACKFILLING AND REINSTATEMENT SHALL BE CARRIED OUT BY THE OWNER'S CONTRACTOR. ALL WATERWORKS TO BE CONSTRUCTED TO CITY OF OTTAWA WATER ENGINEERING STANDARDS AND SPECIFICATIONS.

10. CONSTRUCT ALL WATERMAIN, 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 SHALL BE PVC DR-28 OR EQUIVALENT. SEWER CONNECTION DETAILS PER CITY DETAIL S11.1 FOR FLEXIBLE PIPES AND S11.2 FOR RIGID PIPES.

13. ALL WATER SERVICES/MAINS SHALL HAVE 2.4m COVER (MIN.). THE 150mmø WATER SERVICE SHALL BE PVC CL 150 DR-18. WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY OF OTTAWA W17. 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 2.0m 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 MANAGEMENT NOTES
- REFER TO PROPOSED ROOFTOP STORMWATER MANAGEMENT PLAN (DWG. No. 825-96 SWM-1) FOR ROOFTOP 2-YEAR AND 100-YEAR HWL.
- SEE STORM DRAINAGE REPORT No. R-825-96 DATED DECEMBER 2025 ALSO FOR DETAILS.
- CONTROLLED ROOF DRAIN FLOW RATE FOR EACH DRAIN SHALL BE 0.316 L/s OR 5.0 U.S. GAL/MIN.

16. ALL PROPOSED BUILDING SANITARY, STORM AND WATER SERVICES SHALL TERMINATE ±1.0m OUTSIDE THE FOUNDATION WALL AND CONNECTION TO PLUMBING BY OTHERS.

17. 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 150mmø SANITARY LATERAL SERVICE AS PER CITY DETAIL S14, S14.1, AND S14.2.

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 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 ADJUST THE BUILDING FOUNDATION GRADES PRIOR TO CONCRETE POURING.

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 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.

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 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.

25. CONCRETE BARRIER CURB AND CONCRETE SIDEWALK DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG. No. SC1.4 REV. DATE 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.

26. THE EXISTING CONCRETE CURB AND SIDEWALK ON RUSSELL AVENUE AND ANY DISTURBED AREA IN THE RIGHT OF WAY 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.

27. THE CONTRACTOR, UPON COMPLETION OF THE NEW SERVICES SHALL RESTORE THE EXISTING RUSSELL AVENUE 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.

28. EXISTING DRIVEWAY TO BE REMOVED WILL BE REINSTATED WITH SOFT LANDSCAPE MATERIAL, WHERE APPLICABLE.

29. 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.

30. WHERE REQUIRED, INSULATE THE PROPOSED BUILDING SERVICE LATERALS ON PRIVATE PROPERTY FROM PROPERTY LINE TO THE HOUSE AND WITHIN THE ROAD RIGHT OF WAY WITH RIGID STYROFOAM INSULATION (50mm THICK MINIMUM AND 1.2mm WIDE) AND ANY OTHER LOCATION WHERE GROUND COVER IS LESS THAN 2.4m FOR WATER, STORM, AND SANITARY SERVICES. INSULATION THICKNESS AND WIDTH REQUIREMENTS SHALL BE AS PER CITY'S ENGINEERING STANDARDS AND PER REQUIREMENTS OF THE CITY OF OTTAWA AND OWNER'S SOILS ENGINEER. REFER TO CITY OF OTTAWA W22 AND W23 DETAILS ALSO.

31. EXISTING SANITARY AND STORM LATERALS IS RECOMMENDED TO BE ABANDONED. EXISTING 150mmø PRE-DROPPED WATER SERVICE SHALL BE RE-USED AS PER CITY'S REQUIREMENTS. SERVICE LATERAL(S) SHALL BE CAPPED AND/OR PLUGGED 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.

32. ANY TREES AND UTILITY PLANT PROPOSED BY THE OWNER'S ARCHITECT SHALL MAINTAIN A 2.0m (MIN.) CLEARANCE TO THE PROPOSED WATER SERVICE AND BUILDING LATERAL TRENCH.

33. 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 A 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.

34. THE CITY OF OTTAWA RECOMMENDS THAT A PRESSURIZED DRAIN PIPE TYPE MATERIAL BE USED FOR THE ROOF DRAIN LEADER PIPE IN THE BUILDING IN THE EVENT OF SURCHARGE IN THE SYSTEM.

35. THE RETAINING WALL TO BE CONSTRUCTED AND MATERIAL TYPE SHALL BE SPECIFIED BY THE OWNER'S HOUSE DESIGNER AND/OR STRUCTURAL ENGINEER. ANY RETAINING WALLS BUILT ON THIS LOT EXCEEDING 1.0m IN HEIGHT FROM PROPOSED FINISHED GROUND ELEVATIONS WILL BE REQUIRED TO BE PREPARED AND CERTIFIED BY THE OWNER'S STRUCTURAL ENGINEER AND APPROVED BY THE CITY BEFORE CONSTRUCTION. (SEE RETAINING WALL DETAILS BY OWNER'S STRUCTURAL ENGINEERS).

36. RETAINING WALL EXCEEDING 600mm IN HEIGHT WILL REQUIRE INSTALLATION OF GUARDRAILS AS PER CITY STANDARD DETAIL DWG. L7 AND L8.

37. a) GIVEN THE ARCHITECTURAL REQUIREMENTS FOR THE PROPOSED DWELLING, THE UNDERSIDE OF CONCRETE FOOTING IS BELOW THE PROPOSED SANITARY LATERAL INVERT WHICH OUTLET TO THE RUSSELL AVENUE SANITARY SEWER. THE OWNER'S ARCHITECT IS AWARE OF THIS CONSTRAINT. THE DEVELOPER AND HIS ARCHITECT WILL MAKE INTERNAL HOUSE PUMPING PROVISIONS TO PUMP SANITARY BASEMENT SEWAGE UP TO THE SANITARY LATERAL FROM A SANITARY SEWAGE TANK PUMPING SYSTEM FOR THIS DWELLING UNIT. LIKEWISE, WITH THE STORM PIPE/WEEPING TILE DRAINAGE SYSTEM, THE ARCHITECT WILL MAKE PROVISIONS TO PUMP THE WEEPING TILE WATER UP FROM A SUMP PIT AND/OR TANK COMPLETE WITH PUMPING SYSTEM IN ORDER TO DISCHARGE WEEPING TILE WATER TO THE PROPOSED 150mmø PVC STORM LATERAL THAT OUTLETS TO THE CITY STORM SEWER AT RUSSELL AVENUE. SEE LATEST REVISED ARCHITECTURAL PLANS FOR OUTLET LOCATION, DISCHARGE PIPE HEIGHT DETAILS, SEWAGE PIT/TANK SIZE, AND PUMPING SYSTEM FOR THIS BUILDING. IT IS RECOMMENDED THAT THE SANITARY SEWAGE TANK AND/OR STORMWATER HOLDING TANK BE OVERSIZED. A DUPLEX PUMPING SYSTEM SHALL BE IN THE SANITARY AND STORM TANKS.

b) THE ARCHITECT AND OWNER'S/DEVELOPER'S MECHANICAL ENGINEER SHALL ENSURE THAT SANITARY SEWAGE FLOW FROM FLOOR LEVELS ABOVE THE BASEMENT LEVEL OF THIS DWELLING UNIT BE DIRECTED AND OUTLETTED TO THE PROPOSED GRAVITY FLOW SANITARY LATERAL PIPE AND NOT INTO THE BASEMENT SEWAGE SEWAGE TANK FOR PUMPING.

c) THE PROPOSED SANITARY HOLDING TANK AND PUMPING SYSTEM ARE FOR DRAINAGE OF BASEMENT FIXTURES AND FLOOR DRAINS AS PER ARCHITECT'S DRAWINGS IN ACCORDANCE WITH THE LATEST REVISED ONTARIO BUILDING CODE.

d) SANITARY AND WEEPING TILE WATER SUMP PIT LOCATION AS PER HOUSE DESIGNER'S FOUNDATION FLOOR PLAN.

38. THE OWNER'S HOUSE DESIGNER 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 AND/OR PLUMBER BASED ON THEIR SPECIFIC USAGE UNDER THE PRESENT PLUMBING CODE AND CITY REQUIREMENTS.

39. 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.

40. CONCRETE BARRIER CURB AND DEPRESSED CURB DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG. No. SC1.1 MARCH 2007). CONCRETE CURB CONSTRUCTION SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA AND IN ACCORDANCE WITH THE LATEST REVISED ENGINEERING STANDARDS.

41. CONCRETE SIDEWALK DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG. No. SC1.4 REV. DATE 2007). CONCRETE SIDEWALK CONSTRUCTION AND REINSTATEMENT SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA AND IN ACCORDANCE WITH THE LATEST REVISED ENGINEERING STANDARDS.

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.

No.	REVISION	DATE	BY
2	REVISIONS AS PER ARCHITECT'S REVIEW COMMENTS OF JANUARY 22, 2026	01/22/26	TLM
1	REVISIONS AS PER ARCHITECT'S REVISED SITE PLAN AND ARCHITECTURAL DRAWINGS OF DECEMBER 23, 2025	01/07/26	TLM

LICENSED PROFESSIONAL ENGINEER TONY L-M. MAK PROVINCE OF ONTARIO
FOR PERMIT APPLICATION

SCALE 1:100 HORIZONTAL (0 1 3 5m); VERTICAL

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

PROJECT: 71 RUSSELL AVENUE
LOT 14
EAST SIDE OF RUSSELL AVENUE
REGISTERED PLAN 58319
CITY OF OTTAWA

DRAWING TITLE: PROPOSED LOT GRADING AND SERVICING PLAN

T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS

PROJECT No.	DATE	DRAWING No.
825-96	NOVEMBER 2025	G-1