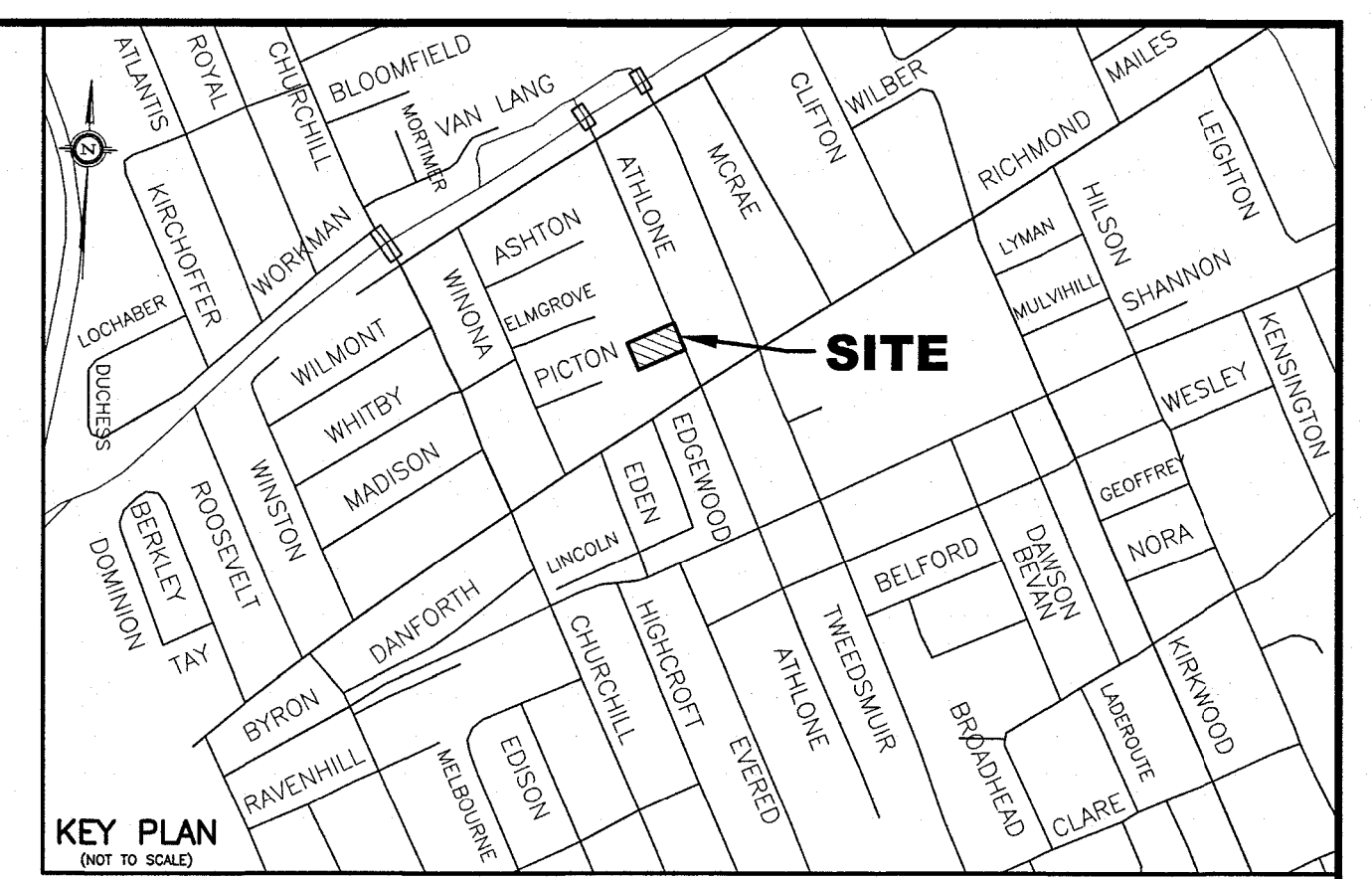
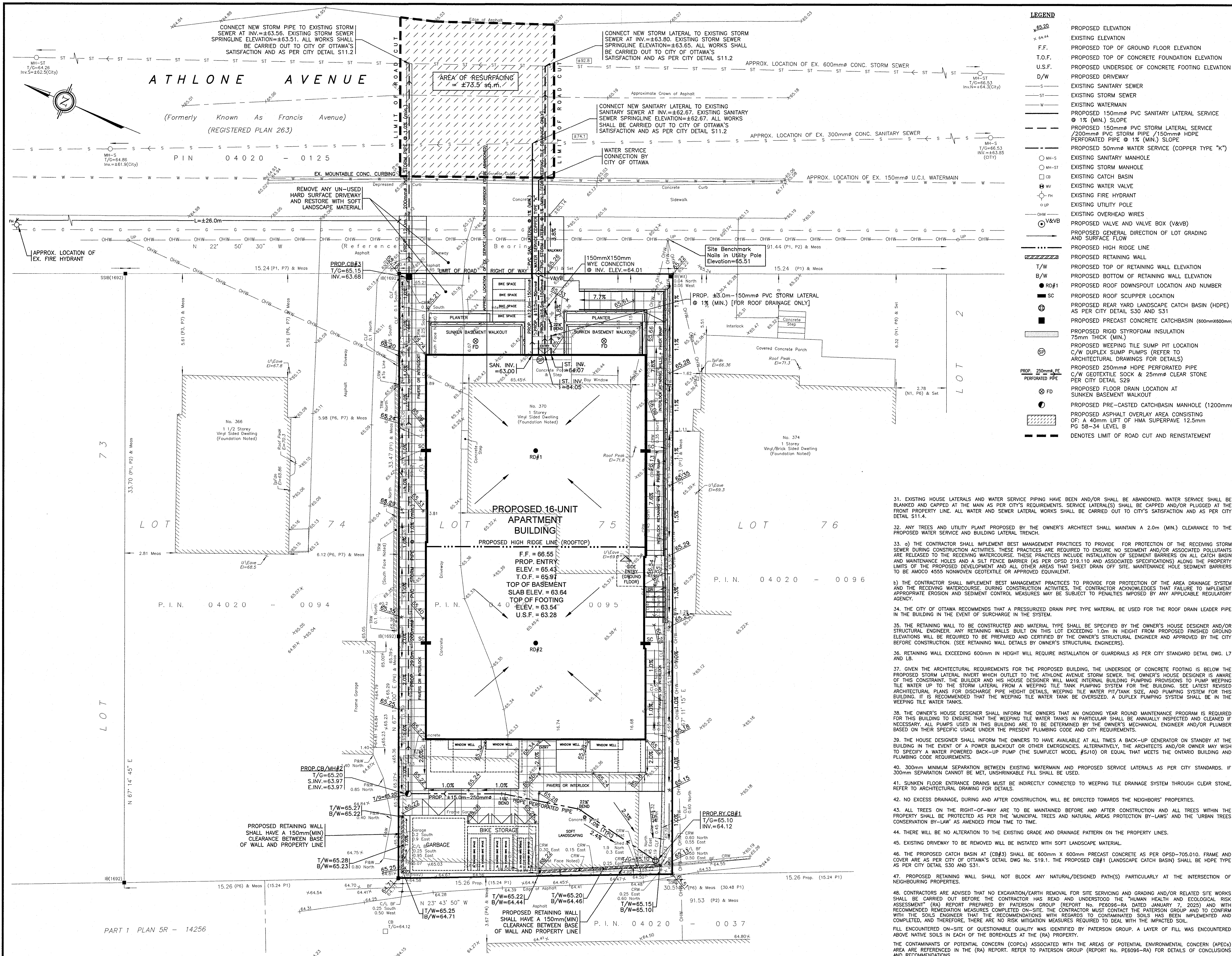




- NOTES**
- EXISTING SERVICES AND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM THE BEST AVAILABLE RECORDS BUT ARE NOT COMPLETE. CONTRACTOR IS REQUESTED TO CHECK IN THE FIELD FOR LOCATION AND ELEVATION OF PIPES, UNDERGROUND STRUCTURES, ETC. AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS SATISFACTION BEFORE DIGGING.
 - 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 - PATERSON GROUP ENTITLED "GEOTECHNICAL INVESTIGATION - PROPOSED MULTI STOREY BUILDING" 370 ATHLONE AVENUE (PROJ. No. P66096-1 DATED FEBRUARY 12, 2024).
 - SITING DETAILS FOR THE PROPOSED RESIDENTIAL BUILDING WERE PROVIDED BY GRANT & HENLEY DESIGN GROUP AS DETAILED ON THEIR SITE PLAN (DWG. No. A0.2 DATED JANUARY 13, 2025) RECEIVED ON JANUARY 16, 2025. BUILDING ELEVATIONS THAT ARE SHOWN (TOP OF GROUND FLOOR, TOP OF FOUNDATION, TOP OF BASEMENT FLOOR, AND USF) ARE DERIVED FROM HOUSE DESIGNER'S "FRONT ELEVATION" PLAN (DWG. No. A3.1 DATED FEBRUARY 13, 2024) RECEIVED ON MARCH 5, 2024 AND UPDATED PER HOUSE DESIGNER'S E-MAIL OF APRIL 3, 2024.
 - 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. 244-22 COMPLETED ON MAY 26, 2022) RECEIVED ON NOVEMBER 2, 2023. THE CONTRACTOR SHALL ALSO REFER TO THE CITY OF OTTAWA PLAN AND PROFILE DRAWING ENTITLED "ATHLONE AVENUE", PLAN No. E-22-e DATED APRIL 2, 1958. T.L. MAK ENGINEERING CONSULTANTS LTD. DOES NOT TAKE ANY RESPONSIBILITY FOR THE SURVEY INFORMATION SHOWN HERE.
 - ALL GRADES SHOWN ARE GEODETIC AND METRIC (SEE FARLEY SMITH AND DENIS SURVEYING LTD.'S TOPOGRAPHICAL PLAN).
 - 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.
 - ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA.
 - CONNECTION OF THE 50mm^Ø WATER SERVICE TO THE EXISTING 150mm^Ø WATERMAIN ON ATHLONE AVENUE SHALL USE SADDLE CONNECTION WITH CURB STOP AS REQUIRED BY THE CITY OF OTTAWA. 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.
 - 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.
 - 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^Ø and 200mm^Ø CB LEAD SHALL BE PVC DR-28 OR EQUIVALENT. SEWER CONNECTION DETAILS PER CITY DETAIL S11.2 FOR FLEXIBLE PIPES AND S11 FOR RIGID PIPES.
 - ALL WATER SERVICES/MAINS SHALL HAVE 2.4m COVER (MIN.). THE 50mm^Ø WATER SERVICE SHALL BE COPPER TYPE "K". WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY OF OTTAWA W17. THIRTY BLOCK DETAILS AS PER CITY DETAIL W23.3 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.
 - IF WATER SERVICE IS LESS THAN 2.0m FROM SEWER, MANHOLE OR CATCHBASIN, CONTRACTOR IS REQUESTED TO INSULATE BETWEEN THEM WITH 5/8" RIGID INSULATION (SEE CITY DETAIL DRAWING No. W23).
 - STORM MANAGEMENT NOTES**
 - REFER TO PROPOSED ROOFTOP STORMWATER MANAGEMENT PLAN (DWG. No. 823-83 SWM-1) FOR ROOFTOP 5 YEAR AND 100 YEAR HWI.
 - SEE STORM DRAINAGE REPORT No. R-823-83 DATED MAY 2024 ALSO FOR DETAILS.
 - CONTROLLED ROOF DRAIN FLOW RATE FOR EACH DRAIN SHALL BE 0.316 L/s OR 5.0 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.
 - 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 150mm^Ø SANITARY LATERAL SERVICE AS PER CITY DETAIL S14, S14.1, AND S14.2.
 - 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 PRIOR TO THE REMOVED INSULATION (50mm THICK) MINIMUM BE INSTALLED AT THE 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 RE-OPEN THE FINDING IN ORDER TO ADJUST THE BUILDING FOUNDATION GRADES 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 EDITIONS 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.
 - 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.
 - IF EXISTING GRADES ALONG ANY EXISTING ADJUTING 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.
 - SITE SERVING 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.
 - CONCRETE BARRIER CURB AND DEPRESSIONED CURB DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG. No. 502 REV. DATE MARCH 2009). CONCRETE CURBS 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 SIDEWALK, DEPRESSIONED CURB, AND DEPRESSIONED CONCRETE SIDEWALK DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG. No. 502 REV. DATE MARCH 2009). CONCRETE CURB AND 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.
 - THE EXISTING CONCRETE CURB AND SIDEWALK ON ATHLONE AVENUE AND ANY DISTURBED AREA IN THE RIGHT OF WAY IF DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REINSTATEMENT BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY OF OTTAWA AND IN ACCORDANCE WITH THE LATEST REVISED CITY ENGINEERING STANDARDS.
 - THE CONTRACTOR, UPON COMPLETION OF THE NEW DRIVEWAY, SHALL RESTORE THE EXISTING ATHLONE AVENUE AND ADJUTING DRIVEWAY TO ITS ORIGINAL CONDITION AND DISTURBED BY THE ROADWAY GRADING 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.
 - WHERE FROST COVER FROM UNDERSIDE OF BUILDING CONCRETE FOOTING TO PROPOSED FINISHED GROUND ELEVATION IS LESS THAN 1.5m (5'0" MINIMUM) 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 PROVIDED BY ARCHITECT'S INSULATION DETAILS AS SHOWN ON THEIR ARCHITECTURAL DRAWINGS AND CONFIRMED BY THE OWNER'S SITE SOILS ENGINEER.
 - WHERE REQUIRED, INSULATE THE PROPOSED HOUSE 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 1.2m² WIDE) AND ANY OTHER LOCATION WHERE GROUND COVER IS LESS THAN 2.4m FOR WATER, STORM, AND SANITARY SERVICES. INSULATION 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.

4

REVISIONS AS PER CITY'S REVIEW COMMENTS OF DECEMBER 18, 2024 AND HOUSE DESIGNER'S REVISED SITE PLAN PROVIDED ON JANUARY 16, 2025

01/23/25

TLM

3

REVISIONS TO ADD ATHLONE AVENUE RIGHT OF WAY LIMIT IN FRONT OF THIS SITE PER CITY'S REQUEST

10/30/24

TLM

2

REVISIONS AS PER HOUSE DESIGNER'S REVIEW COMMENTS OF APRIL 4, 2024

04/04/24

TLM

1

REVISIONS AS PER HOUSE DESIGNER'S REVIEW COMMENTS OF APRIL 2, 2024

04/03/24

TLM

No.

REVISION

DATE

BY

01/23/25

TLM

FOR SPC APPLICATION

SCALE

0 1 2 3 4 5m

1:100

HORIZONTAL

VERTICAL

DESIGN

T.L.M.

CHECKED

T.L.M.

DRAWN BY

P.M.

CHECKED

T.L.M.

APPROVED

T.L.M.

PROJECT

370 ATHLONE AVENUE
LOT 75
REGISTERED PLAN 263
CITY OF OTTAWA

DRAWING TITLE

PROPOSED LOT GRADING
AND SERVICING PLAN

PROJECT No.

823-83

DATE

MARCH 2024

DRAWING No.

G-1

T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS

#19203