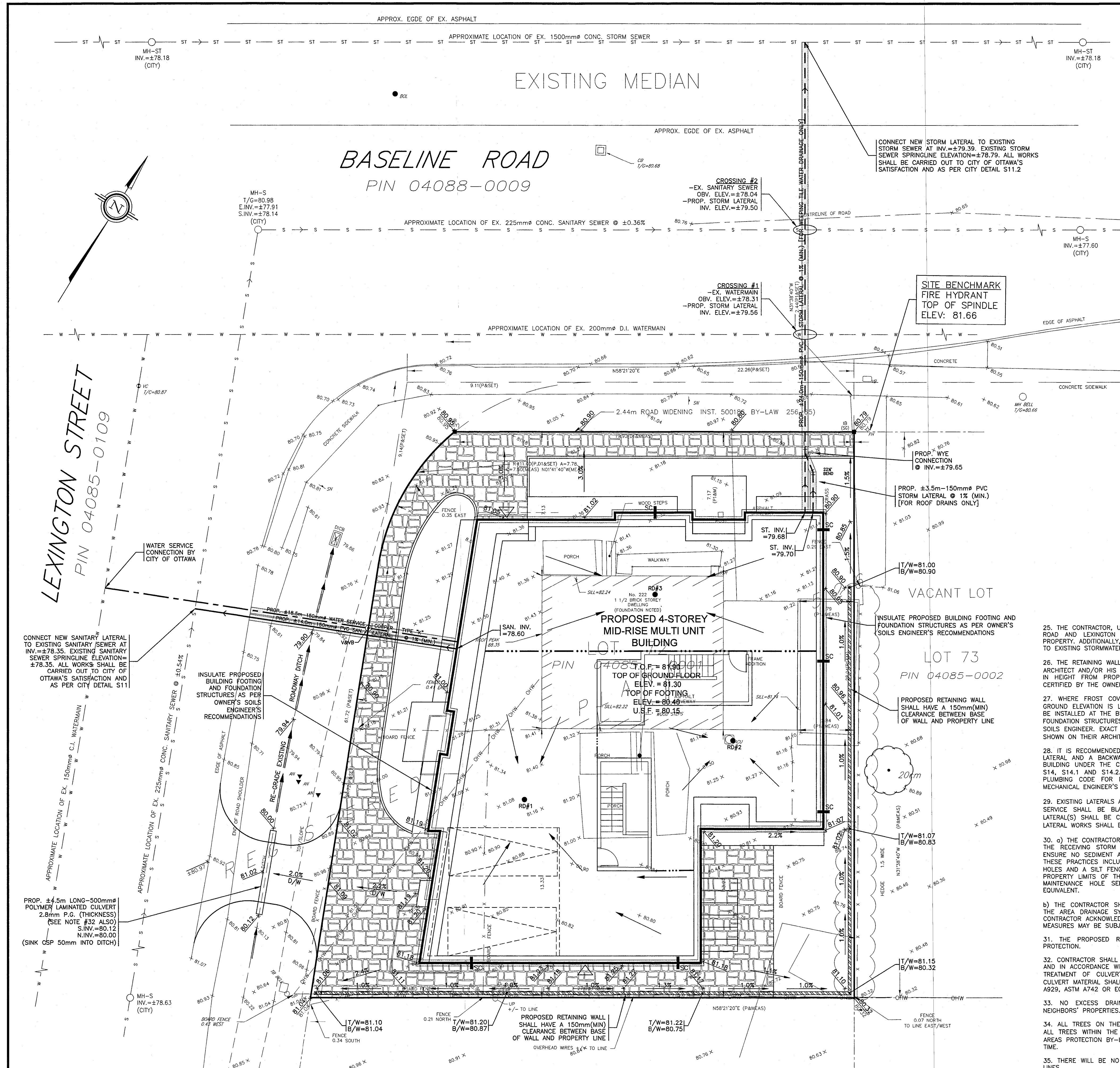
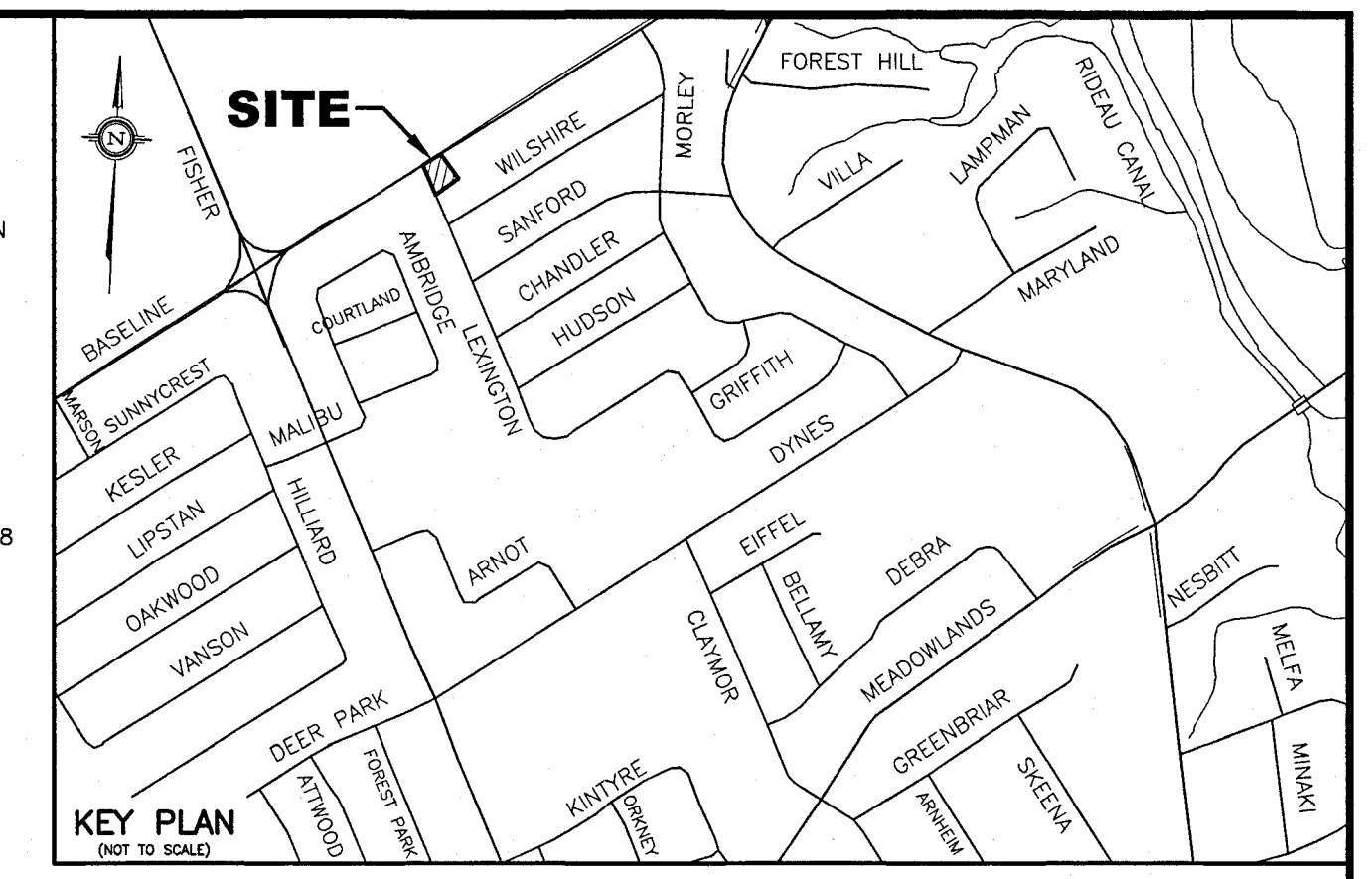




- LEGEND**
- PROPOSED ELEVATION
  - EXISTING ELEVATION
  - PROPOSED TOP OF CONCRETE FOUNDATION ELEVATION
  - PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION
  - PROPOSED DRIVEWAY
  - EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - EXISTING WATERMAIN
  - PROPOSED 150mm PVC SANITARY LATERAL SERVICE
  - PROPOSED 150mm PVC STORM LATERAL SERVICE
  - PROPOSED 150mm WATER SERVICE PVC CL 150 DR-18
  - EXISTING SANITARY MANHOLE
  - EXISTING STORM MANHOLE
  - EXISTING CATCH BASIN
  - EXISTING WATER VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING UTILITY POLE
  - PROPOSED VALVE AND VALVE BOX (V&VB)
  - PROPOSED GENERAL DIRECTION OF LOT GRADING AND SURFACE FLOW
  - PROPOSED HIGH RIDGE LINE
  - PROPOSED RETAINING WALL
  - PROPOSED TOP OF RETAINING WALL ELEVATION
  - PROPOSED BOTTOM OF RETAINING WALL ELEVATION
  - PROPOSED ROOF SCUPPER LOCATION
  - PROPOSED RIGID STYROFOAM INSULATION
  - 75mm THICK (MIN.) PER OWNER'S GEOTECHNICAL ENGINEER'S RECOMMENDATIONS
  - RD#1
  - PROPOSED RIGID STYROFOAM INSULATION
  - 75mm THICK (MIN.) PER OWNER'S GEOTECHNICAL ENGINEER'S RECOMMENDATIONS
  - RD#1



- 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 AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS SATISFACTION BEFORE DIGGING.
  - 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. PG6324-1 DATED SEPTEMBER 23, 2022).
  - 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 STANTEC GEOMATICS LTD. AS DEPICTED ON THEIR TOPOGRAPHICAL SURVEY PLAN (PROJ. NO. 16161454-111 COMPLETED ON MARCH 16, 2022 AND REVISED ON SEPTEMBER 25, 2024) RECEIVED ON SEPTEMBER 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 SIZE, 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 "LEXINGTON STREET" - SANITARY SEWER DATED 1953 AND "BASELINE ROAD" - FISHER AVENUE TO PRESCOTT HWY PLAN NO. E-25 REV. 2 DATED OCTOBER 20, 1960 FOR ADDITIONAL DETAILS.
  - SITE LAYOUT AND DETAILS FOR GRADING AND SWM DESIGN WERE PROVIDED BY THE OWNER'S ARCHITECT, BRYDEN GIBSON ARCHITECT INCORPORATED AS DETAILED ON THEIR SITE PLAN (DWG. NO. A2 REV. 1 JOB NO. 797-23) RECEIVED ON APRIL 22, 2025. BUILDING ELEVATIONS WERE TAKEN FROM THE ARCHITECT'S BUILDING SECTION A-A PLAN DATED APRIL 14, 2025 RECEIVED FROM THE ARCHITECT ON APRIL 22, 2025 REGARDING TOP OF GROUND FLOOR, TOP OF FOUNDATION, TOP OF FOOTING AND U.S.F. ELEVATIONS FOR THE BUILDING.
  - ALL GRADES SHOWN ARE GEODETIC AND METRIC (SEE STANTEC GEOMATICS LTD.'S TOPOGRAPHICAL PLAN). ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA.
  - 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.
  - CONNECTION OF THE 150mm WATER SERVICE TO THE EXISTING BASELINE ROAD WATERMAIN SHALL BE BY THE CITY OF OTTAWA. EXCAVATION, BACKFILLING, 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.
  - INSULATE BUILDING SERVICE LATERALS AND STORM PIPES WITHIN PRIVATE PROPERTY AND ROAD RIGHT OF WAY WHERE GROUND COVER FOR FROST PROTECTION IS LESS THAN 2.4m FOR WATER SERVICE AND 2.4m FOR SANITARY AND STORM GRAVITY SERVICES. MINIMUM GROUND COVER OVER HOUSE SERVICE PIPES 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 DETAILS W22 AND W23.
  - CONSTRUCT ALL WATERMAINS, WATER SERVICES, SANITARY AND STORM SEWER SYSTEMS IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARD OTHERWISE AS PER OPS 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. S6 AND S7.
  - STORM AND SANITARY LATERALS (150mm) SHALL BE PVC DR-28 OR EQUIVALENT.
  - ALL WATER SERVICES/MAINS SHALL HAVE 2.4m COVER (MIN.). THE 150mm WATER SERVICE SHALL BE PVC CL 150 DR-18. WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY OF OTTAWA W17 AND W22. THRUST BLOCK DETAILS ARE AS PER CITY DETAIL W25.3 DATED MAY 2001. FITTINGS SHALL CONFORM TO APPROVED AWWA AND/OR CSA STANDARDS. THE CONTRACTOR SHALL CONSTRUCT AND ENSURE THAT THE 150mm WATER SERVICE SHALL HAVE A MINIMUM OF 2.4m OF GROUND COVER.
  - 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).
  - STORMWATER MANAGEMENT NOTES:
    - SEE STORM DRAINAGE REPORT NO. R-824-74 DATED APRIL 2025 ALSO FOR DETAILS.
    - CONTROLLED ROOF DRAIN MAXIMUM FLOW RATE SHALL BE 0.95 L/S OR 15.0 U.S. GAL/MIN. PER EACH DRAIN.
    - THREE (3) CONTROLLED ROOF DRAINS ARE PROPOSED AT THE FLAT ROOF TOP OF THIS BUILDING.
  - ALL PROPOSED BUILDING SANITARY, STORM AND WATER SERVICES SHALL TERMINATE ±1.0m OUTSIDE THE FOUNDATION WALL AND CONNECTION TO PLUMBING BY OTHERS.
  - 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.
  - 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 SERVICE 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.
  - 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 CIRCULATION OF THE CITY OF OTTAWA'S ENGINEERING STANDARDS, OPS AND OPS 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 THE 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 TOP OF ENTRY, TOP OF FOUNDATION, UNDERSIDE OF FOOTING ELEVATIONS SHALL BE REVIEWED AND APPROVED BY BRYDEN GIBSON ARCHITECTS INC. 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 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.

222 BASELINE ROAD  
PART OF LOT 72  
REGISTERED PLAN 526  
CITY OF OTTAWA

T.L. MAK ENGINEERING CONSULTANTS LTD.  
CONSULTING ENGINEERS

PROJECT No. 824-74

DATE JULY 2024

DRAWING No. G-1

DESIGN T.L.M.

CHECKED T.L.M.

DRAWN BY P.M.

CHECKED T.L.M.

APPROVED T.L.M.

PROPOSED SITE GRADING  
AND SERVICING PLAN

DRAWING TITLE

REVISIONS AS PER ARCHITECT'S LATEST REVISED SITE PLAN  
RECEIVED ON APRIL 22, 2025

04/30/25

TLM

REVISIONS AS PER REVISED SITE PLAN OF SEPTEMBER 30, 2024  
AND UPDATED TOPOGRAPHICAL SURVEY OF SEPTEMBER 27, 2024

10/17/24

TLM

No.

REVISION

DATE

BY

05/02/25

T.L. MAK

PROF. ENG. (P.E.)

PROV. OF ONT.

FOR SPC APPLICATION

SCALE

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1:100  
HORIZONTAL

VERTICAL