

GENERAL

- DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS.
- ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE CONSULTANT.
- THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBJECT LANDS IS TO BE UNDERTAKEN AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO HYDRO, BELL, CABLE TV, AND CONSUMERS GAS LINES.
- ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS, ELEVATIONS, LAYOUT AND REMOVALS. REFER TO LANDSCAPE PLAN FOR LANDSCAPED DETAILS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- TOPOGRAPHIC SURVEY COMPLETED AND PROVIDED BY STANTEC GEOMATICS LTD. DATED JUNE 18, 2024. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. VERIFY THAT JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED.
- ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR DRAIN OUTLETS ARE PROVIDED.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.
- ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. EXISTING PARKING LOT SHALL BE RE-ASPHALTED AT EXISTING GRADES EXCEPT AS NOTED TO EVEN OUT GRADES. ALL RESTORATION SHALL BE COMPLETED WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION.
- ABUTTING PROPERTY GRADES TO BE MATCHED.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION, INCLUDING WATER PERMIT AND ROAD CUT PERMIT.
- MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
- AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
- PRIOR TO CONSTRUCTION, A GEOTECHNICAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUB-SURFACES FOR FOOTINGS, SERVICES AND PAVEMENT STRUCTURES.
- CONTRACTOR TO OBTAIN POST-CONSTRUCTION TOPOGRAPHIC SURVEY PERFORMED BY CERTIFIED OLS OR P.ENG. CONFIRMING COMPLIANCE WITH DESIGN GRADING AND SERVICING. SURVEY IS TO INCLUDE LOCATION AND INVERTS FOR BURIED UTILITIES.
- PROVIDE CCTV INSPECTION REPORT FOR ALL SEWERS AND CATCHBASIN LEADS 200MM DIAMETER AND LARGER. REPEAT CCTV INSPECTION FOLLOWING RECTIFICATION OF ANY DEFICIENCIES.
- REPORT REFERENCES
 - GEOTECHNICAL INVESTIGATION - PROPOSED NORTH SIDE STANDS LANSOWNE PARK REDEVELOPMENT, REPORT NO. PG6655-2, DECEMBER 2024, BY PATTERSON GROUP.
 - FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT FOR LANSOWNE LIVE OTTAWA SPORT AND ENTERTAINMENT GROUP, PROJECT NO. 09-378, JANUARY 2012, BY DSEL.
 - FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT STUDY FOR LANSOWNE PARK REDEVELOPMENT 2.0, PROJECT NO. CA000208, 1682, SEPTEMBER 2023, BY WSP.
 - STORMWATER MANAGEMENT DESIGN REPORT FOR LANSOWNE URBAN PARK, FEBRUARY 2012, BY STANTEC CONSULTING LTD.
 - SERVICING REPORT FOR LANSOWNE PARK EVENT CENTRE, REPORT NO. CA0033920, 1056, AUGUST 2024, PREPARED BY WSP.
 - STORMWATER MANAGEMENT DESIGN REPORT FOR LANSOWNE PARK EVENT CENTRE, REPORT NO. CA0033920, 1056, AUGUST 2024, PREPARED BY WSP.

PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

- CONTRACTOR TO REINSTATE ROAD CUTS AS PER CITY OF OTTAWA DETAIL R10.
- GEOTECHNICAL INVESTIGATION - PROPOSED NORTH SIDE STANDS LANSOWNE PARK REDEVELOPMENT, REPORT NO. PG6655-2, DECEMBER 2024, BY PATTERSON GROUP.
- CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL CONSULTANT PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
- FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR B PLACEMENT.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR A PLACEMENT.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE CONSULTANT WITH VERIFICATION PRIOR TO PLACEMENT.
- ALL EXCESS MATERIAL TO BE HAILED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY CONSULTANT. CONSULTANT TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
- PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESS) TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT.

STORM SEWERS AND STRUCTURES

- ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW STORM SEWERS, SERVICES AND CB LEADS.
- STORM SEWERS 450mm DIAMETER AND SMALLER SHALL BE PVC SDR-35, WITH RUBBER GASKET PER CSA A-257.3.
- STORM SEWER LARGER THAN 450mm SHALL BE REINFORCED CONCRETE CLASS 1000.
- SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
- ALL STORM MANHOLES TO BE AS PER STORM STRUCTURE TABLE.
- ANY NEW OR EXISTING STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.
- ALL CATCHBASIN LEADS TO BE MINIMUM 200mm DIAMETER AT MINIMUM 1.0% SLOPE UNLESS OTHERWISE SPECIFIED.
- STORM CATCHBASINS AS PER OPSD 705.010 AND FRAME/COVER AS PER CITY STANDARD DRAWINGS S19. STORM CBMH'S AS INDICATED IN TABLE WITH SUMP. ADJUSTMENT SECTIONS SHALL BE AS PER OPSD 704.010.
- INSTALLATION OF FLOW CONTROL IC'D'S TO BE VERIFIED BY QUALITY VERIFICATION ENGINEER RETAINED BY CONTRACTOR.
- PROVIDE BACKWATER VALVE ON FOUNDATION DRAIN, STORM DISCHARGE, AND OVERFLOW DISCHARGE PER S14
- ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS TO HAVE 150 MMØ PERFORATED PIPE FOR 3.0M ON ALL AVAILABLE SIDES AT AN ELEVATION OF 300mm BELOW SUBGRADE LEVEL AS PER CITY OF OTTAWA STANDARD DRAWING 'R1'

SANITARY SEWER AND STRUCTURES

- ALL SANITARY SEWER, SANITARY SEWER APPURTENANCES AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW SANITARY PIPING.
- SANITARY SEWER PIPE SIZE 150mm DIAMETER AND GREATER TO BE PVC SDR-35 (UNLESS SPECIFIED OTHERWISE) WITH RUBBER GASKET TYPE JOINTS IN CONFORMANCE WITH CSA B-182.2,3,4.
- SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
- ALL SANITARY MANHOLES 1200mm IN DIAMETER TO BE AS PER OPSD 701.01. FRAME AND COVER TO BE AS PER CITY OF OTTAWA STANDARD S25 AND S24.
- MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES AS PER THE OPSD 701.021
- ANY SANITARY SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.
- PROVIDE BACKWATER VALVE FOR BUILDING SANITARY SERVICES PER S14.1

WATERMAIN

- ALL WATERMAIN AND WATERMAIN APPURTENANCES, MATERIALS, CONSTRUCTION AND TESTING METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND MINISTRY OF ENVIRONMENT STANDARDS AND SPECIFICATIONS.
- ALL WATERMAIN 300mm DIAMETER AND SMALLER TO BE POLY VINYL CHLORIDE (PVC) CLASS 150 DR 18 MEETING AWWA SPECIFICATION C900.
- ALL WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m BELOW FINISHED GRADE. WHERE WATERMANS CROSS OVER OTHER UTILITIES, A MINIMUM 0.30m CLEARANCE SHALL BE MAINTAINED, WHERE WATERMANS CROSS UNDER OTHER UTILITIES, A MINIMUM 0.50m CLEARANCE SHALL BE MAINTAINED. WHERE THE MINIMUM SEPARATION CANNOT BE ACHIEVED, THE WATERMAIN SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25 AND W25.2. WHERE 2.4m MINIMUM DEPTH CANNOT BE ACHIEVED, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W22. WHERE A WATERMAIN IS IN CLOSE PROXIMITY TO AN OPEN STRUCTURE, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W23.
- CONCRETE THRUST BLOCKS AND MECHANICAL RESTRAINTS ARE TO BE INSTALLED AT ALL TEES, BENDS, HYDRANTS, REDUCERS, ENDS OF MAINS AND CONNECTIONS 100mm AND LARGER, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS W25.3 & W25.4.
- CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS AS PER CITY OF OTTAWA STANDARD W40 & W42.
- ALL VALVES AND VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARD.
- FIRE HYDRANT LOCATION AND INSTALLATION AS PER CITY OF OTTAWA STANDARD W18 & W19. CONTRACTOR TO PROVIDE FLOW TEST AND PAINTING OF NEW HYDRANT IN ACCORDANCE WITH CITY STANDARDS.
- IF WATER MAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.

Table 2 - Recommended Light Duty Asphalt Pavement Structure - Car Only Parking Areas

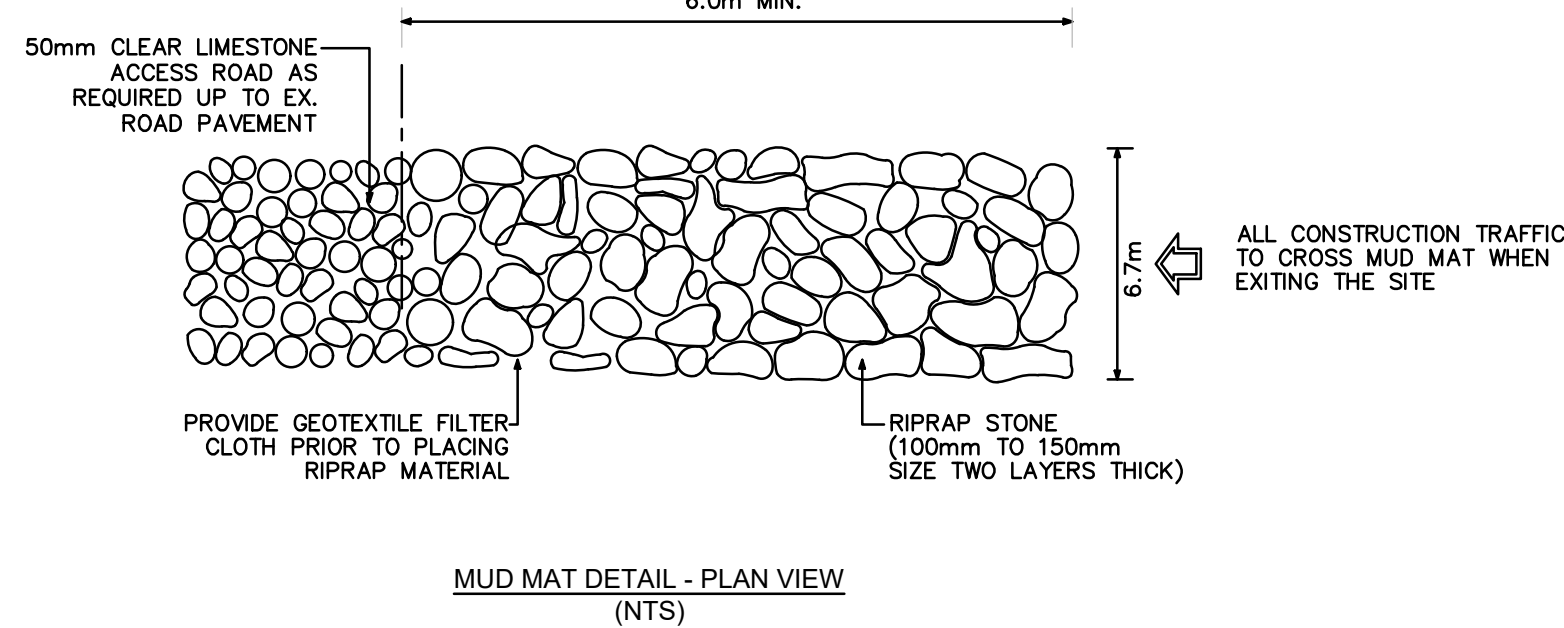
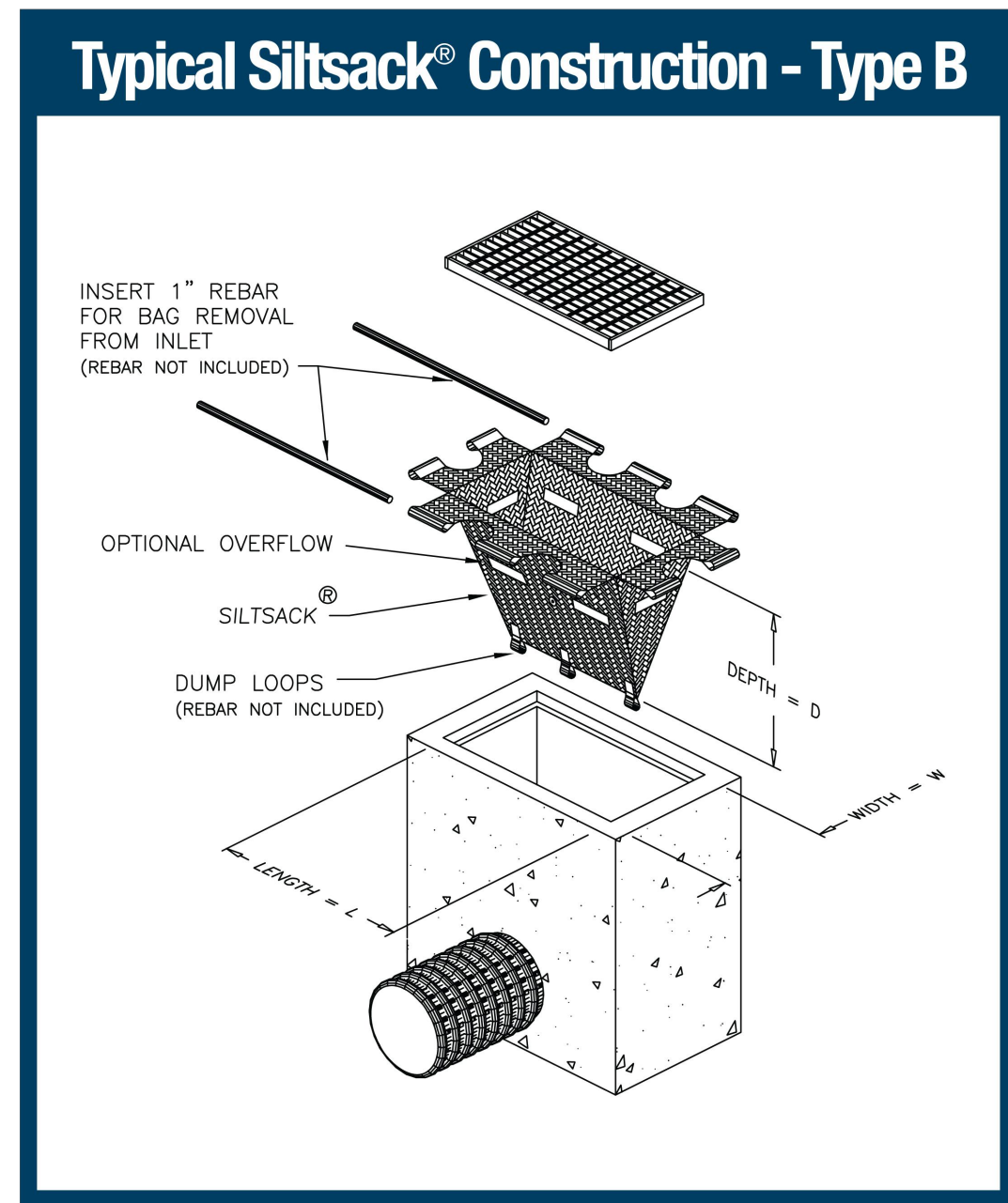
Thickness (mm)	Material Description
50	Wear Course - HL-3 or Superpave 12.5 Asphaltic Concrete
150	Base - OPSS Granular A Crushed Stone
300	SUBBASE - OPSS Granular B Type II
SUBGRADE - Either approved fill, in-situ, or OPSS Granular B Type I or II material placed on in-situ soil or fill.	

Table 3 - Recommended Asphalt Pavement Structure - Access Lanes and Heavy Loading Parking Areas

Thickness (mm)	Material Description
40	Wear Course - Superpave 12.5 Asphaltic Concrete
50	Binder Course - Superpave 19.0 Asphaltic Concrete
150	Base - OPSS Granular A Crushed Stone
300	SUBBASE - OPSS Granular B Type II
SUBGRADE - Either approved fill, in-situ, or OPSS Granular B Type I or II material placed on in-situ soil or fill.	

EROSION AND SEDIMENT CONTROL

- ** CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES. **
- PRIOR TO START OF CONSTRUCTION:
 - INSTALL SILT FENCE IN LOCATION SHOWN.
 - INSTALL SILT SACK FILTERS IN ALL THE CATCHBASINS AND MANHOLES TO REMAIN DURING CONSTRUCTION WITHIN THE SITE.
 - INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.
 - INSTALL MUD MAT AT CONSTRUCTION ENTRANCES.
 - DURING CONSTRUCTION:
 - MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE AND IMPACTS TO EXISTING GRADING.
 - PERIMETER VEGETATION TO REMAIN IN PLACE UNTIL PERMANENT STORM WATER MANAGEMENT IS IN PLACE. OTHERWISE, IMMEDIATELY INSTALL SILT FENCE WHEN THE EXISTING SITE IS DISTURBED AT THE PERIMETER.
 - PROTECT DISTURBED AREAS FROM OVERLAND FLOW BY PROVIDING TEMPORARY SWALES TO THE SATISFACTION OF THE FIELD ENGINEER. TIE-IN TEMPORARY SWALE TO EXISTING CBS AS REQUIRED.
 - PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED WITHIN 30 DAYS.
 - INSPECT SILT FENCES, FILTER FABRIC FILTERS AND CATCH BASIN SUMPS WEEKLY AND WITHIN 24 HOURS AFTER A STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY.
 - DOWNSTREAM STORM INFRASTRUCTURE SHALL BE PROTECTED FROM UNFILTERED RUNOFF DURING ON-SITE STORM INFRASTRUCTURE DEMOLITION.
 - DRAWING TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION.
 - EROSION CONTROL FENCING TO BE ALSO INSTALLED AROUND THE BASE OF ALL STOCKPILES. DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE, OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED. ALL TOPSOIL PILES ARE TO BE SEEDED IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS).
 - CONTROL WIND-BLOWN DUST OFF SITE BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERING AS REQUIRED AND TO THE SATISFACTION OF THE ENGINEER).
 - NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE FIELD ENGINEER.
 - CITY ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING AS REQUIRED.
 - DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPPED.
 - ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
 - TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ADJUTING PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED.
 - ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
 - 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.



BENCHMARK TABLE

Point No.	Northing	Easting	Elev
CC #1	5029149.213	368806.860	
CC #2	5029243.952	368876.257	
CC #3	5029193.203	368705.571	65.412
CC #6	5029144.760	368623.492	66.742
CC #7	5029095.379	368579.045	67.506
CC #8	5029101.070	368549.781	67.805
CC #9	5028989.253	368641.460	69.256
CP #87	5029086.967	368960.129	64.574
CP #88	5029257.273	369021.685	64.639
CP #102	5029082.645	368877.952	65.027
CP #103	5029112.963	368813.748	
CP #104	5029110.951	368837.055	65.020
CP# 105	5029144.819	368801.911	65.107
CP #6006	5029086.150	368805.429	
CPW #83	5028853.673	368573.563	65.326
SPK #4	5029115.901	368853.680	
SPK #85	5028866.914	368672.574	65.202
SPK #7352	5029056.087	368811.849	71.292
SPK #8928	5029145.040	368779.868	66.016
SPK #8435	5029089.179	368788.229	68.714
PKN #8838	5029023.162	368892.308	64.954
TARGET ON VAIL #7696	5028924.093	368706.883	89.744
MAG #20001	5029282.143	368911.384	65.242

EXISTING LEGEND:

- EXISTING CURB
- EXISTING BOTTOM OF SLOPE
- EXISTING TOP OF SLOPE
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING SWALE
- EXISTING PERFORATED DRAIN
- EXISTING FENCE
- SITE TEMPORARY CONTROL POINT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING ELEVATION
- EXISTING TREES TO REMAIN
- EXISTING CATCHBASIN
- EXISTING CATCHBASIN MANHOLE
- EXISTING STORM MANHOLE

REMOVALS LEGEND:

- CURB REMOVAL
- STORM REMOVAL
- STORM REMOVAL
- WATERMAIN REMOVAL
- FENCE REMOVAL
- FULL DEPTH ASPHALT REMOVAL
- GREEN AREA/ INTERLOCK AREA REMOVAL
- CONCRETE SIDEWALK REMOVAL
- GRAVEL ROAD REMOVAL
- RETAINING WALL REMOVAL
- CATCH BASIN REMOVAL
- STORM MANHOLE REMOVAL
- SANITARY MANHOLE REMOVAL
- FIRE HYDRANT REMOVAL
- BOLLAR REMOVAL
- LIGHT STAND REMOVAL

PROPOSED LEGEND:

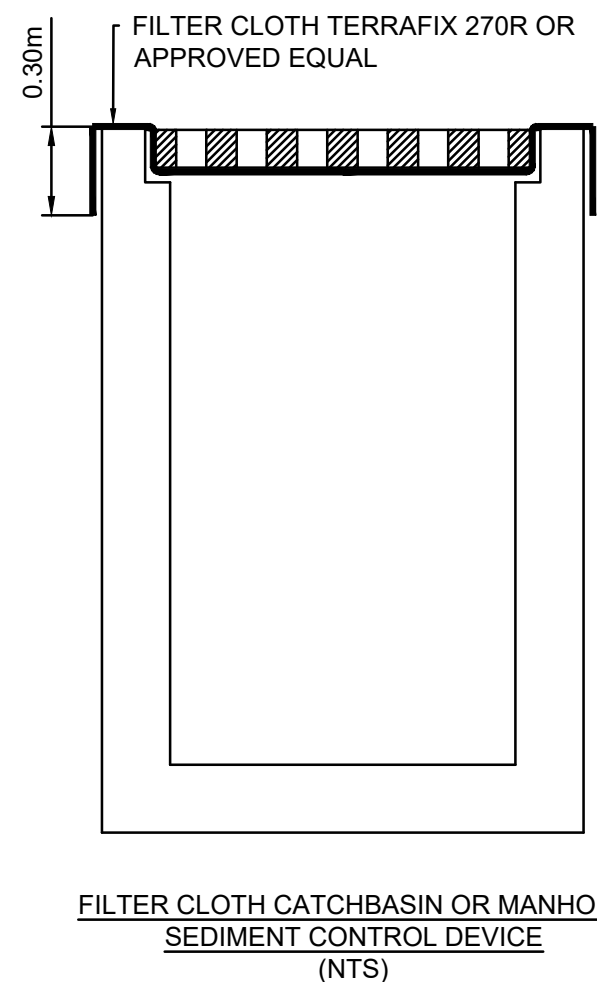
- EXISTING BOUNDARY
- NEW WATERMAIN
- NEW STORM SEWER
- NEW HDPE SUBDRAIN
- NEW SANITARY SEWER
- HIGH POINT
- NEW STORM CATCH BASIN MANHOLE
- NEW STORM MANHOLE
- NEW CATCH BASIN/ DITCH INLET
- NEW SANITARY MANHOLE
- NEW WATERMAIN VALVE
- NEW WATERMAIN CONNECTION
- NEW WATERMAIN 45° BEND
- NEW SERVICING CAP
- PROPOSED ELEVATION
- PROPOSED SURFACE SLOPE
- OVER FLOW DIRECTION
- PROPOSED TRENCH DRAIN
- PROPOSED INTERLOCK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED TREES

ESC LEGEND:

- LIGHT DUTY SILT FENCE (OPSD 219.110)
- FILTER CLOTH PROTECTION
- MUD MAT

DRAINAGE AREA LEGEND:

- DRAINAGE AREA SYMBOL
- DRAINAGE AREA BOUNDARY



ARCHITECTS
14 DUNCAN ST 4TH FLOOR
TORONTO, ON M5H 3G8
(416) 591-8999

ENTUITIVE

135 LAURIER AVE WEST, SUITE 413
OTTAWA, ON K1P 5J2
(343) 308-9274

TAMP
200 KINGS ST. WEST, SUITE 310
TORONTO, ON M5H 3T4
(416) 499-8000
MECH. PLUMB. FIRE PROTECTION ENGINEER

MULVEY & BANANI
90 SHEPPARD AVE. EAST, SUITE 500
TORONTO, ON M2A 3A
(416) 751-2520

S2O
530 N. WOOD STREET #C
CHICAGO, IL 60622
(224) 717-1999

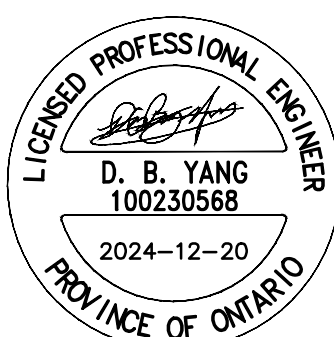
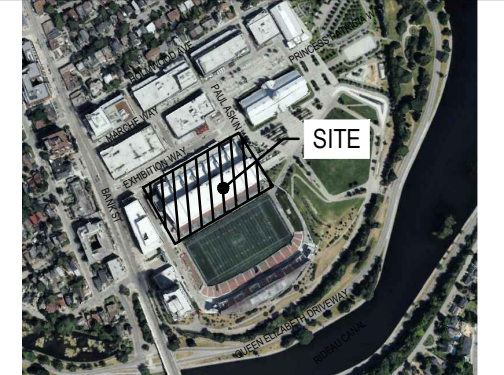
CSW
319 MCRAE AVENUE, SUITE 502
OTTAWA, ONTARIO K1Z 0B9
(613) 729-4536

wsp
2011 QUEENVIEW DR.
OTTAWA, ONTARIO K2B 8K2
(613) 829-2800

NO.	DESCRIPTION	DATE
2	ISSUED FOR SITE PLAN APPLICATION	2024-11-20
1	ISSUED FOR UORP	2024-11-19

REVISIONS/ ISSUES

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. **DO NOT SCALE THE DRAWINGS**

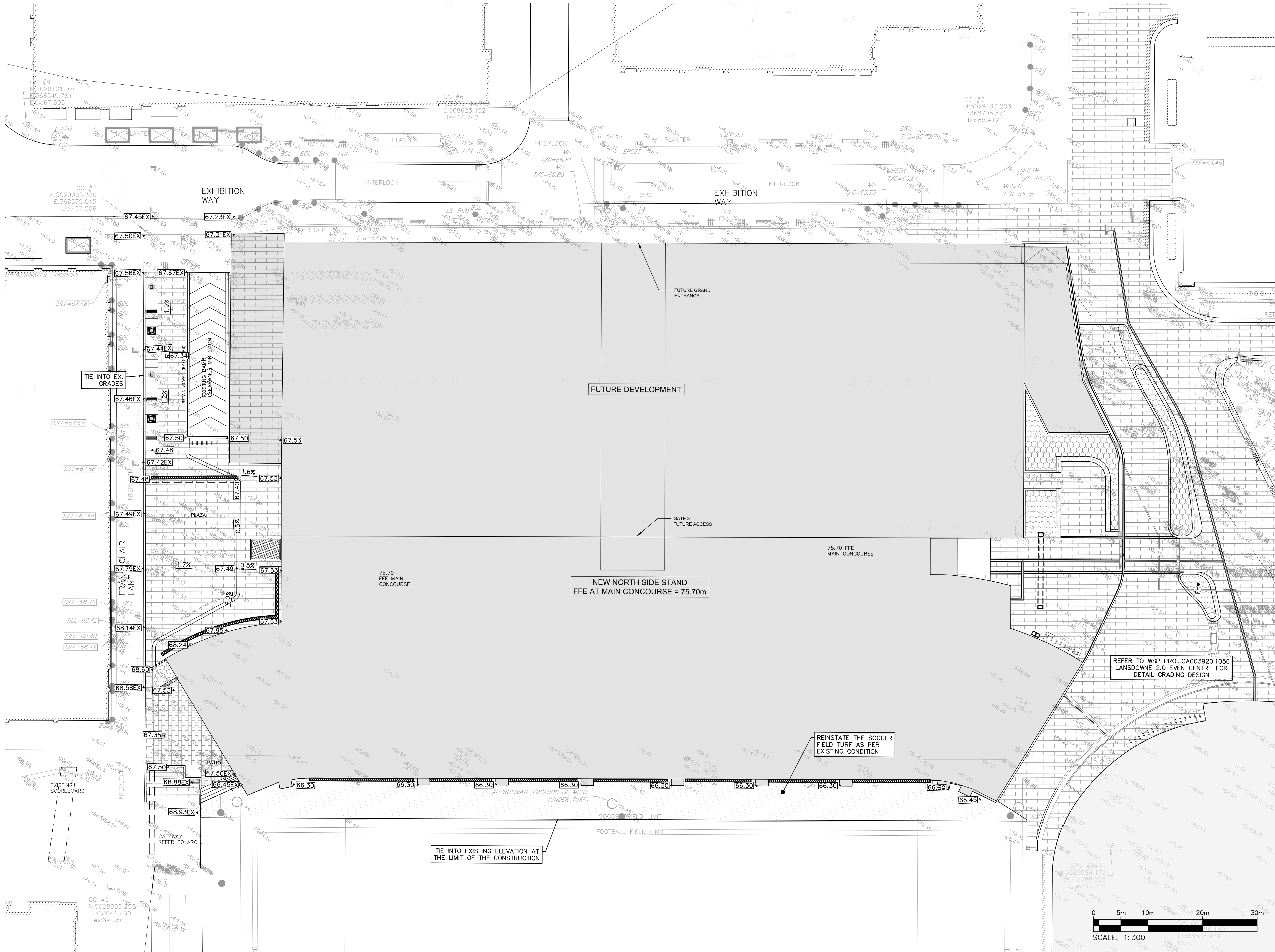


DRAWN J.T
DATE 2024/11/20
CHECKED W.Y

LANSOWNE NSS

NOTES AND DETAILS

SCALE AS SHOWN DWG. NO. C01
PROJ. NO. CA0043476.7969



BRISBROOK BEYOND ARCHITECTS
 14 DUNCAN ST 4TH FLOOR
 TORONTO, ON M5H 3G8
 (416) 591-8999

ENTUITIVE
 135 LAURIER AVE WEST, SUITE 413
 OTTAWA, ON K1P 5J2
 (343) 308-9274

TAMP
 200 KING ST. WEST, SUITE 310
 TORONTO, ON M5H 3T4
 (416) 499-8000
 MECH. PLUMB. FIRE PROTECTION ENGINEER

MULVEY & BANANI
 90 SHEPPARD AVE EAST, SUITE 500
 TORONTO, ON M2N 3A
 (416) 751-2520

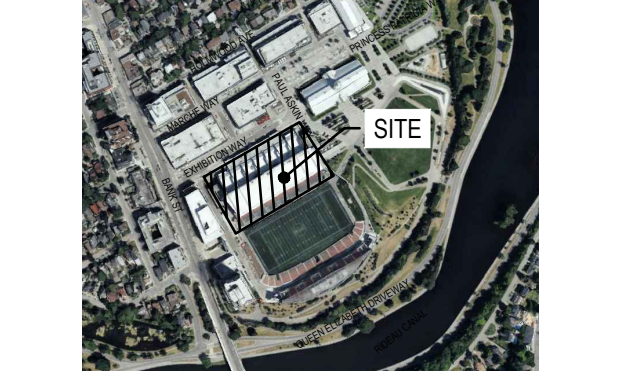
S2O
 530 N. WOOD STREET #C
 CHICAGO, IL 60622
 (224) 717-1999

CSW
 319 MCRAE AVENUE, SUITE 502
 OTTAWA, ONTARIO K1Z 0B9
 (613) 729-4536

wsp
 2011 QUEENSVIEW DR.
 OTTAWA, ONTARIO K2B 8K2
 (613) 829-2800

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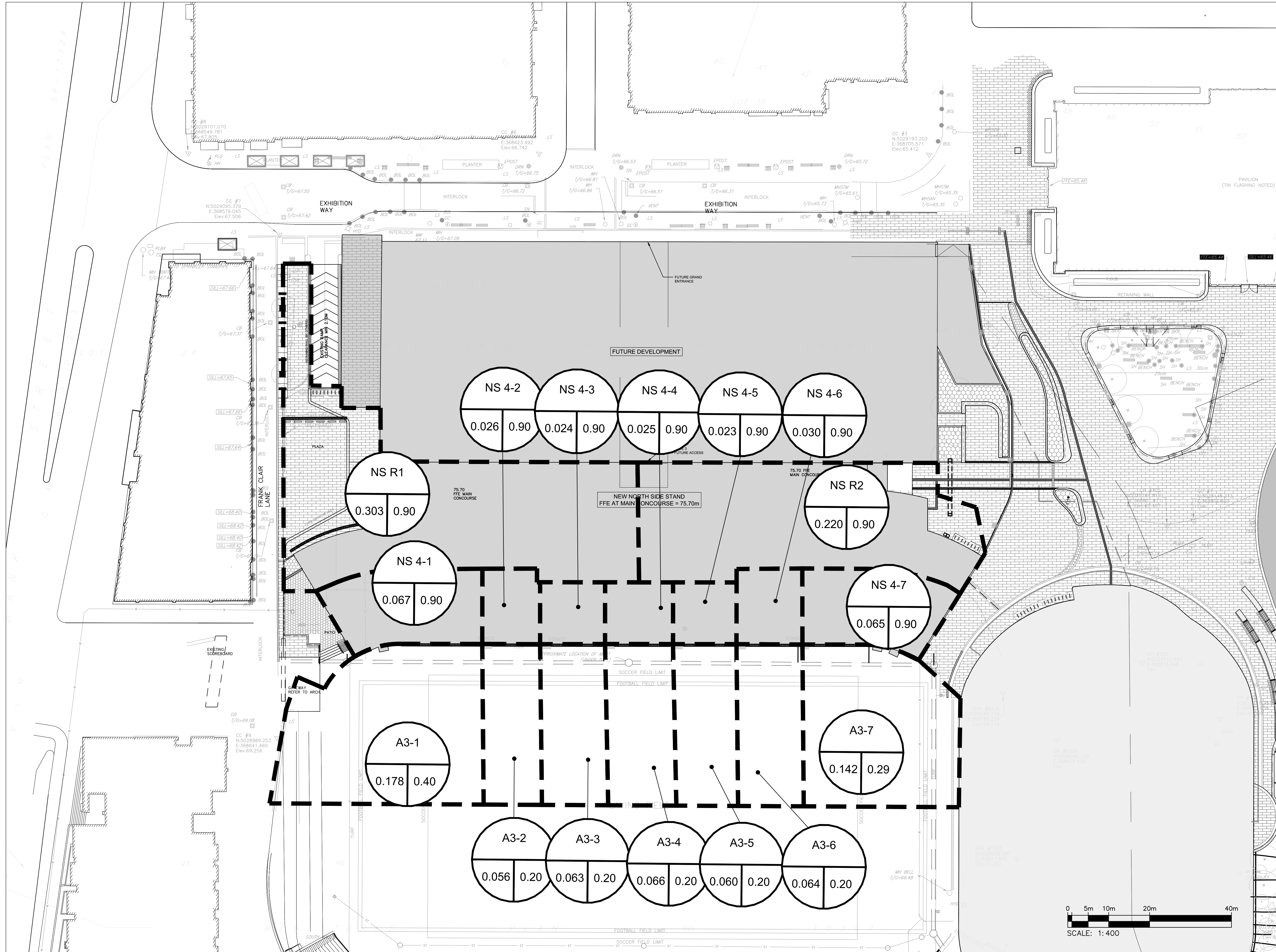
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DATE	2024/11/20
CHECKED	W.Y

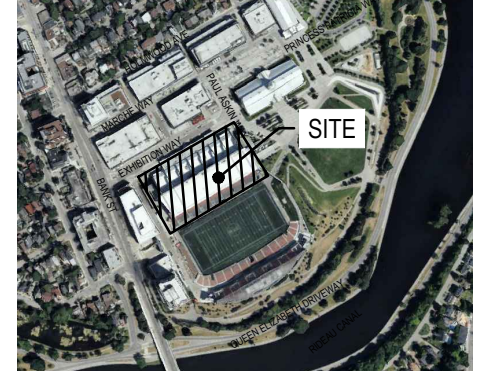
LANSDOWNE NSS

DWG. TITLE	GRADING PLAN
SCALE	1:300
PROJ. NO.	CA0043476.7969
DWG. NO.	C03



NO.	DESCRIPTION	DATE
2	ISSUED FOR SITE PLAN APPLICATION	2024-11-20
1	ISSUED FOR URP	2024-11-19

REVISIONS/ ISSUES
 CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS.



DRAWN: J.T
 DATE: 2024/11/20
 CHECKED: W.Y

LANSDOWNE NSS

DWG. TITLE: POST DRAINAGE AREA PLAN
 SCALE: 1:400
 DWG. NO.: C06
 PROJ. NO.: CA0043476.7969

DATE PLOTTED: