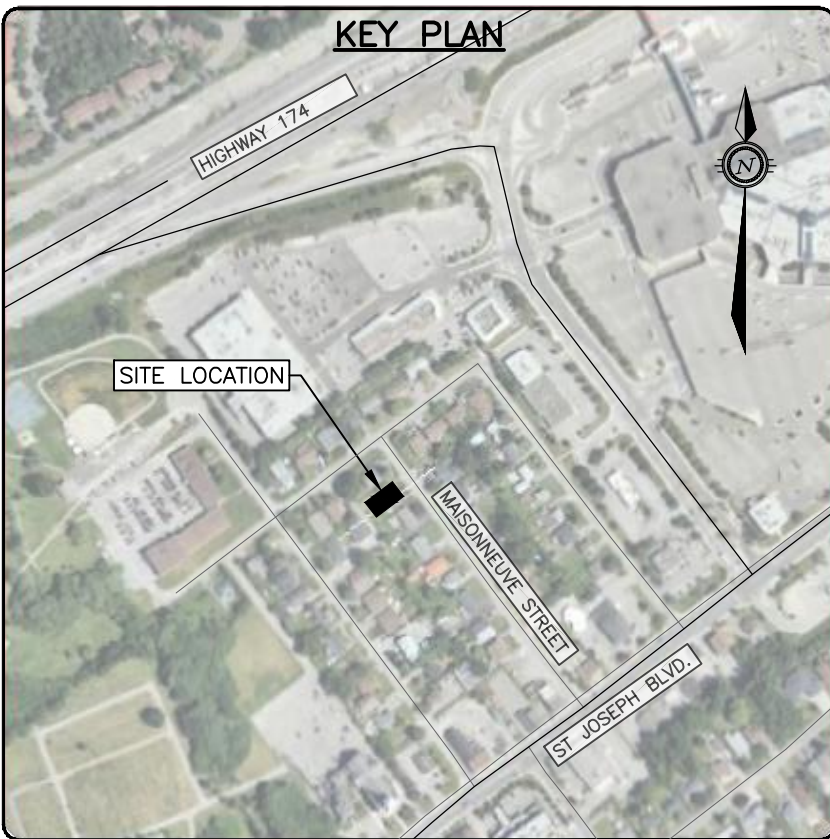


NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE UNTIL SUCH TIME AS THE SERVICE PROVIDER HAS CONFIRMED IN WRITING THE SERVICE IS ABANDONED AND CAN BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
3. FOR ADDITIONAL PROJECT NOTES REFER TO DRAWING C001.



LEGEND

- PROPERTY LINE
- EXISTING C. OF ROAD
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF PAVEMENT
- EXISTING TREE
- x --- EXISTING FENCE
- UP --- EXISTING UTILITY POLE
- MH-S --- EXISTING SANITARY MANHOLE
- S --- EXISTING SANITARY
- ST --- EXISTING SANITARY STORM
- GAS --- EXISTING GAS
- W --- EXISTING WATERMAIN
- x 64.02 --- EXISTING GROUND ELEVATION

*[Signature]*

**JOHN SEVIGNY C.E.T.**  
**MANAGER (A), DEVELOPMENT REVIEW EAST**  
**PLANNING, DEVELOPMENT & BUILDING SERVICES**  
**DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
By sevignyjo at 3:23 pm, Oct 02, 2025

**CAUTION**  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

REV	REVISION DESCRIPTION	DATE	BY	APPD	REV	REVISION DESCRIPTION	DATE	BY	APPD
5	REVISED PER ARCH PLANS	22/09/25	AJ	AJ					
4	RE-ISSUED FOR SPA	22/07/25	AJ	AJ					
3	RE-ISSUED FOR SPA	06/06/25	AGJ	AJ					
2	RE-ISSUED FOR SPA	04/10/24	AGJ	AJ					
1	SPA	06/08/24	AGJ	AJ					

SCALE  
NORTH

DESIGNED BY

REVIEWED BY  
A. K. JARIWALA  
100562090  
2025/09/23  
PROVINCE OF ONTARIO

CLIENT

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DESIGN  
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CHECKED  
AJ  
CAD  
AGJ  
PROJECT MANAGER  
AJ  
APPROVED  
AA

PROJECT  
**1108 MAISONNEUVE**  
OTTAWA, ONTARIO. K1C 1L1  
**EXISTING CONDITIONS**  
**AND REMOVALS PLAN**

PROJECT No.  
OTT-24006872-A0  
SURVEY  
AOV  
DATE  
31/07/24  
DRAWING No.  
C000

GENERAL NOTES:

1. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE.
2. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY BE DAMAGED OR CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION, ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
4. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED. ALL DRAWINGS SHOULD NOT BE SCALED BY THE CONTRACTOR. ANY MISSING OR QUESTIONABLE DIMENSIONS ARE TO BE CONFIRMED WITH THE ENGINEER IN WRITING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF THE SAME.
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS", THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER, THE CITY OF OTTAWA AND THE AUTHORITY HAVING JURISDICTION.
8. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON CITY STREETS. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. BOOK 7 AND T.A.C MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
10. THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
11. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS WRITTEN APPROVAL BY THE ENGINEER HAS BEEN OBTAINED.
12. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
13. THE SITE LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. AS-BUILT SITE SERVING & GRADING DRAWINGS SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSD, IS EXCEEDED.
15. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH ENGINEER AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
16. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
17. ALL BOREHOLES SHOWN ON THE DRAWINGS ARE FOR INFORMATION ONLY. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY EXP. SERVICES INC. DATED OCTOBER 16, 2024.
18. THE CONTRACTOR SHALL APPRAISE HIS/HER SELF OF ALL SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED AND SHALL CARRY OUT THEIR OWN TEST PITS AS REQUIRED TO MAKE THEIR OWN INDEPENDENT ASSESSMENT OF GROUND CONDITIONS. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR ANY EXTRA COST DUE TO ANY SUCH GROUND CONDITIONS VARYING FROM THOSE ANTICIPATED BY THE CONTRACTOR.
19. DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
20. FOR TOPOGRAPHICAL INFORMATION REFER TO PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBEK, DATED JULY 13, 2023.
21. CIVIL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, LANDSCAPE AND LEGAL DRAWINGS.
22. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
23. STREET LIGHTING SHALL BE TO CITY OF OTTAWA STANDARDS.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
2. ALL SANITARY SEWERS SHALL BE PVC SDR 35, 1PEX "RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
3. SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' BEDDING UNLESS OTHERWISE NOTED.
4. ALL SANITARY LATERALS ARE TO BE PVC SDR 28, 1PEX "RING-TITE" (OR EQUIVALENT), ANY COLOR EXCEPT WHITE AND MARKED WITH A 50MM X 100MM WOODEN MARKER, EXTENDING FROM THE INVERT TO 1.0 m ABOVE GRADE PAINTED RED.
5. SEWER BEDDING AS PER CITY STANDARD S6 & S7. GRANULAR 'A' BEDDING TO BE INCREASED TO 300MM WHERE SEWERS ARE BELOW THE GROUNDWATER TABLE.
6. SANITARY SEWER MANHOLES SHALL BE BENCH AS PER OPSD 701.021. SANITARY MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24 AND S25. SAFETY PLATFORMS SHALL BE AS PER OPSD 404.02. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS AND OPSD 1003.01.
7. THE CONTRACTOR SHALL CONDUCT INFILTRATION/EXFILTRATION (AS PER CURRENT OPSS) TESTING ON ALL NEWLY INSTALLED SANITARY SEWERS. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWER INSTALLATION AND VIEWED BY THE ENGINEER.
8. THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED SANITARY SEWERS AND EXISTING SEWERS CONNECTED TO THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.
9. ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER CITY STANDARD S11 & S11.1.
10. THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE SANITARY SEWERS IN ACCORDANCE WITH OPSD 802.010 AND 802.013. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% SPMD.
11. ALL SANITARY BUILDING DRAINS TO BE EQUIPPED WITH SANITARY BACKWATER VALVES INSTALLED PER CITY OF OTTAWA STANDARD DRAWING S14.1.
12. WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.
13. MINIMUM SOIL COVER TO BE 2.1m TO PROTECT SEWERS FROM FROST DAMAGE. IN AREAS WHERE ADEQUATE FROST COVER CANNOT BE ACHIEVED, EQUIVALENT THERMAL INSULATION TO BE INSTALLED AS PER OPSD S14.010
14. STORM SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
15. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2 (LATEST AMENDMENT). ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.1 (LATEST AMENDMENT). PIPE SHALL BE JOINTED WITH STD. RUBBER GASKETS IN ACCORDANCE WITH CSA A257.3 (LATEST AMENDMENT).
16. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
17. ALL STORM LATERALS SHALL BE PVC SDR 28, WHITE IN COLOR AND MARKED WITH A 50mm X 100mm WOODEN MARKER EXTENDING FROM THE INVERT TO 1.0m ABOVE GRADE PAINTED GREEN.
18. ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER CITY STANDARD S11 & S11.1.
19. WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.

CAUTION

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

1. MINIMUM SOIL COVER TO BE 2.1m TO PROTECT SEWERS FROM FROST DAMAGE. IN AREAS WHERE ADEQUATE FROST COVER CANNOT BE ACHIEVED, EQUIVALENT THERMAL INSULATION TO BE INSTALLED AS PER OPSD S14.010
2. ALL STORM SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
3. STORM MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24, S24.1 AND S25.
4. SAFETY PLATFORMS SHALL BE IN ACCORDANCE WITH OPSD 404.02.
5. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS AND OPSD 1003.01.
6. STORM SEWER MANHOLES SERVING LOCAL SEWERS LESS THAN 900mm SHALL BE CONSTRUCTED WITH A 300mm SUMP. FOR STORM SEWERS 900mm AND OVER USE BENCHING IN ACCORDANCE WITH OPSD 701.021.
7. SINGLE AND DOUBLE CATCHBASINS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S1. AND OPSD 705.020. RESPECTIVELY. FRAMES AND GRATE SHALL BE AS PER CITY OF OTTAWA STD. S19 FOR REAR LOT CATCHBASINS, AND STREET CATCHBASINS.
8. CURB INLET TYPE CATCH BASIN (CICB) SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S3. AND GRATE SHALL BE AS PER CITY OF OTTAWA STD. S22 AND S23, UNLESS OTHERWISE NOTED.
9. SINGLE AND DOUBLE CATCHBASIN LEADS SHALL BE 200mmØ AND 250mmØ (MIN) RESPECTIVELY, 1.0% SLOPE (MIN.) UNLESS OTHERWISE NOTED.
10. ALL CATCHBASINS AND CATCHBASIN MANHOLES SHALL HAVE SUMPS WITH 300m DEPTH, UNLESS OTHERWISE NOTED.
11. CONTRACTOR SHALL ENSURE THAT CATCHBASINS ARE INSTALLED AT THE LOW POINT OF SAG CURB WORKS.
12. THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED, WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADDITIONAL BEDDING, A DIFFERENT TYPE OF BEDDING OR A HIGHER PIPE STRENGTH AT HIS OWN EXPENSE AND SHALL ALSO BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
13. THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED STORM SEWERS AND EXISTING SEWERS CONNECTED TO THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.

WATERMAIN NOTES

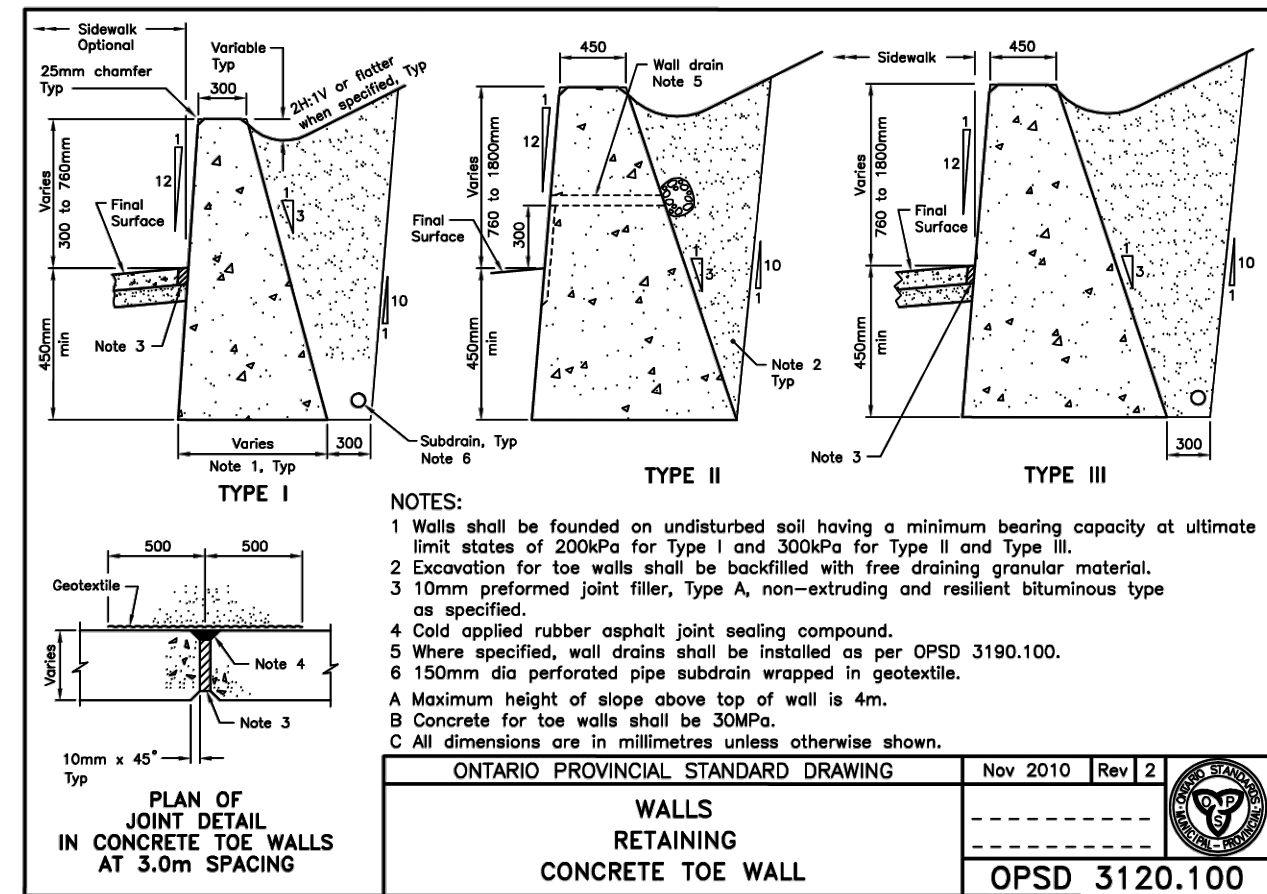
1. ALL WATERMAIN MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
2. NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. WATERMAIN CONNECTIONS BY CITY OF OTTAWA FORCES WITH ALL EXCAVATION BACKFILL AND ROAD REINSTATEMENT BY CONTRACTOR.
3. ALL PVC WATERMAINS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL.
4. WATERMAINS TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
5. ALL PVC WATERMAINS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWO OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.
6. WATER SERVICES ARE TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA STD. W25 UNLESS OTHERWISE SPECIFIED. ALL WATER SERVICES CROSSING SEWERS ARE TO BE INSTALLED AS PER CITY OF OTTAWA STD. W38. WATER SERVICES SHALL BE MARKED WITH A "50mm X 100mm", EXTENDING FROM THE INVERT TO 1.0m ABOVE GRADE PAINTED BLUE. STAND POSTS/HUT-OFFS SHALL BE INSTALLED AT THE PROPERTY LINE.
7. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42.
8. VALVE BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA DETAIL W24.
9. ALL FIRE HYDRANTS TO BE INSTALLED AS PER CITY STANDARD W19 AND LOCATED AS PER CITY STANDARD W18 AND/OR CITY STANDARD CROSS SECTIONS.
10. ALL WATERMAINS TO BE INSTALLED AT MINIMUM COVER OF 2.4m.
11. THRUST BLOCKS AND RESTRAINT AS PER CITY OF OTTAWA DWGS: W25.3 AND W25.4, W25.5 AND W25.6.
12. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
13. DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
14. WATER METERS TO BE INSTALLED AS PER W30 FOR WATER SERVICES.
15. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
16. INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY, WHERE WATERMAIN COVER IS LESS THAN 2.4m.
17. WHERE THE SEPARATION BETWEEN SERVICES AND MANHOLES IS LESS THAN 1.2m, WATER SERVICES ARE TO BE INSULATED AS PER CITY OF OTTAWA STD. W23.
18. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.25M FOR CROSSING OVER THE SEWER, AS PER CITY STD W25.2. FOR CROSSING UNDER THE SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.50M AS PER CITY STD. W25. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

ROADWAY SPECIFICATIONS

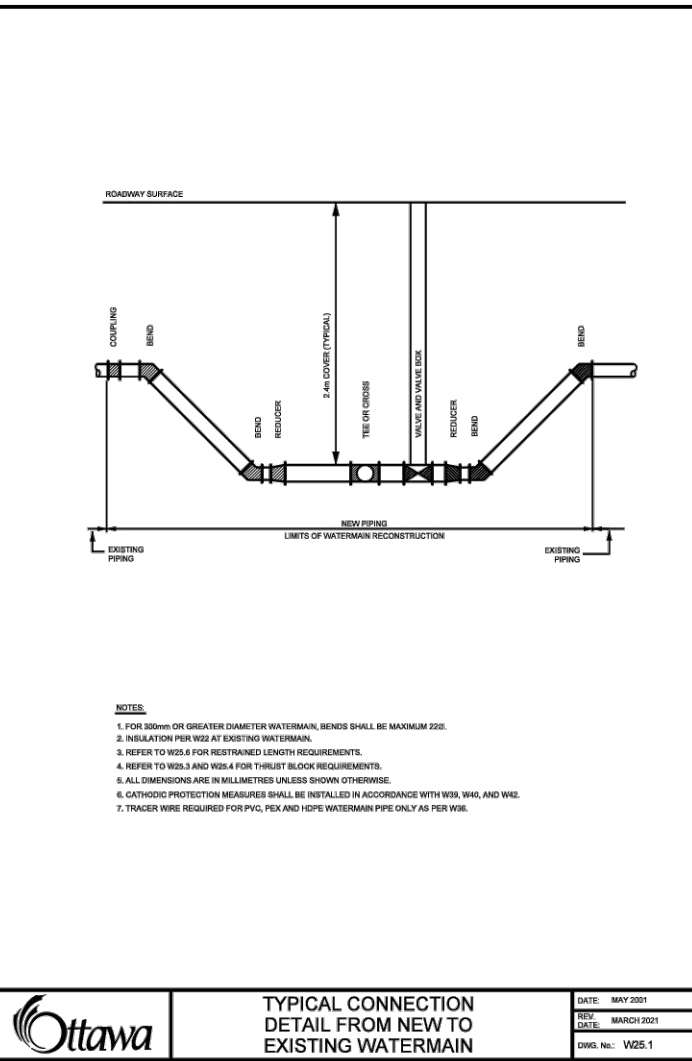
1. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. CONCRETE CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.1 (BARRIER CURB) AND SC1.3 (MOUNTABLE CURB), AS NOTED. PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS AND DRIVEWAYS.
3. ROAD SUBDRAINS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R1. SUBDRAINS SHALL BE 6m IN LENGTH AT CATCHBASINS. SUBDRAINS SHALL BE INSTALLED BOTH SIDES AT LOWPOINTS AND ON THE HIGH SIDE AT FLOWBY CATCHBASINS.
4. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R10 AND OPSD 509.010, OPSS 310.
5. GRANULAR 'A' SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
6. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY.
7. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VISUAL INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
8. SUB- EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300mm LIFTS.
9. PAVEMENT STRUCTURE: REFER TO LEGEND.

GENERAL NOTES FOR GRADING

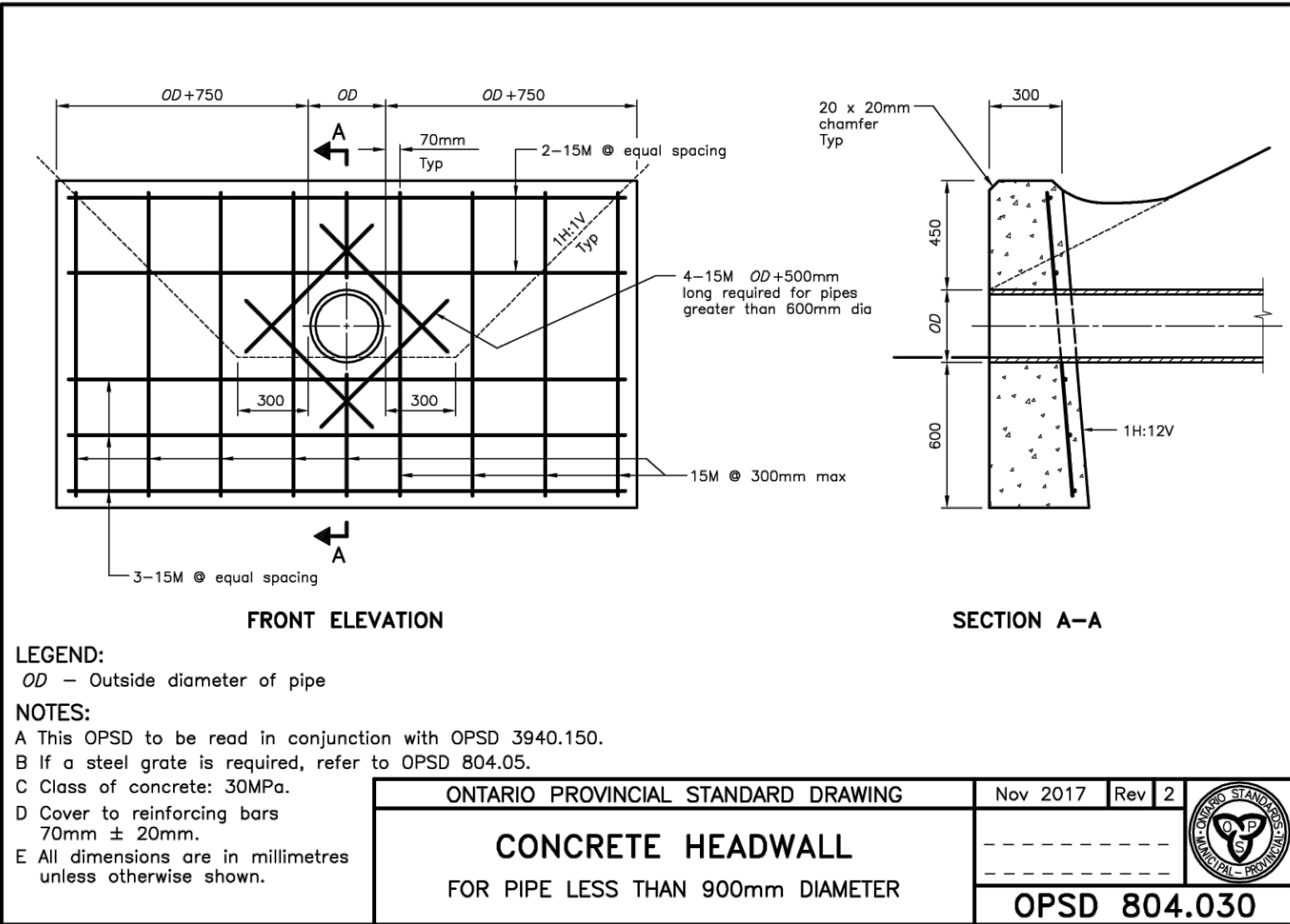
1. IT SHALL BE THE BUILDER'S RESPONSIBILITY TO ENSURE THAT GRADING AROUND HYDRANTS, TRANSFORMERS, AND UTILITY PEDESTALS, ETC., MEET CURRENT CITY OF OTTAWA, HYDRO AND UTILITY COMPANY REQUIREMENTS.
2. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
3. CONTRACTOR TO ADJUST EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE CHAMBERS AND VALVE BOXES TO FINAL GRADE AS REQUIRED.
4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FOUNDATIONS OF ADJACENT BUILDINGS DURING EXCAVATION AND CONSTRUCTION PERIOD.
5. GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7%. GRADES IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 3:1 TERRACING.



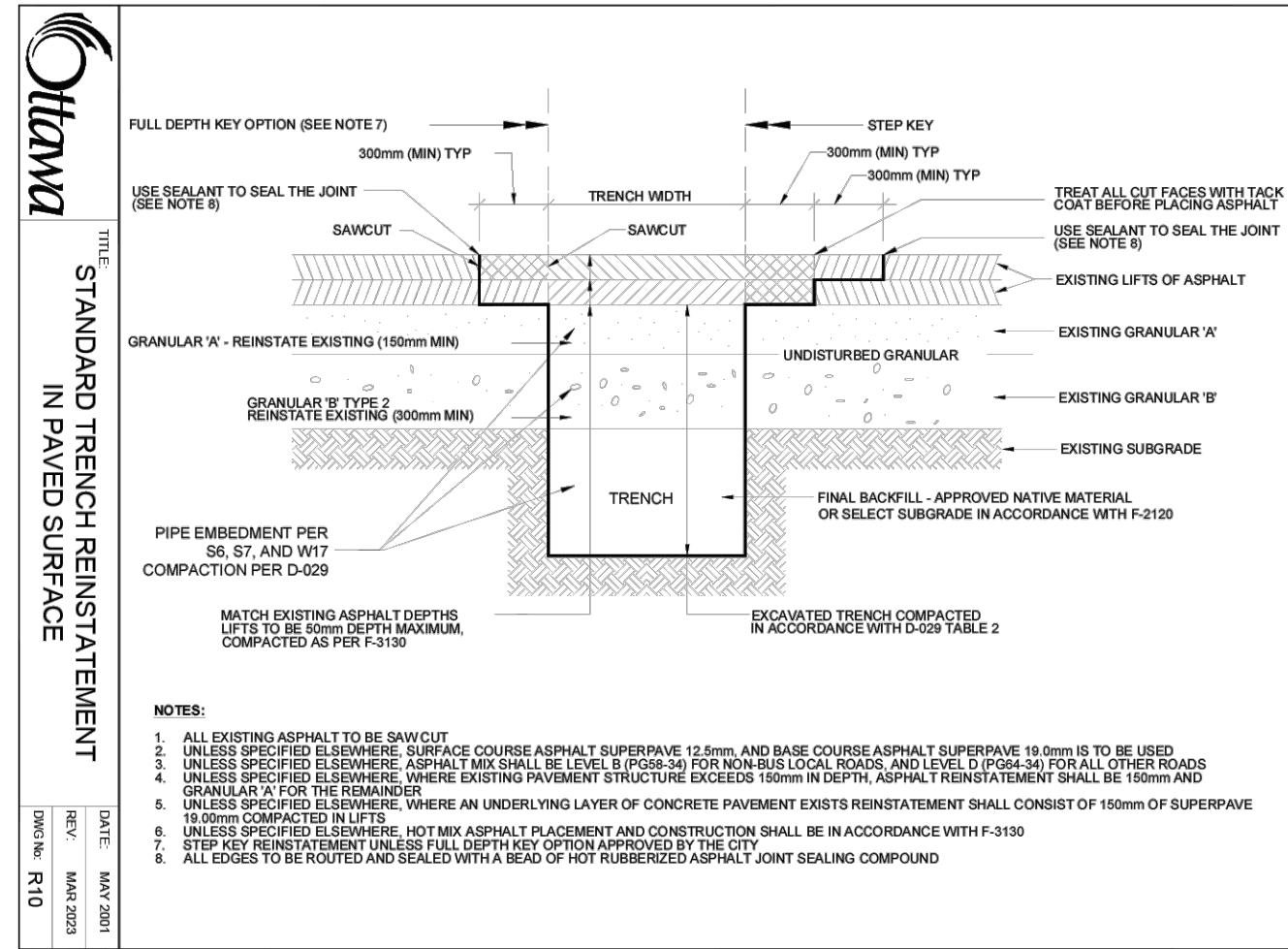
ONTARIO PROVINCIAL STANDARD DRAWING  
WALLS  
RETAINING  
CONCRETE TOE WALL  
Nov 2010 Rev 2  
OPSD 3120.100



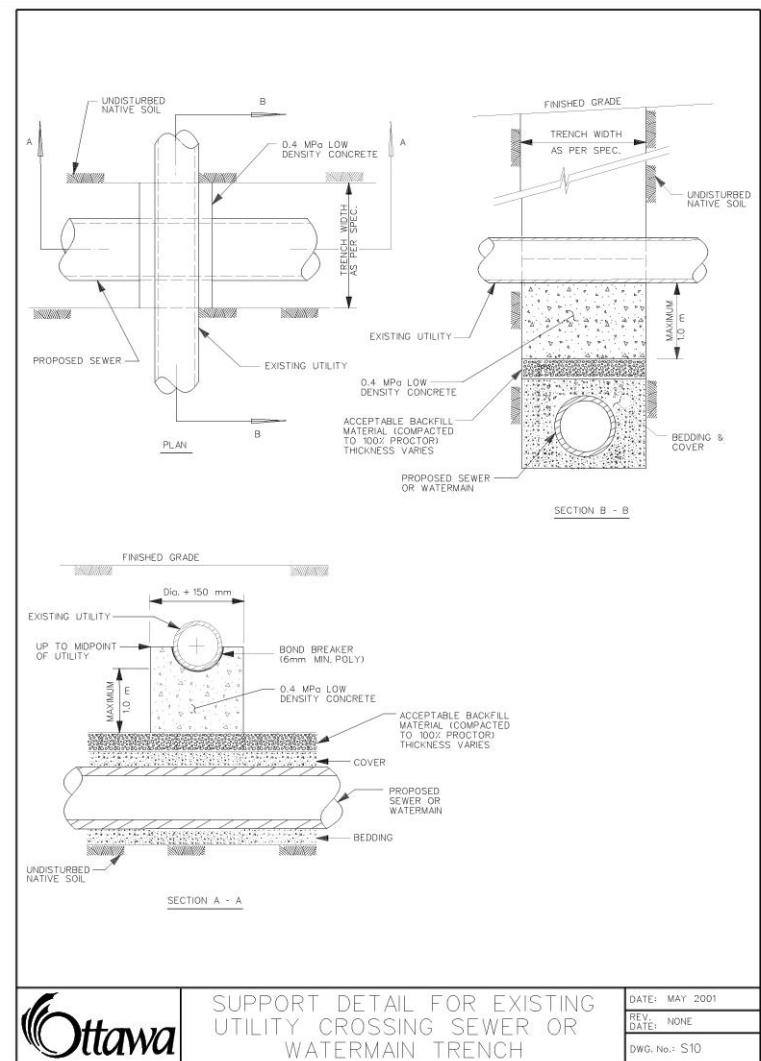
ONTARIO PROVINCIAL STANDARD DRAWING  
COMBINED TRENCH  
(SEWERS & SEWER SERVICES)  
Nov 2010 Rev 2  
OPSD 3120.100



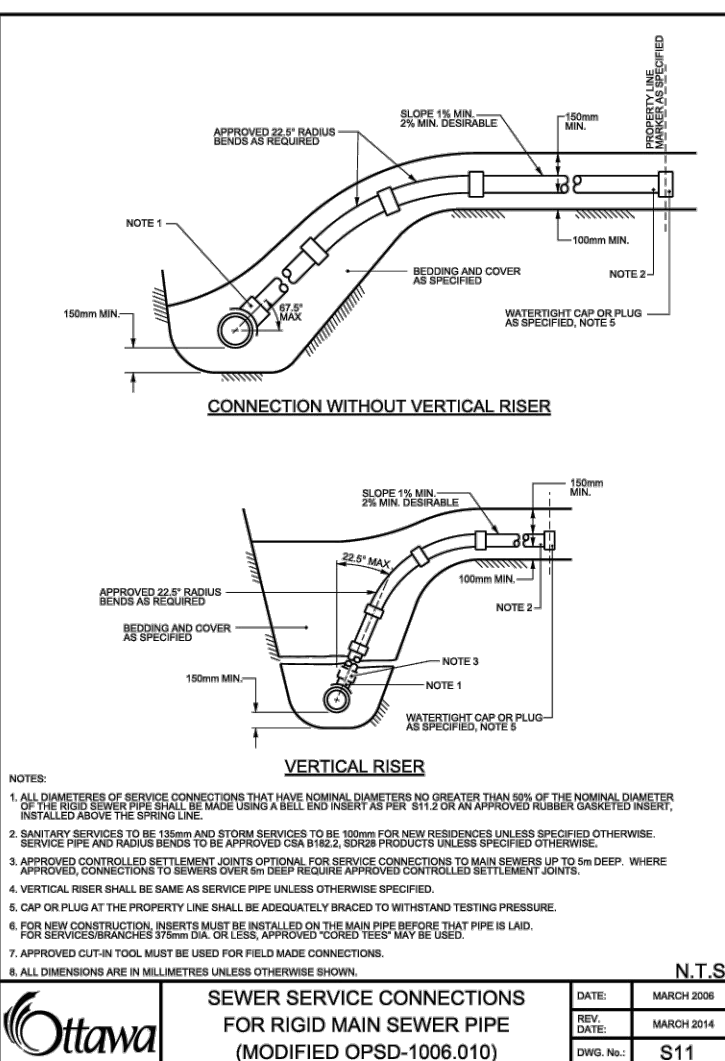
ONTARIO PROVINCIAL STANDARD DRAWING  
CONCRETE HEADWALL  
FOR PIPE LESS THAN 900mm DIAMETER  
Nov 2017 Rev 2  
OPSD 804.030



ONTARIO PROVINCIAL STANDARD DRAWING  
STANDARD TRENCH REINSTATEMENT  
IN PAVED SURFACE  
Nov 2010 Rev 2  
OPSD 3120.100



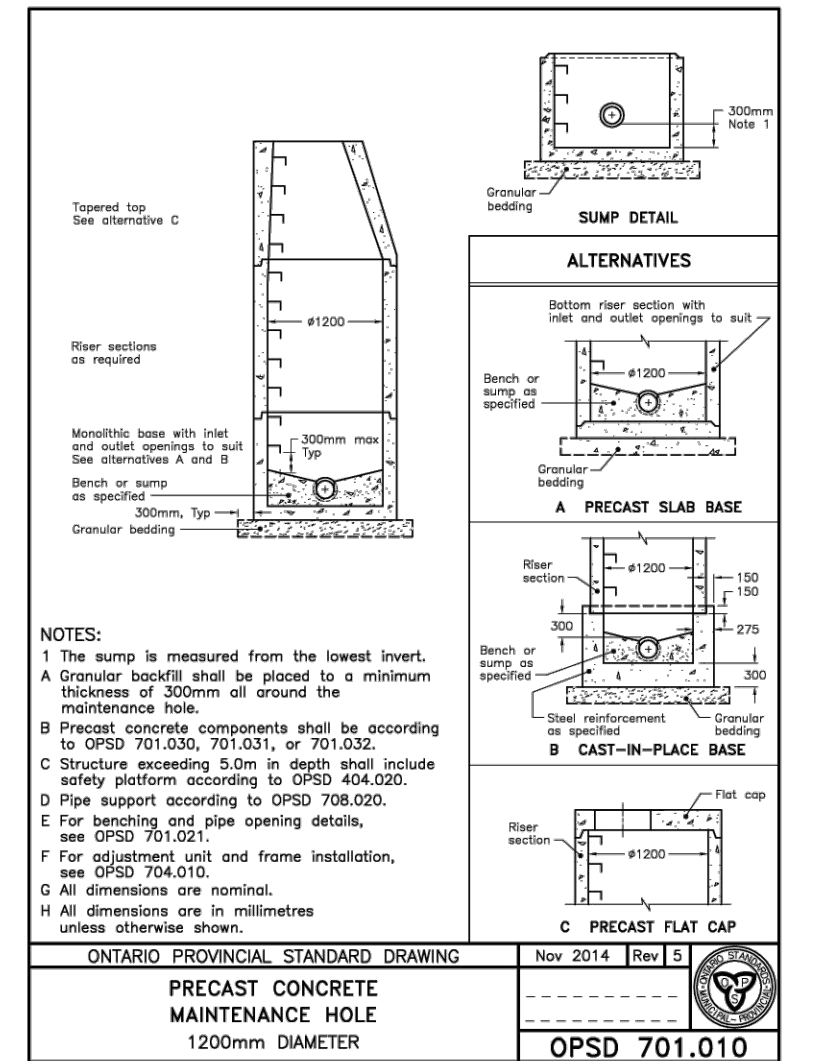
ONTARIO PROVINCIAL STANDARD DRAWING  
SUPPORT DETAIL FOR EXISTING  
UTILITY CROSSING SEWER OR  
WATERMAIN TRENCH  
Nov 2010 Rev 2  
OPSD 3120.100



ONTARIO PROVINCIAL STANDARD DRAWING  
SEWER SERVICE CONNECTIONS  
FOR RIGID MAIN SEWER PIPE  
(MODIFIED OPSD-1008.010)  
Nov 2010 Rev 2  
OPSD 3120.100



KEY PLAN  
SITE LOCATION



ONTARIO PROVINCIAL STANDARD DRAWING  
PRECAST CONCRETE  
MAINTENANCE HOLE  
1200mm DIAMETER  
Nov 2014 Rev 5  
OPSD 701.010

JOHN SEVIGNY C.E.T.  
MANAGER (A), DEVELOPMENT REVIEW EAST  
PLANNING, DEVELOPMENT & BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA  
APPROVED  
By sevignyo at 3:23 pm, Oct 02, 2025

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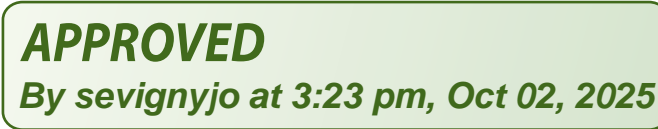
BASEPLAN  
DESIGN  
CHECKED  
CAD  
PROJECT MANAGER  
APPROVED

PROJECT  
AGJ  
AGJ  
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AA

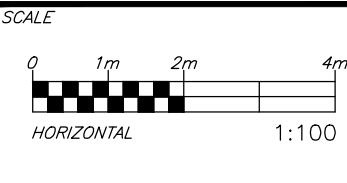
1108 MAISONNEUVE  
OTTAWA, ONTARIO. K1C 1L1

NOTES & DETAILS


PROJECT No.  
OTT-24006872-A0  
SURVEY  
AGV  
DATE  
31/07/24  
DRAWING No.  
C001



- CAUTION**  
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[illegible]DESIGNED  
BY

REVIEWED BY



CLIENT

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BASEPLAN	AGJ
DESIGN	AGJ
CHECKED	AJ
CAD	AGJ
PROJECT MANAGER	AJ
APPROVED	AA

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## SITE SERVICING PLAN

PROJECT No.  
OTT-24006872-40

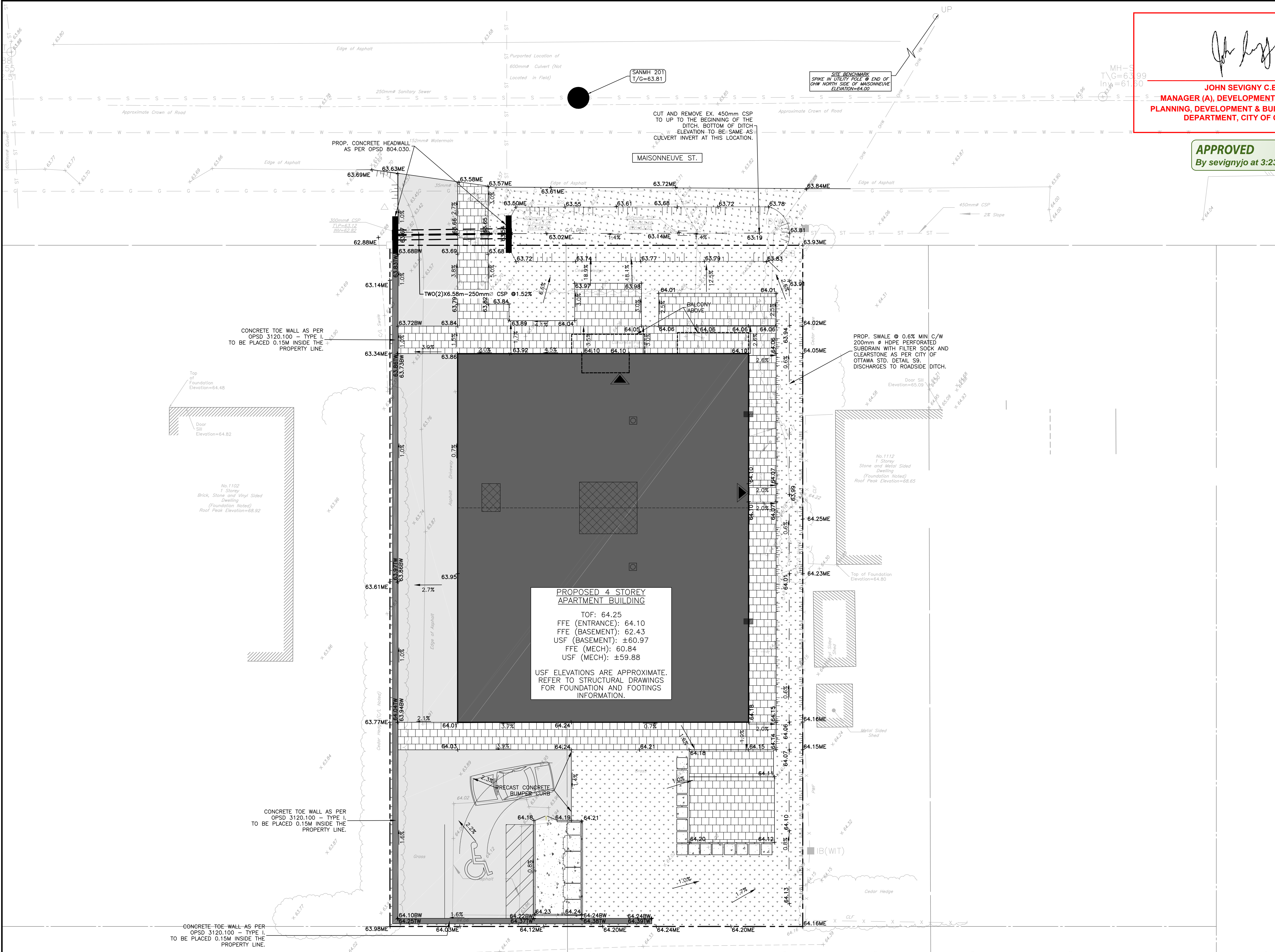
SURVEY	AOV
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DATE 31/07/24

DRAWING No.

C100

100



*John Sevigny*  
**JOHN SEVIGNY C.E.T.**  
**MANAGER (A), DEVELOPMENT REVIEW EAST**  
**PLANNING, DEVELOPMENT & BUILDING SERVICES**  
**DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
By sevignyjo at 3:23 pm, Oct 02, 2025



LEGEND	
	PROPERTY LINE
	EXISTING C. OF ROAD
	EXISTING EDGE OF GRAVEL
	EXISTING EDGE OF PAVEMENT
	EXISTING TREE
	EXISTING FENCE
	EXISTING UTILITY POLE
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY
	EXISTING STORM
	EXISTING GAS
	EXISTING WATERMAIN
	PROP. ACCESSIBLE ENTRANCE
	PROP. SANITARY MANHOLE
	PROP. STORM
	PROP. SANITARY
	PROPOSED WATERMAIN
	PROPOSED SMOOTH WALLED HDPE CULVERT
	PROP. VALVE AND VALVEBOX
	PROP. FIRE HYDRANT
	100MM THICK HI-60 RIGID INSULATION ON ALL THREE SIDES STORM/SANITARY SEWER PER CITY DET. S35 AND W22.
	EXISTING ELEVATION
	PROP. ELEVATION
	PROP. TOP OF WALL/BOTTOM OF WALL
	PROP. TOP OF CURB/BOTTOM OF CURB
	PROP. MATCH EX. ELEVATION
	PROP. GRADE
	PROP. OPSD 3120.100 TOE WALL
	PROPOSED TOP OF SLOPE/ 3:1 TERRACING
	PROPOSED SWALE/DITCH
	ASPHALT -65mm HL3/SP12.5mm/CAT. B -150mm OPSD 1010 GRAN A BASE -OPSS 1010 GRAN. B II SUB-BASE
	CONCRETE, PER ARCH/LANDSCAPE PLAN
	SOFT LANDSCAPED AREA PER LANDSCAPE PLAN
	INTERLOCKS PER ARCH/LANDSCAPE PLAN

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6	REVISED PER ARCH PLANS	22/09/25	AJ	AJ
5	RE-ISSUED FOR SPA	22/07/25	AJ	AJ
4	RE-ISSUED FOR SPA	06/06/25	AGJ	AJ
3	RE-ISSUED FOR SPA	04/10/24	AGJ	AJ
2	SPA	06/06/24	AGJ	AJ
1	COORDINATION	24/07/24	AGJ	AA

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2	SPA	06/06/24	AGJ	AJ
1	COORDINATION	24/07/24	AGJ	AA

SCALE  
0 1m 2m 4m  
HORIZONTAL 1:100  
NORTH

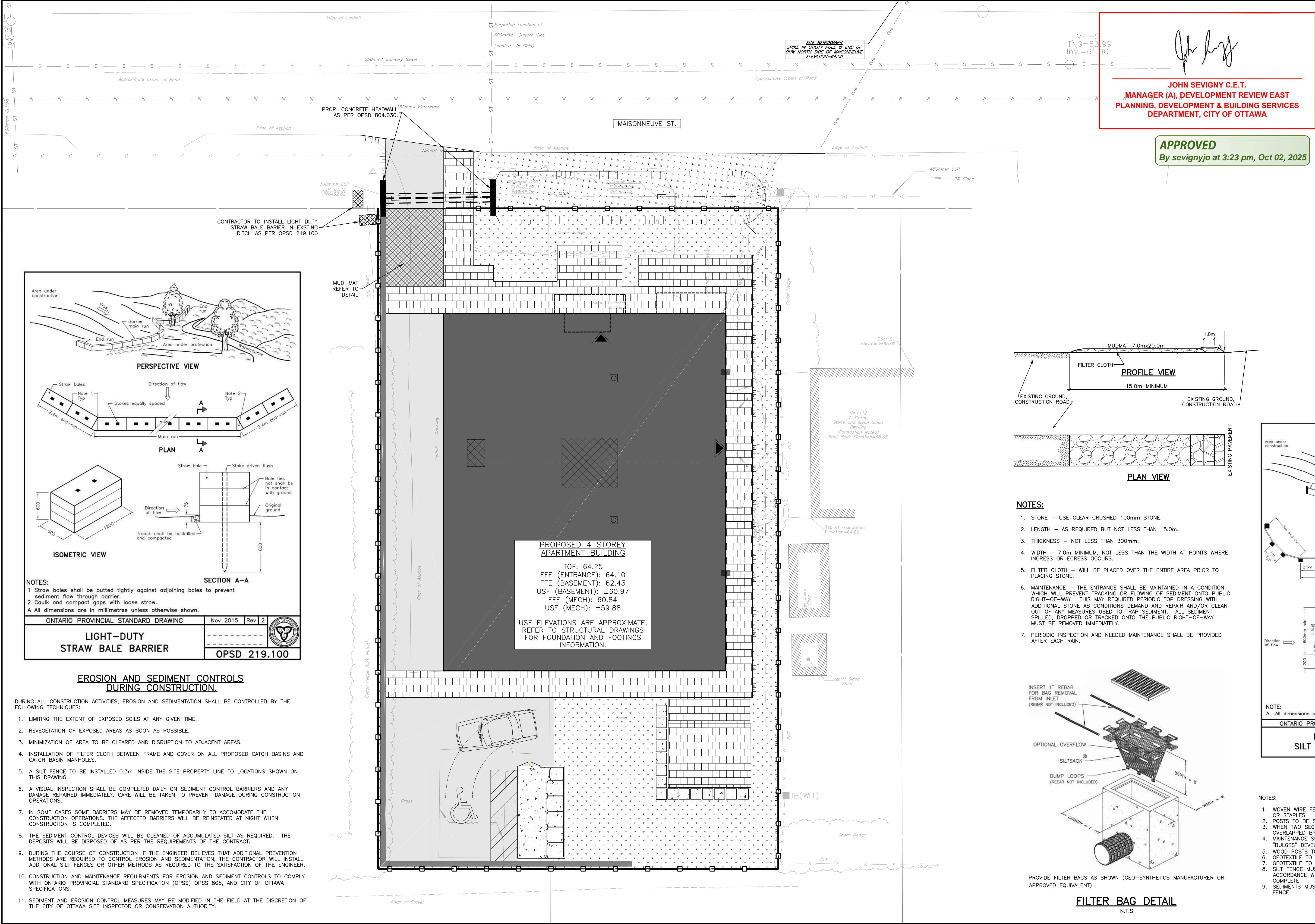
DESIGNED BY  
REVIEWED BY  
A. K. JARIWALA  
100562090  
2025/09/23  
PROVINCE OF ONTARIO

CLIENT  
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BASE PLAN  
DESIGN  
CHECKED  
CAD  
PROJECT MANAGER  
APPROVED

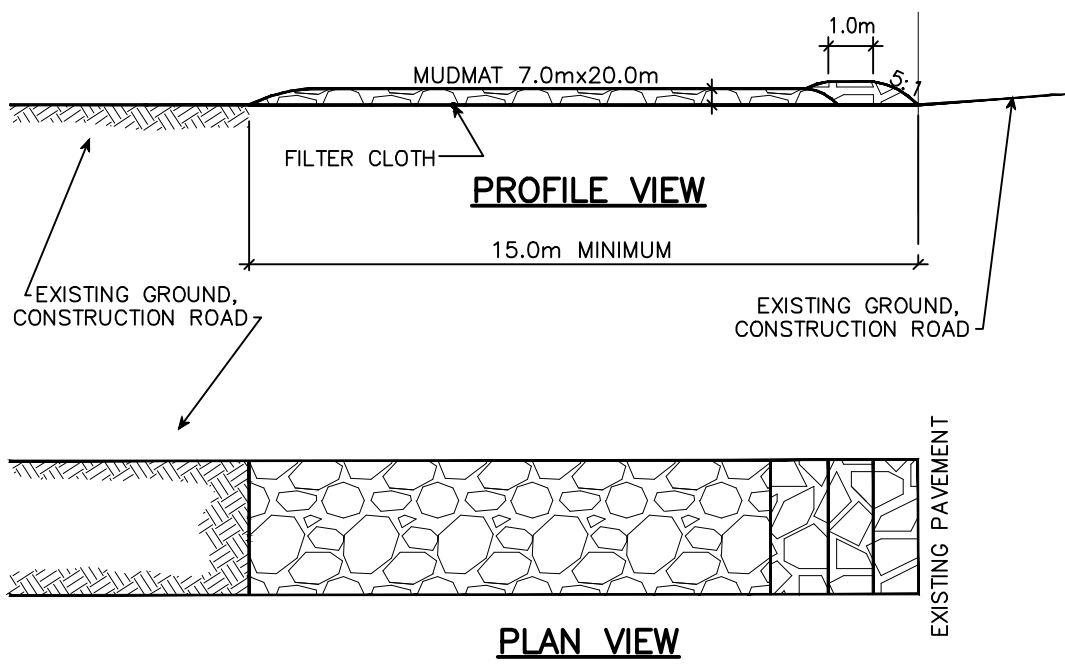
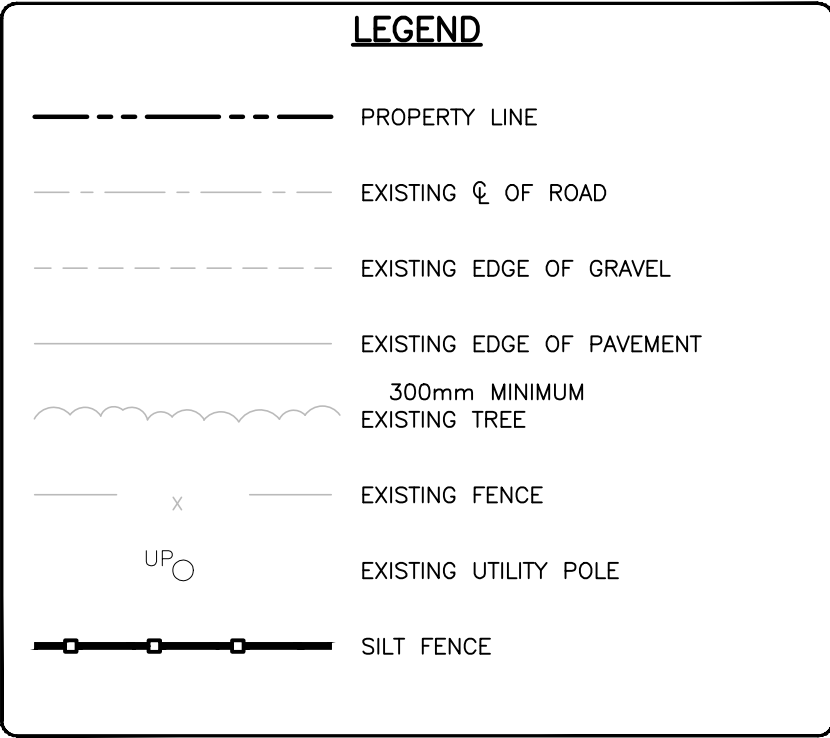
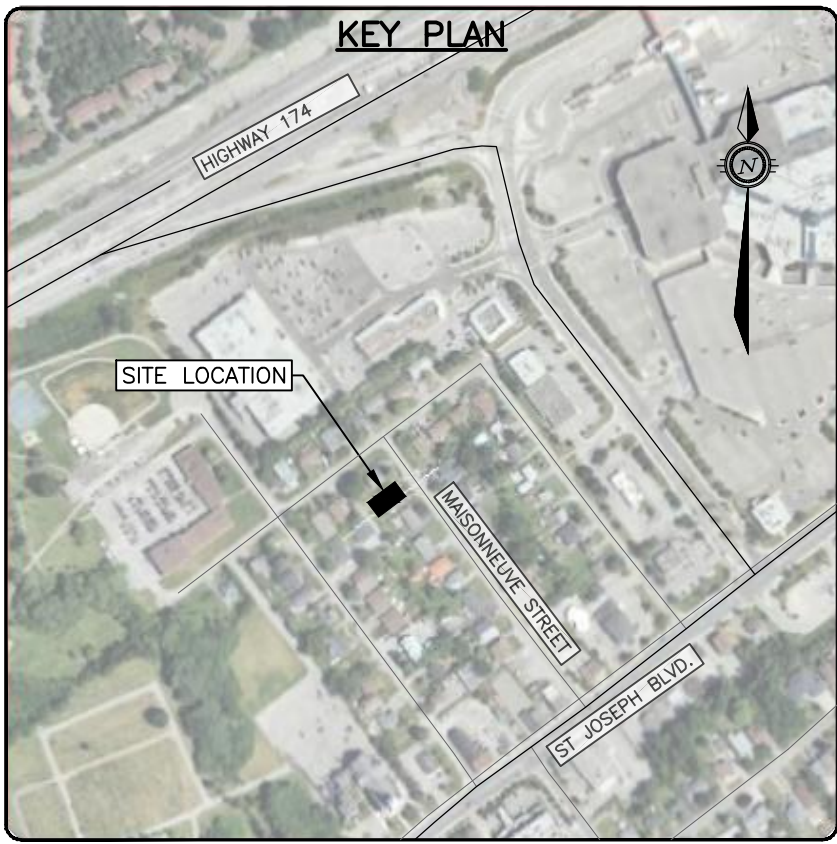
PROJECT  
**1108 MAISONNEUVE**  
OTTAWA, ONTARIO. K1C 1L1  
**SITE GRADING PLAN**  
C200

PROJECT No.  
OTT-24006872-AD  
SURVEY  
ADV  
DATE  
31/07/24  
DRAWING No.  
C200

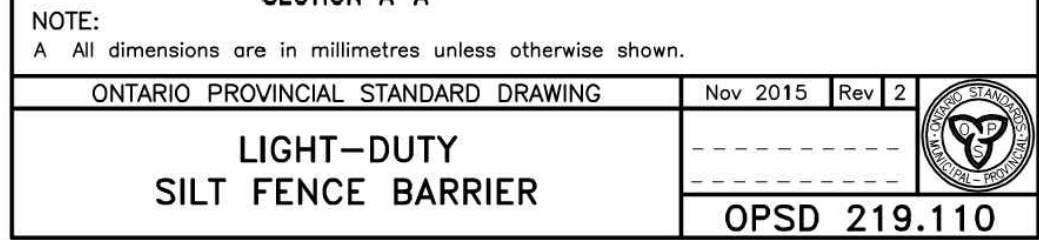
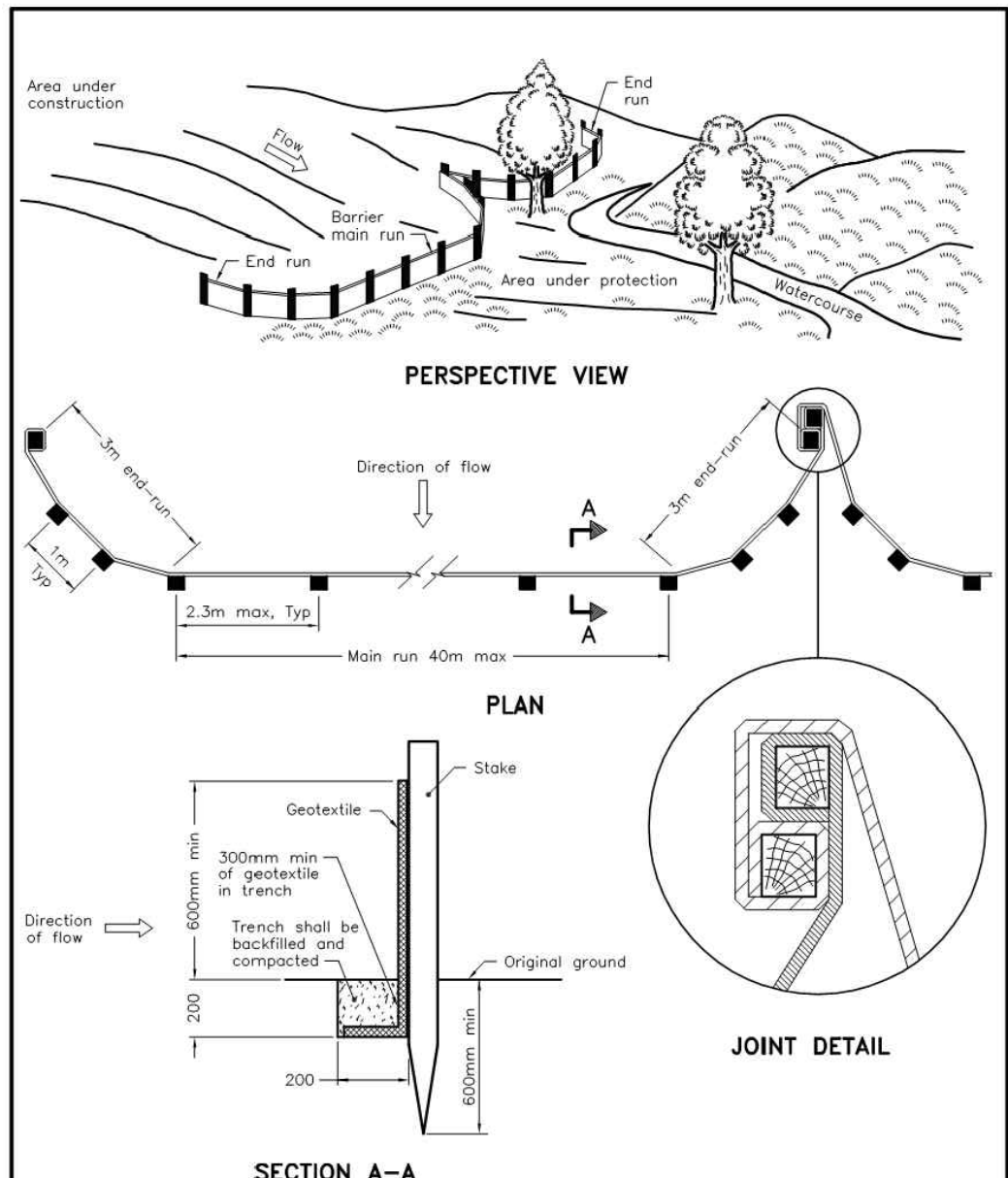
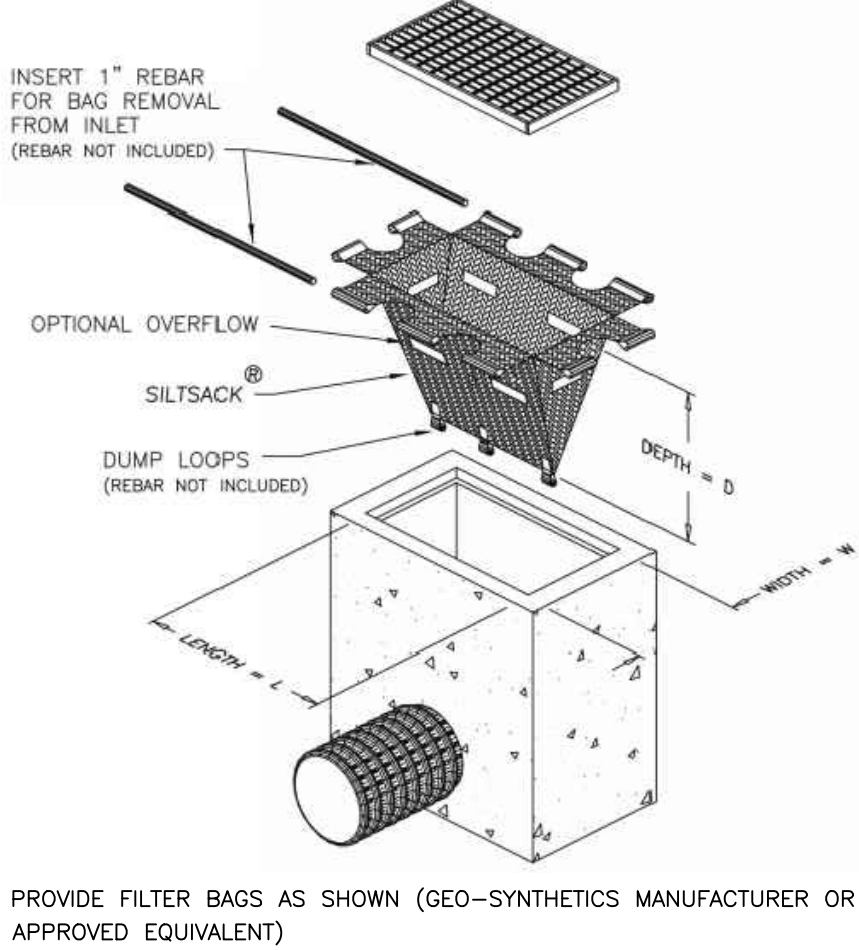


**JOHN SEVIGNY C.E.T.**  
**MANAGER (A), DEVELOPMENT REVIEW EAST**  
**PLANNING, DEVELOPMENT & BUILDING SERVICES**  
**DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
By sevignyo at 3:23 pm, Oct 02, 2025



- NOTES:**
- STONE - USE CLEAR CRUSHED 100mm STONE.
  - LENGTH - AS REQUIRED BUT NOT LESS THAN 15.0m.
  - THICKNESS - NOT LESS THAN 300mm.
  - WIDTH - 7.0m MINIMUM, NOT LESS THAN THE WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
  - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



- NOTES:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO WOOD POSTS WITH WIRE TIES OR STAPLES.
  - POSTS TO BE SPACED AT 2.3 METRES CENTRE TO CENTRE.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY A MINIMUM OF 500mm.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
  - WOOD POSTS TO BE HARDWOOD TYPE (50mm x 50mm).
  - GEOTEXTILE TO BE EMBEDDED 200mm INTO GROUND.
  - GEOTEXTILE TO CONFORM TO OPSS 805 STANDARDS.
  - SILT FENCE MUST BE INSTALLED BEFORE COMMENCEMENT OF CONSTRUCTION AND IN ACCORDANCE WITH DETAIL. SILT FENCE CAN BE REMOVED AFTER LANDSCAPING IS COMPLETE.
  - SEDIMENTS MUST BE CLEARED AWAY WHEN THEY REACH HALF THE HEIGHT OF THE FENCE.

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1	SPA	06/08/24	AGJ	AJ					

DESIGNED BY  
A. K. JARIWALA  
100562090  
2025/09/23  
PROVINCE OF ONTARIO

REVIEWED BY  
A. K. JARIWALA  
100562090  
2025/09/23  
PROVINCE OF ONTARIO

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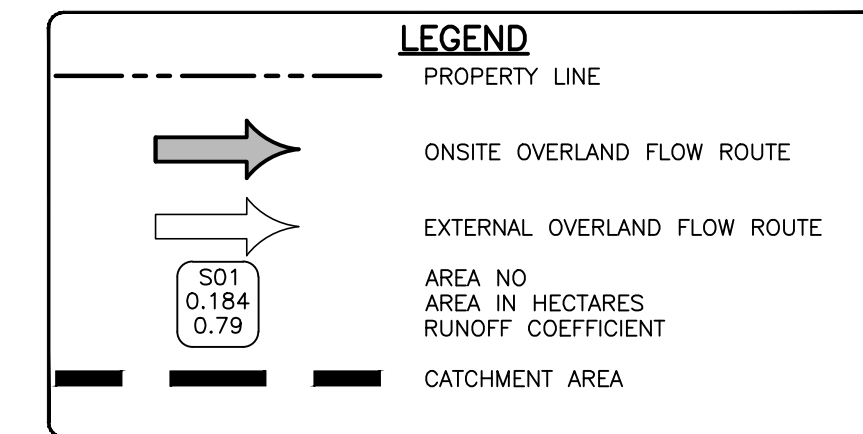
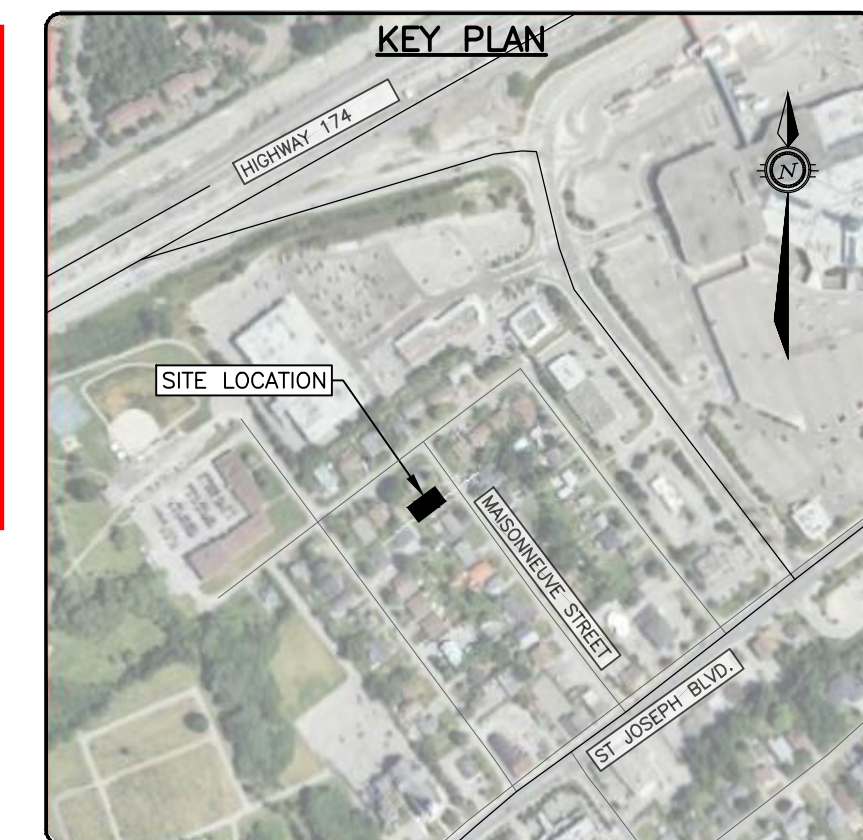
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**BASEPLAN**  
AGJ  
**DESIGN**  
AGJ  
**CHECKED**  
AGJ  
**CAD**  
AGJ  
**PROJECT MANAGER**  
AJ  
**APPROVED**  
AA

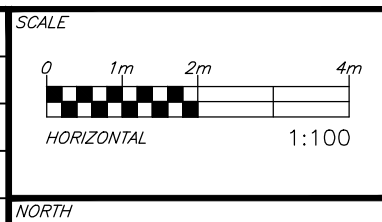
**PROJECT**  
**1108 MAISONNEUVE**  
**OTTAWA, ONTARIO. K1C 1L1**

**EROSION AND SEDIMENT CONTROL PLAN**


**PROJECT No.**  
OTT-24006872-AD  
**SURVEY**  
ACV  
**DATE**  
31/07/24  
**DRAWING No.**  
C300




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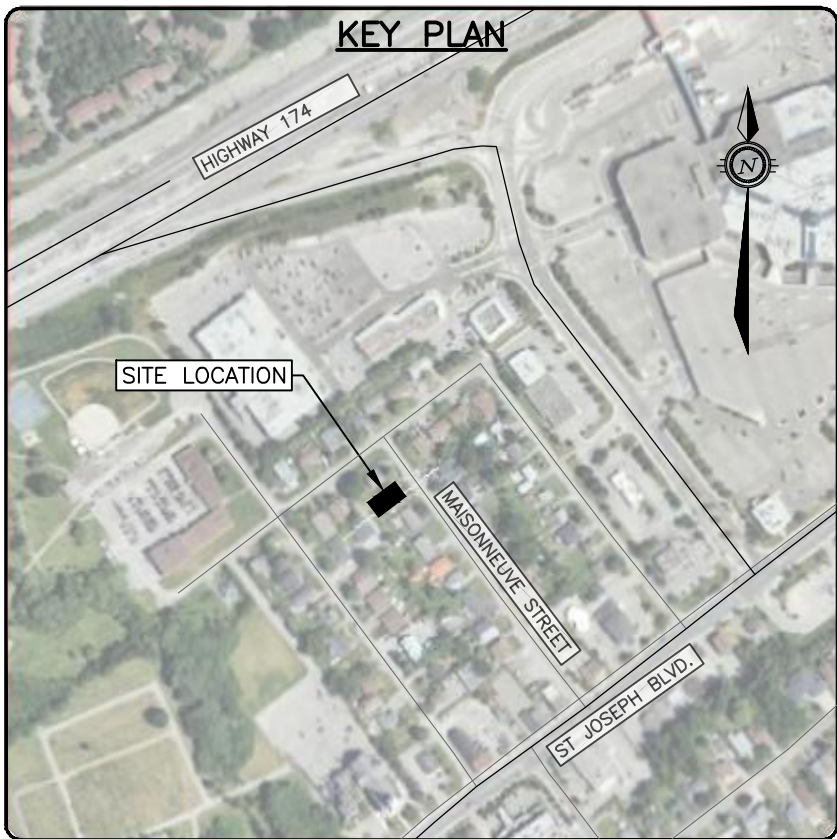
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BASEPLAN	AGJ
DESIGN	AGJ
CHECKED	AJ
CAD	AGJ
PROJECT MANAGER	AJ
APPROVED	AA

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PRE-DEVELOPMENT  
CATCHMENTS

PROJECT No.	OTT-24006872-AC
SURVEY	AOV
DATE	31/07/24
DRAWING No.	C400



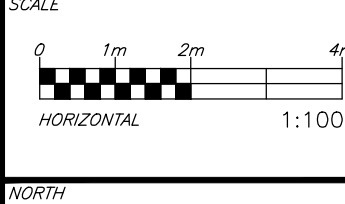
**LEGEND**

- PROPERTY LINE
- ONSITE OVERLAND FLOW ROUTE
- EXTERNAL OVERLAND FLOW ROUTE
- AREA NO  
AREA IN HECTARES  
RUNOFF COEFFICIENT
- CATCHMENT AREA

ROOF PONDING TABLE					
Area #	2-year Ponding Depth (mm)	100-year Ponding Depth (mm)	Weir Type	No of Weirs per Drain	Weir Position
P01-A	91	142	WATTS ACCUTROL	1	1/4 OPEN
P01-B	97	148	WATTS ACCUTROL	1	1/4 OPEN

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BY

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BASE PLAN	AGJ
DESIGN	AGJ
CHECKED	AJ
CAD	AGJ
PROJECT MANAGER	AJ
APPROVED	AA

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OTTAWA, ONTARIO. K1C 1L1

## POST-DEVELOPMENT CATCHMENTS

PROJECT No.	OTT-24006872-AC
SURVEY	AOV
DATE	31/07/24

C500