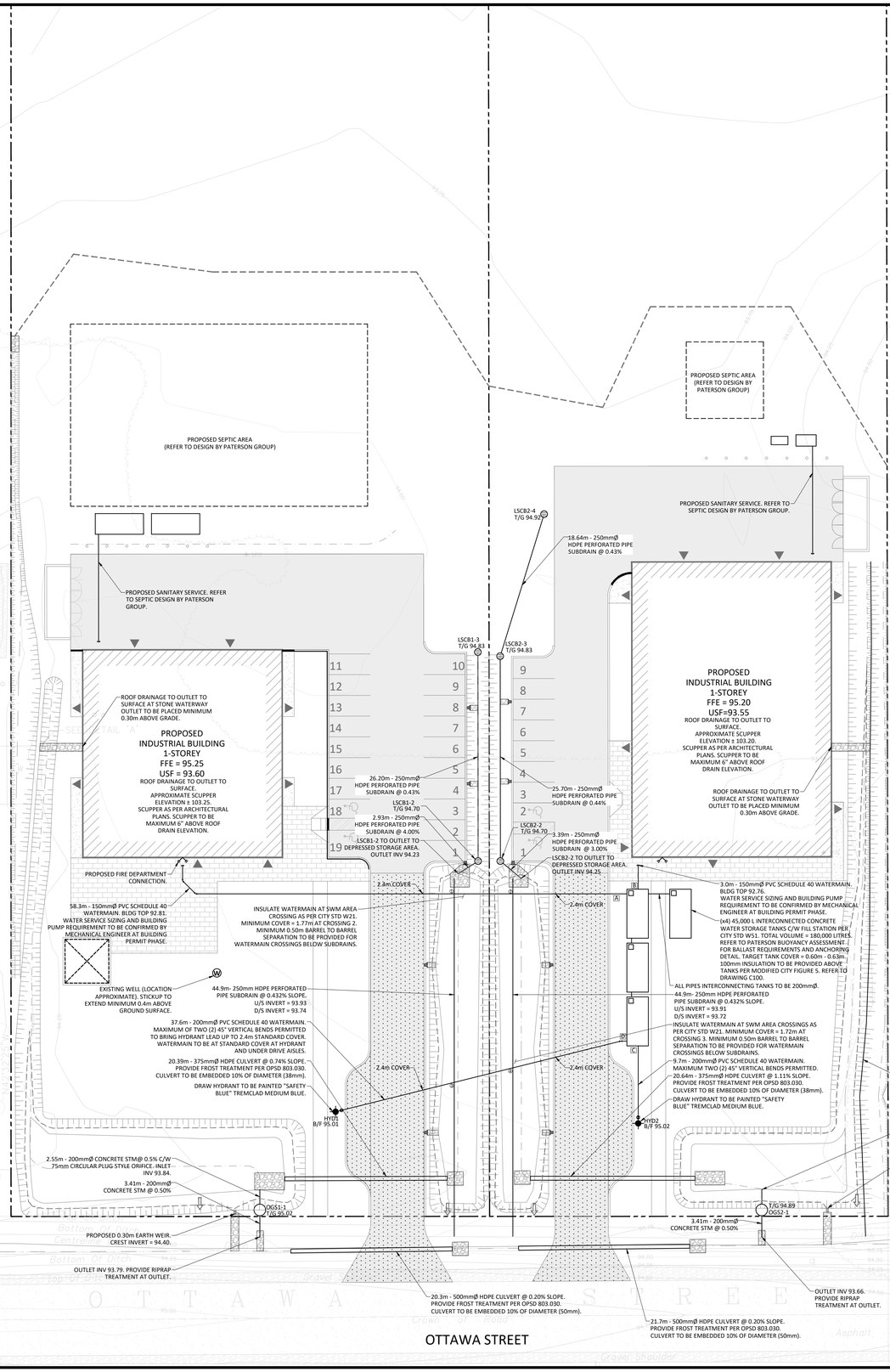


GENERAL NOTES

1. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
3. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
4. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
5. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
6. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
7. CONTRACTOR TO MINIMIZE THE ACTUAL LIMITS OF REMOVALS AND DISTURBED AREA WHEREVER POSSIBLE, AND SHALL MAKE THEIR OWN JUDGEMENT AND ACCOUNT FOR ALL MATERIAL AND LABOUR REQUIRED FOR ADEQUATELY REINSTATING THE AREA TO PRE-CONSTRUCTION CONDITIONS OR BETTER, AND BEAR THE COST OF THE SAME. NO ADDITIONAL PAYMENT WILL BE MADE FOR REINSTATEMENT WORK NOT SHOWN ON THE CONTRACT DRAWING AS A DIRECT RESULT FROM CONSTRUCTION.
8. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
10. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
11. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
12. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
13. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
14. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
    - ELECTRICAL SERVICE - HYDRO ONE,
    - GAS SERVICE - ENBRIDGE,
    - TELEPHONE SERVICE - BELL CANADA,
    - TELEVISION SERVICE - ROGERS.
16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.
17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.
19. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY PATERSON GROUP, DATED JULY 9, 2025.

ELEVATION NOTES

1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. REFER TO EGIS SURVEYING INC. DRAWING #CCO-25-0415 OTTAWA ST INTEGRATION DATA NOTE. BEARING ARE UTM GRID BEARINGS, DERIVED BY REAL TIME NETWORK GNSS OBSERVATIONS ON OBSERVED REFERENCE POINTS 'A' AND 'B' SHOWN ON DRAWING #CCO-25-0415 OTTAWA ST, AND ARE REFERRED TO THE NAD83 CSRS (2010) MTM ZONE 9 COORDINATE SYSTEM.
3. REFER TO EGIS SURVEYING INC. DRAWING #CCO-25-0415 OTTAWA ST VERTICAL DATUM NOTES. TOPOGRAPHIC SURVEY ELEVATIONS ARE GEODETIC (CGVD 2013) AND ARE DERIVED FROM GNSS OBSERVATIONS REFERENCED TO THE CGG 2013 GEOID MODEL. PLEASE NOTE, OBSERVED LOCAL DIFFERENCE BETWEEN THIS DATUM AND CGVD28:78 IS APPROXIMATELY -0.31M. CARE SHOULD BE TAKEN TO UNDERSTAND THE VERTICAL DATUM USED WHEN REVIEWING THIS AND OTHER RELATED GEOGRAPHIC INFORMATION.

SEWER NOTES:

1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
   - 2.1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
   - 2.2. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
   - 2.3. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.
   - 2.4. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
3. SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
4. SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
5. SEWERS AND WATERMAINS LOCATED PARALLEL TO EACH OTHER SHOULD BE CONSTRUCTED IN SEPARATE TRENCHES. WHEN IT IS IMPOSSIBLE OR NOT PRACTICAL TO MAINTAIN VERTICAL AND/OR HORIZONTAL SEPARATION PER MECP STANDARDS, ALL SEWERS SHOULD BE CONSTRUCTED OF WATERMAIN QUALITY PIPE, PRESSURE TESTED IN PLACE AT A PRESSURE OF 350 kPa (50 psi) WITHOUT LEAKAGE USING THE TESTING METHODOLOGY IN ONTARIO PROVINCIAL STANDARD SPECIFICATION 701 (OPSS 701) OF THE OPS.
6. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER CITY DETAIL S35, OPTION A.
7. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"X8' LONG MARKER.
8. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
9. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

ROADWAY NOTES

1. RESTORE ANY TRENCHES AND DISTURBED SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF CITY AUTHORITIES.
2. CONCRETE CURB AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SC1.1 (BARRIER CURB), SC2 (MONOLITHIC SIDEWALK & CURB), AND SC4 (STANDARD SIDEWALK) AS NOTED. PROVISIONS SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS, DRIVEWAYS AND RAMPS.
3. PAVEMENT REINSTATEMENT TO BE ACCORDANCE WITH CITY OF OTTAWA DETAIL R10 WITHIN THE CITY ROW.AS WELL AS WITHIN PRIVATE LAND.
4. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
5. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 100% SPMDD.
6. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
7. SUB- EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300mm LIFTS.
8. PAVEMENT STRUCTURE: REFER TO DETAIL ON DRAWING C101.

WATERMAIN NOTES

1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
2. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. INSULATE ALL WATERMAINS AND SERVICES THAT HAVE LESS THAN 2.4m COVER WITH THERMAL INSULATION AS PER CITY DETAIL W22.
3. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER AND CITY OF OTTAWA STANDARDS W25 AND W25.2.
4. THERMAL INSULATION OF WATERMAINS AT SWM AREA CROSSING AS PER CITY DETAIL W21.
5. CONCRETE THRUST BLOCKS TO CONFORM TO CITY STANDARD W25.3.
6. WATERMAIN TO BE SCHEDULE 40 PVC OR APPROVED EQUIVALENT WITH SOLVENT-WELDED JOINTS.
7. ALL PVC WATERMAIN SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY STANDARD W36.
8. FIRE HYDRANTS SHALL CONFORM TO CITY STANDARD W18 AND W19.
9. VALVE BOXES SHALL CONFORM TO CITY STANDARD W24.
10. VALVES TO BE INSTALLED WITH VALVE BOXES AS PER CITY STANDARD W24.
11. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN/WATER SERVICE AND SEWER/UTILITY IS 0.25m FOR CROSSING OVER THE SEWER, AS PER CITY DETAIL W25.2 FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.5m AS PER CITY DETAIL 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.
12. WATER STORAGE TANKS TO BE BOYD BROS 45,000 OR APPROVED EQUIVALENT.
13. STORAGE TANKS TO BE PROVIDED WITH BALLAST FOR BUOYANCY PROTECTION IN ACCORDANCE WITH "ANCHOR DETAIL - FIRE TANKS" MEMO PREPARED BY PATERSON GROUP.

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
LSCB1-2	94.70	NW94.350	S94.347	PER CITY STANDARD S30
LSCB1-3	94.83		SE94.463	PER CITY STANDARD S31
LSCB2-2	94.70	NW94.350	E94.350	PER CITY STANDARD S30
LSCB2-3	94.83	NW94.470	SE94.463	PER CITY STANDARD S30
LSCB2-4	94.92		SE94.551	PER CITY STANDARD S31
OGS1-1	95.02	NW93.832	SE93.807	STORMCEPTOR EFO4 60% TSS REMOVAL
OGS2-1	94.89	NW93.698	SE93.673	STORMCEPTOR EFO4 60% TSS REMOVAL

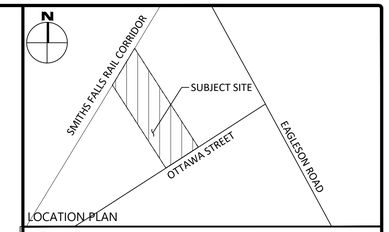
CROSSING CONFLICT TABLE

LOCATION	DESCRIPTION	SEPARATION
1	250mmØ HDPE SUBDRAIN INV 93.93 150mmØ WTR MAIN OBV 92.41	1.52
2	250mmØ HDPE SUBDRAIN INV 93.91 150mmØ WTR MAIN OBV 92.45	1.46
3	250mmØ HDPE SUBDRAIN INV 93.82 200mmØ WTR MAIN OBV 92.35	1.47
4	250mmØ HDPE SUBDRAIN INV 93.81 200mmØ WTR MAIN OBV 92.36	1.45

WATER COVER TABLE

LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
A - STORAGE TANK	0+100.00	95.11	91.29	3.82
45° BEND	0+154.08	95.18	92.78	2.40
45° BEND	0+156.39	95.19	92.79	2.40
PHASE 1 BUILDING	0+158.32	95.21	92.81	2.40
B - STORAGE TANK	0+200.00	95.12	91.29	3.83
PHASE 2 BUILDING	0+203.03	95.15	92.75	2.40
C- STORAGE TANK	0+300.00	95.10	91.29	3.81
200mmØ VALVE	0+308.97	94.92	92.52	2.40
HYD2	0+309.72	94.92	92.52	2.40
D - STORAGE TANK	0+400.00	95.09	91.29	3.80
11.25° BEND	0+400.78	95.05	91.29	3.76
200MMØ VALVE	0+436.84	94.94	92.54	2.40
HYD1	0+437.94	94.91	92.51	2.40

WATERMAIN ELEVATION AT STORAGE TANK AS PER BOYD BROS 45,000L FIRE TANK SHOP DRAWING. PROVIDE VERTICAL BENDS AS REQUIRED TO MEET TARGET COVER AT BUILDINGS. MAXIMUM 2 VERTICAL BENDS PERMITTED ON DRY HYDRANT LEADS.



LOCATION PLAN

LEGEND

	CONCRETE BARRIER CURB		LIMIT OF CONSTRUCTION
	CONCRETE WALKWAY		DRAINAGE SWALE
	PROPOSED ASPHALT		DRAINAGE DITCH
	PROPOSED HEAVY DUTY ASPHALT		SLOPING AT 3:1 UNLESS SPECIFIED
LSCB#	LANDSCAPING CATCHBASIN	95.50	SURFACE ELEVATION
CBMH# T/G	CATCHBASIN MANHOLE	95.50 (S)	SWALE ELEVATION
CB# T/G	CATCHBASIN	T/W 95.50 B/W 94.25	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
MH#A T/G	SANITARY SEWER MANHOLE		OVERLAND FLOW ROUTE
HYD B/F	FIRE HYDRANT		SILT FENCE BARRIER
	WATER VALVE		STRAW BALE CHECK DAM
	WATER METER		MUD MAT
	REMOTE WATER METER		CURB OUTLET PER OPSD 604.010
	RETAINING WALL		PROPERTY BOUNDARY
OGS#	OIL & GRIT SEPARATOR UNIT		

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revisions	Date
7	REISSUED FOR SITE PLAN CONTROL	JUN. 16, 2026
6	REISSUED FOR SITE PLAN CONTROL	JAN. 28, 2026
5	REISSUED FOR SITE PLAN CONTROL	NOV. 21, 2025
4	REISSUED FOR SITE PLAN CONTROL	SEP. 16, 2025
3	REISSUED FOR SITE PLAN CONTROL	JUN. 06, 2025
2	ISSUED FOR SITE PLAN CONTROL	OCT. 17, 2024
1	ISSUED FOR COORDINATION	OCT. 11, 2024

Check and verify all dimensions before proceeding with the work — Do not scale drawings

SCALE 1 : 300
0 5 10 15 20 25 30 Metres

egis
750 Palladium Drive, Suite 310
Kanata, ON K2V 1C7
Tel: 613-836-2184
Fax: 613-836-3742
www.egis-group.com

Stamp: LICENSED PROFESSIONAL ENGINEER — 25-0415 — 2026.06.16 — F. J. VALENTI — 100508068 — PROVINCE OF ONTARIO

Client:
99117756 CANADA INC.
411 LEGGET DRIVE, SUITE 710
OTTAWA, ON K2K 3C9

Project:
DISTILLERY & WAREHOUSE
5923 OTTAWA STREET

Drawing Title:
SITE SERVICING PLAN

Scale: 1:300	Project Number: CCO-25-0415
Drawn By: FV	
Checked By: JB	Drawing Number: C102
Designed By: AG	

D07-12-25-0078

#19400

FILENAME: U:\Infrastructure\2025\CCO-25-0415\99117756-Canada Inc.SPA Distillery & Warehouse, 5923 Ottawa Street\12 - Drawings\CCO-25-0415 - Presentation.dwg
LAYOUT: ANSI B (11.00 X 17.00) LAST MODIFIED: Tuesday, June 16, 2026 8:49:11 AM LOGIN: MF-CV-STANDARD.nb