

July 10, 2026

File: 103752.002 - Rev1

To: 1600 James Naismith LP, 1460 The Queensway, Suite M264, Toronto, Ontario

From: Matthew Rainville, C.E.T.

**Re: Geotechnical Review of Servicing and Grading Plans
Proposed Development, 1600 James Naismith Drive, Ottawa, Ontario**

At your request, GEMTEC has reviewed the plans that have been provided to our firm to confirm that the applicable information provided on the plans complies with the recommendations provided in our report 'Geotechnical Investigation, Proposed Residential Development, 1600 James Naismith Drive, Ottawa, Ontario', dated February 13, 2026.

Specifically, the following plans (prepared by KWA Site Development Consultants Inc.) have been reviewed, and these are attached to this document:

- Drawings No. S1, S2, and S3 – Servicing Plan, dated July 2026;
- Drawings No. G1 and G2 – Grading Plan, dated July 2026;
- Drawings No. D1 and D2 –Details, dated July 2026; and,
- Drawing No. PP1 – Service Connection Profile, dated July 2026

Based on our review of the noted plans, it is considered that the information provided on the plans, to which the geotechnical recommendations provided in GEMTEC's noted report are relevant, is in conformance with those recommendations.

We trust this memorandum and its attachments provides sufficient information for your present purposes. If you have any questions concerning this report, please do not hesitate to contact our office.

A handwritten signature in black ink, appearing to read 'M. Rainville', with a stylized, flowing script.

Matthew Rainville, C.E.T.
Senior Geotechnical Technologist

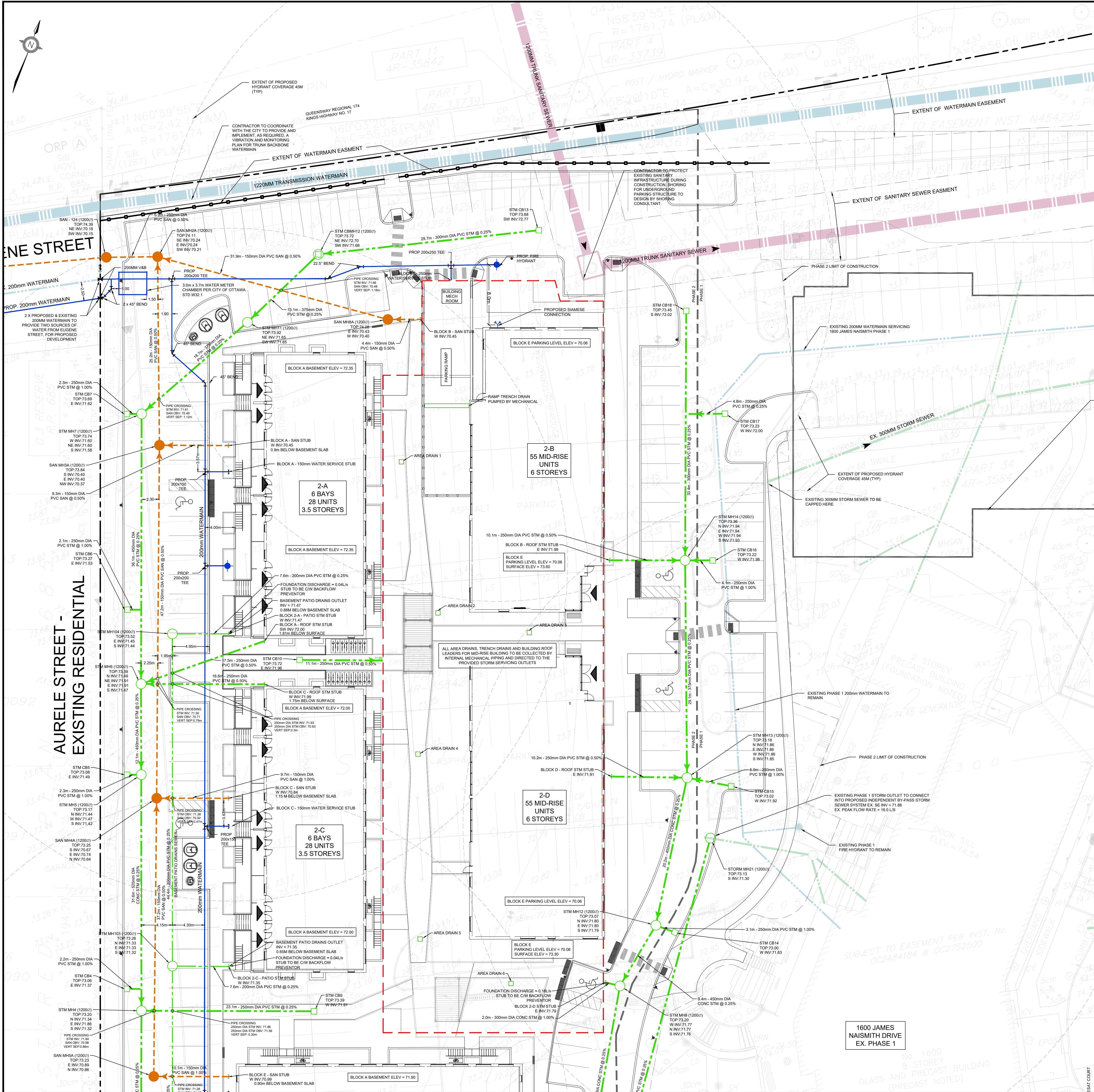
Enclosures

1. Copies of reviewed plans

N:\Projects\103700\103752.002\02_Project Management\City Ottawa Comments\103752.002_MEM02_Design Plans Rev_2026-07-10_Rev1.docx

REFER TO S3 FOR CONTINUATION

File: \\www-4202-common\proj\24062_Monro_James_Naismith_Drive_24062 - SERVING PLAN.dwg, Layout: S1 Date: Jul 10, 2026 7:45am, Edit By: YJG



GENERAL NOTES:

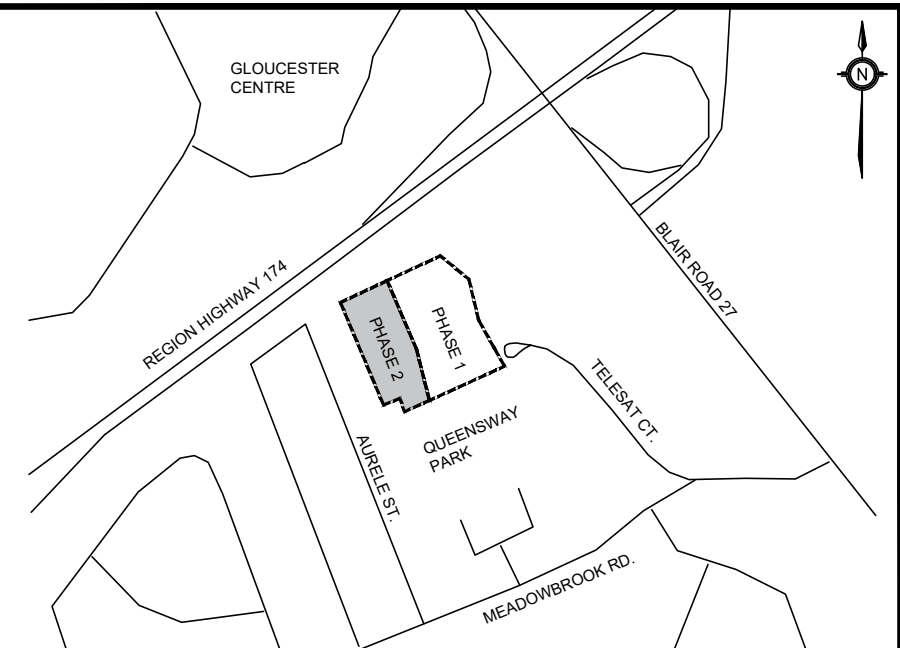
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WATERMAINS:

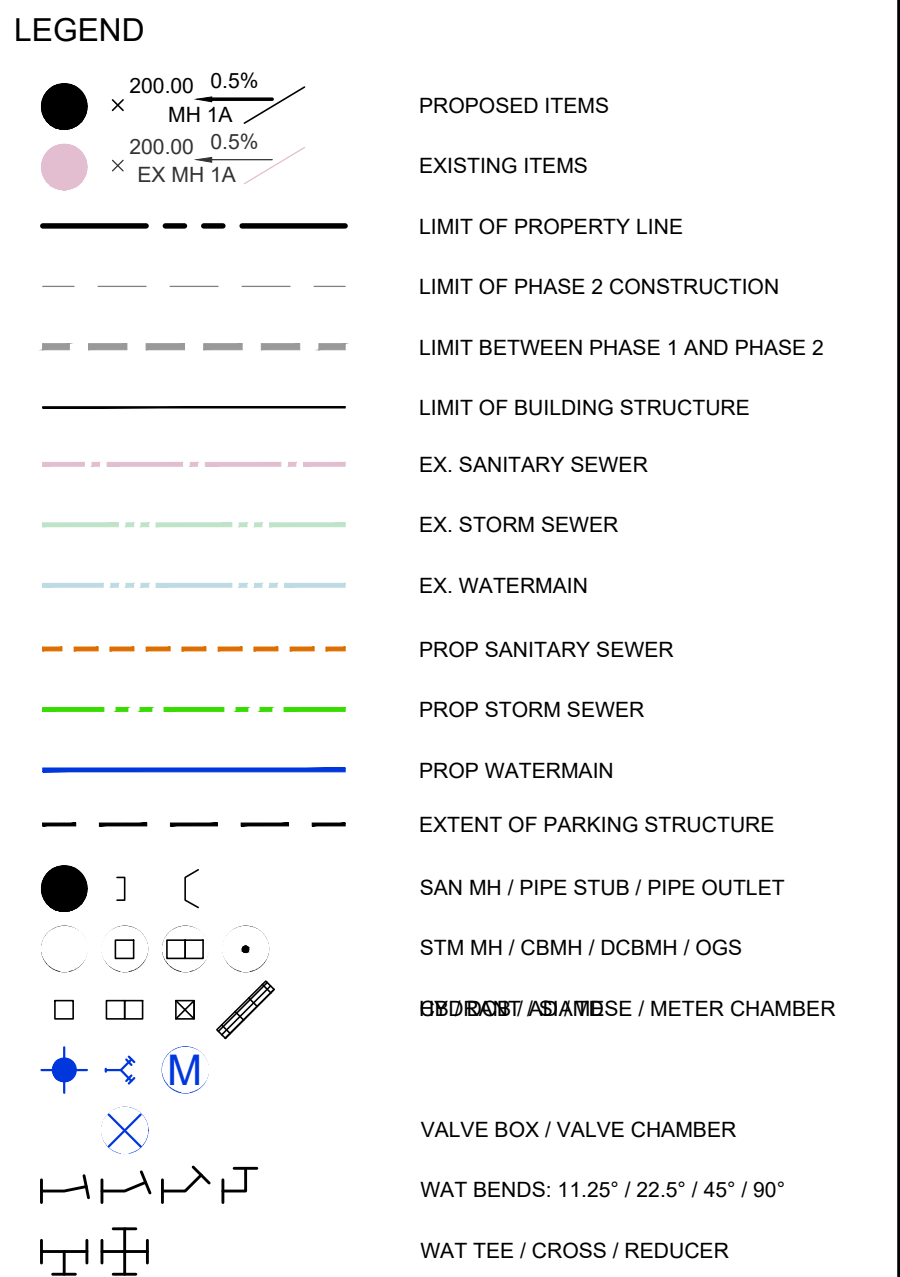
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SANITARY & STORM SEWER:

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- MAIN LINE PVC PIPE AS PER SDR-35 CSA B182.2-06 CERTIFIED ASTM D3034-04A, F69-03. SERVICE CONNECTION PVC PIPE TO BE AS PER SDR-28 CSA B 182.2-06 CERTIFIED ASTM D3034-04A.
- SINGLE CATCHBASINS SHALL BE AS PER OPSD 705.010, WITH FRAMES AND COVERS AS PER CITY OF OTTAWA DETAIL S19 OR S19.1.
- CONCRETE PIPE SEWER BEDDING SHALL BE CLASS 'B' AS PER OPSD 802.030. PVC PIPE SEWER BEDDING SHALL BE CLASS 'B' AS PER OPSD 802.030 TO TOP OF SEWER WITH A MINIMUM 300mm SAND COVER OVER PIPE NATIVE BACKFILL TO BE COMPACTED TO A MIN 98% STANDARD PROCTOR DENSITY.
- ALL STORM SEWER PIPES UP TO 450mm DIA. SHALL BE PVC SDR-35 OR APPROVED EQUIVALENT. ALL STORM SEWER PIPES 500mm DIA. AND LARGER SHALL BE CONCRETE AND EQUAL TO C.S.A. SPECIFICATIONS A257.2 REINFORCED CLASSES AS SPECIFIED (65-D, 100-D, 140-D) OR LATEST AMENDMENT UNLESS OTHERWISE SPECIFIED.
- ALL SANITARY PVC SEWER PIPES SHALL BE SDR-35 EQUAL CSA SPECIFICATIONS B182.2-M1990 OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.
- SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150mm MINIMUM, PVC CLASS DR 25 INSTALLED AT 2% AND ANY COLOR EXCEPT WHITE, FOR SINGLE RESIDENTIAL DWELLINGS.
- SANITARY MAINTENANCE HOLE SHALL HAVE WATERTIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSD 801.030.
- NON-REINFORCED CONCRETE PIPE 150mm TO 250mm SHALL BE AS PER CSA A257-1-03 CLASS 3. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLES 807.040. BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.030, 802.031, 802.032 OR 802.033.
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- ALL CATCH BASINS AND CATCH BASIN MANHOLES ARE TO INCLUDE SUBDRAIN TREATMENT AS PER DETAIL ON DRAWING D1.
- ALL BLIND CONNECTIONS TO MATCH THE INVERT OF THE CATCH BASIN LEAD AT THE SPRINGLINE OF THE STORM PIPE, OTHERWISE INSTALL THE CATCH BASIN LEAD AT A MAXIMUM 2.00% AND DROP IN PIPE.
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KEY PLAN
N.T.S. ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2



HORIZONTAL DATUM:	PROJECTION: MODIFIED TRANSVERSE MERCATOR (NTM, ZONE 9, CMT6 30W), NAD 83 (ORIGINAL)
VERTICAL DATUM:	ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1985) AND ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON A PLAN BY STANTEC/GEOMATICS LTD. DATED DECEMBER 21, 2021.
BEARING:	BEARINGS ARE GRS, DERIVED FROM CANMET VRS NETWORK GPS OBSERVATIONS ON NOV. 1997. WEST LONGITUDE MTM ZONE 9, NAD 83 (ORIGINAL). 1977303.0 N 020002.0 E 830015.0 1980110.0 N 030336.0 E 830024.0
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING
SURVEY:	STANTEC, 220909

NO.	ISSUE	DATE	BY
2	SITE PLAN APPROVAL - SUBMISSION 2	JULY 2026	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	FEB 2026	TF

NOT FOR CONSTRUCTION

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KWA. THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT FROM KWA IS STRICTLY PROHIBITED.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO KWA 48 HOURS PRIOR TO ANY CONSTRUCTION.



KWA SITE DEVELOPMENT CONSULTING INC.
2455 AUCKLAND DRIVE
BURLINGTON, ON L7L 7A9

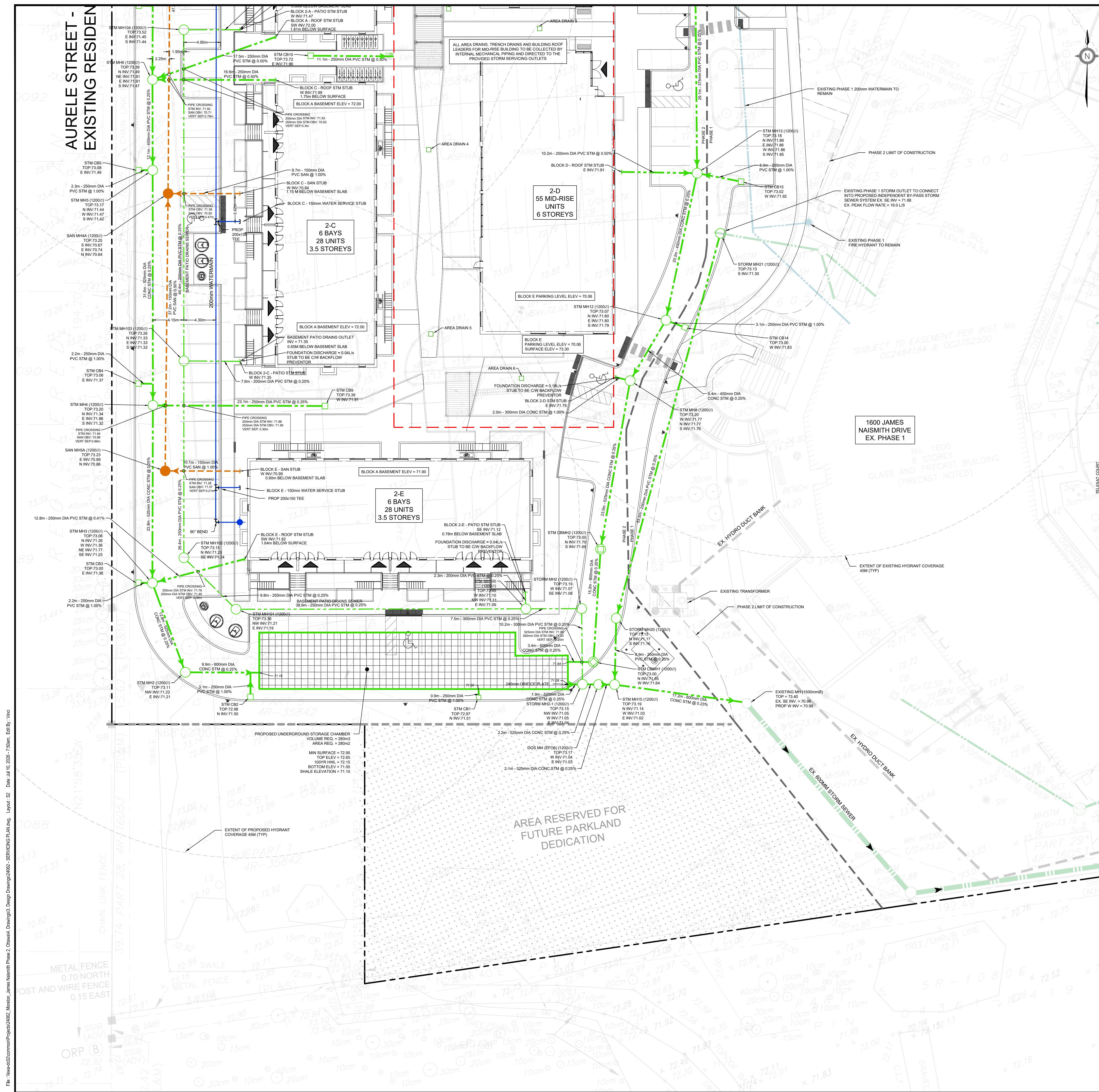
CLIENT:
1600 JAMES NAISMITH DRIVE LP
1460 THE QUEENSWAY, SUITE M264
TORONTO, ONTARIO
M8Z 1S4

1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

SERVING PLAN

SCALE:	1:250	PROJECT #	24062
DATE:	JANUARY 2026	DRAWING #	S1
DRAWN BY:	TF		
DESIGNED BY:	TF		
CHECKED BY:	TF		

REFER TO S2 FOR CONTINUATION



GENERAL NOTES:

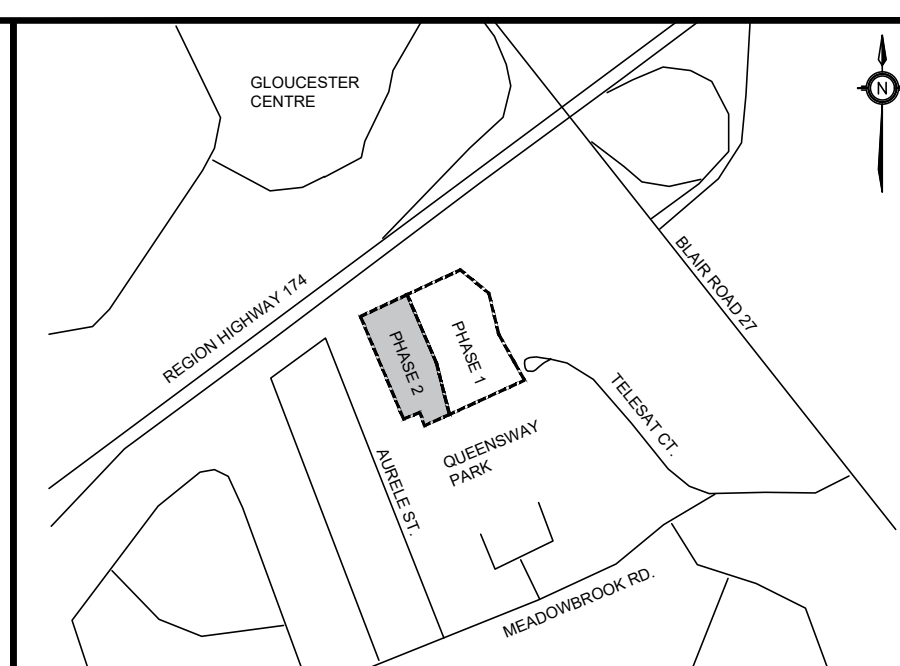
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KEY PLAN
N.T.S.

ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

LEGEND

PROPOSED ITEMS	EXISTING ITEMS



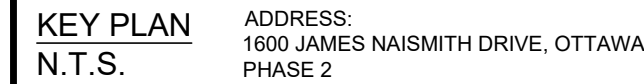
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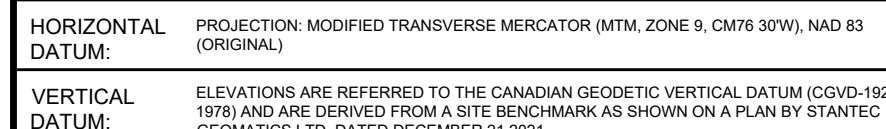
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11. ALL WATERMAINS TO BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH LOCAL MUNICIPAL AND PROVINCIAL GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
12. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING MAINS IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATION.
13. BOTH THE FIRE AND DOMESTIC WATER SERVICES MUST COMPLY WITH THE CURRENT BUILDING DEPARTMENT OF THE CITY OF OTTAWA STD DETAIL W24 AND CSA B-64 SERVICE STANDARDS.

SANITARY & STORM SEWER

1. MANHOLES SHALL BE AS PER OPSD 701.010 AND OPSD 701.011, FRAMES AND COVERS SHALL BE AS PER CITY OF OTTAWA DETAILS S24.1, S24.2 & S28.1. SAFETY PLATFORMS TO BE INSTALLED WHERE DEPTH EXCEEDS 5.0m.
2. LATEX FREE PVC PIPE AS PER SDR-35, SDR-35 CLASS B192-260 CERTIFIED ASNT D3030-04A, F679-03. SERVICE CONNECTION PVC PIPE TO BE AS PER SDR-28 CLASS B 182-260 CERTIFIED ASNT D3030-04A.
3. ALL CATCH BASIN LIDS SHALL BE AS PER OPSD 705.010, WITH FRAMES AND COVERS AS PER CITY OF OTTAWA DETAIL S19.9 OR S19.1.
4. CONCRETE PIPE SEWER BEDDING SHALL BE CLASS B' AS PER OPSD 802.030, PVC PIPE SEWER BEDDING SHALL BE CLASS B' AS PER OPSD 802.030 TO TOP OF SEWER. MINIMUM BEDDING SHALL BE 150mm TO 250mm OVER PIPE. NATIVE BACKFILL TO BE COMPACTED TO A MIN. 86% STANDARD PROCTOR DENSITY.
5. ALL STORM SEWER PIPES UP TO 450mm DIA. SHALL BE PVC SDR-35 OR APPROVED EQUIVALENT. ALL STORM SEWER PIPES OVER 450mm DIA. SHALL BE HDPE SDR-35 OR APPROVED EQUIVALENT. ALL CONCRETE AND EQUAL TO C.S.A. SPECIFICATIONS A257.2 REINFORCED CLASSES AS SPECIFIED (65-D, 100-D, 140-D) OR LATEST AMENDMENT UNLESS OTHERWISE SPECIFIED.
6. ALL SANITARY PIPE SEWER PIPES SHALL BE SDR-35 EQUAL C.S.A. SPECIFICATIONS B182-24/M1990 OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.
7. SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150mmØ MINIMUM, PVC CLASS B182-24/M1990, SHALL BE AT 2% AND ANY COLOR EXCEPT WHITE, FOR SINGLE RESIDENTIAL DWELLINGS.
8. SANITARY MAINTENANCE HOLE SHALL HAVE WATER/TIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSD 401.030.
9. ALL CONCRETE RIGID PIPE SHALL BE 150mm TO 250mm SHALL BE AS PER C.S.A. A257.1-03 CLASS 3. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLES 802.030, BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.030, 802.031, 802.032 OR 802.033.
10. BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.030, 802.031, 802.032 OR 802.033.
11. ALL MANHOLE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 86% STANDARD PROCTOR DENSITY.
12. ALL CATCH BASINS AND CATCH BASIN MANHOLES ARE TO INCLUDE SUBDRAIN TREATMENT AS PER DETAIL ON DRAWING D1.
13. ALL BLIND CONNECTIONS TO MATCH THE INVERT OF THE CATCH BASIN LEAD TO THE SPROINGING OF THE STORM SEWER. OTHERWISE INSTALL THE CATCH BASIN LEAD AT A MAXIMUM 2.00% AND DROP INTO PIPE.
14. UNLESS OTHERWISE NOTED, CATCH BASINS LEADS SHALL BE 250mmØ AT MINIMUM.
15. THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SANITARY AND STORM SEWERS, INCLUDING PICTORIAL REPORT, TWO (2) CD COPIES AND ONE (1) VIDEO TAPES IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS TO BE INSPECTED PRIOR TO ANY CONSTRUCTION.
16. THE CONTRACTOR SHALL CONTACT THE MUNICIPALITY AT LEAST 48 HOURS PRIOR TO CONNECTING TO THE EXISTING SANITARY & STORM MANHOLE.
17. SERVICE CONNECTIONS AND UTILITY CUTS TO BE BACKFILLED WITH UNSHrinkABLE FILL.



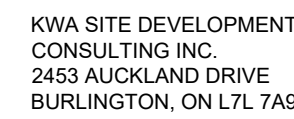
LEGEND



2	SITE PLAN APPROVAL - SUBMISSION 2	JULY 2026	TI
1	SITE PLAN APPROVAL - SUBMISSION 1	FEB 2026	TI
NO.	ISSUE	DATE	B'

NOT FOR CONSTRUCTION

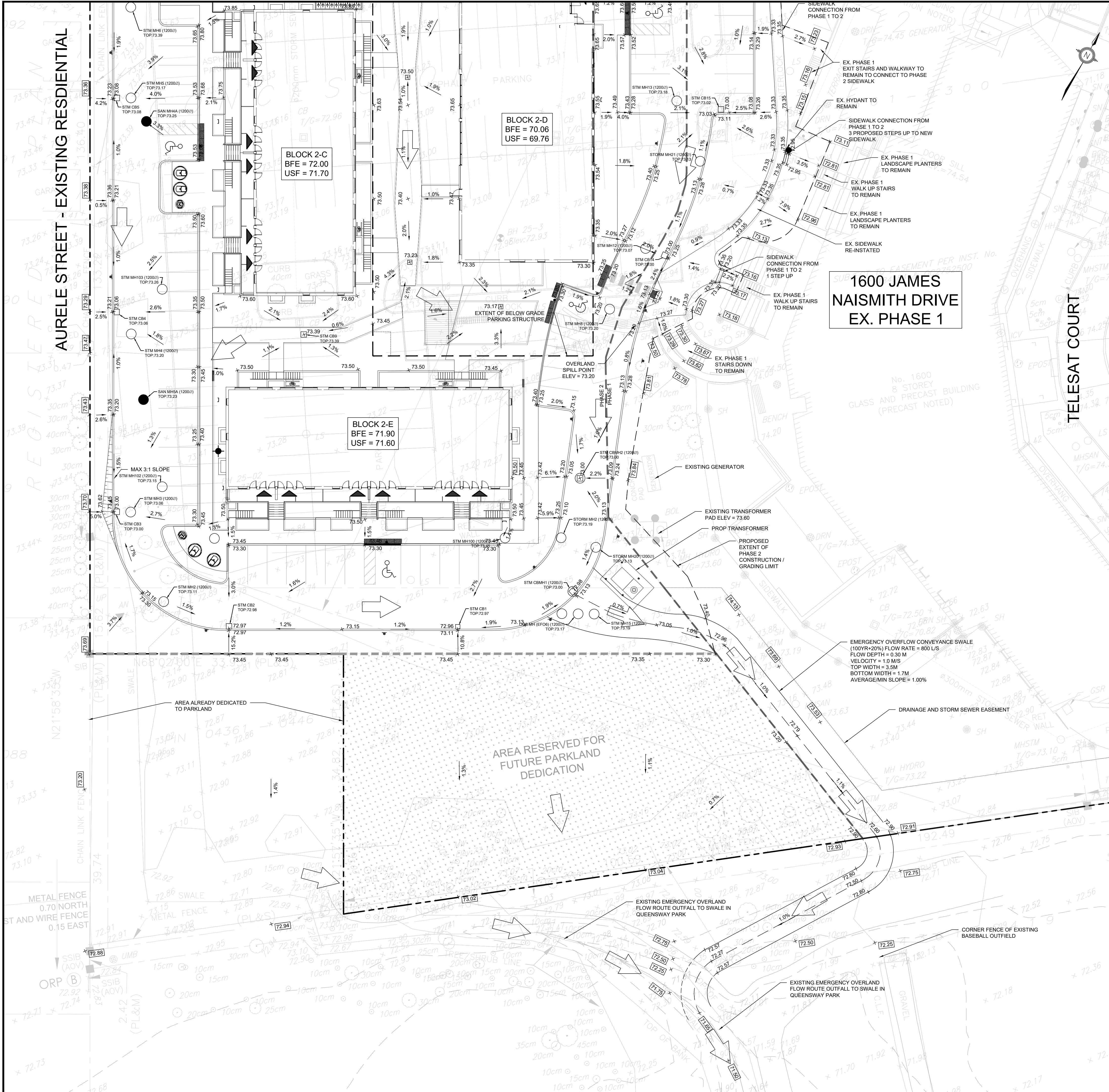
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3. THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO KWA 48 HOURS PRIOR TO ANY CONSTRUCTION.



CLIENT:
1600 JAMES NAISMITH DRIVE LP
1460 THE QUEENSWAY, SUITE M264
TORONTO, ONTARIO
M8Z 1S4

1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2
SERVICING PLAN
WEST CONNECTIONS TO EUGENE AND AURELE STREET

SCALE: 1:250		PROJECT #	24062
DATE: JANUARY 2026		DRAWING #	
DRAWN BY: TF			S3
DESIGNED BY: TF			
CHECKED BY: TF			

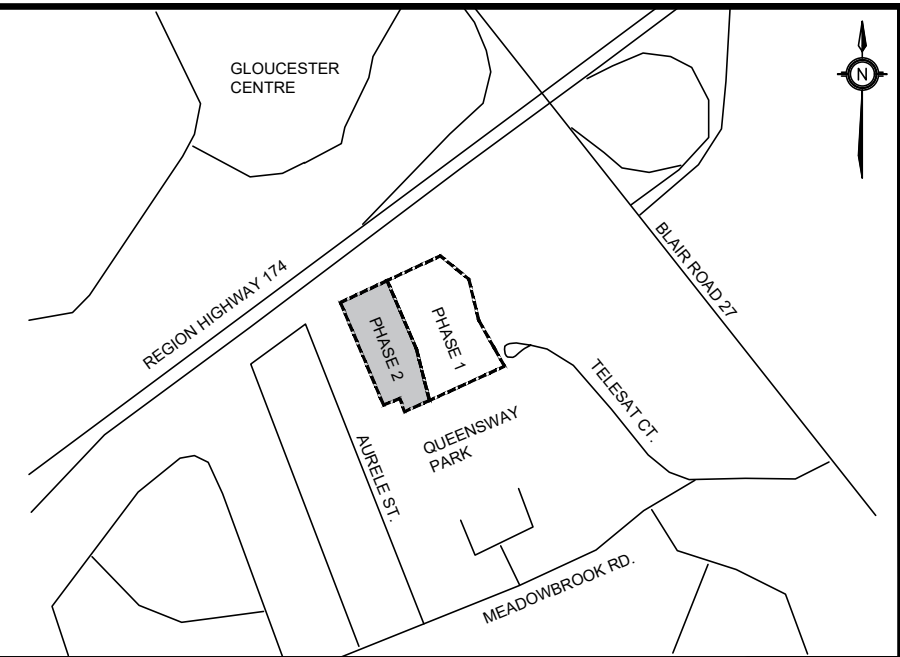


GENERAL NOTES:

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "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.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
- ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY, THE REGION AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
- THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT. ROAD OCCUPANCY/ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOW.
- ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSD, AND MTD AND CITY OF OTTAWA STANDARDS AND DETAILS.
- NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.

SITE GRADING:

- ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER WITH SOD ON MIN 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
- ALL GRANULAR BASE AND SUB-BASE MATERIALS SHALL BE GRADED AND COMPACTED TO 98% STANDARD PROCTOR DENSITY. FREE OF DEPRESSIONS AS PER THE GEOTECHNICAL REPORT.
- THE PAVEMENT STRUCTURE SHALL BE CONSTRUCTED BASED ON SPECIFICATIONS AS PER THE GEOTECHNICAL REPORT.
- PROVIDE SUBDRAINS. MINIMUM LENGTH OF 3.0m. EXTENDING FROM ALL CATCHBASINS AND CATCHBASIN MANHOLES TO DRAIN THE GRANULAR SUB-BASE LAYER AS PER DETAIL ON DRAWING D1.
- ALL BARRIER CURB WITHIN THE SITE TO BE CONSTRUCTED AS PER DETAIL ON DRAWING D1, UNLESS OTHERWISE SPECIFIED.
- TRENCH BACKFILL WITHIN THE RIGHT OF WAY SHALL BE UNSHRINKABLE FILL AND SHALL EXTEND TO THE BASE OF ASPHALT. LANDSCAPED AREA MAY BE EXEMPTED.
- ALL WORK SHALL BE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF CITY ROAD OCCUPANCY PERMIT.
- INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMAINS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED BY THE MUNICIPALITY.
- STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT AS PER DETAIL ON DRAWING D1. ALL JOINTS MUST BE SEALED AS PER DETAIL.
- TRANSITIONS WITHIN THE SUBGRADE WITHIN 1.2m FROM THE TOP OF PAVEMENT SHOULD INCLUDE 3H:1V TRANSITIONS AS PER DETAIL ON DRAWING D1.
- EMBANKMENTS TO BE SLOPED AT MAX. 3:1, UNLESS OTHERWISE SPECIFIED.
- ALL PAVEMENT MARKING, LINE PAINTING, DIRECTIONAL LINES/ARROWS ETC. SHALL BE PLACED IN ACCORDANCE WITH THE ARCHITECTURAL SITE PLAN OR THE OWNER'S SIGNED AND SEALED BY A LICENSED ENGINEER. THE CONTRACTOR WILL ALSO BE REQUIRED TO SUPPLY STRUCTURAL AND GEOTECHNICAL CERTIFICATION OF THE AS-CONSTRUCTED RETAINING WALL TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVING, GRADING, AND SITE ELECTRICAL DRAWINGS.



KEY PLAN
N.T.S.

ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

LEGEND

- PROPOSED ITEMS
- EXISTING ITEMS
- LIMIT OF PROPERTY LINE
- LIMIT OF PHASE 2 CONSTRUCTION
- LIMIT OF BUILDING STRUCTURE
- LIMIT OF UNDERGROUND STRUCTURE
- BUILDING ENTRANCE
- PROP ELEVATION TO MATCH EXISTING
- EMERGENCY OVERLAND FLOW ROUTE
- SANITARY MH
- STM MH / CBMH / DCBMH / OGS
- CB / DCB / AD / TD
- HYDRANT / SIAMESE / METER CHAMBER
- VALVE BOX / VALVE CHAMBER
- TOEWALL

HORIZONTAL DATUM: PROJECTION: MODIFIED TRANSVERSE MERCATOR (MTM, ZONE 9, CNR6 30W), NAD 83 (ORIGINAL)

VERTICAL DATUM: ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928 1979) AND ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON A PLAN BY STANTEC GEOMATICS LTD. DATED DECEMBER 21, 2021

BEARING: BEARINGS ARE GRS. DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NOV. 1997/2000. NAD 83 (ORIGINAL). 1977/2000 NAD 83 (ORIGINAL). 1988/1911 NAD 83 (ORIGINAL). 1988/1911 NAD 83 (ORIGINAL).

SITE PLAN: KWA SITE DEVELOPMENT CONSULTING

SURVEY: STANTEC, 220909

NO.	ISSUE	DATE	BY
2	SITE PLAN APPROVAL - SUBMISSION 2	JULY 2026	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	FEB 2026	TF

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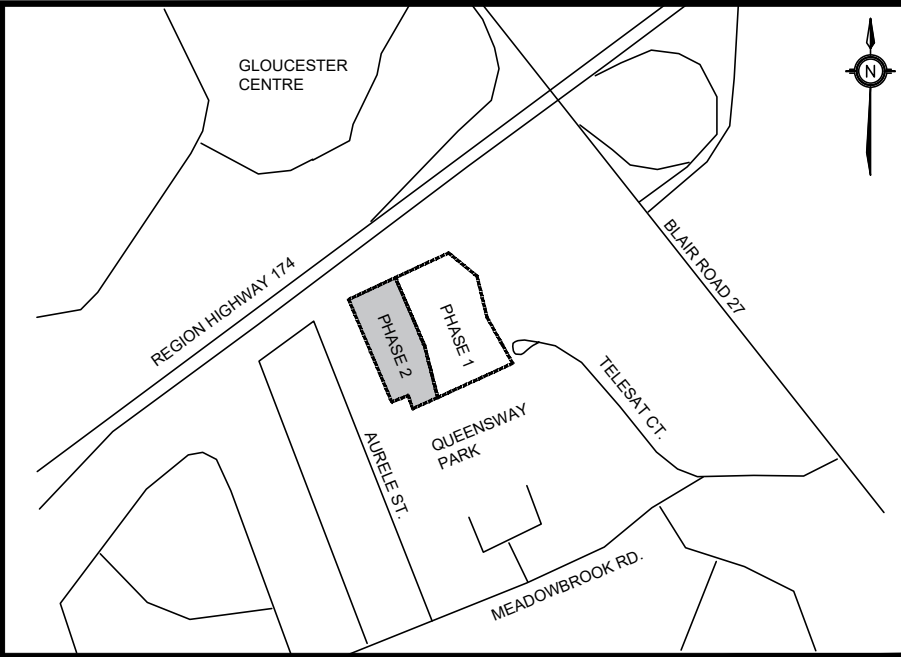
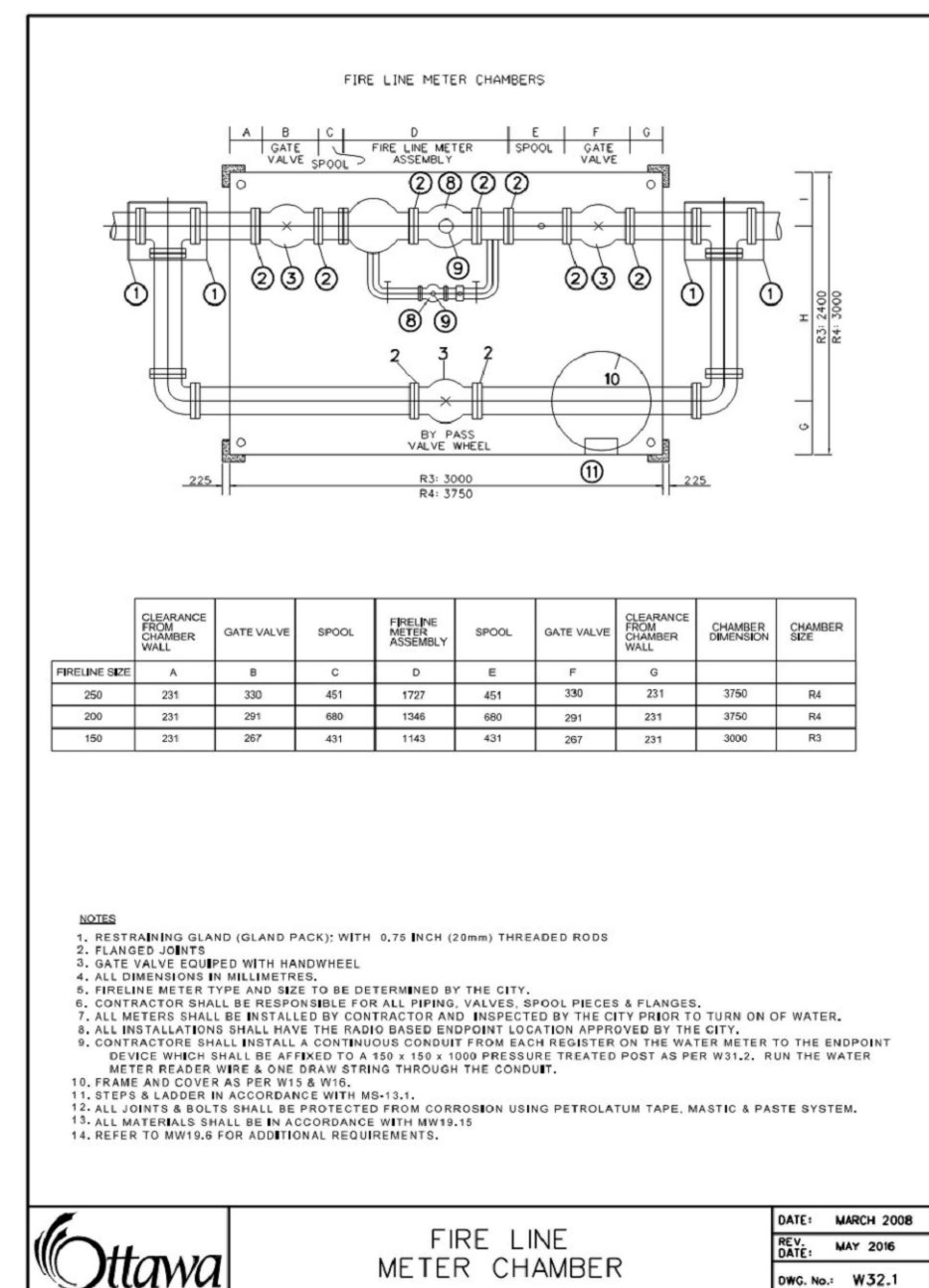
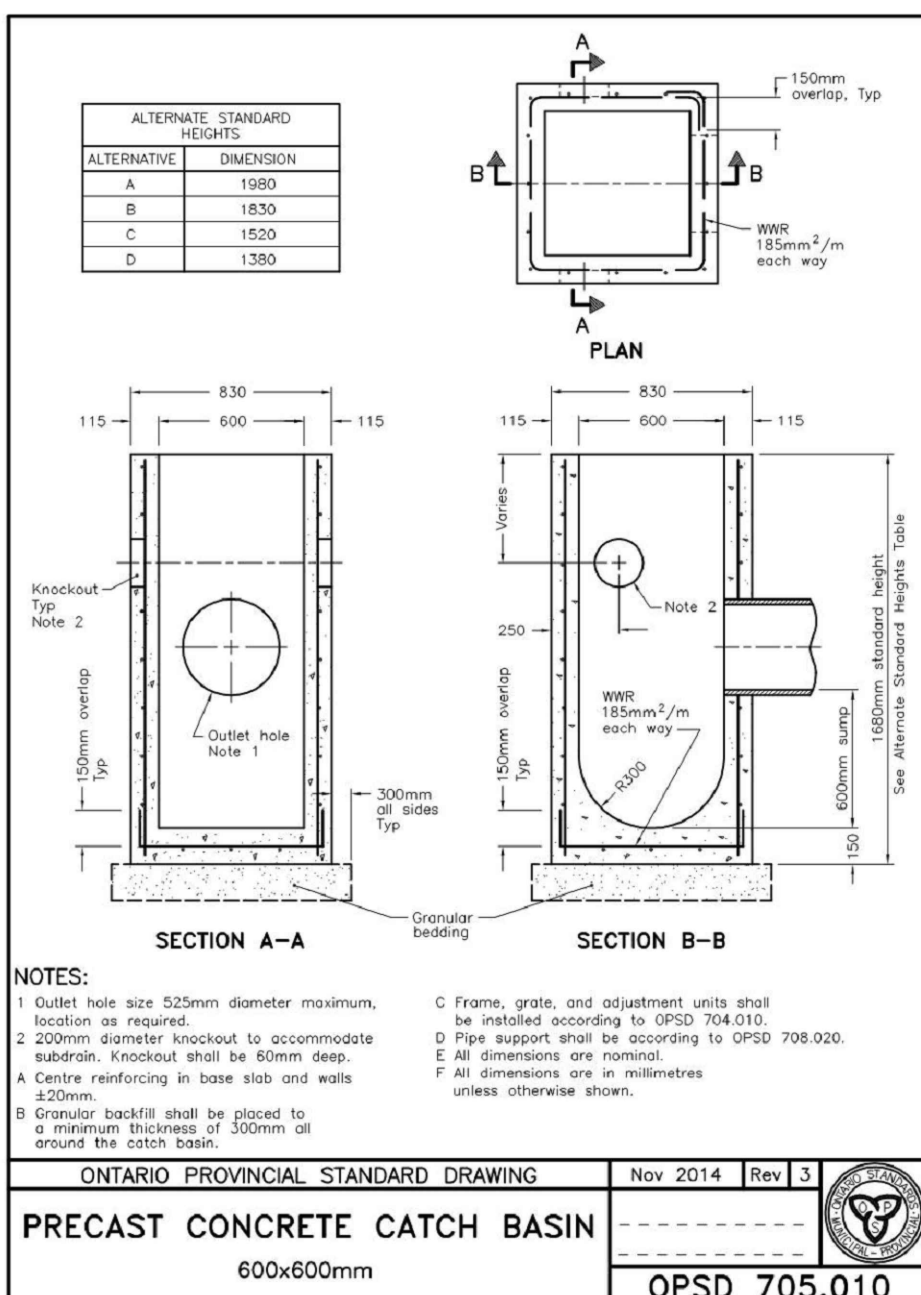
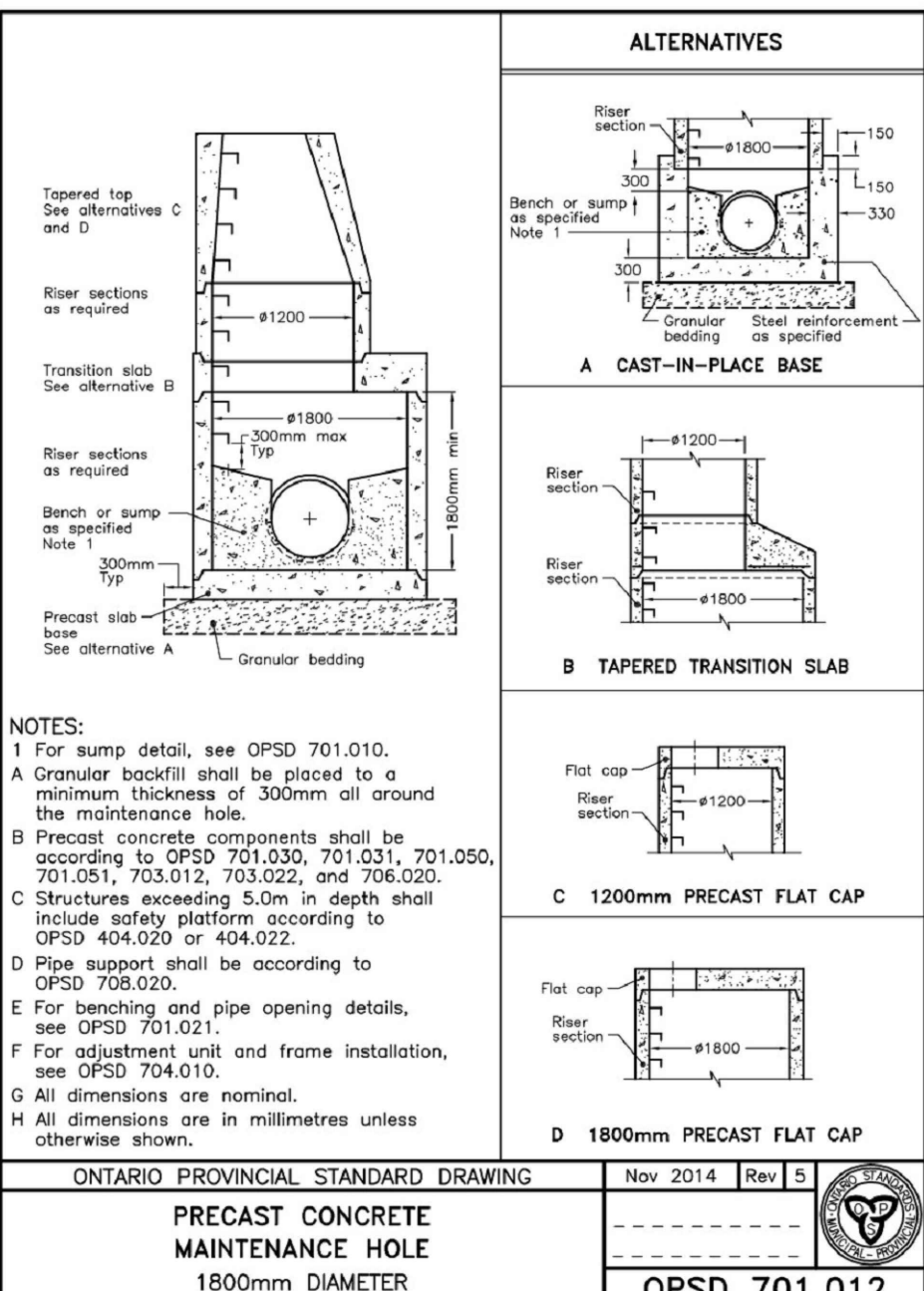
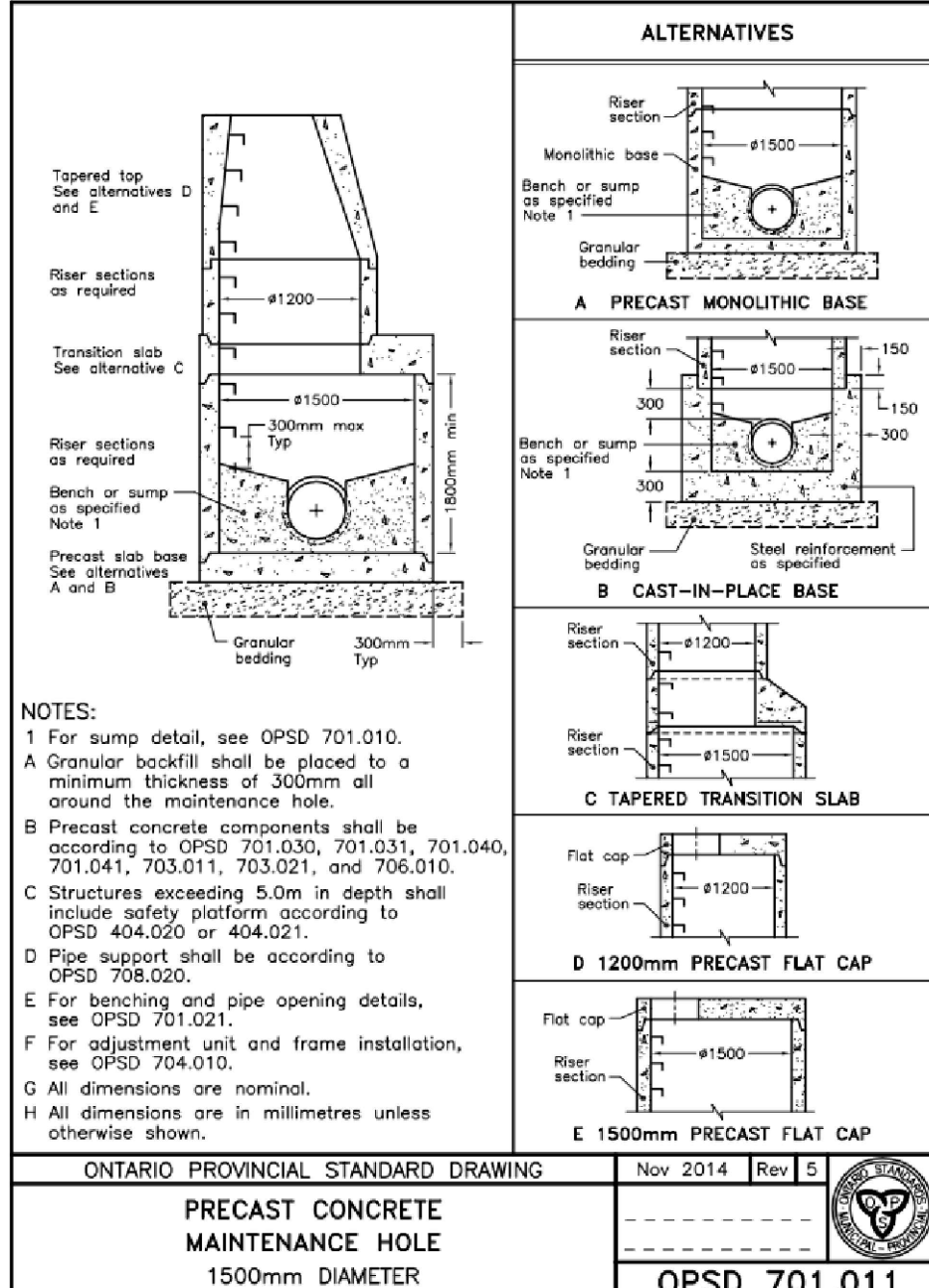
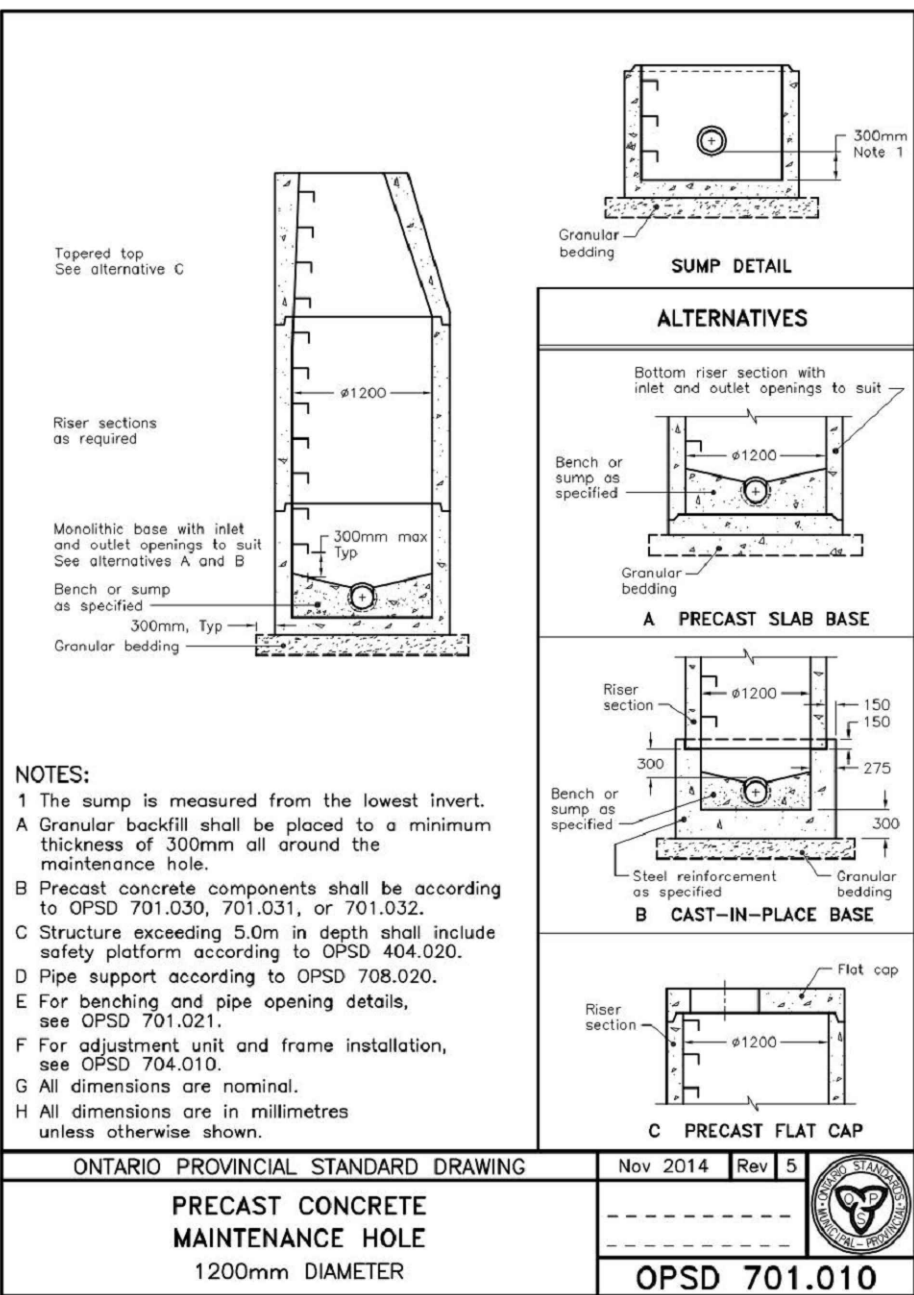
KWA SITE DEVELOPMENT
CONSULTING INC.
2453 AUCKLAND DRIVE
BURLINGTON, ON L7L 7A9

CLIENT:
1600 JAMES NAISMITH DRIVE LP
1460 THE QUEENSWAY, SUITE M264
TORONTO, ONTARIO
M8Z 1S4

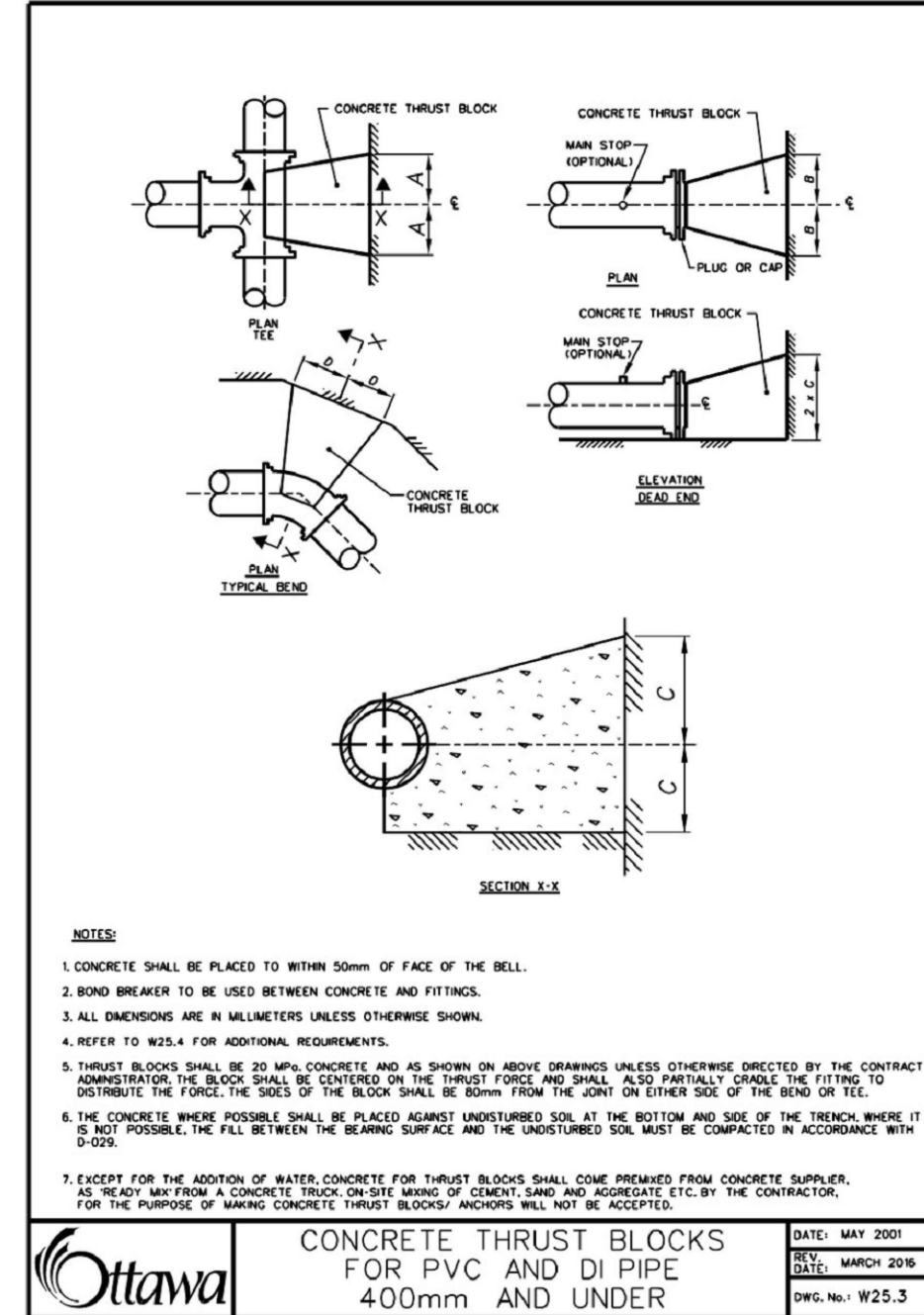
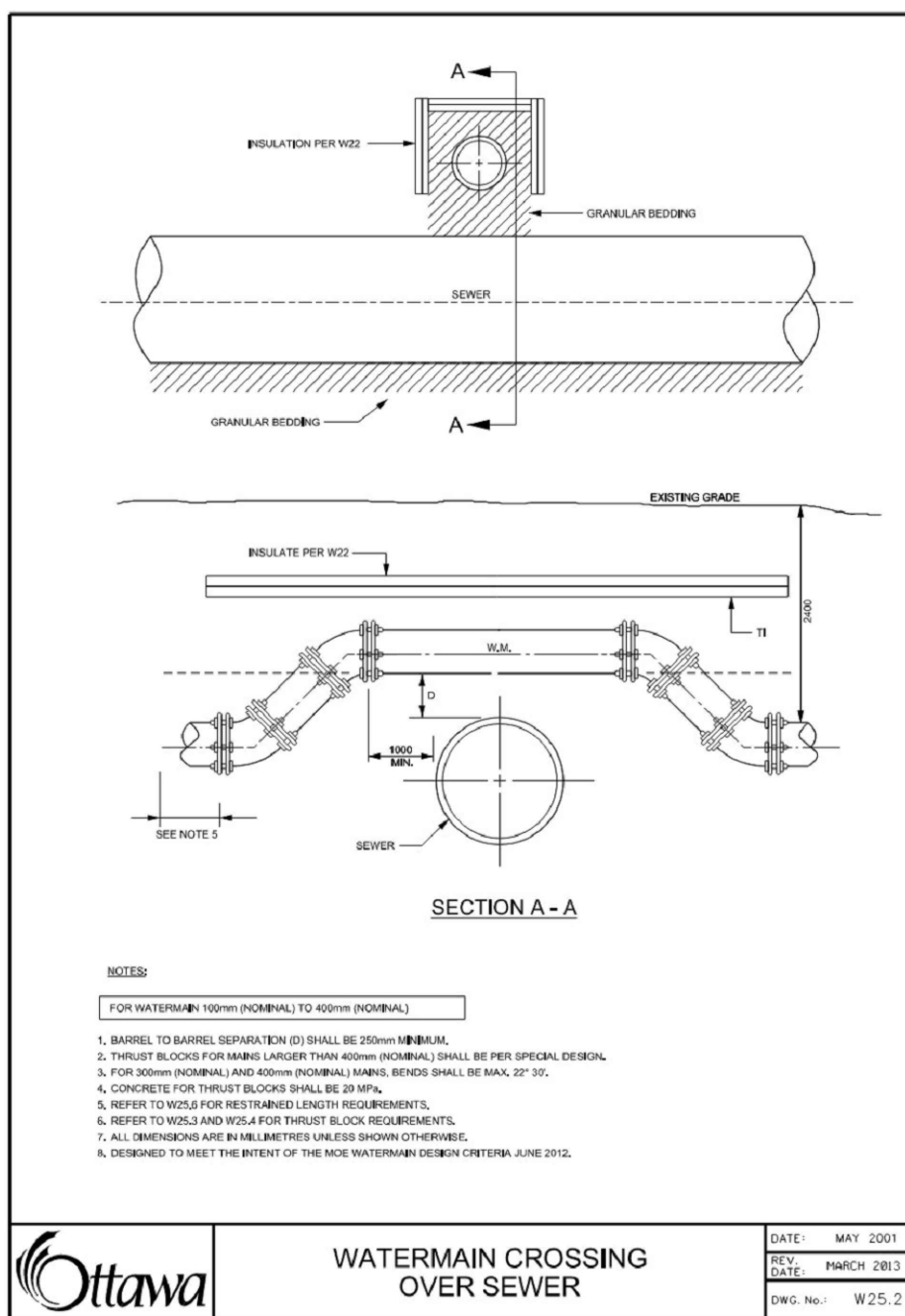
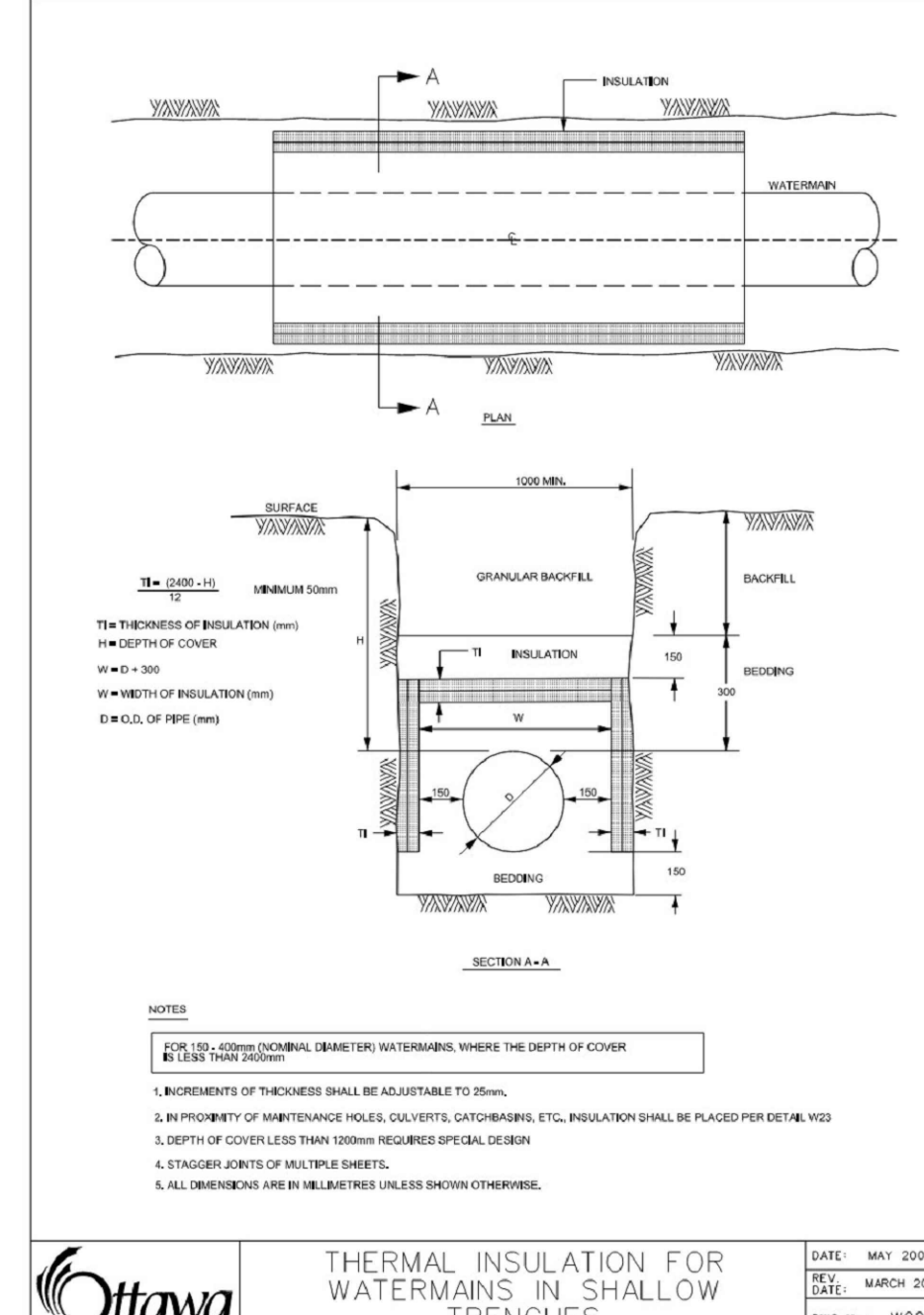
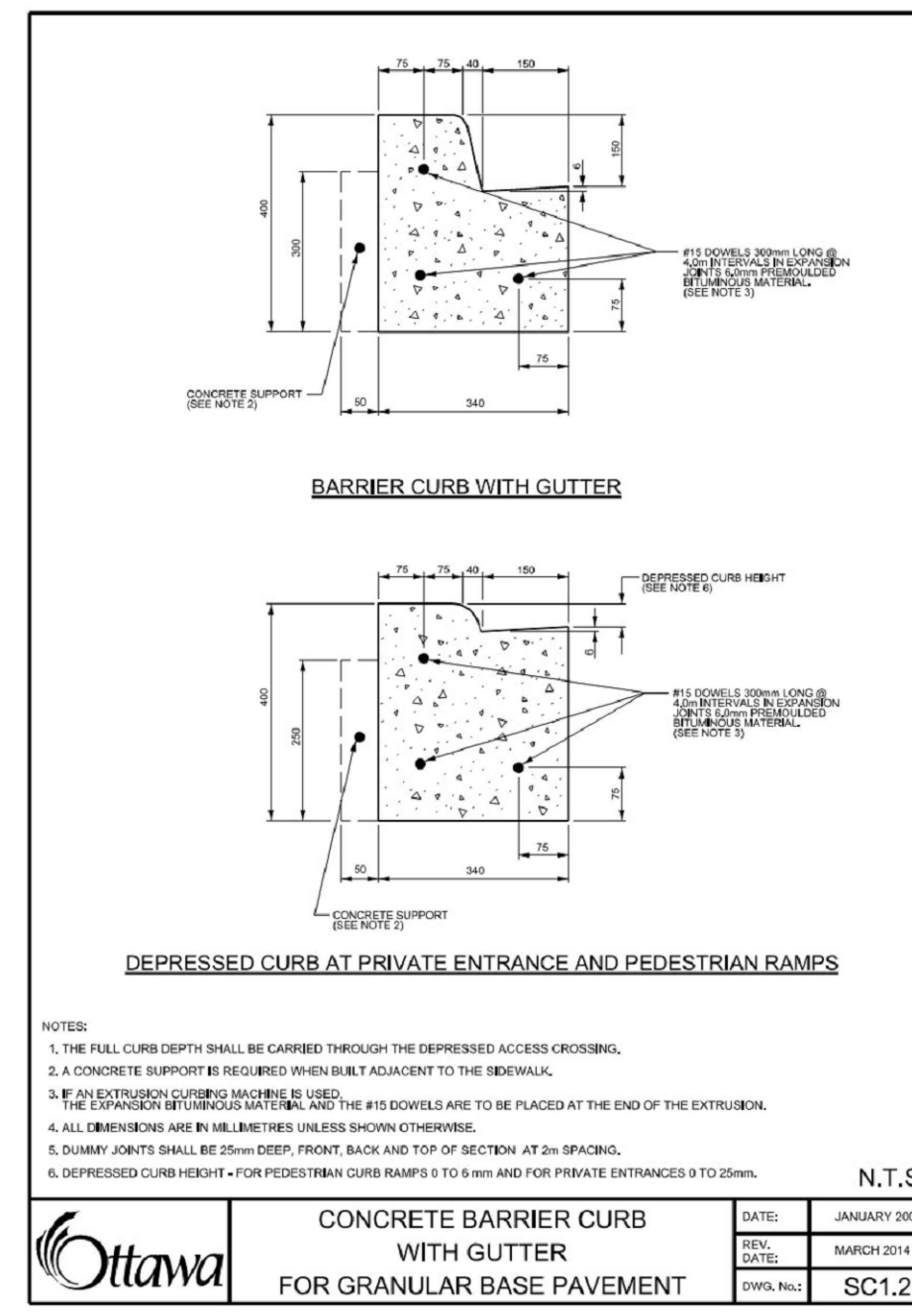
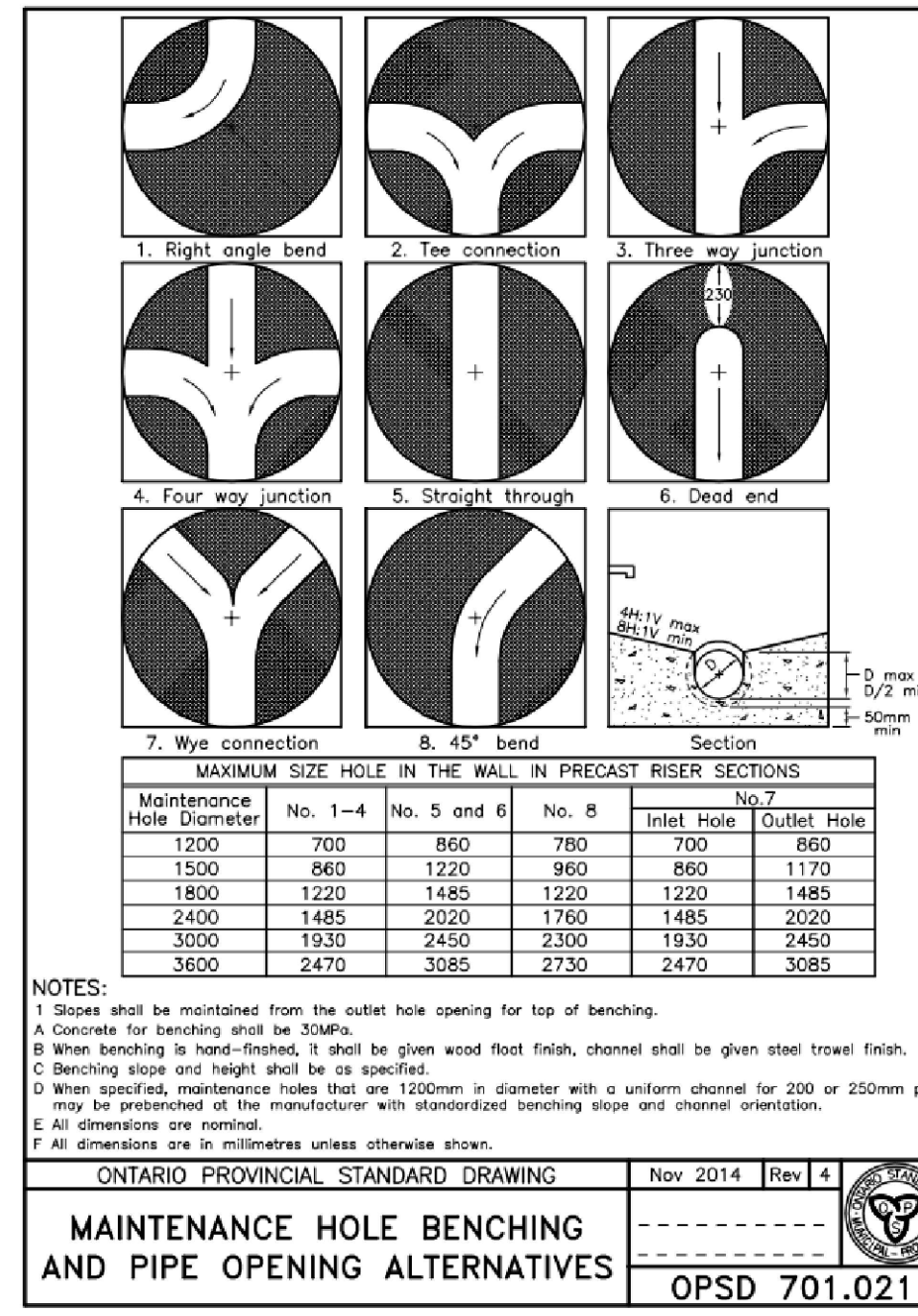
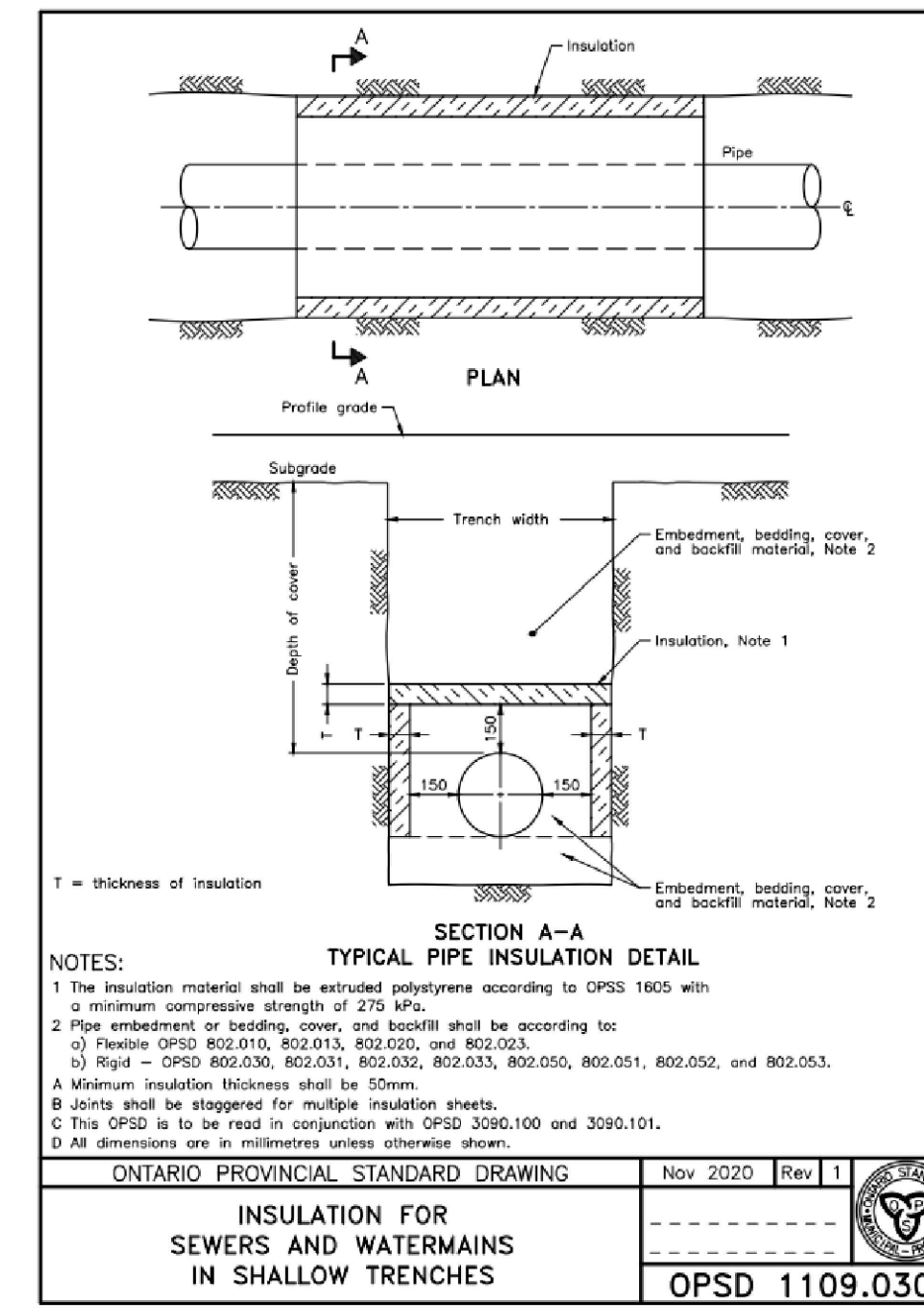
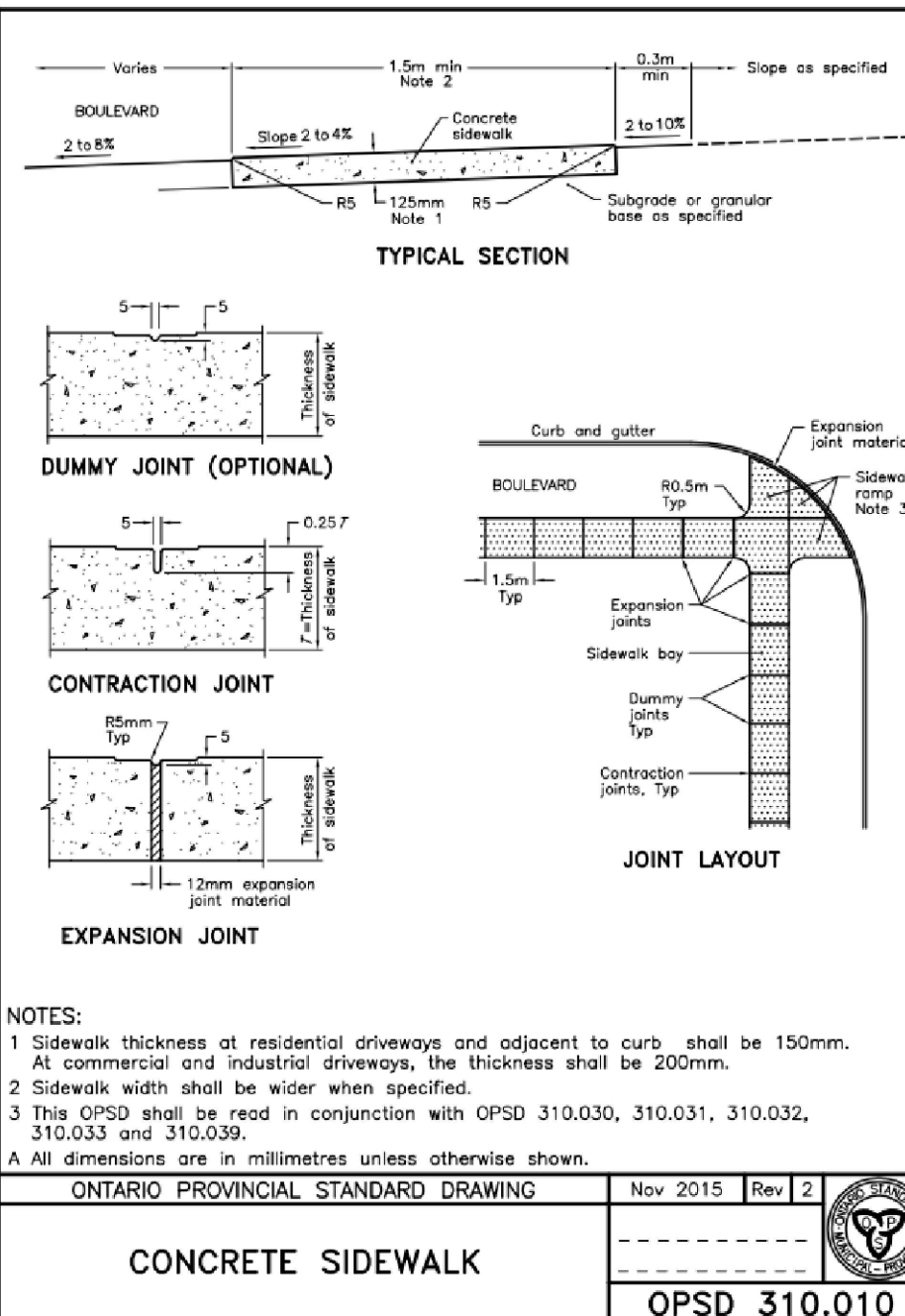
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

GRADING PLAN

SCALE: 1:250	PROJECT # 24062
DATE: JANUARY 2026	DRAWING #
DRAWN BY: TF	G2
DESIGNED BY: TF	
CHECKED BY: TF	



LEGEND



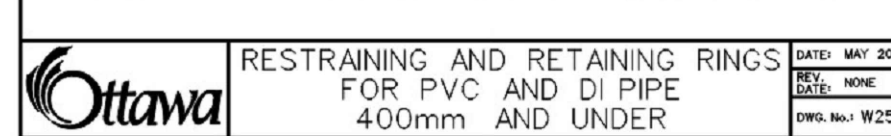


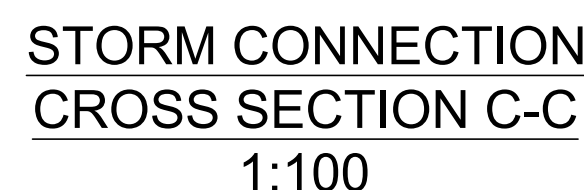
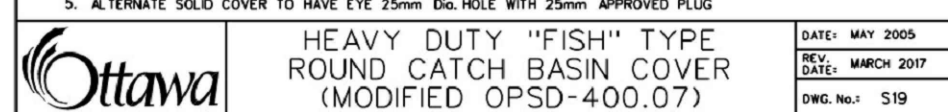
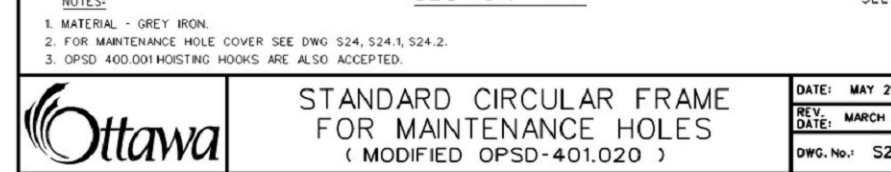
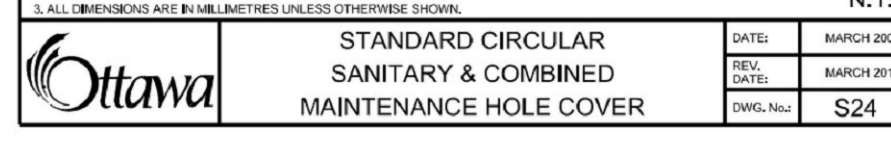
TABLE 6. RESTRAINED LENGTHS FOR SOL BEARING CAPACITY OF 300kPa AND OVER					
SOIL DESCRIPTION: SANDS, GRAVELS AND GRAVEL-SAND MIXTURES LITTLE OR NO FINES					
LENGTHS ARE IN METERS	DAMETER PIVOT (ICE) WATERMAN				
	60mm	150mm	200mm	250mm	300mm
READ DICES, CUPS, PLUGS, N/A YES	6.0	6.0	6.0	6.0	6.0
READS, REPAIRS	LARGER DAMETER CODE TO BE RESTRAINED				
DUALER DAMETER	100mm	150mm	200mm	250mm	300mm
100mm	N/A	2.0	6.0	6.0	12.0
150mm	N/A	N/A	2.0	6.0	12.0
200mm	N/A	N/A	N/A	2.0	6.0
250mm	N/A	N/A	N/A	N/A	2.0
300mm	N/A	N/A	N/A	N/A	N/A
400mm	N/A	N/A	N/A	N/A	N/A

	TABLES OF RESTRAINED LENGTHS FOR PVC AND DI PIPE 400mm AND UNDER	DATE: MAY 2001
		REV. DATE: MARCH 2009
		OWG. No.: W25.6

[illegible]

1. INSULATION SHALL EXTEND 1000 mm EACH WAY FROM THE ENDS OF THE STRUCTURE PARALLEL TO THE WATERMAN.
2. STAGGER JOINTS OF MULTIPLE SHEETS.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
4. INSULATION CAN BE AT EITHER LOCATION OR BOTH.

DATE: MAY 2001
REV. DATE: FEB 2004
DWG. No.: W23



KEY PLAN
N.T.S.

ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

LEGEND

HORIZONTAL DATUM:	PROJECTION: MODIFIED TRANSVERSE MERCATOR (MTM, ZONE 8, CMF6 30'N), NAD 83 (ORIGINAL)		
VERTICAL DATUM:	ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD 1987) AND ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON A PLAN BY STANTEC GEOMATICS LTD., DATED DECEMBER 21, 2004		
BEARING:	BEARINGS ARE OBTAINED FROM CANMET VRS NETWORK GPS OBSERVATIONS ON HORIZONTAL CONTROL MONUMENTS 19773035 AND 196080191, CENTRAL MERIDIAN, 76 30 WEST, LONGITUDE MTM ZONE 8, NAD 83 (ORIGINAL) 19773035 N:500000.42 E:334860.84 196080191 N:503526.26 E:380054.84		
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING		
SURVEY:	STANTEC, 220909		
2	SITE PLAN APPROVAL - SUBMISSION 2	JULY 2026	T
1	SITE PLAN APPROVAL - SUBMISSION 1	FEB 2026	T
NO.	ISSUE	DATE	B

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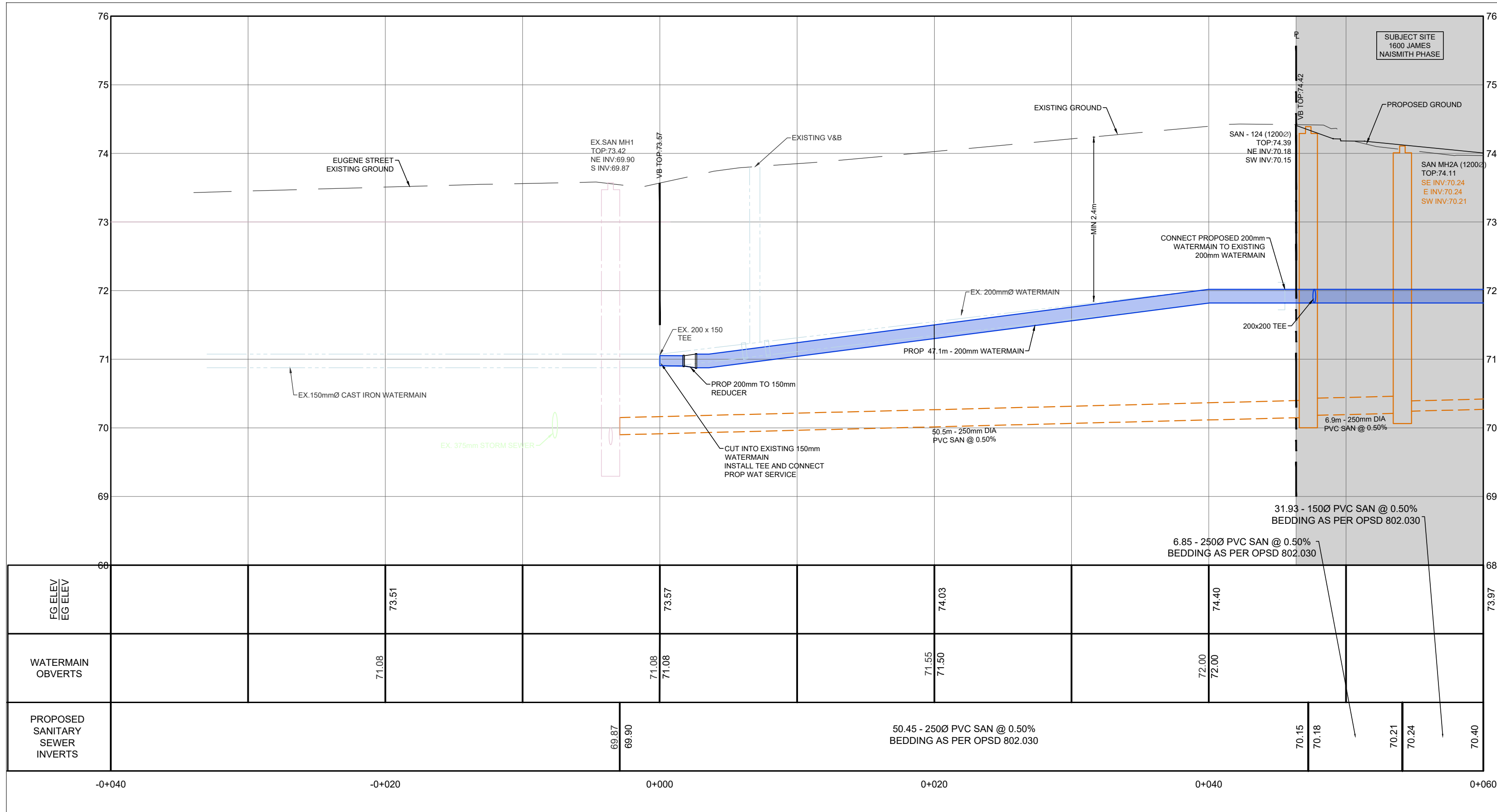
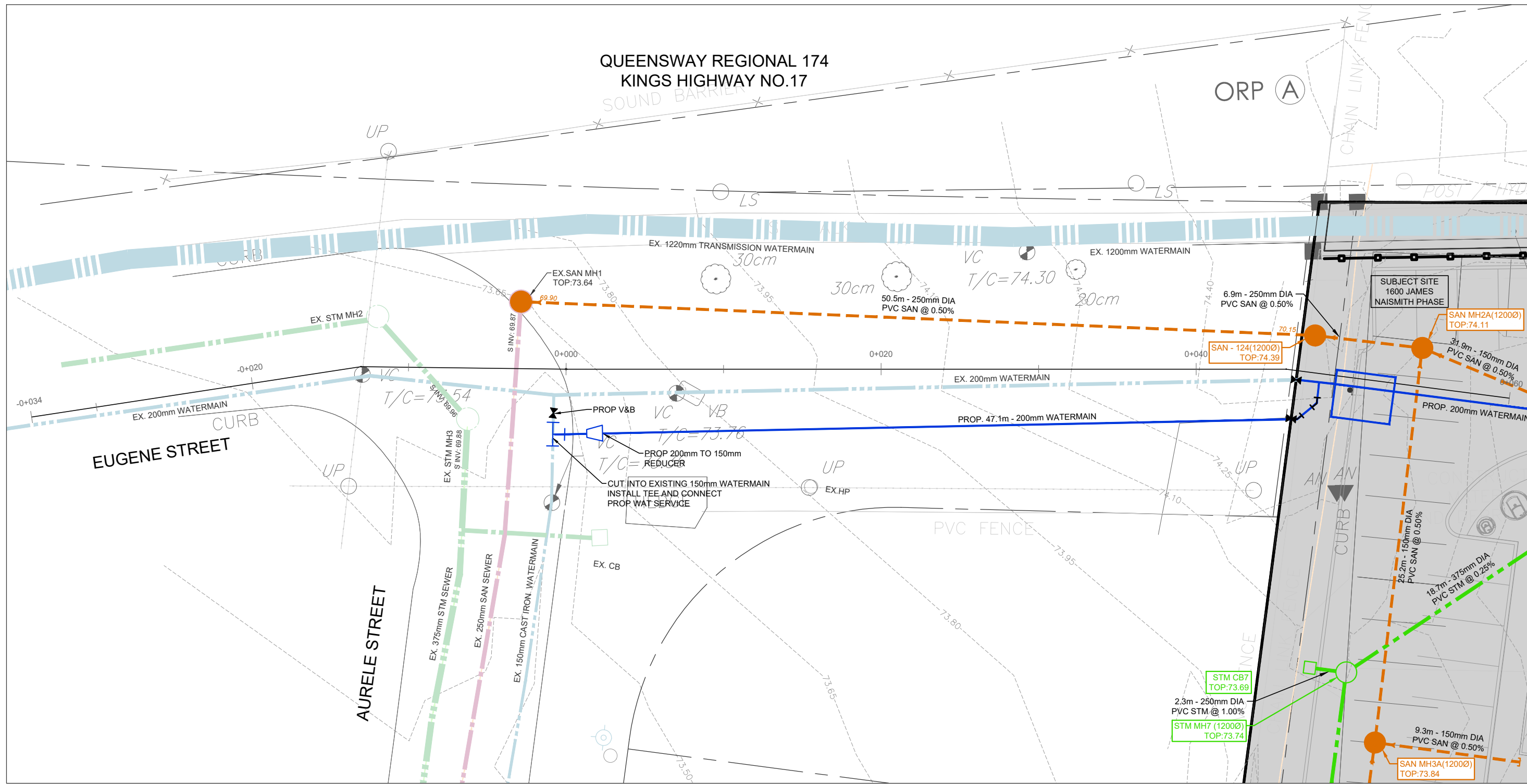
KWA SITE DEVELOPMENT
CONSULTING INC.
2453 AUCKLAND DRIVE
BURLINGTON, ON L7L 7A1

CLIENT:
1600 JAMES NAISMITH DRIVE LP
1460 THE QUEENSWAY, SUITE M264
TORONTO, ONTARIO
M8Z 1S4

1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

DETAILS

SCALE:	PROJECT # 24062
DATE: JANUARY 2026	
DRAWN BY: TF	DRAWING # D2
DESIGNED BY: TF	
CHECKED BY: TF	



NOTE:
EXISTING WATERMAIN INVERTS SHOWN ARE APPROXIMATE, INVERTS TO BE VERIFIED IN THE FIELD

GENERAL NOTES:

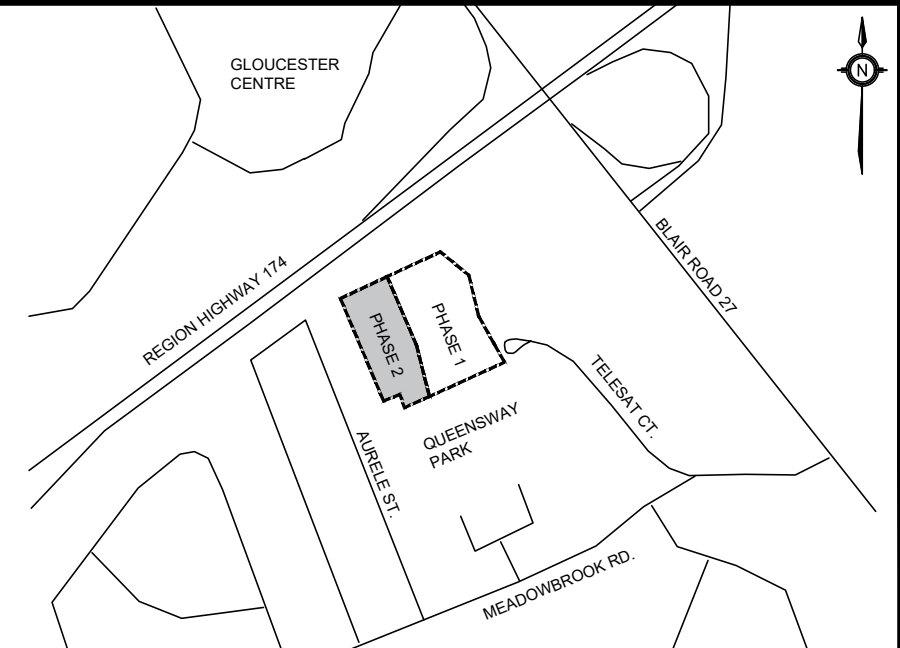
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- ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSS, MTD AND CITY OF OTTAWA STANDARDS AND DETAILS.
- NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.

WATERMAINS:

- WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND CSA CANS B137.3-M1986 WITH GASKETED BELL END C/W #14 AWG SOLID COPPER TRACER WIRE.
- WATERMAINS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 500mm OVER AND 500mm UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING AS PER CITY OF OTTAWA STD DETAIL W25.2. ALL WATERMAINS AND SERVICES SHALL HAVE 2.4m MINIMUM.
- BEDDING FOR WATERMAINS SHALL BE AS PER OPSS 802.030.
- COVER REQUIRED ON WATERMAIN IS 2.4m MINIMUM. ALL WATERMAINS WITH LESS THAN 2.4m OF COVER TO BE INSULATED AS PER CITY OF OTTAWA DETAIL W22.
- ALL WATERMAIN HORIZONTAL AND VERTICAL BENDS, JOINTS AND PLUGS TO BE MECHANICALLY RESTRAINED. THRUST BLOCKS/MECHANICAL RESTRAINERS MUST BE INSTALLED ON ALL WATERMAIN BENDS, TEES, AND PLUGS AS PER CITY OF OTTAWA STD DETAIL 25.3 AND W25.4.
- ALL WATERMAIN STUDS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.
- HYDRANT AND VALVE TO BE AS PER CITY OF OTTAWA DETAIL W19.
- ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
- BUILDING SERVICE VALVES TO BE 3.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 12m BACK FROM STUB.
- PROVISIONS FOR FLUSHING WATERMAINS MUST BE PROVIDED WITH A MINIMUM 50mm OUTLET FOR MAINS 100mm AND LARGER. FLUSHING POINTS MATCHING THE SIZE OF THE PIPE MUST BE PROVIDED AT THE END OF EACH COPPER MAIN. FIRE MAIN FLUSHING OUTLETS TO BE 100mm DIAMETER. MINIMUM OR A HYDRANT. FLUSHING POINTS MUST BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN.
- ALL WATERMAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH LOCAL MUNICIPAL AND PROVINCIAL GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
- ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING MAINS IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATION.
- BOTH THE FIRE AND DOMESTIC WATER SERVICES MUST COMPLY WITH THE CURRENT BUILDING CODE ACT, THE CURRENT WATER SUPPLY BY-LAW, CHAPTER 851 AND CSA B44 SERIES STANDARDS.

SANITARY & STORM SEWER:

- MANHOLES SHALL BE AS PER OPSS 701.010 AND OPSS 701.011; FRAMES AND COVERS SHALL BE AS PER CITY OF OTTAWA DETAILS S24, S24.1, S25 & S28.1. SAFETY PLATFORMS TO BE INSTALLED WHERE DEPTH EXCEEDS 5.0m.
- MAIN LINE PVC PIPE AS PER SDR-35 CSA B182.2-06 CERTIFIED ASTM D3034-04A, F679-03. SERVICE CONNECTION PVC PIPE TO BE AS PER SDR-28 CSA B 182.2-06 CERTIFIED ASTM D3034-04A.
- SINGLE CATCHBASINS SHALL BE AS PER OPSS 705.010, WITH FRAMES AND COVERS AS PER CITY OF OTTAWA DETAIL S19 OR S19.1.
- CONCRETE PIPE SEWER BEDDING SHALL BE CLASS 'B' AS PER OPSS 802.030, PVC PIPE SEWER BEDDING SHALL BE CLASS 'B' AS PER OPSS 802.030 TO TOP OF SEWER WITH A MINIMUM 300mm SAND COVER OVER PIPE. NATIVE BACKFILL TO BE COMPACTED TO A MIN. 98% STANDARD PROCTOR DENSITY.
- ALL STORM SEWER PIPES UP TO 450mm DIA. SHALL BE PVC SDR-35 OR APPROVED EQUIVALENT. ALL STORM SEWER PIPES 525mm DIA. AND LARGER SHALL BE CONCRETE AND EQUAL TO C.S.A. SPECIFICATIONS A257.2 REINFORCED CLASSES AS SPECIFIED (65-D, 100-D, 140-D) OR LATEST AMENDMENT UNLESS OTHERWISE SPECIFIED.
- ALL SANITARY PVC SEWER PIPES SHALL BE SDR-35 EQUAL CSA SPECIFICATIONS B182.2-M1990 OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.
- SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150mmØ MINIMUM, PVC CLASS OR 28" INSTALLED AT 2% AND ANY COLOR EXCEPT WHITE, FOR SINGLE RESIDENTIAL DWELLINGS.
- SANITARY MAINTENANCE HOLE SHALL HAVE WATERTIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSS 401.030.
- NON-REINFORCED CONCRETE PIPE 150mm TO 250mm SHALL BE AS PER CSA A257.1-03 CLASS 3. HEIGHT OF FILL TO BE VERIFIED USING OPSS TABLES 807.040. BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSS 802.030, 802.031, 802.032 OR 802.033.
- BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSS 802.030, 802.031, 802.032 OR 802.033.
- ALL MANHOLE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY.
- ALL CATCH BASINS AND CATCH BASIN MANHOLES ARE TO INCLUDE SUBDRAIN TREATMENT AS PER DETAIL ON DRAWING D1.
- ALL BLIND CONNECTIONS TO MATCH THE INVERT OF THE CATCH BASIN LEAD TO THE SPRINGLINE OF THE STORM PIPE. OTHERWISE INSTALL THE CATCH BASIN LEAD AT A MAXIMUM 2.0% AND DROP INTO PIPE.
- UNLESS OTHERWISE NOTED, CATCHBASIN LEADS SHALL BE 250mmØ AT MINIMUM 1.00% SLOPE.
- THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SANITARY AND STORM SEWERS, INCLUDING PICTORIAL REPORT, TWO (2) CD COPIES AND ONE (1) VIDEO TAPE IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION.
- THE CONTRACTOR SHALL CONTACT THE MUNICIPALITY AT LEAST 48 HOURS PRIOR TO CONNECTING TO THE EXISTING SANITARY & STORM MANHOLE.
- SERVICE CONNECTIONS AND UTILITY CUTS TO BE BACKFILLED WITH UNSHINKABLE FILL.



KEY PLAN
N.T.S.

ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

LEGEND	
	PROPOSED ITEMS
	EXISTING ITEMS
	LIMIT OF PROPERTY LINE
	LIMIT OF CONSTRUCTION
	LIMIT OF BUILDING STRUCTURE
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. WATERMAIN
	PROP. SANITARY SEWER
	PROP. WATERMAIN
	EXTENT OF PARKING STRUCTURE
	SAN. MH / PIPE STUB / PIPE OUTLET
	STM MH / CBMH / DCBMH / OGS
	CB / DCB / AD / TD
	HYDRANT / SIAMESE / METER CHAMBER
	VALVE BOX / VALVE CHAMBER
	WAT BENDS: 11.25° / 22.5° / 45° / 90°
	WAT TEE / CROSS / REDUCER

HORIZONTAL DATUM:		PROJECTION: MODIFIED TRANSVERSE MERCATOR (MTM, ZONE 9, CM76 30W), NAD 83 (ORIGINAL)	
VERTICAL DATUM:		ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1988) AND ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON A PLAN BY STANTEC/GEOMATICS LTD. DATED DECEMBER 21, 2021.	
BEARING:		BEARINGS ARE GRS, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NGS HORIZONTAL CONTROL MONUMENTS 1977035 AND 19880191, CENTRAL MERIDIAN, 75 30' WEST LONGITUDE MTM ZONE 9, NAD 83 (ORIGINAL). 1977035 N 020000.0 E 532885.04 19880191 N 020336.2 E 388264.34	
SITE PLAN:		KWA SITE DEVELOPMENT CONSULTING	
SURVEY:		STANTEC, 220909	
2	SITE PLAN APPROVAL - SUBMISSION 2	JULY 2026	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	FEB 2026	TF
NO.	ISSUE	DATE	BY

NOT FOR CONSTRUCTION

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- THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO KWA 48 HOURS PRIOR TO ANY CONSTRUCTION.



KWA SITE DEVELOPMENT CONSULTING INC.
2453 AUCKLAND DRIVE
BURLINGTON, ON L7L 7A9

CLIENT:		1600 JAMES NAISMITH DRIVE LP 1460 THE QUEENSWAY, SUITE M264 TORONTO, ONTARIO M8Z 1S4	
		1600 JAMES NAISMITH DRIVE, OTTAWA PHASE 2 SERVICE CONNECTION PROFILE	
SCALE:		PROJECT #	
DATE:		24062	
DRAWN BY:		DRAWING #	
DESIGNED BY:		PP1	
CHECKED BY:			