

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 CONSTRUCTION RELATED 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 CONTRACTOR 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 WITHIN THE CONSTRUCTION AREA 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 SERVicing & 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 OPSS, 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. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY EXP. SERVICES INC, DATED APRIL 28, 2026.
18. THE CONTRACTOR SHALL ASSUME 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".

FOR TOPOGRAPHICAL INFORMATION REFER TO PLAN PREPARED BY MONUMENT-URSO SURVEYING LTD DATED SEPTEMBER 25, 2025.

20. CIVIL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, LANDSCAPE AND LEGAL DRAWINGS.

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, IPEX "RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD 8182.2 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, IPEX "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 BENCHMARK 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% SPMDD.
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 ON ALL THREE SIDES AS PER CITY OF OTTAWA STD. S35.

1. ALL 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).

2. 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 AS PER CSA A257.3 (LATEST AMENDMENT).
3. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. 8182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
4. THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE STORM SEWERS IN ACCORDANCE WITH OPSD 802.010 AND 802.013. RIGID STORM PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH OPSD 802.030. DURING CONSTRUCTION THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% SPMDD.
5. SEWER BEDDING AS PER CITY STANDARD S6 & S7.
6. 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.
7. ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER CITY STANDARD S11 & S11.1.
8. WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.
9. 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 ON ALL THREE SIDES AS PER CITY OF OTTAWA STD. S35.
10. FOUNDATION DRAIN SERVICE LATERAL TO BE EQUIPPED WITH APPROVED BACKWATER VALVE AS PER CITY OF OTTAWA STD. S14.
11. STORM MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24, S24.1 AND S25.
12. SAFETY PLATFORMS SHALL BE IN ACCORDANCE WITH OPSD 404.02.
13. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS AND OPSD 1003.01.
14. 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.
15. 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.
16. THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED STORM SEWERS AND EXISTING SEWERS CONNECTED TO. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER THE SEWERS ARE INSTALLED.
17. CONTRACTOR TO ADJUST EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE CHAMBERS AND VALVE BOXES TO FINAL GRADE AS REQUIRED.
18. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FOUNDATIONS OF ADJACENT BUILDINGS DURING EXCAVATION AND CONSTRUCTION PERIOD.
19. GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7%. GRADES IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 3:1 TERRACING.

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 WATERWORKS 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 TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.
6. WATER SERVICES SHALL BE MARKED WITH A "50mm X 100mm", EXTENDING FROM THE INVERT TO 1.0m ABOVE GRADE PAINTED BLUE. STAND POSTS/SHUT-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.

12. DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
13. WATER METERS TO BE INSTALLED AS PER W30 FOR WATER SERVICES.
14. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
15. WATERMANS CROSSING ABOVE OR BELOW SEWERS TO BE INSTALLED AS PER CITY STED. W25 AND W25.2.
16. 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.
17. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.50m FOR CROSSING OVER THE SEWER, AS PER CITY STD W62.2. FOR CROSSING UNDER 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.

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. SC 1.1 (BARRIER CURB) AS NOTED. PAVEMENT SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS AND DRIVEWAYS.
3. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R10 AND OPSD 509.010, OPSD 310.
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 98% STANDARD PROCTOR DENSITY.
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.

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.



CAUTION THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, 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.	JOB BENCH MARK NAIL SET IN UTILITY POLE LOCATED ADJACENT TO THE SIDEWALK ALONG EASTERN PROPERTY LINE AT ELEVATION=77.94 NORTHING=5029350.4849 EASTING=367313.2131										SCALE										DESIGNED BY										REVIEWED BY										CLIENT										BASE PLAN										PROJECT										PROJECT NO.																			
	TOPOGRAPHIC INFORMATION LOT2 AND PART OF LOT1 REGISTERED PLAN 31326, CITY OF OTTAWA.										NORTH										2 REVISED PER CITY COMMENTS 23/07/26 NP AKJ																				522 CAMBRIDGE LTD. 187 CHEMIN OLD CHELSEA, SUITE 101 CHELSEA, QC. J9B 1J3 613.???-????										DESIGN										522 CAMBRIDGE STREET SOUTH OTTAWA, ONTARIO.										SURVEY										MUS									
	TOPOGRAPHIC INFORMATION PROVIDED BY MONUMENT-URSO SURVEYING LTD. DATED SEPTEMBER 25, 2025.										1 ISSUED FOR SPA 01/05/26 NP AKJ																				CHECKED										DATE										DRAWING NO.																																							
	SITE GRID SYSTEM MTM NAD 83, ZONE 9.										REV REVISION DESCRIPTION DATE BY APPD										2026/07/23										CAD										TITLE										NOTES AND DETAILS										C000																													

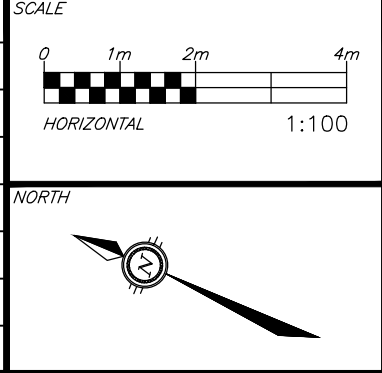
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Plot User: jkariwala

CAUTION
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JOB BENCH MARK
NAIL SET IN UTILITY POLE LOCATED ADJACENT TO THE SIDEWALK ALONG EASTERN PROPERTY LINE AT ELEVATION=77.94
NORTHING=5029350.4849 EASTING=367313.2131

TOPOGRAPHIC INFORMATION
LOT2 AND PART OF LOT1 REGISTERED PLAN 31326, CITY OF OTTAWA.
TOPOGRAPHIC INFORMATION PROVIDED BY MONUMENT-URSO SURVEYING LTD. DATED SEPTEMBER 25, 2025.
SITE GRID SYSTEM MTM NAD 83, ZONE 9.

REV	REVISION DESCRIPTION	DATE	BY	APPD
2	REVISED PER CITY COMMENTS	23/07/26	NP	AJK
1	ISSUED FOR SPA	01/05/26	NP	AJK
REV	REVISION DESCRIPTION	DATE	BY	APPD



DESIGNED BY

REVIEWED BY

CLIENT



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CHELSEA, QC. J9B 1J3
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BASEPLAN	NP
DESIGN	NP
CHECKED	AKJ
CAD	NP
PROJECT MANAGER	AKJ
APPROVED	AKJ

PROJECT
RESIDENTIAL DEVELOPMENT
522 CAMBRIDGE STREET SOUTH
OTTAWA, ONTARIO.

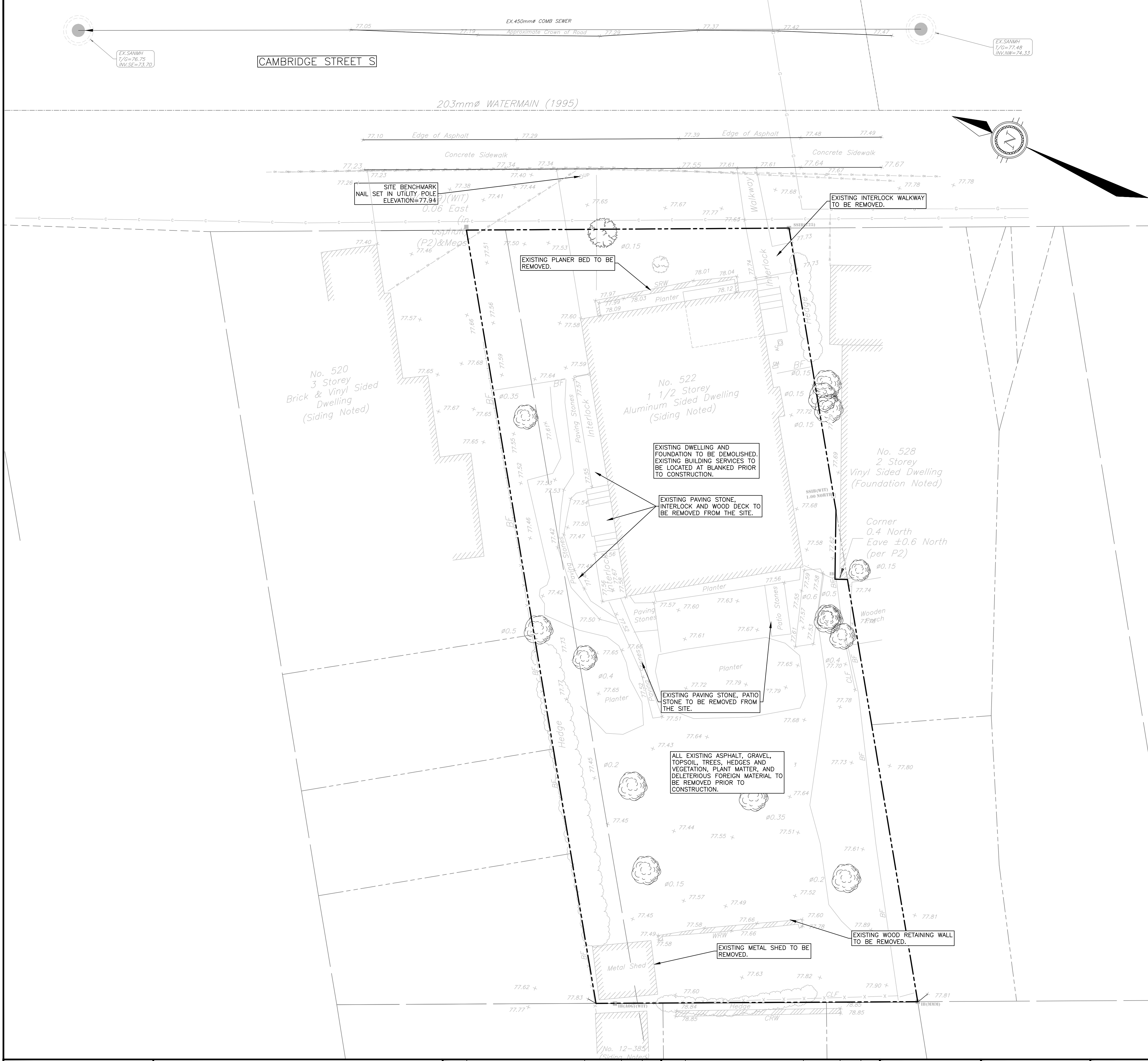
TITLE
EXISTING CONDITIONS
AND REMOVALS PLAN

PROJECT No.
OTT-25015974-A0

SURVEY
MUS

DATE
2025-12-01

DRAWING No.
C001



- NOTES:**
- 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.
 - 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.



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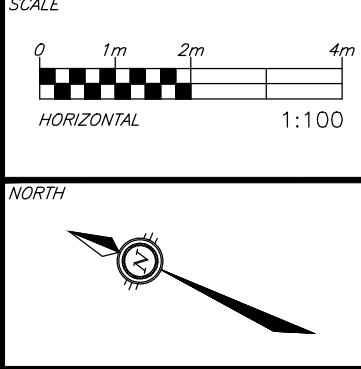
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References: XREF - SITE PLAN.dwg: 106.dwg

CAUTION
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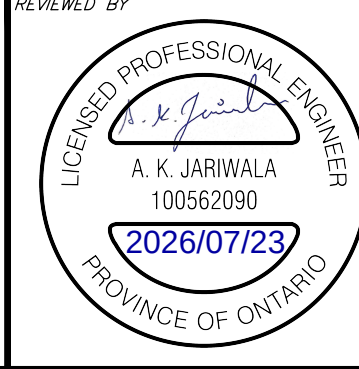
JOB BENCH MARK
NAIL SET IN UTILITY POLE LOCATED ADJACENT TO THE SIDEWALK ALONG EASTERN PROPERTY LINE AT ELEVATION=77.94
NORTHING=5029350.4849 EASTING=367313.2131

TOPOGRAPHIC INFORMATION
LOT2 AND PART OF LOT1 REGISTERED PLAN 31326, CITY OF OTTAWA.
TOPOGRAPHIC INFORMATION PROVIDED BY MONUMENT-URSO SURVEYING LTD. DATED SEPTEMBER 25, 2025.
SITE GRID SYSTEM MTM NAD 83, ZONE 9.

REV	REVISION DESCRIPTION	DATE	BY	APPD	REV	REVISION DESCRIPTION	DATE	BY	APPD
					2	REVISED PER CITY COMMENTS	23/07/26	NP	AKJ
					1	ISSUED FOR SPA	01/05/26	NP	AKJ



DESIGNED BY



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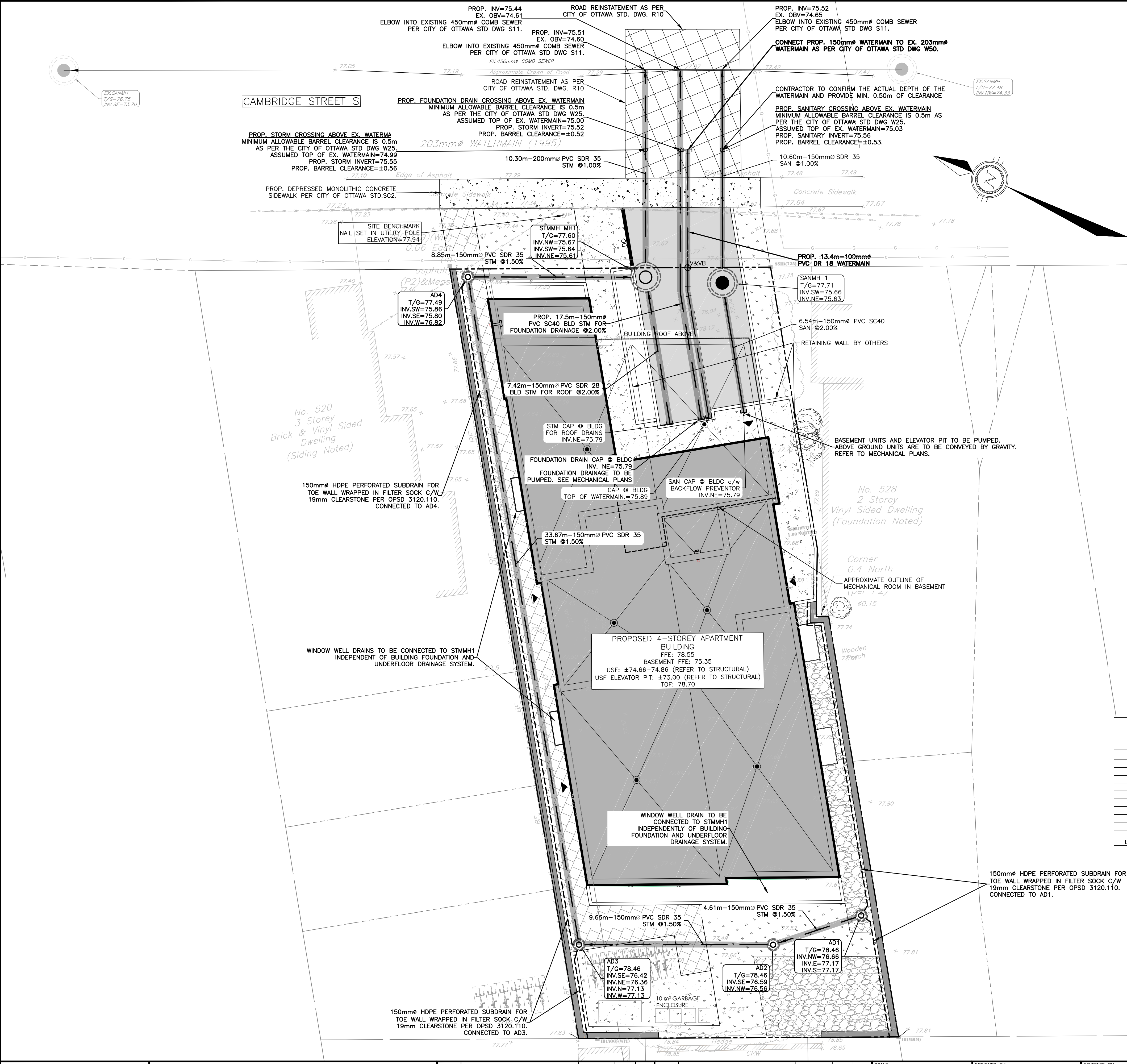
BASEPLAN NP
DESIGN NP
CHECKED AKJ
CAD NP
PROJECT MANAGER AKJ
APPROVED AKJ

PROJECT

RESIDENTIAL DEVELOPMENT
522 CAMBRIDGE STREET SOUTH
OTTAWA, ONTARIO.

SITE SERVICING PLAN

PROJECT No. OTT-25015974-40
SURVEY MUS
DATE 2025-12-01
DRAWING No. C100



PROPOSED SEWER TABLE									
STRUCTURE	U/S	D/S	TYPE	INVERT ELEV (m)		NOMINAL DIA (mm)	LENGTH	MATERIAL	CLASS
				U/S	D/S				
BLD		SANMH1	SAN	75.79	75.66	150	6.54	PVC	SC40
SANMH1		MUNI COMB	SAN	75.63	75.52	150	10.6	PVC	SDR 35
AD1	AD2	STM		76.66	76.59	150	4.61	PVC	SDR 35
AD2	AD3	STM		76.59	76.42	150	9.66	PVC	SDR 35
AD3	AD4	STM		76.36	75.86	150	33.97	PVC	SDR 35
AD4	STM/MH1	STM		75.80	75.67	150	8.85	PVC	SDR 35
BLD ROOF	STM/MH1	STM		75.79	75.64	150	7.42	PVC	SDR 28
STM/MH1	MUNI COMB. SEWER	STM		75.61	75.51	200	10.3	PVC	SDR 35
BLD FDN DRAIN	MUNI COMB. SEWER	STM		75.79	75.44	150	17.5	PVC	SC40

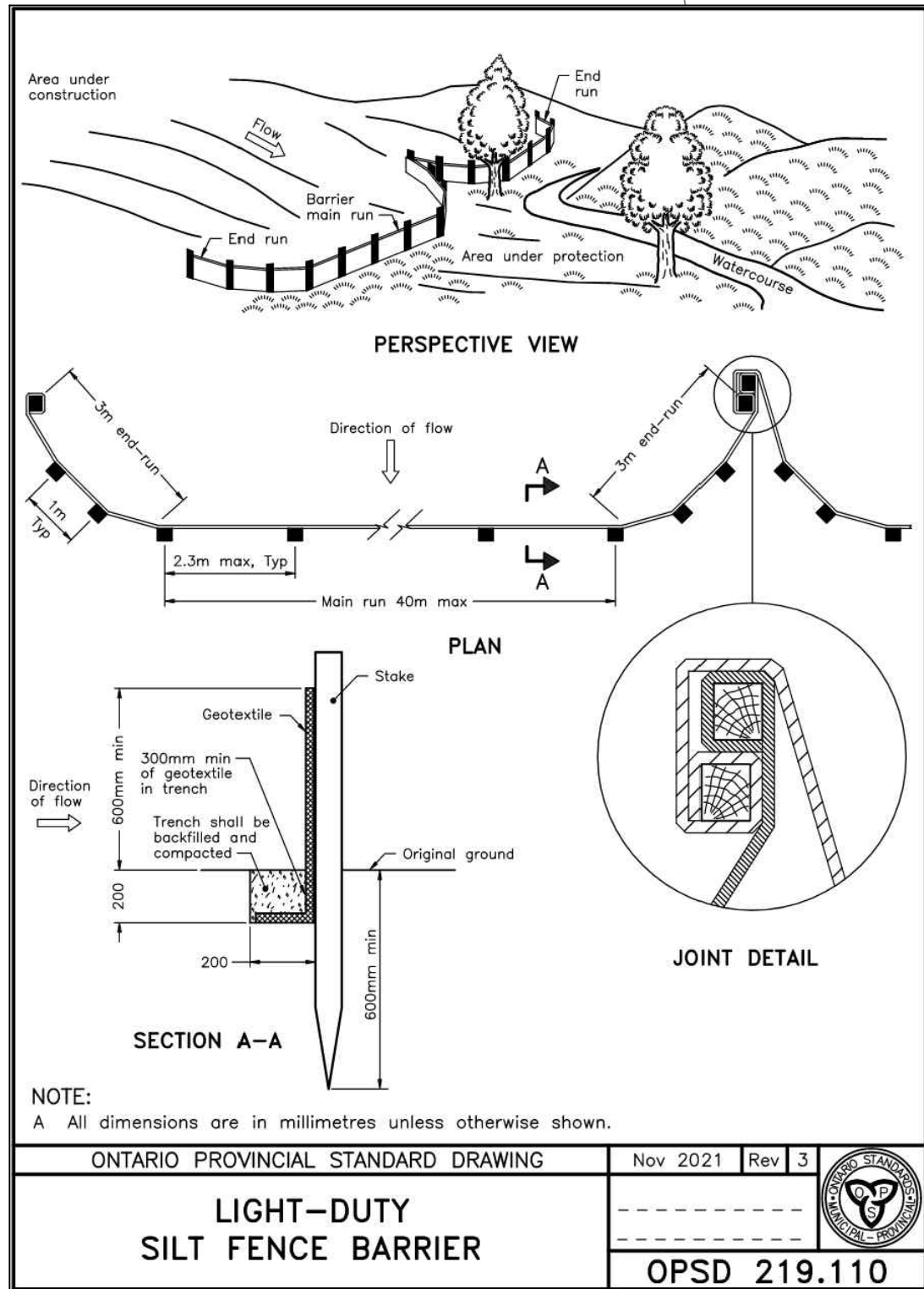
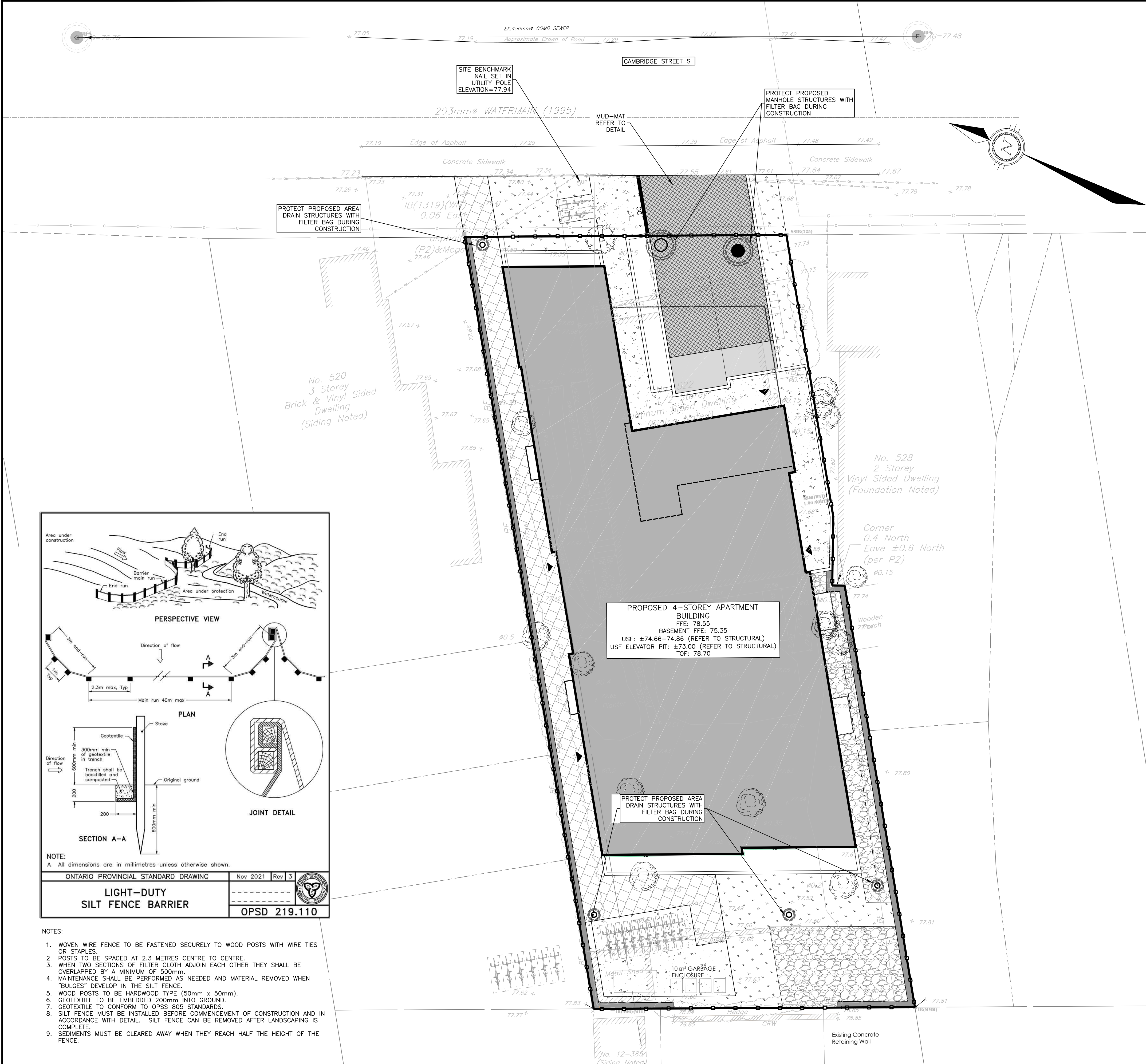
STRUCTURE TABLE									
STRUCTURE NUMBER	TYPE	LID ELEVATION (m)	INVERT IN (m)	DIA (mm)	INVERT OUT (m)	DIA (mm)	STRUCTURE		
							SIZE	REFERENCE	COVER
AD1	STM	78.46	77.17	150	76.66	150	600mmø	ADS Nyloplast Drain Basin c/w D.I. Frame and Cover	
AD2	STM	78.46	77.17	150	76.56	150	600mmø	ADS Nyloplast Drain Basin c/w D.I. Frame and Cover	
AD3	STM	78.46	76.42	150	76.36	150	600mmø	ADS Nyloplast Drain Basin c/w D.I. Frame and Cover	
			77.13	150					
AD4	STM	77.49	75.86	150	75.8	150	600mmø	ADS Nyloplast Drain Basin c/w D.I. Frame and Cover	
			76.82	150					
STM/MH1	STM		75.67	150	75.61	200	1200mmø	OPSD 701.010	S25
			75.64	150					
SANMH1	SAN		77.71	75.66	150	75.63	150	1200mmø	OPSD 701.010
								S25	S24



LEGEND	
---	PROPERTY LINE
---	EX. ROAD CENTERLINE
○ UP	EX. UTILITY POLE
⊗	EX. WATER VALVE
○	EX. COMBINED SEWER MANHOLE
---	EX. COMBINED SEWER
---	EX. WATERMAIN
---	PROP. STORM SEWER
---	PROP. SANITARY SEWER
---	PROP. WATERMAIN
⊗	PROP. CATCHBASIN/AREA DRAIN
⊕	PROP. VALVE & VALEBOX
● RD	PROP. ROOF DRAIN
○	PROP. STORM/SANITARY MANHOLE
---	100mm THICK HI-60 RIGID INSULATION ON ALL THREE SIDES PER CITY OF OTTAWA STD S35 FOR SEWERS AND W22 FOR WATERMAIN
---	PROP. GRASS/SOFT LANDSCAPING AS PER LANDSCAPE PLAN
---	PROP. CLEAR STONE
---	PROP. CONCRETE SURFACE
---	PROP. ASPHALT

#?????

File Name: \\exp\data\101-25015974-00\101-25015974-00.dwg User: jkariwala Date: 2025-12-01 10:29:44 AM
Unit: Survey 7/23/2025 10:29:45 AM Unit Plotted: 7/23/2025 10:29:44 AM
Reference: XREF - SITE PLAN.dwg: XREF - SITE PLAN.dwg: 106.dwg



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

CAUTION

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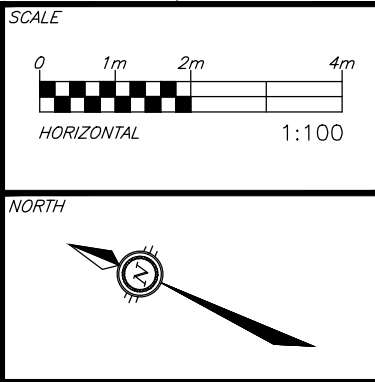
JOB BENCH MARK

NAIL SET IN UTILITY POLE LOCATED ADJACENT TO THE SIDEWALK ALONG EASTERN PROPERTY LINE AT ELEVATION=77.94
NORTHING=5029350.4849 EASTING=367313.2131

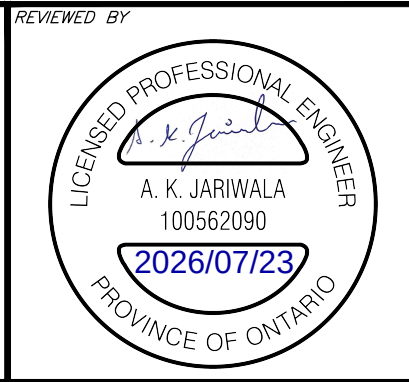
TOPOGRAPHIC INFORMATION

LOT2 AND PART OF LOT1 REGISTERED PLAN 31326, CITY OF OTTAWA.
TOPOGRAPHIC INFORMATION PROVIDED BY MONUMENT-URSO SURVEYING LTD. DATED SEPTEMBER 25, 2025.
SITE GRID SYSTEM MTM NAD 83, ZONE 9.

REV	REVISION DESCRIPTION	DATE	BY	APPD	REV	REVISION DESCRIPTION	DATE	BY	APPD
					2	REVISED PER CITY COMMENTS	23/07/26	NP	AKJ
					1	ISSUED FOR SPA	01/05/26	NP	AKJ



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BASEPLAN	NP
DESIGN	NP
CHECKED	AKJ
CAD	NP
PROJECT MANAGER	AKJ
APPROVED	AKJ

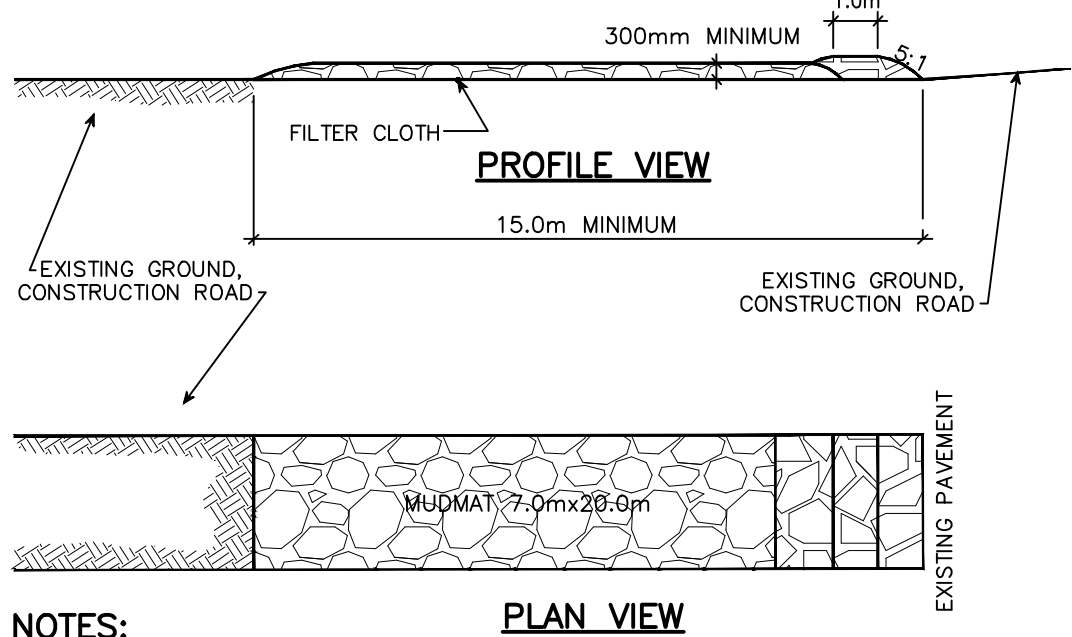
RESIDENTIAL DEVELOPMENT

522 CAMBRIDGE STREET SOUTH
OTTAWA, ONTARIO.

EROSION AND SEDIMENT CONTROL PLAN

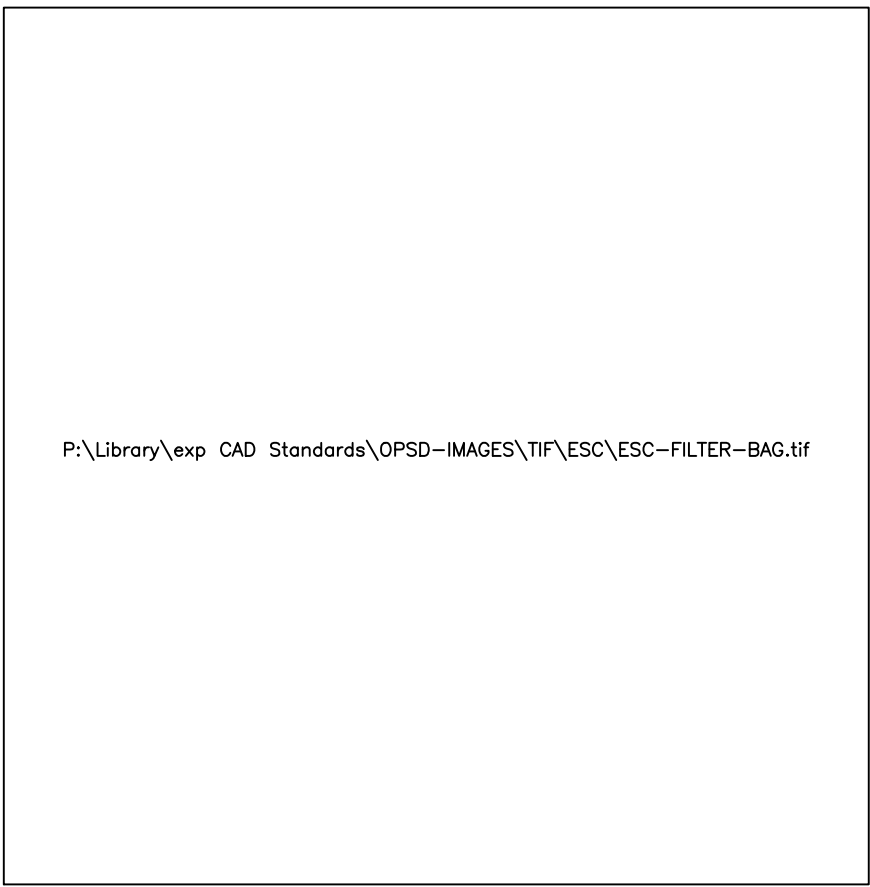
PROJECT No.	OTT-25015974-AD
SURVEY	MUS
DATE	2025-12-01
DRAWING No.	C300

- ### EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION.
- DURING ALL CONSTRUCTION ACTIVITIES, EROSION AND SEDIMENTATION SHALL BE CONTROLLED BY THE FOLLOWING TECHNIQUES:
1. LIMITING THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
 2. REVEGETATION OF EXPOSED AREAS AS SOON AS POSSIBLE.
 3. MINIMIZATION OF AREA TO BE CLEARED AND DISRUPTION TO ADJACENT AREAS.
 4. INSTALLATION OF FILTER CLOTH BETWEEN FRAME AND COVER ON ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES.
 5. A SILT FENCE TO BE INSTALLED 0.3m INSIDE THE SITE PROPERTY LINE TO LOCATIONS SHOWN ON THIS DRAWING.
 6. A VISUAL INSPECTION SHALL BE COMPLETED DAILY ON SEDIMENT CONTROL BARRIERS AND ANY DAMAGE REPAIRED IMMEDIATELY. CARE WILL BE TAKEN TO PREVENT DAMAGE DURING CONSTRUCTION OPERATIONS.
 7. IN SOME CASES SOME BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE THE CONSTRUCTION OPERATIONS. THE AFFECTED BARRIERS WILL BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED.
 8. THE SEDIMENT CONTROL DEVICES WILL BE CLEANED OF ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OF AS PER THE REQUIREMENTS OF THE CONTRACT.
 9. DURING THE COURSE OF CONSTRUCTION IF THE ENGINEER BELIEVES THAT ADDITIONAL PREVENTION METHODS ARE REQUIRED TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR WILL INSTALL ADDITIONAL SILT FENCES OR OTHER METHODS AS REQUIRED TO THE SATISFACTION OF THE ENGINEER.
 10. CONSTRUCTION AND MAINTENANCE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROLS TO COMPLY WITH ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) OPSS 805, AND CITY OF OTTAWA SPECIFICATIONS.
 11. SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.



- ### NOTES:
1. STONE - USE CLEAR CRUSHED 100mm STONE.
 2. LENGTH - AS REQUIRED BUT NOT LESS THAN 15.0m.
 3. THICKNESS - NOT LESS THAN 300mm.
 4. WIDTH - 7.0m MINIMUM, NOT LESS THAN THE WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
 6. 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.
 7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

MUD MAT DETAIL
N.T.S



PROVIDE FILTER BAGS AS SHOWN (GEO-SYNTHETICS MANUFACTURER OR APPROVED EQUIVALENT)

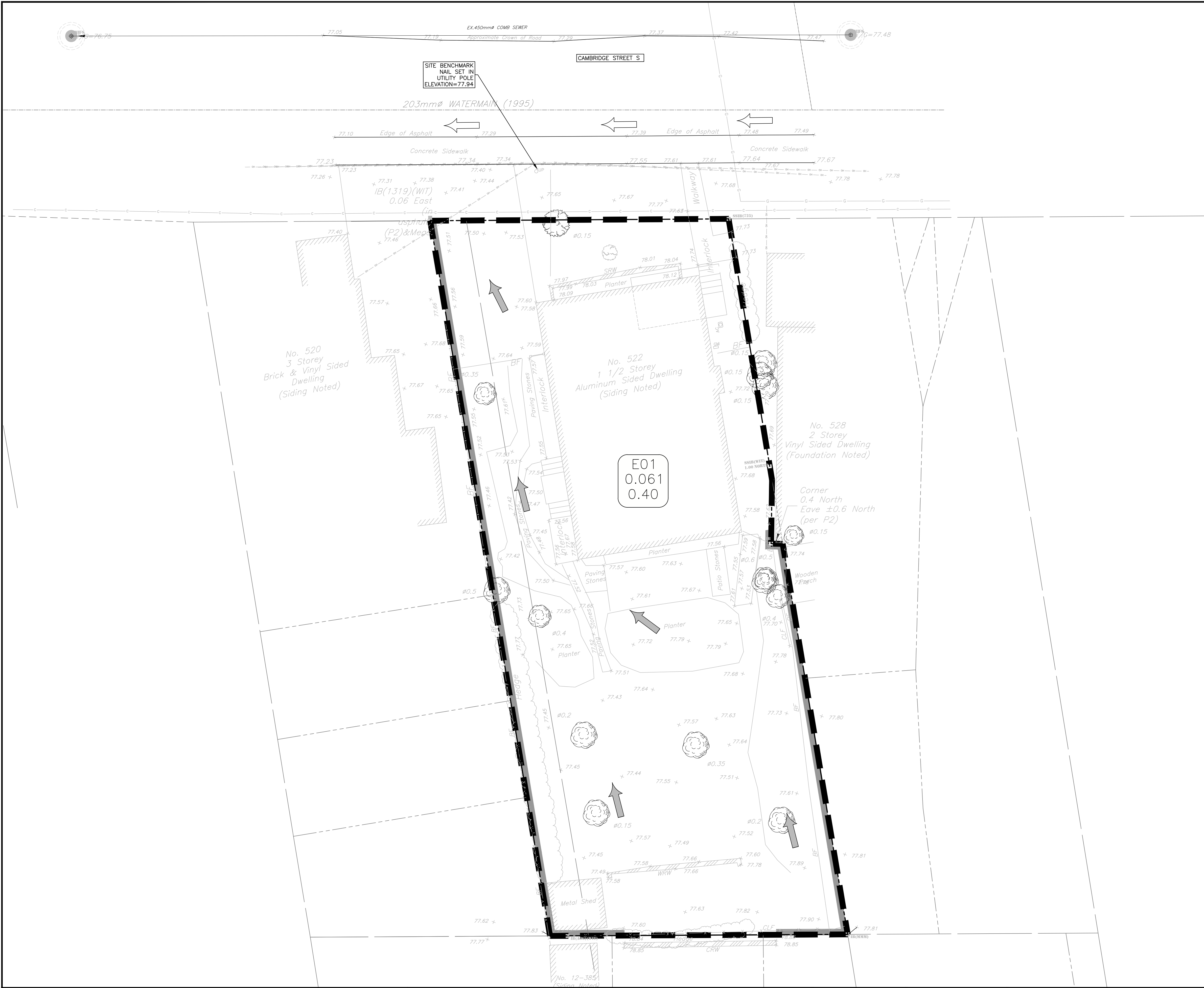
FILTER BAG DETAIL
N.T.S



LEGEND

- PROPERTY LINE
- PROPOSED CURB
- SILT FENCE
- UP EX. UTILITY POLE
- ⊕ EX. WATER VALVE
- EX. COMBINED SEWER MANHOLE
- EX. COMBINED SEWER
- EX. WATERMAIN
- PROP. STORM/SANITARY MANHOLE

#?????



LEGEND

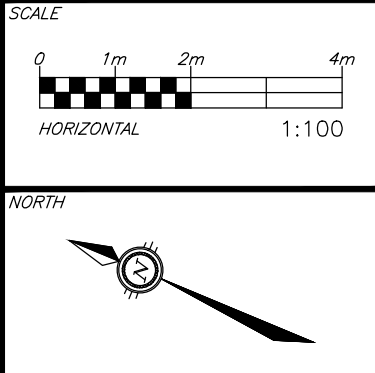
- PROPERTY LINE
- ONSITE OVERLAND FLOW ROUTE
- EXTERNAL OVERLAND FLOW ROUTE
- AREA NO. 0.184 0.79
- AREA IN HECTARES
- RUNOFF COEFFICIENT
- CATCHMENT AREA

CAUTION
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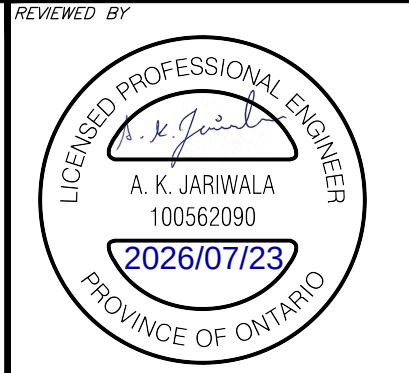
JOB BENCH MARK JBM▲
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NORTHING=5029350.4849 EASTING=367313.2131

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TOPOGRAPHIC INFORMATION PROVIDED BY MONUMENT-URSO SURVEYING LTD. DATED SEPTEMBER 25, 2025.
SITE GRID SYSTEM MTM NAD 83, ZONE 9.

REV	REVISION DESCRIPTION	DATE	BY	APPD	REV	REVISION DESCRIPTION	DATE	BY	APPD
					2	REVISED PER CITY COMMENTS	23/07/26	NP	AKJ
					1	ISSUED FOR SPA	01/05/26	NP	AKJ



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DESIGN	NP
CHECKED	AKJ
CAD	NP
PROJECT MANAGER	AKJ
APPROVED	AKJ

PROJECT
RESIDENTIAL DEVELOPMENT
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OTTAWA, ONTARIO.

PRE-DEVELOPMENT CATCHMENTS

PROJECT No.	OTT-25015974-A0
SURVEY	MUS
DATE	2025-12-01
DRAWING No.	C400

Filename: \\exp\data\187-25015974-A0\360\exp\187-25015974-A0 - 522 cambridge street 1.dwg
User: Suresh/7/23/2025 10:29:05 AM (Last Plotted: 7/23/2025 10:29:47 AM)
References: XREF - SITE PLAN.dwg; XREF - 187-25015974-A0 - 106.dwg



ROOF PONDING TABLE								
AREA NO.	2-YEAR PONDING DEPTH (mm)	5-YEAR PONDING DEPTH (mm)	100-YEAR PONDING DEPTH (mm)	WEIR TYPE	NO. OF ROOF DRAINS	NO. OF WEIRS PER ROOF DRAIN	ROOF DRAIN TYPE	WEIR POSITION
PR-1A	92	113	145	WATTS Accutrol Adjustable Flow Control	1	1	RD1	CLOSED
PR-1B	86	107	140	WATTS Accutrol Adjustable Flow Control	1	1	RD1	CLOSED
PR-1C	86	108	140	WATTS Accutrol Adjustable Flow Control	1	1	RD1	CLOSED
PR-1D	88	112	147	WATTS Accutrol Adjustable Flow Control	1	1	RD1	CLOSED
PR-1E	93	114	146	WATTS Accutrol Adjustable Flow Control	1	1	RD1	CLOSED
PR-1F	93	114	147	WATTS Accutrol Adjustable Flow Control	1	1	RD1	CLOSED

PROJECT No.	ATT-25015974-A0
SURVEY	MUS
DATE	2025-12-01
DRAWING No.	C500