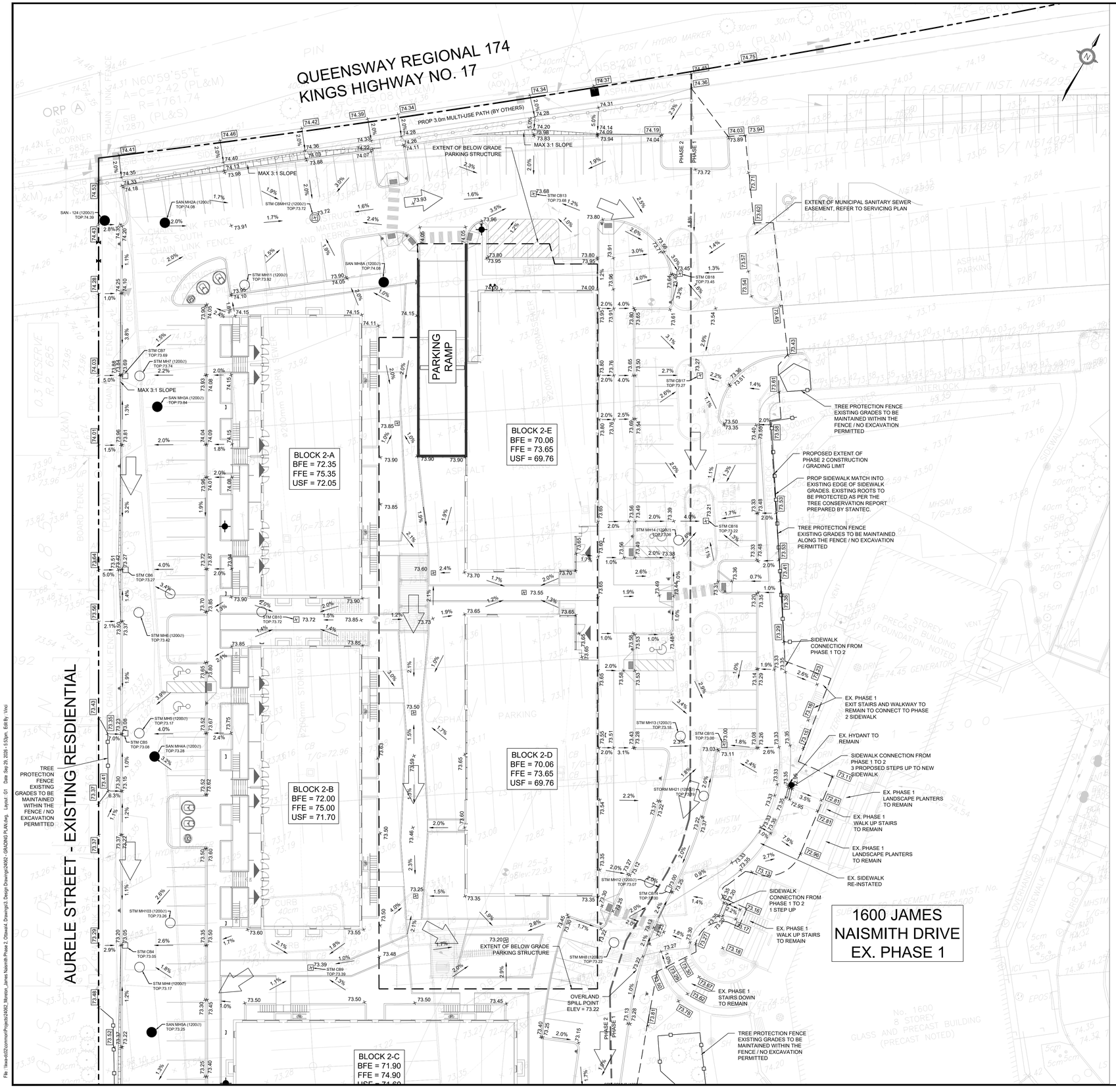
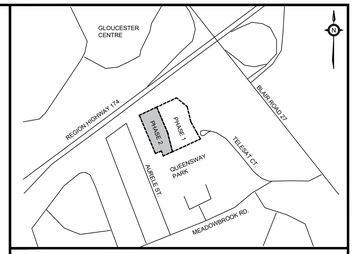


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1. ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER WITH SOD ON MIN 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
2. ALL GRANULAR BASE AND SUB-BASE MATERIALS SHALL BE GRADED AND COMPACTED TO 98% STANDARD PROCTOR DENSITY, FREE OF DEPRESSIONS AS PER THE GEOTECHNICAL REPORT.
3. THE PAVEMENT STRUCTURE SHALL BE CONSTRUCTED BASED ON SPECIFICATIONS AS PER THE GEOTECHNICAL REPORT.
4. 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.
5. ALL BARRIER CURB WITHIN THE SITE TO BE CONSTRUCTED AS PER DETAIL ON DRAWING D1, UNLESS OTHERWISE SPECIFIED.
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KEY PLAN N.T.S.

ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

LEGEND

- 200.00 0.5% MH 1A — PROPOSED ITEMS
- 200.00 0.5% EX MH 1A — EXISTING ITEMS
- LIMIT OF PROPERTY LINE
- LIMIT OF PHASE 2 CONSTRUCTION
- LIMIT BETWEEN PHASE 1 AND PHASE 2
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- LIMIT OF UNDERGROUND STRUCTURE
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- BUILDING ENTRANCE
- × 200.00 — PROP ELEVATION TO MATCH EXISTING
- EMERGENCY OVERLAND FLOW ROUTE
- SANITARY MH
- STM MH / CBMH / DCBMH / OGS
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HORIZONTAL DATUM:	PROJECTION: MODIFIED TRANSVERSE MERCATOR (MTM, ZONE 9, CM76 30'W), NAD 83 (ORIGINAL)
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BEARING:	BEARINGS ARE GRIS. DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76 30' WEST LONGITUDE MTM ZONE 9, NAD 83 (ORIGINAL), 19773035 N:5009060.42 E:324888.04 19680191 N:5033564.20 E:388064.94
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING
SURVEY:	STANTEC, 220909

NO.	ISSUE	DATE	BY
3	SITE PLAN APPROVAL - SUBMISSION 3	SEPT 2026	TF
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

LICENSED PROFESSIONAL ENGINEER
V. PATRICK STANISLAUS
100548042
SEPT 29th, 2026
PROVINCE OF ONTARIO

CLIENT:
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1460 THE QUEENSWAY, SUITE M264
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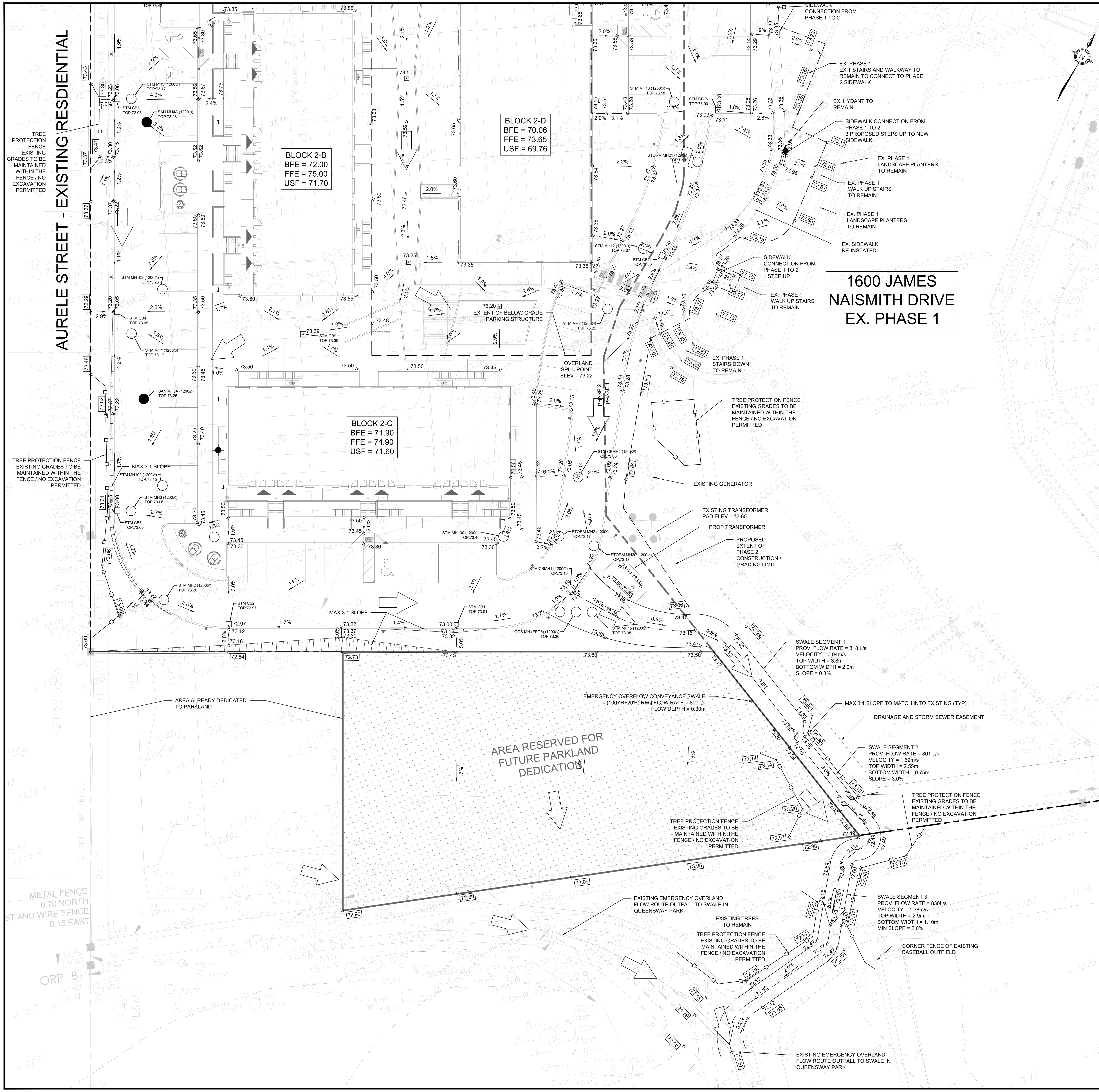
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

GRADING PLAN

SCALE:	1:250 (5m)	PROJECT #	24062
DATE:	JANUARY 2026		
DRAWN BY:	TF	DRAWING #	G1
DESIGNED BY:	TF		
CHECKED BY:	TF		

SPC# D07-12-26-0016 / PLAN #19435

File: \\kwa-ds02\common\Projects\24062_Morston_James Naismith Phase 2, Ottawa\4. Drawings\3. Design Drawings\24062 - GRADING PLAN.dwg Layout: G1 Date: Sep 29, 2026 - 5:53pm Edit By: Vinci

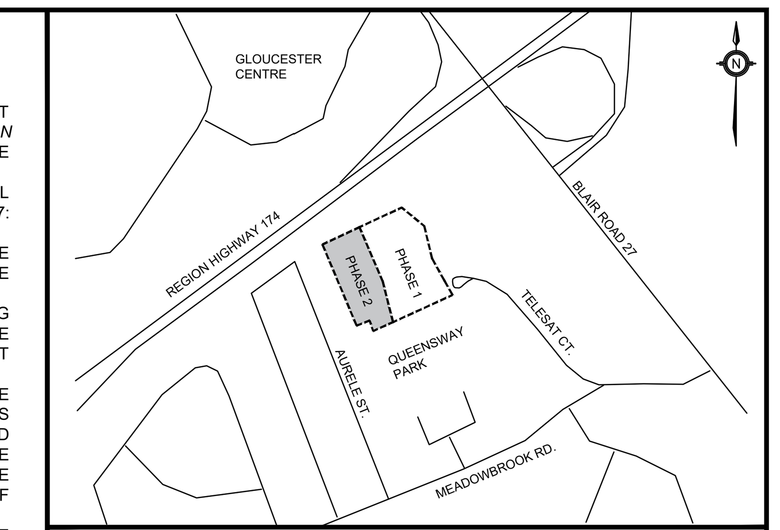


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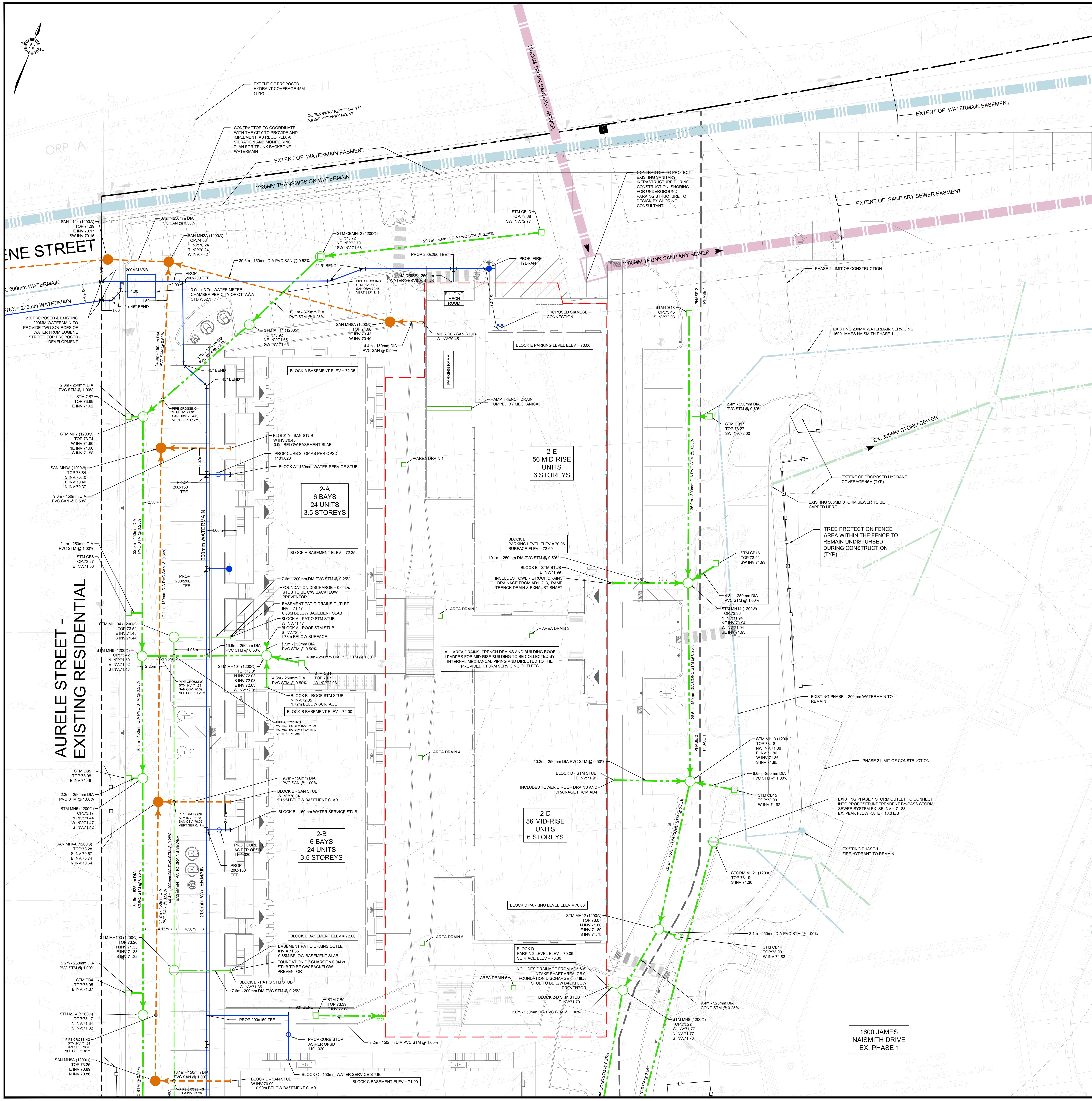
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

GRADING PLAN

SCALE:	1:250 5m	PROJECT #	24062
DATE:	JANUARY 2026		
DRAWN BY:	TF	DRAWING #	G2
DESIGNED BY:	TF		
CHECKED BY:	TF		

SPC# D07-12-26-0016 / PLAN #19435

File : \\kwa-dc02\common\Projects\24062_Moreton_James Naismith Phase 2, Ottawa\4. Drawings\3. Design Drawings\24062 - GRADING PLAN.dwg, Layout : G2 Date :Sep 29, 2026 - 5:54pm, Edit By : Vinci



GENERAL NOTES:

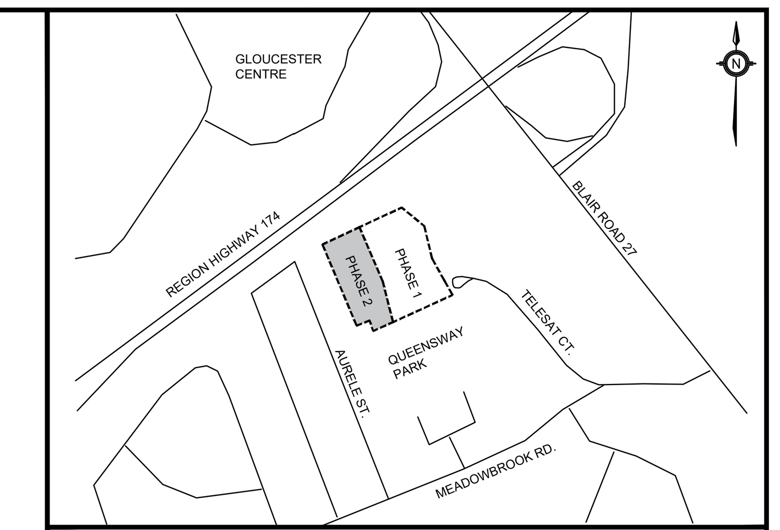
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WATERMAINS:

1. WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND CSA CAN3 B137.3-M1986 WITH GASKETED BELL END C/W #14 AWG SOLID COPPER TRACER WIRE.
2. 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.
3. BEDDING FOR WATERMAINS SHALL BE AS PER OPSD 802.030.
4. 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
5. 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
6. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.
7. HYDRANT AND VALVE TO BE AS PER CITY OF OTTAWA DETAIL W19.
8. ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
9. 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.
10. 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.
11. 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.
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 CODE ACT, THE CURRENT WATER SUPPLY BY-LAW, CHAPTER 851 AND CSA B-64 SERIES 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, S24.1, S25 & S28.1. SAFETY PLATFORMS TO BE INSTALLED WHERE DEPTH EXCEEDS 5.0m.
2. 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.
3. SINGLE CATCHBASINS SHALL BE AS PER OPSD 705.010, WITH FRAMES AND COVERS AS PER CITY OF OTTAWA DETAIL S19 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 WITH A MINIMUM 300mm SAND COVER OVER PIPE NATIVE BACKFILL TO BE COMPACTED TO A MIN. 98% STANDARD PROCTOR DENSITY.
5. 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.
6. ALL SANITARY PVC SEWER PIPES SHALL BE SDR-35 EQUAL CSA SPECIFICATIONS B182.2-M1990 OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.
7. SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150mmØ MINIMUM, PVC CLASS DR 28 INSTALLED AT 2 % AND ANY COLOR EXCEPT WHITE, FOR SINGLE RESIDENTIAL DWELLINGS.
8. SANITARY MAINTENANCE HOLE SHALL HAVE WATERTIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSD 401.030
9. 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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11. ALL MANHOLE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% 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 SPRINGLINE OF THE STORM PIPE. OTHERWISE INSTALL THE CATCH BASIN LEAD AT A MAXIMUM 2.00% AND DROP INTO PIPE.
14. UNLESS OTHERWISE NOTED, CATCHBASIN LEADS SHALL BE 250mmØ AT MINIMUM 1.00% SLOPE.
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 TAPE IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION.
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.



KEY PLAN
N.T.S.

ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

LEGEND

200.00 0.5% MH 1A	PROPOSED ITEMS
200.00 0.5% EX MH 1A	EXISTING ITEMS
	LIMIT OF PROPERTY LINE
	LIMIT OF PHASE 2 CONSTRUCTION
	LIMIT BETWEEN PHASE 1 AND PHASE 2
	LIMIT OF BUILDING STRUCTURE
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. WATERMAIN
	PROP TREE PROTECTION FENCE
	PROP SANITARY SEWER
	PROP STORM SEWER
	PROP WATERMAIN
	EXTENT OF PARKING STRUCTURE
	SAN MH / PIPE STUB / PIPE OUTLET
	STM MH / CBMH / DCBMH / OGS
	CB / DCB / AD / TD
M	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 30'W), NAD 83 (ORIGINAL)
VERTICAL DATUM:	ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928: 1978) AND ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON A PLAN BY STANTEC GEOMATICS LTD. DATED DECEMBER 21,2021
BEARING:	BEARINGS ARE GRIS, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76 30' WEST LONGITUDE MTM ZONE 9, NAD 83 (ORIGINAL). 19773035 N:5006060.42 E:324888.04 19680191 N:5033564.26 E:388064.94
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING
SURVEY:	STANTEC, 220909

NO.	ISSUE	DATE	BY
3	SITE PLAN APPROVAL - SUBMISSION 3	SEPT 2026	TF
2	SITE PLAN APPROVAL - SUBMISSION 2	JULY 2026	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	FEB 2026	TF

NOT FOR CONSTRUCTION

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2. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
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.

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

LICENSED PROFESSIONAL ENGINEER
V. PATRICK STANISLAUS
100548042
SEPT 29th, 2026
PROVINCE OF ONTARIO

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

1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

SERVICING PLAN

NORTH HALF OF SITE

SCALE:	1:250 (5m)	PROJECT #	24062
DATE:	JANUARY 2026		
DRAWN BY:	TF	DRAWING #	S1
DESIGNED BY:	TF		
CHECKED BY:	TF		

SPC# D07-12-26-0016 / PLAN #19435

File : \\kwa-dc02\common\Projects\24062_Moreton_James Naismith Phase 2, Ottawa\4. Drawings\3. Design Drawings\24062 - SERVICING PLAN.dwg, Layout : S1 Date :Sep 29, 2026 - 5:51pm, Edit By : Vinci

REFER TO S1 FOR CONTINUATION

AURELE STREET - EXISTING RESIDEN

2-B
6 BAYS
24 UNITS
3.5 STOREYS

2-C
6 BAYS
24 UNITS
3.5 STOREYS

2-D
56 MID-RISE
UNITS
6 STOREYS

1600 JAMES
NAISMITH DRIVE
EX. PHASE 1

AREA RESERVED FOR
FUTURE PARKLAND
DEDICATION

TREE PROTECTION FENCE
AREA WITHIN THE FENCE TO
REMAIN UNDISTURBED
DURING CONSTRUCTION
(TYP)

EXTENT OF PROPOSED HYDRANT
COVERAGE 45M (TYP)

EXTENT OF EXISTING HYDRANT COVERAGE
45M (TYP)

PROPOSED UNDERGROUND STORAGE CHAMBER
VOLUME REQ. = 280m3
AREA REQ. = 280m2

MIN SURFACE = 72.95
TOP ELEV = 72.65
100YR HWL = 72.15
BOTTOM ELEV = 71.05
SHALE ELEVATION = 71.10

EX. HYDRO DUCT BANK

EX. 600MM ø STORM SEWER

EXISTING PHASE 1 200mm WATERMAIN TO REMAIN

PHASE 2 LIMIT OF CONSTRUCTION

EXISTING PHASE 1 STORM OUTLET TO CONNECT INTO PROPOSED INDEPENDENT BY-PASS STORM SEWER SYSTEM EX. SE INV = 71.88 EX. PEAK FLOW RATE = 18.0 L/S

EXISTING PHASE 1
FIRE HYDRANT TO REMAIN

EXISTING TRANSFORMER

GENERAL NOTES:

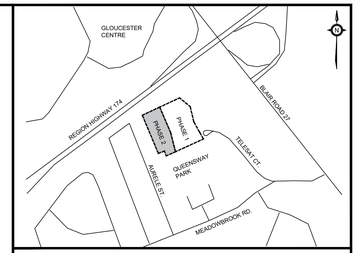
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2. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
3. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY , THE REGION AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
4. 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.
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6. 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.
7. ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSD, MTOD AND CITY OF OTTAWA STANDARDS AND DETAILS.
8. 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:

1. WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND CSA CAN3 B137.3-M1986 WITH GASKETED BELL END C/W #14 AWG SOLID COPPER TRACER WIRE.
2. 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
3. BEDDING FOR WATERMAINS SHALL BE AS PER OPSD 802.030.
4. 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
5. 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
6. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.
7. HYDRANT AND VALVE TO BE AS PER CITY OF OTTAWA DETAIL W19.
8. ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
9. 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.
10. 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.
11. 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.
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 CODE ACT, THE CURRENT WATER SUPPLY BY-LAW, CHAPTER 851 AND CSA B-64 SERIES 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, S24.1, S25 & S28.1. SAFETY PLATFORMS TO BE INSTALLED WHERE DEPTH EXCEEDS 5.0m.
2. 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.
3. SINGLE CATCHBASINS SHALL BE AS PER OPSD 705.010, WITH FRAMES AND COVERS AS PER CITY OF OTTAWA DETAIL S19 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 WITH A MINIMUM 300mm SAND COVER OVER PIPE NATIVE BACKFILL TO BE COMPACTED TO A MIN. 98% STANDARD PROCTOR DENSITY.
5. 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.
6. ALL SANITARY PVC SEWER PIPES SHALL BE SDR-35 EQUAL CSA SPECIFICATIONS B182.2-M1990 OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.
7. SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150mmØ MINIMUM, PVC CLASS DR 28 INSTALLED AT 2 % AND ANY COLOR EXCEPT WHITE, FOR SINGLE RESIDENTIAL DWELLINGS.
8. SANITARY MAINTENANCE HOLE SHALL HAVE WATERTIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSD 401.030
9. 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
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 98% 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 SPRINGLINE OF THE STORM PIPE. OTHERWISE INSTALL THE CATCH BASIN LEAD AT A MAXIMUM 2.00% AND DROP INTO PIPE.
14. UNLESS OTHERWISE NOTED, CATCHBASIN LEADS SHALL BE 250mmØ AT MINIMUM 1.00% SLOPE.
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 TAPE IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION.
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17. SERVICE CONNECTIONS AND UTILITY CUTS TO BE BACKFILLED WITH UNSHRINKABLE FILL.



KEY PLAN N.T.S.

ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

LEGEND

- PROPOSED ITEMS (200.00 0.5% MH 1A)
- EXISTING ITEMS (200.00 0.5% EX MH 1A)
- LIMIT OF PROPERTY LINE
- LIMIT OF PHASE 2 CONSTRUCTION
- LIMIT BETWEEN PHASE 1 AND PHASE 2
- LIMIT OF BUILDING STRUCTURE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATERMAIN
- PROP TREE PROTECTION FENCE
- PROP SANITARY SEWER
- PROP STORM 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°
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HORIZONTAL DATUM:	PROJECTION: MODIFIED TRANSVERSE MERCATOR (MTM, ZONE 9, CM76 30'W), NAD 83 (ORIGINAL)
VERTICAL DATUM:	ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928: 1978) AND ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON A PLAN BY STANTEC GEOMATICS LTD. DATED DECEMBER 21,2021
BEARING:	BEARINGS ARE GRIS. DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76 30' WEST LONGITUDE MTM ZONE 9, NAD 83 (ORIGINAL), 19773035 N:5006060.42 E:324888.04 19680191 N:5003564.26 E:388064.84
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING
SURVEY:	STANTEC, 220909

NO.	ISSUE	DATE	BY
3	SITE PLAN APPROVAL - SUBMISSION 3	SEPT 2026	TF
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

LICENSED PROFESSIONAL ENGINEER
V. PATRICK STANISLAUS
100548042
SEPT 29th, 2026
PROVINCE OF ONTARIO

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

1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

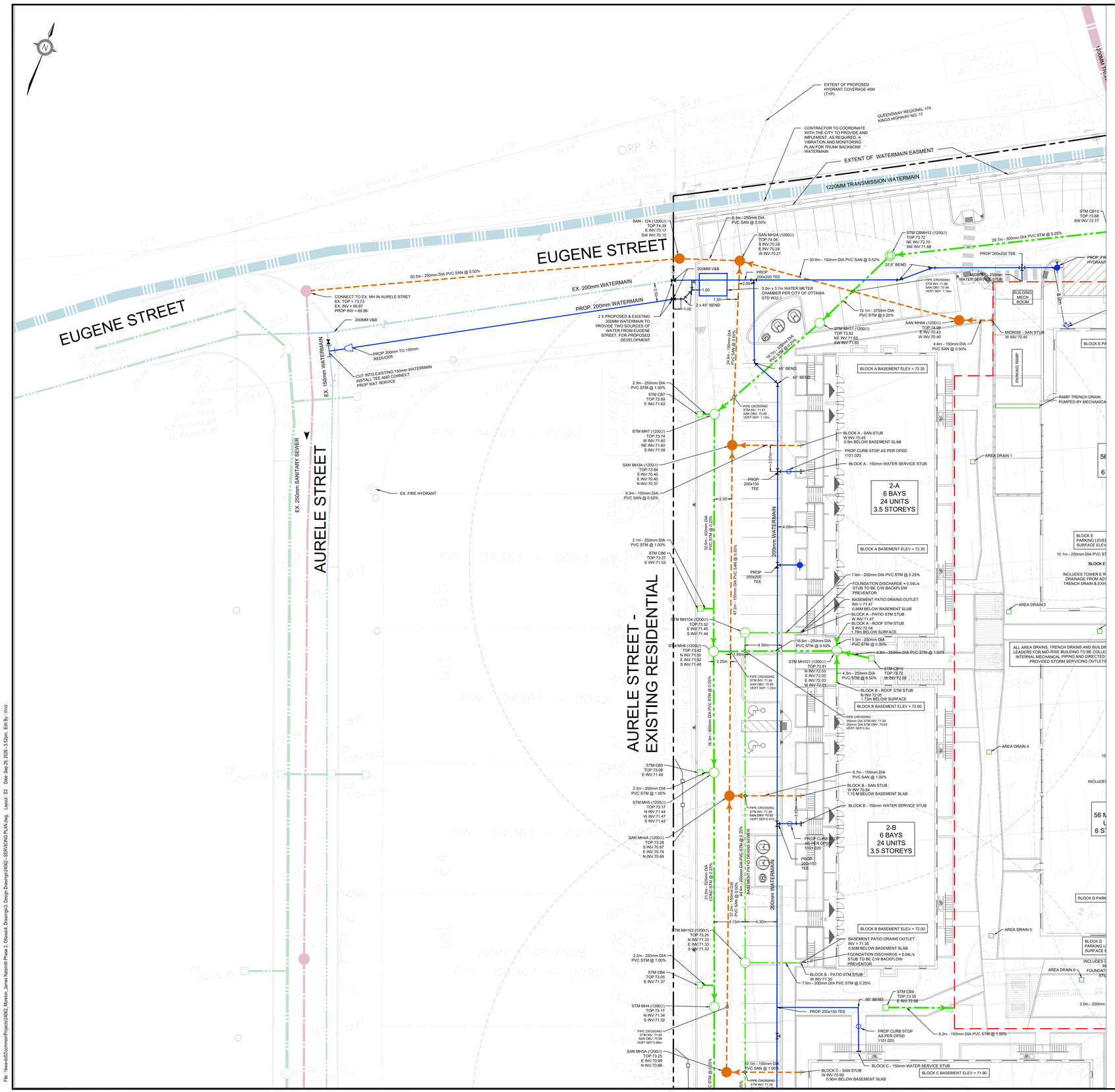
SERVICING PLAN

SOUTH HALF OF SITE

SCALE:	1:250 (5m)	PROJECT #	24062
DATE:	JANUARY 2026		
DRAWN BY:	TF	DRAWING #	S2
DESIGNED BY:	TF		
CHECKED BY:	TF		

SPC# D07-12-26-0016 / PLAN #19435

File: \\kwa-ds02\common\Projects\24062_Morston_James Naismith Phase 2, Ottawa\4_Drawings\3_Design Drawings\24062- SERVICING PLAN.dwg, Layout: S2 Date: Sep 29, 2026 - 1:52pm, Edit By: Vinci



GENERAL NOTES:

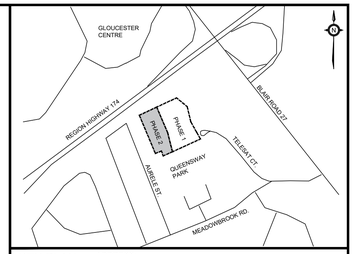
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3. BEDDING FOR WATERMAINS SHALL BE AS PER OPSD 802.030.
4. COVER REQUIRED ON WATERMAIN IS 2.4m MINIMUM. ALL WATERMAINS WITH LESS THAN 2.4m OF COVER TO BE INSULATED AS PER CITY OF OTTAWA DETAIL W22
5. ALL WATERMAIN HORIZONTAL AND VERTICAL BENDS, JOINTS 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
6. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.
7. HYDRANT AND VALVE TO BE AS PER CITY OF OTTAWA DETAIL W19.
8. ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
9. 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.
10. 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.
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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, S24.1, S25 & S28.1. SAFETY PLATFORMS TO BE INSTALLED WHERE DEPTH EXCEEDS 5.0m.
2. 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.
3. SINGLE CATCHBASINS SHALL BE AS PER OPSD 705.010, WITH FRAMES AND COVERS AS PER CITY OF OTTAWA DETAIL S19 OR S19.1.
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6. ALL SANITARY PVC SEWER PIPES SHALL BE SDR-35 EQUAL CSA SPECIFICATIONS B182.2-M1990 OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.
7. SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150mmØ MINIMUM, PVC CLASS DR 28 INSTALLED AT 2 % AND ANY COLOR EXCEPT WHITE, FOR SINGLE RESIDENTIAL DWELLINGS.
8. SANITARY MAINTENANCE HOLE SHALL HAVE WATERTIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSD 401.030
9. 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
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 98% 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 SPRINGLINE OF THE STORM PIPE. OTHERWISE INSTALL THE CATCH BASIN LEAD AT A MAXIMUM 2.00% AND DROP INTO PIPE.
14. UNLESS OTHERWISE NOTED, CATCHBASIN LEADS SHALL BE 250mmØ AT MINIMUM 1.00% SLOPE.
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 TAPE IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION.
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.



KEY PLAN N.T.S.

ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

LEGEND

- PROPOSED ITEMS (200.00 0.5% MH 1A)
- EXISTING ITEMS (200.00 0.5% EX MH 1A)
- LIMIT OF PROPERTY LINE
- LIMIT OF PHASE 2 CONSTRUCTION
- LIMIT BETWEEN PHASE 1 AND PHASE 2
- LIMIT OF BUILDING STRUCTURE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATERMAIN
- PROP TREE PROTECTION FENCE
- PROP SANITARY SEWER
- PROP STORM 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 30'W), NAD 83 (ORIGINAL)
VERTICAL DATUM:	ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928: 1978) 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 NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76 30' WEST LONGITUDE MTM ZONE 9, NAD 83 (ORIGINAL). 19773035 N:5006060.42 E:324888.04 19680191 N:5033564.26 E:388064.94
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING
SURVEY:	STANTEC, 220909

NO.	ISSUE	DATE	BY
3	SITE PLAN APPROVAL - SUBMISSION 3	SEPT 2026	TF
2	SITE PLAN APPROVAL - SUBMISSION 2	JULY 2026	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	FEB 2026	TF

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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.

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

LICENSED PROFESSIONAL ENGINEER
V. PATRICK STANISLAUS
100548042
SEPT 29th, 2026
PROVINCE OF ONTARIO

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

1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

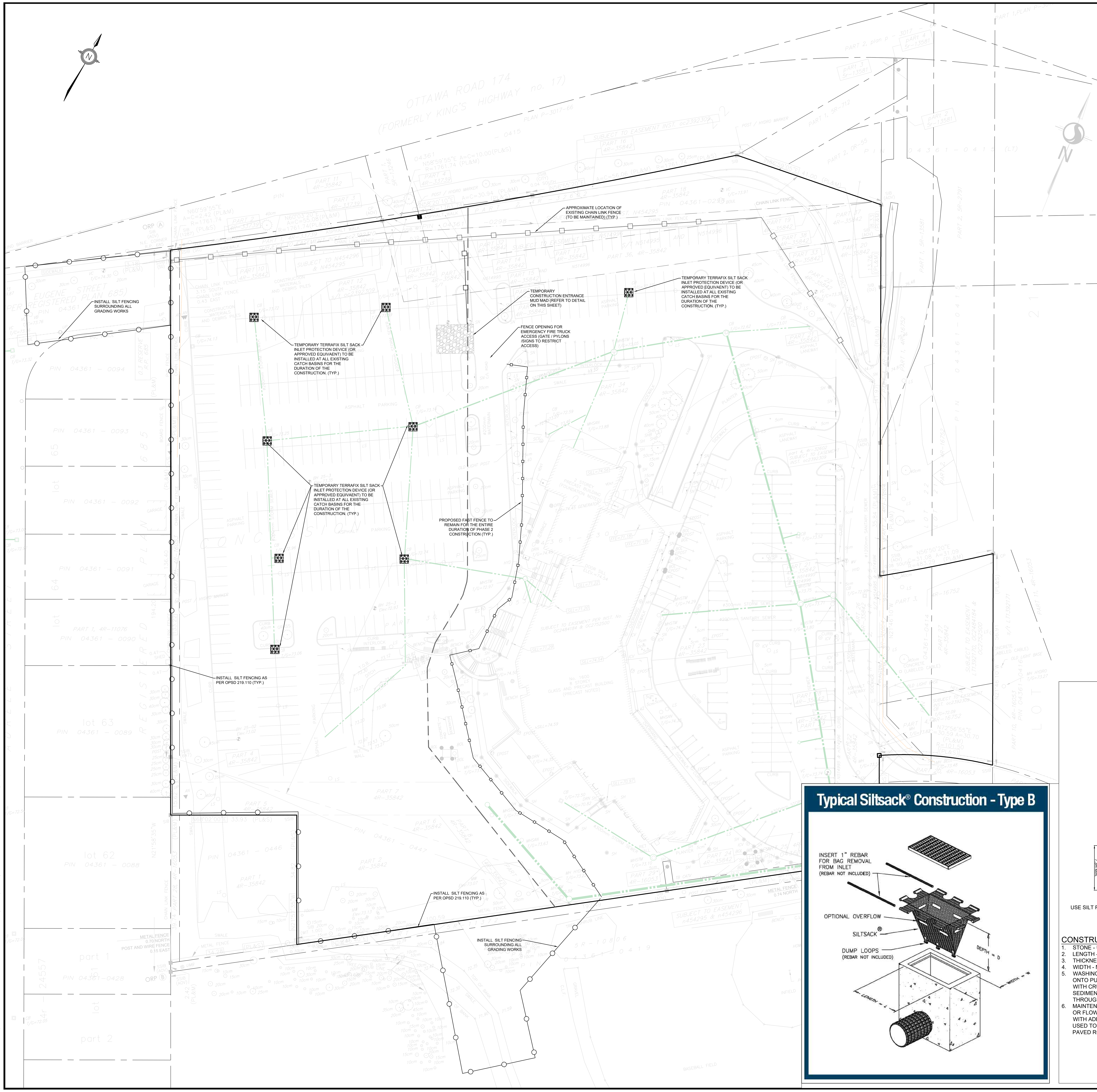
SERVICING PLAN

WEST CONNECTIONS TO EUGENE AND AURELE STREET

SCALE:	1:250 (5m)	PROJECT #	24062
DATE:	JANUARY 2026		
DRAWN BY:	TF	DRAWING #	S3
DESIGNED BY:	TF		
CHECKED BY:	TF		

SPC# D07-12-26-0016 / PLAN #19435

File: \\kwa-dc02\common\Projects\24062_Moreton_James Naismith Phase 2, Ottawa\4. Drawings\3. Design Drawings\24062 - SERVICING PLAN.dwg Layout: S3 Date: Sep 29, 2026 - 1:52pm Edit By: Vinci

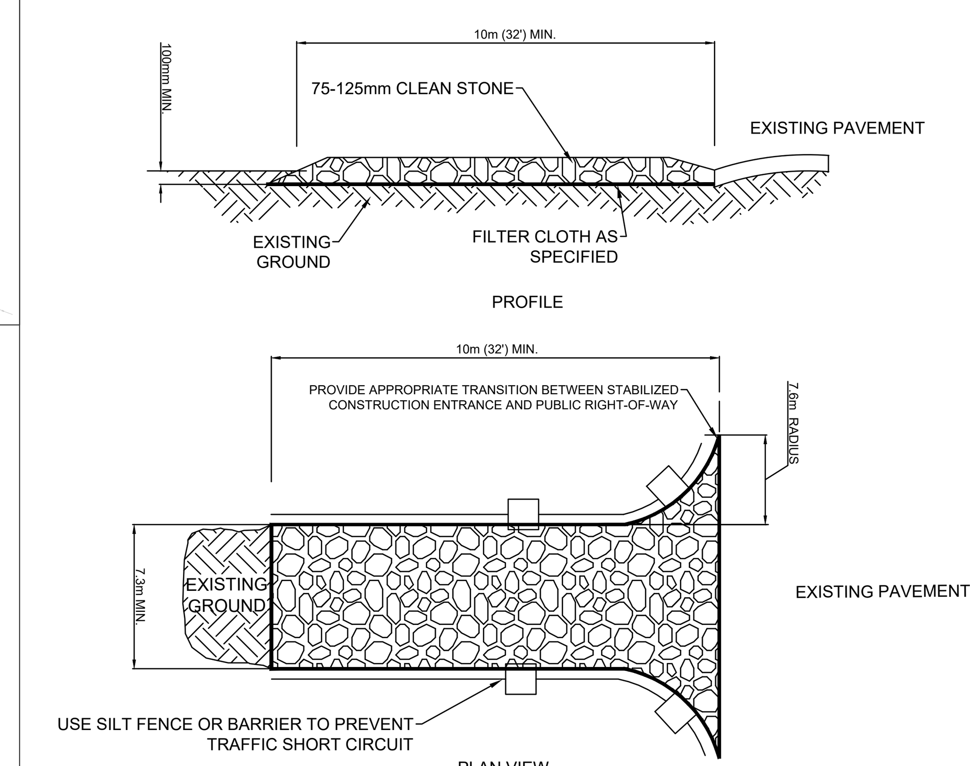


GENERAL NOTES:

1. 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.
2. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
3. 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.
4. 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.
5. 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.
5. 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.
6. ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSD, AND MTOD.
7. 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.

EROSION AND SEDIMENT CONTROL NOTES:

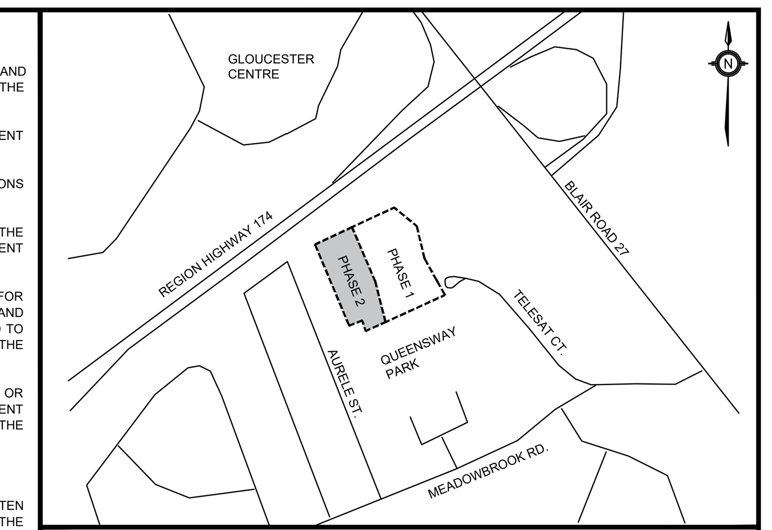
1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORK, MAINTAINED THROUGHOUT CONSTRUCTION, AND ONLY REMOVED UPON STABILIZATION OF THE DISTURBED AREAS.
2. SEDIMENT CONTROLS SHOULD BE INSPECTED ON A REGULAR BASIS WITH A MINIMUM FREQUENCY OF:
   - 2.1. ON A WEEKLY BASIS
   - 2.2. BEFORE AND AFTER EVERY RAINFALL EVENT (>12mm)
   - 2.3. AFTER SIGNIFICANT SNOWMELT EVENTS
   - 2.4. MONTHLY DURING INACTIVE PERIODS (> 30 DAYS), AND
   - 2.5. DAILY DURING EXTENDED RAIN OR SNOWMELT PERIODS.
3. REPAIRS TO ESC MEASURES MUST BE COMPLETED IN A TIMELY MANNER TO PREVENT SEDIMENT MIGRATION.
4. ADDITIONAL MATERIALS SUCH AS CLEAR STONE (12mm OR GREATER), FILTER FABRIC, PUMPS, HOSES AND SILTSOXX TO BE KEPT ONSITE AT ALL TIMES FOR CONDUCTING REPAIRS TO SEDIMENT CONTROL MEASURES.
5. ALL DISTURBED AREAS THAT WILL BE LEFT INACTIVE FOR MORE THAN THIRTY (30) DAYS ARE TO BE STABILIZED WITH THE EXCEPTION OF THE PREGRADED AREAS WHERE DRAINAGE IS COLLECTED IN AN APPROPRIATE EROSION CONTROL SYSTEM (IE. POND, SEDIMENT BASIN).
6. ENGINEERED CHANGES TO THE ESC MEASURES MAY BE NEEDED AS SITE CONDITIONS CHANGE THROUGHOUT THE CONSTRUCTION PROCESS. THESE UPDATES MUST REFLECT BEST MANAGEMENT PRACTICES TO CONTROL SEDIMENT CONTROL AND EROSION ONSITE AND SHOULD BE COMPLETED BASED ON DIRECTION FROM THE SITE ENGINEER. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY AN ENGINEER THROUGHOUT THE CONSTRUCTION PROCESS.
7. THE SITE TRAILER IS TO BE LOCATED IN A LOCATION DESCRIBED BY THE ENGINEER, OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION.
8. REFUELING IS TO TAKE PLACE ONLY WITHIN DESIGNATED AREAS AND SHALL BE A MINIMUM OF THIRTY METRES FROM ANY WATERCOURSE OR ENVIRONMENTALLY SENSITIVE AREA.
9. SILT CLEANUP EQUIPMENT SUCH AS ABSORPTIVE MEDIA IS TO BE MAINTAINED ON-SITE FOR IMMEDIATE USE IN THE EVENT OF A SPILL.
10. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEAN-UP AND RESTORATION, INCLUDING ALL COSTS, DUE TO THE RELEASE OF SEDIMENT FROM THE SITE.
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS (EG. ROAD OCCUPANCY PERMIT, ACCESS PERMIT, ETC).
12. SPILLED OR TRACKED MATERIALS FROM THE CONTRACTOR'S HAULING VEHICLES ON ROADS WILL BE CLEANED UP AND THE SITE WILL BE LEFT IN A NEAT CONDITION AT THE END OF EACH WORKING DAY. THE CONTRACTOR WILL ARRANGE FOR OFF-SITE DISPOSAL OF ALL WASTE MATERIAL AND RUBBISH IN A MANNER THAT COMPLIES WITH ALL LAWS AND REGULATIONS.
13. SECONDARY CONTAINMENT IS REQUIRED FOR ALL STATIONARY NON-SELF-PROPELLED PETROLEUM FILLED EQUIPMENT (I.E. PUMPS, GENERATORS, ETC.)
14. THE CONTRACTOR WILL KEEP THE SITE FREE FROM ACCUMULATIONS OF WASTE MATERIALS, SURPLUS FILL, TOPSOIL AND ALL DEBRIS SUCH AS BOULDERS, BROKEN ASPHALT, BROKEN CONCRETE OR UNSUITABLE EARTH MATERIALS.
15. PROVIDE TERRAFIX SILT SACK (OR APPROVED EQUIVALENT) ON ANY EXISTING CATCH BASINS WITHIN THE INFLUENCE OF THE CONSTRUCTION AREA. PROVIDE GRAVEL DROP INLET PROTECTION DURING EARTHWORKS ACTIVITIES ON ALL NEW INLETS CONSTRUCTED AS PART OF THIS DEVELOPMENT UNTIL THE DRAINAGE AREA IS STABILIZED/PAVED.
16. SEDIMENT TO BE REMOVED FROM THE SEDIMENT BASINS BEFORE IT IS 25% FULL AND FROM SILT FENCE BEFORE IT IS 33% FULL.
17. ALL STOCKPILE AREAS LEFT EXPOSED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH APPROPRIATE NON-INVASIVE SPECIES. WINTER CONTINGENCY MEASURES SHALL BE IMPLEMENTED AS EROSION CONTROL FOR APPROPRIATE STABILIZATION OUTSIDE THE GROWING SEASON.
18. GOOD HOUSEKEEPING PRACTICES ARE TO BE FOLLOWED ON SITE DURING CONSTRUCTION AND MONITORED ON A DAILY BASIS. THIS INCLUDES, BUT IS NOT LIMITED TO:
   - 18.1. APPROPRIATE STORAGE AND DISPOSAL OF CONSTRUCTION MATERIALS,
   - 18.2. APPROPRIATE STORAGE AND DISPOSAL OF GARBAGE AND DEBRIS,
   - 18.3. APPROPRIATE DISPOSAL OF CONCRETE WASTE TO AN APPROVED DISPOSAL FACILITY, AND
   - 18.4. SECONDARY CONTAINMENT OF PETROLEUM-BASED PRODUCTS (JERRY CANS, OIL, ETC.).



CONSTRUCTION SPECIFICATIONS

1. STONE - USE COARSE AGGREGATE (75mm - 125mm STONE).
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 10m.
3. THICKNESS - NOT LESS THAN 200mm.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
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 REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO ADJACENT PAVED ROAD SURFACES MUST BE REMOVED IMMEDIATELY.

CONSTRUCTION ENTRANCE OR EXIT ("MUD MAT")



KEY PLAN
N.T.S.

ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

LEGEND

—□—□—	EXISTING CHAIN LINK FENCE
—□—□—	PROPOSED HOARDING FENCE
—○—○—	PROPOSED HEAVY DUTY SILT FENCE
(stone hatch)	TEMPORARY CONSTRUCTION ENTRANCE MUD MAT
⊠	TERRAFIX SILT SACK INLET PROTECTION
— · · —	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
▫	EXISTING CATCH BASIN

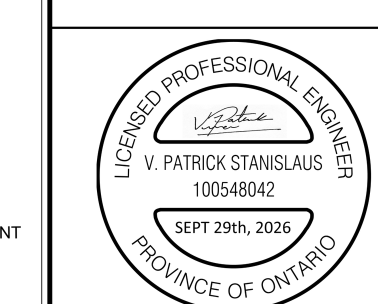
HORIZONTAL DATUM:	PROJECTION: MODIFIED TRANSVERSE MERCATOR (MTM, ZONE 9, CM76 30'W), NAD 83 (ORIGINAL)
VERTICAL DATUM:	ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928: 1978) AND ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON A PLAN BY STANTEC GEOMATICS LTD. DATED DECEMBER 21,2021
BEARING:	BEARINGS ARE GRIS, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76 30' WEST LONGITUDE MTM ZONE 9, NAD 83 (ORIGINAL). 19773035 N:5006060.42 E:324888.04 19680191 N:5033564.26 E:388064.94
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING
SURVEY:	STANTEC, 220909

NO.	ISSUE	DATE	BY
3	SITE PLAN APPROVAL - SUBMISSION 3	SEPT 2026	TF
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

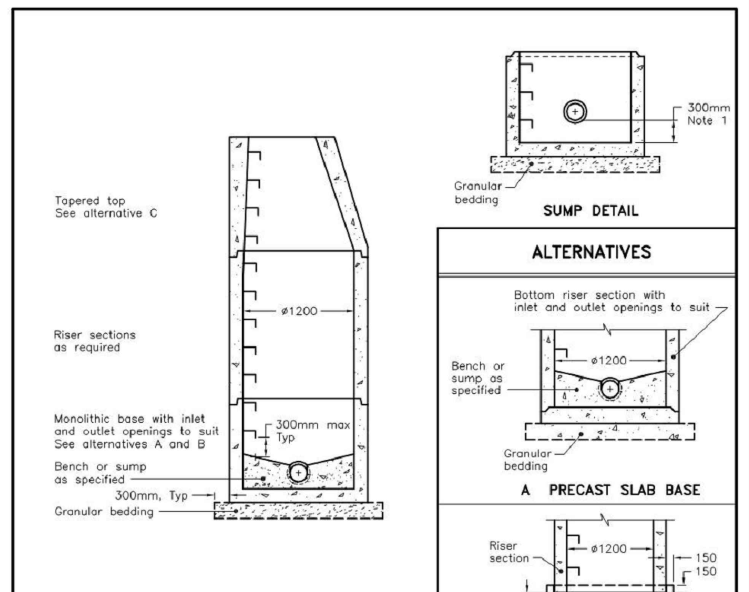
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

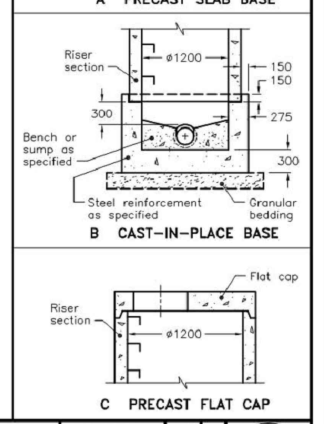
EROSION AND SEDIMENT CONTROL / CONSTRUCTION MANAGEMENT PLAN

SCALE:	1:500 (10m)	PROJECT #	24062
DATE:	JANUARY 2026		
DRAWN BY:	TF	DRAWING #	ESC/CMP
DESIGNED BY:	TF		
CHECKED BY:	TF		

SPC# D07-12-26-0016 / PLAN #19435

File : \\kwa-dc02\common\Projects\24062_Moreton_James Naismith Phase 2, Ottawa\4. Drawings\3. Design Drawings\24062 - Erosion and Sediment Control Plan.dwg, Layout : ESC_CMP Date :Sep 29, 2026 - 5:55pm, Edit By : Vinci



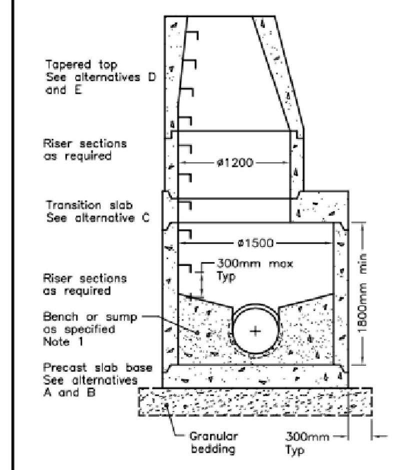


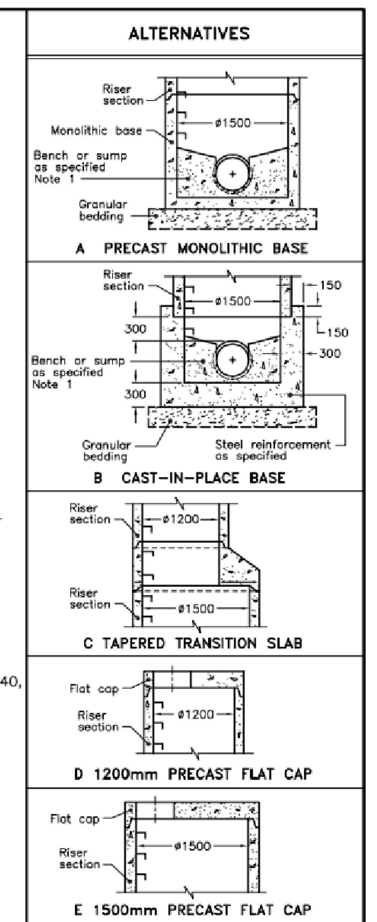
NOTES:
1 The sump is measured from the lowest invert.
A Granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.
B Precast concrete components shall be according to OPSD 701.030, 701.031, or 701.032.
C Structure exceeding 5.0m in depth shall include safety platform according to OPSD 404.020.
D Pipe support according to OPSD 708.020.
E For benching and pipe opening details, see OPSD 701.021.
F For adjustment unit and frame installation, see OPSD 704.010.
G All dimensions are nominal.
H All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2014 | Rev 5

PRECAST CONCRETE MAINTENANCE HOLE
1200mm DIAMETER

OPSD 701.010



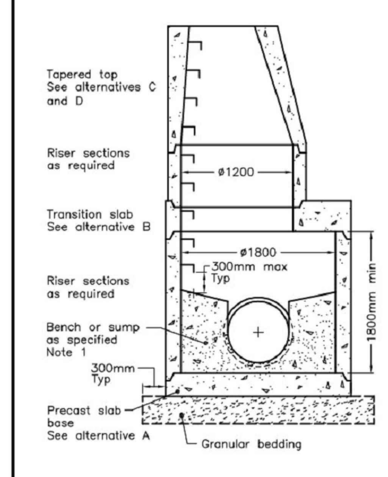


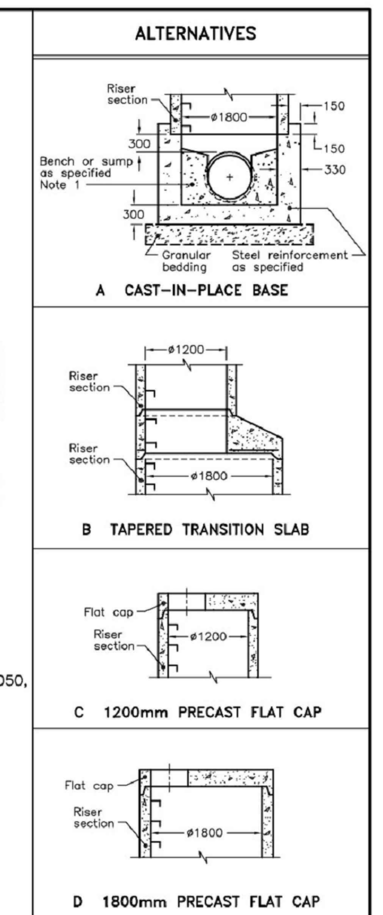
NOTES:
1 For sump detail, see OPSD 701.010.
A Granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.
B Precast concrete components shall be according to OPSD 701.030, 701.031, 701.040, 701.041, 703.011, 703.021, and 706.010.
C Structures exceeding 5.0m in depth shall include safety platform according to OPSD 404.020 or 404.021.
D Pipe support shall be according to OPSD 708.020.
E For benching and pipe opening details, see OPSD 701.021.
F For adjustment unit and frame installation, see OPSD 704.010.
G All dimensions are nominal.
H All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2014 | Rev 5

PRECAST CONCRETE MAINTENANCE HOLE
1500mm DIAMETER

OPSD 701.011





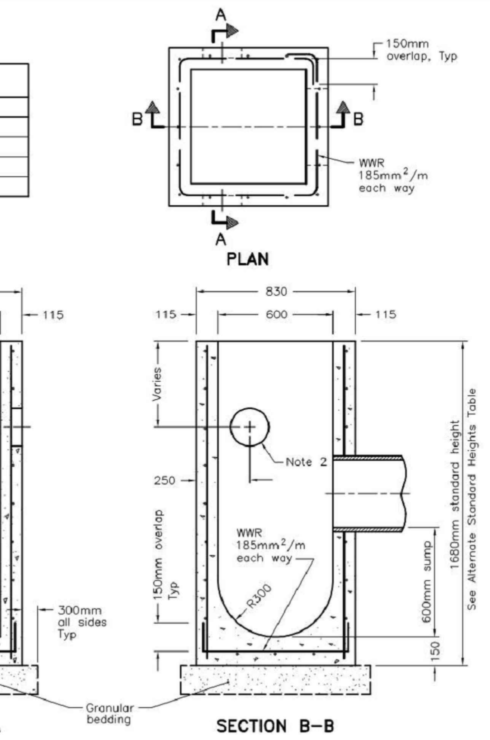
NOTES:
1 For sump detail, see OPSD 701.010.
A Granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.
B Precast concrete components shall be according to OPSD 701.030, 701.031, 701.050, 701.051, 703.012, 703.022, and 706.020.
C Structures exceeding 5.0m in depth shall include safety platform according to OPSD 404.020 or 404.022.
D Pipe support shall be according to OPSD 708.020.
E For benching and pipe opening details, see OPSD 701.021.
F For adjustment unit and frame installation, see OPSD 704.010.
G All dimensions are nominal.
H All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2014 | Rev 5

PRECAST CONCRETE MAINTENANCE HOLE
1800mm DIAMETER

OPSD 701.012

ALTERNATE STANDARD HEIGHTS	
ALTERNATIVE	DIMENSION
A	1980
B	1830
C	1520
D	1380

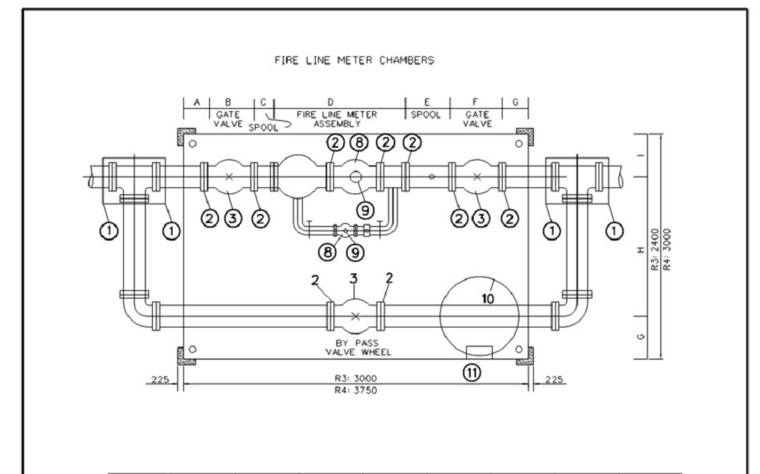


NOTES:
1 Outlet hole size 525mm diameter maximum, location as required.
2 200mm diameter knockout to accommodate subdrain. Knockout shall be 60mm deep.
A Centre reinforcing in base slab and walls ±20mm.
B Granular backfill shall be placed to a minimum thickness of 300mm all around the catch basin.
C Frame, grate, and adjustment units shall be installed according to OPSD 704.010.
D Pipe support shall be according to OPSD 708.020.
E All dimensions are nominal.
F All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2014 | Rev 3

PRECAST CONCRETE CATCH BASIN
600x600mm

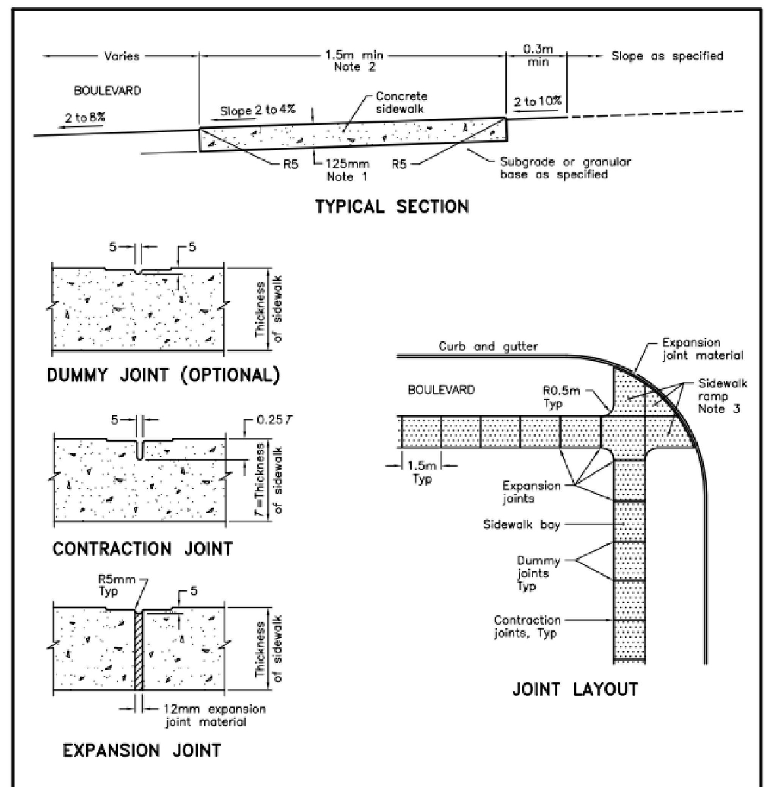
OPSD 705.010



	CLEARANCE FROM CHAMBER WALL	GATE VALVE	SPOOL	FIRELINE METER ASSEMBLY	SPOOL	GATE VALVE	CLEARANCE FROM CHAMBER WALL	CHAMBER DIMENSION	CHAMBER SIZE
FIRELINE SIZE	A	B	C	D	E	F	G		
250	231	330	451	1727	451	330	231	3750	R4
200	231	291	680	1346	680	291	231	3750	R4
150	231	267	431	1143	431	267	231	3000	R3

NOTES
1. RESTRAINING GLAND (GLAND PACK): WITH 0.75 INCH (20mm) THREADED RODS
2. FLANGED JOINTS
3. GATE VALVE EQUIPED WITH HANDWHEEL
4. ALL DIMENSIONS IN MILLIMETRES.
5. FIRELINE METER TYPE AND SIZE TO BE DETERMINED BY THE CITY.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PIPING, VALVES, SPOOL PIECES & FLANGES.
7. ALL METERS SHALL BE INSTALLED BY CONTRACTOR AND INSPECTED BY THE CITY PRIOR TO TURN ON OF WATER.
8. ALL INSTALLATIONS SHALL HAVE THE RADIO BASED ENDPOINT LOCATION APPROVED BY THE CITY.
9. CONTRACTORE SHALL INSTALL A CONTINUOUS CONDUIT FROM EACH REGISTER ON THE WATER METER TO THE ENDPOINT DEVICE WHICH SHALL BE AFFIXED TO A 150 x 150 x 1000 PRESSURE TREATED POST AS PER W31.2. RUN THE WATER METER READER WIRE & ONE DRAW STRING THROUGH THE CONDUIT.
10. FRAME AND COVER AS PER W15 & W16.
11. STEPS & LADDER IN ACCORDANCE WITH MS-13.1.
12. ALL JOINTS & BOLTS SHALL BE PROTECTED FROM CORROSION USING PETROLATUM TAPE, MASTIC & PASTE SYSTEM.
13. ALL MATERIALS SHALL BE IN ACCORDANCE WITH MW19.15
14. REFER TO MW19.6 FOR ADDITIONAL REQUIREMENTS.

Ottawa — **FIRE LINE METER CHAMBER** — DATE: MARCH 2008 — REV. DATE: MAY 2016 — DWG. No.: W32.1

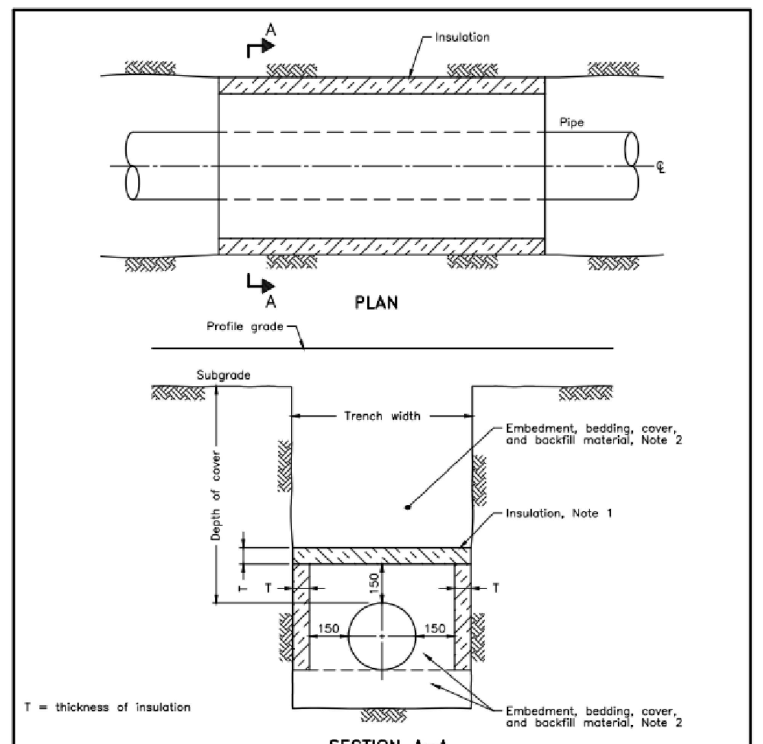


NOTES:
1 Sidewalk thickness at residential driveways and adjacent to curb shall be 150mm. At commercial and industrial driveways, the thickness shall be 200mm.
2 Sidewalk width shall be wider when specified.
3 This OPSD shall be read in conjunction with OPSD 310.030, 310.031, 310.032, 310.033 and 310.039.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2015 | Rev 2

CONCRETE SIDEWALK

OPSD 310.010

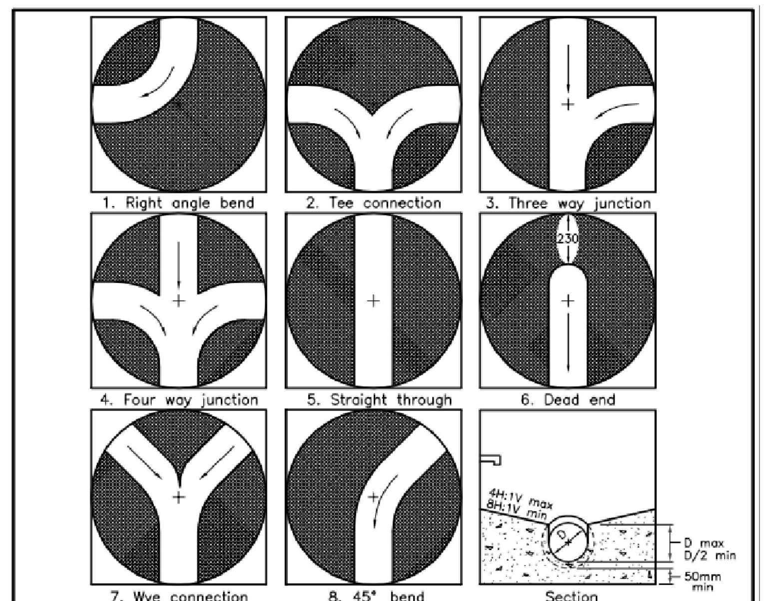


NOTES:
1 The insulation material shall be extruded polystyrene according to OPSS 1605 with a minimum compressive strength of 275 kPa.
2 Pipe embedment or bedding, cover, and backfill shall be according to:
a) Flexible OPSD 802.010, 802.013, 802.020, and 802.023.
b) Rigid – OPSD 802.030, 802.031, 802.032, 802.033, 802.050, 802.051, 802.052, and 802.053.
A Minimum insulation thickness shall be 50mm.
B Joints shall be staggered for multiple insulation sheets.
C This OPSD is to be read in conjunction with OPSD 3090.100 and 3090.101.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2020 | Rev 1

INSULATION FOR SEWERS AND WATERMAINS IN SHALLOW TRENCHES

OPSD 1109.030



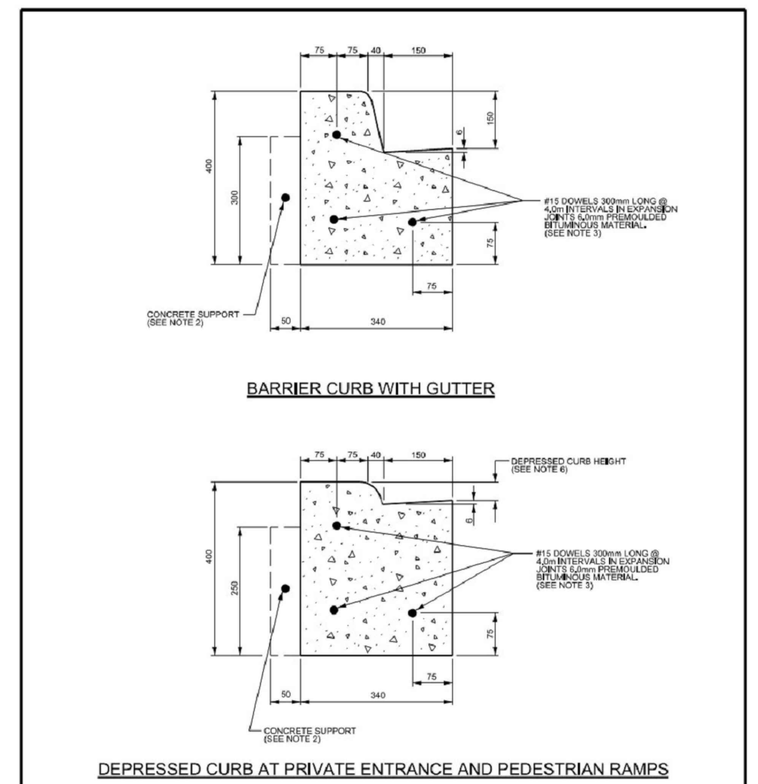
MAXIMUM SIZE HOLE IN THE WALL IN PRECAST RISER SECTIONS					
Maintenance Hole Diameter	No. 1–4	No. 5 and 6	No. 8	No.7 Inlet Hole	No.7 Outlet Hole
1200	700	860	780	700	860
1500	860	1220	960	860	1170
1800	1220	1485	1220	1220	1485
2400	1485	2020	1760	1485	2020
3000	1930	2450	2300	1930	2450
3600	2470	3085	2730	2470	3085

NOTES:
1 Slopes shall be maintained from the outlet hole opening for top of benching.
A Concrete for benching shall be 30MPa.
B When benching is hand–finshed, it shall be given wood float finish, channel shall be given steel trowel finish.
C Benching slope and height shall be as specified.
D When specified, maintenance holes that are 1200mm in diameter with a uniform channel for 200 or 250mm pipe may be prebenched at the manufacturer with standardized benching slope and channel orientation.
E All dimensions are nominal.
F All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2014 | Rev 4

MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES

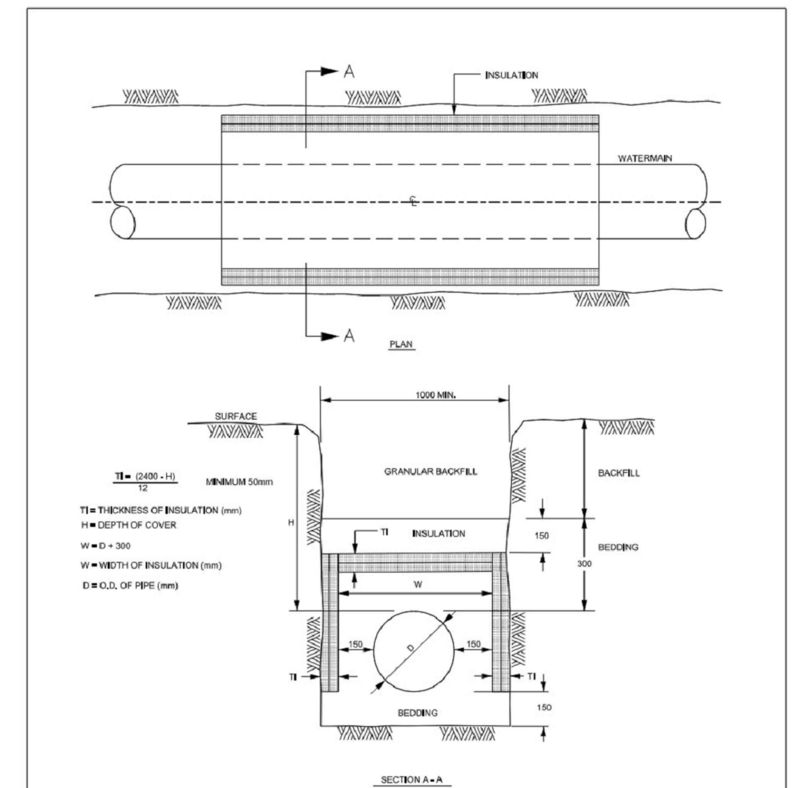
OPSD 701.021



NOTES:
1. THE FULL CURB DEPTH SHALL BE CARRIED THROUGH THE DEPRESSED ACCESS CROSSING.
2. A CONCRETE SUPPORT IS REQUIRED WHEN BUILT ADJACENT TO THE SIDEWALK.
3. IF AN EXTRUSION CURBING MACHINE IS USED, THE EXPANSION BITUMINOUS MATERIAL AND THE #15 DOWELS ARE TO BE PLACED AT THE END OF THE EXTRUSION.
4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
5. DUMMY JOINTS SHALL BE 25mm DEEP, FRONT, BACK AND TOP OF SECTION AT 2m SPACING.
6. DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMPS 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 25mm.

N.T.S.

Ottawa — **CONCRETE BARRIER CURB WITH GUTTER FOR GRANULAR BASE PAVEMENT** — DATE: JANUARY 2003 — REV. DATE: MARCH 2014 — DWG. No.: SC1.2

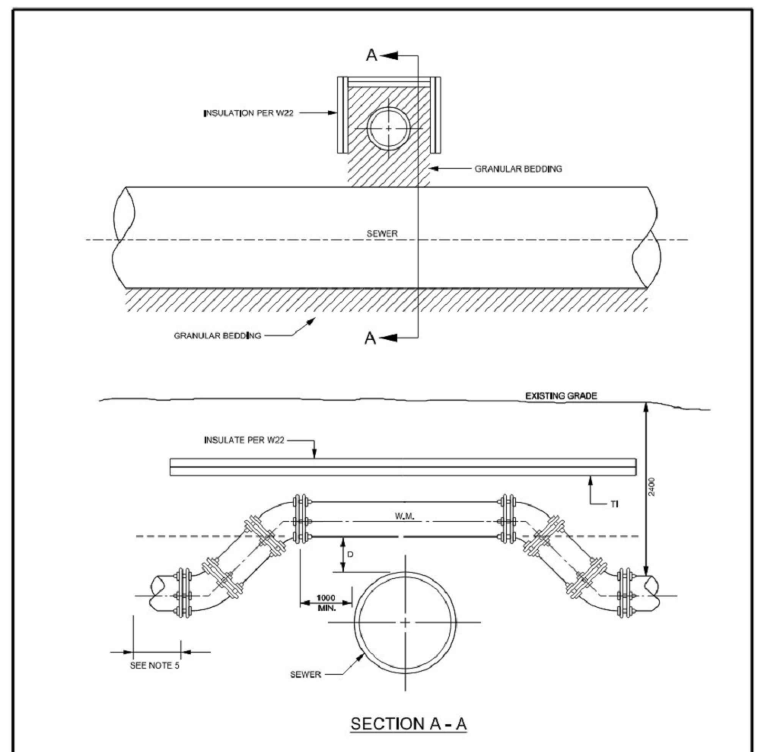


NOTES

FOR 150 - 400mm (NOMINAL DIAMETER) WATERMAINS, WHERE THE DEPTH OF COVER IS LESS THAN 2400mm

1. INCREMENTS OF THICKNESS SHALL BE ADJUSTABLE TO 25mm.
2. IN PROXIMITY OF MAINTENANCE HOLES, CULVERTS, CATCHBASINS, ETC., INSULATION SHALL BE PLACED PER DETAIL W23
3. DEPTH OF COVER LESS THAN 1200mm REQUIRES SPECIAL DESIGN
4. STAGGER JOINTS OF MULTIPLE SHEETS.
5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.

Ottawa — **THERMAL INSULATION FOR WATERMAINS IN SHALLOW TRENCHES** — DATE: MAY 2001 — REV. DATE: MARCH 2013 — DWG. No.: W22

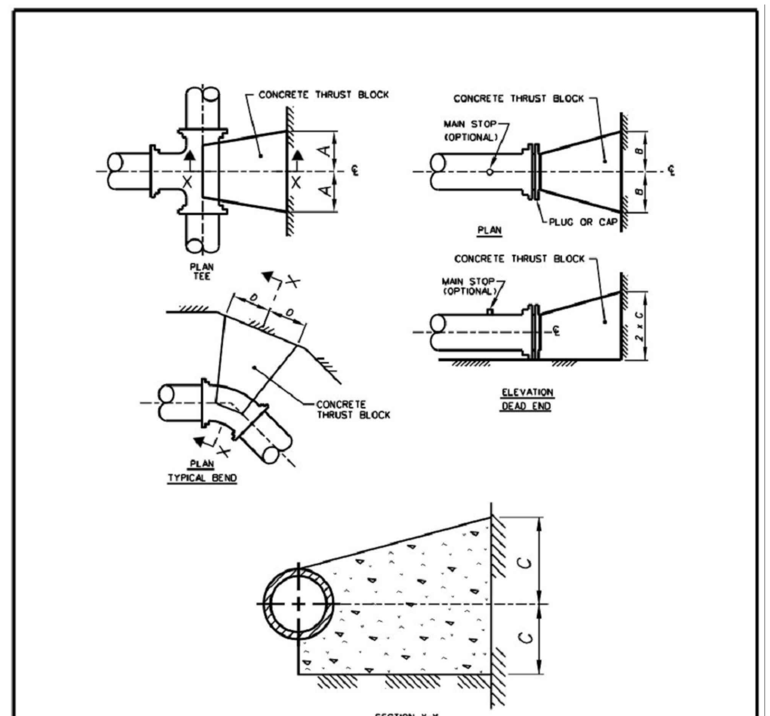


NOTES:

FOR WATERMAIN 100mm (NOMINAL) TO 400mm (NOMINAL)

1. BARREL TO BARREL SEPARATION (D) SHALL BE 250mm MINIMUM.
2. THRUST BLOCKS FOR MAINS LARGER THAN 400mm (NOMINAL) SHALL BE PER SPECIAL DESIGN.
3. FOR 300mm (NOMINAL) AND 400mm (NOMINAL) MAINS, BENDS SHALL BE MAX. 22° 30'.
4. CONCRETE FOR THRUST BLOCKS SHALL BE 20 MPa.
5. REFER TO W25.6 FOR RESTRAINED LENGTH REQUIREMENTS.
6. REFER TO W25.3 AND W25.4 FOR THRUST BLOCK REQUIREMENTS.
7. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
8. DESIGNED TO MEET THE INTENT OF THE MOE WATERMAIN DESIGN CRITERIA JUNE 2012.

Ottawa — **WATERMAIN CROSSING OVER SEWER** — DATE: MAY 2001 — REV. DATE: MARCH 2013 — DWG. No.: W25.2



NOTES:
1. CONCRETE SHALL BE PLACED TO WITHIN 50mm OF FACE OF THE BELL.
2. BOND BREAKER TO BE USED BETWEEN CONCRETE AND FITTINGS.
3. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN.
4. REFER TO W25.4 FOR ADDITIONAL REQUIREMENTS.
5. THRUST BLOCKS SHALL BE 20 MPa. CONCRETE AND AS SHOWN ON ABOVE DRAWINGS UNLESS OTHERWISE DIRECTED BY THE CONTRACT ADMINISTRATOR. THE BLOCK SHALL BE CENTERED ON THE THRUST FORCE AND SHALL ALSO PARTIALLY CRADLE THE FITTING TO DISTRIBUTE THE FORCE. THE SIDES OF THE BLOCK SHALL BE 80mm FROM THE JOINT ON EITHER SIDE OF THE BEND OR TEE.
6. THE CONCRETE WHERE POSSIBLE SHALL BE PLACED AGAINST UNDISTURBED SOIL AT THE BOTTOM AND SIDE OF THE TRENCH. WHERE IT IS NOT POSSIBLE, THE FILL BETWEEN THE BEARING SURFACE AND THE UNDISTURBED SOIL MUST BE COMPACTED IN ACCORDANCE WITH D-029.
7. EXCEPT FOR THE ADDITION OF WATER, CONCRETE FOR THRUST BLOCKS SHALL COME PREMIXED FROM CONCRETE SUPPLIER, AS 'READY MIX' FROM A CONCRETE TRUCK. ON-SITE MIXING OF CEMENT, SAND AND AGGREGATE ETC. BY THE CONTRACTOR, FOR THE PURPOSE OF MAKING CONCRETE THRUST BLOCKS/ ANCHORS WILL NOT BE ACCEPTED.

Ottawa — **CONCRETE THRUST BLOCKS FOR PVC AND DI PIPE 400mm AND UNDER** — DATE: MAY 2001 — REV. DATE: MARCH 2016 — DWG. No.: W25.3

1. SOIL DESCRIPTION: VERY FINE SANDS, SANDY CLAYS, CLAYS.
SOILS WITH TYPICAL BEARING STRENGTH OF 100 TO 199 KPa

PIPE DIAMETER	DIMENSION NOTED ON W25.3 A	B	C	D
102	250	250	200	200
152	400	400	250	300
203	550	550	300	450
254	650	650	400	500
305	800	800	450	650
406	1050	1050	600	850

2. SOIL DESCRIPTION: SILTY SAND GRAVELS OR CLAYEY SAND GRAVEL MIXTURES, MODERATE AMOUNT OF FINES.
SOILS WITH TYPICAL BEARING STRENGTH OF 200 TO 299 KPa

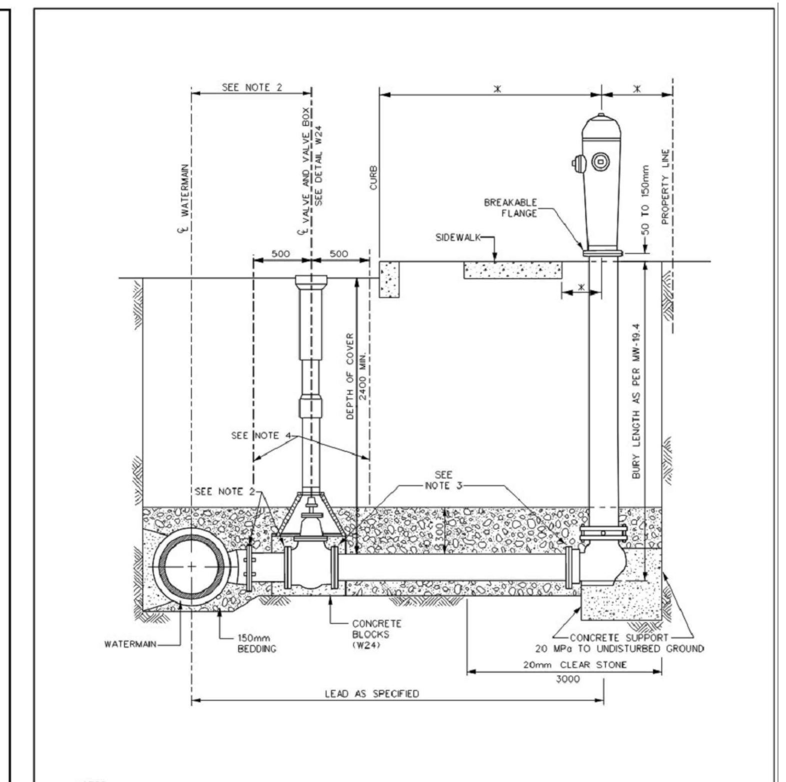
PIPE DIAMETER	DIMENSION NOTED ON W25.3 A	B	C	D
102	200	200	150	150
152	250	250	200	200
203	350	350	250	270
254	450	450	300	350
305	500	500	350	400
406	750	750	400	600

3. SOIL DESCRIPTION: SANDS, GRAVELS AND GRAVEL-SAND MIXTURES, LITTLE OR NO FINES.
SOILS WITH TYPICAL BEARING STRENGTH OF 300 KPa AND OVER

PIPE DIAMETER	DIMENSION NOTED ON W25.3 A	B	C	D
102	150	150	150	150
152	200	200	200	200
203	300	300	200	230
254	400	400	250	270
305	450	450	300	300
406	650	650	350	450

NOTES:
1. THE ABOVE THRUST BLOCK DIMENSIONS MEET OR EXCEED THE WATERMAIN DESIGN CRITERIA FOR FUTURE ALTERATIONS AUTHORIZED UNDER A DRINKING WATER WORKS PERMIT.
2. THE ASSUMPTIONS MADE FOR THE ABOVE CALCULATIONS ARE AS FOLLOWS:
a) MAXIMUM OPERATING PRESSURE OF 100 psi.
b) MAXIMUM SURGE PRESSURE WITH A FLOW VELOCITY CHANGE OF 0.6 m/s OF 115 psi (115 psi FOR CLASS 52 DI AND FOR PVC MAX. SURGE IS 35 psi)
3. THE TABLES APPLY TO BOTH DUCTILE IRON AND PVC. WHERE ONE LENGTH EXCEEDED THE OTHER THE LONGER LENGTH WAS USED.
4. DIMENSIONS MAY BE ADJUSTED SO LONG AS THE BEARING SURFACE AREA OF THE THRUST BLOCK IS NOT REDUCED.
4. TO BE USED IN CONJUNCTION WITH W25.3.

Ottawa — **THRUST BLOCK DIMENSION TABLES FOR PVC AND DI PIPE 400mm AND UNDER** — DATE: MAY 2001 — REV. DATE: MARCH 2011 — DWG. No.: W25.4

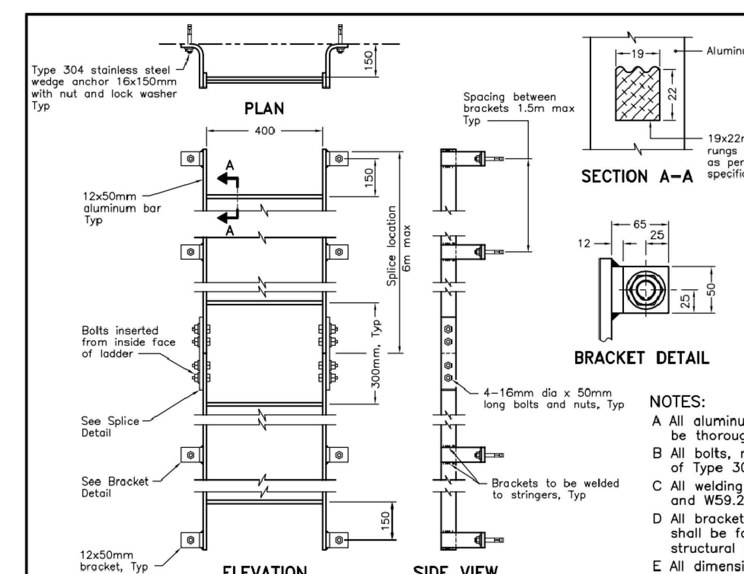


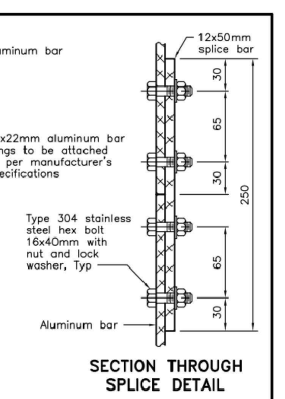
NOTES

FOR ALL WATERMAINS

1. SEE DETAIL W20 FOR HYDRANTS IN DITCH AREAS.
2. FOR WATERMAINS 400mm AND UNDER, LOCATE VALVE WITHIN 1.0m OF CENTRELINE. RETAINING/RESTRAINING DEVICES TO BE UTILIZED. FOR WATERMAINS 600mm AND OVER, BOLT VALVE WITH FLANGED END DIRECTLY TO FLANGED TEE.
3. RETAINING/RESTRAINING DEVICES TO BE UTILIZED.
4. HYDRANT BREAKABLE FLANGE ELEVATION TO BE ESTABLISHED PRIOR TO INSTALLATION. REFER TO MW-19.4 AND F-4414.
5. SEE SPF-2120 FOR BACKFILL REQUIREMENTS IN THIS AREA.
6. • SEE F-4414 FOR HYDRANT LOCATION REQUIREMENTS.
7. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.

Ottawa — **HYDRANT INSTALLATION** — DATE: MAY 2001 — REV. DATE: MARCH 2013 — DWG. No.: W19



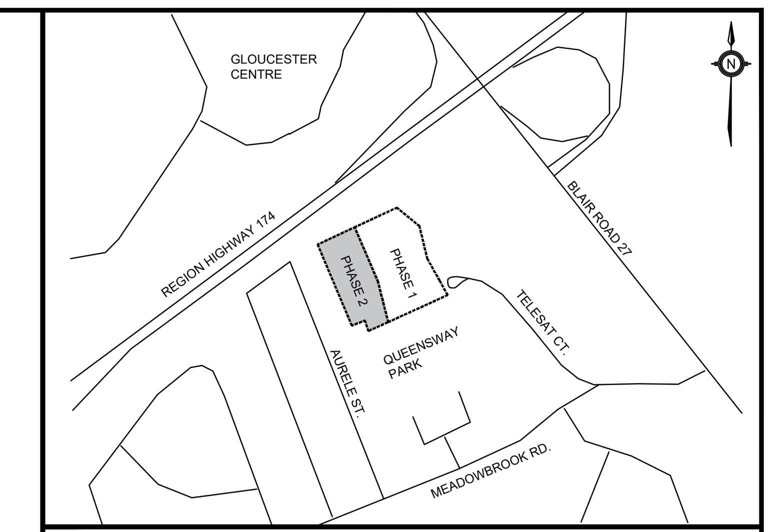


NOTES:
A All aluminum in contact with concrete shall be thoroughly coated with asphalt paint.
B All bolts, nuts, and washers shall be made of Type 304 stainless steel.
C All welding shall be according to CSA W47.2 and W59.2.
D All brackets, bars, rungs, and stringers shall be fabricated from 6000 series structural aluminum.
E All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2013 | Rev 2

ALUMINUM LADDER
FOR MAINTENANCE HOLES

OPSD 406.010



KEY PLAN
N.T.S.

ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

LEGEND

HORIZONTAL DATUM:	PROJECTION: MODIFIED TRANSVERSE MERCATOR (MTM, ZONE 9, CM76 30'W), NAD 83 (ORIGINAL)
VERTICAL DATUM:	ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928: 1978) AND ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON A PLAN BY STANTEC GEOMATICS LTD. DATED DECEMBER 21,2021
BEARING:	BEARINGS ARE GRIS, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76 30' WEST LONGITUDE MTM ZONE 9, NAD 83 (ORIGINAL). 19773035 N:5006060.42 E:324888.04 19680191 N:5033564.26 E:388064.94
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING
SURVEY:	STANTEC, 220909

NO.	ISSUE	DATE	BY
3	SITE PLAN APPROVAL - SUBMISSION 3	SEPT 2026	TF
2	SITE PLAN APPROVAL - SUBMISSION 2	JULY 2026	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	FEB 2026	TF

NOT FOR CONSTRUCTION

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KWA. THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT FROM KWA IS STRICTLY PROHIBITED.
2. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
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.

KWA SITE DEVELOPMENT CONSULTING

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

LICENSED PROFESSIONAL ENGINEER
V. PATRICK STANISLAUS
100548042
SEPT 29th, 2026
PROVINCE OF ONTARIO

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

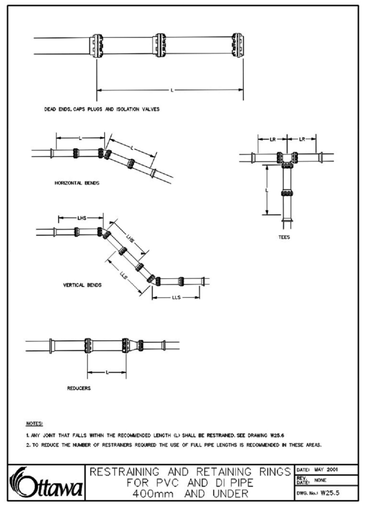
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

DETAILS

SCALE:		PROJECT # 24062
DATE:	JANUARY 2026	
DRAWN BY:	TF	DRAWING # D1
DESIGNED BY:	TF	
CHECKED BY:	TF	

SPC# D07-12-26-0016 / PLAN #19435

File : \\kwa-dc02\common\Projects\24062_Moreton_James Naismith Phase 2, Ottawa\4. Drawings\3. Design Drawings\24062 - DETAILS.dwg, Layout : D1 Date :Sep 29, 2026 - 5:56pm, Edit By : Vinci



RESTRAINING AND RETAINING RINGS FOR PVC AND DI PIPE 400mm AND UNDER

DATE: MAY 2001 | REV. DATE: | DWG. No.: W25.5

1. TABLE OF RESTRAINED LENGTHS FOR SOIL BEARING CAPACITY OF 100 TO 150kPa

SOIL DESCRIPTION: VERY FINE SANDS, SANDY CLAYS, CLAYS:

LENGTHS ARE IN METRES

	DIAMETER PVC IDR WATERMAIN					
	100mm	150mm	200mm	250mm	300mm	400mm
DEAD ENDS, CAPS, PLUGS, VALVES	6.0	9.0	12.0	15.0	18.0	21.0
REDUCERS	LARGER DIAMETER (SIDE TO BE RESTRAINED)					
SMALLER DIAMETER	100mm	150mm	200mm	250mm	300mm	400mm
100mm	N/A	6.0	9.0	12.0	15.0	18.0
150mm		N/A	6.0	9.0	12.0	15.0
200mm			N/A	6.0	9.0	12.0
250mm				N/A	6.0	9.0
300mm					N/A	6.0
400mm						N/A

2. TABLE OF RESTRAINED LENGTHS FOR SOIL BEARING CAPACITY OF 200 TO 250kPa

SOIL DESCRIPTION: SILTY SAND GRAVELS OR CLAYEY SAND GRAVEL MIXTURES, MODERATE AMOUNT OF FINES:

LENGTHS ARE IN METRES

	DIAMETER PVC IDR WATERMAIN					
	100mm	150mm	200mm	250mm	300mm	400mm
DEAD ENDS, CAPS, PLUGS, VALVES	6.0	6.0	9.0	12.0	15.0	18.0
REDUCERS	LARGER DIAMETER (SIDE TO BE RESTRAINED)					
SMALLER DIAMETER	100mm	150mm	200mm	250mm	300mm	400mm
100mm	N/A	3.0	6.0	9.0	12.0	15.0
150mm		N/A	3.0	6.0	9.0	12.0
200mm			N/A	3.0	6.0	9.0
250mm				N/A	3.0	6.0
300mm					N/A	3.0
400mm						N/A

3. TABLE OF RESTRAINED LENGTHS FOR SOIL BEARING CAPACITY OF 300kPa AND OVER

SOIL DESCRIPTION: SANDS, GRAVELS AND GRAVEL-SAND MIXTURES, LITTLE OR NO FINES.

LENGTHS ARE IN METRES

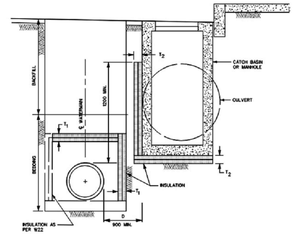
	DIAMETER PVC IDR WATERMAIN					
	100mm	150mm	200mm	250mm	300mm	400mm
DEAD ENDS, CAPS, PLUGS, VALVES	6.0	6.0	9.0	9.0	12.0	15.0
REDUCERS	LARGER DIAMETER (SIDE TO BE RESTRAINED)					
SMALLER DIAMETER	100mm	150mm	200mm	250mm	300mm	400mm
100mm	N/A	3.0	6.0	9.0	12.0	15.0
150mm		N/A	3.0	6.0	9.0	12.0
200mm			N/A	3.0	6.0	9.0
250mm				N/A	3.0	6.0
300mm					N/A	3.0
400mm						N/A

NOTES:
1. WHEN DETERMINING RESTRAINED LENGTHS THE FOLLOWING ASSUMPTIONS SHALL BE MADE:
TEST PRESSURE = 1035kPa, LATEST FACTOR = 1.0, TRENCH WIDTH = 1.5 X DEPTH OF BURY 2.4m
2. FOR HORIZONTAL BENDS ALL JOINTS WITHIN 3.0m OF BENDS SHALL BE RESTRAINED.
3. FOR VERTICAL BENDS ALL JOINTS WITHIN 3.0m OF BENDS SHALL BE RESTRAINED. NOTE: APPLICABLE ONLY FOR VERTICAL SEPARATIONS OF 10 TO 3.0m.
4. FOR TEES, ALL JOINTS WITHIN 3.0m SHALL BE RESTRAINED. NOTE: IT MUST BE GREATER THAN 3.0m.
5. THE TABLES HAVE BEEN CALCULATED USING THE ABOVE ASSUMPTIONS AND THE USER NEED ONLY SELECT THE RIGHT TABLE FOR THE SOIL CONDITION ENCOUNTERED AND READ OFF THE RESTRAINED LENGTH FROM THE TABLE.

TABLES OF RESTRAINED LENGTHS FOR PVC AND DI PIPE 400mm AND UNDER

DATE: MAY 2001 | REV. DATE: MARCH 2009 | DWG. No.: W25.6

INSULATION REFERENCE TABLE	
D DISTANCE FROM C.S. OR M.H. WALL	REQUIRED INSULATION THICKNESS T1,T2,T3
2400 < 1800 mm.	50 mm
1800 < 1500 mm.	75 mm
1500 < 1200 mm.	100 mm
1200 < 900 mm.	125 mm

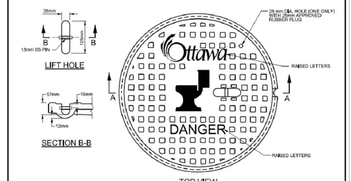


NOTES
FOR WATERMAINS & SERVICES IN PROXIMITY TO CATCHBASINS MAINTENANCE HOLES, CULVERTS ETC.

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

THERMAL INSULATION OF WATER-MAINS AT OPEN STRUCTURES

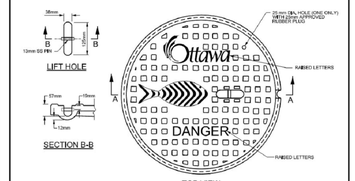
DATE: MAY 2001 | REV. DATE: FEB 2004 | DWG. No.: W23



STANDARD CIRCULAR SANITARY & COMBINED MAINTENANCE HOLE COVER

N.T.S.

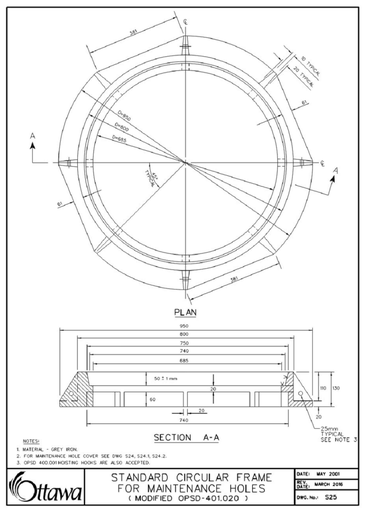
DATE: MARCH 2008 | REV. DATE: MARCH 2017 | DWG. No.: S24



STANDARD CIRCULAR STORM MAINTENANCE HOLE COVER

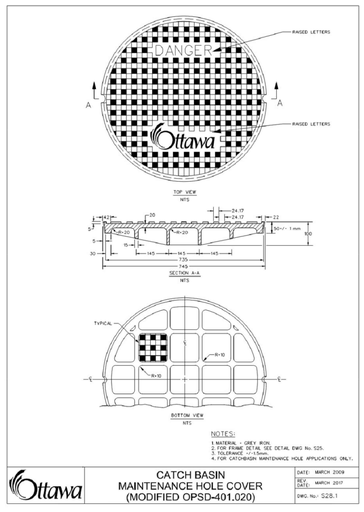
N.T.S.

DATE: MARCH 2010 | REV. DATE: MARCH 2017 | DWG. No.: S24.1



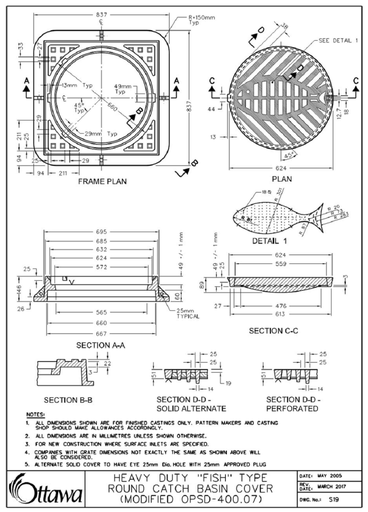
STANDARD CIRCULAR FRAME FOR MAINTENANCE HOLES (MODIFIED OPSD-401.020)

DATE: MAY 2001 | REV. DATE: MARCH 2016 | DWG. No.: S25



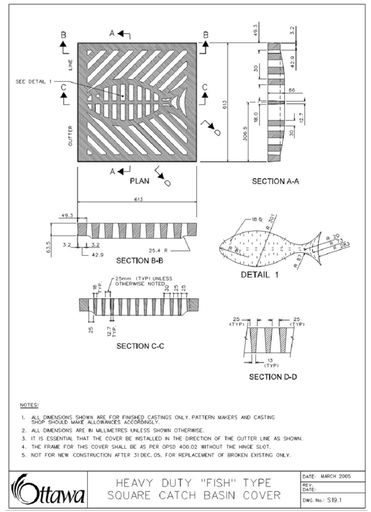
CATCH BASIN MAINTENANCE HOLE COVER (MODIFIED OPSD-401.020)

DATE: MARCH 2009 | REV. DATE: MARCH 2017 | DWG. No.: S28.1



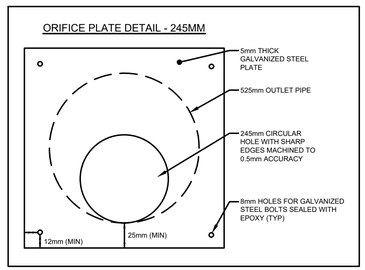
HEAVY DUTY "FISH" TYPE ROUND CATCH BASIN COVER (MODIFIED OPSD-400.07)

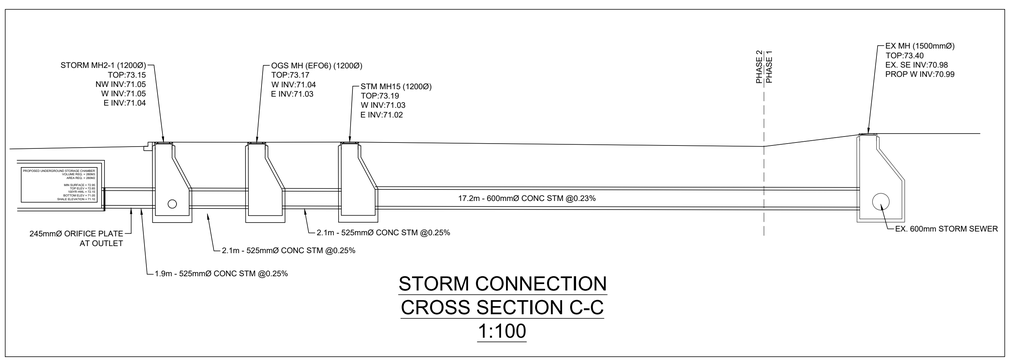
DATE: MAY 2005 | REV. DATE: MARCH 2017 | DWG. No.: S19



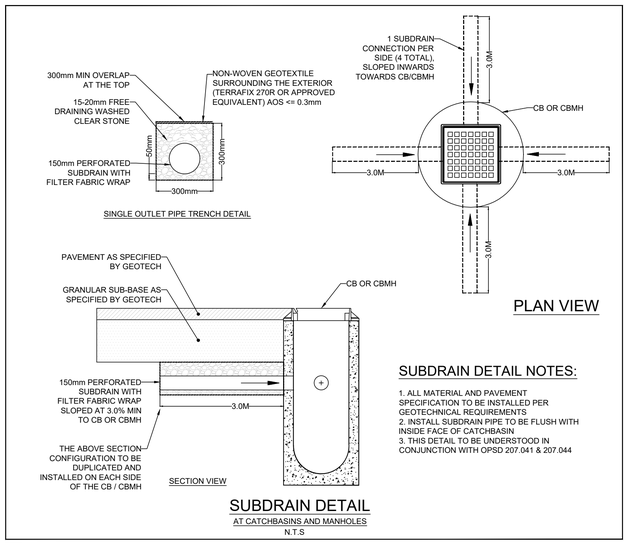
HEAVY DUTY "FISH" TYPE SQUARE CATCH BASIN COVER

DATE: MARCH 2005 | REV. DATE: | DWG. No.: S19.1





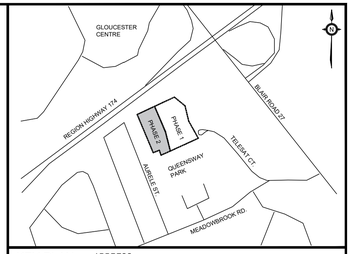
STORM CONNECTION CROSS SECTION C-C 1:100



SUBDRAIN DETAIL
AT CATCHBASINS AND MANHOLES
N.T.S

SUBDRAIN DETAIL NOTES:

1. ALL MATERIAL AND PAVEMENT SPECIFICATION TO BE INSTALLED PER GEOTECHNICAL REQUIREMENTS
2. INSTALL SUBDRAIN PIPE TO BE FLUSH WITH INSIDE FACE OF CATCHBASIN
3. THIS DETAIL TO BE UNDERSTOOD IN CONJUNCTION WITH OPSD 207.041 & 207.044



KEY PLAN
N.T.S.

ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

LEGEND

HORIZONTAL DATUM:	PROJECTION: MODIFIED TRANSVERSE MERCATOR (MTM, ZONE 9, CM 76 30'W), NAD 83 (ORIGINAL)
VERTICAL DATUM:	ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928: 1978) AND ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON A PLAN BY STANTEC GEOMATICS LTD. DATED DECEMBER 21,2021
BEARING:	BEARINGS ARE GRIS, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76 30' WEST LONGITUDE MTM ZONE 9, NAD 83 (ORIGINAL). 19773035 N:5006060.42 E:324888.04 19680191 N:5033564.29 E:380064.94
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING
SURVEY:	STANTEC, 220909

NO.	ISSUE	DATE	BY
3	SITE PLAN APPROVAL - SUBMISSION 3	SEPT 2026	TF
2	SITE PLAN APPROVAL - SUBMISSION 2	JULY 2026	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	FEB 2026	TF

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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.

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

LICENSED PROFESSIONAL ENGINEER
V. PATRICK STANISLAUS
100548042
SEPT 29th, 2026
PROVINCE OF ONTARIO

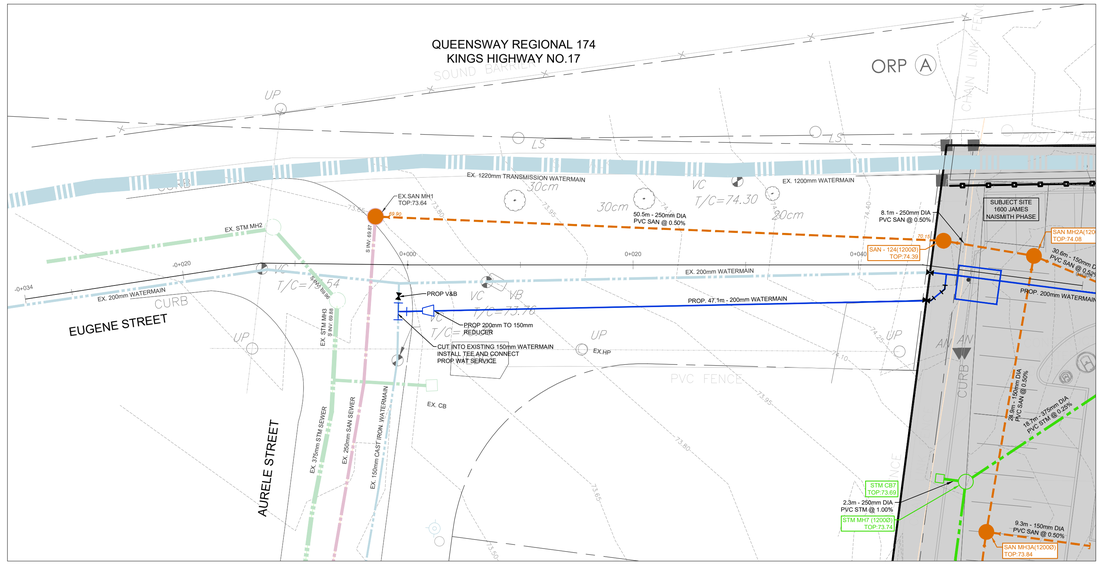
CLIENT:
1600 JAMES NAISMITH DRIVE LP
1460 THE QUEENSWAY, SUITE M264
TORONTO, ONTARIO
M8Z 1S4

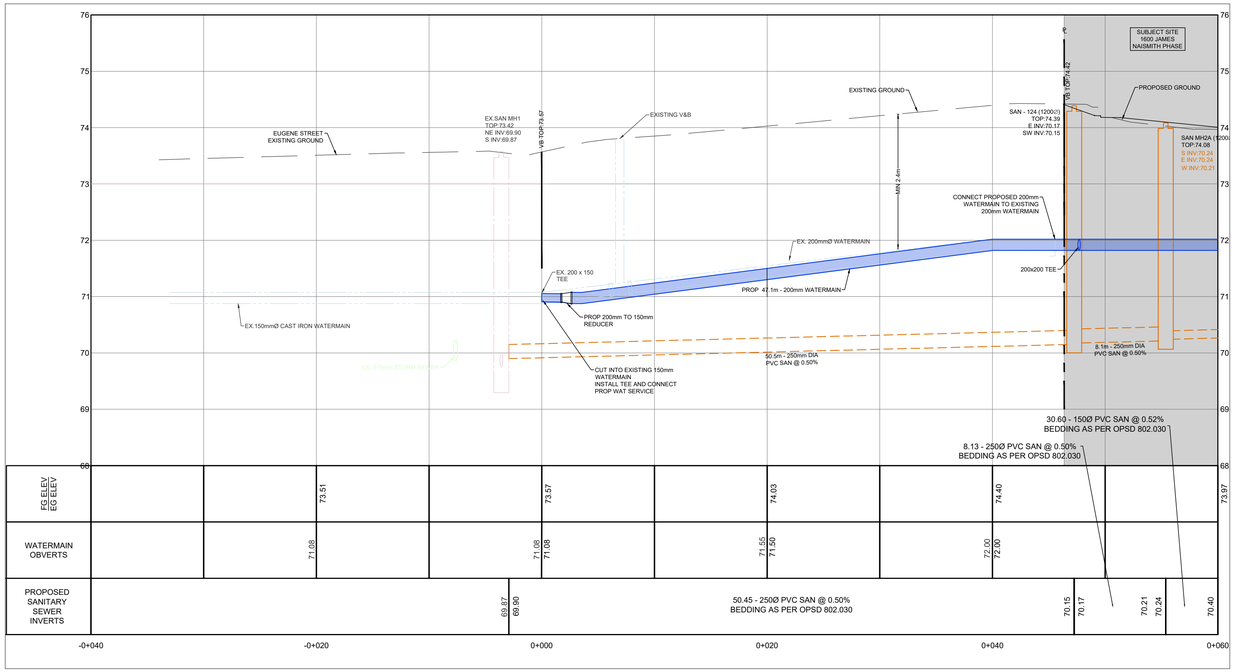
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

DETAILS

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

File: \\ware-dc02\common\Projects\24062_Monkton_James Naismith Phase 2, Ottawa\4. Drawings\3. Design Drawings\24062 -DETAILS.dwg, Layout: D2 Date: Sep 29, 2026 - 5:56pm, Edit By: Vinci





NOTE:

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

GENERAL NOTES:

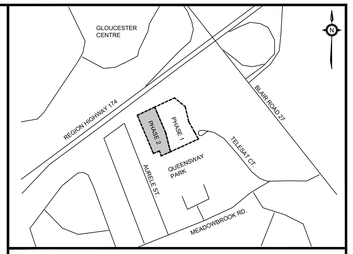
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT *"OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS"*. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
2. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
3. 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.
4. 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.
5. 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.
6. 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.
7. ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSD, MTOD AND CITY OF OTTAWA STANDARDS AND DETAILS.
8. 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:

1. WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND CSA CAN3 B137.3-M1986 WITH GASKETED BELL END C/W #14 AWG SOLID COPPER TRACER WIRE.
2. 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.
3. BEDDING FOR WATERMAINS SHALL BE AS PER OPSD 802.030.
4. 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
5. 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
6. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.
7. HYDRANT AND VALVE TO BE AS PER CITY OF OTTAWA DETAIL W19.
8. ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
9. 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.
10. 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.
11. 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.
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 CODE ACT, THE CURRENT WATER SUPPLY BY-LAW, CHAPTER 851 AND CSA B-64 SERIES 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, S24.1, S25 & S28.1. SAFETY PLATFORMS TO BE INSTALLED WHERE DEPTH EXCEEDS 5.0m.
2. 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.
3. SINGLE CATCHBASINS SHALL BE AS PER OPSD 705.010, WITH FRAMES AND COVERS AS PER CITY OF OTTAWA DETAIL S19 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 WITH A MINIMUM 300mm SAND COVER OVER PIPE NATIVE BACKFILL TO BE COMPACTED TO A MIN. 98% STANDARD PROCTOR DENSITY.
5. 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.
6. ALL SANITARY PVC SEWER PIPES SHALL BE SDR-35 EQUAL CSA SPECIFICATIONS B182.2-M1990 OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.
7. SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150mmØ MINIMUM. PVC CLASS DR 28 INSTALLED AT 2 % AND ANY COLOR EXCEPT WHITE, FOR SINGLE RESIDENTIAL DWELLINGS.
8. SANITARY MAINTENANCE HOLE SHALL HAVE WATERTIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSD 401.030
9. 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
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 98% 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 SPRINGLINE OF THE STORM PIPE. OTHERWISE INSTALL THE CATCH BASIN LEAD AT A MAXIMUM 2.00% AND DROP INTO PIPE.
14. UNLESS OTHERWISE NOTED, CATCHBASIN LEADS SHALL BE 250mmØ AT MINIMUM 1.00% SLOPE.
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 TAPE IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION.
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.



KEY PLAN
N.T.S.

ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

LEGEND

200.00 0.5% MH 1A	PROPOSED ITEMS
200.00 0.5% EX MH 1A	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 STORM SEWER
	PROP WATERMAIN
	EXTENT OF PARKING STRUCTURE
	SAN MH / PIPE STUB / PIPE OUTLET
	STM MH / CBMH / DCBMH / OGS
	CB / DCB / AD / TD
M	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 30'W), NAD 83 (ORIGINAL)
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SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING
SURVEY:	STANTEC, 220909

NO.	ISSUE	DATE	BY
3	SITE PLAN APPROVAL - SUBMISSION 3	SEPT 2026	TF
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LICENSED PROFESSIONAL ENGINEER
V. PATRICK STANISLAUS
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SEPT 29th, 2026
PROVINCE OF ONTARIO

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:	H SCALE - 1:250 V SCALE - 1:50	PROJECT #	24062
DATE:	JANUARY 2026		
DRAWN BY:	TF	DRAWING #	PP1
DESIGNED BY:	TF		
CHECKED BY:	TF		

SPC# D07-12-26-0016 / PLAN #19435

File: \\kwa-ds02\common\Projects\24062_Moreton_James Naismith Phase 2, Ottawa\4_Drawings\3_Design Drawings\24062_PrP.dwg, Layout: PP1 Date: Sep 29, 2026 - 1:57pm, Edit By: Vinci