## GENERAL NOTES:

1. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE.

2. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.

3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY BE DAMAGED OR CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.

4. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED. ALL DRAWINGS SHOULD NOT BE SCALED BY THE CONTRACTOR. ANY MISSING OR QUESTIONABLE DIMENSIONS ARE TO BE CONFIRMED WITH THE ENGINEER IN WRITING.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL 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 CONSTRUCTOR AS DEFINED IN THE ACT.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER, THE CITY OF OTTAWA AND THE AUTHORITY HAVING JURISDICTION.

8. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.

9. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON CITY STREETS. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. BOOK 7 AND T.A.C MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).

10. THE SUPPORT OF ALL UTILITIES 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 OPSD, IS EXCEEDED.

15. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED AY 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 APPRAISE HIS/HER SELF OF ALL SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED AND SHALL CARRY OUT THEIR OWN TEST PITS AS REQUIRED TO MAKE THEIR OWN INDEPENDENT ASSESSMENT OF GROUND CONDITIONS. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR ANY EXTRA COST DUE TO ANY SUCH GROUND CONDITIONS VARYING FROM THOSE ANTICIPATED BY THE CONTRACTOR.

19. DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".

    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.

## SANITARY SEWER NOTES

1. ALL SANITARY SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).

2. ALL SANITARY SEWERS SHALL BE PVC SDR 35, 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 BENCHED 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.

## STORM SEWER NOTES

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 I00mm 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.

## WATERMAIN NOTES

1. ALL WATERMAIN MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).

2. NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. WATERMAIN CONNECTIONS BY CITY OF OTTAWA FORCES WITH ALL EXCAVATION BACKFILL AND ROAD REINSTATEMENT BY CONTRACTOR.

3. ALL PVC WATERMAINS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL.

4. WATERMAINS TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.

5. ALL PVC WATERMAINS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER 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.

9. ALL WATERMAINS TO BE INSTALLED AT MINIMUM COVER OF 2.4m, WHERE MINIMUM FROST COVER CAN NOT BE ACHIEVED, PROVIDE RIGID INSULATION ON ALL THREE SIDES AS PER CITY OF OTTAWA STD. W22.

10. THRUST BLOCKS AND RESTRAINT AS PER CITY OF OTTAWA DWGS: W25.3 AND W25.4, W25.5 AND W25.6.

11. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.

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 WATERMAN.

15. WATERMAINS 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 W25.2. 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.

## ROADWAY SPECIFICATIONS

1. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

2. CONCRETE CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC.1.1(BARRIER CURB) AS NOTED. PROVISION 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, OPSS 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.

## GENERAL NOTES FOR GRADING

1. IT SHALL BE THE BUILDER'S RESPONSIBILITY TO ENSURE THAT GRADING AROUND HYDRANTS, TRANSFORMERS, AND UTILITY PEDESTALS, ETC., MEET CURRENT CITY OF OTTAWA, HYDRO AND UTILITY COMPANY REQUIREMENTS.

2. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.

3. CONTRACTOR TO ADJUST EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE CHAMBERS AND VALVE BOXES TO FINAL GRADE AS REQUIRED.

4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FOUNDATIONS OF ADJACENT BUILDINGS DURING EXCAVATION AND CONSTRUCTION PERIOD.

5. GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7%. GRADES IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 3:1 TERRACING.




ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**
*By mccreighan at 8:19 am, Oct 21, 2026*

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

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 | AKJ |
| 1 | ISSUED FOR SPA | 01/05/26 | NP | AKJ |

SCALE
NORTH
DESIGNED BY
REVIEWED BY
LICENSED PROFESSIONAL ENGINEER — A. K. JARIWALA — 100562090 — 2026/07/23 — PROVINCE OF ONTARIO

CLIENT
522 CAMBRIDGE LTD.
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BASE/PLAN: NP
DESIGN: NP
CHECKED: AKJ
CAD: NP
PROJECT MANAGER: AKJ
APPROVED: AKJ

PROJECT
RESIDENTIAL DEVELOPMENT
522 CAMBRIDGE STREET SOUTH
OTTAWA, ONTARIO.

TITLE
NOTES AND DETAILS

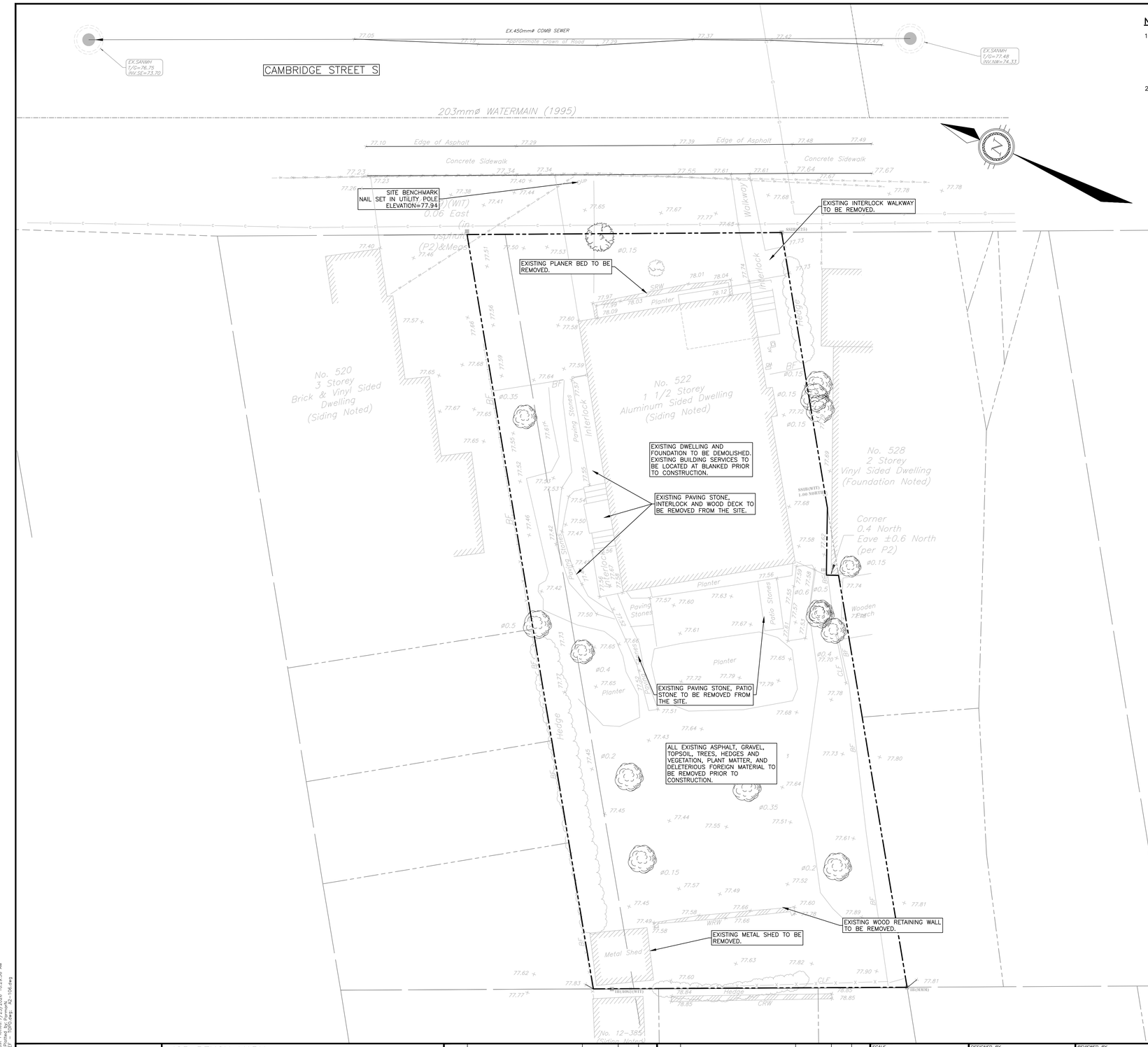
PROJECT No.: OTT–25015974–A0
SURVEY: MUS
DATE: 2025–12–01
DRAWING No.: C000

D07-12-26-0047

Plan # 19475

Filename: \\exp\ottawa\ott-25015974-a0\60_execution\65_drawings\ott-25015974-a0 - 522 cambridge street s.dwg
Last Saved: 7/23/2026 10:28:16 AM - Last Plotted: 7/23/2026 10:29:34 AM
Plotted By: Nicole Pierce - Plot Scale: 1:1
References: XREF - SITE PLAN.dwg; XREF - 3pc_Demo_A2_-106.dwg

REV




## NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE UNTIL SUCH TIME AS THE SERVICE PROVIDER HAS CONFIRMED IN WRITING THE SERVICE IS ABANDONED AND CAN BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
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KEY PLAN
N.T.S




ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**
*By mccreighan at 8:19 am, Oct 21, 2026*

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

**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,

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| 2 | REVISED PER CITY COMMENTS | 23/07/26 | NP | AJK |
| 1 | ISSUED FOR SPA | 01/05/26 | NP | AKJ |

SCALE: 0 1m 2m 4m — HORIZONTAL 1:100
NORTH
DESIGNED BY

REVIEWED BY: LICENSED PROFESSIONAL ENGINEER — A. K. JARIWALA — 100562090 — 2026/07/23 — PROVINCE OF ONTARIO


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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 |

D07-12-26-0047

Plan # 19475


Filename: \\ca\ott\data\ott-jobs\2015\974-a0\60 execution\05 drawings\ott-25015974-a0 – 522 cambridge street s.dwg
Last Saved: 23/07/2026 10:29:05 AM Last Plotted: 23/07/2026 10:29:36 AM
References: XREF – SITE PLAN.dwg; XREF – Survey Plan.dwg; XREF – 106.dwg


REV

EX.450mmø COMB SEWER
Approximate Crown of Road
CAMBRIDGE STREET S
SITE BENCHMARK
NAIL SET IN
UTILITY POLE
ELEVATION=77.94
203mmø WATERMAIN (1995)
Edge of Asphalt
Concrete Sidewalk
IB(1319)(WIT)
0.06 East
(P2)&Meg
Walkway
Interlock
Planter
No. 520
3 Storey
Brick & Vinyl Sided
Dwelling
(Siding Noted)
No. 522
1 1/2 Storey
Aluminum Sided Dwelling
(Siding Noted)
No. 528
2 Storey
Vinyl Sided Dwelling
(Foundation Noted)
Corner
0.4 North
Eave ±0.6 North
(per P2)
Paving Stones
Patio Stones
Wooden Deck
Metal Shed
No. 12-385
(Siding Noted)
E01
0.061
0.40

KEY PLAN
N.T.S.
MCLEAN STREET
CAMBRIDGE STREET S
SITE LOCATION
CADENA AVENUE

LEGEND
PROPERTY LINE
ONSITE OVERLAND FLOW ROUTE
EXTERNAL OVERLAND FLOW ROUTE
S01
0.184
0.79
AREA NO
AREA IN HECTARES
RUNOFF COEFFICIENT
CATCHMENT AREA

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By mccreighan at 8:19 am, Oct 21, 2026

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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 | AKJ |
| 1 | ISSUED FOR SPA | 01/05/26 | NP | AKJ |

SCALE
0 1m 2m 4m
HORIZONTAL 1:100
NORTH
DESIGNED BY
REVIEWED BY
LICENSED PROFESSIONAL ENGINEER
A. K. JARIWALA
100562090
2026/07/23
PROVINCE OF ONTARIO

CLIENT
522 CAMBRIDGE LTD.
187 CHEMIN OLD CHELSEA, SUITE 101
CHELSEA, QC. J9B 1J3
613.???.????

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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
PRE–DEVELOPMENT CATCHMENTS

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

Plan # 19475

D07-12-26-0047

Plotname: \\exp\ottawa\active\ott-25015974-a0\60_execution\65_drawings\ott-25015974-a0 – 522 cambridge street s.dwg
Last Saved: 7/23/2026 10:29:05 AM Last Plotted: 7/23/2026 10:29:47 AM
Last Saved By: nicholas.pogue Last Plotted By: nicholas.pogue
References: XREF – SITE PLAN.dwg; XREF – 1960.dwg; XREF – A2–106.dwg