

DESCRIPTION

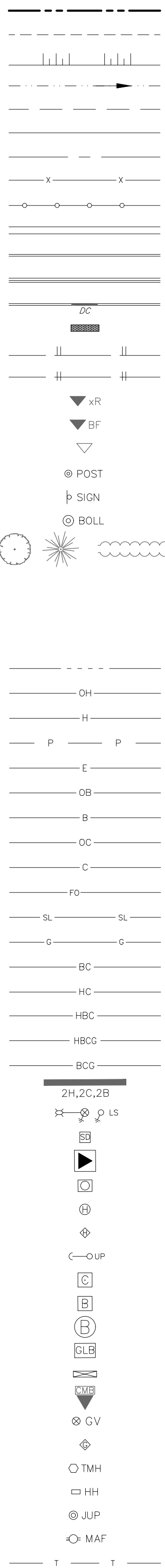
SITE FEATURES

PROPERTY LINE
TOP OF SLOPE
TERRACING (3:1 TYPICAL)
DITCH/SWALE AND DIRECTION OF FLOW
EDGE OF SHOULDER
EDGE OF PAVEMENT
ROAD/ALIGNMENT
CHAINLINK FENCE
POST AND RAIL FENCE
SIDEWALK (TYPE AS NOTED ON DRAWINGS)
BARRIER CURB (SC1.1)
MOUNTABLE CURB (SC1.3)
DEPRESSED CURB
TACTILE WALKING SURFACE INDICATOR "TWSI" (SC7.3)
GUARDRAIL
JERSEY BARRIERS
BUILDING ENTRY/EXIT WITH RISERS
BUILDING ENTRY/EXIT BARRIER FREE
BUILDING ENTRY/EXIT OVERHEAD DOOR
POST
SIGN
BOLLARD
VEGETATION
RETAINING WALL

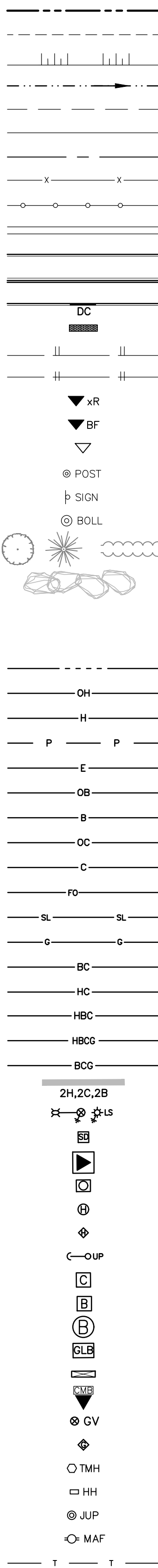
UTILITY AND STRUCTURES

JOINT UTILITY OVERHEAD LINE
HYDRO (OVERHEAD)
HYDRO
POWER
ELECTRICAL
BELL (OVERHEAD)
BELL
CABLE (OVERHEAD)
CABLE TV
FIBRE OPTIC
STREETLIGHT
GASMAIN
JOINT USE TRENCH - BELL/CABLE TV
JOINT USE TRENCH - HYDRO/CABLE TV
JOINT USE TRENCH - HYDRO/BELL/CABLE TV
JOINT USE TRENCH - HYDRO/BELL/CABLE TV/GAS
JOINT USE TRENCH - BELL/CABLE TV/GAS
DUCT CROSSING WITH NUMBER AND TYPE OF DUCTS
STREETLIGHT (c/w GROUND ROD WHERE REQUIRED)
STREETLIGHT DISCONNECT
HYDRO TRANSFORMER
HYDRO SWITCHING KIOSK
HYDRO MANHOLE
HYDRO METER
UTILITY POLE AND GUY WIRE
CABLE PEDESTAL
BELL PEDESTAL
BELL MANHOLE
BELL GROUND LEVEL BOX
ENDWALL
COMMUNITY MAILBOX
GAS VALVE
GAS METER
TRAFFIC MANHOLE
TRAFFIC HAND HOLE
TRAFFIC JOINT USE POLE
TRAFFIC MAST ARM
TRAFFIC CONDUIT

EXISTING



PROPOSED



DESCRIPTION

SERVICES AND STRUCTURES

SANITARY SEWER
SANITARY FORCEMAIN
STORM SEWER
STORM SUBDRAIN
STORM CULVERT
SANITARY MANHOLE
COMBINATION MANHOLE
STORM MANHOLE
CATCHBASIN MANHOLE
CATCHBASIN
DOUBLE CATCHBASIN
CATCHBASIN ELBOW (S30)
CATCHBASIN TEE (S31)
CURB INLET CATCHBASIN
DITCH INLET CATCHBASIN
WATERMAIN
VALVE AND VALVE BOX
VALVE AND VALVE CHAMBER
FIRE HYDRANT
SIAMESE CONNECTION
WATER METER
REMOTE WATER METER
45° BEND
22.5° BEND
11.25° BEND
TEE
REDUCER
CROSS
CURB STOP
WATER WELL

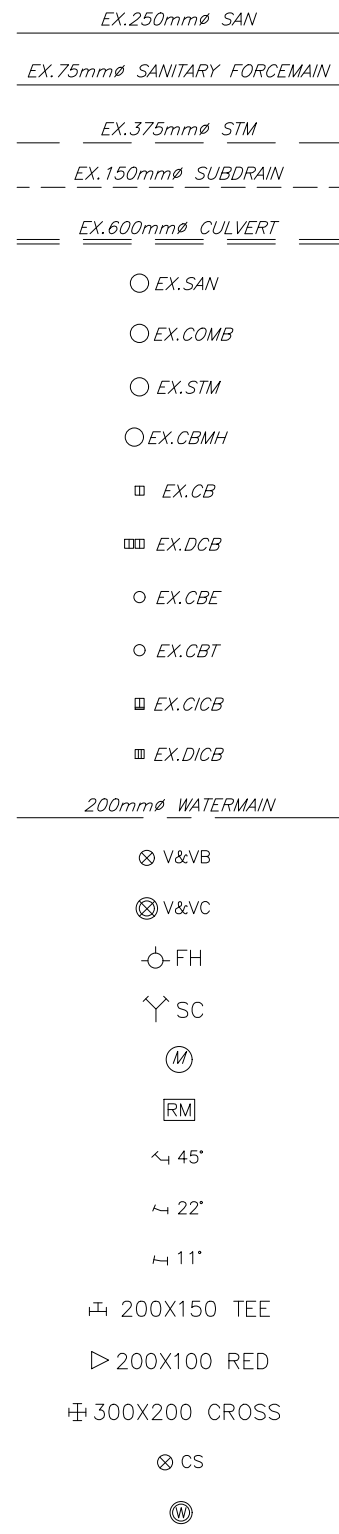
GRADING

GROUND ELEVATION
SWALE ELEVATION
TOP OF GRATE ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
FINISHED FLOOR ELEVATION
TOP OF FOUNDATION ELEVATION
BASEMENT FLOOR ELEVATION
PARKING LEVEL ELEVATION
UNDERSIDE OF FOOTING ELEVATION
ORIGINAL GROUND ELEVATION
TOP OF ROCK ELEVATION
CONTOUR LINES
SLOPE AND DIRECTION OF FLOW

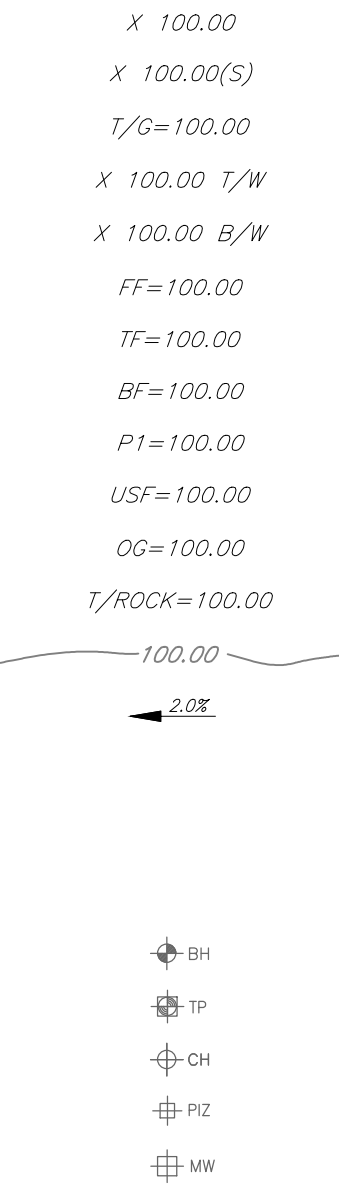
GEOTECHNICAL

BOREHOLE
TEST PIT
COREHOLE
PIEZOMETER
MONITORING WELL

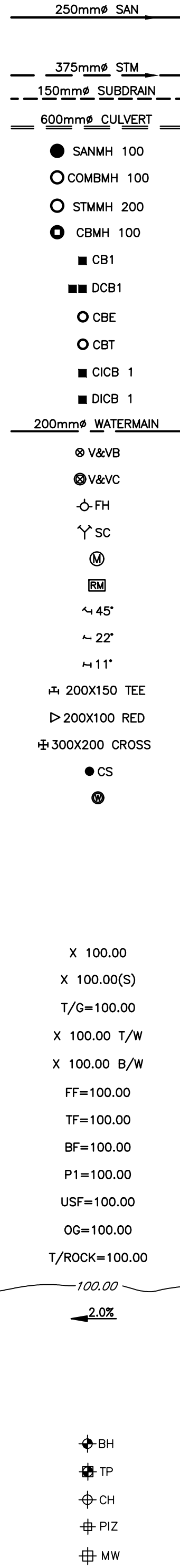
EXISTING



PROPOSED



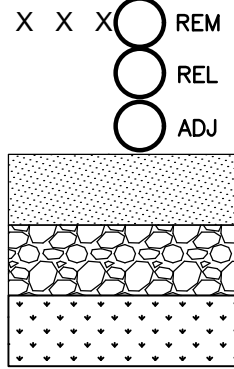
PROPOSED



DESCRIPTION

MISCELLANEOUS

REMOVED
RELOCATED
ADJUSTED
ROAD REINSTATEMENT AS PER CITY STANDARD R10
RIP-RAP AS PER OPSD 810.010
LANDSCAPE REINSTATEMENT



PAVEMENT STRUCTURE:



HEAVY DUTY PAVEMENT STRUCTURE FOR NEW ACCESS LANES OVER EARTH SHALL BE AS FOLLOWS:
40mm HL-3 OR SUPERPAVE (PG) 58-34 12.5 ASPHALTIC CONCRETE
50mm HL-8 OR SUPERPAVE (PG) 58-34 19.0 ASPHALTIC CONCRETE
150mm BASE - OPSS GRANULAR A CRUSHED STONE
450mm SUBBASE - OPSS GRANULAR B TYPE II
SUBGRADE - EITHER FILL, IN SITU SOIL OR OPSS GRANULAR B TYPE I OR II

LIGHT DUTY PAVEMENT STRUCTURE FOR CAR ONLY PARKING AREAS OVER EARTH SHALL BE AS FOLLOWS:
50mm HL-3 OR SUPERPAVE (PG) 58-34 12.5 ASPHALTIC CONCRETE
150mm BASE - OPSS GRANULAR A CRUSHED STONE
300mm SUBBASE - OPSS GRANULAR B TYPE II
SUBGRADE - EITHER FILL, IN SITU SOIL OR OPSS GRANULAR B TYPE I OR II

GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF THE SAME.
- 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.
- 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.
- 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.
- 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. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
- THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS WRITTEN APPROVAL BY THE ENGINEER HAS BEEN OBTAINED.
- EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- THE SITE LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. AS-BUILT SITE SERVICING & GRADING DRAWINGS SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PATERSON GROUP, DATED NOVEMBER 19, 2024, REPORT PG5336-1 REVISION 3
- 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.
- DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
- FOR TOPOGRAPHICAL INFORMATION REFER TO PLAN PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK SURVEYING LTD. DATED APRIL 30, 2025.
- CIVIL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL, LANDSCAPE AND LEGAL DRAWINGS.

WATERMAIN NOTES:

- ALL PVC WATERMAIN SHALL BE PVC DR18 IN ACCORDANCE WITH AWWA C-900 CLASS 150 OR PVCU IN ACCORDANCE WITH AWWA C-909, WITH AWWA/CSA PRESSURE RATING OF 235 PSI (1620 kPa).
- 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).
- 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.
- 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.
- CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40. ALL ANODES SHALL BE A 2-24-48 AS PER CITY OF OTTAWA STD. W44.
- ALL WATERMAINS TO BE INSTALLED AT MINIMUM COVER OF 2.4m.
- IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
- DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
- WATER METER TO BE INSTALLED AS PER W32.
- INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY, WHERE WATERMAIN COVER IS LESS THAN 2.4m.
- WATERMAIN TO BE BLANKED AT MAIN, NOT AT PROPERTY LINE.

SANITARY SEWER NOTES:

- 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).
- ALL SANITARY SEWERS SHALL BE PVC SDR 35, IPEX "RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
- SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' BEDDING UNLESS OTHERWISE NOTED.
- 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.

- 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.
- ALL ABANDONED EXISTING SEWERS TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF THE CITY OF OTTAWA'S SEWER OPERATIONS.
- ALL SANITARY BUILDING CONNECTIONS TO BE EQUIPPED WITH A SANITARY BACKWATER VALVE. REFER TO MECHANICAL DRAWINGS.
- BENCHING IN SANITARY MANHOLES TO BE INSTALLED IN SANITARY MANHOLES AS PER OPSD 701.021
- WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.
- ALL UNDERGROUND PARKING FLOOR DRAINAGE IS TO BE DIRECTED TO THE SANITARY SEWER AS PER THE CITY OF OTTAWA SEWER DESIGN GUIDE LINES, CLAUSE 6.1.10.

STORM SEWER NOTES:

- 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).
- ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE STORM 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.
- SEWER BEDDING AS PER CITY STANDARD S6 & S7.
- ALL ABANDONED EXISTING SEWERS TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF THE CITY OF OTTAWA'S SEWER OPERATIONS.
- WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE AND INSULATION IS REQUIRED WHERE COVER IS LESS THAN 2.0m.
- ALL STORM SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES. REFER TO MECHANICAL DRAWINGS.
- THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED STORM SEWERS AND EXISTING SEWERS CONNECTED TO THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.

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 JBM▲
CITY OF OTTAWA CONTROL MONUMENT 20160007 WITH AN OF ELEVATION=52.51
NORTHING=5040095.91 EASTING=384293.97

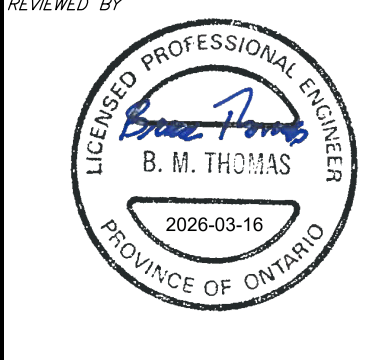
TOPOGRAPHIC INFORMATION

PART OF LOT 30, CONCESSION 1 (OLD SURVEY),
GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA,
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. O.L.S (TP3882) SURVEY DATED APRIL 30, 2025. (FINAL AMENDMENT)
SITE GRID SYSTEM MTM NAD 83, ZONE 9,

REV	REVISION DESCRIPTION	DATE	BY	APPD	REV	REVISION DESCRIPTION	DATE	BY	APPD
					4	REVISED PER CITY COMMENTS	16/03/26	SAB	BMT
					3	ISSUED FOR APPROVAL	18/11/25	AAS	BMT
					2	ISSUED FOR APPROVAL	25/09/25	AAS	BMT
					1	ISSUED FOR APPROVAL	30/05/25	SAB	BMT

SCALE	DESIGNED BY	REVIEWED BY	CLIENT

SCALE	DESIGNED BY	REVIEWED BY	CLIENT



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OTTAWA, ON. K1S 5V5
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BASE PLAN	PROJECT
SAB	
DESIGN	
JLF	
CHECKED	
JLF	
CAD	
SAB	
PROJECT MANAGER	
BMT	
APPROVED	
BMT	

1015 TWEDDLE ROAD
DEVELOPMENT
1015 TWEDDLE ROAD
OTTAWA, ONTARIO.

NOTES AND LEGEND SHEET

PROJECT No.	OTT-00259629-A0
SURVEY	ADV
DATE	OCT 2024
DRAWING No.	C001