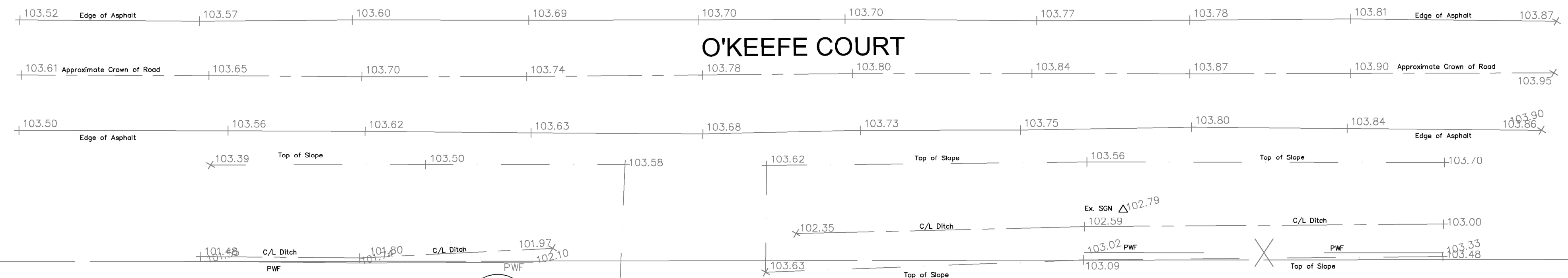


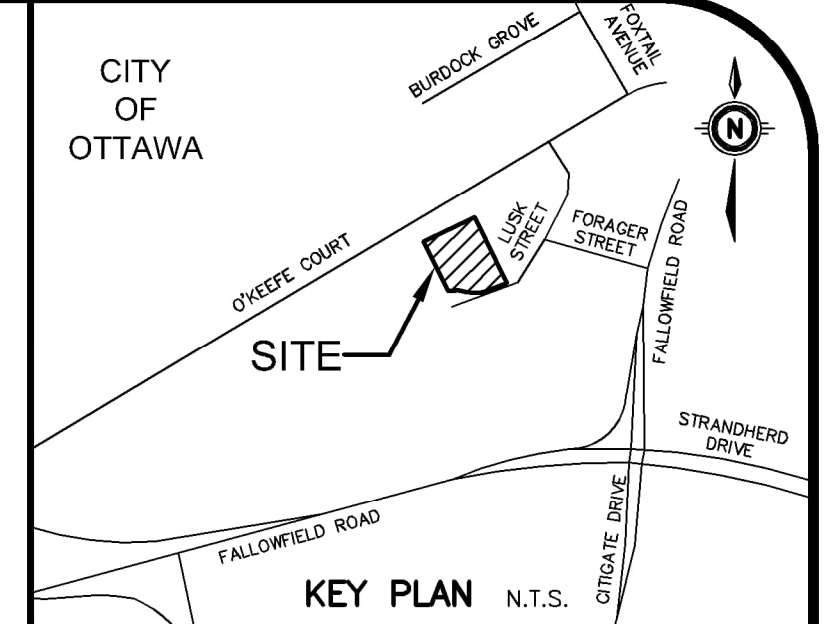
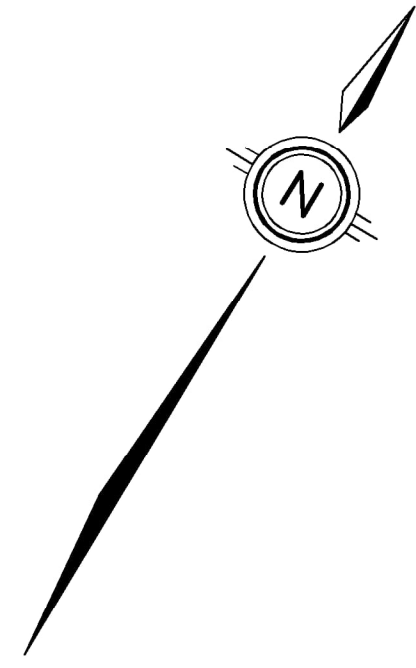
P:\P\53510\100\53510-100-C1

MTE FILE PATH:

March 13, 2026 - 4:37:29 PM - Plotted By: Claire Casau



### O'KEEFE COURT



**GEODETIC BM** ELEV. = m  
REFER TO DRAWING BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. DATED MARCH 24, 2023.

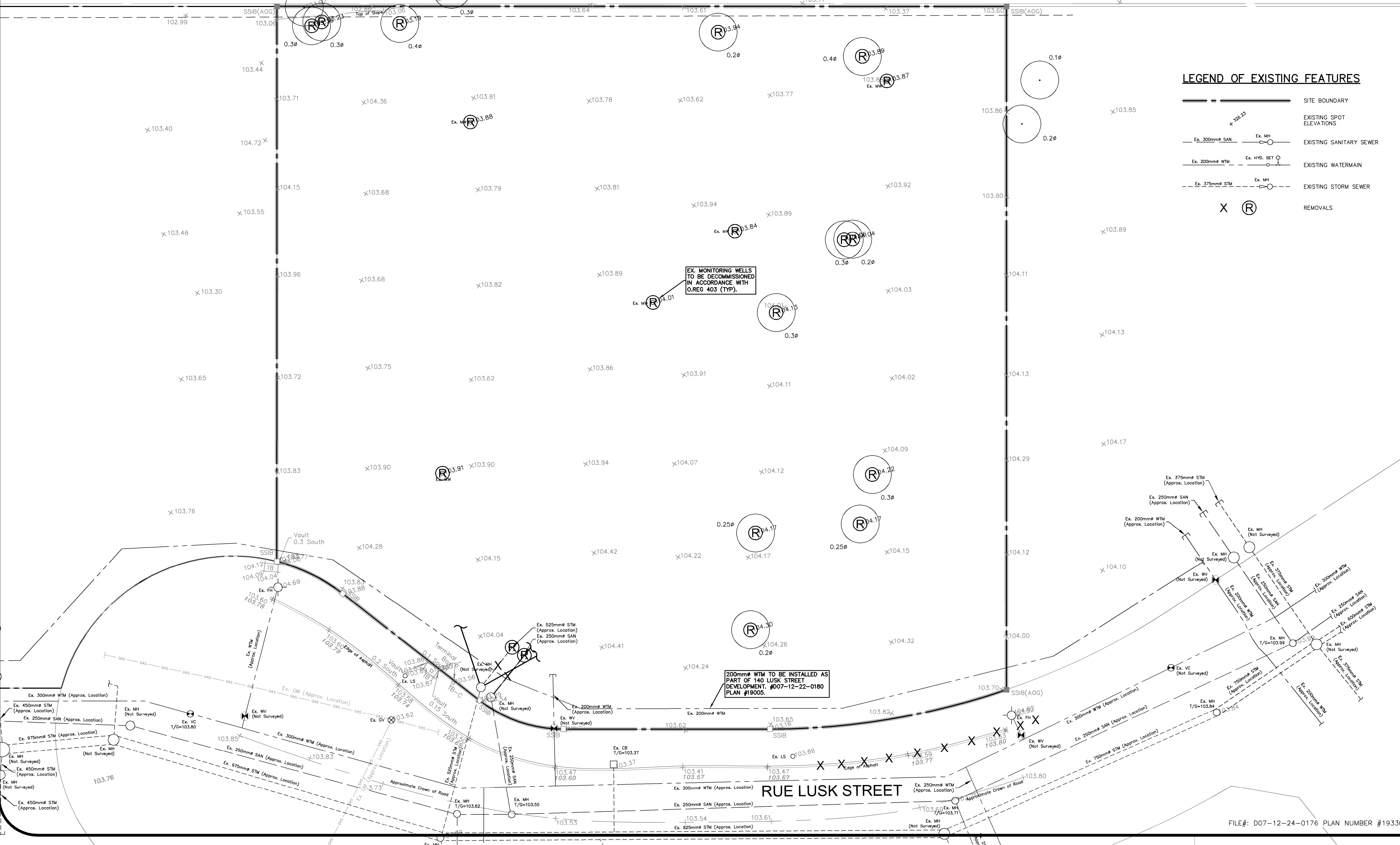
**SITE BENCHMARK** ELEV. = m  
REFER TO DRAWING BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. DATED MARCH 24, 2023.

**NOTE TO CONTRACTOR :**  
DO NOT SCALE DRAWINGS.  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.  
ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.  
THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

- NOTE:**
1. PROPERTY LINE IS APPROXIMATE ONLY AND SHOULD NOT BE USED FOR DETERMINING SETBACKS OR LAYOUT.
  2. EXISTING TOPOGRAPHICAL INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., DATED SEPTEMBER 27, 2022.
  3. EXISTING SERVICING INFORMATION IS TAKEN FROM THE 140 LUSK STREET HOLIDAY INN DRAWINGS, PROJECT NUMBER 52222-100, PREPARED BY MTE CONSULTANTS INC., DATED SEPTEMBER 27, 2022, AND 416 LANDS-4401 FALLOWFIELD ROAD STREET 1 DRAWING, PREPARED BY IBI GROUP, DATED MAY 18, 2022, AND IS CONSIDERED APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER.
  4. THIS PLAN IS PART OF A SET OF PLANS WHICH COMPRISE OF THE FOLLOWING: C1.1, C2.1, C2.2, C2.3 AND FSSWM REPORT.

### LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- EXISTING SPOT ELEVATIONS
- Ex. 300mm SAN --- Ex. MH --- EXISTING SANITARY SEWER
- Ex. 200mm WTM --- Ex. HYD. SET --- EXISTING WATERMAIN
- Ex. 375mm STM --- Ex. MH --- EXISTING STORM SEWER
- X (R) REMOVALS



8.		
7.		
6.		
5.	Revised per SP Changes	JPL 2026-03-10
4.	Updated ROW Sidewalk	JPL 2026-01-09
3.	ISSUED FOR CONSTRUCTION	JPL 2025-12-05
2.	Revised per City's Comments	JPL 2025-09-18
1.	ISSUED FOR APPROVAL	JPL 2024-06-21
No.	REVISION	BY YYYY-MM-DD



519-743-6500



CLIENT  
**NECSA HOLDINGS CORP.**

PROJECT  
**120 LUSK ST. MEDICAL BUILDING CIVIL WORKS**  
OTTAWA

DRAWING  
**REMOVALS PLAN**

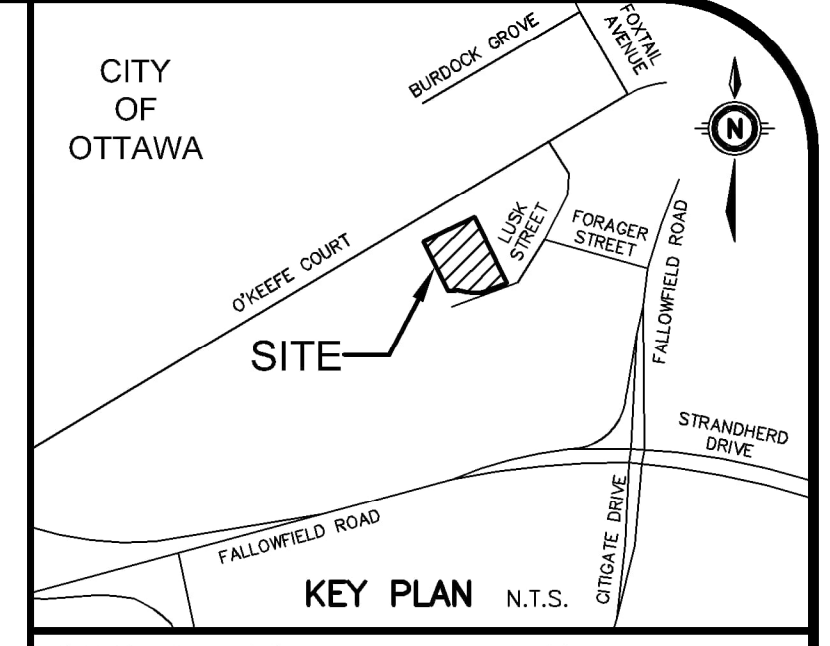
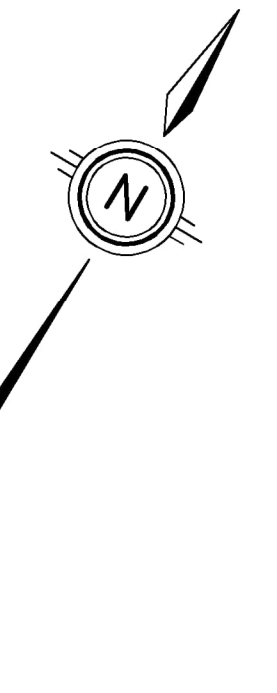
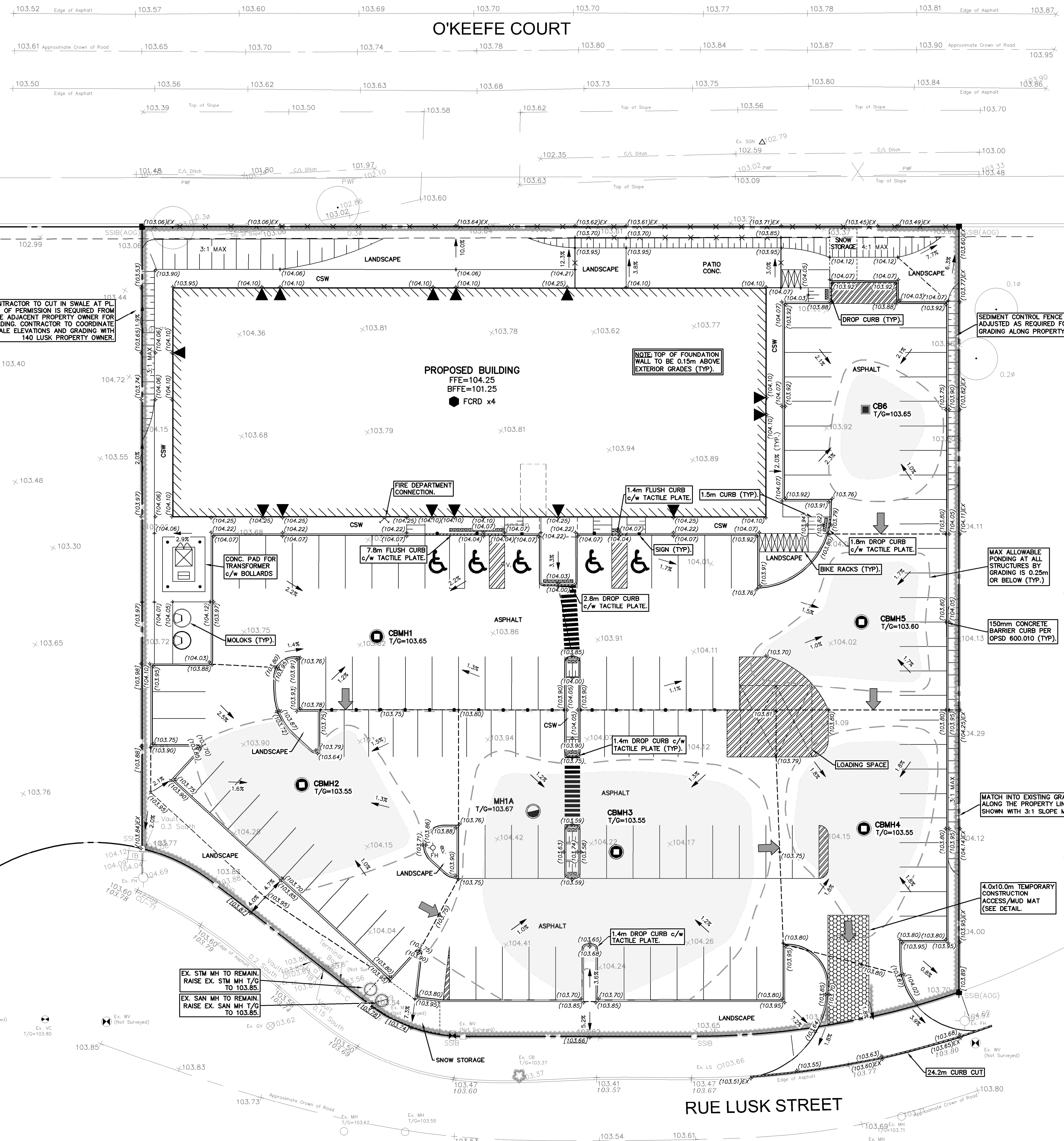
Project Manager	J.LERCH	Project No.	53510-100
Design By	JHN	Checked By	JPL
Drawn By	EJJ	Checked By	MLW
Surveyed By	OTHERS	Drawing No.	<b>C1.1</b>
Date	May.30/24	Scale	1:200
Sheet	1 of 4		

FILE#: D07-12-24-0176 PLAN NUMBER #19330

P:\53510\100\53510-100-C2

MTE FILE PATH:

March 13, 2026 - 4:35:55 PM - Plotted By: Ginne Casau



**CITY OF OTTAWA**

**GEODETIC BM ELEV. = m**  
REFER TO DRAWING BY ANNIS, O'SULLIVAN, VOLLEBEK LTD. DATED MARCH 24, 2023.

**SITE BENCHMARK ELEV. = m**  
REFER TO DRAWING BY ANNIS, O'SULLIVAN, VOLLEBEK LTD. DATED MARCH 24, 2023.

**NOTE TO CONTRACTOR :**  
DO NOT SCALE DRAWINGS.  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.  
ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.  
THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

**LEGEND OF EXISTING FEATURES**

- SITE BOUNDARY
- - - EASEMENT
- EXISTING SPOT ELEVATIONS

**LEGEND OF PROPOSED FEATURES**

- + (103.75) PROPOSED SPOT ELEVATIONS
- + (103.75) AS DESIGNED PER MTE DWG 5222-100 C2.1-D #07-12-22-0180, PLAN #19005.
- + (103.75) AS DESIGNED PER IBI GROUP DWG 202, D #07-16-13-0013, PLAN #17492.
- T/G=103.65 T/G = TOP OF CASTING/GRATE INV
- FFE=104.25 FFE = FINISHED FLOOR ELEVATION
- 1.0% DIRECTION OF DRAINAGE/SWALE
- DRAINAGE SPLIT (RIDGE)
- EMBANKMENT (SLOPE AS NOTED)
- PROPOSED BUILDING
- ▲ MAN DOOR
- FENCE
- CONCRETE CURB
- 100 YEAR PONDING LIMIT (CBMH2, ELEVATION=103.701, CBMH3, CBMH4, CBMH5 & CB6, ELEVATION=103.724)
- 100 YEAR PONDING LIMIT + 20% (CBMH2, ELEVATION=103.714, CBMH3, CBMH4, CBMH5 & CB6, ELEVATION=103.744)
- OVERLAND FLOW ROUTE (MAJOR STORM)
- SEDIMENT CONTROL FENCE (SEE DETAIL)
- SILT SACK (SEE DETAIL)
- CONSTRUCTION ACCESS (SEE DETAIL)

- NOTE:**
- PROPERTY LINE IS APPROXIMATE ONLY AND SHOULD NOT BE USED FOR DETERMINING SETBACKS OR LAYOUT.
  - EXISTING TOPOGRAPHICAL INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD., DATED SEPTEMBER 27, 2022.
  - EXISTING SERVICING INFORMATION IS TAKEN FROM THE 140 LUSK STREET HOLIDAY INN DRAWINGS, PROJECT NUMBER 5222-100, PREPARED BY MTE CONSULTANTS INC., DATED SEPTEMBER 27, 2022, AND 416 LANDS-4401 FALLOWFIELD ROAD STREET 1 DRAWING, PREPARED BY IBI GROUP, DATED MAY 18, 2022, AND IS CONSIDERED APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER.
  - THIS PLAN IS PART OF A SET OF PLANS WHICH COMPRISE OF THE FOLLOWING: C1.1, C2.1, C2.2, C2.3 AND FSSWM REPORT.

No.	REVISION	BY	DATE
8.			
7.			
6.	Revised per SP Changes	JPL	2026-03-10
5.	Updated ROW Sidewalk	JPL	2026-01-09
4.	ISSUED FOR CONSTRUCTION	JPL	2025-12-05
3.	Revised per City's Comments	JPL	2025-09-18
2.	ISSUED FOR APPROVAL	JPL	2024-06-21
No.	REVISION	BY	DATE



CLIENT: **NECSA HOLDINGS CORP.**

PROJECT: **120 LUSK ST. MEDICAL BUILDING CIVIL WORKS**  
OTTAWA

DRAWING: **SITE GRADING AND EROSION AND SEDIMENT CONTROL PLAN**

Project Manager	J.LERCH	Project No.	53510-100
Design By	JHN	Checked By	JPL
Drawn By	EJJ	Checked By	MLW
Surveyed By	OTHERS	Drawing No.	C2.1
Date	May.30/24	Scale	1:200
Sheet	2 of 4		

P:\53510\100\53510-100-C2

MTE FILE PATH:

March 13, 2026 - 4:36:43 PM - Plotted By: Corinne Casauo

# O'KEEFE COURT



**GEODETIC BM** ELEV. = m  
REFER TO DRAWING BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. DATED MARCH 24, 2023.

**SITE BENCHMARK** ELEV. = m  
REFER TO DRAWING BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. DATED MARCH 24, 2023.

**NOTE TO CONTRACTOR :**  
DO NOT SCALE DRAWINGS.  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.  
ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

**NOTE:**  
1. PROPERTY LINE IS APPROXIMATE ONLY AND SHOULD NOT BE USED FOR DETERMINING SETBACKS OR LAYOUT.

2. EXISTING TOPOGRAPHICAL INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., DATED SEPTEMBER 27, 2022.

3. EXISTING SERVICING INFORMATION IS TAKEN FROM THE 140 LUSK STREET HOLIDAY INN DRAWINGS, PROJECT NUMBER 52222-100, PREPARED BY MTE CONSULTANTS INC., DATED SEPTEMBER 27, 2022, AND 416 LANDS-4401 FALLOWFIELD ROAD STREET 1 DRAWING, PREPARED BY IBI GROUP, DATED MAY 18, 2022, AND IS CONSIDERED APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER.

4. THIS PLAN IS PART OF A SET OF PLANS WHICH COMPRISE OF THE FOLLOWING: C1.1, C2.1, C2.2, C2.3 AND FSSWM REPORT.

No.	REVISION	BY	DATE
8.			
7.			
6.			
5.	Revised per SP Changes	JPL	2026-03-10
4.	Updated ROW Sidewalk	JPL	2026-01-09
3.	ISSUED FOR CONSTRUCTION	JPL	2025-12-05
2.	Revised per City's Comments	JPL	2025-09-18
1.	ISSUED FOR APPROVAL	JPL	2024-08-21



519-743-6500



CLIENT: NECSA HOLDINGS CORP.

PROJECT: 120 LUSK ST. MEDICAL BUILDING CIVIL WORKS  
OTTAWA

DRAWING: SITE SERVICING PLAN

Project Manager	J.LERCH	Project No.	53510-100
Design By	JHN	Checked By	JPL
Drawn By	EJJ	Checked By	MLW
Surveyed By	OTHERS	Drawing No.	
Date	May 30/24		<b>C2.2</b>
Scale	1:200	Sheet	3 of 4

DESCRIPTION	CHAINAGE	OVERT ELEVATION	FINISHED GRADE
CONNECTION TO EXISTING	0+000.0	TO MATCH EXISTING	103.76
CROSSING X2	0+002.9	100.60	103.74
CROSSING X3	0+005.8	100.70	103.74
FIRE HYDRANT	0+012.5	101.30	103.89
45° BEND #1	0+033.1	101.30	103.83
45° BEND #2	0+041.6	101.50	104.00
PROPOSED BUILDING	0+047.2	101.67*	104.10

NOTE: TO BE CONFIRMED WITH MECHANICAL DRAWINGS

### LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- - - EASEMENT
- EXISTING SPOT ELEVATIONS
- Ex. 200mm WTM
- Ex. 300mm SAN
- Ex. 375mm STM
- Ex. HYD. SET
- Ex. MH
- Ex. MH

### LEGEND OF PROPOSED FEATURES

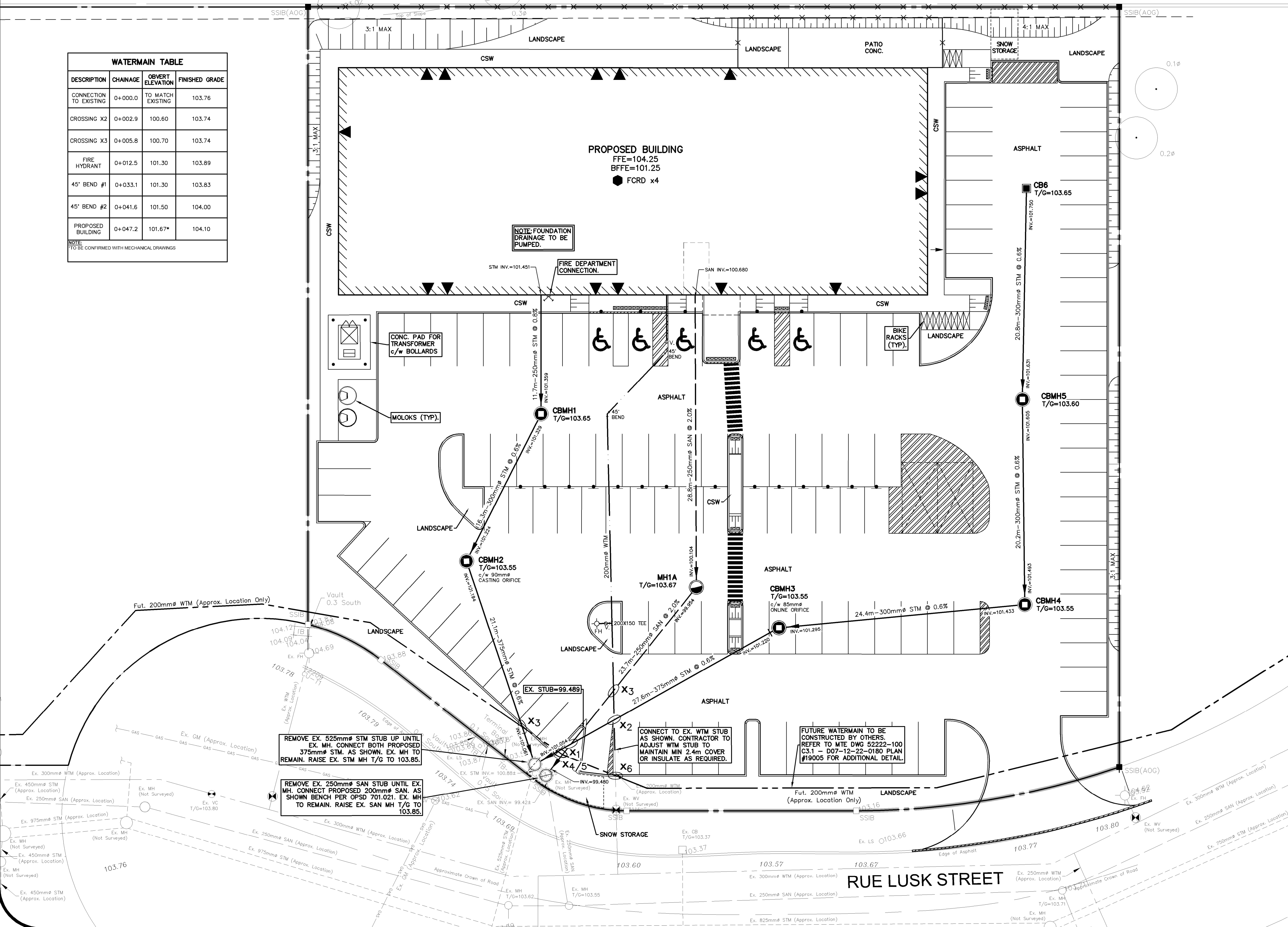
- MH 14.6m-200mm SAN @ 1.5%
- MH 21.3m-300mm STM @ 1.3%
- 200mm WTM
- HYD. SET
- TEE
- EMBANKMENT (SLOPE AS NOTED)
- PROPOSED BUILDING
- MAN DOOR
- FENCE
- CONCRETE CURB (DROP CURB)
- FCRD
- FLOW CONTROL ROOF DRAIN ZURN MODEL Z105\* SINGLE NOTCH (8.95 lpm/cm of HEAD) \*OR APPROVED EQUAL

### SEWER CROSSING CHART

NOTE:  
1) Maintain minimum 0.5m vertical clearance between all watermains and sewers. Where watermain is deflected, ensure 2.4m cover is achieved at watermain is installed.  
2) Maintain vertical clearance at all other crossings.  
3) Existing and proposed watermain depths are approximate only. Notify Design Engineer of any discrepancies.  
4) Contractor to verify all existing inverts prior to product ordering. Notify Design Engineer of any discrepancies.

CROSSING #	SEWER TYPE	SEWER SIZE (mm)	CROSSING ELEVATION	NOTES
X1	STM	375	INV.=101.078	
	SAN	250	OBV.=99.810	
X2	STM	375	INV.=101.108	DEFLECT WTM TO MAINTAIN 0.5m (MIN.) CLEARANCE BETWEEN STM AND WTM
	WTM	200	OBV.=100.60±	
X3	WTM	200	INV.=100.50±	
	SAN	250	OBV.=99.942	
X4	STM	375	INV.=101.083	DEFLECT WTM TO MAINTAIN 0.5m (MIN.) CLEARANCE BETWEEN STM AND WTM
	FUT. WTM	200	OBV.=100.57±	
X5	STM	375	INV.=101.070	
	FUT. WTM	200	OBV.=100.77±	MAINTAIN 0.5m VERTICAL SEPARATION BETWEEN WTM AND OTHER SERVICES
	SAN	250	OBV.=99.780	
X6	EX. WTM	200	EX. INV.=101.00±	DEFLECT WTM AS REQUIRED TO MAINTAIN 0.5m (MIN.) CLEARANCE BETWEEN WTM'S. LOCATION AND INVERT OF EX. WTM IS APPROXIMATE ONLY.
	WTM	200	OBV.=100.70±	

FILE#: D07-12-24-0176 PLAN NUMBER #19330



REMOVE EX. 525mm STM STUB UP UNTIL EX. MH. CONNECT BOTH PROPOSED 375mm STM. AS SHOWN. EX. MH TO REMAIN. RAISE EX. STM MH T/G TO 103.85.

REMOVE EX. 250mm SAN STUB UNTIL EX. MH. CONNECT PROPOSED 200mm SAN. AS SHOWN BENCH PER OPSD 701.021. EX. MH TO REMAIN. RAISE EX. SAN MH T/G TO 103.85.

CONNECT TO EX. WTM STUB AS SHOWN. CONTRACTOR TO ADJUST WTM STUB TO MAINTAIN MIN 2.4m COVER OR INSULATE AS REQUIRED.

FUTURE WATERMAIN TO BE CONSTRUCTED BY OTHERS. REFER TO MTE DWG 52222-100 C3.1 - D07-12-22-0180 PLAN #19005 FOR ADDITIONAL DETAIL.

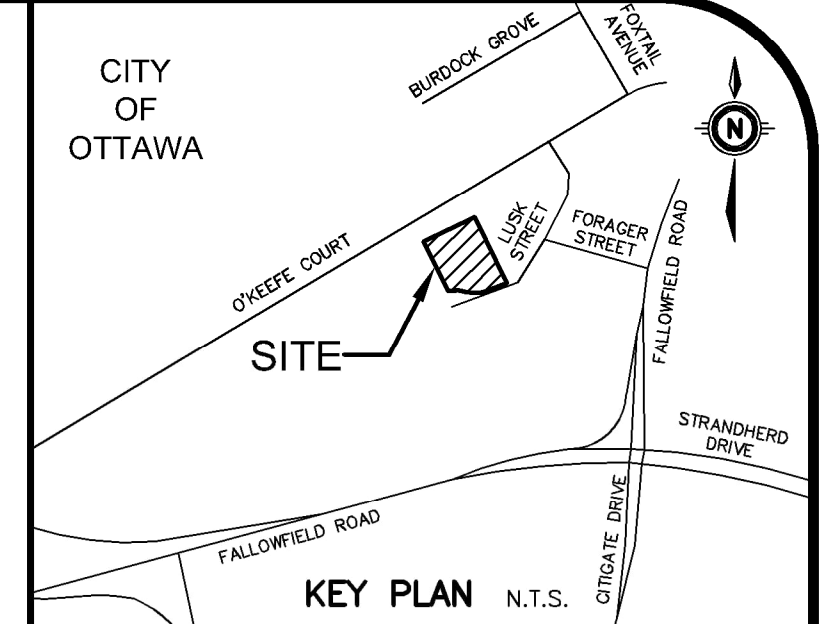
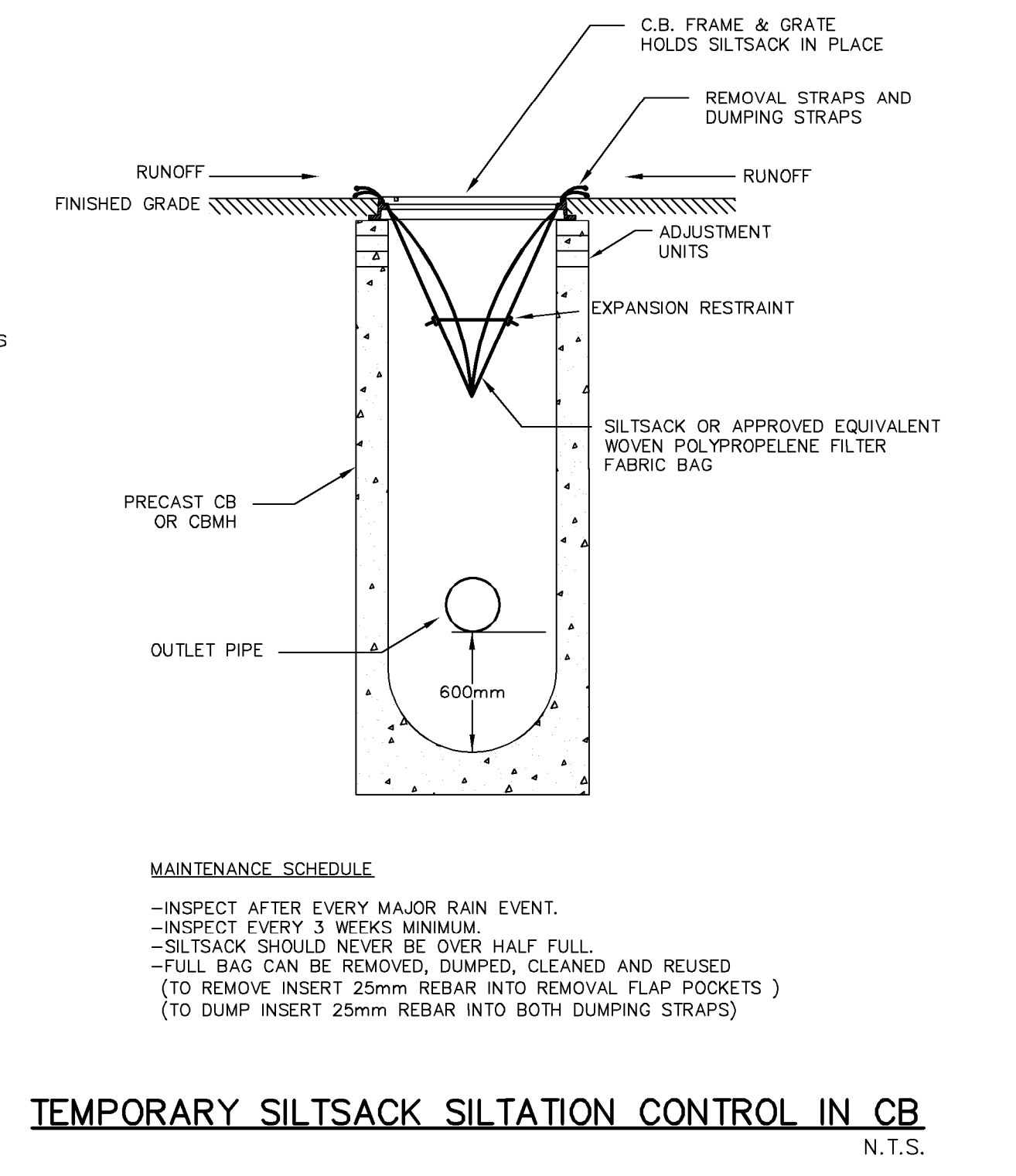
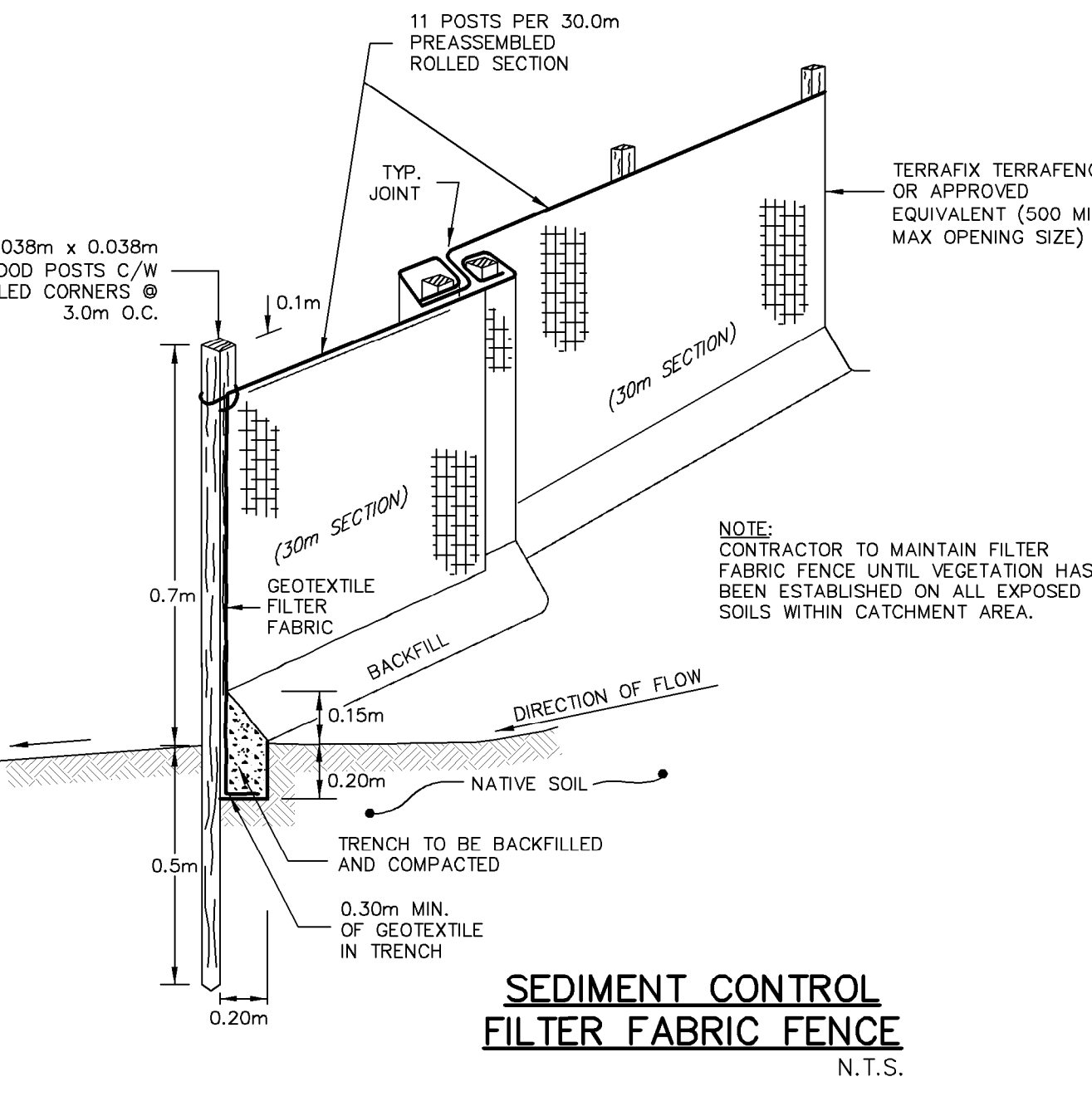
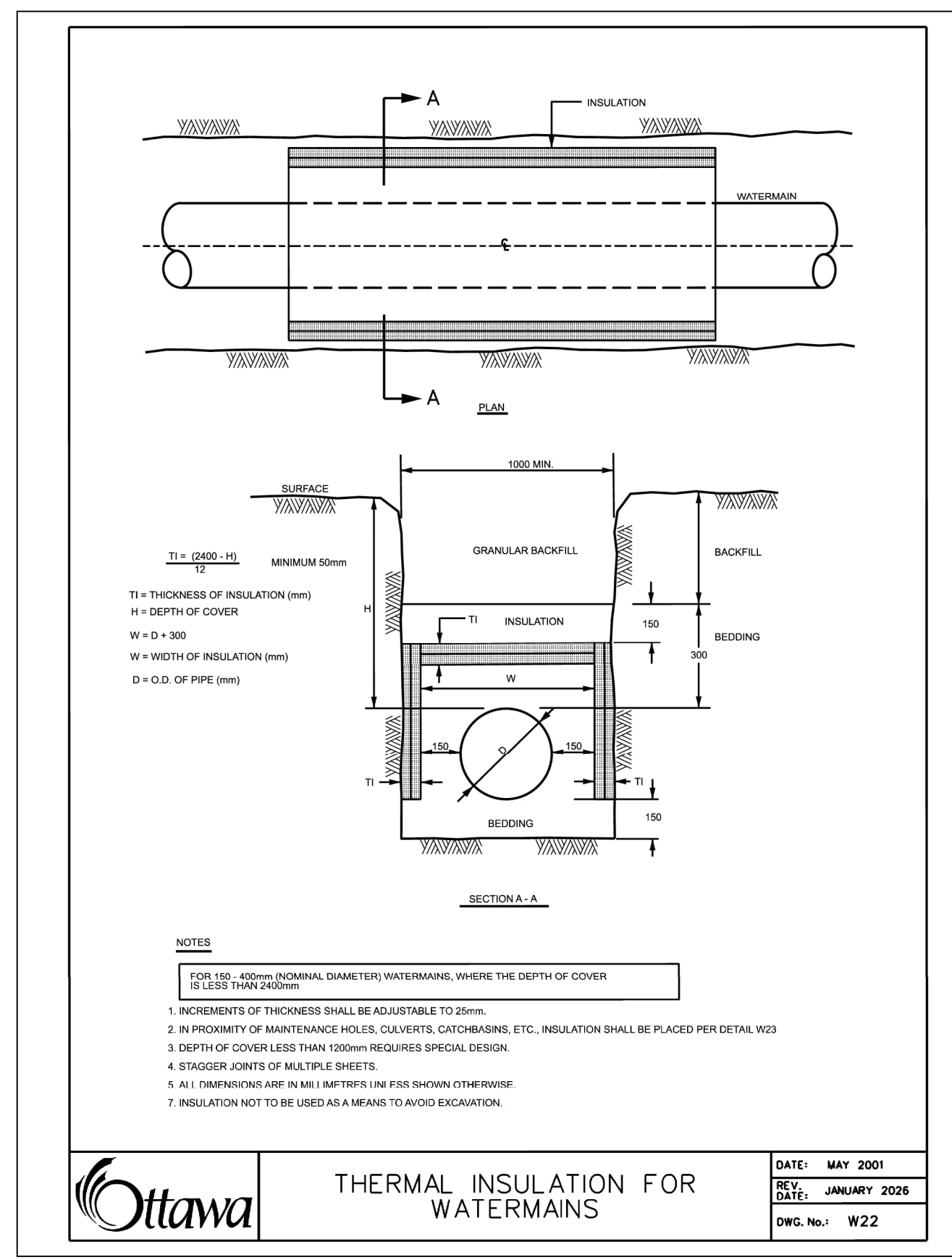
## RUE LUSK STREET

**CONSTRUCTION NOTES AND SPECIFICATIONS**

- GENERAL**
  - THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY ENGINEER AND APPROVED BY THE LOCAL MUNICIPALITY.
  - THESE PLANS ARE TO BE USED FOR SERVICING AND GRADING ONLY; ANY OTHER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. THESE PLANS MUST NOT BE USED TO SITE THE PROPOSED BUILDING.
  - NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
  - THESE PLANS ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MTE CONSULTANTS INC.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:
    - CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS WHICH INCLUDES BUT IS NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS AND EXISTING INVERTS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
    - OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.
    - VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND BASEMENT FLOOR ELEVATIONS (WHICH MAY APPEAR ON THIS PLAN) COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
    - CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
  - THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO EXISTING WORKS. THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN THE MUNICIPAL RIGHT-OF-WAY TO LOCAL MUNICIPALITY STANDARDS.
  - ALL WORKS ON A MUNICIPAL RIGHT-OF-WAY WITH THE EXCEPTION OF WATERMAIN TAPPING, TO BE INSTALLED BY THE OWNER'S CONTRACTOR AT OWNER'S EXPENSE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S PROCEDURE FOR OFF-SITE WORKS BY PRIVATE CONTRACTOR. THE OWNER AND CONTRACTOR ARE TO ENSURE OFF-SITE WORKS PERMIT IS IN PLACE PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL AFFECTED PROPERTY TO BE RESTORED TO ORIGINAL CONDITION. ALL BOULEVARD AREAS SHALL BE RESTORED WITH 150mm TOPSOIL AND SOD.
  - ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE ONTARIO PROVINCIAL BUILDING CODE (PART 7, PLUMBING), THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) AND THE REQUIREMENTS OF THE CITY OF OTTAWA.
  - CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION. ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE, DIVISION C, PART 1, SECTION 1.2.2, GENERAL REVIEW. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.**
  - SANITARY AND STORM SEWERS AND SERVICES TO HAVE A MINIMUM 1.6m COVER TO TOP OF PIPE, WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL INSTALL SHALLOW BURIED PIPE IN ACCORDANCE WITH APPLICABLE "SEWER PIPE INSULATION DETAIL" INDICATED IN DRAWING DETAILS. CONTRACTOR DESIGN ENGINEER FOR "SEWER PIPE INSULATION DETAIL" IF REQUIRED.
  - CONNECTIONS TO EX. MH TO BE CONSTRUCTED PER OSO 6.2.10.
  - PLAN TO BE READ IN CONJUNCTION WITH FSSWM REPORT AND DRAWING C1.1, C2.1, C2.2 PREPARED BY MTE CONSULTANTS INC. AND LANDSCAPE PLAN.
  - SITE PLAN INFORMATION TAKEN FROM PLAN PREPARED BY MATAJ ARCHITECTS INCORPORATED, DATED MARCH 09, 2026.
  - EXISTING TOPOGRAPHIC AND LEGAL INFORMATION TAKEN FROM PLAN PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., DATED SEPTEMBER 27, 2022. MTE ASSUMES THAT ALL TOPOGRAPHICAL INFORMATION IS AN ACCURATE REPRESENTATION OF CURRENT CONDITIONS.
  - CONTRACTOR TO OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNER PRIOR TO ENTERING UPON NEIGHBOURING LANDS TO UNDERTAKE ANY WORK. COPIES OF THESE LETTERS OF CONSENT SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS FOR APPROVAL PRIOR TO ANY WORK BEING PERFORMED. FAILURE TO COMPLY WITH THE ABOVE IS AT CONTRACTOR'S OWN RISK.
  - SITE SERVICING CONTRACTOR TO TERMINATE ALL SERVICES 1 METRE FROM FOUNDATION WALL.
  - FILTER FABRIC TO BE TERRAFIX 200R OR APPROVED EQUAL.
  - MAXIMUM GRASSED SLOPE TO BE 3:1. SLOPES GREATER THAN 3:1 TO BE LANDSCAPED WITH LOW MAINTENANCE GROUND COVER.
  - SIDE SLOPES OF ALL STOCKPILES OR EXTRACTION FACIES TO BE MAINTAINED AT 70 DEGREES OR LESS BETWEEN EARLY APRIL AND LATE AUGUST TO DETER BANK SWALLOWS FROM NESTING.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS, AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS OF THE LOCAL MUNICIPALITY AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
  - THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
  - CONTRACTOR TO MAINTAIN A 'CONFINED TRENCH CONDITION' IN ALL SEWER AND SERVICE TRENCHES.
  - FOLLOWING COMPLETION OF PROPOSED WORKS AND PRIOR TO OCCUPANCY INSPECTION, ALL STORM AND SANITARY SEWERS ARE TO BE FLUSHED, AND ALL CATCHBASIN AND CATCHBASIN MANHOLE SUMPS ARE TO BE CLEANED OF DEBRIS AND SILT.
- STORM SEWERS**
  - PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSD 802.030, 802.031, OR 802.032. BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. BEDDING MATERIAL AND COVER MATERIAL TO BE GRANULAR "A". TRENCH BACKFILL TO BE NATIVE MATERIAL REPLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - STORM SEWERS 200mm TO 375mm SHALL BE POLYVINYL CHLORIDE (PVC) PIPE DR35 ASTM-D3034 OR RIBBED PVC SEWER PIPE CSA B182.4-M90 ASTM-F794 WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALS. RIBBED PVC NOT TO BE USED WITHIN RIGHT-OF-WAY.
  - MANHOLES AND MANHOLE CATCHBASINS TO BE 1200mm PRECAST WITH ALUMINIUM STEPS AT 300mm CENTRES AS PER OPSD 701.010 UNLESS OTHERWISE SPECIFIED.
  - CATCHBASINS TO BE 600mm SQUARE PRECAST AS PER OPSD 705.010.
  - ALL STORM STRUCTURES TO HAVE A MINIMUM 600mm DEEP SUMP.

- MANHOLE AND CATCHBASIN, FRAMES, GRATES, CASTINGS AND LIDS TO BE QUALITY GREY IRON ASTM A48 CLASS 30B.
- STORM MANHOLE LIDS TO BE PER OPSD 401.010 - TYPE 'B' CATCHBASIN AND CATCHBASIN MANHOLE GRATES TO BE PER OPSD 400.100. DITCH INLET CATCHBASIN GRATES TO BE PER OPSD 403.010.
- ADJUSTMENT UNITS FOR STORM STRUCTURES TO BE IN ACCORDANCE WITH OPSD 704.010 OR 704.011.
- STORM SEWERS AND SERVICES TO HAVE MINIMUM 1.6m COVER TO TOP OF PIPE, WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL INSTALL SHALLOW BURIED SEWER PIPE IN ACCORDANCE WITH APPLICABLE "SEWER PIPE INSULATION DETAIL" INDICATED IN DRAWING DETAILS. INSULATION SHALL BE RIGID EXTRUDED POLYSTYRENE (EPS) BOARD, WITH A THICKNESS SUFFICIENT TO PROVIDE AN RS-1.78 (R10) INSULATING FACTOR (TYPICALLY 50-65mm). INSULATION BOARD WIDTH SHALL BE 1.8m FOR UP TO 200mm NOMINAL PIPE DIAMETER, 2.4m FOR 201mm-800mm DIAMETER AND 3.0m FOR 801mm-1400mm. ALL JOINTS SHALL BE TIGHTLY BUTTED TOGETHER (TAPE OR OTHERWISE SECURE JOINTS TO RESIST MOVEMENT DURING BACKFILL PLACEMENT). RIGID EPS BOARD SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 140kPa (20psi), AND A MAXIMUM WATER ABSORPTION RATE OF 2.0% BY VOLUME. ACCEPTABLE PRODUCTS ARE DOW STYROFOAM-SM OR -HI (FULL LINE), OWENS CORNING FOAMULAR (200, 250, OR HIGHER), PLASTISPAN HD-M28 OR OTHER ENGINEER-APPROVED EQUIVALENT.
- UNDER NO CIRCUMSTANCES SHALL THE BUILDING FOUNDATION DRAINS BE CONNECTED DIRECTLY TO THE STORM SEWER SYSTEM.
- ALL WEeping TILE DRAINAGE TO BE PUMPED TO THE STORM SEWER SYSTEM.
- FLOW CONTROL ROOF DRAINS TO BE ZURN MODEL Z105 - SINGLE NOTCH (8.95 lpm/cm of head) OR APPROVED EQUIVALENT.
- SANITARY SEWERS**
  - PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSD 802.030. PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. BEDDING MATERIAL AND COVER MATERIAL TO BE GRANULAR "A". TRENCH BACKFILL TO BE NATIVE MATERIAL REPLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - SANITARY SEWERS 200mm TO 600mm INCLUSIVE SHALL BE POLYVINYL CHLORIDE (PVC) PIPE DR35 ASTM-D3034 WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALS.
  - SANITARY SEWERS GREATER THAN 600mm SHALL BE POLYVINYL CHLORIDE (PVC) PIPE DR35 ASTM-D3034 WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALS.
  - MANHOLES TO BE 1200mm PRECAST WITH ALUMINIUM STEPS AT 300mm CENTRES AS PER OPSD 701.010 UNLESS OTHERWISE SPECIFIED.
  - MANHOLES TO BE BENCHED PER OPSD 701.021.
  - SANITARY MANHOLE LIDS TO BE PER OPSD 401.010 - TYPE 'A'.
  - MANHOLE FRAMES, CASTINGS AND LIDS TO BE QUALITY GREY IRON ASTM A48 CLASS 30B.
  - ADJUSTMENT UNITS FOR SANITARY STRUCTURES TO BE IN ACCORDANCE WITH OPSD 704.010 OR 704.011.
  - SANITARY SEWERS AND SERVICES TO HAVE MINIMUM 1.6m COVER TO TOP OF PIPE, WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL INSTALL SHALLOW BURIED PIPE IN ACCORDANCE WITH APPLICABLE "SEWER PIPE INSULATION DETAIL" INDICATED IN DRAWING DETAILS. INSULATION SHALL BE RIGID EXTRUDED POLYSTYRENE (EPS) BOARD, WITH A THICKNESS SUFFICIENT TO PROVIDE AN RS-1.78 (R10) INSULATING FACTOR (TYPICALLY 50-65mm). INSULATION BOARD WIDTH SHALL BE 1.8m FOR UP TO 200mm NOMINAL PIPE DIAMETER, 2.4m FOR 201mm-800mm DIAMETER AND 3.0m FOR 801mm-1400mm. ALL JOINTS SHALL BE TIGHTLY BUTTED TOGETHER (TAPE OR OTHERWISE SECURE JOINTS TO RESIST MOVEMENT DURING BACKFILL PLACEMENT). RIGID EPS BOARD SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 140kPa (20psi), AND A MAXIMUM WATER ABSORPTION RATE OF 2.0% BY VOLUME. ACCEPTABLE PRODUCTS ARE DOW STYROFOAM-SM OR -HI (FULL LINE), OWENS CORNING FOAMULAR (200, 250, OR HIGHER), PLASTISPAN HD-M28 OR OTHER ENGINEER-APPROVED EQUIVALENT.
  - CONTRACTOR RESPONSIBLE FOR TESTING OF SANITARY SEWERS IN ACCORDANCE WITH OPSS 410.
- WATERMANS**
  - PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSD 802.030. PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. BEDDING MATERIAL AND COVER MATERIAL TO BE GRANULAR "A". TRENCH BACKFILL TO BE NATIVE MATERIAL REPLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - WATERMANS 100mm AND LARGER SHALL BE PVC C900 CLASS 150 INSTALLED WITH MINIMUM 2.4 METRES OF COVER. FITTINGS 100mm AND LARGER SHALL BE PVC CLASS 150 (DR18) CSA B137.3.
  - WATERMAIN FITTINGS TO BE SUPPLIED WITH MECHANICAL JOINT RESTRAINTS. FOR WATERMAIN PIPE SIZES 150mm OR LESS ALL PIPE JOINTS TO BE RESTRAINED WITHIN 5.0m FROM ALL FITTINGS, IN EACH DIRECTION, UNLESS SHOWN OTHERWISE ON THE CONTRACT DRAWINGS. FOR WATERMAIN PIPE SIZES GREATER THAN 150mm ALL PIPE JOINTS TO BE RESTRAINED WITHIN 10.0m FROM ALL FITTINGS, IN EACH DIRECTION, UNLESS SHOWN OTHERWISE ON THE CONTRACT DRAWINGS. ALL TEES TO HAVE MINIMUM 2.0m SOLID PIPE LENGTH ON EACH RUN OF THE TEE, OR PROVIDE A THRUST BLOCK PER OPSD 1103.010.
  - ALL METALLIC FITTINGS (EXCLUDING CURB/MAIN STOP AND BRASS FITTINGS) AND APPURTENANCES INCLUDING SADDLES, VALVES, TEES, BENDS ETC ARE TO BE WRAPPED WITH AN APPROVED PETROLATUM SYSTEM CONSISTING OF PASTE, MASTIC AND TAPE. PARTICULAR ATTENTION SHALL BE PAID TO ANODE INSTALLATION. CONTRACTOR TO REFER TO THE MOST RECENT EDITION OF THE LOCAL MUNICIPALITY AND AREA MUNICIPALITIES DESIGN GUIDELINES AND SUPPLEMENTAL SPECIFICATIONS FOR MUNICIPAL SERVICES.
  - WATERMAIN VALVES 100mm AND LARGER SHALL BE AS PER AWWA C509 - MULLER A2360-23 OR APPROVED EQUIVALENT (OPEN LEFT) INCLUDING VALVE BOX AND 2.3kg ANODE INCLUDING ANODE PROTECTION INSTALLED PER LOCAL MUNICIPALITY STANDARDS.
  - PVC WATERMAIN SHALL HAVE TWJ STRANDED COPPER, AWGB TRACER WIRE STRAPPED TO TOP AT 5 METRE INTERVALS. TRACER WIRE SHALL BE BROUGHT TO THE SURFACE AT ALL HYDRANTS AND CAD WELDED TO THE LOWER FLANGE OF THE HYDRANT.
  - HYDRANTS SHALL BE CANADA VALVE "CENTURY" OR APPROVED EQUIVALENT WITH 2-64mm HOSE CONNECTIONS INCLUDING 5.5kg ANODE.
  - MAIN STOPS, CURB STOPS AND COUPLINGS SHALL BE AWWA C-800 COPPER TO COPPER FLANGED OR COMPRESSION CONNECTION OR APPROVED EQUIVALENT.
  - SERVICE BOXES TO BE FERGUSON ECLIPSE TYPE FIGURE 222 SIZE NO. 9 OR APPROVED EQUIVALENT COMPLETE WITH ROD AND PLUG.
  - ALL WATERMANS AND SERVICES TO HAVE MINIMUM 2.4m COVER ON TOP OF PIPE, WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL CONTACT DESIGN ENGINEER FOR "WATER PIPE INSULATION DETAIL".

- ALL WATERMANS AND SERVICES TO HAVE MINIMUM 2.4m COVER ON TOP OF PIPE PER CITY OF OTTAWA STANDARD W22 WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL INSTALL SHALLOW BURIED PIPE IN ACCORDANCE WITH APPLICABLE "WATER PIPE INSULATION DETAIL" INDICATED IN DRAWING DETAILS. INSULATION SHALL BE RIGID EXTRUDED POLYSTYRENE (EPS) BOARD, WITH A THICKNESS SUFFICIENT TO PROVIDE AN RS-1.78 (R10) INSULATING FACTOR (TYPICALLY 50-65mm). INSULATION BOARD WIDTH SHALL BE 1.8m FOR UP TO 200mm NOMINAL PIPE DIAMETER, 2.4m FOR 201mm-800mm DIAMETER AND 3.0m FOR 801mm-1400mm. ALL JOINTS SHALL BE TIGHTLY BUTTED TOGETHER (TAPE OR OTHERWISE SECURE JOINTS TO RESIST MOVEMENT DURING BACKFILL PLACEMENT). RIGID EPS BOARD SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 140kPa (20psi), AND A MAXIMUM WATER ABSORPTION RATE OF 2.0% BY VOLUME. ACCEPTABLE PRODUCTS ARE DOW STYROFOAM-SM OR -HI (FULL LINE), OWENS CORNING FOAMULAR (200, 250, OR HIGHER), PLASTISPAN HD-M28 OR OTHER ENGINEER-APPROVED EQUIVALENT.
- ALL WATERMAIN TO BE PRESSURE TESTED IN ACCORDANCE WITH OPSD 441. DISINFECT ALL WATERMAIN IN ACCORDANCE WITH AWWA C 651-89 INCLUDING CHLORINATION, BACKFLOW PREVENTOR AND 24 HOUR DUPLICATE SAMPLING. ALL TESTING AND DISINFECTION TO BE COMPLETED UNDER THE SUPERVISION OF THE DESIGN ENGINEER. (CONTRACTOR TO SUBMIT WATER COMMISSIONING PLAN IN ACCORDANCE WITH DGSSM. THIS PLAN MUST BE APPROVED BY THE LOCAL MUNICIPALITY PRIOR TO ANY WATERMAIN WORK).
- PRIOR TO OCCUPANCY, CONTRACTOR MUST COMMISSION FIRE FLOW TEST FOR PRIVATE ON-SITE HYDRANT. PROVIDE RESULT TO DESIGN ENGINEER.
- EROSION AND SEDIMENT CONTROL**
  - CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE COVER.
  - ALL SEDIMENT CONTROL FENCING TO BE INSTALLED PRIOR TO ANY AREA GRADING, EXCAVATING OR DEMOLITION COMMENCING.
  - EROSION CONTROL FENCING TO BE INSTALLED AROUND BASE OF ALL STOCKPILES. ALL STOCKPILES TO BE KEPT 2.5m MINIMUM FROM PROPERTY LINE.
  - EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MHS AND CBS.
  - CONSTRUCTION ACCESS (MUD MAT) TO BE PROVIDED ON-SITE AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES EXIT THE SITE. CONSTRUCTION ACCESS (MUD MAT) SHALL BE A MINIMUM OF 3.0m WIDE, 15.0m LONG (LENGTH MAY VARY DEPENDING ON SITE LAYOUT) AND 0.3m DEEP AND SHALL CONSIST OF 200mm CLEAR STONE MATERIAL OR APPROVED EQUIVALENT. PROPOSED EROSION FENCING TO BE TIED INTO MUD MAT. CONTRACTOR TO ENSURE VEGETATION IS MAINTAINED IN A MANNER TO MAXIMIZE EFFECTIVENESS AT ALL TIMES.
  - ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
  - EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED.
  - NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE ENGINEER AND THE LOCAL MUNICIPALITY'S DEPARTMENT OF PUBLIC WORKS.
  - CONTRACTOR TO CLEAN ROADWAY AND SIDEWALKS OF SEDIMENTS RESULTING FROM CONSTRUCTION TRAFFIC FROM THE SITE EACH DAY.
  - CONTRACTOR MUST REMOVE EROSION AND SEDIMENTATION FENCING PRIOR TO COMPLETION OF PROJECT. CONTRACTOR TO HAVE EROSION AND SEDIMENTATION FENCE INSPECTED WHEN VEGETATION HAS ESTABLISHED, BUT PRIOR TO FENCE BECOMING OVERGROWN. ENGINEER'S REPRESENTATIVE TO DETERMINE IF VEGETATION HAS REACHED THE CRITICAL POINT AND WILL THEN INSTRUCT CONTRACTOR TO REMOVE FENCE.
  - PRIVATE UNCONTROLLED ENTRANCES SHALL CONFORM TO SC7.1.
- MAINTENANCE RECOMMENDATIONS**
  - DURING THE COURSE OF CONSTRUCTION CONTRACTOR TO REMOVE SEDIMENT AND CONTAMINANTS FROM STORMWATER MANAGEMENT FACILITIES MONTHLY, FOLLOWING CONSTRUCTION CONTRACT COMPLETION, OWNER TO HIRE QUALIFIED CONTRACTOR TO REMOVE SEDIMENT AND CONTAMINANTS ANNUALLY AND REINSTATE STORMWATER MANAGEMENT FACILITIES ACCORDING TO THE DESIGN OUTLINED ON THIS PLAN, AS REQUIRED.
  - EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/3 THE HEIGHT OF THE FENCE.
  - OWNER'S REPRESENTATIVE TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.



**GEODETTIC BM** ELEV. = m  
REFER TO DRAWING BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. DATED MARCH 24, 2023.

**SITED BENCHMARK** ELEV. = m  
REFER TO DRAWING BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. DATED MARCH 24, 2023.

**NOTE TO CONTRACTOR :**  
DO NOT SCALE DRAWINGS.  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.  
ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.  
THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

- NOTE:**
- PROPERTY LINE IS APPROXIMATE ONLY AND SHOULD NOT BE USED FOR DETERMINING SETBACKS OR LAYOUT.
  - EXISTING TOPOGRAPHICAL INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., DATED SEPTEMBER 27, 2022.
  - EXISTING SERVICING INFORMATION IS TAKEN FROM THE 140 LUSK STREET HOLIDAY INN DRAWINGS, PROJECT NUMBER 52222-100, PREPARED BY MTE CONSULTANTS INC., DATED SEPTEMBER 27, 2022, AND 416 LANDS-4401 FALLOWFIELD ROAD STREET 1 DRAWING, PREPARED BY IBI GROUP, DATED MAY 18, 2022, AND IS CONSIDERED APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER.
  - THIS PLAN IS PART OF A SET OF PLANS WHICH COMPRISE OF THE FOLLOWING: C1.1, C2.1, C2.2, C2.3 AND FSSWM REPORT.

No.	REVISION	BY	DATE
8.			
7.			
6.			
5.	Revised per SP Changes	JPL	2026-03-10
4.	Updated ROW Sidewalk	JPL	2026-01-09
3.	ISSUED FOR CONSTRUCTION	JPL	2025-12-05
2.	Revised per City's Comments	JPL	2025-09-18
1.	ISSUED FOR APPROVAL	JPL	2024-06-21
No.	REVISION	BY	DATE

**MTE**  
Engineers, Scientists, Surveyors  
519-743-6500

PROFESSIONAL ENGINEER  
J. P. LERCH  
100169016  
2026-03-10  
PROVINCE OF ONTARIO

CLIENT  
**NECSA HOLDINGS CORP.**

PROJECT  
**120 LUSK ST. MEDICAL BUILDING CIVIL WORKS**  
OTTAWA

DRAWING  
**NOTES & DETAILS PLAN**

Project Manager	J. LERCH	Project No.	53510-100
Design By	JHN	Checked By	JPL
Drawn By	EJJ	Checked By	MLW
Surveyed By	OTHERS	Drawing No.	
Date	May 30/24		
Scale	1:200		

**C2.3**  
Sheet 4 of 4

P:\P\53510\100\53510-100-C2  
March 13, 2026 - 4:37:08 PM - Plotted By: Gianne Casuco