

30 CLEARY AVENUE ODAYANHAWAY DEVELOPMENT

30 CLEARY AVENUE, OTTAWA

REVISION 02



KEY PLAN (N.T.S.)

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30 CLEARY AVENUE ODAYANHAWAY DEVELOPMENT
30 CLEARY AVENUE, OTTAWA
REV.02 - RE-ISSUED FOR SPC APPROVAL - FEBRUARY 2026
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NOT AUTHENTIC UNLESS SIGNED AND DATED

GENERAL NOTES

- ALL WORKS MATERIALS SHALL CONFIRM TO THE LAST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
- THE CONTRACTORS SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
- ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTORS TO CONFIRM UTILITY LOCATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT CONTRACTORS EXPENSE.
- ANY AREA 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 CONTRACTORS EXPENSE. RELOCATING OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR DETECTED BY THE ENGINEER AT THE EXPENSE OF DEVELOPERS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTORS SHALL BE DEEMED TO BE THE 'CONTRACTOR' AS DEFINED IN THE ACT.
- ALL THE CONSTRUCTION SIGNAGE MUST CONFIRM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER LATEST AMENDMENT.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THE CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
- ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
- ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
- FOR DETAILS RELATING TO STORMWATER MANAGEMENT AND ROOF DRAINAGE REFER TO THE SITE SERVICES AND STORMWATER MANAGEMENT REPORT.
- ALL SEWERS CONSTRUCTED WITH GRADES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL BEDDING, OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH AS SPECIFIED BY OPSD IS EXCEEDED.
- ALL PIPE/CULVERT SECTION SIZES REFER TO INSIDE DIMENSIONS.
- SHOULD DEEPLY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING/REMOVAL.
- DRAWINGS SHALL BE READ ON CONJUNCTION WITH ARCHITECTURAL SITE PLAN.
- THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ON SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DRAWINGS.
- BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

EROSION AND SEDIMENT CONTROL NOTES

GENERAL

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

THE CONTRACTOR ACKNOWLEDGES THAT SURFACE EROSION AND SEDIMENT RUNOFF RESULTING FROM THEIR CONSTRUCTION OPERATIONS HAS POTENTIAL TO CAUSE A DETRIMENTAL IMPACT TO ANY DOWNSTREAM WATERCOURSE OR SEWER, AND THAT ALL CONSTRUCTION OPERATIONS THAT MAY IMPACT UPON WATER QUALITY SHALL BE CARRIED OUT IN MANNER THAT STRICTLY MEETS THE REQUIREMENT OF ALL APPLICABLE LEGISLATION AND REGULATIONS.

AS SUCH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THEIR OPERATIONS, AND SUPPLYING AND INSTALLING ANY APPROPRIATE CONTROL MEASURES, SO AS TO PREVENT SEDIMENT LADEN RUNOFF ENTERING ANY SEWER OR WATERCOURSE WITHIN OR DOWNSTREAM OF THE WORKING AREA.

THE CONTRACTOR ACKNOWLEDGES THAT NO ONE MEASURE IS LIKELY TO BE 100% EFFECTIVELY FOR EROSION PROTECTION AND CONTROLLING SEDIMENT RUNOFF AND DISCHARGES FROM THE SITE. THEREFORE, WHERE NECESSARY THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES ARRANGED IN SUCH MANNER AS TO MITIGATE SEDIMENT RELEASE FROM THE CONSTRUCTION OPERATIONS AND ACHIEVE SPECIFIC MAXIMUM PERMITTED CRITERIA WHERE APPLICABLE. SUGGESTED ON-SITE MEASURES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, THE FOLLOWING METHODS: SEDIMENT PONDS, FILTER BAGS, PUMP FILTERS, SETTLING TANKS, SILT FENCE, STRAW BALES, FILTER CLOTHS, CATCH BASIN FILTERS, CHECK DAMS AND/OR OTHER RECOGNIZED TECHNOLOGIES AND METHOD AVAILABLE AT THE TIME OF CONSTRUCTION. SPECIFIC MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF OPSS 577 WHERE APPROPRIATE, OR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

WHERE, IN THE OPINION OF THE CONTRACT ADMINISTRATOR OR REGULATORY AGENCY, THE INSTALLED CONTROL MEASURES FAIL TO PERFORM ADEQUATELY, THE CONTRACTOR SHALL SUPPLY AND INSTALL ADDITIONAL OR ALTERNATIVE MEASURES AS DIRECTED BY THE CONTRACT ADMINISTRATOR OR REGULATORY AGENCY. AS SUCH, THE CONTRACTOR SHALL HAVE ADDITIONAL CONTROL MATERIALS ON SITE AT ALL TIME WHICH ARE EASILY ACCESSIBLE AND MAY BE IMPLEMENTED BY HIM AT THE MOMENTS NOTICE.

PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL SUBMIT TO THE CONTRACT ADMINISTRATOR SIX COPIES OF A DETAILED EROSION AND SEDIMENT CONTROL PLAN (ESCP). THE ESCP WILL CONSIST OF WRITTEN DESCRIPTION AND DETAILED DRAWINGS INDICATING THE ON-SITE ACTIVITIES AND MEASURES TO BE USED TO CONTROL EROSION AND SEDIMENT MOVEMENT FOR EACH STEP OF THE WORK.

CONTRACTOR'S RESPONSIBILITIES

THE CONTRACTOR SHALL ENSURE THAT ALL WORKERS, INCLUDING SUB-CONTRACTOR, IN THE WORKING AREA ARE AWARE OF THE IMPORTANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES AND INFORMED OF THE CONSEQUENCES OF THE FAILURE TO COMPLY WITH THE REQUIREMENTS OF ALL REGULATORY AGENCIES.

THE CONTRACTOR SHALL PERIODICALLY, AND WHEN REQUESTED BY THE CONTRACT ADMINISTRATOR, CLEAN OUT ACCUMULATED SEDIMENT DEPOSITS AS REQUIRED AT THE SEDIMENT CONTROL DEVICES, INCLUDING THOSE DEPOSITS THAT MAY ORIGINATE FROM OUTSIDE THE CONSTRUCTION AREA. ACCUMULATED SEDIMENT SHALL BE REMOVED IN SUCH A MANNER THAT PREVENTS THE DEPOSITION OF THIS MATERIAL INTO THE SEWER WATERCOURSE AND AVOIDS DAMAGE TO CONTROL MEASURES. THE SEDIMENT SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE AND MANAGED IN COMPLIANCE WITH REQUIREMENTS FRO EXCESS EARTH MATERIAL, AS SPECIFIED ELSEWHERE IN THE CONTRACT.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE CONTRACT ADMINISTRATOR ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO EITHER THE WATERCOURSE OR THE STORM SEWER SYSTEM. FAILURE TO REPORT WILL BE CONSTITUTE A BREACH OF THIS SPECIFICATION AND THE CONTRACTOR MAY ALSO BE SUBJECT TO THE PENALTIES IMPOSED BY THE APPLICABLE REGULATORY AGENCY. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.

THE SEDIMENT CONTROL MEASURES SHALL ONLY BE REMOVED WHEN, IN THE OPINION OF THE CONTRACT ADMINISTRATOR, THE MEASURE OR MEASURES, IS NO LONGER REQUIRED. NO CONTROL MEASURE MAY BE PERMANENTLY REMOVED WITHOUT PRIOR AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED IN A MANNER THAT AVOIDS THE ENTRY OF ANY EQUIPMENT, OTHER THAN HAND-HELD EQUIPMENT, INTO ANY WATERCOURSE, AND PREVENTS THE RELEASE OF ANY SEDIMENT OR DEBRIS INTO ANY SEWER OR WATERCOURSE WITHIN OR DOWNSTREAM OF THE WORKING AREA. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE WORKING AREA AT THE CONTRACTOR'S EXPENSE AND MANAGED IN COMPLIANCE WITH THE REQUIREMENTS FOR EXCESS EARTH MATERIAL.

WHERE, IN THE OPINION OF EITHER THE CONTRACT ADMINISTRATOR OR A REGULATORY AGENCY, ANY OF THE TERMS SPECIFIED HEREIN HAVE NOT BEEN COMPLIED WITH OR PERFORMED IN A SATISFACTION MANNER, OR IF AT ALL, THE CONTRACTOR ADMINISTRATOR OR A REGULATORY AGENCY HAS THE RIGHT TO IMMEDIATELY WITHDRAW ITS PERMISSION TO CONTINUE THE WORK BUT MAY RENEW ITS PERMISSION UPON BEING SATISFIED THAT THE DEFAULTS OR DEFICIENCIES IN THE PERFORMANCE OF THIS SPECIFICATION BY THE CONTRACTOR HAVE BEEN REMEDIED.

SPILL CONTROL NOTES

- ALL CONSTRUCTION EQUIPMENT SHALL BE RE-FUELED, MAINTAINED, AND STORED NO LESS THAN 30 METRES FROM WATERCOURSE, STREAMS, CREEKS, WOODLOTS, AND ANY ENVIRONMENTALLY SENSITIVE AREAS, OR AS OTHERWISE SPECIFIED.
- THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY MEASURES IN ORDER TO PREVENT LEAKS, DISCHARGES OR SPILLS OF POLLUTANTS, DELETERIOUS MATERIALS, OR OTHER SUCH MATERIALS OR SUBSTANCES WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT.
- IN THE EVENT OF A LEAK, DISCHARGE OR SPILL OF POLLUTANT, DELETERIOUS MATERIAL OR OTHER SUCH MATERIAL OR SUBSTANCE WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT, THE CONTRACTOR SHALL:
 - IMMEDIATELY NOTIFY APPROPRIATE FEDERAL, PROVINCIAL, AND LOCAL GOVERNMENT MINISTRIES, DEPARTMENTS, AGENCIES, AND AUTHORITIES OF THE INCIDENT IN ACCORDANCE WITH ALL CURRENT LAWS, LEGISLATION, ACTS, BY-LAWS, PERMITS, APPROVALS, ETC.
 - TAKE IMMEDIATE MEASURES TO CONTAIN THE MATERIAL OR SUBSTANCE, AND TO TAKE SUCH MEASURES TO MITIGATE AGAINST ADVERSE IMPACTS TO THE NATURAL ENVIRONMENT.
 - RESTORE THE AFFECTED AREA TO THE ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION.

MUD MAT NOTES

- THE GRANULAR MATERIAL WILL REQUIRE PERIODIC REPLACEMENT AS IT BECOMES CONTAMINATED BY VEHICLE TRAFFIC.
- SEDIMENT SHALL BE CLEANED FROM PUBLIC ROADS AT THE END OF EACH DAY.
- SEDIMENT SHALL BE REMOVED FROM PUBLIC ROADS BY SHOVELING OR SWEEPING AND DISPOSED OR PROPERLY IN A CONTROLLED SEDIMENT DISPOSAL AREA.

SITE GRADING NOTES

- PRIOR TO THE COMMENCEMENT OF THE SITE GRADING WORKS, ALL SILTATION CONTROL DEVICES SHALL BE INSTALLED AND OPERATIONAL PER EROSION CONTROL PLAN.
- ALL GRANULAR AND PAVEMENT FOR ROADS/PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD AND PARKING AREAS ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- CONCRETE CURB SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. SC1.1 OR OPSD 600.110. PROVISION SHALL BE MADE OR CURB DEPRESSIONS AS INDICATED ON ARCHITECTURAL SITE PLAN. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD SC1.4. ALL CURBS, CONCRETE ISLANDS, AND SIDEWALKS SHOWN ON THIS DRAWING ARE TO BE PRICED IN SITE WORKS PORTION OF THE CONTRACT.
- PAVEMENT REFINISH/STATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. R10 AND OPSD 509.010 AND OPSD 310.
- GRANULAR 'A' SHALL BE PLACED TO A MINIMUM THICKNESS OF 300MM AROUND ALL STRUCTURES WITHIN THE PAVEMENT AREA.
- SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300MM LIFTS.
- ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR BACKFILLING.
- CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE, IF REQUIRED BY THE MUNICIPALITY.
- ALL PAVEMENT MARKING FEATURES AND SITE SIGNAGE SHALL BE PLACED PER ARCHITECTURAL SITE PLAN. LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT PAINT.
- REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
- STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT. ALL JOINTS MUST BE SEALED.
- SIDEWALKS TO BE 13MM & BEVELED AT 2:1 OR 6MM WITH NO BEVEL REQUIRED BELOW THE FINISHED FLOOR SLAB ELEVATION AT ENTRANCES REQUIRED TO BE BARRIER-FREE, UNLESS OTHERWISE NOTED. ALL IN ACCORDANCE WITH OBC 3.8.1.3 & OTTAWA ACCESSIBILITY DESIGN STANDARDS.
- WHERE APPLICABLE THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS MUST BE SITE SPECIFIC, SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR WILL ALSO BE REQUIRED TO SUPPLY AND GEOTECHNICAL CERTIFICATION OF THE AS-CONSTRUCTED RETAINING WALL TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.

ROADWORK SPECIFICATIONS

- ROADWORK TO BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND STOCK PILED ON SITE AS DIRECTED BY NATIONAL MUNICIPALITY.
- THE SUBGRADE SHALL BE CROWNED AND SLOPED AT LEAST 2% AND PROOF ROLLED WITH HEAVY ROLLERS.
- SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'A', TYPE II COMPACTED IN MAXIMUM 300MM LIFTS.
- ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO MINIMUM OF 100% STANDARD PROCTOR DENSITY MAXIMUM DRY DENSITY (SPMDD).
- CONCRETE RAMP C/W TACTILE WALKING SURFACE INDICATORS COMPONENT AS PER OPSD 310.039. TACTILE WALKING SURFACE INDICATORS TO BE INSTALLED AT ALL RAMPS. MATERIAL TO BE POLYMER COMPOSITE, COLOR GREY.

SANITARY, FOUNDATION DRAIN, STORM SEWER AND WATERMAIN NOTES

GENERAL

- LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
- CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING 58. THE SEALS SHOULD BE AT LEAST 1.5M LONG (IN THE TRENCH DIRECTION) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. THE SEALS SHOULD EXTEND FROM THE FROST LINE AND FULLY PENETRATE THE BEDDING, SUB-BEDDING, AND COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPATIBLE BROWN SILTY CLAY PLACED IN MAXIMUM 25MM LIFTS AND COMPACTED TO A MINIMUM OF 95% SPMDD. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT 60M INTERVALS IN THE SERVICE TRENCHES.
- SERVICES TO BUILDING TO BE TERMINATED 1.0M FROM THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL MAINTENANCE STRUCTURE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY. A MINIMUM OF 300MM AROUND STRUCTURES.
- 'MODULOC' OR APPROVED PRE-CAST MAINTENANCE STRUCTURE AND CATCH BASIN ADJUSTERS TO BE USED IN LIEU OF BRICKING. PARGE ADJUSTING UNITS ON THE OUTSIDE ONLY.
- SAFETY PLATFORMS SHALL BE PER OPSD 404.02.
- DROP STRUCTURES SHALL BE IN ACCORDANCE WITH OPSD 1003.01, IF APPLICABLE.
- THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SEWERS, INCLUDING PICTORIAL REPORT, ONE (1) CD COPY AND TWO (2) VIDEO RECORDING IN A FORMAT ACCEPTABLE TO ENGINEER. ALL SEWER ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER.
- CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF WEAR COURSE ASPHALT.

STORM

- ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2, OR LATEST AMENDMENT. ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.1, OR LATEST AMENDMENT. PIPE SHALL BE JOINED WITH STD. RUBBER GASKETS AS PER CSA A257.2, OR LATEST AMENDMENT.
- ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. S6 AND S7 CLASS 'B' UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
- CATCH BASIN SHALL BE IN ACCORDANCE WITH OPSD 705.010.
- CATCH BASIN LEADS SHALL BE IN 200MM DIA. AT 1% SLOPE (MIN) UNLESS SPECIFIED OTHERWISE.
- ALL CATCH BASINS SHALL HAVE 600MM SUMPS, UNLESS SPECIFIED OTHERWISE.
- ALL CATCH BASIN LEAD INVERTS TO BE 1.5M BELOW FINISHED GRADE UNLESS SPECIFIED OTHERWISE.
- THE STORM SEWER CLASS/W ARE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED ABOVE. WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR IS REQUIRED TO PROVIDE AND SHALL BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
- ALL ROAD AND PARKING LOT CATCH BASINS TO BE INSTALLED WITH ORTHOGONALLY PLACED SUBDRAINS IN ACCORDANCE WITH DETAIL. PERFORATED SUBDRAIN FOR ROAD AND PARKING LOT CATCH BASIN SHALL BE INSTALLED PER CITY STD R1 UNLESS OTHERWISE NOTED.
- PERFORATED SUBDRAIN FOR REAR YARD AND LANDSCAPING APPLICATIONS SHALL BE INSTALLED PER CITY STD S29, S30 AND S31, WHERE APPLICABLE.
- RIP-RAP TREATMENT SEWER AND CULVERT OUTLETS PER OPSD 810.010.
- ALL STORM SEWER/ CULVERTS TO BE INSTALLED WITH FROST TREATMENT PER OPSD 803.031 WHERE APPLICABLE.
- ALL STORM MANHOLES WITH PIPE LESS THAN 900MM IN DIAMETER SHALL BE CONSTRUCTED WITH A 300MM SUMP AS PER SDG, CLAUSE 6.2.6.

WATERMAIN

- ALL WATERMAIN INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- ALL PVC WATERMANS SHALL BE AWWA C-900 CLASS 150, SDR 18 OR APPROVED EQUIVALENT.
- ALL WATER SERVICES LESS THAN OR EQUAL TO 50MM IN DIAMETER TO BE TYPE 'K' COPPER.
- WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17. UNLESS SPECIFIED OTHERWISE. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.
- ALL PVC WATERMANS, SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TUV OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W.36.
- CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS PER CITY OF OTTAWA STD.25.5 AND W25.6.
- VALVE BOXES SHALL BE INSTALLED PER CITY OF OTTAWA STD W24.
- WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JOINTS PER CITY OF OTTAWA STD.25.5 AND W25.6.
- THRUST BLOCKING OF WATERMANS TO BE INSTALLED PER CITY OF OTTAWA STD. W25.3 AND W25.4.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS, BLOW-OFFS, AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
- WATERMAIN CROSSING OVER AND BELOW SEWERS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY.
- WATER SERVICES ARE TO BE INSULATED PER CITY STD. W23 WHERE SEPARATION BETWEEN SERVICES AND MAINTENANCE HOLES ARE LESS THAN 2.4M.
- THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/UTILITY IS 0.5M PER MCE GUIDELINES. FOR CROSSING UNDER SEWERS, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING TO ENSURE THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.
- ALL WATERMANS SHALL HAVE A MINIMUM COVER OR 2.4M, OTHERWISE THERMAL INSULATION IS REQUIRED AS PER STD DWG W22.
- GENERAL WATER PLANT TO UTILITY CLEARANCE AS PER STD DWG R20.
- FIRE HYDRANT INSTALLATION AS PER STD DWG W19. ALL BOTTOM OF HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.10M ABOVE PROPOSED FINISHED GRADE AT HYDRANT. FIRE HYDRANT LOCATION AS PER STD DWG W19.
- BUILDING SERVICE TO BE CAPPED 1.0M OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 12M BACK FROM STUB.
- ALL WATERMANS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
- ALL WATERMANS SHALL BE BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES. ALL CHLORINATED WATER TO BE DISCHARGED AND PRE-TREATED TO ACCEPTABLE LEVELS PRIOR TO DISCHARGE. ALL DISCHARGED WATER MUST BE CONTROLLED AND TREATED SO AS NOT TO ADVERSELY EFFECT ENVIRONMENT. IT IS RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MUNICIPAL AND/OR PROVINCIAL REQUIREMENTS ARE FOLLOWED.
- ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50MM BLOW OFF UNLESS OTHERWISE NOTED.

USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED UNLESS OTHERWISE SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIED THERE OF FURNISHED BY THE ENGINEER HAVE PRIORITY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS ISSUED FOR CONSTRUCTION, THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATES THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS A KNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BIDDING. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

UNAUTHORIZED CHANGES

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NOT FOR CONSTRUCTION TENDER OR PERMIT

02	RE-ISSUED FOR APPROVAL	S.V.	13 FEB 2026
01	ISSUED FOR SPC APPROVAL	S.V.	12 NOV. 2025

No.	REVISIONS	BY	DATE
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NOT AUTHENTIC UNLESS SIGNED AND DATED



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5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

CLIENT

THEIA PARTNERS

DESIGNED BY: S.V. DRAWN BY: S.V. APPROVED BY: V.J.

PROJECT

30 CLEARY AVENUE ODAYANHAWAY DEVELOPMENT
30 CLEARY AVENUE, OTTAWA, ON

DRAWING TITLE

GENERAL NOTES

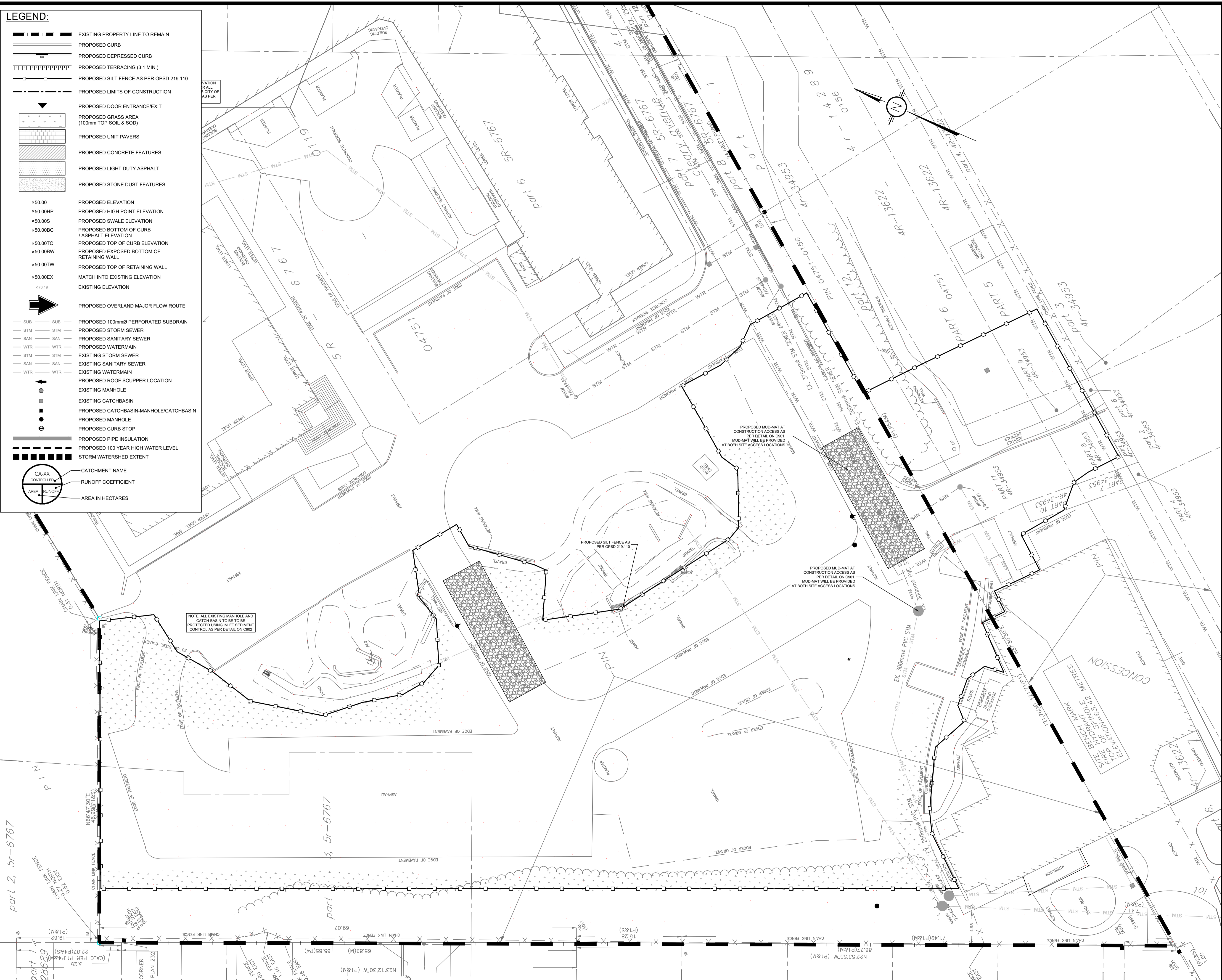
PROJECT NO. 230437

DATE MARCH 2025

C001

LEGEND:

- — — — — EXISTING PROPERTY LINE TO REMAIN
- — — — — PROPOSED CURB
- — — — — PROPOSED DEPRESSED CURB
- ||||| PROPOSED TERRACING (3:1 MIN.)
- — — — — PROPOSED SILT FENCE AS PER OPSD 219.110
- — — — — PROPOSED LIMITS OF CONSTRUCTION
- ▲ PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED UNIT PAVERS
- PROPOSED CONCRETE FEATURES
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED STONE DUST FEATURES
- 50.00 PROPOSED ELEVATION
- 50.00HP PROPOSED HIGH POINT ELEVATION
- 50.00S PROPOSED SWALE ELEVATION
- 50.00BC PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- 50.00TC PROPOSED TOP OF CURB ELEVATION
- 50.00BW PROPOSED EXPOSED BOTTOM OF RETAINING WALL
- 50.00TW PROPOSED TOP OF RETAINING WALL
- 50.00EX MATCH INTO EXISTING ELEVATION
- 70.19 EXISTING ELEVATION
- ➔ PROPOSED OVERLAND MAJOR FLOW ROUTE
- SUB SUB PROPOSED 100mmØ PERFORATED SUBDRAIN
- STM STM PROPOSED STORM SEWER
- SAN SAN PROPOSED SANITARY SEWER
- WTR WTR PROPOSED WATERMAIN
- STM STM EXISTING STORM SEWER
- SAN SAN EXISTING SANITARY SEWER
- WTR WTR EXISTING WATERMAIN
- PROPOSED ROOF SCUPPER LOCATION
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
- PROPOSED MANHOLE
- PROPOSED CURB STOP
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT
- CA-XX CATCHMENT NAME
- CONTROLLED RUNOFF COEFFICIENT
- AREA IN HECTARES



NOTE: ALL EXISTING MANHOLE AND CATCHBASIN TO BE TO BE PROTECTED USING INLET SEDIMENT CONTROL AS PER DETAIL ON C202

PROPOSED MUD-MAT AT CONSTRUCTION ACCESS AS PER DETAIL ON C201. MUD-MAT WILL BE PROVIDED AT BOTH SITE ACCESS LOCATIONS

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02	RE-ISSUED FOR APPROVAL	S.V.	13 FEB 2026
01	ISSUED FOR SPC APPROVAL	S.V.	12 NOV. 2025
No.	REVISIONS	BY	DATE



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CLIENT: **THEIA PARTNERS**

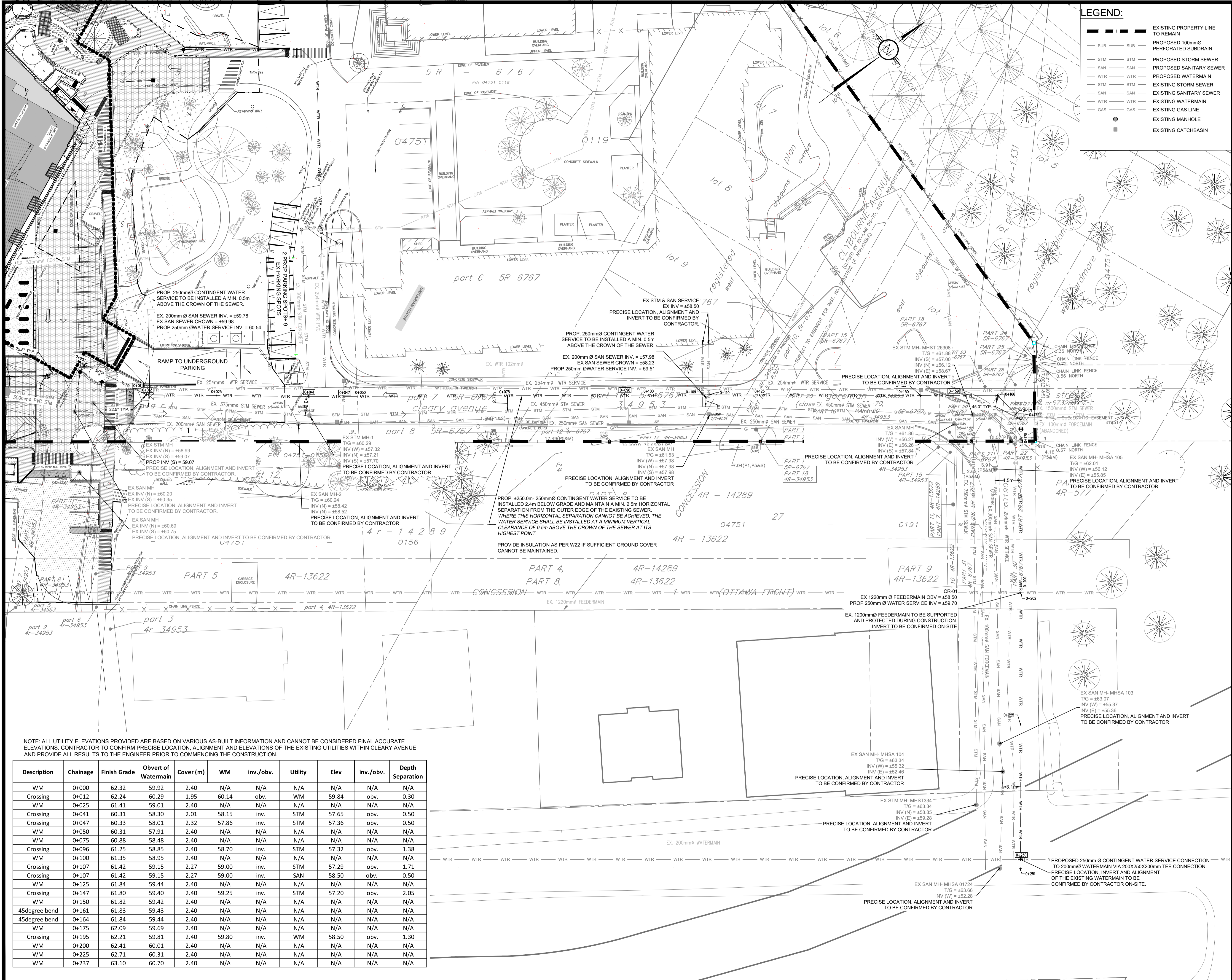
DESIGNED BY: S.V. DRAWN BY: S.V. APPROVED BY: V.J.

PROJECT: **30 CLEARY AVENUE ODAYANHAWAY DEVELOPMENT**
30 CLEARY AVENUE, OTTAWA, ON

DRAWING TITLE: **EROSION AND SEDIMENT CONTROL PLAN**

PROJECT NO: **230437**
DATE: **MARCH 2025**

C101



LEGEND:

- SUB — SUB — PROPOSED 100mmØ PERFORATED SUBDRAIN
- STM — STM — PROPOSED STORM SEWER
- SAN — SAN — PROPOSED SANITARY SEWER
- WTR — WTR — PROPOSED WATERMAIN
- STM — STM — EXISTING STORM SEWER
- SAN — SAN — EXISTING SANITARY SEWER
- WTR — WTR — EXISTING WATERMAIN
- GAS — GAS — EXISTING GAS LINE
- EXISTING MANHOLE
- EXISTING CATCHBASIN

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SCALE: 1:300

5m 2 0 5 10m

NOT FOR CONSTRUCTION TENDER OR PERMIT

No.	REVISIONS	BY	DATE
02	RE-ISSUED FOR APPROVAL	S.V.	13 FEB 2026
01	ISSUED FOR SPC APPROVAL	S.V.	12 NOV. 2025

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CLIENT: **THEIA PARTNERS**

DESIGNED BY: S.V. DRAWN BY: S.V. APPROVED BY: V.J.

PROJECT: **30 CLEARY AVENUE ODAYANHAWAY DEVELOPMENT**
30 CLEARY AVENUE, OTTAWA, ON

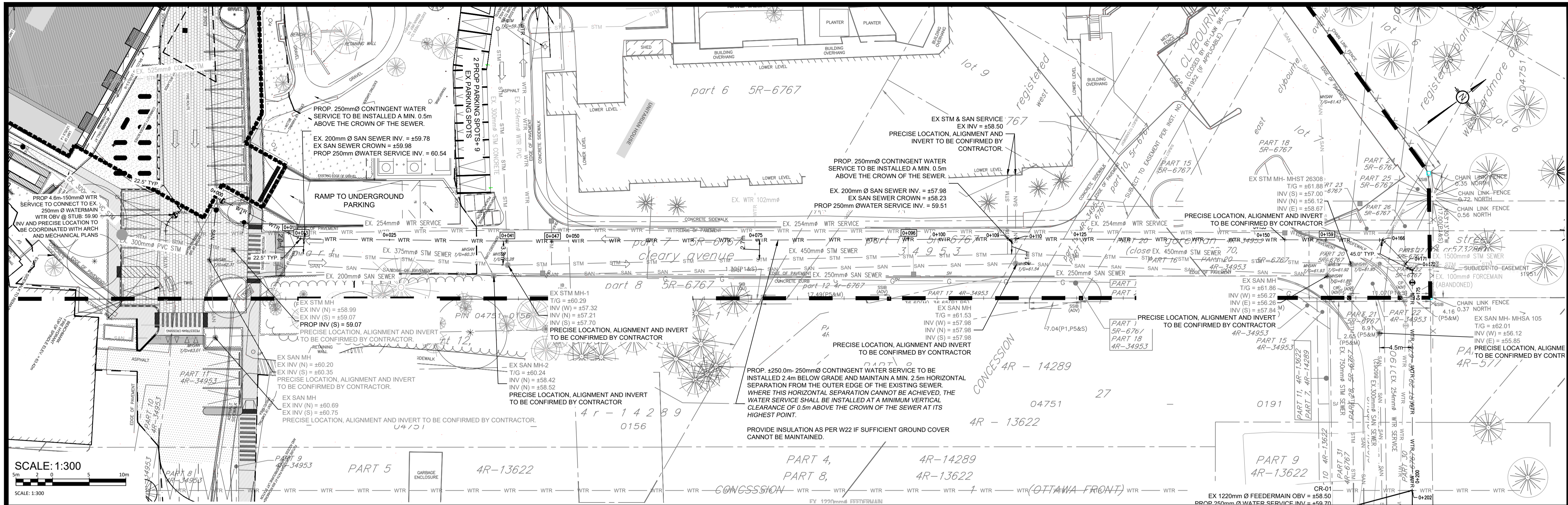
DRAWING TITLE: **SERVICING PLAN - CONTINGENT WATER**

PROJECT NO: 230437

DATE: MARCH 2025

NOTE: ALL UTILITY ELEVATIONS PROVIDED ARE BASED ON VARIOUS AS-BUILT INFORMATION AND CANNOT BE CONSIDERED FINAL ACCURATE ELEVATIONS. CONTRACTOR TO CONFIRM PRECISE LOCATION, ALIGNMENT AND ELEVATIONS OF THE EXISTING UTILITIES WITHIN CLEARY AVENUE AND PROVIDE ALL RESULTS TO THE ENGINEER PRIOR TO COMMENCING THE CONSTRUCTION.

Description	Chainage	Finish Grade	Obvert of Watermain	Cover (m)	WM	inv./obv.	Utility	Elev	inv./obv.	Depth Separation
WM	0+000	62.32	59.92	2.40	N/A	N/A	N/A	N/A	N/A	N/A
Crossing	0+012	62.24	60.29	1.95	60.14	obv.	WM	59.84	obv.	0.30
WM	0+025	61.41	59.01	2.40	N/A	N/A	N/A	N/A	N/A	N/A
Crossing	0+041	60.31	58.30	2.01	58.15	inv.	STM	57.65	obv.	0.50
Crossing	0+047	60.33	58.01	2.32	57.86	inv.	STM	57.36	obv.	0.50
WM	0+050	60.31	57.91	2.40	N/A	N/A	N/A	N/A	N/A	N/A
WM	0+075	60.88	58.48	2.40	N/A	N/A	N/A	N/A	N/A	N/A
Crossing	0+096	61.25	58.85	2.40	58.70	inv.	STM	57.32	obv.	1.38
WM	0+100	61.35	58.95	2.40	N/A	N/A	N/A	N/A	N/A	N/A
Crossing	0+107	61.42	59.15	2.27	59.00	inv.	STM	57.29	obv.	1.71
Crossing	0+107	61.42	59.15	2.27	59.00	inv.	SAN	58.50	obv.	0.50
WM	0+125	61.84	59.44	2.40	N/A	N/A	N/A	N/A	N/A	N/A
Crossing	0+147	61.80	59.40	2.40	59.25	inv.	STM	57.20	obv.	2.05
WM	0+150	61.82	59.42	2.40	N/A	N/A	N/A	N/A	N/A	N/A
45degree bend	0+161	61.83	59.43	2.40	N/A	N/A	N/A	N/A	N/A	N/A
45degree bend	0+164	61.84	59.44	2.40	N/A	N/A	N/A	N/A	N/A	N/A
WM	0+175	62.09	59.69	2.40	N/A	N/A	N/A	N/A	N/A	N/A
Crossing	0+195	62.21	59.81	2.40	59.80	inv.	WM	58.50	obv.	1.30
WM	0+200	62.41	60.01	2.40	N/A	N/A	N/A	N/A	N/A	N/A
WM	0+225	62.71	60.31	2.40	N/A	N/A	N/A	N/A	N/A	N/A
WM	0+237	63.10	60.70	2.40	N/A	N/A	N/A	N/A	N/A	N/A



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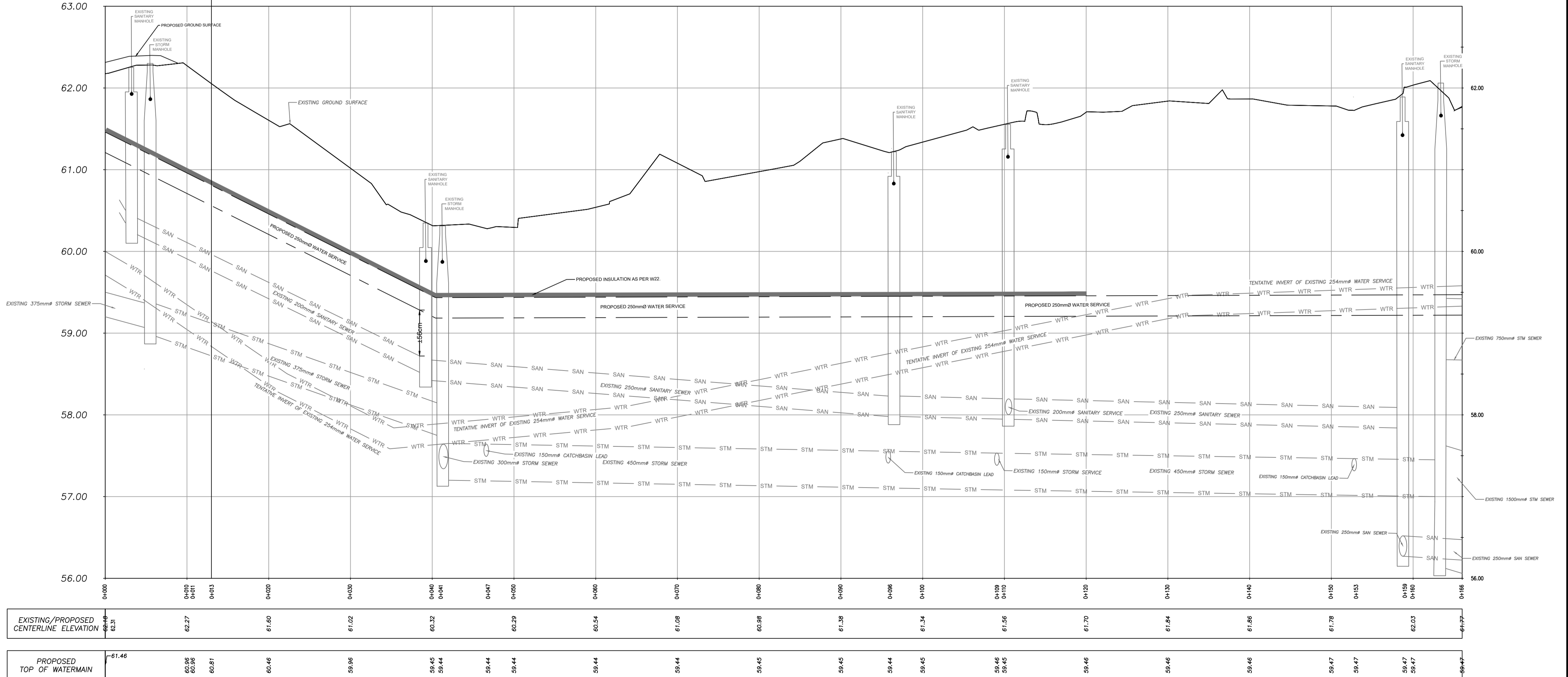
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NOTE:

- PROPOSED WATER SERVICE HAS BEEN DESIGNED WITH ASSUMED ELEVATION BASED ON BEST AVAILABLE INFORMATION. DESIGN SUBJECT TO ADJUSTMENT IN THE FIELD PENDING CONFIRMATION OF EXISTING INVERT ELEVATIONS.
- PROFILE OF EXISTING STORM/SANITARY/WATERMAIN SHOWN DIAGRAMMATICALLY BASED ON HISTORICALLY AVAILABLE ELEVATION DATA. ACTUAL INVERT TO BE FIELD CONFIRMED
- EXISTING GROUND SURFACE ELEVATIONS TO BE CONFIRMED ON-SITE PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- CONTRACTOR TO CONFIRM THE PRECISE ALIGNMENT, LOCATION, AND INVERT ELEVATIONS OF ALL EXISTING WATER, STORM, AND SANITARY SERVICES ON-SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FROM THE DESIGN DRAWINGS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- PROPOSED WATER SERVICE TO BE INSTALLED 2.4m BELOW GROUND SURFACE. PROVIDE INSULATION WHERE SUFFICIENT COVER CAN NOT BE MAINTAINED.
- CONTRACTOR SHALL CARRY OUT ON-FIELD LOCATES TO IDENTIFY PRECISE LOCATION OF EXISTING SUB-SURFACE UTILITIES AND REPORT ANY CONFLICTS BETWEEN PROPOSED AND EXISTING SUB-SURFACE INFRASTRUCTURE.
- THE PROPOSED WATER SERVICE MUST MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 2.5m FROM ALL ADJACENT SEWERS. WHERE THIS HORIZONTAL SEPARATION CANNOT BE ACHIEVED, THE WATER SERVICE SHALL BE INSTALLED AT A MINIMUM VERTICAL CLEARANCE OF 0.5m ABOVE THE CROWN OF THE SEWER AT ITS HIGHEST POINT.

PROP WATER SERVICE STA. 0+000 TO 0+166



STATIONING	EXISTING/PROPOSED CENTERLINE ELEVATION	PROPOSED TOP OF WATERMAIN
0+000	62.31	61.46
0+010	62.27	60.96
0+020	61.60	60.81
0+030	61.02	60.46
0+040	60.32	59.96
0+050	60.29	59.45
0+060	60.54	59.44
0+070	61.08	59.44
0+080	60.98	59.45
0+090	61.28	59.45
0+100	61.34	59.44
0+110	61.56	59.45
0+120	61.70	59.46
0+130	61.84	59.46
0+140	61.86	59.46
0+150	61.78	59.47
0+160	62.03	59.47
0+166	61.97	59.47

SCALE: 1:300

NOT FOR CONSTRUCTION TENDER OR PERMIT

No.	REVISIONS	BY	DATE
02	RE-ISSUED FOR APPROVAL	S.V.	13 FEB 2026
01	ISSUED FOR SPC APPROVAL	S.V.	12 NOV. 2025



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5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

CLIENT: **THEIA PARTNERS**

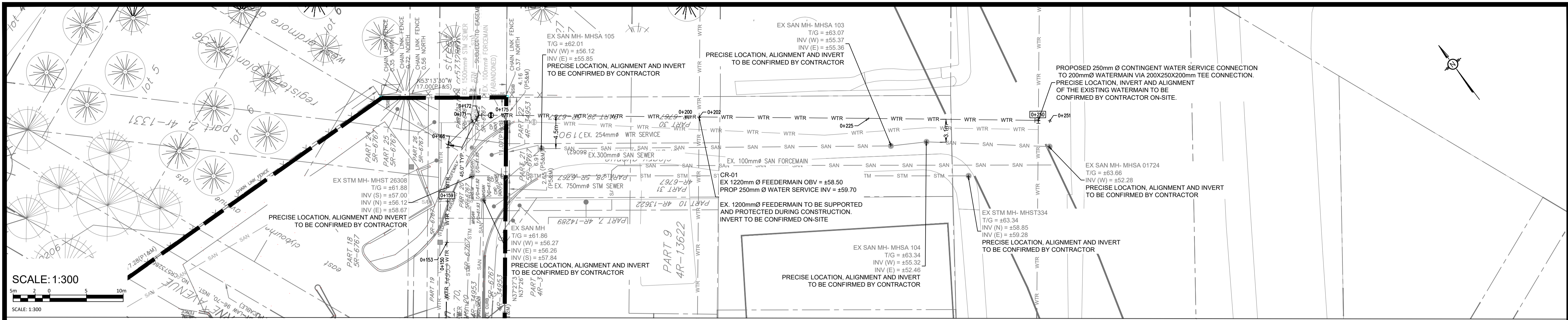
DESIGNED BY: S.V. DRAWN BY: S.V. APPROVED BY: V.J.

PROJECT: **30 CLEARY AVENUE ODAYANHAWAY DEVELOPMENT**
30 CLEARY AVENUE, OTTAWA, ON

DRAWING TITLE: **PLAN AND PROFILE**

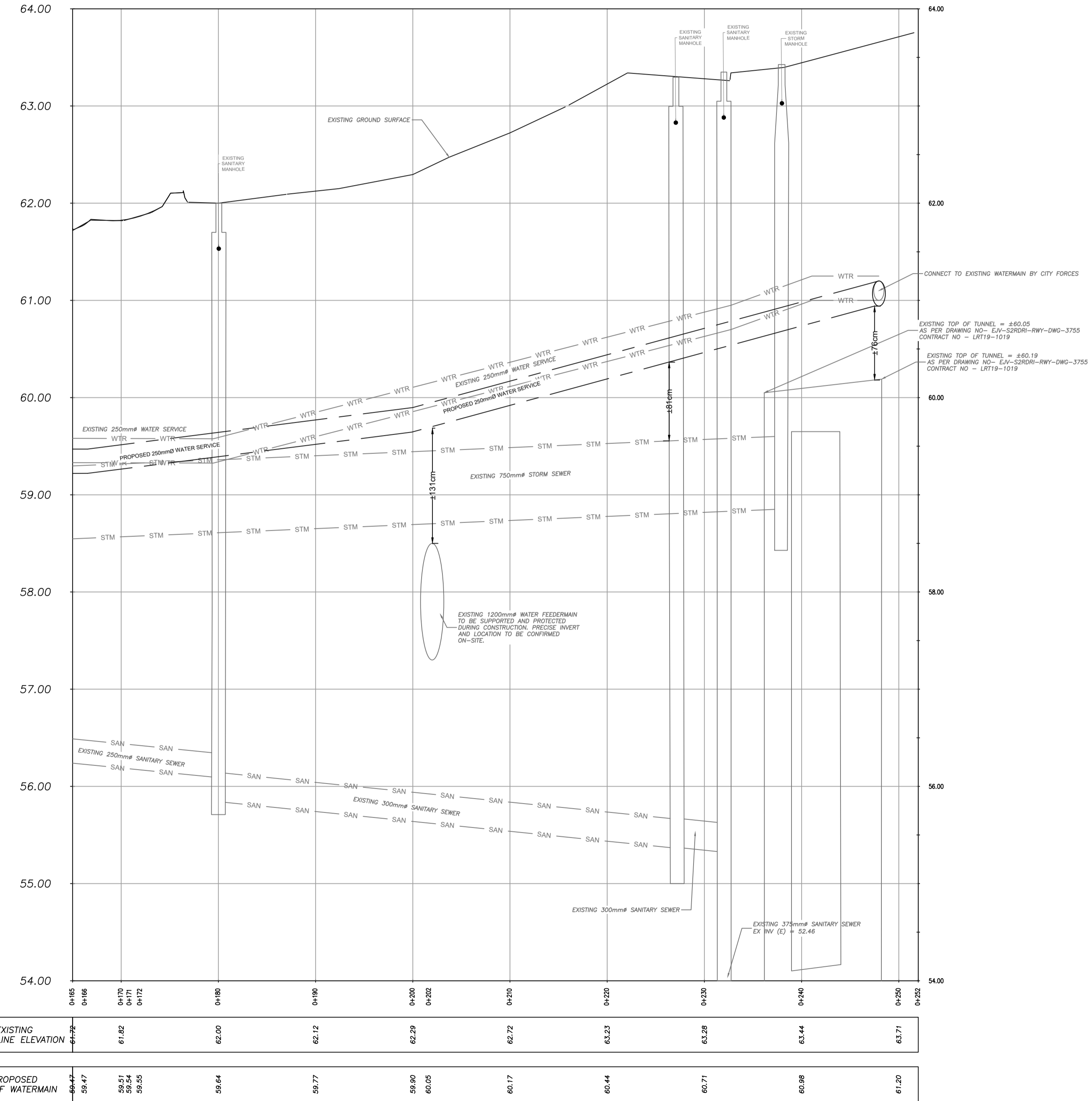
PROJECT NO: **230437**
DATE: **MARCH 2025**





SCALE: 1:300
 0m 5m 10m

PROP WATER SERVICE STA. 0+165 TO 0+252



SCALE: 1:300
 0m 5m 10m

NOTE:

- PROPOSED WATER SERVICE HAS BEEN DESIGNED WITH ASSUMED ELEVATION BASED ON BEST AVAILABLE INFORMATION. DESIGN SUBJECT TO ADJUSTMENT IN THE FIELD PENDING CONFIRMATION OF EXISTING INVERT ELEVATIONS.
- PROFILE OF EXISTING STORM/SANITARY/WATERMAIN SHOWN DIAGRAMMATICALLY BASED ON HISTORICALLY AVAILABLE ELEVATION DATA. ACTUAL INVERT TO BE FIELD CONFIRMED.
- EXISTING GROUND SURFACE ELEVATIONS TO BE CONFIRMED ON-SITE PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- CONTRACTOR TO CONFIRM THE PRECISE ALIGNMENT, LOCATION, AND INVERT ELEVATIONS OF ALL EXISTING WATER, STORM, AND SANITARY SERVICES ON-SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FROM THE DESIGN DRAWINGS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- PROPOSED WATER SERVICE TO BE INSTALLED 2.4m BELOW GROUND SURFACE. PROVIDE INSULATION WHERE SUFFICIENT COVER CAN NOT BE MAINTAINED.
- CONTRACTOR SHALL CARRY OUT ON-FIELD LOCATES TO IDENTIFY PRECISE LOCATION OF EXISTING SUB-SURFACE UTILITIES AND REPORT ANY CONFLICTS BETWEEN PROPOSED AND EXISTING SUB-SURFACE INFRASTRUCTURE.
- THE PROPOSED WATER SERVICE MUST MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 2.5m FROM ALL ADJACENT SEWERS. WHERE THIS HORIZONTAL SEPARATION CANNOT BE ACHIEVED, THE WATER SERVICE SHALL BE INSTALLED AT A MINIMUM VERTICAL CLEARANCE OF 0.5m ABOVE THE CROWN OF THE SEWER AT ITS HIGHEST POINT.

USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE THE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENT, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDUMS AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS REQUIRED BY ALL WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND RETAINED UNLESS OTHERWISE SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

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UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

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CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

NOT FOR CONSTRUCTION TENDER OR PERMIT

No.	REVISIONS	BY	DATE
02	RE-ISSUED FOR APPROVAL	S.V.	13 FEB 2026
01	ISSUED FOR SPC APPROVAL	S.V.	12 NOV. 2025



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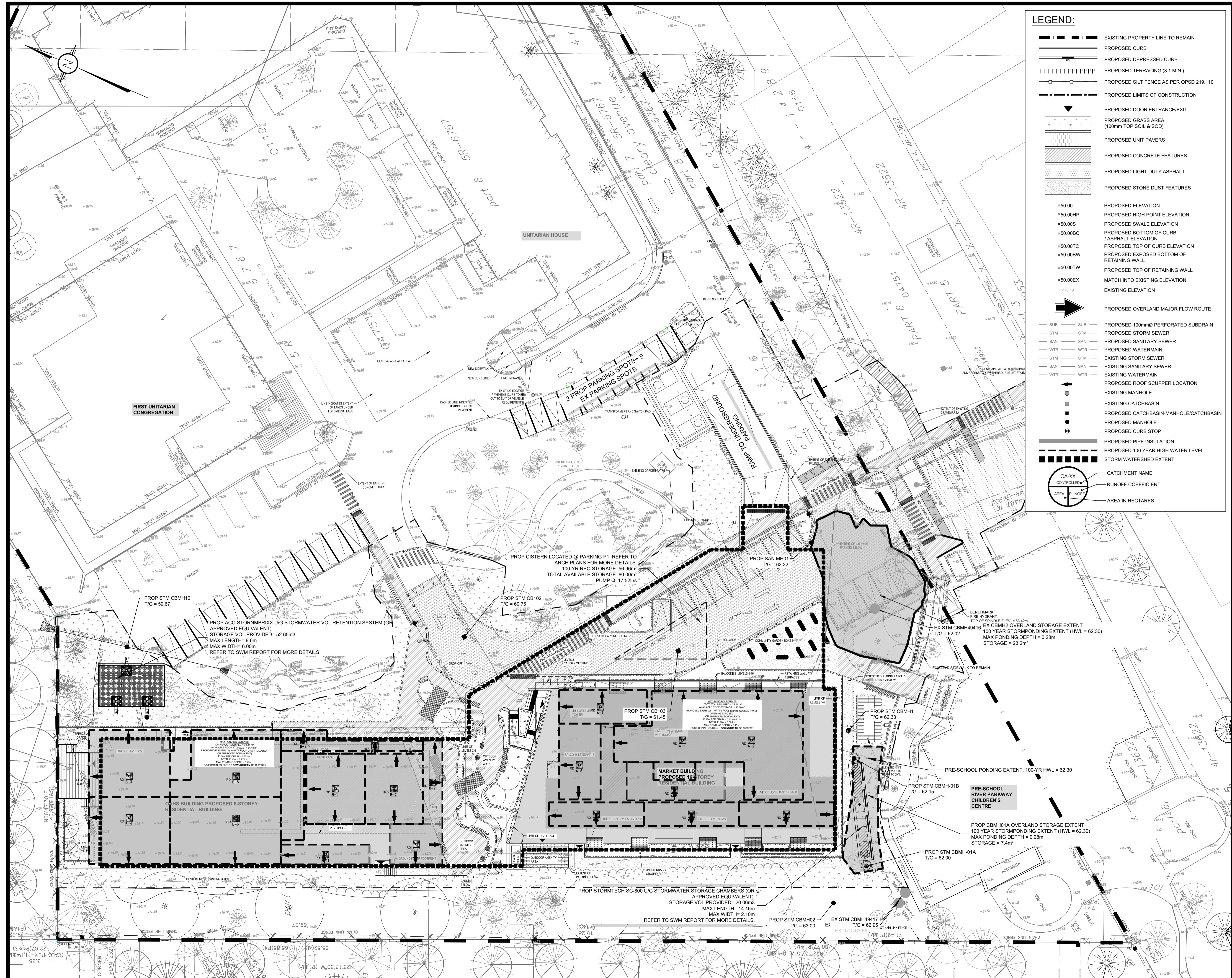
DESIGNED BY: S.V. DRAWN BY: S.V. APPROVED BY: V.J.

PROJECT: **30 CLEARY AVENUE ODAYANHAWAY DEVELOPMENT**
 30 CLEARY AVENUE, OTTAWA, ON

DRAWING TITLE: **SERVICING PLAN- CONTINGENT WATER**

PROJECT NO: 230437
 DATE: MARCH 2025

C502



LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED LIMITS OF CONSTRUCTION
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED UNIT PAVERS
- PROPOSED CONCRETE FEATURES
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED STONE DUST FEATURES
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED EXPOSED BOTTOM OF RETAINING WALL
- PROPOSED TOP OF RETAINING WALL
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED 100mmØ PERFORATED SUBDRAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED ROOF SCUPPER LOCATION
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
- PROPOSED MANHOLE
- PROPOSED CURB STOP
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT
- CATCHMENT NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

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02 RE-ISSUED FOR APPROVAL S.V. 13 FEB 2026

01 ISSUED FOR SPC APPROVAL S.V. 12 NOV. 2025

No.	REVISIONS	BY	DATE

5m 0 5 10m

SCALE: 1:250

NOT FOR CONSTRUCTION TENDER OR PERMIT

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CLIENT

THEIA PARTNERS

DESIGNED BY: S.V. DRAWN BY: S.V. APPROVED BY: J.V.

PROJECT

30 CLEARY AVENUE ODAYANHAWAY DEVELOPMENT

30 CLEARY AVENUE, OTTAWA, ON

DRAWING TITLE

STORMWATER MANAGEMENT PLAN

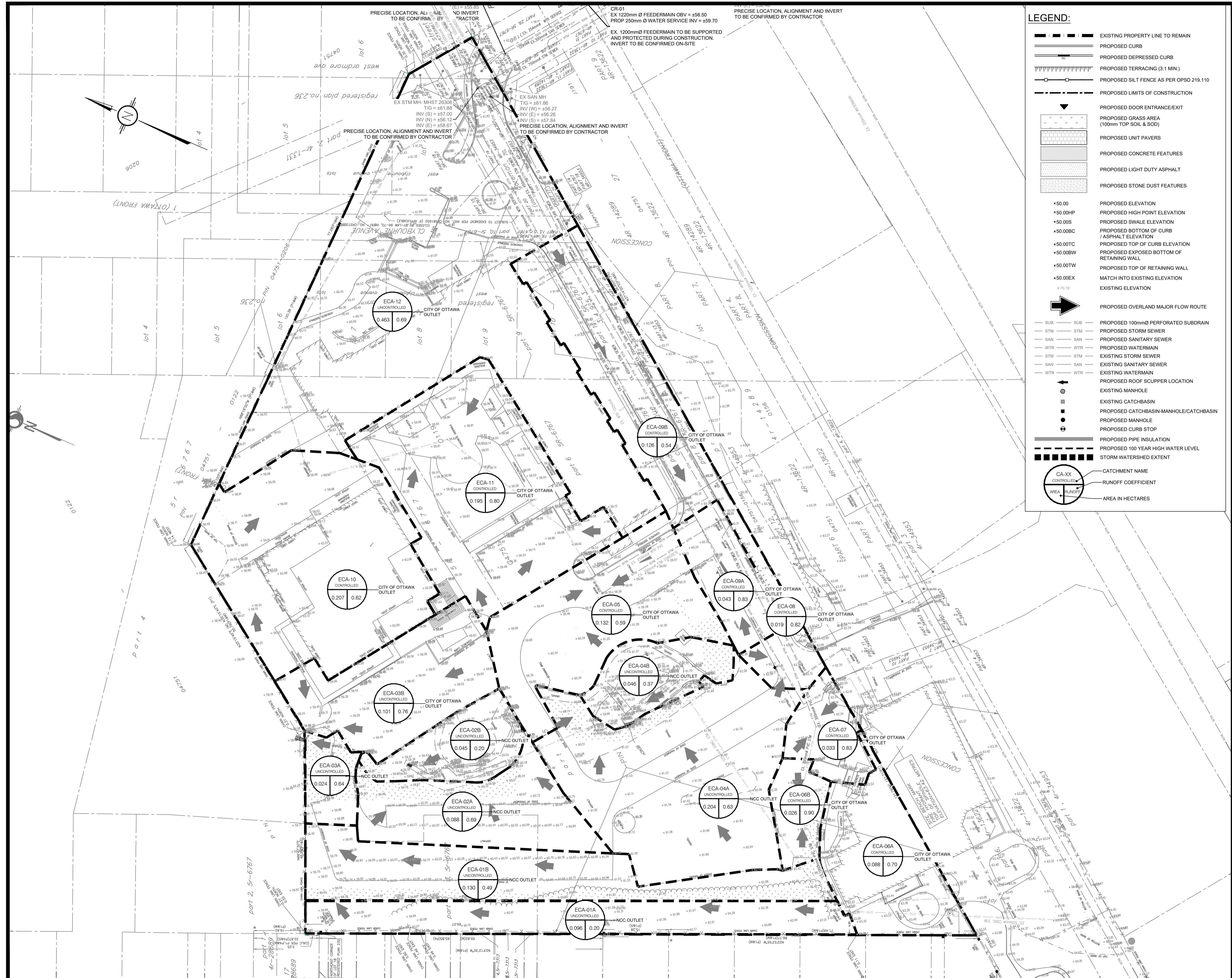
PROJECT NO.

230437

DATE

MARCH 2025

C601



LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPD 219.110
- PROPOSED LIMITS OF CONSTRUCTION
- PROPOSED DOOR ENTRANCE/EXIST
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED UNIT PAVERS
- PROPOSED CONCRETE FEATURES
- PROPOSED LIGHT DUTY ASPHALT
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- PROPOSED ELEVATION
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- PROPOSED TOP OF RETAINING WALL
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
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- PROPOSED 100mmØ PERFORATED SUBDRAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
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- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
- PROPOSED MANHOLE
- PROPOSED CURB STOP
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT
- CA-XX CONTROLLED
- RUNOFF COEFFICIENT
- AREA IN HECTARES

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SCALE: 1:400

NOT FOR CONSTRUCTION TENDER OR PERMIT

No.	REVISIONS	BY	DATE
02	RE-ISSUED FOR APPROVAL	S.V.	13 FEB 2026
01	ISSUED FOR SPC APPROVAL	S.V.	12 NOV. 2025

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CLIENT: **THEIA PARTNERS**

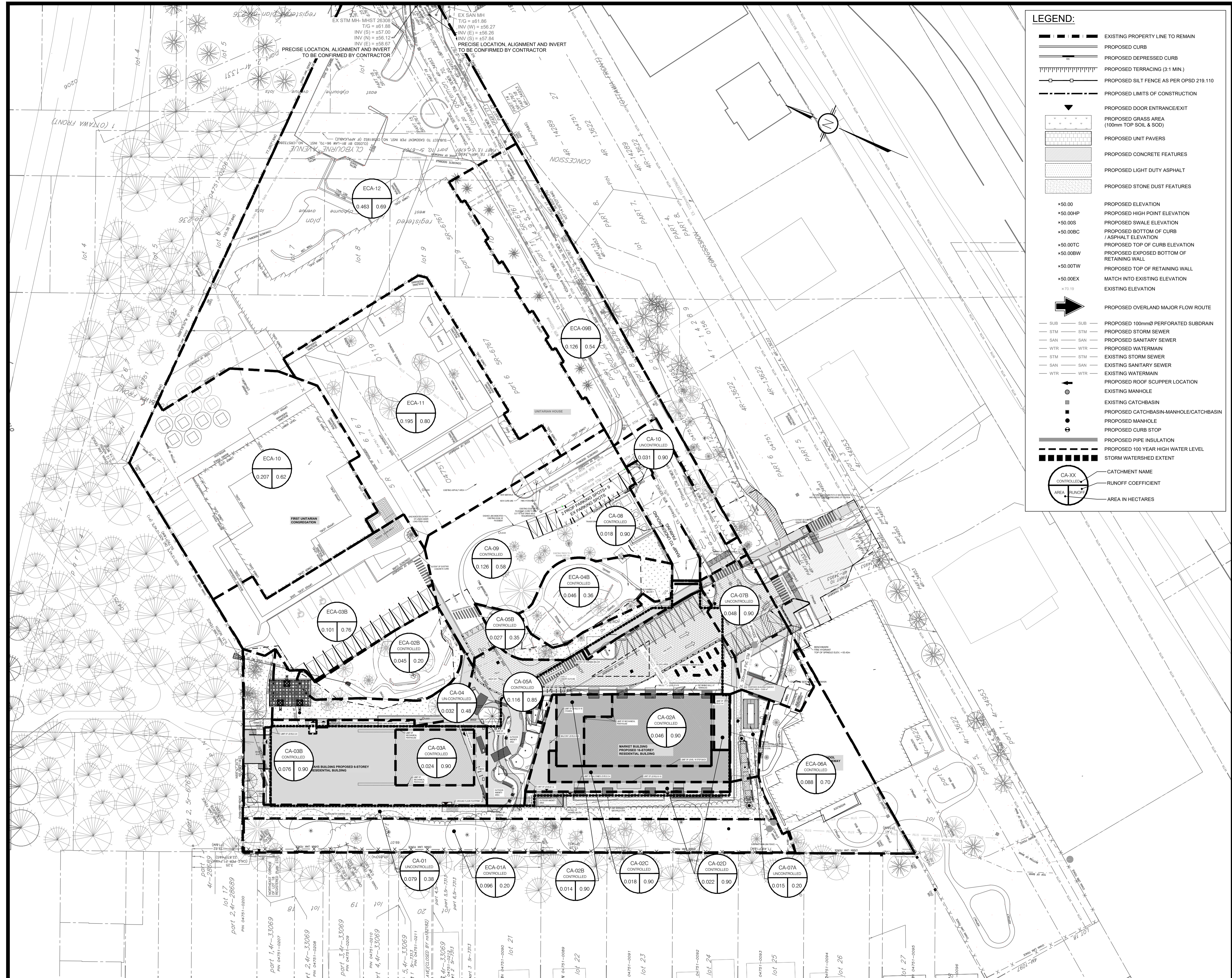
DESIGNED BY: S.V. DRAWN BY: S.V. APPROVED BY: V.J.

PROJECT: **30 CLEARY AVENUE ODAYANHAWAY DEVELOPMENT**
30 CLEARY AVENUE, OTTAWA, ON

DRAWING TITLE: **PRE-DEVELOPMENT WATERSHED PLAN**

PROJECT NO.: 230437
DATE: MARCH 2025

C701



LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED LIMITS OF CONSTRUCTION
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED UNIT PAVERS
- PROPOSED CONCRETE FEATURES
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED STONE DUST FEATURES
- *50.00
- *50.00HP
- *50.00S
- *50.00BC
- *50.00TC
- *50.00BW
- *50.00TW
- *50.00EX
- *70.10
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- SUB
- STM
- SAN
- WTR
- STM
- SAN
- WTR
- PROPOSED ROOF SCUPPER LOCATION
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
- PROPOSED MANHOLE
- PROPOSED CURB STOP
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
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- RUNOFF COEFFICIENT
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CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

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CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

No.	REVISIONS	BY	DATE
02	RE-ISSUED FOR APPROVAL	S.V.	13 FEB 2026
01	ISSUED FOR SPC APPROVAL	S.V.	12 NOV. 2025

NOT AUTHENTIC UNLESS SIGNED AND DATED

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5430 Canotek Road | Ottawa, ON, K1J 9G2
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CLIENT: **THEIA PARTNERS**

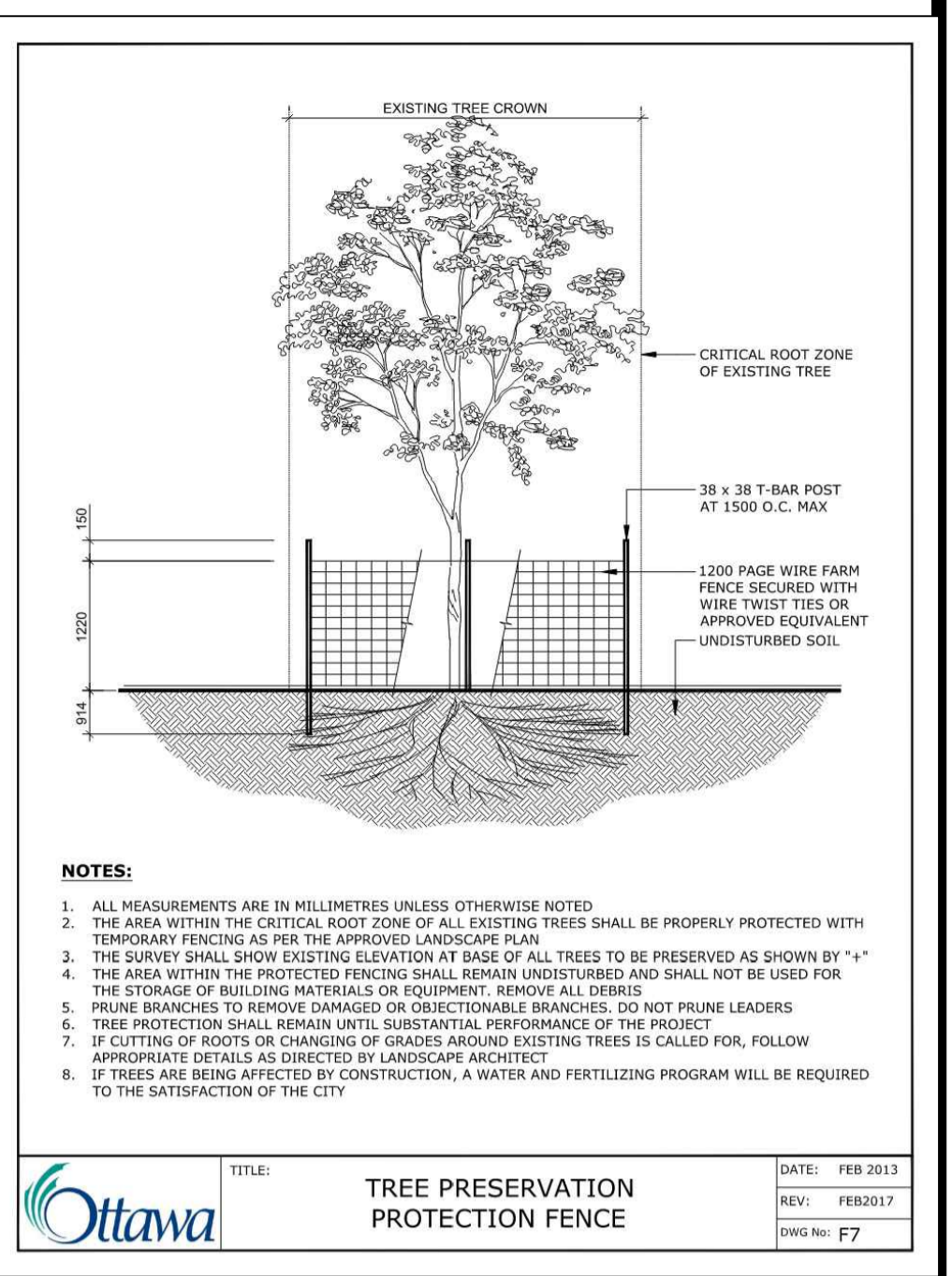
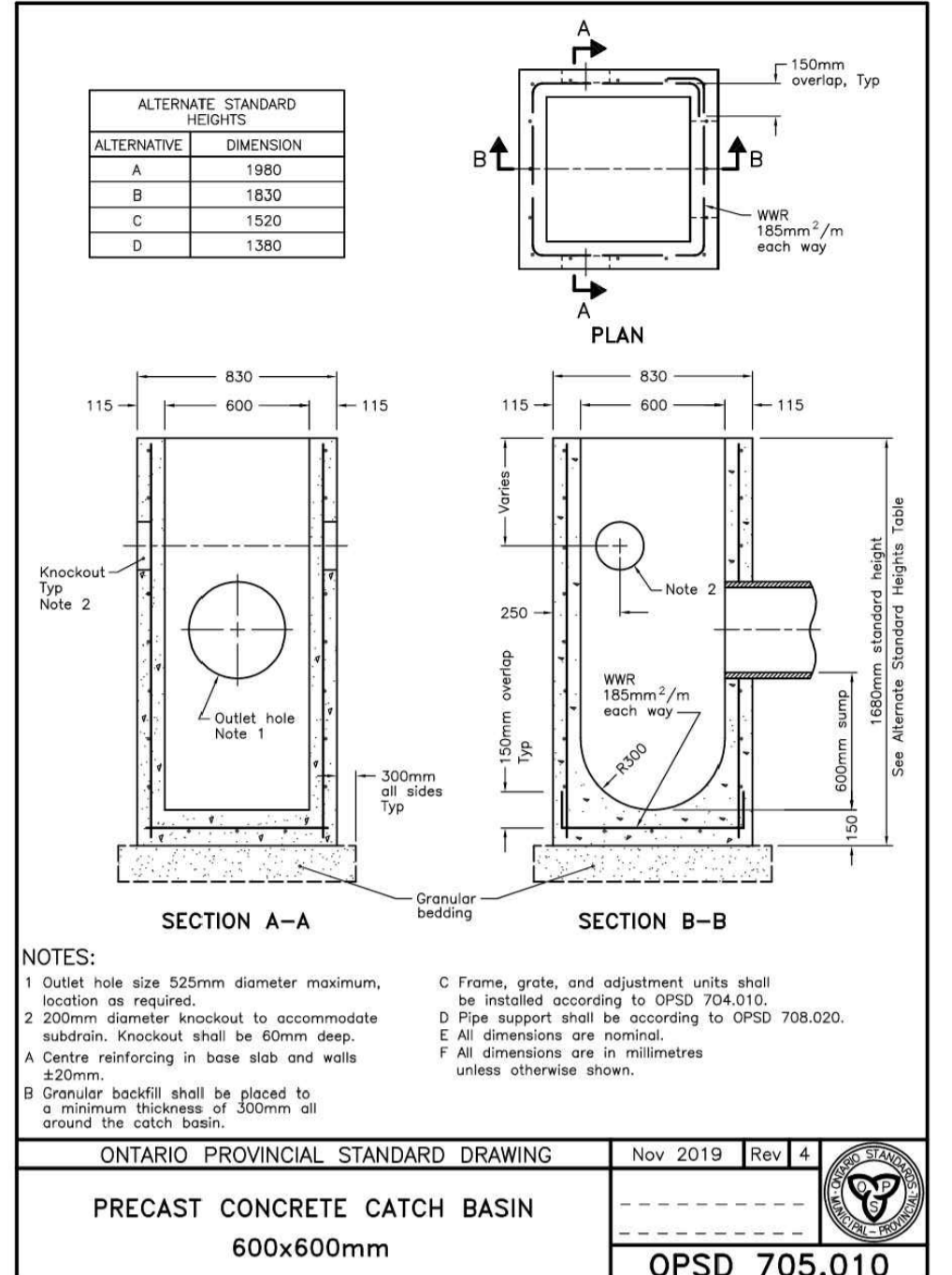
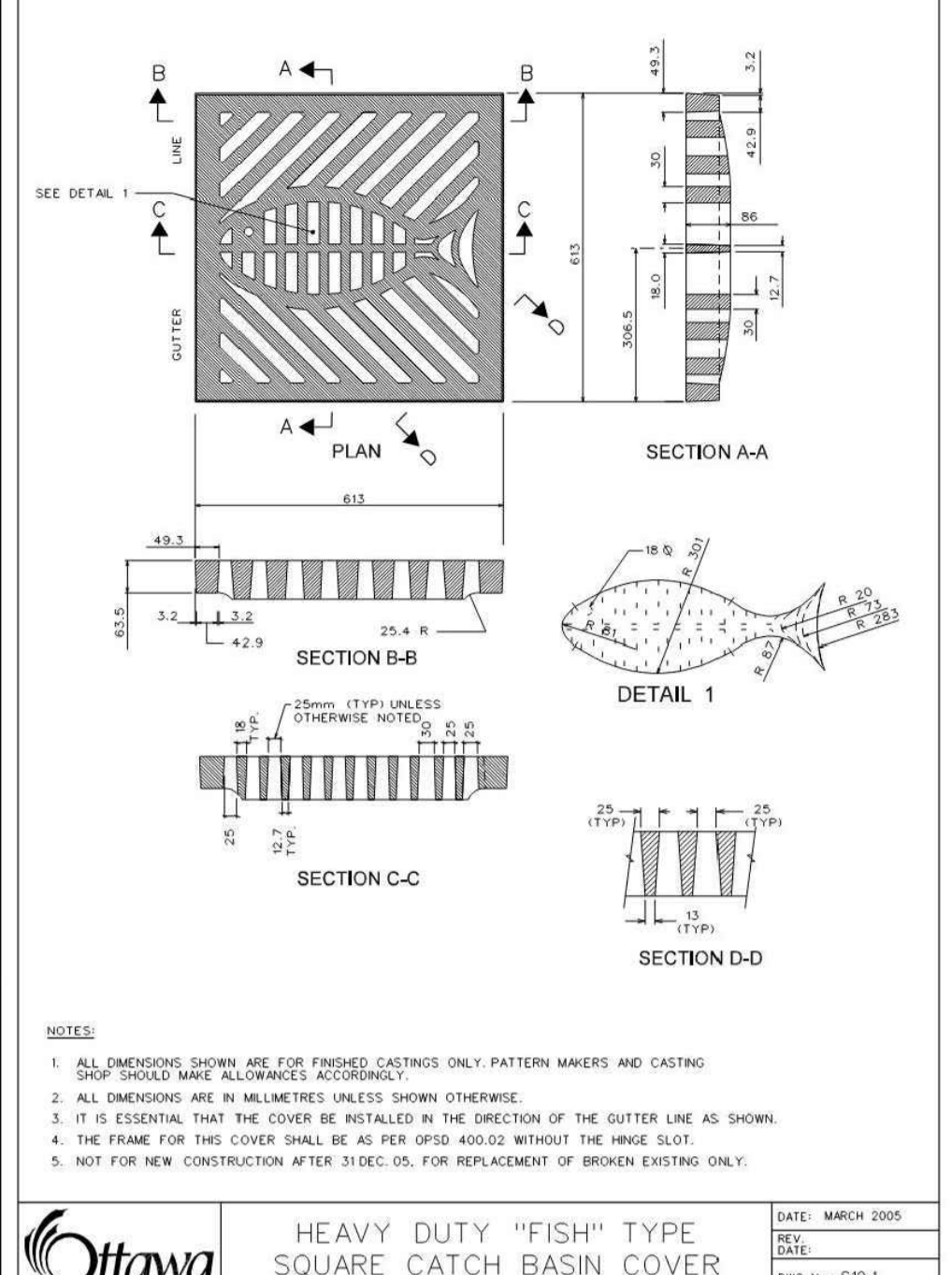
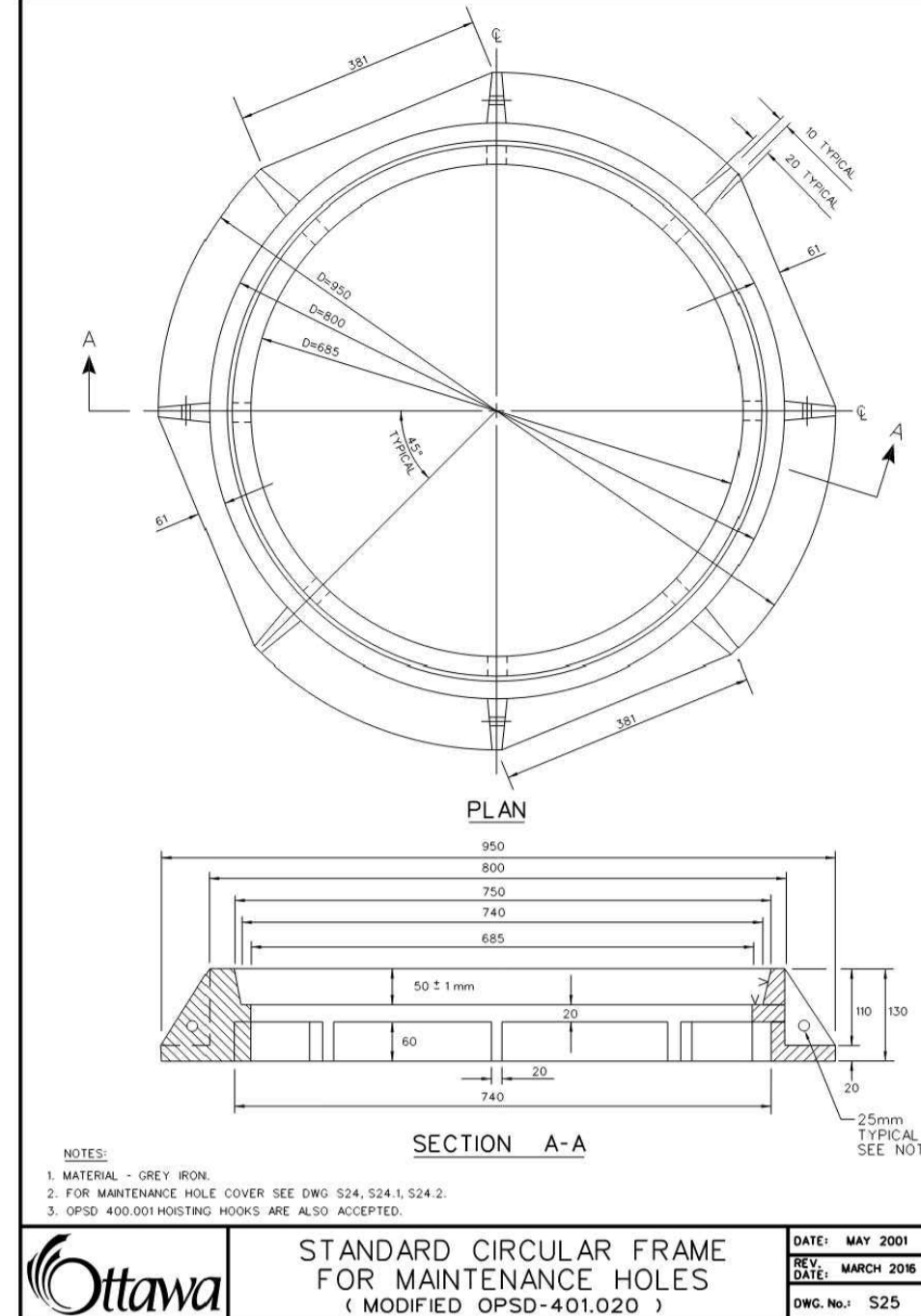
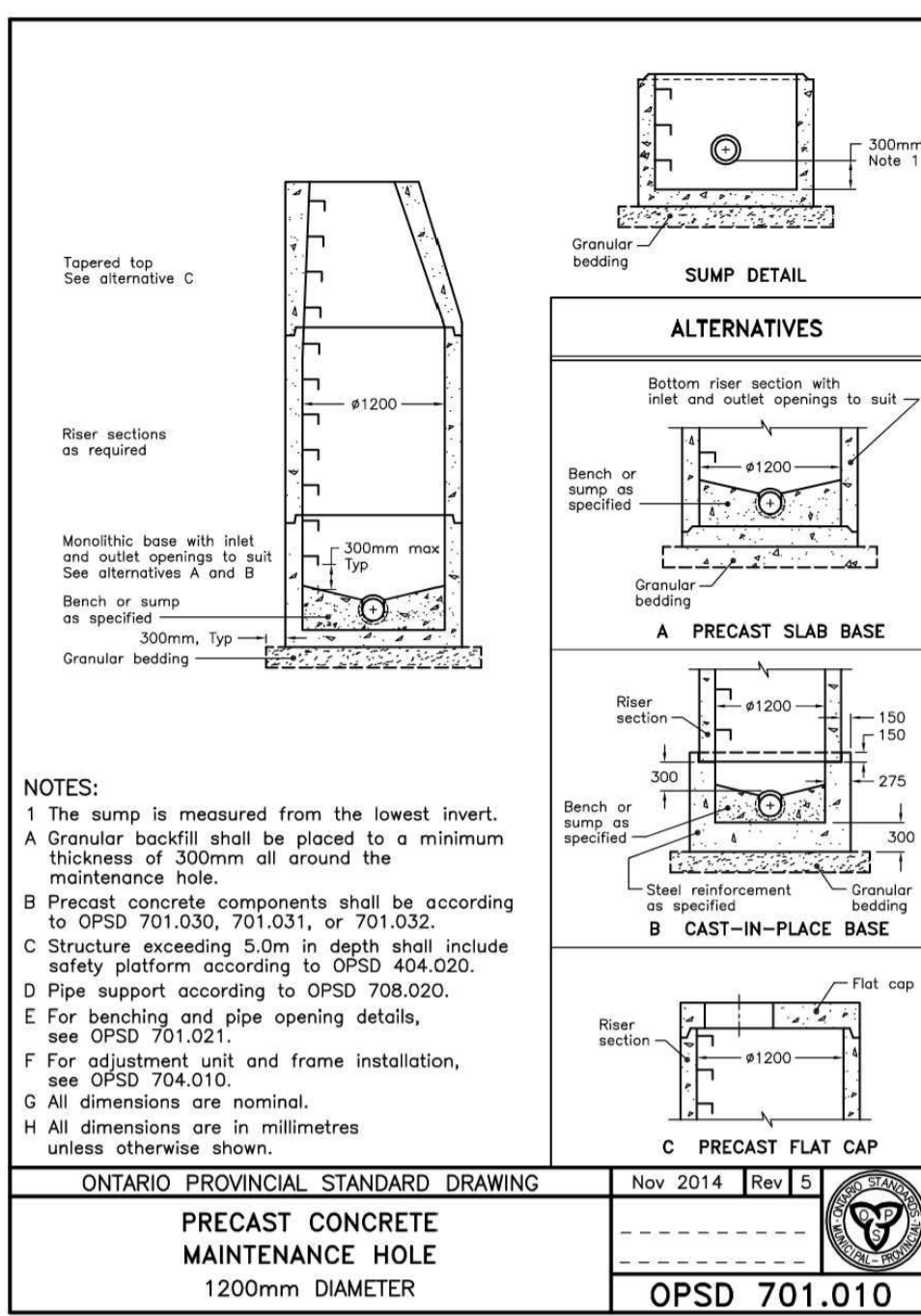
DESIGNED BY: S.V. DRAWN BY: S.V. APPROVED BY: V.J.

PROJECT: **30 CLEARY AVENUE ODAYANHAWAY DEVELOPMENT**
30 CLEARY AVENUE, OTTAWA, ON

DRAWING TITLE: **POST-DEVELOPMENT WATERSHED PLAN**

PROJECT NO: 230437
DATE: MARCH 2025

C702



USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE THE USE AND INTENT OF THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND REVIEWING THE CONTRACT DOCUMENTS AND SPECIFICATIONS AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAIL SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS ISSUED FOR CONSTRUCTION, THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATE THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS AN ACKNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL FROM ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

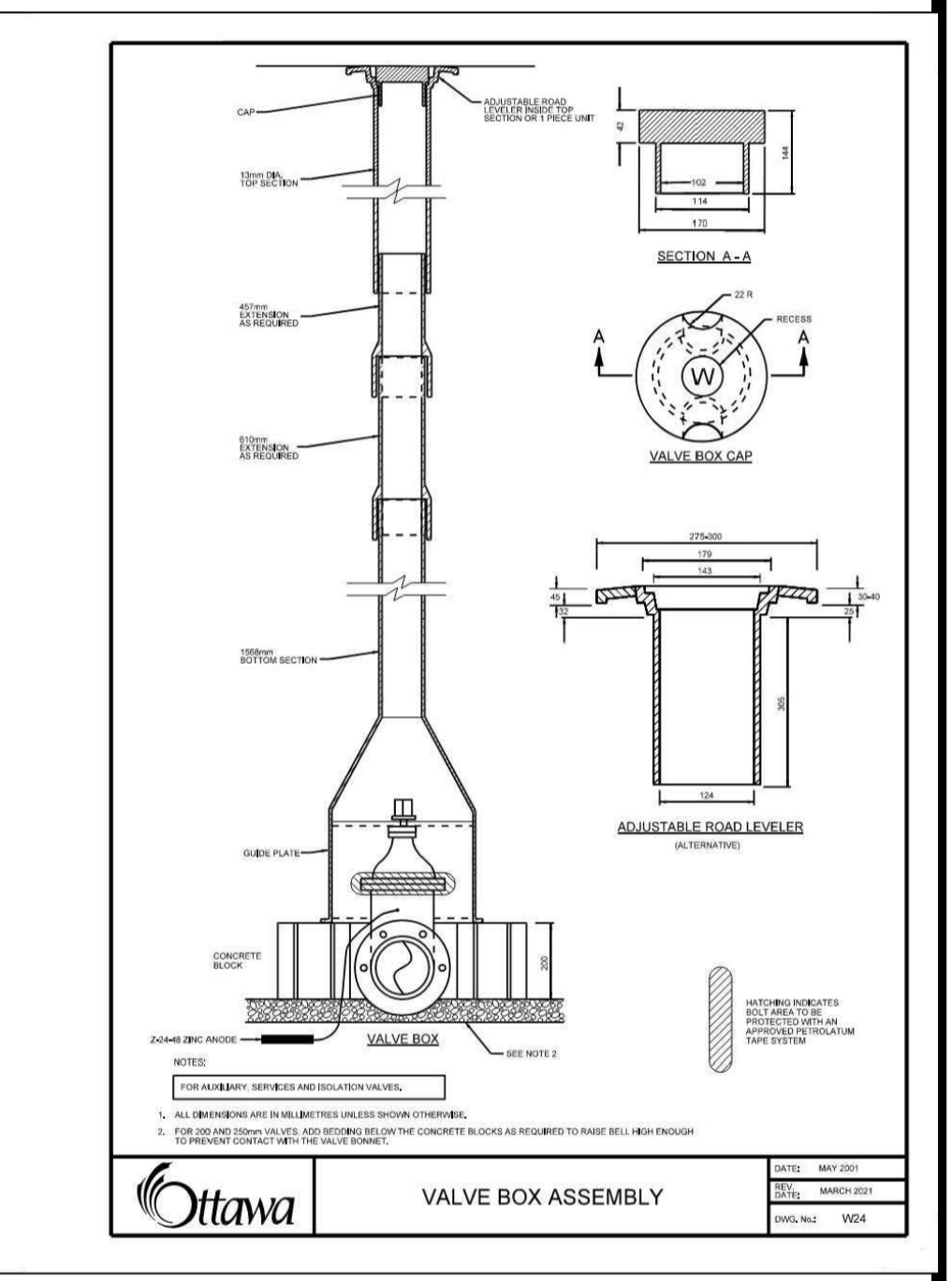
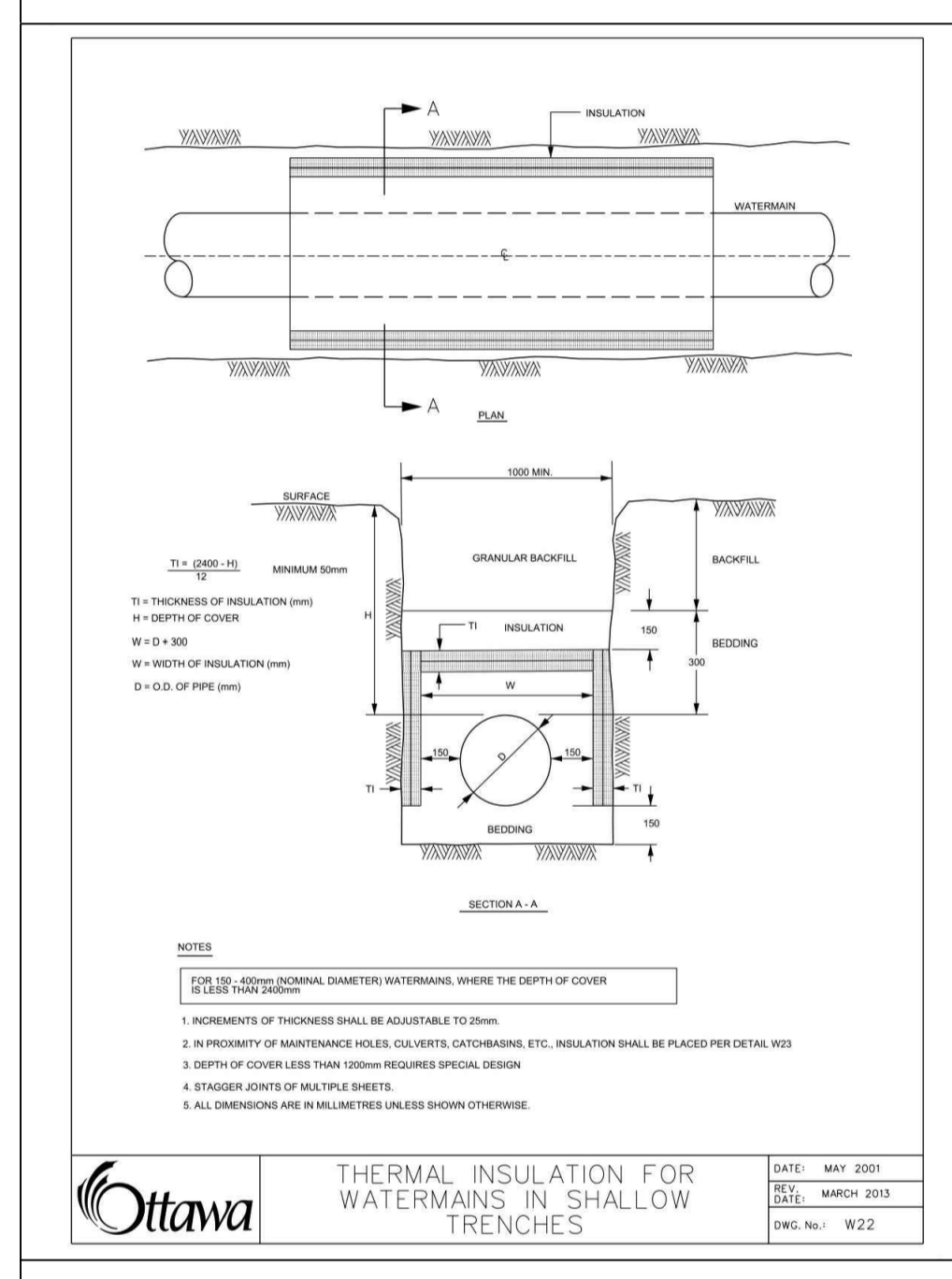
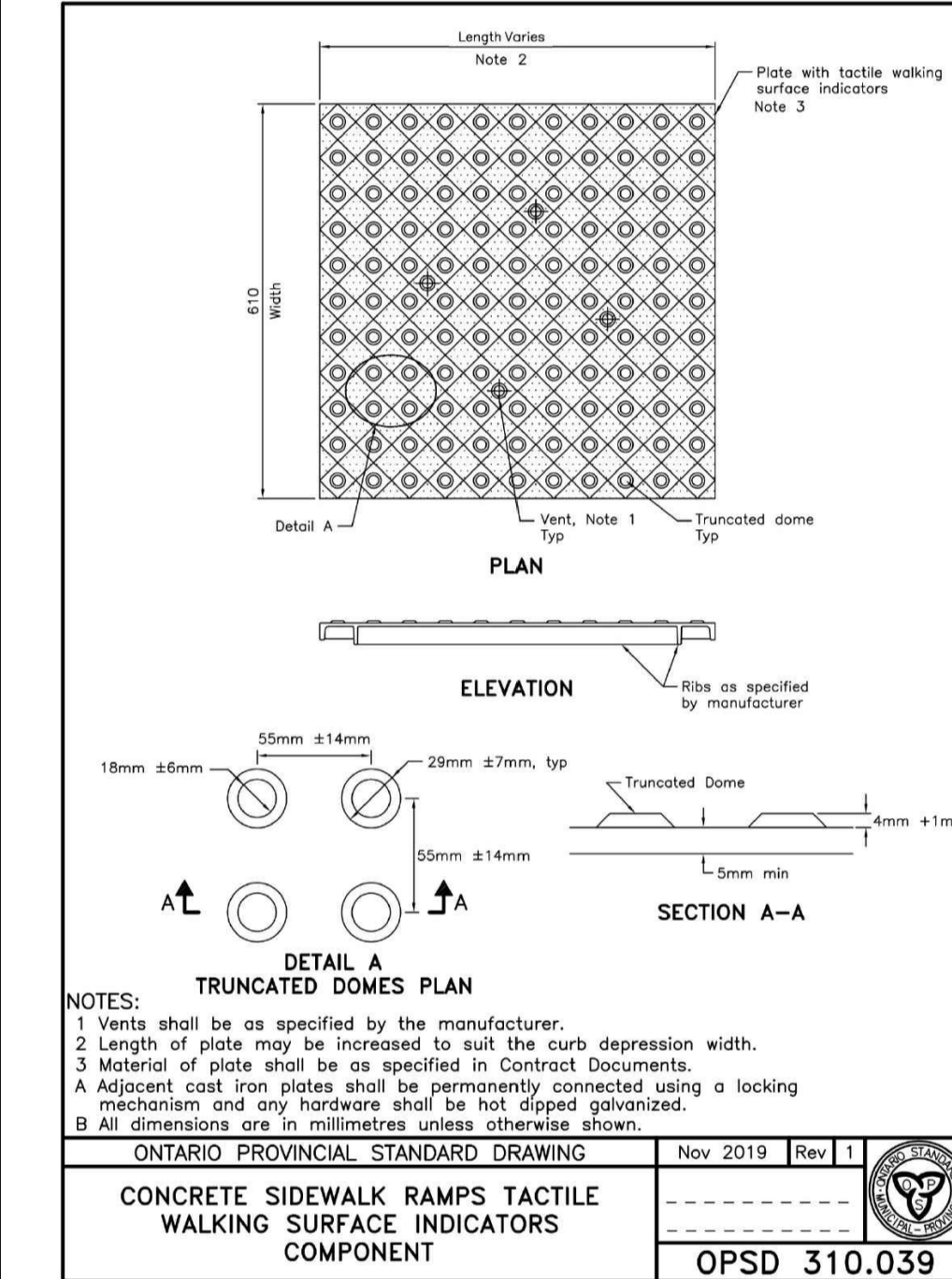
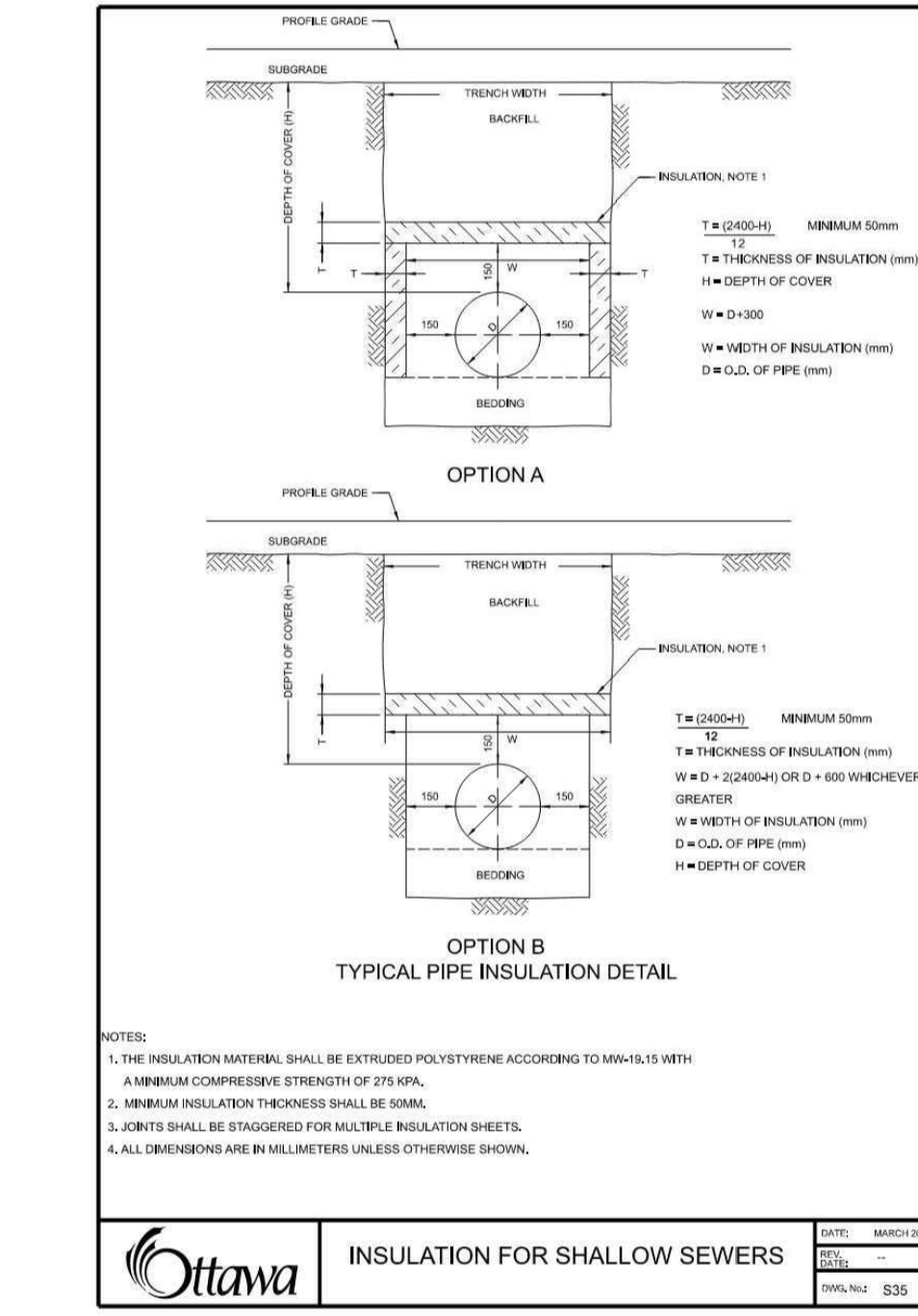
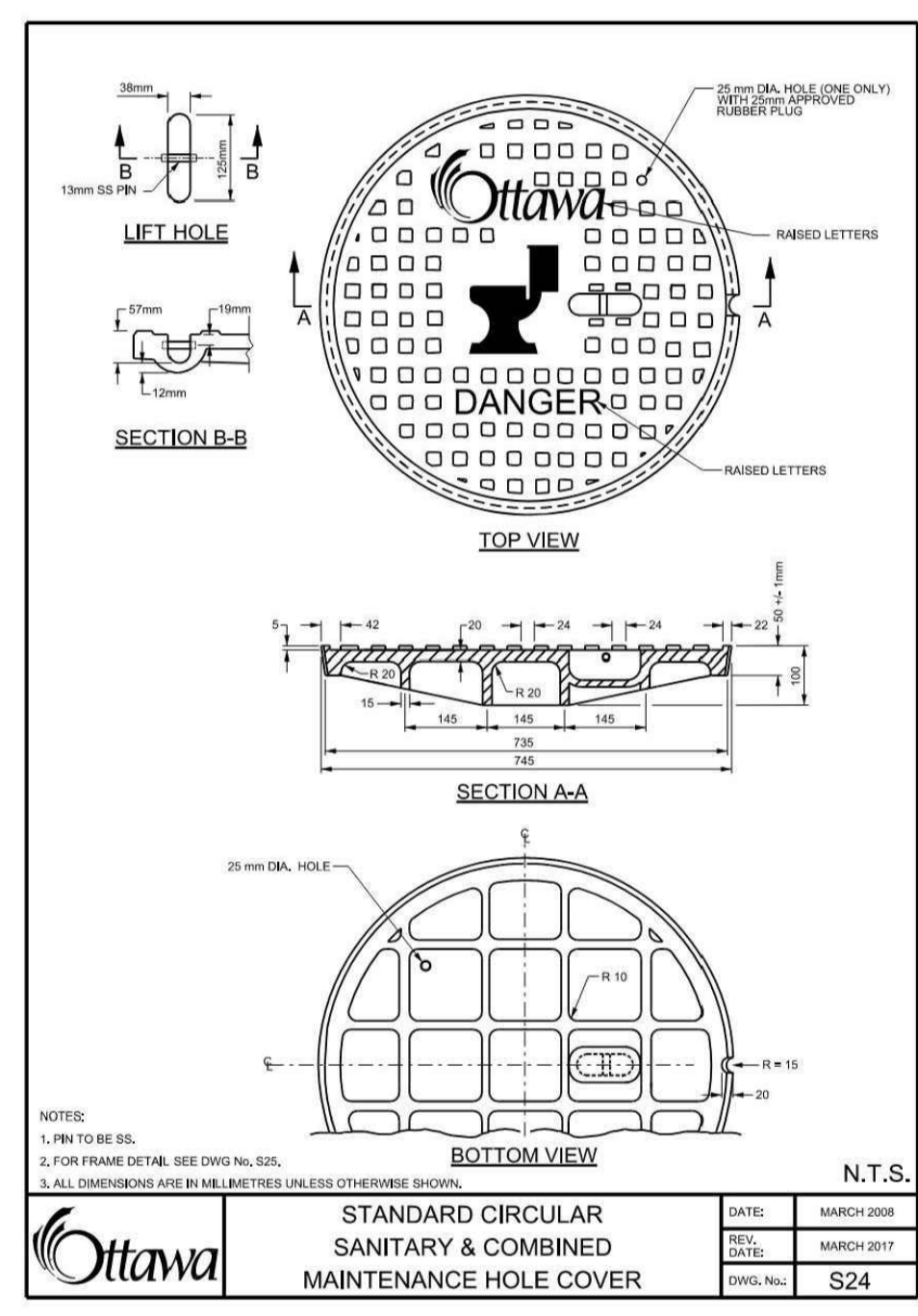
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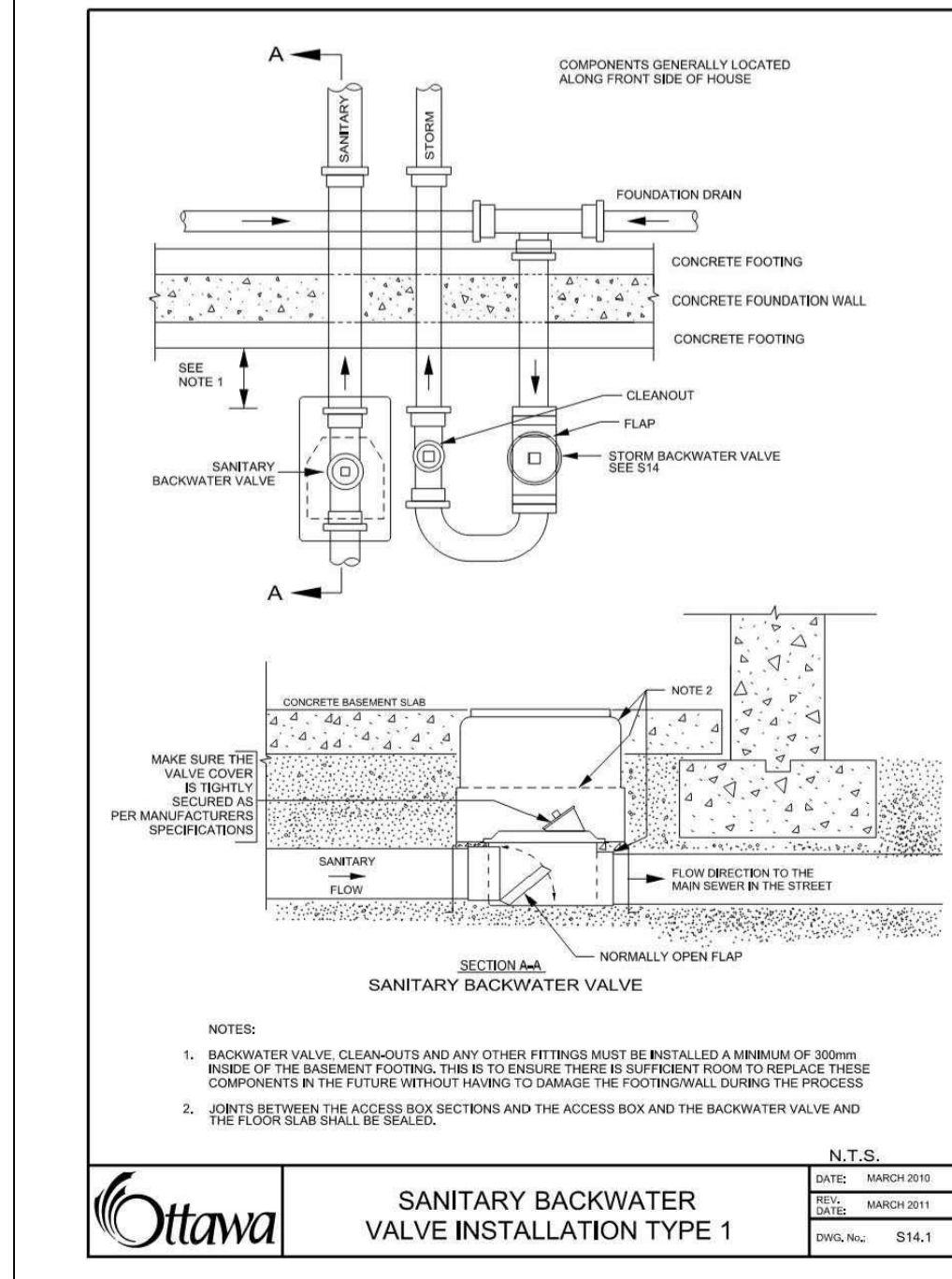
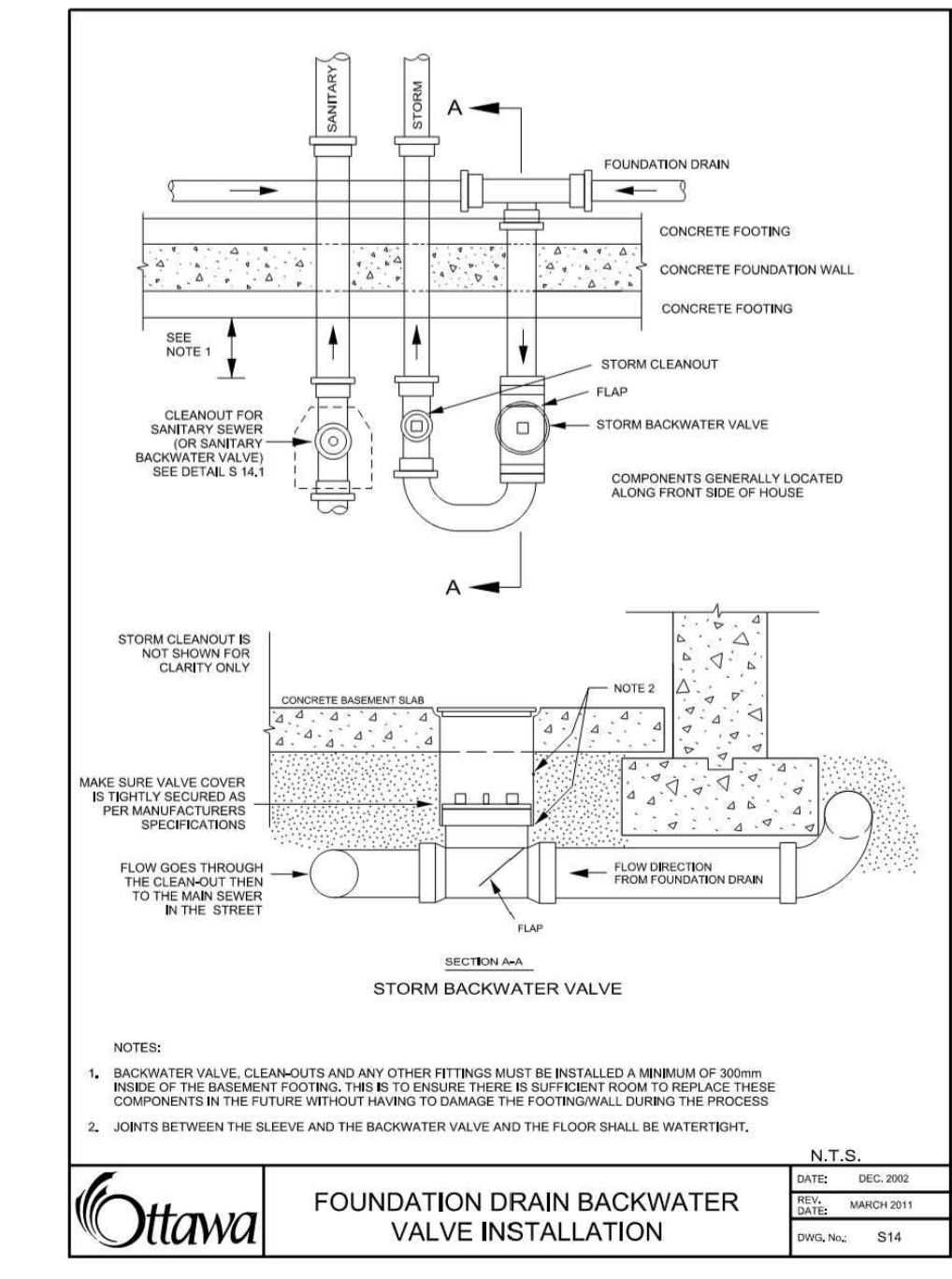
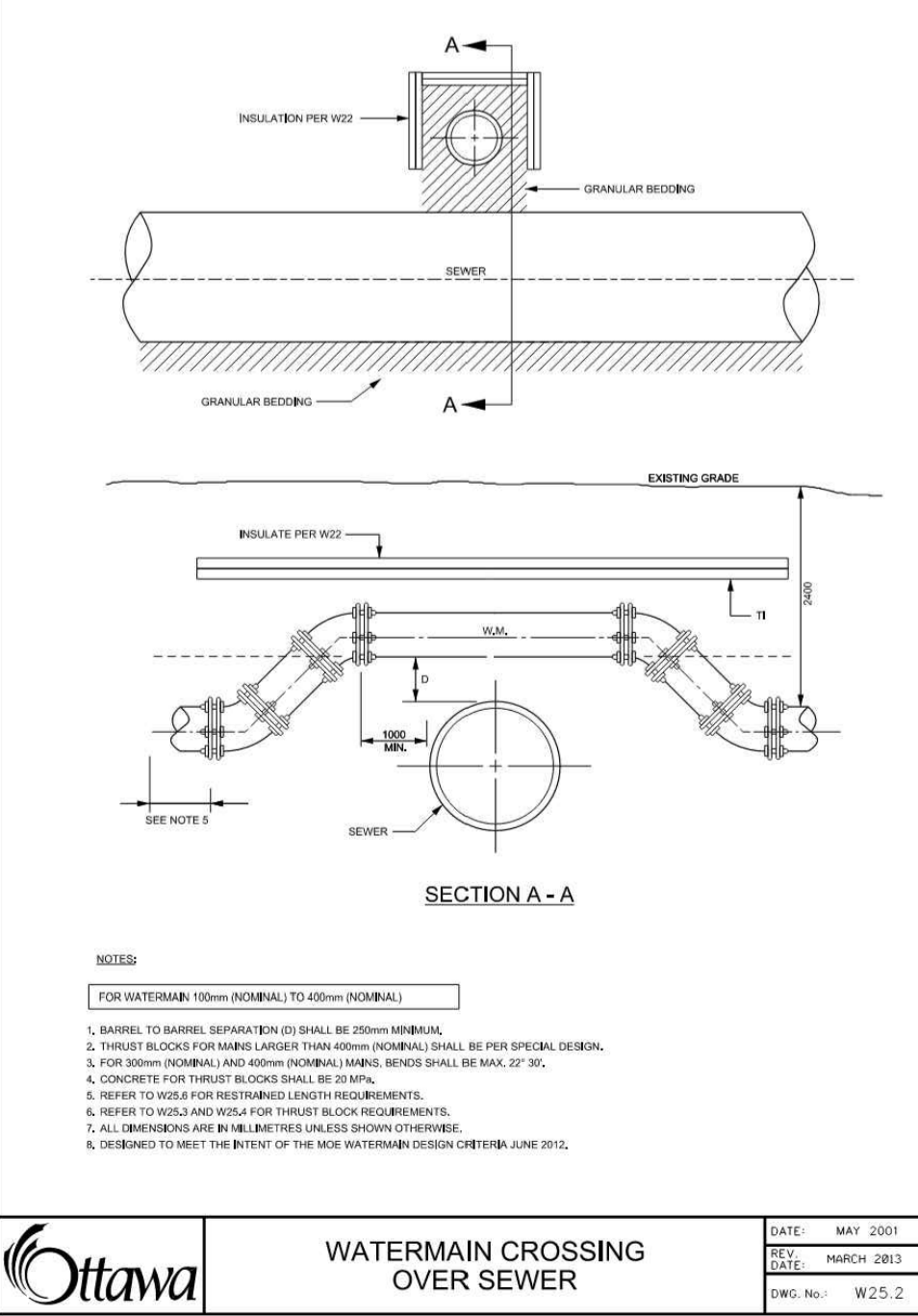
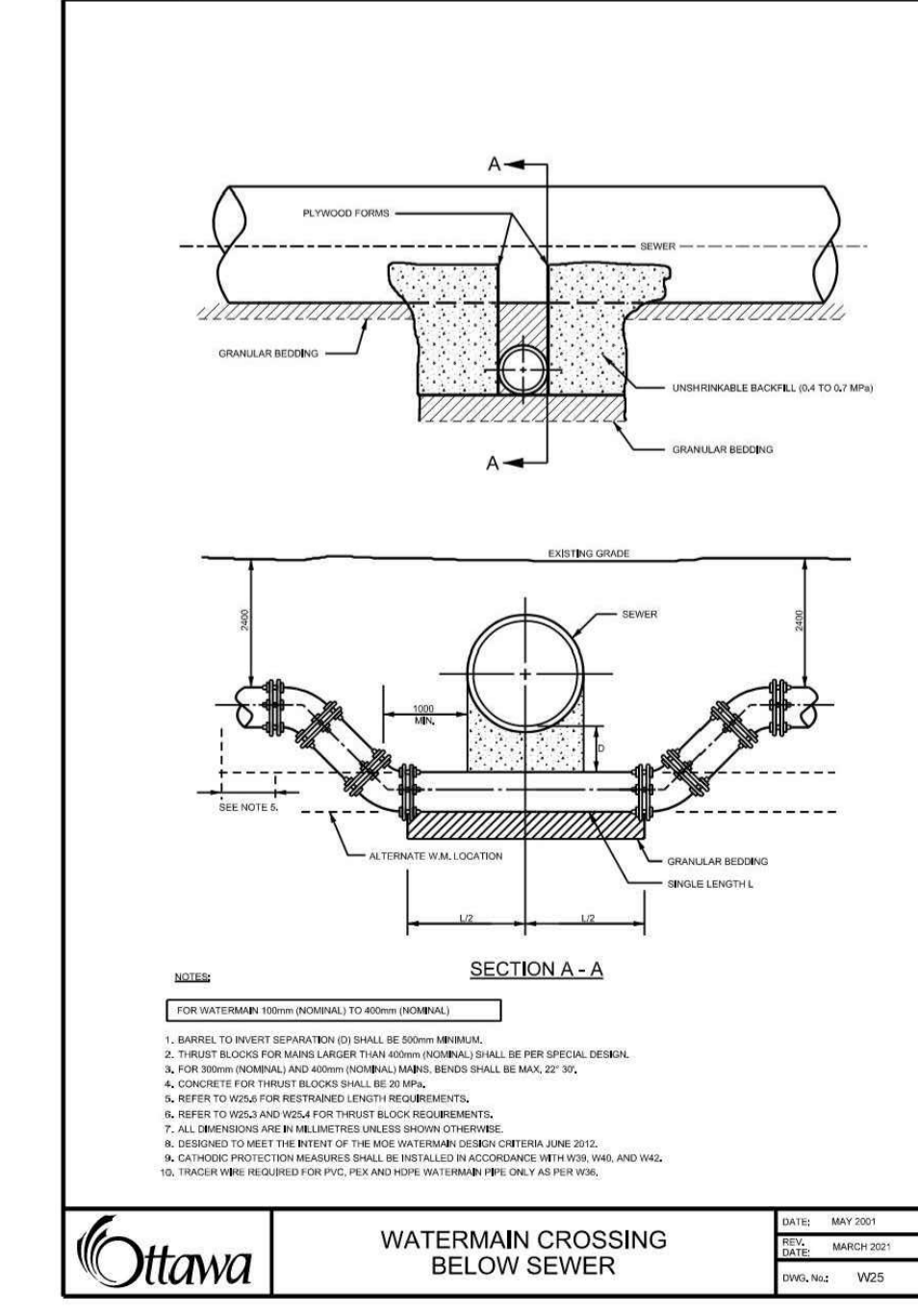


NOT FOR CONSTRUCTION TENDER OR PERMIT

DATE: 02-13-2026

PROFESSIONAL ENGINEER
V. JOHNSON
100510576
02-13-2026
PROVINCE OF ONTARIO

No.	REVISIONS	BY	DATE
02	RE-ISSUED FOR APPROVAL	S.V.	13 FEB 2026
01	ISSUED FOR SPC APPROVAL	S.V.	12 NOV. 2025



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CLIENT: THEIA PARTNERS

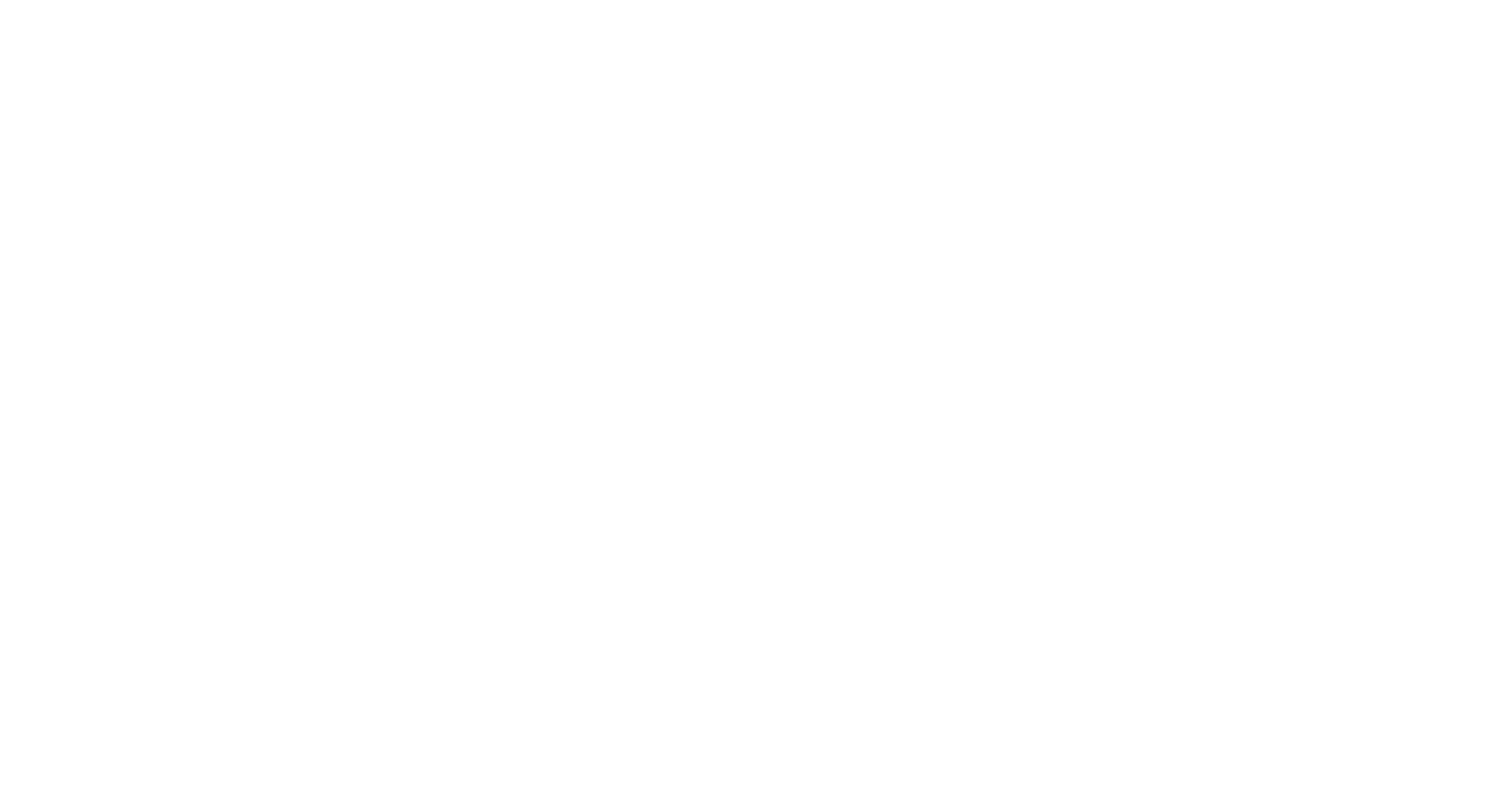
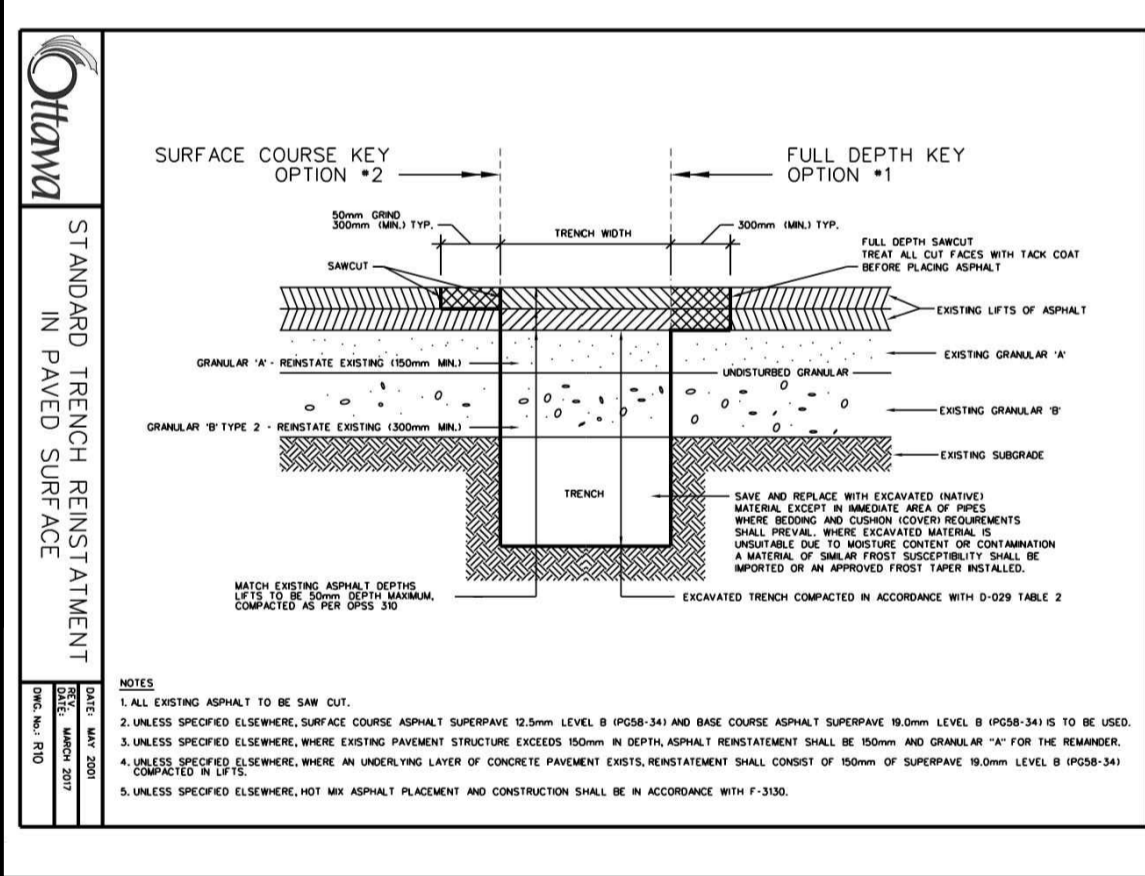
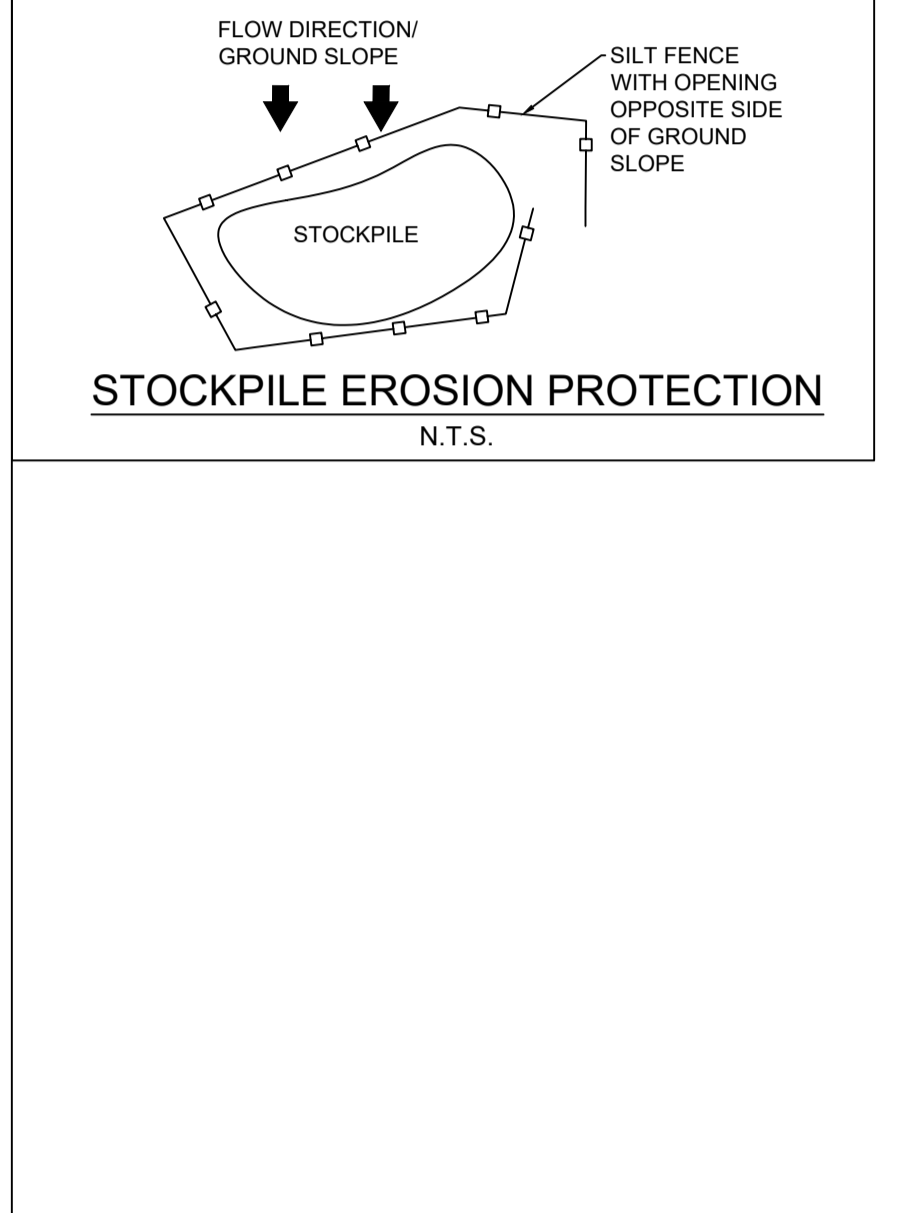
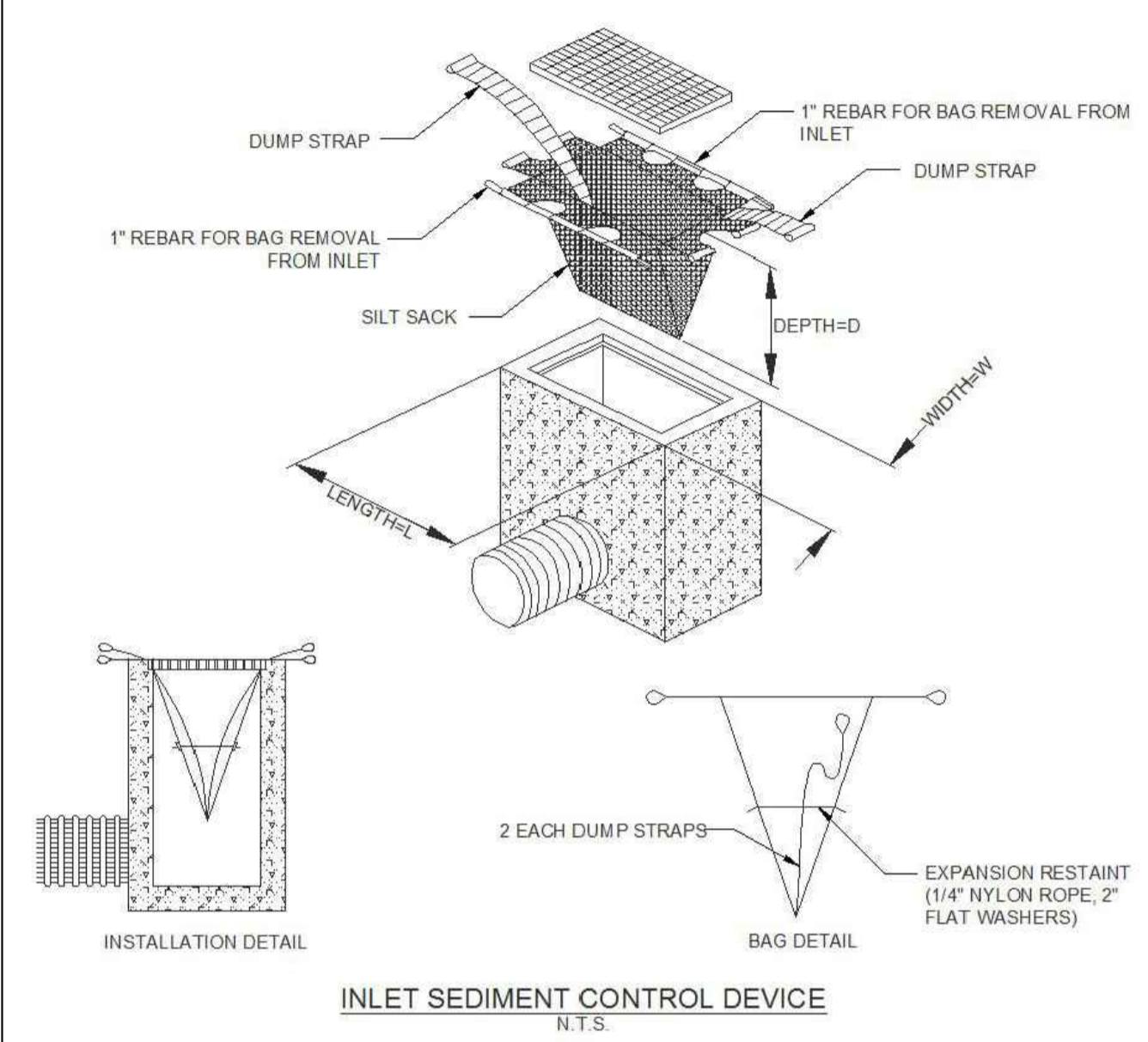
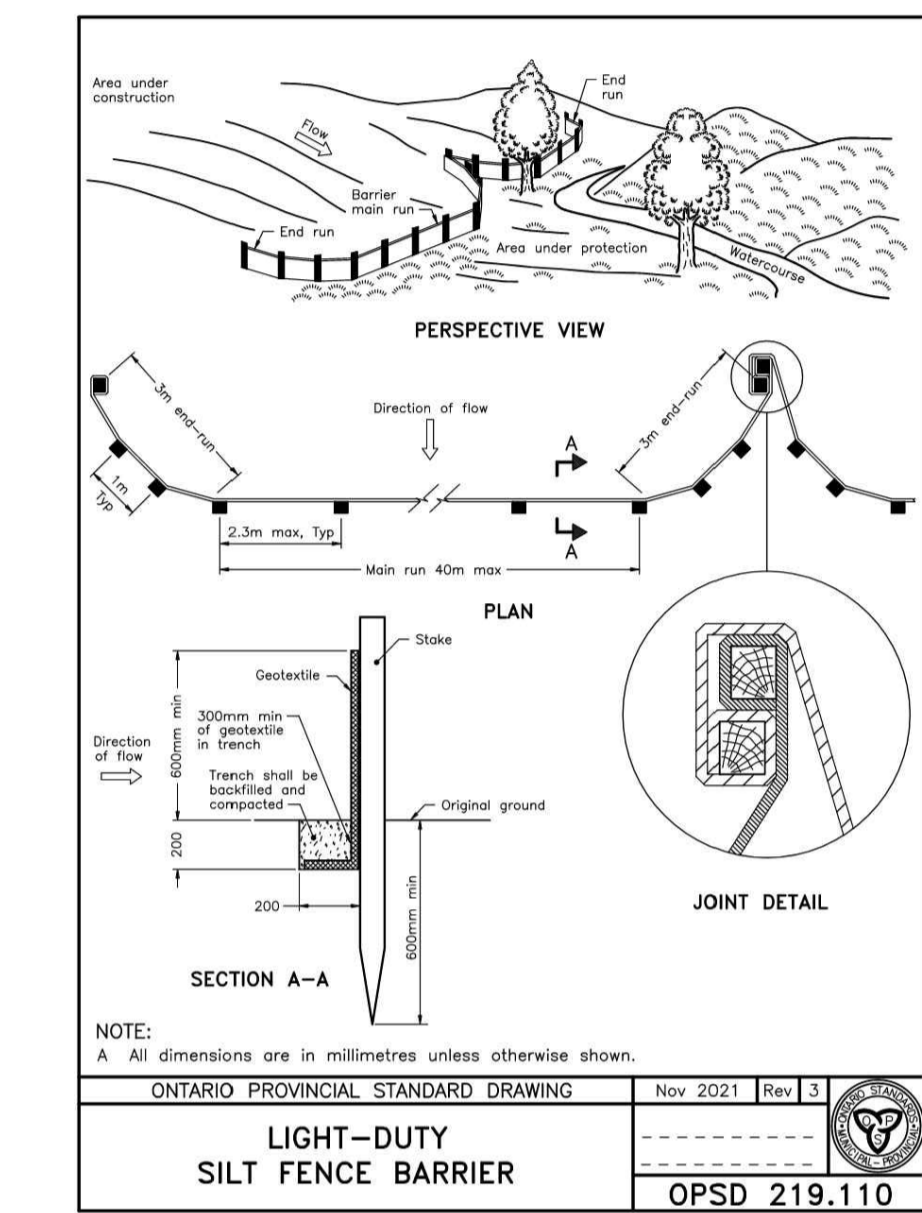
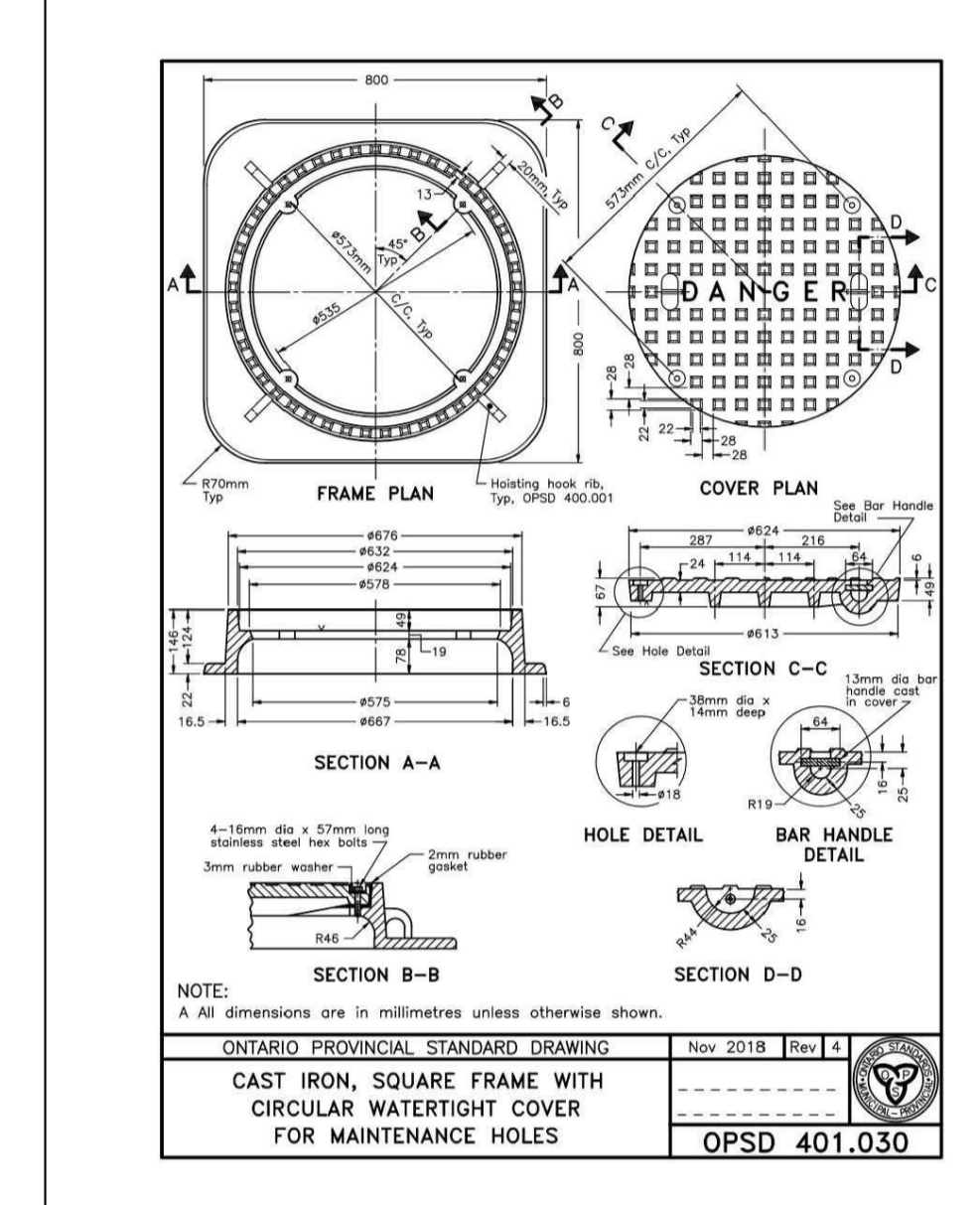
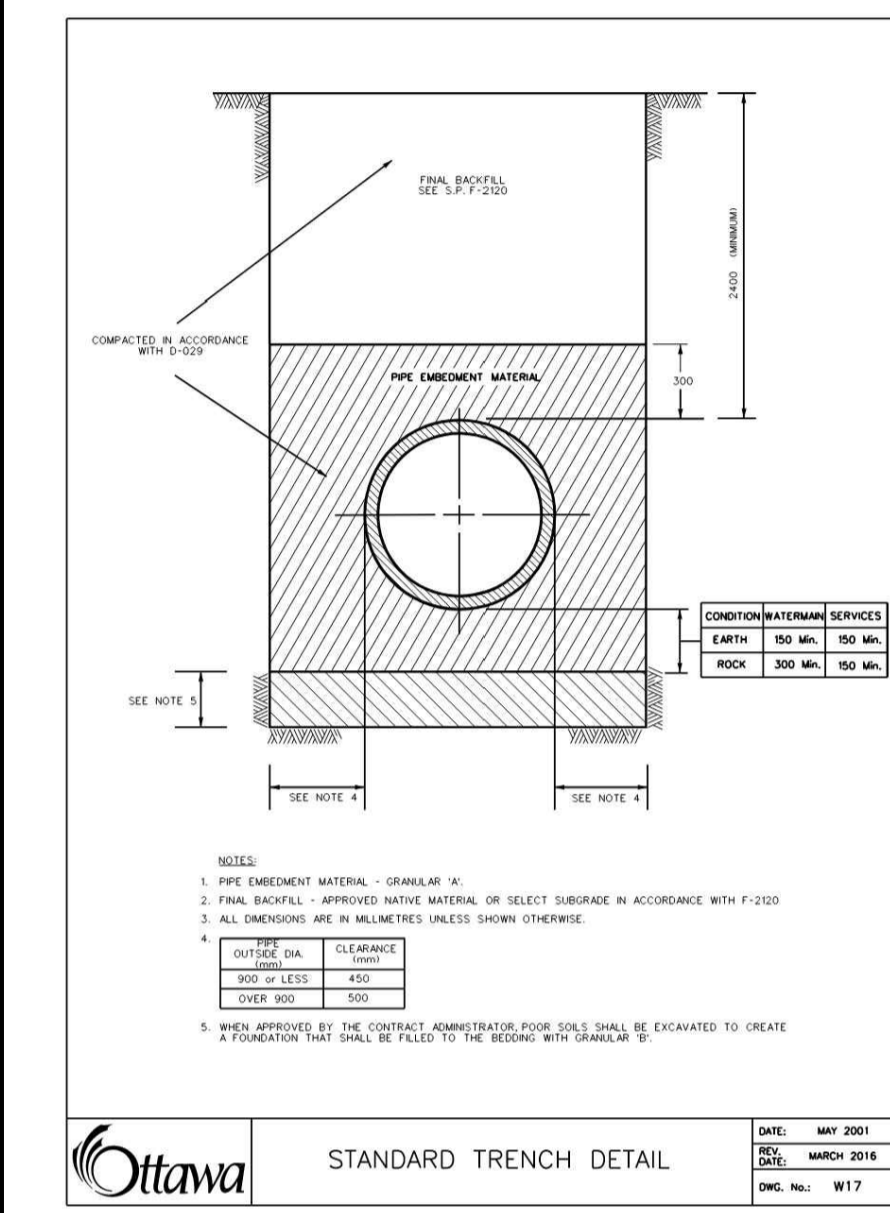
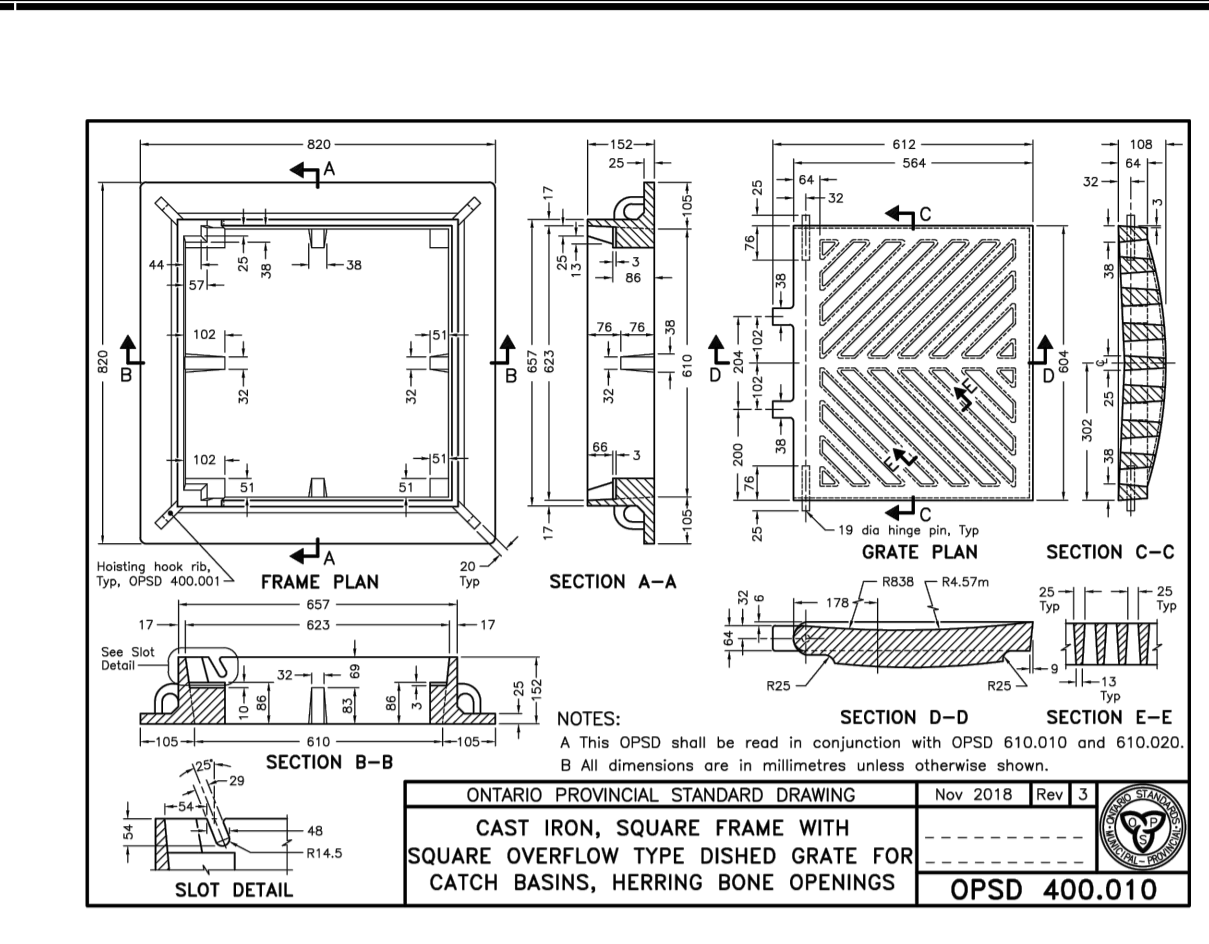
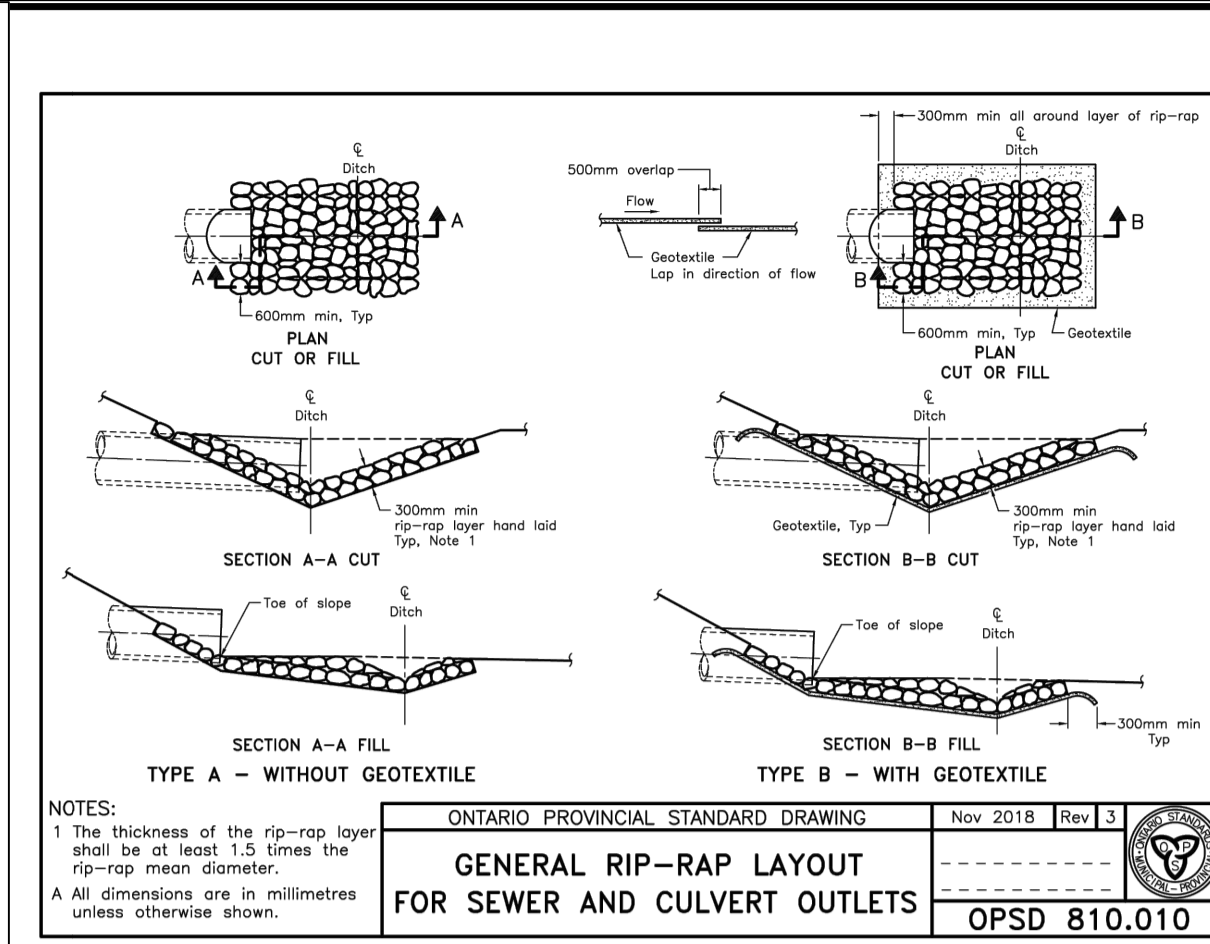
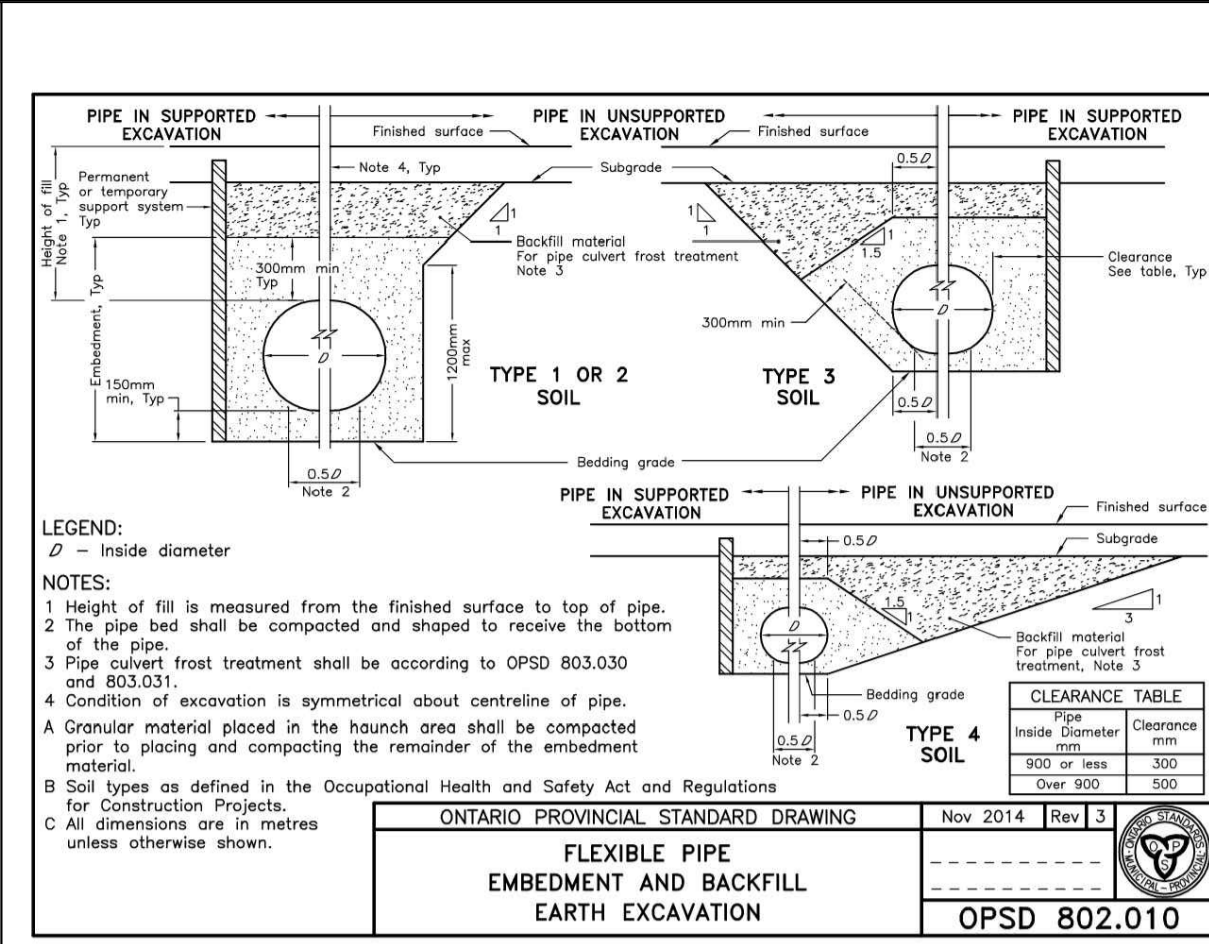
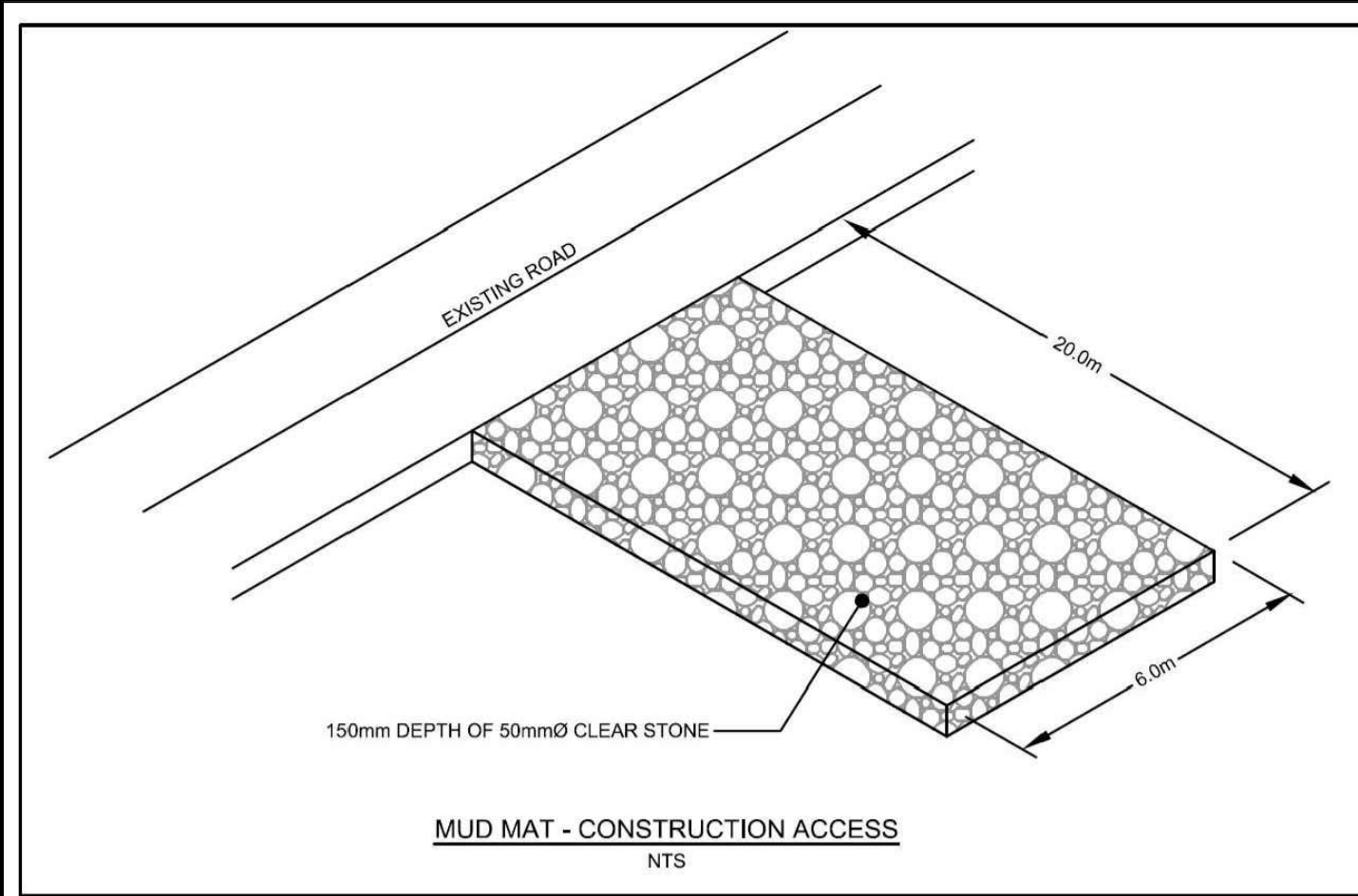
DESIGNED BY: S.V. DRAWN BY: S.V. APPROVED BY: V.J.

PROJECT: 30 CLEARY AVENUE ODAYANHAWAY DEVELOPMENT
30 CLEARY AVENUE, OTTAWA, ON

DRAWING TITLE: CONSTRUCTION DETAIL PLAN

PROJECT NO: 230437
DATE: MARCH 2025

C901



USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE OWNER AND THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE OWNER AND THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE OWNER AND THE ENGINEER.

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02 RE-ISSUED FOR APPROVAL S.V. 13 FEB 2026
01 ISSUED FOR SPC APPROVAL S.V. 12 NOV 2025

PROFESSIONAL ENGINEER
V. JOHNSON
100510576
02-13-2026
PROVINCE OF ONTARIO

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PROJECT NO: 230437
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C902