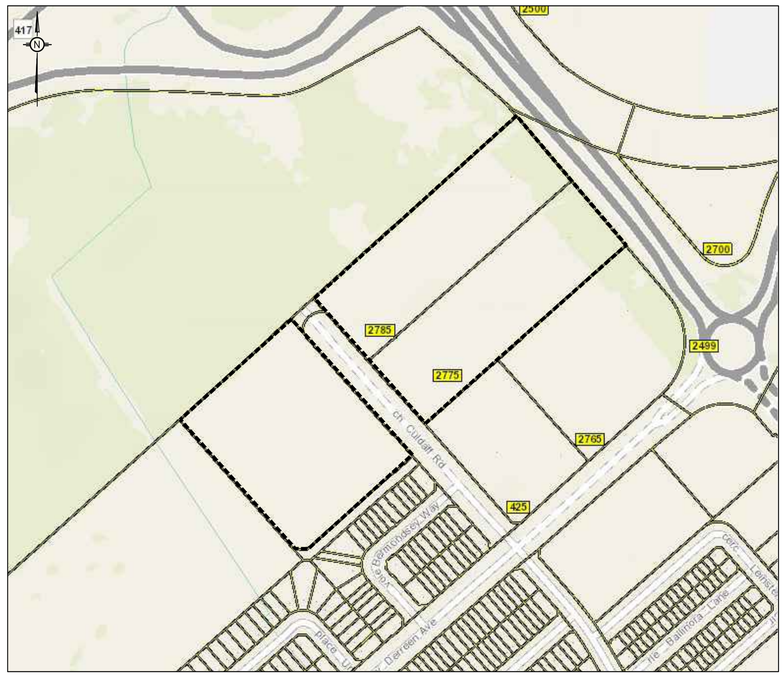
PALLADIUM RESORT DEVELOPMENT
2775 & 2785 PALLADIUM DRIVE / UNADDRESSED PARCEL CULDAFF ROAD
OTTAWA, ON

REVISION 01



KEY PLAN (N.T.S.)

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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 IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED 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, CADD FILES OR OTHER ELECTRONIC MEDIA AND COPIED THERE OF 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 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 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 COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO LRL'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF LRL AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRL AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

GENERAL NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

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

No.	REVISIONS	BY	DATE
02	ISSUED FOR APPROVAL	M.L.	02 OCT 2026
01	ISSUED FOR APPROVAL	M.L.	06 AUG 2026

LICENSED PROFESSIONAL ENGINEER
M. BASNET
100501996
2026/10/02
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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CLIENT
PALLADIUM RESORT DEVELOPMENT LIMITED PARTNERSHIP
2962 CARP ROAD, OTTAWA ON

DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.L.	M.B.

PROJECT
PALLADIUM RESORT DEVELOPMENT
2775 & 2785 PALLADIUM DRIVE /
UNADDRESSED PARCEL, CULDAFF ROAD
OTTAWA, ON

DRAWING TITLE
TITLE PAGE

PROJECT NO.
240720

C000

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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 CONTRACTOR'S 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.
5. 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.
6. ALL THE CONSTRUCTION SIGNAGE MUST CONFIRM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER LATEST AMENDMENT.
7. 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.
8. ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
9. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
10. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
11. FOR DETAILS RELATING TO STORMWATER MANAGEMENT AND ROOF DRAINAGE REFER TO THE SITE SERVICING AND STORMWATER MANAGEMENT REPORT.
12. ALL SEWERS CONSTRUCTED WITH GRADES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL BEDDING, OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH AS SPECIFIED BY OPSD IS EXCEEDED.
15. ALL PIPE/CULVERT SECTION SIZES REFER TO INSIDE DIMENSIONS.
16. 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.
17. 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.
18. DRAWINGS SHALL BE READ ON CONJUNCTION WITH ARCHITECTURAL SITE PLAN.
19. THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ON SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DRAWINGS.
20. 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.
21. THE CONTRACTOR IS TO PERFORM TESTING AT EACH PROJECT MILESTONE AND SEND TO THE ENGINEER FOR REVIEW. THESE TESTS WILL BE REQUIRED FOR PROJECT SIGNOFF.

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 MOMENT'S 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 ARE 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 (WEEKLY), 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 WATERCOURSE AND AVOIDS DAMAGE TO EXISTING SITE FEATURES. 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 IS REQUIRED TO IMPLEMENT SEDIMENT AND EROSION CONTROL MEASURES AT LEAST ONE WEEK BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THESE MEASURES SHOULD BE THOROUGHLY INSTALLED TO EFFECTIVELY MANAGE SOIL EROSION AND SEDIMENT RUNOFF. FOLLOWING INSTALLATION, THE CONTRACTOR MUST CONDUCT INSPECTIONS OF THESE CONTROL MEASURES ON A WEEKLY BASIS TO ENSURE THEIR ONGOING EFFECTIVENESS AND FUNCTIONALITY.

IN ADDITION TO THE REGULAR WEEKLY INSPECTIONS, THE CONTRACTOR MUST ALSO CARRY OUT ADDITIONAL INSPECTIONS IN THE AFTERMATH OF ANY MAJOR RAINFALL EVENTS. THIS WILL HELP ASSESS THE PERFORMANCE OF THE EROSION CONTROL MEASURES UNDER INCREASED WATER FLOW CONDITIONS. ANY DEFICIENCIES OR DAMAGES IDENTIFIED DURING THESE INSPECTIONS MUST BE PROMPTLY REPAIRED TO MAINTAIN COMPLIANCE AND ENSURE THE INTEGRITY OF THE CONSTRUCTION SITE.

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 BRACH 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 SUITABLE MANNER, OR TAT 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

1. ALL CONSTRUCTION EQUIPMENT SHALL BE RE-FUELED, MAINTAINED, AND STORED NO LESS THAN 30 METRES FROM WATERCOURSE, STEAMS, CREEKS, WOODLOTS, AND ANY ENVIRONMENTALLY SENSITIVE AREAS, OR AS OTHERWISE SPECIFIED.
2. 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.
3. 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:
   - 3.1. 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.
   - 3.2. TAKE IMMEDIATE MEASURES TO CONTAIN THE MATERIAL OR SUBSTANCE, AND TO TAKE SUCH MEASURES TO MITIGATE AGAINST ADVERSE IMPACTS TO THE NATURAL ENVIRONMENT.
   - 3.3. RESTORE THE AFFECTED AREA TO THE ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION.

MUD MAT NOTES

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

SITE GRADING NOTES

1. PRIOR TO THE COMMENCEMENT OF THE SITE GRADING WORKS, ALL SILTATION CONTROL DEVICES SHALL BE INSTALLED AND OPERATIONAL PER EROSION CONTROL PLAN.
2. ALL GRANULAR AND PAVEMENT FOR ROADS/PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
3. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD AND PARKING AREAS ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. CONCRETE CURB SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. SC1.1 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 O THIS DRAWING ARE TO BR PRICED IN SITE WORKS PORTION OF THE CONTRACT.
5. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. R10 AND OPSD 509.010 AND OPSS 310.
6. GRANULAR 'A' SHALL BE PLACED TO A MINIMUM THICKNESS OF 30MM AROUND ALL STRUCTURES WITHIN THE PAVEMENT AREA.
7. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 30MM LIFTS.
8. ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR BACKFILLING.
9. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE, IF REQUIRED BY THE MUNICIPALITY.
10. 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.
11. REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
12. STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT. ALL JOINTS MUST BE SEALED.
13. 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.
14. 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

15. ROADWORK TO BE COMPLETED IN ACCORDANCE WITH GEOTECHNICAL REPORT, PREPARED BY LRL ASSOCIATES. DATED JUNE 2026.
16. AL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND STOCK PILLED ON SITE AS DIRECTED BY NATIONAL MUNICIPALITY.
17. THE SUBGRADE SHALL BE CROWNED AND SLOPED AT LEAST 2% AND PROOF ROLLED WITH HEAVY ROLLERS.
18. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'A', TYPE II COMPACTED IN MAXIMUM 300MM LIFTS.
19. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO MINIMUM OF 100% STANDARD PROCTOR DENSITY MAXIMUM DRY DENSITY (SPMDD).
20. 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

1. LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
2. CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING S8. 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 225MM 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.
3. SERVICES TO BUILDING TO BE TERMINATED 1.0M FROM THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. 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.
5. "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.
6. SAFETY PLATFORMS SHALL BE PER OPSD 404.02.
7. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH OPSD 1003.01, IF APPLICABLE.
8. 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.
9. 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.

SANITARY

10. ALL SANITARY SEWER INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD). AND SPECIFICATIONS (OPSS).
11. ALL SANITARY GRAVITY SEWER SHALL BE PVC SDR 35, IPEX 'RING-TITE' (OR APPROVED EQUIVALENT) PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS SPECIFIED OTHERWISE.
12. EXISTING MAINTENANCE STRUCTURES TO BE RE-BENCHED WHERE A NEW CONNECTION IS MADE.
13. SANITARY GRAVITY SEWER TRENCH AND BEDDING SHALL BE PER CITY OF OTTAWA STD. S6 AND S7 CLASS 'B' BEDDING, UNLESS SPECIFIED OTHERWISE.
14. SANITARY MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD. S24 AND S25.
15. SANITARY MAINTENANCE STRUCTURES SHALL BE BENCHED PER OPSD 701.021.
16. 100MM THICK HIGH-DENSITY GRADE 'A' POLYSTYRENE INSULATION TO BE INSTALLED IN ACCORDANCE WITH CITY STD W22 WHERE INDICATED ON DRAWING SSP-1.

STORM

17. 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 A257.3, OR LATEST AMENDMENT.
18. 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.
19. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
20. CATCH BASIN SHALL BE IN ACCORDANCE WITH OPSD 705.010.
21. CATCH BASIN LEADS SHALL BE IN 200MM DIA. AT 1% SLOPE (MIN) UNLESS SPECIFIED OTHERWISE.
22. ALL CATCH BASINS SHALL HAVE 600MM SUMPS, UNLESS SPECIFIED OTHERWISE.
23. ALL CATCH BASIN LEAD INVERTS TO BE 1.5M BELOW FINISHED GRADE UNLESS SPECIFIED OTHERWISE.
24. THE STORM SEWER CLASSES HAVE 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.
25. 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.
26. PERFORATED SUBDRAIN FOR REAR YARD AND LANDSCAPING APPLICATIONS SHALL BE INSTALLED PER CITY STD S29, S30 AND S31, WHERE APPLICABLE.
27. RIP-RAP TREATMENT SEWER AND CULVERT OUTLETS PER OPSD 810.010.
28. ALL STORM SEWER/ CULVERTS TO BE INSTALLED WITH FROST TREATMENT PER OPSD 803.031 WHERE APPLICABLE.
29. 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

30. ALL WATERMAIN INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
31. ALL PVC WATERMAINS SHALL BE AWWA C-900 CLASS 150, SDR 18 OR APPROVED EQUIVALENT.
32. ALL WATER SERVICES LESS THAN OR EQUAL TO 50MM IN DIAMETER TO BE TYPE 'K' COPPER.
33. 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.
34. ALL PVC WATERMAINS, SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W.36.
35. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS PER CITY OF OTTAWA STD.25.5 AND W25.6.
36. VALVE BOXES SHALL BE INSTALLED PER CITY OF OTTAWA STD W24.
37. WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JOINTS PER CITY OF OTTAWA STD.25.5 AND W25.6.
38. THRUST BLOCKING OF WATERMAINS TO BE INSTALLED PER CITY OF OTTAWA STD. W25.3 AND W25.4.
39. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS, BLOW-OFFS, AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
40. WATERMAIN CROSSING OVER AND BELOW SEWERS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. W25,2 AND W25, RESPECTIVELY.
41. WATER SERVICES ARE TO BE INSULATED PER CITY STD, W23 WHERE SEPARATION BETWEEN SERVICES AND MAINTENANCE HOLES ARE LESS THAN 2.4M.
42. THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/UTILITY IS 0.5M PER MOE 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.
43. ALL BURIED WATER INFRASTRUCTURE, INCLUDING WATERMAINS, PRIVATE FIRE PROTECTION LINES, AND SERVICE CONNECTIONS, SHALL HAVE A MINIMUM COVER OF 2.4 M. WHERE MINIMUM COVER CANNOT BE ACHIEVED, THERMAL INSULATION SHALL BE PROVIDED IN ACCORDANCE WITH STD DWG W22.
44. GENERAL WATER PLANT TO UTILITY CLEARANCE AS PER STD DWG R20.
45. 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 W18.
46. 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.
47. ALL WATERMAINS 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.
48. ALL WATERMAINS SHALL BE BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES. ALL CHLORINATED WATER TO BE DISCHARGED AND PRETREATED 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.
49. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50MM BLOW OFF UNLESS OTHERWISE NOTED.

PAVEMENT STRUCTURE

COURSE	MATERIAL	THICKNESS (mm) AUTOMOBILE PARKING	THICKNESS (mm) TRUCK ROUTE (HEAVY TRAFFIC)
SURFACE	HL.3 A/C (PG 58-34)	50	40
BINDER	HL.8 A/C (PG 58-34)	--	50
BASECOURSE	OPSS GRANULAR "A"	150	150
SUBBASE	OPSS GRANULAR "B" TYPE II	300	450

NOTE:
IN PREPARATION FOR PAVEMENT CONSTRUCTION AT THIS SITE, ANY SURFICIAL OR NEAR SURFACE/SUBGRADE LEVEL



NORTH 1/2 LOT 2 CONCESSION 1
PART 1 5R-261
PIN 04487-0338

HYDRO EASEMENT INST. #OC2424260

PROPOSED SILT FENCE BARRIER AS PER OPSD 219.110

6.0m WIDE FUTURE SEWER EASEMENT

N47°40'55"E 233.50 (P&MEAS)

OUTDOOR AMENITY SPACE (BY OTHERS)

CONCRETE PAD

HOTEL
7 STOREYS
13,742sm (gross)
238 ROOMS

GROUND FLOOR LEVEL 108.700
USF LEVEL 106.95

FAMILY ENTERTAINMENT CENTRE
2 STOREYS
4,444sm (gross)

GROUND FLOOR LEVEL 108.700
USF LEVEL 106.95

INDOOR AQUATIC FACILITY
6,636sm (gross)
GROUND FLOOR LEVEL 108.700
USF LEVEL 106.95

SUPPORT BUILDING
1 STOREY ABOVE GRADE, PLUS BASEMENT
1,296sm (gross)

GROUND FLOOR LEVEL 108.700
USF LEVEL 103.15

SLIDE TOWER

PROPOSED SILT SACK AS PER INLET CONTROL DEVICE ON C901

PROPOSED 6.0m X 13.0m MUDMAT AS PER DETAIL ON C901

PROPOSED SILT FENCE BARRIER AS PER OPSD 219.110

BENCHMARK: TOP OF SPINDLE ELEV. = 109.04m

N48°08'29"E 230.85 (P&MEAS)

PROPOSED SWALE AND SUBDRAIN REFER TO G1-N02 FOR DETAILS

BUILDING A
6-STOREYS - 108 UNITS
FFE =109.40
P1 FFE=106.45

6-STOREYS - 177 UNITS
FFE =109.00
P1 FFE=106.05

BUILDING B
6-STOREYS - 124 UNITS
FFE =109.40
P1 FFE=106.45

AMENITY AREA 624 m²

2.75m HIGH NOISE BARRIER ALCUF DP2 OR EQUIVALENT

STEEL GUARD RAIL

BLOCK 242
PIN 04487-3335

BLOCK 243
PIN 04487-3336

PLAN 4M-1687

PALLADIUM DRIVE

Promenade Palladium

LEGISTER RD

USE AND INTERPRETATION OF DRAWINGS

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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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5m 0 10 20m

SCALE: 1:400

No.	REVISIONS	BY	DATE
02	ISSUED FOR APPROVAL	M.L.	02 OCT 2026
01	ISSUED FOR APPROVAL	M.L.	06 AUG 2026

LICENSED PROFESSIONAL ENGINEER
M. BASNET
100501996
2026/10/02
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT
PALLADIUM RESORT DEVELOPMENT LIMITED PARTNERSHIP
2962 CARP ROAD, OTTAWA ON

DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.L.	M.B.

PROJECT
PALLADIUM RESORT DEVELOPMENT
2775 & 2785 PALLADIUM DRIVE
OTTAWA, ON

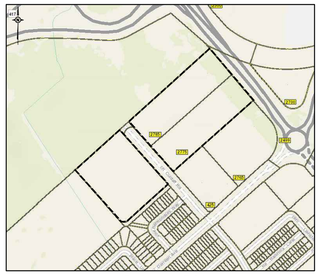
DRAWING TITLE
EROSION AND SEDIMENT CONTROL PLAN

PROJECT NO.
240720

C101A

D07-12-26-0085

19492



KEY PLAN (N.T.S.)

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5m 0 10 20m

SCALE: 1:400

No.	REVISIONS	BY	DATE
02	ISSUED FOR APPROVAL	M.L.	02 OCT 2026
01	ISSUED FOR APPROVAL	M.L.	06 AUG 2026

LICENSED PROFESSIONAL ENGINEER
M. BASNET
100501996
2026/10/02
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT
PALLADIUM RESORT DEVELOPMENT LIMITED PARTNERSHIP
2962 CARP ROAD, OTTAWA ON

DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.L.	M.B.

PROJECT
PALLADIUM RESORT DEVELOPMENT
2775 & 2785 PALLADIUM DRIVE
OTTAWA, ON

DRAWING TITLE
DEMOLITION PLAN

PROJECT NO.
240720

C102A

D07-12-26-0085

19492

NORTH 1/2 LOT 2 CONCESSION 1
PART 1 5R-261
PIN 04487-0338

PROPOSED LANDSCAPING REFER TO LATEST LANDSCAPE PLAN PREPARED BY NAK DESIGN STRATEGIES

PROP STM CBMH02A TG = 108.05

PART 1 ON PLAN 4R-21687 SUBJECT TO EASEMENT AS IN INST. #OC2424260

N47°40'55"E 233.50 (P&MEAS)

6.0m WIDE FUTURE SEWER EASEMENT

PROP STM CB01A TG = 108.30

HOTEL
7 STOREYS
13,742sm (gross)
238 ROOMS

GROUND FLOOR LEVEL 108.700
USF LEVEL 106.95

FAMILY ENTERTAINMENT CENTRE
2 STOREYS
4,444sm (gross)

GROUND FLOOR LEVEL 108.700
USF LEVEL 106.95

OUTDOOR AMENITY SPACE (BY OTHERS)

INDOOR AQUATIC FACILITY
6,636sm (gross)
GROUND FLOOR LEVEL 108.700
USF LEVEL 106.95

SUPPORT BUILDING
1 STOREY ABOVE GRADE, PLUS BASEMENT
1,296sm (gross)

GROUND FLOOR LEVEL 108.700
USF LEVEL 103.15

APPROX LOCATION OF OVER-EXCAVATION. OVER-EXCAVATED MATERIAL SHOULD BE REPLACED WITH GRANULAR B TYPE II, PLACED IN LIFTS NOT EXCEEDING 300mm, COMPACTED TO 98% OF ITS MAXIMUM DENSITY (REFER TO GEOTECHNICAL REPORT FOR FURTHER DETAILS)

SLIDE TOWER

STEEL GUARD RAIL

EXTENT OF ASPHALT RE-GRADING

EXISTING CB TO BE MODIFIED TO BE AS PER CITY OF OTTAWA DETAIL S3

PROP ENTRANCE PER CITY STANDARD SC7.4

PROP ENTRANCE PER CITY STANDARD SC7.4

PROP ENTRANCE PER CITY STANDARD SC7.4

BENCHMARK TOP OF SPINDLE ELEV. = 109.04m

PROP STM MH08A TG = 108.92

PROP STM CBMH10A TG = 108.25

PROP STM CBMH11A TG = 108.25

PROP STM CBMH13A TG = 107.95

PROP STM CBMH14A TG = 107.95

PROP STM CBMH16A TG = 107.95

PROP STM CBMH17A TG = 107.95

PROP STM CBMH03A TG = 108.25

PROP STM CBMH04A TG = 108.25

PROP STM CBMH05A TG = 108.25

PROP STM CBMH06A TG = 108.25

PROP STM CBMH07A TG = 107.95

PROP STM CBMH08A TG = 108.25

PROP STM CBMH27A TG = 108.25

PROP STM MH09A TG = 108.20

PROP STM MH08A TG = 108.25

PROP STM CB03A TG = 108.10

PROP STM CB12A TG = 108.25

PROP STM LANDSCAPE CB14A TG = 108.30

PROP STM LANDSCAPE CB13A TG = 108.30

PROP STM LANDSCAPE CB19A TG = 108.50

PROP STM LANDSCAPE CB20A TG = 108.30

PROP STM LANDSCAPE CB21A TG = 108.30

PROP STM LANDSCAPE CB22A TG = 108.30

PROP STM LANDSCAPE CB23A TG = 108.30

PROP STM LANDSCAPE CB30A TG = 108.20

PROP STM LANDSCAPE CB31A TG = 108.20

PROP STM LANDSCAPE CB32A TG = 108.20

PROP STM LANDSCAPE CB33A TG = 108.20

PROP STM LANDSCAPE CB34A TG = 108.20

108.68 (PER D07-12-24-0140)

108.83 (PER D07-12-24-0140)

108.97 (PER D07-12-24-0140)

109.10 (PER D07-12-24-0140)

109.25 (PER NEIGHBOURING DEVELOPMENT)

109.26 (PER NEIGHBOURING DEVELOPMENT)

109.28 (PER NEIGHBOURING DEVELOPMENT)

109.33 (PER NEIGHBOURING DEVELOPMENT)

109.33 (PER NEIGHBOURING DEVELOPMENT)

109.33 (PER NEIGHBOURING DEVELOPMENT)

2.75m HIGH NOISE BARRIER ALCUF DP2 OR EQUIVALENT

PROPOSED SWALE AND SUBDRAIN REFER TO GP2000-1 AND 1 FOR DETAILS

BLOCK 242
PIN 04487-3335

6-STOREYS - 177 UNITS
FFE =109.00
P1 FFE=106.05

BUILDING A
6-STOREYS - 108 UNITS
FFE =109.40
P1 FFE=106.45

TRENCH DRAIN TG=108.44 (FLOWS TO BE CONVEYED BY THE INTERNAL MECHANICAL SYSTEM TO STMMH 210)

TRENCH DRAIN TG=108.44 (FLOWS TO BE CONVEYED BY THE INTERNAL MECHANICAL SYSTEM TO STMMH 210)

PROPOSED CONCRETE CURB WITH CURB DEPRESSION (REFER TO C301 FOR LOCATION)

PROPOSED RIVER ROCK

THERMOPLASTIC FABRIC

THERMOPLASTIC FABRIC

50mm CLEARSTONE with 40% VOIDS

300mm DIA PERFORATED SUBDRAIN W/ FILTER SOCK

NON-WOVEN GEOTEXTILE FABRIC

VARIES

VARIES

APPROX. HGW

DETAIL 01 - INFILTRATION GALLERY DETAIL (EAST)
N.T.S.

KEY PLAN (N.T.S.)

5m 0 10 20m

SCALE: 1:400

USE AND INTERPRETATION OF DRAWINGS

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No.	REVISIONS	BY	DATE
02	ISSUED FOR APPROVAL	M.L.	02 OCT 2026
01	ISSUED FOR APPROVAL	M.L.	06 AUG 2026

LICENSED PROFESSIONAL ENGINEER M. BASNET 100501996 2026/10/02 PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT
PALLADIUM RESORT DEVELOPMENT LIMITED PARTNERSHIP
2962 CARP ROAD, OTTAWA ON

DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.L.	M.B.

PROJECT
PALLADIUM RESORT DEVELOPMENT
2775 & 2785 PALLADIUM DRIVE
OTTAWA, ON

DRAWING TITLE
GRADING AND DRAINAGE PLAN

PROJECT NO.
240720

C301A

D07-12-26-0085

19492

WM	0+000	108.40	106.00	2.40
45degree bend	0+005	108.19	105.79	2.40
45degree bend	0+007	108.19	105.79	2.40
WM	0+020	108.40	105.85	2.55
45degree bend	0+021	108.25	105.85	2.40
45degree bend	0+025	108.20	105.80	2.40
WM	0+040	108.27	105.87	2.40
WM	0+060	108.16	105.76	2.40
45degree bend	0+067	108.24	105.84	2.40
45degree bend	0+069	108.24	105.56	2.68
Tee	0+073	108.30	105.90	2.40
WM	0+080	108.50	106.10	2.40
WM	0+100	108.23	105.83	2.40
WM	0+120	108.24	105.84	2.40
45degree bend	0+132	108.30	105.90	2.40
45degree bend	0+134	108.30	105.90	2.40
WM	0+140	108.27	105.87	2.40
WM	0+160	108.24	105.84	2.40
WM	0+180	108.28	105.88	2.40
Tee	0+198	108.34	105.94	2.40
WM	0+200	108.34	105.94	2.40
WM	0+212	108.65	106.25	2.40
WM	1+000	108.50	106.10	2.40
WM	1+020	108.14	105.74	2.40
WM	1+040	108.25	105.85	2.40
WM	1+060	108.26	105.86	2.40
Tee	1+079	108.16	105.76	2.40
WM	1+080	108.16	105.76	2.40
WM	1+100	108.28	105.88	2.40
WM	1+120	108.39	105.99	2.40
WM	1+133	108.65	106.25	2.40

Crossing #	WM	Inv./obv.	STM	Inv./obv.	SAN	Inv./obv.	Depth Separation (m)
CR-01	106.54	inv.	106.04	obv.	N/A		0.50
CR-02	N/A		105.53	inv.	103.64	obv.	1.89
CR-03	106.64	inv.	106.14	obv.	N/A		0.50
CR-04	N/A		105.40	inv.	103.37	obv.	2.11
CR-05	106.37	inv.	105.87	obv.	N/A		0.50
CR-06	105.88	obv.	106.44	inv.	N/A		0.56
CR-07	105.90	obv.	106.49	inv.	N/A		0.59
CR-08	N/A		106.36	inv.	104.21	obv.	2.15
CR-09	105.47	obv.	N/A		104.14	obv.	1.33
CR-10	106.76	inv.	106.26	obv.	N/A		0.50
CR-11	106.74	inv.	106.24	obv.	N/A		0.50
CR-12	N/A		105.69	inv.	104.34	obv.	1.35
CR-13	105.56	obv.	106.06	inv.	N/A		0.50
CR-14	N/A		106.36	obv.	106.82	inv.	0.46



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5m 0 10 20m

SCALE: 1:400

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01	ISSUED FOR APPROVAL	M.L.	06 AUG 2026

LICENSED PROFESSIONAL ENGINEER
M. BASNET
100501996
2026/10/02
PROVINCE OF ONTARIO

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2962 CARP ROAD, OTTAWA ON

DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.L.	M.B.

PROJECT
PALLADIUM RESORT DEVELOPMENT
2775 & 2785 PALLADIUM DRIVE
OTTAWA, ON

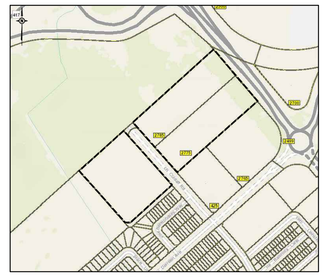
DRAWING TITLE
SERVICING PLAN

PROJECT NO.
240720

C401A

D07-12-26-0085

Structure	T/G	HWL (100yr event) (m)	Ponding Depth (100yr event) (m)	Storage (100yr event) (m3)
CBMH02A	108.05	108.25	0.20	13.86
CBMH03A	108.10	108.25	0.15	7.75
CBMH04A	108.10	108.25	0.15	9.59
CB05A	108.10	108.25	0.15	10.46
		Total		**41.66**
CBMH06A	108.00	108.25	0.15	17.23
CBMH07A	107.95	108.25	0.25	53.43
CB09A	108.10	108.25	0.15	26.54
CBMH13A	108.00	108.25	0.25	47.43
CBMH14A	107.95	108.25	0.30	118.59
CBMH15A	107.95	108.25	0.30	121.28
CB16A	107.95	108.25	0.30	59.49
CBMH17A	107.95	108.25	0.30	53.56
CBMH30A	108.20	108.25	0.15	10.29
CBMH31A	108.20	108.25	0.15	11.45
CBMH32A	108.20	108.25	0.15	10.84
CBMH33A	108.20	108.25	0.15	9.21
		Total		**539.34**



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DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.L.	M.B.

PROJECT
PALLADIUM RESORT DEVELOPMENT
2775 & 2785 PALLADIUM DRIVE
OTTAWA, ON

DRAWING TITLE
STORMWATER MANAGEMENT PLAN

PROJECT NO.
240720

C601A

D07-12-26-0085

19492



KEY PLAN (N.T.S.)

PART 1 5R-261
PIN 04487-0338
LOT 2 CONCESSION 1
N47°40'55"E 233.50 (P&MEAS)
100.00(P1&SET)
BLOCK 256
PIN 04487-3349
PART 1 4R-34109
BLOCK 251
PIN 04487-3344
PIN 04487-3344
BLOCK 251
PIN 04487-3344
4M-1687
N48°08'29"E 230.86 (P&MEAS)
100.00
BLOCK 243
PIN 04487-3336
PLAN
BLOCK 243
PIN 04487-3336
BLOCK 242
PIN 04487-3335
PART 1 4R-34109
PART 2 4R-34109
PART 1 4R-34109
PART 1 4R-34109
PART 1



KEY PLAN (N.T.S.)

NORTH 1/2 LOT 2 CONCESSION 1
PART 1 5R–261
PIN 04487–0338

N47°40'55"E 233.50 (P&MEAS)

HOTEL
7 STOREYS
13,742sm (gross)
238 ROOMS
GROUND FLOOR LEVEL 108.700
USF LEVEL 106.95

FAMILY ENTERTAINMENT CENTRE
2 STOREYS
4,444sm (gross)
GROUND FLOOR LEVEL 108.700
USF LEVEL 106.95

INDOOR AQUATIC FACILITY
6,636sm (gross)
GROUND FLOOR LEVEL 108.700
USF LEVEL 106.95

SUPPORT BUILDING
1 STOREY ABOVE GRADE, PLUS BASEMENT
1,296sm (gross)
GROUND FLOOR LEVEL 108.700
USF LEVEL 103.15

OUTDOOR AMENITY SPACE (BY OTHERS)

6.0m WIDE FUTURE STREET EASEMENT

SLIDE TOWER

PROPOSED SWALE AND SUBDRAIN, REFER TO G-12501-IND1 FOR DETAILS

BLOCK 242
PIN 04487–3335

BUILDING A
6-STOREYS - 108 UNITS
FFE =109.40
P1 FFE=106.45

6-STOREYS - 177 UNITS
FFE =109.00
P1 FFE=106.05

BUILDING B
6-STOREYS - 124 UNITS
FFE =109.40
P1 FFE=106.45

AMENITY AREA 624 m²

2.75m HIGH NOISE BARRIER ALC/UF DP2 OR EQUIVALENT

BENCHMARK: TOP OF SPINDLE ELEV. = 109.04m

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5m 0 10 20m

SCALE: 1:400

No.	REVISIONS	BY	DATE
02	ISSUED FOR APPROVAL	M.L.	02 OCT 2026
01	ISSUED FOR APPROVAL	M.L.	06 AUG 2026

LICENSED PROFESSIONAL ENGINEER
M. BASNET
100501996
2026/10/02
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT
PALLADIUM RESORT DEVELOPMENT LIMITED PARTNERSHIP
2962 CARP ROAD, OTTAWA ON

DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.L.	M.B.

PROJECT
PALLADIUM RESORT DEVELOPMENT
2775 & 2785 PALLADIUM DRIVE
OTTAWA, ON

DRAWING TITLE
POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO.
240720

C702A

D07-12-26-0085



KEY PLAN (N.T.S.)

PROPOSED SILT FENCE BARRIER AS PER OPSD 219.110

9.0m WIDE FUTURE SEWER / WATER MAIN EASEMENT

N 47° 40' 55" E (Reference Bearing)

LOT 2 CONCESSION 1 (HUNTLEY)

PART 1 PLAN 5R – 261

pin 04487 – 0338

HYDRO EASEMENT INST. #OC2424260

TEMPORARY SNOW STORAGE

EASEMENT #OC2422978 AT TURNING CIRCLE

PART 1 - PLAN 4R-24819 subject to easement inst. oc2422978

PROPOSED SILT SACK AS PER INLET CONTROL DEVICE ON C901

PROPOSED 6.0m X 13.0m MUDMAT AS PER DETAIL ON C901

BLOCK 244

BLOCK 235

BLOCK 245

REGISTERED

pin 04487 – 3338

PROPOSED SILT FENCE BARRIER AS PER OPSD 219.110

CUT-OFF SWALE

PROPOSED SILT FENCE BARRIER AS PER OPSD 219.110

BENCHMARK TOP OF SPINDLE ELEV. = 109.04m

PROPOSED 6.0m X 13.0m MUDMAT AS PER DETAIL ON C901

PROPOSED SILT SACK AS PER INLET CONTROL DEVICE ON C901

6-STOREYS - 177 UNITS
FFE =109.00
P1 FFE=106.05

LOT 9

LOT 8

LOT 7

BLOCK 223

BLOCK 222

BLOCK 221

34161

34201

34164

USE AND INTERPRETATION OF DRAWINGS

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LICENSED PROFESSIONAL ENGINEER
M. BASNET
100501996
2026/10/02
PROVINCE OF ONTARIO

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CLIENT
PALLADIUM RESORT DEVELOPMENT LIMITED PARTNERSHIP
2962 CARP ROAD, OTTAWA ON

DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.L.	M.B.

PROJECT
PALLADIUM RESORT DEVELOPMENT
350 CULDAFF ROAD
OTTAWA, ON

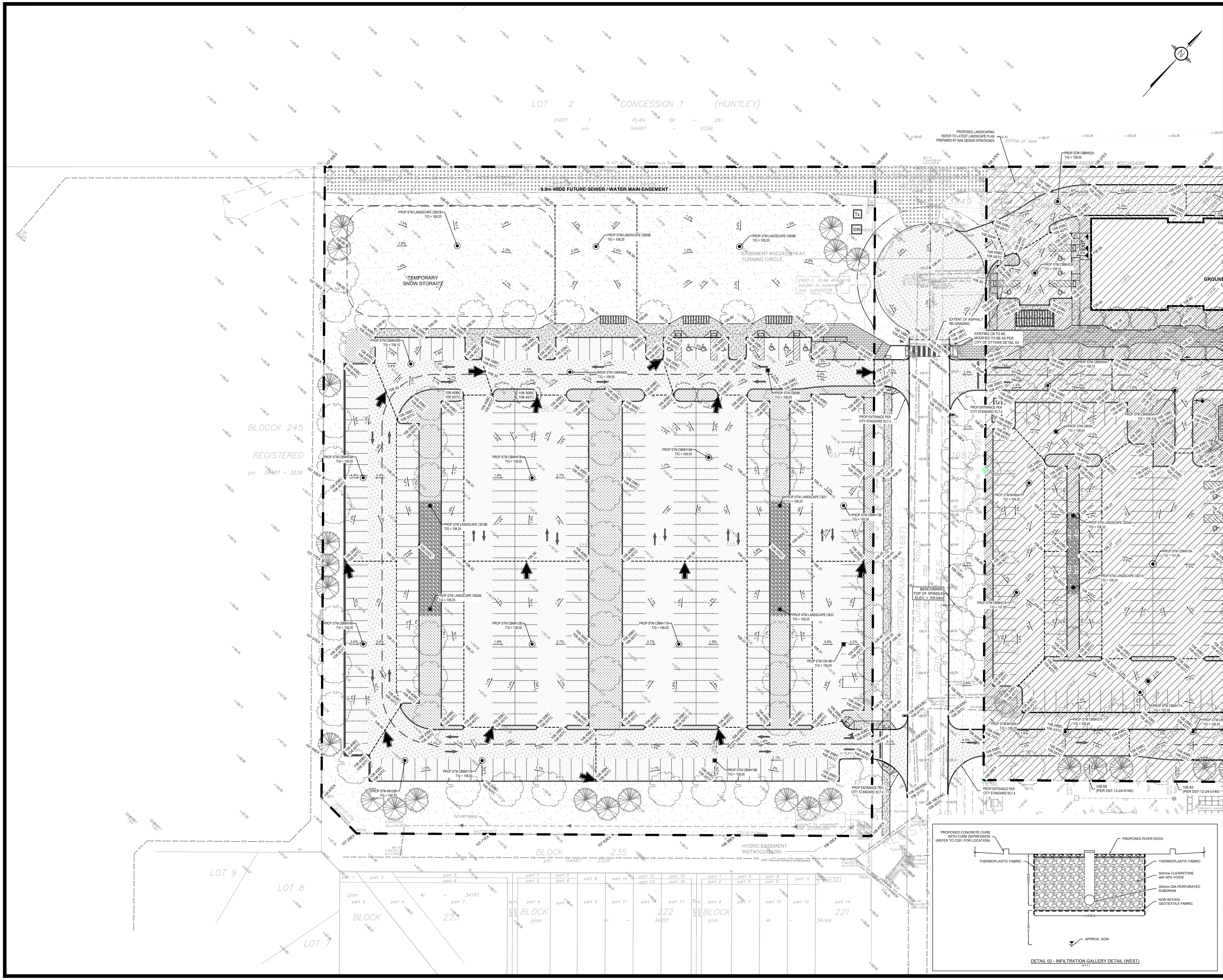
DRAWING TITLE
EROSION AND SEDIMENT CONTROL PLAN

PROJECT NO.
240720

C101B

D07-12-26-0085

19492



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02	ISSUED FOR APPROVAL	M.L.	02 OCT 2026
01	ISSUED FOR APPROVAL	M.L.	06 AUG 2026

LICENSED PROFESSIONAL ENGINEER
M. BASNET
100501996
2026/10/02
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT
PALLADIUM RESORT DEVELOPMENT
LIMITED PARTNERSHIP
2962 CARP ROAD, OTTAWA ON

DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.L.	M.B.

PROJECT
PALLADIUM RESORT DEVELOPMENT
350 CULDAFF ROAD
OTTAWA, ON

DRAWING TITLE
GRADING AND DRAINAGE PLAN

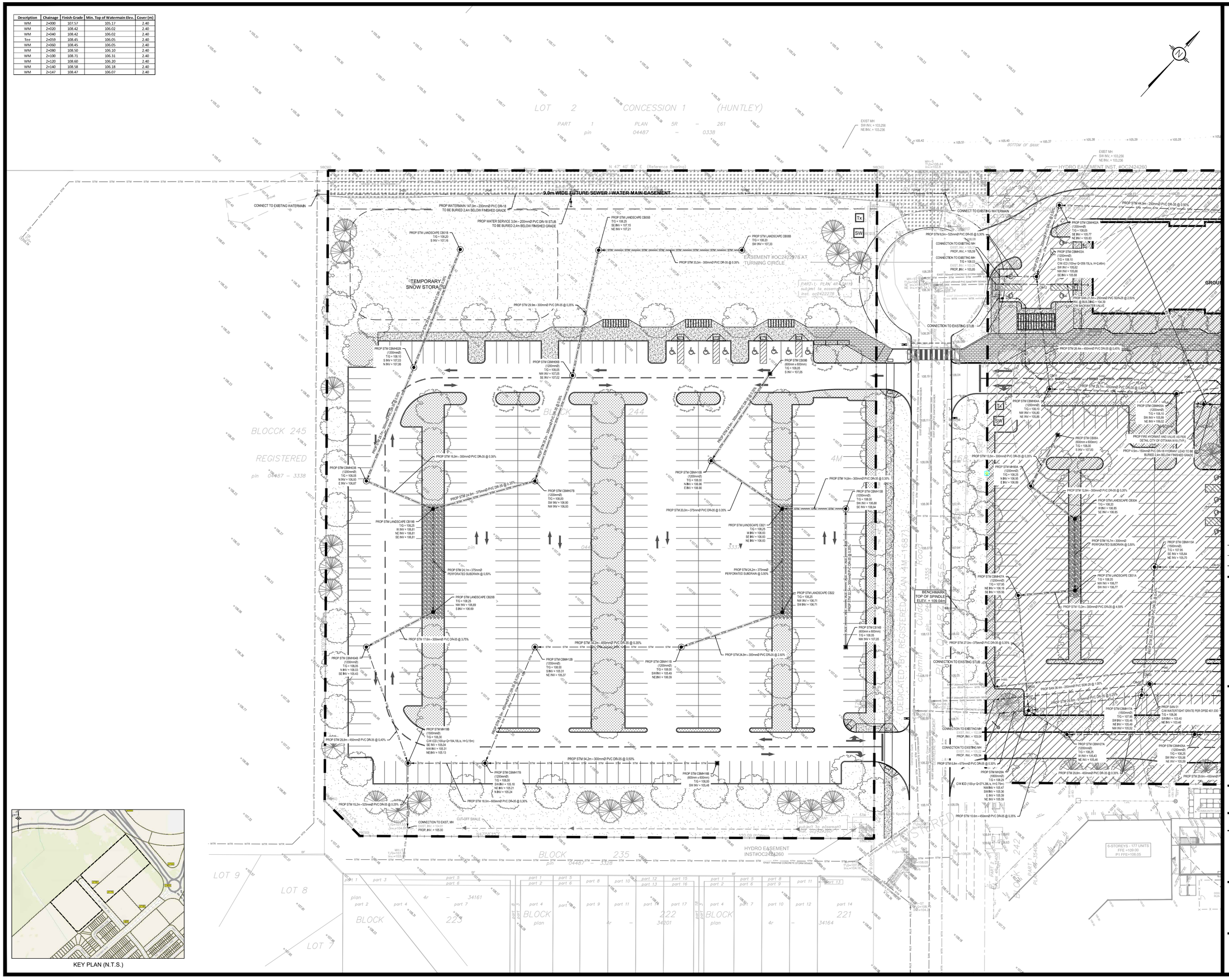
PROJECT NO.
240720

C301B

D07-12-26-0085

19492

Description	Chainage	Finish Grade	Min. Top of Watermain Elev.	Cover (m)
WM	2+000	107.57	105.17	2.40
WM	2+020	108.42	106.02	2.40
WM	2+040	108.42	106.02	2.40
Tee	2+059	108.45	106.05	2.40
WM	2+060	108.45	106.05	2.40
WM	2+080	108.50	106.10	2.40
WM	2+100	108.71	106.31	2.40
WM	2+120	108.60	106.20	2.40
WM	2+140	108.58	106.18	2.40
WM	2+147	108.47	106.07	2.40



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CLIENT
PALLADIUM RESORT DEVELOPMENT LIMITED PARTNERSHIP
2962 CARP ROAD, OTTAWA ON

DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.L.	M.B.

PROJECT
PALLADIUM RESORT DEVELOPMENT
350 CULDAFF ROAD
OTTAWA, ON

DRAWING TITLE
SERVICING PLAN

PROJECT NO.
240720

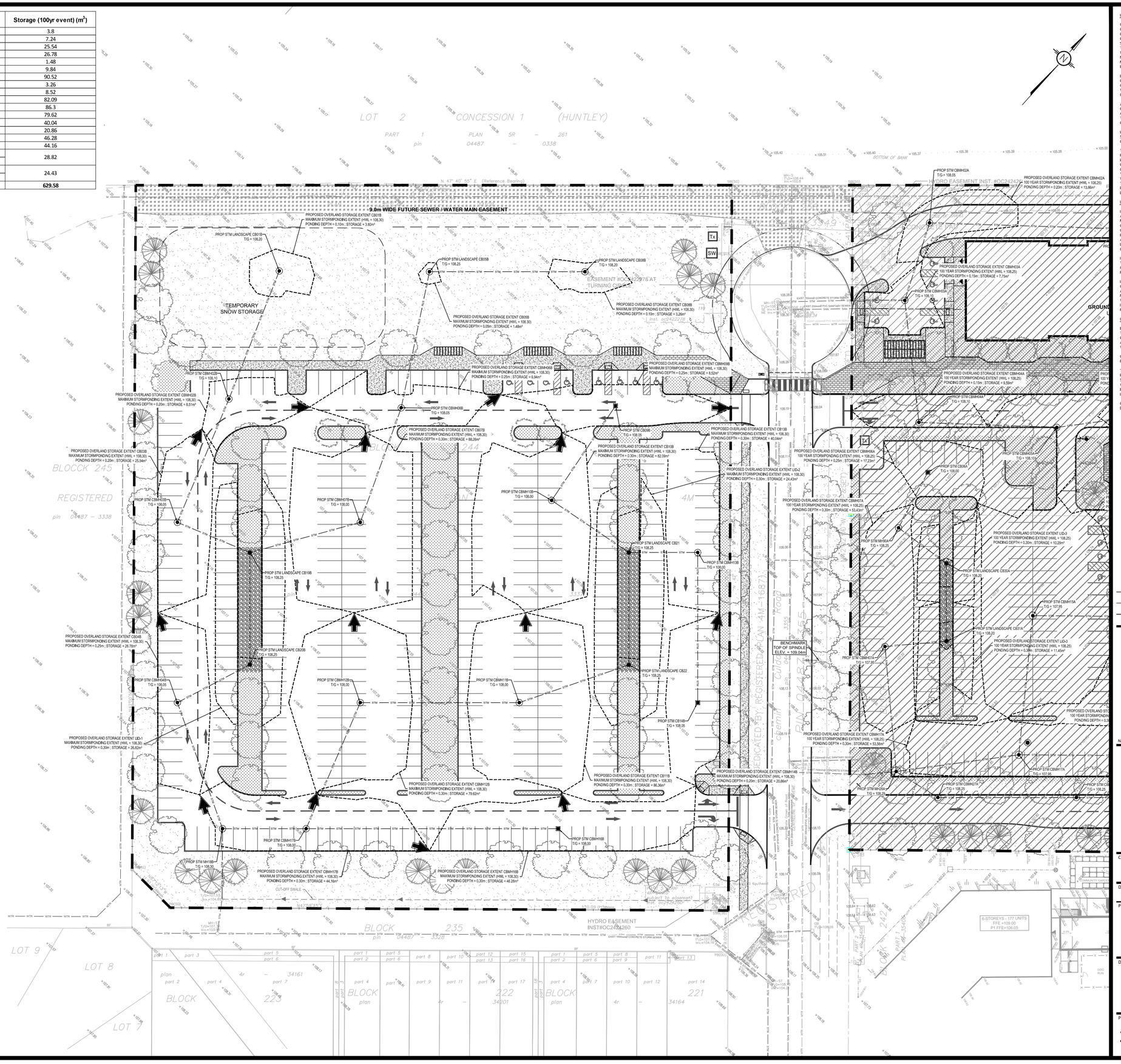
C401B

D07-12-26-0085

19492

Structure	T/G (m)	HWL (100yr event) (m)	Ponding Depth (100yr event) (m)	Storage (100yr event) (m^3)
CB01B	108.00	108.30	0.30	3.8
CBMH02B	108.10	108.30	0.15	7.24
CBMH03B	108.05	108.30	0.20	25.54
CBMH04B	108.05	108.30	0.25	26.78
CBMH05B	108.15	108.30	0.15	1.48
CBMH06B	108.05	108.30	0.25	9.84
CBMH07B	108.00	108.30	0.30	90.52
CBMH08B	108.00	108.30	0.30	3.26
CBMH09B	108.05	108.30	0.25	8.52
CBMH10B	108.00	108.30	0.30	82.09
CBMH11B	108.00	108.30	0.30	86.3
CBMH12B	108.00	108.30	0.30	79.62
CB13B	108.10	108.30	0.20	40.04
CBMH14B	108.10	108.30	0.30	20.86
CBMH16B	108.00	108.30	0.30	46.28
CBMH17B	108.00	108.30	0.30	44.16
CB19B	108.25	108.30	0.30	28.82
CB20B	108.25	108.30	0.30	
CB21B	108.25	108.30	0.30	24.43
CB22B	108.25	108.30	0.30	
			Total	**629.58**

KEY PLAN (N.T.S.)



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SCALE: 1:400

No.	REVISIONS	BY	DATE
02	ISSUED FOR APPROVAL	M.L.	02 OCT 2026
01	ISSUED FOR APPROVAL	M.L.	06 AUG 2026

LICENSED PROFESSIONAL ENGINEER
M. BASNET
100501996
2026/10/02
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT
PALLADIUM RESORT DEVELOPMENT LIMITED PARTNERSHIP
2962 CARP ROAD, OTTAWA ON

DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.L.	M.B.

PROJECT
PALLADIUM RESORT DEVELOPMENT
350 CULDAFF ROAD
OTTAWA, ON

DRAWING TITLE
STORMWATER MANAGEMENT PLAN

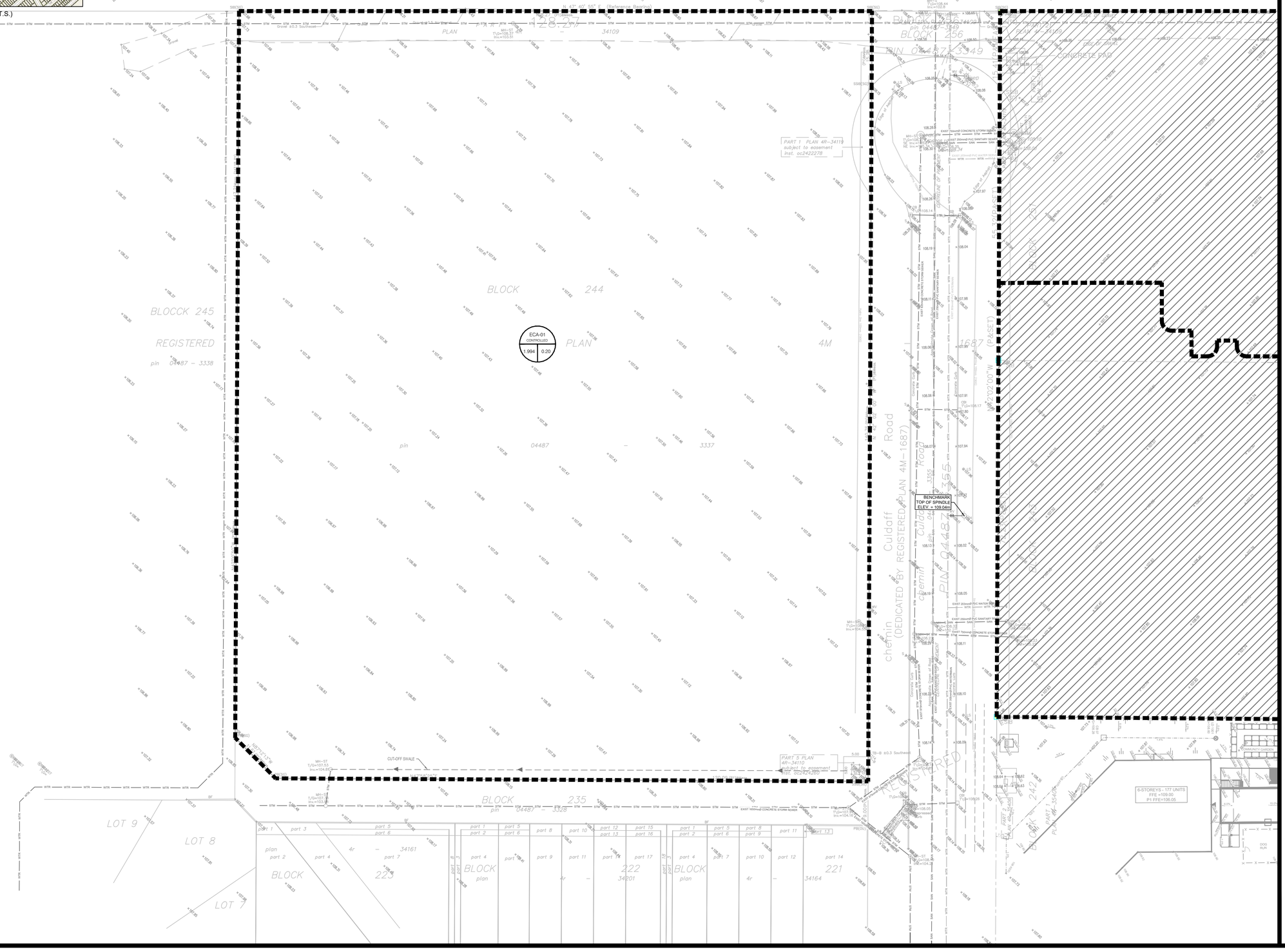
PROJECT NO.
240720

C601B

D07-12-26-0085



KEY PLAN (N.T.S.)



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5m 0 10 20m

SCALE: 1:400

No.	REVISIONS	BY	DATE
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01	ISSUED FOR APPROVAL	M.L.	06 AUG 2026

LICENSED PROFESSIONAL ENGINEER
M. BASNET
100501996
2026/10/02
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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www.lrl.ca I (613) 842-3434

CLIENT
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2962 CARP ROAD, OTTAWA ON

DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.L.	M.B.

PROJECT
PALLADIUM RESORT DEVELOPMENT
350 CULDAFF ROAD
OTTAWA, ON

DRAWING TITLE
PRE-DEVELOPMENT WATERSHED PLAN

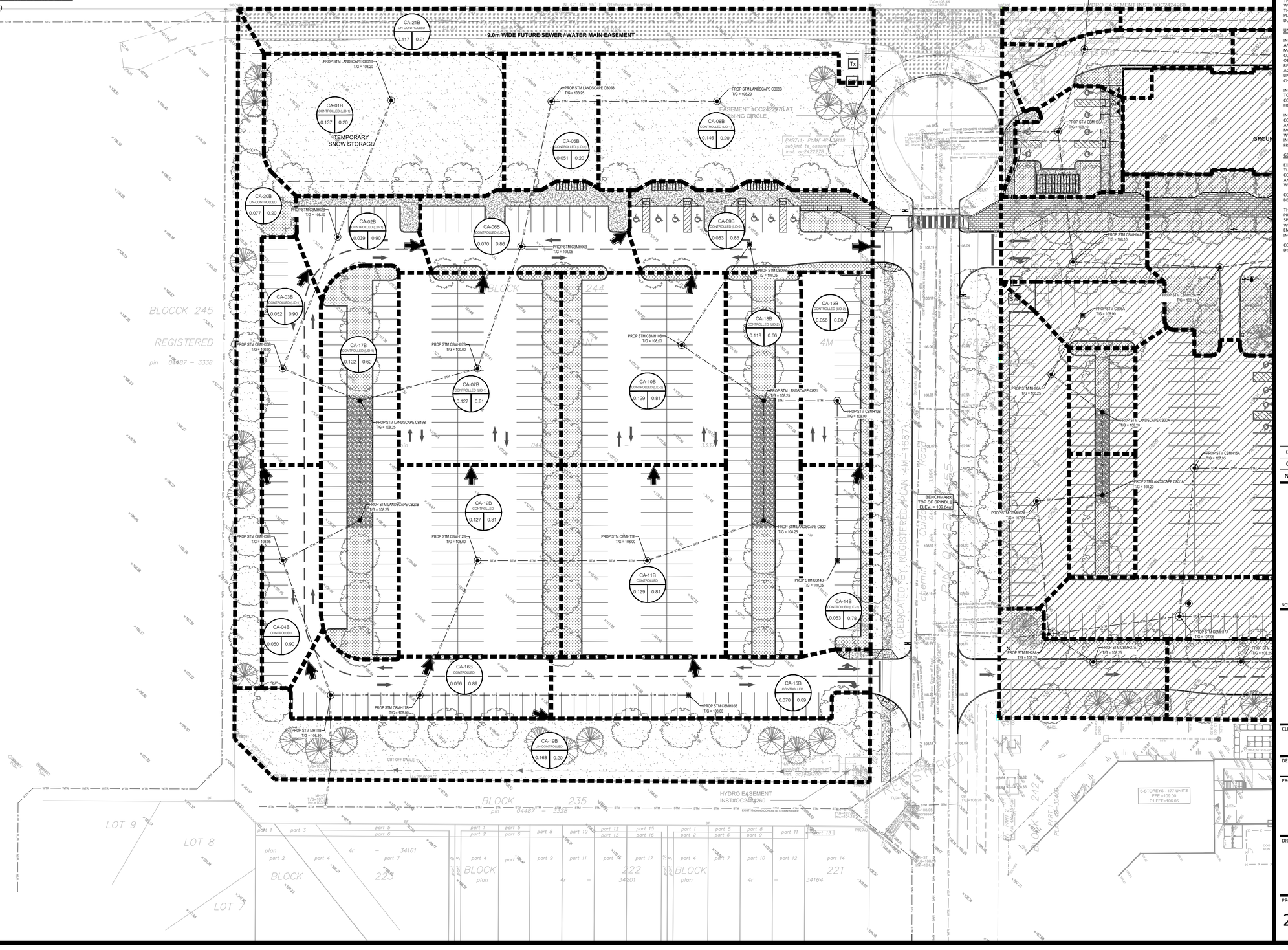
PROJECT NO.
240720

C701B

D07-12-26-0085



KEY PLAN (N.T.S.)



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SCALE: 1:400

No.	REVISIONS	BY	DATE
02	ISSUED FOR APPROVAL	M.L.	02 OCT 2026
01	ISSUED FOR APPROVAL	M.L.	06 AUG 2026

LICENSED PROFESSIONAL ENGINEER
M. BASNET
100501996
2026/10/02
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT
PALLADIUM RESORT DEVELOPMENT LIMITED PARTNERSHIP
2962 CARP ROAD, OTTAWA ON

DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.L.	M.B.

PROJECT
PALLADIUM RESORT DEVELOPMENT
350 CULDAFF ROAD
OTTAWA, ON

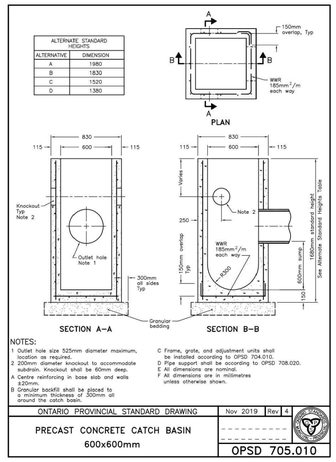
DRAWING TITLE
POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO.
240720

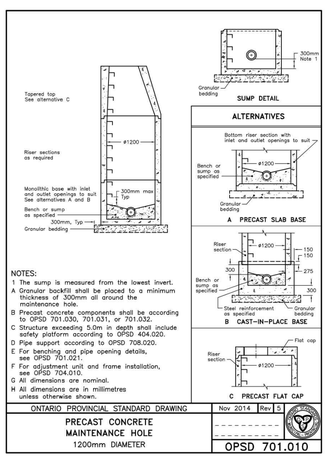
C702B

D07-12-26-0085

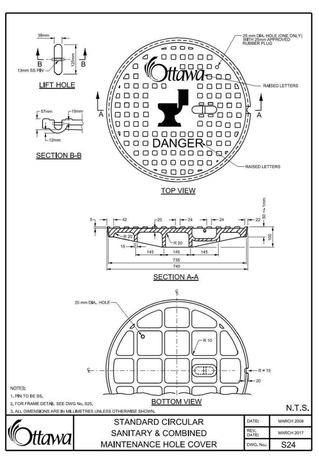
19492



ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev	4
PRECAST CONCRETE CATCH BASIN 600x600mm			
	OPSD 705.010		

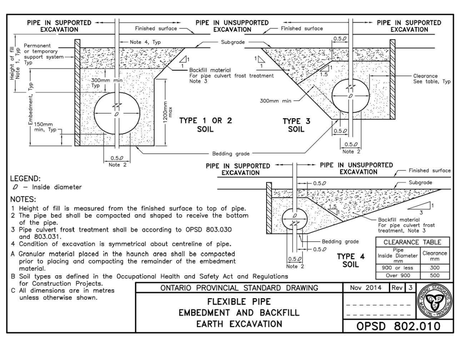


ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev	5
PRECAST CONCRETE MAINTENANCE HOLE 1200mm DIAMETER			
	OPSD 701.010		

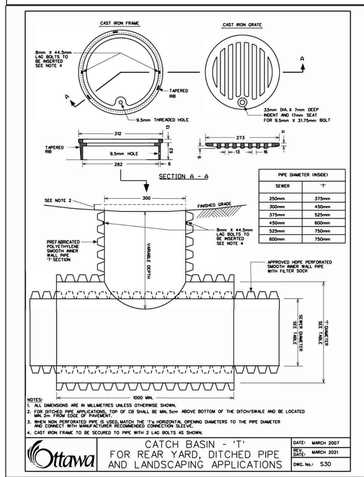


N.T.S.

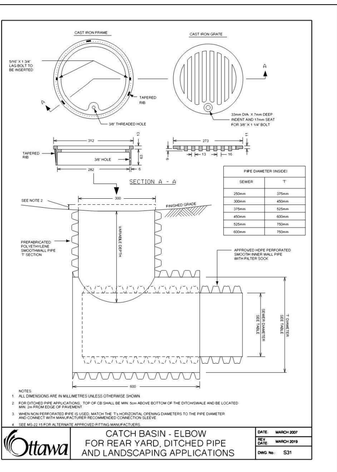
STANDARD CIRCULAR SANITARY & COMBINED MAINTENANCE HOLE COVER	DATE:	MARCH 2008
	REV. DATE:	MARCH 2017
	DWG. No.:	S24



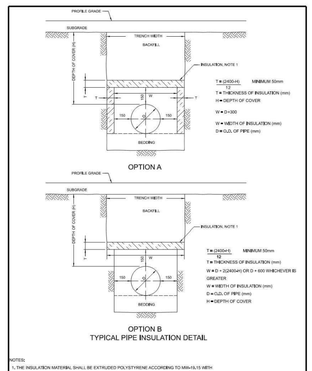
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev	3
FLEXIBLE PIPE EMBEDMENT AND BACKFILL EARTH EXCAVATION			
	OPSD 802.010		



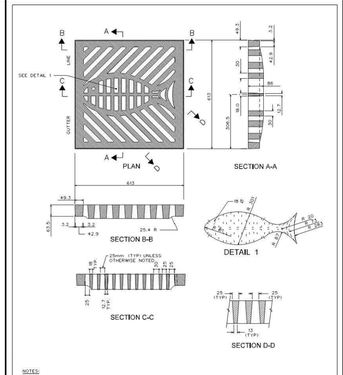
TYPICAL CONCRETE SIDEWALK IN BOULEVARD	DATE:	MAY 2001
	REV. DATE:	MARCH 2016
	DWG. No.:	SC4



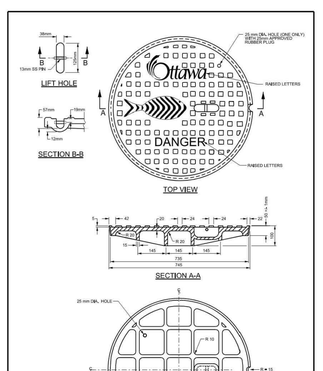
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2012	Rev	2
CONCRETE BARRIER CURB			
	OPSD 600.110		



INSULATION FOR SHALLOW SEWERS	DATE:	MARCH 2021
	REV. DATE:	
	DWG No.:	S35



HEAVY DUTY "FISH" TYPE SQUARE CATCH BASIN COVER	DATE:	MARCH 2005
	REV. DATE:	
	DWG. No.:	S19.1

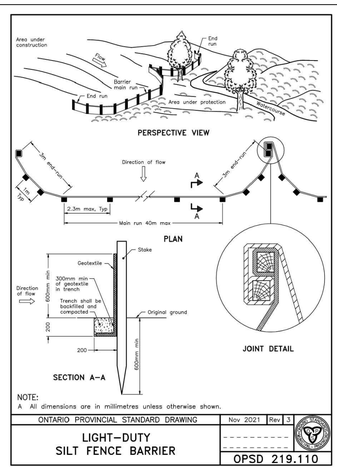


N.T.S.

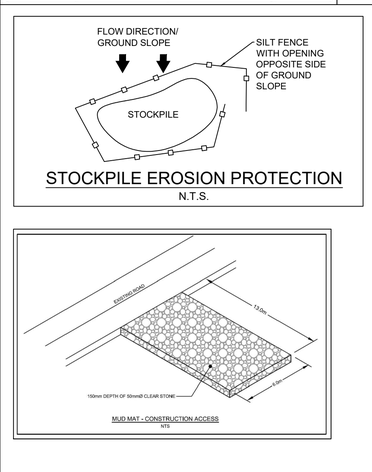
STANDARD CIRCULAR STORM MAINTENANCE HOLE COVER	DATES:	MARCH 2019
	REV. DATES:	MARCH 2017
	DWG. No.:	S24.1

CATCH BASIN - 'T' FOR REAR YARD, DITCHED PIPE AND LANDSCAPING APPLICATIONS	DATE:	MARCH 2007
	REV. DATE:	MARCH 2021
	DWG. No.:	S30

CATCH BASIN - ELBOW FOR REAR YARD, DITCHED PIPE AND LANDSCAPING APPLICATIONS	DATE:	MARCH 2007
	REV. DATE:	MARCH 2019
	DWG No.:	S31

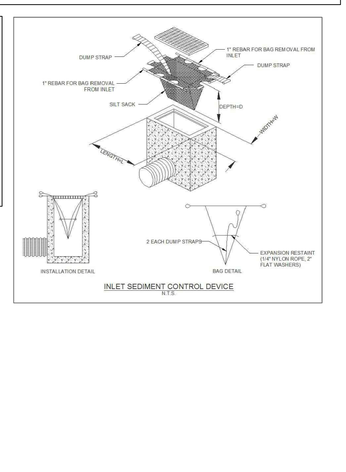


ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2021	Rev	3
LIGHT–DUTY SILT FENCE BARRIER			
	OPSD 219.110		



STOCKPILE EROSION PROTECTION
N.T.S.

MUD MAT - CONSTRUCTION ACCESS
NTS



INLET SEDIMENT CONTROL DEVICE
N.T.S.

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UNAUTHORIZED CHANGES:

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

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO LRL'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF LRL AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRL AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

GENERAL NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

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

No.	REVISIONS	BY	DATE
02	ISSUED FOR APPROVAL	M.L.	02 OCT 2026
01	ISSUED FOR APPROVAL	M.L.	06 AUG 2026

LICENSED PROFESSIONAL ENGINEER M. BASNET 100501996 2026/10/02 PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

LRL
ENGINEERING | INGÉNIERIE
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CLIENT
PALLADIUM RESORT DEVELOPMENT LIMITED PARTNERSHIP
2962 CARP ROAD, OTTAWA ON

DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.L.	M.B.

PROJECT
PALLADIUM RESORT DEVELOPMENT

DRAWING TITLE
CONSTRUCTION DETAIL PLAN

PROJECT NO.
240720

C901

D07-12-26-0085