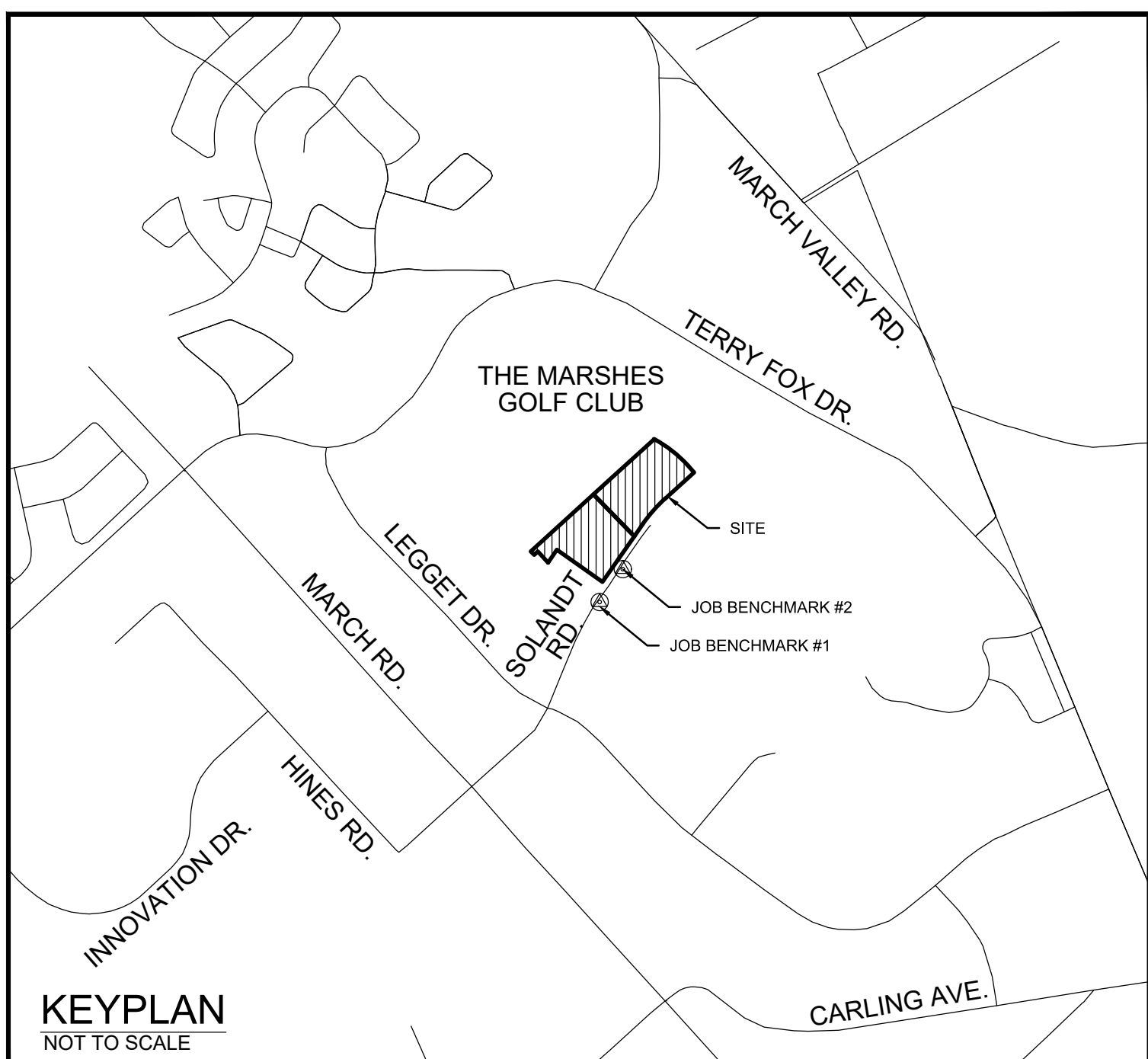


SERENVITA  
2505 & 2707 SOLANDT ROAD  
CITY OF OTTAWA  
GRADING AND SERVICING



INDEX		
124150A-LP	LAYOUT PLAN	REV. 1
124150A-EX	EXISTING CONDITIONS & REMOVALS	REV. 1
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124150A-GR2	GRADING PLAN	REV. 3
124150A-GP1	GENERAL PLAN OF SERVICES	REV. 2
124150A-GP2	GENERAL PLAN OF SERVICES	REV. 2
124150A-PW1	PLAN AND PROFILE WATERMAIN LOOPING (STA. 100+000 TO 100+175)	REV. 1
124150A-PW2	PLAN AND PROFILE WATERMAIN LOOPING (STA. 100+175 TO 100+577)	REV. 1
124150A-ND1	NOTES AND DETAILS (GENERAL NOTES & SERVICING)	REV. 1
124150A-ND2	NOTES AND DETAILS (GENERAL NOTES & SERVICING)	REV. 1
124150A-ND3	NOTES AND DETAILS (SOLANDT ROAD DETAILS)	REV. 1
124150A-ND4	NOTES AND DETAILS (EASEMENT SECTIONS)	REV. 1
124150A-ESC	EROSION AND SEDIMENT CONTROL PLAN	REV. 1



**SITE BENCHMARK**  
REFERENCED TO GEODETIC DATUM:  
HORIZONTAL (NAD83-ORIG)  
VERTICAL (CGVD-28-78)  
PROJECTION (ZONE 9 - MTM)

JOB BENCHMARK #1  
TOP OF SPINDLE ON FIRE HYDRANT  
N: 5023108.620  
E: 350766.1500  
ELEV: 78.52

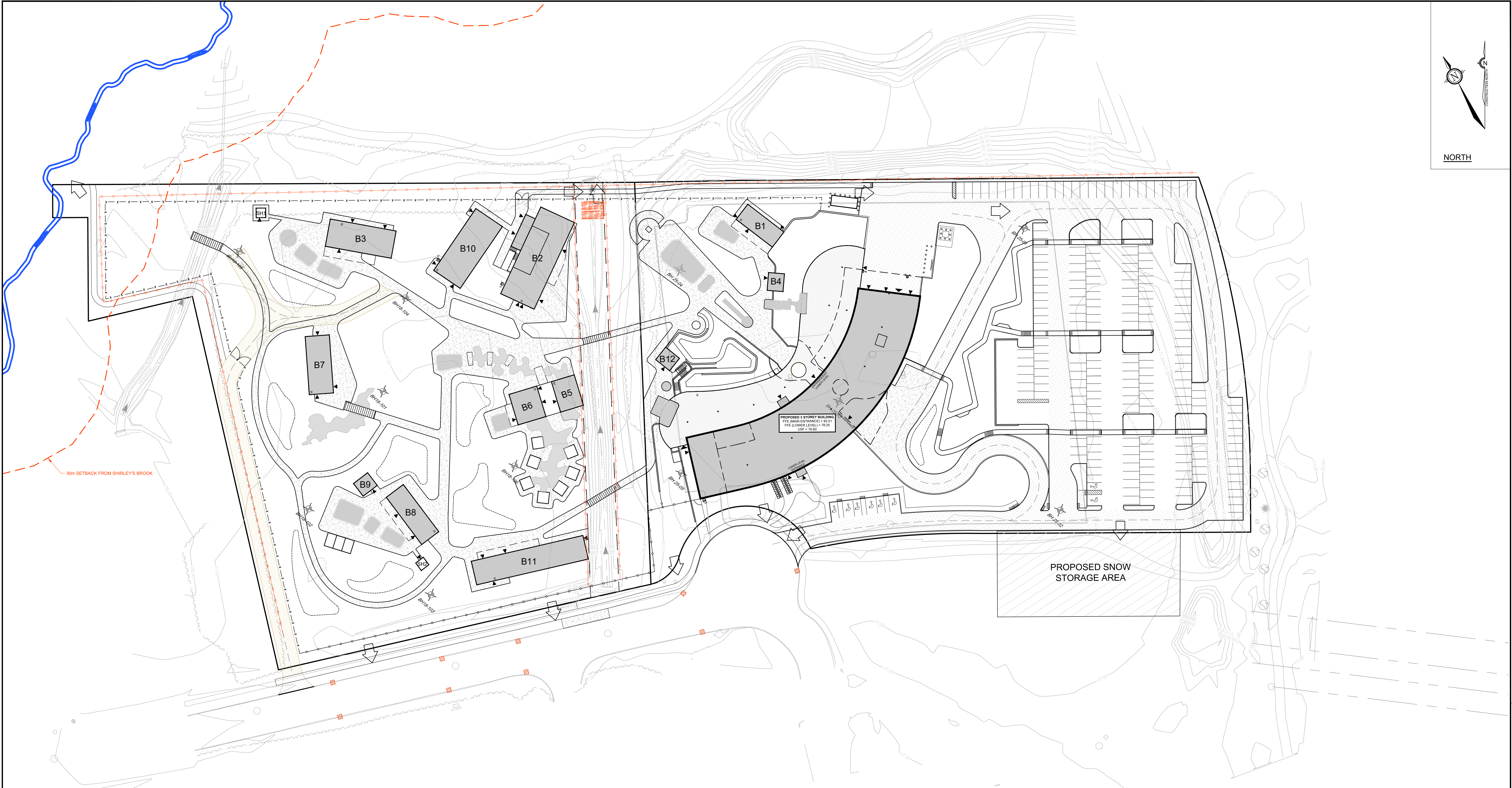
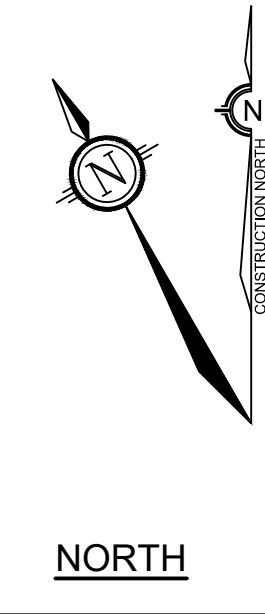
JOB BENCHMARK #2  
TOP OF SPINDLE ON FIRE HYDRANT  
N: 5023180.196  
E: 350816.2360  
ELEV: 77.93

**SOURCE REFERENCE:**  
**TOPOGRAPHIC INFORMATION:**  
1. NOVATECH TOPOGRAPHIC SURVEY / JULY 9, 2025 / 2505 & 2707 SOLANDT ROAD, OTTAWA, ON K2K 3G5  
2. NOVATECH TOPOGRAPHIC SURVEY / NOVEMBER 13, 2025 / 2505 & 2707 SOLANDT ROAD, OTTAWA, ON K2K 3G5

**LEGAL INFORMATION:**  
1. PART OF BLOCK 29 REGISTERED PLAN 4M-280  
2. 4R-28736 / AINIS, O'SULLIVAN, VOLLEBERG LTD.  
3. 4R-13832 / FAIRHALL MOFFATT & WOODLAND LIMITED  
4. 4R-33388 / FAIRHALL MOFFATT & WOODLAND LIMITED  
5. 4R-16653 / FAIRHALL MOFFATT & WOODLAND LIMITED

PROJECT No. 124150A  
ISSUED FOR REVIEW





EROSION AND SEDIMENT CONTROL RESPONSIBILITIES

	ESC Measure	Symbol	OPSD No.	During Construction		After Construction Prior to Final Acceptance	
				Installation Responsibility	Inspection Responsibility	Inspection/Maintenance Responsibility	Removal Responsibility
Temporary Measures	Light Duty Silt Fence Barrier		219.110	Developer's Contractor	Developer's Contractor	Developer	Developer
	Straw Bale Flow Check Dam		219.180	Developer's Contractor	Developer's Contractor	Developer	Developer
	Temporary Rock Flow Check Dam		219.211	Developer's Contractor	Developer's Contractor	Developer	Developer
	Filter Cloth Under Structures		N/A	Developer's Contractor	Developer's Contractor	Developer	Developer

EROSION AND SEDIMENT CONTROL NOTES

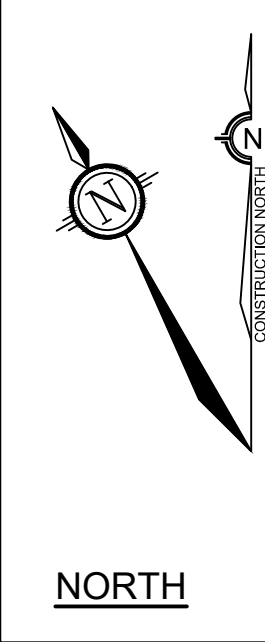
- THE CONTRACTOR AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA AND CONSERVATION AUTHORITY, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL, SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCH BASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
- THE EROSION AND SEDIMENT CONTROL PLANS ARE TO BE READ IN CONJUNCTION WITH THE TREE CONSERVATION REPORT AND ENVIRONMENTAL IMPACT STUDY PREPARED BY MUNCASTER ENVIRONMENTAL PLANNING DATED JANUARY 2020.
- THE CONTRACTOR SHALL REVIEW AND FOLLOW THE "PROTOCOL FOR WILDLIFE PROTECTION DURING CONSTRUCTION" PREPARED BY THE CITY OF OTTAWA (SEPTEMBER 2022).
- THE BIOLOGIST FOR THIS PROJECT IS BERNIE MUNCASTER (613) 748-3753. ANY SPECIES AT RISK SIGHTINGS ARE TO BE IMMEDIATELY REPORTED TO THE PROJECT BIOLOGIST AND THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS.
- DEVELOPMENT SETBACK: NO TREE REMOVAL OR OTHER SITE DISTURBANCES, OTHER THAN A SECURITY FENCE AND A POTENTIAL PERMEABLE PATHWAY IN THE FUTURE, WITHIN 30 METRES OF SHIRLEY'S BROOK. SNOW REMOVAL IS NOT TO BE STORED IN THE WEST PORTION OF THE SITE TO KEEP ANY SNOW PILES AN EXTENDED DISTANCE FROM SHIRLEY'S BROOK.
- THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL THE SITE HAS STABILIZED, AFTER WHICH ANY SUCH MEASURES THAT ARE NOT PERMANENT, AS PER THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE REMOVED IN A MANNER THAT MINIMIZES DISTURBANCE TO THE SITE.
- THE CONTRACTOR IS TO INSPECT ALL EROSION AND SEDIMENT CONTROL DAILY AND IMMEDIATELY AFTER EVERY RAINFALL EVENT AND REPAIR ANY DAMAGED OR NON-FUNCTIONING MEASURES IMMEDIATELY.
- THE EROSION AND SEDIMENT CONTROL PLANS ARE TO BE CONSIDERED A LIVING DOCUMENT WHICH MAY BE MODIFIED IN THE EVENT, THE EROSION AND SEDIMENT CONTROL MEASURES ARE INSUFFICIENT.
- FOR MATERIAL STOCKPILING, MINIMIZE THE AMOUNT OF EXPOSED MATERIALS AT ANY GIVEN TIME; APPLY TEMPORARY SEEDING, TARPS, COMPACTION AND/OR SURFACE ROUGHENING AS REQUIRED TO STABILIZE STOCKPILED MATERIALS THAT WILL NOT BE USED WITHIN 14 DAYS.
- THE SEDIMENT CONTROL MEASURES SHALL ONLY BE REMOVED WHEN, IN THE OPINION OF THE ENGINEER, THE MEASURES ARE NO LONGER REQUIRED. NO CONTROL MEASURES MAY BE PERMANENTLY REMOVED WITHOUT PRIOR AUTHORIZATION FROM THE ENGINEER.
- TO PROTECT BREEDING BIRDS, NO TREE REMOVAL SHOULD OCCUR BETWEEN APRIL 15TH AND AUGUST 15TH, UNLESS A BREEDING BIRD SURVEY CONDUCTED BY A QUALIFIED BIOLOGIST WITHIN FIVE DAYS OF THE WOODY VEGETATION REMOVAL IDENTIFIES NO ACTIVE NESTS IN THE VEGETATION TO BE REMOVED.
- ROADWAYS ARE TO BE SWEEP AS REQUIRED OR AS DIRECTED BY THE ENGINEER AND/OR THE REPRESENTATIVE OF THE CITY OF OTTAWA.

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

1. ISSUED FOR REVIEW			JAN 29/26	LAB
No.	REVISION	DATE	BY	
SCALE		1:500		
DESIGN		CABD	FOR REVIEW ONLY	
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DRAWN		LKC		
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APPROVED		LAB		
NOVATECH			LOCATION CITY OF OTTAWA SERENVITA - 2505 & 2707 SOLANDT ROAD	
Engineers, Planners & Landscapes Architects Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6			DRAWING NAME EROSION AND SEDIMENT CONTROL PLAN	
Telephone (613) 254-9643 Facsimile (613) 254-5867 Website www.novatech-eng.com			PROJECT No. 124150A REV # 1 DRAWING No. 124150A-ESC	



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LEGEND

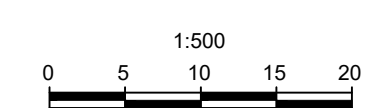
-  BH 25-01 BOREHOLE APPROXIMATE LOCATION  
(GEMTEC, REPORT DATED JANUARY 2028)
-  BH18-101 BOREHOLE APPROXIMATE LOCATION  
(GOLDER, REPORT DATED SEPTEMBER 2019)

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No.	REVISION			DATE	BY

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FOR RE  
PROFESSIONAL ENGINEER  
A. BOWLEY  
00081115  
Jan 29/26  
CE OF ONTARIO

REVIEW ON	
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ONLY

**N**  
Engineers  
Suite 20  
Ottawa  
Telephone  
Facsimile  
Website

**NOVATE**  
Engineers, Planners & Landscapers  
100, 240 Michael Colville Drive  
Toronto, Ontario, Canada  
Tel: (416) 291-1111  
Fax: (416) 291-1112  
www.novate.ca

**TECH**  
ape Architects  
wpland Drive  
K2M 1P6  
(513) 254-9643  
(513) 254-5867  
tech-eng.com

LOCATION  
CITY OF OTTAWA  
SERENVILLE  
DRAWING NAME  
EXISTING  
REMOVAL

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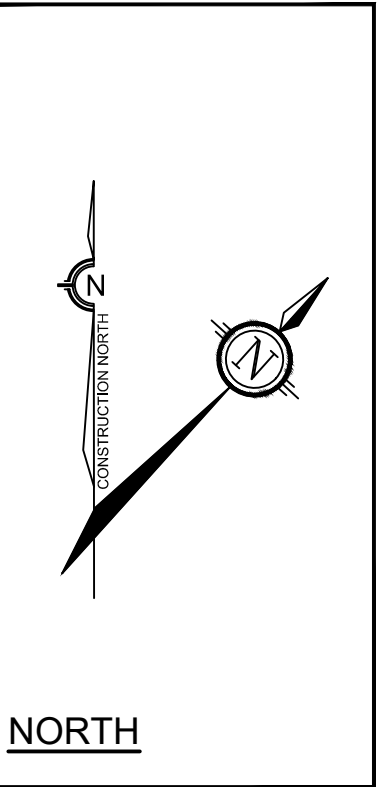
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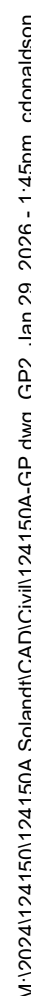
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REV  
REV #  
DRAWING No. 124150A-E

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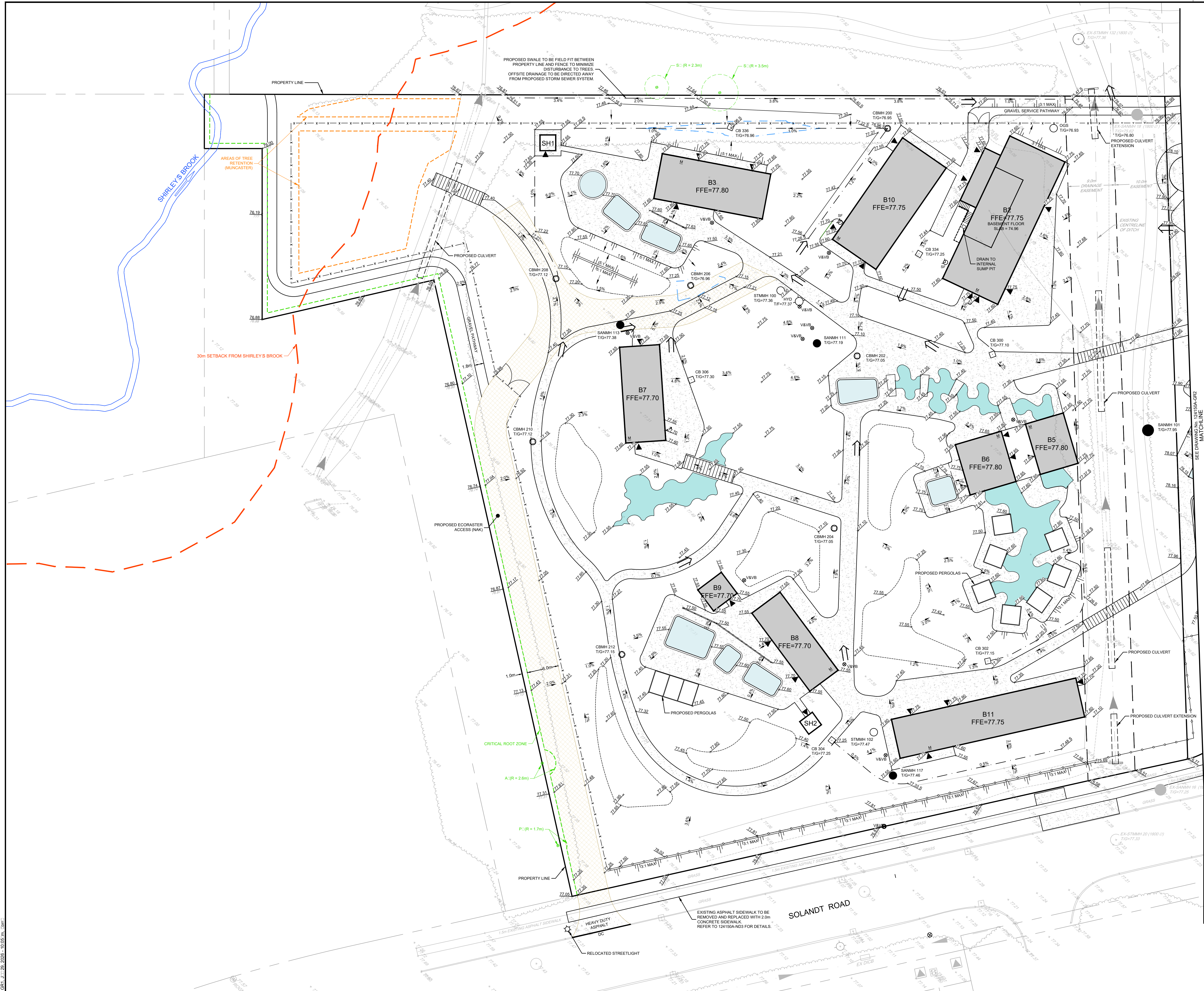
FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER  
L.A. BOWLEY  
100021115  
Jan 29/26  
PROVINCE OF ONTARIO

LOCATION	CITY OF OTTAWA
SERENVITA - 2505 & 2707 SOLANDT ROAD	
DRAWING NAME	GENERAL PLAN OF SERVICES

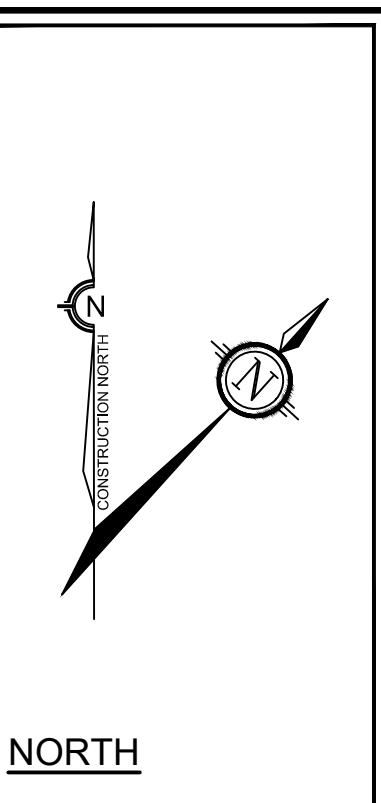
PLAN # #####





LEGEND

- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED TOP OF WALL ELEVATION
- PROPOSED BOTTOM OF WALL ELEVATION
- PROPOSED LOWER LEVEL ELEVATION
- PROPOSED GRADING DIRECTION AND SLOPE
- FINISHED FLOOR ELEVATION
- PROPOSED TOP OF GRATE ELEVATION
- PROPOSED TOP OF FLANGE ELEVATION
- PROPOSED DITCHES/SWALES
- PROPOSED TERRACING
- PROPOSED BARRIER CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TACTILE WALKING SURFACE INDICATOR (TWSI)
- PROPOSED CHAIN LINK FENCE (NAK)
- PROPOSED SPECIALTY FENCE (NAK)
- DIRECTION OF OVERLAND FLOW
- PROPOSED TRENCH DRAIN
- PROPOSED VALVE LOCATION
- PROPOSED HYDRANT LOCATION
- PROPOSED SIAMASE FIRE HOSE CONNECTION
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED OIL AND GRIT SEPARATOR
- MECHANICAL ROOM
- PROPOSED BOLLARD
- PROPOSED LIGHT
- CRITICAL ROOT ZONE RADIUS (MUNCASTER)
- AREAS OF TREE RETENTION (MUNCASTER)
- 100-YEAR PONDING LIMITS
- 5-YEAR PONDING LIMITS
- APPROXIMATE LIMITS OF GRADING

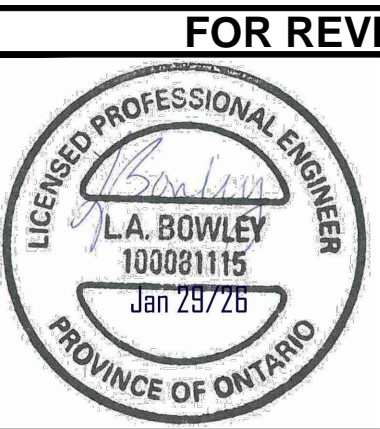


NOTE:  
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No.	REVISION	DATE	BY
3.	ISSUED FOR REVIEW	JAN 29/26	LKC
2.	ISSUED FOR COORDINATION	JAN 23/26	LKC
1.	ISSUED FOR COORDINATION	JAN 7/26	LKC

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DRAWN	LKC
CHECKED	JLS
APPROVED	LAB



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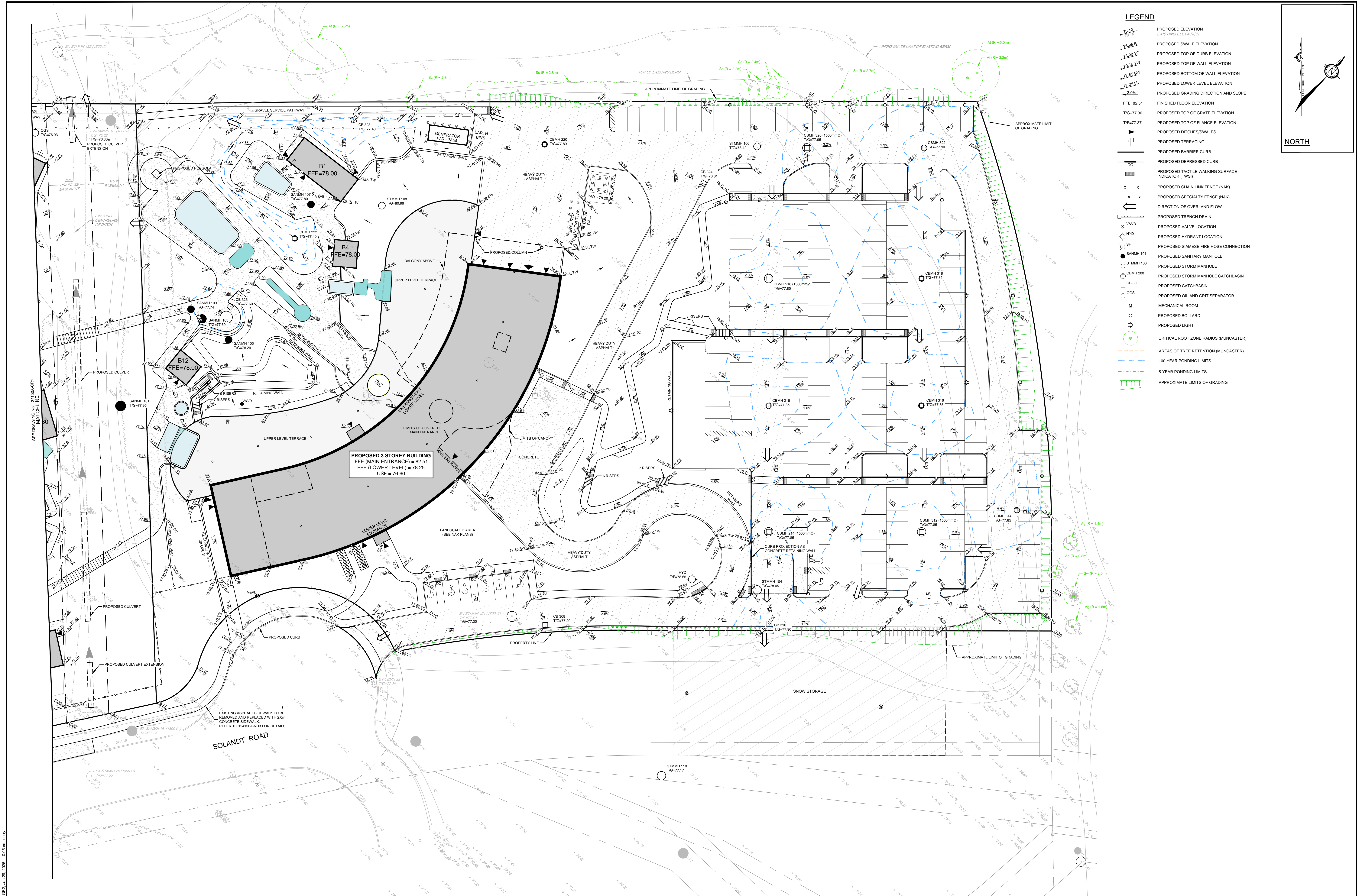
**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone: (613) 254-8643  
Facsimile: (613) 254-5867  
Website: www.novatech-eng.com

LOCATION  
CITY OF OTTAWA  
SERENVITA - 2505 & 2707 SOLANDT ROAD

DRAWING NAME  
GRADING PLAN

PROJECT No.	124150A
REV	REV # 3
DRAWING No.	124150A-GR1





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1.	ISSUED FOR COORDINATION	JAN 7/26	LKC

SCALE

1:300

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DESIGN

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CHECKED

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DRAWN

LKC

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JLS

APPROVED

LAB

FOR REVIEW ONLY

L.A. BOWLEY  
100081115  
Jan 29/26  
PROVINCE OF ONTARIO

LOCATION  
CITY OF OTTAWA  
SERENVITA - 2505 & 2707 SOLANDT ROAD

DRAWING NAME  
GRADING PLAN

PROJECT No.  
124150A

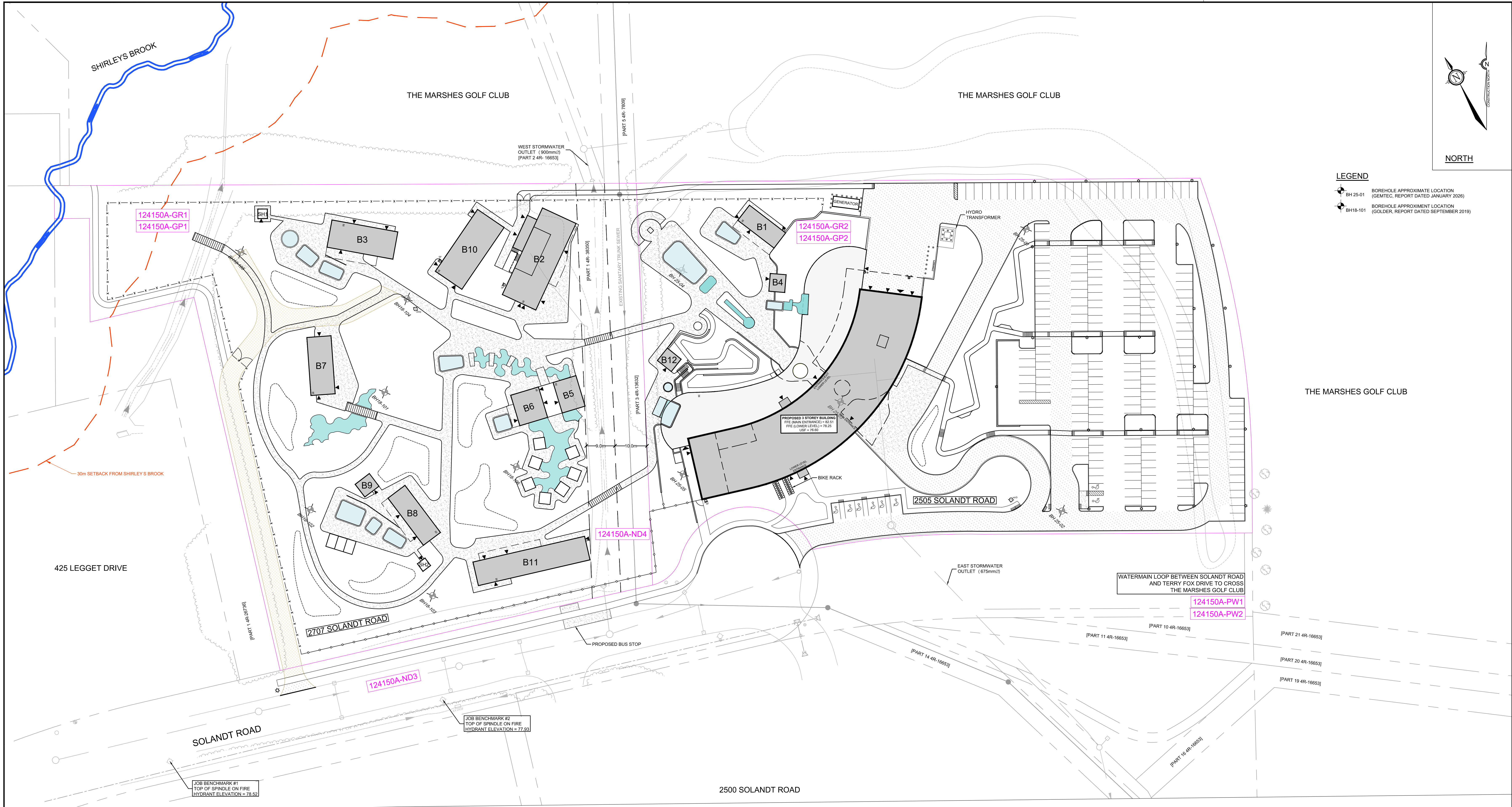
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DRAWING No.  
124150A-GR2

PLAN # #####

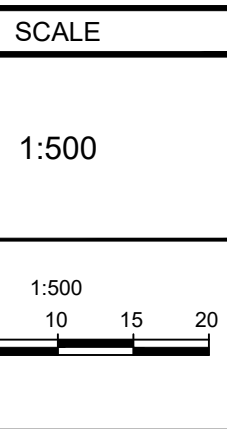
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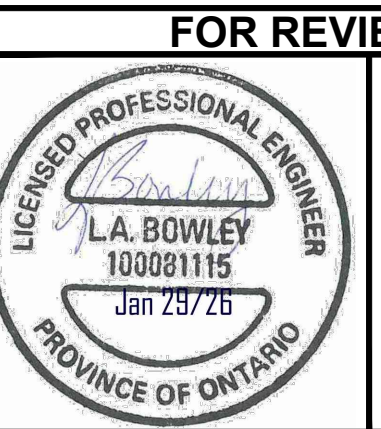


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1.	ISSUED FOR REVIEW	JAN 28/26	TGS



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Website: www.novatech-eng.com

LOCATION CITY OF OTTAWA SERENVITA - 2505 & 2707 SOLANDT ROAD	PROJECT No. 124150A
DRAWING NAME LAYOUT PLAN	REV # 1
DRAWING No. 124150A-LP	

REFER TO NAK DESIGN STRATEGIES FOR LANDSCAPE PLANS

REFER TO SIMMONDS ARCHITECTURE FOR ARCHITECTURE PLANS

SOURCE REFERENCE:  
TOPOGRAPHIC INFORMATION:  
1. NOVATECH TOPOGRAPHIC SURVEY / JULY 9, 2025 / 2505 & 2707 SOLANDT ROAD, OTTAWA, ON K2K 3G5  
2. NOVATECH TOPOGRAPHIC SURVEY / NOVEMBER 13, 2025 / 2505 & 2707 SOLANDT ROAD, OTTAWA, ON K2K 3G5

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3. 4R-19632 / FAIRHALL MOFFATT & WOODLAND LIMITED  
4. 4R-33358 / FAIRHALL MOFFATT & WOODLAND LIMITED  
5. 4R-16653 / FAIRHALL MOFFATT & WOODLAND LIMITED



2. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
3. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
4. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND MISSISSIPPI VALLEY CONSERVATION AUTHORITY BEFORE COMMENCING CONSTRUCTION.
5. BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$ 500,000.00 INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
6. RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
7. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL AS PER THE EXCESS SLOPES MANAGEMENT PLAN. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
8. ALL ELEVATIONS ARE GEODETIC.
9. REFER TO GEOTECHNICAL REPORT (No. 104638-001, DATED JANUARY 19, 2026), PREPARED BY GEMTEC CONSULTING ENGINEERS AND SCIENTISTS LTD. FOR SUBSIDIARY CONDITIONS, CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
10. THE MONITORING WELLS INSTALLED DURING THE DESIGN PHASE SHOULD BE MAINTAINED BY A LICENSED WELL TECHNICIAN. THE WELLS ARE LOCATED ON BH 25-02 AND BH 25-04.
11. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSCAPE AREAS AND DIMENSIONS.
12. REFER TO SERVICING STORMWATER MANAGEMENT REPORT (R-2025-101) PREPARED BY NOVATECH.
13. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
14. PROVIDE LINE/PARKING PAINTING.
15. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TBM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.

1. ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
2. EXPOSED SUBSTRATA IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
3. ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUB-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS PROST COMPATIBLE WITH THE EXISTING SUBSTRATE RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 99% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. THE PAVEMENT LIFTS THAT SHOULD BE COMPACTED TO MAXIMUM 300-MILLIMETER-THICK LIFTS AT AT LEAST 99% OF THE MATERIALS STANDARD PROCTOR MAXIMUM DRY DENSITY USING SUTABLE VIBRATORY COMPACTATION EQUIPMENT.
5. IN AREAS WHERE THE NEW PAVEMENT STRUCTURE WILL ABUT EXISTING PAVEMENTS THE DEPTHS OF THE GRANULAR MATERIALS SHOULD TAPER UP OR DOWN TO THE EXISTING PAVEMENTS. THE MINIMUM DEPTHS OF THE DEPTHS OF THE GRANULAR MATERIALS EXPOSED IN THE EXISTING PAVEMENT.
6. MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
7. MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
8. ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
9. ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SIC-1).
10. REFER TO LANDSCAPE PLAN PREPARED BY KAD DESIGN STRATEGIES FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
11. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRASSES SHOWN ON THIS PLAN.

**LIGHT DUTY**

- 40mm S r 12.5, PG 58-34 (TRAFFIC LEVEL B)
- 40mm S r 12.5, PG 58-34
- 150mm OPSS GRANULAR A
- 300mm OPSS GRANULAR B TYPE II
- 530mm

**HEAVY DUTY (LOADING AREA AND FIRE LANE)**

- 40mm S r 12.5, PG 58-34 (TRAFFIC LEVEL D)
- 60mm S r 19, PG 58-34
- 150mm OPSS GRANULAR A
- 450mm OPSS GRANULAR B TYPE II
- 700mm

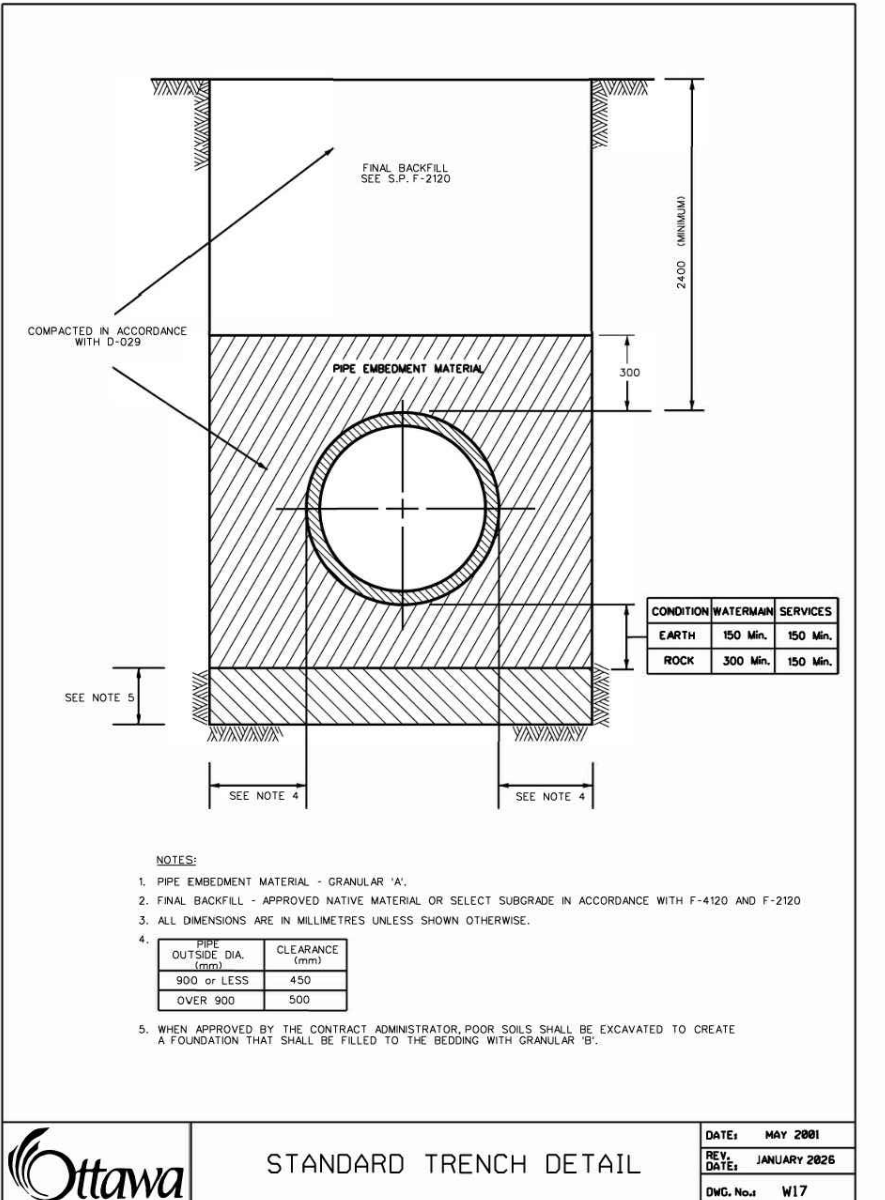
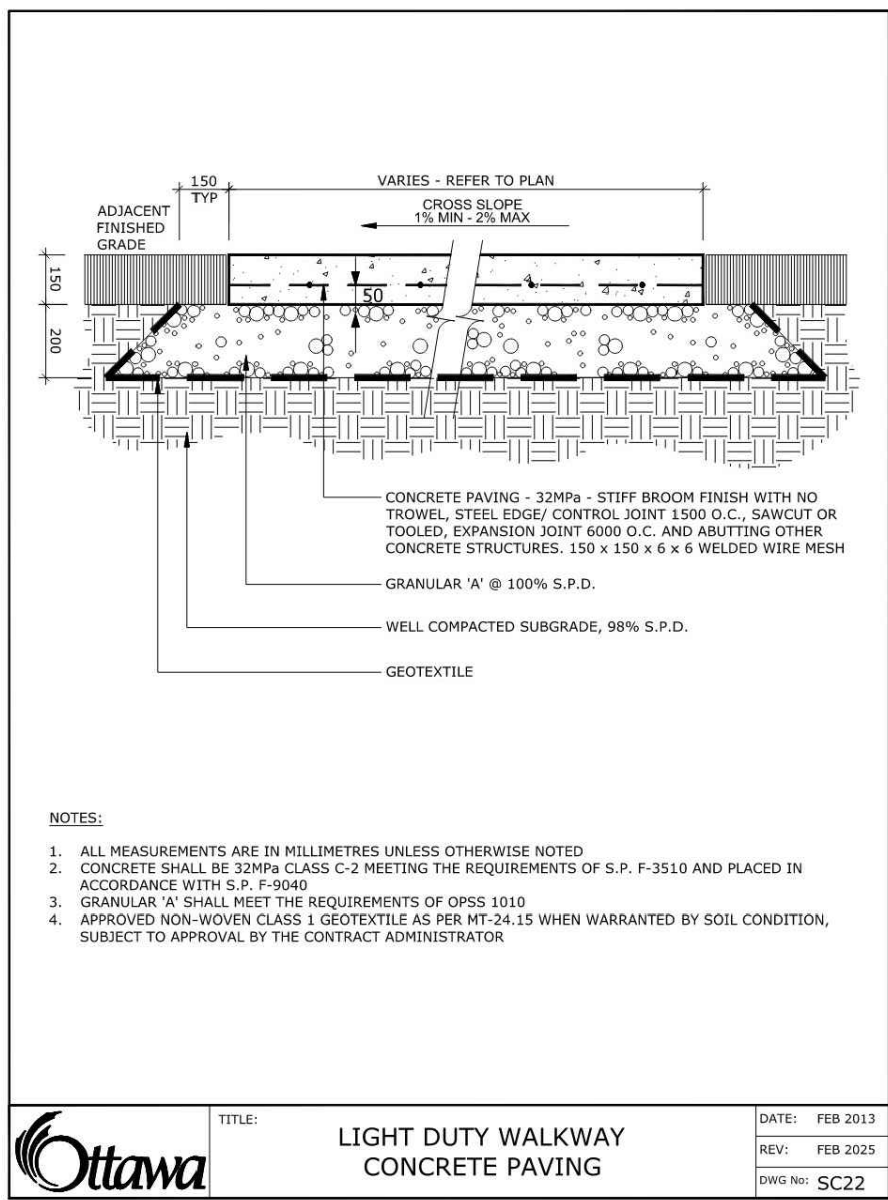
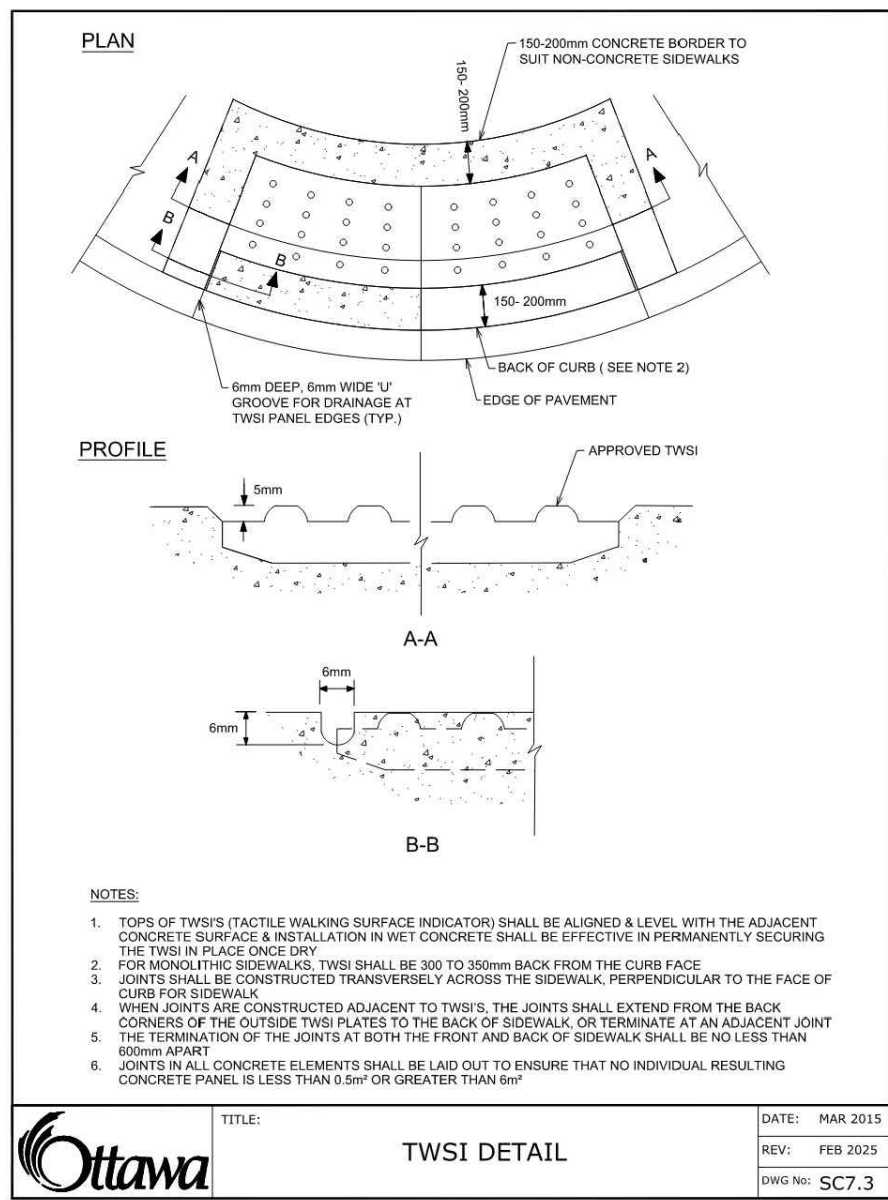
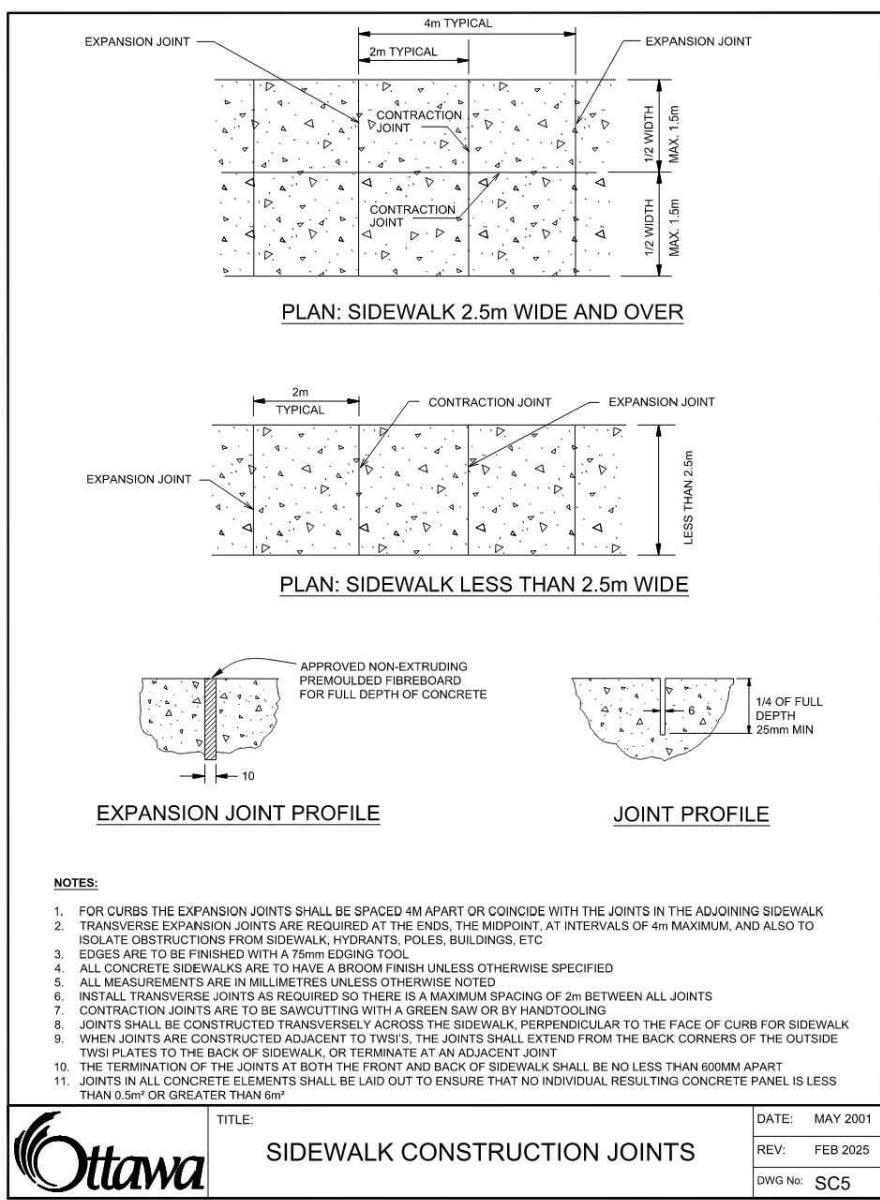
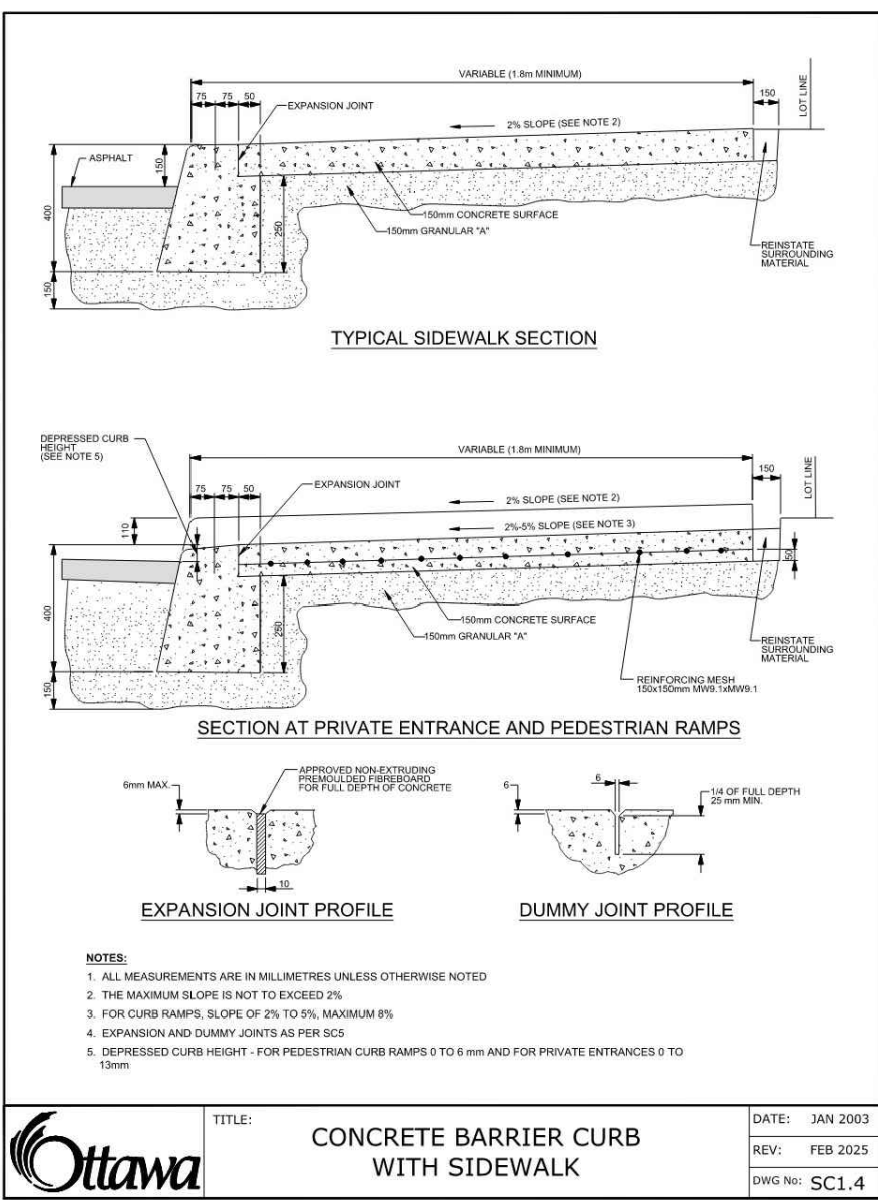
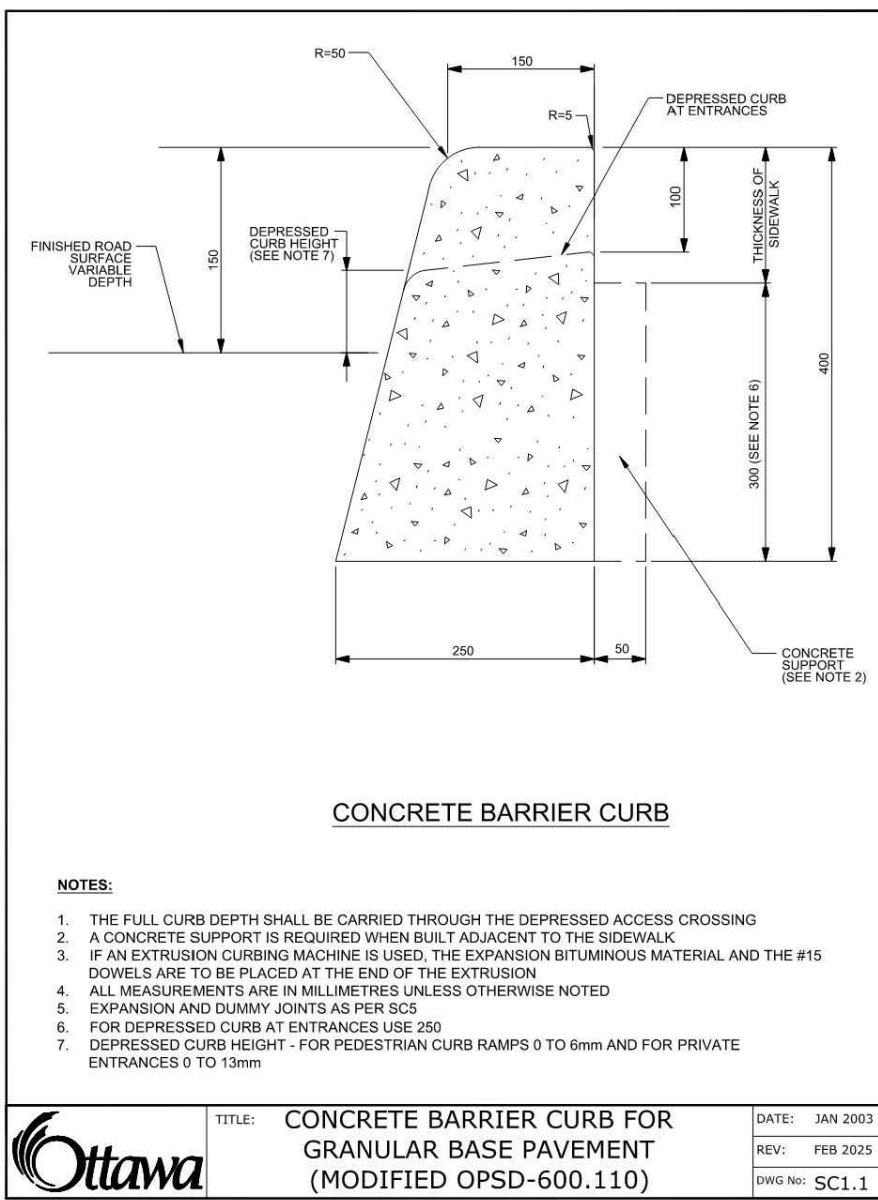
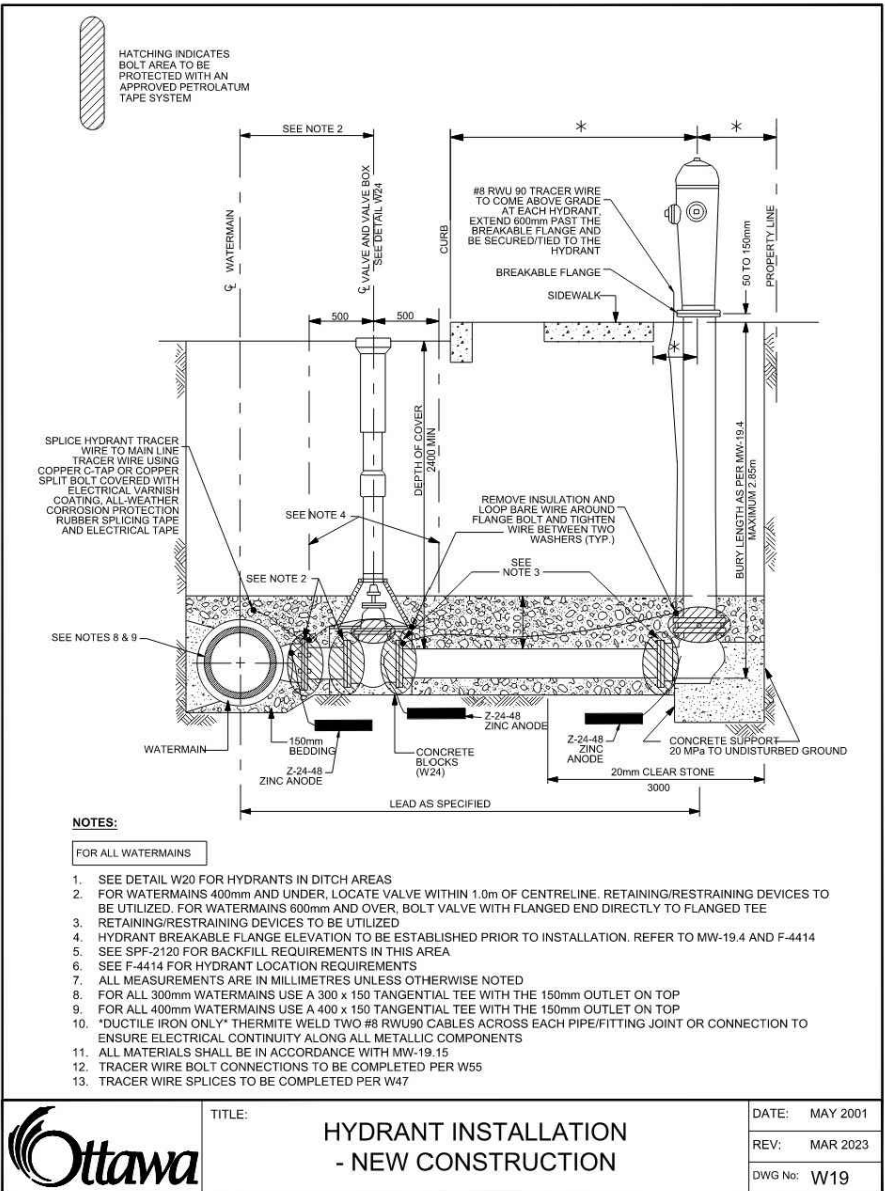
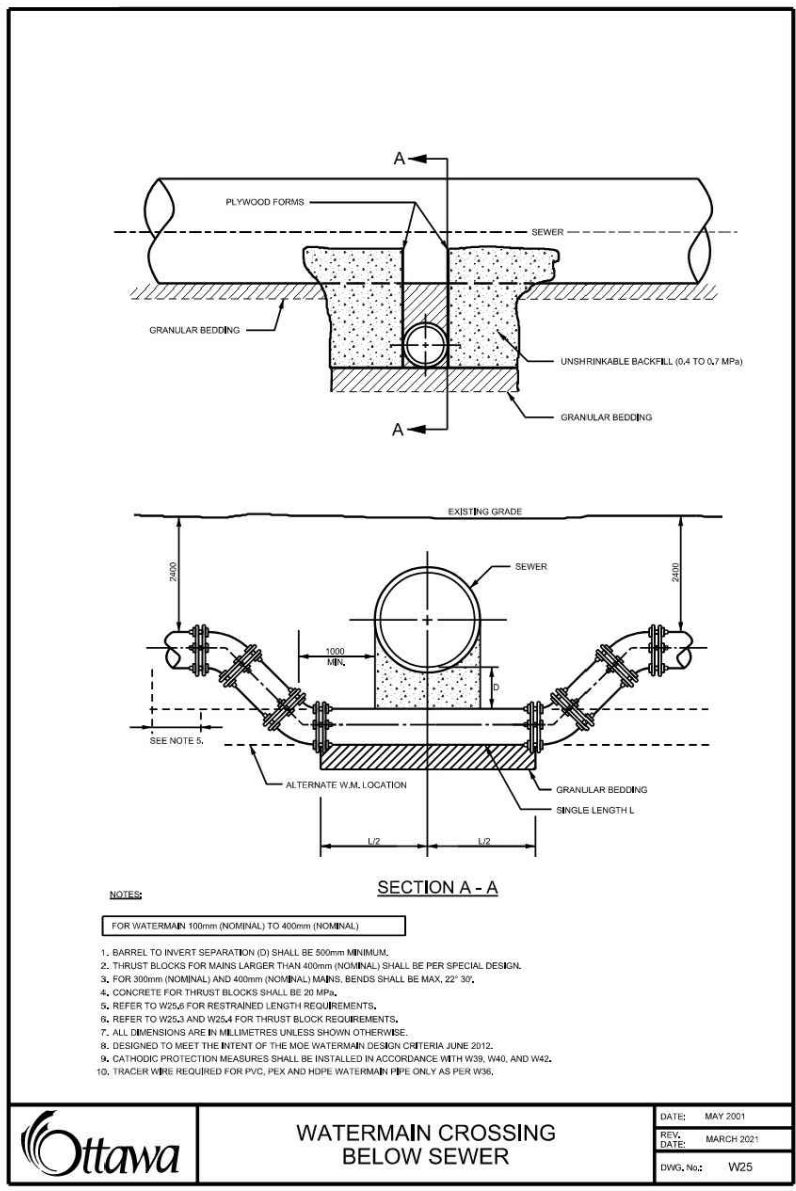
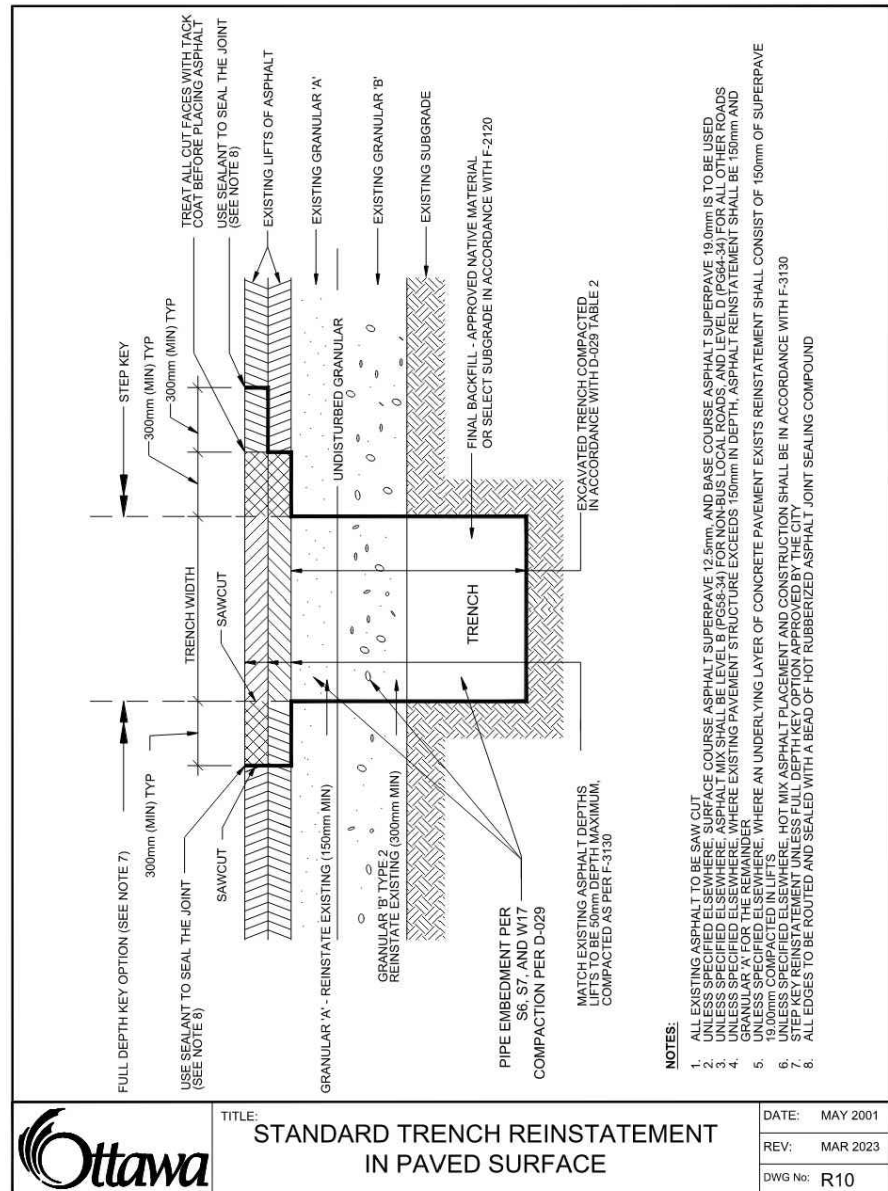
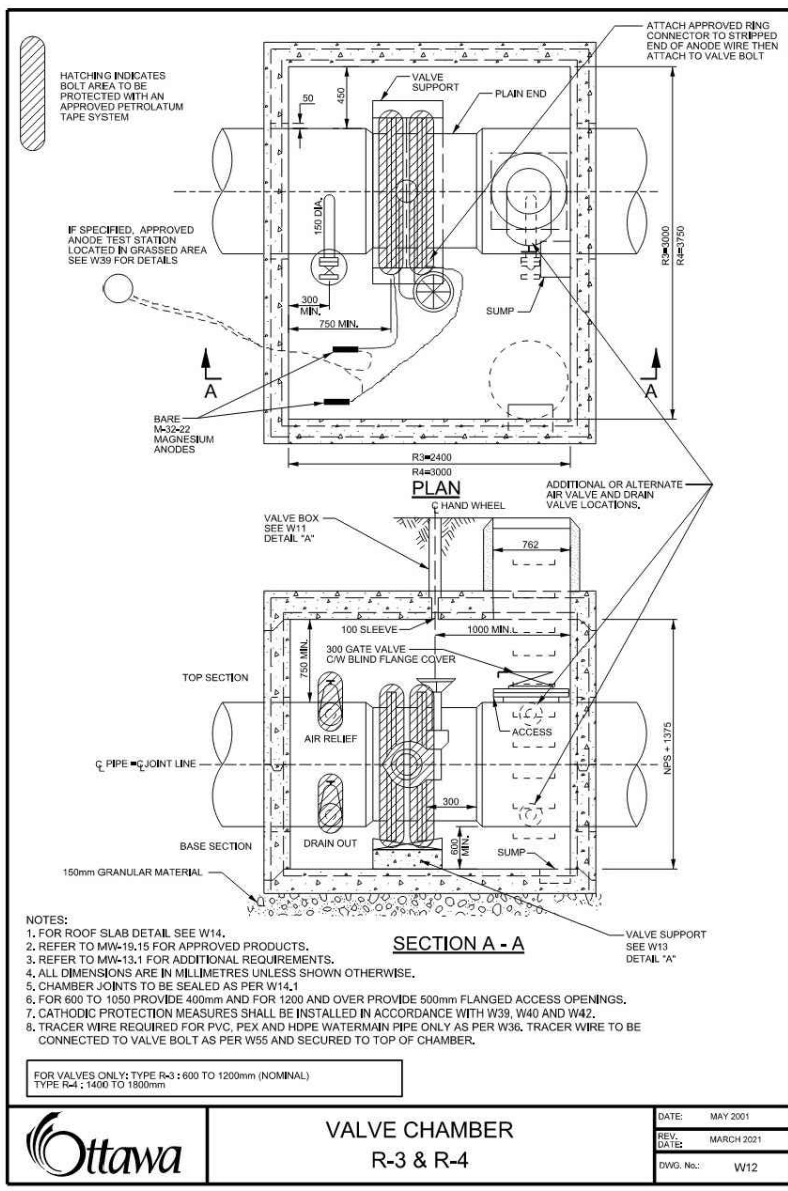
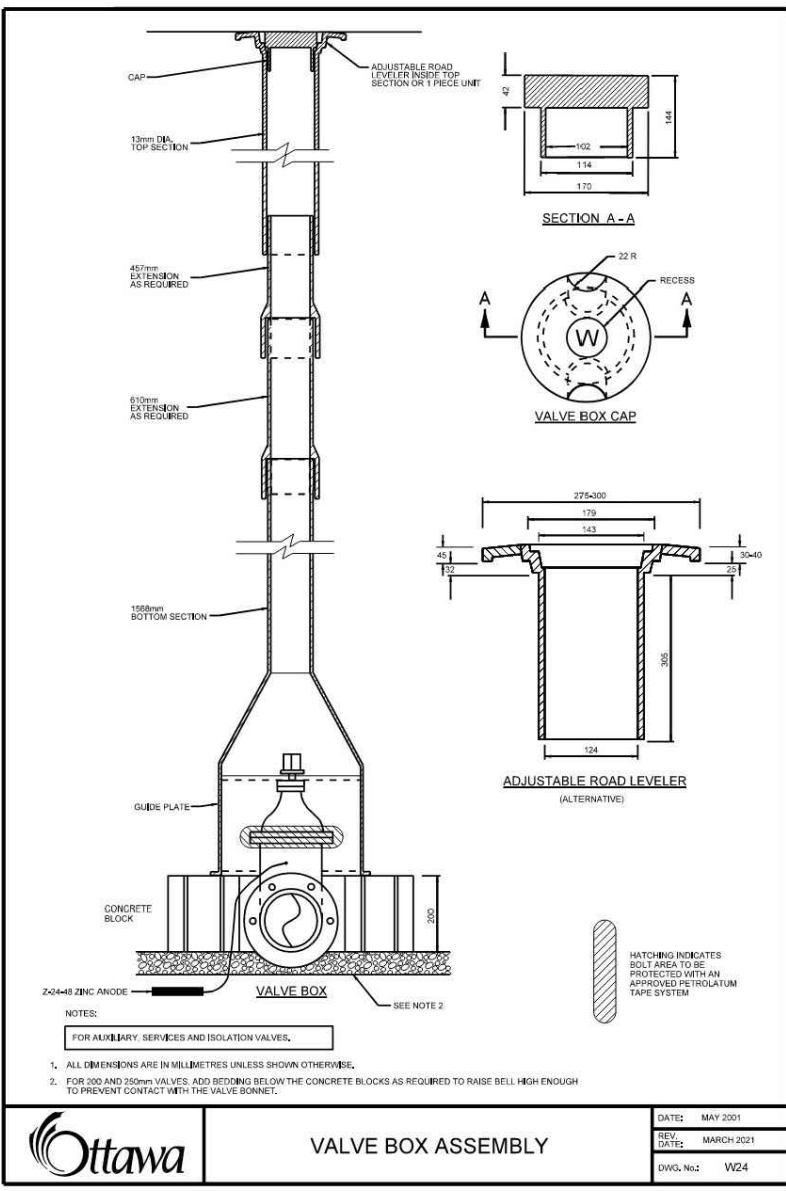
SPECIFICATIONS:		SPC. NO.	REFERENCE
1.	CATCH BASIN (600x600mm)	705.010	OPSD
2.	STORM / SANITARY MANHOLE (1200mmØ)	701.010	OPSD
3.	STORM / SANITARY MANHOLE (1500mmØ)	701.040	OPSD
4.	20" FRAME & COVER	400.020	OPSD
5.	STORM / SANITARY MH FRAME & COVER	401.010	OPSD
6.	SEWER TRENCH - BEDDING (GRANULAR A) COVER (GRANULAR A OR GRANULAR B TYPE I) WITH MAXIMUM PARTICLE SIZE=25mm		
7.	STORM SEWER STAINLESS STEEL CATCH BASIN LEAD SUBDRAIN	PRV DR 35 PVC DR 35 PVC DR 35	OPSD
8.	STORM SEWER CATCH BASINS SHOULD BE SPACED WITH 3 METRE STORM DRAINS EXTENDING IN AT LEAST 2 DIRECTIONS. THE STORM DRAINS SHOULD BE INSTALLED AT SUBGRADE LEVEL.		
9.	INSULATE ALL PIPES (SANISITM) THAT HAVE LESS THAN 1.5m COVER WITH MINIMUM 120mmX120mm H-40 INSULATION. PROVIDE 150mmX150mm BETWEEN PIPE AND INSULATION.		
10.	SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1:50.		
11.	PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 85% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.		
12.	FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N SEAL, P.S. POSITIVE SEAL AND DURASEAL). THE CRITICAL CRADLE FOR THE PIPE CAN BE EXHAUSTED.		
13.	THE OWNER SHALL REQUIRE THAT THE SITE SUPERVISOR/ CONTRACTOR PERFORM FIELD TESTS TO VERIFY THE QUALITY OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPS&S 410.07.16, 410.07.16.50 AND 410.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO VERIFY THE JOINTS AND CONNECTIONS. MANHOLE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.		
14.	STORM MAINTENANCE AND CATCHBASIN MAINTENANCE HOLES ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.		
15.	ALL WEeping LINE CONNECTIONS TO BE MADE TO THE PROPOSED STORM SEWER SYSTEM DOWNSTREAM OF ANY INLET CONTROL DEVICES.		
16.	CONTRACTOR TO TELEVIEW (CCTV) ALL PROPOSED SEWERS, 200mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.		

SPECIFICATIONS:		
ITEM	SPEC. No.	REFERENCE
1. FIREWATER TRENCHING	W17	CITY OF OTTAWA
2. FIRE HYDRANT INSTALLATION	W20	CITY OF OTTAWA
3. THERMAL INSULATION IN SHALLOW TRENCHES	W19	CITY OF OTTAWA
4. WATERMAIN CROSSING BELOW SEWER	W22	CITY OF OTTAWA
5. WATERMAIN	W25	CITY OF OTTAWA
	PVC DR 18	
<p>2. SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS: EXCAVATION, INSTALLATION, OPERATION AND MAINTENANCE OF ALL WATERMANS BY THE CONTRACTOR, CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.</p> <p>3. WATERMAIN SHALL BE MINIMUM 24" DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED.</p> <p>4. PROVIDE MINIMUM 0.25m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS.</p> <p>5. WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0M OF FOUNDATION WALL AND END OF LOT UNLESS OTHERWISE INDICATED.</p>		

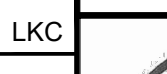
1. REFER TO SITE PLAN PREPARED BY SIMMONDS FOR POST & RING BIKE RACK DETAIL.


1. FOR CAST IN PLACE WALLS REFER TO DRAWINGS PREPARED BY CUNLIFFE & ASSOCIATES.
2. FOR LANDSCAPE WALLS (STONE STRONG) REFER TO DRAWINGS PREPARED BY MCON PRODUCTS INC.

1. REFER TO PLANS PREPARED BY CIMA+.

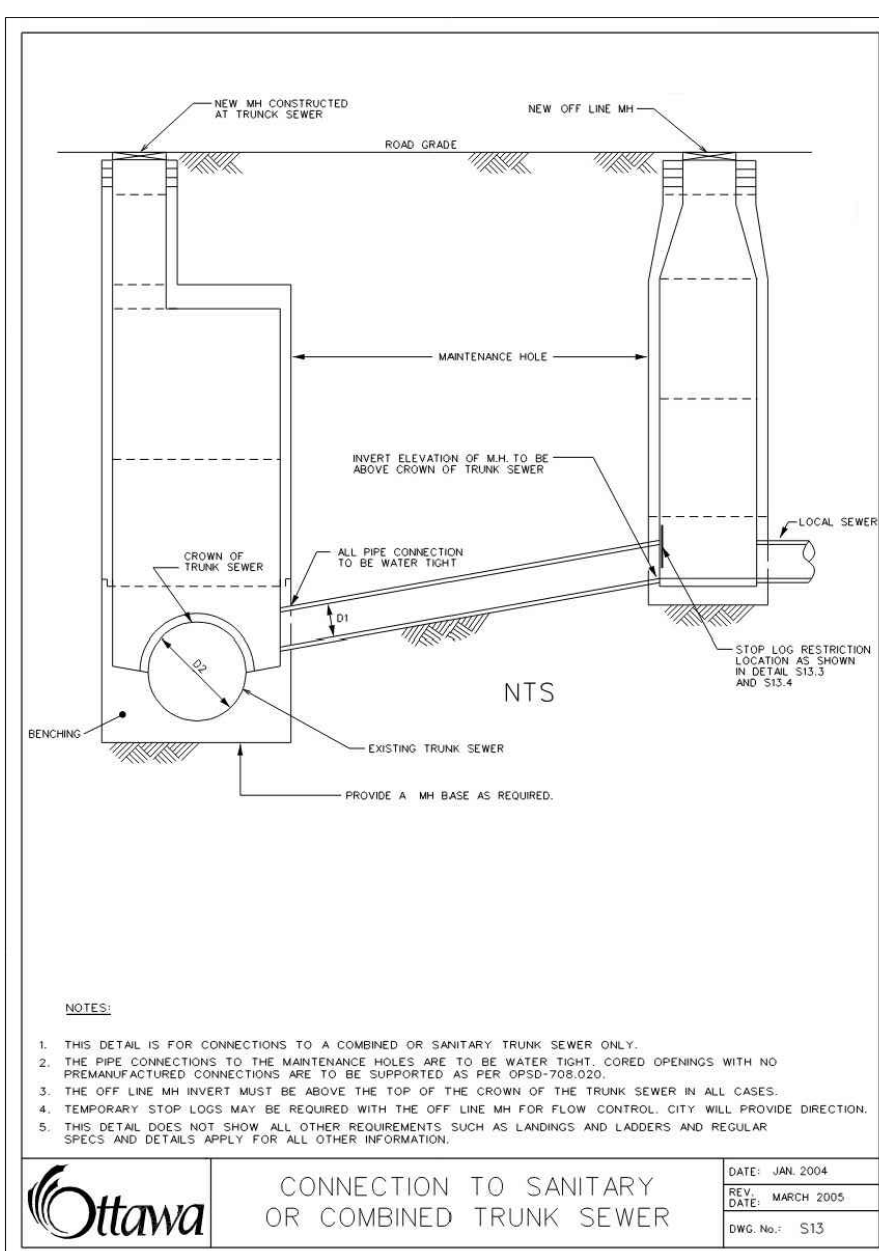
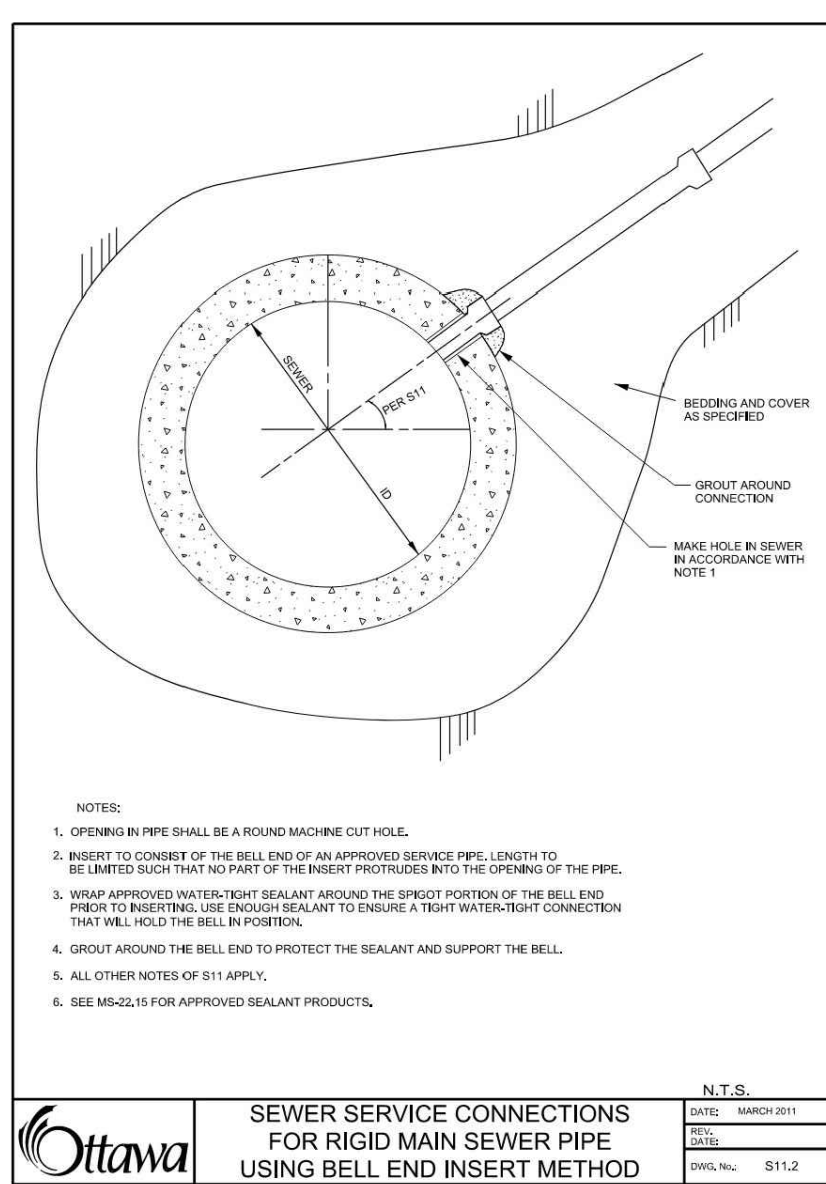
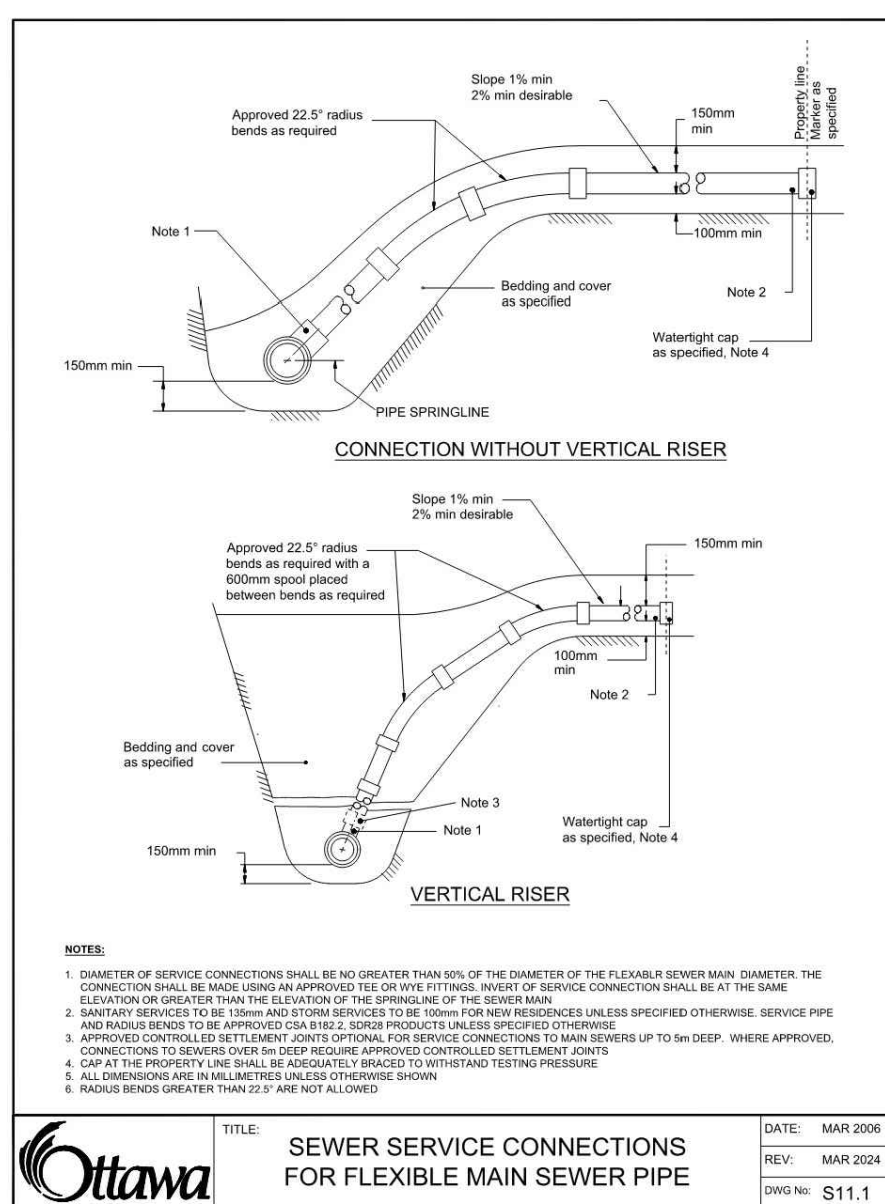
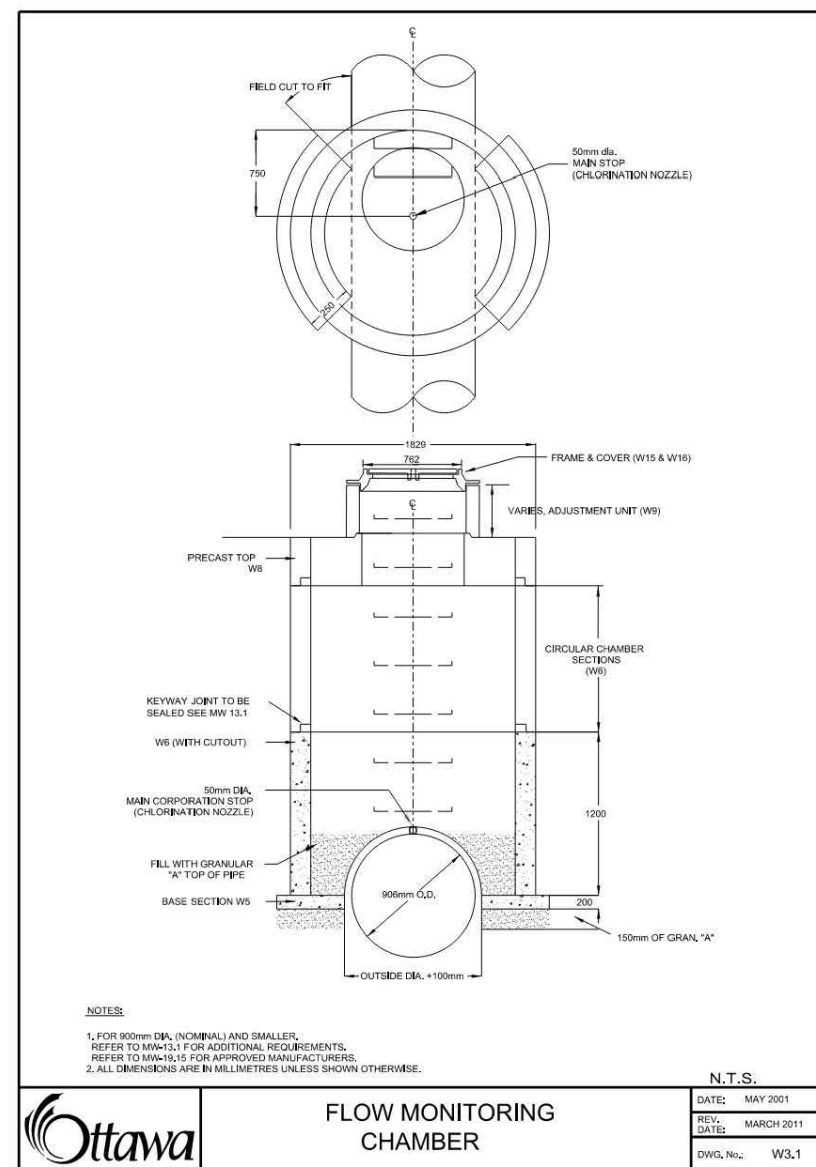
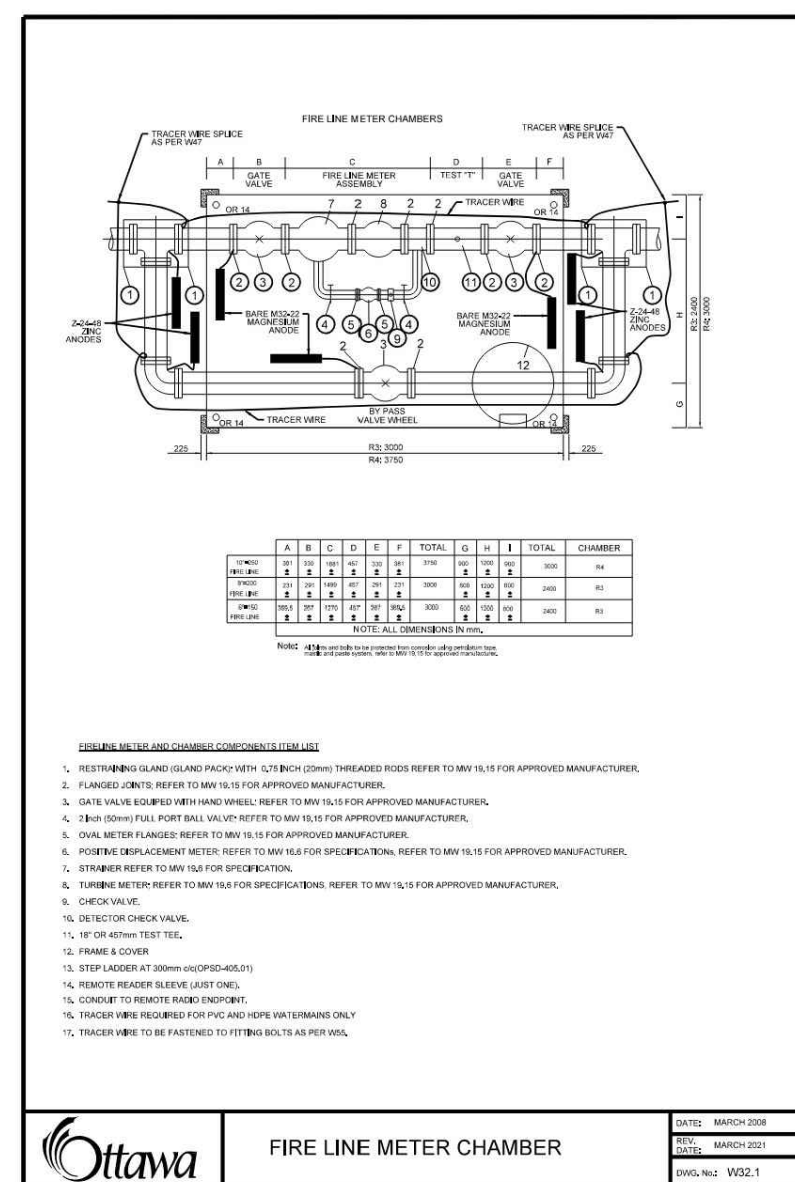
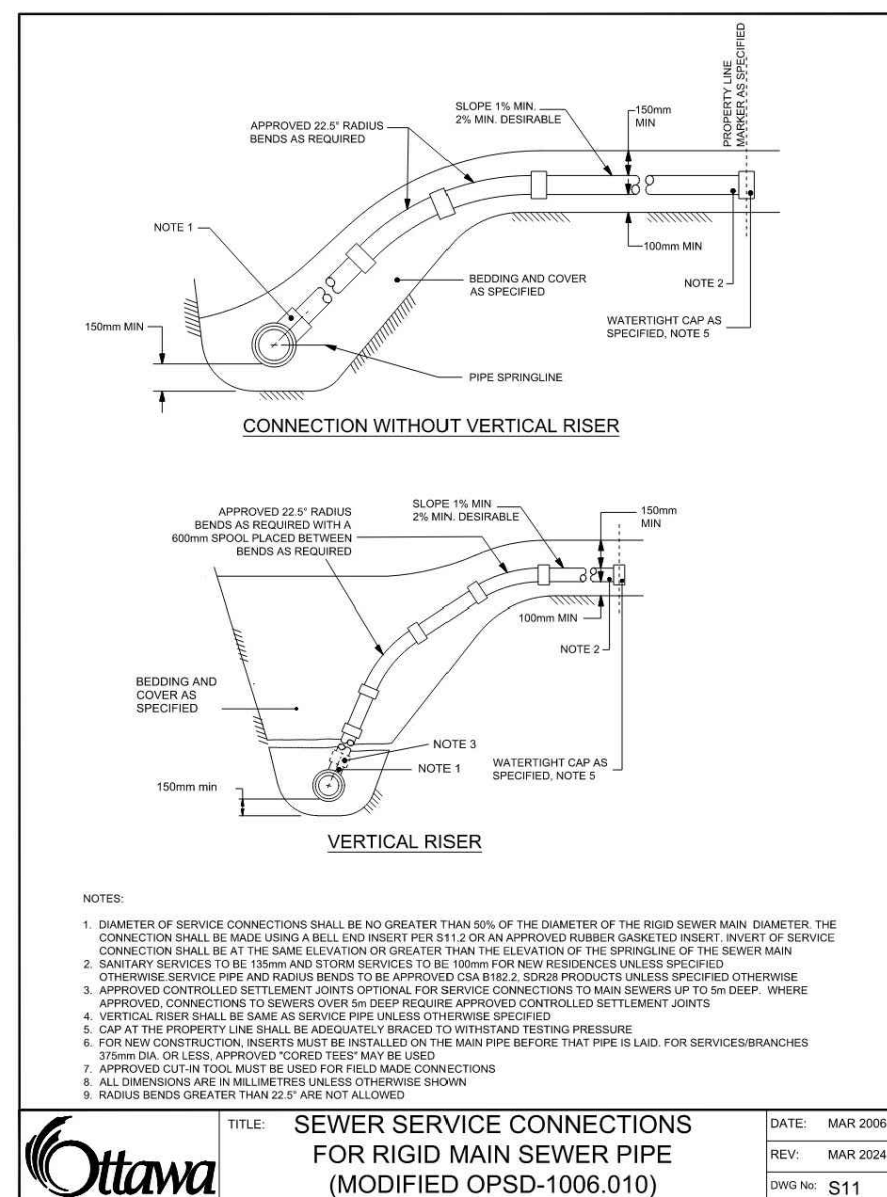
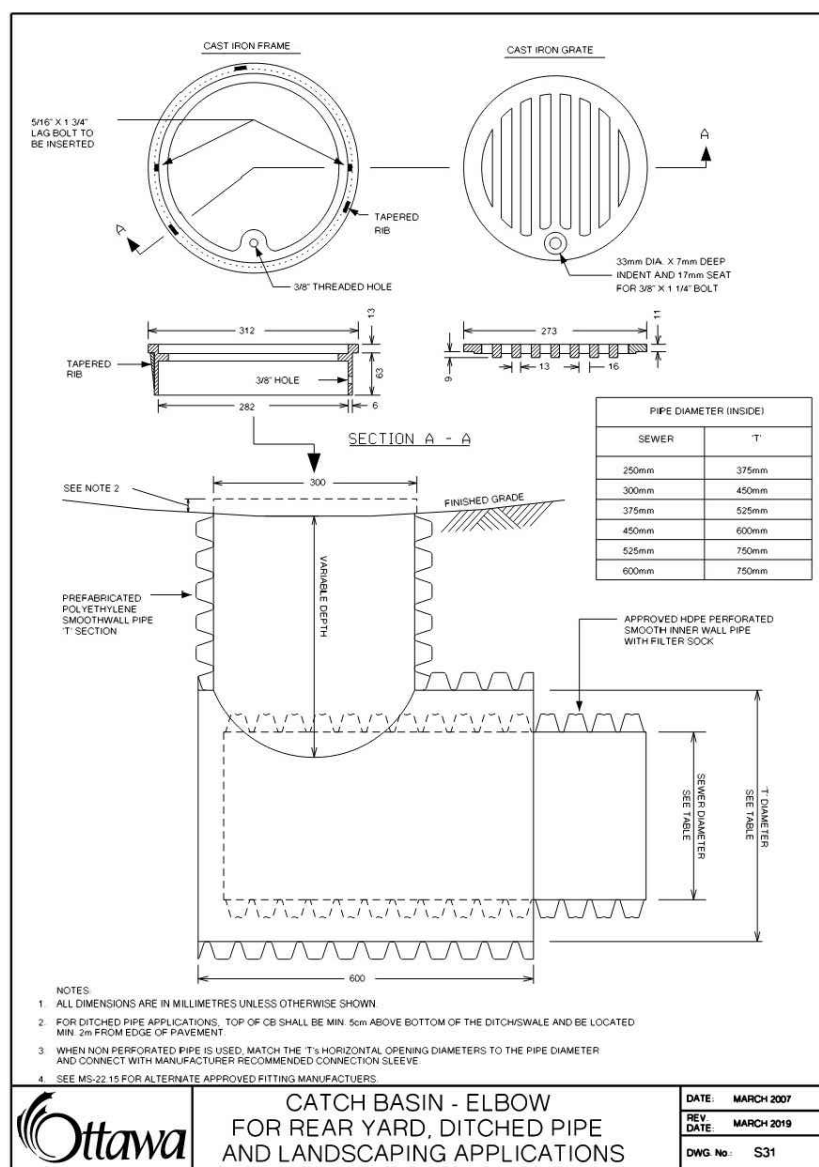
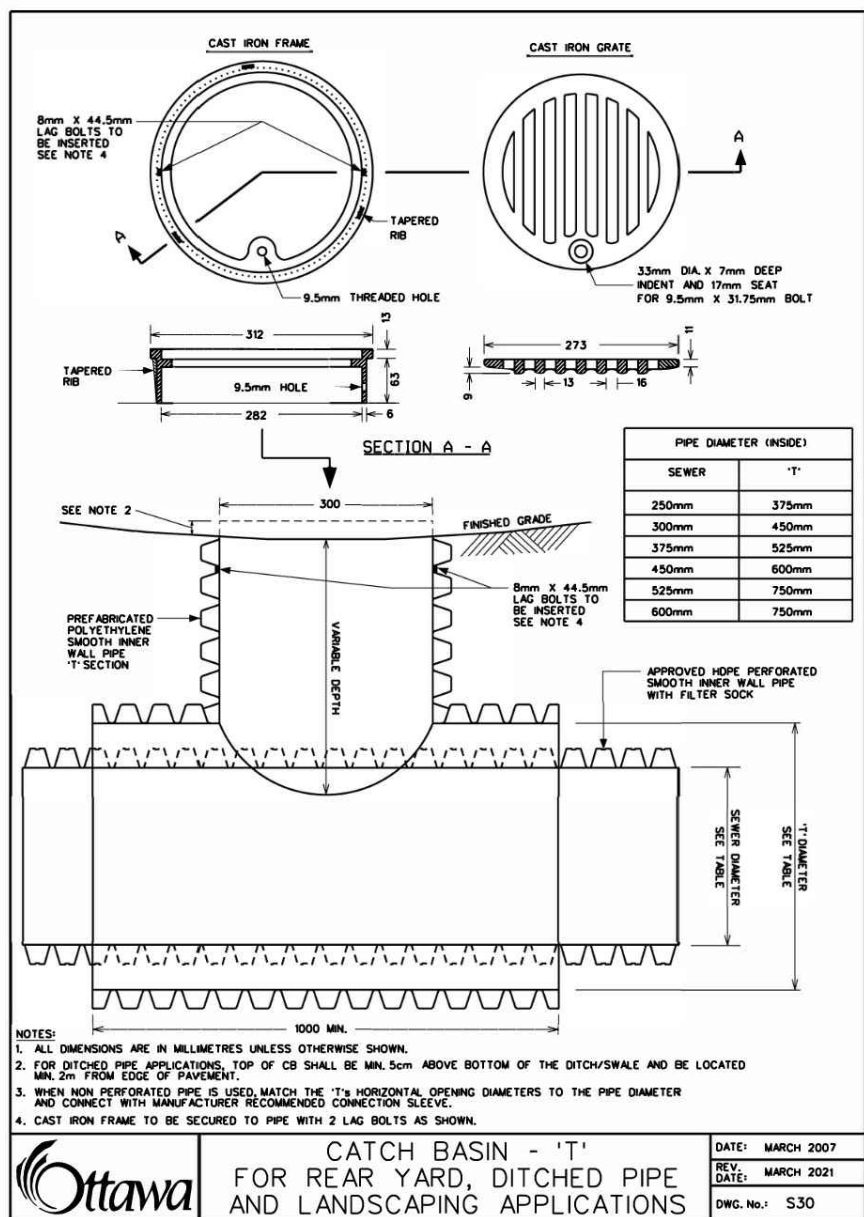
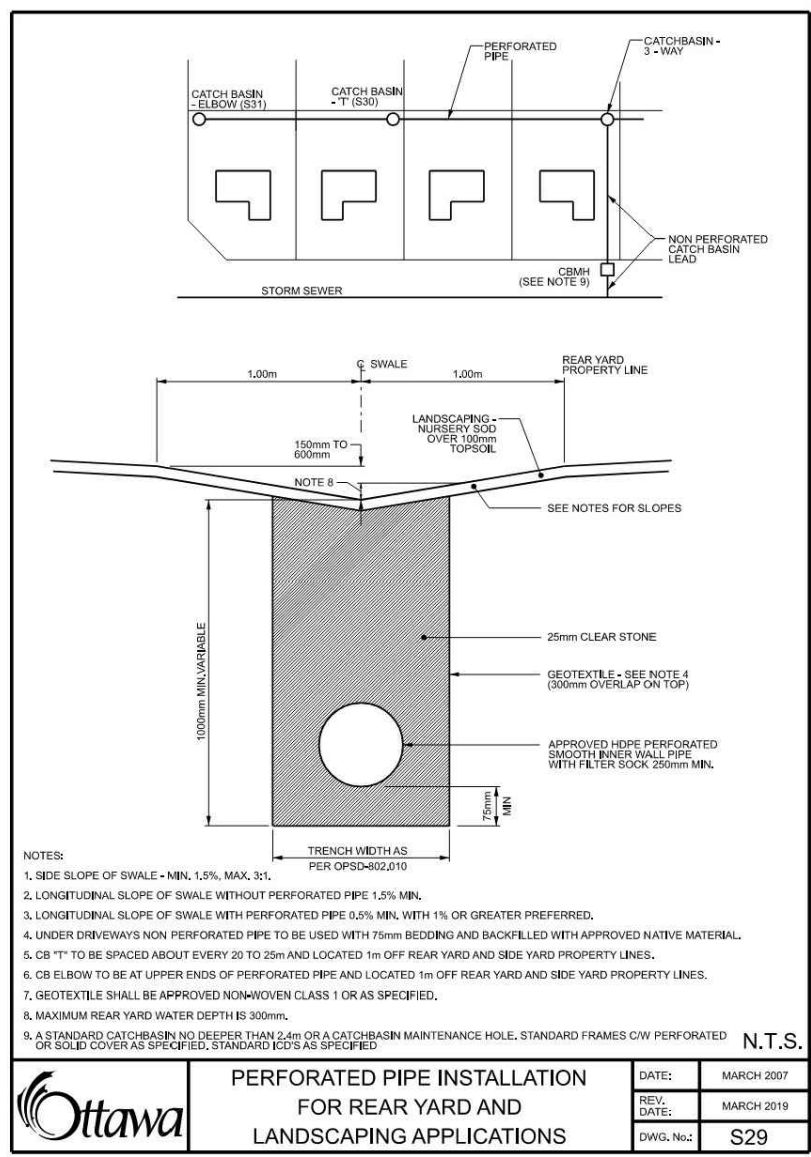


				SCALE	
				AS SHOWN	
1. ISSUED FOR REVIEW				JAN 29/26	LAB
No.	REVISION			DATE	BY

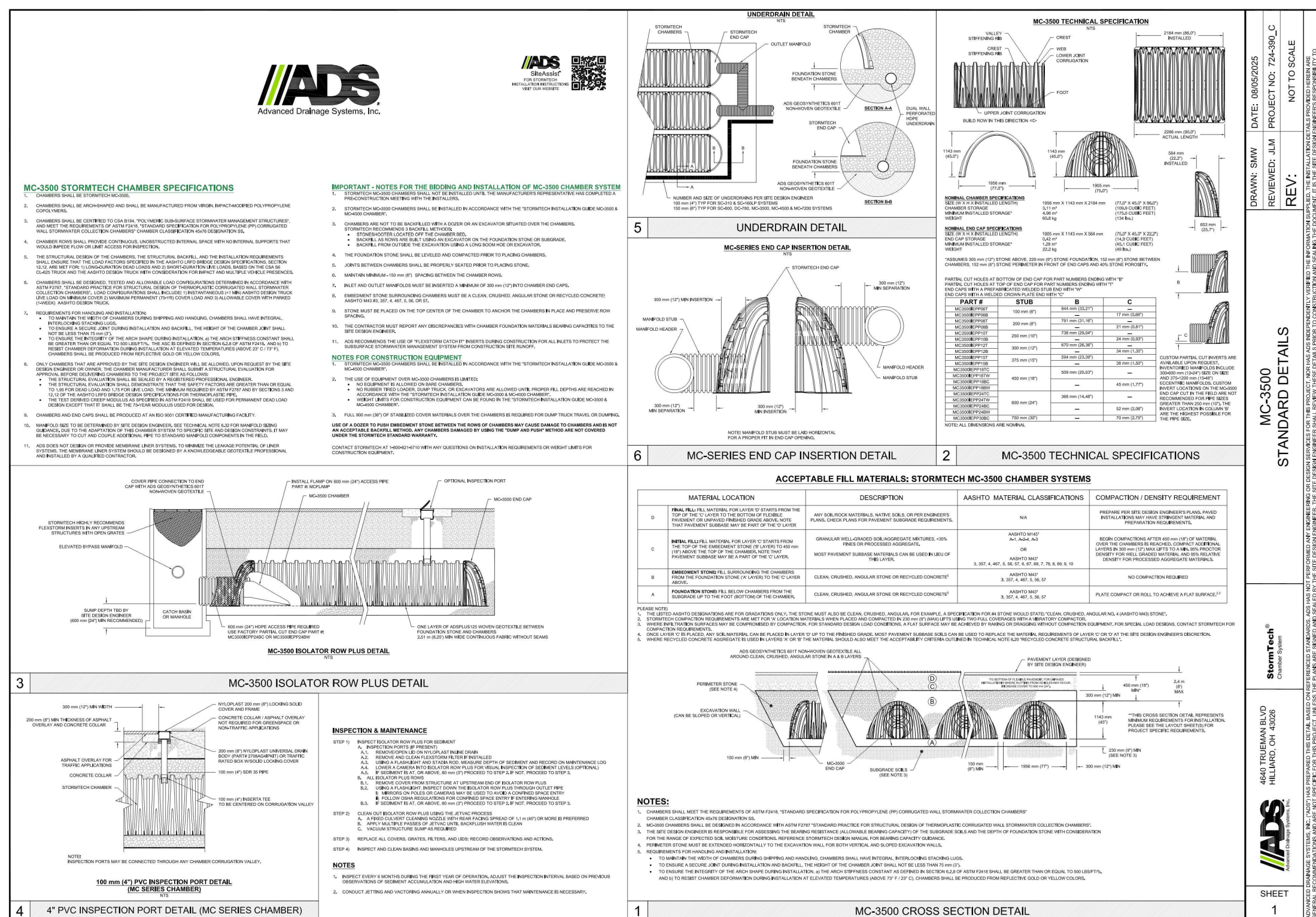
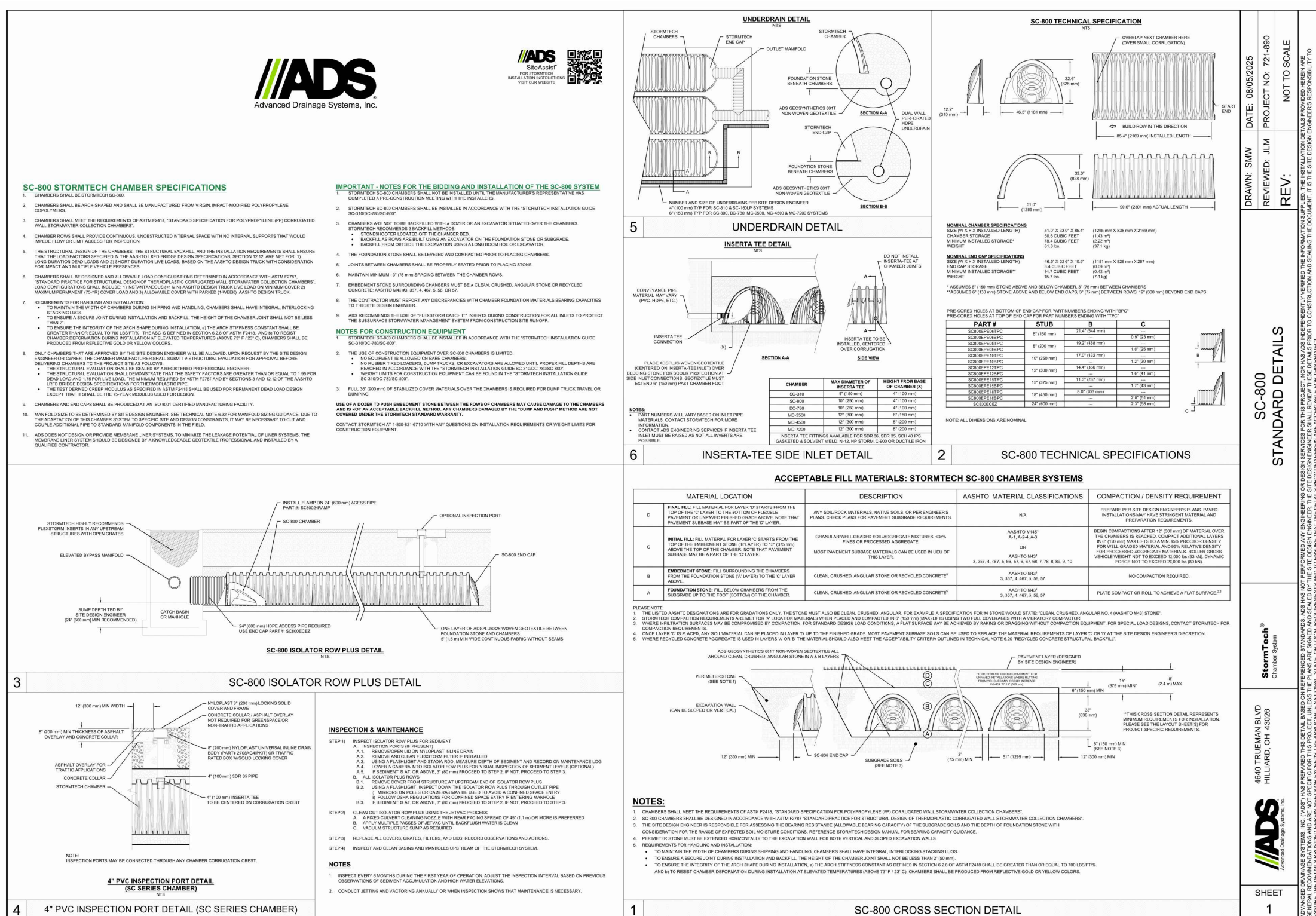
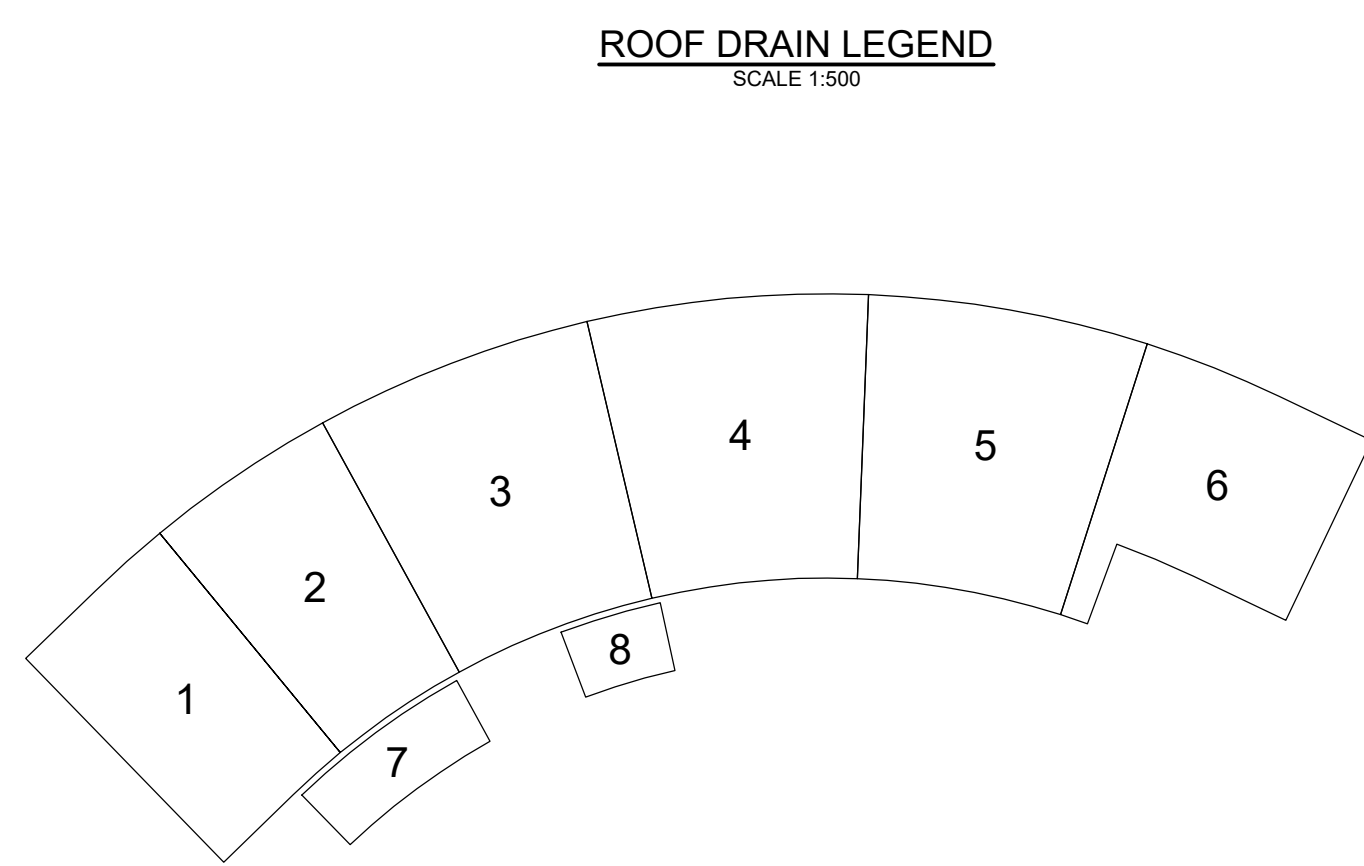
DESIGN	LKC		
CHECKED	LAB		
DRAWN	LKC		
CHECKED	JLS		
APPROVED	LAB		

 <p>Engineers, Planners &amp; Landscape Architects          Suite 200, 240 Michael Cowpland Drive          Ottawa, Ontario, Canada K2M 1Y6</p> <p>Telephone (613) 254-9643          Facsimile (613) 254-5867          Website <a href="http://www.novatech-eng.com">www.novatech-eng.com</a></p>	<p>LOCATION          CITY OF OTTAWA          SERENVITA - 2505 &amp; 2707 SOLAND ROAD</p> <p>DRAWING NAME          NOTES AND DETAILS          (GENERAL NOTES AND SERVICING)</p>
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ROOF DRAIN TABLE FOR MAIN BUILDING									
Roof Drain ID	Number of Roof Drains	Watts Roof Drain Model ID (Weir Opening)	Controlled Flow per Drain (L/s)		Approximate Ponding Depths Above Drains (cm)		Storage Volume Required (m³)		Max Storage Available (m³)
			5-Yr	100-Yr	5-Yr	100-Yr	5-Yr	100-Yr	
RD-1	1	RD-100-A-ADJ set to 1/2 Exposed	0.95	1.10	10	13	3.5	8.1	11.7
RD-2	1	RD-100-A-ADJ set to 1/2 Exposed	0.95	1.10	10	13	3.4	8.0	11.4
RD-3	1	RD-100-A-ADJ set to Fully Exposed	1.28	1.58	10	13	5.1	11.5	16.2
RD-4	1	RD-100-A-ADJ set to Fully Exposed	1.28	1.58	11	14	5.1	11.5	14.4
RD-5	1	RD-100-A-ADJ set to Fully Exposed	1.28	1.58	10	13	5.1	11.5	15.3
RD-6	1	RD-100-A-ADJ set to 3/4 Exposed	1.10	1.34	10	13	3.2	7.4	10.9
RD-7	1	RD-100-A-ADJ set to Closed	0.32	0.32	10	13	0.8	2.0	3.0
RD-8	1	RD-100-A-ADJ set to Closed	0.32	0.32	10	13	0.3	0.8	1.6
<b>Total Roof</b>	<b>8</b>	<b>-</b>	<b>7.42</b>	<b>8.92</b>	<b>-</b>	<b>-</b>	<b>26.60</b>	<b>61.01</b>	<b>84.43</b>



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

SCALE			
AS SHOWN			
1.	ISSUED FOR REVIEW	JAN 29/26	LAB
No.	REVISION	DATE	BY

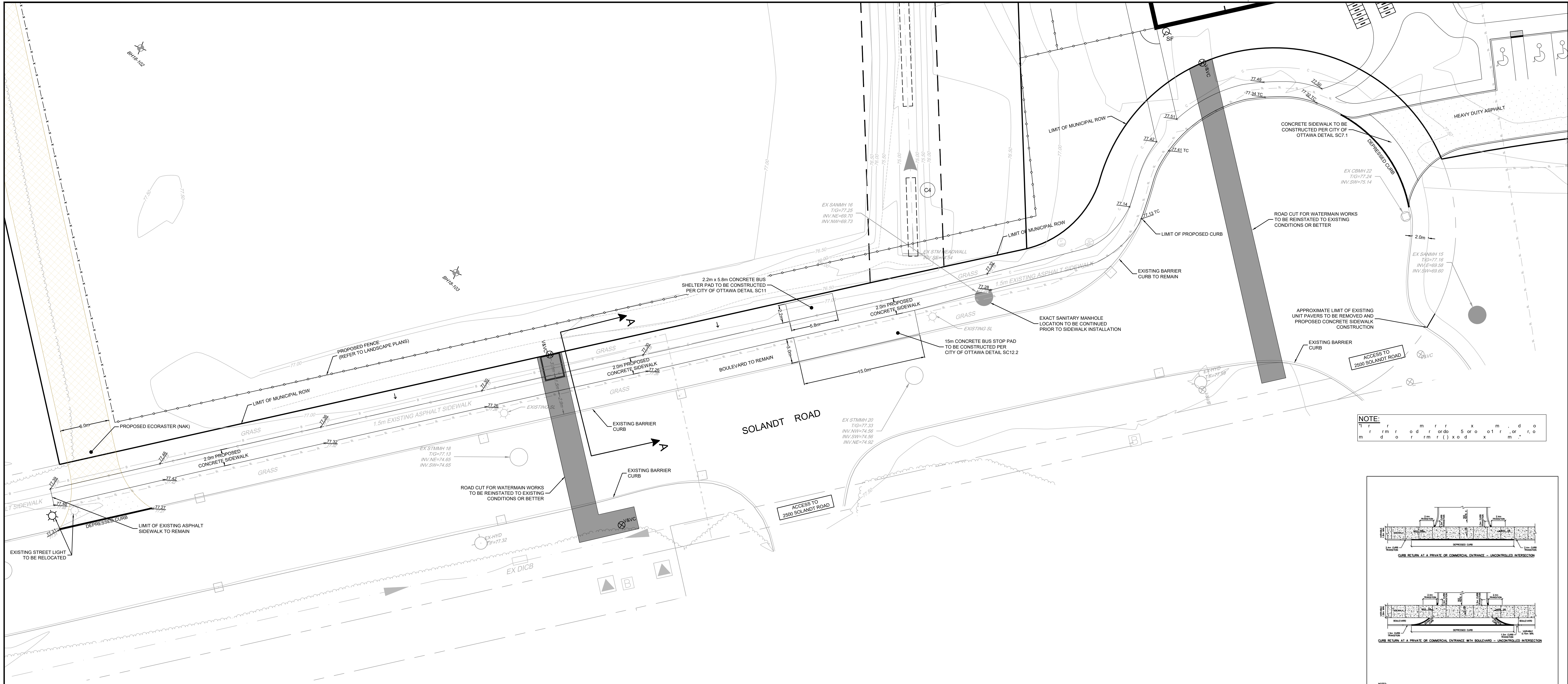
FOR REVIEW ONLY			
CHECKED	LKC	DESIGN	
DRAWN	LAB		
CHECKED	LKC		
APPROVED	JLS		
	LAB		

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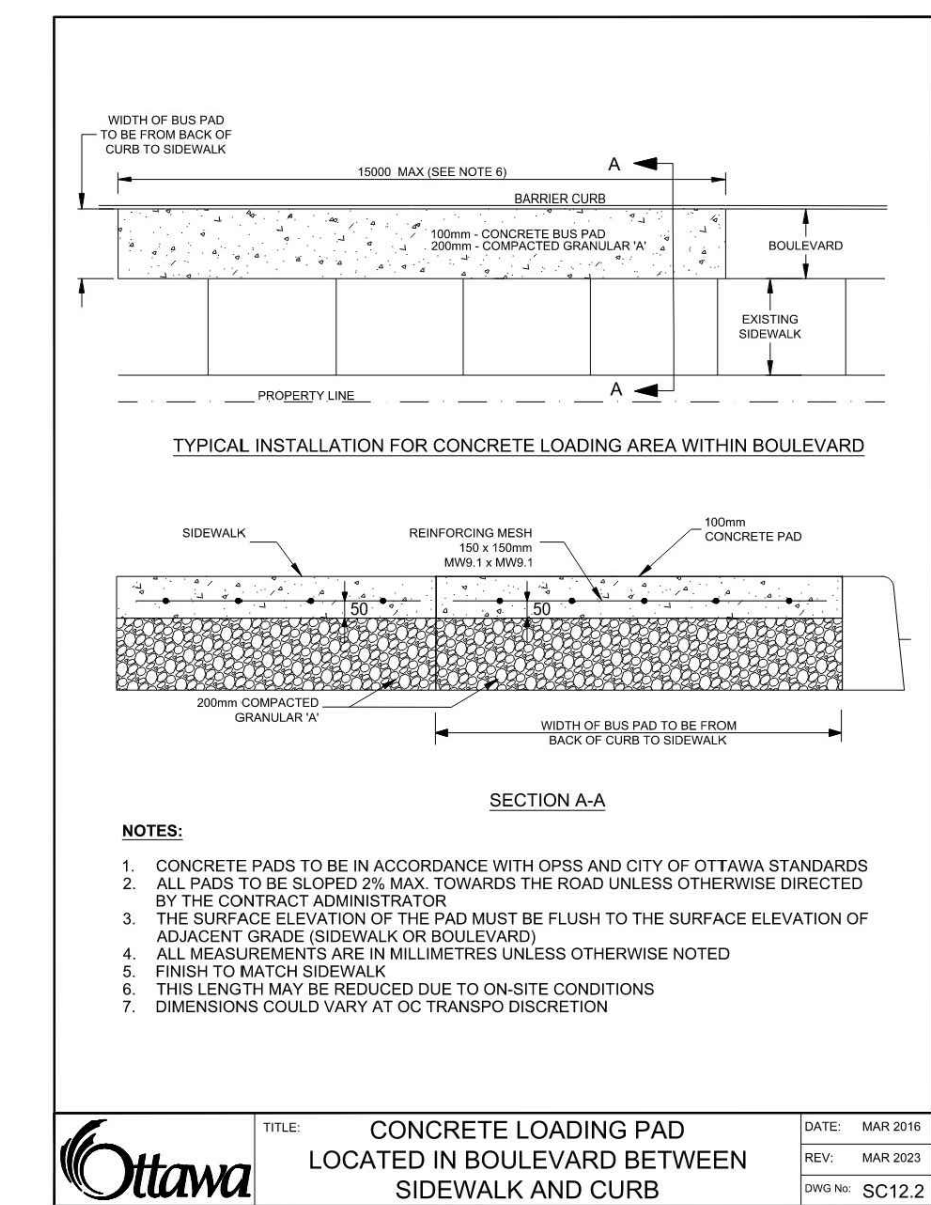
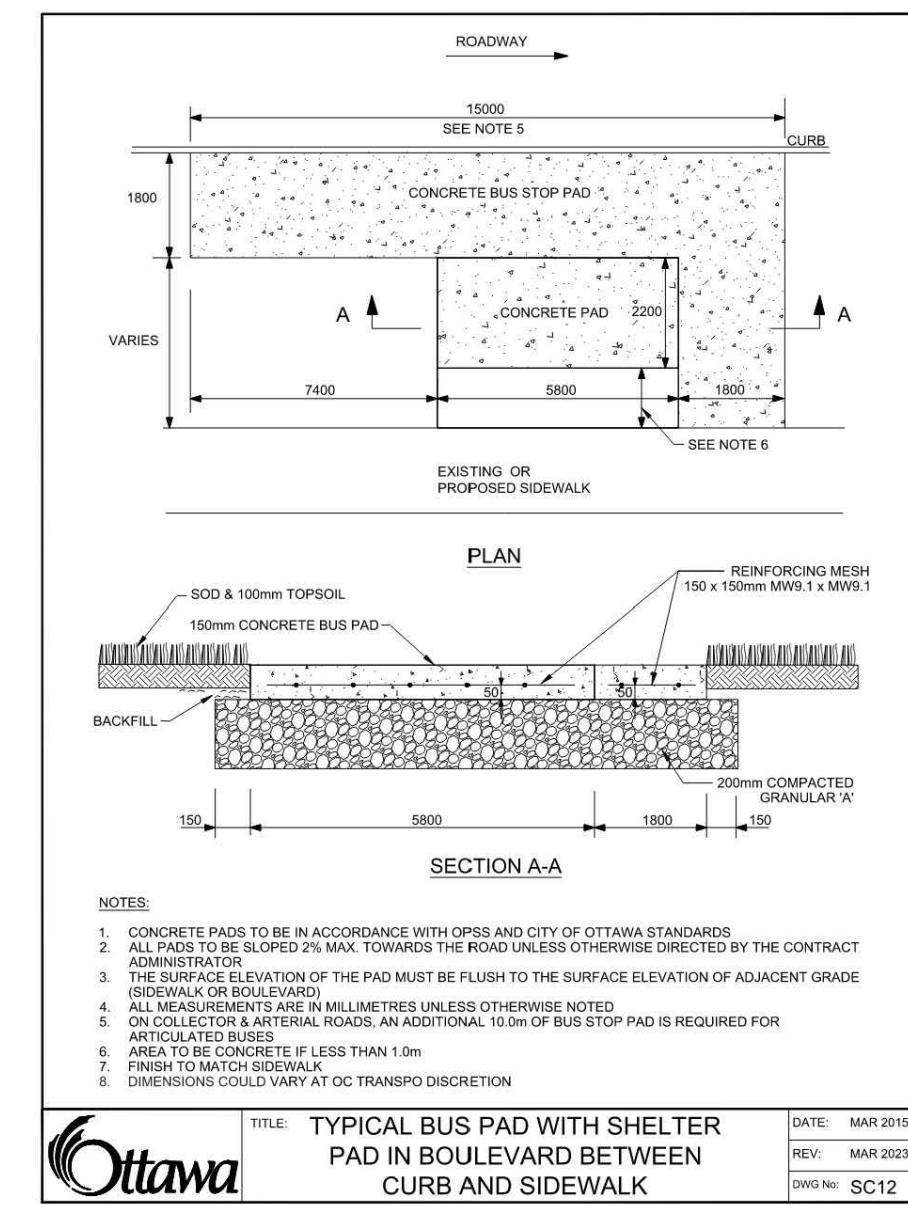
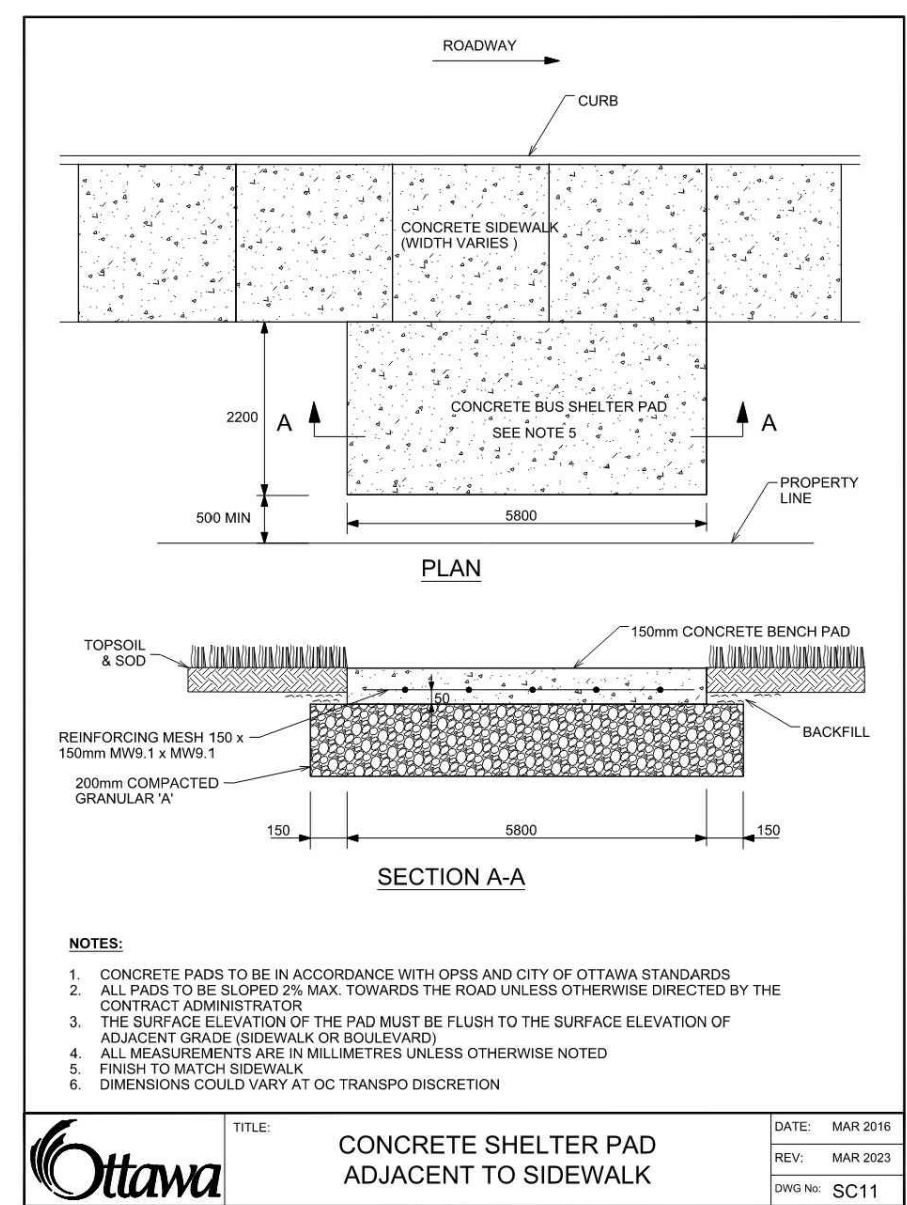
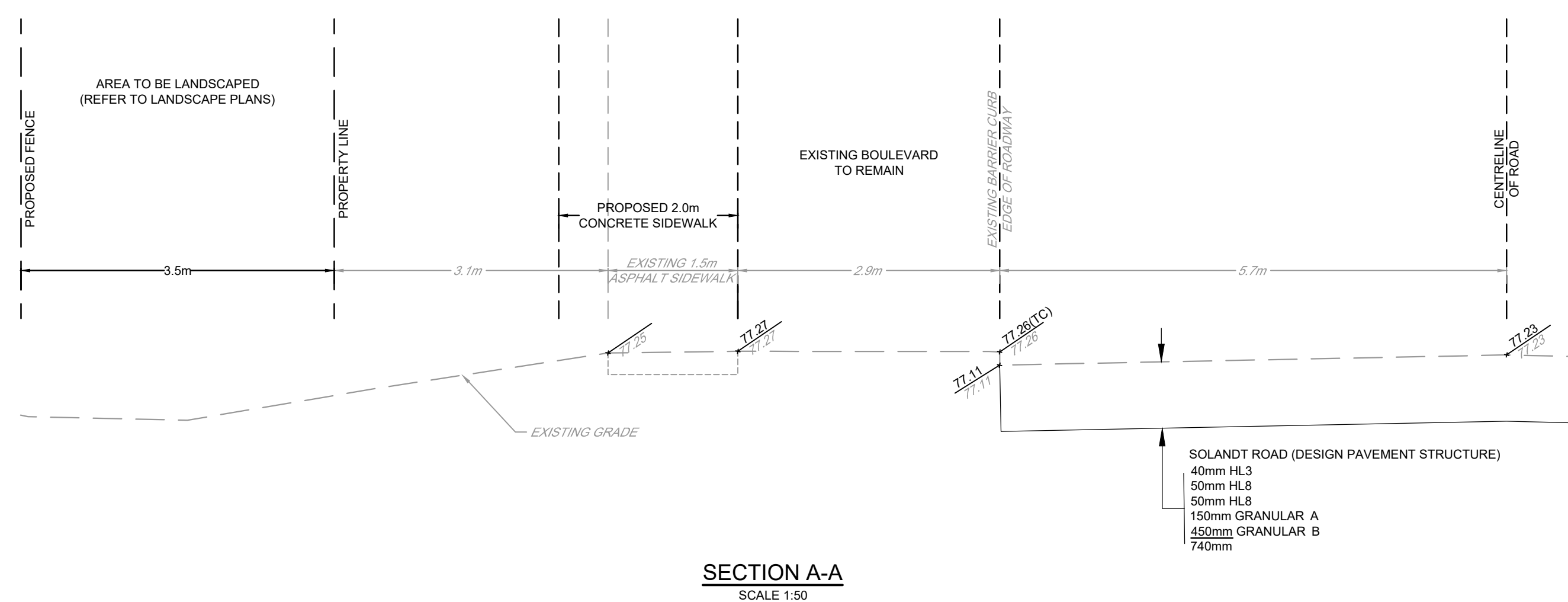
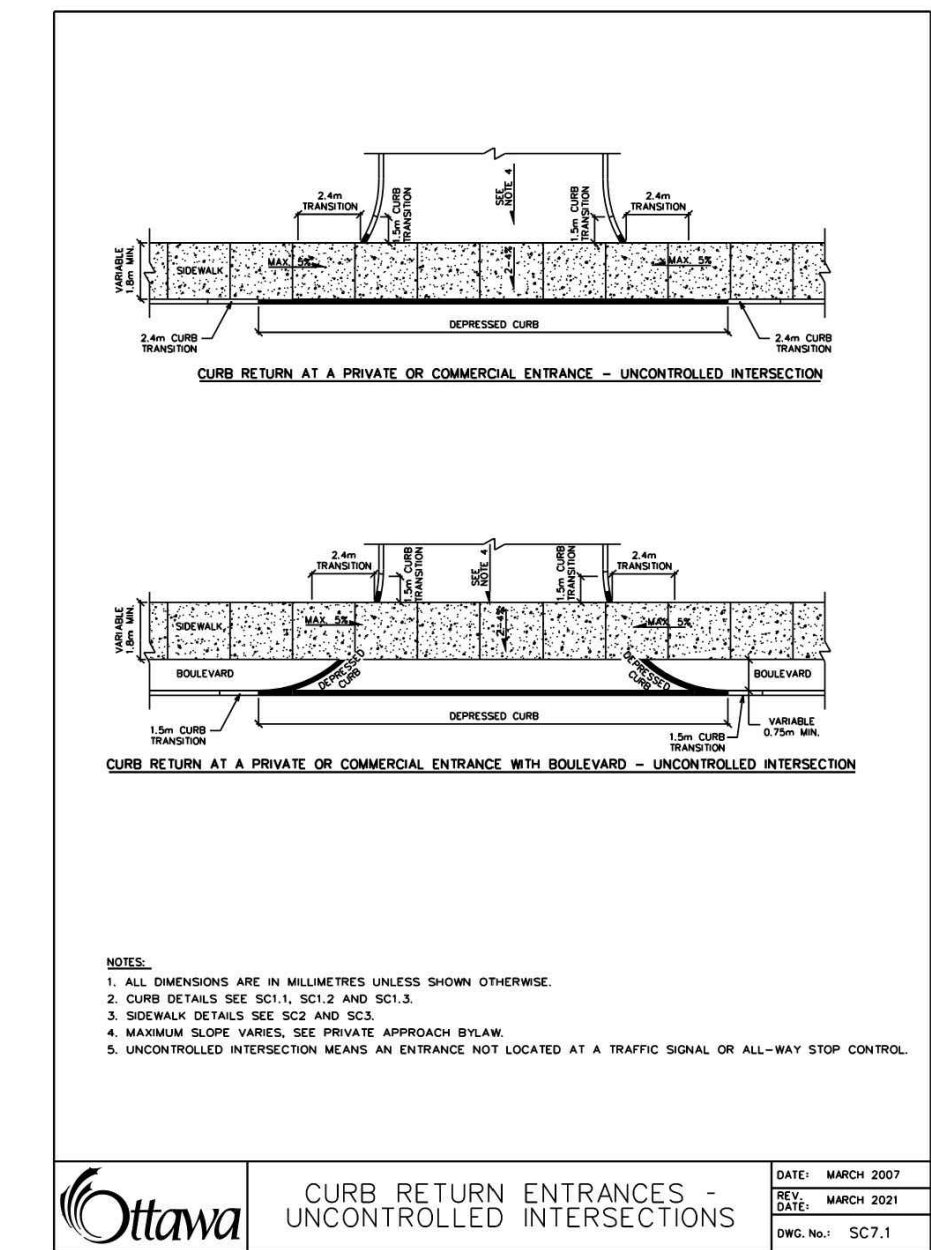
LOCATION  
CITY OF OTTAWA  
SERENVITA - 2505 & 2707 SOLANDT ROAD  
DRAWING NAME  
NOTES AND DETAILS  
(GENERAL NOTES AND SERVICING)

PROJECT No. 124150A  
REV # 1  
DRAWING No. 124150A-ND2  
PLAN #



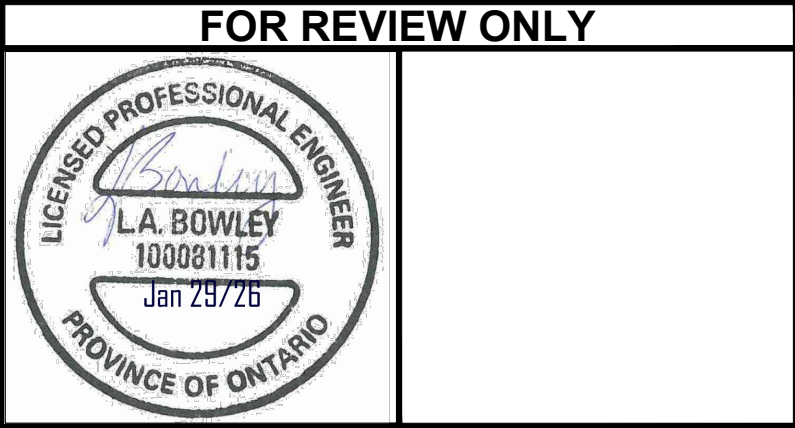


NOTE:  
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NOTE:  
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REVISIONS				SCALE				FOR REVIEW ONLY			
No	REVISION	DATE	BY	DESIGN	CHECKED	LAB	SCALE	DESIGN	CHECKED	LAB	SCALE
1.	ISSUED FOR REVIEW	JAN 28/26	LAB				1:200				

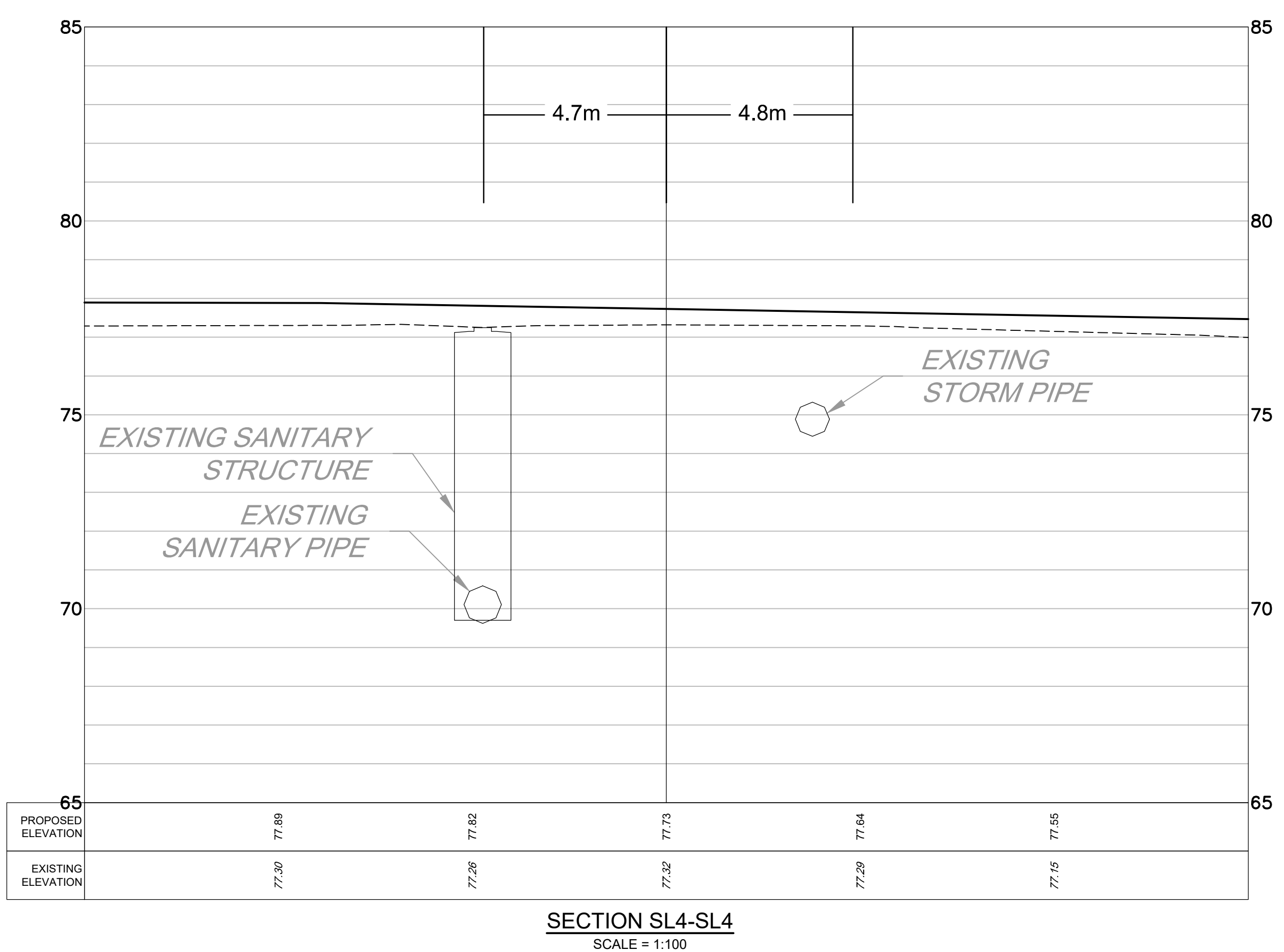
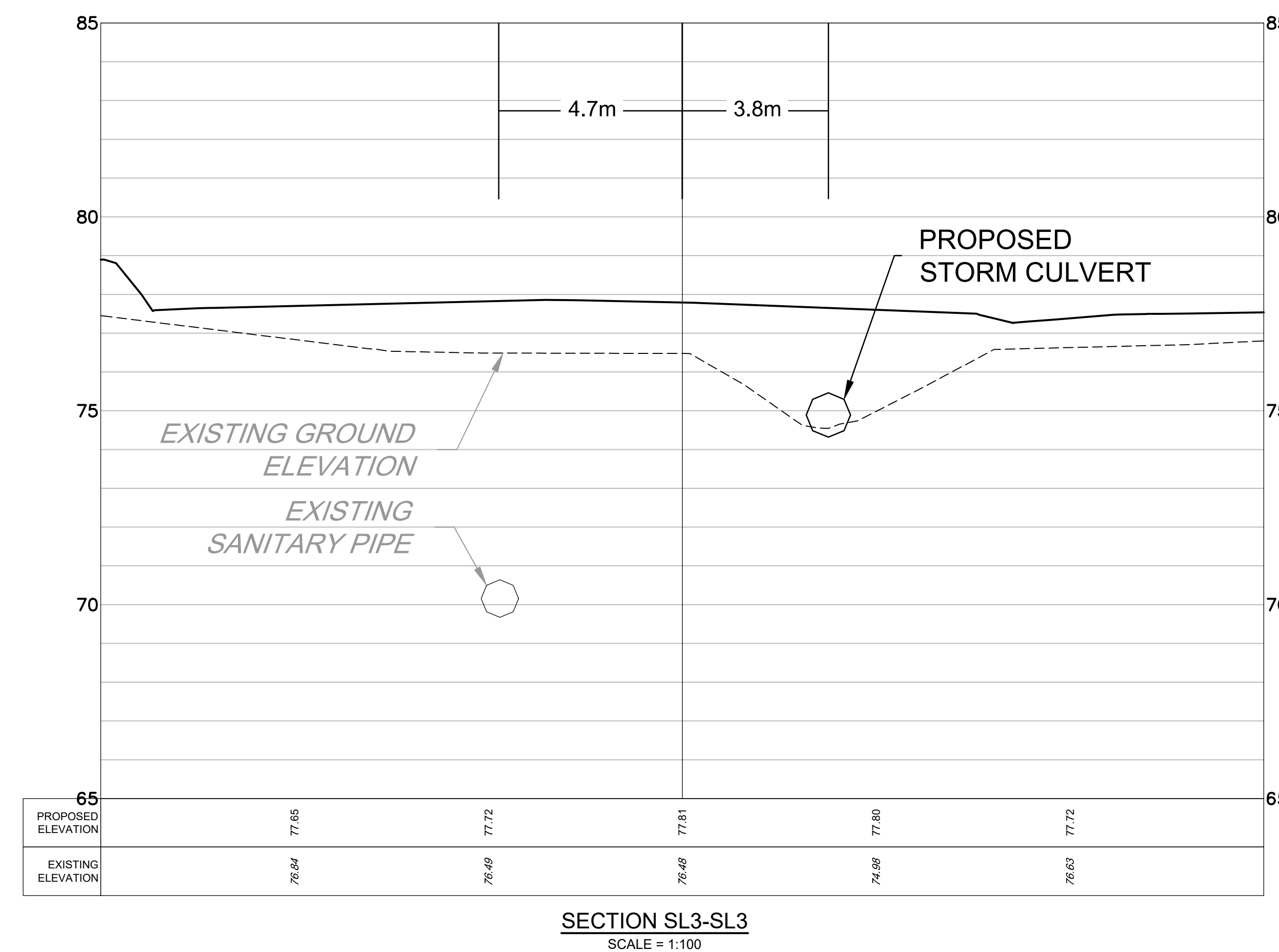
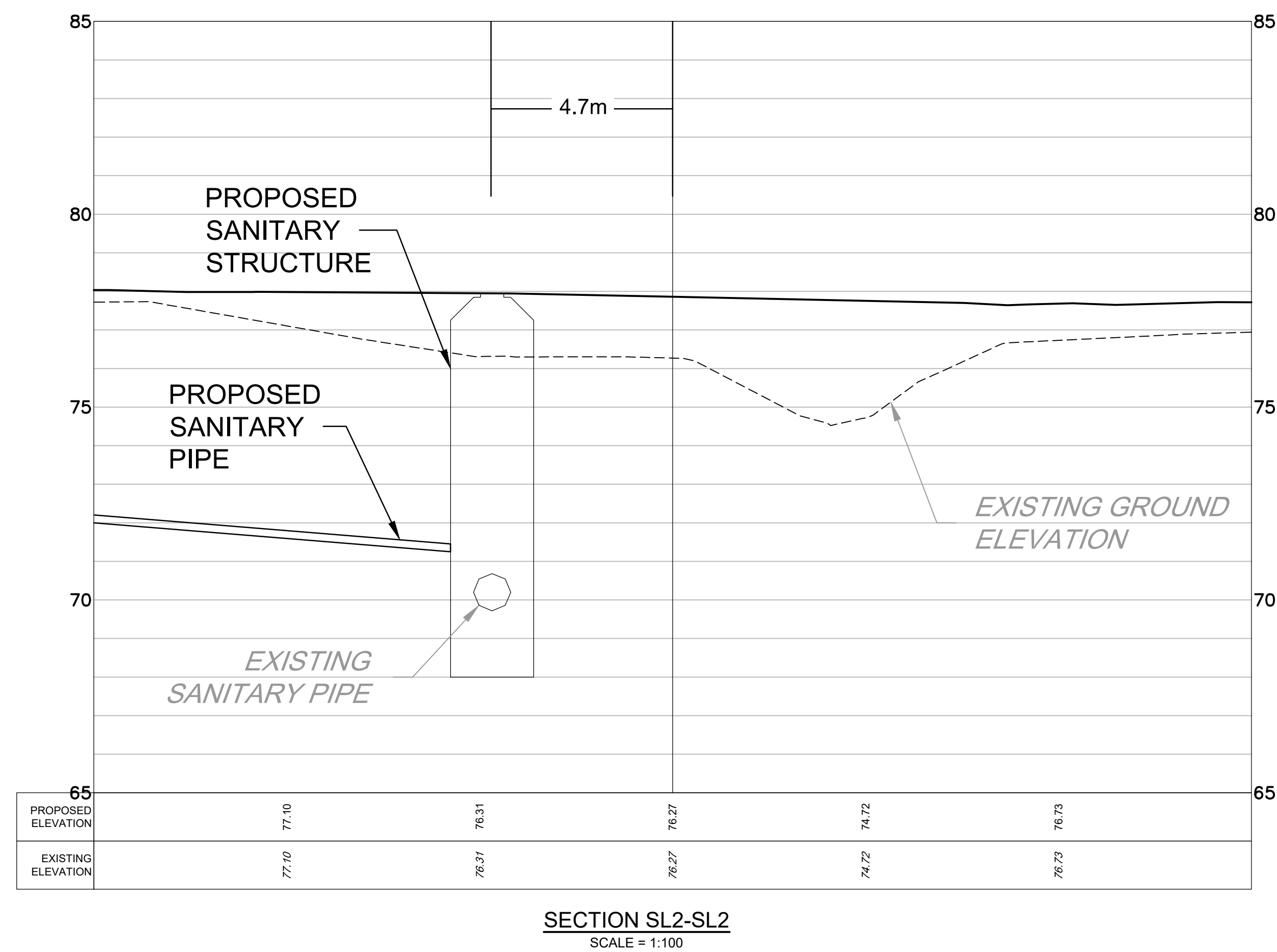
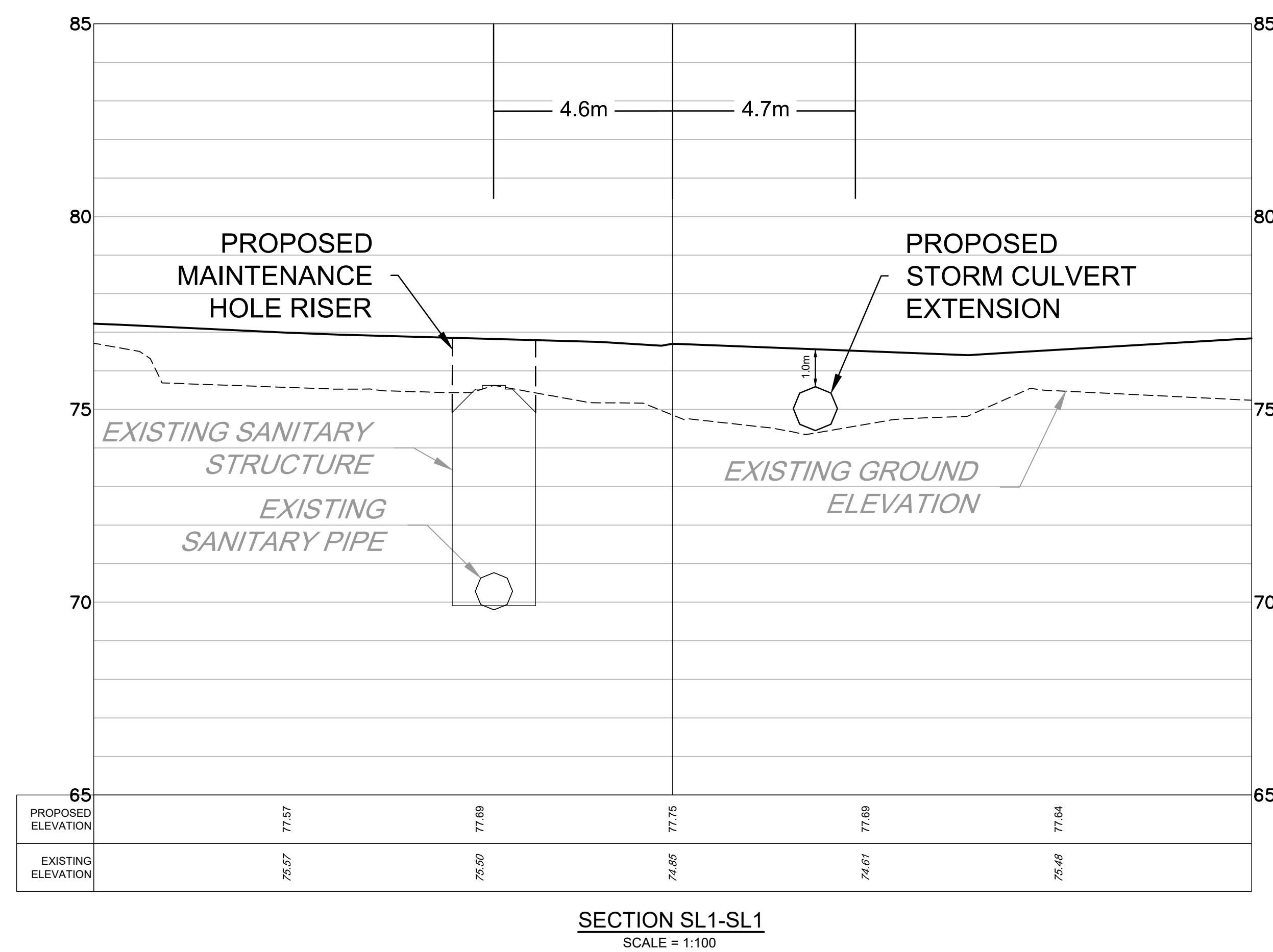
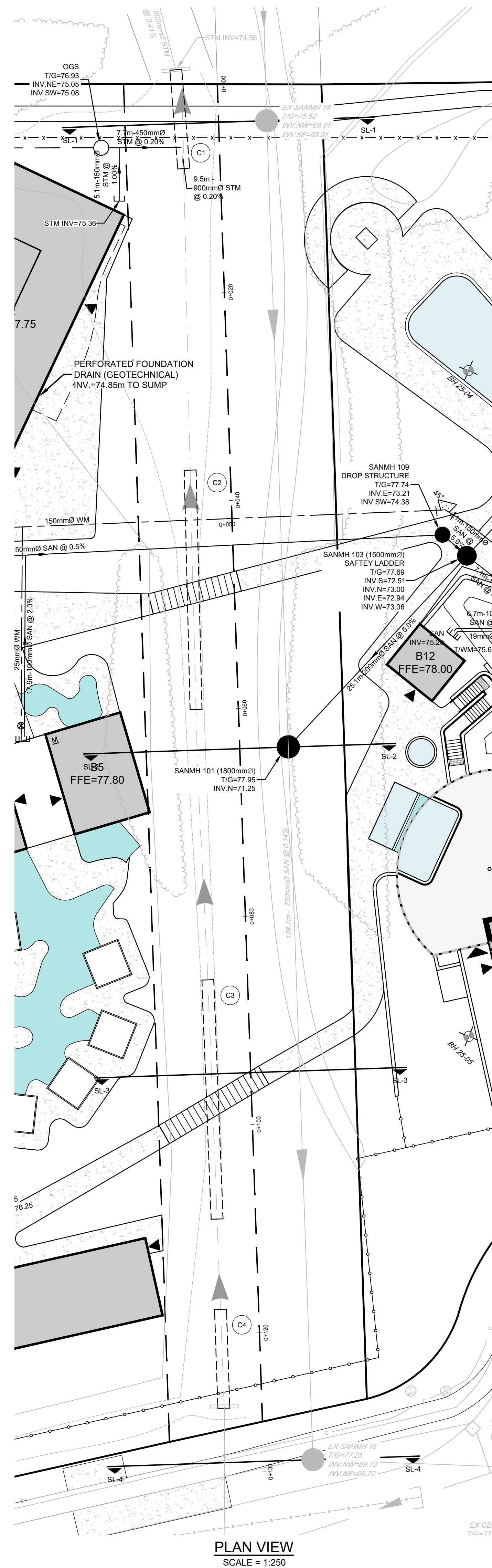



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**CITY OF OTTAWA**  
SERENVITA - 2505 & 2707 SOLANDT ROAD  
DRAWING NAME  
**NOTES AND DETAILS**  
(SOLANDT ROAD DETAILS)

PROJECT No: 124150A  
REV: MAR 2023  
REV # 1  
DRAWING No: 124150A-ND3  
PLAN # #####

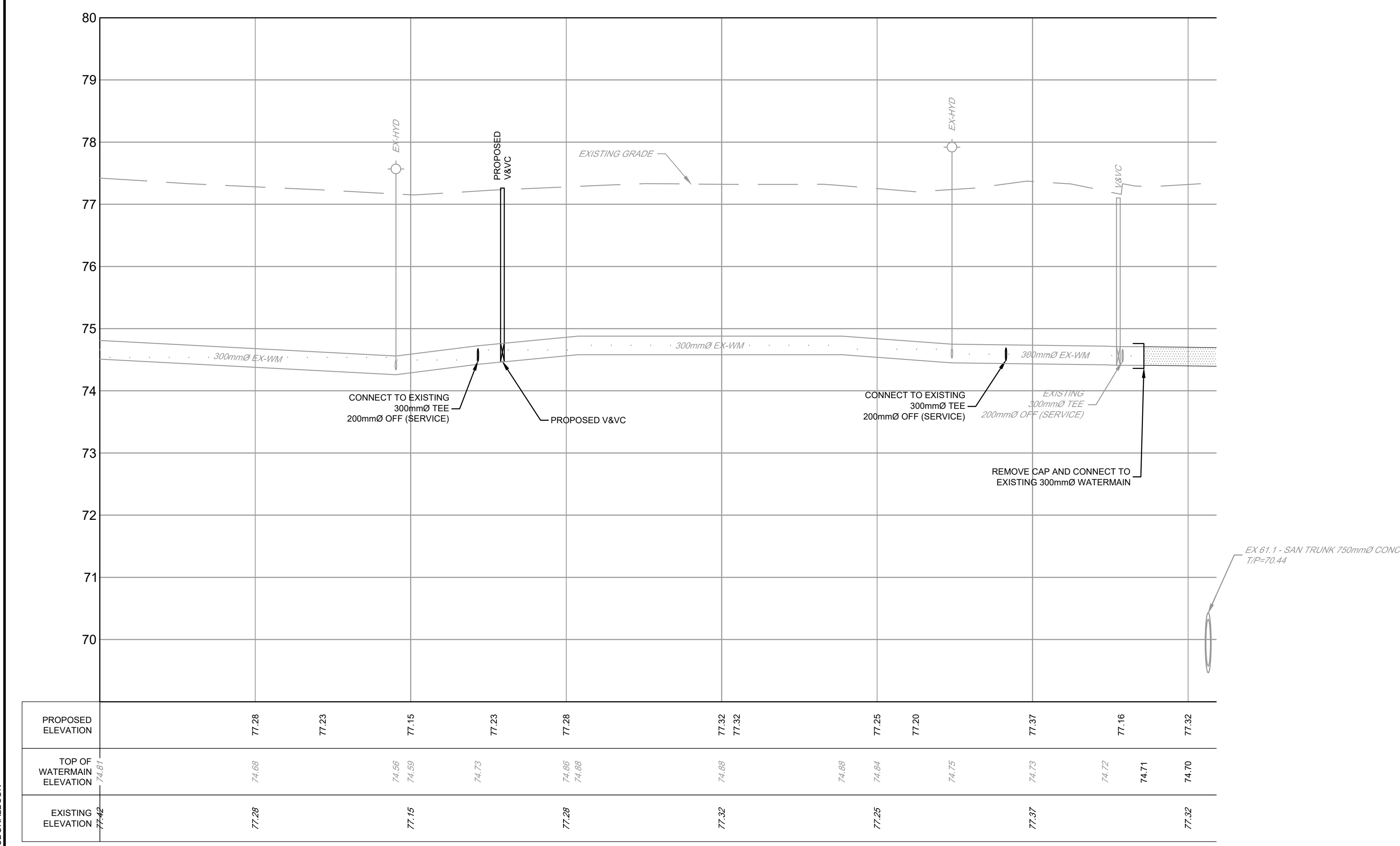
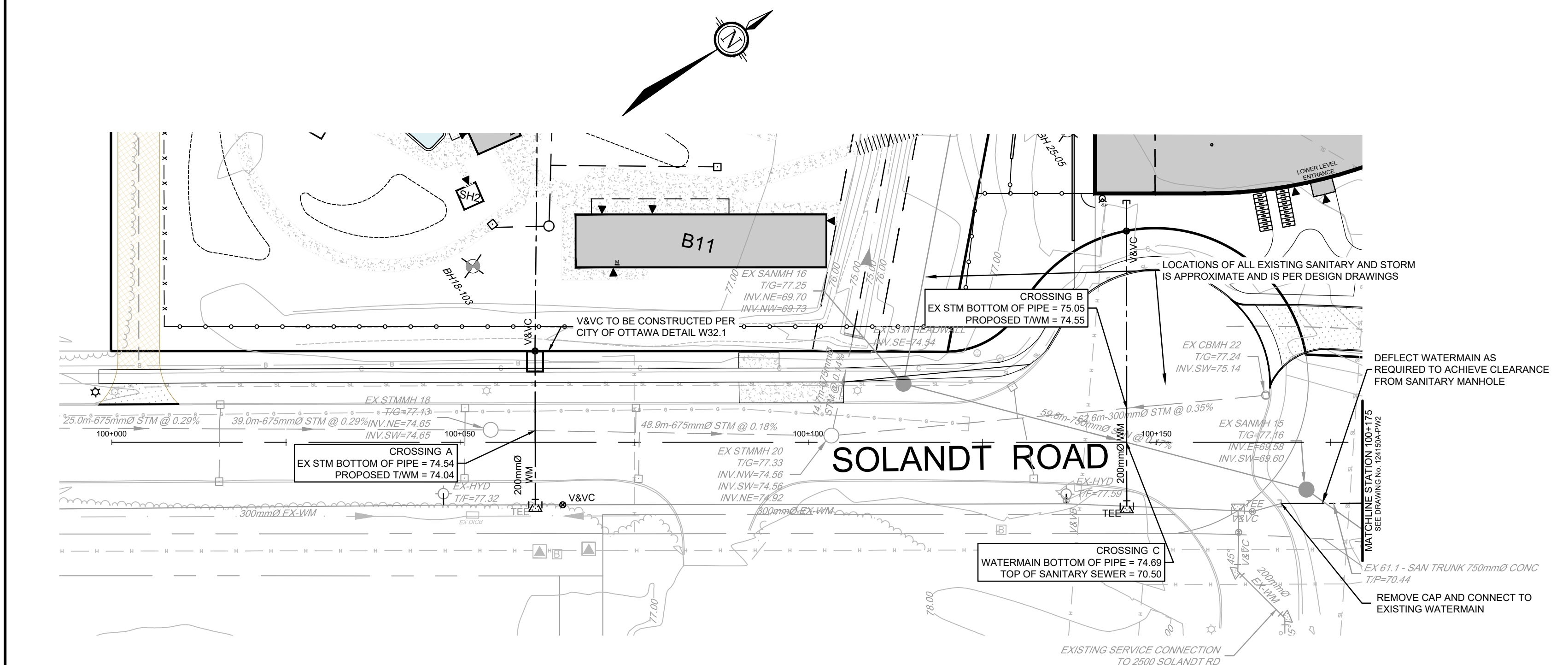




				SCALE		DESIGN		FOR REVIEW ONLY				<div><div>NOVATECH</div><div>Engineers, Planners &amp; Landscape Architects Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P5</div><div>Telephone (613) 254-5643 Facsimile (613) 254-5867 Website <a href="http://www.novatech-eng.com">www.novatech-eng.com</a></div></div>				LOCATION CITY OF OTTAWA SERENVITA - 2505 & 2707 SOLANDT ROAD			
				AS SHOWN		LKC LAB LKC JLS LAB						DRAWING NAME NOTES AND DETAILS (EASEMENT SECTIONS)				PROJECT NO. 124150A			
1. ISSUED FOR REVIEW																REV REV # 1			
No.				REVISION		DATE		BY						DRAWING No. 124150A-ND4					



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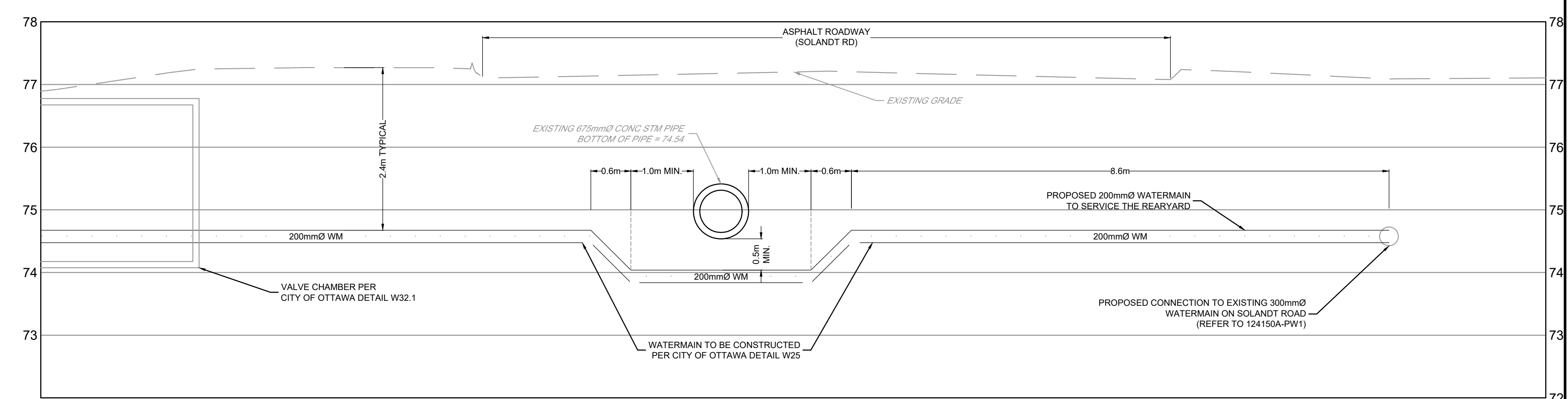
PROPOSED ELEVATION	77.28	77.23	77.15	77.23	77.28	77.32	77.32	77.25	77.20	77.37	77.16	77.32
TOP OF WATERMAIN ELEVATION	74.69	74.69	74.69	74.69	74.69	74.69	74.69	74.69	74.69	74.69	74.69	74.69
EXISTING ELEVATION	77.42	77.28	77.15	77.23	77.28	77.32	77.32	77.25	77.20	77.37	77.16	77.32
CHAINAGE	100+000	100+025	100+050	100+075	100+100	100+125	100+150	100+175				

NOTE:  
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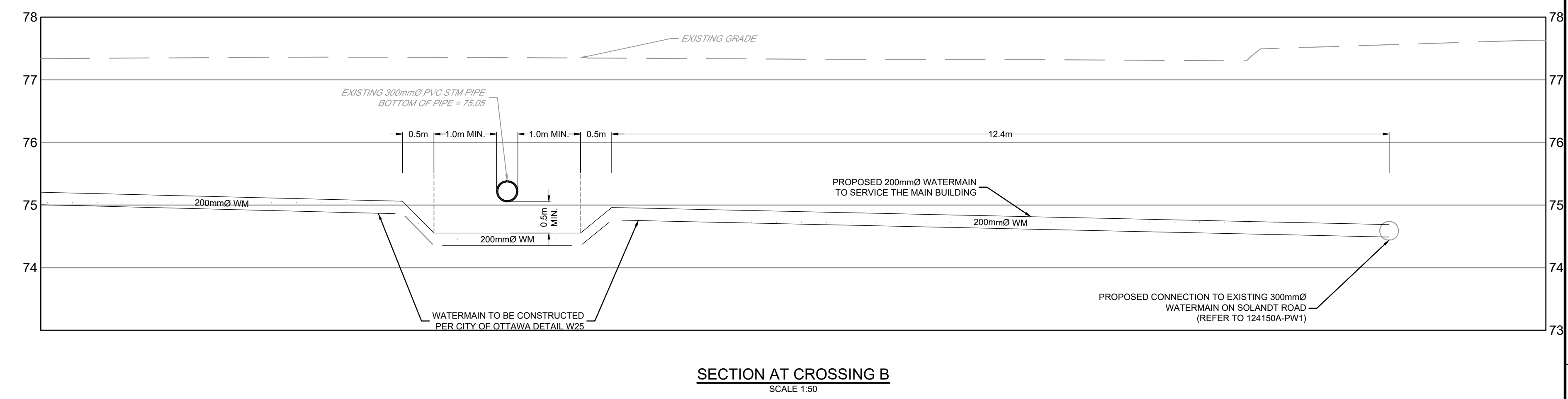
SOURCE REFERENCE:  
TOPOGRAPHIC INFORMATION:  
1. NOVATECH TOPOGRAPHIC SURVEY / JULY 9, 2025 / 2505 & 2707 SOLANDT ROAD, OTTAWA, ON K2K 3G8  
2. NOVATECH TOPOGRAPHIC SURVEY / NOVEMBER 13, 2025 / 2505 & 2707 SOLANDT ROAD, OTTAWA, ON K2K 3G5  
LEGAL INFORMATION:  
1. PART OF BLOCK 29 REGISTERED PLAN 4M-280  
2. 4R-26736 / ANNIS, OSULLIVAN, VOLLEBEK LTD.  
3. 4R-13633 / FAIRHALL, MOFFATT & WOODLAND LIMITED  
4. 4R-33358 / FAIRHALL, MOFFATT & WOODLAND LIMITED  
5. 4R-16653 / FAIRHALL, MOFFATT & WOODLAND LIMITED

SOLANDT ROAD PIPE CROSSING TABLE:

Crossing Number	Higher Pipe	Invert (m)	Lower Pipe	Obvert (m)	Clearance (m)	
A	675mmØ Storm (Existing)	74.54	200mmØ Watermain	74.04	0.50	
B	300mmØ Storm (Existing)	75.05	200mmØ Watermain	74.55	0.50	
C	200mmØ Watermain	74.69	750mmØ Sanitary (Existing)	70.50	4.19	(NOT DETAILED)



SECTION AT CROSSING A  
SCALE 1:50



SECTION AT CROSSING B  
SCALE 1:50

FOR ADDITIONAL INFORMATION ON EXISTING INFRASTRUCTURE AND DETAILS, REFER TO NOVATECH DRAWINGS 93063-P2, 93063-P10, 93063-P7 & 93063-GP2

No	REVISION	DATE	BY
1.	ISSUED FOR REVIEW	JAN 29/26	LAB

DESIGN	TGS
CHECKED	LAB
DRAWN	TGS
CHECKED	JLS
APPROVED	LAB



LOCATION CITY OF OTTAWA SERENVITA - 2505 & 2707 SOLANDT ROAD	DRAWING NAME PLAN AND PROFILE WATERMAIN LOOPING - SOLANDT TO TERRY FOX STA. 100+000 TO 100+175	PROJECT No. 124150A	REV REV # 1	DRAWING No. 124150A-PW1
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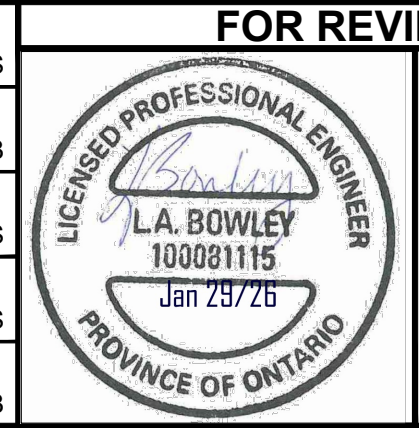
NOTE:  
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SOURCE REFERENCE:  
TOPOGRAPHIC INFORMATION:  
1. NOVATECH TOPOGRAPHIC SURVEY / JULY 9, 2025 / 2505 & 2707 SOLANDT ROAD, OTTAWA, ON K2K 3G5  
2. NOVATECH TOPOGRAPHIC SURVEY / NOVEMBER 13, 2025 / 2505 & 2707 SOLANDT ROAD, OTTAWA, ON K2K 3G5  
3. 1:1000 OTTAWA BASE MAPPING  
LEGAL INFORMATION:  
1. PART OF BLOCK 39 REGISTERED PLAN 4M-280  
2. 4R-30735 / ANNIS, OSULLIVAN, VOLLEBERG LTD.  
3. 4R-13632 / FAIRHALL MOFFATT & WOODLAND LIMITED  
4. 4R-33558 / FAIRHALL MOFFATT & WOODLAND LIMITED  
5. 4R-16663 / FAIRHALL MOFFATT & WOODLAND LIMITED

1.	ISSUED FOR REVIEW	JAN 29/26	LAB
No	REVISION	DATE	BY

SCALE
0 5 10 15 20
HORIZONTAL
0 0.5 1.0 1.5 2.0
VERTICAL

DESIGN	TGS
CHECKED	LAB
DRAWN	TGS
CHECKED	JLS
APPROVED	LAB

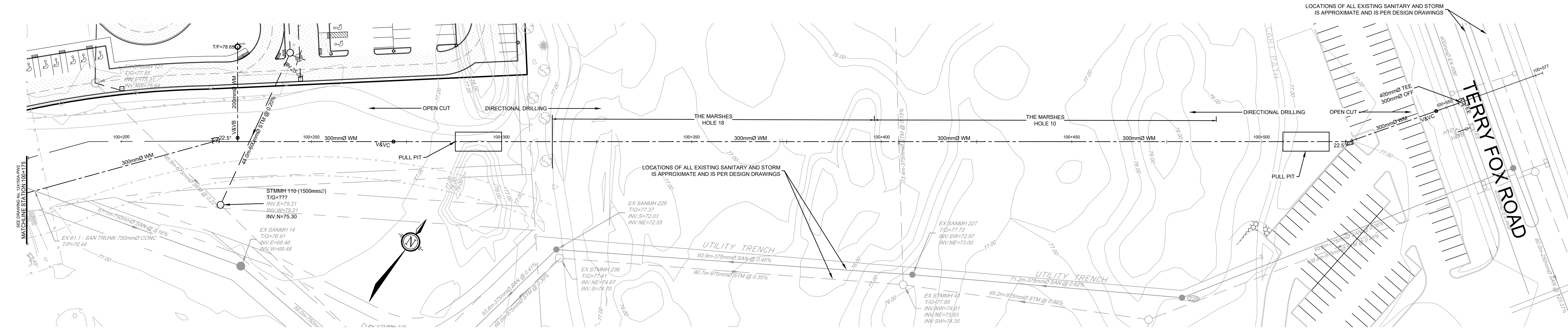


FOR REVIEW ONLY
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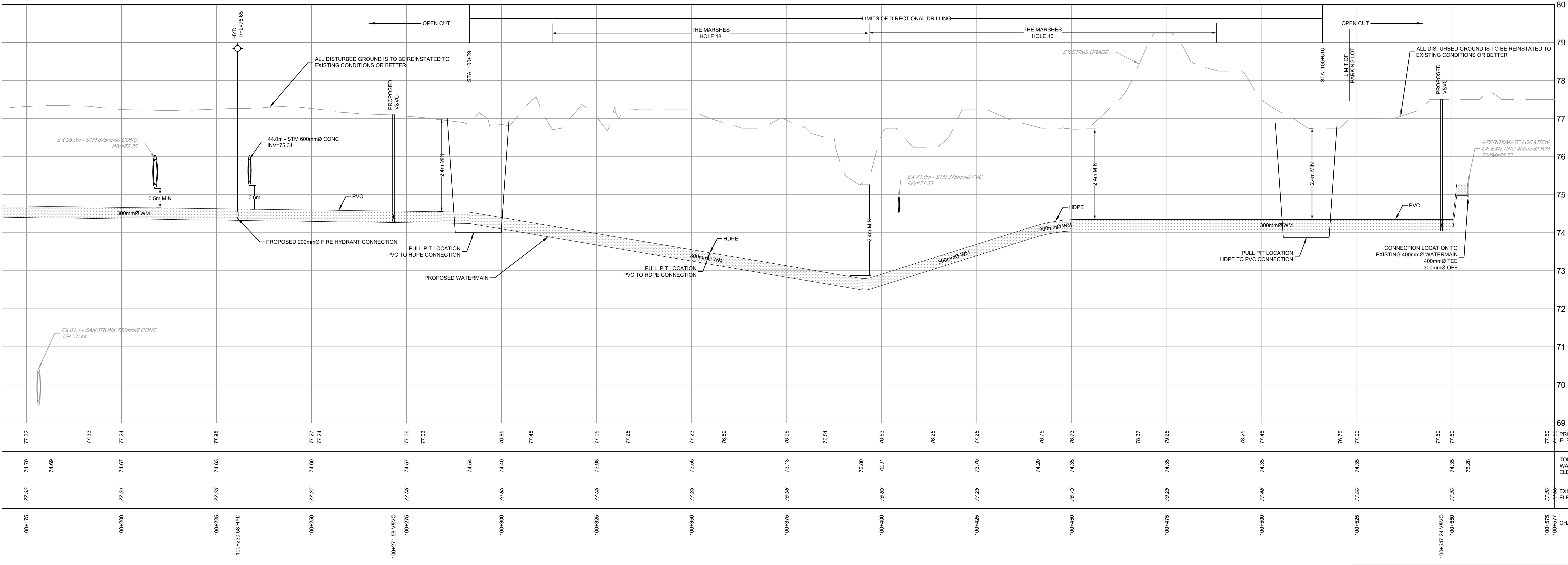


LOCATION CITY OF OTTAWA SERENVITA - 2505 & 2707 SOLANDT ROAD
DRAWING NAME PLAN AND PROFILE WATERMAIN LOOPING - SOLANDT TO TERRY FOX STA. 100+175 TO 100+577
PROJECT No. 124150A
REV # 1
DRAWING No. 124150A-PW2

PLANS.DWG #00000



EASEMENT IN FAVOUR OF THE CITY OF OTTAWA WILL BE REQUIRED OVER THE PROPOSED WATERMAIN. WIDTH AND EXACT LOCATION TO BE DETERMINED IN CONSULTATION WITH THE CITY OF OTTAWA AND LANDOWNERS.



FOR ADDITIONAL INFORMATION ON EXISTING INFRASTRUCTURE AND DETAILS, REFER TO NOVATECH DRAWINGS 93063-P2, 93063-P10, 93063-P7 & 93063-GP2