

1. ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPDSOPISS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
2. THE POSITION OF UNDERGROUND AND ABOVEGROUND SERVICE, UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH SERVICE, UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL LANDS BEYOND THE SITE LIMITS. ANY AREAS BEYOND THE SITE LIMITS, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE ADJACENT LAND OWNER, THE OWNER, THE OWNERS REPRESENTATIVES AND/OR THE AUTHORITY HAVING JURISDICTION AT THE EXPENSE OF THE CONTRACTOR.
6. WHERE NECESSARY, THE CONTRACTOR SHALL IMPLEMENT A TRAFFIC MANAGEMENT PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. ALL CONSTRUCTION SIGNS MUST CONFORM TO THE LATEST VERSION OF THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL TEMPORARY TRAFFIC CONTROL MEASURES MUST BE REMOVED UPON THE COMPLETION OF THE WORKS.
7. SHOULD ANY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE OWNER TO CONTACT THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE, SPORTS AND RECREATION, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
8. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG5332-1, REV 1, 2023-01-12 PREPARED BY PATERSON GROUP.
9. FOR GEODETIC **BENCHMARK** AND GEOMETRIC **PLAN** OF STREET AND

- LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY FARLEY, SMITH & DENNIS SURVEYING LTD BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
10. FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY HOBIN ARCHITECTURE
11. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES
12. THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE ENGINEER, OR ANY REGULATORY AGENCY. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISH OR UNTIL THE START OF A SUBSEQUENT PHASE.
13. CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING CLEAN ALL ROADS WHICH BECOME COVERED IN DUST, DEBRIS AND/OR MUD AS A RESULT OF ITS CONSTRUCTION OPERATIONS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
15. ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
16. SHOULD JAIL SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
17. UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:
 - WATERSAINS TO BE PVC D18
 - SANITARY SEWER TO BE PVC D35
 - PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
 - STORM SEWERS 375MM DIAMETER AND LESS TO BE PVC D35
 - STORM SEWERS 450MM DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPSD 807 010 OR 807 030, OR HIGHER
18. ALL CONNECTIONS TO EXISTING WATERSAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.

19. ANY WATERMAIN WITH LESS THAN 2.4M, AND ANY SEWER WITH LESS THAN 2.0M DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
20. ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
21. ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
22. ALL CATCHBASINS SHALL HAVE A 600MM SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZES LESS THAN 900MM, SHALL HAVE A 300MM SUMP.
23. ALL SANITARY MANHOLES SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
24. EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, AS PER ANTIARIO BUILDING CODE REQUIREMENTS (BY OTHERS).
25. THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
26. UPON COMPLETION OF THE RETAINING WALL, THE CONTRACTOR SHALL REQUEST A CONFORMANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.

CONTRACTOR TO SUPPORT ALL UNDERGROUND CITY
INFRASTRUCTURE DURING CONSTRUCTION

ALL EXISTING SERVICES TO CITY INFRASTRUCTURE ARE TO BE ABANDONED.
SEWER SERVICES ARE TO BE CAPPED AT THE PROPERTY LINE AND WATER SERVICES ARE TO BE BLANKED AT THE MAIN.

	MH118A	SANITARY MANHOLE
	200mmØ SAN	SANITARY SEWER
	MH109	STORM MANHOLE
	825mmØ STM	STORM SEWER - LESS THAN 900Ø
	200Ø WATERMAIN	WATERMAIN
	CB100	STREET CATCHBASIN C/W TOP OF GRATE
	T/G 104.35 INV 103.35	REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
	T/G 104.50 INV 103.50	REAR YARD "END" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
	T/G 104.35 INV 103.35	REAR YARD "CUSTOM ANGLED " CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
	T/G 104.35 INV 103.35	REAR YARD "THREE WAY" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
	VB	VALVE AND VALVE BOX
	HYD 104.35	FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
	2 VBENDS	VERTICAL BEND LOCATION
		SIAMESE CONNECTION (IF REQUIRED)
	(M)	METER (IF REQUIRED)
	(RM)	REMOTE METER (IF REQUIRED)
		DOOR ENTRANCE
	RD01	ROOF DRAIN C/W TOP OF GRATE
		CLAY SEAL AS PER CITY STANDARD S8

Inv.	INVERT
T/G	TOP OF GRATE
U/Eave	UNDERSIDE OF EAVE
Topfdn	TOP OF FOUNDATION
C/L	CENTRELINE
65.00	LOCATION OF ELEVATIONS
65.00	TOP OF CONCRETE CURB ELEVATION
City	PLAN 6943P&P02
o UP	UTILITY POLE
o AN	ANCHOR
o LS	LIGHT STANDARD
o CB	CATCH BASIN
o SP	WATER STAND POST
o GM	GAS METER
o B	BOLLARD
△ S	SIGN
o AC	AIR CONDITIONER
BF	BOARD FENCE
MF	METAL FENCE
CRW	CONCRETE RETAINING WALL
TRW	TIMBER RETAINING WALL
.	DECIDUOUS TREE
⊗	WATER VALVE, VALVE CHAMBER, FIRE HYDRANT
⊙	SEWER MANHOLE, CATCH BASIN MANHOLE
□	CATCH BASIN / DRAINAGE, WING WALL, HEAD WALL
☆	POLE, POLE W/ LIGHT, DECORATIVE, LAWN LIGHT
⊠	POLE SUPPLY, PANEL, PEDESTAL,
⊞	TRANSFORMER, TOWER, REGULATOR
⊞	AMP, HAND HOLE, VAULT, GAS VALVE
⊞	OC TRANSPO: PLANTER BOX, GRATE SQUARE, ENG. SOIL
⊞	ENERGIZED, ISOLATED
⊞	STREETSCAPE: PLANTER BOX, GRATE SQUARE, ENG. SOIL
⊞	TRAFFIC CONNECT BOX / DISCONNECT BOX,
⊞	SL DISCONNECT

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ISSUES		
No.	DESCRIPTION	DATE
01	ISSUED FOR RE-ZONING APPLICATION	20:11:13
02	REVISED AS PER CITY COMMENTS	24:05:28
03	REVISED AS PER CITY COMMENTS	24:09:13
04	REVISED AS PER NEW SITE PLAN	25:04:11

CONSULTANTS

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED

By Andrew McCreight at 10:27 am, Oct 02, 2025

SEAL



A circular professional seal for a Licensed Professional Engineer in the Province of Ontario. The seal features the text "LICENSED PROFESSIONAL ENGINEER" around the top inner edge and "PROVINCE OF ONTARIO" around the bottom inner edge. In the center, the name "T. R. BRULE" is written in a stylized font, with the license number "2025/04/11" below it. A small star is visible on the right side of the seal.

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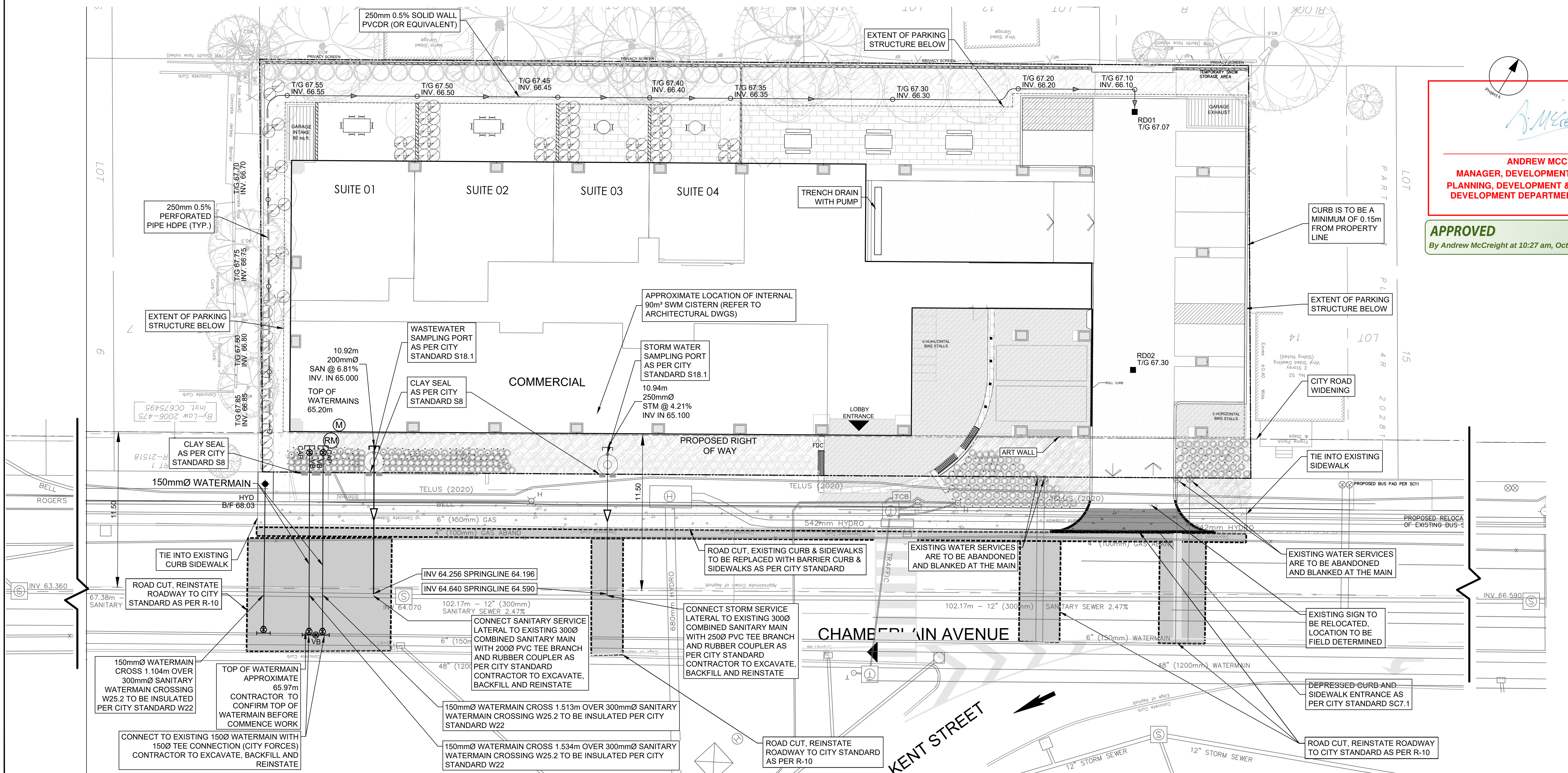
PROJECT
30-48 CHAMBERLAIN AVE.

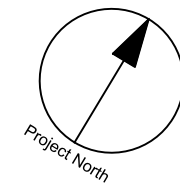
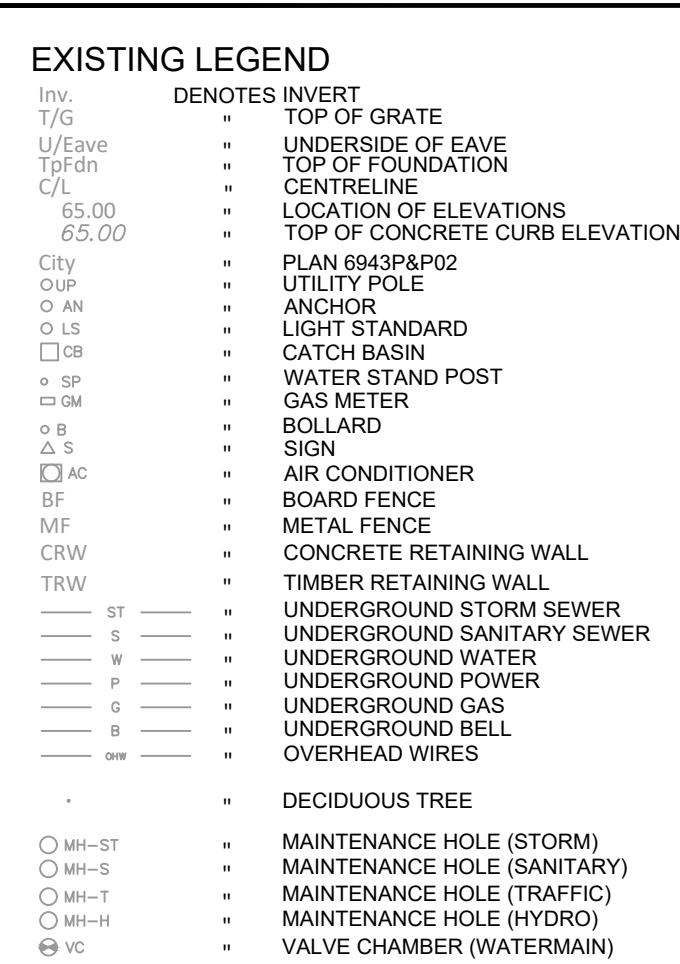
PROJECT NO: 125564	
DRAWN BY: EH	CHECKED BY: TRB
PROJECT MGR: TRB	APPROVED BY: TRB

SHEET TITLE	
SERVICING PLAN	

SHEET NUMBER	ISSUE
001	4

DWG# 19000 D07-12-23-0069





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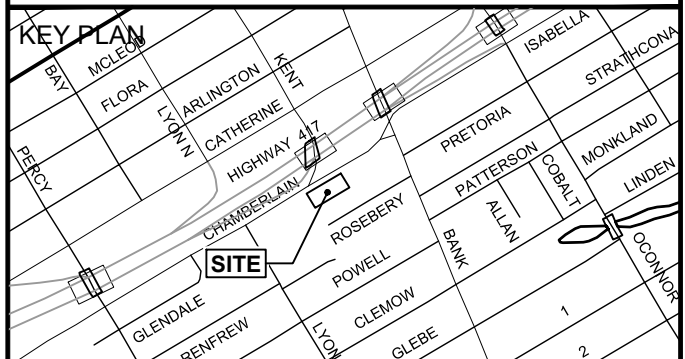
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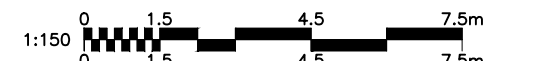
ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED

By Andrew McCreight at 10:27 am, Oct 02, 2025



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PROJECT
30-48 CHAMBERLAIN AVE.

PROJECT NO: 125564

DRAWN BY: EH	CHECKED BY: TRB
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PROJECT MGR: TRB	APPROVED BY: TRB
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SHEET TITLE	
GRADING PLAN	

SHEET NUMBER	ISSUE

SHEET NUMBER	ISSUE
200	4

DWG# 19000 D07-12-23-0069

NOTES :

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.

1. SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
2. SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE FABRIC IN RYCBs TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
3. CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
4. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
5. THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 10:27 am, Oct 02, 2025

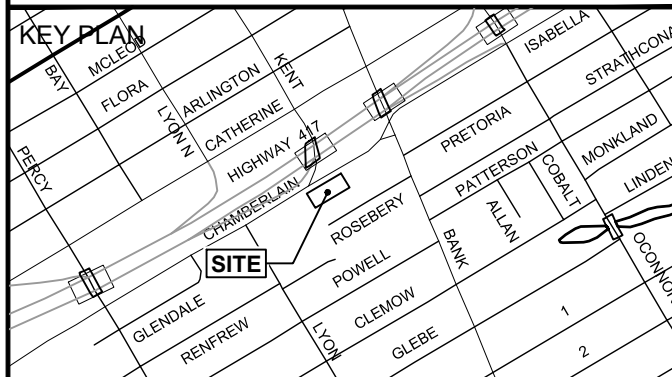
LEGEND

- HEAVY DUTY SILT FENCE
- SNOW FENCE
- STRAW BALE CHECK DAM
- STRAW BALE CHECK DAM WITH FILTER CLOTH
- ROCK CHECK DAM
- SEDIMENT SACK PLACED UNDER EXISTING CB COVER
- TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH

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PROJECT NO:
125564
DRAWN BY:
EH
PROJECT MGR:
TRB
CHECKED BY:
TRB
APPROVED BY:
TRB

SHEET TITLE
SEDIMENT - EROSION PLAN

SHEET NUMBER
900
ISSUE
4

