

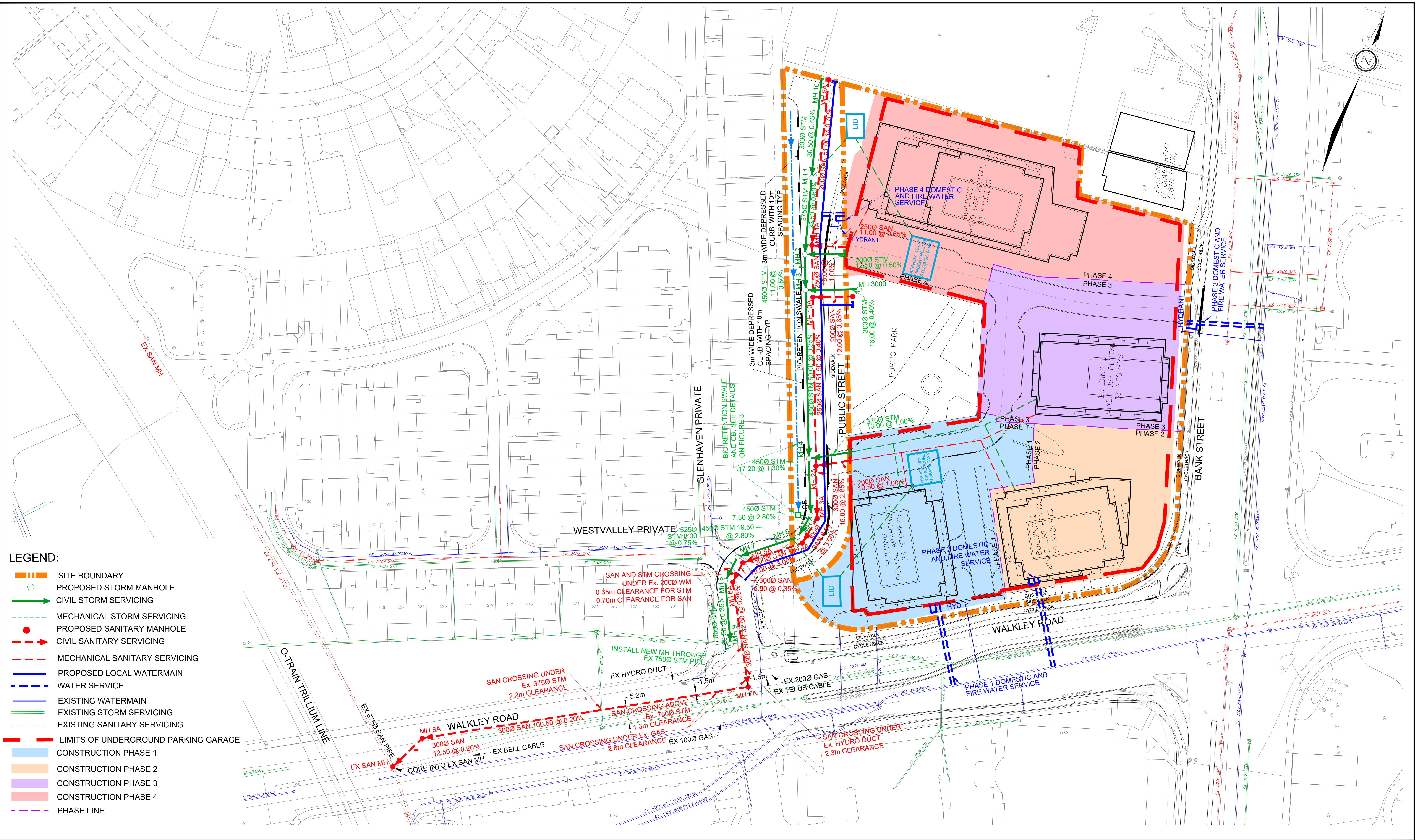
- LEGEND:**
- - - SITE BOUNDARY
 - STORM OVERLAND FLOW ARROW
 - 89.905 PROPOSED CENTERLINE ELEVATION
 - 0.15% ROAD SLOPE ARROW
 - - - LIMITS OF UNDERGROUND PARKING GARAGE



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BGO - 1822 BANK ST
CONCEPTUAL GRADING PLAN
 CITY OF OTTAWA

| | |
|---------------|---------------|
| PROJECT No. : | 23-1369 |
| SCALE | 1:500 |
| DATE: | FEBRUARY 2026 |
| DRAWING No. | 3 |



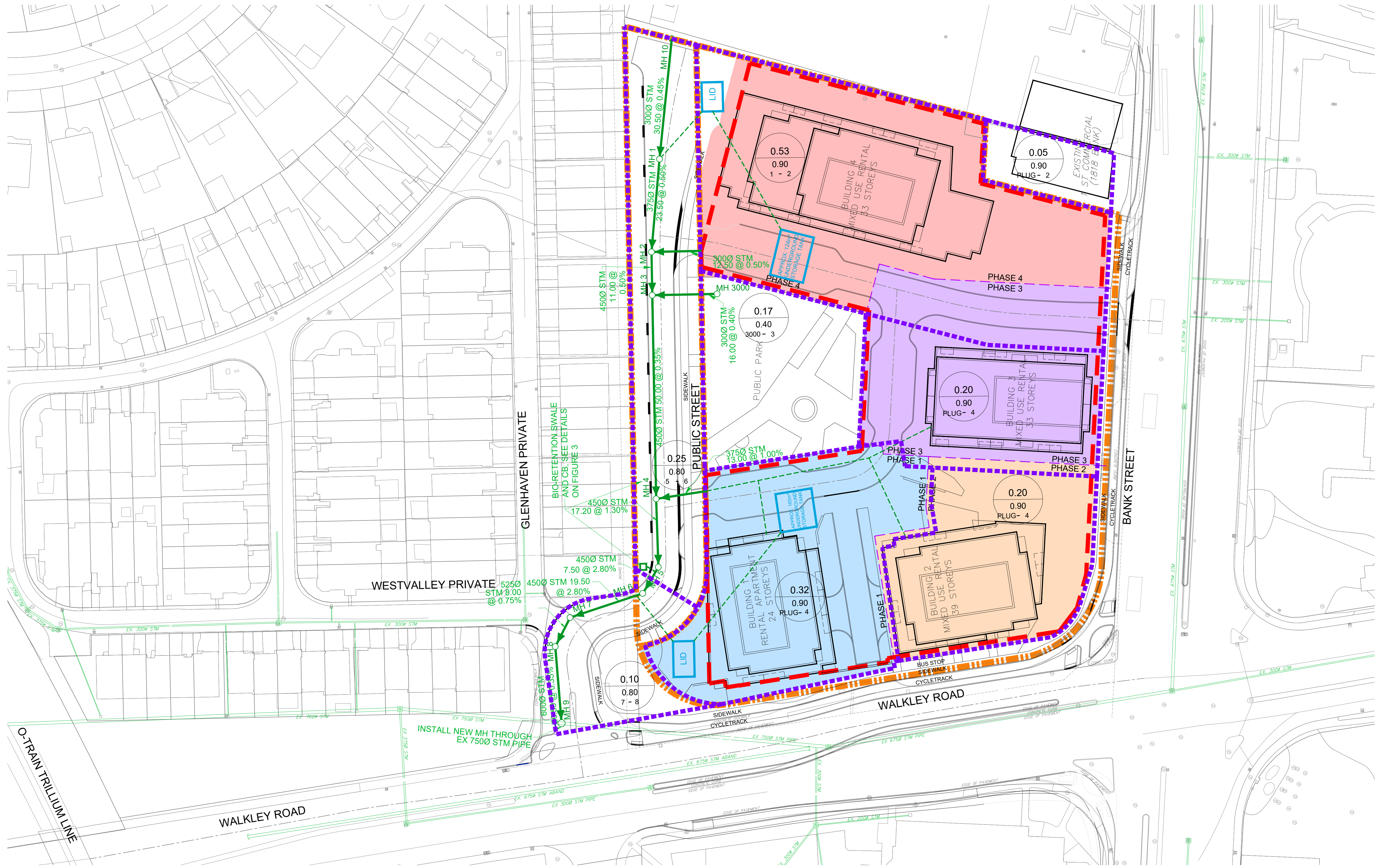
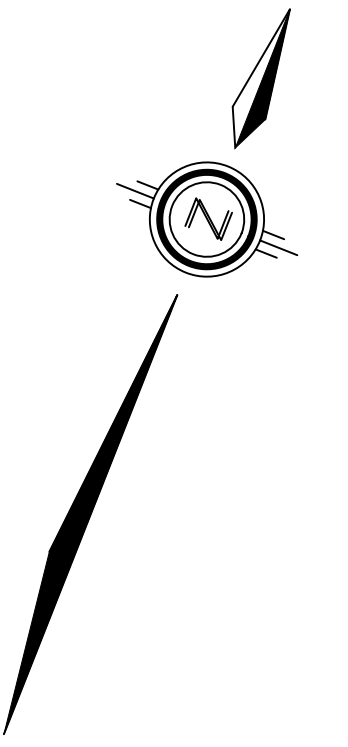
- LEGEND:**
- SITE BOUNDARY
 - PROPOSED STORM MANHOLE
 - CIVIL STORM SERVICING
 - - - MECHANICAL STORM SERVICING
 - PROPOSED SANITARY MANHOLE
 - - - CIVIL SANITARY SERVICING
 - - - MECHANICAL SANITARY SERVICING
 - PROPOSED LOCAL WATERMAIN
 - - - WATER SERVICE
 - EXISTING WATERMAIN
 - - - EXISTING STORM SERVICING
 - - - EXISTING SANITARY SERVICING
 - - - LIMITS OF UNDERGROUND PARKING GARAGE
 - CONSTRUCTION PHASE 1
 - CONSTRUCTION PHASE 2
 - CONSTRUCTION PHASE 3
 - CONSTRUCTION PHASE 4
 - - - PHASE LINE



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BGO - 1822 BANK ST
CONCEPTUAL SERVICING PLAN
 CITY OF OTTAWA

| | |
|---------------|---------------|
| PROJECT No. : | 23-1369 |
| SCALE | 1:500 |
| DATE: | FEBRUARY 2026 |
| DRAWING No. | 4 |



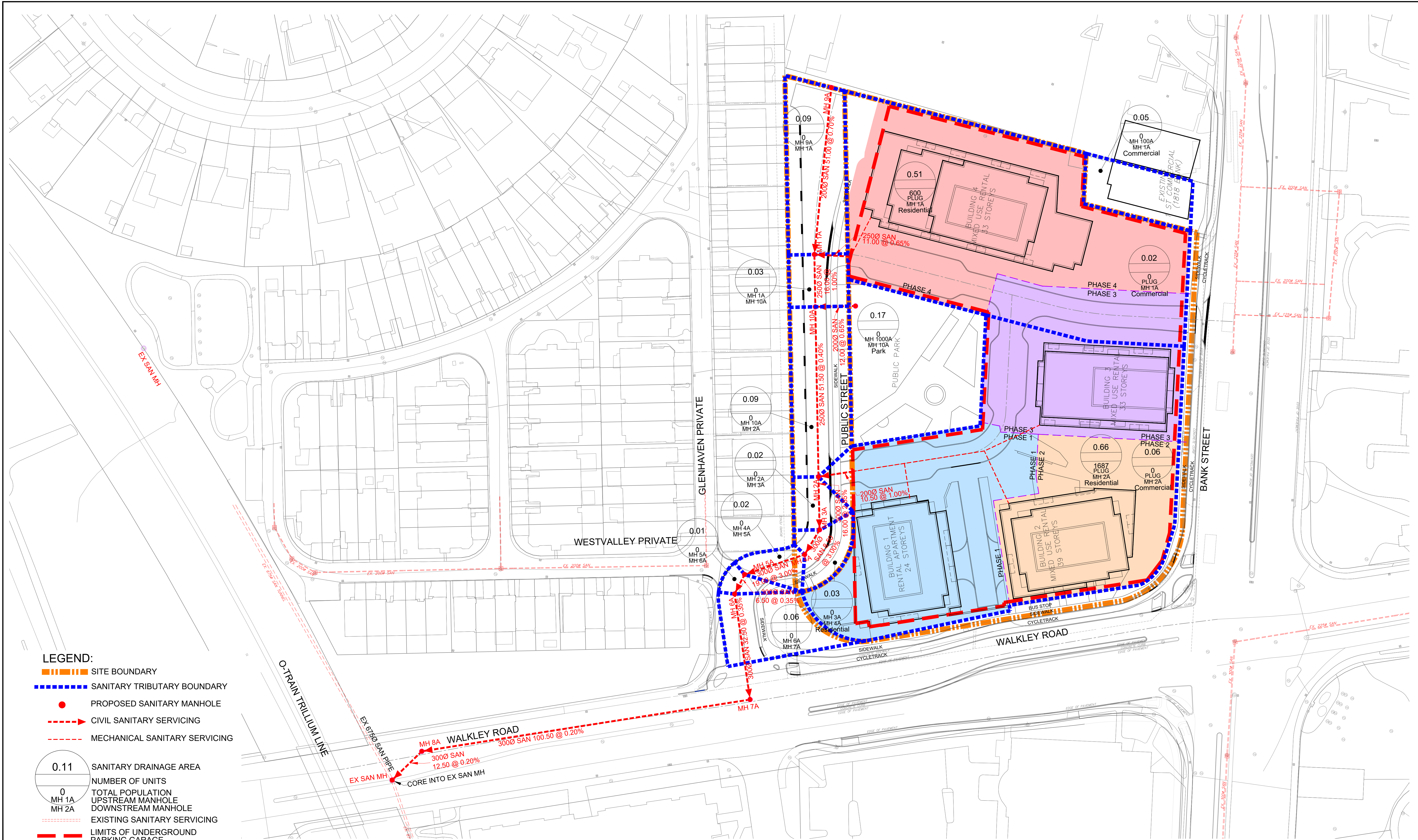
- LEGEND:**
- ▬▬▬ SITE BOUNDARY
 - ▬▬▬ STORM TRIBUTARY BOUNDARY
 - PROPOSED STORM MANHOLE
 - CIVIL STORM SERVICING
 - - - MECHANICAL STORM SERVICING
-
- | | |
|--|--------------------------------------|
| 0.53 | STORM DRAINAGE AREA |
| 0.9 | RUNOFF COEFFICIENT |
| 1 - 2 | UPSTREAM TO DOWNSTREAM MANHOLE |
| - - - | EXISTING STORM SERVICING |
| ▬▬▬ | LIMITS OF UNDERGROUND PARKING GARAGE |



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BGO - 1822 BANK ST
STORM SERVICING PLAN
 CITY OF OTTAWA

| | |
|---------------|---------------|
| PROJECT No. : | 23-1369 |
| SCALE | 1:500 |
| DATE: | FEBRUARY 2026 |
| DRAWING No. | 5 |



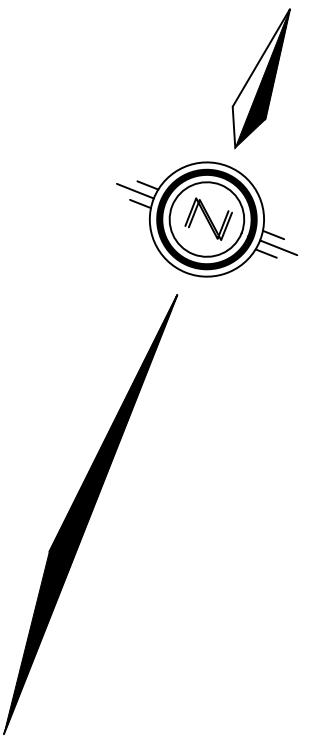
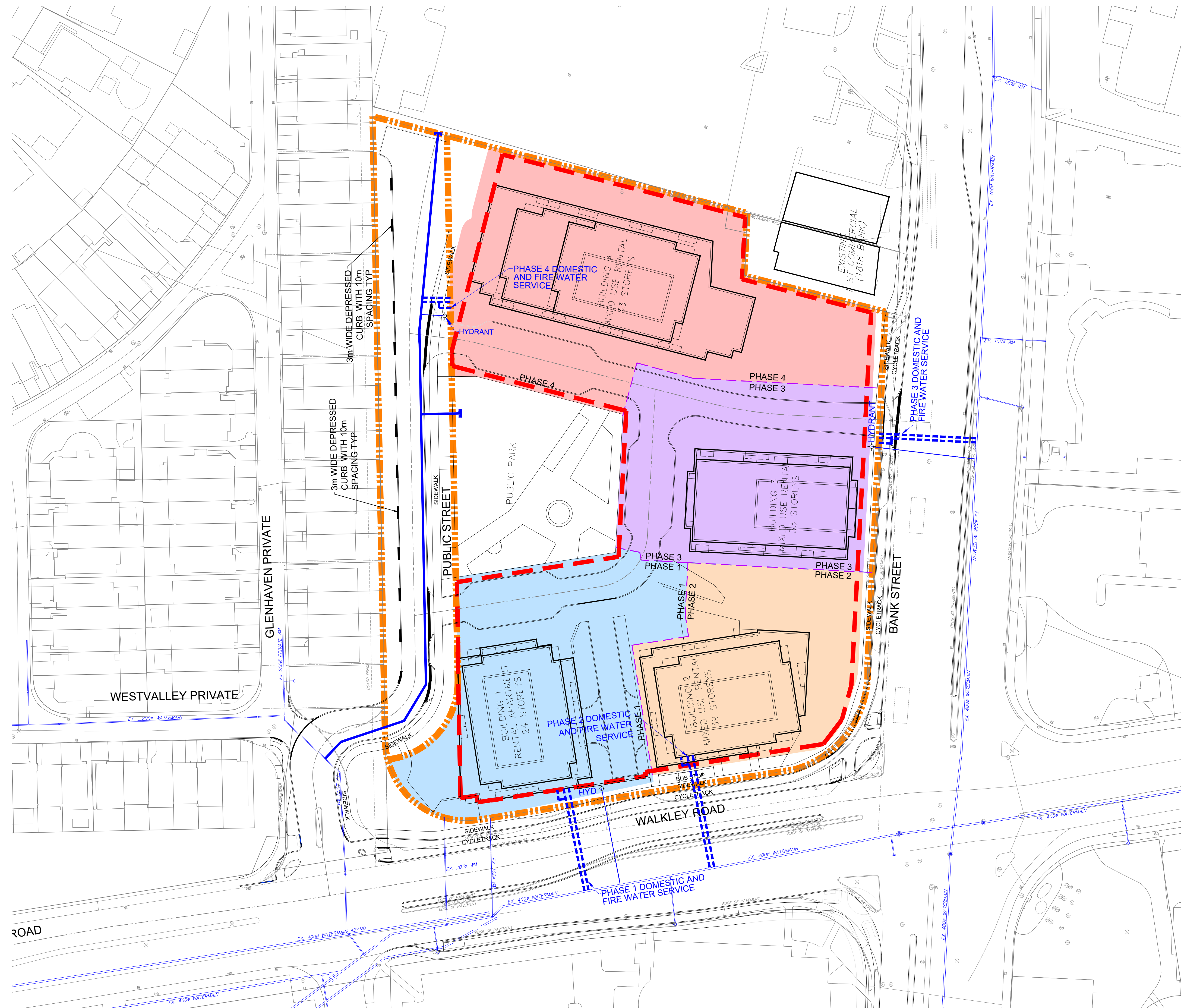
- LEGEND:**
- - - - - SITE BOUNDARY
 - - - - - SANITARY TRIBUTARY BOUNDARY
 - PROPOSED SANITARY MANHOLE
 - - - - - CIVIL SANITARY SERVICING
 - - - - - MECHANICAL SANITARY SERVICING
 - 0.11 SANITARY DRAINAGE AREA
 - 0 TOTAL POPULATION
 - MH 1A UPSTREAM MANHOLE
 - MH 2A DOWNSTREAM MANHOLE
 - - - - - EXISTING SANITARY SERVICING
 - - - - - LIMITS OF UNDERGROUND PARKING GARAGE



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BGO - 1822 BANK ST
SANITARY SERVICING PLAN
 CITY OF OTTAWA

| | |
|---------------|---------------|
| PROJECT No. : | 23-1369 |
| SCALE | 1:500 |
| DATE: | FEBRUARY 2026 |
| DRAWING No. | 6 |



NOTE:
 HYDRANTS SHALL BE INSTALLED
 ALONG WEST SIDE OF BANK
 STREET AND NORTH SIDE OF
 WALKLEY ROAD

- LEGEND:**
- — — — — SITE BOUNDARY
 - — — — — PROPOSED LOCAL WATERMAIN
 - - - - - EXISTING WATERMAIN
 - - - - - LIMITS OF UNDERGROUND PARKING GARAGE

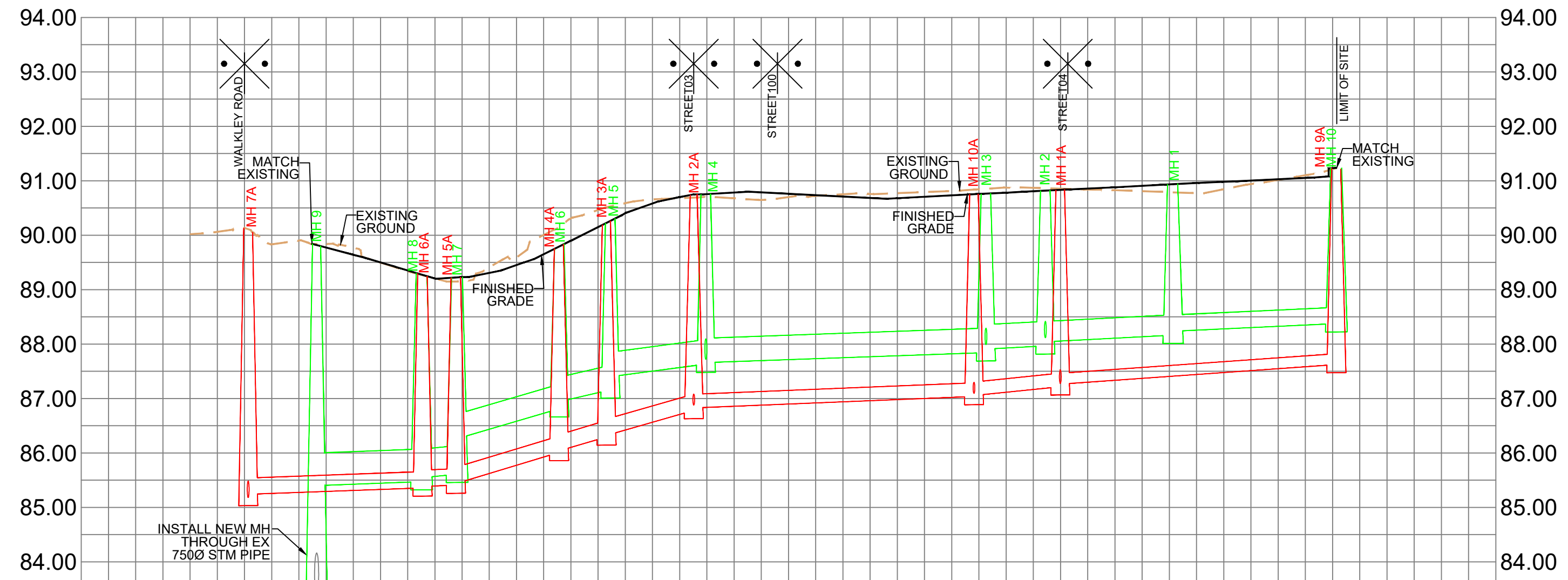


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BGO - 1822 BANK ST
WATERMAIN SERVICING PLAN
 CITY OF OTTAWA

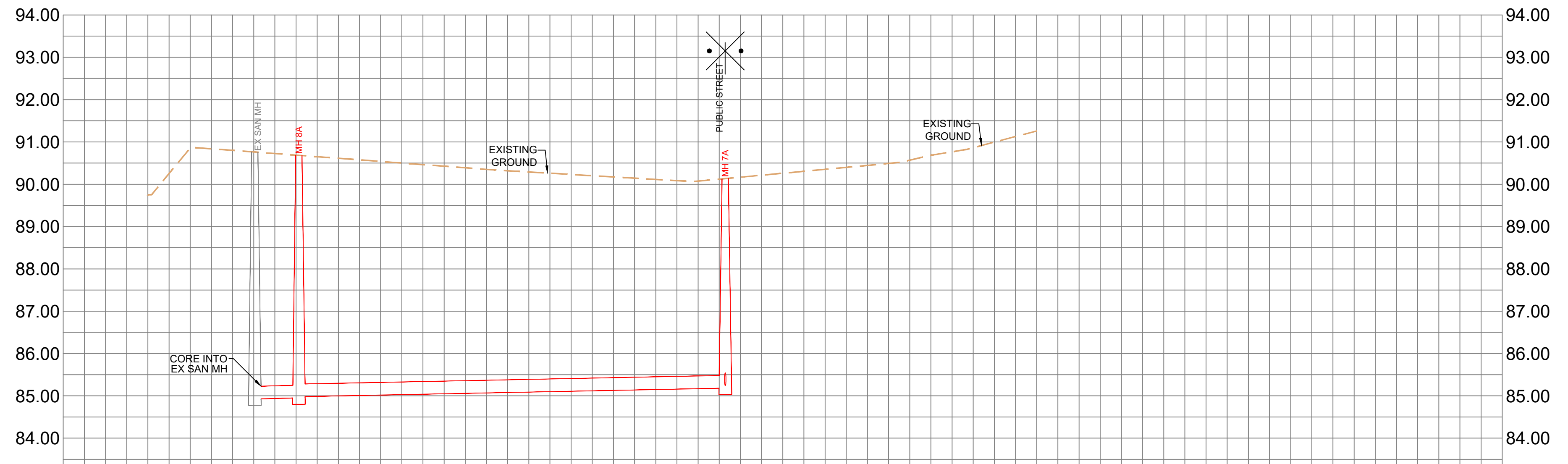
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| PROJECT No. : | 23-1369 |
| SCALE | 1:500 |
| DATE: | FEBRUARY 2026 |
| DRAWING No. | 7 |

PUBLIC STREET



| | | | |
|---------------------|--|--|---------------------|
| SANITARY INVERT | SW 85.182 NW 85.242 3000 SAN 32.5 @ 0.35% 3000 SAN 6.5 @ 0.35% SE 85.356 N 85.396 NE 84.49 3000 SAN 19.0 @ 3.00% SW 86.009 N 86.039 S 86.294 NW 86.324 SAN 16.0 @ 2.85% SE 86.780 NW 86.830 2500 SAN 51.5 @ 0.40% | SE 87.036 NW 87.056 SAN 16.0 @ 1.00% 2500 SAN 51.0 @ 0.70% | SANITARY INVERT |
| STORM INVERT | 6000 STM 20.5 @ 0.35% 5250 STM 8.0 @ 0.75% SE 85.472 N 85.547 S 85.607 NE 86.263 4500 STM 19.5 @ 2.80% SW 86.949 N 86.979 S 87.156 NW 87.203 SAN 17.5 @ 1.30% SE 87.631 NW 87.680 4500 STM 51.5 @ 0.35% | 4500 STM 11.0 @ 0.35% | STORM INVERT |
| PROPOSED GRADES | 90.134 89.818 89.272 89.272 89.272 89.272 89.570 89.683 89.671 89.836 90.750 | 90.781 90.781 90.413 90.413 90.781 90.781 90.781 90.781 90.781 90.781 90.781 | PROPOSED GRADES |
| CENTERLINE CHAINAGE | 0+000.680 0+013.261 0+032.563 0+032.759 0+033.076 0+057.803 0+065.546 0+067.254 0+084.809 | 0+134.051 0+134.242 0+143.206 0+143.959 0+170.551 0+200.685 | CENTERLINE CHAINAGE |

WALKLEY ROAD



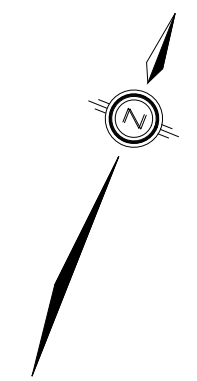
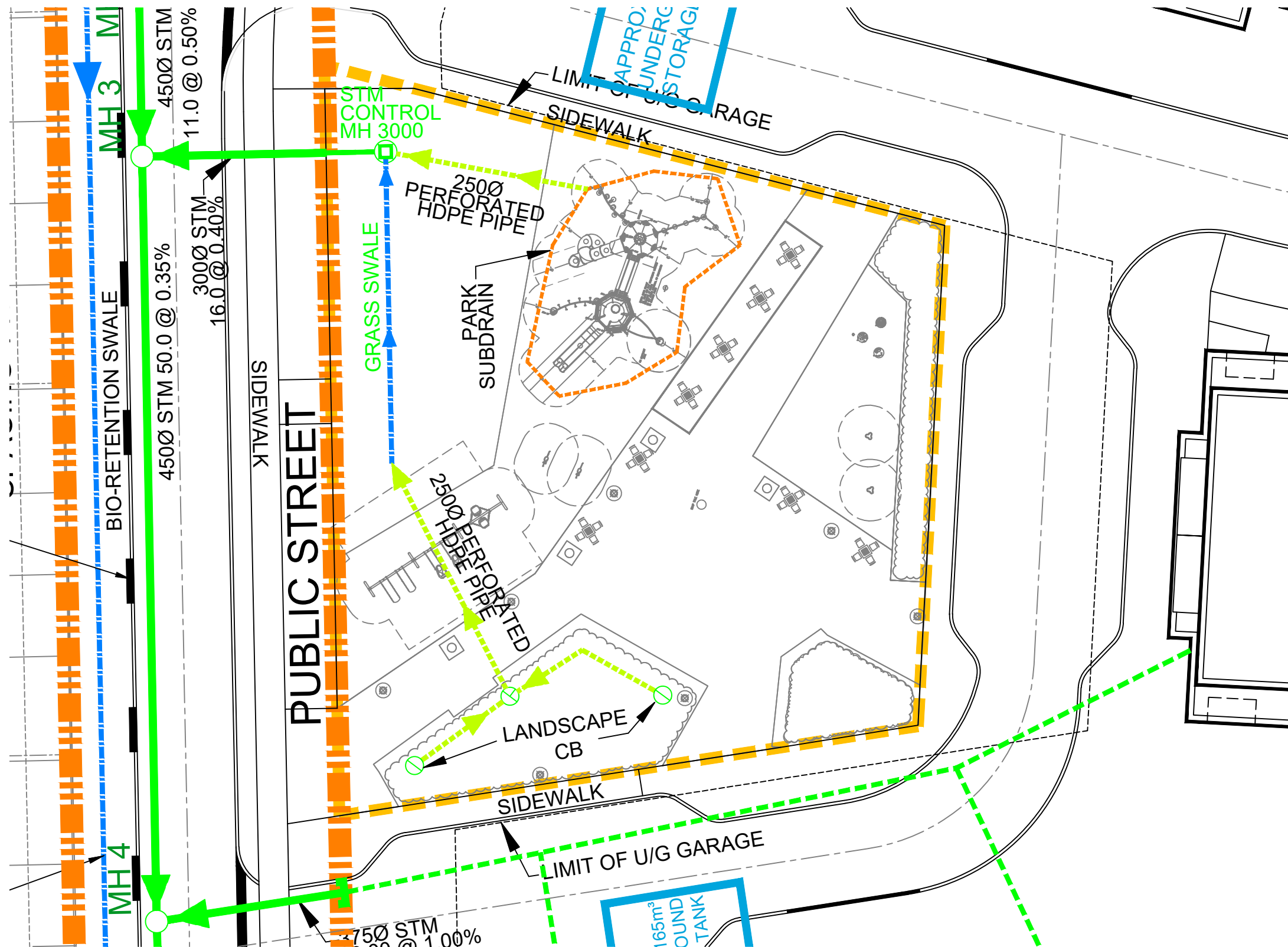
| | | | |
|---------------------|---|------------------------|---------------------|
| SANITARY INVERT | NE 84.926 SW 84.951 NE 84.991 3000 SAN 100.5 @ 0.20% | SW 85.182 NW 85.242 | SANITARY INVERT |
| STORM INVERT | 3000 SAN 12.5 @ 0.20% | | STORM INVERT |
| PROPOSED GRADES | 90.761 90.683 | 90.134 | PROPOSED GRADES |
| CENTERLINE CHAINAGE | 0+015.266 0+026.675 | 0+126.415 | CENTERLINE CHAINAGE |



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BGO - 1822 BANK ST
PROFILES
CITY OF OTTAWA

PROJECT No. : 23-1369
SCALE H=1:750 / V=1:75
DATE: FEBRUARY 2026
DRAWING No. 8



LEGEND:

- - - PARK BOUNDARY
- PROPOSED STORM MANHOLE
- ⊕ LANDSCAPE CB
- CIVIL STORM SERVICING
- - - → MECHANICAL STORM SERVICING
- - - 2500 PERFORATED HDPE PIPE



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**BGO - 1822 BANK ST
 PARK STORM MANAGEMENT PLAN
 CITY OF OTTAWA**

| | |
|--------------|---------------|
| PROJECT No.: | 23-1369 |
| SCALE: | 1:300 |
| DATE: | FEBRUARY 2026 |
| FIGURE: | 10 |



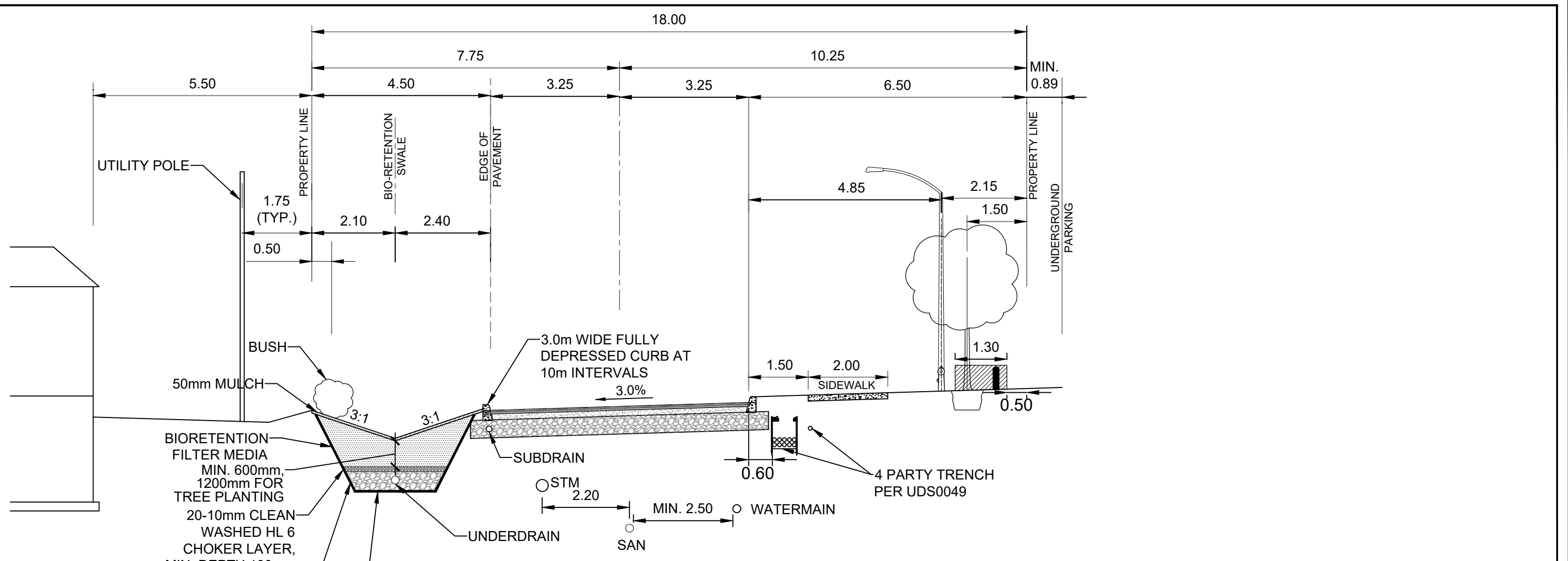
- LEGEND:**
- - - SITE BOUNDARY
 - - - PRE-DEVELOPMENT STORM TRIBUTARY BOUNDARY
 - 0.79
0.90 STORM DRAINAGE AREA
RUNOFF COEFFICIENT
 - EXISTING STORM OVERLAND FLOW ARROW
 - EXISTING STORM SERVICING



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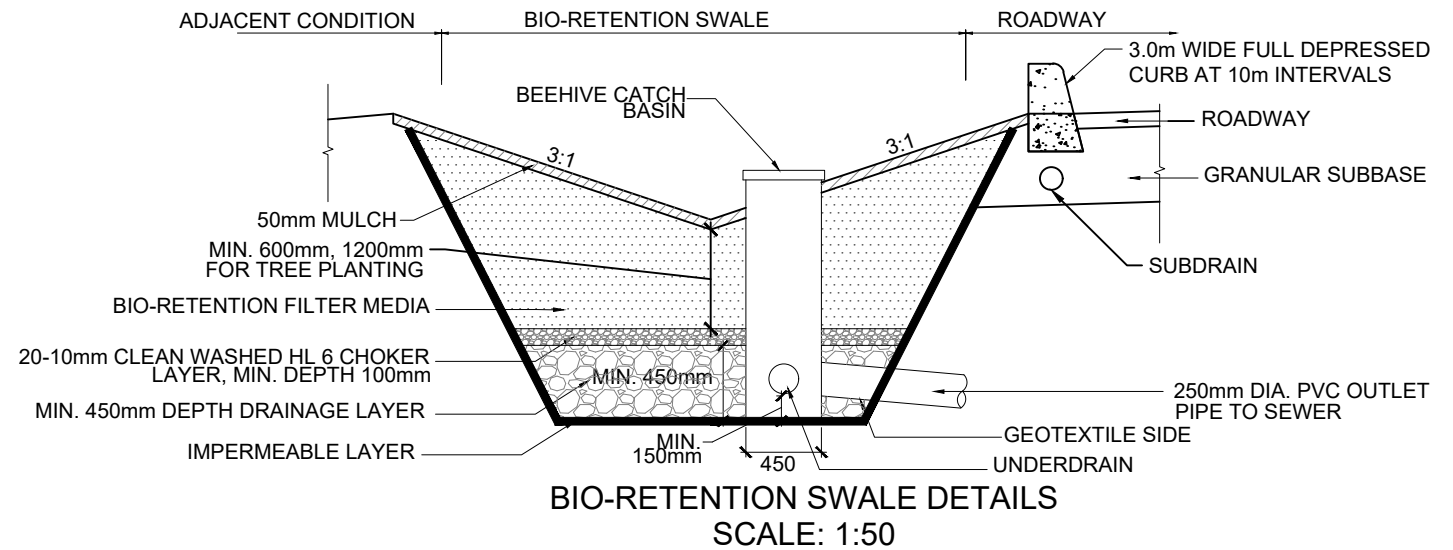
BGO - 1822 BANK ST
PRE-DEVELOPMENT STORM DRAINAGE AREA PLAN
 CITY OF OTTAWA

| | |
|---------------|---------------|
| PROJECT No. : | 23-1369 |
| SCALE | 1:500 |
| DATE: | FEBRUARY 2026 |
| DRAWING No. | 11 |



PUBLIC STREET TYPICAL SECTION
SCALE: 1:100

ROAD PAVEMENT STRUCTURE:
 40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
 50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE
 150mm OPSS GRANULAR A CRUSHED STONE
 450mm OPSS GRANULAR B TYPE II



BIO-RETENTION SWALE DETAILS
SCALE: 1:50



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BGO - 1822 BANK ST
TYP ROAD SECTION AND BIO-RETENTION SWALE DETAILS
 CITY OF OTTAWA

| | |
|--------------|---------------|
| PROJECT No.: | 23-1369 |
| SCALE: | AS SHOWN |
| DATE: | FEBRUARY 2026 |
| FIGURE: | 12 |