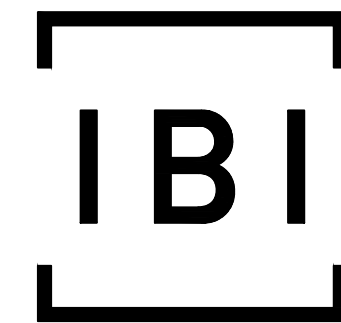
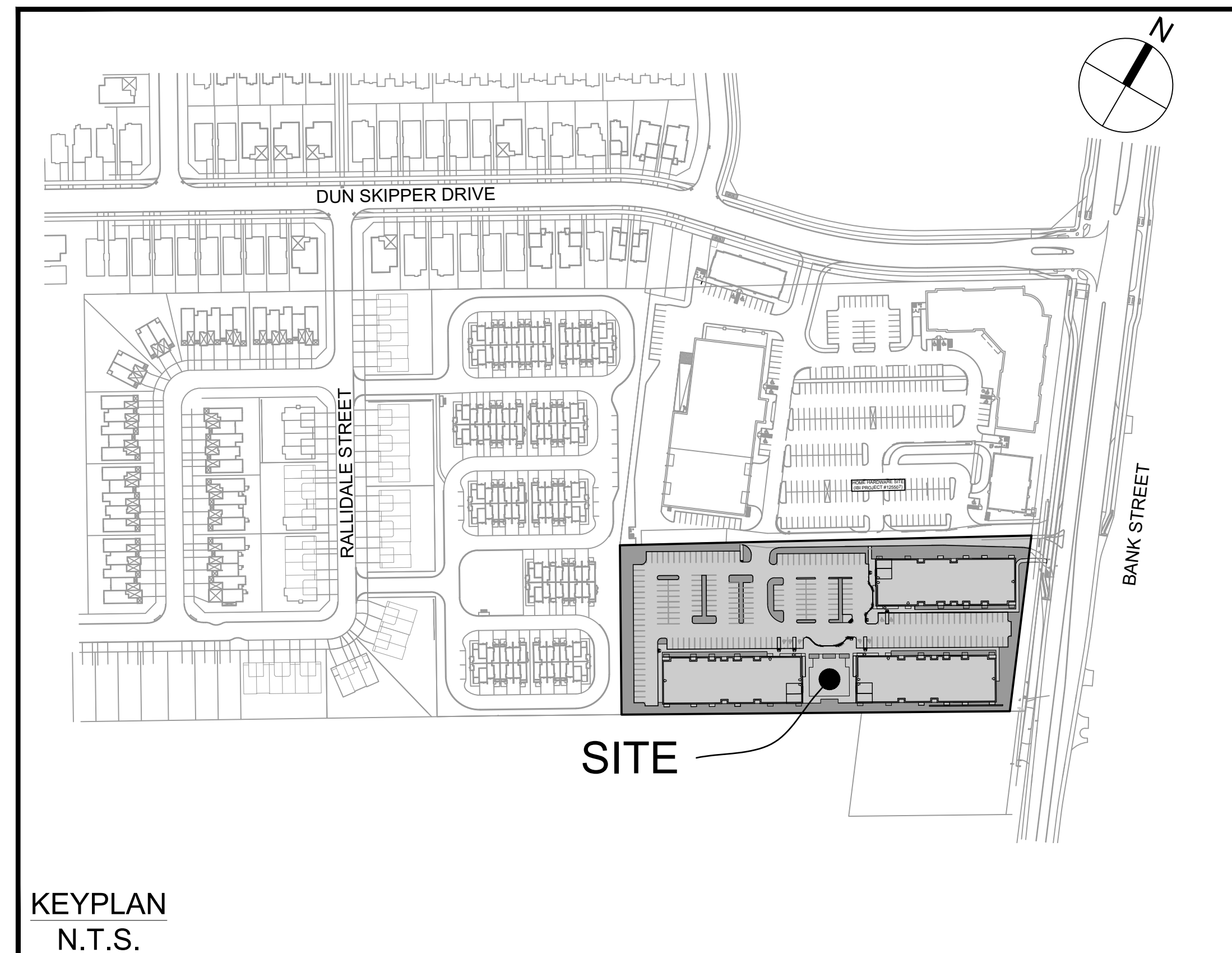


# 4840 BANK STREET

## PATHWAYS SOUTH REGIONAL GROUP



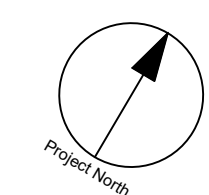
**IBI GROUP**  
 400 – 333 Preston Street  
 Ottawa ON K1S 5N4 Canada  
 tel 613 225 1311 fax 613 225 9868  
 ibigroup.com



| Sheet List Table |                                   |
|------------------|-----------------------------------|
| Sheet Number     | Sheet Title                       |
| C-000            | Cover                             |
| C-001            | GENERAL PLAN OF SERVICES          |
| C-010            | NOTES LEGEND CB DATA              |
| C-200            | SITE GRADING PLAN                 |
| C-400            | SANITARY DRAINAGE AREA PLAN       |
| C-500            | STORM DRAINAGE AREA PLAN          |
| C-600            | PONDING PLAN                      |
| C-900            | SEDIMENT AND EROSION CONTROL PLAN |

# CITY OF OTTAWA

## CONTRACT NO. 137175



CLIENT  
**PATHWAYS SOUTH REGIONAL INC.**

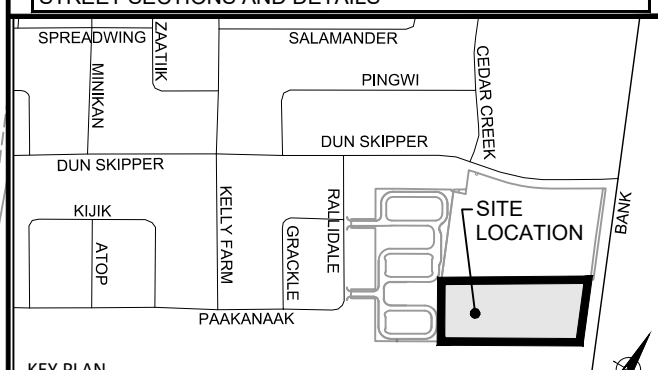
1737 WOODWARD DRIVE, OTTAWA, ON

COPYRIGHT  
This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be notified of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.

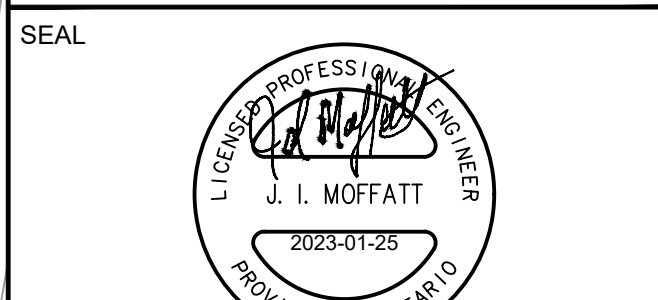
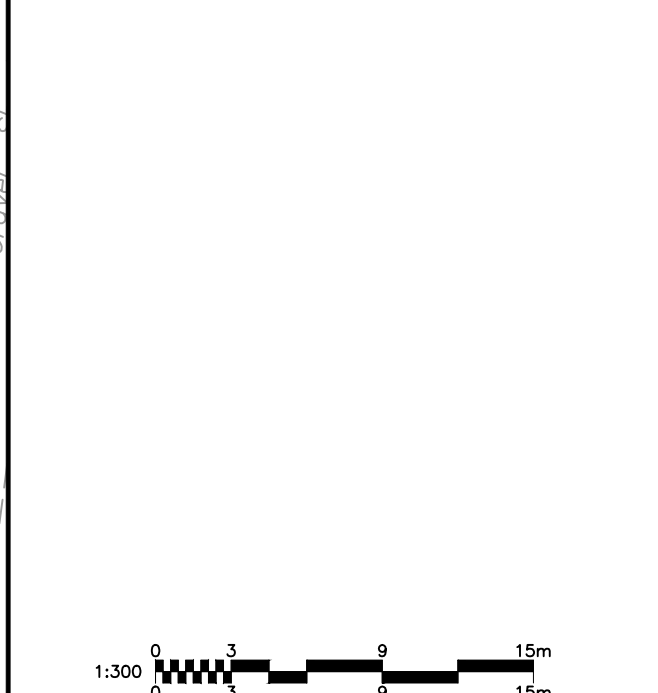
IBI Group Professional Services (Canada) Inc.  
is a member of the IBI Group of companies

| ISSUES |                                   |            |
|--------|-----------------------------------|------------|
| No.    | DESCRIPTION                       | DATE       |
| 1      | SUBMISSION NO. 1 FOR CITY REVIEW  | 2022-06-03 |
| 2      | SUBMISSION NO. 2 FOR CITY REVIEW  | 2022-08-26 |
| 3      | SUBMISSION NO. 3 FOR CITY REVIEW  | 2022-10-31 |
| 4      | SITE PLAN APPROVAL                | 2022-11-11 |
| 5      | REVISED SERVICE ENTRIES           | 2023-01-13 |
| 6      | REVISED STM SERVICE SIZE TO BLDGS | 2023-01-25 |
| 7      |                                   |            |
| 8      |                                   |            |

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS



PROJECT  
**4840 BANK STREET**

PROJECT NO:  
**137175**

DRAWN BY:  
**M.M.**

PROJECT MGR:  
**D.C.**

SHEET TITLE  
**GENERAL PLAN OF SERVICES**

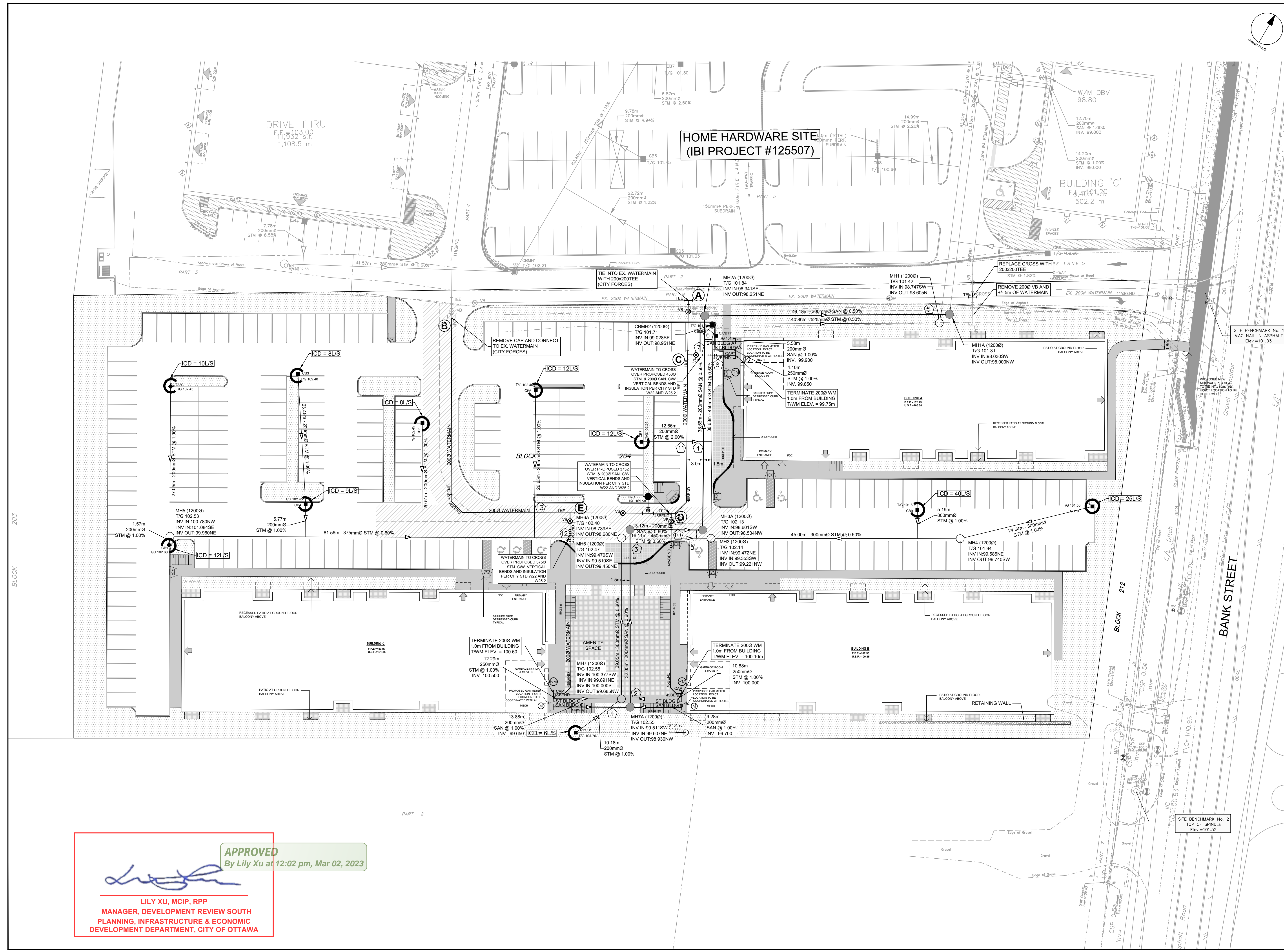
CHECKED BY:  
**S.E.L.**

APPROVED BY:  
**J.I.M.**

SHEET NUMBER  
**C-001**

ISSUE  
**5**

CITY PLAN No. 18842



**APPROVED**  
By Lily Xu at 12:02 pm, Mar 02, 2023

*Lily Xu*

**LILY XU, MCIP, RPP**  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

CITY FILE No. D07-12-22-0097  
SCALE CHECK  
File Location: \\137175\_Pathways\_South\_0\_Production\03\_Design\04\_Civil\Sheets\C001\_GENERAL PLAN OF SERVICES.dwg Last Saved: January 25, 2023, 11:20:00 PM by Malina Mine

DRAWING NOTES

1.0 GENERAL

- 1.1 CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
1.2 DO NOT SCALE DRAWINGS.
1.3 CONTRACTOR TO REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
1.4 USE ONLY THE LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED 'ISSUED FOR CONSTRUCTION'.

- 3.3 STORM MH COVERS TO BE OPEN TYPE, AS PER CITY STANDARD S24. FRAMES TO BE PER CITY OF OTTAWA STD. S25.
3.4 STORM MAINTENANCE HOLES TO BE OPSD, SIZE AS SPECIFIED, TAPER TOP.
3.5 ALL CATCH BASINS TO BE AS PER OPSD 705.010, FRAME & FISH TYPE GRATE AS PER CITY OF OTTAWA STD. S19.1.

- 1.7 FOR LEGAL SURVEY INFORMATION REFER TO REGISTERED PLAN.
1.8 REFER TO SITE PLAN BY CHAMBERLIN ARCHITECT SERVICES LIMITED.
1.9 CONTRACTOR TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES AS IDENTIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA.

- 3.6 150mm DIAMETER SOCK-WRAPPED PERFORATED PVC SUBDRAINS TO BE INSTALLED AT THE LIMIT OF THE HEAVY DUTY ROAD STRUCTURE WHERE IT MEETS THE LIGHT DUTY ROAD STRUCTURE AND AT ALL C/S IN HEAVY DUTY ROADS AS IDENTIFIED ON PLAN. SUBDRAINS TO DISCHARGE TO C/S AS SHOWN.
3.7 ANY STORM SEWER WITH LESS THAN 2m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.

- 1.10 ALL IRON WORK ELEVATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR ADJUSTMENTS AS DETERMINED BY THE ENGINEER.
1.11 ALL CONCRETE CURBS AND SIDEWALKS TO CONFORM TO CITY STANDARDS SC1.1 AND SC1.4. ALL ONSITE CURBS TO BE BARRIER TYPE, WITH DEPRESSIONS AS NOTED.
1.12 ALL CONCRETE SHALL BE 'NORMAL PORTLAND CEMENT' IN ACCORDANCE WITH O.P.S.S. 1350 AND SHALL ACHIEVE A MINIMUM STRENGTH OF 30MPa AT 28 DAYS.

- 3.8 CONNECTION TO THE EXISTING STORM SEWER TO BE INCLUDED IN THE COST FOR STORM SEWER INSTALLATION. THIS INCLUDES REINSTATEMENT OF ROAD CUT TO CITY STANDARDS.
3.9 CONTRACTOR TO PROVIDE IPEX-TEMPSEPT MHF ICD'S SHOP DRAWINGS, OR EQUIVALENT, FOR ENGINEERS REVIEW PRIOR TO ORDERING ICD'S.

- 1.13 ALL CONSTRUCTION TRAFFIC TO ACCESS SITE FROM BANK STREET.
1.14 FOR GEOTECHNICAL REPORT SEE GEOTECHNICAL INVESTIGATION PROPOSED MULTI-STORY BUILDING DOING SOUTH APARTMENTS 4840 BANK STREET, OTTAWA, ON, REPORT NO. P06259 BY PATERSON GROUP DATED MAY 20, 2022.
1.15 CONTRACTOR TO PROTECT EXISTING INFRASTRUCTURE AND PROPERTY SUCH AS TREES, PARKING METERS, SIDEWALKS, CURBS, ASPHALT, AND STREET SIGNS FROM DAMAGE DURING CONSTRUCTION.

- 4.0 WATER
4.1 ALL WATERMANS TO BE PVC DR 18, WITH MINIMUM COVER OF 2.4m AND INSTALLED PER CITY OF OTTAWA STANDARDS W17. ALL DOMESTIC WATER SERVICES ARE TO BE 200mmØ.
4.2 THRUST BLOCKS TO BE INSTALLED AT ALL BENDS, TEES, AND CAPS ALL TO CITY STANDARDS W25.3 AND W25.4.

- 1.16 THE POSITION OF POLE LINES, CONDUITS, WATERMAIN, SEWERS, AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE 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 THE CONTRACTOR SHALL INFORM ITSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, SHALL PROTECT ALL UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
1.17 CONTRACTOR TO SUPPLY SUITABLE FILL MATERIAL WHERE REQUIRED TO ROUGH GRADE THE SITE. ALL IMPORTED FILL MATERIAL TO BE CERTIFIED AS ACCEPTABLE BY THE GEOTECHNICAL ENGINEER.

- 4.3 CONTRACTOR TO CONDUCT PRESSURE AND LEAKAGE TESTING OF ALL WATERMANS AND DISINFECT AND CHLORINATE ALL WATERMANS TO THE SATISFACTION OF M.O.E. AND THE CITY OF OTTAWA.
4.4 TRACER WIRE TO BE INSTALLED ALONG THE FULL LENGTH OF WATERMAIN AND ATTACHED TO EACH MAIN STOP AS PER CITY OF OTTAWA STANDARD W08.
4.5 ALL COMPONENTS OF THE WATER DISTRIBUTION SYSTEM SHALL BE CATHODICALLY PROTECTED AS PER CITY OF OTTAWA STANDARD W40.

- 1.18 CONTRACTOR TO HALL EXCESS MATERIAL OFFSITE AS NECESSARY TO GRADE SITE TO MEET THE PROPOSED GRADES. ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY ENGINEER, ENGINEER TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
1.19 FILL MATERIAL WITHIN THE PARKING LOT AND BUILDING PAD AREAS, AND SUPPORTING BUILDING FOUNDATIONS SHALL BE COMPACTED TO 90% STANDARD MODIFIED PROCTOR DENSITY AND TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.

- 4.6 CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THE WATER PERMIT FROM THE CITY OF OTTAWA AND PAYMENT OF ANY FEES ASSOCIATED WITH SECURING THE WATER PERMIT. OWNER IS RESPONSIBLE FOR REIMBURSING THE CONTRACTOR FOR THE ACTUAL COST OF ACQUIRING THE WATER PERMIT.
4.9 CONNECTION TO EXISTING WATERMAIN TO BE INCLUDED IN THE COST FOR THE WATERMAIN INSTALLATION. THIS COST INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARD R10.

- 1.20 ALL COMPACTION METHODS TO BE PERFORMED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO INCLUDE BUT NOT BE LIMITED TO THE THICKNESS OF LIFTS, AND COMPACTION EQUIPMENT USED.
1.21 ALL DISTURBED BOULEVARDS TO BE REINSTATED WITH 500 ON 100mm TOPSOIL.
1.22 UTILITY DUCTS TO BE INSTALLED PRIOR TO ROAD BASE CONSTRUCTION.

- 4.6 CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
4.7 ANY WATERMAIN WITH LESS THAN 2.4m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.

- 1.23 CLAY DIES TO BE INSTALLED WHERE INDICATED ON THE DRAWINGS OR AS APPROVED AND DIRECTED BY THE GEOTECHNICAL ENGINEER ALL IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
1.24 ALL UTILITY BOXES (e.g. PEDESTALS, TRANSFORMERS, ETC) ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF OTTAWA'S 'GUIDELINES FOR UTILITY PEDESTALS WITHIN THE ROAD RIGHT OF WAY'.
1.25 FOR SITE BENCH MARK SEE SURVEY BY ANNIS O'SULLIVAN, VOLLEBEKK LTD. JOB No. 20749-22 REGIONAL BLK 204 4M-1653 T.DI.

- 5.0 PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY
5.1 CONTRACTOR TO REINSTATE ROAD CUTS PER CITY OF OTTAWA STANDARD R-10.
5.2 THE CONTRACTOR SHALL PREPARE A TRAFFIC MANAGEMENT PLAN FOR REVIEW AND APPROVAL BY THE CITY OF OTTAWA. CONTRACTOR TO MAINTAIN TRAFFIC FLOW DURING THE ENTIRE CONSTRUCTION PERIOD. MAINTENANCE OF ROAD CUTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROVISION OF FLAGMEN, DETOURS AS NECESSARY, BARRIERS AND SIGNS TO THE FULL SATISFACTION OF THE ENGINEER AND ROAD AUTHORITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

- 2.0 SANITARY
2.1 ALL SANITARY SEWER MAINS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE, ONLY FACTORY FITTINGS TO BE USED. SEWER TO BE INSTALLED AS PER OPSD 1005.01. SANITARY SEWER MATERIALS TO BE: 200mmØ AND SMALLER - PVC DR 35.
2.2 ALL SANITARY MAINTENANCE HOLES TO BE 1.2m DIAMETER AS PER CITY OF OTTAWA STANDARDS COMPLETE WITH BENCHING, RUNGS, FRAME AND COVER, DROP PIPES AND LANDINGS WHERE NEEDED.

- 5.3 CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROCTORING, TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
5.4 FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
5.5 CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.

- 2.3 SANITARY MANHOLE COVERS TO BE CITY OF OTTAWA STD. S25 (MOD. OPSD. 401.020). SANITARY MANHOLE COVER TO BE CLOSED COVER TYPE, AS PER CITY STANDARD S24.
2.4 SANITARY SEWER LEAKAGE TEST AND CCTV INSPECTION SHALL BE COMPLETED AS PER CITY SPECIFICATIONS PRIOR TO INSTALLATION OF BASE COURSE ASPHALT.
2.5 ANY SANITARY SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.

- 5.6 GRANULAR B MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR B PLACEMENT.
5.7 CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
5.8 ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR A PLACEMENT.

- 3.0 STORM
3.1 ALL STORM SEWERS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE. ALL STORM SEWERS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. ONLY FACTORY FITTINGS TO BE USED. STORM SEWER MATERIALS TO BE: 375mmØ AND SMALLER - PVC DR 35. 450mmØ AND LARGER - 100-D REINFORCED CONCRETE.
3.2 ALL STORM MAINTENANCE HOLES TO BE SIZED IN ACCORDANCE WITH THE PLANS AND AS PER CITY OF OTTAWA STANDARDS COMPLETE WITH BENCHING, RUNGS, AND FRAME AND COVER.

- 5.9 CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
5.10 CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE ENGINEER WITH VERIFICATION PRIOR TO PLACEMENT.
5.11 DITCHES DISTURBED DURING CULVERT INSTALLATION AND GRADING OPERATIONS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION AND FLOWLINE GRADINGS.

CATCHBASIN DATA TABLE. Table with columns: STRUCTURE ID, STORM AREA ID, STRUCTURE, FRAME & COVER, ELEVATION (TOP OF GRATE, INVERT, OUTLET), OUTLET PIPE (DIAMETER, TYPE), INLET CONTROL DEVICE (HEAD, FLOW, ICD TYPE).

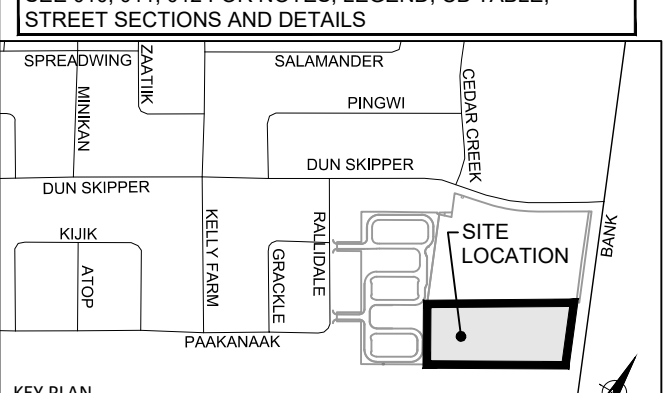
WATERMAIN SCHEDULE. Table with columns: Station, Description, Finished Grade, Top of Watermain, As Built Watermain.

CLIENT: PATHWAYS SOUTH REGIONAL INC. 1737 WOODWARD DRIVE, OTTAWA, ON

COPYRIGHT: This drawing has been prepared solely for the intended use... IBI Group Professional Services (Canada) Inc.

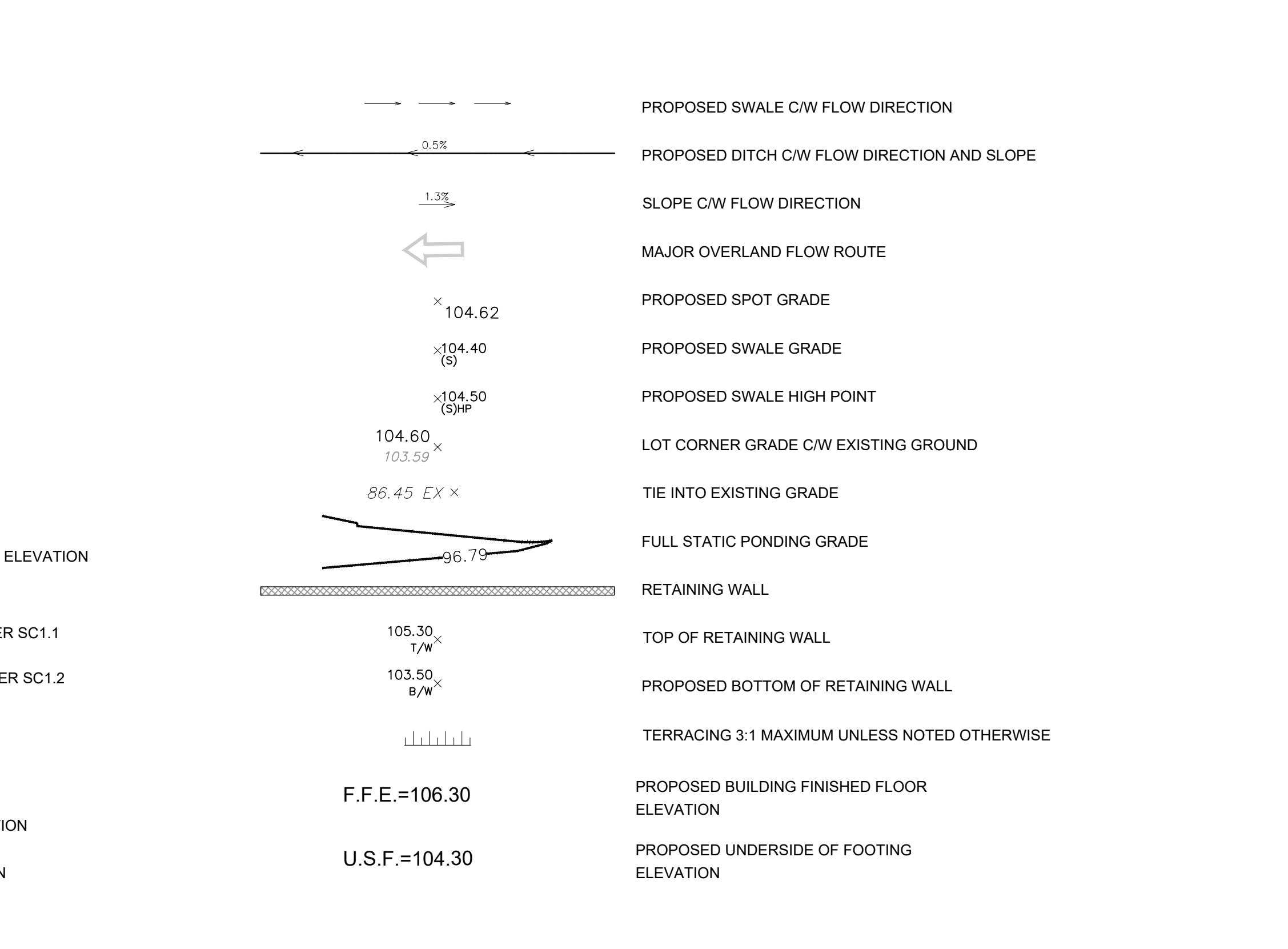
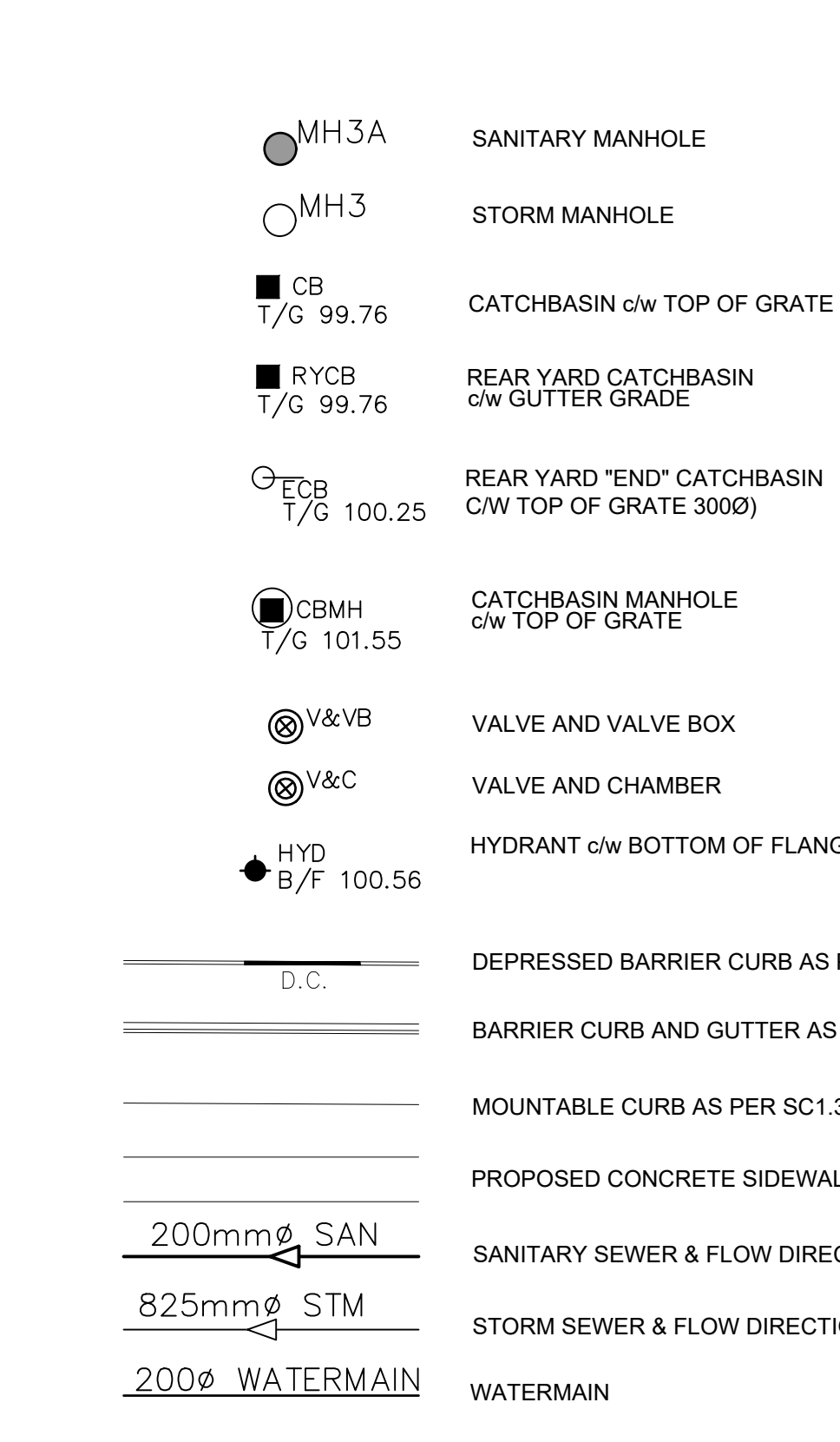
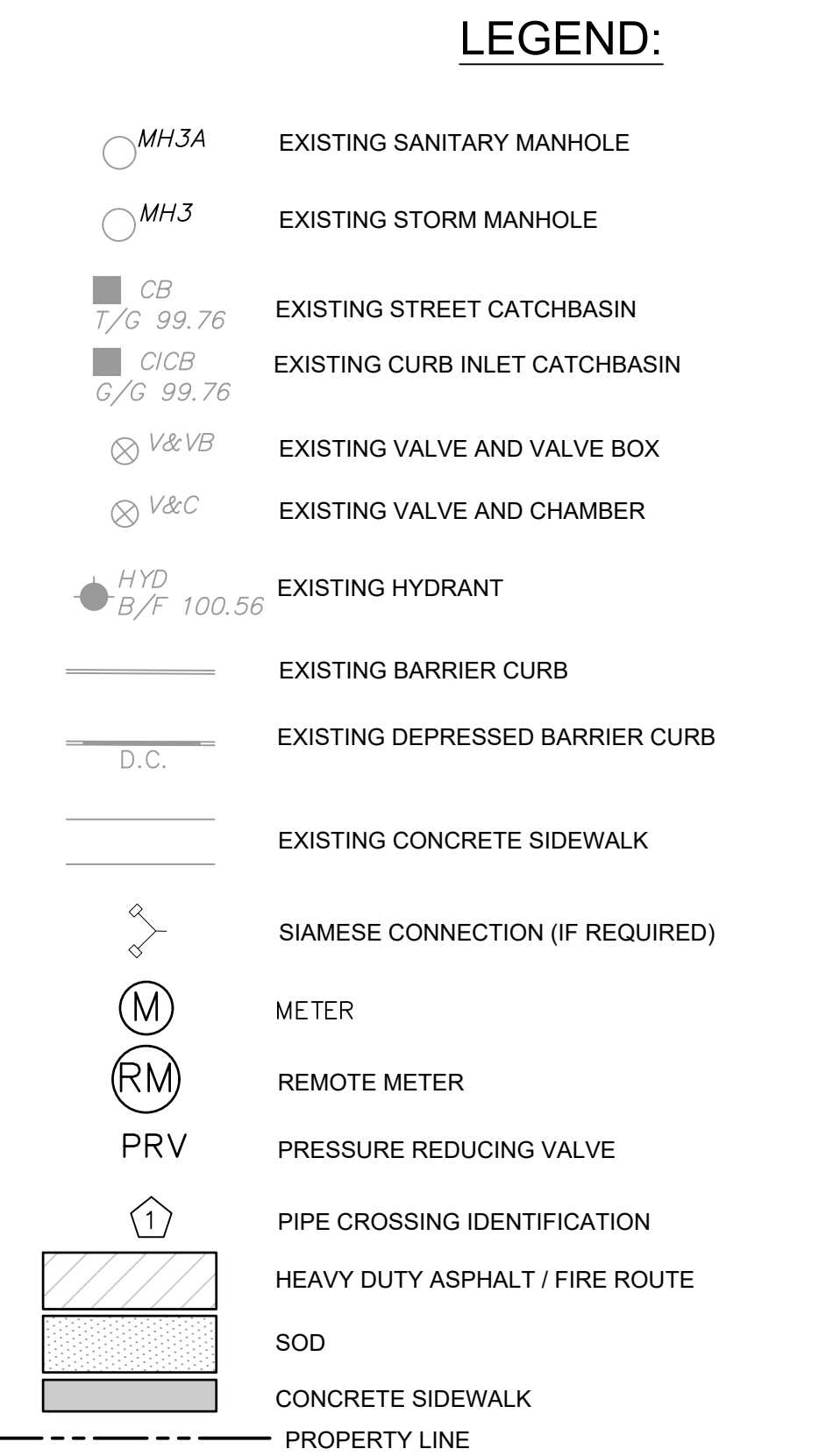
ISSUES table with columns: No., DESCRIPTION, DATE. Lists submission and approval dates.

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.



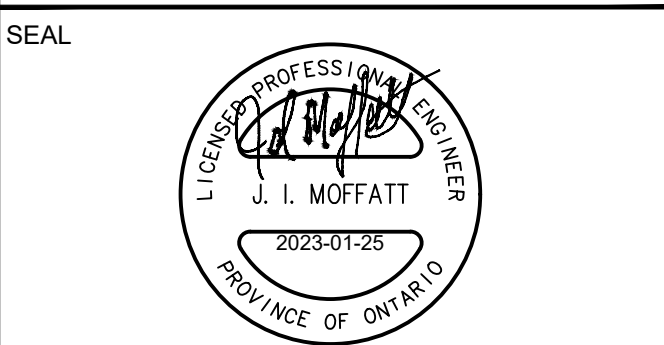
CONSULTANTS

APPROVED stamp with signature of Lily Xu, MCIP, RPP, Manager, Development Review South Planning, Infrastructure & Economic Development Department, City of Ottawa. Date: Mar 02, 2023.



Pipe Interference Table. Table with columns: Crossing No., PIPE 1, PIPE 2, Clearance. Lists various pipe crossings and their clearances.

PAVEMENT STRUCTURE: LIGHT WEIGHT AREAS and HEAVY DUTY AREAS. Lists material specifications for different pavement types and thicknesses.



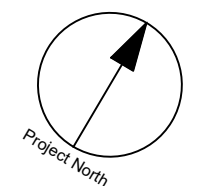
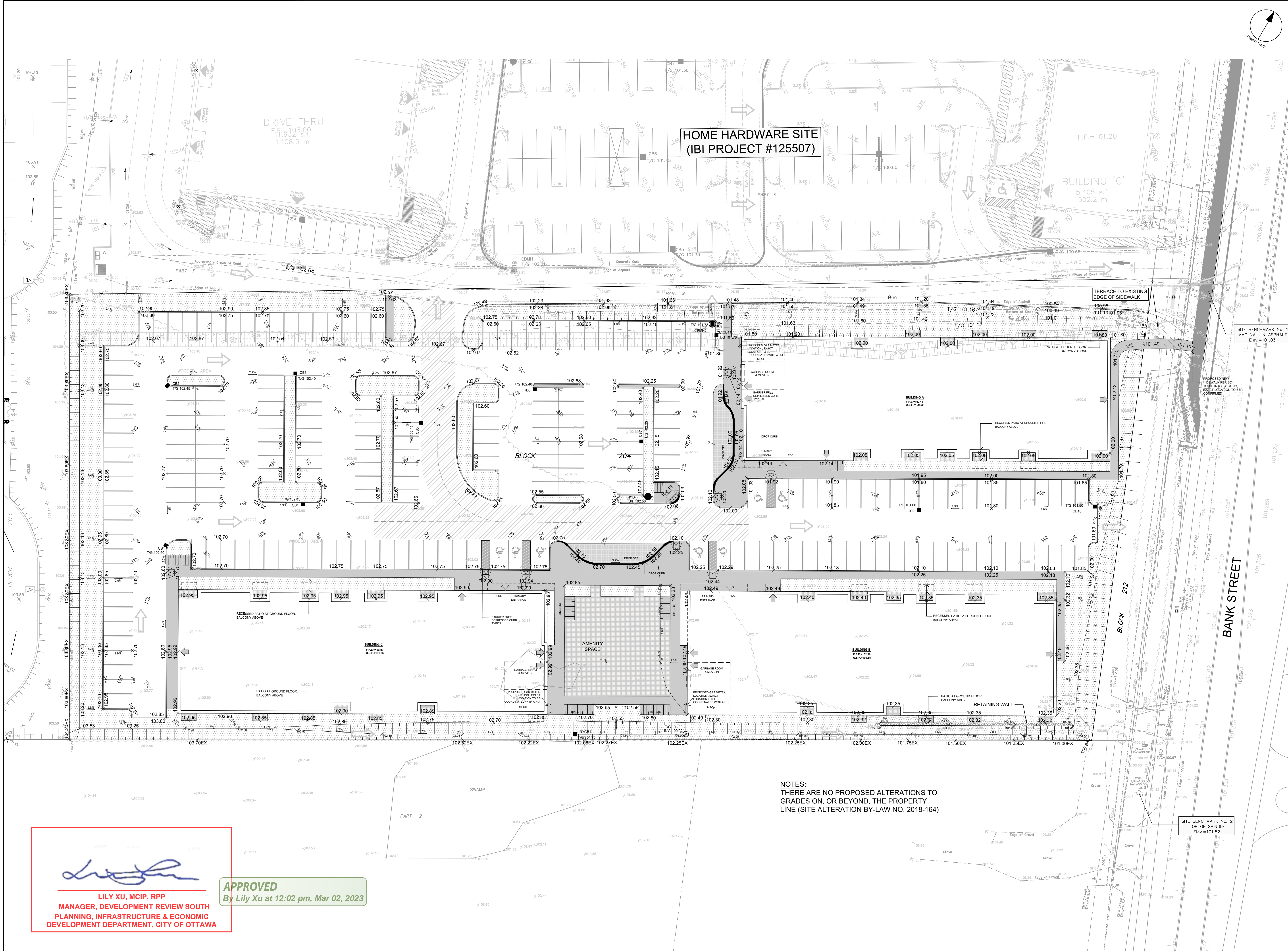
IBI GROUP 400 - 333 Preston Street Ottawa ON K1S 9M4 Canada

PROJECT: 4840 BANK STREET

PROJECT NO: 137175 DRAWN BY: M.M. CHECKED BY: S.E.L. PROJECT MGR: D.C. APPROVED BY: J.I.M.

SHEET TITLE: NOTES LEGEND CB DATA

SHEET NUMBER: C-010 ISSUE: 5



CLIENT  
**PATHWAYS SOUTH  
 REGIONAL GROUP**

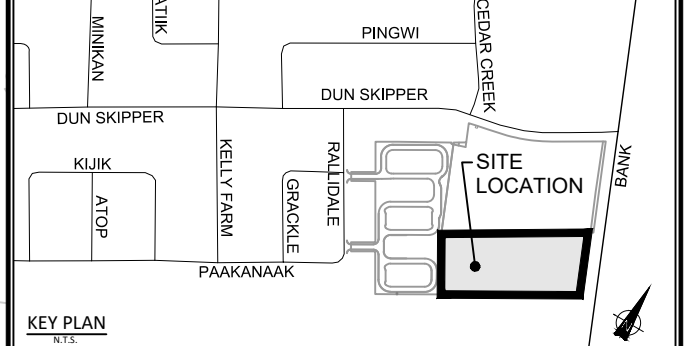
1737 WOODWARD DRIVE, OTTAWA, ON

COPYRIGHT  
 This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than that authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general confirmation before proceeding with fabrication.

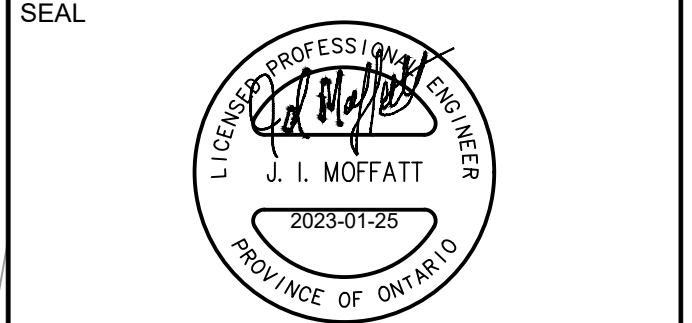
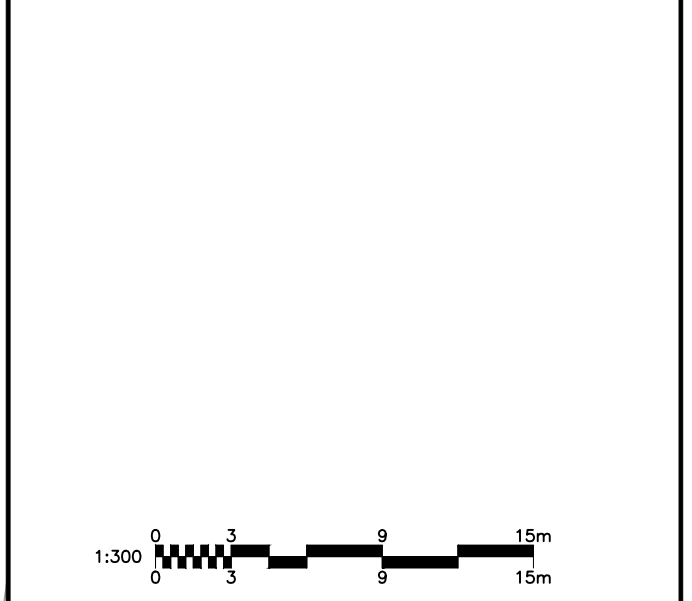
IBI Group Professional Services (Canada) Inc.  
 is a member of the IBI Group of companies

| ISSUES |                                  |            |
|--------|----------------------------------|------------|
| No.    | DESCRIPTION                      | DATE       |
| 1      | ISSUED FOR CLIENT REVIEW         | 2022-05-19 |
| 2      | SUBMISSION NO. 1 FOR CITY REVIEW | 2022-06-03 |
| 3      | SUBMISSION NO. 2 FOR CITY REVIEW | 2022-08-26 |
| 4      | SUBMISSION NO. 3 FOR CITY REVIEW | 2022-10-31 |
| 5      | SITE PLAN APPROVAL               | 2022-11-11 |
| 6      | REVISED PER CLIENT COMMENTS      | 2022-12-02 |
| 7      | REVISED BUILDING USE ELEVATIONS  | 2023-01-25 |
| 8      |                                  |            |

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS



SEAL

**IBI** IBI GROUP  
 400 - 333 Preston Street  
 Ottawa ON K1S 5M4 Canada  
 tel 613 225 1311 fax 613 225 5866  
 ibigroup.com

PROJECT  
**4840 BANK STREET**

PROJECT NO:  
**137175**

DRAWN BY:  
**M.M.** CHECKED BY:  
**S.E.L.**

PROJECT MGR:  
**D.C.** APPROVED BY:  
**J.I.M.**

SHEET TITLE  
**SITE GRADING PLAN**

SHEET NUMBER  
**C-200** ISSUE  
**6**

*Lily Xu*  
**LILY XU, MCIP, RPP**  
 MANAGER, DEVELOPMENT REVIEW SOUTH  
 PLANNING, INFRASTRUCTURE & ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Lily Xu at 12:02 pm, Mar 02, 2023

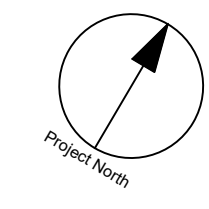
NOTES:  
 THERE ARE NO PROPOSED ALTERATIONS TO  
 GRADES ON, OR BEYOND, THE PROPERTY  
 LINE (SITE ALTERATION BY-LAW NO. 2018-164)

CITY FILE No. D07-12-22-0097  
 File Location: \\137175\_Pathways\_South\7\_0\_Production\03\_Design\04\_Civil\Sheets\C200 SITE GRADING PLAN.dwg Last Saved: January 25, 2023, 11:17:03 PM by Marian Milne  
 SCALE CHECK

**LEGEND :**

MH1A  
0.32 | 108

AREA NUMBER  
POPULATION  
AREA IN HECTARES



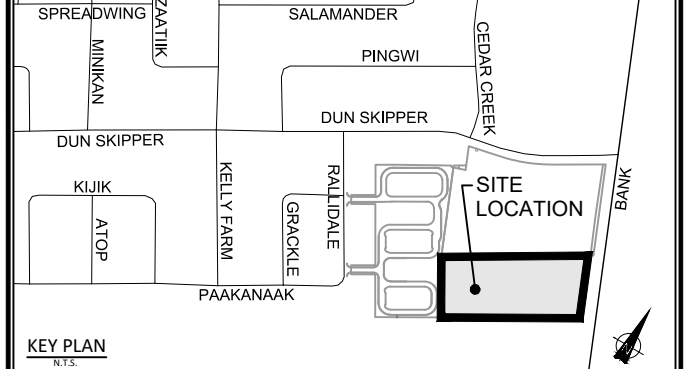
CLIENT  
**PATHWAYS SOUTH REGIONAL INC.**  
1737 WOODWARD DRIVE, OTTAWA, ON

COPYRIGHT  
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be relieved of any liabilities from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.  
IBI Group Professional Services (Canada) Inc.  
is a member of the IBI Group of companies.

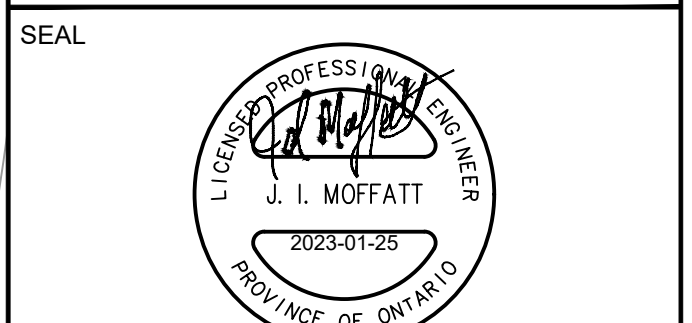
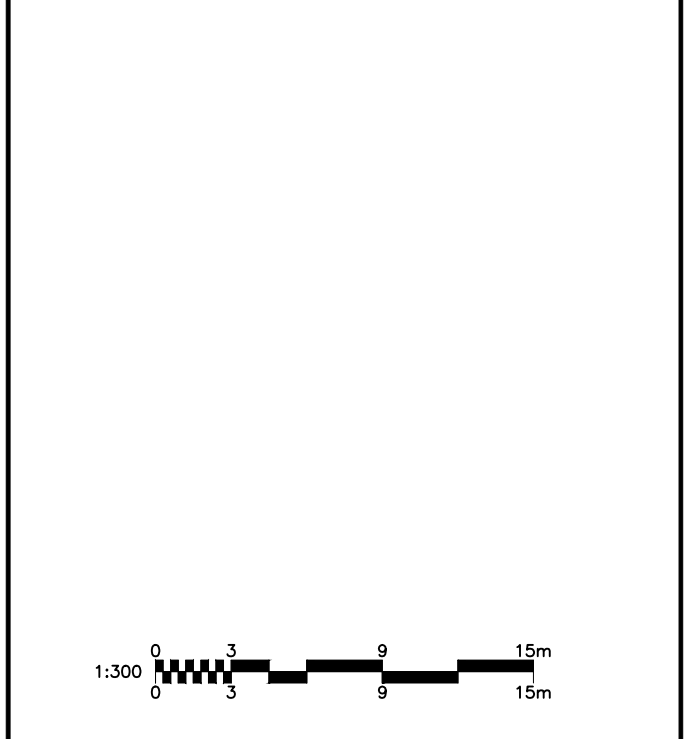
ISSUES

| No. | DESCRIPTION                       | DATE       |
|-----|-----------------------------------|------------|
| 1   | SUBMISSION NO. 1 FOR CITY REVIEW  | 2022-06-03 |
| 2   | SUBMISSION NO. 2 FOR CITY REVIEW  | 2022-08-26 |
| 3   | SUBMISSION NO. 3 FOR CITY REVIEW  | 2022-10-31 |
| 4   | SITE PLAN APPROVAL                | 2022-11-11 |
| 5   | REVISED SERVICE ENTRIES           | 2023-01-13 |
| 6   | REVISED STM SERVICE SIZE TO BLDGS | 2023-01-25 |
| 7   |                                   |            |
| 8   |                                   |            |

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.



CONSULTANTS



PROJECT  
**4840 BANK STREET**

PROJECT NO:  
137175

DRAWN BY:  
**M.M.**

CHECKED BY:  
**S.E.L.**

PROJECT MGR:  
**D.C.**

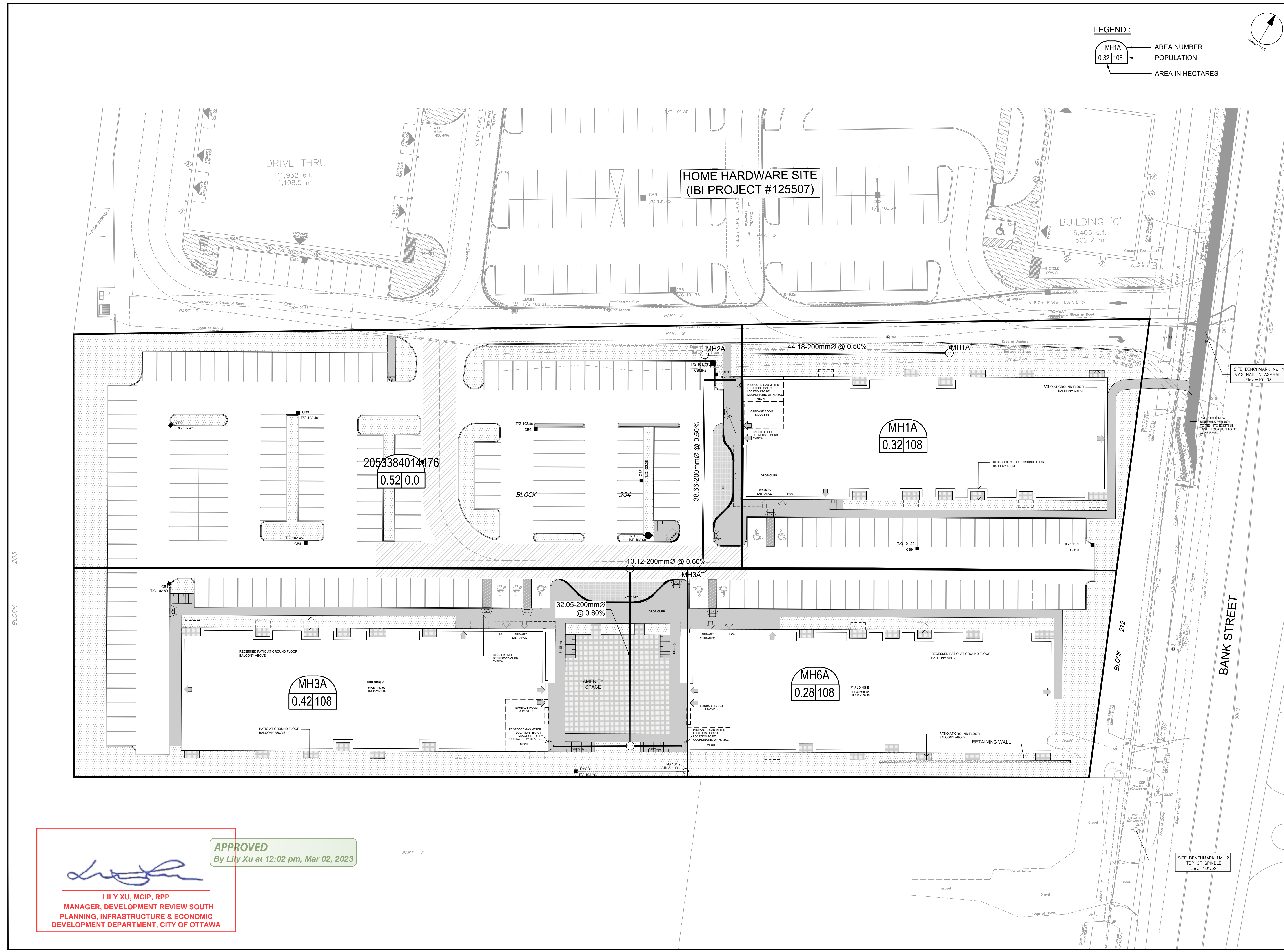
APPROVED BY:  
**J.I.M.**

SHEET TITLE  
**SANITARY DRAINAGE AREA PLAN**

SHEET NUMBER  
**C-400**

ISSUE  
**5**

CITY PLAN No. 18842



**APPROVED**  
By Lily Xu at 12:02 pm, Mar 02, 2023

*Lily Xu*

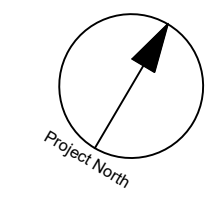
LILY XU, MCIP, RPP  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

CITY FILE No. D07-12-22-0097

**LEGEND :**

MH1  
0.16 | 0.88

AREA NUMBER  
RUNOFF COEFFICIENT  
AREA IN HECTARES



CLIENT  
**PATHWAYS SOUTH REGIONAL INC.**

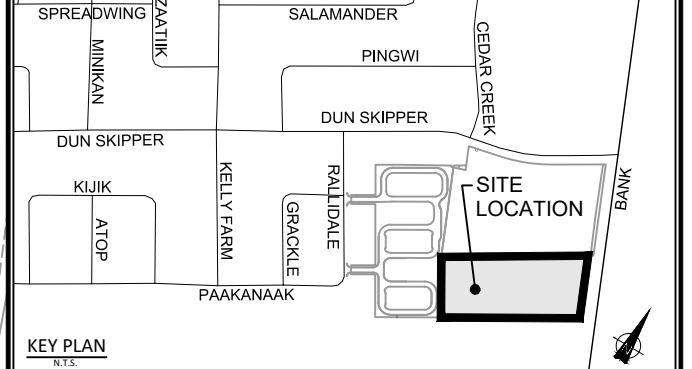
1737 WOODWARD DRIVE, OTTAWA, ON

COPYRIGHT  
This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than that authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general concurrence before proceeding with fabrication.

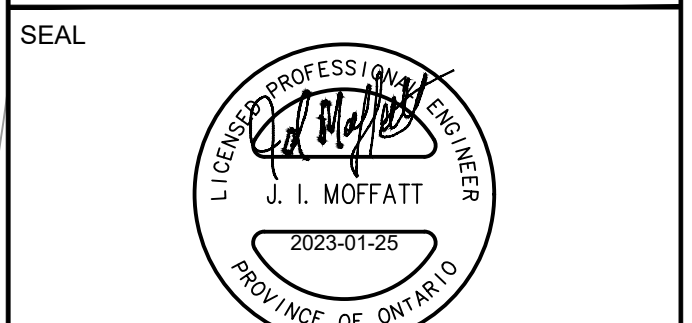
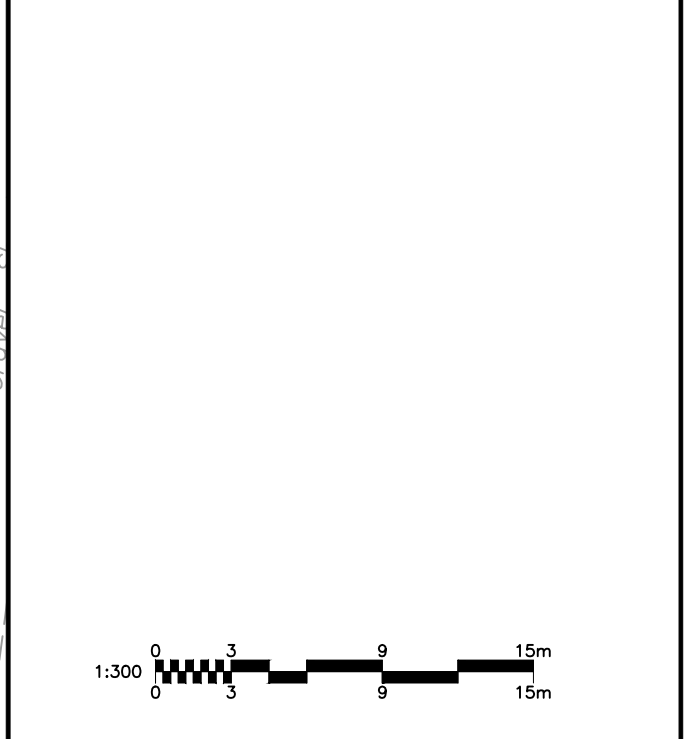
IBI Group Professional Services (Canada) Inc.  
is a member of the IBI Group of companies.

| ISSUES |                                   |            |
|--------|-----------------------------------|------------|
| No.    | DESCRIPTION                       | DATE       |
| 1      | SUBMISSION NO. 1 FOR CITY REVIEW  | 2022-06-03 |
| 2      | SUBMISSION NO. 2 FOR CITY REVIEW  | 2022-08-26 |
| 3      | SUBMISSION NO. 3 FOR CITY REVIEW  | 2022-10-31 |
| 4      | SITE PLAN APPROVAL                | 2022-11-11 |
| 5      | REVISED SERVICE ENTRIES           | 2023-01-13 |
| 6      | REVISED STM SERVICE SIZE TO BLDGS | 2023-01-25 |
| 7      |                                   |            |
| 8      |                                   |            |

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS



PROJECT  
**4840 BANK STREET**

PROJECT NO:  
137175

DRAWN BY:  
M.M.

CHECKED BY:  
S.E.L.

PROJECT MGR:  
D.C.

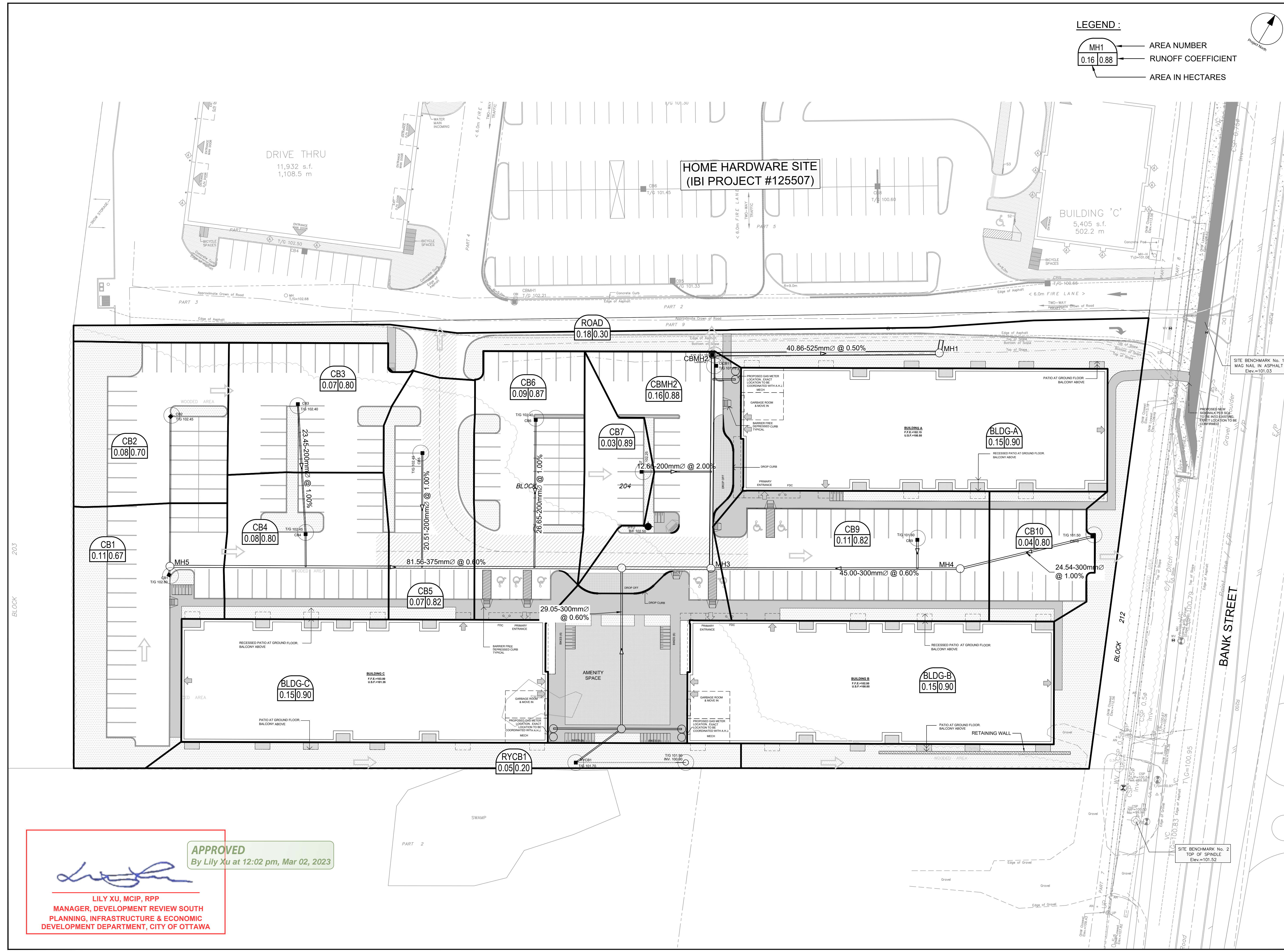
APPROVED BY:  
J.I.M.

SHEET TITLE  
**STORM DRAINAGE AREA PLAN**

SHEET NUMBER  
**C-500**

ISSUE  
**5**

CITY PLAN No. 18842

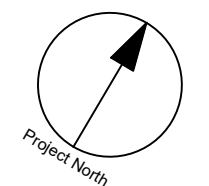


**APPROVED**  
By Lily Xu at 12:02 pm, Mar 02, 2023

*Lily Xu*

LILY XU, MCIP, RPP  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

CITY FILE No. D07-12-22-0097  
File Location: \\137175\_Pathways\_South\0\_Production\03\_Design\04\_Civil\Sheet\C500 STORM DRAINAGE AREA PLAN.dwg Last Saved: August 24, 2022, by adobe Printed: Wednesday, January 25, 2023 11:52 PM by Marian Milne

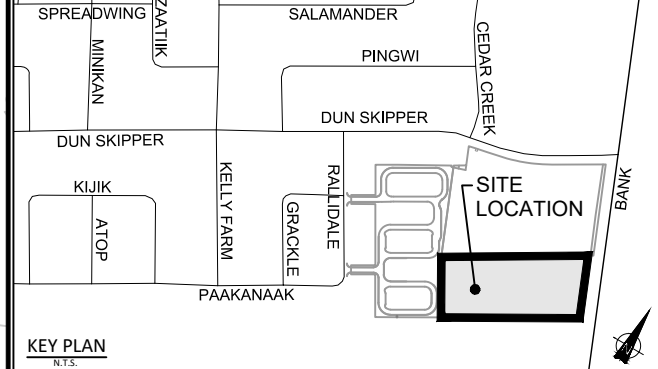


COPYRIGHT  
This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than that authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general confirmation before proceeding with fabrication.

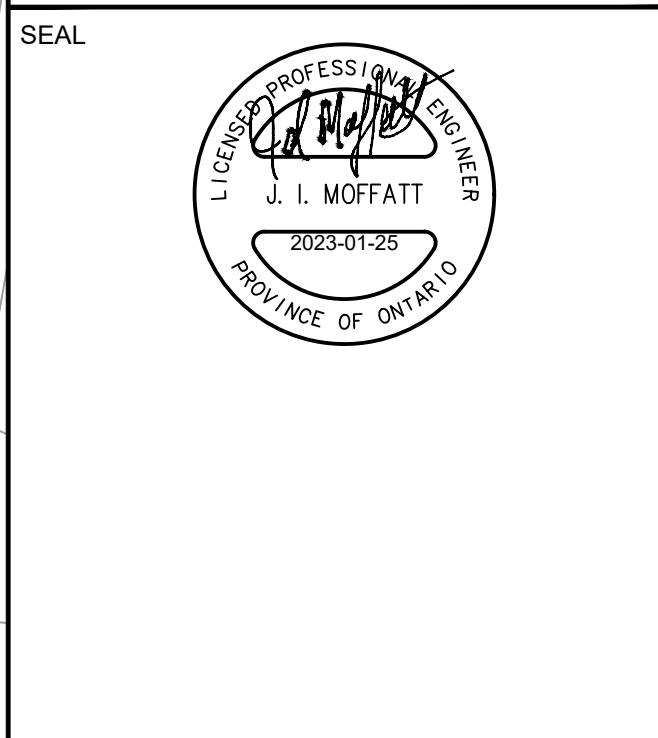
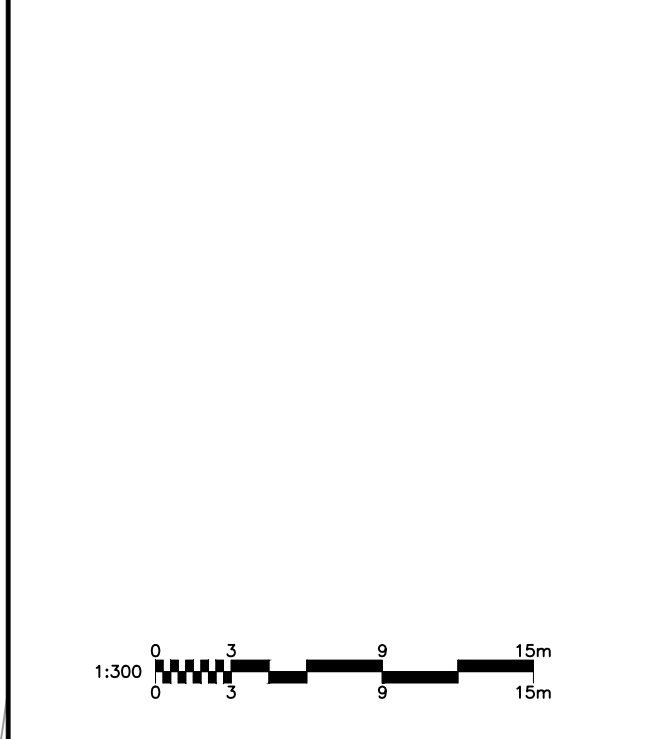
IBI Group Professional Services (Canada) Inc.  
is a member of the IBI Group of companies

| ISSUES |                                  |            |
|--------|----------------------------------|------------|
| No.    | DESCRIPTION                      | DATE       |
| 1      | ISSUED FOR CLIENT REVIEW         | 2023-05-19 |
| 2      | SUBMISSION NO. 1 FOR CITY REVIEW | 2023-06-03 |
| 3      | SUBMISSION NO. 2 FOR CITY REVIEW | 2023-08-26 |
| 4      | SUBMISSION NO. 3 FOR CITY REVIEW | 2023-10-31 |
| 5      | SITE PLAN APPROVAL               | 2023-11-11 |
| 6      | REVISED PER CLIENT COMMENTS      | 2023-12-02 |
| 7      | REVISED BUILDING USE ELEVATIONS  | 2023-01-25 |
| 8      |                                  |            |

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS



IBI GROUP  
400 - 333 Preston Street  
Ottawa ON K1S 5M4 Canada  
tel 613 225-5311 fax 613 225-5866  
ibigroup.com

PROJECT  
4840 BANK STREET

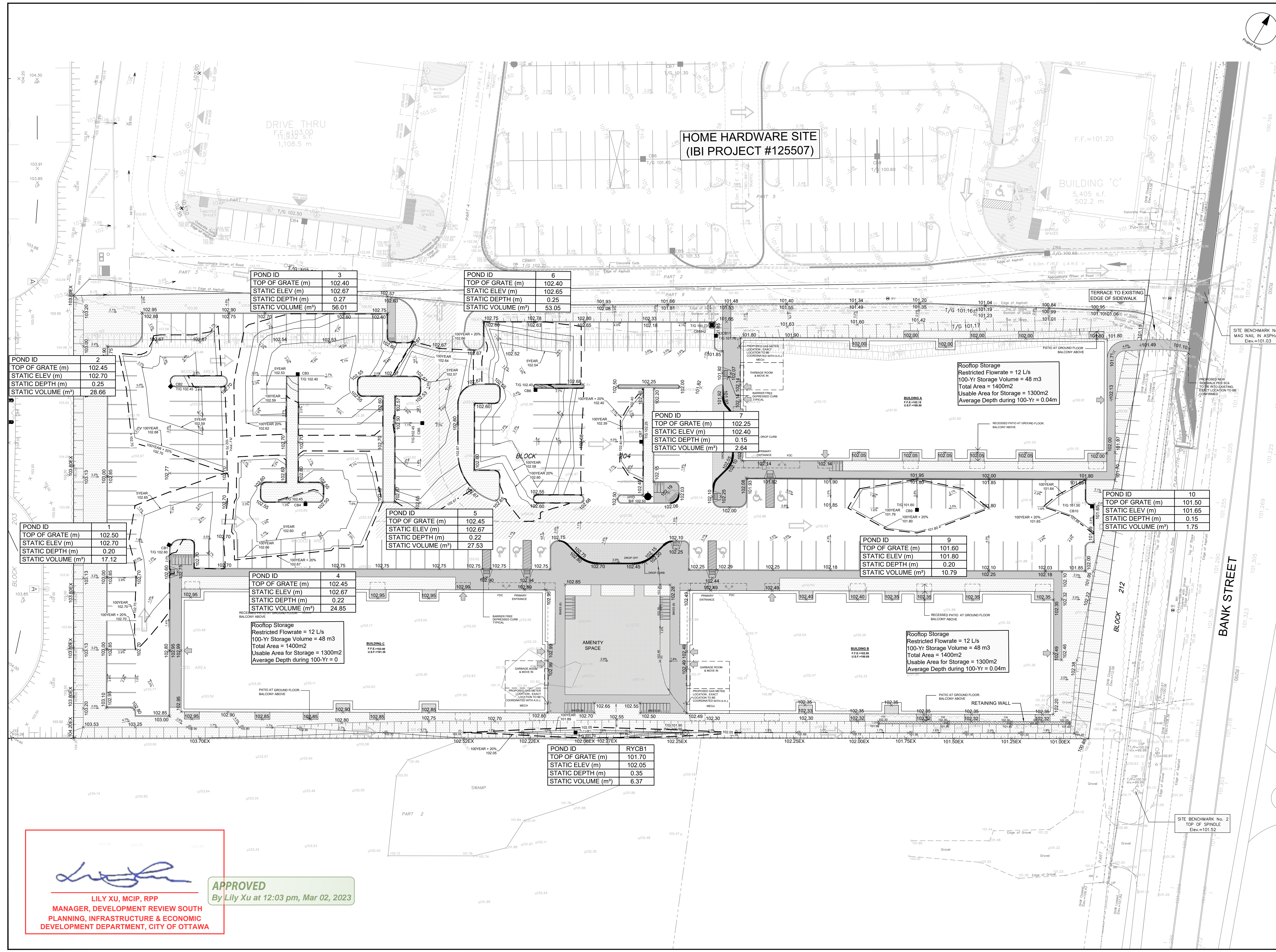
PROJECT NO:  
137175

DRAWN BY: M.M. CHECKED BY: S.E.L.  
PROJECT MGR: D.C. APPROVED BY: J.I.M.

SHEET TITLE  
PONDING PLAN

SHEET NUMBER C-600 ISSUE 6

HOME HARDWARE SITE  
(IBI PROJECT #125507)



|                    |        |
|--------------------|--------|
| POND ID            | 2      |
| TOP OF GRATE (m)   | 102.45 |
| STATIC ELEV (m)    | 102.70 |
| STATIC DEPTH (m)   | 0.25   |
| STATIC VOLUME (m³) | 28.66  |

|                    |        |
|--------------------|--------|
| POND ID            | 1      |
| TOP OF GRATE (m)   | 102.50 |
| STATIC ELEV (m)    | 102.70 |
| STATIC DEPTH (m)   | 0.20   |
| STATIC VOLUME (m³) | 17.12  |

|                    |        |
|--------------------|--------|
| POND ID            | 3      |
| TOP OF GRATE (m)   | 102.40 |
| STATIC ELEV (m)    | 102.67 |
| STATIC DEPTH (m)   | 0.27   |
| STATIC VOLUME (m³) | 56.01  |

|                    |        |
|--------------------|--------|
| POND ID            | 6      |
| TOP OF GRATE (m)   | 102.40 |
| STATIC ELEV (m)    | 102.65 |
| STATIC DEPTH (m)   | 0.25   |
| STATIC VOLUME (m³) | 53.05  |

|                    |        |
|--------------------|--------|
| POND ID            | 7      |
| TOP OF GRATE (m)   | 102.40 |
| STATIC ELEV (m)    | 102.40 |
| STATIC DEPTH (m)   | 0.15   |
| STATIC VOLUME (m³) | 2.64   |

|                    |        |
|--------------------|--------|
| POND ID            | 5      |
| TOP OF GRATE (m)   | 102.45 |
| STATIC ELEV (m)    | 102.67 |
| STATIC DEPTH (m)   | 0.22   |
| STATIC VOLUME (m³) | 27.53  |

|                    |        |
|--------------------|--------|
| POND ID            | 4      |
| TOP OF GRATE (m)   | 102.45 |
| STATIC ELEV (m)    | 102.67 |
| STATIC DEPTH (m)   | 0.22   |
| STATIC VOLUME (m³) | 24.85  |

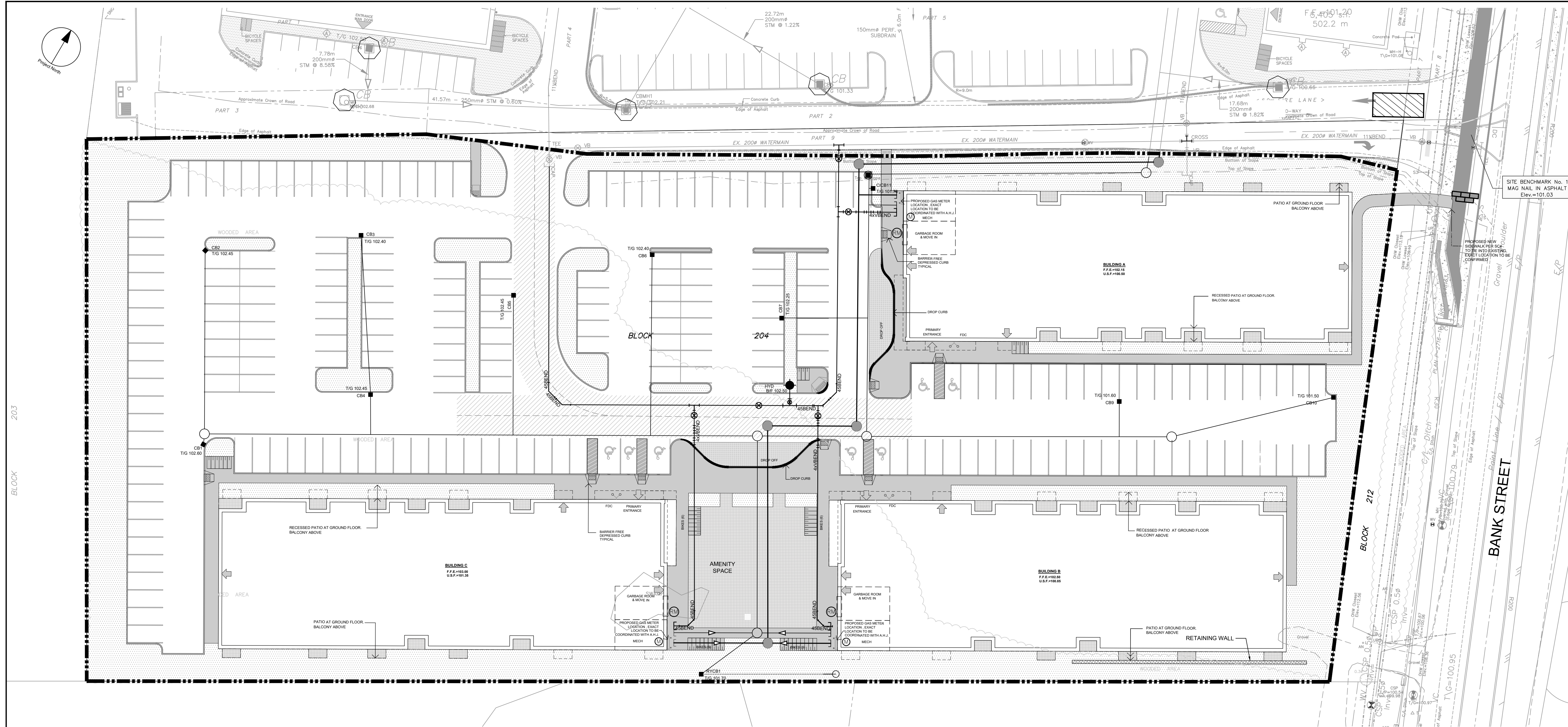
|                    |        |
|--------------------|--------|
| POND ID            | 9      |
| TOP OF GRATE (m)   | 101.60 |
| STATIC ELEV (m)    | 101.80 |
| STATIC DEPTH (m)   | 0.20   |
| STATIC VOLUME (m³) | 10.79  |

|                    |        |
|--------------------|--------|
| POND ID            | 10     |
| TOP OF GRATE (m)   | 101.50 |
| STATIC ELEV (m)    | 101.65 |
| STATIC DEPTH (m)   | 0.15   |
| STATIC VOLUME (m³) | 1.75   |

|                    |        |
|--------------------|--------|
| POND ID            | RYCB1  |
| TOP OF GRATE (m)   | 101.70 |
| STATIC ELEV (m)    | 102.05 |
| STATIC DEPTH (m)   | 0.35   |
| STATIC VOLUME (m³) | 6.37   |

APPROVED  
By Lily Xu at 12:03 pm, Mar 02, 2023

LILY XU, MCIP, RPP  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

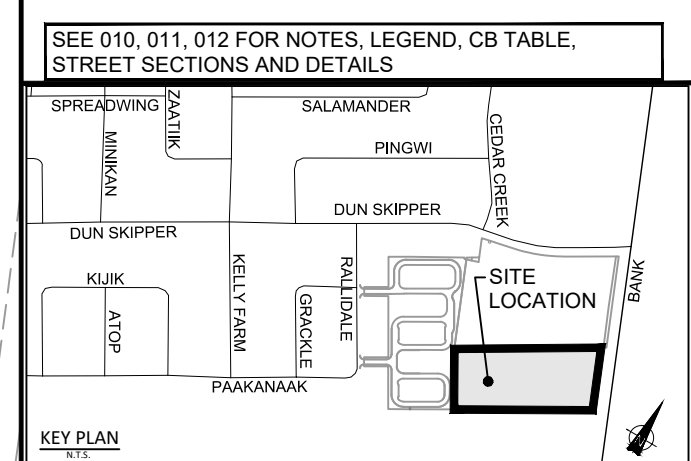


CLIENT  
**PATHWAYS SOUTH REGIONAL INC.**  
 1737 WOODWARD DRIVE, OTTAWA, ON

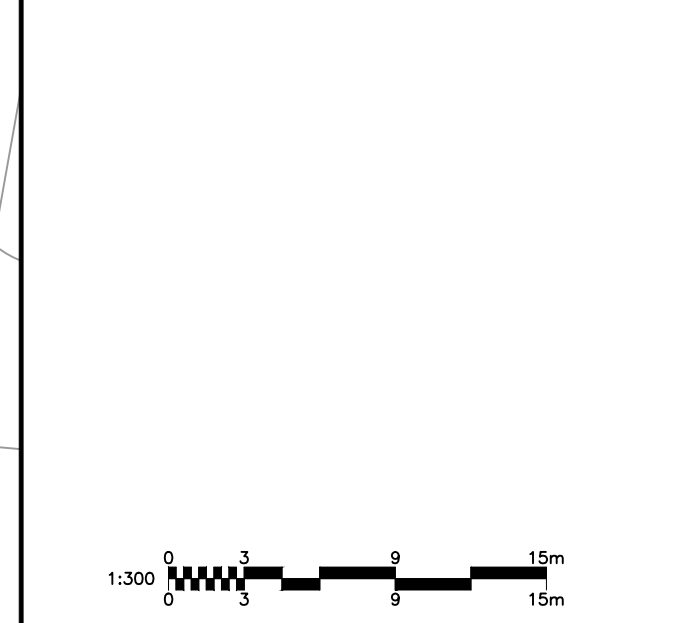
COPYRIGHT  
 This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general confirmation before proceeding with fabrication.

IBI Group Professional Services (Canada) Inc.  
 is a member of the IBI Group of companies

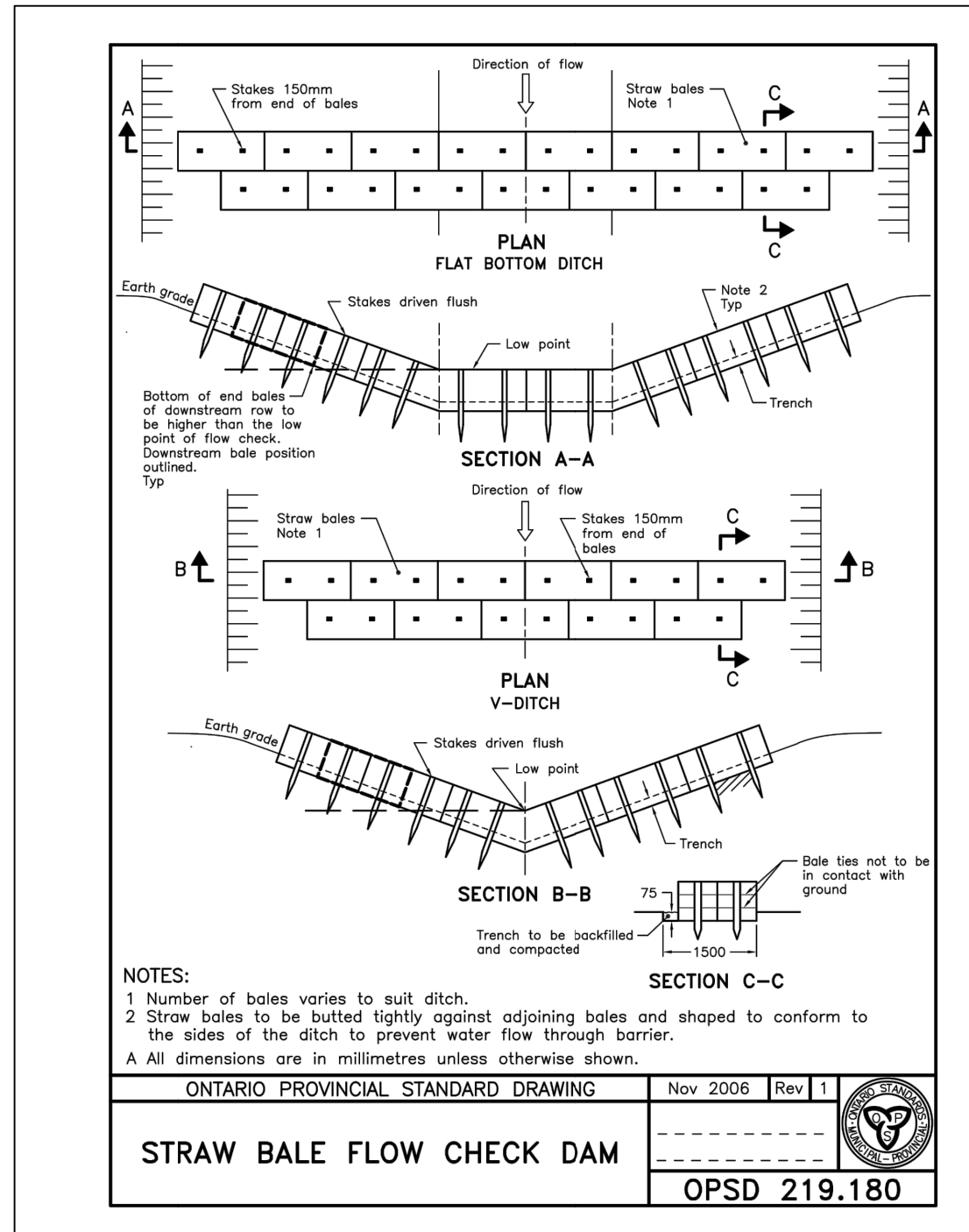
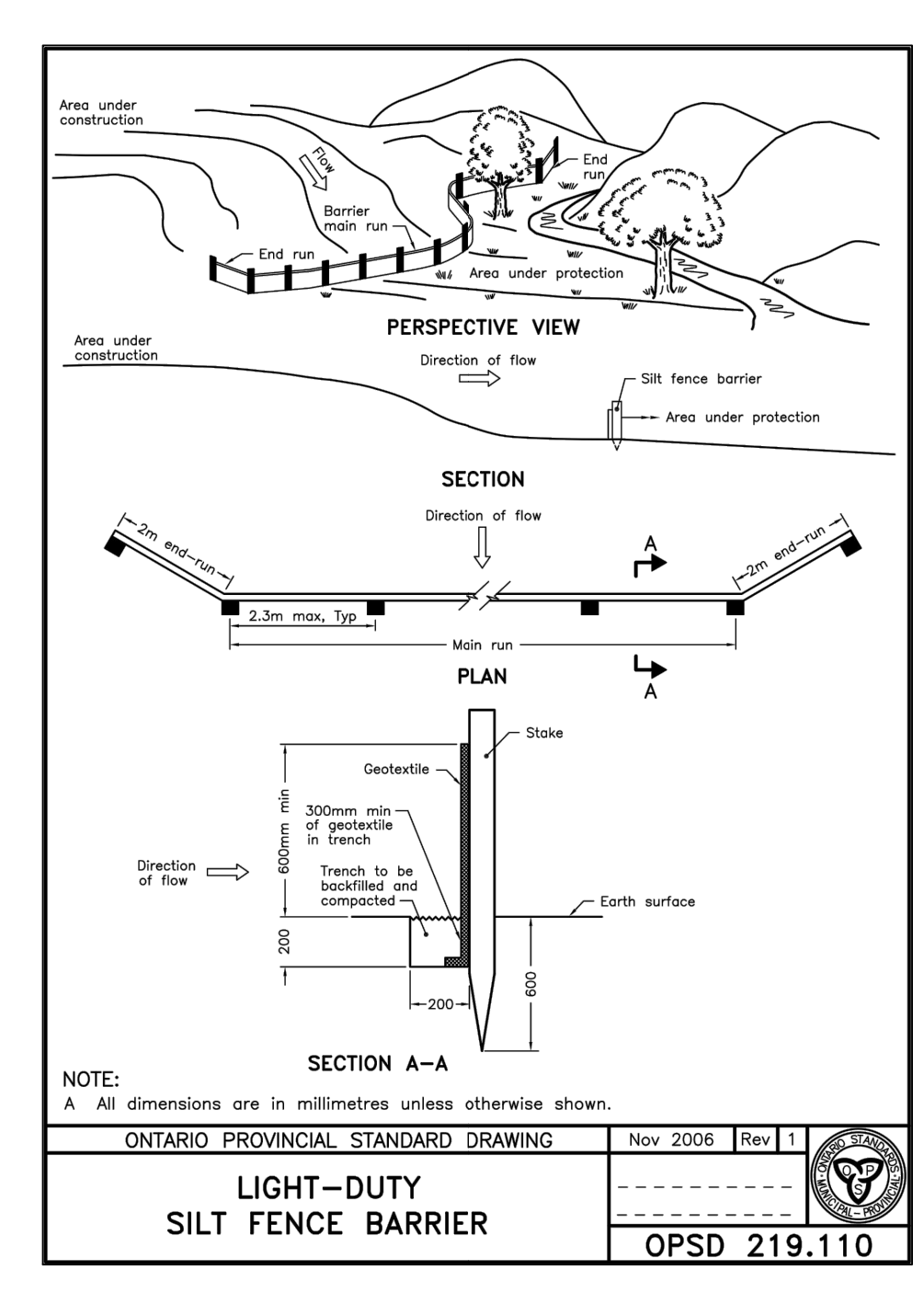
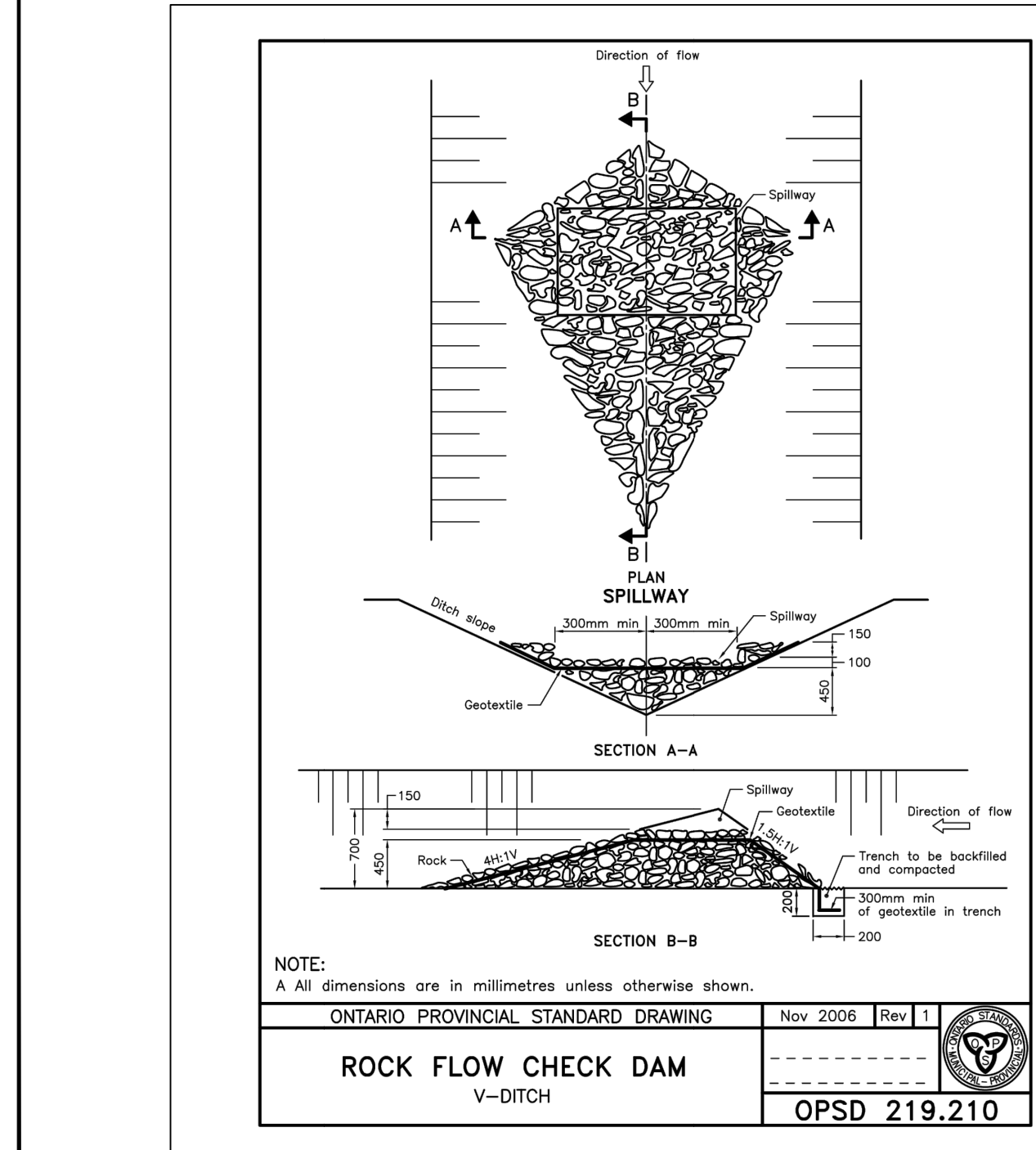
| ISSUES | No. | DESCRIPTION                       | DATE       |
|--------|-----|-----------------------------------|------------|
|        | 1   | SUBMISSION NO. 1 FOR CITY REVIEW  | 2022-06-03 |
|        | 2   | SUBMISSION NO. 2 FOR CITY REVIEW  | 2022-08-26 |
|        | 3   | SUBMISSION NO. 3 FOR CITY REVIEW  | 2022-10-31 |
|        | 4   | SITE PLAN APPROVAL                | 2022-11-11 |
|        | 5   | REVISED SERVICE ENTRIES           | 2023-01-13 |
|        | 6   | REVISED STM SERVICE SIZE TO BLDGS | 2023-01-25 |
|        | 7   |                                   |            |
|        | 8   |                                   |            |



CONSULTANTS



SEAL  
  
 J. I. MOFFATT  
 2023-01-25  
 PROVINCE OF ONTARIO



**LEGEND:**

- LIGHT DUTY SILT FENCE AS PER OPSD-219.110
- SNOW FENCE
- STRAW BALE CHECK DAM AS PER OPSD-219.180
- ROCK CHECK DAM AS PER OPSD-219.210
- SILT SACK PLACED UNDER EXISTING CB COVER
- TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH

**NOTES:**

- 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.
- STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
- SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET C/S TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN R/C/S TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL S/D AND CURBS ARE CONSTRUCTED.
- WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
- THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE 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.

**LILY XU, MCIP, RPP**  
 MANAGER, DEVELOPMENT REVIEW SOUTH  
 PLANNING, INFRASTRUCTURE & ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Lily Xu at 12:03 pm, Mar 02, 2023

PROJECT  
**4840 BANK STREET**

PROJECT NO:  
 137175

DRAWN BY:  
 M.M.

PROJECT MGR:  
 D.C.

CHECKED BY:  
 S.E.L.

APPROVED BY:  
 J.I.M.

SHEET TITLE  
**SEDIMENT AND EROSION CONTROL PLAN**

SHEET NUMBER  
**C-900**

ISSUE  
**5**

CITY FILE No. D07-12-22-0097  
 File Location: \\137175\_Pathways\_South\0\_Production\03\_Design\04\_Civil\Sheets\C900 SEDIMENT AND EROSION.dwg Last Saved: August 24, 2022, 1:18:47 PM by Marian Mihal  
 Project: Wednesday, January 25, 2023 1:18:47 PM by Marian Mihal