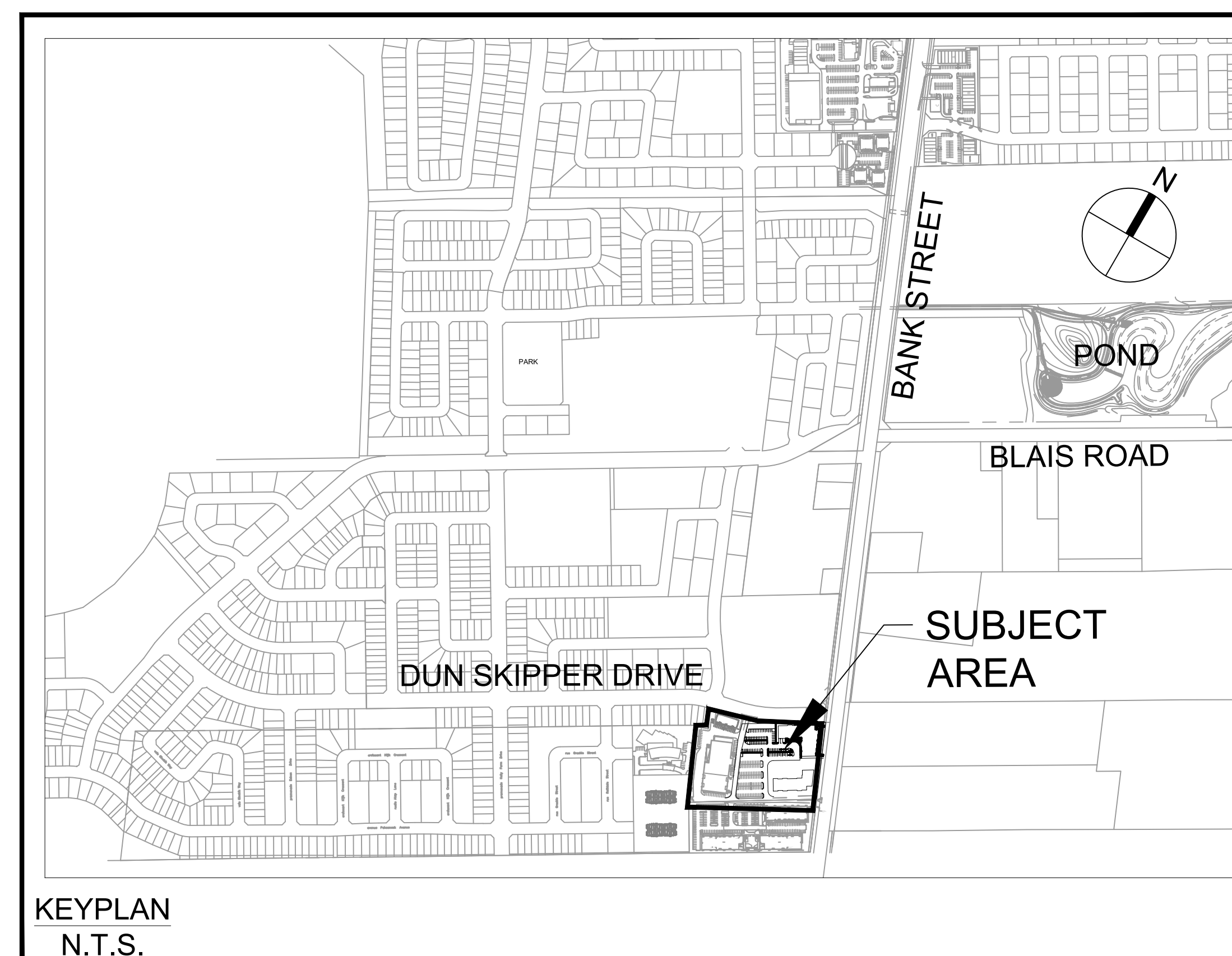


SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE



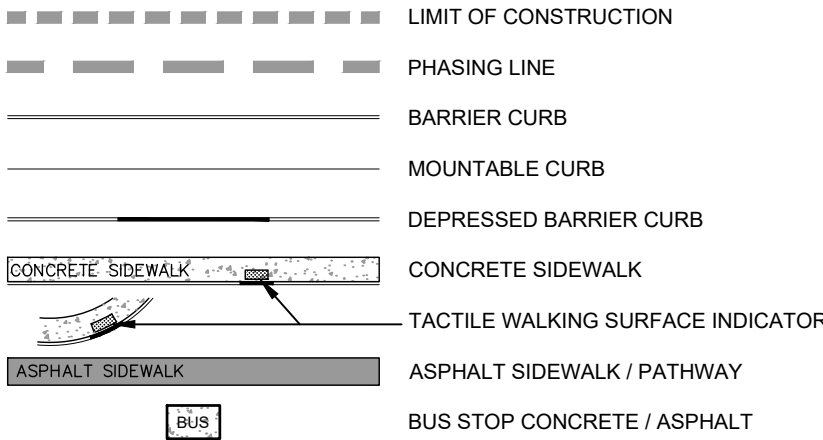
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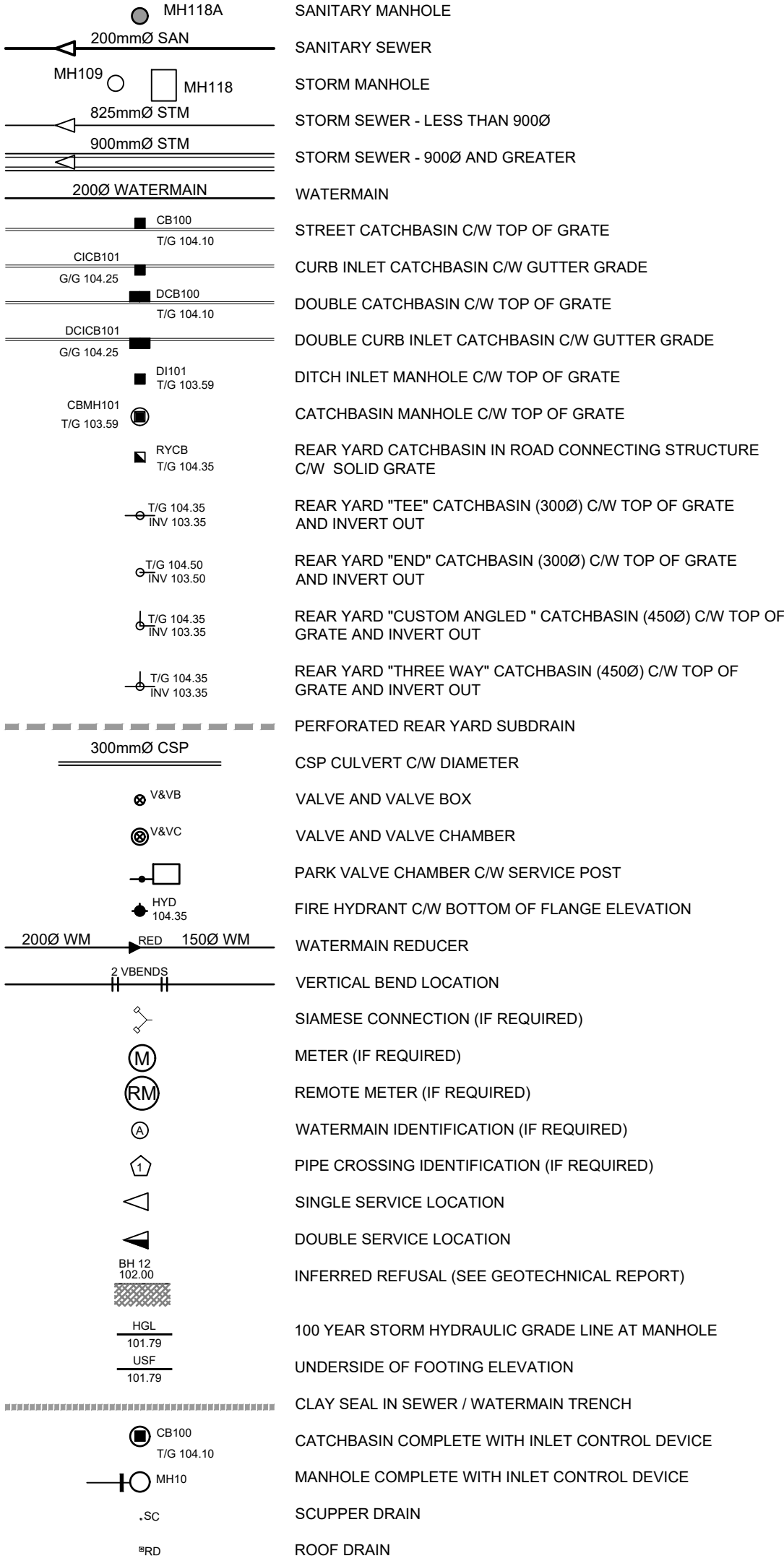
Sheet List Table	
Sheet Number	Sheet Title
	Cover
C-001	GENERAL PLAN OF SERVICES
C-010	NOTES & LEGEND
C-200	GRADING PLAN
C-201	INTERIM GRADING PLAN
C-400	SANITARY DRAINAGE AREA PLAN
C-500	STORM DRAINAGE AREA PLAN
C-501	INTERIM STORM DRAINAGE AREA PLAN
C-600	PONDING PLAN
C-601	INTERIM PONDING PLAN
C-900	SEDIMENT AND EROSION CONTROL PLAN

CONTRACT NO. 148290

GENERAL LEGEND



SERVICING LEGEND



UTILITY NOTES :

- 1. ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/OPSS 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 SHOW ON THESE DRAWINGS.
- 5. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- 6. THE COMPOSITE UTILITY PLAN HAS BEEN REVIEWED BY ARCADIS FOR CONFORMITY TO THE DESIGN CONCEPT FOR THE DEVELOPMENT AND FOR GENERAL ARRANGEMENT ONLY AND AS SUCH SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN EITHER LAYOUT OR WORKMANSHIP.
- 7. THIS DRAWING IS A COMPILATION OF OTHER UTILITY DESIGNS AND DOES NOT INDICATE IN ANY WAY THAT THE PARTY SIGNING THIS DRAWING HAS DESIGNED OR APPROVED THE RESPECTIVE UTILITY PLANTS INDICATED ON THIS DRAWING. THE DRAWING WAS PREPARED TO BE USED AS REFERENCE ONLY AS PER REQUIREMENTS OF THE CITY OF OTTAWA. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE IT HAS REVIEWED THE CURRENT AND EXISTING DESIGNS BY HYDRO, STREET LIGHTING, BELL, CANADA POST, O.C. TRANSP0, CABLE TV AND ANY OTHER PARTIES INCLUDED BUT NOT MENTIONED AND COMPLETE THE INSTALLATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAKEHOLDER UTILITY DESIGNS.
- 8. CONTRACTOR TO ADVISE ENGINEER IN WRITING OF ANY DISCREPANCIES IN THE HYDRO, BELL, ROGERS, ENBRIDGE, AND STREETLIGHT DRAWINGS, AND THE CUP AHEAD OF INSTALLATION.
- 9. HYDRO INSPECTOR IS TO BE NOTIFIED AND PRESENT AHEAD OF HYDRO INSTALLATION
- 10. BELL AND ROGERS VAULT EASEMENT SIZE AND LOCATION ARE AS SHOWN ON THE CUP. ANY LOCATION DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IN WRITING AHEAD OF INSTALLATION.
- 11. BELL AND ROGERS VAULTS ARE TO BE PLACED TO THE EXTENT POSSIBLE IN THE RIGHT OF WAY RESPECTING THE REQUIRED CLEARANCES FROM DUCTS IN THE JOINT UTILITY TRENCH. IF VAULTS ARE ON PRIVATE PROPERTY THEY MUST BE PLACED WITHIN THE EASEMENT. VERIFY VAULT CORNERS PRIOR TO FINAL INSTALLATION AND FIBRE LINE PLACEMENT. VAULTS INSTALLED IN THE WRONG LOCATION OR OUTSIDE THE EASEMENTS WILL BE RELOCATED AT THE COST OF BELL AND ROGERS.
- 12. UTILITY EASEMENTS ARE TO BE STAKED - ALL 4 CORNERS WITH PROPOSED FINAL GRADES MARKED ON THE STAKES.
- 13. STREETLIGHTS ARE TO BE INSTALLED AT THE OFFSETS FROM FACE OF CURB SHOWN ON THE APPROVED ROAD SECTIONS FOR THE PROJECT.
- 14. CAD FILES OF THE CUP PROVIDED BY THE ENGINEER ARE AS A COURTESY ONLY TO ASSIST THE CONTRACTOR. LAYOUT OF THE UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR AND LEGAL SURVEYOR.

NOTES :

- 1. ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
- 2. THE POSITION OF UNDERGROUND AND ABOVE GROUND 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 SHOW 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 SIGNAGE 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 MUST BE NOTIFIED IMMEDIATE, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
- 8. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG2834-1 PREPARED BY PATERSON GROUP.

LOCAL ROAD: (890mm)

40mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm - SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm - OPSS GRANULAR "A" CRUSHED STONE
450mm - OPSS GRANULAR "B" TYPE II

CAR ONLY PARKING AREA: (600mm)

50mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
150mm - OPSS GRANULAR "A" CRUSHED STONE
300mm - OPSS GRANULAR "B" TYPE II
- 9. FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- 10. FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY ALEXANDER WILSON ARCHITECT INC.
- 11. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES
- 12. ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL TO BE FILLED WITH ACCEPTABLE NATIVE EARTH OR BORROW OR IMPORTED OPSS SELECTED SUBGRADE MATERIAL IF NATIVE MATERIAL IS DEFICIENT AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
- 13. IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMAINS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. AS PER CITY GUIDELINES ALL WATERMAINS IN FILL AREAS ARE TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.
- 14. THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN PRIOR 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 ESTABLISHED OR UNTIL THE START OF A SUBSEQUENT PHASE.
- 15. 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.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
- 17. ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
- 18. SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
- 19. UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:
 - WATERMAINS TO BE PVC DR18
 - SANITARY SEWER TO BE PVC DR35
 - PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
 - STORM SEWERS 375mm DIAMETER AND LESS TO BE PVC DR35
 - STORM SEWERS 450mm DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPSD 807.010 OR 807.030, OR HIGHER
 - FOR SHALLOW SEWERS, REFER TO CITY STANDARD S35.
- 20. ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
- 21. 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.
- 22. ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
- 23. ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
- 24. 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.
- 25. ALL SANITARY MANHOLES IN PONDING AREAS SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
- 26. ALL LEADS FOR STREET CATCHBASINS AND CURB INLET CATCHBASINS CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB'S CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
- 27. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STREET CATCHBASINS SHALL BE INSTALLED WITH TWO - 3.0m MINIMUM SUBDRAINS INSTALLED LONGITUDINALLY, PARALLEL WITH THE CURB. ALL CATCHBASINS IN ASPHALT AREAS, NOT ADJACENT TO A CURB, SHALL BE INSTALLED WITH FOUR - 3.0m MINIMUM SUBDRAINS INSTALLED ORTHOGONALLY.
- 28. INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
- 29. ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.
- 30. EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, AS PER ONTARIO BUILDING CODE REQUIREMENTS (BY OTHERS).
- 31. THE HGL PROVIDED IS BASED ON HYDRAULIC MODELING COMPLETED USING RATIONAL METHOD AND THE 100 YEAR CHICAGO STORM EVENT (C3H10010).
- 32. THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 33. TOP COURSE ASPHALT SHALL NOT BE PLACED UNTIL THE FINAL CCTV INSPECTION AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.

Pipe Interference Table			
Crossing No.	PIPE 1	PIPE 2	Clearance
1	STM Bottom 98.336	WTR Top 97.820	0.516
2	WTR Bottom 98.752	SAN Top 97.771	0.981
3	WTR Bottom 98.759	STM Top 98.509	0.250
4	WTR Bottom 98.874	STM Top 98.594	0.280
5	STM Bottom 98.022	SAN Top 97.731	0.291
6	STM Bottom 98.265	SAN Top 97.809	0.456
7	STM Bottom 98.289	SAN Top 97.876	0.413

STORM STRUCTURE TABLE - PHASE 2

STRUCTURE ID	STORM AREA ID	STRUCTURE	FRAME & COVER	ELEVATION			OUTLET PIPE		INLET CONTROL DEVICE			
				TOP OF GRATE	INVERT		DIAMETER	TYPE	100yr Dynamic HEAD	RESTRICT ED FLOW	ICD TYPE	ORIFICE SIZE
					INLET	OUTLET						(mm)
CB20	CB20	OPSD 705.010	S19	100.45		99.05	200	PVC DR35	1.600	15.00	Tempest MHF	67 x 67
CB21	MH21	OPSD 705.010	S19	100.40		99.00	200	PVC DR35	1.450			
CB22	MH21	OPSD 705.010	S19	100.30		98.90	200	PVC DR35	1.550			
CB23	MH22	OPSD 705.010	S19	100.45		99.05	200	PVC DR35	1.460			
CB24	CB24	OPSD 705.010	S19	101.34		99.94	200	PVC DR35	1.300	15.00	Tempest MHF	70 x 70
CB25	CB25	OPSD 705.010	S19	101.57		100.17	200	PVC DR35	1.400	6.00	Tempest Vortex	44 x 44
CBMH20	CBMH20	OPSD 701.010	S25 & S28.1	100.20		98.274	300	PVC DR35	2.076	15.00	Tempest MHF	64 x 64
MH21	MH21	OPSD 701.010	S25 & S24.1	101.01		98.373	300	PVC DR35	2.027	33.00	Tempest MHF	93 x 93
MH22	MH22	OPSD 701.010	S25 & S24.1	100.67		98.422	300	PVC DR35	2.178	6.00	Tempest Vortex	39 x 39
90.00												

Bold font indicates CB's with ICD's

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formerly (B) Group Professional Services (Canada) Inc.

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No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2024-11-26
2	SUBMISSION NO.2 FOR CITY REVIEW	2025-02-18
3	SUBMISSION NO.3 FOR CITY REVIEW	2025-04-22
4	REVISED PER CITY COMMENTS	2025-06-02
5	REVISED SITE PLAN	2025-08-14

SEE 010 FOR NOTES, LEGEND AND DETAILS

KEY PLAN



SEAL



PRIME CONSULTANT



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Ottawa ON K1S 5N4 Canada
tel 613 225 1311
www.arcadis.com

PROJECT

SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO:
148290

DRAWN BY:
M.M.

CHECKED BY:
R.M.

PROJECT MGR:
R.M.

APPROVED BY:
A.Z.

SHEET TITLE

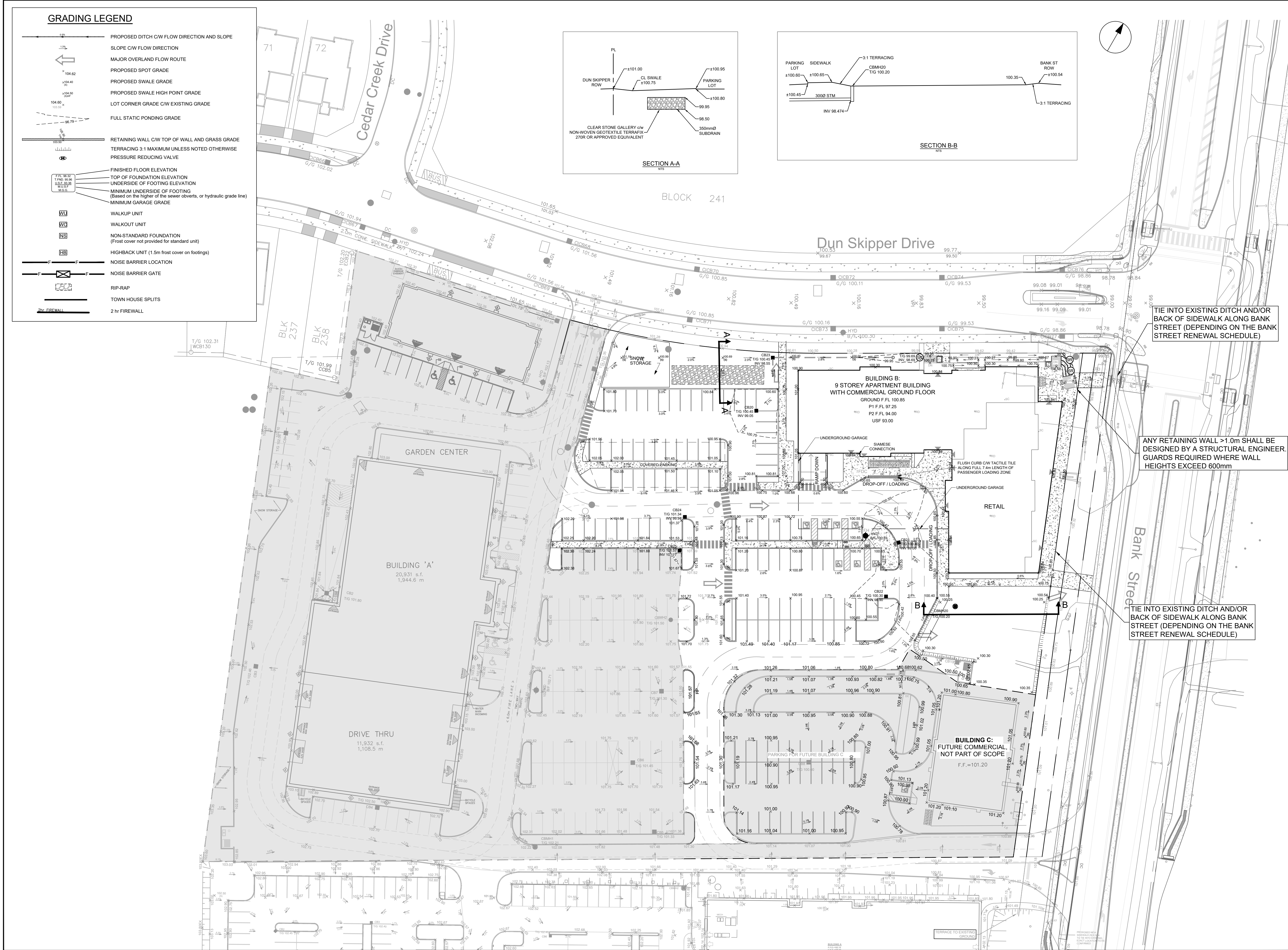
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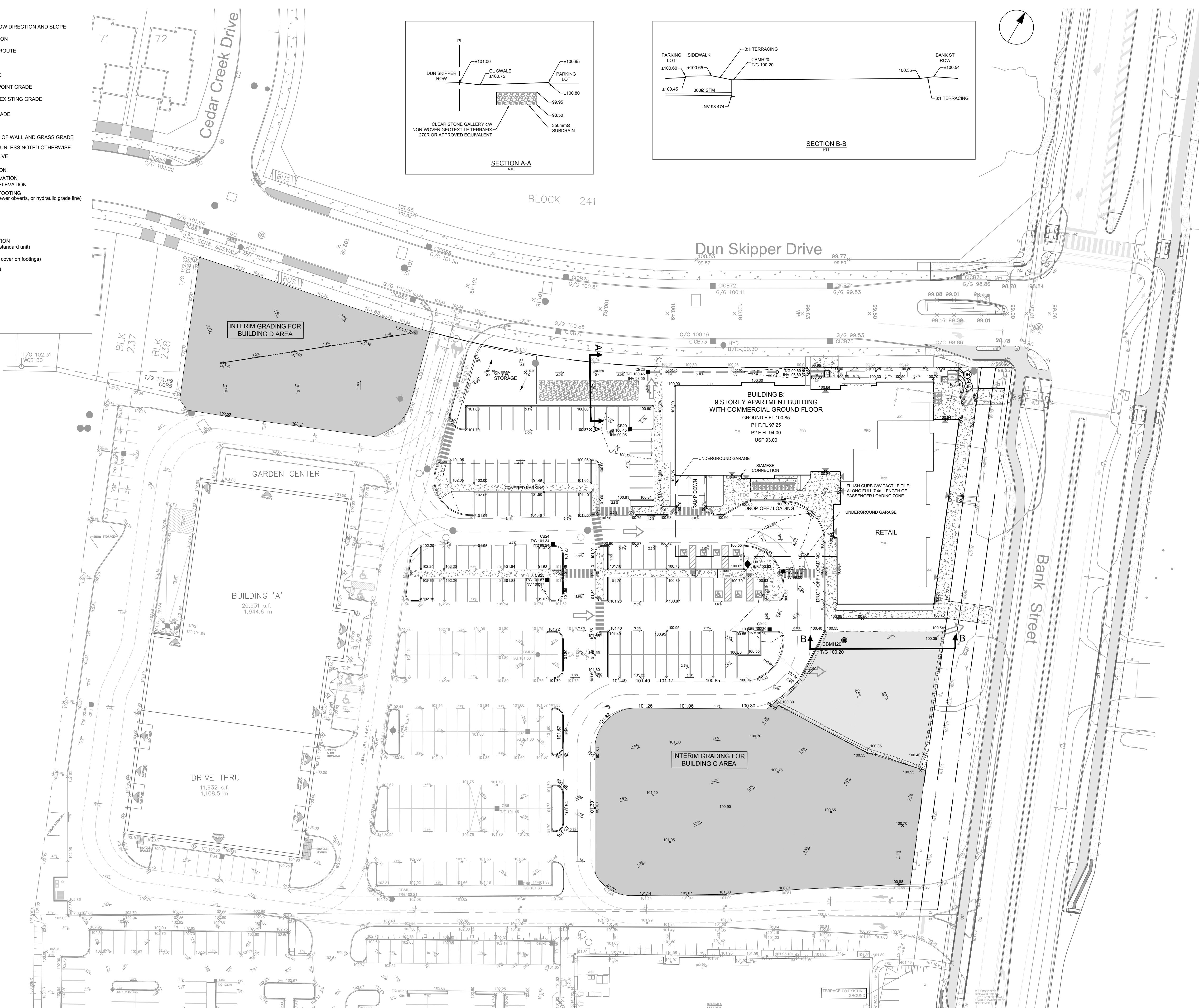
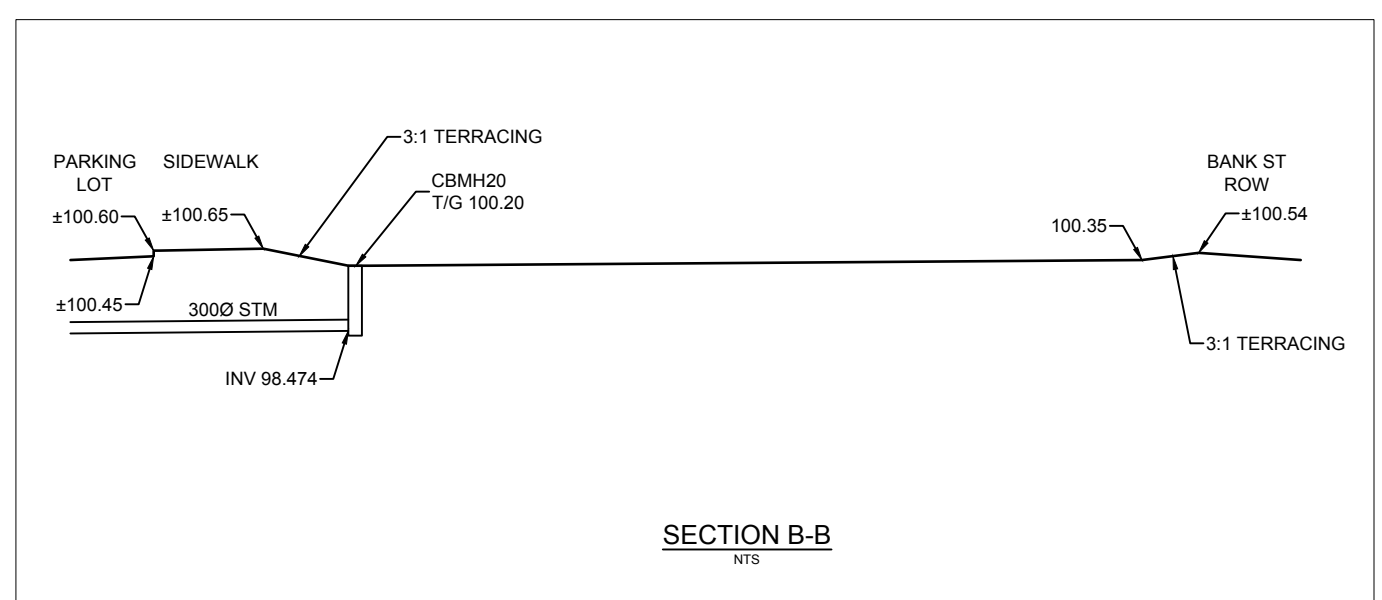
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C-010

ISSUE

5





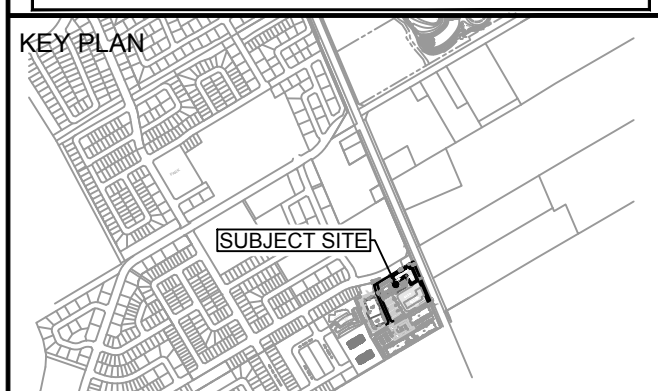
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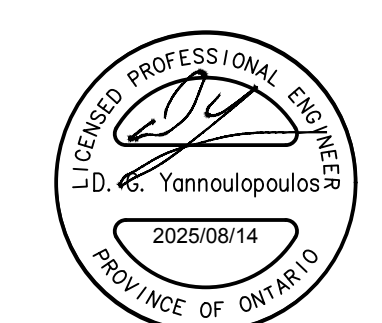
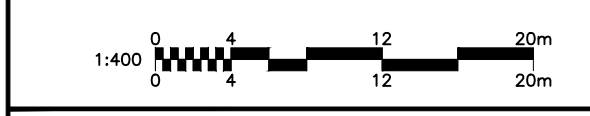
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formerly IBI Group Professional Services (Canada) Inc.

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SEE 010 FOR NOTES, LEGEND AND DETAILS



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tel 613 225 1311
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PROJECT	SENIORS APARTMENTS
---------	--------------------

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO:
148290

DRAWN BY:
M.M.

CHECKED BY:
R.M.

PROJECT MGR
R.M.

APPROVED BY:
A.Z.

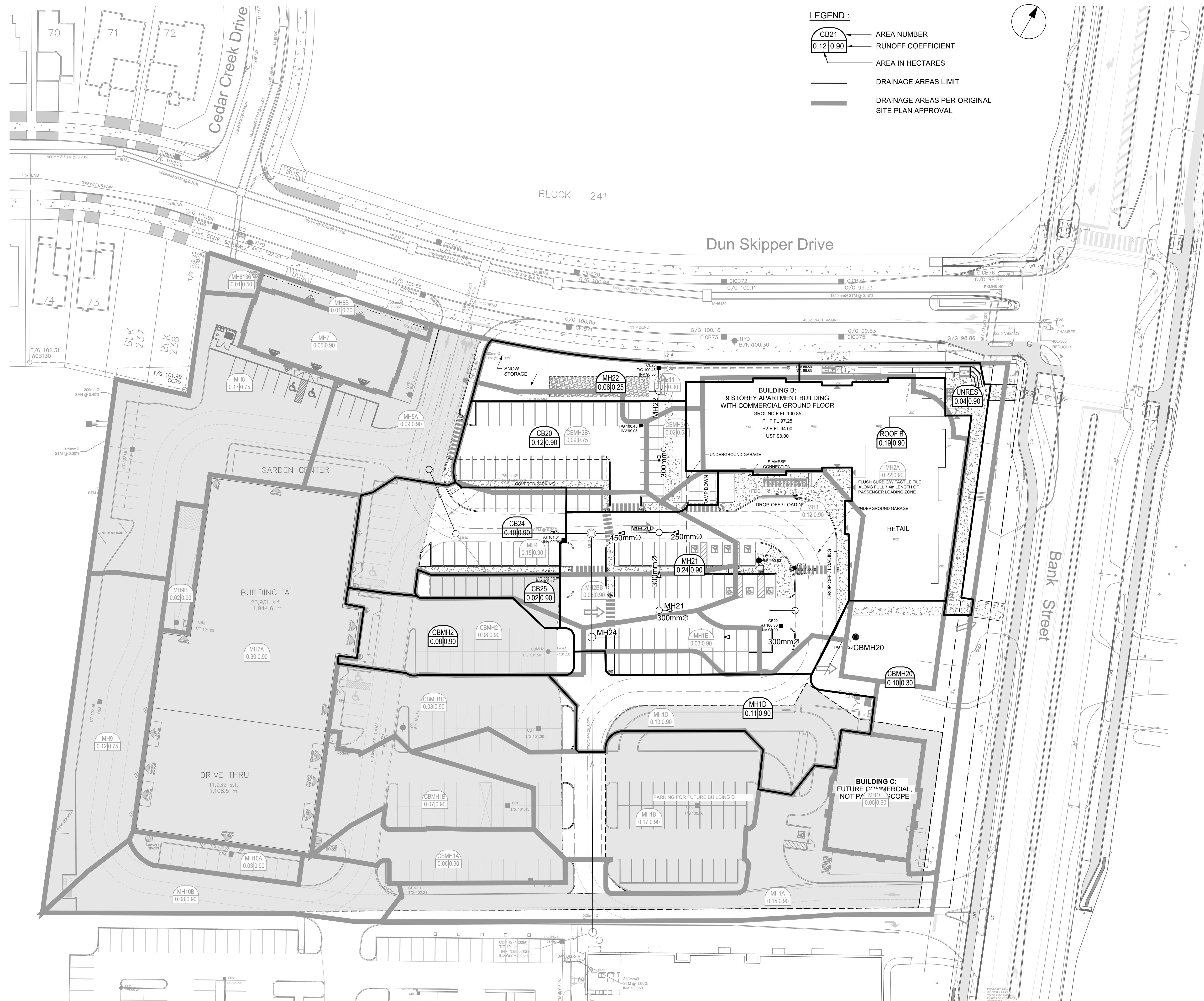
SHEET TITLE
INTERIM GRADING PLAN

SHEET NUMBER

C-201

ISSUE

5



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SEE 010 FOR NOTES, LEGEND AND DETAILS

KEY PLAN

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PROJECT

SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO:

148290

DRAWN BY:

M.M.

CHECKED BY:

R.M.

PROJECT MGR:

R.M.

APPROVED BY:

A.Z.

SHEET TITLE

STORM DRAINAGE AREA PLAN

SHEET NUMBER

C-500

ISSUE

5

0.5%

1.5%

MAJOR OVERLAND FLOW ROUTE

PROPOSED SPOT GRADE

PROPOSED SWALE GRADE

PROPOSED SWALE HIGH POINT GRADE

LOT CORNER GRADE C/W EXISTING GRADE

FULL STATIC PONDING GRADE

RETAINING WALL C/W TOP OF WALL AND GRASS GRADE

TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE

PRESSURE REDUCING VALVE

FINISHED FLOOR ELEVATION

TOP OF FOUNDATION ELEVATION

UNDERSIDE OF FOOTING ELEVATION

MINIMUM UNDERSIDE OF FOOTING
(Based on the higher of the sewer obverts, or hydraulic grade line)

MINIMUM GARAGE GRADE

WALKUP UNIT

WALKOUT UNIT

NON-STANDARD FOUNDATION
(Frost cover not provided for standard unit)

HIGHBACK UNIT (1.5m frost cover on footings)

NOISE BARRIER LOCATION

NOISE BARRIER GATE

RIP-RAP

TOWN HOUSE SPLITS

2hr FIREWALL

2 hr FIREWALL



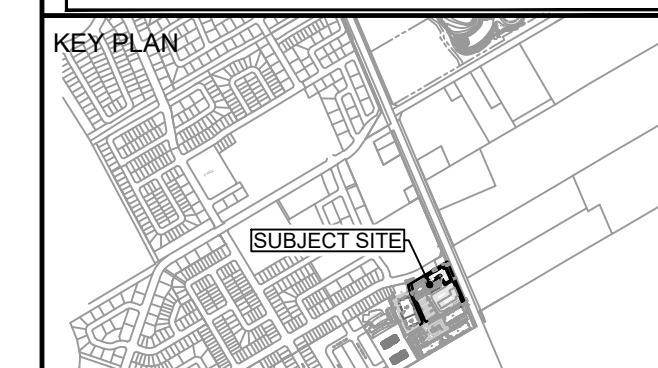
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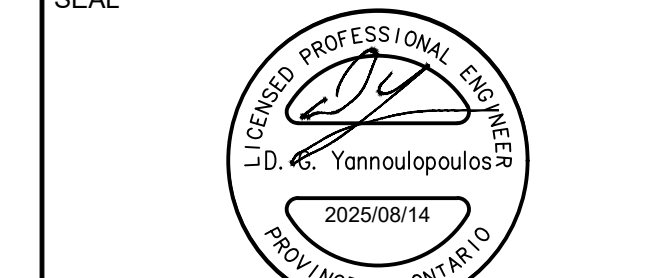
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PROJECT
SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

DRAWN BY: M.M.	CHECKED BY: R.M.
-------------------	---------------------

PROJECT MGR: R.M.	APPROVED BY: A.Z.
-----------------------------	-----------------------------

SHEET TITLE	PONDING PLAN
-------------	--------------

SHEET NUMBER	ISSUE
C-600	5

0.5%

1.5%

MAJOR OVERLAND FLOW ROUTE

PROPOSED SPOT GRADE

PROPOSED SWALE GRADE

PROPOSED SWALE HIGH POINT GRADE

LOT CORNER GRADE C/W EXISTING GRADE

FULL STATIC PONDING GRADE

RETAINING WALL C/W TOP OF WALL AND GRASS GRADE

TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE

PRESSURE REDUCING VALVE

FINISHED FLOOR ELEVATION

TOP OF FOUNDATION ELEVATION

UNDERSIDE OF FOOTING ELEVATION

MINIMUM UNDERSIDE OF FOOTING
(Based on the higher of the sewer obverts, or hydraulic grade line)

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(Frost cover not provided for standard unit)

HIGHBACK UNIT (1.5m frost cover on footings)

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NOISE BARRIER GATE

RIP-RAP

TOWN HOUSE SPLITS

2hr FIREWALL

2 hr FIREWALL



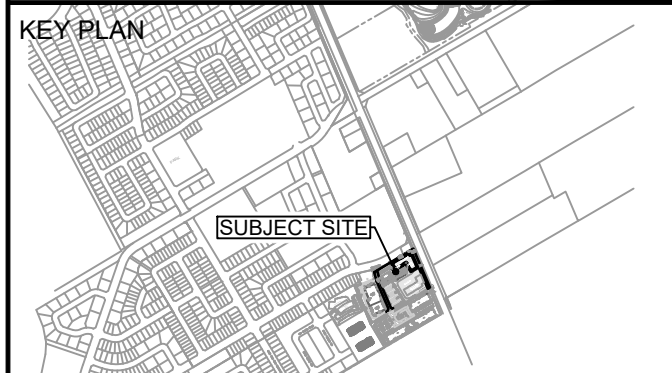
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SEE 010 FOR NOTES, LEGEND AND DETAILS



CONSULTANTS



SEAL



PRIME CONSULTANT



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Ottawa ON K1S 5N4 Canada
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PROJECT
SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

DRAWN BY:

DRAWN BY:
M.M.

CHECKED BY:
R.M.

PROJECT MGR:
RM

SHEET TITLE

INTERIM PONDING
PLAN

SHEET NUMBER

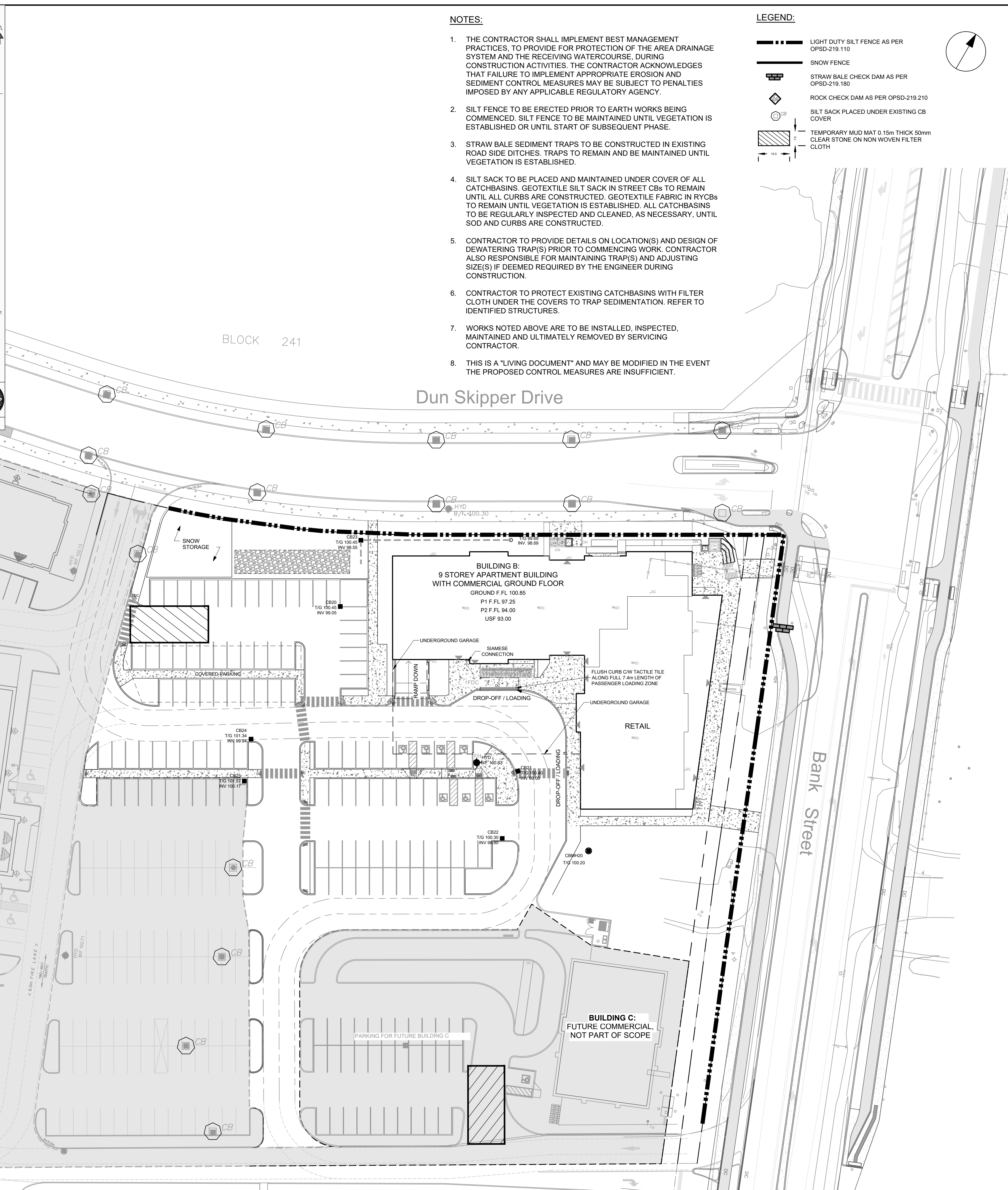
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