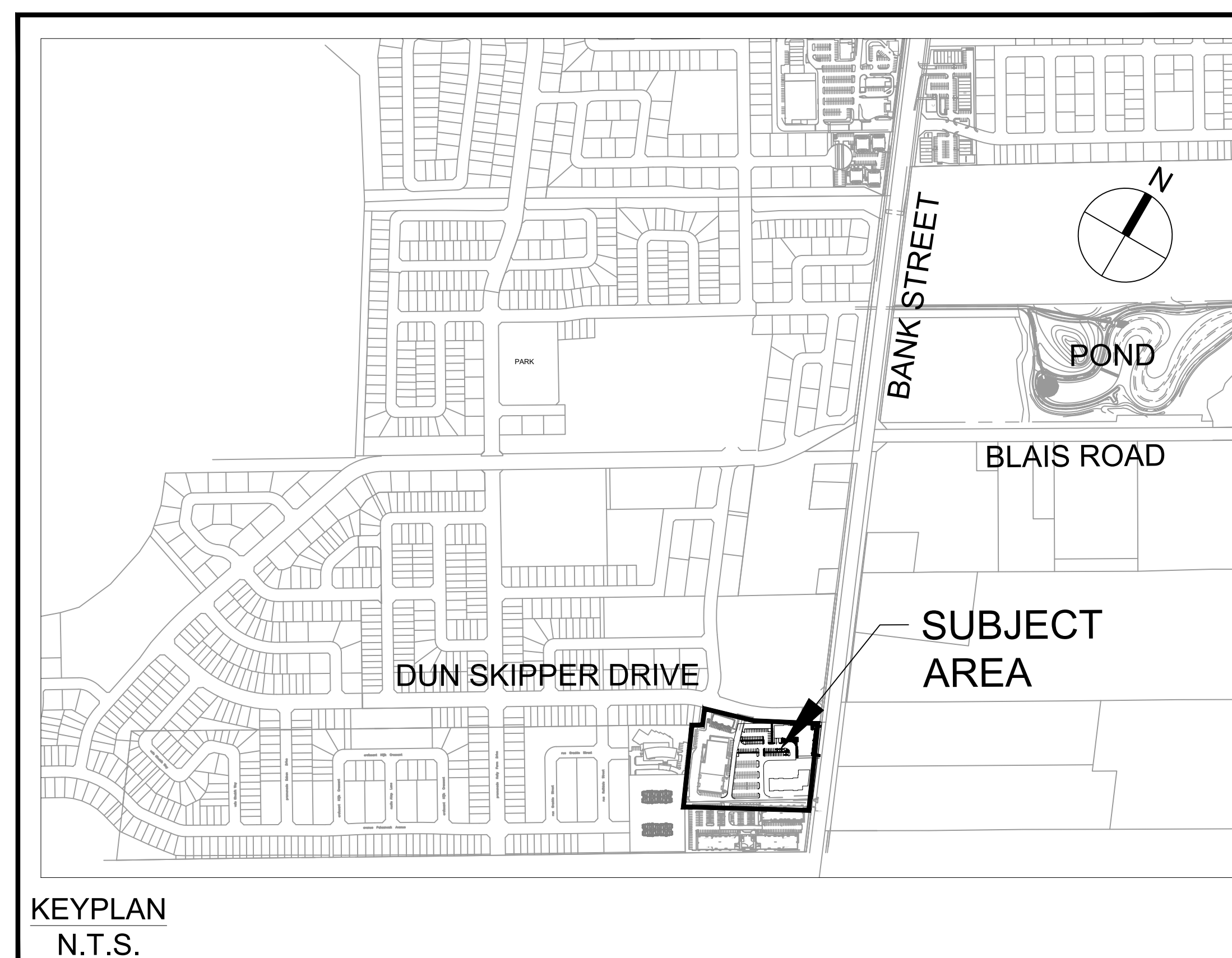


# SENIORS APARTMENTS

## BANK STREET AT DUN SKIPPER DRIVE

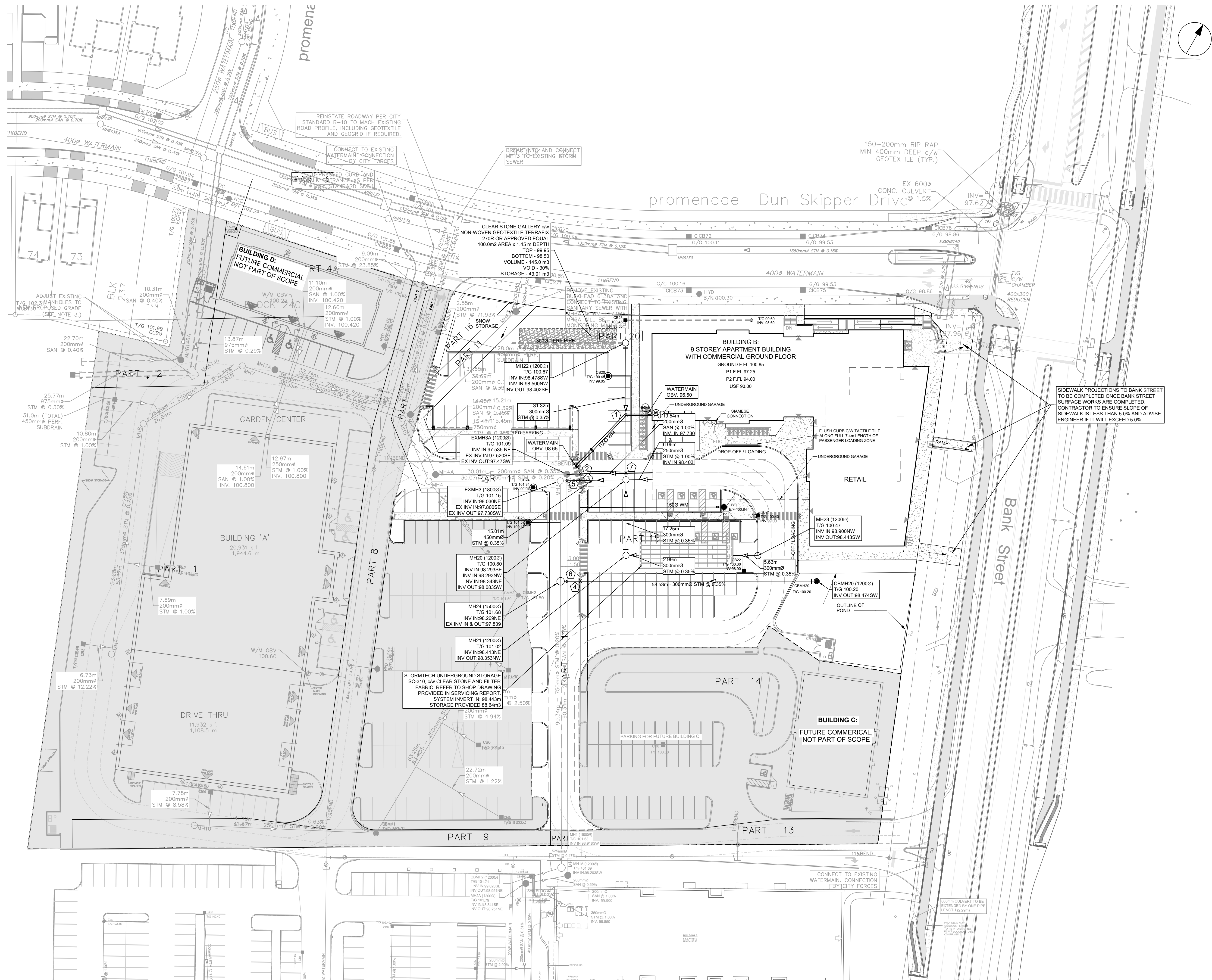


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| Sheet List Table |                                   |
|------------------|-----------------------------------|
| Sheet Number     | Sheet Title                       |
|                  | Cover                             |
| C-001            | 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



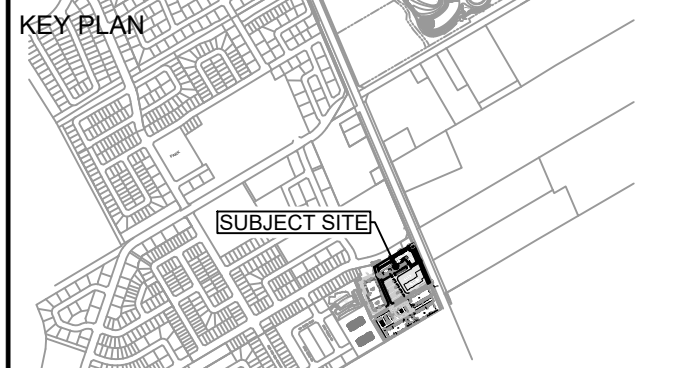
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| 4   | REVISSED PER CITY COMMENTS      | 2025-06-02 |
| 5   | REVISED SITE PLAN               | 2025-08-14 |
| 6   | REVISED PER CITY COMMENTS       | 2025-12-05 |

SEE 010 FOR NOTES, LEGEND AND DETAILS



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PROJECT  
**SENIORS APARTMENTS**  
BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO:  
148290  
DRAWN BY:  
M.M.  
PROJECT MGR:  
R.M.

CHECKED BY:  
D.G.Y.  
APPROVED BY:  
A.Z.

SHEET TITLE  
**GENERAL PLAN OF SERVICES**  
SHEET NUMBER  
**C-001**  
ISSUE  
**6**

Diagram illustrating various curb and sidewalk configurations:

- LIMIT OF CONSTRUCTION
- PHASING LINE
- BARRIER CURB
- MOUNTABLE CURB
- DEPRESSED BARRIER CURB
- CONCRETE SIDEWALK
- TACTILE WALKING SURFACE INDICATOR
- ASPHALT SIDEWALK / PATHWAY
- BUS STOP CONCRETE / ASPHALT

|                                                                                     |                                       |                                                                              |
|-------------------------------------------------------------------------------------|---------------------------------------|------------------------------------------------------------------------------|
|    | MH118A                                | SANITARY MANHOLE                                                             |
|    | 200mm Ø SAN                           | SANITARY SEWER                                                               |
|    | MH118                                 | STORM MANHOLE                                                                |
|    | 825mm Ø STM                           | STORM SEWER - LESS THAN 900Ø                                                 |
|    | 900mm Ø STM                           | STORM SEWER - 900Ø AND GREATER                                               |
|    | 200Ø WATERMAIN                        | WATERMAIN                                                                    |
|    | CB100<br>T/G 104.10                   | STREET CATCHBASIN C/W TOP OF GRADE                                           |
|    | G/G 104.25                            | CURB INLET CATCHBASIN C/W GUTTER GRADE                                       |
|    | DCB100<br>T/G 104.10                  | DOUBLE CATCHBASIN C/W TOP OF GRADE                                           |
|    | DCDCB101<br>G/G 104.25                | DOUBLE CURB INLET CATCHBASIN C/W GUTTER GRADE                                |
|    | D101<br>T/G 103.59                    | DITCH INLET MANHOLE C/W TOP OF GRADE                                         |
|    | CBMH101<br>T/G 103.59                 | CATCHBASIN MANHOLE C/W TOP OF GRADE                                          |
|    | RYCB<br>T/G 104.35                    | REAR YARD CATCHBASIN IN ROAD CROSSING STRUCTURE C/W SOLID GRADE              |
|    | T/G 104.35<br>RYV 103.35              | REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRADE AND INVERT OUT            |
|    | T/G 104.50<br>RYV 103.50              | REAR YARD "END" CATCHBASIN (300Ø) C/W TOP OF GRADE AND INVERT OUT            |
|    | T/G 104.35<br>RYV 103.35              | REAR YARD "CUSTOM ANGLED " CATCHBASIN (450Ø) C/W TOP OF GRADE AND INVERT OUT |
|    | T/G 104.35<br>RYV 103.35              | REAR YARD "THREE WAY" CATCHBASIN (450Ø) C/W TOP OF GRADE AND INVERT OUT      |
|    | 300mm Ø CSP                           | PERFORATED REAR YARD SUBDRAIN                                                |
|    | V&VB                                  | CSP CULVERT C/W DIAMETER                                                     |
|    | V&VC                                  | VALVE AND VALVE BOX                                                          |
|  | 18V                                   | VALVE AND VALVE CHAMBER                                                      |
|  | HYD                                   | PARK VALVE CHAMBER C/W SERVICE POST                                          |
|  | HYD<br>104.35                         | FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION                                  |
|  | 200Ø WM                               | WATERMAIN REDUCER                                                            |
|  | RED                                   | VERTICAL BEND LOCATION                                                       |
|  | 150Ø WM                               | SIAMASE CONNECTION (IF REQUIRED)                                             |
|  | Z VENTS                               | METER (IF REQUIRED)                                                          |
|  | (M)                                   | REMOTE METER (IF REQUIRED)                                                   |
|  | (RM)                                  | WATERMAIN IDENTIFICATION (IF REQUIRED)                                       |
|  | (P)                                   | PIPE CROSSING IDENTIFICATION (IF REQUIRED)                                   |
|  | (S)                                   | SINGLE SERVICE LOCATION                                                      |
|  | (D)                                   | DOUBLE SERVICE LOCATION                                                      |
|  | BH 12<br>103.00                       | INFERRED REFUSAL (SEE GEOTECHNICAL REPORT)                                   |
|  | HCL<br>101.79                         | 100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE                               |
|  | USF<br>101.79                         | UNDERSIDE OF FOOTING ELEVATION                                               |
|  | CLAY SEAL IN SEWER / WATERMAIN TRENCH |                                                                              |
|  | CB100<br>T/G 104.10                   | CATCHBASIN COMPLETE WITH INLET CONTROL DEVICE                                |
|  | MH10                                  | MANHOLE COMPLETE WITH INLET CONTROL DEVICE                                   |
|  | .SC                                   | SCUPPER DRAIN                                                                |
|  | *RD                                   | ROOF DRAIN                                                                   |

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 PLANS 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 CONTRACTOR'S RESPONSIBILITY TO ENSURE IT HAS REVIEWED THE CURRENT AND EXISTING DESIGNS BY HYDRO, STREET LIGHTING, BELL, CANADA POST, O.C. TRANSPRO, 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 FIELD INSTALLATION. IF VAULTS ARE PLACED OUTSIDE THE EASEMENT 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 SECTION 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.

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

| 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 (l/s) | 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

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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 PG2934-1 PREPARED BY PATERSON GROUP.

|                     |                                     |
|---------------------|-------------------------------------|
| LOCAL ROAD: (690mm) |                                     |
| 40mm                | - SUPERPAVE 12.5 ASPHALTIC CONCRETE |
| 50mm                | - SUPERPAVE 19.0 ASPHALTIC CONCRETE |
| 150mm               | - OPSS GRANULAR "A" CRUSHED STONE   |
| 450mm               | - OPSS GRANULAR "B" TYPE II         |

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| 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 |
| 6      | REVISED PER CITY COMMENTS       | 2025-12-05 |

### KEY PLAN



PROJECT  
SENIORS APARTMENTS

PROJECT NO:

CHECKED BY:  
R.M.

APPROVED BY:  
A.Z.

## NOTES & LEGEND

SHEET NUMBER

ISSUE

SSUE

[illegible]

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)

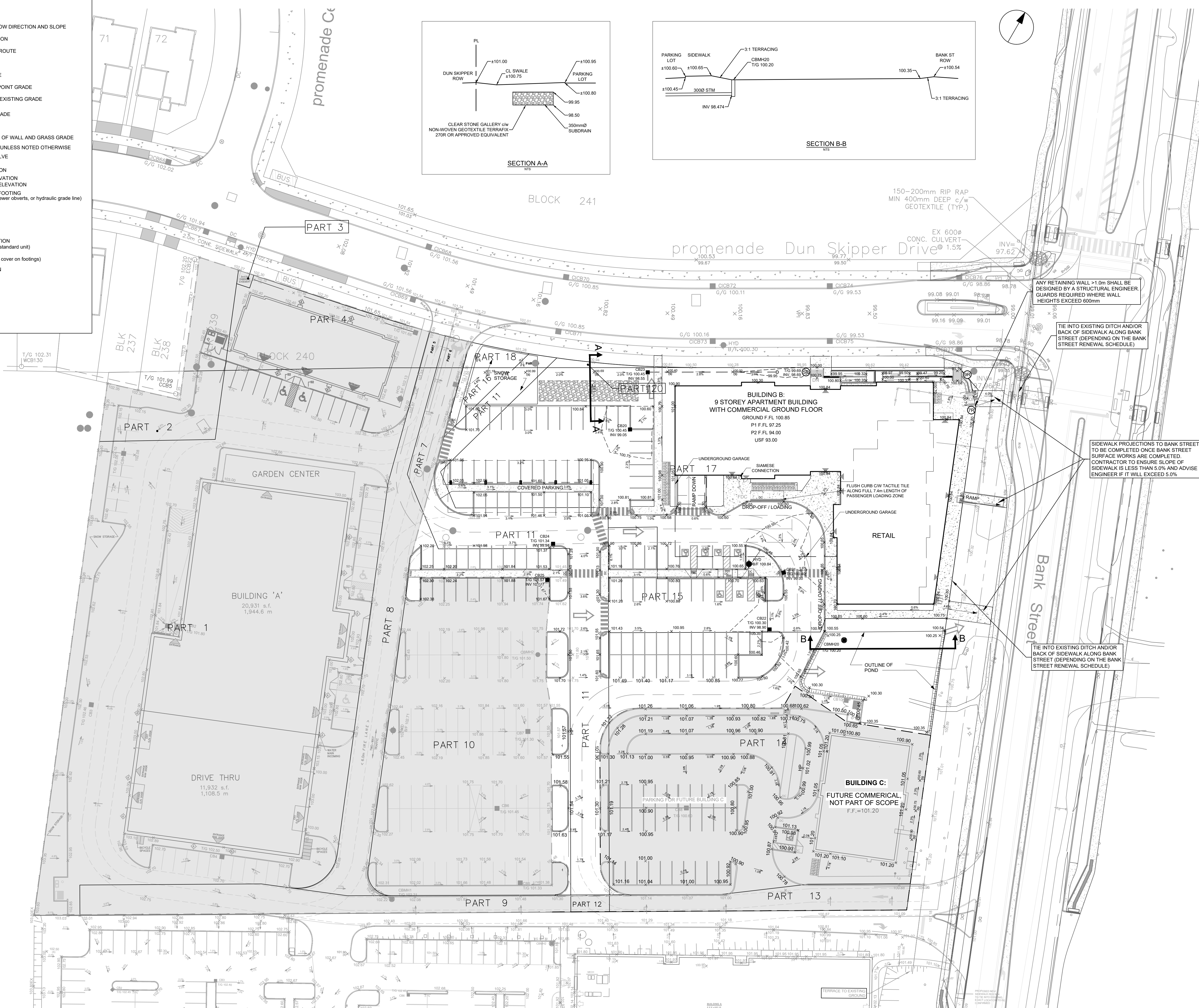
NOISE BARRIER LOCATION

NOISE BARRIER GATE

RIP-RAP

TOWN HOUSE SPLITS

2hr FIREWALL

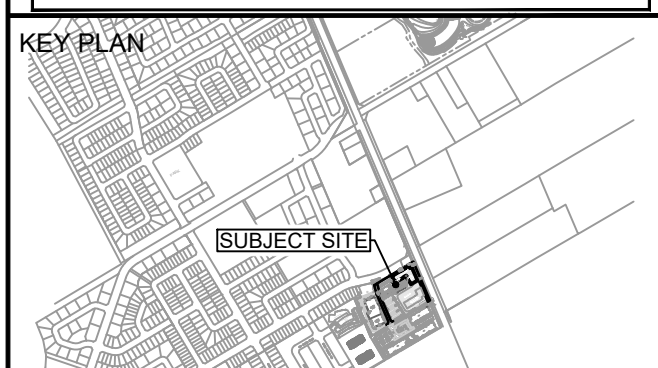


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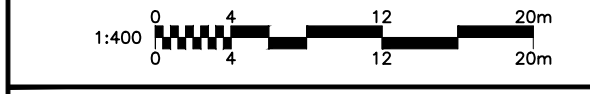
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Ottawa ON K1S 5N4 Canada  
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**www.arcadis.com**

PROJECT  
SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO:

DRAWN BY:

CHECKED BY:

DRAWN BY:  
 M.M.

CHECKED BY:  
D.G.Y.

PROJECT MGR

APPROVED BY:

R.M.

A.Z.

SHEET TITLE

---

G

## G PLAN

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\_\_\_\_\_

Page 10 of 10

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SHEET NUMBER

IS

10

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C

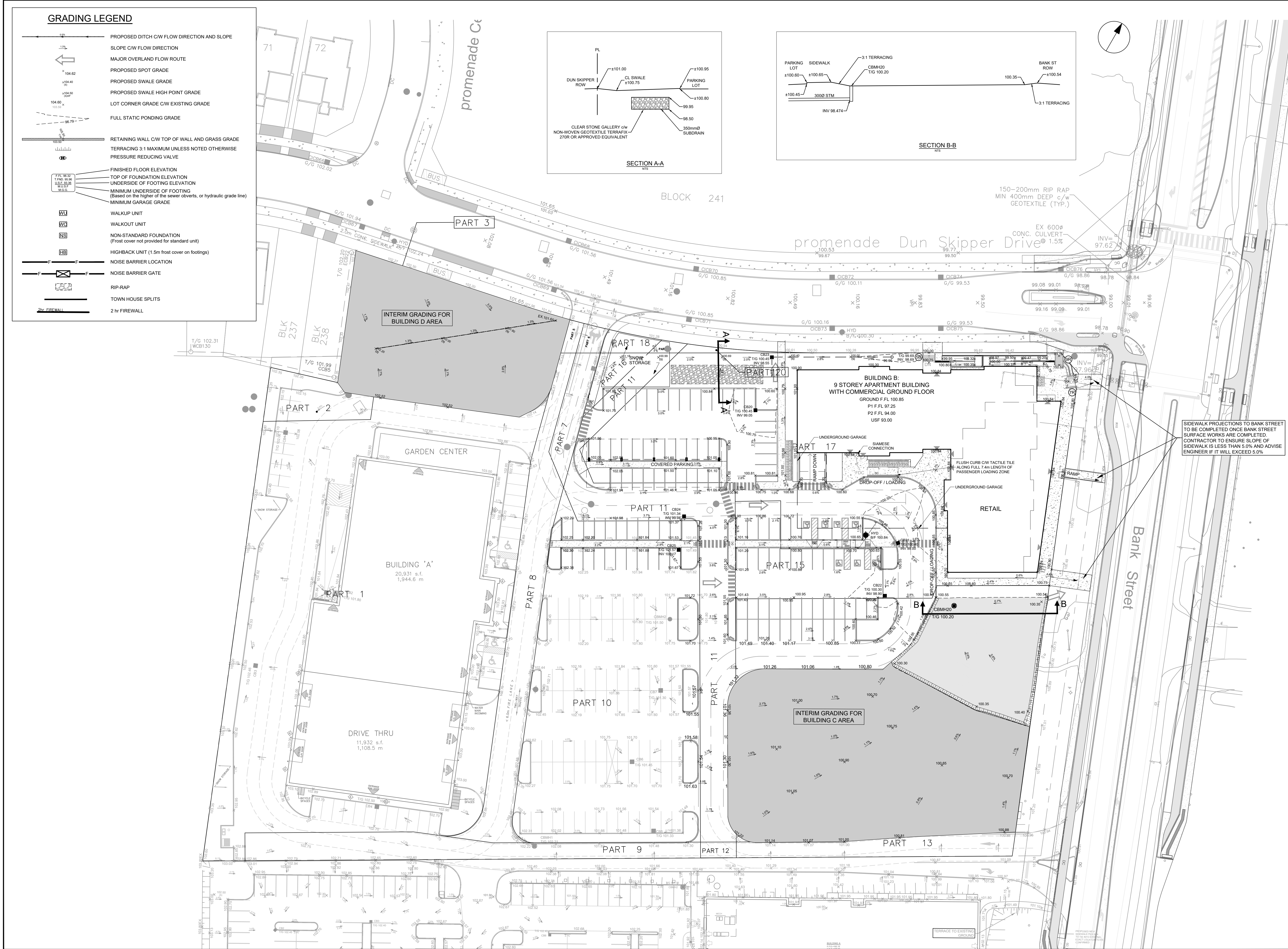
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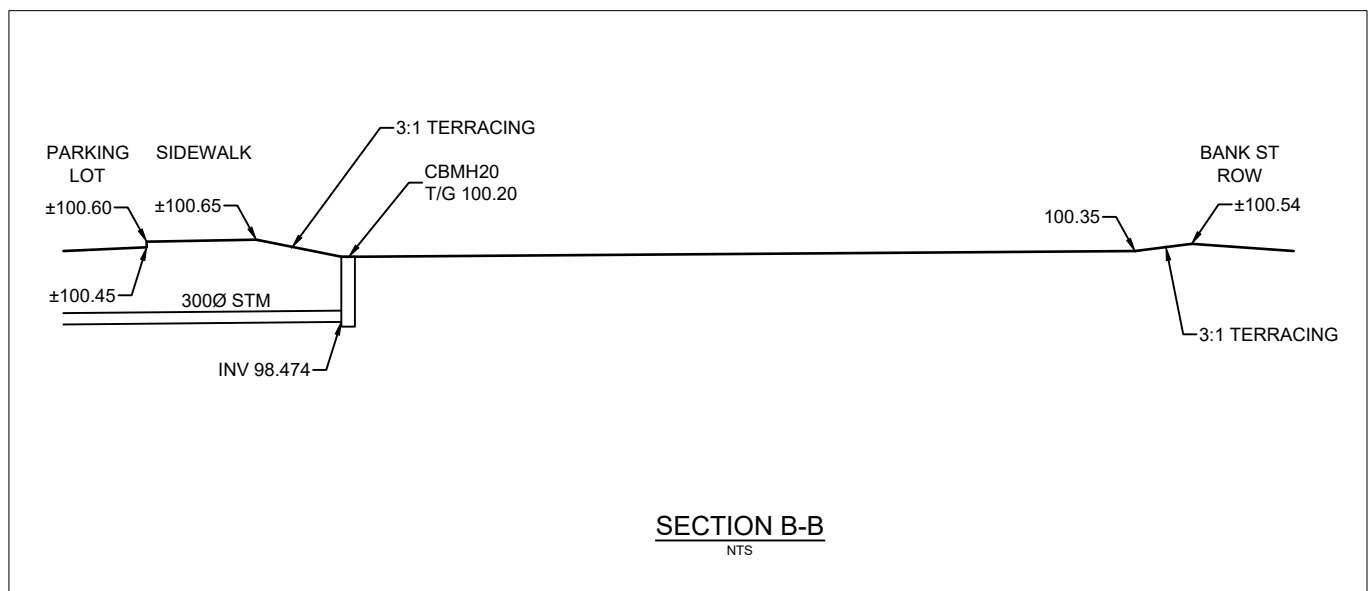
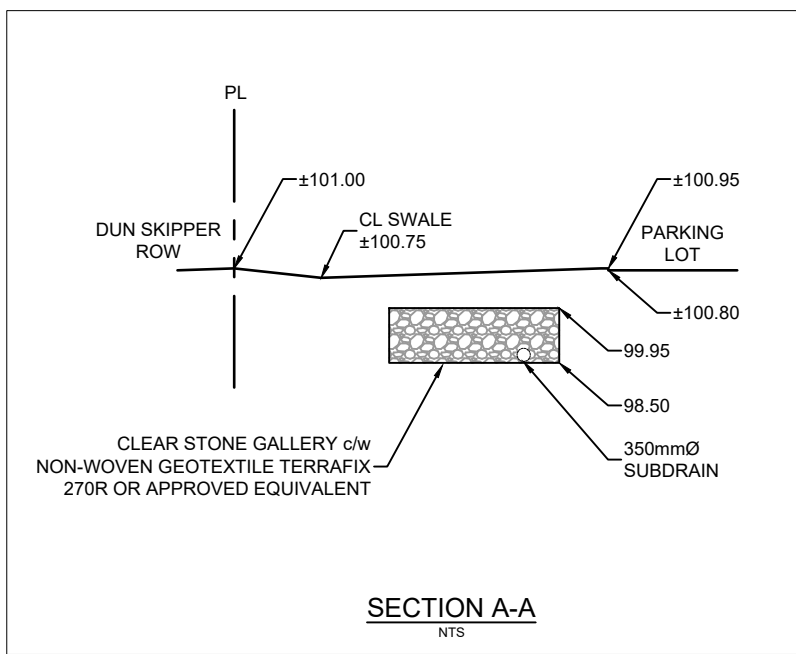
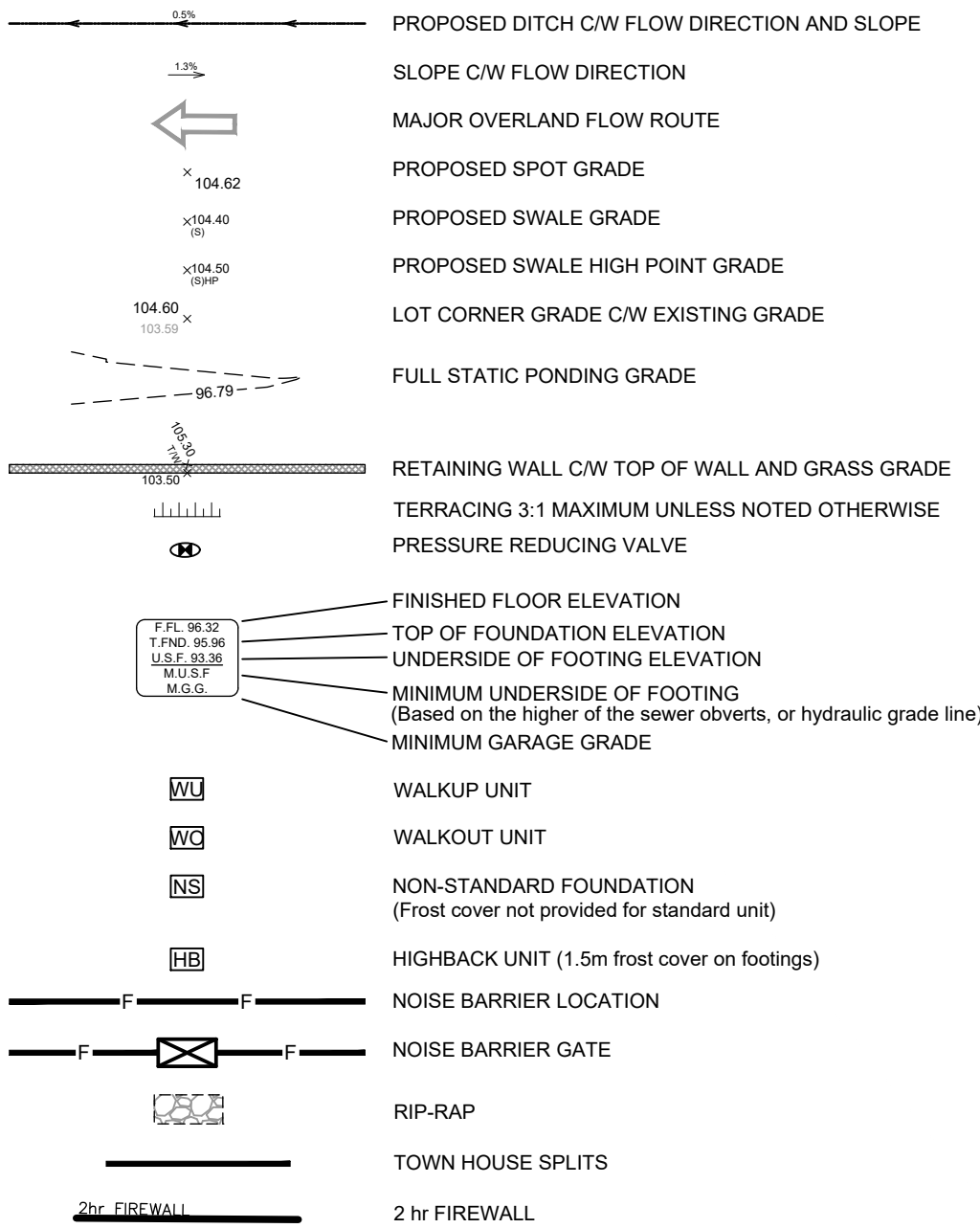
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D07-12-24-0169

File Location: C:\DARoot\Jobs\dbb82  
D07-12-24-0169



GRADING LEGEND



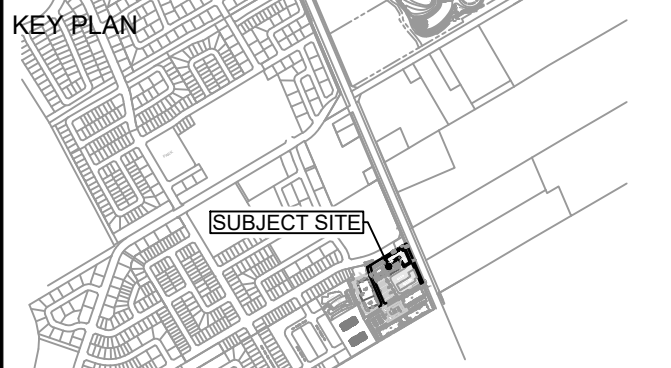
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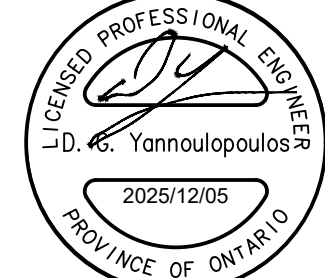


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SIDEWALK PROJECTIONS TO BANK STREET TO BE COMPLETED ONCE BANK STREET SURFACE WORKS ARE COMPLETED. CONTRACTOR TO ENSURE SLOPE OF SIDEWALK IS LESS THAN 5.0% AND ADVISE ENGINEER IF IT WILL EXCEED 5.0%.



SEAL



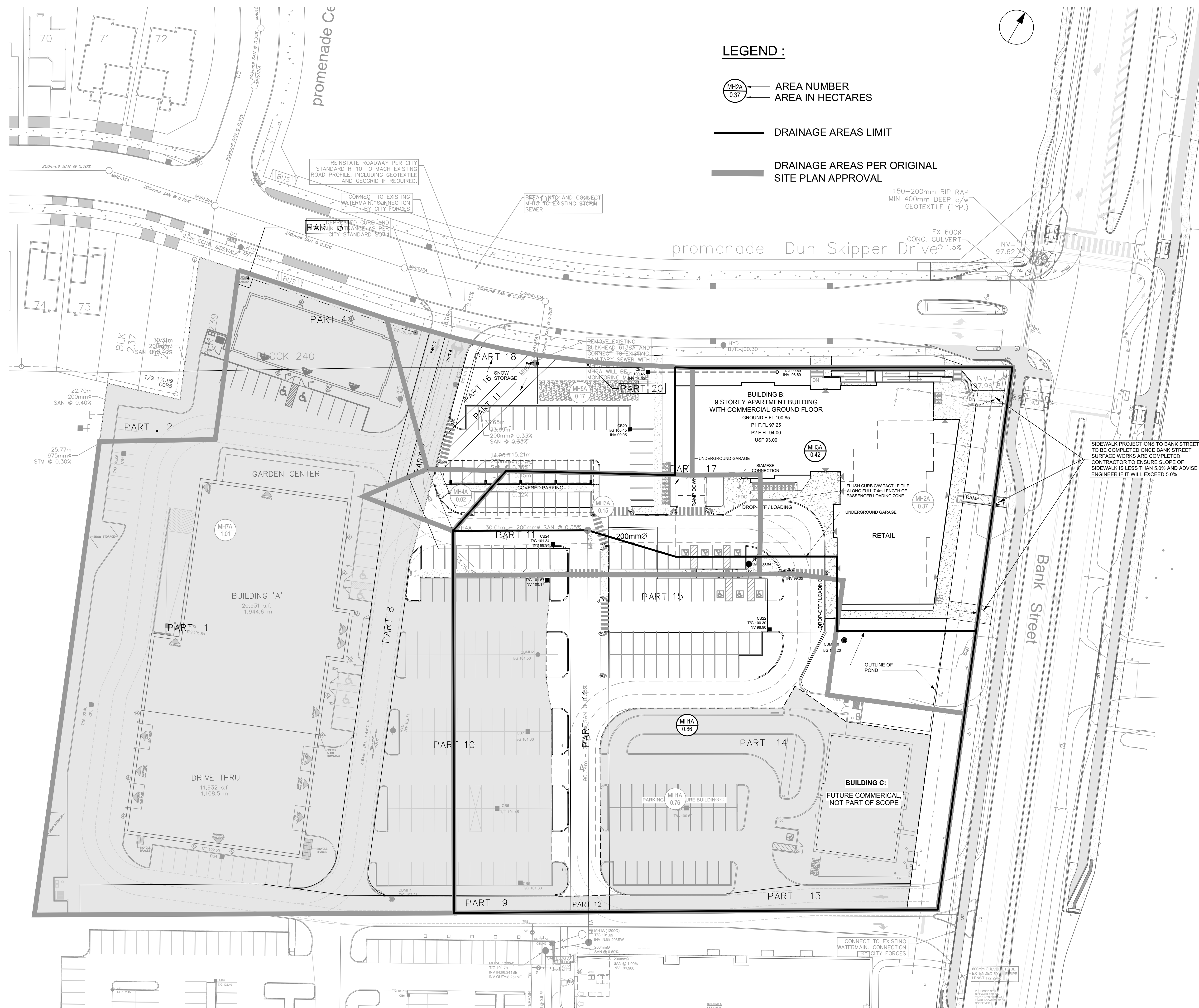
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PROJECT  
**SENIORS APARTMENTS**  
BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO:  
148290  
DRAWN BY:  
M.M.  
PROJECT MGR:  
R.M.  
CHECKED BY:  
R.M.  
APPROVED BY:  
A.Z.

SHEET TITLE  
**INTERIM GRADING PLAN**

SHEET NUMBER  
**C-201**  
ISSUE  
**6**



LEGEND :

MH2A 0.37  
AREA NUMBER  
AREA IN HECTARES

— DRAINAGE AREAS LIMIT

— DRAINAGE AREAS PER ORIGINAL  
SITE PLAN APPROVAL

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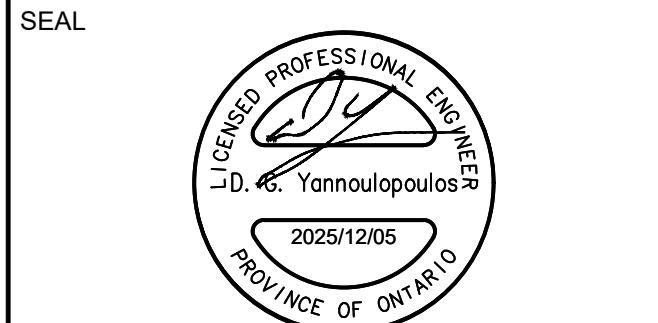
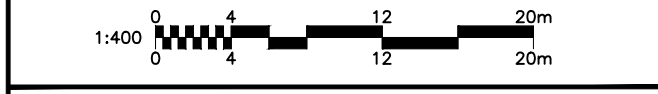
| ISSUES |                                 |            |
|--------|---------------------------------|------------|
| No.    | DESCRIPTION                     | DATE       |
| 1      | SUBMISSION NO.1 FOR CITY REVIEW | 2024-11-26 |
| 2      | SUBMISSION NO.2 FOR CITY REVIEW | 2025-02-18 |
| 3      | SUBMISSION NO.3 FOR CITY REVIEW | 2025-04-22 |
| 4      | REVISED PER CITY COMMENTS       | 2025-06-02 |
| 5      | REVISED SITE PLAN               | 2025-08-14 |
| 6      | REVISED PER CITY COMMENTS       | 2025-12-05 |

SEE 010 FOR NOTES, LEGEND AND DETAILS



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SIDEWALK PROJECTIONS TO BANK STREET TO BE COMPLETED ONCE BANK STREET SURFACE WORKS ARE COMPLETED. CONTRACTOR TO ENSURE SLOPE OF SIDEWALK IS LESS THAN 5.0% AND ADVISE ENGINEER IF IT WILL EXCEED 5.0%.



**PRIME CONSULTANT**  
**ARCADIS**  
333 Preston Street - Suite 500  
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**  
**SANITARY DRAINAGE AREA PLAN**

**SHEET NUMBER**  
C-400  
**ISSUE**  
6





**A**

PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE  
SLOPE C/W FLOW DIRECTION  
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

**B**

RETAINING WALL C/W TOP OF WALL AND GRASS GRADE  
TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE  
PRESSURE REDUCING VALVE

**C**

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

**D**

WALKUP UNIT  
WALKOUT UNIT

**E**

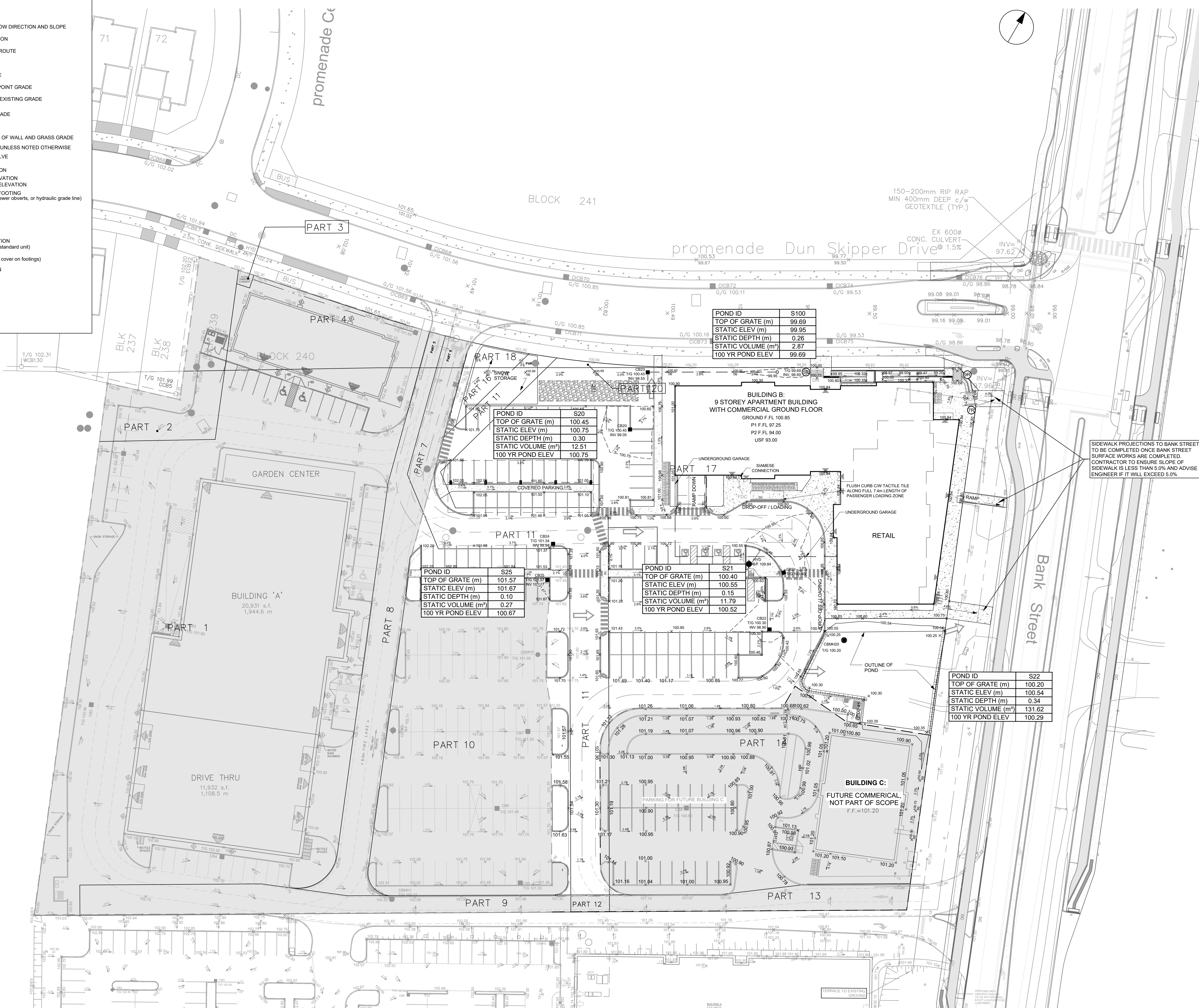
NON-STANDARD FOUNDATION  
(Frost cover not provided for standard unit)

**F**

HIGHBACK UNIT (1.5m frost cover on footings)

**G**

NOISE BARRIER LOCATION  
NOISE BARRIER GATE  
RIP-RAP  
TOWN HOUSE SPLITS  
2 hr FIREWALL



|       |   |
|-------|---|
| C-600 | 6 |
|-------|---|

**A**

PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE  
SLOPE C/W FLOW DIRECTION  
MAJOR OVERLAND FLOW ROUTE  
PROPOSED SPOT GRADE  
PROPOSED SWALE GRADE  
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formerly IBI Group Professional Services (Canada) Inc.

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### KEY PLAN



## CONSULTANTS



SEAL



PRIME CONSULTANT



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PROJECT  
SENIORS APARTMENTS

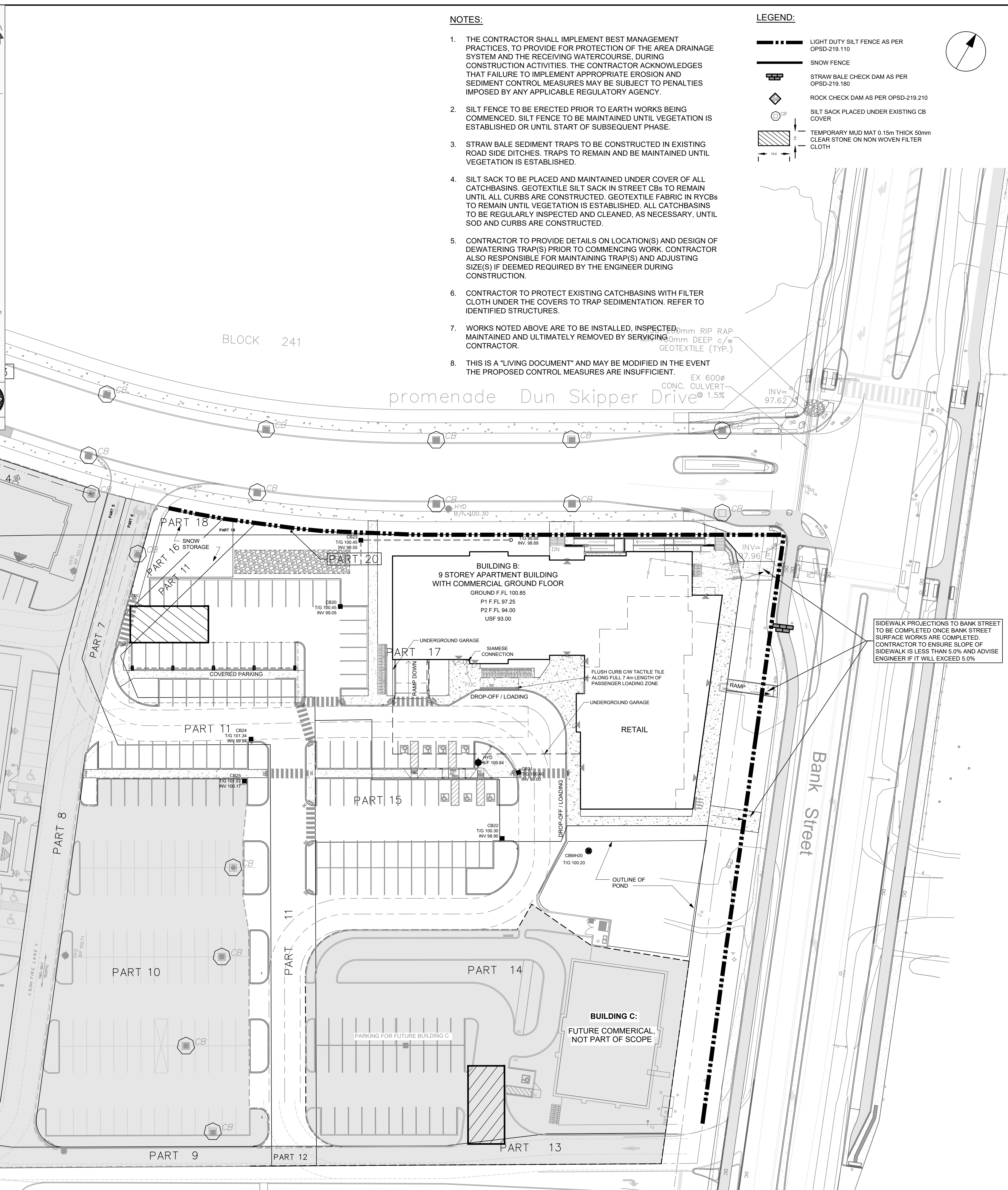
BANK STREET AT DUN SKIPPER DRIVE

|                             |                             |
|-----------------------------|-----------------------------|
| DRAWN BY:<br><b>M.M.</b>    | CHECKED BY:<br><b>R.M.</b>  |
| PROJECT MGR:<br><b>R.M.</b> | APPROVED BY:<br><b>A.Z.</b> |

SHEET TITLE

INTERIM PONDING  
PLAN

|              |       |
|--------------|-------|
| SHEET NUMBER | ISSUE |
| C-601        | 5     |



|              |       |
|--------------|-------|
| SHEET NUMBER | ISSUE |
| C-900        | 6     |