

1750 RUSSELL ROAD PERLEY HEALTH EXPANSION

LIST OF DRAWINGS

PLAN No:	DESCRIPTION
C000	COVER PAGE
C001	SEDIMENT AND EROSION CONTROL & DEMOLITION PLAN
C002	CIVIL NOTES AND SPECIFICATIONS
C003	GRADING PLAN
C004	SERVICING PLAN
C005-A	STORM WATER MANAGEMENT PLAN (PRE-DEVELOPMENT)
C005-B	STORM WATER MANAGEMENT PLAN (POST-DEVELOPMENT)
C006-A	CIVIL DETAILS (NOT INCLUDED)
C006-B	CIVIL DETAILS (NOT INCLUDED)
C006-C	CIVIL DETAILS (NOT INCLUDED)

TOPOGRAPHICAL SURVEY COMPLETED BY CIMA+
ON SEPTEMBER 24, 2024 (SERVICING ONLY)

TOPOGRAPHICAL SURVEY COMPLETED BY ANNIS
O'SULLIVAN VOLLEBEK LTD ON JULY 10, 2025



T: 833-862-2422
603-500-5100 Fax: 506-753-0888
1881 GARDNER ST. ST. JOHN'S, NL A1B 4X6 CANADA

PERLEY HEALTH EXPANSION
1750 RUSSELL ROAD
RE-ISSUED FOR SITE PLAN APPLICATION - MAY 8TH, 2026



APPROVED
By Allison Hamlin at 5:22 pm, Jun 10, 2026

Allison Hamlin
ALLISON HAMLIN
MANAGER, DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

- GENERAL NOTES
- These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
 - All dimensions which appear on the documents must be verified by the contractor before to start the work.
 - The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
 - The dimensions on these documents must be read and not measured.

STRUCTURAL
ENTUITIVE
200 University Avenue, 7th Floor Toronto, ON M5H 3C6
T 416.477.5832 www.entuitive.com

MECHANICAL AND ELECTRICAL
SMITH + ANDERSEN
1600 Carling Avenue, Suite 530 Ottawa, ON, K1Z 1G3
T 613.222.5188 jsa.ca

LANDSCAPE ARCHITECT
JAMES B. LENNOX & ASSOC. Inc.
3332 Carling Avenue, Ottawa, ON, K2H 5A8
T 613.722.5188 jbla.ca

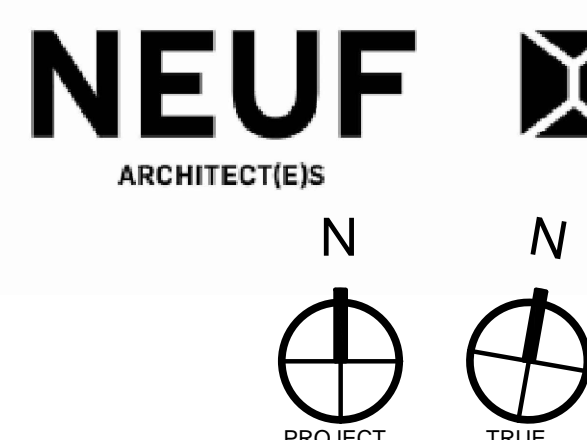
SECURITY, A.V. IT
MULVEY & BANANI
90 Sheppard Avenue East, North York, ON, M2N 3A1
T 416.751.2520 mbi.com

CIVIL
CIMA+
600-1400 BLAIR TOWERS PL SUITE 600, OTTAWA, ON K1J 9B9
T 613.860.2462 www.cima.ca/en/

URBAN PLANNER
FOTENN PLANNING + DESIGN
223 McLeod St, Ottawa, ON K2P 0Z8
T 613.730.5709 fotenn.com

CLIENT REPRESENTATIVE
KADUS
310 Mivatte Pvt Unit 110, Ottawa, ON K1R 6K8
T 613.820.5600 kadusgroup.com

ARCHITECT
NEUF architect(e)s
10 Rideau St Suite 400, Ottawa, ON K1N 5W8
T 613.234.2274 www.neuf.ca



PROJECT
PERLEY HEALTH EXPANSION

LOCATION
OTTAWA ON

NO PROJECT
13330

NO DATE (YY-MM-DD)
A ISSUED FOR SITE PLAN APPLICATION 2026-02-04
B RE-ISSUED FOR SITE PLAN APPLICATION 2026-05-08

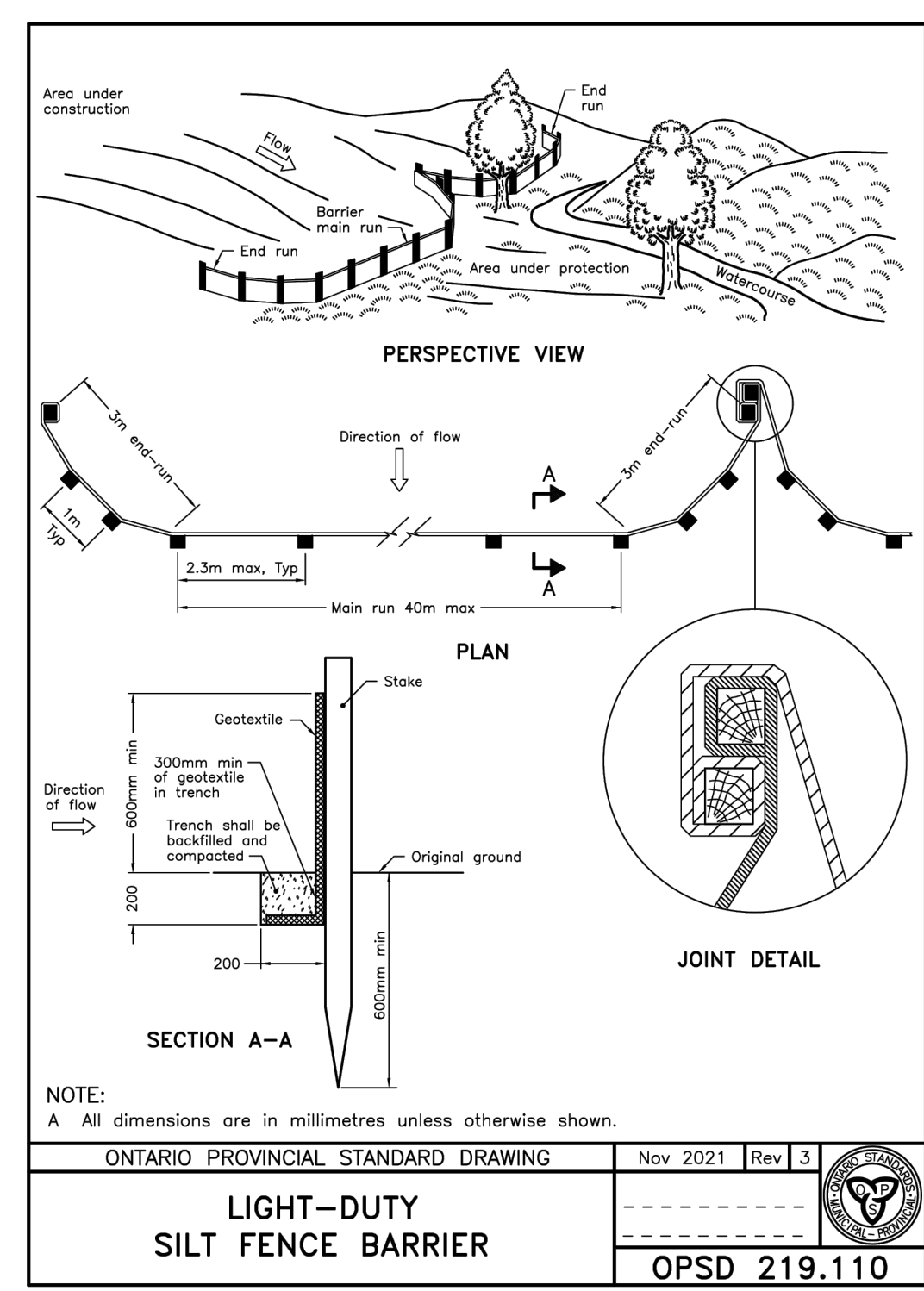
DRAWN BY
GABRIEL D.
DATE (YY-MM-DD)
26.05.08

CHECKED BY
DAVID B.
SCALE
AS INDICATED

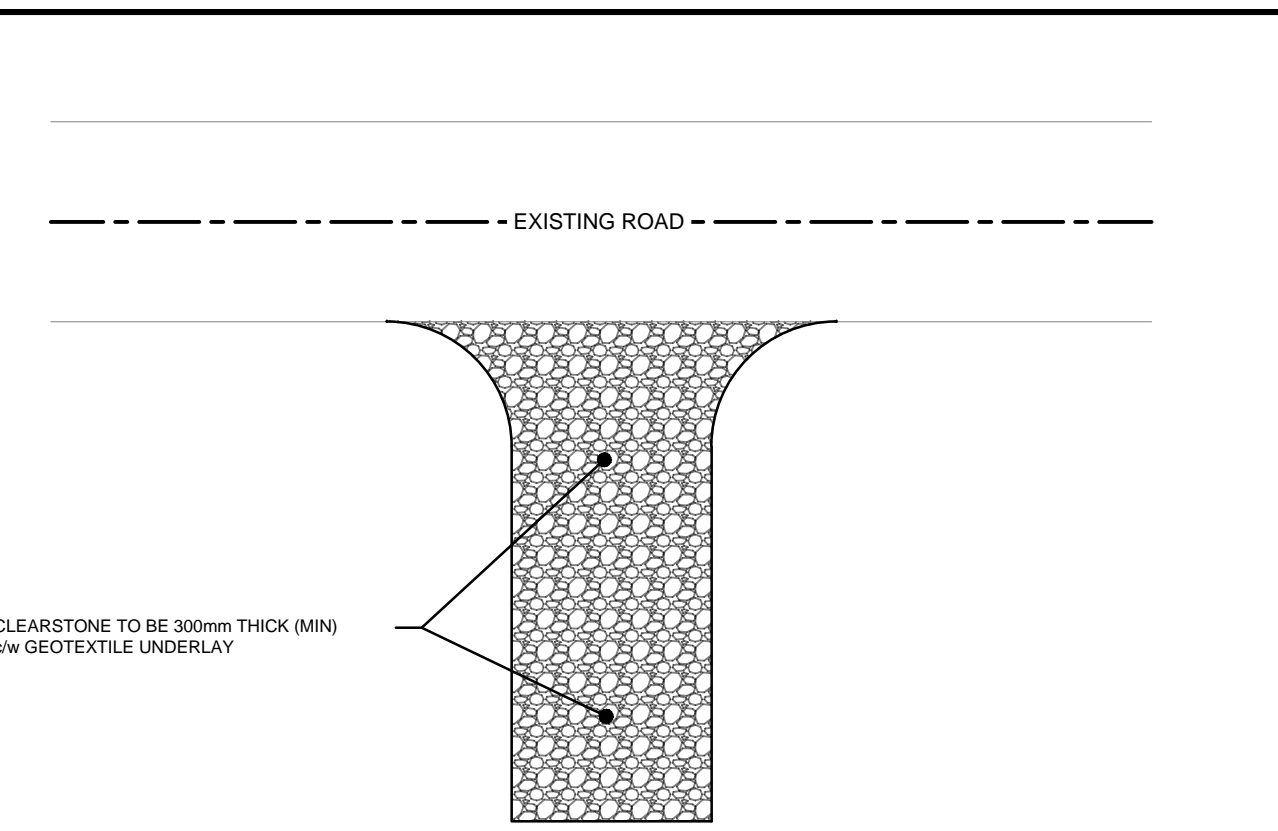
DRAWING TITLE
SEDIMENT AND EROSION CONTROL & DEMOLITION PLAN

REVISION
B

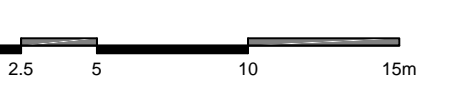
DWG NUMBER
C001



ONTARIO PROVINCIAL STANDARD DRAWING
Nov 2021 Rev 3
LIGHT-DUTY SILT FENCE BARRIER
OPSD 219.110



- NOTES:
- MUD MAT TO BE INSTALLED AT ALL CONSTRUCTION ENTRANCES.
 - MUD MAT TO EXTEND FULL WIDTH OF THE ENTRANCE.
 - IF THE ACCESS CROSSES A CULVERT OR DITCH, SEDIMENT CONTROL FENCING SHALL BE INSTALLED ALONG THE EDGES OF THE ACCESS TO PREVENT SEDIMENT FROM BEING WASHED AWAY WITH THE RUNOFF.
 - THE GRANULAR MATERIAL WILL REQUIRE PERIODIC REPLACEMENT AS IT BECOMES CONTAMINATED BY VEHICLE TRAFFIC.
 - SEDIMENT SHALL BE CLEANED FROM PUBLIC ROADS AT THE END OF EACH DAY.
 - STORM INLETS BOTH ON AND IN THE PROXIMITY OF THE SITE SHALL BE PROTECTED WITH INLET CONTROL MEASURES PRIOR TO ROAD CLEANING ACTIVITIES.



TOPOGRAPHIC INFORMATION FROM AOV (2025/07/10)
SERVICING INFORMATION FROM CIMA+ (2025/09/23)

NOTE OF CAUTION

THE GEODETIC COORDINATES OF EVERY ITEM INCLUDED AS PART OF THIS DOCUMENT ARE IN NAD83 - ORIGINAL / MTM - REFERENCE SYSTEM AND HAVE NO LEGAL VALUE. THE SITE LAYOUT MUST BE COMPLETED USING THE OFFICIAL BENCHMARKS OF AN ACCREDITED LAND SURVEYOR IN THE NAD83 - ORIGINAL / MTM - REFERENCE SYSTEM.

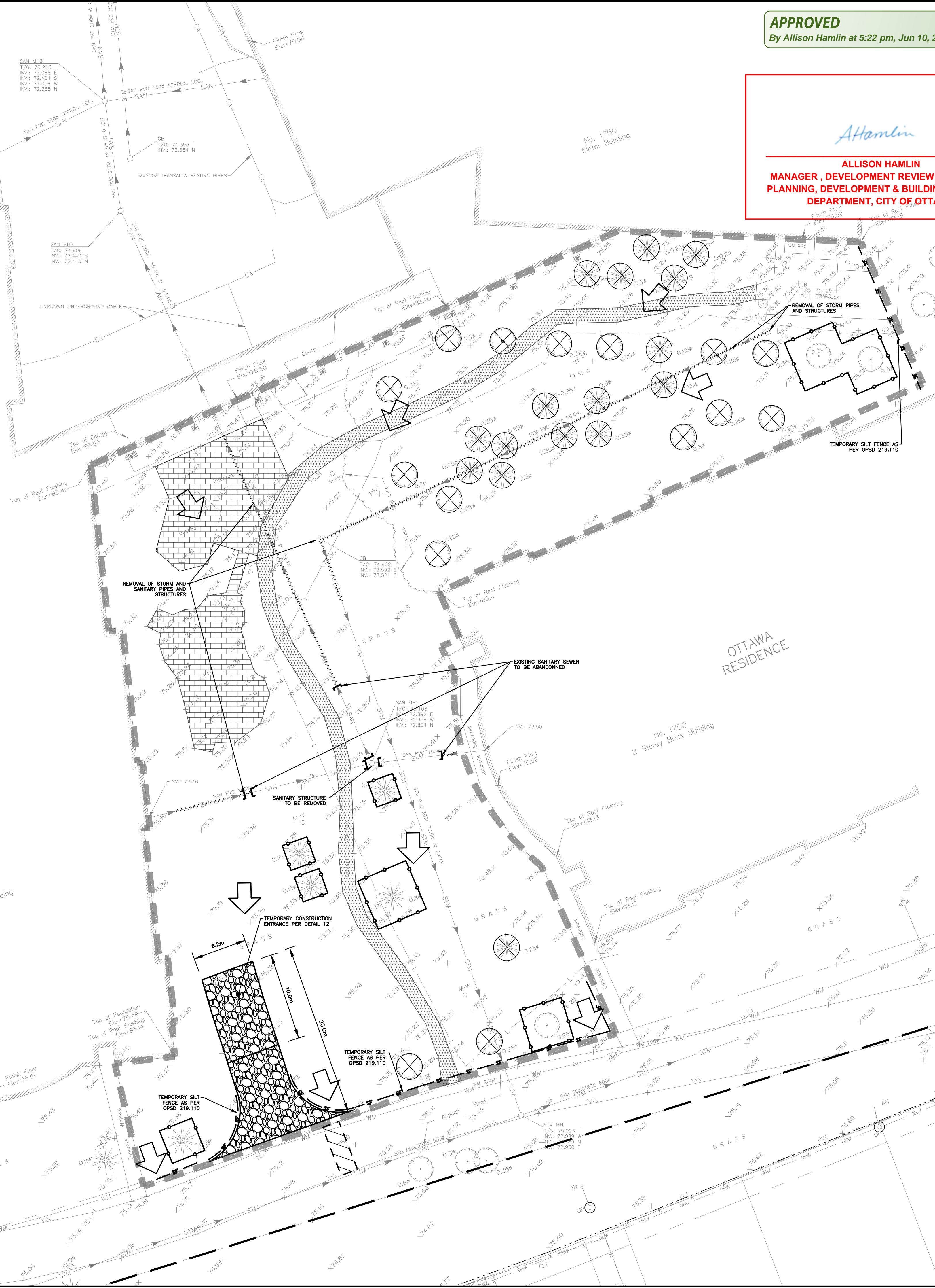
THE UNDERGROUND FEATURES AND INFORMATION THAT APPEAR ON THE DRAWINGS WERE OBTAINED FROM THE PUBLIC UTILITY COMPANIES AND/OR FROM THE CITY EACH RESPECTIVELY.

ALL INFORMATION UNDER THE LEGEND 'EXISTING' IS FOR INFORMATION ONLY. COMPLETE OR EXACT LOCATION AND ELEVATION OF UNDERGROUND SERVICES ARE NOT GUARANTEED.

CERTAIN UNDERGROUND FEATURES ON PRIVATE PROPERTY ARE NOT SHOWN ON THE CURRENT DRAWING.

ANYONE WHO PROCEEDS WITH EXCAVATION WORK SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND FEATURES, BY EXPLORATORY EXCAVATIONS, AND SHALL ASSUME FULL RESPONSIBILITY IF THERE IS ANY DAMAGE THAT OCCURS DURING WORK.

THE CONTRACTOR WILL HAVE THE RESPONSIBILITY AND THE OBLIGATION TO VALIDATE, BY EXPLORATORY EXCAVATION, THE SIZE OF THE PUBLIC UTILITIES UNDERGROUND SERVICES AND TO WARN THE ENGINEER OF ANY CONFLICT WITH THE PROJECTED WORK.



EXISTING	CIMA SURVEY LEGEND	PROPOSED
— W —	WATERMAIN	— W —
— SAN —	SANITARY SEWER	— SAN —
— STM —	STORM SEWER	— STM —
— T —	UNDERGROUND TELEPHONE (APPROX. LOC.)	— T —
— CA —	UNDERGROUND CABLE (APPROX. LOC.)	— CA —
— X —	FENCE	— X —
— OHW —	OVERHEAD WIRES	— OHW —
— U —	UNDERGROUND LIGHTING WIRES	— U —
⊙	CATCHBASIN	⊙
⊙	MANHOLE/CATCHBASIN	⊙
⊙	MANHOLE	⊙
⊙	FIRE HYDRANT	⊙
⊙	VALVE	⊙
⊙	CHECK VALVE	⊙
⊙	SIGN	⊙
⊙	SURVEY STATION	⊙
⊙	ELEVATION	⊙
⊙	UTILITY POLE	⊙
⊙	ANCHOR	⊙
⊙	LIGHT STANDARD	⊙
⊙	GAS VALVE	⊙
⊙	GAS METER	⊙
⊙	DIAMETER	⊙
⊙	INVERT	⊙
⊙	TOP OF GRADE	⊙
⊙	LOCATION OF ELEVATIONS	⊙
⊙	TOP OF CONCRETE CURB/RETAINING WALL ELEVATION	⊙
⊙	PROPERTY LINE / EXTENT OF WORK EASEMENT	⊙
⊙	BOREHOLE (LOC. APPROX.)	⊙
⊙	SHRUB	⊙
⊙	DECIDUOUS TREE TO BE REMOVED	⊙
⊙	CONIFEROUS TREE TO BE REMOVED	⊙
⊙	DECIDUOUS TREE TO BE PROTECTED	⊙
⊙	CONIFEROUS TREE TO BE PROTECTED	⊙
⊙	WORK LIMIT	⊙
⊙	OVERLAND FLOW	⊙
⊙	TEMPORARY CONSTRUCTION ENTRANCE	⊙
⊙	ASPHALT REMOVAL	⊙
⊙	FULL DEPTH ASPHALT REMOVAL	⊙
⊙	INTERLOCK REMOVAL	⊙
⊙	SILT FENCE PER OPSD 219.110	⊙
⊙	TREE PROTECTION FENCE PER CITY DETAIL F7	⊙
⊙	SAW CUT	⊙
⊙	SEWER REMOVAL	⊙
⊙	SEWER CAP	⊙

1. GENERAL GRADING

- 1.1. The Contractor must conform to all laws, codes, ordinances, and regulations adopted by federal, provincial or municipal government councils and government agencies, applying to work to be carried out.
1.2. Unless otherwise indicated, all materials and construction methods to be in accordance with the requirements of the latest edition of the Ontario Provincial Standard Specifications and Drawings (OPSS and OPSD), the Ontario Ministry of Environment, Conservation and Parks (MECP), applicable Conservation Authorities (CA), the municipal standard specifications and drawings, and all other governing authorities as they apply.
1.3. Wherever standards, laws and/or regulations are mentioned they refer to their current versions, modifications included.
1.4. The Contractor is responsible for obtaining all permits required to complete all works and bear cost of same, including road out permit and water permit and their associated costs.
1.5. The Contractor is responsible for the coordination of his activities with others on site.
1.6. Independent geotechnical laboratory for quality control.
1.6.1. An independent geotechnical laboratory hired by the Owner will perform material testing, inspection and quality control services.
1.6.2. Geotechnical laboratory to review asphalt and concrete mix designs as requested.
1.6.3. The Contractor must provide equipment required for executing inspection and testing by appointed geotechnical firm.
1.6.4. The Contractor must provide labour and facilities to obtain and handle samples and materials on site. Provide sufficient space to store and cure test samples.
1.6.5. Employment of geotechnical laboratory does not relax responsibility to perform work in accordance with Contract Documents.
1.6.6. If defects are revealed during inspection and/or testing, appointed geotechnical firm will request additional inspection and/or testing to ascertain full degree of defect. Contractor to correct defects and irregularities at its cost to Owner. Contractor to pay costs for retesting and reinspection.
1.7. The location of existing underground municipal services and public utilities as shown on the plans are approximate. The Contractor must determine the exact location, size, material and elevation of all existing utilities (on-site and off-site) prior to any excavation work. Damage to any existing services and/or existing utilities during construction, whether or not shown on the drawings must be repaired by the Contractor at his own expense.
1.8. Site preparation includes clearing, grubbing, stripping of topsoil, demolition, removal of unstable materials, cut, fill and rough grading of all areas to receive finished surfaces.
1.9. All material must be compacted as per the requirements of the governing authority and be approved by the Consultant prior to delivery to the site.

- 1.10. Compaction must conform for the following requirements:
1.10.1. Exposed subgrade: 95% Standard Proctor maximum dry density (SPMD)
1.10.2. Subgrade fill (landscaping areas): 95% Standard Proctor maximum dry density (SPMD)
1.10.3. Subgrade fill (pavement areas - OPSS Select Subgrade Material): 98% Standard Proctor maximum dry density (SPMD)
1.10.4. Pavement Granular Subbase foundations: 100% Standard Proctor maximum dry density (SPMD)
1.10.5. Pavement Granular Base foundations: 100% Standard Proctor maximum dry density (SPMD)
1.10.6. Asphalt pavement: OPSS MUNI 310
1.10.7. Structural fill (building and light standard footprints OPSS Granular 'A' or Granular 'B' Type II Material): 98% Standard Proctor for Maximum Dry Density (SPMD)
1.11. It is anticipated that groundwater infiltration into excavations should be low to moderate and controllable using open sumps. The contractor should be prepared to direct water away from all subgrade, regardless of the nature of the surrounding medium. Dewatering of excavations to be as per OPSS MUNI 517. As required under the Ontario Water Resources Act (OWRA), the Contractor must register all water taking activities on Ontario's Environmental Activity and Sector Registry (EASR) if water taking exceeds 50,000 l/day, and obtain a Permit to Take Water (PTTW) if water taking exceeds 400,000 l/day. Furthermore, Contractor must provide all necessary measuring equipment to ensure dewatering operations are conducted in accordance with the existing surrounding buildings and must plan his work accordingly. Water Taking and Discharge Plan to be prepared by a Qualified Person as stipulated under O.Reg. 63/16.

- 1.12. Control disposal of runoff of water containing suspended materials or other harmful substances in accordance with local authority requirements and as follows:
1.12.1. Provide flocculation tanks, settling basins, or other treatment facilities to remove suspended solids or other materials to within the required parameters of the receiving body before discharging to storm sewers, watercourses or drainage areas.
1.12.2. Before discharging to storm sewers, watercourses or drainage areas, discharge water must be sampled and tested to ensure quality requirements in accordance with City of Ottawa Sewer Use By-Law No. 2003-514 and the MECP are adhered to. The Contractor is to perform all additional sampling and testing as required by City of Ottawa. All associated fees to be paid by the Contractor.
1.12.3. Where water is not suitable for discharge into the adjacent storm sewers, watercourses or drainage areas it must be discharged into the on-site sanitary sewer collection system, or disposed off-site at an approved disposal facility.
1.12.4. Combined Sewer Discharge-When discharging to the combined sewer, the Contractor must obtain a Sanitary/Combined Sewer Agreement for Dewatering from the City of Ottawa in accordance with City of Ottawa Sewer Use By-Law No. 2003-514 and pay all associated fees.
1.12.4.1. A copy of the signed Combined Sewer Agreement for Dewatering must be provided to the Departmental Representative in advance of dewatering and discharge.
1.12.4.2. The Contractor must ensure all requirements of the Discharge Agreement are adhered to and all prerequisite requirements of the Agreement are in place prior to commencing dewatering.
1.12.4.3. Provide flow meter and record discharge rate in accordance with City of Ottawa requirements.
1.12.4.4. Dewatering discharge rate to combined sewer not to exceed rate specified by City.
1.13. The Contractor must maintain benchmarks and landmark references as is. Otherwise these references will be repositioned by a certified land surveyor at the Contractor's expense.

- 1.14. The Contractor is the only person in charge of safety on the building site. The Contractor is responsible for providing adequate protection of the workers, other personnel and the general public, protection of materials, as well as maintaining in good condition the completed works and works to be completed. The Contractor must supply, install and maintain an appropriate safety fence along the work perimeter until the work is complete.
The Contractor must provide at any time:
A sufficient number barriers, posters, guards and others to ensure safety.
Necessary conveniences for the completion of the work such as heating, lighting, ventilation, etc.
1.15. Temporary excavations in the overburden must be completed as per the requirements of the Occupational Health and Safety Act (OHS/A), O. Reg. 213/91, Part III - Excavations.
The side slopes of excavations in the soil and fill overburden materials should either be cut back at accessible slopes or should be retained by shoring systems from the start of the excavation until the structure is backfilled.
The excavator side slopes above the groundwater level extending to a maximum depth of 3 m should be cut back at 1H:1V or flatter. The flatter slope is required for excavation below groundwater level. The subsurface soil is considered to be mainly a Type 2 and 3 soil according to the Occupational Health and Safety Act and Regulations for Construction Projects. Slopes in excess of 3 m in height should be periodically inspected by the geotechnical consultant in order to detect if the slopes are exhibiting signs of distress.

- 1.16. The Contractor must pace deliveries and removals in order to minimize and control stockpiles.
1.17. Stockpile material must be stored away from excavations at a distance at least equal to the depth of the excavation. Construction traffic should be limited near open excavation.
1.18. Cleanliness on the site:
1.18.1. The Contractor must clean roadways at his own cost as directed by the Owner's representatives.
1.18.2. All site roads and walkways to and from the construction zone must be kept clean at all times, from mud, dirt, granular material, debris, etc.
1.18.3. The Contractor must leave the work area clean at the end of each day.
1.18.4. Materials and equipment must be laid out in an organized and safe manner.
1.18.5. All material, equipment and temporary structures which are no longer necessary for the execution of the Contract must be removed from the site.
1.18.6. If required the Contractor must reduce noise, dust, interference, obstruction, etc., in conformity with the requirements of the provincial and municipal authorities having jurisdiction.
1.19. During the construction period the Contractor is responsible for installing and maintaining temporary traffic signage, including traffic signs, traffic markings and temporary traffic lights, and flagmen, as required by the Owner, the Consultant, the Municipality and other governing authorities.
1.20. The Contractor must control surface runoff from precipitation during construction.

- 2. SEDIMENT AND EROSION CONTROL
2.1. Specifically, sediment and erosion control measures to be constructed as per OPSS MUNI 805.
2.2. The Contractor must implement best management practices, to provide for protection of the area drainage system and the receiving watercourse as well as air pollution from dust and particulate matter, 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.
2.3. The Contractor must set up the measures shown on the plan, inspect them frequently and clean and repair or replace the deteriorated structures.
2.4. The light duty silt fence barrier must be installed as per OPSS 219-110.
2.5. Provisions must be made for sediment and erosion control measures prior to stripping the soil and vegetation and other deleterious materials. Measures such as silt fences, etc. must be constructed and maintained in order to control sediment, as required by the provincial and municipal governing authorities.
2.6. When the sediment and erosion control measures have to be removed in order to complete a portion of the work, these same measures must be reinstated.
2.7. When storing soil on site in piles the Contractor must cover each pile with tarps, straw or a geotextile fabric to avoid fine particle transport by wind and/or streamlining rainwater.
2.8. During the construction period, sediment capture silt sacks or filter cloths must be installed and maintained between the frame and cover of all catchbasins and catchbasin/curbs to minimize sediments entering the storm sewer system. All landscaping areas must be completed prior to the removal of the silt sacks or filter cloths.
2.9. At all times the Contractor is responsible to maintain the access roads clean and free of mud, debris and sediments. When cleaning the access roads, the Contractor must take the necessary precautions to clear the surfaces covered with sediment prior to cleaning with water.
2.10. For dust control, Contractor to apply calcium chloride (Type I - OPSS 2501 and CAN/COSHS-15-1) and water with equipment approved by the Owner's representative at rate in accordance to OPSS MUNI 506 when directed by Owner's representative.
2.11. At the end of the construction period, the Contractor is responsible for removal of the temporary sediment and erosion control measures and reconditioning the affected areas.
2.12. This plan is a "Living Document" which may be revised in the event that the control measures are not sufficient.

- 3. DEMOLITION AND REMOVALS
3.1. The Contractor must verify the premises in order to be fully aware of existing conditions on site, including what elements are to be removed and demolished. No claim will be accepted due to a poor evaluation of the site to be completed.
3.2. The Contractor must protect and maintain in service the existing works which must remain in place, if they are damaged, the Contractor must immediately make the replacements and necessary repairs to the satisfaction of the Owner's representative and without additional expense to the Owner.
3.3. The Contractor must perform the necessary clearing and grubbing in accordance with OPSS MUNI 201.
3.4. The Contractor must carry out necessary saw cuts even if they are not shown on the drawings.
3.5. The Contractor must entirely remove the demolition wrapage from the construction site in accordance with the requirements of the MECP and in accordance with OPSS MUNI 180 and OPSS MUNI 510.
3.5.1. The Contractor must discard recyclable demolition materials in collaboration with a regional recycling company. The Contractor must be able to provide proof, upon request, that the materials were properly recycled and that the chosen recycling company is recognized in the recycling field.
3.5.2. All other demolition materials must be disposed off-site at authorized licensed landfills and in conformity with the applicable laws and regulations. The Contractor must be able to provide, upon request, copies of the disposal tickets.
3.6. The Contractor is responsible for locating existing public utilities and, if required, submit a request for the interruption of public utility services, such as gas, telephone, power, cable, sewers, watermain, etc.
3.7. Sewers to be abandoned must be capped.
3.8. The Contractor must conduct all removals required to make the work complete.
3.9. Unless otherwise specified, all materials, products and others coming from the demolition belong to the Contractor.
3.10. Surfaces and works located outside of the construction work limit must be reinstated as they were before beginning of work.

- 4. GENERAL SUBGRADE PREPARATION
4.1. Earth removal must be inspected by an experienced Geotechnical Engineer to ensure that all unsuitable materials are removed prior to the placement of fill, including concrete and/or others, and to confirm the compaction degree and condition of the founding soils. All unsuitable materials must be hauled off site and disposed as per provincial and municipal regulations.
4.2. Subgrade must be approved by experienced geotechnical personnel before proceeding with placement of fill.
4.3. All soft, wet or disturbed areas revealed under surface compaction must be removed to a minimum depth of 500 mm and replaced with compacted suitable subgrade fill as directed by the Geotechnical Engineer and/or approved non-woven Class 1 geotextile, as per OPSS MUNI 1860. Transition around sub-excavation, where backfill and native material are not of similar nature, must be sloped at 3 g horizontal to 1 vertical, within 1.2 m of finished surface.
4.4. If construction is required during freezing temperatures, the native soils should be protected immediately from freezing using straw, propane heaters, polystyrene insulation, insulated tarpaulins, or other suitable means that prevent the underlying native soils from freezing, which could cause significant frost heave.
4.5. All granular fill must be placed in maximum 300 mm thick loose lifts and compacted using suitable methods as per the requirements.
4.6. All heavy equipment must not operate directly on the subgrade. A minimum of 500 mm of fill must be used to allow traffic over subgrade. Subgrade surfaces will be prone to disturbance by weather and traffic, therefore preparation of the subgrade must be scheduled such that the granular materials are placed as quickly as possible.
4.7. Excess soils generated must be managed in accordance O.Reg. 406/19 made under the Environmental Protection Act, R.S.O. 1990, c. E19 (EPA) and the adopted by reference "Rules for Soil Management and Excess Soil Quality Standards" (the "Soil Rules") as well as other regulatory amendments related to the management of excess soil. Excess soil is defined as non-hazardous soil, or soil mixed with rock, that has been excavated as part of a project and removed from the project area for the project. As it relates to this Contract, the Project Leader is "the Client", as per the definition under O.Reg. 406/19.
4.7.1. Where excess soils are anticipated to be generated, a notice is to be filed to the Resource Productivity and Recovery Authority (RPA) or successor organization Excess Soils Registry (the "Registry") prior to the removal of excess soil from the project area unless exempt in accordance with the Regulation. The Contractor is to provide "the Client" all information required for filing the notice to the Registry.
4.7.2. A Soil Management Plan is to be developed by the Contractor for submission to "the Client". Where applicable, the Soil Management Plan is to be prepared in accordance with the MECP Management of Excess Soil - A Guide for Best Management Practices and in accordance with O.Reg. 406/19.
4.7.3. The Contractor is responsible for retaining a Qualified Person (QP), as per the definition under O.Reg. 153/04) to evaluate and provide all the necessary sRFs required in accordance with O.Reg. 406/19. The services may include but are not limited to an Assessment of Past Uses, Sampling and Analysis Plan, Soil Characterization Report, and Excess Soil Destination Assessment Report, collectively described as the "Planning Documents", as specified within the Soil Rules. The Contractor may rely on existing Planning Documents and/or site characterization reports where provided "within the Contract Documents OR by the Engineer" in relation to Excess Soils. The Contractor is responsible to finalize any preliminary Planning Document reports required, identify proposed soil destination sites) for "the Client" approval, and satisfy all associated requirements specified by the selected destination site.
4.7.4. The Contractor is responsible to notify "the Client" if actual construction activities and/or site conditions encountered are not consistent, or appear not to be consistent, with the information presented within the Planning Documents.
4.7.5. The Contractor is responsible to implement a tracking system in accordance with O.Reg. 406/19, to track each load of excess soil during its transportation and deposit at the approved destination site (i.e. reuse site, Class 1 soil management site, local waste transfer facility, landfilling site or dump, and any transportation to and from a Class 2 soil management site).

- 4.8. If contaminated material is encountered during the work, the Contractor must dispose off-site all materials from the contaminated area in accordance with the requirements of the MECP and OPSS MUNI 180. Prior to the start of work the Contractor must provide the name and location of landfills where the contaminated materials will be disposed to the Consultant. The Contractor must obtain from the landfill Owner documents confirming that he has the right to accept the contaminated material. During the work, the contractor must provide the Consultant copies of all check-in receipts, issued by the landfill Owner.
4.9. The Contractor is responsible for providing a confirmation that the imported material used as subgrade fill is free of any contaminants such as Polynuclear Hydrocarbons (C...), PAH (Polycyclic Aromatic Hydrocarbons), MAH (Monocyclic Aromatic Hydrocarbons) and metals like mercury, silver, arsenic, cadmium, cobalt, chromium, copper, tin, manganese, molybdenum, nickel, lead and zinc.

- 5. EXCAVATION AND BACKFILL
5.1. Subgrade preparation must be completed as per Section "4.0 General Subgrade Preparation".
5.2. The management of excess materials to comply with OPSS MUNI 180 and any excess soils with O.Reg 406/19.
5.3. Beneath the proposed footings of buildings, signs, light standards and their influence zones, all surface vegetation, surface water, rootmats, organics, underlying topsoil, frozen soils, existing fill, debris, soft drainage ditch sediments, test pits backfill and other deleterious material must be removed. The influence zone is defined as a line drawn at 1 horizontal to 1 vertical outward and downward from the edge of footing, down to the competent native soil. All loose or disturbed materials must be removed and replaced with compacted structural fill.
5.4. Topsoil and deleterious fill, such as those containing organic materials, must be stripped from under any buildings, paved areas, pipe bedding, and other settlement sensitive structures.
5.5. Due to the relatively shallow depth of the bedrock surface and the anticipated founding level for the proposed building, all existing overburden material must be excavated from within the proposed building footprint.
5.6. Subgrade fill used for grading beneath asphalt or concrete pavement must consist of OPSS Select Subgrade Material or equivalent, approved by the Geotechnical Engineer prior to delivery to the site. Subgrade fill used below rigid surfaces, such as concrete sidewalks and concrete slabs, must not contain more than 25% silt.
5.7. Non-specified fills and on-site excavated soils may be used in landscaping areas where settlement of the ground surface is of minor concern. This material must be spread in thin lifts and compacted by the tracks of spreading equipment to minimize voids. When used to build up subgrade level in areas to be paved fill should be compacted in thin lifts.
5.8. Structural fill used for grading beneath the footings of buildings, signs and light standards must consist of OPSS Granular 'A' or Granular 'B' Type II Material.
5.9. Bedrock is not expected to be encountered. In the event that it is, bedrock removal by hoe-ramping may be sufficient in areas of weathered bedrock and where only small quantities of removal are required. Prior to any bedrock removal a pre-blast or pre-consultation survey of the existing structures within proximity of the blasting must be carried out. It is expected that line-drilling in conjunction with hoe-ramping, rock grinding and controlled blasting will be required to remove the bedrock for the underground parking levels. In areas of weathered bedrock and where only a small quantity of bedrock is to be removed, bedrock removal may be possible by hoe-ramping.
5.10. Rock excavation must conform to OPSS MUNI 403 and to all laws, codes, ordinances and regulations adopted by federal, provincial and municipal government councils and government agencies, applying to the work to be carried out.
5.11. Construction operations could cause vibrations, and possibly, sources of nuisance to the community. Vibrations caused by blasting or construction operations (e.g. piling equipment, hoe ram, compactors, dozers, cranes, etc.) could cause detrimental vibrations on the adjoining buildings and structures as well as being a source of nuisance to the community. Therefore, means to reduce the vibration levels as much as possible must be incorporated in the construction operation to maintain a cooperative environment with the residents.
As a general guideline to reduce the risks of damage to the existing structures, peak particle velocity (measured at the structures) during construction must not exceed 20 mm/s for frequencies below 40 Hz, and 50 mm/s for frequencies 40 Hz and higher. The warning level limits are 10 mm/s for frequencies below 40 Hz, and 40 mm/s for frequencies 40 Hz and higher.
5.12. Excavation side slopes in sound bedrock may be completed with almost vertical side walls. A minimum of 1 m horizontal ledge must remain between the bottom of the overburden and the top of the bedrock surface to provide an area for potential sloughing. The 1 m horizontal ledge set back can be eliminated with a shoring program which has drilled piles extending below the proposed founding elevation.

- 6. BUILDING PAD PREPARATION
6.1. Refer to structural drawings for the construction of the proposed building.
7. PAVEMENT STRUCTURES, CURBS, AND SIDEWALKS
7.1. Construction of granular foundation must conform to OPSS MUNI 314.
7.2. Granular materials used on site must conform to the requirements of OPSS MUNI 1010.
7.3. Road out reinstatement as per City of Ottawa Detail R10.
7.4. Construction of asphalt must conform to OPSS MUNI 310 and OPSS MUNI 311-
7.4.1. Paving must not be carried out if the roadbed is frozen or wet.
7.4.2. The granular grade must be free of standing water at the time of hot mix asphalt placement. The surface of a pavement upon which hot mix asphalt is to be placed must be dry at the time of hot mix asphalt placement. Following the final compaction of a hot mix asphalt course, a 4 hour minimum time laps must be respected before placing a new hot mix asphalt course. Additionally, the temperature of the previous course must be 60° C or less.
7.4.3. The asphalt base course must not be placed unless the air temperature at the surface of the road is a minimum of 2° C and rising.
7.4.4. The asphalt surface course must not be placed unless the air temperature at the surface of the road is a minimum of 7° C.
7.5. Asphalt concrete material must conform to OPSS MUNI 1150 for HL hot mix asphalt mixtures. Minimum Performance Graded (PG) 58-34 asphalt cement must be used for this project.
7.6. Asphalt mix design must be reviewed and approved by a Geotechnical Engineer before paving.
7.7. For all concrete placement during cold weather Contractor must place material in accordance to City of OPSS MUNI 904.
8. MISCELLANEOUS
8.1. Free standing signs to comply with Detail 401.
8.2. Existing pavement markings in municipal right-of-way to be reinstated if erased/partially removed during construction. Pavement markings to be "Organic Solvent Based" as per OPSS MUNI 710 and OPSS MUNI 1172.
8.3. Tactile Walking Surface Indicators (TWSI) to be constructed as per detail SCT.3. Product shall be from the following list or approved equivalent:
Manufacturer Specific Model (when applicable)
ADA Solutions Londonne
Advantage Cast Iron Baby Ste. Croix System Safety Detection
East Jordan Durast
Impred Neumark
OUC
Stat Pipe Products

- 8. MUNICIPAL SERVICES - GENERAL
8.1. The location of existing underground municipal services and public utilities as shown on the plans are approximate. The contractor must determine the exact location, size, material and elevation of all existing utilities (on-site and off-site) prior to any excavation work. Damage to any existing services and/or existing utilities during construction, whether or not shown on the drawings must be repaired by the contractor at his own expense.
8.2. Prior to any construction, Contractor to perform a C.C.T.V. inspection of the existing 3000 storm sewer on site which is planned for reuse as per OPSS MUNI 409. Report must be provided to the Engineer in two (2) copies and the C.C.T.V. inspection in DVD format only.
8.3. Terminate and plug water and sewer service connections at 1.0 meter from edge of the building/underground parking.
8.4. Single service lateral trenches must be as per City of Ottawa Detail S6 and combined service lateral trenches must be as per City of Ottawa Detail S7.
8.5. The Contractor must complete trench and backfill compaction as per OPSS MUNI 401 and OPSS MUNI 501 :
MATERIALS COMPACTION
Pipe bedding 99% SPMD0
Pipe cover 99% SPMD0
Trench backfill 95% SPMD0
8.6. The Contractor is responsible for making or arranging all connections to the existing sewers as per municipal requirements. Prior to connection, the Contractor must provide, to the Engineer and the City for approval, all test results performed on the internal services. Test results must include C.C.T.V. inspection of sewers, infiltration/infiltration tests for sewers and manholes, deformation tests of sewers, watermain hydrostatic leakage test, flushing and disinfecting operations, and bacteriological water analysis.
8.7. Advise the Perley Health representative at least 72 hours in advance before any connection to the existing services.
8.8. The Contractor must determine the exact invert (geodetic elevation), diameter and construction material of the existing conduits at the proposed connections. He must also carry out, if necessary, exploratory excavations in order to determine the exact location and inverts of existing duct banks. This information must immediately be provided to the Engineer prior to start undertaking any internal services work and a 60 hour period must be allocated to the Engineer for design review.
8.9. The Contractor is responsible for all excavation, backfill and reinstatement of all areas disturbed during construction to existing conditions or better and all associated works to the satisfaction of the Engineer and municipal authorities.
8.9.1. Asphalt reinstatement must be in accordance with OPSS MUNI 310 and City of Ottawa Standard Detail R10.
8.9.2. Landscape areas to be reinstated in accordance to landscaping drawings and specifications.
8.10. Within landscaping areas, backfill for service trenches may consist of excavated material replaced and compacted in lifts.
8.11. A minimum of 150 mm of OPSS Granular A must be used for pipe bedding for sewer and water pipes and must extend to the spring line of the pipe. Cover material from the spring line to at least 300 mm above the pipe invert must also consist of OPSS A material. Bedding and cover material must be placed in maximum 225 0 mm lifts.
8.12. Where hard surface areas are considered above the trench backfill, the trench backfill material within the frost zone (about 1.8 m below finished grade) and above the cover material should remain the soils exposed at the trench walls to minimize differential frost heaving. The trench backfill should be placed in maximum 225 mm thick loose lifts. All cobles larger than 200 mm in their longest direction should be segregated from re-use as trench backfill.

- 9. WATERMAIN
9.1. Hydrants must conform to the following specifications:
9.1.1. Hydrant installation to be as per OPSS 441 / City of Ottawa Special Provision F-441 and Detail W19.
9.1.2. Hydrants will comply with AWWA C502.
9.1.3. Hydrants can be Canada Valve, Century model or approved equivalent.
9.1.4. Hydrants must have three exits two 65.5 mm and one 100.0 mm "size" (of stainless steel) without drain. The Contractor must ensure that the breakaway flange is located above the finished ground (approximately 150 mm).
9.1.5. The flow tests followed by color testing of hydrants (as per NFPA-291) must be carried out prior to substantial completion of the work.
9.2. Water pipe materials must be Pressure Class 150, DR 18, manufactured to AWWA C-900 and CSA B137.3 or Pressure Class 250/260 MPa AWWA C-900 and CSA B137.3 standards. Pipe shall have the cast iron outside diameter dimensions, be blue in colour and supplied complete with gaskets. Furthermore, watermain, water service connections and associated appurtenances must be constructed in accordance with the OPSS MUNI 441.
9.3. Except where specified on plan, all watermain must be installed with a minimum of 2.40 metres cover from finished grade. Where a minimum of 2.40 metres cover is not reached, thermal insulation is required as per City of Ottawa Details W22 and W23.
9.4. Cathodic protection must be installed as per City of Ottawa Details W40 and W42.
9.5. Thrust block and restrains must be as per City of Ottawa Details W25.3, W25.4, W25.5 and W25.6.
9.6. Valves to be installed as per OPSS 441 and conform to the following:
9.6.1. All valves must open in a clockwise direction;
9.6.2. Designed for cold water working pressure of 103MPa;
9.6.3. Valves between 100-300mm range to be resilient seat gate valves (AWWA C515) with mechanical joint connections.
9.7. Valve box assembly to be as per City of Ottawa Detail W24. In asphalt, install floating valve boxes equivalent to Bibby-Ste-Croix equipped with a ductile iron floating top extension (i.e. adjustable rod leveler). In concrete, install sinking valve boxes equivalent to Bibby-Ste-Croix equipped with standard sliding top (no floating extension).
9.8. When a watermain pipe crosses a sewer pipe, installation must be as per City of Ottawa Details W-29 and/or W-25.2.
9.9. All watermains must be thoroughly flushed and cleaned to remove all dirt and debris prior to the disinfection process.
9.10. All watermains must be hydrostatically and bacteriologically tested as per provincial and municipal regulations. It is the Contractor's responsibility to ensure that all requirements are followed.
9.11. Hydrostatic testing to be completed as per OPSS 441.07.24. Testing must be completed under the supervision of the Contract Administrator. The test section will be either a section between valves or the completed watermain. Test pressure to be 1035 kPa.

- 10. STORM SEWER
10.1. Storm pipe materials must be SDR 35 conforming to OPSS 1841, unless noted otherwise on the drawings. Sewer pipe and fittings must be certified to CSA standards B182.2 or CSA B182.7. Furthermore, storm sewer, storm lateral and associated appurtenances must be constructed in accordance with the OPSS MUNI 410.
10.2. The allowable deflected pipe diameter when using flexible pipe is as follows:
10.2.1. Pipes 100 to 750 mm: 7.5% of the base inside diameter of the pipe.
10.3. Final backfill material for storm sewers must be approved native material or select subgrade material in conformance with OPSS MUNI 212.
10.4. All storm sewers to be C.C.T.V. inspected by the Contractor as per OPSS MUNI 409. Report must be provided to the Engineer in two (2) copies and the C.C.T.V. inspection in DVD format only.
10.5. The Contractor must implement best management practices to provide for protection of receiving storm sewer or drainage during construction activities (i.e. catchbasin inserts for approved equivalent), straw bale check dams, any other sediment control measures required around all disturbed areas). Dewatering must be pumped into sediment traps.
10.6. Storm manholes, manhole/catchbasins, and catchbasins to be installed as per OPSS MUNI 407 and conform to OPSS 1351 MUNI
10.7. Excavating, backfilling, and compacting for manholes, manhole/catchbasins and catchbasins to be completed as per OPSS 402.
10.8. Storm manhole, manhole/catchbasin and catchbasin excavations to be backfilled with OPSS Granular 'B'. Joints between sections must be wrapped in a non-woven geotextile.
10.9. Concrete storm manholes and manhole/catchbasins to be as per OPSS 701.010.
10.10. Concrete storm manhole frame and cover to be as per OPSS 401.010 Type "A" closed cover.
10.11. Concrete catch basin to be as per OPSS 704.010 and 705.010. Storm rear yard elbow HDPE catch basin to be as per City of Ottawa Detail S31.
10.12. Storm manhole frame and cover to be as per OPSS 401.010 Type "A" closed cover.
10.13. Storm manhole/catchbasin frame and cover to be as per OPSS 401.010 Type "B" open cover.
10.14. All catchbasins to be as per OPSS 705.010 complete with frame and grate as per OPSS 400.070 and OPSS 400.120 when specified on servicing drawing.
10.15. For building roof drain sizes and location refer to architectural and mechanical drawings.
10.16. When a minimum depth of the pipe bedding (i.e. non frost-susceptible material) of 1.6m is not reached, frost protection is required as per Detail 500.

- 11. SANITARY SEWER
11.1. Sanitary pipe materials must be SDR 35 conforming to OPSS 1841, unless noted otherwise on the drawings. Sewer pipe and fittings must be certified to CSA standards B182.2 or CSA B182.7. Furthermore, sanitary sewer, sanitary lateral and associated appurtenances must be constructed in accordance with the OPSS MUNI 410.
11.2. The allowable deflected pipe diameter when using flexible pipe is as follows:
11.2.1. Pipes 100 to 750 mm: 7.5% of the base inside diameter of the pipe.
11.3. Final backfill material for sanitary sewers must be approved native material or select subgrade material in conformance with OPSS MUNI 212 and City of Ottawa Special Provision F-2120.
11.4. All sanitary sewers to be C.C.T.V. inspected by the Contractor as per OPSS MUNI 409. Report must be provided to the Engineer in two (2) copies and the C.C.T.V. inspection in DVD format only.
11.5. Sanitary manholes to be installed as per OPSS MUNI 407 and conform to OPSS 1351.
11.6. Excavating, backfilling, and compacting for sanitary manholes to be completed as per OPSS MUNI 402, except for section 402.07.05.01 - Bedding which is replaced with the following:
Bedding material shall consist of crushed stone Granular A compacted in 150mm layers down to the top of the building slab. Compaction shall be as per OPSS 501 and note 11.0 of this drawing.
11.7. Sanitary manholes to be backfilled with OPSS Granular 'B'. Joints between sections must be wrapped in a non-woven geotextile.
11.8. Sanitary manholes to be as per OPSS 701.010 (sizes specified on drawings).
11.9. Sanitary manhole frames and covers to be as per OPSS 401.010 Type "A" closed cover, or when specified on servicing plan, frame and covers to be watertight as per OPSS 401.030 and insulated as per detail 306.
11.10. Benching is required inside the concrete bottom of sanitary manholes as per OPSS 701.021.
11.11. When a minimum cover of 1.6m is not reached, frost protection is required as per Detail 500.

AtHamlin
ALLISON HAMLIN
MANAGER, DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA
APPROVED
By Allison Hamlin at 5:22 pm, Jun 10, 2026

GENERAL NOTES

- 1. These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
2. All dimensions which appear on the documents must be verified by the contractor before to start the work.
3. The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
4. The dimensions on these documents must be read and not measured.

STRUCTURAL
ENTUITIVE
200 University Avenue, 7th Floor Toronto, ON M5H 3C6
T 416.477.5832 www.entuitive.com

MECHANICAL AND ELECTRICAL
CARLING + ANDERSEN
1600 Carling Avenue East, North York, ON, K1Z 1G3
T 613.230.1186 smthandandersen.com

LANDSCAPE ARCHITECT
JAMES B. LENNOX & ASSOC. INC.
3332 Carling Avenue, Ottawa, ON, K2H 5A8
T 613.722.9168 jbl@jbc.ca

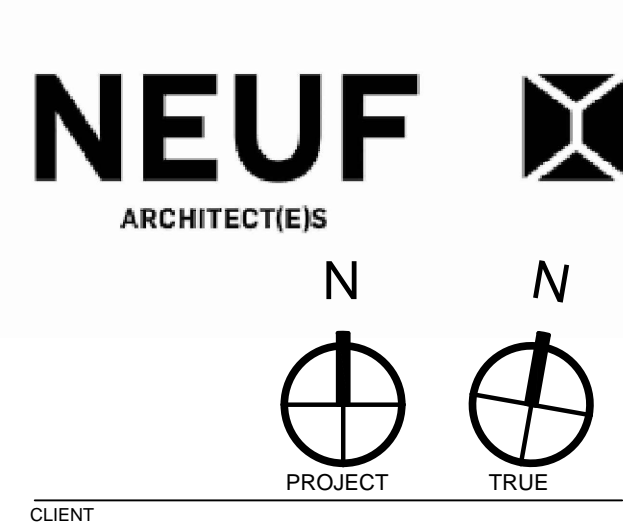
SECURITY, AV, IT
MULVEY & BANANI
90 Sheppard Avenue East, North York, ON, M2N 3A1
T 416.751.2202 mbi@com

CIVIL
CIMA+
600-1400 BLAIR TOWERS PL SUITE 600, OTTAWA, ON K1J 8B9
T 613.860.2462 www.cima.ca/en/

URBAN PLANNER
FOTENI PLANNING + DESIGN
223 McLoud St, Ottawa, ON K2P 0Z8
T 613.730.5709 foteni.com

CLIENT REPRESENTATIVE
KADUS
310 Mivatte Pvt Unit 110, Ottawa, ON K1R 6K8
T 613.820.5600 kadusgroup.com

ARCHITECT
NEUF architect(e)s
10 Rideau St Suite 400, Ottawa, ON K1N 5W8
T 613.234.2274 www.neuf.ca



PROJECT
PERLEY HEALTH EXPANSION

LOCATION NO PROJECT
OTTAWA ON 13330

NO DATE (YY-MM-DD)
A ISSUED FOR SITE PLAN APPLICATION 2026-02-04
B RE-ISSUED FOR SITE PLAN APPLICATION 2026-05-08

Preliminary
DO NOT USE FOR
CONSTRUCTION

DRAWN BY GABRIEL D. DATE (YY-MM-DD) 26.05.08
CHECKED BY DAVID. B. SCALE AS INDICATED

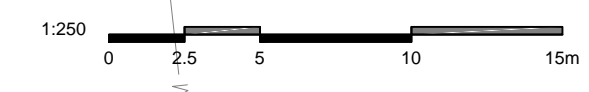
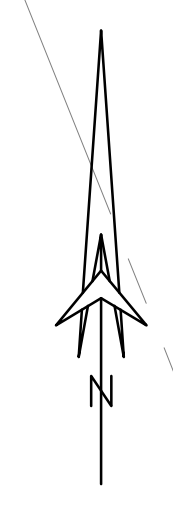
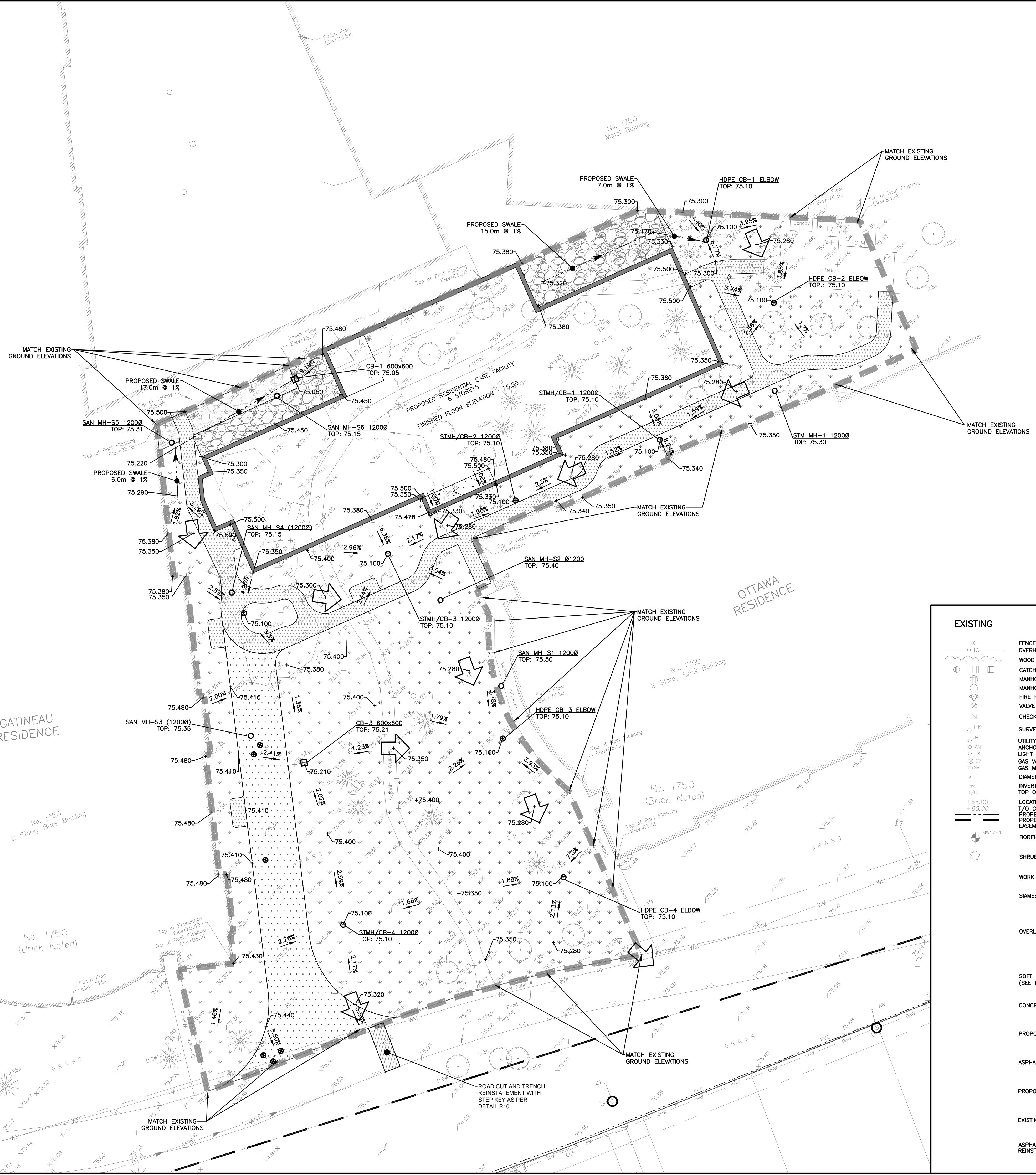
CIVIL NOTES AND SPECIFICATIONS

REVISION DWG NUMBER
B C002
#19458

AtHamlin

ALLISON HAMLIN
MANAGER, DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Allison Hamlin at 5:22 pm, Jun 10, 2026



NOTE OF CAUTION

THE GEODETIC COORDINATES OF EVERY ITEM INCLUDED AS PART OF THIS DOCUMENT ARE IN NAD83 - ORIGINAL / MTM - REFERENCE SYSTEM AND HAVE NO LEGAL VALUE. THE SITE LAYOUT MUST BE COMPLETED USING THE OFFICIAL BENCHMARKS OF AN ACCREDITED LAND SURVEYOR IN THE NAD83 - ORIGINAL / MTM - REFERENCE SYSTEM.

THE UNDERGROUND FEATURES AND INFORMATION THAT APPEAR ON THE DRAWINGS WERE OBTAINED FROM THE PUBLIC UTILITY COMPANIES AND/OR FROM THE CITY EACH RESPECTIVELY.

ALL INFORMATION UNDER THE LEGEND 'EXISTING' IS FOR INFORMATION ONLY. COMPLETE OR EXACT LOCATION AND ELEVATION OF UNDERGROUND SERVICES ARE NOT GUARANTEED.

CERTAIN UNDERGROUND FEATURES ON PRIVATE PROPERTY ARE NOT SHOWN ON THE CURRENT DRAWING.

ANYONE WHO PROCEEDS WITH EXCAVATION WORK SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND FEATURES, BY EXPLORATORY EXCAVATIONS, AND SHALL ASSUME FULL RESPONSIBILITY IF THERE IS ANY DAMAGE THAT OCCURS DURING WORK.

THE CONTRACTOR WILL HAVE THE RESPONSIBILITY AND THE OBLIGATION TO VALIDATE, BY EXPLORATORY EXCAVATION, THE SIZE OF THE PUBLIC UTILITIES UNDERGROUND SERVICES AND TO WARN THE ENGINEER OF ANY CONFLICT WITH THE PROJECTED WORK.

EXISTING	LEGEND	PROPOSED
X OHW	FENCE	
○	OVERHEAD WIRES	
○	WOOD AREA	
○	CATCHBASIN	○
○	MANHOLE/CATCHBASIN	○
○	MANHOLE	○
○	FIRE HYDRANT	○
○	VALVE	○
○	CHECK VALVE	○
○	SURVEY STATION	
○	UTILITY POLE	
○	ANCHOR	
○	LIGHT STANDARD	
○	GAS VALVE	
○	GAS METER	
○	DIAMETER	
○	INVERT	
○	TOP OF GRADE	
○	LOCATION OF ELEVATIONS	
○	T/O CONCRETE CURB/RETAINING WALL ELEVATION	
○	PROPERTY LINE	
○	PROPERTY LINE / EXTENT OF WORK	
○	EASEMENT	
○	BOREHOLE (LOC. APPROX.)	
○	SHRUB	
○	WORK LIMIT	
○	SIAMESE CONNECTION	
○	OVERLAND FLOW	
○	SOFT LANDSCAPING AREA (SEE LANDSCAPE)	
○	CONCRETE SIDEWALK	
○	PROPOSED ASPHALT ROADWAY	
○	ASPHALT PATHWAY	
○	PROPOSED CLEAR STONE	
○	EXISTING CLEAR STONE	
○	ASPHALT ROADWAY REINSTATEMENT DETAIL R10	

GENERAL NOTES

- These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- All dimensions which appear on the documents must be verified by the contractor before to start the work.
- The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
- The dimensions on these documents must be read and not measured.

STRUCTURAL
ENTUITIVE
 200 University Avenue, 7th Floor Toronto, ON M5H 3C6
 T 416.477.5832 www.entuitive.com

MECHANICAL AND ELECTRICAL
SMITH + ANDERSEN
 1600 Carling Avenue, Suite 530 Ottawa, ON, K1Z 1G3
 T 613.230.1186 smithandandersen.com

LANDSCAPE ARCHITECT
JAMES B. LENNOX & ASSOC. Inc.
 3332 Carling Avenue, Ottawa, ON, K2H 5A8
 T 613.722.5188 jbla.ca

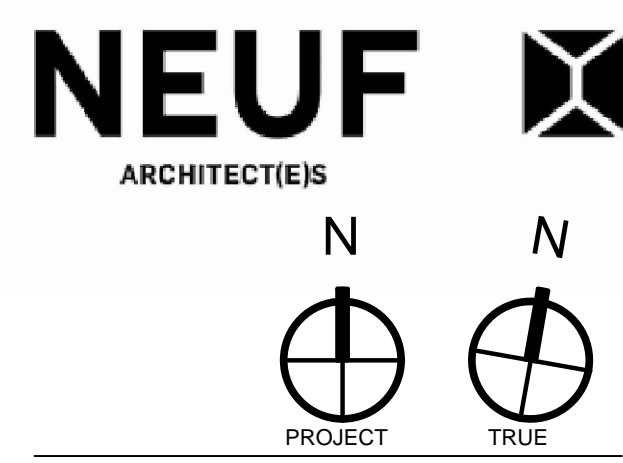
SECURITY, AV, IT
MULVEY & BANANI
 90 Sheppard Avenue East, North York, ON, M2N 3A1
 T 416.751.2520 mbai.com

CIVIL
CIMA+
 600-1400 BLAIR TOWERS PL SUITE 600, OTTAWA, ON K1J 0B8
 T 613.860.2462 www.cima.ca/en/

URBAN PLANNER
FOTENN PLANNING + DESIGN
 223 McLeod St, Ottawa, ON K2P 0Z8
 T 613.730.5709 fotenn.com

CLIENT REPRESENTATIVE
KADUS
 310 Mivatte Pvt Unit 110, Ottawa, ON K1R 6K8
 T 613.820.5600 kadusgroup.com

ARCHITECT
NEUF architect(e)s
 10 Rideau St Suite 400, Ottawa, ON K1N 5W8
 T 613.234.2274 www.neuf.ca



PROJECT
PERLEY HEALTH EXPANSION

LOCATION
 OTTAWA ON

NO PROJET
 13330

NO DATE (YY-MM-DD)
 A ISSUED FOR SITE PLAN APPLICATION 2026-02-04
 B RE-ISSUED FOR SITE PLAN APPLICATION 2026-05-08

Preliminary
 DO NOT USE FOR
 CONSTRUCTION

DRAWN BY
 GABRIEL D.

CHECKED BY
 DAVID. B.

DATE (YY-MM-DD)
 26.05.08

SCALE
 AS INDICATED

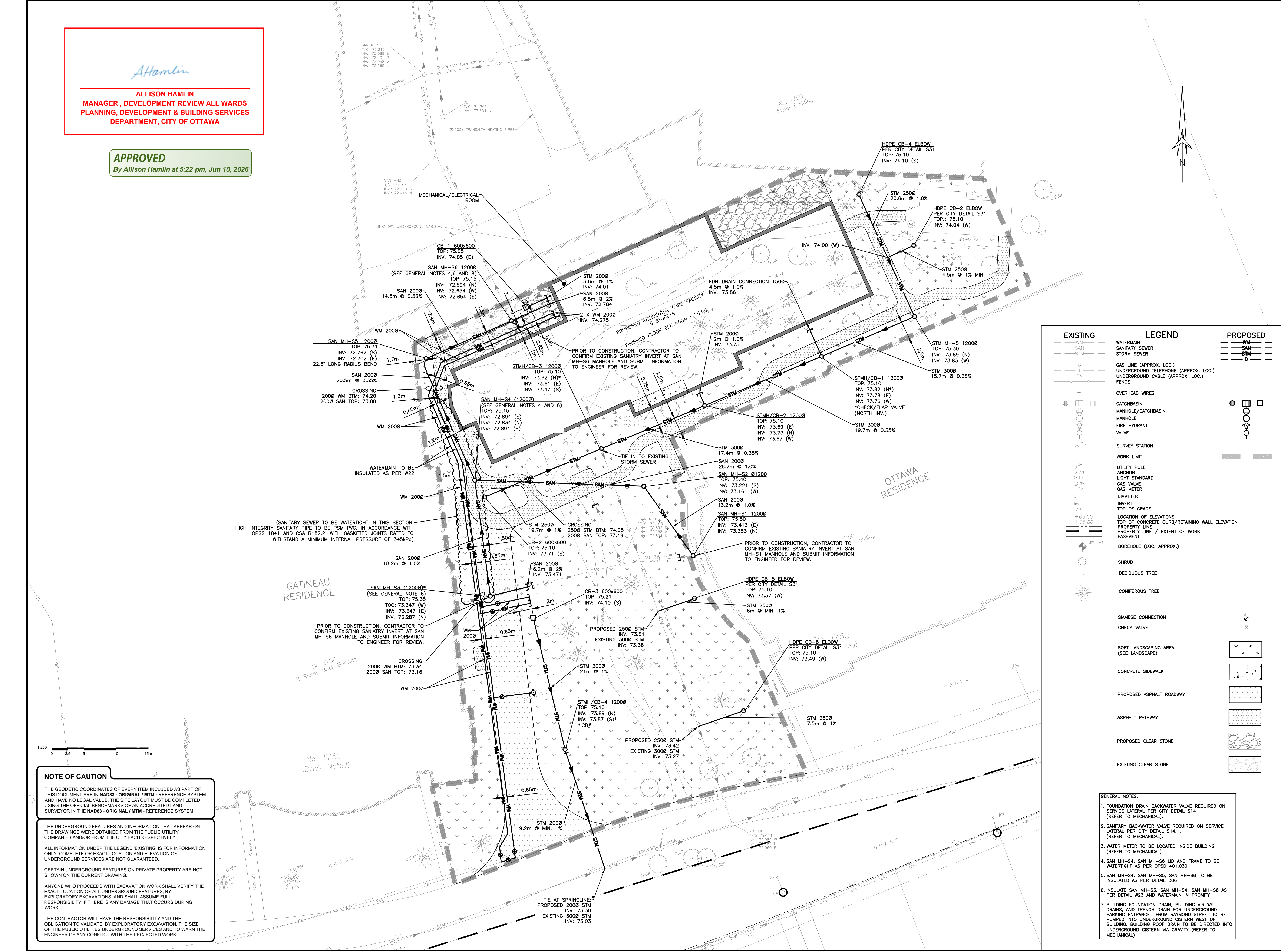
GRADING PLAN

REVISION **DWG NUMBER**
B C003

AtHamlin

ALLISON HAMLIN
MANAGER, DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Allison Hamlin at 5:22 pm, Jun 10, 2026



EXISTING	LEGEND	PROPOSED
WM	WATERMAIN	WM
SAN	SANITARY SEWER	SAN
STM	STORM SEWER	STM
G	GAS LINE (APPROX. LOC.)	D
T	UNDERGROUND TELEPHONE (APPROX. LOC.)	
CA	UNDERGROUND CABLE (APPROX. LOC.)	
	FENCE	
	OVERHEAD WIRES	
	CATCHBASIN	
	MANHOLE/CATCHBASIN	
	MANHOLE	
	FIRE HYDRANT	
	VALVE	
	SURVEY STATION	
	WORK LIMIT	
	UTILITY POLE ANCHOR	
	LIGHT STANDARD	
	GAS VALVE	
	GAS METER	
	DIAMETER	
	INVERT	
	TOP OF GRADE	
	LOCATION OF ELEVATIONS	
	TOP OF CONCRETE CURB/RETAINING WALL ELEVATION	
	PROPERTY LINE	
	PROPERTY LINE / EXTENT OF WORK	
	EASEMENT	
	BOREHOLE (LOC. APPROX.)	
	SHRUB	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	SIAMSESE CONNECTION	
	CHECK VALVE	
	SOFT LANDSCAPING AREA (SEE LANDSCAPE)	
	CONCRETE SIDEWALK	
	PROPOSED ASPHALT ROADWAY	
	ASPHALT PATHWAY	
	PROPOSED CLEAR STONE	
	EXISTING CLEAR STONE	

- GENERAL NOTES:
- FOUNDATION DRAIN BACKWATER VALVE REQUIRED ON SERVICE LATERAL PER CITY DETAIL S14 (REFER TO MECHANICAL).
 - SANITARY BACKWATER VALVE REQUIRED ON SERVICE LATERAL PER CITY DETAIL S14.1. (REFER TO MECHANICAL).
 - WATER METER TO BE LOCATED INSIDE BUILDING (REFER TO MECHANICAL).
 - SAN MH-S4, SAN MH-S6 LID AND FRAME TO BE WATER TIGHT AS PER OPSD 401.030
 - SAN MH-S4, SAN MH-S5, SAN MH-S6 TO BE INSULATED AS PER DETAIL 306
 - INSULATE SAN MH-S3, SAN MH-S4, SAN MH-S6 AS PER DETAIL W23 AND WATERMAIN IN PROMITY
 - BUILDING FOUNDATION DRAIN, BUILDING AIR WELL DRAINS, AND TRENCH DRAIN FOR UNDERGROUND PARKING ENTRANCE FROM RAYMOND STREET TO BE PUMPED INTO UNDERGROUND CISTERN WEST OF BUILDING. BUILDING ROOF DRAIN TO BE DIRECTED INTO UNDERGROUND CISTERN VIA GRAVITY (REFER TO MECHANICAL)

NOTE OF CAUTION

THE GEODETIC COORDINATES OF EVERY ITEM INCLUDED AS PART OF THIS DOCUMENT ARE IN NAD83 - ORIGINAL / MTM - REFERENCE SYSTEM AND HAVE NO LEGAL VALUE. THE SITE LAYOUT MUST BE COMPLETED USING THE OFFICIAL BENCHMARKS OF AN ACCREDITED LAND SURVEYOR IN THE NAD83 - ORIGINAL / MTM - REFERENCE SYSTEM.

THE UNDERGROUND FEATURES AND INFORMATION THAT APPEAR ON THE DRAWINGS WERE OBTAINED FROM THE PUBLIC UTILITY COMPANIES AND/OR FROM THE CITY EACH RESPECTIVELY.

ALL INFORMATION UNDER THE LEGEND 'EXISTING' IS FOR INFORMATION ONLY. COMPLETE OR EXACT LOCATION AND ELEVATION OF UNDERGROUND SERVICES ARE NOT GUARANTEED.

CERTAIN UNDERGROUND FEATURES ON PRIVATE PROPERTY ARE NOT SHOWN ON THE CURRENT DRAWING.

ANYONE WHO PROCEEDS WITH EXCAVATION WORK SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND FEATURES, BY EXPLORATORY EXCAVATIONS, AND SHALL ASSUME FULL RESPONSIBILITY IF THERE IS ANY DAMAGE THAT OCCURS DURING WORK.

THE CONTRACTOR WILL HAVE THE RESPONSIBILITY AND THE OBLIGATION TO VALIDATE, BY EXPLORATORY EXCAVATION, THE SIZE OF THE PUBLIC UTILITIES UNDERGROUND SERVICES AND TO WARN THE ENGINEER OF ANY CONFLICT WITH THE PROJECTED WORK.

- GENERAL NOTES
- These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
 - All dimensions which appear on the documents must be verified by the contractor before to start the work.
 - The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
 - The dimensions on these documents must be read and not measured.

STRUCTURAL
ENTUITIVE
200 University Avenue, 7th Floor Toronto, ON M5H 3C6
T 416.477.5832 www.entuitive.com

MECHANICAL AND ELECTRICAL
SMITH + ANDERSEN
1600 Carling Avenue, Suite 530 Ottawa, ON, K1Z 1G3
T 613.230.1186 smithandandersen.com

LANDSCAPE ARCHITECT
JAMES B. LENNOX & ASSOC. INC.
3332 Carling Avenue, Ottawa, ON, K2H 5A8
T 613.722.5188 jbla.ca

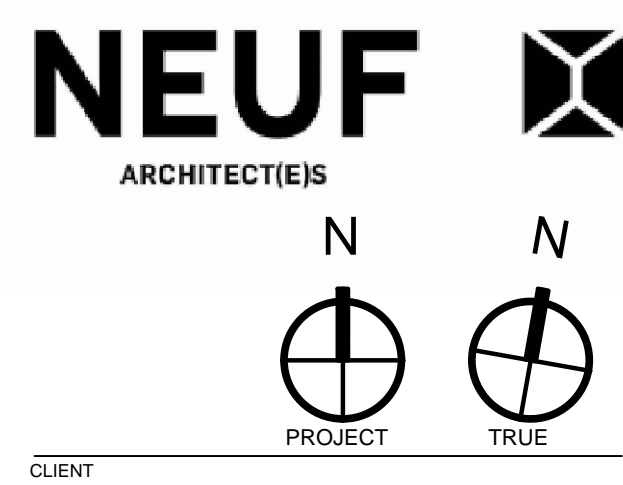
SECURITY, AV, IT
MULVEY & BANANI
90 Sheppard Avenue East, North York, ON, M2N 3A1
T 416.751.2520 mbai.com

CIVIL
CIMA+
600-1400 BLAIR TOWERS PL SUITE 600, OTTAWA, ON K1J 9B8
T 613.860.2462 www.cima.ca/en/

URBAN PLANNER
FOTENN PLANNING + DESIGN
223 McLeod St, Ottawa, ON K2P 0Z8
T 613.730.5709 fotenn.com

CLIENT REPRESENTATIVE
KADUS
310 Miviate Pvt Unit 110, Ottawa, ON K1R 6K8
T 613.820.5600 kadusgroup.com

ARCHITECT
NEUF architect(e)s
10 Rideau St Suite 400, Ottawa, ON K1N 5W8
T 613.234.2274 www.neuf.ca



PROJECT
PERLEY HEALTH EXPANSION

LOCATION
OTTAWA ON

NO PROJECT
13330

NO	DATE (YY-MM-DD)
A	ISSUED FOR SITE PLAN APPLICATION 2026-02-04
B	RE-ISSUED FOR SITE PLAN APPLICATION 2026-05-08

NO PRELIMINARY DO NOT USE FOR CONSTRUCTION

DRAWN BY
GABRIEL D.
DATE (YY-MM-DD)
26.05.08

CHECKED BY
DAVID. B.
SCALE
AS INDICATED

DRAWING TITLE
SERVICING PLAN

REVISION
B

DWG NUMBER
C004

Allison Hamlin
ALLISON HAMLIN
MANAGER, DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Allison Hamlin at 5:22 pm, Jun 10, 2026

NOTE OF CAUTION

THE GEODETIC COORDINATES OF EVERY ITEM INCLUDED AS PART OF THIS DOCUMENT ARE IN NAD83 - ORIGINAL / MTM - REFERENCE SYSTEM AND HAVE NO LEGAL VALUE. THE SITE LAYOUT MUST BE COMPLETED USING THE OFFICIAL BENCHMARKS OF AN ACCREDITED LAND SURVEYOR IN THE NAD83 - ORIGINAL / MTM - REFERENCE SYSTEM.

THE UNDERGROUND FEATURES AND INFORMATION THAT APPEAR ON THE DRAWINGS WERE OBTAINED FROM THE PUBLIC UTILITY COMPANIES AND/OR FROM THE CITY EACH RESPECTIVELY.

ALL INFORMATION UNDER THE LEGEND 'EXISTING' IS FOR INFORMATION ONLY. COMPLETE OR EXACT LOCATION AND ELEVATION OF UNDERGROUND SERVICES ARE NOT GUARANTEED.

CERTAIN UNDERGROUND FEATURES ON PRIVATE PROPERTY ARE NOT SHOWN ON THE CURRENT DRAWING.

ANYONE WHO PROCEEDS WITH EXCAVATION WORK SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND FEATURES, BY EXPLORATORY EXCAVATIONS, AND SHALL ASSUME FULL RESPONSIBILITY IF THERE IS ANY DAMAGE THAT OCCURS DURING WORK.

THE CONTRACTOR WILL HAVE THE RESPONSIBILITY AND THE OBLIGATION TO VALIDATE, BY EXPLORATORY EXCAVATION, THE SIZE OF THE PUBLIC UTILITIES UNDERGROUND SERVICES AND TO WARN THE ENGINEER OF ANY CONFLICT WITH THE PROJECTED WORK.



EXISTING	LEGEND	PROPOSED
WM	WATERMAN	
SAN	SANITARY SEWER	
STM	STORM SEWER	
T	UNDERGROUND TELEPHONE (APPROX. LOC.)	
CA	UNDERGROUND CABLE (APPROX. LOC.)	
X	FENCE	
OHW	OVERHEAD WIRES	
L	UNDERGROUND LIGHTING WIRES	
CB	CATCHBASIN	
MCB	MANHOLE/CATCHBASIN	
M	MANHOLE	
FH	FIRE HYDRANT	
V	VALVE	
CV	CHECK VALVE	
S	SIGN	
PK	SURVEY STATION	
E	ELEVATION	
UP	UTILITY POLE	
AS	ANCHOR	
LS	LIGHT STANDARD	
GV	GAS VALVE	
GM	GAS METER	
#	DIAMETER	
I	INVERT	
T/G	TOP OF GRADE	
+65.00	LOCATION OF ELEVATIONS	
+65.00	TOP OF CONCRETE CURB/RETAINING WALL ELEVATION	
---	PROPERTY LINE	
---	EASEMENT	
MW17-1	BOREHOLE (LOC. APPROX.)	
SR	SHRUB	
WL	WORK LIMIT	
OF	OVERLAND FLOW	

LEGEND	PROPOSED
SD	STORM DRAINAGE BOUNDARY
AI	AREA ID
AI m2	AREA IN m2
RC	2-YEAR RUNOFF COEFFICIENT

GENERAL NOTES

- These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- All dimensions which appear on the documents must be verified by the contractor before to start the work.
- The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
- The dimensions on these documents must be read and not measured.

STRUCTURAL
ENTUITIVE
 200 University Avenue, 7th Floor Toronto, ON M5H 3C6
 T 416.477.5832 www.entuitive.com

MECHANICAL AND ELECTRICAL
SMITH + ANDERSEN
 1600 Carling Avenue, Suite 530 Ottawa, ON, K1Z 1G3
 T 613.230.1186 smithandandersen.com

LANDSCAPE ARCHITECT
JAMES B. LENNOX & ASSOC. INC.
 3332 Carling Avenue, Ottawa, ON, K2H 5A8
 T 613.722.5168 jbla.ca

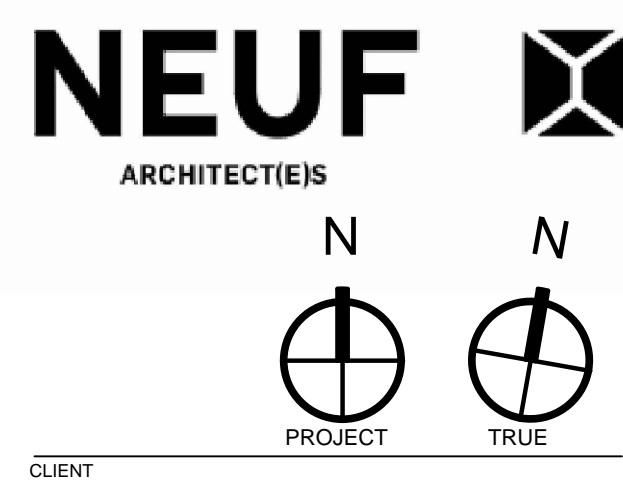
SECURITY, AV, IT
MULVEY & BANANI
 90 Sheppard Avenue East, North York, ON, M2N 3A1
 T 416.751.2520 mbi.com

CIVIL
CIMA+
 600-1400 BLAIR TOWERS PL SUITE 600, OTTAWA, ON K1J 0B8
 T 613.860.2462 www.cima.ca/en/

URBAN PLANNER
FOTENN PLANNING + DESIGN
 223 McLeod St, Ottawa, ON K2P 0Z8
 T 613.730.5709 fotenn.com

CLIENT REPRESENTATIVE
KADUS
 310 Mivata Pvt Unit 110, Ottawa, ON K1R 6K8
 T 613.820.5600 kadusgroup.com

ARCHITECT
NEUF architect(e)s
 10 Rideau St Suite 400, Ottawa, ON K1N 5W8
 T 613.234.2274 www.neuf.ca



PROJECT
PERLEY HEALTH EXPANSION

LOCATION
 OTTAWA ON

NO PROJECT
 13330

NO DATE (YY-MM-DD)
 A ISSUED FOR SITE PLAN APPLICATION 2026-02-04
 B RE-ISSUED FOR SITE PLAN APPLICATION 2026-05-08

*Preliminary
 DO NOT USE FOR
 CONSTRUCTION*

DRAWN BY
 GABRIEL D.
 DATE (YY-MM-DD)
 26.05.08

CHECKED BY
 DAVID. B.
 SCALE
 AS INDICATED

DRAWING TITLE
STORMWATER
MANAGEMENT PLAN
(PRE-DEVELOPMENT)

REVISION **DWG NUMBER**

1 **C005-A**

STORMWATER MANAGEMENT - PRELIMINARY RETENTION CALCULATIONS

APPLICABLE DESIGN GUIDELINES:
 1. City of Ottawa Sewer Design Guidelines, 2025

STORMWATER MANAGEMENT SUMMARY - STORAGE AND DRAWDOWN:

DESIGN CRITERIA:
 Rainfall event: 100 years
 Total allowable release rate: 35.9 L/s/ha
 Total allowable release flow: 8.5 L/s
 Total release flow: 8.5 L/s

Sub-Area	Total Area (m ²)	Available Storage Area (m ²)	Catchbasin/ Roof Drain Elevation (m)	Maximum Ponding Elevation (m)	V _{max} (m ³)	V _{pond} (m ³)	V _{sub} (m ³)	V _{ret} (m ³)	Y _{max} (m)	Elev _{max} (m)	A _{sub} (m ²)	Release Flow Q (L/s)	Release Rate Q (L/s/ha)	Drawdown Time (min)	Comments
A1	594	375	75.10	75.32	0.22	27.5	21.2	21.2	0.19	75.30	522	2.5	22.9	186	Access road
A2	502	261	75.21	75.35	0.14	12.2	6.8	6.8	0.10	75.30	374	2.5	22.9	11	Access road
NC1	266	0	-	-	-	0.0	2.2	2.2	0.00	-	-	3.3	124.0	11	Unattenuated Flow
B1	1260	1200	-	-	0.15	60.0	48.1	48.1	0.14	75.30	1140	6.0	47.8	136	Long Term Care BLDG
Total	2336	1836				93.7	77.2					8.5			

NOTES:
 1. These sub-areas are the only ones considered in the post-development SWM calculations as the remaining areas which will be slightly affected by construction will either remain the same or be improved. The City as agreed to this condition (see Appendix A for email confirmation).
 2. The total available retention volume (i.e. V_{max}) is conservative and excludes all storm pipe and structure volumes.
 3. Sub-catchment area NC1 is excluded from the total release flow since the total uncontrolled areas of the rest of the site are being improved by this construction.

DEFINITIONS OF ABBREVIATIONS USED IN CALCULATION TABLE:
 NC = Area is not controlled (unattenuated)
 Available Area = Area of water accumulated in sub-area at Max. Elev.
 Catchbasin Elev. = Elevation of catchbasin inlet (top of grate)
 Max. Elev. = Maximum elevation of water that may be accumulated within sub-area
 Y_{max} = Maximum depth of water that may be accumulated within the sub-area
 V_{sub} = Maximum volume of water (capacity) that may be accumulated within the sub-area
 V_{ret} = Volume of water generated by rainfall
 V_{pond} = Total volume of water accumulated within the sub-area in the event of a specific rainfall.
 V_{max} = Depth of water generated by rainfall.
 Elev_{max} = Elevation of water generated by rainfall.
 A_{sub} = Area of water generated by rainfall.
 Q = Release flow rate
 Tank Release Rate = Release rate from the underground storage tank equal to 1/2 the allowable release rate.
 Drawdown Time = Time required for the total volume of water accumulated within sub-area to subside.

Allison Hamlin
 MANAGER, DEVELOPMENT REVIEW ALL WARDS
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Allison Hamlin at 5:22 pm, Jun 10, 2026

NOTE OF CAUTION
 THE GEODETIC COORDINATES OF EVERY ITEM INCLUDED AS PART OF THIS DOCUMENT ARE IN NAD83 - ORIGINAL / MTM - REFERENCE SYSTEM AND HAVE NO LEGAL VALUE. THE SITE LAYOUT MUST BE COMPLETED USING THE OFFICIAL BENCHMARKS OF AN ACCREDITED LAND SURVEYOR IN THE NAD83 - ORIGINAL / MTM - REFERENCE SYSTEM.
 THE UNDERGROUND FEATURES AND INFORMATION THAT APPEAR ON THE DRAWINGS WERE OBTAINED FROM THE PUBLIC UTILITY COMPANIES AND/OR FROM THE CITY EACH RESPECTIVELY.
 ALL INFORMATION UNDER THE LEGEND 'EXISTING' IS FOR INFORMATION ONLY. COMPLETE OR EXACT LOCATION AND ELEVATION OF UNDERGROUND SERVICES ARE NOT GUARANTEED.
 CERTAIN UNDERGROUND FEATURES ON PRIVATE PROPERTY ARE NOT SHOWN ON THE CURRENT DRAWING.
 ANYONE WHO PROCEEDS WITH EXCAVATION WORK SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND FEATURES, BY EXPLORATORY EXCAVATIONS, AND SHALL ASSUME FULL RESPONSIBILITY IF THERE IS ANY DAMAGE THAT OCCURS DURING WORK.
 THE CONTRACTOR WILL HAVE THE RESPONSIBILITY AND THE OBLIGATION TO VALIDATE, BY EXPLORATORY EXCAVATION, THE SIZE OF THE PUBLIC UTILITIES UNDERGROUND SERVICES AND TO WARN THE ENGINEER OF ANY CONFLICT WITH THE PROJECTED WORK.



EXISTING LEGEND PROPOSED

- FENCE
- OVERHEAD WIRES
- WOOD AREA
- CATCHBASIN
- MANHOLE/CATCHBASIN
- MANHOLE
- FIRE HYDRANT
- VALVE
- CHECK VALVE
- SURVEY STATION
- UTILITY POLE
- ANCHOR
- LIGHT STANDARD
- GAS VALVE
- GAS METER
- DIAMETER
- INVERT
- TOP OF GRADE
- LOCATION OF ELEVATIONS
- T/O CONCRETE CURB/RETAINING WALL ELEVATION
- PROPERTY LINE / EXTENT OF WORK EASEMENT
- BOREHOLE (LOC. APPROX.)
- SHRUB
- WORK LIMIT
- SIAMESE CONNECTION
- OVERLAND FLOW
- SOFT LANDSCAPING AREA (SEE LANDSCAPE)
- CONCRETE SIDEWALK
- PROPOSED ASPHALT ROADWAY
- ASPHALT PATHWAY
- PROPOSED CLEAR STONE
- EXISTING CLEAR STONE

LEGEND PROPOSED

- STORM DRAINAGE BOUNDARY
- AREA ID
- AREA IN m²
- 100-YEAR RUNOFF COEFFICIENT
- 100YEAR STORMWATER PONDING LIMIT
- 100YEAR+20% STORMWATER PONDING LIMIT

GENERAL NOTES
 1. These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
 2. All dimensions which appear on the documents must be verified by the contractor before to start the work.
 3. The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
 4. The dimensions on these documents must be read and not measured.

STRUCTURAL
ENTUITIVE
 200 University Avenue, 7th Floor Toronto, ON M5H 3C6
 T 416.477.5832 www.entuitive.com

MECHANICAL AND ELECTRICAL
SMITH + ANDERSEN
 1600 Carling Avenue, Suite 530 Ottawa, ON, K1Z 1G3
 T 613.230.1186 smithandandersen.com

LANDSCAPE ARCHITECT
JAMES B. LENNOX & ASSOC. Inc.
 3332 Carling Avenue, Ottawa, ON, K2H 5A8
 T 613.722.5168 jbla.ca

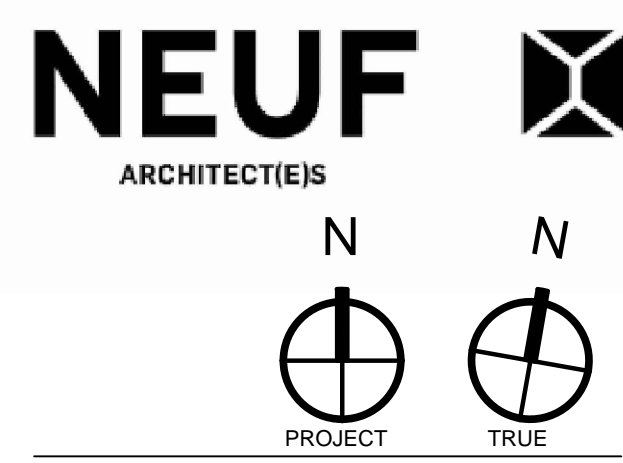
SECURITY, AV, IT
MULVEY & BANANI
 90 Sheppard Avenue East, North York, ON, M2N 3A1
 T 416.751.2520 mbit.com

CIVIL
CIMA+
 600-1400 BLAIR TOWERS PL SUITE 600, OTTAWA, ON K1J 9B8
 T 613.860.2462 www.cima.ca/en/

URBAN PLANNER
FOTENN PLANNING + DESIGN
 223 McLeod St, Ottawa, ON K2P 0Z8
 T 613.730.5709 fotenn.com

CLIENT REPRESENTATIVE
KADUS
 310 Mivare Pvt Unit 110, Ottawa, ON K1R 6K8
 T 613.820.5600 kadusgroup.com

ARCHITECT
NEUF architect(e)s
 10 Rideau St Suite 400, Ottawa, ON K1N 5W8
 T 613.234.2274 www.neuf.ca



PROJECT
PERLEY HEALTH EXPANSION

LOCATION
 OTTAWA ON

NO. PROJECT
 13330

NO. DATE (YY-MM-DD)
 A ISSUED FOR SITE PLAN APPLICATION 2026-02-04
 B RE-ISSUED FOR SITE PLAN APPLICATION 2026-05-08

DRAWING TITLE
STORMWATER MANAGEMENT PLAN (POST-DEVELOPMENT)

REVISION **DWG NUMBER**
1 C005-B

DRAWN BY
 GABRIEL D.
 DATE (YY-MM-DD)
 26.05.08

CHECKED BY
 DAVID. B.
 SCALE
 AS INDICATED

DRAWING TITLE
STORMWATER MANAGEMENT PLAN (POST-DEVELOPMENT)

REVISION **DWG NUMBER**
1 C005-B

Preliminary
 DO NOT USE FOR
 CONSTRUCTION