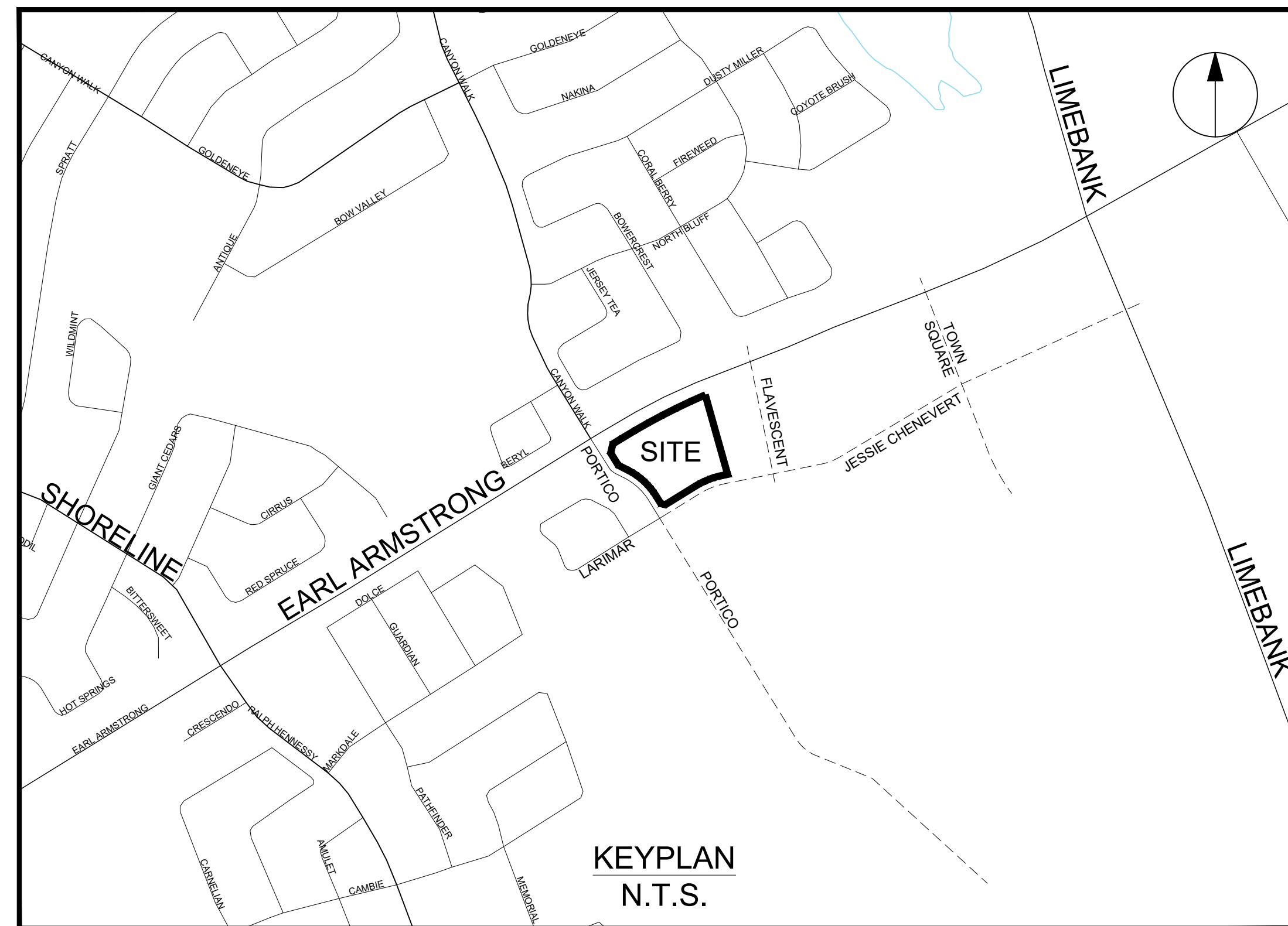


# EXTENDICARE RIVERSIDE

## Extendicare



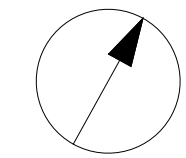
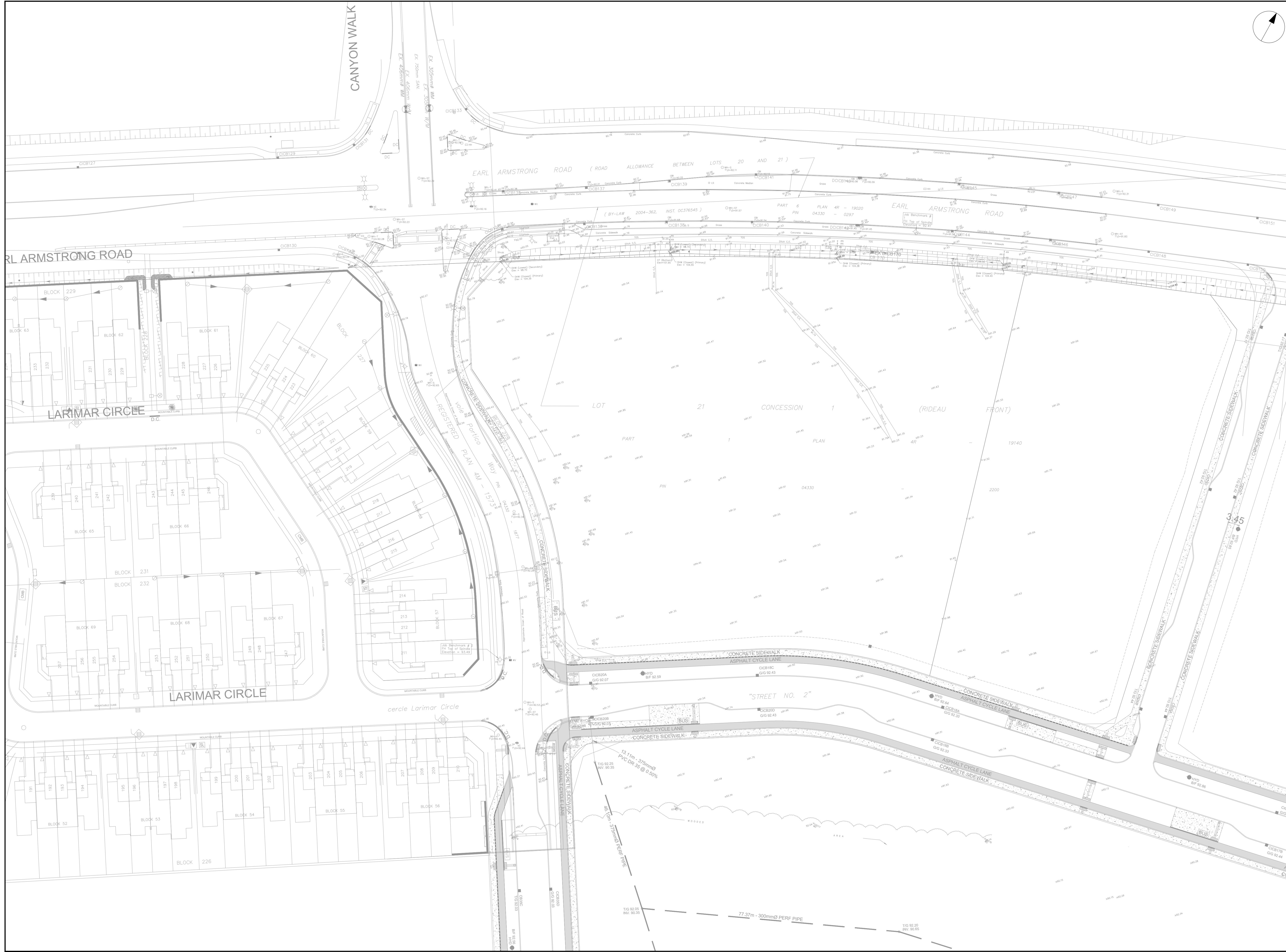
333 Preston Street - Suite 500  
 Ottawa ON K1S 5N4 Canada  
 tel 613 225 1311  
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Sheet Number	Sheet Title
-	COVER
C-000	EXISTING CONDITIONS
C-001	SERVICING PLAN
C-010	NOTES AND LEGEND
C-200	GRADING PLAN
C-500	STORM DRAINAGE AREA PLAN
C-600	PONDING PLAN
C-900	EROSION - SEDIMENT PLAN

CONTRACT NO. 3034262

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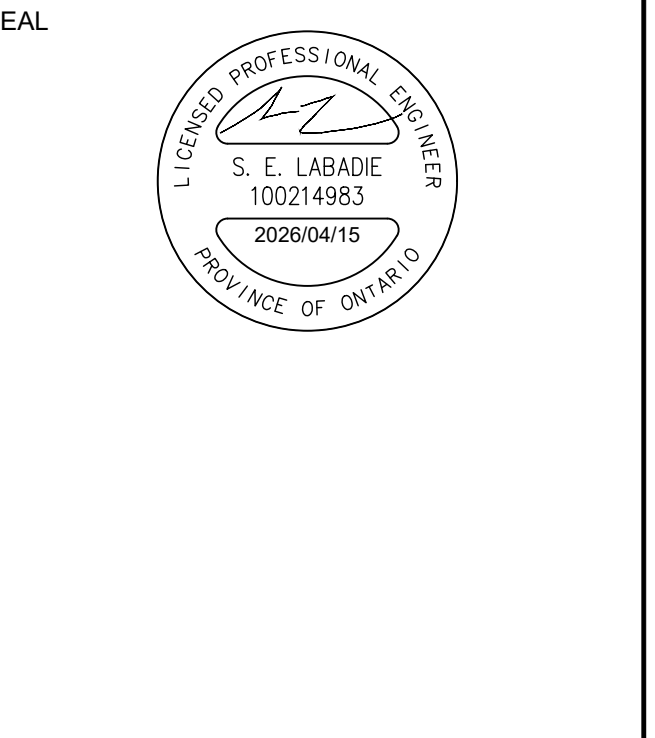
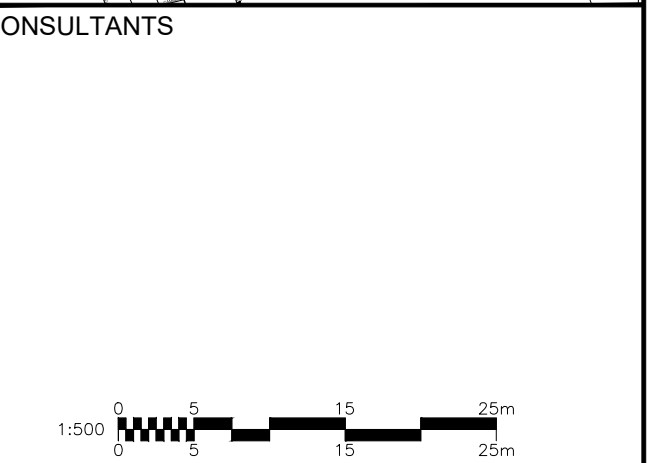
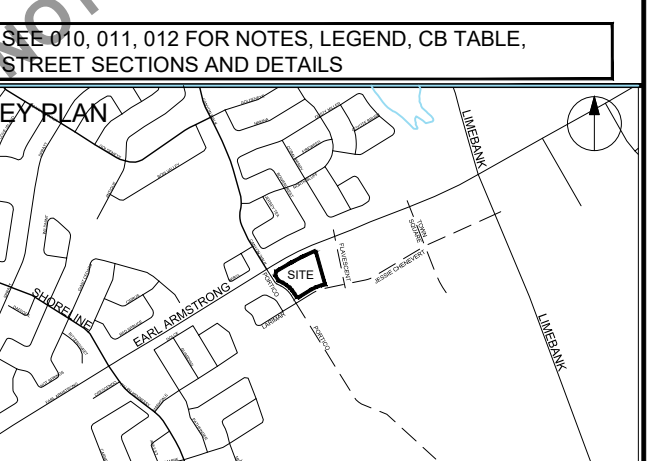


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 Markham ON L3R 4T9

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2	ISSUED FOR SPA RESUBMISSION	2026-02-17
3	REVISED PER NEW SITE PLAN	2026-03-27
4	REVISED PER NEW SITE PLAN	2026-04-15



PROJECT  
**EXTENDICARE RIVERSIDE**  
 400 JESSIE CHENEVERT WALK

PROJECT NO:  
 3034262

DRAWN BY:  
 D.D.

PROJECT MGR:  
 S.E.L.

CHECKED BY:  
 T.R.B.

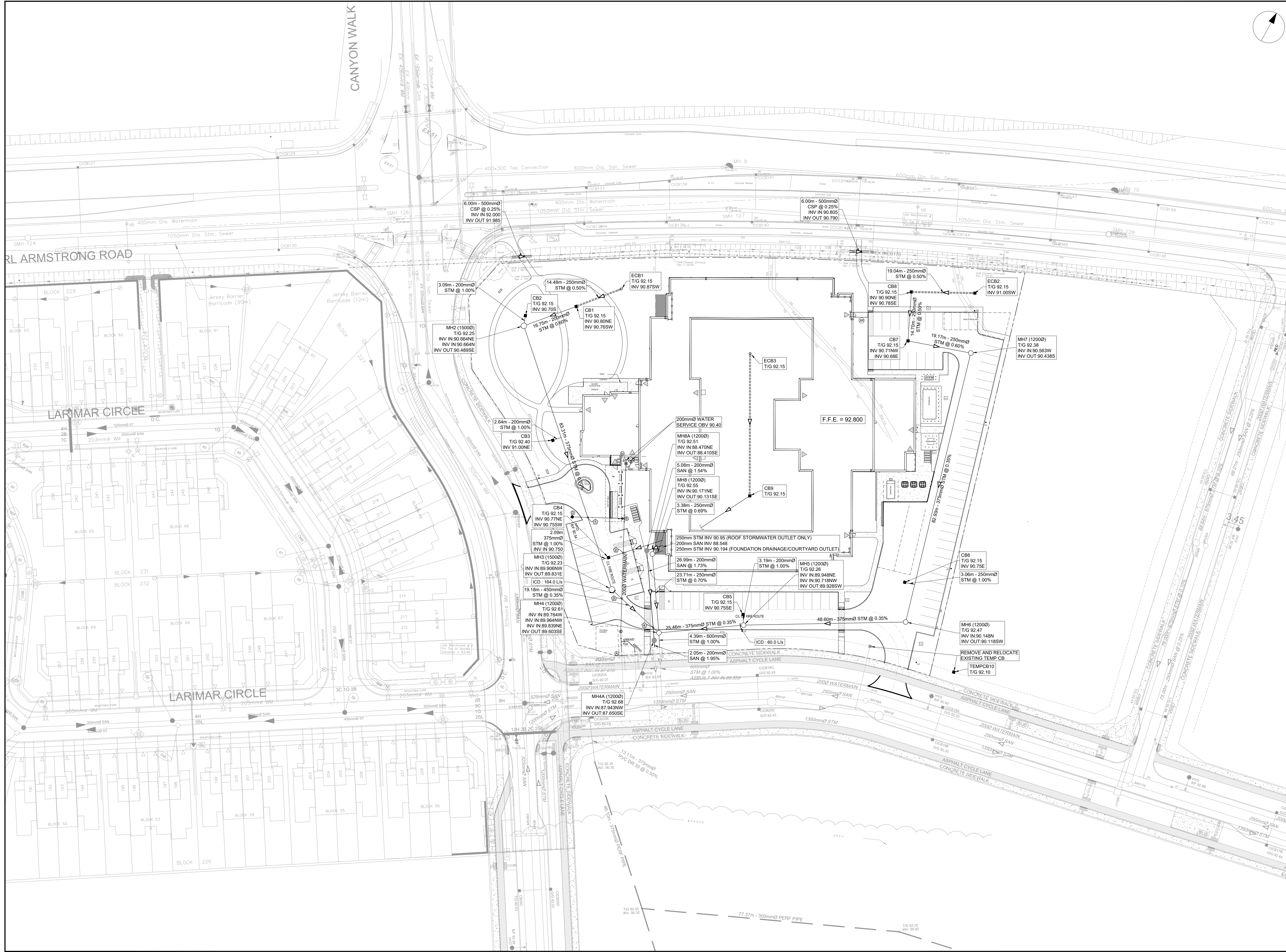
APPROVED BY:  
 S.E.L.

SHEET TITLE  
**EXISTING CONDITIONS**

SHEET NUMBER  
**C-000**

ISSUE  
**4**

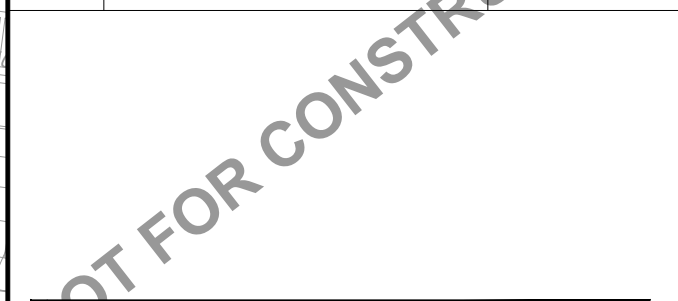
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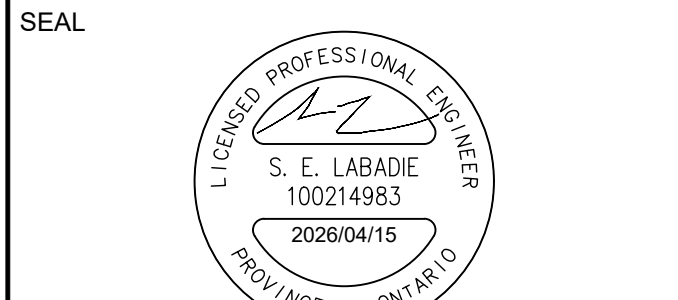
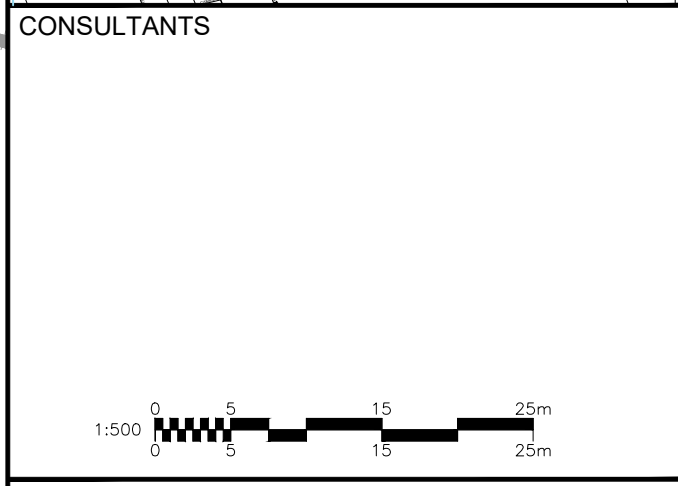
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SEE P. 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



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**EXTENDICARE RIVERSIDE**  
 400 JESSIE CHENEVERT WALK

**PROJECT NO:**  
 3034262

**DRAWN BY:**  
 D.D.

**PROJECT MGR:**  
 S.E.L.

**CHECKED BY:**  
 T.R.B.

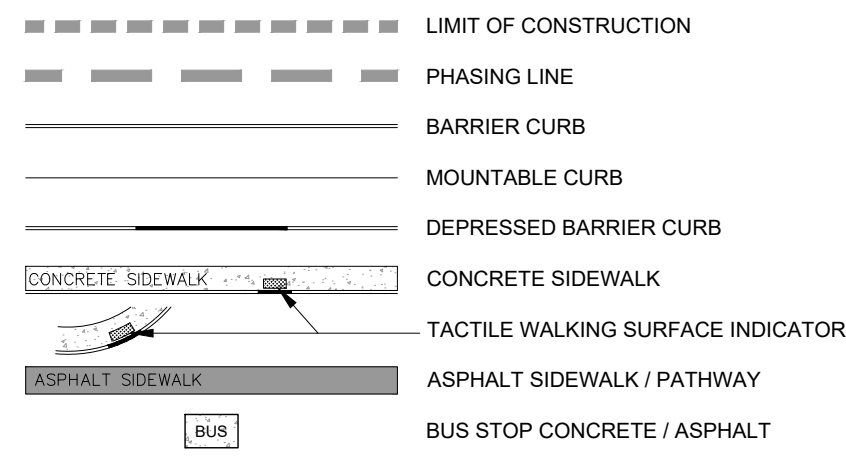
**APPROVED BY:**  
 S.E.L.

**SHEET TITLE**  
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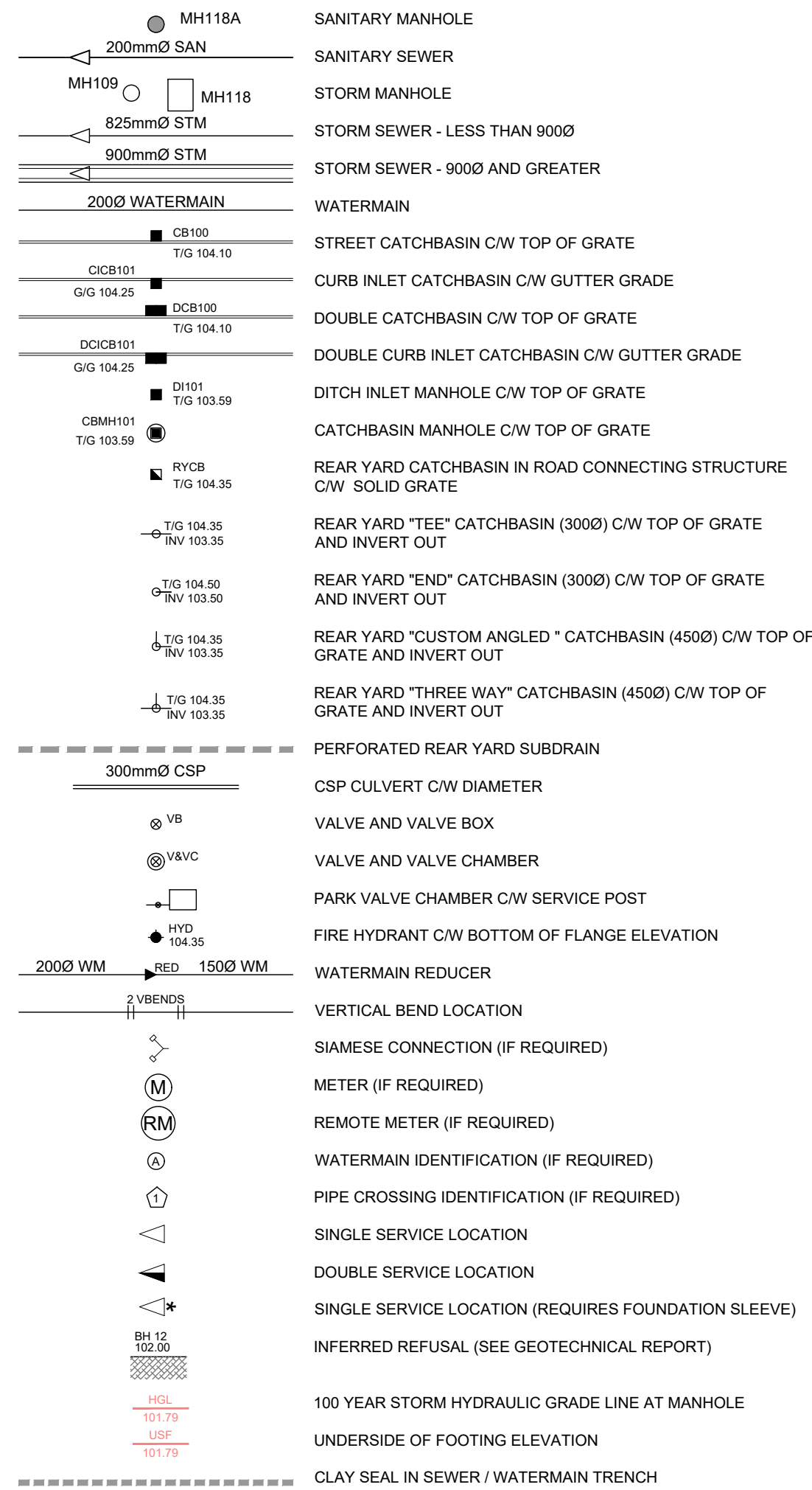
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**ISSUE**  
**4**

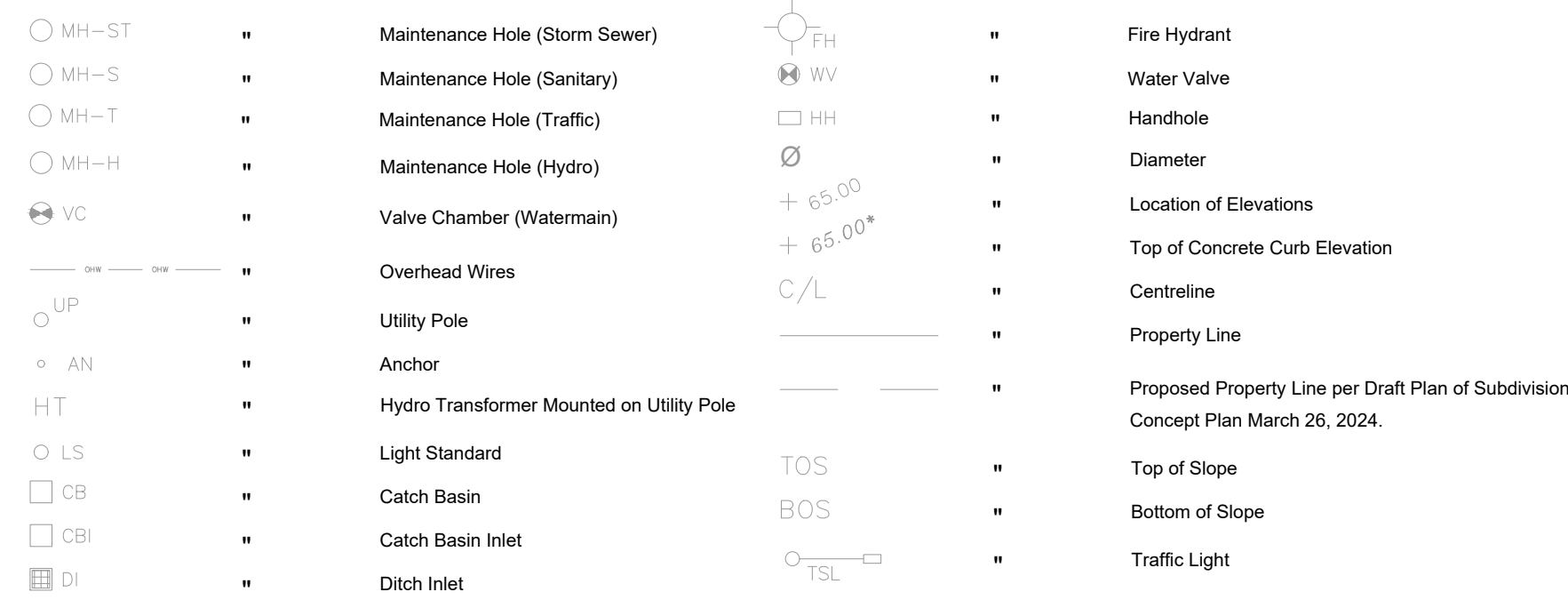
**GENERAL LEGEND**



**SERVICING LEGEND**



**AOV LEGEND**



**WATERMAIN SCHEDULE**

	Station	Description	Finished Grade	Top of Watermain	Watermain Cover	As Built Watermain
A	0+000.00	EXISTING CAP	92.620	90.140	2.480	90.14
	0+003.10	200x200TEE	92.610	90.210	2.400	
	0+006.19	200VB	92.580	90.180	2.400	
	0+010.00	-	92.380	89.980	2.400	
	0+014.65	-	92.240	89.300	2.940	
	0+017.40	-	92.270	89.300	2.970	
	0+020.00	-	92.200	89.800	2.400	
B	0+040.05	HYDRANT TEE	92.430	90.030	2.400	
	0+055.54	200x200TEE	92.740	90.340	2.400	
	0+056.52	200VB	92.760	90.360	2.400	
C	0+057.54	200CAP	92.800	90.400	2.400	
B	0+000.00	HYDRANT TEE	92.430	90.030	2.400	
	0+000.50	HYDRANT VALVE	92.420	90.020	2.400	
	0+009.94	-	92.300	89.550	2.750	
	0+011.94	-	92.290	89.550	2.740	
	0+015.60	HYDRANT	92.460	90.060	2.400	

REVISED 2026-02-17

**Pipe Interference Table**

Crossing No.	PIPE 1	PIPE 2	Clearance
1	STM Bottom 90.05	WMN Top 89.55	0.50
2	STM Bottom 90.81	WMN Top 90.02	0.78
3	STM Bottom 89.80	WMN Top 89.30	0.50
4	STM Bottom 89.76	SAN Top 88.22	1.53

**NOTES :**

- 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.
- 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.
- THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
- 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.
- 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.
- 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.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT OTT-24005069-A0 PREPARED BY EXP SERVICES INC.
- FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY ANNIS O'SULLIVAN VOLLEBEK LTD. BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY MONTGOMERY SISAM ARCHITECTS
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES
- ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL, TO BE FILLED WITH ACCEPTABLE NATIVE EARTH BORROW OR IMPORTED OPSS SELECTED SUBGRADE MATERIAL IF NATIVE MATERIAL IS DEFICIENT AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER
- IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMANS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. AS PER CITY GUIDELINES ALL WATERMANS IN FILL AREAS ARE TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
- ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
- SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
- UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:  
-WATERMANS TO BE PVC DR18  
-SANITARY SEWERS 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.
- ALL CONNECTIONS TO EXISTING WATERMANS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
- 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.
- ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
- ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
- 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.
- ALL SANITARY MANHOLES IN PONDING AREAS SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
- 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.
- 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.
- INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
- ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.
- EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, IF REQUIRED BY ONTARIO BUILDING CODE REQUIREMENTS (BY OTHERS).
- THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 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.

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



CONSULTANTS

SEAL



PROJECT

**EXTENDICARE RIVERSIDE**

400 JESSIE CHENEVERT WALK

PROJECT NO:

3034262

DRAWN BY:

D.D.

CHECKED BY:

T.R.B.

PROJECT MGR:

S.E.L.

APPROVED BY:

S.E.L.

SHEET TITLE

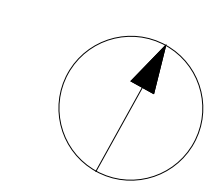
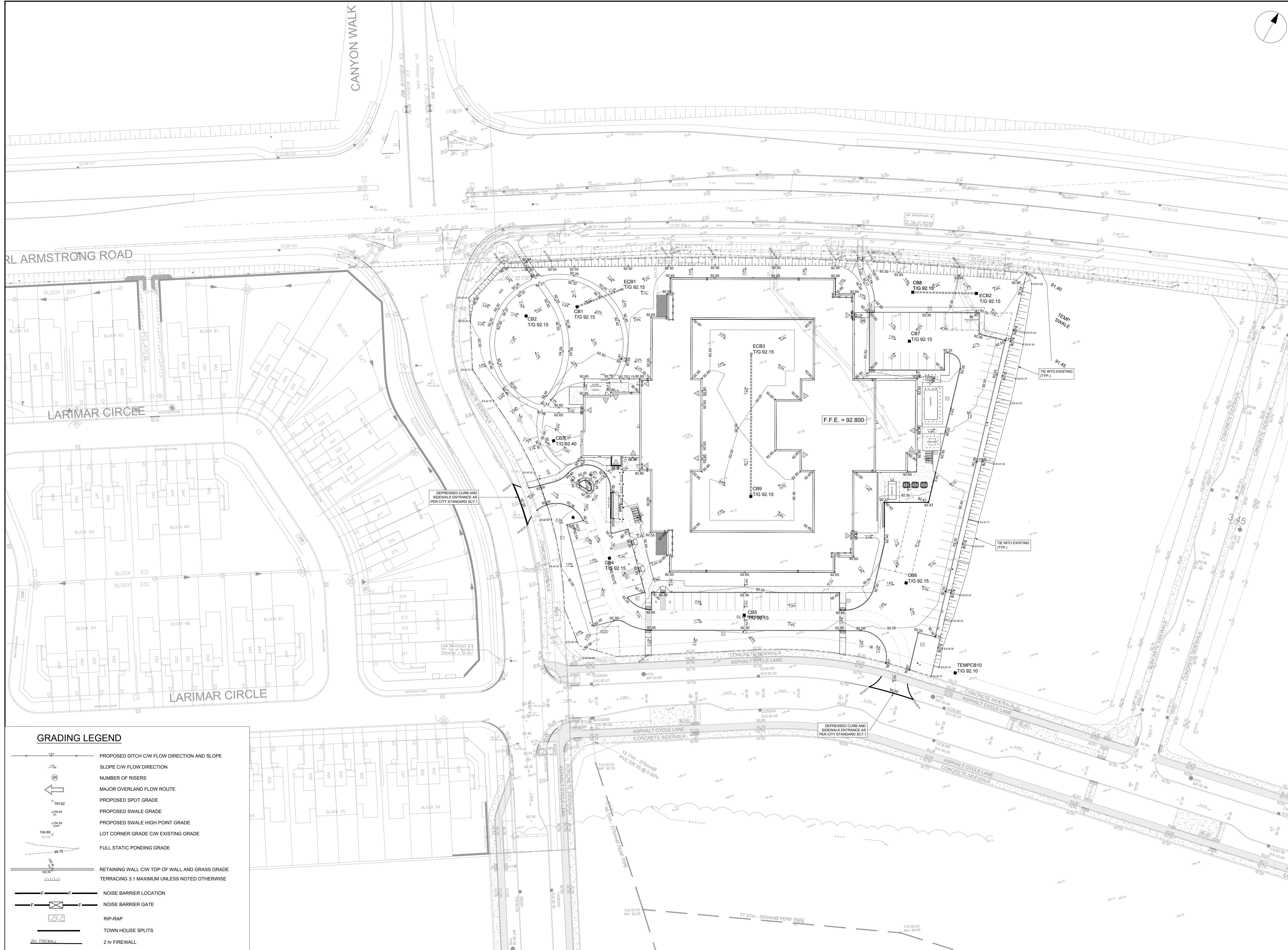
**NOTES AND LEGEND**

SHEET NUMBER

**C-010**

ISSUE

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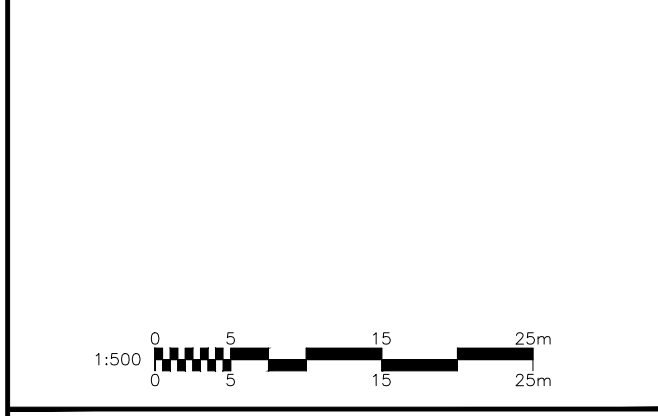
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NOT FOR CONSTRUCTION

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CONSULTANTS



PROJECT  
**EXTENDICARE RIVERSIDE**  
 400 JESSIE CHENEVERT WALK

PROJECT NO:  
 3034262  
 DRAWN BY:  
 D.D.  
 PROJECT MGR:  
 S.E.L.

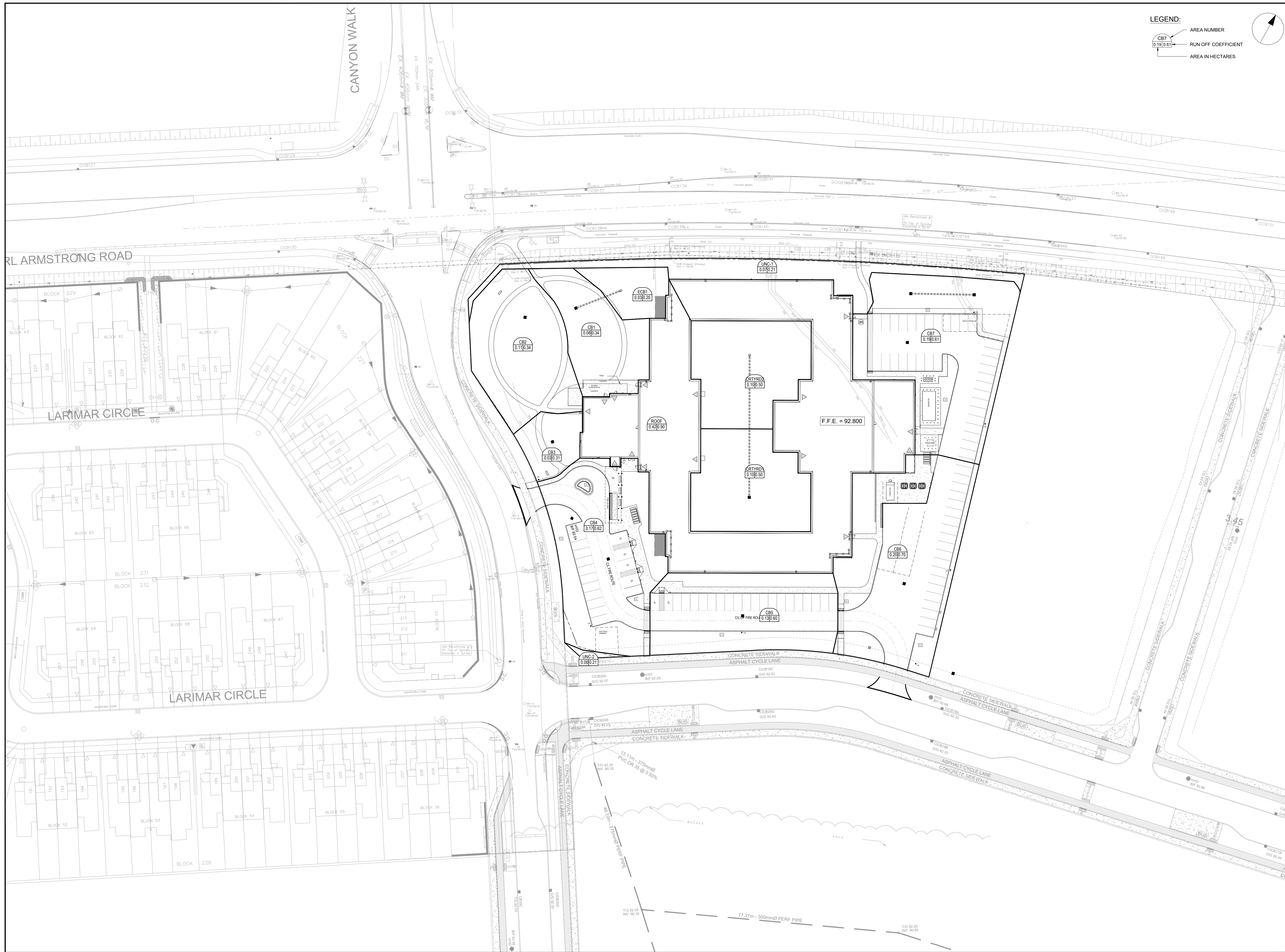
CHECKED BY:  
 T.R.B.  
 APPROVED BY:  
 S.E.L.

SHEET TITLE  
**GRADING PLAN**

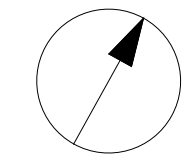
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**C-200**  
 ISSUE  
**4**

**GRADING LEGEND**

- PROPOSED DITCH CW FLOW DIRECTION AND SLOPE
- SLOPE CW FLOW DIRECTION
- NUMBER OF RISERS
- MAJOR OVERLAND FLOW ROUTE
- PROPOSED SPOT GRADE
- PROPOSED SWALE GRADE
- PROPOSED SWALE HIGH POINT GRADE
- LOT CORNER GRADE CW EXISTING GRADE
- FULL STATIC PONDING GRADE
- RETAINING WALL CW TOP OF WALL AND GRASS GRADE
- TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
- NOISE BARRIER LOCATION
- NOISE BARRIER GATE
- RIP-RAP
- TOWN HOUSE SPLITS
- 2 hr FIREWALL



**LEGEND:**  
 CB7 0.19@0.61  
 RUN OFF COEFFICIENT  
 AREA IN HECTARES



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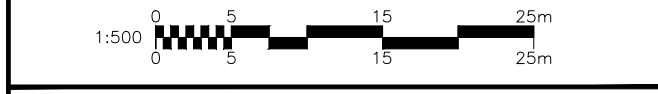
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CONSULTANTS



**PROJECT**  
 EXTENDICARE RIVERSIDE

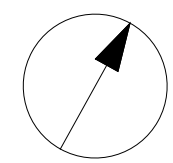
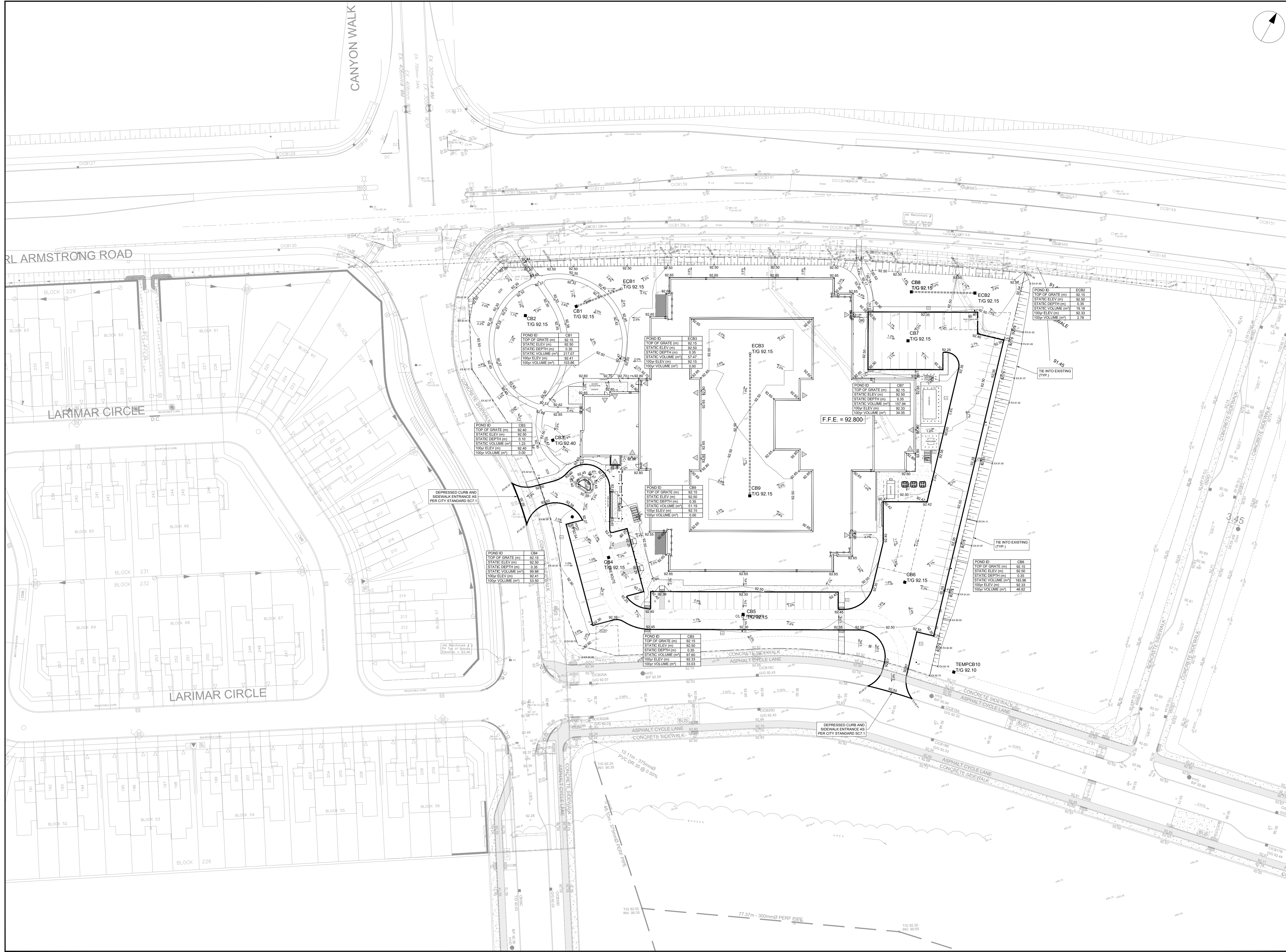
400 JESSIE CHENEVERT WALK

**PROJECT NO:**  
 3034262  
**DRAWN BY:**  
 D.D.  
**PROJECT MGR:**  
 S.E.L.

**CHECKED BY:**  
 T.R.B.  
**APPROVED BY:**  
 S.E.L.

**SHEET TITLE**  
 STORM DRAINAGE AREA PLAN

**SHEET NUMBER**  
 C-500  
**ISSUE**  
 4



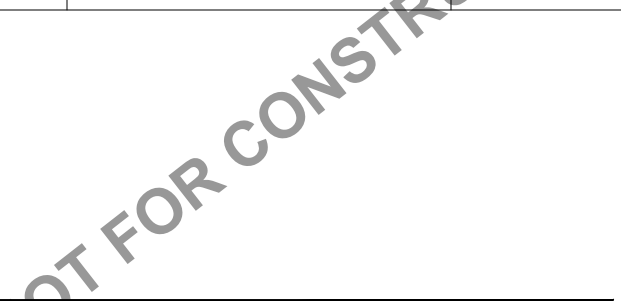
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**Extendicare**

3000 Steeles Ave East, Suite 400  
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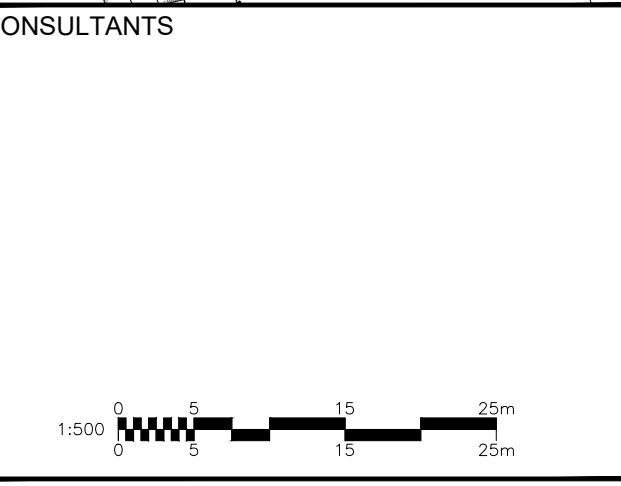
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PROJECT  
**EXTENDICARE RIVERSIDE**  
 400 JESSIE CHENEVERT WALK

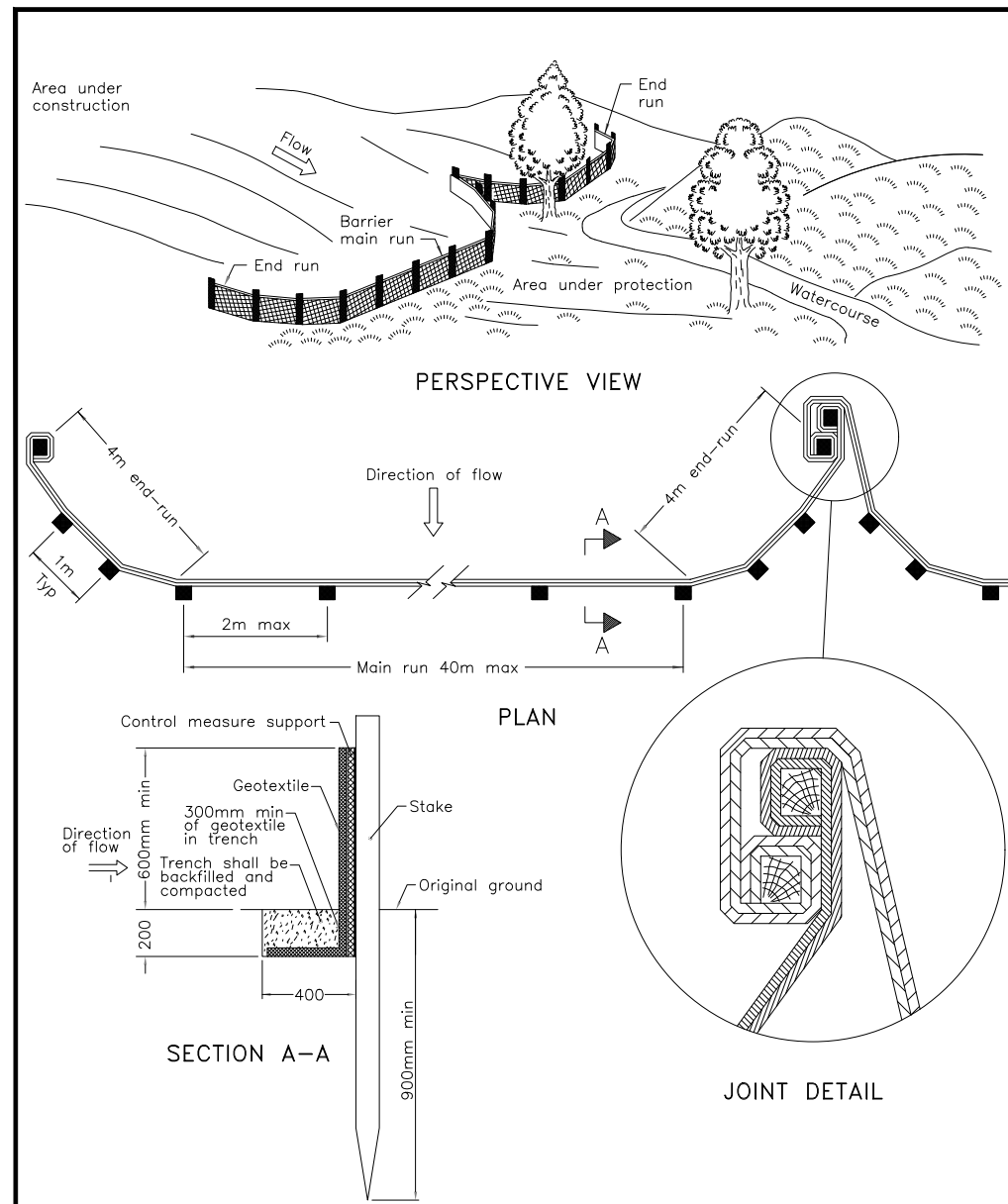
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**3034262**  
 DRAWN BY:  
**D.D.**  
 PROJECT MGR:  
**S.E.L.**

CHECKED BY:  
**T.R.B.**  
 APPROVED BY:  
**S.E.L.**

SHEET TITLE  
**PONDING PLAN**

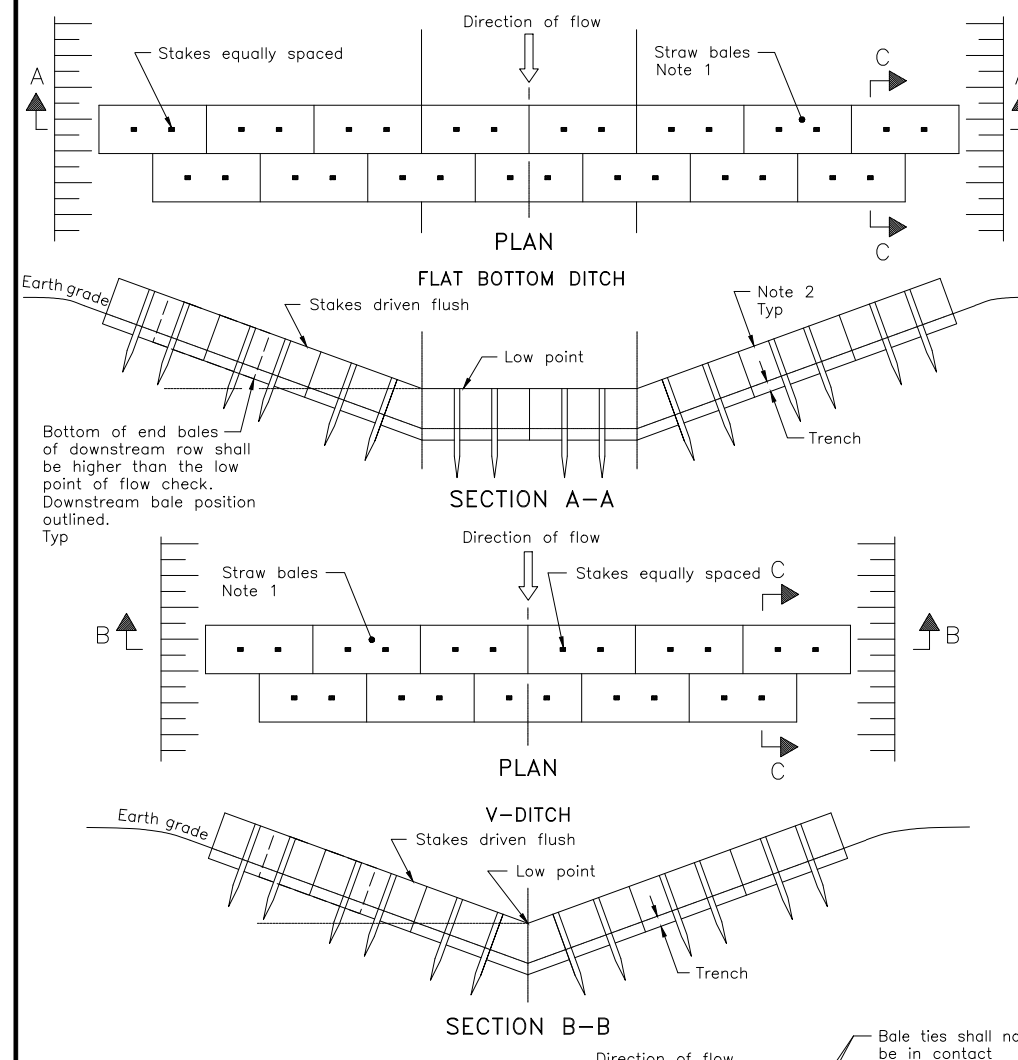
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 SCALE CHECK  
 PLAN # 19413



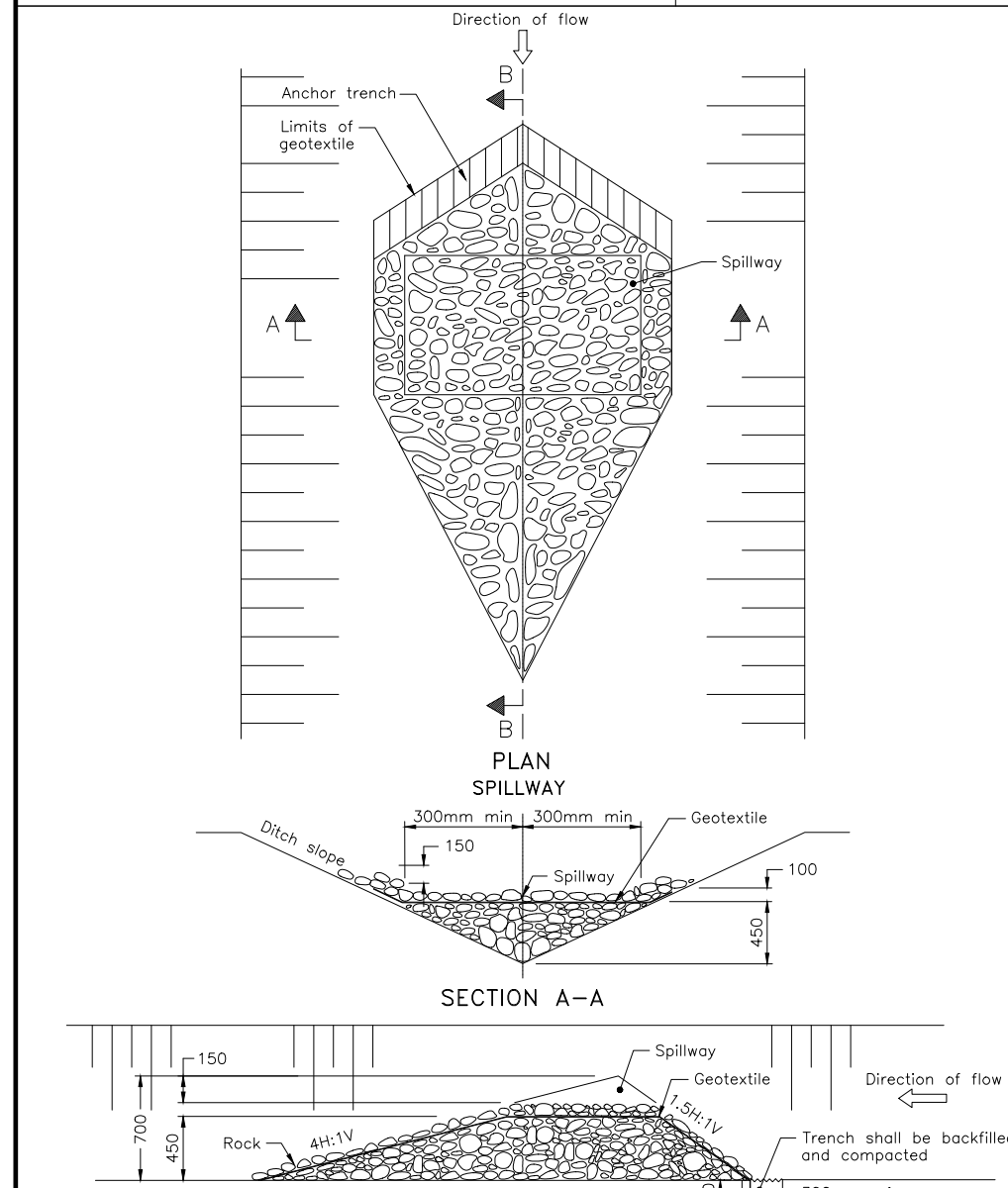
NOTE:  
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING  
**HEAVY-DUTY SILT FENCE BARRIER**  
OPSD 219.130



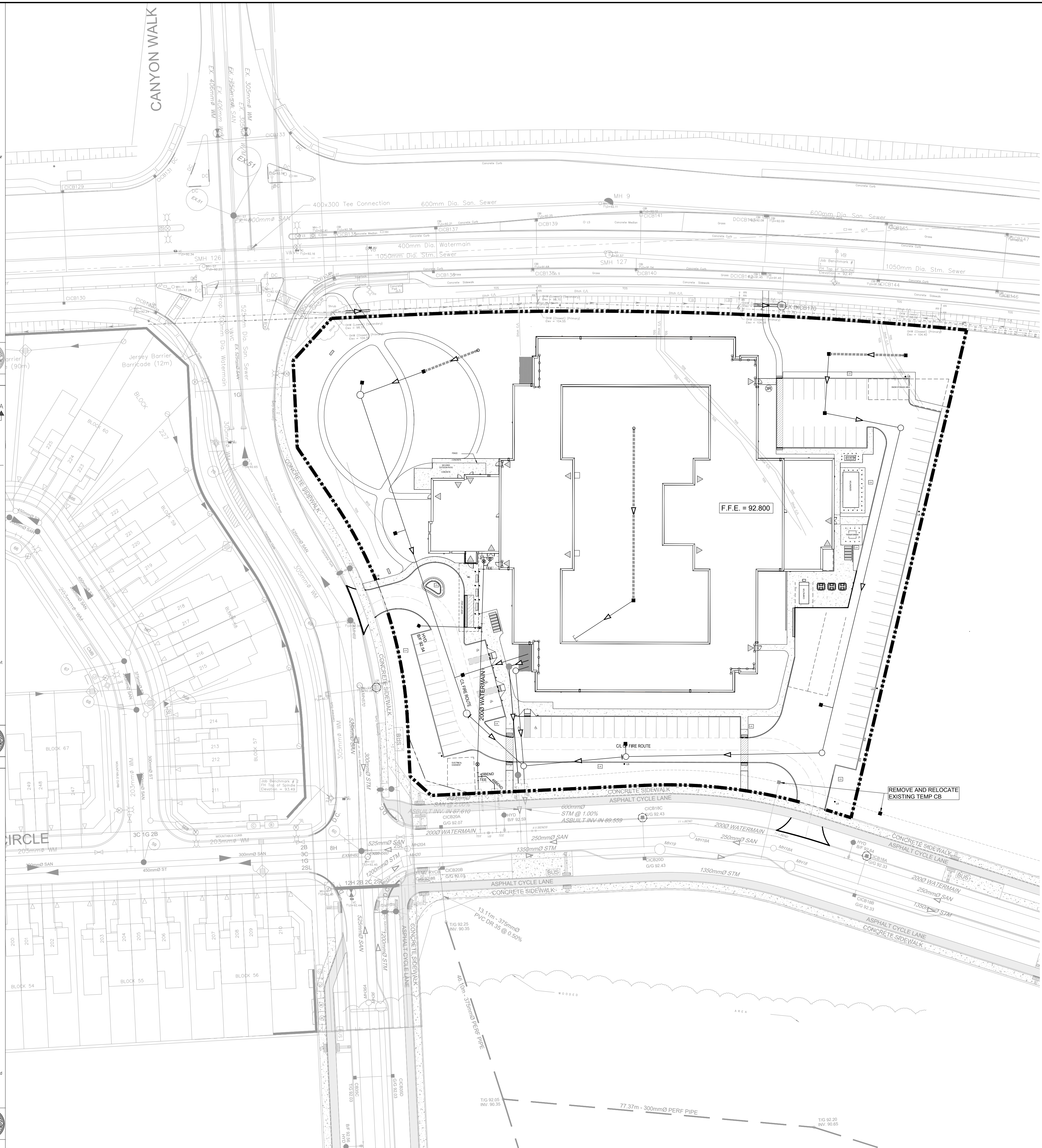
NOTES:  
1. Number of bales varies and shall suit ditch.  
2. Straw bales shall be banded tightly against adjoining bales and shaped to conform to the sides of the ditch to prevent water flow through barrier.  
A. Fill and compact gaps with loose straw.  
B. All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING  
**STRAW BALE FLOW CHECK DAM**  
OPSD 219.180



NOTE:  
A. All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING  
**TEMPORARY ROCK FLOW CHECK DAM**  
V-DITCH  
OPSD 219.210



**NOTES:**

1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
2. SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
3. STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
4. FILTER CLOTH TO BE PLACED AND MAINTAINED UNDER COVER OF ALL PROPOSED CATCHBASINS AFTER BASE COURSE, AND EXISTING CATCHBASINS IDENTIFIED OUTSIDE OF CONSTRUCTION LIMIT. FILTER CLOTH IN STREET C/S TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. FILTER CLOTH IN RYCB'S TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
5. CONTRACTOR TO PROVIDE DETAILS ON LOCATION(S) AND DESIGN OF DEWATERING TRAP(S) PRIOR TO COMMENCING WORK. CONTRACTOR ALSO RESPONSIBLE FOR MAINTAINING TRAP(S) AND ADJUSTING SIZE(S) IF DEEMED REQUIRED BY THE ENGINEER DURING CONSTRUCTION.
6. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
7. THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.

**LEGEND:**

- HEAVY DUTY SILT FENCE AS PER OPSD-219.130
- SNOW FENCE
- STRAW BALE CHECK DAM AS PER OPSD-219.180
- ROCK CHECK DAM AS PER OPSD-219.210
- FILTER CLOTH PLACED UNDER EXISTING CB COVER
- TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH

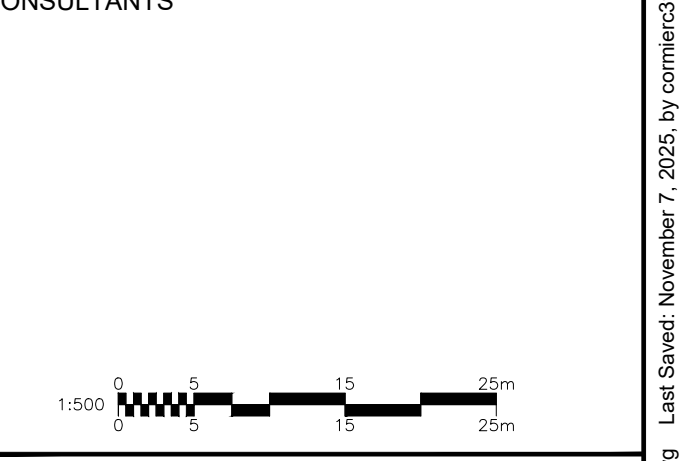
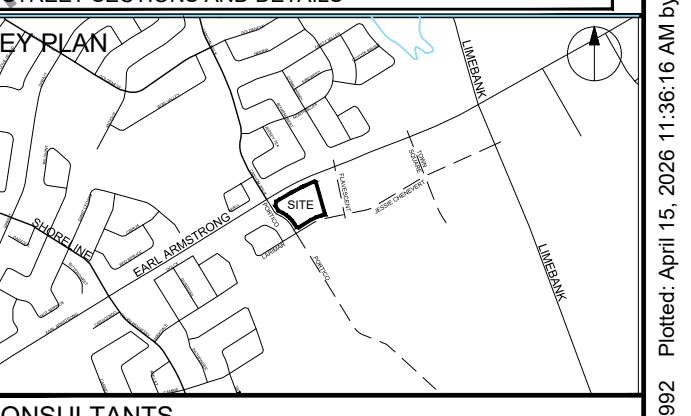
CLIENT  
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Markham ON L3R 4T9

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**ISSUES**

No.	DESCRIPTION	DATE
1	ISSUED FOR SITEPLAN APPROVAL	2025-11-13
2	ISSUED FOR SPA RESUBMISSION	2026-02-17
3	REVISED PER NEW SITE PLAN	2026-03-27
4	REVISED PER NEW SITE PLAN	2026-04-15

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



SEAL

PROJECT  
**EXTENDICARE RIVERSIDE**  
400 JESSIE CHENEVERT WALK

PROJECT NO:  
3034262

DRAWN BY:  
D.D.

PROJECT MGR:  
S.E.L.

CHECKED BY:  
T.R.B.

APPROVED BY:  
S.E.L.

SHEET TITLE  
**EROSION - SEDIMENT PLAN**

SHEET NUMBER  
**C-900**

ISSUE  
**4**