

GENERAL

- DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS.
- ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE: CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE CONSULTANT.
- THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBJECT LANDS IS TO BE UNDERTAKEN AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO HYDRO, BELL, CABLE TV, AND CONSUMERS GAS LINES.
- ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS, ELEVATIONS, LAYOUT AND REMOVALS. REFER TO LANDSCAPE PLAN FOR LANDSCAPED DETAILS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- TOPOGRAPHIC SURVEY COMPLETED AND PROVIDED BY STANTEC GEOMATICS LTD. DATED FEB 16, 2023. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. VERIFY THAT JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED.
- ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR DRAIN OUTLETS ARE PROVIDED.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.
- ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. EXISTING PARKING LOT SHALL BE RE-ASPHALTED AT EXISTING GRADES EXCEPT AS NOTED TO EVEN OUT GRADES. ALL RESTORATION SHALL BE COMPLETED WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION.
- ABUTTING PROPERTY GRADES TO BE MATCHED.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION, INCLUDING WATER PERMIT AND ROAD CUT PERMIT.
- MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
- AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
- PRIOR TO CONSTRUCTION, A GEOTECHNICAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUB-SURFACES FOR FOOTINGS, SERVICES AND PAVEMENT STRUCTURES.
- CONTRACTOR TO OBTAIN POST-CONSTRUCTION TOPOGRAPHIC SURVEY PERFORMED BY CERTIFIED OLS OR P.ENG. CONFIRMING COMPLIANCE WITH DESIGN GRADING AND SERVICING. SURVEY IS TO INCLUDE LOCATION AND INVERTS FOR BURIED UTILITIES.
- PROVIDE CCTV INSPECTION REPORT FOR ALL SEWERS AND CATCHBASIN LEADS 200MM DIAMETER AND LARGER. REPEAT CCTV INSPECTION FOLLOWING RECTIFICATION OF ANY DEFICIENCIES.
- REPORT REFERENCES
 - SERVICING REPORT - EXTENDICARE ORLEAN, PREPARED BY WSP CANADA INC., PROJ. NO.221-12376-00, FEBRUARY 17, 2023.
 - STORMWATER MANAGEMENT REPORT - EXTENDICARE ORLEAN, PREPARED BY WSP CANADA INC., PROJ. NO.221-12376-00, FEBRUARY 17, 2023.
 - GEOTECHNICAL INVESTIGATION REPORT - PROPOSED RESIDENTIAL DEVELOPMENT, PREPARED BY PINCHIN INC., PROJ. NO.304017.001, JUNE 6, 2022.
 - STIE SERVICING AND STORMWATER MANAGEMENT REPORT - ORLEANS II DRAFT PLAN OF SUBDIVISION, PREPARED BY STANTEC CONSULTING LTD., PROJ. NO. 160401419, APRIL 12, 2018.

PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

- CONTRACTOR TO REINSTATE ROAD CUTS AS PER CITY OF OTTAWA DETAIL R10.
- REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PINCHIN INC., DATED JUNE 6, 2022 FOR GEOTECHNICAL RECOMMENDATIONS.
- CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL CONSULTANT PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
- FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR B PLACEMENT.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR A PLACEMENT.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE CONSULTANT WITH VERIFICATION PRIOR TO PLACEMENT.
- ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY CONSULTANT, CONSULTANT TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
- PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESS) TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT.

STORM SEWERS AND STRUCTURES

- ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW STORM SEWERS, SERVICES AND CB LEADS.
- STORM SEWERS 450mm DIAMETER AND SMALLER SHALL BE PVC SDR-35, WITH RUBBER GASKET PER CSA A-257.3.
- STORM SEWER LARGER THAN 450mm SHALL BE REINFORCED CONCRETE CLASS 1000.
- SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
- ALL STORM MANHOLES TO BE AS PER STORM STRUCTURE TABLE.
- ANY NEW OR EXISTING STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.
- ALL CATCHBASIN LEADS TO BE MINIMUM 200mm DIAMETER AT MINIMUM 1.0% SLOPE UNLESS OTHERWISE SPECIFIED.
- STORM CATCHBASINS AS PER OPSD 705.010 AND FRAME/COVER AS PER CITY STANDARD DRAWINGS S19. STORM CBMH'S AS INDICATED IN TABLE WITH SUMP, ADJUSTMENT SECTIONS SHALL BE AS PER OPSD 704.010.
- INSTALLATION OF FLOW CONTROL ICDS TO BE VERIFIED BY QUALITY VERIFICATION ENGINEER RETAINED BY CONTRACTOR.
- PROVIDE BACKWATER VALVE ON FOUNDATION DRAIN, STORM DISCHARGE, AND OVERFLOW DISCHARGE PER S14.

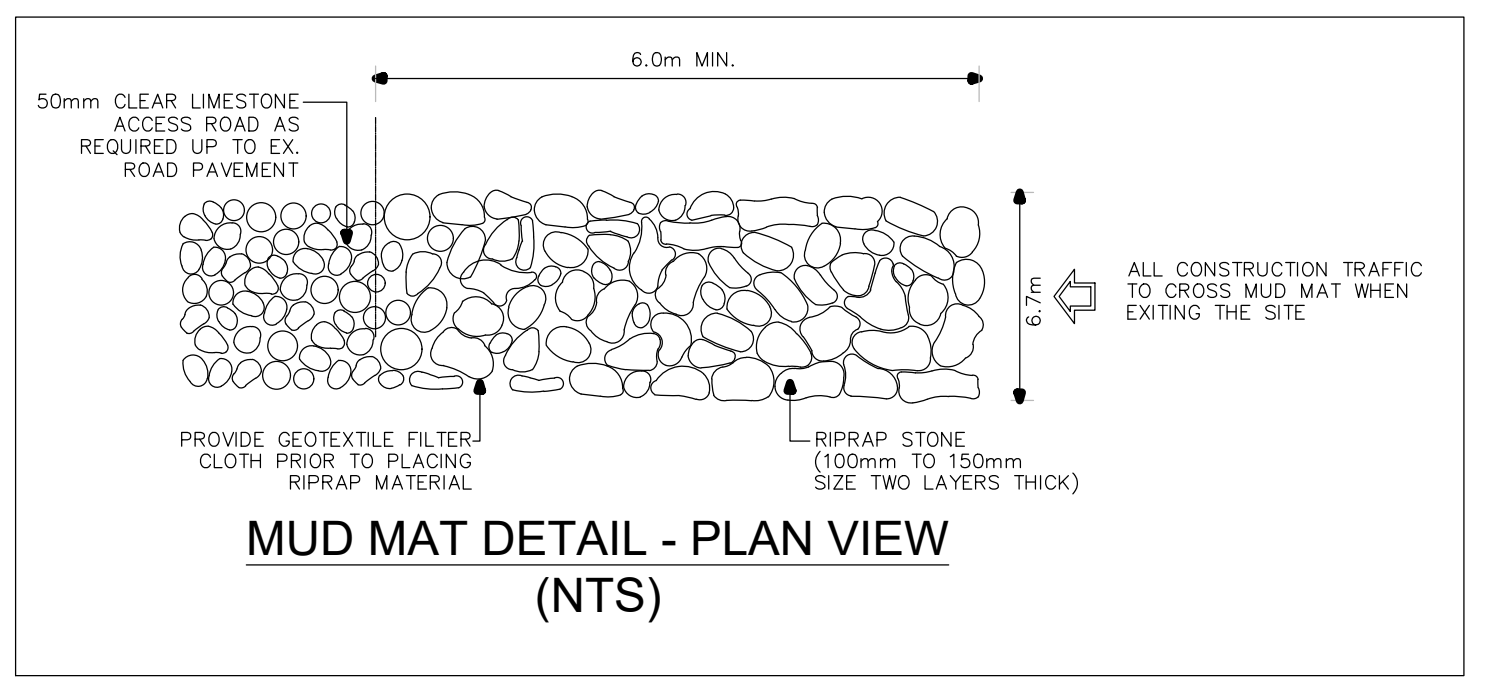
SANITARY SEWER AND STRUCTURES

- ALL SANITARY SEWER, SANITARY SEWER APPURTENANCES AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW SANITARY PIPING.
- SANITARY SEWER PIPE SIZE 150mm DIAMETER AND GREATER TO BE PVC SDR-35 (UNLESS SPECIFIED OTHERWISE) WITH RUBBER GASKET TYPE JOINTS IN CONFORMANCE WITH CSA B-182.2.3.4.
- SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
- ALL SANITARY MANHOLES 1200mm IN DIAMETER TO BE AS PER OPSD 701.01. FRAME AND COVER TO BE AS PER CITY OF OTTAWA STANDARD S25 AND S24.
- MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES AS PER THE OPSD 701.021.
- ANY SANITARY SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.
- PROVIDE BACKWATER VALVE FOR BUILDING SANITARY SERVICES PER S14.1.

WATERMAIN

- ALL WATERMAIN AND WATERMAIN APPURTENANCES, MATERIALS, CONSTRUCTION AND TESTING METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND MINISTRY OF ENVIRONMENT STANDARDS AND SPECIFICATIONS.
- ALL WATERMAIN 300mm DIAMETER AND SMALLER TO BE POLY VINYL CHLORIDE (PVC) CLASS 150 DR 18 MEETING AWWA SPECIFICATION C900.
- ALL WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m BELOW FINISHED GRADE. WHERE WATERMANS CROSS OVER OTHER UTILITIES, A MINIMUM 0.30m CLEARANCE SHALL BE MAINTAINED, WHERE WATERMANS CROSS UNDER OTHER UTILITIES, A MINIMUM 0.50m CLEARANCE SHALL BE MAINTAINED. WHERE THE MINIMUM SEPARATION CANNOT BE ACHIEVED, THE WATERMAIN SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25 AND W25.2. WHERE 2.4m MINIMUM DEPTH CANNOT BE ACHIEVED, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W22. WHERE A WATERMAIN IS IN CLOSE PROXIMITY TO AN OPEN STRUCTURE, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W23.
- CONCRETE THRUST BLOCKS AND MECHANICAL RESTRAINTS ARE TO BE INSTALLED AT ALL TEES, BENDS, HYDRANTS, REDUCERS, ENDS OF MAINS AND CONNECTIONS 100mm AND LARGER, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS W23.3 & W23.4.
- CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS AS PER CITY OF OTTAWA STANDARD W40 & W42.
- ALL VALVES AND VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARD.
- FIRE HYDRANT LOCATION AND INSTALLATION AS PER CITY OF OTTAWA STANDARD W18 & W19. CONTRACTOR TO PROVIDE FLOW TEST AND PAINTING OF NEW HYDRANT IN ACCORDANCE WITH CITY STANDARDS.
- IF WATER MAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.

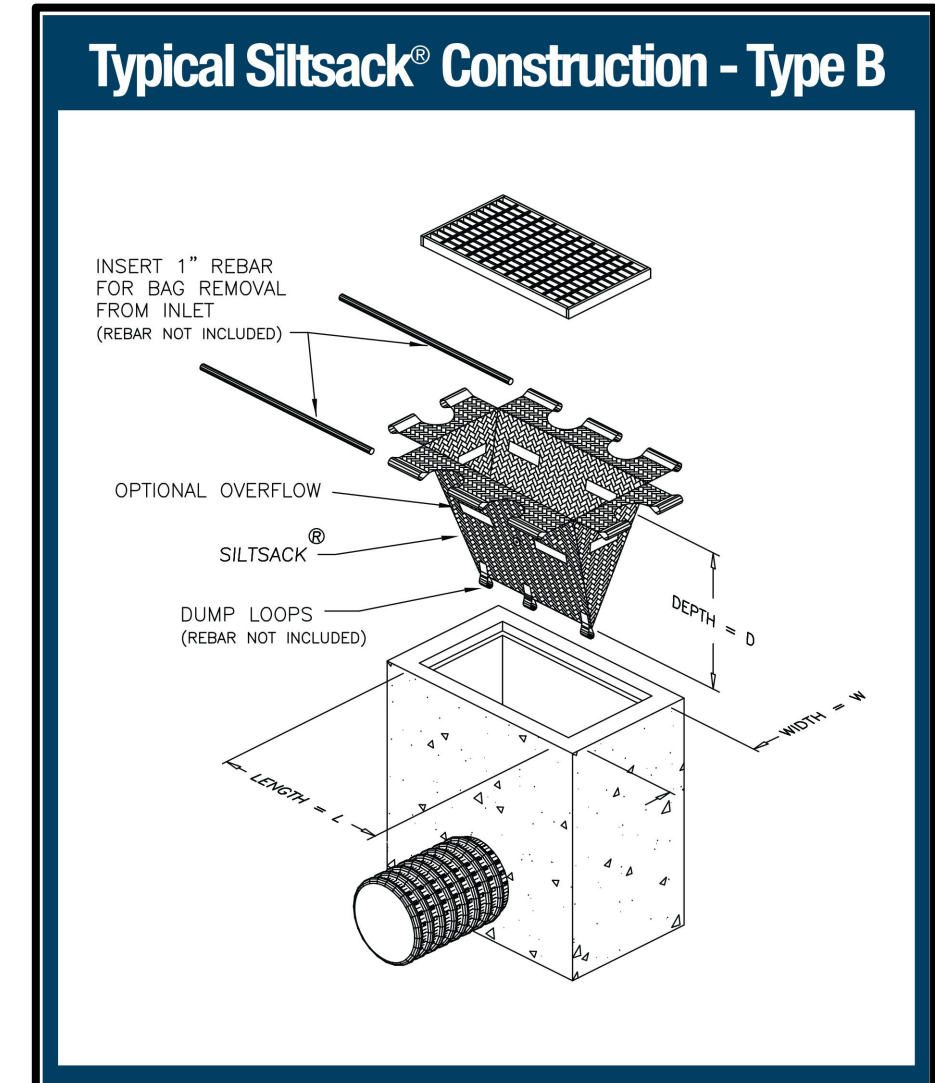
| Pavement Structure | | | |
|--|---|---------------|-----------|
| Pavement Layer | Compaction Requirements | Parking Areas | Driveways |
| Surface Course Asphaltic Concrete HL-4 (OPSS 1150) | 92% MRD as per OPSS 310 | 40mm | 40mm |
| Binder Course Asphaltic Concrete HL-8 (OPSS 1150) | 92% MRD as per OPSS 310 | 50mm | 85mm |
| Pavement Layer | Compaction Requirements | Parking Areas | Driveways |
| Base Course: Granular "A" (OPSS 1010) | 100% Standard Proctor Maximum Dry Density (ASTM-D698) | 150mm | 150mm |
| Subbase Course: Granular "B" TYPE I (OPSS 1010) | 100% Standard Proctor Maximum Dry Density (ASTM-D698) | 300mm | 450mm |



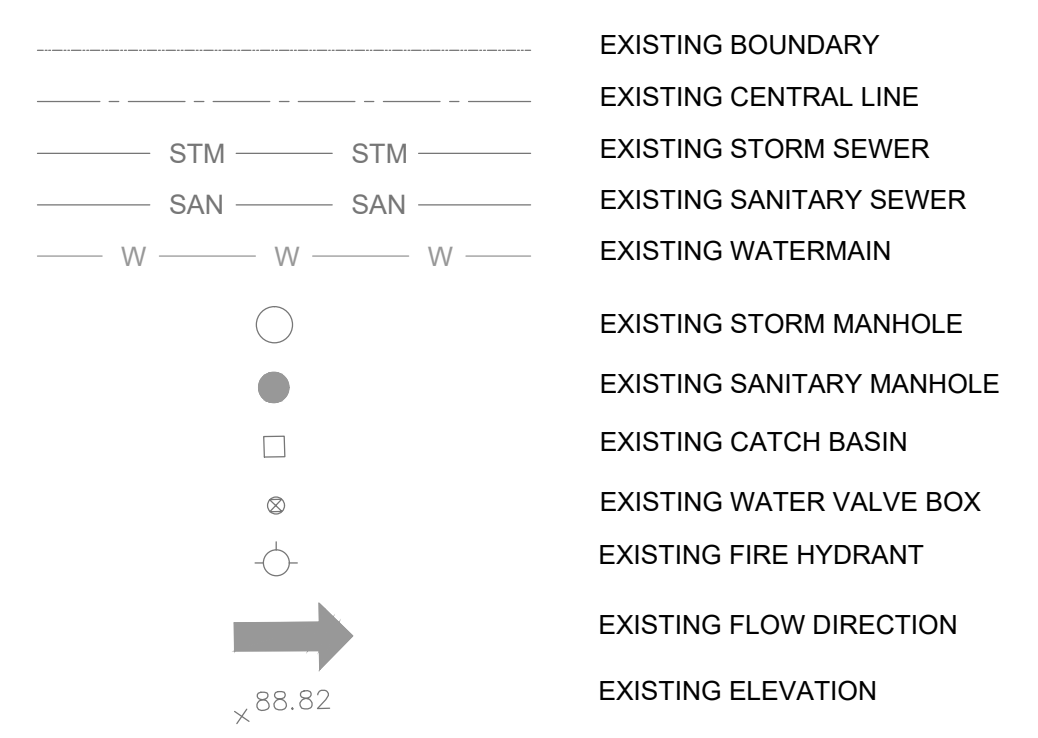
EROSION AND SEDIMENT CONTROL

** CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES. **

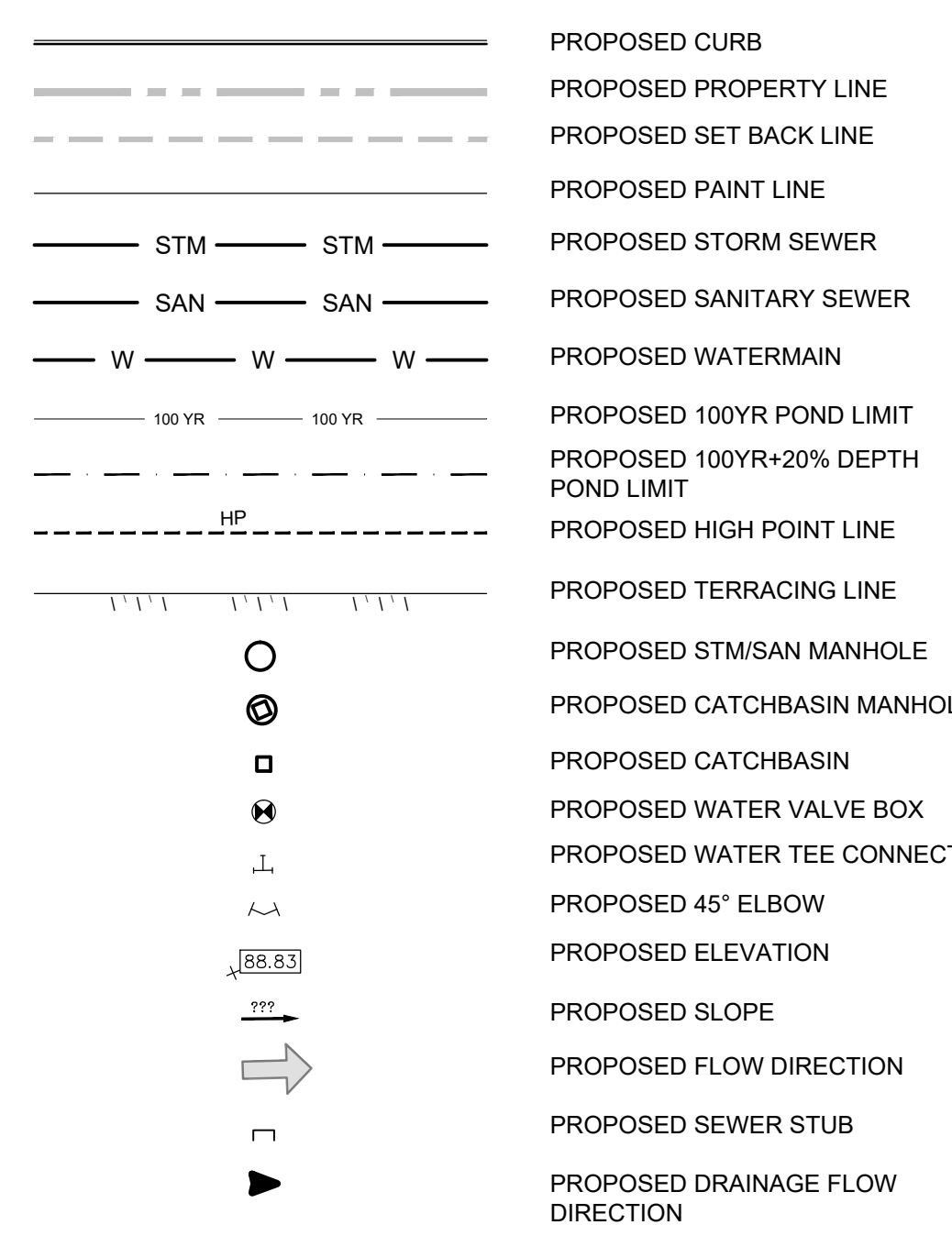
- PRIOR TO START OF CONSTRUCTION:
 - INSTALL SILT FENCE IN LOCATION SHOWN.
 - INSTALL FILTER FABRIC OR SILT SACK FILTERS IN ALL THE CATCHBASINS AND MANHOLES TO REMAIN DURING CONSTRUCTION WITHIN THE SITE.
 - INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.
 - INSTALL MUD MAT AT CONSTRUCTION ENTRANCES.
- DURING CONSTRUCTION:
 - MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE AND IMPACTS TO EXISTING GRADING.
 - PERIMETER VEGETATION TO REMAIN IN PLACE UNTIL PERMANENT STORM WATER MANAGEMENT IS IN PLACE. OTHERWISE, IMMEDIATELY INSTALL SILT FENCE WHEN THE EXISTING SITE IS DISTURBED AT THE PERIMETER.
 - PROTECT DISTURBED AREAS FROM OVERLAND FLOW BY PROVIDING TEMPORARY SWALES TO THE SATISFACTION OF THE FIELD ENGINEER. TIE-IN TEMPORARY SWALE TO EXISTING CB'S AS REQUIRED.
 - PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED WITHIN 30 DAYS.
 - INSPECT SILT FENCES, FILTER FABRIC FILTERS AND CATCH BASIN SUMPS WEEKLY AND WITHIN 24 HOURS AFTER A STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY.
 - DOWNSTREAM STORM INFRASTRUCTURE SHALL BE PROTECTED FROM UNFILTERED RUNOFF DURING ON-SITE STORM INFRASTRUCTURE DEMOLITION.
 - DRAWING TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION.
 - EROSION CONTROL FENCING TO BE ALSO INSTALLED AROUND THE BASE OF ALL STOCKPILES.
 - DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE, OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED. ALL TOPSOIL PILES ARE TO BE SEEDDED IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS).
 - CONTROL WIND-BLOWN DUST OFF SITE BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERING AS REQUIRED AND TO THE SATISFACTION OF THE ENGINEER).
 - NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE FIELD ENGINEER.
 - CITY ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING AS REQUIRED.
 - DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPPED.
 - ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
 - TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ADJUTING PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED.
 - ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
 - 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.



EXISTING LEGEND:



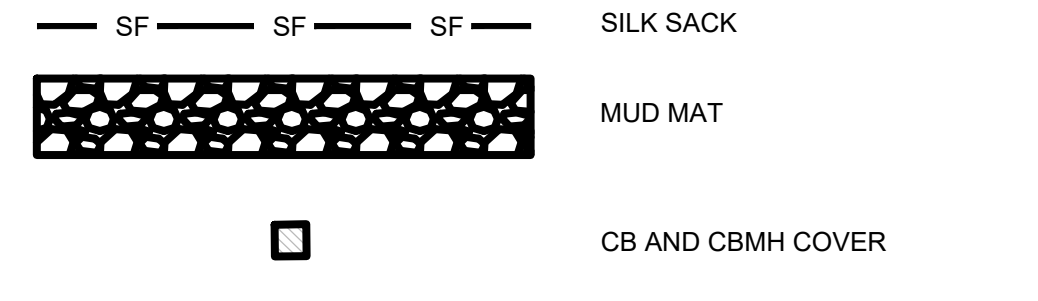
PROPOSED LEGEND:



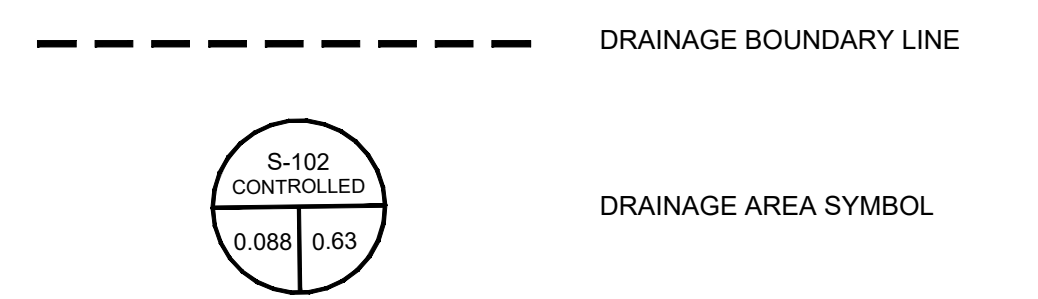
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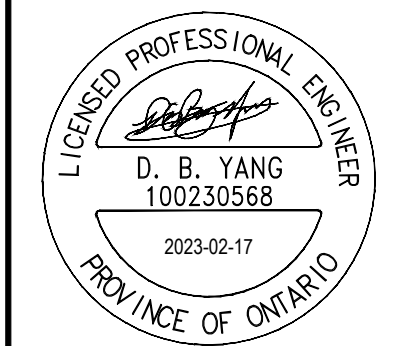
ESC LEGEND:



DRAINAGE AREA LEGEND:

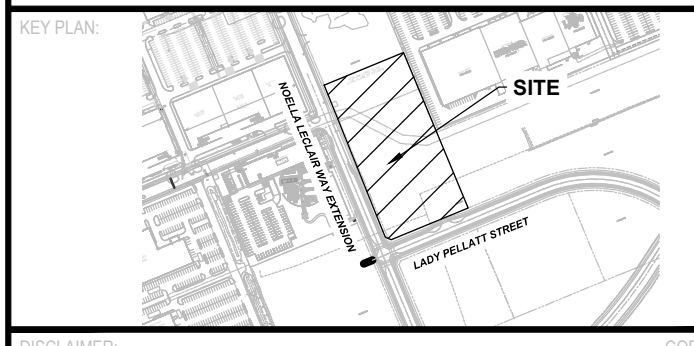


MONTGOMERY SISAM ARCHITECTS INC.
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EXTENDICARE CANADA INC.

EXTENDICARE (CANADA) INC
ORLEANS LTC HOME



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ISSUED FOR - REVISION:

| NO. | DATE | DESCRIPTION |
|-----|------------|----------------|
| 1 | 2023-02-17 | ISSUED FOR SPA |

| PROJECT NO: | DATE: |
|-----------------|------------|
| 221-12376-00 | 2023-02-17 |
| PROPOSED SCALE: | DATE: |
| 1:300 | 2023-02-17 |
| DESIGNED BY: | DATE: |
| D.Y. | 2023-02-17 |
| DRAWN BY: | DATE: |
| J.T. | 2023-02-17 |
| CHECKED BY: | DATE: |
| D.Y. | 2023-02-17 |
| DISCIPLINE: | DATE: |
| CIVIL | 2023-02-17 |

TITLE

NOTES AND DETAILS

SHEET NUMBER:

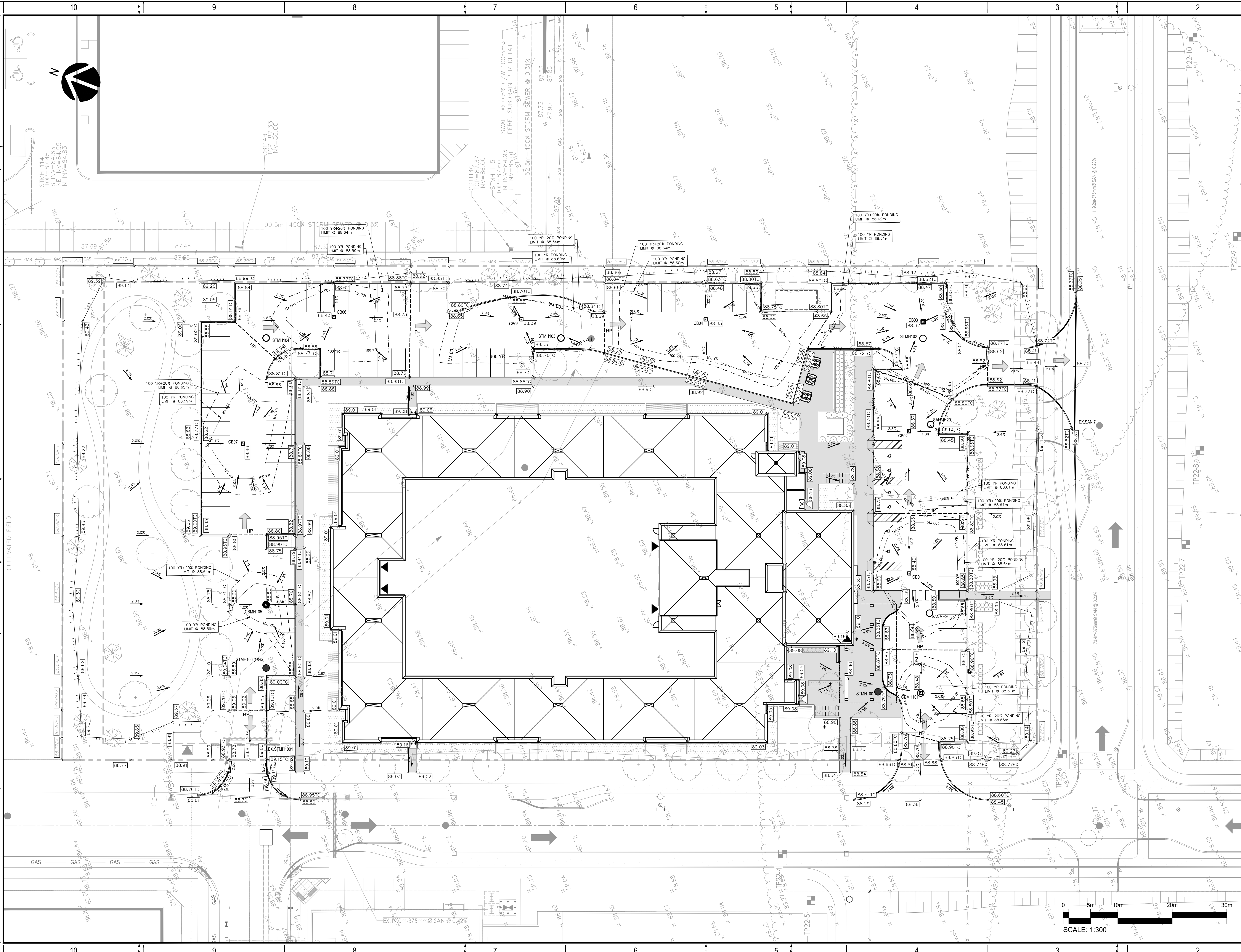
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ISSUE: 1 OF 5

ISSUED FOR SPA

DATE OF: 2023-02-17

REV #: 0



STMH 114
TOP=87.45
S INV=84.63
N INV=84.63

CB1144C
TOP=87.57
INV=86.00

STMH 115
TOP=84.93
N INV=85.01
E INV=85.01

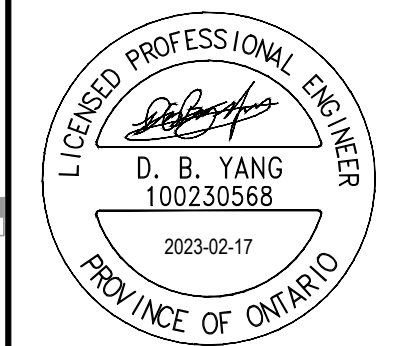
SWALE @ 0.5% C/W 100mm
PERF. SUBDRAIN PER DETAIL.
62.5m-450x STORM SEWER @ 0.31%



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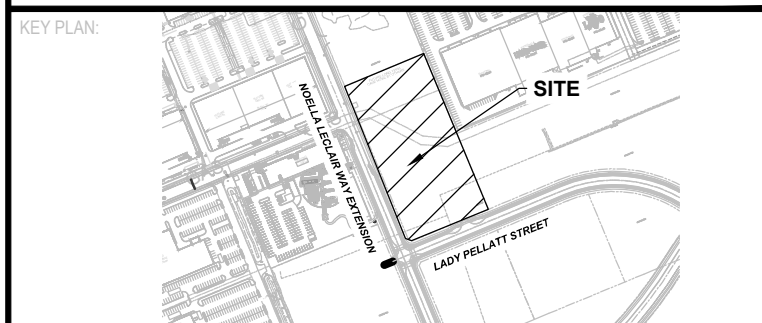
MONTGOMERY SISAM ARCHITECTS INC.

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REMARKS: SEE GRID DERIVED FROM THE CAN-NET VRS NETWORK. OBSERVATIONS ON NICE HORIZONTAL CONTROL MONUMENTS 1877430 AND 188801. CENTRAL MERCATOR, 70°30' WEST LONGITUDE MTM ZONE 18 NORTH (ORIGNAL). 1877205 N 500000.42 E 524888.04 1877071 N 500000.50 E 524888.04

ISSUED FOR: REVISION

| NO. | DATE | DESCRIPTION |
|-----|------------|----------------|
| 1 | 2023-02-17 | ISSUED FOR SPA |

| | | | |
|-----------------|--------------|---|------------|
| PROJECT NO: | 221-12376-00 | DATE: | 2023-02-17 |
| ORIGINAL SCALE: | 1:300 | IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE. | |
| DESIGNED BY: | D.Y. | | |
| DRAWN BY: | J.T. | | |
| CHECKED BY: | D.Y. | | |

DISCIPLINE: CIVIL
TITLE: GRADING PLAN

SHEET NUMBER: C001
ISSUE: 2 OF 5
ISSUED FOR SPA
DATE OF: 2023-02-17
REV: 0



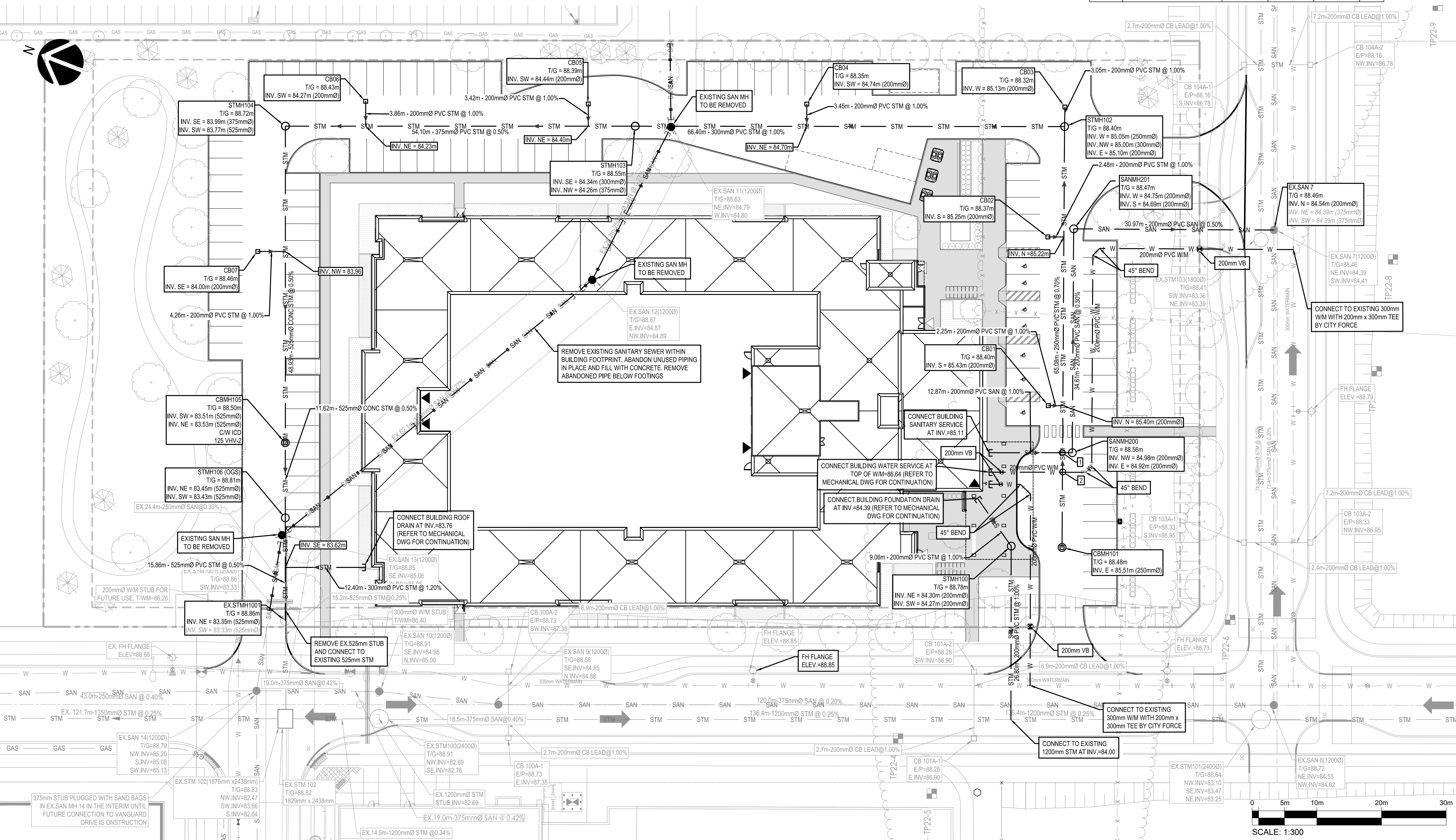
| STRUCTURE ID | AREA ID | TOP OF GRATE | STRUCTURE INFO | | | | OUTLET PIPE INFO | | | ICD INFO | | | | |
|--------------|---------|--------------|----------------|--------|--------|--------|------------------|--------------|-------|----------|------------|----------|------------|----------|
| | | | INLET | INLET | INLET | OUTLET | SIZE | OPSD | COVER | DIAMETER | TYPE | HEAD (m) | FLOW (l/s) | ICD TYPE |
| CB01 | | 88.40 | | | | 85.430 | 600X600mm | OPSD 701.010 | S19.1 | 200 | PVC SDR-35 | | | |
| CB02 | | 88.37 | | | | 85.250 | 600X600mm | OPSD 701.010 | S19.1 | 200 | PVC SDR-35 | | | |
| CB03 | | 88.32 | | | | 85.130 | 600X600mm | OPSD 701.010 | S19.1 | 200 | PVC SDR-35 | | | |
| CB04 | | 88.35 | | | | 84.740 | 600X600mm | OPSD 701.010 | S19.1 | 200 | PVC SDR-35 | | | |
| CB05 | | 88.39 | | | | 84.440 | 600X600mm | OPSD 701.010 | S19.1 | 200 | PVC SDR-35 | | | |
| CB06 | | 88.43 | | | | 84.270 | 600X600mm | OPSD 701.010 | S19.1 | 200 | PVC SDR-35 | | | |
| CB07 | | 88.46 | | | | 84.000 | 600X600mm | OPSD 701.010 | S19.1 | 200 | PVC SDR-35 | | | |
| STMH100 | | 88.82 | | | 84.300 | 84.270 | 1200mm DIA. | OPSD 701.010 | S24.1 | 200 | PVC SDR-35 | | | |
| CBMH101 | | 88.48 | | | | 85.510 | 1200mm DIA. | OPSD 701.010 | S28.1 | 250 | PVC SDR-35 | | | |
| STMH102 | | 88.40 | | 85.100 | 85.050 | 85.000 | 1200mm DIA. | OPSD 701.010 | S24.1 | 300 | PVC SDR-35 | | | |
| STMH103 | | 88.55 | | | 84.340 | 84.260 | 1200mm DIA. | OPSD 701.010 | S24.1 | 375 | PVC SDR-35 | | | |
| STMH104 | | 88.72 | | | 83.990 | 83.770 | 1200mm DIA. | OPSD 701.010 | S24.1 | 525 | CONCRETE | | | |
| CBMH105 | | 88.60 | | | 83.530 | 83.510 | 1200mm DIA. | OPSD 701.010 | S28.1 | 525 | CONCRETE | | | |
| STMH106 | | 88.79 | | | 83.450 | 83.430 | 1200mm DIA. | OPSD 701.010 | S24.1 | 525 | CONCRETE | | | |

| STRUCTURE ID | TOP OF GRATE ELEVATION | INVERT | | | SIZE | OPSD | COVER |
|--------------|------------------------|--------|-------|-------|-------------|--------------|-------|
| | | INLET | INLET | INLET | | | |
| SANMH200 | 88.56 | | | | 1200mm DIA. | OPSD-701.010 | S24 |
| SANMH201 | 88.44 | | | | 1200mm DIA. | OPSD-701.010 | S24 |

| | Obvert | Invert | Obvert | Invert | Clearance Under | Obvert | Invert | 250mmØ PVC STM |
|---|----------------|--------|--------|--------|-----------------|--------|--------|----------------|
| | | | | | | | | |
| 1 | 200mmØ PVC SAN | 85.196 | 84.996 | 0.211 | Clearance Under | 85.657 | 85.407 | 250mmØ PVC STM |
| 2 | 250mmØ PVC STM | 85.679 | 85.429 | 0.331 | Clearance Under | 86.210 | 86.010 | 200mmØ PVC W/M |

*Note: Provide Concrete Encased for crossing clearance less than 0.3m

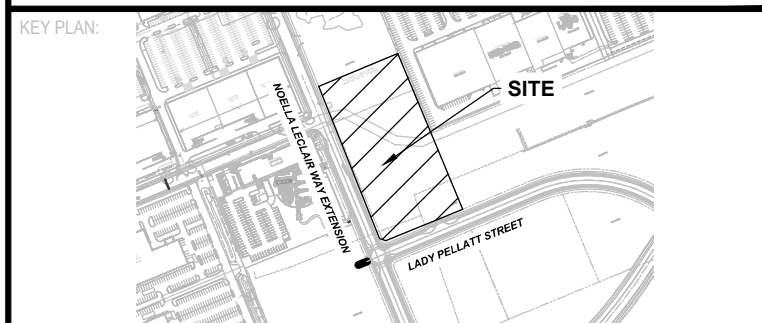
| STATION | DESCRIPTION | FINISHED GRADE | WATERMAIN | | COVER |
|---------------------------|--|----------------|------------------|--------------------|-------|
| | | | TOP OF WATERMAIN | AS-BUILT WATERMAIN | |
| Dual 200mm W/M Services 1 | | | | | |
| 0+000 | W/M STUB | | 89.04 | 86.640 | 2.40 |
| 0+001.95 | 200mm VB | | 88.95 | 86.550 | 2.40 |
| 0+011.36 | Crossing with 250mm PVC STM | | 88.61 | 86.210 | 2.40 |
| 0+014.92 | 45° Bend | | 88.64 | 86.240 | 2.40 |
| 0+016.25 | 45° Bend | | 88.64 | 86.240 | 2.40 |
| 0+048.93 | 45° Bend | | 88.47 | 86.070 | 2.40 |
| 0+050.37 | 45° Bend | | 88.46 | 86.060 | 2.40 |
| 0+065.81 | 200mm VB | | 89.25 | 86.850 | 2.40 |
| 0+065.81 | 200mm VB | | 89.25 | 86.850 | 2.40 |
| 0+080.31 | Connect to Ex. 300mm W/M WITH200X300 Tee | | 89.31 | 86.910 | 2.40 |
| Dual 200mm W/M Services 2 | | | | | |
| 1+000 | W/M STUB | | 89.05 | 86.650 | 2.40 |
| 1+001.81 | 200mm VB | | 88.98 | 86.580 | 2.40 |
| 1+004.85 | 45° Bend | | 88.84 | 86.440 | 2.40 |
| 1+007.02 | 45° Bend | | 88.78 | 86.380 | 2.40 |
| 1+027.51 | 200mm VB | | 88.66 | 86.260 | 2.40 |
| 1+036.63 | Connect to Ex. 300mm W/M WITH200X300 Tee | | 89.97 | 87.570 | 2.40 |



MONTGOMERY SISAM ARCHITECTS INC.
 197 SPADINA AVE. SUITE 301
 TORONTO, ONTARIO
 CANADA M5T 2S8



EXTENDICARE CANADA INC.
 CLIENT REF #
 PROJECT
EXTENDICARE (CANADA) INC
 ORLEANS LTC HOME

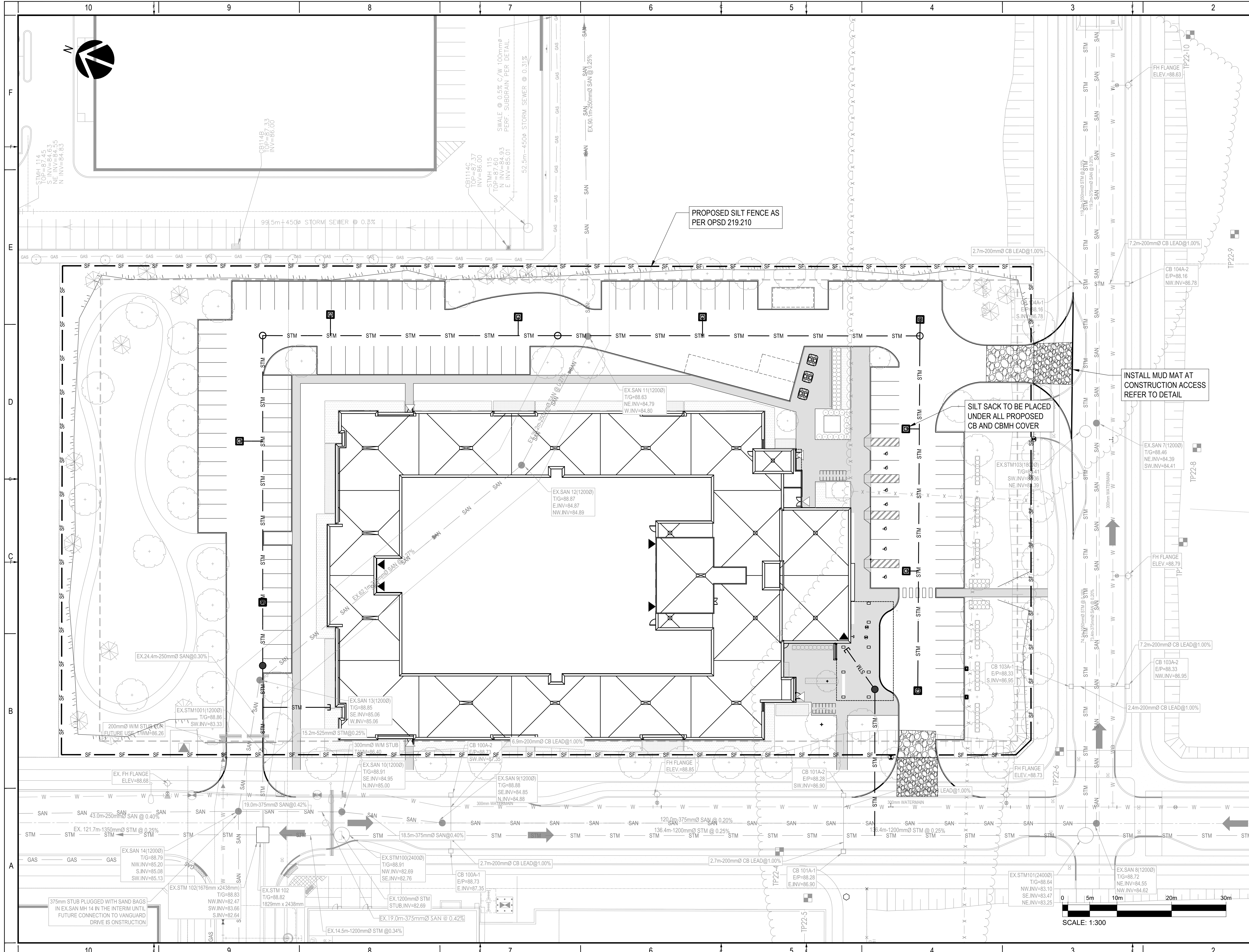


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ISSUED FOR REVISION:

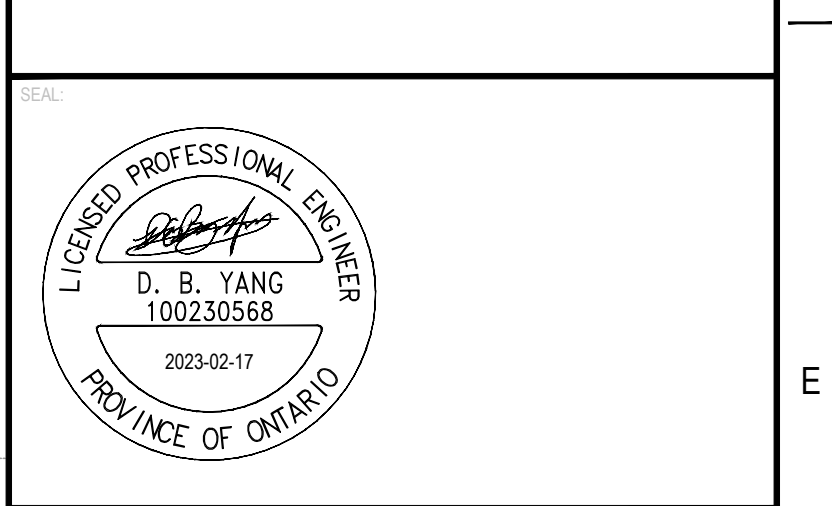
| NO. | DATE | DESCRIPTION |
|-----|------------|----------------|
| 1 | 2023-02-17 | ISSUED FOR SPA |

PROJECT NO: 221-12376-00
 ORIGINAL SCALE: 1:300
 DESIGNED BY: D.Y.
 DRAWN BY: J.T.
 CHECKED BY: D.Y.
 DISCIPLINE: CIVIL

TITLE: **SERVICING PLAN**
 SHEET NUMBER: **C002**
 ISSUE: 3 OF 5
 DATE OF: 2023-02-17
 ISSUED FOR SPA



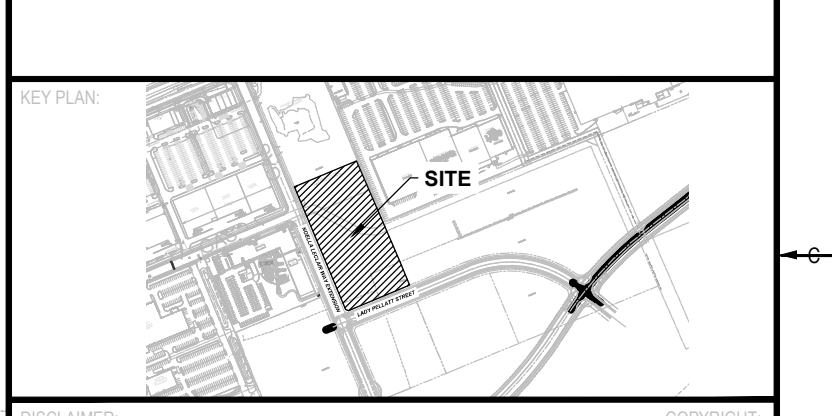
MONTGOMERY SISAM ARCHITECTS INC.
 197 SPADINA AVE, SUITE 301
 TORONTO, ONTARIO
 CANADA M5T 2C8



EXTENDICARE CANADA INC.

CLIENT REF #
 PROJECT

**EXTENDICARE (CANADA) INC
 ORLEANS LTC HOME**



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REMARKS: BEARING ARE GRID, DERIVED FROM THE CAN-NET URS NETWORK OBSERVATIONS ON NECE HORIZONTAL CONTROL MONUMENTS 1977305A AND 198691. CENTRAL MERIDIAN, 79°30' WEST LONGITUDE MTM ZONE 18T UTM 500000.42 E 524888.04 1977305 N 500000.42 E 524888.04 198691 500000.37 E 524888.04

| NO. | DATE | DESCRIPTION |
|-----|------------|----------------|
| 1 | 2023-02-17 | ISSUED FOR SPA |

| | | | |
|-----------------|--------------|---|------------|
| PROJECT NO: | 221-12376-00 | DATE: | 2023-02-17 |
| ORIGINAL SCALE: | 1:300 | IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE. | |
| DESIGNED BY: | D.Y. | CHECKED BY: | J.T. |
| DRAWN BY: | D.Y. | DATE: | |

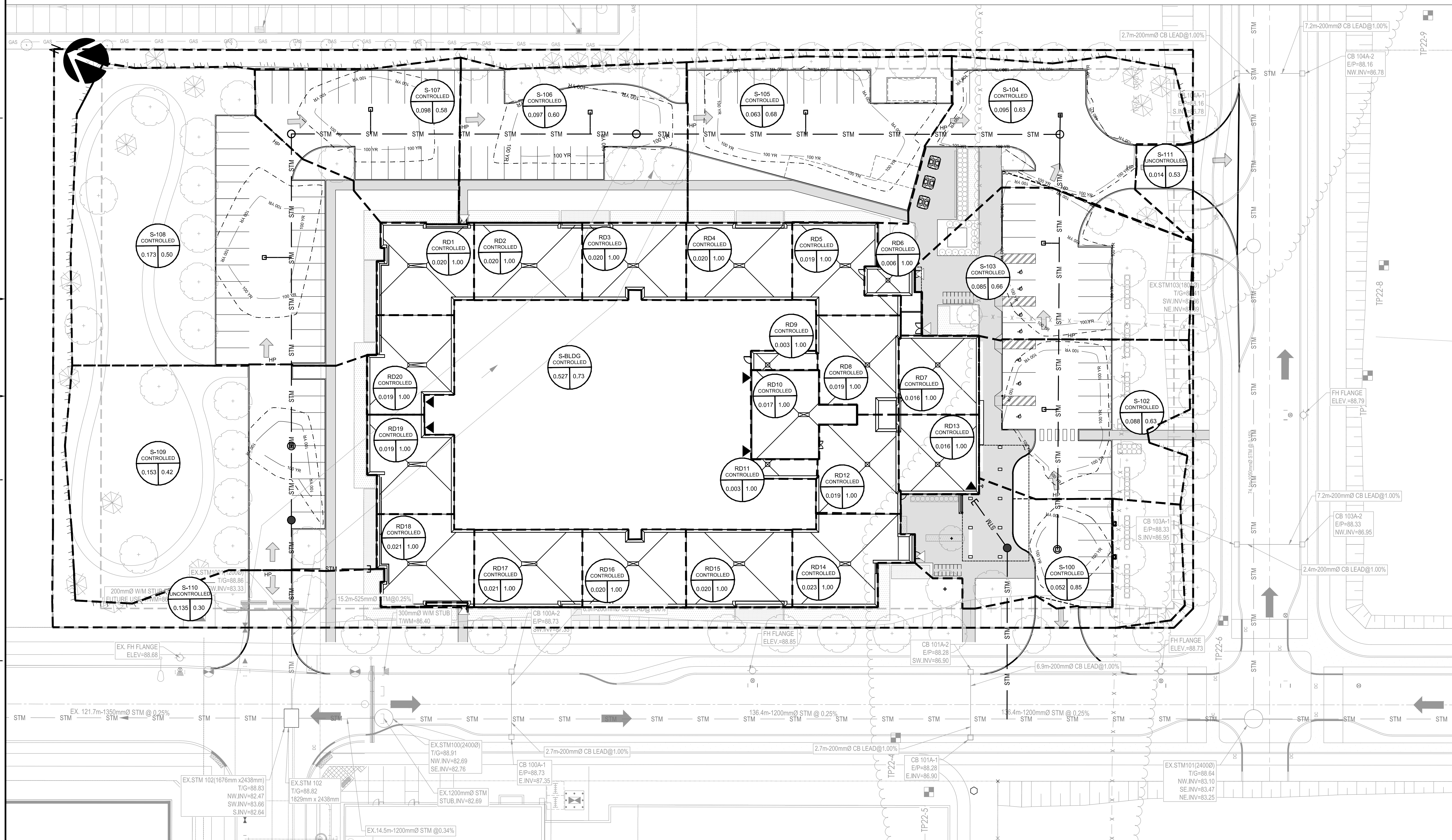
| | |
|---------------|-----------------------------------|
| DISCIPLINE: | CIVIL |
| TITLE: | EROSION AND SEDIMENT CONTROL PLAN |
| SHEET NUMBER: | C003 |
| ISSUE: | ISSUED FOR SPA |
| DATE OF: | 2023-02-17 |
| REV #: | 0 |


SCALE: 1:300

| Drainage Area | CB NO. | Total (Ha) | Grass C=0.25 | Asphalt C=0.90 | Roof C=1.0 | Cavg | Max Ponding Area | Max Ponding Elev | Max Ponding Depth | Max Ponding Volume | 100YR Ponding Depth | 100YR Ponding Area | 100YR Ponding Volume | 100YR Ponding Depth+20% Depth | 100YR+20% Depth Ponding Area | 100YR+20% Depth Ponding Volume |
|---------------|---------|------------|--------------|----------------|------------|------|------------------|------------------|-------------------|--------------------|---------------------|--------------------|----------------------|-------------------------------|------------------------------|--------------------------------|
| S-100 | CBMH101 | 0.052 | 0.003 | 0.048 | | 0.85 | 156.79 | 88.68 | 0.200 | 10.45 | 0.13 | 70.09 | 3.04 | 0.17 | 119.9 | 6.79 |
| S-102 | CB01 | 0.088 | 0.037 | 0.051 | | 0.63 | 310.23 | 88.65 | 0.250 | 25.85 | 0.21 | 232.44 | 16.27 | 0.24 | 295.39 | 23.63 |
| S-103 | CB02 | 0.085 | 0.031 | 0.054 | | 0.66 | 317.33 | 88.62 | 0.250 | 26.44 | 0.24 | 300.91 | 24.07 | 0.27 | 344.85 | 31.04 |
| S-104 | CB03 | 0.095 | 0.040 | 0.055 | | 0.63 | 389.84 | 88.62 | 0.300 | 38.98 | 0.29 | 363.85 | 35.17 | 0.30 | 382.09 | 38.21 |
| S-105 | CB04 | 0.104 | 0.035 | 0.069 | | 0.68 | 524.87 | 88.65 | 0.300 | 52.49 | 0.25 | 363.11 | 30.26 | 0.29 | 483.39 | 46.73 |
| S-106 | CB05 | 0.097 | 0.045 | 0.052 | | 0.60 | 372.39 | 88.69 | 0.300 | 37.24 | 0.21 | 206.84 | 14.48 | 0.25 | 266.14 | 22.18 |
| S-107 | CB06 | 0.098 | 0.048 | 0.050 | | 0.58 | 428.53 | 88.73 | 0.300 | 42.85 | 0.16 | 147.47 | 7.87 | 0.21 | 245.9 | 17.21 |
| S-108 | CB07 | 0.173 | 0.106 | 0.067 | | 0.50 | 540.49 | 88.76 | 0.300 | 54.05 | 0.13 | 136.87 | 5.93 | 0.19 | 284.52 | 18.02 |
| S-109 | CBMH105 | 0.153 | 0.112 | 0.041 | | 0.42 | 295.53 | 88.80 | 0.300 | 29.55 | 0.09 | 51.64 | 1.55 | 0.14 | 115.29 | 5.38 |
| S-BLDG | | 0.527 | 0.188 | | 0.339 | 0.73 | | | | | | | | | | |
| Total | | 1.472 | 0.645 | 0.487 | 0.339 | | | | | 317.914 | | 1873.22 | 138.64 | | 2537.47 | 209.19 |

| Roof Drainage# | Roof Area m ² | Ponding Area m ² | Ponding Depth m | Ponding Volume m ³ |
|----------------|--------------------------|-----------------------------|-----------------|-------------------------------|
| RD1 | 207.11 | 186.40 | 0.13 | 8.08 |
| RD2 | 205.42 | 184.88 | 0.13 | 8.01 |
| RD3 | 194.59 | 175.13 | 0.13 | 7.59 |
| RD4 | 201.88 | 181.69 | 0.13 | 7.87 |
| RD5 | 187.96 | 169.16 | 0.13 | 7.33 |
| RD6 | 57.42 | 51.68 | 0.13 | 2.24 |
| RD7 | 156.26 | 140.63 | 0.13 | 6.09 |
| RD8 | 189.29 | 170.36 | 0.13 | 7.38 |
| RD9 | 31.34 | 28.21 | 0.13 | 1.22 |
| RD10 | 168.69 | 151.82 | 0.13 | 6.58 |

| Roof Drainage# | Roof Area m ² | Ponding Area m ² | Ponding Depth m | Ponding Volume m ³ |
|----------------|--------------------------|-----------------------------|-----------------|-------------------------------|
| RD11 | 31.87 | 28.68 | 0.13 | 1.24 |
| RD12 | 189.60 | 170.64 | 0.13 | 7.39 |
| RD13 | 156.65 | 140.99 | 0.13 | 6.11 |
| RD14 | 225.52 | 202.97 | 0.13 | 8.80 |
| RD15 | 202.69 | 182.42 | 0.13 | 7.90 |
| RD16 | 195.81 | 176.23 | 0.13 | 7.64 |
| RD17 | 206.23 | 185.61 | 0.13 | 8.04 |
| RD18 | 205.52 | 184.97 | 0.13 | 8.02 |
| RD19 | 188.75 | 169.88 | 0.13 | 7.36 |
| RD20 | 189.44 | 170.50 | 0.13 | 7.39 |





2011 QUEENSWAY
OTTAWA, ONTARIO
CANADA K2B 8K2
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MONTGOMERY SISAM ARCHITECTS INC.
197 SPADINA AVE., SUITE 301
TORONTO, ONTARIO
CANADA M5T 2C8

LI-CENSIED PROFESSIONAL ENGINEER
D. B. YANG
100230568
2023-02-17
PROVINCE OF ONTARIO

EXTENDICARE CANADA INC.

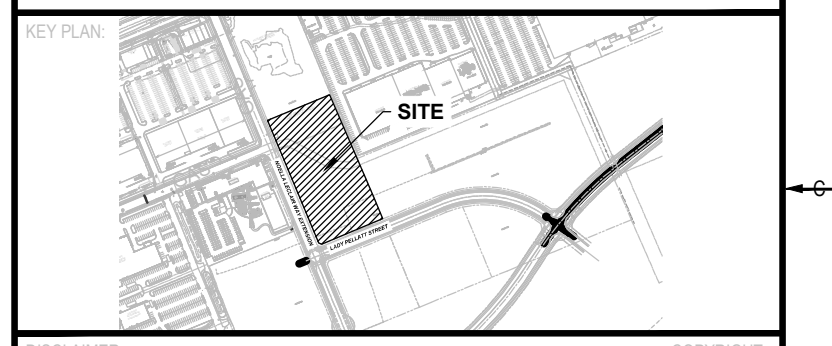
EXTENDICARE (CANADA) INC
ORLEANS LTC HOME

STORM DRAINAGE AREA PLAN

C004

ISSUED FOR SPA

DATE OF: 2023-02-17



| NO. | DATE | DESCRIPTION |
|-----|------------|----------------|
| 1 | 2023-02-17 | ISSUED FOR SPA |

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|---------------|--------------------------|--|------------|
| PROJECT NO: | 221-12376-00 | DATE: | 2023-02-17 |
| SCALE: | 1:300 | IF THIS BAR IS NOT 25mm LONG, ADJUST FOR PLOTTING SCALE. | |
| DESIGNED BY: | D.Y. | CHECKED BY: | D.Y. |
| DRAWN BY: | J.T. | DISCIPLINE: | |
| TITLE: | STORM DRAINAGE AREA PLAN | | |
| SHEET NUMBER: | C004 | SHEET # | 5 OF 5 |
| ISSUE: | ISSUED FOR SPA | DATE OF: | 2023-02-17 |