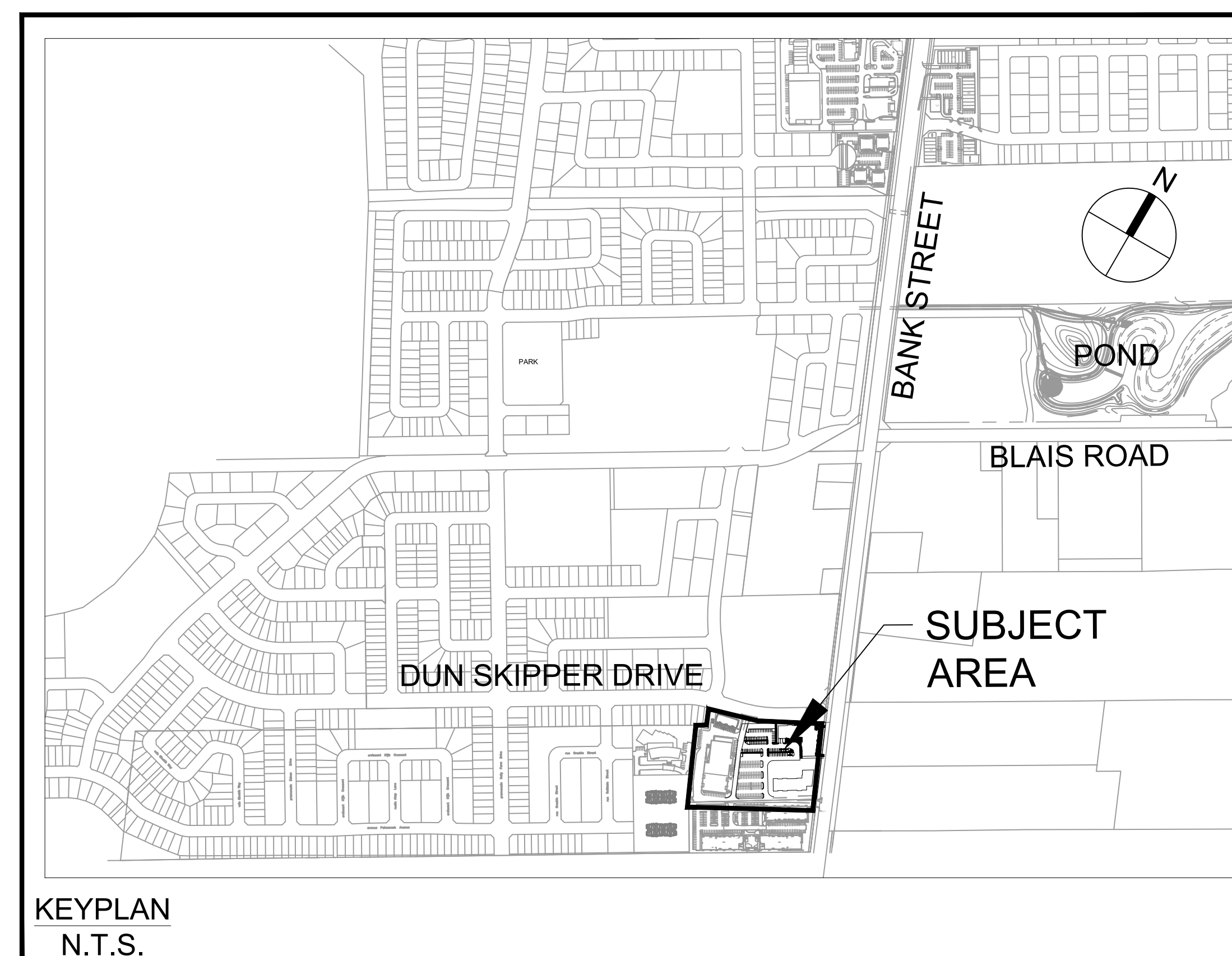


SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

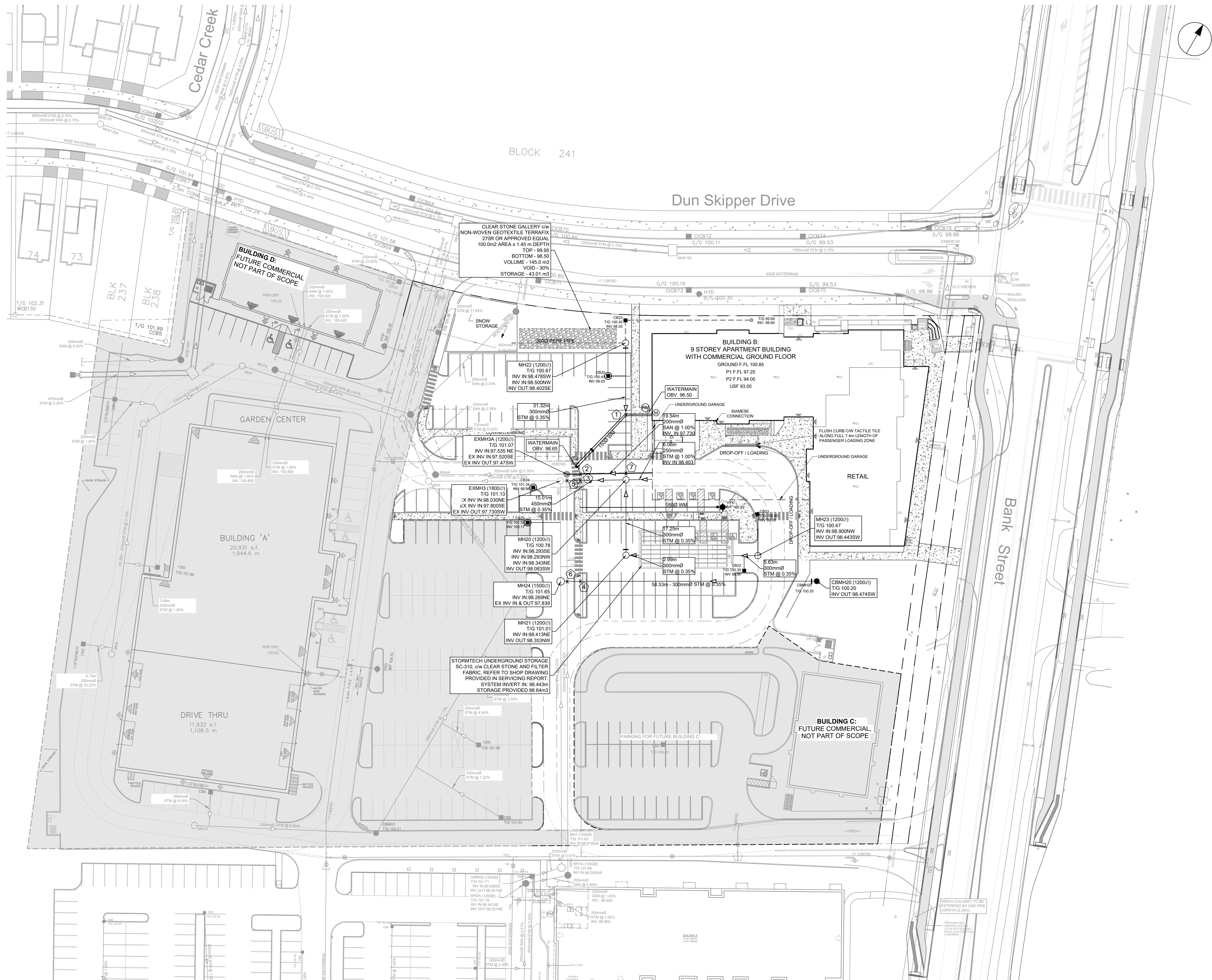


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Sheet List Table	
Sheet Number	Sheet Title
	Cover
C-001	GENERAL PLAN OF SERVICES
C-010	NOTES & LEGEND
C-200	GRADING PLAN
C-201	INTERIM GRADING PLAN
C-400	SANITARY DRAINAGE AREA PLAN
C-500	STORM DRAINAGE AREA PLAN
C-501	INTERIM STORM DRAINAGE AREA PLAN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

CONTRACT NO. 148290



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2668867 Ontario Inc.

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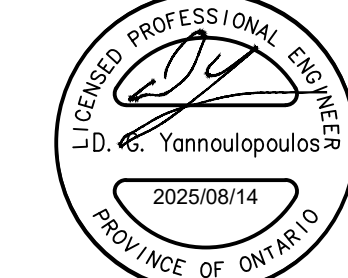
ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2024-11-26
2	SUBMISSION NO.2 FOR CITY REVIEW	2025-02-18
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4	REVISED PER CITY COMMENTS	2025-06-02
5	REVISED SITE PLAN	2025-08-14

SEE 010 FOR NOTES, LEGEND AND DETAILS



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PROJECT
SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

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

SHEET TITLE
GENERAL PLAN OF SERVICES

SHEET NUMBER
C-001
ISSUE
5

Diagram illustrating various curb and sidewalk configurations:

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

	MH118A	SANITARY MANHOLE
	200mm Ø SAN	SANITARY SEWER
	MH118	STORM MANHOLE
	825mm Ø STM	STORM SEWER - LESS THAN 9000
	900mm Ø STM	STORM SEWER - 9000 & GREATER
	2000 WATERMAIN	WATERMAIN
	CB100 T/G 104.10	STREET CATCHBASIN C/W TOP OF GRADE
	G/G 104.25	CURB INLET CATCHBASIN C/W GUTTER GRADE
	DCB100 T/G 104.10	DOUBLE CATCHBASIN C/W TOP OF GRADE
	G/G 104.25	DOUBLE CURB INLET CATCHBASIN C/W GUTTER GRADE
	DI101 T/G 103.59	DITCH INLET MANHOLE C/W TOP OF GRADE
	CBMH101 T/G 103.59	CATCHBASIN MANHOLE C/W TOP OF GRADE
	RYCB T/G 104.35	REAR YARD CATCHBASIN IN ROAD CROSSING STRUCTURE C/W SOLID GRADE
	T/G 104.35 RYV 103.35	REAR YARD "TEE" CATCHBASIN (3000) C/W TOP OF GRADE AND INVERT OUT
	T/G 104.50 RYV 103.50	REAR YARD "END" CATCHBASIN (3000) C/W TOP OF GRADE AND INVERT OUT
	T/G 104.35 RYV 103.35	REAR YARD "CUSTOM ANGLED " CATCHBASIN (4500) C/W TOP OF GRADE AND INVERT OUT
	T/G 104.35 RYV 103.35	REAR YARD "THREE WAY" CATCHBASIN (4500) C/W TOP OF GRADE AND INVERT OUT
	300mm Ø CSP	PERFORATED REAR YARD SUBDRAIN
	V8VB	CSP CULVERT C/W DIAMETER
	V8VC	VALVE AND VALVE BOX
	HYD 104.35	VALVE AND VALVE CHAMBER
	HYD 104.35	PARK VALVE CHAMBER C/W SERVICE POST
	HYD 104.35	FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
	200Ø WM	WATERMAIN REDUCER
	RED 150Ø WM	VERTICAL BEND LOCATION
	2 V-BENDS	SIAMESE CONNECTION (IF REQUIRED)
	(M)	METER (IF REQUIRED)
	(RM)	REMOTE METER (IF REQUIRED)
	(F)	WATERMAIN IDENTIFICATION (IF REQUIRED)
	(X)	PIPE CROSSING IDENTIFICATION (IF REQUIRED)
	(S)	SINGLE SERVICE LOCATION
	(D)	DOUBLE SERVICE LOCATION
	BH 12 103.00	INFERRED REFUSAL (SEE GEOTECHNICAL REPORT)
	HCL 101.79	100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
	USF 101.79	UNDERSIDE OF FOOTING ELEVATION
	CLAY SEAL IN SEWER / WATERMAIN TRENCH	
	CB100 T/G 104.10	CATCHBASIN COMPLETE WITH INLET CONTROL DEVICE
	MH10	MANHOLE COMPLETE WITH INLET CONTROL DEVICE
	.SC	SCUPPER DRAIN
	*RD	ROOF DRAIN

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

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

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

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3. THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL LANDS BEYOND THE SITE LIMITS. ANY AREAS BEYOND THE SITE LIMITS, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE ADJACENT LAND OWNER. THE OWNER, THE OWNERS REPRESENTATIVES AND/OR THE AUTHORITY HAVE JURISDICTION AT THE EXPENSE OF THE CONTRACTOR.

6. WHERE NECESSARY, THE CONTRACTOR SHALL IMPLEMENT A TRAFFIC MANAGEMENT PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE LATEST VERSION OF THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL TEMPORARY TRAFFIC CONTROL MEASURES MUST BE REMOVED UPON THE COMPLETION OF THE WORKS.

7. SHOULD ANY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE OWNER TO CONTACT THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATE, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.

8. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG2934-1 PREPARED BY PATERSON GROUP.

LOCAL ROAD (600mm)

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

CAR ONLY PARKING AREA - (500mm)

- 50mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
- 150mm - OPSS GRANULAR "A" CRUSHED STONE
- 300mm - OPSS GRANULAR "P" TYPE II

9. FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.

10. FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY ALEXANDER WILSON ARCHITECT INC.

11. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES

12. ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL, TO BE FILLED WITH ACCEPTABLE NATIVE EARTH BORROW OR IMPORTED OPSS SELECTED SUBGRADE MATERIAL IF NATIVE MATERIAL IS DEFICIENT AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.

13. IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMAINS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. AS PER CITY GUIDELINES ALL WATERMAINS IN FILL AREAS ARE TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.

14. THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE BEGINNING OF THE ENGINEER, OR ANY REGULATORY AGENCY, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL THE START OF A SUBSEQUENT PHASE.

15. CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING CLEAN ALL ROADS WHICH BECOME COVERED IN DUST, DEBRIS AND/OR MUD AS A RESULT OF ITS CONSTRUCTION OPERATIONS.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIP SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.

17. ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.

18. SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.

19. UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:

- WATERSHEDS TO BE PVC DR18
- SANITARY SEWER TO BE PVC DR35
- PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
- STORM SEWERS 375mm DIAMETER AND LESS TO BE PVC DR35
- STORM SEWERS 450mm DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPSD 807.010 OR 807.030, HIGHER
- FOR SHALLOW SEWERS, REFER TO CITY STANDARD S35.

20. ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.

21. ANY WATERMAIN WITH LESS THAN 2.4m AND ANY SEWER WITH LESS THAN 2.0m DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY STANDARD W22 OR AS APPROVED BY THE ENGINEER.

22. ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.

23. ALL SUBD SED SEWERS SHALL HAVE PRE-FABRICATED CAPS INSTALLED.

24. ALL CATCHBASINS SHALL HAVE A 600mm SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZES LESS THAN 900mm, SHALL HAVE A 300mm SUMP.

25. ALL SANITARY MANHOLES IN PONDING AREAS SHALL BE EQUIPPED WITH A WATER TIGHT COVER.

26. ALL LEADS FOR STREET CATCHBASINS AND CURB INLET CATCHBASINS CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB'S CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.

27. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STREET CATCHBASINS SHALL BE INSTALLED WITH TWO - 3.0m MINIMUM SUBGRAINS INSTALLED LONGITUINALLY, PARALLEL WITH THE CURB. ALL CATCHBASINS IN ASPHALT AREAS, AND ADJACENT TO A CURB, SHALL BE INSTALLED WITH FOUR - 3.0m MINIMUM SUBGRAINS INSTALLED ORTHOGONALLY.

28. INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).

29. ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.

30. EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, AS PER ANNOTED BUILDING CODE REQUIREMENTS (BY OTHERS).

31. THE HGL PROVIDED IS BASED ON HYDRAULIC MODELING COMPLETED USING RATIONAL METHOD AND THE 100 YEAR CHICAGO STORM EVENT (C3H10010).

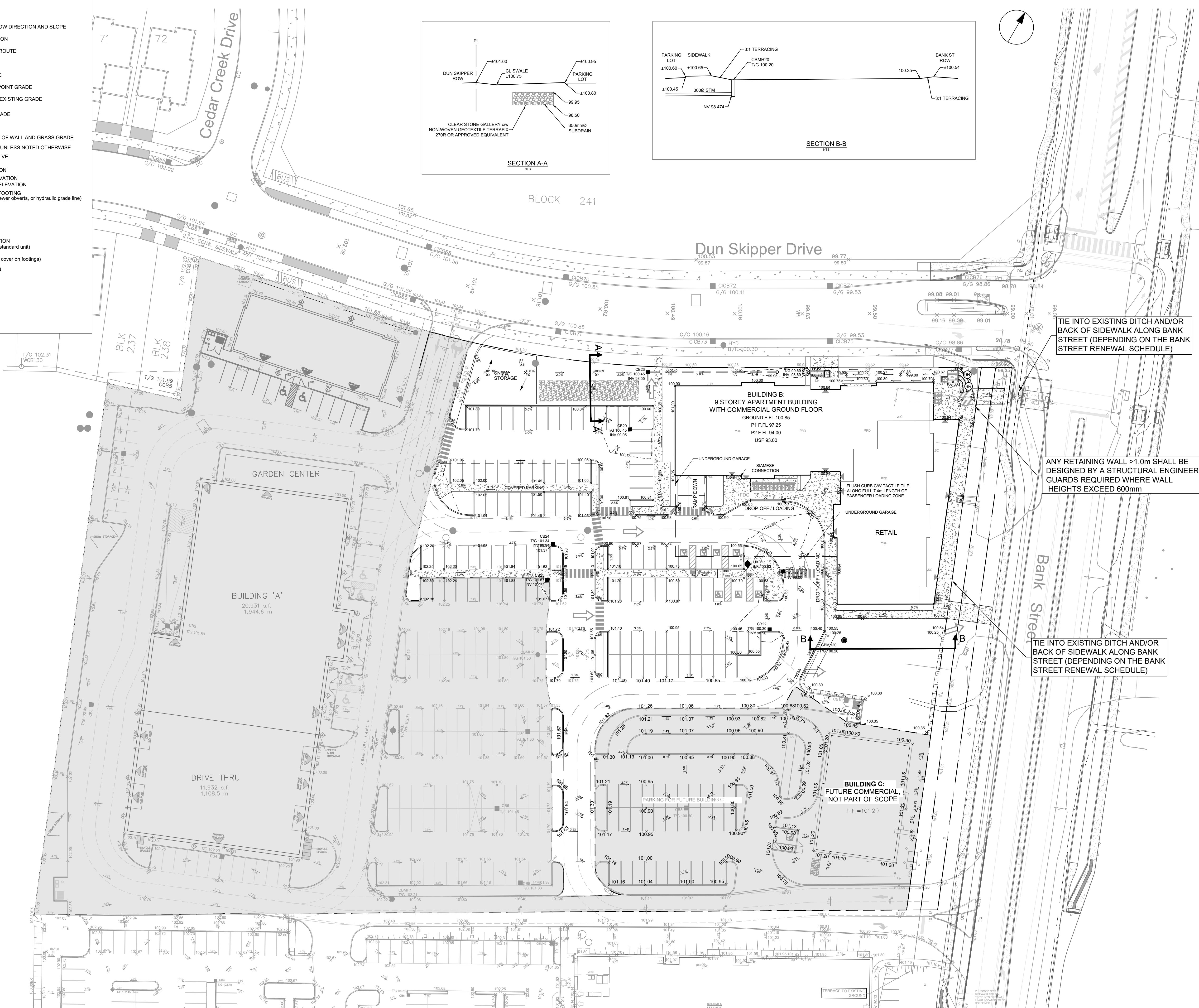
32. THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

33. TOP COURSE ASPHALT SHALL NOT BE PLACED UNTIL THE FINAL CCTV INSPECTION AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.

ISSUE
5

Figure 1: Standard Details for Stormwater Management. The figure consists of 11 sub-diagrams, each showing a cross-section of a stormwater management feature with associated elevations and dimensions.

- 1. PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE:** Shows a ditch with a 1.5% slope. The spot grade is 104.62, the proposed spot grade is 104.40, the proposed swale high point grade is 104.60, and the lot corner grade is 96.79.
- 2. MAJOR OVERLAND FLOW ROUTE:** Shows a flow route with a 1.5% slope. The spot grade is 104.62, the proposed spot grade is 104.40, the proposed swale high point grade is 104.60, and the lot corner grade is 96.79.
- 3. PROPOSED SPOT GRADE:** Shows a spot grade of 104.62.
- 4. PROPOSED SWALE GRADE:** Shows a swale grade of 104.40.
- 5. PROPOSED SWALE HIGH POINT GRADE:** Shows a swale high point grade of 104.60.
- 6. LOT CORNER GRADE C/W EXISTING GRADE:** Shows a lot corner grade of 96.79.
- 7. FULL STATIC PONDING GRADE:** Shows a full static ponding grade of 105.80.
- 8. RETAINING WALL C/W TOP OF WALL AND GRASS GRADE:** Shows a retaining wall with a 3:1 maximum slope. The top of wall is 105.80, and the grass grade is 105.80.
- 9. TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE:** Shows a terracing with a 3:1 maximum slope. The top of wall is 105.80, and the grass grade is 105.80.
- 10. PRESSURE REDUCING VALVE:** Shows a pressure reducing valve with a 105.80 ft high finished floor elevation, a 105.80 ft high top of foundation elevation, a 105.80 ft high underside of footing elevation, a 105.80 ft high minimum underside of footing (based on the higher of the sewer obverts, or hydraulic grade line), and a 105.80 ft high minimum garage grade.
- 11. FINISHED FLOOR ELEVATION:** Shows a finished floor elevation of 105.80.
- 12. TOP OF FOUNDATION ELEVATION:** Shows a top of foundation elevation of 105.80.
- 13. UNDERSIDE OF FOOTING ELEVATION:** Shows an underside of footing elevation of 105.80.
- 14. MINIMUM UNDERSIDE OF FOOTING (Based on the higher of the sewer obverts, or hydraulic grade line):** Shows a minimum underside of footing elevation of 105.80.
- 15. MINIMUM GARAGE GRADE:** Shows a minimum garage grade of 105.80.
- 16. WALKUP UNIT:** Shows a walkup unit with a 105.80 ft high finished floor elevation, a 105.80 ft high top of foundation elevation, a 105.80 ft high underside of footing elevation, a 105.80 ft high minimum underside of footing (based on the higher of the sewer obverts, or hydraulic grade line), and a 105.80 ft high minimum garage grade.
- 17. WALKOUT UNIT:** Shows a walkout unit with a 105.80 ft high finished floor elevation, a 105.80 ft high top of foundation elevation, a 105.80 ft high underside of footing elevation, a 105.80 ft high minimum underside of footing (based on the higher of the sewer obverts, or hydraulic grade line), and a 105.80 ft high minimum garage grade.
- 18. NON-STANDARD FOUNDATION (Frost cover not provided for standard unit):** Shows a non-standard foundation with a 105.80 ft high finished floor elevation, a 105.80 ft high top of foundation elevation, a 105.80 ft high underside of footing elevation, a 105.80 ft high minimum underside of footing (based on the higher of the sewer obverts, or hydraulic grade line), and a 105.80 ft high minimum garage grade.
- 19. HIGHBACK UNIT (1.5m frost cover on footings):** Shows a highback unit with a 105.80 ft high finished floor elevation, a 105.80 ft high top of foundation elevation, a 105.80 ft high underside of footing elevation, a 105.80 ft high minimum underside of footing (based on the higher of the sewer obverts, or hydraulic grade line), and a 105.80 ft high minimum garage grade.
- 20. NOISE BARRIER LOCATION:** Shows a noise barrier location with a 105.80 ft high finished floor elevation, a 105.80 ft high top of foundation elevation, a 105.80 ft high underside of footing elevation, a 105.80 ft high minimum underside of footing (based on the higher of the sewer obverts, or hydraulic grade line), and a 105.80 ft high minimum garage grade.
- 21. NOISE BARRIER GATE:** Shows a noise barrier gate with a 105.80 ft high finished floor elevation, a 105.80 ft high top of foundation elevation, a 105.80 ft high underside of footing elevation, a 105.80 ft high minimum underside of footing (based on the higher of the sewer obverts, or hydraulic grade line), and a 105.80 ft high minimum garage grade.
- 22. RIP-RAP:** Shows a rip-rap area with a 105.80 ft high finished floor elevation, a 105.80 ft high top of foundation elevation, a 105.80 ft high underside of footing elevation, a 105.80 ft high minimum underside of footing (based on the higher of the sewer obverts, or hydraulic grade line), and a 105.80 ft high minimum garage grade.
- 23. TOWN HOUSE SPLITS:** Shows a town house split with a 105.80 ft high finished floor elevation, a 105.80 ft high top of foundation elevation, a 105.80 ft high underside of footing elevation, a 105.80 ft high minimum underside of footing (based on the higher of the sewer obverts, or hydraulic grade line), and a 105.80 ft high minimum garage grade.
- 24. 2hr FIREWALL:** Shows a 2hr firewall with a 105.80 ft high finished floor elevation, a 105.80 ft high top of foundation elevation, a 105.80 ft high underside of footing elevation, a 105.80 ft high minimum underside of footing (based on the higher of the sewer obverts, or hydraulic grade line), and a 105.80 ft high minimum garage grade.



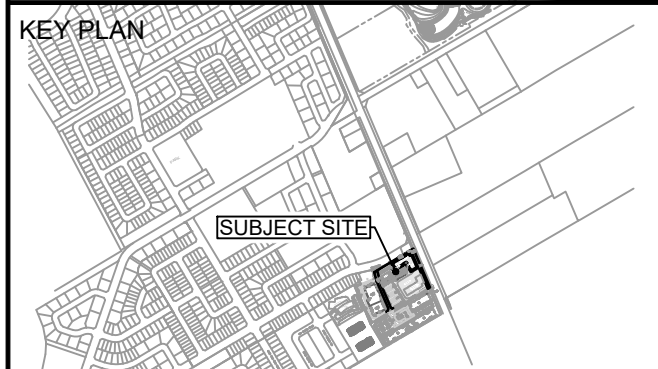
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Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

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4	REVISED PER CITY COMMENTS	2025-06-02
5	REVISED SITE PLAN	2025-08-14

SEE 010 FOR NOTES, LEGEND AND DETAILS



CONSULTANTS

ANY RETAINING WALL >1.0m SHALL BE
DESIGNED BY A STRUCTURAL ENGINEER
GUARDS REQUIRED WHERE WALL
HEIGHTS EXCEED 600mm



SEAL



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PROJECT
SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

DRAWN BY:

DRAWN BY:
M M

PROJECT MGR:
B.M.

CHECKED BY:
DGY

APPROVED BY:

SHEET TITLE

GRADING PLAN

SHEET NUMBER
C-200

ISSUE
5

1.5%

104.62

104.40 (H)

104.50 (HWP)

104.60 (H)

96.79

PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE

SLOPE C/W FLOW DIRECTION

MAJOR OVERLAND FLOW ROUTE

PROPOSED SPOT GRADE

PROPOSED SWALE GRADE

PROPOSED SWALE HIGH POINT GRADE

LOT CORNER GRADE C/W EXISTING GRADE

FULL STATIC PONDING GRADE

105.80

105.80

RETAINING WALL C/W TOP OF WALL AND GRASS GRADE

TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE

PRESSURE REDUCING VALVE

FINISHED FLOOR ELEVATION

TOP OF FOUNDATION ELEVATION

UNDERSIDE OF FOOTING ELEVATION

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

MINIMUM GARAGE GRADE

WALKUP UNIT

WALKOUT UNIT

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

HIGHBACK UNIT (1.5m frost cover on footings)

NOISE BARRIER LOCATION

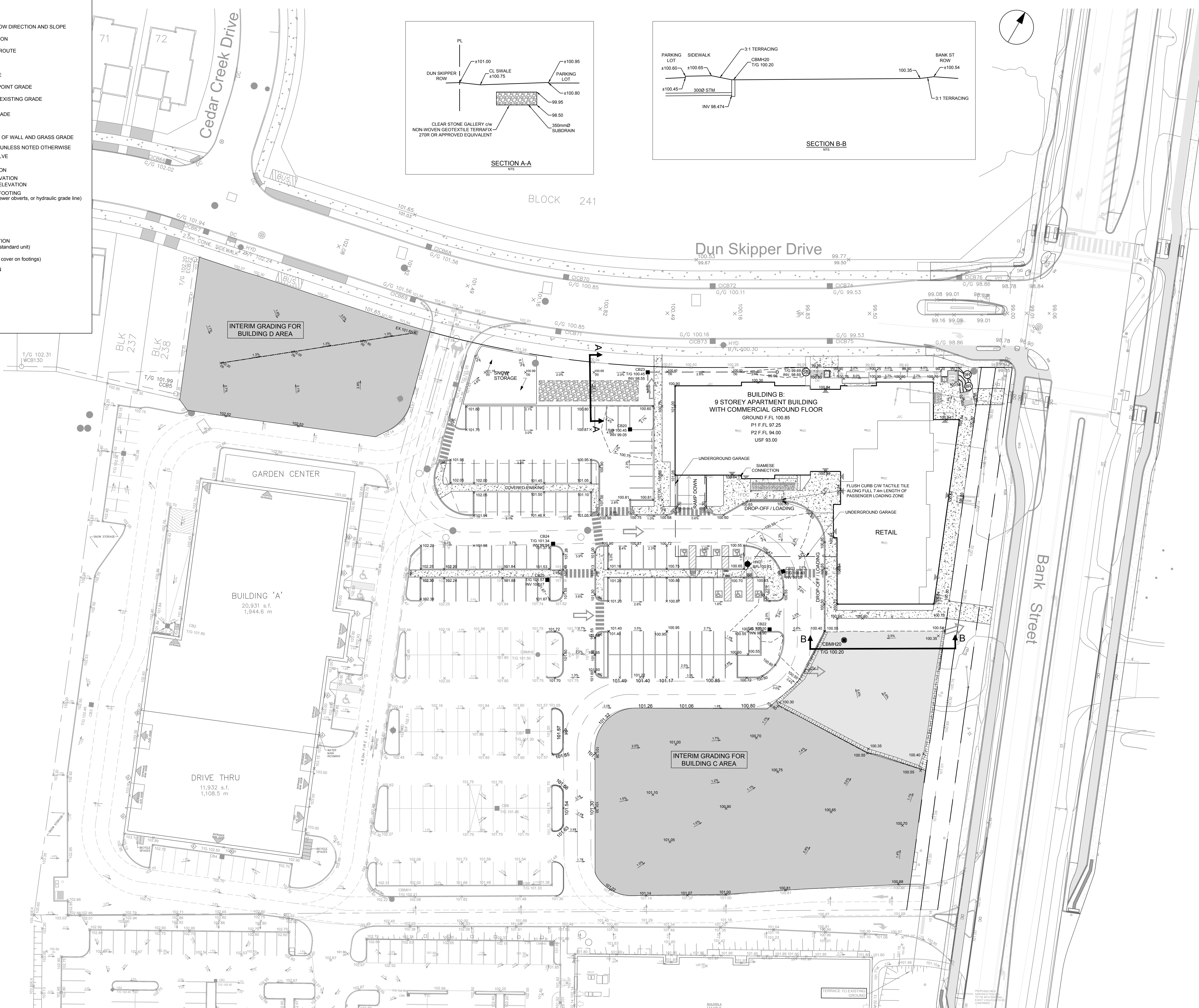
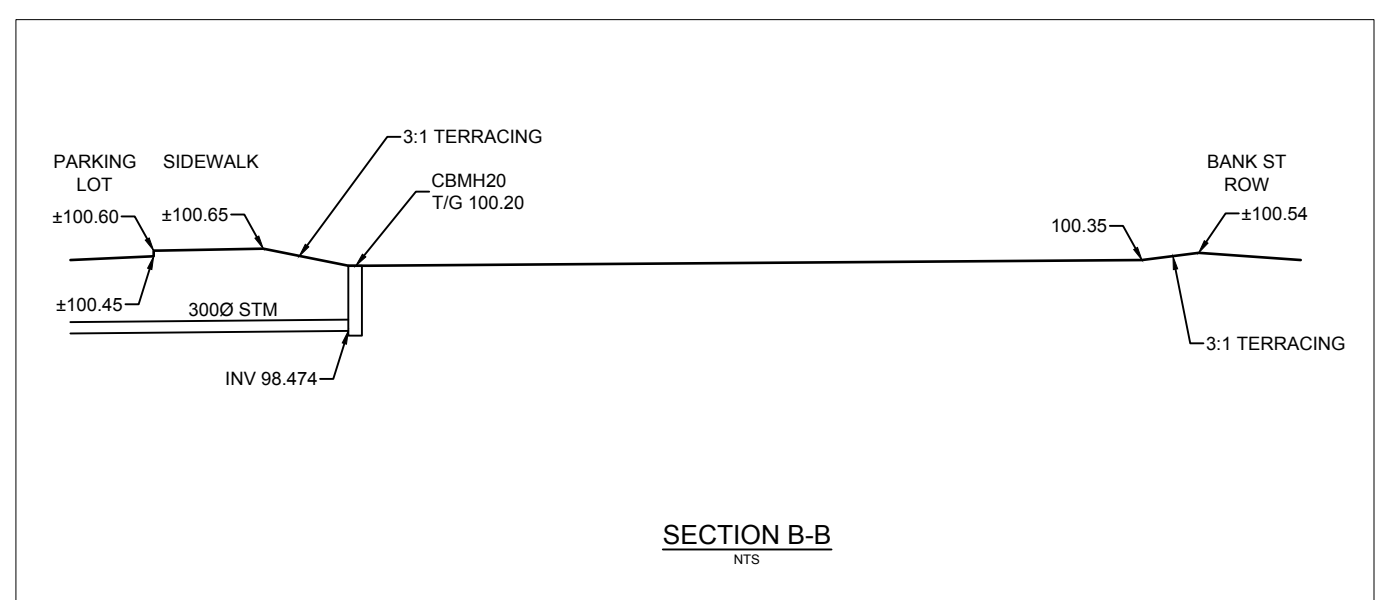
NOISE BARRIER GATE

RIP-RAP

TOWN HOUSE SPLITS

2hr FIREWALL

2 hr FIREWALL



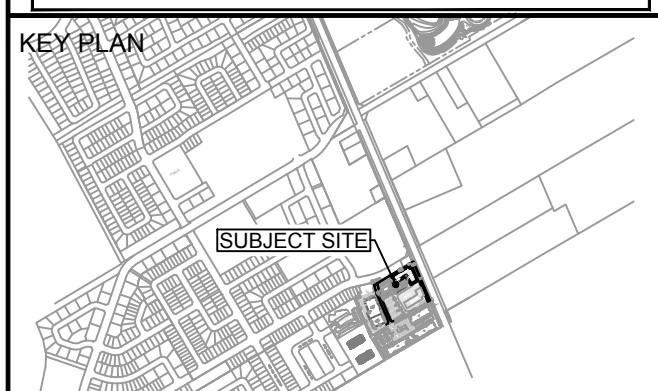
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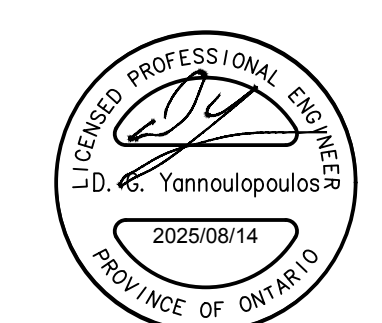
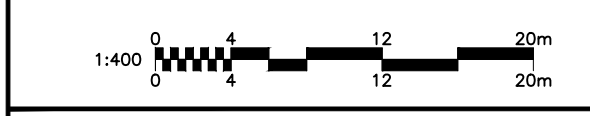
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ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2024-11-26
2	SUBMISSION NO.2 FOR CITY REVIEW	2025-02-18
3	SUBMISSION NO.3 FOR CITY REVIEW	2025-04-22
4	REVISED PER CITY COMMENTS	2025-06-02
5	REVISED SITE PLAN	2025-08-14

SEE 010 FOR NOTES, LEGEND AND DETAILS



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PROJECT	SENIORS APARTMENTS
---------	--------------------

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO:

DRAWN BY:
M.M.

CHECKED BY:
R.M.

PROJECT MGR	
R.M.	

APPROVED BY:
A.Z.

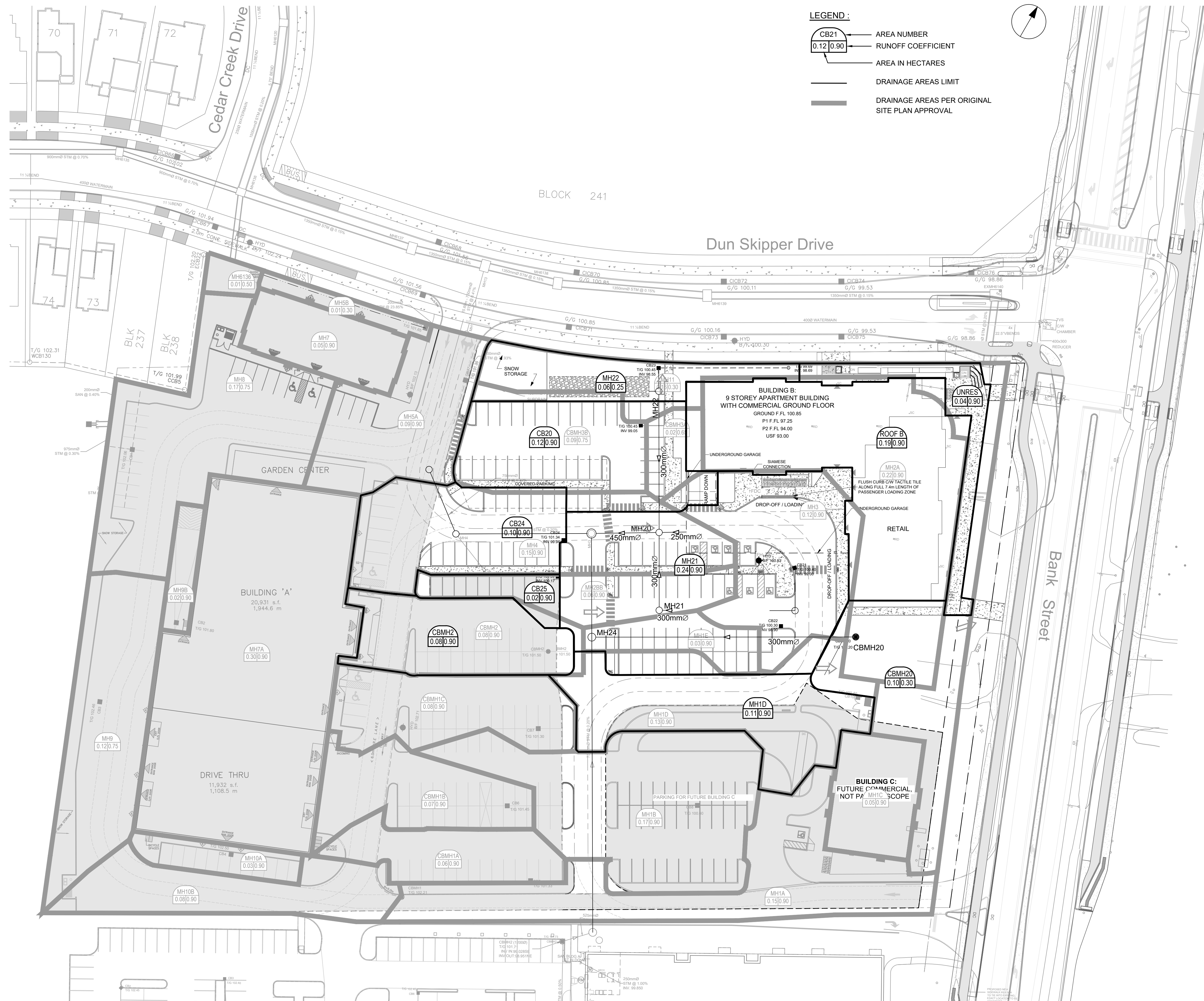
SHEET TITLE
INTERIM GRADING PLAN

SHEET NUMBER

C-201

ISSUE

5



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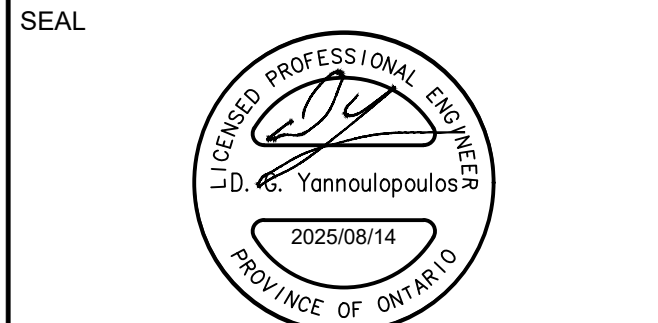
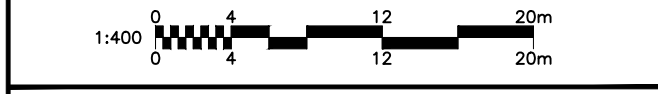
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5	REVISED SITE PLAN	2025-08-14

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PROJECT
SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO:
148290

DRAWN BY: M.M.	CHECKED BY: R.M.
PROJECT MGR: R.M.	APPROVED BY: A.Z.

SHEET TITLE
STORM DRAINAGE AREA PLAN

SHEET NUMBER C-500	ISSUE 5
------------------------------	-------------------

Figure 1: Standard Details for Retaining Walls. The figure consists of 11 sub-diagrams labeled (a) through (k), each illustrating a specific detail for retaining walls and related infrastructure.

- (a) **PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE**: Shows a cross-section of a ditch with a 2:1 slope on the left and a 1:1 slope on the right. A horizontal line indicates the proposed ditch centerline.
- (b) **SLOPE C/W FLOW DIRECTION**: Shows a cross-section of a slope with a 1.5% slope indicated by a horizontal line and an arrow pointing right.
- (c) **MAJOR OVERLAND FLOW ROUTE**: Shows a cross-section of a major overland flow route with a 1.5% slope indicated by a horizontal line and an arrow pointing right.
- (d) **PROPOSED SPOT GRADE**: Shows a cross-section of a proposed spot grade with a 1.5% slope indicated by a horizontal line and an arrow pointing right.
- (e) **PROPOSED SWALE GRADE**: Shows a cross-section of a proposed swale grade with a 1.5% slope indicated by a horizontal line and an arrow pointing right.
- (f) **PROPOSED SWALE HIGH POINT GRADE**: Shows a cross-section of a proposed swale high point grade with a 1.5% slope indicated by a horizontal line and an arrow pointing right.
- (g) **LOT CORNER GRADE C/W EXISTING GRADE**: Shows a cross-section of a lot corner grade with existing grade indicated by a dashed line.
- (h) **FULL STATIC PONDING GRADE**: Shows a cross-section of a full static ponding grade with a 1.5% slope indicated by a horizontal line and an arrow pointing right.
- (i) **RETAINING WALL C/W TOP OF WALL AND GRASS GRADE**: Shows a cross-section of a retaining wall with grass grade on top.
- (j) **TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE**: Shows a cross-section of a terracing with a 3:1 maximum slope.
- (k) **PRESSURE REDUCING VALVE**: Shows a cross-section of a pressure reducing valve.

Figure 2: Standard Details for Retaining Walls. This figure contains 11 sub-diagrams (a through k) showing various cross-sections of retaining walls and their associated components.

- (a) **FINISHED FLOOR ELEVATION**: Shows a cross-section of a finished floor elevation with a 1.5% slope indicated by a horizontal line and an arrow pointing right.
- (b) **TOP OF FOUNDATION ELEVATION**: Shows a cross-section of a top of foundation elevation with a 1.5% slope indicated by a horizontal line and an arrow pointing right.
- (c) **UNDERSIDE OF FOOTING ELEVATION**: Shows a cross-section of an underside of footing elevation with a 1.5% slope indicated by a horizontal line and an arrow pointing right.
- (d) **MINIMUM UNDERSIDE OF FOOTING (Based on the higher of the sewer obverts, or hydraulic grade line)**: Shows a cross-section of a minimum underside of footing with a 1.5% slope indicated by a horizontal line and an arrow pointing right.
- (e) **MINIMUM GARAGE GRADE**: Shows a cross-section of a minimum garage grade with a 1.5% slope indicated by a horizontal line and an arrow pointing right.
- (f) **WALKUP UNIT**: Shows a cross-section of a walkup unit with a 1.5% slope indicated by a horizontal line and an arrow pointing right.
- (g) **WALKOUT UNIT**: Shows a cross-section of a walkout unit with a 1.5% slope indicated by a horizontal line and an arrow pointing right.
- (h) **NON-STANDARD FOUNDATION (Frost cover not provided for standard unit)**: Shows a cross-section of a non-standard foundation with a 1.5% slope indicated by a horizontal line and an arrow pointing right.
- (i) **HIGHBACK UNIT (1.5m frost cover on footings)**: Shows a cross-section of a highback unit with a 1.5m frost cover on footings.
- (j) **NOISE BARRIER LOCATION**: Shows a cross-section of a noise barrier location with a 1.5% slope indicated by a horizontal line and an arrow pointing right.
- (k) **NOISE BARRIER GATE**: Shows a cross-section of a noise barrier gate with a 1.5% slope indicated by a horizontal line and an arrow pointing right.

Figure 3: Standard Details for Retaining Walls. This figure contains 11 sub-diagrams (a through k) showing various cross-sections of retaining walls and their associated components.

- (a) **RIP-RAP**: Shows a cross-section of a rip-rap with a 1.5% slope indicated by a horizontal line and an arrow pointing right.
- (b) **TOWN HOUSE SPLITS**: Shows a cross-section of a town house split with a 1.5% slope indicated by a horizontal line and an arrow pointing right.
- (c) **2 hr FIREWALL**: Shows a cross-section of a 2 hr firewall with a 1.5% slope indicated by a horizontal line and an arrow pointing right.



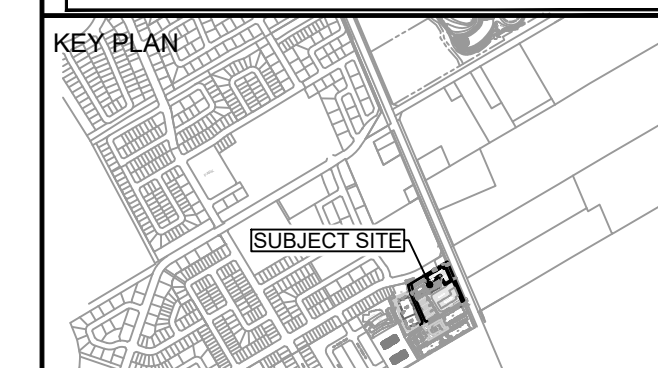
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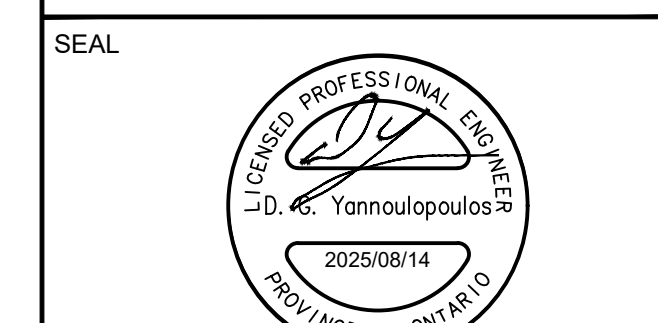
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4	REVISED PER CITY COMMENTS	2025-06-02
5	REVISED SITE PLAN	2025-08-14

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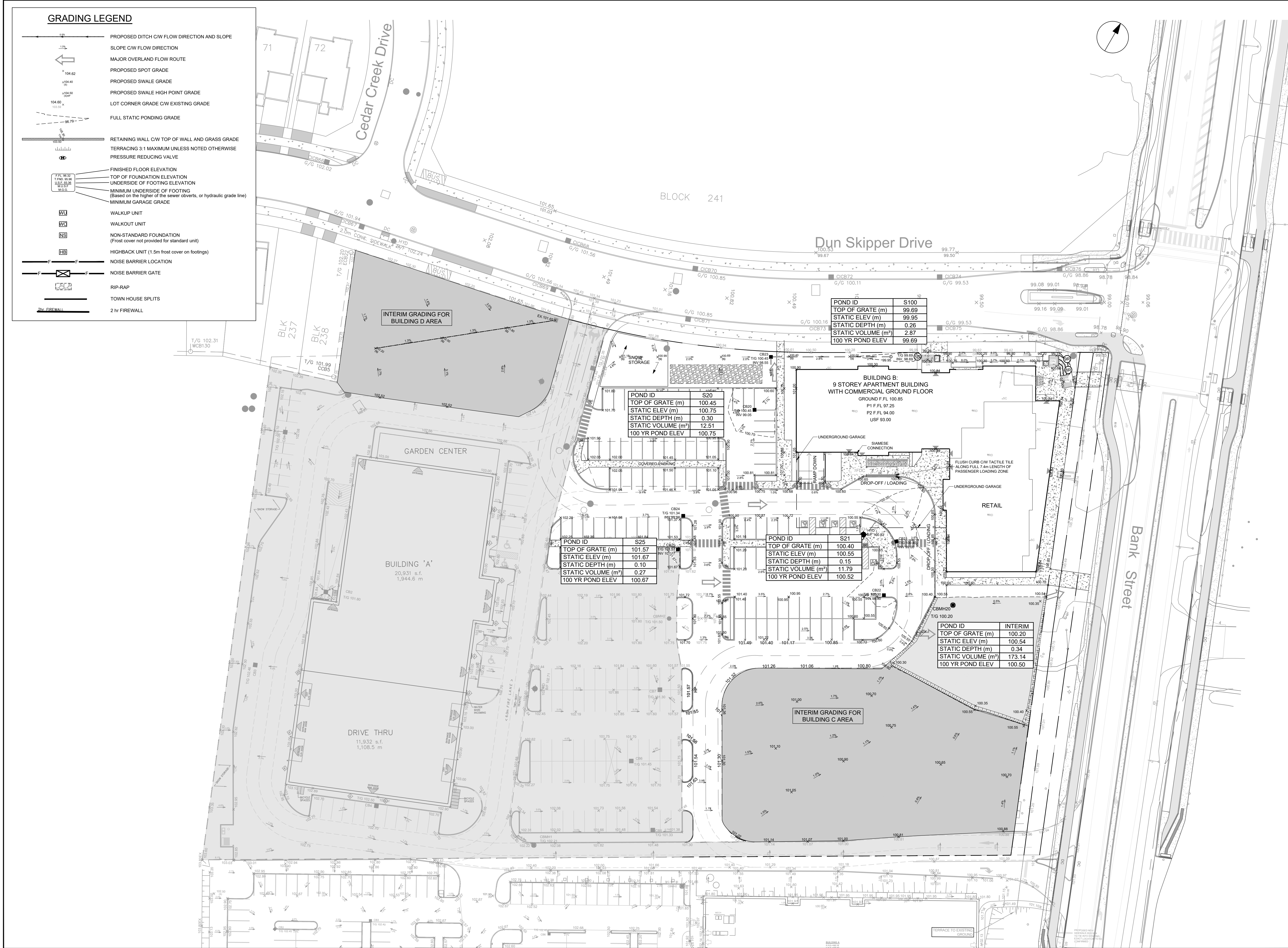
PROJECT

SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO: 148290	
DRAWN BY: M.M.	CHECKED BY: R.M.
PROJECT MGR: R.M.	APPROVED BY: A.Z.
SHEET TITLE PONDING PLAN	

SHEET NUMBER	ISSUE
C-600	5



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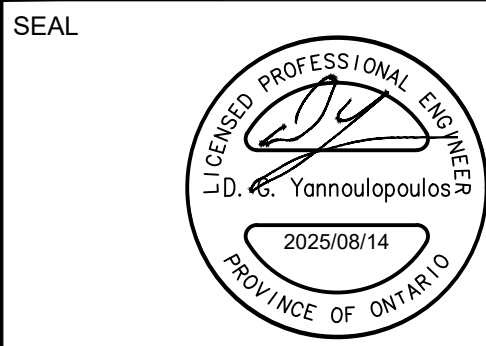
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PROJECT

SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO:
148290

DRAWN BY:
M.M.

CHECKED BY:
R.M.

PROJECT MGR:
R.M.

APPROVED BY:
A.Z.

SHEET TITLE

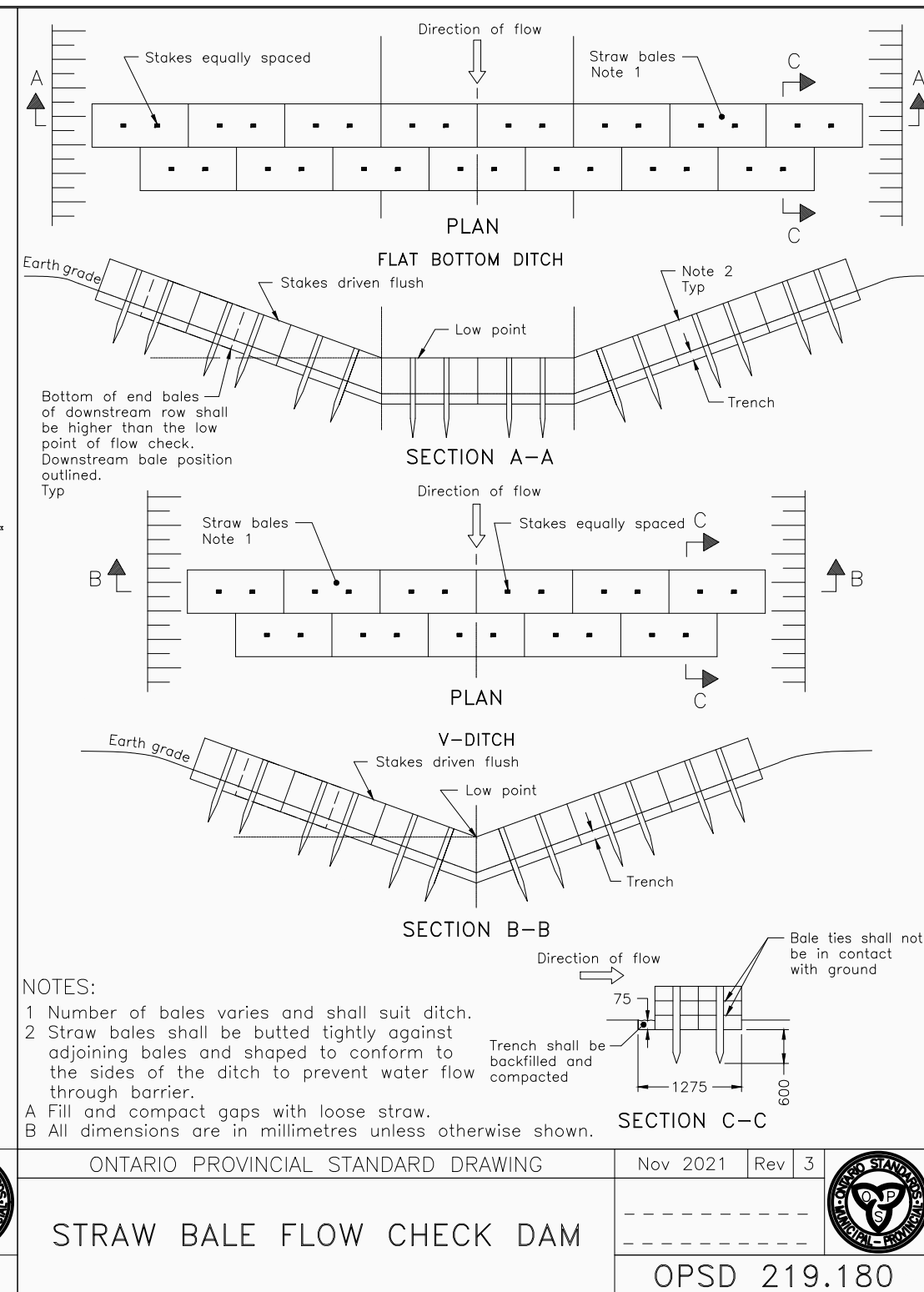
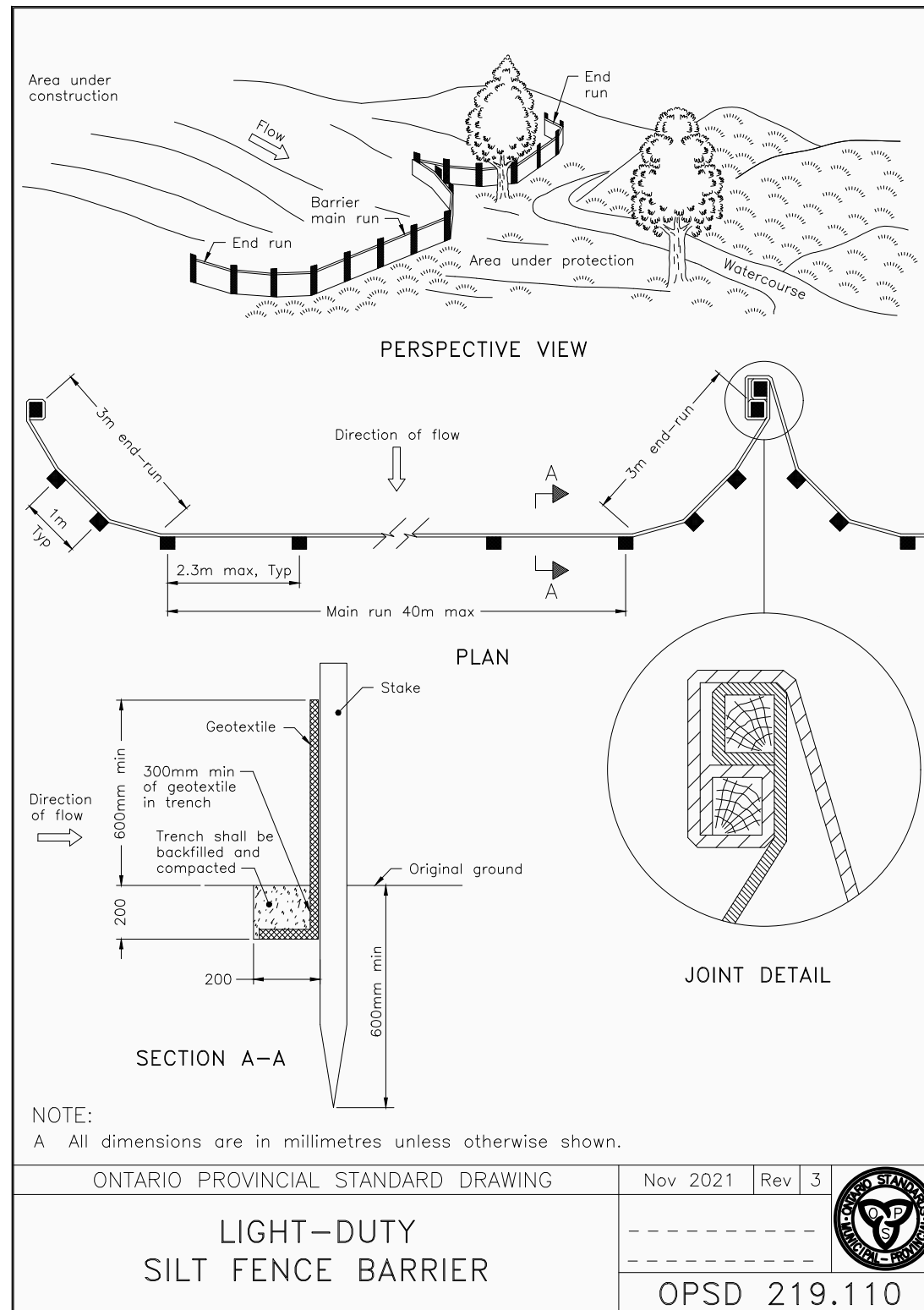
INTERIM PONDING PLAN

SHEET NUMBER

C-601

ISSUE

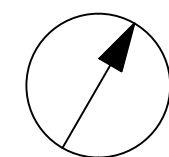
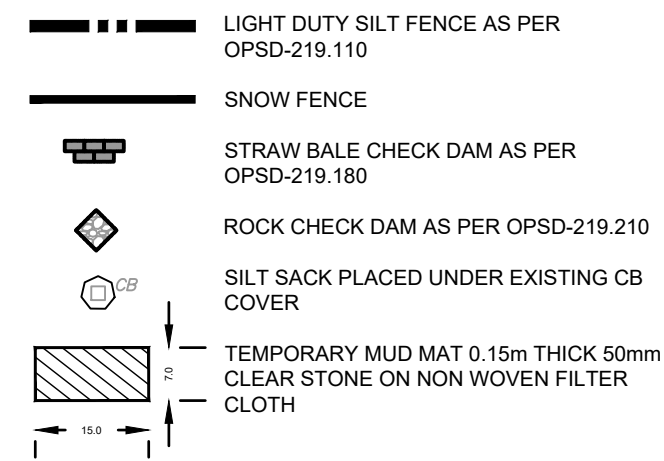
5



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 BEING 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. SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET CBs TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN RYCBs 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. CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
7. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
8. THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.

LEGEND:



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5	REVISED SITE PLAN	2025-08-14

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KEY PLAN



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SEAL



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PROJECT

SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO:

148290

DRAWN BY:

M.M.

CHECKED BY:

R.M.

PROJECT MGR:

R.M.

APPROVED BY:

A.Z.

SHEET TITLE

**SEDIMENT AND EROSION
CONTROL PLAN**

SHEET NUMBER

C-900

ISSUE

5

