

951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH MIXED-USE

OTTAWA, ONTARIO



KEY PLAN
N.T.S



CLV GROUP DEVELOPMENTS INC.
485 BANK STREET, SUITE 200
OTTAWA, ON, K2P 1Z2



2611 QUEENSVIEW DRIVE, SUITE 300,
OTTAWA, ONTARIO, CANADA K2B 8K2
PHONE: 613-829-2800
WWW.WSP.COM

CIVIL DRAWING LIST

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DATE: 2025-07-30

RE-ISSUED FOR OPA/ZPA/SPA

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<p>GENERAL</p> <ol style="list-style-type: none"> 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 (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPS), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE CONSULTANT. THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMAINS, 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 JULY 6, 2017. 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 <ol style="list-style-type: none"> GEOTECHNICAL INVESTIGATION REPORT FOR PROPOSED MIXED-USE DEVELOPMENT, 951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH, OTTAWA, ONTARIO, PREPARED BY PATERSONGROUP, PROJ NO. PG5517-1, NOVEMBER 12, 2021. 951 GLADSTONE AVE & 145 LORETTA AVE N, OTTAWA, ONTARIO, SERVICING AND STORMWATER MANAGEMENT REPORT, PREPARED BY WSP CANADA INC., PROJ NO. 20M-01441, NOVEMBER 18, 2024. <p>PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY</p> <ol style="list-style-type: none"> CONTRACTOR TO REINSTATE ROAD CUTS AS PER CITY OF OTTAWA DETAIL R10. GEOTECHNICAL INVESTIGATION REPORT FOR PROPOSED MIXED-USE DEVELOPMENT, 951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH, OTTAWA, ONTARIO, PREPARED BY PATERSONGROUP, PROJ NO. PG5517-1, NOVEMBER 12, 2021. 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 COMPAKTED 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. 																																							
<p>STORM SEWERS AND STRUCTURES</p> <ol style="list-style-type: none"> 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 STORMSEWERS, 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 100D. 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 ICD'S TO BE VERIFIED BY QUALITY VERIFICATION ENGINEER RETAINED BY CONTRACTOR. PROVIDE BACKWATER VALVE ON FOUNDATION DRAIN, STORM DISCHARGE, AND OVERFLOW DISCHARGE PER S14. ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS TO HAVE 150 MMØ PERFORATED PIPE FOR 3.0M ON ALL AVAILABLE SIDES AT AN ELEVATION OF 300mm BELOW SUBGRADE LEVEL AS PER CITY OF OTTAWA STANDARD DRAWING 'R1'. <p>SANITARY SEWER AND STRUCTURES</p> <ol style="list-style-type: none"> 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-182.2.34. 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. <p>WATERMAIN</p> <ol style="list-style-type: none"> 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 WATERMAINS CROSS OVER OTHER UTILITIES. A MINIMUM 0.30M CLEARANCE SHALL BE MAINTAINED; WHERE THE MINIMUM SEPARATION CANNOT BE ACHIEVED, THE WATERMAIN SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25.2 AND W25.3, 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 W25.3 & W24. 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. 																																							
<p>EROSION AND SEDIMENT CONTROL</p> <p>** CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES. **</p> <ol style="list-style-type: none"> PRIOR TO START OF CONSTRUCTION: <ol style="list-style-type: none"> INSTALL SILT FENCE IN LOCATION SHOWN. INSTALL 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: <ol style="list-style-type: none"> 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. DOWNTSTREAM 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 SEEDED 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 SCRAPED. ANY MUD/DIRT 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. 																																							
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<p>Typical Siltsack® Construction - Type B</p> <p>MUD MAT DETAIL - PLAN VIEW (NTS)</p>																																							
<p>NOTES AND DETAILS</p> <p>DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REISSUED WITHOUT WRITTEN PERMISSION BY WSP. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. THIS DRAWING IS NOT TO BE SCALLED.</p> <p>ISSUED FOR - REVISION:</p> <table border="1"> <tr> <td>10</td> <td>2025-07-30</td> <td>RE-ISSUED FOR OPA/ZBA/SPA</td> </tr> <tr> <td>9</td> <td>2025-04-15</td> <td>REVISED AS PER UPDATED LANDSCAPING PLAN</td> </tr> <tr> <td>8</td> <td>2025-01-31</td> <td>RE-ISSUED FOR SITE PLAN CONTROL</td> </tr> <tr> <td>7</td> <td>2024-12-10</td> <td>ISSUED FOR TENDER</td> </tr> <tr> <td>6</td> <td>2024-11-20</td> <td>RE-ISSUED FOR SITE PLAN CONTROL</td> </tr> <tr> <td>5</td> <td>2024-04-19</td> <td>RE-ISSUED FOR SITE PLAN CONTROL</td> </tr> <tr> <td>4</td> <td>2022-10-14</td> <td>RE-ISSUED FOR SITE PLAN CONTROL</td> </tr> <tr> <td>3</td> <td>2022-03-04</td> <td>RE-ISSUED FOR SITE PLAN CONTROL</td> </tr> <tr> <td>2</td> <td>2021-12-23</td> <td>RE-ISSUED FOR SITE PLAN CONTROL</td> </tr> <tr> <td>1</td> <td>2021-04-14</td> <td>ISSUED FOR SITE PLAN CONTROL</td> </tr> </table> <p>IS RE DATE DESCRIPTION</p> <p>PROJECT NO. 20M-01441-00 DATE. JULY 2025</p> <p>ORIGINAL SCALE: AS SHOWN IF THIS BAR IS NOT 25mm LONG ADJUST YOUR PLOTTING SCALE.</p> <p>DESIGNED BY: JD DRAWN BY: JT CHECKED BY: DY</p> <p>DISCIPLINE: CIVIL TITLE:</p> <p>SHEET NUMBER: C0.1 SHEET #: 1 OF 12 REV #: 0</p> <p>RE-ISSUED FOR OPA/ZBA/SPA DATE OF: 2025-07-30</p>										10	2025-07-30	RE-ISSUED FOR OPA/ZBA/SPA	9	2025-04-15	REVISED AS PER UPDATED LANDSCAPING PLAN	8	2025-01-31	RE-ISSUED FOR SITE PLAN CONTROL	7	2024-12-10	ISSUED FOR TENDER	6	2024-11-20	RE-ISSUED FOR SITE PLAN CONTROL	5	2024-04-19	RE-ISSUED FOR SITE PLAN CONTROL	4	2022-10-14	RE-ISSUED FOR SITE PLAN CONTROL	3	2022-03-04	RE-ISSUED FOR SITE PLAN CONTROL	2	2021-12-23	RE-ISSUED FOR SITE PLAN CONTROL	1	2021-04-14	ISSUED FOR SITE PLAN CONTROL
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EXISTING LEGEND:

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- MAJOR CONTOURS
- MINOR CONTOURS
- EXISTING OVERHEAD WIRE
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING FENCE
- PROPERTY BOUNDARY
- SITE TEMPORARY BENCH MARK
- EXISTING PIEZOMETER
- BOREHOLE LOCATION
- EXISTING UTILITY POLE
- EXISTING ROAD SIGN
- EXISTING ASPHALT
- EXISTING SIDEWALK
- EXISTING BUILDING
- EXISTING LARGE Ø WATERMAIN
- EXISTING ELEVATION
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELEVATION

PROPOSED LEGEND (MASTER):

- ALIGNMENT
- NEW CONCRETE SIDEWALK
- NEW PATTERNED CONCRETE SIDEWALK (REFER TO LANDSCAPE PLANS)
- NEW BARRIER CURB
- NEW PERMEABLE PAVERS (REFER TO LANDSCAPE PLANS)
- NEW BUILDING
- NEW STORMTECH SYSTEM
- NEW TEMPORARY GRAVEL SURFACE FOR PHASE 1 CONSTRUCTION
- EMERGENCY OVERLAND FLOW DIRECTION
- PROPOSED ELEVATION
- NEW 100mm LINE PAINTING
- NEW STORM SEWER
- NEW SANITARY SEWER
- NEW GAS
- NEW UNDERGROUND
- NEW SWALE
- NEW 100mm LINE PAINTING
- NEW STORM MANHOLE
- NEW CATCH BASIN MANHOLE
- NEW CATCH BASIN
- NEW SANITARY MANHOLE
- NEW FIRE HYDRANT
- NEW WATERMAIN VALVE
- NEW TWSTI
- NEW BUILDING ENTRANCE
- PROPOSED TREE
- FUTURE WORK ELEVATION
- FUTURE WORK MINOR CONTOURS
- FUTURE WORK MAJOR CONTOURS
- FUTURE ASPHALT PATHWAY
- FUTURE TREES
- FIRE DEPT SIAMESE CONNECTION
- FUTURE UNDERGROUND PARKING LIMIT
- FUTURE TOWER B FFE=65.65
- LIMIT OF FUTURE TOWER FROM ABOVE
- FUTURE SWM CISTERN
- FUTURE GARAGE ACCESS
- FUTURE BUILDING OVERHANG
- FUTURE COVERED WALKWAY
- FUTURE ROAD CURBS
- FUTURE FIRE ROUTE
- FUTURE ASPHALT PARKING AREA
- FUTURE NORTH-EAST RETAIL/AMENITY (FLR.1) FFE=66.35
- FUTURE SOUTH-EAST RETAIL/AMENITY (FLR.1) FFE=66.84
- FUTURE RES/TOWERS C FFE=65.65(W/O)
- FUTURE NORTH-EAST RETAIL/AMENITY (FLR.1) FFE=67.50
- FUTURE UNDERGROUND PARKING LIMIT
- EX 1050mm Ø CONC SAN
- Ex 1350mm Ø CONC SAN
- EX 1050mm Ø WATERMAIN
- EX 1350mm Ø WATERMAIN
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- ABD

EXISTING LEGEND:

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- MAJOR CONTOURS
- MINOR CONTOURS
- DW
- EXISTING OVERHEAD WIRE
- EXISTING WATERMAIN
- ST
- EXISTING STORM SEWER
- SA
- EXISTING SANITARY SEWER
- GAS
- EXISTING GAS
- EXISTING FENCE
- PROPERTY BOUNDARY
- TBM#
- EXISTING PIEZOMETER
- BOREHOLE LOCATION
- BH #
- UP
- EXISTING UTILITY POLE
- EXISTING ROAD SIGN
- EXISTING ASPHALT
- EXISTING SIDEWALK
- EXISTING BUILDING
- EXISTING LARGE Ø WATERMAIN
- EXISTING ELEVATION
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELEVATION

REMOVAL LEGEND:

- FENCE REMOVAL
- HYDRO RELOCATED
- CURB REMOVAL
- X TYPICAL REMOVAL
- TYPICAL PROTECTION
- BUILDING REMOVAL
- ROAD CUT FOR SERVICE TRENCH
- CATCH BASIN REMOVAL
- WATER VALVE REMOVAL
- CONCRETE REMOVAL
- BOLLARD REMOVAL

GENERAL NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE.
2. TOPOGRAPHIC SURVEY COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 6,2017
3. CONTRACTOR TO CONDUCT UTILITY LOCATES TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO ANY REMOVALS. ALL SERVICES WITHIN PHASE 1 EXTENTS SHALL BE REMOVED.

WSP
2611 QUEENSVIEW DRIVE, SUITE 300
OTTAWA, ONTARIO
CANADA K2B 8K2
PHONE: 613-829-2800
WWW.WSP.COM

linebox
STUDIO
116 LISGAR ST, UNIT 110
OTTAWA, ON, K2P 0C2

ARCHITECT:
linebox
STUDIO
116 LISGAR ST, UNIT 110
OTTAWA, ON, K2P 0C2

LANDSCAPE ARCHITECT:
CSW
319 MCRAE AVENUE, SUITE 502
OTTAWA, ON, K1Z 0B9

SEAL:
LICENSED PROFESSIONAL ENGINEER
D. B. YANG
100230568
2025-07-30
PROVINCE OF ONTARIO

CLIENT:
CLV GROUP
CLV GROUP DEVELOPMENTS INC.
485 BANK STREET, SUITE 200
OTTAWA, ON, K2P 1Z2

PROJECT:
951 GLADSTONE AVENUE AND
145 LORETTA AVENUE NORTH
MIXED-USE

KEY PLAN:

DISCLAIMER:
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WSP. THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.
THIS DRAWING IS NOT TO SCALE.

ISSUED FOR - REVISION:

10	2025-07-30	RE-ISSUED FOR OPA/ZBA/SPA
9	2025-04-15	REVISED AS PER UPDATED LANDSCAPING PLAN
8	2025-01-31	RE-ISSUED FOR SITE PLAN CONTROL
7	2024-12-10	ISSUED FOR TENDER
6	2024-11-20	RE-ISSUED FOR SITE PLAN CONTROL
5	2024-04-19	RE-ISSUED FOR SITE PLAN CONTROL
4	2022-10-14	RE-ISSUED FOR SITE PLAN CONTROL
3	2022-03-04	RE-ISSUED FOR SITE PLAN CONTROL
2	2021-12-23	RE-ISSUED FOR SITE PLAN CONTROL
1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

REVISIONS:

IS	RE	DATE	DESCRIPTION
2020-1141-00			JULY 2025
1:150			IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
DESIGNED BY:	JD		
DRAWN BY:	JT		
CHECKED BY:	DY		
DISCIPLINE:	CIVIL		
PROJECT NO.:	2020-1141-00	DATE:	JULY 2025
ORIGINAL SCALE:	1:150		

CLV GROUP
CLV GROUP DEVELOPMENTS INC.
485 BANK STREET, SUITE 200
OTTAWA, ON, K2P 1Z2

**951 GLADSTONE AVENUE AND
145 LORETTA AVENUE NORTH
MIXED-USE**

KEY PLAN:

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485 BANK STREET, SUITE 200
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**951 GLADSTONE AVENUE AND
145 LORETTA AVENUE NORTH
MIXED-USE**

KEY PLAN:

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10	2025-07-30	RE-ISSUED FOR OPA/ZBA/SPA
9	2025-04-15	REVISED AS PER UPDATED LANDSCAPING PLAN
8	2025-01-31	RE-ISSUED FOR SITE PLAN CONTROL
7	2024-12-10	ISSUED FOR TENDER
6	2024-11-20	RE-ISSUED FOR SITE PLAN CONTROL
5	2024-04-19	RE-ISSUED FOR SITE PLAN CONTROL
4	2022-10-14	RE-ISSUED FOR SITE PLAN CONTROL
3	2022-03-04	RE-ISSUED FOR SITE PLAN CONTROL
2	2021-12-23	RE-ISSUED FOR SITE PLAN CONTROL
1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

REVISIONS:

IS	RE	DATE	DESCRIPTION
2020-1141-00			JULY 2025
1:150			IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
DESIGNED BY:	JD		
DRAWN BY:	JT		
CHECKED BY:	DY		
DISCIPLINE:	CIVIL		
PROJECT NO.:	2020-1141-00	DATE:	JULY 2025
ORIGINAL SCALE:	1:150		

CLV GROUP
CLV GROUP DEVELOPMENTS INC.
485 BANK STREET, SUITE 200
OTTAWA, ON, K2P 1Z2

**951 GLADSTONE AVENUE AND
145 LORETTA AVENUE NORTH
MIXED-USE**

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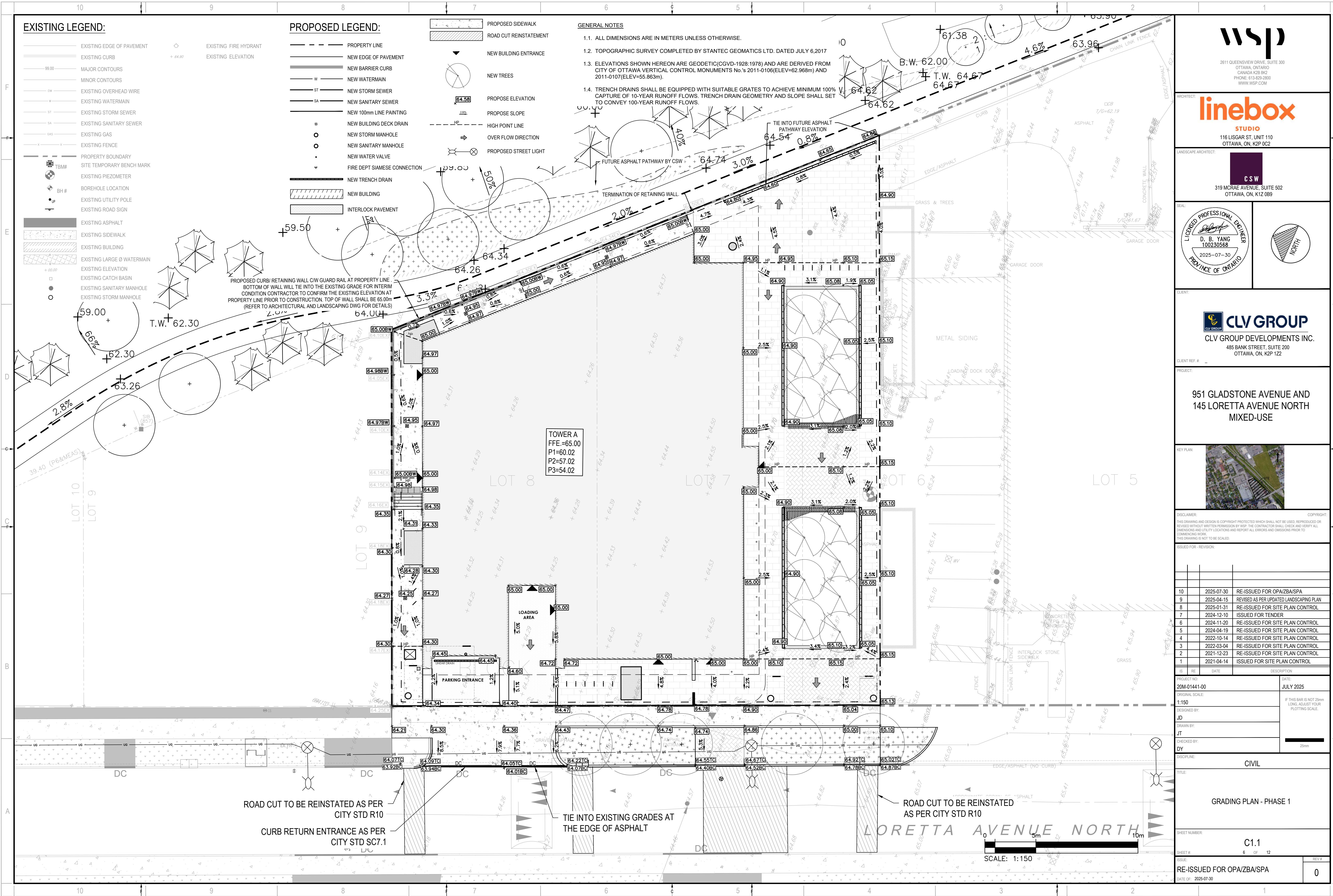
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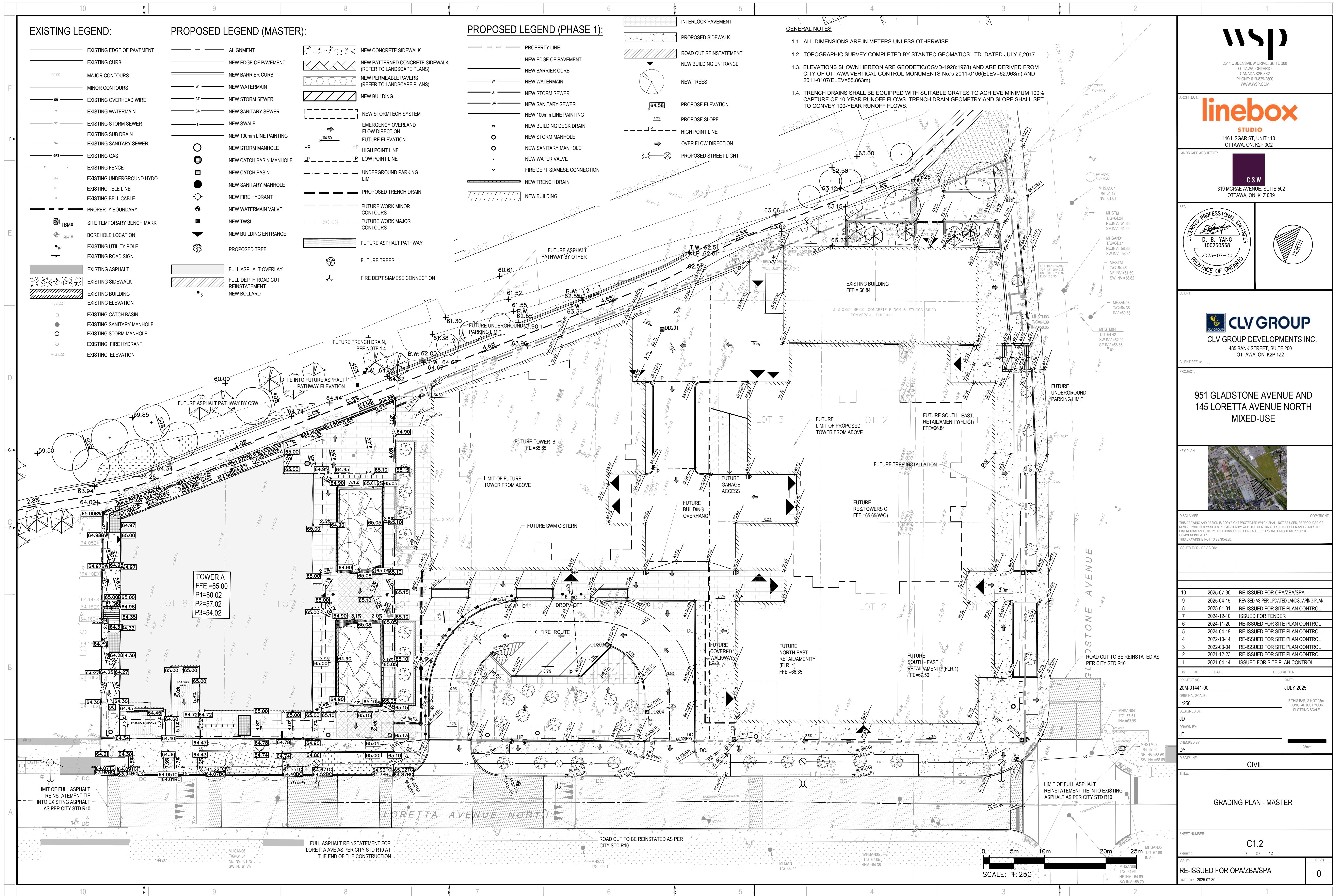
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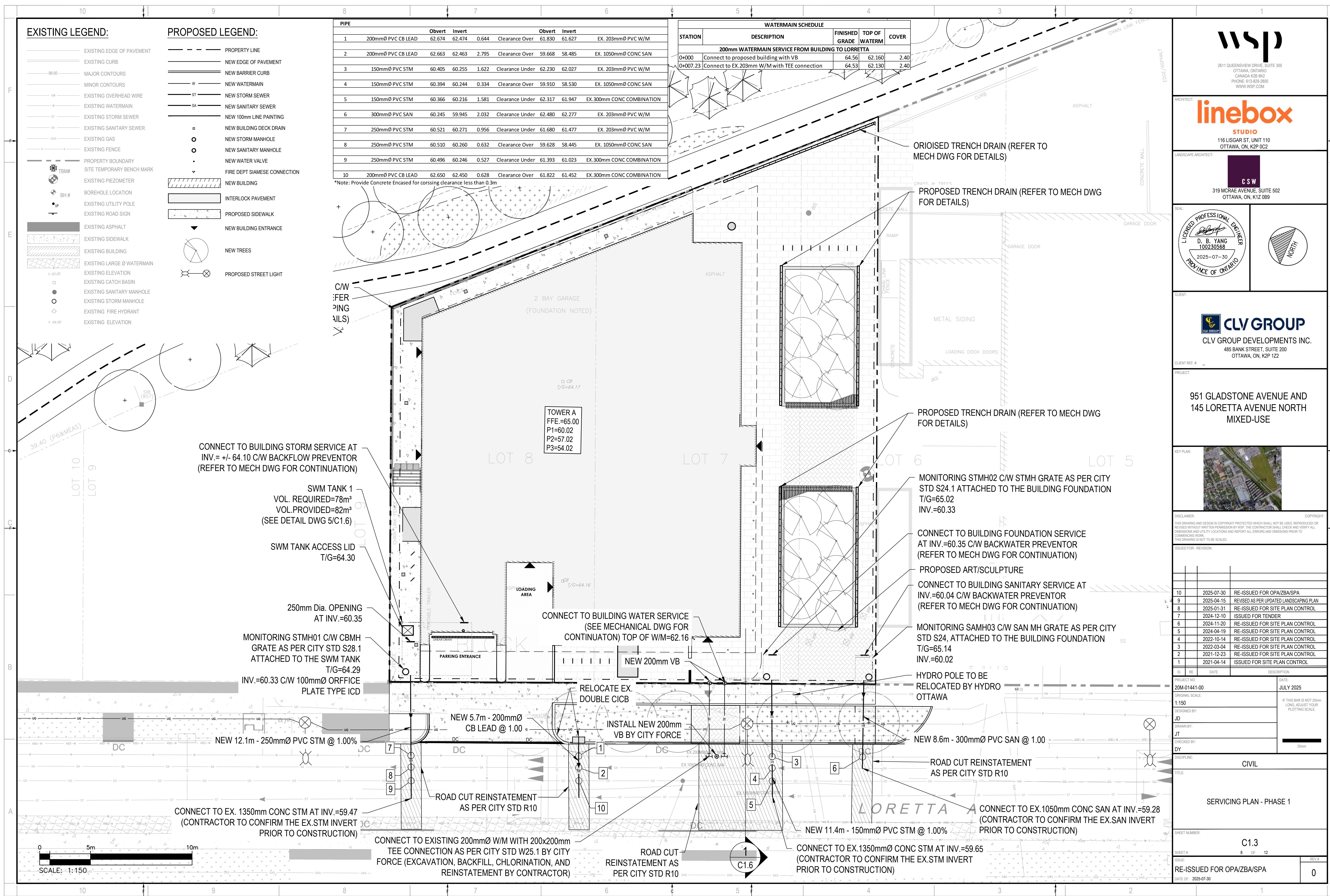
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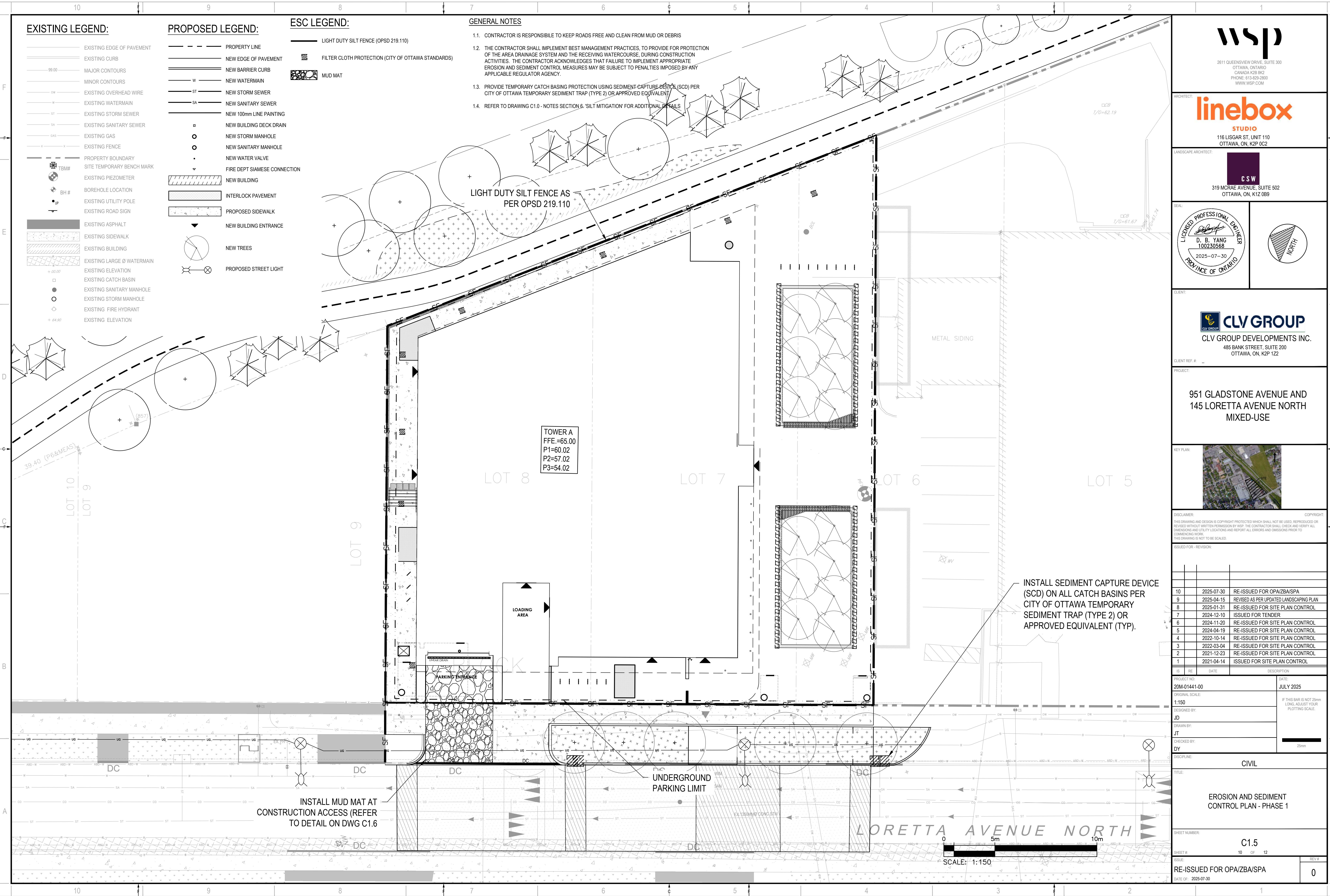
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ISSUED









WSP

2611 QUEENSVIEW DRIVE, SUITE 300
OTTAWA, ON, K2B 2G2
PHONE: 613-829-2800
WWW.WSP.COM

linebox

STUDIO

116 LISGAR ST, UNIT 110

OTTAWA, ON, K2P 0C2

LANDSCAPE ARCHITECT:

CSW

319 MCRAE AVENUE, SUITE 502

OTTAWA, ON, K1Z 0B9

SEAL:

LICENSED PROFESSIONAL ENGINEER
D. B. YANG
100230568
2025-07-30
PROVINCE OF ONTARIO

CLV GROUP

CLV GROUP DEVELOPMENTS INC.

485 BANK STREET, SUITE 200
OTTAWA, ON, K2P 1Z2

CLIENT REF. #

PROJECT:

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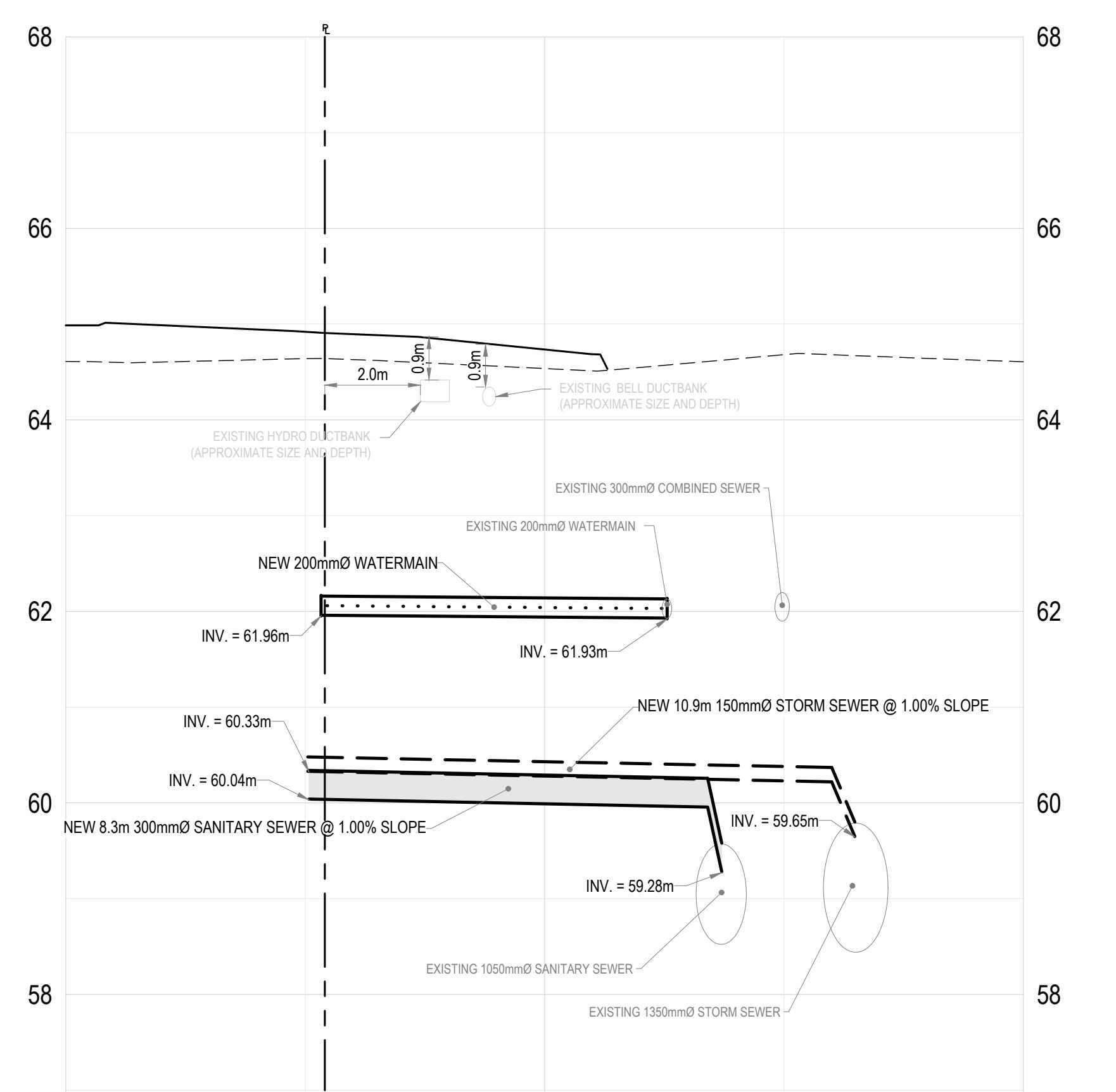
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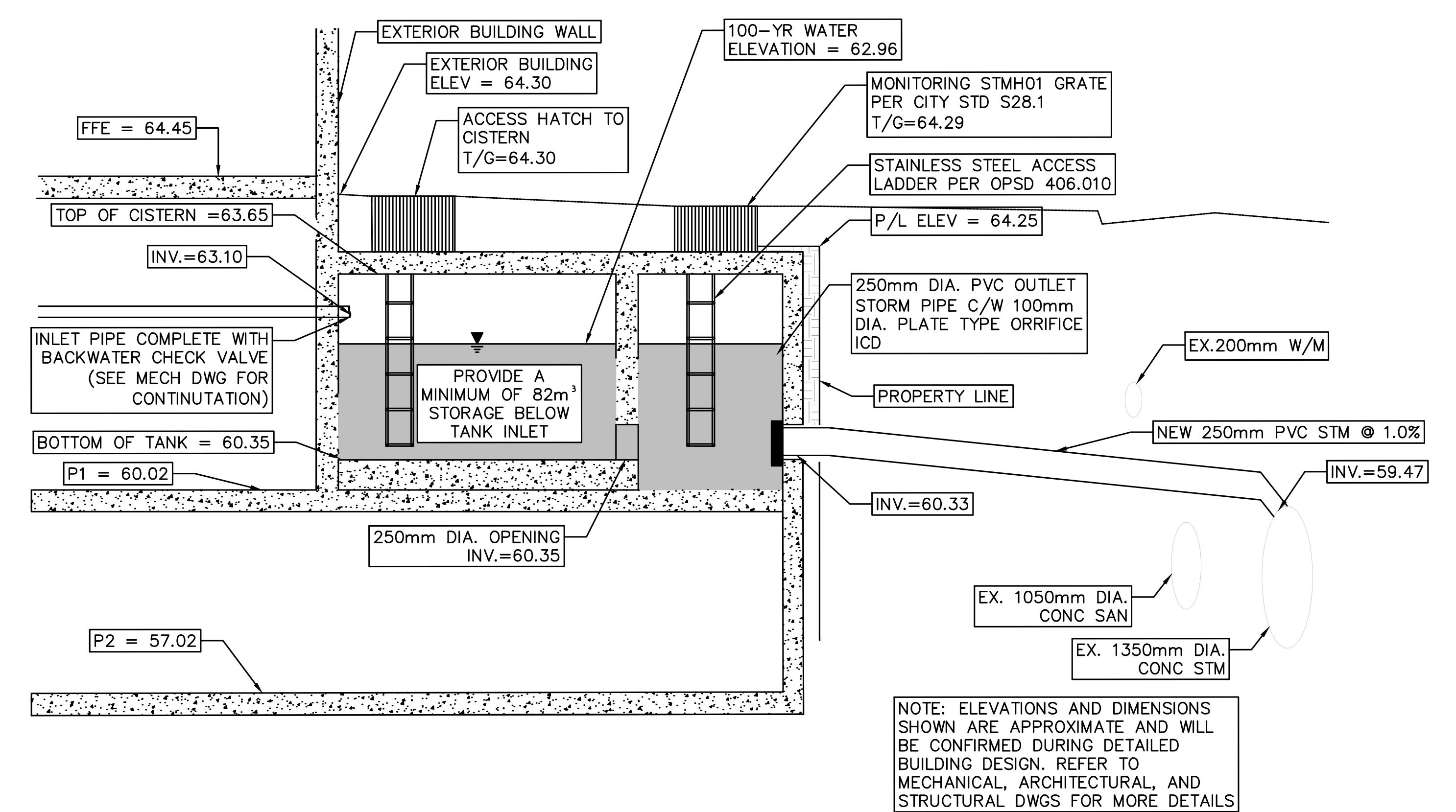
PROJECT NO.	20M-01441-00	DATE:	JULY 2025
ORIGINAL SCALE:	AS SHOWN	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.	
DESIGNED BY:	JD		
DRAWN BY:	JT		
CHECKED BY:	DY		
DISCIPLINE:	CIVIL		
TITLE:			

SHEET NUMBER:	C1.6		
SHEET #:	11	OF	12
ISSUE:			
REV #:			
RE-ISSUED FOR OPA/ZBA/SPA			
DATE OF:	2025-07-30		
0			



1 TOWER 3 SERVICES
C1.6 SCALE: H: 1:100 V: 1:50

2 STORMWATER SYSTEM DETAILS
C1.6 SCALE: N.T.S.



NOTE: ELEVATIONS AND DIMENSIONS
SHOWN ARE APPROXIMATE AND WILL
BE CONFIRMED DURING DETAILED
BUILDING DESIGN. REFER TO
MECHANICAL, ARCHITECTURAL, AND
STRUCTURAL DWGS FOR MORE DETAILS

