

951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH MIXED-USE

OTTAWA, ONTARIO



KEY PLAN
N.T.S

CIVIL DRAWING LIST

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- C1.5 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
- C1.6 SERVICING PROFILES - PHASE 1
- C1.7 SERVICING PROFILES - MASTER



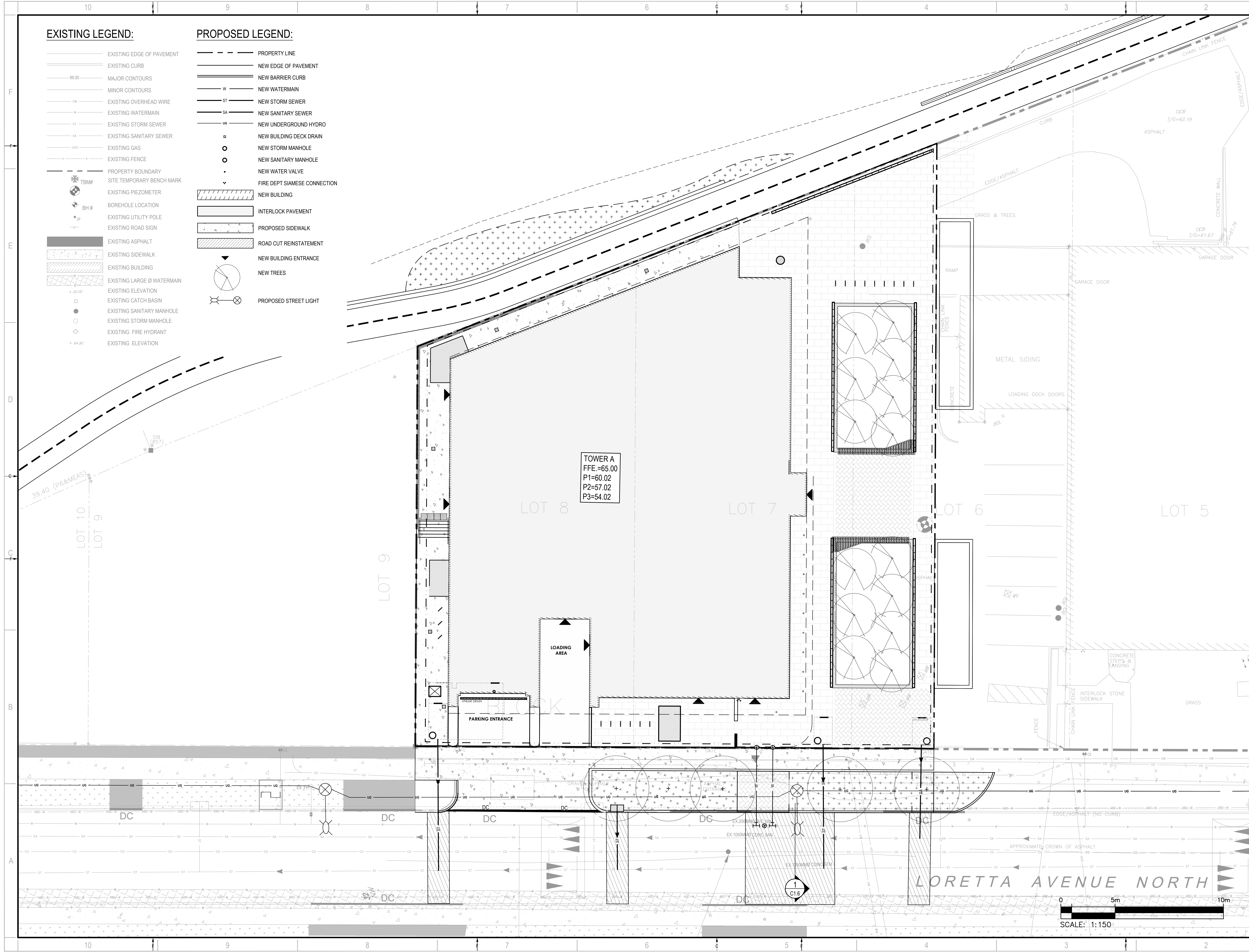
CLV GROUP DEVELOPMENTS INC.
485 BANK STREET, SUITE 200
OTTAWA, ON, K2P 1Z2



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

RE-ISSUED FOR OPA/ZPA/SPA

DATE: 2025-07-30



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:

- PROPERTY LINE
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- NEW WATERMAIN
- NEW STORM SEWER
- NEW SANITARY SEWER
- NEW UNDERGROUND HYDRO
- NEW BUILDING DECK DRAIN
- NEW STORM MANHOLE
- NEW SANITARY MANHOLE
- NEW WATER VALVE
- FIRE DEPT SIAMESE CONNECTION
- NEW BUILDING
- INTERLOCK PAVEMENT
- PROPOSED SIDEWALK
- ROAD CUT REINSTATEMENT
- NEW BUILDING ENTRANCE
- NEW TREES
- PROPOSED STREET LIGHT

wsp

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PHONE: 613-829-2800
WWW.WSP.COM

ARCHITECT:

linebox

STUDIO

116 LISGAR ST. UNIT 110
OTTAWA, ON, K2P 0C2

LANDSCAPE ARCHITECT:

C S W

319 MCRAE AVENUE, SUITE 502
OTTAWA, ON, K1Z 0B9

SEAL

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

NORTH

CLIENT:

CLV GROUP

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

CLIENT REF. #

PROJECT:

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2	2021-12-23	RE-ISSUED FOR SITE PLAN CONTROL
1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

PROJECT NO:

20M-01441-00

DATE:

JULY 2025

ORIGINAL SCALE:

1:150

DESIGNED BY:

JD

DRAWN BY:

JT

CHECKED BY:

DY

DISCIPLINE:

CIVIL

TITLE:

GENERAL ARRANGEMENT - PHASE 1

SHEET NUMBER:

C0.2

SHEET #:

2 OF 12

ISSUE:

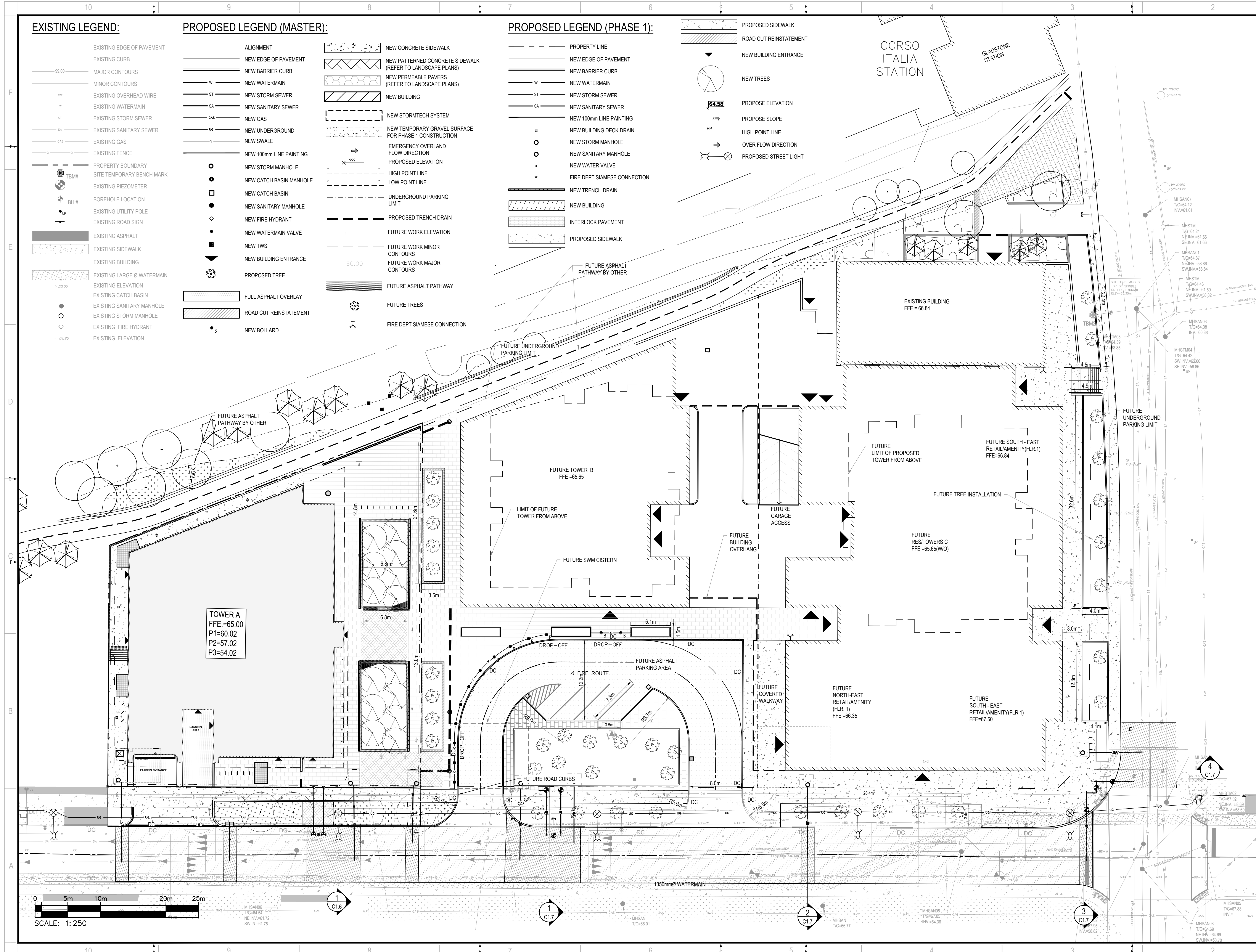
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- EXISTING UTILITY POLE
- EXISTING ROAD SIGN
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- EXISTING SIDEWALK
- EXISTING BUILDING
- EXISTING LARGE Ø WATERMAIN
- EXISTING ELEVATION
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELEVATION

PROPOSED LEGEND (MASTER):

- ALIGNMENT
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- NEW WATERMAIN
- 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 TWISI
- NEW BUILDING ENTRANCE
- PROPOSED TREE
- FULL ASPHALT OVERLAY
- ROAD CUT REINSTATEMENT
- NEW BOLLARD

- NEW CONCRETE SIDEWALK
- NEW PATTERNED CONCRETE SIDEWALK (REFER TO LANDSCAPE PLANS)
- 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
- HIGH POINT LINE
- LOW POINT LINE
- UNDERGROUND PARKING LIMIT
- PROPOSED TRENCH DRAIN
- FUTURE WORK ELEVATION
- FUTURE WORK MINOR CONTOURS
- FUTURE WORK MAJOR CONTOURS
- FUTURE ASPHALT PATHWAY
- FUTURE TREES
- FIRE DEPT SIAMESE CONNECTION

PROPOSED LEGEND (PHASE 1):

- PROPERTY LINE
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- NEW WATERMAIN
- NEW STORM SEWER
- NEW SANITARY SEWER
- NEW 100mm LINE PAINTING
- NEW BUILDING DECK DRAIN
- NEW STORM MANHOLE
- NEW SANITARY MANHOLE
- NEW WATER VALVE
- FIRE DEPT SIAMESE CONNECTION
- NEW TRENCH DRAIN
- NEW BUILDING
- INTERLOCK PAVEMENT
- PROPOSED SIDEWALK

- PROPOSED SIDEWALK
- ROAD CUT REINSTATEMENT
- NEW BUILDING ENTRANCE
- NEW TREES
- PROPOSE ELEVATION
- PROPOSE SLOPE
- HIGH POINT LINE
- OVER FLOW DIRECTION
- PROPOSED STREET LIGHT

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1:250

DESIGNED BY:

JD

DRAWN BY:

JT

CHECKED BY:

DY

DISCIPLINE:

CIVIL

TITLE:

GENERAL ARRANGEMENT - MASTER PLAN

SHEET NUMBER:

C0.3

SHEET #:

3 OF 12

ISSUE:

RE-ISSUED FOR OPA/ZBA/SPA

DATE:

2025-07-30

REV #:

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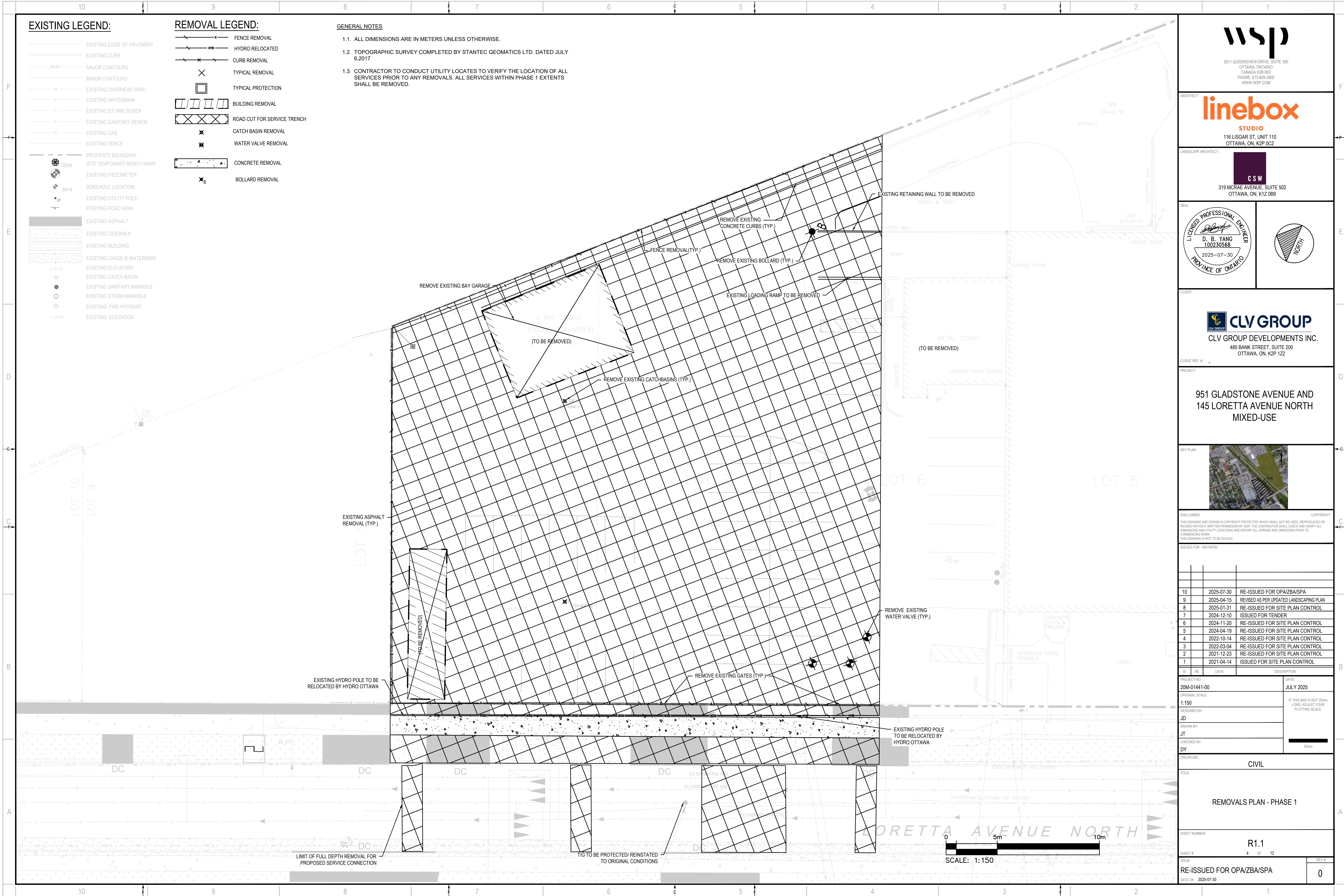
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- EXISTING ELEVATION

REMOVAL LEGEND:

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

GENERAL NOTES

- 1.1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE.
- 1.2. TOPOGRAPHIC SURVEY COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 6, 2017
- 1.3. 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.



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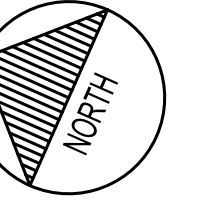
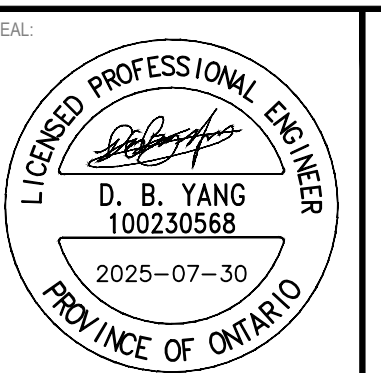


116 LISGAR ST. UNIT 110
OTTAWA, ON, K2P 0C2

LANDSCAPE ARCHITECT:



319 MCRAE AVENUE, SUITE 502
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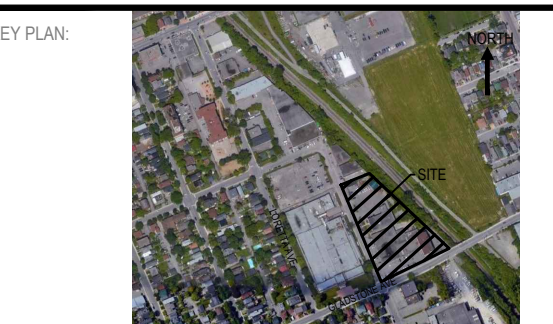


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PROJECT NO: 20M-01441-00 DATE: JULY 2025

ORIGINAL SCALE: 1:150

DESIGNED BY: JD

DRAWN BY: JT

CHECKED BY: DY

DISCIPLINE: CIVIL

TITLE:

REMOVALS PLAN - PHASE 1

SHEET NUMBER:

R1.1

SHEET # 4 OF 12

ISSUE: RE-ISSUED FOR OPA/ZBA/SPA

DATE OF: 2025-07-30

REV # 0

EXISTING LEGEND:

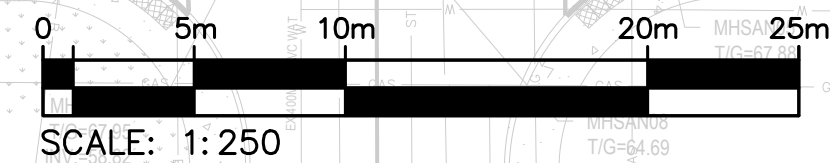
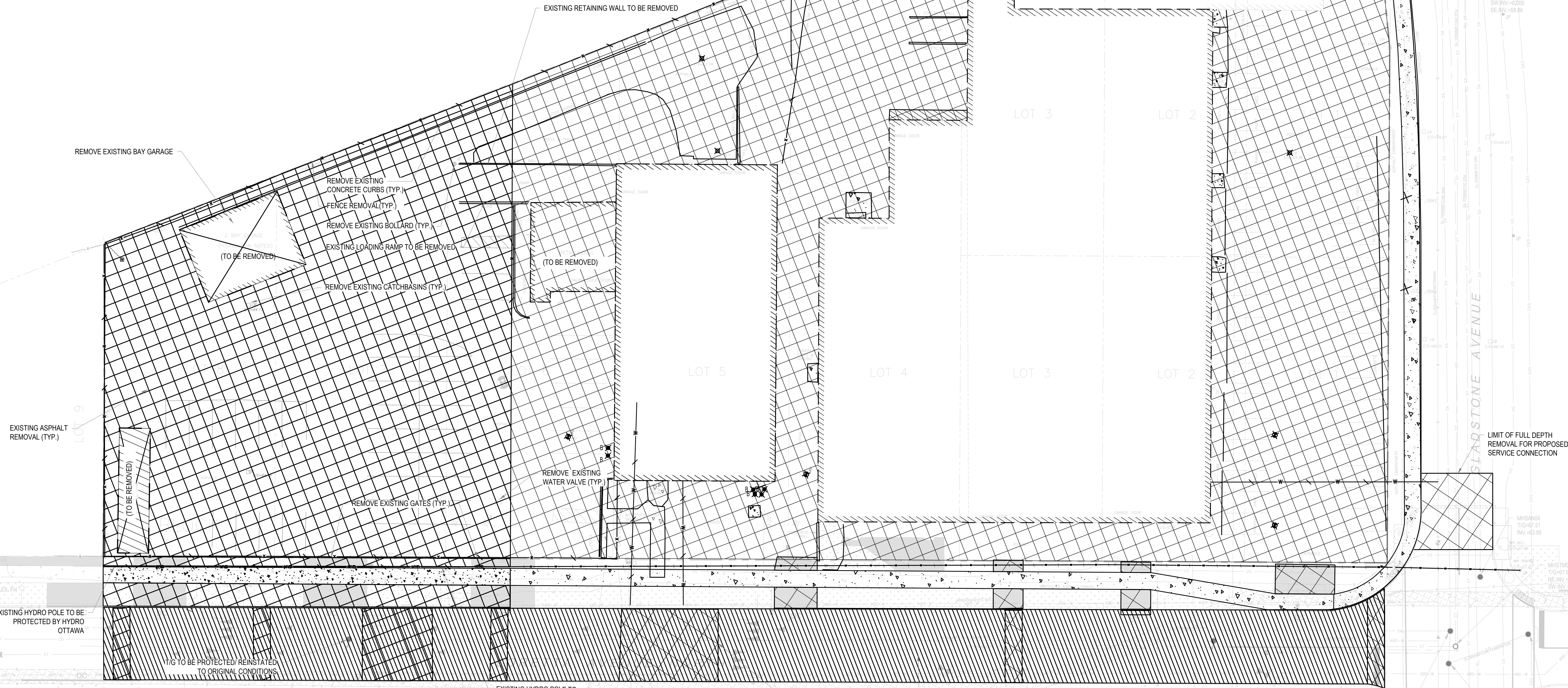
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- BH #
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- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELEVATION

REMOVAL LEGEND:

- WATER SERVICE REMOVAL
- ABANDONED WATER SERVICE
- STORM SEWER REMOVAL
- SANITARY SEWER REMOVAL
- GAS REMOVAL
- UNDERGROUND UTILITIES REMOVAL
- CABLE REMOVAL
- CURB REMOVAL
- TYPICAL REMOVAL
- TYPICAL PROTECTION
- BUILDING REMOVAL
- ROAD CUT FOR SERVICE TRENCH
- PARTIAL DEPTH ASPHALT REMOVAL
- CATCH BASIN REMOVAL
- WATER VALVE REMOVAL
- CONCRETE REMOVAL
- BOLLARD REMOVAL

GENERAL NOTES

- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE.
- TOPOGRAPHIC SURVEY COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 6, 2017
- 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.



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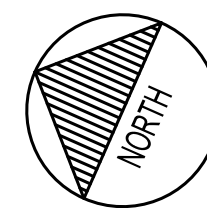
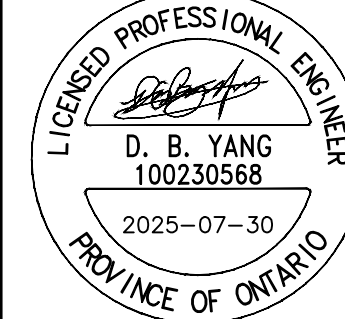
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OTTAWA, ON, K2P 0C2

LANDSCAPE ARCHITECT:



319 MCRAE AVENUE, SUITE 502
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SEAL



CLIENT:



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

CLIENT REF. #

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KEY PLAN:



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PROJECT NO: 20M-01441-00 DATE: JULY 2025

ORIGINAL SCALE: 1:250

DESIGNED BY: JD

DRAWN BY: JT

CHECKED BY: DY

DISCIPLINE: CIVIL

TITLE: REMOVALS PLAN - MASTER PLAN

SHEET NUMBER: R1.1

ISSUE: RE-ISSUED FOR OPA/ZBA/SPA

DATE OF: 2025-07-30

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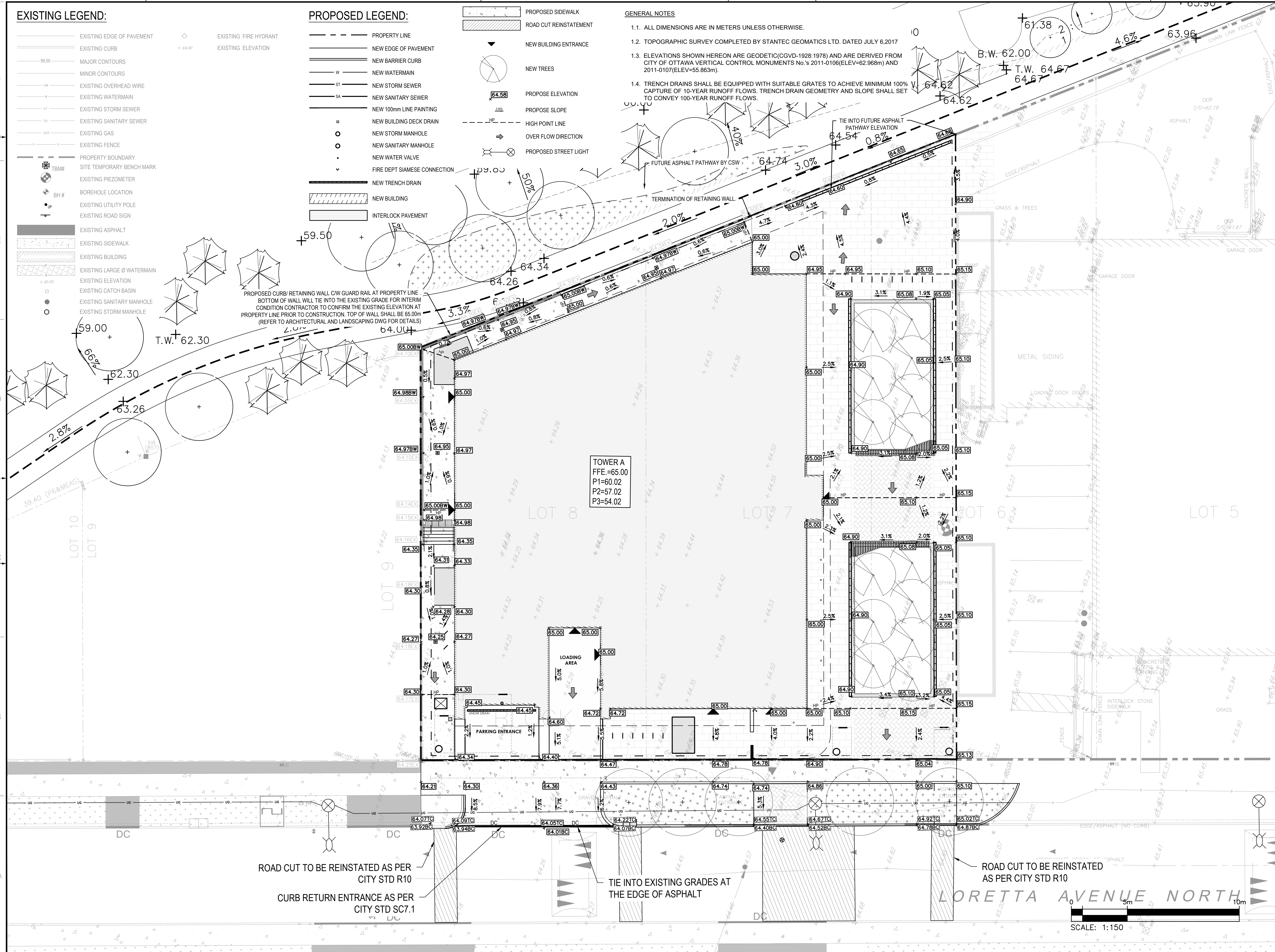
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PROPOSED LEGEND:

- PROPERTY LINE
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- NEW WATERMAIN
- NEW STORM SEWER
- NEW SANITARY SEWER
- NEW 100mm LINE PAINTING
- NEW BUILDING DECK DRAIN
- NEW STORM MANHOLE
- NEW SANITARY MANHOLE
- NEW WATER VALVE
- FIRE DEPT SIAMISE CONNECTION
- NEW TRENCH DRAIN
- NEW BUILDING
- INTERLOCK PAVEMENT

GENERAL NOTES

- 1.1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE.
- 1.2. TOPOGRAPHIC SURVEY COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 6, 2017
- 1.3. ELEVATIONS SHOWN HEREON ARE GEODETIC(CGVD-1928:1978) AND ARE DERIVED FROM CITY OF OTTAWA VERTICAL CONTROL MONUMENTS No. s 2011-0106(ELEV=62.968m) AND 2011-0107(ELEV=55.863m).
- 1.4. TRENCH DRAINS SHALL BE EQUIPPED WITH SUITABLE GRATES TO ACHIEVE MINIMUM 100% CAPTURE OF 10-YEAR RUNOFF FLOWS. TRENCH DRAIN GEOMETRY AND SLOPE SHALL SET TO CONVEY 100-YEAR RUNOFF FLOWS.



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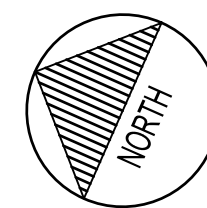
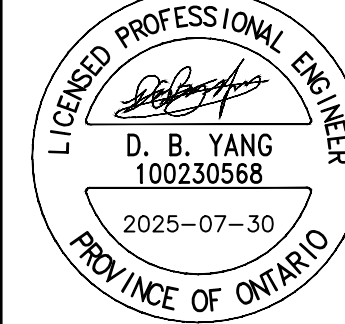
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DRAWN BY:

JT

CHECKED BY:

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DISCIPLINE:

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TITLE:

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REV #

0

EXISTING LEGEND:

	EXISTING EDGE OF PAVEMENT
	EXISTING CURB
	MAJOR CONTOURS
	MINOR CONTOURS
	EXISTING OVERHEAD WIRE
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EXISTING SUB DRAIN
	EXISTING SANITARY SEWER
	EXISTING GAS
	EXISTING FENCE
	EXISTING UNDERGROUND HYDO
	EXISTING TELE LINE
	EXISTING BELL CABLE
	PROPERTY BOUNDARY
	SITE TEMPORARY BENCH MARK
	BOREHOLE LOCATION
	EXISTING UTILITY POLE
	EXISTING ROAD SIGN
	EXISTING ASPHALT
	EXISTING SIDEWALK
	EXISTING BUILDING
	EXISTING ELEVATION
	EXISTING CATCH BASIN
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING ELEVATION

PROPOSED LEGEND (MASTER):

	ALIGNMENT
	NEW EDGE OF PAVEMENT
	NEW BARRIER CURB
	NEW WATERMAIN
	NEW STORM SEWER
	NEW SANITARY SEWER
	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 TWSI
	NEW BUILDING ENTRANCE
	PROPOSED TREE
	FULL ASPHALT OVERLAY
	FULL DEPTH ROAD CUT REINSTATEMENT
	NEW BOLLARD

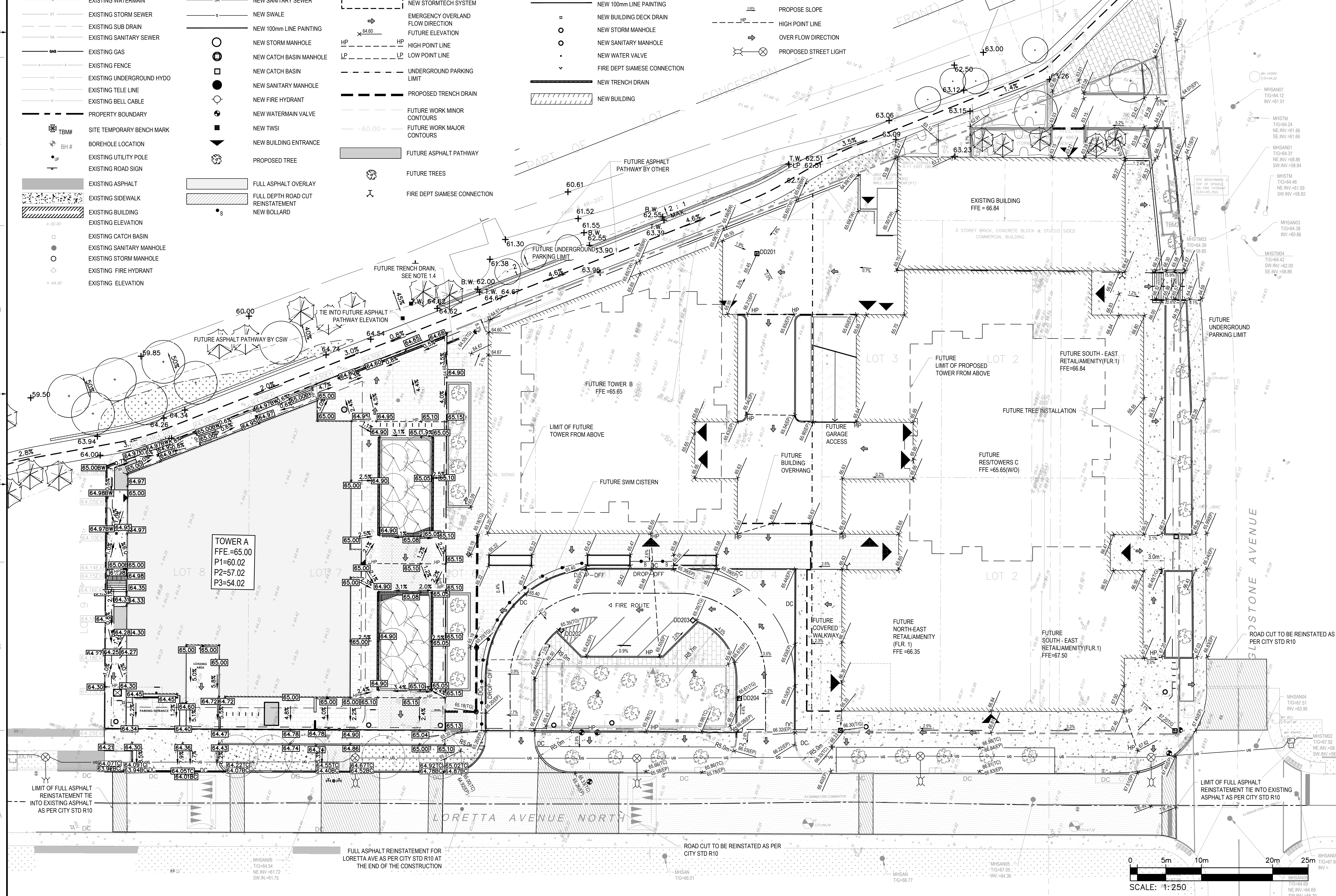
PROPOSED LEGEND (PHASE 1):

	PROPERTY LINE
	NEW EDGE OF PAVEMENT
	NEW BARRIER CURB
	NEW WATERMAIN
	NEW STORM SEWER
	NEW SANITARY SEWER
	NEW 100mm LINE PAINTING
	NEW BUILDING DECK DRAIN
	NEW STORM MANHOLE
	NEW SANITARY MANHOLE
	NEW WATER VALVE
	FIRE DEPT SIAMESE CONNECTION
	NEW TRENCH DRAIN
	NEW BUILDING

	INTERLOCK PAVEMENT
	PROPOSED SIDEWALK
	ROAD CUT REINSTATEMENT
	NEW BUILDING ENTRANCE
	NEW TREES
	PROPOSE ELEVATION
	PROPOSE SLOPE
	HIGH POINT LINE
	OVER FLOW DIRECTION
	PROPOSED STREET LIGHT

GENERAL NOTES

- 1.1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE.
- 1.2. TOPOGRAPHIC SURVEY COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 6, 2017
- 1.3. ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM CITY OF OTTAWA VERTICAL CONTROL MONUMENTS No. 2011-0106 (ELEV=62.968m) AND 2011-0107 (ELEV=55.863m).
- 1.4. TRENCH DRAINS SHALL BE EQUIPPED WITH SUITABLE GRATES TO ACHIEVE MINIMUM 100% CAPTURE OF 10-YEAR RUNOFF FLOWS. TRENCH DRAIN GEOMETRY AND SLOPE SHALL SET TO CONVEY 100-YEAR RUNOFF FLOWS.



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CANADA K2B 8K2
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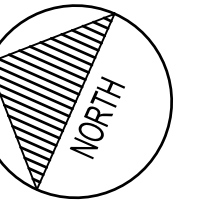
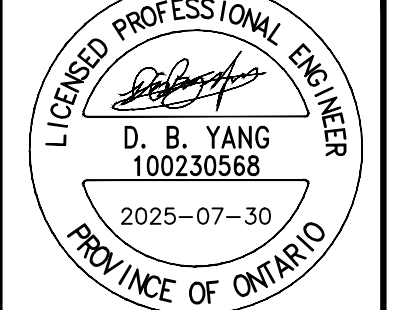
116 LISGAR ST. UNIT 110
OTTAWA, ON, K2P 0C2

LANDSCAPE ARCHITECT:

C S W

319 MCRAE AVENUE, SUITE 502
OTTAWA, ON, K1Z 0B9

SEAL



CLV GROUP

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

CLIENT REF. #

PROJECT:

951 GLADSTONE AVENUE AND
145 LORETTA AVENUE NORTH
MIXED-USE

KEY PLAN:



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NO.	DATE	DESCRIPTION
10	2025-07-30	RE-ISSUED FOR OPA/ZBA/SPA
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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

IS RE DATE DESCRIPTION

PROJECT NO: 20M-0141-00 DATE: JULY 2025

ORIGINAL SCALE: 1:250

DESIGNED BY: JD

DRAWN BY: JT

CHECKED BY: DY

DISCIPLINE: CIVIL

TITLE: GRADING PLAN - MASTER

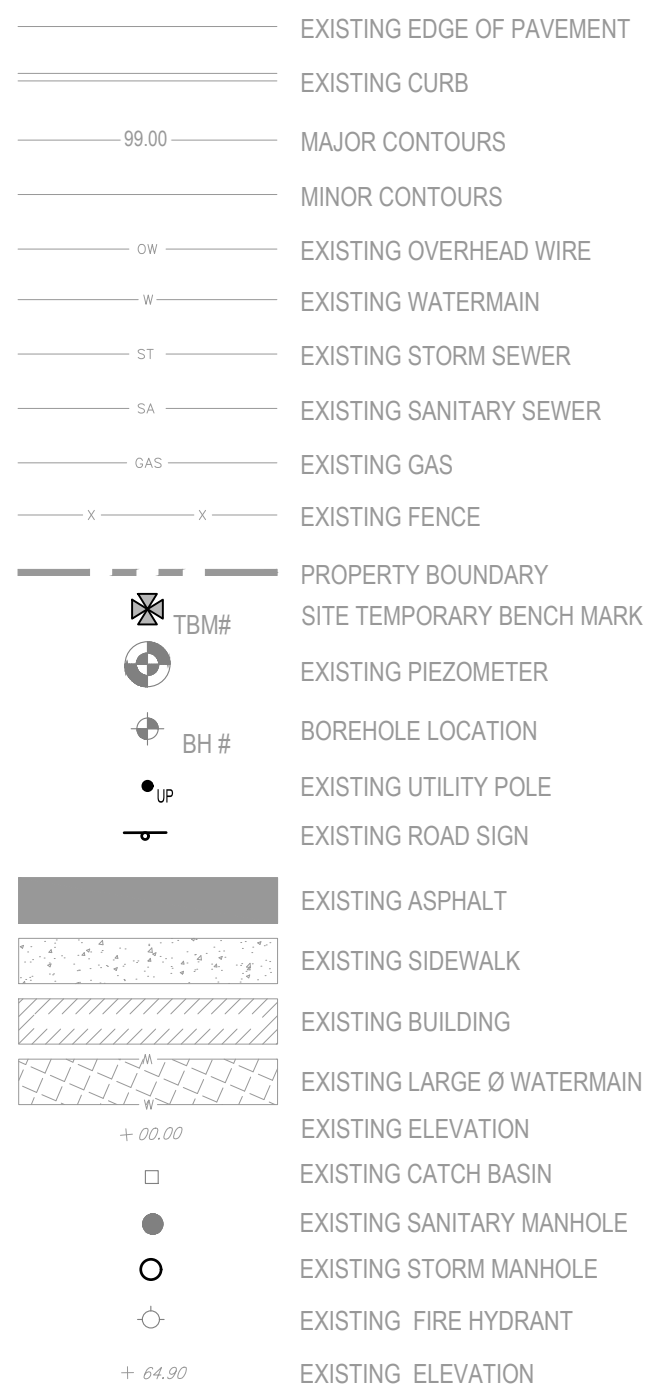
SHEET NUMBER: C1.2

ISSUE: RE-ISSUED FOR OPA/ZBA/SPA

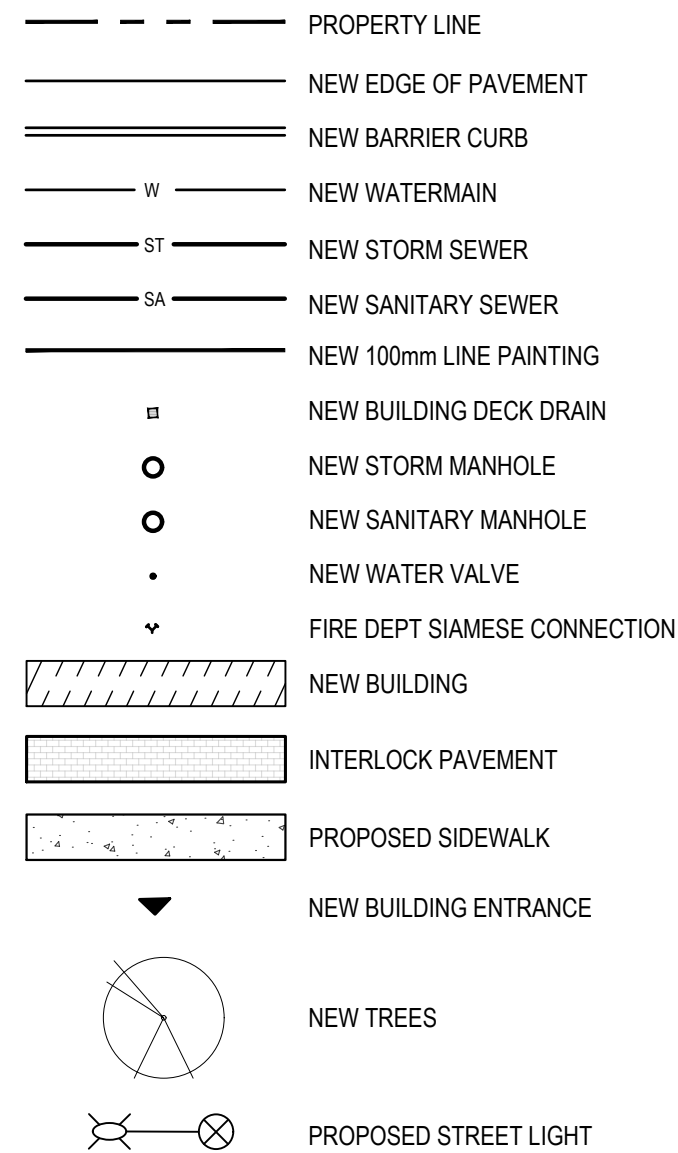
DATE OF: 2025-07-30

REVISION: 0

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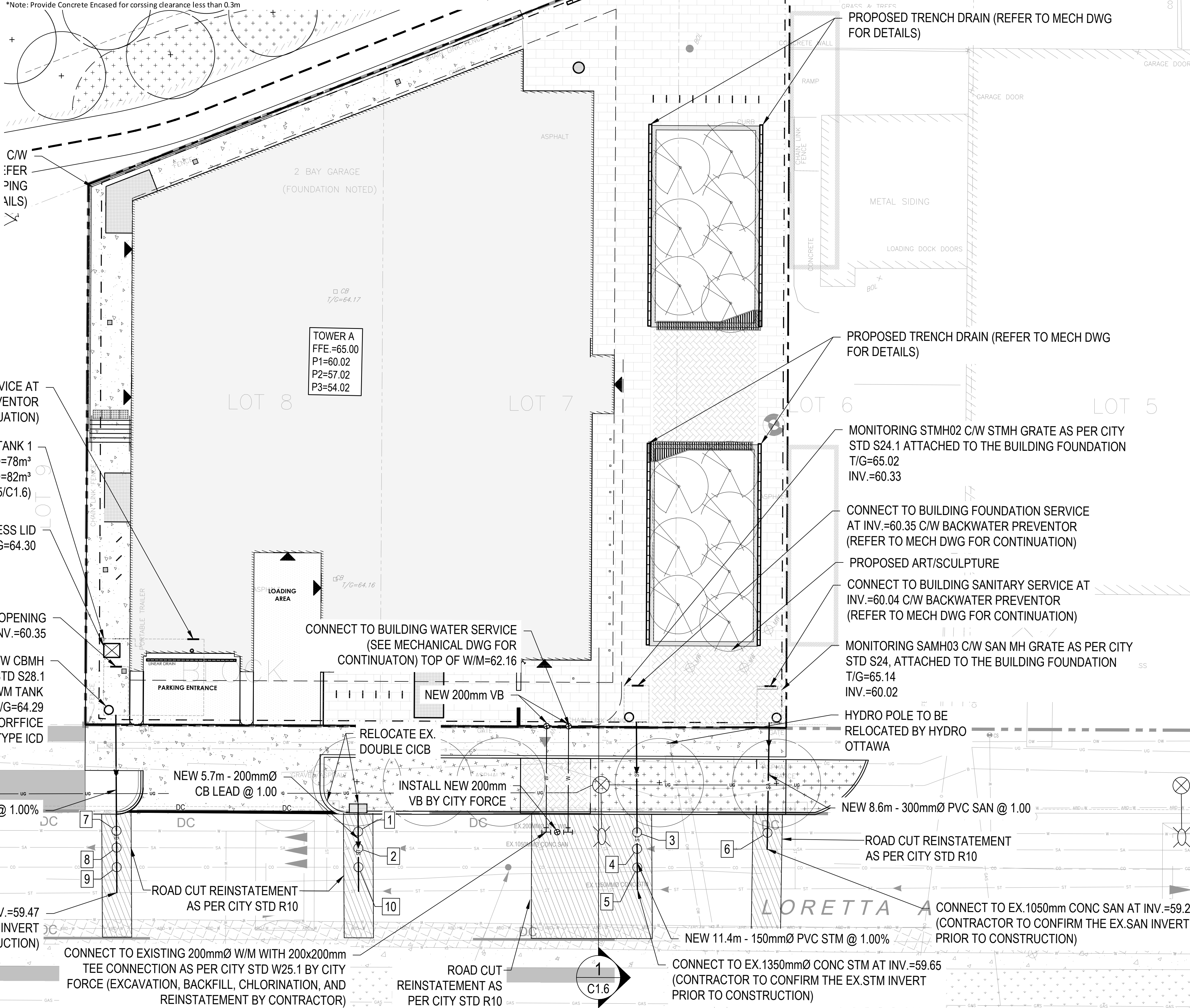


PROPOSED LEGEND:



PIPE	Obvert				Invert				Obvert	Invert	EX.
	200mmØ PVC CB LEAD	62.674	62.474	0.644	Clearance Over	61.830	61.627	EX. 203mmØ PVC W/M			
1	200mmØ PVC CB LEAD	62.674	62.474	0.644	Clearance Over	59.668	58.485	EX. 1050mmØ CONC SAN			
2	150mmØ PVC STM	60.405	60.255	1.622	Clearance Under	62.230	62.027	EX. 203mmØ PVC W/M			
3	150mmØ PVC STM	60.394	60.244	0.334	Clearance Over	59.910	58.530	EX. 1050mmØ CONC SAN			
4	150mmØ PVC STM	60.366	60.216	1.581	Clearance Under	62.317	61.947	EX. 300mm CONC COMBINATION			
5	300mmØ PVC SAN	60.245	59.945	2.032	Clearance Under	62.480	62.277	EX. 203mmØ PVC W/M			
6	250mmØ PVC STM	60.521	60.271	0.956	Clearance Under	61.680	61.477	EX. 203mmØ PVC W/M			
7	250mmØ PVC STM	60.510	60.260	0.632	Clearance Over	59.628	58.445	EX. 1050mmØ CONC SAN			
8	250mmØ PVC STM	60.496	60.246	0.527	Clearance Under	61.393	61.023	EX. 300mm CONC COMBINATION			
9	200mmØ PVC CB LEAD	62.650	62.450	0.628	Clearance Over	61.822	61.452	EX. 300mm CONC COMBINATION			
10	*Note: Provide Concrete Encased for crossing clearance less than 0.3m										

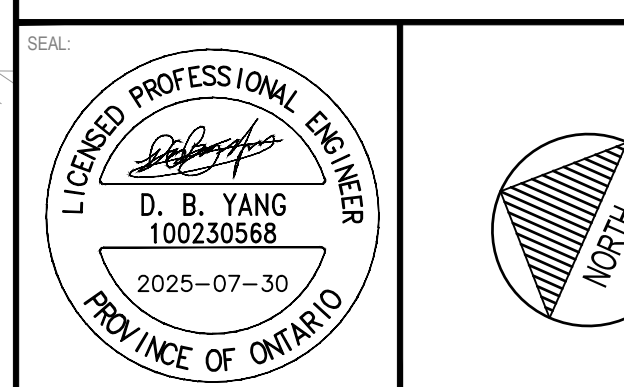
WATERMAIN SCHEDULE			
STATION	DESCRIPTION	FINISHED GRADE	TOP OF WATERMAIN COVER
0+000	Connect to proposed building with VB	64.56	62.160
0+007.23	Connect to EX. 203mm W/M with TEE connection	64.53	62.130



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C S W

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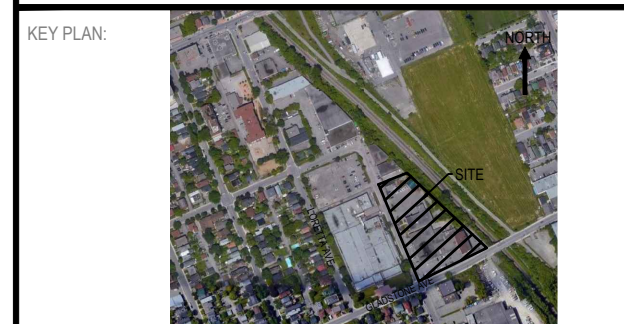
CLIENT:

CLV GROUP

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

CLIENT REF. #

PROJECT:

951 GLADSTONE AVENUE AND
145 LORETTA AVENUE NORTH
MIXED-USE

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2	2021-12-23	RE-ISSUED FOR SITE PLAN CONTROL	
1	2021-04-14	ISSUED FOR SITE PLAN CONTROL	

PROJECT NO:

20M-01441-00

ORIGINAL SCALE:

1:150

DESIGNED BY:

JD

DRAWN BY:

JT

CHECKED BY:

DY

DISCIPLINE:

CIVIL

TITLE:

SERVICING PLAN - PHASE 1

SHEET NUMBER:

C1.3

SHEET #

8 OF 12

ISSUE:

RE-ISSUED FOR OPA/ZBA/SPA

DATE OF:

2025-07-30

REV #

0

PIPE DATA Proposed Storm							
FROM	TO	INLET ELEV. (m)	OUTLET ELEV. (m)	SIZE	LENGTH	SLOPE	CITY STANDARD
Tank 2 @ PL	ST2 Elbow	61.735	61.648	250 mm	8.7 m	1.00%	DR 35 PVC Pipe SI
ST2 Elbow	ST2	61.648	59.597	250 mm	2.1 m	96.29%	DR 35 PVC Pipe SI
Structure - (78)		60.330	60.221	150 mm	10.9 m	1.00%	DR 35 PVC Pipe SI
Tank 1 @ PL	ST1 Elbow	60.329	60.231	250 mm	9.8 m	1.00%	DR 35 PVC Pipe SI
ST1 Elbow	ST1	60.231	59.685	250 mm	0.6 m	97.50%	DR 35 PVC Pipe SI
ST3 Elbow	ST3	60.055	59.549	250 mm	0.5 m	99.19%	DR 35 PVC Pipe SI

PIPE DATA Proposed Sanitary							
FROM	TO	INLET ELEV. (m)	OUTLET ELEV. (m)	SIZE	LENGTH	SLOPE	CITY STANDARD
	SA3	60.040	59.957	300 mm	8.3 m	1.00%	DR 35 PVC Pipe SI
Tower 1	SA1	59.721	59.577	300 mm	7.2 m	2.00%	DR 35 PVC Pipe SI
Tower 2	SA2	59.524	59.360	300 mm	8.2 m	2.00%	DR 35 PVC Pipe SI

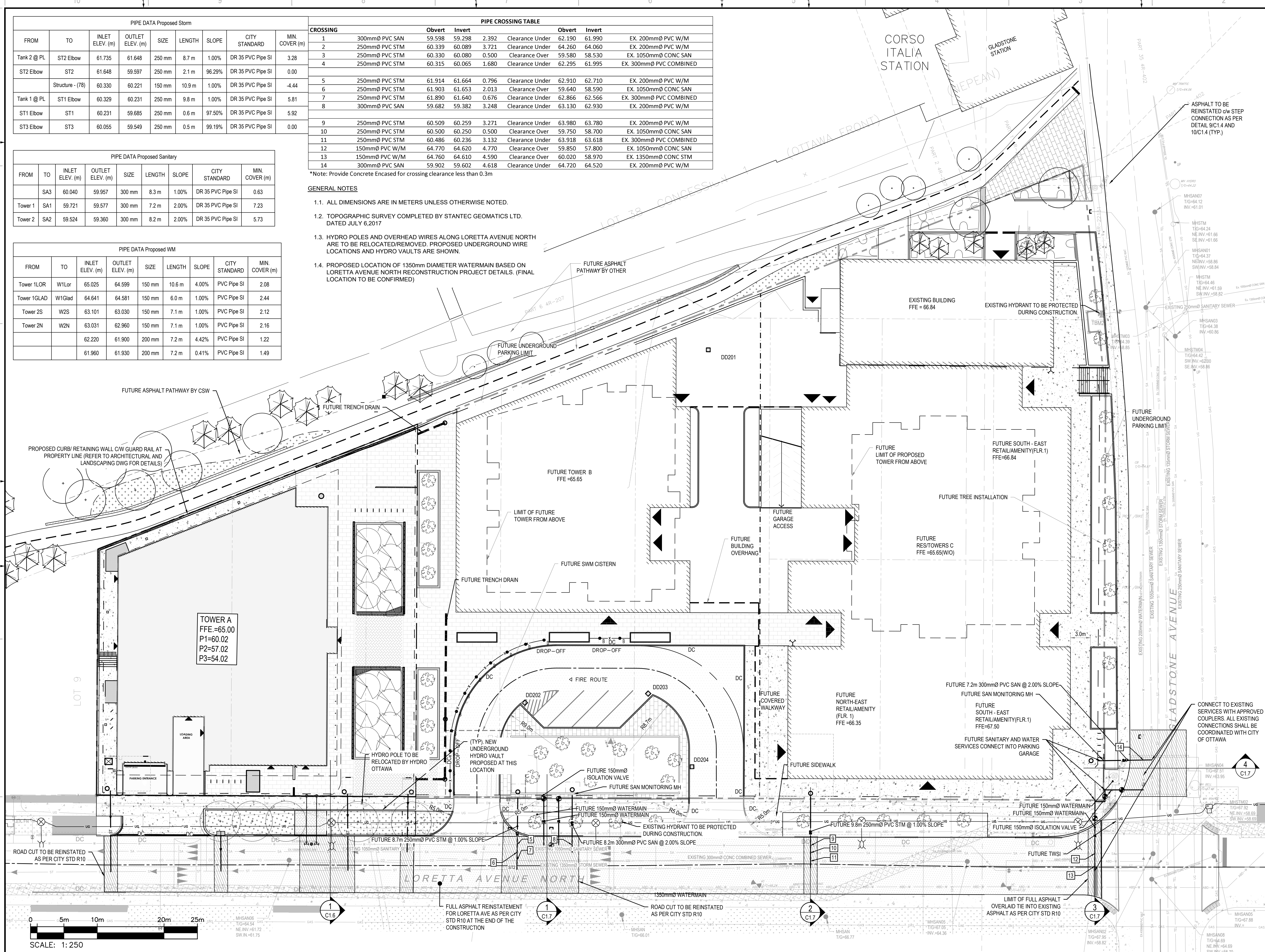
PIPE DATA Proposed WM							
FROM	TO	INLET ELEV. (m)	OUTLET ELEV. (m)	SIZE	LENGTH	SLOPE	CITY STANDARD
Tower 1LOR	W1Lor	65.025	64.599	150 mm	10.6 m	4.00%	PVC Pipe SI
Tower 1GLAD	W1Glad	64.641	64.581	150 mm	6.0 m	1.00%	PVC Pipe SI
Tower 2S	W2S	63.101	63.030	150 mm	7.1 m	1.00%	PVC Pipe SI
Tower 2N	W2N	63.031	62.960	150 mm	7.1 m	1.00%	PVC Pipe SI
		62.220	61.900	200 mm	7.2 m	4.42%	PVC Pipe SI
		61.960	61.930	200 mm	7.2 m	0.41%	PVC Pipe SI

PIPE CROSSING TABLE							
CROSSING		Obvert	Invert		Obvert	Invert	
1	300mmØ PVC SAN	59.598	59.298	2.392	Clearance Under	62.190	61.990
2	250mmØ PVC STM	60.339	60.089	3.721	Clearance Under	64.260	64.060
3	250mmØ PVC STM	60.330	60.080	0.500	Clearance Over	59.580	58.530
4	250mmØ PVC STM	60.315	60.065	1.680	Clearance Under	62.295	61.995
5	250mmØ PVC STM	61.914	61.664	0.796	Clearance Under	62.910	62.710
6	250mmØ PVC STM	61.903	61.653	2.013	Clearance Over	59.640	58.590
7	250mmØ PVC STM	61.890	61.640	0.676	Clearance Under	62.866	62.566
8	300mmØ PVC SAN	59.682	59.382	3.248	Clearance Under	63.130	62.930
9	250mmØ PVC STM	60.509	60.259	3.271	Clearance Under	63.980	63.780
10	250mmØ PVC STM	60.500	60.250	0.500	Clearance Over	59.750	58.700
11	250mmØ PVC STM	60.486	60.236	3.132	Clearance Under	63.918	63.618
12	150mmØ PVC W/M	64.770	64.620	4.770	Clearance Over	59.850	57.800
13	150mmØ PVC W/M	64.760	64.610	4.590	Clearance Over	60.020	58.970
14	300mmØ PVC SAN	59.902	59.602	4.618	Clearance Under	64.720	64.520

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

GENERAL NOTES

- 1.1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
- 1.2. TOPOGRAPHIC SURVEY COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 6, 2017
- 1.3. HYDRO POLES AND OVERHEAD WIRES ALONG LORETTA AVENUE NORTH ARE TO BE RELOCATED/REMOVED. PROPOSED UNDERGROUND WIRE LOCATIONS AND HYDRO VAULTS ARE SHOWN.
- 1.4. PROPOSED LOCATION OF 1350mm DIAMETER WATERMAIN BASED ON LORETTA AVENUE NORTH RECONSTRUCTION PROJECT DETAILS. (FINAL LOCATION TO BE CONFIRMED)



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ARCHITECT:



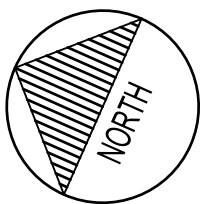
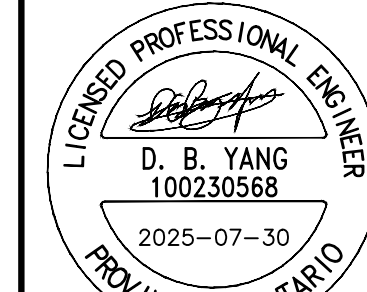
116 LISGAR ST. UNIT 110
OTTAWA, ON, K2P 0C2

LANDSCAPE ARCHITECT:



319 MCRAE AVENUE, SUITE 502
OTTAWA, ON, K1Z 0B9

SEAL



CLIENT:



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

CLIENT REF. #

PROJECT:

951 GLADSTONE AVENUE AND
145 LORETTA AVENUE NORTH
MIXED-USE

KEY PLAN:



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1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

IS	NO.	DATE	DESCRIPTION
PROJECT NO:	20M-01441-00	DATE:	JULY 2025
ORIGINAL SCALE:	1:250	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.	
DESIGNED BY:	JD		
DRAWN BY:	JT		
CHECKED BY:	DY		
DISCIPLINE:	CIVIL		

SERVICING PLAN - MASTER

SHEET NUMBER:

C1.4

SHEET #:

9 OF 12

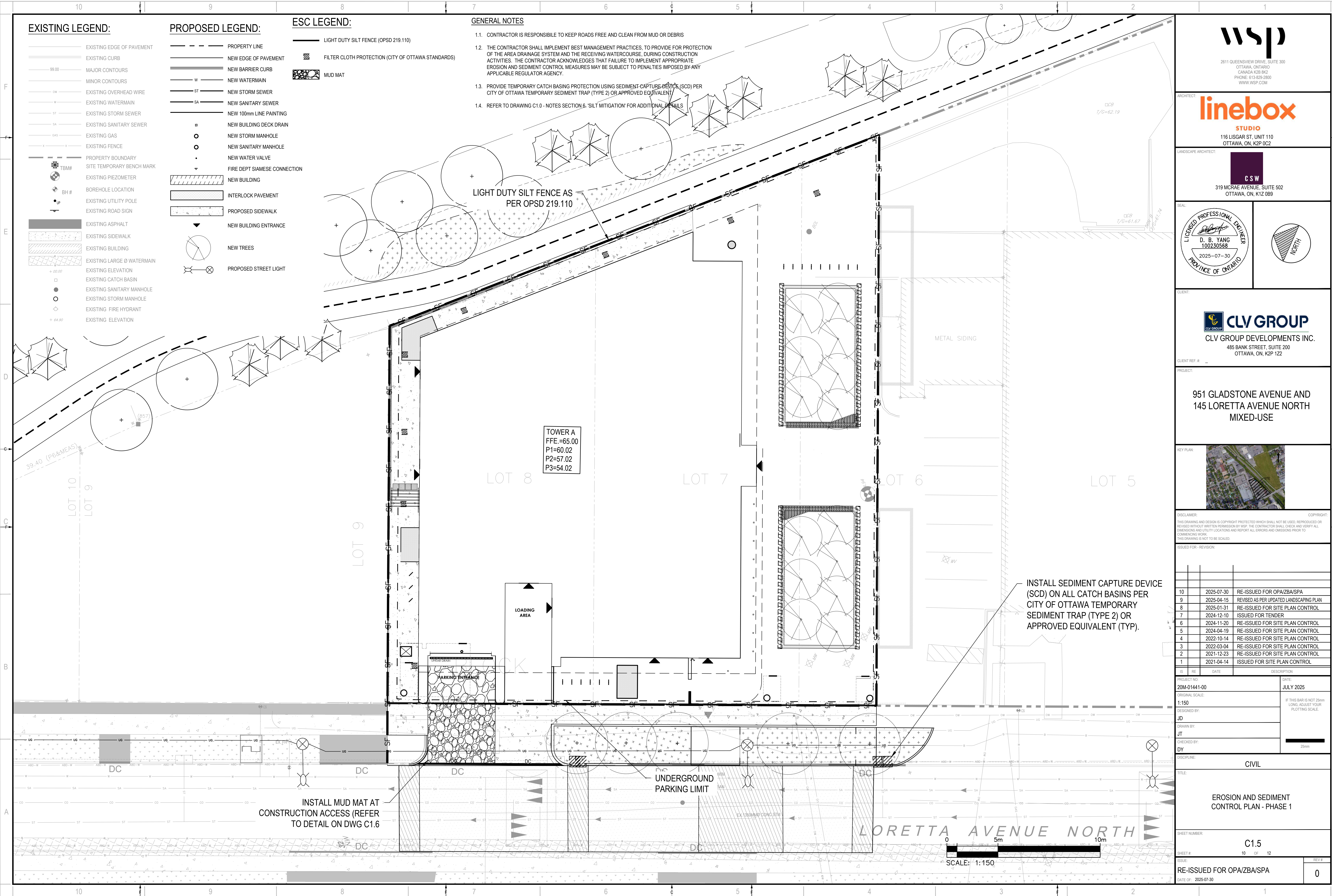
ISSUE:

RE-ISSUED FOR OPA/ZBA/SPA

DATE OF: 2025-07-30

REV #

0



EXISTING LEGEND:

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- 99.00 MAJOR CONTOURS
- MINOR CONTOURS
- DW EXISTING OVERHEAD WIRE
- W EXISTING WATERMAIN
- ST EXISTING STORM SEWER
- SA EXISTING SANITARY SEWER
- GAS EXISTING GAS
- X EXISTING FENCE
- PROPERTY BOUNDARY
- SITE TEMPORARY BENCH MARK
- EXISTING PIEZOMETER
- BH # BOREHOLE LOCATION
- 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

PROPOSED LEGEND:

- PROPERTY LINE
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- NEW WATERMAIN
- ST NEW STORM SEWER
- SA NEW SANITARY SEWER
- NEW 100mm LINE PAINTING
- NEW BUILDING DECK DRAIN
- NEW STORM MANHOLE
- NEW SANITARY MANHOLE
- NEW WATER VALVE
- FIRE DEPT SIAMESE CONNECTION
- NEW BUILDING
- INTERLOCK PAVEMENT
- PROPOSED SIDEWALK
- NEW BUILDING ENTRANCE
- NEW TREES
- PROPOSED STREET LIGHT

ESC LEGEND:

- LIGHT DUTY SILT FENCE (OPSD 219.110)
- FILTER CLOTH PROTECTION (CITY OF OTTAWA STANDARDS)
- MUD MAT

GENERAL NOTES

- 1.1. CONTRACTOR IS RESPONSIBLE TO KEEP ROADS FREE AND CLEAN FROM MUD OR DEBRIS
- 1.2. 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 REGULATOR AGENCY.
- 1.3. PROVIDE TEMPORARY CATCH BASING PROTECTION USING SEDIMENT CAPTURE DEVICE (SCD) PER CITY OF OTTAWA TEMPORARY SEDIMENT TRAP (TYPE 2) OR APPROVED EQUIVALENT
- 1.4. REFER TO DRAWING C1.0 - NOTES SECTION 6: 'SILT MITIGATION' FOR ADDITIONAL DETAILS

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CANADA K2B 8K2
PHONE: 613-829-2800
WWW.WSP.COM

ARCHITECT:

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STUDIO

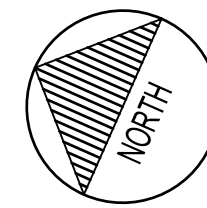
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OTTAWA, ON, K2P 0C2

LANDSCAPE ARCHITECT:

C S W

319 MCRAE AVENUE, SUITE 502
OTTAWA, ON, K1Z 0B9

SEAL



CLIENT:



CLV GROUP DEVELOPMENTS INC.

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

CLIENT REF. #

PROJECT:

951 GLADSTONE AVENUE AND
145 LORETTA AVENUE NORTH
MIXED-USE

KEY PLAN:



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1		2021-04-14	ISSUED FOR SITE PLAN CONTROL

PROJECT NO:

20M-01441-00

ORIGINAL SCALE:

1:150

DESIGNED BY:

JD

DRAWN BY:

JT

CHECKED BY:

DY

DISCIPLINE:

CIVIL

TITLE:

EROSION AND SEDIMENT
CONTROL PLAN - PHASE 1

SHEET NUMBER:

C1.5

SHEET #:

10 OF 12

ISSUE:

RE-ISSUED FOR OPA/ZBA/SPA

DATE OF:

2025-07-30

REV #:

0

INSTALL SEDIMENT CAPTURE DEVICE
(SCD) ON ALL CATCH BASINS PER
CITY OF OTTAWA TEMPORARY
SEDIMENT TRAP (TYPE 2) OR
APPROVED EQUIVALENT (TYP).

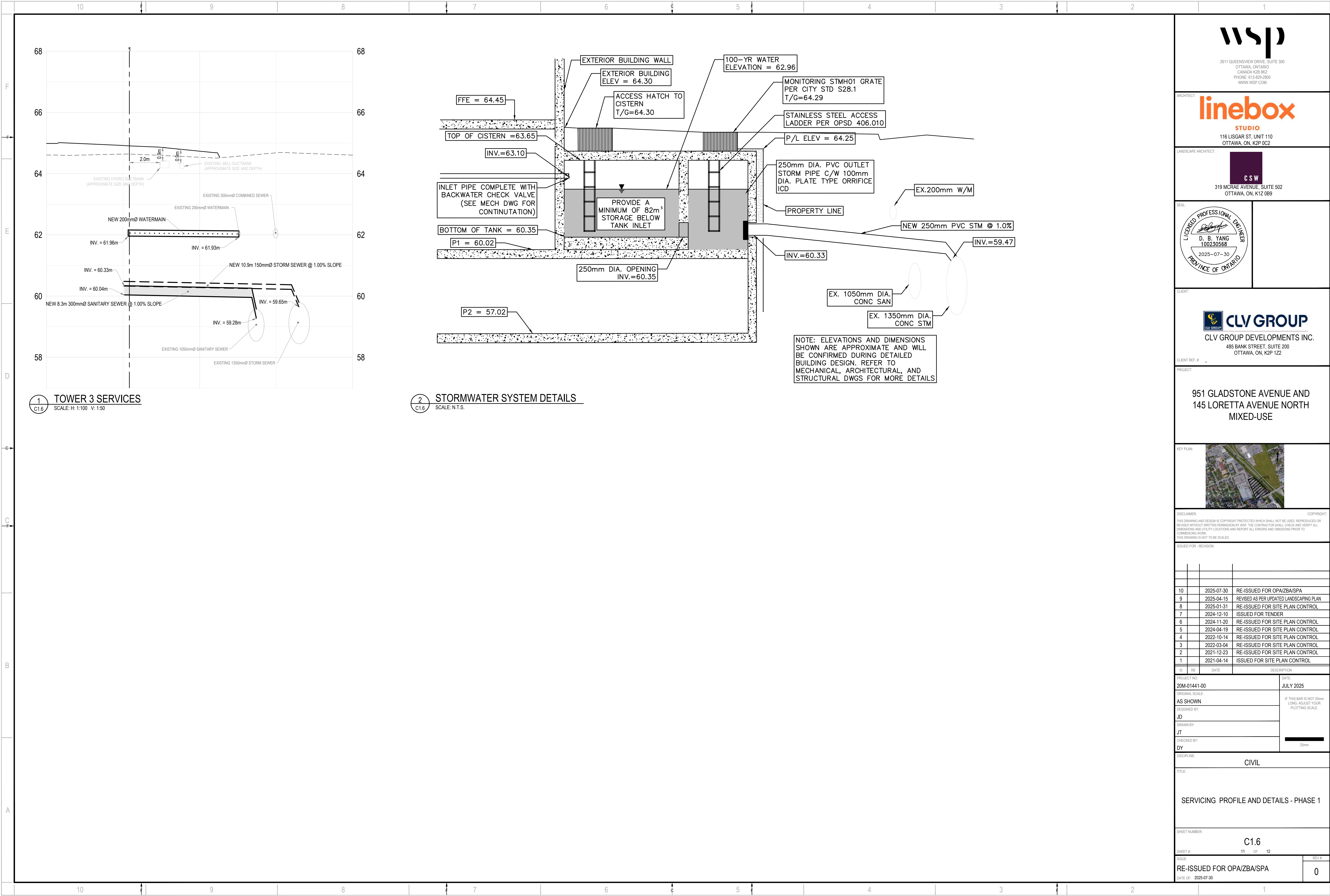
INSTALL MUD MAT AT
CONSTRUCTION ACCESS (REFER
TO DETAIL ON DWG C1.6)

LIGHT DUTY SILT FENCE AS
PER OPSD 219.110

TOWER A
FFE=65.00
P1=60.02
P2=57.02
P3=54.02

SCALE: 1:150





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OTTAWA, ONTARIO
CANADA K2B 8K2
PHONE: 613-829-2800
WWW.WSP.COM

ARCHITECT:

linebox

STUDIO

116 LISGAR ST. UNIT 110
OTTAWA, ON, K2P 0C2

LANDSCAPE ARCHITECT:

C S W

319 MCRAE AVENUE, SUITE 502
OTTAWA, ON, K1Z 0B9

SEAL:



CLIENT:

CLV GROUP

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

CLIENT REF. #

PROJECT:

951 GLADSTONE AVENUE AND
145 LORETTA AVENUE NORTH
MIXED-USE

KEY PLAN:



DISCLAIMER:

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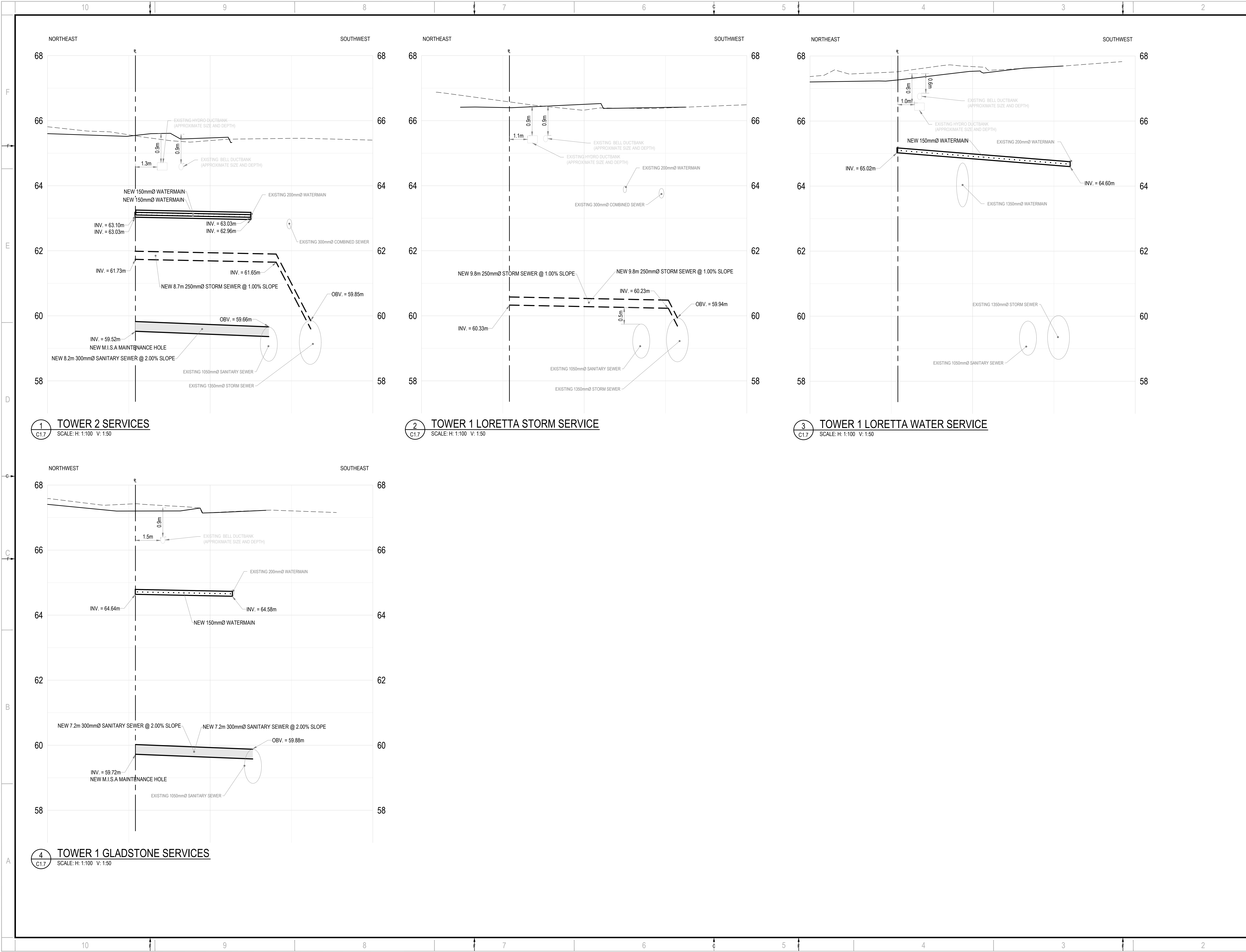
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ISSUED FOR - REVISION:

IS	RE	DATE	DESCRIPTION
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

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

DISCIPLINE:	CIVIL
TITLE:	SERVICING PROFILE AND DETAILS - PHASE 1
SHEET NUMBER:	C1.6
SHEET #:	11 OF 12
ISSUE:	RE-ISSUED FOR OPA/ZBA/SPA
DATE OF:	2025-07-30
REV #:	0



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

ARCHITECT:

116 LISGAR ST. UNIT 110
OTTAWA, ON, K2P 0C2

LANDSCAPE ARCHITECT:

319 MCRAE AVENUE, SUITE 502
OTTAWA, ON, K1Z 0B9

SEAL:

CLIENT:

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

CLIENT REF. #

PROJECT:

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IS	RE	DATE	DESCRIPTION
PROJECT NO: 20M-01441-00			
DATE: JULY 2025			
ORIGINAL SCALE: AS SHOWN			
DESIGNED BY: JD			
DRAWN BY: JT			
CHECKED BY: DY			
DISCIPLINE: CIVIL			
TITLE: SERVICING PROFILES - MASTER			
SHEET NUMBER: C1.7			
SHEET #: 12 OF 12			
ISSUE: RE-ISSUED FOR OPA/ZBA/SPA			
DATE OF: 2025-07-30			
REV #: 0			