

951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH MIXED-USE

OTTAWA, ONTARIO



KEY PLAN
N.T.S

CIVIL DRAWING LIST

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CLV GROUP DEVELOPMENTS INC.
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RE-ISSUED FOR SITE PLAN CONTROL

DATE: NOVEMBER 2024

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 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
- 20.1. GEOTECHNICAL INVESTIGATION REPORT FOR PROPOSED MIXED-USE DEVELOPMENT, 951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH, OTTAWA, ONTARIO, PREPARED BY PATERSONGROUP, PROJ NO. P65517-1, NOVEMBER 12, 2021.
- 20.2. 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.

PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

- 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. P65517-1, 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 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 OFF SITE 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

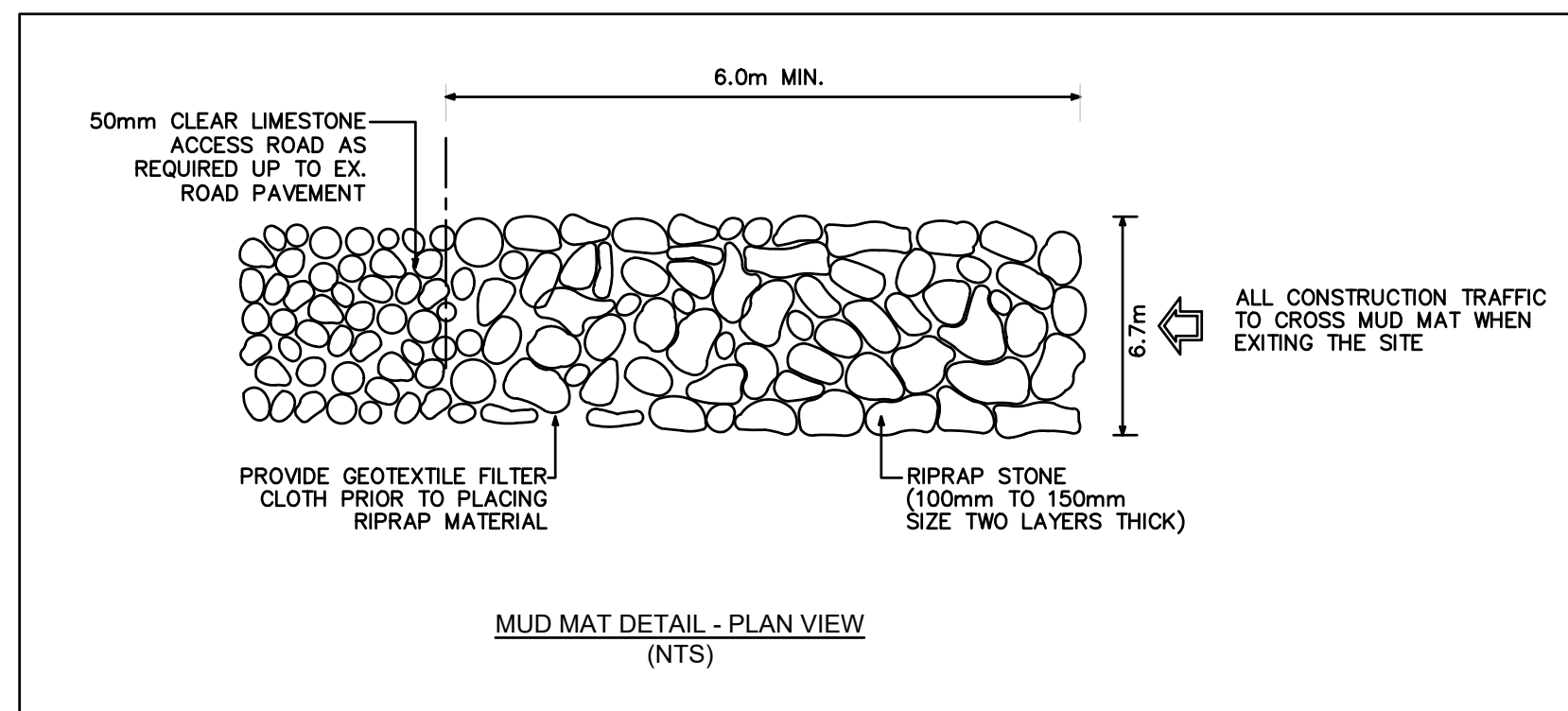
- ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW STORMSEWERS, SERVICES AND CB LEADS.
- STORM SEWERS 450mm DIAMETER AND SMALLER SHALL BE PVC SDR-35, WITH RUBBER GASKET PER CSA A-257.3.
- STORM SEWER LARGER THAN 450mm SHALL BE REINFORCED CONCRETE CLASS 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 CBMHS 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.
- 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 R11.

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 0.30m 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 W25.3 & W25.4.
- 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.



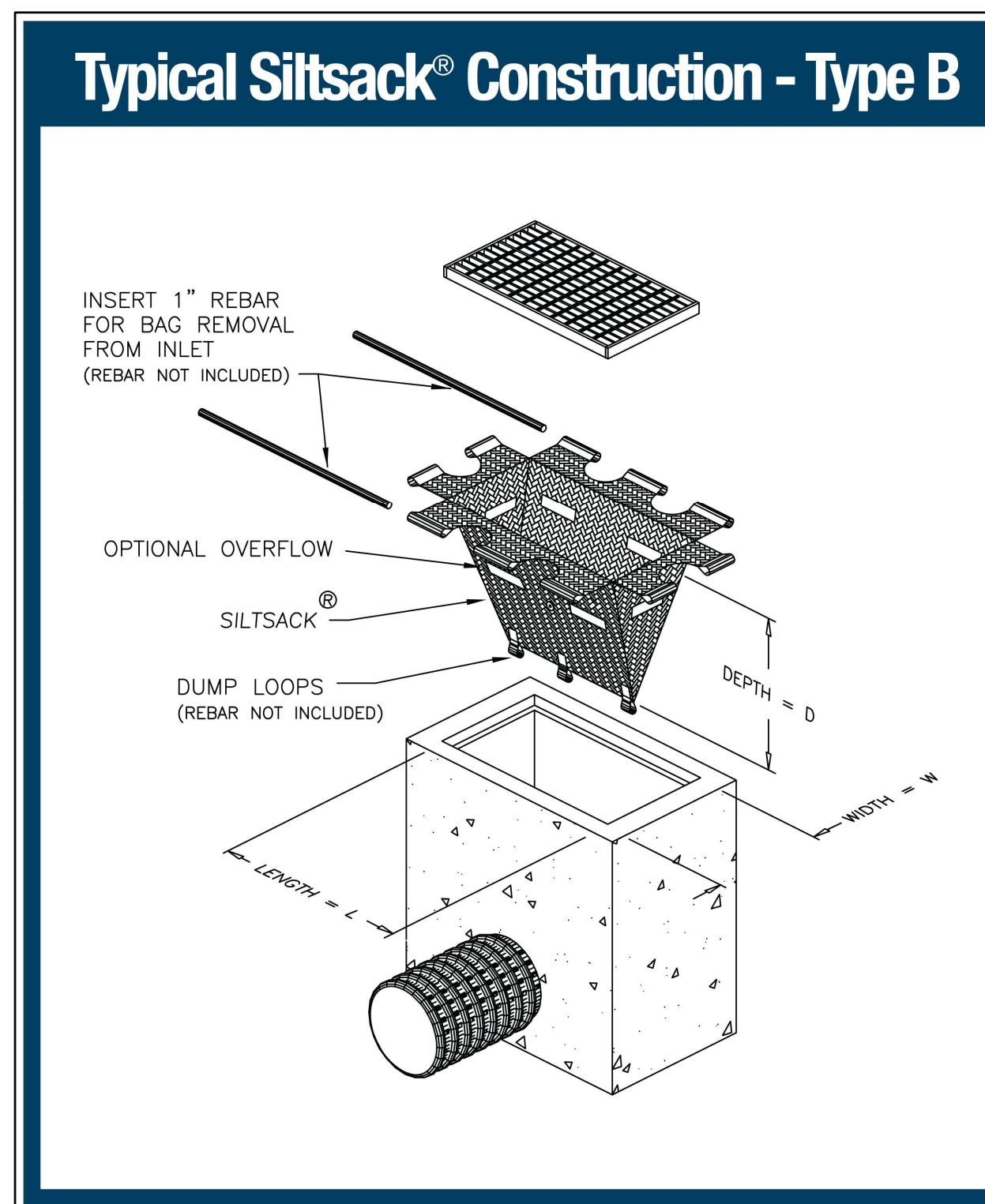
EROSION AND SEDIMENT CONTROL

- ** 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 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 SLUMPS 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 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 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 ABUTTING 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.

Recommended Pavement Structure - Car Only Parking Areas	
Thickness (mm)	Material Description
50	Wear Course - HL-3 or Superpave 12.5 Asphaltic Concrete
150	BASE - OPSS Granular A Crushed Stone
300	SUBBASE - OPSS Granular B Type II
SUBGRADE - In situ soil, or OPSS Granular B Type I or II material placed over in situ soil	
Recommended Pavement Structure	
Access Lanes, Garage Ramp and Heavy Truck Parking Areas	
Thickness (mm)	Material Description
40	Wear Course - HL-3 or Superpave 12.5 Asphaltic Concrete
50	Binder Course - HL-8 or Superpave 19.0 Asphaltic Concrete
150	BASE - OPSS Granular A Crushed Stone
450	SUBBASE - OPSS Granular B Type II
SUBGRADE - In situ soil, or OPSS Granular B Type I or II material placed over in situ soil	

TEMPORARY BENCH MARKS

T.B.M.#	ELEVATION (m)	DESCRIPTION
1	65.38	TOP OF SPINDLE ON FIRE HYDRANT
2	65.35	TOP OF SPINDLE ON FIRE HYDRANT



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319 MCRAE AVENUE, SUITE 502
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D. B. YANG
100230568
2024-11-20
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951 GLADSTONE AVENUE AND
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ISSUED FOR - REVISION			

IS	RE	DATE	DESCRIPTION
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	

PROJECT NO:		DATE:	
20M-01441-00		NOVEMBER 2024	
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: NOTES AND DETAILS			

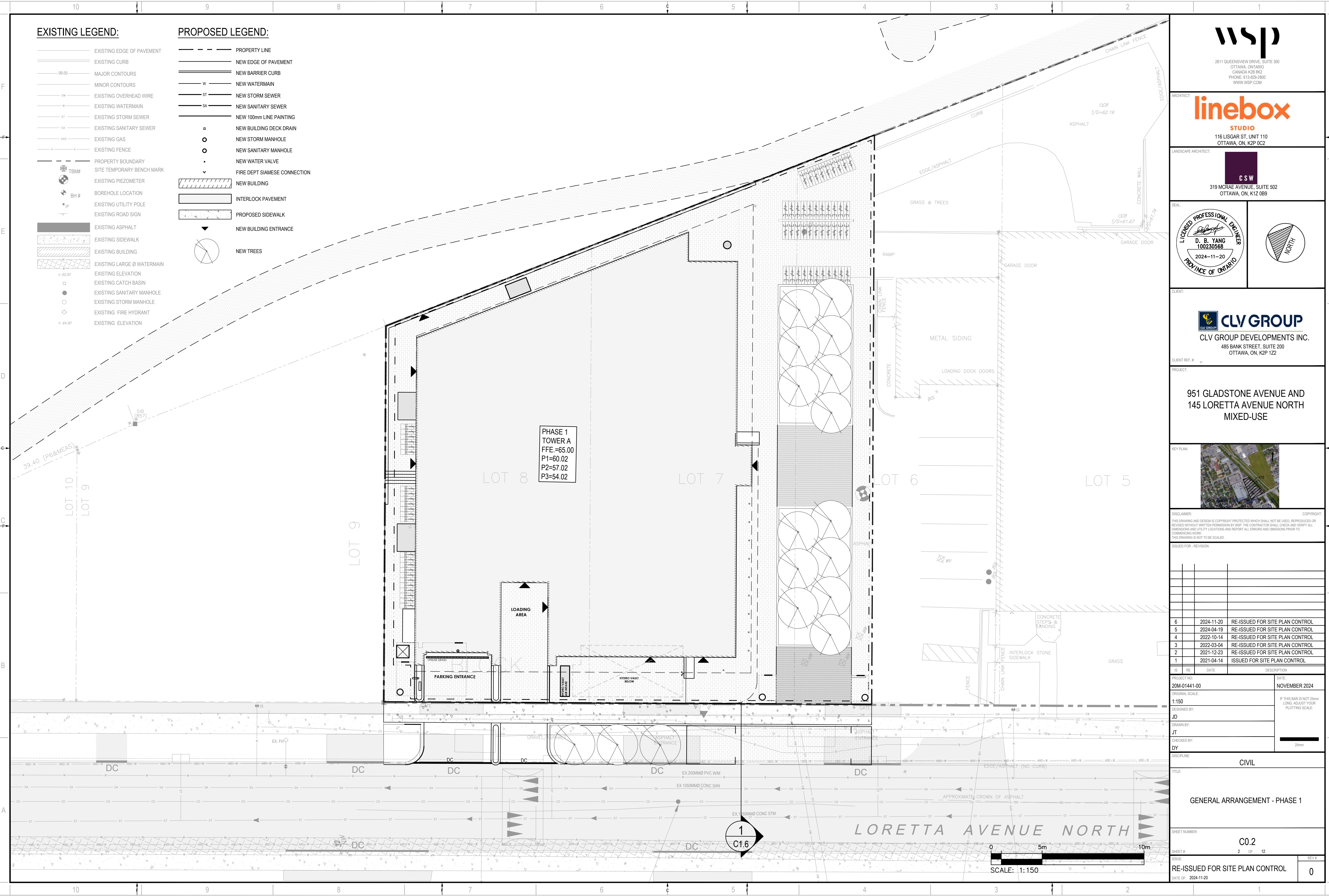
SHEET NUMBER: C0.1	
SHEET #	REV #
1	0
DATE OF: 2024-11-20	

EXISTING LEGEND:

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



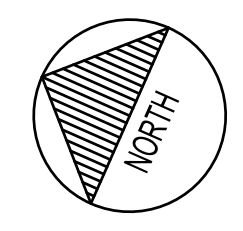
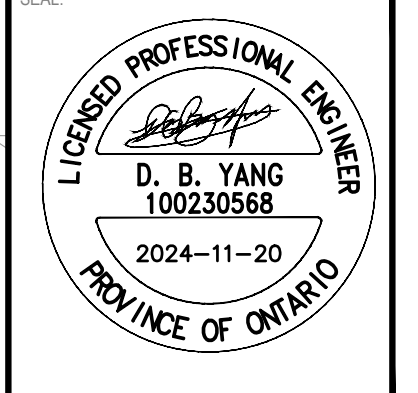
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PROJECT NO:	20M-01441-00	DATE:	NOVEMBER 2024
ORIGINAL SCALE:	1:150	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.	
DESIGNED BY:	JD		
DRAWN BY:	JT		
CHECKED BY:	DY		
DISCIPLINE:	CIVIL		

TITLE:	GENERAL ARRANGEMENT - PHASE 1		
SHEET NUMBER:	C0.2		
SHEET #:	2	OF	12
ISSUE:	RE-ISSUED FOR SITE PLAN CONTROL		
DATE OF:	2024-11-20	REV #:	0

M:\2024\20M-01441-00 - Gladstone/Mixed-Use - 485 Bank Street - 14.02 - Drawings\01 - Civil\01 - Production\Phase 1\01M-01441-00-CA - Phase 1.dwg, Nov 21, 2024 11:58am BY: JCAUTER/48752

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

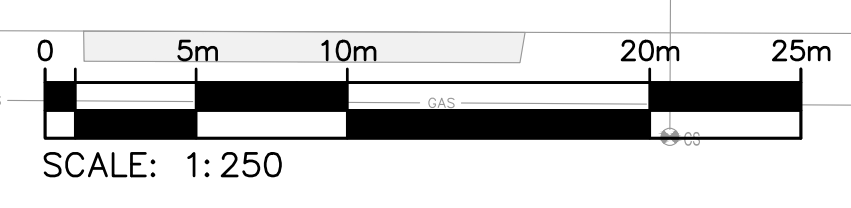
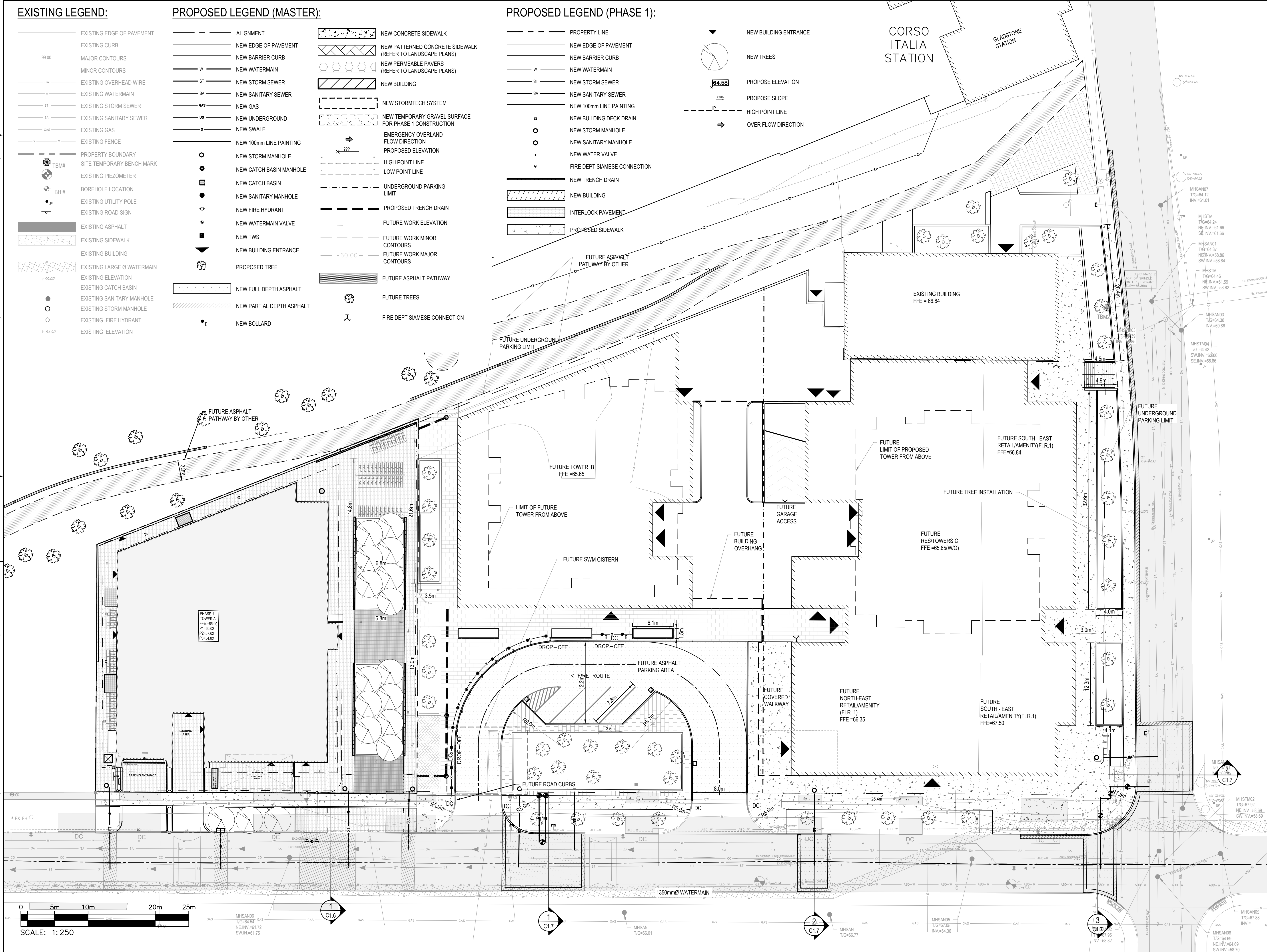
PROPOSED LEGEND (MASTER):


- ALIGNMENT
- NEW 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 TWSI
- NEW BUILDING ENTRANCE
- PROPOSED TREE
- NEW FULL DEPTH ASPHALT
- NEW PARTIAL DEPTH ASPHALT
- 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
- NEW BUILDING ENTRANCE
- NEW TREES
- PROPOSE ELEVATION
- PROPOSE SLOPE
- HIGH POINT LINE
- OVER FLOW DIRECTION






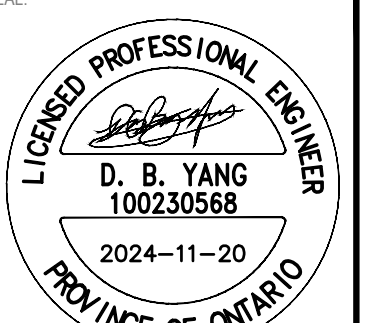
2611 QUEENVIEW DRIVE, SUITE 300
OTTAWA, ONTARIO
CANADA K2B 8K2
PHONE: 613-829-2800
WWW.WSP.COM




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



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




D. B. YANG
100230568
2024-11-20
PROVINCE OF ONTARIO



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**



NO.	DATE	DESCRIPTION
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

PROJECT NO:	20M-01441-00	DATE:	NOVEMBER 2024
ORIGINAL SCALE:	1:250	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.	
DRAWN BY:	JD	CHECKED BY:	DY
DISCIPLINE:	CIVIL		
TITLE:	GENERAL ARRANGEMENT - MASTER PLAN		
SHEET NUMBER:	C0.3		
ISSUE:	RE-ISSUED FOR SITE PLAN CONTROL		
DATE OF:	2024-11-20	REV #:	0

M:\2024\20M-01441-00 - Gladstone North Mixed Use - 8 residential 14.02 - 2024-11-20\14.02 - drawing\01 - cad\01 - production\Phase 1\02M-01441-00-CA - Master.dwg - Nov 21, 2024 11:53am BY (CA/17/42/12)

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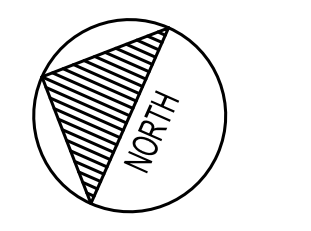
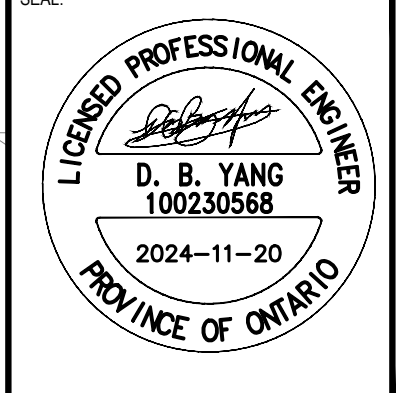
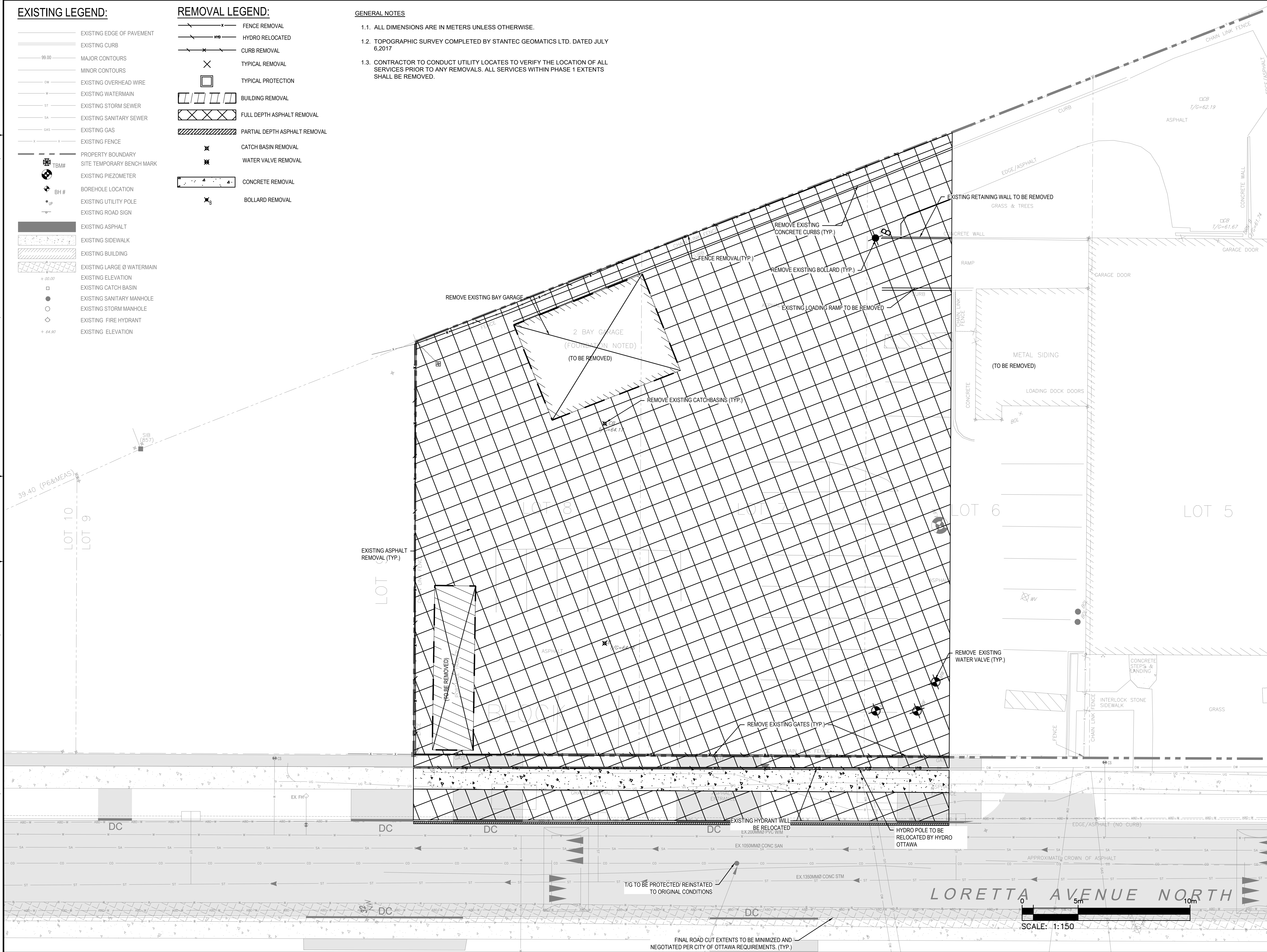
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- 99.00 MAJOR CONTOURS
- MINOR CONTOURS
- 0W EXISTING OVERHEAD WIRE
- W EXISTING WATERMAIN
- ST EXISTING STORM SEWER
- SA EXISTING SANITARY SEWER
- GAS EXISTING GAS
- EXISTING FENCE
- PROPERTY BOUNDARY
- TBM# SITE TEMPORARY BENCH MARK
- EXISTING PIEZOMETER
- BH# 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

REMOVAL LEGEND:

- FENCE REMOVAL
- HYDRO RELOCATED
- CURB REMOVAL
- TYPICAL REMOVAL
- TYPICAL PROTECTION
- BUILDING REMOVAL
- FULL DEPTH ASPHALT REMOVAL
- PARTIAL DEPTH ASPHALT REMOVAL
- 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.



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



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ISSUED FOR - REVISION:

NO.	DATE	DESCRIPTION
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:	20M-01441-00	DATE:	NOVEMBER 2024
ORIGINAL SCALE:	1:150	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.	
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 SITE PLAN CONTROL		
DATE OF:	2024-11-20	REV #:	0

FINAL ROAD CUT EXTENTS TO BE MINIMIZED AND NEGOTIATED PER CITY OF OTTAWA REQUIREMENTS. (TYP.)

SCALE: 1:150

LORETTA AVENUE NORTH

M:\2020\20m-01441-00 - gladstone-mixed-use & residential\14-02 - drawings\01 - production\Phase 1\20M-01441-00 Removals Plan - Phase 1.dwg (Nov 21, 2024 11:58am ET) (CAJ1074512)

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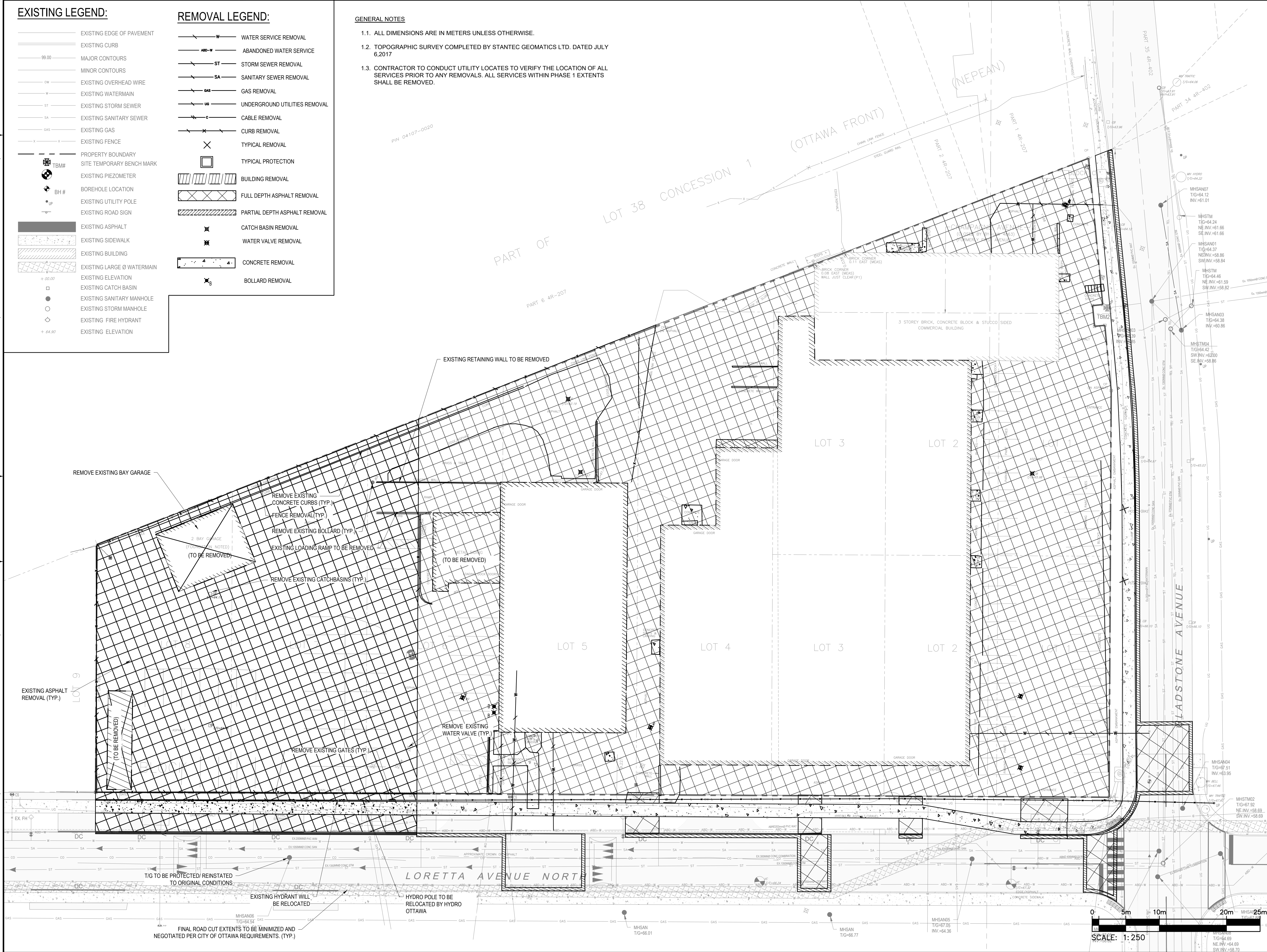
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- 99.00 MAJOR CONTOURS
- MINOR CONTOURS
- 0W EXISTING OVERHEAD WIRE
- W EXISTING WATERMAIN
- ST EXISTING STORM SEWER
- SA EXISTING SANITARY SEWER
- GAS EXISTING GAS
- F EXISTING FENCE
- TBM# PROPERTY BOUNDARY
- SITE TEMPORARY BENCH MARK
- EXISTING PIEZOMETER
- BH# 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

REMOVAL LEGEND:

- W WATER SERVICE REMOVAL
- AB-D-W ABANDONED WATER SERVICE
- ST STORM SEWER REMOVAL
- SA SANITARY SEWER REMOVAL
- GAS GAS REMOVAL
- UG UNDERGROUND UTILITIES REMOVAL
- C CABLE REMOVAL
- CURB CURB REMOVAL
- X TYPICAL REMOVAL
- TYPICAL PROTECTION
- BUILDING REMOVAL
- FULL DEPTH ASPHALT REMOVAL
- PARTIAL DEPTH ASPHALT REMOVAL
- CATCH BASIN REMOVAL
- WATER VALVE REMOVAL
- CONCRETE REMOVAL
- BOLLARD REMOVAL

GENERAL NOTES

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- 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.



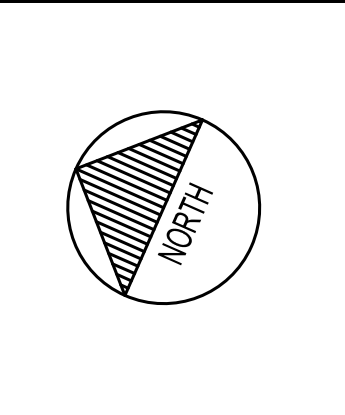
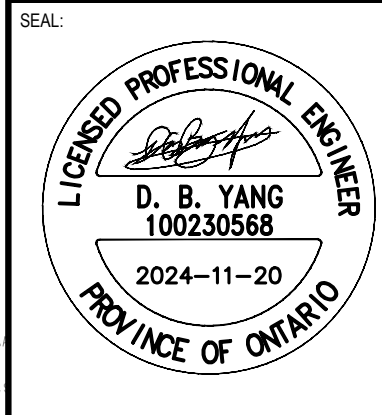
2611 QUEENSWAY DRIVE, SUITE 300
OTTAWA, ONTARIO
CANADA K2B 8K2
PHONE: 613-829-2800
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116 LISGAR ST. UNIT 110
OTTAWA, ON, K2P 0C2



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



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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IS	RE	DATE	DESCRIPTION
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

PROJECT NO:	20M-01441-00	DATE:	NOVEMBER 2024
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		

TITLE:	REMOVALS PLAN - MASTER PLAN		
SHEET NUMBER:	R1.1		
SHEET #:	5	OF	12
ISSUE:	RE-ISSUED FOR SITE PLAN CONTROL		
DATE OF:	2024-11-20		
REV #:	0		

SCALE: 1:250



M:\2024\20m-01441-00 - Gladstone mixed-use & residential\14.02 - drawings\01 - cad\01 - production\Phase 1\20M-01441-00 Removals Plan - Master.dwg, Nov 21, 2024, 11:58am BY: CAJ1074572

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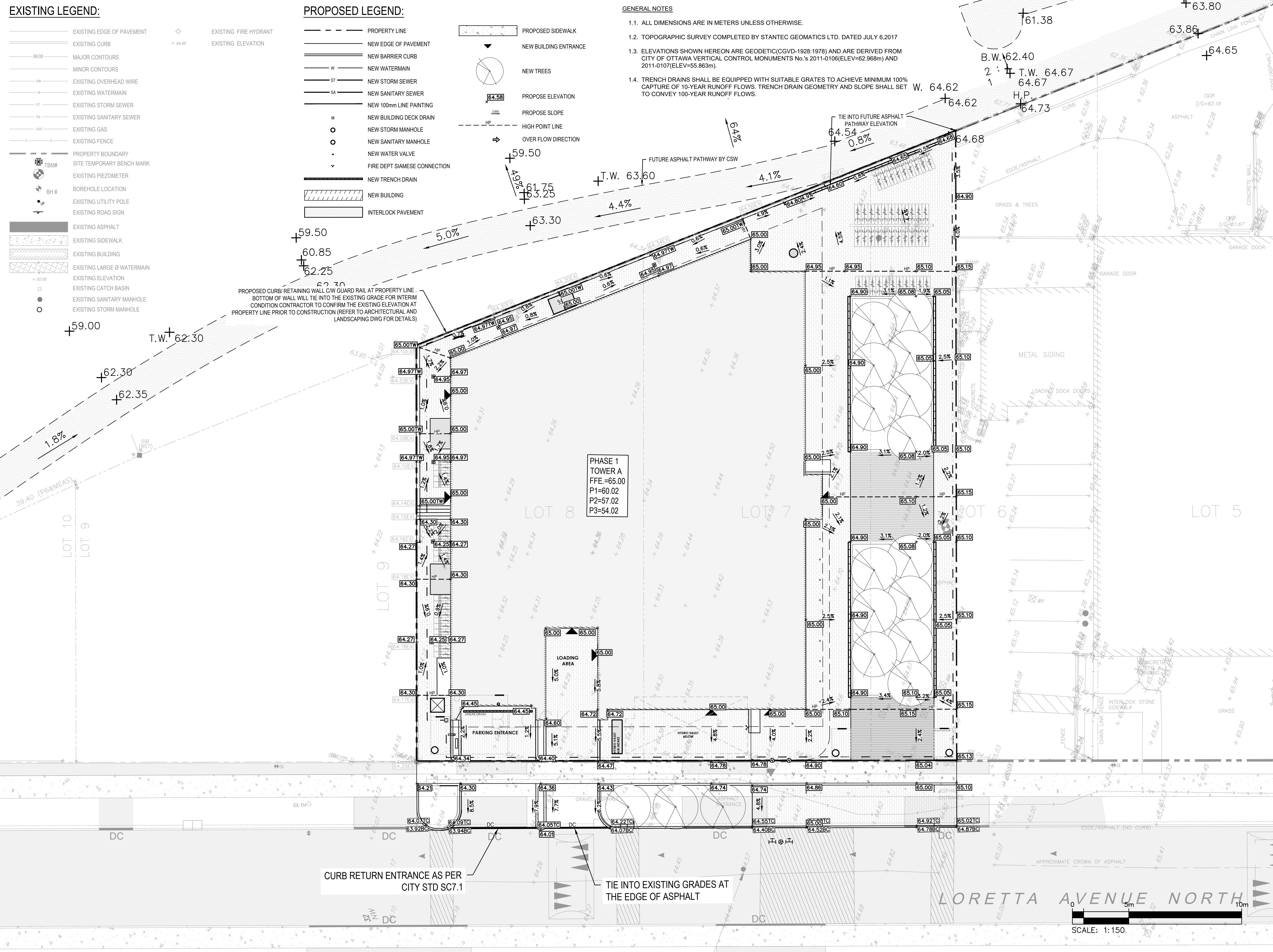
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- 99.00 MAJOR CONTOURS
- MINOR CONTOURS
- EXISTING OVERHEAD WIRE
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING FENCE
- PROPERTY BOUNDARY
- SITE TEMPORARY BENCH MARK
- EXISTING PIEZOMETER
- BOREHOLE LOCATION
- 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 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
- PROPOSED SIDEWALK
- NEW BUILDING ENTRANCE
- NEW TREES
- PROPOSE ELEVATION
- PROPOSE SLOPE
- HIGH POINT LINE
- OVER FLOW DIRECTION


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.






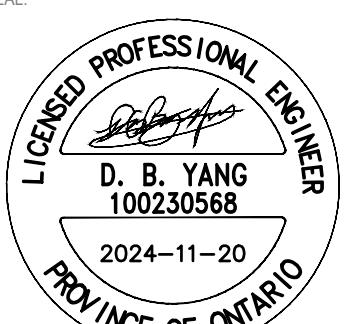
2511 QUEENSWAY DRIVE, SUITE 300
OTTAWA, ONTARIO
CANADA K2B 8K2
PHONE: 613-829-2800
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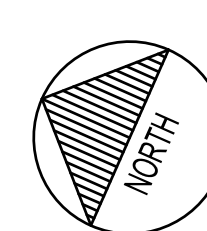
116 LISGAR ST. UNIT 110
OTTAWA, ON, K2P 0C2




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



LICENCED PROFESSIONAL ENGINEER
D. B. YANG
100230568
2024-11-20
PROVINCE OF ONTARIO

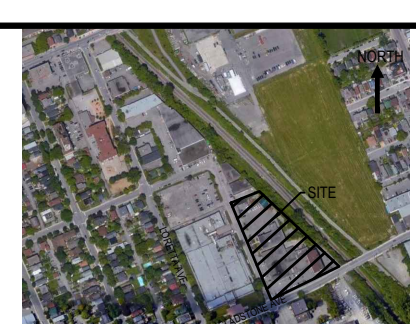


NORTH



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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THIS DRAWING IS NOT TO BE SCALED.		
ISSUED FOR - REVISION		
NO.	DATE	DESCRIPTION
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4	2022-10-14	RE-ISSUED FOR SITE PLAN CONTROL
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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-01441-00	DATE:	NOVEMBER 2024
ORIGINAL SCALE:	1:150	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.	
DESIGNED BY:	JD		
DRAWN BY:	JT		
CHECKED BY:	DY		
TITLE:	CIVIL		
GRADING PLAN - PHASE 1			
SHEET NUMBER:	C1.1		
SHEET #:	6	OF	12
ISSUE:	RE-ISSUED FOR SITE PLAN CONTROL		
DATE OF:	2024-11-20	REV #:	0

SCALE: 1:150

LORETTA AVENUE NORTH

CURB RETURN ENTRANCE AS PER CITY STD SC7.1

TIE INTO EXISTING GRADES AT THE EDGE OF ASPHALT

PHASE 1
TOWER A
FFE=65.00
P1=60.02
P2=57.02
P3=54.02

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
- ⊕ TBM# SITE TEMPORARY BENCH MARK
- ⊕ BH# 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
- W NEW WATERMAIN
- ST NEW STORM SEWER
- SA NEW SANITARY SEWER
- S 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
- PROPOSED TREE
- NEW FULL DEPTH ASPHALT
- NEW PARTIAL DEPTH ASPHALT
- NEW BOLLARD

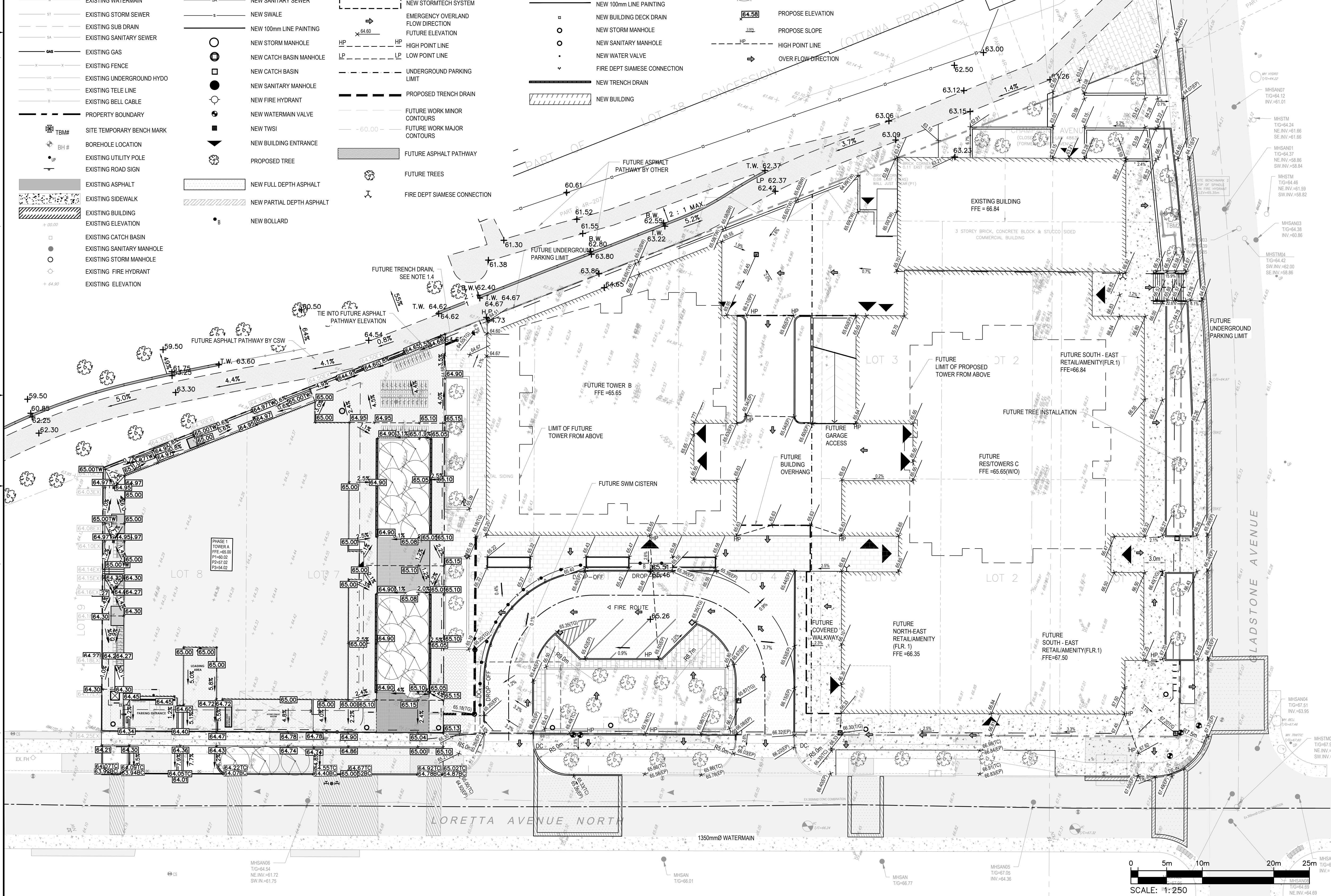
- NEW CONCRETE SIDEWALK
- NEW PATTERNED CONCRETE SIDEWALK (REFER TO LANDSCAPE PLANS)
- NEW PERMEABLE PAVERS (REFER TO LANDSCAPE PLANS)
- NEW BUILDING
- NEW STORMTECH SYSTEM
- EMERGENCY OVERLAND FLOW DIRECTION
- HP HIGH POINT LINE
- LP LOW POINT LINE
- UNDERGROUND PARKING LIMIT
- PROPOSED TRENCH DRAIN
- FUTURE WORK MINOR CONTOURS
- FUTURE WORK MAJOR CONTOURS
- FUTURE ASPHALT PATHWAY
- FUTURE TREES
- FIRE DEPT SIAMSE CONNECTION


PROPOSED LEGEND (PHASE 1):

- PROPERTY LINE
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- W 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 SIAMSE CONNECTION
- NEW TRENCH DRAIN
- NEW BUILDING
- INTERLOCK PAVEMENT
- PROPOSED SIDEWALK
- NEW BUILDING ENTRANCE
- NEW TREES
- PROPOSE ELEVATION
- PROPOSE SLOPE
- HP HIGH POINT LINE
- OVER FLOW DIRECTION


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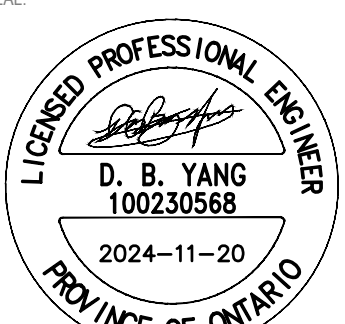
2611 QUEENSWAY DRIVE, SUITE 300
OTTAWA, ONTARIO
CANADA K2B 8K2
PHONE: 613-829-2800
WWW.WSP.COM




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



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

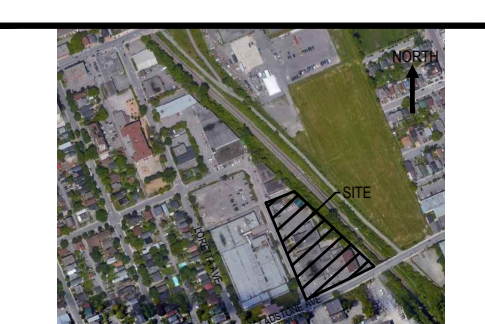


D. B. YANG
100230568
2024-11-20
PROVINCE OF ONTARIO



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**



NO.	DATE	DESCRIPTION
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: 20M-01441-00	DATE: NOVEMBER 2024
ORIGINAL SCALE: 1:250	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTING SCALE.
DESIGNED BY: JD	
DRAWN BY: JT	
CHECKED BY: DY	
TITLE: CIVIL	
GRADING PLAN - MASTER	
SHEET NUMBER: C1.2	
SHEET #: 7 OF 12	
ISSUE: RE-ISSUED FOR SITE PLAN CONTROL	REV #: 0
DATE OF: 2024-11-20	

EXISTING LEGEND:

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- 99.00 MAJOR CONTOURS
- MINOR CONTOURS
- 08 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

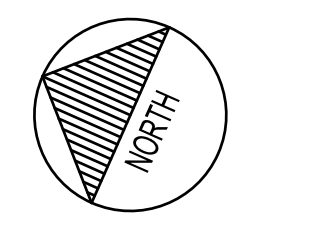
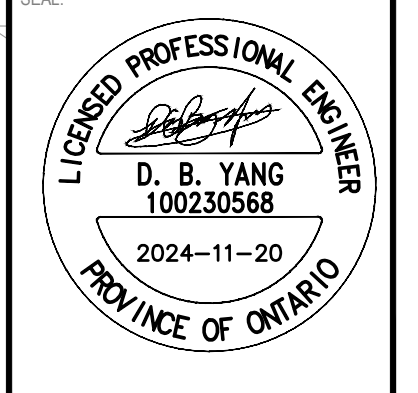
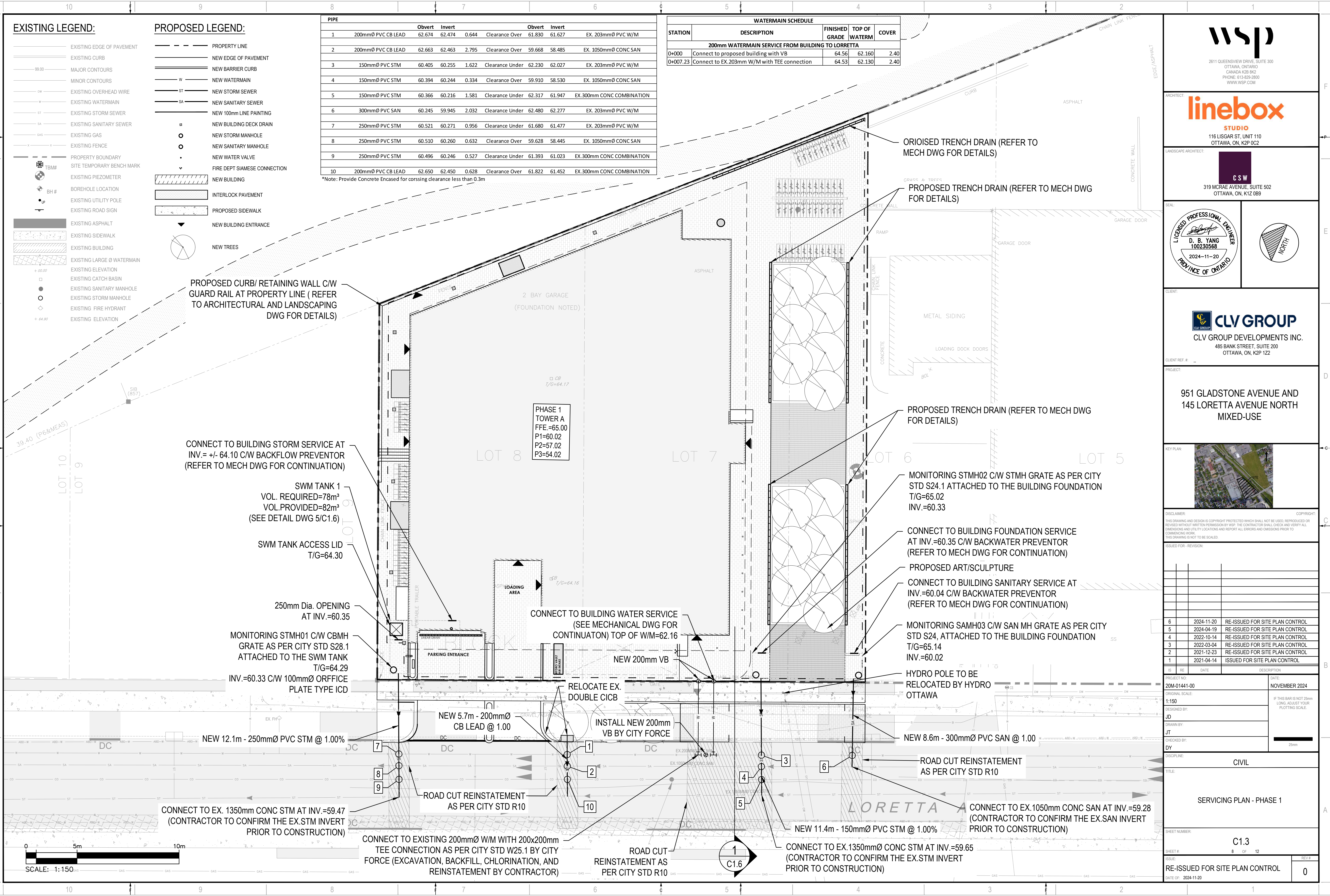
PROPOSED LEGEND:

- PROPERTY LINE
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- W 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 SIAMSE CONNECTION
- NEW BUILDING
- INTERLOCK PAVEMENT
- PROPOSED SIDEWALK
- NEW BUILDING ENTRANCE
- NEW TREES

PIPE	Obvert			Invert			Clearance	Obvert	Invert	EX.
	1	2	3	1	2	3				
1	200mmØ PVC CB LEAD	62.674	62.474	0.644	Clearance Over	61.830	61.627	EX. 203mmØ PVC W/M		
2	200mmØ PVC CB LEAD	62.663	62.463	2.795	Clearance Over	59.668	58.485	EX. 1050mmØ CONC SAN		
3	150mmØ PVC STM	60.405	60.255	1.622	Clearance Under	62.230	62.027	EX. 203mmØ PVC W/M		
4	150mmØ PVC STM	60.394	60.244	0.334	Clearance Over	59.910	58.530	EX. 1050mmØ CONC SAN		
5	150mmØ PVC STM	60.366	60.216	1.581	Clearance Under	62.317	61.947	EX. 300mm CONC COMBINATION		
6	300mmØ PVC SAN	60.245	59.945	2.032	Clearance Under	62.480	62.277	EX. 203mmØ PVC W/M		
7	250mmØ PVC STM	60.521	60.271	0.956	Clearance Under	61.680	61.477	EX. 203mmØ PVC W/M		
8	250mmØ PVC STM	60.510	60.260	0.632	Clearance Over	59.628	58.445	EX. 1050mmØ CONC SAN		
9	250mmØ PVC STM	60.496	60.246	0.527	Clearance Under	61.393	61.023	EX. 300mm CONC COMBINATION		
10	200mmØ PVC CB LEAD	62.650	62.450	0.628	Clearance Over	61.822	61.452	EX. 300mm CONC COMBINATION		

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

WATERMAIN SCHEDULE				
STATION	DESCRIPTION	FINISHED GRADE	TOP OF WATERM	COVER
200mm WATERMAIN SERVICE FROM BUILDING TO LORRETTA				
0+000	Connect to proposed building with VB	64.56	62.160	2.40
0+007.23	Connect to EX. 203mm W/M with TEE connection	64.53	62.130	2.40



951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH MIXED-USE



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NO.	DATE	DESCRIPTION
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

PROJECT NO.	DATE
20M-01441-00	NOVEMBER 2024

ORIGINAL SCALE: 1:150

DESIGNED BY: JD

DRAWN BY: JT

CHECKED BY: DY

DISCIPLINE: CIVIL

TITLE: SERVICING PLAN - PHASE 1

SHEET NUMBER: C1.3

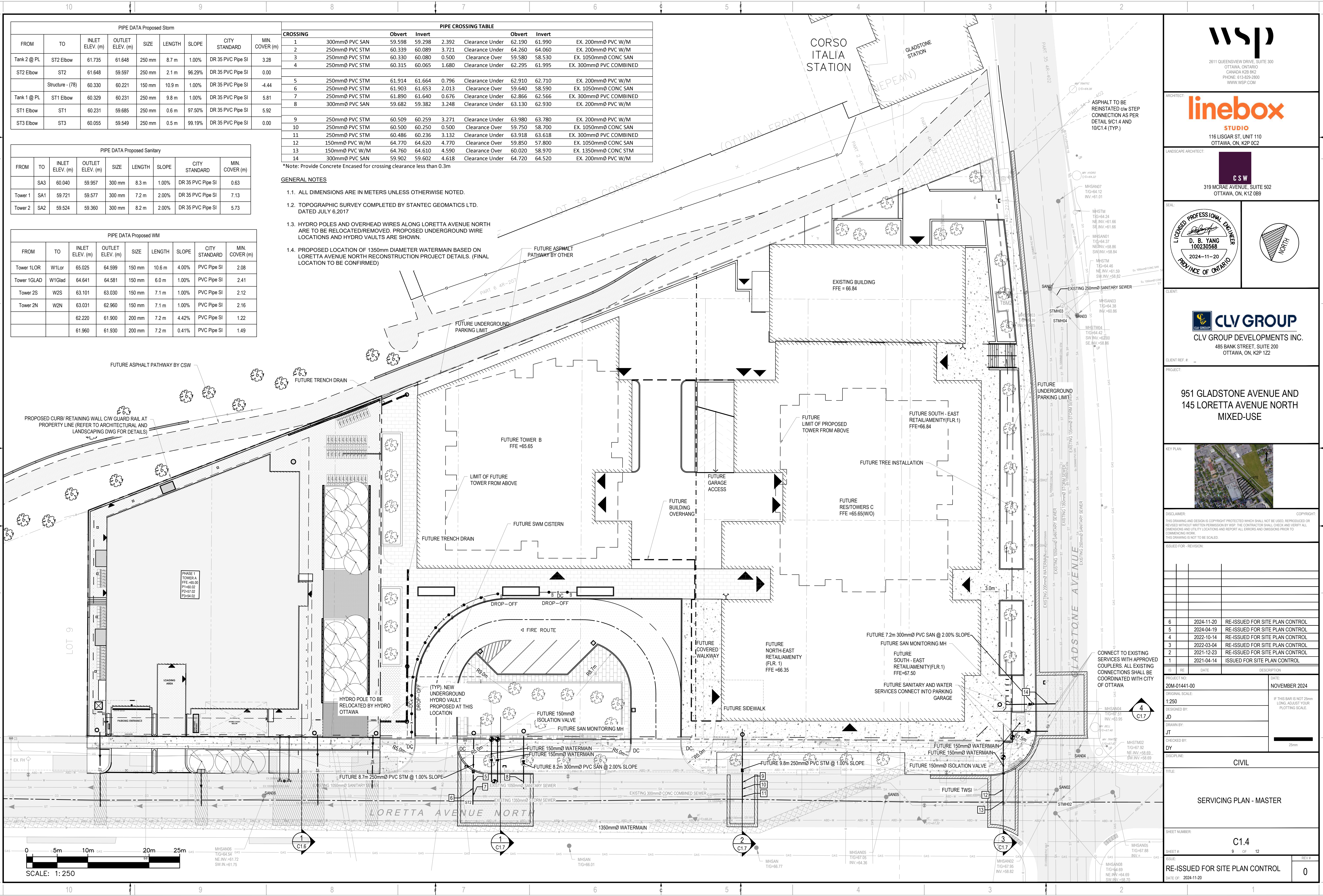
SHEET # 8 OF 12

ISSUE: RE-ISSUED FOR SITE PLAN CONTROL

DATE OF: 2024-11-20

REV # 0

M:\202020m-01441-00 - gladstone-mixed-use & loretta-c1.3 - road access\14.02 - drawings\01 - civil\01 - production\Phase 1\01M-01441-00 Servicing Plan - Phase 1.dwg, Nov 21, 2024, 12:02pm BY: (CAJ.0741612)



PIPE DATA Proposed Storm							
FROM	TO	INLET ELEV. (m)	OUTLET ELEV. (m)	SIZE	LENGTH	SLOPE	MIN. COVER (m)
Tank 2 @ PL	ST2 Elbow	61.735	61.648	250 mm	8.7 m	1.00%	3.28
ST2 Elbow	ST2	61.648	59.597	250 mm	2.1 m	96.29%	0.00
	Structure - (78)	60.330	60.221	150 mm	10.9 m	1.00%	-4.44
Tank 1 @ PL	ST1 Elbow	60.329	60.231	250 mm	9.8 m	1.00%	5.81
ST1 Elbow	ST1	60.231	59.685	250 mm	0.6 m	97.50%	5.92
ST3 Elbow	ST3	60.055	59.549	250 mm	0.5 m	99.19%	0.00

PIPE DATA Proposed Sanitary							
FROM	TO	INLET ELEV. (m)	OUTLET ELEV. (m)	SIZE	LENGTH	SLOPE	MIN. COVER (m)
	SA3	60.040	59.957	300 mm	8.3 m	1.00%	0.63
Tower 1	SA1	59.721	59.577	300 mm	7.2 m	2.00%	7.13
Tower 2	SA2	59.524	59.360	300 mm	8.2 m	2.00%	5.73

PIPE DATA Proposed WM							
FROM	TO	INLET ELEV. (m)	OUTLET ELEV. (m)	SIZE	LENGTH	SLOPE	MIN. COVER (m)
Tower 1LOR	W1Lor	65.025	64.599	150 mm	10.6 m	4.00%	2.08
Tower 1GLAD	W1Glad	64.641	64.581	150 mm	6.0 m	1.00%	2.41
Tower 2S	W2S	63.101	63.030	150 mm	7.1 m	1.00%	2.12
Tower 2N	W2N	63.031	62.960	150 mm	7.1 m	1.00%	2.16
		62.220	61.900	200 mm	7.2 m	4.42%	1.22
		61.960	61.930	200 mm	7.2 m	0.41%	1.49

PIPE CROSSING TABLE										
CROSSING		Obvert		Invert			Obvert		Invert	
1	300mmØ PVC SAN	59.598	59.298	2.392	Clearance Under	62.190	61.990	EX. 200mmØ PVC W/M		
2	250mmØ PVC STM	60.339	60.089	3.721	Clearance Under	64.260	64.060	EX. 200mmØ PVC W/M		
3	250mmØ PVC STM	60.330	60.080	0.500	Clearance Over	59.580	58.530	EX. 1050mmØ CONC SAN		
4	250mmØ PVC STM	60.315	60.065	1.680	Clearance Under	62.295	61.995	EX. 300mmØ PVC COMBINED		
5	250mmØ PVC STM	61.914	61.664	0.796	Clearance Under	62.910	62.710	EX. 200mmØ PVC W/M		
6	250mmØ PVC STM	61.903	61.653	2.013	Clearance Over	59.640	58.590	EX. 1050mmØ CONC SAN		
7	250mmØ PVC STM	61.890	61.640	0.676	Clearance Under	62.866	62.566	EX. 300mmØ PVC COMBINED		
8	300mmØ PVC SAN	59.682	59.382	3.248	Clearance Under	63.130	62.930	EX. 200mmØ PVC W/M		
9	250mmØ PVC STM	60.509	60.259	3.271	Clearance Under	63.980	63.780	EX. 200mmØ PVC W/M		
10	250mmØ PVC STM	60.500	60.250	0.500	Clearance Over	59.750	58.700	EX. 1050mmØ CONC SAN		
11	250mmØ PVC STM	60.486	60.236	3.132	Clearance Under	63.918	63.618	EX. 300mmØ PVC COMBINED		
12	150mmØ PVC W/M	64.770	64.620	4.770	Clearance Over	59.850	57.800	EX. 1050mmØ CONC SAN		
13	150mmØ PVC W/M	64.760	64.610	4.590	Clearance Over	60.020	58.970	EX. 1350mmØ CONC STM		
14	300mmØ PVC SAN	59.902	59.602	4.618	Clearance Under	64.720	64.520	EX. 200mmØ PVC W/M		

- 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)

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

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

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

D. B. YANG
100230568
2024-11-20
PROVINCE OF ONTARIO

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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ISSUED FOR: REVISION

NO.	DATE	DESCRIPTION
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

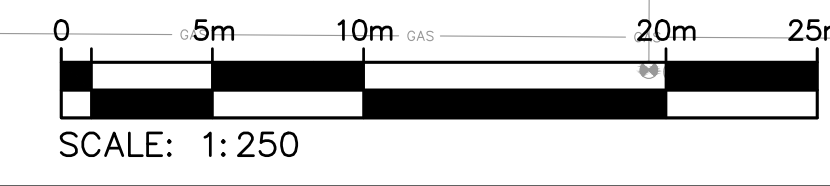
PROJECT NO: 20M-01441-00
ORIGINAL SCALE: 1:250
DESIGNED BY: JD
DRAWN BY: JT
CHECKED BY: DY
DISCIPLINE: CIVIL

DATE: NOVEMBER 2024
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

SERVICING PLAN - MASTER

SHEET NUMBER: **C1.4**
9 OF 12

ISSUE: **RE-ISSUED FOR SITE PLAN CONTROL**
DATE OF: 2024-11-20



M:\2024\20M-01441-00 - Gladstone North Mixed Use & Residential 14.02 - Drawing\01 - Civil\1 - Servicing Plan - Master.dwg, Nov 21, 2024, 12:20pm BY: CAJ10704573

EXISTING LEGEND:

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

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

LIGHT DUTY SILT FENCE AS PER OPSD 219.110

PHASE 1
TOWER A
FFE.=65.00
P1=60.02
P2=57.02
P3=54.02

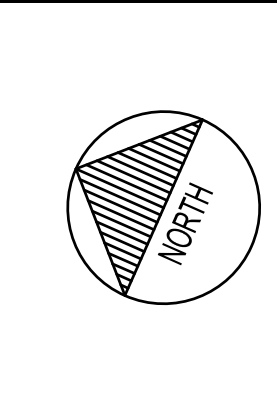
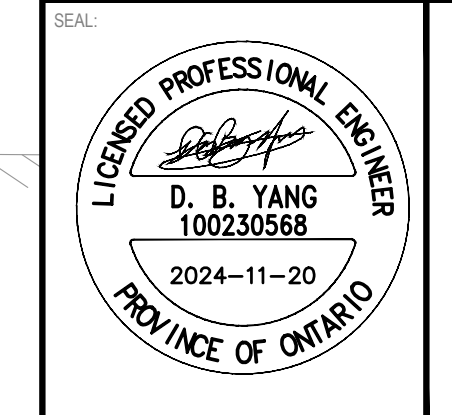
INSTALL SEDIMENT CAPTURE DEVICE (SCD) ON ALL CATCH BASINS PER CITY OF OTTAWA TEMPORARY SEDIMENT TRAP (TYPE 2) OR APPROVED EQUIVALENT (TYP).

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

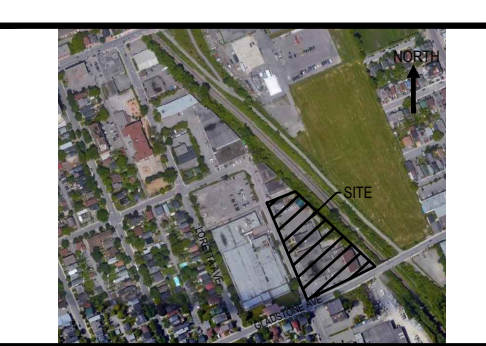
UNDERGROUND PARKING LIMIT

LORETTA AVENUE NORTH

SCALE: 1:150



951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH MIXED-USE



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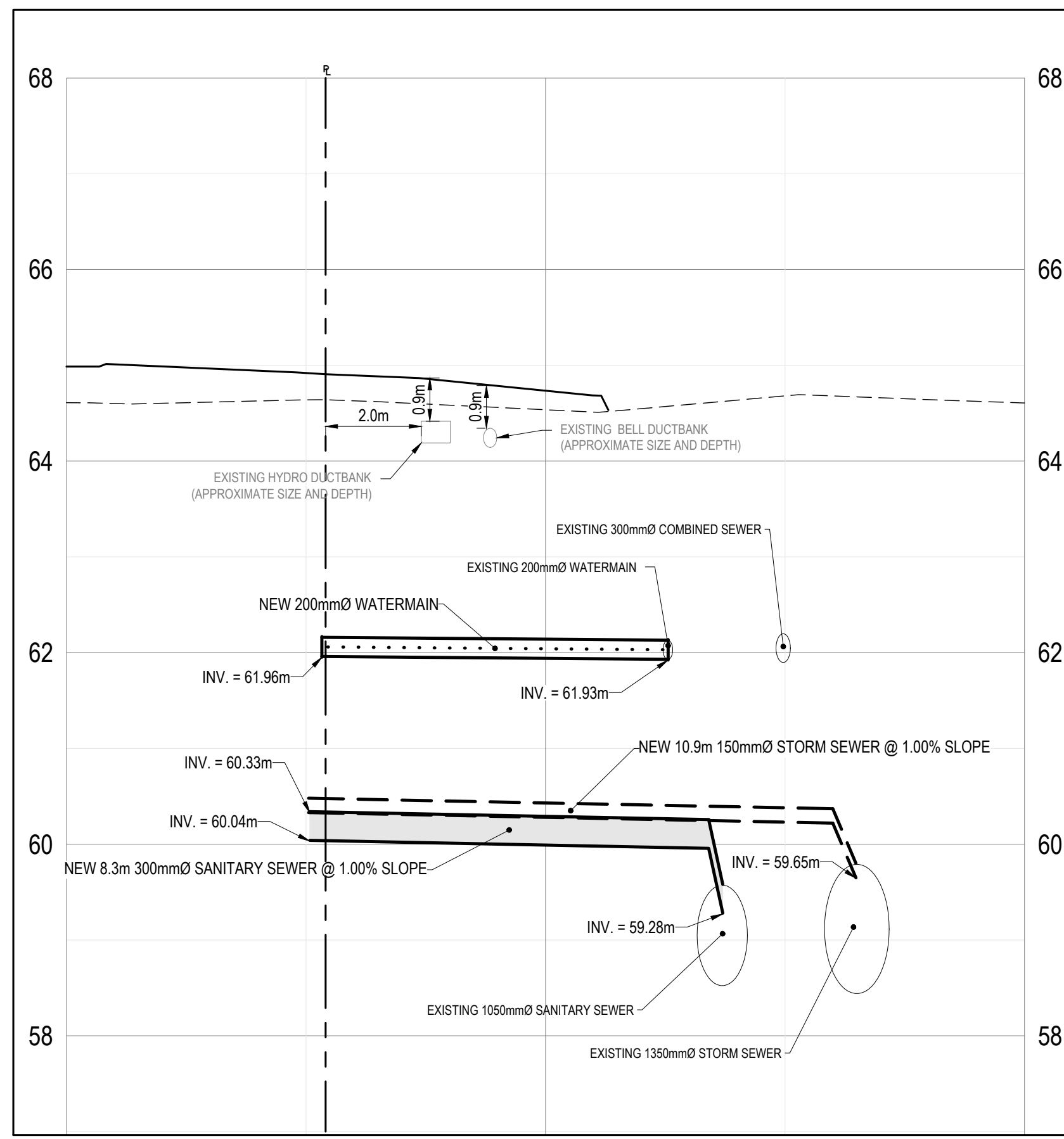
ISSUED FOR - REVISION:

IS	RE	DATE	DESCRIPTION
6		2024-11-20	RE-ISSUED FOR SITE PLAN CONTROL
5		2024-04-19	RE-ISSUED FOR SITE PLAN CONTROL
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2		2021-12-23	RE-ISSUED FOR SITE PLAN CONTROL
1		2021-04-14	ISSUED FOR SITE PLAN CONTROL

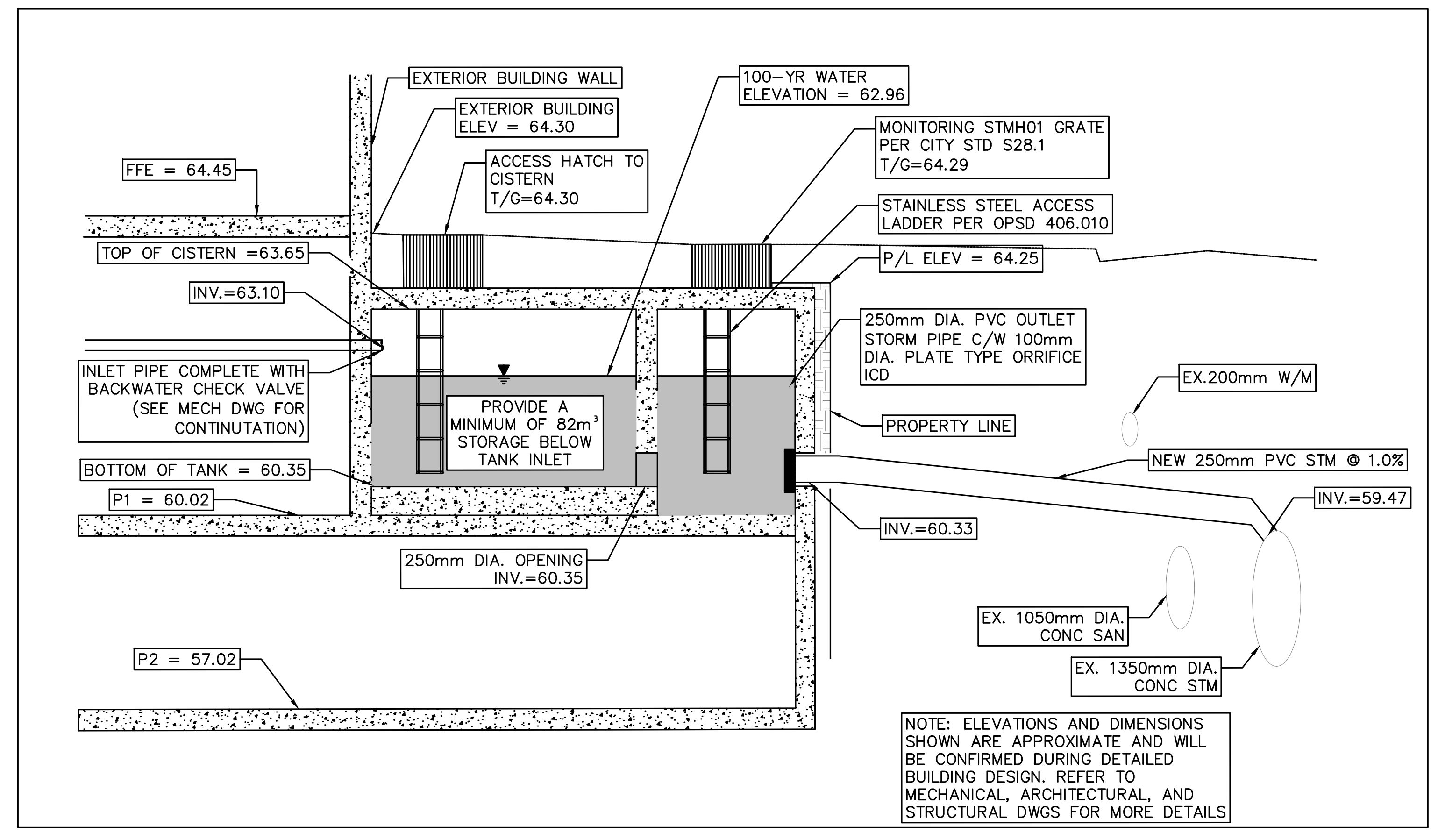
PROJECT NO:	20M-01441-00	DATE:	NOVEMBER 2024
ORIGINAL SCALE:	1:150	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.	
DESIGNED BY:	JD		
DRAWN BY:	JT		
CHECKED BY:	DY		
DISCIPLINE:	CIVIL		

TITLE:	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1		
SHEET NUMBER:	C1.5		
SHEET #:	10	OF	12
ISSUE:	RE-ISSUED FOR SITE PLAN CONTROL		
DATE OF:	2024-11-20	REV #:	0

M:\2020\20m-01441-00 - glablowe\wsp\mud-esc-14-02 - drawings\14_02 - drawings\14_02 - esc - Phase 1.dwg, Nov 21, 2024, 1:24pm BY: CAUTIO\45721



1 TOWER 3 SERVICES
SCALE: H: 1:100 V: 1:50



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



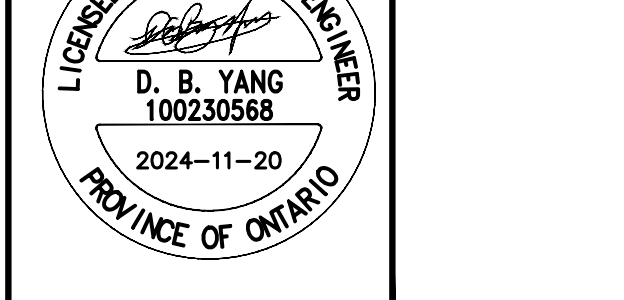
2511 QUEENSWAY DRIVE, SUITE 300
OTTAWA, ONTARIO
CANADA K2B 8K2
PHONE: 613-829-2800
WWW.WSP.COM



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



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



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**



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ISSUED FOR - REVISION:

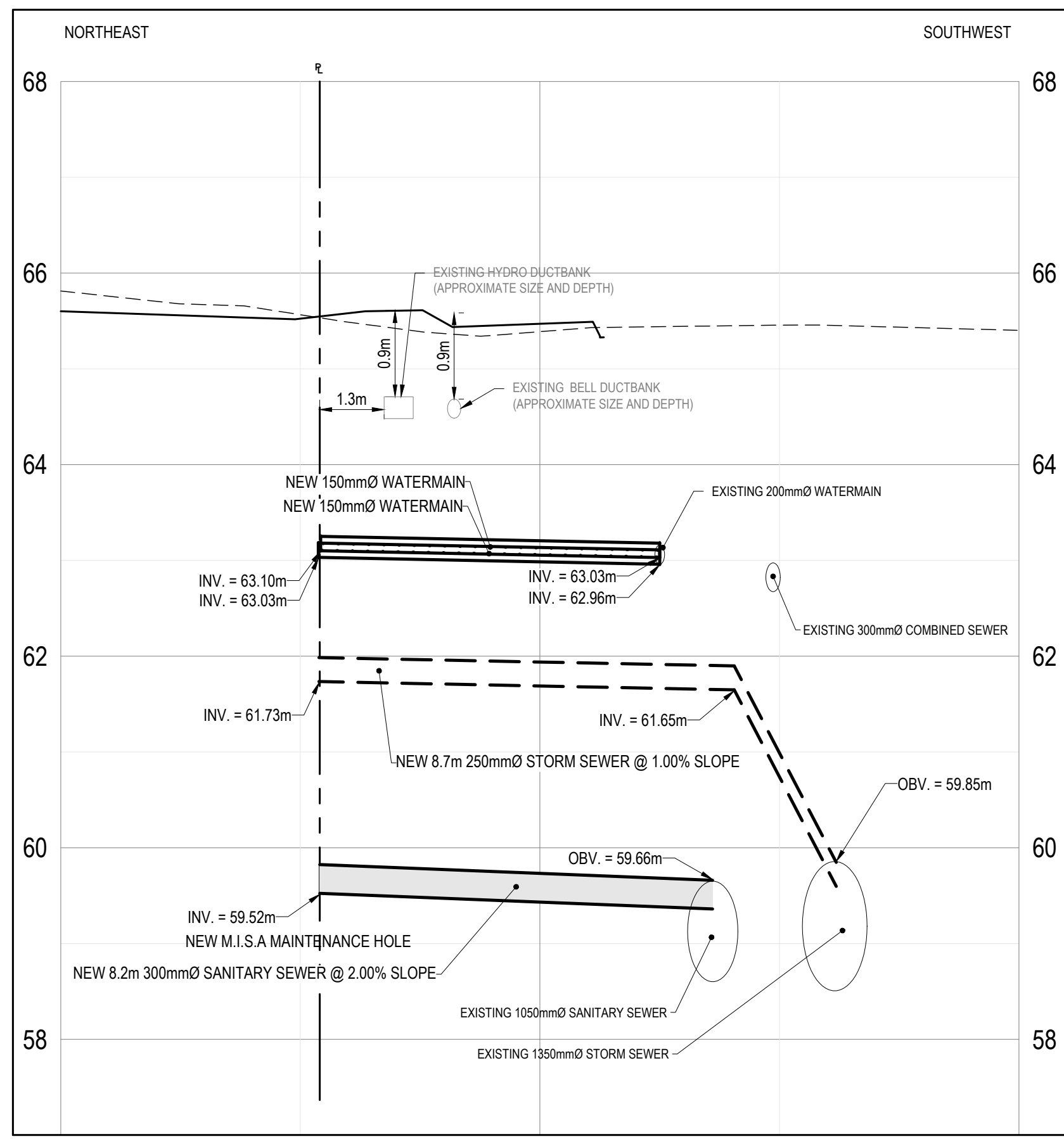
NO.	DATE	DESCRIPTION
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4	2022-10-14	RE-ISSUED FOR SITE PLAN CONTROL
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2	2021-12-23	RE-ISSUED FOR SITE PLAN CONTROL
1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

PROJECT NO: 20M-01441-00 DATE: NOVEMBER 2024
ORIGINAL SCALE: AS SHOWN
DESIGNED BY: JD
DRAWN BY: JT
CHECKED BY: DY

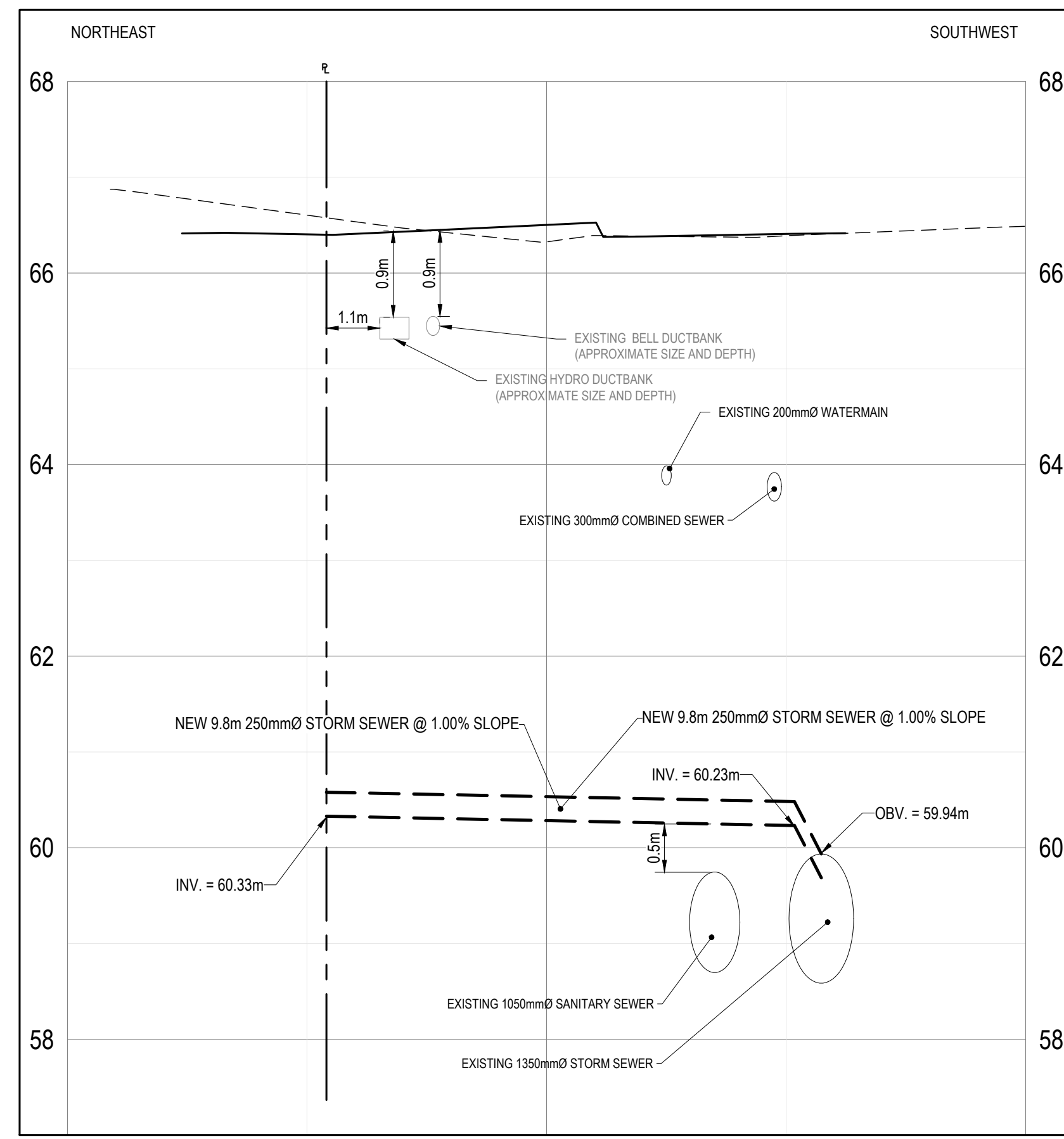
DISCIPLINE: CIVIL
TITLE: SERVICING PROFILE AND DETAILS - PHASE 1

SHEET NUMBER: C1.6
SHEET #: 11 OF 12
ISSUE: RE-ISSUED FOR SITE PLAN CONTROL
DATE OF: 2024-11-20

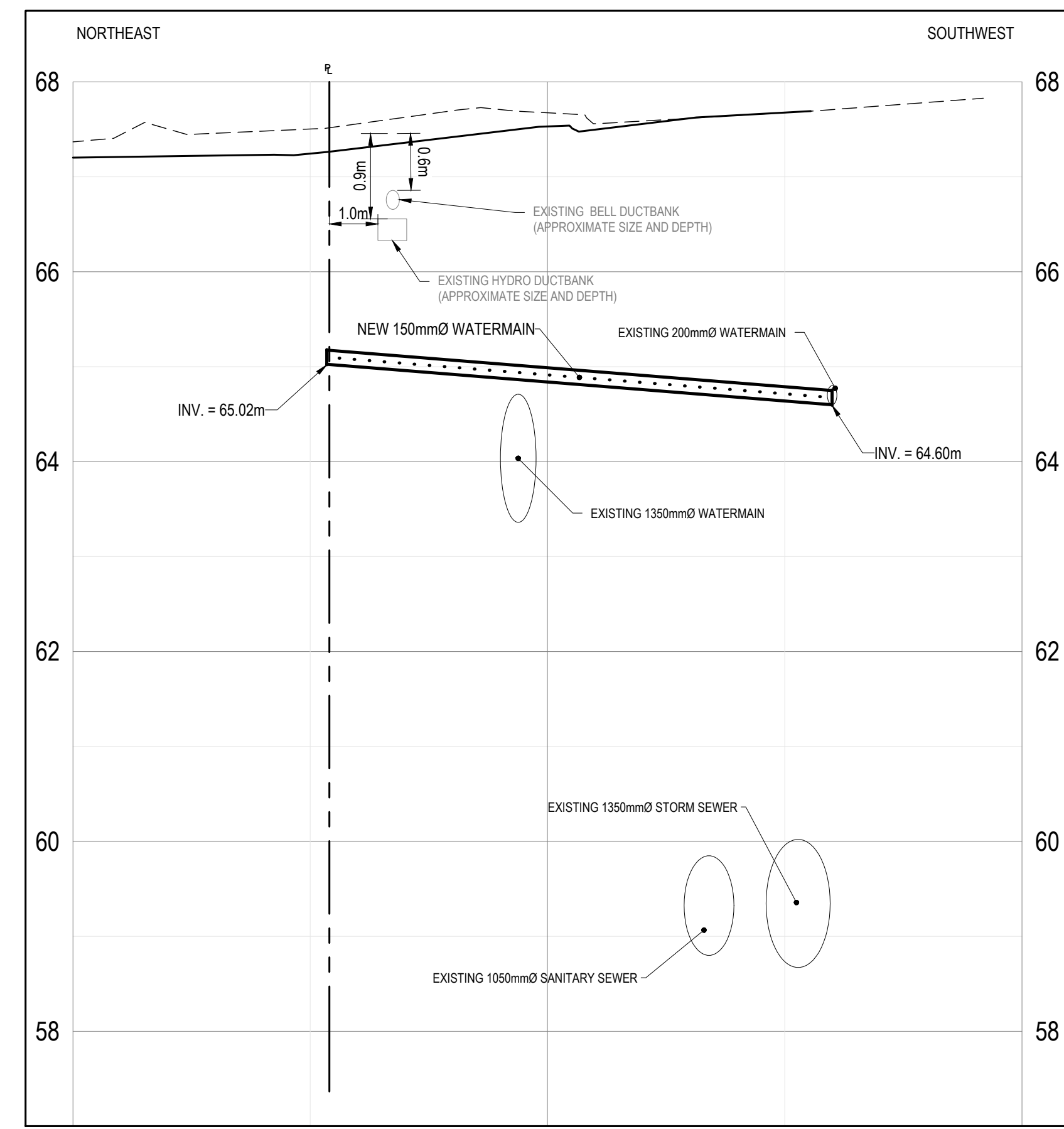
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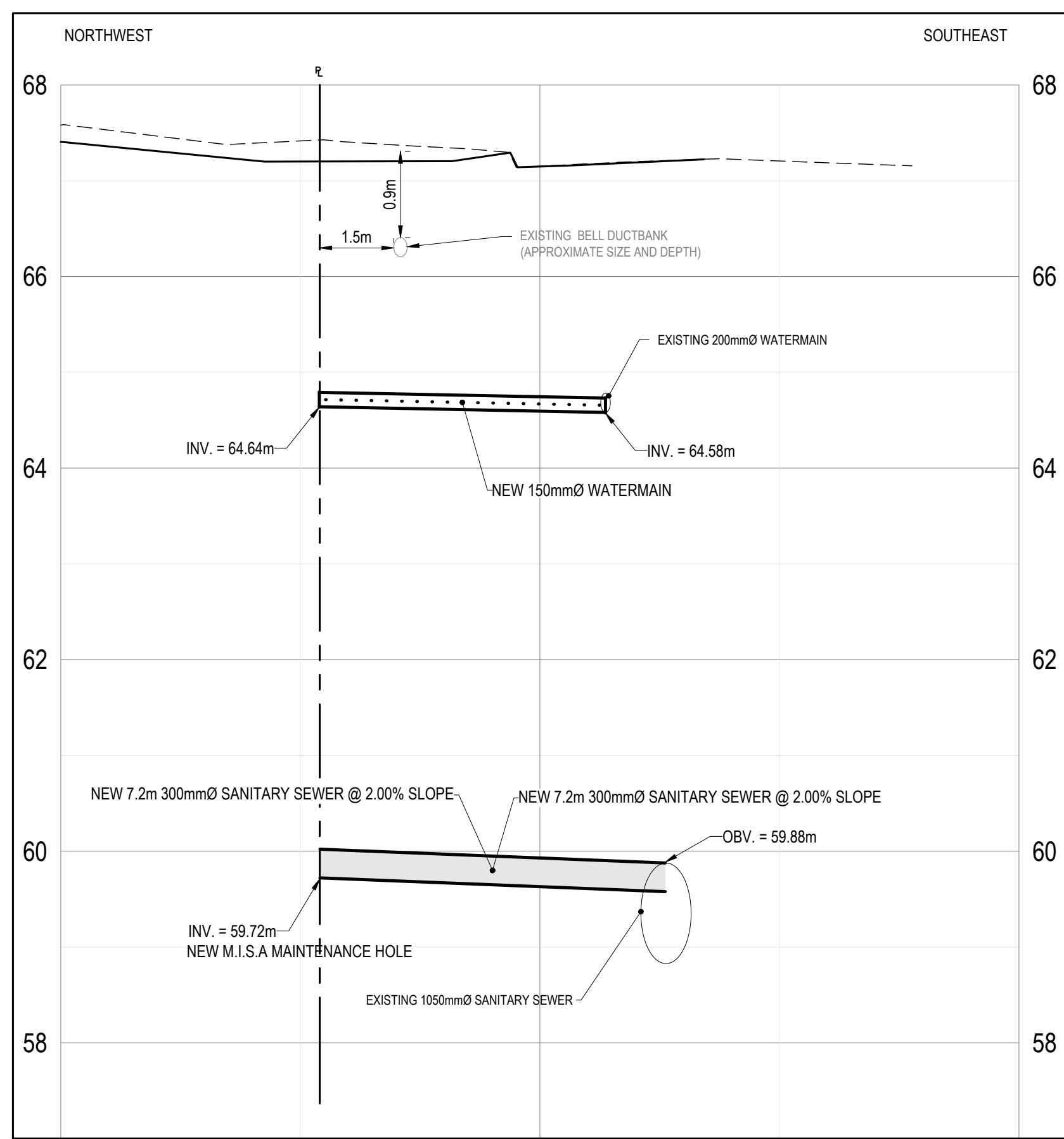
1 TOWER 2 SERVICES
SCALE: H: 1:100 V: 1:50



2 TOWER 1 LORETTA STORM SERVICE
SCALE: H: 1:100 V: 1:50



3 TOWER 1 LORETTA WATER SERVICE
SCALE: H: 1:100 V: 1:50



4 TOWER 1 GLADSTONE SERVICES
SCALE: H: 1:100 V: 1:50

wsp
2511 QUEENSVIEW DRIVE, SUITE 300
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:
LICENSED PROFESSIONAL ENGINEER
D. B. YANG
100230568
2024-11-20
PROVINCE OF ONTARIO

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:

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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: NOVEMBER 2024
 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: SERVICING PROFILES - MASTER
 SHEET NUMBER: C1.7
 SHEET #: 12 OF 12
 ISSUE: RE-ISSUED FOR SITE PLAN CONTROL REV # 0
 DATE OF: 2024-11-20