

GLADSTONE-TRINITY-MIXED-USE & RESIDENTIAL

OTTAWA, ONTARIO



KEY PLAN
N.T.S

CIVIL DRAWING LIST

- C1.0 GLADSTONE AND LORETTA NOTES
- C1.1 GLADSTONE AND LORETTA REMOVALS PLAN I
- C1.1 GLADSTONE AND LORETTA GRADING PLAN I
- C1.2 GLADSTONE AND LORETTA SERVICING PLAN I
- C1.4 GLADSTONE AND LORETTA DETAILS



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



1224 GARDINERS ROAD, SUITE 201
KINGSTON, ONTARIO
CANADA K7P 0G2
PHONE: 613-634-7373
WWW.WSP.COM

**ISSUED FOR
SITE PLAN CONTROL**

DATE: APRIL 14, 2021

1. UNLESS OTHERWISE NOTED ON DRAWINGS

- 1.1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE INDICATED.
1.2. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON THE SITE AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
1.3. THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DETAILS, NOTES, AND WRITTEN SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS.
1.4. DRAWINGS ARE NOT TO BE SCALED.
1.5. THE TERM "ENGINEER" REFERS TO THE OWNERS CONSULTING ENGINEER OR REPRESENTATIVE OBSERVING THE WORK BEING PERFORMED BY THE CONTRACTOR FOR COMPLIANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS.
1.6. THE TERM "GEOTECHNICAL CONSULTANT" REFERS TO THE GEOTECHNICAL ENGINEER OR THEIR REPRESENTATIVE THAT IS PROVIDING GEOTECHNICAL SERVICES TO ENSURE COMPLIANT INSTALLATION AND TESTING OF MATERIALS IN ORDER TO PROVIDE DOCUMENTATION THAT WILL FORM PART OF THE CONSULTING ENGINEER'S CERTIFICATION PACKAGE TO THE CITY.
1.7. CONTRACTOR MUST WORK WITH THE LATEST REVISION OF THE CONTRACT DRAWINGS. COORDINATE WITH ENGINEER. ALL ENGINEERING DOCUMENTS SHOULD BE ISSUED TO ALL SUBS - ANY DISCREPANCY SHOULD BE REPORTED TO THE ENGINEER.

2. GENERAL NOTES

- 2.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY CITY.
2.2. TOPOGRAPHIC SURVEY COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 6,2017
2.3. ELEVATIONS ARE CGVD28.
2.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES AND SERVICES. ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS.
2.5. LOCATION OF ALL EXISTING DETAIL SHOWN ON THE DRAWINGS IS APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR. FIELD LOCATE UTILITIES AND COORDINATE WITH LOCAL AUTHORITIES.
2.6. ITEMS ENCOUNTERED BELOW GRADE THAT ARE NOT SHOWN ON THE DRAWINGS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
2.7. ALL WORKS SHALL BE IN COMPLIANCE WITH CITY STANDARDS AND SPECIFICATIONS, AND THE ONTARIO PROVINCIAL STANDARDS DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS) UNLESS OTHERWISE NOTED.
2.8. THE CONTRACTOR SHALL SUPPLY ALL THE MATERIALS IN NEW CONDITION AND IN LABOUR QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THESE DRAWINGS.
2.9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERTICAL AND HORIZONTAL CONTROL, AND FOR THE LAYOUT OF THE WORK. CONTRACTOR TO CONFIRM REFERENCE POINTS PRIOR TO COMMENCEMENT OF THE WORK.
2.10. TRENCHING, BACKFILLING AND COMPACTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 401.
2.11. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY DRAINAGE MEASURES AND/OR PUMPING FOR THE DEWATERING OF THE CONSTRUCTION AREA AND TO KEEP EXCAVATION AND WORK AREAS FREE FROM WATER DURING CONSTRUCTION IN ACCORDANCE WITH OPSS 517 AND OPSS 518, AS REQUIRED.
2.12. EXCAVATING, BACKFILLING AND COMPACTING FOR MAINTENANCE HOLES, CATCH BASINS, DITCH INLETS AND VALVE CHAMBERS SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 402.
2.13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REINSTATEMENT OF ALL DISTURBED AREAS TO A CONDITION EQUAL TO OR BETTER THAN EXISTING TO THE SATISFACTION OF THE OWNER.
2.14. COMPACTION OF ALL MATERIAL SHALL BE IN ACCORDANCE WITH OPSS 501 AND SHALL BE VERIFIED BY GEOTECHNICAL CONSULTANT. REFER TO TESTING AND SUBMITTALS SECTIONS FOR GEOTECHNICAL REQUIREMENTS.
2.15. WHERE THE CONTRACTOR REQUESTS A DEVIATION OR ALTERATION TO A STANDARD OR SPECIFICATION, THE CONTRACTOR SHALL, AT THEIR EXPENSE, AND PRIOR TO ANY NON-STANDARD WORK BEING PERFORMED, SEEK AND ATTAIN WRITTEN AUTHORIZATION FROM THE CITY, AND PROVIDE THE AUTHORIZATION TO THE ENGINEER. REQUESTS MADE BY THE CONTRACTOR TO MODIFY AND/OR DELETE CITY STANDARDS WILL NOT BE ACCEPTED DURING CONSTRUCTION.
2.16. WHERE THE CONTRACTOR WISHES A MODIFICATION OR DEVIATION FROM THE DESIGN REQUIREMENTS OF THE CONTRACT DRAWINGS OR DOCUMENTS, THE CONTRACTOR WILL SUBMIT A DETAILED REQUEST IN WRITING TO THE ENGINEER FOR APPROVAL PRIOR TO ANY MODIFIED OR DEVIATED WORK BEING PERFORMED. SHOULD THE CONTRACTOR MAKE UNAUTHORIZED CHANGES OR DEVIATIONS TO THE DESIGN REQUIREMENTS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER, THEY WILL BE RESPONSIBLE TO PERFORM AND/OR PAY FOR REMEDIES REQUIRED BY THE ENGINEER.

3. TESTING

- 3.1. THE CONTRACTOR SHALL RETAIN AN INDEPENDENT GEOTECHNICAL CONSULTANT FOR SUBGRADE, ASPHALT, GRANULAR AND CONCRETE TESTING, IN ACCORDANCE WITH CITY AND OPSS REQUIREMENTS. GEOTECHNICAL ENGINEER TO BE APPROVED IN WRITING BY THE OWNER OR ENGINEER.
3.2. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED GEOTECHNICAL FIELD TESTING AND PROVIDE COPIES OF REPORTS, CERTIFICATIONS AND LETTERS OF APPROVAL TO THE ENGINEER FOR REVIEW.
3.3. SUBGRADE TESTING SHALL BE COMPLETED BY THE GEOTECHNICAL CONSULTANT. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH WRITTEN APPROVAL FROM THE GEOTECHNICAL CONSULTANT PRIOR TO BACKFILLING.
3.4. COMPACTION TESTING SHALL BE COMPLETED BY THE GEOTECHNICAL CONSULTANT.
3.5. WHERE SAMPLED MATERIAL OR INSTALLATION FAILS TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING AND REINSTALLING COMPLIANT MATERIAL AT THEIR OWN EXPENSE.
3.6. WATER SERVICE PRESSURE TESTING, CHLORINATION, AND BACTERIOLOGICAL TESTING SHALL BE AS PER OPSS 441 AND AWWA C651-05 AND CITY OF OTTAWA STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH WATERMAIN TESTING AND SHALL PROVIDE THE ENGINEER WITH AT LEAST 72 HOURS WRITTEN NOTICE IN ADVANCE OF ANY SUCH TESTING.

4. SUBMITTALS

- 4.1. ALL MATERIAL TEST REPORTS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BACKFILLING.
4.2. COMPACTION TEST REPORTS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF ASPHALT AND CONCRETE.
4.3. WATER SAMPLING AND PRESSURE TESTING RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF ASPHALT.
4.4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION AND AS-BUILT DRAWINGS FOR THE OWNER'S RECORD.

5. SITE PREPARATION AND REMOVALS

- 5.1. REMOVALS SHALL BE IN ACCORDANCE WITH OPSS 510 UNLESS NOTED OTHERWISE.
5.2. THE CONTRACTOR IS RESPONSIBLE FOR ALL GRADING SHOWN ON THE DRAWINGS.
5.3. THE CONTRACTOR SHALL DISPOSE OF ALL CONSTRUCTION DEBRIS AND SURPLUS OR UNWANTED MATERIAL AT LEGALLY DESIGNATED SITES IN ACCORDANCE WITH APPLICABLE LAW AT THE THEIR OWN EXPENSE. THE OWNER, IN CONSULTATION WITH THE ENGINEER AND GEOTECHNICAL CONSULTANT, SHALL FIELD DETERMINE MATERIALS SUITABLE FOR USE WITHIN THE PROJECT.
5.4. THE MOST SEVERE LOADING CONDITIONS ON THE SUBSOIL COULD OCCUR DURING CONSTRUCTION DUE TO HEAVY TRUCK AND EQUIPMENT TRAFFIC. SPECIAL PROVISIONS MAY BE REQUIRED BY THE CONTRACTOR SUCH AS ADDITIONAL SUBBASE AND/OR RESTRICTED LOADINGS OR PROVISIONS FOR TEMPORARY ROADS, ETC.
5.5. ABANDONED SECTIONS OF STORM SEWER SHALL BE PLUGGED WITH GROUT IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS. GROUT SHALL CONSIST OF A MIXTURE OF ONE PART PORTLAND CEMENT ACCORDING TO OPSS 1301 AND TWO PARTS MORTAR SAND ACCORDING TO OPSS 1004, WETTED WITH SUFFICIENT WATER TO MAKE THE MIXTURE PLASTIC.
5.6. WHERE A REMOVAL OR PARTIAL REMOVAL REQUIRES THE FILLING OF A RESULTING TRENCH, HOLE, OR PIT, BACKFILLING SHALL BE TO THE REQUIRED GRADE USING SUITABLE EXCAVATED MATERIAL AND SHALL INCLUDE LEVELLING AND TRIMMING OF THE SITE TO MATCH REQUIRED CONTOURS AND PROVIDE ADEQUATE DRAINAGE. BACKFILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 200mm AND COMPACTED ACCORDING TO OPSS 501 AND APPROVED BY THE GEOTECHNICAL CONSULTANT.
5.7. CONTRACTOR SHALL STOCKPILE TOPSOIL ON SITE FOR REUSE.
5.8. THE SUBGRADE SHALL BE FREE OR ORGANICS, SHAPED, PROOF ROLLED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO BACKFILLING. REFER TO SUBMITTALS SECTION FOR GEOTECHNICAL REQUIREMENTS AND LIST OF SUBMITTALS.
5.9. IF EXCAVATION IS REQUIRED BEYOND THE DEPTHS NOTED ON THE CONTRACT DRAWINGS THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING PRIOR TO EXCAVATING. ADDITIONAL DEPTHS, IF EXCAVATION CONTINUES WITHOUT AUTHORIZATION FROM THE ENGINEER IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH ADDITIONAL EXCAVATION AND BACKFILL.
5.10. CIVIL WORK SHALL BE COORDINATED WITH BUILDING WORK INCLUDING THE PARKING GARAGE INSTALLATION AND PHASING.

6. SILT MITIGATION

- 6.1. SILT MITIGATION AND THE CONTROL OF AIRBORNE CONTAMINANTS SHALL FORM A MAJOR COMPONENT IN THIS PROJECT. THE CONTRACTOR SHALL CONSIDER SILT MITIGATION PRIOR TO UNDERTAKING ANY ACTIVITY ON THE SITE AND TAKE ALL REQUIRED MEASURES AND PRECAUTIONS TO PREVENT SILT OR OTHER CONTAMINANTS FROM ENTERING THE NATURAL ENVIRONMENT OR AREAS BEYOND LIMITS OF THE WORK AREA. SILT MITIGATION REQUIREMENTS SHALL BE STRICTLY ENFORCED.
6.2. SILT MITIGATION FEATURES SHALL BE INSTALLED TO SUIT THE CONDITIONS. THE FOLLOWING OPSS STANDARD DRAWINGS SHALL BE USED TO IMPLEMENT THE SILT MITIGATION MEASURES AS REQUIRED (ADDITIONAL MEASURES MAY BE REQUIRED):
6.2.1. 219.100 LIGHT DUTY STRAW BALE BARRIER
6.2.2. 219.110 LIGHT DUTY SILT FENCE BARRIER
6.2.3. 219.150 SANDBAG BARRIER
6.2.4. 219.180 STRAW BALE FLOW CHECK DAM
6.2.5. 219.190 SILT FENCE FLOW CHECK DAM
6.3. THE CONTRACTOR SHALL ENSURE MUNICIPAL ROADWAYS ARE KEPT FREE OF MUD OR DIRT AND PROMPTLY CLEAN THE ROADWAY SHOULD THERE BE AN OCCURRENCE.
6.4. ALL EXISTING AND PROPOSED CATCH BASIN GRATES WITHIN IMMEDIATE VICINITY OF WORK AREA TO BE TREATED WITH A SEDIMENT CAPTURE DEVICE (SCD). THE SCD SHALL BE TERRAFIX GEOSYNTHETICS INC. SILTSACK OR AN APPROVED EQUIVALENT.
6.5. SILT MITIGATION MEASURES SHALL BE MONITORED ON A REGULAR BASIS AND REPAIRED OR MAINTAINED AS REQUIRED TO ENSURE SILT OR AIRBORNE CONTAMINANTS DO NOT ENTER THE NATURAL ENVIRONMENT.
6.6. ALL SILT MITIGATION MEASURES ARE TO REMAIN IN PLACE UNTIL VEGETATION IS WELL ESTABLISHED. CONTRACTOR TO REMOVE SILT MITIGATION ONCE VEGETATION IS WELL ESTABLISHED.
6.7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST SUPPRESSION IN ACCORDANCE WITH OPSS 506. WATER OR CALCIUM CHLORIDE SHALL BE PROVIDED AS REQUIRED TO PREVENT DUST.

7. WATERMAIN

- 7.1. THE CONTRACTOR SHALL CONFIRM THE LOCATION, ELEVATION, SIZE, AND TYPE OF THE EXISTING WATERMAIN WITHIN THE WORK AREA PRIOR TO CONNECTION. THE CONTRACTOR SHALL PREPARE AND SUBMIT A DETAILED PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL FOR THE WATERMAIN PRIOR TO ORDERING FITTINGS. THE PLAN SHALL DETAIL THE TYPE, MAKE AND LOCATION OF ALL PROPOSED FITTINGS, RESTRAINTS AND ASSOCIATED APPURTENANCES. THE PLAN SHALL ALSO DETAIL THE PROPOSED DISINFECTION PROCEDURES, SEQUENCING AND DURATION OF WORK REQUIRED FOR THE WATERMAIN. DISINFECTION PROCEDURE SHALL FOLLOW THE REQUIREMENTS OF OPSS 441 AND CITY OF OTTAWA STANDARDS.
7.2. CONTRACTOR SHALL COORDINATE TIMING AND DURATION OF SERVICE DISRUPTIONS WITH THE OWNER AND SHALL PROVIDE WRITTEN NOTIFICATION A MINIMUM OF TWO WEEKS PRIOR TO ANY PROPOSED DISRUPTION. NO WORK AFFECTING THE WATER OR OTHER MUNICIPAL SERVICES MAY COMMENCE UNTIL THE CONTRACTOR HAS RECEIVED WRITTEN APPROVAL FROM THE OWNER OR ENGINEER.
7.3. 150mm WATER SERVICE AND VALVES SHALL BE INSTALLED AS PER OPSS 441 AND CITY OF OTTAWA STANDARDS.
7.4. WATER SERVICE SHALL HAVE MINIMUM 1.8m COVER IN ALL DIRECTIONS AT ALL TIMES.
7.5. WATER SERVICE PIPE SHALL BE CSA CERTIFIED IN ACCORDANCE WITH AWWA C900 OR AWWA C905 AND CSA B137.3 AND SHALL BE CLASS 150 PVC DR18.
7.6. VALVES SHALL BE RESILIENT-SEATED GATE VALVES AS PER AWWA C509 AND SHALL OPEN CLOCKWISE. VALVES SHALL BE SUPPLIED BY MUELLER, CANADA VALVE, McAVITY OR CLOW.
7.7. VALVE BOXES SHALL BE A 130mm DIAMETER SLIDE VALVE BOX COMPLETE WITH CASE IRON CAP AS SUPPLIED BY BIBBY-SITE-CROIX OR APPROVED EQUAL.
7.8. CORROSION PROTECTION TO BE PROVIDED IN ACCORDANCE WITH OPSS 1109.011 AND OPSS 442.
7.9. TRACER WIRE TO BE INSTALLED ALONG ALL NEW WATERMANS. TRACER WIRE IS TO BE CONTINUOUS (UNSPliced) AND SHALL BE SECURED TO THE PIPE USING FIBERGLASS TAPE OR PLASTIC TIE WRAPS, AND FASTENED TO A BOLT ON VALVES IN VALVE BOXES.
7.10. CONNECTION TO THE EXISTING WATERMAIN SHALL BE COORDINATED WITH THE ENGINEER, OWNER AND THE CITY OF OTTAWA. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS AND EQUIPMENT REQUIRED TO MAKE THE CONNECTION. AT NO TIME SHALL THE CONTRACTOR OPERATE VALVES WITHIN CITY OF OTTAWA DISTRIBUTION SYSTEM. THIS FUNCTION SHALL BE CARRIED OUT BY CITY OF OTTAWA UTILITY PROVIDERS ONLY. ALL FEES CHARGED BY CITY OF OTTAWA UTILITY PROVIDERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7.11. CONTRACTOR TO BACKFILL WITH SUITABLE NATIVE MATERIAL SIMILAR TO ADJACENT GROUND UP TO THE SUB-BASE GRANULAR FILL. BACKFILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 200mm AND COMPACTED ACCORDING TO OPSS 501 AND APPROVED BY THE GEOTECHNICAL CONSULTANT.
7.12. MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED AT ALL HORIZONTAL AND VERTICAL BENDS, FITTINGS AND CAPS. APPROVED MECHANICAL RESTRAINTERS CONSIST OF UNI-FLANGE SERIES 1350 (FORD METER BOX COMPANY), MEGALUG (EBAK IRON), PVC STARGRIP SERIES 4000 (STAR PIPE PRODUCTS) OR GRIPRING (ROMAC INDUSTRIES).

8. STORM STRUCTURES/ SEWERS

- 8.1. DITCH INLETS, CATCHBASINS AND MAINTENANCE HOLES SHALL BE INSTALLED IN ACCORDANCE WITH OPSS 407.
8.2. PRECAST STORM SEWER MAINTENANCE HOLES SHALL BE 1200mm & 1500mm DIAMETER AS PER OPSS 701.030, 701.011 AND 701.031 OR STEPS AS PER OPSS 405.010. DECK DRAINS, TANKS, OGS AND OTHER STRUCTURES SHALL BE ACCORDANCE TO DRAWINGS AS SPECIFIED.
8.3. FROST STRAPPING FOR ALL STRUCTURES SHALL BE IN ACCORDANCE WITH OPSS 701.100.
8.4. DITCH INLETS, CATCHBASINS AND MAINTENANCE HOLES SHALL BE PROVIDED WITH 600mm MIN. DEEP SUMP UNLESS OTHERWISE NOTED.
8.5. MAINTENANCE HOLE FRAME AND GRATES SHALL BE AS PER OPSS 401.010 - TYPE A UNLESS OTHERWISE NOTED.
8.6. ADJUSTMENT OF MAINTENANCE HOLE SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 408.
8.7. BASEMENT AREA DRAINS SHALL BE HDPE AS MANUFACTURED BY NYLOPLAST, OR APPROVED EQUIVALENT. REFER TO DRAWING PACKAGE FOR RESPECTIVE MECHANICAL DETAILS AND SPECIFICATIONS FOR PARKING GARAGE PIPING FOR DRAINAGE AND COLLECTION WHERE APPLICABLE.
8.8. BASEMENT DRAINAGE STRUCTURE FRAME & GRATES SHALL BE AS SPECIFIED IN DRAWINGS, AS MANUFACTURED BY NYLOPLAST OR APPROVED EQUIVALENT.

9. STORMWATER QUANTITY/QUALITY DEVICES

- 9.1. TANK CISTEN SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. FINAL DETAILS AND DESIGN SHALL BE REVIEWED BY ENGINEER PRIOR TO SELECTION AND FINAL LOCATION/ARRANGEMENT SHALL BE COORDINATED BETWEEN MECHANICAL, CIVIL AND ARCHITECTURE FOR PLACEMENT ON SITE WITHIN PARKING GARAGE.
9.2. OIL AND GRIT SEPARATORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. FINAL DETAILS AND DESIGN SHALL BE REVIEWED BY ENGINEER PRIOR TO SELECTION AND FINAL LOCATION/ARRANGEMENT SHALL BE COORDINATED BETWEEN MECHANICAL, CIVIL AND ARCHITECTURE FOR PLACEMENT ON SITE WITHIN PARKING GARAGE.

10. SEWERS

- 10.1. SEWERS SHALL BE INSTALLED IN ACCORDANCE WITH OPSS 410 AND CITY OF OTTAWA STANDARDS
10.2. STORM SEWER PIPE SHALL BE HDPE TO CSA B182.8 IN ACCORDANCE WITH OPSS 1840.
10.3. SANITARY SEWERS SHALL BE PVC DR28 TO CSA B182.2 IN ACCORDANCE WITH OPSS 1841.
10.4. INSULATION SHALL BE RIGID HIGLOD 40 EXTRUDED POLYSTYRENE BY DOW OR AN APPROVED EQUIVALENT.

11. SUBDRAINS

- 11.1. SUBDRAINS SHALL BE 150mm RIGID PERFORATED HDPE PIPE COMPLETE WITH FILTER SOCK AND SHALL BE INSTALLED IN ACCORDANCE WITH OPSS 405.

12. ASPHALT AND GRANULARS

- 12.1. ALL MATERIALS MUST CONFORM TO THE CITY OF KINGSTON AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. REFER TO TESTING SECTION FOR GEOTECHNICAL REQUIREMENTS AND A LIST OF SUBMITTALS.
12.2. HOT MIX ASPHALT SHALL BE INSTALLED IN ACCORDANCE WITH OPSS 310.
12.3. COMPACTION OF ASPHALT SHALL BE IN ACCORDANCE WITH TABLE 10 OF OPSS 310.
12.4. ALL SAWCUTS SHALL BE STRAIGHT MATCH LINES BETWEEN THE EXISTING PAVEMENT AND NEW PAVEMENT. KEY GRIND A MINIMUM 0.50m WIDE BY 35mm DEEP EDGE WHEN TYING INTO EXISTING ASPHALT AND SEAL JOINTS WITH DENSIO ASPHALT REINSTATEMENT TAPE.
12.5. THE LONG-TERM PERFORMANCE OF THE PAVEMENT STRUCTURE IS HIGHLY DEPENDENT UPON THE INITIAL SUBGRADE SUPPORT CONDITIONS. STRINGENT CONSTRUCTION CONTROL PROCEDURES MUST BE MAINTAINED THROUGHOUT TO ENSURE THAT UNIFORM SUBGRADE MOISTURE AND DENSITY CONDITIONS ARE ACHIEVED. THE FINISHED PAVEMENT SURFACE AND UNDERLYING SUBGRADE SHALL BE FREE OF DEPRESSIONS AND SLOPED TO PROVIDE POSITIVE DRAINAGE.
12.6. ALL ASPHALT, BASE, AND SUBBASE THICKNESS INDICATED REPRESENT THICKNESS REQUIRED AT COMPACTION INDICATED.
12.7. COMPACTION OF BASE AND SUBBASE MATERIALS SHALL BE TO 100% SPMDW.

13. CURBS

- 13.1. CONCRETE CURBS SHALL BE INSTALLED IN ACCORDANCE WITH OPSS 353.

14. SIDEWALKS

- 14.1. SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH OPSS 351.
14.2. TACTILE PLATES SHALL BE INSTALLED AS NOTED ON DRAWINGS.

15. LANDSCAPING

- 15.1. ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH 100mm TOPSOIL AND SOD IN ACCORDANCE WITH OPSS 802 AND OPSS 803.
15.2. AT THE TIME OF FINAL INSPECTION ALL SODDED AND SEEDED AREAS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, IN FULL ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

16. SIGNAGE

- 16.1. ALL SIGNS ARE NOT NECESSARILY SHOWN ON DRAWINGS. THE CONTRACTOR SHALL REMOVE, SALVAGE AND REINSTALL EXISTING SIGNAGE AS REQUIRED.
16.2. SUPPLY AND INSTALL VAN ACCESSIBLE PARKING SIGNS WHERE SPECIFIED ON THE DRAWINGS COMPLETE WITH POST AS PER OPSS 990.110.

17. PAINTING

- 17.1. LINE PAINTING SHALL BE INSTALLED AS PER OPSS 710.



1224 GARDINERS ROAD, SUITE 201
KINGSTON, ONTARIO
CANADA K7P 0G2
PHONE: 613-634-7373
WWW.WSP.COM

CONSULTANT:

SEAL:



CLIENT:



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

CLIENT REF. #

PROJECT:

GLADSTONE-TRINITY-MIXED-USE
& RESIDENTIAL

KEY PLAN



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ISSUED FOR - REVISION

Table with 2 columns: REVISION, DATE, DESCRIPTION. Row 1: 1, 2021-04-14, ISSUED FOR SITE PLAN CONTROL

Table with 2 columns: PROJECT NO., DATE, ORIGINAL SCALE, DESIGNED BY, DRAWN BY, CHECKED BY, DISCIPLINE. Values: 20M-01441-00, FEBRUARY 2021, 1:250, RNMF, JT/STR, MF, CIVIL

Table with 2 columns: TITLE, SHEET NUMBER, SHEET #, ISSUE, DATE OF. Values: GLADSTONE AND LORETTA NOTES, C1.0, 1 OF 5, ISSUED FOR SITE PLAN CONTROL, 2021-04-14

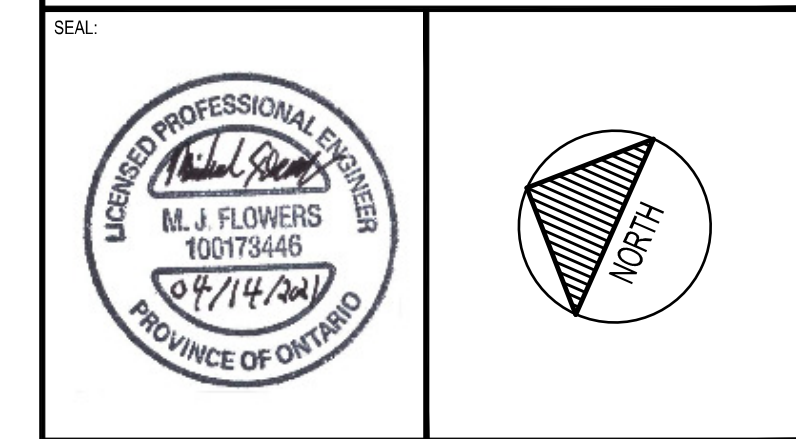
W:\2020\20M-01441-00 - Gladstone, Trinity-Mixed-Use & Residential\14.02 - Tech & Prof Services\14.02 - Drawings\01 - Civil\01 - Production\20M-01441-00 Notes.dwg, Apr 16, 2021 11:00am by (Shabaneh, Touzart)



1224 GARDINERS ROAD, SUITE 201
KINGSTON, ONTARIO
CANADA K7P 0G2
PHONE: 613-634-7373
WWW.WSP.COM

CONSULTANT:

SEAL:



CLIENT:



CLIENT REF. # --
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IS	RE	DATE	DESCRIPTION
1		2021-04-14	ISSUED FOR SITE PLAN CONTROL

PROJECT NO: 20M-01441-00	DATE: FEBRUARY 2021
ORIGINAL SCALE: 1:250	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
DESIGNED BY: RNMF	
DRAWN BY: JT/STR	
CHECKED BY: MF	
DISCIPLINE: CIVIL	

TITLE:
**GLADSTONE AND LORETTA
REMOVALS PLAN I**

SHEET NUMBER:
C1.1

SHEET #:
2 OF 5

ISSUE:
ISSUED FOR SITE PLAN CONTROL

DATE OF: 2021-04-14

REV #:
0

EXISTING LEGEND:

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- - - EXISTING BOTTOM OF SLOPE
- - - EXISTING TOP OF SLOPE
- 99.00 MAJOR CONTOURS
- MINOR CONTOURS
- OW EXISTING OVERHEAD WIRE
- EXISTING GUY ANCHOR
- EXISTING WATERMAIN
- ST EXISTING STORM SEWER
- SA EXISTING SANITARY SEWER
- GAS EXISTING GAS
- US EXISTING UNDERGROUND
- C EXISTING CABLE
- S EXISTING SWALE
- X EXISTING FENCE
- PROPERTY BOUNDARY
- TBM# SITE TEMPORARY BENCH MARK
- BH # BOREHOLE LOCATION
- UP EXISTING UTILITY POLE
- EXISTING ROAD SIGN
- EXISTING CULVERT
- EXISTING ASPHALT
- EXISTING SIDEWALK
- EXISTING BUILDING
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT

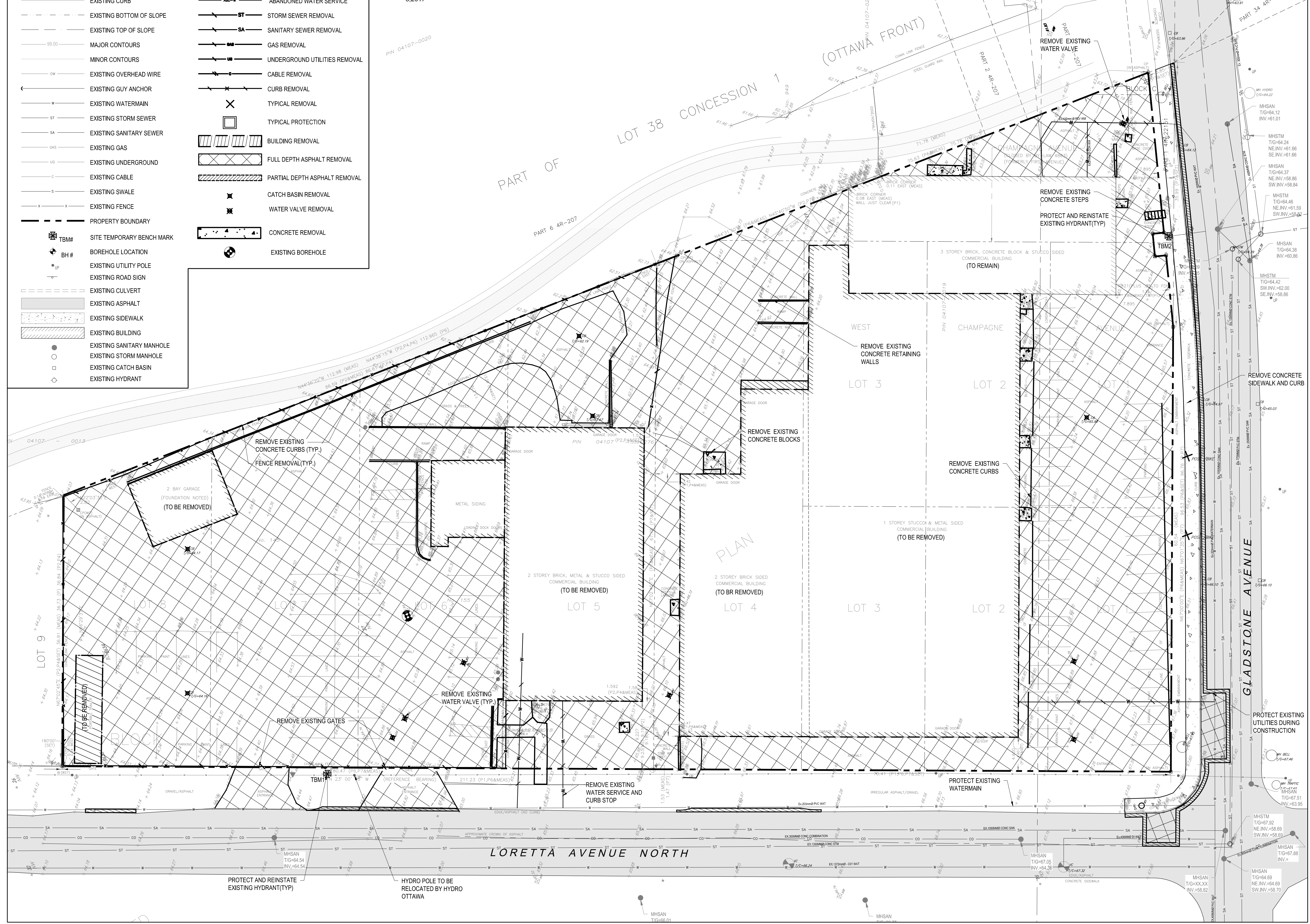
REMOVAL LEGEND:

- W WATER SERVICE REMOVAL
- ABW ABANDONED WATER SERVICE
- ST STORM SEWER REMOVAL
- SA SANITARY SEWER REMOVAL
- GAS GAS REMOVAL
- US UNDERGROUND UTILITIES REMOVAL
- C CABLE REMOVAL
- CURB CURB REMOVAL
- X TYPICAL REMOVAL
- TYPICAL PROTECTION
- ▨ BUILDING REMOVAL
- ▨ FULL DEPTH ASPHALT REMOVAL
- ▨ PARTIAL DEPTH ASPHALT REMOVAL
- CB CATCH BASIN REMOVAL
- WV WATER VALVE REMOVAL
- CR CONCRETE REMOVAL
- BH EXISTING BOREHOLE

GENERAL NOTES

1.1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE.

1.2. TOPOGRAPHIC SURVEY COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 6, 2017



PLAN

EXISTING LEGEND:

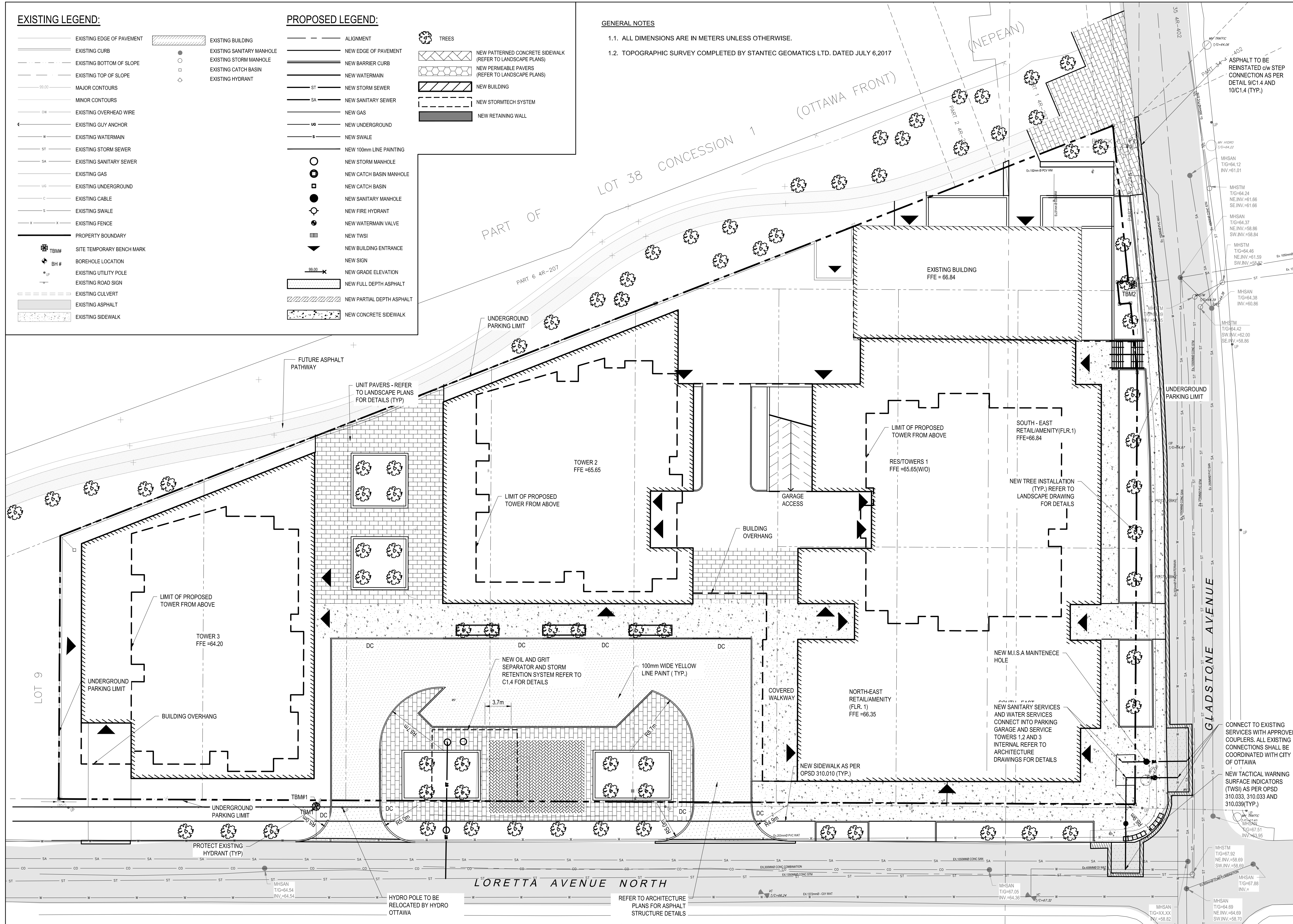
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- - - EXISTING BOTTOM OF SLOPE
- - - EXISTING TOP OF SLOPE
- 99.00 — MAJOR CONTOURS
- 07 — MINOR CONTOURS
- EXISTING OVERHEAD WIRE
- EXISTING GUY ANCHOR
- EXISTING WATERMAIN
- ST — EXISTING STORM SEWER
- SA — EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING UNDERGROUND
- C — EXISTING CABLE
- S — EXISTING SWALE
- X — EXISTING FENCE
- PROPERTY BOUNDARY
- TBM# SITE TEMPORARY BENCH MARK
- BH# BOREHOLE LOCATION
- EXISTING UTILITY POLE
- EXISTING ROAD SIGN
- EXISTING CULVERT
- EXISTING ASPHALT
- EXISTING SIDEWALK

PROPOSED LEGEND:

- ALIGNMENT
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- NEW WATERMAIN
- ST — NEW STORM SEWER
- SA — NEW SANITARY SEWER
- NEW GAS
- NEW UNDERGROUND
- 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
- NEW BUILDING ENTRANCE
- NEW SIGN
- NEW GRADE ELEVATION
- NEW FULL DEPTH ASPHALT
- NEW PARTIAL DEPTH ASPHALT
- NEW CONCRETE SIDEWALK
- TREES
- NEW PATTERNED CONCRETE SIDEWALK (REFER TO LANDSCAPE PLANS)
- NEW PERMEABLE PAVERS (REFER TO LANDSCAPE PLANS)
- NEW BUILDING
- NEW STORMTECH SYSTEM
- NEW RETAINING WALL

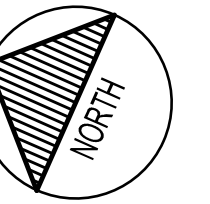
GENERAL NOTES

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



1224 GARDINERS ROAD, SUITE 201
KINGSTON, ONTARIO
CANADA K7P 0G2
PHONE: 613-634-7373
WWW.WSP.COM

CONSULTANT:



CLIENT:

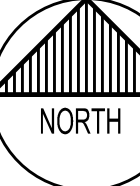


CLIENT REF. #

PROJECT:

GLADSTONE-TRINITY-MIXED-USE & RESIDENTIAL

KEY PLAN



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ISSUED FOR - REVISION

IS	RE	DATE	DESCRIPTION
1		2021-04-14	ISSUED FOR SITE PLAN CONTROL

PROJECT NO:	20M-01441-00	DATE:	FEBRUARY 2021
ORIGINAL SCALE:	1:250	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.	
DESIGNED BY:	RNMF	CHECKED BY:	MF
DRAWN BY:	JT/STR		
DISCIPLINE:	CIVIL		

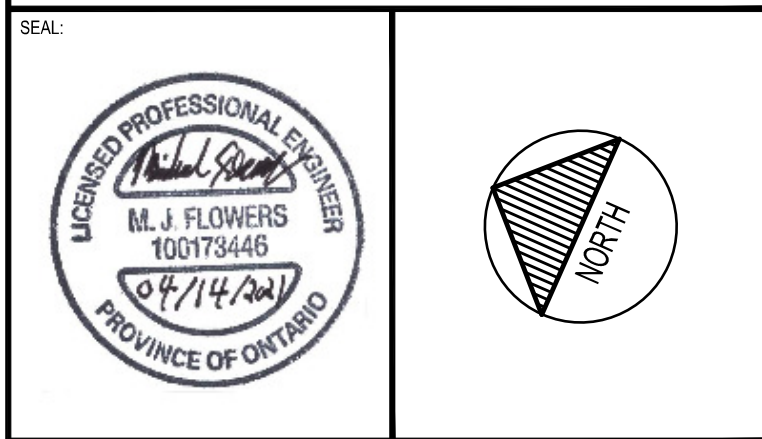
TITLE:	GLADSTONE AND LORETTA SERVICING PLAN I		
SHEET NUMBER:	C1.2		
SHEET #:	3 OF 5		
ISSUE:	ISSUED FOR SITE PLAN CONTROL		
DATE OF:	2021-04-14		
REV #:	0		



1224 GARDINER ROAD, SUITE 201
KINGSTON, ONTARIO
CANADA K7P 0G2
PHONE: 613-634-7373
WWW.WSP.COM

CONSULTANT:

SEAL:



CLIENT:

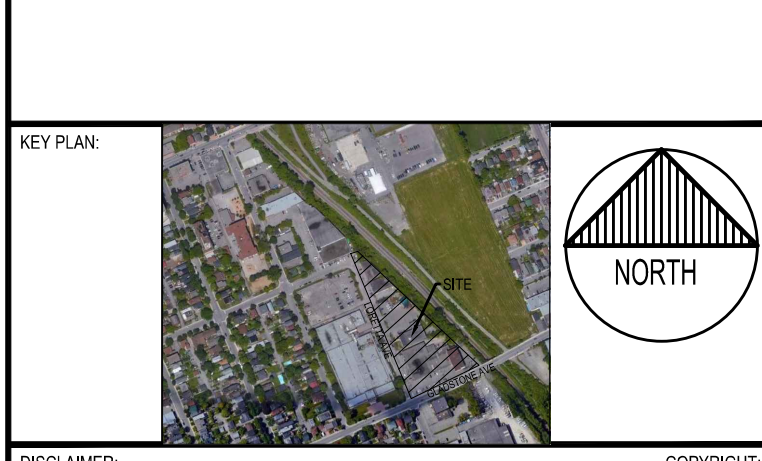


CLV GROUP DEVELOPMENTS INC.
485 BANK STREET, SUITE 200
OTTAWA, ON, K2P 1Z2

CLIENT REF. # --
PROJECT:

GLADSTONE-TRINITY-MIXED-USE
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ISSUED FOR - REVISION:

NO.	DATE	DESCRIPTION
1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

PROJECT NO: 20M-01441-00
ORIGINAL SCALE: 1:250
DESIGNED BY: RNMF
DRAWN BY: JT/STR
CHECKED BY: MF

DATE: FEBRUARY 2021
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

DISCIPLINE: CIVIL
TITLE: GLADSTONE AND LORETTA GRADING PLAN I

SHEET NUMBER: C1.3
SHEET # 4 OF 5

ISSUE: ISSUED FOR SITE PLAN CONTROL
DATE OF: 2021-04-14

REV # 0

EXISTING LEGEND:

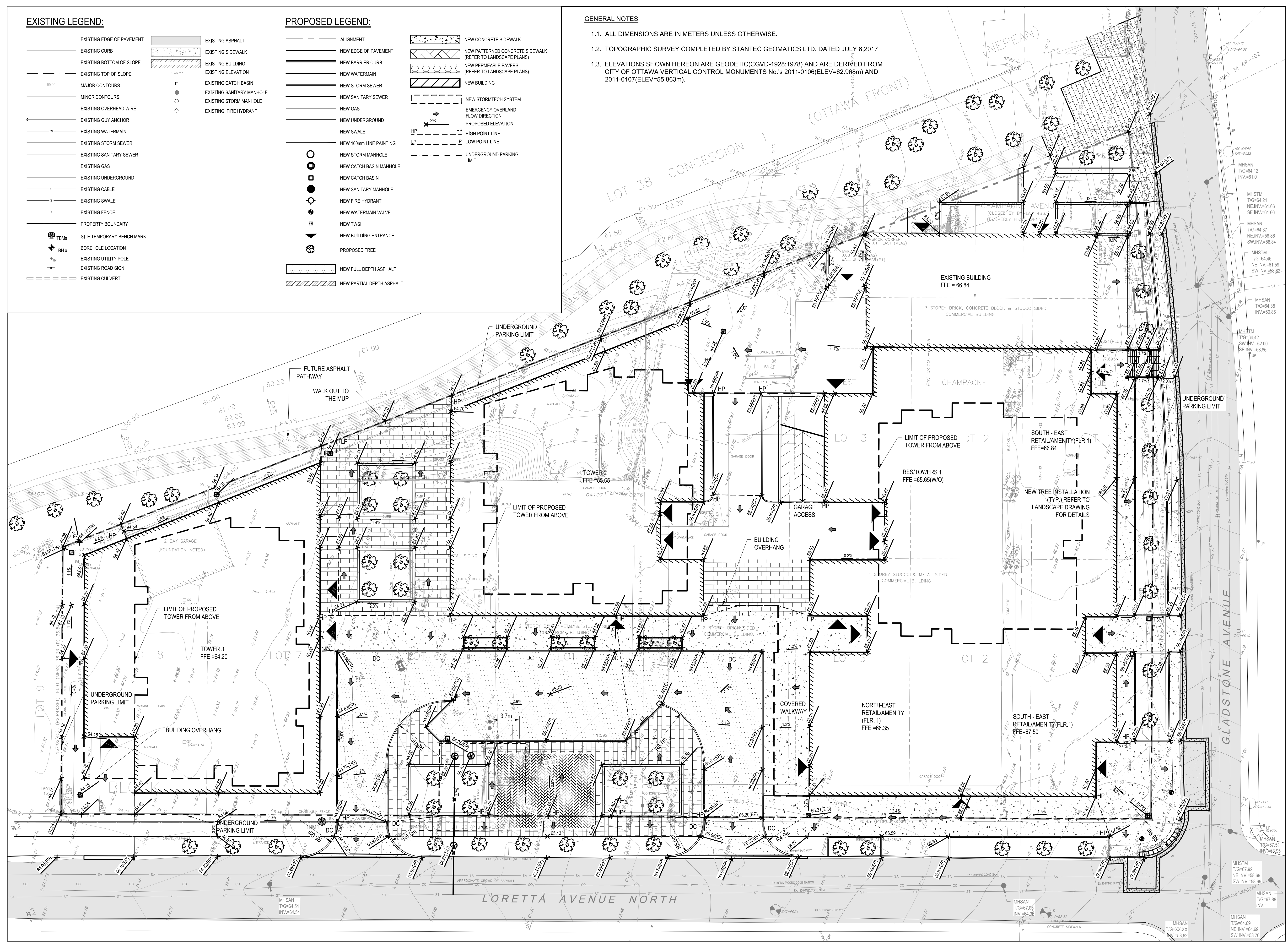
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- EXISTING BOTTOM OF SLOPE
- EXISTING TOP OF SLOPE
- MAJOR CONTOURS
- MINOR CONTOURS
- EXISTING OVERHEAD WIRE
- EXISTING GUY ANCHOR
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING UNDERGROUND
- EXISTING CABLE
- EXISTING SWALE
- EXISTING FENCE
- PROPERTY BOUNDARY
- TBM SITE TEMPORARY BENCH MARK
- BH# BOREHOLE LOCATION
- EXISTING UTILITY POLE
- EXISTING ROAD SIGN
- EXISTING CULVERT
- EXISTING ASPHALT
- EXISTING SIDEWALK
- EXISTING BUILDING
- EXISTING ELEVATION
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT

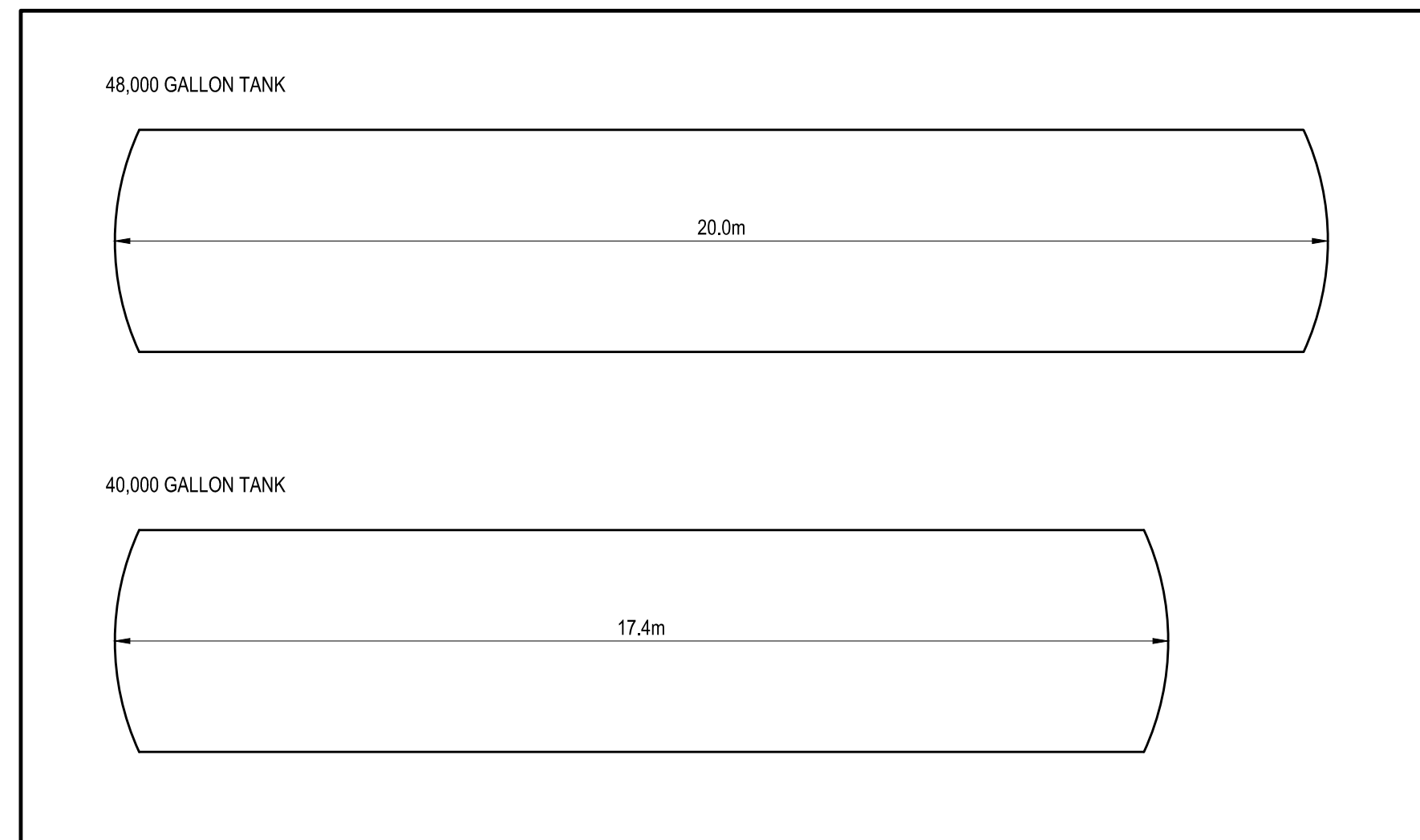
PROPOSED LEGEND:

- 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
- 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 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
- PROPOSED ELEVATION
- HP HIGH POINT LINE
- LP LOW POINT LINE
- UNDERGROUND PARKING LIMIT

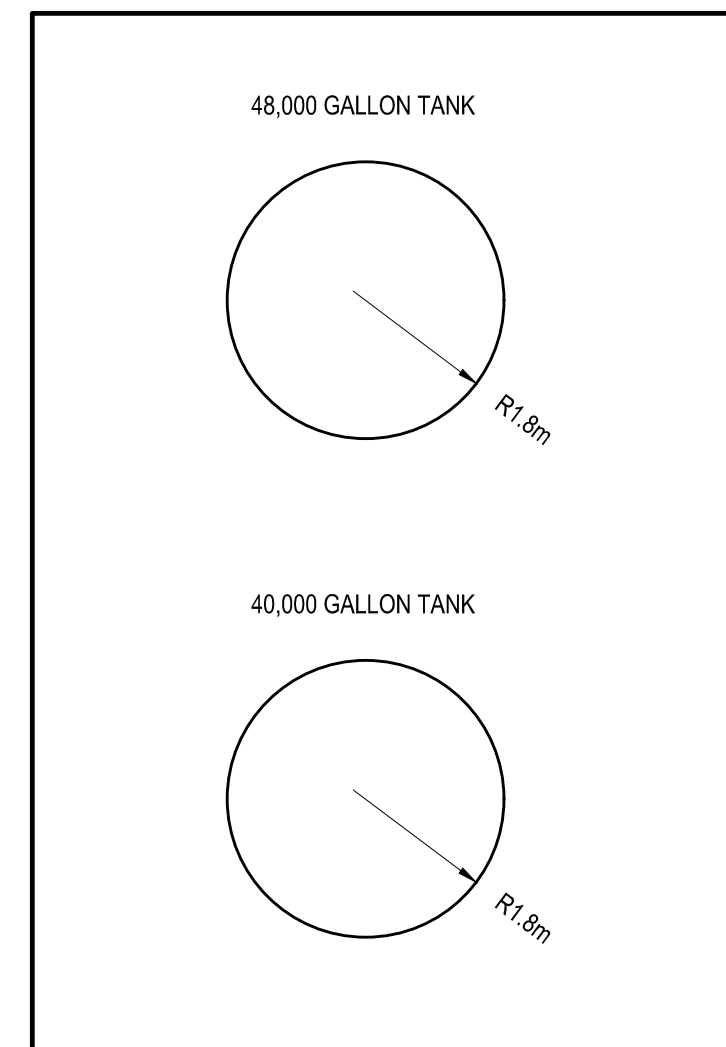
GENERAL NOTES:

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

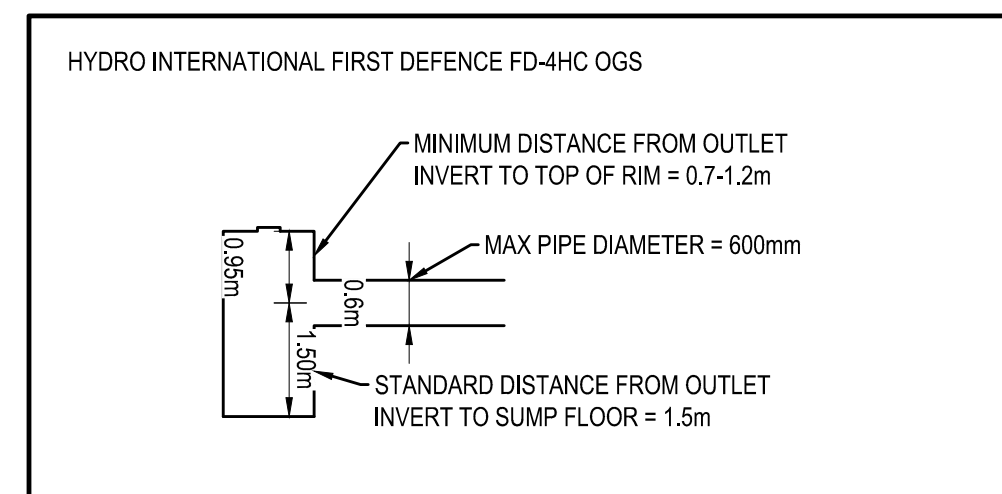




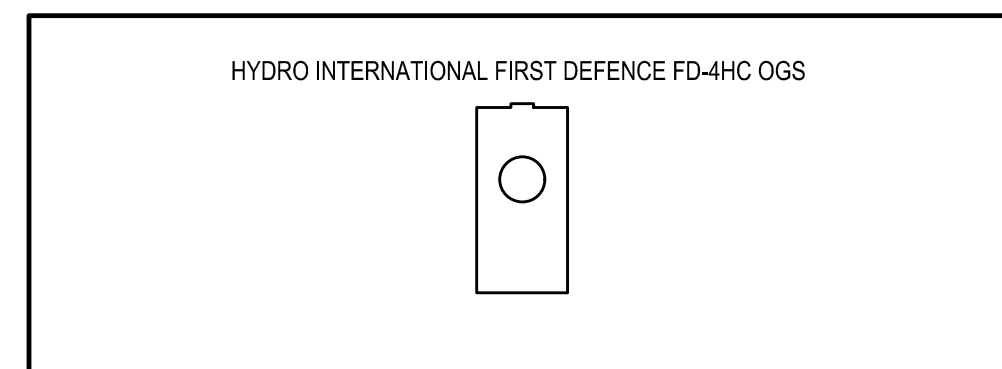
1 STORMWATER TANKS LENGTHS
SCALE: 1:100



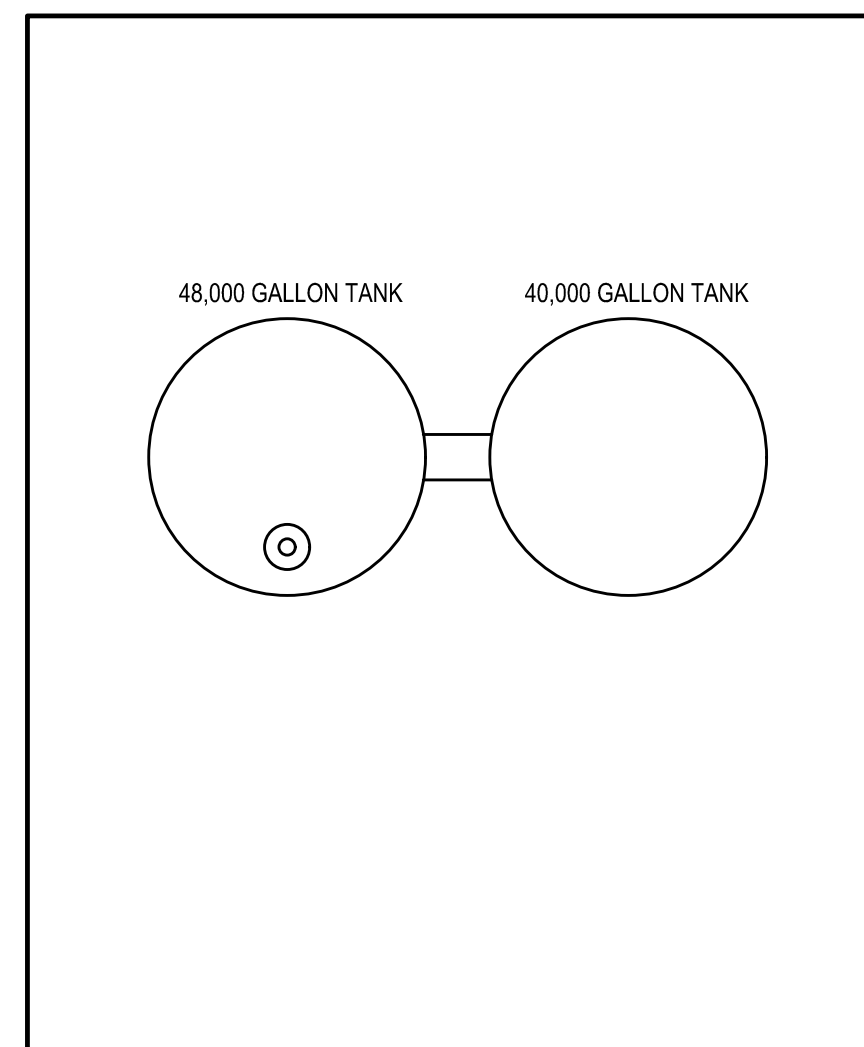
2 STORMWATER TANKS RADII
SCALE: 1:100



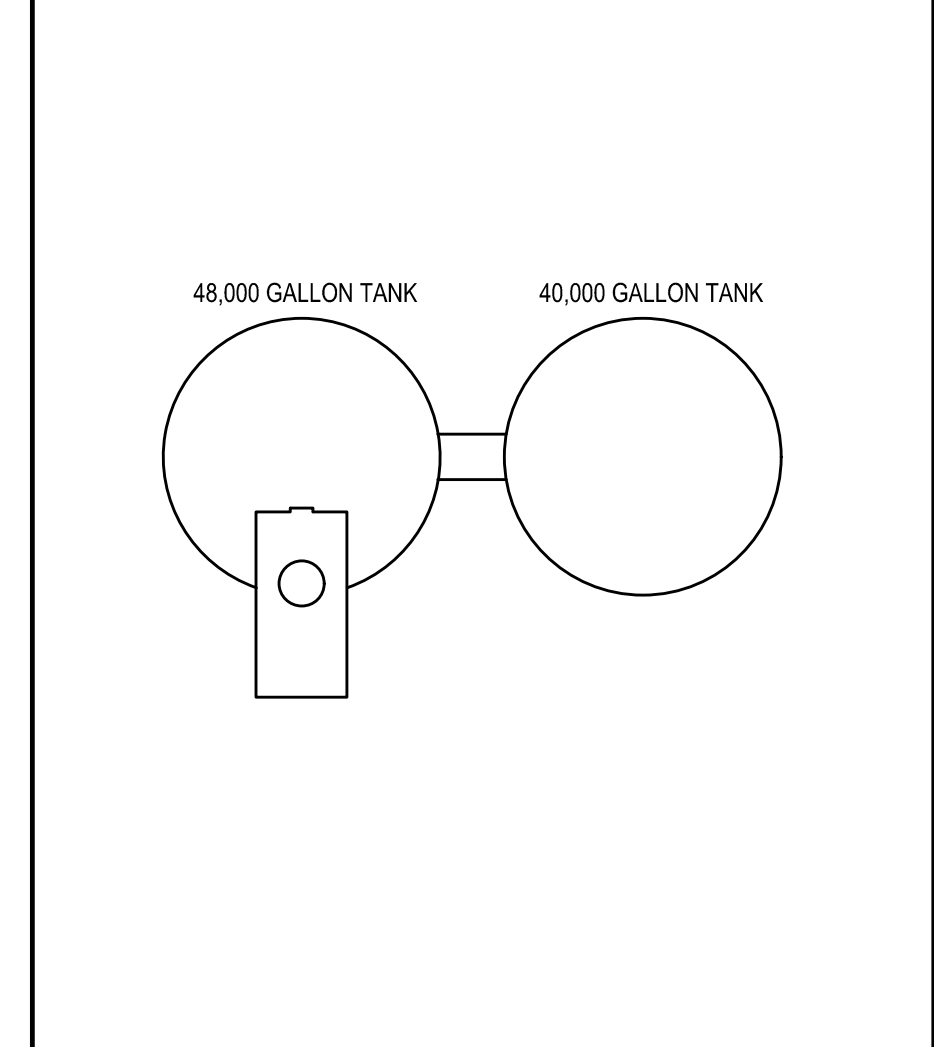
3 OIL/ GRIT SEPARATOR
SCALE: 1:100



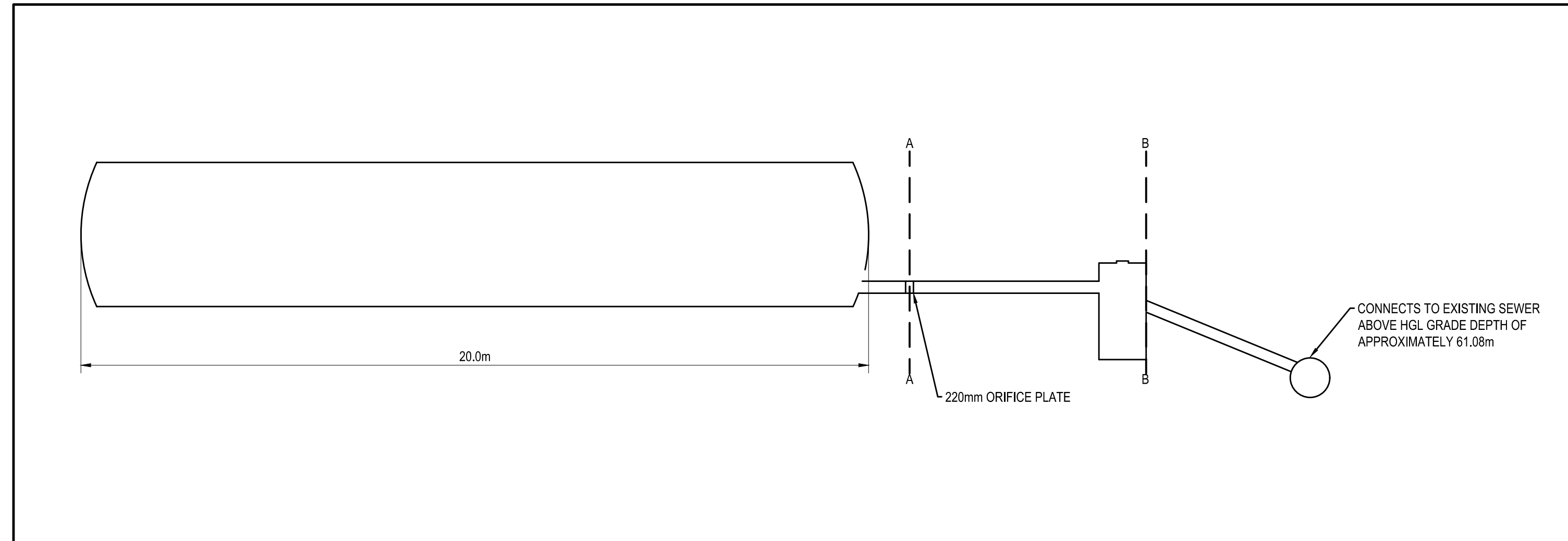
4 OIL/ GRIT SEPARATOR CROSS SECTION
SCALE: 1:100



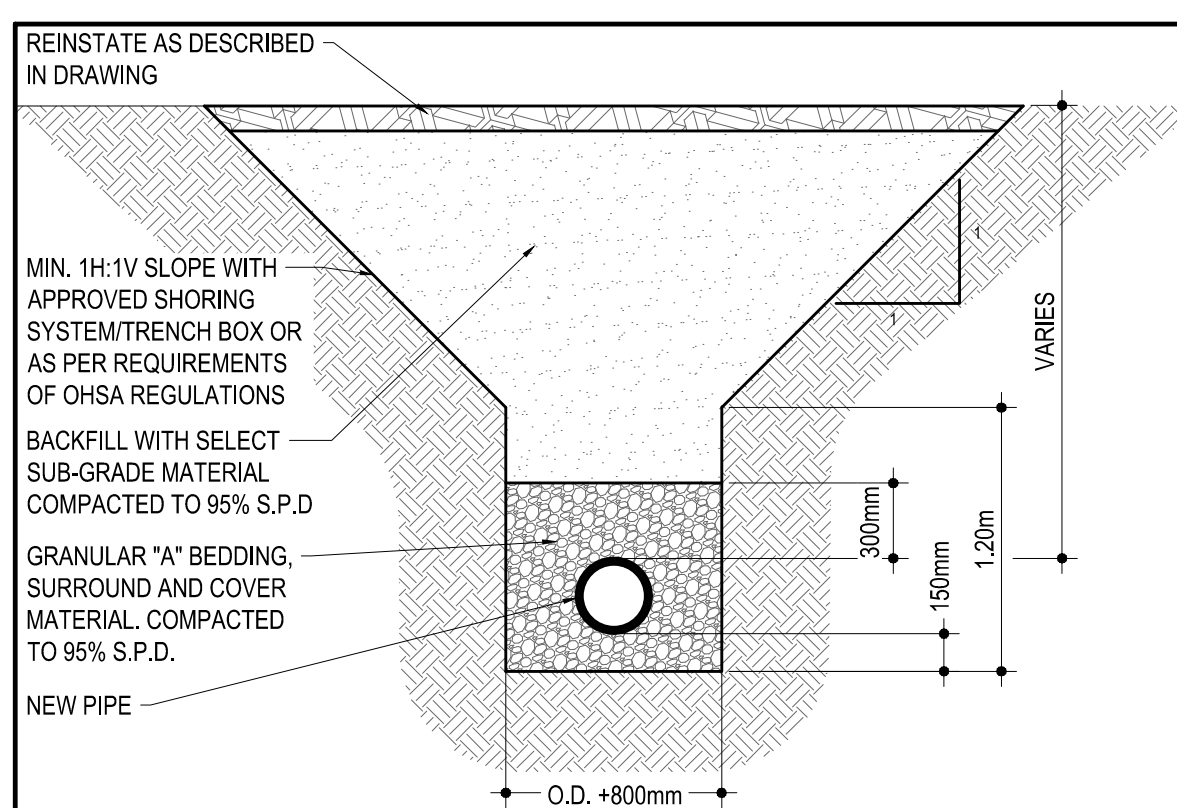
5 A-A CROSS SECTION
SCALE: 1:100



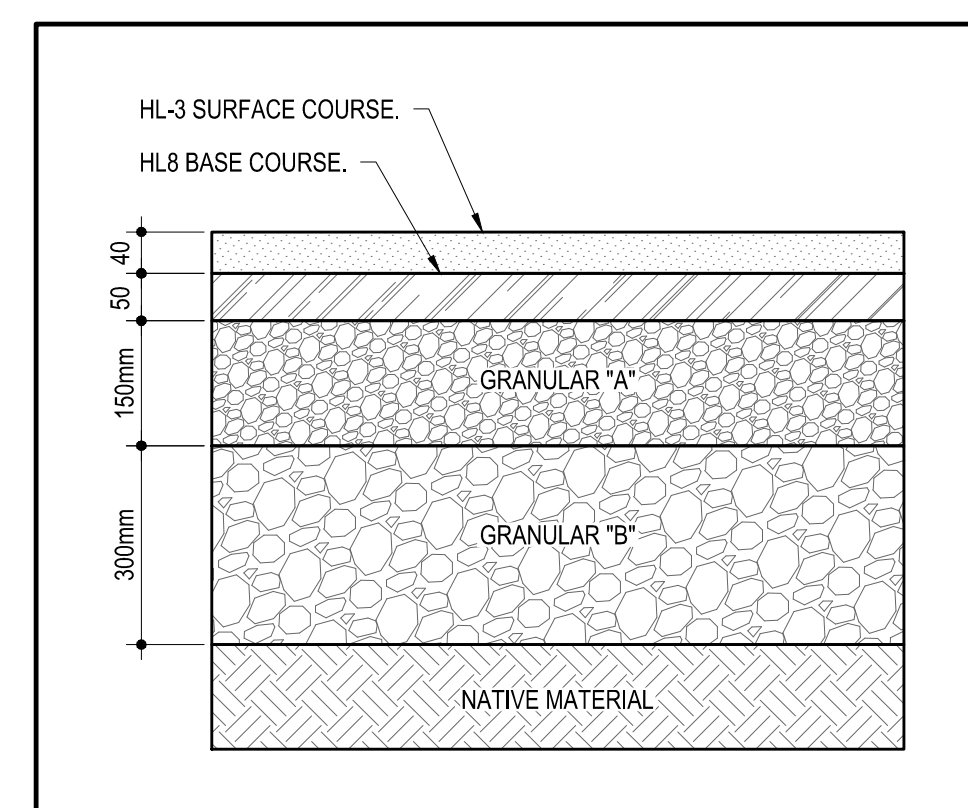
6 B-B CROSS SECTION
SCALE: 1:100



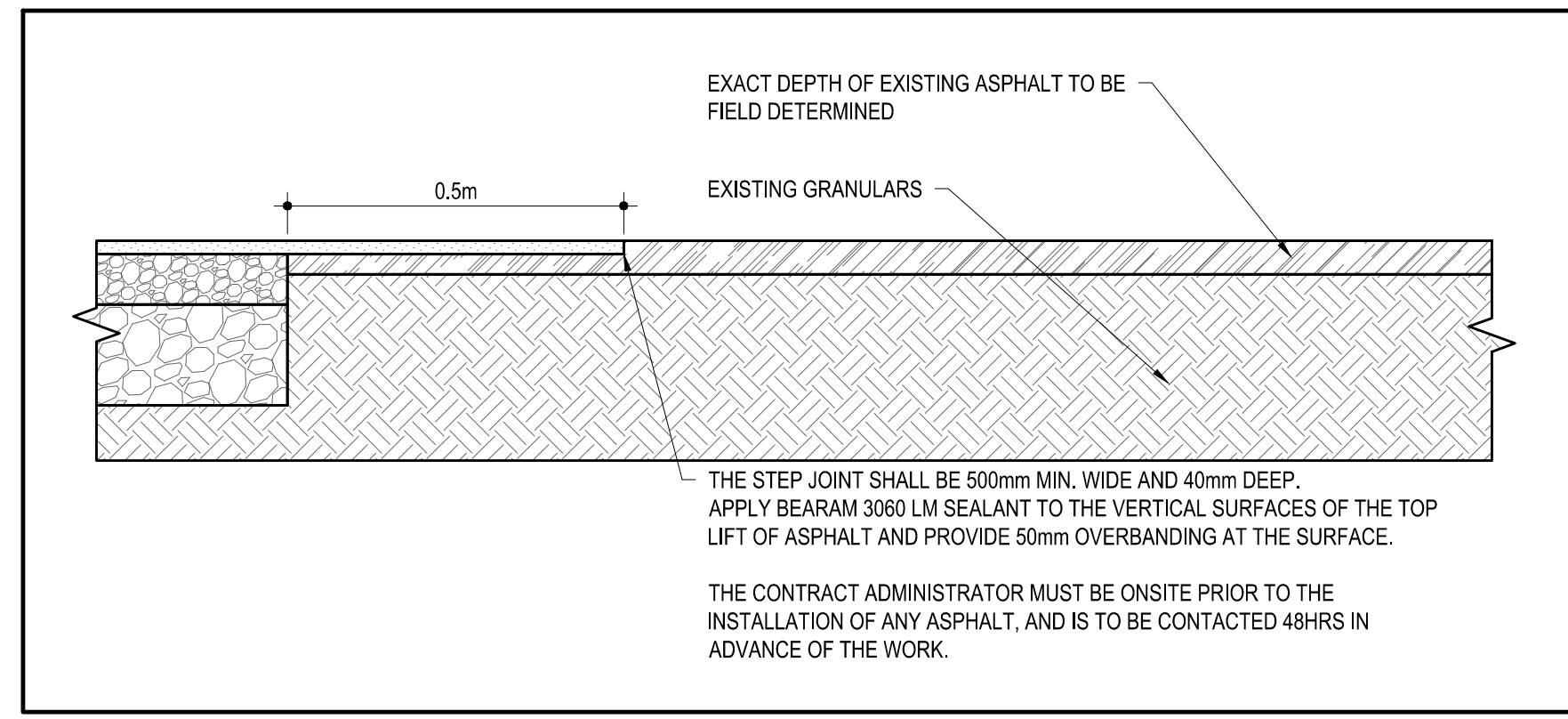
7 STORMWATER SYSTEM PROFILE VIEW
SCALE: 1:100



8 TYPICAL TRENCH DESIGN
SCALE: N.T.S.



9 ASPHALT STRUCTURE DETAIL
SCALE: N.T.S.



10 TYPICAL STEP CONNECTION DETAIL TO EXISTING ASPHALT
SCALE: N.T.S.

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



CONSULTANT:

SEAL:

CLIENT:

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

CLIENT REF. # --

PROJECT:

GLADSTONE-TRINITY-MIXED-USE & RESIDENTIAL

KEY PLAN:

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NO.	DATE	DESCRIPTION
1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

PROJECT NO: 20M-01441-00
ORIGINAL SCALE: 1:250
DESIGNED BY: RNMF
DRAWN BY: JT/STR
CHECKED BY: MF

DATE: FEBRUARY 2021

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

DISCIPLINE: CIVIL

TITLE: GLADSTONE AND LORETTA DETAILS

SHEET NUMBER: C1.4

SHEET # 5 OF 5

ISSUE: ISSUED FOR SITE PLAN CONTROL

DATE OF: 2021-04-14

REV # 0