

GLADSTONE LORETTA MIXED-USE & RESIDENTIAL

OTTAWA, ONTARIO



KEY PLAN
N.T.S

CIVIL DRAWING LIST

- C1.0 GLADSTONE AND LORETTA NOTES
- C1.1 GLADSTONE AND LORETTA GENERAL ARRANGEMENT PLAN I
- C1.2 GLADSTONE AND LORETTA GRADING PLAN I
- C1.3 GLADSTONE AND LORETTA SERVICING PLAN I
- C1.4 GLADSTONE AND LORETTA DETAILS
- R1.0 GLADSTONE AND LORETTA REMOVAL PLAN I



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RE-ISSUED FOR
SITE PLAN CONTROL

DATE: MARCH 04, 2022

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.
1.8. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

2. 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 PRIOR TO BACKFILLING. 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. SHALL INCLUDE TEMPORARY SEDIMENT DRAWINGS (TYPE 2) PER CITY OF OTTAWA STANDARDS FOR CATCH BASINS. THE FOLLOWING OPSS STANDARD DRAWINGS SHALL ALSO 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).
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.
6.8. THE CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.

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.
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. ALL WATERMAIN 300MM DIAMETER AND SMALLER TO BE POLY VINYL CHLORIDE (PVC) CLASS 150 DR 18 MEETING AWWA SPECIFICATION C900.
7.4. ALL WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4M BELOW FINISHED GRADE. WHERE WATERMAINS CROSS OVER OTHER UTILITIES, A MINIMUM 0.30M CLEARANCE SHALL BE MAINTAINED; WHERE WATERMAINS CROSS UNDER OTHER UTILITIES, A MINIMUM 0.50M 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.
7.5. 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.
7.6. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS AS PER CITY OF OTTAWA STANDARD W40 & W42.
7.7. ALL VALVES AND VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARD.
7.8. 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.
7.9. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
7.10. WATERMAIN DEAD ENDS SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL W37.2
7.11. 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.
7.12. 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.

8. STORM STRUCTURES

- 8.1. DITCH INLETS, CATCHBASINS AND MAINTENANCE HOLES SHALL BE INSTALLED IN ACCORDANCE WITH OPSS 407 AND CITY OF OTTAWA STANDARDS AND GUIDELINES.
8.2. PRECAST STORM SEWER MAINTENANCE HOLES SHALL BE 1200mm & 1500mm DIAMETER AS PER OPSD 701.030, 701.011 AND 701.031 c/w STEPS AS PER OPSD 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 OPSD 701.100.
8.4. DITCH INLETS, CATCHBASINS SHALL BE PROVIDED WITH 600mm DEEP SUMP UNLESS OTHERWISE NOTED. MAINTENANCE HOLES SHALL BE PROVIDED WITH 300mm DEEP SUMPS.
8.5. MAINTENANCE HOLE FRAME AND GRATES SHALL BE AS PER OPSD 401.010 - TYPE A UNLESS OTHERWISE NOTED. CATCH BASIN FRAME AND GRATES SHALL BE PER CITY STANDARD DETAIL S19.
8.6. ADJUSTMENT OF MAINTENANCE HOLE SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 408.
8.7. BASEMENT AREA DRAINS SHALL BE PVC 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 IN ACCORDANCE WITH OPSS 1840.
10.3. SANITARY SEWERS SHALL BE TO CSA B182.2 IN ACCORDANCE WITH OPSS 1841.
10.4. ALL SEWERS AND SERVICE LATERALS WITH LESS THAN 2.0m COVER REQUIRE THERMAL INSULATION AS PER DETAIL 11/ C1.4 OR APPROVED BY THE ENGINEER. INSULATION SHALL BE RIGID HIGHLOAD 40 EXTRUDED POLYSTYRENE BY DOW OR AS PER THE APPROVED CITY MATERIAL SPECIFICATIONS(MW-19.15)
10.5. 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. PROVIDE DYE TESTING FOR NEW SERVICES.
10.6. 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 STORM SEWERS, SERVICES AND CB LEADS.
10.7. SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
10.8. ALL CATCHBASIN LEADS TO BE MINIMUM 200mm DIAMETER AT MINIMUM 1.0% SLOPE UNLESS OTHERWISE SPECIFIED.

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 OTTAWA 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 DENSO 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% SPMD0.

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 OPSD 990.110.

17. PAINTING

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



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CLIENT REF. #

PROJECT:

GLADSTONE LORETTA
MIXED-USE & RESIDENTIAL

KEY PLAN:



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ISSUED FOR - REVISION

Table with 3 columns: REVISION NUMBER, DATE, DESCRIPTION. Contains 3 revision entries.

Table with 2 columns: PROJECT NO. (20M-01441-00), DATE (FEBRUARY 2021). Includes scale information: ORIGINAL SCALE: 1:250, and a note: IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

DESIGNED BY: RNM/MF
DRAWN BY: JTS/STR
CHECKED BY: MF

DISCIPLINE: CIVIL

TITLE: GLADSTONE AND LORETTA NOTES

SHEET NUMBER: C1.0

SHEET # 1 OF 6

ISSUE: RE-ISSUED FOR SITE PLAN CONTROL

DATE OF: 2022-03-04

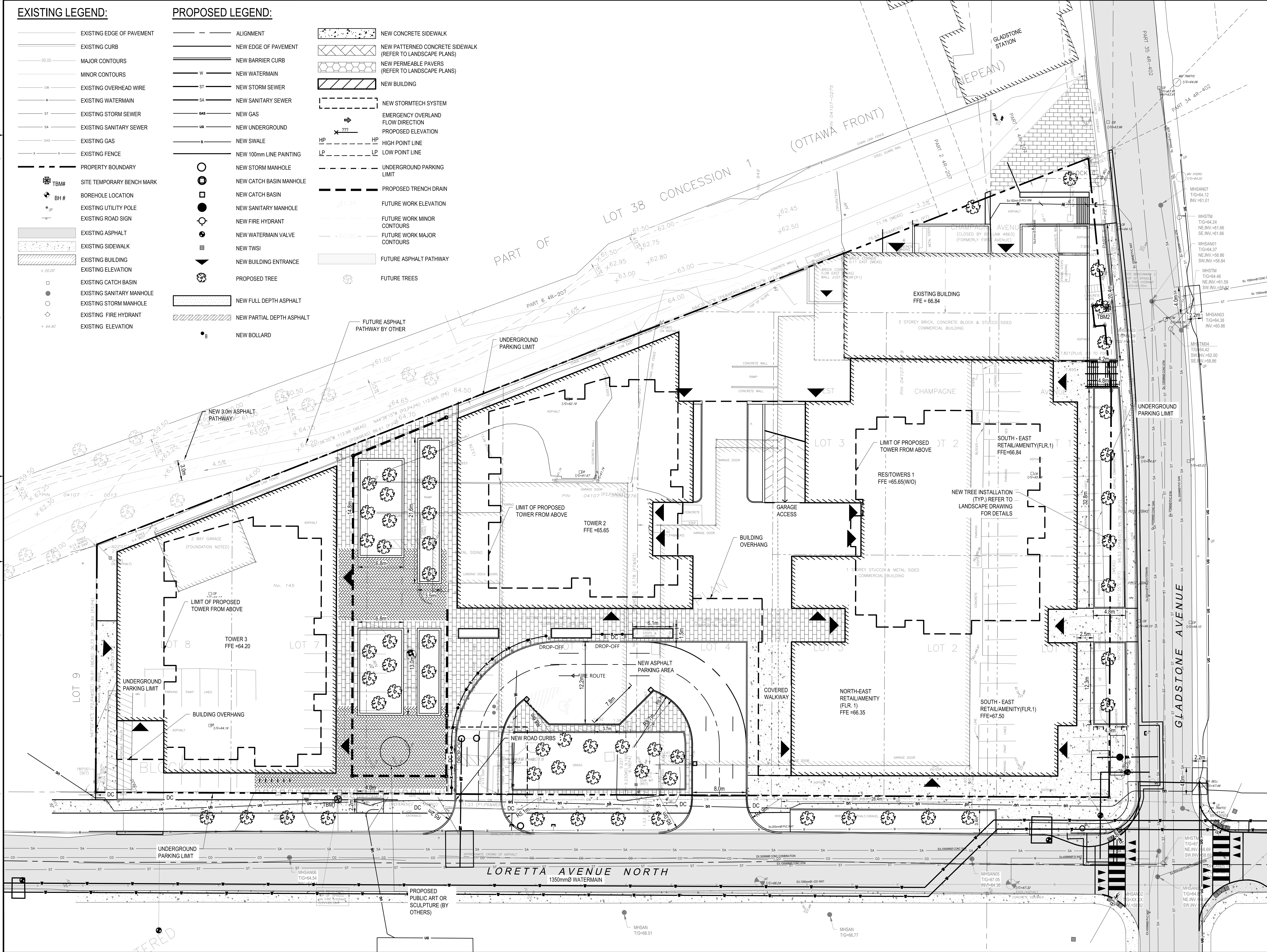
REV # 0

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
- ⊕ 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:

- ALIGNMENT
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- W NEW WATERMAIN
- ST NEW STORM SEWER
- SA NEW SANITARY SEWER
- GAS NEW GAS
- US 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
- ⊕ 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
- PROPOSED ELEVATION
- HP HIGH POINT LINE
- LP 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



CONSULTANT:

SEAL:

CLIENT:

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

CLIENT REF. #

PROJECT:

**GLADSTONE LORETTA
MIXED-USE & RESIDENTIAL**

KEY PLAN:

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ISSUED FOR - REVISION

NO.	DATE	DESCRIPTION
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: FEBRUARY 2021

ORIGINAL SCALE: 1:250

DESIGNED BY: RNMF

DRAWN BY: JT/STR

CHECKED BY: MF

DISCIPLINE: CIVIL

TITLE: **GLADSTONE AND LORETTA
GENERAL ARRANGEMENT PLAN**

SHEET NUMBER: C1.1

SHEET # 1 OF 6

ISSUE: RE-ISSUED FOR SITE PLAN CONTROL

DATE OF: 2022-03-04

REV # 0

2022-03-04 10:44:00 - Gladstone Loretta Mixed-Use & Residential 1:4.02 - Drawings 01 - Civil - Project 20M-01441-00 - General Arrangement Plan - Rev. 0 - 2022-03-04 (BY: CAJ/10/2022)

EXISTING LEGEND:

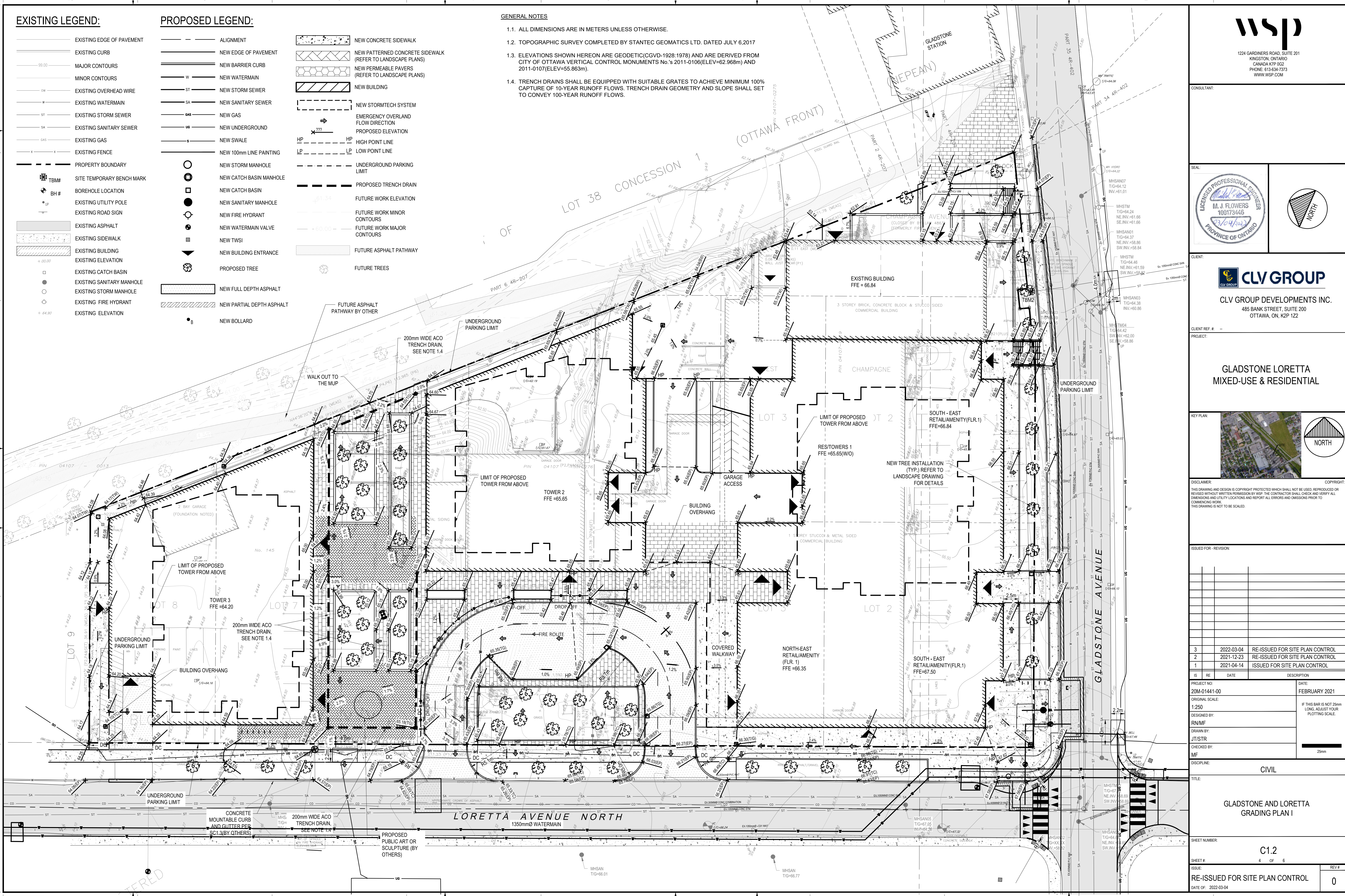
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- MAJOR CONTOURS
- MINOR CONTOURS
- EXISTING OVERHEAD WIRE
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING FENCE
- PROPERTY BOUNDARY
- TBM# SITE TEMPORARY BENCH MARK
- BH# BOREHOLE LOCATION
- EXISTING UTILITY 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:

- ALIGNMENT
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- W NEW WATERMAIN
- ST NEW STORM SEWER
- SA NEW SANITARY SEWER
- GAS NEW GAS
- US 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
- 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
- PROPOSED ELEVATION
- HP HIGH POINT LINE
- LP 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

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(GVD-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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CONSULTANT:

SEAL:

CLIENT:



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

CLIENT REF. # —
PROJECT:

**GLADSTONE LORETTA
MIXED-USE & RESIDENTIAL**

KEY PLAN:

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ISSUED FOR - REVISION	NO.	DATE	DESCRIPTION
	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	FEBRUARY 2021	
ORIGINAL SCALE:	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.	
1:250		
DESIGNED BY:	CHECKED BY:	
RNMF	MF	
DRAWN BY:	DISCIPLINE:	
JT/STR	CIVIL	
TITLE:	SHEET NUMBER:	
GLADSTONE AND LORETTA GRADING PLAN I	C1.2	
SHEET #	ISSUE	REV #
4 OF 6	RE-ISSUED FOR SITE PLAN CONTROL	0
DATE OF:	2022-03-04	

PIPE DATA Proposed Storm								
FROM	TO	INLET ELEV. (m)	OUTLET ELEV. (m)	SIZE	LENGTH	SLOPE	CITY STANDARD	MIN COVER (m)
STMH-1	STMH101	58.732	58.541	250 mm	19.1 m	1.00%	DR 35 PVC Pipe SI	5.93

PIPE DATA Proposed Sanitary								
FROM	TO	INLET ELEV. (m)	OUTLET ELEV. (m)	SIZE	LENGTH	SLOPE	CITY STANDARD	MIN COVER (m)
SA-1	SAN200	58.934	58.900	200 mm	3.4 m	1.01%	DR 35 PVC Pipe SI	0.00
SAN200	SA-2	58.880	58.823	200 mm	5.6 m	1.01%	DR 35 PVC Pipe SI	8.02

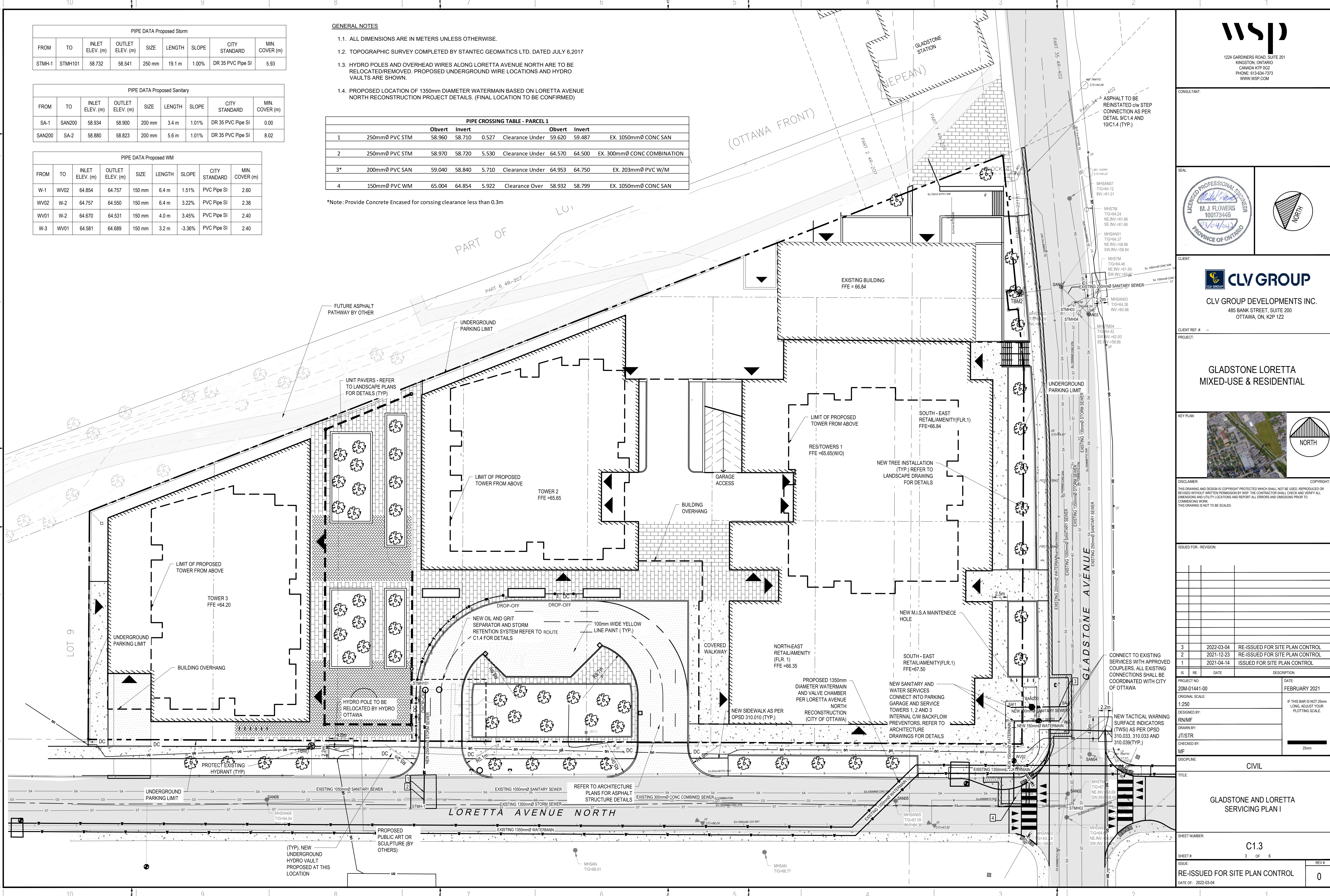
PIPE DATA Proposed WM								
FROM	TO	INLET ELEV. (m)	OUTLET ELEV. (m)	SIZE	LENGTH	SLOPE	CITY STANDARD	MIN COVER (m)
W-1	WV02	64.854	64.757	150 mm	6.4 m	1.51%	PVC Pipe SI	2.60
WV02	W-2	64.757	64.550	150 mm	6.4 m	3.22%	PVC Pipe SI	2.38
WV01	W-2	64.670	64.531	150 mm	4.0 m	3.45%	PVC Pipe SI	2.40
W-3	WV01	64.581	64.689	150 mm	3.2 m	-3.36%	PVC Pipe SI	2.40

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. 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)

PIPE CROSSING TABLE - PARCEL 1							
LINE NO.	PIPE	Obvert		Clearance Under	Invert		EX.
		Obvert	Invert		Obvert	Invert	
1	250mmØ PVC STM	58.960	58.710	0.527	59.620	59.487	EX. 1050mmØ CONC SAN
2	250mmØ PVC STM	58.970	58.720	5.530	64.570	64.500	EX. 300mmØ CONC COMBINATION
3*	200mmØ PVC SAN	59.040	58.840	5.710	64.953	64.750	EX. 203mmØ PVC W/M
4	150mmØ PVC WM	65.004	64.854	5.922	58.932	58.799	EX. 1050mmØ CONC SAN

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



CONSULTANT:

SEAL:

CLIENT:

CLV GROUP DEVELOPMENTS INC.
485 BANK STREET, SUITE 200
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CLIENT REF. # -
PROJECT:

GLADSTONE LORETTA MIXED-USE & RESIDENTIAL

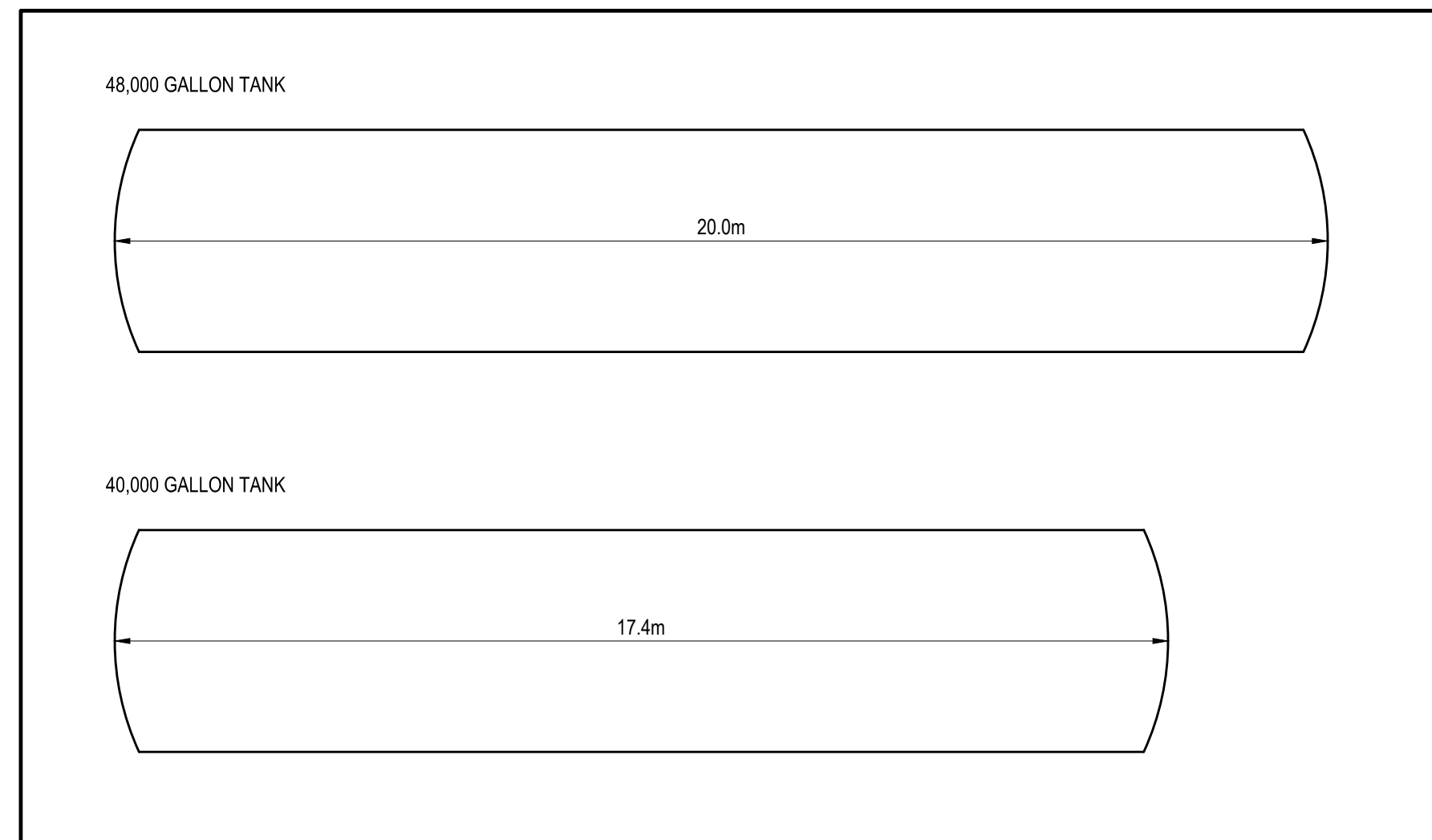
KEY PLAN:

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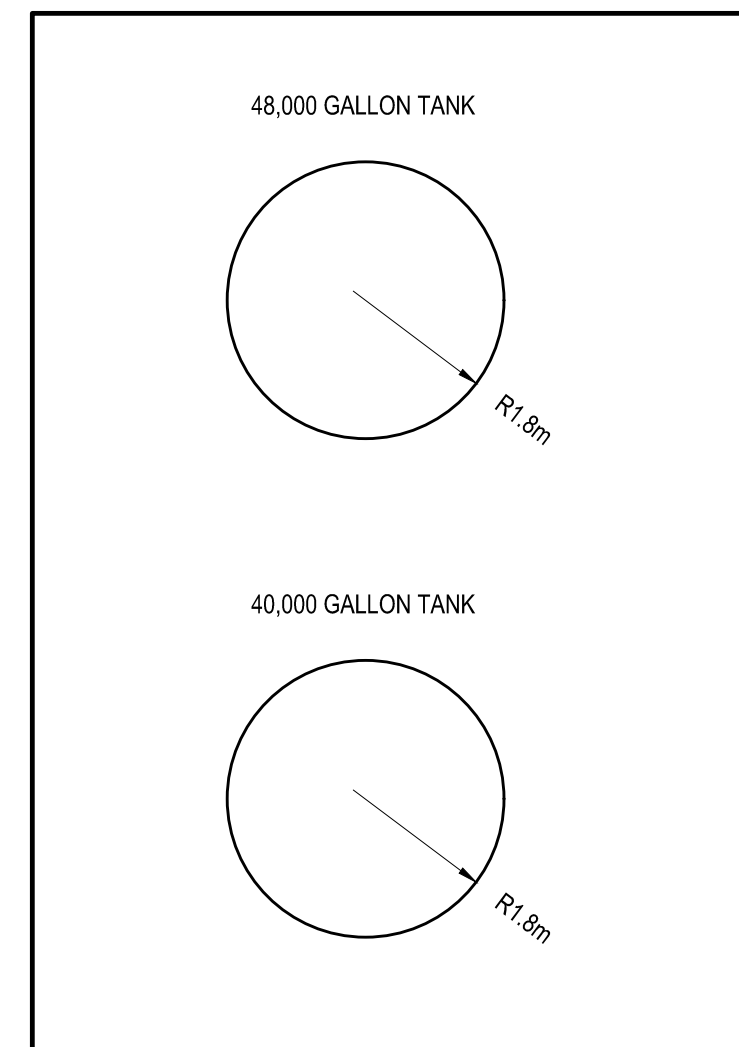
ISSUED FOR - REVISION:

IS	RE	DATE	DESCRIPTION
3		2022-03-04	RE-ISSUED FOR SITE PLAN CONTROL
2		2021-12-23	RE-ISSUED FOR SITE PLAN CONTROL
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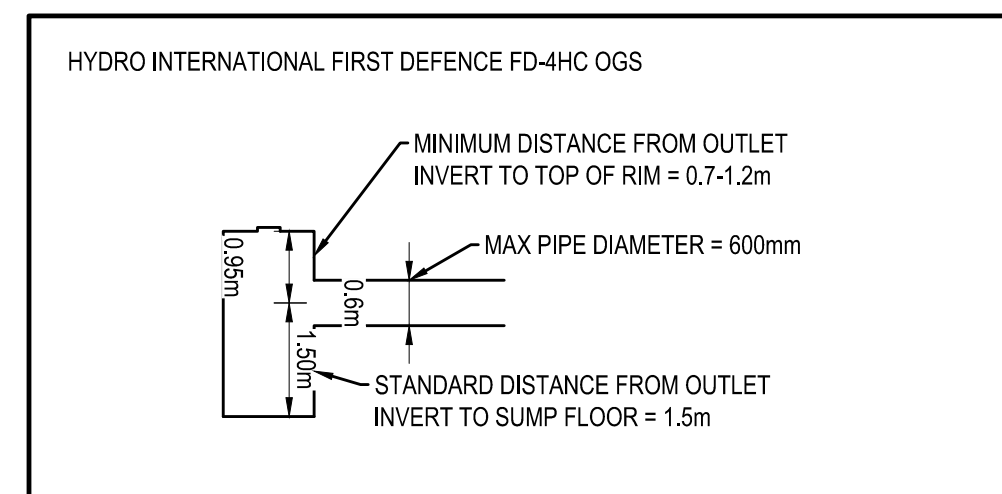
PROJECT NO: 20M-01441-00
ORIGINAL SCALE: 1:250
DESIGNED BY: RNMF
DRAWN BY: JT/STR
CHECKED BY: MF
DISCIPLINE: CIVIL
TITLE: **GLADSTONE AND LORETTA SERVICING PLAN I**
SHEET NUMBER: **C1.3**
SHEET # 3 OF 6
ISSUE: **RE-ISSUED FOR SITE PLAN CONTROL**
DATE OF: 2022-03-04



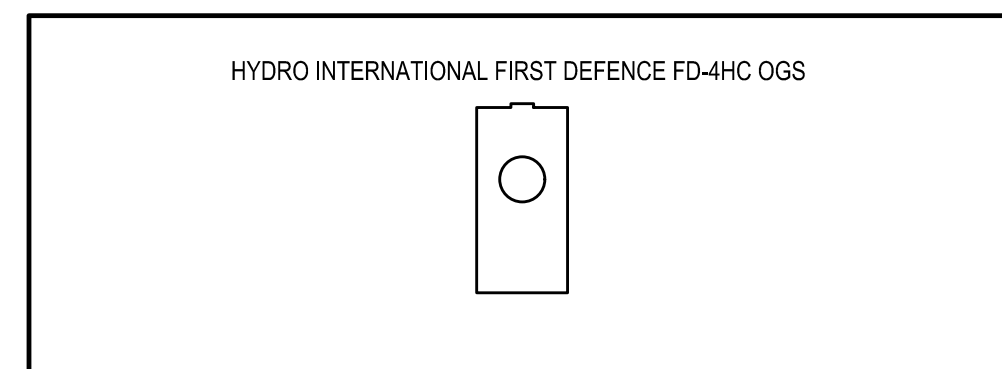
1 STORMWATER TANKS LENGTHS
SCALE: 1:100



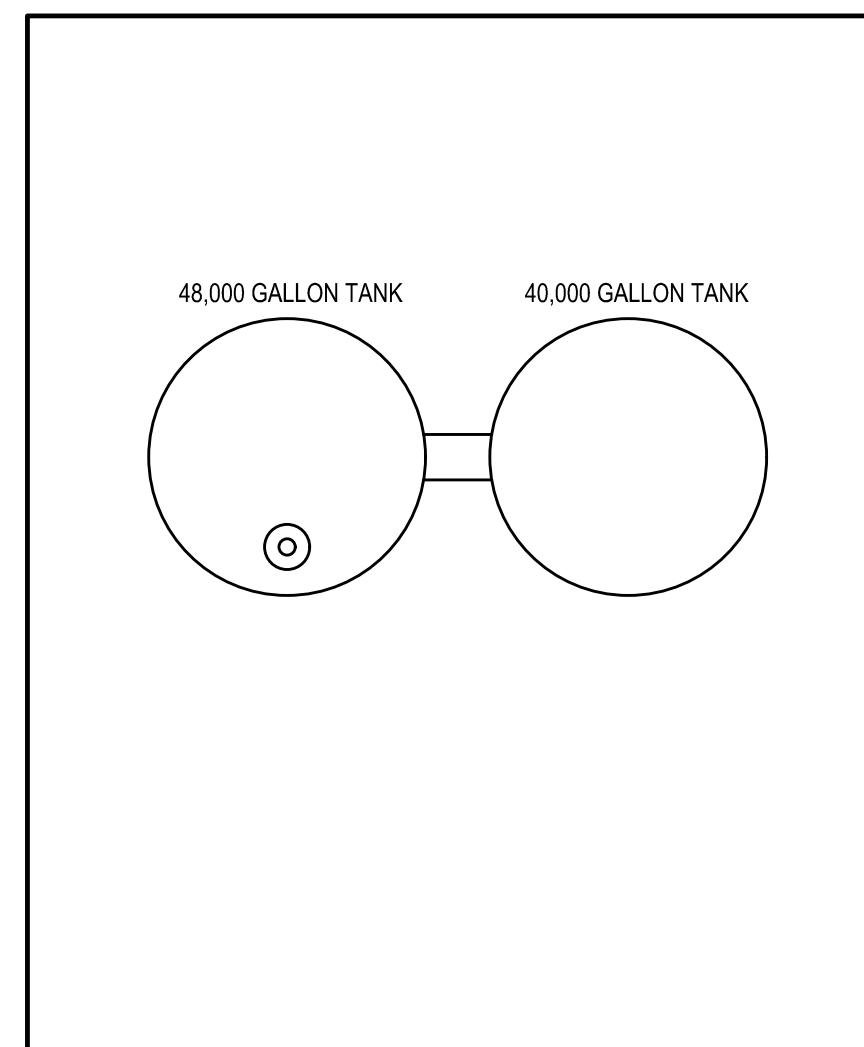
2 STORMWATER TANKS RADII
SCALE: 1:100



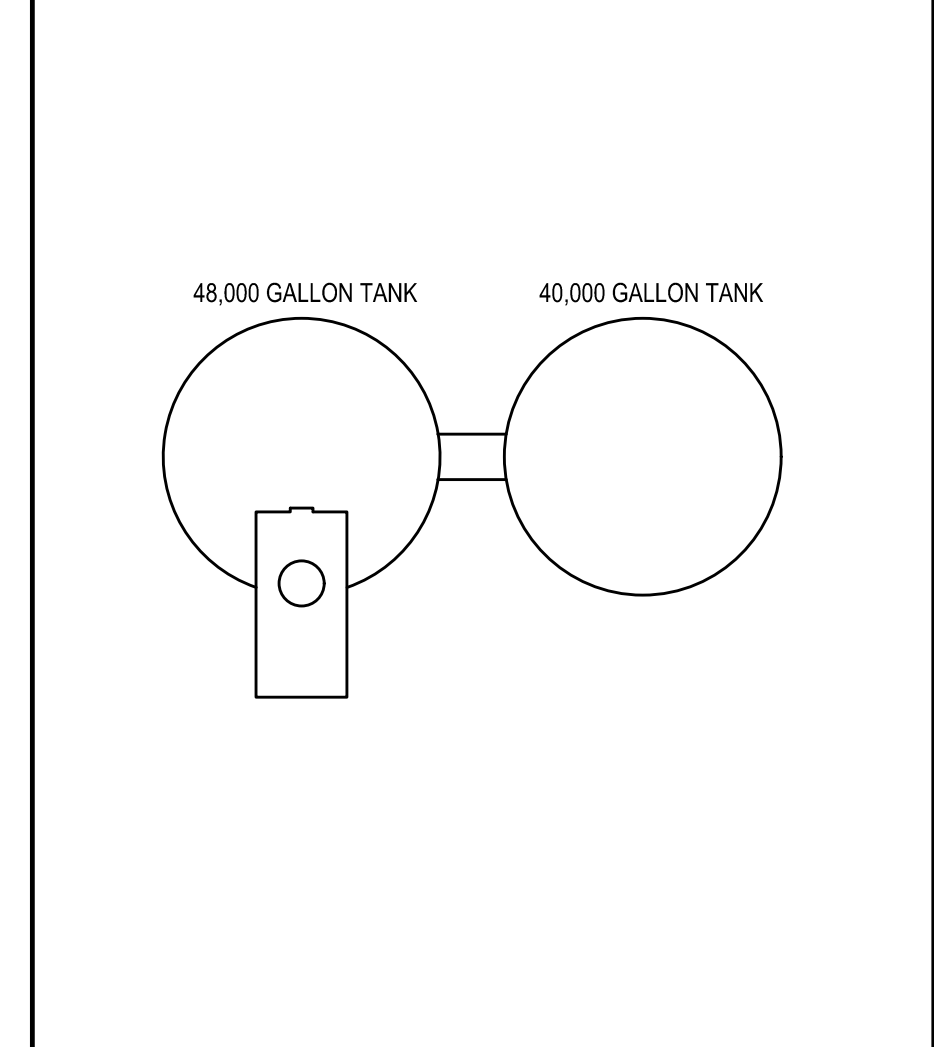
3 OIL/ GRIT SEPARATOR
SCALE: 1:100



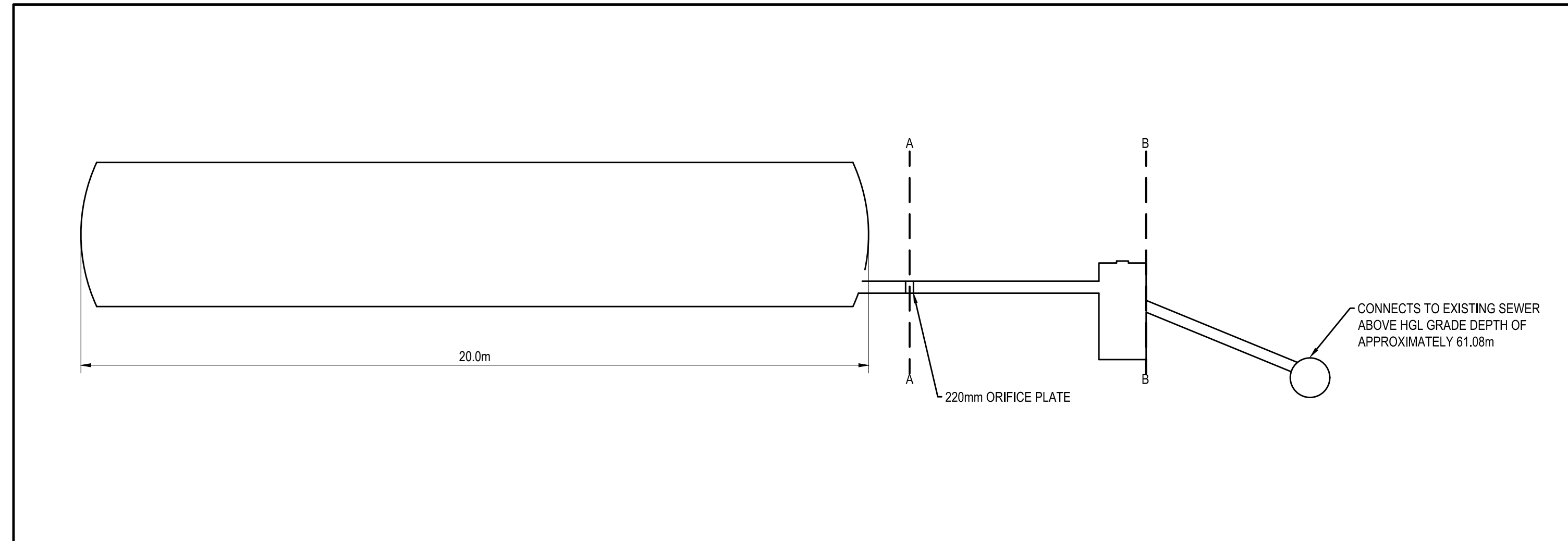
4 OIL/ GRIT SEPARATOR CROSS SECTION
SCALE: 1:100



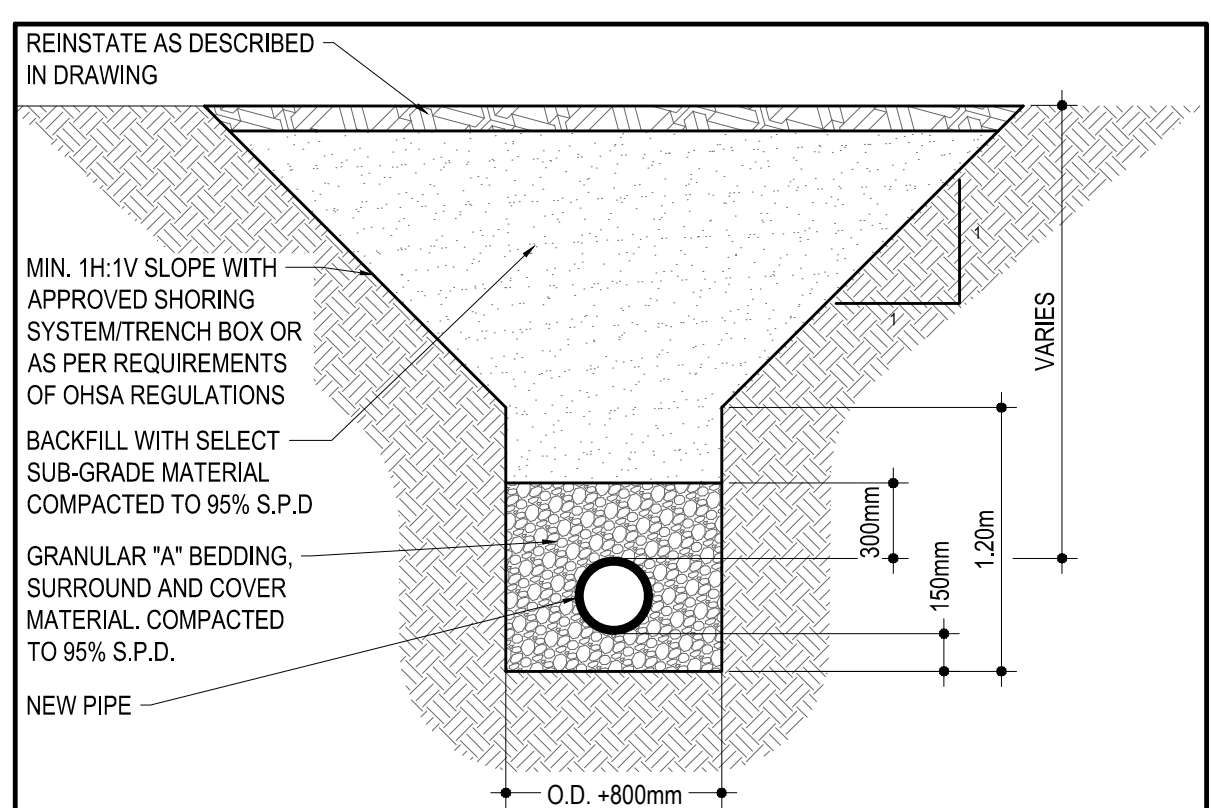
5 A-A CROSS SECTION
SCALE: 1:100



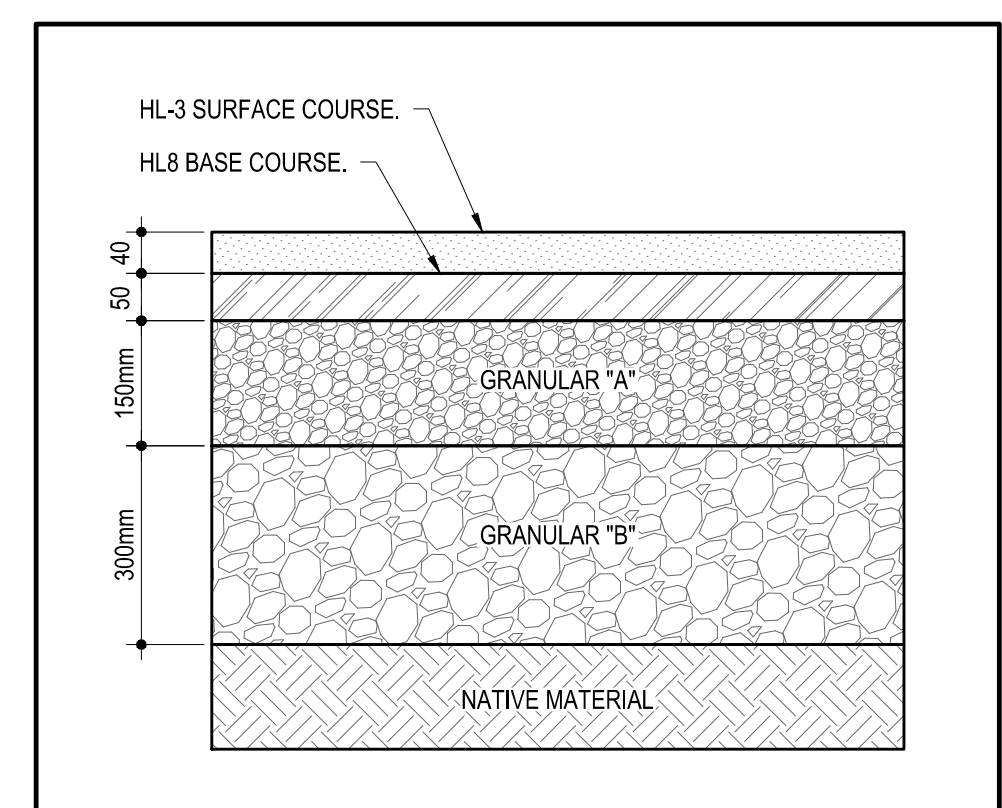
6 B-B CROSS SECTION
SCALE: 1:100



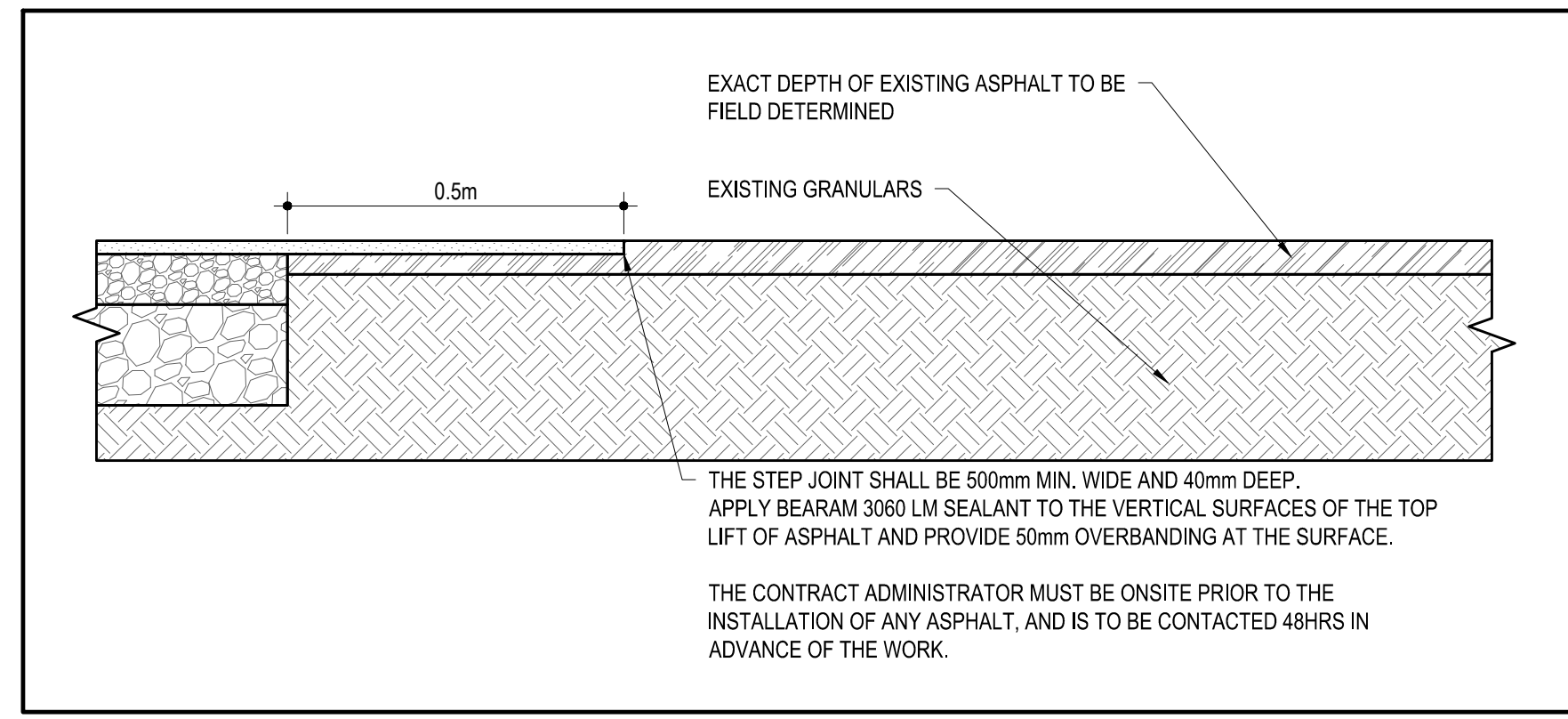
7 STORMWATER SYSTEM PROFILE VIEW
SCALE: 1:100



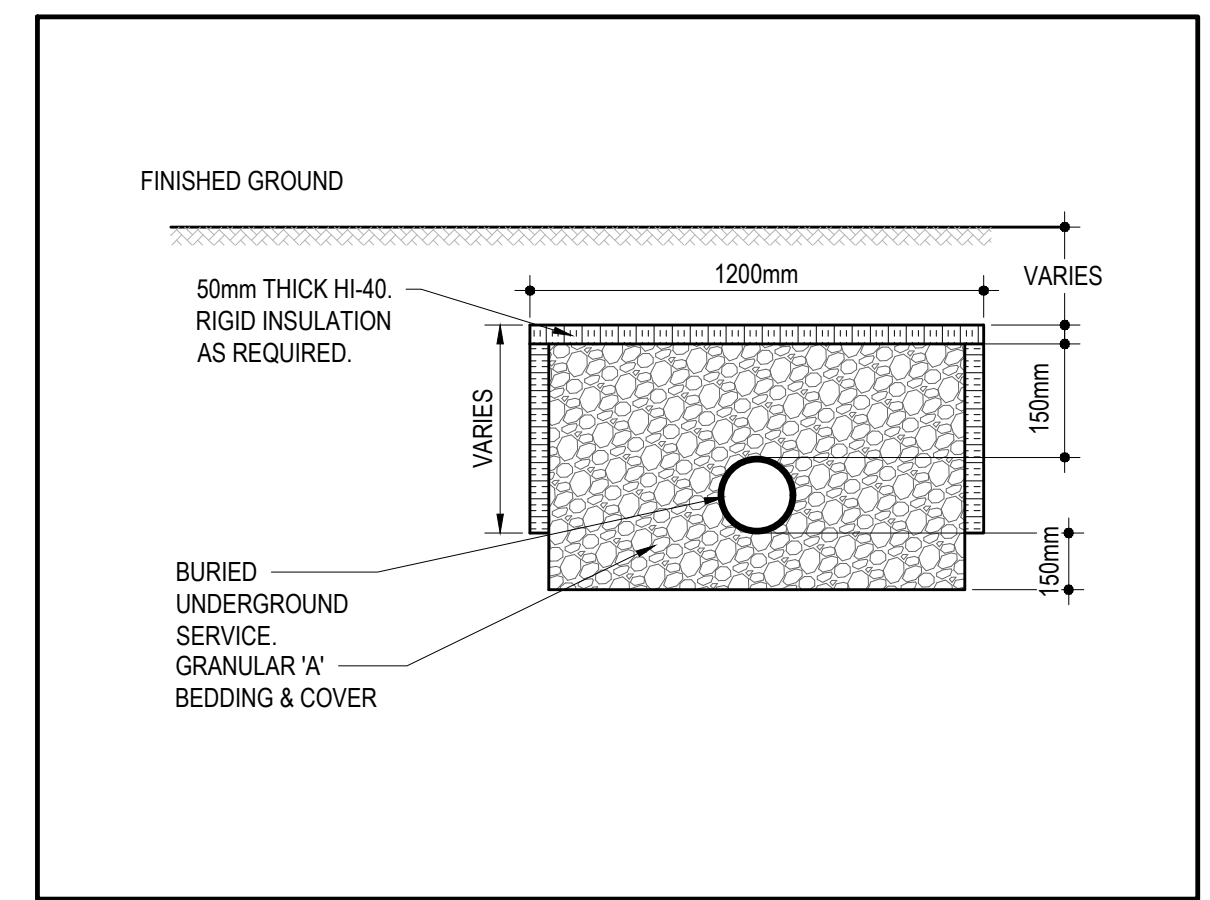
8 TYPICAL TRENCH DESIGN
SCALE: N.T.S.



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



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



11 TYPICAL FROST PROTECTION DETAIL - TYPE 'A'
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

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CONSULTANT:

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CLIENT REF. # : --
PROJECT:

**GLADSTONE LORETTA
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KEY PLAN:

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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: RN/MF
DRAWN BY: JT/STR
CHECKED BY: MF

DISCIPLINE: CIVIL

TITLE: **GLADSTONE AND LORETTA
DETAILS**

SHEET NUMBER: **C1.4**

SHEET # 5 OF 6

ISSUE: **RE-ISSUED FOR SITE PLAN CONTROL** REV # **0**

DATE OF: 2022-03-04

