GENERAL

1. DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS.
2. 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.
3. THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY THEMSELVES 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.
4. 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 POWER, COMMUNICATION AND GAS LINES.
5. ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS AND AS PER THE RECOMMENDATIONS INCLUDED IN THE FOLLOWING GEOTECHNICAL REPORT:
    i. REPORT PG6283-1 PREPARED PATERSON GROUP, DATED JULY 12, 2022 AND TITLED "GEOTECHNICAL INVESTIGATION - PROPOSED HIGH-RISE BUILDING - 210 CLEARVIEW, OTTAWA, ONTARIO".
6. REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS, LAYOUT AND REMOVALS. REFER TO LANDSCAPE PLAN FOR LANDSCAPED DETAILS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. TOPOGRAPHIC SURVEY COMPLETED AND PROVIDED BY FARLEY, SMITH & DENIS SURVEYING LTD. DATED FEBRUARY 8, 2022.ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. VERIFY THAT JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED.
8. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
9. 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 PER DETAIL 1/C01.
10. ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS ARE TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. ALL RESTORATION SHALL BE COMPLETED WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION.
11. ABUTTING PROPERTY GRADES TO BE MATCHED UNLESS OTHERWISE SHOWN.
12. 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.
13. MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
14. 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.
15. 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.
16. CONTRACTOR TO OBTAIN POST-CONSTRUCTION TOPOGRAPHIC SURVEY, COMPLETED BY OLS OR P.ENG CONFIRMING COMPLIANCE WITH DESIGN GRADING AND SERVICING. SURVEY IS TO INCLUDE LOCATION AND INVERTS FOR BURIED UTILITIES.
17. ABIDE BY RECOMMENDATIONS OF GEOTECHNICAL REPORT. REPORT ANY VARIATIONS IN OBSERVED CONDITIONS FROM THOSE INCLUDED IN REPORT.
18. PROVIDE CCTV INSPECTION REPORT FOR ALL SEWERS AND CATCHBASIN LEADS 200mm DIAMETER AND LARGER. REPEAT CCTV INSPECTION FOLLOWING RECTIFICATION OF ANY DEFICIENCIES.
19. SEWER SERVICE CONNECTIONS TO FLEXIBLE MAIN SEWER PIPES AND RIGID MAIN SEWERS PIPES SHALL BE PER RESPECTIVE CITY OF OTTAWA STANDARD S11, S11.1, AND S11.2.
20. COMMON TRENCHES FOR SERVICING SHALL BE PER CITY OF OTTAWA STANDARD S11.3.
21. CONTRACTOR TO FIELD VERIFY AND REPORT TO ENGINEER OF RECORD THE ELEVATION, MATERIAL, AND DIAMETER OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.

2. WATERMAIN

1. ALL WATERMAIN AND WATERMAIN APPURTANANCES, MATERIALS, CONSTRUCTION AND TESTING METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND MINISTRY OF ENVIRONMENT, CONSERVATION, AND PARKS WATERWORKS GUIDELINES.
2. ALL WATERMAIN 300mm DIAMETER AND SMALLER TO BE POLY VINYL CHLORIDE (PVC) CLASS 150 DR 18 MEETING AWWA SPECIFICATION C900.
3. ALL WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m BELOW FINISHED GRADE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17. 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.
4. 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.
5. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS AS PER CITY OF OTTAWA STANDARD W40 & W42.
6. DOMESTIC WATER SERVICES SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL W26.
7. ALL VALVES AND VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARD.
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.
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.

3. SANITARY SEWER AND MANHOLES

1. 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.
2. 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.
3. SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6, INSULATE AS NOTED AS PER S35 - OPTION B.
4. ALL SANITARY MAINTENANCE HOLES 1200mm IN DIAMETER TO BE AS PER OPSD 701.010. FRAME AND COVER TO BE AS PER CITY OF OTTAWA STANDARD S25 AND S24.
5. MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES AS PER THE OPSD 701.021
6. ANY NEW OR EXISTING SANITARY SEWER (INCLUDING SERVICE LATERALS) WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER DETAIL 2/C01 OR APPROVED BY THE ENGINEER.
7. SANITARY MAINTENANCE HOLE WHICH RESIDE WITHIN 100-YEAR STORMWATER PONDING AREAS SHALL BE EQUIPPED WITH WATER-TIGHT LIDS IN ACCORDANCE WITH CITY STANDARD.

4. STORM SEWERS AND STRUCTURES

1. 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.
2. STORM SEWERS 450mm DIAMETER AND SMALLER SHALL BE PVC SDR-35, WITH RUBBER GASKET PER CSA A-257.3.
3. STORM SEWER LARGER THAN 450mm SHALL BE REINFORCED CONCRETE CLASS 100.
4. SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6, INSULATE AS NOTED AS PER S35 - OPTION B.
5. ANY NEW OR EXISTING STORM SEWER (INCLUDE SERVICE LATERALS) WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER DETAIL 2/C01 OR APPROVED BY THE ENGINEER.
6. CB IN LANDSCAPE AREAS SHALL BE AS PER CITY OF OTTAWA STANDARD S29, S30 AND S31, UNLESS OTHERWISE SPECIFIED.
7. ALL CATCHBASIN LEADS TO BE MINIMUM 200mm DIAMETER AT MINIMUM 1.0% SLOPE UNLESS OTHERWISE SPECIFIED.
8. STORM CATCHBASINS AS PER OPSD 705.010 AND FRAME/COVER AS PER CITY STANDARD DRAWINGS S19 UNLESS OTHERWISE NOTED.

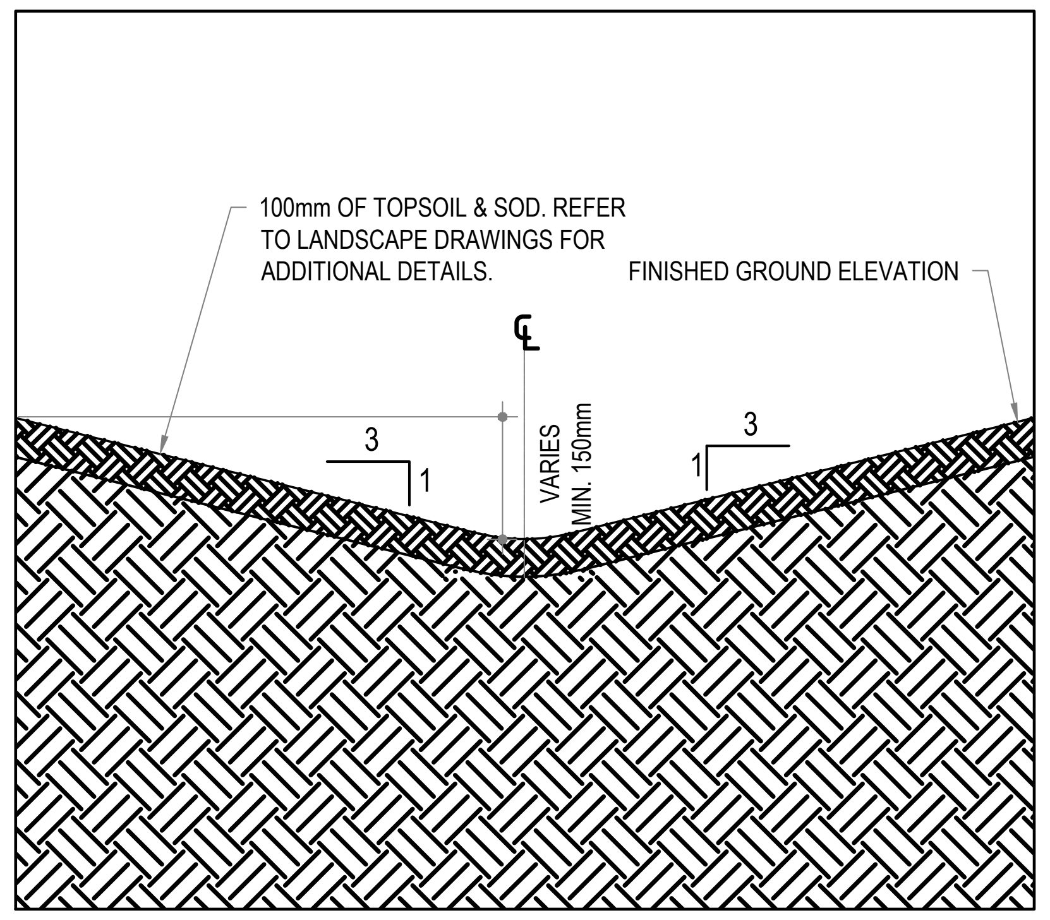
5. PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

1. CONTRACTOR TO REINSTATE ROAD CUTS AS PER CITY OF OTTAWA DETAIL R10.
2. CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOF ROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL CONSULTANT PRIOR TO THE COMMENCEMENT OF PLACEMENT OF SUB-BASE MATERIAL.
3. FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
4. CONTRACTOR TO SUPPLY, PLACE AND COMPACT SUB-BASE MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF SUB-BASE MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
5. BASE MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF SUB-BASE PLACEMENT.
6. CONTRACTOR TO SUPPLY, PLACE AND COMPACT BASE MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF BASE MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
7. ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF BASE PLACEMENT.
8. 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.
9. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE CONSULTANT WITH VERIFICATION PRIOR TO PLACEMENT.
10. ALL EXCESS MATERIAL TO BE HAULED OFF-SITE AND DISPOSED OF AT AN APPROVED SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY CONSULTANT. CONSULTANT TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
11. PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESS) TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT AND SHOWN ON THE ARCHITECTURAL PLANS.

6. EROSION AND SEDIMENT CONTROL

** CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES. **

1. PRIOR TO START OF CONSTRUCTION:
    - 1.1. INSTALL SILT FENCE IN LOCATION SHOWN ON DWG C02.
    - 1.2. INSTALL SILT SACK FILTERS IN ALL THE CATCHBASINS AND MAINTENANCE HOLES TO REMAIN DURING CONSTRUCTION WITHIN THE SITE AS SHOWN ON DWG C02.
    - 1.3. INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.
2. DURING CONSTRUCTION:
    - 2.1. MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE AND IMPACTS TO EXISTING GRADING.
    - 2.2. 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.
    - 2.3. PROTECT DISTURBED AREAS FROM OVERLAND FLOW BY PROVIDING TEMPORARY SWALES TO THE SATISFACTION OF THE CONSULTANT. TIE-IN TEMPORARY SWALE TO EXISTING CATCH BASINS AS REQUIRED.
    - 2.4. PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED WITHIN 30 DAYS.
    - 2.5. INSPECT SILT FENCES, FILTER FABRIC FILTERS AND CATCH BASIN SUMPS WEEKLY AND WITHIN 24 HOURS AFTER A STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY.
    - 2.6. SEDIMENT AND EROSION CONTROL PLAN DRAWING TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION.
    - 2.7. SEDIMENT CONTROL FENCING TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES.
    - 2.8. 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).
    - 2.9. 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).
    - 2.10. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE CONSULTANT.
    - 2.11. CITY ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING AS REQUIRED.
    - 2.12. DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPED.
    - 2.13. ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
    - 2.14. 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.
    - 2.15. 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.
    - 2.16. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM, 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.



1 / C01 TYPICAL SWALE

SCALE: 1:20

FlexStorm Catch-It™ Inlet Filter

FlexStorm Catch-It inlet filters are a temporary and reusable solution for storm sewer inlet protection They comply with ASTM D8057 and are the preferred choice for storm water runoff control. FlexStorm Catch-It inlet filters can be configured to fit any drainage structure, are equipped with a high-efficiency filter bag and allow builders to keep their job sites SWPPP compliant during construction.

Applications
- Residential developments
- Commercial developments
- Roadway construction

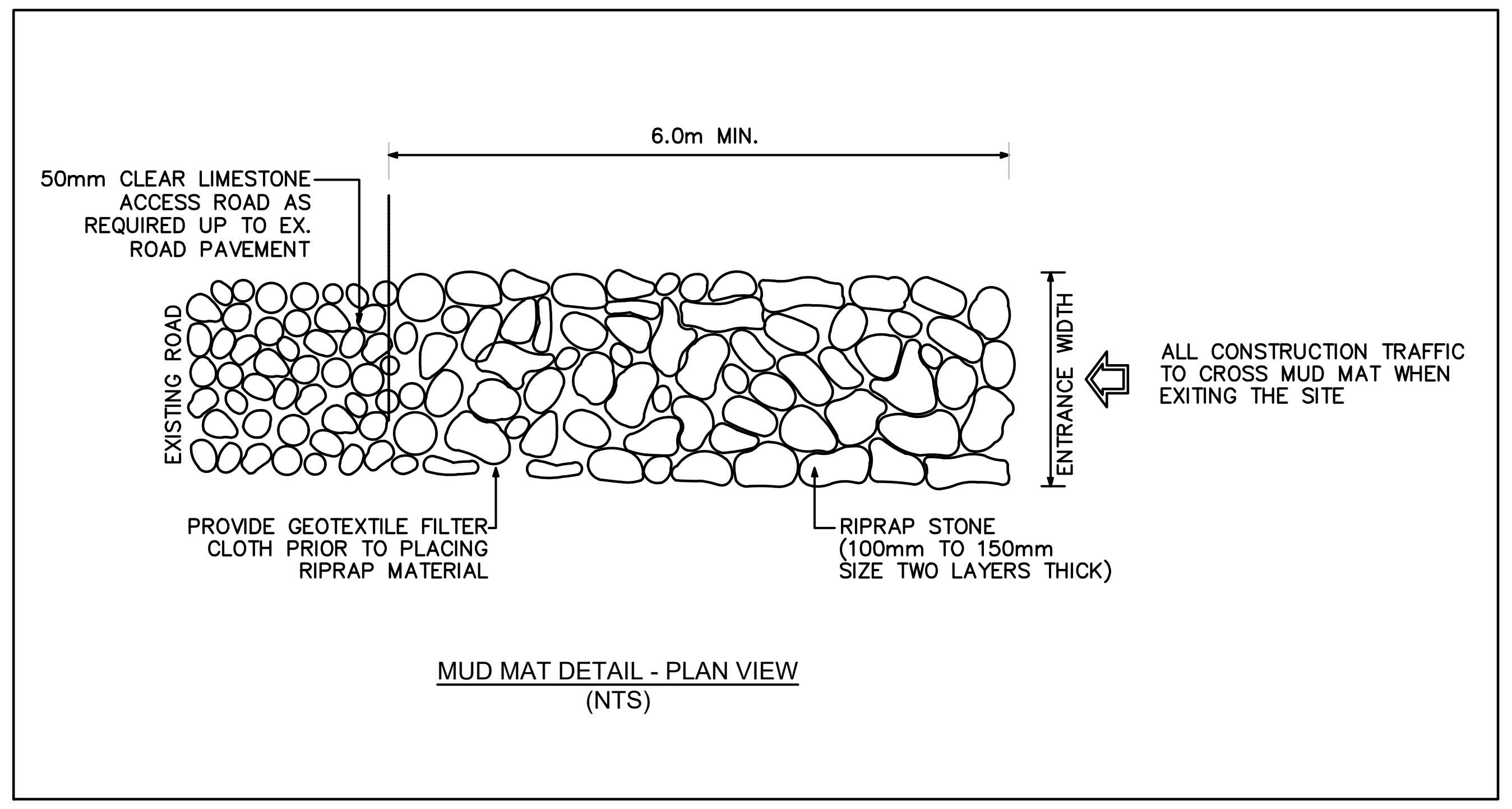
Features
- Configured to fit any storm drainage structure
- Bypass feature allows streets to drain if bag is full
- Installs quickly, easy maintenance

Benefits
- Prevents hazardous road conditions by eliminating ponding at curb inlets
- Prevents pollution of rivers, lakes and ponds
- Reduces job site flooding
- Significantly reduces clean-up costs

ADS

2 / C01 INLET FILTER DETAIL

SCALE: NTS



3 / C01 MUD MAT DETAIL

SCALE: NTS

Recommended Pavement Structure			
Location	**Asphalt Thickness**	**Base Thickness OPSS Granular A (mm)**	**Subbase Thickness Granular B Type II (mm)**
Full Depth Asphalt	40mm SP12.5 mm 50mm SP SP19.0mm	150	450

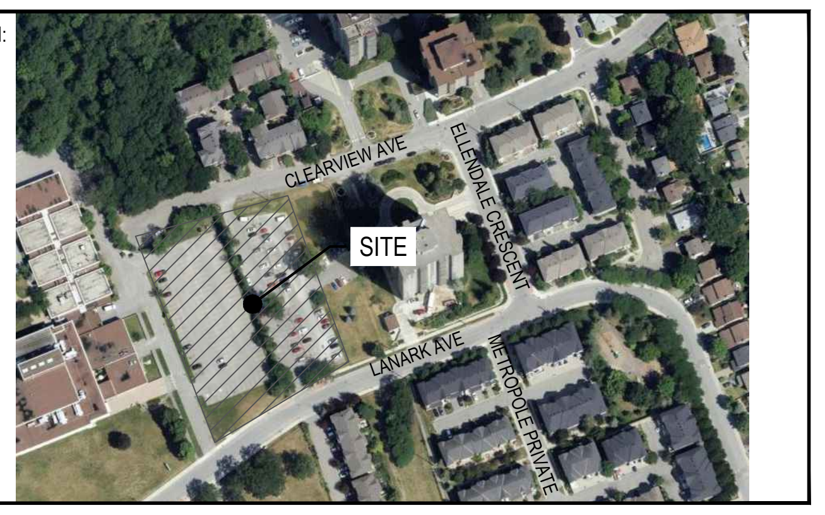
FILE: m:\2022\221-08957-00 - 210 clearview avenue\drawings\01. civil\01. production\221-08957-00-c01_notes & details.dwg

CTB: wsp_kingston_24x36.ctb
PLOTTED: 2025-08-15 - 9:33 AM

REVISION:

REV	DATE (yyyy-mm-dd)	DESCRIPTION	BY
2	2025-08-15	ISSUED FOR SITE PLAN CONTROL	ST
1	2025-04-25	ISSUED FOR SITE PLAN CONTROL	ST
0	2024-09-24	ISSUED FOR SITE PLAN CONTROL	ST

KEY PLAN:



SEAL:
LICENSED PROFESSIONAL ENGINEER
S.A.W. TAYLOR
100078983
2025-08-15
PROVINCE OF ONTARIO

ORIGINAL SCALE:
DATE: AUGUST 2025
DESIGNED BY: O. SIMPSON
DRAWN BY: G. HOOGWERF
CHECKED BY: S. TAYLOR

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

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DISCIPLINE: CIVIL

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

PROJECT NUMBER: 221-08957-00

CLIENT: HOMESTEAD

CLIENT REF. #:

TITLE:

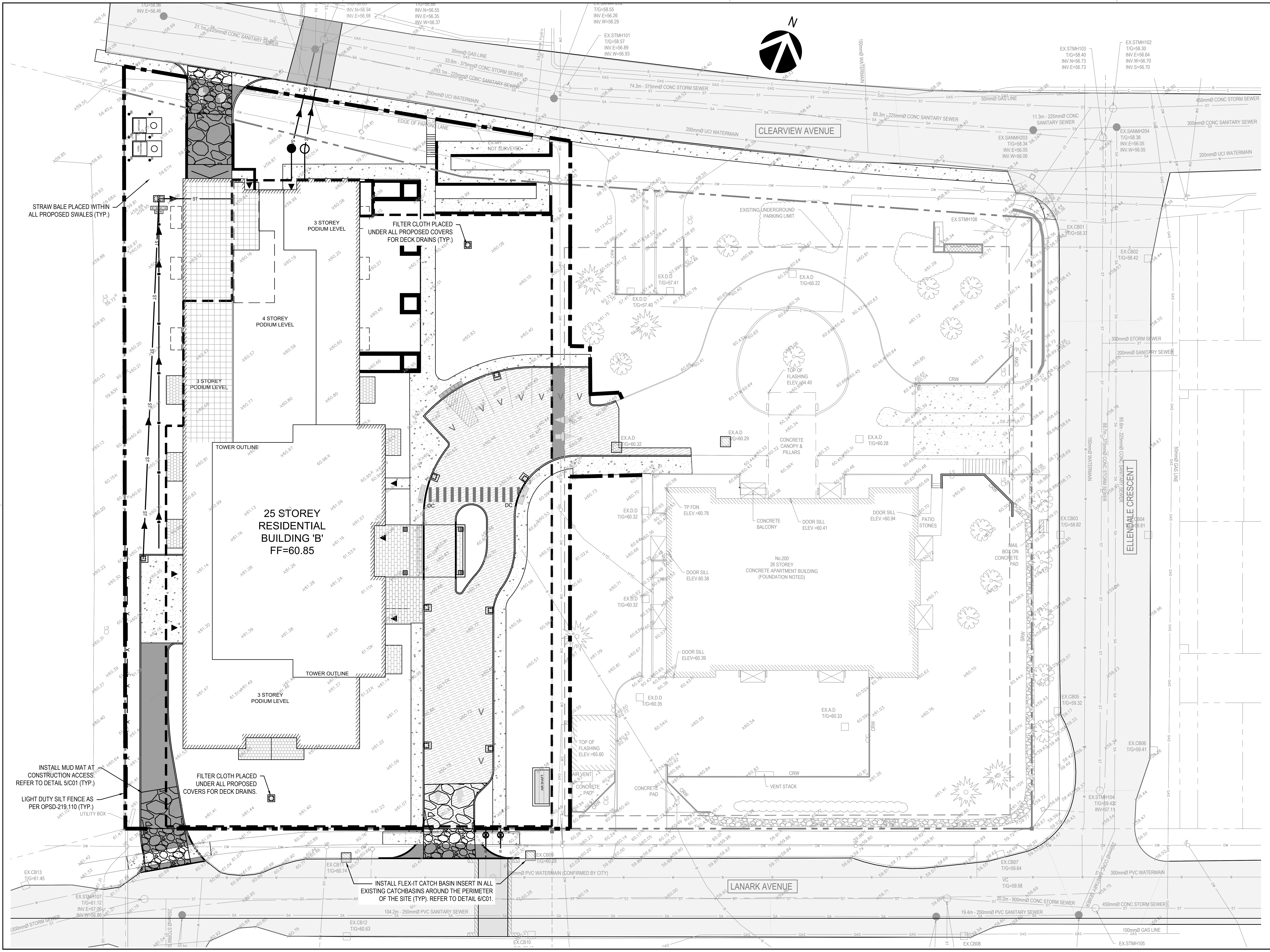
GENERAL NOTES
AND
DETAILS

City of Ottawa File Number: D07-12-24-0138.
Plan #19230

PROJECT: 210 CLEARVIEW AVENUE

DRAWING NUMBER: C01

REV. 1



EXISTING LEGEND:

	EDGE OF PAVEMENT
	CURB
99.00	MAJOR CONTOURS
	MINOR CONTOURS
OW	OVERHEAD WIRE
	GUY ANCHOR
W	WATERMAIN
ST	STORM SEWER
SA	SANITARY SEWER
GAS	GAS
UG	UNDERGROUND
S	SWALE
X X	FENCE
	PROPERTY BOUNDARY
TBM#	SITE TEMPORARY BENCH MARK
	FIRE HYDRANT
○	STORM MANHOLE
□	CATCH BASIN
●	SANITARY MANHOLE
⊗	WATERMAIN VALVE
UP	UTILITY POLE
LS	LIGHT STANDARD
	ROAD SIGN
	TRANSFORMER
×60.76	EXISTING ELEVATION
	CULVERT
	ASPHALT
	SIDEWALK
▨	BUILDING

PROPOSED LEGEND:

	EDGE OF PAVEMENT
	CONCRETE BARRIER CURB (SC1.1)
W	WATER SERVICE
ST	STORM SEWER
SA	SANITARY SEWER
s	SWALE
X	PROPOSED WOOD FENCE
☒	DECK DRAIN
□	STORM CATCH BASIN
	STORM DOUBLE CATCH BASIN
○	STORM MAINTENANCE HOLE
	CATCH BASIN MAINTENANCE HOLE
●	SANITARY MAINTENANCE HOLE
	WATERMAIN VALVE
▼	BUILDING ENTRANCE
	SIGN
×60.54	GRADE ELEVATION
	FULL DEPTH ASPHALT
▨	PARTIAL DEPTH ASPHALT
	INTERLOCK PAVING
▨	PAVED SURFACE ROOF. REFER TO ARCHITECTURAL
	CONCRETE SIDEWALK (SC2 OR SC4, AS APPLICABLE)
▨	BUILDING
HP	SURFACE HIGH POINT OVER PARKING GARAGE
	UNDERGROUND PARKING GARAGE

ESC LEGEND:

	LIGHT DUTY SILT FENCE (OPSD 219.110)
▨	FILTER CLOTH PROTECTION
	MUD MAT
	STRAW BALE FLOW CHECK DAM (OPSD 219.180)

REFERENCE(S)

1. TOPOGRAPHIC SURVEY BY FARLEY, SMITH & DENIS SURVEYING LTD. FILE NO. 669-21. FEBRUARY 8,2022.
2. ARCHITECTURAL SITE PLAN BY RODERICK LAHEY ARCHITECT INC. PROJECT NO. 2117. JULY 04, 2024.
3. GEOOTTAWA WEBMAP BY https://maps.ottawa.ca/geoottawa/, JULY 30,2024

NOTE(S)

1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE OTHER DRAWINGS IN THIS PLAN SET.

0 5m 10m 20m 25m
SCALE: 1: 250

FILE: m:\2022\221-08957-00 - 210 clearview avenue\drawings\01. civil\01. production\221-08957-00-c02_erosion & sediment control.dwg
CTB: wsp_kingston_24x36.ctb
PLOTTED: 2025-08-15 - 9:36 AM

REVISION:

REV	DATE (yyyy-mm-dd)	DESCRIPTION	BY
2	2025-08-15	ISSUED FOR SITE PLAN CONTROL	ST
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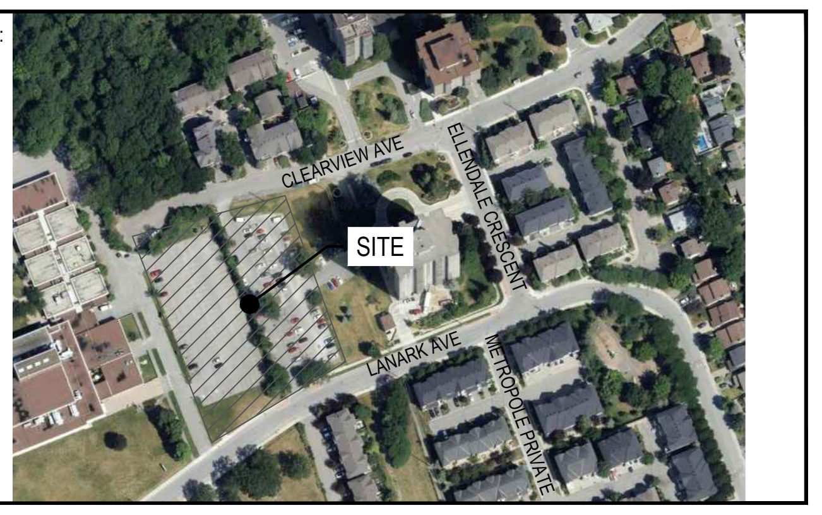
KEY PLAN:



SEAL:

S.A.W. TAYLOR
100078983
2025-08-15

ORIGINAL SCALE: 1:250
DATE: AUGUST 2025
DESIGNED BY: O. SIMPSON
DRAWN BY: G. HOOGWERF
CHECKED BY: S. TAYLOR

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25mm

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PHONE: 613-634-7373
WWW.WSP.COM

PROJECT NUMBER: 221-08957-00

CLIENT: HOMESTEAD

CLIENT REF. #:

TITLE:

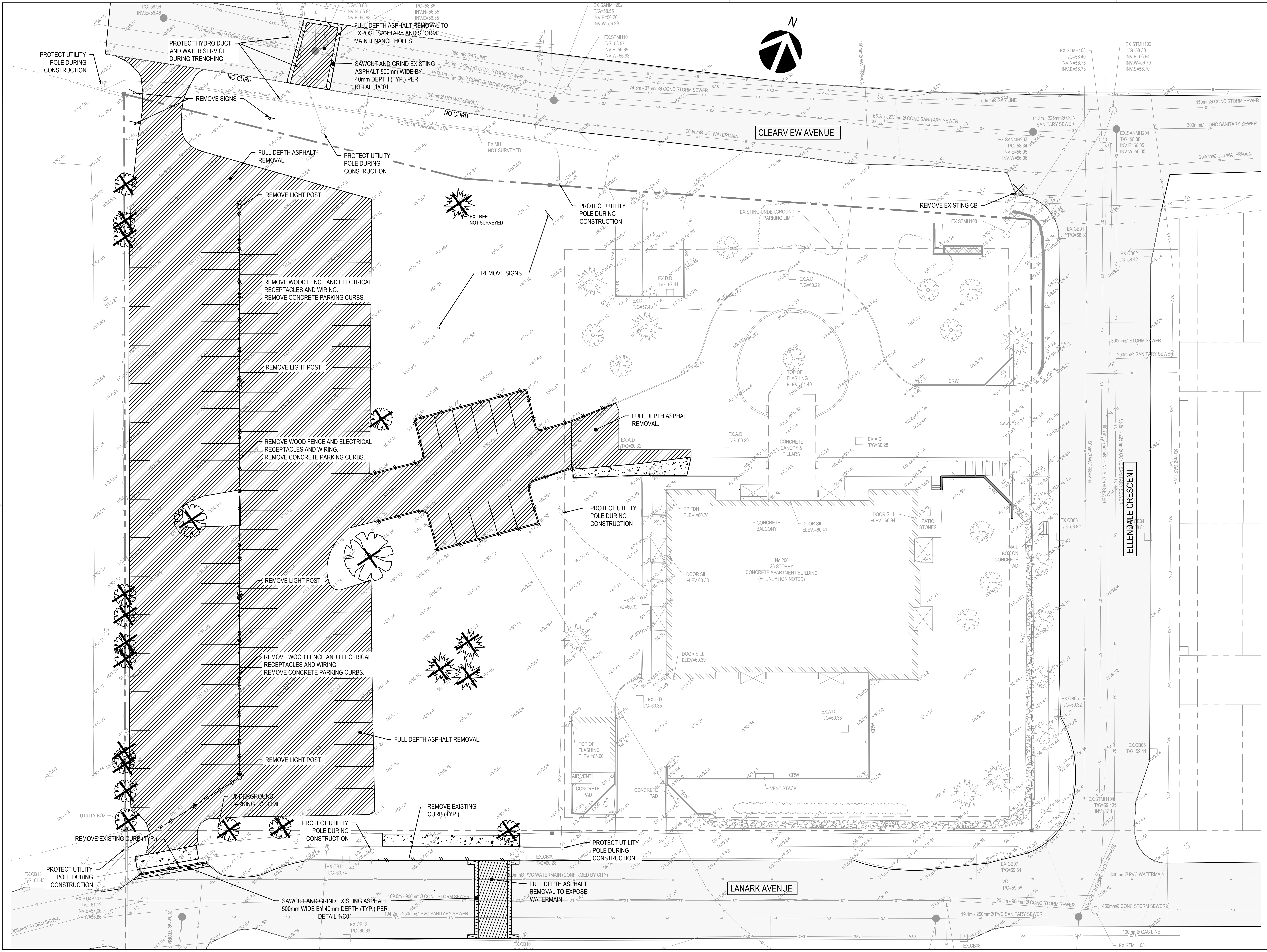
EROSION AND SEDIMENT CONTROL PLAN

City of Ottawa File Number: D07-12-24-0138.
Plan #19230

PROJECT: 210 CLEARVIEW AVENUE

DRAWING NUMBER: C02

REV. 1



0 5m 10m 20m 25m

SCALE: 1: 250

EXISTING LEGEND:

——	EDGE OF PAVEMENT
——	CURB
— —	BOTTOM OF SLOPE
— —	TOP OF SLOPE
99.00	MAJOR CONTOURS
——	MINOR CONTOURS
OW	OVERHEAD WIRE
←	GUY ANCHOR
W	WATERMAIN
ST	STORM SEWER
SA	SANITARY SEWER
GAS	GAS
UG	UNDERGROUND
C	CABLE
— —	SWALE
X	FENCE
— - —	PROPERTY BOUNDARY
TBM#	SITE TEMPORARY BENCH MARK
TP #	TEST PIT LOCATION
● UP	UTILITY POLE
✱ LS	STREET LIGHT
⊤	ROAD SIGN
⧗	TRANSFORMER
▭	CULVERT
▭	ASPHALT
░	SIDEWALK
▨	BUILDING

REMOVAL LEGEND:

✕	CURB REMOVAL
✕	UNDERGROUND UTILITY REMOVAL
✕	VEGETATION REMOVAL
▨	FULL DEPTH ASPHALT REMOVAL
▨	PARTIAL DEPTH ASPHALT REMOVAL
░	CONCRETE SIDEWALK REMOVAL
✕	CATCH BASIN REMOVAL

REFERENCE(S)

1. TOPOGRAPHIC SURVEY BY FARLEY, SMITH & DENIS SURVEYING LTD. FILE NO. 669-21. FEBRUARY 8,2022.
2. ARCHITECTURAL SITE PLAN BY RODERICK LAHEY ARCHITECT INC. PROJECT NO. 2117. JULY 04, 2024.
3. GEOOTTAWA WEBMAP BY https://maps.ottawa.ca/geoottawa/, JULY 30,2024

NOTE(S)

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CTB: wsp_kingston_24x36.ctb
PLOTTED: 2025-08-15 - 9:38 AM
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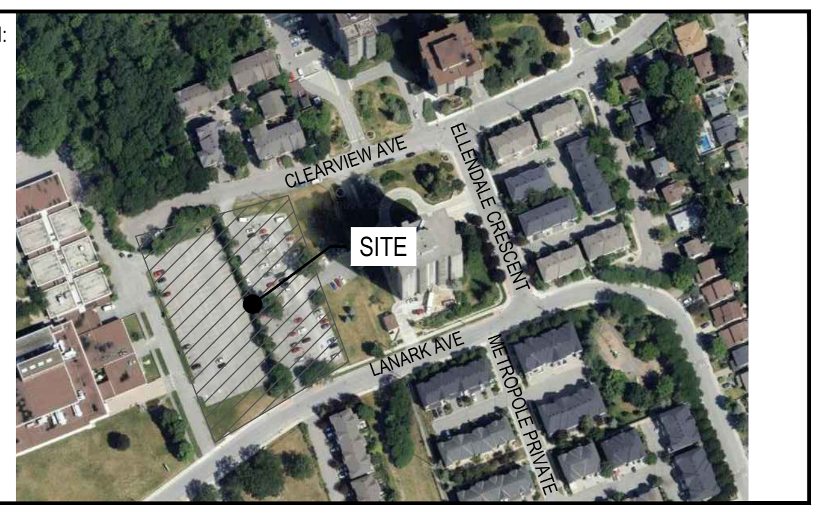
REVISION:

REV	DATE (yyyy-mm-dd)	DESCRIPTION	BY
2	2025-08-15	ISSUED FOR SITE PLAN CONTROL	ST
1	2025-04-25	ISSUED FOR SITE PLAN CONTROL	ST
0	2024-09-24	ISSUED FOR SITE PLAN CONTROL	ST

KEY PLAN:



SEAL:

S. A. W. TAYLOR
100078983
2025-08-15

ORIGINAL SCALE: 1:250
DESIGNED BY: O. SIMPSON
DRAWN BY: G. HOOGWERF
CHECKED BY: S. TAYLOR
DATE: AUGUST 2025

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

25mm

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DISCIPLINE: CIVIL

wsp

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

PROJECT NUMBER: 221-08957-00

CLIENT: HOMESTEAD

CLIENT REF. #:

TITLE:

REMOVALS PLAN

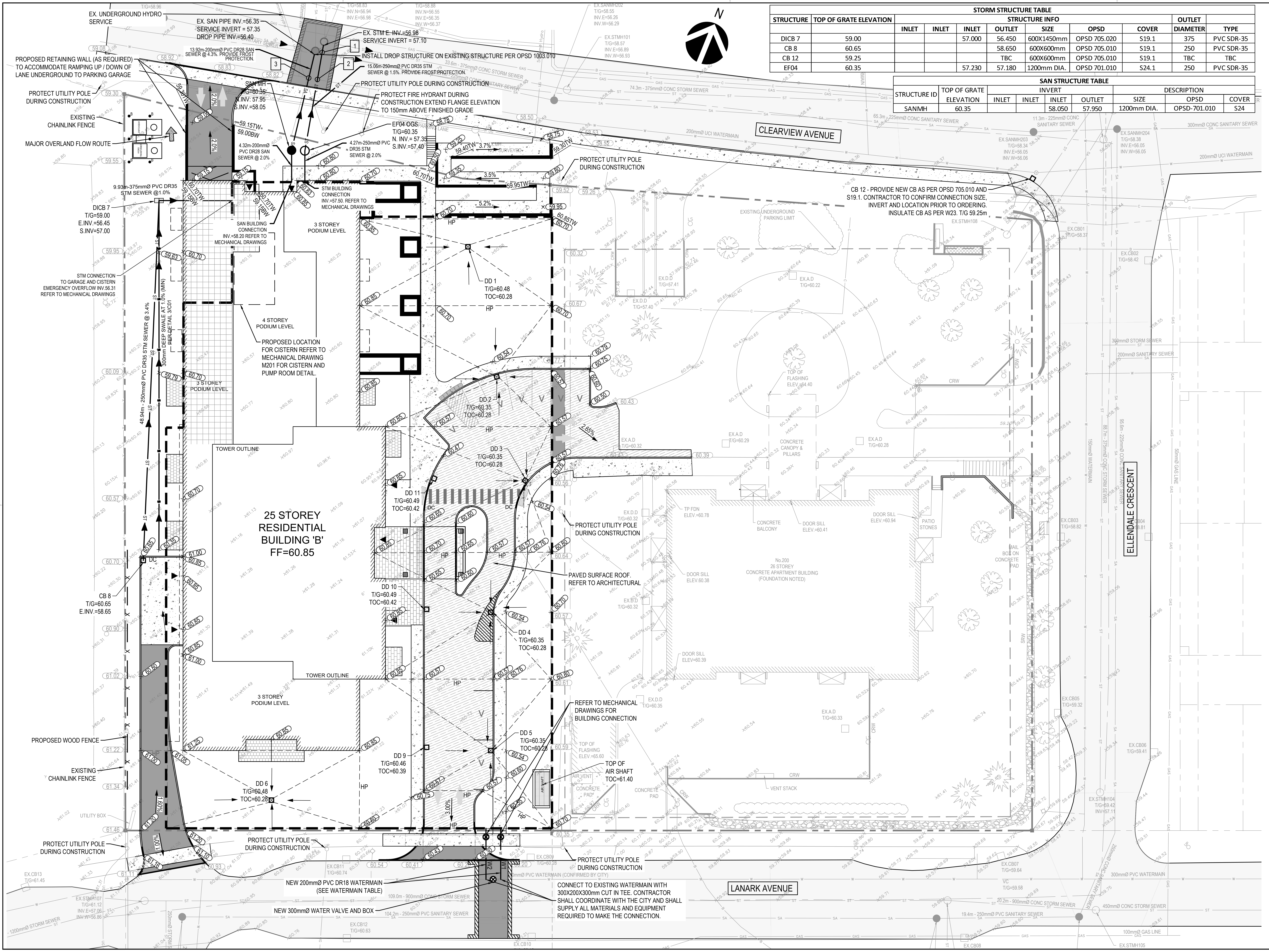
City of Ottawa File Number: D07-12-24-0138.
Plan #19230

PROJECT:

210 CLEARVIEW AVENUE

DRAWING NUMBER: C03

REV. 1



STORM STRUCTURE TABLE

STRUCTURE	TOP OF GRATE ELEVATION	STRUCTURE INFO							OUTLET	
		INLET	INLET	INLET	OUTLET	SIZE	OPSD	COVER	DIAMETER	TYPE
DICB 7	59.00			57.000	56.450	600X1450mm	OPSD 705.020	S19.1	375	PVC SDR-35
CB 8	60.65				58.650	600X600mm	OPSD 705.010	S19.1	250	PVC SDR-35
CB 12	59.25				TBC	600X600mm	OPSD 705.010	S19.1	TBC	TBC
EF04	60.35			57.230	57.180	1200mm DIA.	OPSD 701.010	S24.1	250	PVC SDR-35

SAN STRUCTURE TABLE

STRUCTURE ID	TOP OF GRATE ELEVATION	INVERT				DESCRIPTION		
		INLET	INLET	INLET	OUTLET	SIZE	OPSD	COVER
SANMH	60.35			58.050	57.950	1200mm DIA.	OPSD-701.010	S24

EXISTING LEGEND:

───	EDGE OF PAVEMENT
═══	CURB
── 99.00 ──	MAJOR CONTOURS
───	MINOR CONTOURS
── OW ──	OVERHEAD WIRE
←──	GUY ANCHOR
── W ──	WATERMAIN
── ST ──	STORM SEWER
── SA ──	SANITARY SEWER
── GAS ──	GAS
── UG ──	UNDERGROUND
── S ──	SWALE
── X ── X ──	FENCE
━ ━ ━	PROPERTY BOUNDARY
TBM#	SITE TEMPORARY BENCH MARK
	FIRE HYDRANT
○	STORM MAINTENANCE HOLE
☐	CATCH BASIN
●	SANITARY MAINTENANCE HOLE
⊗	WATERMAIN VALVE
○ UP	UTILITY POLE
LS	LIGHT STANDARD
	ROAD SIGN
⧗	TRANSFORMER
×60.10	EXISTING ELEVATION
═ ═ ═	CULVERT
☐	ASPHALT
▨	SIDEWALK
▨	BUILDING

PROPOSED LEGEND:

───	EDGE OF PAVEMENT
═══	CONCRETE BARRIER CURB (SC1.1)
── W ──	WATER SERVICE
── ST ──	STORM SEWER
── SA ──	SANITARY SEWER
── S ──	SWALE
── X ──	PROPOSED WOOD FENCE
⊠	DECK DRAIN
☐	STORM CATCH BASIN
◫	STORM DOUBLE CATCH BASIN
○	STORM MAINTENANCE HOLE
●	CATCH BASIN MAINTENANCE HOLE
●	SANITARY MAINTENANCE HOLE
⊗	WATERMAIN VALVE
▼	BUILDING ENTRANCE
	SIGN
×(60.54)	GRADE ELEVATION
× 60.70TW 59.15BW	RETAINING WALL GRADE ELEVATION
← 2.75%	SLOPE
■	FULL DEPTH ASPHALT
▨	PARTIAL DEPTH ASPHALT
▦	INTERLOCK PAVING
▨	PAVED SURFACE ROOF. REFER TO ARCHITECTURAL
▨	CONCRETE SIDEWALK (SC2 OR SC4, AS APPLICABLE)
▨	BUILDING
– – – HP	SURFACE HIGH POINT OVER PARKING GARAGE

REFERENCE(S)

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WATERMAIN TABLE

STATION	DESCRIPTION	FINISHED GRADE	TOP OF WATERMAIN	COVER
200mm WATERMAIN SERVICE FROM LANARK AVE TO SITE				
W1				
0+000	Connect to Existing	60.25	57.85	2.4
0+005.8	200mm Valve & Box	60.40	58.00	2.4
0+007	Connect to Building	60.45	58.05	2.4
W2				
0+000	Connect to Existing	60.30	57.90	2.4
0+005.8	200mm Valve & Box	60.40	58.00	2.4
0+007	Connect to Building	60.45	58.05	2.4

PIPE CROSSINGS TABLE

		Obvert	Invert			Obvert	Invert	
1	250mmØ PVC STM	57.370	57.120	0.547	Clearance Above	56.573	56.348	*EX.225mmØ PVC SAN*
2	250mmØ PVC STM	57.430	57.180	0.800	Clearance Above	56.380	55.180	*EX.200mmØ PVC W/M*
3	200mmØ PVC SAN	57.720	57.520	1.130	Clearance Above	56.390	56.190	*EX.200mmØ PVC W/M*

*Note: Provide Concrete Encased for crossing clearance less than 0.30m

0 5m 10m 20m 25m

SCALE: 1: 250

FILE: m:\2022\221-08957-00 - 210 clearview avenue\drawings\01_civil\01_production\221-08957-00-c04_grading & servicing.dwg

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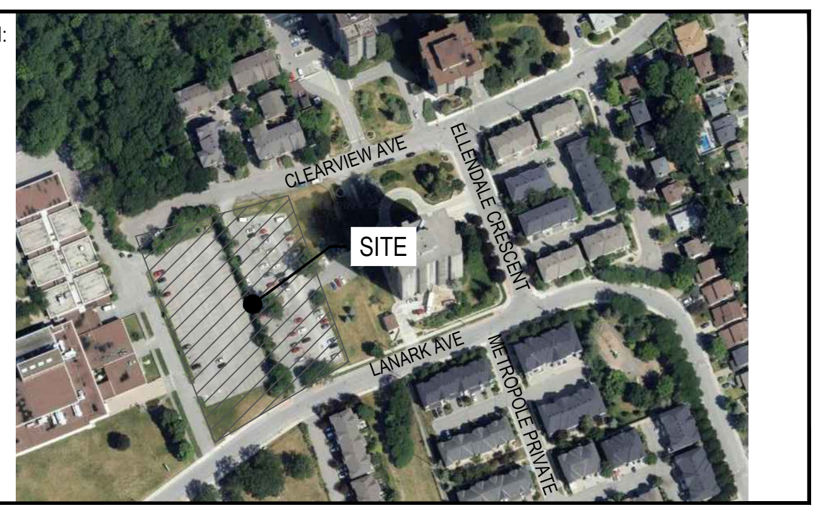

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PROJECT NUMBER: 221-08957-00

CLIENT:
HOMESTEAD
CLIENT REF. #:

TITLE:
GRADING AND
SERVICING PLAN

City of Ottawa File Number: D07-12-24-0138.
Plan #19230

PROJECT:
210 CLEARVIEW AVENUE

DRAWING NUMBER: C04
REV.: 1