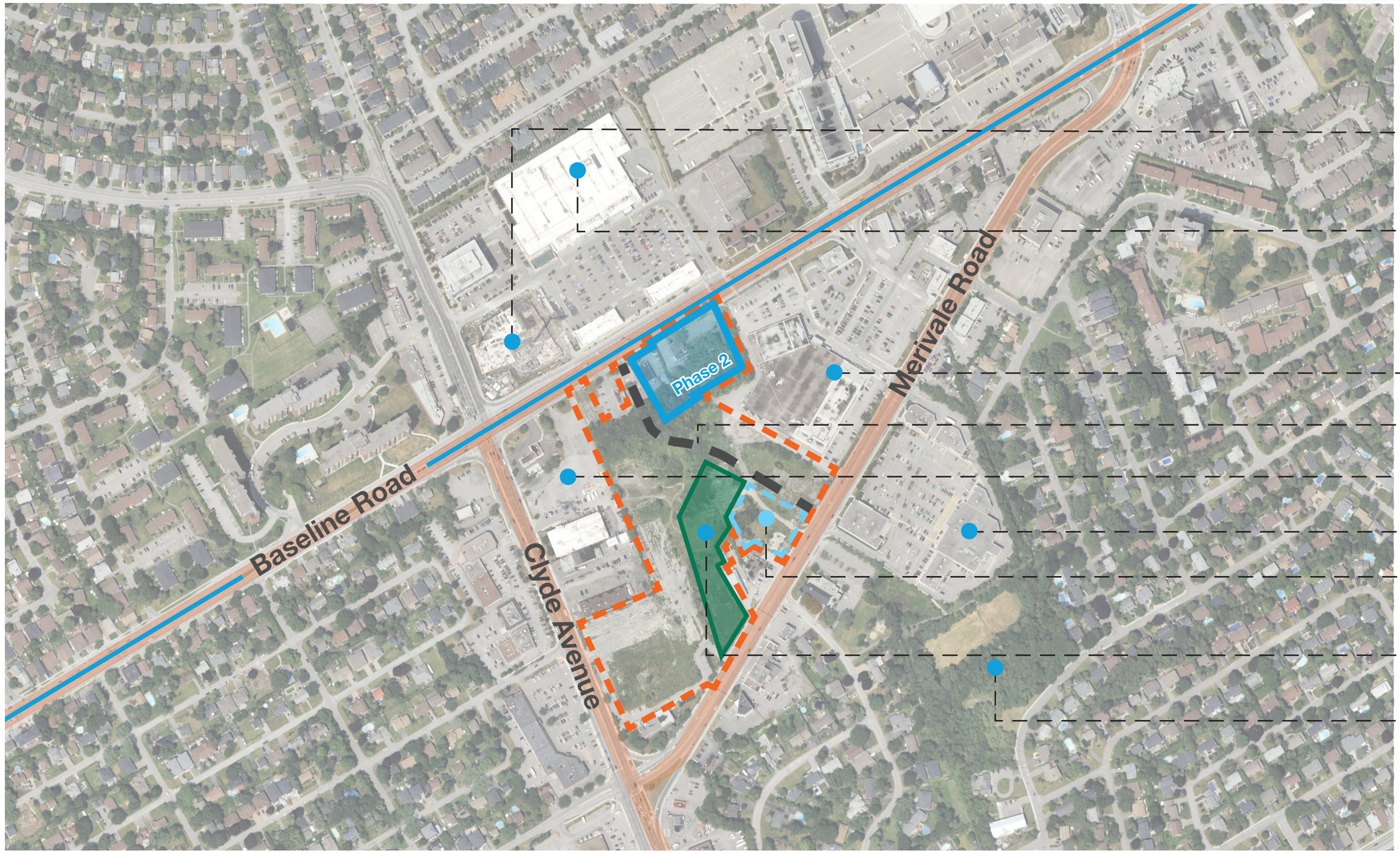


1366 Baseline Road

Urban Design Brief

September 24, 2026

Site Context



- Mainstreet Corridor
- Proposed BRT Corridor
- 15-Storey Mixed-Use Building (Under Construction)
- Walmart Superstore
- Loblaw Grocery Store & Commercial Plaza
- Proposed New Local Street
- Dymon Self-Storage Facility
- Food Basics Grocery Store
- Phase 1 Development (Approved) 10-storey Mixed-use Building
- Parkland Dedication (Approved through Phase 1)
- Gibley Park

Mobility Network



- Planned BRT Stop
- Route 81 Bus Stop
- Anticipated BRT Stop Location
- Route 80 Bus Stop
- Sidewalk Connections into Adjacent Neighbourhood
- Transit Priority Corridor
- Route 53 Bus Stop
- Existing Sidewalk Surrounding Site

Site Context









Site Context





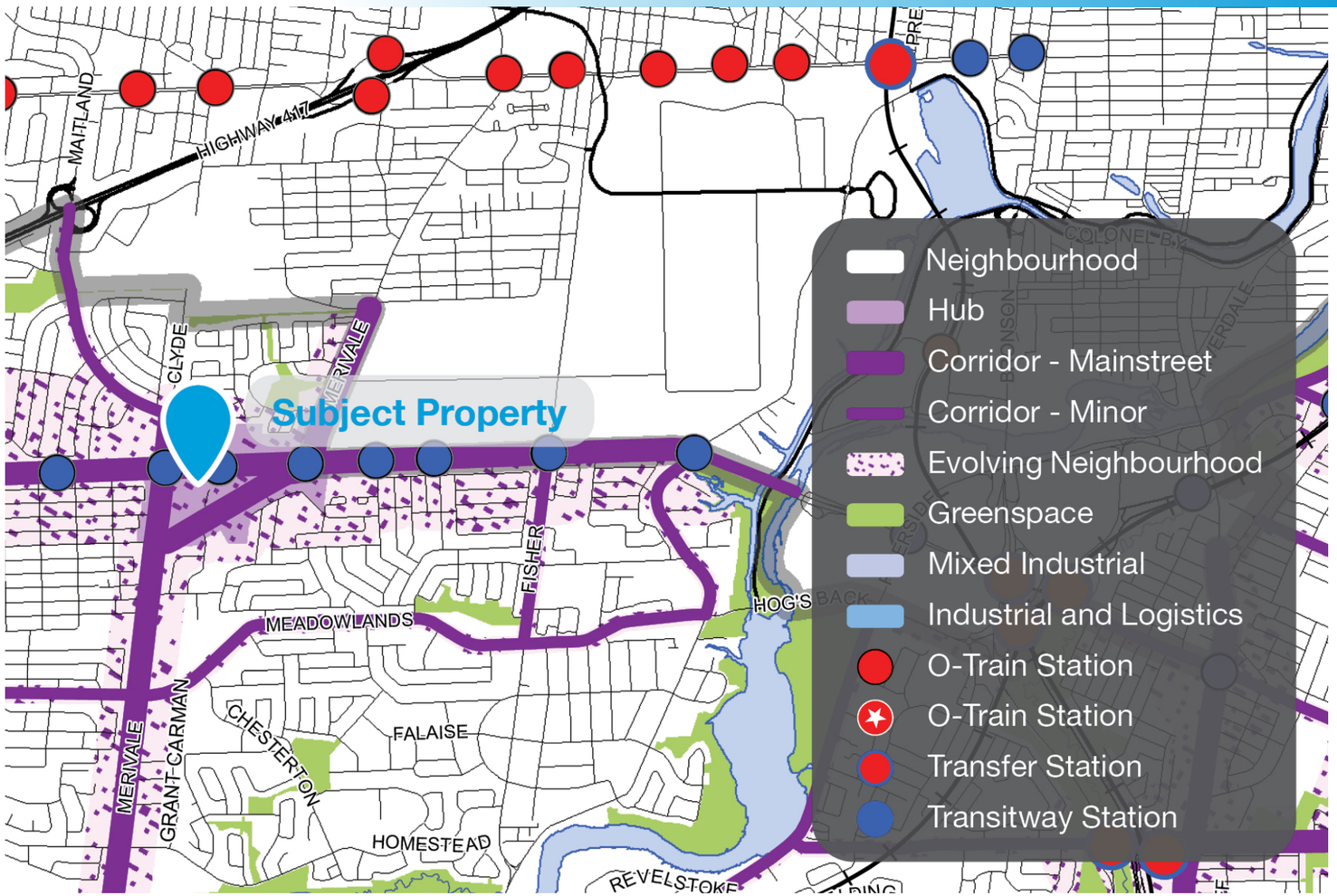






City of Ottawa Official Plan (2022)

The subject property is located in the Outer Urban Transect and is designated Mainstreet Corridor within a Hub in the City of Ottawa's Official Plan. The proposal seeks to develop a mid-rise, residential building with commercial uses at grade, conforming to the applicable Transect and Designation policies which seek to vertically mix uses and activate building frontages along Mainstreet Corridors, such as Baseline Road. The relevant policies permit for the proposed development as it relates to height and density as well as the proposed unit mix, design features, and relationship to the existing context.

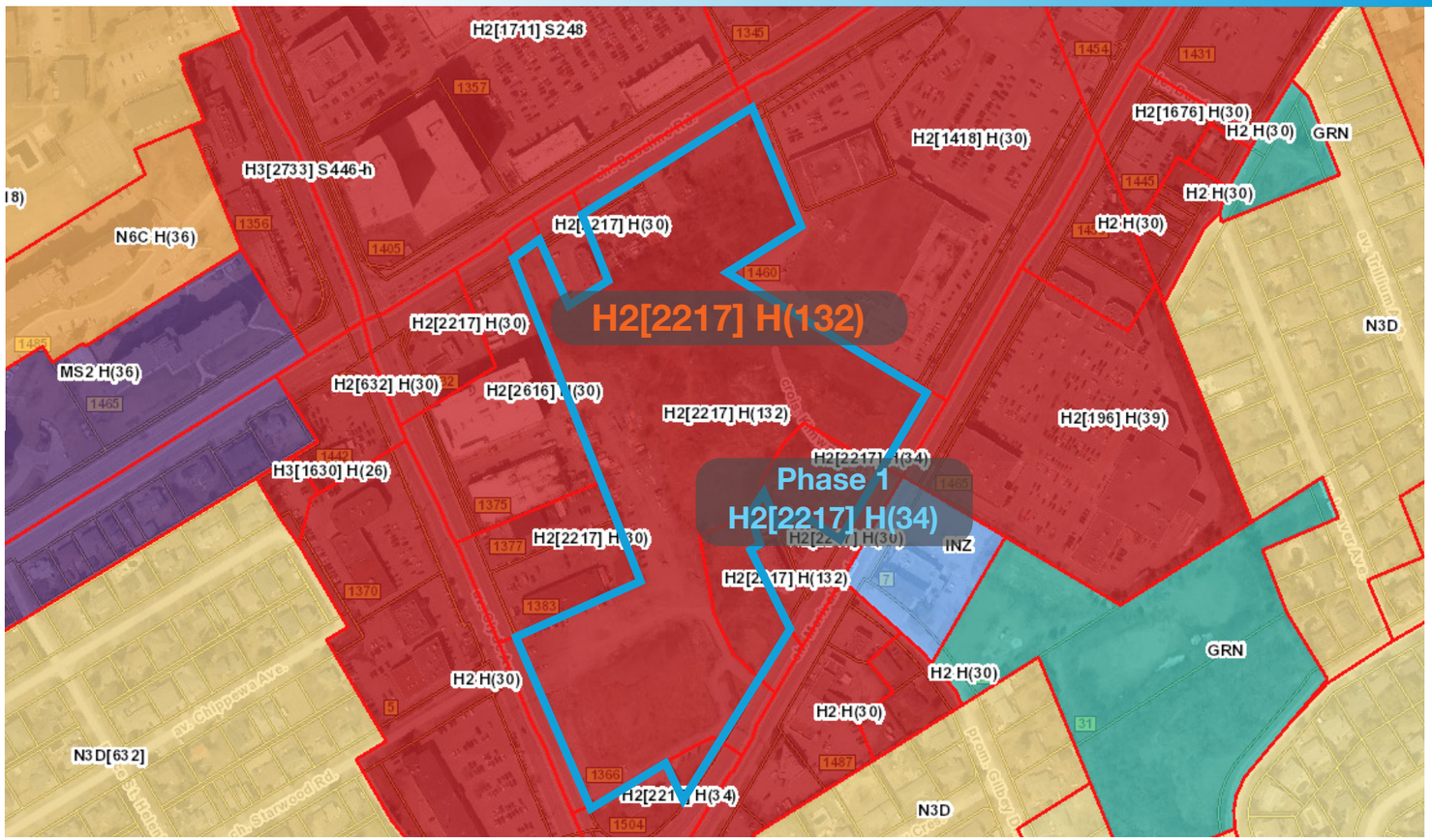


City of Ottawa Zoning By-law (2026-50)

Permitted Uses	
Residential	**Non-Residential**
Dwelling Unit	animal care establishment artist studio automobile rental establishment bank broadcasting and production studio catering establishment courthouse day care emergency service funeral home government service centre hospital hotel indoor entertainment facility instructional facility library medical facility micro-distribution facility museum nightclub office parking garage payday loan establishment personal service business place of assembly place of worship post-secondary educational institution recreation and athletic facility research and development centre restaurant retail store school sports arena storefront industry theatre training centre

Zoning Mechanism	Requirement (H2 [1705])		Proposed	Compliance
Minimum Lot Area *Table 902*	No minimum		8,211m² (area subject to SPC)	Y
Minimum Lot Width *Table 902*	No minimum		~104 metres (area subject to SPC)	Y
Minimum Front and Exterior Yard Setback *Table 902*	Part of building ≤15 metres or less above grade	No minimum	3.2 metres	Y
	Part of building between 15 metres and 30 metres	1.5 metres	3.2 metres	Y
	Part of building > 30 metres	3 metres	3.2 metres	Y
Maximum Interior Side Yard Setback *Table 902*	All other cases	No minimum	3.2 metres	Y
Minimum Rear Yard Setback *Table 902*	All other cases	No minimum	9.05 metres	Y
Minimum Building Height *Table 902*	Within 300m radius or 400m walking distance of an MTSA identified on Schedule C1 of the Official Plan	13 metres	33.5 metres	Y
	All other cases	7 metres		
Maximum Building Height *Section 902(10)*	132 metres		33.5 metres	Y

See Appendix B for Full Zoning Table

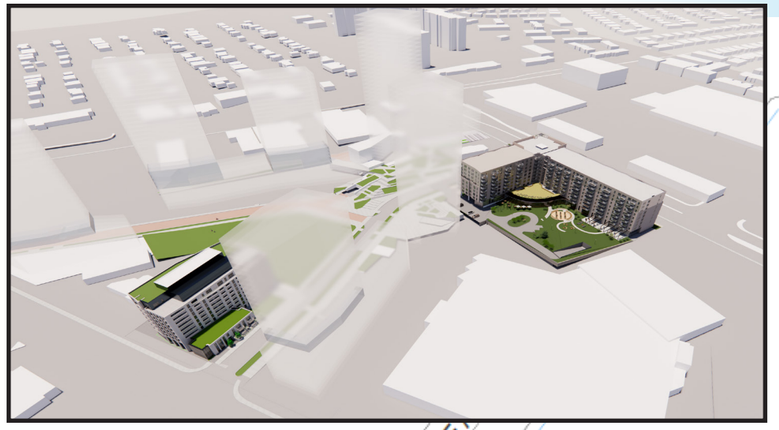


Ongoing Appeals of Zoning By-law (2026-50)

Per guidance from the City of Ottawa, the provisions of By-law 2026-50 which are not subject to an ongoing appeal shall be considered in full force and effect. For the portions of the By-law that the subject of an ongoing appeal, the more restrictive provisions of By-law 2008-250 and By-law 2026-50 shall apply.

Master Planning Context

The project was initially conceived as part of the 2021 Master Plan Submission which considered the 11 planned phases of development. The Master Plan area has six distinct frontages on the three arterial roads, each separated from the other by underdeveloped land parcels under different ownership. The shape and irregularity of the lot has contributed to and influenced the overall vision for the lands. Phase 1 of the development has received Site Plan Approval and is currently undergoing a Building Permit review.



Since the approval of Phase 1 of the development, the Master Plan has undergone several changes, largely resulting from the enactment of the City of Ottawa's current Zoning By-law. The City's new, and current, Zoning By-law (2026-50), establishes building heights of up to 132 metres (approximately 40 storeys) on the subject property, in recognition of the applicable Official Plan policies, poising these lands to support significant densities over the next 30 years.

As a result, the anticipated Master Plan has evolved from the mid-rise bar blocks, to a 'tower-in-the-park' model, featuring high-rise residential towers of up to 40 storeys atop similar mid-rise apartment blocks, surrounding the park at the centre of the site.

The proposed development, representing Phase 2 of the proposed development is an outward-facing block of the master plan, acting as a gateway feature to the internal block structure on the remainder of the lands. Located at the northerly terminus of the internal road network, along Baseline Road, the corner lot condition allows for the building to contribute to animation along both frontages. Adjacent to the site along Baseline Road, the City of Ottawa is in the process of finalizing the detailed design of the Baseline

Through both the landscaping, outdoor amenity space, and streetscape retail presented in this proposal, this development will contribute to the envisioned character for the Triangle Lands, as presented in previous iterations of the Master Plan.

Project Description

The proposed development, representing Phase 2, features a nine (9) storey, mixed-use, L-shaped building with an interior amenity courtyard and underground parking. The subject site is an outward-facing block of the master plan, acting as a gateway feature to the internal block structure on the remainder of the lands. Located at the northerly terminus of the internal road network, along Baseline Road, the corner lot condition allows for the building to contribute to animation along both frontages. The interior courtyard area represents an outdoor amenity space for residents, feature passive and active elements for their use and enjoyment.

The Baseline frontage is intended to be animated with commercial space oriented towards the public realm, extending around the corner of the building. The interior-block frontage is proposed to feature a separated lay by for vehicular drop offs and deliveries. A vehicular access is proposed at the rear of the site, from the new local street, providing access to the underground parking garage and limited visitor surface parking area.

Adjacent to the site along Baseline Road, the City of Ottawa is in the process of finalizing the detailed design of the Baseline Road BRT, with a station poised to be positioned in close proximity to the proposed development. The Baseline frontage is intended to be designed in a manner which respects and contributes to the vision of the future Baseline Road right-of-way character.





Interior to the block, to the south of the building, is a private amenity courtyard yard area, intended to be used by residents. The amenity area features passive features such as a community garden, benches and paths, as well as multi use spaces. The interior elbow of the building also features a restaurant which looks out onto the courtyard, helping to animate the space and create a permeable interface between the interior and exterior of the building. In addition to the exterior amenity space, the proposed building features several prominent facilities interior to the building, including a pickleball court, several gym facilities, a theatre, and a pool and spa area.

The proposed building features a prominent corner element which has been provided with an additional 2.5 metres of height, helping to create a strong built form fixture at this gateway feature. With the added building height, the expansive glass curtain wall, and at-grade corner animation, the building presents a massing and design which guides the viewer towards the projecting corner element. Within the planned context of the surrounding area - anticipated to support significant building heights and densities - the proposed development represents a sensible contribution and evolution to the area's fabric.

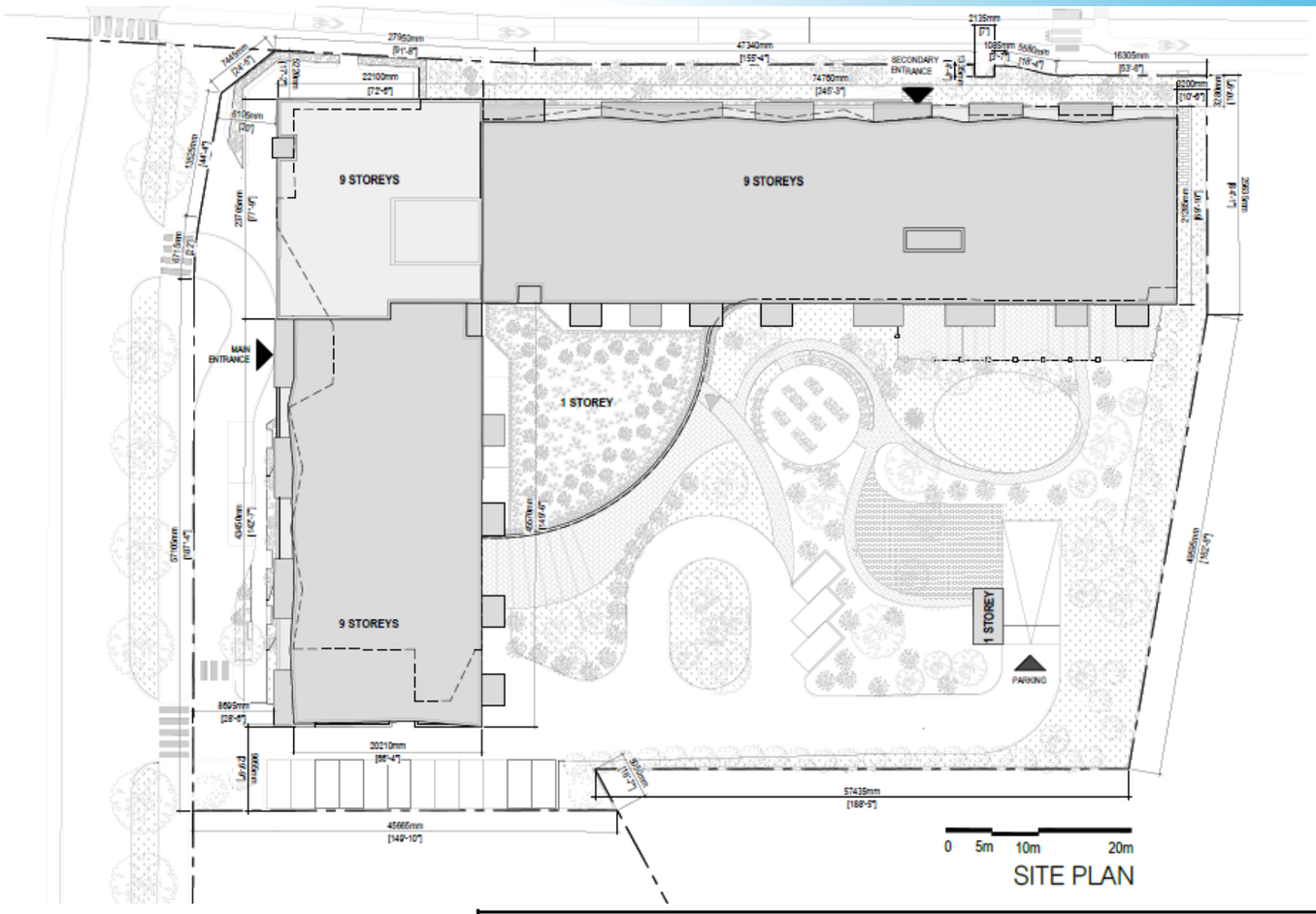
Site Plan & Site Statistics

PROJECT STATISTICS	
SITE AREA (m²)	8 211
BUILDING HEIGHT (STOREYS)	9

UNIT SUMMARY	
STUDIO (A)	16
1 BEDROOM (B)	64
1 BEDROOM + DEN (C)	24
2 BEDROOMS (D)	160
TOTAL	**264**

PARKING SUMMARY	
RESIDENT CAR PARKING	335
RESIDENT ACCESSIBLE CAR PARKING (4,9m x 5,2m)	5
RESIDENT ACCESSIBLE CAR PARKING (3,9m x 5,2m)	5
VISITOR CAR PARKING PROVIDED	25
TOTAL CAR PARKING PROVIDED	362
BICYCLE STORAGE PROVIDED (INTERIOR)	200
BICYCLE STORAGE PROVIDED (EXTERIOR)	0
BICYCLE STORAGE PROVIDED (TOTAL)	225
TYPICAL FLOOR AREA (m2)	7137,00

BUILDING HEIGHT (m)	9 storeys (32,5)
BUILDING FOOTPRINT (PROJECTION) (m²)	3259,00
BUILDING FOOTPRINT (GROUND FLOOR) (m2)	3150,00
GROSS FLOOR AREA TOTAL (m2)	20060,00
GROSS FLOOR AREA (residentiel, m2)	19888,00
GROSS LEASABLE AREA (commercial, m2)	172,00
SITE OCCUPANCY (%)	40%
DENSITY (FSI)	2,44
LANDSCAPE AREA (m2)	3387,00
LANDSCAPED AREA (%)	41%
RESIDENTIAL UNITS	264
CARETAKER UNITS	1
COMMON AMENITIES (m2)	5 432
PRIVATE AMENITIES (m2)	2087,00
TOTAL AMENITIES (m2)	7519,00



SITE PLAN

PARKING LEVELS												
	AREA (m²)	PARKING						Bicycle Storage				
Floor	BFA	Standard	Reduced	visitor	Accessible 4,9x5,2	Accessible 3,9x5,2	TOTAL	Horizontal	Vertical	Inclusive	Exterior	TOTAL
G				18			18					0
P1	6456	153	0	7	3	2	165	85		10		95
P2	6456	175	0	0	2	2	179	130	0			130
TOTAL	**12912**	328	0	25	5	4	**362**	215	0	10	0	**225**

PHASE 2 -9 Storeys											
	AREA (m²)			UNITS (Type)					AMENITIES (m²)			
Floor	Built Floor Area	Gross Floor Area (zoning) (Residential)	Gross Leasable Floor Area (Commercial)	Studio	1BR	1BR+DEN	2BR	Total	Common interior	Common exterior	Balconies/ private terraces	Total
G	3 148	0	172	0	0	0	0	0	2 340	3 092	0	5 432
2	2 961	2 441		2	8	3	20	33			304	304
3	2 961	2 531		2	8	3	20	33			225	225
4	2 961	2 531		2	8	3	20	33			225	225
5	2 961	2 531		2	8	3	20	33			225	225
6	2 961	2 531		2	8	3	20	33			225	225
7	2 860	2 441		2	8	3	20	33			315	315
8	2 860	2 441		2	8	3	20	33			284	284
9	2 860	2 441		2	8	3	20	33			284	284
TOTAL	26 533	19 888	172	16	64	24	160	264	2 340	3 092	2 087	7 519

Concept Evolution

The project was initially conceived as part of the 2021 Master Plan Submission which considered the 11 planned phases of development. The proposed development represents the second phase of the project, contributing the establishment of the gateway features at the northerly (Baselinie Road) and southerly (Merivale Road) access points onto the lands.



2021 Master Plan Submission



2026 Site Plan Control Application

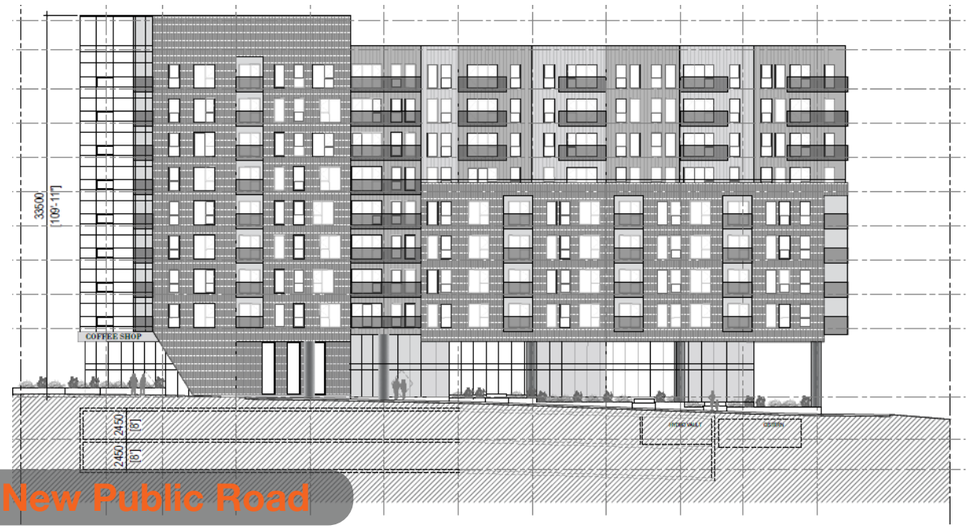
Building Elevations & Sections



South Elevation



East Elevation



New Public Road

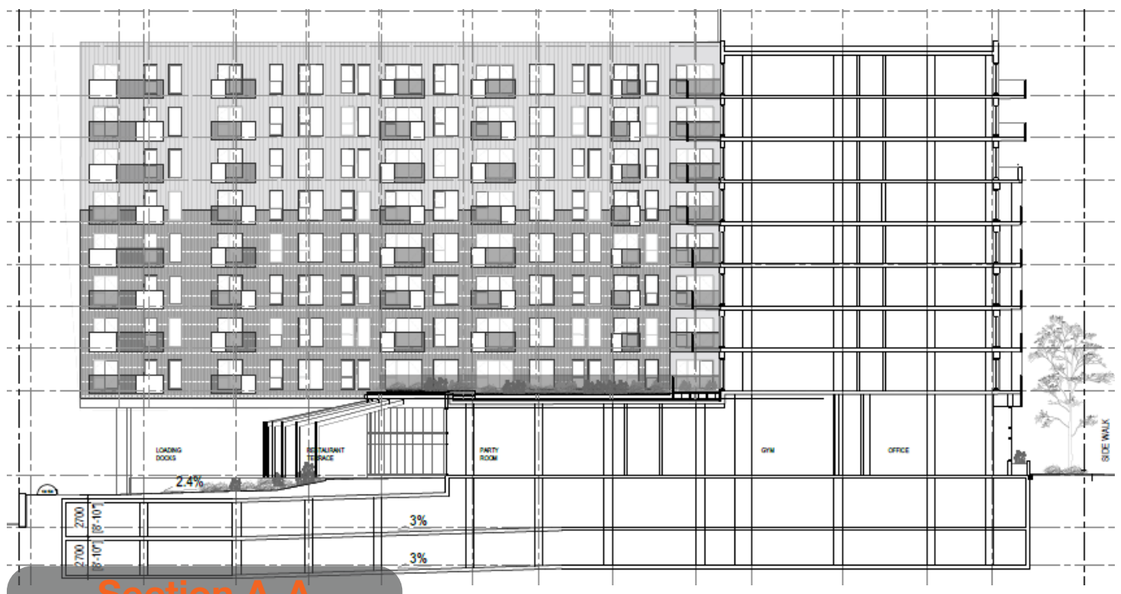


Baseline Road

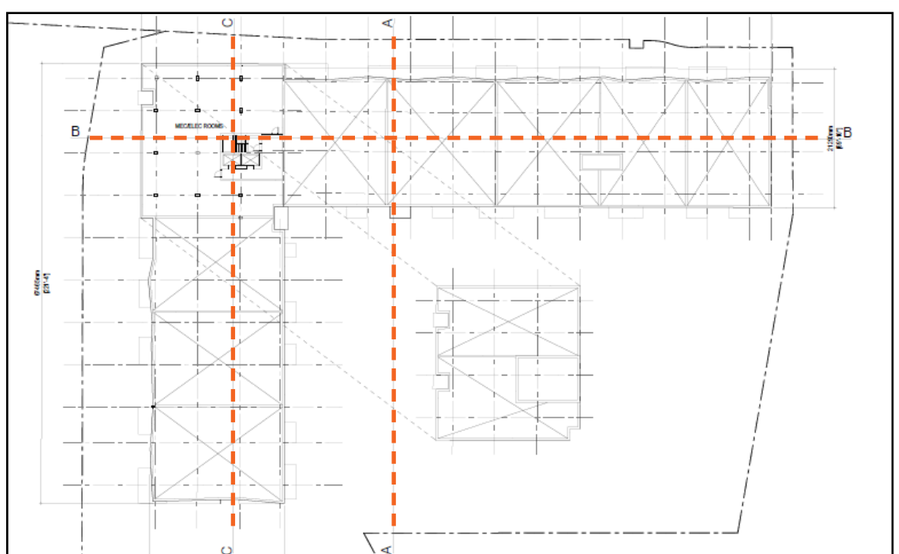
0 5m 10m 20m

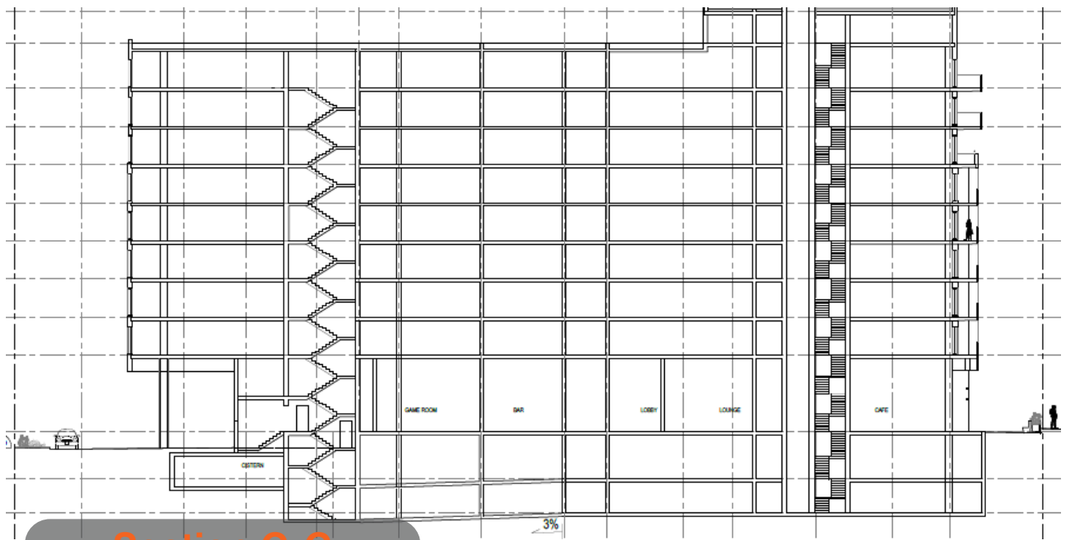
BASELINE ELEVATION

Building Elevations & Sections

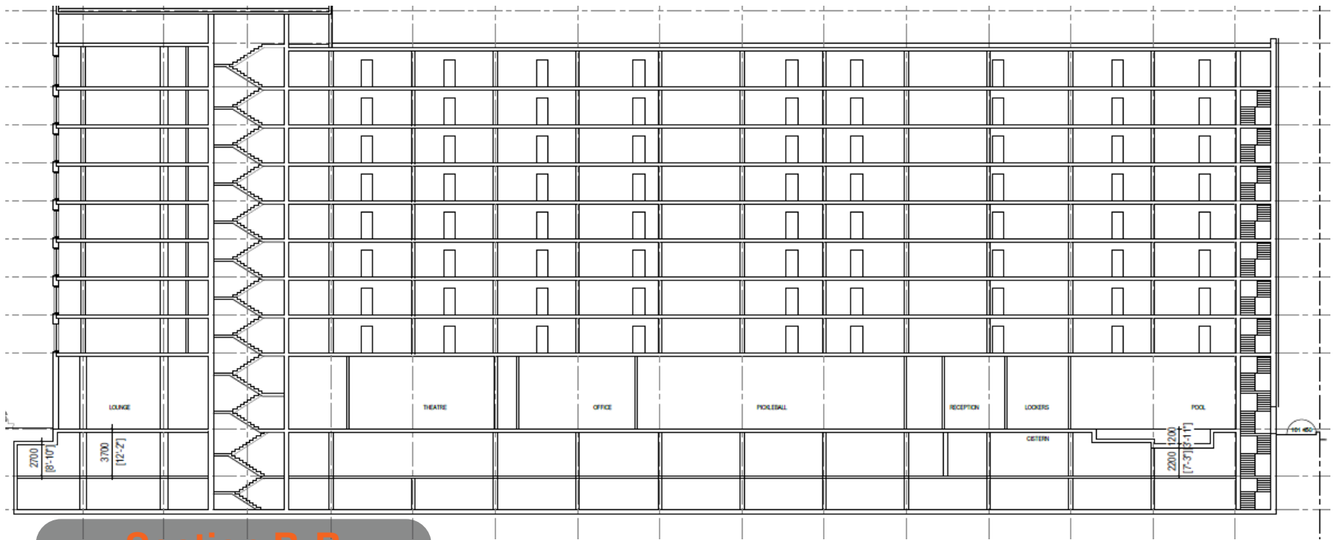


Section A-A





Section C-C



Section B-B

Project Renderings









Sustainability Statement

The project proposes an appropriate increase in density and height in relation to its environment, consolidating active residential use on a currently underdeveloped property in the middle of a low-density commercial-industrial car-oriented sector. The project anticipates future improvements to priority and rapid transit networks as well as bicycle path networks.

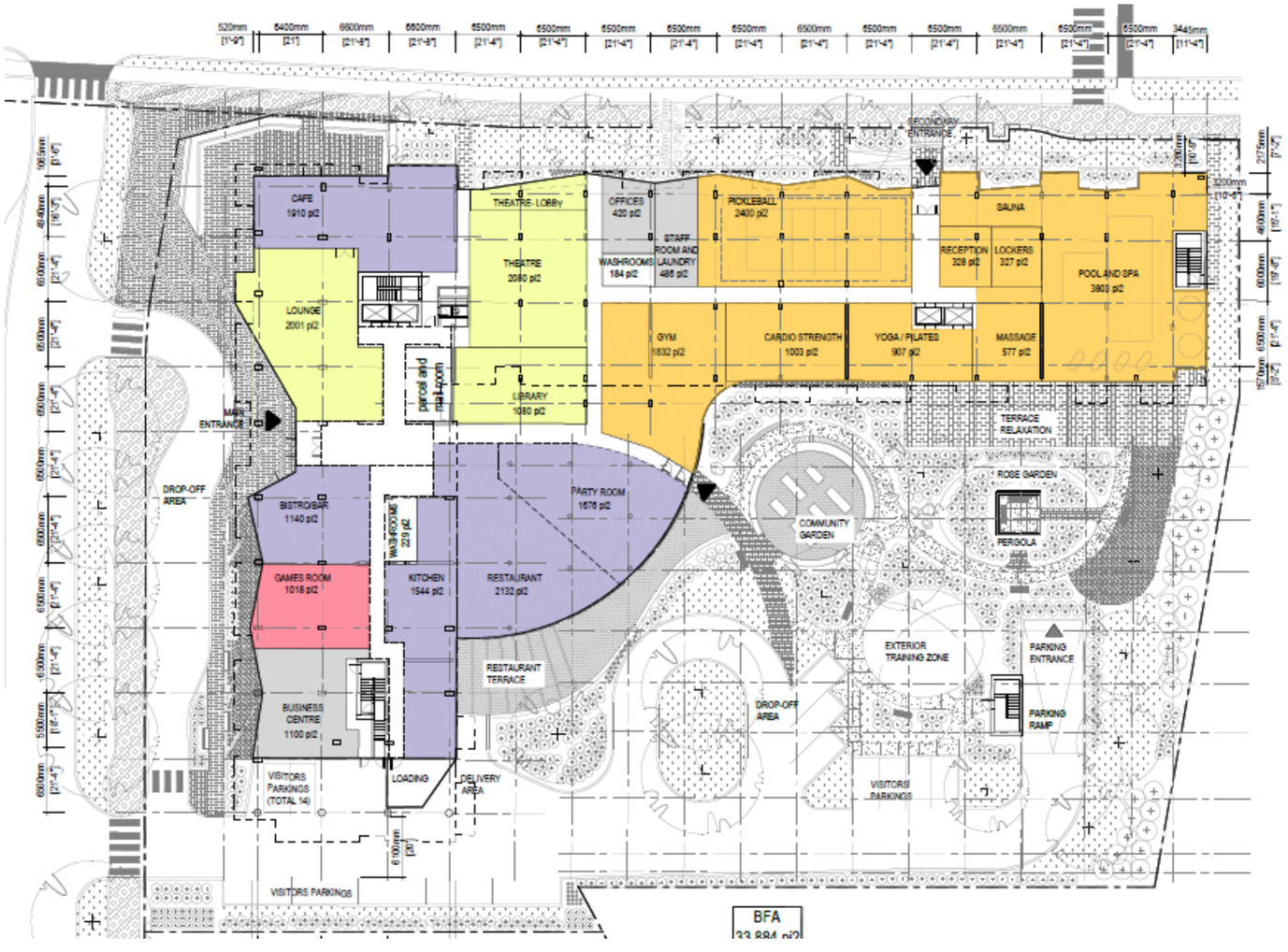
The subject site presently offers within easy pedestrian reach a wide range of shopping and amenities. The future developments of this sector around the currently inhospitable triangle lands will only improve the walkability of the address, reducing the need for private motor vehicle use for most tasks. Secure, indoor ride-in bicycle storage provided below grande, and ample exterior bicycle parking is provided for guests and residents.

Heat islands will be avoided through partial vegetated, occupied roofs and reflective roof treatments. The south facing courtyard offers recreational activities such as gardening, social gatherings, exterior sporting events and is substantially vegetated contributing to the greening of the neighbourhood. Hard surfaces of the corner plaza and walkways will be finished with permeable and semi-permeable pavers. Exterior lighting will be designed to reduce light pollution to a minimum and be kept mainly at pedestrian level.

The building design including envelope and heating and cooling systems will optimize energy consumption through modeling to meet and exceed all provincial and federal requirements. The building envelope will be predominantly masonry and metal panels with continuous insulation behind with punch windows, allowing for higher overall energy efficiency than can be achieved with all-glass wall systems. Where full glazing is used, the efficiency of glazing units and spandrel panels will be optimized to assure comfort and overall energy model performance. Where necessary for compliance, heat losses through balcony slabs, anchoring elements and other projections will be mitigated using thermally broken attachment systems.

Construction will favour locally sourced, durable, sustainable, and recycled materials. Contractors will be required to follow best waste management principles. Interior finishes will also favour local sourcing will be selected for durability and low emissivity. Heat Recovery Ventilation (HRVs) will efficiently condition air within units and provide suitable fresh air into each unit, while operable windows will permit natural ventilation to all living and sleeping spaces. Units are designed for maximum penetration of natural light. These measures will reduce energy consumption and reliance on electrical and mechanical systems.

Floor Plans | Ground Floor



Floor Plans | 2nd Floor



Floor Plans | 3rd to 6th Floors



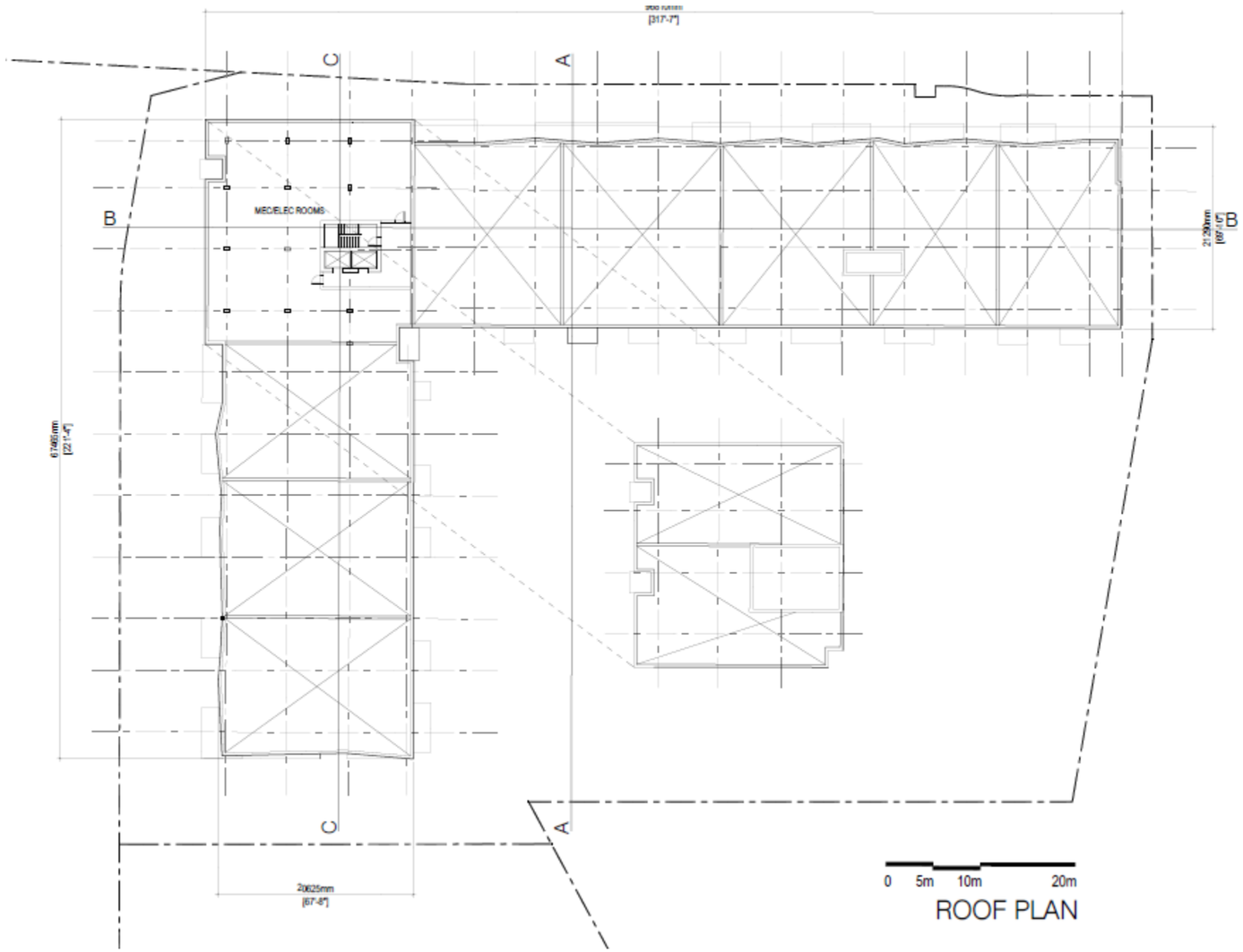
Floor Plans | 7th Floor



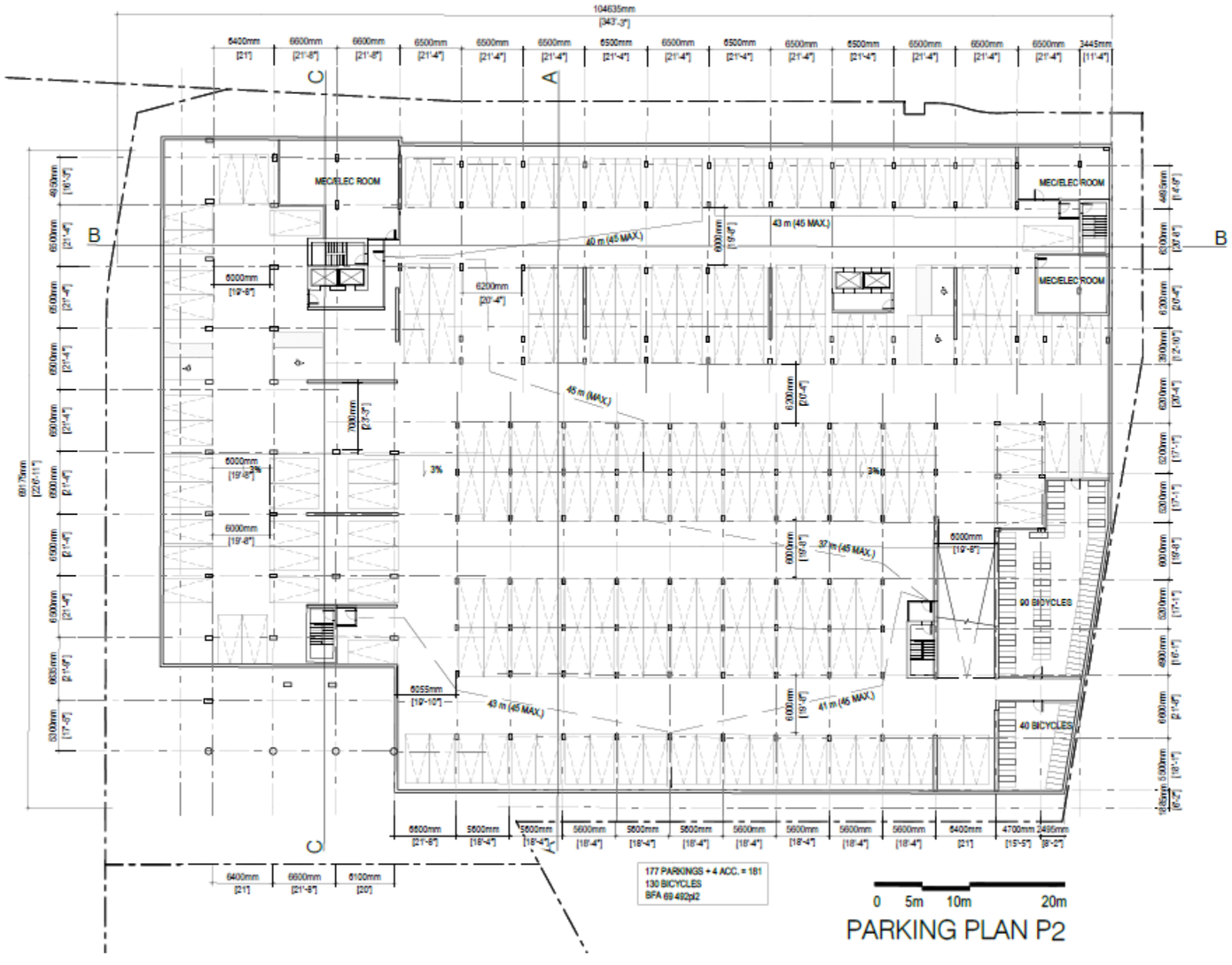
Floor Plans | 8th and 9th Floors



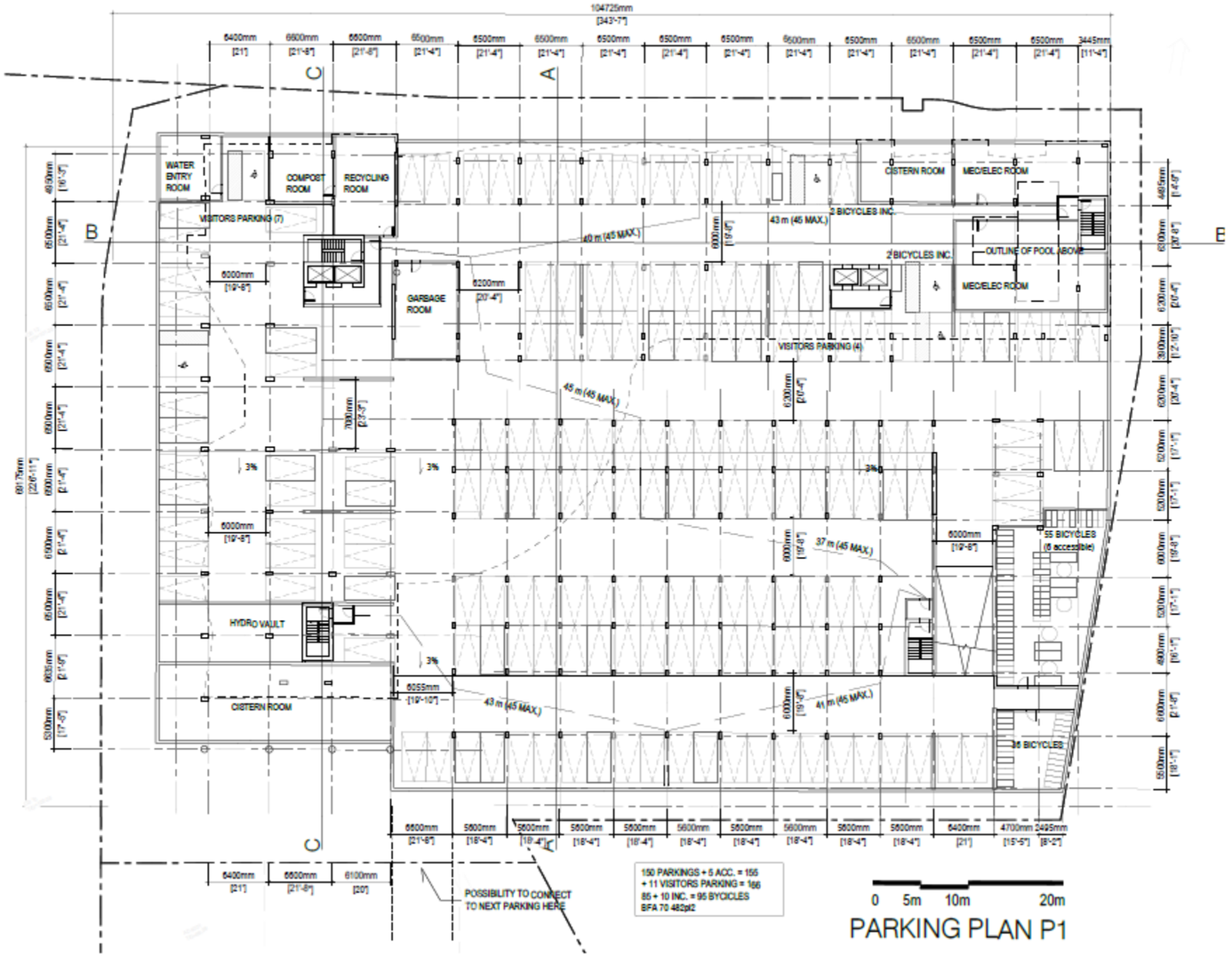
Floor Plans | Roof Plan



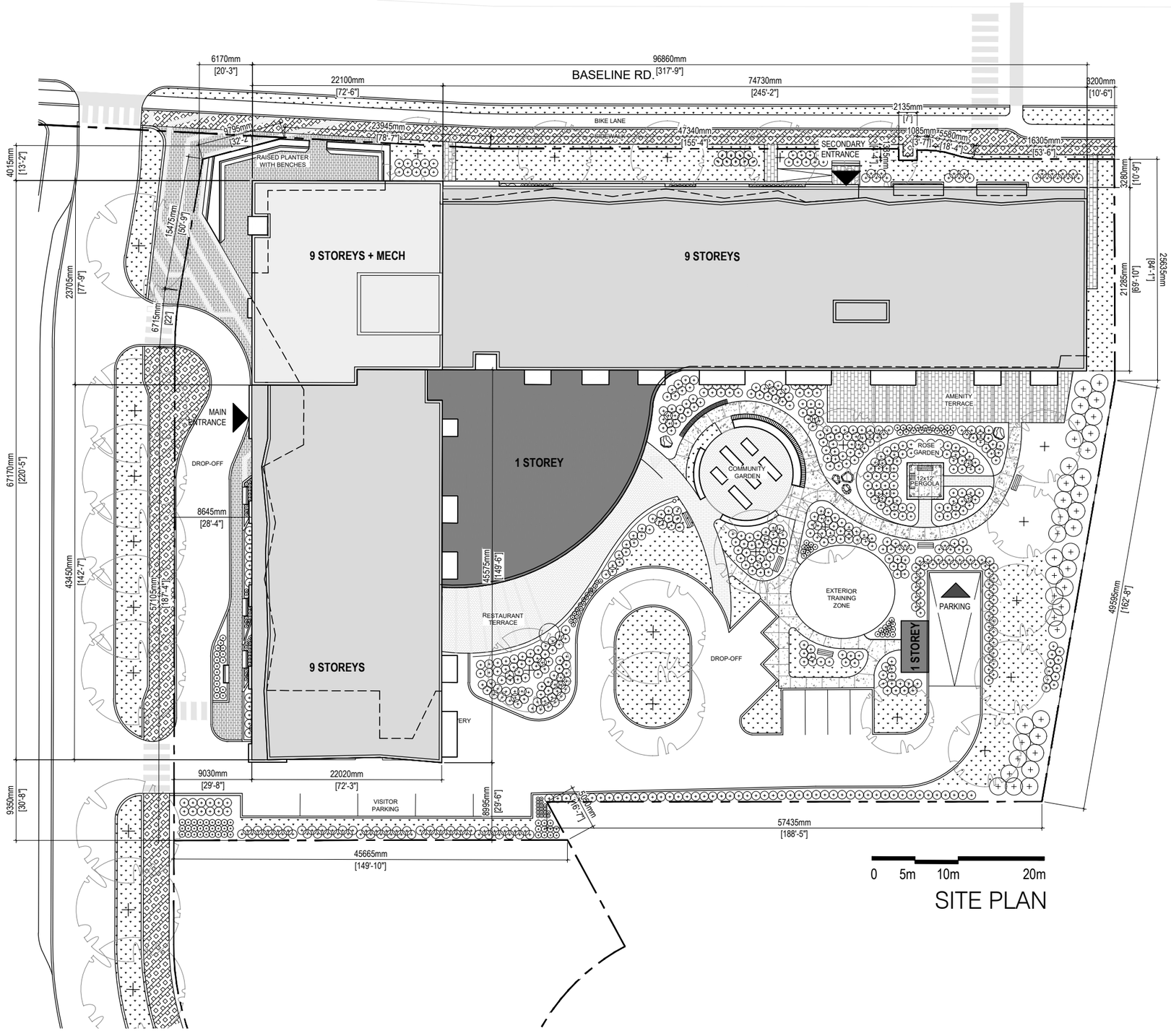
Parking Plans | P2



Parking Plans | P2



Appendix A
Site Plan


BASELINE RD.
6170mm [20'-3"]
96860mm [317'-9"]
22100mm [72'-6"]
74730mm [245'-2"]
3200mm [10'-6"]
2135mm [7']
BIKE LANE
SIDEWALK
9795mm [32']
23945mm [78'-7"]
47340mm [155'-4"]
1085mm [3'-7"]
5580mm [18'-4"]
16305mm [53'-6"]
SECONDARY ENTRANCE
RAISED PLANTER WITH BENCHES
4015mm [13'-2"]
15475mm [50'-9"]
9 STOREYS + MECH
9 STOREYS
3280mm [10'-9"]
25635mm [84'-1"]
21285mm [69'-10"]
23705mm [77'-9"]
6715mm [22']
MAIN ENTRANCE
DROP-OFF
1 STOREY
AMENITY TERRACE
ROSE GARDEN
COMMUNITY GARDEN
12x12' PERGOLA
67170mm [220'-5"]
8645mm [28'-4"]
43450mm [142'-7"]
57105mm [187'-4"]
45575mm [149'-6"]
EXTERIOR TRAINING ZONE
PARKING
RESTAURANT TERRACE
DROP-OFF
1 STOREY
9 STOREYS
49595mm [162'-8"]
9030mm [29'-8"]
22020mm [72'-3"]
VISITOR PARKING
8995mm [29'-6"]
5140mm [16'-7"]
57435mm [188'-5"]
9350mm [30'-8"]
45665mm [149'-10"]
0 5m 10m 20m

SITE PLAN

Appendix B
Zoning Review

Zoning By-law (2026-50) Review

1366 Baseline Road

September 24, 2026

Permitted Uses		
Residential	**Non-Residential**	
Dwelling Unit	animal care establishment	museum
	artist studio	nightclub
	automobile rental establishment	office
	bank	parking garage
	broadcasting and production studio	payday loan establishment
	catering establishment	personal service business
	courthouse	place of assembly
	day care	place of worship
	emergency service	post-secondary educational institution
	funeral home	recreation and athletic facility
	government service centre	research and development centre
	hospital	restaurant
	hotel	retail store
	indoor entertainment facility	school
	instructional facility	sports arena
	library	storefront industry
	medical facility	theatre
	micro-distribution facility	training centre

Zoning Mechanism	Requirement (H2 [1705])		Proposed	Compliance
Minimum Lot Area *Table 902*	No minimum		8,211m^2 (area subject to SPC)	Y
Minimum Lot Width *Table 902*	No minimum		~104 metres (area subject to SPC)	Y
Minimum Front and Exterior Yard Setback *Table 902*	Part of building ≤15 metres or less above grade	No minimum	3.2 metres	Y
	Part of building between 15 metres and 30 metres	1.5 metres	3.2 metres	Y
	Part of building > 30 metres	3 metres	3.2 metres	Y
Maximum Interior Side Yard Setback *Table 902*	All other cases	No minimum	3.2 metres	Y
Minimum Rear Yard Setback *Table 902*	All other cases	No minimum	9.05 metres	Y
Minimum Building Height *Table 902*	Within 300m radius or 400m walking distance of an MTSA identified on Schedule C1 of the Official Plan	13 metres	33.5 metres	Y
	All other cases	7 metres		
Maximum Building Height *Section 902(10)*	132 metres		33.5 metres	Y

Zoning Mechanism	Requirement (H2 [1705])	Proposed	Compliance
Active Entrances & Glazing *Section 902(3)* Under Appeal [OLT-26-000364]	(a) provide a minimum of one active entrance from each individual occupancy on the ground floor located adjacent to the front lot line or exterior side lot line in the case of non-residential uses (b) minimum of one active entrance in the case of a residential use building; and (c) a minimum of 40% of the surface area of the ground floor façade, measured from the average grade up to a height of 4 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors	*Not applicable due to ongoing appeal*	**Under Appeal**
Active Entrances & Glazing By-law 2008-250 *Section 186(10)(h)*	A minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors,	Baseline Road: >50% New Public Street: >50%	**Y**
Landscaping within the Front Yard *Section 902(4)*	A front yard ≥ 1 metre in depth, that yard must contain any of the following: / an outdoor commercial patio; / bicycle parking; / soft landscaping; or / benches, street furniture, or other similar features.	Benches and soft landscaping	**Y**
Maximum Parking Space Rate *Area C on Schedule A1* *Section 602* Under Appeal [OLT-26-000364]	1.25 per dwelling unit	*Not applicable due to ongoing appeal*	**Under Appeal**
Limit on Number of Parking Spaces Near Rapid Transit Stations By-law 2008-250	1.75 per dwelling unit (combined total of resident and visitor parking): 462 spaces	361 spaces	**Y**

Zoning Mechanism	Requirement (H2 [1705])	Proposed	Compliance
Table 103			
Minimum Visitor Parking *Area A on Schedule A3* *Section 603*	0.1 spaces per unit, minus the first 12 units, up to a maximum of 30 spaces: 25 spaces	25 spaces	**Y**
Minimum Parking Space Dimensions *Section 605*	Length: 5.2 m Width: 2.6 m Up to 50% of required parking spaces may be 4.6 m by 2.4 m	Compliant	**Y**
Parking Lot Provisions *Section 607* Under Appeal [OLT-26-000364]	Minimum Driveway Width – Double traffic lane: 6 metres – Single traffic lane: 3 metres	Compliant	**Y**
	Minimum Aisle Width (angled 71 to 90 degrees) – Residential use building: 6 metres – All other cases: 6.7 metres	Compliant	**Y**
	Landscaped Buffer – for a parking lot with 10 or fewer spaces: 1 metre – for a parking lot with more than 10 but fewer than 100 spaces: 3.5 metres – for a parking lot containing 100 or more spaces: 5 metres.	*Not applicable due to ongoing appeal*	**Under Appeal**
Landscaping Provisions for Parking Lots By-law 2008-250 *Table 110*	For a parking lot containing 10 or fewer spaces: None	4.9 metres	**Y**
Parking Garage Provisions *Section 608*	Minimum Driveway Width – Double traffic lane: 6 metres – Single traffic lane: 3 metres	6 metres	**Y**
	Minimum Aisle Width (angled 71 to 90 degrees) – Residential use building: 6 metres	6 metres	**Y**

Zoning Mechanism	Requirement (H2 [1705])	Proposed	Compliance
Loading Space Rates *Section 610*	No loading spaces required for commercial uses with a GFA under 1,500 m^2, or an office or research and development centre with a GFA under 4,000m^2 No loading spaces required for residential uses	1 space	**Y**
EV Parking Space Provisions *Section 611* Under Appeal [OLT-26-000364]	25% of provided spaces must be designed as electric vehicle parking spaces capable of supporting level 2 charging	N/A	**Under Appeal**
Minimum Bicycle Space Requirements *Section 613(24)* *Table 613B* *Building with 13 or more dwelling units located in Area X.* Under Appeal [OLT-26-000364]	Short-term Bicycle Parking Spaces – Building with 13 or more dwelling units: 2 spaces with an additional 1 space per 20 dwelling units where a building contains more than 21 dwelling units – Non-Residential Uses: Varies	N/A	**Under Appeal**
	Long-term Bicycle Parking Spaces – Residential: 0.75 spaces per unit – Non-Residential uses (hospital, office, research and development facility): 1 space per 250m^2	N/A	**Under Appeal**
	Where more than 20 bicycle parking spaces are required, a minimum of 5 per cent of spaces must be inclusive spaces, rounded up to the nearest even whole number.	N/A	**Under Appeal**
Minimum Bicycle Parking Space Dimensions *Table 613A*	Horizontal: 0.6m x 1.8m Vertical: 0.6m x 1.5m Stacked: 0.37m x 1.8m Inclusive: 1m x 2.75m Aisle: 1.5 m	Compliant	**Y**
Minimum Bicycle Parking Rates By-law 2008-250 *Table 111A*	0.5 spaces per unit: 132 spaces	225 spaces	**Y**

Zoning Mechanism	Requirement (H2 [1705])	Proposed	Compliance
Location of Short Term Bicycle Parking Spaces *Section 613(7), (8)*	Must be located within the ground floor of a building. Where more than 20 spaces are required, 50% of spaces must be covered by an awning, canopy, or roofed structures that provides some or full protection from the elements and can be integrated into a building.	N/A	**N/A**
Location of Long Term Bicycle Parking Spaces *Section 613(10), (11), (12)* Under Appeal [OLT-26-000364]	Must be located in a secure enclosure with a locking door with a minimum width of 0.85m. Long term bicycle parking spaces must by located inside a building or structure.	N/A	**N/A**
Large Dwelling Units *Section 708* (At least three bedrooms, or a minimum gross floor area of at least 80 square metres is Large Dwelling Unit)	A mid-rise or high-rise building: at least 5 % of units to be large dwelling units.	>5%	**Y**
Amenity Area *Section 208* **Under Appeal [OLT-26-000364]**	$6m^2$ per dwelling unit Amenity area provided outdoors must not be located in a required front or exterior side yard. Amenity area provided as communal amenity area is subject to the following: – a minimum of 50 per cent of the required amenity area must be provided as communal amenity area; – where more than one communal amenity area is provided to meet minimum amenity area requirements, at least one communal area must be 54 square metres or more in size; and – areas used as part of a required landscaped area may only be counted as a communal area where aggregated into an area of 54 square metres or more.	$7,519m^2$ Total $5,432m^2$ Communal	**Y**

Zoning Mechanism	Requirement (H2 [1705])	Proposed	Compliance
	Areas provided as part of a privately-owned public space do not count toward the minimum amenity area required under subsection (1).		

Appendix C
Renderings

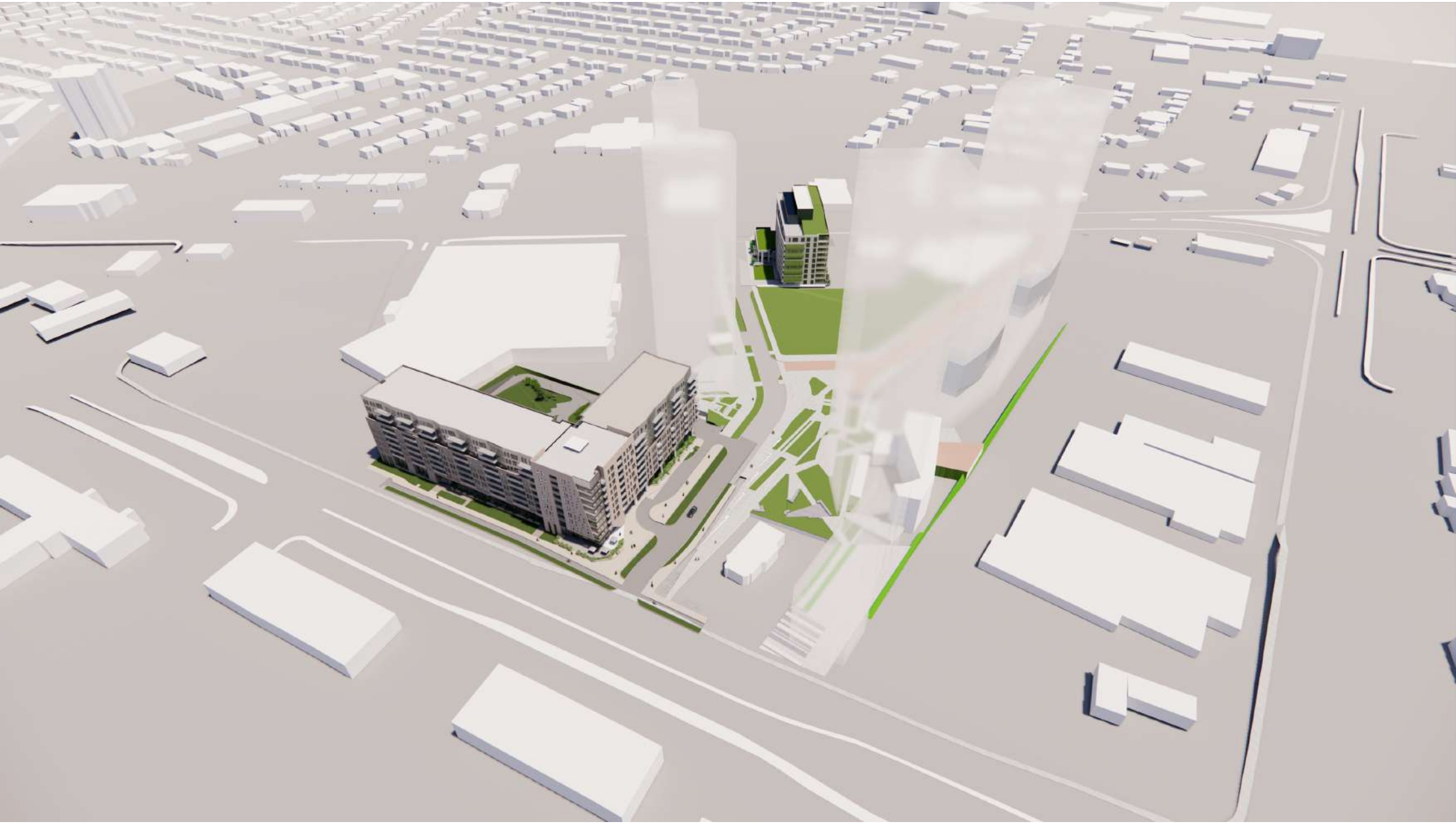






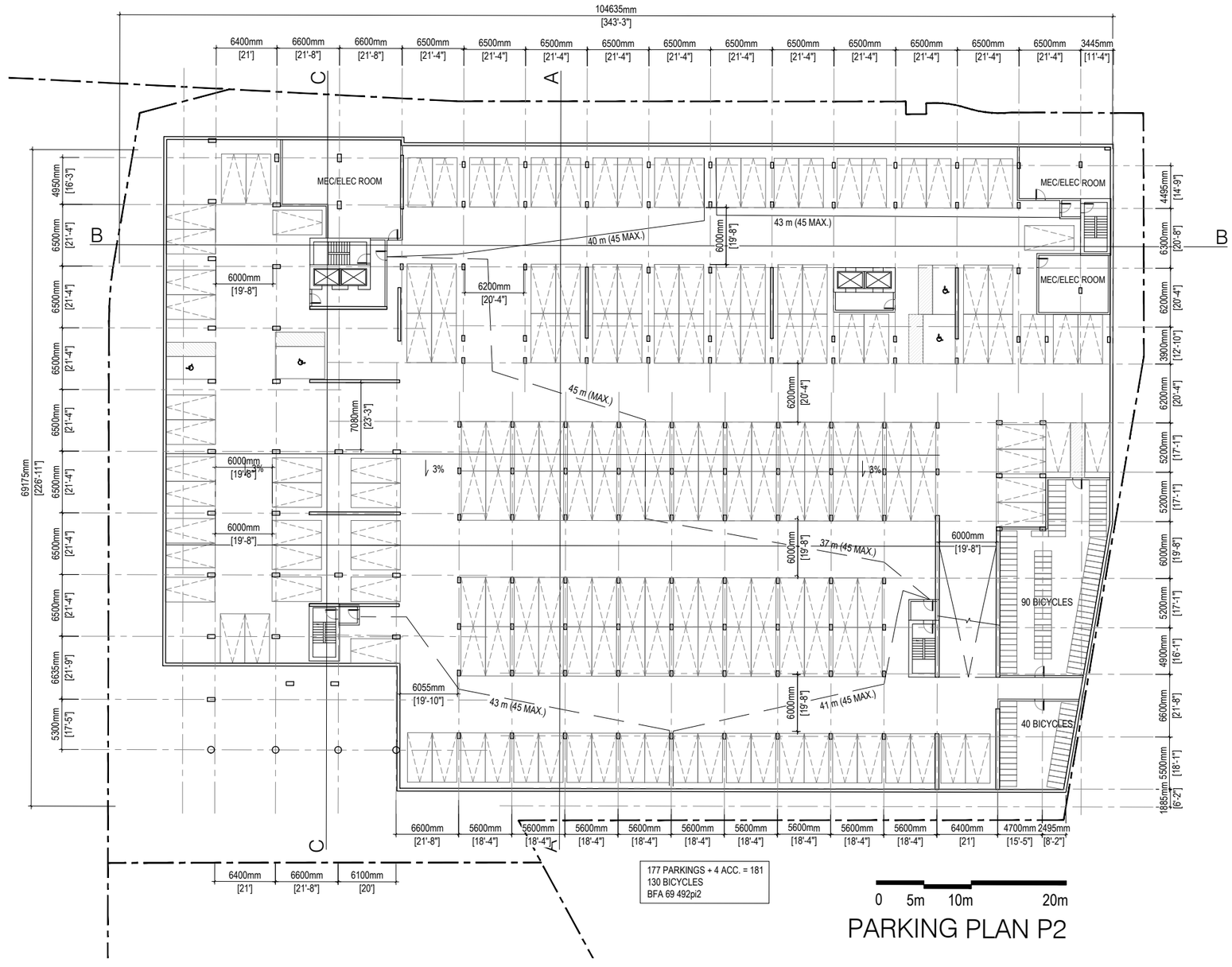






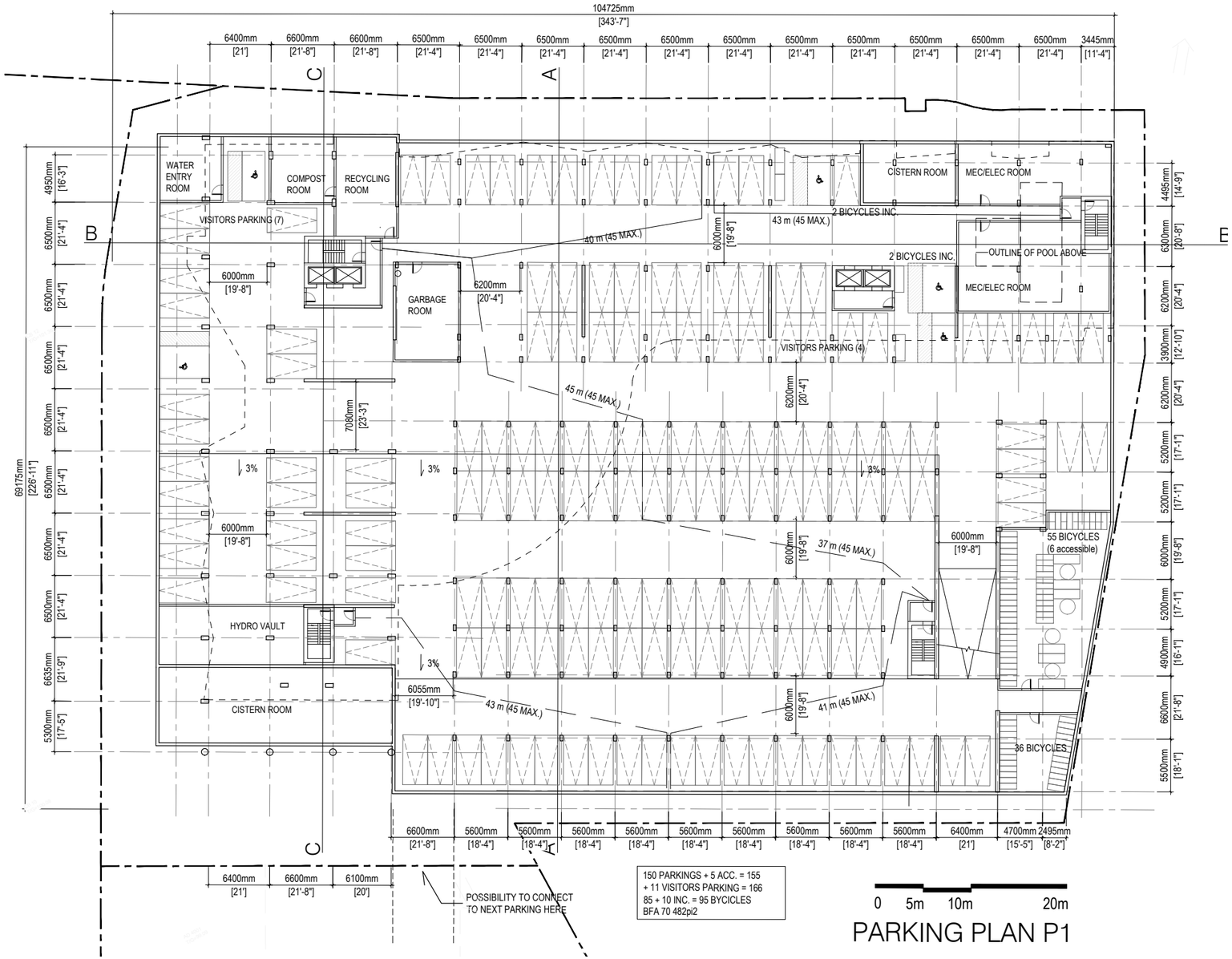
Appendix D
Floor Plans

PARKING SUMMARY		CARS	BICYCLES
	OUTDOOR VISITORS	14	0
	P1	150	85
	P1-VISITORS	11	
	P1-ACCESSIBLE	5	10
	P2	177	130
	P2-ACCESSIBLE	4	
	TOTAL INTERIOR	347	225



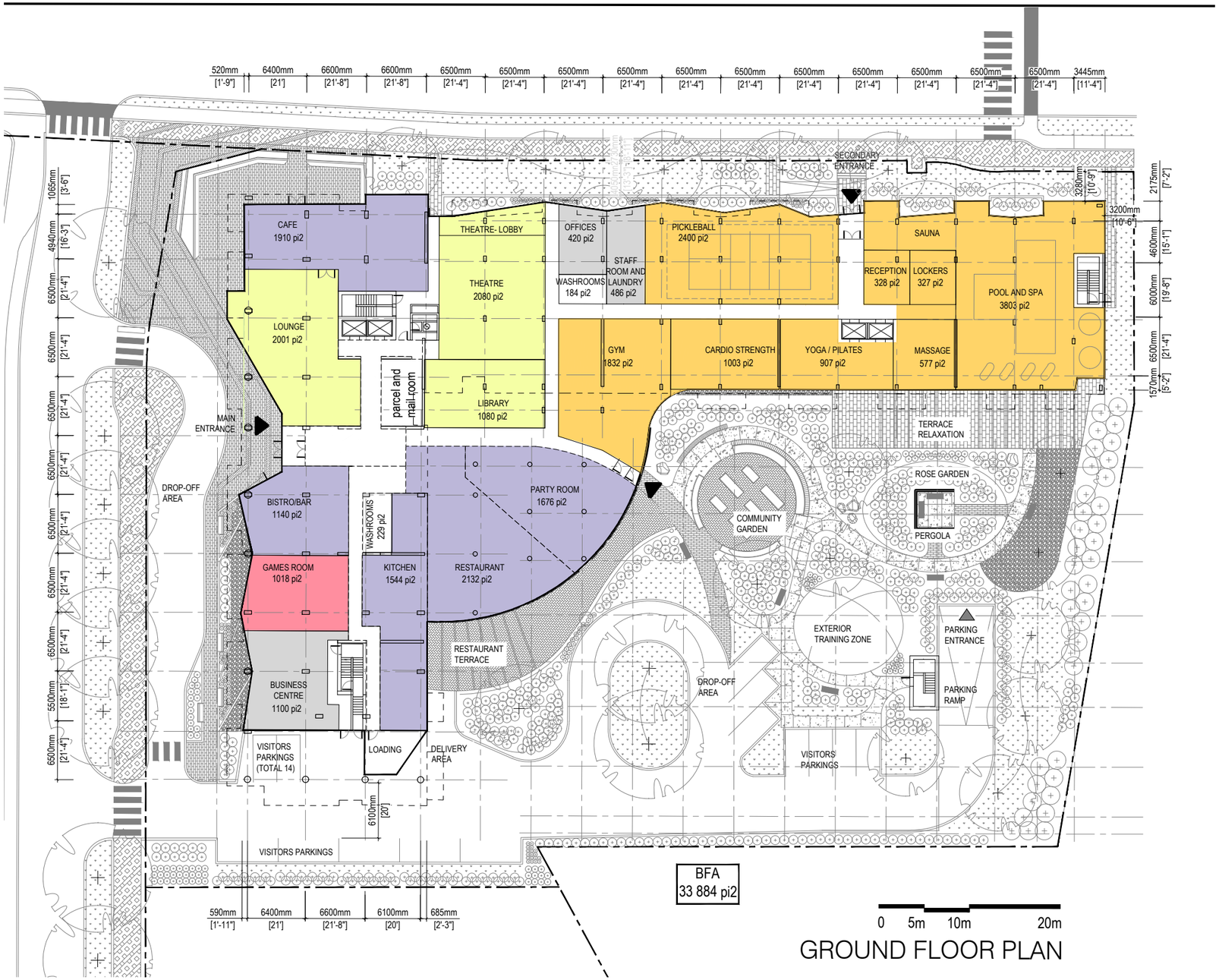
PARKING PLAN P2

PARKING SUMMARY		CARS	BICYCLES
	OUTDOOR VISITORS	14	0
	P1	150	85
	P1-VISITORS	11	
	P1-ACCESSIBLE	5	10
	P2	177	130
	P2-ACCESSIBLE	4	
	TOTAL INTERIOR	347	225

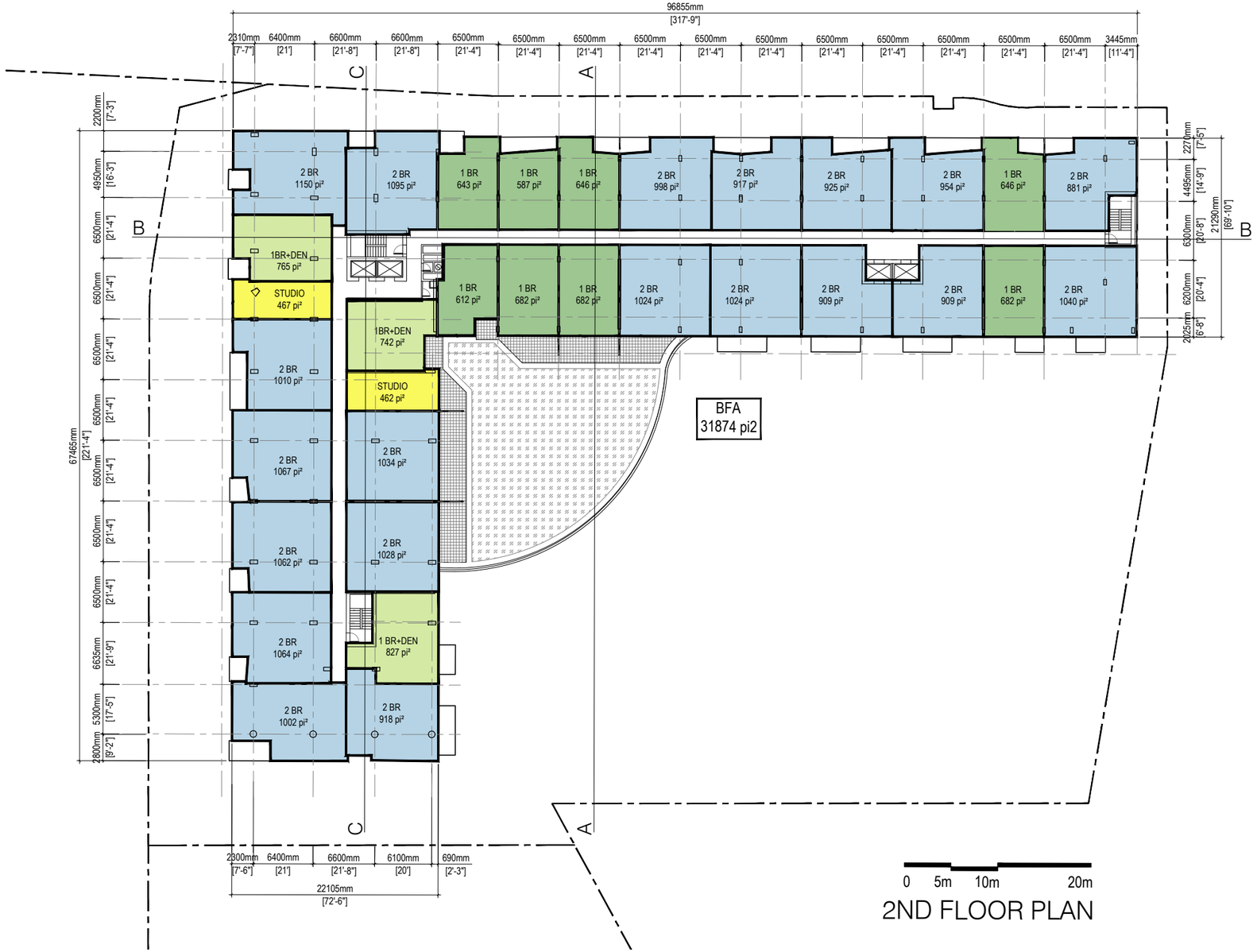


PARKING PLAN P1

	Level	Space	Qty	Area (pi^2)	Total Area (pi^2)
Resident lounges	**GF**	Lounge	1	2000	2000
	GF	Library integrated in the lounge	1	1080	1080
	GF	Theater and lobby	1	2080	2080
					5160
Wellness	**GF**	Gym	1	1830	1830
	GF	Cardio strength	1	1000	1000
	GF	Yoga/Pilates	1	910	910
	GF	Indoor Pickleball court	1	2400	2400
	GF	Indoor saltwater pool and spa / sauna	1	3800	3800
	GF	Reception	1	330	330
	GF	Massage area	1	575	575
	GF	Lockers	2	325	650
					11495
Games room	**GF**	Games room	1	1015	1015
	GF	Pool table			
	GF	Virtual reality			
	GF	Golf simulator			
	GF	Multimedia simulator			
					1015
Restaurant style dining room	**GF**	Bar / bistro	1	1140	1140
	GF	Kitchen	1	1545	1545
	GF	Café	1	1910	1910
	GF	Restaurant	1	2130	2130
	GF	Party room	1	1675	1675
					8400
Others	**GF**	Maker space	1	0	0
	GF	Office space (3-4 offices)	1	420	420
	GF	Business centre / boardroom	1	1100	1100
	GF	Staff Room and laundry	1	485	485
					2005
		Total			**28075**



GROUND FLOOR PLAN



UNIT SUMMARY	8 FLOORS	% TYPES
STUDIO	16	6,1%
1 BEDROOM	64	24,2%
1 BEDROOM +DEN	24	9,1%
2 BEDROOMS	160	60,6%
TOTAL	264	100,0%



LEGEND
STUDIO
1 BEDROOM
1 BEDROOM +DEN
2 BEDROOMS

3 TO 6 FLOOR PLANS



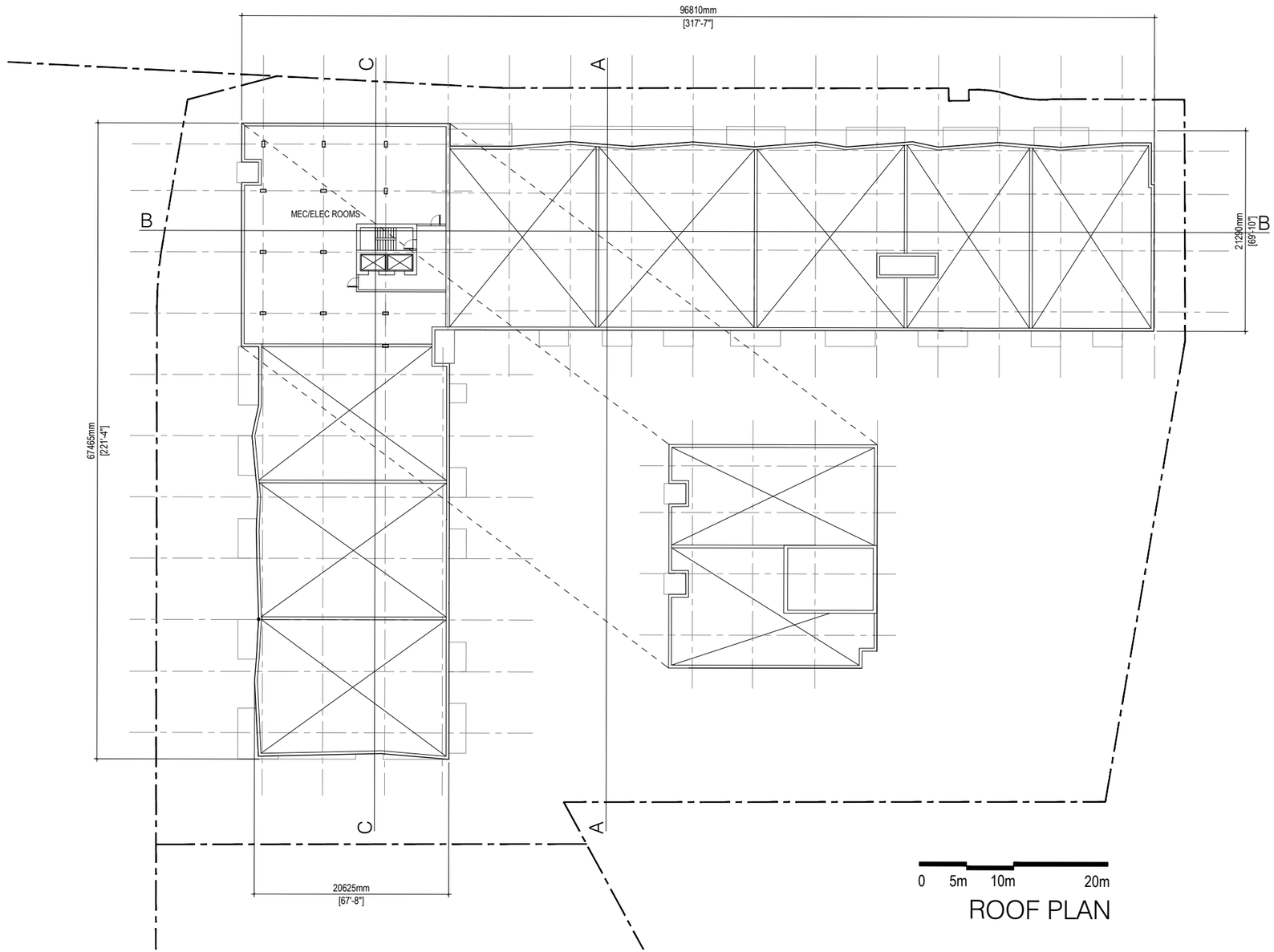
7TH FLOOR PLAN

LEGEND
STUDIO
1 BEDROOM
1 BEDROOM +DEN
2 BEDROOMS



8TH AND 9TH FLOOR PLANS

LEGEND
STUDIO
1 BEDROOM
1 BEDROOM +DEN
2 BEDROOMS


96810mm
[317'-7"]
C
A
B
MEC/ELEC ROOMS
21290mm
[69'-10"]
B
67465mm
[221'-4"]
C
A
20625mm
[67'-8"]
0
5m
10m
20m

ROOF PLAN

Appendix E
Building Elevations

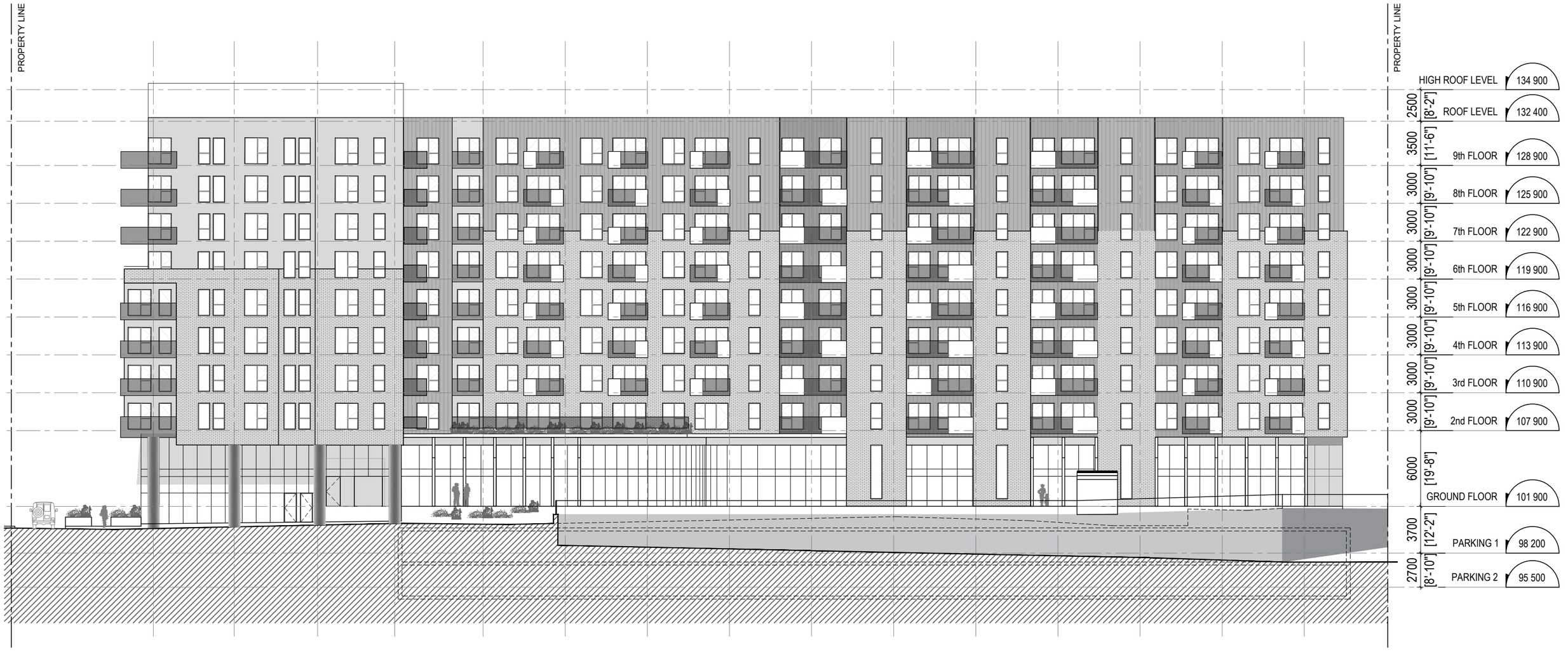


0 5m 10m 20m

BASELINE ELEVATION

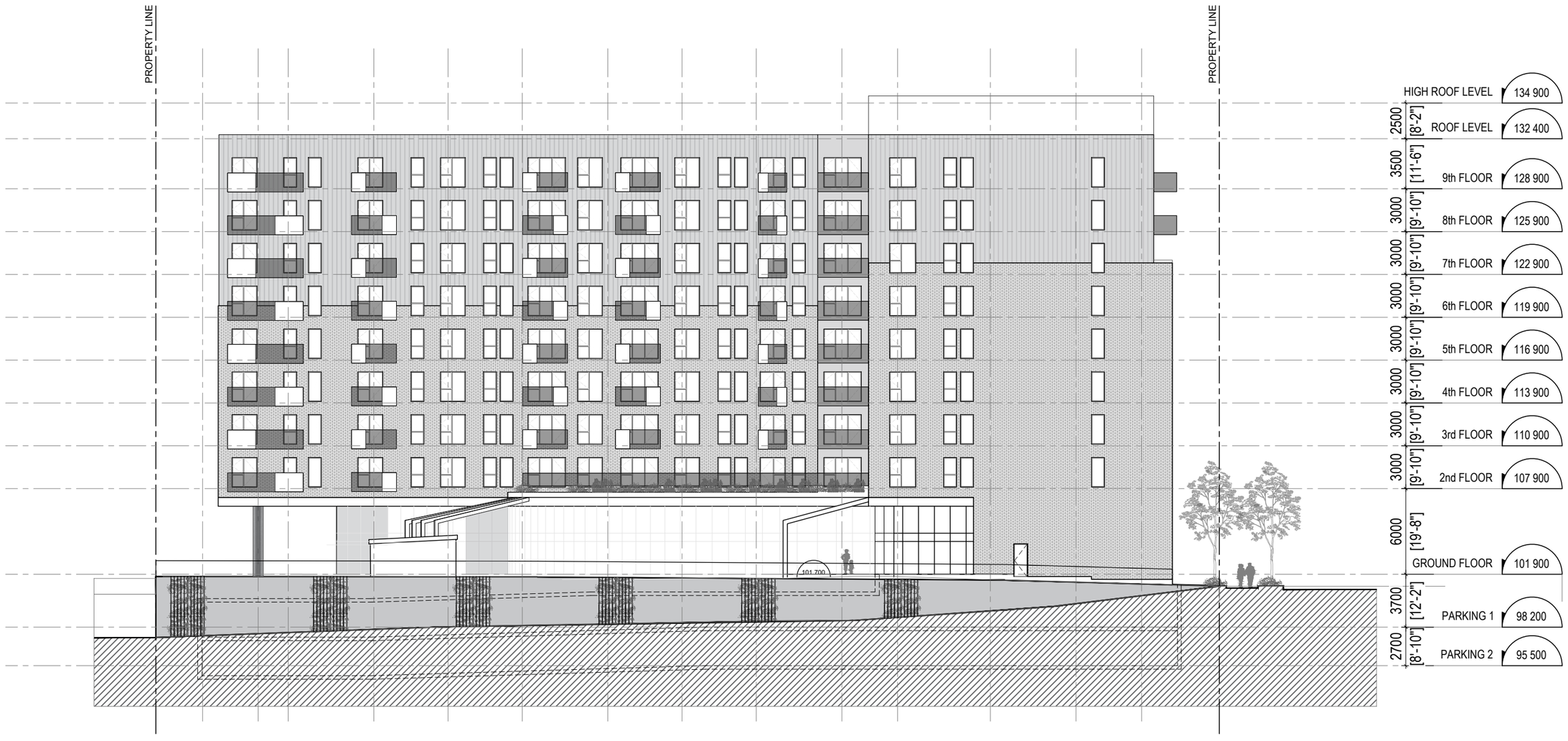


NEW PUBLIC ROAD ELEVATION



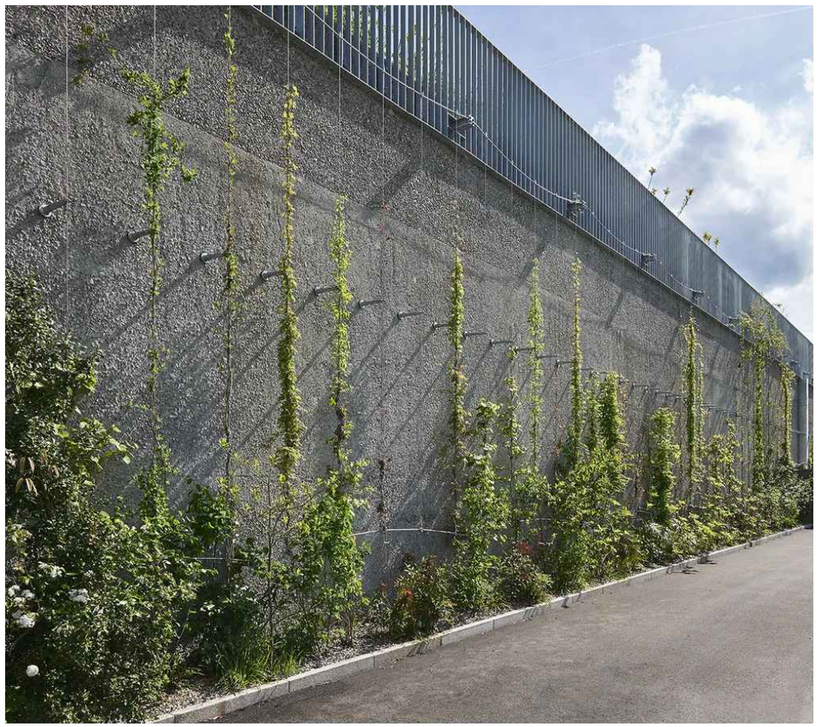
0 5m 10m 20m

SOUTH ELEVATION



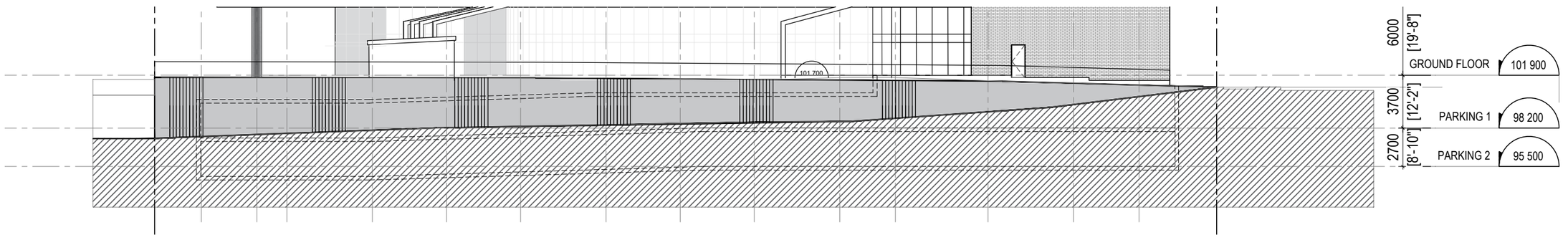
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EAST ELEVATION



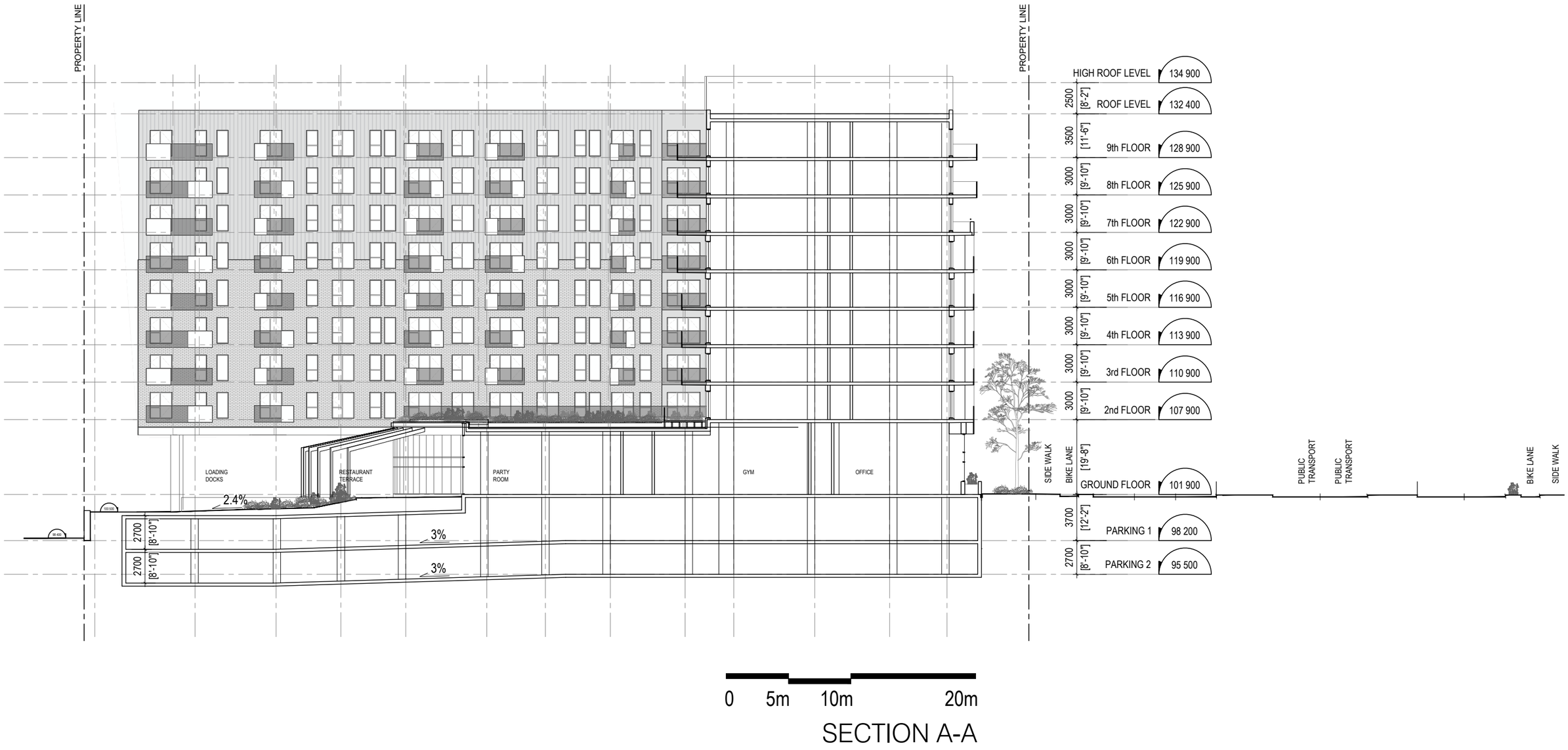




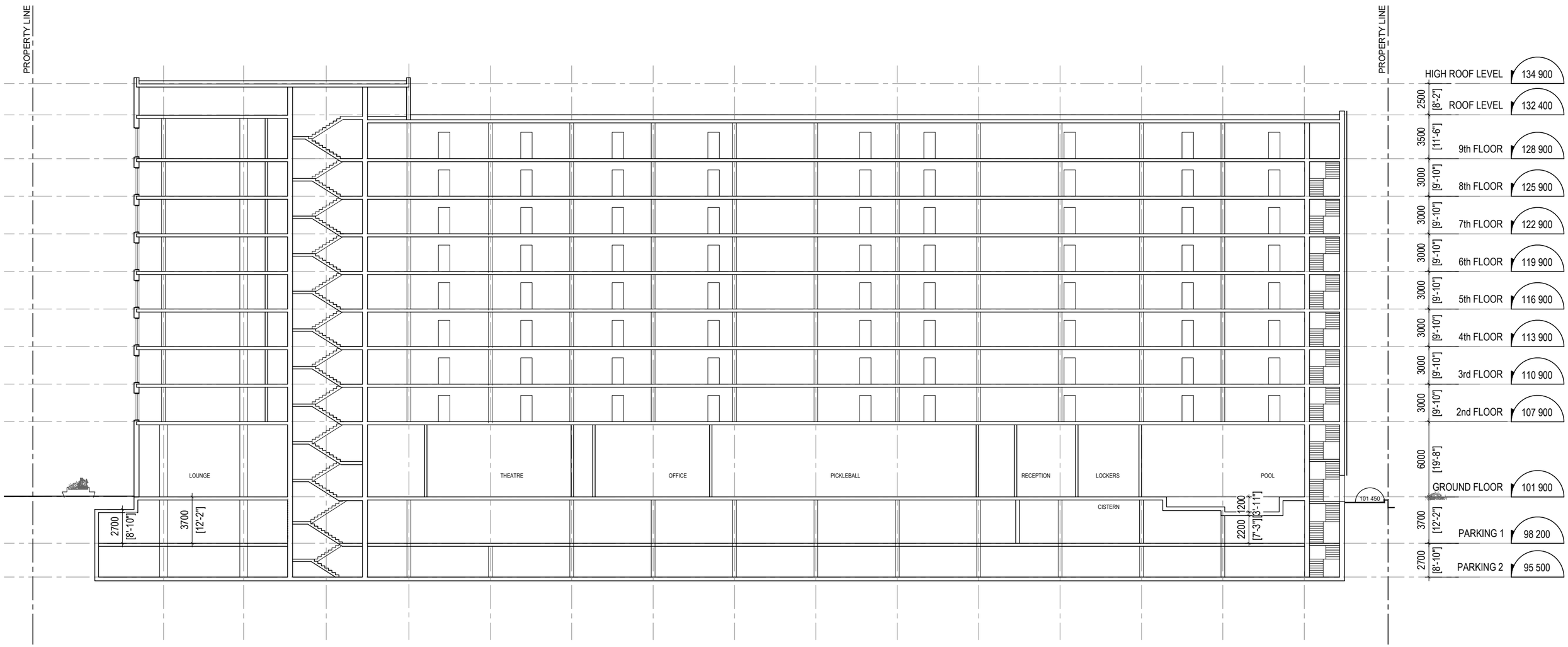


WALL ARCHITECTURAL AND LANDSCAPE ENHANCEMENT

Appendix F
Building Sections

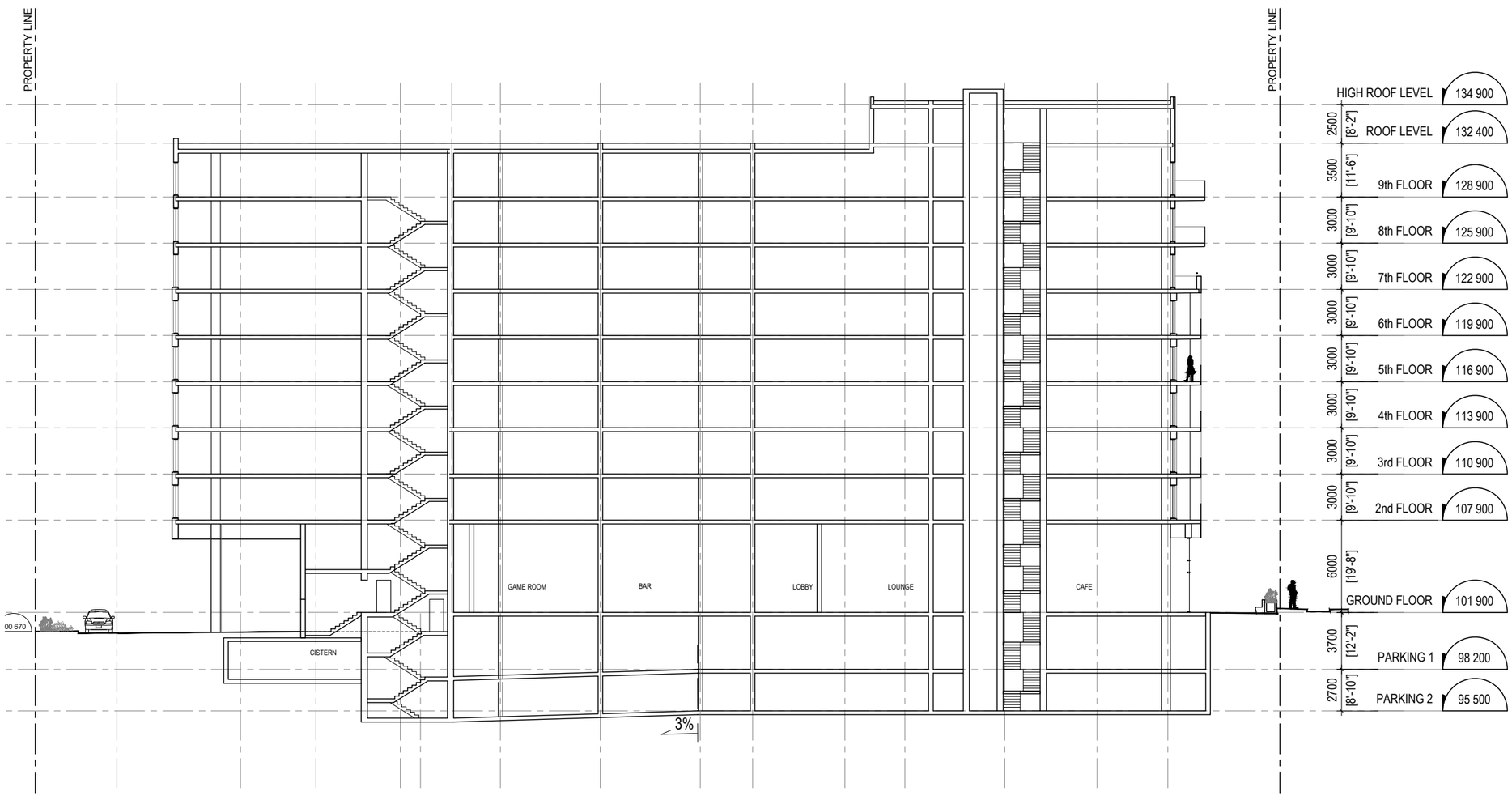

PROPERTY LINE
PROPERTY LINE
HIGH ROOF LEVEL
134 900
2500
[8'-2"]
ROOF LEVEL
132 400
3500
[11'-6"]
9th FLOOR
128 900
3000
[9'-10"]
8th FLOOR
125 900
3000
[9'-10"]
7th FLOOR
122 900
3000
[9'-10"]
6th FLOOR
119 900
3000
[9'-10"]
5th FLOOR
116 900
3000
[9'-10"]
4th FLOOR
113 900
3000
[9'-10"]
3rd FLOOR
110 900
3000
[9'-10"]
2nd FLOOR
107 900
3700
[12'-2"]
GROUND FLOOR
101 900
2700
[8'-10"]
PARKING 1
98 200
2700
[8'-10"]
PARKING 2
95 500
SIDE WALK
BIKE LANE
PUBLIC TRANSPORT
PUBLIC TRANSPORT
BIKE LANE
SIDE WALK
LOADING DOCKS
RESTAURANT TERRACE
PARTY ROOM
GYM
OFFICE
2.4%
3%
3%
2700
[8'-10"]
2700
[8'-10"]
0
5m
10m
20m

SECTION A-A



0 5m 10m 20m

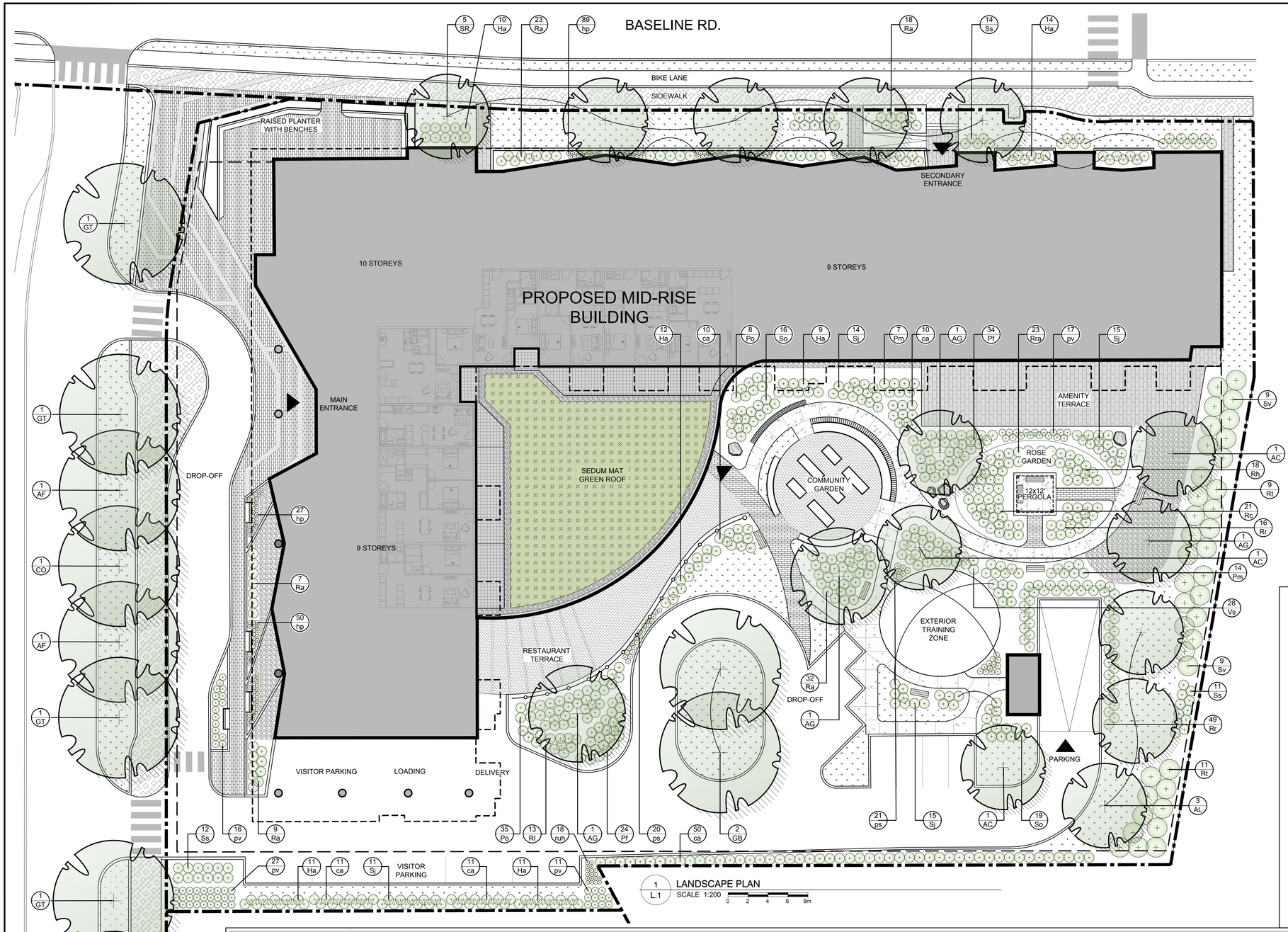
SECTION B-B



0 5m 10m 20m

SECTION C-C

Appendix G
Landscape Plan & Tree Conservation Report



1 L.1 LANDSCAPE PLAN
SCALE 1:200 0 2 4 6 8m

LEGAL DESCRIPTION:

xxxxx
CITY OF OTTAWA.

40 YEAR CANOPY CALCULATION:

- 8,211m² Site Limit of Work

- (11) Large Deciduous Trees Proposed (177m² ea.)
- (0) Medium Deciduous Trees Proposed (79m² ea.)
- (15) Small Deciduous Trees Proposed (16m²ea.)
- (0) Conifer Trees Proposed (20m²ea.)

= 2187m² canopy cover = 26.6% canopy cover

***Large deciduous tree calculated at 15m spread, Medium deciduous tree calculated at 10m spread, small deciduous tree calculated at 4.5m spread; Conifer tree calculated at 5m spread.**

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR OR OFFICIAL TO REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES ON THIS PLAN WITH ACTUAL SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AND AUTHORITIES PRIOR TO ANY EXCAVATION AND ASCERTAIN LOCATIONS OF UNDERGROUND SERVICES.
3. THE CONTRACTOR IS TO REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY.
4. THE CONTRACTOR IS TO COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
5. THE CONTRACTOR IS TO MAINTAIN A POSITIVE SURFACE RUN-OFF THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
6. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS.
7. THE CONTRACTOR IS TO IDENTIFY ALL EXISTING TREES TO REMAIN ON SITE WITH THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR IS TO STAKE THE PROPOSED LOCATION OF ALL PLANT MATERIAL IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION.
9. MINIMUM DISTANCES FOR SELECTED DECIDUOUS TREES ARE AS FOLLOWS:
   - 9.1. BUILDING FOUNDATIONS - 7.5M
   - 9.2. SIDEWALKS - 1.5M
   - 9.3. PUBLIC STREETS - 2.5M
   - 9.4. UNDERGROUND INFRASTRUCTURE - 2.0M
10. ALL TREES WITHIN 1M OF UNDERGROUND UTILITY TRENCHES ARE TO BE EXCAVATED BY HAND.
11. REMOVE ALL PROTECTIVE WRAPPING FROM TREE TRUNKS AFTER INSTALLATION.
12. STAKING OF TREES SHALL ONLY BE PERFORMED IF NECESSARY.
13. ENSURE THAT MULCH IS PULLED BACK A MINIMUM DISTANCE OF 75MM FROM BASE OF TREE TRUNK.

PROPOSED PLANT LIST (QTY SP)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
DECIDUOUS TREES						
AC	3	Amelanchier canadensis	Shadblow Serviceberry	50mm cal.	B&B	
AL	3	*Amelanchier laevis* 'Spring Flurry'	Spring Flurry Serviceberry	50mm cal.	B&B	
AF	2	*Acer x freemanii*	Freeman's Maple	50mm cal.	B&B	
AG	4	*Acer ginnala*	Amur Maple	50mm cal.	B&B	
CO	2	*Celtis occidentalis*	Hackberry	50mm cal.	B&B	
GB	2	*Ginkgo biloba*	Maidenhair Tree	50mm cal.	B&B	
GT	4	*Gleditsia triacanthos var. inermis* 'Shademaster'	Shademaster Honeylocust	50mm cal.	B&B	
TA	1	*Tilia americana*	Basswood	50mm cal.	B&B	
SR	5	*Syringa reticulata*	Japanese Tree Lilac	50mm cal.	B&B	

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
SHRUBS						
Ha	67	*Hydrangea arborescens* 'Annabelle'	Annabelle Hydrangea	3 gal. pot	Potted	Space 1000mm o.c.
Pf	58	*Potentilla fruticosa*	Shrubby cinquefoil	300 mm ht.	Potted	Space 800mm o.c.
Pm	21	*Pinus mugo* 'Pumilio'	Dwarf Mugo Pine	600mm spr.	Potted	Space 800mm o.c.
Po	43	*Physocarpus opulifolius*	Common Ninebark	600 mm ht.	Potted	Space 1000mm o.c.
Ra	89	*Rhus aromatica* 'Gro-Low'	Grow-Low Fragrant Sumac	500mm ht.	Potted	Space 1000mm o.c.
Rc	21	*Rosa 'Champlain'*	Champlain Rose	800mm ht.	Potted	Space 1000mm o.c.
Rh	18	*Rosa rugosa* 'Hansa'	Hansa Rugosa Rose	800mm ht.	Potted	Space 1000mm o.c.
Ri	13	*Ribes alpinum*	Alpine Currant	600mm ht.	Potted	Space 1000mm o.c.
Rr	65	*Rosa rugosa*	Rugosa Rose	800mm ht.	Potted	Space 1000mm o.c.
Rra	23	*Rosa rugosa* 'Alba'	White Rugosa Rose	800mm ht.	Potted	Space 1000mm o.c.
Sj	55	Spiraea japonica 'Little Princess'	Little Princess Spirea	600mm ht.	Potted	Space 1000mm o.c.
So	35	*Symphoricarpos orbiculatus*	Coralberry	600 mm ht.	Potted	Space 1000mm o.c.
Ss	37	*Sorbaria sorbifolia* 'Sem'	Sem False Spirea	600 mm ht.	Potted	Space 1000mm o.c.
Sv	18	*Syringa vulgaris*	Common Purple Lilac	1200mm ht.	Potted	Space 1500mm o.c.
Vs	28	*Viburnum sargentii* 'Onondaga'	Onondaga Viburnum	600mm ht.	Potted	Space 1000mm o.c.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
PERENNIALS/ GRASSES						
ca	95	*Calamagrostis x acutiflora* 'Overdam'	Feather reed-grass 'Overdam'	250mm pot	Potted	Space 800mm o.c.
hp	166	Hemerocallis 'Pandora's Box'	Pandora's Box Daylily	250mm pot	Potted	Space 400mm o.c.
ps	41	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	100mm pot	Potted	Space 500mm o.c.
pv	54	*Panicum virgatum* 'Prairie Fire'	Prairie Fire Red Switch Grass	100mm pot	Potted	Space 700mm o.c.
ruh	18	*Rudbeckia hirta*	Black-Eyed Susan	150mm pot	Potted	Space 400mm o.c.

CLIENT

505 Preston Street, 2nd Floor Ottawa, ON K1S 4N7

CLARIDGE HOMES

CONSULTANTS

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Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LEGEND

- CONCRETE SIDEWALK
- PROPOSED CONCRETE WALKWAY
- PROPOSED PRECAST CONCRETE PAVER TYPE 1
- PROPOSED PRECAST CONCRETE PAVER TYPE 2
- PROPOSED PRECAST CONCRETE PAVER TYPE 3
- PROPOSED PRECAST CONCRETE PAVER TYPE 4
- PROPOSED RUBBER TILES
- PRIVATE TERRACE
- PROPOSED PEASTONE
- PROPOSED SOD
- PROPOSED SEDUM MAT GREEN ROOF
- PROPOSED TREE
- PROPOSED SHRUBS / PERENNIALS
- PROPOSED BOULDERS
- PROPOSED BENCH
- PROPOSED PICKLEBALL FENCE
- PROPOSED 1.5m Ht. ORNAMENTAL METAL FENCE
- PROPERTY LINE
- BUILDING OVERHANG
- LIMIT OF PARKING GARAGE BELOW

No.	Issue	Date MM/DD/YY	DR	CK
2	ISSUED FOR SITE PLAN APPROVAL	09/25/2026	WF	JL
1	ISSUED FOR DISCUSSION AND REVIEW	08/14/2026	WF	JL

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 **Fax. I(866) 343-3942**

PROJECT

1366 BASELINE ROAD

DRAWING

LANDSCAPE PLAN

STAMP

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
JAMES B. LENNOX
MEMBER

SCALE: AS SHOWN

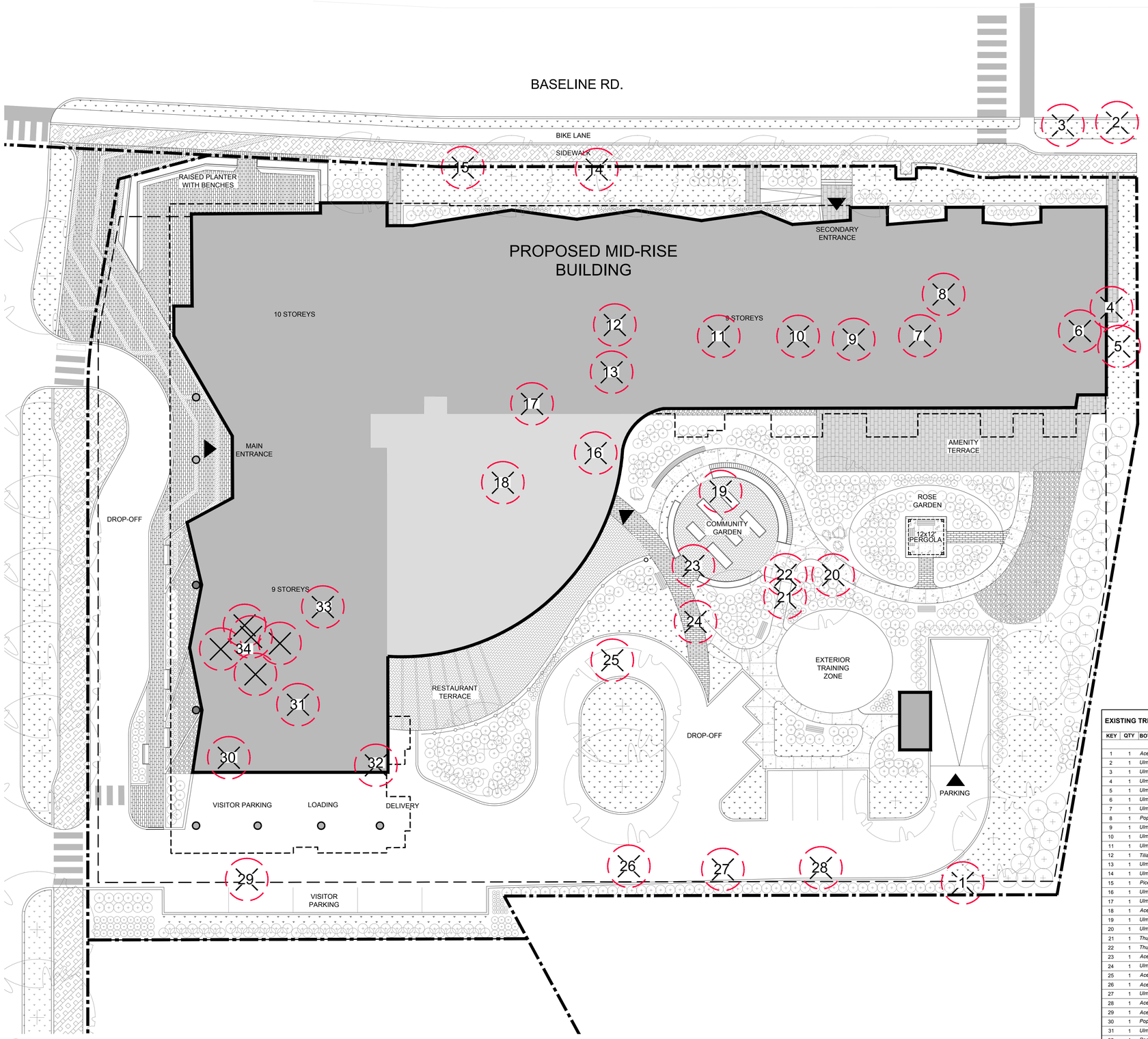
START DATE: AUGUST, 2026

PROJECT NO.: 26XXX26XX

PROJECT NORTH

DRAWING NO.: L.1

PLOT SIZE ARCH-D



1 TCR TREE CONSERVATION REPORT
SCALE 1:200

EXISTING TREE LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	ACTION	OWNERSHIP
1	1	*Acer saccharinum*	Silver Maple	8x300-450mm DBH.	GOOD	To be removed	1366 Baseline
2	1	*Ulmus pumila*	Siberian Elm	110mm DBH.	GOOD	To be removed	City of Ottawa
3	1	*Ulmus pumila*	Siberian Elm	190,210mm DBH.	GOOD	To be removed	City of Ottawa
4	1	*Ulmus pumila*	Siberian Elm	210,290mm DBH.	GOOD	To be removed	1366 Baseline
5	1	*Ulmus pumila*	Siberian Elm	290mm DBH.	GOOD	To be removed	1366 Baseline
6	1	*Ulmus pumila*	Siberian Elm	310mm DBH.	GOOD	To be removed	1366 Baseline
7	1	*Ulmus pumila*	Siberian Elm	230,370mm DBH.	GOOD	To be removed	1366 Baseline
8	1	*Populus deltoides*	Eastern Cottonwood	210,220mm DBH.	GOOD	To be removed	1366 Baseline
9	1	*Ulmus pumila*	Siberian Elm	290mm DBH.	GOOD	To be removed	1366 Baseline
10	1	*Ulmus pumila*	Siberian Elm	200mm DBH.	GOOD	To be removed	1366 Baseline
11	1	*Ulmus pumila*	Siberian Elm	220mm DBH.	GOOD	To be removed	1366 Baseline
12	1	*Tilia cordata*	Littleleaf Linden	3x130-1600mm DBH.	FAIR	To be removed	1366 Baseline
13	1	*Ulmus pumila*	Siberian Elm	180mm DBH.	GOOD	To be removed	1366 Baseline
14	1	*Ulmus pumila*	Siberian Elm	4x400-700mm DBH.	FAIR	To be removed	City of Ottawa
15	1	*Picea pungens*	Colorado Spruce	290mm DBH.	FAIR	To be removed	City of Ottawa
16	1	*Ulmus pumila*	Siberian Elm	140mm DBH.	GOOD	To be removed	1366 Baseline
17	1	*Ulmus pumila*	Siberian Elm	340mm DBH.	GOOD	To be removed	1366 Baseline
18	1	*Acer negundo*	Manitoba Maple	360mm DBH.	GOOD	To be removed	1366 Baseline
19	1	*Ulmus pumila*	Siberian Elm	330mm DBH.	GOOD	To be removed	1366 Baseline
20	1	*Ulmus pumila*	Siberian Elm	210mm DBH.	GOOD	To be removed	1366 Baseline
21	1	*Thuja occidentalis*	Eastern White Cedar	280mm DBH.	FAIR	To be removed	1366 Baseline
22	1	*Thuja occidentalis*	Eastern White Cedar	370mm DBH.	DEAD	To be removed	1366 Baseline
23	1	*Acer negundo*	Manitoba Maple	3x200-310mm DBH.	GOOD	To be removed	1366 Baseline
24	1	*Ulmus pumila*	Siberian Elm	140mm DBH.	GOOD	To be removed	1366 Baseline
25	1	*Acer negundo*	Manitoba Maple	360mm DBH.	GOOD	To be removed	1366 Baseline
26	1	*Acer saccharinum*	Silver Maple	4x400-450mm DBH.	GOOD	To be removed	1366 Baseline
27	1	*Ulmus pumila*	Siberian Elm	3x100-150mm DBH.	GOOD	To be removed	1366 Baseline
28	1	*Acer negundo*	Manitoba Maple	3x100-250mm DBH.	POOR	To be removed	1366 Baseline
29	1	*Acer saccharinum*	Silver Maple	3x250-280mm DBH.	FAIR	To be removed	1366 Baseline
30	1	*Populus deltoides*	Eastern Cottonwood	360mm DBH.	GOOD	To be removed	1366 Baseline
31	1	*Ulmus pumila*	Siberian Elm	430mm DBH.	GOOD	To be removed	1366 Baseline
32	1	*Populus deltoides*	Eastern Cottonwood	360mm DBH.	GOOD	To be removed	1366 Baseline
33	1	*Ulmus pumila*	Siberian Elm	290,310mm DBH.	GOOD	To be removed	1366 Baseline
34	5	*Ulmus pumila*	Siberian Elm	150-350mm DBH.	GOOD	To be removed	1366 Baseline

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Facsimile (613) 254-5867
Website www.novatech-eng.com

LEGEND

(#) EXISTING TREE TO BE REMOVED

No.	Issue	Date MM/DD/YY	DR	CK
2	ISSUED FOR SITE PLAN APPROVAL	09/25/2026	WF	JL
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JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 **Fax. 1(866) 343-3942**

PROJECT

1366 BASELINE ROAD

DRAWING

TREE CONSERVATION REPORT

STAMP

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
JAMES B. LENNOX
MEMBER

SCALE

AS SHOWN

START DATE

AUGUST, 2026

PROJECT NO.

26XXX26XX

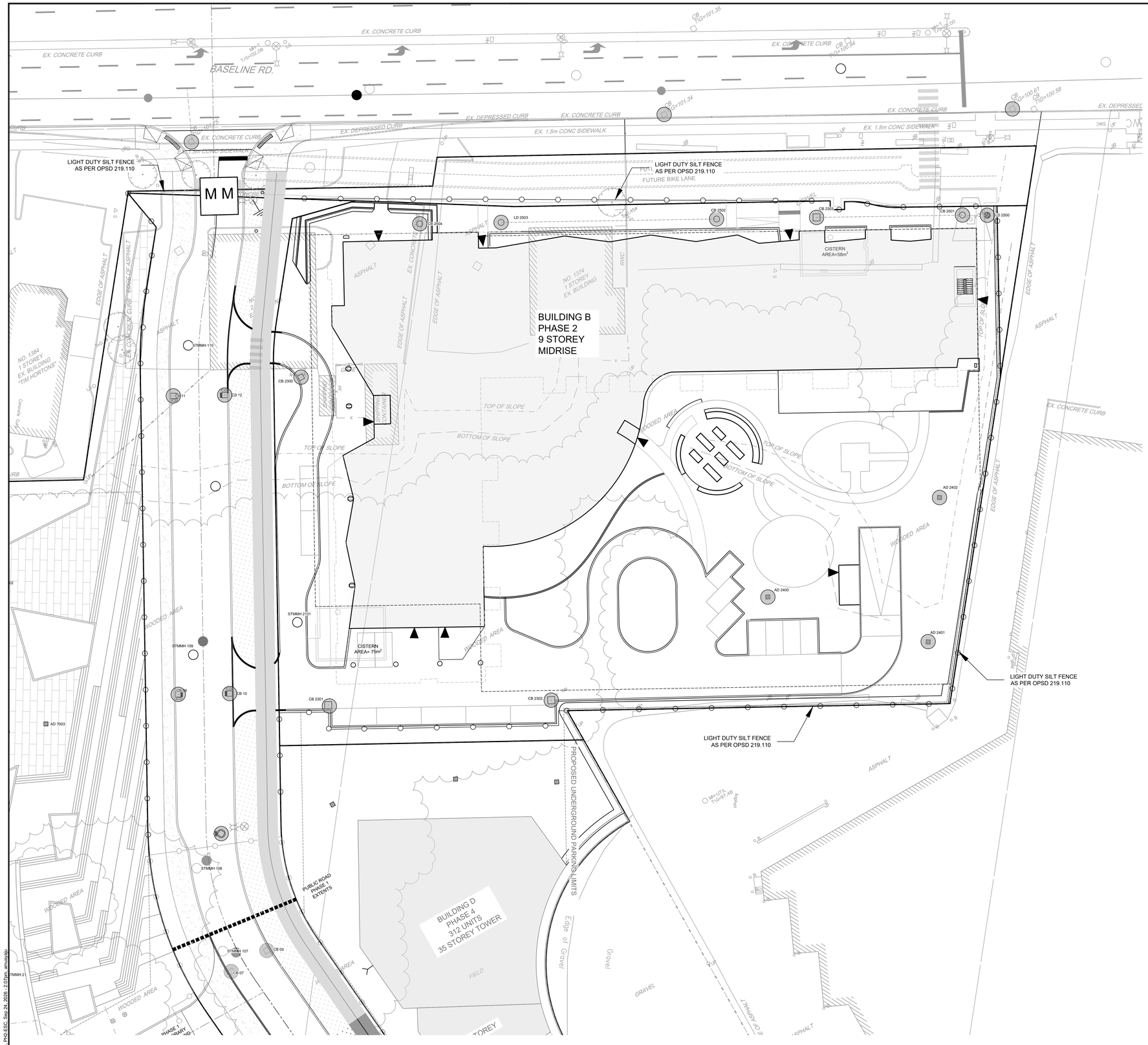
PROJECT NORTH

DRAWING NO.

L.1

PLOT SIZE ARCH-D

Appendix H
Civil Plans



LEGEND

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB (DC)
- PROPOSED FLUSH CURB (FC)
- PROPOSED RETAINING WALL C/W GUARD RAIL
- PROPOSED WALKWAY
- TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SC7.3
- PROPOSED STORM MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED LANDSCAPE DRAIN
- PROPOSED AREA DRAIN
- PROPOSED TRENCH DRAIN
- PROPOSED FILTER BAGS AT CATCHBASINS, CATCHBASIN MANHOLES AND TRENCHDRAINS
- PROPOSED MUD MAT (M M)
- LIGHT DUTY SILT FENCE (OPSD 219.110)
- PROPOSED BUILDING ENTRANCE
- BOREHOLE LOCATION (REFER TO GEOTECH REPORT)
- *EXISTING STORM MANHOLE (STM MH)*
- *EXISTING CATCHBASIN (CB 1)*
- *EXISTING LIGHT STANDARD (LS)*
- *EXISTING FENCE (X)*
- *EXISTING LIGHT DUTY SILT FENCE*

EROSION AND SEDIMENT CONTROL NOTES:

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.

1) THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.

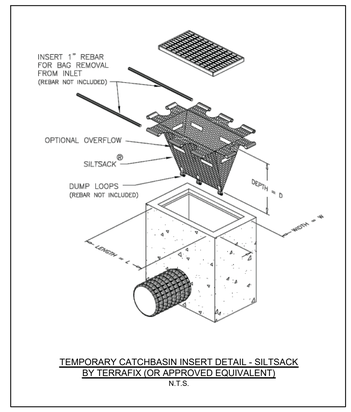
2) THE CONTRACTOR SHALL PLACE FILTER BAGS UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.

3) SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.

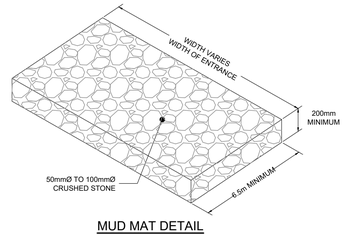
4) THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

5) PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.

6) EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.



TEMPORARY CATCHBASIN INSERT DETAIL - SILTSACK
BY TERRAFIX (OR APPROVED EQUIVALENT)
N.T.S.



MUD MAT DETAIL
NOT TO SCALE

REFER TO121009-PH1-NDGPFOR ADDITIONAL NOTES & DETAILS

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

CLARIDGE HOMES

CLARIDGE HOMES
505 PRESTON STREET,
2ND FLOOR
OTTAWA , ONTARIO
K1S 4N7

CLARIDGE HOMES

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY

No.	REVISION	DATE	BY
1.	ISSUED FOR SPA	SEP 25/2026	GJM

SCALE
1:250
1:250
0 2 4 6 8 10

DESIGN	CJF/AM
CHECKED	NSW
DRAWN	AM
CHECKED	NSW/CJF
APPROVED	GJM

LICENSED PROFESSIONAL ENGINEER
G.J. MacDONALD
Sept. 25, 2026
PROVINCE OF ONTARIO

NOVATECH
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Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
1500 MERIVALE
1500 MERIVALE, CITY OF OTTAWA

DRAWING NAME
EROSION AND SEDIMENT CONTROL (PHASE2)

PROJECT No. 121009
REV REV#1
DRAWING No. 121009-PH2-ESC

M:\2021\121009\CAD\Design\121009-ESC1.dwg, PH2-ESC, Sep 24, 2026 - 2:07pm, mmsayag
PLAMBT-25X0 - 1089mmx597mm

GENERAL NOTES:

1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4. BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR $2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
5. RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
6. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
7. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
8. ALL ELEVATIONS ARE GEODETIC. THE SITE BENCHMARKS ARE THE FIRE HYDRANT TOP OF SPINDLE . BM NO.1 IS LOCATED APPROXIMATELY 105m FROM MERIVALE RD AND CLYDE AVE INTERSECTION, LOCATED ON THE EAST SIDE OF CLYDE AVE. BM NO.2 IS LOCATED AT THE EAST SIDE OF CLYDE AVE AND APPROXIMATELY 155m FROM BASELINE ROAD AND CLYDE AVE INTERSECTION.(BM NO. 1 ELEV = 95.96, BM NO. 2 ELEV = 96.25). REFER TO ANNIS, O'SULLIVAN, VOLLEBEKK LTD. TOPOGRAPHICAL PLAN OF SURVEY PART OF LOTS 18 AND 19, 20 AND 21 REGISTERED PLAN 30 CITY OF OTTAWA.
9. REFER TO GEOTECHNICAL INVESTIGATION REPORT PATERSON GROUP, REPORT PG5561-1, DATED FEBRUARY 23, 2021 FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
10. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
11. REFER TO THE STORMWATER MANAGEMENT REPORT R-2026-078, DATED SEPTEMBER 25, 2026 PREPARED BY NOVATECH.
12. SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10 AND R25).
13. PROVIDE LINE/PARKING PAINTING.
14. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, T/WM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
15. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.

SEWER NOTES:

1. SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
2. SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
SANITARY/STORM/CATCHBASIN MANHOLE (1200Ø)	701.010	OPSD
STORM MANHOLE (1500Ø)	701.011	OPSD
STORM MANHOLE (1800Ø)	701.012	OPSD
CATCHBASIN (600x600)	705.010	OPSD
DOUBLE CATCH BASIN (600 X 1450)	705.020	OPSD
CATCHBASIN FRAME AND COVER	400.020	OPSD
STORM/SANITARY MH FRAME	S25	CITY OF OTTAWA
SANITARY COVER	S24	CITY OF OTTAWA
STORM COVER (CLOSED)	S24.1	CITY OF OTTAWA
STORM COVER (OPEN)	S28.1	CITY OF OTTAWA
SEWER TRENCH	S6 &S7	CITY OF OTTAWA
STORM SEWER < 450mmØ	PVC DR 35(UNLESS SPECIFIED OTHERWISE)	
STORM SEWER >= 450mmØ	CONC 65D (UNLESS SPECIFIED OTHERWISE)	
SANITARY SEWER	PVC DR 35	CITY OF OTTAWA
CATCHBASIN LEAD	PVC DR 35	
CATCHBASIN COVER	S19	CITY OF OTTAWA
ROAD SUBDRAIN (CONTINUOUS)	R1	CITY OF OTTAWA
WATERTIGHT FRAME & COVER	401.030	OPSD

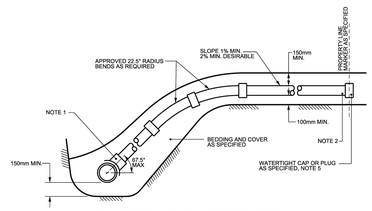
2. INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 2.0m COVER WITH 50mmX1200mm HI-40 INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION (REFER TO DETAIL)
3. SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0% (2.0% PREFERRED)
4. ALL STORM AND SANITARY LATERALS SHALL BE EQUIPED WITH BACKFLOW PREVENTION DEVICES AS PER THE CITY OF OTTAWA STANDARD DETAILS S14 AND S14,1 OR S14.2.
5. A MINIMUM OF 150 mm OF OPSS GRANULAR A SHOULD BE PLACED FOR BEDDING FOR SEWER OR WATER PIPES WHEN PLACED ON SOIL SUBGRADE. IF THE BEDDING IS PLACED ON BEDROCK, THE THICKNESS OF THE BEDDING SHOULD BE INCREASED TO 300 mm FOR SEWER PIPES. THE BEDDING SHOULD EXTEND TO THE SPRING LINE OF THE PIPE. COVER MATERIAL, FROM THE SPRING LINE TO A MINIMUM OF 300 mm ABOVE THE OBVERT OF THE PIPE SHOULD CONSIST OF OPSS GRANULAR A (CONCRETE OR PSM PVC PIPES) OR SAND (CONCRETE PIPE). THE BEDDING AND COVER MATERIALS SHOULD BE PLACED IN MAXIMUM 225 mm THICK LIFTS AND COMPACTED TO 95% OF THE SPMDD. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
6. WHERE HARD SURFACE AREAS ARE CONSIDERED ABOVE THE TRENCH BACKFILL, THE TRENCH BACKFILL MATERIAL WITHIN THE FROST ZONE (ABOUT 1.8 m BELOW FINISHED GRADE) SHOULD MATCH THE SOILS EXPOSED AT THE TRENCH WALLS TO REDUCE THE POTENTIAL DIFFERENTIAL FROST HEAVING. THE TRENCH BACKFILL SHOULD BE PLACED IN MAXIMUM 300 mm THICK LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE SPMDD.
7. FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX: POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
8. ALL STORM MANHOLES MANHOLES WITH PIPE SIZES LESS THAN 900mm ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED. ALL STORM MANHOLES WITH PIPE SIZES 900mm AND LARGER ARE TO BE BENCHED.
9. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS 200mm OR GREATER IN DIAMETER PRIOR TO BASE COURSE ASPHALT TO ENSURE THAT THEY ARE CLEAN AND OPERATIONAL. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES AND RE CCTV PRIOR TO ACCEPTANCE. OBTAIN APPROVAL FROM THE CITY'S SEWER OPERATIONS. PROVIDE THE CCTV INSPECTION AND REPORT TO THE ENGINEER FOR REVIEW AND APPROVAL.
10. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL APPLICABLE SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS AND ANY ALIGNMENT CHANGES, ETC.
11. THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 410.07.16, 410.07.18.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
12. ALL CATCHBASINS AND CATCHBASIN MANHOLES TO BE PROVIDED WITH MINIMUM 3 METER LONG PERFORATED SUBDRAINS EXTENDING IN TWO DIRECTIONS AT THE SUBGRADE LEVEL. SUBDRAIN IS TO BE PROVIDED AT THE TRANSITIONS BETWEEN DIFFERENT PAVEMENT COMPOSITIONS. THE SUBGRADE SURFACE SHOULD BE SHAPED TO PROMOTE WATER FLOW TO THE DRAINAGE LINES.
11. ALL WORKS SHALL BE PERFORMED AS APPLICABLE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SPECIFICATIONS, AND IN PARTICULAR O.P.S.S. 407 AND 410.

WATERMAIN NOTES:

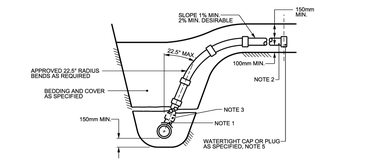
1. SUPPLY AND CONSTRUCT ALL WATERMAIN AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
2. SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
THERMAL INSULATION BY OPEN STRUCTURES	W23	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER	W25	CITY OF OTTAWA
WATERMAIN CROSSING ABOVE SEWER	W25.2	CITY OF OTTAWA
HYDRANT	WSD-24	CITY OF OTTAWA
VALVE AND VALVE BOX	WSD-19	CITY OF OTTAWA
WATERMAIN	PVC DR 18	

3. SUPPLY AND CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARD AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMAINS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.
3. WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. ANY WATERMAIN WITH LESS THAN 2.4m COVER TO BE INSULATED PER THE SEWER AND WATERMAIN NOTES AND DETAIL.
4. PROVIDE MINIMUM CLEARANCE, BETWEEN OUTSIDE OF PIPES, AT ALL CROSSINGS AS PER CITY DETAILS W25 AND W25.2. WATERMAIN MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.25m OVER AND 0.50m UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
5. WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.
6. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS CITY OF OTTAWA STANDARD DETAILS WSD-39, 40, 41, 42, 43 AND 44.
8. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.



CONNECTION WITHOUT VERTICAL RISER

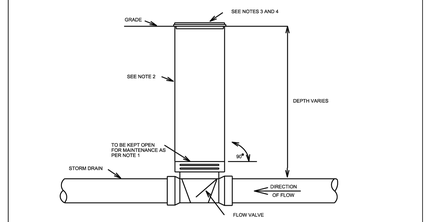


VERTICAL RISER

NOTES:
1. ALL DIAMETERS OF SERVICE CONNECTIONS THAT HAVE NOMINAL DIAMETERS NO GREATER THAN 50% OF THE NOMINAL DIAMETER OF THE SEWER SHALL BE MADE USING A BELL END INSERT AS PER S11.2 OR AN APPROVED RUBBER GASKETED INSERT, INSTALLED ABOVE THE SPRING LINE.
2. SANITARY SERVICES TO BE 135mm AND STORM SERVICES TO BE 100mm FOR NEW RESIDENCES UNLESS SPECIFIED OTHERWISE. SERVICE PIPE AND RADIUS BENDS TO BE APPROVED CSA B182.2, SDR28 PRODUCTS UNLESS SPECIFIED OTHERWISE.
3. APPROVED CONTROLLED SETTLEMENT JOINTS OPTIONAL FOR SERVICE CONNECTIONS TO MAIN SEWERS UP TO 5m DEEP. WHERE APPROVED, CONNECTIONS TO SEWERS OVER 5m DEEP REQUIRE APPROVED CONTROLLED SETTLEMENT JOINTS.
4. VERTICAL RISER SHALL BE SAME AS SERVICE PIPE UNLESS OTHERWISE SPECIFIED.
5. CAP OR PLUG AT THE PROPERTY LINE SHALL BE ADEQUATELY BRACED TO WITHSTAND TESTING PRESSURE.
6. FOR NEW CONSTRUCTION, INSERTS MUST BE INSTALLED ON THE MAIN PIPE BEFORE THAT PIPE IS LAID. FOR SERVICES/BRANCHES 375mm DIA. OR LESS, APPROVED "CORED TEES" MAY BE USED.
7. APPROVED CUT-IN TOOL MUST BE USED FOR FIELD MADE CONNECTIONS.
8. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.

N.T.S.

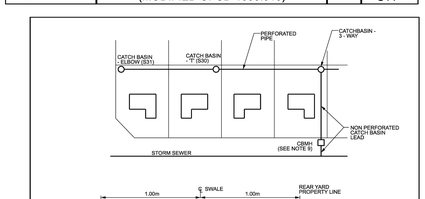
Ottawa	SEWER SERVICE CONNECTIONS FOR RIGID MAIN SEWER PIPE (MODIFIED OPSD-1006.010)	DATE:	MARCH 2006
		REV. DATE:	MARCH 2014
		DWG. No.:	S11



NOTES:
1. BACKWATER VALVE SHALL BE OF A TYPE THAT DOESN'T USE COVER TO SECURE FLAP IN PLACE. REMOVE BACKWATER VALVE COVER TO ENABLE VALVE MAINTENANCE AND ACCESS.
2. TO PREVENT AD-FREEZING DAMAGE, STANDPIPE SHALL BE ONE PIECE, NO MECHANICAL JOINTS, AND WRAPPED IN POLY OR OTHER SUITABLE MATERIAL. CONNECTION OF STANDPIPE TO BASE SHALL BE SOLVENT CEMENTED WITH A CEMENT MEETING APPROPRIATE CSA STANDARDS.
3. FOR STANDPIPES LOCATED IN GRASSED AREAS, COVERS SHALL BE WATERTIGHT AND REMOVABLE TO PREVENT INFILTRATION AND ALLOW ACCESS. TO SHALL BE FLUSH WITH OR SLIGHTLY ABOVE SURFACE DEPENDING ON PROPERTY OWNERS PREFERENCE.
4. FOR STANDPIPES LOCATED IN PAVED AREAS USE A SUITABLE COVER.
5. SEE MS 22.15 FOR APPROVED PRODUCTS.

N.T.S.

Ottawa	TYPICAL DEPRESSED DRIVEWAY BACKWATER VALVE AND STANDPIPE DETAIL	DATE:	MAY 2001
		REV. DATE:	MARCH 2016
		DWG. No.:	S18



NOTES:
1. SIDE SLOPE OF SWALE - MIN. 1.5%, MAX. 3:1.
2. LONGITUDINAL SLOPE OF SWALE WITHOUT PERFORATED PIPE 1.5% MIN.
3. LONGITUDINAL SLOPE OF SWALE WITH PERFORATED PIPE 0.5% MIN. WITH 1% OR GREATER PREFERRED.
4. UNDER DRIVEWAYS NON PERFORATED PIPE TO BE USED WITH 75mm BEDDING AND BACKFILLED WITH APPROVED NATIVE MATERIAL.
5. CB "T" TO BE SPACED ABOUT EVERY 20 TO 25m AND LOCATED 1m OFF REAR YARD AND SIDE YARD PROPERTY LINES.
6. CB ELBOW TO BE AT UPPER ENDS OF PERFORATED PIPE AND LOCATED 1m OFF REAR YARD AND SIDE YARD PROPERTY LINES.
7. GEOTEXTILE SHALL BE APPROVED NON-WOVEN CLASS 1 OR AS SPECIFIED.
8. MAXIMUM REAR YARD WATER DEPTH IS 300mm.
9. A STANDARD CATCHBASIN NO DEEPER THAN 2.4m OR A CATCHBASIN MAINTENANCE HOLE, STANDARD FRAMES C/W PERFORATED OR SOLID COVER AS SPECIFIED, STANDARD 705.9 AS SPECIFIED.

N.T.S.

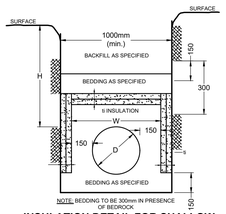
Ottawa	PERFORATED PIPE INSTALLATION FOR REAR YARD AND LANDSCAPING APPLICATIONS	DATE:	MARCH 2007
		REV. DATE:	MARCH 2019
		DWG. No.:	S29

SEWER & WATERMAIN INSULATION NOTES:

1. INSULATE ALL SEWER PIPES THAT HAVE LESS THAN 2.0m COVER AND ALL WATERMAIN WITH LESS THAN 2.4m OF COVER WITH EXPANDED POLYSTYRENE INSULATION AS PER OPSD 1109.030.
2. THE THICKNESS OF INSULATION SHALL BE THE EQUIVALENT OF 25mm FOR EVERY 300mm REDUCTION IN THE REQUIRED DEPTH OF COVER WITH 50mm MINIMUM (SEE TABLE)

T = THICKNESS OF INSULATION (mm)
W = WIDTH OF INSULATION (mm)
W = D + 300 (1000 min.)
D = O.D OF PIPE (mm)

COVER SEWER / WATER	INSULATION THICKNESS (mm)
2000-1700 / 2400-2100	50
1700-1400 / 2100-1800	75
1400-1100 / 1800-1500	100



INSULATION DETAIL FOR SHALLOW SEWERS & WATERMAIN
N.T.S

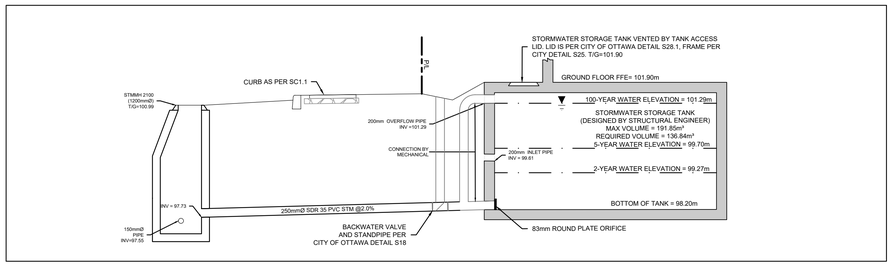
AREA DRAIN TABLE (PHASE 2)		
AD No.	T/G ELEVATION	INVERT
2400	101.20	REFER TO MECHANICAL FOR CONNECTION DETAILS
2401	101.44	REFER TO MECHANICAL FOR CONNECTION DETAILS
2402	101.34	REFER TO MECHANICAL FOR CONNECTION DETAILS

STM MANHOLE TABLE (PHASE 2)			
MANHOLE ID	SIZE (mm)	T/G ELEV (m)	INVERT (m)
2100	1200mmØ	100.99	SW=97.55 NE=97.55 SE=97.73
2101	1200mmØ	100.47	NW=98.63 NE=98.57

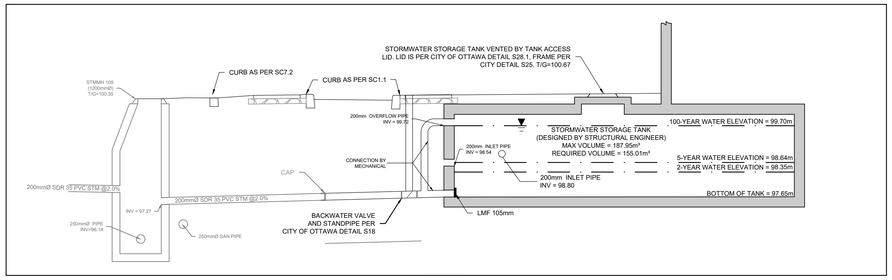
CATCHBASIN TABLE (PHASE 2)			
CB ID	SIZE (mm)	T/G ELEV (m)	INVERT (m)
2300	610X610	101.54	SE=99.54
2301	610X610	100.07	NW=98.87 NE=98.93
2302	610X610	100.39	SW=99.28
2303	610X610	101.00	SW=100.10 SE=99.63 NE=99.69

SAN MANHOLE TABLE (PHASE 2)			
MANHOLE ID	SIZE (mm)	T/G ELEV (m)	INVERT (m)
2200	1200mmØ	101.91	SE=95.50 NE=95.01 SW=95.01

LANDSCAPE DRAIN TABLE (PHASE 2)			
LD ID	SIZE (mm)	T/G ELEV (m)	INVERT (m)
2500	???X???	100.71	SW=99.84
2501	610X610	100.64	SW=99.80 NE=99.80
2502	610X610	101.18	NE=100.25 SW=100.25
2503	???X???	101.67	SW=100.41 NE=100.41
2504	610X610	101.65	NE=100.47



BASELINE ROAD
PHASE 2 CISTERN
N.T.S



STREET 1
PHASE 2 CISTERN
N.T.S

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

CLARIDGE HOMES

CLARIDGE HOMES
505 PRESTON STREET,
2ND FLOOR
OTTAWA , ONTARIO
K1S 4N7

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
1.	ISSUED FOR SPA	SEP 25/2026	GJM

SCALE: AS SHOWN

DESIGN: CJF/AM
CHECKED: NSW
DRAWN: AM
CHECKED: NSW/CJF
APPROVED: GJM

LICENSED PROFESSIONAL ENGINEER G.J. MacDONALD Sept. 25, 2026 PROVINCE OF ONTARIO

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
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Website www.novatech-eng.com

LOCATION
1500 MERIVALE
1500 MERIVALE, CITY OF OTTAWA

DRAWING NAME
NOTES AND DETAILS GENERAL SERVICING (PHASE 2)

PROJECT No. 121009
REV REV#1
DRAWING No. 121009-PH2-NDGP

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PLANP1_2002 - 1000mm/370mm

GENERAL NOTES:

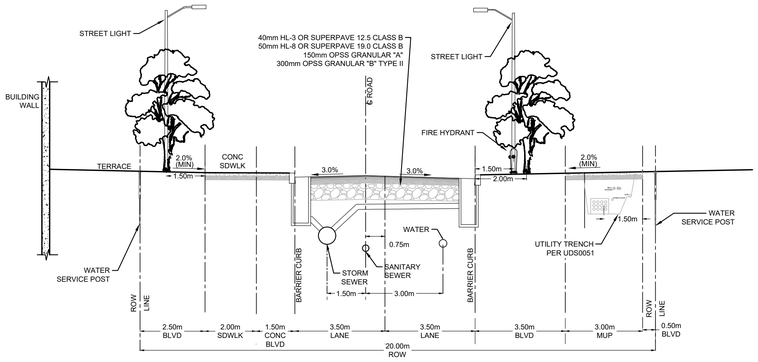
1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4. BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR $2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
5. RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
6. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
7. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
8. ALL ELEVATIONS ARE GEODETIC. THE SITE BENCHMARKS ARE THE FIRE HYDRANT TOP OF SPINDLE . BM NO.1 IS LOCATED APPROXIMATELY 105m FROM MERIVALE RD AND CLYDE AVE INTERSECTION, LOCATED ON THE EAST SIDE OF CLYDE AVE. BM NO.2 IS LOCATED AT THE EAST SIDE OF CLYDE AVE AND APPROXIMATELY 155m FROM BASELINE ROAD AND CLYDE AVE INTERSECTION.(BM NO. 1 ELEV = 95.96, BM NO. 2 ELEV = 96.25). REFER TO ANNIS, O'SULLIVAN, VOLLEBEKK LTD. TOPOGRAPHICAL PLAN OF SURVEY PART OF LOTS 18 AND 19, 20 AND 21 REGISTERED PLAN 30 CITY OF OTTAWA.
9. REFER TO GEOTECHNICAL INVESTIGATION REPORT PATERSON GROUP, REPORT PG5561-1, DATED FEBRUARY 23, 2021 FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
10. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
11. REFER TO THE STORMWATER MANAGEMENT REPORT R-2026-078, DATED SEPTEMBER 25, 2026 PREPARED BY NOVATECH.
12. SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10 AND R25).
13. PROVIDE LINE/PARKING PAINTING.
14. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, T/WM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
15. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.

GRADING NOTES:

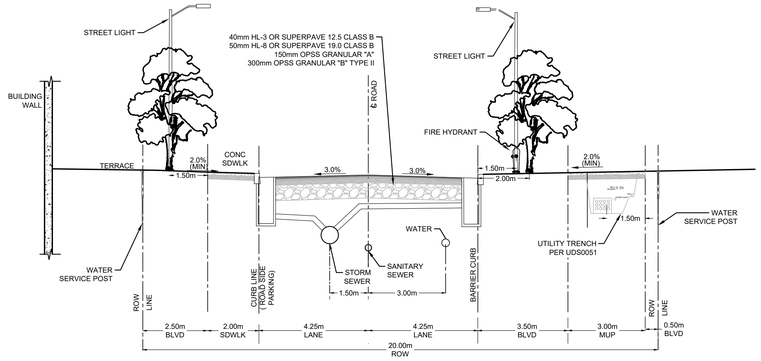
1. ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED BUILDING AND PAVED AREAS.
2. EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER . IF SOFT SPOTS DEVELOP IN THE SUBGRADE DURING COMPACTION OR DUE TO CONSTRUCTION TRAFFIC, THE AFFECTED AREAS SHOULD BE EXCAVATED AND REPLACED WITH OPSS GRANULAR B TYPE II MATERIAL. THE PAVEMENT GRANULAR BASE AND SUBBASE SHOULD BE PLACED IN MAXIMUM 300 mm THICK LIFTS AND COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S SPMDD USING SUITABLE VIBRATORY EQUIPMENT.
3. NON-SPECIFIED EXISTING FILL, ALONG WITH SITE-EXCAVATED SOIL, CAN BE USED AS GENERAL LANDSCAPING FILL WHERE SETTLEMENT OF THE GROUND SURFACE IS OF MINOR CONCERN. THIS MATERIAL SHOULD BE SPREAD IN THIN LIFTS AND AT LEAST COMPACTED BY THE TRACKS OF THE SPREADING EQUIPMENT TO MINIMIZE VOIDS. IF THIS MATERIAL IS TO BE USED TO BUILD UP THE SUBGRADE LEVEL FOR AREAS TO BE PAVED, IT SHOULD BE COMPACTED IN THIN LIFTS TO AT LEAST 95% OF THE MATERIAL'S SPMDD.
3. THE PAVEMENT GRANULAR BASE AND SUBBASE SHOULD BE PLACED IN MAXIMUM 300mm THICK LIFTS AND COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
4. ALL CURBS AND SIDEWALKS TO BE BUILT AS PER CITY OF OTTAWA DETAIL DRAWINGS SC1.4 AND SC4.
5. GRADE AND/OR FILL BEHIND PROPOSED CURB AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
6. MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
7. ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
8. REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
9. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING THE AS-BUILT ELEVATION OF EVERY DESIGN GRADE SHOWN ON THIS PLAN.

EROSION AND SEDIMENT CONTROL NOTES:

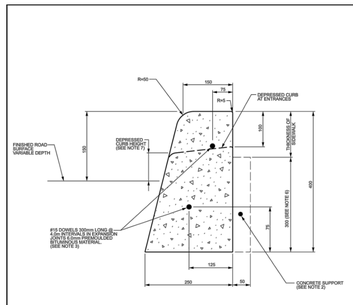
1. THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
2. THE CONTRACTOR SHALL PLACE FILTER CLOTH UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
3. SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
4. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.



TYPICAL PUBLIC ROAD SECTION
(7.5m ASPHALT - INTERSECTION OR MIDBLOCK NARROWING)
NTS



TYPICAL PUBLIC ROAD SECTION
(8.5m ASPHALT - C/W ROADSIDE PARKING)
NTS

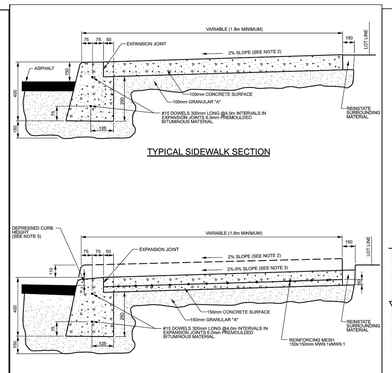


CONCRETE BARRIER CURB

NOTES:
1. THE FULL CURB DEPTH SHALL BE CARRIED THROUGH THE DEPRESSED ACCESS CROSSING.
2. A CONCRETE SUPPORT IS REQUIRED WHEN BUILT ADJACENT TO THE SIDEWALK.
3. IF AN EXTRUSION CURBING MACHINE IS USED,
THE EXPANSION BITUMINOUS MATERIAL AND THE #15 DOWELS ARE TO BE PLACED AT THE END OF THE EXTRUSION.
4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
5. DUMMY JOINTS SHALL BE 25mm DEEP, FRONT, BACK AND TOP OF SECTION AT 4m SPACING OR MATCH JOINTING WHERE SIDEWALK IS ADJACENT.
6. FOR DEPRESSED CURB AT ENTRANCES USE 200.
7. DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMPS 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 13mm.

N.T.S.

Ottawa	CONCRETE BARRIER CURB FOR GRANULAR BASE PAVEMENT (MODIFIED OPSD-600.110)	DATE:	JANUARY 2005
		REV. DATE:	MARCH 2021
		DWG. No.:	SC1.1

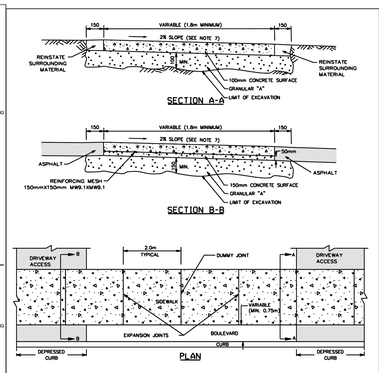


SECTION AT PRIVATE ENTRANCE AND PEDESTRIAN RAMPS

NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
2. THE MAXIMUM SLOPE IS NOT TO EXCEED 2%.
3. FOR CURB RAMPS, SLOPE OF 2% TO 5%, MAXIMUM 6%.
4. EXPANSION AND DUMMY JOINTS AS PER SC5.
5. DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMPS 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 13 mm.

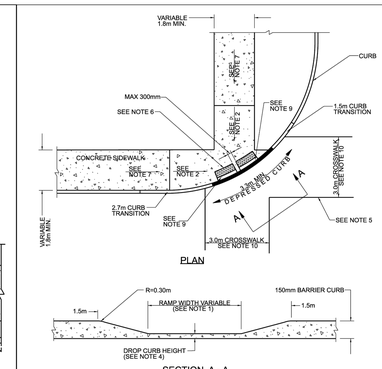
N.T.S.

Ottawa	CONCRETE BARRIER CURB WITH SIDEWALK	DATE:	JANUARY 2003
		REV. DATE:	MAY 2021
		DWG. No.:	SC1.4



NOTES:
1. CONCRETE AND GRANULAR "A" IS TO BE INCREASED TO 150mm AT THE ENTRANCE AND 150x150mm MW9.1 x MW9.1 REINFORCING MESH IS TO BE PLACED MID DEPTH WITHIN DRIVEWAY ACCESS.
2. TRANSVERSE EXPANSION JOINTS ARE REQUIRED AT THE ENDS, THE MIDPOINT, AT INTERVALS OF 4m MAXIMUM, AND ALSO TO ISOLATE OBSTRUCTIONS FROM SIDEWALK, HYDRANTS, POLES, BUILDINGS, ETC.
3. WHEN THE OVERALL SIDEWALK WIDTH EXCEEDS 2.5m, A LONGITUDINAL CONSTRUCTION JOINT SHALL BE CREATED AT ITS MIDPOINT.
4. EDGES AND JOINTS ARE TO BE FINISHED WITH A 75mm EDGING TOOL.
5. ALL CONCRETE SIDEWALKS ARE TO HAVE A BROOM FINISH UNLESS OTHERWISE SPECIFIED.
6. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
7. THE MAXIMUM SLOPE IS NOT TO EXCEED 2%.
8. INSTALL DUMMY TRANSVERSE JOINTS AS REQUIRED SO THERE IS A MAXIMUM SPACING OF 2m BETWEEN ALL JOINTS.
9. SIDEWALK NOT TO BE DEPRESSED ACROSS DRIVEWAY ACCESSES.
10. EXPANSION AND DUMMY JOINTS AS PER SC5

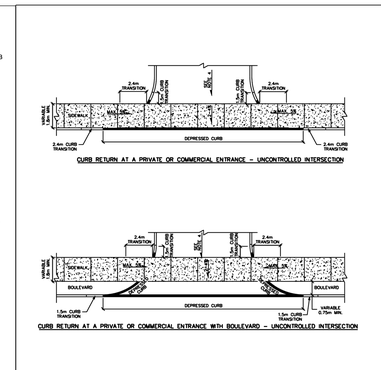
Ottawa	TYPICAL CONCRETE SIDEWALK IN BOULEVARD	DATE:	MAY 2001
		REV. DATE:	MARCH 2016
		DWG. No.:	SC4



NOTES:
1. CURB RAMP WIDTH MATCH SIDEWALK WIDTH, BE A MINIMUM OF 1.5m WIDE.
2. FOR TRANSITION AREA, MAXIMUM SLOPE OF 2%.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
4. DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMPS AND FOR PRIVATE ENTRANCES 0 TO 13mm. CROSSWALK WHERE APPLICABLE.
5. SUBJECT TO AVOIDANCE OF MEDIANS, CROSSWALK LINES TO CENTRED ON THE CURB RAMP.
6. APPROVED 610 x WIDTH OF CURB RAMP (1500 MIN.) TACTILE WALKING SURFACE INDICATOR (TWSI), RADIUS TO MATCH CURB. DRAIN GROOVES ASPEN SC7.
7. FOR CURB RAMPS SLOPE OF 2% TO 5% MAXIMUM 6%.
8. FOR RETROFIT APPLICATIONS ONLY.
9. 150 TO 200mm GAP. FOR MONOLITHIC SIDEWALK, TWSI SHALL BE 300 TO 350mm BACK FROM CURB FACE.
10. REFER TO R15 AND 15.1 FOR RAISED CROSSWALK AND R15.2 AT - GRADE CONCRETE CROSSWALK.

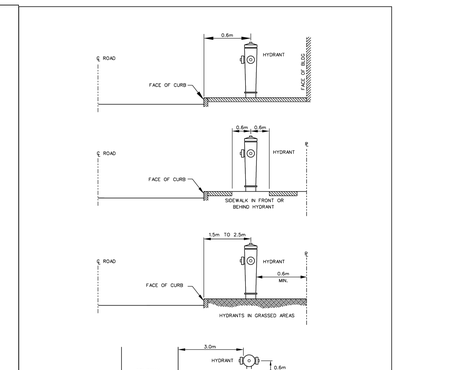
N.T.S.

Ottawa	PEDESTRIAN CURB RAMP AT INTERSECTION WITH BOULEVARD AND ADJACENT SIDEWALK	DATE:	MARCH 2007
		REV. DATE:	MARCH 2022
		DWG. No.:	SC7.2



NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
2. CURB DETAILS SEE SC1.1, SC1.2 AND SC1.3.
3. SIDEWALK DETAILS SEE SC2 AND SC3.
4. MAXIMUM SLOPE VARIES, SEE PRIVATE APPROACH BYLAW.
5. UNCONTROLLED INTERSECTION MEANS AN ENTRANCE NOT LOCATED AT A TRAFFIC SIGNAL OR ALL-WAY STOP CONTROL.

Ottawa	CURB RETURN ENTRANCES - UNCONTROLLED INTERSECTIONS	DATE:	MARCH 2007
		REV. DATE:	MARCH 2021
		DWG. No.:	SC7.1



NOTES:
1. REFER TO CONSTRUCTION SPECIFICATION F-4414

Ottawa	HYDRANT LOCATION	DATE:	MAY 2001
		REV. DATE:	MARCH 2013
		DWG. No.:	W18

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No.	REVISION	DATE	BY
1.	ISSUED FOR SPA	SEP 25/2026	GJM

SCALE: AS SHOWN

DESIGN: CJF/AM
CHECKED: NSW
DRAWN: AM
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PROFESSIONAL ENGINEER — G.J. MacDONALD — Sept. 25, 2026 — PROVINCE OF ONTARIO

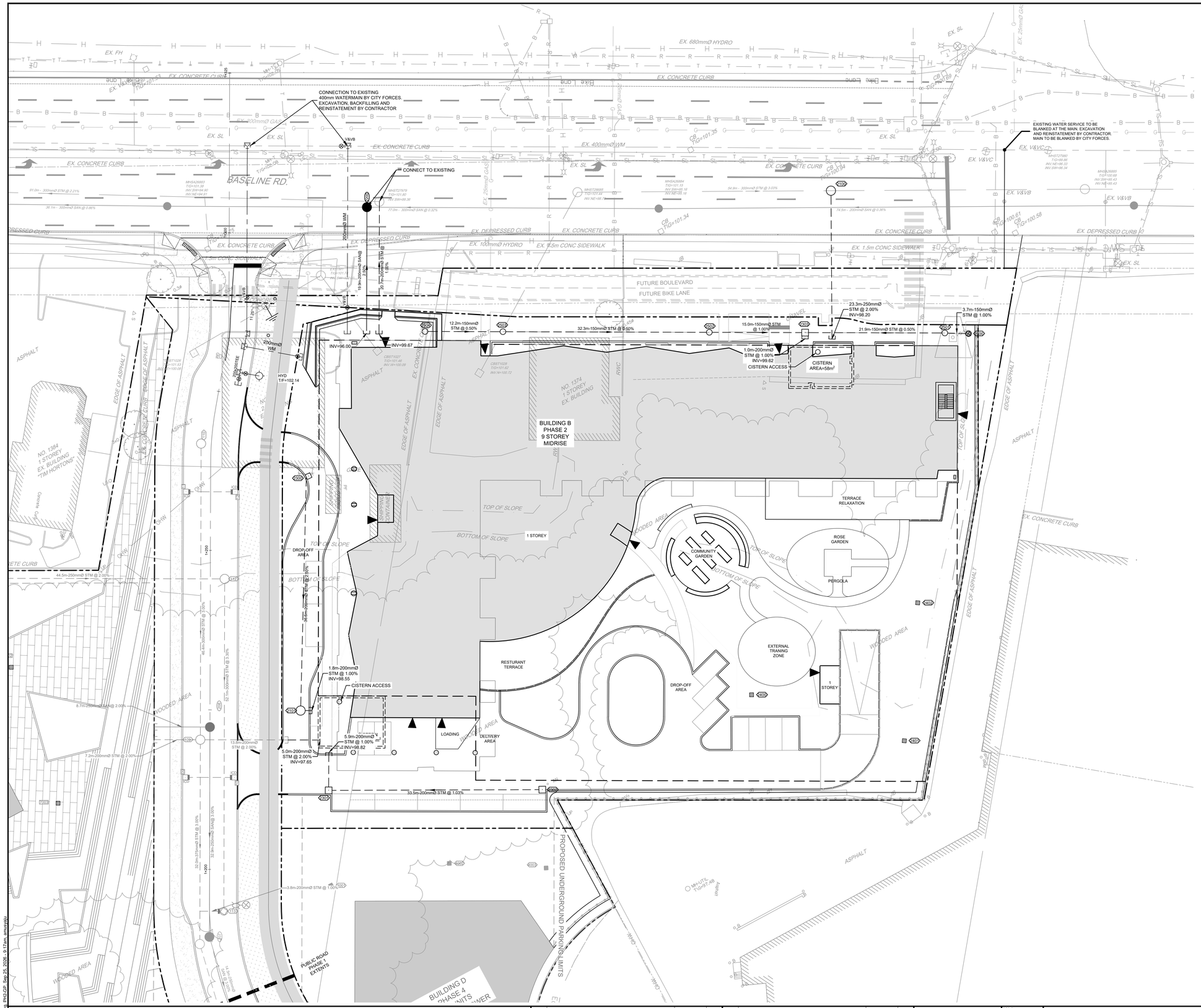
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LOCATION
1500 MERIVALE
1500 MERIVALE, CITY OF OTTAWA

DRAWING NAME
NOTES AND DETAILS GRADING PLAN (PHASE 2)

PROJECT No. 121009
REV REV#1
DRAWING No. 121009-PH2-NDGR

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LEGEND

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB (DC)
- PROPOSED FLUSH CURB (FC)
- PROPOSED RETAINING WALL C/W GUARD RAIL
- PROPOSED WALKWAY
- TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SC7.3
- PROPOSED CAP
- PROPOSED SANITARY SERVICE c/w MANHOLE
- PROPOSED STORM SEWER AND MANHOLE
- PROPOSED OGS UNIT
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED LANDSCAPE DRAIN
- PROPOSED AREA DRAIN
- PROPOSED TRENCH DRAIN
- PROPOSED INLET CONTROL DEVICE (ICD)
- PROPOSED SIAMESE CONNECTION
- PROPOSED WATER SERVICE
- PROPOSED TEST PORT
- PROPOSED HYDRANT c/w LEAD & VALVE
- PROPOSED VALVE AND VALVE BOX (V&VB)
- PROPOSED WATER METER
- PROPOSED REMOTE WATER METER (RM)
- PROPOSED BUILDING ENTRANCE
- DIRECTION OF FLOW
- BOREHOLE LOCATION (REFER TO GEOTECH REPORT)
- ASPHALT REINSTATEMENT AREA
- EXISTING UTILITY POLE C/W GUY WIRES
- EXISTING WATERMAIN C/W VALVE & VALVE CHAMBER (V&VC)
- EXISTING HYDRANT C/W VALVE & LEAD
- EXISTING SANITARY MANHOLE & SEWER (SAN.MH)
- EXISTING STORM MANHOLE & SEWER (STM.MH)
- EXISTING CATCHBASIN (CB 1)
- EXISTING GAS MAIN
- EXISTING HYDRO LINE
- EXISTING BELL LINE
- EXISTING TELECOMMUNICATIONS LINE
- EXISTING TRAFFIC LINE
- EXISTING HYDRO
- EXISTING STREETLIGHT LINE
- EXISTING ROGERS LINE
- EXISTING STREETLIGHT
- EXISTING PARKING LOT SIGNAGE

NOTE:
1. ALL SERVICE CONNECTIONS AND CATCHBASIN CONNECTIONS TO BE MADE PER CITY OF OTTAWA DETAIL S11 AND S11.2
2. BACKWATER VALVES TO BE PROVIDED ON ALL STORM AND SANITARY LATERALS AS PER CITY OF OTTAWA DETAILS S14, S14.1, AND S14.2. DOWNSTREAM OF ANY GRAVITY OUTLET FROM THE BUILDING. REFER TO MECHANICAL PLANS FOR DETAIL.
4. ALL FLOWS FROM THE UNDERGROUND PARKING GARAGE ARE TO BE PUMPED TO THE PROPOSED SANITARY SERVICE (TYP)
5. PROPOSED SERVICES TO BE SLEEVED THROUGH FOUNDATION WALL. FOUNDATION DRAINS TO BE PUMPED TO STORM SERVICE.
6. REFER TO MECHANICAL DRAWINGS FOR FURTHER DETAILS ON INTERNAL PLUMBING (TYP).
7. PROPOSED AREA DRAINS, AND TRENCH DRAINS ARE TO BE CONVEYED TO THE PROPOSED CISTERNS VIA THE INTERNAL PLUMBING, REFER TO THE MECHANICAL DRAWINGS FOR DETAILS
8. EXISTING WATER SERVICE TO BE BLANKED AT THE MAIN. EXCAVATION AND REINSTATEMENT BY CONTRACTOR. MAIN TO BE BLANKED BY CITY FORCES.

REFER TO 121009-NDGR-P2 FOR ADDITIONAL NOTES & DETAILS

NOTE:
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1.	ISSUED FOR SPA	SEP 25/2026	GJM

SCALE 1:250 (1:250, 0 2 4 6 8 10)

DESIGN CJF/AM
CHECKED NSW
DRAWN AM
CHECKED NSW/CJF
APPROVED GJM

LICENSED PROFESSIONAL ENGINEER G.J. MacDONALD Sept. 25, 2026 PROVINCE OF ONTARIO

NOVATECH
Engineers, Planners & Landscape Architects
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1500 MERIVALE, CITY OF OTTAWA

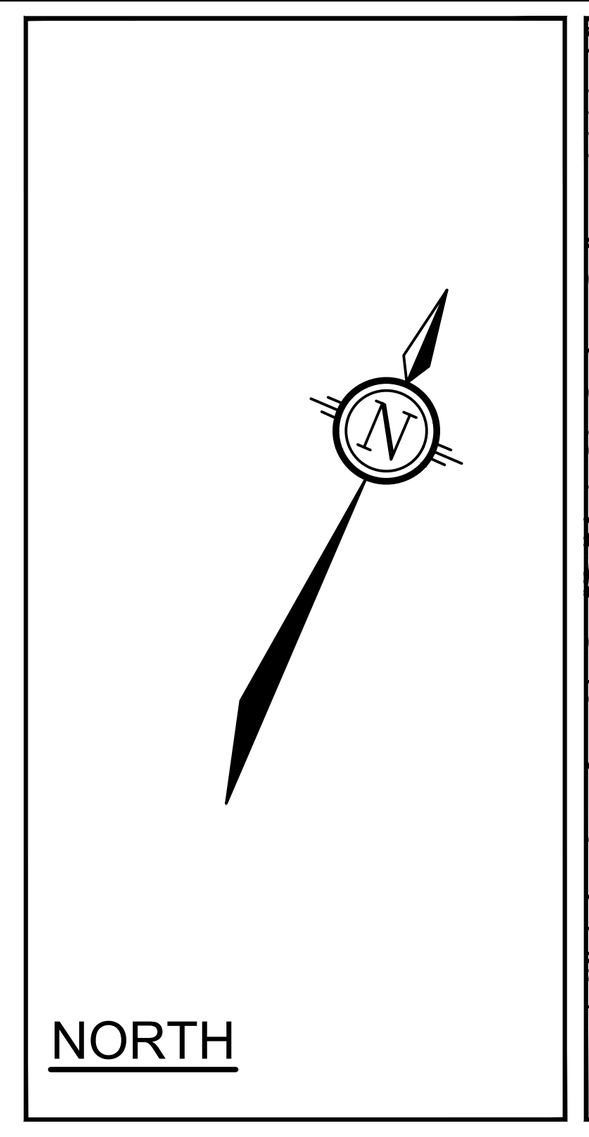
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GENERAL PLAN OF SERVICES (PHASE 2)

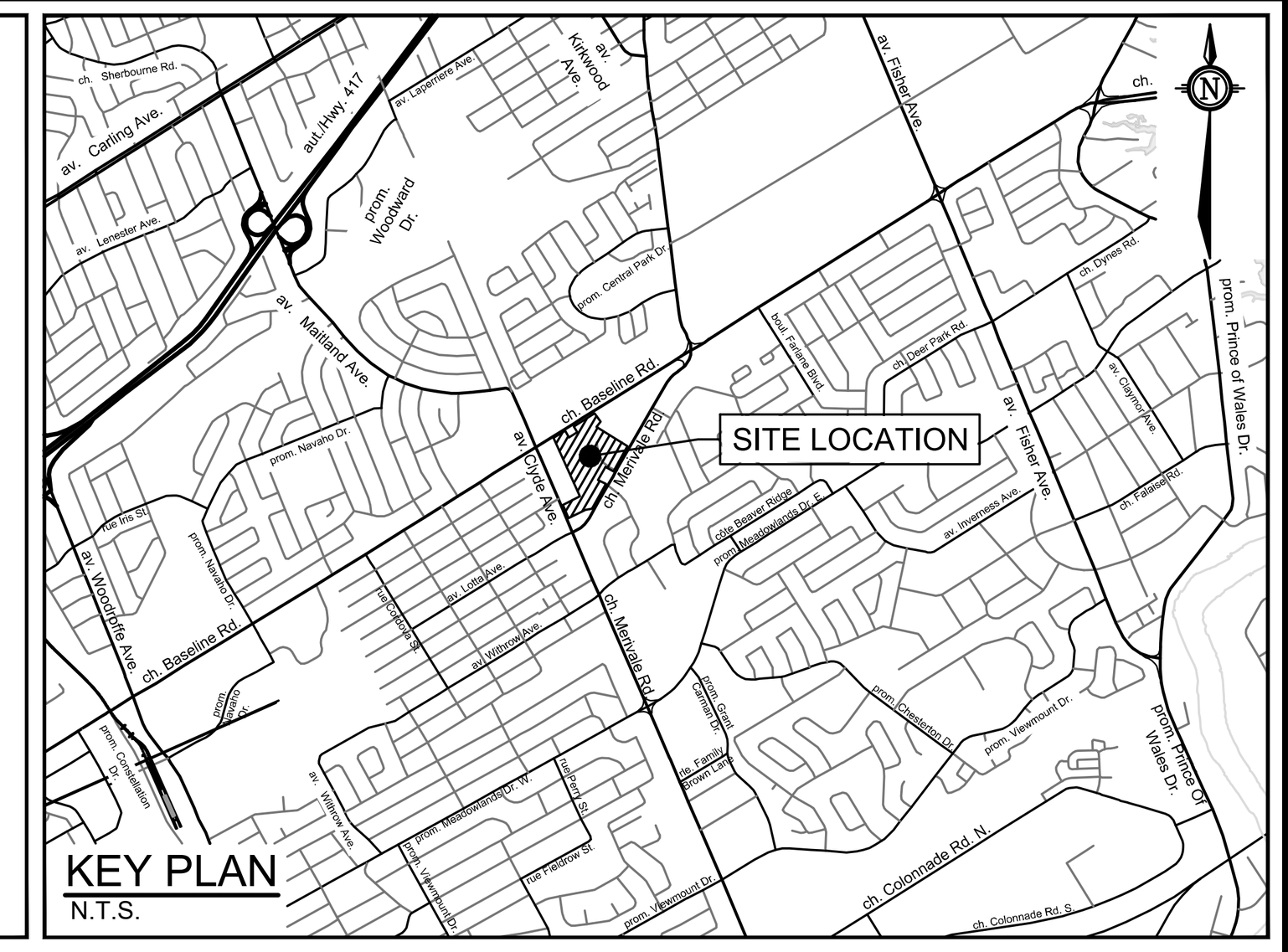
PROJECT No. 121009
REV REV#1
DRAWING No. 121009-PH2-GP

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LEGEND

- PROPERTY LINE
- PROPOSED CURB
- DC — PROPOSED DEPRESSED CURB
- FC — PROPOSED FLUSH CURB
- PROPOSED RETAINING WALL C/W GUARD RAIL
- PROPOSED WALKWAY
- TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SC7.3
- 98.40 — PROPOSED ELEVATION
- 98.40 — EXISTING ELEVATION
- 97.79(S) — PROPOSED SWALE ELEVATION
- 97.79TW — PROPOSED TOP OF WALL ELEVATION
- 97.79BW — PROPOSED BOTTOM OF WALL ELEVATION
- 97.88TC — PROPOSED TOP OF CURB ELEVATION
- 97.88BVC — PROPOSED BEGINNING OF VERTICAL CURVE
- 97.88EVC — PROPOSED END OF VERTICAL CURVE
- V&VB — PROPOSED VALVE AND VALVE BOX
- H.P. — PROPOSED HIGH POINT
- SWALE c/w SUBDRAIN AND DIRECTION OF FLOW
- TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
- 2.0% — SLOPE AND DIRECTION
- DIRECTION OF MAJOR OVERLAND FLOW
- SURFACE PONDING EXTENTS
- PROPOSED CAP
- PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- PROPOSED OGS UNIT
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED LANDSCAPE DRAIN
- PROPOSED LANDSCAPE DRAIN
- PROPOSED AREA DRAIN
- PROPOSED TRENCH DRAIN
- PROPOSED SIAMESE CONNECTION
- PROPOSED HYDRANT & VALVE
- V&VB — PROPOSED VALVE AND VALVE BOX
- PROPOSED BUILDING ENTRANCE
- BOREHOLE LOCATION (REFER TO GEOTECH REPORT)
- *EXISTING UTILITY POLE C/W GUY WIRES*
- V&VC — *EXISTING VALVE & VALVE CHAMBER*
- *EXISTING HYDRANT C/W VALVE*
- SAN MH — *EXISTING SANITARY MANHOLE*
- STM MH — *EXISTING STORM MANHOLE*
- CB 1 — *EXISTING CATCHBASIN*
- *EXISTING STREETLIGHT*
- *EXISTING PARKING LOT SIGNAGE*







REFER TO 121009-NDGR-P2 FOR ADDITIONAL NOTES & DETAILS

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

CLARIDGE HOMES

CLARIDGE HOMES
505 PRESTON STREET,
2ND FLOOR
OTTAWA , ONTARIO
K1S 4N7

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
1.	ISSUED FOR SPA	SEP 25/2026	GJM

SCALE 1:250

DESIGN	CJF/AM
CHECKED	NSW
DRAWN	AM
CHECKED	NSW/CJF
APPROVED	GJM

LICENSED PROFESSIONAL ENGINEER G.J. MacDONALD Sept. 25, 2026 PROVINCE OF ONTARIO

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LOCATION
1500 MERIVALE
1500 MERIVALE, CITY OF OTTAWA

DRAWING NAME
GRADING PLAN
(PHASE 2)

PROJECT No. 121009
REV REV#1
DRAWING No. 121009-PH2-GR

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