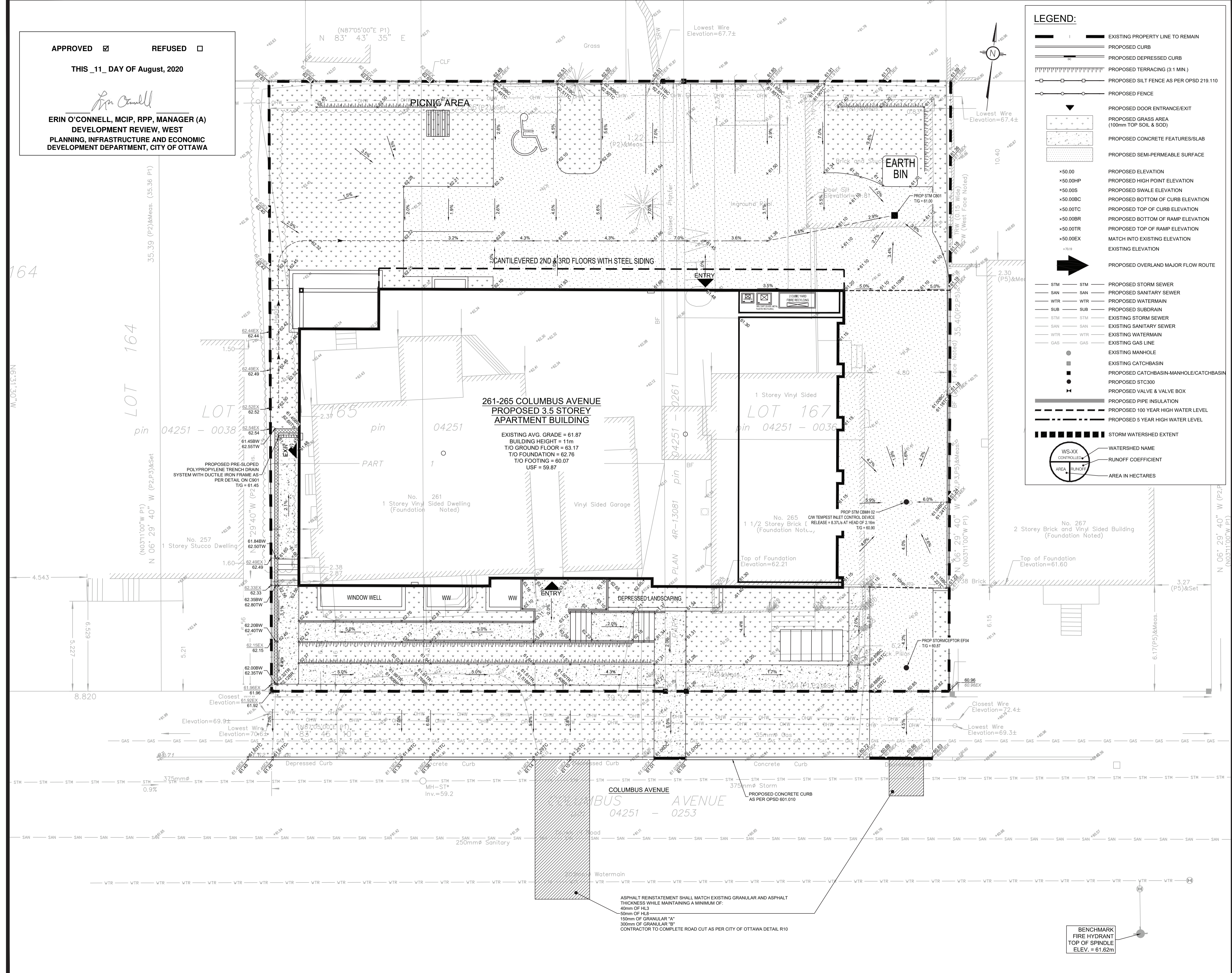


APPROVED  REFUSED

THIS 11 DAY OF August, 2020

*Erin O'Connell*

ERIN O'CONNELL, MCIP, RPP, MANAGER (A)  
DEVELOPMENT REVIEW, WEST  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



**LEGEND:**

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED SEMI-PERMEABLE SURFACE
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED BOTTOM OF CURB ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED BOTTOM OF RAMP ELEVATION
- PROPOSED TOP OF RAMP ELEVATION
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- STM — PROPOSED STORM SEWER
- SAN — PROPOSED SANITARY SEWER
- WTR — PROPOSED WATERMAIN
- SUB — PROPOSED SUBDRAIN
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- WTR — EXISTING WATERMAIN
- GAS — EXISTING GAS LINE
- — EXISTING MANHOLE
- — EXISTING CATCHBASIN
- — PROPOSED STC300
- — PROPOSED VALVE & VALVE BOX
- — PROPOSED PIPE INSULATION
- — PROPOSED 100 YEAR HIGH WATER LEVEL
- — PROPOSED 5 YEAR HIGH WATER LEVEL
- — STORM WATERSHED EXTENT
- WS-XX — WATERSHED NAME
- — RUNOFF COEFFICIENT
- — AREA IN HECTARES

**GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE THE USE AND INTENT OF THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.**

**BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.**

**AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THE PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.**

**UNLESS THE REVISION TITLE IS ISSUED FOR CONSTRUCTION, THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.**

**THESE DRAWINGS ILLUSTRATE THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE PLANNING OF THE WORK AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.**

**UNAUTHORIZED CHANGES:**

**IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRI ASSOCIATES LTD. (LRI) WITHOUT OBTAINING LRI'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRI AND TO RELEASE LRI FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.**

**IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRI FROM ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.**

**GENERAL NOTES:**

**EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.**

**CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.**

**THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.**

**CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.**

No.	REVISIONS	BY	DATE
09	RE-ISSUED FOR APPROVAL	M.L.	08 JUL 2020
08	RE-ISSUED FOR APPROVAL	M.L.	28 MAY 2020
07	RE-ISSUED FOR APPROVAL	M.L.	22 MAY 2020
06	RE-ISSUED FOR APPROVAL	M.L.	12 MAY 2020
05	RE-ISSUED FOR APPROVAL	M.L.	08 MAY 2020
04	RE-ISSUED FOR APPROVAL	M.L.	29 APR 2020
03	RE-ISSUED FOR APPROVAL	M.L.	21 FEB 2020
02	ISSUED FOR APPROVAL	M.L.	05 NOV 2019
01	ISSUED FOR COORDINATION	M.L.	01 NOV 2019

NOT AUTHENTIC UNLESS SIGNED AND DATED

**LRI**  
ENGINEERING | INGENIERIE  
5430 Canotek Road | Ottawa, ON, K1J 9G2  
www.lri.ca | (613) 842-3434

CLIENT: **UPSCALE HOMES INC.**

DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: V.J.

PROJECT: **3.5 STORY RESIDENTIAL BUILDING  
261-265 COLUMBUS AVE  
OTTAWA, ON**

DRAWING TITLE: **GRADING AND DRAINAGE PLAN**

PROJECT NO: 190377 DATE: 07/08/2019

**C301**

164

LOT 164

LOT 165

LOT 167

261-265 COLUMBUS AVENUE  
PROPOSED 3.5 STOREY  
APARTMENT BUILDING

EXISTING AVG. GRADE = 61.87  
BUILDING HEIGHT = 11m  
T/O GROUND FLOOR = 63.17  
T/O FOUNDATION = 62.76  
T/O FOOTING = 60.07  
USF = 59.87

1 Storey Vinyl Sided  
LOT 167  
pin 04251 - 0036

No. 265  
1 1/2 Storey Brick  
(Foundation Noted)  
Top of Foundation  
Elevation=62.21

BENCHMARK  
FIRE HYDRANT  
TOP OF SPINDLE  
ELEV. = 61.62m

ASPHALT REINSTATEMENT SHALL MATCH EXISTING GRANULAR AND ASPHALT THICKNESS WHILE MAINTAINING A MINIMUM OF:  
40mm OF H.L.  
50mm OF H.L.  
150mm OF GRANULAR "A"  
300mm OF GRANULAR "B"  
CONTRACTOR TO COMPLETE ROAD CUT AS PER CITY OF OTTAWA DETAIL R10

D07-12-19-0192

#18141