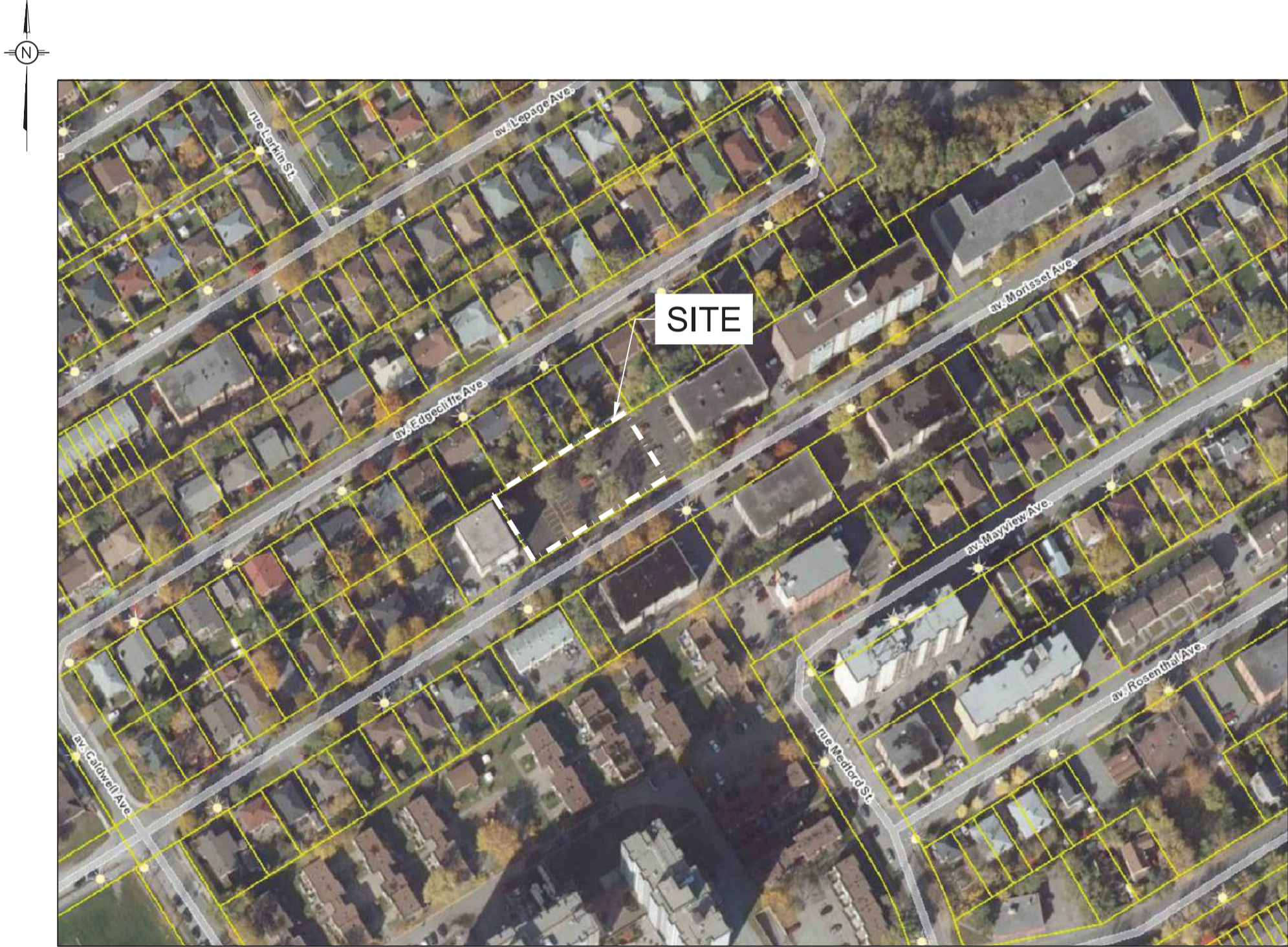


PROPOSED 3-STOREY LOW-RISE APARTMENT 1435 & 1455 MORISSET AVE, OTTAWA, ON

REVISION 01



KEY PLAN (N.T.S.)

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PRE-DEVELOPMENT WATERSHED PLAN	C701
POST-DEVELOPMENT WATERSHED PLAN	C702
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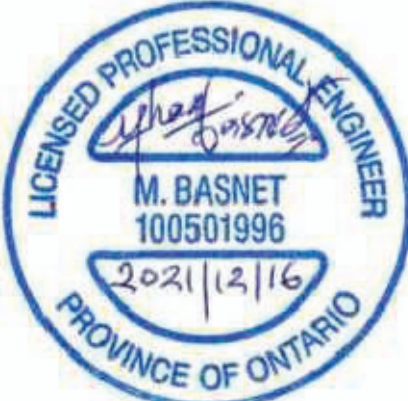


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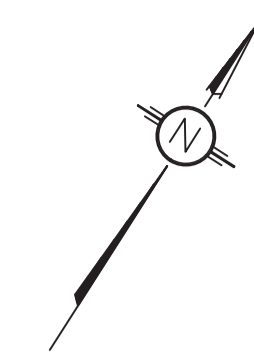
ENGINEERING | INGÉNIERIE

5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

PROPOSED 3-STOREY LOW-RISE APARTMENT
1435 & 1455 MORISSET AVE, OTTAWA, ON
REV.01 - RE-ISSUED FOR APPROVAL - DECEMBER 16, 2021
LRL PROJECT no: 200572



NOT AUTHENTIC UNLESS SIGNED AND DATED



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 HEAVY DUTY ASPHALT
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- PROPOSED RIP RAP
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- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED 100mmØ PERFORATED SUBDRAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
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- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
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- WATERSHED NAME
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USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

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, CADD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THERE OF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS 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.

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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 IRL ASSOCIATES LTD. (IRL) WITHOUT OBTAINING IRL'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 IRL AND TO RELEASE IRL 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 IRL FROM ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

GENERAL NOTES:

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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. THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES, WHICH ARE ALLEGED, 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.

5m 0 5 10m
SCALE: 1:250

NOT FOR CONSTRUCTION TENDER OR PERMIT

01	RE-ISSUED FOR APPROVAL	M.B.	16 DEC 2021
00	ISSUED FOR APPROVAL	M.B.	18 JUNE 2021
No.	REVISIONS	BY	DATE



NOT AUTHENTIC UNLESS SIGNED AND DATED



FIRM CAPITAL

DESIGNED BY: M.B. DRAWN BY: A.O. APPROVED BY: M.B.

PROJECT: PROPOSED 3-STORY LOW-RISE APARTMENT 1435 & 1455 MORISSET AVE, OTTAWA (ON)

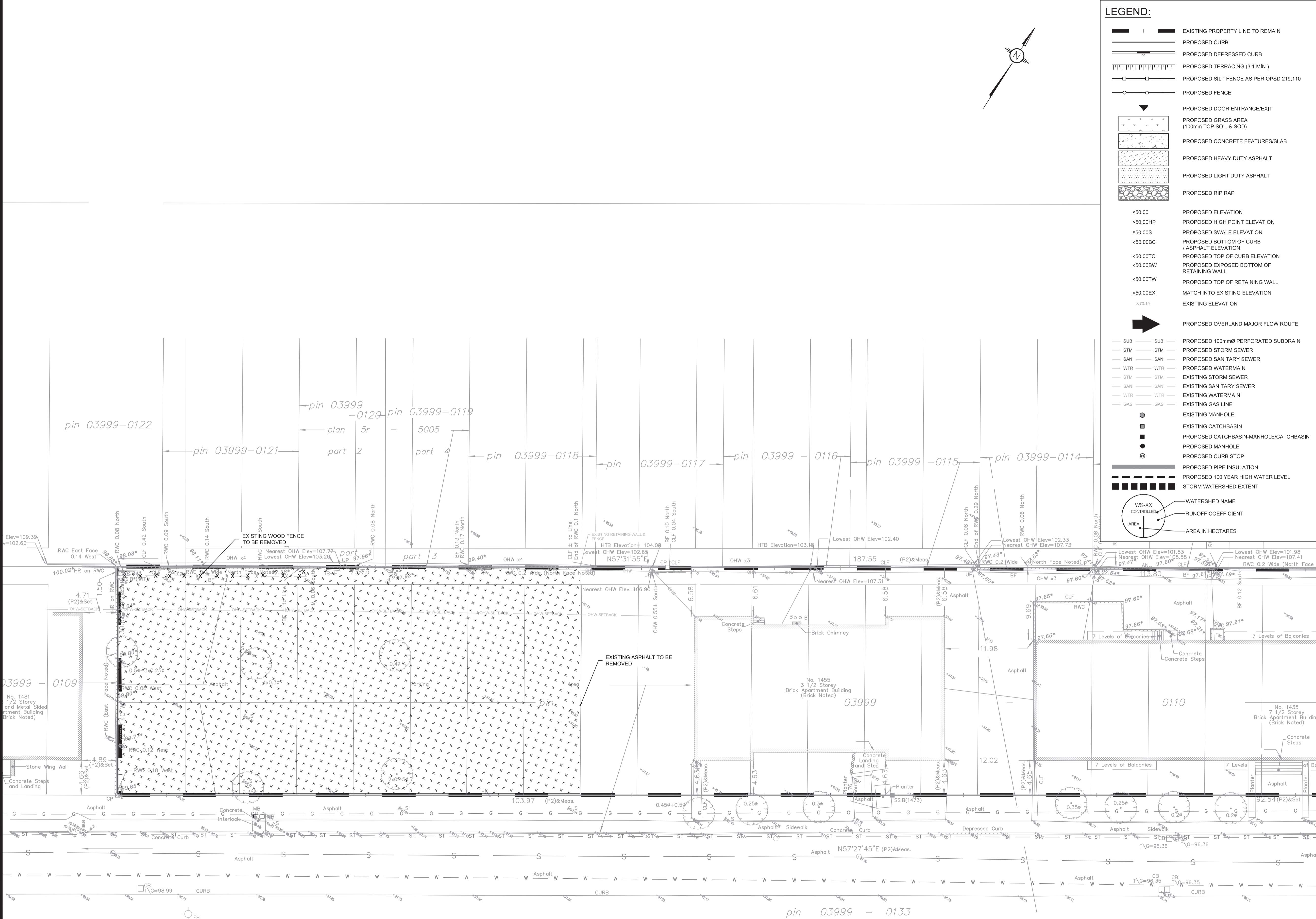
DRAWING TITLE: DEMOLITION PLAN

PROJECT NO: 200572 DATE: JANUARY 2021

C102

APPROVED
By Lily Xu at 8:49 am, Jun 20, 2023

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



GENERAL GRADING NOTES

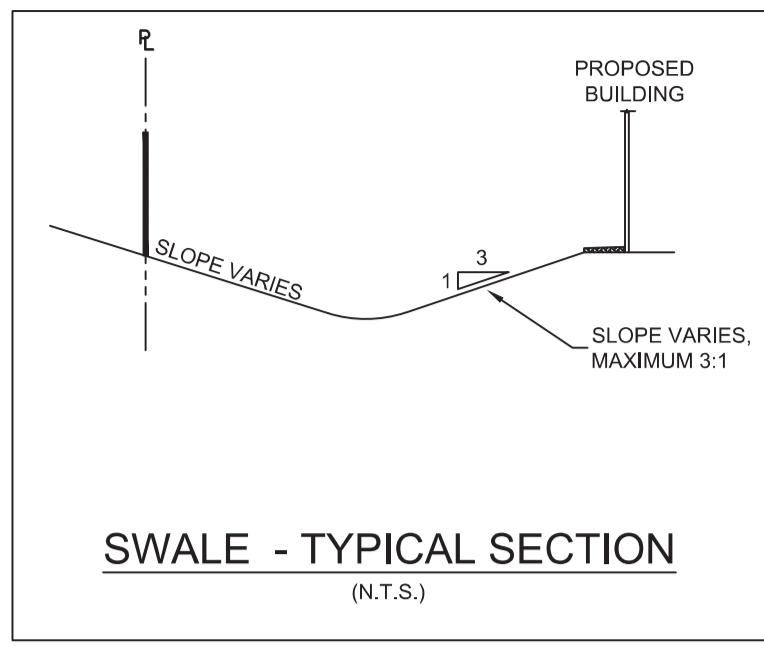
- ANY MODIFICATIONS IN ELEVATION BETWEEN THE SURVEY AND CONSTRUCTION THAT WILL AFFECT THE PROJECT ARE TO BE COMMUNICATED WITH THE ENGINEER PRIOR TO START OF CONSTRUCTION.
- PRIOR TO START OF ANY WORK ON SITE, THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY EXISTING GRADES AND ENSURE OVERLAND DRAINAGE IS FEASIBLE WITH ACTUAL SITE CONDITIONS.
- ANY DISCREPANCIES ARE TO BE COMMUNICATED WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- NO EXCESS DRAINAGE, EITHER DURING OR AFTER CONSTRUCTION, WILL BE DIRECTED TOWARDS NEIGHBOURING PROPERTIES.
- NO ALTERATION OF EXISTING GRADES AND DRAINAGE PATTERNS ON PROPERTY BOUNDARIES.
- ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION.
- CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.
- PROPOSED RETAINING WALL TO BE A MINIMUM 0.15m FROM ADJACENT PROPERTY LINES.

PAVEMENT STRUCTURE

COURSE	MATERIAL	THICKNESS (mm)	
		AUTOMOBILE PARKING	TRUCK ROUTE (HEAVY TRAFFIC)
SURFACE	HL.3 A/C	50	40
BINDER	HL.8 A/C	-	50
BASECOURSE	OPSS GRANULAR "A"	150	150
SUBBASE	OPSS GRANULAR "B"	300	400

NOTE:
IN PREPARATION FOR PAVEMENT CONSTRUCTION AT THIS SITE, ANY SURFICIAL OR NEAR SURFACE/SUBGRADE LEVEL TOPSOIL AND ANY SOFT, WET OR DELETERIOUS MATERIALS SHOULD BE REMOVED FROM THE PROPOSED PAVED AREAS. THE EXPOSED SUBGRADE SHOULD BE INSPECTED AND APPROVED BY GEOTECHNICAL PERSONNEL AND ANY SOFT AREAS EVIDENT SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE EARTH BORROW APPROVED BY THE GEOTECHNICAL ENGINEER. THE SUBGRADE SHOULD BE SHAPED AND CROWNED TO PROMOTE DRAINAGE OF THE SITE DRAINAGE STRUCTURES, FOLLOWING APPROVAL OF THE PREPARATION OF THE SUBGRADE, THE PAVEMENT GRANULARS MAY BE PLACED.

RECOMMENDED PAVEMENT STRUCTURE AS PER GEOTECHNICAL REPORT PREPARED BY LRL ASSOCIATES INC., APRIL 8, 2021



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IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO LRL'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF LRL AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRL AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

GENERAL NOTES:
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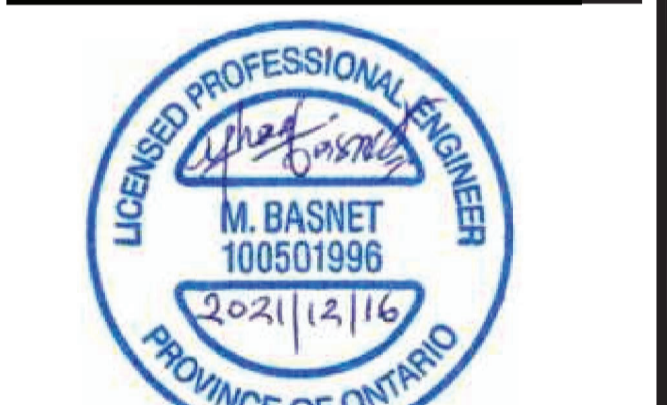
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NOT FOR CONSTRUCTION TENDER OR PERMIT

No.	REVISIONS	BY	DATE
01	RE-ISSUED FOR APPROVAL	M.B.	16 DEC 2021
00	ISSUED FOR APPROVAL	M.B.	18 JUNE 2021



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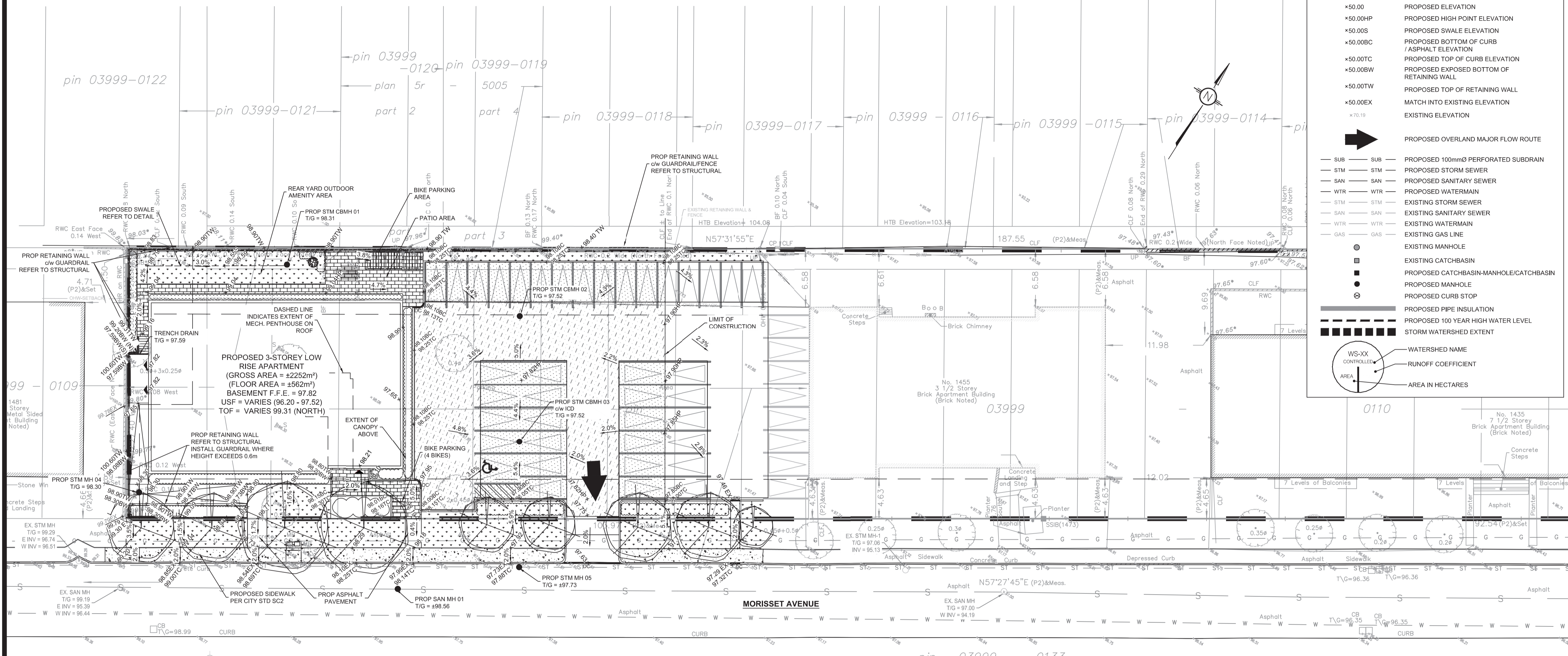
LRL
ENGINEERING | INGENIERIE
5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

CLIENT: FIRM CAPITAL
DESIGNED BY: M.B. DRAWN BY: A.O. APPROVED BY: M.B.
PROJECT:

PROPOSED 3-STORY LOW-RISE APARTMENT
1435 & 1455 MORISSET AVE, OTTAWA (ON)

DRAWING TITLE: GRADING AND DRAINAGE PLAN

PROJECT NO.: 200572
DATE: JANUARY 2021
C301



APPROVED
By Lily Xu at 8:49 am, Jun 20, 2023

[Signature]
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

NOTES: GENERAL

- CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
- ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
- JOB BENCH MARK - CONFIRM WITH LRL PRIOR TO UTILIZATION.
- ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE, CATCH BASIN OUTLETS AND/OR STORM DETENTION AREAS ARE PROVIDED.
- STRIP AND REMOVE ALL TOPSOIL FROM IMPROVED AREAS.
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A CLEAN STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEEP JOINTS OF 500mm WIDTH MINIMUM.
- CURBS TO BE BARRIER, CONSTRUCTED AS PER OPSD 600.110.
- ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSD STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSD 206, 310 & 314. MATERIALS TO OPSD 1001, 1003 & 1010.
- ABUTTING PROPERTY GRADE TO BE MATCHED.
- OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
- MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
- FILTER FABRIC TO BE INSTALLED AND MAINTAINED BETWEEN THE FRAME AND COVER OF ALL CATCH BASINS, CATCH BASIN MANHOLES AND MANHOLES DURING THE CONSTRUCTION PERIOD TO MINIMIZE SEDIMENTS ENTERING THE STORM SEWER SYSTEM. ALL GRASSED AREAS MUST BE COMPLETED PRIOR TO THE REMOVAL OF THE FILTER FABRIC IN THE DRAINAGE STRUCTURES.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS, IF ANY, LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS BUT NOT LIMITED TO: ROAD CUT PERMITS, SEWER PERMITS, WATER PERMIT, ETC.
- 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.
- ALL SIDEWALK CONSTRUCTION TO BE AS PER OPSD 310.010 & OPSD 310.050.
- EXISTING BUILDINGS REQUIRE A CCTV INSPECTION AND REPORT TO ENSURE EXISTING SERVICES TO BE RE-USED ARE IN GOOD WORKING ORDER AND MEET CURRENT MINIMUM SIZE REQUIREMENTS.
- ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT CITY OF OTTAWA (COA) STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS (OPSS & OPSD); SEWER AND WATERMAIN MATERIAL TYPES AND DISINFECTION.
- SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH CURRENT CITY OF OTTAWA (COA) STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS (OPSS & OPSD); ROADS AND PUBLIC WORKS.

NOTES: SEWERS

- SEWER BEDDING AS PER PIPE TRENCH DETAIL WITH GRANULAR 'A' BEDDING COMPACTED TO 95% OF ITS SPMD.
 - ALL WORK SHALL BE PERFORMED, AS APPLICABLE IN ACCORDANCE WITH OPSD 407 AND 410.
 - CONTRACTOR TO CONFIRM ELEVATION OF EXISTING SEWERS AT PROPOSED CONNECTION POINTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE COMMENCING ANY WORK.
 - ALL SEWERS WITH LESS THAN 2.0m OF COVER ARE SUBJECT TO INSULATION DETAIL.
 - INSULATE ALL STORM PIPES WITH LESS THAN 2.0m COVER AND ALL SANITARY PIPES WITH LESS THAN 2.1m COVER WITH APPROPRIATE DEPTH OF THERMAL INSULATION AS PER CITY OF OTTAWA SEWER DESIGN GUIDELINES SECTION 5.7.13 & 5.10 AS WELL AS REFER TO COO STD. DWGS. W21-23.
 - FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTION SEWER PIPES TO MANHOLES. SANITARY RUBBER GASKET TYPE JOINTS TO CONFORM TO C.S.A.
 - QUALITY CONTROL FIELD TESTS, LEAKAGE & DYE TESTS FOR SEWERS TO BE COMPLETED IN ACCORDANCE TO OTTAWA SEWER DESIGN GUIDELINES SECTION 6.1.14 & 6.1.15.
- SANITARY**
- ALL SANITARY GRAVITY SEWER SHALL BE PVC SDR 28, IPEX 'RING-TITE' (OR APPROVED EQUIVALENT) PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS SPECIFIED OTHERWISE.
 - EXISTING MAINTENANCE STRUCTURES TO BE RE-BENCHED WHERE A NEW CONNECTION IS MADE.
 - SANITARY GRAVITY SEWER TRENCH AND BEDDING SHALL BE PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' BEDDING, UNLESS SPECIFIED OTHERWISE.
 - SANITARY MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD. S24 AND S25.
 - SANITARY MAINTENANCE STRUCTURES SHALL BE BENCHED PER OPSD 701.021.
- STORM**
- STORM GRAVITY SEWER TRENCH AND BEDDING SHALL BE PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' BEDDING, UNLESS SPECIFIED OTHERWISE. BEDDING AND COVER MATERIAL TO BE SPECIFIED BY GEOTECHNICAL ENGINEER.
 - ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
 - CATCH BASINS SHALL BE IN ACCORDANCE WITH OPSD 705.010.
 - CATCH BASIN LEADS SHALL BE 200mm DIA. AT 1.0% SLOPE (MIN) UNLESS SPECIFIED OTHERWISE.
 - ALL CATCH BASINS SHALL HAVE 600mm SLUMPS, UNLESS SPECIFIED OTHERWISE.
 - ALL CATCH BASIN LEAD INVERTS TO BE 1.5m BELOW FINISHED GRADE UNLESS SPECIFIED OTHERWISE.
 - STORM MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD 25 AND S24.1, UNLESS SPECIFIED OTHERWISE.
 - CATCH BASIN FRAME AND COVER SHALL BE PER OPSD 400.010 UNLESS OTHERWISE NOTED.

NOTES: WATERMAIN

- PROPOSED WATER SERVICE TO BE 2.4m BELOW GRADE, WHERE LESS THAN 2.4m COVER. THERMAL INSULATION IS TO BE PROVIDED AS PER COO STD. DWGS. W 21 (DITCHED AREAS), W22 (SHALLOW TRENCHES), W23 (AT OPEN STRUCTURES) AND CITY OF OTTAWA DESIGN GUIDELINES (COODG)-WATER DISTRIBUTION (WD) SECTION 4.3.13.
- ALL PVC WATERMANS SHALL BE AWWA C-900 CLASS 150, SDR 18 OR APPROVED EQUIVALENT.
- WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH OPSD 802.010/802.010 AND CITY OF OTTAWA STANDARD W17, UNLESS SPECIFIED OTHERWISE. BEDDING AND COVER MATERIAL TO BE SPECIFIED BY GEOTECHNICAL ENGINEER.
- FIRE HYDRANT INSTALLATION AS PER CITY STD W18. ALL BOTTOM OF HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.10m ABOVE PROPOSED FINISHED GRADE AT HYDRANT. FIRE HYDRANT LOCATION AS PER STD DWG W18 UNLESS OTHERWISE NOTED.
- BUILDING SERVICE TO BE CAPPED OFF 1.0m OFF THE FACE OF BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 12m BACK FROM STUB.
- ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 500mm BLOW OFF UNLESS OTHERWISE NOTED.
- METALLIC WARNING TAPE SHALL BE USED OVER ALL WATERMANS.
- INSTALL AND TEST TRACER WIRE FOR ALL PROPOSED WATERMAIN IN ACCORDANCE WITH THE COODG-WD AS SPECIFIED IN SECTION 4.3.12 AND COO STD. DWGS. W36.
- WATER SHUTOFF VALVE AND VALVE BOX TO BE WITHIN THE ROW AND LOCATED A MINIMUM DISTANCE OF 1.0 M FROM THE BUILDING FOUNDATION (IF APPLICABLE). TYPICAL PRIVATE SERVICES AS PER COO STD. DWGS. W50 (≥ 100MM SERVICE CONNECTION). VALVE BOX ASSEMBLY AS PER COO STD. DWG. W24.
- ALL CONNECTIONS, RESTRAINT RODS AND VALVE BOLTS TO BE STAINLESS STEEL AS PER COODG - WATER DISTRIBUTION SECTION 4.3.11 AND COO STD DWGS.
- VALVES TO BE OPERATED BY CITY OF OTTAWA STAFF ONLY.
- NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY OF OTTAWA (COO), COA FORCES TO COMPLETE WATERMAIN CONNECTIONS. EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
- CATHODIC PROTECTION AS PER OPSD 1109.010, COODG - WATER DISTRIBUTION SECTION 4.8 AND COO STD. DWGS. W39 (DI), W40 (PVC) AND/OR W41-W45 & 48 AS APPLICABLE.
- PRESSURE TESTING AS PER AWWA C-605-5 & COODG - WATER DISTRIBUTION SECTION 4.6.13.
- CHLORINATION AS PER AWA C-651-05, COODG - WATER DISTRIBUTION SECTION 4.6.13 & COO STD. DWGS. W46.

LEGEND:

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- PROPOSED FENCE
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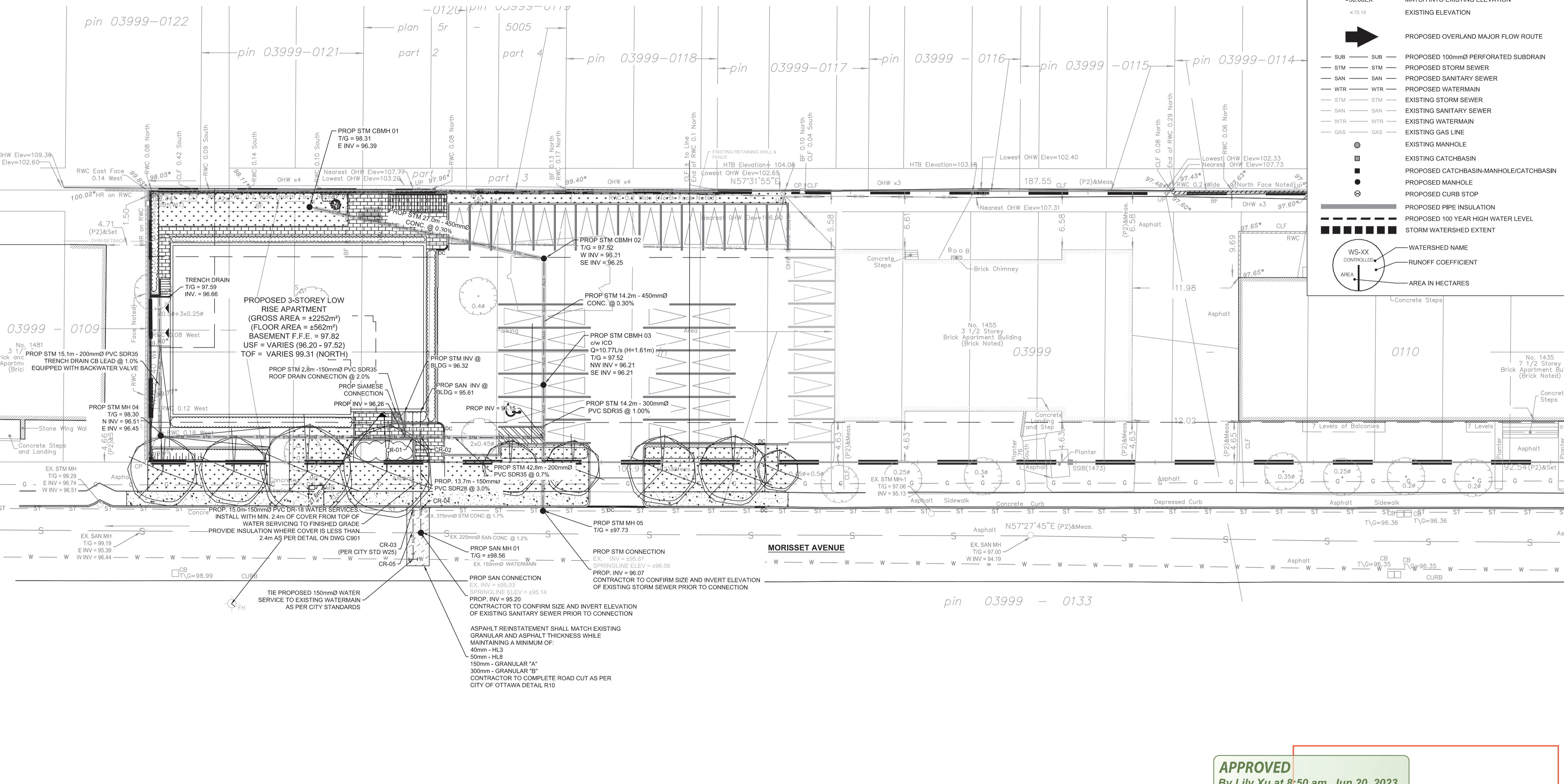
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No.	REVISIONS	BY	DATE
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00	ISSUED FOR APPROVAL	M.B.	18 JUNE 2021



NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT: **FIRM CAPITAL**

DESIGNED BY: M.B. DRAWN BY: A.O. APPROVED BY: M.B.

PROJECT: **PROPOSED 3-STORY LOW-RISE APARTMENT 1435 & 1455 MORISSET AVE, OTTAWA (ON)**

DRAWING TITLE: **SERVICING PLAN**

PROJECT NO: 200572 DATE: JANUARY 2021

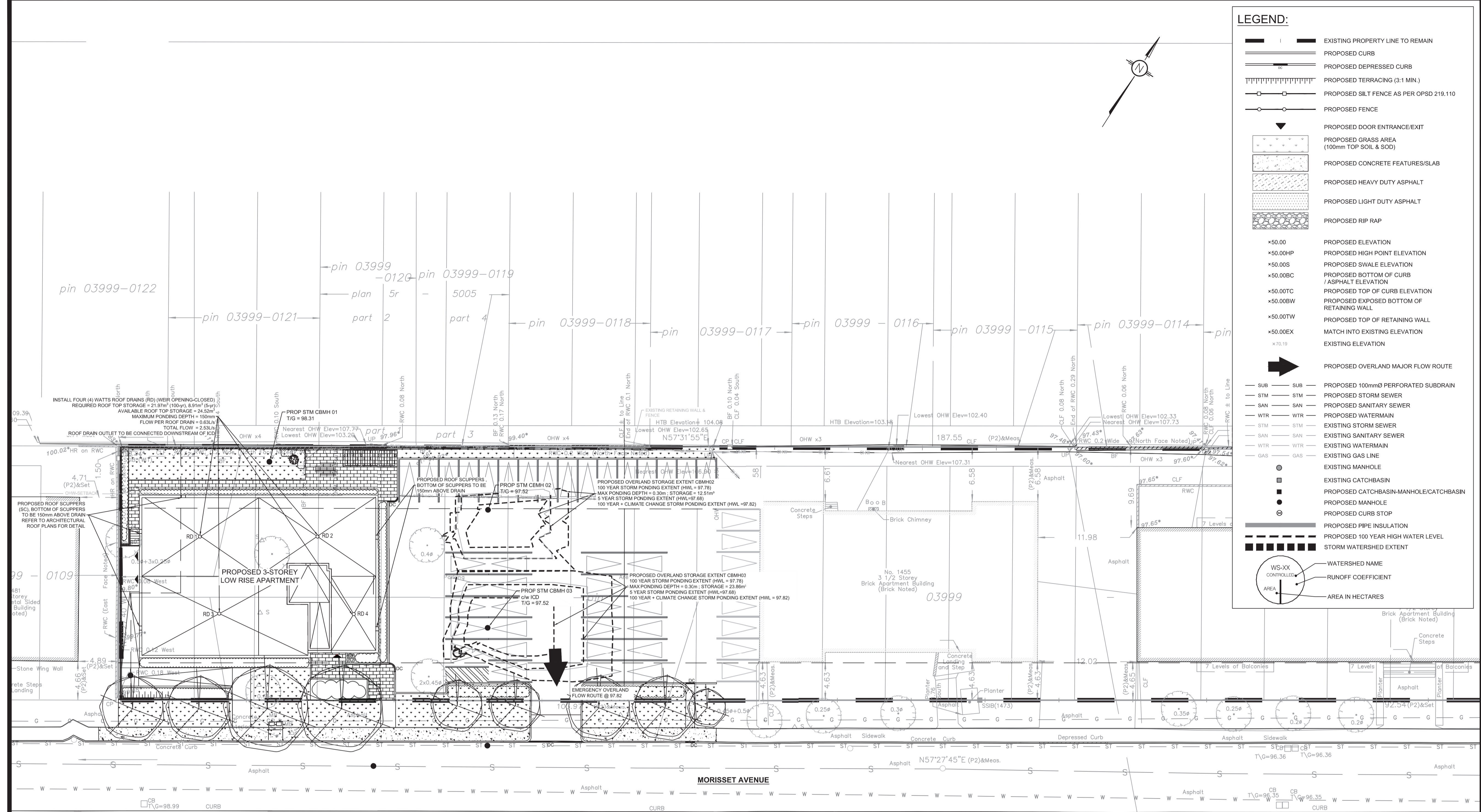
C401

TABLE: PIPE CROSSING

Crossing #	PROP. SAN	PROP. WM	PROP. STM	EX. STM (375mm)	EX. SAN (225mm)	Depth Separation (m)
CR-01	N/A	95.76 (obv.)	96.25 (inv.)	N/A	N/A	±0.50
CR-02	95.68 (obv.)	N/A	96.25 (inv.)	N/A	N/A	±0.57
CR-03	N/A	95.62 (obv.)	N/A	±96.12 (inv.)	N/A	±0.50
CR-04	95.38 (obv.)	N/A	N/A	±96.10 (inv.)	N/A	±0.72
CR-05	N/A	95.75 (inv.)	N/A	N/A	±95.25 (obv.)	±0.50

APPROVED
By Lily Xu at 8:50 am, Jun 20, 2023

Lily Xu
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



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SCALE: 1:250

5m 0 5 10m

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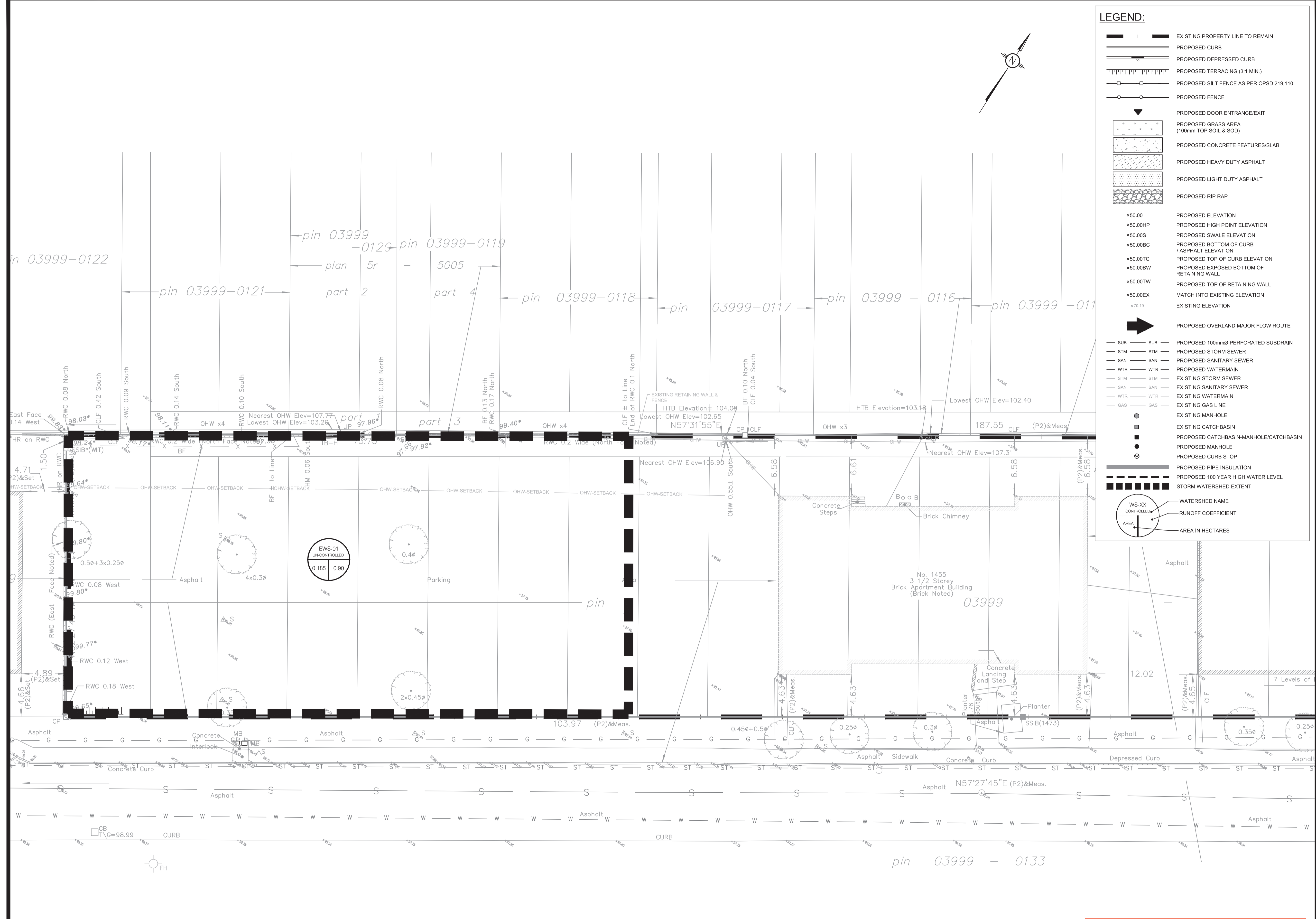
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LRJ
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CLIENT	FIRM CAPITAL
DESIGNED BY:	M.B.
DRAWN BY:	A.O.
APPROVED BY:	M.B.
PROJECT	PROPOSED 3-STORY LOW-RISE APARTMENT 1435 & 1455 MORISSET AVE, OTTAWA (ON)
DRAWING TITLE	STORMWATER MANAGEMENT PLAN
PROJECT NO.	200572
DATE	JANUARY 2021

APPROVED
By Lily Xu at 8:50 am, Jun 20, 2023

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



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5m 0 5 10m
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DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.B.	A.O.	M.B.

PROJECT: PROPOSED 3-STORY LOW-RISE APARTMENT 1435 & 1455 MORISSET AVE, OTTAWA (ON)

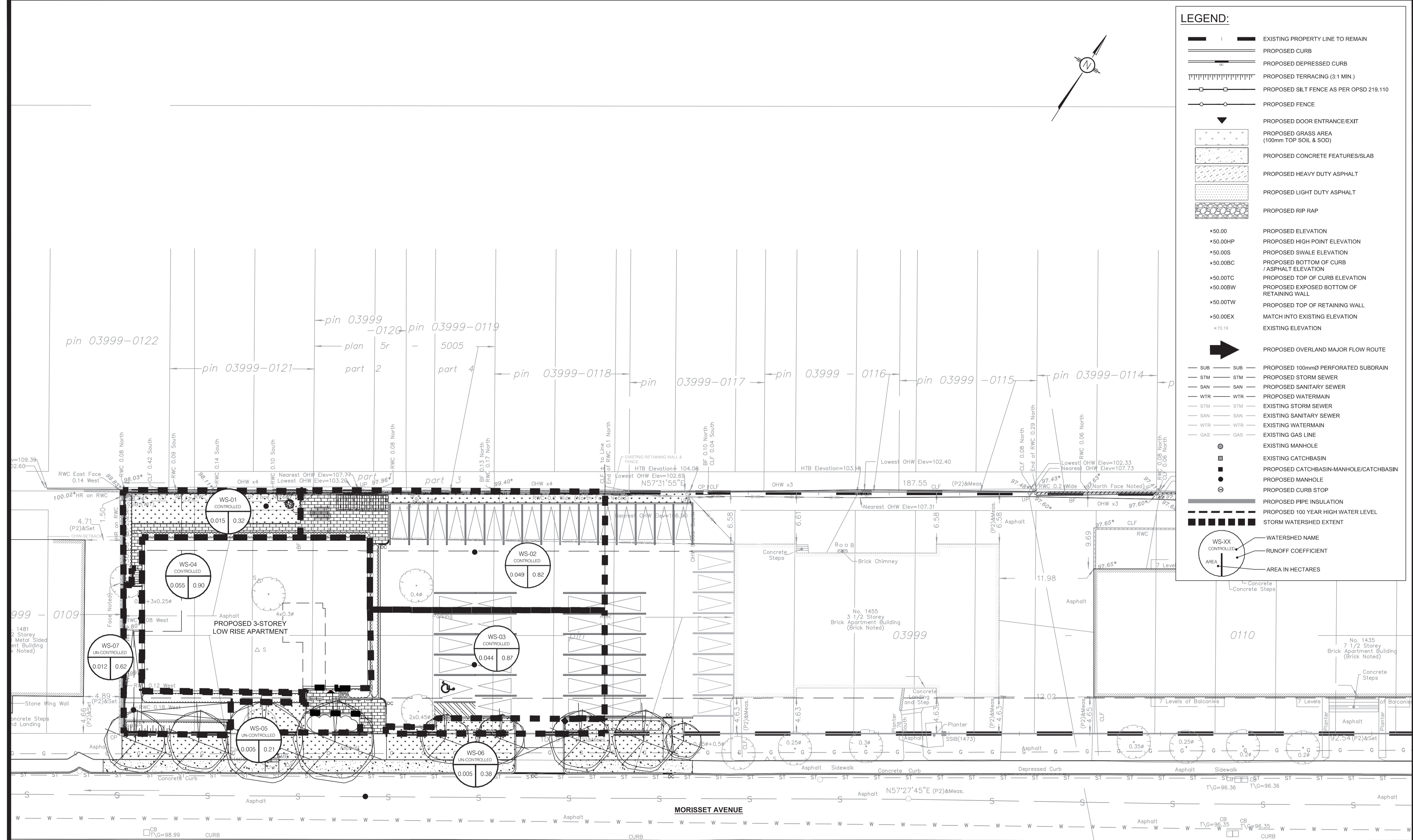
DRAWING TITLE: PRE-DEVELOPMENT WATERSHED PLAN

PROJECT NO:	DATE:
200572	JANUARY 2021

C701

APPROVED
By Lily Xu at 8:50 am, Jun 20, 2023

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
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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, CADD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS 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 WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS A KNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN 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 OF 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 IRL ASSOCIATES LTD. (IRL) WITHOUT OBTAINING IRL'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 IRL AND TO RELEASE IRL 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 IRL FROM ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO IRL'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF IRL AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH IRL AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

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.

SCALE: 1:250

5m 0 5 10m

NOT FOR CONSTRUCTION TENDER OR PERMIT

No.	REVISIONS	BY	DATE
01	RE-ISSUED FOR APPROVAL	M.B.	16 DEC 2021
00	ISSUED FOR APPROVAL	M.B.	18 JUNE 2021



NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT: FIRM CAPITAL

DESIGNED BY: M.B. DRAWN BY: A.O. APPROVED BY: M.B.

PROJECT: PROPOSED 3-STOREY LOW-RISE APARTMENT 1435 & 1455 MORISSET AVE, OTTAWA (ON)

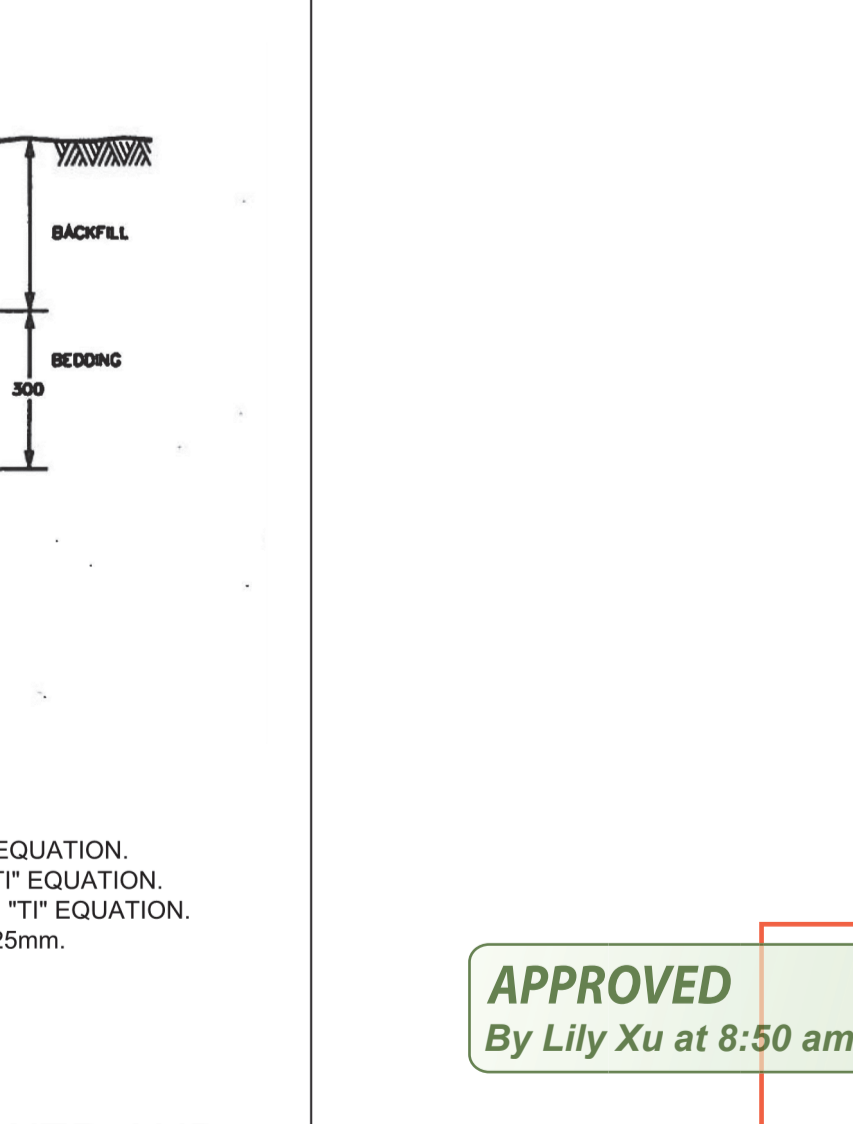
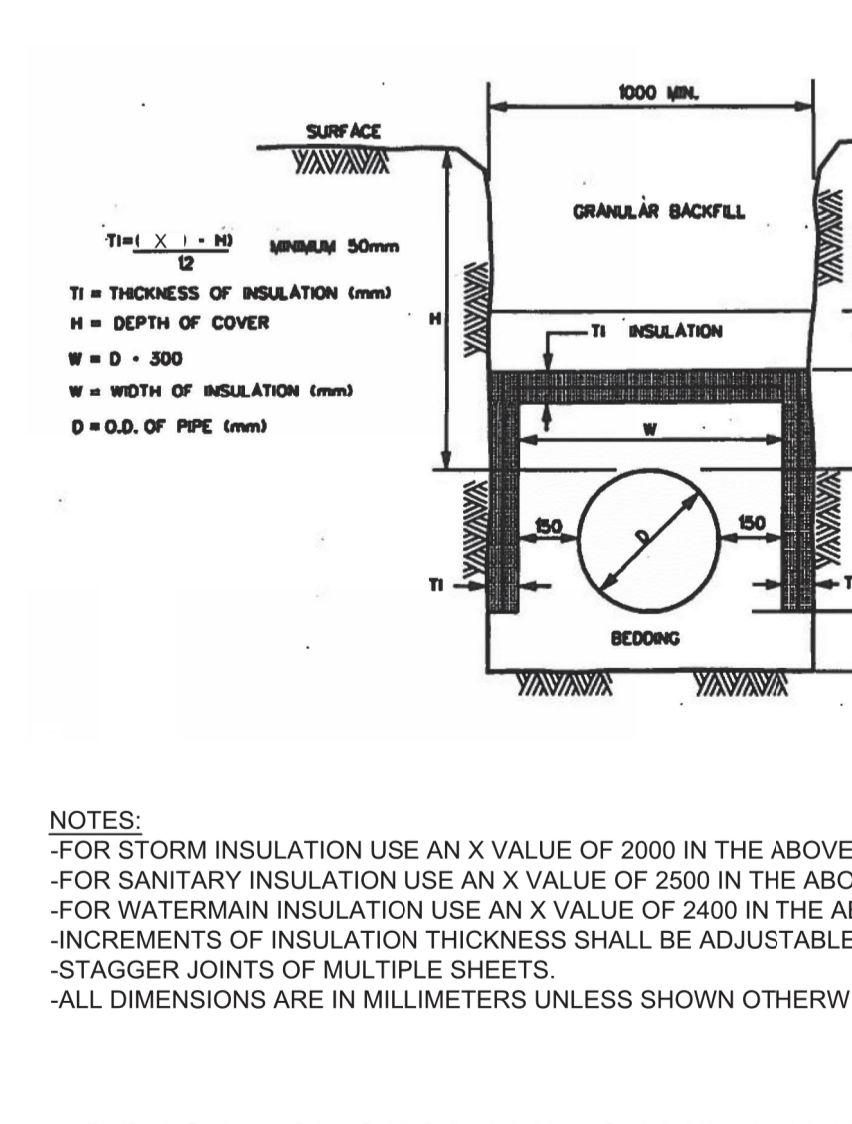
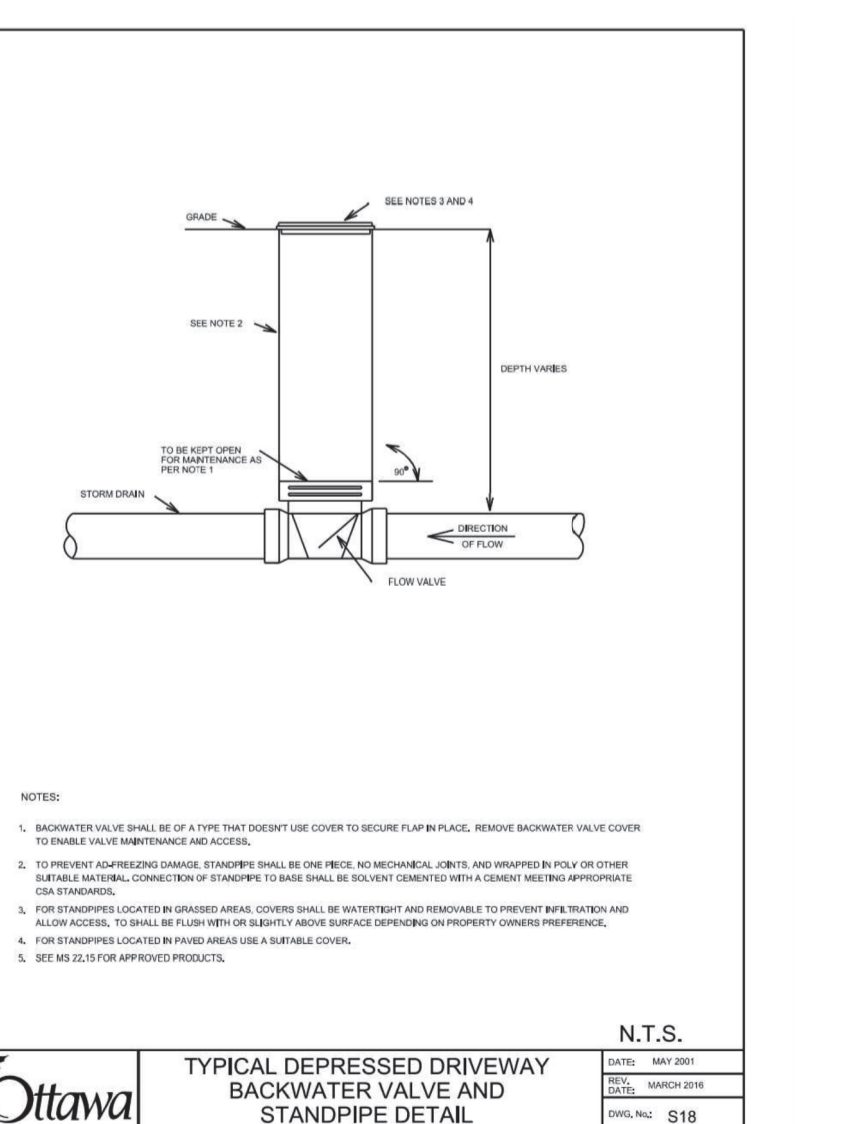
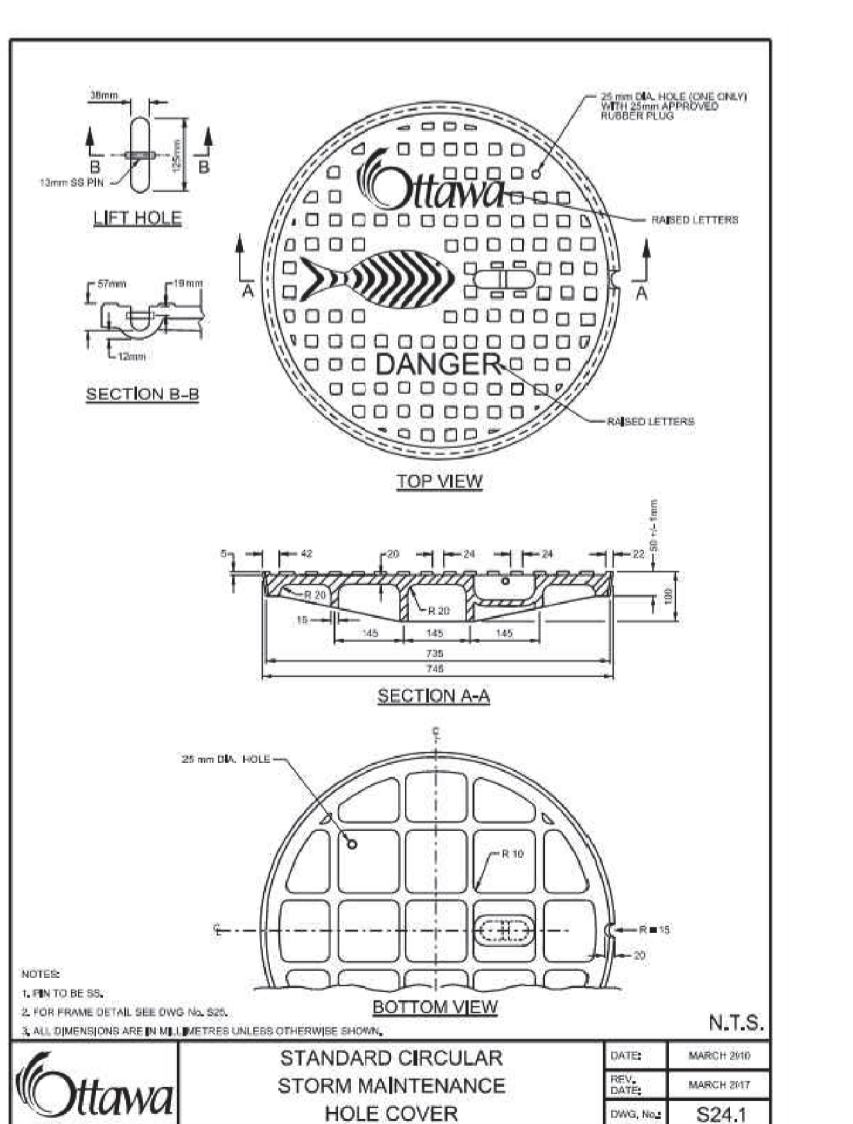
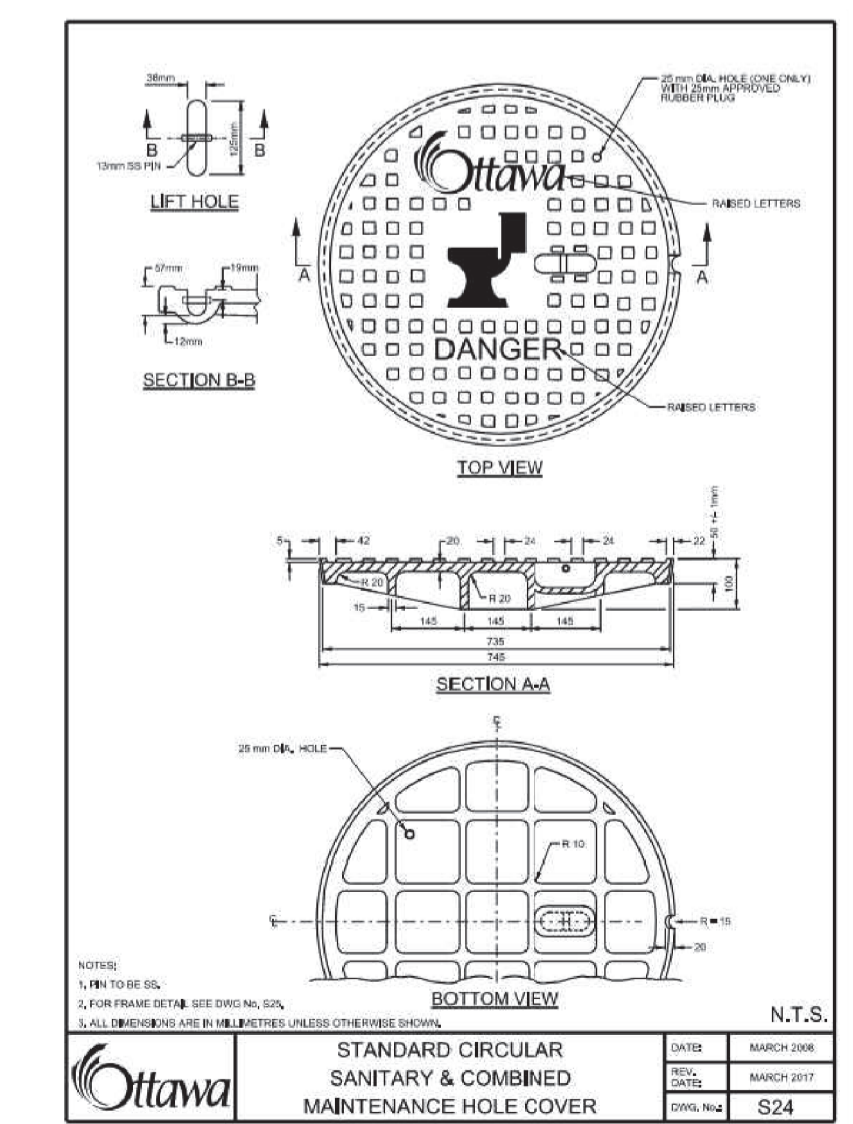
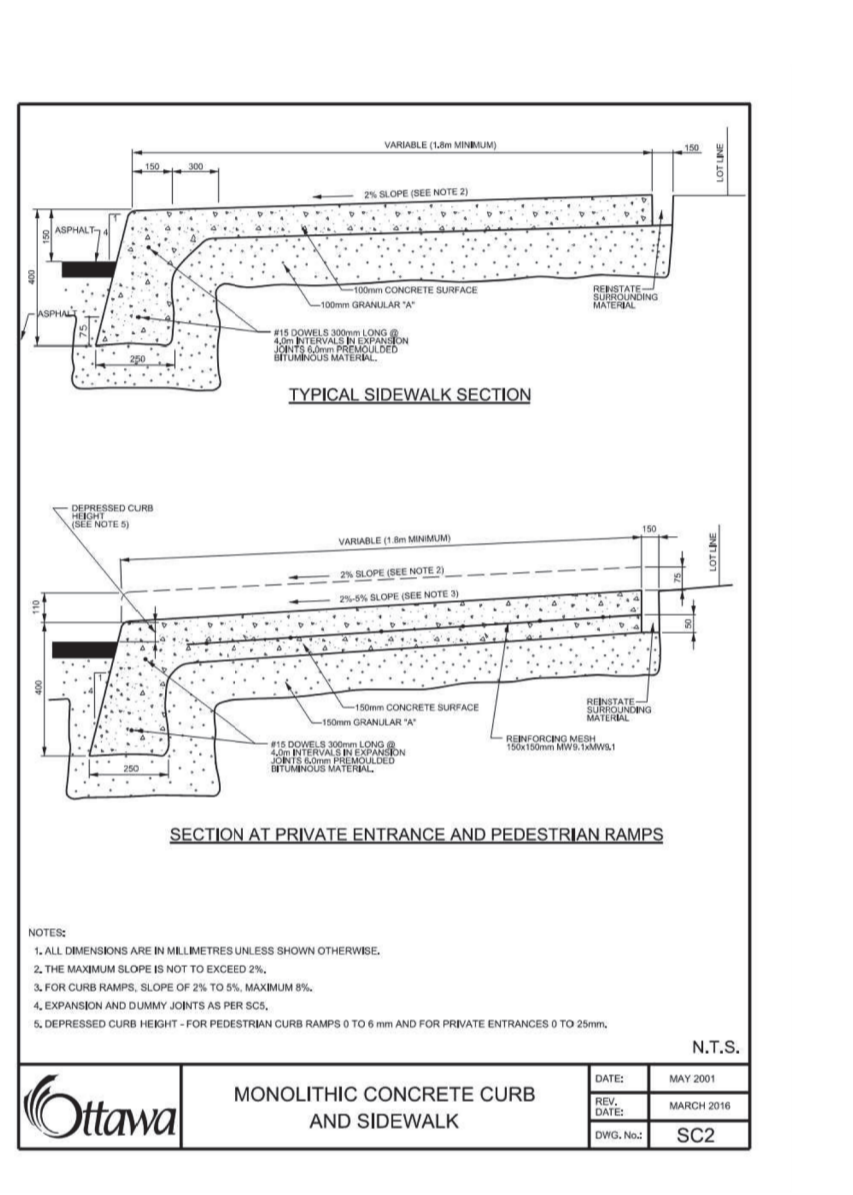
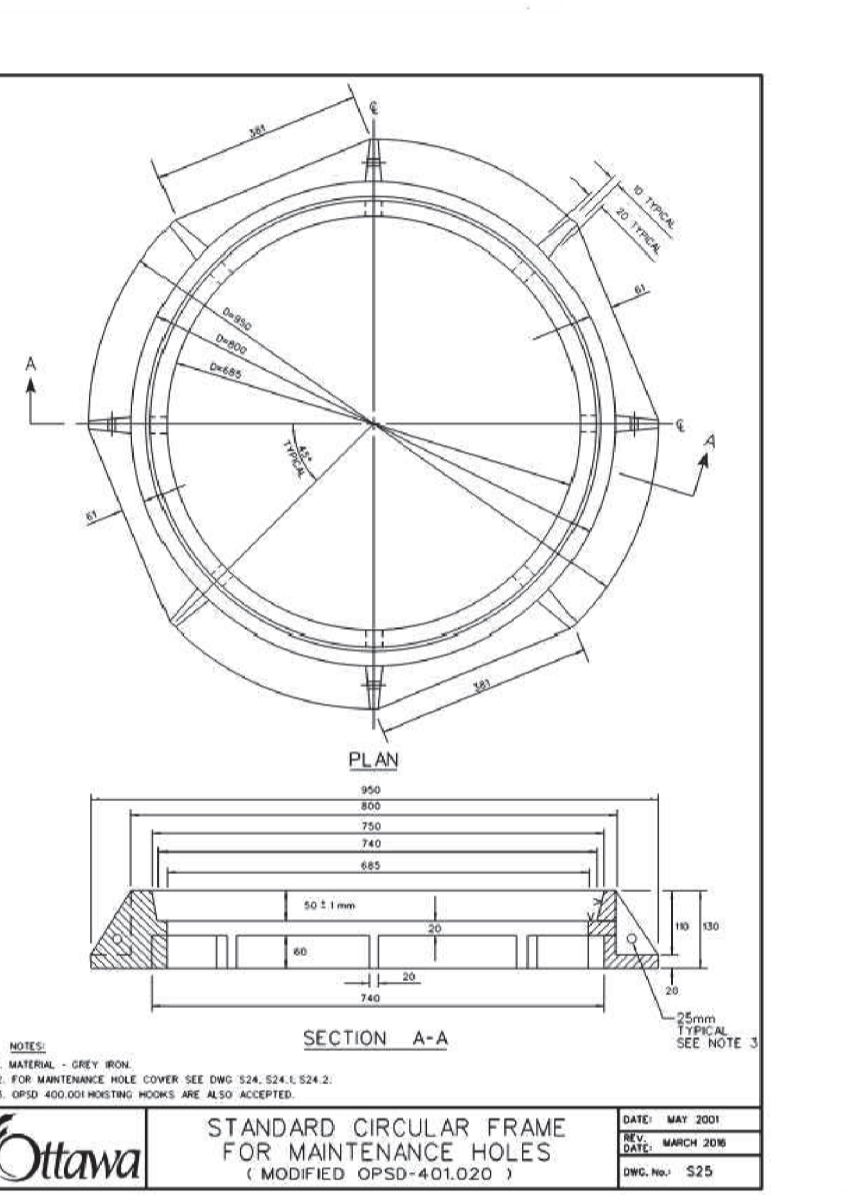
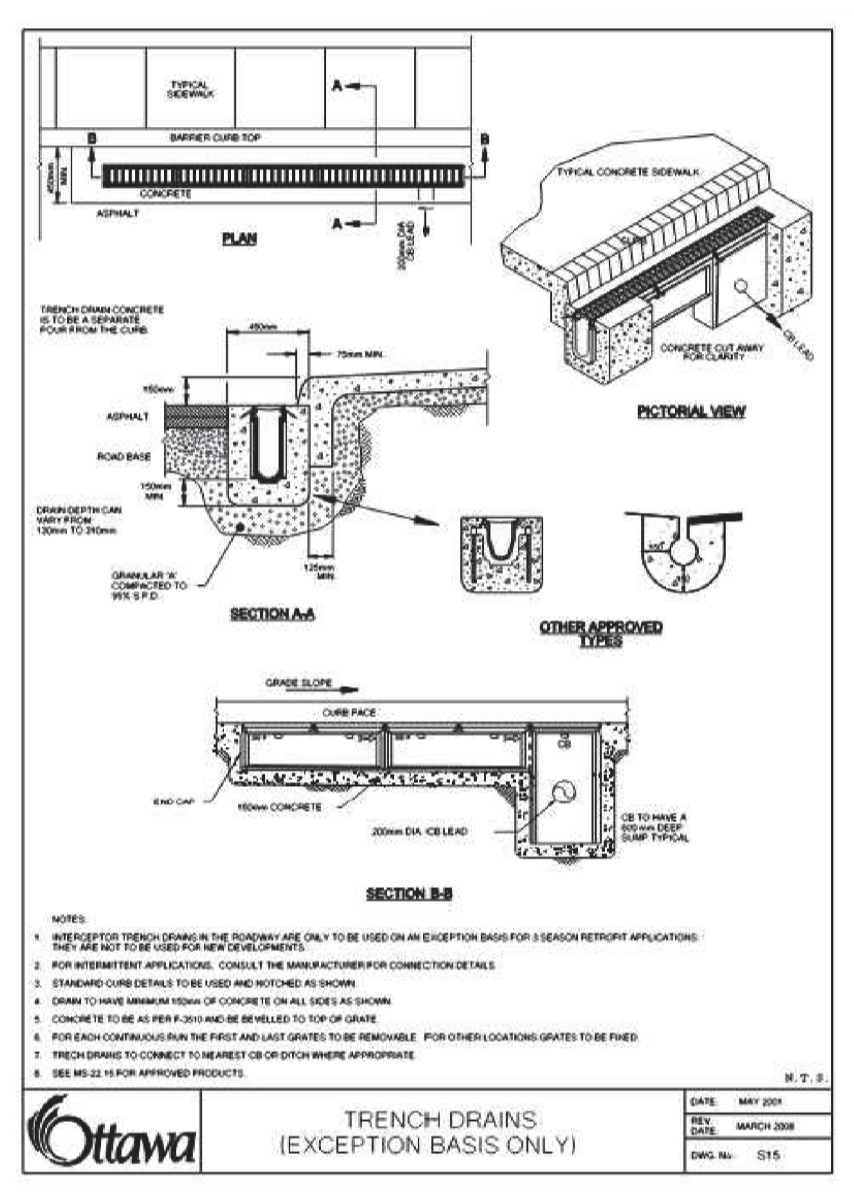
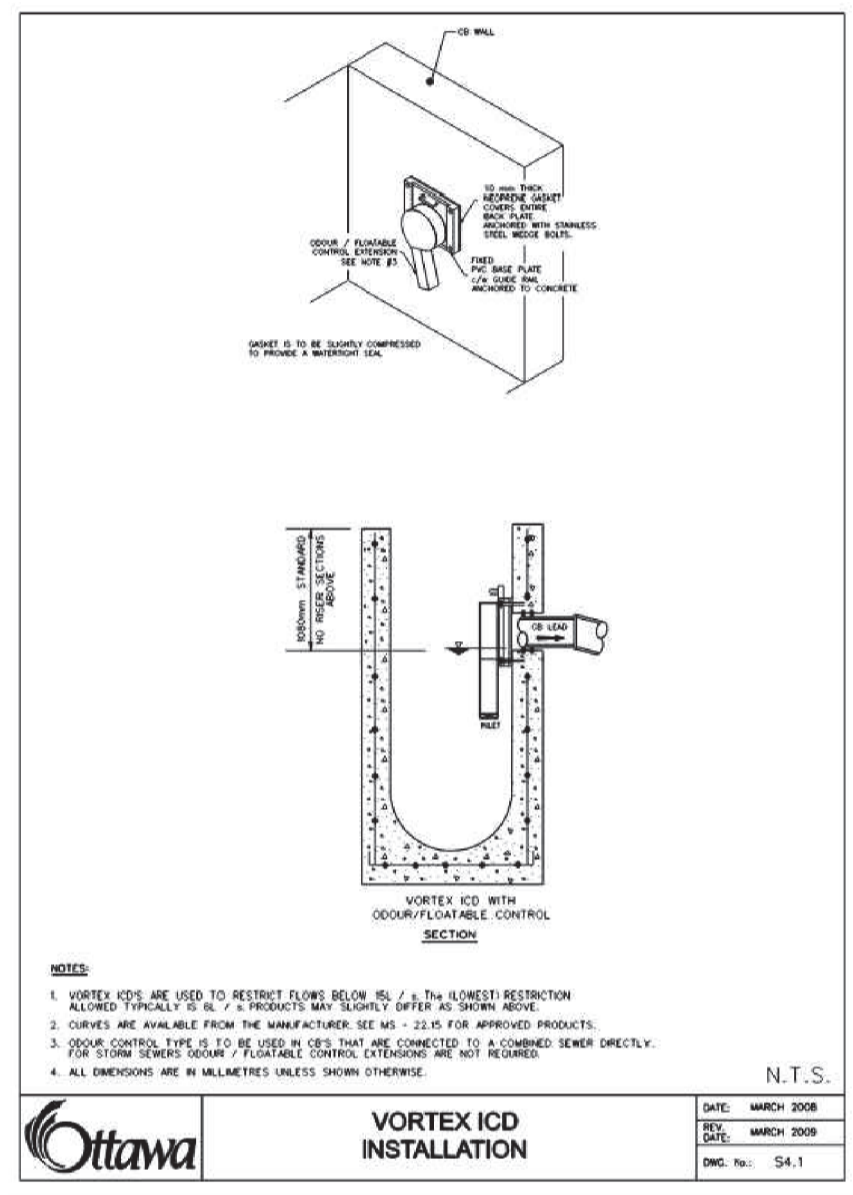
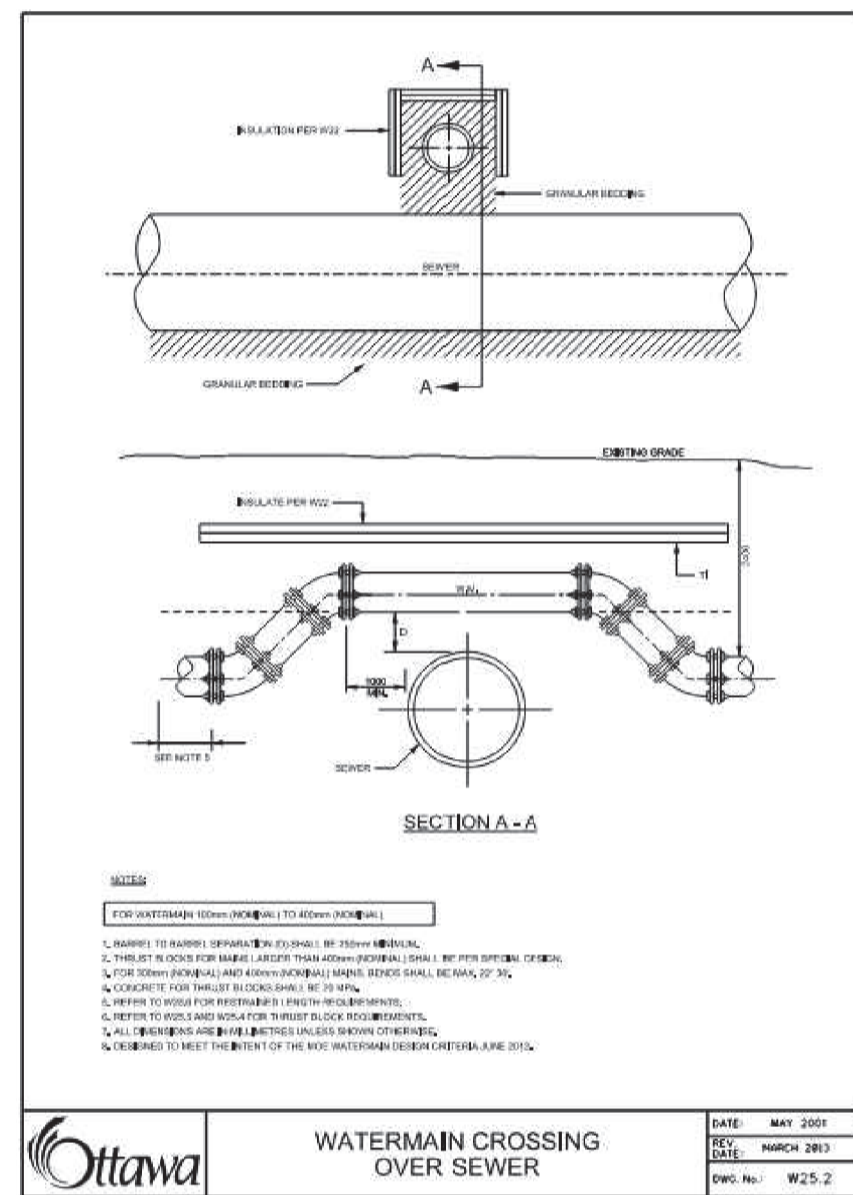
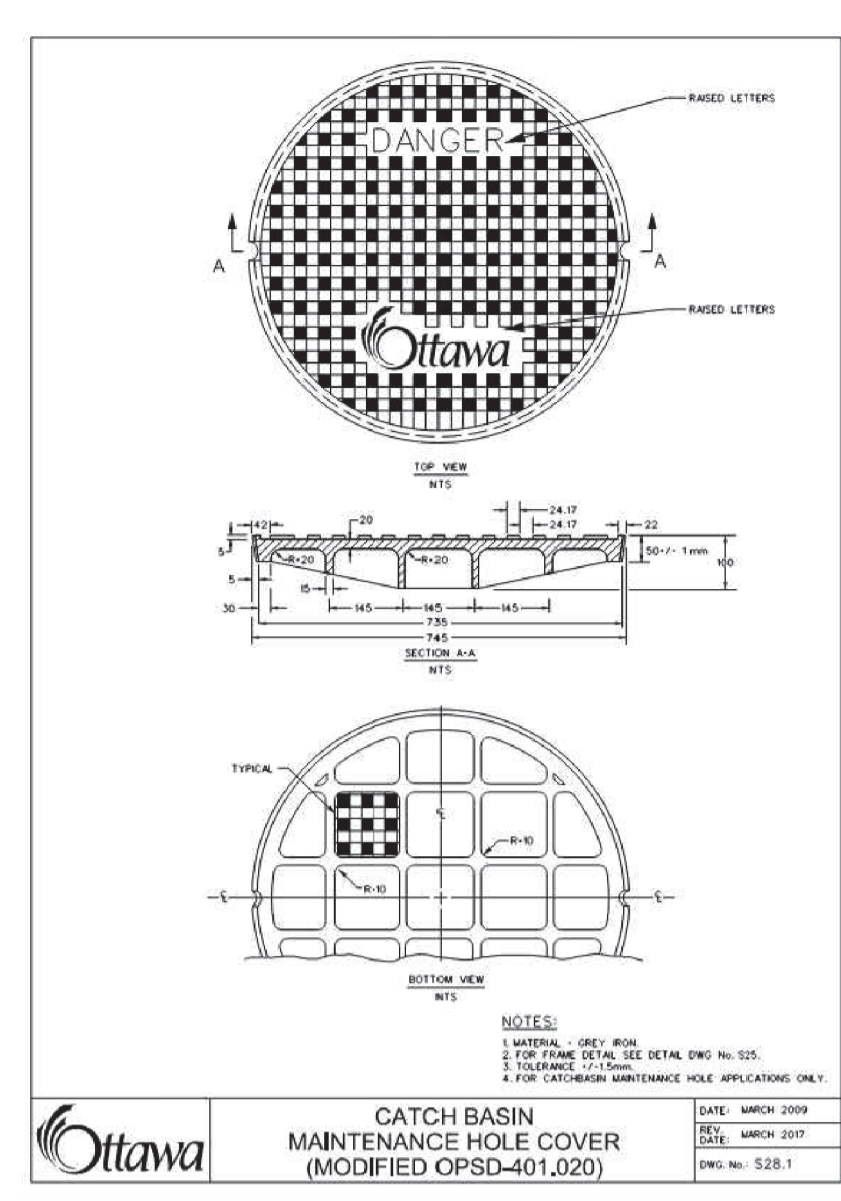
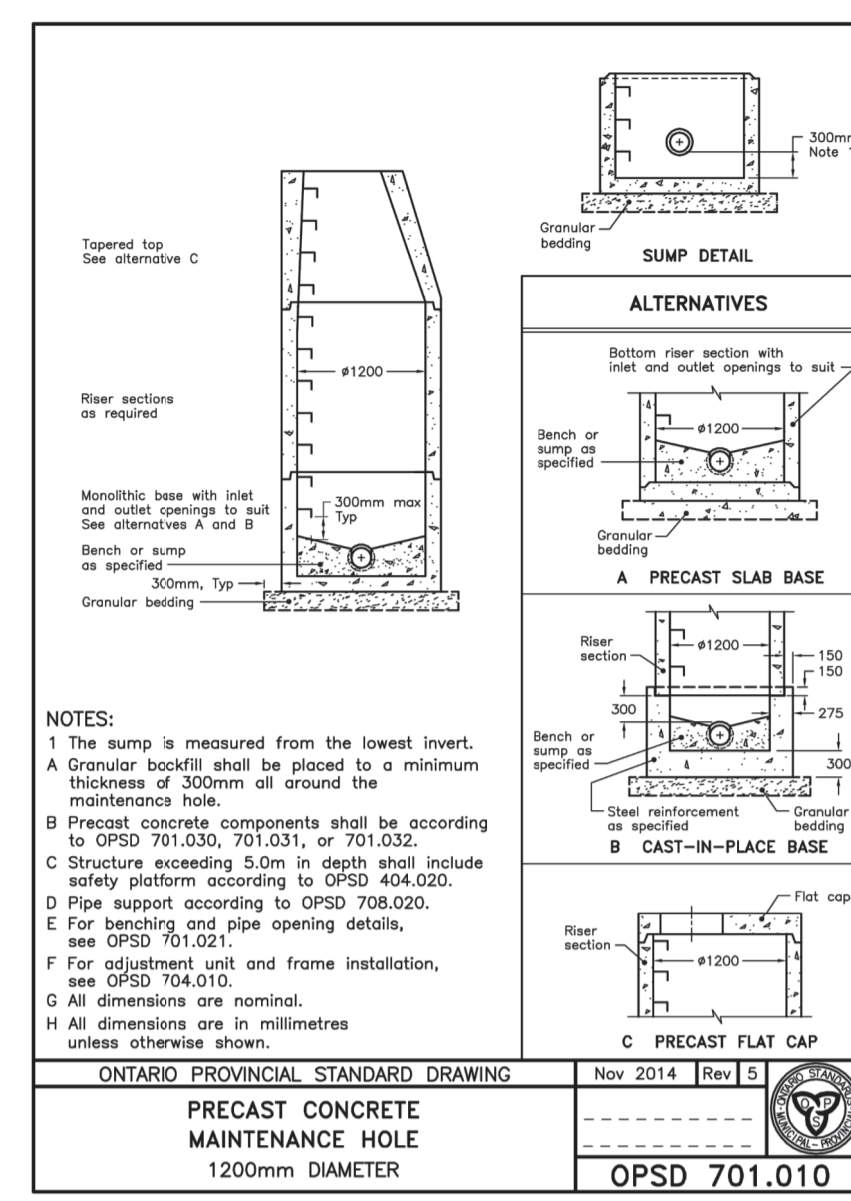
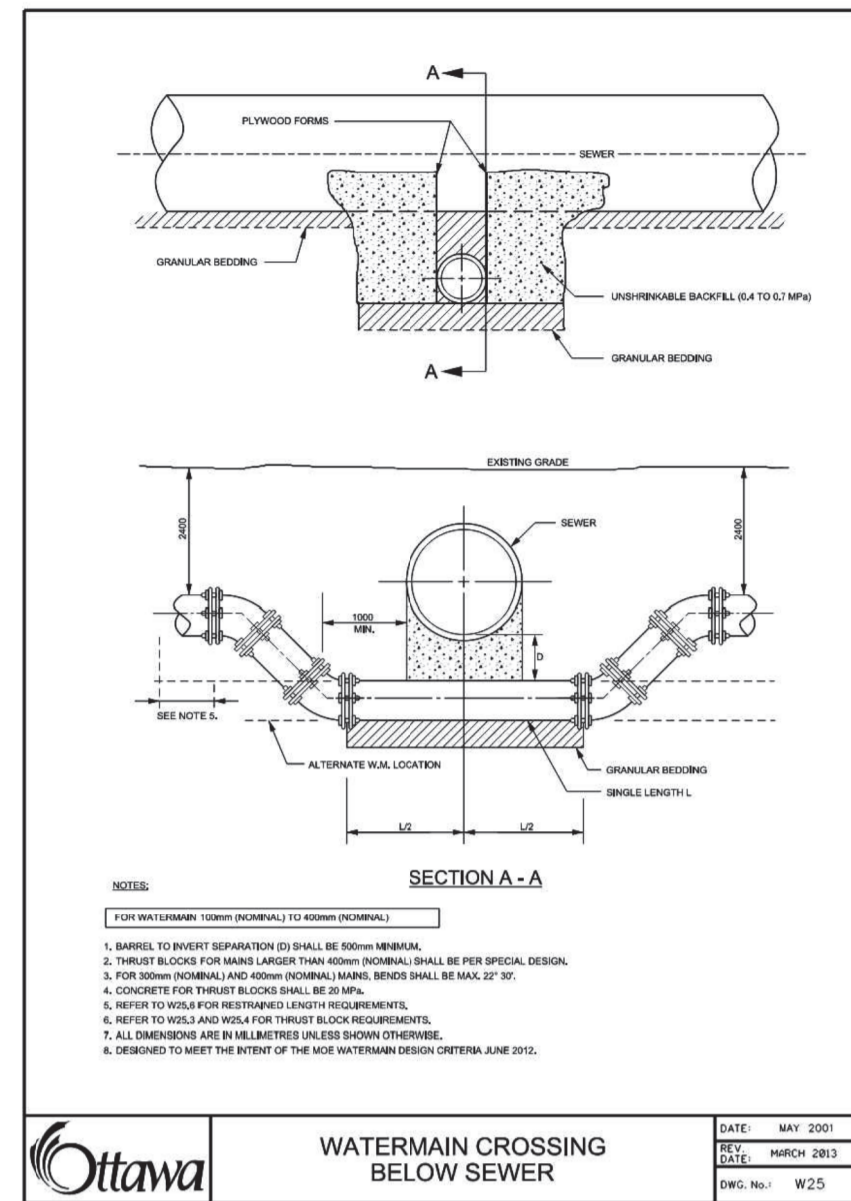
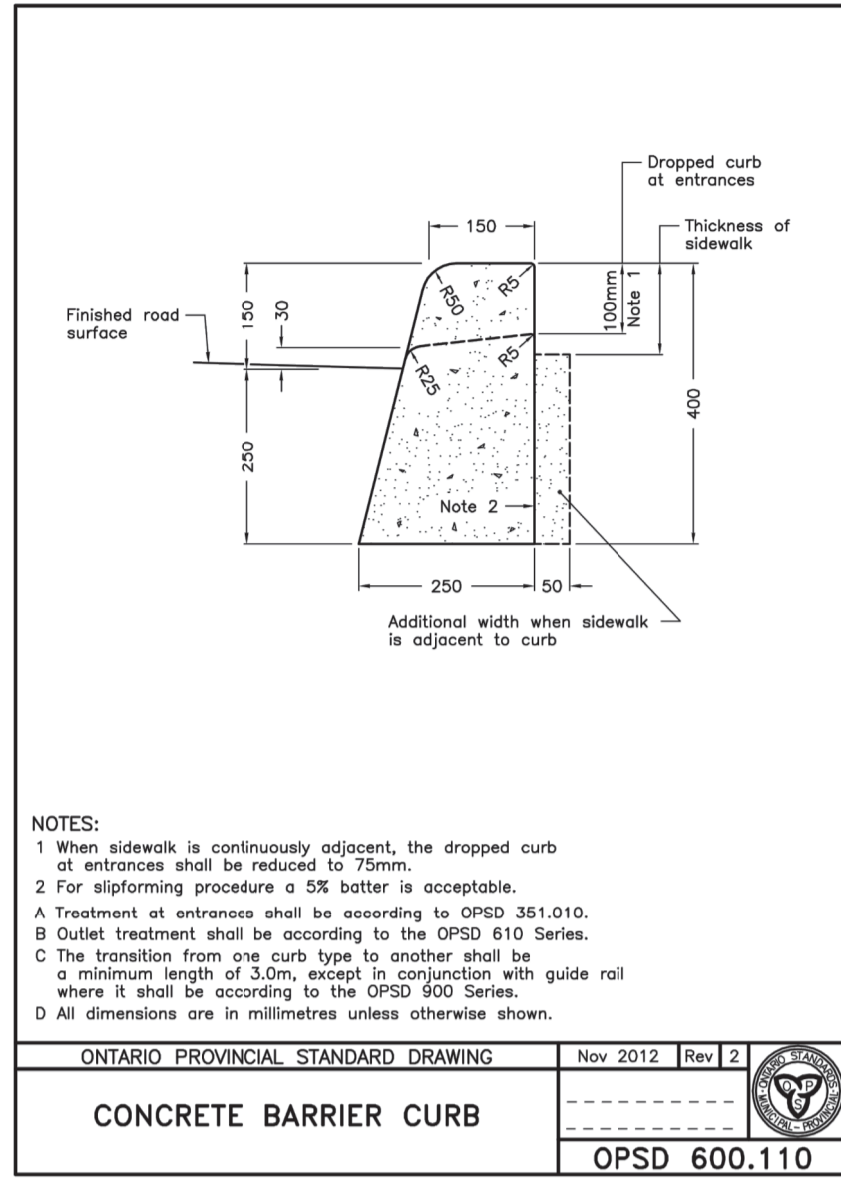
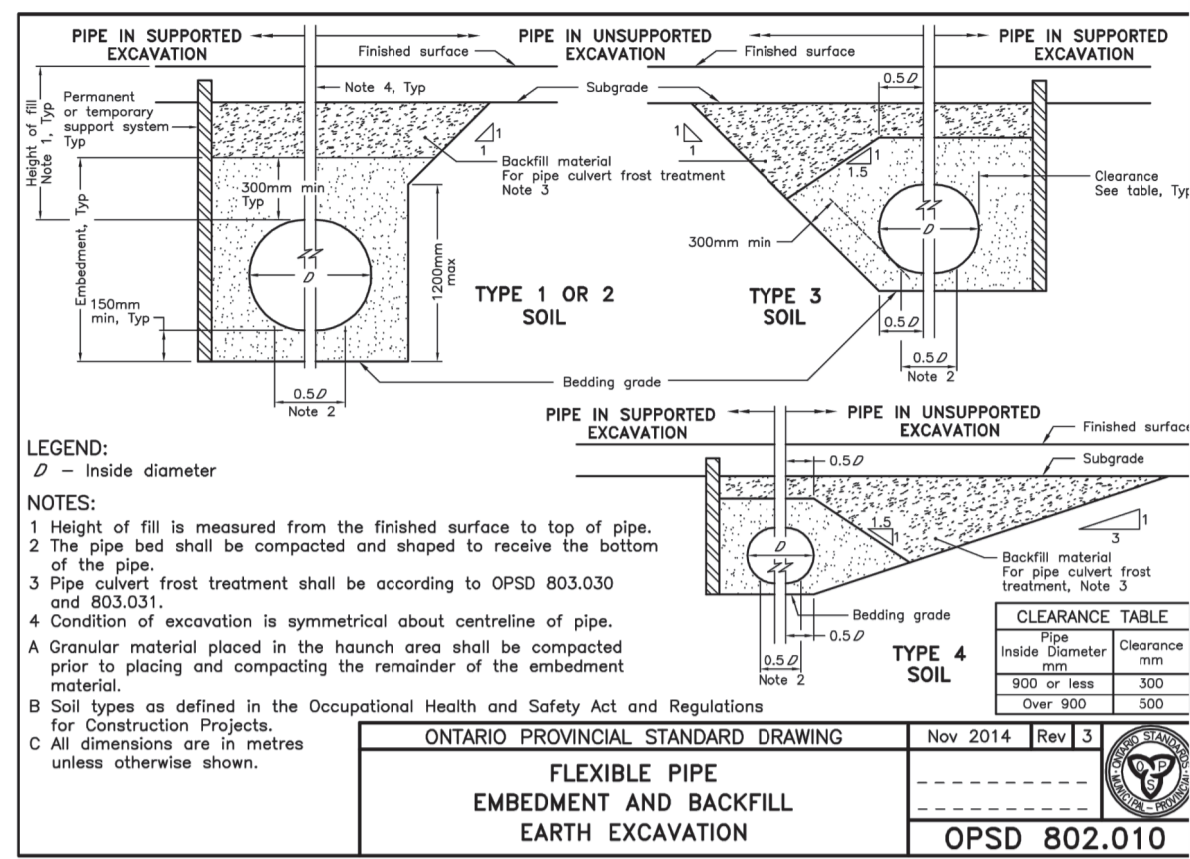
DRAWING TITLE: POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO.: 200572 DATE: JANUARY 2021

APPROVED
By Lily Xu at 8:50 am, Jun 20, 2023

Lily Xu

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



APPROVED
 By Lily Xu at 8:50 am, Jun 20, 2023

LILY XU, MCIP, RPP
 MANAGER, DEVELOPMENT REVIEW SOUTH
 PLANNING, INFRASTRUCTURE & ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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REVISIONS:

No.	REVISIONS	BY	DATE
01	RE-ISSUED FOR APPROVAL	M.B.	16 DEC 2021
00	ISSUED FOR APPROVAL	M.B.	18 JUNE 2021

Licensed Professional Engineer
M. BASNET
 100501996
 2021/12/16
 PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT: **FIRM CAPITAL**

DESIGNED BY: **M.B.** DRAWN BY: **A.O.** APPROVED BY: **M.B.**

PROJECT: **PROPOSED 3-STORY LOW-RISE APARTMENT 1435 & 1455 MORISSET AVE, OTTAWA (ON)**

DRAWING TITLE: **CONSTRUCTION DETAIL PLAN**

PROJECT NO: **200572**

DATE: **JANUARY 2021**

C901

#18532