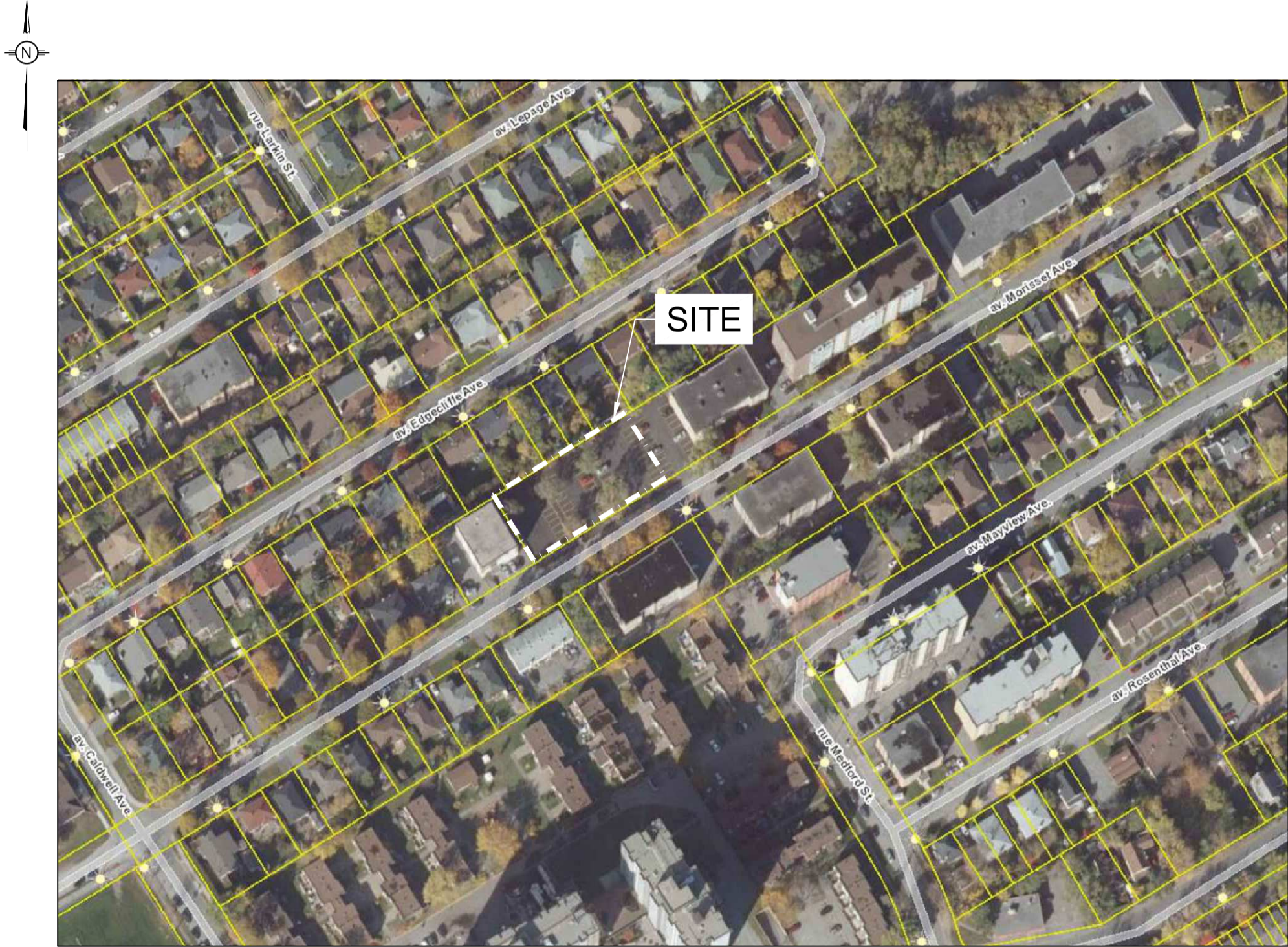


# PROPOSED 3-STOREY LOW-RISE APARTMENT 1435 & 1455 MORISSET AVE, OTTAWA, ON

## REVISION 01



KEY PLAN (N.T.S.)

DRAWING INDEX	
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DEMOLITION PLAN	C102
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PRE-DEVELOPMENT WATERSHED PLAN	C701
POST-DEVELOPMENT WATERSHED PLAN	C702
CONSTRUCTION DETAIL PLAN	C901



**LRJ**

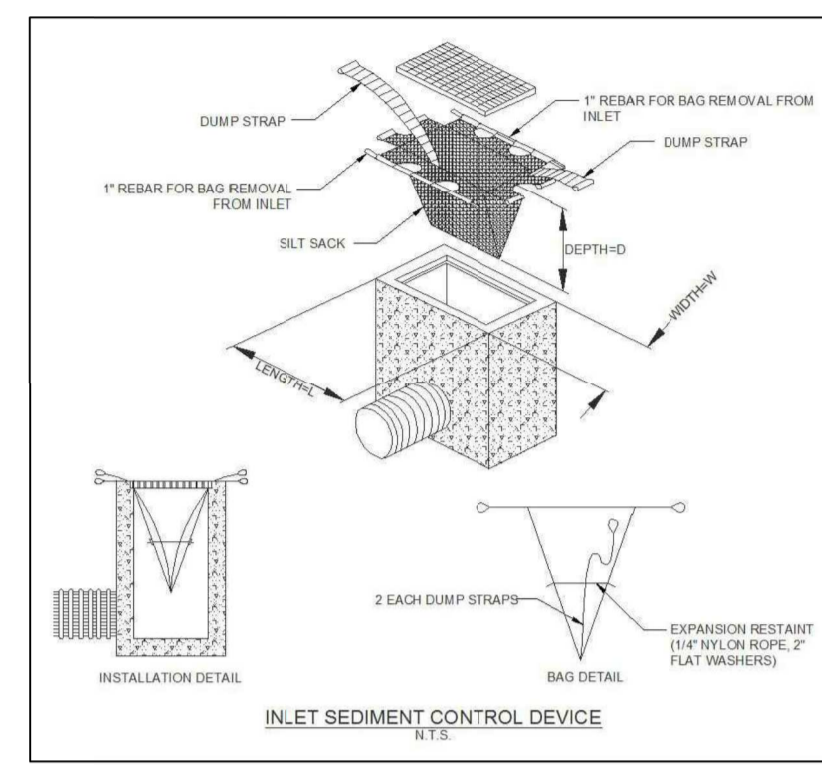
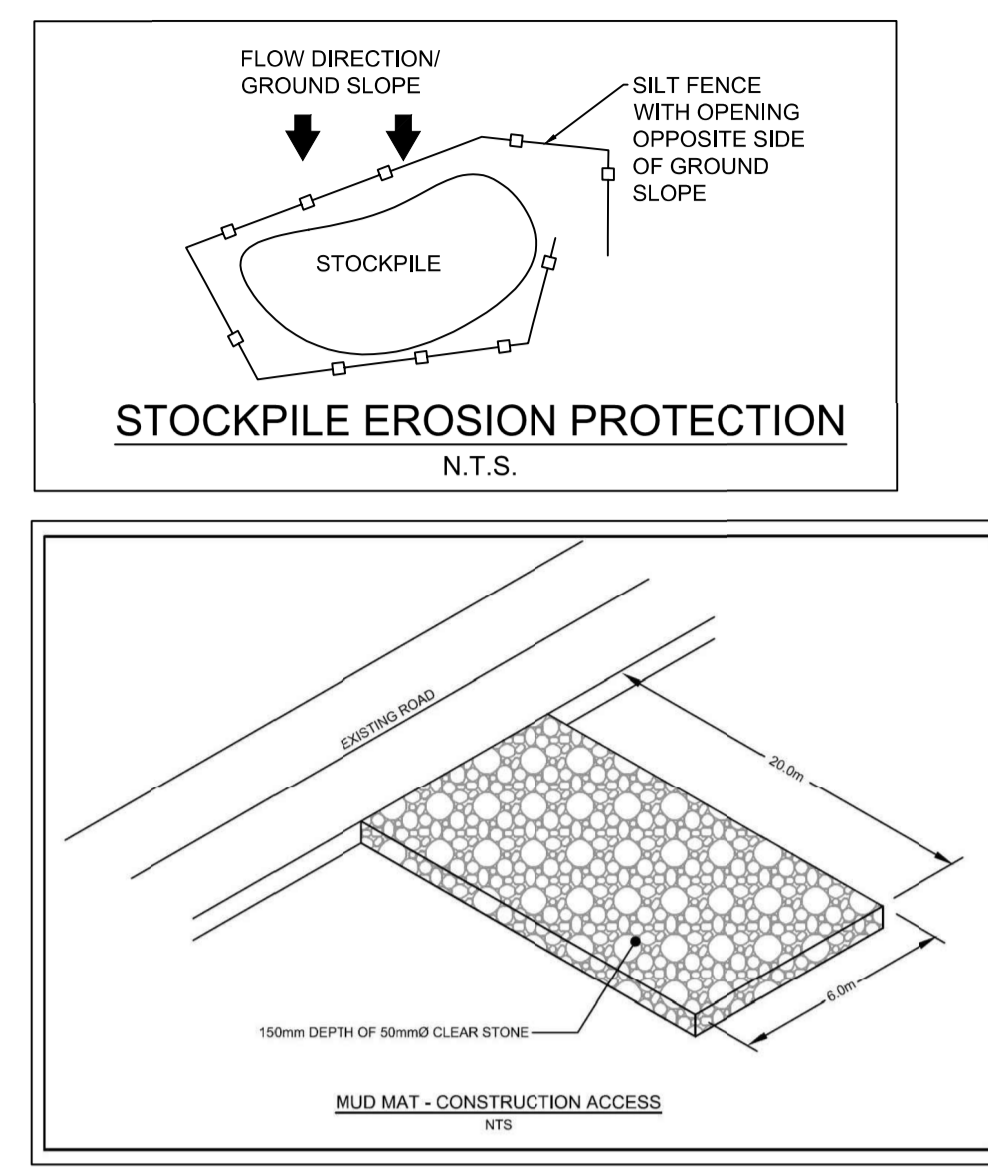
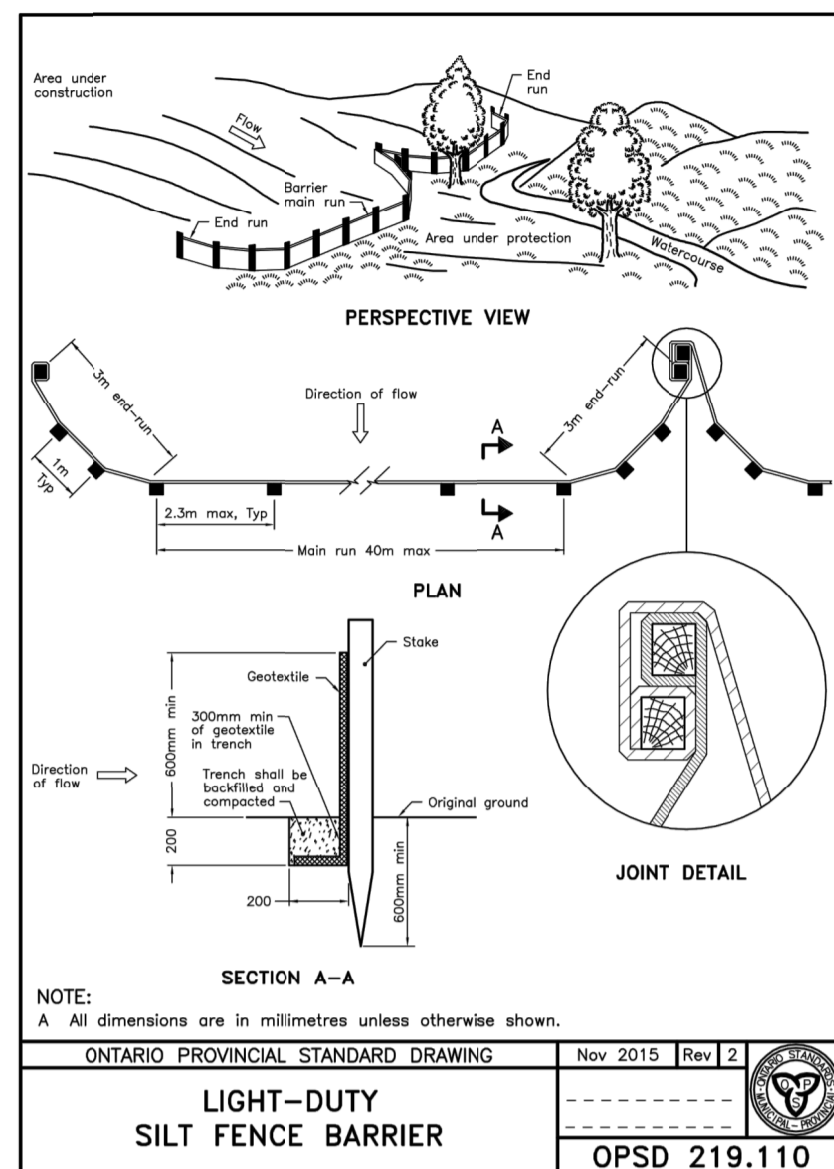
ENGINEERING | INGÉNIERIE

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

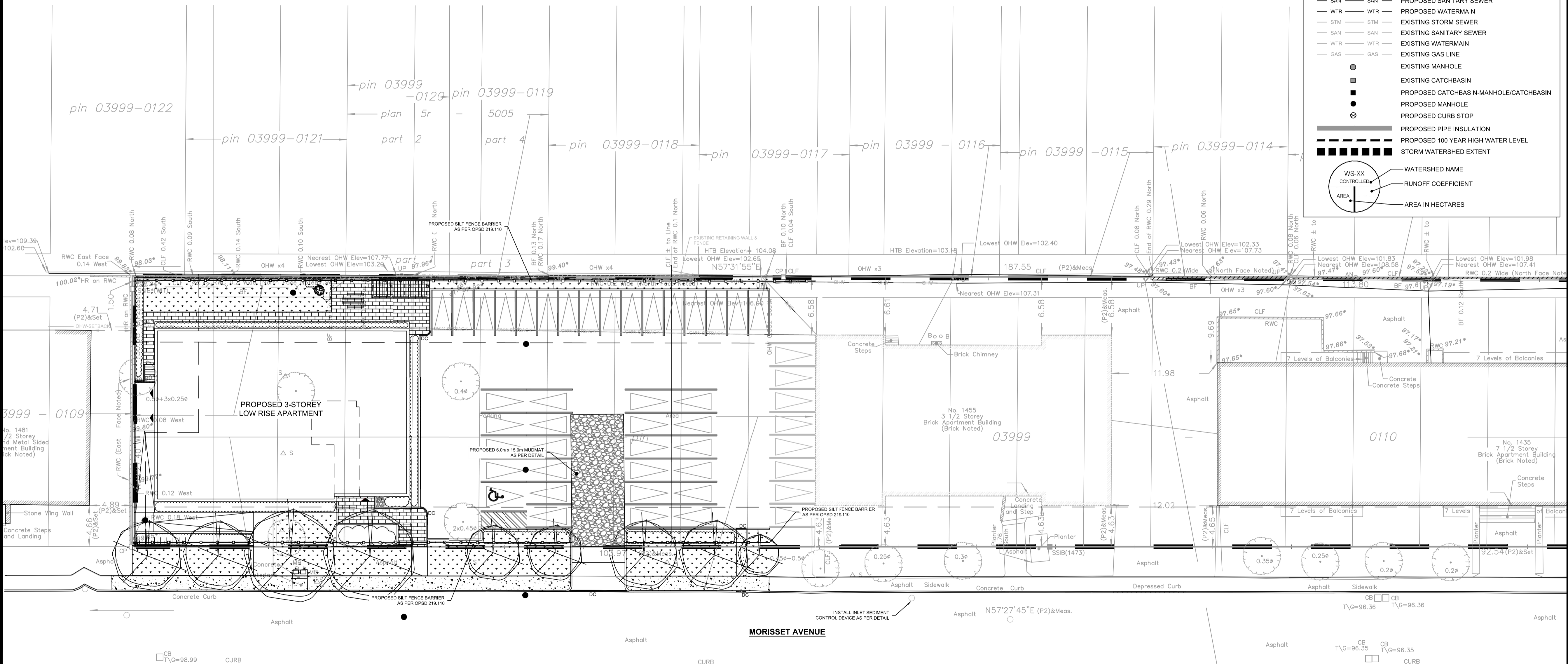


NOT AUTHENTIC UNLESS SIGNED AND DATED



**LEGEND:**

- — — — — EXISTING PROPERTY LINE TO REMAIN
- — — — — PROPOSED CURB
- — — — — PROPOSED DERESSED CURB
- ||||| PROPOSED TERRACING (3:1 MIN.)
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- PROPOSED RIP RAP
- ×50.00 PROPOSED ELEVATION
- ×50.00HP PROPOSED HIGH POINT ELEVATION
- ×50.00S PROPOSED SWALE ELEVATION
- ×50.00BC PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- ×50.00TC PROPOSED TOP OF CURB ELEVATION
- ×50.00BW PROPOSED EXPOSED BOTTOM OF RETAINING WALL
- ×50.00TW PROPOSED TOP OF RETAINING WALL
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- ➔ PROPOSED OVERLAND MAJOR FLOW ROUTE
- SUB — SUB — PROPOSED 100mmØ PERFORATED SUBDRAIN
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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 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.

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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



**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)

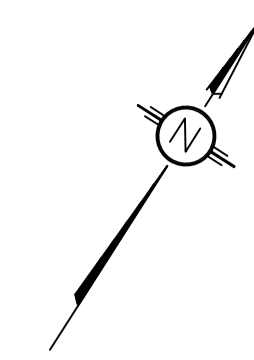
**DRAWING TITLE**

EROSION AND SEDIMENT CONTROL PLAN

**PROJECT NO.** 200572

**DATE** JANUARY 2021

**C101**



**LEGEND:**

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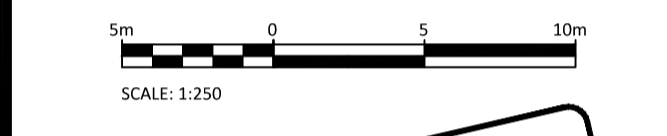
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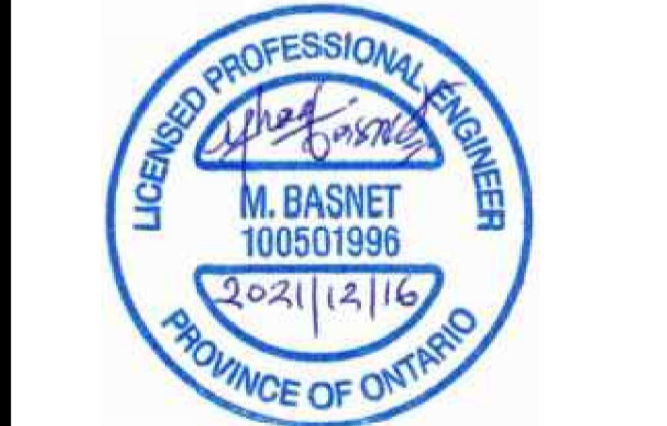
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**NOT FOR CONSTRUCTION TENDER OR PERMIT**

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**

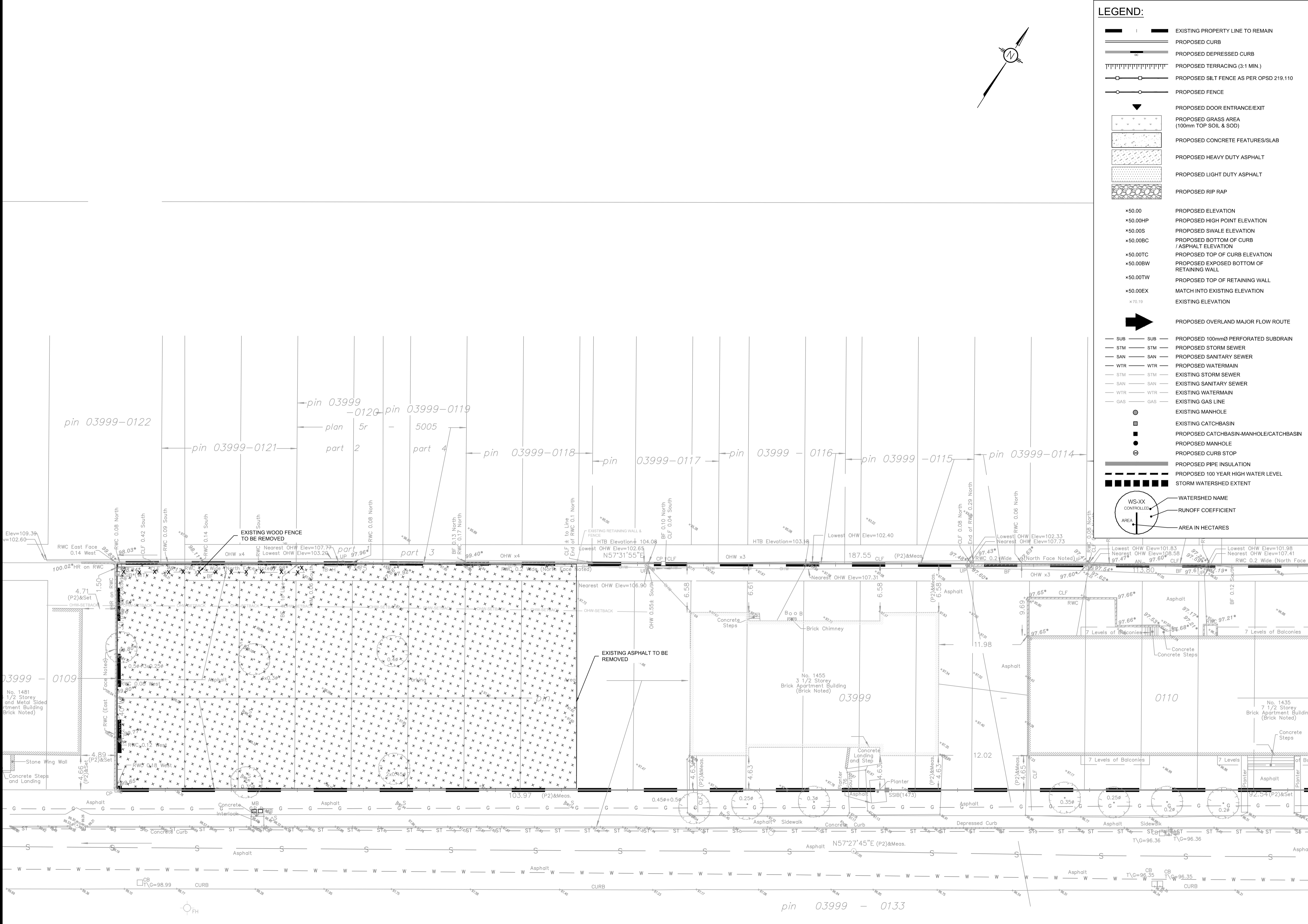
DESIGNED BY: M.B.      DRAWN BY: A.O.      APPROVED BY: M.B.

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

DRAWING TITLE: DEMOLITION PLAN

PROJECT NO: 200572  
 DATE: JANUARY 2021

**C102**



GENERAL GRADING NOTES

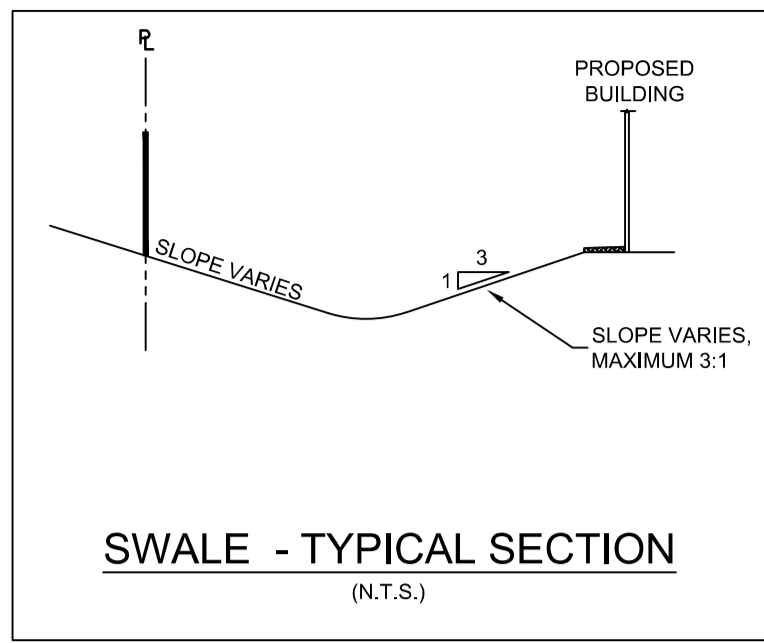
- ANY MODIFICATIONS IN ELEVATION BETWEEN THE SURVEY AND CONSTRUCTION THAT WILL AFFECT THE PROJECT ARE TO BE COMMUNICATED WITH THE ENGINEER PRIOR TO START OF CONSTRUCTION.
- PRIOR TO START OF ANY WORK ON SITE, THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY EXISTING GRADES AND ENSURE OVERLAND DRAINAGE IS 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 BUILDINGS.

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



LEGEND:

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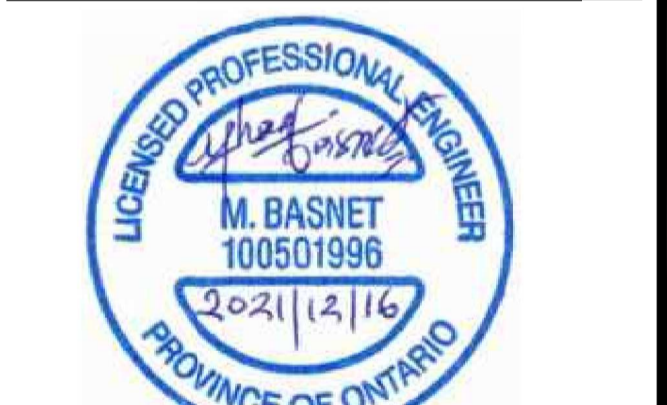
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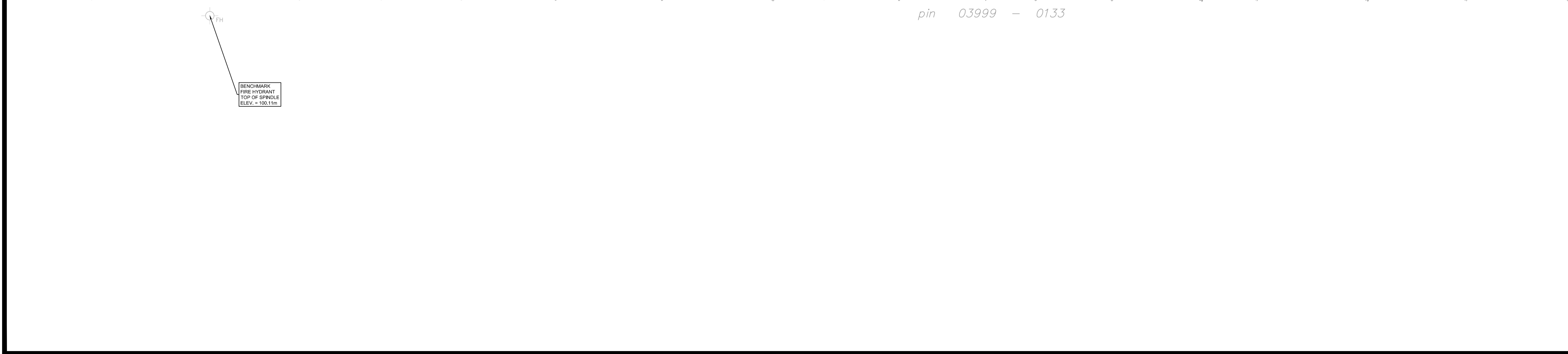
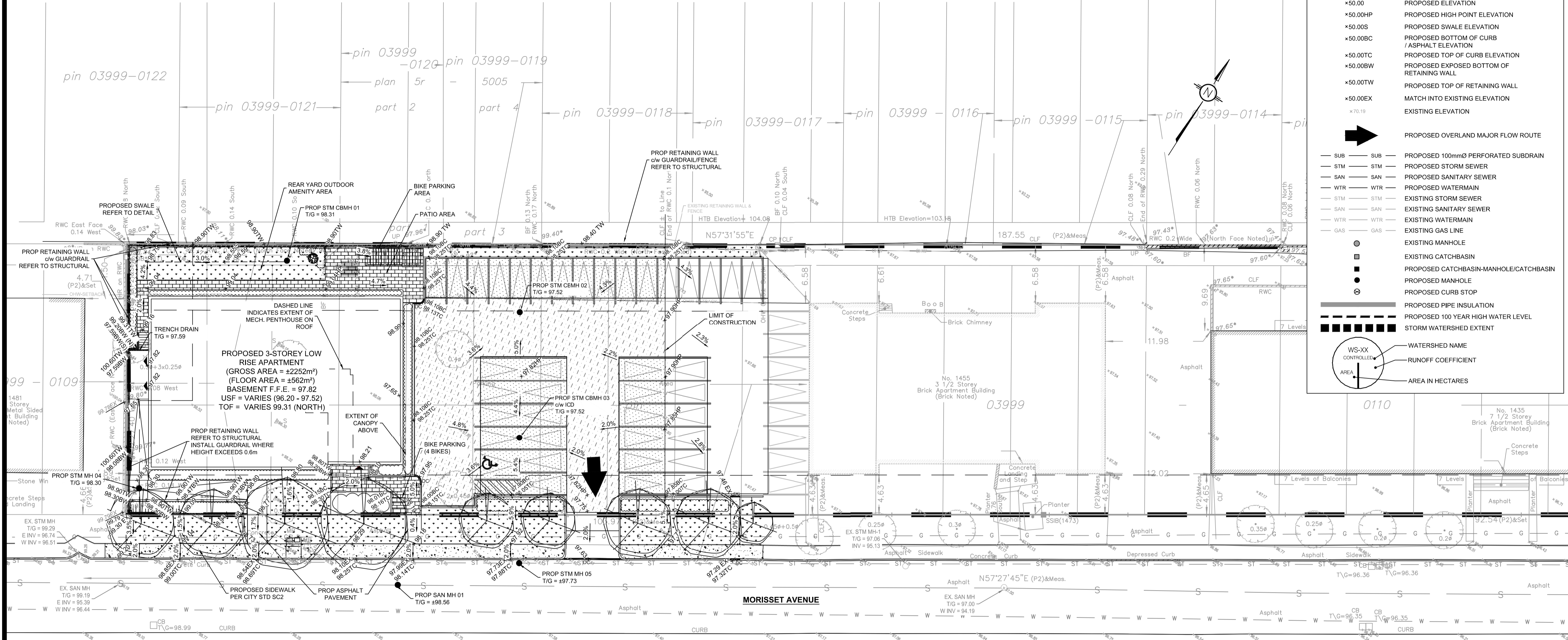
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**LRL**  
ENGINEERING | INGÉNIERIE  
5430 Canotek Road | Ottawa, ON, K1J 9G2  
www.lrl.ca | (613) 842-3434

CLIENT	FIRM CAPITAL	
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	GRADING AND DRAINAGE PLAN	
PROJECT NO.	200572	
DATE	JANUARY 2021	

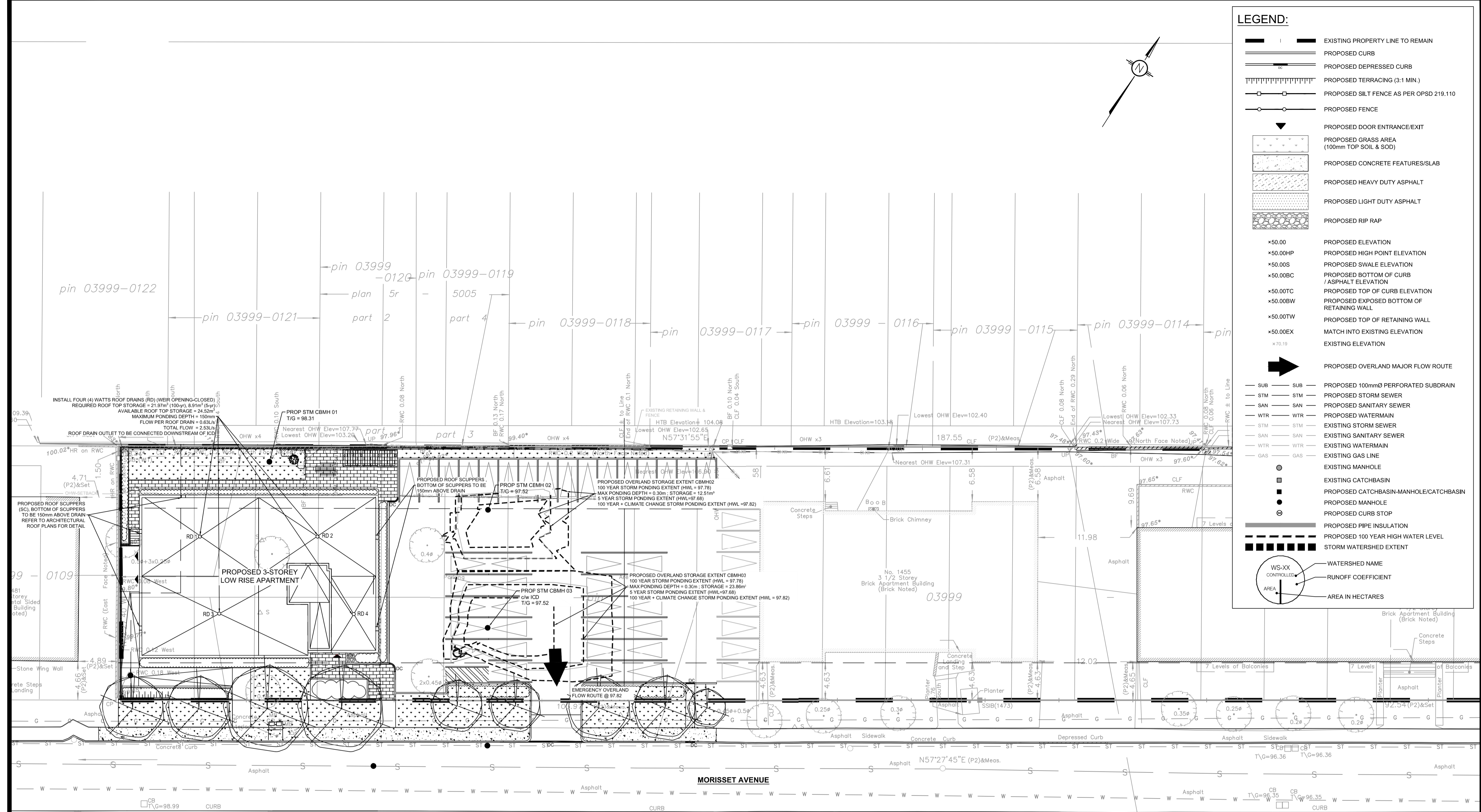
**C301**

#18532



#18532





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- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED RIP RAP
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED EXPOSED BOTTOM OF RETAINING WALL
- PROPOSED TOP OF RETAINING WALL
- 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
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING GAS LINE
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE-CATCHBASIN
- PROPOSED MANHOLE
- PROPOSED CURB STOP
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATER SHED EXTENT
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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

**LRI**  
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.

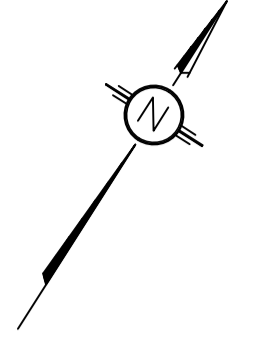
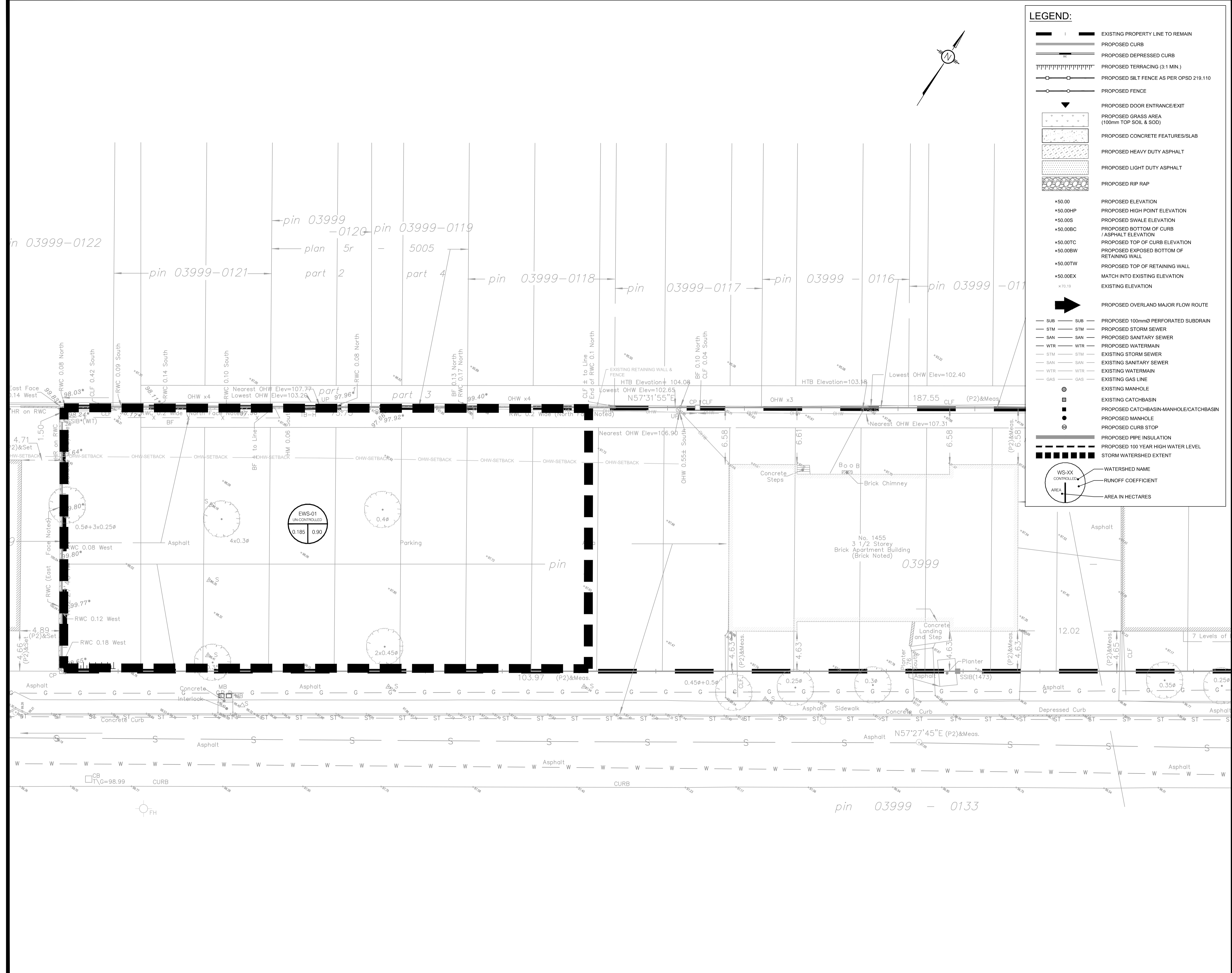
PROJECT: **PROPOSED 3-STORY LOW-RISE APARTMENT 1435 & 1455 MORISSET AVE, OTTAWA (ON)**

DRAWING TITLE: **STORMWATER MANAGEMENT PLAN**

PROJECT NO: 200572

DATE: JANUARY 2021

**C601**



**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/EXIST
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
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- PROPOSED RIP RAP
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- PROPOSED HIGH POINT ELEVATION
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- PROPOSED TOP OF CURB ELEVATION
- PROPOSED EXPOSED BOTTOM OF RETAINING WALL
- PROPOSED TOP OF RETAINING WALL
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED 100mm PERFORATED SUBDRAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING GAS LINE
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
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- RUNOFF COEFFICIENT
- AREA IN HECTARES

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Scale: 1:250

**NOT FOR CONSTRUCTION TENDER OR PERMIT**

01	RE-ISSUED FOR APPROVAL	M.B.	16 DEC 2021
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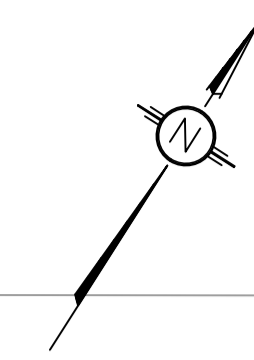
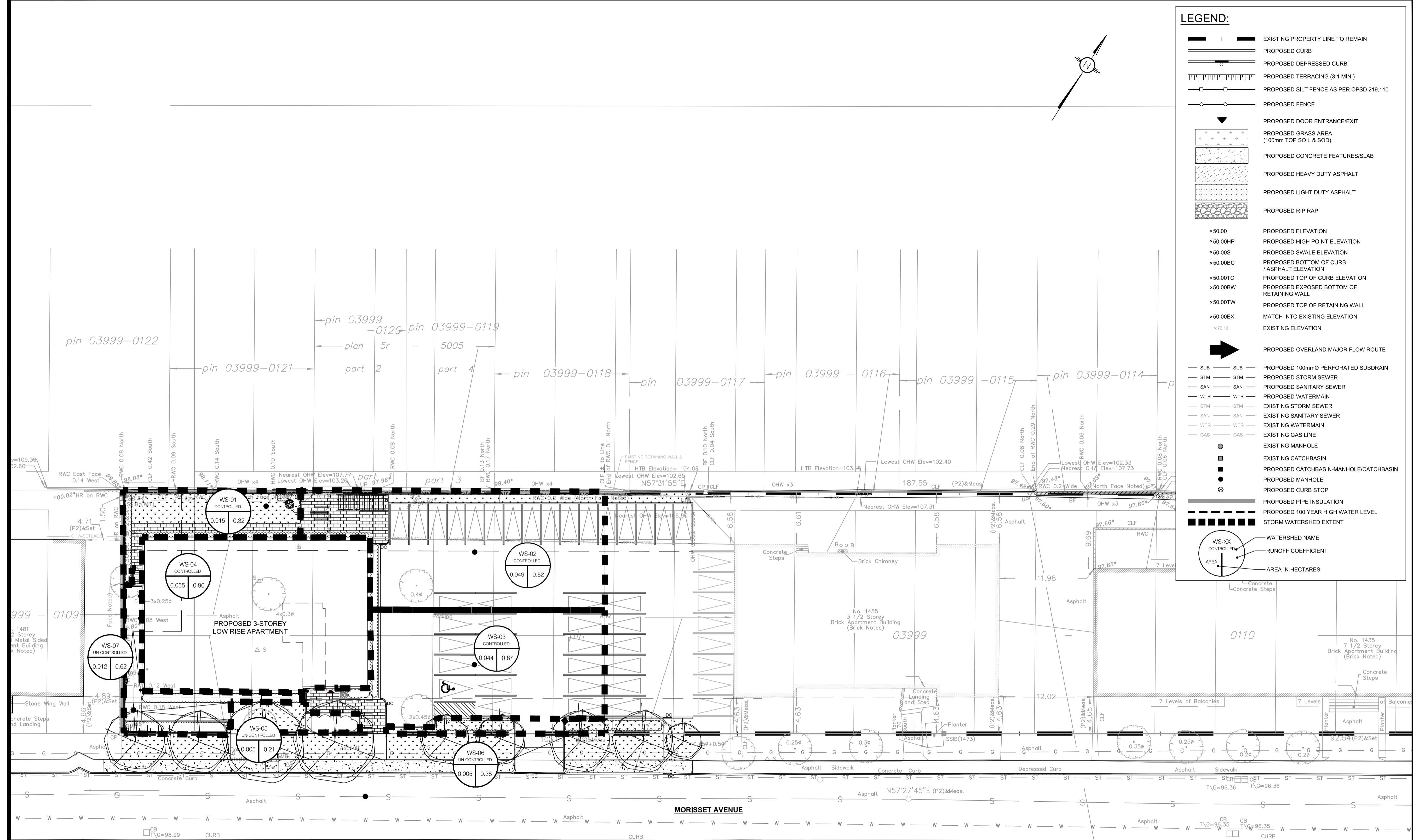
DESIGNED BY: M.B.    DRAWN BY: A.O.    APPROVED BY: M.B.

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

DRAWING TITLE: **PRE-DEVELOPMENT WATERSHED PLAN**

PROJECT NO: 200572    DATE: JANUARY 2021

**C701**



**LEGEND:**

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
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- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
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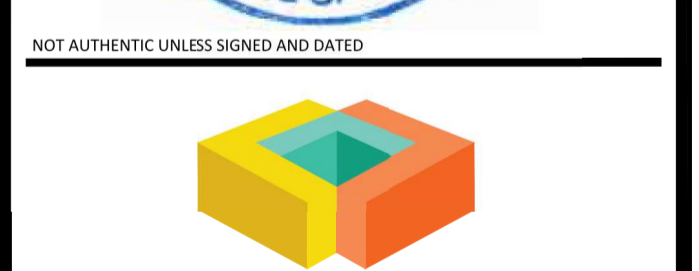
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5m 0 5 10m  
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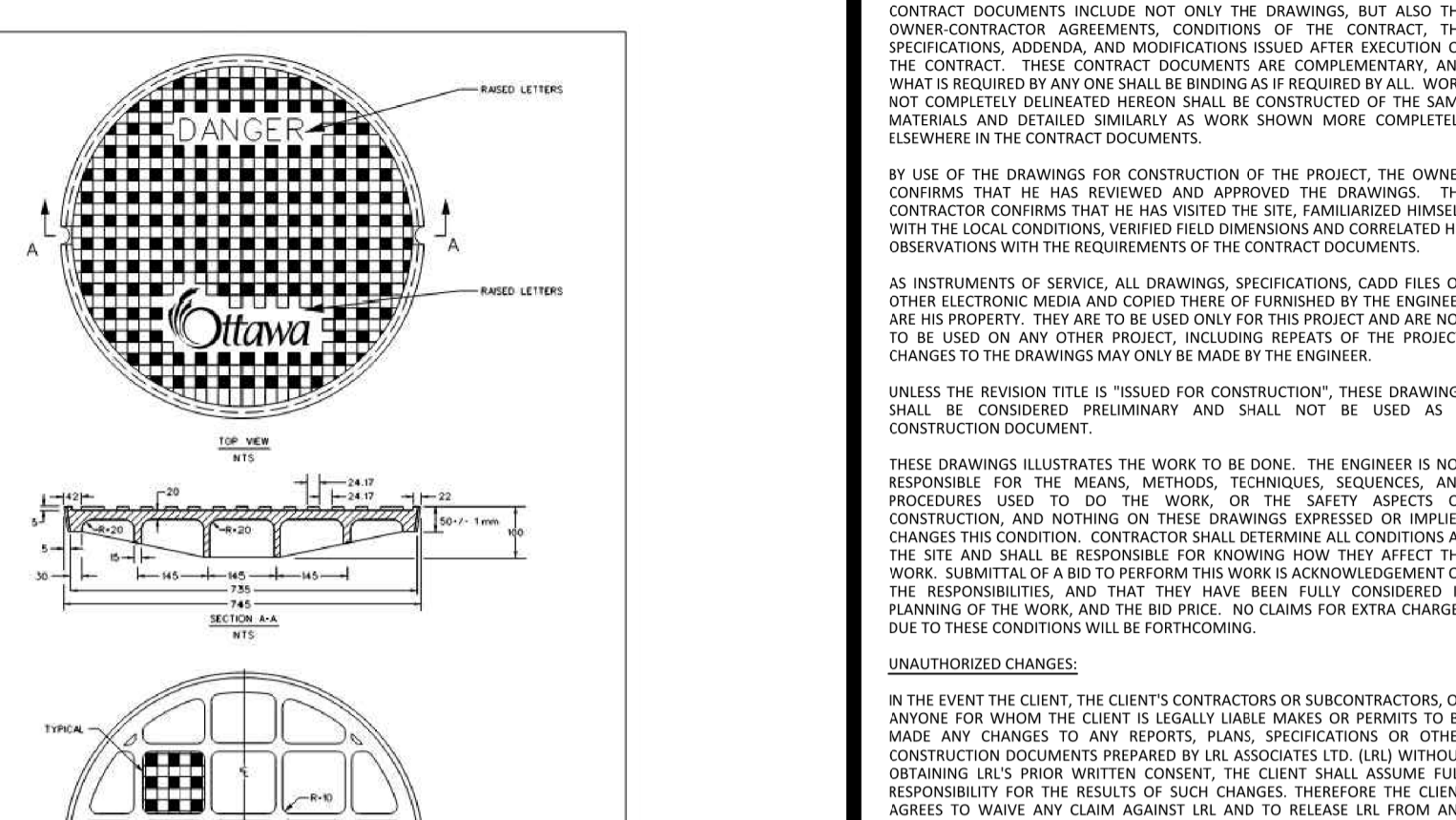
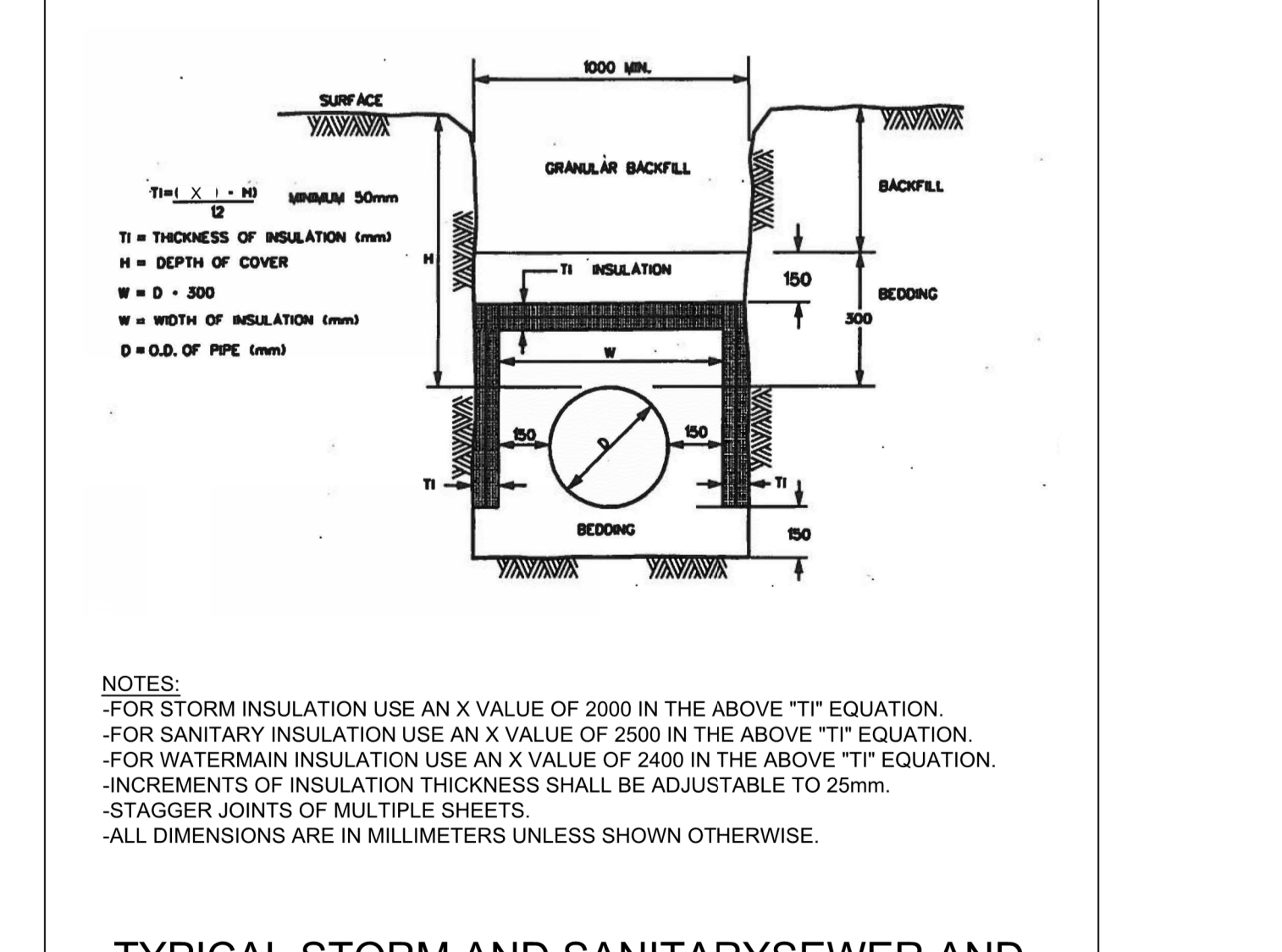
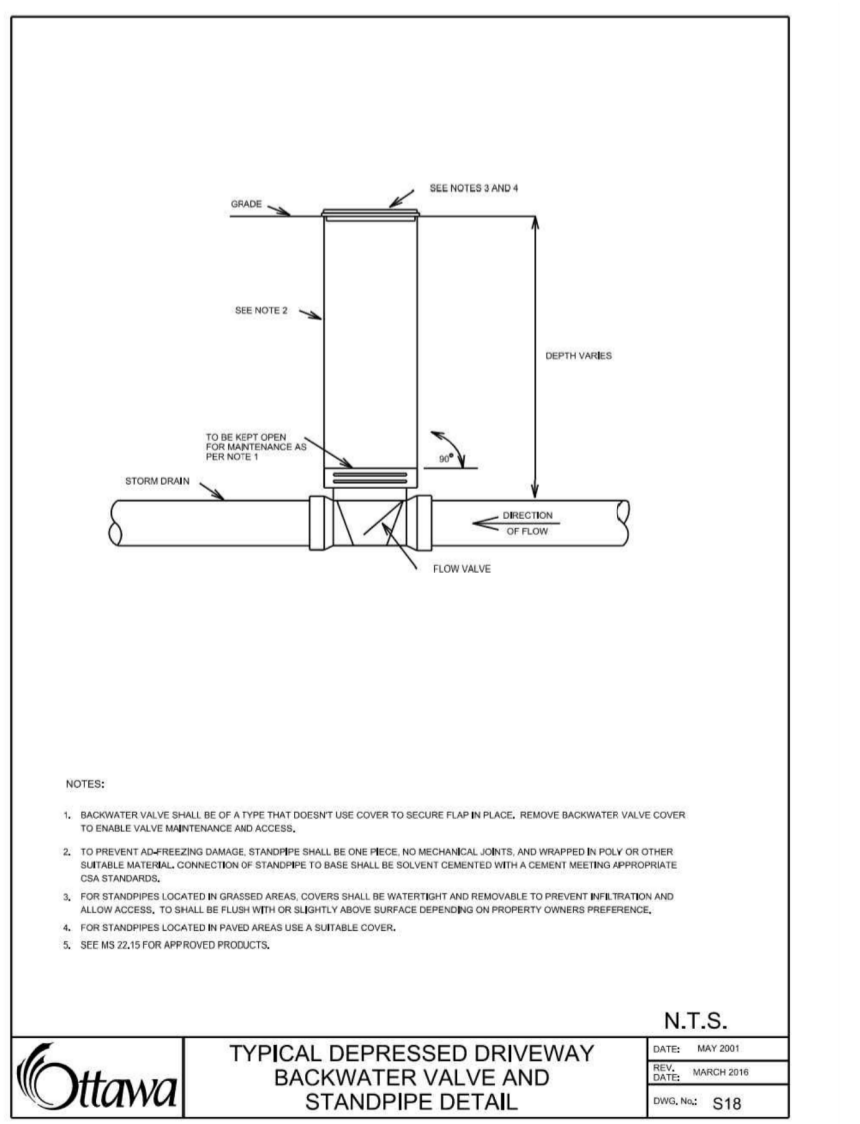
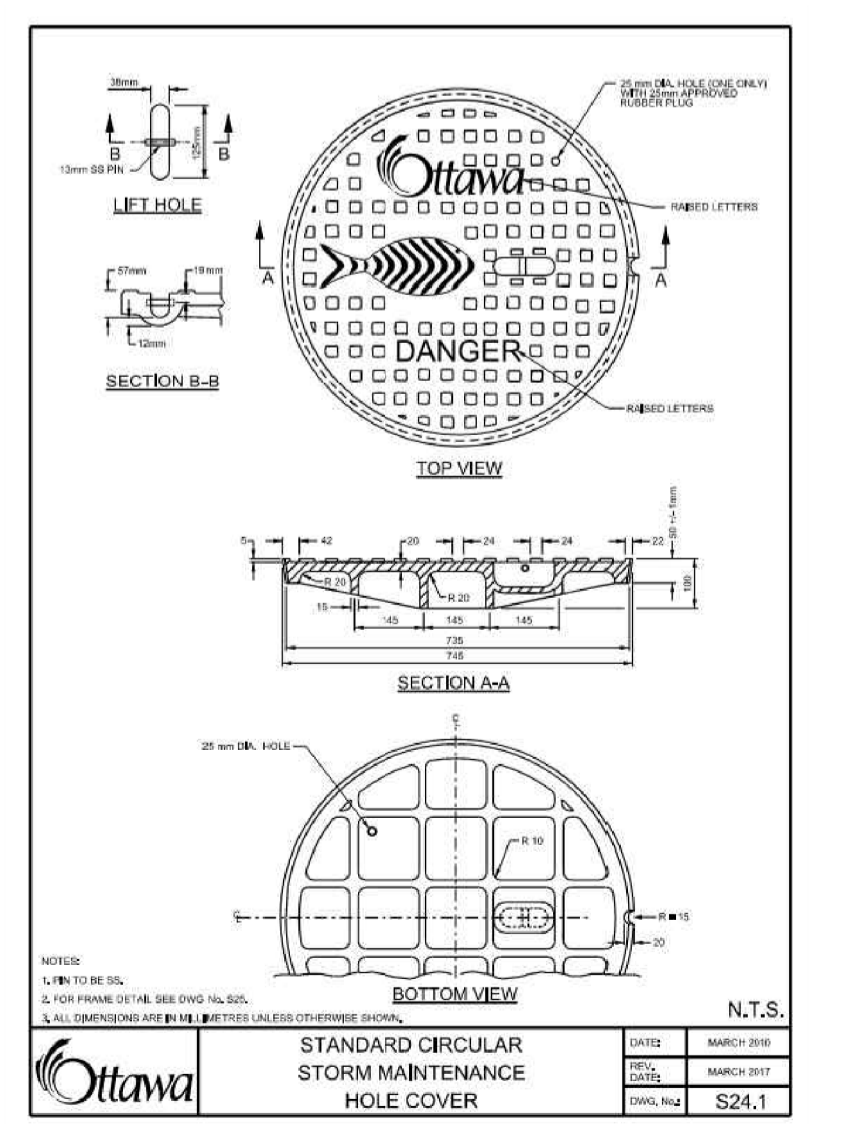
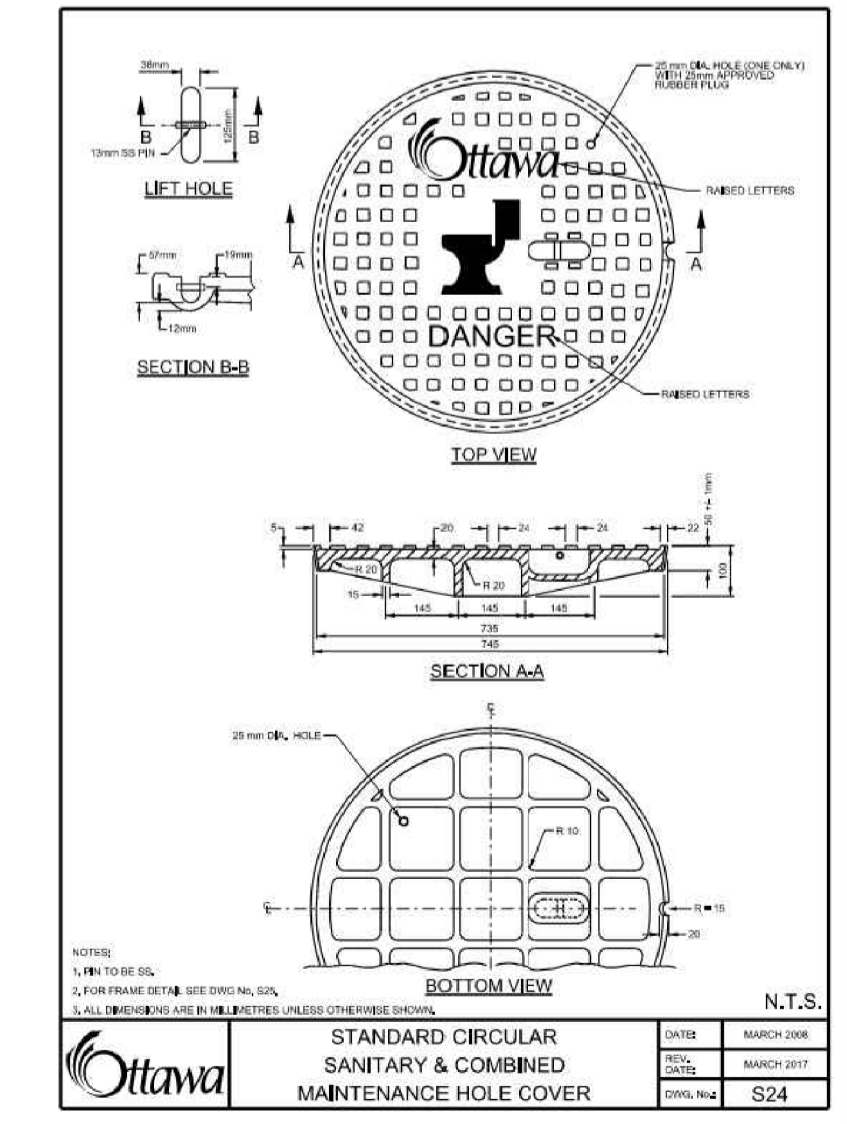
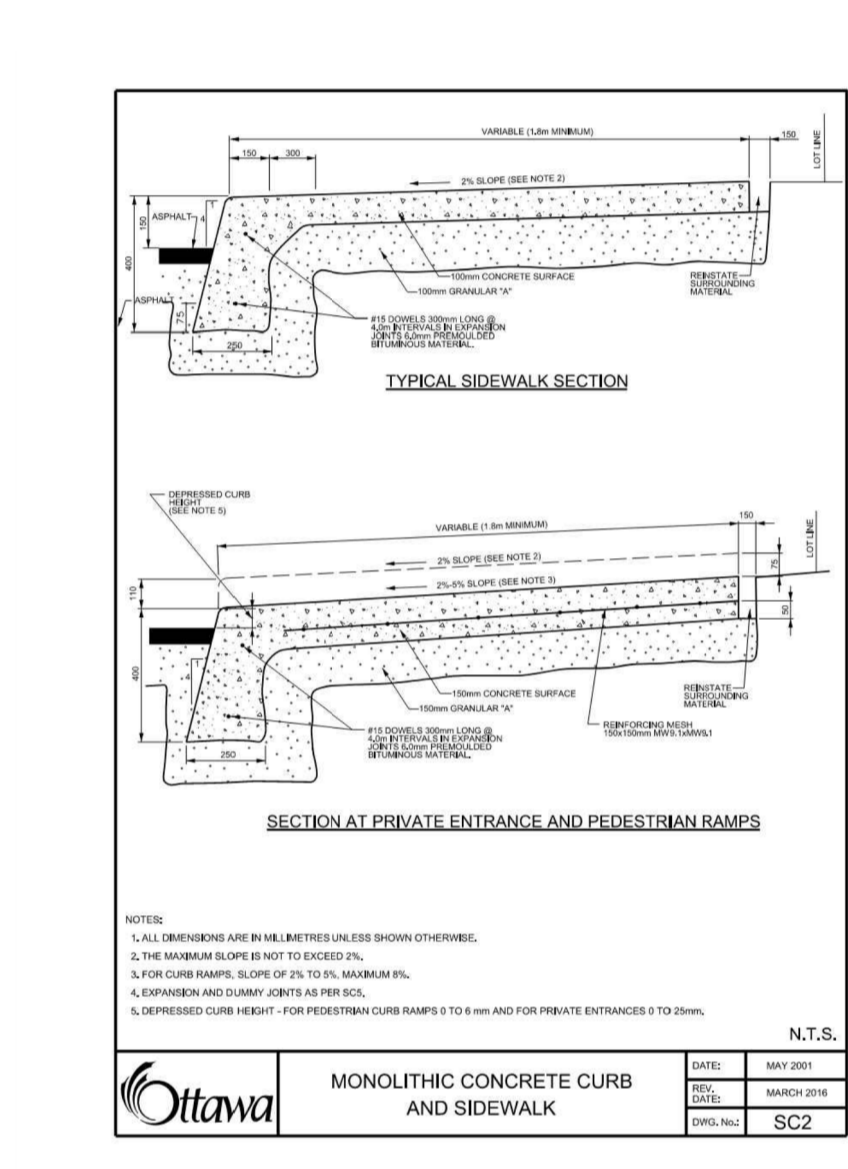
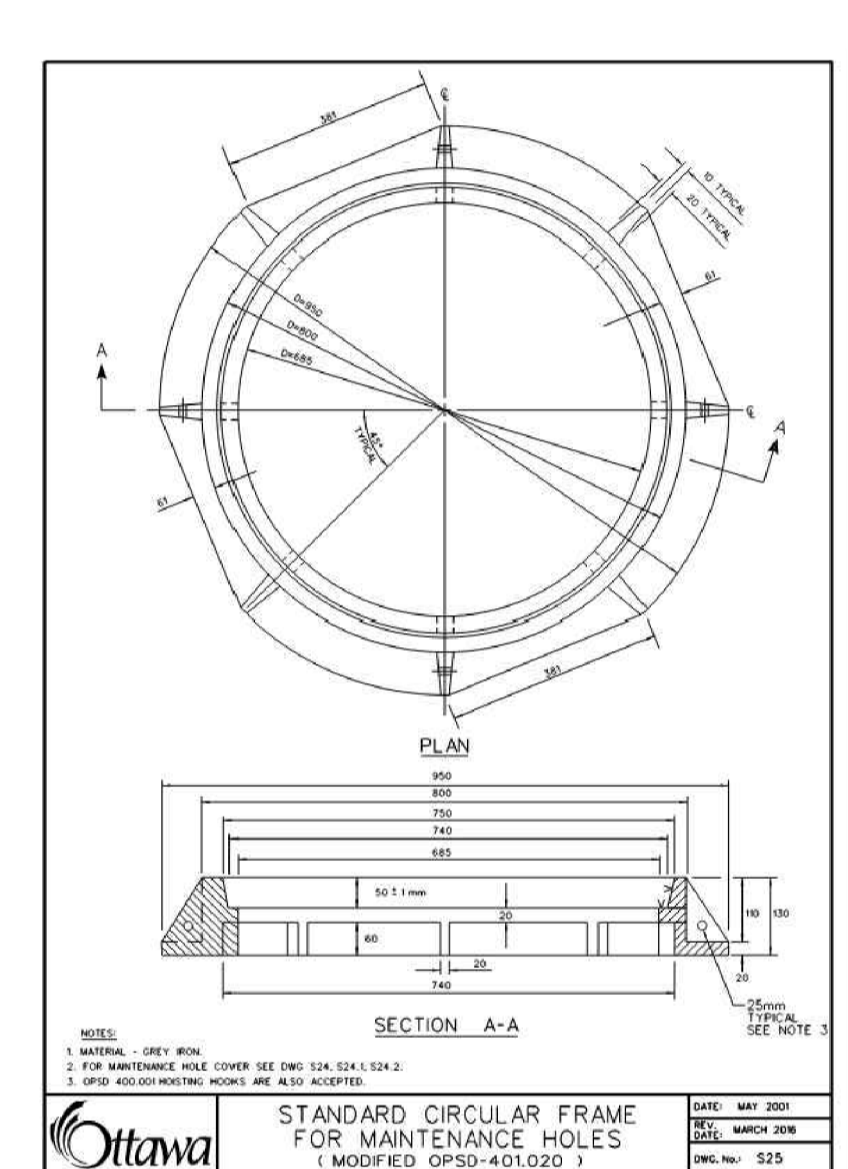
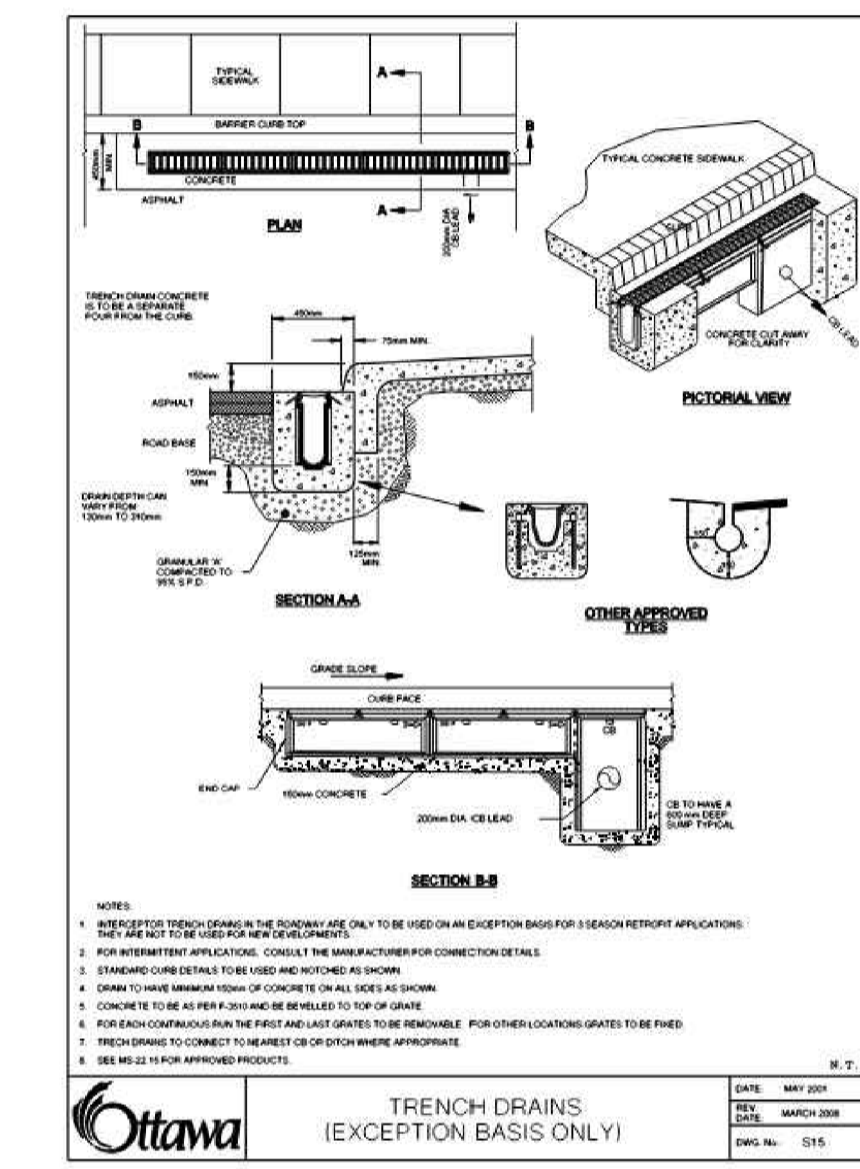
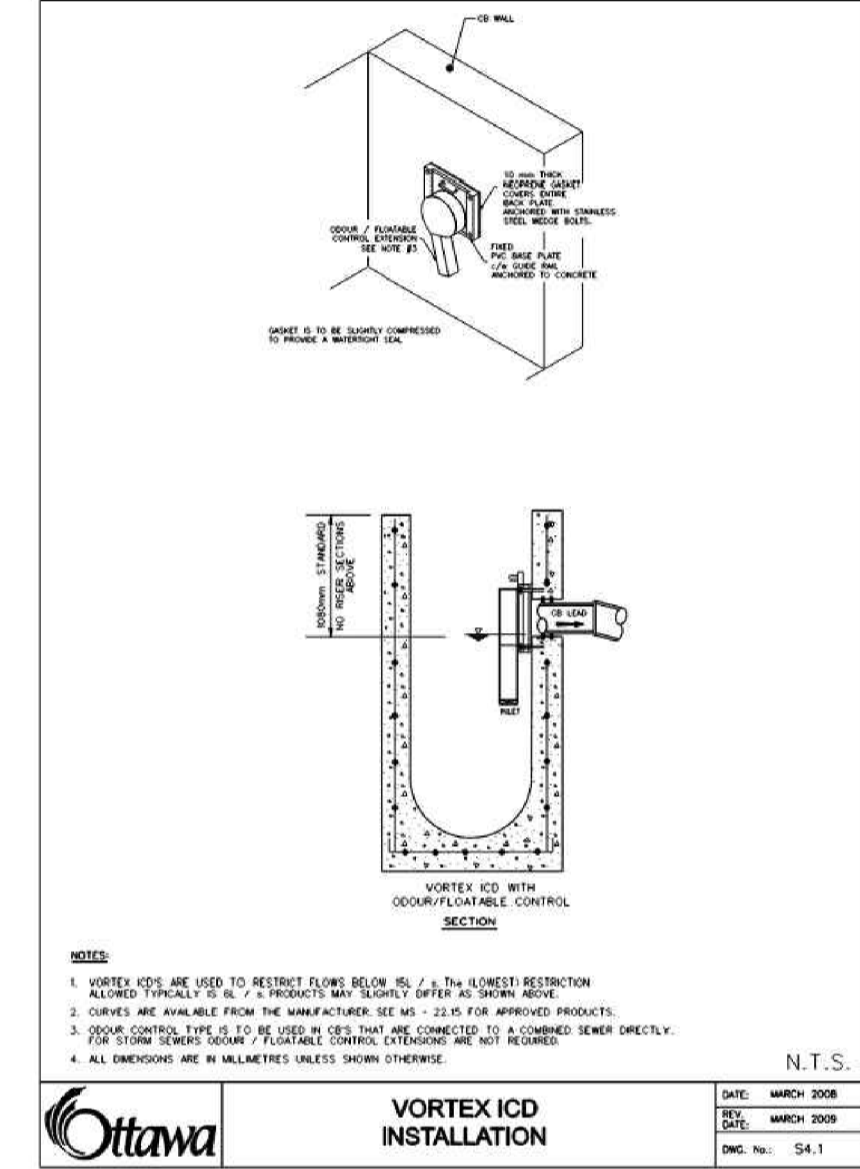
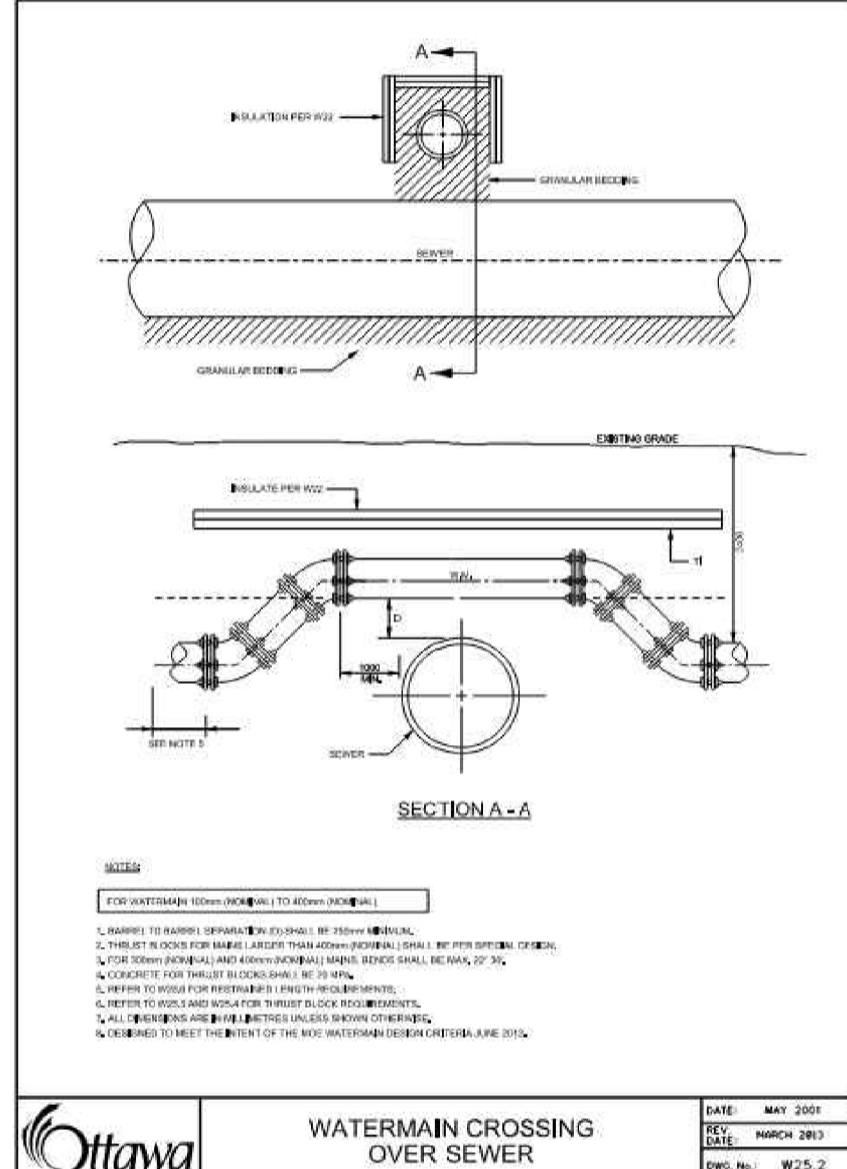
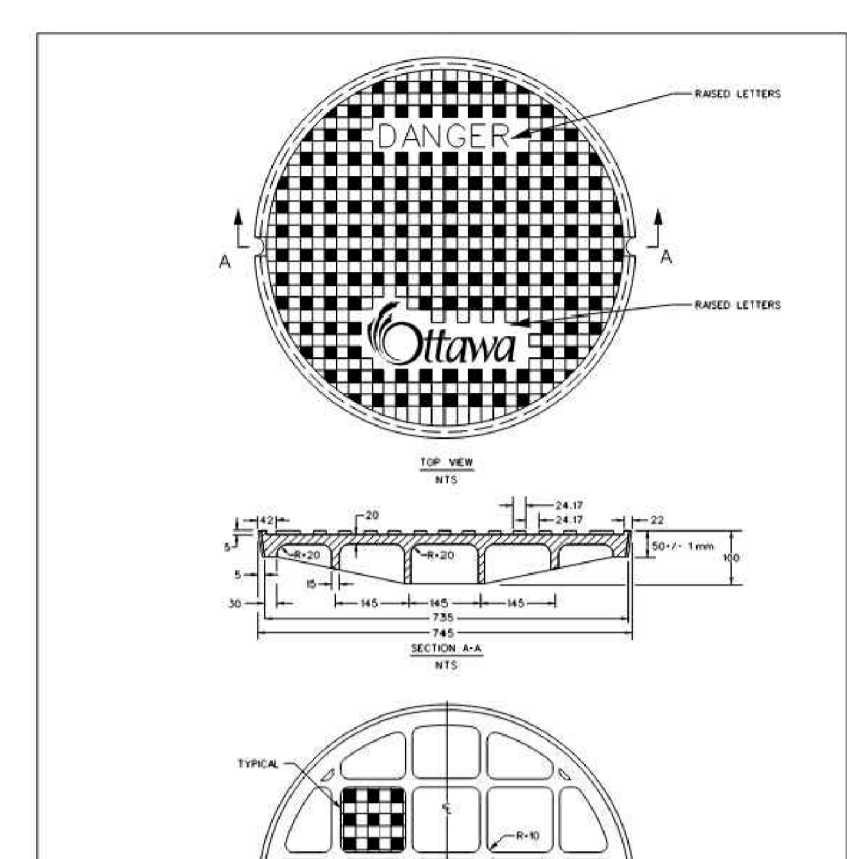
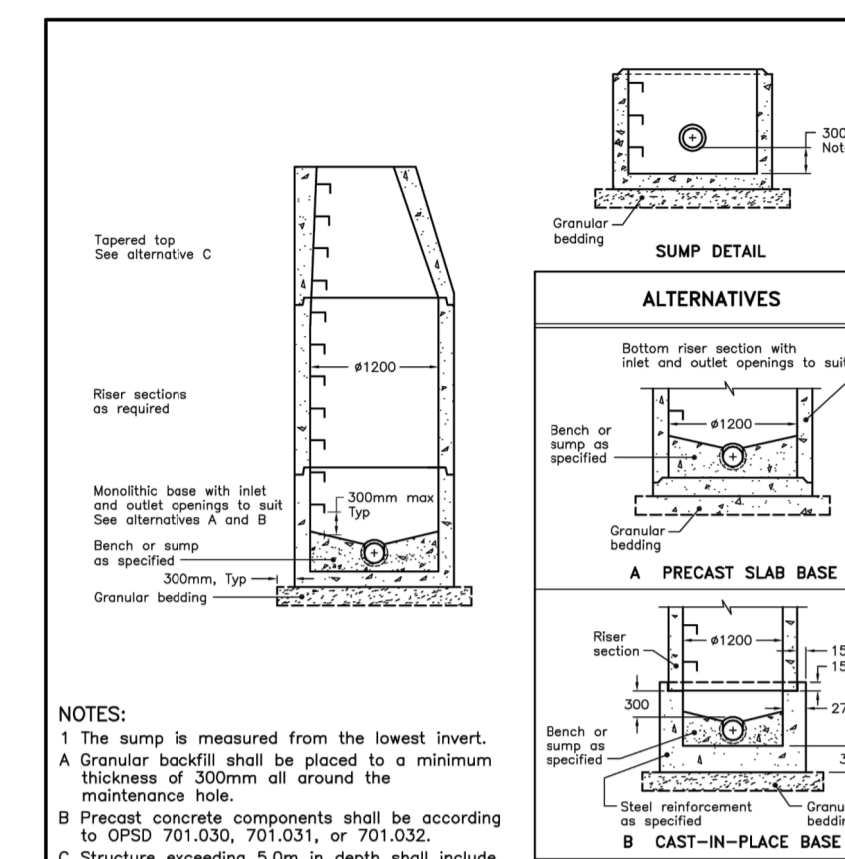
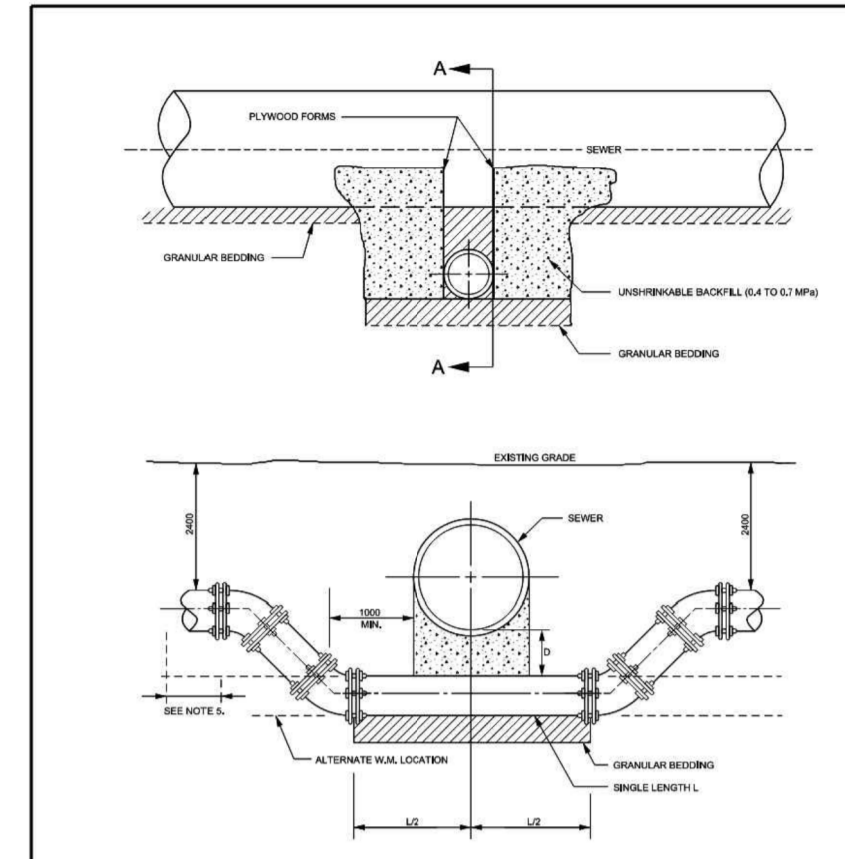
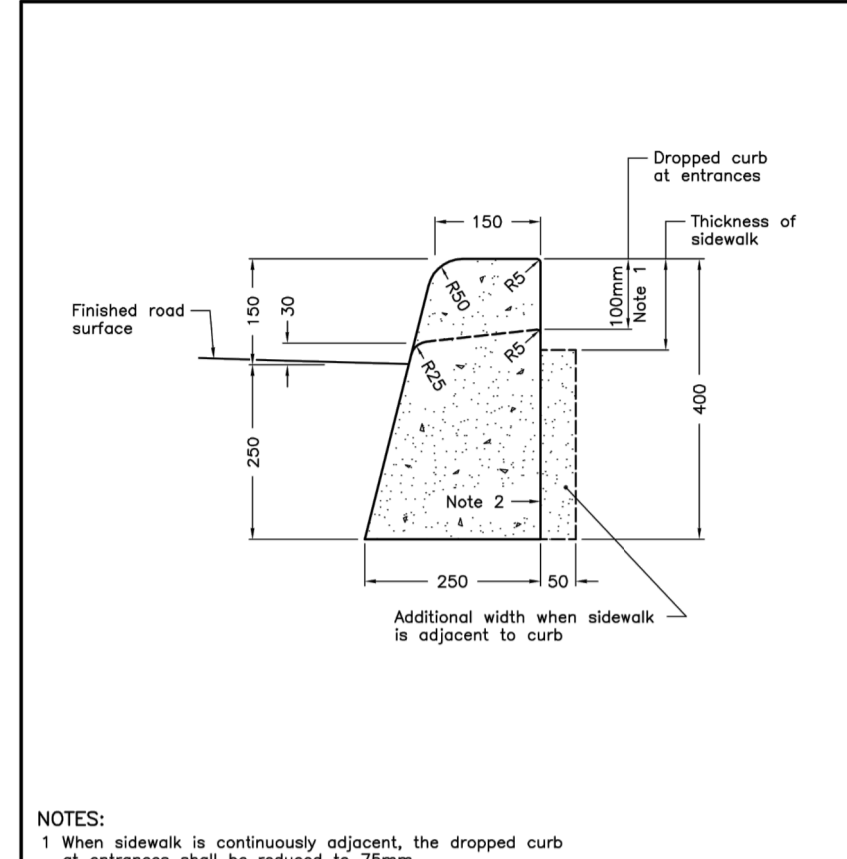
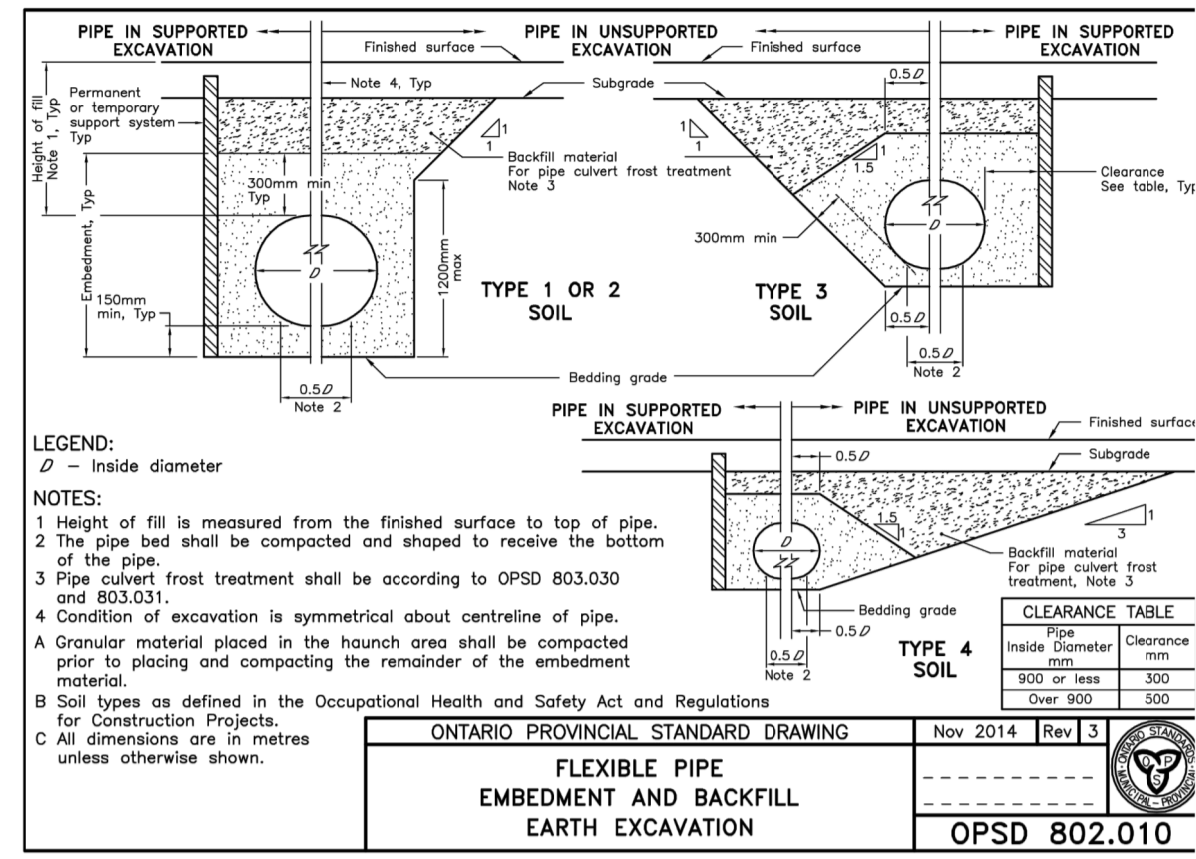
PROJECT: **PROPOSED 3-STORY LOW-RISE APARTMENT 1435 & 1455 MORISSET AVE, OTTAWA (ON)**

DRAWING TITLE: **POST-DEVELOPMENT WATERSHED PLAN**

PROJECT NO: 200572    DATE: JANUARY 2021

**C702**





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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. SURVEILANCE OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGED BY THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK AND THE PRICE CLAIMS FOR ANY CHANGES DUE TO THESE CONDITIONS WILL BE FORTIFYING.

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, 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 COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

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 CONDITIONS. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR ANY 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.

**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

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

NOT AUTHENTIC UNLESS SIGNED AND DATED

**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: **CONSTRUCTION DETAIL PLAN**

PROJECT NO: **200572**  
 DATE: **JANUARY 2021**

**C901**

#18532