

# PROPOSED 9-STOREY MULTI-USE BUILDING 1509 MERIVALE ROAD, OTTAWA, ON.

REVISION 02



KEY PLAN (N.T.S.)

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**LRJ**

ENGINEERING | INGÉNIÉRIE

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

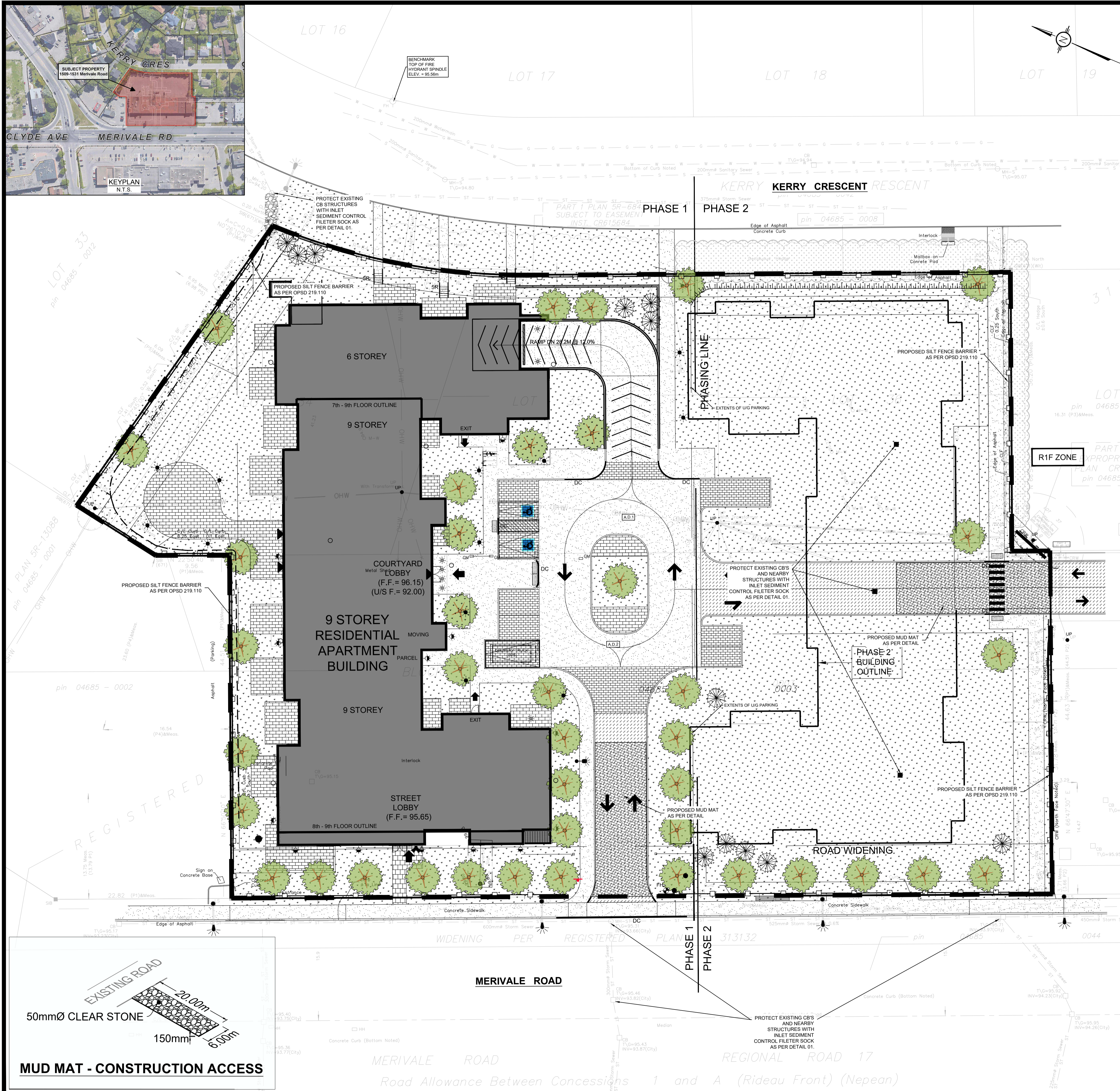
PROPOSED 9-STOREY MULTI-USE BUILDING  
1509 MERIVALE ROAD, OTTAWA, ON.  
REV.01 - ISSUED FOR MUNICIPAL APPROVAL - APRIL 11, 2023  
LRL PROJECT no: 200255



NOT AUTHENTIC UNLESS SIGNED AND DATED

NO. 18657  
D07-12-21-0233





**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
	PROPOSED LIGHT DUTY ASPHALT
	PROPOSED RIP RAP
	PROPOSED ELEVATION
	PROPOSED TOP OF GRATE
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	PROPOSED OVERLAND MAJOR FLOW ROUTE
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	EXISTING WATERMAIN
	EXISTING GAS LINE
	EXISTING MANHOLE
	EXISTING CATCHBASIN
	PROPOSED CATCHBASIN
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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.

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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

No.	REVISIONS	BY	DATE
02	RE-ISSUED FOR MUNICIPAL APPROVAL	T.H.	11 APR 2023
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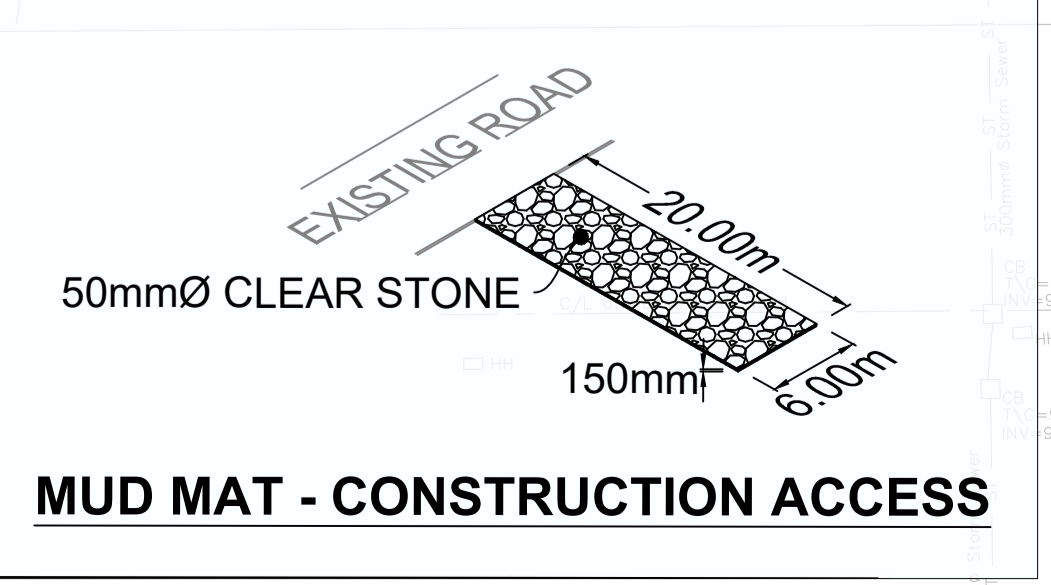
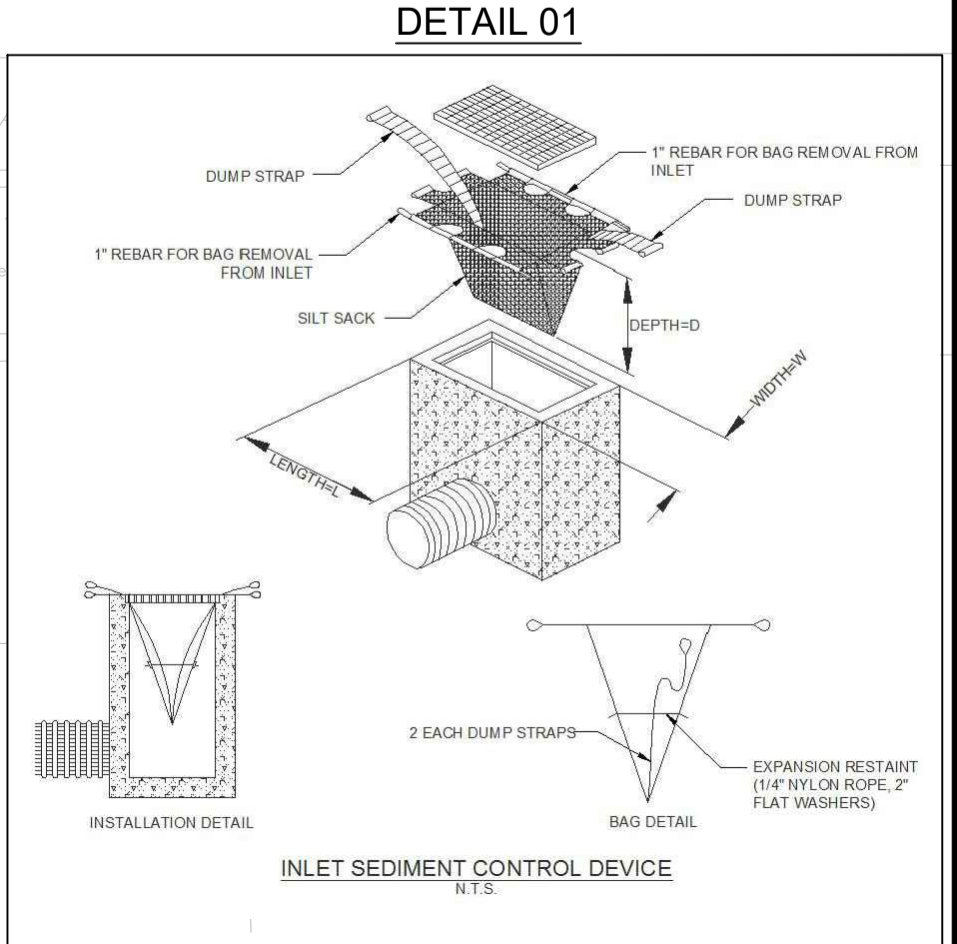
**KATASA GROUP**

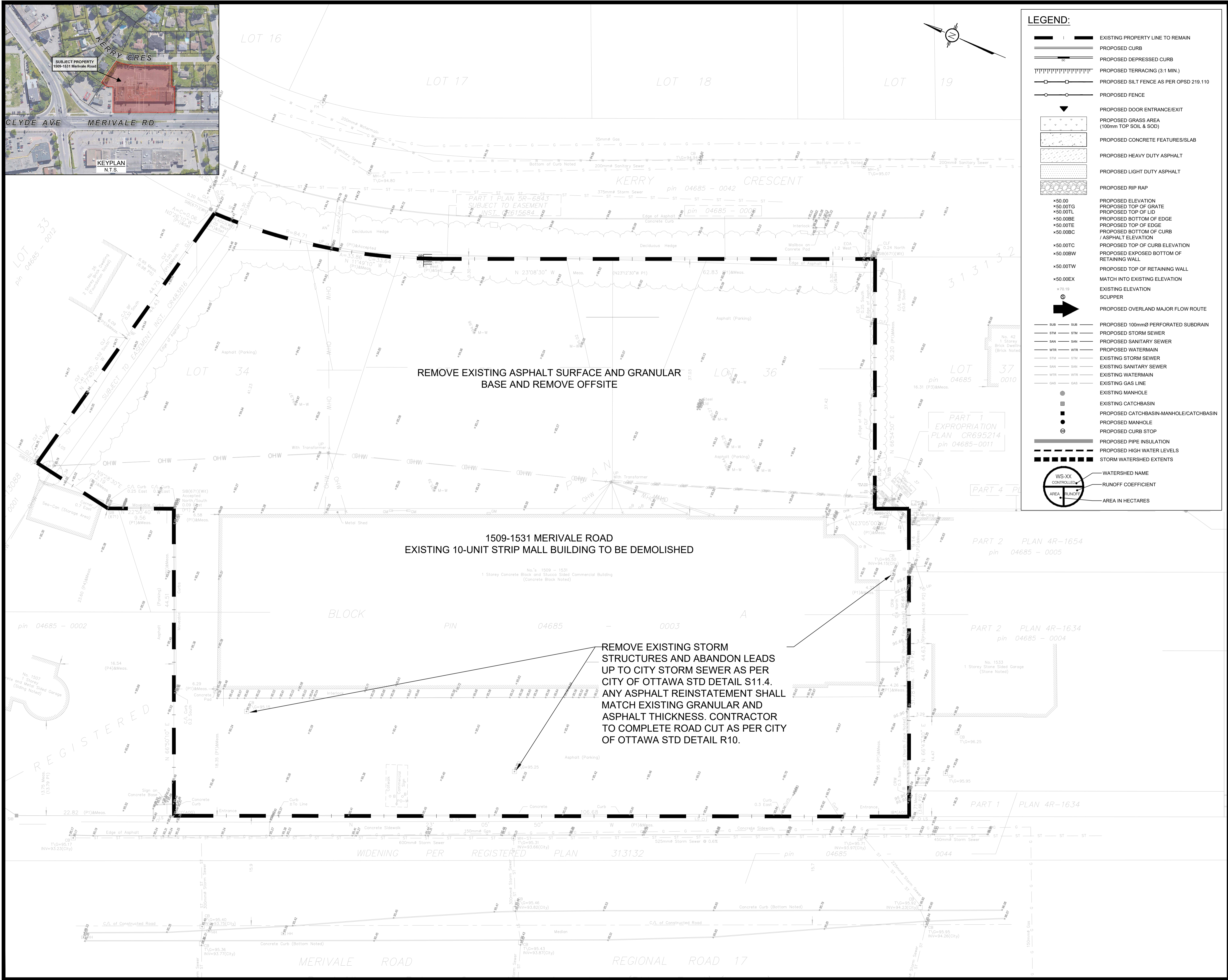
DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: V.J.

**PROPOSED 9-STORY MULTI USE BUILDING**  
1509 MERIVALE ROAD, OTTAWA, ON.

**EROSION AND SEDIMENT CONTROL PLAN**

PROJECT NO. 200255  
DATE: APRIL, 2023





**LEGEND:**

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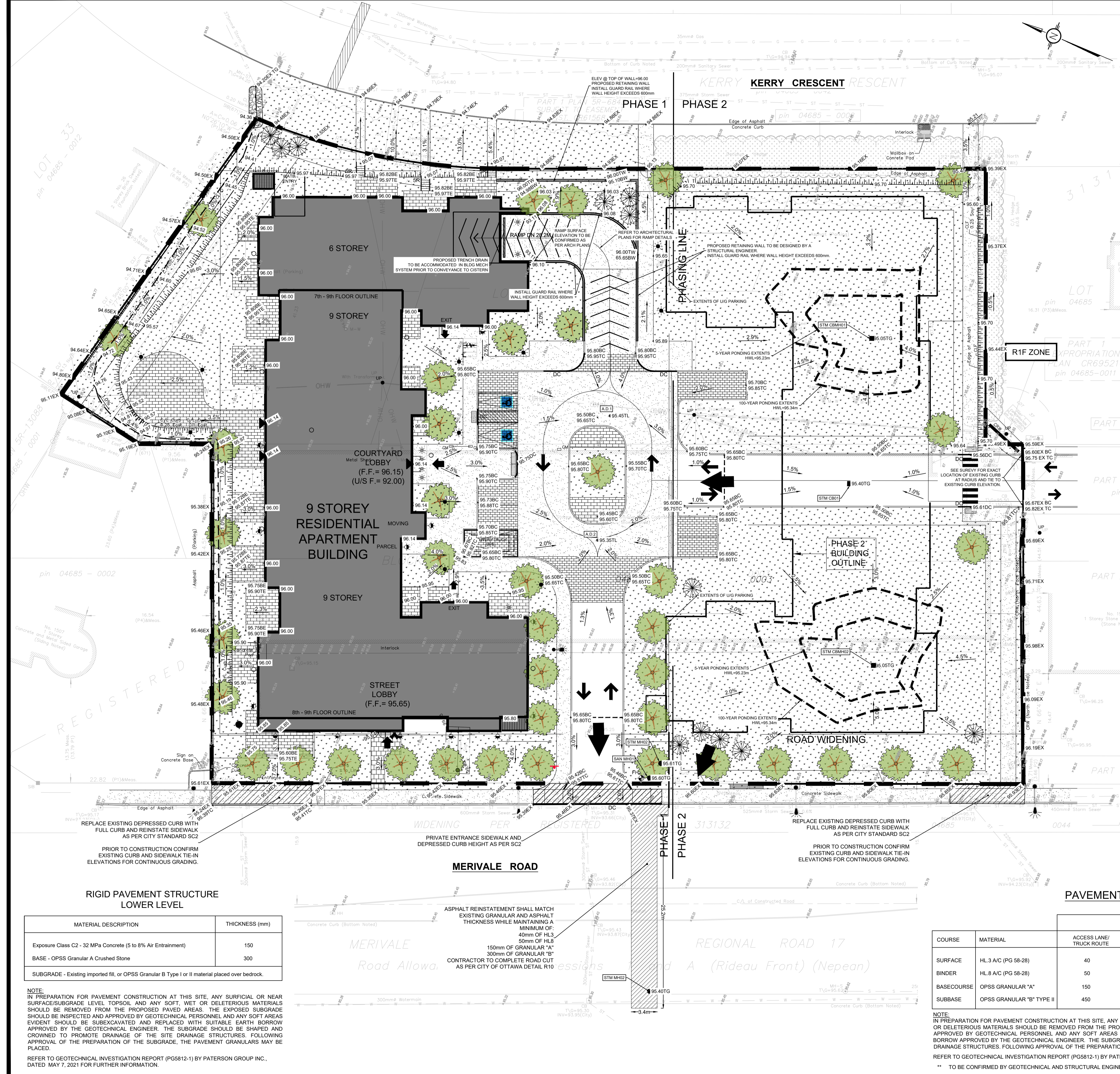
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PROJECT: **PROPOSED 9-STORY MULTI USE BUILDING 1509 MERIVALE ROAD, OTTAWA, ON.**

DRAWING TITLE: **DEMOLITION PLAN**

PROJECT NO: 200255  
DATE: APRIL, 2023





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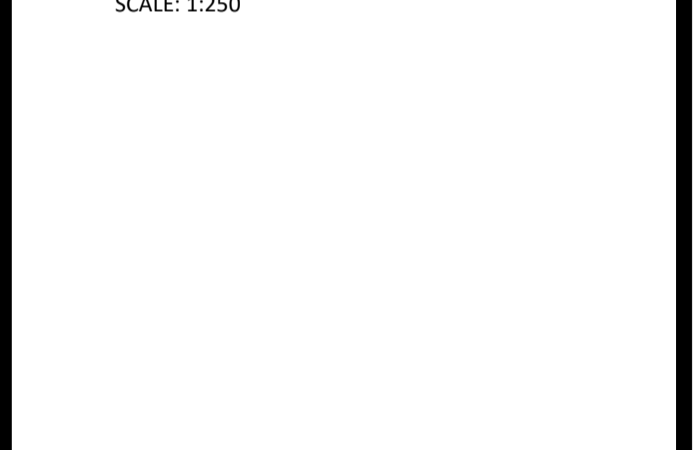
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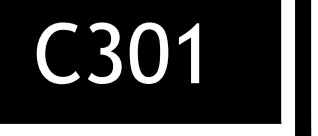
CLIENT: **KATASA GROUP**

DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: V.J.

PROJECT: **PROPOSED 9-STORY MULTI USE BUILDING 1509 MERIVALE ROAD, OTTAWA, ON.**

DRAWING TITLE: **GRADING AND DRAINAGE PLAN**

PROJECT NO: 200255  
DATE: APRIL, 2023



**RIGID PAVEMENT STRUCTURE LOWER LEVEL**

MATERIAL DESCRIPTION	THICKNESS (mm)
Exposure Class C2 - 32 MPa Concrete (5 to 8% Air Entrainment)	150
BASE - OPSS Granular A Crushed Stone	300
SUBGRADE - Existing imported fill, or OPSS Granular B Type I or II material placed over bedrock.	

**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.

REFER TO GEOTECHNICAL INVESTIGATION REPORT (PG5812-1) BY PATERSON GROUP INC., DATED MAY 7, 2021 FOR FURTHER INFORMATION.

**ASPHALT REINSTATEMENT SHALL MATCH EXISTING GRANULAR AND ASPHALT THICKNESS WHILE MAINTAINING A MINIMUM OF:**

- 40mm OF HL3
  - 50mm OF HL8
  - 150mm OF GRANULAR "A"
  - 300mm OF GRANULAR "B"
- CONTRACTOR TO COMPLETE ROAD CUT AS PER CITY OF OTTAWA DETAIL R10

**NOTE:**  
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**PAVEMENT STRUCTURE**

COURSE	MATERIAL	ACCESS LANE/ TRUCK ROUTE	THICKNESS (mm)
SURFACE	HL 3 A/C (PG 58-28)	40	50
BINDER	HL 8 A/C (PG 58-28)	50	50
BASECOURSE	OPSS GRANULAR "A"	150	Varied depth of 50-300 to top of Structural Garage Roof Assembly based on architectural elevations and surface grading
SUBBASE	OPSS GRANULAR "B" TYPE II	450	

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\*\* TO BE CONFIRMED BY GEOTECHNICAL AND STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.



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 50mm OF HL8  
 150mm OF GRANULAR "A"  
 300mm OF GRANULAR "B"  
 CONTRACTOR TO COMPLETE ROAD CUT AS PER CITY OF OTTAWA DETAIL R10

PROP 150mmØ x 200mmØ CONNECTION BY CITY FORCES EXCAVATION AND REINSTATEMENT BY CONTRACTOR.  
 T/G = ±94.63  
 EX. WATERMAIN OBV = ±92.25

PROP WTR SERVICE 23.2m - 150mm PVC DR-18 TO BE INSTALLED 2.4m FROM T/O WTR SERVICE TO FINISHED GRADE.  
 PROVIDE INSULATION WHERE COVER IS LESS THAN 2.4 AS PER DETAIL ON C901  
 INV @ BLDG = 93.40

**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
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY ASPHALT
	PROPOSED RIP RAP
	PROPOSED ELEVATION
	PROPOSED TOP OF GRADE
	PROPOSED BOTTOM OF EDGE
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED EXPOSED BOTTOM OF RETAINING WALL
	PROPOSED TOP OF RETAINING WALL
	MATCH INTO EXISTING ELEVATION
	EXISTING ELEVATION
	SCUPPER
	PROPOSED OVERLAID MAJOR FLOW ROUTE
	PROPOSED 100mm PERFORATED SUBDRAIN
	PROPOSED STORM 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 HIGH WATER LEVELS
	STORM WATERSHED EXTENTS
	WATERSHED NAME
	RUNOFF COEFFICIENT
	AREA IN HECTARES

**NOTE:**  
 • CONTRACTOR TO LOCATE ALL EXISTING SERVICES AND CAP AT MAIN.  
 • SEWER SERVICES TO BE CAP/ABANDONED AS PER CITY OF OTTAWA STANDARD DWG S11.4

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02	RE-ISSUED FOR MUNICIPAL APPROVAL	T.H.	11 APR 2023
01	ISSUED FOR MUNICIPAL APPROVAL	A.S.	23 DEC 2021
No.	REVISIONS	BY	DATE



NOT AUTHENTIC UNLESS SIGNED AND DATED



CLIENT: **KATASA GROUP**

DESIGNED BY:	T.H.	DRAWN BY:	T.H.	APPROVED BY:	V.J.
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PROJECT: **PROPOSED 9-STORY MULTI USE BUILDING 1509 MERIVALE ROAD, OTTAWA, ON.**

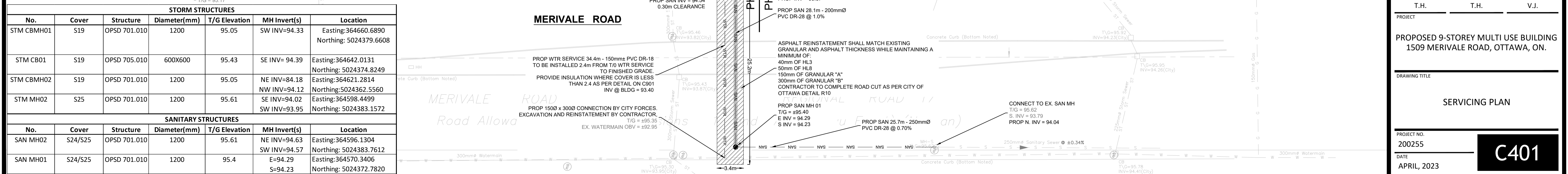
DRAWING TITLE: **SERVICING PLAN**

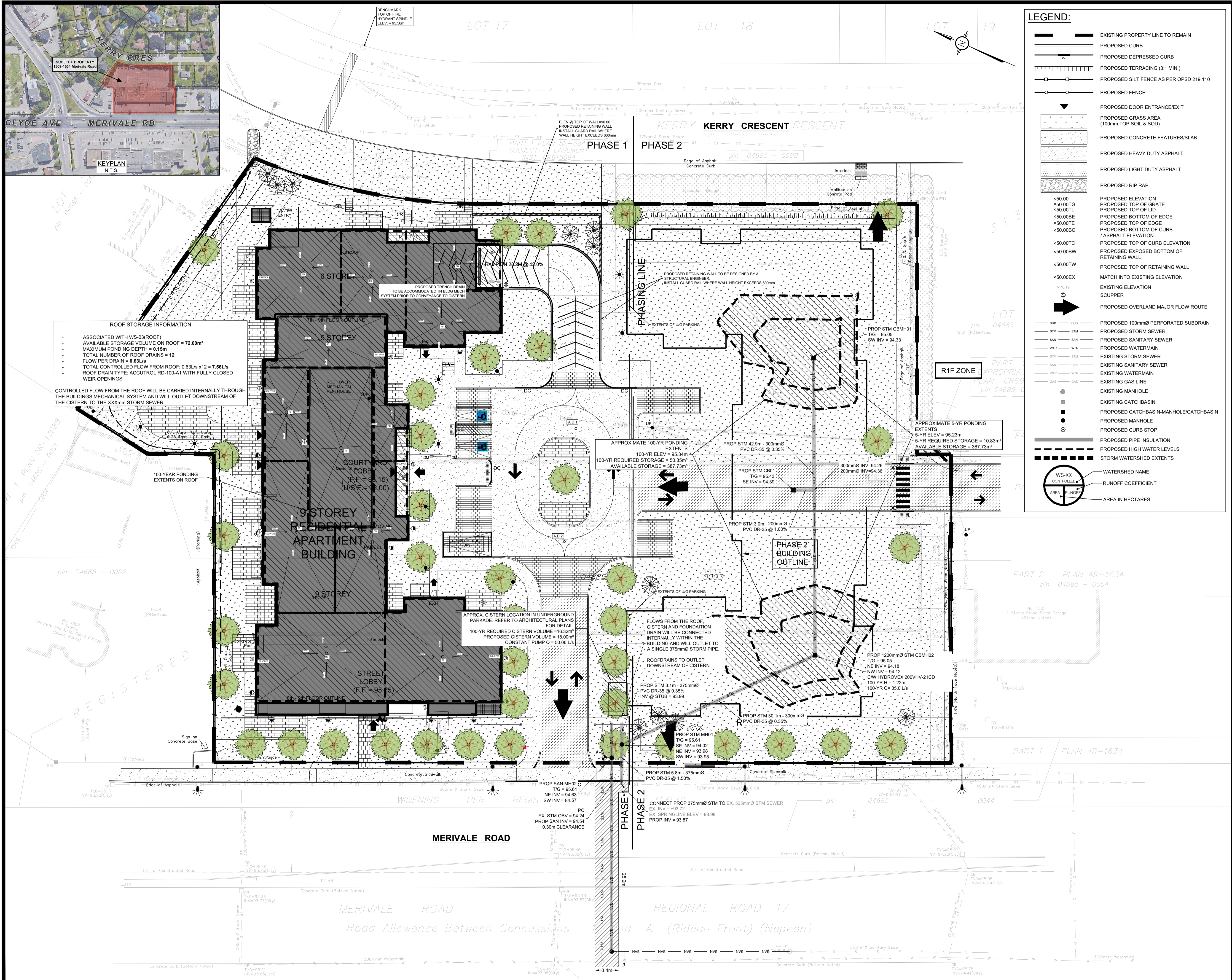
PROJECT NO.	200255
DATE	APRIL, 2023
NO.	C401

STORM STRUCTURES						
No.	Cover	Structure	Diameter(mm)	T/G Elevation	MH Invert(s)	Location
STM CBMH01	S19	OPSD 701.010	1200	95.05	SW INV=94.33	Easting:364660.6890 Northing: 5024379.6608
STM CB01	S19	OPSD 705.010	600X600	95.43	SE INV= 94.39	Easting:364642.0131 Northing: 5024374.8249
STM CBMH02	S19	OPSD 701.010	1200	95.05	NE INV=84.18 NW INV=94.12	Easting:364621.2814 Northing:5024362.5560
STM MH02	S25	OPSD 701.010	1200	95.61	SE INV=94.02 SW INV=93.95	Easting:364598.4499 Northing: 5024383.1572

SANITARY STRUCTURES						
No.	Cover	Structure	Diameter(mm)	T/G Elevation	MH Invert(s)	Location
SAN MH02	S24/S25	OPSD 701.010	1200	95.61	NE INV=94.63 SW INV=94.57	Easting:364596.1304 Northing: 5024383.7612
SAN MH01	S24/S25	OPSD 701.010	1200	95.4	E=94.29 S=94.23	Easting:364570.3406 Northing: 5024372.7820





**LEGEND:**

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- | — 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)
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- PROPOSED HEAVY DUTY ASPHALT
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- ▲50.00 PROPOSED ELEVATION
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- ▲50.00TW PROPOSED TOP OF RETAINING WALL
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- ▲ SCUPPER
- ➔ PROPOSED OVERLAND MAJOR FLOW ROUTE
- | — SUB BUR PROPOSED 100mmØ PERFORATED SUBDRAIN
- | — STM STM PROPOSED STORM SEWER
- | — SAN SAN PROPOSED SANITARY SEWER
- | — WTR WTR PROPOSED WATERMAIN
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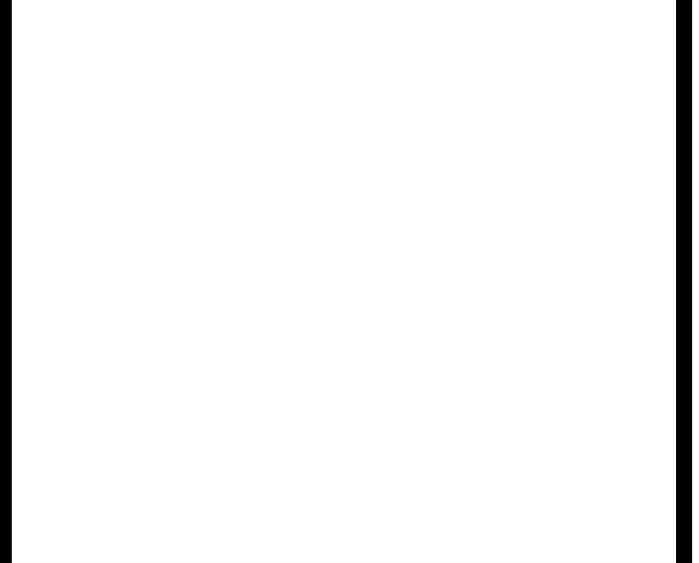
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01	ISSUED FOR MUNICIPAL APPROVAL	A.S.	23 DEC 2021



NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT: **KATASA GROUP**

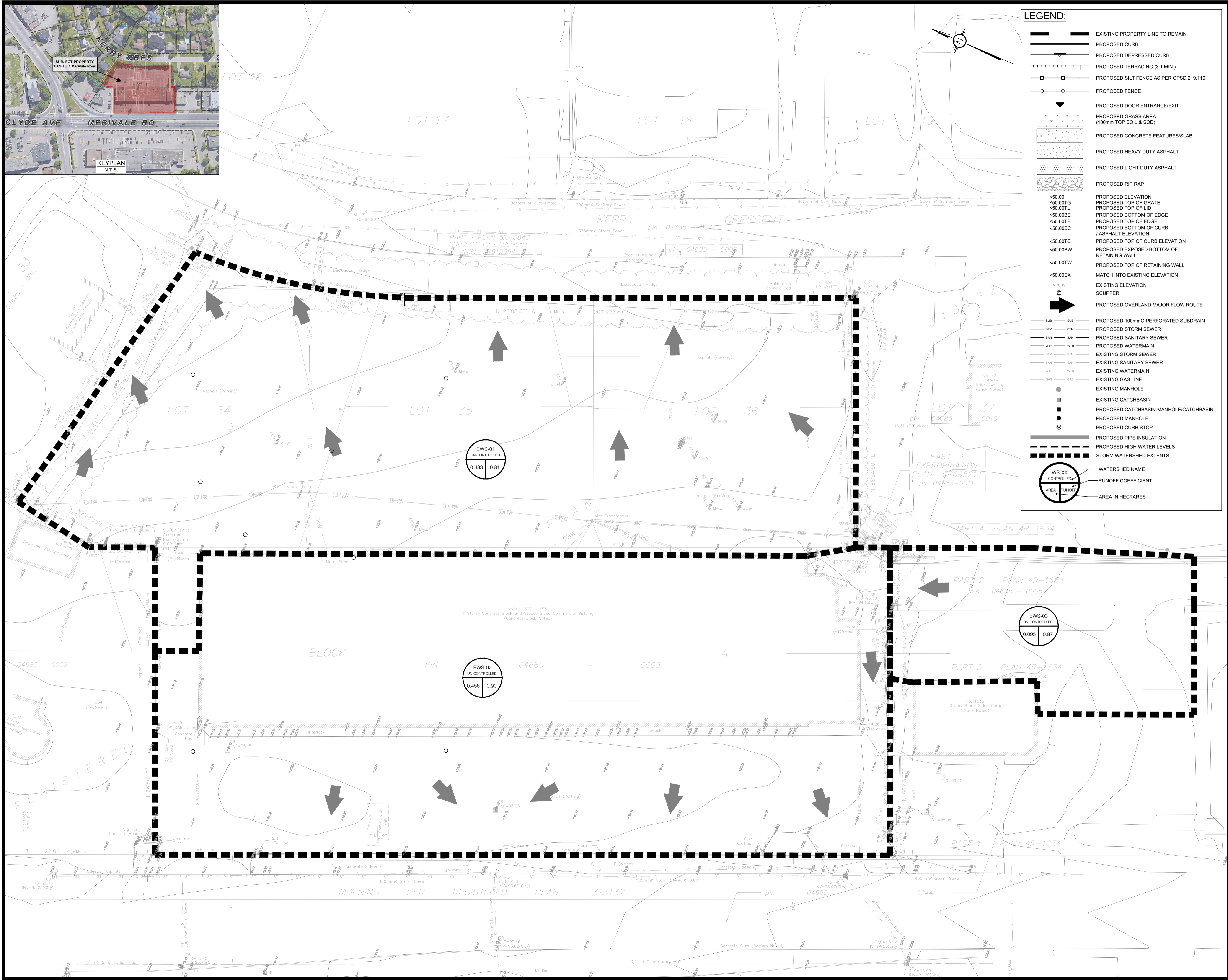
DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: V.J.

PROJECT: **PROPOSED 9-STORY MULTI USE BUILDING 1509 MERIVALE ROAD, OTTAWA, ON.**

DRAWING TITLE: **STORMWATER MANAGEMENT PLAN**

PROJECT NO: 200255  
DATE: APRIL, 2023





**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
- PROPOSED ELEVATION
- PROPOSED TOP OF GRATE
- PROPOSED TOP OF LID
- PROPOSED BOTTOM OF EDGE
- PROPOSED TOP OF EDGE
- 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
- SCUPPER
- 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
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- PROPOSED MANHOLE
- PROPOSED CURB STOP
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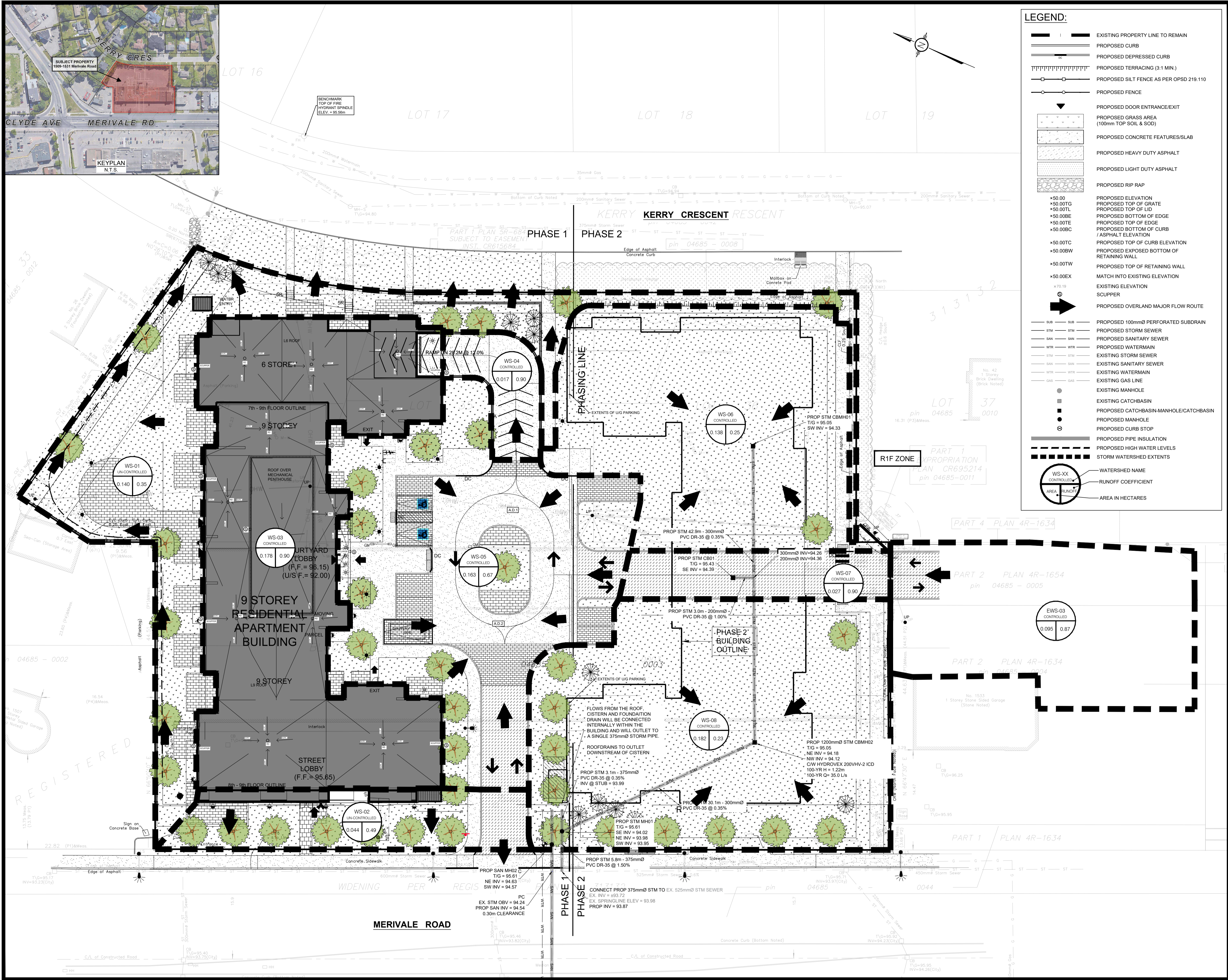
PROJECT: **PROPOSED 9-STORY MULTI USE BUILDING  
1509 MERIVALE ROAD, OTTAWA, ON.**

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

PROJECT NO.: 200255  
DATE: APRIL, 2023







**LEGEND:**

- | — EXISTING PROPERTY LINE TO REMAIN
- — — PROPOSED CURB
- — — PROPOSED DEPRESSED CURB
- ||||| PROPOSED TERRACING (3:1 MIN.)
- — — PROPOSED SILT FENCE AS PER OPSD 219.110
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- +50.00EX MATCH INTO EXISTING ELEVATION
- +70.19 EXISTING ELEVATION
- SCUPPER
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- — — BUR PROPOSED 100mmØ PERFORATED SUBDRAIN
- — — STM PROPOSED STORM SEWER
- — — SAN PROPOSED SANITARY SEWER
- — — WTR PROPOSED WATERMAIN
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- AREA IN HECTARES

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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 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, CAD 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 ACKNOWLEDGEMENT 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 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.

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 LRI'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF LRI AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRI 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 BY 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
02	RE-ISSUED FOR MUNICIPAL APPROVAL	T.H.	11 APR 2023
01	ISSUED FOR MUNICIPAL APPROVAL	A.S.	23 DEC 2021



NOT AUTHENTIC UNLESS SIGNED AND DATED



CLIENT: **KATASA GROUP**

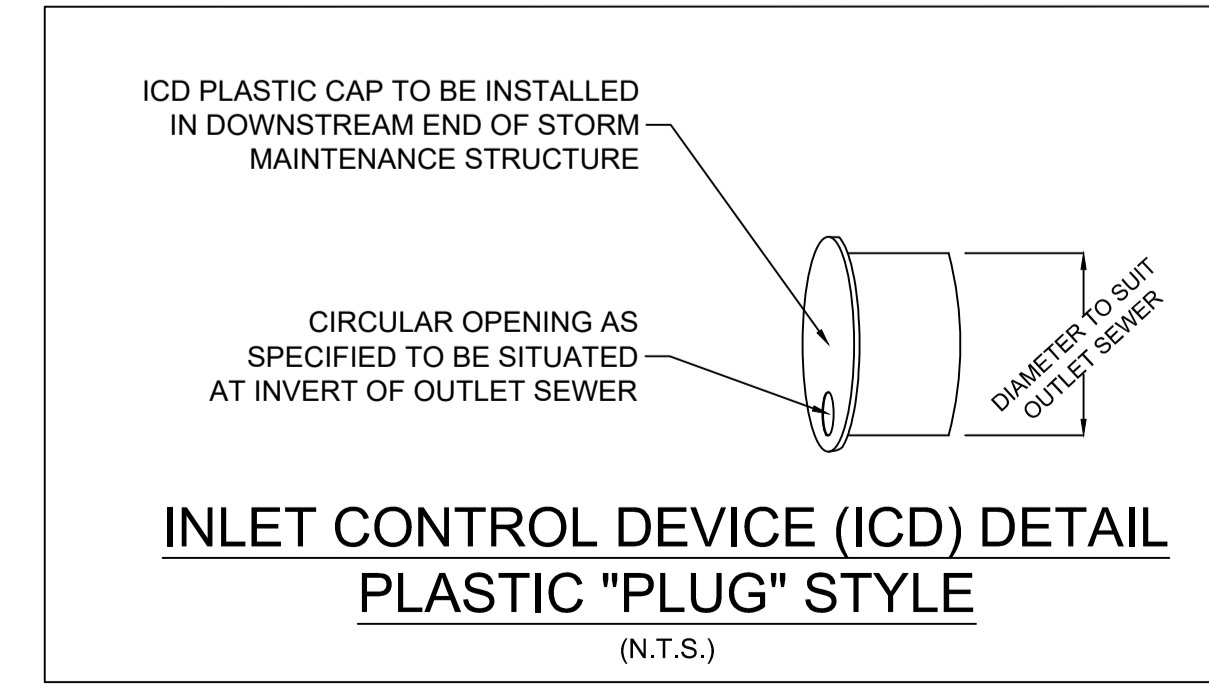
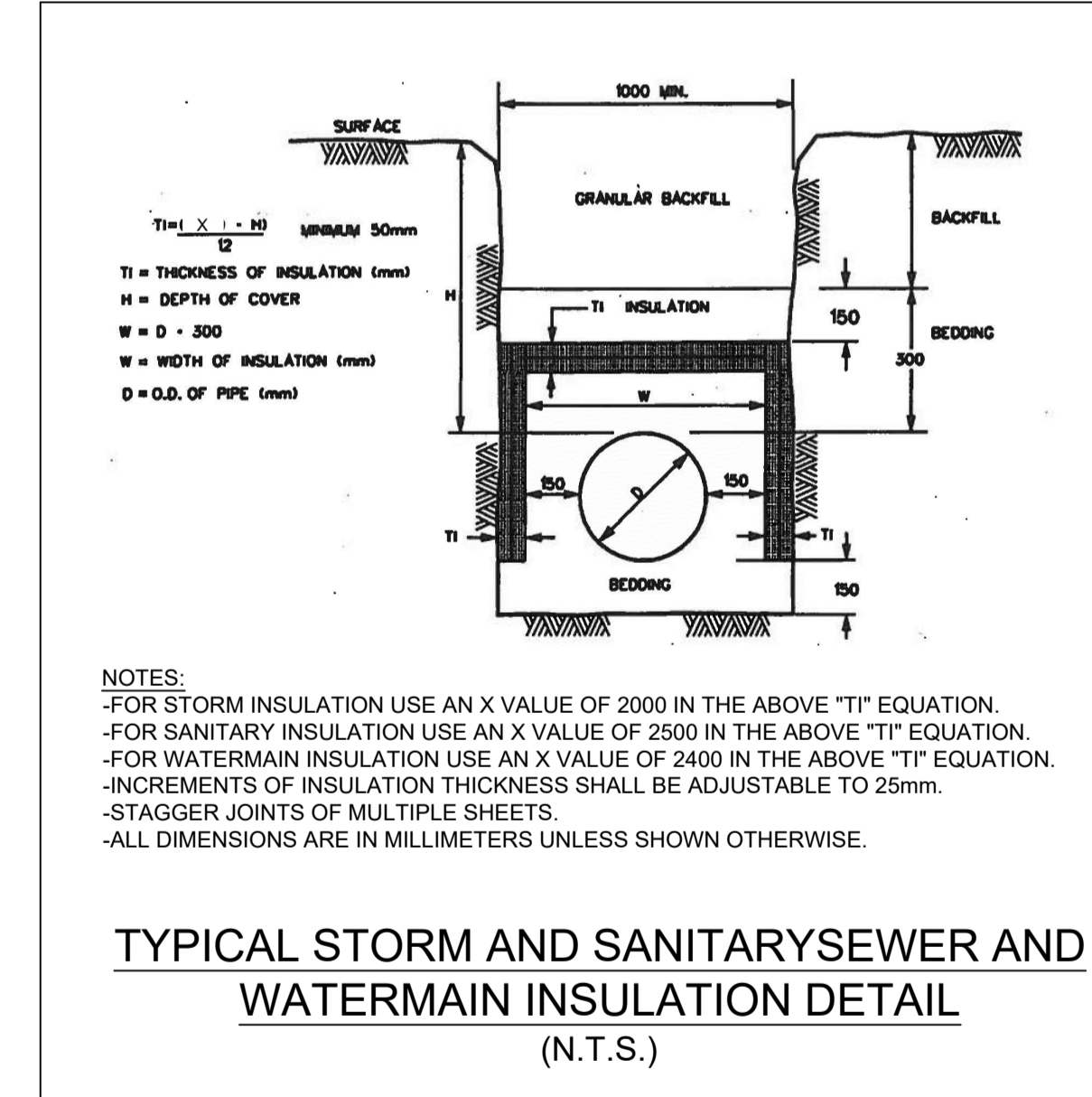
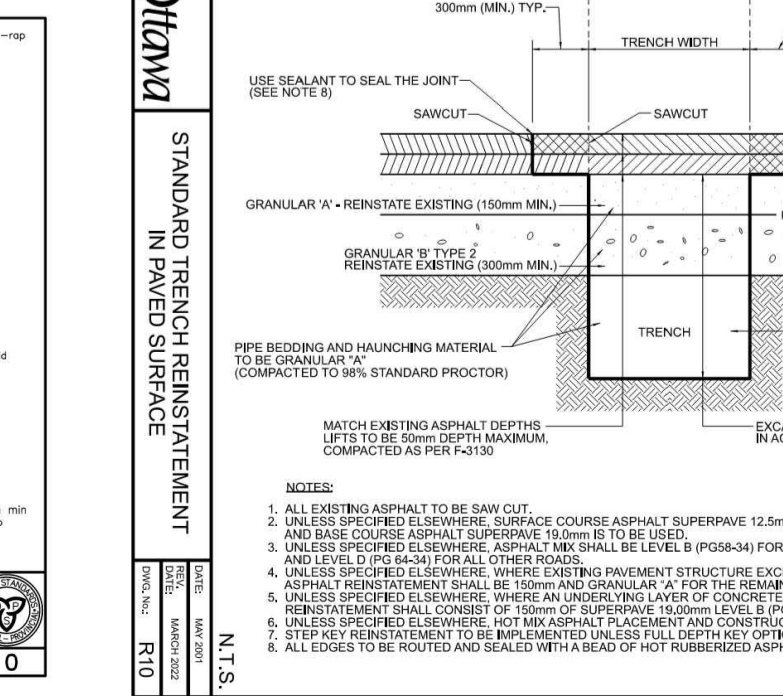
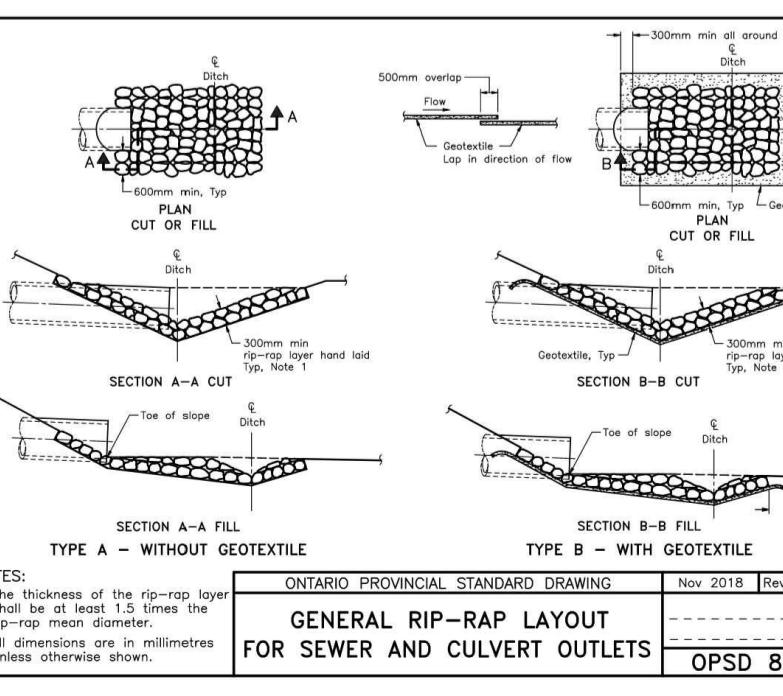
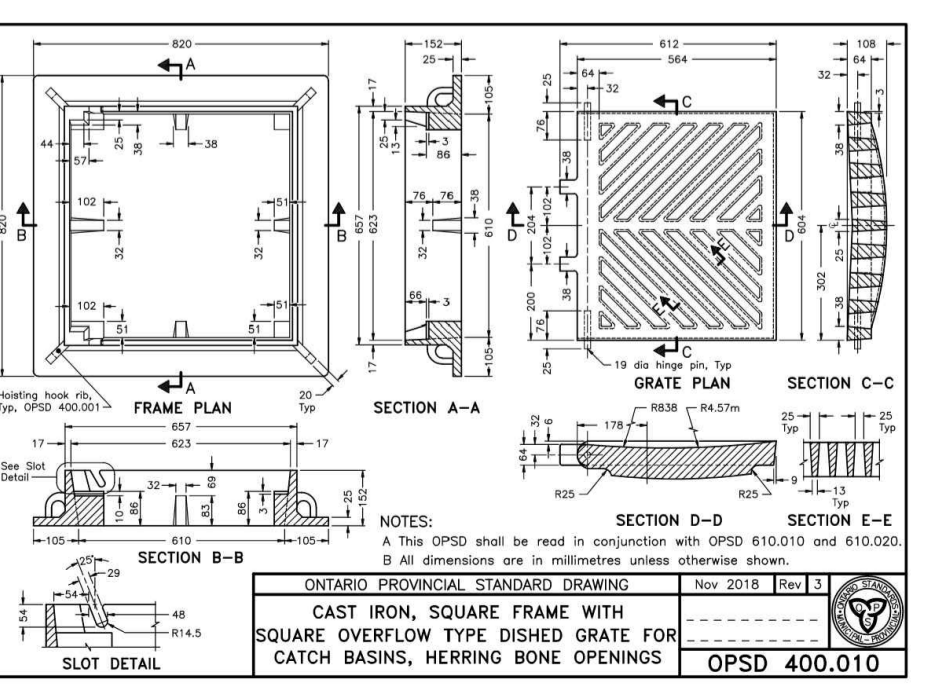
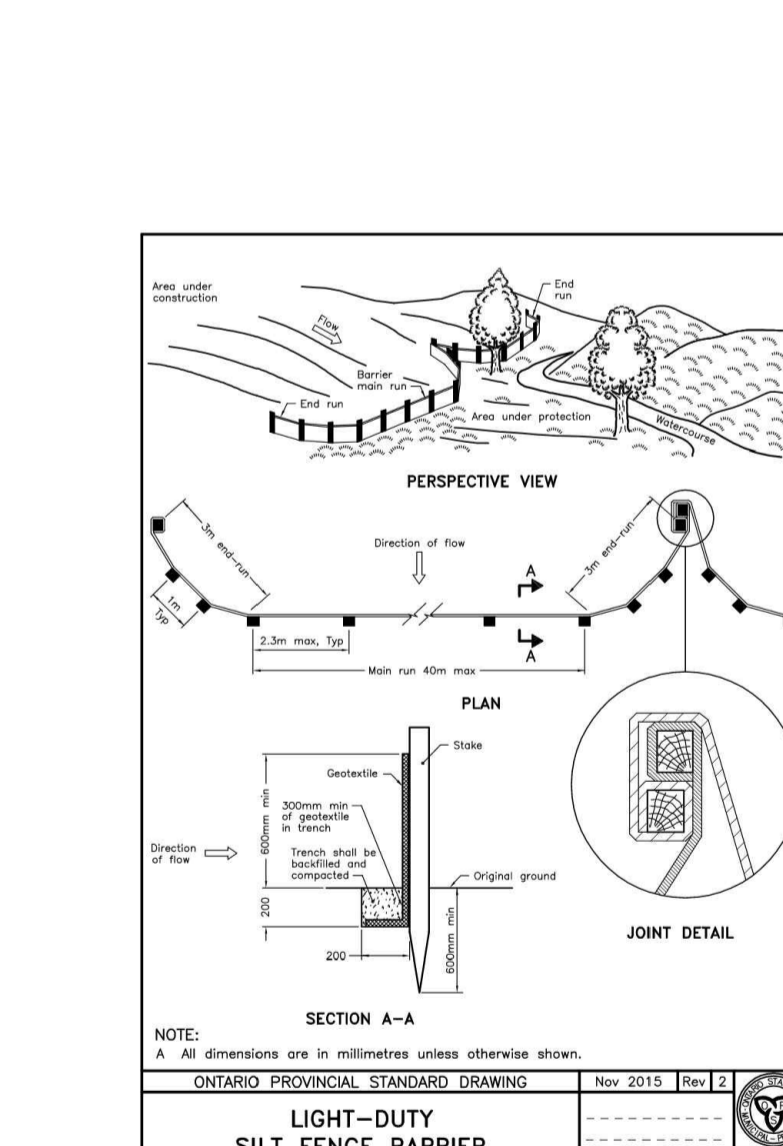
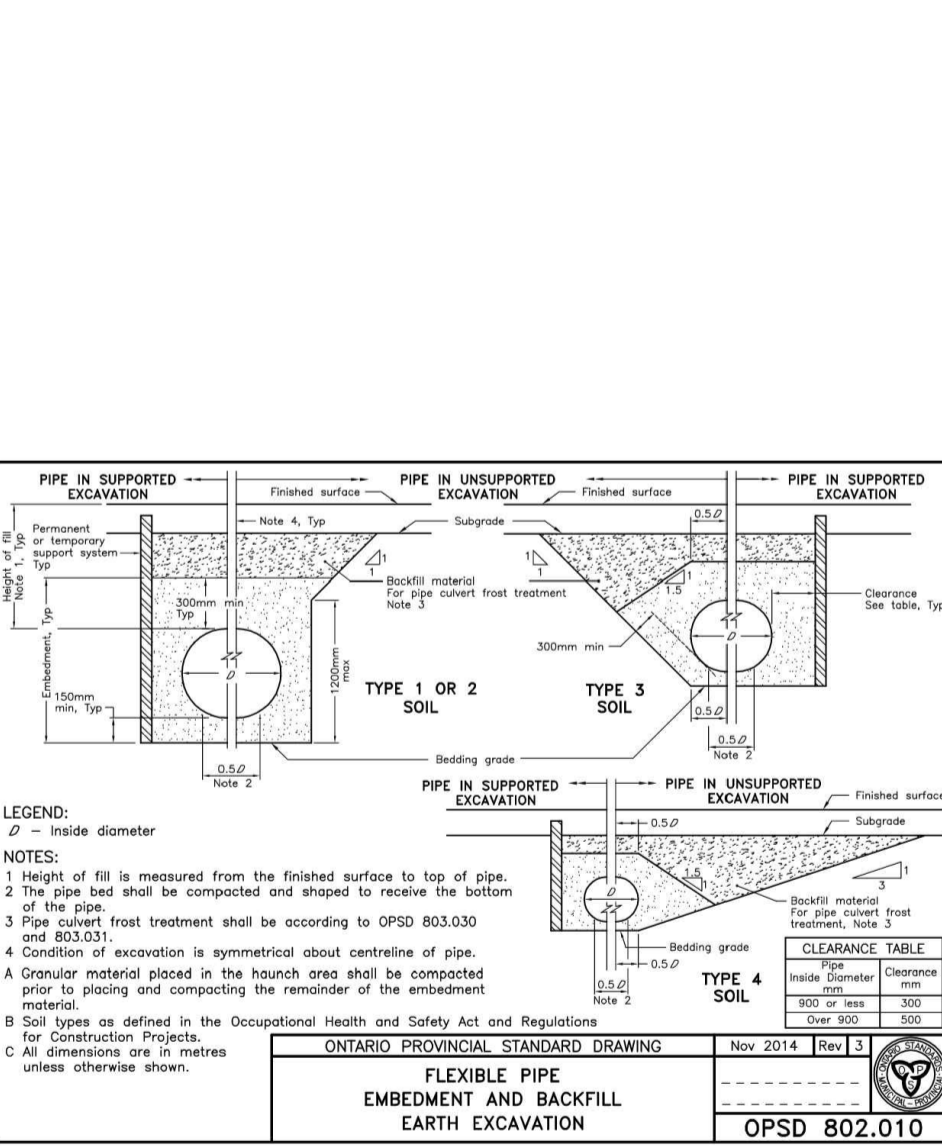
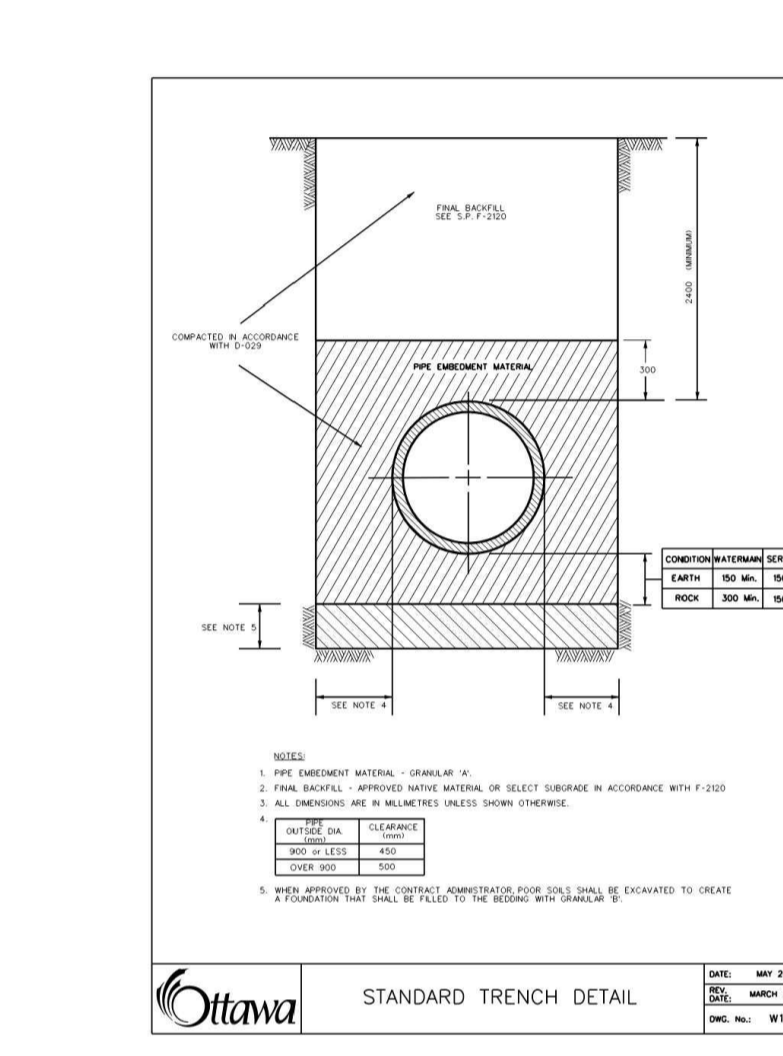
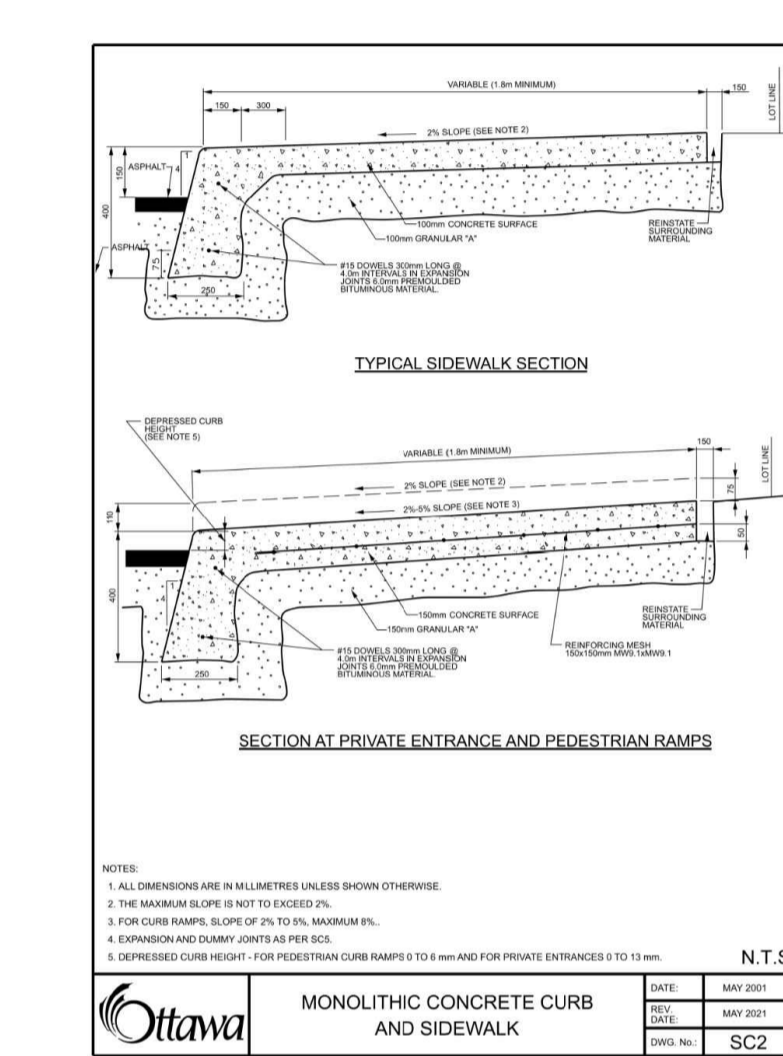
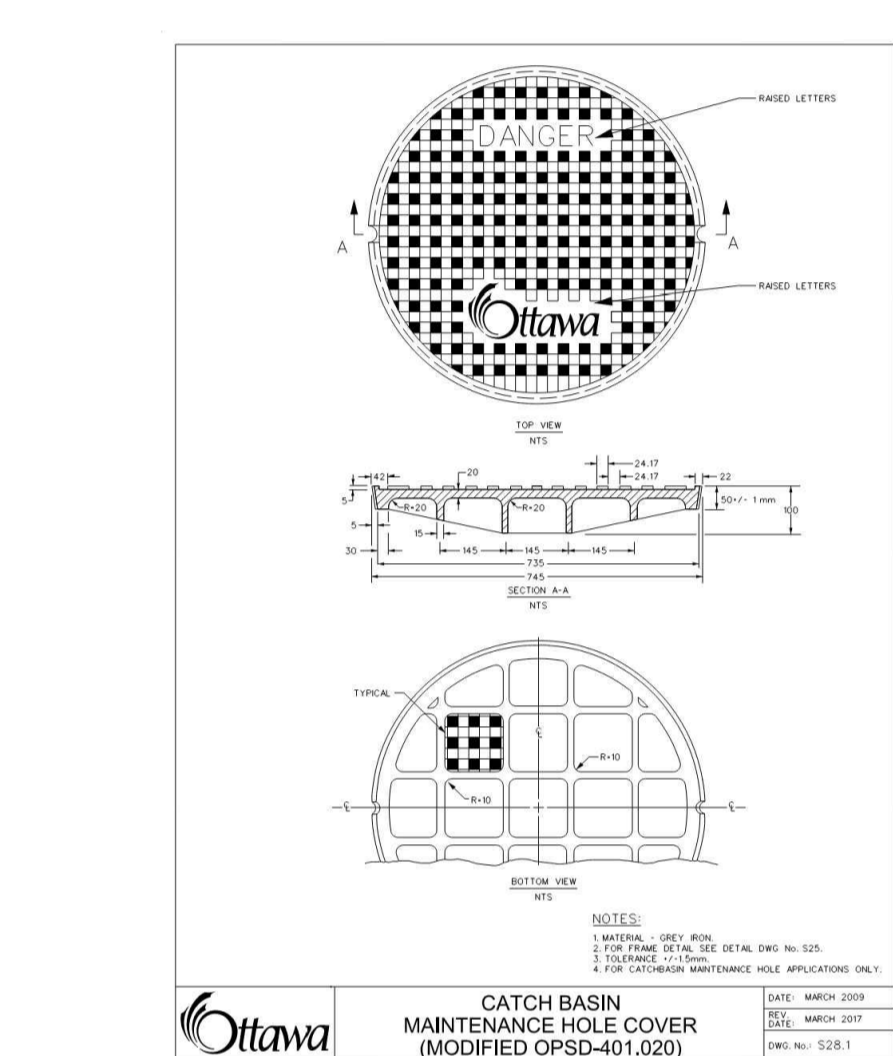
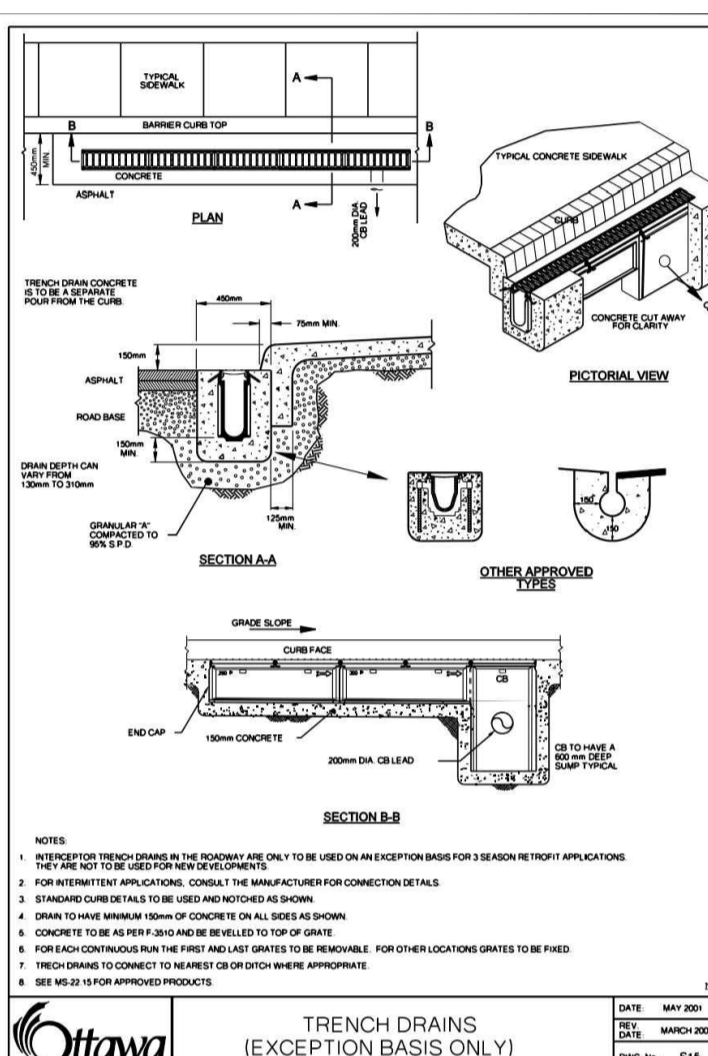
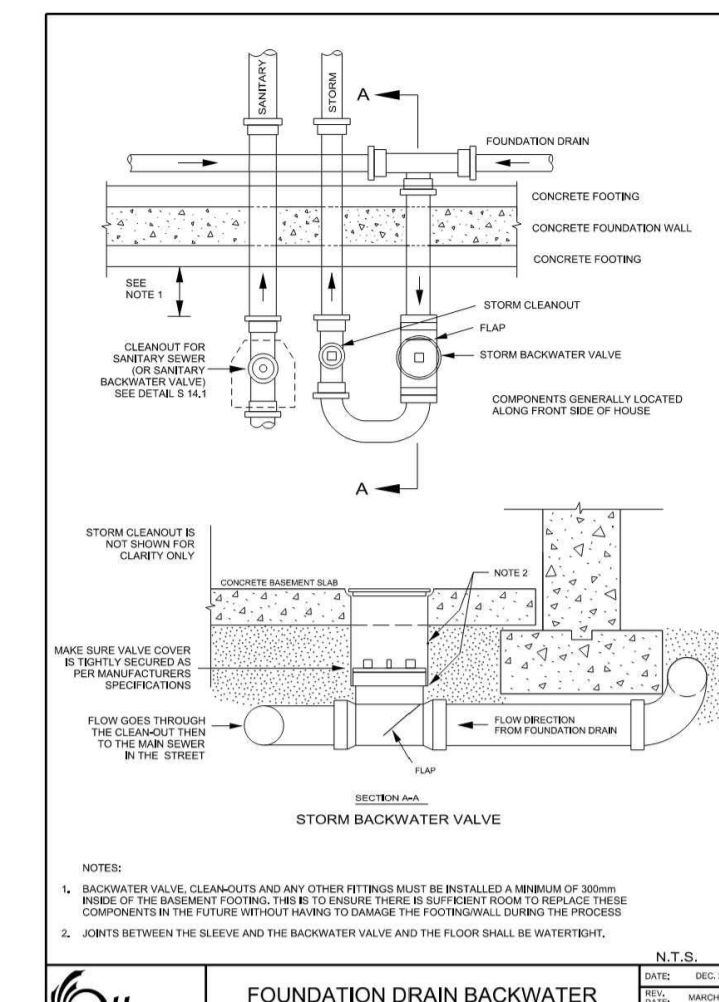
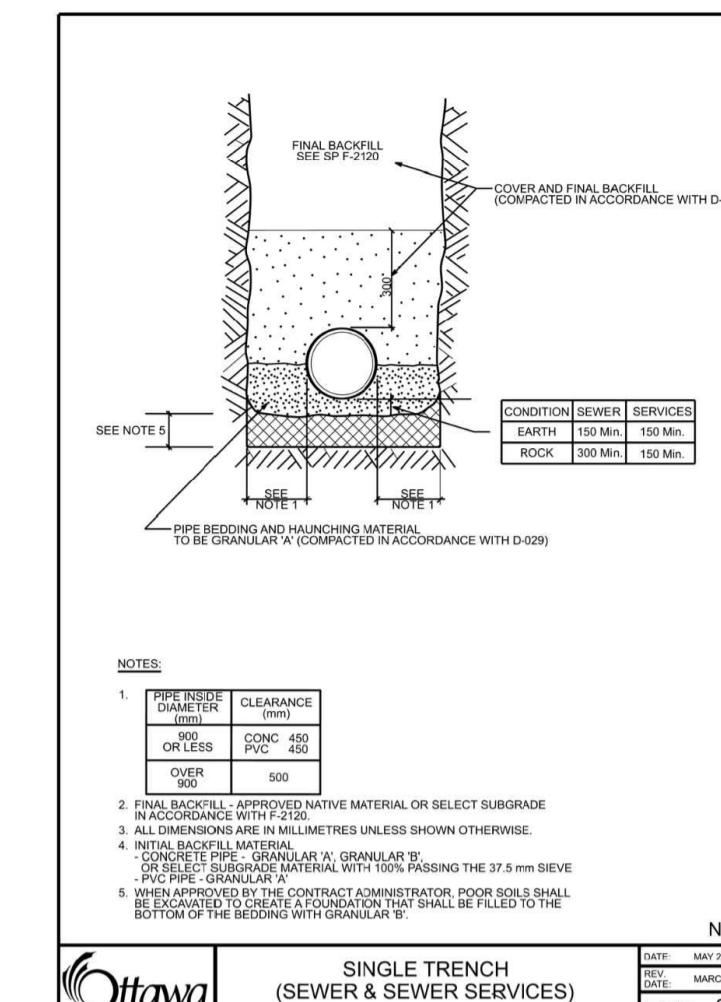
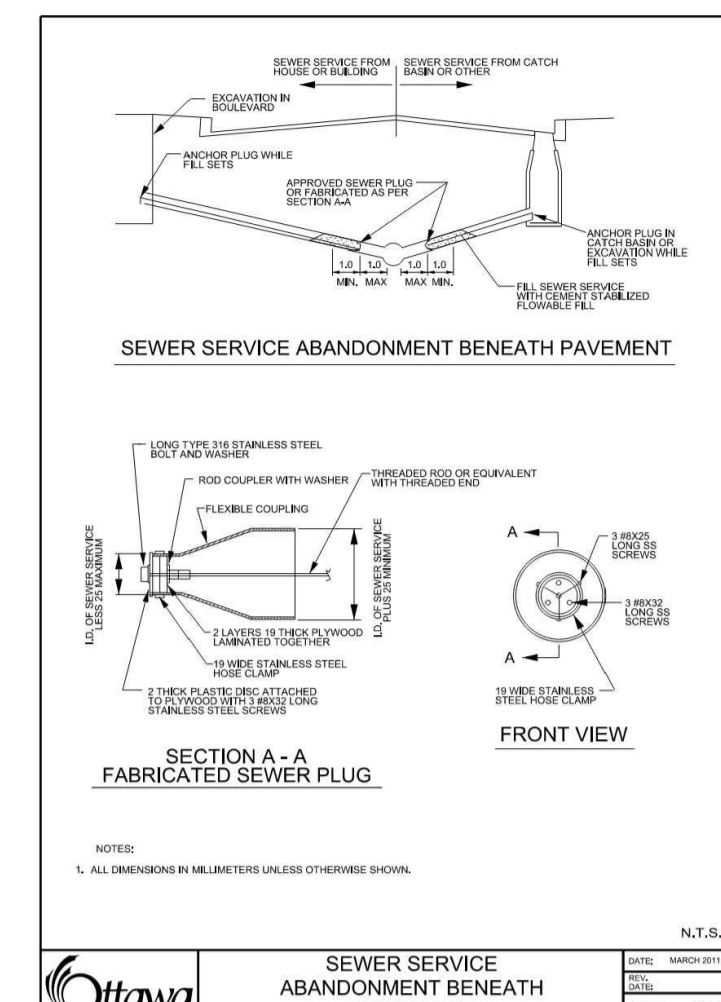
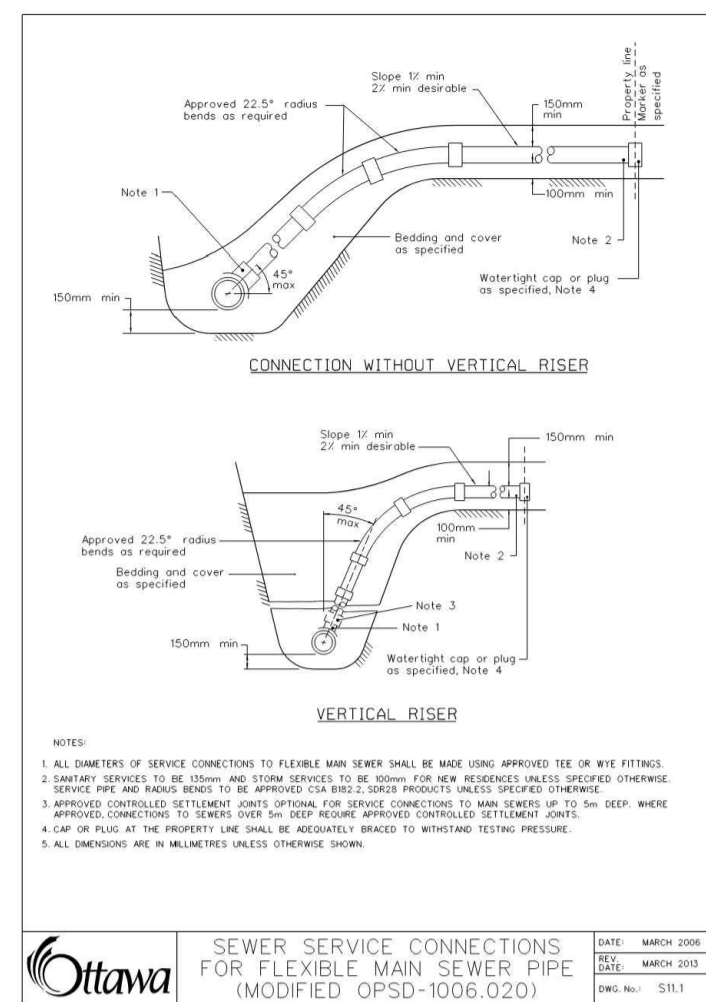
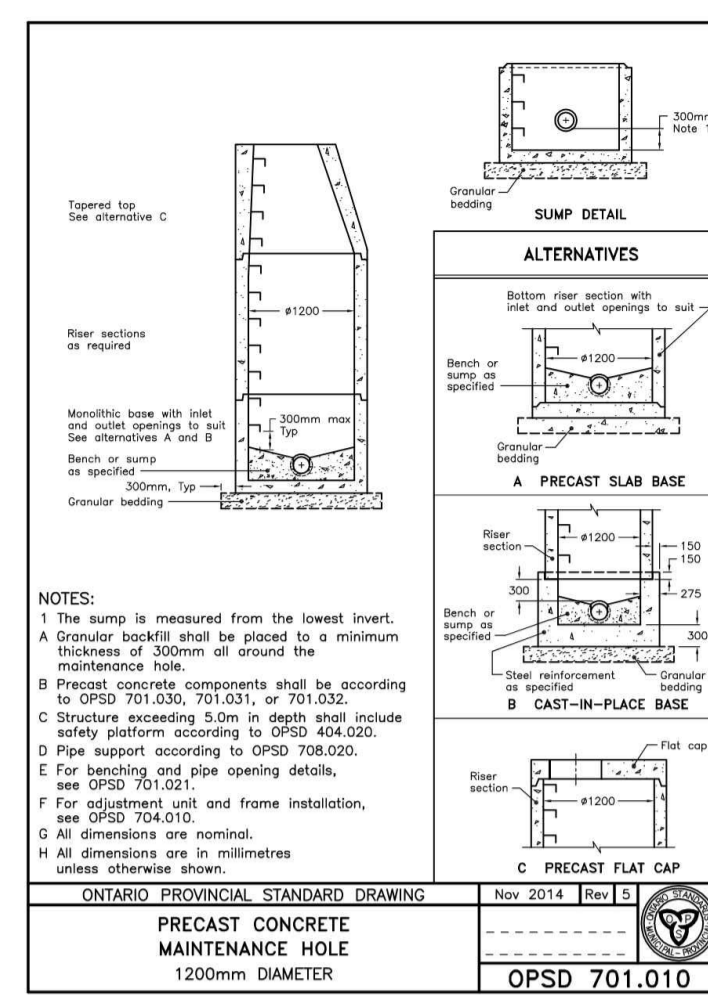
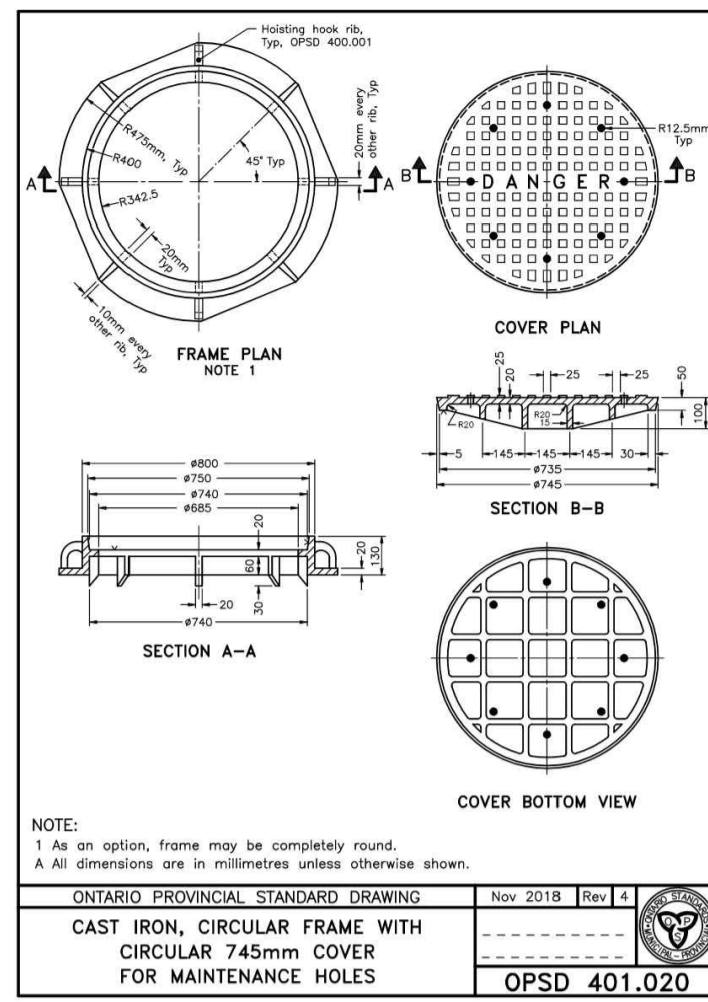
DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: V.J.

PROJECT: **PROPOSED 9-STORY MULTI USE BUILDING 1509 MERIVALE ROAD, OTTAWA, ON.**

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

PROJECT NO: 200255  
 DATE: APRIL, 2023





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No.	REVISIONS	BY	DATE

**LRI ASSOCIATES LTD.**  
 LICENSED PROFESSIONAL ENGINEER  
 V. JOHNSON  
 100510576  
 04-11-2023  
 PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

**LRJ**  
 ENGINEERING | INGENIERIE  
 5430 Canotek Road | Ottawa, ON, K1J 9J2  
 www.lri.ca | (613) 842-3434

CLIENT: **KATASA GROUP**

DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: V.J.

PROJECT: **PROPOSED 9-STORY MULTI USE BUILDING 1509 MERIVALE ROAD, OTTAWA, ON.**

DRAWING TITLE: **CONSTRUCTION DETAIL PLAN**

PROJECT NO: 200255  
 DATE: APRIL, 2023

**C901**