

HALO CAR WASH 3555 BORRISOKANE RD BARRHAVEN, ON

REVISION 05



KEY PLAN (N.T.S.)

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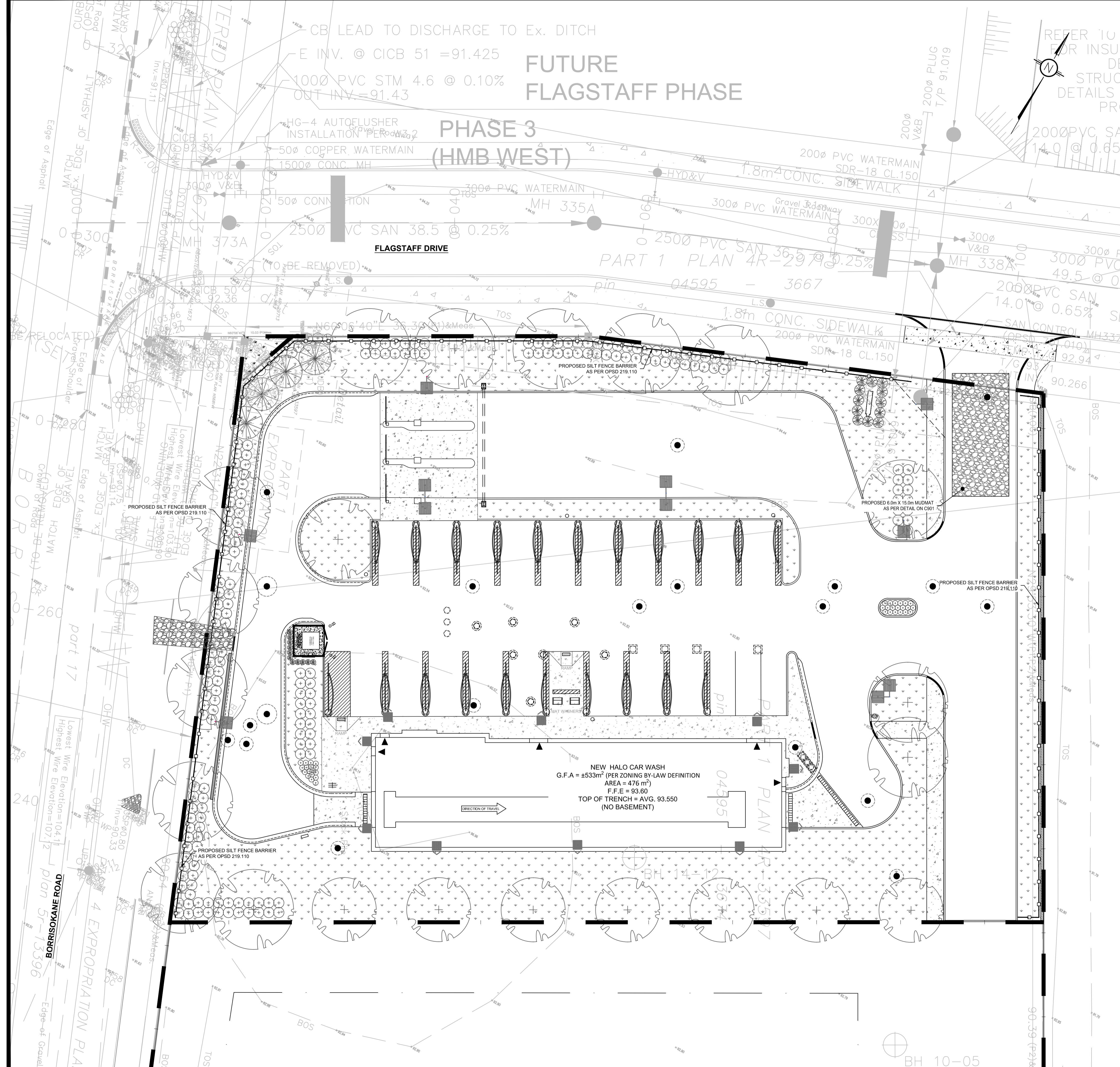
HALO CAR WASH
3555 BORRISOKANE RD, BARRHAVEN, ON
REV.05 - RE-ISSUED FOR APPROVAL - FEBRUARY 22nd, 2023
LRL PROJECT no: 210691



NOT AUTHENTIC UNLESS SIGNED AND DATED

D07-12-22-0085

#18788



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USE AND INTERPRETATION OF DRAWINGS

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SCALE: 1:200

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PROFESSIONAL ENGINEER
M. BASNET
 100501996
 2023/02/22
 PROVINCE OF ONTARIO

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 5430 Canotek Road | Ottawa, ON, K1J 9G2
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CLIENT: **HALO CAR WASH INC.**

DESIGNED BY: M.L. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.

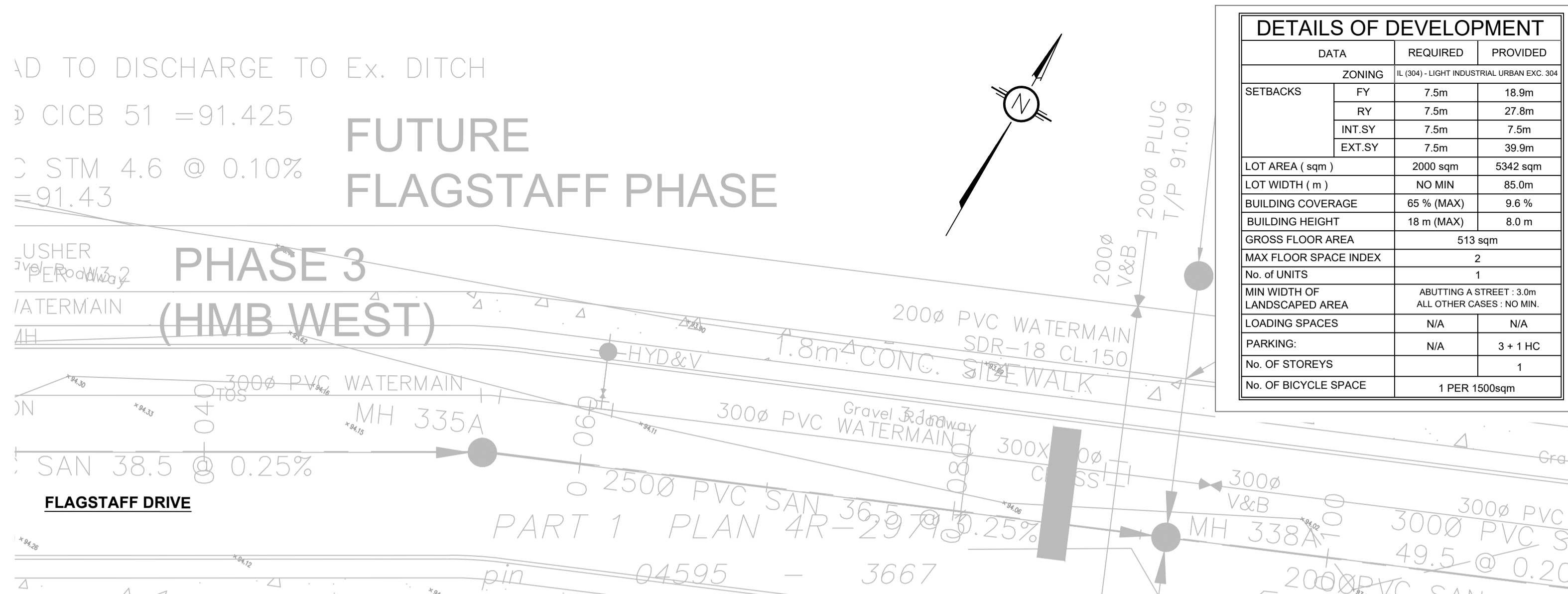
PROJECT: **HALO CAR WASH
 3555 BORRISOKANE RD
 BARRHAVEN, ON**

DRAWING TITLE: **EROSION AND SEDIMENT CONTROL PLAN**

PROJECT NO: 210691 DATE: JANUARY 2022

C101

#18788



DETAILS OF DEVELOPMENT		
DATA	REQUIRED	PROVIDED
ZONING	R.000 - LIGHT INDUSTRIAL URBAN EXC. 304	
SETBACKS		
FY	7.5m	18.9m
RY	7.5m	27.8m
INT.SY	7.5m	7.5m
EXT.SY	7.5m	39.9m
LOT AREA (sqm)	2000 sqm	5342 sqm
LOT WIDTH (m)	NO MIN	85.0m
BUILDING COVERAGE	65% (MAX)	9.6%
BUILDING HEIGHT	18 m (MAX)	8.0 m
GROSS FLOOR AREA		513 sqm
MAX FLOOR SPACE INDEX		2
No. of UNITS		1
MIN WIDTH OF LANDSCAPED AREA	ABUTTING A STREET: 3.0m ALL OTHER CASES: NO MIN.	
LOADING SPACES	N/A	N/A
PARKING	N/A	3 + 1 HC
No. of STOREYS		1
No. of BICYCLE SPACE		1 PER 1500sqm

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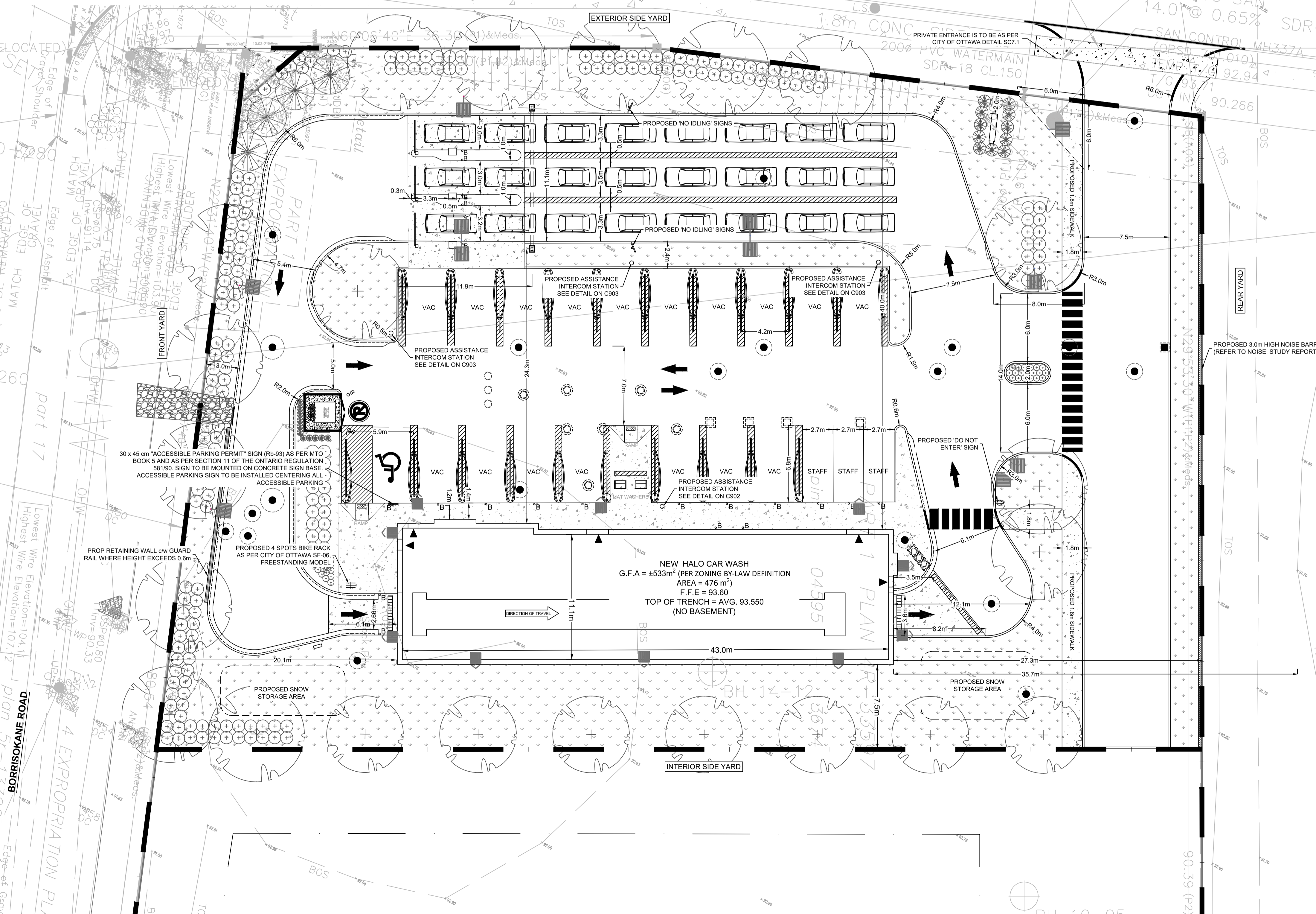
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SCALE: 1:200



TOPOGRAPHIC INFORMATION

TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. PART OF LOT 11, CONCESSION 3 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA DATED JANUARY 21st 2022

ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919761338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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DESIGNED BY: M.L. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: **HALO CAR WASH
3555 BORRISOKANE RD
BARRHAVEN, ON**

DRAWING TITLE: **SITE DEVELOPMENT PLAN**

PROJECT NO: 210691 DATE: JANUARY 2022

C201

#18788

PAVEMENT STRUCTURE

COURSE	MATERIAL	THICKNESS (mm)	
		AUTOMOBILE PARKING	TRUCK ROUTE (HEAVY TRAFFIC)
SURFACE	HL 3 A/C (PG 58-28)	50	40
BINDER	HL 8 A/C (PG 58-28)	-	50
BASECOURSE	OPSS GRANULAR "A"	150	150
SUBBASE	OPSS GRANULAR "B" TYPE II	350	450

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 SUBCAVATED 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 LATEST GEOTECHNICAL REPORT PREPARED BY LRL ENGINEERING LTD.

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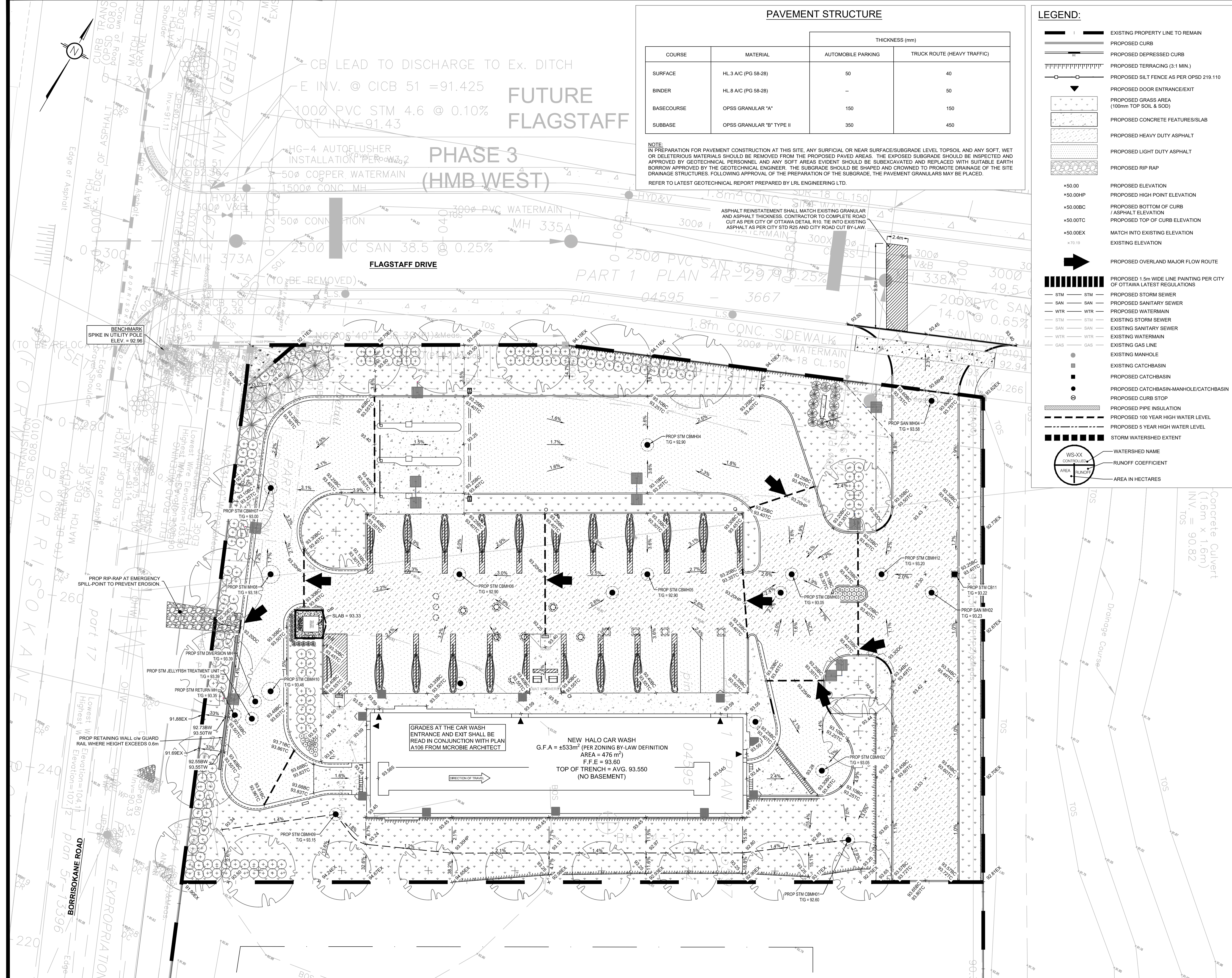
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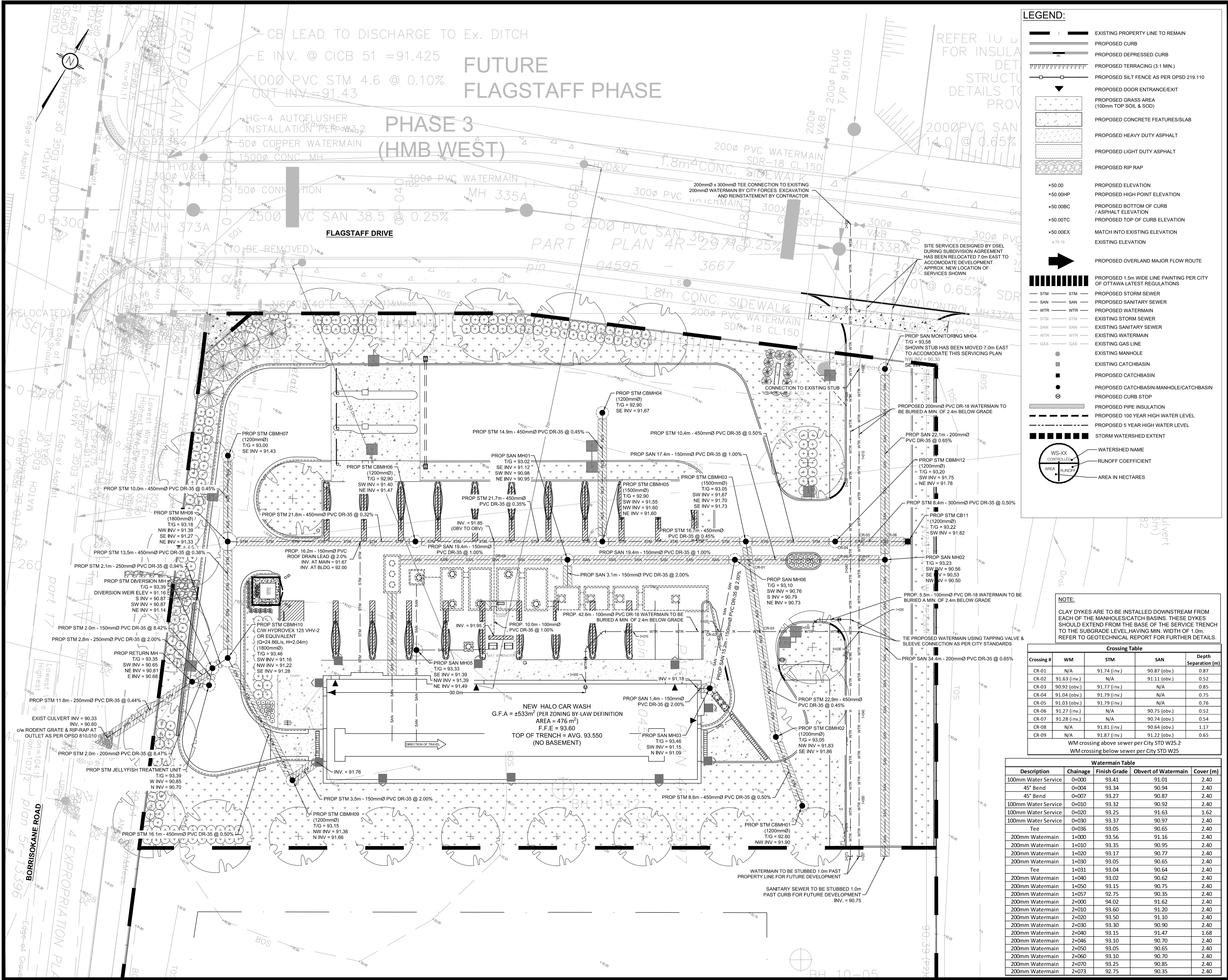
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Crossing Table

Crossing #	WM	STM	SAN	Depth Separation (m)
CR-01	N/A	91.74 (inv.)	90.87 (obv.)	0.87
CR-02	91.63 (inv.)	N/A	91.11 (obv.)	0.52
CR-03	90.92 (obv.)	91.77 (inv.)	N/A	0.85
CR-04	91.04 (obv.)	91.79 (inv.)	N/A	0.75
CR-05	91.03 (obv.)	91.79 (inv.)	N/A	0.76
CR-06	91.27 (inv.)	N/A	90.75 (obv.)	0.52
CR-07	91.28 (inv.)	N/A	90.74 (obv.)	0.54
CR-08	N/A	91.81 (inv.)	90.64 (obv.)	1.17
CR-09	N/A	91.87 (inv.)	91.22 (obv.)	0.65

WM crossing above sewer per City STD W25.2
WM crossing below sewer per City STD W25

Watermain Table

Description	Chainage	Finish Grade	Obvert of Watermain	Cover (m)
100mm Water Service	0+000	93.41	91.01	2.40
45° Bend	0+004	93.34	90.94	2.40
45° Bend	0+007	93.27	90.87	2.40
100mm Water Service	0+010	93.32	90.92	2.40
100mm Water Service	0+020	93.25	91.63	1.62
100mm Water Service	0+030	93.37	90.97	2.40
Tee	0+036	93.05	90.65	2.40
200mm Watermain	1+000	93.56	91.16	2.40
200mm Watermain	1+010	93.35	90.95	2.40
200mm Watermain	1+020	93.17	90.77	2.40
200mm Watermain	1+030	93.05	90.65	2.40
Tee	1+031	93.04	90.64	2.40
200mm Watermain	1+040	93.02	90.62	2.40
200mm Watermain	1+050	93.15	90.75	2.40
200mm Watermain	1+057	92.75	90.35	2.40
200mm Watermain	2+000	94.02	91.62	2.40
200mm Watermain	2+010	93.60	91.20	2.40
200mm Watermain	2+020	93.50	91.10	2.40
200mm Watermain	2+030	93.30	90.90	2.40
200mm Watermain	2+040	93.15	90.75	1.68
200mm Watermain	2+046	93.10	90.70	2.40
200mm Watermain	2+050	93.05	90.65	2.40
200mm Watermain	2+060	93.10	90.70	2.40
200mm Watermain	2+070	93.25	90.85	2.40
200mm Watermain	2+073	92.75	90.35	2.40

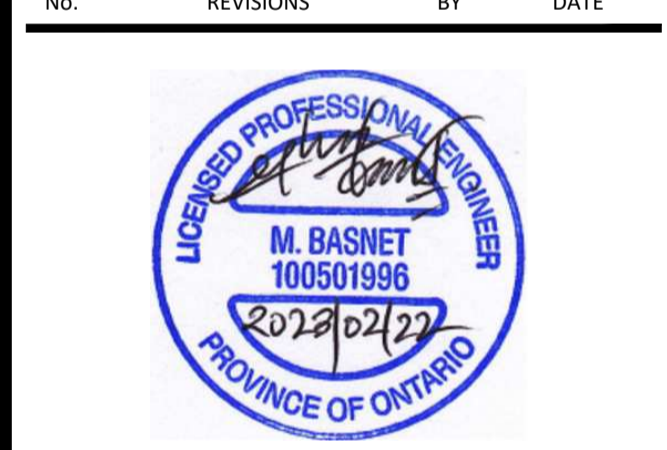
NOTE:
CLAY DYKES ARE TO BE INSTALLED DOWNSTREAM FROM EACH OF THE MANHOLES/CATCH BASINS. THESE DYKES SHOULD EXTEND FROM THE BASE OF THE SERVICE TRENCH TO THE SUBGRADE LEVEL, HAVING MIN. WIDTH OF 1.0m. REFER TO GEOTECHNICAL REPORT FOR FURTHER DETAILS.

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SCALE: 1:200

SUBJECT FOR APPROVAL

No.	REVISIONS	BY	DATE
05	RE-ISSUED FOR APPROVAL	P.P.	22 FEB 2023
04	RE-ISSUED FOR APPROVAL	P.P.	17 NOV 2022
03	REVISED FLOOR AREA FOR INV. APPLICATION	P.P.	13 JULY 2022
02	REVISED FLOOR AREA FOR INV. APPLICATION	P.P.	23 JUNE 2022
01	ISSUED FOR APPROVAL	M.L.	22 APR 2022



NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT: **HALO CAR WASH INC.**
DESIGNED BY: M.L. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: **HALO CAR WASH**
3555 BORRISOKANE RD
BARRHAVEN, ON

DRAWING TITLE: **SERVICING PLAN**
PROJECT NO: 210691
DATE: JANUARY 2022

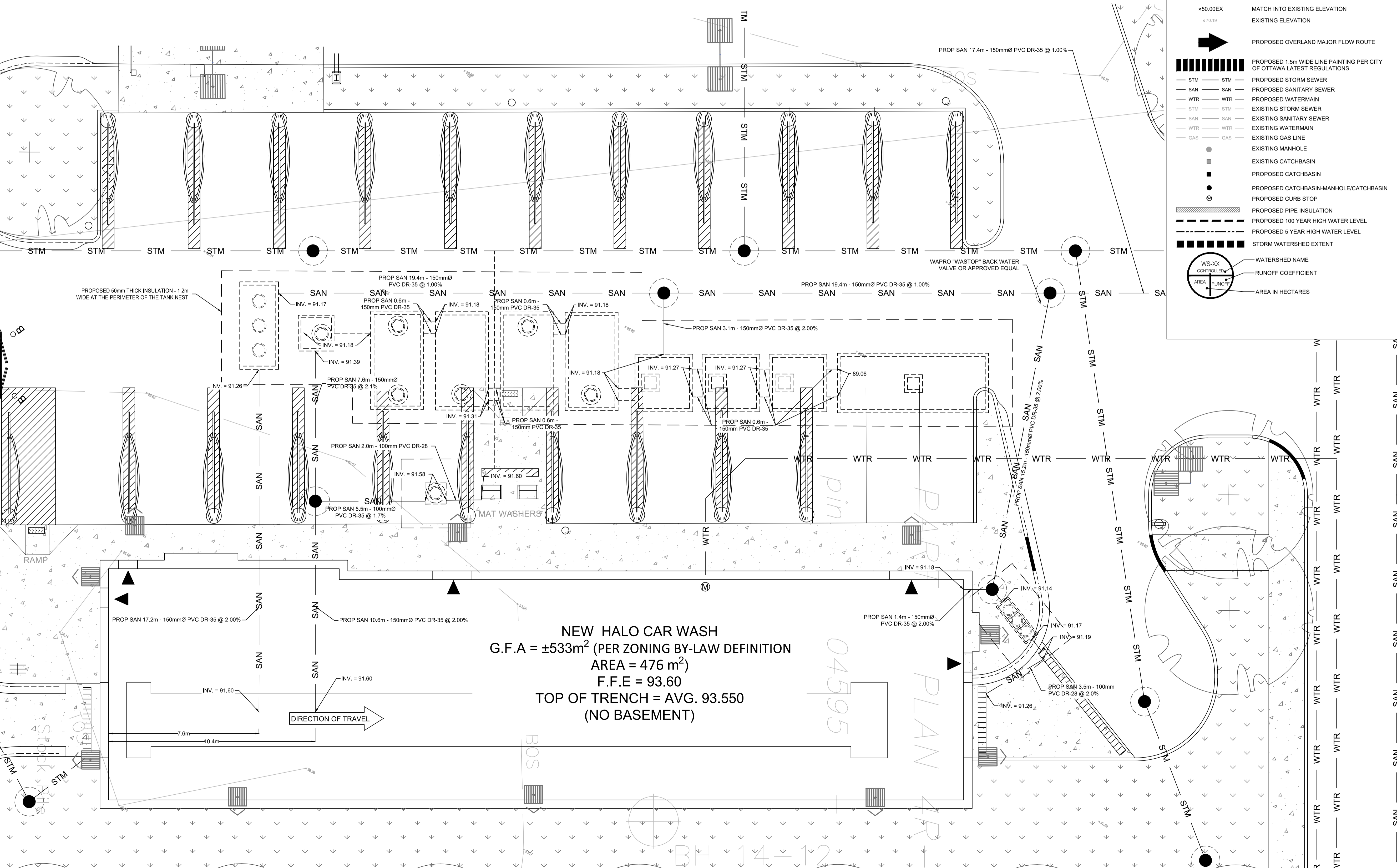
C401

D07-12-22-0085

List of Underground Tanks for Halo

Water Reclamation Tanks				
For Validation	T1	T2	T3	T4
	Aqua Bio Sand Tank	Wilkinson Model H4H	1056 USG	
	Aqua Bio Settling Tank	Wilkinson Model H22.2H	5811 USG	
	Aqua Bio Settling Tank	Wilkinson Model H22.2H	5811 USG	
	Aqua Bio Settling Tank	Wilkinson Model H22.2H	5811 USG	
	Aqua Bio Settling Tank	Wilkinson Model H22.2H	5811 USG	
	Aqua Bio Settling Tank	Wilkinson Model H22.2H	5811 USG	
	Aqua Bio Aeration Tank	Wilkinson Model 2.5M		
	Aqua Bio Clean Water Tank	Wilkinson Model 2.5M		
	Aqua Bio Clarifier Tank	Wilkinson Model 2.5M		
	Aqua Bio Biological Tank	Wilkinson Model H50.1S	5811 USG	
Sediment Trap and other tanks on site				
	T12	Oil Interceptor	Wilkinson Model 230	277 USG
	T11	Mat Washer Grit Tank	Wilkinson Model H1.35S	

NOTE: FOR ADDITIONAL INFORMATION, REFER TO WATER RECLAMATION SYSTEM DESIGN BY AQUA BIO. ALL THE PROPOSED UNDERGROUND WILKINSON TANKS TO BE TRAFFIC RATED AND TO BE PROPERLY INSTALLED AS PER WILKINSON INSTALLATIONS GUIDELINES.



NEW HALO CAR WASH
 G.F.A. = ±533m² (PER ZONING BY-LAW DEFINITION)
 AREA = 476 m²
 F.F.E = 93.60
 TOP OF TRENCH = AVG. 93.550
 (NO BASEMENT)

LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
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01	ISSUED FOR APPROVAL	M.L.	22 APR 2022

NOT AUTHENTIC UNLESS SIGNED AND DATED

PROFESSIONAL ENGINEER
 M. BASNET
 100501998
 2022/02/22
 PROVINCE OF ONTARIO

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

CLIENT: HALO CAR WASH INC.

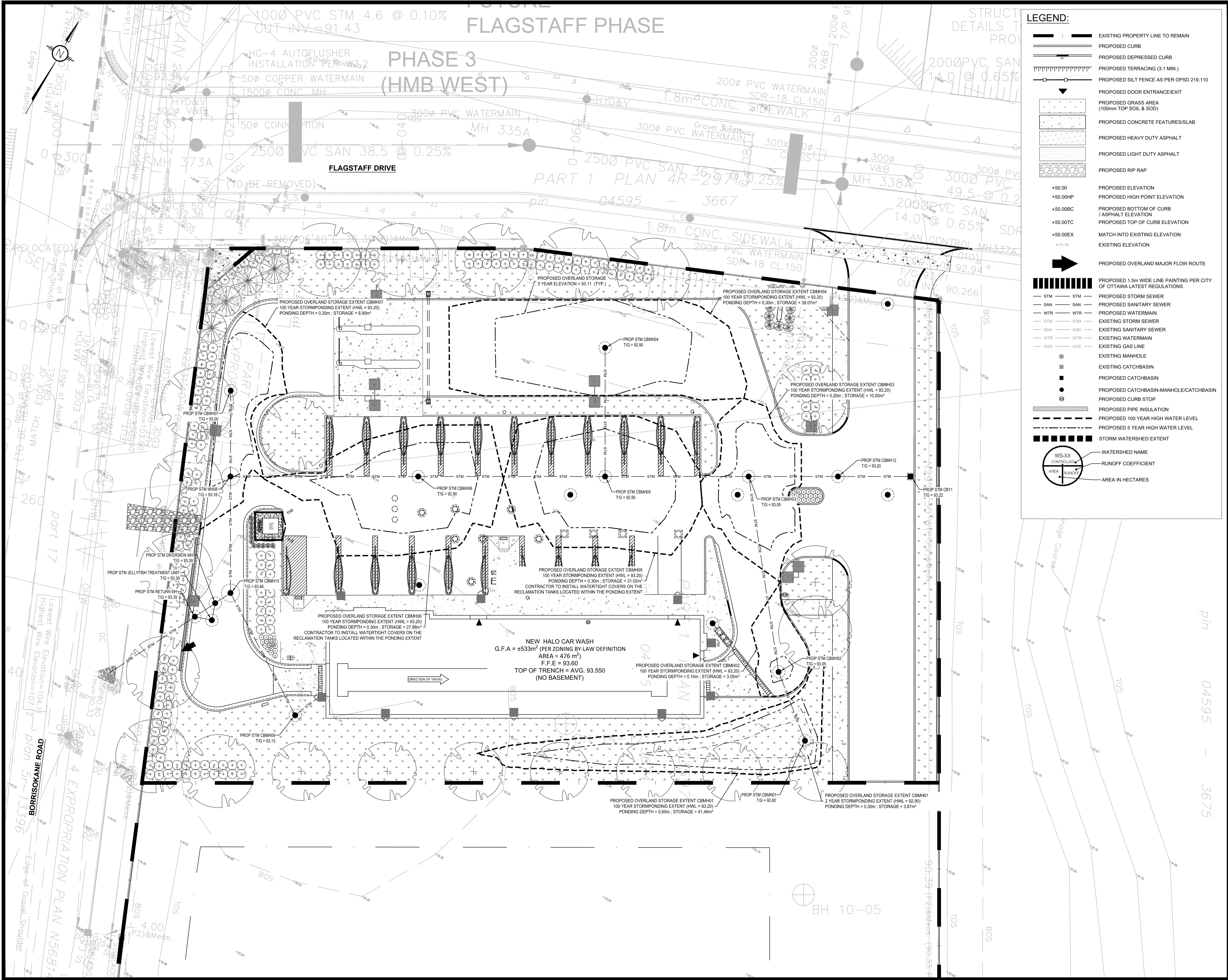
DESIGNED BY: M.L. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: HALO CAR WASH
 3555 BORRISOKANE RD
 BARRHAVEN, ON

DRAWING TITLE: CAR WASH WASTEWATER TREATMENT & RECLAMATION SYSTEM

PROJECT NO: 210691
 DATE: JANUARY 2022

C402



LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
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- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
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- PROPOSED LIGHT DUTY ASPHALT
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5m 2 5m
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CLIENT
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DESIGNED BY: M.L. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT
**HALO CAR WASH
3555 BORRISOKANE RD
BARRHAVEN, ON**

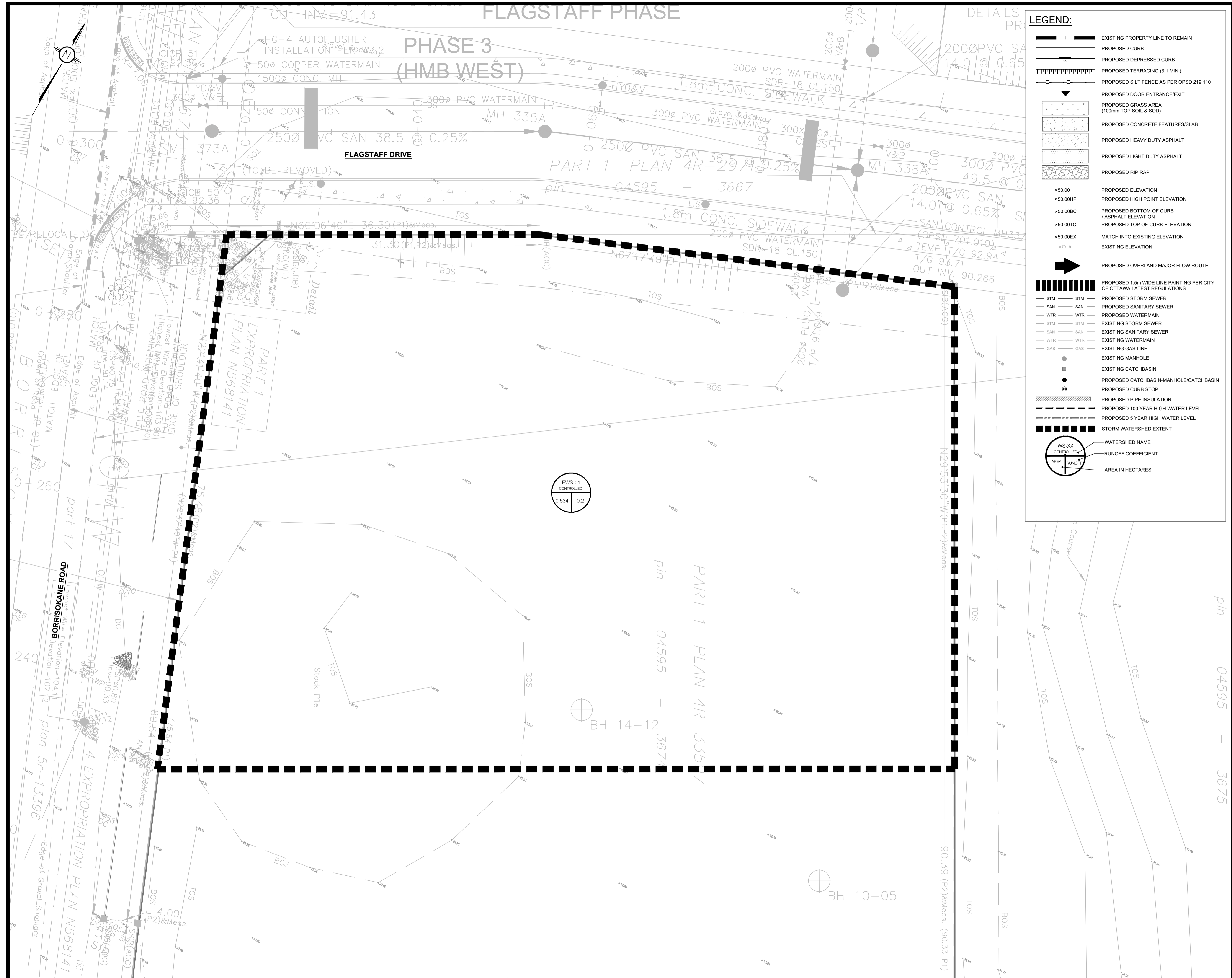
DRAWING TITLE
STORMWATER MANAGEMENT PLAN

PROJECT NO.
210691

DATE
JANUARY 2022

C601

#18788



LEGEND:

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UNAUTHORIZED CHANGES:

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

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

5m
SCALE: 1:200

SUBJECT FOR APPROVAL

No.	REVISIONS	BY	DATE
05	RE-ISSUED FOR APPROVAL	P.P.	22 FEB 2023
04	RE-ISSUED FOR APPROVAL	P.P.	17 NOV 2022
03	REVISED FLOOR AREA FOR MV. APPLICATION	P.P.	13 JULY 2022
02	REVISED FLOOR AREA FOR MV. APPLICATION	P.P.	23 JUNE 2022
01	ISSUED FOR APPROVAL	M.L.	22 APR 2022



NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT: **HALO CAR WASH INC.**

DESIGNED BY: M.L. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: **HALO CAR WASH
3555 BORRISOKANE RD
BARRHAVEN, ON**

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

PROJECT NO: 210691 DATE: JANUARY 2022

C701

#18788

FLAGSTAFF PHASE

PHASE 3 (HMB WEST)

FLAGSTAFF DRIVE

NEW HALO CAR WASH
G.F.A. = ±533m² (PER ZONING BY-LAW DEFINITION)
AREA = 476 m²
F.F.E. = 93.60
TOP OF TRENCH = AVG. 93.550
(NO BASEMENT)

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 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 HIGH POINT ELEVATION
- PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED 1.5m WIDE LINE PAINTING PER CITY OF OTTAWA LATEST REGULATIONS
- 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
- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
- PROPOSED CURB STOP
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- PROPOSED 5 YEAR HIGH WATER LEVEL
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- WATERSHED NAME
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- AREA IN HECTARES

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SCALE: 1:200

SUBJECT FOR APPROVAL

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01	ISSUED FOR APPROVAL	M.L.	22 APR 2022

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

PROFESSIONAL ENGINEER
M. BASNET
100501986
2022/02/22
PROVINCE OF ONTARIO

CLIENT: HALO CAR WASH INC.

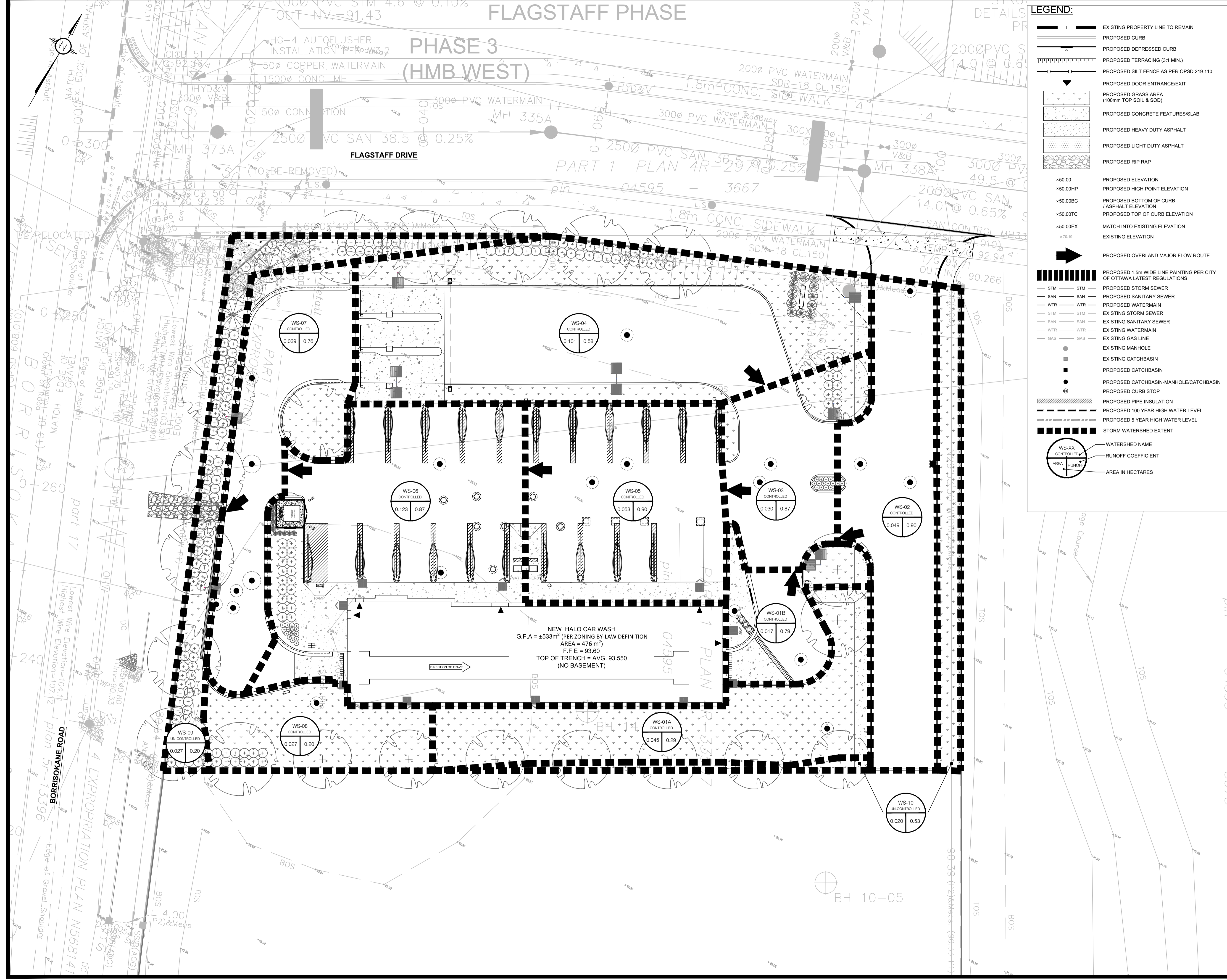
DESIGNED BY: M.L. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: HALO CAR WASH
3555 BORRISOKANE RD
BARRHAVEN, ON

DRAWING TITLE: POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO: 210691
DATE: JANUARY 2022

C702

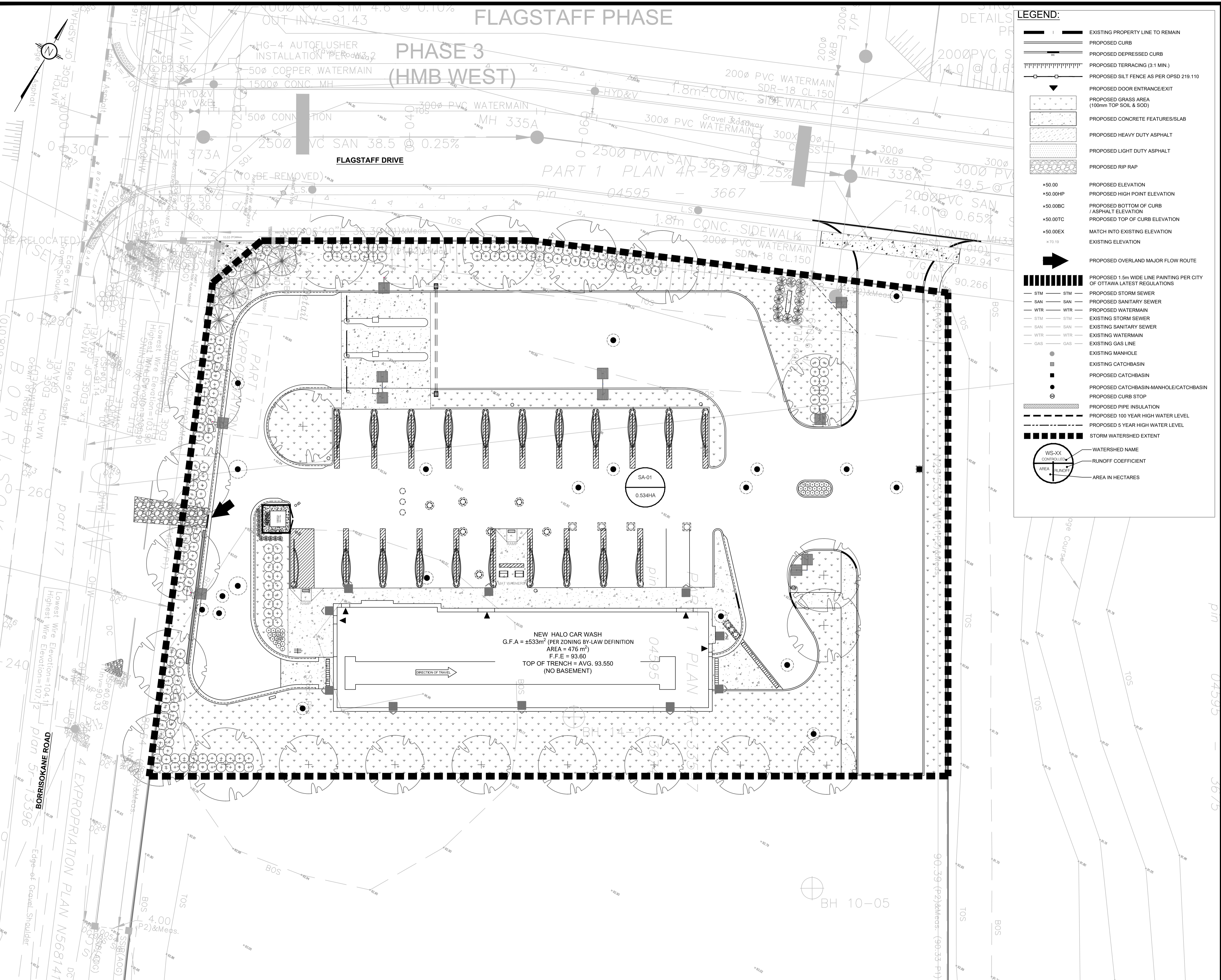


#18788

FLAGSTAFF PHASE

PHASE 3 (HMB WEST)

FLAGSTAFF DRIVE



LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
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SCALE: 1:200

SUBJECT FOR APPROVAL

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05	RE-ISSUED FOR APPROVAL	P.P.	22 FEB 2023
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01	ISSUED FOR APPROVAL	M.L.	22 APR 2022

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT: HALO CAR WASH INC.

DESIGNED BY: M.L. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.

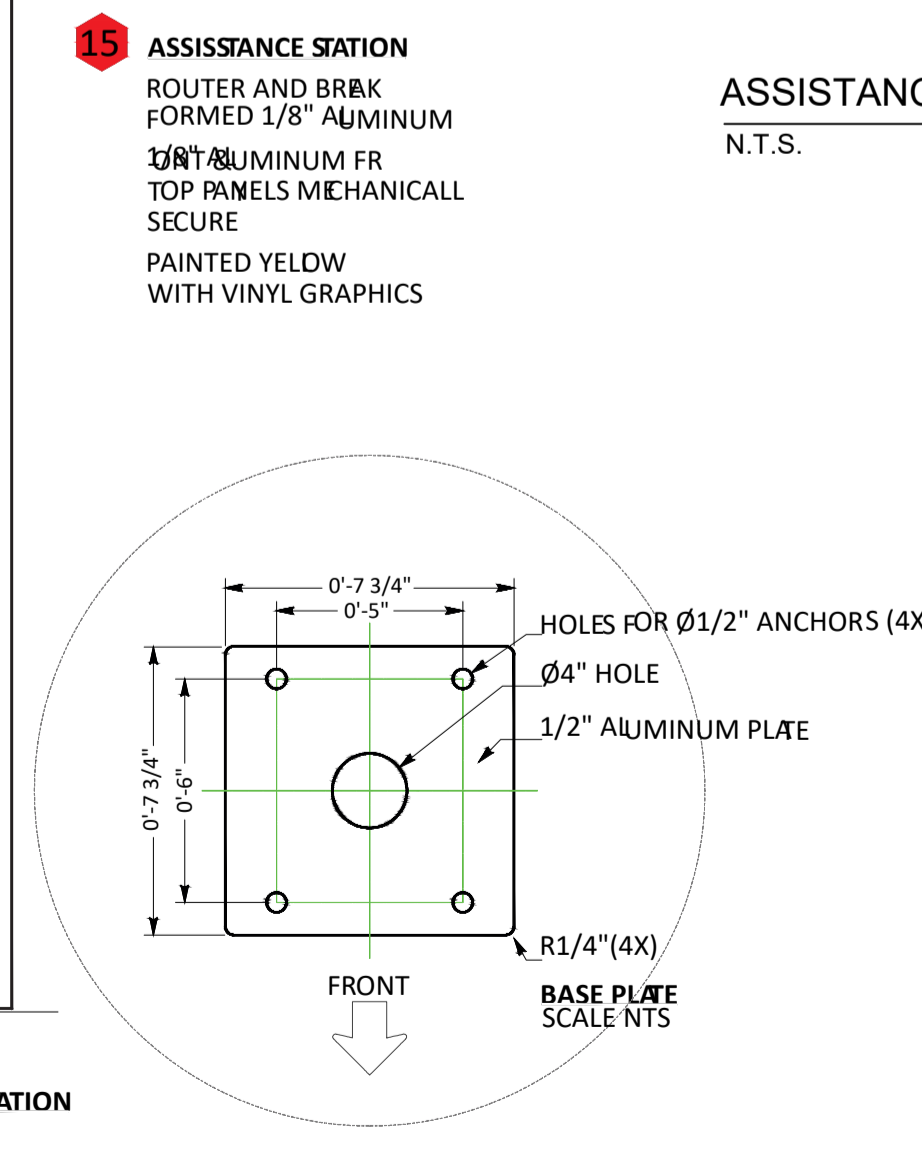
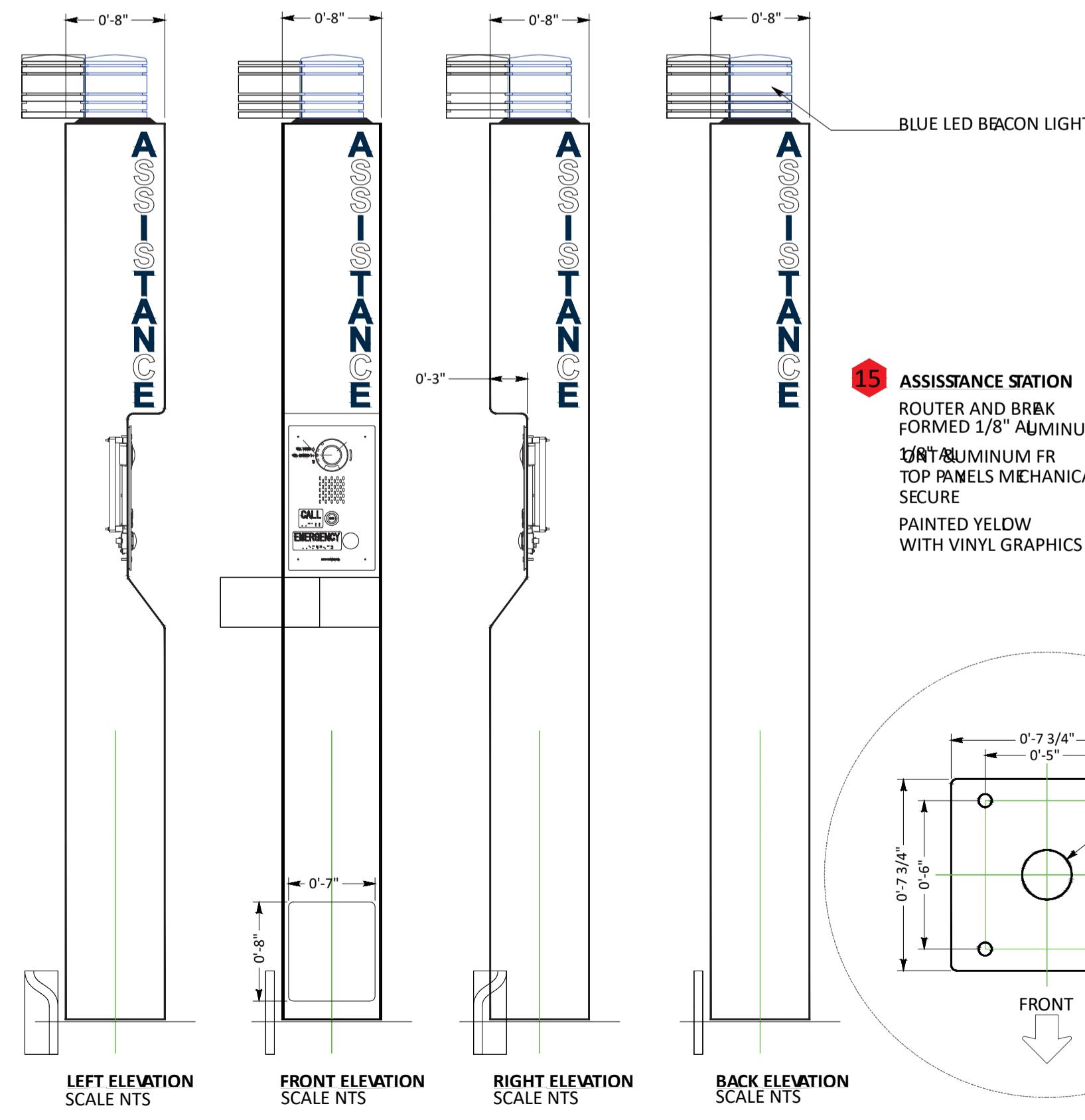
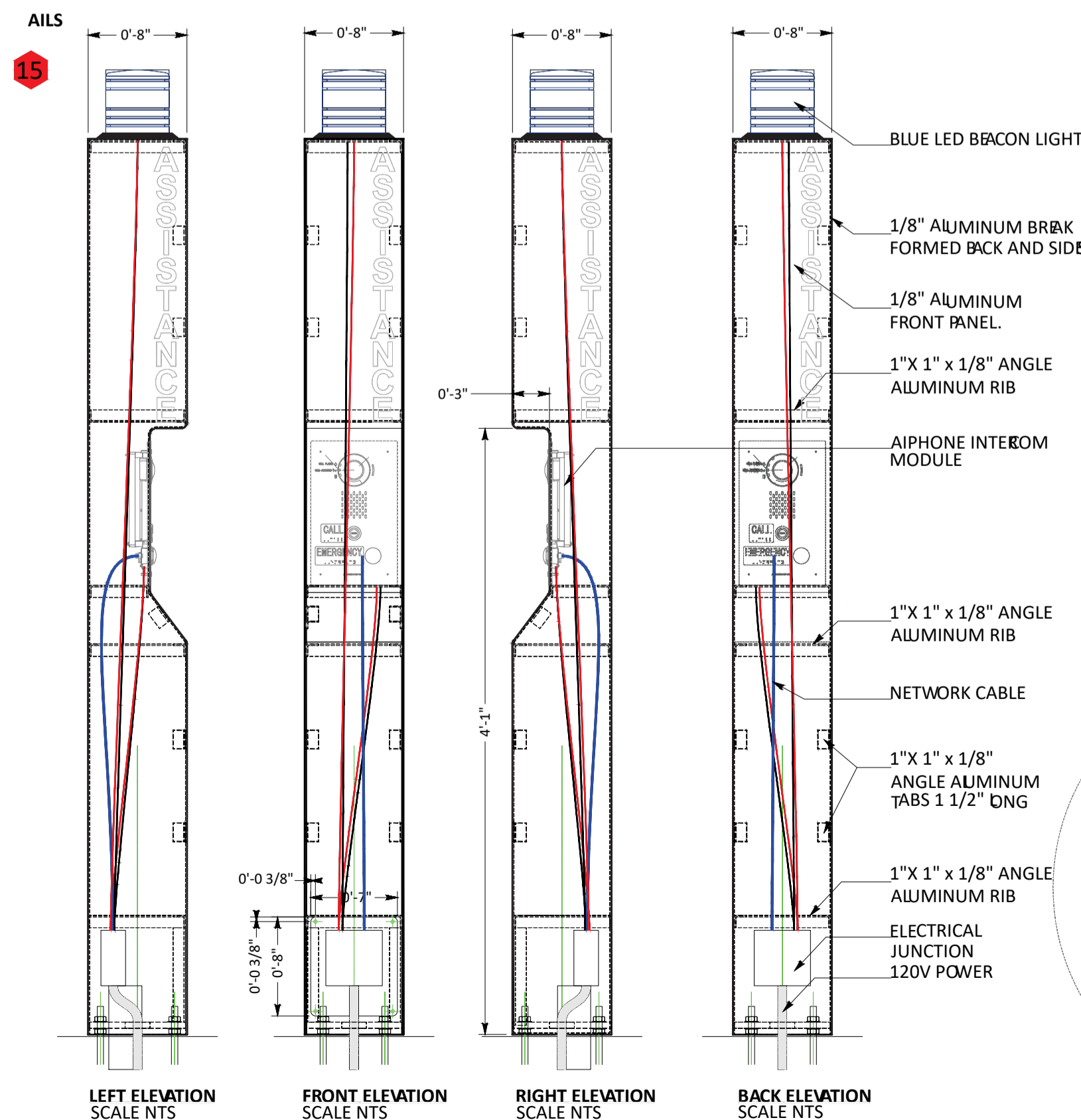
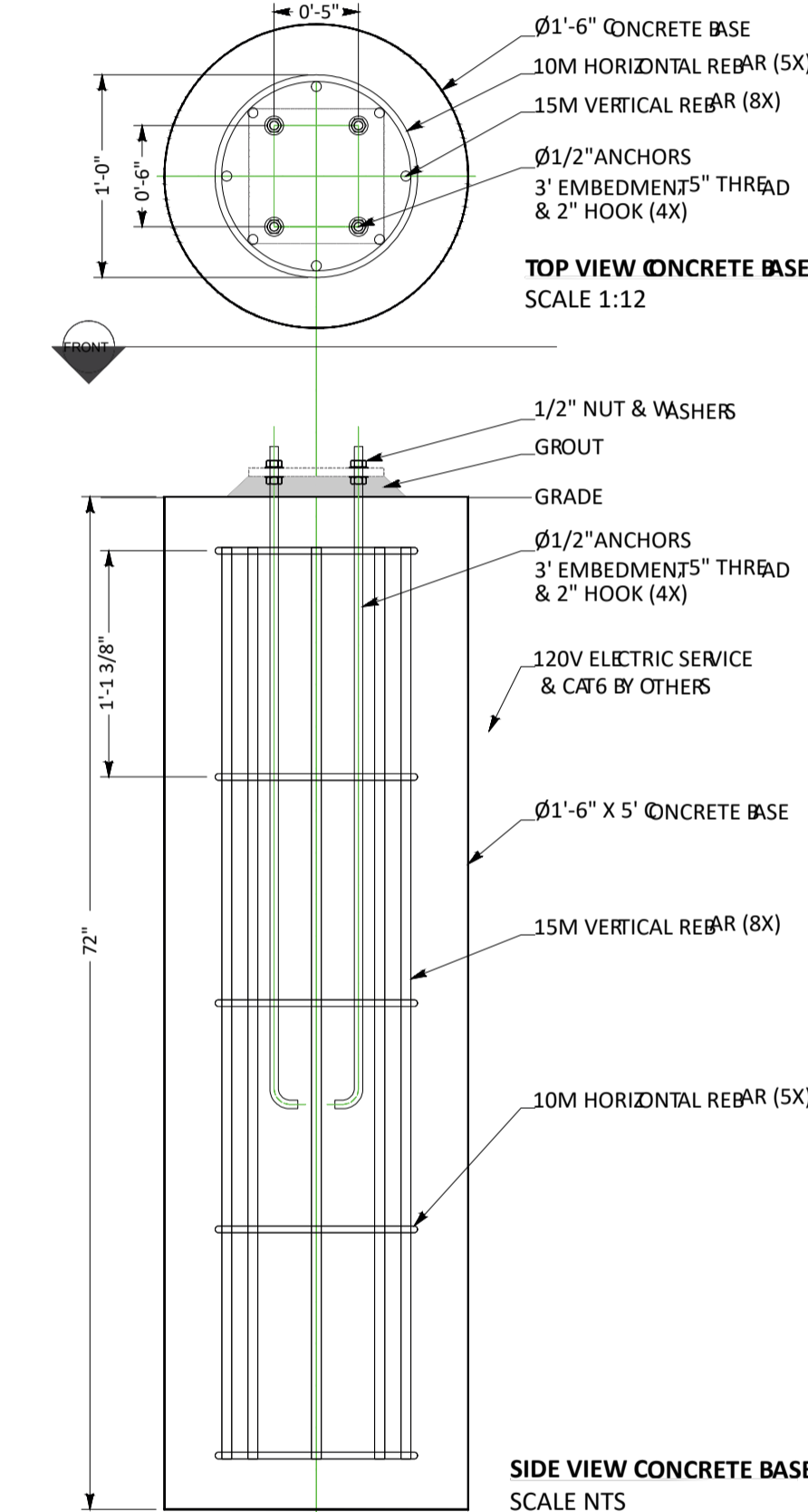
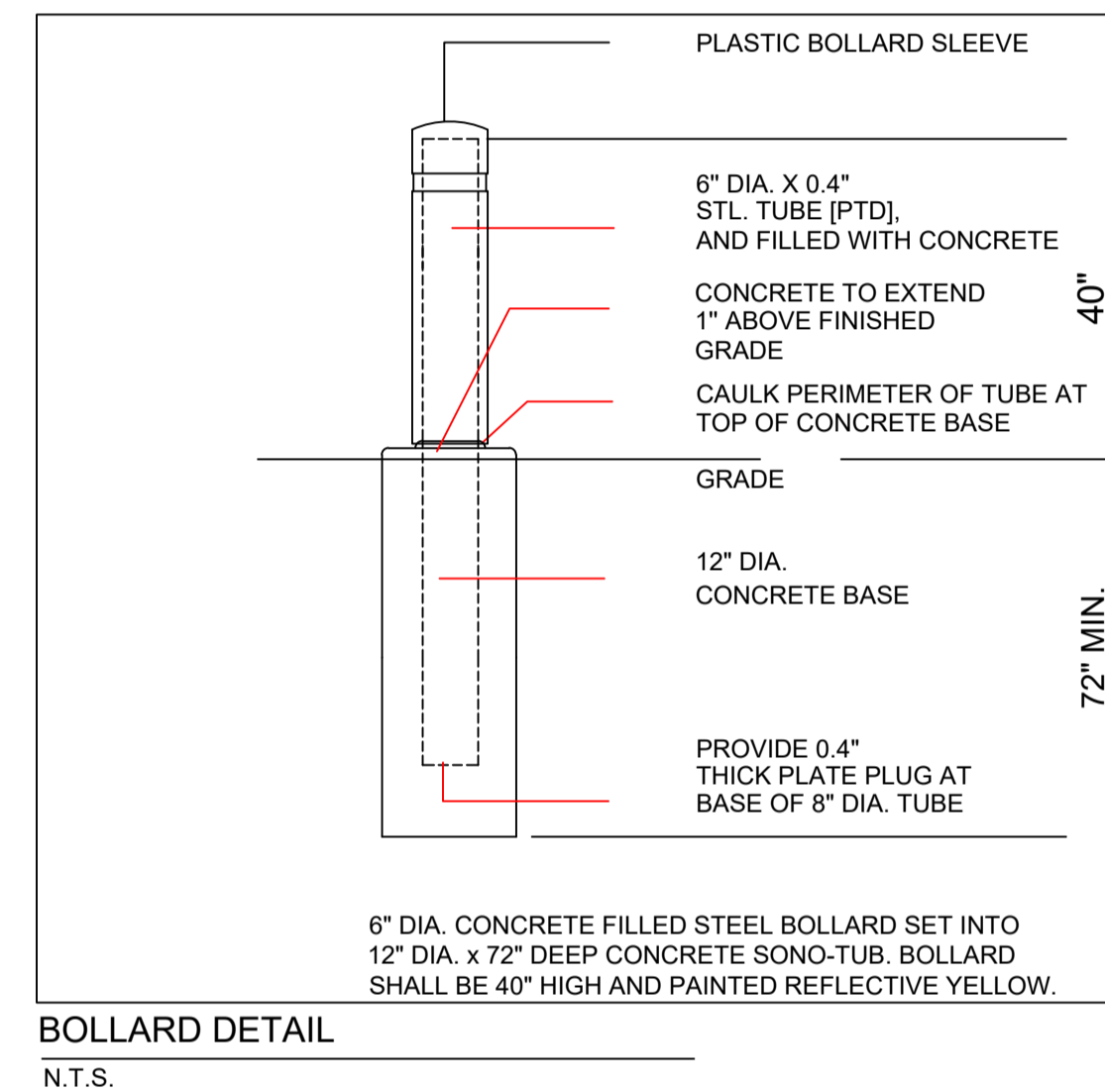
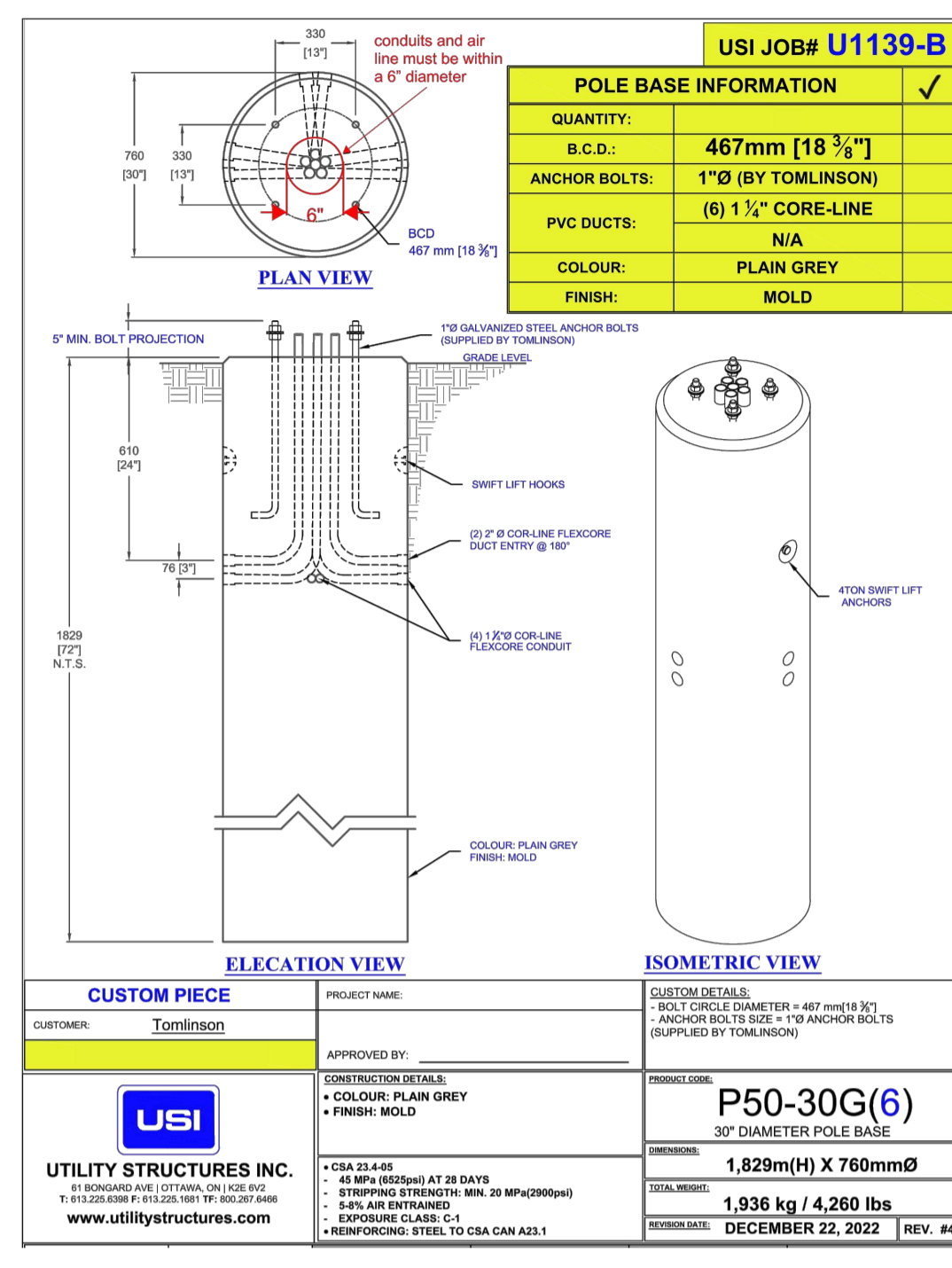
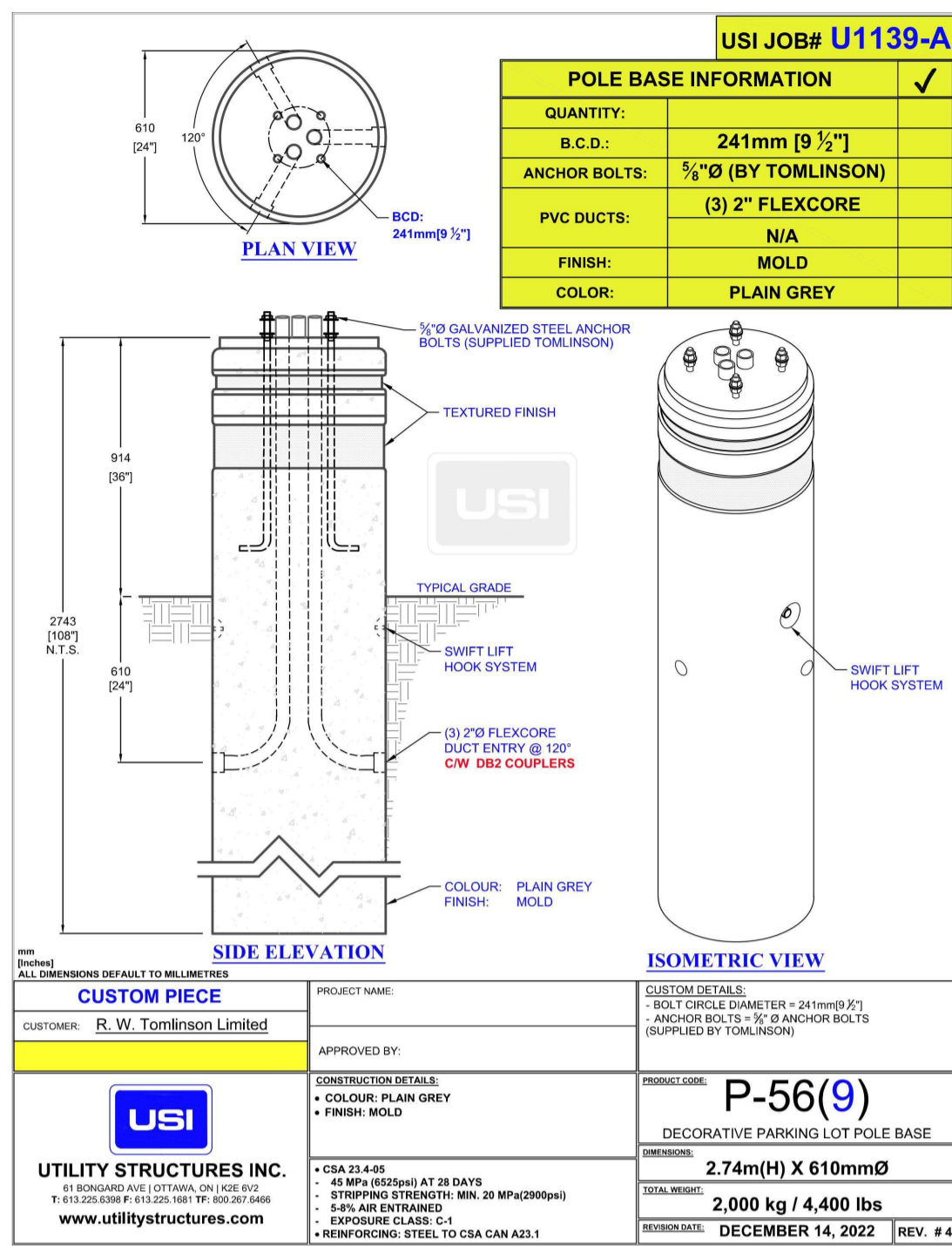
PROJECT: HALO CAR WASH
 3555 BORRISOKANE RD
 BARRHAVEN, ON

DRAWING TITLE: SANITARY DRAINAGE AREA

PROJECT NO: 210691

DATE: JANUARY 2022

C703



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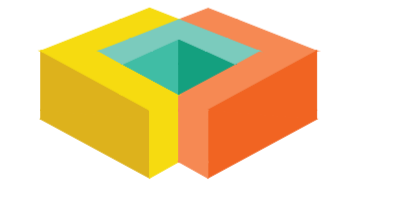
CLIENT: HALO CAR WASH INC.
DESIGNED BY: M.L. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.
PROJECT: HALO CAR WASH 3555 BORRISOKANE RD BARRHAVEN, ON

DRAWING TITLE: CONSTRUCTION DETAIL PLAN

PROJECT NO: 210691
DATE: JANUARY 2022

NOTE: DETAIL TO BE VERIFIED AND STAMPED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION

SUBJECT FOR APPROVAL



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

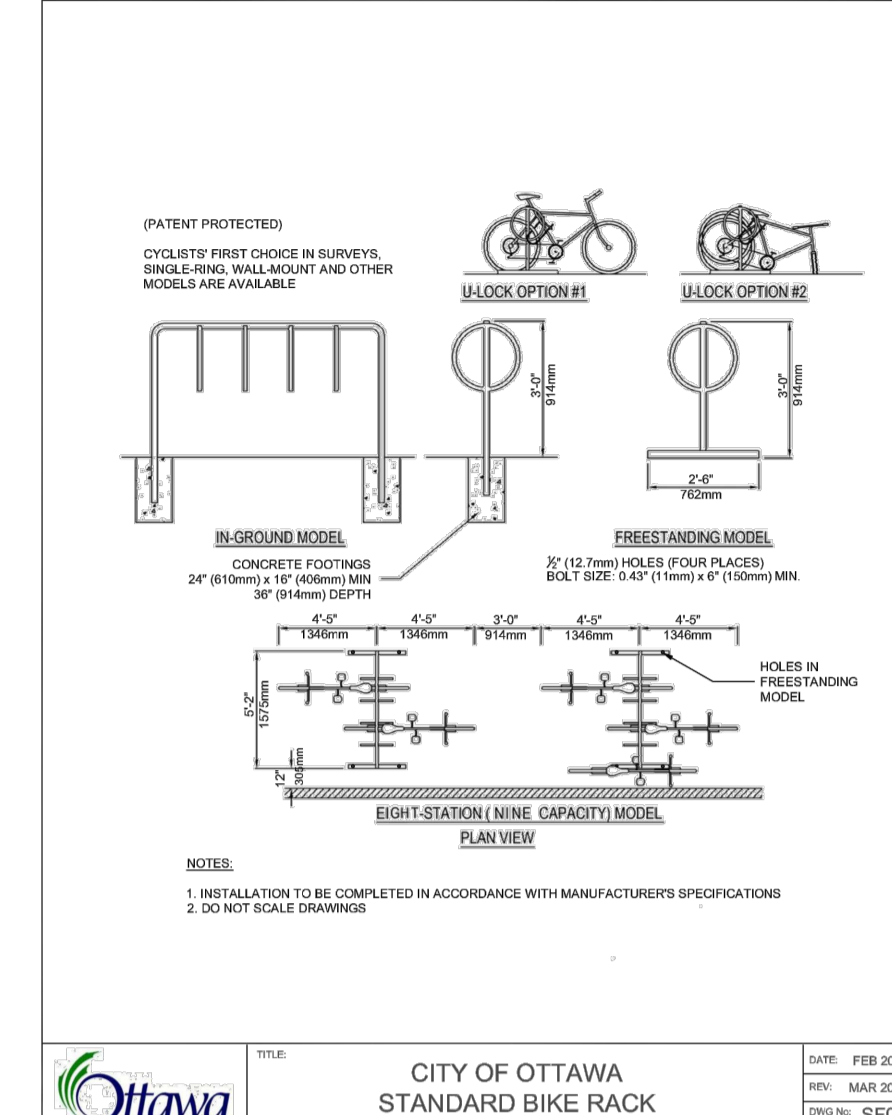
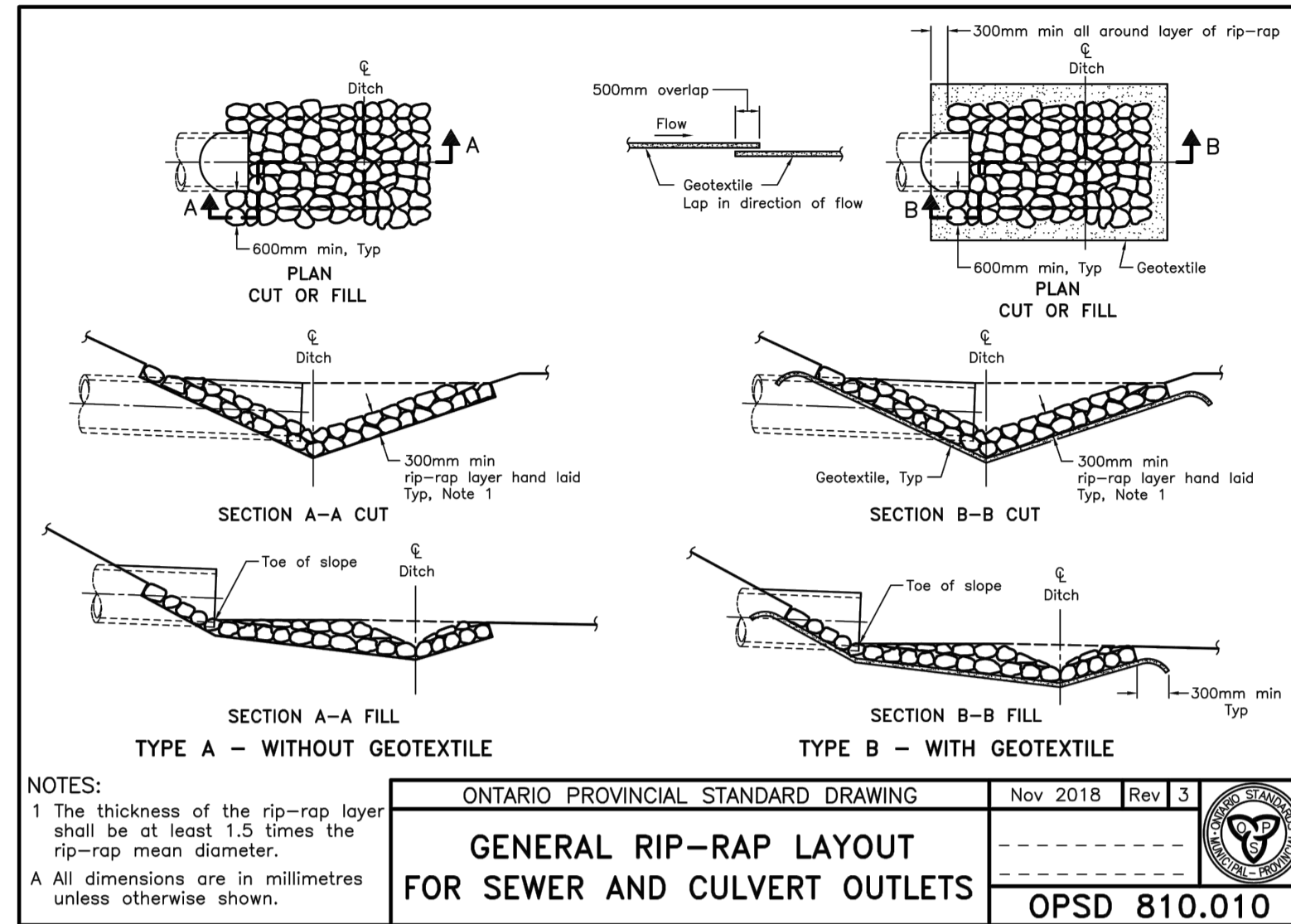
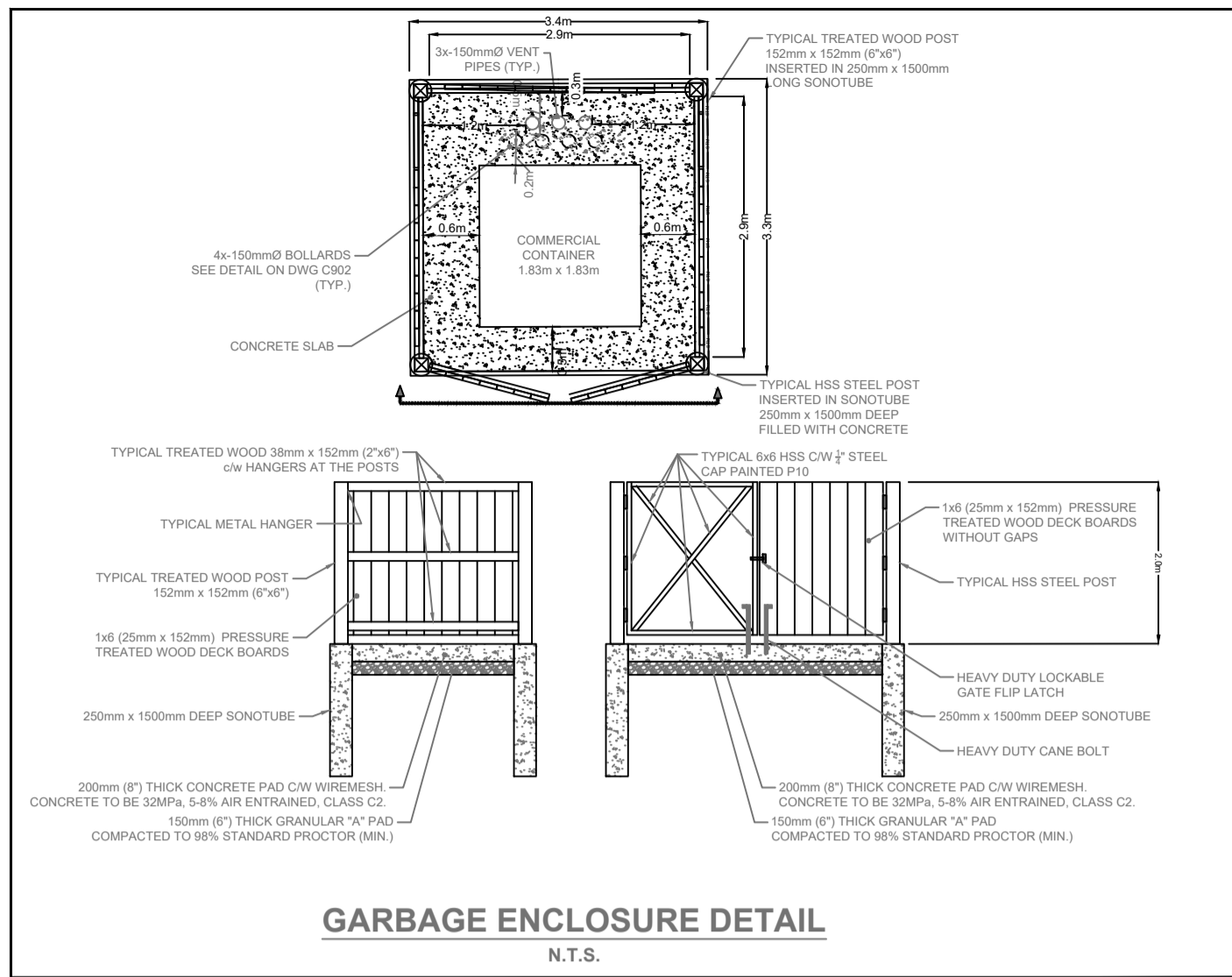
CLIENT: HALO CAR WASH INC.
DESIGNED BY: M.L. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.
PROJECT: HALO CAR WASH 3555 BORRISOKANE RD BARRHAVEN, ON

DRAWING TITLE: CONSTRUCTION DETAIL PLAN

PROJECT NO: 210691
DATE: JANUARY 2022

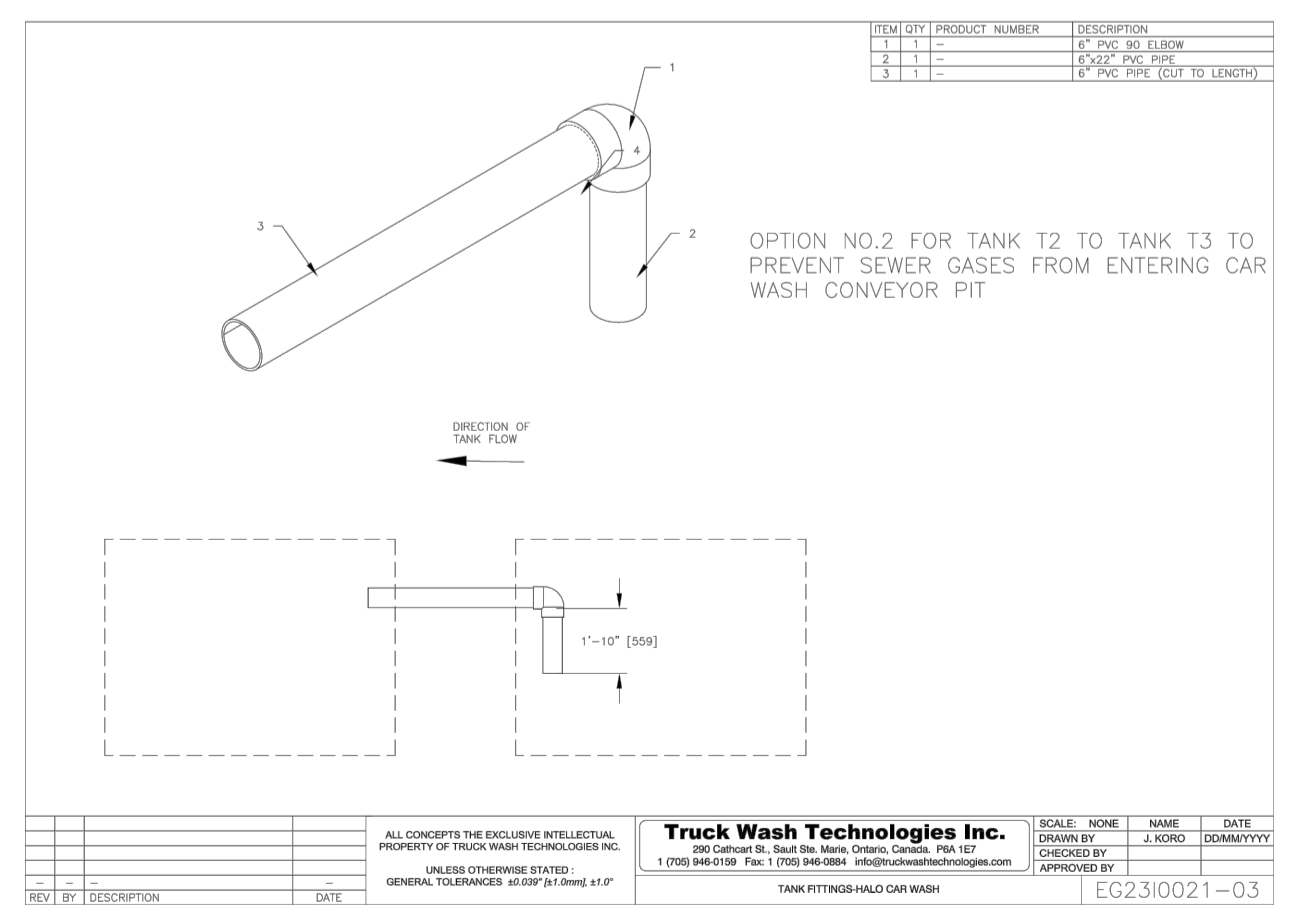
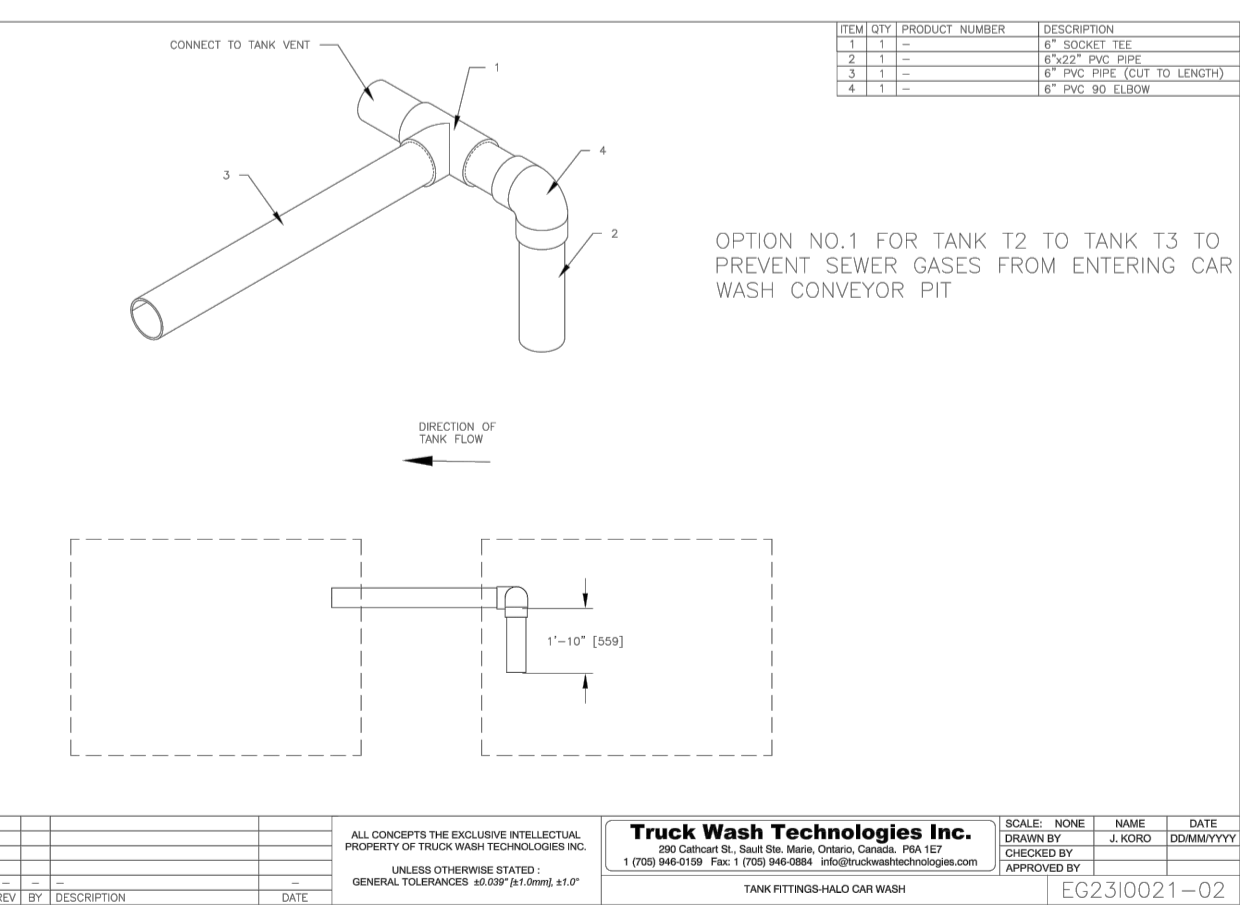
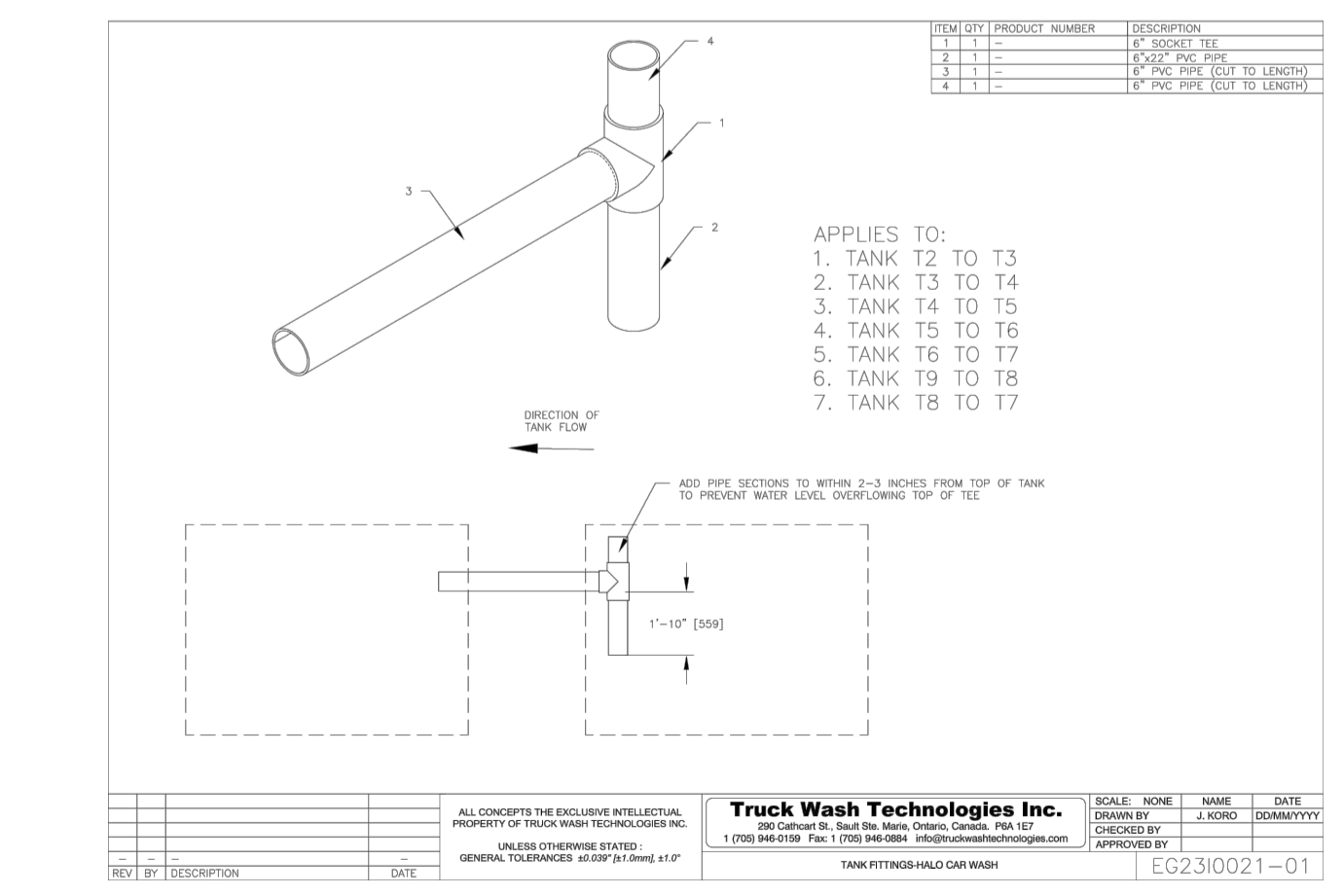
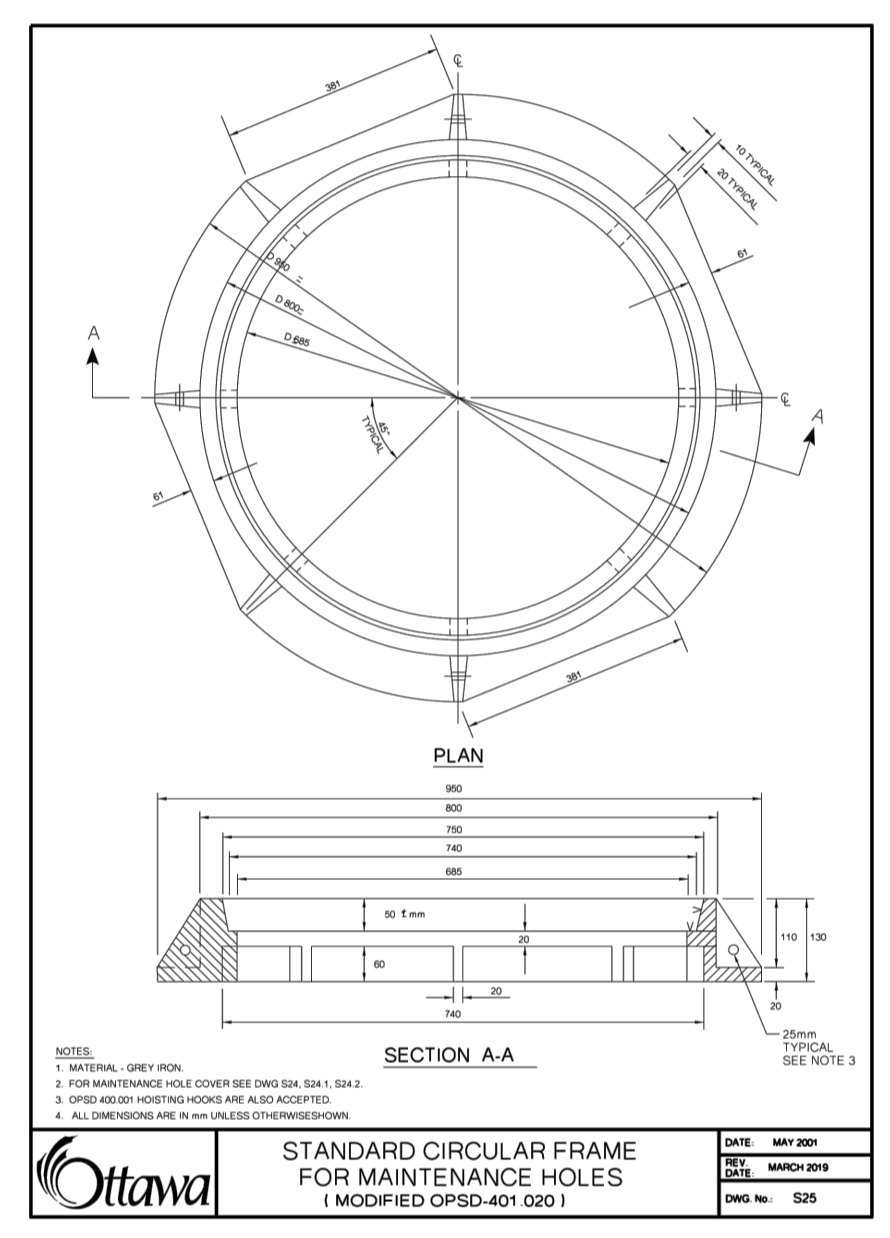
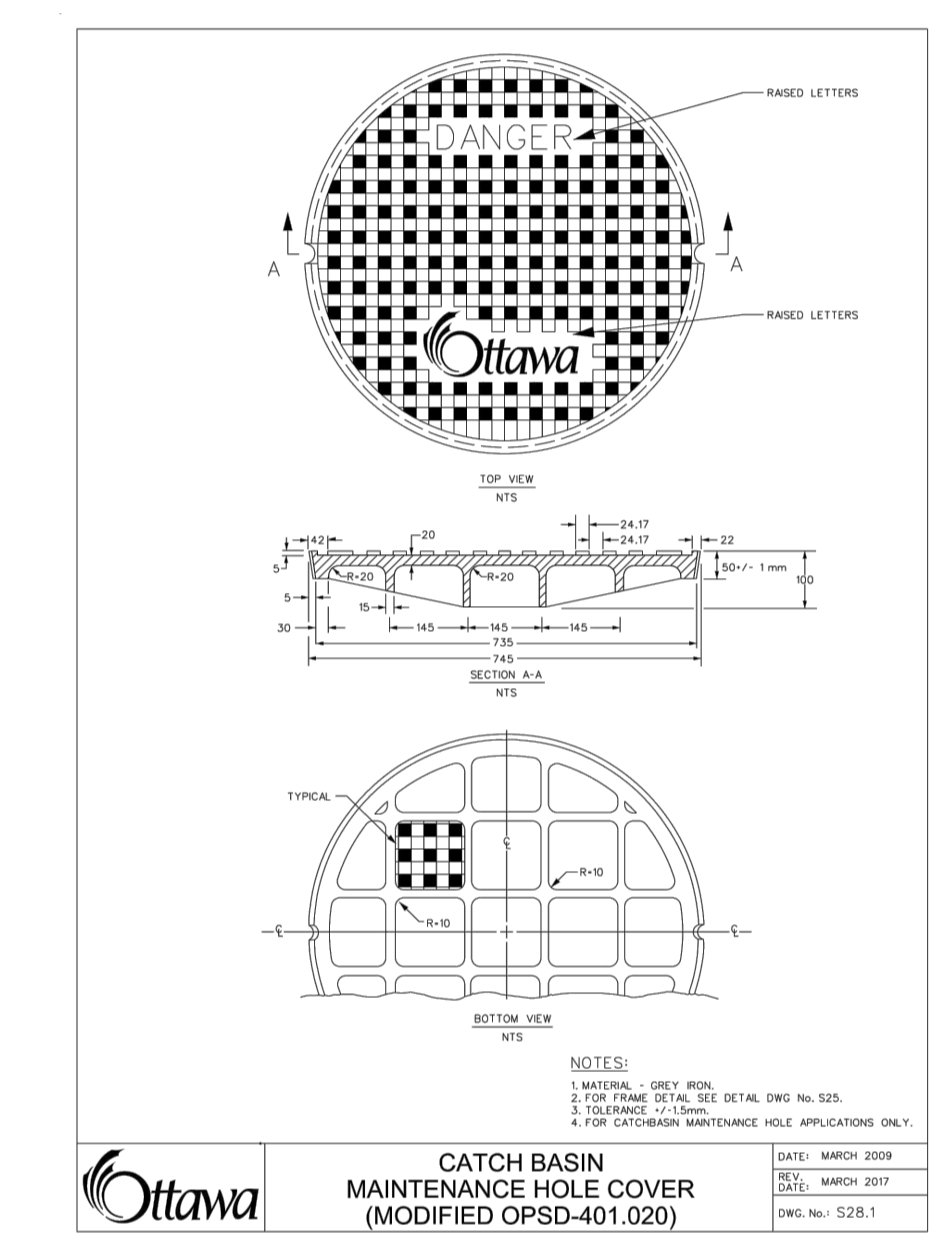
C902

D07-12-22-0085



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 CONTRACTOR SHALL VERIFY THE ACCURACY OF THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



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.

SUBJECT FOR APPROVAL

No.	REVISIONS	BY	DATE
05	RE-ISSUED FOR APPROVAL	P.P.	22 FEB 2023
04	RE-ISSUED FOR APPROVAL	P.P.	17 NOV 2022
03	REVISED FLOOR AREA FOR MV APPLICATION	P.P.	13 JULY 2022
02	REVISED FLOOR AREA FOR MV APPLICATION	P.P.	23 JUNE 2022
01	ISSUED FOR APPROVAL	M.L.	22 APR 2022



NOT AUTHENTIC UNLESS SIGNED AND DATED



CLIENT
HALO CAR WASH INC.

DESIGNED BY: M.L. / P.P. **DRAWN BY:** M.L. **APPROVED BY:** M.B.

PROJECT
HALO CAR WASH
3555 BORRISOKANE RD
BARRHAVEN, ON

DRAWING TITLE
CONSTRUCTION DETAIL PLAN

PROJECT NO.
210691

DATE
JANUARY 2022

C903

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