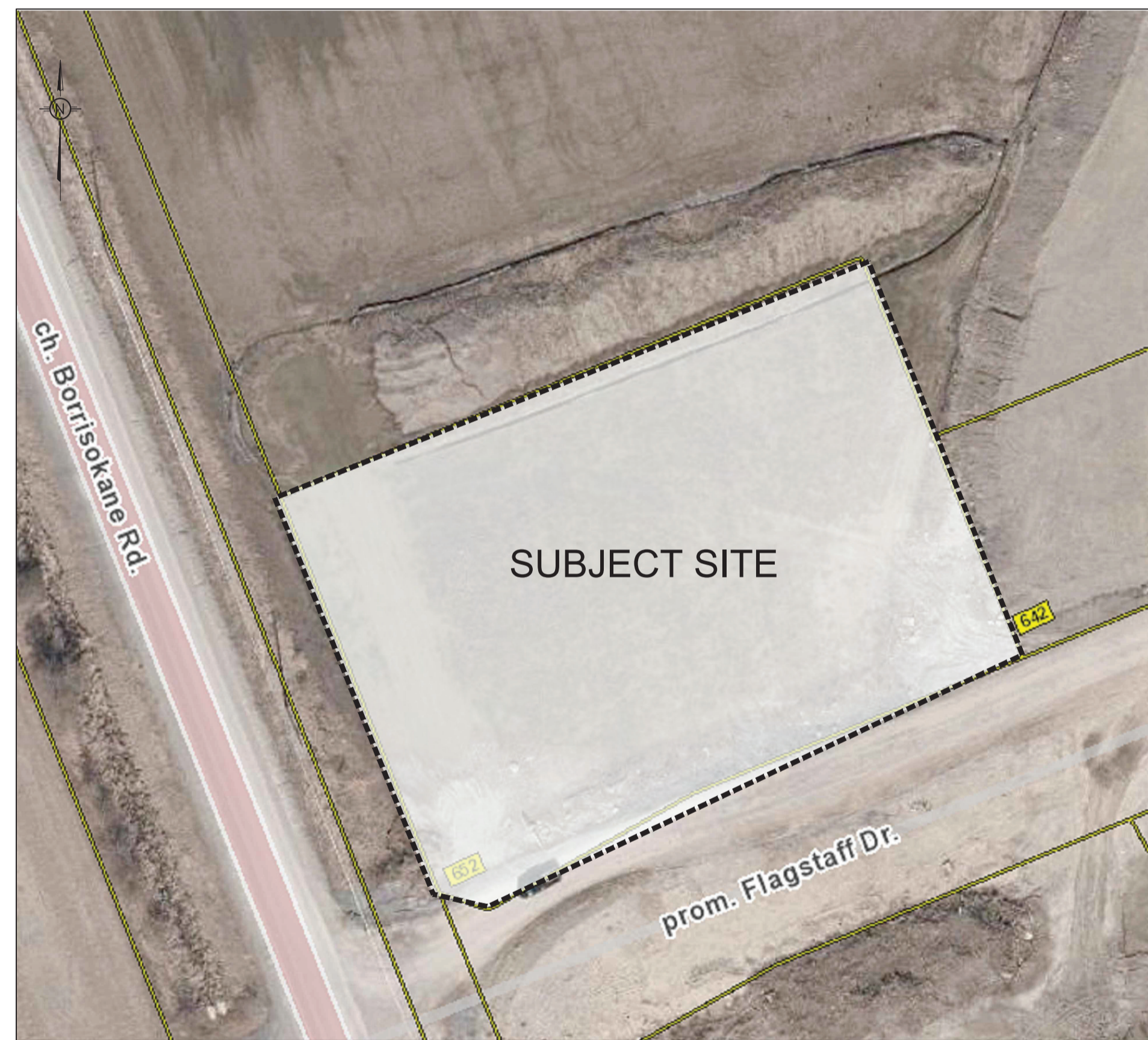


COMMERCIAL PLAZA SPC 652 FLAGSTAFF DRIVE, OTTAWA ON

REVISION 05



KEY PLAN (N.T.S.)

DRAWING INDEX	
TITLE PAGE	
SEDIMENT AND EROSION CONTROL PLAN	C101
GRADING AND DRAINAGE PLAN	C301
SERVICING PLAN	C401
STORMWATER MANAGEMENT PLAN	C601
PRE-DEVELOPMENT WATERSHED PLAN	C701
POST-DEVELOPMENT WATERSHED PLAN	C702
CONSTRUCTION DETAIL PLAN	C901



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5430 Canotek Road | Ottawa, ON, K1J 9G2
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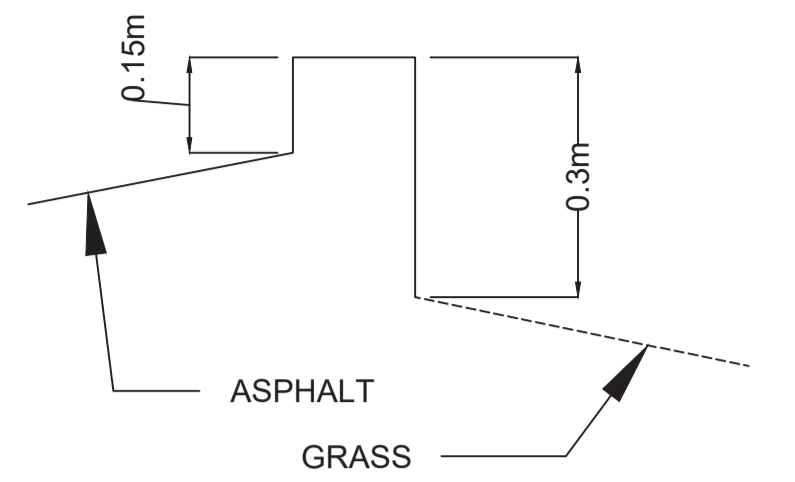
COMMERCIAL PLAZA SPC
652 FLAGSTAFF DRIVE, OTTAWA ON
REVISION 05 - ISSUED FOR APPROVAL - JUNE 4, 2024
LRL PROJECT no: 220775



NOT AUTHENTIC UNLESS SIGNED AND DATED

DETAIL 01

CURB DETAIL (NE SIDE OF PARKING LOT)



PAVEMENT STRUCTURE

COURSE	MATERIAL	THICKNESS (mm)	
		AUTOMOBILE PARKING	TRUCK ROUTE (HEAVY TRAFFIC)
SURFACE	HL.3 A/SP12.5 A/C (PG 58-34)	50	40
BINDER	HL.8/ SP19.0 A/C (PG 58-34)	-	50
BASECOURSE	OPSS GRANULAR "A"	150	150
SUBBASE	OPSS GRANULAR "B" TYPE II	400	550

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. SEE GEOTECHNICAL INVESTIGATION REPORT COMPLETED BY LRL ENGINEERING ON MARCH 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
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED RIP RAP
- 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
- REMOTE METER
- WATER METER
- STM - PROPOSED STORM SEWER
- SAN - PROPOSED SANITARY SEWER
- WTR - PROPOSED WATERMAIN
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- GAS - EXISTING GAS LINE
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
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- PROPOSED CURB STOP
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- STORM WATERSHED EXTENT
- Watershed Name
- Runoff Coefficient
- Area in Hectares

USE AND INTERPRETATION OF DRAWINGS

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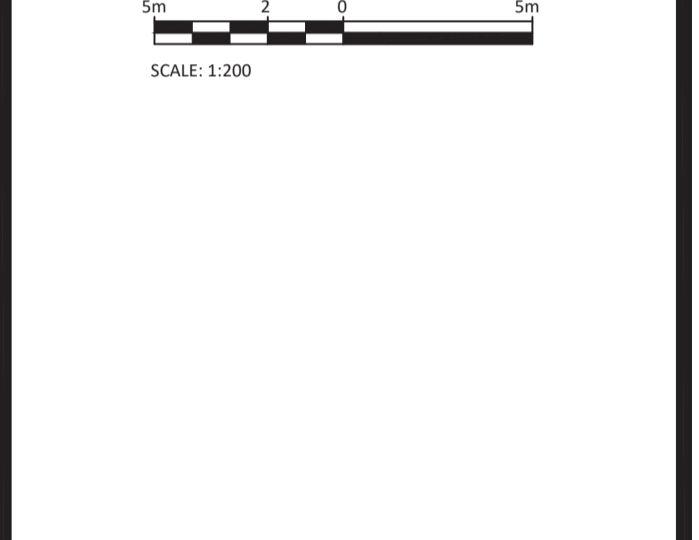
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APPROVED
By Lily Xu at 3:27 pm, Jun 12, 2024

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT, AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

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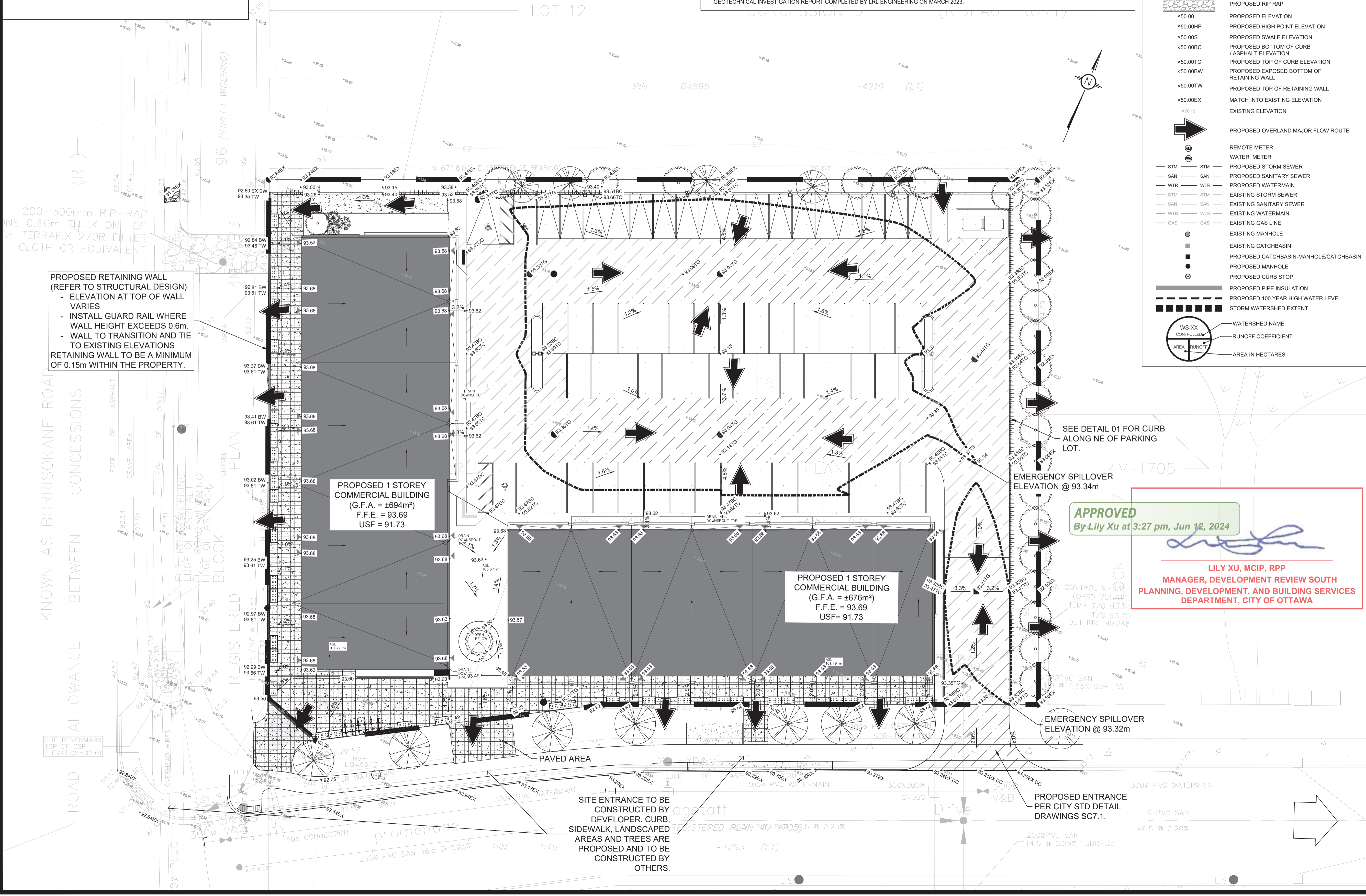
PROJECT: COMMERCIAL PLAZA SPC
652 FLAGSTAFF DRIVE
OTTAWA, ON

DRAWING TITLE: GRADING AND DRAINAGE PLAN

PROJECT NO.: 220775 DATE: FEBRUARY 2024

C301

#19106



PROPOSED RETAINING WALL (REFER TO STRUCTURAL DESIGN)

- ELEVATION AT TOP OF WALL VARIES
- INSTALL GUARD RAIL WHERE WALL HEIGHT EXCEEDS 0.6m.
- WALL TO TRANSITION AND TIE TO EXISTING ELEVATIONS

RETAINING WALL TO BE A MINIMUM OF 0.15m WITHIN THE PROPERTY.

PROPOSED 1 STOREY COMMERCIAL BUILDING
(G.F.A. = ±694m²)
F.F.E. = 93.69
USF = 91.73

PROPOSED 1 STOREY COMMERCIAL BUILDING
(G.F.A. = ±676m²)
F.F.E. = 93.69
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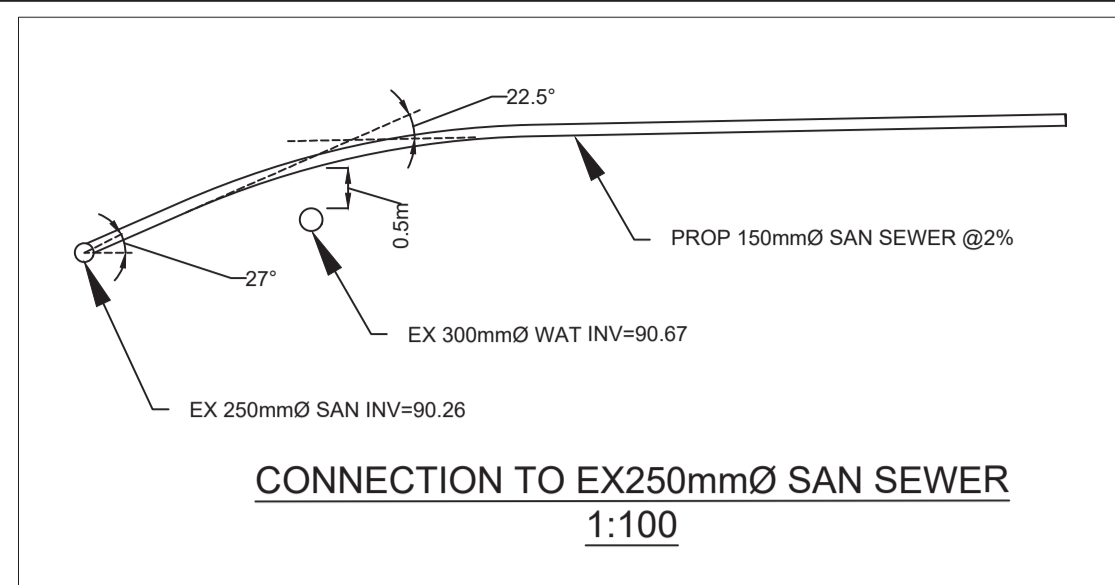
SEE DETAIL 01 FOR CURB ALONG NE OF PARKING LOT.

EMERGENCY SPILLOVER ELEVATION @ 93.34m

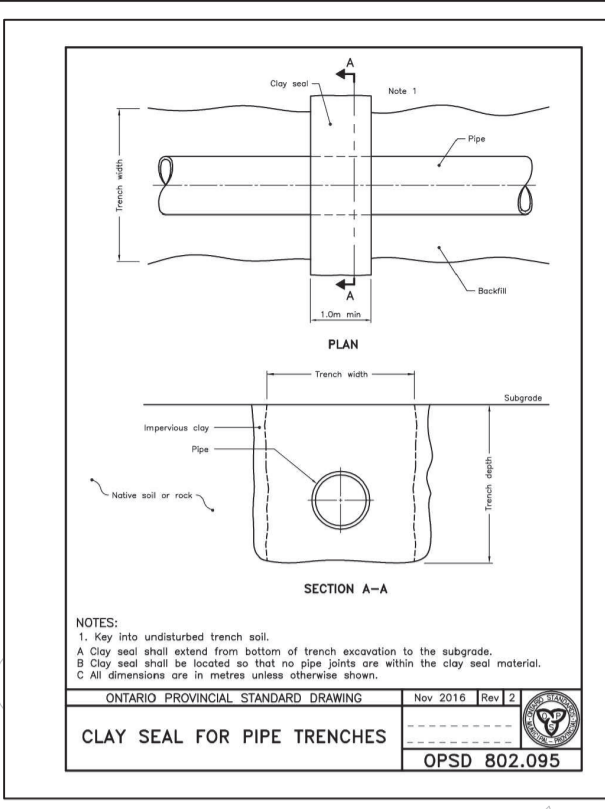
EMERGENCY SPILLOVER ELEVATION @ 93.32m

SITE ENTRANCE TO BE CONSTRUCTED BY DEVELOPER. CURB, SIDEWALK, LANDSCAPED AREAS AND TREES ARE PROPOSED AND TO BE CONSTRUCTED BY OTHERS.

PROPOSED ENTRANCE PER CITY STD DETAIL DRAWINGS SC7.1.



NOTES:
 * TO HELP MAINTAIN THE GROUNDWATER LEVEL, IT IS RECOMMENDED TO INSTALL CLAY DYKES WITHIN SERVICE TRENCHES, DOWNSTREAM FROM EACH OF THE MANHOLES/CATCHBASINS. THESE DYKES SHOULD EXTEND FROM THE BASE OF THE SERVICE TRENCH TO THE SUBGRADE LEVEL, HAVING A MINIMUM WIDTH OF 1M.



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	MATCH INTO EXISTING ELEVATION
	EXISTING ELEVATION
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	REMOTE METER
	WATER METER
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN
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	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING GAS LINE
	EXISTING MANHOLE
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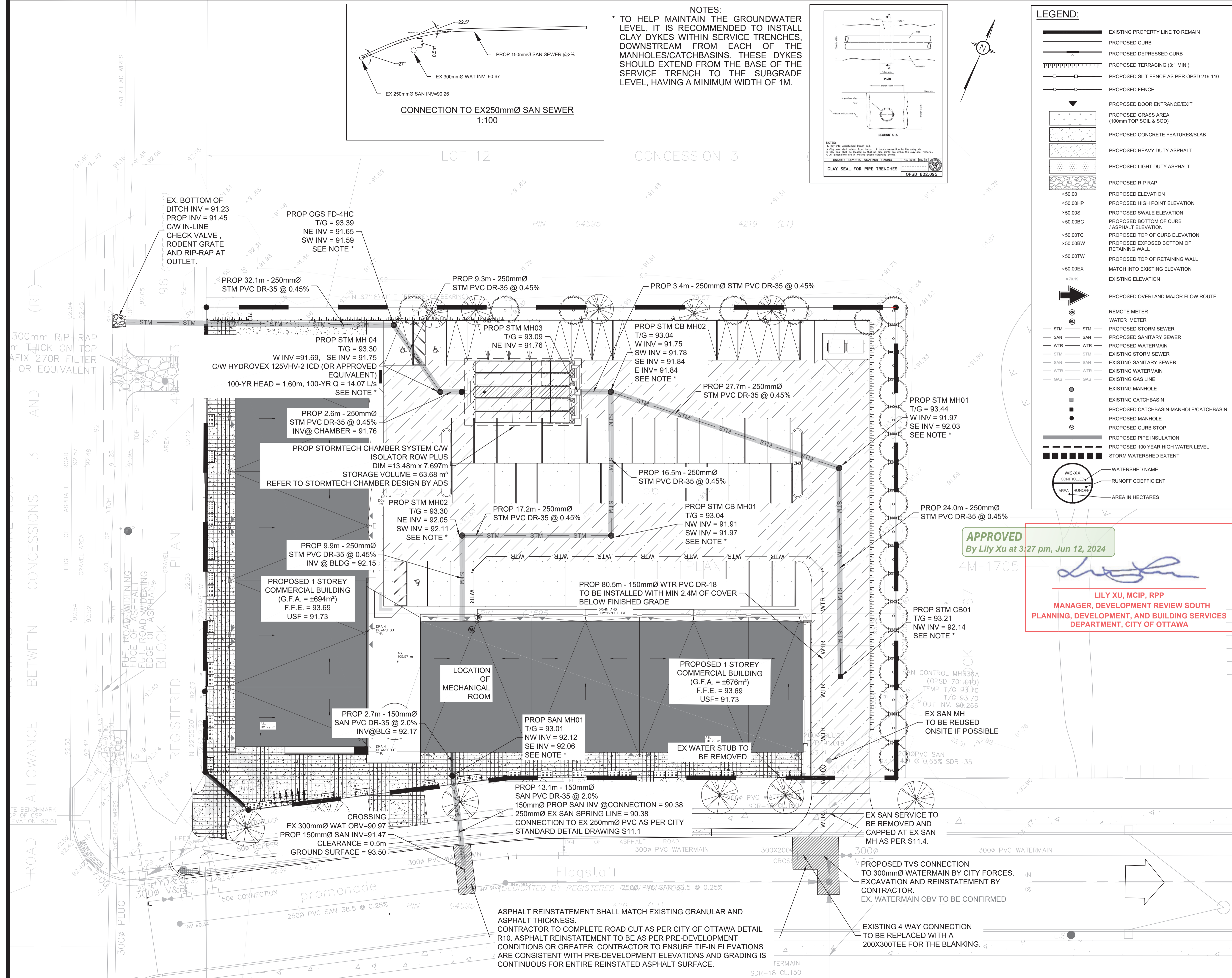
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APPROVED
 By Lily Xu at 3:27 pm, Jun 12, 2024

Lily Xu
LILY XU, MCIP, RPP
 MANAGER, DEVELOPMENT REVIEW SOUTH
 PLANNING, DEVELOPMENT, AND BUILDING SERVICES
 DEPARTMENT, CITY OF OTTAWA

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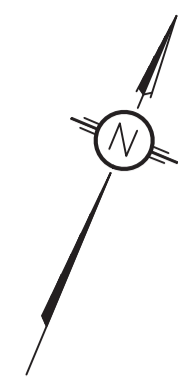
PROJECT: COMMERCIAL PLAZA SPC
 652 FLAGSTAFF DRIVE
 OTTAWA, ON

DRAWING TITLE: SERVICING PLAN

PROJECT NO.: 220775
 DATE: FEBRUARY 2024
C401

APPROVED
By Lily Xu at 3:27 pm, Jun 12, 2024

Lily Xu
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT, AND BUILDING SERVICES
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SCALE: 1:200

5m 2m 0 2m 5m

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03	REISSUED FOR CITY APPROVAL	T.H.	08 FEB 2024
02	REISSUED FOR CITY APPROVAL	T.H.	07 DEC 2023
01	ISSUED FOR CLIENT APPROVAL	T.H.	03 AUG 2023



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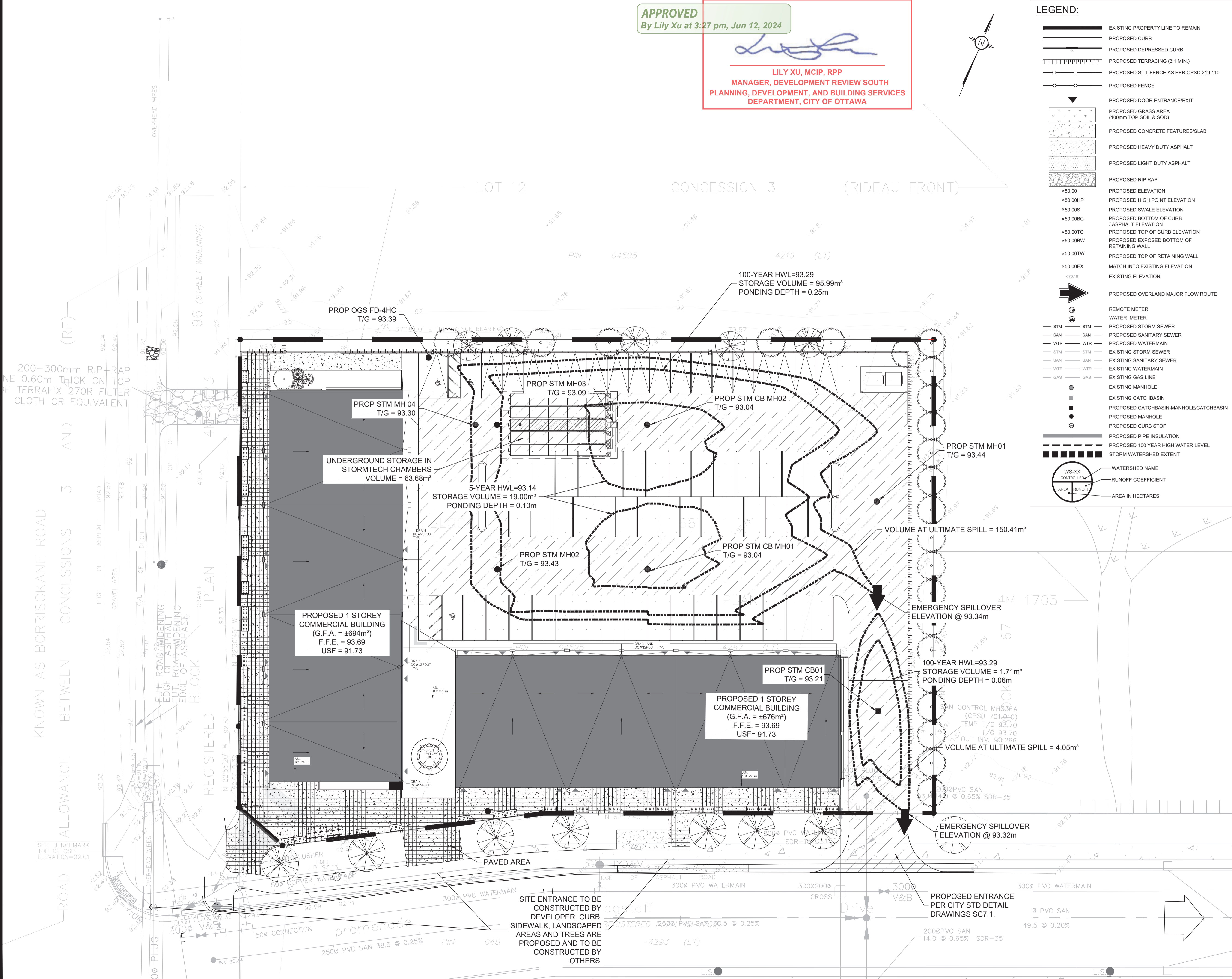
CLIENT: 9621962 CANADA INC.

DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: M.B.

PROJECT: COMMERCIAL PLAZA SPC
652 FLAGSTAFF DRIVE
OTTAWA, ON

DRAWING TITLE: STORMWATER MANAGEMENT PLAN

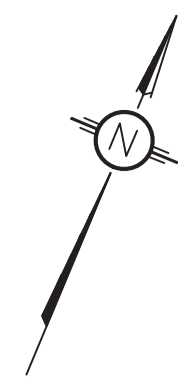
PROJECT NO.: 220775
DATE: FEBRUARY 2024
C601



KNOWN AS BORRISOKANE ROAD
ALLOWANCE BETWEEN CONCESSIONS 3 AND CONCESSION 3 (RIDEAU FRONT)

APPROVED
By Lily Xu at 3:27 pm, Jun 12, 2024

Lily Xu
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT, AND BUILDING SERVICES
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
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- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- 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
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- PROPOSED OVERLAND MAJOR FLOW ROUTE
- REMOTE METER
- WATER METER
- STM PROPOSED STORM SEWER
- SAN PROPOSED SANITARY SEWER
- WTR PROPOSED WATERMAIN
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- GAS EXISTING GAS LINE
- EXISTING MANHOLE
- EXISTING CATCHBASIN
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- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT
- WS-XX WATERSHED NAME
- AREA RUNOFF RUNOFF COEFFICIENT
- AREA IN HECTARES

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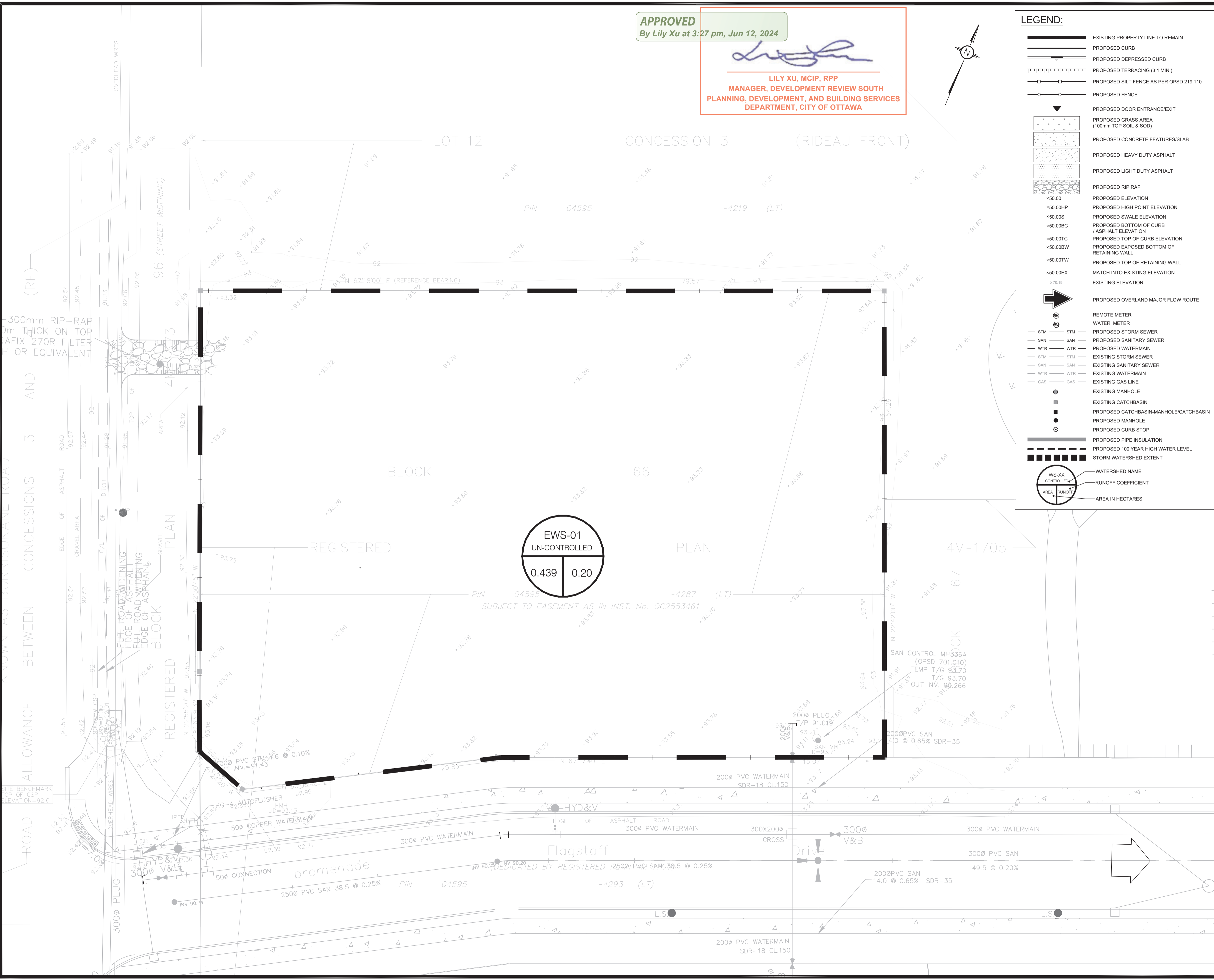
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CLIENT	DESIGNED BY:	DRAWN BY:	APPROVED BY:
9621962 CANADA INC.	T.H.	T.H.	M.B.

PROJECT
COMMERCIAL PLAZA SPC
652 FLAGSTAFF DRIVE
OTTAWA, ON

DRAWING TITLE
PRE-DEVELOPMENT
WATERSHED PLAN

PROJECT NO.	DATE	C701
220775	FEBRUARY 2024	

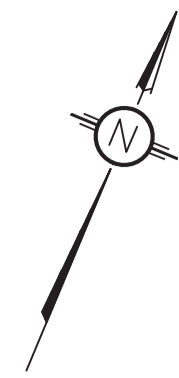


D07-12-24-0019

APPROVED
By Lily Xu at 3:27 pm, Jun 12, 2024

Lily Xu

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT, AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA



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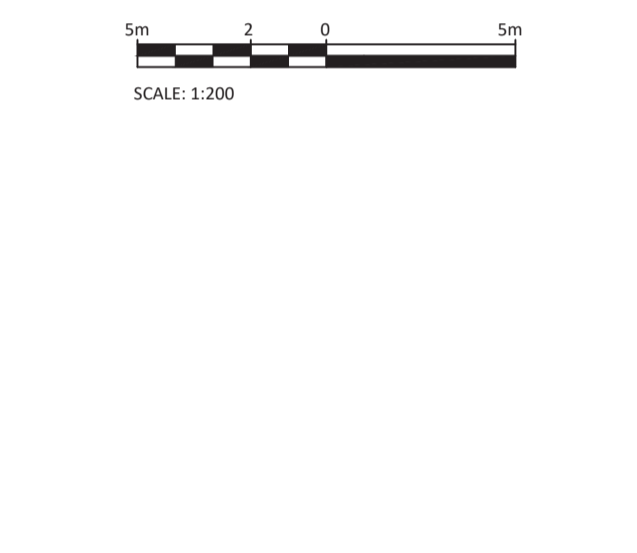
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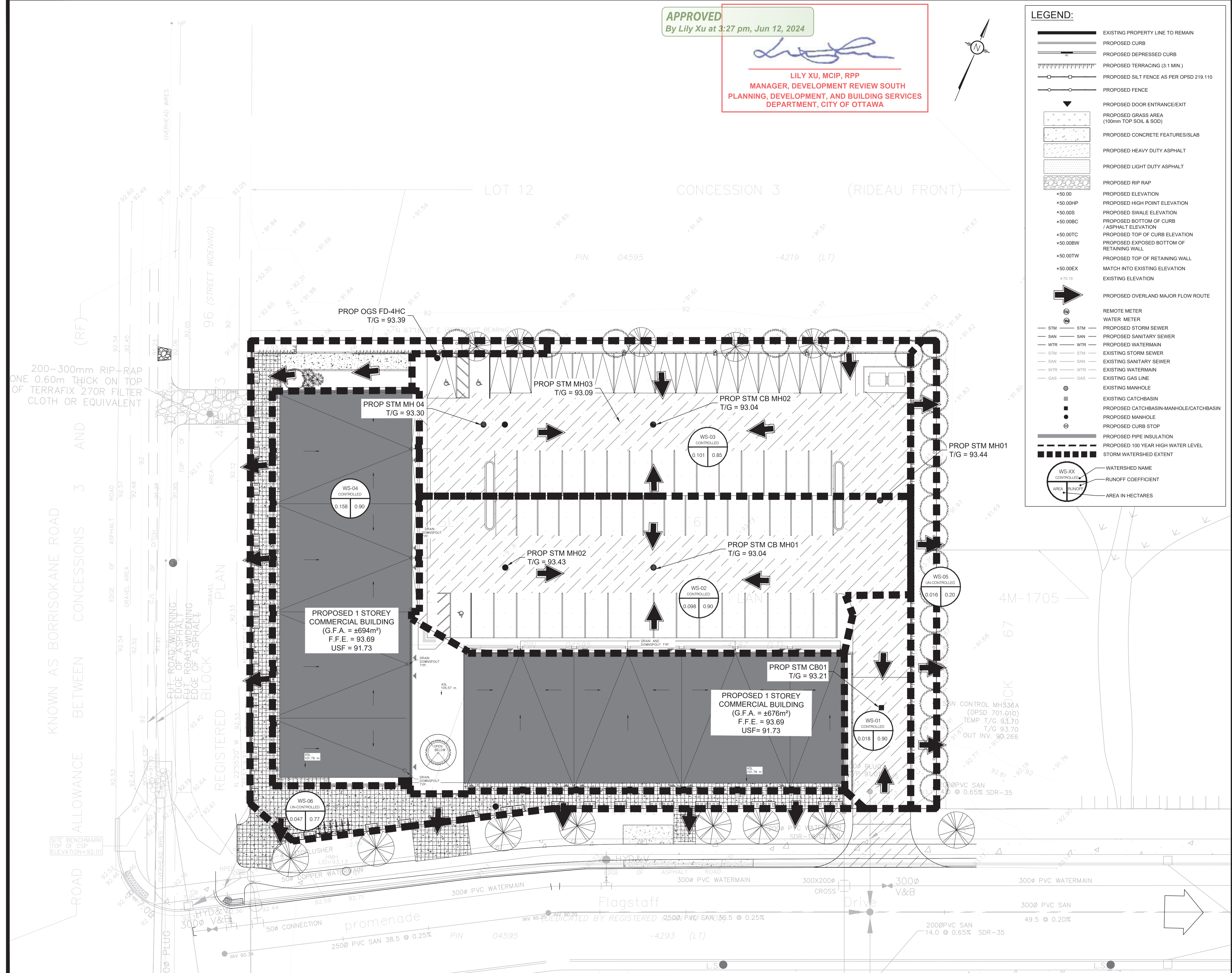
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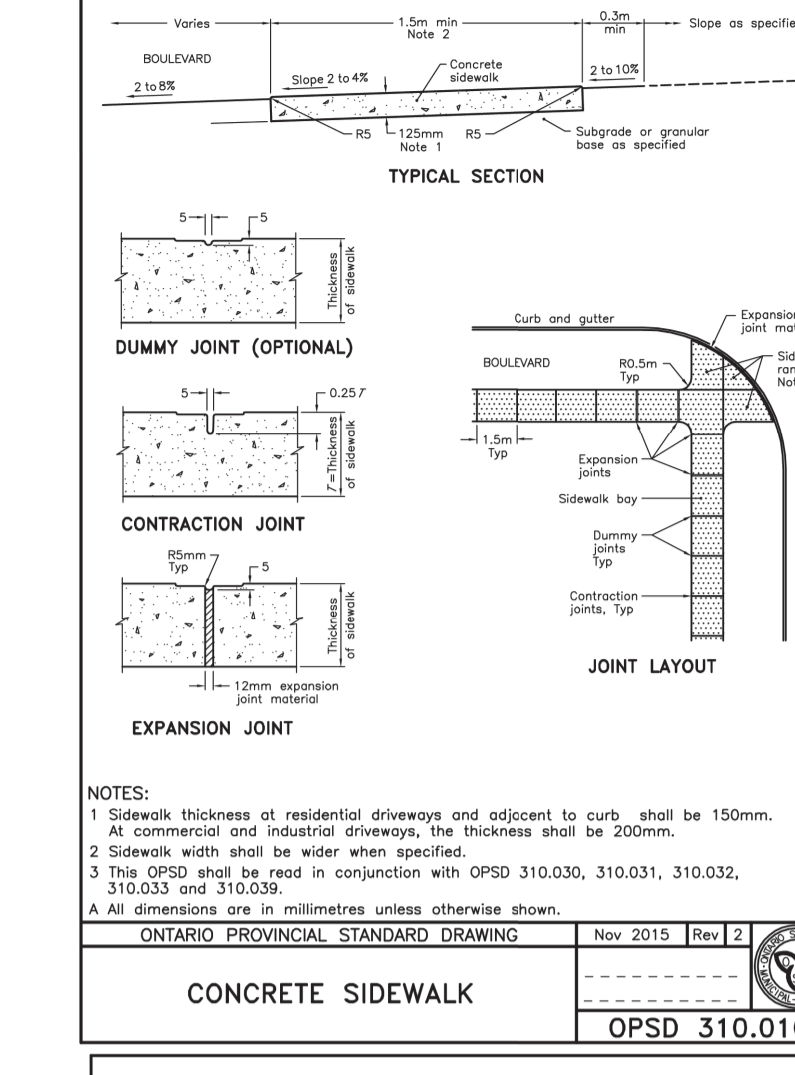
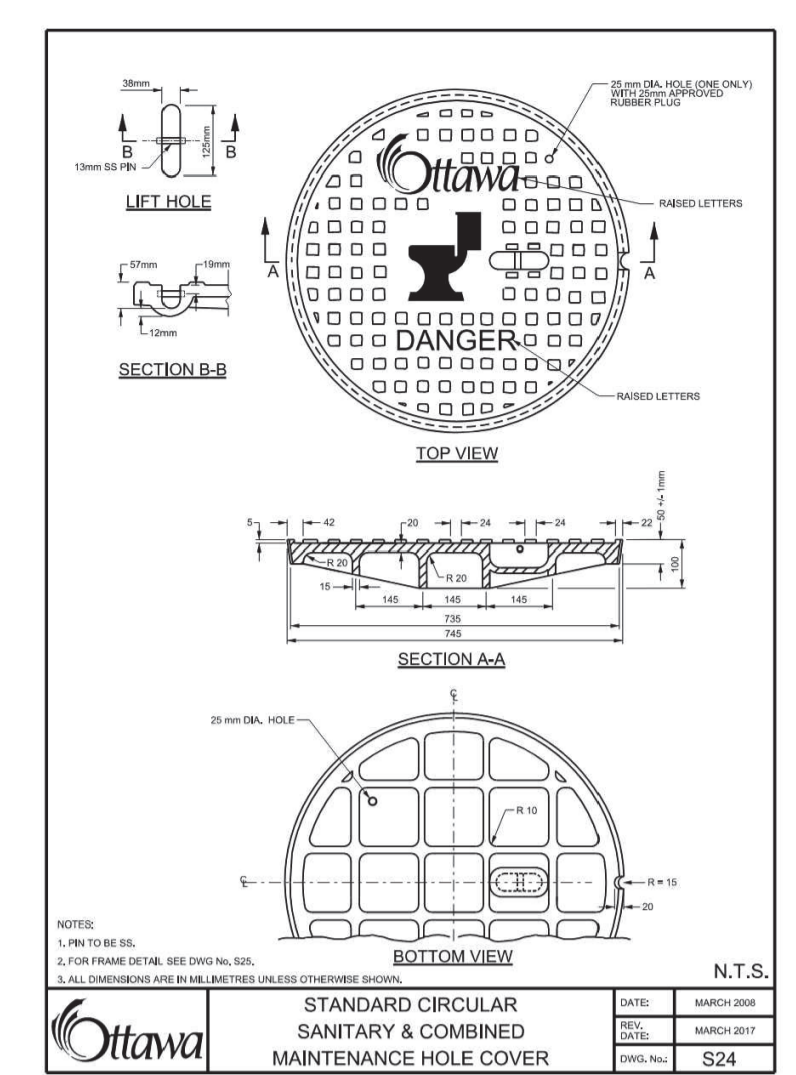
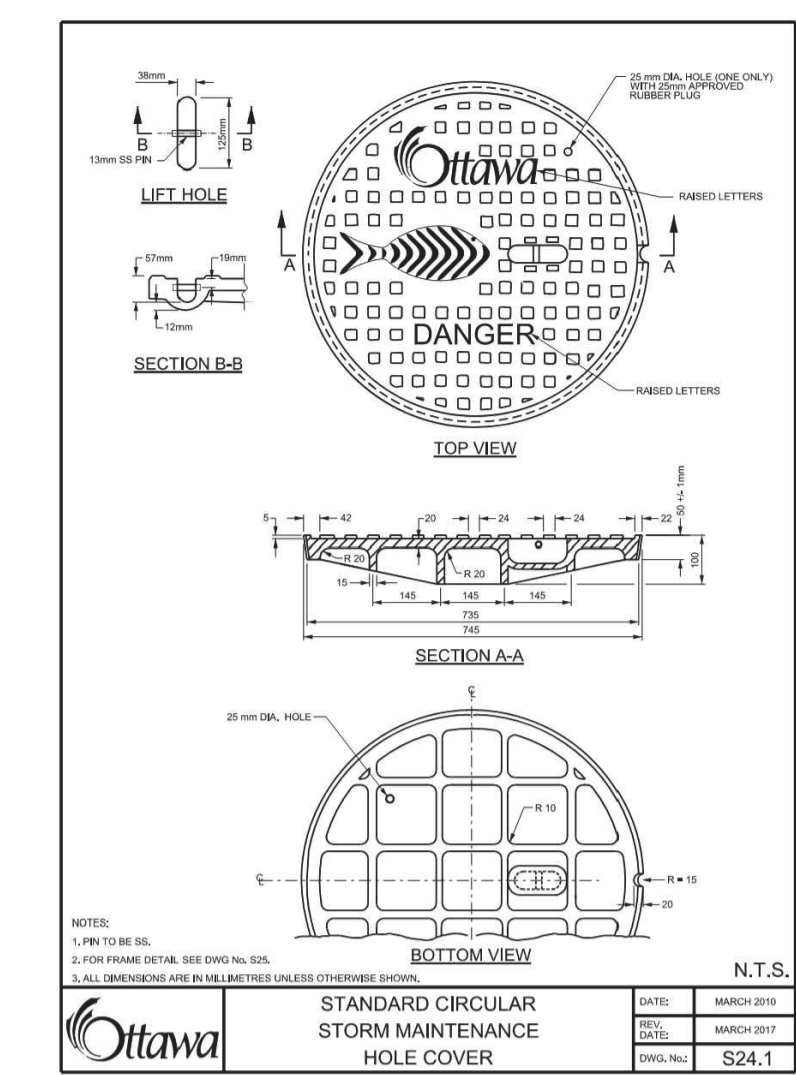
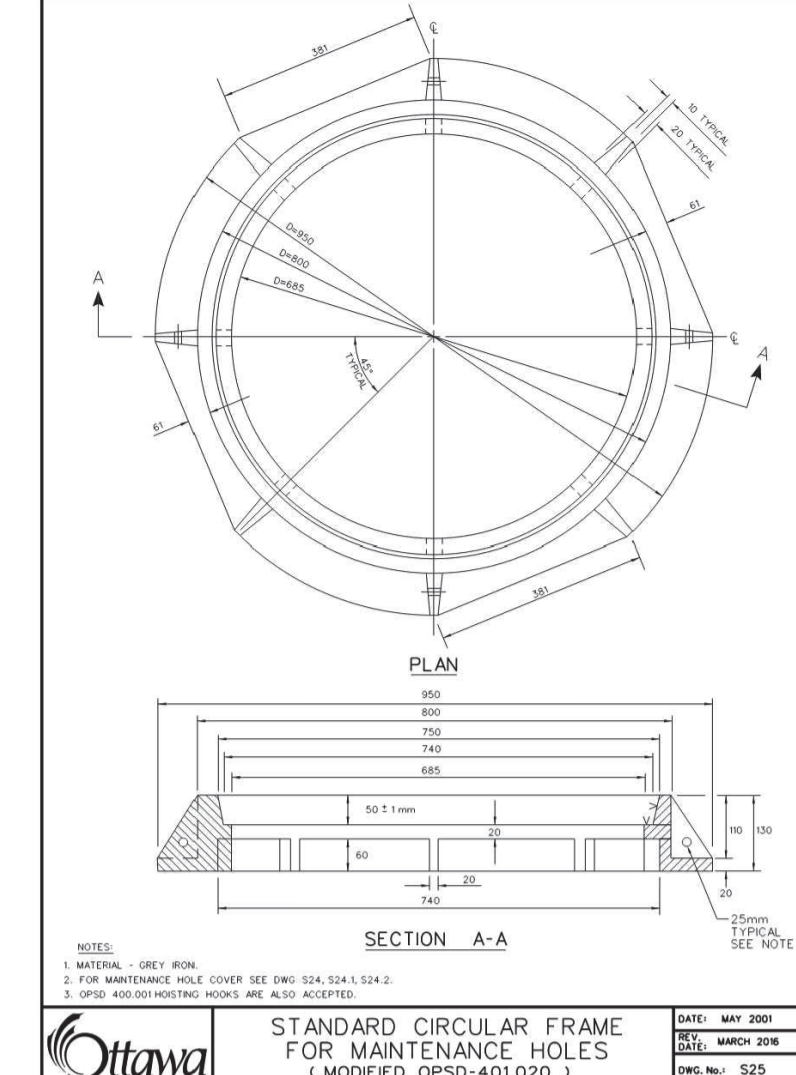
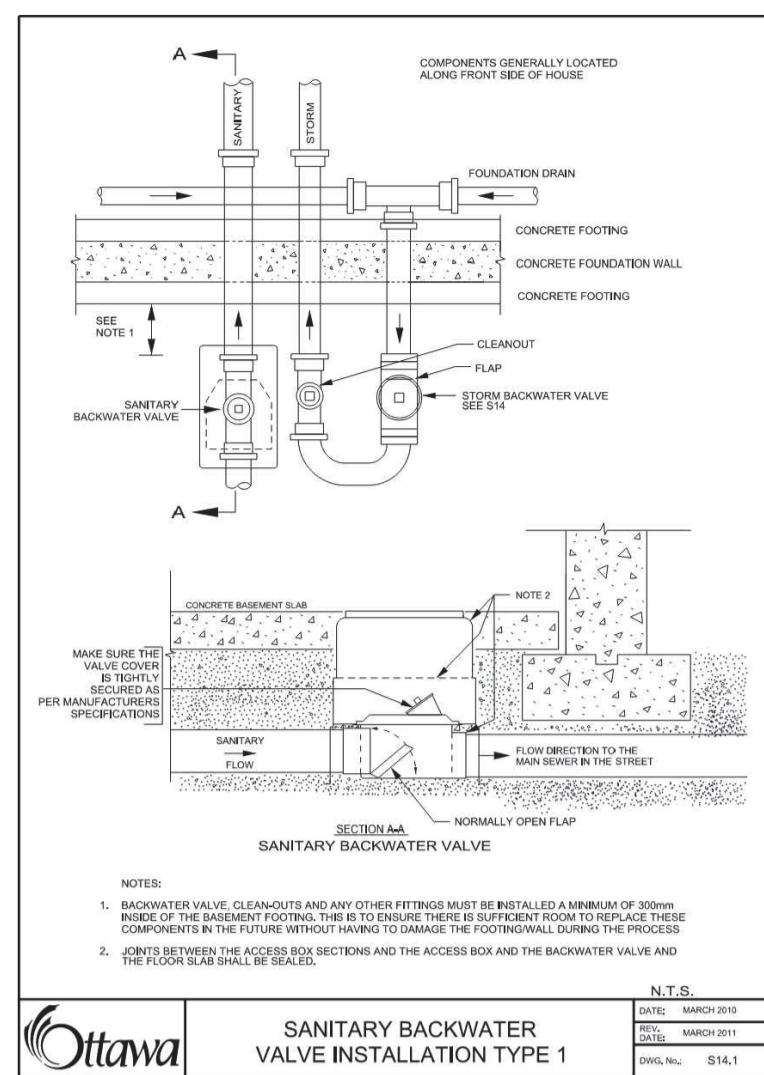
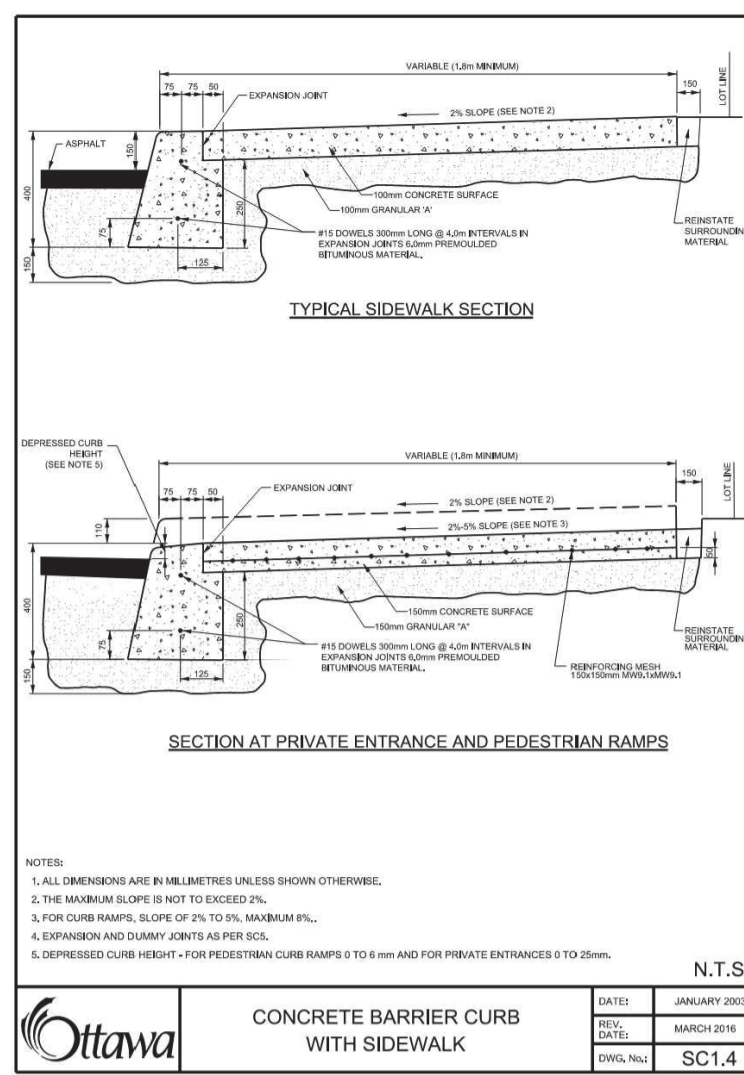
PROJECT
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652 FLAGSTAFF DRIVE
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DRAWING TITLE
POST-DEVELOPMENT
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PROJECT NO. 220775
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C702



D07-12-24-0019



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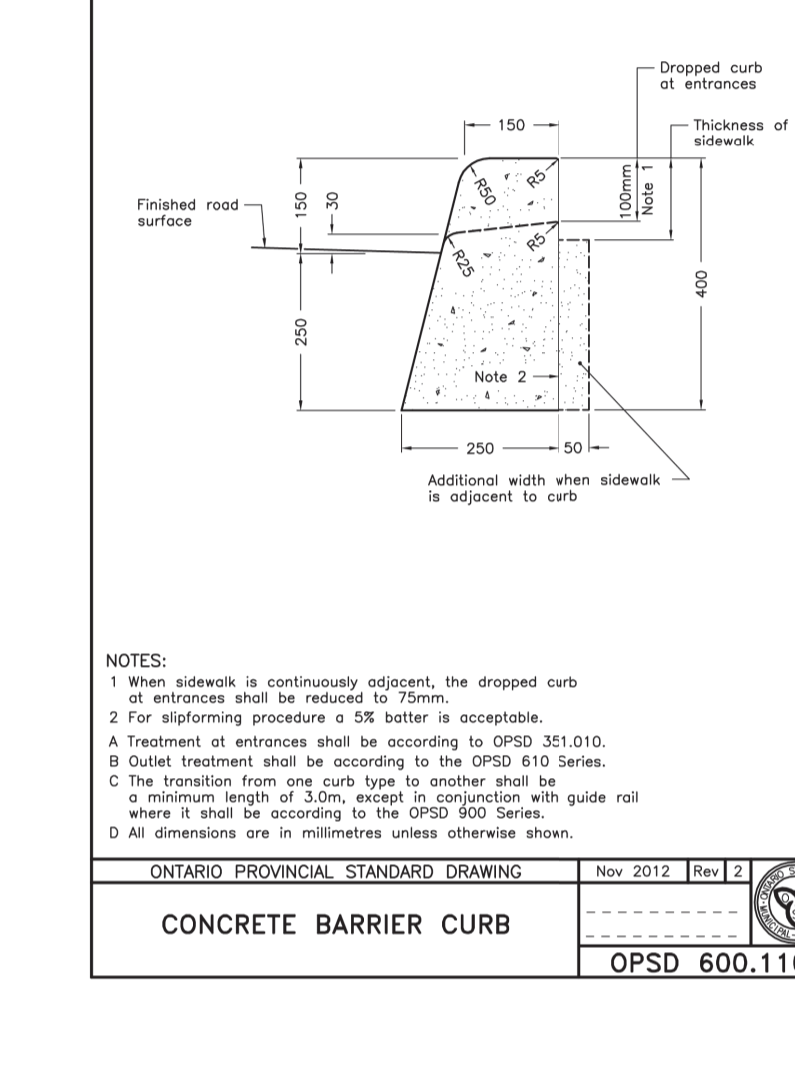
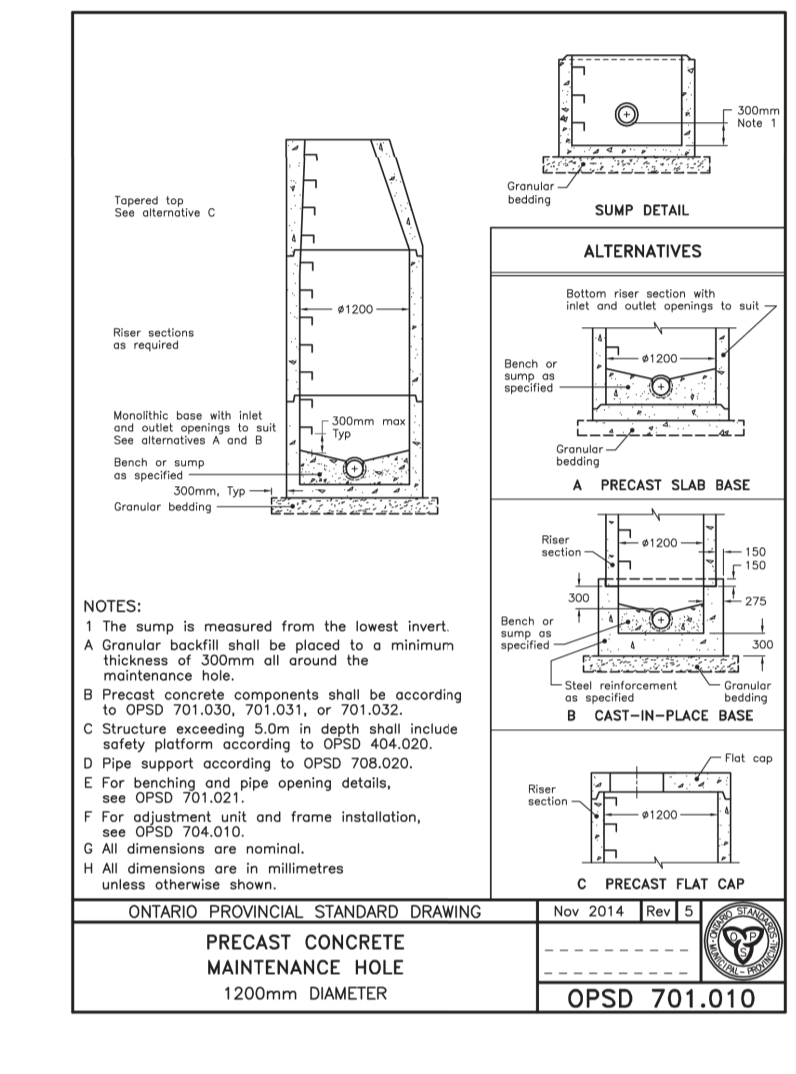
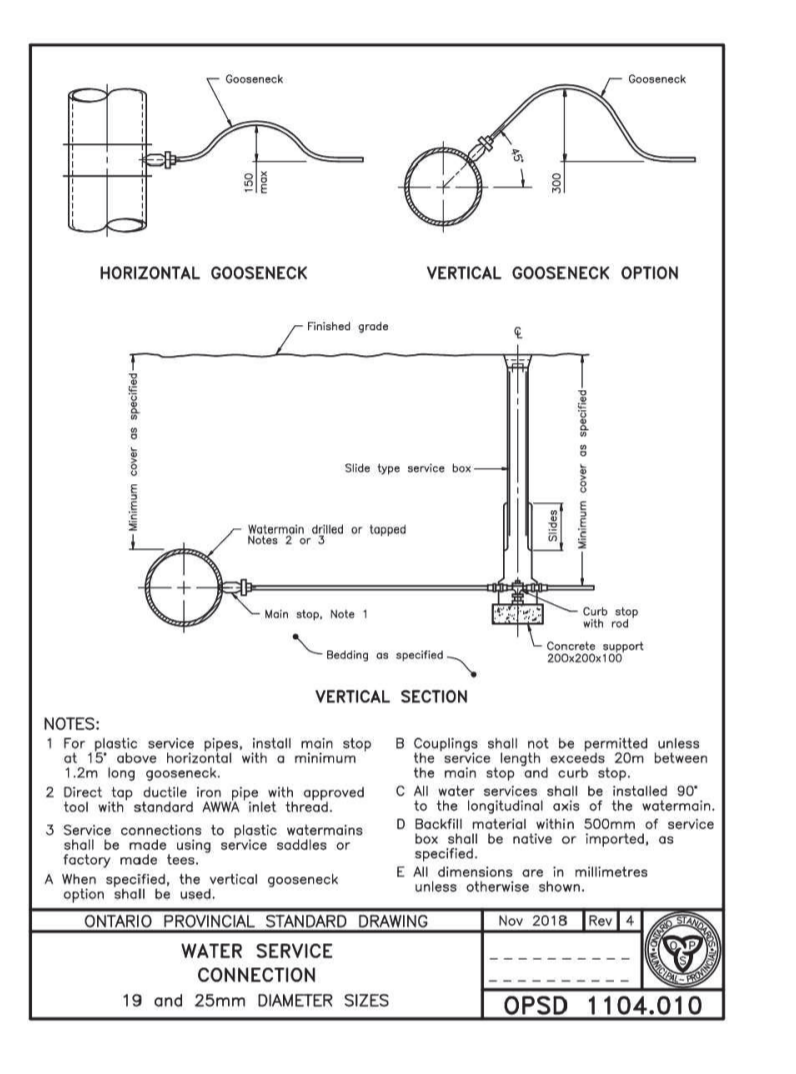
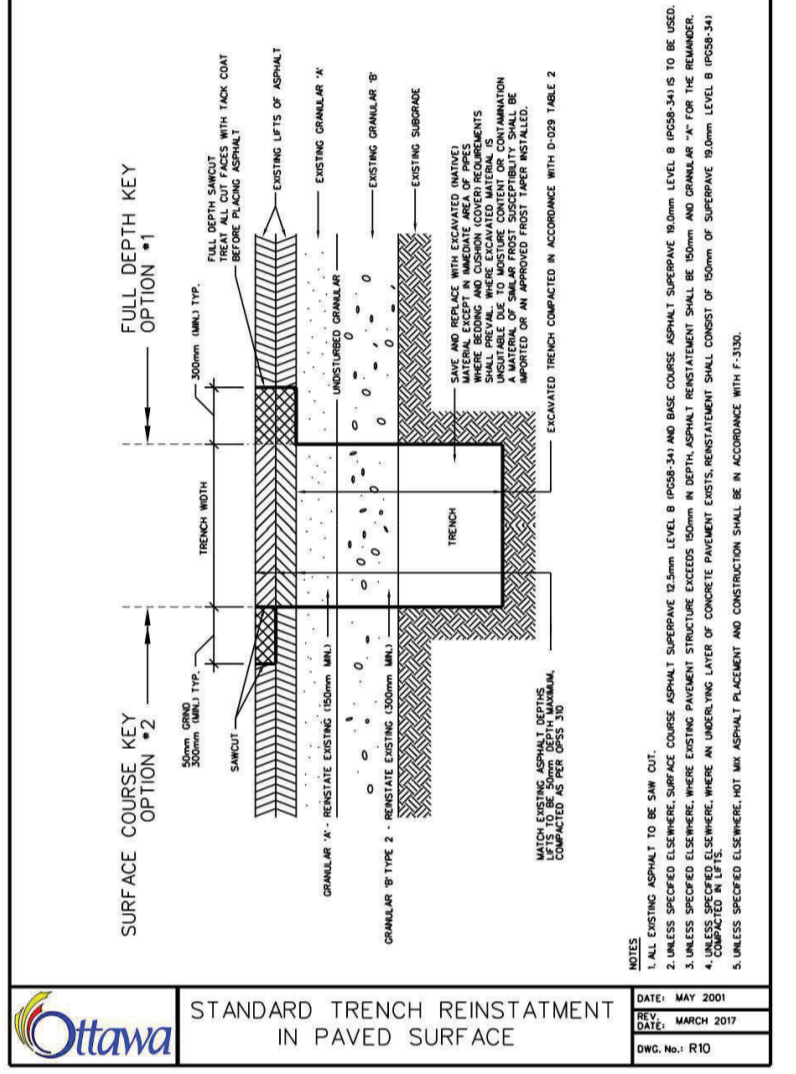
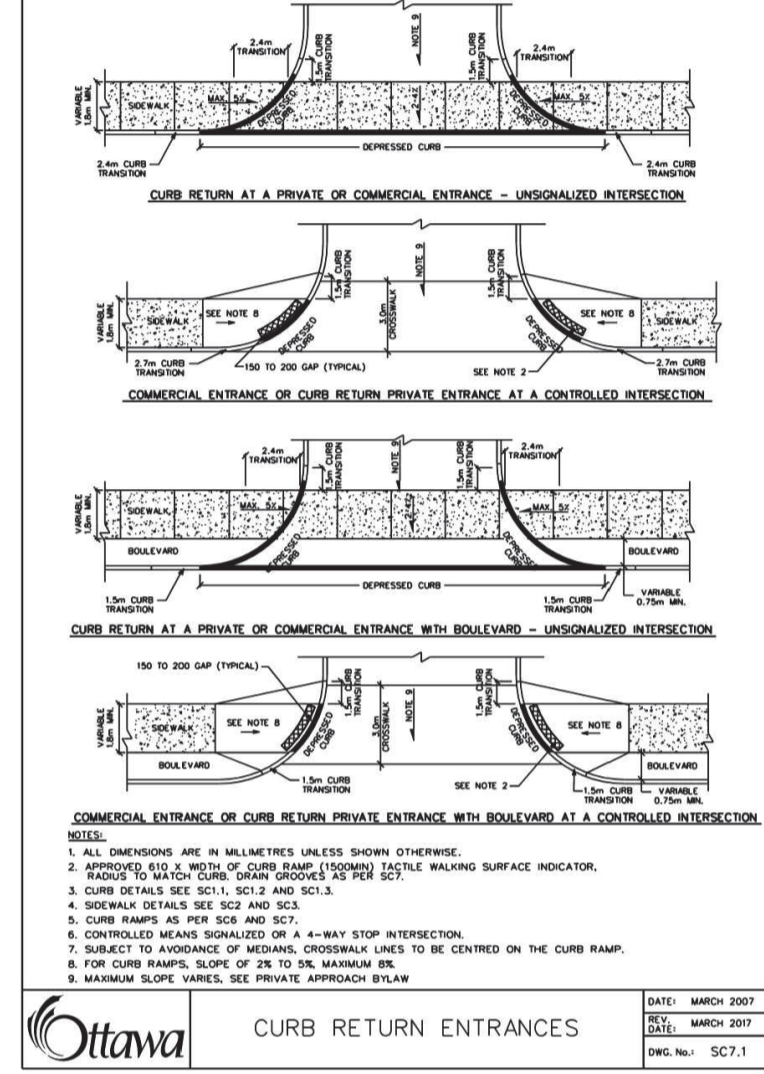
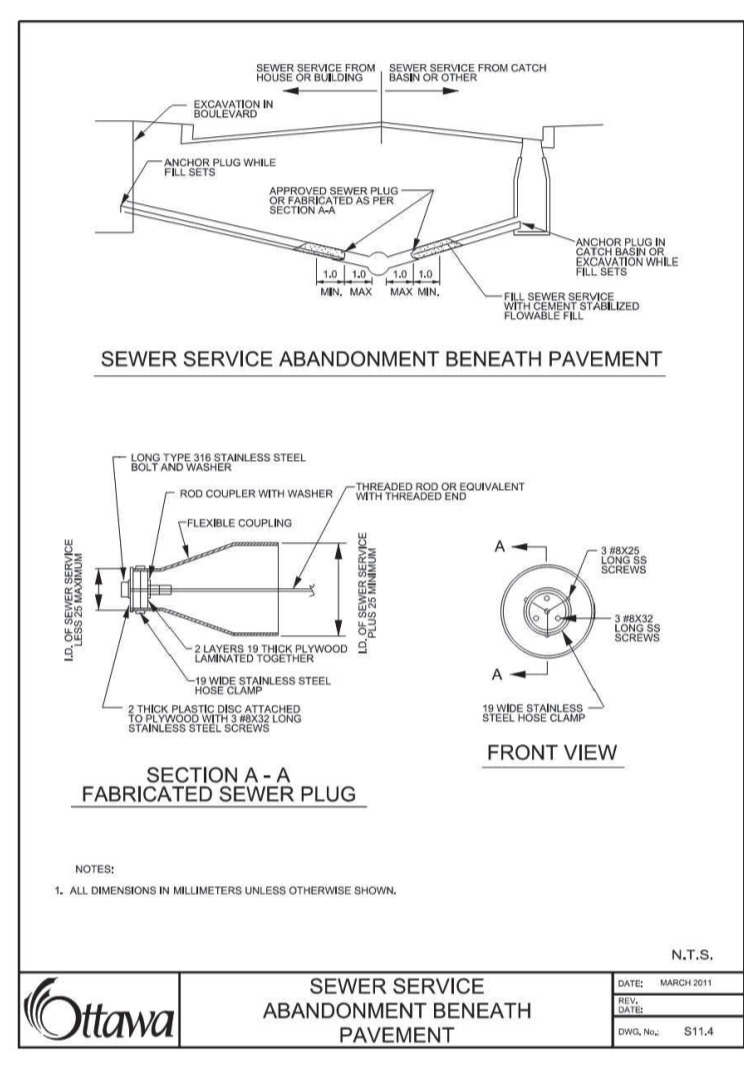
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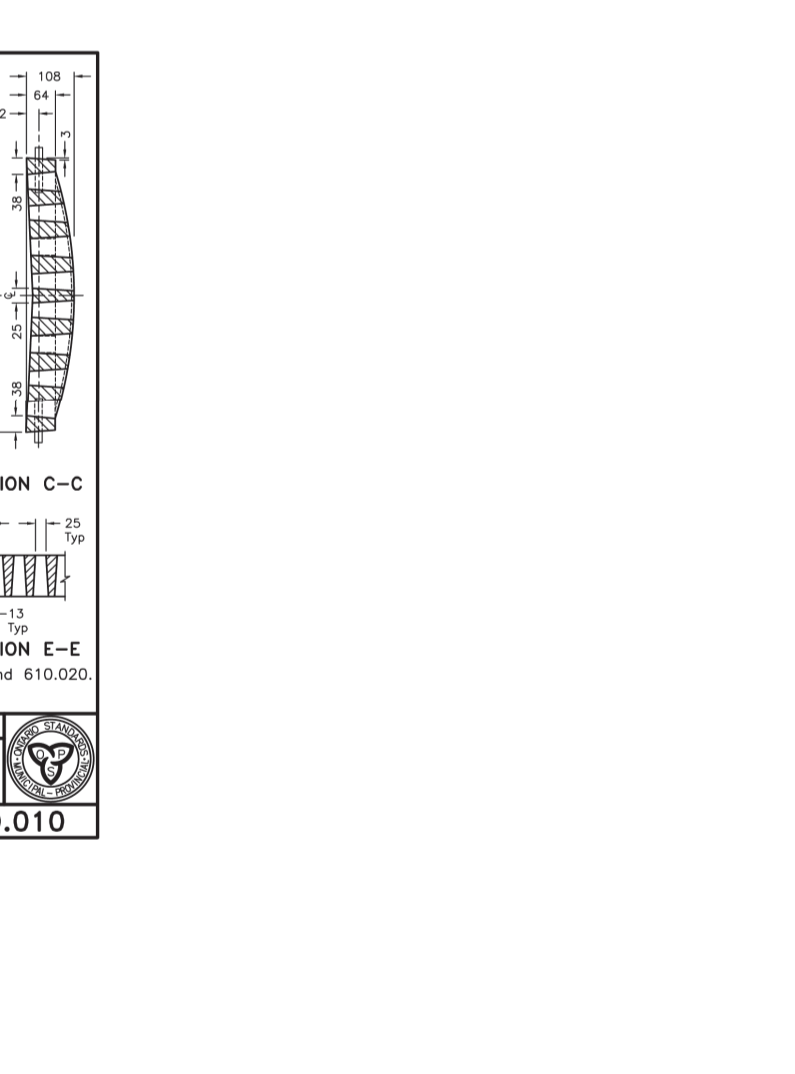
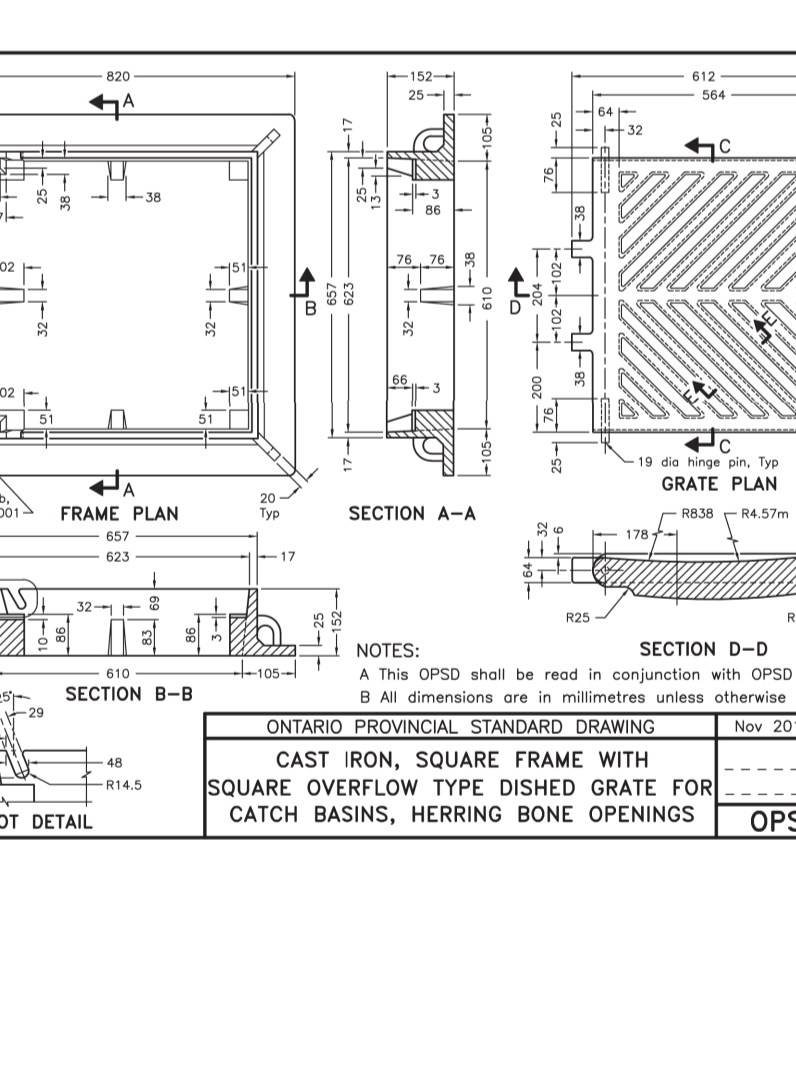
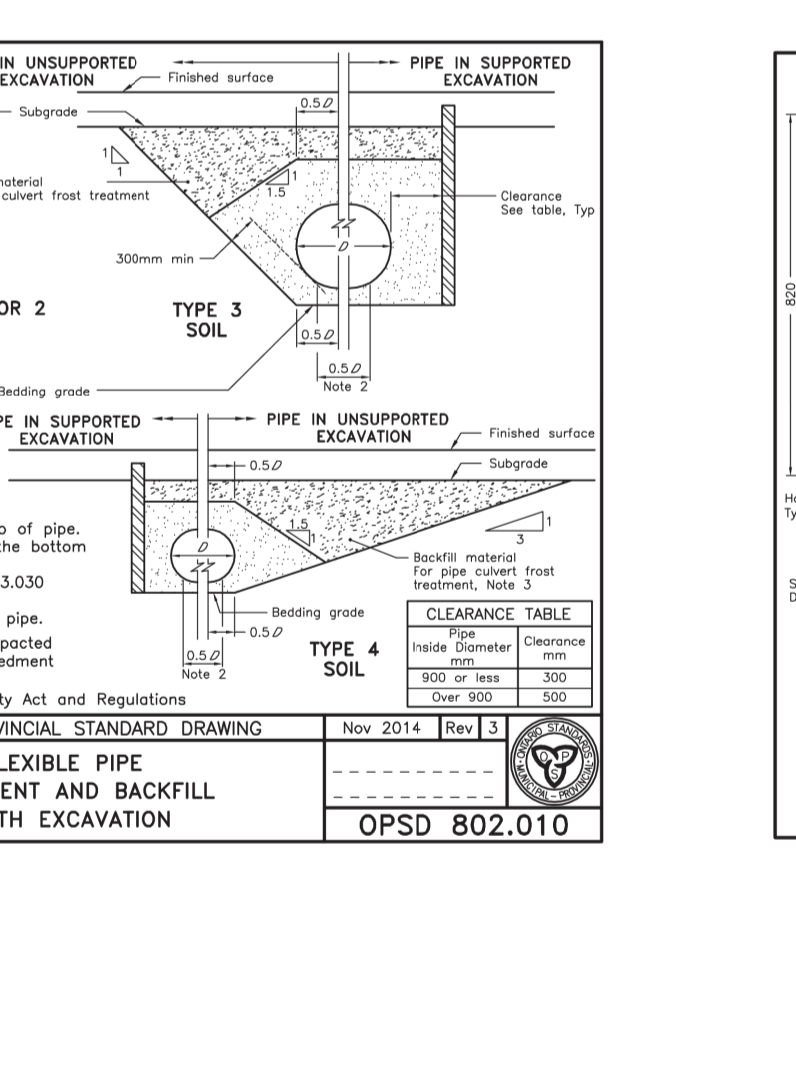
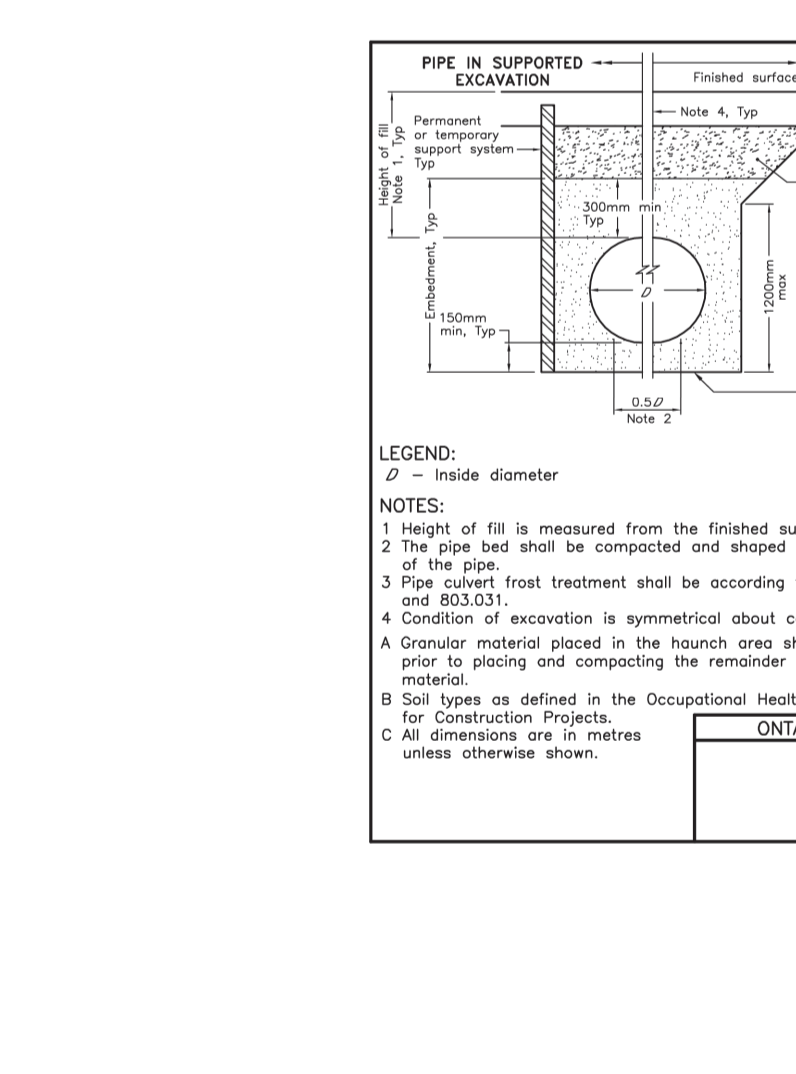
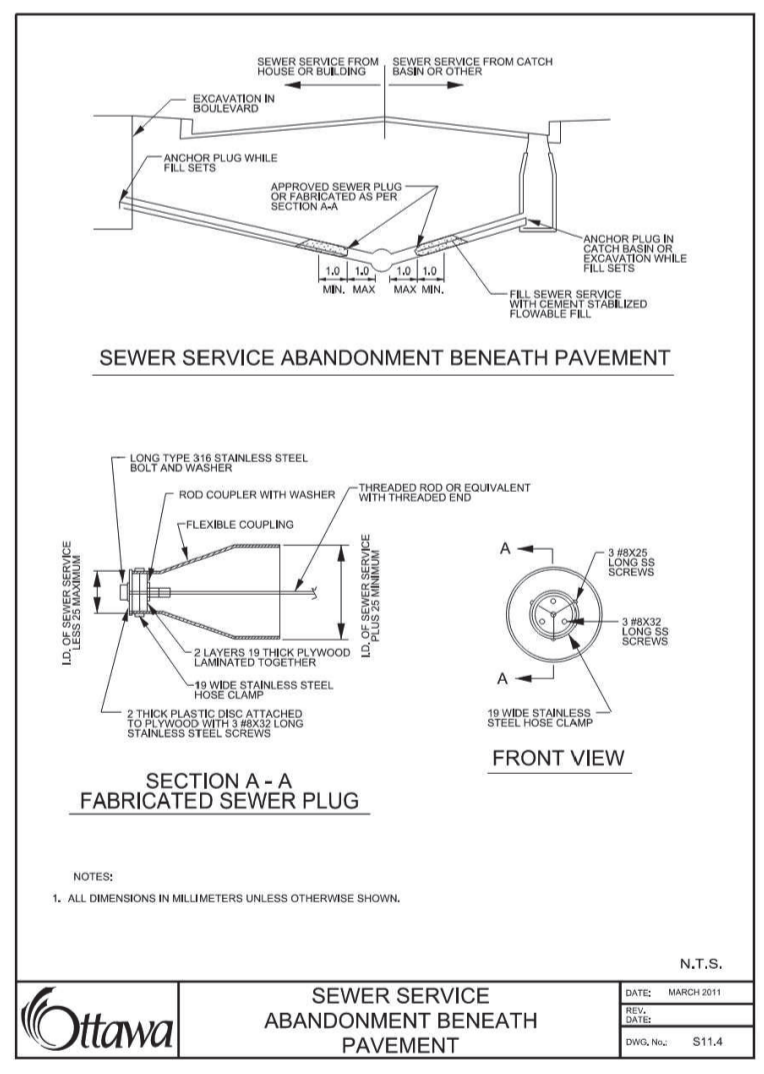
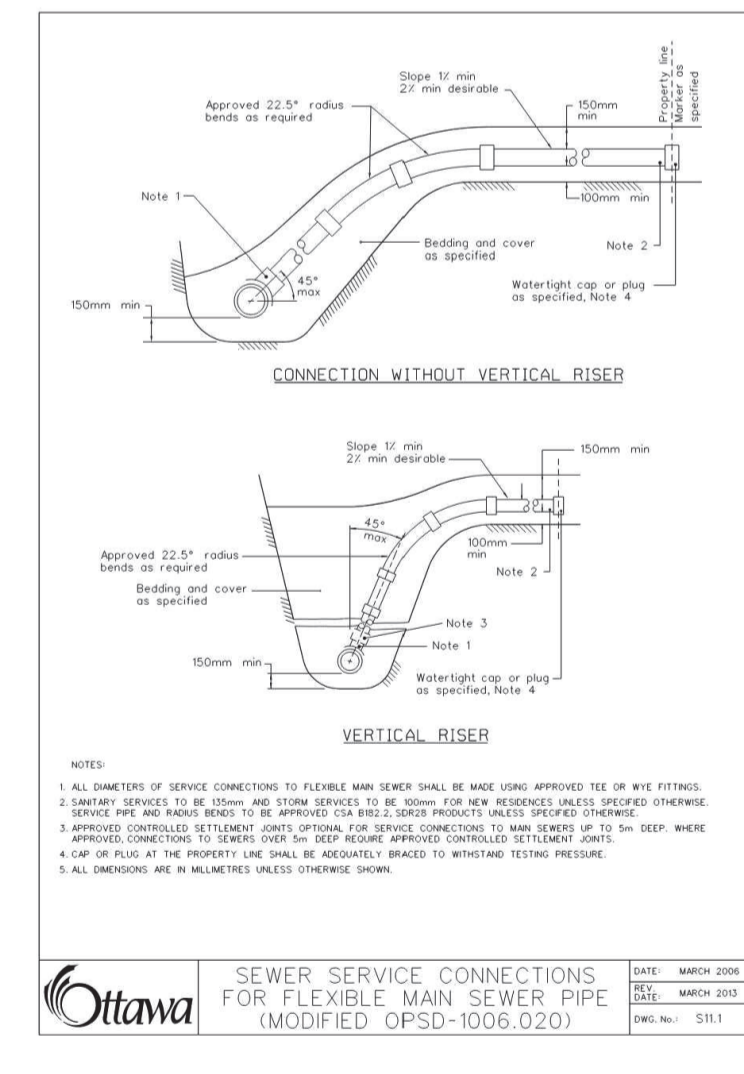
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01 ISSUED FOR CLIENT APPROVAL T.H. 03 AUG 2023

No. REVISIONS BY DATE

NOT AUTHENTIC UNLESS SIGNED AND DATED

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



05 REISSUED FOR CITY APPROVAL M.L. 04 JUN 2024

04 REISSUED FOR CITY APPROVAL M.L. 27 FEB 2024

03 REISSUED FOR CITY APPROVAL T.H. 08 FEB 2024

02 REISSUED FOR CITY APPROVAL T.H. 07 DEC 2023

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APPROVED
 By Lily Xu at 3:27 pm, Jun 12, 2024

Lily Xu

LILY XU, MCIP, RPP
 MANAGER, DEVELOPMENT REVIEW SOUTH
 PLANNING, DEVELOPMENT, AND BUILDING SERVICES
 DEPARTMENT, CITY OF OTTAWA

CLIENT
 9621962 CANADA INC.

DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: M.B.

PROJECT
 COMMERCIAL PLAZA SPC
 652 FLAGSTAFF DRIVE
 OTTAWA, ON

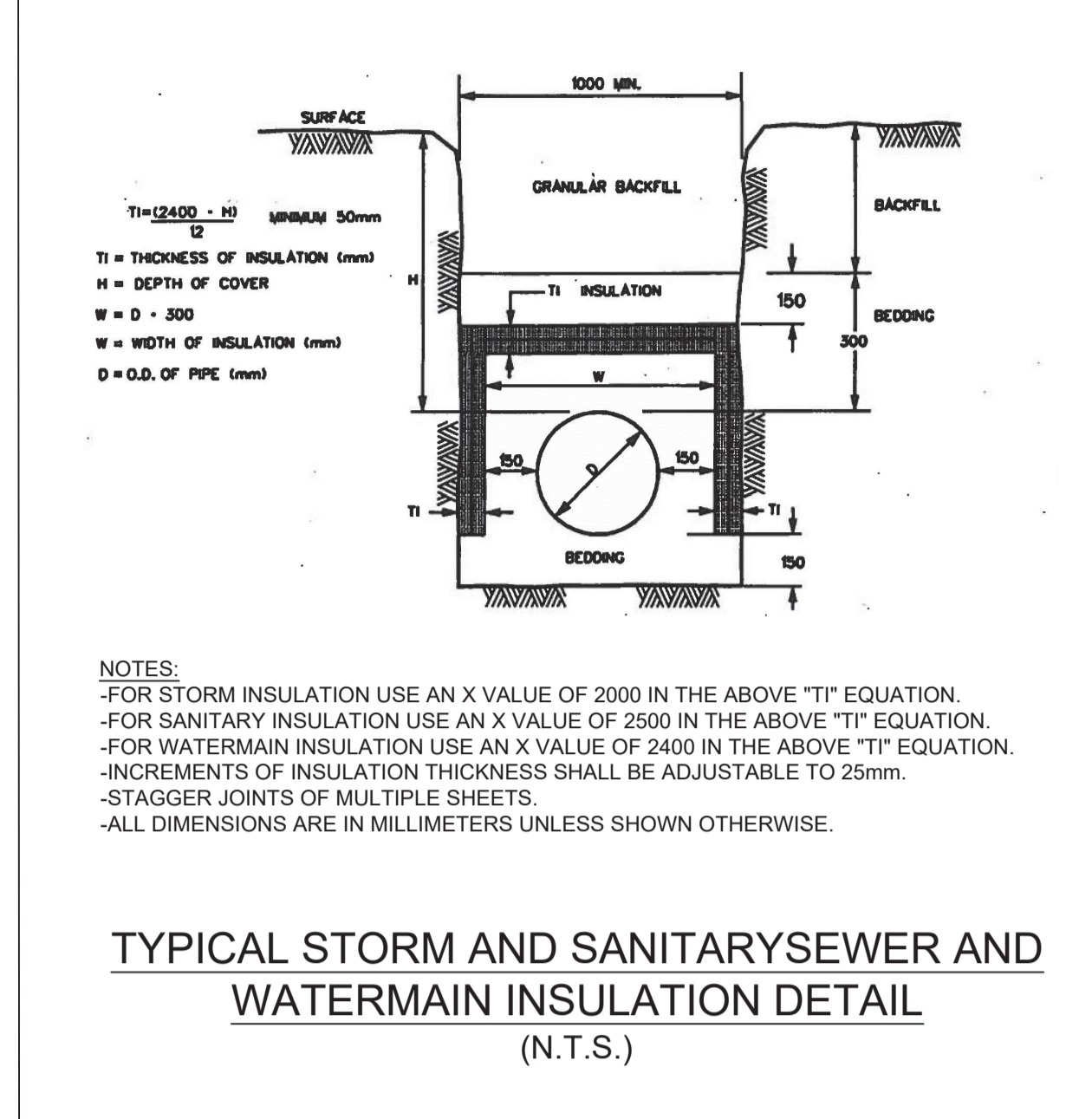
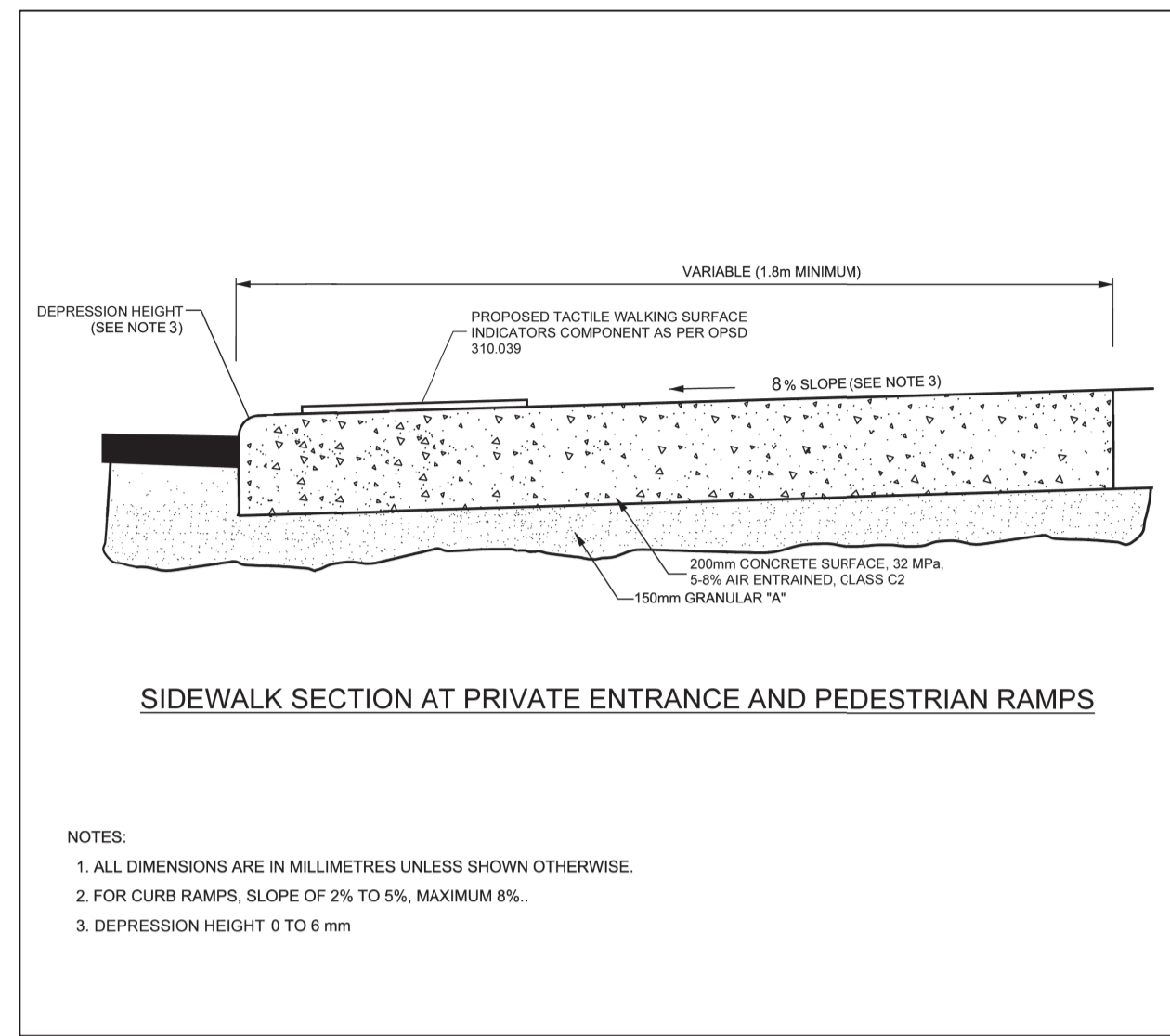
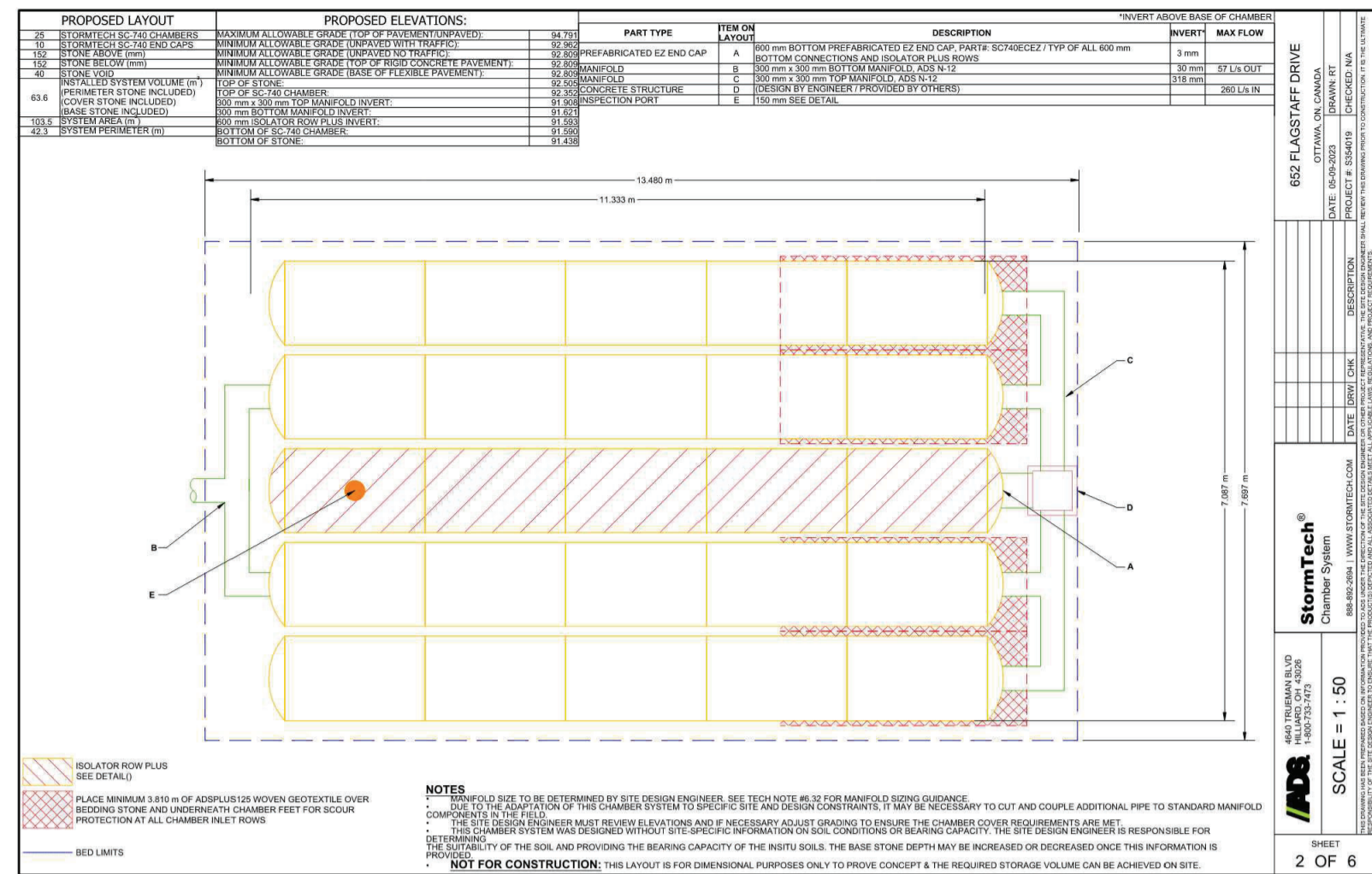
DRAWING TITLE
 CONSTRUCTION DETAIL PLAN

PROJECT NO.
 220775

DATE
 FEBRUARY 2024

C901

D07-12-24-0019



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 DRAWINGS. 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 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 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.

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.

No.	REVISIONS	BY	DATE
05	REISSUED FOR CITY APPROVAL	M.L.	04 JUN 2024
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PROJECT
COMMERCIAL PLAZA SPC
652 FLAGSTAFF DRIVE
OTTAWA, ON

DRAWING TITLE
CONSTRUCTION DETAIL PLAN

PROJECT NO.
220775

DATE
FEBRUARY 2024

C902

APPROVED
By Lily Xu at 3:28 pm, Jun 12, 2024

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT, AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA