

PROPOSED ADDITION TO MULTI-USE BUILDING 1252 WELLINGTON ST., OTTAWA, ON.

REVISION 01



KEY PLAN

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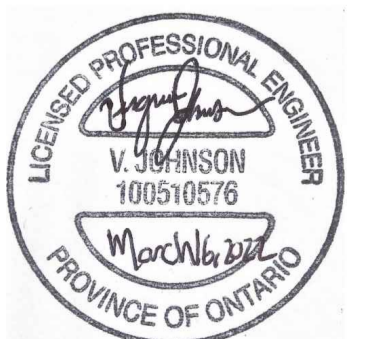


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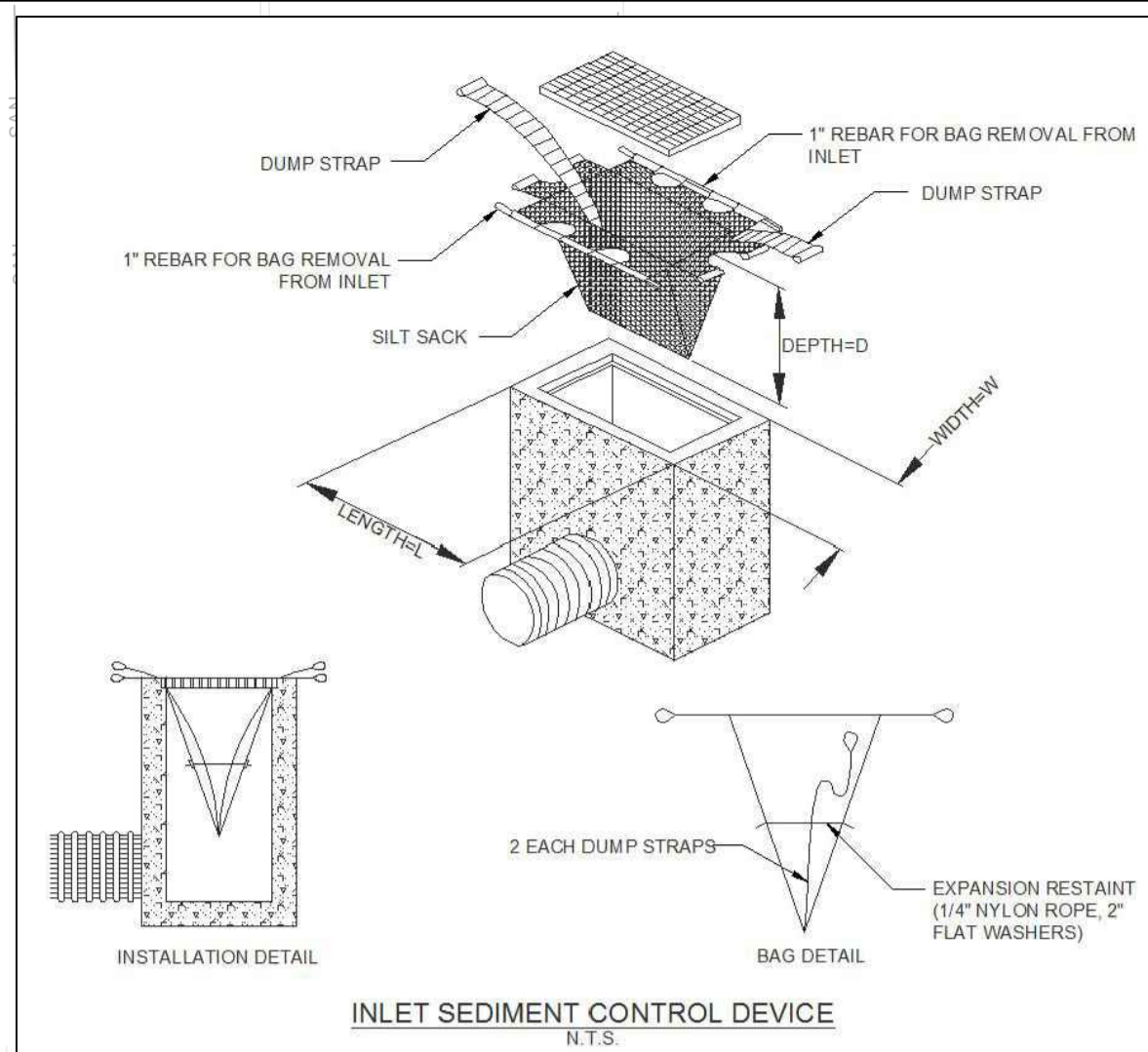
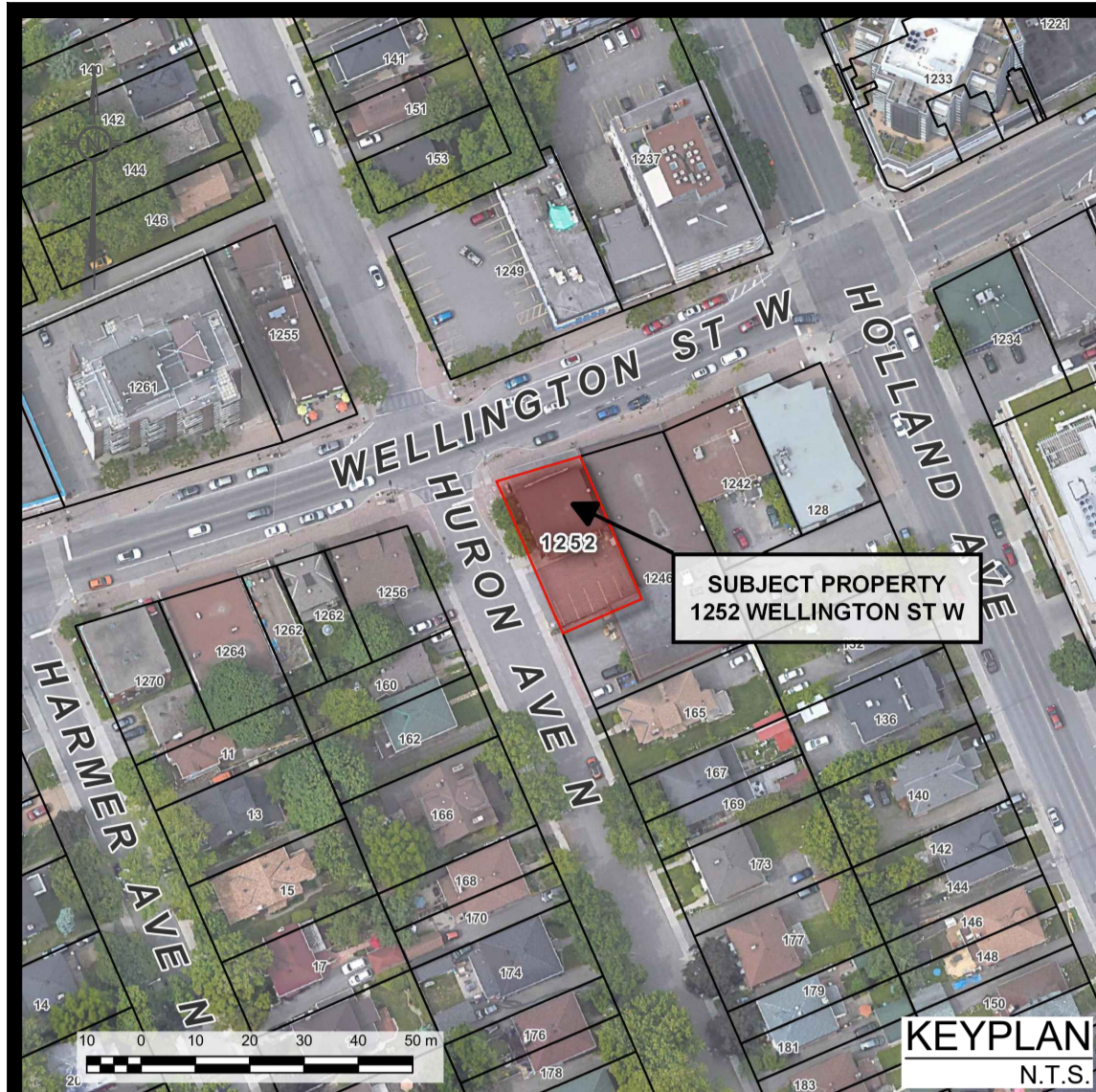
ENGINEERING | INGÉNIÉRIE

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

PROPOSED ADDITION TO MULTI-USE BUILDING
1252 WELLINGTON ST., OTTAWA, ON.
REV.01 - ISSUED FOR APPROVAL - MARCH 2022
LRL PROJECT no: 210883



NOT AUTHENTIC UNLESS SIGNED AND DATED



EROSION AND SEDIMENT CONTROL MEASURES:

**** CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES ****

**** THE SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY ****

1. PRIOR TO START OF CONSTRUCTION:

- PRIOR TO THE REMOVAL OF ANY VEGETATIVE COVER, MOVING OF SOIL, AND CONSTRUCTION:
 - INSTALL SILT FENCE IMMEDIATELY DOWNSTREAM FROM AREAS TO BE DISTURBED (SEE PLAN FOR LOCATION).
 - INSTALL GEOSOCK INSERTS WITH AN OVERFLOW IN ALL THE DOWNSTREAM CATCHBASINS AND MANHOLES
 - INSTALL SILTSACK FILTERS IN ALL CONCRETE CATCH BASIN STRUCTURES
 - INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.

2. DURING CONSTRUCTION:

- MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE.
- PROTECT DISTURBED AREAS FROM RUNOFF.
- PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED WITHIN 30 DAYS.
- INSPECT SILT FENCES, FILTER CLOTHS AND CATCH BASIN SUMPS WEEKLY AND AFTER EVERY MAJOR STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY.
- PLAN TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION
- EROSION CONTROL FENCING TO BE ALSO INSTALLED AROUND THE BASE OF ALL STOCKPILES.
- DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE, OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED. ALL TOPSOIL PILES ARE TO BE SEEDDED IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS).
- CONTROL WIND-BLOWN DUST OFF SITE TO ACCEPTABLE LEVELS BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERING AS REQUIRED).
- ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
- NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THIS CONSULTING ENGINEER AND THE CITY DEPARTMENT OF PUBLIC WORKS.
- CONTRACTOR RESPONSIBLE FOR CITY ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING ETC. AT THE END OF EACH WORK DAY.
- PROVIDE GRAVEL ENTRANCE WHEREVER EQUIPMENT LEAVES THE SITE TO PREVENT MUD TRACKING ONTO PAVED SURFACES. GRAVEL BED SHALL BE A MINIMUM OF 15m LONG, 4M WIDE AND 0.3m DEEP AND SHALL CONSIST OF COARSE (50mm CRUSHED-TURN LIMESTONE) MATERIAL. MAINTAIN GRAVEL ENTRANCE IN CLEAN CONDITION.
- DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPPED.
- ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
- TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ADJACENT PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED.

3. AFTER CONSTRUCTION:

- PROVIDE PERMANENT COVER CONSISTING OF TOPSOIL AND SEED TO DISTURBED AREAS.
- REMOVE STRAW BALE FLOW CHECK DAMS, SILT FENCES AND FILTER CLOTHS ON CATCH BASINS AND MANHOLE COVERS AFTER DISTURBED AREAS HAVE BEEN REHABILITATED AND STABILIZED.
- INSPECT AND CLEAN CATCH BASIN SUMPS AND STORM SEWERS.

ITEM	EXISTING	PROPOSED
PROPERTY LINE	---	---
CURB	---	---
DEPRESSED CURB	---	---
FENCELINE	---	---
DOOR ENTRANCE	---	---
STORMSEWER	---	---
STORM MANHOLE	---	---
STORM CATCH BASIN	---	---
SANITARY SEWER	---	---
SANITARY MANHOLE	---	---
WATERMAIN	---	---
VALVE	---	---
FIRE HYDRANT	---	---
BENDS	---	---
CURB STOP	---	---
CAP OR PLUG	---	---
REDUCER	---	---
SLEEVE OR COUPLING	---	---
UTILITY POLE	---	---
UTILITY POLE W/ GUY	---	---
GAS LINE	---	---
PIPE INSULATION	---	---
GRASS AREA	---	---
CONCRETE FEATURES	---	---
ASPHALT (HEAVY DUTY)	---	---
PAVING STONES	---	---
ELEVATION	---	---
BOT. OF CURB/ASPH ELEVATION	-0.00	-0.00 TC
TOP OF CURB ELEVATION	-0.00	-0.00 BC
STORM WATERSHED	---	---
100yr HIGH WATER LVL (PLAN)	---	---
OVERLAND M/R FLOW ROUTE	---	---
STORM WATERSHED EXTENT	---	---
VEGETATION (TREES/SHRUBS)	---	---
TREELINE	---	---

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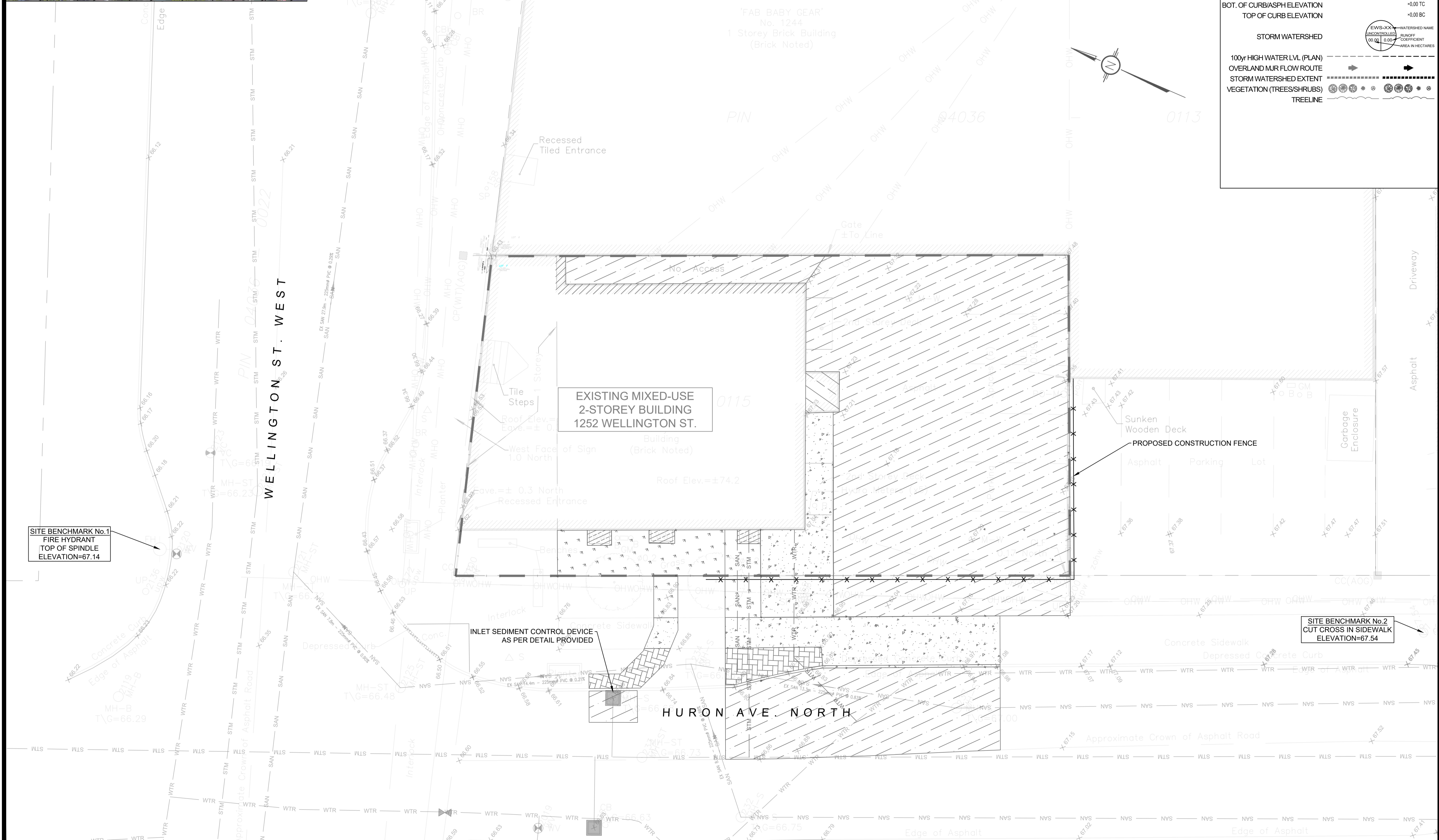
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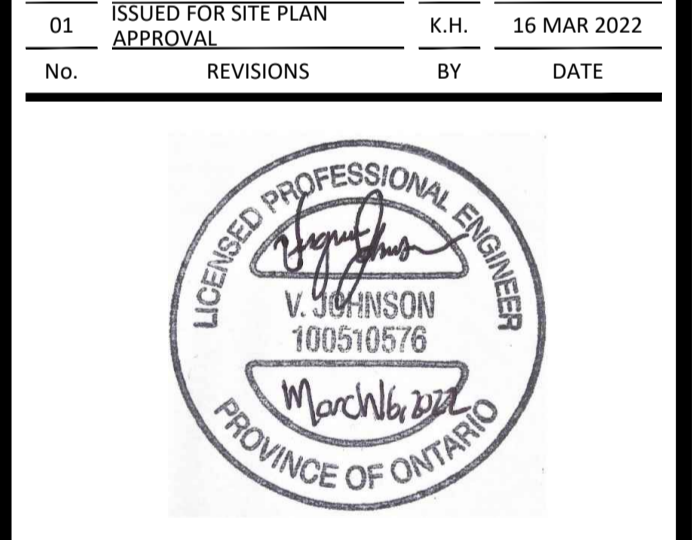
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CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.



No.	REVISIONS	BY	DATE
01	ISSUED FOR SITE PLAN APPROVAL	K.H.	16 MAR 2022



NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT
WELLINGTON HURON COMMERCIAL INC.

DESIGNED BY: K.H. DRAWN BY: M.A. APPROVED BY: V.J.

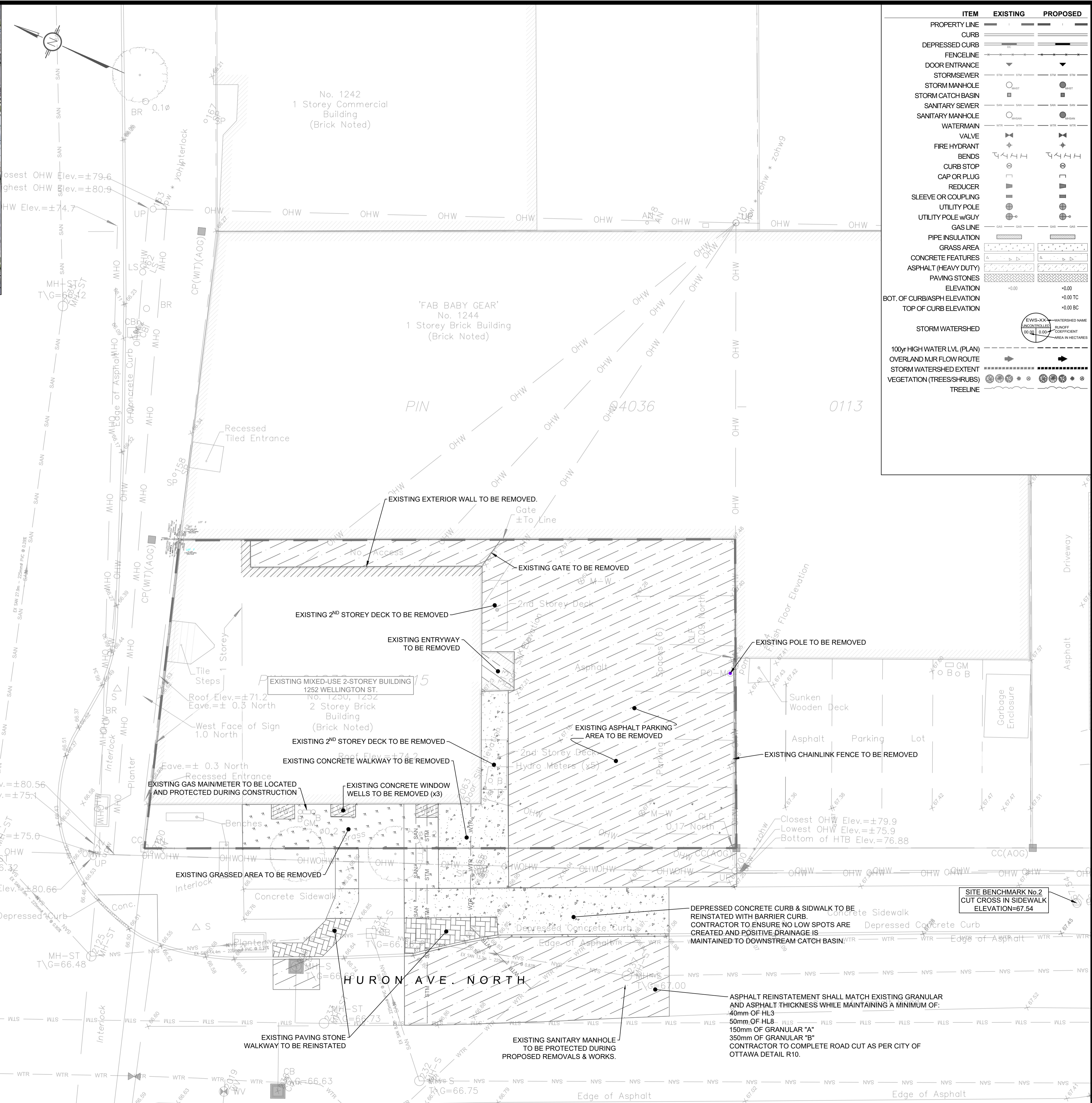
PROJECT
**PROPOSED ADDITION TO MIXED USE BUILDING
1252 WELLINGTON ST., OTTAWA, ON.**

DRAWING TITLE
EROSION AND SEDIMENT CONTROL PLAN

PROJECT NO.
210883

DATE
JANUARY 2022

C101



ITEM	EXISTING	PROPOSED
PROPERTY LINE	---	---
CURB	---	---
DEPRESSED CURB	---	---
FENCELINE	---	---
DOOR ENTRANCE	---	---
STORMSEWER	---	---
STORM MANHOLE	---	---
STORM CATCH BASIN	---	---
SANITARY SEWER	---	---
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GRASS AREA	---	---
CONCRETE FEATURES	---	---
ASPHALT (HEAVY DUTY)	---	---
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BOT. OF CURB/ASPH ELEVATION	---	---
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STORM WATERSHED EXTENT	---	---
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TREELINE	---	---

USE AND INTERPRETATION OF DRAWINGS

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No.	ISSUED FOR SITE PLAN APPROVAL	REVISIONS	BY	DATE
01				16 MAR 2022

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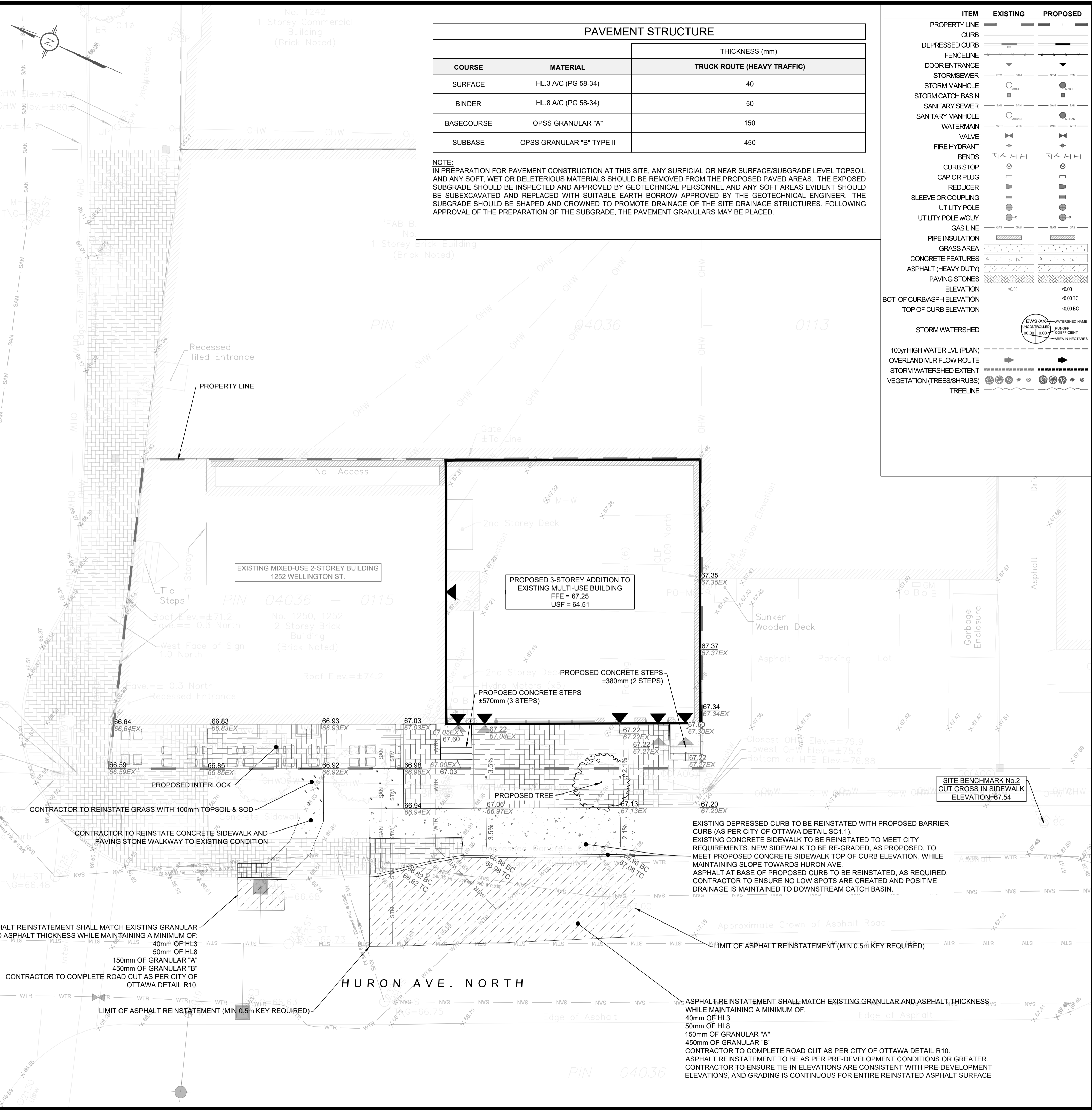
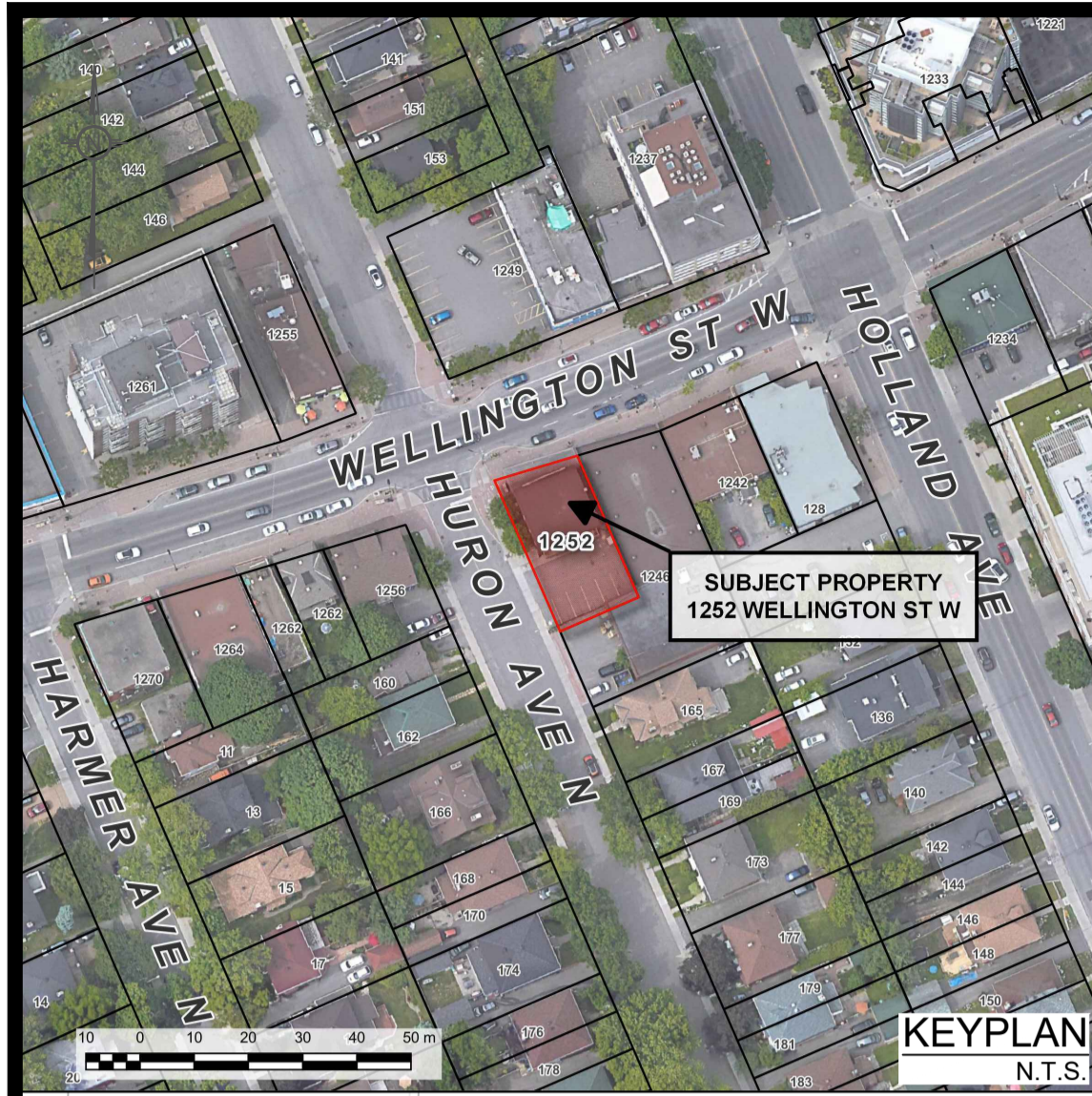
PROJECT
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1252 WELLINGTON ST., OTTAWA, ON.**

DRAWING TITLE
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT NO.
210883

DATE
JANUARY 2022

C102



PAVEMENT STRUCTURE

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

ITEM	EXISTING	PROPOSED
PROPERTY LINE	---	---
CURB	---	---
DEPRESSED CURB	---	---
FENCELINE	---	---
DOOR ENTRANCE	---	---
STORMSEWER	---	---
STORM MANHOLE	---	---
STORM CATCH BASIN	---	---
SANITARY SEWER	---	---
SANITARY MANHOLE	---	---
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VALVE	---	---
FIRE HYDRANT	---	---
CURB STOP	---	---
CAP OR PLUG	---	---
REDUCER	---	---
SLEEVE OR COUPLING	---	---
UTILITY POLE	---	---
UTILITY POLE W/GUY	---	---
GAS LINE	---	---
PIPE INSULATION	---	---
GRASS AREA	---	---
CONCRETE FEATURES	---	---
ASPHALT (HEAVY DUTY)	---	---
PAVING STONES	---	---
ELEVATION	---	---
BOT. OF CURB/ASPH ELEVATION	---	---
TOP OF CURB ELEVATION	---	---
STORM WATERSHED	---	---
100yr HIGH WATER LVL (PLAN)	---	---
OVERLAND NJR FLOW ROUTE	---	---
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TREELINE	---	---

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EXISTING MIXED-USE 2-STORY BUILDING
 1252 WELLINGTON ST.

PROPOSED 3-STORY ADDITION TO EXISTING MULTI-USE BUILDING
 FFE = 67.25
 USF = 64.51

PROPOSED CONCRETE STEPS
 ±380mm (2 STEPS)

PROPOSED CONCRETE STEPS
 ±570mm (3 STEPS)

PROPOSED INTERLOCK

PROPOSED TREE

CONTRACTOR TO REINSTATE GRASS WITH 100mm TOPSOIL & SOD

CONTRACTOR TO REINSTATE CONCRETE SIDEWALK AND PAVING STONE WALKWAY TO EXISTING CONDITION

ASPHALT REINSTATEMENT SHALL MATCH EXISTING GRANULAR AND ASPHALT THICKNESS WHILE MAINTAINING A MINIMUM OF:
 40mm OF HL3
 50mm OF HL8
 150mm OF GRANULAR "A"
 450mm OF GRANULAR "B"
CONTRACTOR TO COMPLETE ROAD CUT AS PER CITY OF OTTAWA DETAIL R10.

LIMIT OF ASPHALT REINSTATEMENT (MIN 0.5m KEY REQUIRED)

EXISTING DEPRESSED CURB TO BE REINSTATED WITH PROPOSED BARRIER CURB (AS PER CITY OF OTTAWA DETAIL SC1.1).
EXISTING CONCRETE SIDEWALK TO BE REINSTATED TO MEET CITY REQUIREMENTS. NEW SIDEWALK TO BE RE-GRADED, AS PROPOSED, TO MEET PROPOSED CONCRETE SIDEWALK TOP OF CURB ELEVATION, WHILE MAINTAINING SLOPE TOWARDS HURON AVE.
ASPHALT AT BASE OF PROPOSED CURB TO BE REINSTATED, AS REQUIRED. CONTRACTOR TO ENSURE NO LOW SPOTS ARE CREATED AND POSITIVE DRAINAGE IS MAINTAINED TO DOWNSTREAM CATCH BASIN.

ASPHALT REINSTATEMENT SHALL MATCH EXISTING GRANULAR AND ASPHALT THICKNESS WHILE MAINTAINING A MINIMUM OF:
 40mm OF HL3
 50mm OF HL8
 150mm OF GRANULAR "A"
 450mm OF GRANULAR "B"
CONTRACTOR TO COMPLETE ROAD CUT AS PER CITY OF OTTAWA DETAIL R10.
ASPHALT REINSTATEMENT TO BE AS PER PRE-DEVELOPMENT CONDITIONS OR GREATER. CONTRACTOR TO ENSURE TIE-IN ELEVATIONS ARE CONSISTENT WITH PRE-DEVELOPMENT ELEVATIONS, AND GRADING IS CONTINUOUS FOR ENTIRE REINSTATED ASPHALT SURFACE.

01	ISSUED FOR SITE PLAN APPROVAL	K.H.	16 MAR 2022
No.	REVISIONS	BY	DATE



CLIENT
 WELLINGTON HURON COMMERCIAL INC.

DESIGNED BY: K.H. **DRAWN BY:** M.A. **APPROVED BY:** V.J.

PROJECT
 PROPOSED ADDITION TO MIXED USE BUILDING
 1252 WELLINGTON ST., OTTAWA, ON.

DRAWING TITLE
 GRADING AND DRAINAGE PLAN

PROJECT NO.
 210883

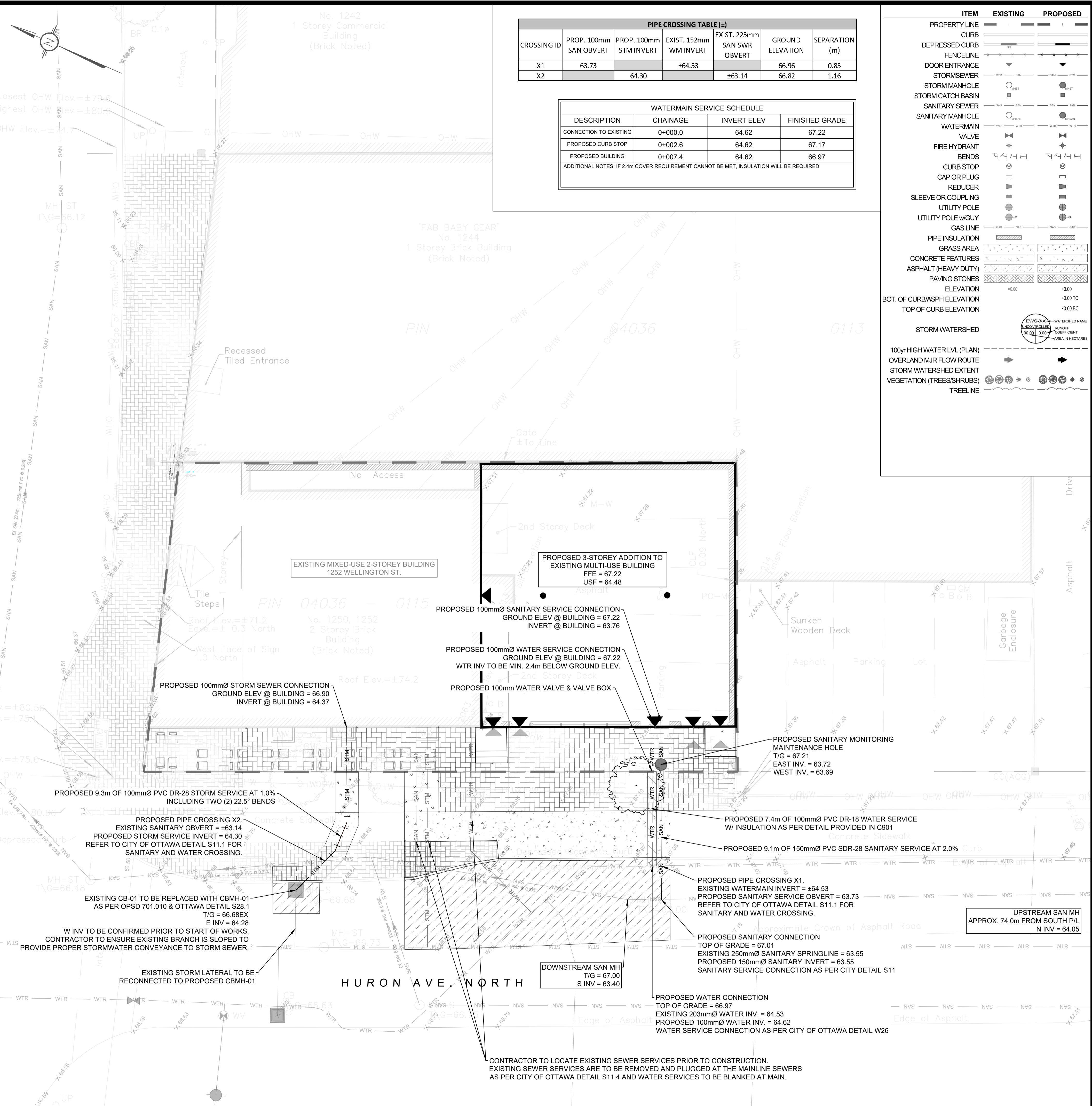
DATE
 JANUARY 2022

C301



SUBJECT PROPERTY
1252 WELLINGTON ST W

KEYPLAN
N.T.S.



PIPE CROSSING TABLE (±)						
CROSSING ID	PROP. 100mm SAN OBVERT	PROP. 100mm STM INVERT	EXIST. 152mm WM INVERT	EXIST. 225mm SAN SWR OBVERT	GROUND ELEVATION	SEPARATION (m)
X1	63.73	64.30	±64.53	±63.14	66.96	0.85
X2					66.82	1.16

WATERMAIN SERVICE SCHEDULE			
DESCRIPTION	CHAINAGE	INVERT ELEV	FINISHED GRADE
CONNECTION TO EXISTING	0+000.0	64.62	67.22
PROPOSED CURB STOP	0+002.6	64.62	67.17
PROPOSED BUILDING	0+007.4	64.62	66.97

ADDITIONAL NOTES: IF 2.4m COVER REQUIREMENT CANNOT BE MET, INSULATION WILL BE REQUIRED

ITEM	EXISTING	PROPOSED
PROPERTY LINE	---	---
CURB	---	---
DEPRESSED CURB	---	---
FENCELINE	---	---
DOOR ENTRANCE	---	---
STORMSEWER	---	---
STORM MANHOLE	---	---
STORM CATCH BASIN	---	---
SANITARY SEWER	---	---
SANITARY MANHOLE	---	---
WATERMAIN	---	---
VALVE	---	---
FIRE HYDRANT	---	---
CURB STOP	---	---
BENDS	---	---
CAP OR PLUG	---	---
REDUCER	---	---
SLEEVE OR COUPLING	---	---
UTILITY POLE	---	---
UTILITY POLE w/GUY	---	---
GAS LINE	---	---
PIPE INSULATION	---	---
GRASS AREA	---	---
CONCRETE FEATURES	---	---
ASPHALT (HEAVY DUTY)	---	---
PAVING STONES	---	---
ELEVATION	---	---
BOT. OF CURB/ASPH ELEVATION	---	---
TOP OF CURB ELEVATION	---	---
STORM WATERSHED	---	---
100yr HIGH WATER LVL (PLAN)	---	---
OVERLAND M/R FLOW ROUTE	---	---
STORM WATERSHED EXTENT	---	---
VEGETATION (TREES/SHRUBS)	---	---
TREELINE	---	---

USE AND INTERPRETATION OF DRAWINGS

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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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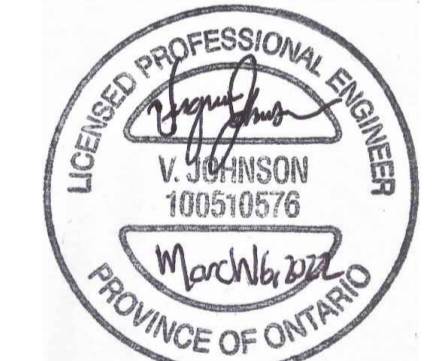
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2m 0.5 0 2 4m
SCALE: 1:100

No.	ISSUED FOR SITE PLAN APPROVAL	REVISIONS	BY	K.H.	DATE
01					16 MAR 2022



NOT AUTHENTIC UNLESS SIGNED AND DATED



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

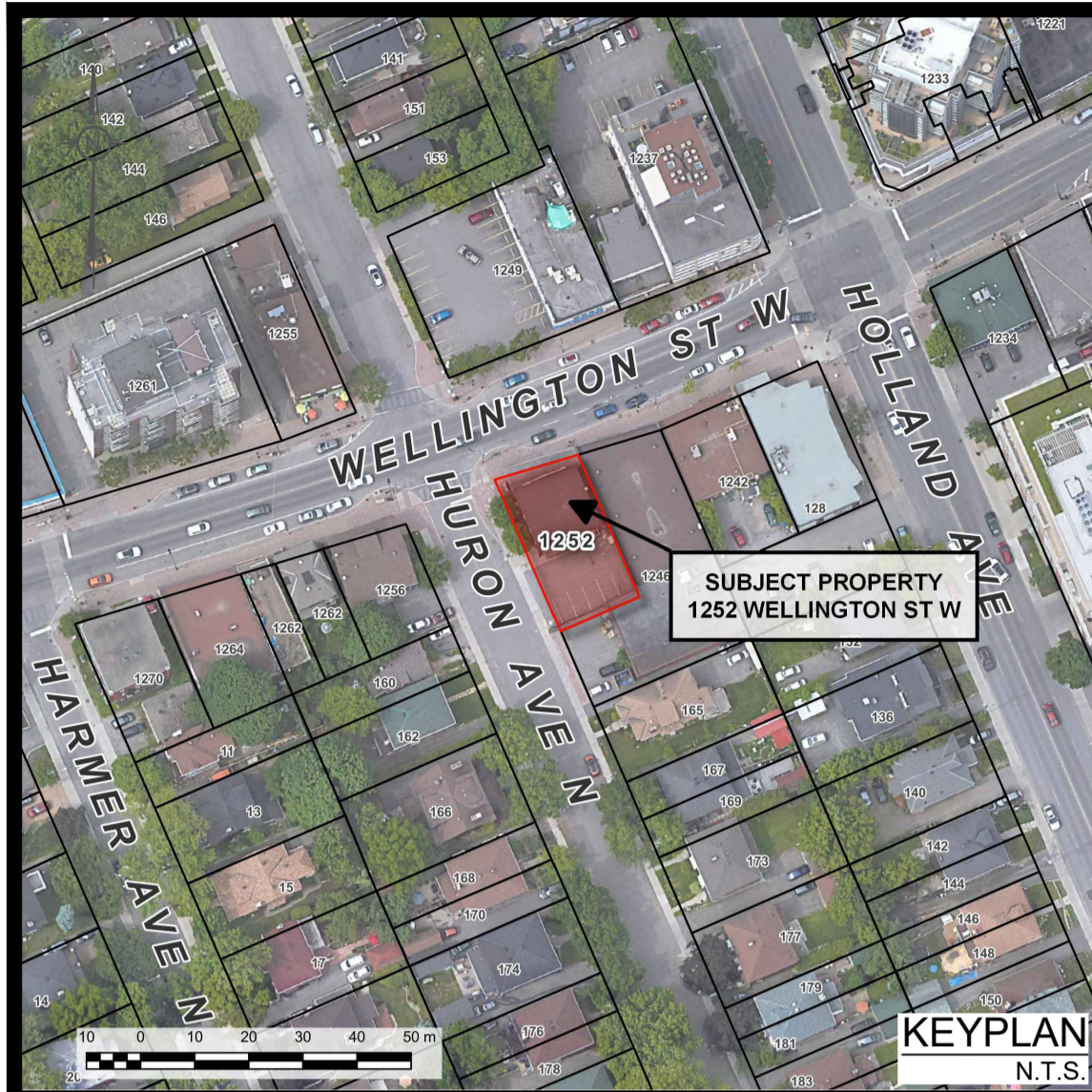
CLIENT: **WELLINGTON HURON COMMERCIAL INC.**

DESIGNED BY: K.H. DRAWN BY: M.A. APPROVED BY: V.J.

PROJECT: **PROPOSED ADDITION TO MIXED USE BUILDING 1252 WELLINGTON ST., OTTAWA, ON.**

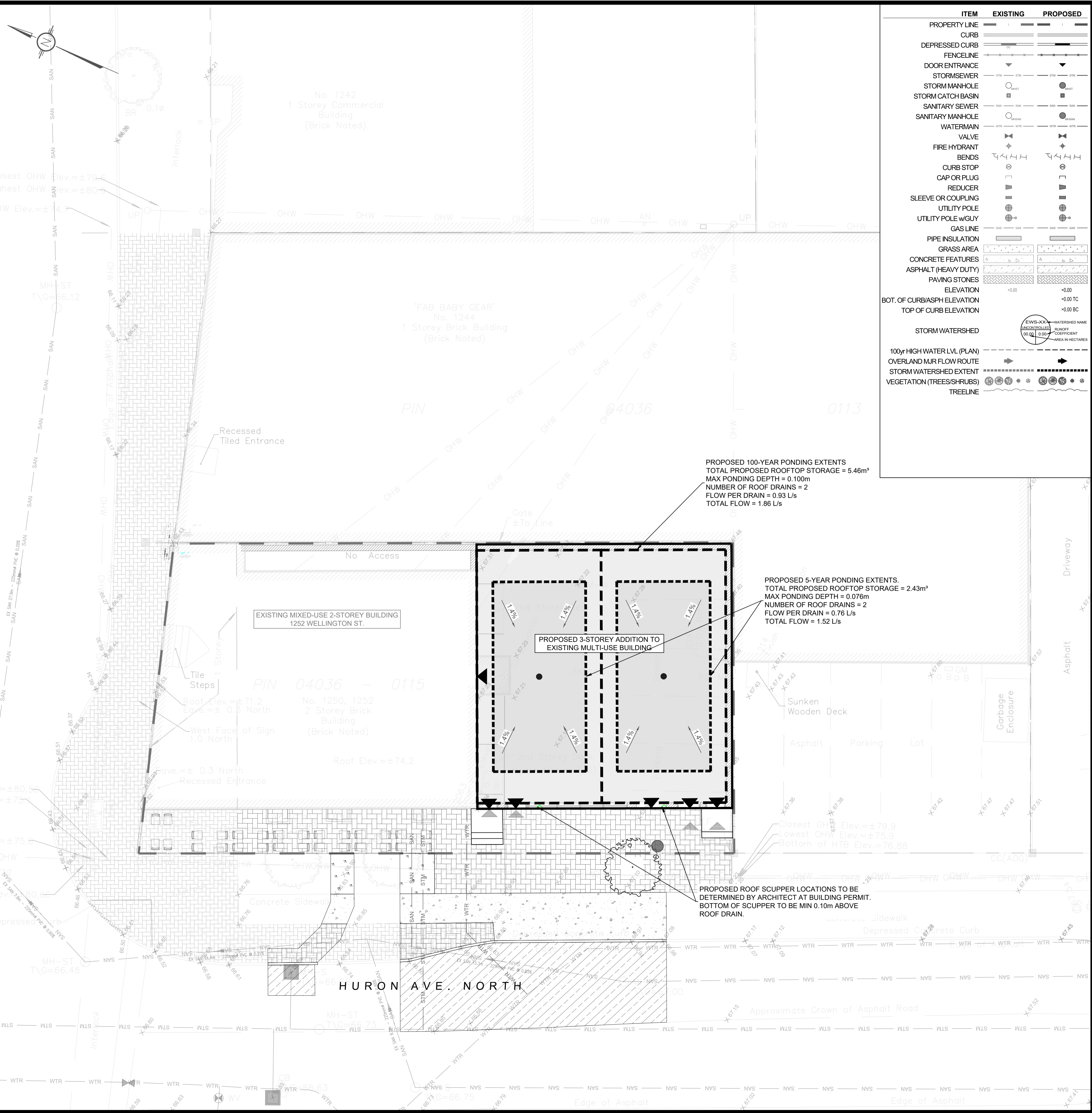
DRAWING TITLE: **SERVICING PLAN**

PROJECT NO: 210883
DATE: JANUARY 2022
C401



SUBJECT PROPERTY
1252 WELLINGTON ST W

KEY PLAN
N.T.S.



PROPOSED 100-YEAR PONDING EXTENTS
TOTAL PROPOSED ROOFTOP STORAGE = 5.46m³
MAX PONDING DEPTH = 0.100m
NUMBER OF ROOF DRAINS = 2
FLOW PER DRAIN = 0.93 L/s
TOTAL FLOW = 1.86 L/s

PROPOSED 5-YEAR PONDING EXTENTS
TOTAL PROPOSED ROOFTOP STORAGE = 2.43m³
MAX PONDING DEPTH = 0.076m
NUMBER OF ROOF DRAINS = 2
FLOW PER DRAIN = 0.76 L/s
TOTAL FLOW = 1.52 L/s

PROPOSED ROOF SCUPPER LOCATIONS TO BE DETERMINED BY ARCHITECT AT BUILDING PERMIT.
BOTTOM OF SCUPPER TO BE MIN 0.10m ABOVE ROOF DRAIN.

ITEM	EXISTING	PROPOSED
PROPERTY LINE	---	---
CURB	---	---
DEPRESSED CURB	---	---
FENCELINE	---	---
DOOR ENTRANCE	---	---
STORMSEWER	---	---
STORM MANHOLE	---	---
STORM CATCH BASIN	---	---
SANITARY SEWER	---	---
SANITARY MANHOLE	---	---
WATERMAIN	---	---
VALVE	---	---
FIRE HYDRANT	---	---
BENDS	---	---
CURB STOP	---	---
CAP OR PLUG	---	---
REDUCER	---	---
SLEEVE OR COUPLING	---	---
UTILITY POLE	---	---
UTILITY POLE W/GUY	---	---
GAS LINE	---	---
PIPE INSULATION	---	---
GRASS AREA	---	---
CONCRETE FEATURES	---	---
ASPHALT (HEAVY DUTY)	---	---
PAVING STONES	---	---
ELEVATION	---	---
BOT. OF CURB/ASPH ELEVATION	---	---
TOP OF CURB ELEVATION	---	---
STORM WATERSHED	---	---
100yr HIGH WATER LVL (PLAN)	---	---
OVERLAND MJR FLOW ROUTE	---	---
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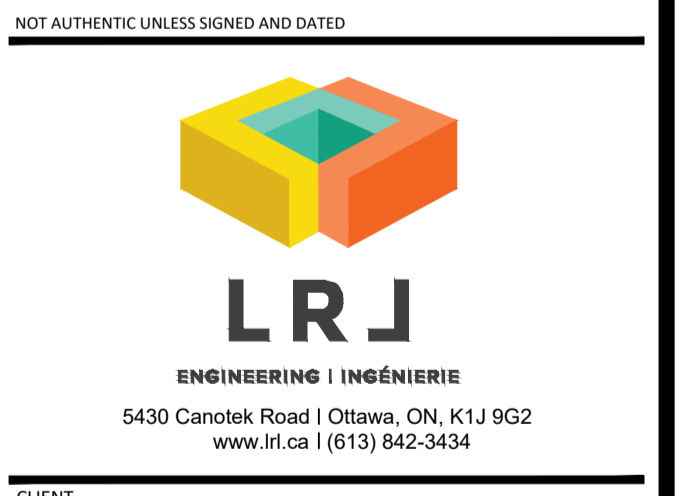
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No.	REVISIONS	BY	DATE
01	ISSUED FOR SITE PLAN APPROVAL	K.H.	16 MAR 2022



CLIENT
WELLINGTON HURON COMMERCIAL INC.

DESIGNED BY: K.H. DRAWN BY: M.A. APPROVED BY: V.J.

PROJECT
**PROPOSED ADDITION TO MIXED USE BUILDING
1252 WELLINGTON ST., OTTAWA, ON.**

DRAWING TITLE
STORMWATER MANAGEMENT PLAN

PROJECT NO.
210883

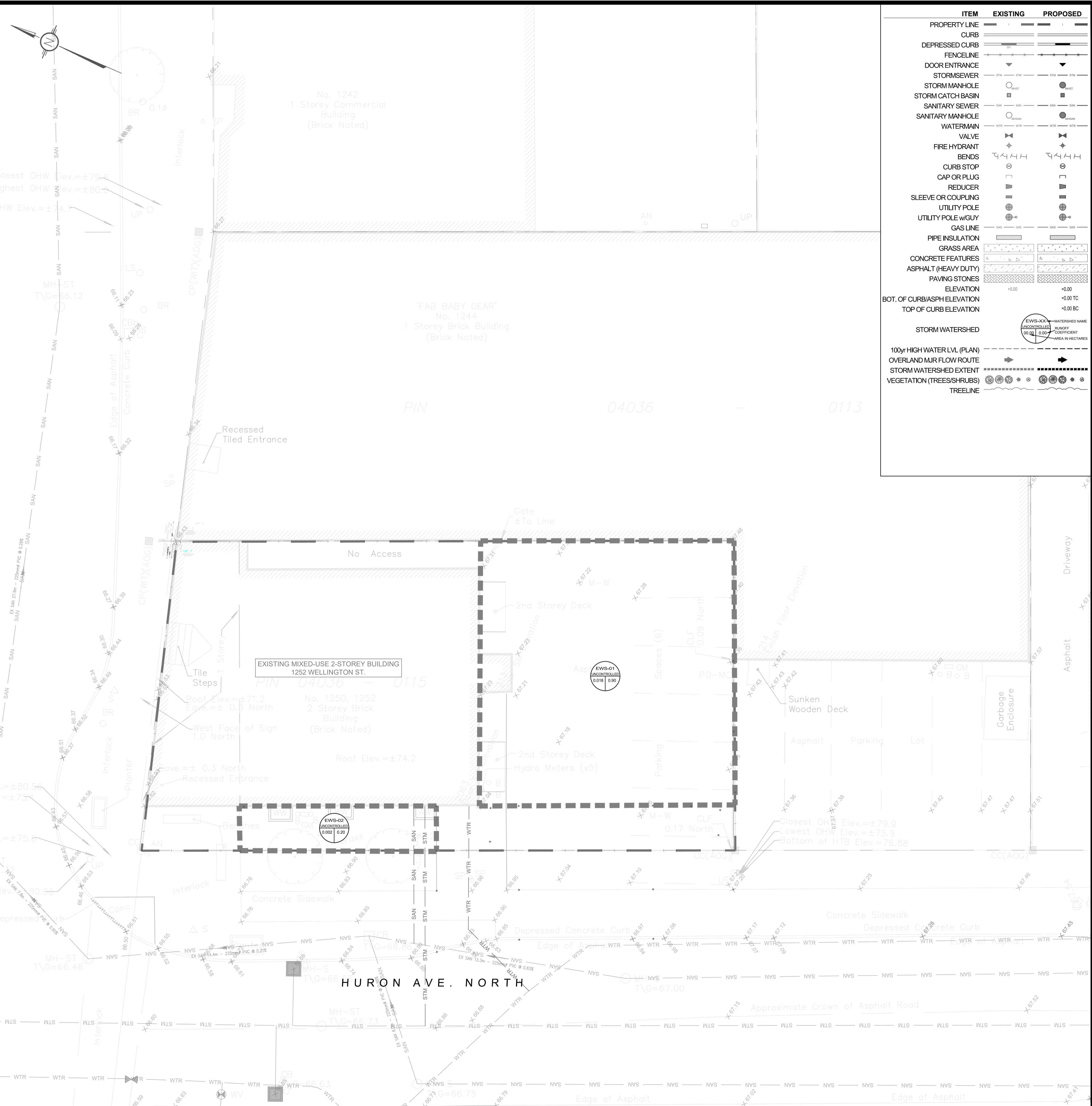
DATE
JANUARY 2022





SUBJECT PROPERTY
1252 WELLINGTON ST W

KEY PLAN
N.T.S.



ITEM	EXISTING	PROPOSED
PROPERTY LINE	---	---
CURB	---	---
DEPRESSED CURB	---	---
FENCELINE	---	---
DOOR ENTRANCE	---	---
STORMSEWER	---	---
STORM MANHOLE	---	---
STORM CATCH BASIN	---	---
SANITARY SEWER	---	---
SANITARY MANHOLE	---	---
WATERMAIN	---	---
VALVE	---	---
FIRE HYDRANT	---	---
BENDS	---	---
CURB STOP	---	---
CAP OR PLUG	---	---
REDUCER	---	---
SLEEVE OR COUPLING	---	---
UTILITY POLE	---	---
UTILITY POLE w/GUY	---	---
GAS LINE	---	---
PIPE INSULATION	---	---
GRASS AREA	---	---
CONCRETE FEATURES	---	---
ASPHALT (HEAVY DUTY)	---	---
PAVING STONES	---	---
ELEVATION	+0.00	+0.00
BOT. OF CURB/ASPH ELEVATION	+0.00 TC	+0.00 TC
TOP OF CURB ELEVATION	+0.00 BC	+0.00 BC
STORM WATERSHED	---	---
100yr HIGH WATER LVL (PLAN)	---	---
OVERLAND M/R FLOW ROUTE	---	---
STORM WATERSHED EXTENT	---	---
VEGETATION (TREES/SHRUBS)	---	---
TREELINE	---	---

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No.	ISSUED FOR SITE PLAN APPROVAL	REVISIONS	BY	DATE
01			K.H.	16 MAR 2022



NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT
WELLINGTON HURON COMMERCIAL INC.

DESIGNED BY: K.H. DRAWN BY: M.A. APPROVED BY: V.J.

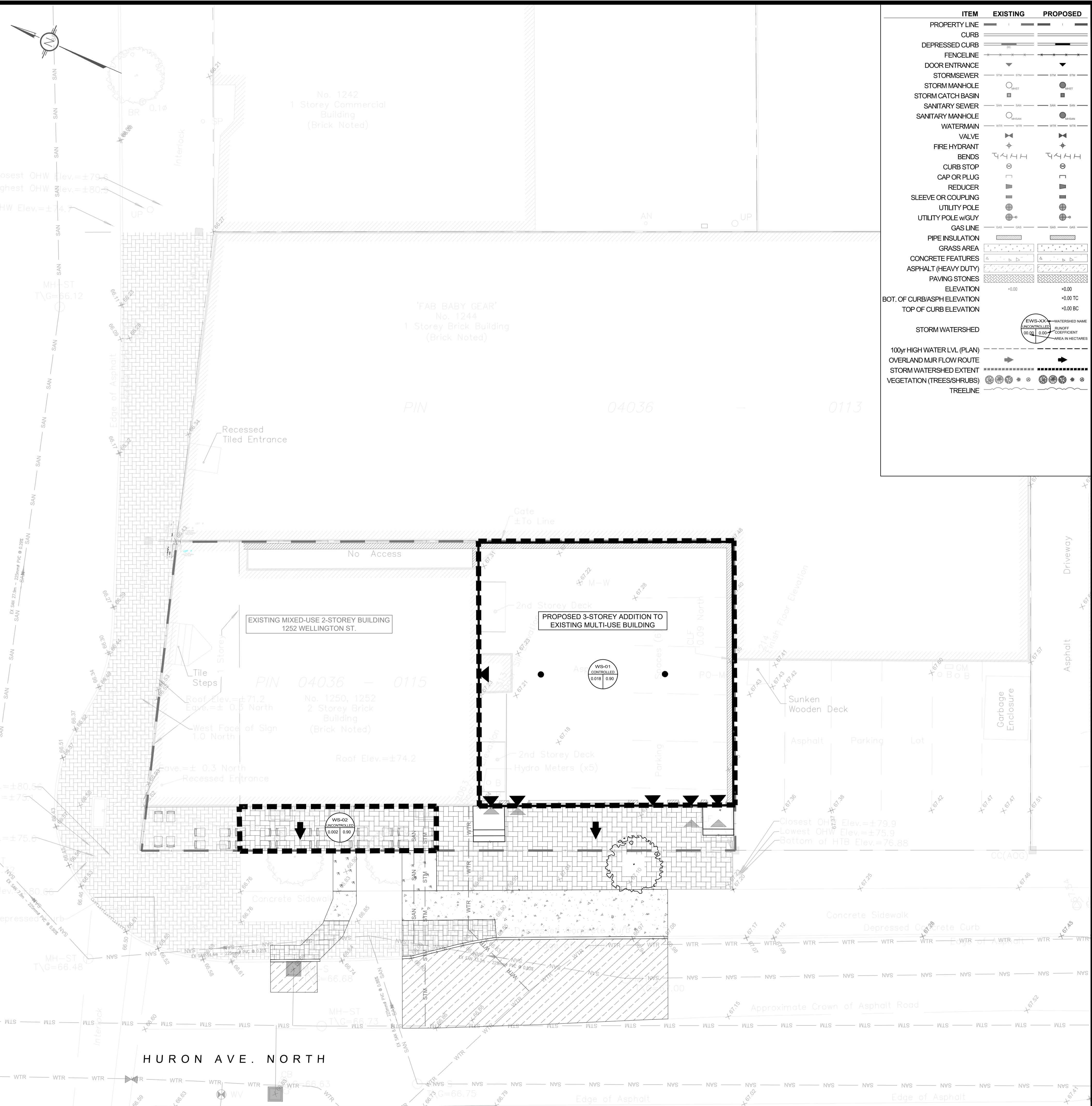
PROJECT
PROPOSED ADDITION TO MIXED USE BUILDING 1252 WELLINGTON ST., OTTAWA, ON.

DRAWING TITLE
PRE-DEVELOPMENT WATERSHED PLAN

PROJECT NO.
210883

DATE
JANUARY 2022

C701



ITEM	EXISTING	PROPOSED
PROPERTY LINE	---	---
CURB	---	---
DEPRESSED CURB	---	---
FENCELINE	---	---
DOOR ENTRANCE	---	---
STORMSEWER	---	---
STORM MANHOLE	---	---
STORM CATCH BASIN	---	---
SANITARY SEWER	---	---
SANITARY MANHOLE	---	---
WATERMAIN	---	---
VALVE	---	---
FIRE HYDRANT	---	---
BENDS	---	---
CURB STOP	---	---
CAP OR PLUG	---	---
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SLEEVE OR COUPLING	---	---
UTILITY POLE	---	---
UTILITY POLE w/GUY	---	---
GAS LINE	---	---
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GRASS AREA	---	---
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ASPHALT (HEAVY DUTY)	---	---
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BOT. OF CURB/ASPH ELEVATION	---	---
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100yr HIGH WATER LVL (PLAN)	---	---
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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 LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'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 LRL AND TO RELEASE LRL 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 LRL FROM ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

GENERAL NOTES:

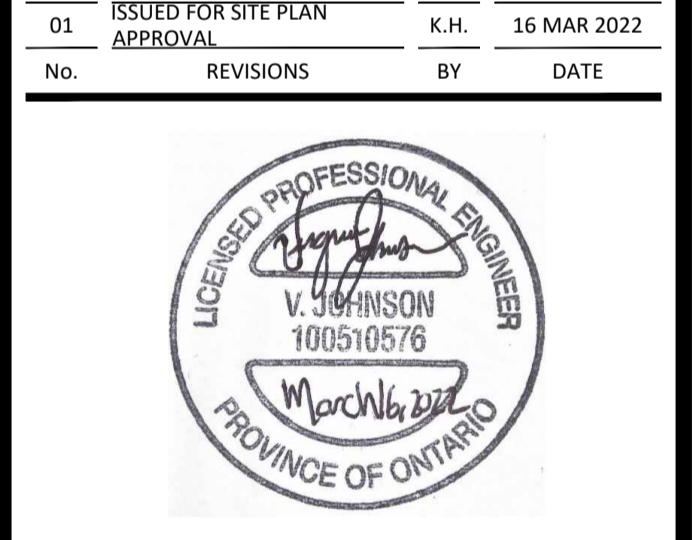
EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

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.	ISSUED FOR SITE PLAN APPROVAL	REVISIONS	BY	DATE
01			K.H.	16 MAR 2022



NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT
WELLINGTON HURON COMMERCIAL INC.

DESIGNED BY: K.H. DRAWN BY: M.A. APPROVED BY: V.J.

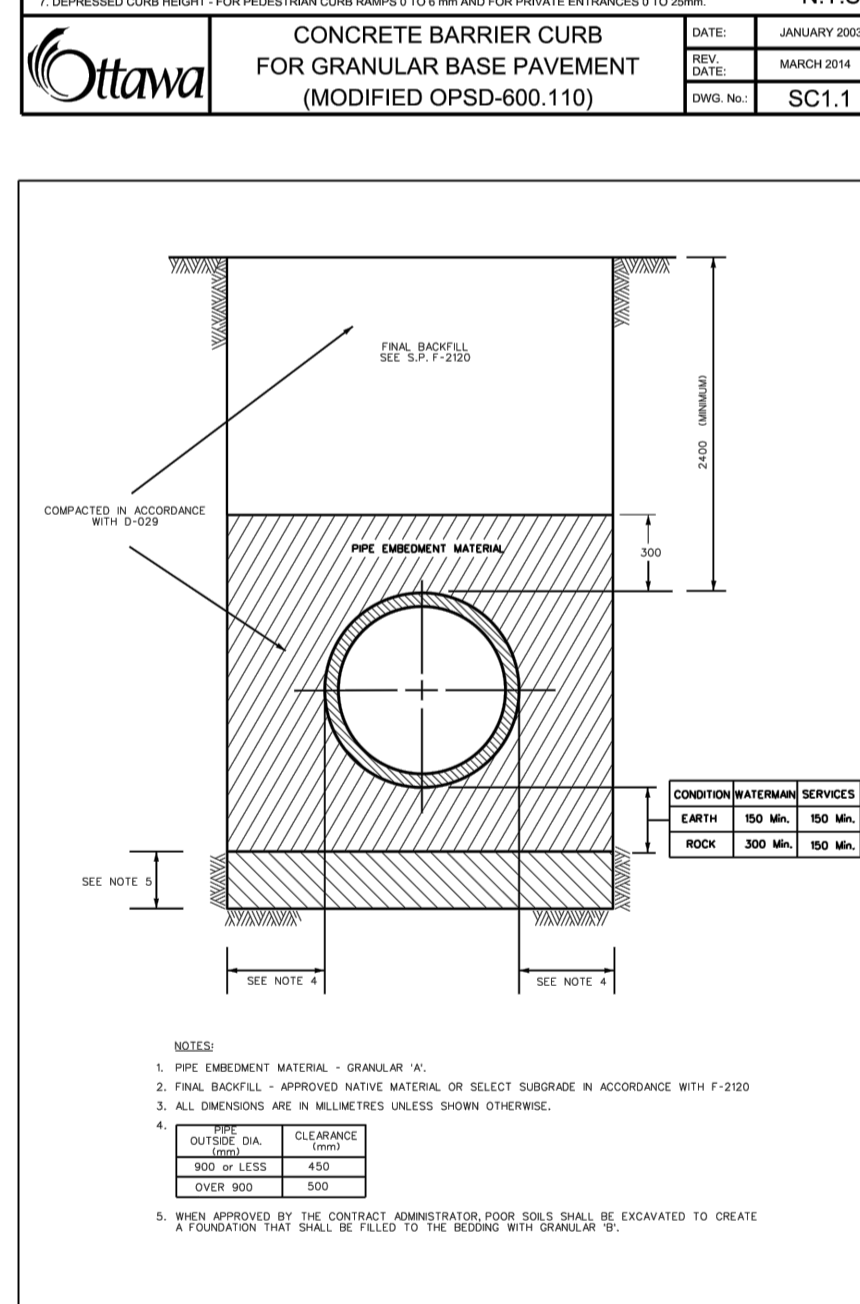
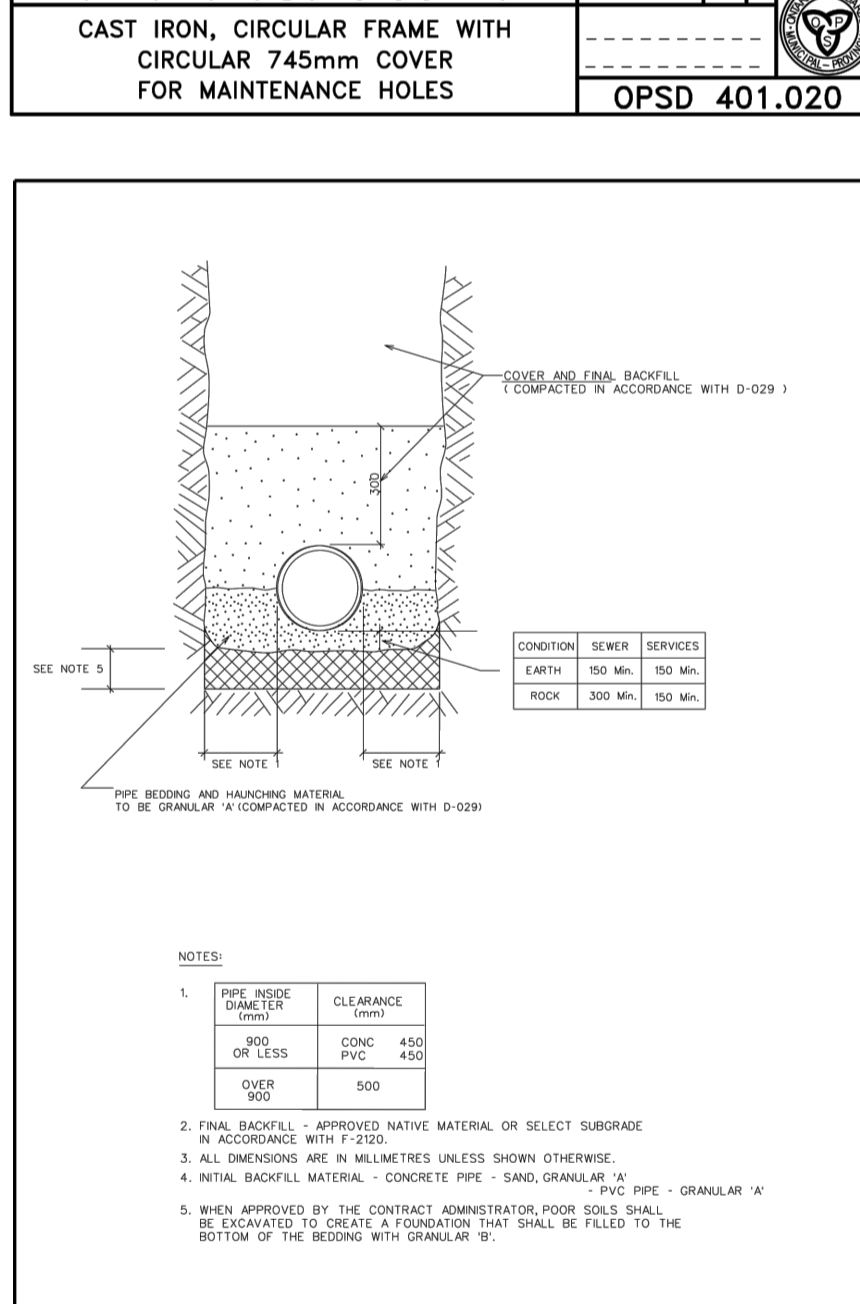
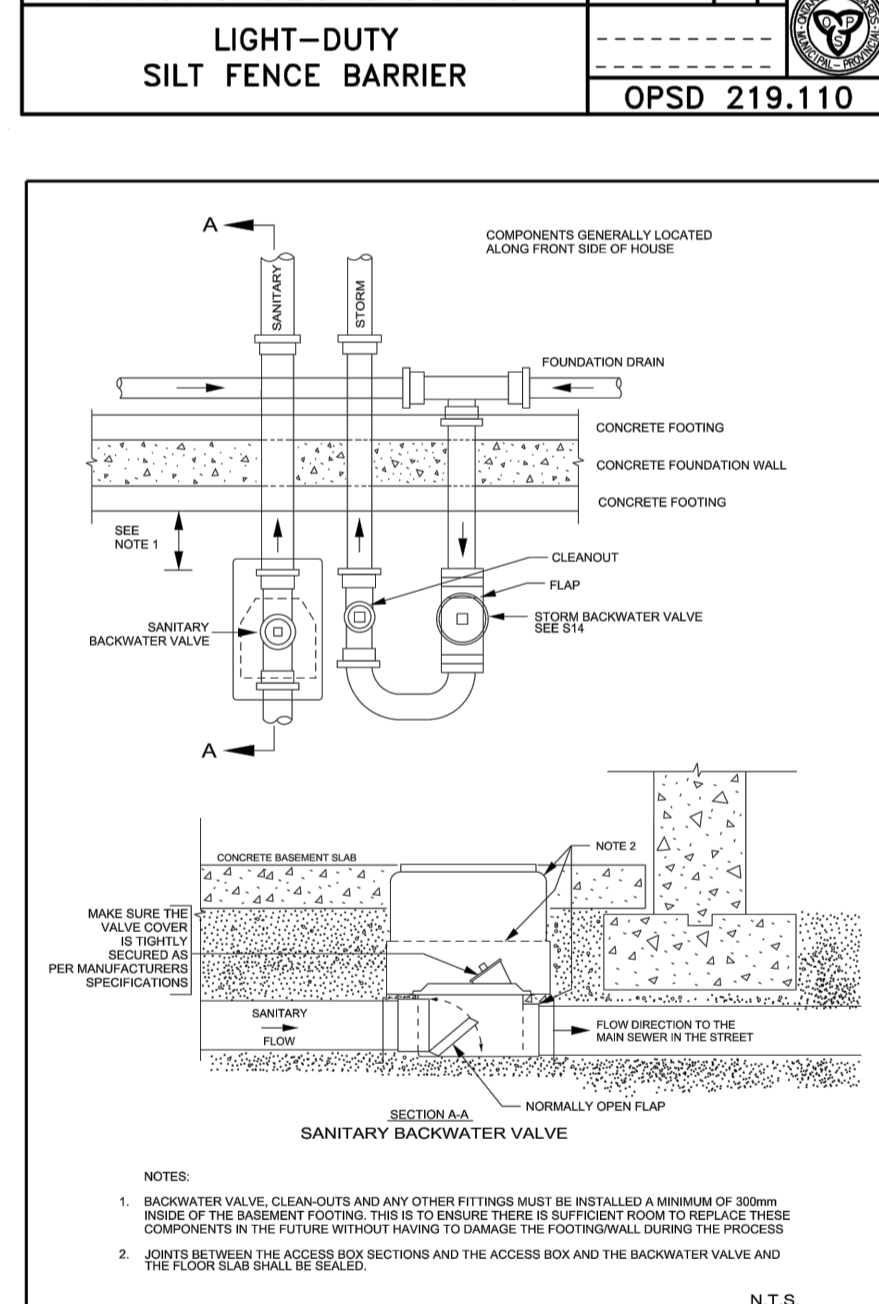
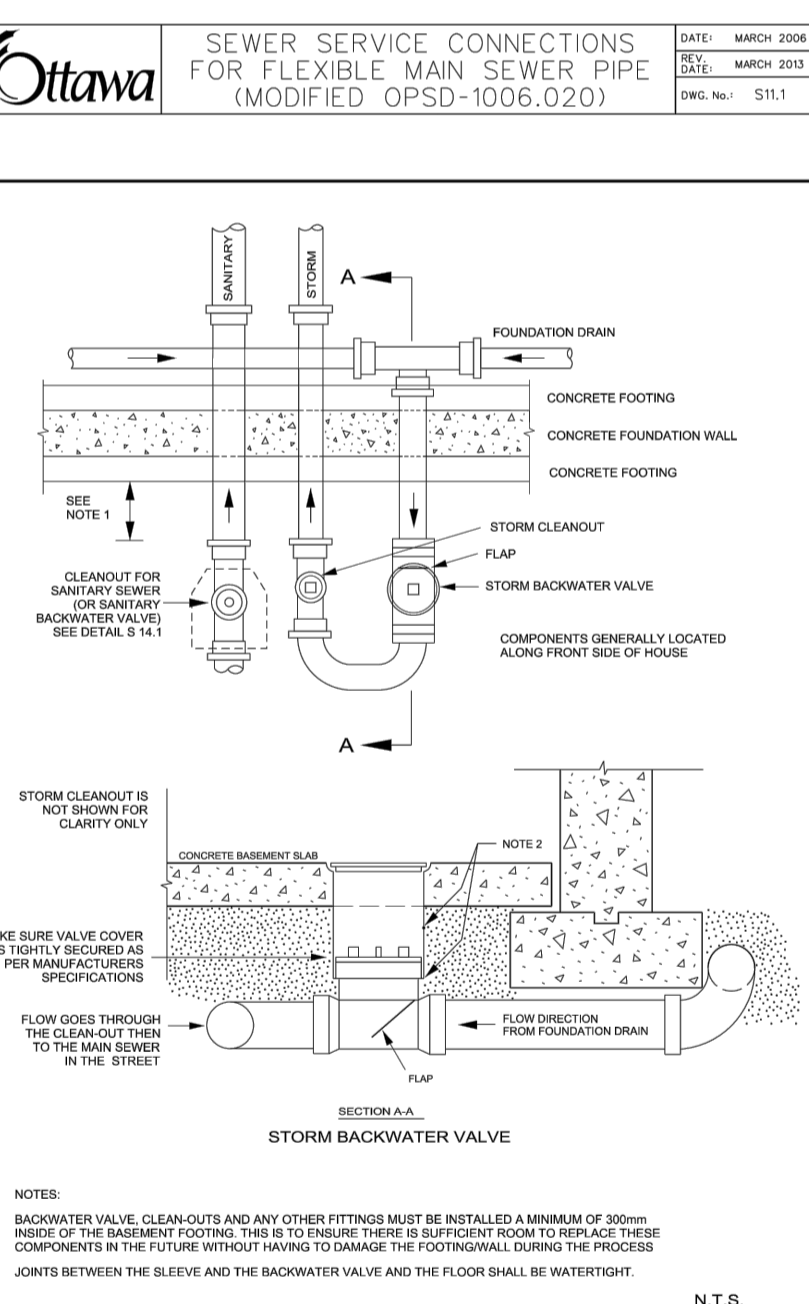
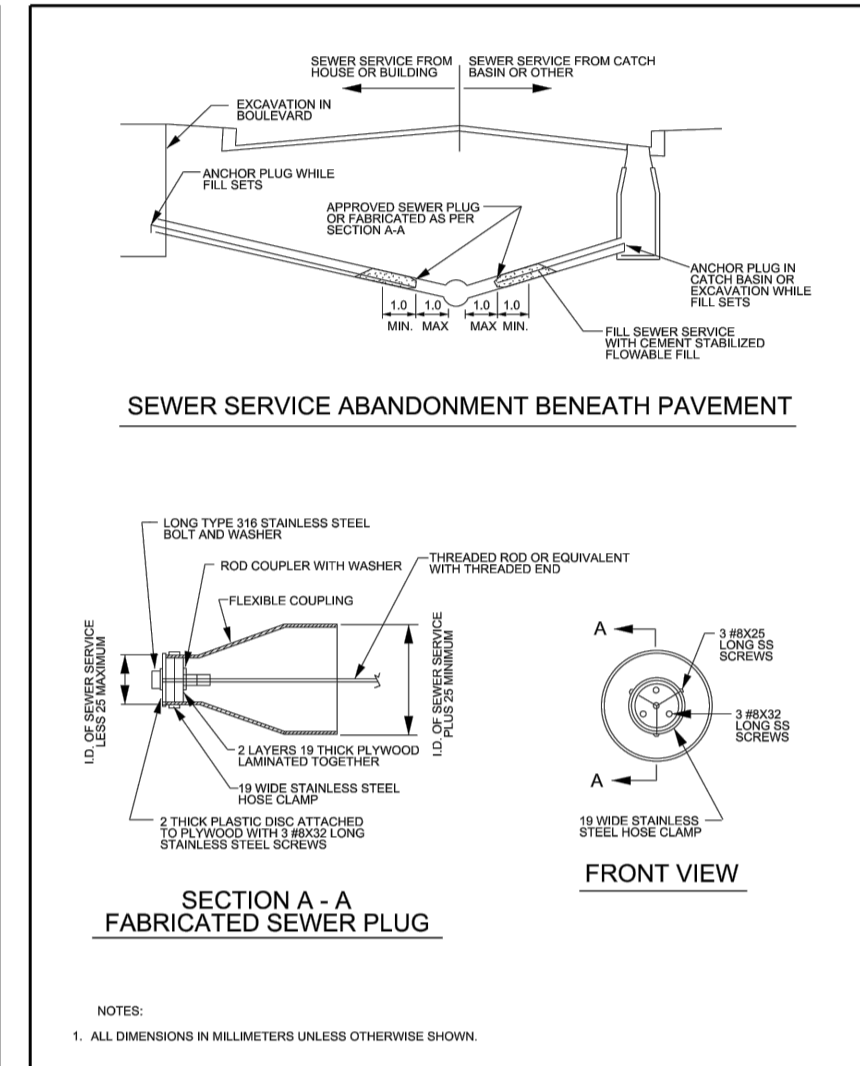
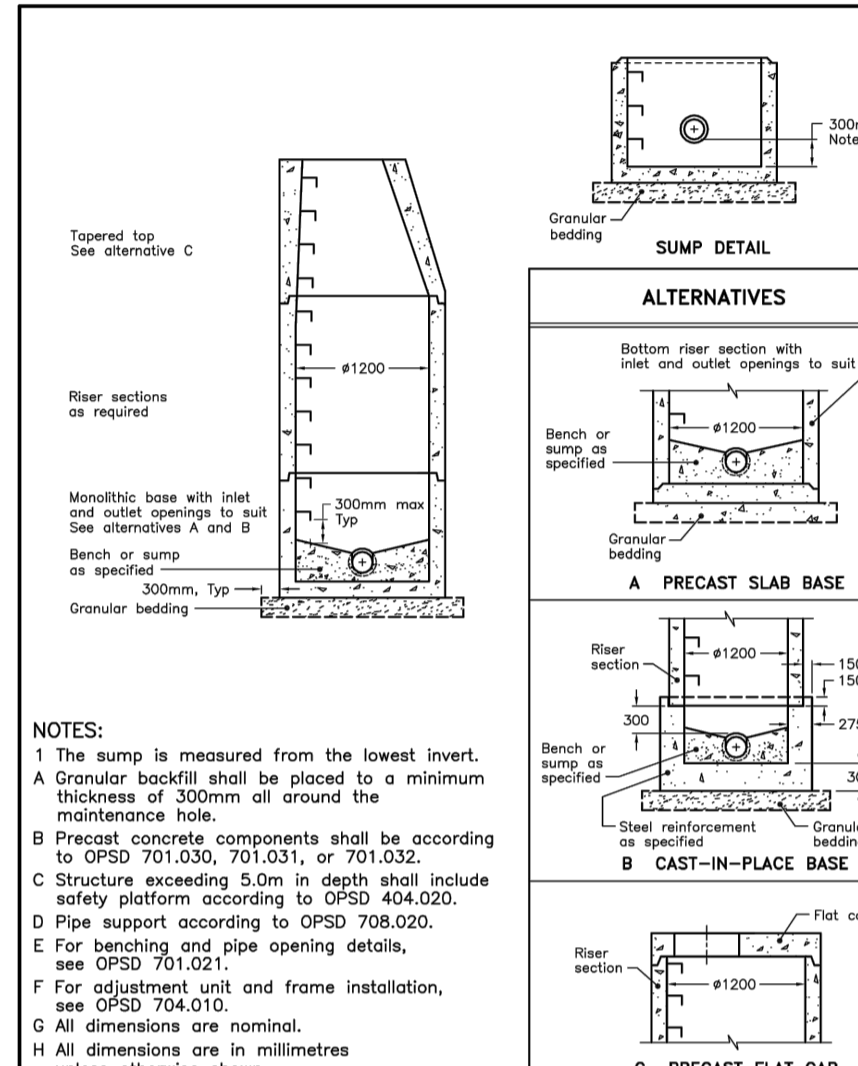
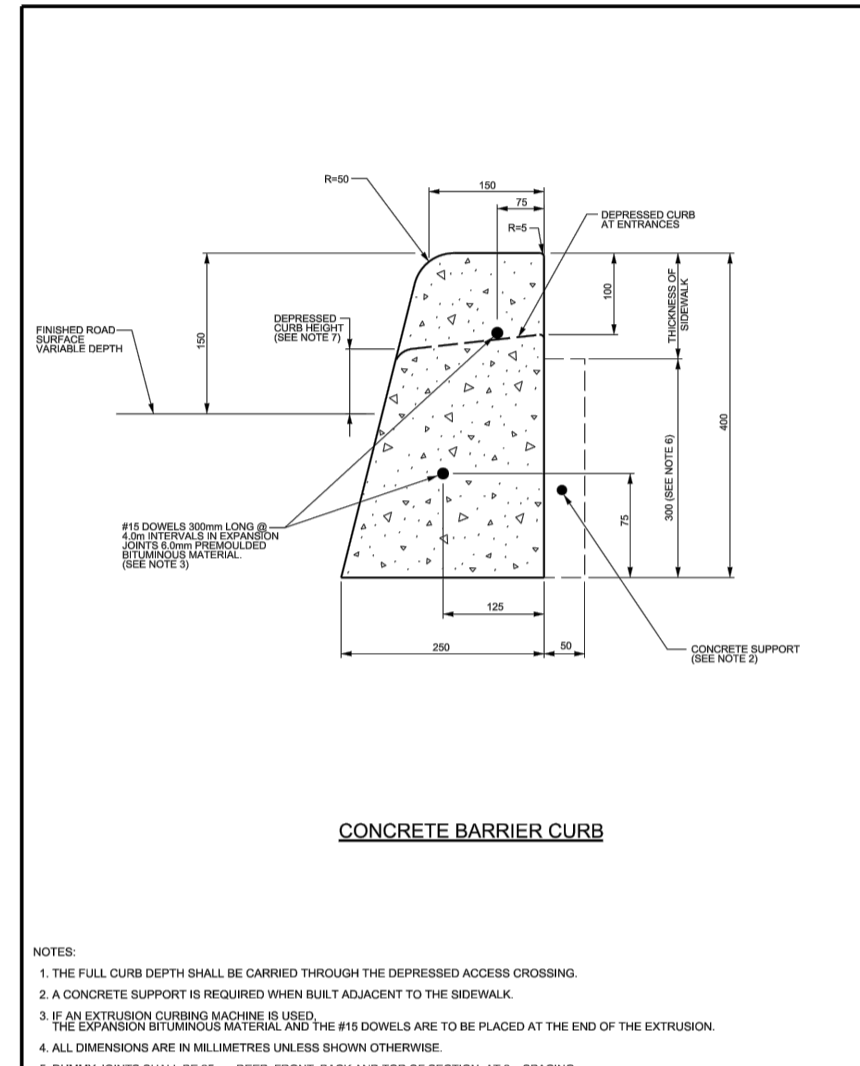
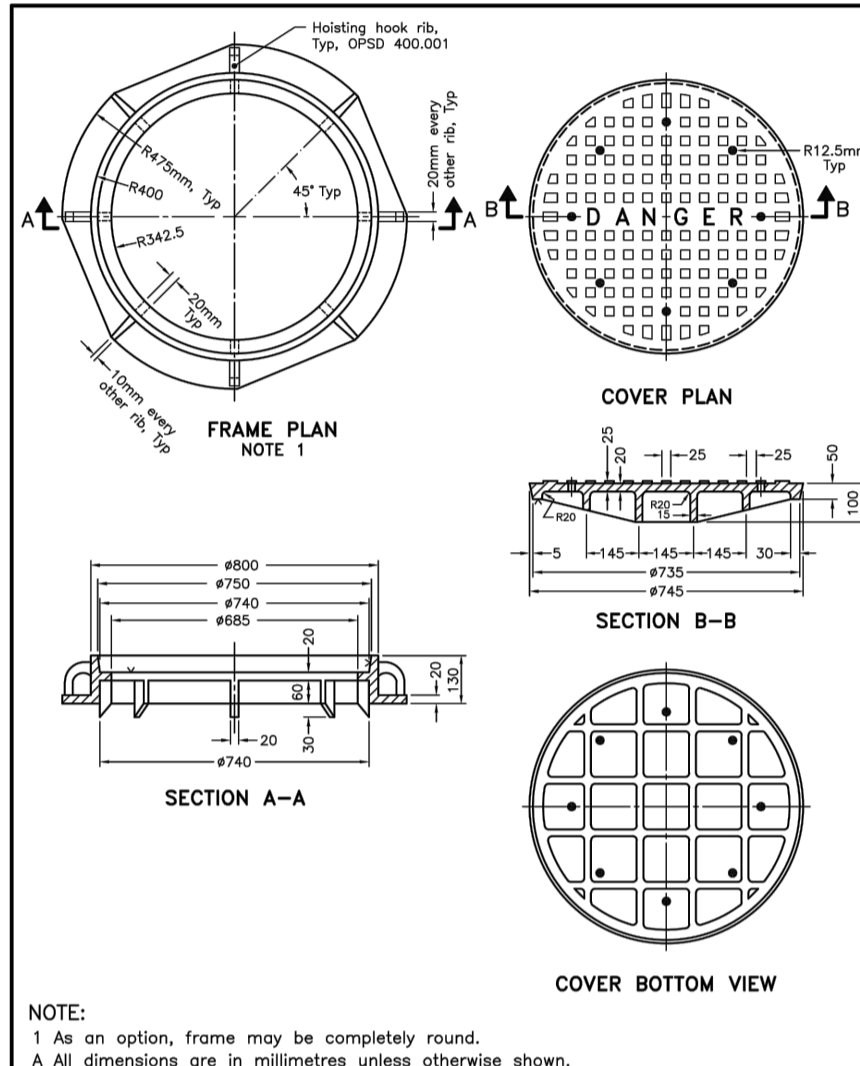
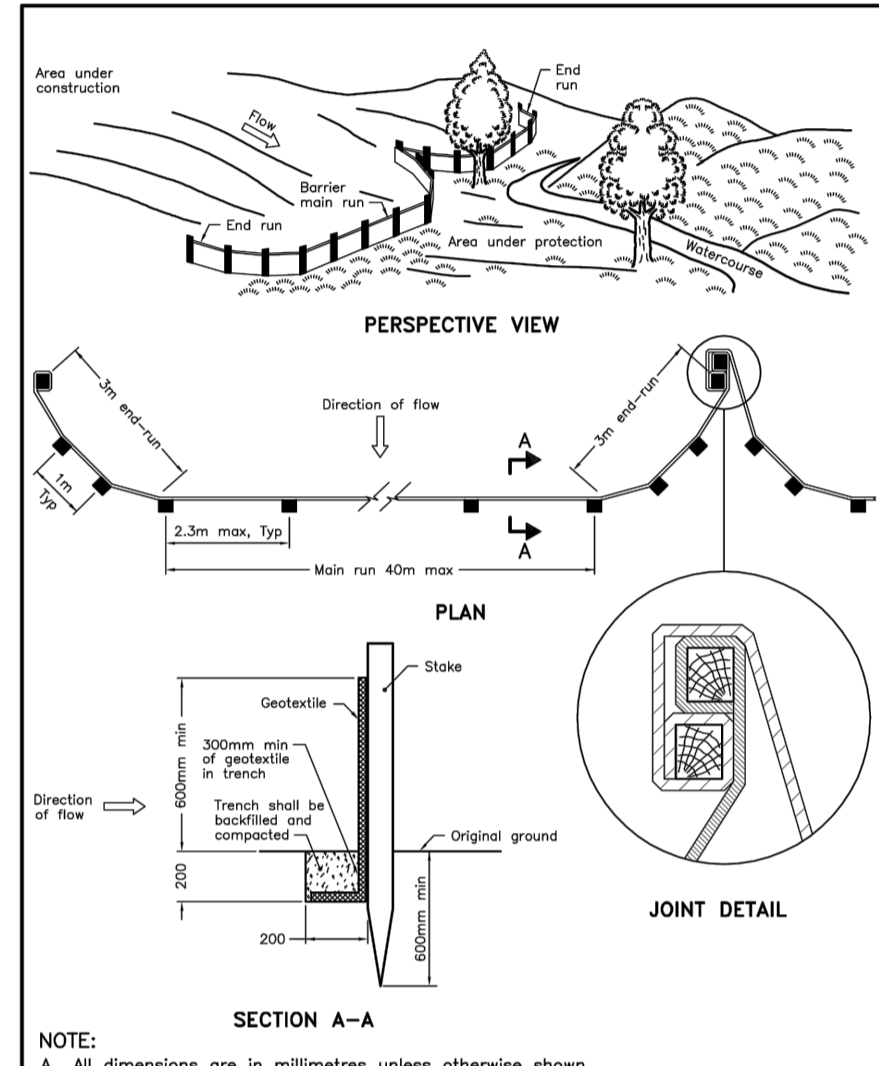
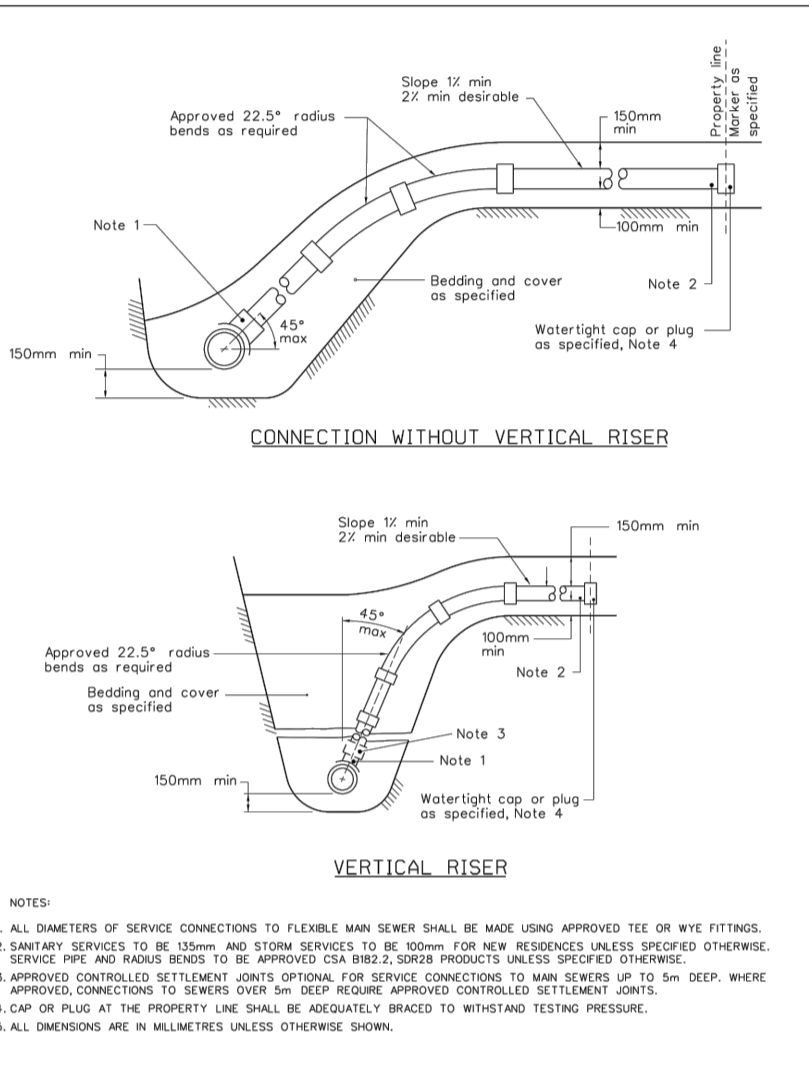
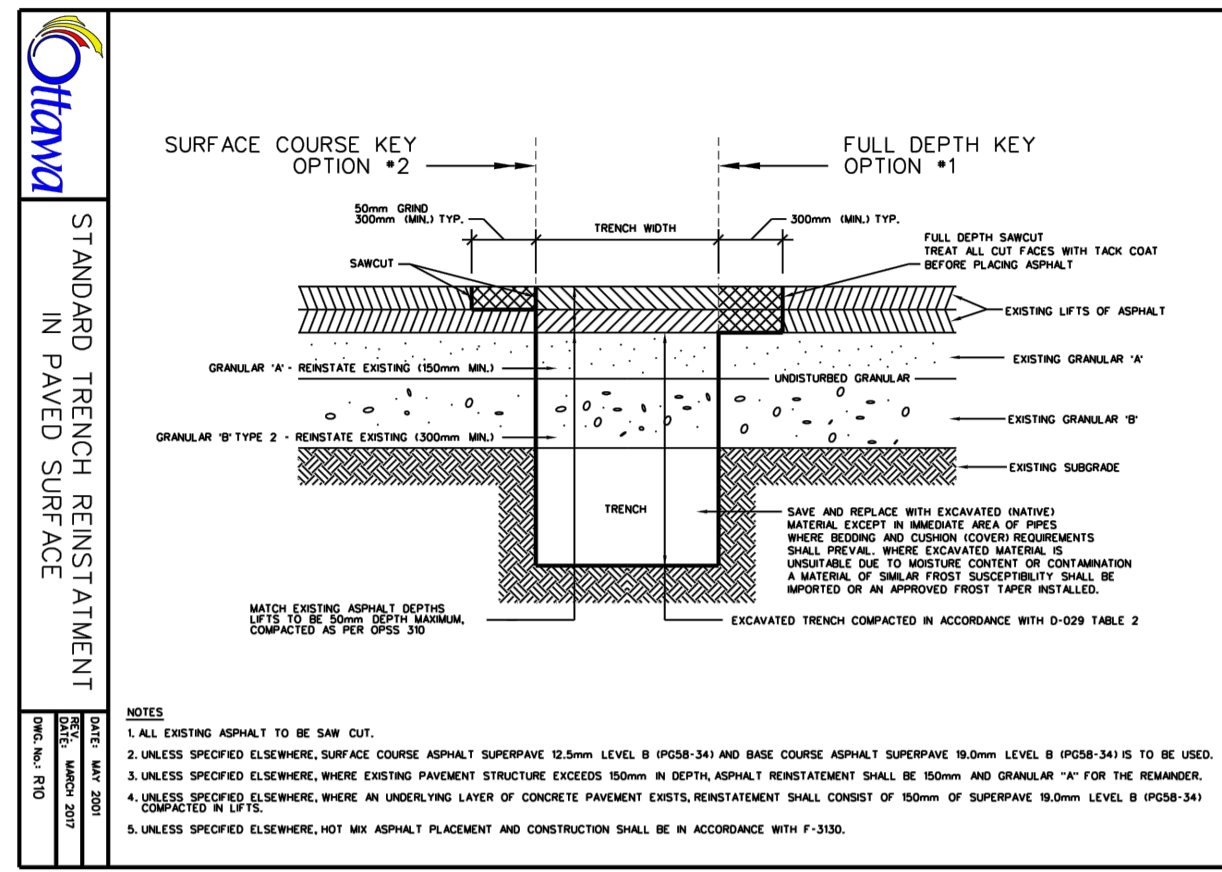
PROJECT
PROPOSED ADDITION TO MIXED USE BUILDING 1252 WELLINGTON ST., OTTAWA, ON.

DRAWING TITLE
POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO.
210883

DATE
JANUARY 2022





USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE THE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENT, 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.

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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 NOTATION HEREON, SPECIFICATIONS OR OTHER WRITTEN APPROVALS 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.

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

IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL 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 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.

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ISSUED FOR SITE PLAN APPROVAL K.H. 16 MAR 2022

No.	REVISIONS	BY	DATE
01			

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

LICENCED PROFESSIONAL ENGINEER
 V. JOHNSON
 100510576
 March 2022
 PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

CLIENT: WELLINGTON HURON COMMERCIAL INC.

DESIGNED BY: K.H. DRAWN BY: M.A. APPROVED BY: V.J.

PROJECT: PROPOSED ADDITION TO MIXED USE BUILDING 1252 WELLINGTON ST., OTTAWA, ON.

DRAWING TITLE: CONSTRUCTION DETAIL PLAN

PROJECT NO: 210883
 DATE: JANUARY 2022

C901