

# PROPOSED 9-STOREY MULTI-USE BUILDING

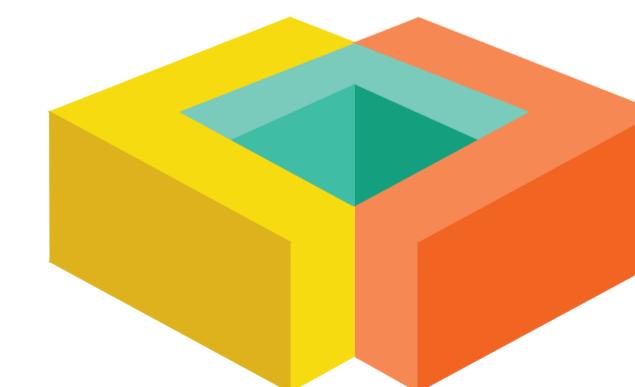
## 1509 MERIVALE ROAD, OTTAWA, ON.

REVISION 02



KEY PLAN (N.T.S.)

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**LR**

ENGINEERING | INGÉNIERIE

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

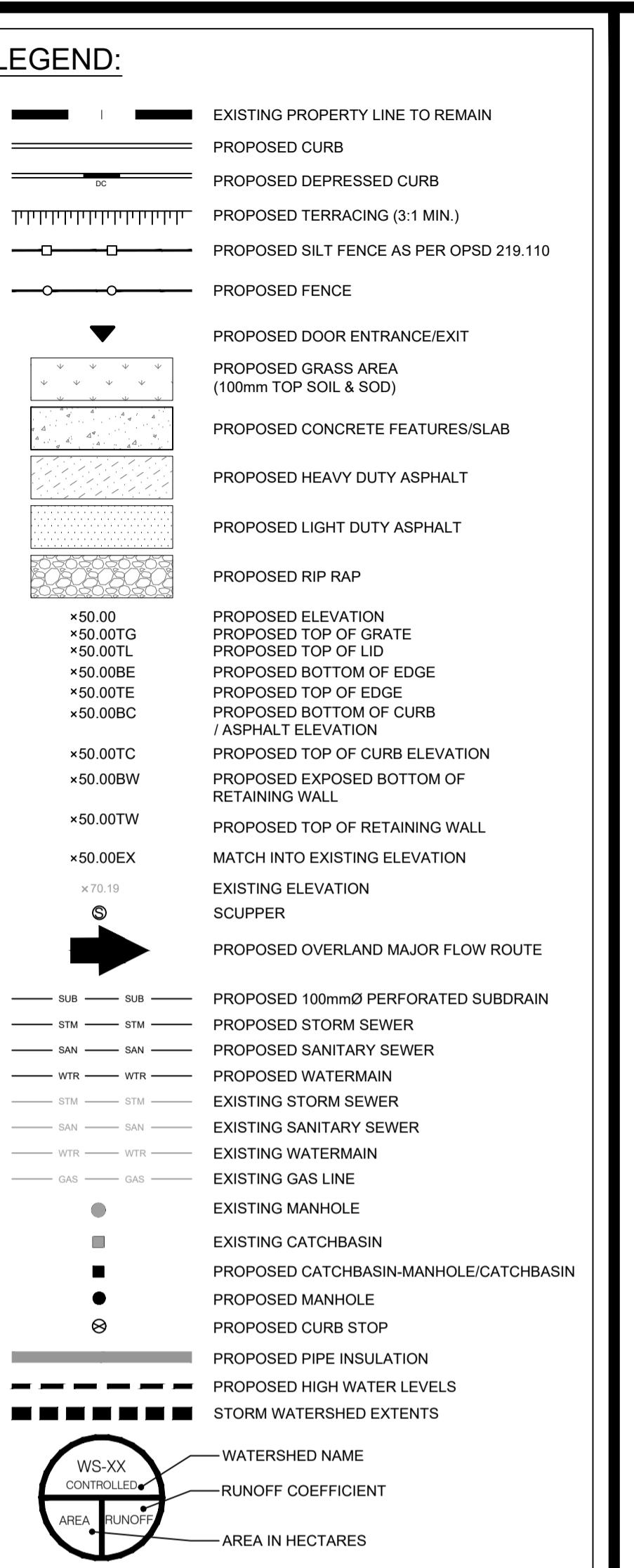
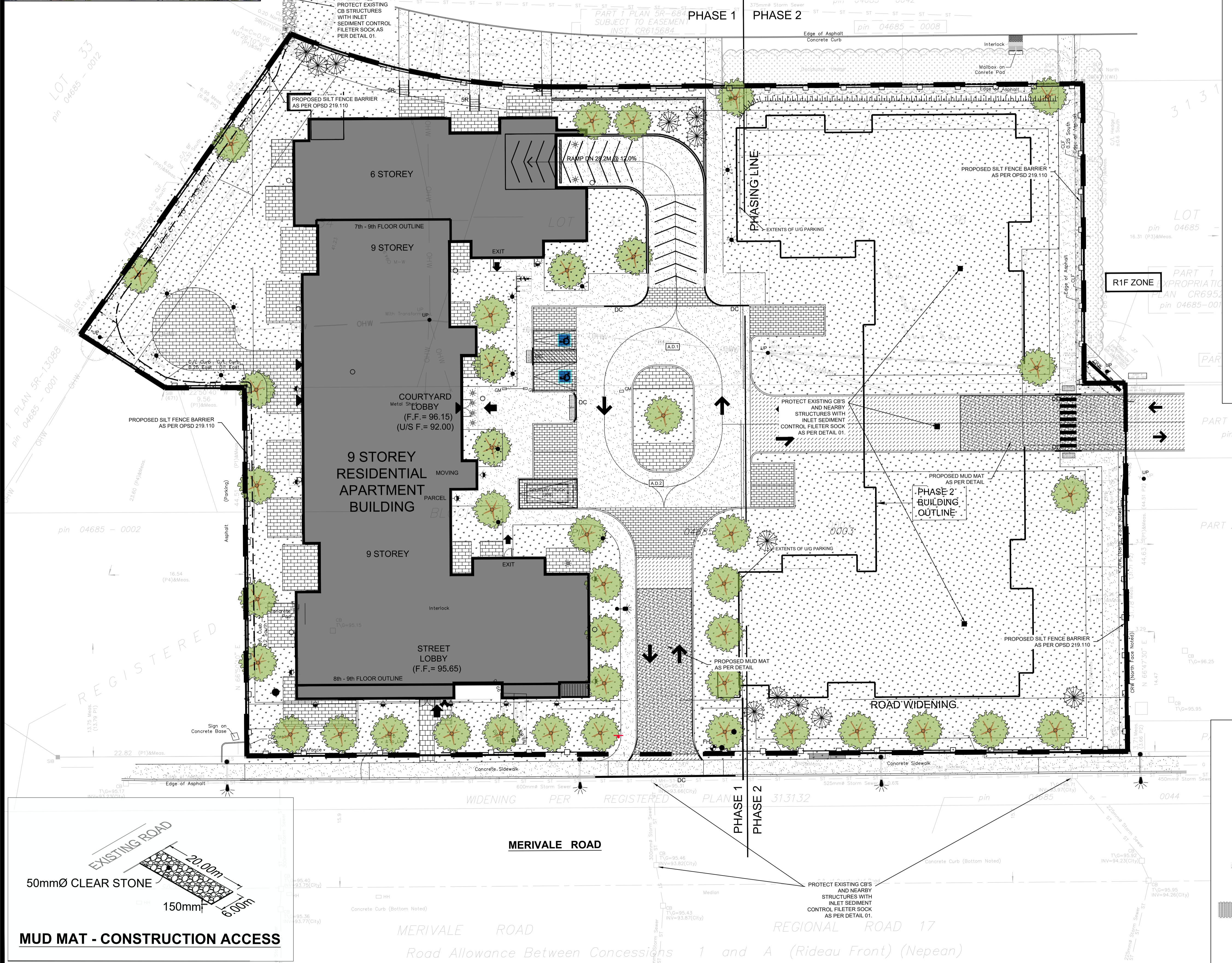


NOT AUTHENTIC UNLESS SIGNED AND DATED

D07-12-21-0233

NO. 18657





**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 CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE CONTRACT AGREEMENT, CONTRACT CONDITIONS, CONTRACTOR'S SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND UNLESS OTHERWISE PROVIDED, THE CONTRACT DOCUMENTS ARE NOT COMPLETELY DELINEATED HEREIN SHALL BE CONSTRUCTED AS THE SAME MATERIALS AND DETAILED SIMILARLY AS THE WORK SHOWN MORE COMPLETELY ELSEWHERE.

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 CONDITIONS AND REQUIREMENTS OF THE DRAWINGS, AND NOT BEEN ADVISED OF ANY CONDITIONS WHICH ARE NOT SHOWN OR NOT COMPLETELY DELINEATED. THE CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK TO BE DONE. THE CONTRACTOR SHALL NOT RELY ON THE DRAWINGS FOR THE RESPONSIBILITY AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THAT THE BID PRICE, NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE MADE.

UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR OTHER PERSONS MAKE ANY CHANGES TO THE DRAWINGS, THE CONTRACTOR IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SECURITIES, AND PROCEDURES USED TO DO THE WORK. THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THE DRAWINGS, ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK TO BE DONE. THE CONTRACTOR SHALL NOT RELY ON THE DRAWINGS FOR THE RESPONSIBILITY AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THAT THE BID PRICE, NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE MADE.

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR OTHER PERSONS MAKE ANY CHANGES TO ANY REQUIREMENTS, PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT DRAFTING A WRITTEN CHANGE ORDER, THE CONTRACTOR 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 CHANGES MADE BY THE CONTRACTOR.

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 THE DRAWINGS, PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS WITHOUT THE 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.

**GENERAL NOTES:**

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE OWNERSHIP DOCUMENTS, BUT THE OWNER IS NOT RESPONSIBLE FOR THE LOCATION OF THESE UTILITIES. THE CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

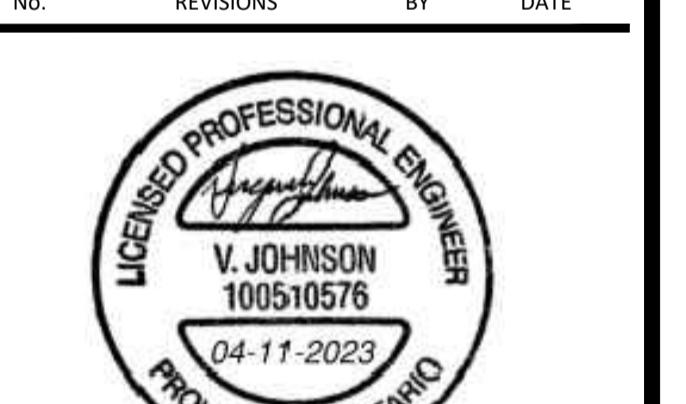
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CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

**SCALE: 1:250**

02 RE-ISSUED FOR MUNICIPAL APPROVAL T.H. 11 APR 2023  
01 ISSUE 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.

PROJECT

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

DRAWING TITLE

EROSION AND SEDIMENT CONTROL PLAN

PROJECT NO. 200255

DATE APRIL, 2023

C101

NO. 138657

D07-12-21-0233



LOT 16

LOT 17

LOT 18

LOT 19

## LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (31 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
- 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
- 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

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UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHAN'T BE USED AS A CONSTRUCTION DOCUMENT.

THE 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. THE SAFETY ASPECTS OF CONSTRUCTION, AND WHETHER OR NOT THE WORK IS PERFORMED IN A SAFE MANNER, ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK AND WHETHER OR NOT THE WORK IS PERFORMED IN A SAFE MANNER. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE MADE.

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## GENERAL NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE ENGINEER'S RECORDS, BUT ARE NOT DRAWN TO SCALE. THE CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

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5m 0 5 10m  
SCALE: 1:250

## KERRY CRESCENT pin 04685 - 0042

PART 1 PLAN 5R-6843 SUBJECT TO EASEMENT INST. NO. 615684

AS-0.06 (P1) &amp; Meas. SBR(671)(W) SBR(671)(W) SBR(671)(W)

N 23°08'30" W 114°49'10" W P1

A=33.86 N 114°49'10" W P1 &amp; Meas.

62.83 (P1) &amp; Meas.

Asphalt (Parking)

CLF Hedge E.6 South 36.20 (P1) &amp; Meas.

No. 42 Brick Dwelling (Brick Noted)

313132

SUB 100mmØ PERFORATED SUBDRAIN

STM 100mmØ PERFORATED SUBDRAIN

SAN 100mmØ PERFORATED SUBDRAIN

WTR 100mmØ PERFORATED SUBDRAIN

STM 100mmØ PERFORATED SUBDRAIN

SAN 100mmØ PERFORATED SUBDRAIN

WTR 100mmØ PERFORATED SUBDRAIN

GAS 100mmØ PERFORATED SUBDRAIN

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

## 1509-1531 MERIVALE ROAD EXISTING 10-UNIT STRIP MALL BUILDING TO BE DEMOLISHED

1 Storey Concrete Block and Stucco Sided Commercial Building

(Concrete Block Noted)

pin 04685 - 0002

BLOCK PIN 04685 - 0003

A

REMOVE EXISTING STORM STRUCTURES AND ABANDON LEADS UP TO CITY STORM SEWER AS PER CITY OF OTTAWA STD DETAIL S11.4. ANY ASPHALT REINSTATEMENT SHALL MATCH EXISTING GRANULAR AND ASPHALT THICKNESS. CONTRACTOR TO COMPLETE ROAD CUT AS PER CITY OF OTTAWA STD DETAIL R10.

## WIDENING PER REGISTERED PLAN 313132

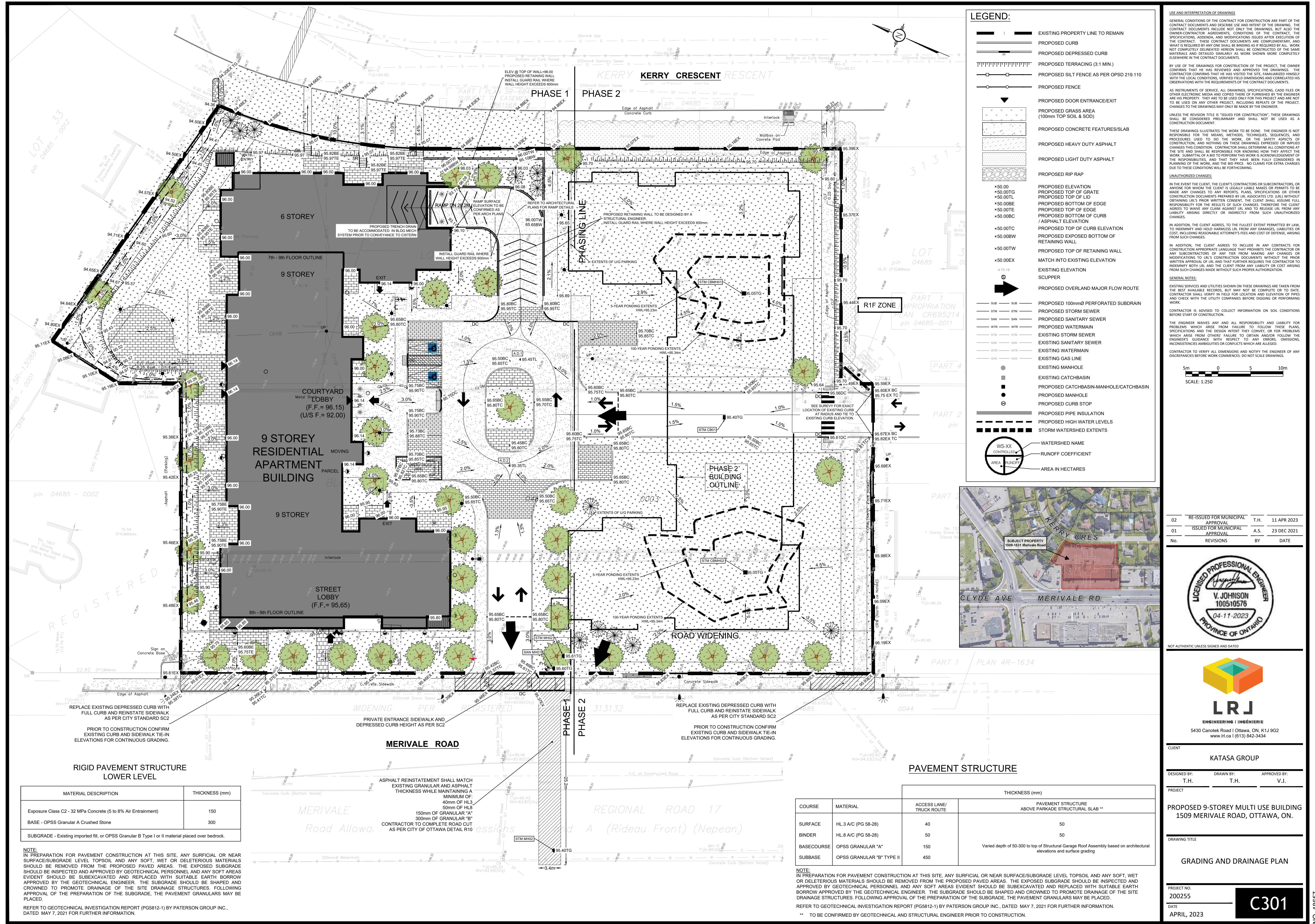
MERIVALE ROAD

REGIONAL ROAD 17

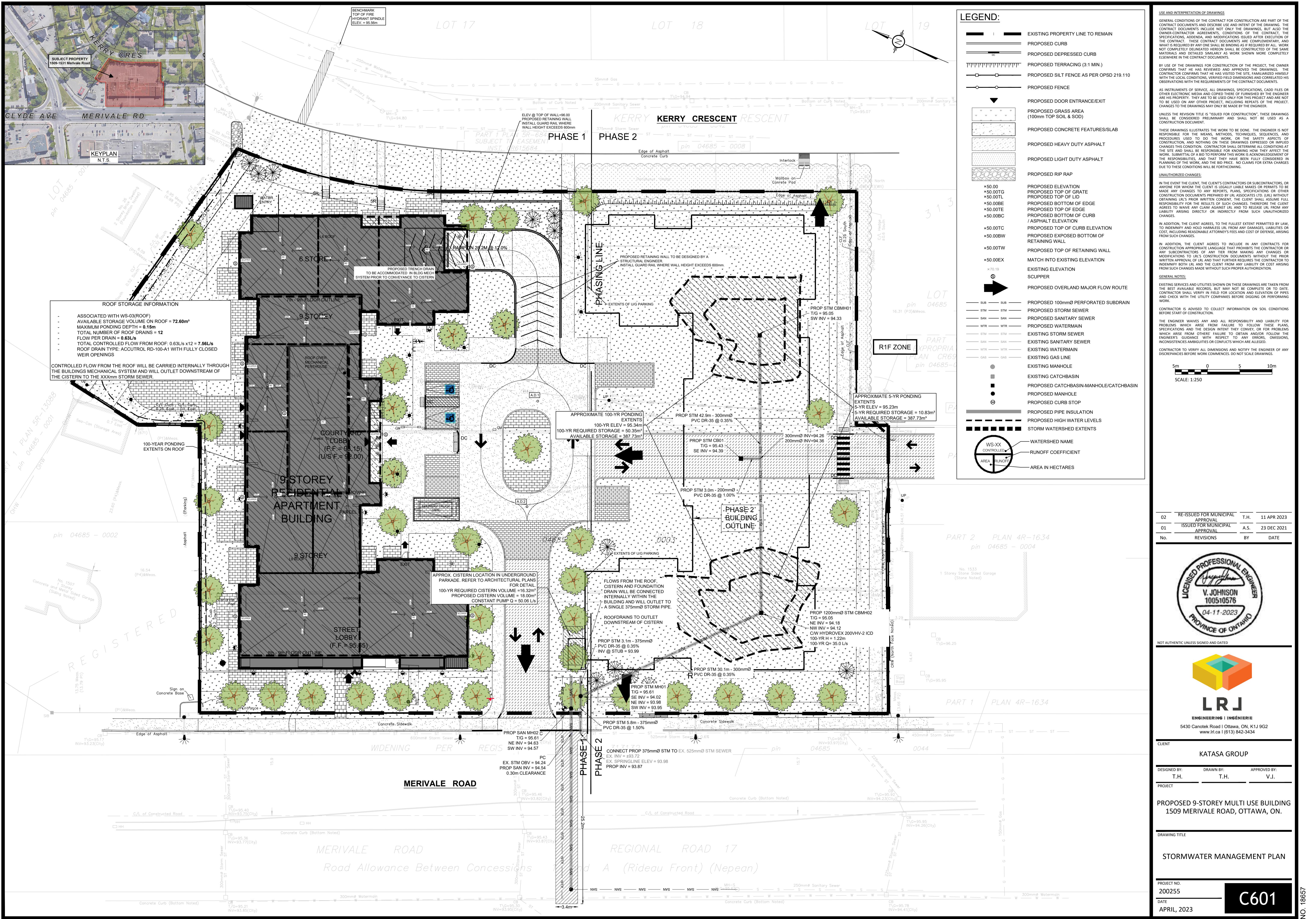
C/L of Constructed Road

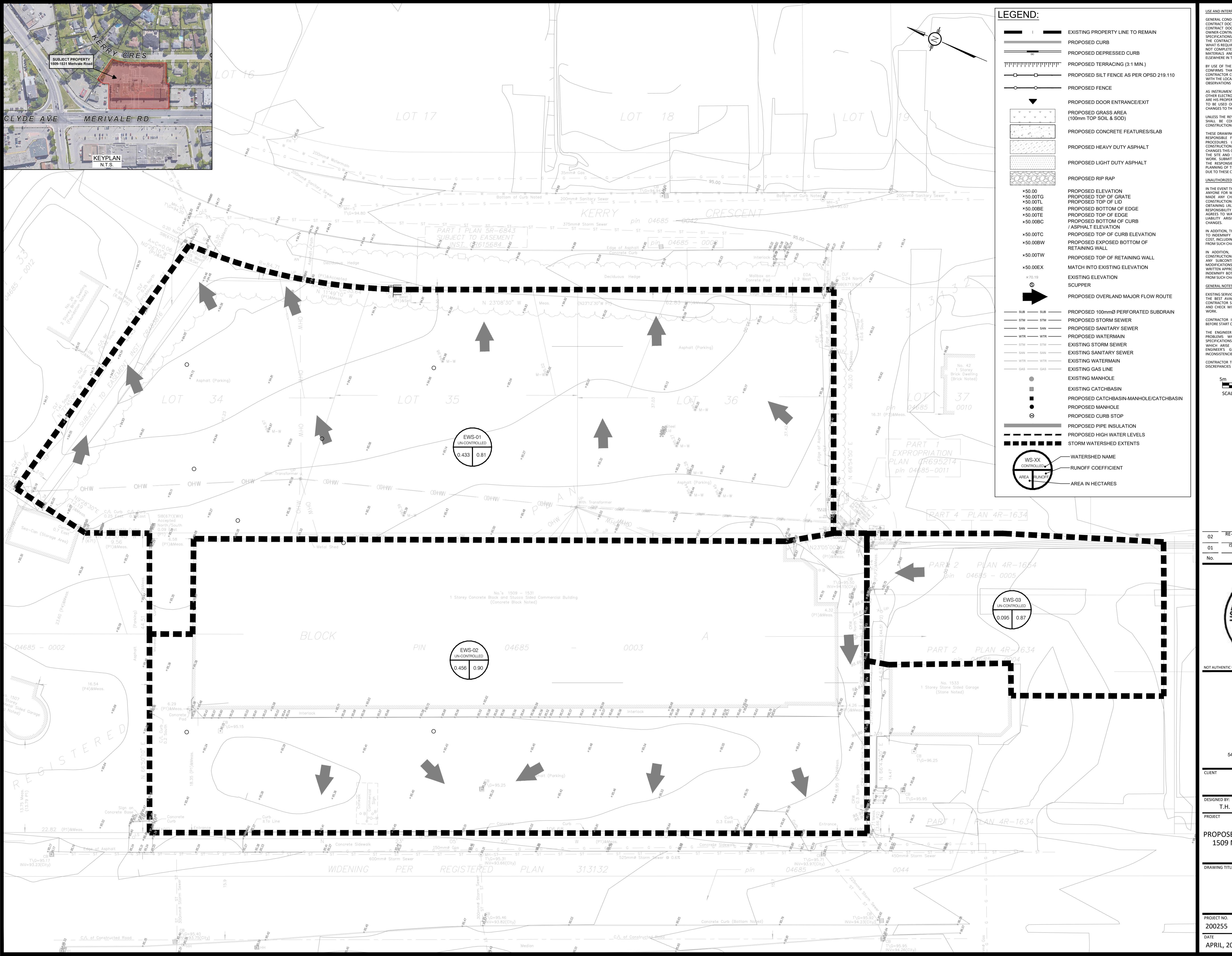
Concrete Curb (Bottom Noted)

CB (Bottom Noted)









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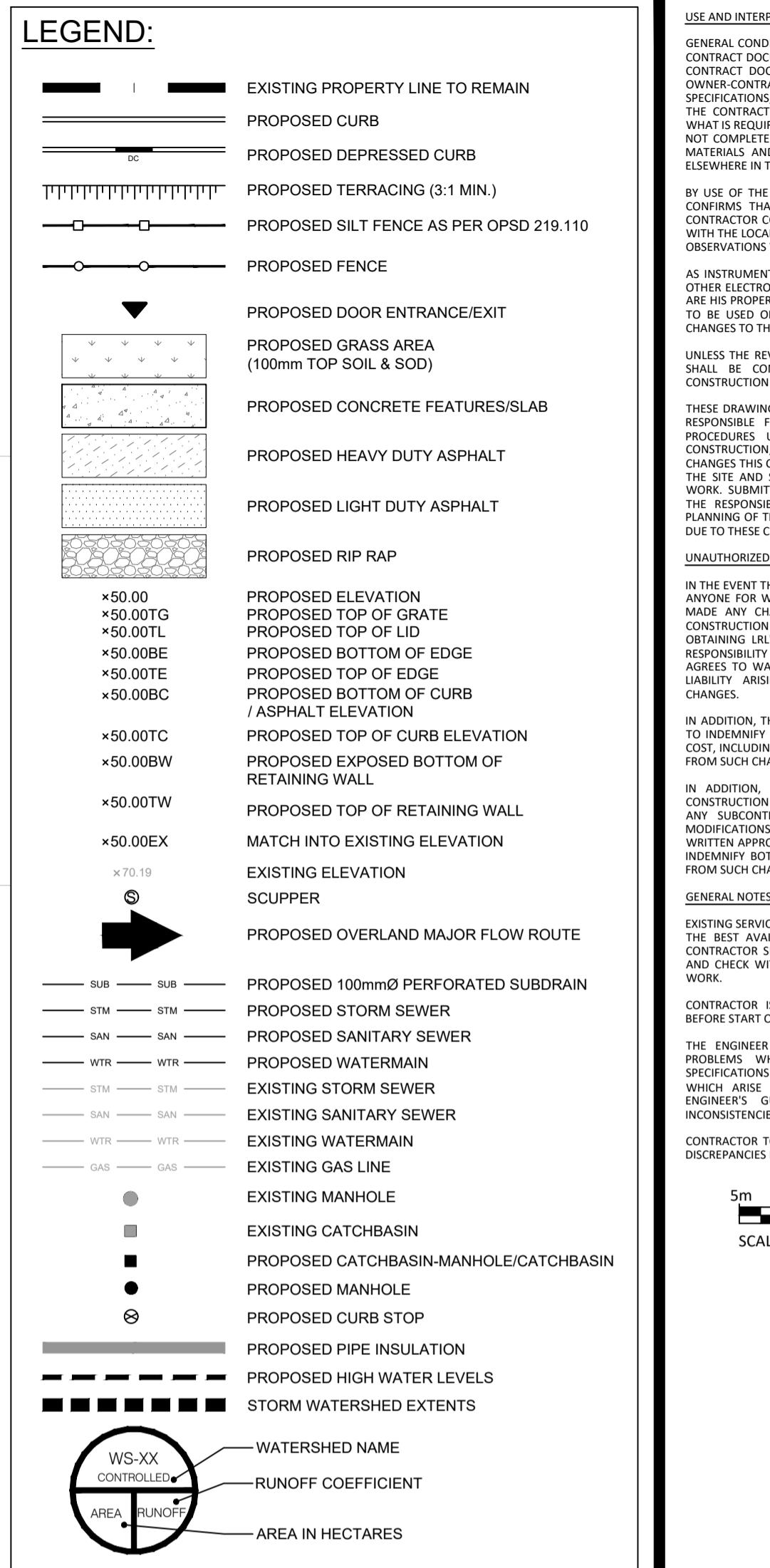
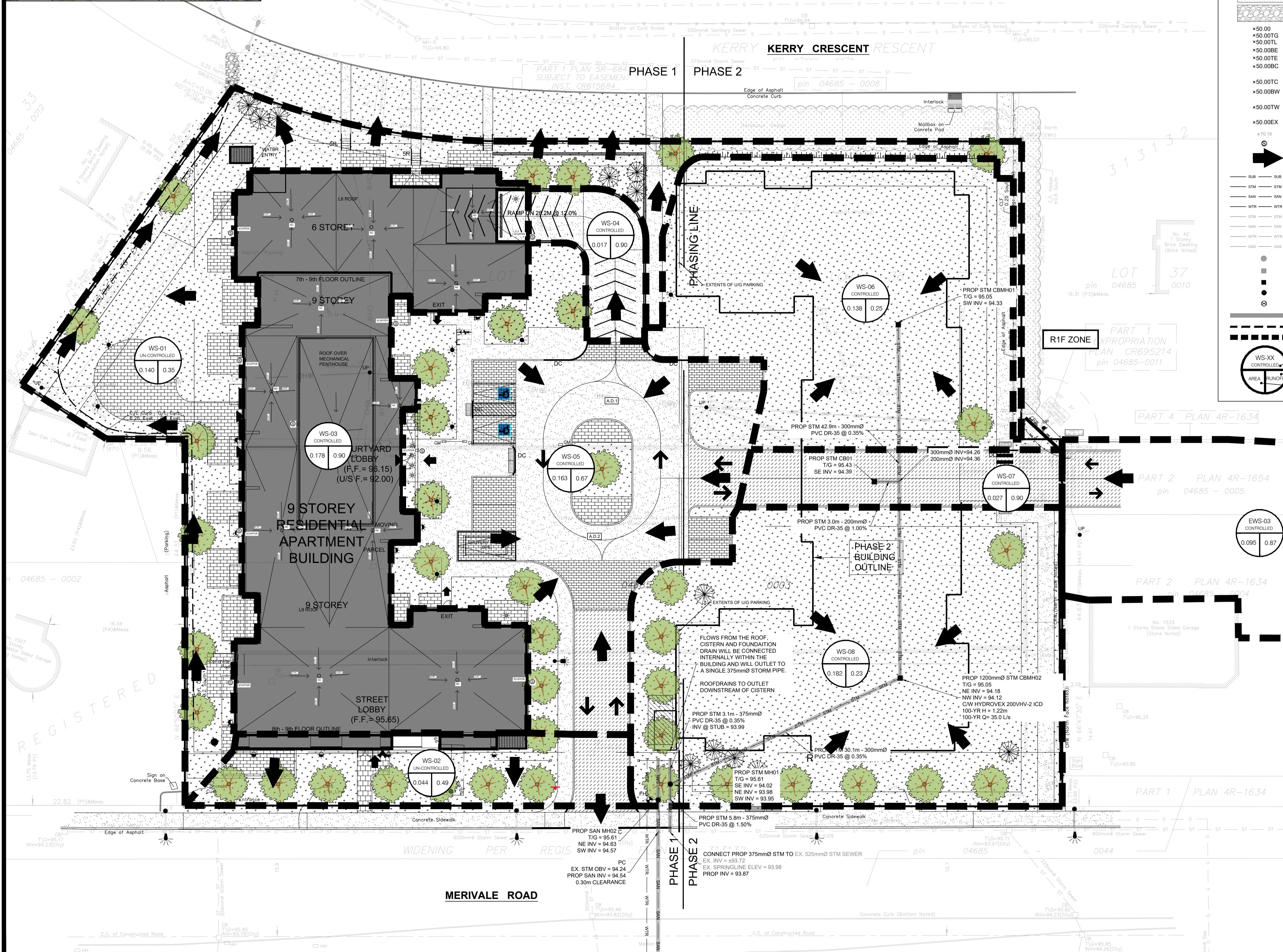
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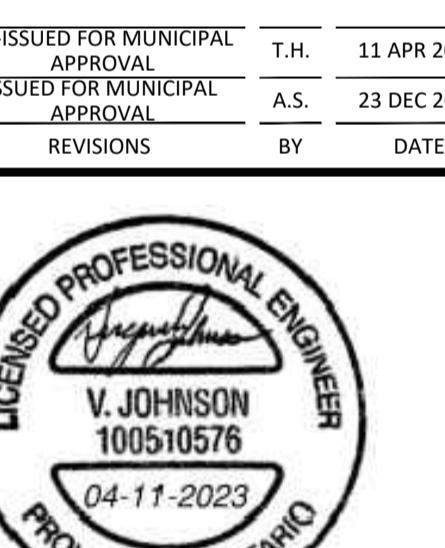
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5m 0 5 10m

SCALE: 1:250



**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

**C702**

**NO. 18657**

D07-12-21-0233

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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 DRAWING SPECIFICATIONS, THE CONTRACT DOCUMENTS, THE CONTRACT CONDITIONS, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND UNLESS OTHERWISE PROVIDED, THE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS NOT COMPLETELY DELINQUENT. HERON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS THE 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 CONDITIONS AND REQUIREMENTS OF THE DRAWINGS, AND SUBMITTED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES, OR OTHER ELECTRONIC DATA, AND INFORMATION PROVIDED THEREOF BY THE ENGINEER ARE THE PROPERTY OF THE ENGINEER. THE CONTRACTOR SHALL NOT USE OR COPY THESE DRAWINGS OR INFORMATION, EXCEPT AS PROVIDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. THE CONTRACTOR SHALL NOT USE OR COPY THESE DRAWINGS OR INFORMATION, EXCEPT AS PROVIDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PAY FOR ANY CHANGES MADE TO THE DRAWINGS. 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. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK. THE CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. THE CONTRACTOR SHALL NOT USE OR COPY THESE DRAWINGS OR INFORMATION, EXCEPT AS PROVIDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PAY FOR ANY CHANGES MADE TO THE DRAWINGS. UNLESS THE REVISION TITLE IS ISSUED FOR CONSTRUCTION, THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

UNAUTHORIZED CHANGES:  
 IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR OTHER PERSONS MAKE CHANGES TO THE DRAWINGS, THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY CHANGES, PLANS, SPECIFICATIONS, OR OTHER DRAWINGS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT DRAFTING A WRITTEN REQUEST FOR CHANGES. THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY CHANGES MADE TO THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PAY FOR ANY CHANGES MADE TO THE DRAWINGS. UNLESS THE REVISION TITLE IS ISSUED FOR CONSTRUCTION, THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

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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 UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS, OR ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO THE DRAWINGS, PLANS, SPECIFICATIONS, OR OTHER DRAWINGS PREPARED BY LRL WITHOUT DRAFTING A WRITTEN REQUEST FOR CHANGES, PLANS, SPECIFICATIONS, OR OTHER DRAWINGS PREPARED BY 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.

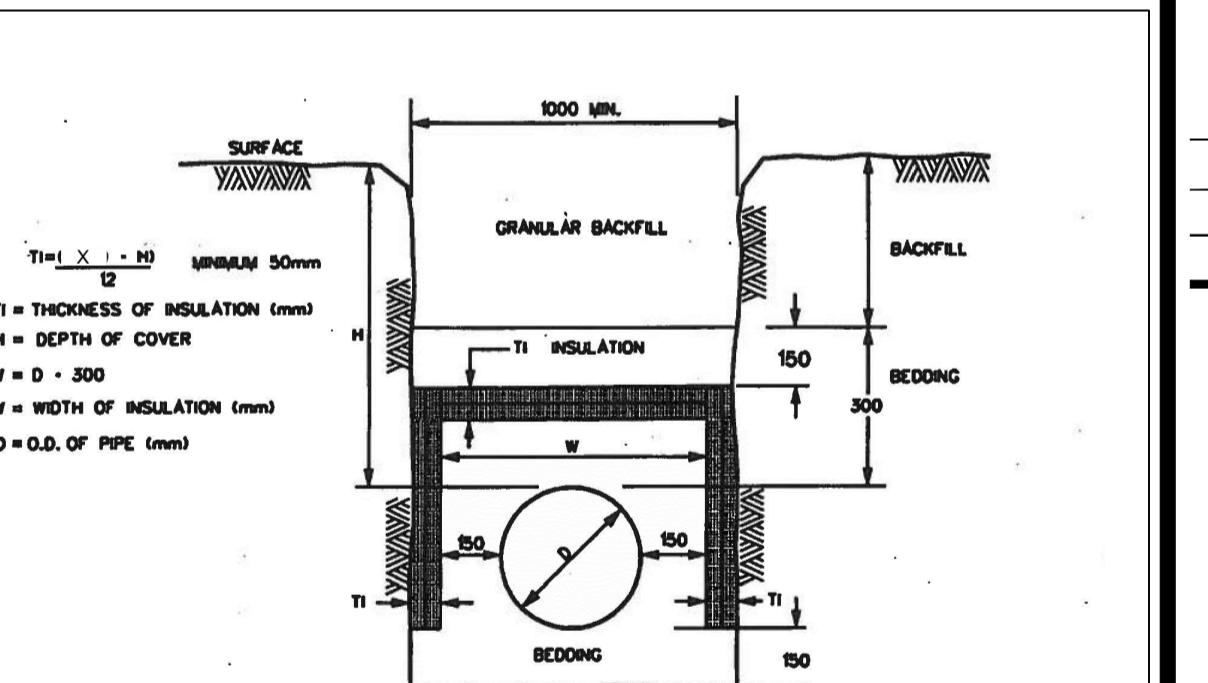
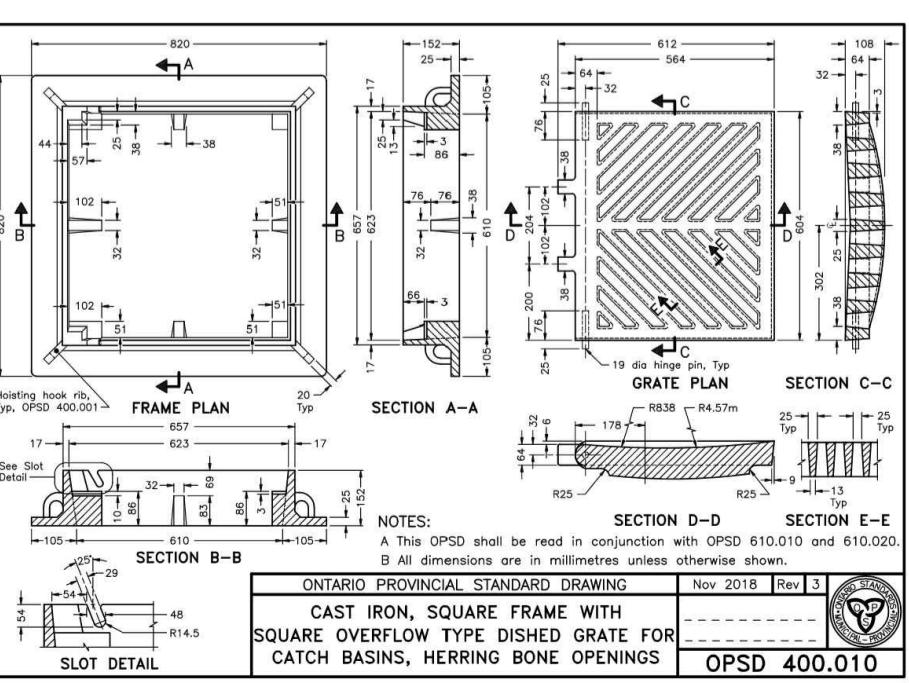
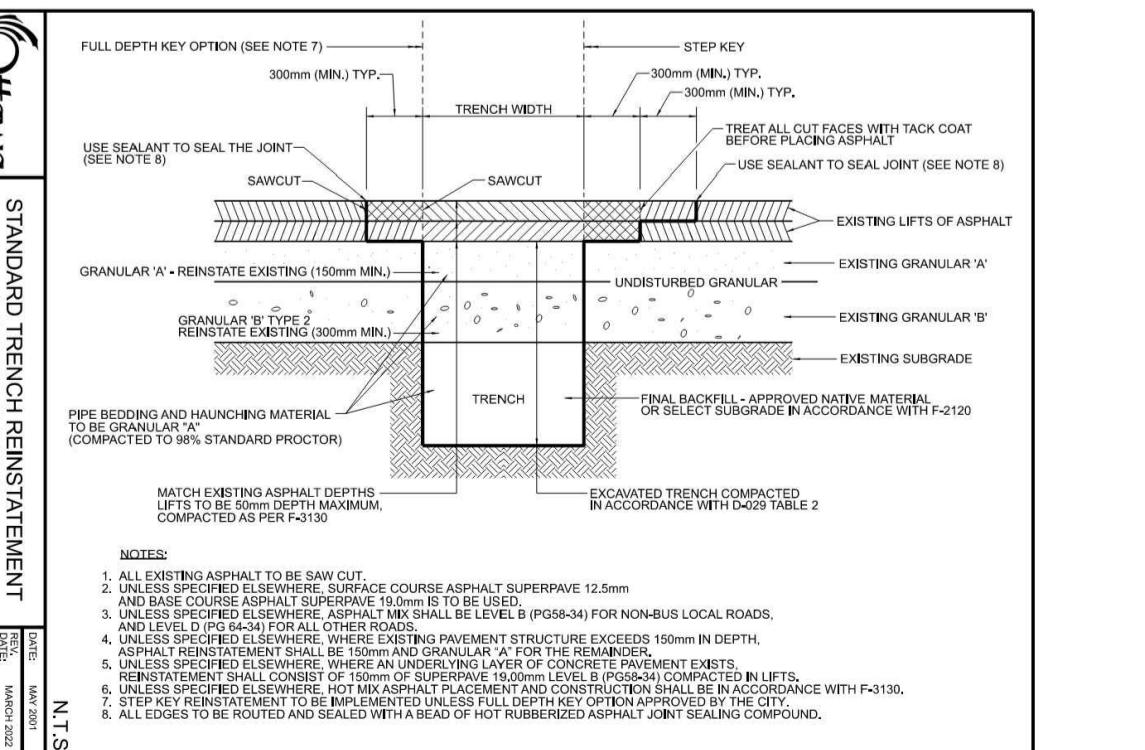
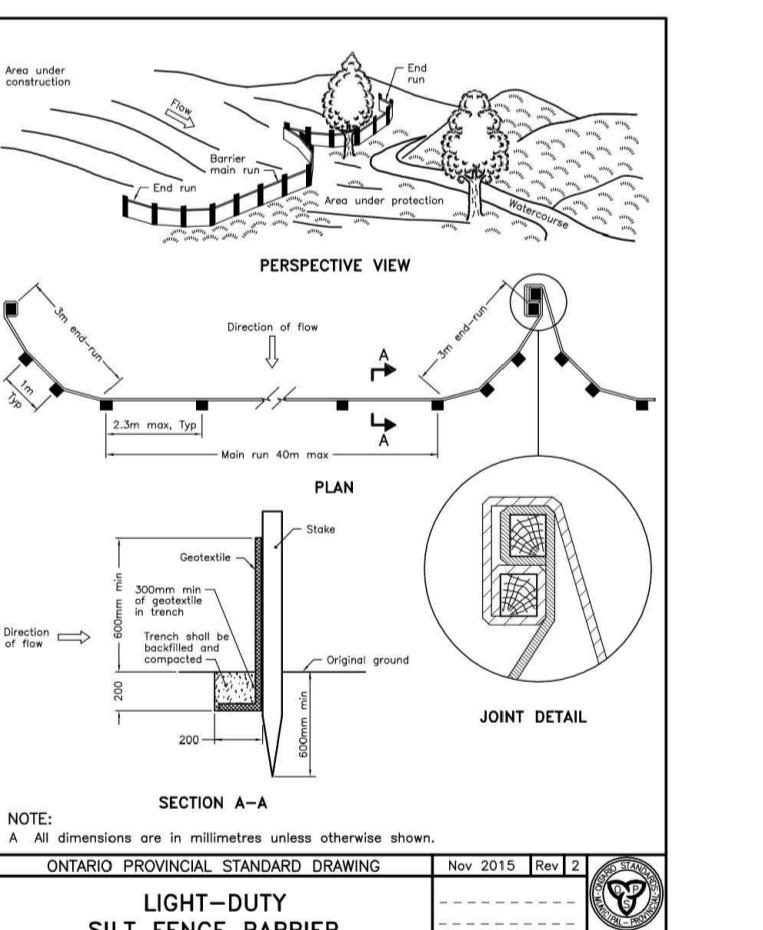
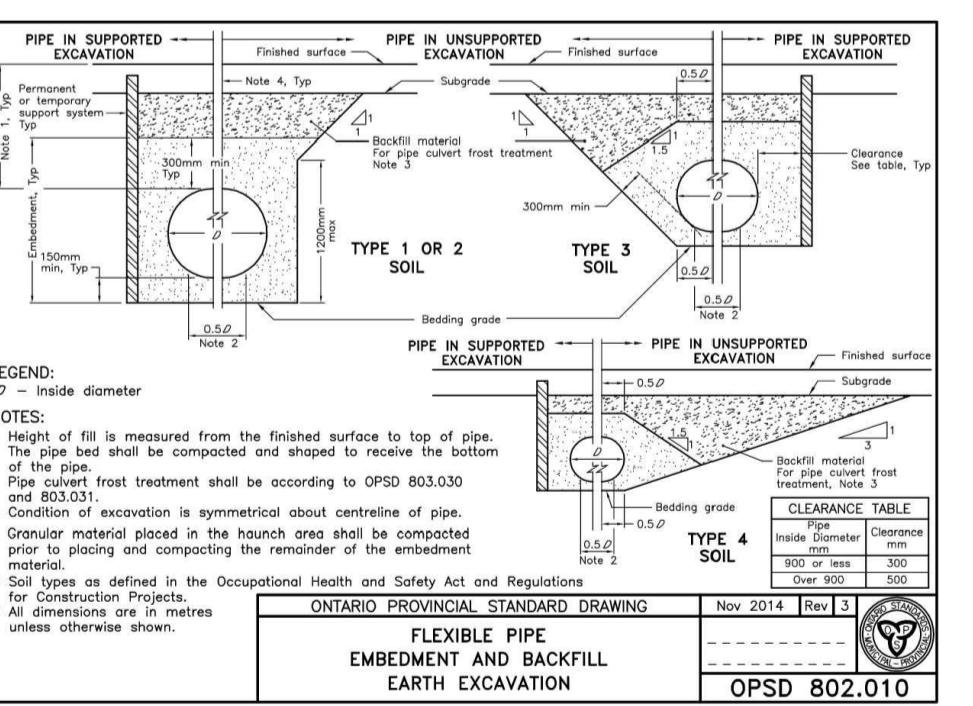
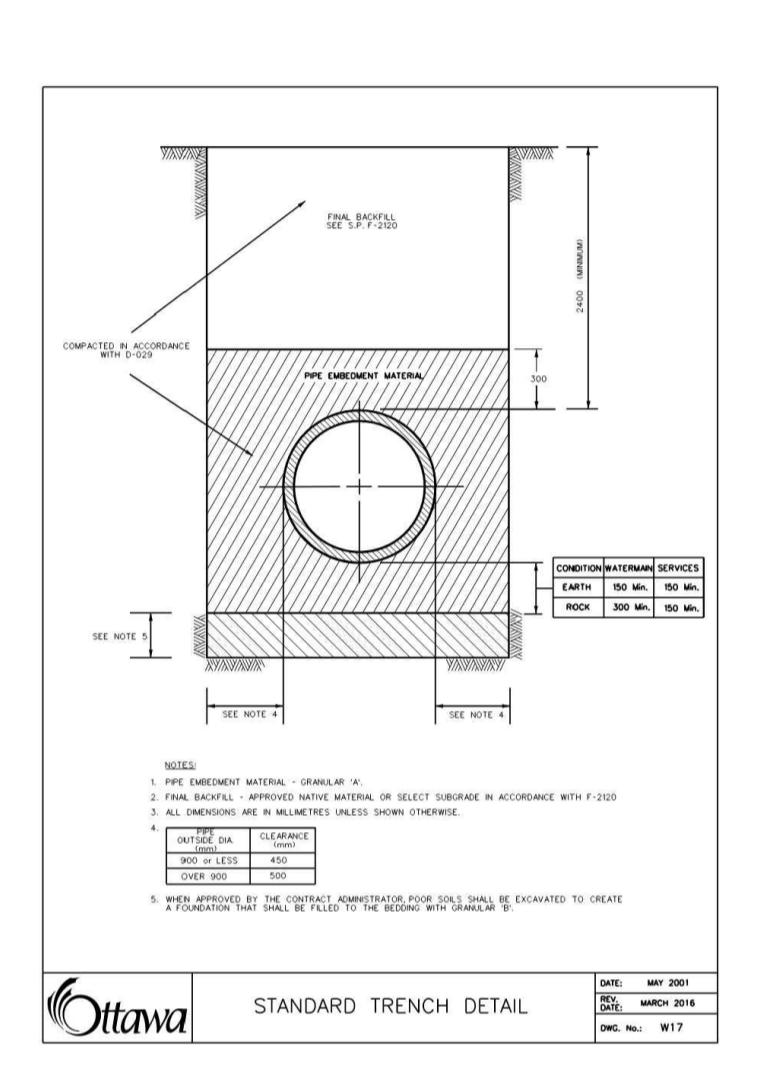
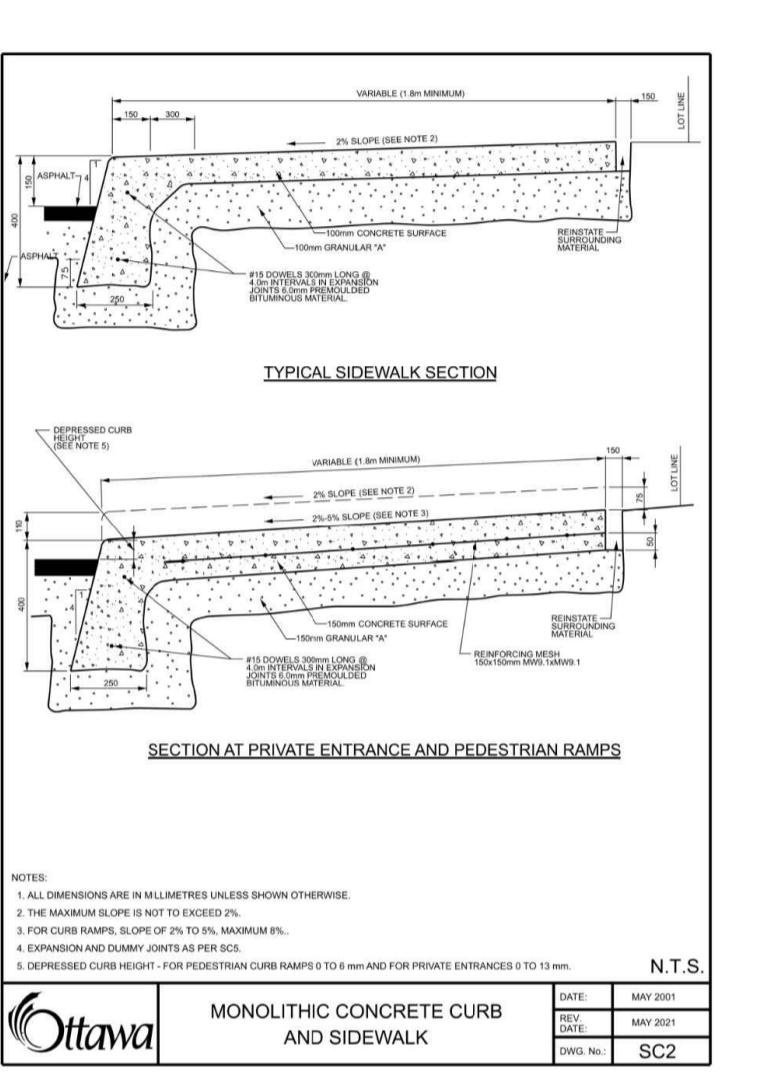
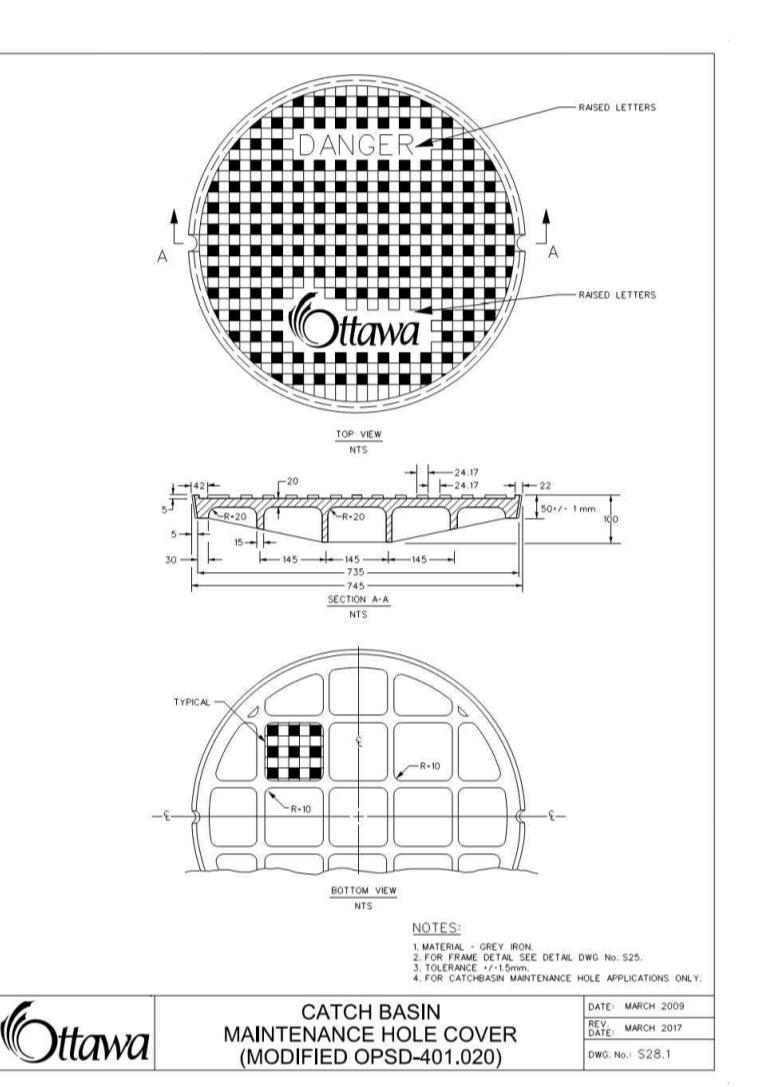
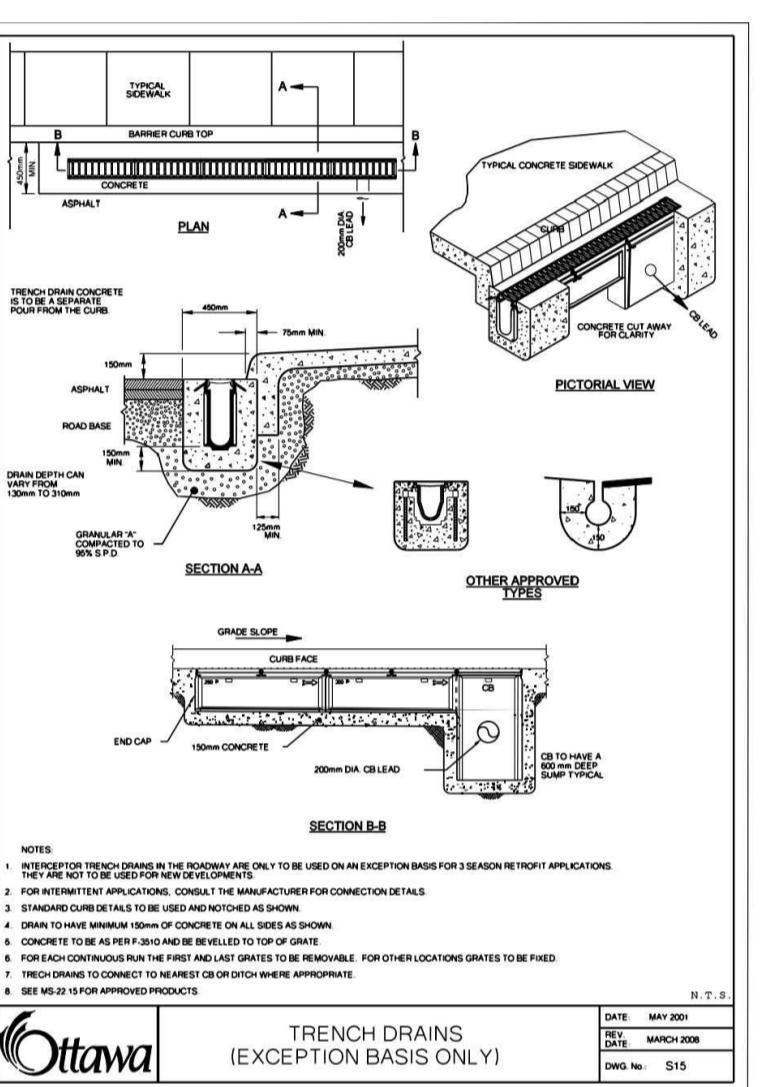
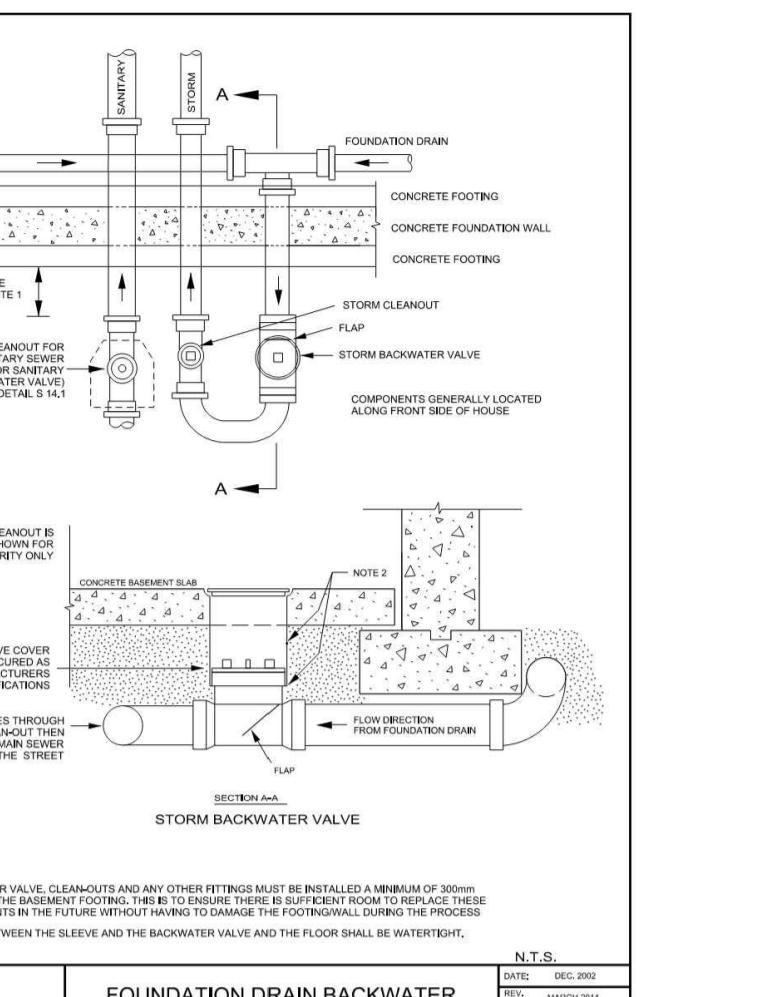
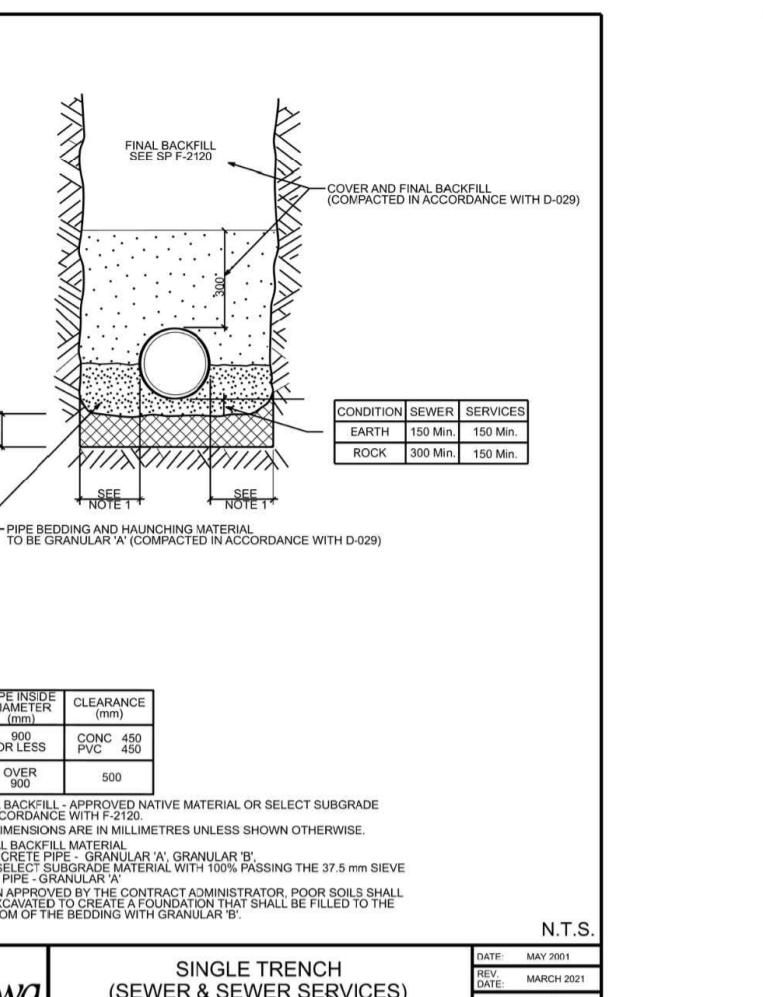
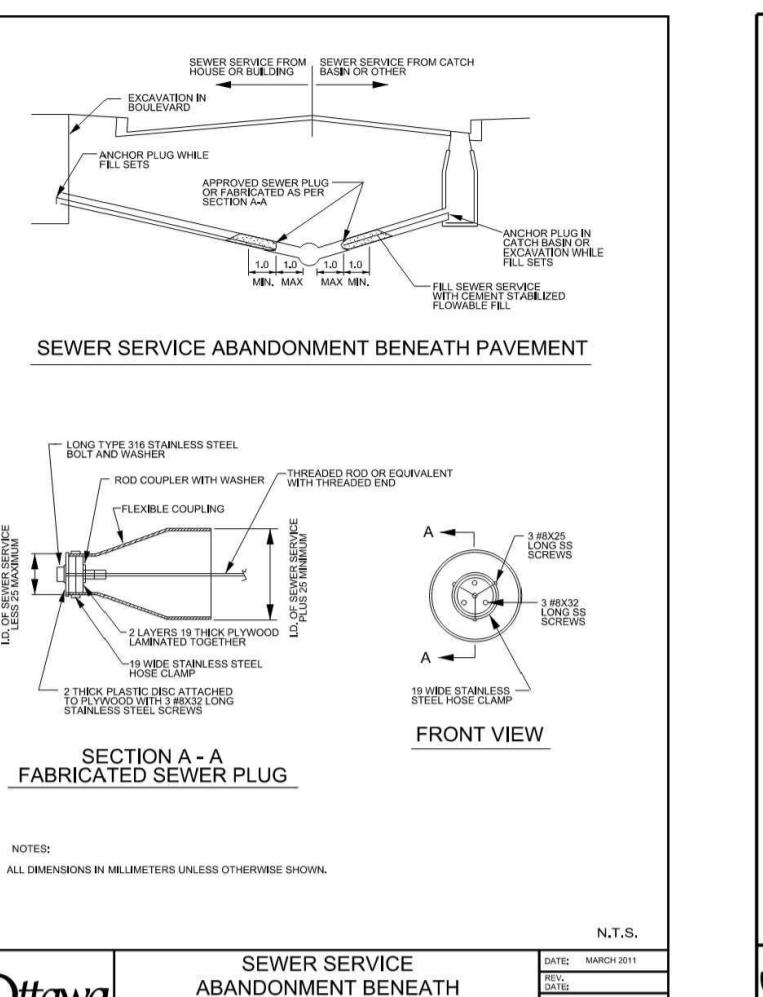
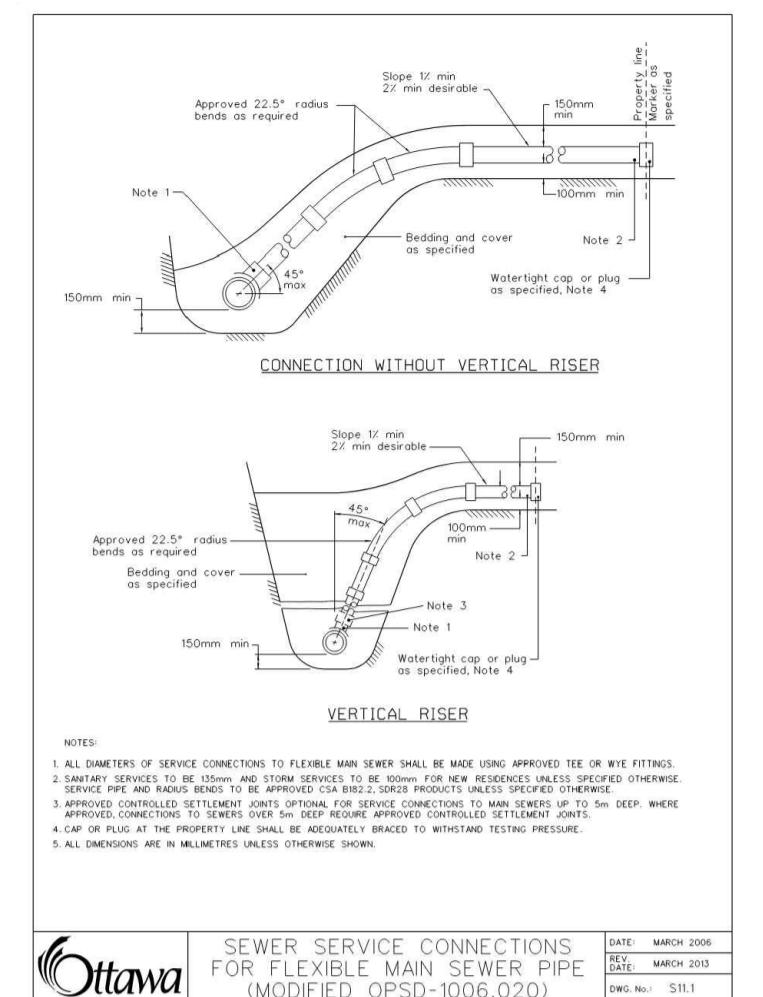
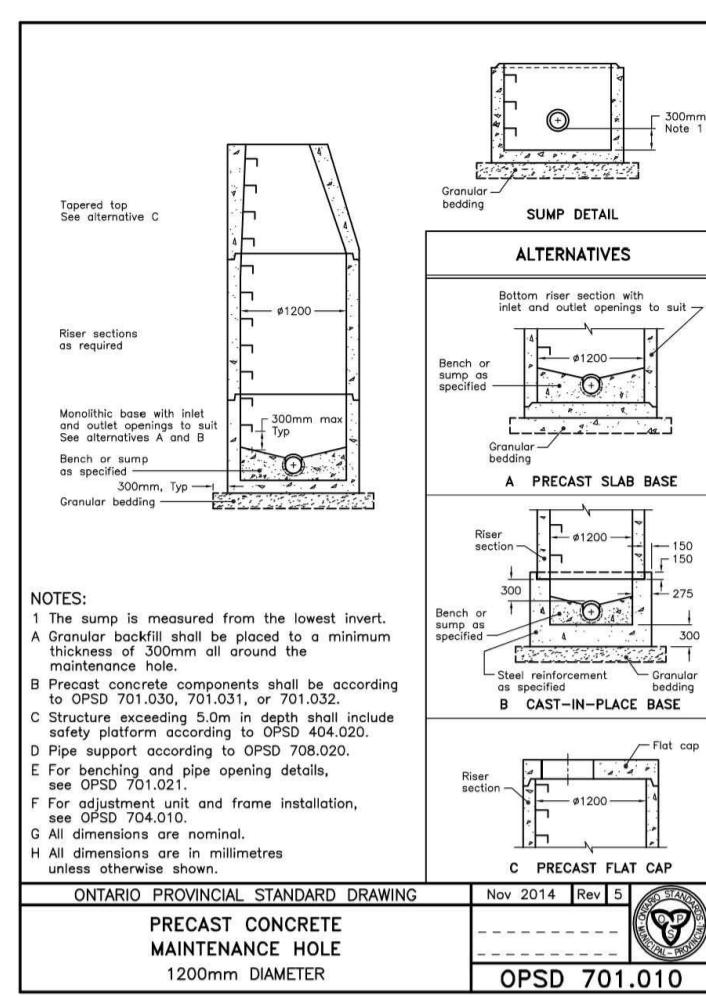
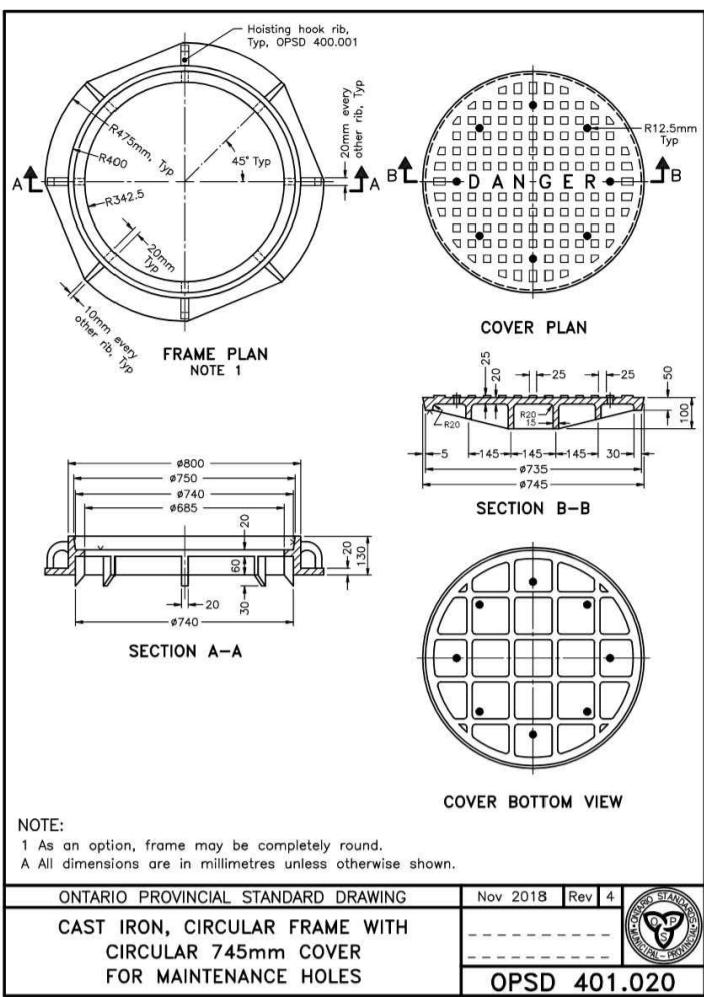
GENERAL NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE SITE SURVEY. THE CONTRACTOR IS NOT RESPONSIBLE FOR THESE SERVICES. THE 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.

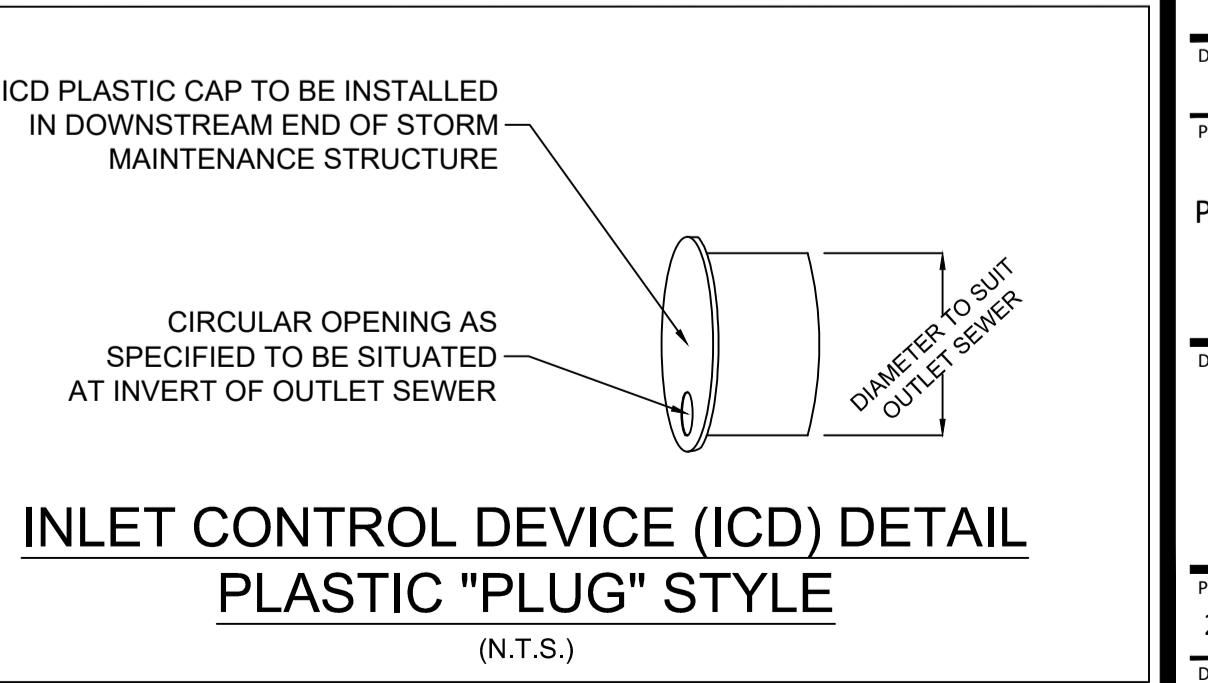
THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS. SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, FOR PROBLEMS WHICH ARISE FROM THE CONTRACTOR'S USE OF THE PLANS, SPECIFICATIONS, ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, 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.

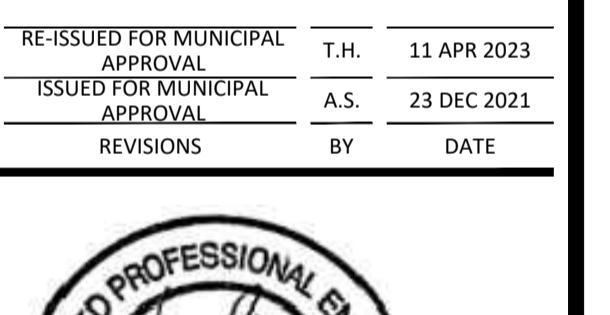


NOTES:  
 -FOR STORM INSULATION USE AN X VALUE OF 2000 IN THE ABOVE "T1" EQUATION.  
 -FOR SANITARY INSULATION USE AN X VALUE OF 2500 IN THE ABOVE "T1" EQUATION.  
 -FOR WATERMAIN INSULATION USE AN X VALUE OF 2400 IN THE ABOVE "T1" EQUATION.  
 -INCREMENTS OF INSULATION THICKNESS SHALL BE ADJUSTABLE TO 25mm.  
 -STAGGER JOINTS OF MULTIPLE SHEETS.  
 -ALL DIMENSIONS ARE IN MILLIMETERS UNLESS SHOWN OTHERWISE.

### TYPICAL STORM AND SANITARYSEWER AND WATERMAIN INSULATION DETAIL (N.T.S.)



### INLET CONTROL DEVICE (ICD) DETAIL PLASTIC "PLUG" STYLE (N.T.S.)



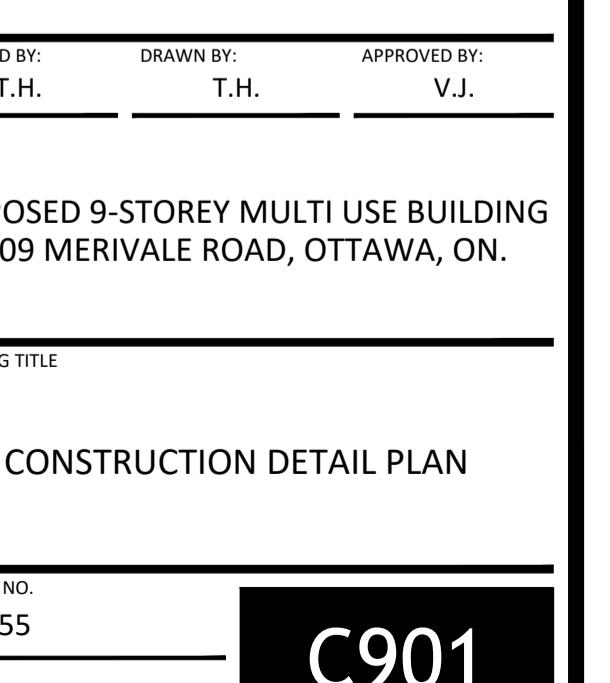
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CLIENT

KATASA GROUP



C901

APRIL, 2023