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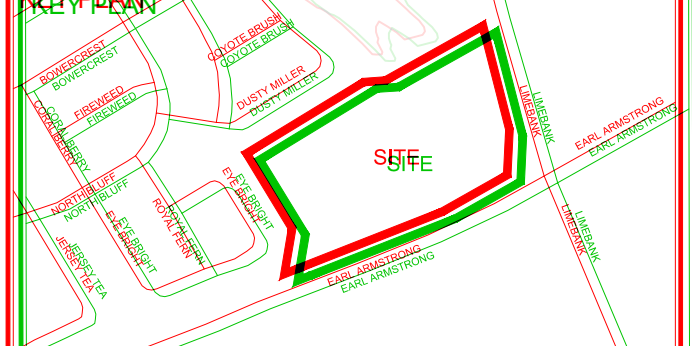
REGISTRATION PROFESSIONAL ENGINEER (MECHANICAL)
 A member of the Professional Engineers of Ontario

ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION FOR CITY REVIEW	2023-06-29
2	ISSUED FOR COORDINATION	2023-07-04
3	ISSUED FOR PRELIMINARY COMMENTS	2023-07-11
4	ISSUED FOR PERMITS	2023-07-11
5	REVISED PER PRELIMINARY COMMENTS	2023-08-13
6	REVISED PER NEW SITE PLAN	2023-08-29

NOT FOR CONSTRUCTION

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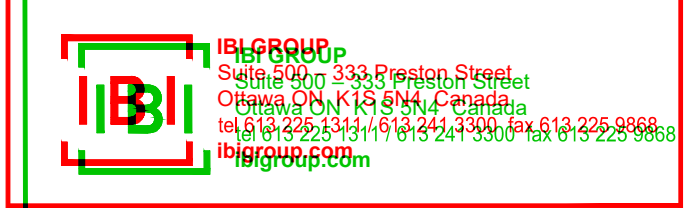
- CONSULTANTS**
- Owner / Applicant: Urbandale Corporation
 - Architect: David Eddy Architects Ltd.
 - Civil Engineers: MFC Group
 - Structural Engineers: Cleland & Partners Inc.
 - Planning: P. Green
 - Landscaping Architect: C. S. Landscape Architects Ltd.
 - Signage: Signs & Graphics Ltd.
 - Geotechnical: Parsons & Associates
 - Electrical: J.R.A. Engineering
 - Mechanical: J.R.A. Engineering



SCALE

1:250

0 2.5 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30 32.5 35 37.5 40 42.5 45 47.5 50



PROJECT
 145 EARL ARMSTRONG PLAZA

PROJECT NO.
 1387404

DRAWN BY: E.H. **CHECKED BY:** T.R.B.

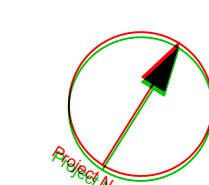
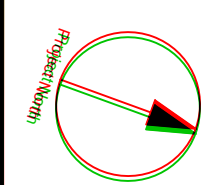
PROJECT MGR: S.B.L. **APPROVED BY:** T.R.B.

DATE
 GENERAL PLAN

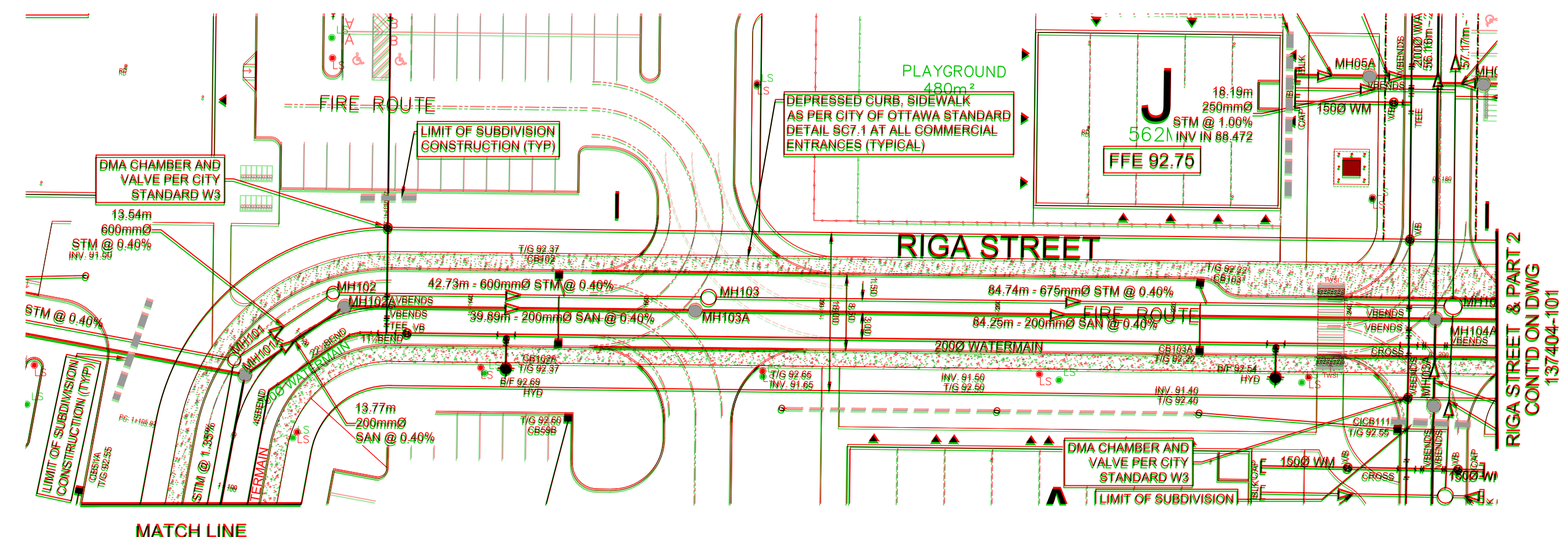
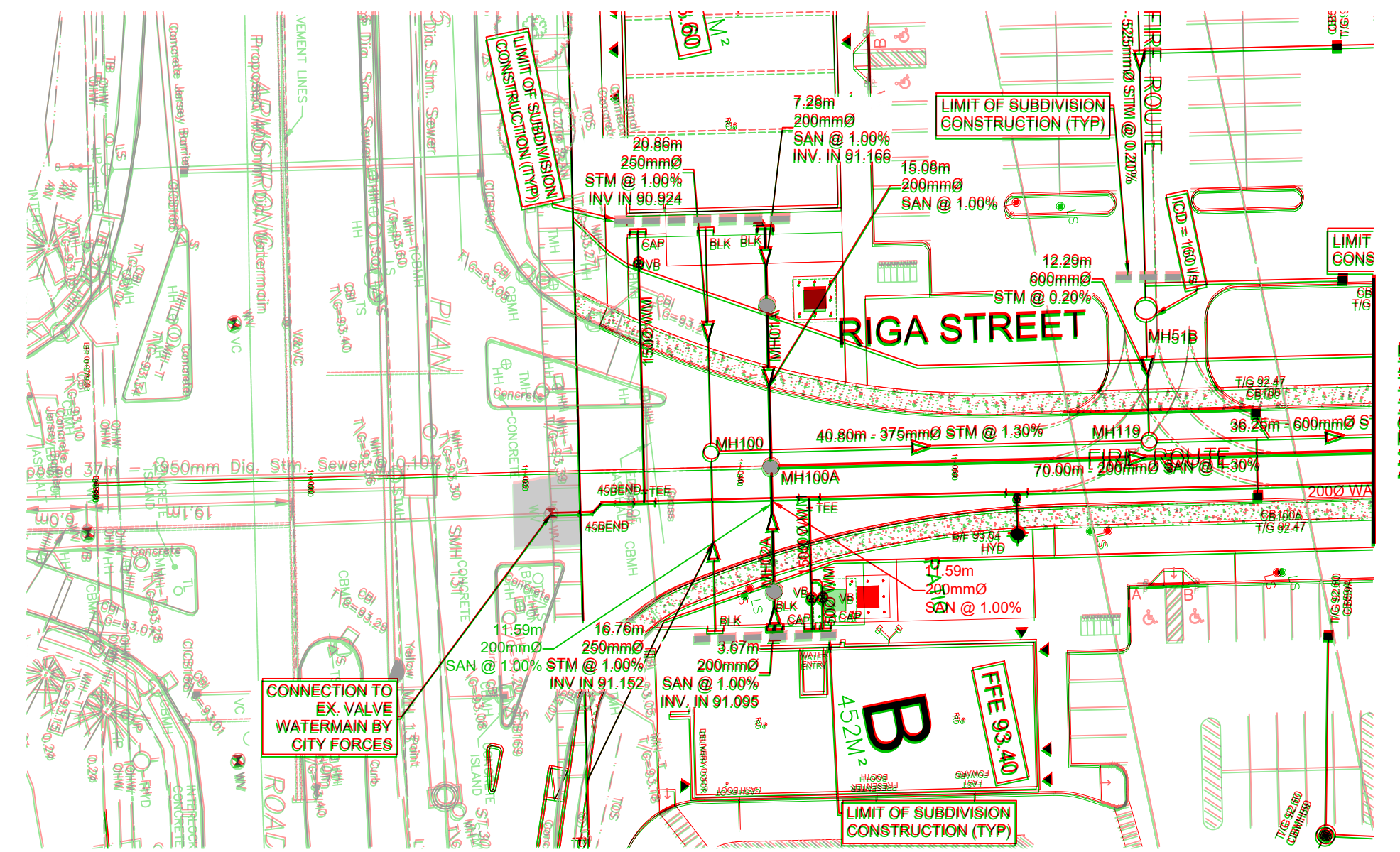
SHEET NUMBER
 001

ISSUE
 1

CITY PLAN No. 18900



EARL ARMSTRONG ROAD



CLIENT

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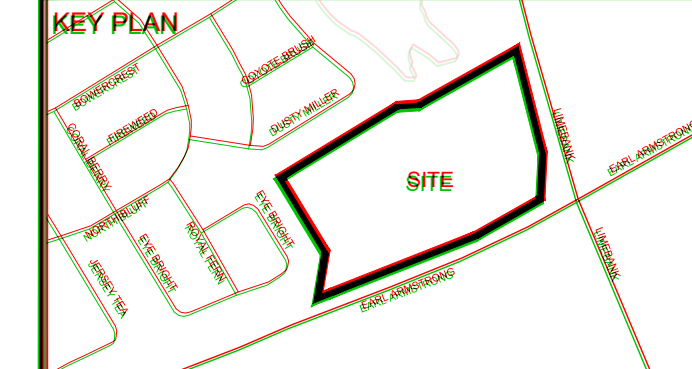
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a member of the IBI Group of companies

ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2023-12-04
2	ISSUED FOR COORDINATION	2023-12-06
3	REVISED AS PER CITY COMMENTS	2023-12-06
4	ISSUED FOR TENDER	2023-04-27
5	REVISED AS PER CITY COMMENTS	2023-06-13
6	REVISED PER NEW SITE PLAN	2023-06-29

SEE 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS

Owner / Applicant:
Urbandale Corporation

Architect:
Dredge Leahy Architecture Inc.

Civil Engineers:
IBI Group

Structural Engineers:
Cleland Jardine Engineering Ltd

Planning:
Fotenn

Landscape Architect:
CSW Landscape Architects Ltd

Surveyor:
Annis O'Sullivan Vollebakk Ltd

Geotechnical:
Paterson and Associates

Electrical:
JRP Engineering

Mechanical:
JRP Engineering

SEAL

IBI GROUP

Suite 400 - 333 Preston Street
Ottawa, ON K1S 5H4 Canada
Tel: 613 225 1311 / 613 241 3200 Fax: 613 225 9868
ibi@ibi.com

PROJECT
1515 EARL ARMSTRONG PLAZA

PROJECT NO:
137404

DRAWN BY:
EH

CHECKED BY:
TRB

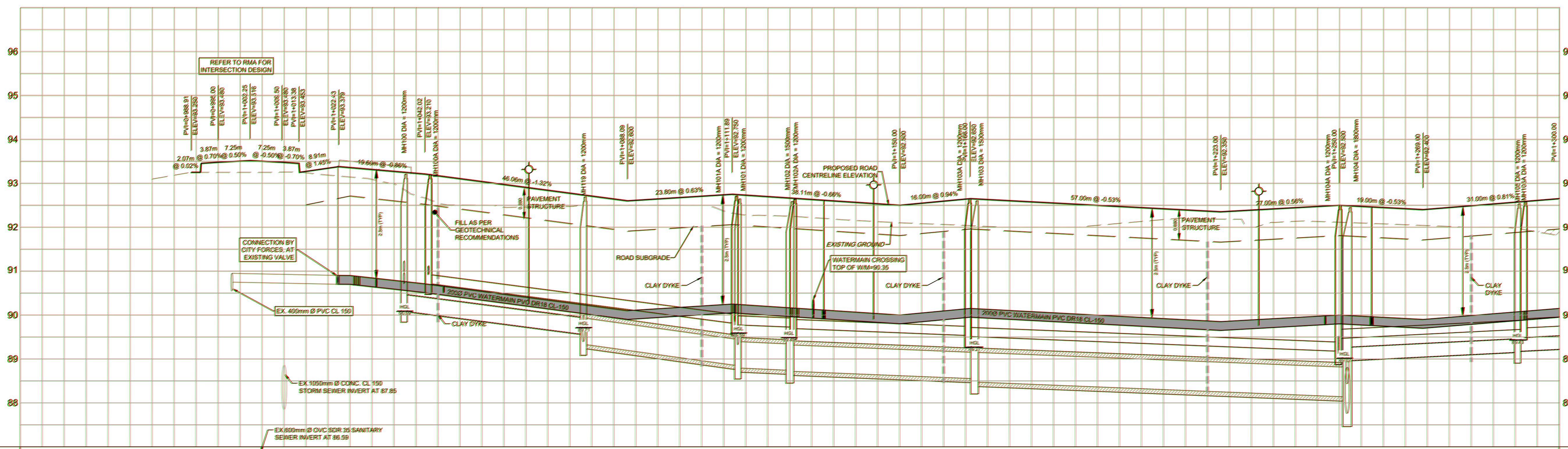
PROJECT MGR:
SEEL

APPROVED BY:
TRB

SHEET TITLE
RIGA STREET

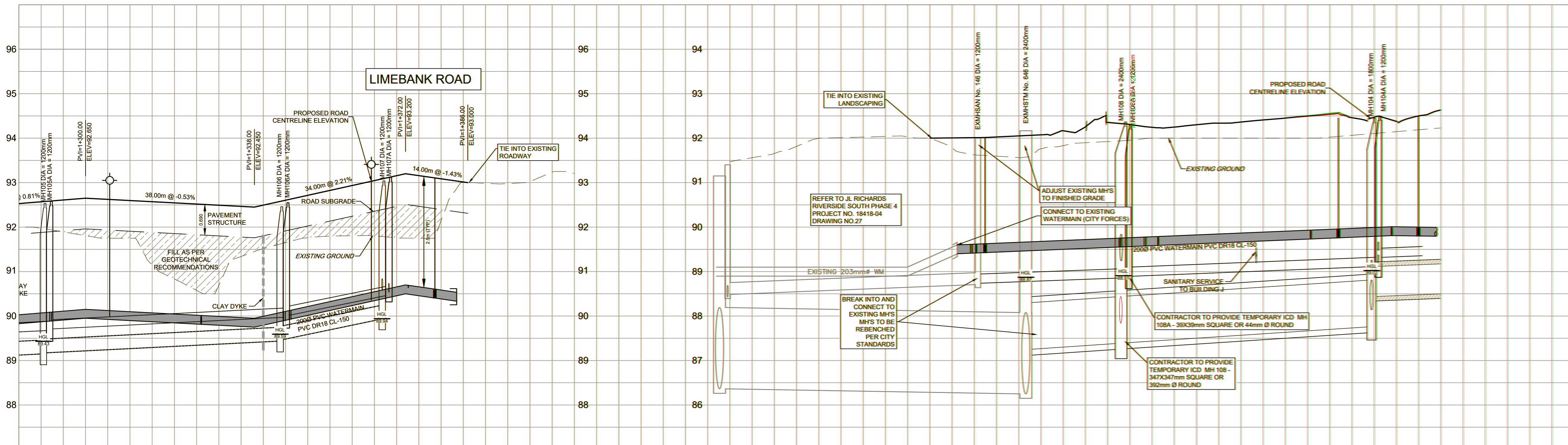
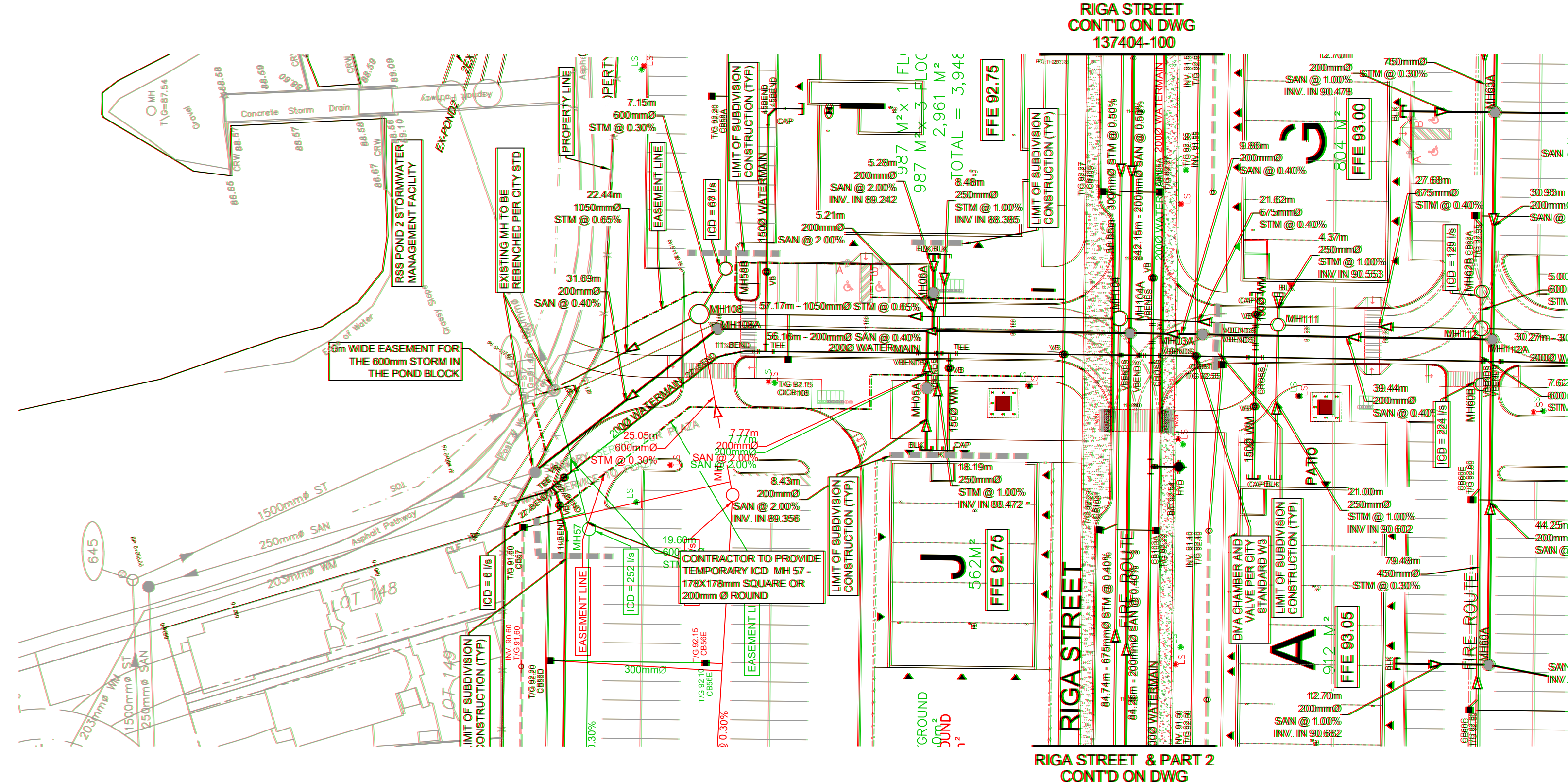
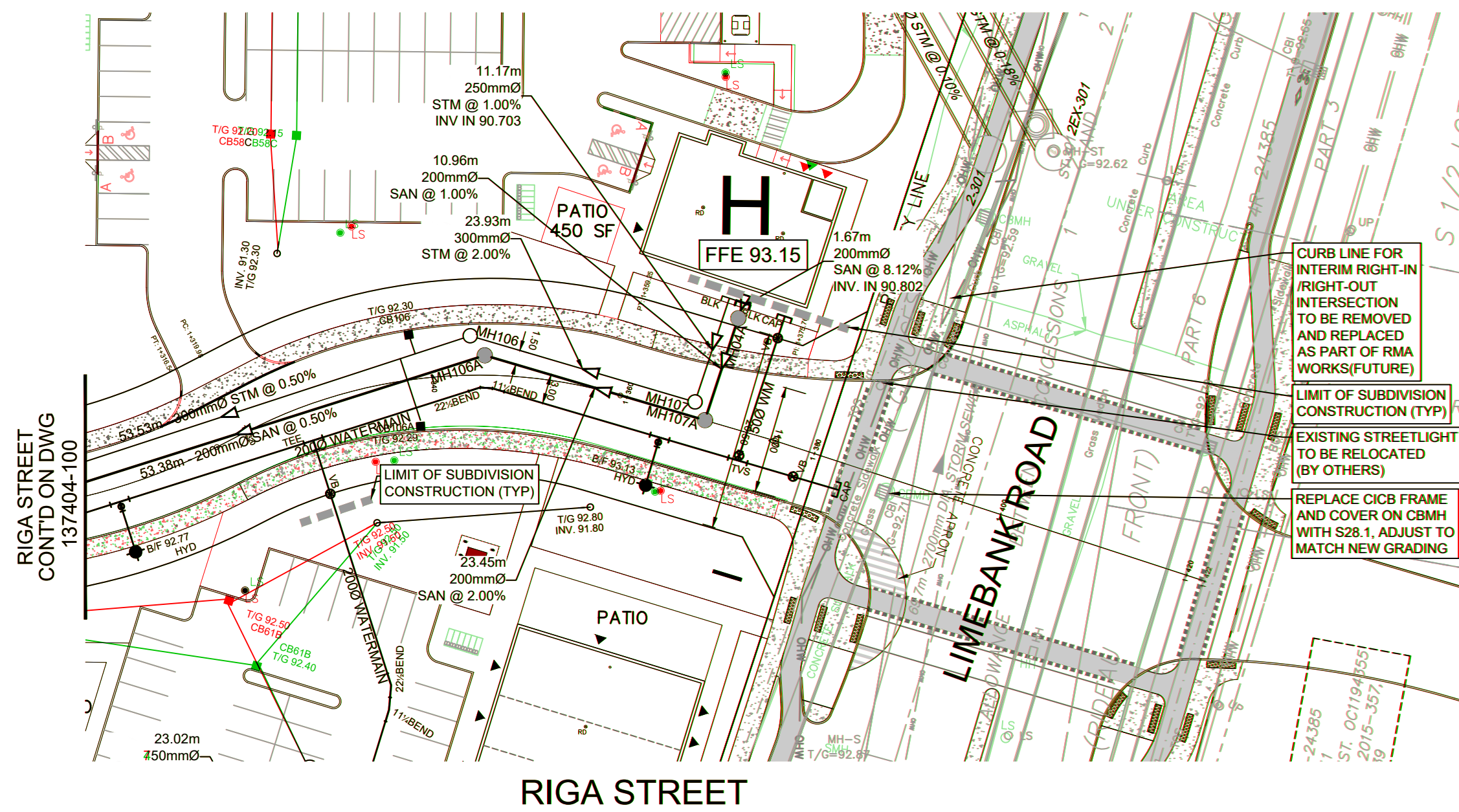
SHEET NUMBER
100

ISSUE
1



ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION	ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION
93.760 93.750 93.480 93.526 93.518				0+960	93.444 93.482 93.500 93.517 93.518	88.880 88.880 88.880 88.880 88.880	88.880		0+980
93.344 93.378	89.800 89.800 89.800	88.84E 88.71W 88.08W	88.880	1+020	93.227 93.210	88.84E 88.71W 88.08W	88.880	88.84E 88.71W 88.08W	1+040
93.872	90.472	88.84E 88.71W 88.08W	88.880	1+060	93.707 93.600	88.84E 88.71W 88.08W	88.880	88.84E 88.71W 88.08W	1+080
93.676	90.176	88.84E 88.71W 88.08W	88.880	1+100	93.697 93.660	88.84E 88.71W 88.08W	88.880	88.84E 88.71W 88.08W	1+120
93.560	90.060	88.84E 88.71W 88.08W	88.880	1+140	93.576 93.471	88.84E 88.71W 88.08W	88.880	88.84E 88.71W 88.08W	1+160
93.276	89.976	88.84E 88.71W 88.08W	88.880	1+180	93.390 93.390	88.84E 88.71W 88.08W	88.880	88.84E 88.71W 88.08W	1+200
93.444	89.882	88.84E 88.71W 88.08W	88.880	1+240	93.417 93.400	88.84E 88.71W 88.08W	88.880	88.84E 88.71W 88.08W	1+260
93.488	89.847	88.84E 88.71W 88.08W	88.880	1+280	93.400 93.488	88.84E 88.71W 88.08W	88.880	88.84E 88.71W 88.08W	1+300

CITY FILE No. D07-12-22-0169 D07-16-22-0010
City of Ottawa, 1137404_Earl_Armstrong_PLAZA_100_RIGA STREET.dwg
Last Saved: June 13, 2023, by: seelan.gesler
Plotted: Friday, June 30, 2023 2:28:24 PM by: Eric Heare



ROAD GRADE	92.650	92.645	92.450	92.454	92.935	93.200	93.086	93.000	92.000	92.000	92.296	92.319	92.308	92.277	92.345	92.338	92.442	92.389	92.595	92.489	92.376	92.817	92.813	92.813	ROAD GRADE		
TOP OF WATERMAIN	90.087	90.150	90.121	90.045	90.013	89.950	89.984	89.969	89.927	89.955	89.941W	89.957N	89.941W	89.957N	89.968	89.955	89.976	89.957	89.954	89.10	89.600	89.613	89.626	89.629	89.629	TOP OF WATERMAIN	
STM SEWER INVERT	88.155SW	53.53m - 300mmØ PVC DR-35 STM @ 0.50%	88.442SW	88.402E	23.93m 300mmØ PVC DR-35 STM @ 2.00%	89.941W	89.957N	89.941W	89.957N	39.8m - 150mmØ ST CONC. 100-D @ 0.18%	88.414NW	88.414NE	22.44m 105mmØ CONC. CL 100-D STM @ 0.65%	57.17m - 105mmØ CONC. CL 100-D STM @ 0.65%	88.846	88.839	88.839	88.839	88.839	88.839	87.761NW	88.819NE	21.62m 675mmØ CONC. CL 100-D STM @ 0.40%	89.000	89.000	89.000	STM SEWER INVERT
SAN SEWER INVERT	88.683SW	53.38m - 200mmØ PVC DR-35 SAN @ 0.50%	88.711NE	88.683SW	23.45m 200mmØ PVC DR-35 SAN @ 2.00%	89.477W	89.557N	89.477W	89.557N	54.8m - 250mmØ SAN PVC DR-35 @ 0.36%	88.414NW	88.414NE	31.89m - 200mmØ PVC DR-35 SAN @ 0.40%	56.16m - 200mmØ PVC DR-35 SAN @ 0.40%	88.034WB	88.034WB	88.034WB	88.034WB	88.034WB	88.034WB	88.120NW	88.120NW	88.120NW	88.120NW	88.120NW	88.120NW	SAN SEWER INVERT
STATION	1+252.152ZBEND	1+300	1+305.428HYD	1+320	1+326.034TEE	1+340	1+340	1+340	1+340	1+400	0+060	0+080	0+100	0+120	0+140	0+160	0+180	0+200	0+220	0+240	0+260	0+280	0+300	0+320	0+340	STATION	

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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2023-10-16
2	ISSUED FOR COORDINATION	2023-10-16
3	REVISED AS PER CITY COMMENTS	2023-10-16
4	ISSUED FOR TENDER	2023-04-27
5	REVISED AS PER CITY COMMENTS	2023-06-13
6	REVISED PER NEW SITE PLAN	2023-06-29

KEY PLAN

CONSULTANTS

Owner / Applicant:
 Urbandale Corporation

Architect:
 Dredge Leahy Architecture Inc.

Civil Engineers:
 IBI Group

Structural Engineers:
 Cleland Jardine Engineering Ltd

Planning:
 Fotem

Landscape Architect:
 CSW Landscape Architects Ltd

Surveyor:
 Arnis O'Sullivan Vollebek Ltd

Geotechnical:
 Paterson and Associates

Electrical:
 JRP Engineering

Mechanical:
 JRP Engineering

SCALE

SEAL

PROJECT
1515 EARL ARMSTRONG PLAZA

PROJECT NO:
 137404

DRAWN BY:
 EH

CHECKED BY:
 TRB

PROJECT MGR:
 SIEL

APPROVED BY:
 TRB

SHEET TITLE
RIGA STREET & PART 2

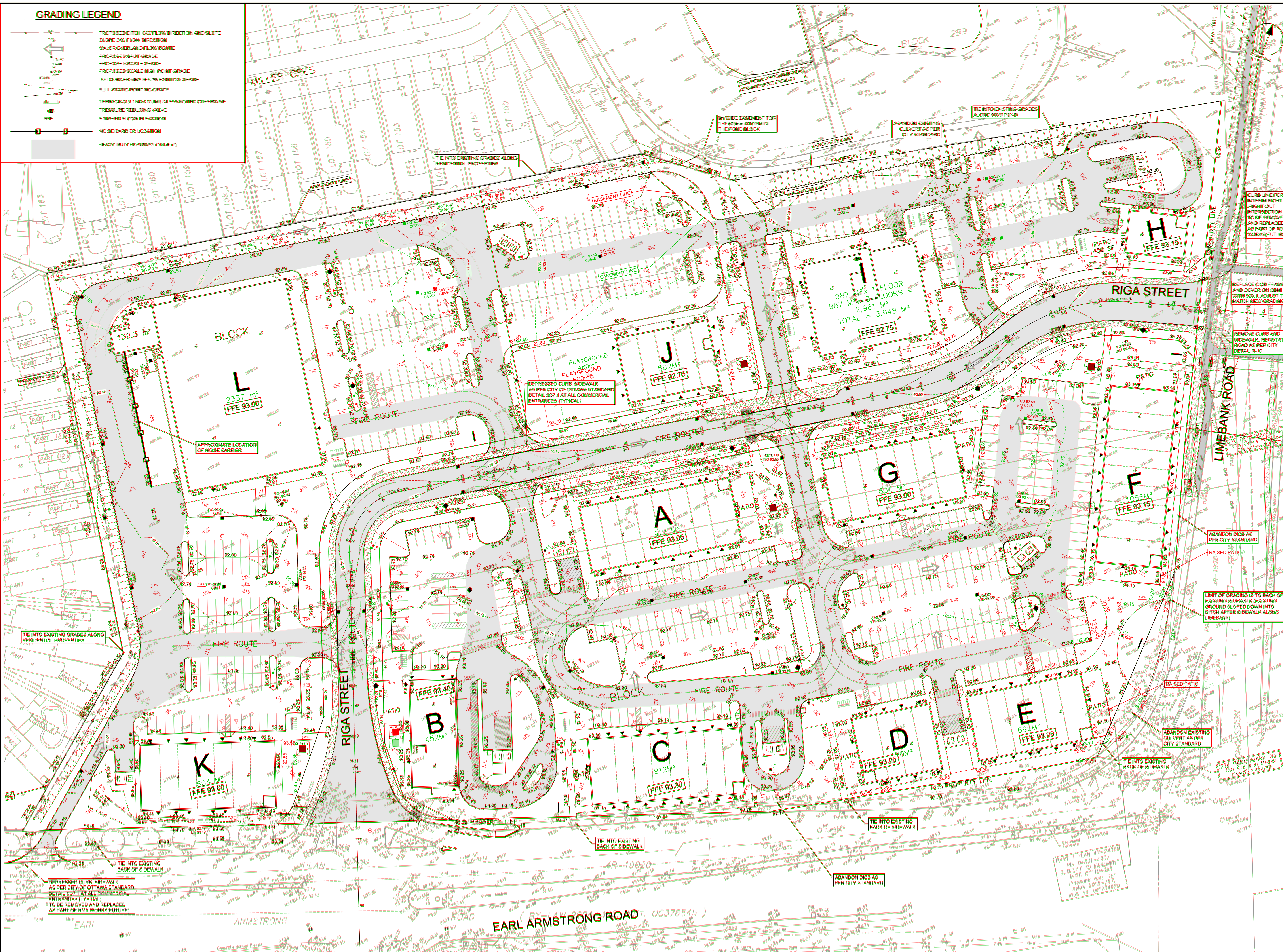
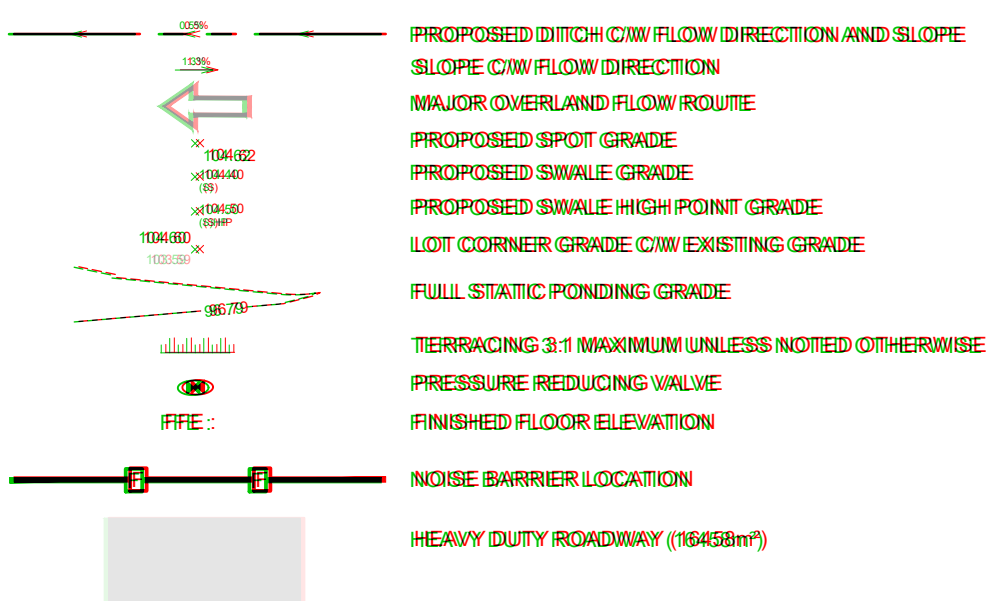
SHEET NUMBER
101

ISSUE
1

CITY PLAN No. 18900

CITY FILE No. D07-12-22-0169 D07-16-22-0010
 File Location: A197484_Earl_Armstrong_Production\137404_DWG\Sheet\101_RIGA STREET & PART 2.dwg
 Last Saved: June 19, 2023, 4:08:58 PM by: sselan
 Printed: Friday, June 19, 2023, 4:08:58 PM by: Eric Hennin

GRADING LEGEND



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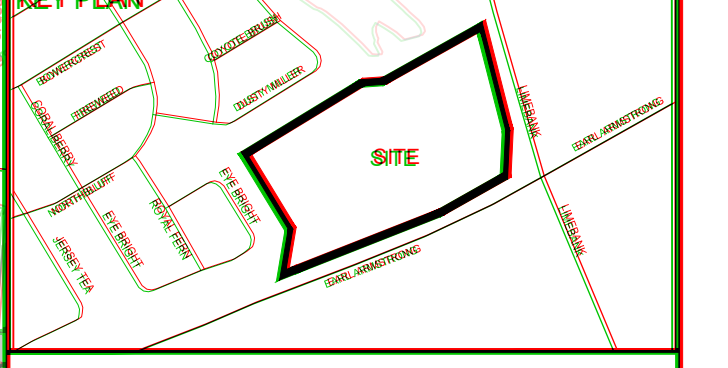
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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION #1 FOR CITY REVIEW	2023-12-15
2	ISSUED FOR COORDINATION	2023-12-15
3	REVISED AS PER CITY COMMENTS	2024-01-27
4	ISSUED FOR TENDER	2024-04-27
5	REVISED AS PER CITY COMMENTS	2023-06-13
6	REVISED PER NEW SITE PLAN	2023-06-29

NOT FOR CONSTRUCTION

REPLACE CURB FRAME AND COVER ON CBMH WITH 500x1. ADJUST TO MATCH NEW GRADING
 REMOVE CURB AND SIDEWALK, RESTATE ROAD AS PER CITY DETAIL 12-10



CONSULTANTS

Owner / Applicant:
 Urbancore Corporation

Architect:
 Dredge Leahy Architecture Inc.

Civil Engineers:
 IBI Group
 Structural Engineers
 Cleland Jardine Engineering Ltd

Planning:
 Fotenn

Landscape Architect:
 CSW Landscape Architects Ltd

Surveyor:
 Annis O'Sullivan Vollebakk Ltd

Geotechnical:
 Paterson and Associates

Electrical:
 JRP Engineering

Mechanical:
 JRP Engineering

1:500

SEAL

PROJECT
1515 EARL ARMSTRONG PLAZA

PROJECT NO:
137404

DRAWN BY:
EH

CHECKED BY:
TRB

PROJECT MGR:
SEL

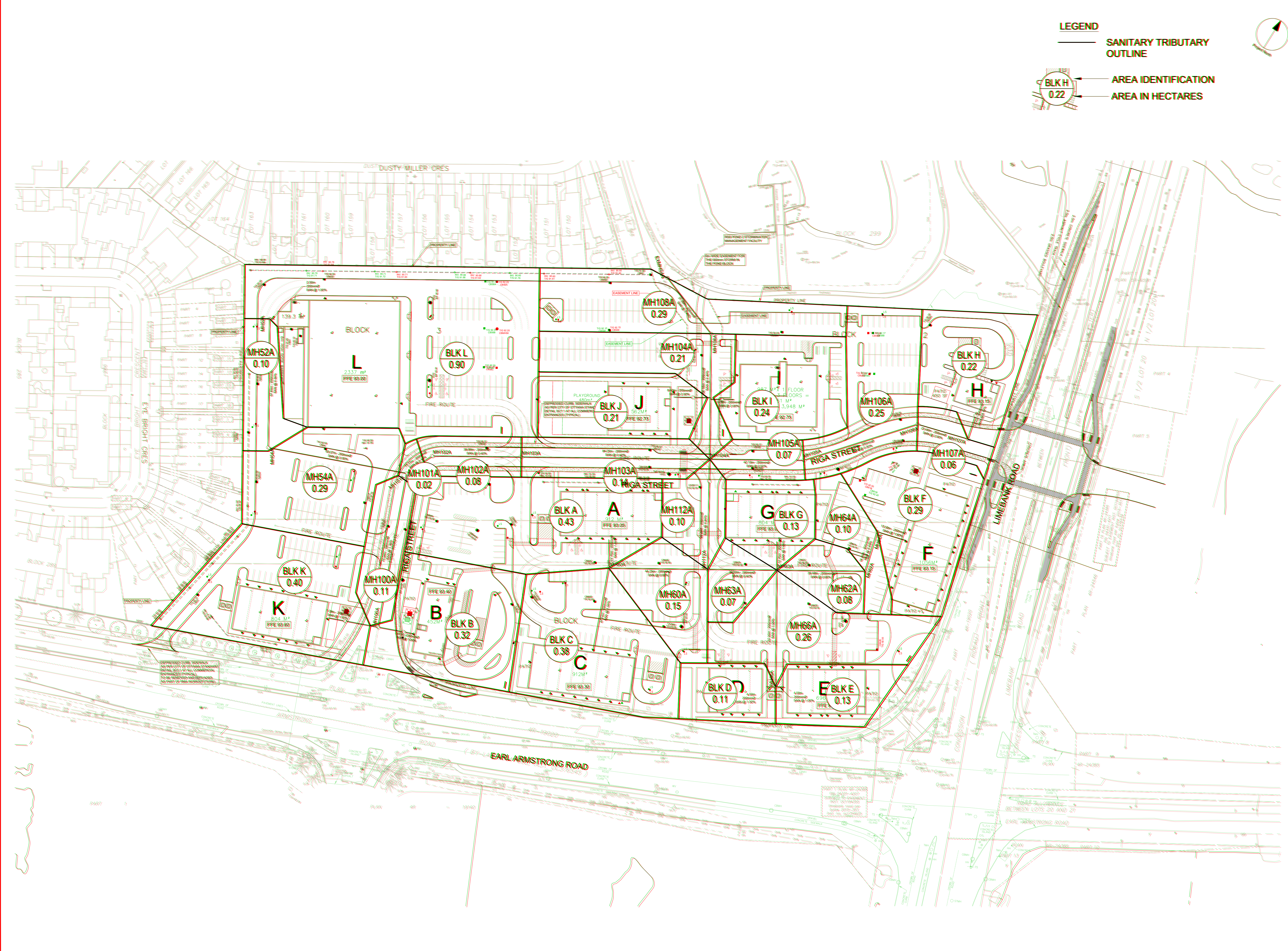
APPROVED BY:
TRB

SHEET TITLE
GRADING PLAN

SHEET NUMBER
200

ISSUE
1

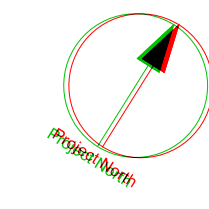
CITY FILE No. D07-12-22-0169 D07-16-22-0010 CITY PLAN No. 18900



LEGEND

— SANITARY TRIBUTARY
OUTLINE

○ BLK H
0.22 — AREA IDENTIFICATION
AREA IN HECTARES



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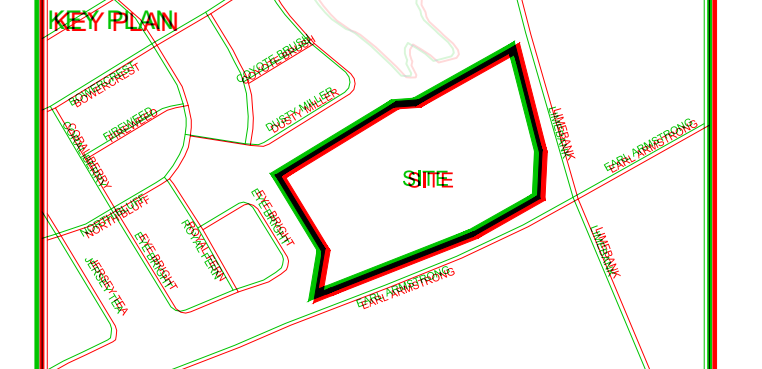
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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-12
2	ISSUED FOR COORDINATION	2023-01-10
3	REVISED AS PER CITY COMMENTS	2023-01-10
4	ISSUED FOR TENDER	2023-04-27
5	REVISED AS PER CITY COMMENTS	2023-06-19
6	REVISED PER NEW SITE PLAN	2023-06-29

NOT FOR CONSTRUCTION

1.01, 1.02 FOR NOTIS, LEGEND, CB TABLE, SHEET SECTIONS AND DETAILS



CONSULTANTS

Owner / Applicant:
Urbandale Corporation

Architect:
Dredge Leahy Architecture Inc.

Civil Engineers:
IBI Group

Structural Engineers:
Cleland Jardine Engineering Ltd

Planning:
Fotenn

Landscape Architect:
CSW Landscape Architects Ltd

Surveyor:
Aemis O'Sullivan Vellebekk Ltd

Geotechnical:
Paternon and Associates

Electrical:
JRP Engineering

Mechanical:
JRP Engineering

SEAL

IBI GROUP
Suite 500 - 383 Preston Street
Ottawa ON K1S 9N4 Canada
Tel: 613 225 1911 / 613 241 3800 Fax: 613 225 3888
ibi@ibi.com

PROJECT
1515 EARL ARMSTRONG
PLAZA

PROJECT NO:
137404

DRAWN BY: ENH
PROJECT MGR: SEL

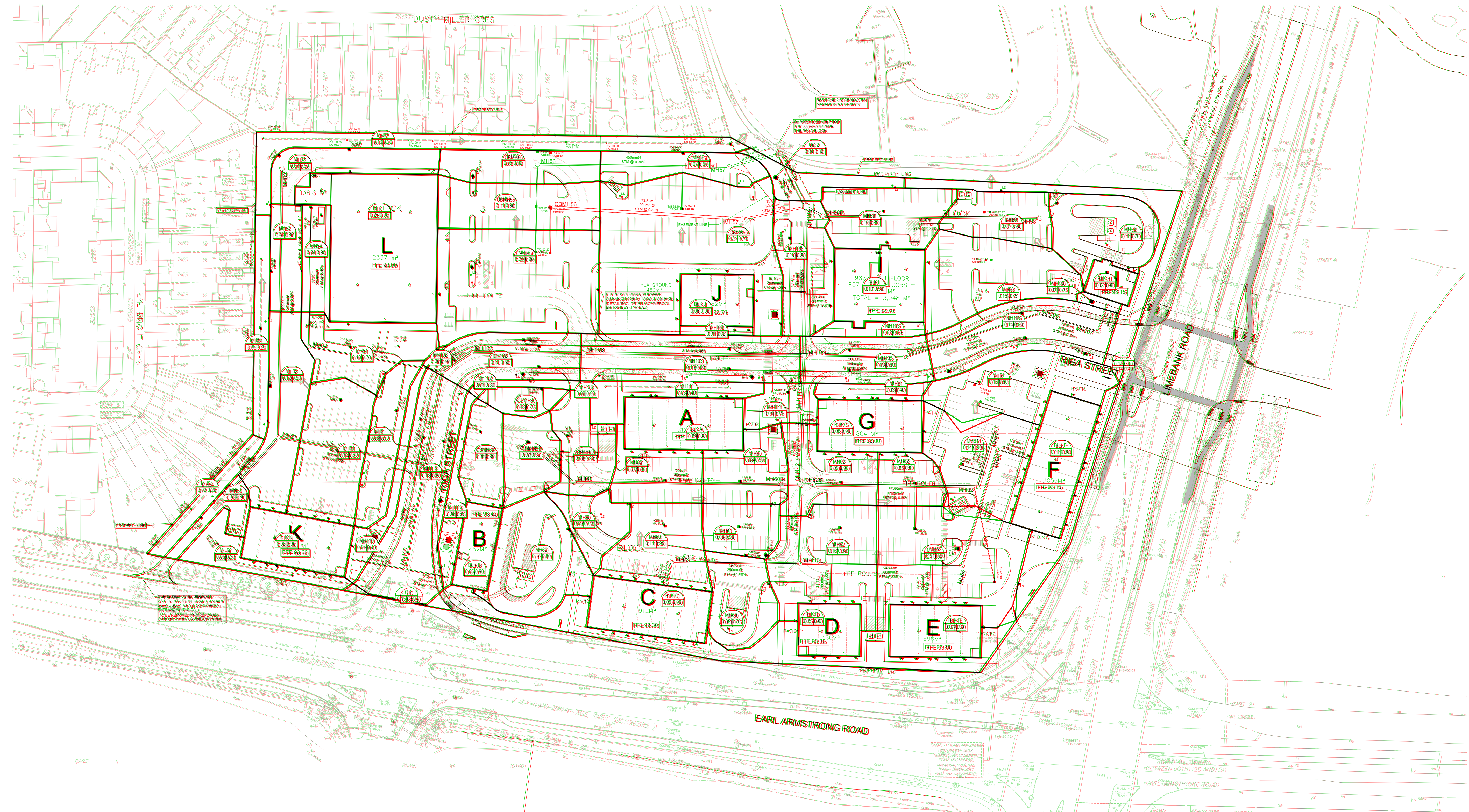
CHECKED BY: TRB
APPROVED BY: TRB

SHEET TITLE
SANITARY TRIBUTARY AREA
PLAN

SHEET NUMBER
400

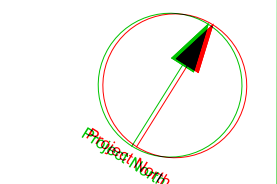
ISSUE
1

CITY FILE No. D07-12-22-0169 D07-16-22-0010
File Location: J:\192404_Earl_Armstrong_Plan_Production\09_Design\04_Sanitary_Tributary_Area_Plan.dwg
Last Saved: May 30, 2023 by Elaine
Plotted: Friday, June 16, 2023 3:59:24 PM by Eric Harris



LEGEND

- STORM TRIBUTARY OUTLINE
- AREA NUMBER
- COEFFICIENT
- AREA (ha)



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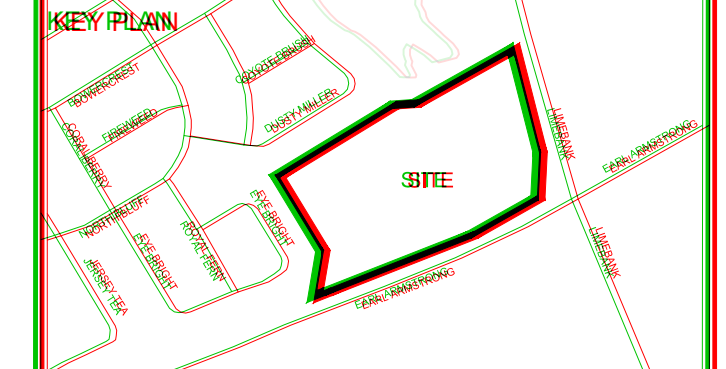
IBI Group Professional Services (Canada) Inc.
 1000 Lakeshore Blvd. West, Suite 1000, Toronto, Ontario M8Z 1R1, Canada

ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION TO CITY FOR REVIEW	2023-05-10
2	ISSUED FOR COORDINATION	2023-05-10
3	ISSUED AS PER CITY COMMENTS	2023-05-10
4	ISSUED FOR TENDER	2023-04-27
5	ISSUED AS PER CITY COMMENTS	2023-06-15
6	REVISED PER NEW SITE PLAN	2023-06-29

NOT FOR CONSTRUCTION

DO NOT USE FOR NOTES, LEGEND, OR TABLE. REFLECT SECTIONS AND DETAILS.



CONSULTANTS

Owner / Applicant: Urbandale Corporation
 Architect: Wright Leslie Architecture Inc.
 Civil Engineers: IBI Group
 Structural Engineers: Cleland Jardine Engineering Ltd.
 Planning: Flatiron
 Landscape Architect: CSW Landscape Architects Ltd.
 Surveyor: Armas O'Sullivan Volletts & Co. Ltd.
 Geotechnical: Paterson and Associates
 Electrical: JRP Engineering
 Mechanical: JRP Engineering

SEAL

IBI GROUP
 State: ON - 3333 Preston Street
 Ottawa, ON K1H 1E4 (Canada)
 Phone: (613) 232-1111 Fax: (613) 232-8888
 ibigroup.com

PROJECT
 11515 EARL ARMSTRONG PLAZA

PROJECT NO.: 113774034
DRAWN BY: EEH **CHECKED BY:** TFEB
PROJECT MGR.: SHELL **APPROVED BY:** TFEB

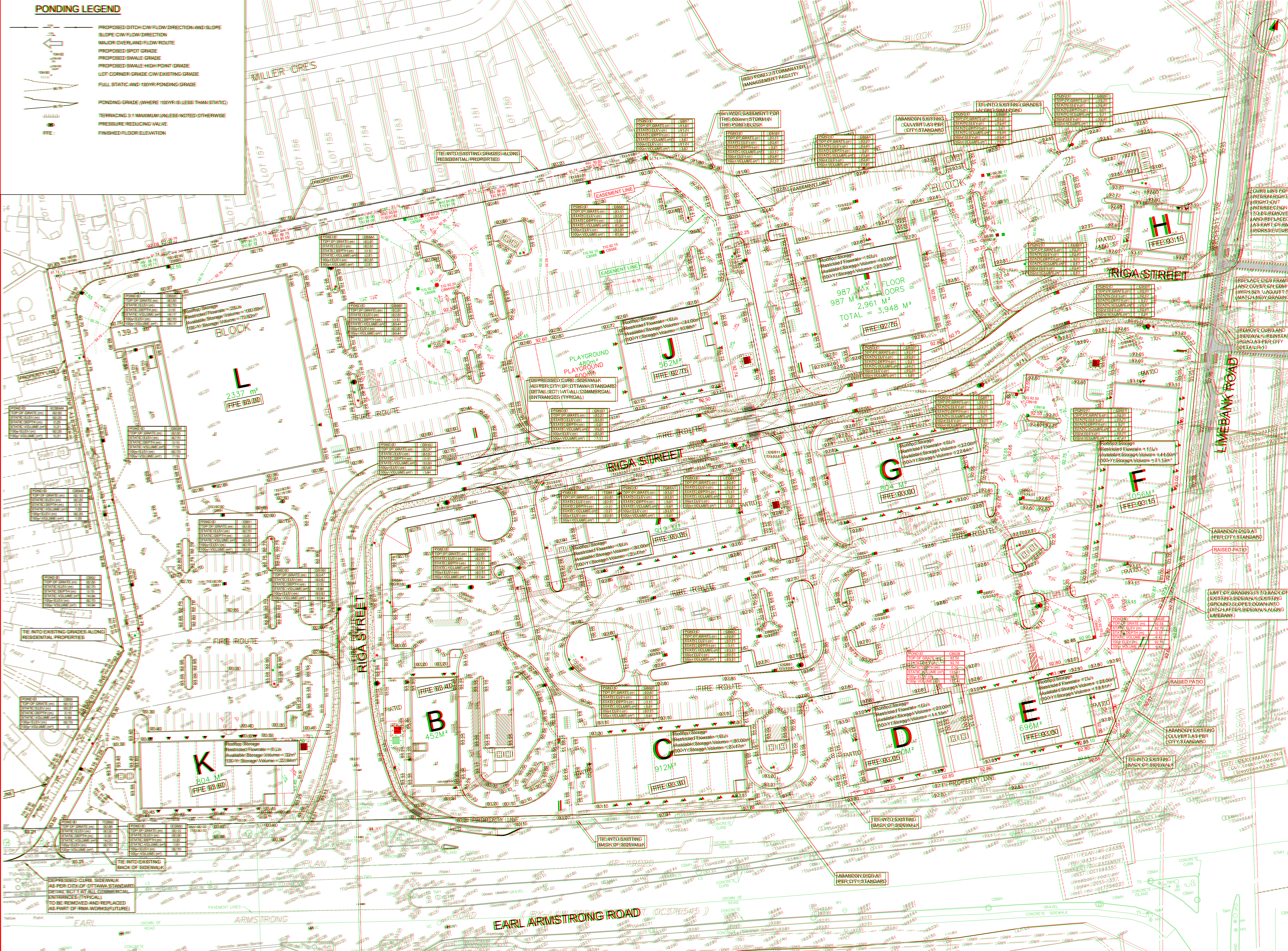
SHEET TITLE: STORM DRAINAGE AREA PLAN

SHEET NUMBER: 500 **ISSUE:** 1
CITY PLAN No. 1183900

FILE LOCATION: \\11374034_EARL_ARMSTRONG_PLAZA\PROJECT\113774034_SHEETS\1183900_STORM_DRAINAGE_AREA_PLAN.dwg
 LAST SHEET: MAY 31, 2023, BY: EMMERICH, PLOTTED: FRIDAY, JUNE 16, 2023, 3:59:48 PM BY: EMMERICH
CITY FILE No. D07-12-22-0169 D07-16-22-0910

PONDING LEGEND

- PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
- SLOPE C/W FLOW DIRECTION
- MAJOR OVERLAND FLOW ROUTE
- PROPOSED SPOT GRADE
- PROPOSED SWALE GRADE
- PROPOSED SWALE HIGH POINT GRADE
- LOT CORNER GRADE C/W EXISTING GRADE
- FULL STATIC AND TYPICAL PONDING GRADE
- PONDING GRADE (WHERE TYPICAL IS LESS THAN STATIC)
- TERRACING 3:1 MINIMUM UNLESS NOTED OTHERWISE
- PRESSURE REDUCING VALVE
- FINISHED FLOOR ELEVATION



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ISSUES

NO.	DESCRIPTION	DATE
1	SUBMITTAL FOR CITY REVIEW	2023-04-13
2	REVISIONS FOR CITY REVIEW	2023-04-27
3	REVISIONS FOR CITY COMMENTS	2023-05-07
4	REVISIONS FOR OWNER	2023-05-27
5	REVISIONS FOR CITY COMMENTS	2023-06-13
6	REVISED PER NEW SITE PLAN	2023-06-29

NOT FOR CONSTRUCTION

THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO BE MADE TO THIS DRAWING MUST BE APPROVED BY THE DESIGNER.

CONSULTANTS

Owner Applicant: UrbanDale Corporation
 Architect: Designlab Architecture Inc.
 Civil Engineer: UrbanDale Corporation
 Structural Engineer: Civiland Architecture Ltd.
 Planning: UrbanDale Corporation
 Landscape Architect: CSW Landscape Architects Ltd.
 Surveyor: A. J. Sullivan & Associates Ltd.
 Geotechnical: Peterson & Associates
 Electrical: J.R.E. Engineering
 Mechanical: J.R.E. Engineering

SEAL

PROJECT

15715 EARL ARMSTRONG PLAZZA

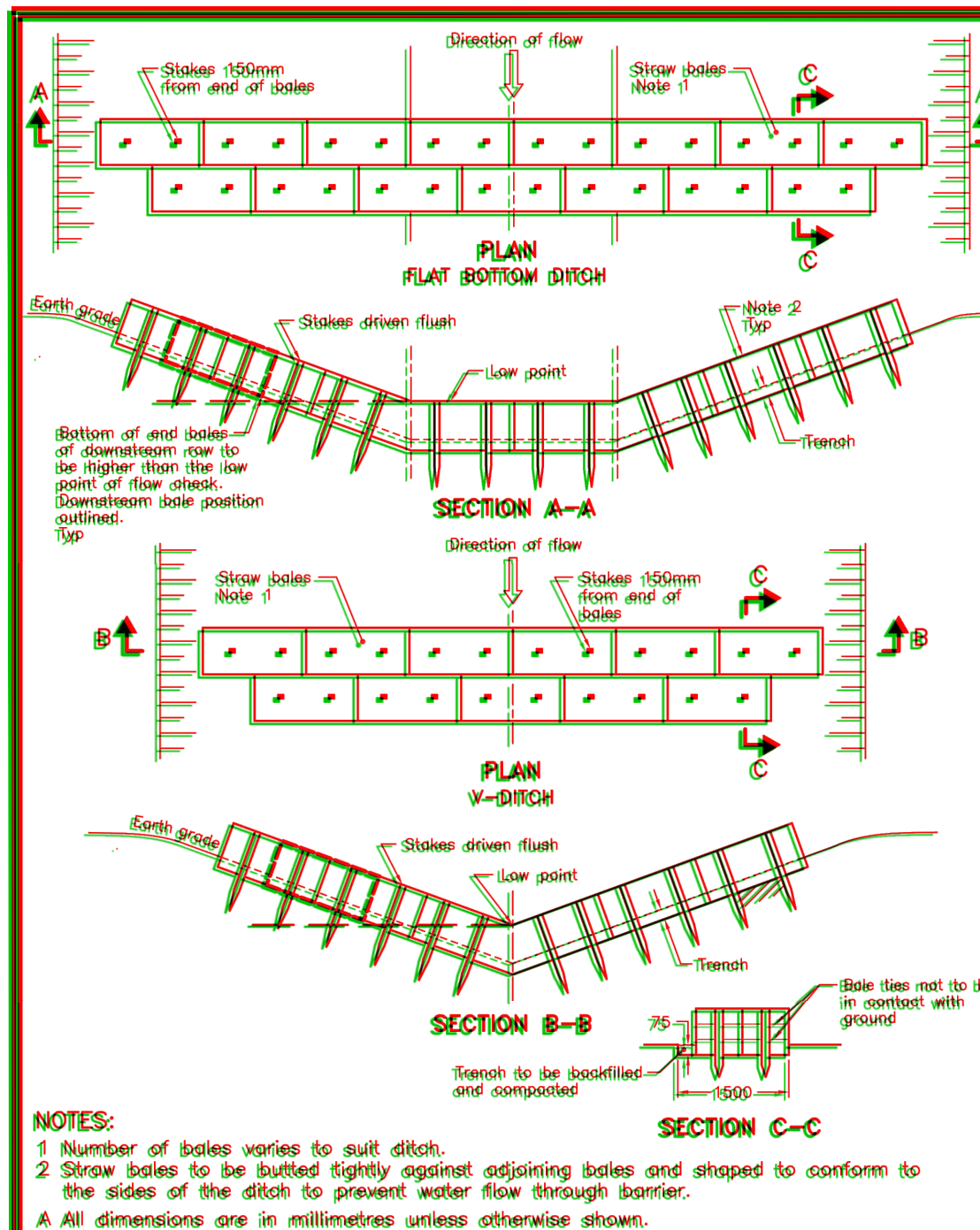
PROJECT NO: 15715
DRAWN BY: ERH
PROJECT MGR: SREL
SHEET TITLE: PONDING PLAN

OTHERED BY: TRSB
APPROVED BY: TRSB

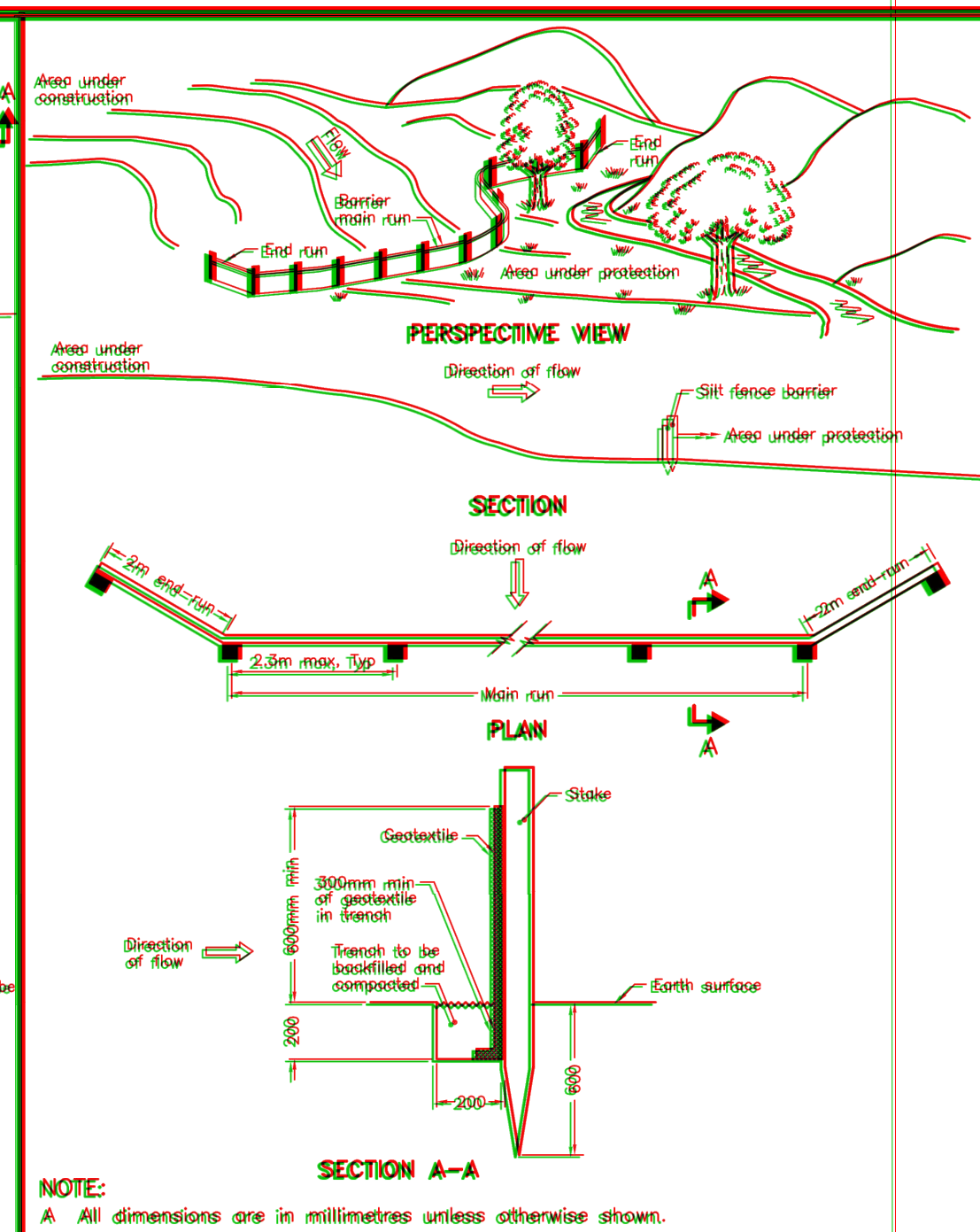
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ISSUE: 1

CITY PLAN No. 188900

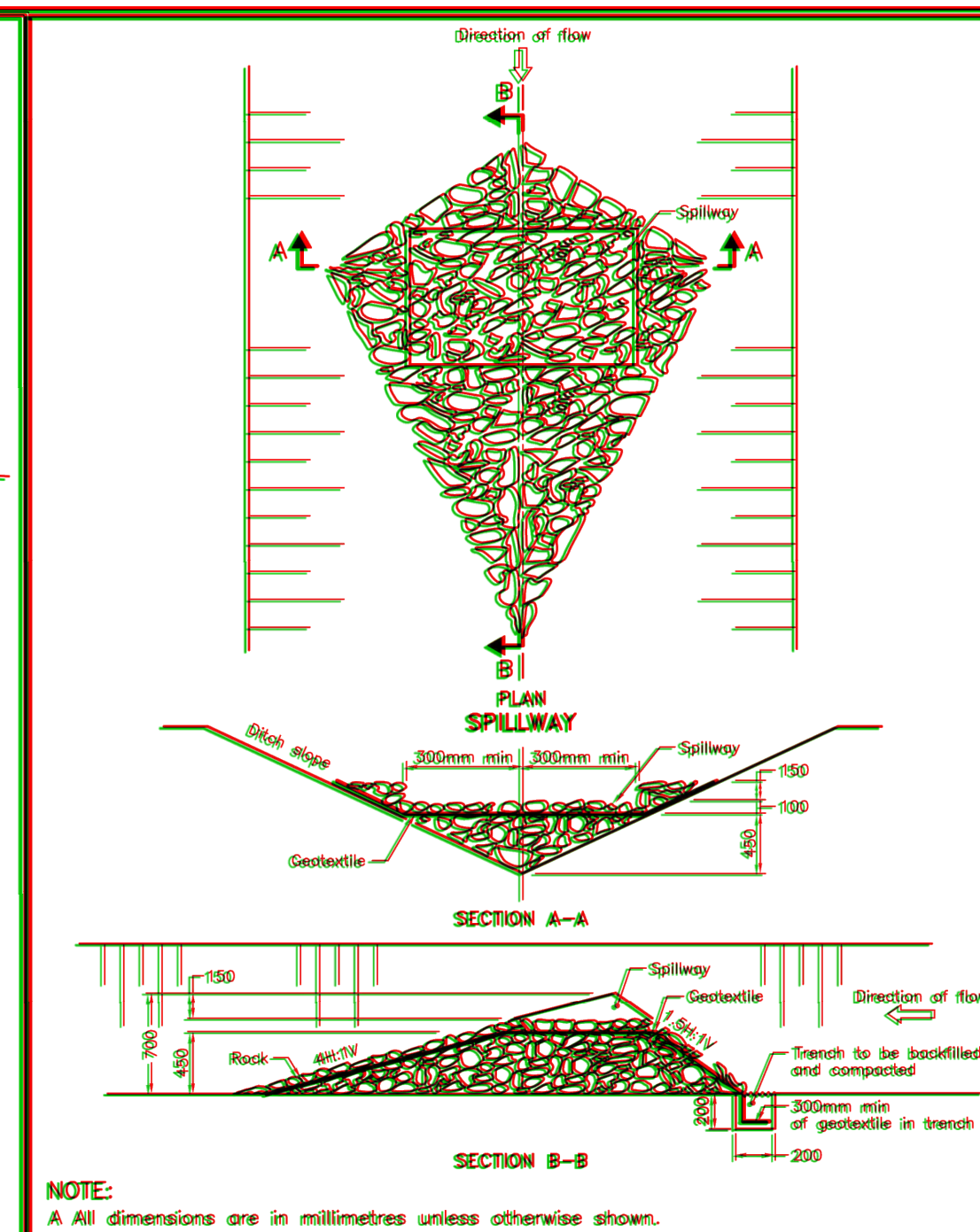
CITY FILE No. D07-12-22-0169, D07-16-22-0010



STRAW BALE FLOW CHECK DAM
OPSD 219.180



LIGHT-DUTY SILT FENCE BARRIER
OPSD 219.110



ROCK FLOW CHECK DAM V-DITCH
OPSD 219.210

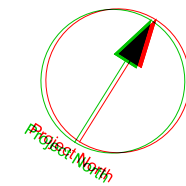
NOTES:

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

- SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
- STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
- SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET CBs TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN RYCBs TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
- CONTRACTOR TO PROVIDE DETAILS ON LOCATION(S) AND DESIGN OF DEWATERING TRAP(S) PRIOR TO COMMENCING WORK. CONTRACTOR ALSO RESPONSIBLE FOR MAINTAINING TRAP(S) AND ADJUSTING SIZE(S) IF DEEMED REQUIRED BY THE ENGINEER DURING CONSTRUCTION.
- CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
- WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
- THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.

LEGEND:

- LIGHT DUTY SILT FENCE AS PER OPSD-219.110
- SNOW FENCE
- STRAW BALE CHECK DAM AS PER OPSD-219.180
- ROCK CHECK DAM AS PER OPSD-219.210
- SILT SACK PLACED UNDER EXISTING CB COVER
- TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE OR NON WOVEN FILTER CLOTH

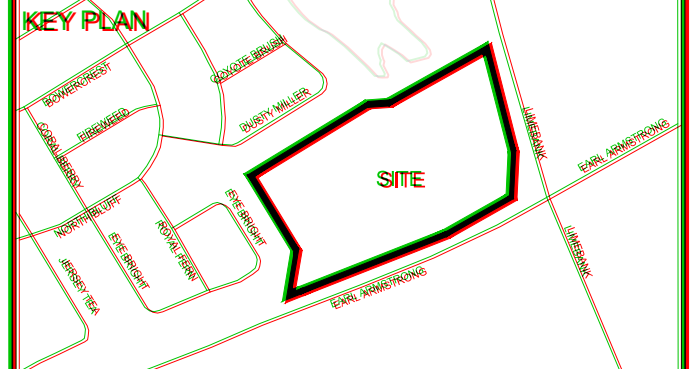


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IBI Group Professional Services (Canada) Inc.
A member of the IBI Group of companies.

ISSUES	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2023-12-12
2	ISSUED FOR COORDINATION	2023-12-12
3	REVISED AS PER CITY COMMENTS	2023-12-12
4	ISSUED FOR TENDER	2023-04-27
5	REVISED AS PER CITY COMMENT	2023-06-13
6	REVISED PER NEW SITE PLAN	2023-06-29

SEE 011, 012 FOR NOTES, LEGEND, CB TABLE, SHEET SECTIONS AND DETAILS



CONSULTANTS

Owner / Applicant:
Urbandale Corporation

Architect:
Dredge Leahy Architecture Inc.

Civil Engineers:
IBI Group

Structural Engineers:
Cleland Jardine Engineering Ltd

Planning:
Fotenn

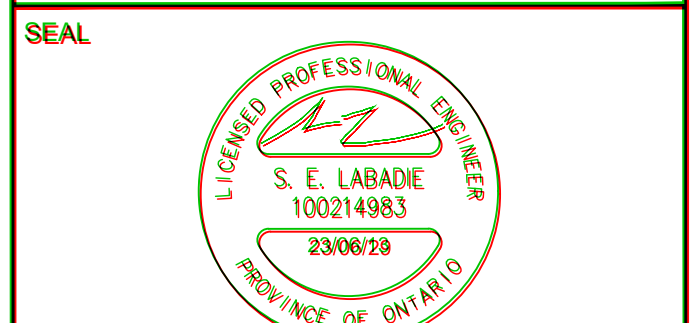
Landscape Architect:
CSW Landscape Architects Ltd

Surveyor:
Annis O'Sullivan Vollebakk Ltd

Geotechnical:
Paterson and Associates

Electrical:
JRP Engineering

Mechanical:
JRP Engineering



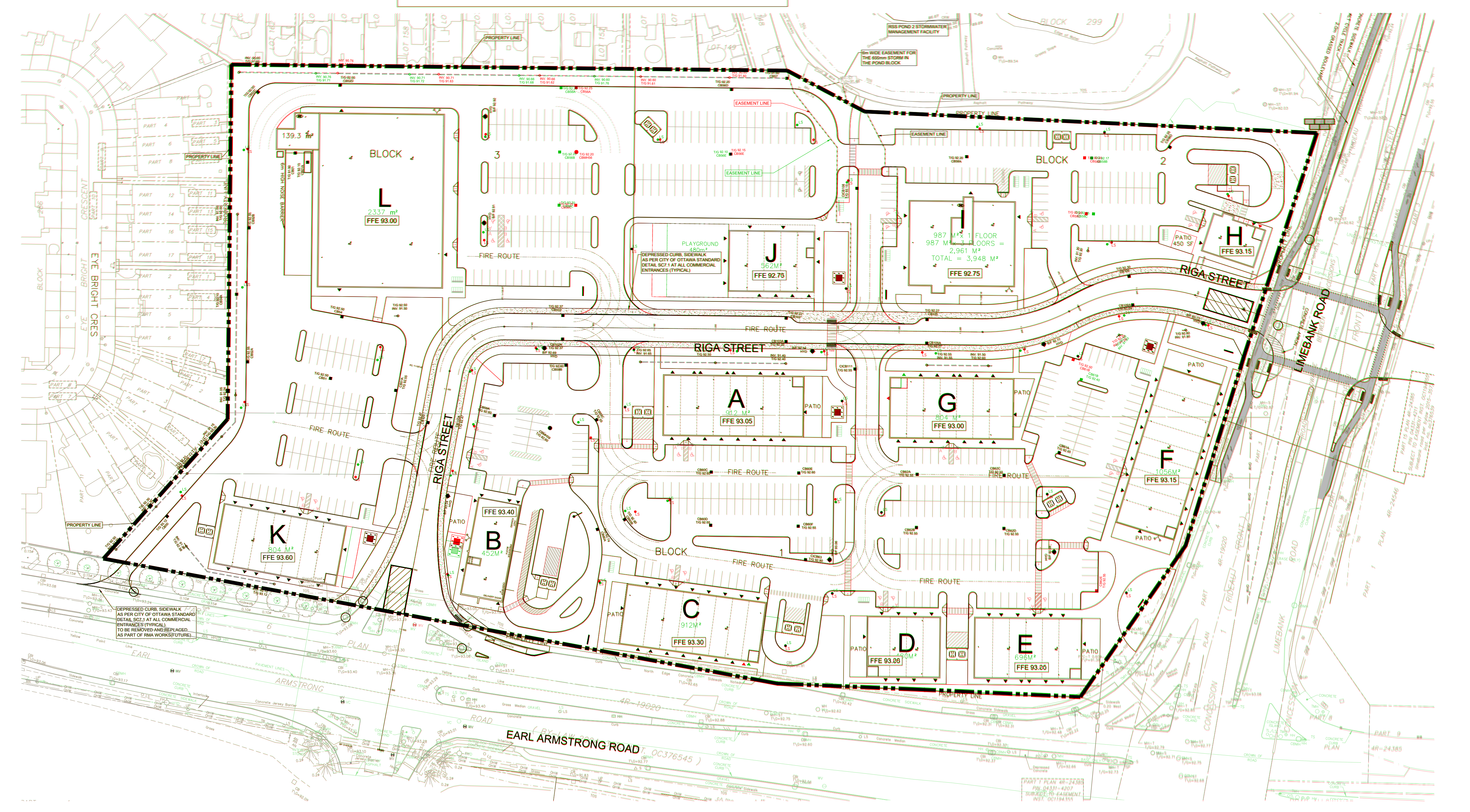
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PROJECT
1515 EARL ARMSTRONG PLAZA

PROJECT NO: 137404
DRAWN BY: EH
PROJECT MGR: BEL
CHECKED BY: TRB
APPROVED BY: TRB

SHEET TITLE
SEDIMENT - EROSION PLAN

SHEET NUMBER 900 **ISSUE** 1



CITY FILE No. D07-12-02-0169 D07-16-22-0010
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