

PROPOSED COMMERCIAL BUILDING

524 LACOLLE WAY, OTTAWA, ON

REVISION 04



KEY PLAN (N.T.S.)

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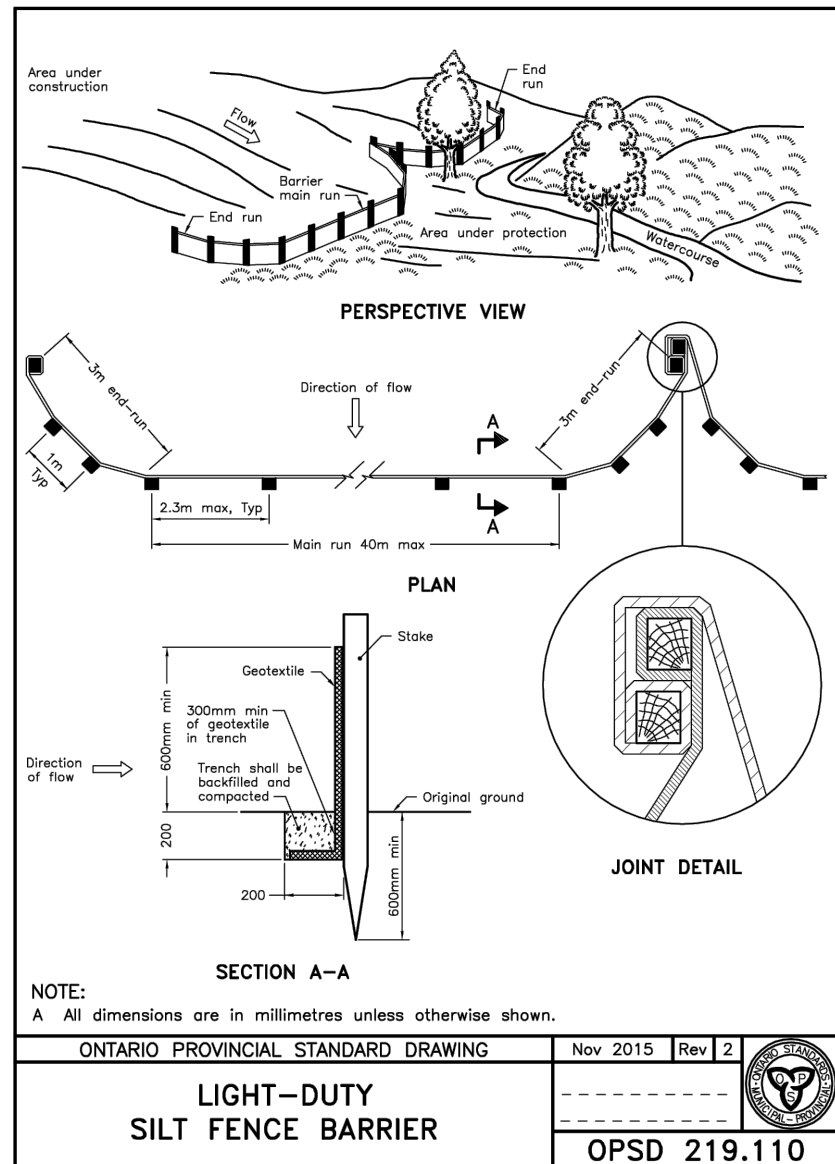
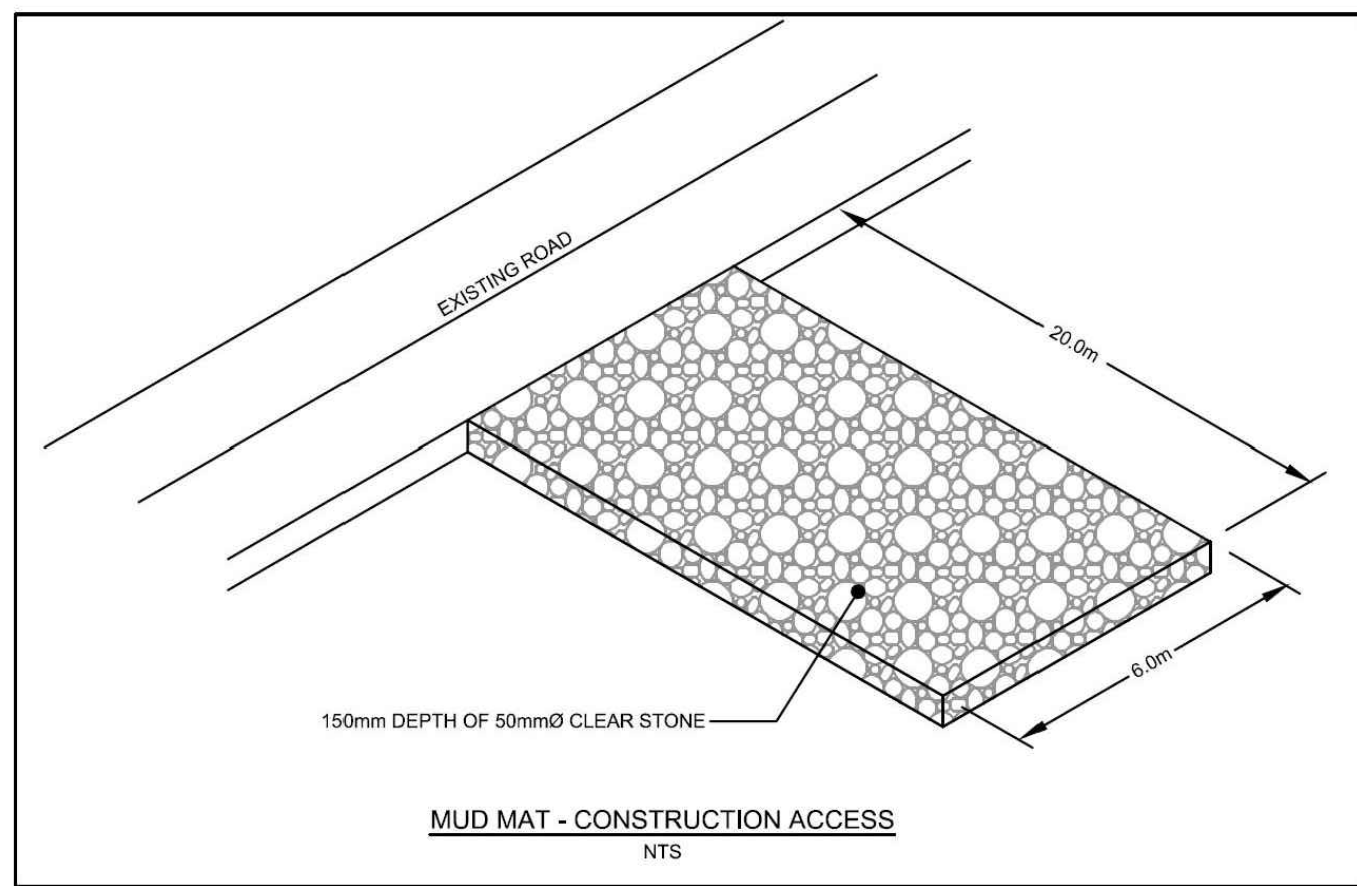
LRL

ENGINEERING | INGÉNIERIE

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

PROPOSED COMMERCIAL BUILDING
524 LACOLLE WAY, OTTAWA, ON
REV.04 : RE-ISSUED FOR APPROVAL - NOVEMBER 2025
LRL PROJECT no: 240203





EROSION AND SEDIMENT CONTROL MEASURES:

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

1. PRIOR TO START OF CONSTRUCTION:

PRIOR TO THE REMOVAL OF ANY VEGETATIVE COVER, MOVING OF SOIL AND CONSTRUCTION:

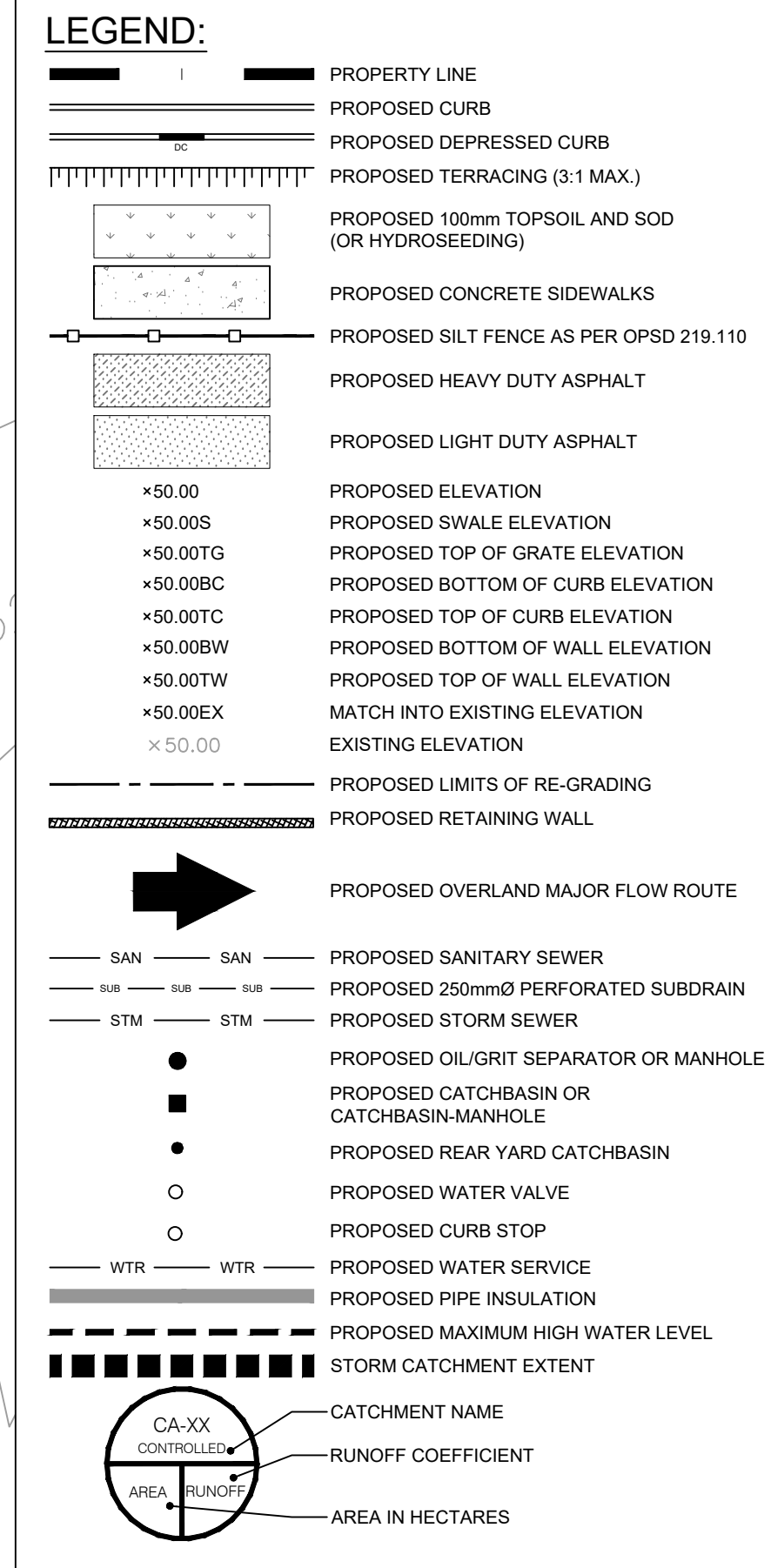
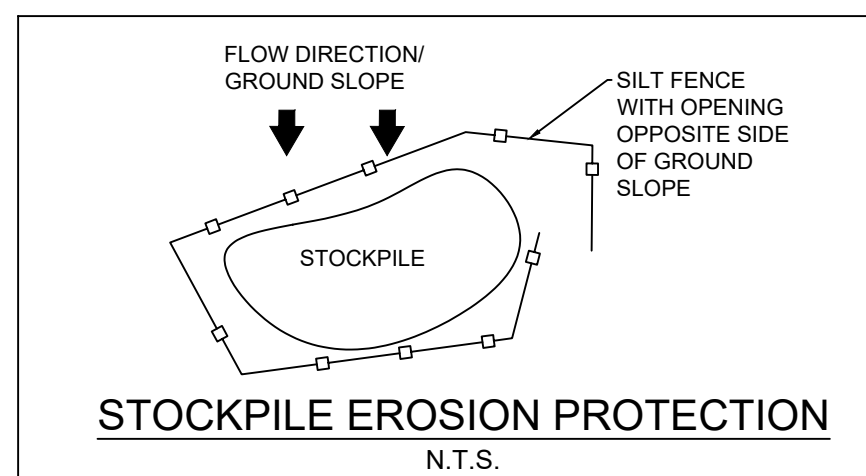
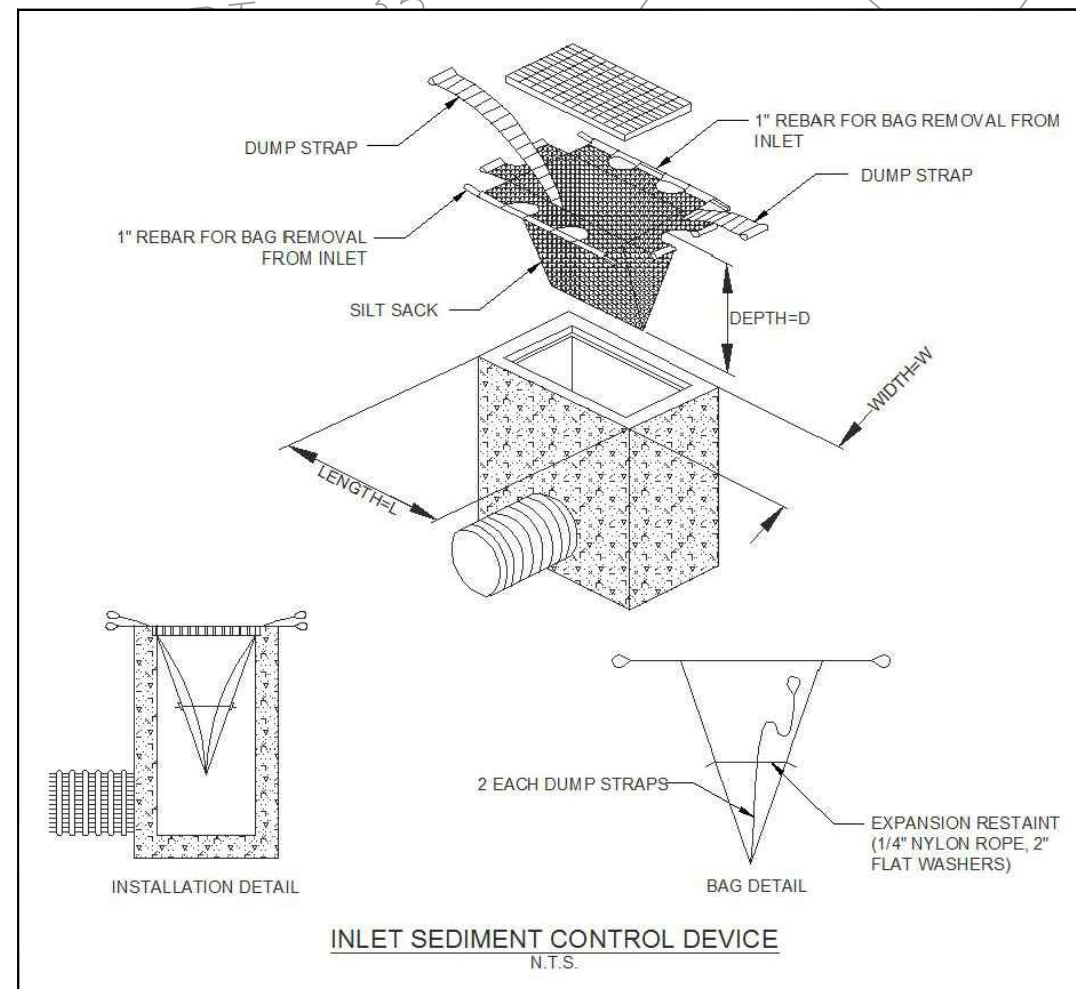
- 1.1. INSTALL SILTSACK FILTERS IN ALL CONCRETE CATCH BASINS STRUCTURES
- 1.2. INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.

2. DURING CONSTRUCTION:

- 2.1. MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE.
- 2.2. PROTECT DISTURBED AREAS FROM RUNOFF.
- 2.3. PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED WITHIN 30 DAYS.
- 2.4. INSPECT SILT FENCES, FILTER CLOTHS AND CATCH BASIN SUMPS WEEKLY AND AFTER EVERY MAJOR STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY.
- 2.5. PLAN TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION
- 2.6. EROSION CONTROL FENCING TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES.
- 2.7. 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).
- 2.8. CONTROL WIND-BLOWN DUST OFF SITE TO ACCEPTABLE LEVELS BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERING AS REQUIRED).
- 2.9. ALL EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN DESTABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
- 2.10. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THIS CONSULTING ENGINEER AND THE CITY DEPARTMENT OF PUBLIC WORKS.
- 2.11. CONTRACTOR IS RESPONSIBLE FOR CITY ROADWAY TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING ETC. AT THE END OF EACH WORK DAY.
- 2.12. PROVIDE GRAVEL ENTRANCE WHEREVER EQUIPMENT LEAVES THE SITE TO PROVIDE 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 CRUSHER-TURN LIMESTONE) MATERIAL. MAINTAIN GRAVEL ENTRANCE IN CLEAN CONDITION.
- 2.13. DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPPED.
- 2.14. ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
- 2.15. TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ADJUTING PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED.
- 2.16. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR 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.

3. AFTER CONSTRUCTION:

- 3.1. PROVIDE PERMANENT COVER CONSISTING OF TOPSOIL AND SEED TO DISTURBED AREAS.
- 3.2. 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.
- 3.3. INSPECT AND CLEAN CATCH BASIN SUMPS AND STORM SEWERS.



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 LRL FROM ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

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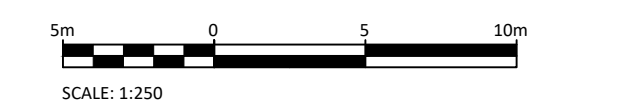
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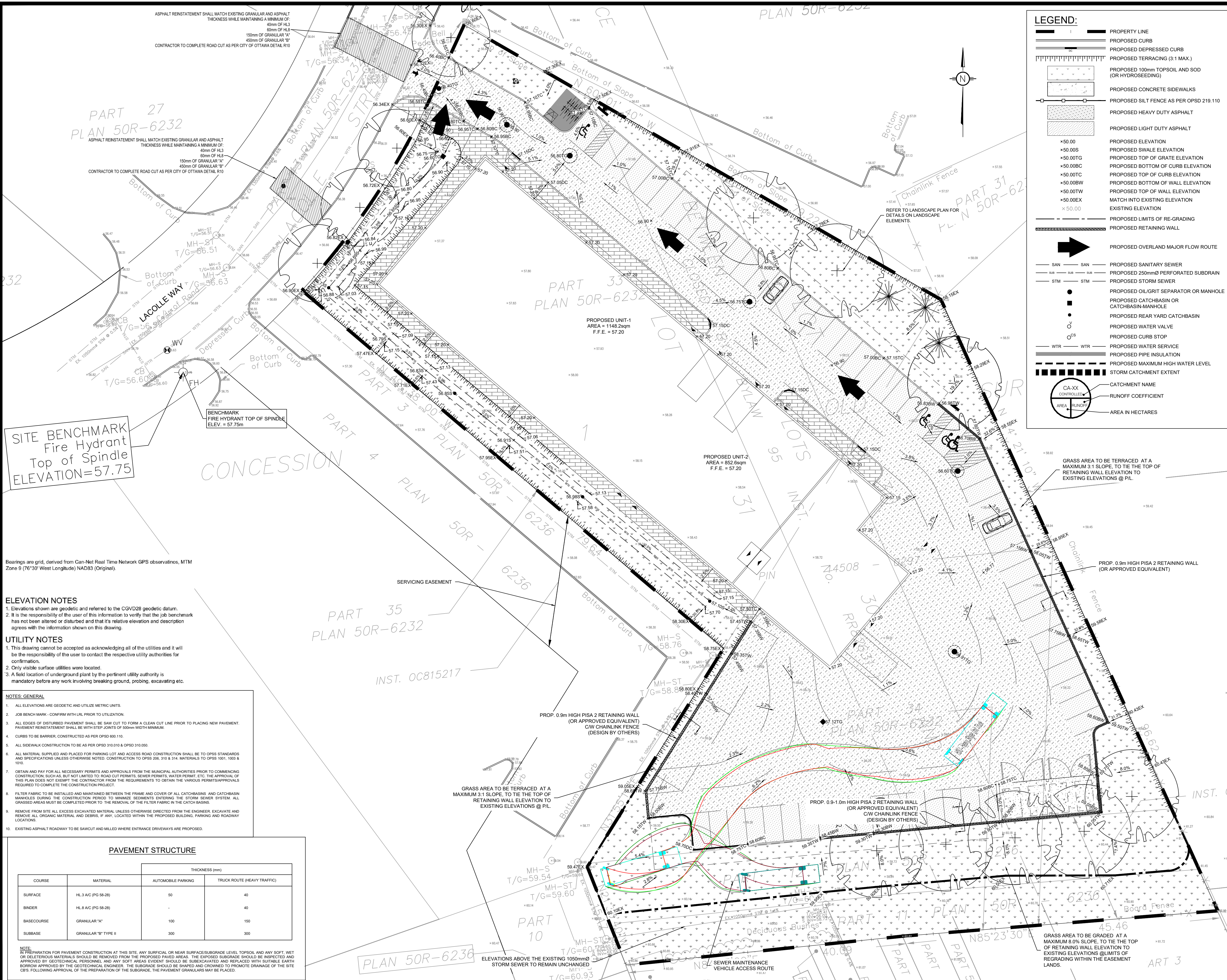


CLIENT	PATRICE HOULE HOLDING INC.
DESIGNED BY:	S.V.
DRAWN BY:	S.V.
APPROVED BY:	V.J.

PROJECT
524 LACOLLE WAY, OTTAWA, ON

DRAWING TITLE
EROSION AND SEDIMENT CONTROL PLAN

PROJECT NO.
240203
DATE
SEPTEMBER 2024
C101



LEGEND:

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MAX.)
- PROPOSED 100mm TOPSOIL AND SOD (OR HYDROSEEDING)
- PROPOSED CONCRETE SIDEWALKS
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED TOP OF GRATE ELEVATION
- PROPOSED BOTTOM OF CURB ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED BOTTOM OF WALL ELEVATION
- PROPOSED TOP OF WALL ELEVATION
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED LIMITS OF RE-GRADING
- PROPOSED RETAINING WALL
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED SANITARY SEWER
- PROPOSED 250mmØ PERFORATED SUBDRAIN
- PROPOSED STORM SEWER
- PROPOSED OIL/GRIT SEPARATOR OR MANHOLE
- PROPOSED CATCHBASIN OR CATCHBASIN-MANHOLE
- PROPOSED REAR YARD CATCHBASIN
- PROPOSED WATER VALVE
- PROPOSED CURB STOP
- PROPOSED WATER SERVICE
- PROPOSED PIPE INSULATION
- PROPOSED MAXIMUM HIGH WATER LEVEL
- STORM CATCHMENT EXTENT
- CATCHMENT NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

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SCALE: 1:250

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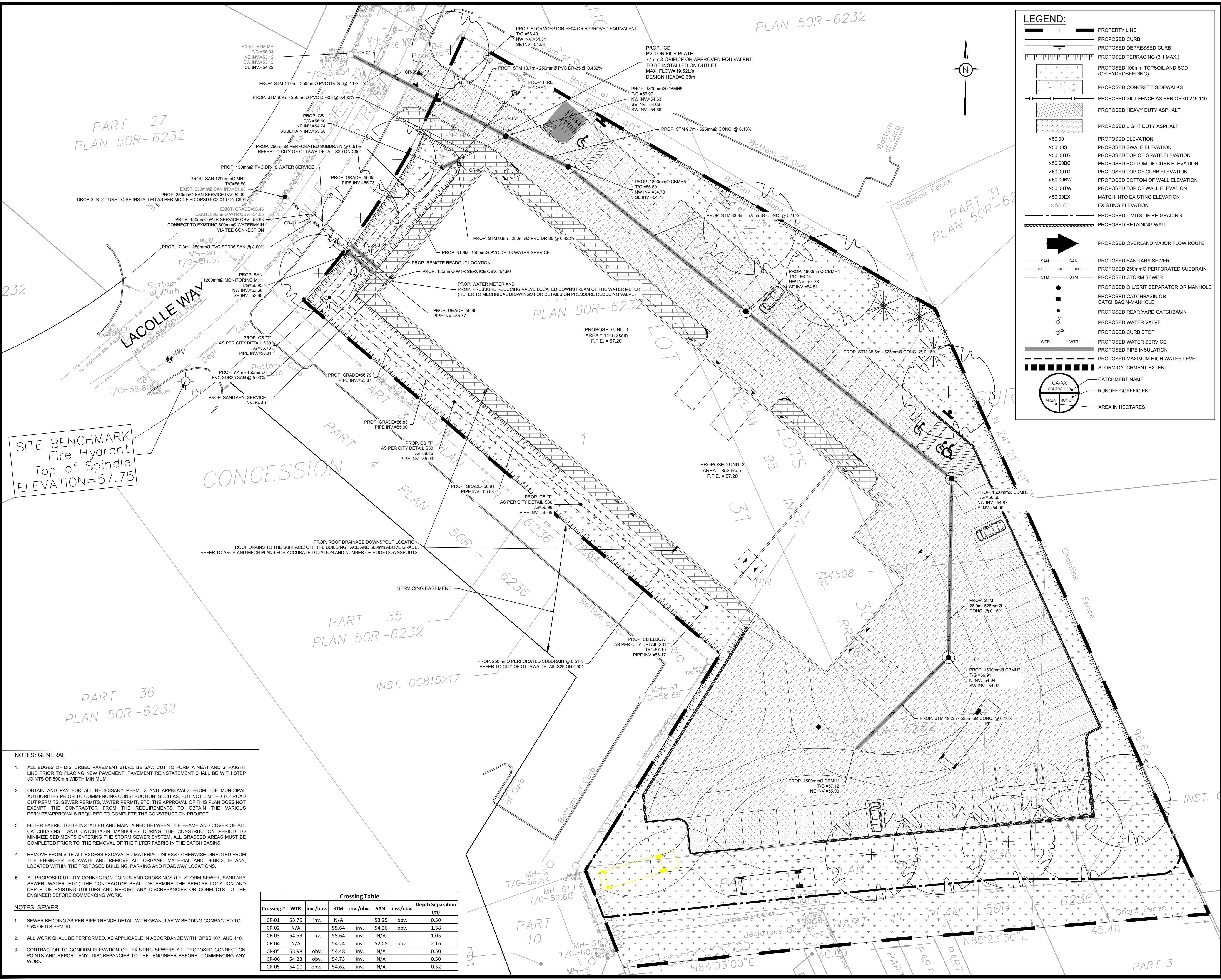
PROJECT: **524 LACOLLE WAY, OTTAWA, ON**

DRAWING TITLE: **GRADING AND DRAINAGE PLAN**

PROJECT NO.: **240203**

DATE: **SEPTEMBER 2024**

C301



LEGEND:

PROPERTY LINE
PROPOSED CURB
PROPOSED DEPRESSED CURB
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PROPOSED CONCRETE SIDEWALKS
PROPOSED SILT FENCE AS PER OPSD 219.110
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SITE BENCHMARK
Fire Hydrant
Top of Spindle
ELEVATION=57.75

- NOTES: GENERAL**
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.
 - OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION; SUCH AS, BUT NOT LIMITED TO: ROAD CUT PERMITS, SEWER PERMITS, WATER PERMIT, ETC. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS REQUIRED TO COMPLETE THE CONSTRUCTION PROJECT.
 - FILTER FABRIC TO BE INSTALLED AND MAINTAINED BETWEEN THE FRAME AND COVER OF ALL CATCHBASINS AND CATCHBASIN MANHOLES DURING THE CONSTRUCTION PERIOD TO MINIMIZE SEDIMENTS ENTERING THE STORM SEWER SYSTEM. ALL GRASSED AREAS MUST BE COMPLETED PRIOR TO THE REMOVAL OF THE FILTER FABRIC IN THE CATCH BASINS.
 - REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS, IF ANY, LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
 - AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
- NOTES: SEWER**
- SEWER BEDDING AS PER PIPE TRENCH DETAIL WITH GRANULAR 'A' BEDDING COMPACTED TO 95% OF ITS SPMD.
 - ALL WORK SHALL BE PERFORMED, AS APPLICABLE IN ACCORDANCE WITH OPS 407, AND 410.
 - CONTRACTOR TO CONFIRM ELEVATION OF EXISTING SEWERS AT PROPOSED CONNECTION POINTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE COMMENCING ANY WORK.

Crossing Table						
Crossing #	WTR	inv./obv.	STM	inv./obv.	SAN	inv./obv.
CR-01	53.75	inv.	N/A	53.25	obv.	0.50
CR-02	N/A		55.64	inv.	54.26	obv.
CR-03	54.59	inv.	55.64	inv.	N/A	1.05
CR-04	N/A		54.24	inv.	52.08	obv.
CR-05	53.98	obv.	54.48	inv.	N/A	0.50
CR-06	54.23	obv.	54.73	inv.	N/A	0.50
CR-05	54.10	obv.	54.62	inv.	N/A	0.52

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01	ISSUED FOR APPROVAL	S.V.	18 DEC 2024
No.	REVISIONS	BY	DATE

NOT AUTHENTIC UNLESS SIGNED AND DATED

LRL
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5430 Canotek Road 1 Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

CLIENT
PATRICE HOULE HOLDING INC.

DESIGNED BY: S.V. DRAWN BY: S.V. APPROVED BY: V.J.

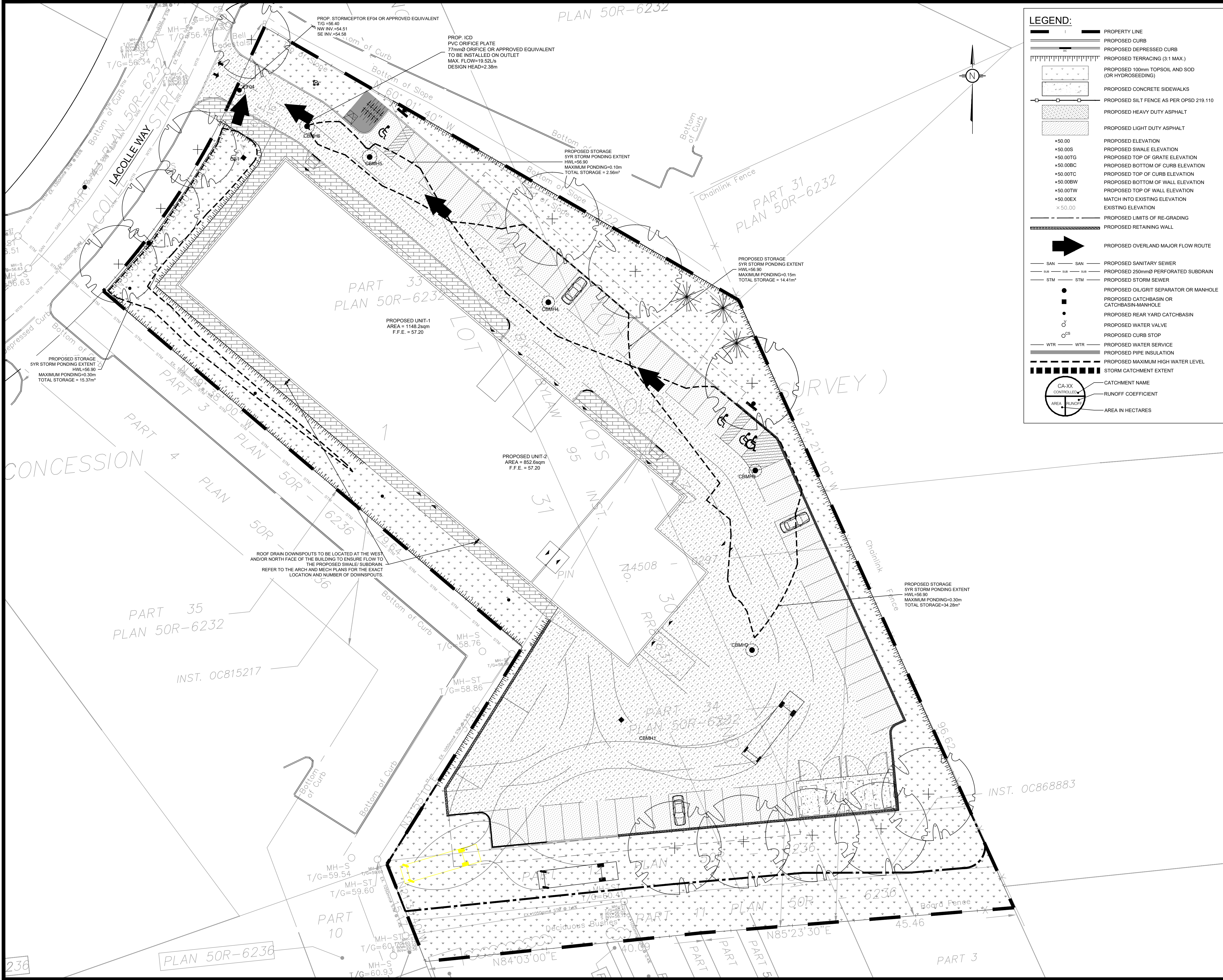
PROJECT
524 LACOLLE WAY, OTTAWA, ON

DRAWING TITLE
SERVICING PLAN

PROJECT NO.
240203

DATE
SEPTEMBER 2024

C401



LEGEND:

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MAX.)
- PROPOSED 100mm TOPSOIL AND SOD (OR HYDROSEEDING)
- PROPOSED CONCRETE SIDEWALKS
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
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- PROPOSED SANITARY SEWER
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- STORM CATCHMENT EXTENT
- CATCHMENT NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

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Scale: 1:250

04	RE-ISSUED FOR APPROVAL	S.V.	28 NOV 2025
03	RE-ISSUED FOR APPROVAL	S.V.	26 JUNE 2025
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No.	REVISIONS	BY	DATE

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CLIENT: PATRICE HOULE HOLDING INC.

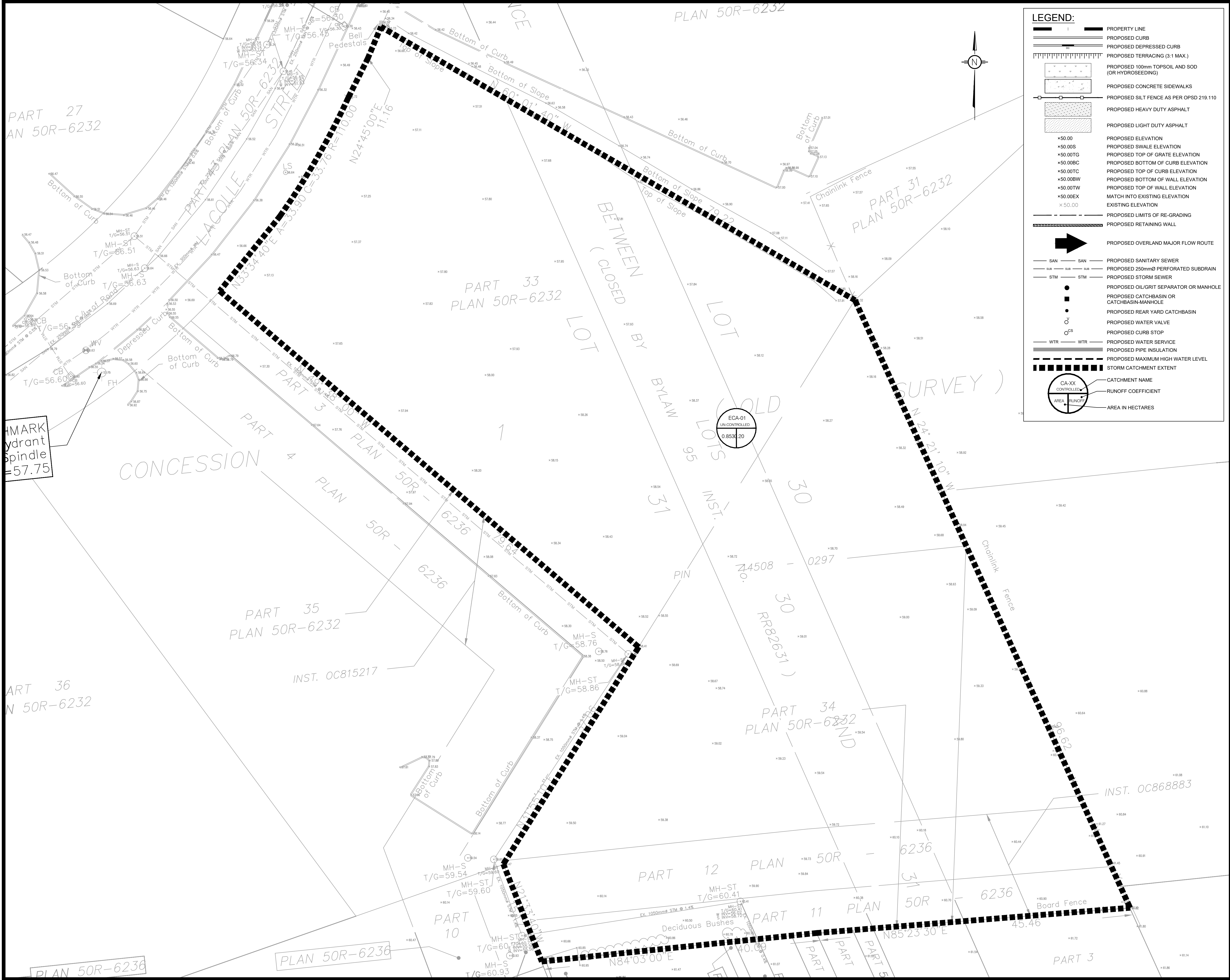
DESIGNED BY: S.V. DRAWN BY: S.V. APPROVED BY: V.J.

PROJECT: 524 LACOLLE WAY, OTTAWA, ON

DRAWING TITLE: STORMWATER MANAGEMENT PLAN

PROJECT NO: 240203
DATE: SEPTEMBER 2024

C601



LEGEND:

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MAX.)
- PROPOSED 100mm TOPSOIL AND SOD (OR HYDROSEEDING)
- PROPOSED CONCRETE SIDEWALKS
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED HEAVY DUTY ASPHALT
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CLIENT
PATRICE HOULE HOLDING INC.

DESIGNED BY: S.V. DRAWN BY: S.V. APPROVED BY: V.J.

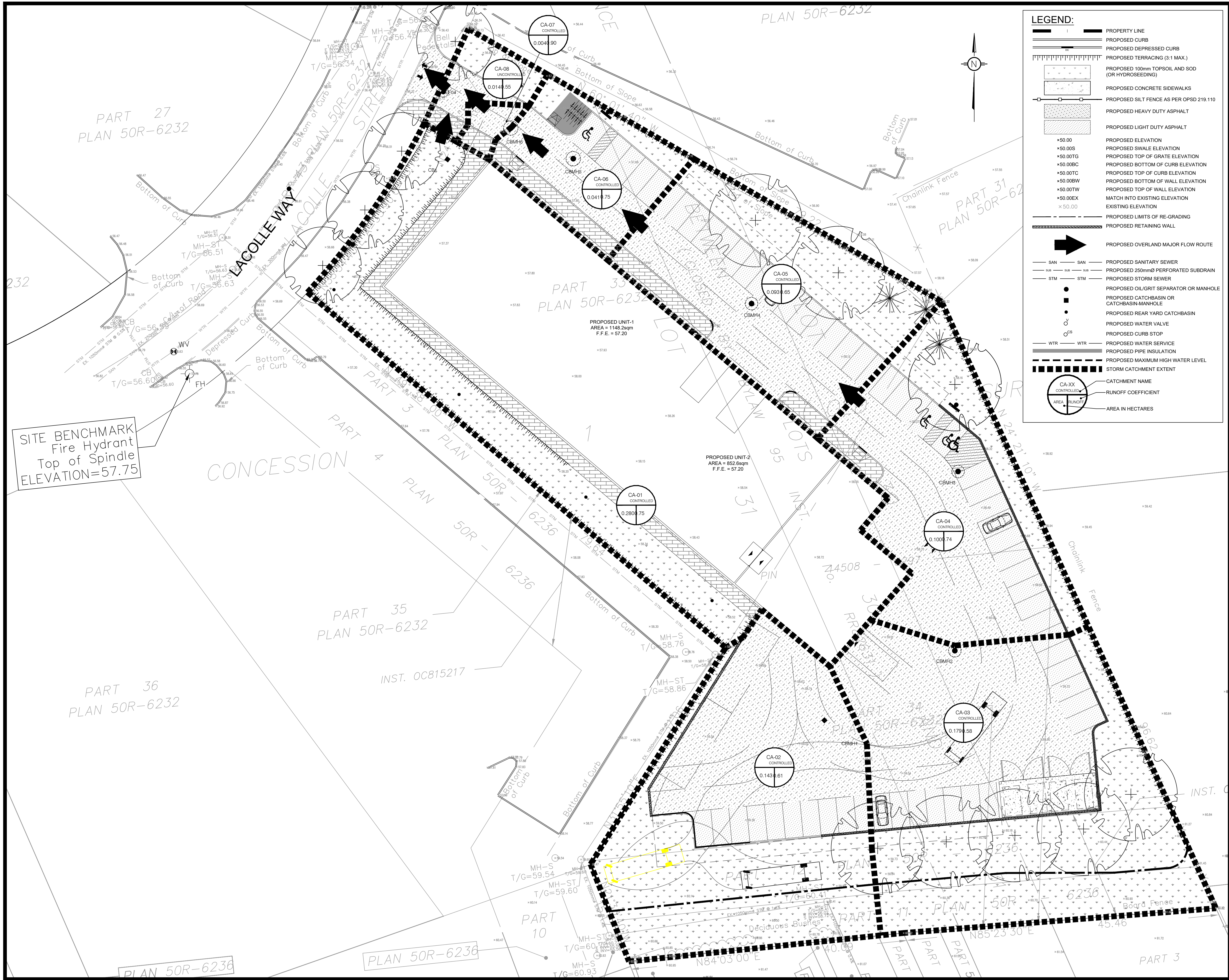
PROJECT
524 LACOLLE WAY, OTTAWA, ON

DRAWING TITLE
PRE-DEVELOPMENT WATERSHED PLAN

PROJECT NO.
240203

DATE
SEPTEMBER 2024

C701



LEGEND:

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MAX.)
- PROPOSED 100mm TOPSOIL AND SOD (OR HYDROSEEDING)
- PROPOSED CONCRETE SIDEWALKS
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED HEAVY DUTY ASPHALT
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5m 0 5 10m
SCALE: 1:250

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CLIENT

PATRICE HOULE HOLDING INC.

DESIGNED BY: S.V. DRAWN BY: S.V. APPROVED BY: V.J.

PROJECT

524 LACOLLE WAY, OTTAWA, ON

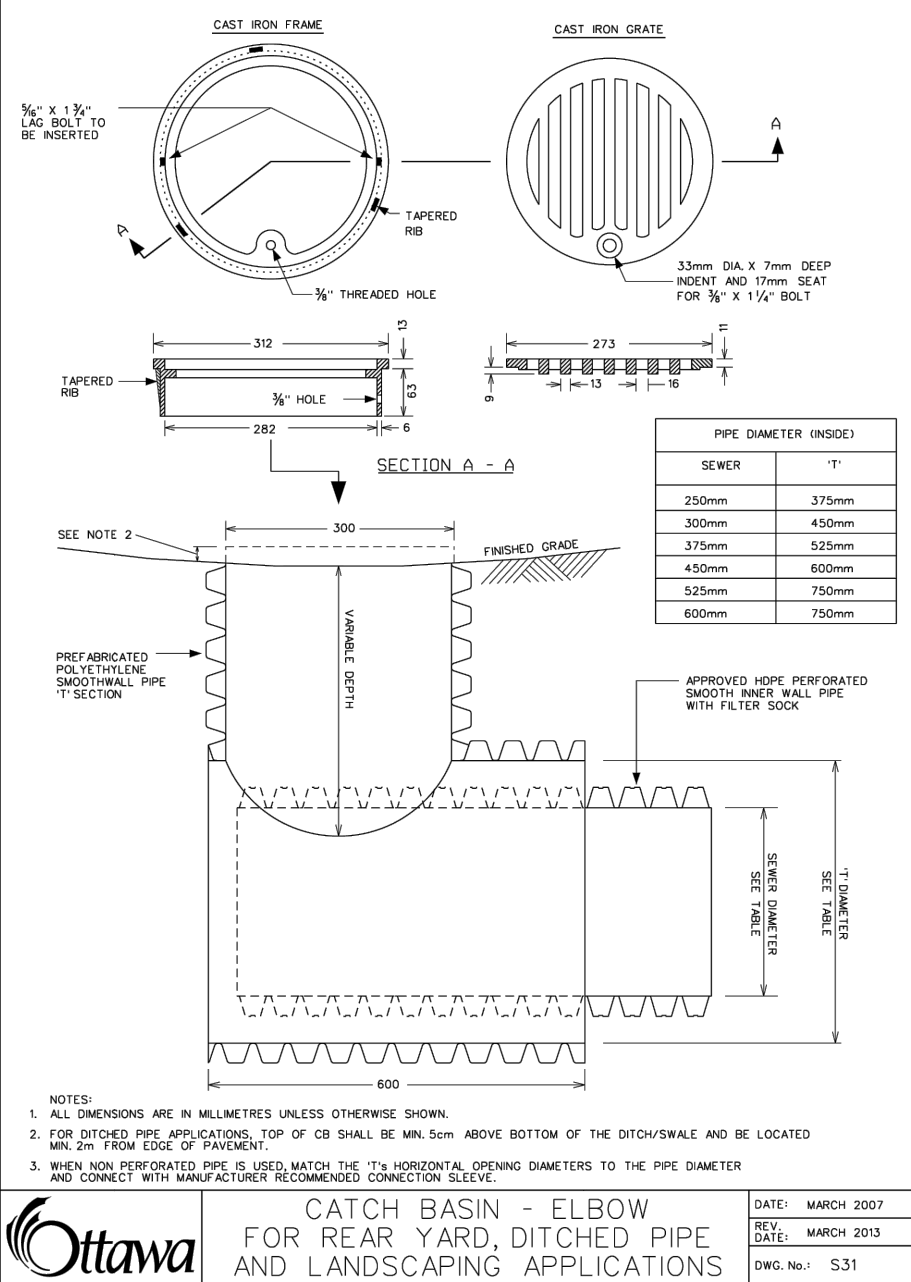
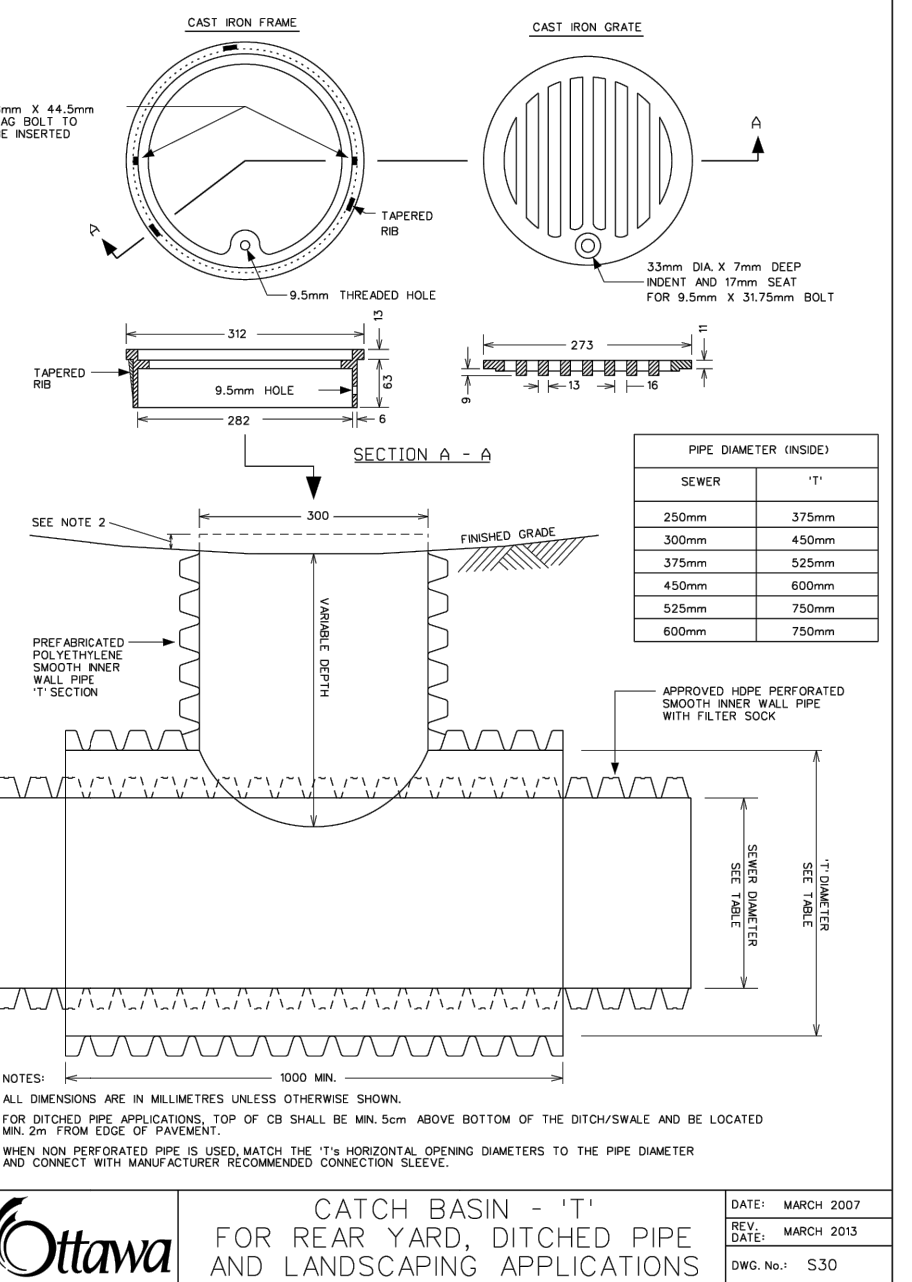
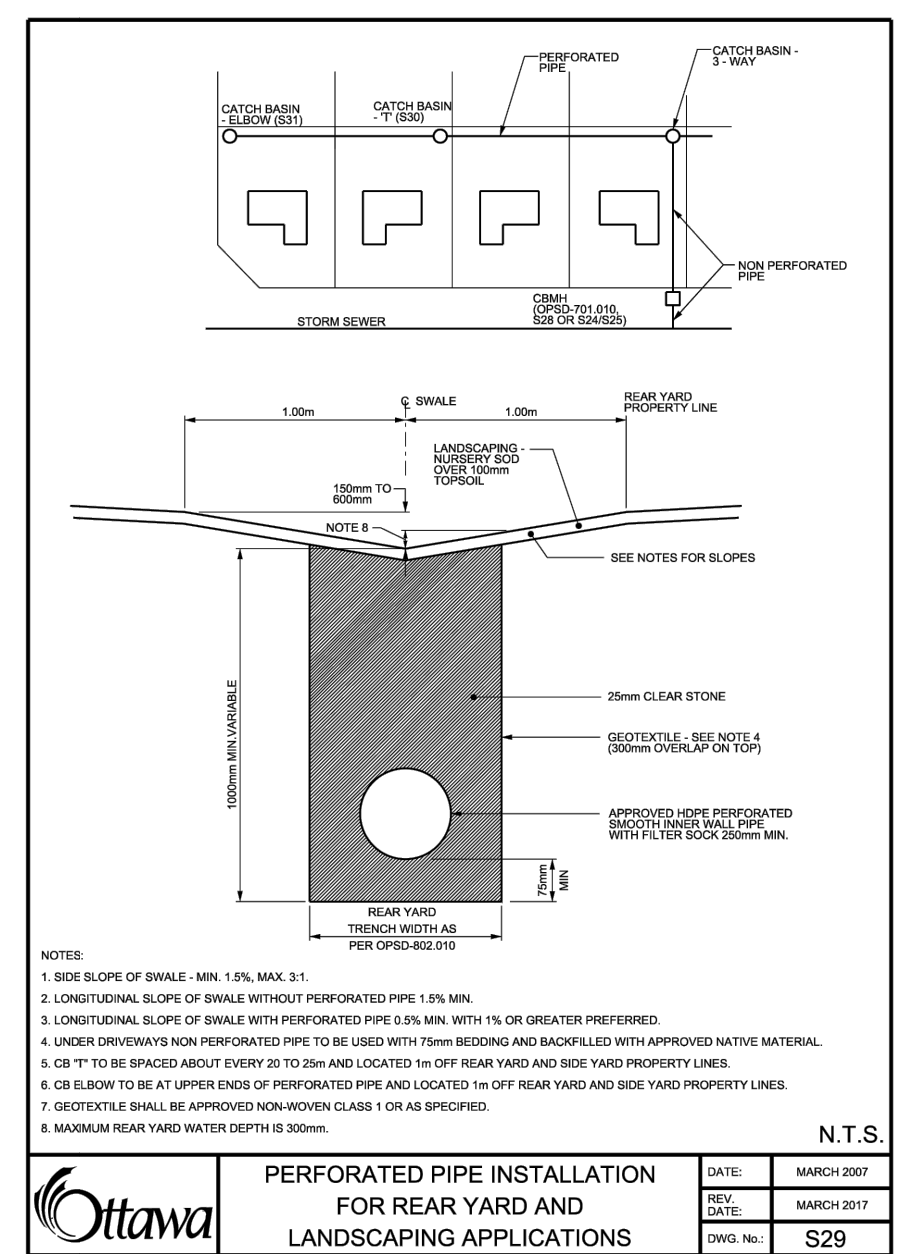
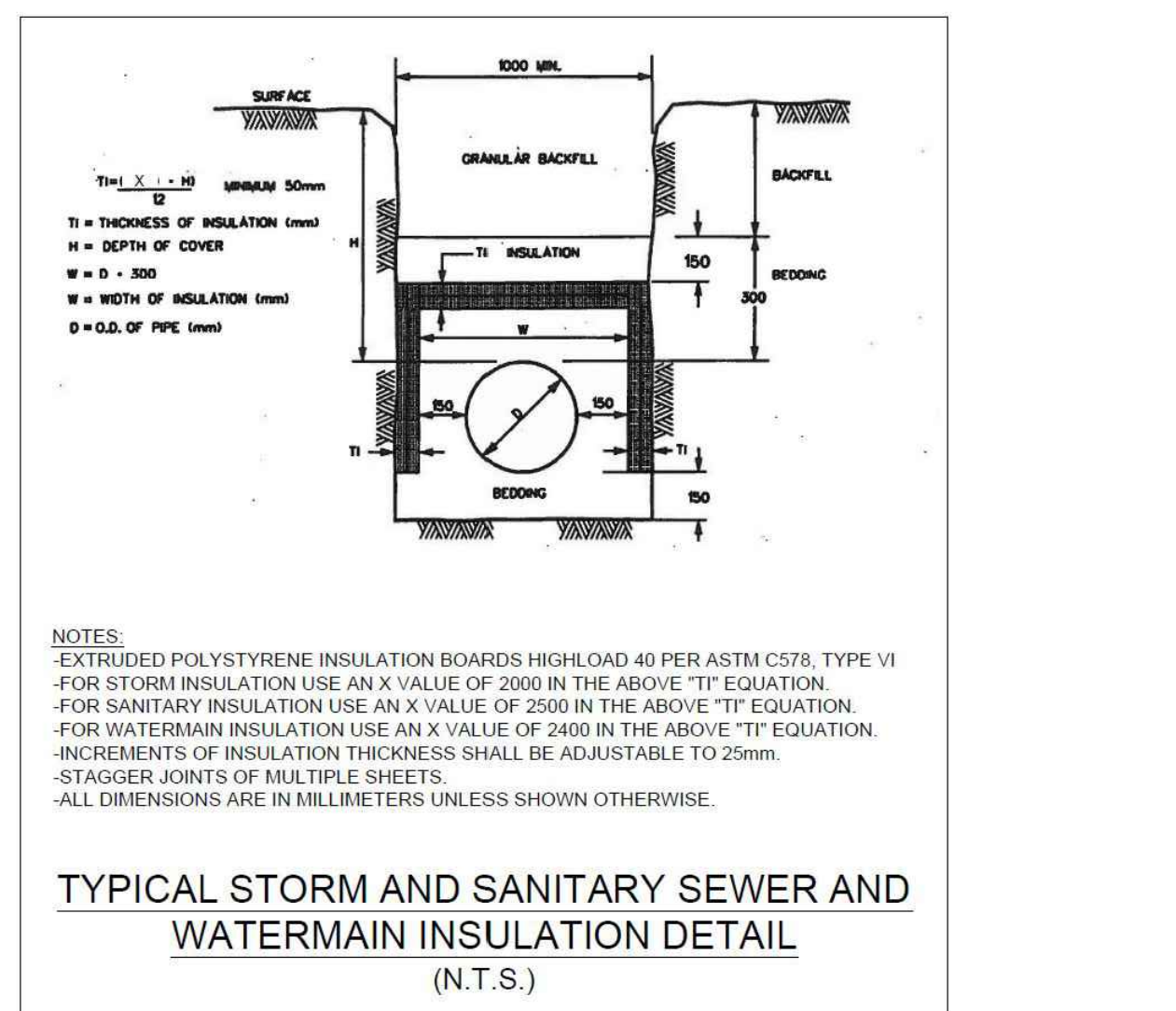
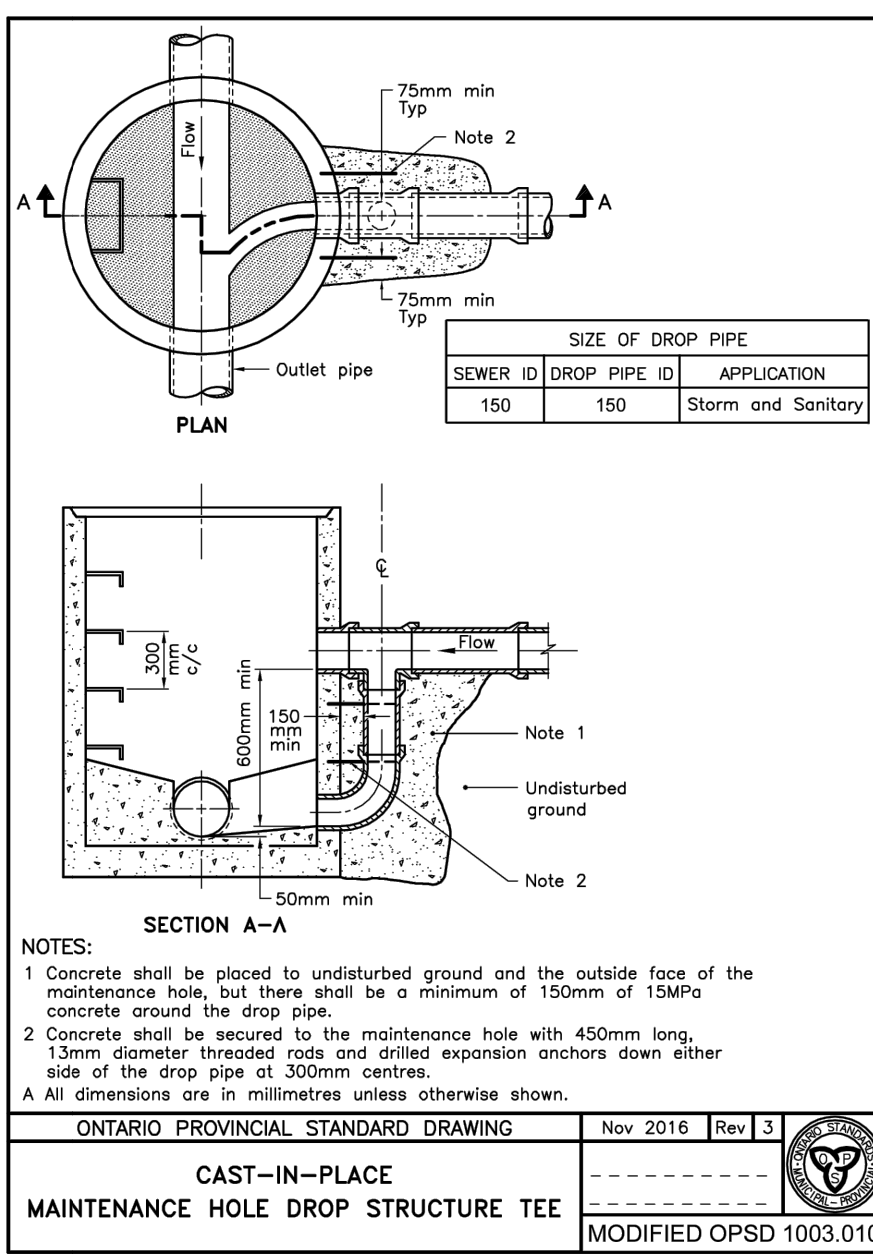
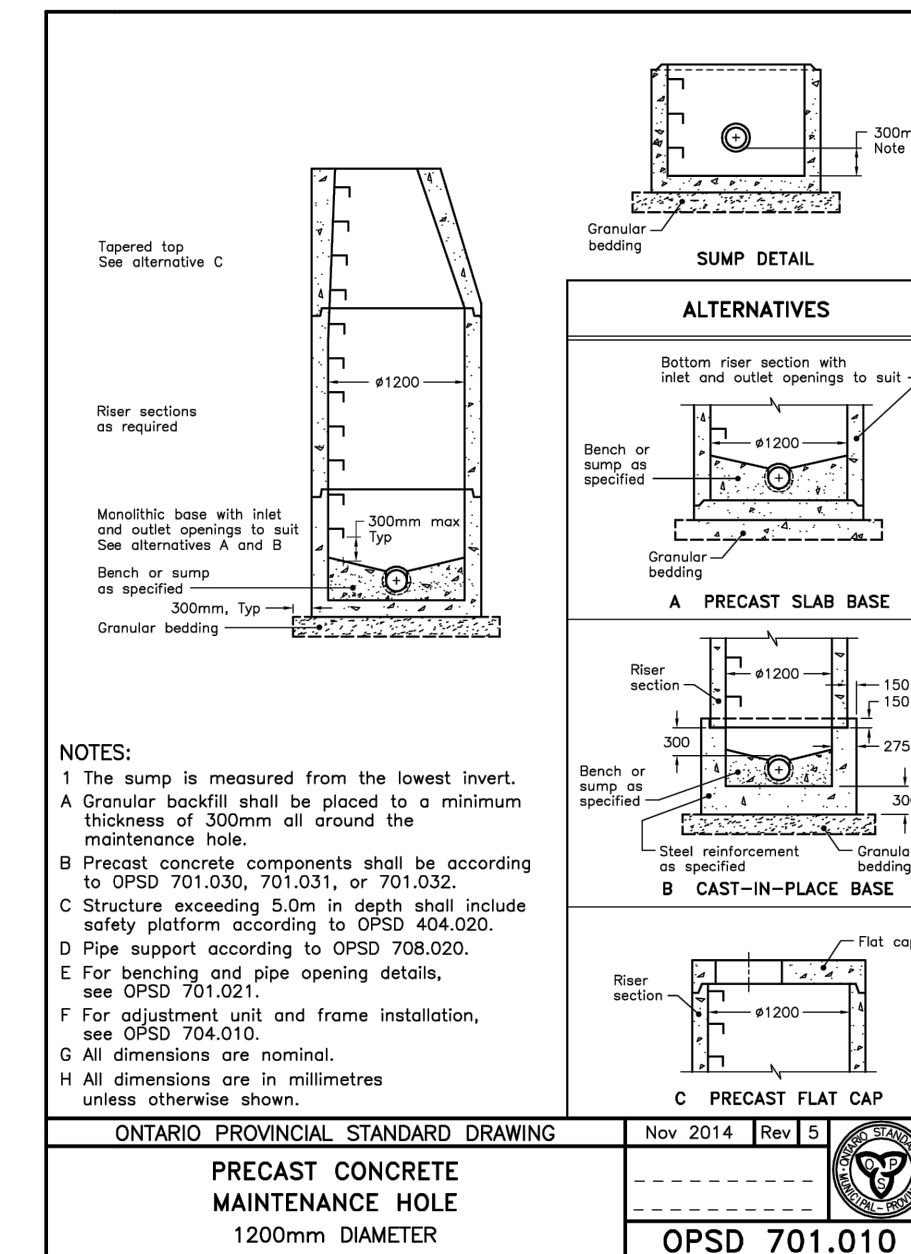
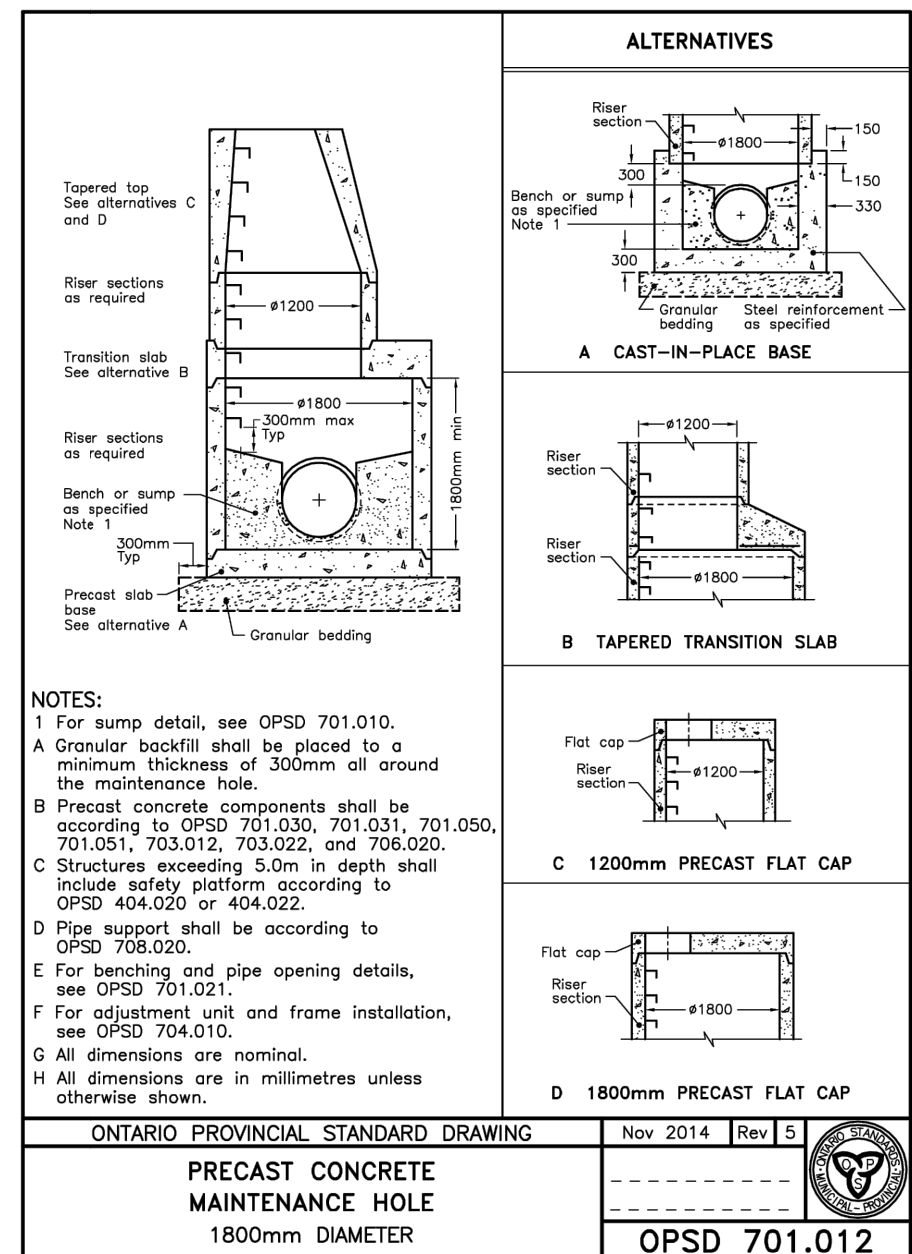
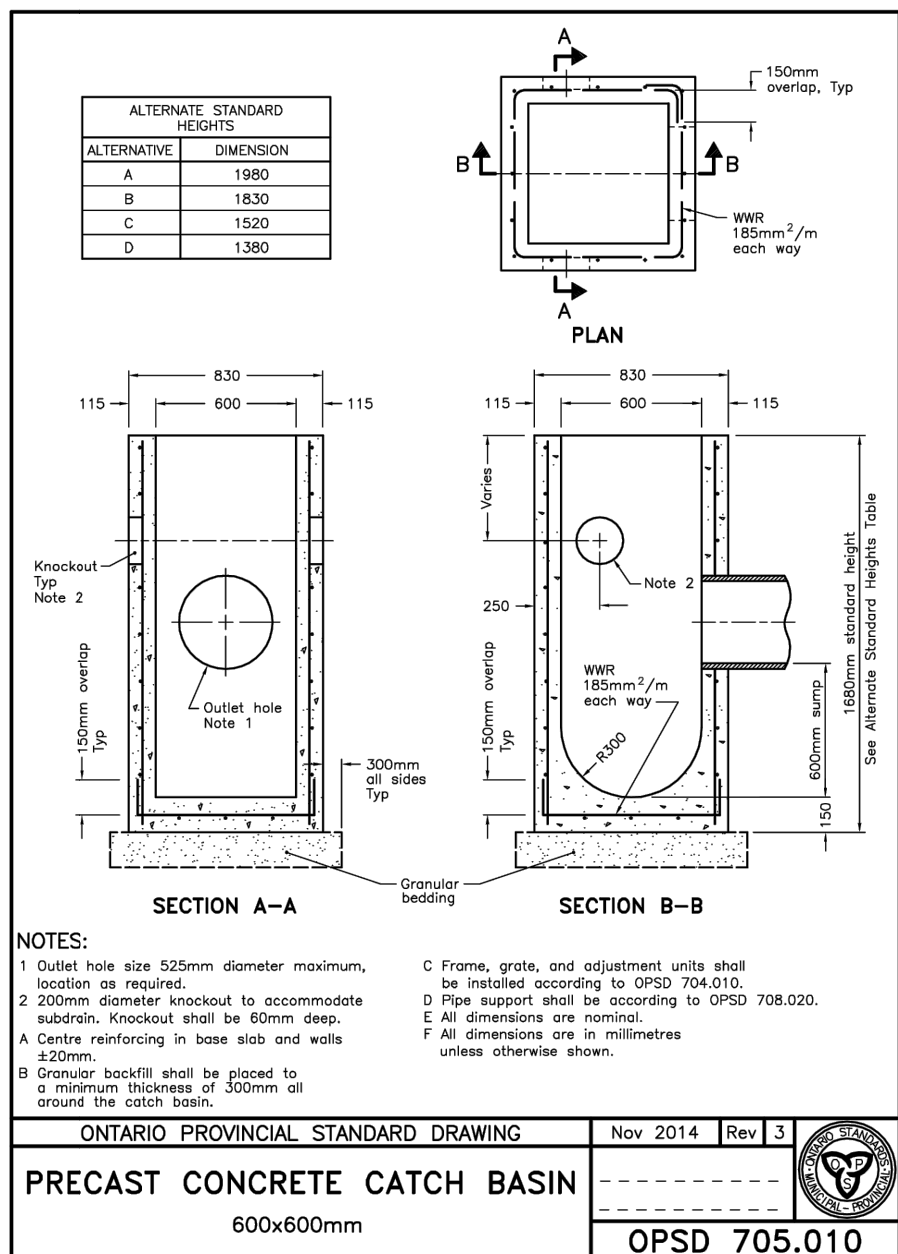
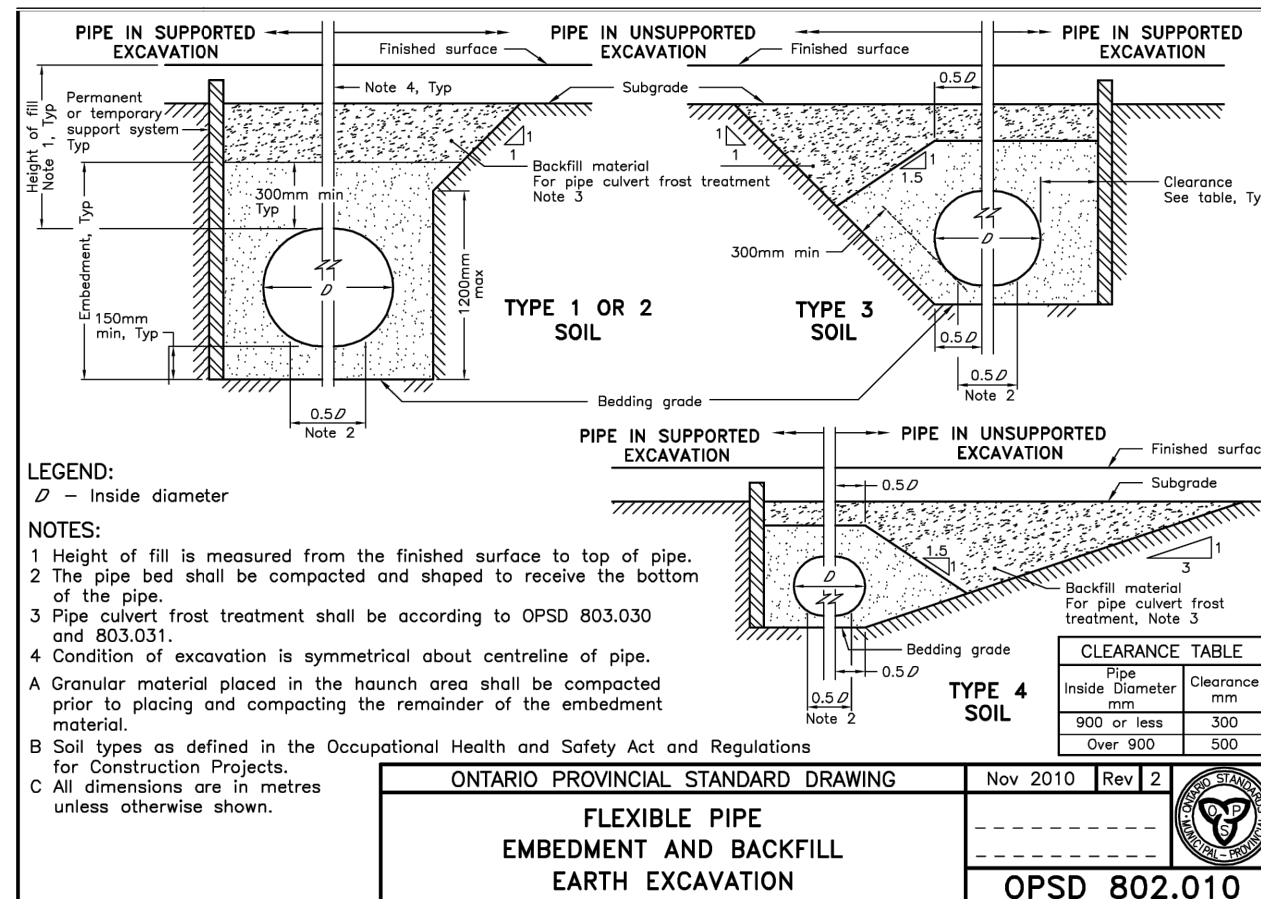
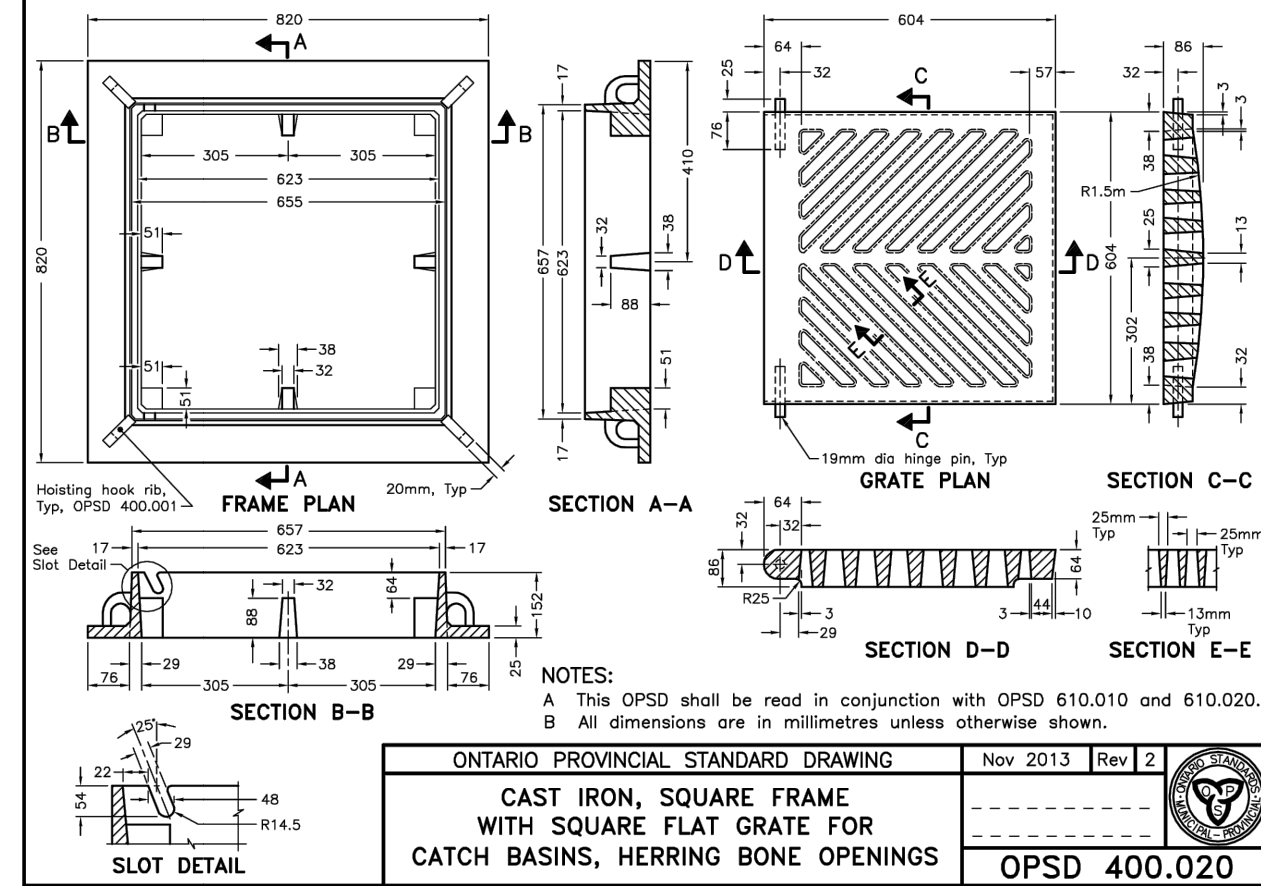
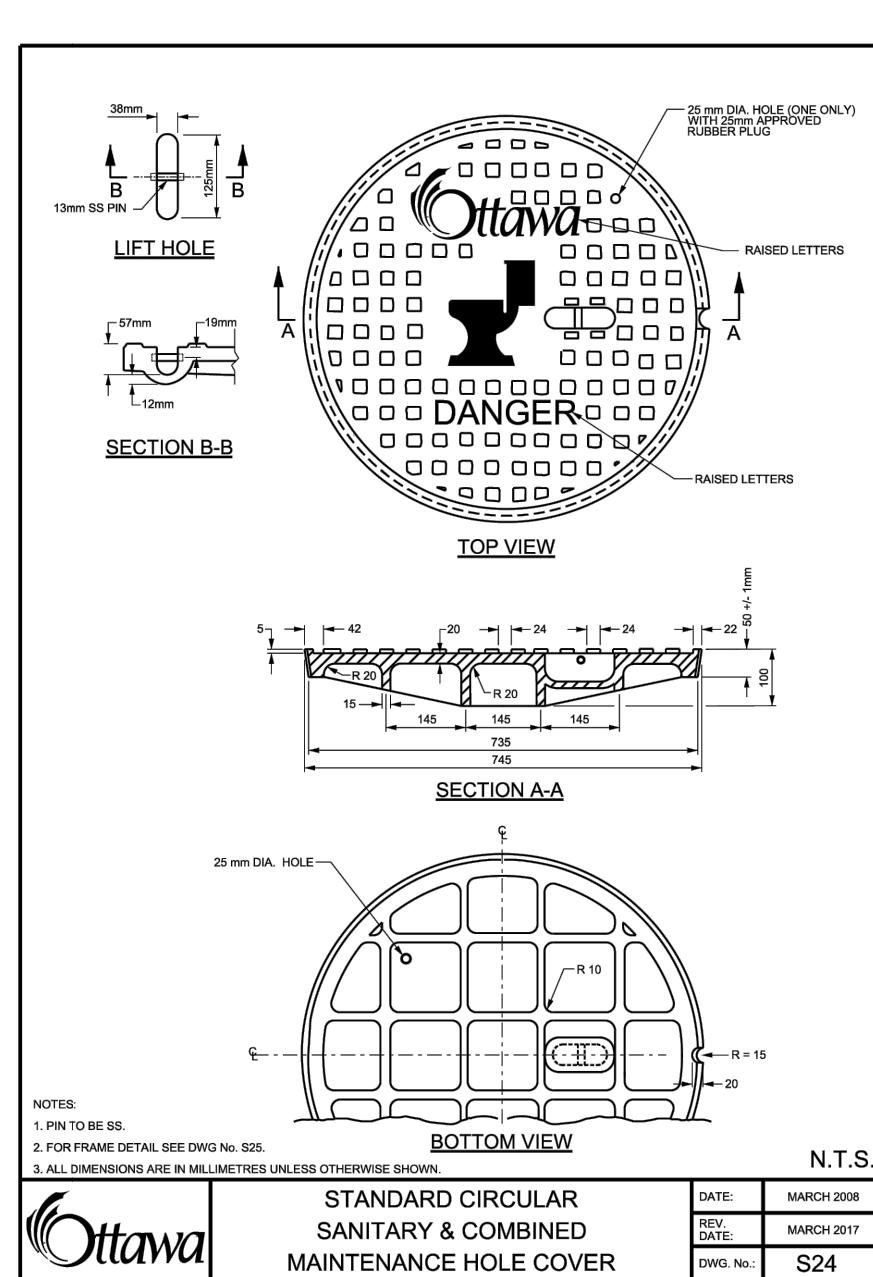
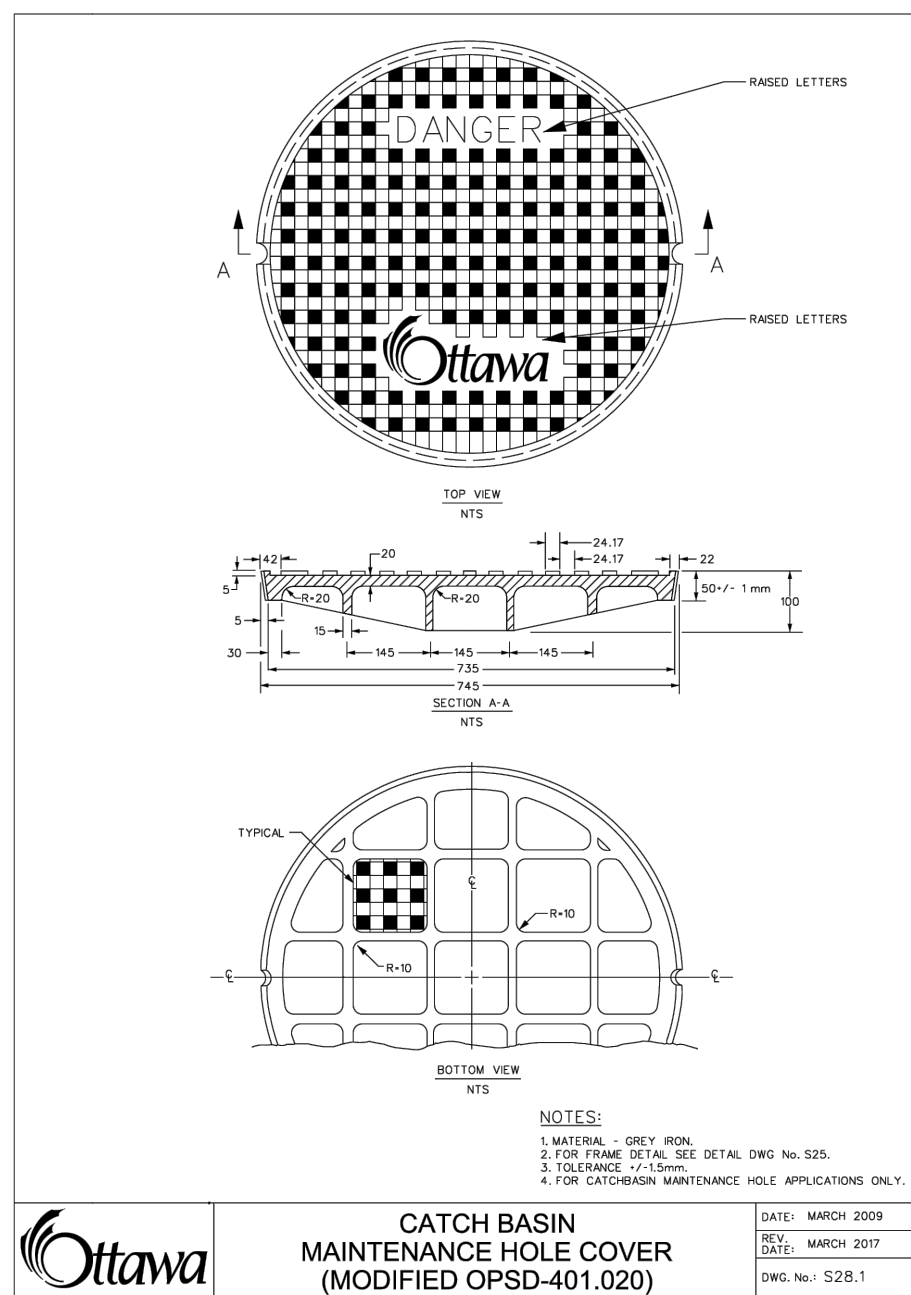
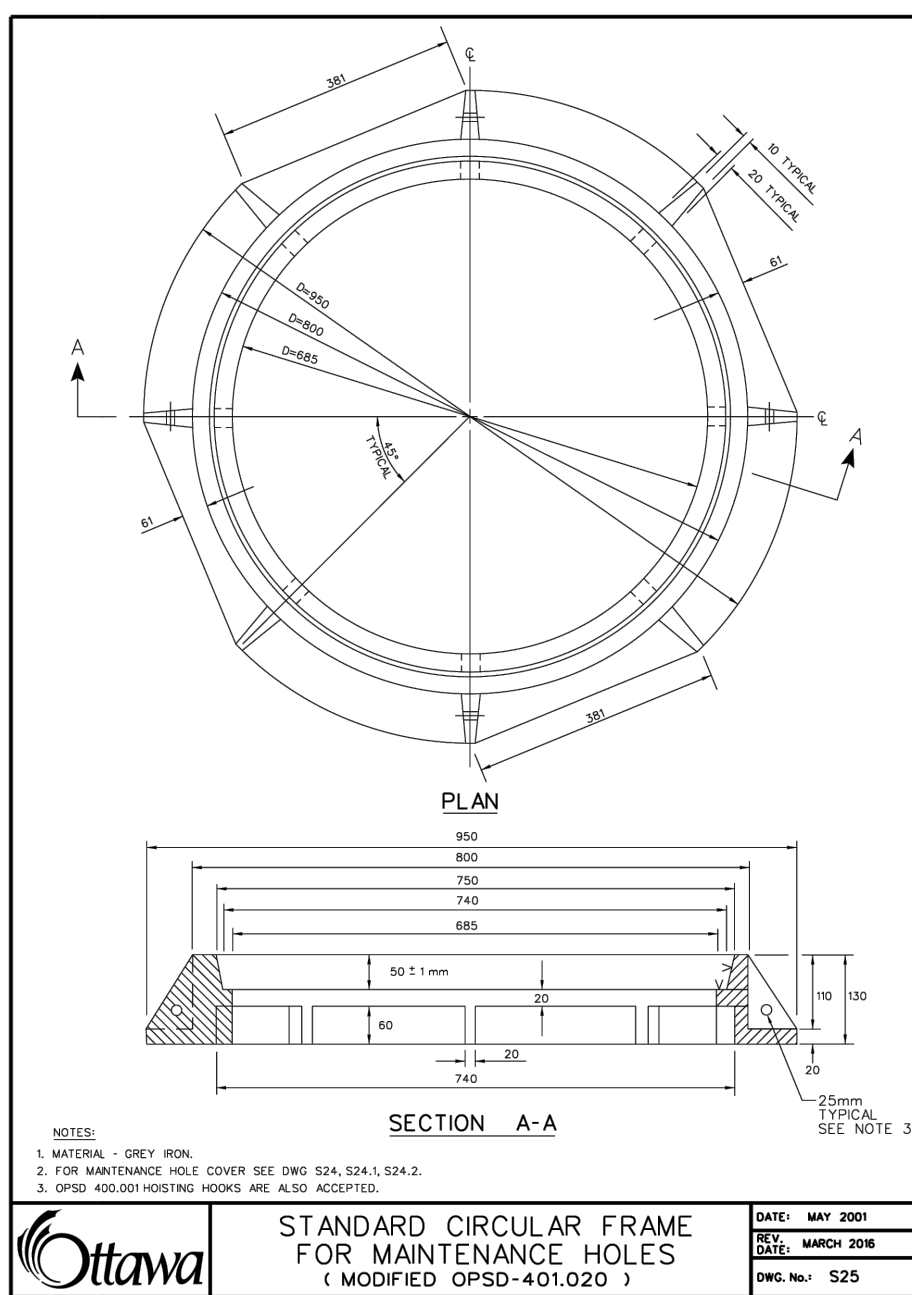
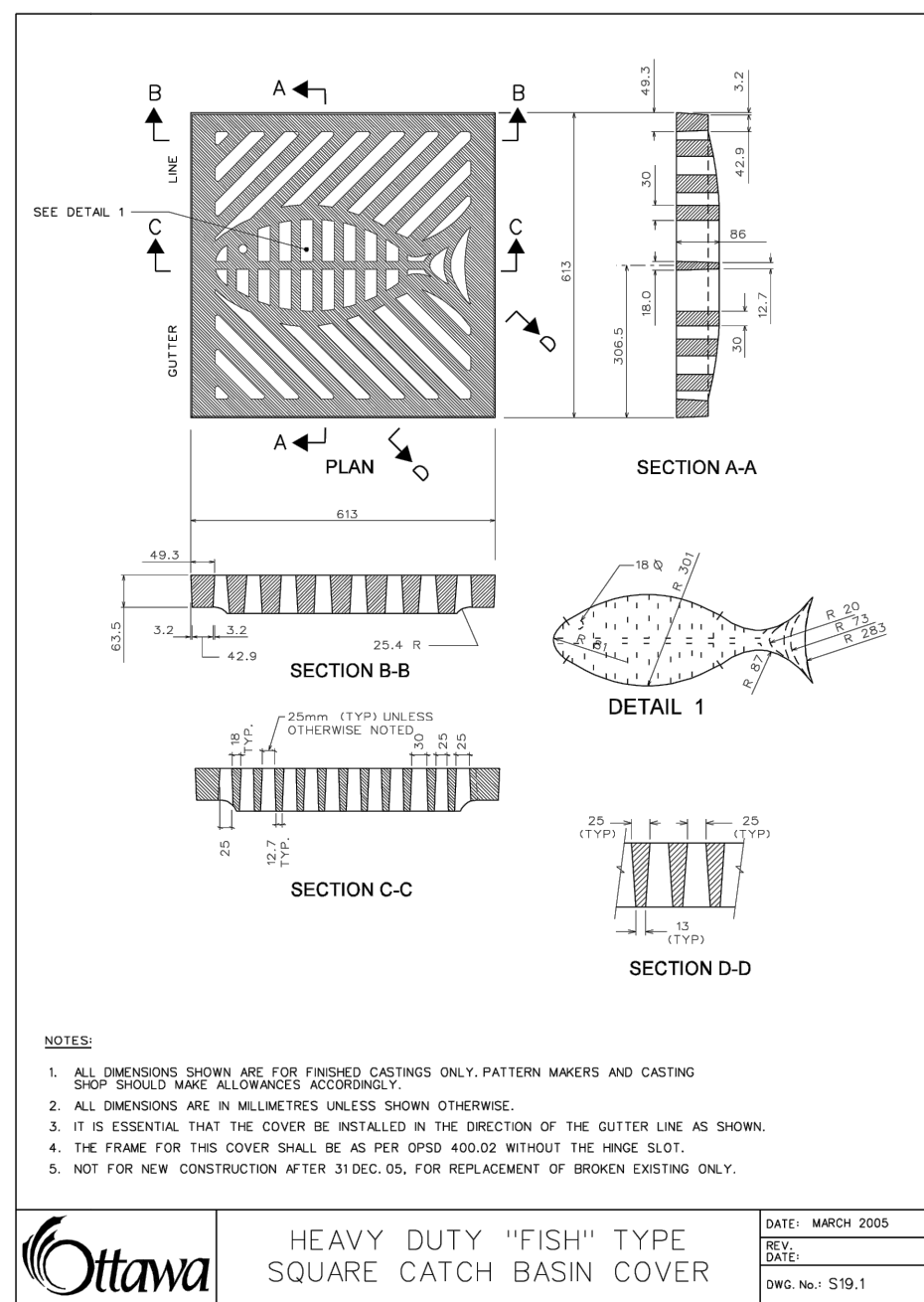
DRAWING TITLE

POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO. 240203

DATE SEPTEMBER 2024

C702



USE AND INTERPRETATION OF DRAWINGS

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No.	REVISIONS	BY	DATE



NOT AUTHENTIC UNLESS SIGNED AND DATED



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www.lrl.ca 1 (613) 842-3434

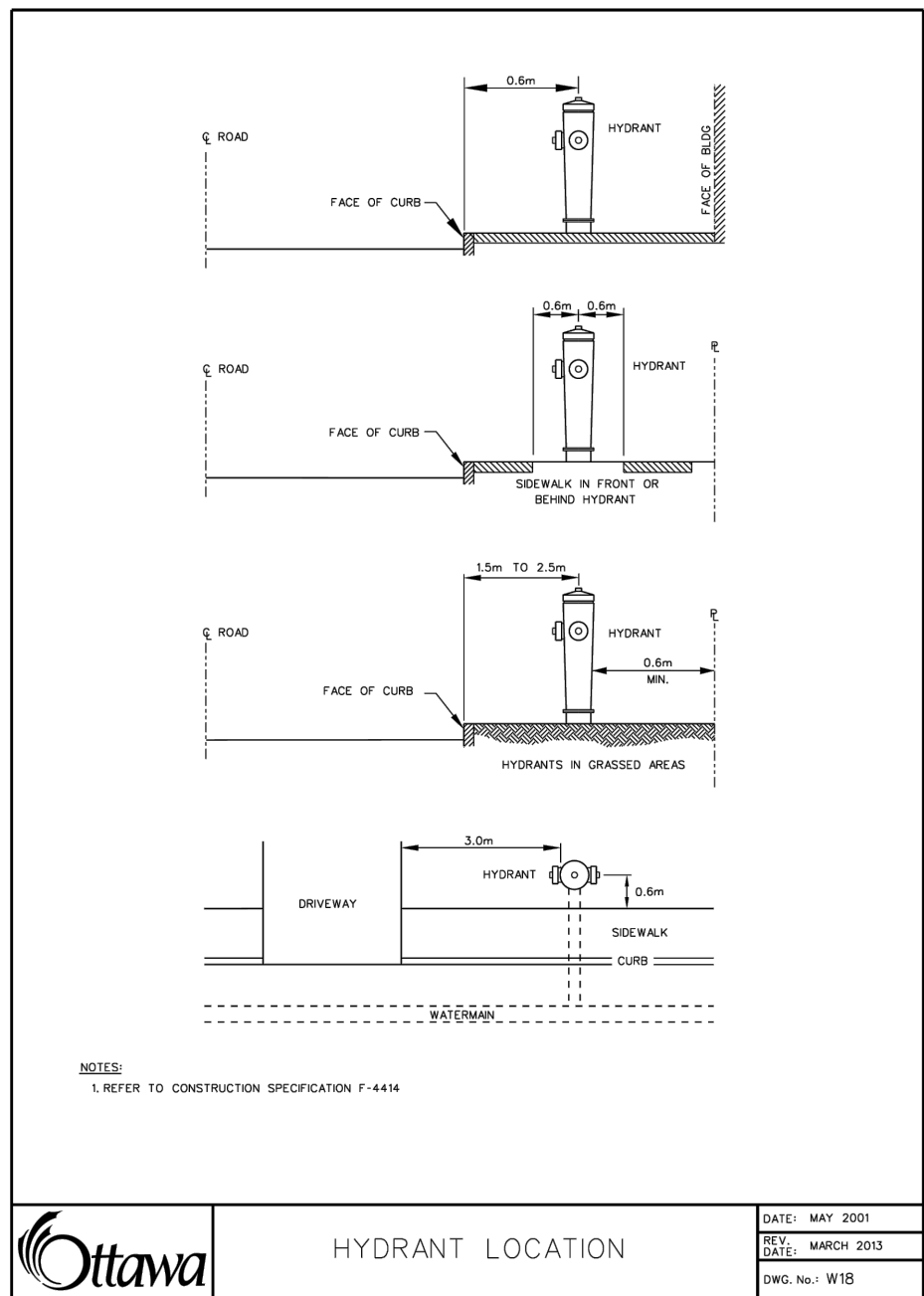
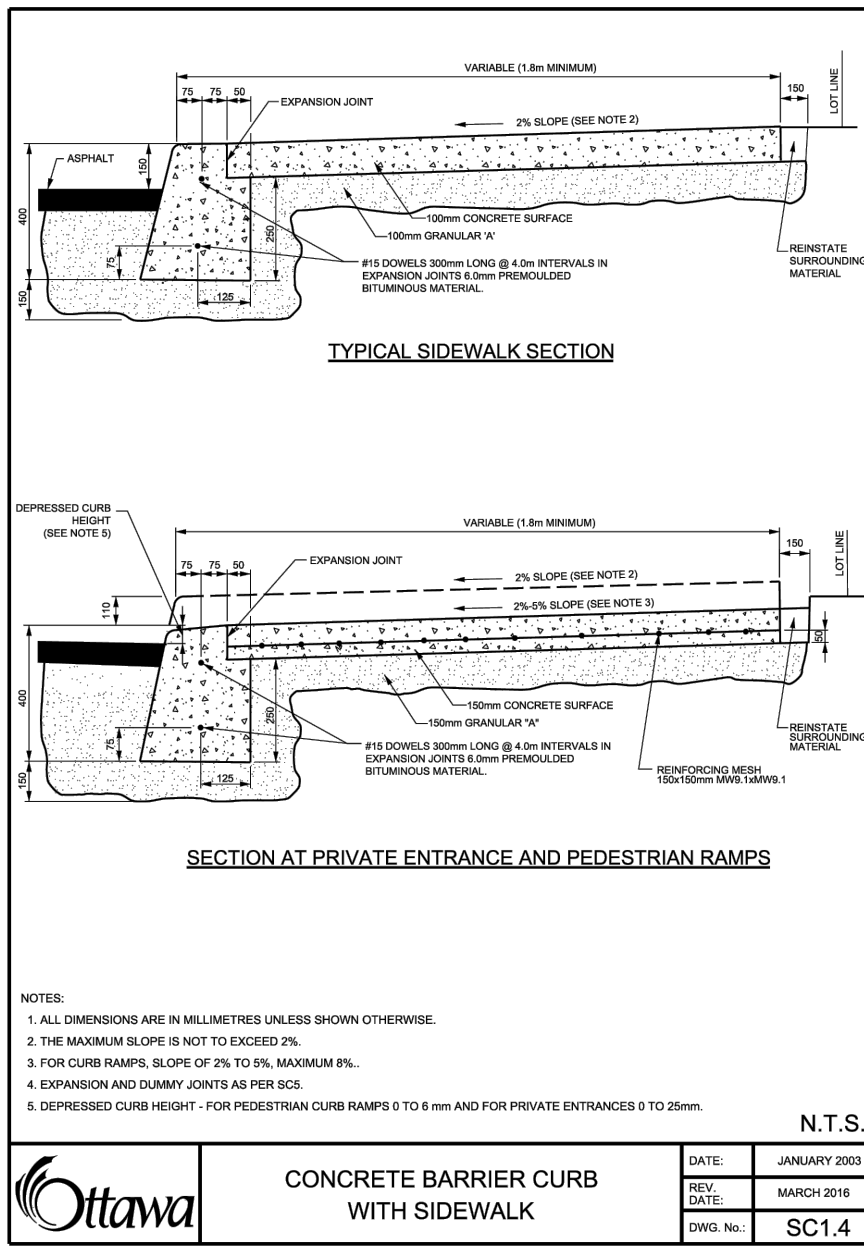
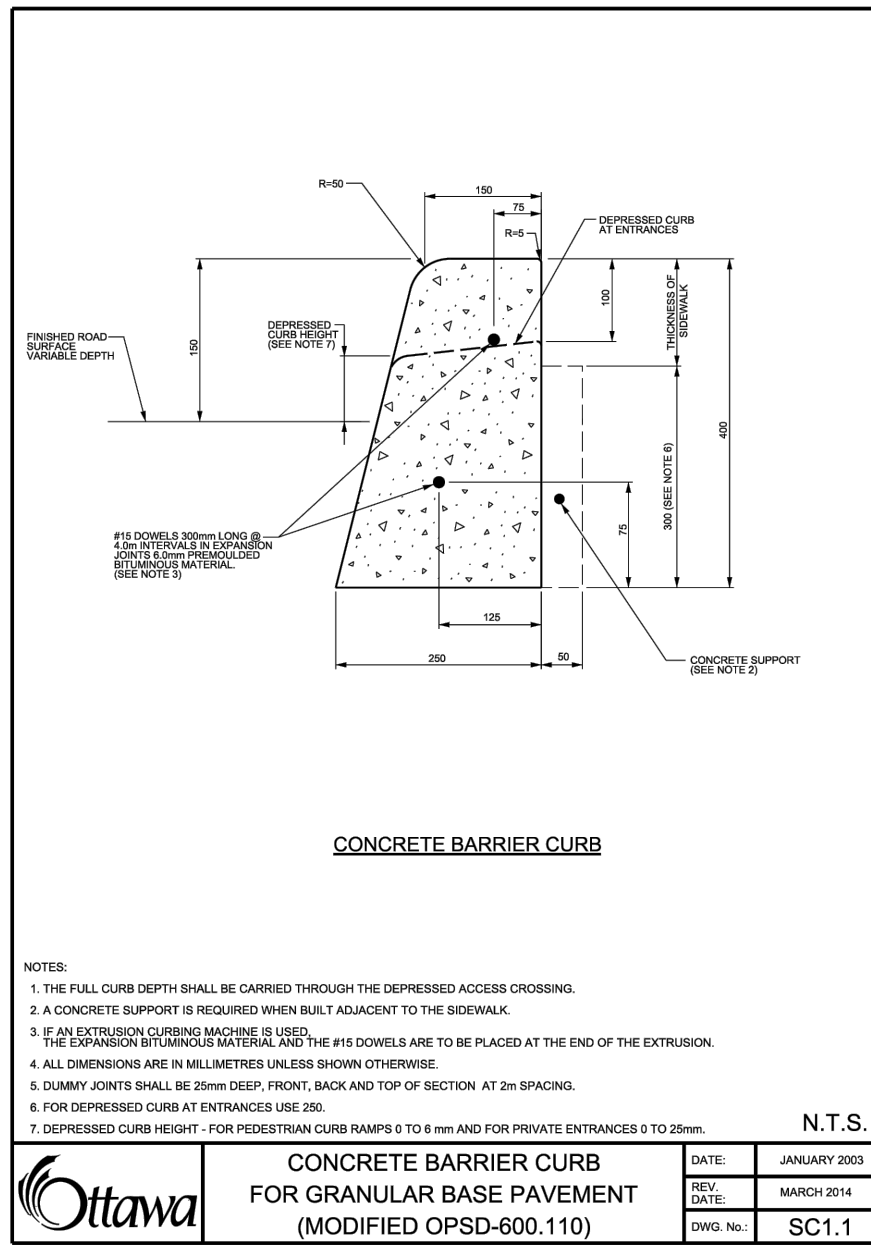
CLIENT
PATRICE HOULE HOLDING INC.

DESIGNED BY: S.V. DRAWN BY: S.V. APPROVED BY: V.J.

PROJECT
524 LACOLLE WAY, OTTAWA, ON

DRAWING TITLE
CONSTRUCTION DETAIL PLAN

PROJECT NO.
240203
DATE
SEPTEMBER 2024
C901



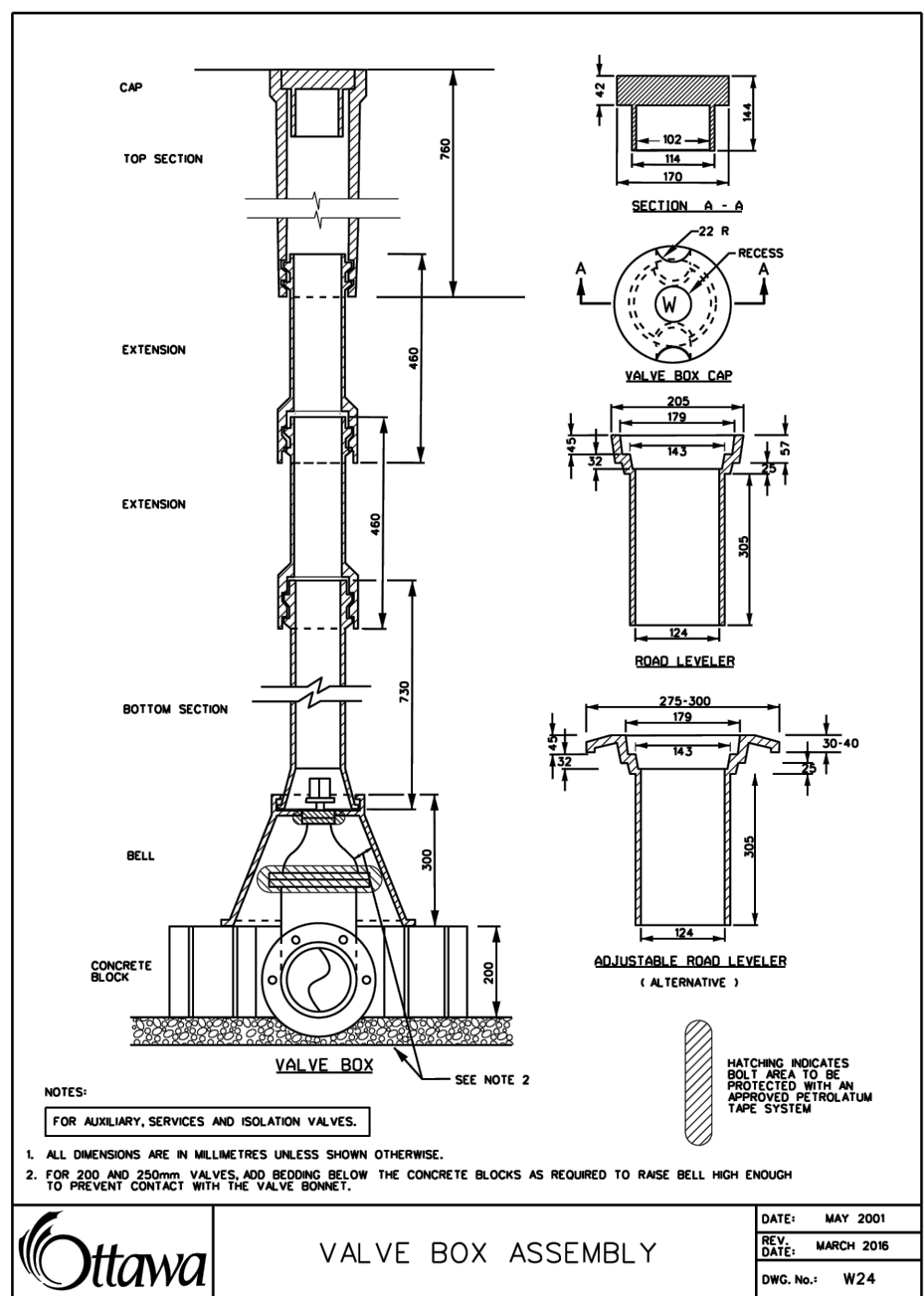
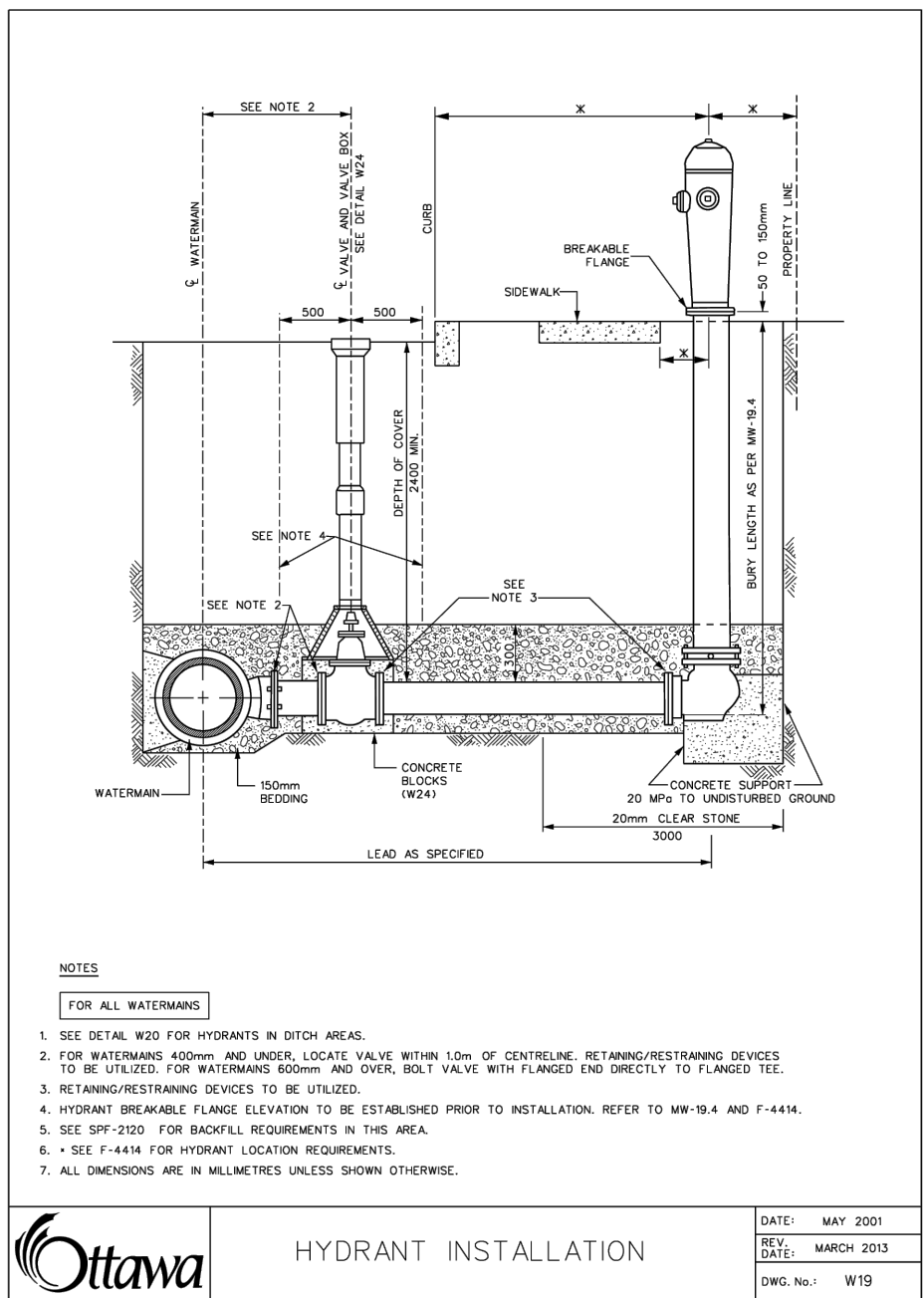
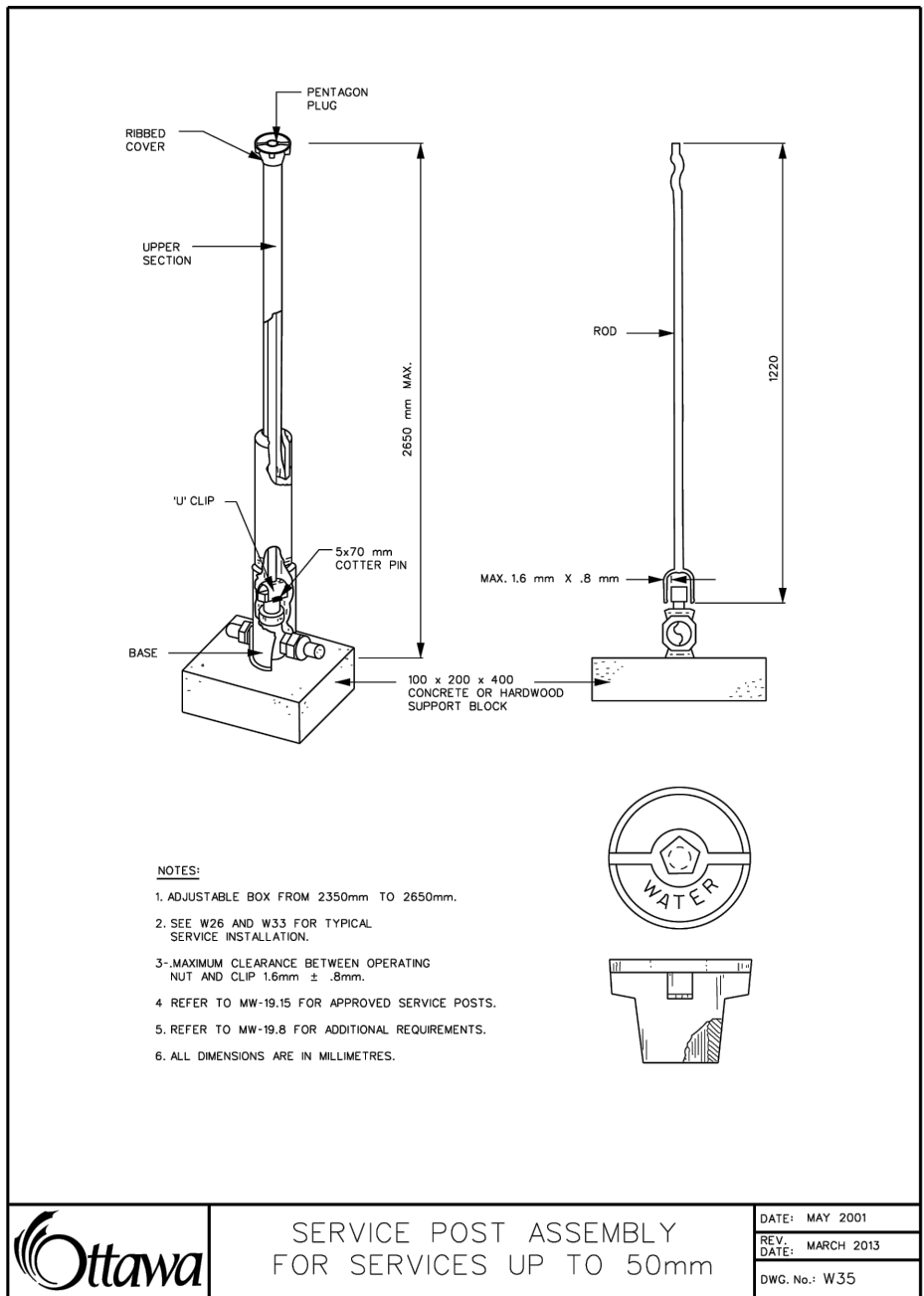
PIPE DIA mm	BEDDING CLASS	HEIGHT OF FILL			
		50-D	65-D	100-D	140-D
300	A	5.1	1.8	1.7	1.6
	B	2.2	1.1	1.1	1.1
	C	1.1	0.6	0.6	0.6
375	A	6.8	2.1	2.1	2.1
	B	3.0	1.7	1.7	1.7
	C	1.5	0.9	0.9	0.9
450	A	7.8	2.6	2.6	2.6
	B	3.5	2.0	2.0	2.0
	C	1.7	1.0	1.0	1.0
525	A	8.5	2.8	2.8	2.8
	B	3.7	2.2	2.2	2.2
	C	1.8	1.1	1.1	1.1
600	A	9.2	3.1	3.1	3.1
	B	4.0	2.4	2.4	2.4
	C	2.0	1.2	1.2	1.2
675	A	10.0	3.4	3.4	3.4
	B	4.3	2.7	2.7	2.7
	C	2.1	1.3	1.3	1.3
750	A	10.9	3.7	3.7	3.7
	B	4.6	2.9	2.9	2.9
	C	2.3	1.4	1.4	1.4
825	A	11.8	4.0	4.0	4.0
	B	5.0	3.2	3.2	3.2
	C	2.5	1.5	1.5	1.5
900	A	12.7	4.3	4.3	4.3
	B	5.3	3.5	3.5	3.5
	C	2.6	1.6	1.6	1.6
975	A	13.6	4.6	4.6	4.6
	B	5.6	3.8	3.8	3.8
	C	2.8	1.7	1.7	1.7
1050	A	14.5	4.9	4.9	4.9
	B	5.9	4.0	4.0	4.0
	C	3.0	1.8	1.8	1.8
1200	A	16.4	5.4	5.4	5.4
	B	6.4	4.4	4.4	4.4
	C	3.2	2.0	2.0	2.0
1350	A	17.3	5.7	5.7	5.7
	B	6.7	4.7	4.7	4.7
	C	3.3	2.1	2.1	2.1
1500	A	18.2	6.0	6.0	6.0
	B	7.0	5.0	5.0	5.0
	C	3.4	2.2	2.2	2.2
1650	A	19.1	6.3	6.3	6.3
	B	7.3	5.3	5.3	5.3
	C	3.5	2.3	2.3	2.3
1800	A	20.0	6.6	6.6	6.6
	B	7.6	5.6	5.6	5.6
	C	3.6	2.4	2.4	2.4

LEGEND:
NL = No Limit

NOTES:
A Height of fill is measured from the finished surface to top of pipe.
B The load factor used for the calculation of the variable bedding factor is: Class A bedding=2.8, Class B bedding=1.4, and Class C bedding=1.5.
C The excavation width is based on OPSD 802.030 and is the width of the excavation measured at the top of the pipe.
D Minimum height of fill over top of pipe shall be 600mm.
E Strength designations are 50-D, 65-D, 100-D, and 140-D according to CSA A257.2.
F The table is based on bedload density of 1200 kg/m³.
G For confined trench K_u=0.130.
H Conditions other than those indicated shall be calculated from first principles.
I All dimensions are in metres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING
HEIGHT OF FILL TABLE
REINFORCED CONCRETE PIPE - CONFINED TRENCH
CLASS 50-D, 65-D, 100-D, and 140-D

Nov 2015 Rev 3
OPSD 807.010



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No.	REVISIONS	BY	DATE



NOT AUTHENTIC UNLESS SIGNED AND DATED



CLIENT		
PATRICE HOULE HOLDING INC.		
DESIGNED BY:	DRAWN BY:	APPROVED BY:
S.V.	S.V.	V.J.
PROJECT		

DRAWING TITLE

CONSTRUCTION DETAIL PLAN

PROJECT NO.	240203	C902
DATE	SEPTEMBER 2024	

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LRL

ENGINEERING | INGÉNIERIE

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

CLIENT

PATRICE HOULE HOLDING INC.

DESIGNED BY:	DRAWN BY:	APPROVED BY:
S.V.	S.V.	V.J.

PROJECT

524 LACOLLE WAY, OTTAWA, ON

DRAWING TITLE

RETAINING WALL- DETAIL PLAN

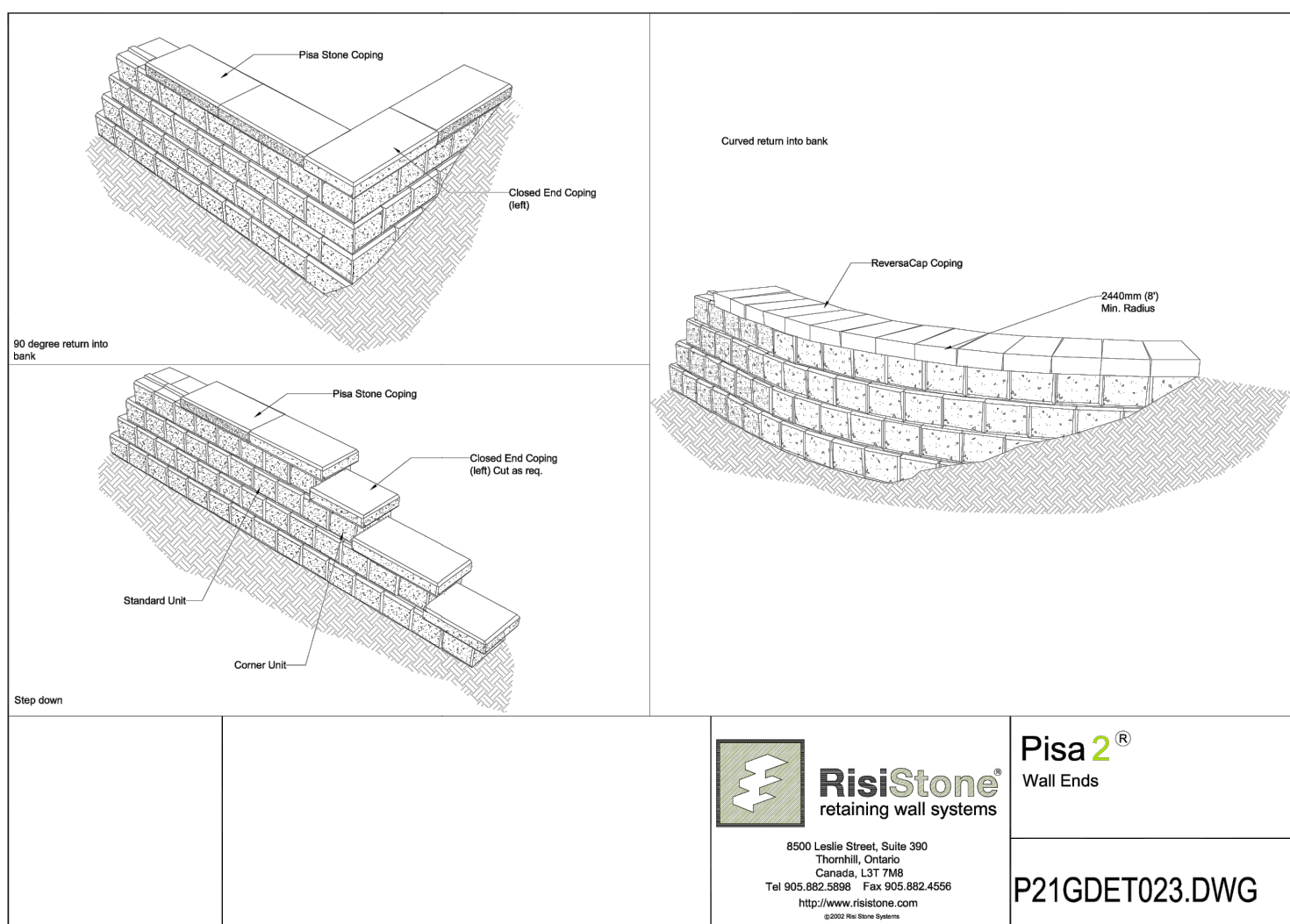
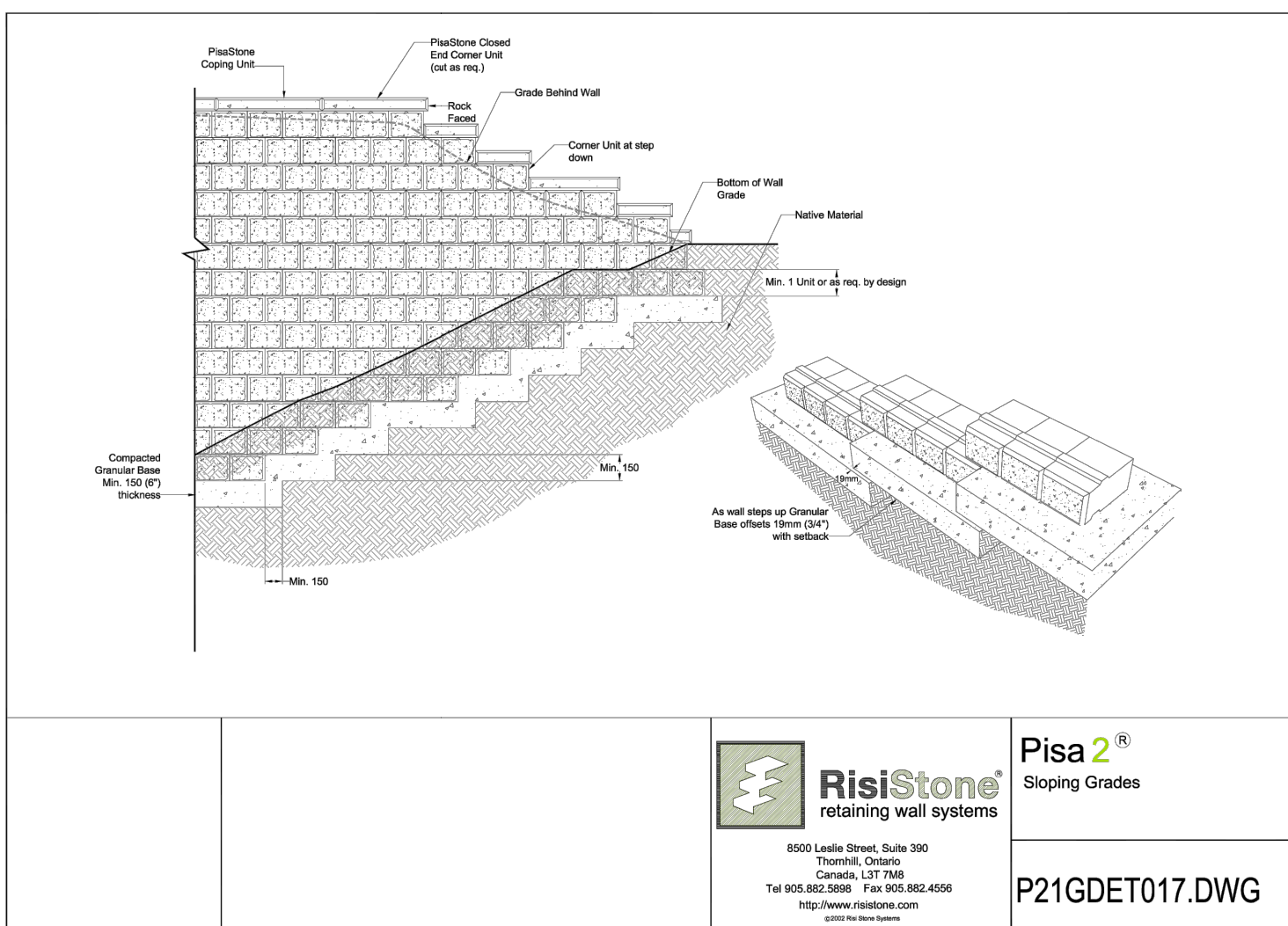
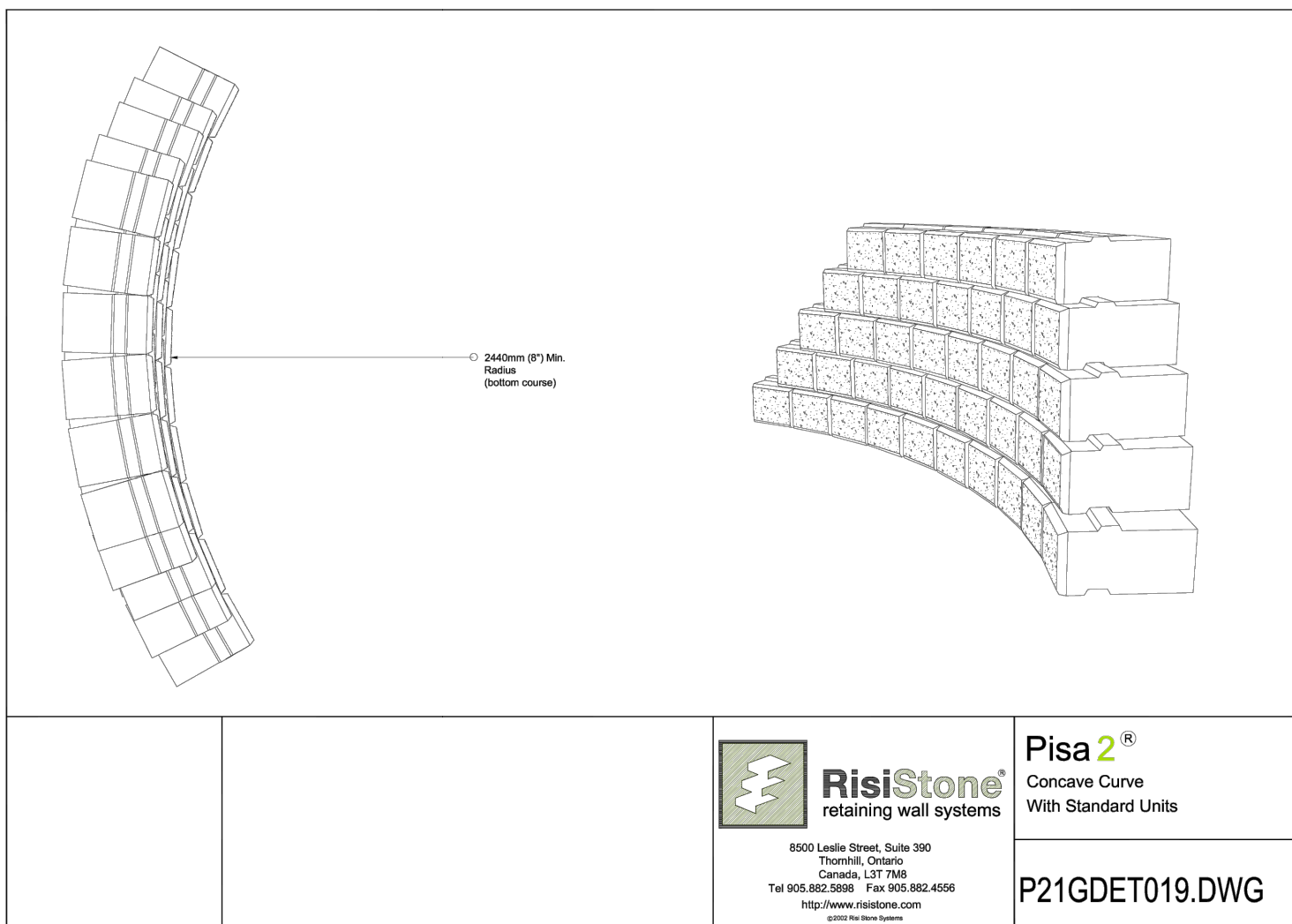
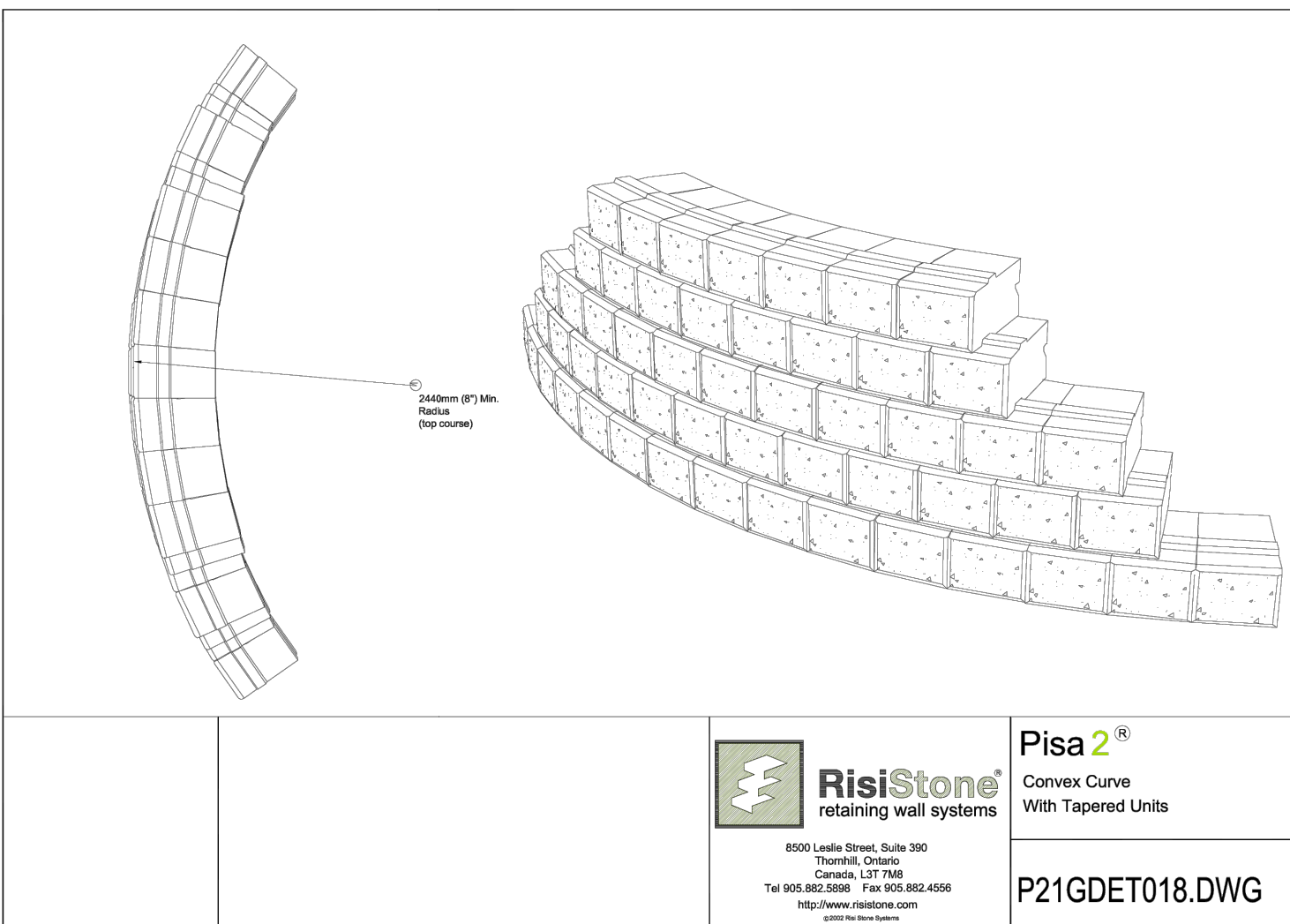
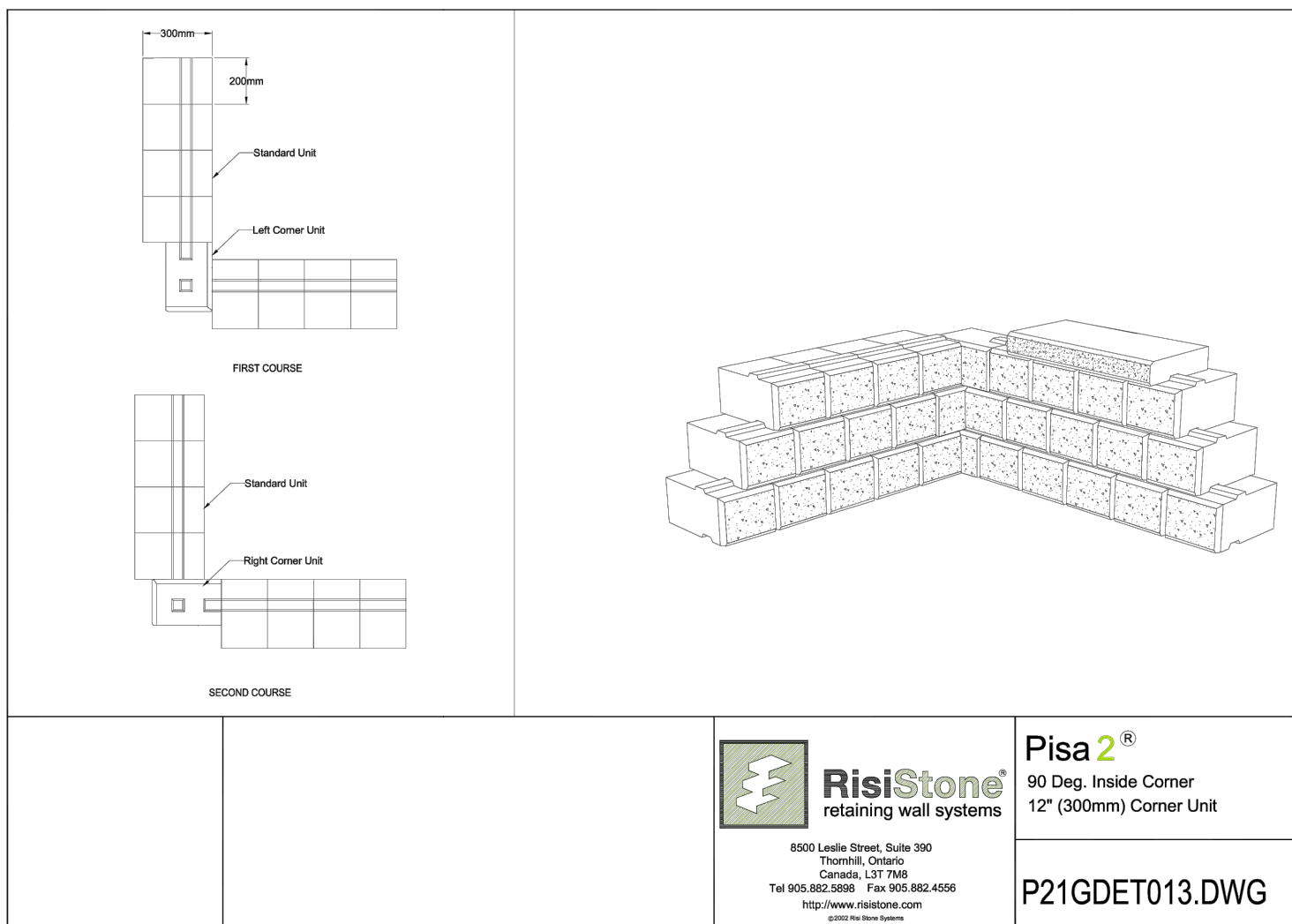
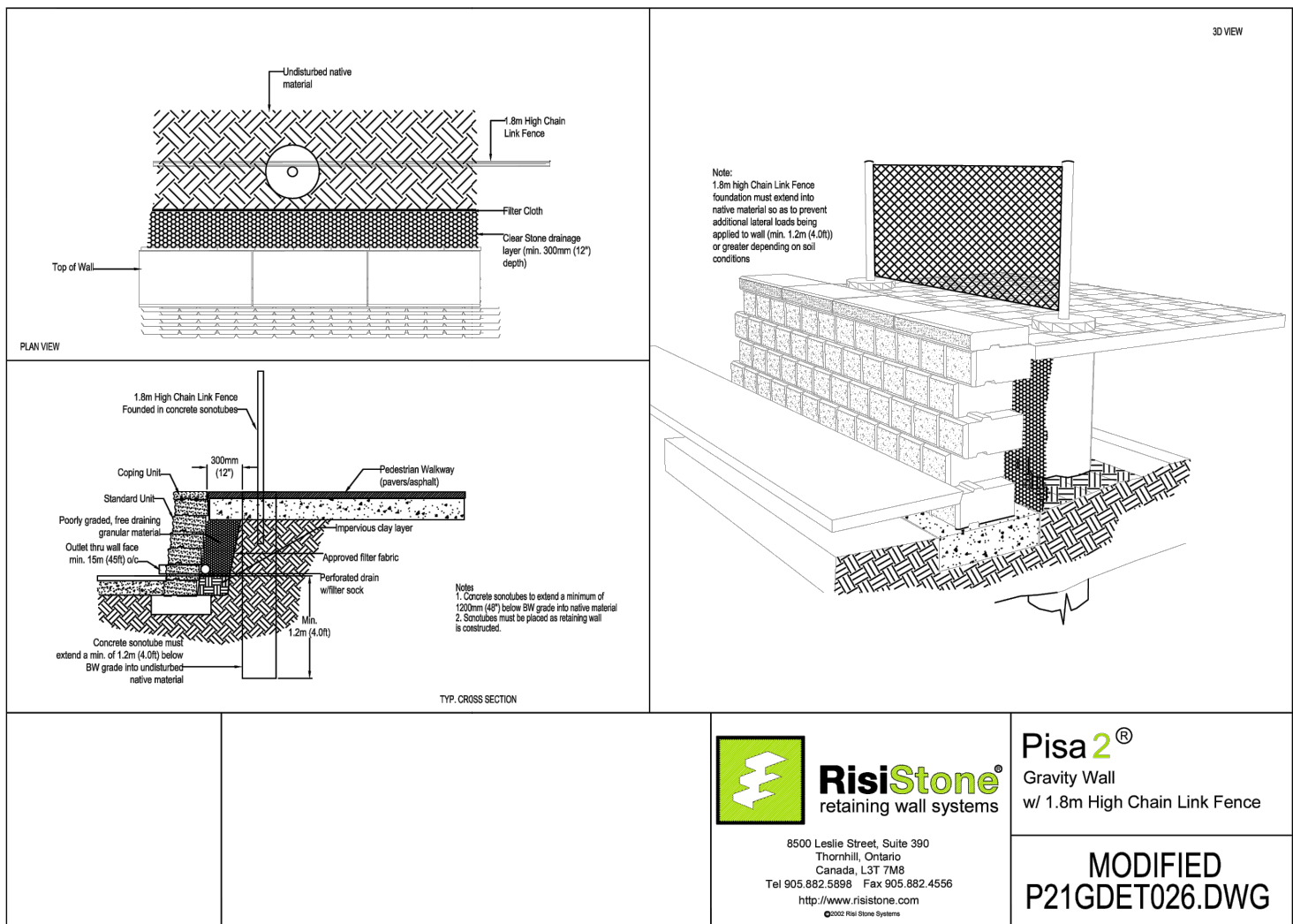
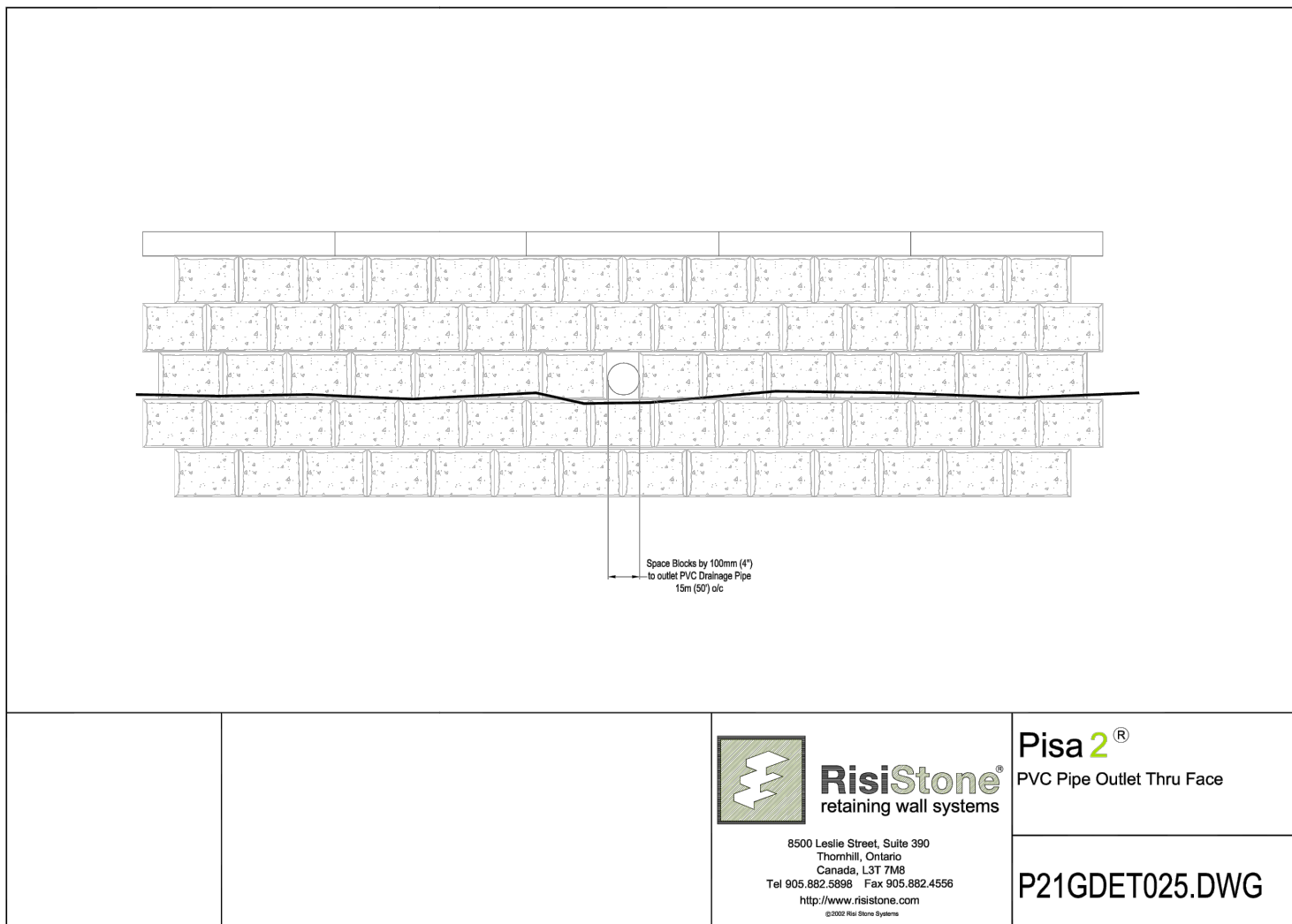
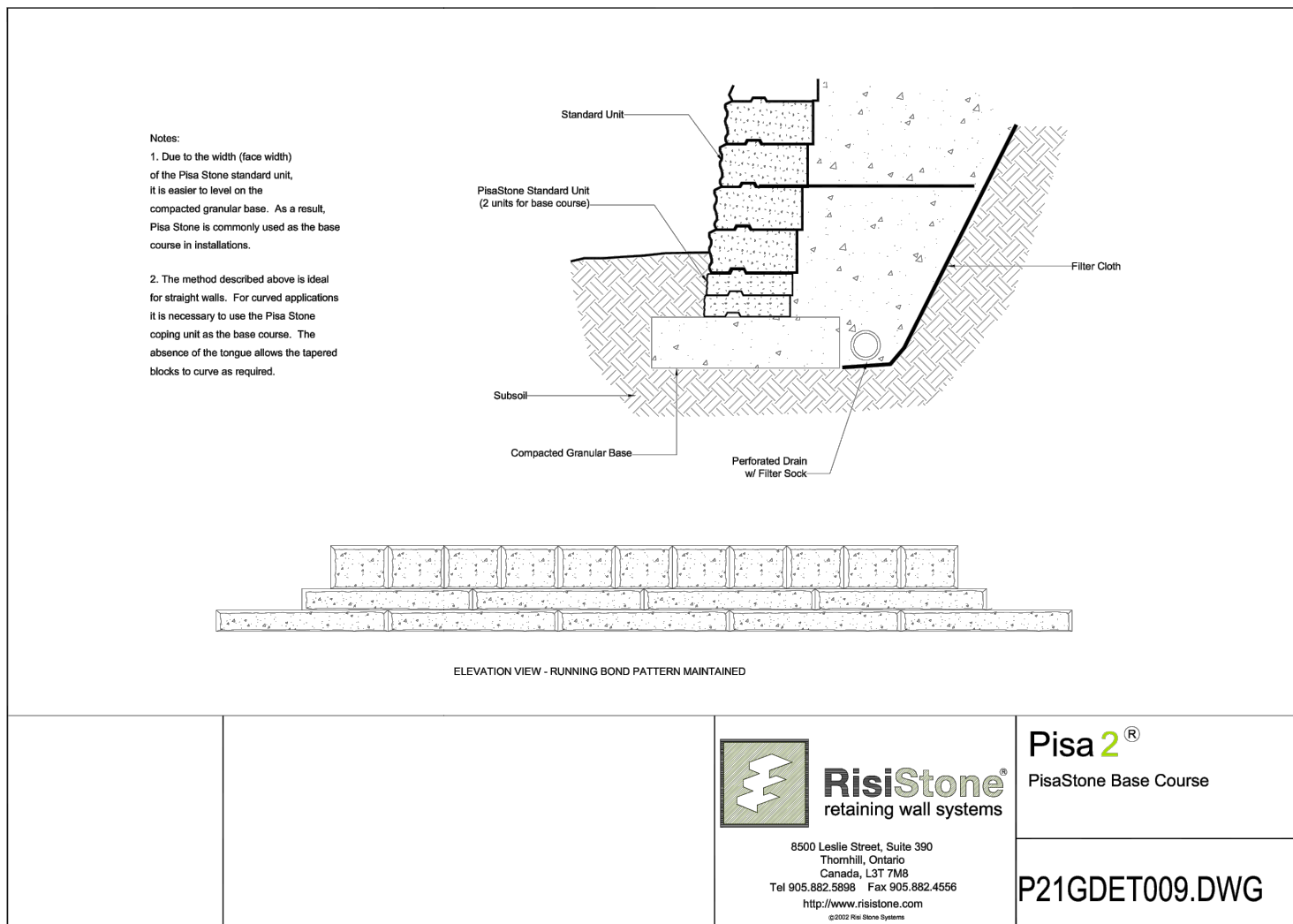
PROJECT NO.

240203

DATE

SEPTEMBER 2024

C903



NOTE: PISA 2 STONE RETAINING WALL (OR APPROVED EQUIVALENT) FINAL DESIGN AND STAMPED SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO START OF CONSTRUCTION.



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www.lrl.ca | (613) 842-3434

PROJECT

524 LACOLLE WAY, OTTAWA, ON

DRAWING TITLE

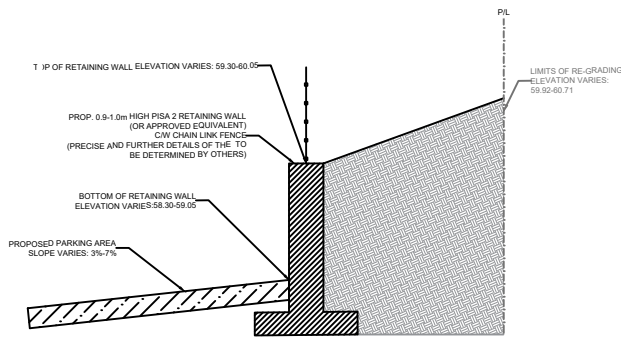
RETAINING WALL CROSS-SECTION- SCHEMATIC PLAN

CLIENT

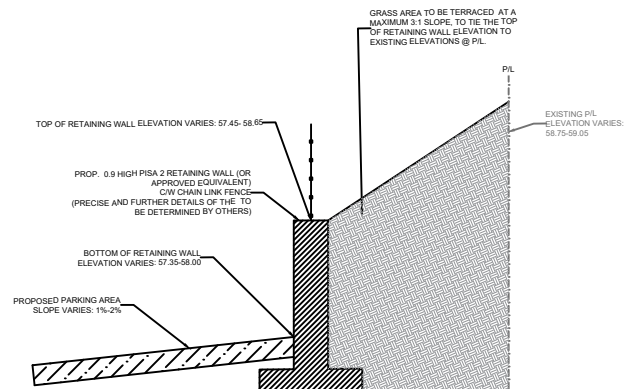
PATRICE HOULE HOLDING INC.

PROJECT

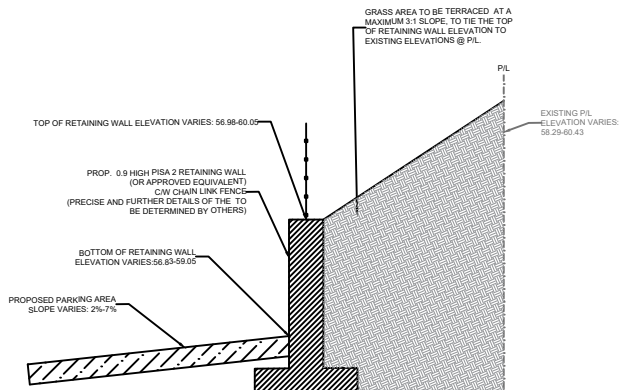
240203



PROPOSED RETAINING WALL ALONG SOUTHERN P/L
SECTION (A-A) CROSS-SECTION SCHEMATIC
(N.T.S.)



PROPOSED RETAINING WALL ALONG WESTERN P/L
SECTION (B-B) CROSS-SECTION SCHEMATIC
(N.T.S.)



PROPOSED RETAINING WALL ALONG EASTERN P/L
SECTION (C-C) CROSS-SECTION SCHEMATIC
(N.T.S.)

SCALE : N.T.S.

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