

# PROPOSED 9-STOREY MULTI-USE BUILDING

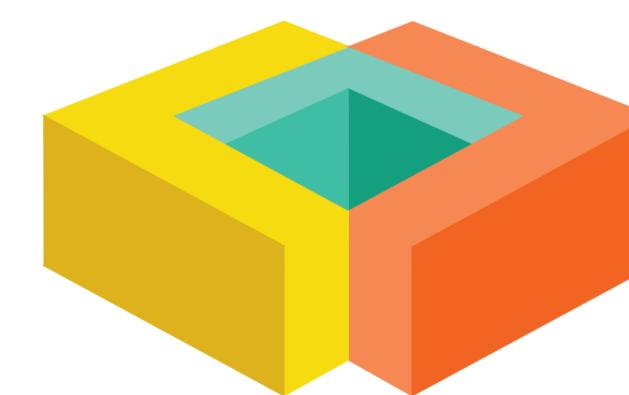
## 1509 MERIVALE ROAD, OTTAWA, ON.

REVISION 07



KEY PLAN (N.T.S.)

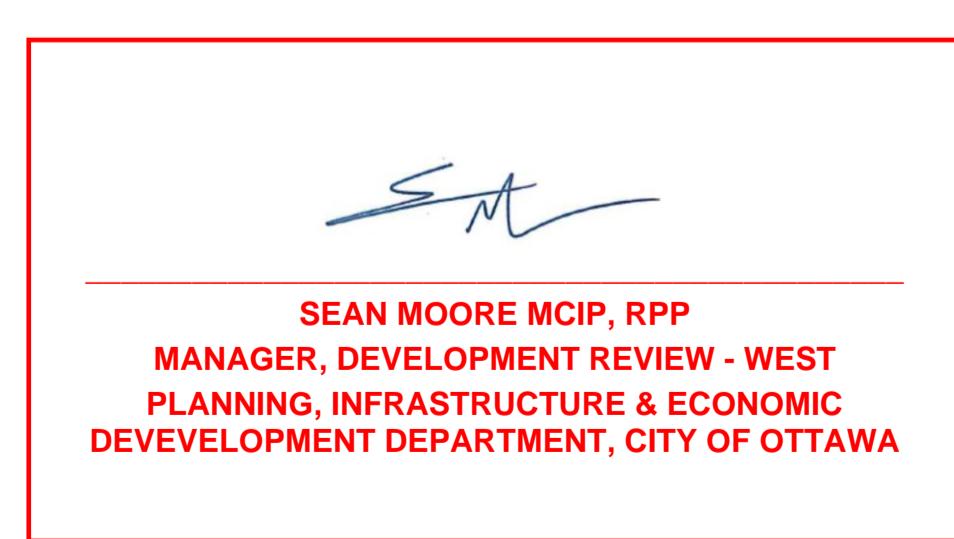
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5430 Canotek Road | Ottawa, ON, K1J 9G2  
www.lrl.ca | (613) 842-3434

  
SEAN MOORE MCIP, RPP  
MANAGER, DEVELOPMENT REVIEW - WEST  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By Sean Moore at 10:05 am, Jan 22, 2026



PROPOSED 9-STOREY MULTI-USE BUILDING  
1509 MERIVALE ROAD, OTTAWA, ON.  
REV.07 - ISSUED FOR MUNICIPAL APPROVAL - AUGUST 26, 2024  
LRL PROJECT no: 200255

## GENERAL NOTES

- ALL WORKS MATERIALS SHALL CONFIRM TO THE LAST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
- THE CONTRACTORS SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
- ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTORS TO CONFIRM UTILITY LOCATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT CONTRACTORS EXPENSE.
- ANY AREA BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTORS EXPENSE.
- RELOCATING OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR DETECTED BY THE ENGINEER AT THE EXPENSE OF DEVELOPERS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 'OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS'; THE GENERAL CONTRACTORS SHALL BE DEEMED TO BE THE CONTRACTOR AS DEFINED IN THE ACT.
- ALL THE CONSTRUCTION SIGNAGE MUST CONFIRM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER LATEST AMENDMENT.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THE CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
- ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
9. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
10. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
11. FOR DETAILS RELATING TO STORMWATER MANAGEMENT AND ROOF DRAINAGE REFER TO THE SITE SERVICING AND STORMWATER MANAGEMENT REPORT.
12. ALL SEWERS CONSTRUCTED WITH GRADES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL BEDDING, OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH AS SPECIFIED BY OPSD IS EXCEEDED.
15. ALL PIPE/CULVERT SECTION SIZES REFER TO INSIDE DIMENSIONS.
16. SHOULD DEEPLY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
17. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING/REMOVAL.
18. DRAWINGS SHALL BE READ ON CONJUNCTION WITH ARCHITECTURAL SITE PLAN.
19. THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ON SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DRAWINGS.
20. BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

## EROSION AND SEDIMENT CONTROL NOTES

### GENERAL

THE 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.

THE CONTRACTOR ACKNOWLEDGES THAT SURFACE EROSION AND SEDIMENT RUNOFF RESULTING FROM THEIR CONSTRUCTION OPERATIONS HAS POTENTIAL TO CAUSE A DETRIMENTAL IMPACT TO ANY DOWNSTREAM WATERCOURSE OR SEWER, AND THAT ALL CONSTRUCTION OPERATIONS THAT MAY IMPACT UPON WATER QUALITY SHALL BE CARRIED OUT IN MANNER THAT STRICTLY MEETS THE REQUIREMENT OF ALL APPLICABLE LEGISLATION AND REGULATIONS.

AS SUCH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THEIR OPERATIONS, AND SUPPLYING AND INSTALLING ANY APPROPRIATE CONTROL MEASURES, SO AS TO PREVENT SEDIMENT LADEN RUNOFF ENTERING ANY SEWER OR WATERCOURSE WITHIN OR DOWNSTREAM OF THE WORKING AREA.

THE CONTRACTOR ACKNOWLEDGES THAT NO ONE MEASURE IS LIKELY TO BE 100% EFFECTIVE FOR EROSION PROTECTION AND CONTROLLING SEDIMENT RUNOFF AND DISCHARGES FROM THE SITE. THEREFORE, WHERE NECESSARY THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES ARRANGED IN SUCH MANNER AS TO MITIGATE SEDIMENT RELEASE FROM THE CONSTRUCTION OPERATIONS AND ACHIEVE SPECIFIC MAXIMUM PERMITTED CRITERIA WHERE APPLICABLE. SUGGESTED ON-SITE MEASURES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, THE FOLLOWING METHODS: SEDIMENT PONDS, FILTER BAGS, PUMP FILTERS, SETTLING TANKS, SILT FENCE, STRAW BALES, FILTER CLOTHES, CATCH BASIN FILTERS, CHECK DAMS AND/OR OTHER RECOGNIZED TECHNOLOGIES AND METHOD AVAILABLE AT THE TIME OF CONSTRUCTION. SPECIFIC MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF OPSS 577 WHERE APPROPRIATE, OR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

WHERE, IN THE OPINION OF THE CONTRACT ADMINISTRATOR OR REGULATORY AGENCY, THE INSTALLED CONTROL MEASURES FAIL TO PERFORM ADEQUATELY, THE CONTRACTOR SHALL SUPPLY AND INSTALL ADDITIONAL OR ALTERNATIVE MEASURES AS DIRECTED BY THE CONTRACT ADMINISTRATOR OR REGULATORY AGENCY, AS SUCH, THE CONTRACTOR SHALL HAVE ADDITIONAL CONTROL MATERIALS ON SITE AT ALL TIME WHICH ARE EASILY ACCESSIBLE AND MAY BE IMPLEMENTED BY HIM AT THE MOMENT'S NOTICE.

PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL SUBMIT TO THE CONTRACT ADMINISTRATOR SIX COPIES OF A DETAILED EROSION AND SEDIMENT CONTROL PLAN (ESCP). THE ESCP WILL CONSIST OF WRITTEN DESCRIPTION AND DETAILED DRAWINGS INDICATING THE ON-SITE ACTIVITIES AND MEASURES TO BE USED TO CONTROL EROSION AND SEDIMENT MOVEMENT FOR EACH STEP OF THE WORK.

### CONTRACTOR'S RESPONSIBILITIES

THE CONTRACTOR SHALL ENSURE THAT ALL WORKERS, INCLUDING SUB-CONTRACTOR, IN THE WORKING ARE ARE AWARE OF THE IMPORTANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES AND INFORMED OF THE CONSEQUENCES OF THE FAILURE TO COMPLY WITH THE REQUIREMENTS OF ALL REGULATORY AGENCIES.

THE CONTRACTOR SHALL PERIODICALLY, AND WHEN REQUESTED BY THE CONTRACT ADMINISTRATOR, CLEAN OUT ACCUMULATED SEDIMENT DEPOSITS AS REQUIRED AT THE SEDIMENT CONTROL DEVICES, INCLUDING THOSE DEPOSITS THAT MAY ORIGINATE FROM OUTSIDE THE CONSTRUCTION AREA. ACCUMULATED SEDIMENT SHALL BE REMOVED IN SUCH A MANNER THAT PREVENTS THE DEPOSITION OF THIS MATERIAL INTO THE SEWER WATERCOURSE AND AVOIDS DAMAGE TO CONTROL MEASURES. THE SEDIMENT SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE AND MANAGED IN COMPLIANCE WITH REQUIREMENTS FRO EXCESS EARTH MATERIAL, AS SPECIFIED ELSEWHERE IN THE CONTRACT.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE CONTRACT ADMINISTRATOR ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO EITHER THE WATERCOURSE OR THE STORM SEWER SYSTEM. FAILURE TO REPORT WILL BE CONSTITUTE A BREACH OF THIS SPECIFICATION AND THE CONTRACTOR MAY ALSO BE SUBJECT TO THE PENALTIES IMPOSED BY THE APPLICABLE REGULATORY AGENCY. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.

THE SEDIMENT CONTROL MEASURES SHALL ONLY BE REMOVED WHEN IN THE OPINION OF THE CONTRACT ADMINISTRATOR, THE MEASURE OR MEASURES IS/ARE NO LONGER REQUIRED. NO CONTROL MEASURE MAY BE PERMANENTLY REMOVED WITHOUT PRIOR AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED IN A MANNER THAT AVOIDS THE ENTRY OF ANY EQUIPMENT, OTHER THAN HAND-HELD EQUIPMENT, INTO ANY WATERCOURSE, AND PREVENTS THE RELEASE OF ANY SEDIMENT OR DEBRIS INTO ANY SEWER OR WATERCOURSE WITHIN OR DOWNSTREAM OF THE WORKING AREA. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE WORKING AREA AT THE CONTRACTOR'S EXPENSE AND MANAGED IN COMPLIANCE WITH THE REQUIREMENTS FOR EXCESS EARTH MATERIAL.

WHERE, IN THE OPINION OF EITHER THE CONTRACT ADMINISTRATOR OR A REGULATORY AGENCY, ANY OF THE TERMS SPECIFIED HEREIN HAVE NOT BEEN COMPLIED WITH OR PERFORMED IN A SUITABLE MANNER, OR TAT ALL, THE CONTRACTOR ADMINISTRATOR OR A REGULATORY AGENCY HAS THE RIGHT TO IMMEDIATELY WITHDRAW ITS PERMISSION TO CONTINUE THE WORK BUT MAY RENEW ITS PERMISSION UPON BEING SATISFIED THAT THE DEFAULTS OR DEFICIENCIES IN THE PERFORMANCE OF THIS SPECIFICATION BY THE CONTRACTOR HAVE BEEN REMEDIED.

### SPILL CONTROL NOTES

- ALL CONSTRUCTION EQUIPMENT SHALL BE RE-FUELED, MAINTAINED, AND STORED NO LESS THAN 30 METRES FROM WATERCOURSE, STEAMS, CREEKS, WOODLOTS, AND ANY ENVIRONMENTALLY SENSITIVE AREAS, OR AS OTHERWISE SPECIFIED.
- THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY MEASURES IN ORDER TO PREVENT LEAKS, DISCHARGES OR SPILLS OF POLLUTANTS, DELETERIOUS MATERIALS, OR OTHER SUCH MATERIALS OR SUBSTANCES WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT.
- IN THE EVENT OF A LEAK, DISCHARGE OR SPILL OF POLLUTANT, DELETERIOUS MATERIAL OR OTHER SUCH MATERIAL OR SUBSTANCE WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT, THE CONTRACTOR SHALL:
  - IMMEDIATELY NOTIFY APPROPRIATE FEDERAL, PROVINCIAL, AND LOCAL GOVERNMENT MINISTRIES, DEPARTMENTS, AGENCIES, AND AUTHORITIES OF THE INCIDENT IN ACCORDANCE WITH ALL CURRENT LAWS, LEGISLATION, ACTS, BY-LAWS, PERMITS, APPROVALS, ETC.
  - TAKE IMMEDIATE MEASURES TO CONTAIN THE MATERIAL OR SUBSTANCE, AND TO TAKE SUCH MEASURES TO MITIGATE AGAINST ADVERSE IMPACTS TO THE NATURAL ENVIRONMENT.
  - RESTORE THE AFFECTED AREA TO THE ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION.

### MUD MAT NOTES

- THE GRANULAR MATERIAL WILL REQUIRE PERIODIC REPLACEMENT AS IT BECOMES CONTAMINATED BY VEHICLE TRAFFIC.
- SEDIMENT SHALL BE CLEANED FROM PUBLIC ROADS AT THE END OF EACH DAY.
- SEDIMENT SHALL BE REMOVED FROM PUBLIC ROADS BY SHOVELING OR SWEEPING AND DISPOSED OR PROPERLY IN A CONTROLLED SEDIMENT DISPOSAL AREA.

## SITE GRADING NOTES

- PRIOR TO THE COMMENCEMENT OF THE SITE GRADING WORKS, ALL SILTATION CONTROL DEVICES SHALL BE INSTALLED AND OPERATIONAL PER EROSION CONTROL PLAN.
- ALL GRANULAR AND PAVEMENT FOR ROADS/PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD AND PARKING AREAS ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- CONCRETE CURBS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. SC1.1 PROVISION SHALL BE MADE OR CURB DEPRESSIONS AS INDICATED ON ARCHITECTURAL SITE PLAN. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.4. ALL CURBS, CONCRETE ISLANDS, AND SIDEWALKS SHOWN ON THIS DRAWING ARE TO BE PRICED IN SITE WORKS PORTION OF THE CONTRACT.
- PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. R10 AND OPSD 509.010 AND OPSD 310.
- ALL PAVEMENT SHALL BE PLACED TO A MINIMUM THICKNESS OF 30MM AROUND ALL STRUCTURES WITHIN THE PAVEMENT AREA.
- SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR & COMPACTED IN MAXIMUM 30MM LIFTS.
- ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR BACKFILLING.
- TRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE, IF REQUIRED BY THE MUNICIPALITY.
- ALL PAVEMENT MARKING FEATURES AND SITE SIGNAGE SHALL BE PLACED PER ARCHITECTURAL SITE PLAN. LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT PAINT.
- REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
- STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT. ALL JOINTS MUST BE SEALED.
- SIDEWALKS TO BE 13MM & BEVELED AT 2:1 OR 1MM WITH NO BEVEL REQUIRED BELOW THE FINISHED FLOOR SLAB ELEVATION AT ENTRANCES REQUIRED TO BE BARRIER-FREE, UNLESS OTHERWISE NOTED. ALL IN ACCORDANCE WITH OBC 3.8.1.3 & OTTAWA ACCESSIBILITY DESIGN STANDARDS.
- WHERE APPLICABLE THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS MUST BE SITE SPECIFIC, SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR WILL ALSO BE REQUIRED TO SUPPLY AND GEOTECHNICAL CERTIFICATION OF THE AS-CONSTRUCTED RETAINING WALL TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.

## ROADWORK SPECIFICATIONS

- ROADWORK TO BE COMPLETED IN ACCORDANCE WITH GEOTECHNICAL REPORT, PREPARED BY LRL ASSOCIATES, DATED NOVEMBER 2020.
- AL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND STOCK PILLED ON SITE AS DICTED BY NATIONAL MUNICIPALITY.
- THE SUBGRADE SHALL BE CROWDED AND SLOPED AT LEAST 2% AND PROOF ROLLED WITH HEAVY ROLLERS.
- SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'A' TYPE II COMPACTED IN MAXIMUM 300MM LIFTS.
- ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO MINIMUM OF 100% STANDARD PROCTOR DENSITY MAXIMUM DRY DENSITY (SPMD).

## SANITARY, FOUNDATION DRAIN, STORM SEWER AND WATERMAIN NOTES

### GENERAL

- LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
- CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING S8. THE SEALS SHOULD BE AT LEAST 1.5M LONG (IN THE TRENCH DIRECTION) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. THE SEALS SHOULD EXTEND FROM THE FROST LINE AND FULLY PENETRATE THE BEDDING, SUB-BEDDING, AND COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPATIBLE BROWN SILTY CLAY PLACED IN MAXIMUM 225MM LIFTS AND COMPACTED TO A MINIMUM OF 95% SPMD. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT 60M INTERVALS IN THE SERVICE TRENCHES.
- SERVICES TO BUILDING TO BE TERMINATED 1.0M FROM THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL MAINTENANCE STRUCTURE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY. A MINIMUM OF 300MM AROUND STRUCTURES.
- DUCTILE OR APPROVED PRE-CAST MAINTENANCE STRUCTURE AND CATCH BASIN ADJUSTERS TO BE USED IN LIEU OF BRICKING. PARGE AND COATING TO BE APPLIED AS PER DRAWING S8.
- SAFETY PLATEFORMS SHALL BE PER OPSD 404.02.
- DROP STRUCTURES SHALL BE IN ACCORDANCE WITH OPSD 1003.01, IF APPLICABLE.
- THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SEWERS, INCLUDING PICTORIAL REPORT, ONE (1) CD COPY AND TWO (2) VIDEO RECORDING IN A FORMAT ACCEPTABLE TO ENGINEER. ALL SEWER ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER.
- TRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL SEWERS A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF WEAR COURSE ASPHALT.

### SANITARY

- ALL SANITARY SEWER INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- ALL SANITARY GRAVITY SEWER SHALL BE PVC SDR 35, IPEx 'RING-TITE' (OR APPROVED EQUIVALENT) PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS SPECIFIED OTHERWISE.
- EXISTING MAINTENANCE STRUCTURES TO BE RE-BENCHED WHERE A NEW CONNECTION IS MADE.
- SANITARY GRAVITY SEWER TRENCH AND BEDDING SHALL BE PER CITY OF OTTAWA STD. S6 AND S7 CLASS 'B' BEDDING, UNLESS SPECIFIED OTHERWISE.
- SANITARY MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD. S24 AND S25.
- SANITARY MAINTENANCE STRUCTURES SHALL BE BENCHED PER OPSD 701.021.
- 100MM THICK HIGH-DENSITY GRADE 'A' POLYSTYRENE INSULATION TO BE INSTALLED IN ACCORDANCE WITH CITY STD W22 WHERE INDICATED ON DRAWING S8P.

### STORM

- ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2, OR LATEST AMENDMENT. ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.1, OR LATEST AMENDMENT. PIPE SHALL BE JOINED WITH STD. RUBBER GASKETS AS PER CSA A257.3 OR LATEST AMENDMENT.
- ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. S6 AND S7 CLASS 'B' UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
- CATCH BASIN SHALL BE IN ACCORDANCE WITH OPSD 705.010.
- CATCH BASIN LEADS SHALL BE IN 200MM DIA. AT 15 SLOPE (MIN) UNLESS SPECIFIED OTHERWISE.
- ALL CATCH BASINS SHALL HAVE 60MM SUMPS, UNLESS SPECIFIED OTHERWISE.
- ALL CATCH BASIN LEAD INVERTS TO 1.5M BELOW FINISHED GRADE UNLESS SPECIFIED OTHERWISE.
- THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED ABOVE, WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR IS REQUIRED TO PROVIDE AND SHALL BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
- ALL ROAD AND PARKING LOT CATCH BASINS TO BE INSTALLED WITH ORTHOGONALLY PLACED SUBDRAINS IN ACCORDANCE WITH DETAIL PERFORATED SUBDRAIN FOR ROAD AND PARKING LOT CATCH BASIN SHALL BE INSTALLED PER CITY STD R1 UNLESS OTHERWISE NOTED.
- PERFORATED SUBDRAIN FOR REAR YARD AND LANDSCAPING APPLICATIONS SHALL BE INSTALLED PER CITY STD S29, S30 AND S31, WHERE APPLICABLE.
- RIP-RAP TREATMENT SEWER AND CULVERT OUTLETS PER OPSD 810.010.
- ALL STORM SEWER CULVERTS TO BE INSTALLED WITH FROST TREATMENT PER OPSD 803.031 WHERE APPLICABLE.
- ALL STORM MANHOLES WITH PIPE LESS THAN 900MM IN DIAMETER SHALL BE CONSTRUCTED WITH A 300MM SUMP AS PER SDG, CLAUSE 6.2.6.

### WATERMAIN

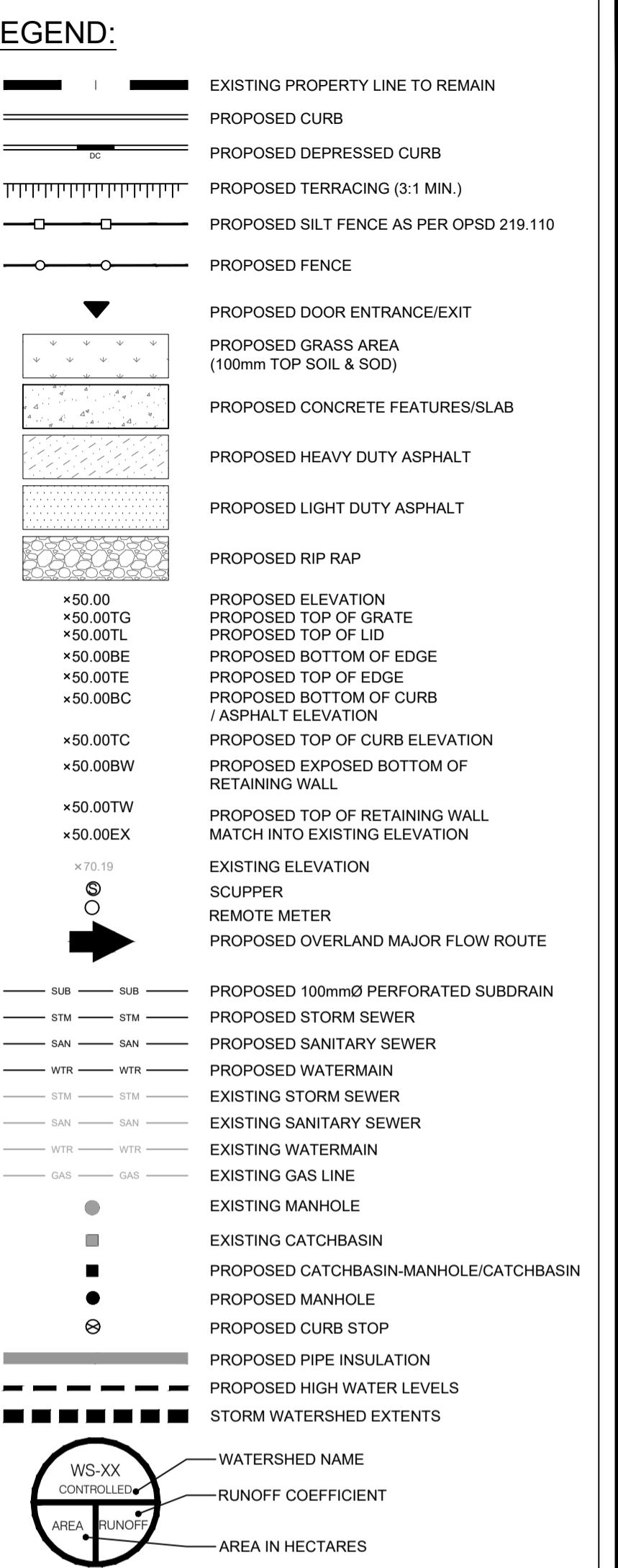
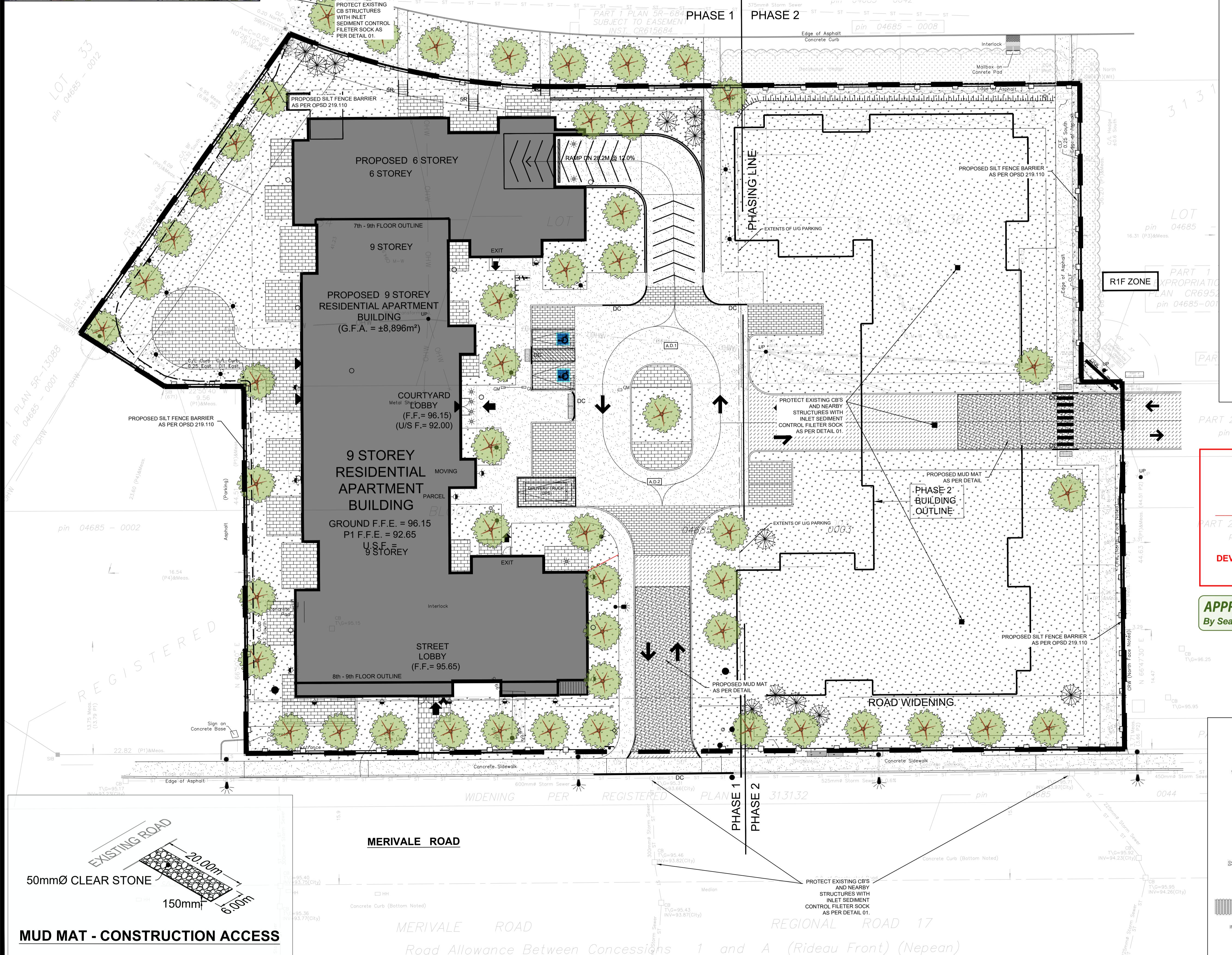
- ALL WATERMAIN INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- EXACT LOCATION OF WATERMAIN ON MERIVALE ROAD IS TO BE LOCATED AND CONFIRMED BY HYDROVAC PRIOR TO INSTALLATION.
- ALL PVC WATERMAINS SHALL BE ANWA C-900 CLASS 150, SDR 18 OR APPROVED EQUIVALENT.
- ALL WATER SERVICES LESS THAN OR EQUAL TO 50MM IN DIAMETER TO BE TYPE 'K' COPPER.
- WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS SPECIFIED OTHERWISE. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.
- ALL PVC WATERMAINS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W.36.
- CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS PER CITY OF OTTAWA STD.25.5 AND W25.6.
- VALVE BOXES SHALL BE INSTALLED PER CITY OF OTTAWA STD. W24.
- WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JOINTS PER CITY OF OTTAWA STD.25.5 AND W25.6.
- THRUST BLOCKING OF WATERMAINS TO BE INSTALLED PER CITY OF OTTAWA STD. W25.3 AND W25.4.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS, BLOW-OFFS, AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
- WATERMAIN CROSSING OVER AND BELOW SEWERS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY.
- WATER SERVICES ARE TO BE INSULATED PER CITY STD. W23 WHERE SEPARATION BETWEEN SERVICES AND MAINTENANCE HOLES ARE LESS THAN 2.4M.
- THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/UTILITY IS 0.5M PER MOE GUIDELINES. FOR CROSSING UNDER SEWERS, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING TO ENSURE THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.
- ALL WATERMAINS SHALL HAVE A MINIMUM COVER OR 2.4M, OTHERWISE THERMAL INSULATION IS REQUIRED AS PER STD DWG R20.
- GENERAL WATER PLANT TO UTILITY CLEARANCE AS PER STD DWG R20.
- FIRE HYDRANT INSTALLATION AS PER STD DWG W19, ALL BOTTOM OF HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.10M ABOVE PROPOSED FINISHED GRADE AT HYDRANT; FIRE HYDRANT LOCATION AS PER STD DWG W19.
- BUILDING SERVICE TO BE CAPPED 1.0M OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 12M BACK FROM STUCCO.
- ALL WATERMAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
- ALL WATERMAINS SHALL BE BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES. ALL CHLORINATED WATER TO BE DISCHARGED AND PRETREATED TO ACCEPTABLE LEVELS PRIOR TO DISCHARGE. ALL DISCHARGED WATER MUST BE CONTROLLED AND TREATED SO AS NOT TO ADVERSELY EFFECT ENVIRONMENT. IT IS RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MUNICIPAL AND/OR PROVINCIAL REQUIREMENTS ARE FOLLOWED.
- ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50MM BLOW OFF UNLESS OTHERWISE NOTED.

APPROVED  
By Sean Moore at 10:05 am, Jan 22, 2026

001

001

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, THE CONTRACT CONDITIONS, THE CONTRACT DOCUMENTS, THE CONTRACT 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; HEREBE SHALL BE CONSTRUED 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 DRAWINGS, AND THAT HE IS SATISFIED WITH THE DRAWINGS AND HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIED THEREOF FURNISHED BY THE ENGINEER ARE THE PROPERTY OF THE ENGINEER. THEY ARE TO BE USED FOR THE PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING, RELEASING OR MODIFYING THE DRAWINGS. THE CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF THE WORK, THE RESPONSIBILITY 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 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.

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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 EACH CHANGED DRAWING.

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GENERAL NOTES:  
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CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

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SCALE: 1:250

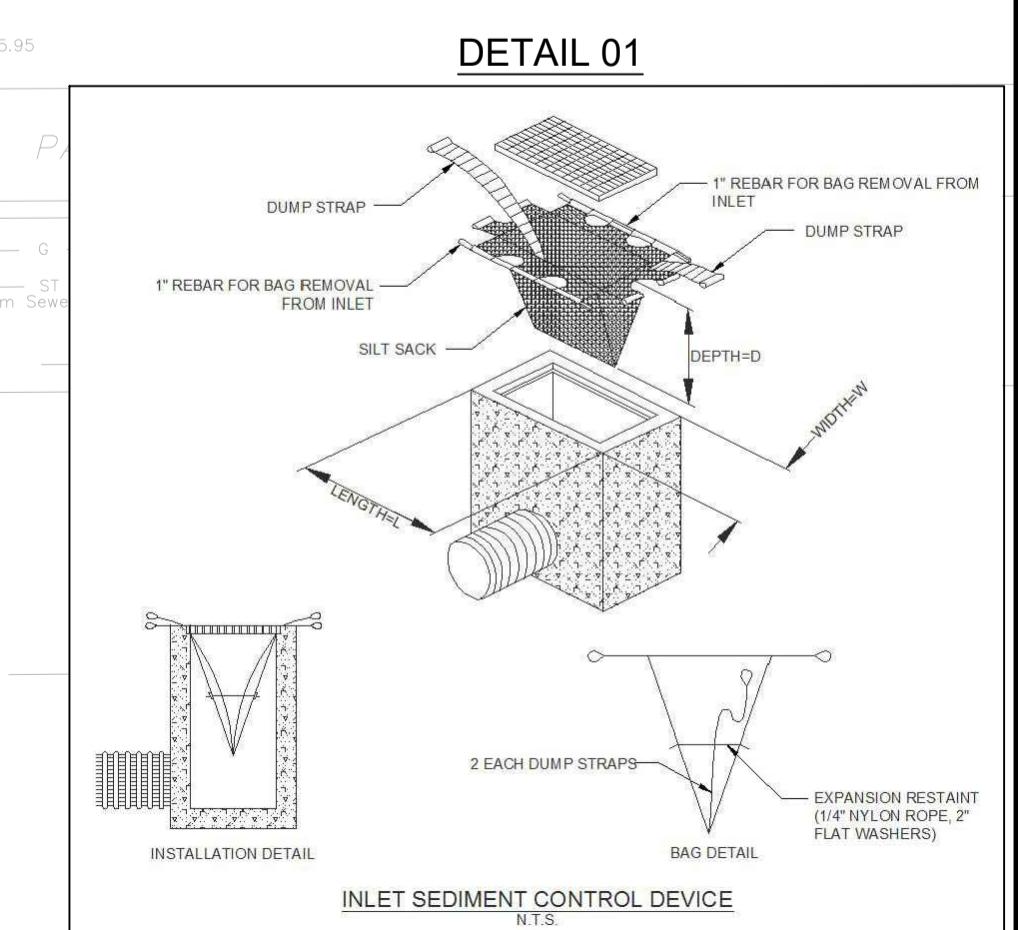
07	RE-ISSUED FOR MUNICIPAL APPROVAL	M.S.	26 AUG 2024
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No.	REVISIONS	BY	DATE



PART 2 PLAN 4R-1654  
pin 04685 - 0005

  
PART 2 PL A SEAN MOORE MCIP, RPP  
MANAGER, DEVELOPMENT REVIEW - WEST  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED  
By Sean Moore at 10:07 am, Jan 22, 2026



5430 Canotek Road | Ottawa, ON, K1G 9G2  
www.lrl.ca | (613) 842-3434

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  
DECEMBER, 2023

C101



LOT 16

LOT 17

LOT 18

LOT 19

### 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 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 TO EXISTING ELEVATION
- EXISTING ELEVATION
- SCUPPER
- REMOTE METER
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED 100mm 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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GENERAL NOTES:  
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5m 0 5 10m  
SCALE: 1:250

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No.	REVISIONS	BY	DATE



NOT AUTHENTIC UNLESS SIGNED AND DATED



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ENGINEERING | INGENIERIE

5430 Canotek Road | Ottawa, ON, K1J 9G2

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

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

DEMOLITION PLAN

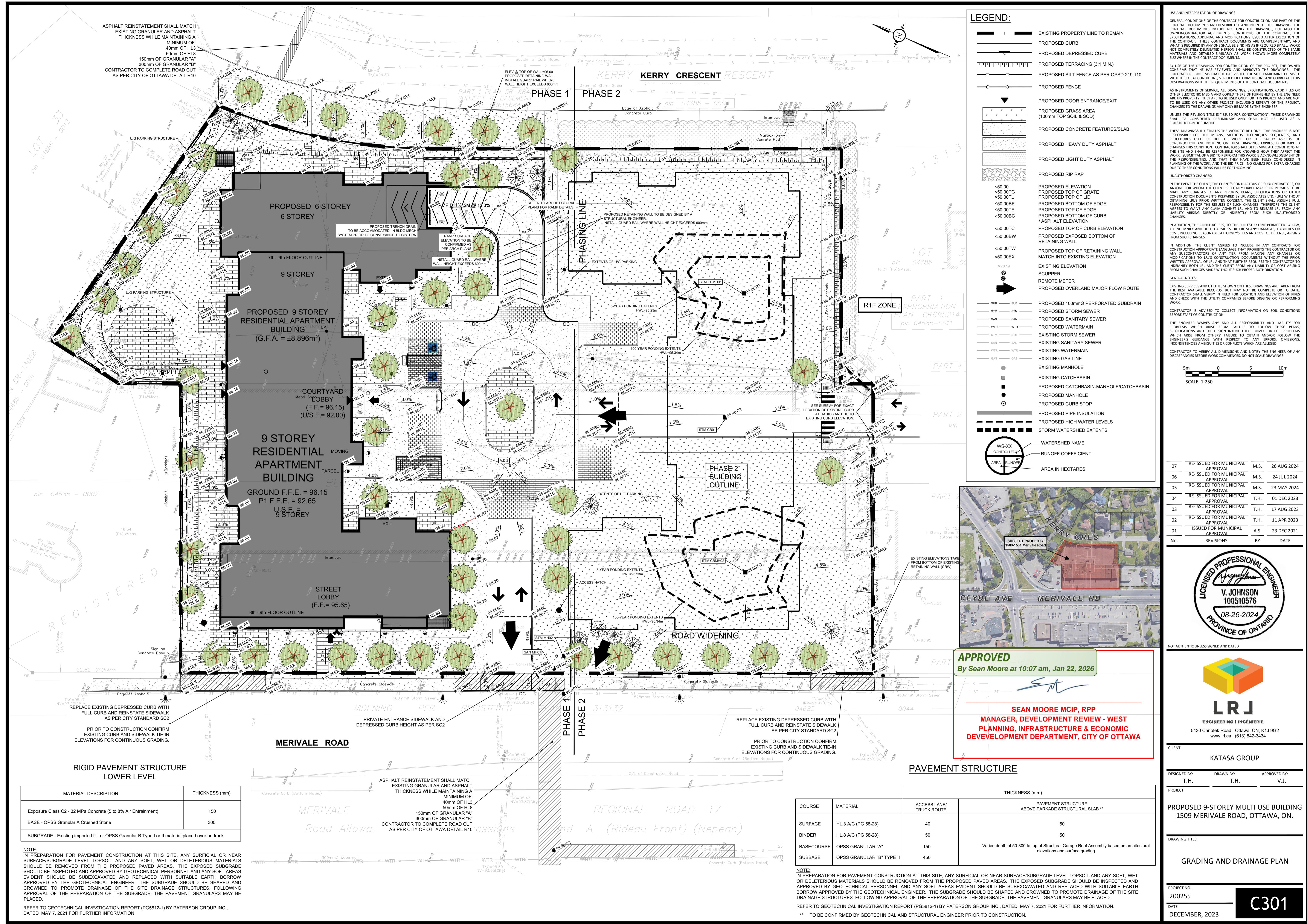
PROJECT NO. 200255  
DATE DECEMBER, 2023

C102

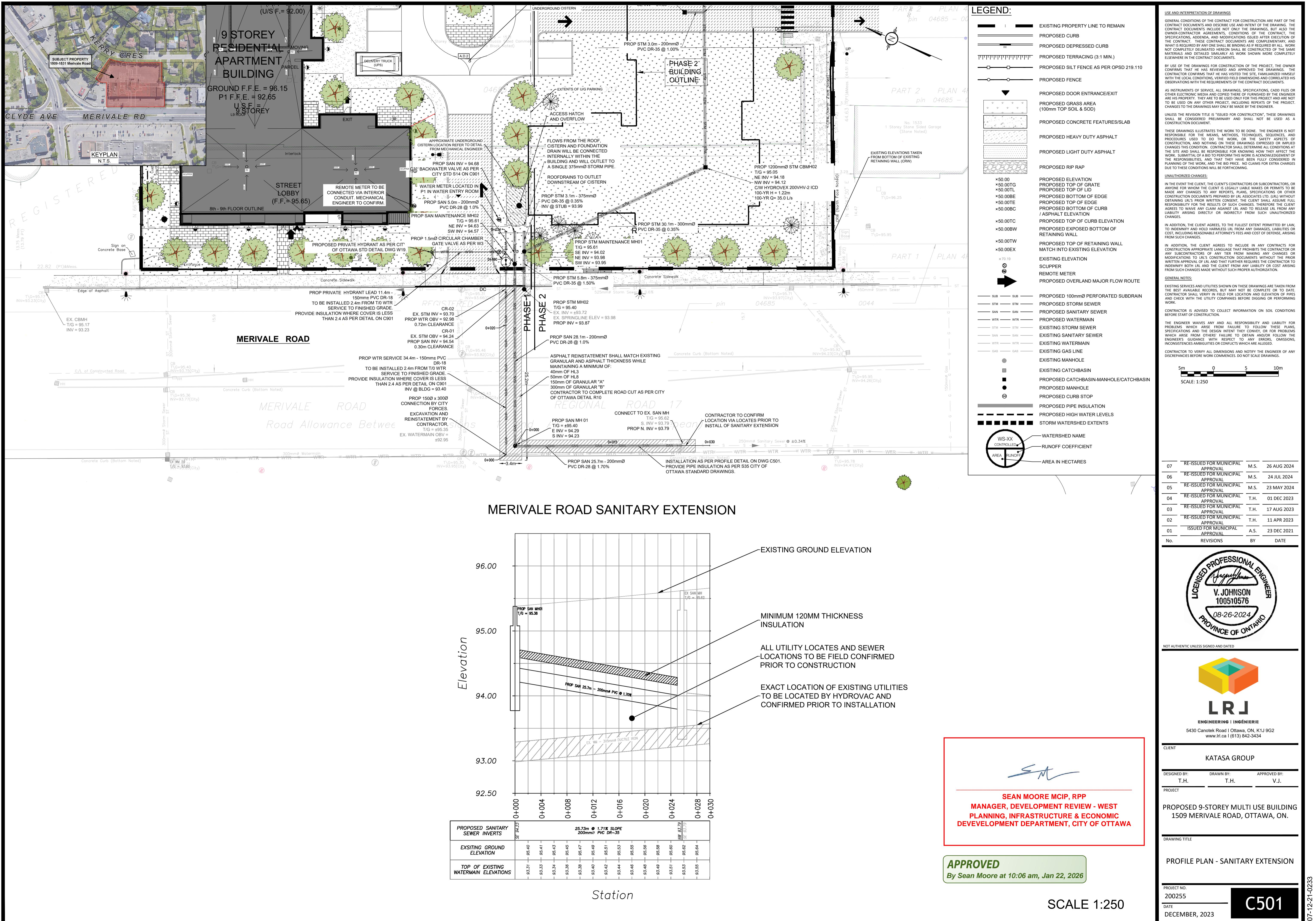
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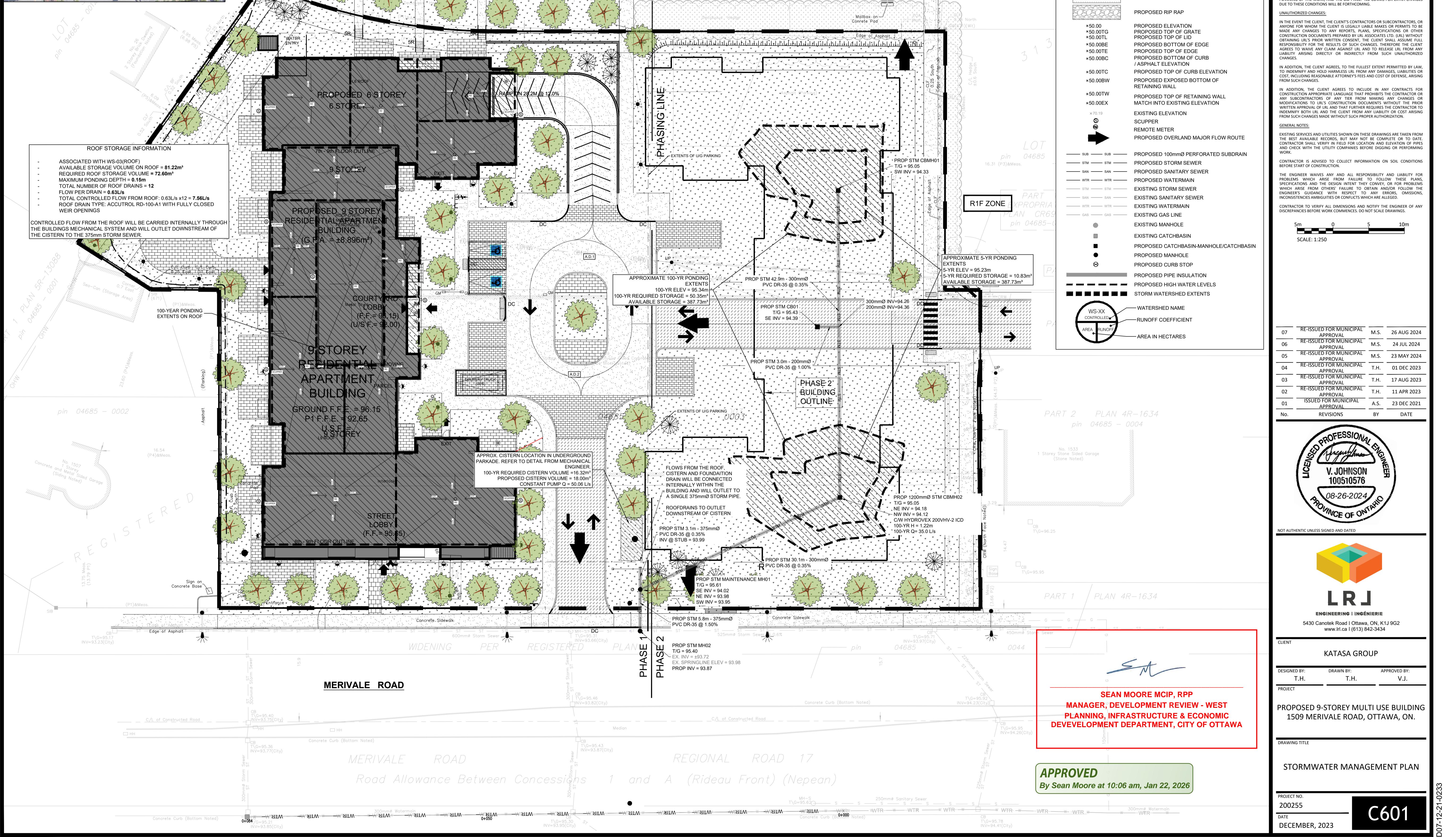
APPROVED  
By Sean Moore at 10:07 am, Jan 22, 2026

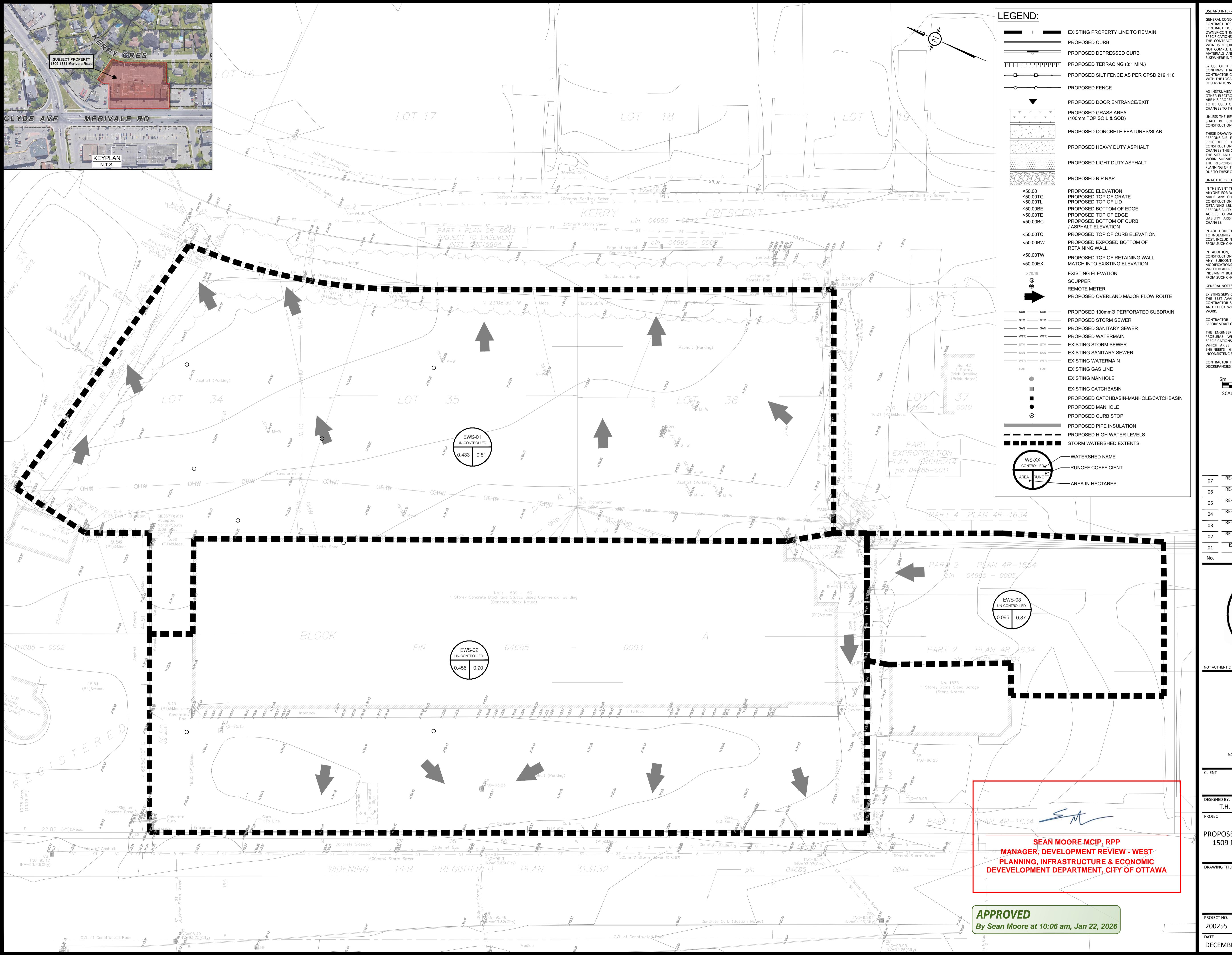
NO. 18657











### LEGEND:

	EXISTING PROPERTY LINE TO REMAIN
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED TERRACING (3:1 MIN.)
	PROPOSED SILT FENCE AS PER OSD 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 TOP OF LID
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	PROPOSED TOP OF EDGE
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	REMOTE METER
	PROPOSED OVERLAND MAJOR FLOW ROUTE
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	EXISTING CATCHBASIN
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SCALE: 1:250

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

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.

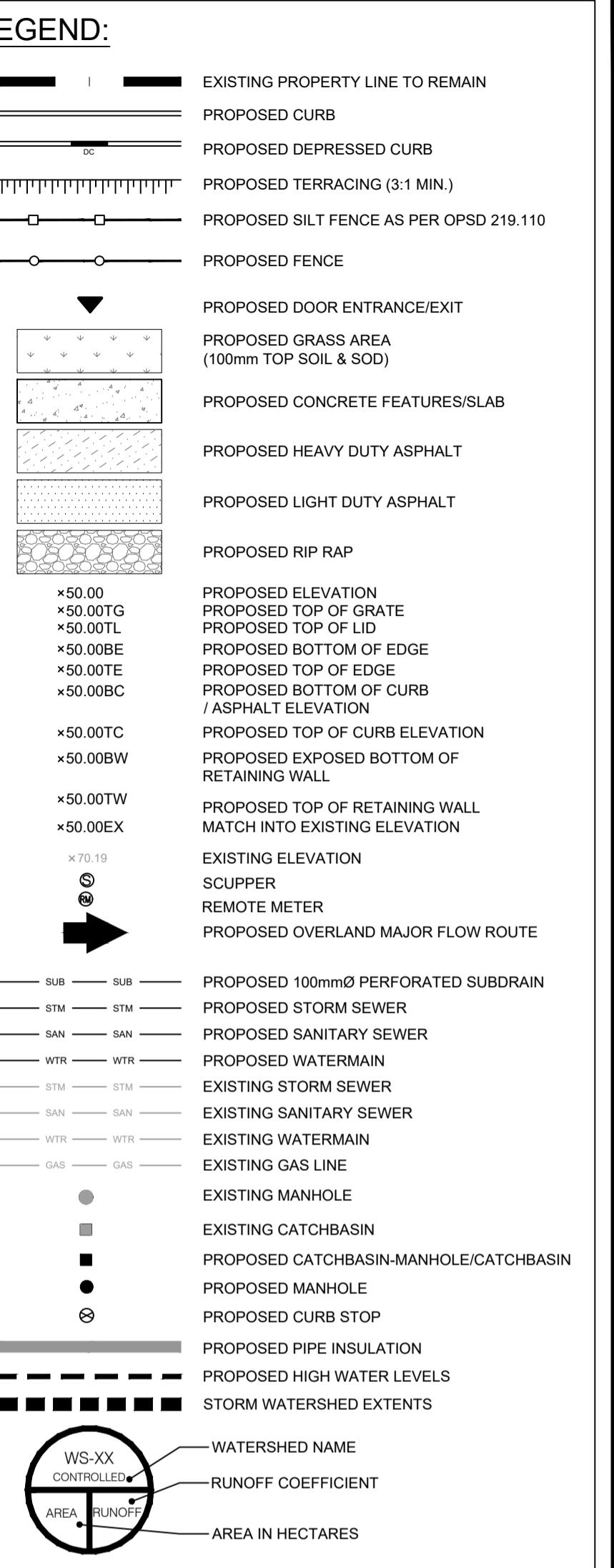
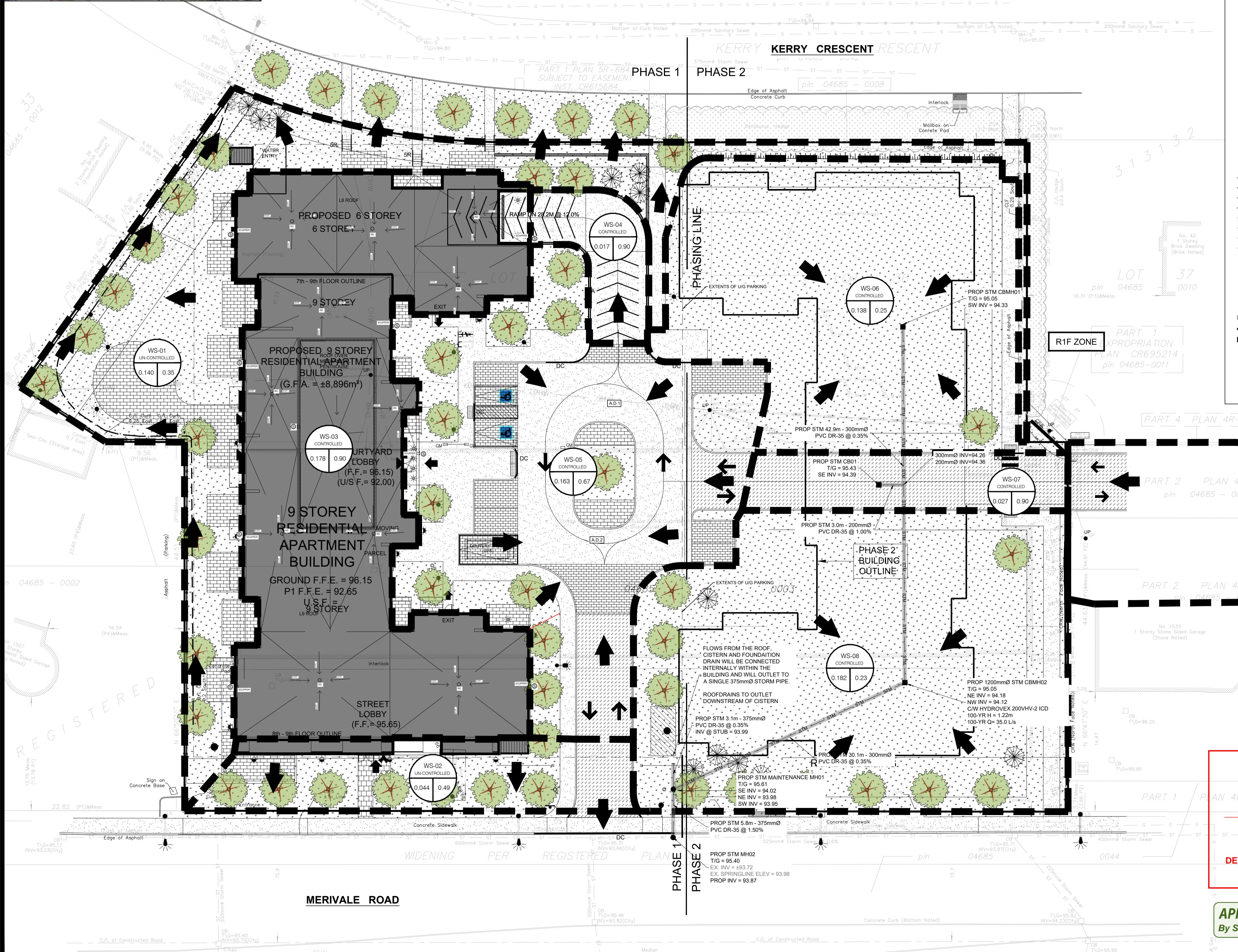
DRAWING TITLE  
PRE-DEVELOPMENT WATERSHED PLAN

PROJECT NO. 200255  
DATE DECEMBER, 2023  
C701  
D07-12-21-0233

APPROVED  
By Sean Moore at 10:06 am, Jan 22, 2026

C701

NO. 18657



USE AND INTERPRETATION OF DRAWINGS  
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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. THE CONTRACTOR IS ADVISED TO FOLLOW THE DRAWINGS AND 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.

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0 5 10m  
SCALE: 1:250

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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  
POST-DEVELOPMENT  
WATERSHED PLAN

PROJECT NO.  
200255  
DATE  
DECEMBER, 2023  
C702  
NO. 18657  
D07-12-21-0233

**SEAN MOORE MCIP, RPP**  
**MANAGER, DEVELOPMENT REVIEW - WEST**  
**PLANNING, INFRASTRUCTURE & ECONOMIC**  
**DEVELOPMENT DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
By Sean Moore at 10:06 am, Jan 22, 2026

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 DRAWING INDEX, CONTRACT DOCUMENTS, CONTRACT CONDITIONS, CONTRACT SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHERE THERE IS A CONFLICT, THE CONTRACT DOCUMENTS SHALL PREVAIL. WHERE NOT COMPLETELY DELINEATED HEREIN 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 CONTRACT DOCUMENTS, AND AGREED WITH THE OWNER ON HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIED THEREOF FURNISHED BY THE ENGINEER ARE THE PROPERTY OF THE ENGINEER. THEY ARE TO BE RETURNED TO THE ENGINEER UPON COMPLETION OF THE PROJECT, UNLESS OTHERWISE AGREED.

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, SECURITIES, AND PROCEDURES USED TO DO THE WORK. THE SAFETY ASPECTS OF CONSTRUCTION, AND WHETHER ON THE DRAWINGS OR NOT, ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTIFIED.

UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANY OTHER PERSONS MAKE UNAUTHORIZED CHANGES TO THE DRAWINGS, OR MADE ANY CHANGES TO ANY REQUIREMENTS, PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT DULY AUTHORIZED WRITTEN APPROVAL FROM LRL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THESE CHANGES. THEREFORE, THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND/OR 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 COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES, TO PROHIBIT ANY CONTRACTS 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 CONSTRUCTION DOCUMENTS WITHOUT DULY AUTHORIZED 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 CONTRACT DOCUMENTS, BUT ARE NOT DRAWN IN. 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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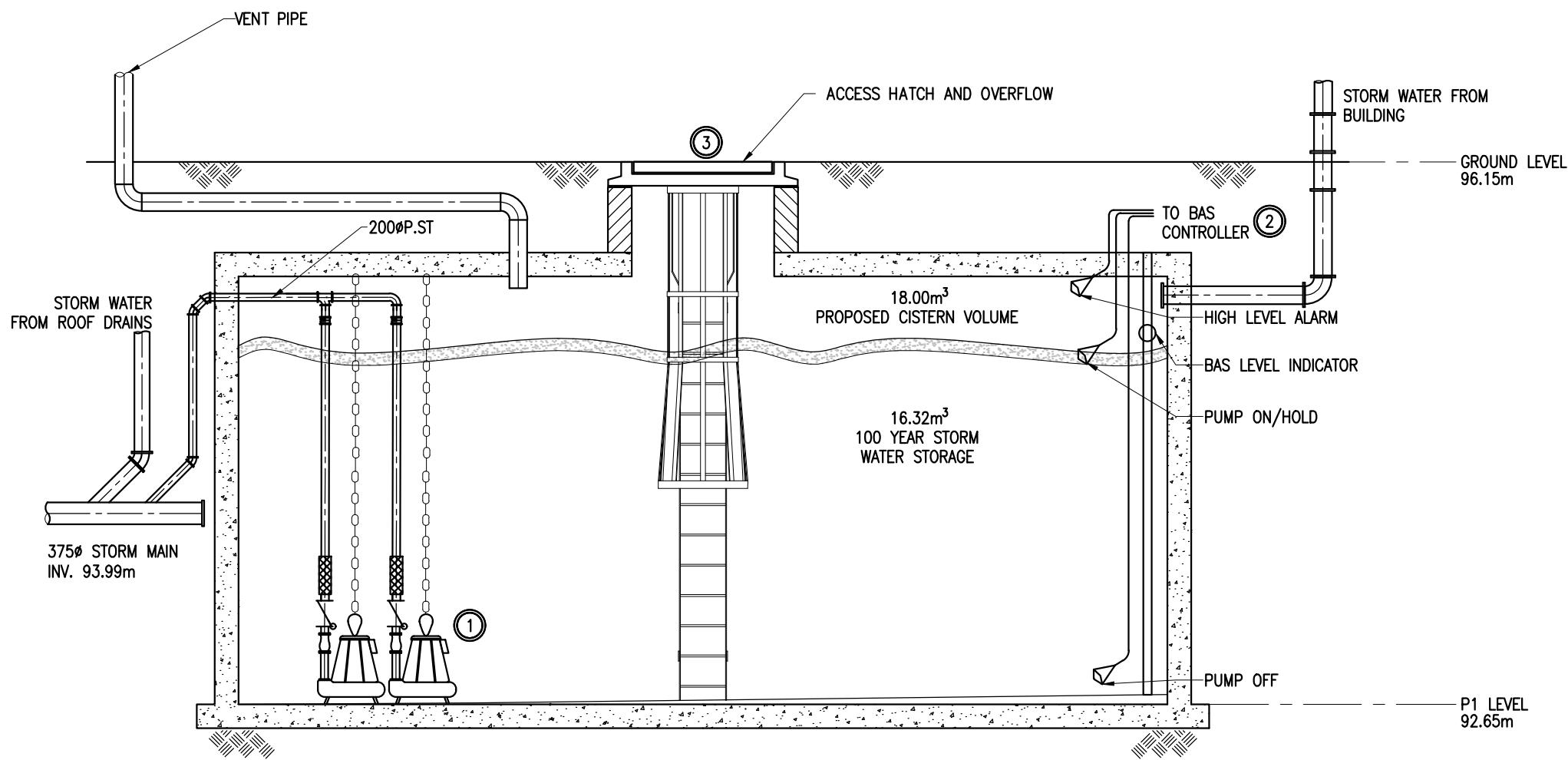
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① STORM WATER CISTERN PUMPS:

1. DUPLEX STORM PUMPS (50.06 L/S EACH), DUTY/STANDBY OPERATION.
2. DISCHARGE TO STORM MAIN.

② STORM WATER CISTERN PUMP SYSTEM:

1. BAS SHALL ENERGIZE/DE-ENERGIZE CISTERN STORM WATER PUMP BASED ON LEVEL SENSORS.
2. ONCE LEVEL STOPS INCREASING FOR 5 MINUTES, PUMP SHALL TURN ON AND EMPTY CISTERN.

③ ACCESS HATCH AND OVERFLOW

1. TO BE LOCATED CLOSE TO A WALL.
2. TO BE PERFORATED TO ALLOW OVERFLOW WATER TO LEAVE THE CISTERN IN CASE THE PUMPS DO NOT FUNCTION.
3. LOCATION TO BE COORDINATED WITH CIVIL DRAWINGS.

MECHANICAL  
CISTERNS DETAIL SCHEMATIC  
1  
M1  
NIS

SEAN MOORE MCIP, RPP  
MANAGER, DEVELOPMENT REVIEW - WEST  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED

By Sean Moore at 10:06 am, Jan 22, 2026

2024-08-13	ISSUED FOR SPA COMMENTS	2
2024-03-22	ISSUED FOR SPA COMMENTS	1

DATE REVISION REF

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THIS DRAWING IS THE PROPERTY OF GOODKEY WEEDMARK & ASSOCIATES LIMITED AND ALL COPYRIGHTS ARE RESERVED. NO USE OF THIS DRAWING MAY BE MADE WITHOUT EXPRESS WRITTEN CONSENT.  
DO NOT SCALE DRAWINGS

L'INGÉNIEUR DÉCLINE TOUTE RESPONSABILITÉ DÉCOULANT DE PROBLÈMES FAISANT SUITE AU NON RESPECT DES PLANS, DEVIS ET DE L'INTENTION DU CONCEPT QU'ILS INDUIENT OU DE TOUS LES PROBLÈMES POUVANT RÉSULTER DU DÉFAUT D'OBÉIR ET / OU DE SUIVE LES CONSEILS DE L'INGÉNIEUR EN CE QUI CONCERNÉ LES ERREURS, OMISSIONS, INCONSISTANCES, AMBIGUITÉS OU CONFLITS ALLEGÉS.

CE DESSIN EST LA PROPRIÉTÉ LITTÉRAIRE DE GOODKEY WEEDMARK & ASSOCIATES LIMITED ET TOUS LES DROITS SONT RÉSERVÉS. L'UTILISATION EST INTERDITE SANS LE CONSENTEMENT ÉCRIT DE L'AUTEUR.  
NE PAS MESURER LES DESSINS A L'ÉCHELLE



1688 Woodward Dr.  
Ottawa Ontario  
Canada K2C 3R8  
613 727-5111 Voice  
613 727-5115 Fax  
www.gwal.com Web

PROJECT/PROJET  
9 STOREY APARTMENT BUILDING

1509 MERIVALE RD, OTTAWA, ON

TITLE/TITRE	MECHANICAL CISTERNS DETAIL	

Scale AS NOTED	Échelle
Design by A.RANGEL	Project no./ No. du projet 2022-704
Conçu par	
Drawn by A.RANGEL	DWG. No. No. DESSIN
Dessiné par	
Reviewed by M.SARASIN	M1
Examined par	