

PROPOSED AUTO PARTS BUILDING

2020 BANTREE ST, OTTAWA, ON

REVISION 03



KEY PLAN (N.T.S.)

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LRJ

ENGINEERING | INGÉNIERIE

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

PROPOSED AUTO PARTS BUILDING
2020 BANTREE ST., OTTAWA, ON
REV.03 - RE-ISSUED FOR APPROVAL - MAY 12, 2022
LRL PROJECT no: 180357



NOT AUTHENTIC UNLESS SIGNED AND DATED

EROSION AND SEDIMENT CONTROL MEASURES:

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

1. PRIOR TO START OF CONSTRUCTION:

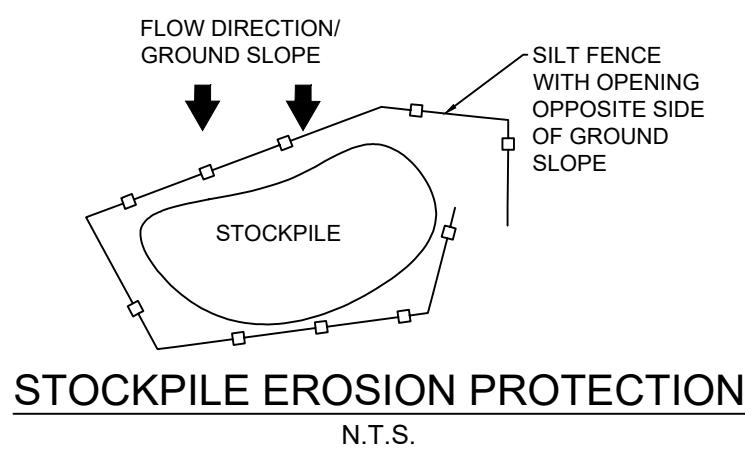
- PRIOR TO THE REMOVAL OF ANY VEGETATIVE COVER, MOVING OF SOIL AND CONSTRUCTION:
- INSTALL SILT FENCE IMMEDIATELY DOWNSTREAM FROM AREAS TO BE DISTURBED (SEE PLAN FOR LOCATION).
- INSTALL GEOSOCK INSERTS WITH AN OVERFLOW IN ALL THE DOWNSTREAM CATCHBASINS AND MANHOLES
- INSTALL SILTSACK FILTERS IN ALL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

2. DURING CONSTRUCTION:

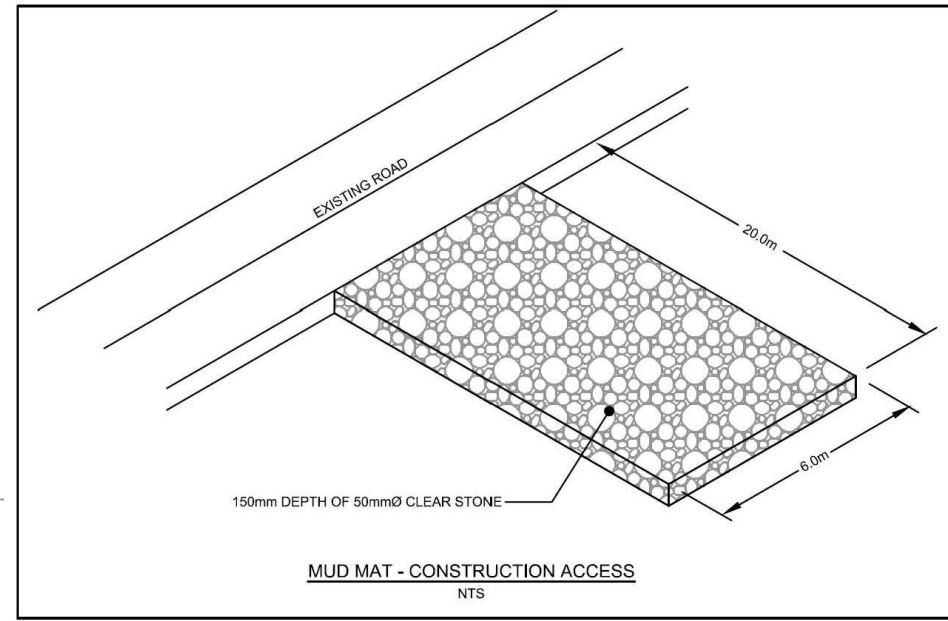
- WORK TO BE DONE IN THE VICINITY OF MAJOR WATERWAYS TO BE CARRIED OUT FROM JULY TO SEPTEMBER ONLY.
- MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE.
- PROTECT DISTURBED AREAS FROM RUNOFF.
- PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED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

3. AFTER CONSTRUCTION:

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

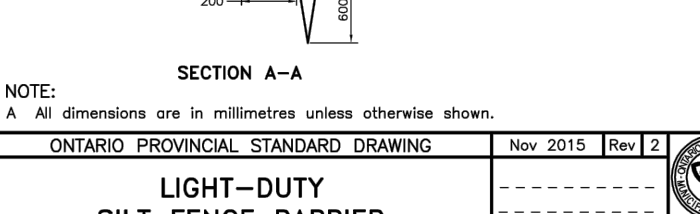
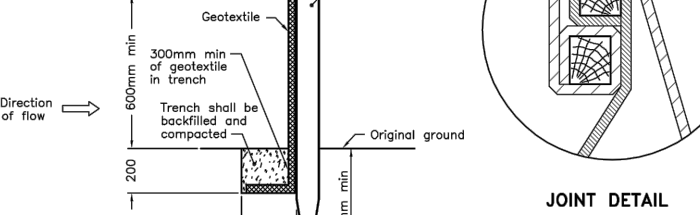
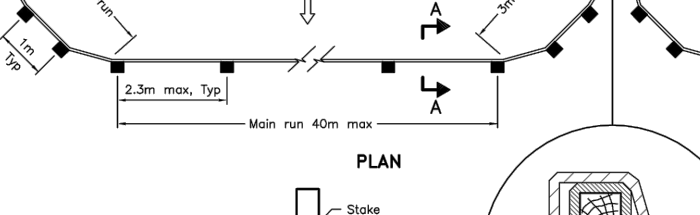
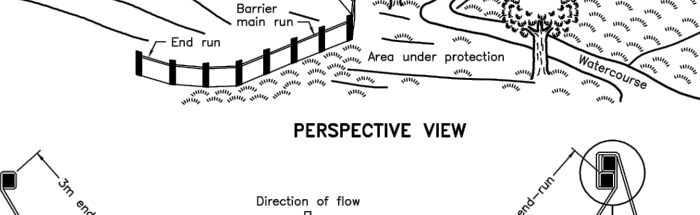
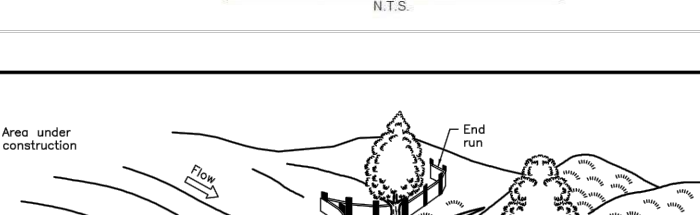
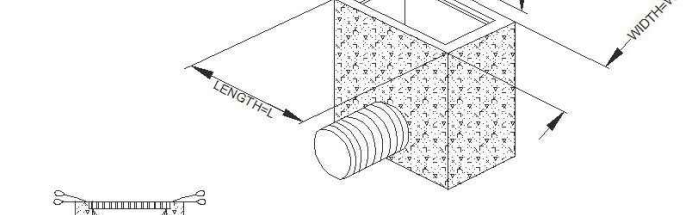
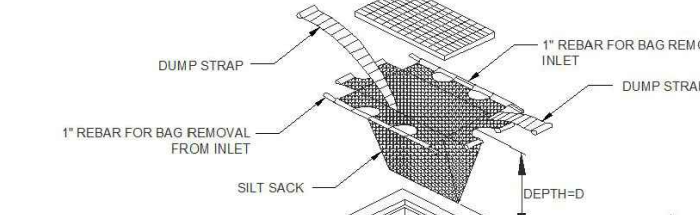
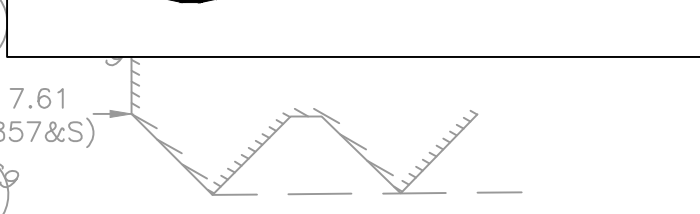
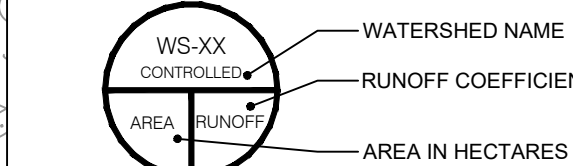


JOB BENCHMARK #3
Spike on Guy Pole
Elev=68.20



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 DOOR ENTRANCE/EXIT
- PROPOSED TWISI PLATE
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED GRAVEL
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED BOTTOM OF CURB ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED LANDSCAPE CB
- PROPOSED MANHOLE / CB MANHOLE
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT



USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE THE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE SPECIFICATIONS, AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, AGREEMENTS, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILS SIMILARLY AS 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 LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

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UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRI ASSOCIATES LTD. (LRI) WITHOUT OBTAINING LRI'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRI, AND TO RELEASE LRI 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 LRI FROM ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

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GENERAL NOTES:

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Scale: 1:300

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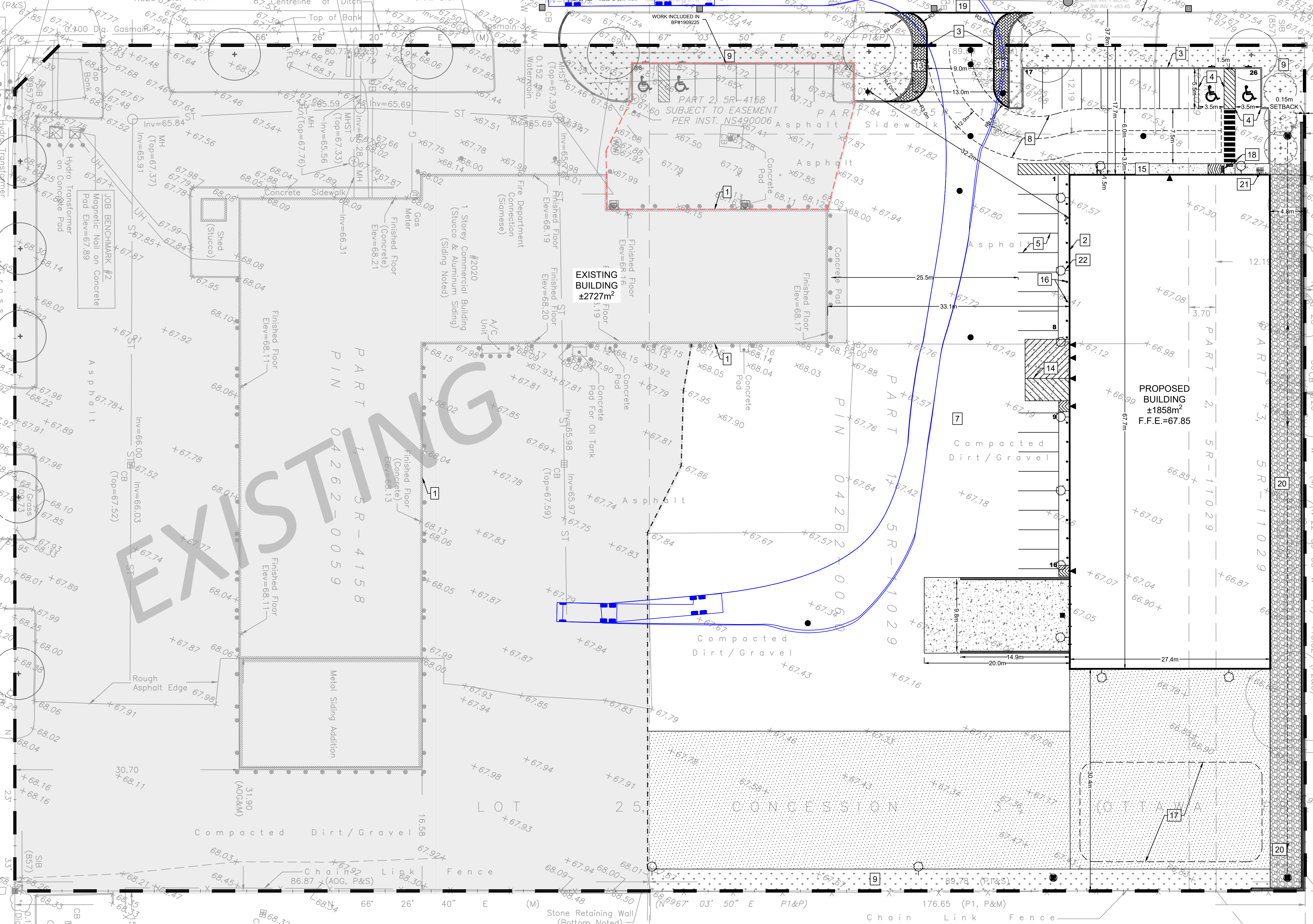
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DETAILS OF DEVELOPMENT			
DATA		REQUIRED	PROVIDED
SETBACKS	FY	7.5m	17.7m
	RY	7.5m	30.4m
	INT.SY	7.5m	4.8m
	EXT.SY	7.5m	N/A
NET LOT AREA (sqm.)		20,434 sqm	
BUILDING COVERAGE		65% (MAX)	22.4 %
BUILDING HEIGHT		18m (MAX)	8.2 m
GROSS FLOOR AREA		1858 sqm	
No. of UNITS		1	
LOADING SPACES		1	2
PARKING:		17 + 2 BF	24 + 2 BF
WareHouse: 0.8/100sqm			
Office: 2.4/100sqm			
200sqm = 5 PARKING SPOT			
No. OF STOREYS			1
OTHER:			

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- STORM WATERSHED EXTENT
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

- SITE PLAN NOTES:**
- EXISTING BUILDING
 - PROPOSED BUILDING
 - PROPOSED CONCRETE BARRIER CURB AS PER DETAIL SC1.1 ON PLAN C901
 - PROPOSED HANDICAP PARKING
 - PROPOSED PARKING (TYP.)
 - PROPOSED LIGHT DUTY PAVEMENT AREA (SEE PAVEMENT STRUCTURE ON PLAN C301)
 - PROPOSED HEAVY TRAFFIC PAVEMENT AREA (SEE PAVEMENT STRUCTURE ON PLAN C301)
 - PROPOSED FIRE ROUTE
 - PROPOSED 100mm TOPSOIL & SOD
 - PROPOSED 30 x 45 cm "DISABLED PARKING PERMIT" SIGN (Rb-33) AS PER MTO BOOK 5 AND AS PER SECTION 11 OF THE ONTARIO REGULATION 581/90. SIGN TO BE MOUNTED ON STAINLESS STEEL POST.
 - PROPOSED 1.8m HIGH CHAIN LINK FENCE AS PER DETAIL ON PLAN C901
 - PROPOSED BOLLARD (TYP.) AS PER DETAIL ON C901
 - PROPOSED SEMI-DEPRESSED PAVERS FOR TRANSPORT TRUCK MANEUVERABILITY AS PER DETAIL SC 1.1
 - PROPOSED CONCRETE CHEVRONS AS PER DETAIL ON C901
 - PROPOSED CONCRETE SIDEWALK / FEATURE
 - PROPOSED BOLLARD SPACED AT 2.7m C/C AS PER DETAIL ON C901
 - PROPOSED SNOW STORAGE AREA
 - PROPOSED TACTILE ATTENTION INDICATOR. DEPTH SHALL BE NOT LESS THAN 300mm AND NOT MORE THAN 610mm. SHALL CONFORM TO CLAUSES 4.1.1. AND 4.1.2 OF ISO 23599, "ASSISTIVE PRODUCTS FOR BLIND AND VISION-IMPAIRED PERSONS - TACTILE WALKING SURFACE INDICATORS".
 - CONSTRUCTION ENTRANCE AS PER S.C.7.1
 - PROPOSED 3/4" CLEARSTONE
 - PROPOSED BIKE RACK (2 MINIMUM)
 - PROPOSED LIGHT STANDARD

USE AND INTERPRETATION OF DRAWINGS

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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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NOT AUTHENTIC UNLESS SIGNED AND DATED

LRL
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C201

7137796 CANADA INC. C/O BENSON GROUP, 700 EDUCATION BOULEVARD, CORNWALL, ON K6H 6B8, 613-933-1700
ATTN: DE SAULNIERS CONSTRUCTION LTD.

BENSON AUTO PARTS
2020 BANTREE ST, OTTAWA, ON

SITE DEVELOPMENT PLAN

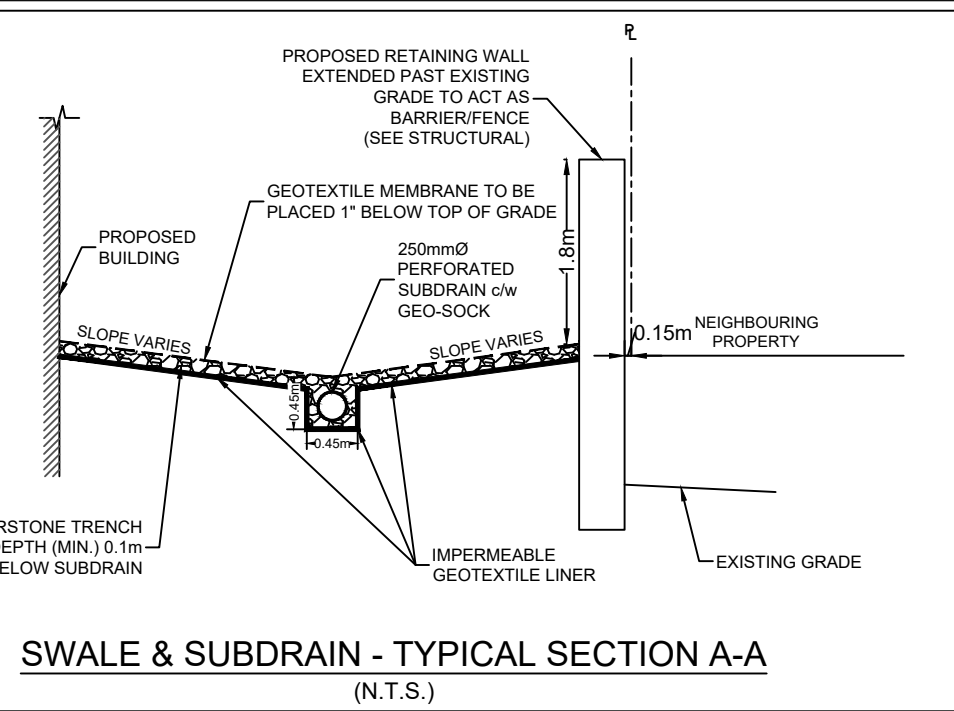
PROJECT NO. 180357
DATE: APRIL 2021

DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: M.B.

REVISIONS

NO.	REVISIONS	BY	DATE
03	RE-ISSUED FOR APPROVAL	M.B.	12 MAY 2021
02	ISSUED FOR APPROVAL	M.L.	27 SEP 2021
01	ISSUED FOR APPROVAL	M.L.	23 JUN 2021

- NOTE:
- CONTRACTOR TO ENSURE EXISTING GRANULAR BASE IS AS PER PAVEMENT STRUCTURE SPECIFIED.
 - ADDITIONAL DEPTH OF GRANULAR "A" MAY BE REQUIRED TO ENSURE GRANULAR PAVEMENT STRUCTURE IS IN ACCEPTABLE CONDITION PRIOR TO PLACEMENT OF ASPHALT.
 - REFER TO GEOTECHNICAL REPORT PREPARED BY LRL ENGINEERING DATED FEBRUARY 2021



PAVEMENT STRUCTURE

COURSE	MATERIAL	THICKNESS (mm)
SURFACE	HL.3 A/C (PG 58-28)	40
BINDER	HL.8 A/C (PG 58-28)	50
BASECOURSE	GRANULAR "A"	150
SUBBASE	GRANULAR "B" TYPE II	450

NOTE:
THE SUBGRADE IS TO BE SHAPED AS PER DESIGN TO PROMOTE DRAINAGE OF THE SITE AS PER THE GRADING PLAN.
BASECOURSE CONDITION AND THICKNESS TO BE VERIFIED PRIOR TO PAVEMENT SURFACE COURSE BEING INSTALLED.
THE PAVEMENT STRUCTURE AS PER THE GEOTECHNICAL REPORT PREPARED BY LRL ENGINEERING, DATED FEBRUARY 2021.

LEGEND:

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- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER
OPSD 219.110
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UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

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GENERAL NOTES:

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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 ENGINEER'S GUIDANCE, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY RECORDS, 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.

5m 2 0 5 10m
SCALE: 1:300

WS-XX
CONTROLLED
AREA
RUNOFF
AREA IN HECTARES

03	RE-ISSUED FOR APPROVAL	M.B.	12 MAY 2022
02	ISSUED FOR APPROVAL	M.L.	27 SEP 2021
01	ISSUED FOR APPROVAL	M.L.	23 JUN 2021

No.	REVISIONS	BY	DATE
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NOT AUTHENTIC UNLESS SIGNED AND DATED



CLIENT: 7137796 CANADA INC. C/O BENSON GROUP, 700 EDUCATION BOULEVARD, CORNWALL, ON K6H 6B8, 613-933-1700
ATTN: DE SAULNIERS CONSTRUCTION LTD.

DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: BENSON AUTO PARTS

2020 BANTREE ST, OTTAWA, ON

DRAWING TITLE: GRADING AND DRAINAGE PLAN

PROJECT NO. 180357

DATE: APRIL 2021

C301

NOTES: GENERAL

- CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
- ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
- JOB BENCH MARK - CONFIRM WITH LRL PRIOR TO UTILIZATION.
- ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE, CATCH BASIN OUTLETS AND/OR STORM DETENTION AREAS ARE PROVIDED.
- STRIP AND REMOVE ALL TOPSOIL FROM IMPROVED AREAS.
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A CLEAN STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.
- CURBS TO BE BARRIER, CONSTRUCTED AS PER OPSD 600.110.
- ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSD STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSD 206, 310 & 314. MATERIALS TO OPSD 1001, 1003 & 1010.
- ABUTTING PROPERTY GRADE TO BE MATCHED.
- OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
- MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
- FILTER FABRIC TO BE INSTALLED AND MAINTAINED BETWEEN THE FRAME AND COVER OF ALL CATCHBASINS, CATCHBASIN MANHOLES AND 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 DRAINAGE STRUCTURES.
- 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.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS BUT NOT LIMITED TO, ROAD CUT PERMITS, SEWER PERMITS, WATER PERMIT, ETC.

- NOTES: SEWERS
- 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 OPSD 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.
 - ALL SEWERS WITH LESS THAN 2.0m OF COVER ARE SUBJECT TO INSULATION DETAIL.

CROSSING TABLE

Crossing #	PROP. 150mm SAN	PROP. 150mm WM	PROP. 250mm STM	PROP. 525mm STM	PROP. 300mm STM	EX. STM (1500mm)	EX. SAN (300mm)	Depth Separation (m)
CR-01	N/A	65.05 (obv.)	65.81 (inv.)	N/A	N/A	N/A	N/A	0.76
CR-02	N/A	64.84 (obv.)	N/A	65.34 (inv.)	N/A	N/A	N/A	0.5
CR-03	64.46 (obv.)	N/A	N/A	65.24 (inv.)	N/A	N/A	N/A	0.78
CR-04	64.59 (obv.)	N/A	65.80 (inv.)	N/A	N/A	N/A	N/A	1.21
CR-05	N/A	N/A	65.76 (inv.)	N/A	65.66 (obv.)	N/A	N/A	0.10 (UN-SHARVABLE)
CR-06	64.00 (obv.)	N/A	N/A	N/A	N/A	64.50 (inv.)	N/A	±0.50
CR-07	N/A	66.50 (inv.)	N/A	N/A	N/A	66.00 (obv.)	N/A	±0.50
CR-08	N/A	64.43 (inv.)	N/A	N/A	N/A	N/A	66.93 (obv.)	±0.50

NOTE:
WATER CROSSING ABOVE SEWER PER CITY STD W25
WM CROSSING BELOW SEWER PER CITY STD W25

NOTE: STORM CONNECTION

THE PROPOSED STORM CONNECTION TO BE CORED INTO THE PIPE USING A CORE DRILL/BORING SAW. A SERIES OF SAW-CUTS WITH A QUICK-SAW TO CREATE THE OPENING IN THE SIDE OF 1500mm Ø STORM SEWER IS NOT PERMITTED. THE STRUCTURAL INTEGRITY OF THE TRUNK STORM SEWER MUST BE MAINTAINED AND THE CONTRACTOR MUST USE HYDRAULIC CEMENT IN ANNUAL SPACE AROUND THE PIPE CONNECTION TO MAKE IT WATERTIGHT

JOB BENCHMARK #3
Spike on Guy Pole
Elev=68.20

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- PROPOSED TOP OF CURB ELEVATION
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED 1 OF SWALE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
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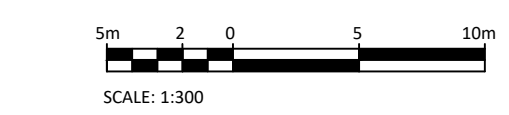
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02	ISSUED FOR APPROVAL	M.L.	27 SEP 2021
01	ISSUED FOR APPROVAL	M.L.	23 JUN 2021

No.	REVISIONS	BY	DATE
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NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT: 7137796 CANADA INC. C/O BENSON GROUP, 700 EDUCATION BOULEVARD, CORNWALL, ON K6H 6B8, 613-933-1700
ATTN: DE SAULNIERS CONSTRUCTION LTD.

DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: BENSON AUTO PARTS

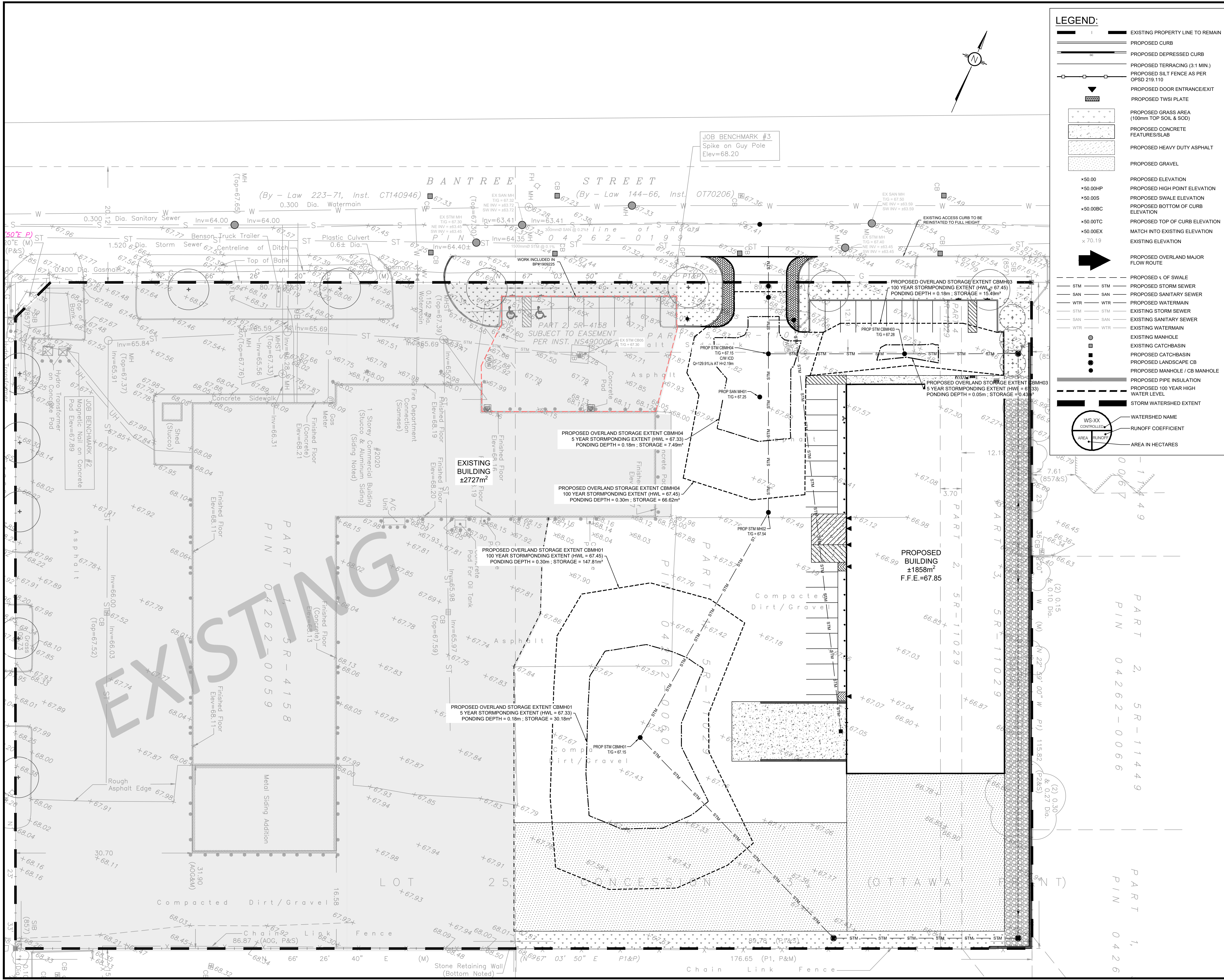
2020 BANTREE ST, OTTAWA, ON

DRAWING TITLE: SERVICING PLAN

PROJECT NO. 180357

DATE: APRIL 2021

C401



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 DOOR ENTRANCE/EXIT
- PROPOSED TWIS PLATE
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- PROPOSED CATCHBASIN
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- PROPOSED 100 YEAR HIGH WATER LEVEL
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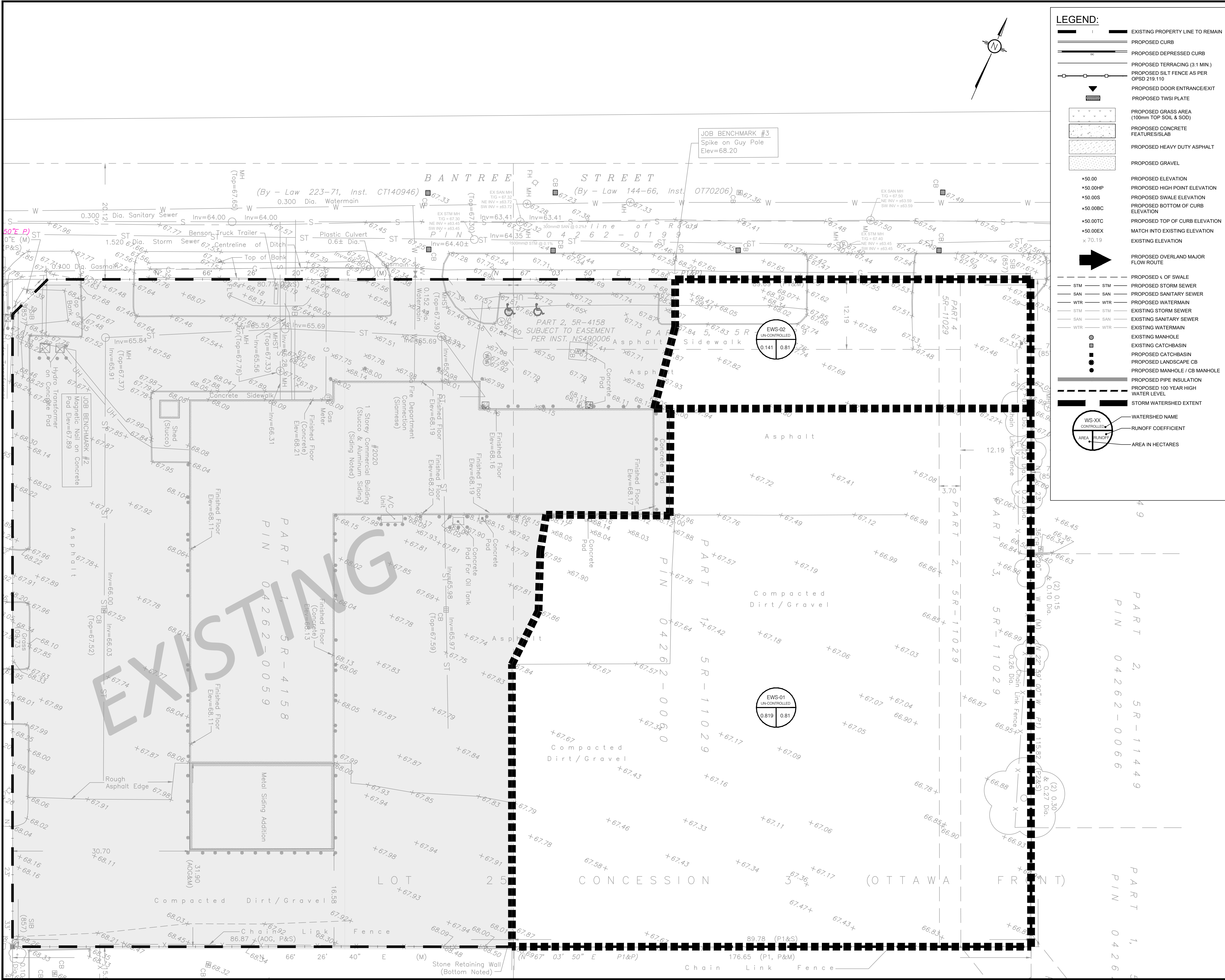
DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: BENSON AUTO PARTS
2020 BANTREE ST, OTTAWA, ON

DRAWING TITLE: STORMWATER MANAGEMENT PLAN

PROJECT NO. 180357
DATE: APRIL 2021

C601



LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
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- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
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IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRI FROM ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

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No.	REVISIONS	BY	DATE
03	RE-ISSUED FOR APPROVAL	M.B.	12 MAY 2022
02	ISSUED FOR APPROVAL	M.L.	27 SEP 2021
01	ISSUED FOR APPROVAL	M.L.	23 JUN 2021

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT: 7137796 CANADA INC. C/O BENSON GROUP, 700 EDUCATION BOULEVARD, CORNWALL, ON K6H 6B8, 613-933-1700
ATTN: DE SAULNIERS CONSTRUCTION LTD.

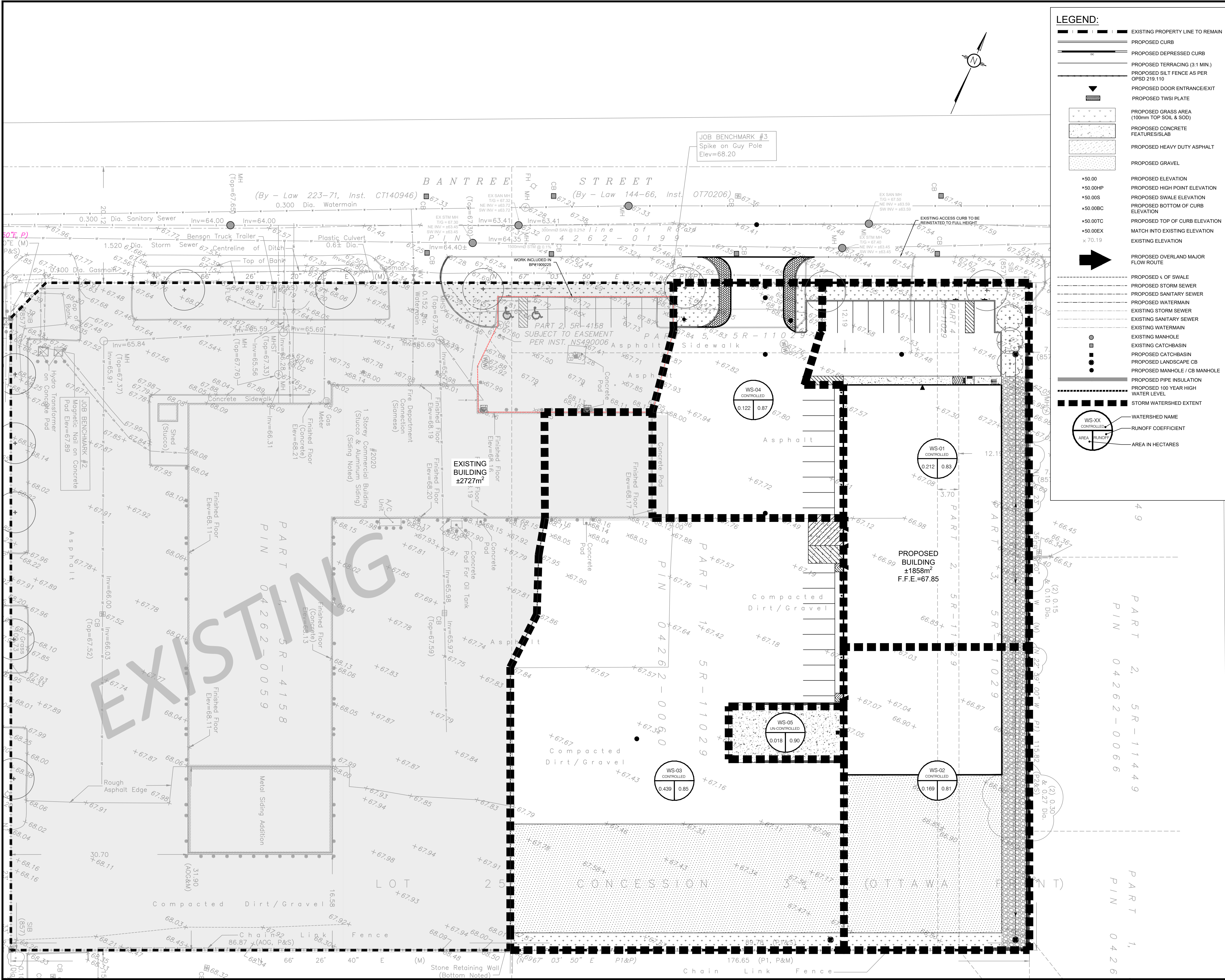
DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: BENSON AUTO PARTS
2020 BANTREE ST, OTTAWA, ON

DRAWING TITLE: PRE-DEVELOPMENT
WATERSHED PLAN

PROJECT NO. 180357
DATE: APRIL 2021

C701



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 DOOR ENTRANCE/EXIT
- PROPOSED TWISI PLATE
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED GRAVEL
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED SLOPE ELEVATION
- PROPOSED BOTTOM OF CURB ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED S OF SWALE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED LANDSCAPE CB
- PROPOSED MANHOLE / CB MANHOLE
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

USE AND INTERPRETATION OF DRAWINGS

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No.	REVISIONS	BY	DATE
03	RE-ISSUED FOR APPROVAL	M.B.	12 MAY 2022
02	ISSUED FOR APPROVAL	M.L.	27 SEP 2021
01	ISSUED FOR APPROVAL	M.L.	23 JUN 2021

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

CLIENT: 7137796 CANADA INC. C/O BENSON GROUP, 700 EDUCATION BOULEVARD, CORNWALL, ON K6H 6B8, 613-933-1700
ATTN: DE SAULNIERS CONSTRUCTION LTD.

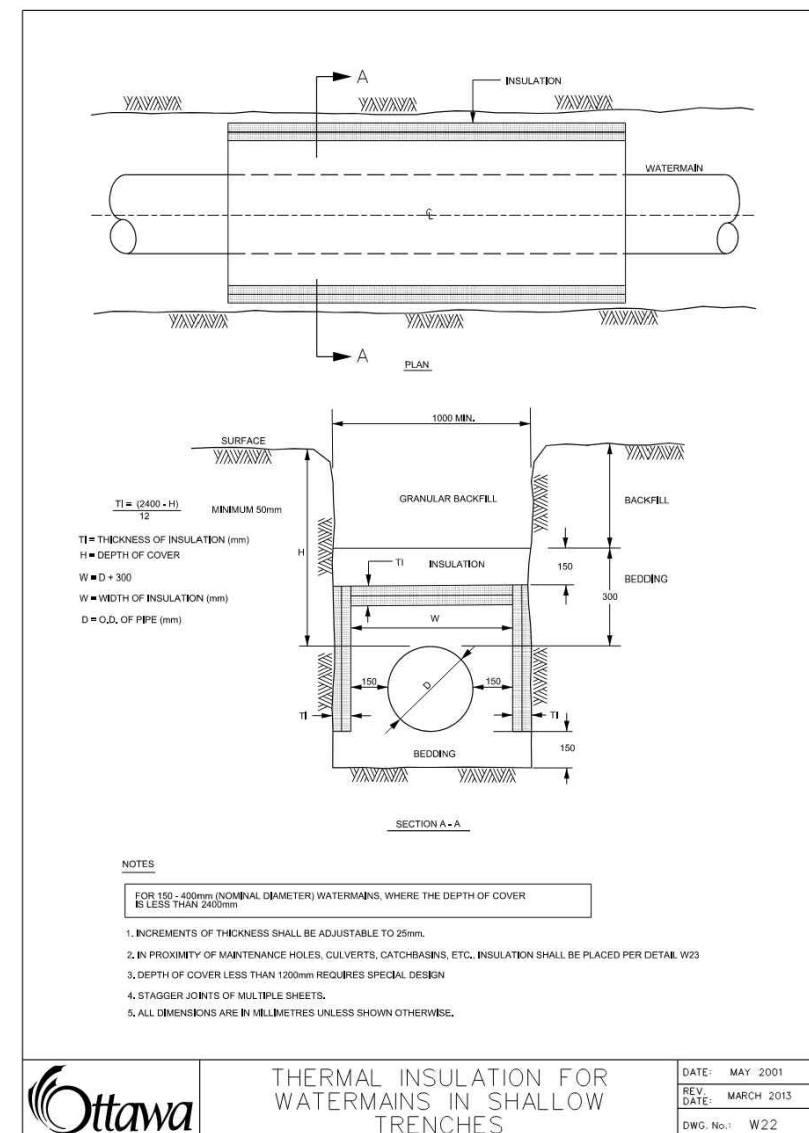
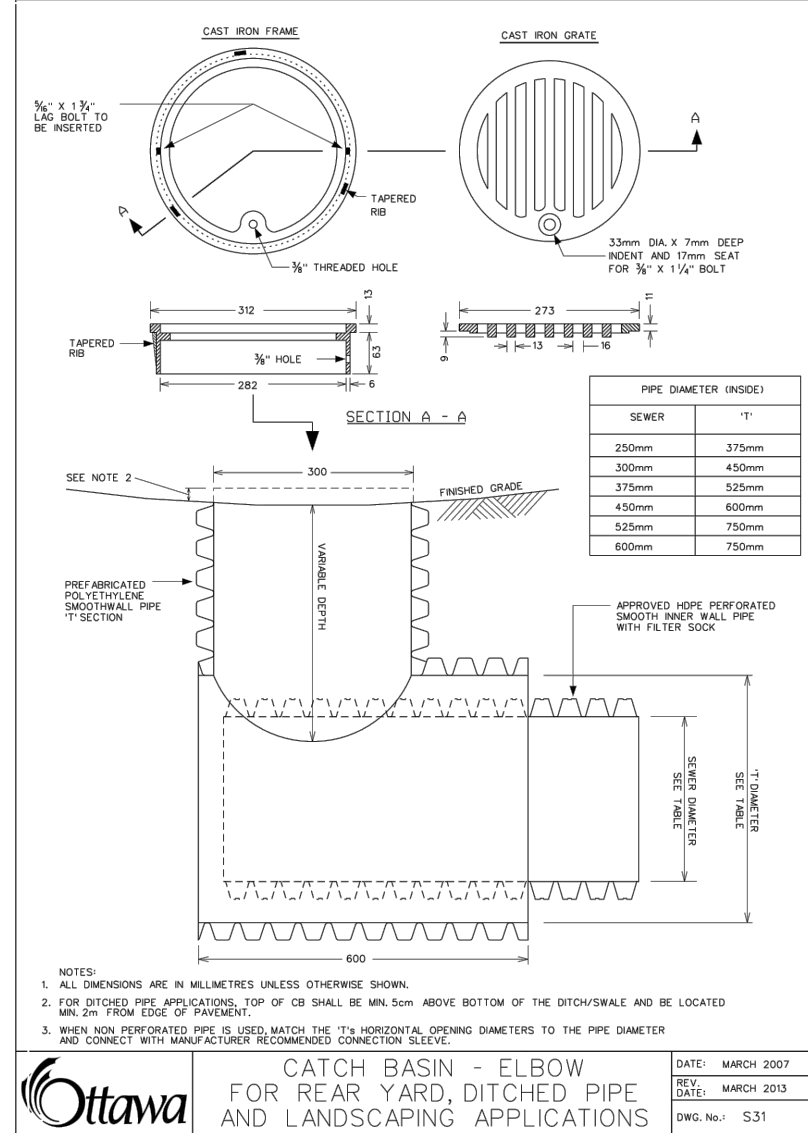
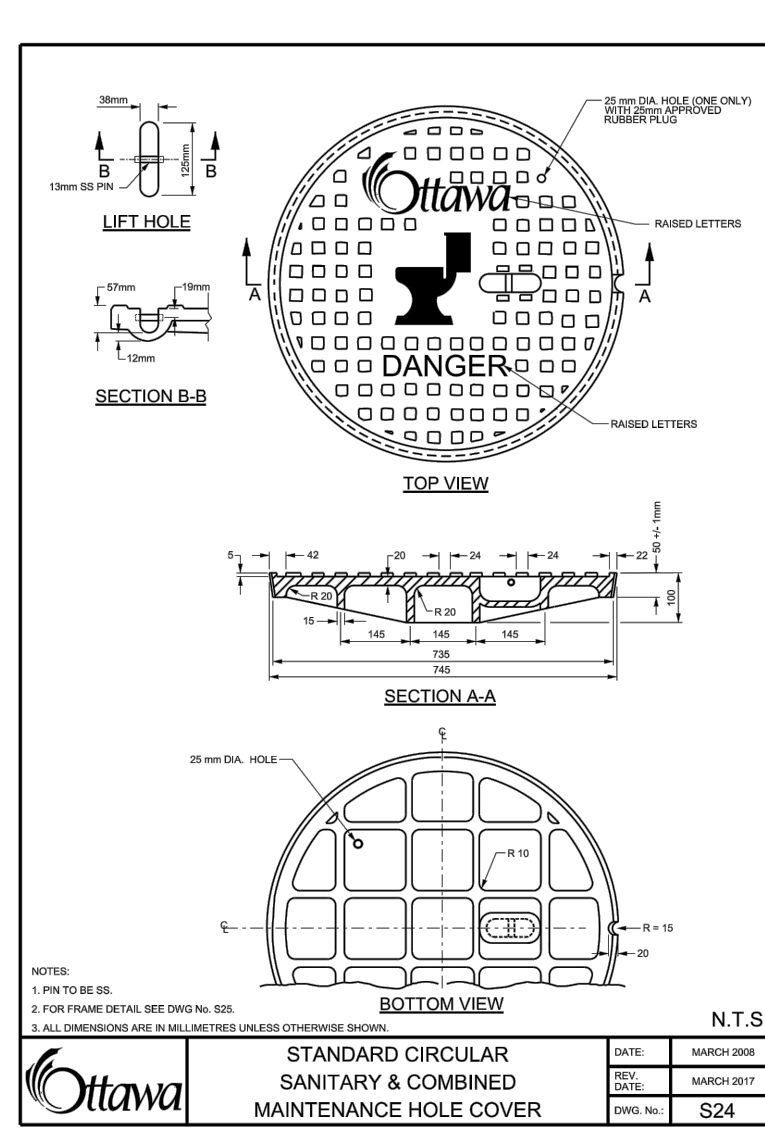
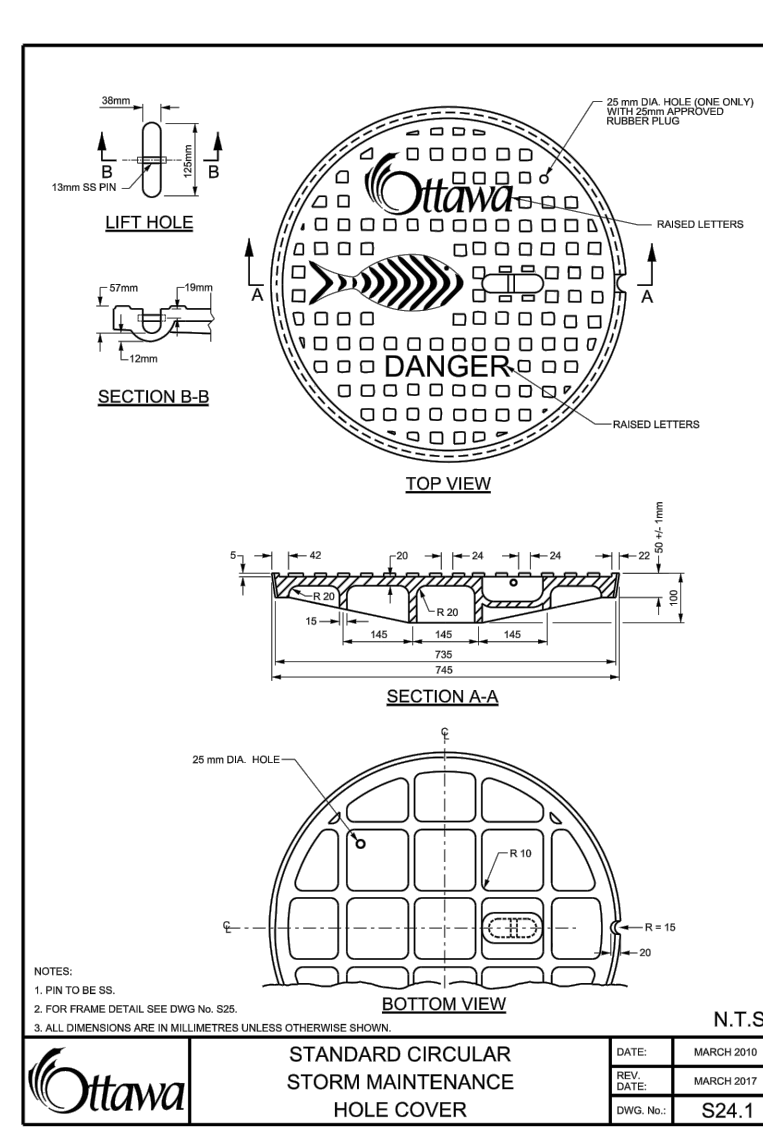
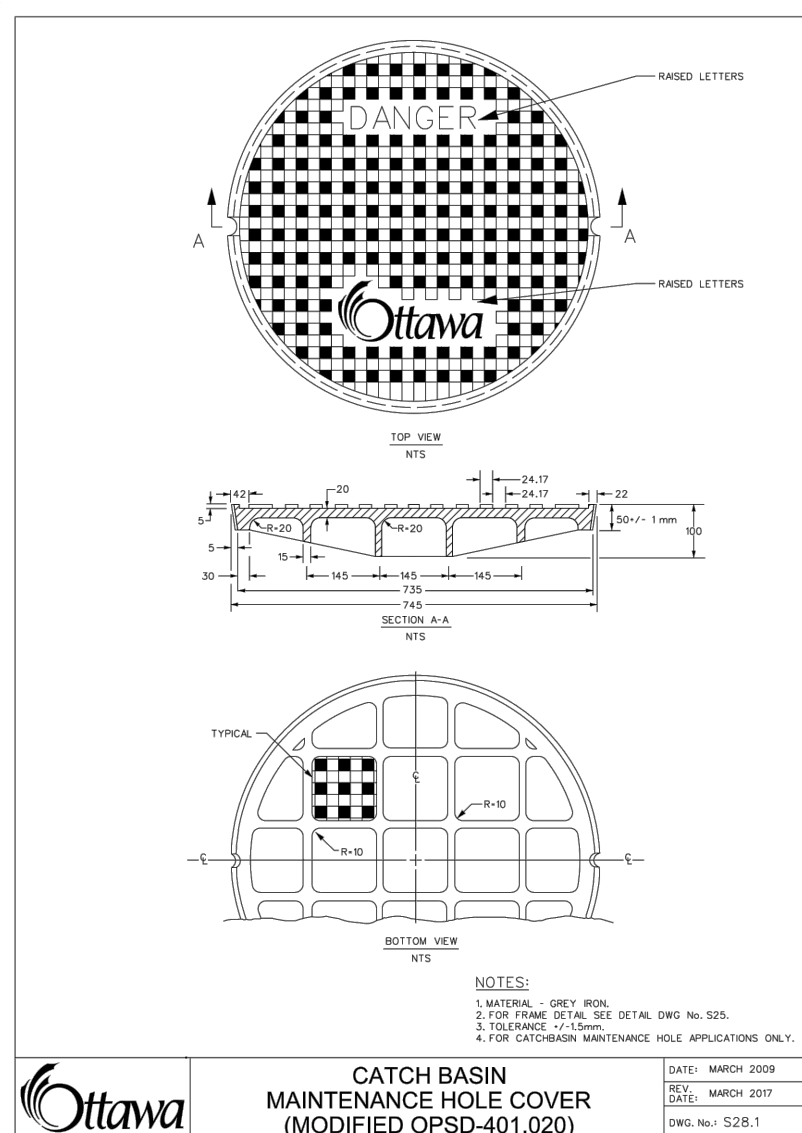
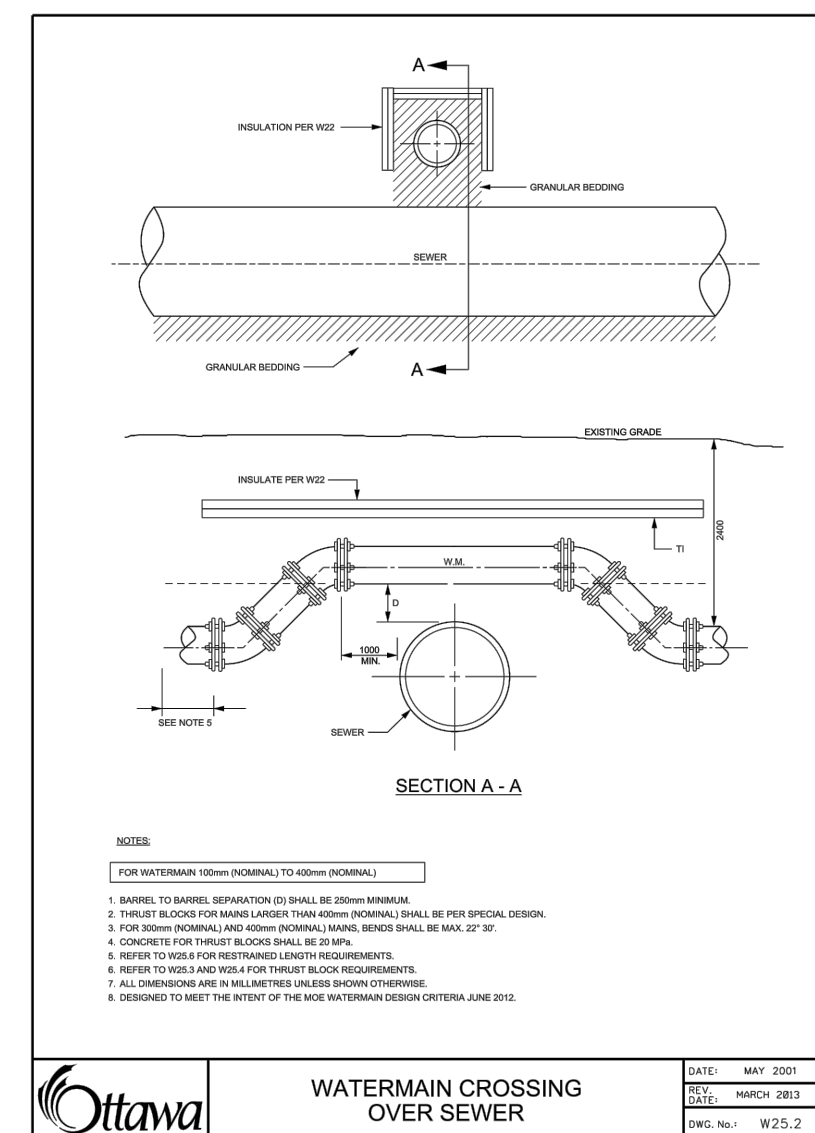
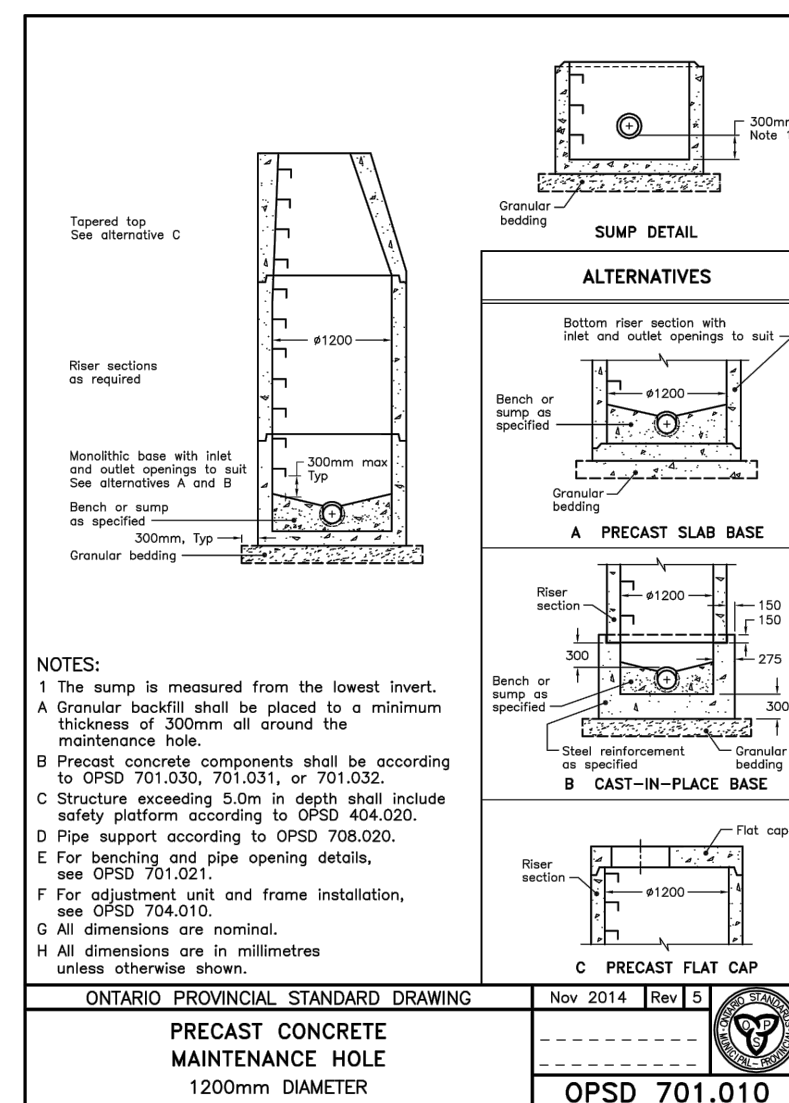
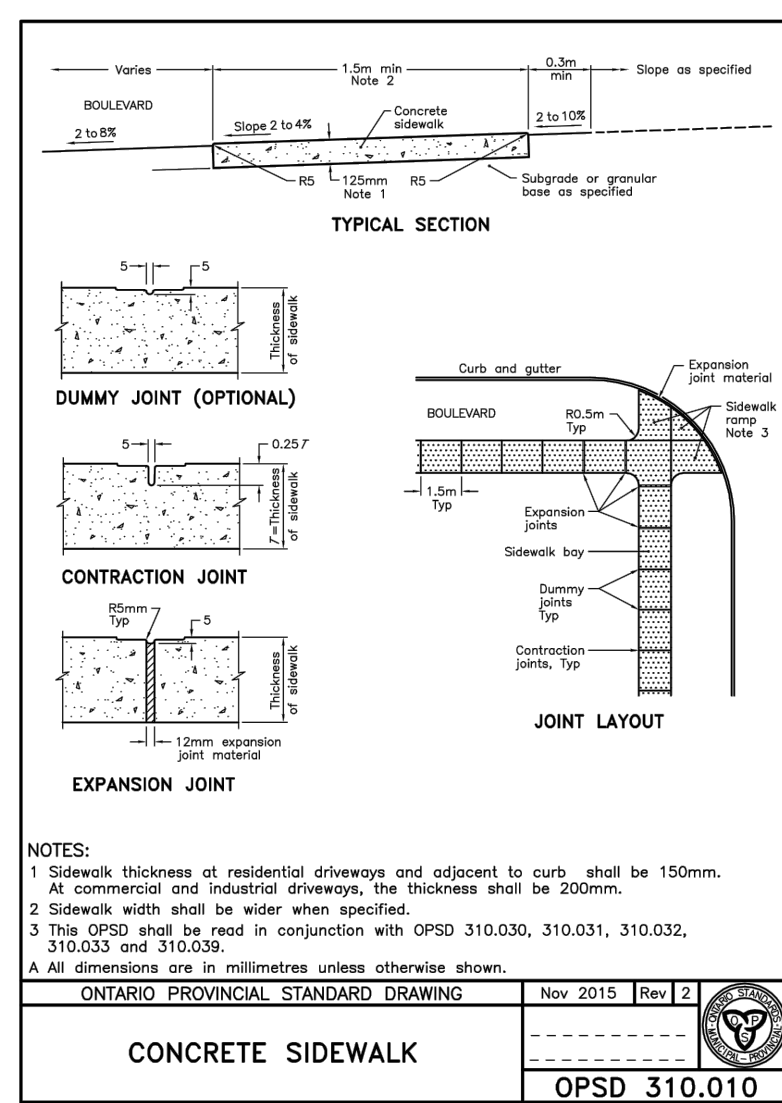
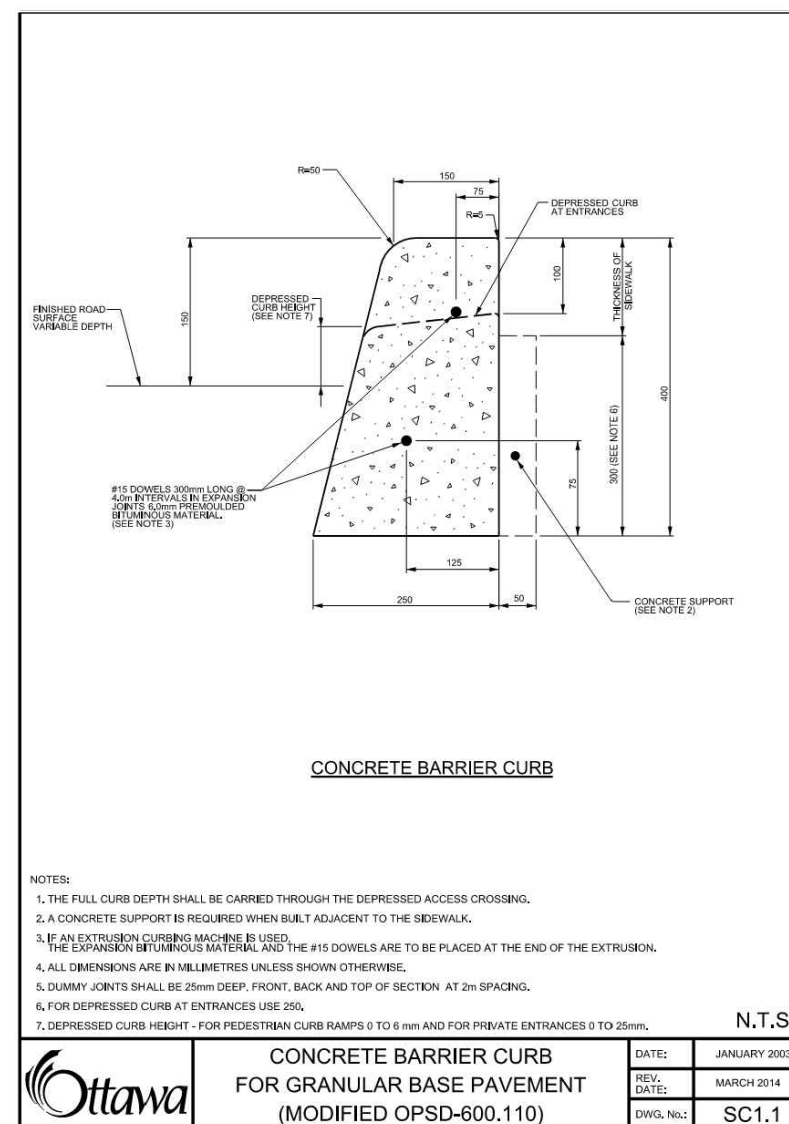
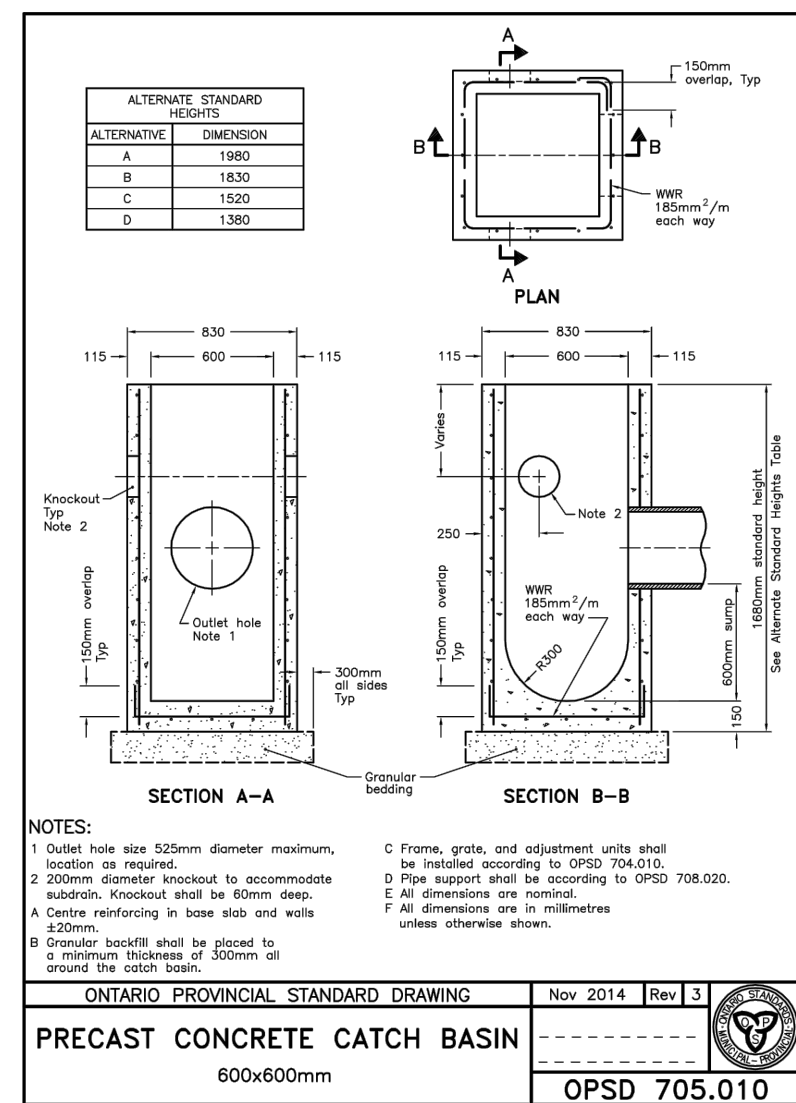
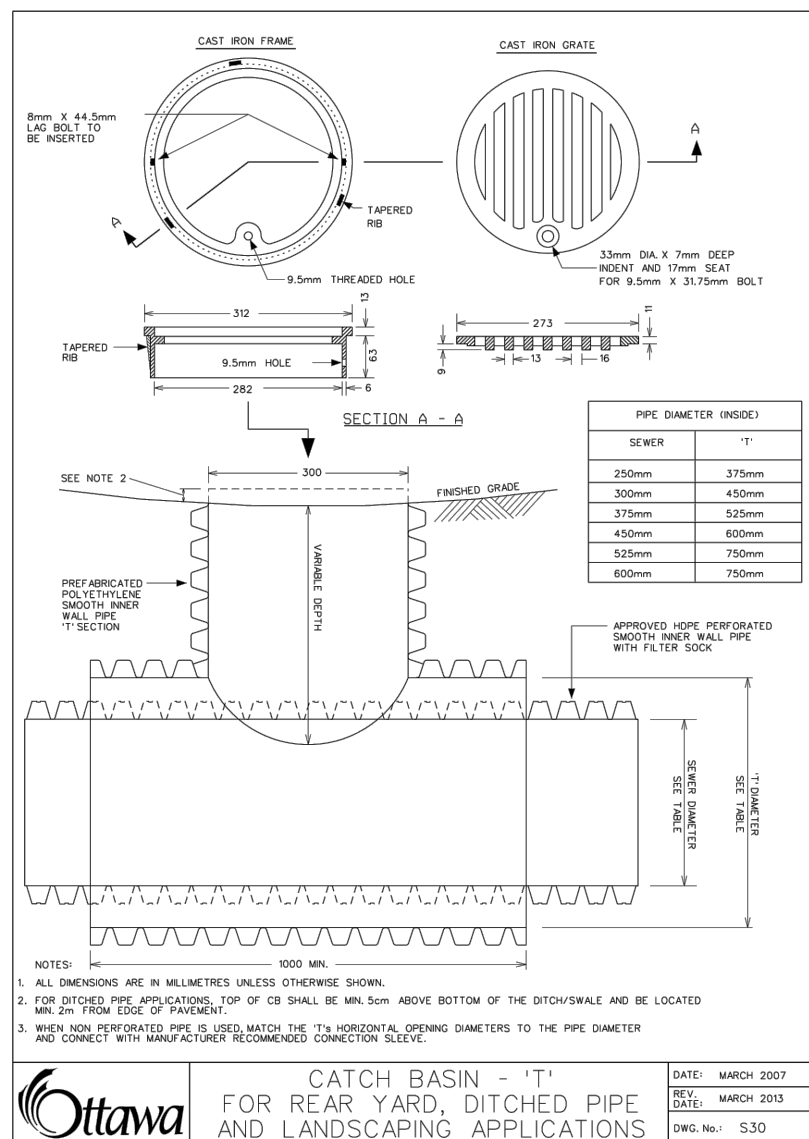
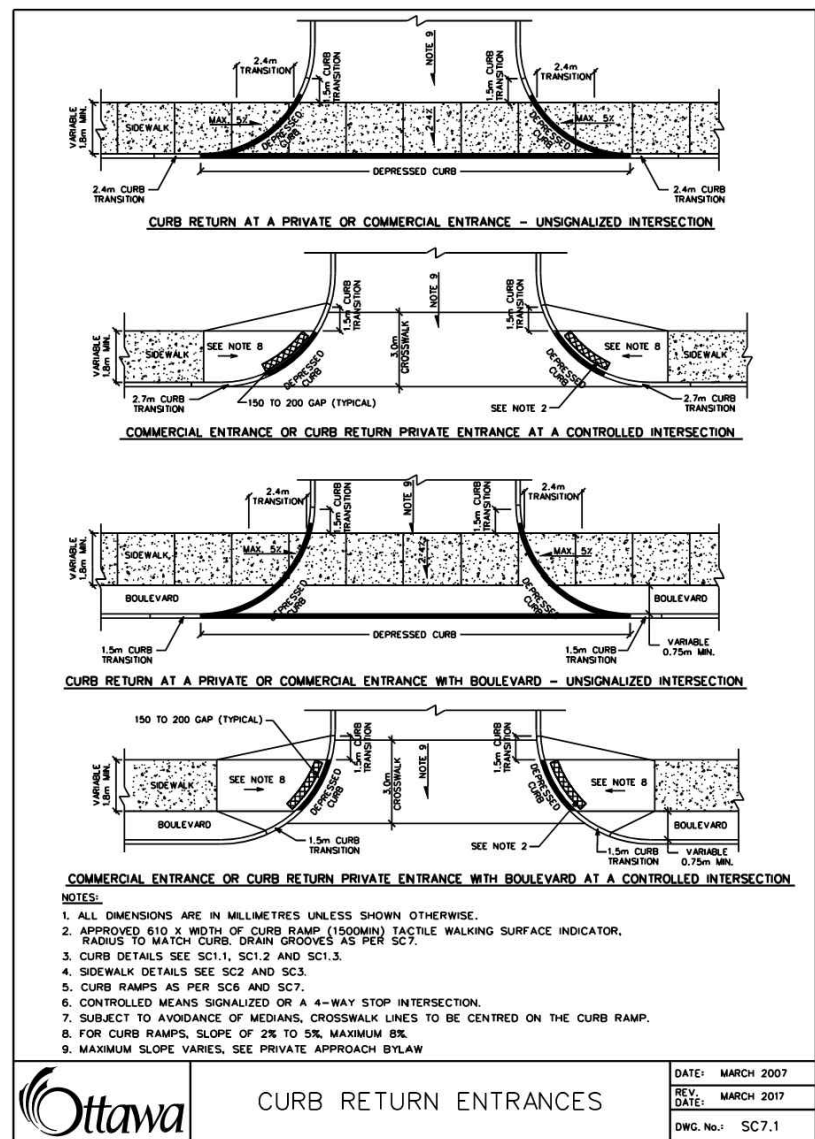
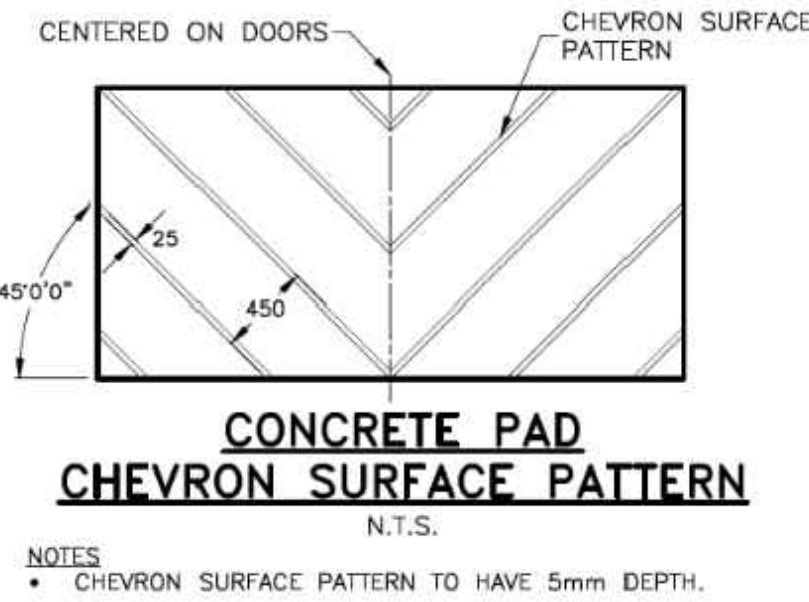
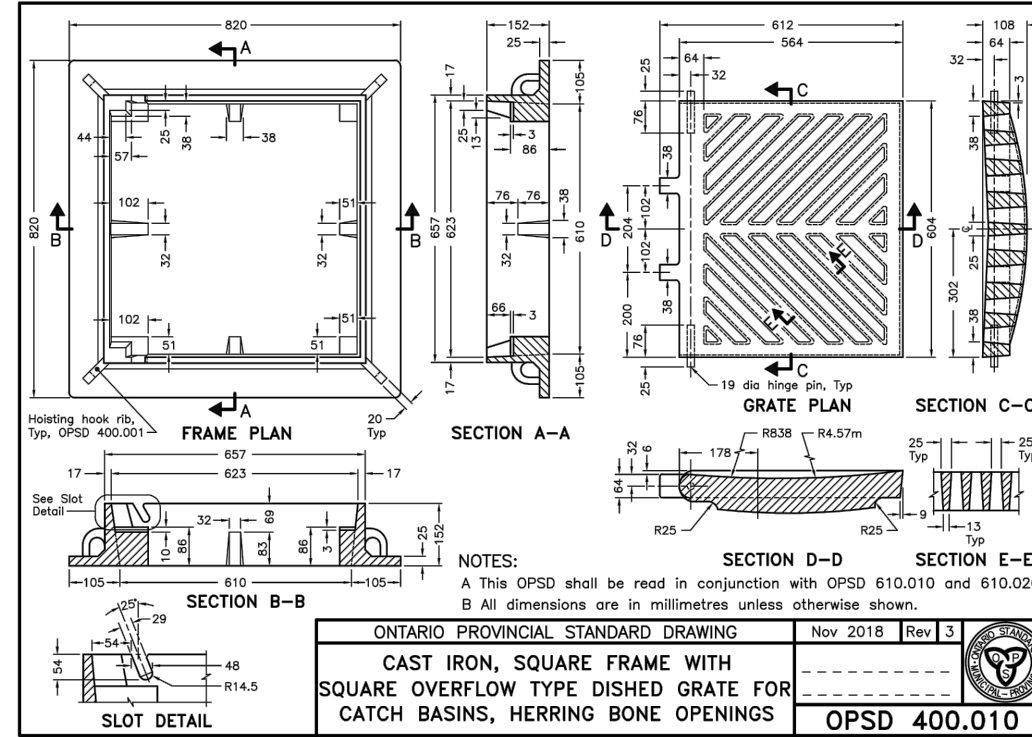
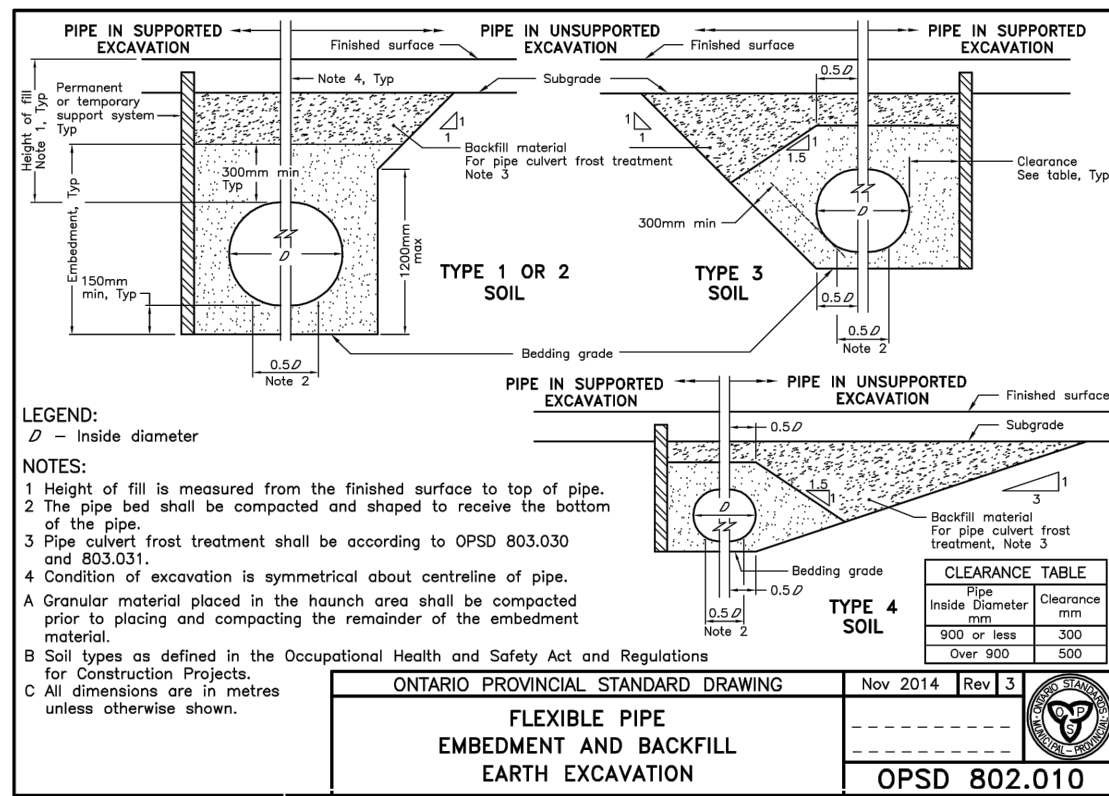
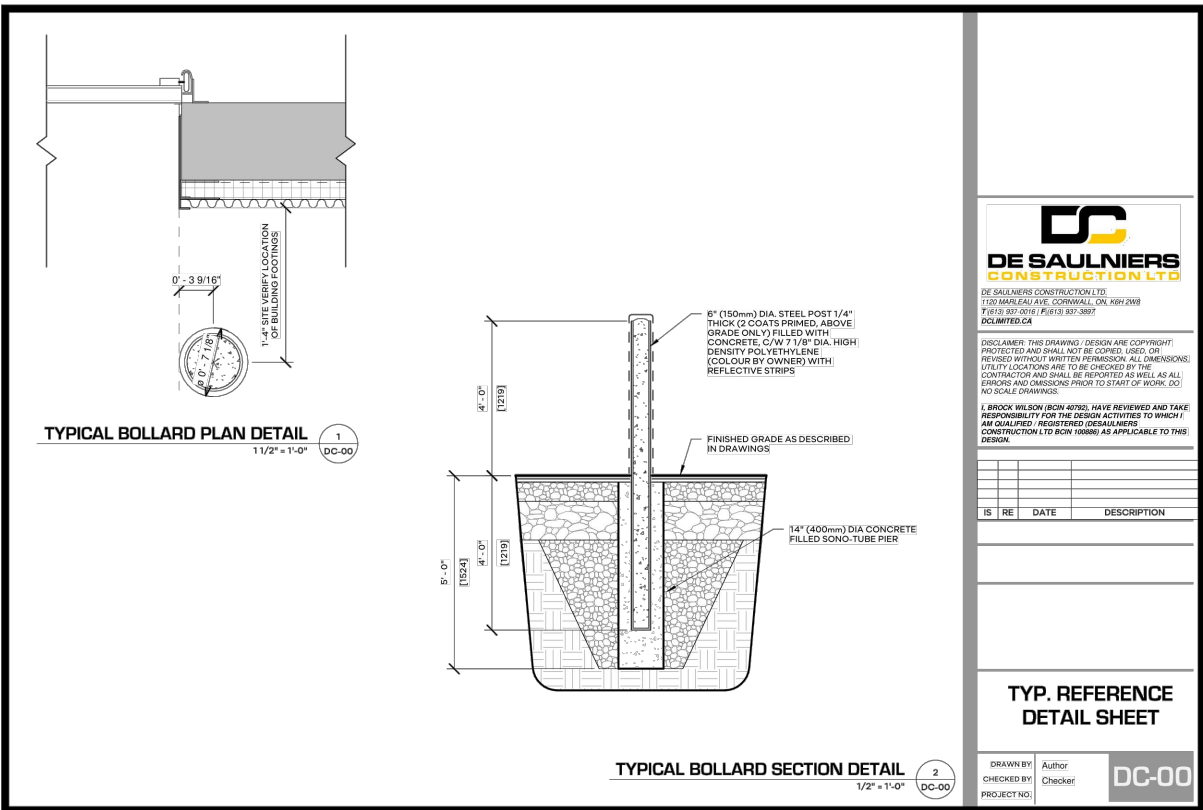
DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: BENSON AUTO PARTS
2020 BANTREE ST, OTTAWA, ON

DRAWING TITLE: POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO: 180357
DATE: APRIL 2021

C702



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REVISIONS

NO.	REVISIONS	BY	DATE
03	RE-ISSUED FOR APPROVAL	M.B.	12 MAY 2002
02	ISSUED FOR APPROVAL	M.L.	27 SEP 2001
01	ISSUED FOR APPROVAL	M.L.	23 JUN 2001



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

CLIENT: 7137796 CANADA INC. C/O BENSON GROUP, 700 EDUCATION BOULEVARD, CORNWALL, ON K6H 6B8, 613-933-1700
ATTN: DE SAULNIERS CONSTRUCTION LTD.

DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: BENSON AUTO PARTS

2020 BANTREE ST, OTTAWA, ON

DRAWING TITLE: CONSTRUCTION DETAIL PLAN

PROJECT NO: 180357
DATE: APRIL 2021

C901

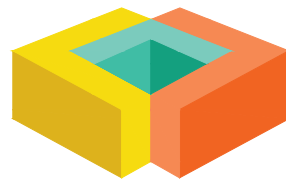


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PROJECT _____

BENSON AUTO PARTS
2020 BANTREE ST, OTTAWA, ON

DRAWING TITLE

CONSTRUCTION DETAIL PLAN

CONSTRUCTION DETAIL PLAN

PROJECT NO. [REDACTED]

180357 6002

DATE C902

APRIL 2021
