

# NATIONAL CAPITAL BUSINESS PARK - SITE 2

## 4120 RUSSELL ROAD

### (1100 & 1200 LAST MILE DR), OTTAWA

REVISION 01



KEY PLAN (N.T.S.)

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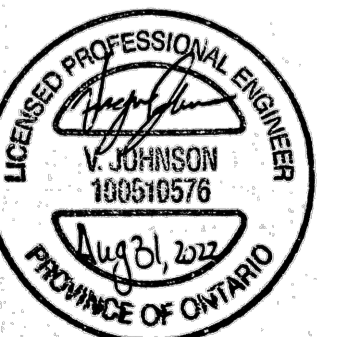


# LRJ

ENGINEERING | INGÉNIERIE

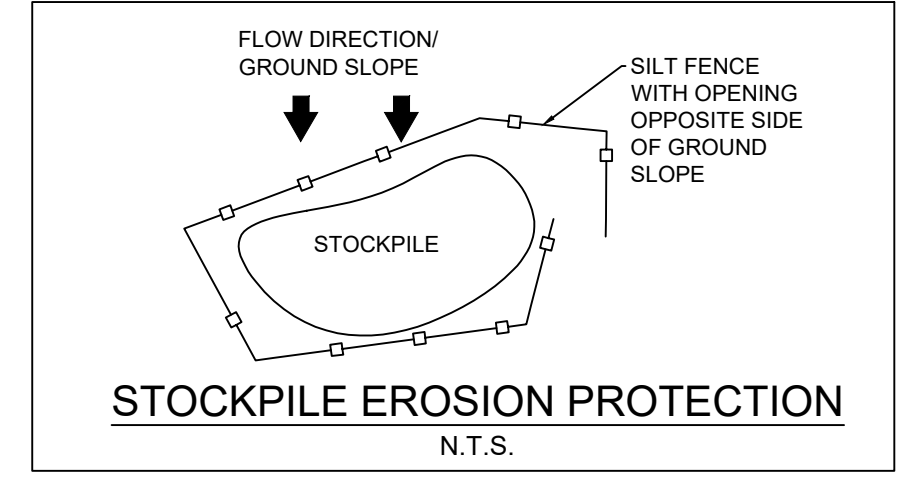
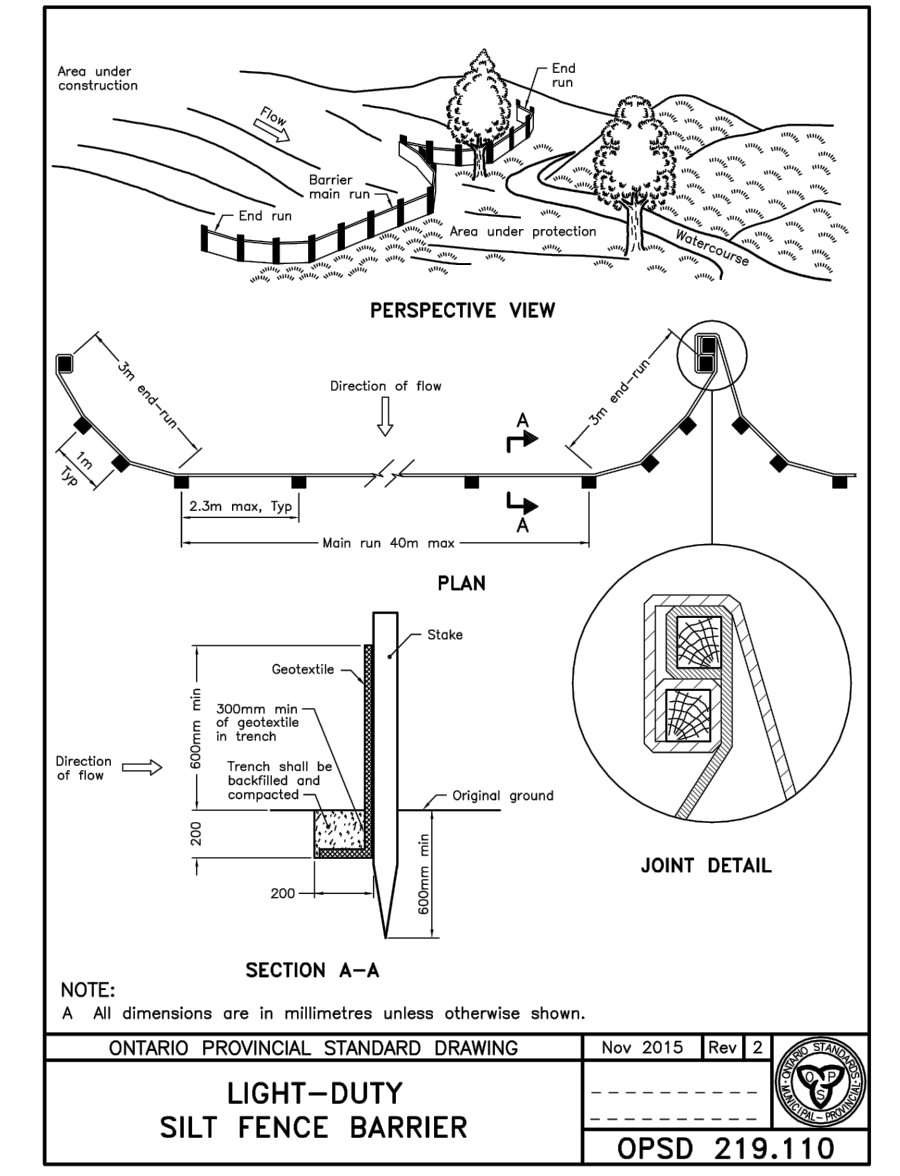
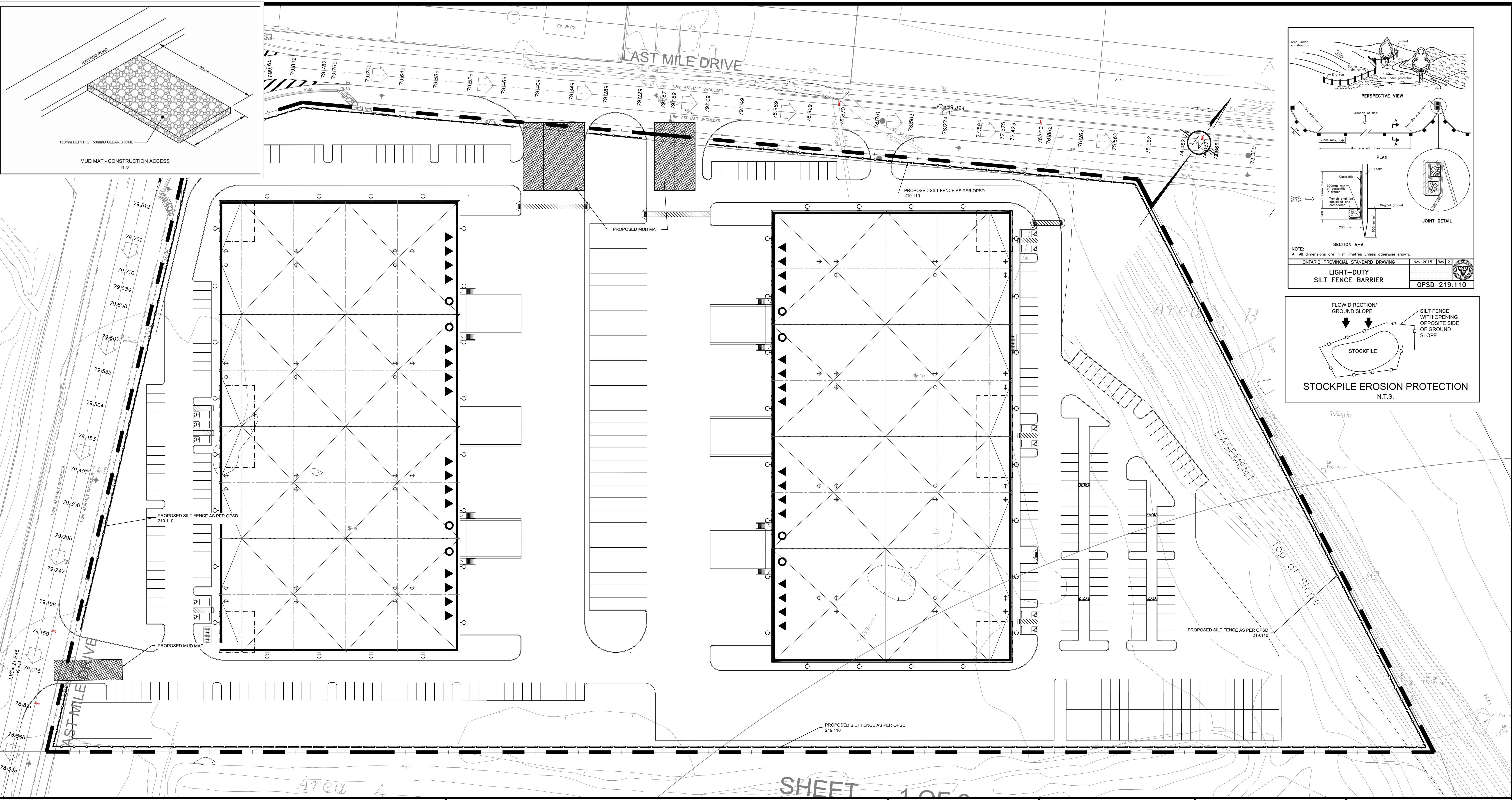
5430 Canotek Road | Ottawa, ON, K1J 9G2  
 www.lrl.ca | (613) 842-3434

NATIONAL CAPITAL BUSINESS PARK - SITE 2  
 4120 RUSSELL ROAD  
 (1100 & 1200 LAST MILE DR), OTTAWA  
 REV.01 - ISSUED FOR MUNICIPAL APPROVAL - 31 AUGUST 2022  
 LRL PROJECT no: 220345



NOT AUTHENTIC UNLESS SIGNED AND DATED





**USE AND INTERPRETATION OF DRAWINGS**

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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.

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

**LEGEND:**

	EXISTING PROPERTY LINE TO REMAIN		PROPOSED ELEVATION
	PROPOSED CURB		PROPOSED HIGH POINT ELEVATION
	PROPOSED DEPRESSED CURB		PROPOSED SWALE ELEVATION
	PROPOSED TERRACING (3:1 MIN.)		PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
	PROPOSED FENCE		PROPOSED TOP OF CURB ELEVATION
	PROPOSED DOOR ENTRANCE/EXIT		PROPOSED EXPOSED BOTTOM OF RETAINING WALL
	PROPOSED GRASS AREA (100mm TOP SOIL & SOD)		PROPOSED TOP OF RETAINING WALL
	PROPOSED CONCRETE FEATURES/SLAB		MATCH INTO EXISTING ELEVATION
	PROPOSED HEAVY DUTY ASPHALT		EXISTING ELEVATION
	PROPOSED LIGHT DUTY ASPHALT		PROPOSED OVERLAND MAJOR FLOW ROUTE
	PROPOSED RIP RAP		EXISTING MANHOLE
			EXISTING CATCHBASIN
			PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
			PROPOSED MANHOLE
			PROPOSED CURB STOP

**SUBJECT TO APPROVAL**

10m 5m 0 10m 20m  
SCALE: 1:500

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

DESIGNED BY: A.S.	DRAWN BY: A.S.	APPROVED BY: V.J.								
PROJECT: NATIONAL CAPITAL BUSINESS PARK - SITE 2 4120 RUSSELL RD (1100 & 1200 LAST MILE DR, OTTAWA)										
DRAWING TITLE: EROSION SEDIMENT & CONTROL PLAN										
PROJECT NO: 220345	DATE: AUGUST, 2022									
<table border="1"> <tr> <td>01</td> <td>ISSUED FOR MUNICIPAL APPROVAL</td> <td>A.S.</td> <td>31 AUG 2022</td> </tr> <tr> <td>No.</td> <td>REVISIONS</td> <td>BY</td> <td>DATE</td> </tr> </table>			01	ISSUED FOR MUNICIPAL APPROVAL	A.S.	31 AUG 2022	No.	REVISIONS	BY	DATE
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No.	REVISIONS	BY	DATE							

CLIENT: AVENUE 31 CAPITAL INC  
801-250 City Centre, Ottawa, ON, K1R 6K7  
C-13 795-2422

PROJECT NO: 220345

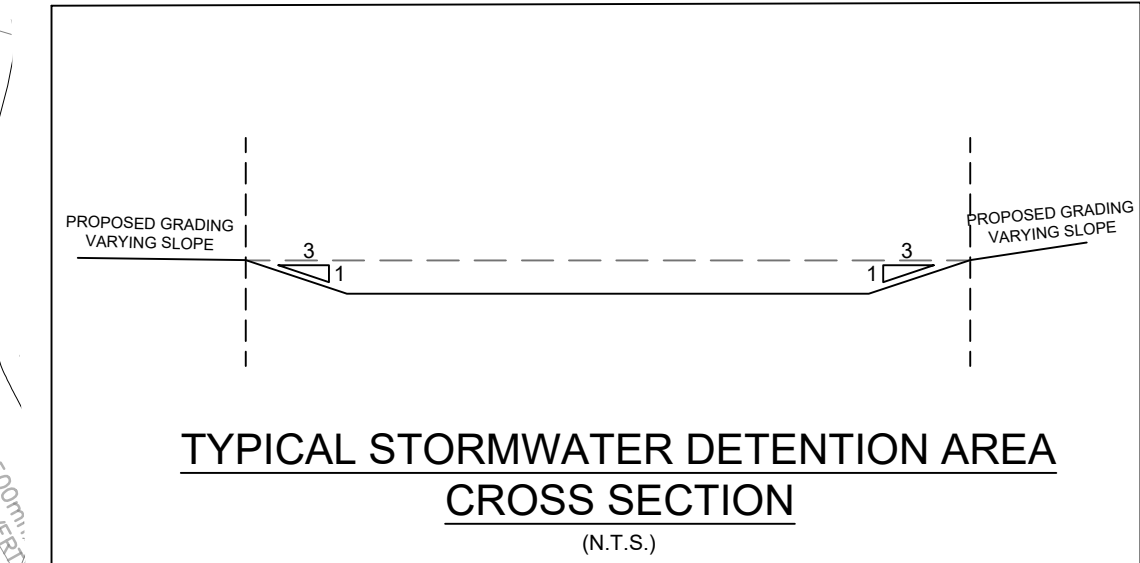
DATE: AUGUST, 2022

**C101**

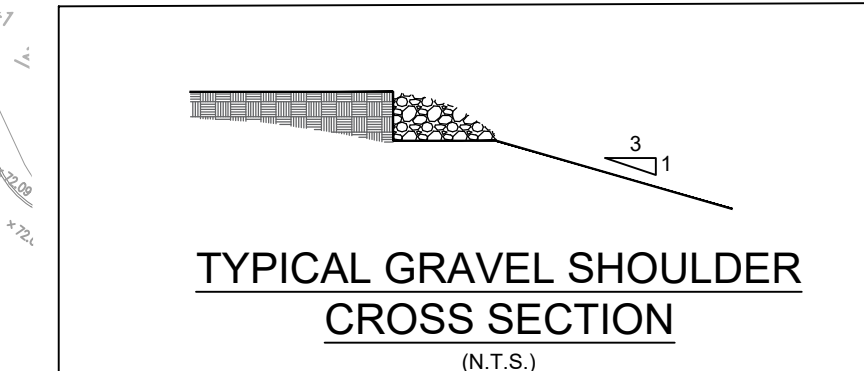
PAVEMENT STRUCTURE

COURSE	MATERIAL	THICKNESS (mm)	
		AUTOMOBILE PARKING	TRUCK ROUTE (HEAVY TRAFFIC)
SURFACE	HL 3 A/C (PG 58-28)	50	40
BINDER	HL 8 A/C (PG 58-28)	-	50
BASECOURSE	OPSS GRANULAR "A"	150	150
SUBBASE	OPSS GRANULAR "B" TYPE II	300	450

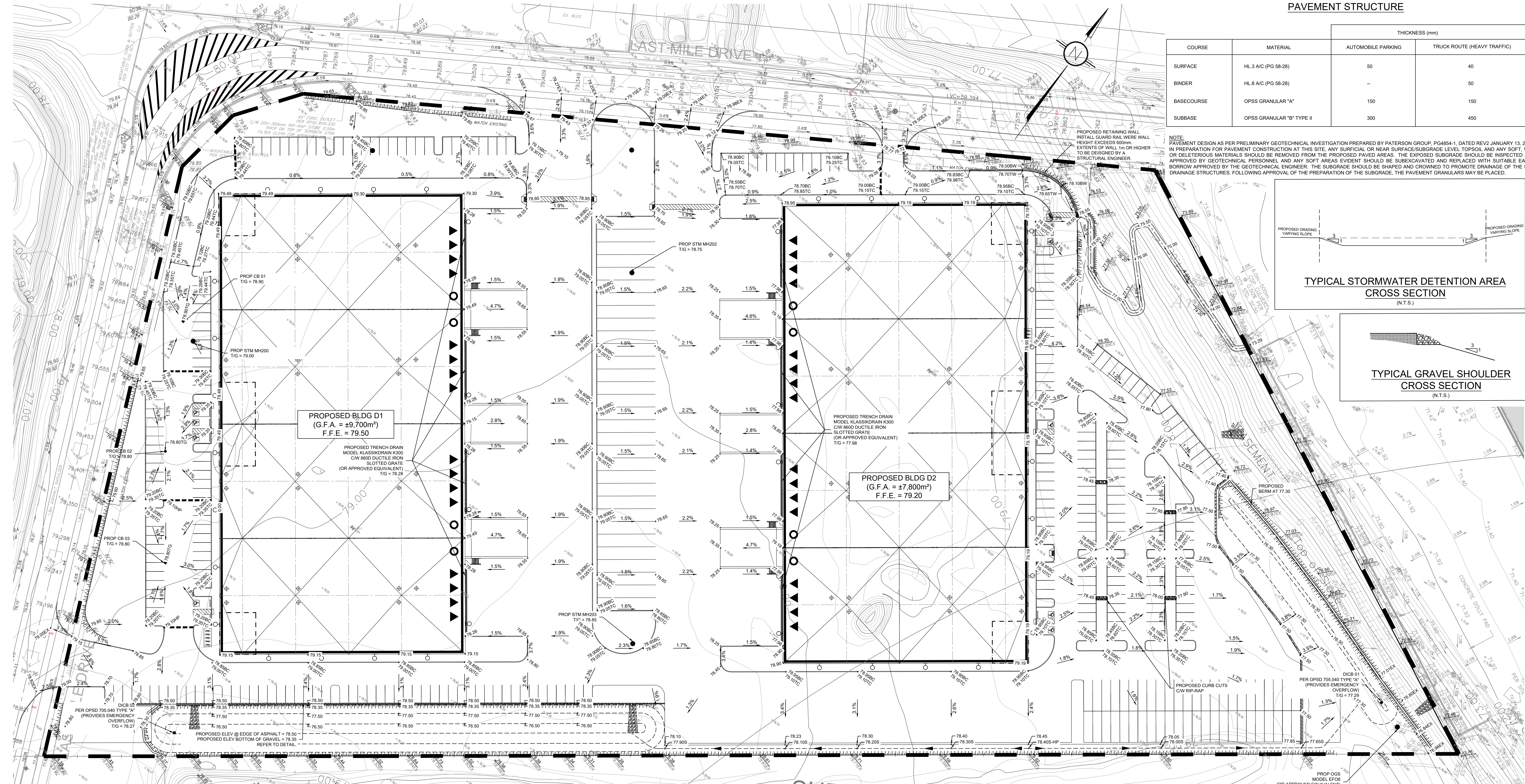
NOTE: PAVEMENT DESIGN AS PER PRELIMINARY GEOTECHNICAL INVESTIGATION PREPARED BY PATERSON GROUP, PG4854-1, DATED REV2 JANUARY 13, 2020. IN PREPARATION FOR PAVEMENT CONSTRUCTION AT THIS SITE, ANY SURFICIAL OR NEAR SURFACE/SUBGRADE LEVEL TOPSOIL AND ANY SOFT, WET OR DELETERIOUS MATERIALS SHOULD BE REMOVED FROM THE PROPOSED PAVED AREAS. THE EXPOSED SUBGRADE SHOULD BE INSPECTED AND APPROVED BY GEOTECHNICAL PERSONNEL AND ANY SOFT AREAS EVIDENT SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE EARTH BORROW APPROVED BY THE GEOTECHNICAL ENGINEER. THE SUBGRADE SHOULD BE SHAPED AND CROWNED TO PROMOTE DRAINAGE OF THE SITE DRAINAGE STRUCTURES. FOLLOWING APPROVAL OF THE PREPARATION OF THE SUBGRADE, THE PAVEMENT GRANULARS MAY BE PLACED.



TYPICAL STORMWATER DETENTION AREA CROSS SECTION (N.T.S.)



TYPICAL GRAVEL SHOULDER CROSS SECTION (N.T.S.)



PROPOSED BLDG D1  
(G.F.A. = ±9,700m<sup>2</sup>)  
F.F.E. = 79.50

PROPOSED BLDG D2  
(G.F.A. = ±7,800m<sup>2</sup>)  
F.F.E. = 79.20

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**LEGEND:**

	EXISTING PROPERTY LINE TO REMAIN		+50.00 PROPOSED ELEVATION
	PROPOSED CURB		+50.00HP PROPOSED HIGH POINT ELEVATION
	PROPOSED DEPRESSED CURB		+50.00S PROPOSED SWALE ELEVATION
	PROPOSED TERRACING (3:1 MIN.)		+50.00BC PROPOSED BOTTOM OF CURB
	PROPOSED FENCE		+50.00T PROPOSED ASPHALT ELEVATION
	PROPOSED DOOR ENTRANCE/EXIT		+50.00BW PROPOSED EXPOSED BOTTOM OF RETAINING WALL
	PROPOSED GRASS AREA (100mm TOP SOIL & SOD)		+50.00TW PROPOSED TOP OF RETAINING WALL
	PROPOSED CONCRETE FEATURES/SLAB		+50.00EX MATCH INTO EXISTING ELEVATION
	PROPOSED HEAVY DUTY ASPHALT		EXISTING MANHOLE
	PROPOSED LIGHT DUTY ASPHALT		EXISTING CATCHBASIN
	PROPOSED RIP RAP		PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
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SCALE: 1:500

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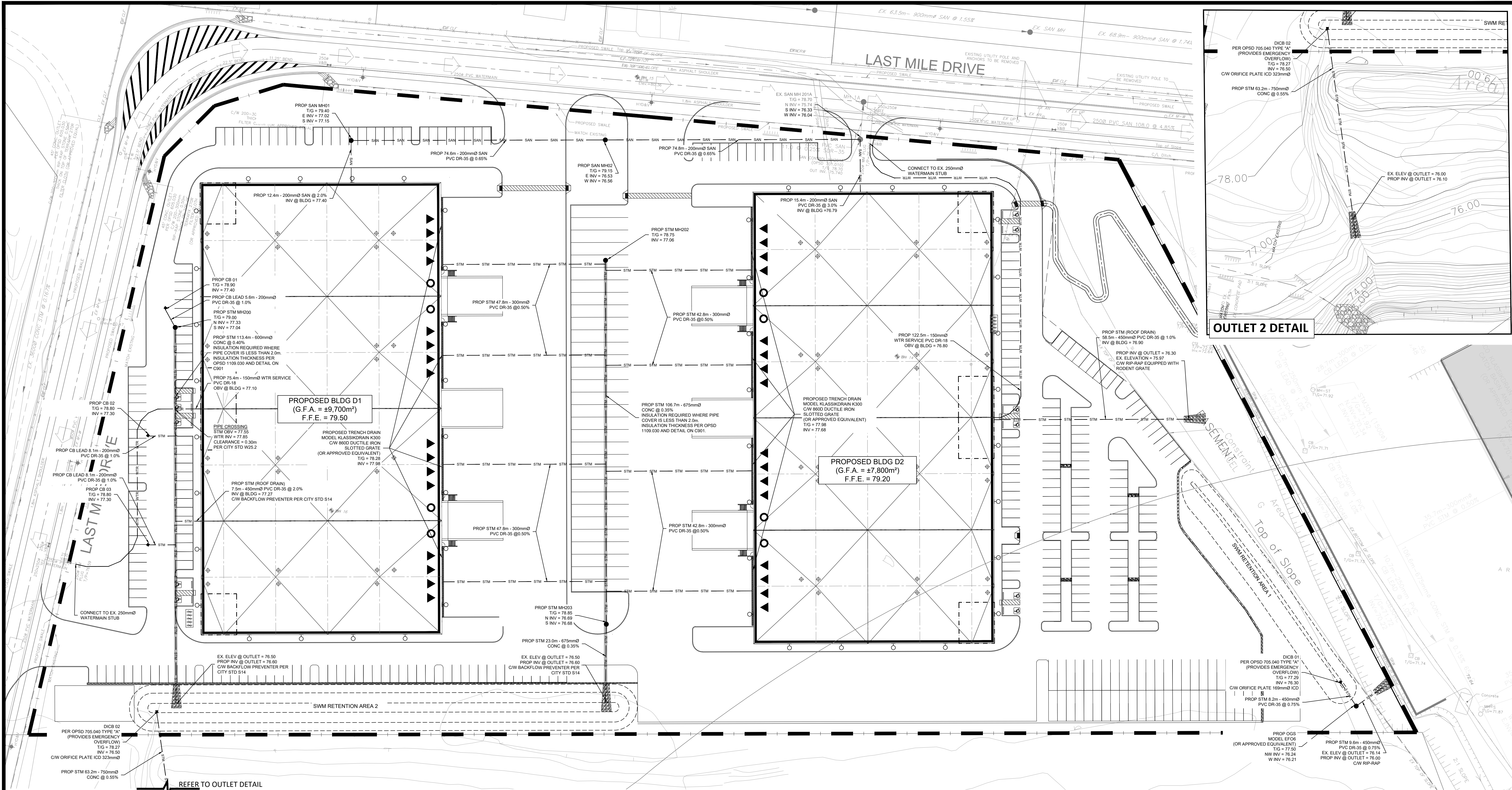
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PROJECT: NATIONAL CAPITAL BUSINESS PARK - SITE 2  
4120 RUSSELL RD  
(1100 & 1200 LAST MILE DR), OTTAWA

GRADING AND DRAINAGE PLAN

PROJECT NO: 220345  
DATE: AUGUST, 2022

**C301**



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**LEGEND:**

	EXISTING PROPERTY LINE TO MAINTAIN		PROPOSED 100mm PERFORATED SUBDRAIN
	PROPOSED CURB		PROPOSED STORM SEWER
	PROPOSED DEPRESSED CURB		PROPOSED SANITARY SEWER
	PROPOSED TERRACING (3:1 MIN.)		PROPOSED WATERMAIN
	PROPOSED FENCE		EXISTING STORM SEWER
	PROPOSED DOOR ENTRANCE/EXIT		EXISTING SANITARY SEWER
	PROPOSED GRASS AREA (100mm TOP SOIL & SOD)		EXISTING WATERMAIN
	PROPOSED CONCRETE FEATURES/SLAB		EXISTING GAS LINE
	PROPOSED HEAVY DUTY ASPHALT		EXISTING MANHOLE
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	PROPOSED RIP RAP		PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
			PROPOSED MANHOLE
			PROPOSED CURB STOP
			PROPOSED PIPE INSULATION PER DETAIL ON C901

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10m 0 10 20m  
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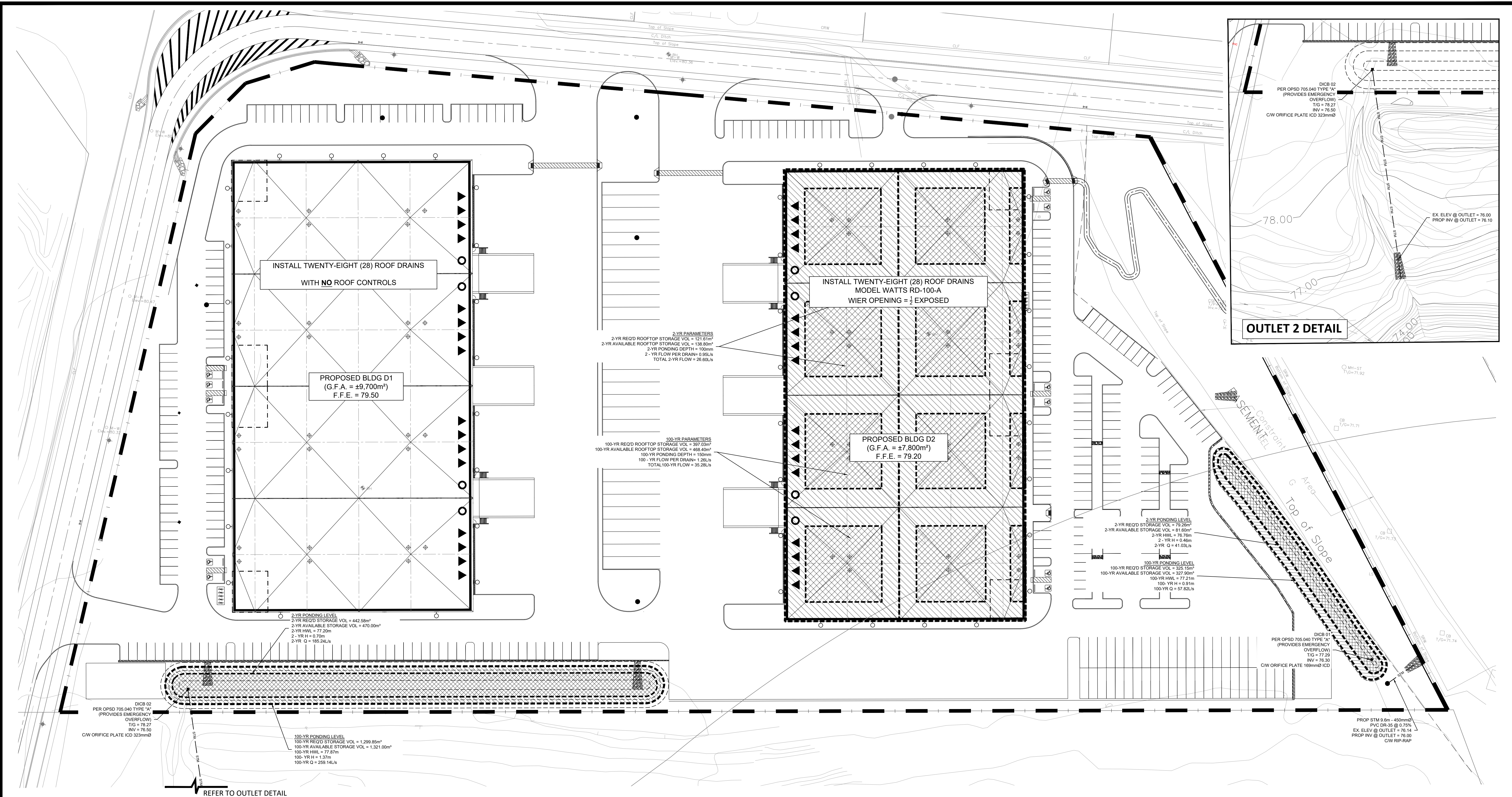
DESIGNED BY: A.S. DRAWN BY: A.S. APPROVED BY: V.J.

PROJECT: NATIONAL CAPITAL BUSINESS PARK - SITE 2  
4120 RUSSELL RD  
(1100 & 1200 LAST MILE DR), OTTAWA

DRAWING TITLE: SITE SERVICING PLAN

PROJECT NO: 220345  
DATE: AUGUST, 2022

**C401**



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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 OR ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFOR THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL FROM ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY FIRM FROM MAKING ANY CHANGES OR MODIFICATIONS TO LRL'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR 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 PRIOR AUTHORIZATION.

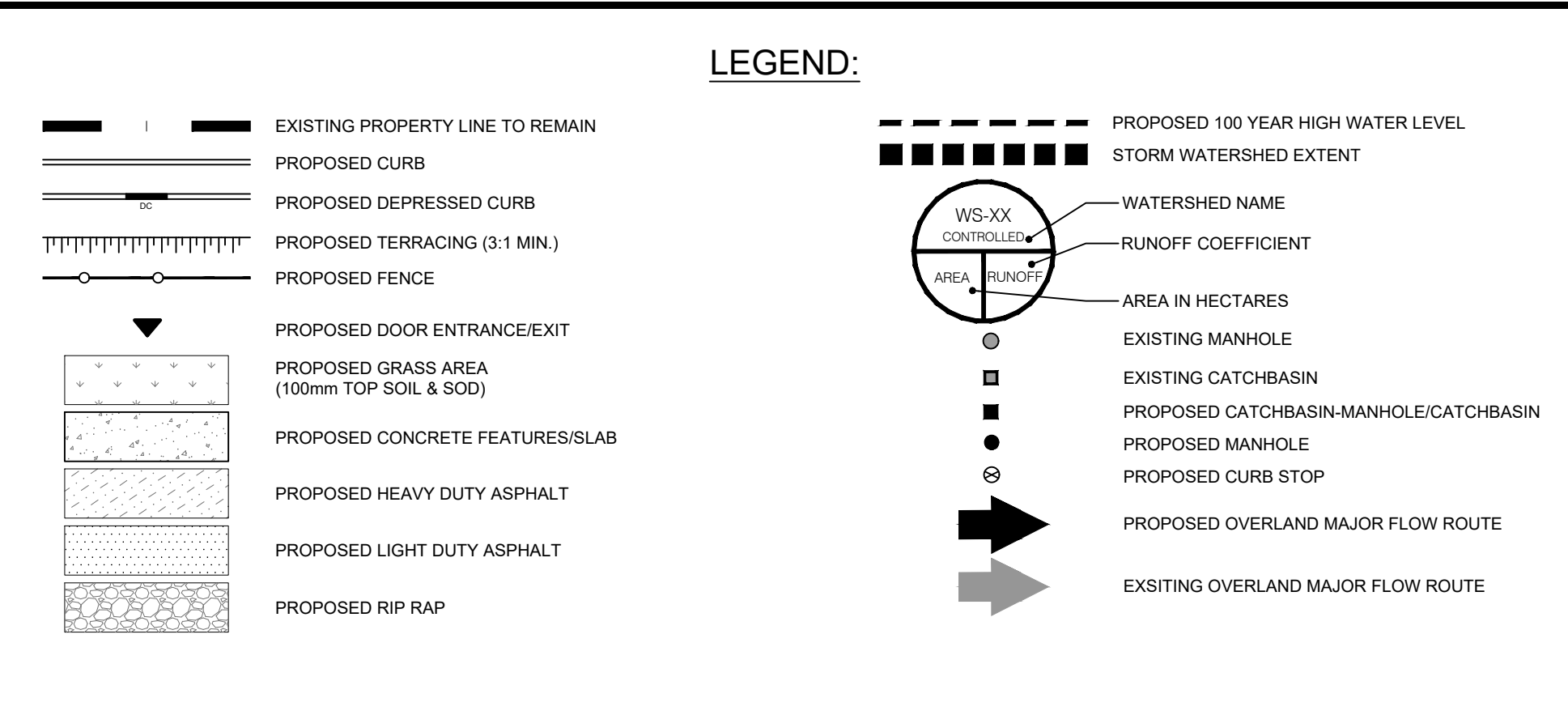
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THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

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**SUBJECT TO APPROVAL**

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SCALE: 1:500

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

**PROFESSIONAL ENGINEER**  
 V. JOHNSON  
 190510576  
 AUG 01, 2022  
 PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

01	ISSUED FOR MUNICIPAL APPROVAL	A.S.	31 AUG 2022
No.	REVISIONS	BY	DATE

CLIENT: AVENUE 31 CAPITAL INC  
 801-250 City Centre, Ottawa, ON, K1R 6K7  
 C 613-799-2422

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

PROJECT: NATIONAL CAPITAL BUSINESS PARK - SITE 2  
 4120 RUSSELL RD  
 (1100 & 1200 LAST MILE DR), OTTAWA

DRAWING TITLE: STORM WATER MANAGEMENT PLAN

PROJECT NO. 220345

DATE: AUGUST, 2022

**C601**



SHEET 1 OF 2  
SHEET 2 OF 2

**USE AND INTERPRETATION OF DRAWINGS**

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**LEGEND:**

	EXISTING PROPERTY LINE TO REMAIN		PROPOSED 100 YEAR HIGH WATER LEVEL
	PROPOSED CURB		STORM WATERSHED EXTENT
	PROPOSED DEPRESSED CURB		WATERSHED NAME
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**SUBJECT TO APPROVAL**

10m 5 0 10 20m  
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www.lrl.ca | (613) 842-3434

01	ISSUED FOR MUNICIPAL APPROVAL	A.S.	31 AUG 2022
No.	REVISIONS	BY	DATE

CLIENT: AVENUE 31 CAPITAL INC  
801-250 City Centre, Ottawa, ON, K1R 6K7  
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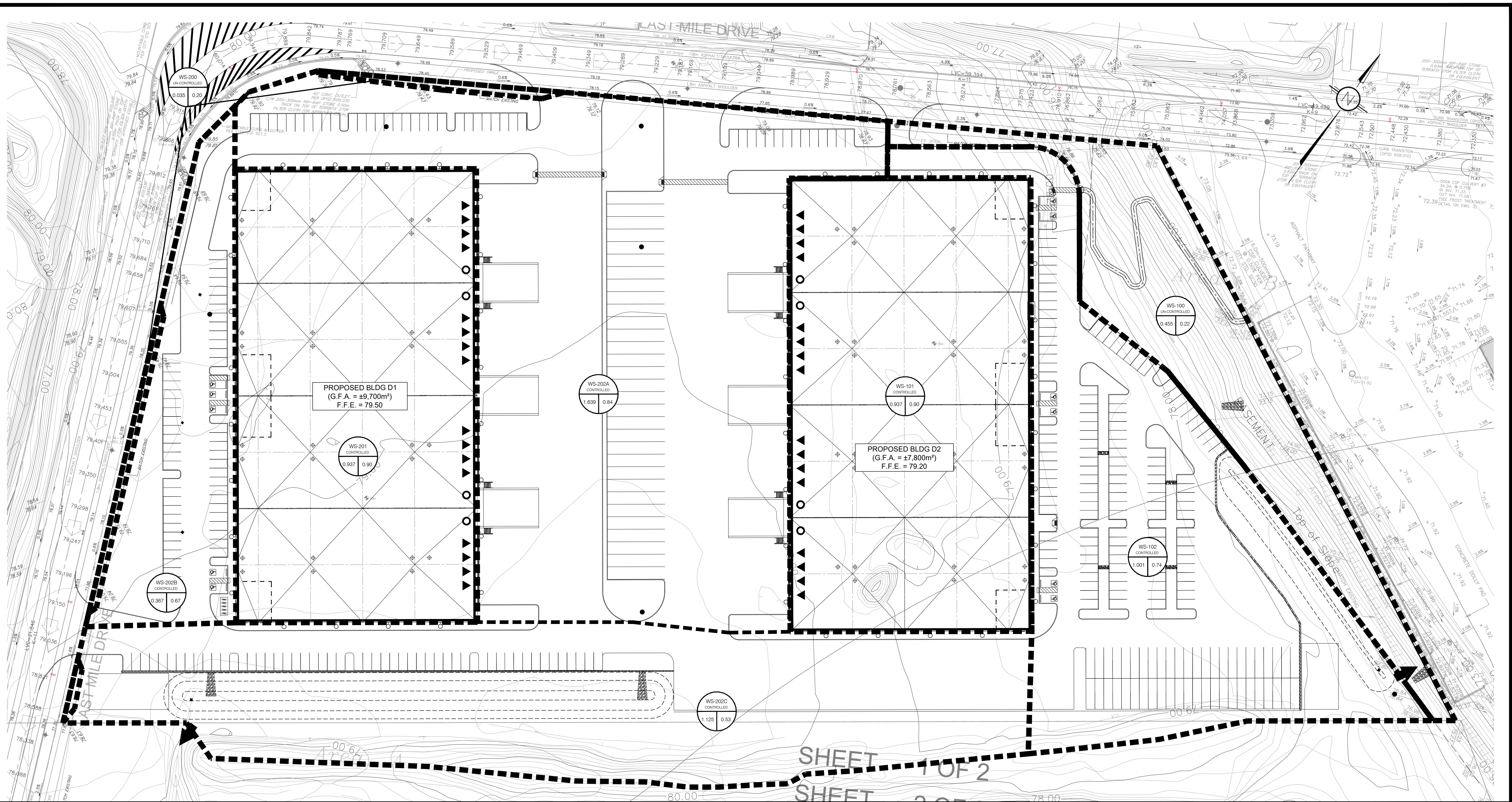
DESIGNED BY: A.S. DRAWN BY: A.S. APPROVED BY: V.J.

PROJECT: NATIONAL CAPITAL BUSINESS PARK - SITE 2  
4120 RUSSELL RD  
(1100 & 1200 LAST MILE DR), OTTAWA

DRAWING TITLE: PRE-DEVELOPMENT WATERSHED PLAN

PROJECT NO.: 220345  
DATE: AUGUST, 2022

**C701**



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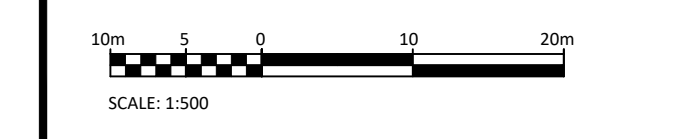
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**SUBJECT TO APPROVAL**



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

**PROFESSIONAL ENGINEER**  
K. JOHNSON  
100610576  
August 2022  
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

ISSUED FOR MUNICIPAL APPROVAL		A.S.	31 AUG 2022
No.	REVISIONS	BY	DATE

CLIENT: AVENUE 31 CAPITAL INC  
801-290 City Centre Ottawa, ON, K1R 9K7  
(613) 799-2422

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

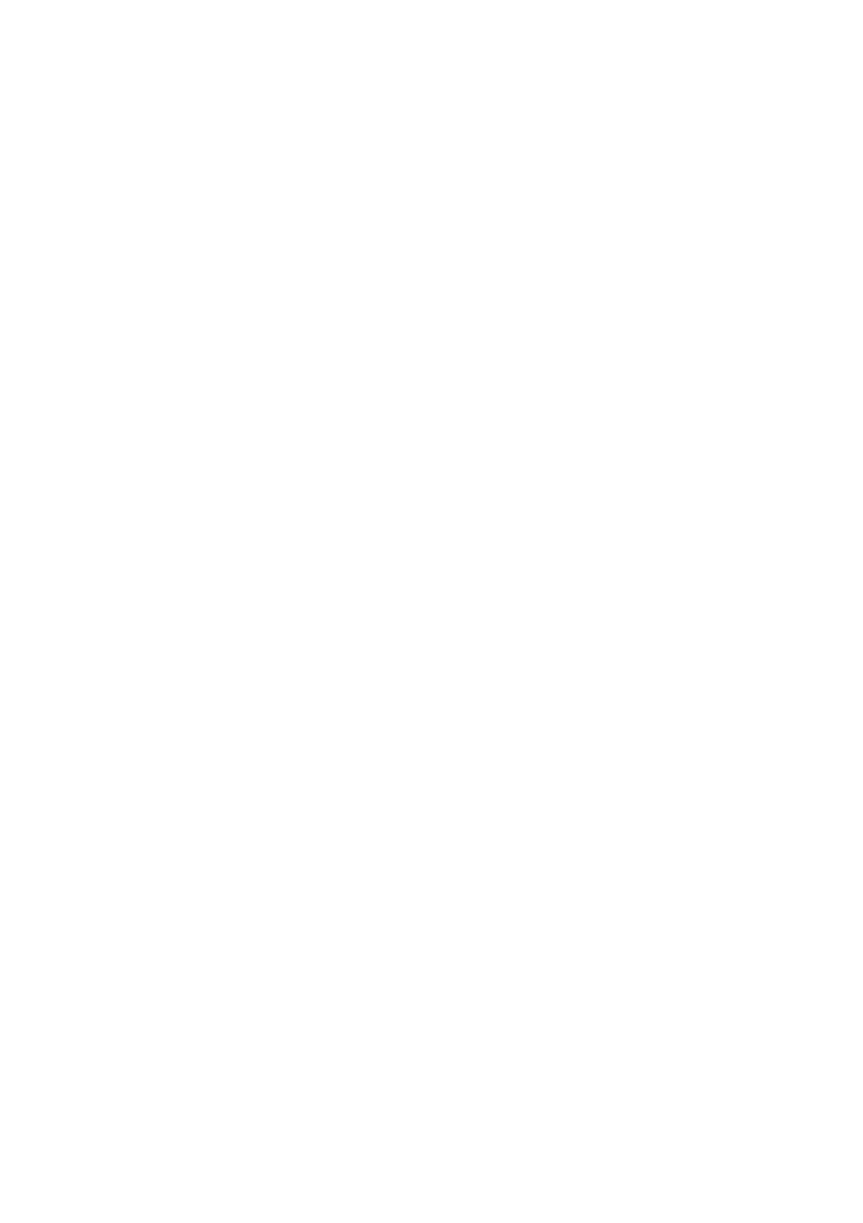
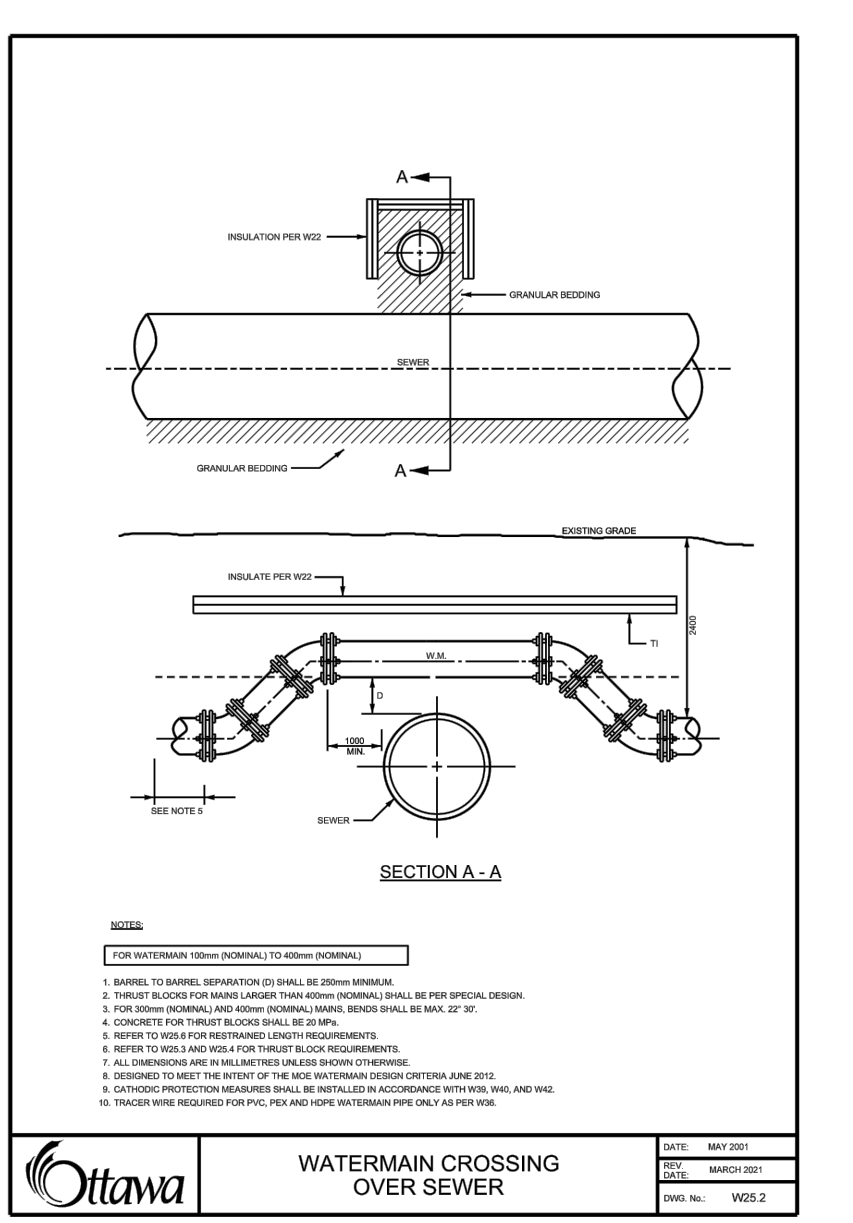
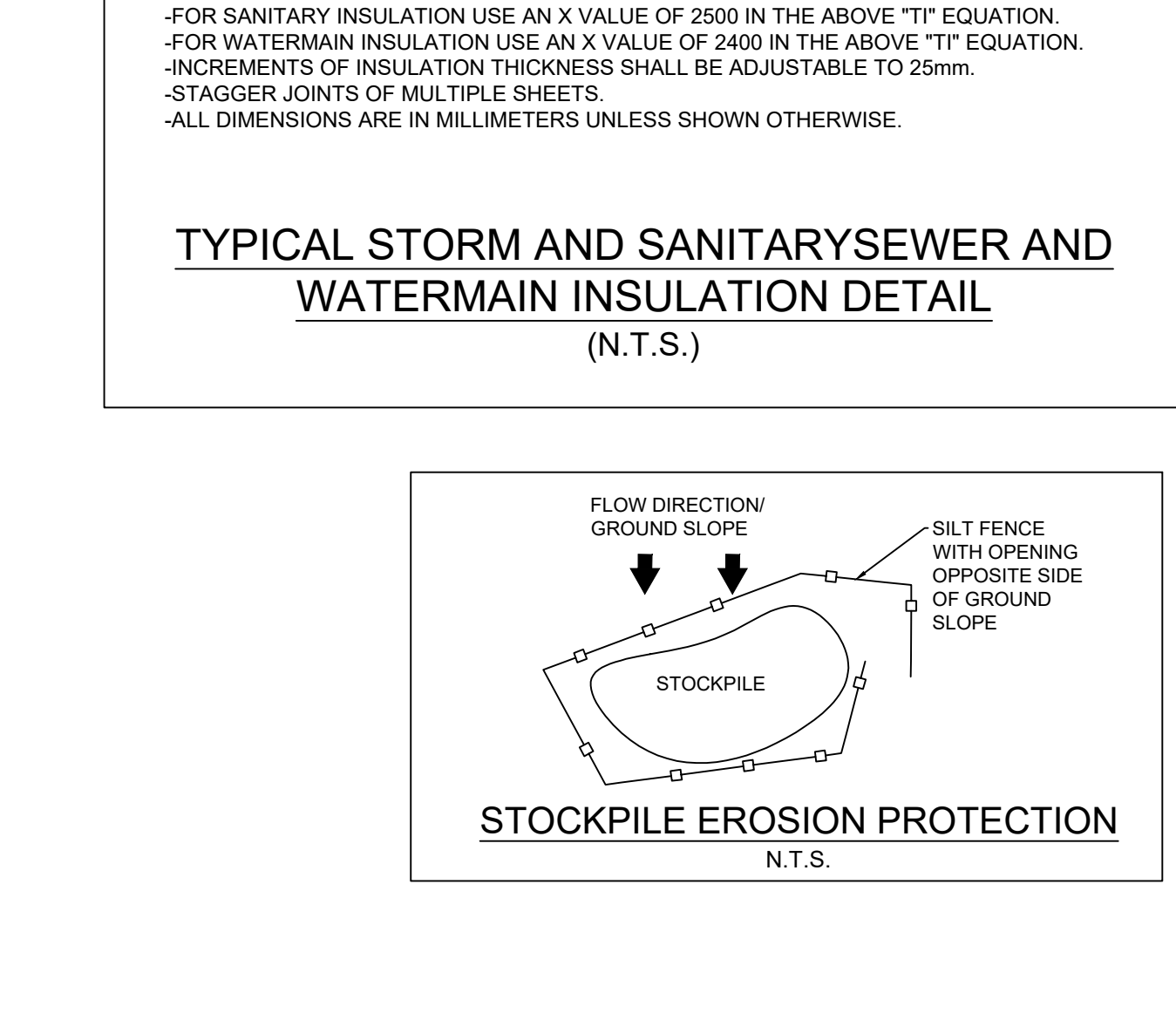
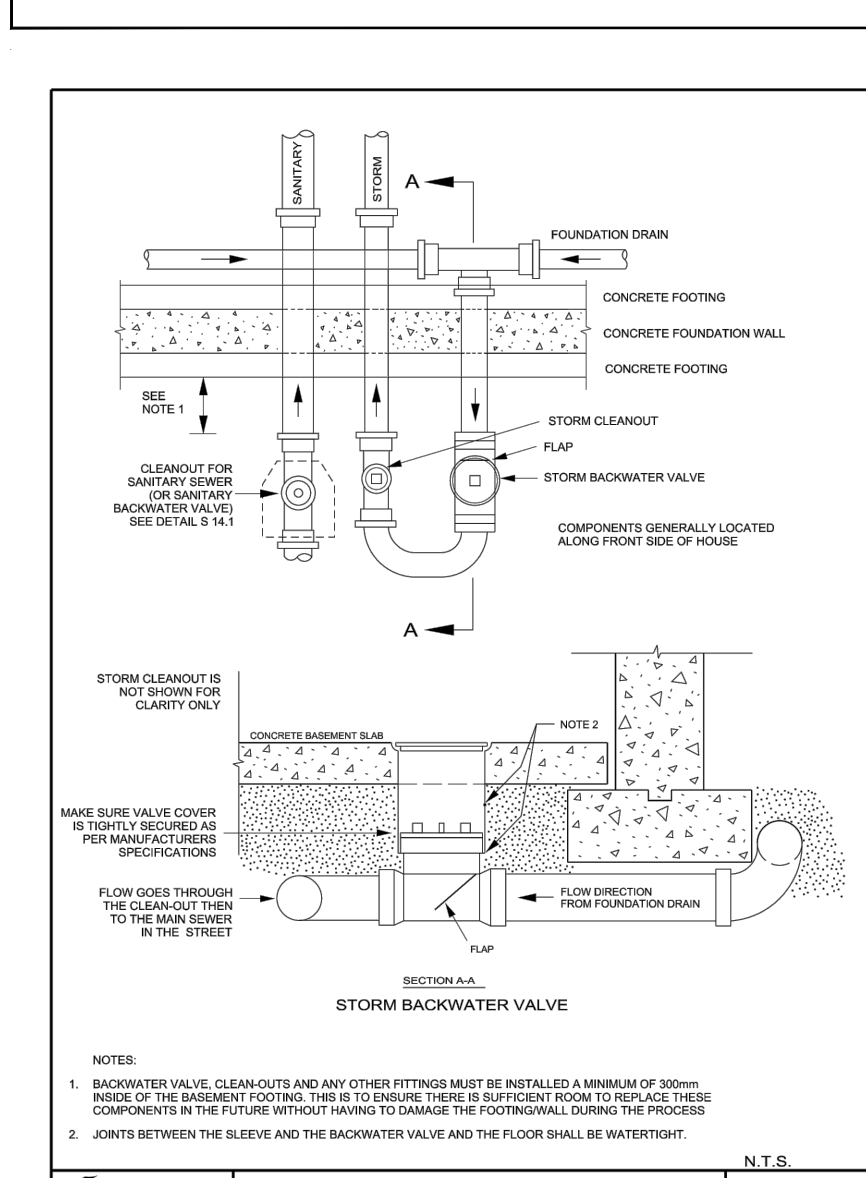
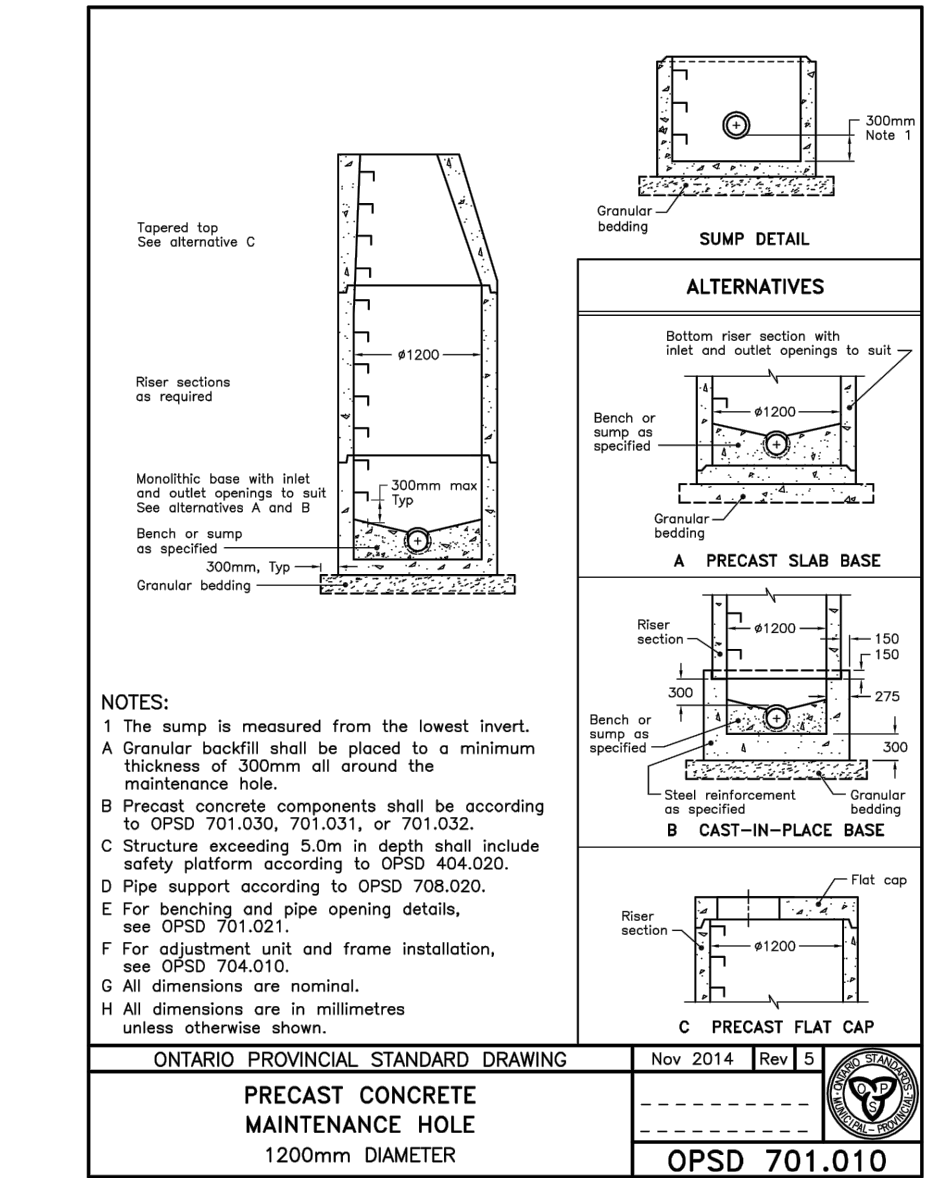
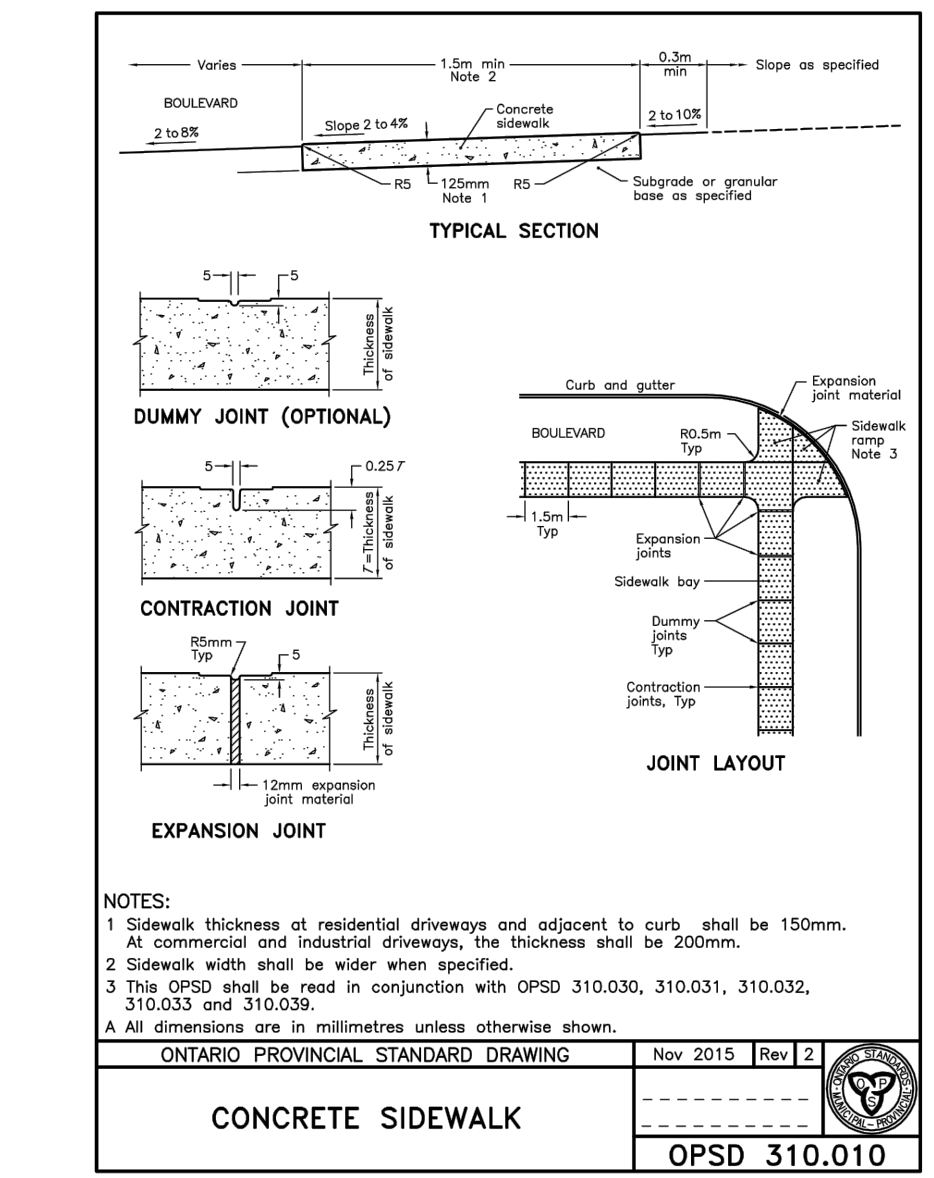
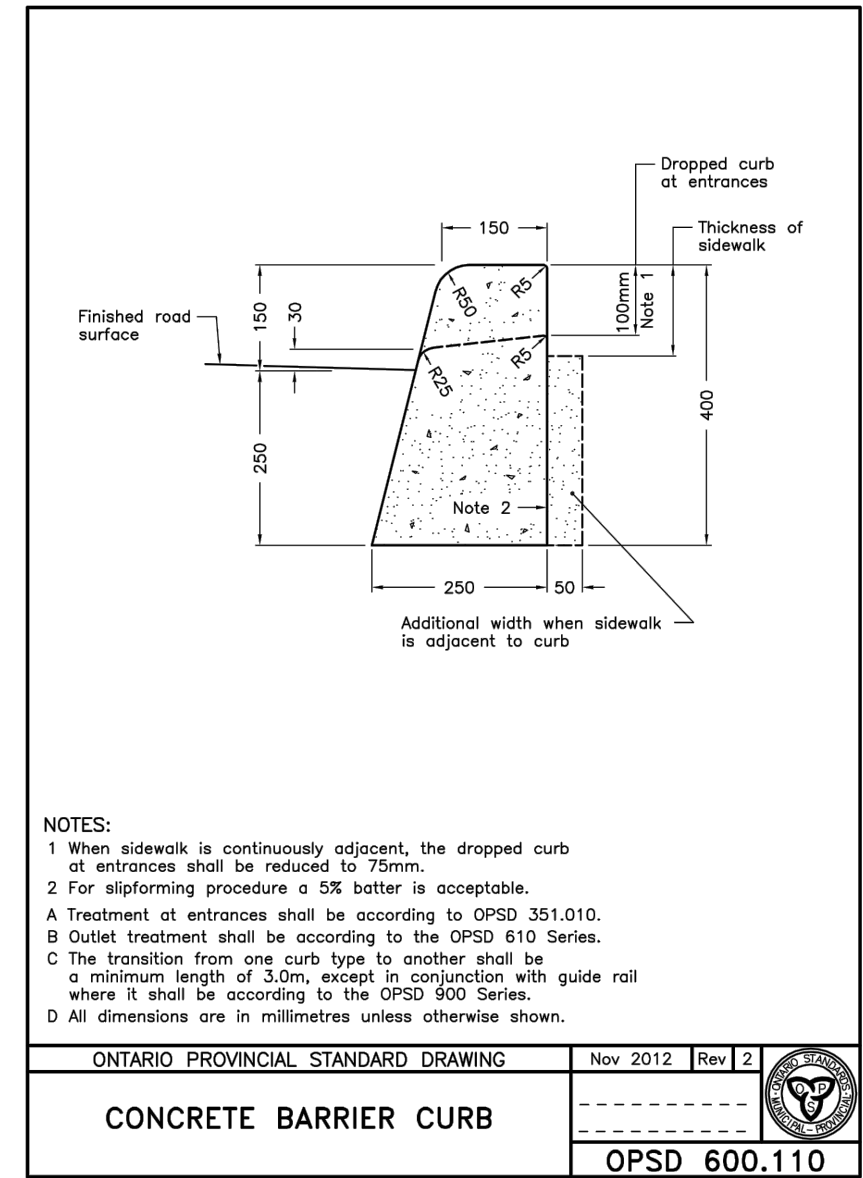
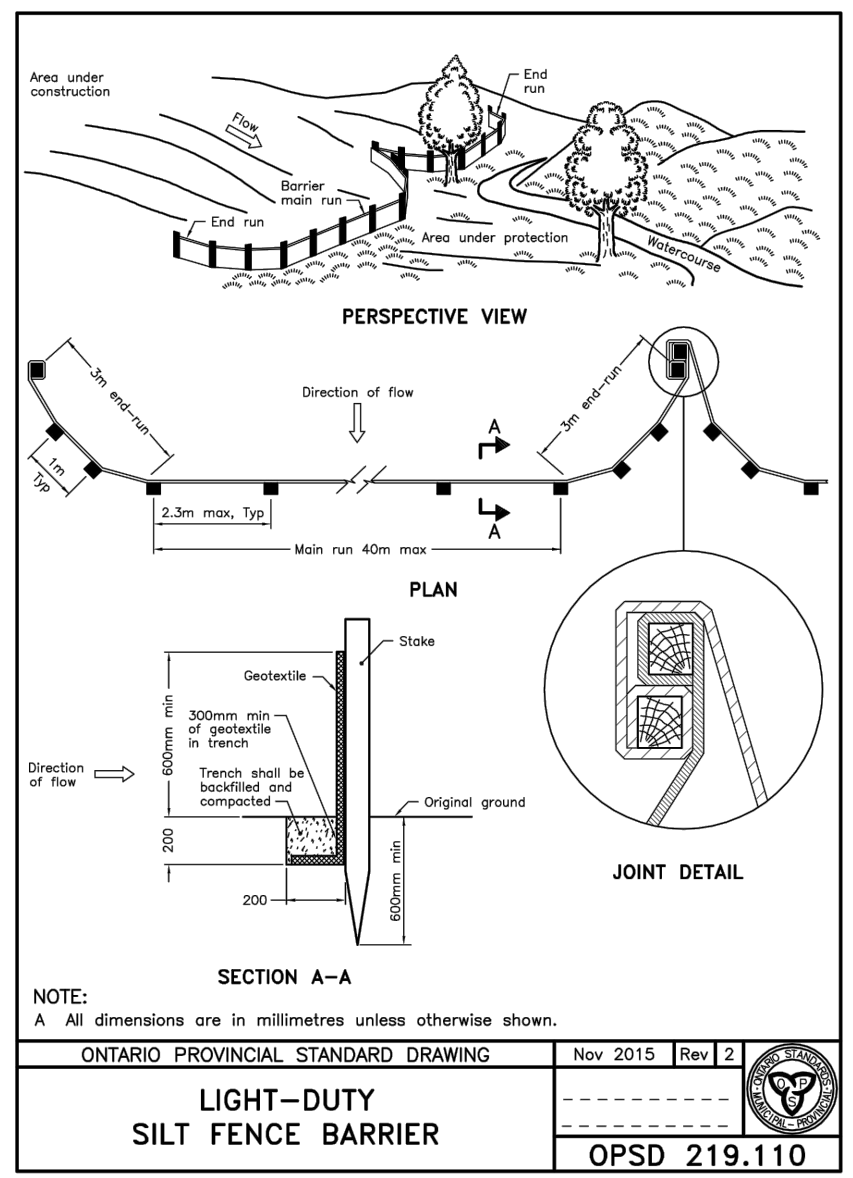
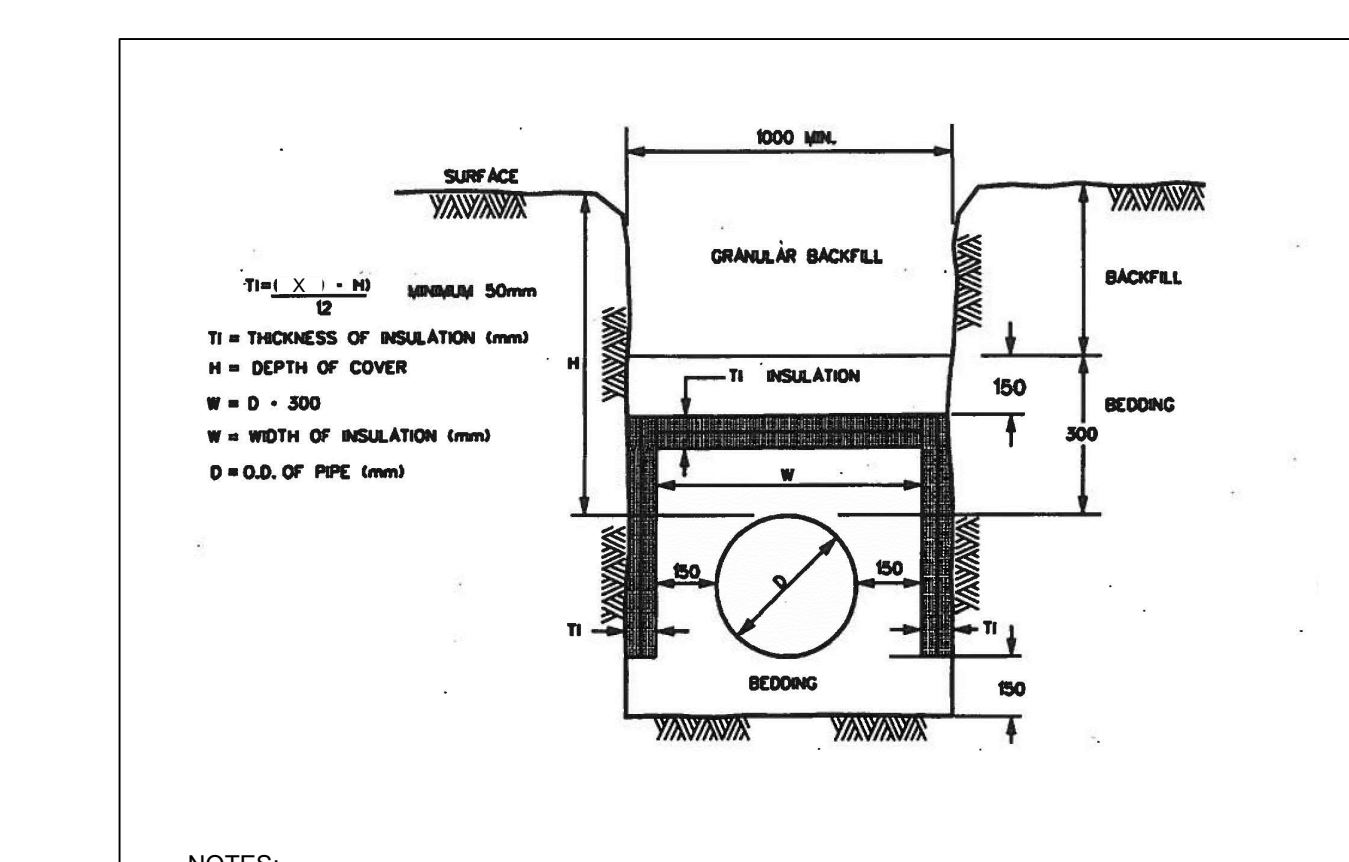
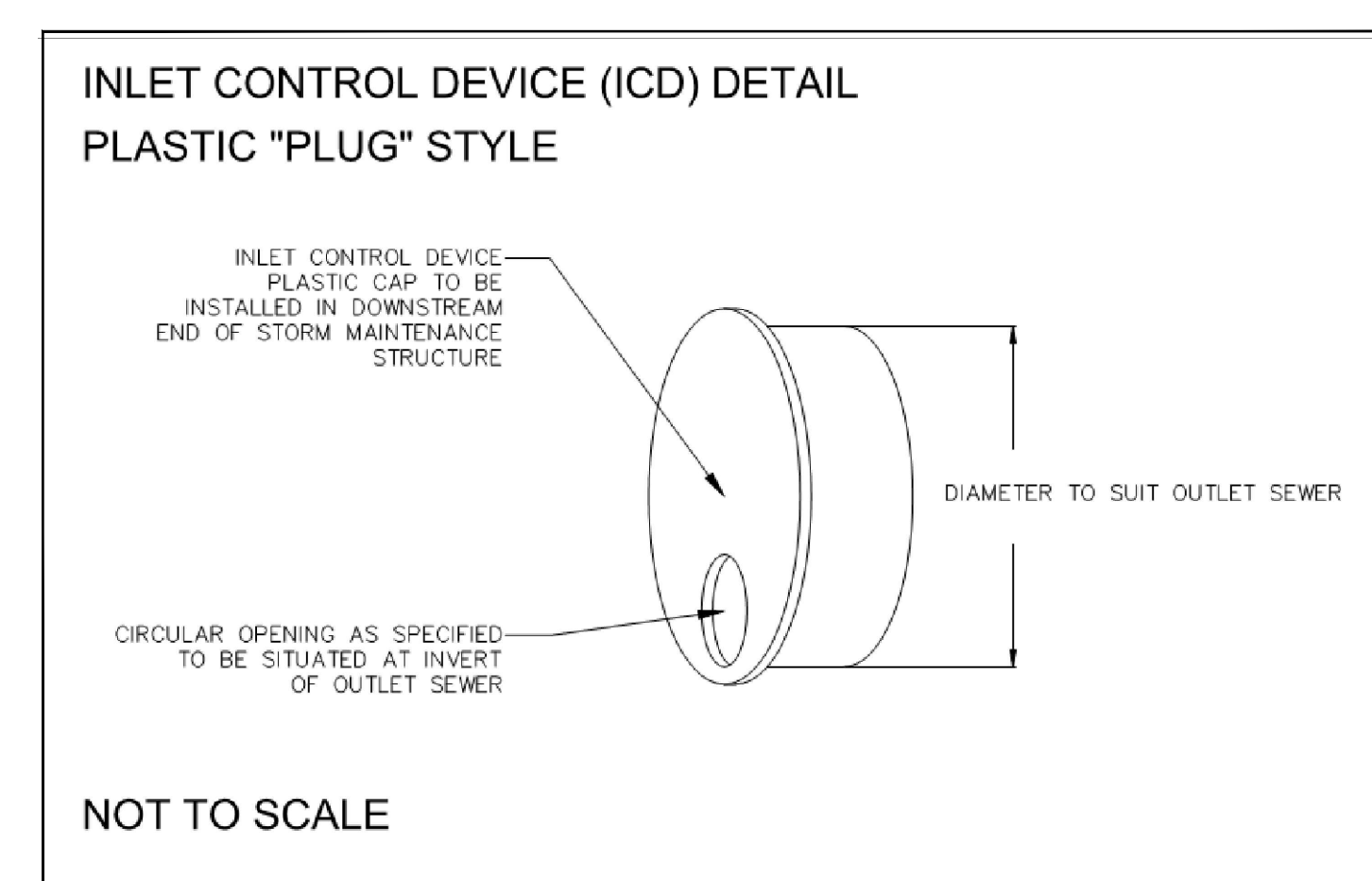
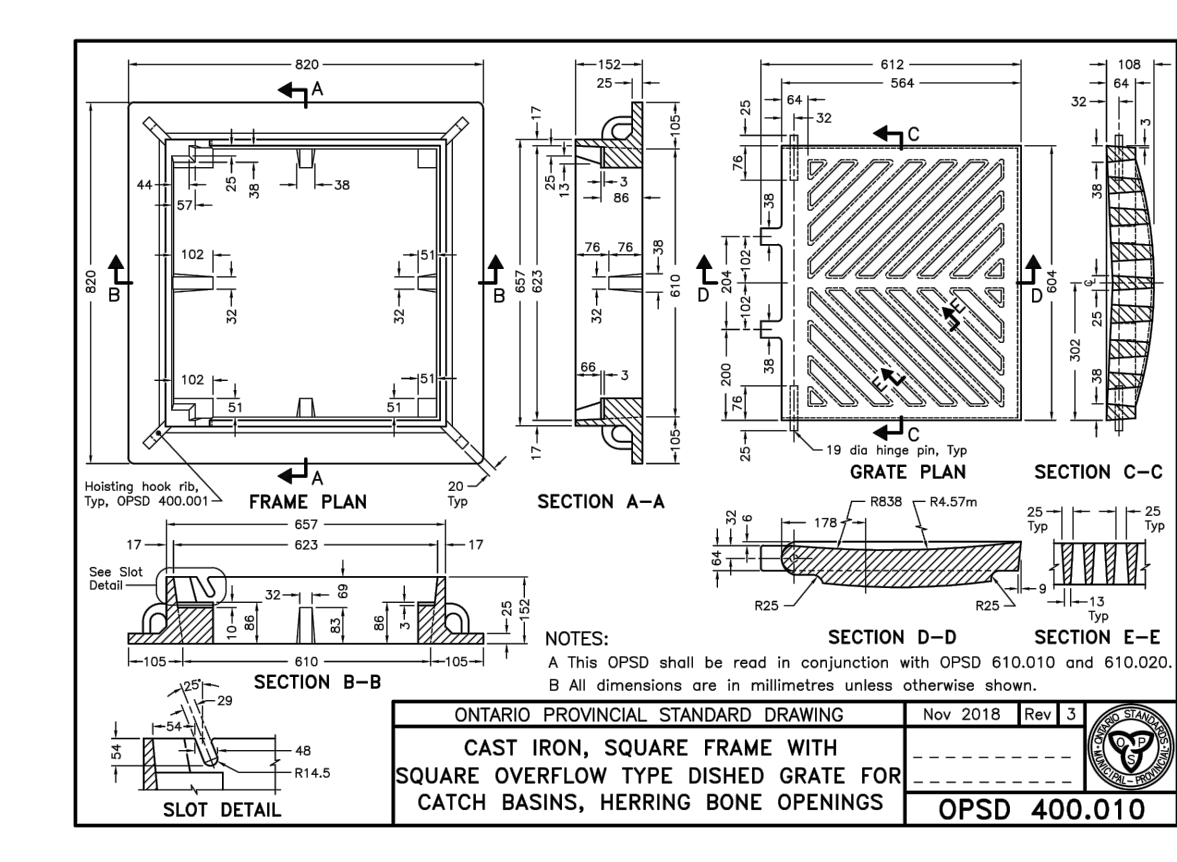
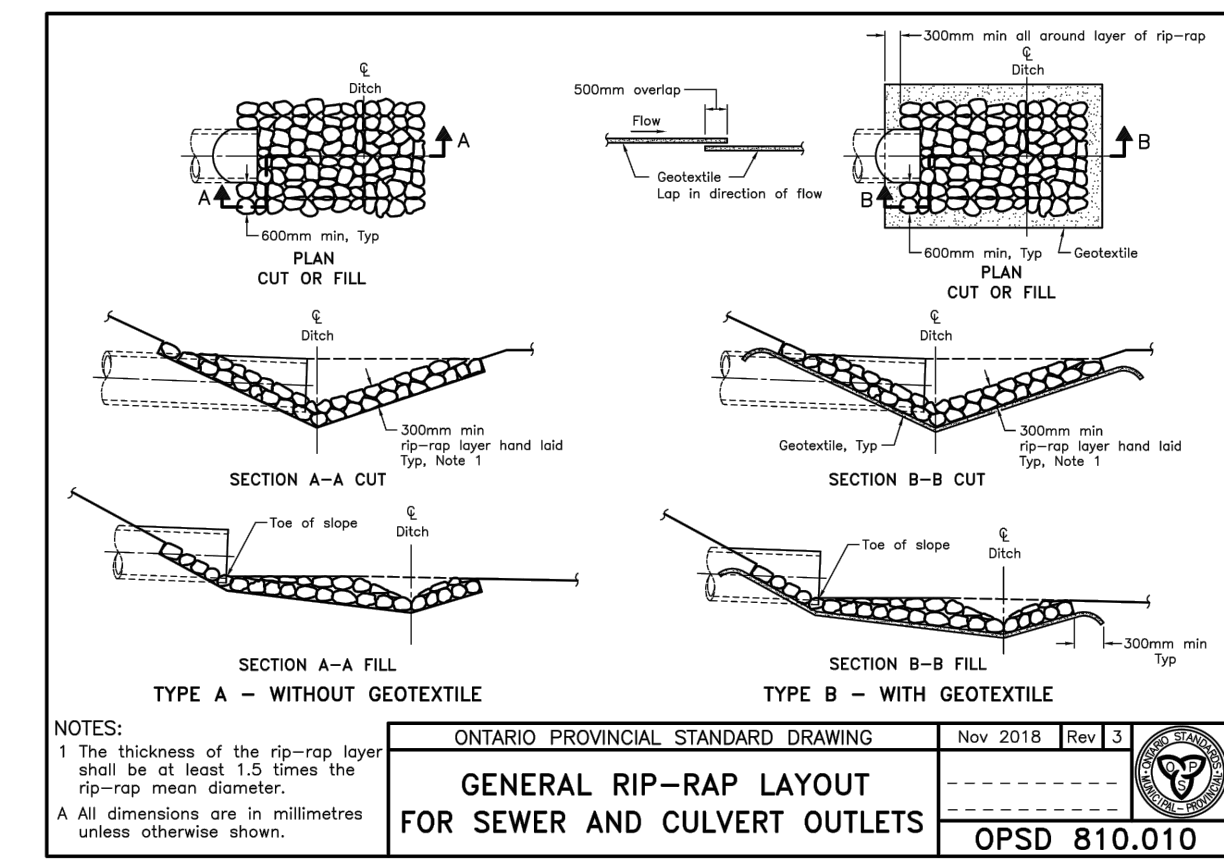
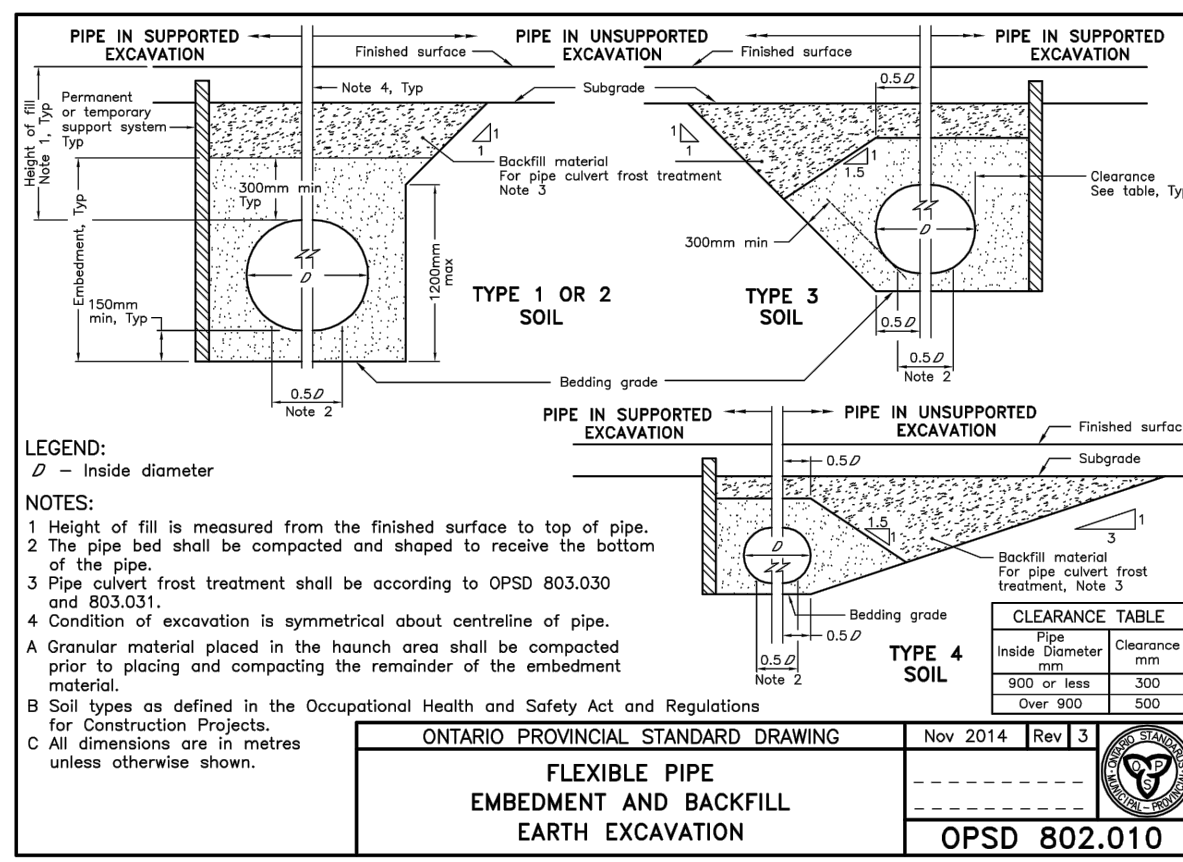
PROJECT: NATIONAL CAPITAL BUSINESS PARK - SITE 2  
4120 RUSSELL RD  
(1100 & 1200 LAST MILE DR), OTTAWA

DRAWING TITLE: POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO: 220345 DATE: AUGUST, 2022

**C702**





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 180510576  
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ISSUED FOR MUNICIPAL APPROVAL

01 APPROVAL

31 AUG 2022

REVISIONS

BY DATE

**CLIENT**  
 AVENUE 31 CAPITAL INC  
 801-250 City Centre, Ottawa, ON, K1R 6K7  
 C 613-799-2422

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

PROJECT: NATIONAL CAPITAL BUSINESS PARK - SITE 2  
 4120 RUSSELL RD  
 (1100 & 1200 LAST MILE DR), OTTAWA

DRAWING TITLE: CONSTRUCTION DETAIL PLAN

PROJECT NO: 220345

DATE: AUGUST, 2022

**C901**