

PROPOSED AUTO PARTS BUILDING

2020 BANTREE ST, OTTAWA, ON

REVISION 05



KEY PLAN (N.T.S.)

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LRJ

ENGINEERING | INGÉNIERIE

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PROPOSED AUTO PARTS BUILDING
2020 BANTREE ST., OTTAWA, ON
REV.05 - RE-ISSUED FOR APPROVAL - NOVEMBER 23, 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:

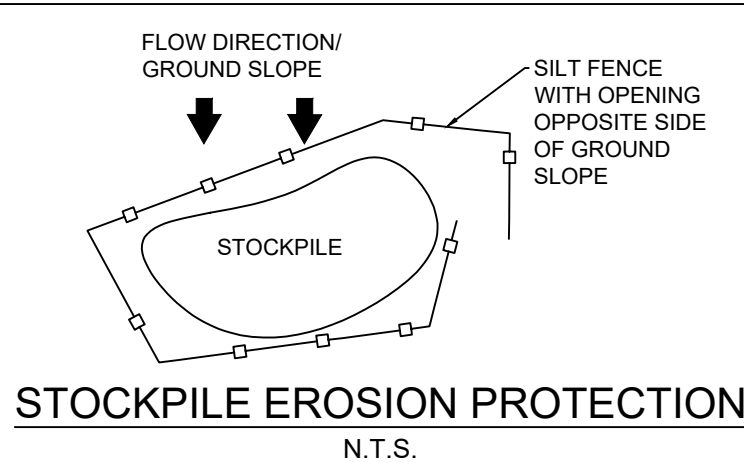
- PRIOR TO THE REMOVAL OF ANY VEGETATIVE COVER, MOVING OF SOIL, AND CONSTRUCTION:
- INSTALL SILT FENCE IMMEDIATELY DOWNSTREAM FROM AREAS TO BE DISTURBED (SEE PLAN FOR LOCATION).
- INSTALL GEOSOCK INSERTS WITH AN OVERFLOW IN ALL THE DOWNSTREAM CATCHBASINS AND MANHOLES
- INSTALL SILTSACK FILTERS IN ALL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

2. DURING CONSTRUCTION:

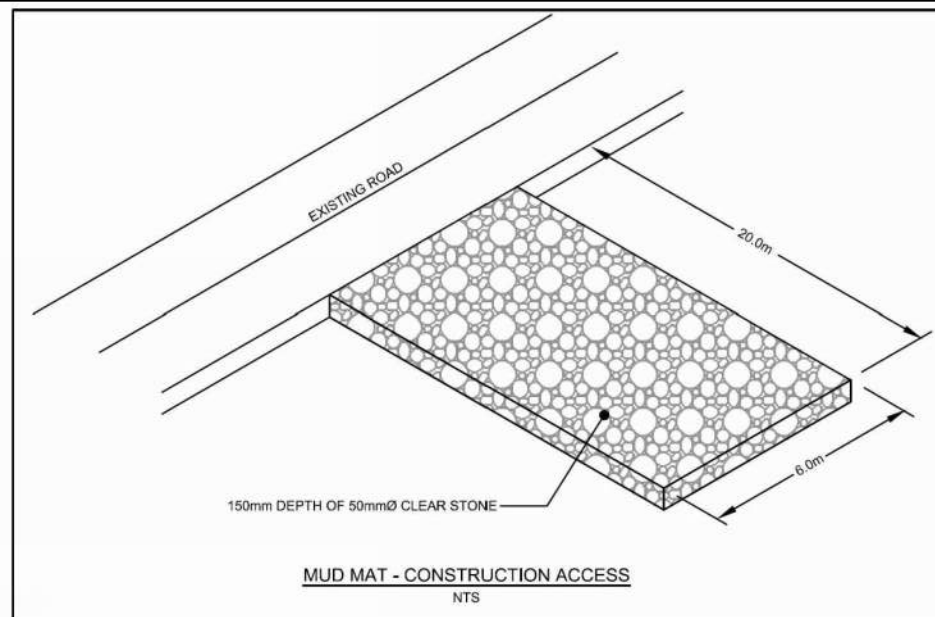
- WORK TO BE DONE IN THE VICINITY OF MAJOR WATERWAYS TO BE CARRIED OUT FROM JULY TO SEPTEMBER ONLY.
- MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE.
- PROTECT DISTURBED AREAS FROM RUNOFF.
- PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED 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 SEEDING 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 PAYING 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, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPED.
- ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LEADER.
- 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 STAKE 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 SEWER ELEVATION
- PROPOSED BOTTOM OF CURB ELEVATION
- 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
- 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

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE USE AND INTERPRETATION OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, 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 DETAILING 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.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THERE OF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY 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.

THESE DRAWINGS ILLUSTRATES THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS A KNOWLEDGE OF THE RESPONSIBILITIES, 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 FORTHCOMING.

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.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER 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 PROPER AUTHORIZATION.

GENERAL NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

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 EROSION CONTROL PLAN. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR ANY PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE OR INSTRUCTIONS. THE ENGINEER'S 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.



05	RE-ISSUED FOR APPROVAL	M.B.	23 NOV 2022
04	RE-ISSUED FOR APPROVAL	M.B.	12 AUG 2022
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



NOT AUTHENTIC UNLESS SIGNED AND DATED



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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

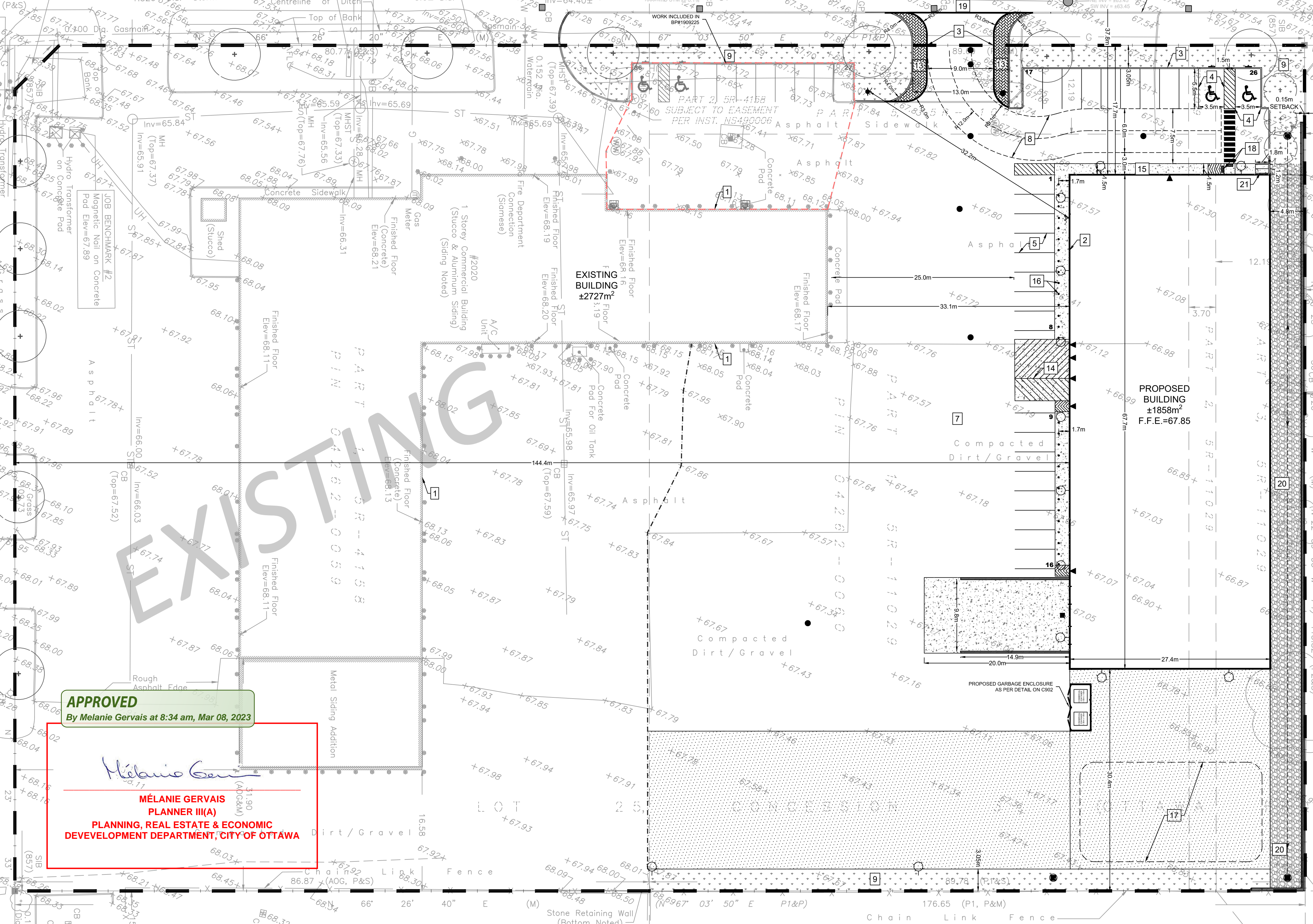
DRAWING TITLE: EROSION AND SEDIMENT CONTROL PLAN

PROJECT NO: 180357

DATE: APRIL 2021

C101

#18676



DETAILS OF DEVELOPMENT			
	DATA	REQUIRED	PROVIDED
SETBACKS	FY	7.5m	144.4m
	RY	7.5m	4.8m
	INT.SY	7.5m	30.4m
	EXT.SY	7.5m	17.7m
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:	WAREHOUSE: 0.8/100sqm	17 + 2 BF	24 + 2 BF
	OFFICE: 2.4/100sqm		
BICYCLE PARKING:	WAREHOUSE: 1.0/200sqm	1	1
	OFFICE: 1.2/200sqm		
No. OF STOREYS		2	2
OTHER:			1

LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
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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 1.5m 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) SEE DETAIL ON DWG C902

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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 CLIENT'S INTENT. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY 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.

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

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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

PROFESSIONAL ENGINEER
M. BASNET
100501996
2022/11/23
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

DRAWING TITLE: SITE DEVELOPMENT PLAN

PROJECT NO. 180357
DATE: APRIL 2021

C201

#18676

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 OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSS 206, 310 & 314. MATERIALS TO OPSS 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.

- 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.
 - ALL SIDEWALK CONSTRUCTION TO BE AS PER OPSD 310.010 & OPSD 310.050.
- 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. 150mmSAN	PROP. 150mmWM	PROP. 250mmSTM	PROP. 325mmSTM	PROP. 300mmSTM	EX. STM (150mm)	EX. SAN (300mm)	Depth Separation (m)
CR-01	N/A	45.05 (obv.)	65.81 (inv.)	N/A	65.34 (inv.)	N/A	N/A	0.76
CR-02	N/A	64.84 (obv.)	N/A	N/A	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-SHRINKABLE)
CR-06	64.00 (obv.)	N/A	N/A	N/A	N/A	64.50 (inv.)	N/A	30.50
CR-07	N/A	66.50 (inv.)	N/A	N/A	N/A	66.00 (obv.)	N/A	30.50
CR-08	N/A	64.43 (inv.)	N/A	N/A	N/A	N/A	66.93 (obv.)	30.50

NOTE:
WM CROSSING ABOVE SEWER PER CITY STD W2.2
WM CROSSING BELOW SEWER PER CITY STD W2.5

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 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

LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3.1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.1.10
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED TWSI 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 c 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

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05 RE-ISSUED FOR APPROVAL M.B. 23 NOV 2022

04 RE-ISSUED FOR APPROVAL M.B. 12 AUG 2022

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



NOT AUTHENTIC UNLESS SIGNED AND DATED



ENGINEERING / INGÉNIERIE

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

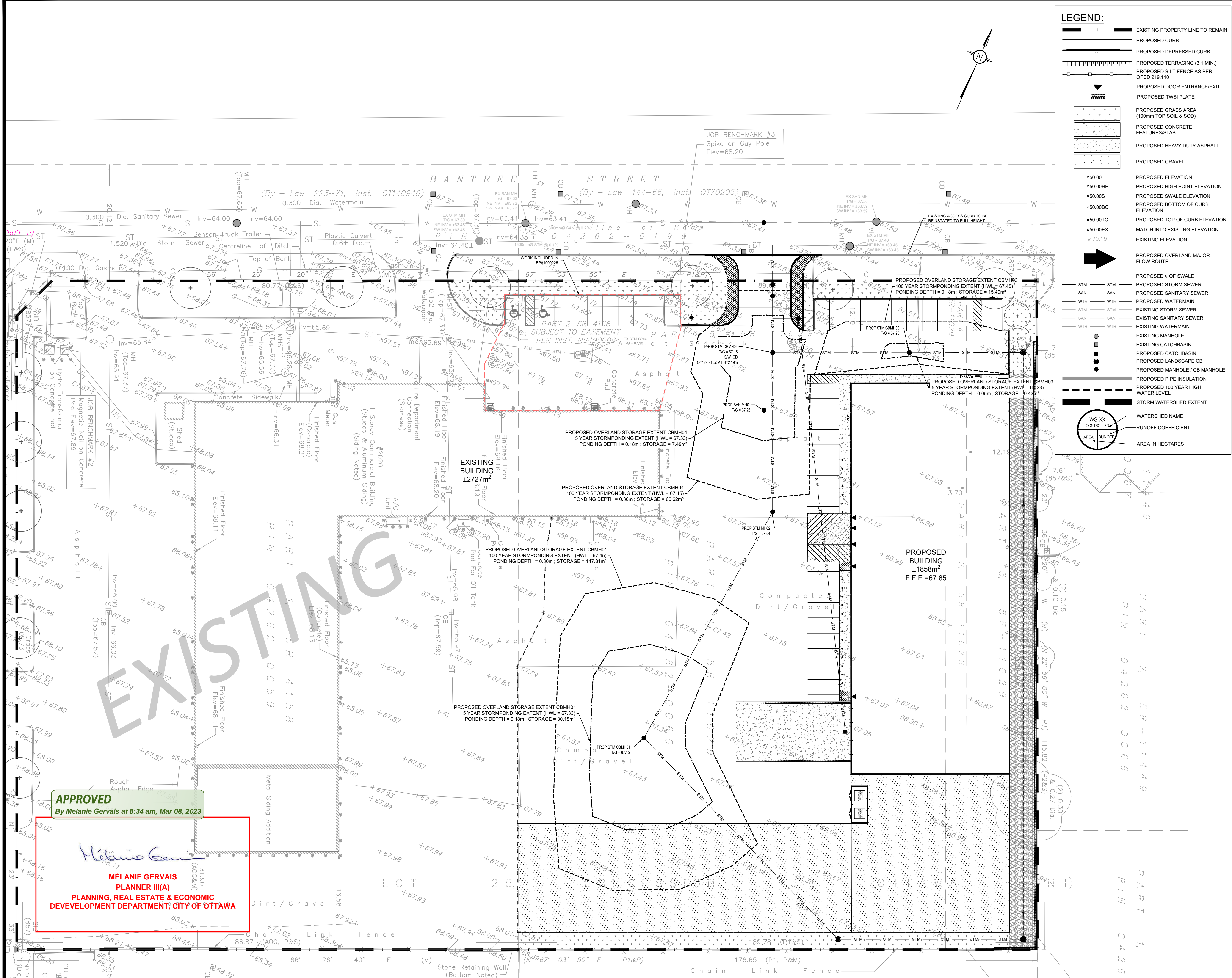
PROJECT NO: 180357

DATE: APRIL 2021

#18676

C401

2022-12-22 00:00



LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
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- PROPOSED WATERMAIN
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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: STORMWATER MANAGEMENT PLAN

PROJECT NO: 180357
DATE: APRIL 2021

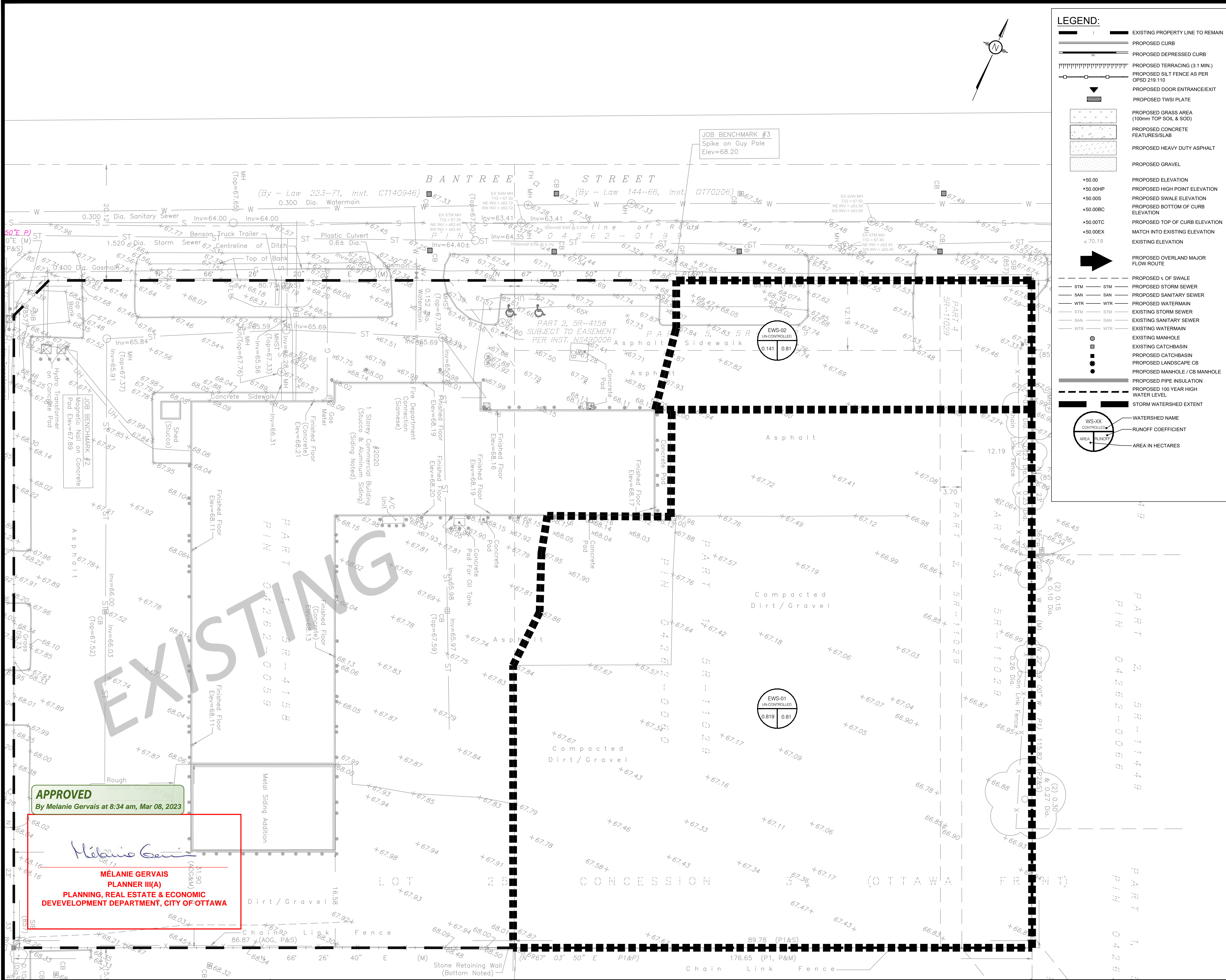
C601

#18676

APPROVED
By Melanie Gervais at 8:34 am, Mar 08, 2023

MÉLANIE GÉRAIS
PLANNER III(A)
PLANNING, REAL ESTATE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

007-12-22-0020



LEGEND:

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- PROPOSED CATCHBASIN
- PROPOSED LANDSCAPE CB
- PROPOSED MANHOLE / CB MANHOLE
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT

Scale: 1:300

Watershed Name: WS-XX
Runoff Coefficient: 0.141
Area in Hectares: 0.81

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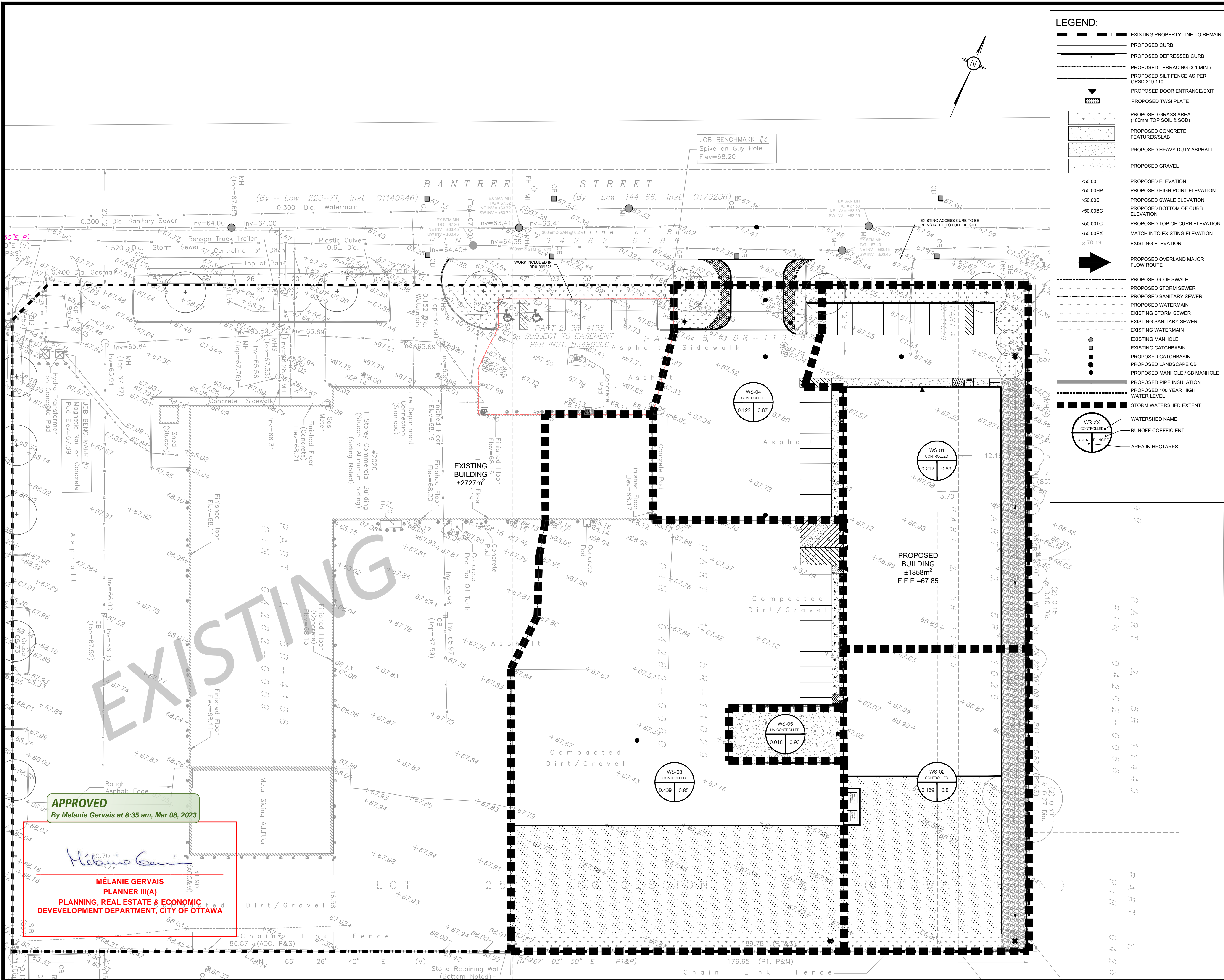
PROJECT: BENSON AUTO PARTS
2020 BANTREE ST, OTTAWA, ON

DRAWING TITLE: PRE-DEVELOPMENT WATERSHED PLAN

PROJECT NO: 180357
DATE: APRIL 2021

C701

18676



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
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- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT

WS-04 CONTROLLED
0.122 0.87

WS-01 CONTROLLED
0.212 0.83

WS-05 UNCONTROLLED
0.018 0.90

WS-03 CONTROLLED
0.439 0.85

WS-02 CONTROLLED
0.169 0.81

WS-XX CONTROLLED
AREA RUNOFF
AREA IN HECTARES

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No.	REVISIONS	BY	DATE

NOT AUTHENTIC UNLESS SIGNED AND DATED

LRI
ENGINEERING | INGENIERIE
5430 Carotek 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

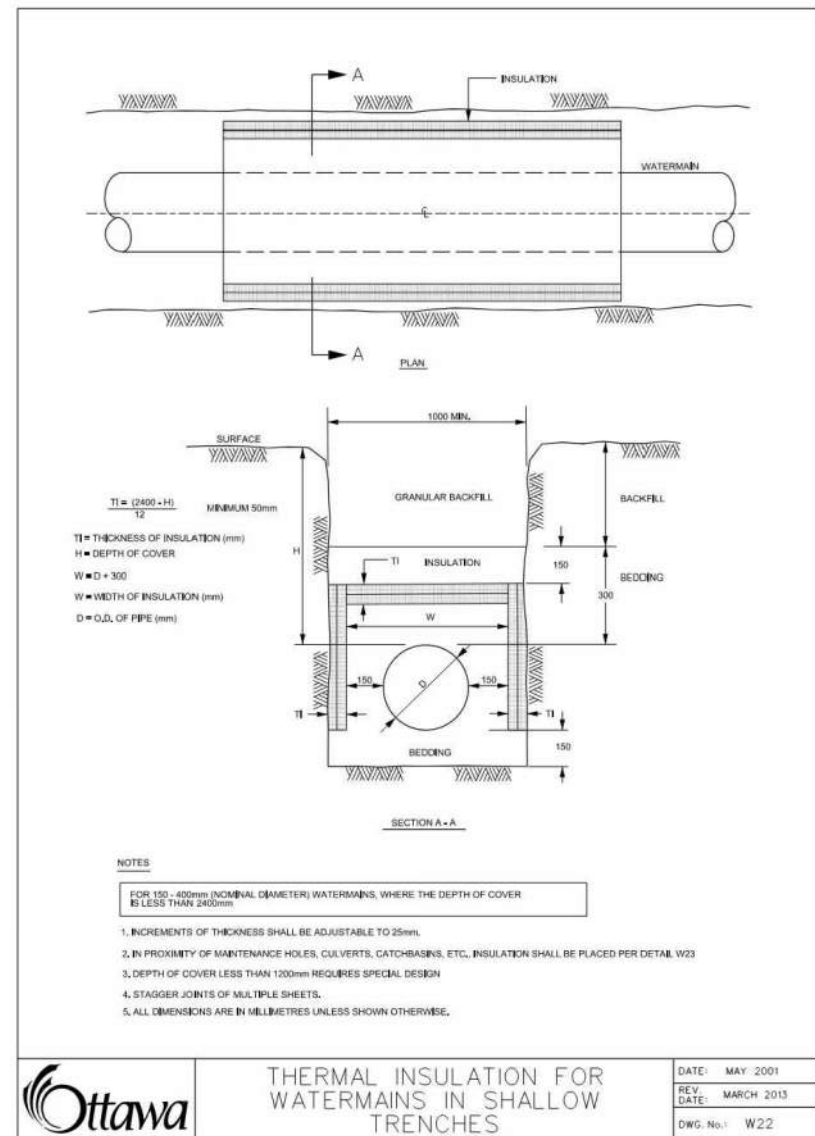
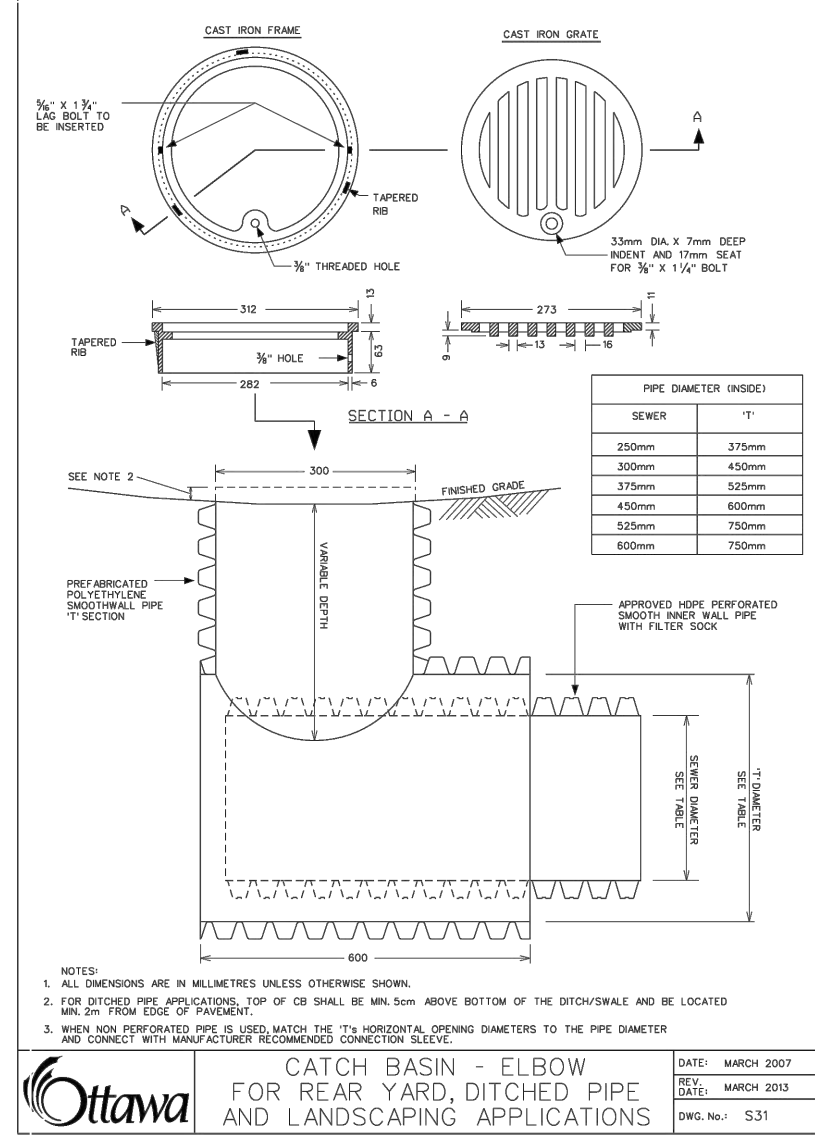
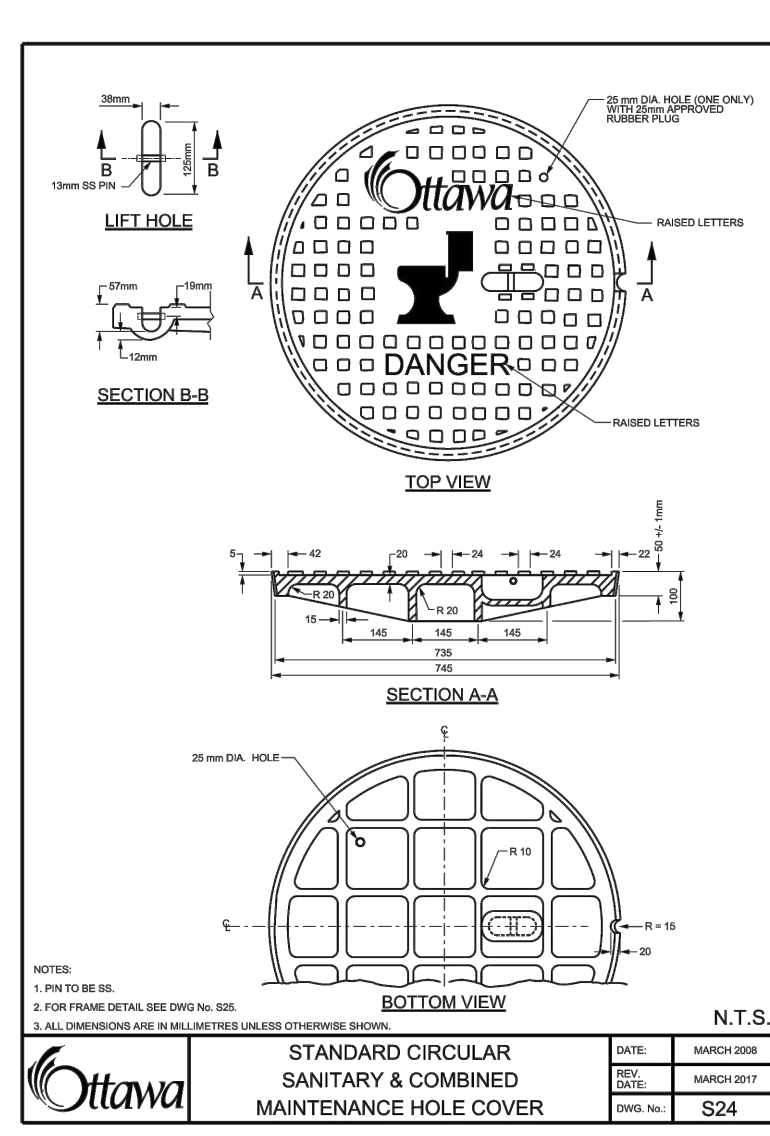
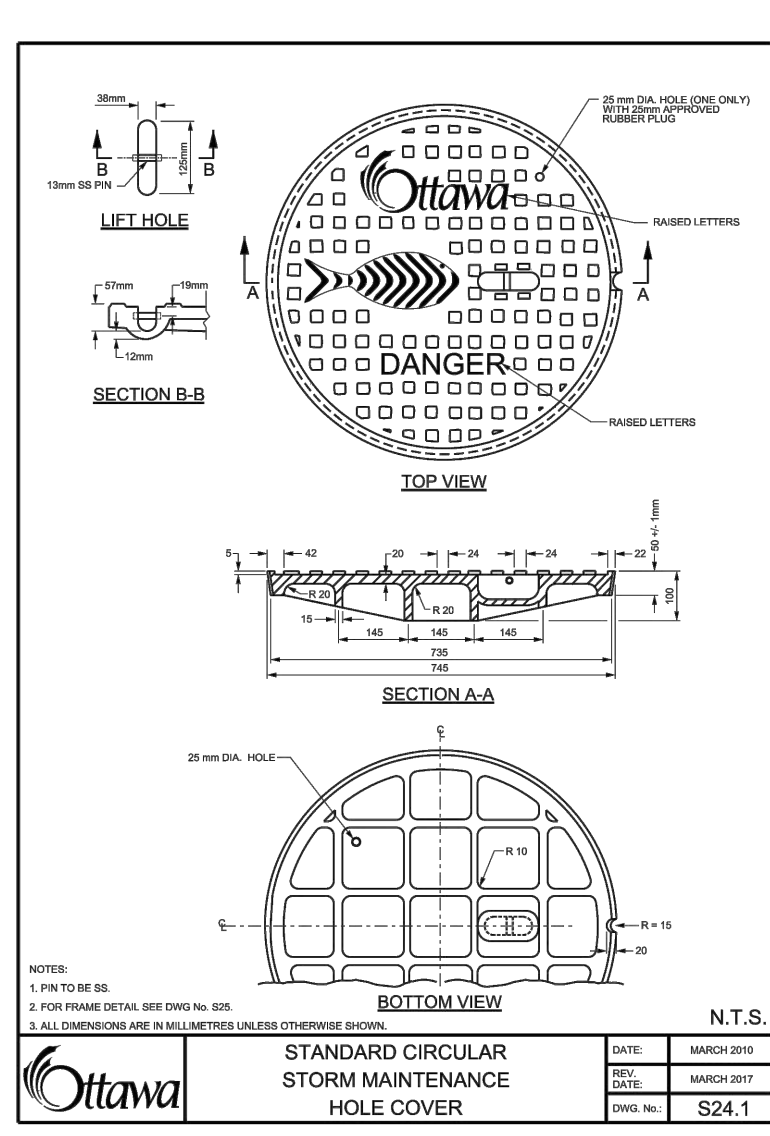
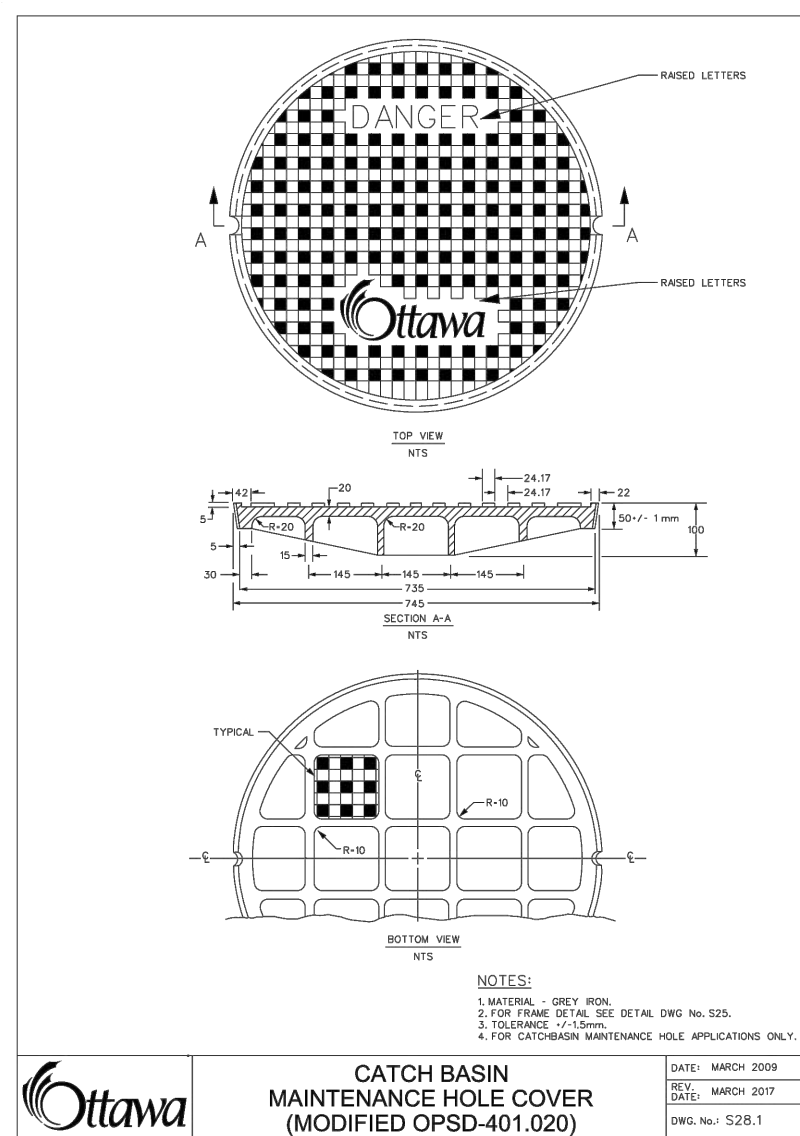
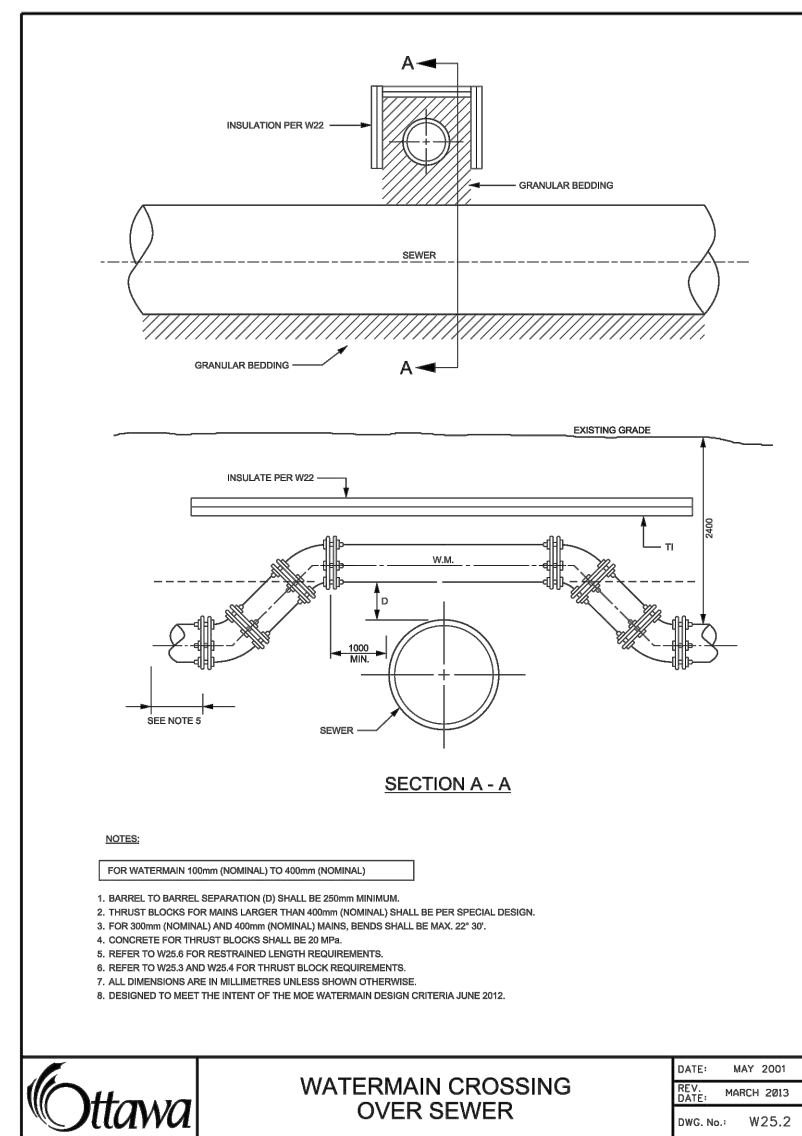
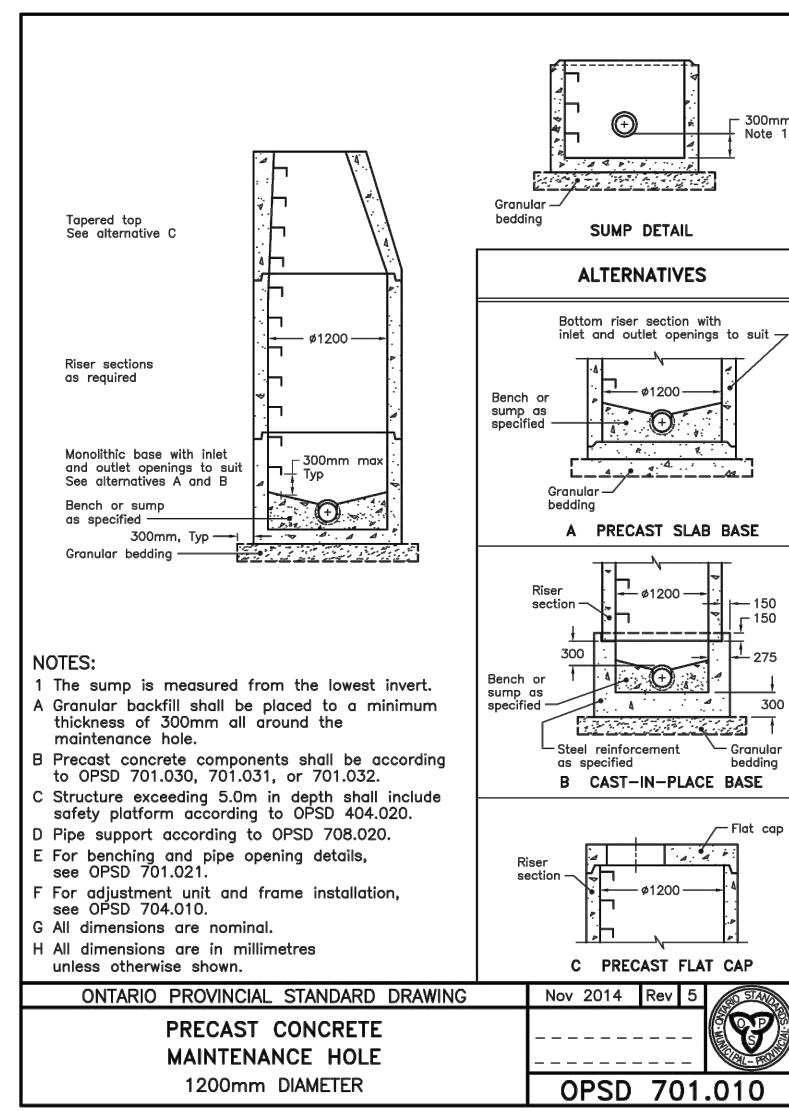
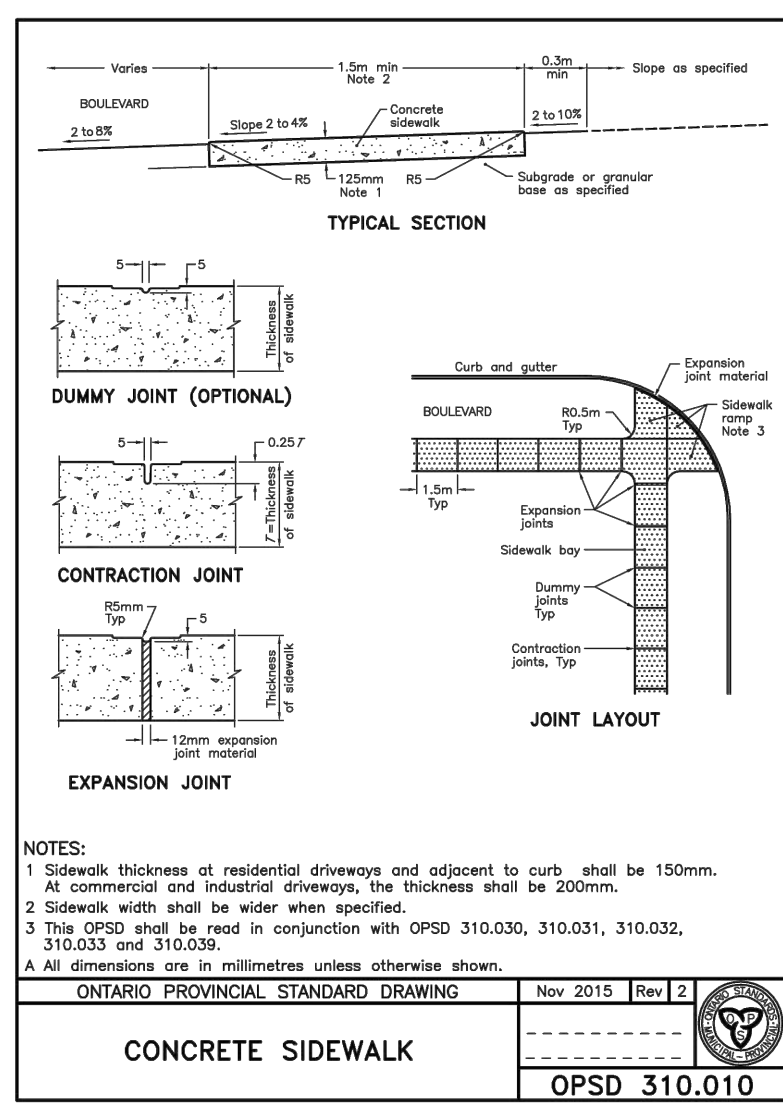
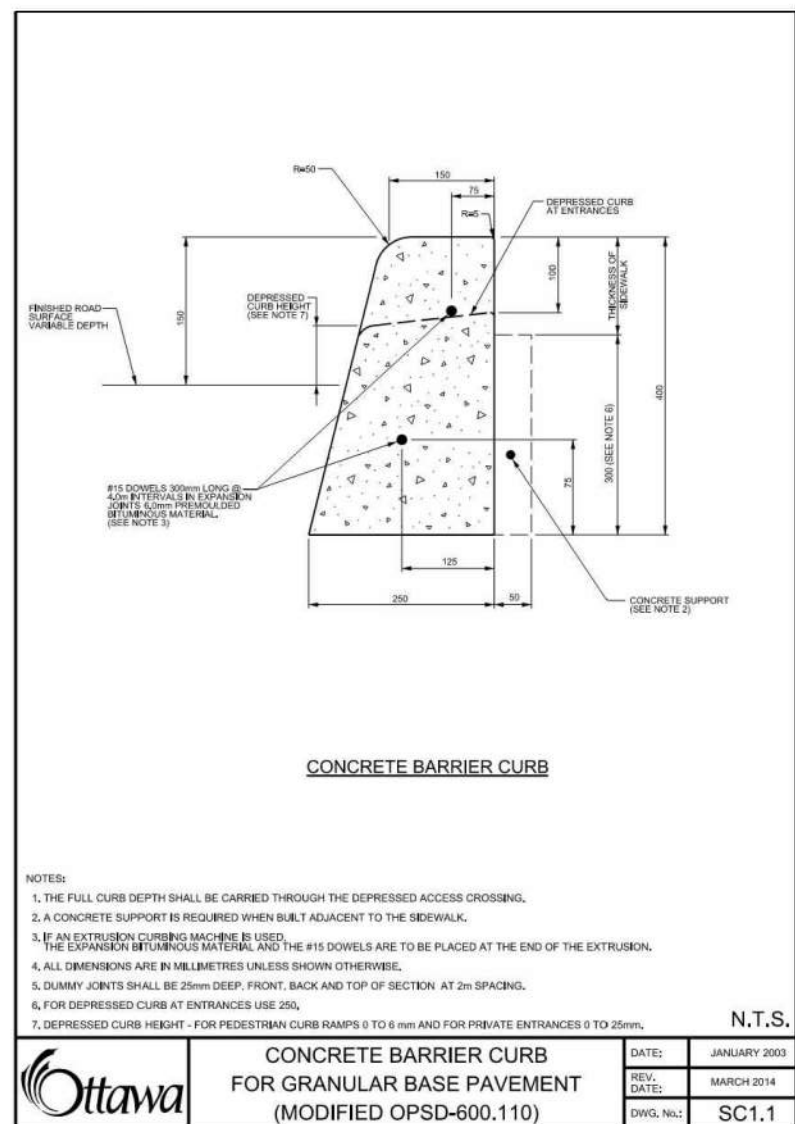
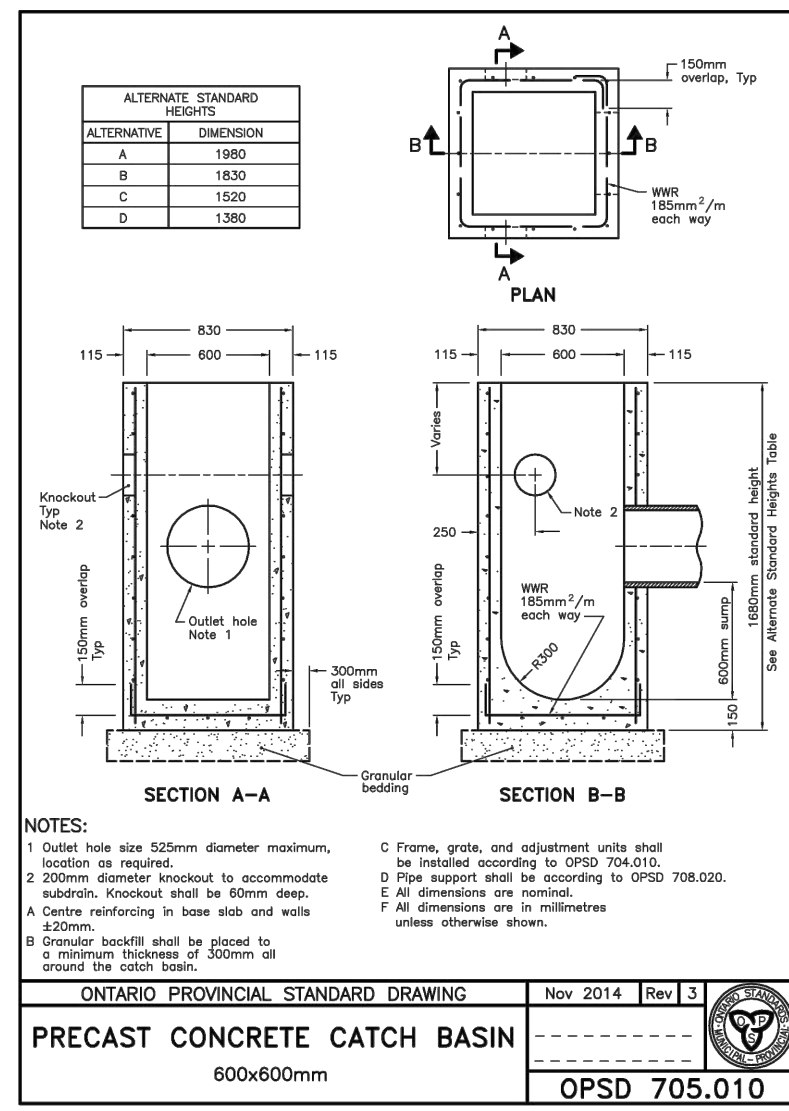
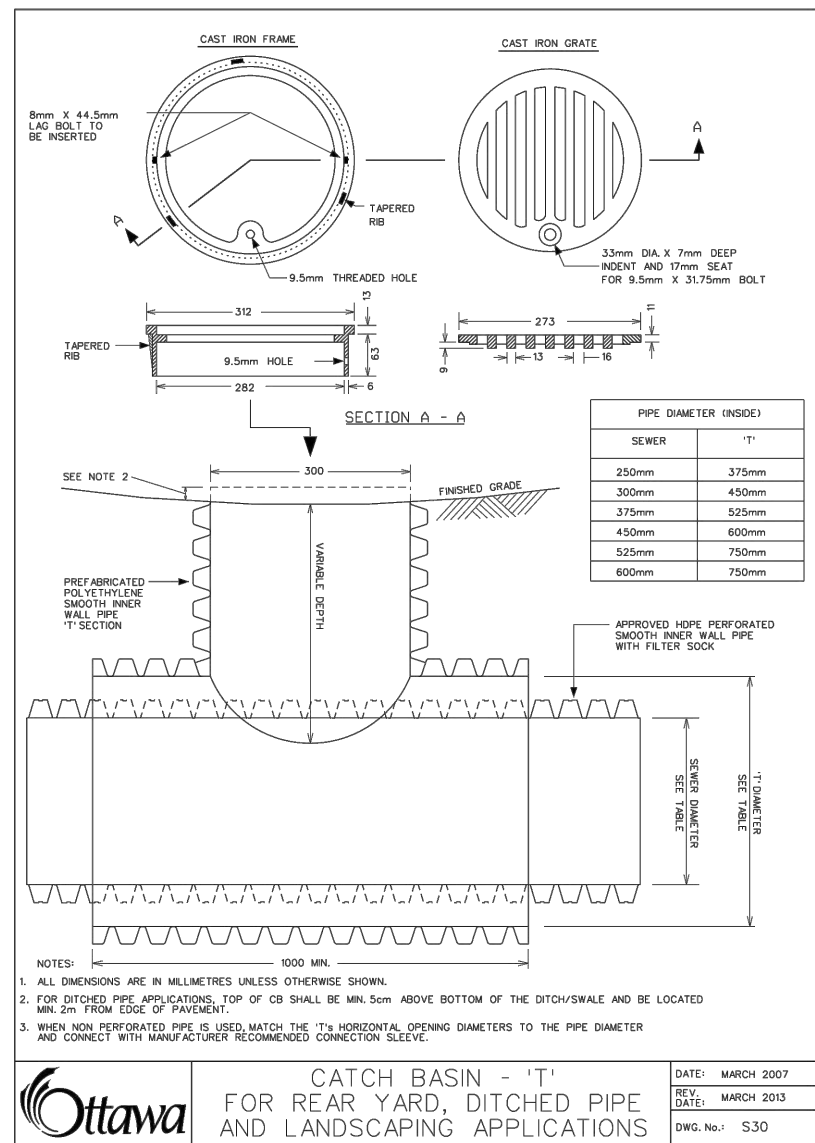
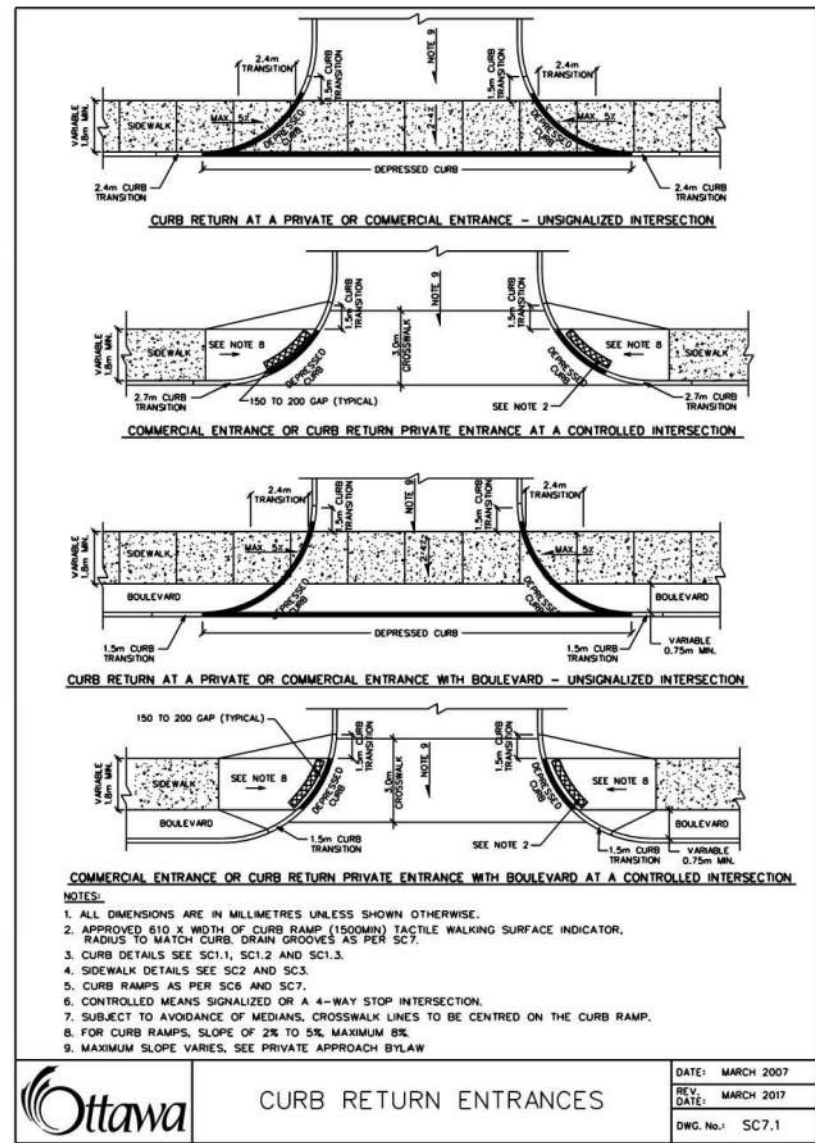
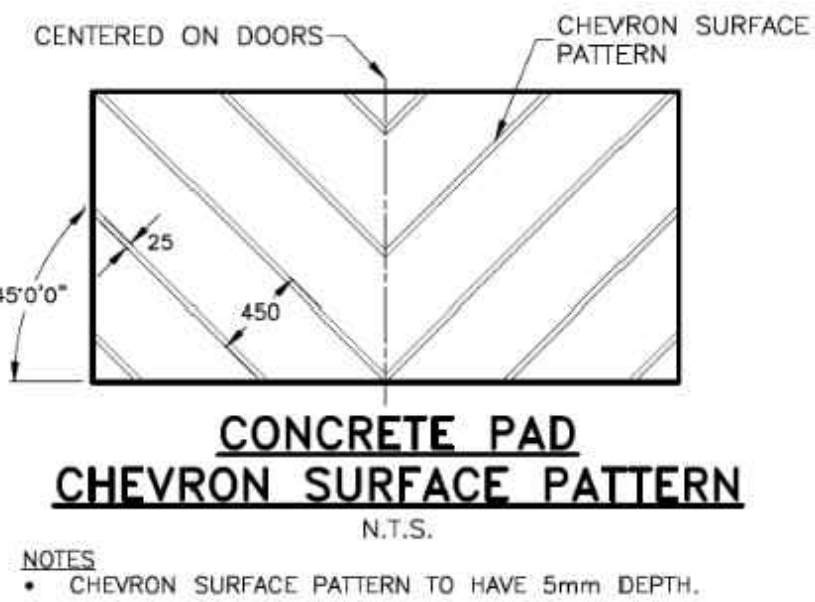
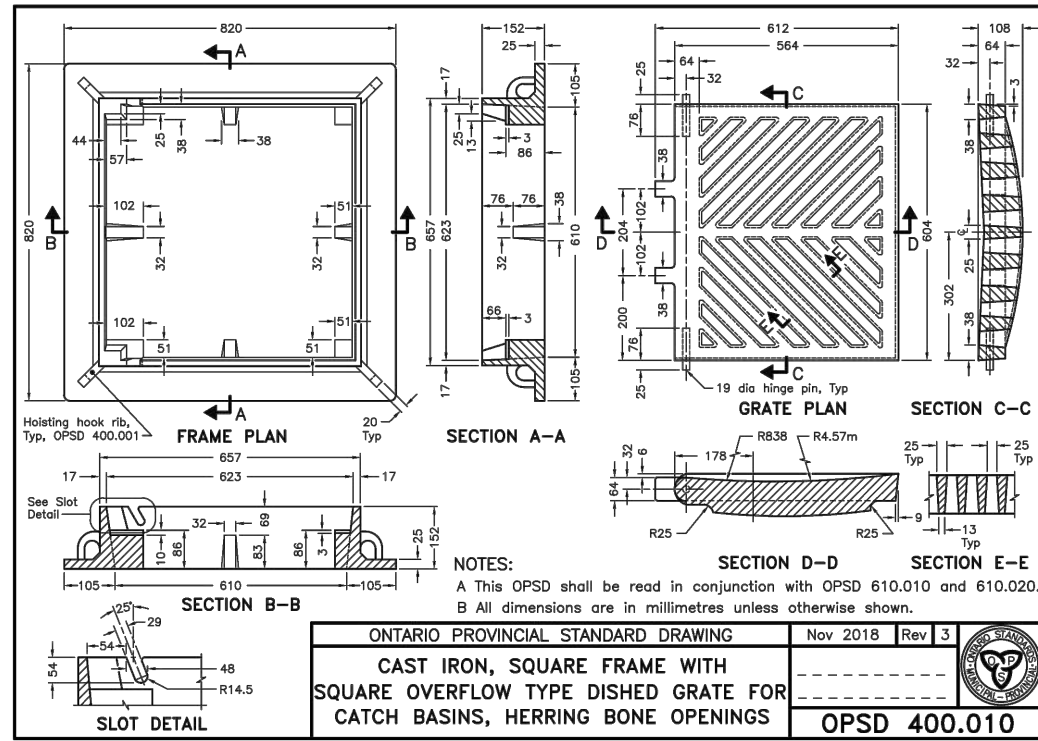
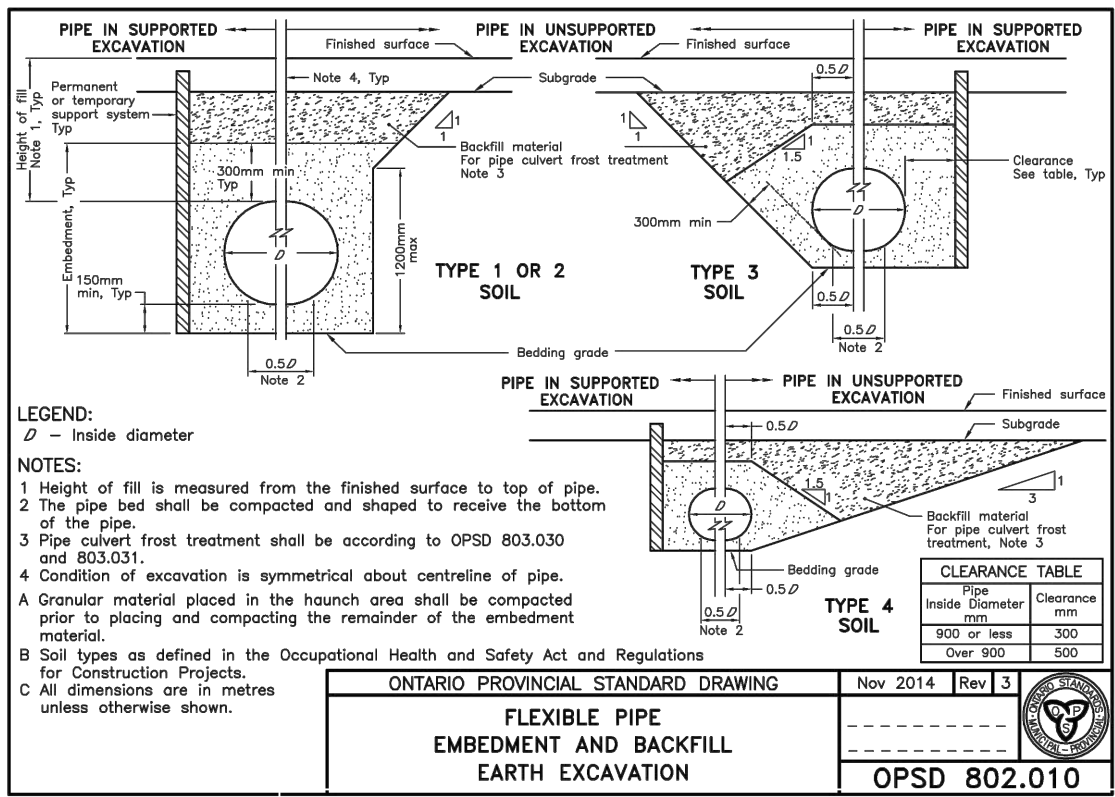
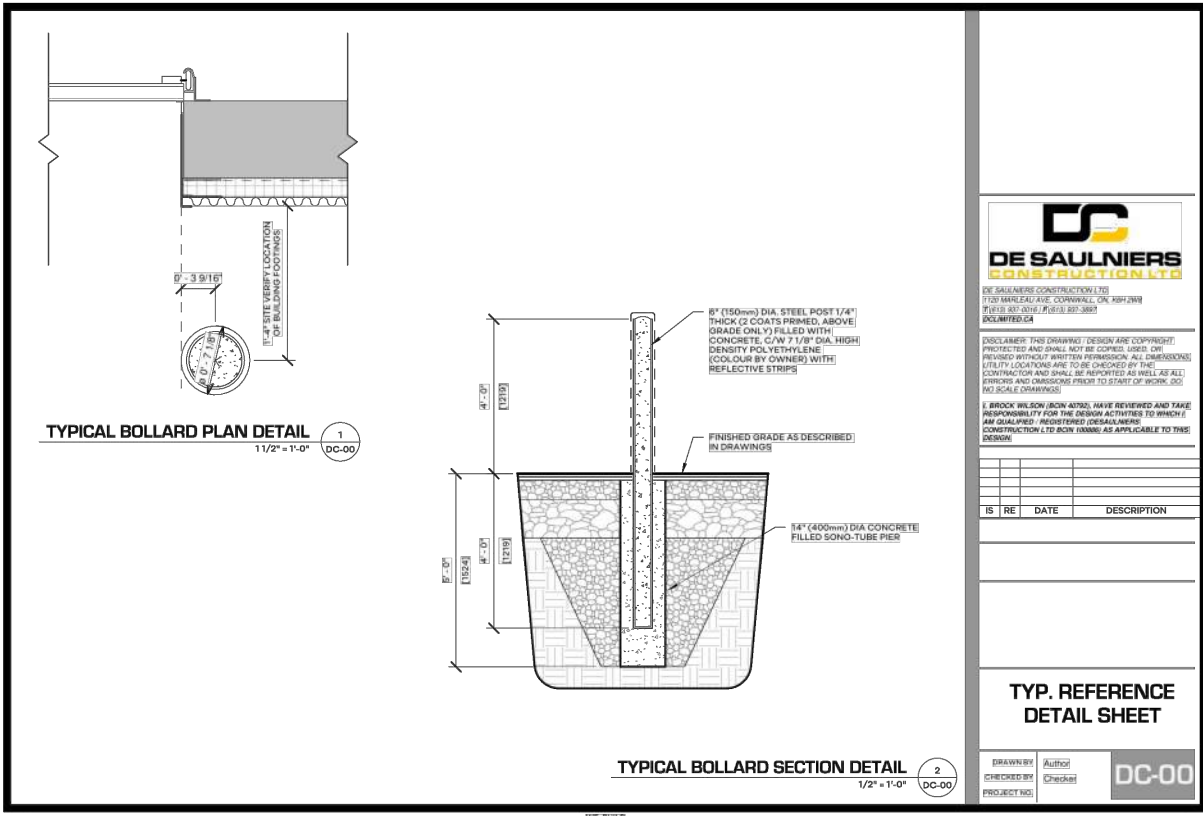
DRAWING TITLE: POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO: 180357
DATE: APRIL 2021

C702

#18676

007-12-22-0020



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 SPECIFICATIONS, ADDENDUMS AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

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ATTN: DE SAULNIERS CONSTRUCTION LTD.

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

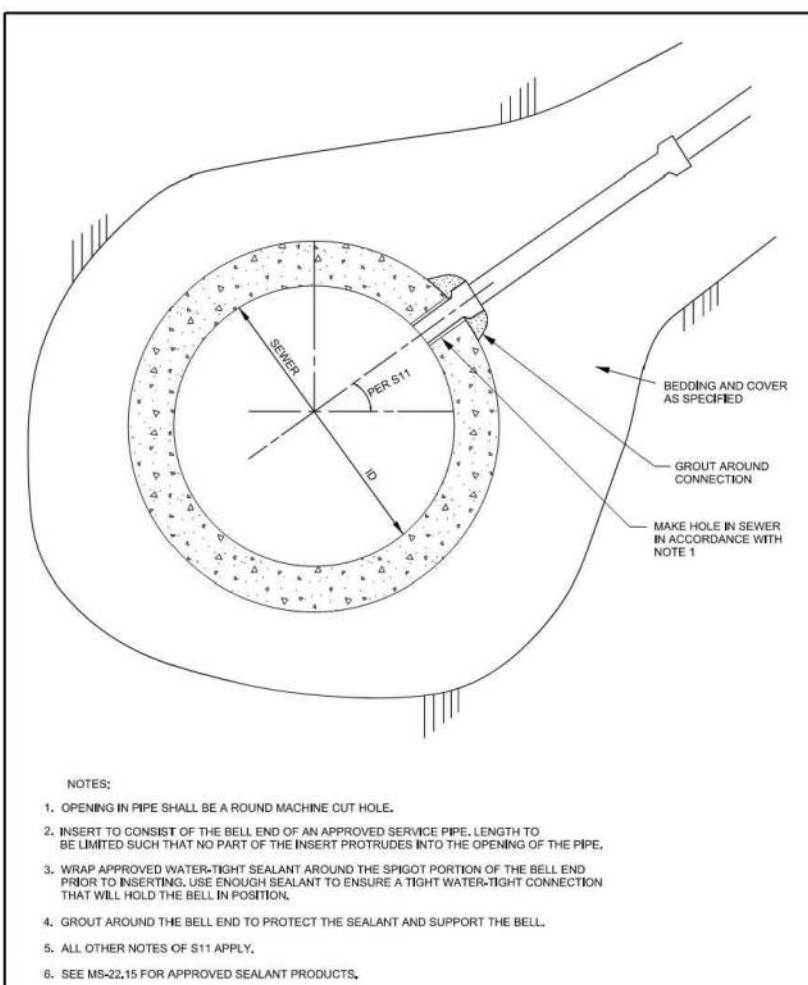
BENSON AUTO PARTS
2020 BANTREE ST, OTTAWA, ON

DRAWING TITLE
CONSTRUCTION DETAIL PLAN

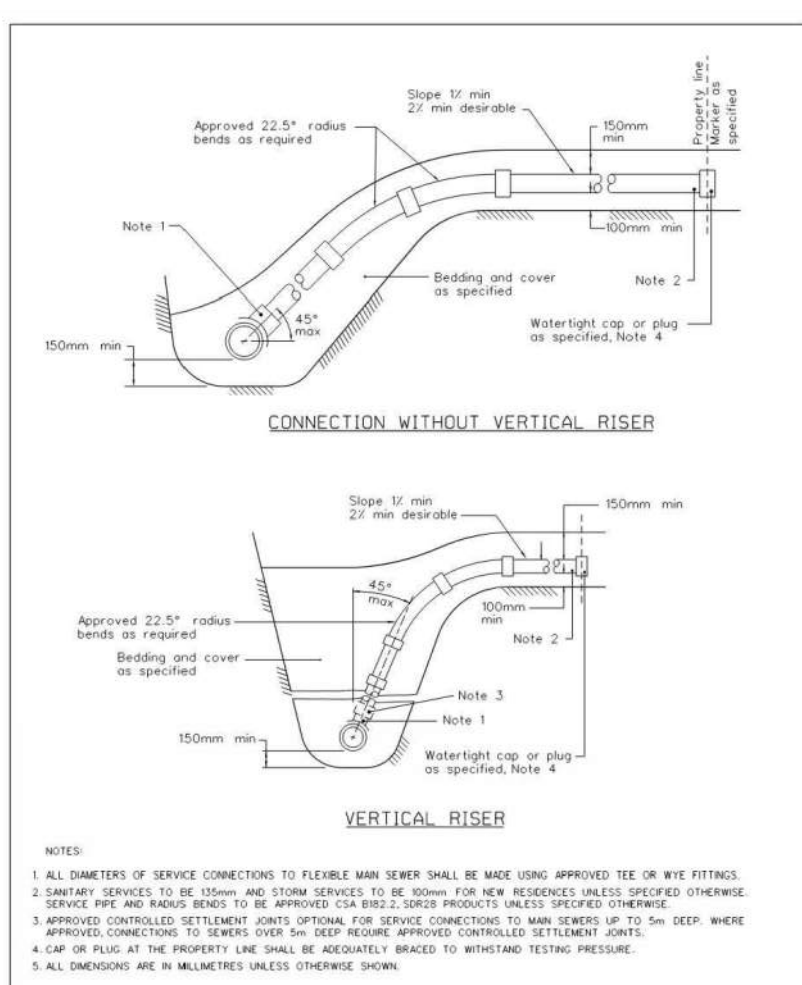
PROJECT NO: 180357
DATE: APRIL 2021
C901

APPROVED
By Melanie Gervais at 8:35 am, Mar 08, 2023

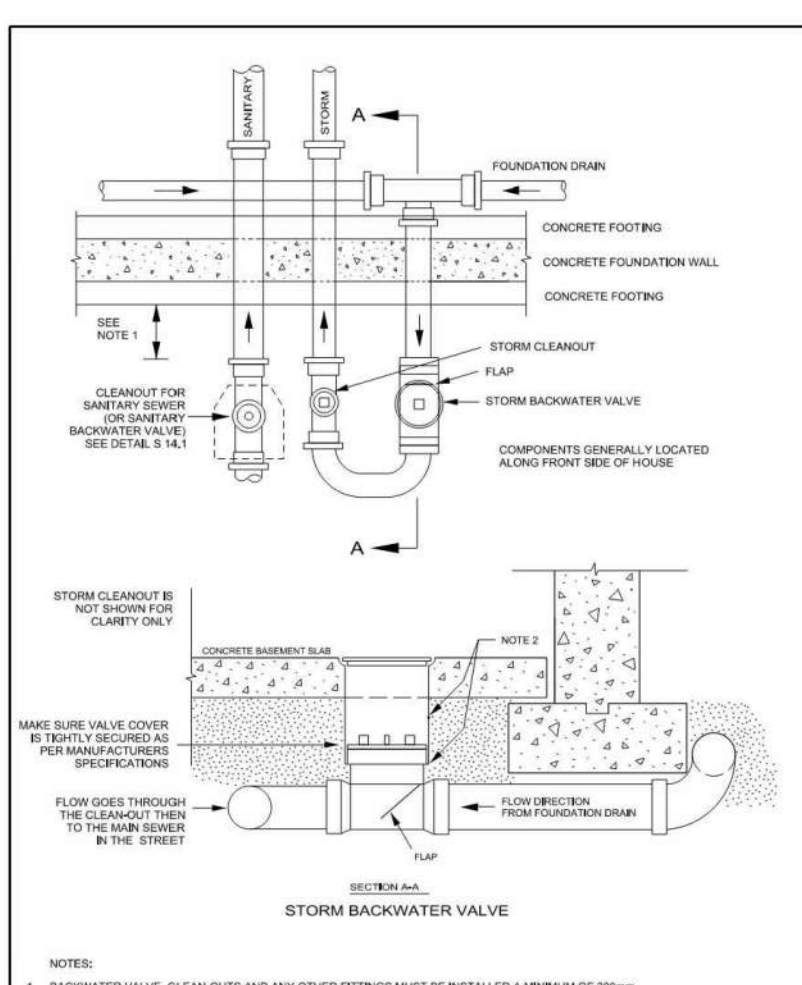
Mélanie Gervais
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PLANNER III(A)
PLANNING, REAL ESTATE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



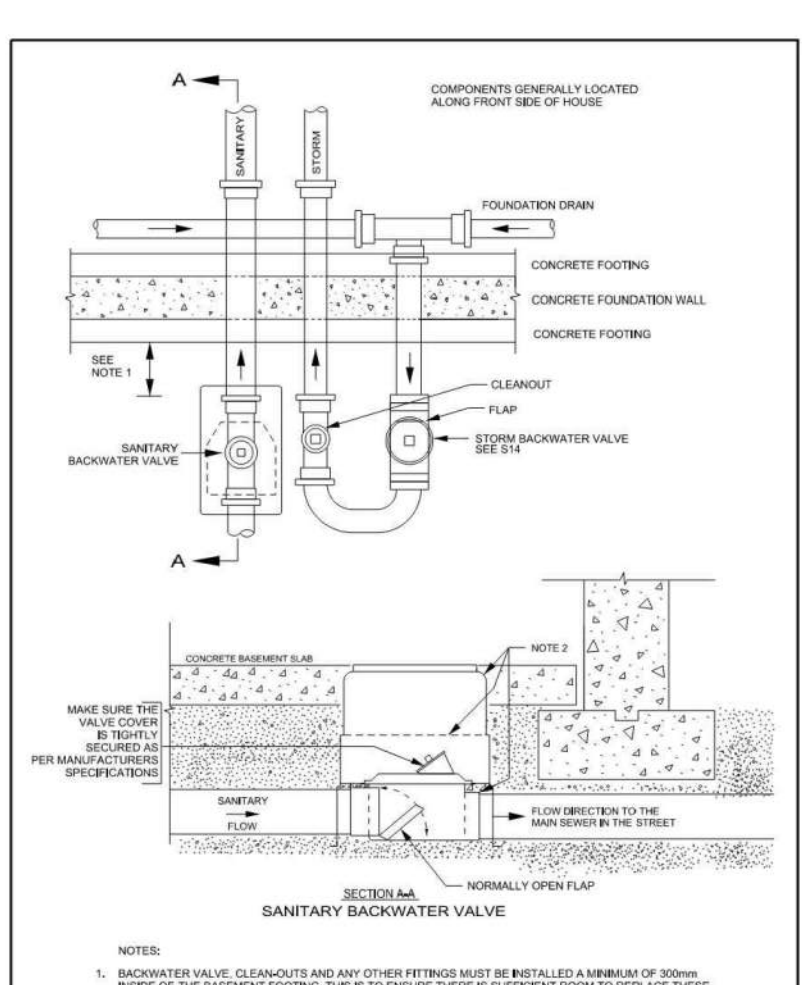
SEWER SERVICE CONNECTIONS FOR RIGID MAIN SEWER PIPE USING BELL END INSERT METHOD



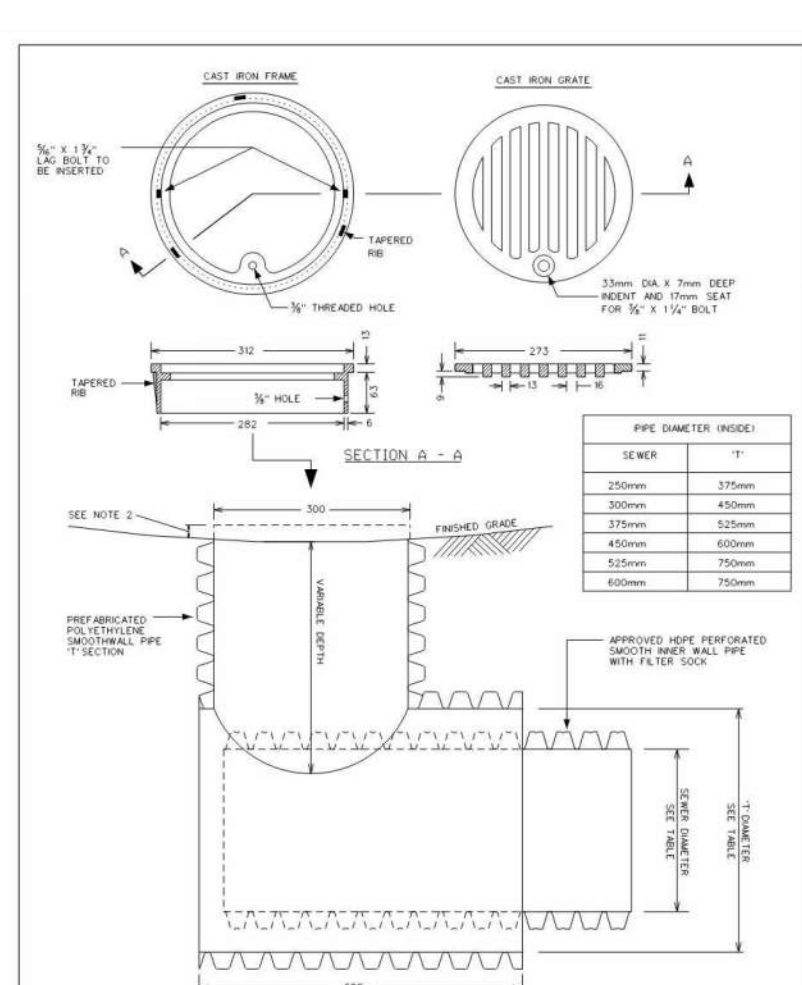
SEWER SERVICE CONNECTIONS FOR FLEXIBLE MAIN SEWER PIPE (MODIFIED OPSD-1006.020)



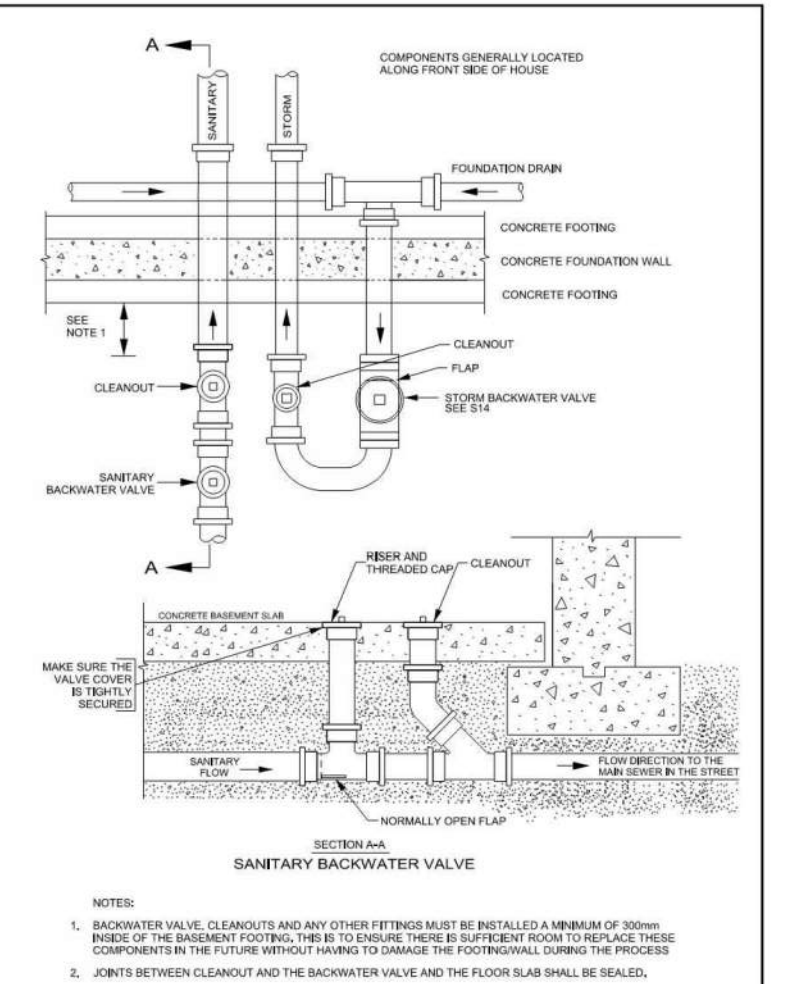
FOUNDATION DRAIN BACKWATER VALVE INSTALLATION



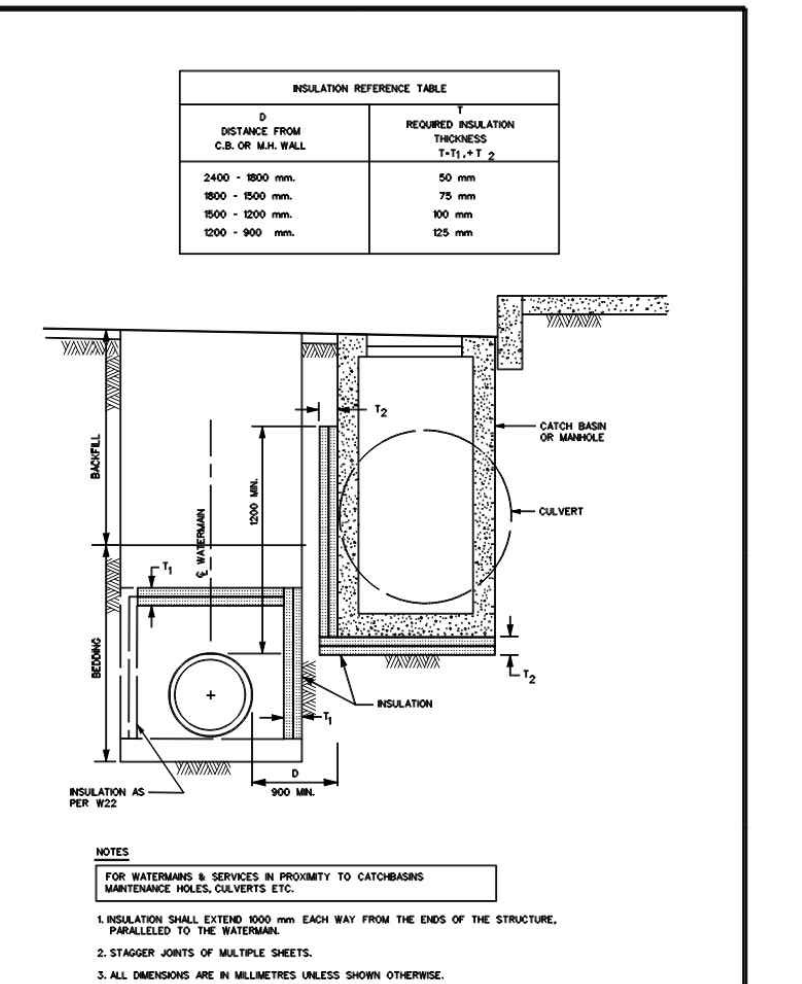
SANITARY BACKWATER VALVE INSTALLATION TYPE 1



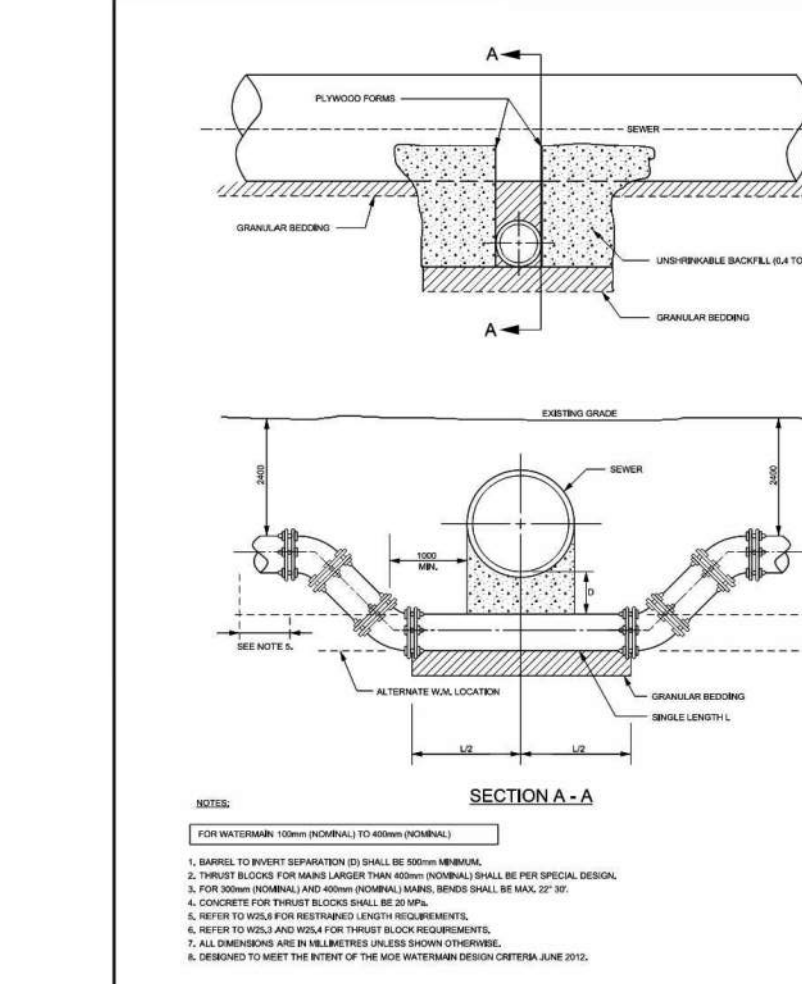
CATCH BASIN - ELBOW FOR REAR YARD, DITCHED PIPE AND LANDSCAPING APPLICATIONS



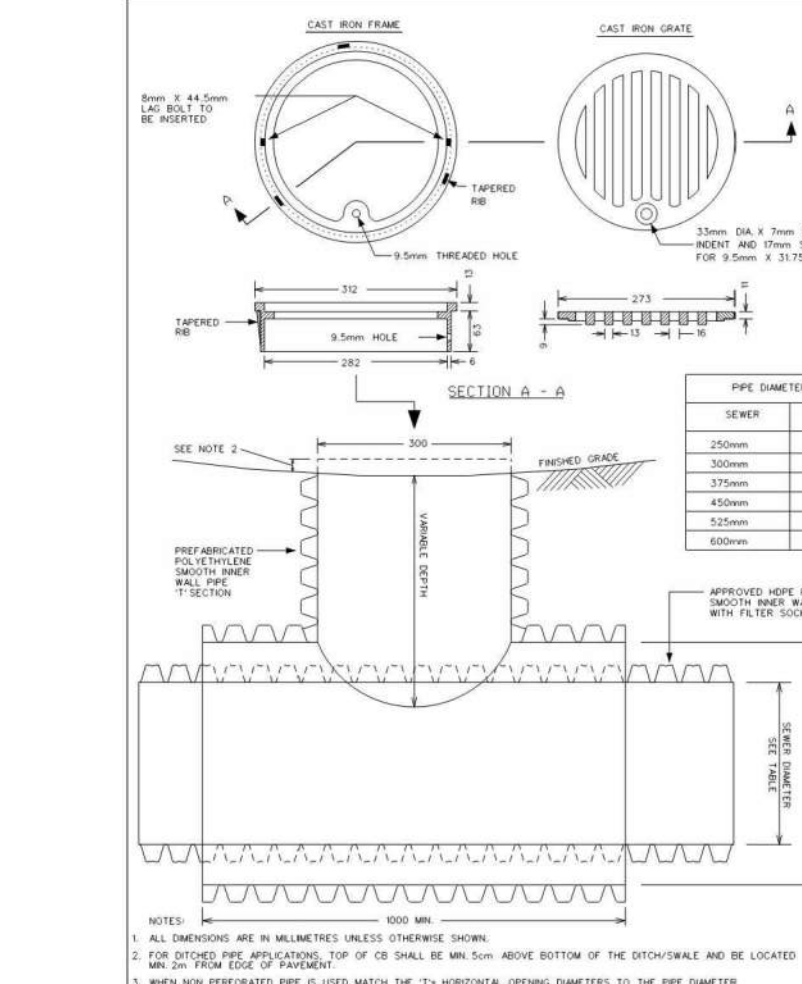
SANITARY BACKWATER VALVE INSTALLATION TYPE 2



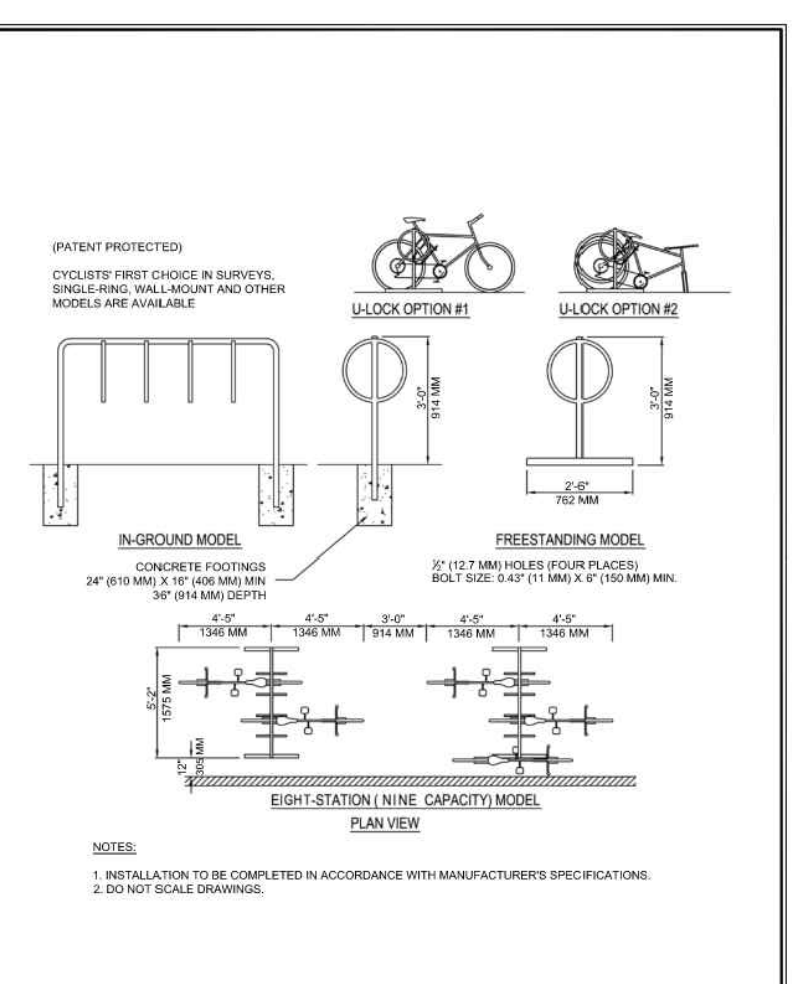
THERMAL INSULATION OF WATER-MAINS AT OPEN STRUCTURES



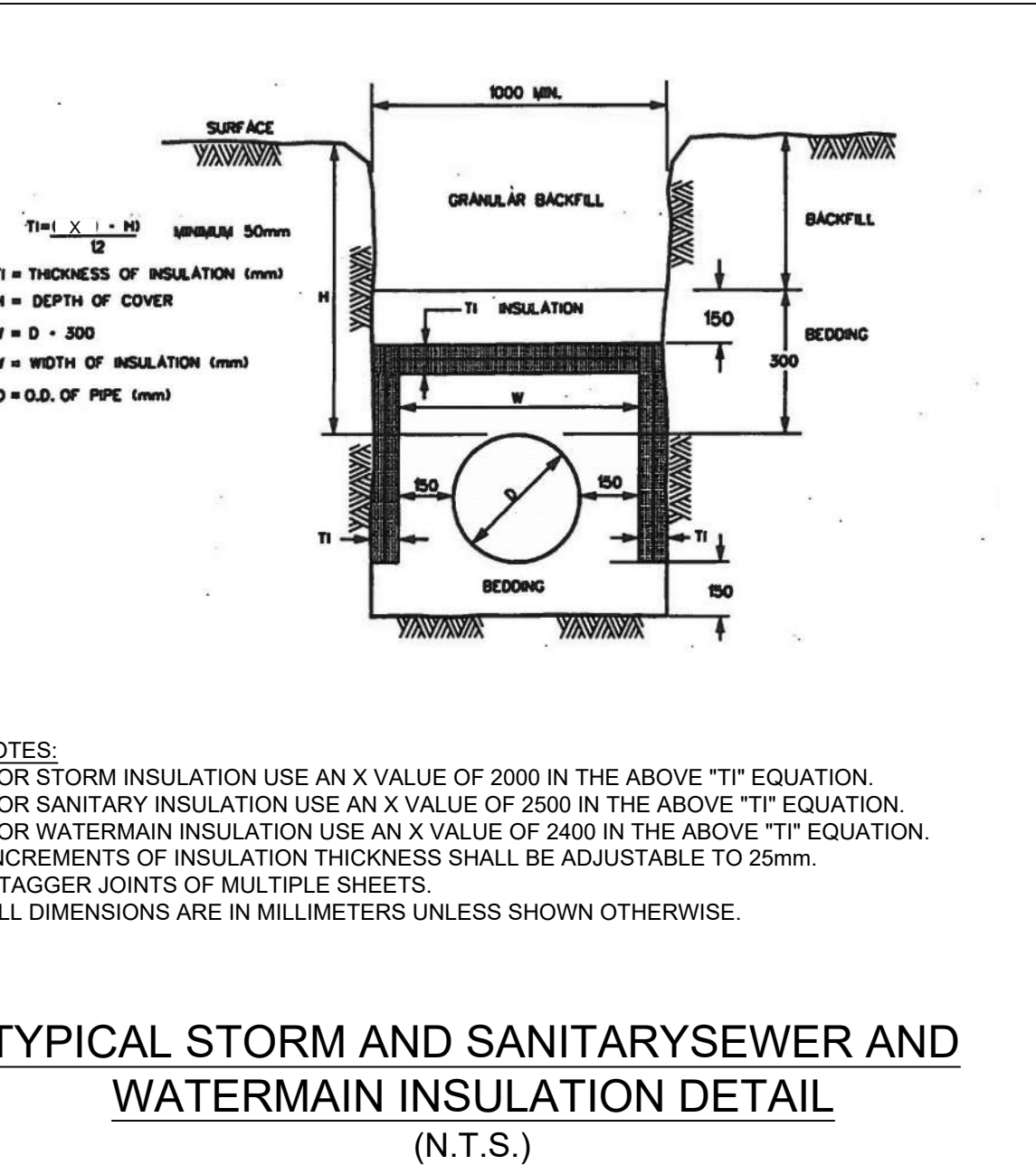
WATERMAIN CROSSING BELOW SEWER



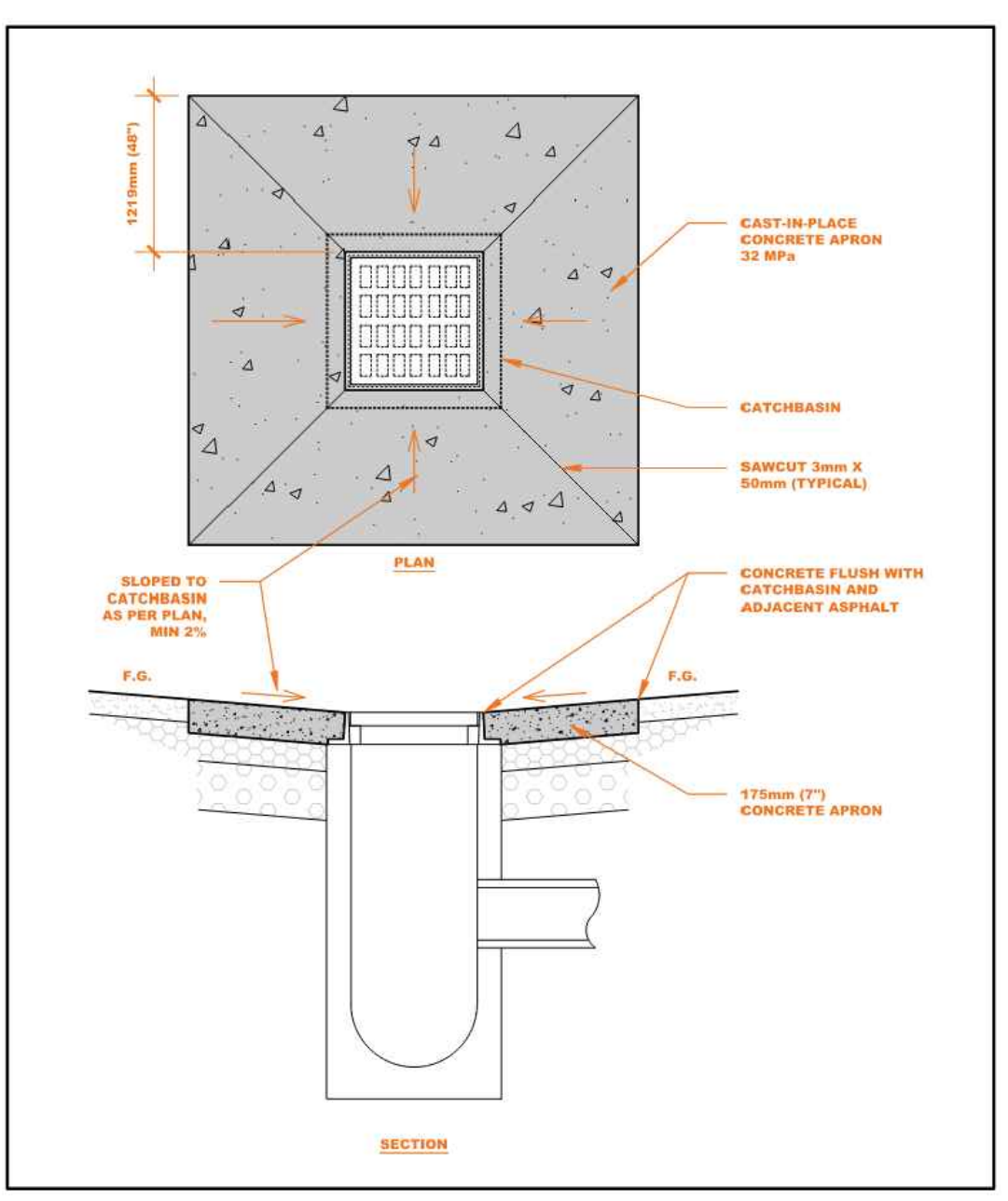
CATCH BASIN - 'T' FOR REAR YARD, DITCHED PIPE AND LANDSCAPING APPLICATIONS



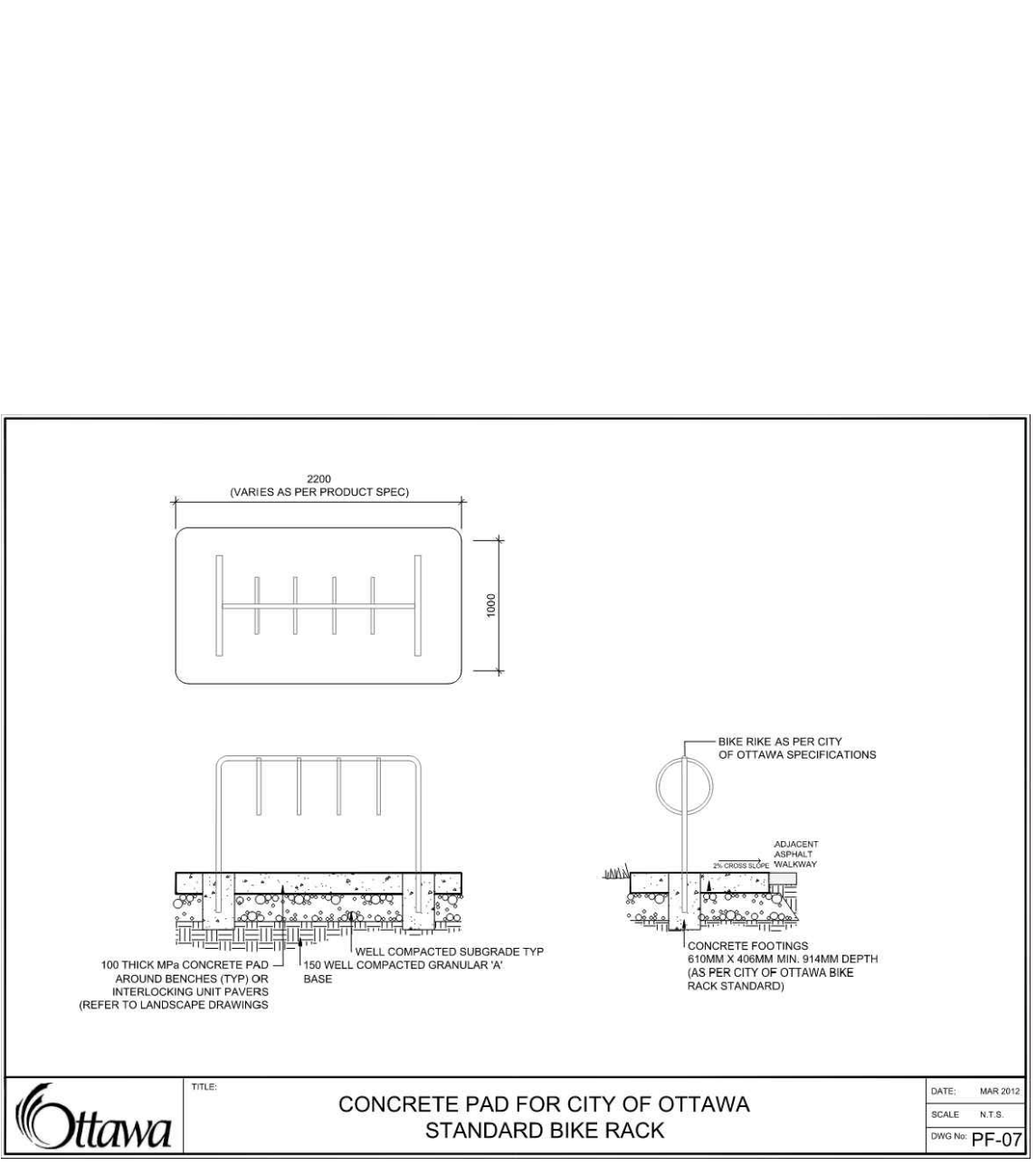
CITY OF OTTAWA STANDARD BIKE RACK



TYPICAL STORM AND SANITARYSEWER AND WATERMAIN INSULATION DETAIL (N.T.S.)



CATCH-BASIN CONCRETE APRON (N.T.S.)

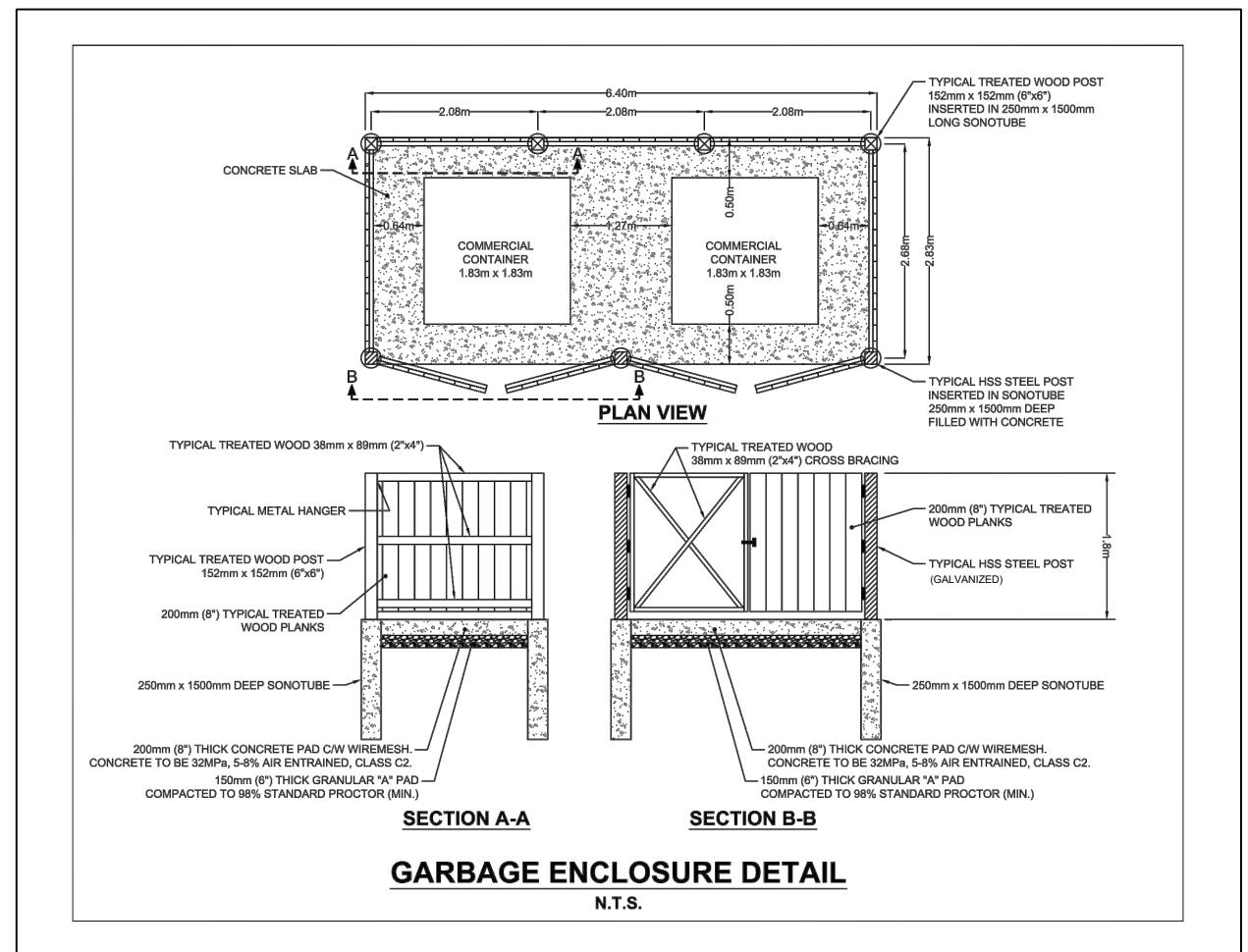


CONCRETE PAD FOR CITY OF OTTAWA STANDARD BIKE RACK

APPROVED
By Melanie Gervais at 8:35 am, Mar 08, 2023

Mélanie Gervais

MÉLANIE GERVAIS
PLANNER III(A)
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



GARBAGE ENCLOSURE DETAIL (N.T.S.)

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REVISIONS

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CITY OF OTTAWA STANDARD BIKE RACK

LIBERSED PROFESSIONNEL INGENIER
M. BASNET
100501996
2022/11/23
PROVINCE OF ONTARIO

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LRJ
ENGINEERING & INGENIERIE
5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-5434

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.

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2020 BANTREE ST, OTTAWA, ON

DRAWING TITLE
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