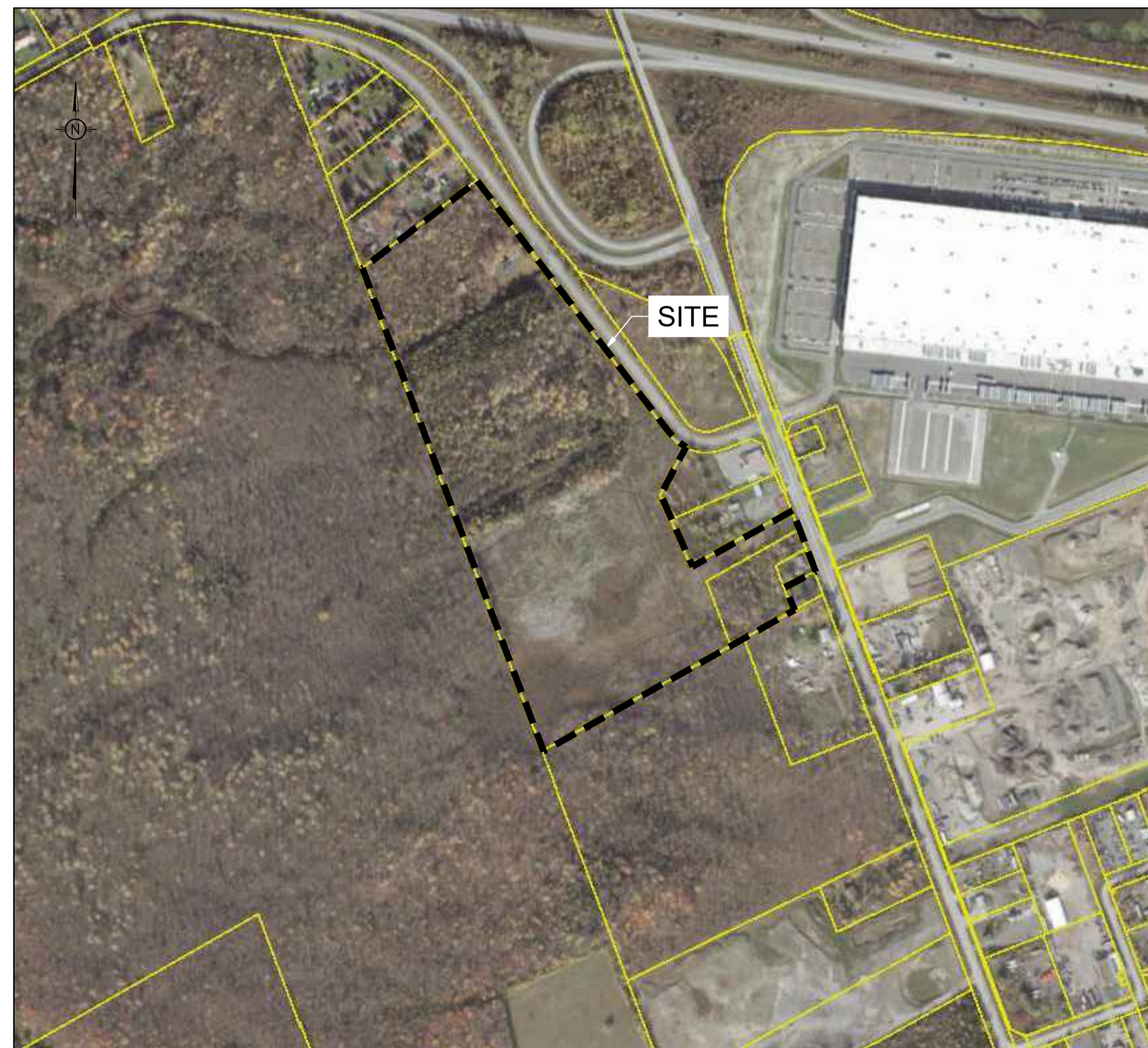


INDUSTRIAL PARK 6160 THUNDER RD OTTAWA, ON

REVISION 02



KEY PLAN (N.T.S.)

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ENGINEERING | INGÉNIERIE

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

PROPOSED DEVELOPMENT
6160 THUNDER ROAD
REV.02 - ISSUED FOR APPROVAL - MAY 2023
LRL PROJECT no: 200578



NOT AUTHENTIC UNLESS SIGNED AND DATED

GENERAL NOTES

- 1. ALL WORKS MATERIALS SHALL CONFIRM TO THE LATEST 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.

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% EFFECTIVELY 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 CLOTHS, 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 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 AREA 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 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 YAT 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

- 1. ALL CONSTRUCTION EQUIPMENT SHALL BE RE-FUELED, MAINTAINED, AND STORED NO LESS THAN 30 METRES FROM WATERCOURSE, STREAMS, CREEKS, WOODLOTS, AND ANY ENVIRONMENTALLY SENSITIVE AREAS, OR AS OTHERWISE SPECIFIED.

MUD MAT NOTES

- 1. THE GRANULAR MATERIAL WILL REQUIRE PERIODIC REPLACEMENT AS IT BECOMES CONTAMINATED BY VEHICLE TRAFFIC.

SITE GRADING NOTES

- 1. PRIOR TO THE COMMENCEMENT OF THE SITE GRADING WORKS, ALL SILTATION CONTROL DEVICES SHALL BE INSTALLED AND OPERATIONAL PER EROSION CONTROL PLAN.

ROADWORK SPECIFICATIONS

- 15. ROADWORK TO BE COMPLETED IN ACCORDANCE WITH GEOTECHNICAL REPORT, PREPARED BY PATERSON GROUP, DATED JULY 22ND 2021.

SANITARY, FOUNDATION DRAIN, STORM SEWER AND WATERMAIN NOTES

GENERAL

- 1. LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.

SANITARY

- 10. 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).

STORM

- 16. 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.

WATERMAIN (DOMESTIC)

- 28. ALL WATERMAIN INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).

LEGEND:

LEGEND:
EXISTING PROPERTY LINE TO REMAIN
PROPOSED CURB
PROPOSED DEPRESSED CURB
PROPOSED TERRACING (3:1 MIN.)
PROPOSED SILT FENCE AS PER OPSS 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 HIGH POINT ELEVATION
PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
PROPOSED TOP OF CURB ELEVATION
MATCH INTO EXISTING ELEVATION
EXISTING ELEVATION
PROPOSED OVERLAND MAJOR FLOW ROUTE
SUB SUB PROPOSED 100mmØ PERFORATED SUBDRAIN
STM STM PROPOSED STORM SEWER
SAN SAN PROPOSED SANITARY SEWER
WTR WTR PROPOSED 75mmØ WATER SERVICE
WMFP WMFP PROPOSED 250mmØ WATERMAIN (FIRE PROTECT)
STM STM EXISTING STORM SEWER
SAN SAN EXISTING SANITARY SEWER
WTR WTR EXISTING WATERMAIN
GAS GAS EXISTING GAS LINE
EXISTING MANHOLE
EXISTING CATCHBASIN
PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
PROPOSED MANHOLE
PROPOSED CURB STOP
PROPOSED PIPE INSULATION
PROPOSED 100 YEAR HIGH WATER LEVEL
STORM WATERSHED EXTENT
WATERSHED NAME
RUNOFF COEFFICIENT
AREA IN HECTARES

BENCHMARK:
BENCHMARK IS TO BE MADE AVAILABLE AND CONFIRMED BY ANNIS O'SULLIVAN PRIOR TO CONSTRUCTION

PAVEMENT STRUCTURE

Table with 4 columns: COURSE, MATERIAL, AUTOMOBILE PARKING, TRUCK ROUTE (HEAVY TRAFFIC). Rows include SURFACE, BINDER, BASECOURSE, and SUBBASE with corresponding materials and thicknesses.

NOTE:
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.
PAVEMENT STRUCTURE AS PER GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP, DATED JULY 22ND, 2021.

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 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 INSTALLED UNLESS OTHERWISE 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 THEREOF 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.

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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 PARTS OF THESE 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:

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

Table with 4 columns: No., REVISIONS, BY, DATE. Contains two entries for issued for approval.



NOT AUTHENTIC UNLESS SIGNED AND DATED



CLIENT: AVENUE 31

DESIGNED BY: V.J. DRAWN BY: M.L. APPROVED BY: V.J.

PROJECT: INDUSTRIAL PARK 6160 THUNDER RD OTTAWA, OM

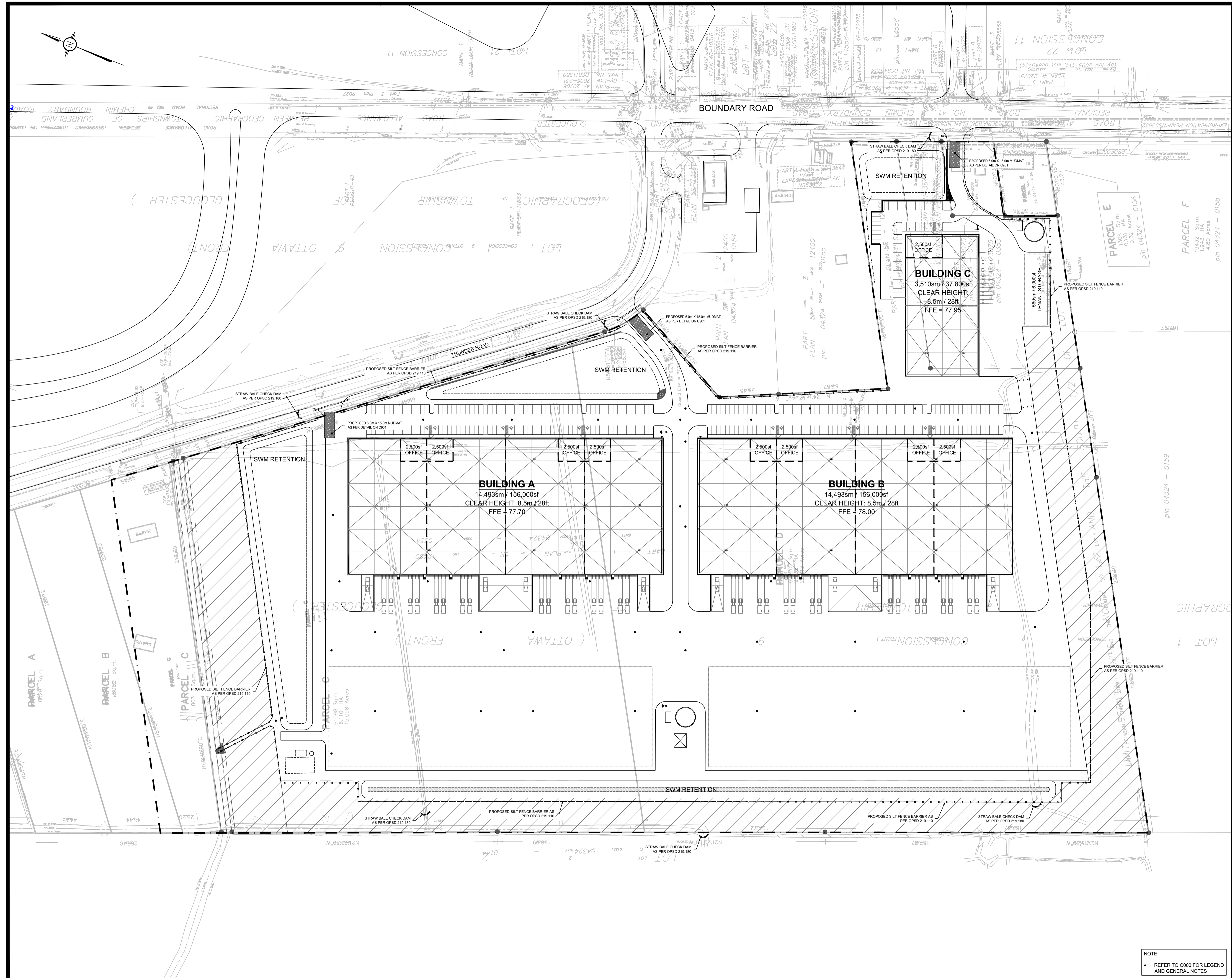
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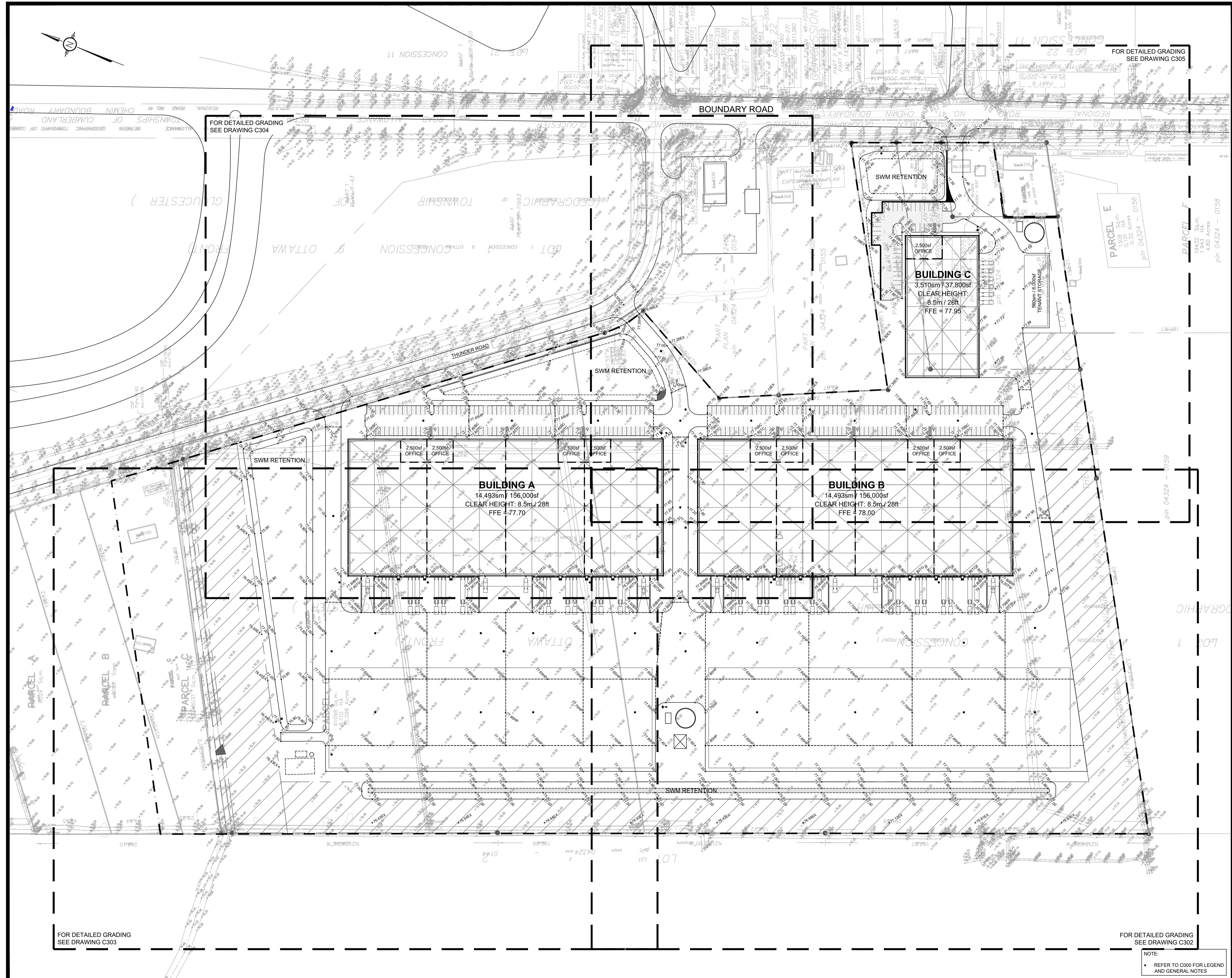
GENERAL NOTES

PROJECT NO. 200578

DATE: NOVEMBER 2020

C001





USE AND INTERPRETATION OF DRAWINGS

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SCALE: 1:1000

02	ISSUED FOR APPROVAL	V.J.	24 MAY 2023
01	ISSUED FOR APPROVAL	V.J.	25 NOV 2021
No.	REVISIONS	BY	DATE

PROFESSIONAL ENGINEER
V. JOHNSON
100510576
05-24-2023
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

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DESIGNED BY: V.J. DRAWN BY: M.L. APPROVED BY: V.J.

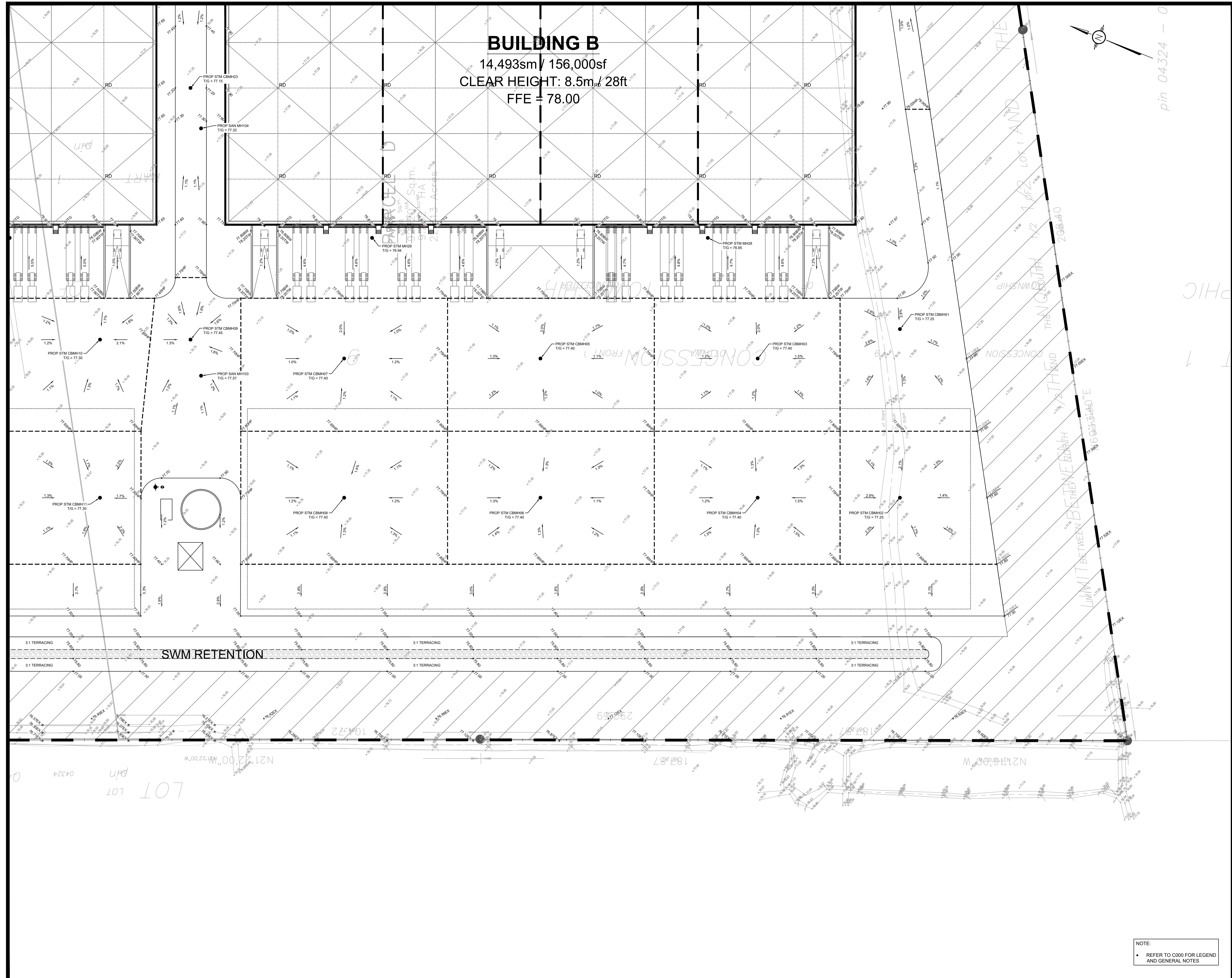
PROJECT: INDUSTRIAL PARK
6160 THUNDER RD
OTTAWA, ON

DRAWING TITLE: GRADING AND DRAINAGE - OVERALL PLAN

PROJECT NO.: 200578
DATE: NOVEMBER 2020

NOTE:
REFER TO C000 FOR LEGEND AND GENERAL NOTES

C301



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10m 5 10 20m
 SCALE: 1:500

02	ISSUED FOR APPROVAL	V.J.	24 MAY 2023
01	ISSUED FOR APPROVAL	V.J.	25 NOV 2021
No.	REVISIONS	BY	DATE

LRL
 LICENSED PROFESSIONAL ENGINEER
 V. JOHNSON
 100510576
 05-24-2023
 PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT
 AVENUE 31

DESIGNED BY: V.J. DRAWN BY: M.L. APPROVED BY: V.J.

PROJECT
 INDUSTRIAL PARK
 6160 THUNDER RD
 OTTAWA, ON

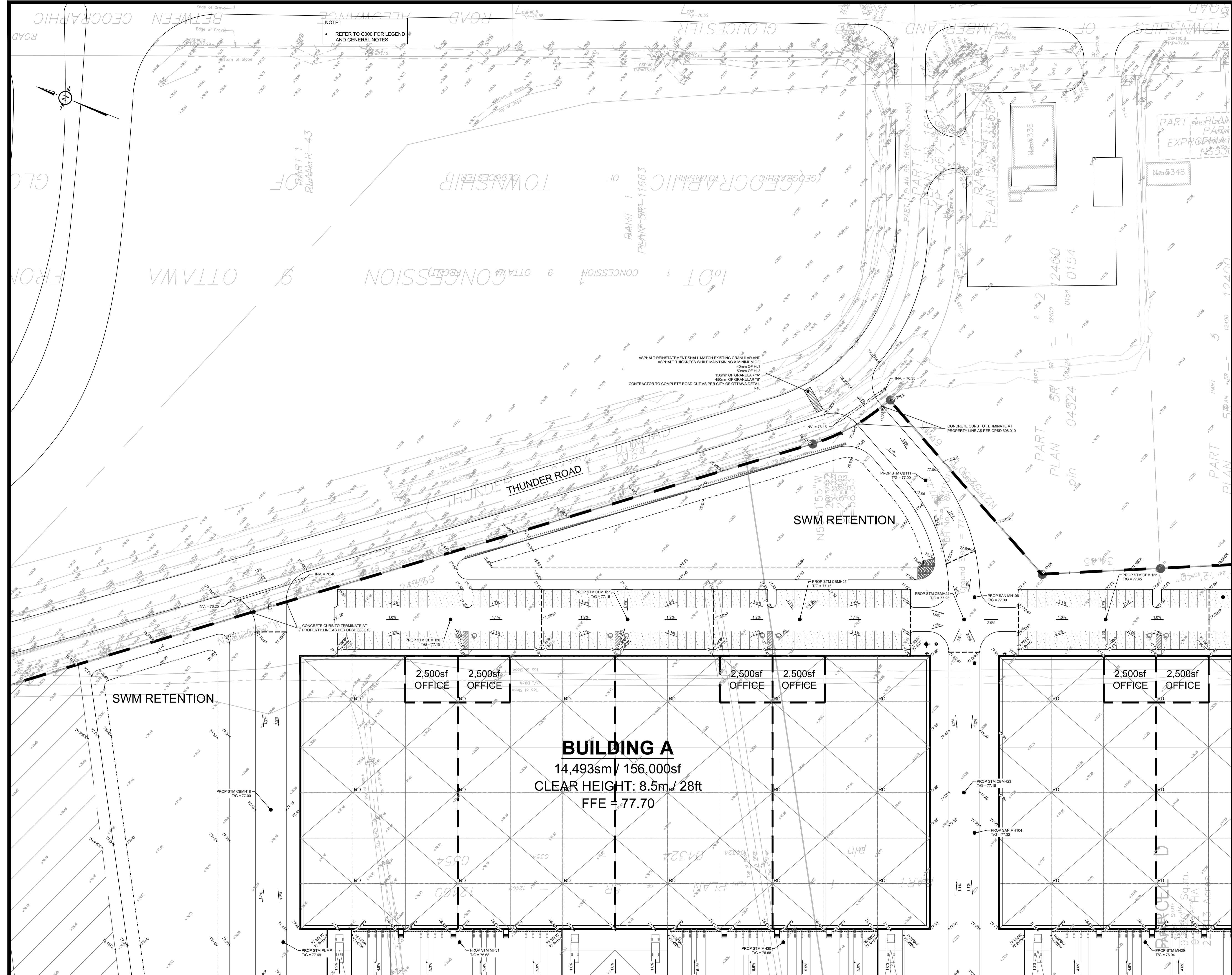
DRAWING TITLE
 GRADING AND DRAINAGE PLAN

PROJECT NO.
 200578

DATE
 NOVEMBER 2020

NOTE:
 REFER TO C000 FOR LEGEND AND GENERAL NOTES

C302



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 CONTRACTOR AGREES TO BE BOUND BY THE DRAWING, 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 REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAIL SHOWN AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

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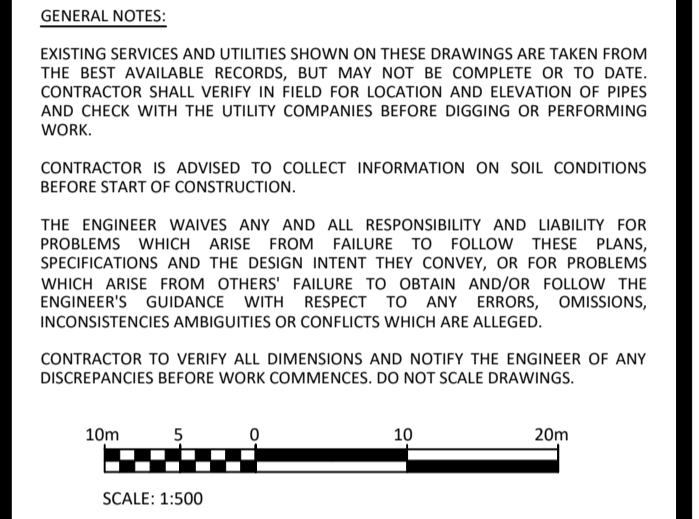
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No.	REVISIONS	BY	DATE
02	ISSUED FOR APPROVAL	V.J.	24 MAY 2023
01	ISSUED FOR APPROVAL	V.J.	25 NOV 2021



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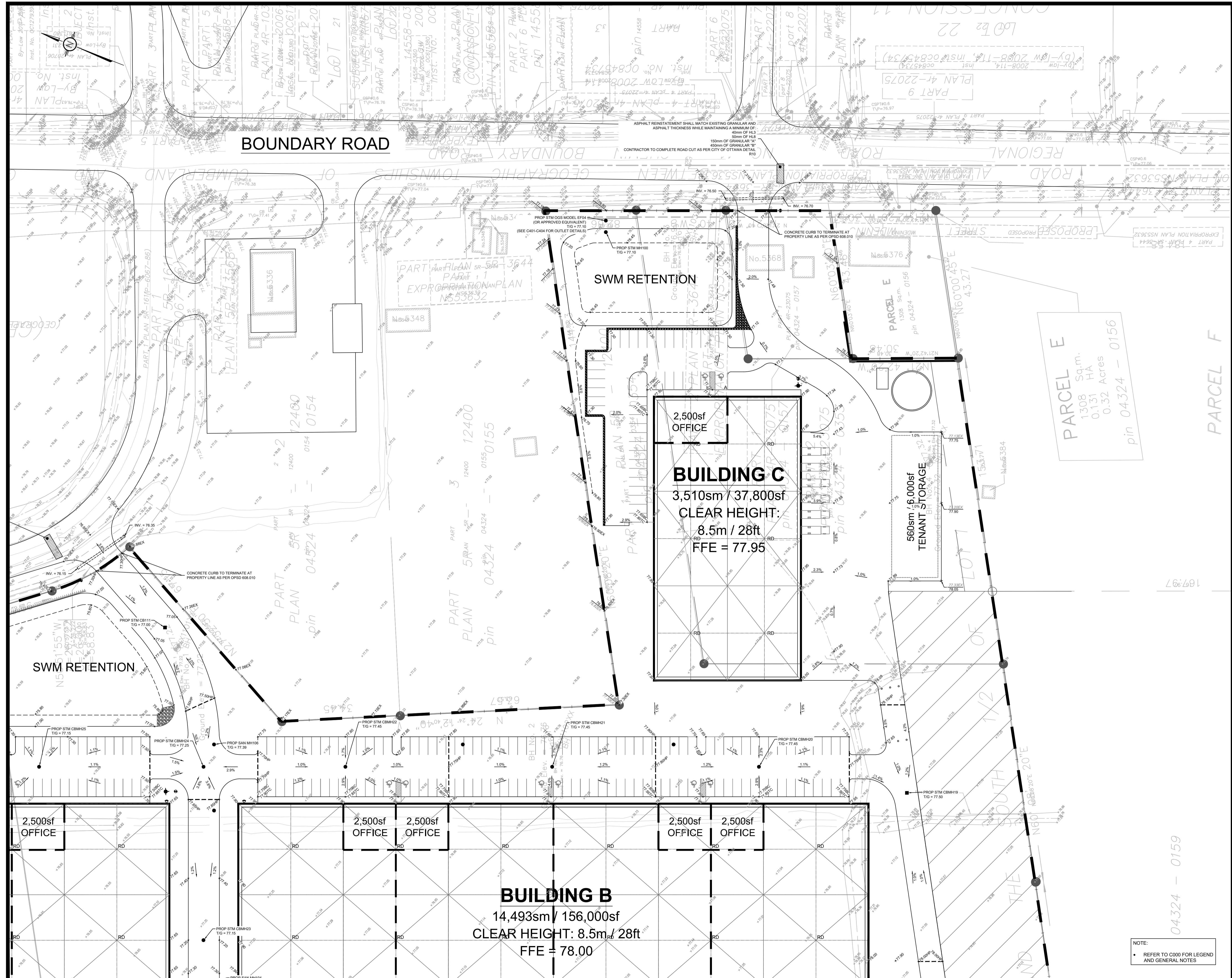


CLIENT	AVENUE 31		
DESIGNED BY:	V.J.	DRAWN BY:	M.L.
		APPROVED BY:	V.J.

PROJECT
**INDUSTRIAL PARK
 6160 THUNDER RD
 OTTAWA, OM**

DRAWING TITLE
GRADING AND DRAINAGE PLAN

PROJECT NO.	200578	C304
DATE	NOVEMBER 2020	



BOUNDARY ROAD

SWM RETENTION

BUILDING C
 3,510sm / 37,800sf
 CLEAR HEIGHT:
 8.5m / 28ft
 FFE = 77.95

PARCEL E
 1308 Sq.m.
 0.131 HA
 0.32 Acres
 pin 04324 - 0156

SWM RETENTION

BUILDING B
 14,493sm / 156,000sf
 CLEAR HEIGHT: 8.5m / 28ft
 FFE = 78.00

2,500sf OFFICE

2,500sf OFFICE

2,500sf OFFICE

2,500sf OFFICE

2,500sf OFFICE

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SCALE: 1:500

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PROJECT: INDUSTRIAL PARK
 6160 THUNDER RD
 OTTAWA, OM

DRAWING TITLE: GRADING AND DRAINAGE PLAN

PROJECT NO: 200578 DATE: NOVEMBER 2020

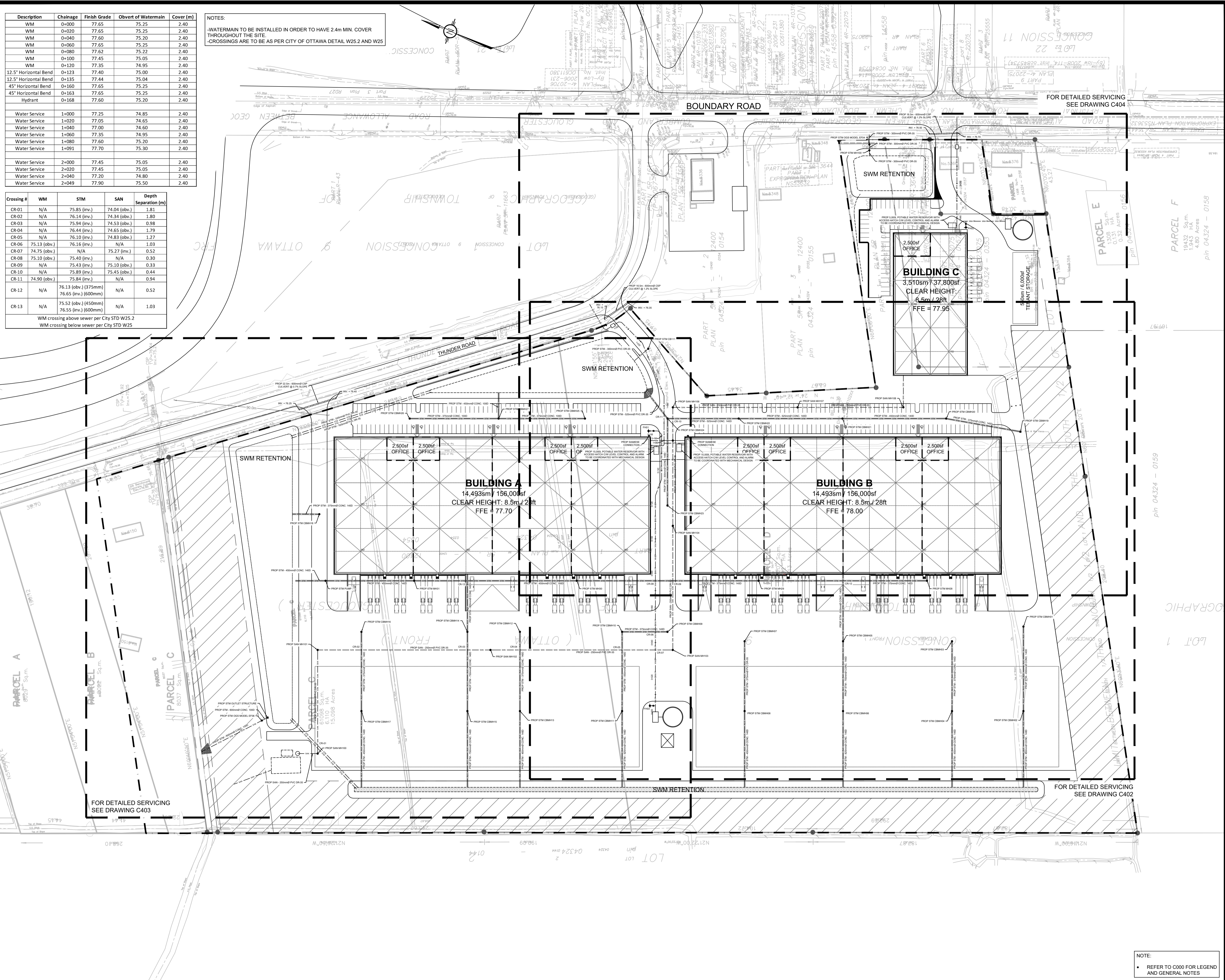
C305

Description	Chainage	Finish Grade	Obvert of Watermain	Cover (m)
WM	0+00	77.65	75.25	2.40
WM	0+020	77.65	75.25	2.40
WM	0+040	77.60	75.20	2.40
WM	0+060	77.65	75.25	2.40
WM	0+080	77.62	75.22	2.40
WM	0+100	77.45	75.05	2.40
WM	0+120	77.35	74.95	2.40
12.5° Horizontal Bend	0+135	77.40	75.00	2.40
45° Horizontal Bend	0+160	77.65	75.25	2.40
45° Horizontal Bend	0+163	77.65	75.25	2.40
Hydrant	0+168	77.60	75.20	2.40
Water Service	1+000	77.25	74.85	2.40
Water Service	1+020	77.05	74.65	2.40
Water Service	1+040	77.00	74.60	2.40
Water Service	1+060	77.35	74.95	2.40
Water Service	1+080	77.60	75.20	2.40
Water Service	1+091	77.70	75.30	2.40
Water Service	2+000	77.45	75.05	2.40
Water Service	2+020	77.45	75.05	2.40
Water Service	2+040	77.20	74.80	2.40
Water Service	2+049	77.90	75.50	2.40

NOTES:
 -WATERMAIN TO BE INSTALLED IN ORDER TO HAVE 2.4m MIN. COVER THROUGHOUT THE SITE.
 -CROSSINGS ARE TO BE AS PER CITY OF OTTAWA DETAIL W25.2 AND W25.

Crossing #	WM	STM	SAN	Depth Separation (m)
CR-01	N/A	75.85 (inv.)	74.04 (obv.)	1.81
CR-02	N/A	76.34 (inv.)	74.34 (obv.)	1.80
CR-03	N/A	75.94 (inv.)	74.53 (obv.)	0.98
CR-04	N/A	76.44 (inv.)	74.65 (obv.)	1.79
CR-05	N/A	76.10 (inv.)	74.83 (obv.)	1.27
CR-06	75.33 (obv.)	76.36 (inv.)	N/A	1.03
CR-07	74.75 (obv.)	N/A	75.27 (inv.)	0.52
CR-08	75.10 (obv.)	N/A	N/A	0.30
CR-09	N/A	75.43 (inv.)	75.10 (obv.)	0.33
CR-10	N/A	75.89 (inv.)	75.45 (obv.)	0.44
CR-11	74.90 (obv.)	75.84 (inv.)	N/A	0.94
CR-12	N/A	76.13 (obv.) (375mm)	N/A	0.52
		76.65 (inv.) (600mm)		
CR-13	N/A	75.52 (obv.) (450mm)	N/A	1.03
		76.55 (inv.) (600mm)		

WM crossing above sewer per City STD W25.2
 WM crossing below sewer per City STD W25



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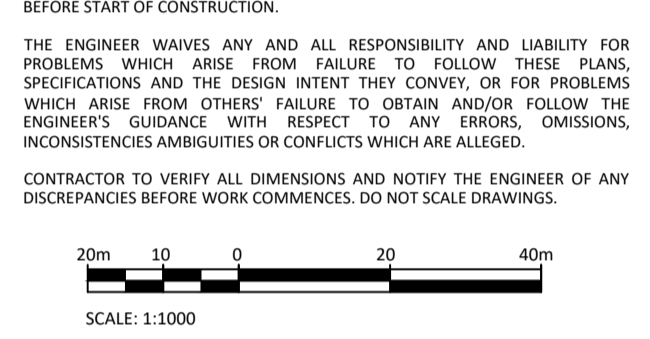
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PROJECT
 INDUSTRIAL PARK
 6160 THUNDER RD
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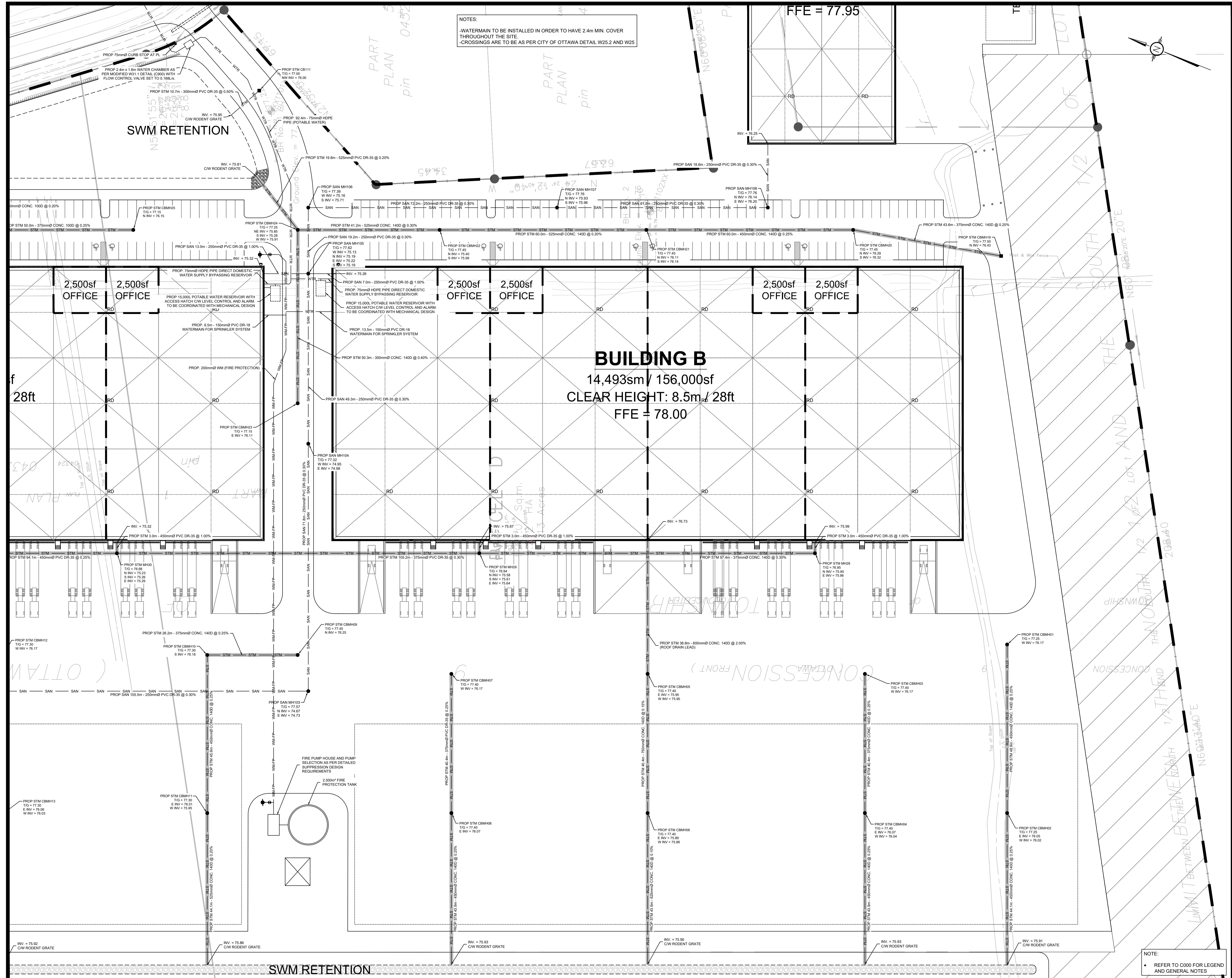
DRAWING TITLE
 SERVICING - OVERALL PLAN

PROJECT NO.
 200578

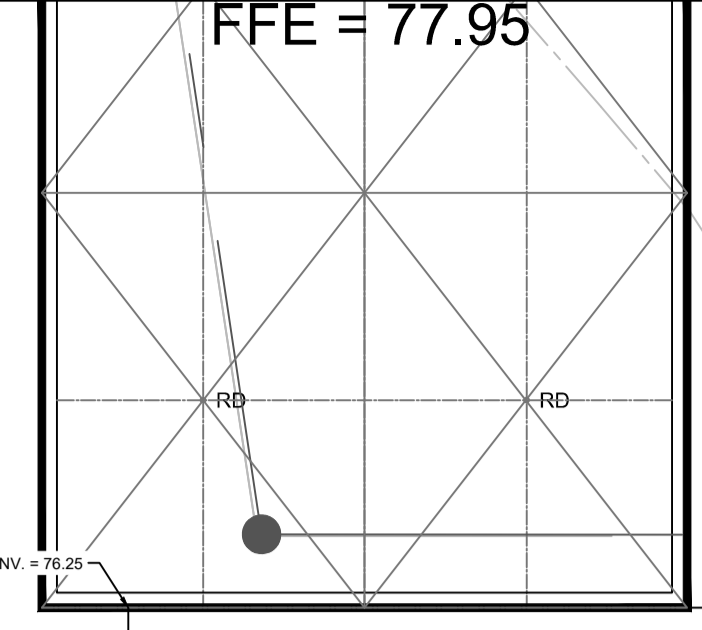
DATE
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C401

NOTE:
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NOTES:
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BUILDING B
 14,493sm / 156,000sf
 CLEAR HEIGHT: 8.5m / 28ft
 FFE = 78.00

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10m 5 0 10 20m
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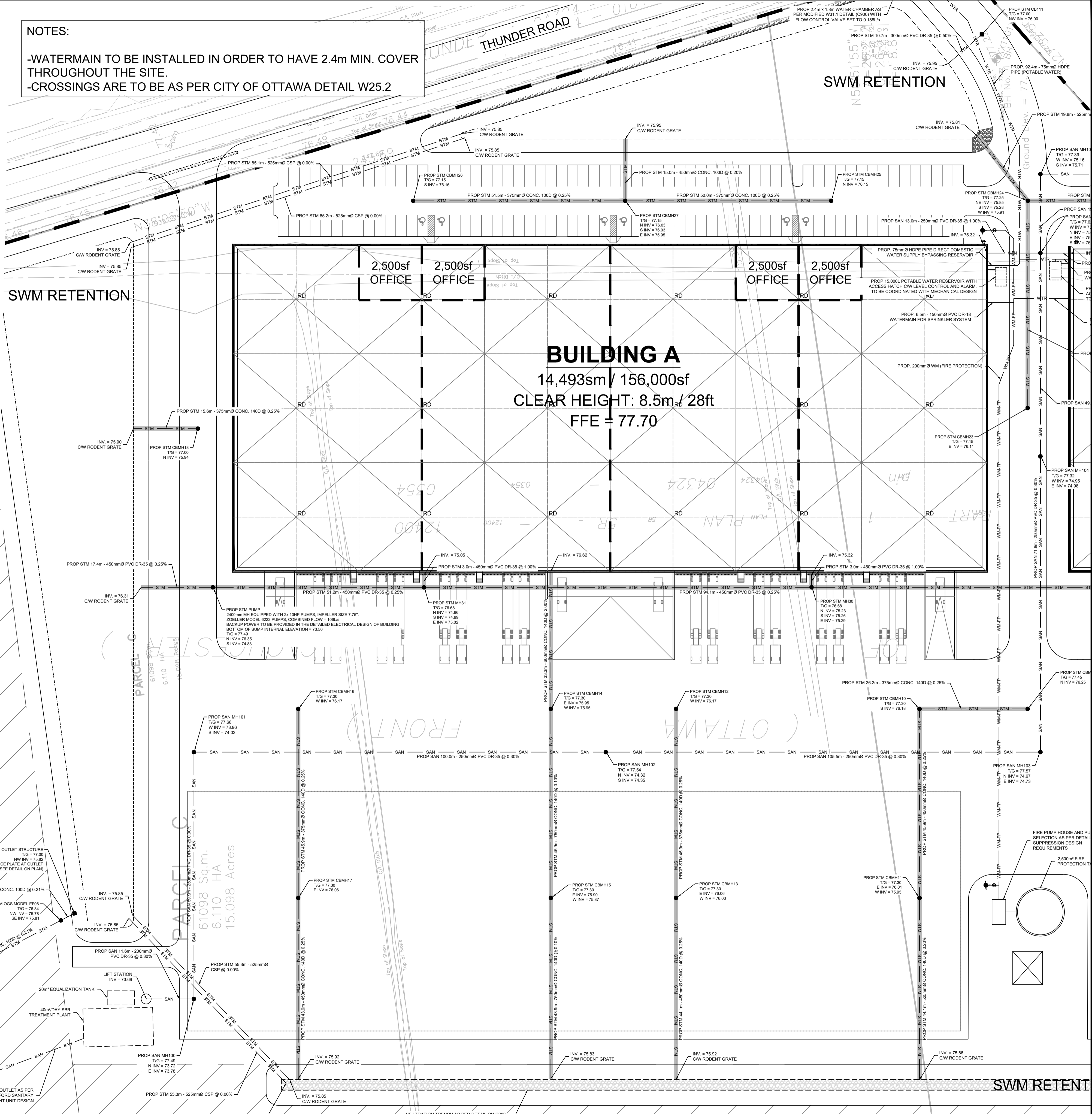
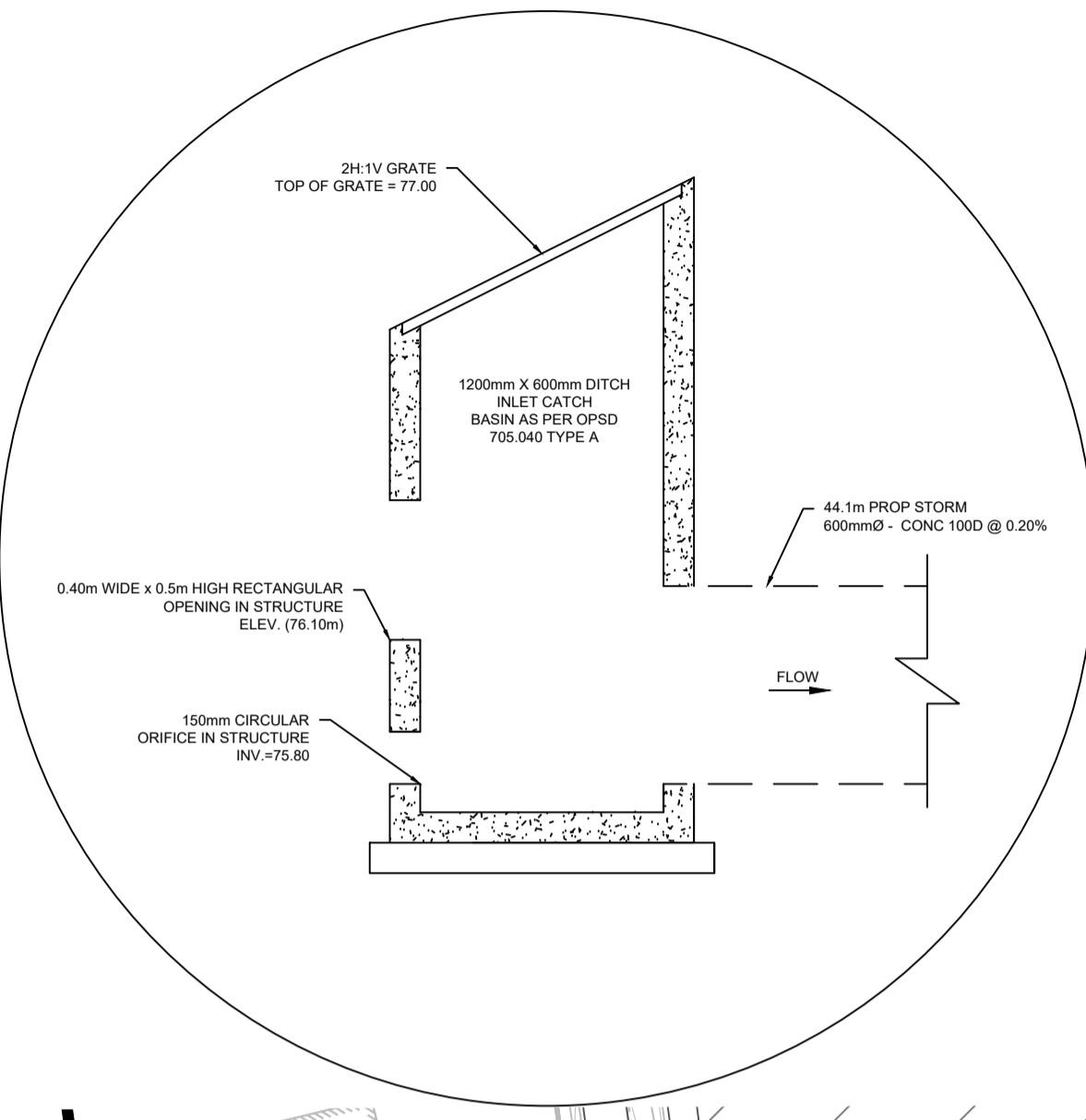
DRAWING TITLE: SERVICING PLAN

PROJECT NO: 200578 DATE: NOVEMBER 2020

NOTE:
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C402

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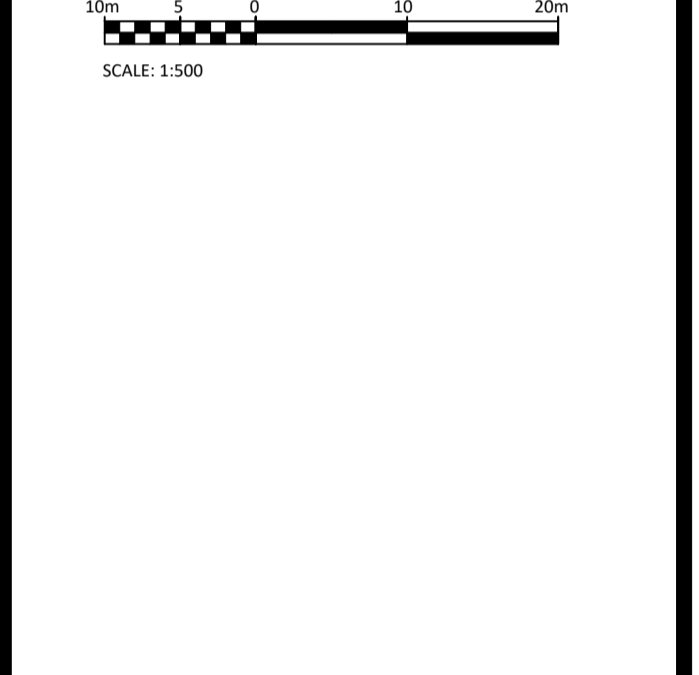
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CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.



No.	REVISIONS	BY	DATE
02	ISSUED FOR APPROVAL	V.J.	24 MAY 2023
01	ISSUED FOR APPROVAL	V.J.	25 NOV 2021



NOT AUTHENTIC UNLESS SIGNED AND DATED



CLIENT
AVENUE 31

DESIGNED BY: V.J. DRAWN BY: M.L. APPROVED BY: V.J.

PROJECT
**INDUSTRIAL PARK
 6160 THUNDER RD
 OTTAWA, ON**

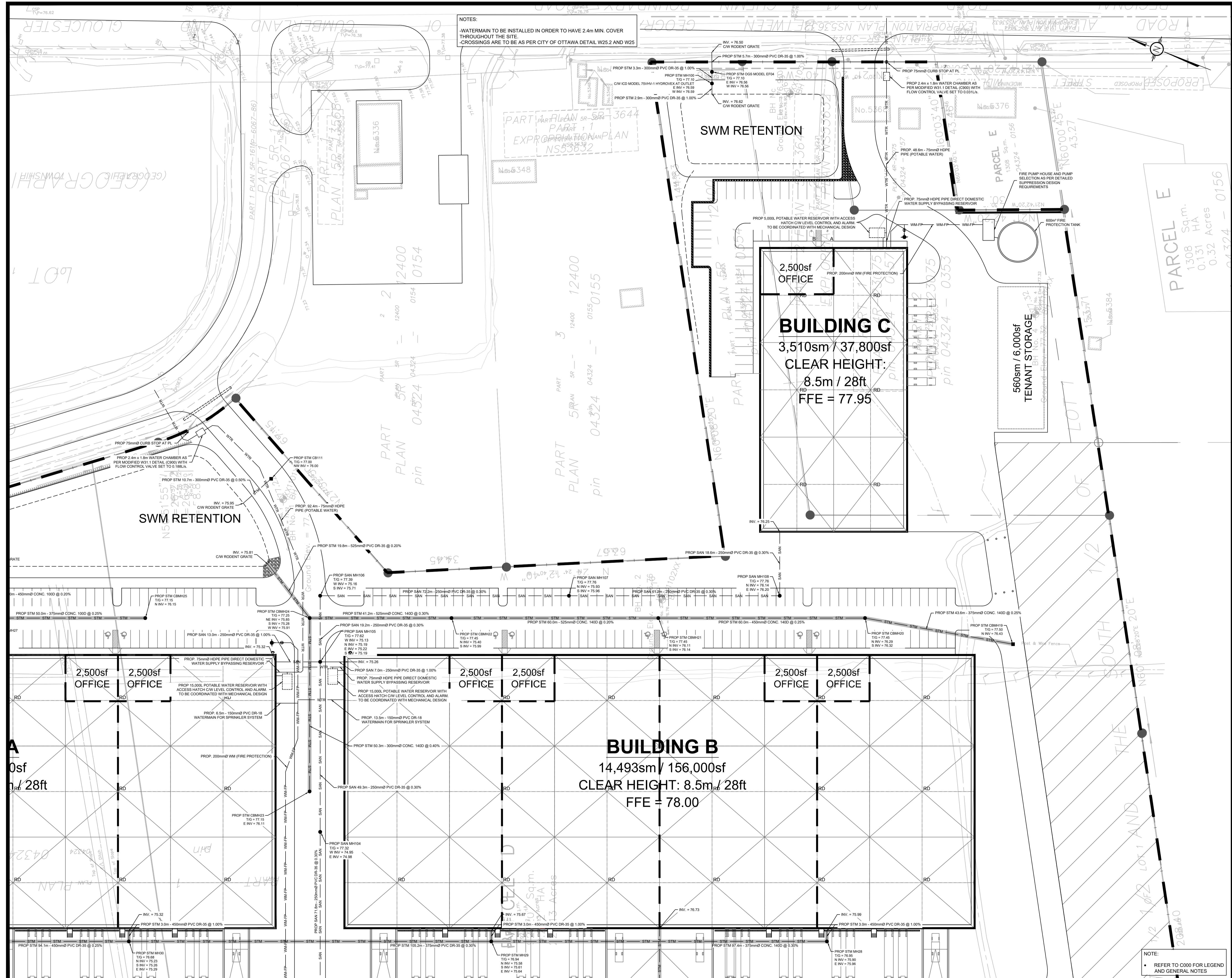
DRAWING TITLE
SERVICING PLAN

PROJECT NO.
200578

DATE
NOVEMBER 2020

NOTE:
 REFER TO C000 FOR LEGEND AND GENERAL NOTES

C403



USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE THE SCOPE AND INTENT OF THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

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 DIMENSIONS AND CONDITIONS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THEREOF 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 ILLUSTRATE 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 ACKNOWLEDGEMENT 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 COSTS, 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:

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

02	ISSUED FOR APPROVAL	V.J.	24 MAY 2023
01	ISSUED FOR APPROVAL	V.J.	25 NOV 2021
No.	REVISIONS	BY	DATE

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

CLIENT: AVENUE 31

DESIGNED BY: V.J. DRAWN BY: M.L. APPROVED BY: V.J.

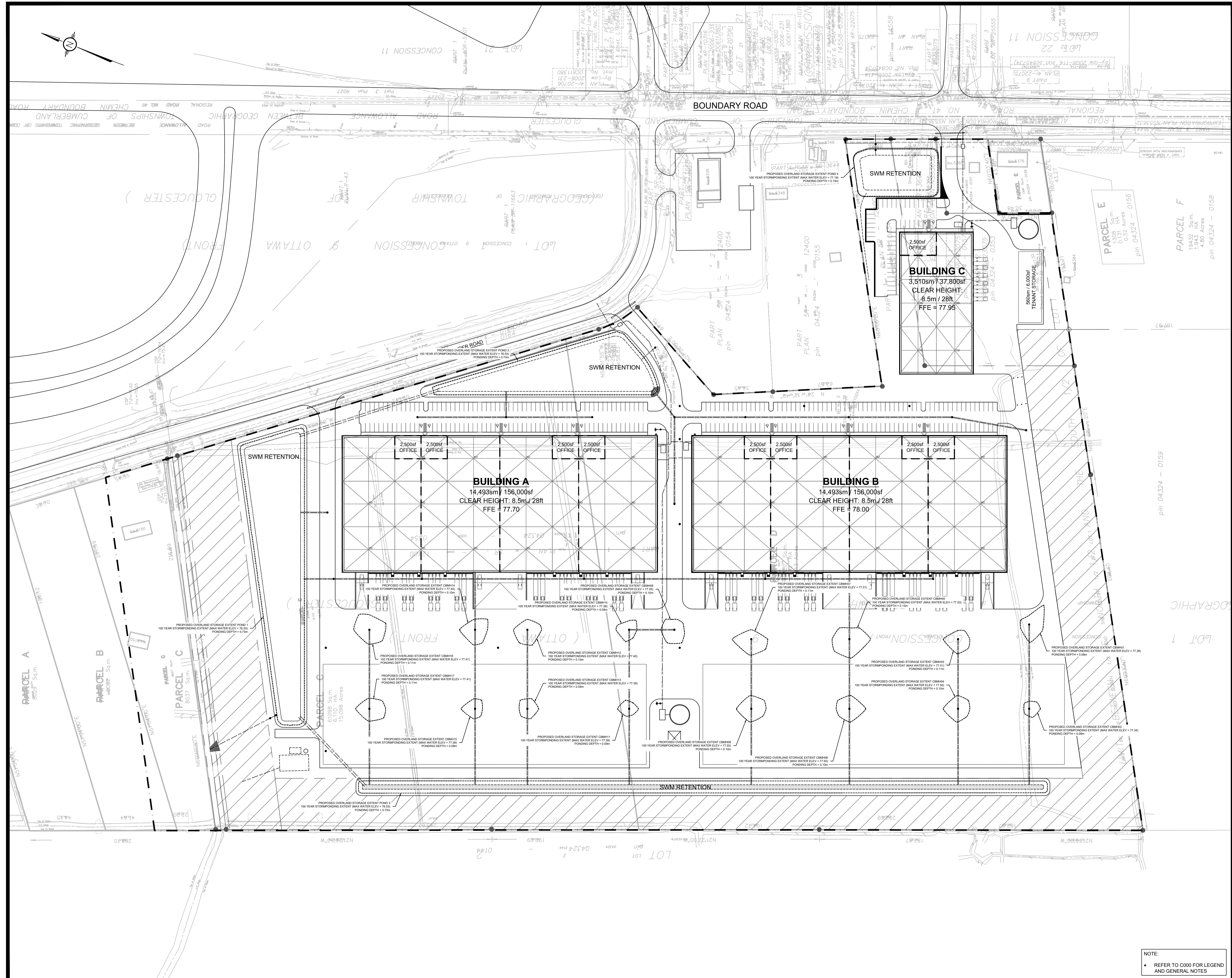
PROJECT: INDUSTRIAL PARK
 6160 THUNDER RD
 OTTAWA, ON

DRAWING TITLE: SERVICING PLAN

PROJECT NO: 200578
 DATE: NOVEMBER 2020

C404

NOTE:
 • REFER TO C000 FOR LEGEND AND GENERAL NOTES



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 DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CLIENT AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

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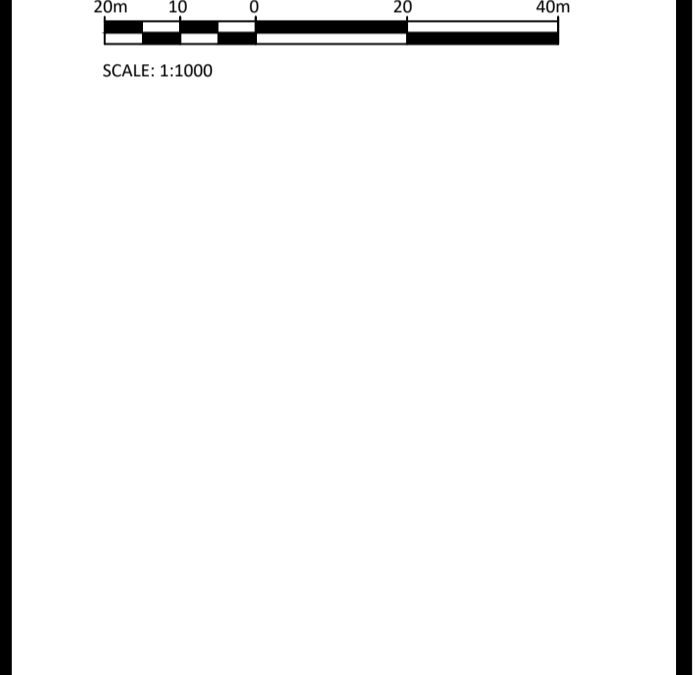
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www.lrl.ca | (613) 842-3434

CLIENT
AVENUE 31

DESIGNED BY: V.J. DRAWN BY: M.L. APPROVED BY: V.J.

PROJECT
**INDUSTRIAL PARK
6160 THUNDER RD
OTTAWA, ON**

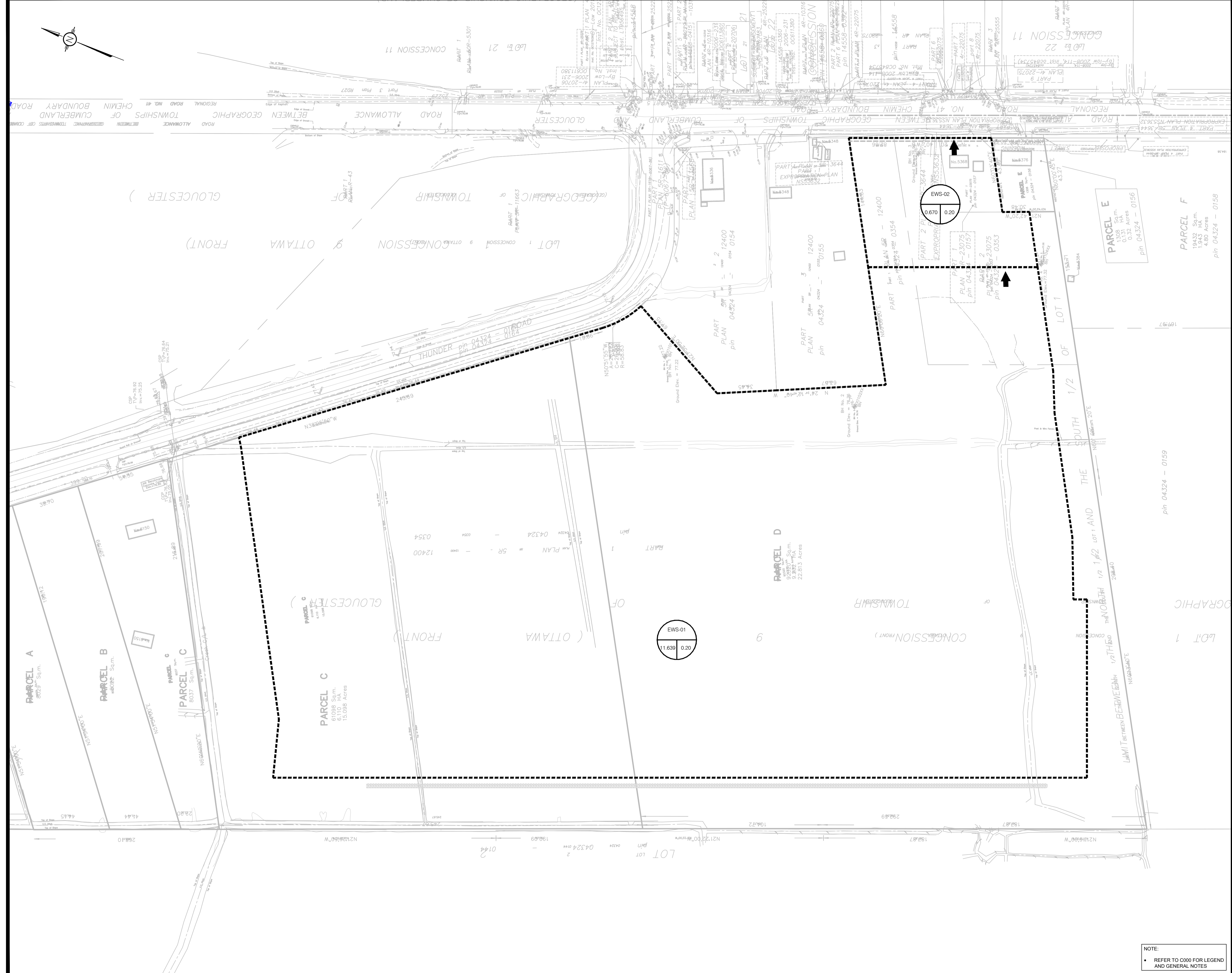
DRAWING TITLE
STORMWATER MANAGEMENT PLAN

PROJECT NO.
200578

DATE
NOVEMBER 2020

C601

NOTE:
REFER TO C000 FOR LEGEND AND GENERAL NOTES



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 DRAWINGS. 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 REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAIL AS SHOWN OR WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

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20m 10 0 20 40m
SCALE: 1:1000

02	ISSUED FOR APPROVAL	V.J.	24 MAY 2023
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www.lrl.ca | (613) 842-3434

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CLIENT: AVENUE 31

DESIGNED BY: V.J. DRAWN BY: M.L. APPROVED BY: V.J.

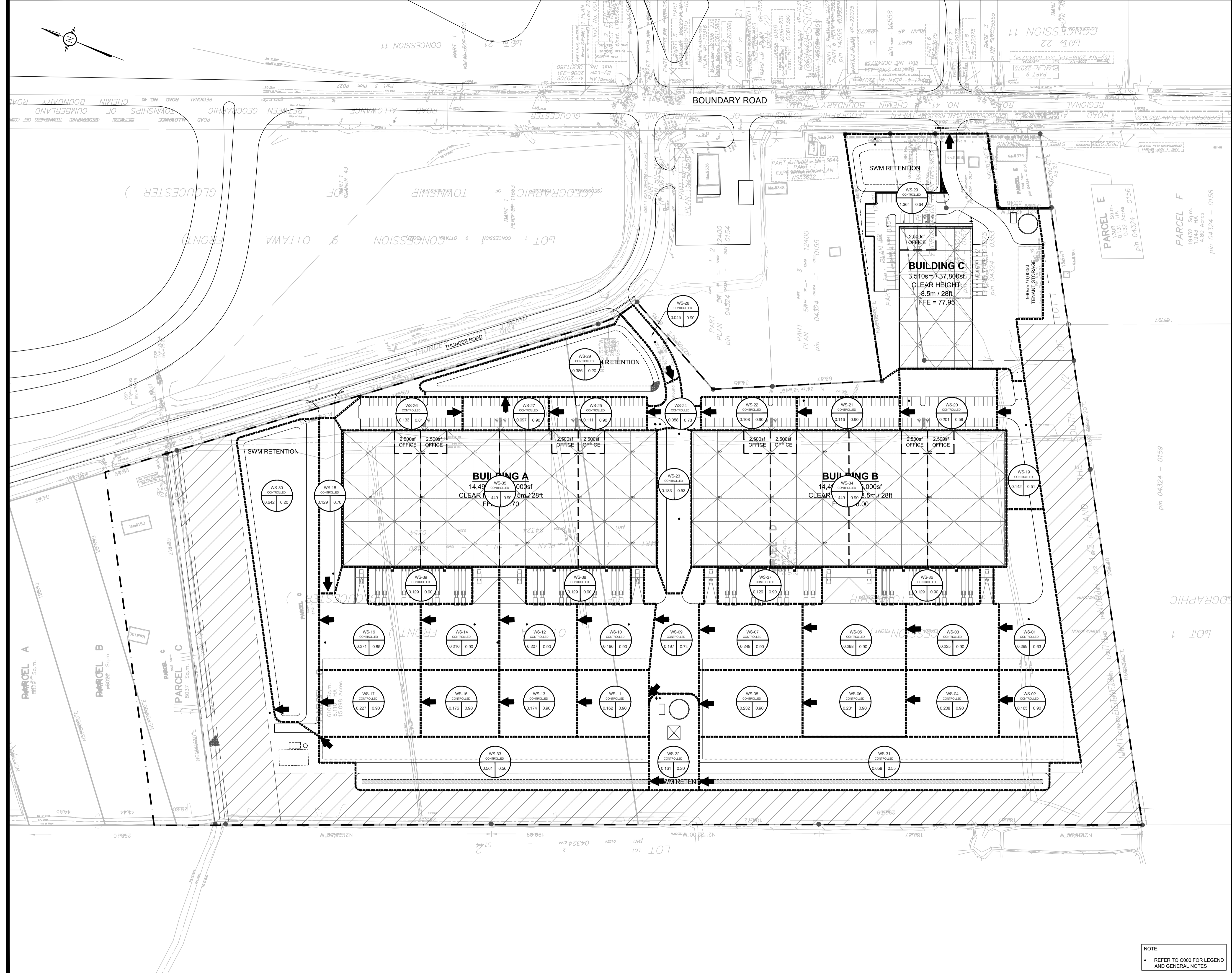
PROJECT: INDUSTRIAL PARK
6160 THUNDER RD
OTTAWA, ON

DRAWING TITLE: PRE-DEVELOPMENT
WATERSHED PLAN

PROJECT NO: 200578 DATE: NOVEMBER 2020

NOTE:
REFER TO C000 FOR LEGEND AND GENERAL NOTES

C701



USE AND INTERPRETATION OF DRAWINGS

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CLIENT: AVENUE 31

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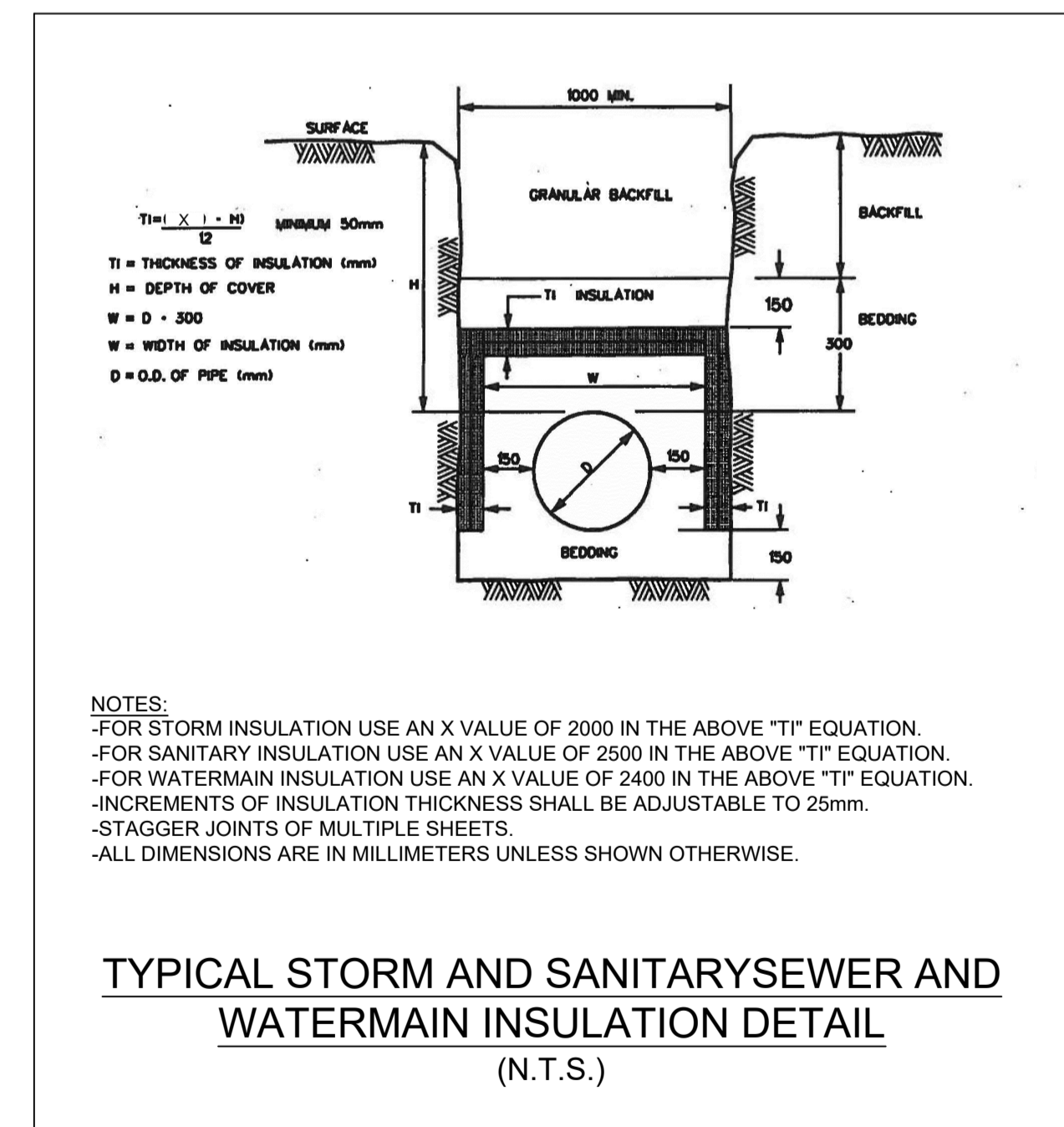
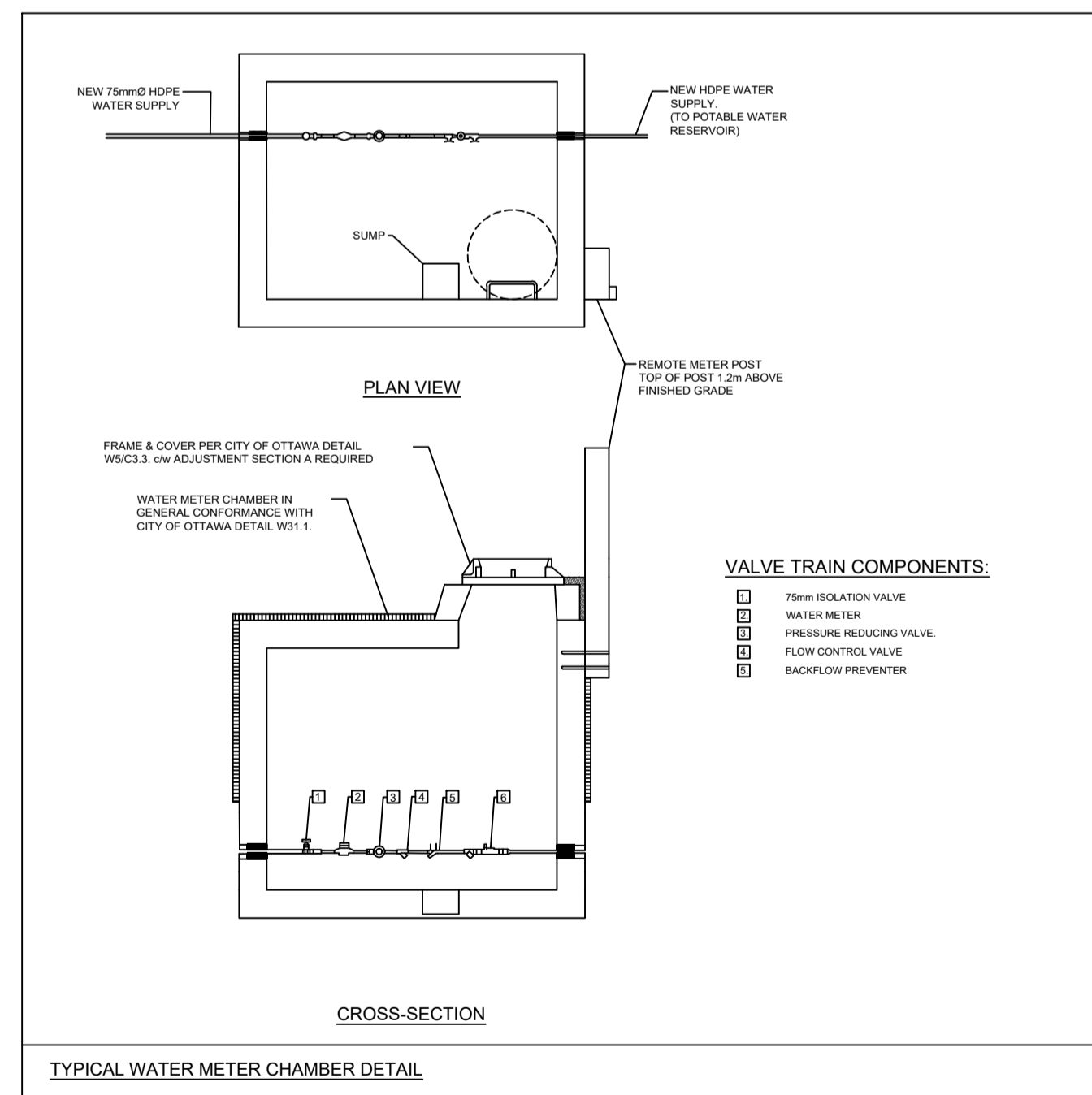
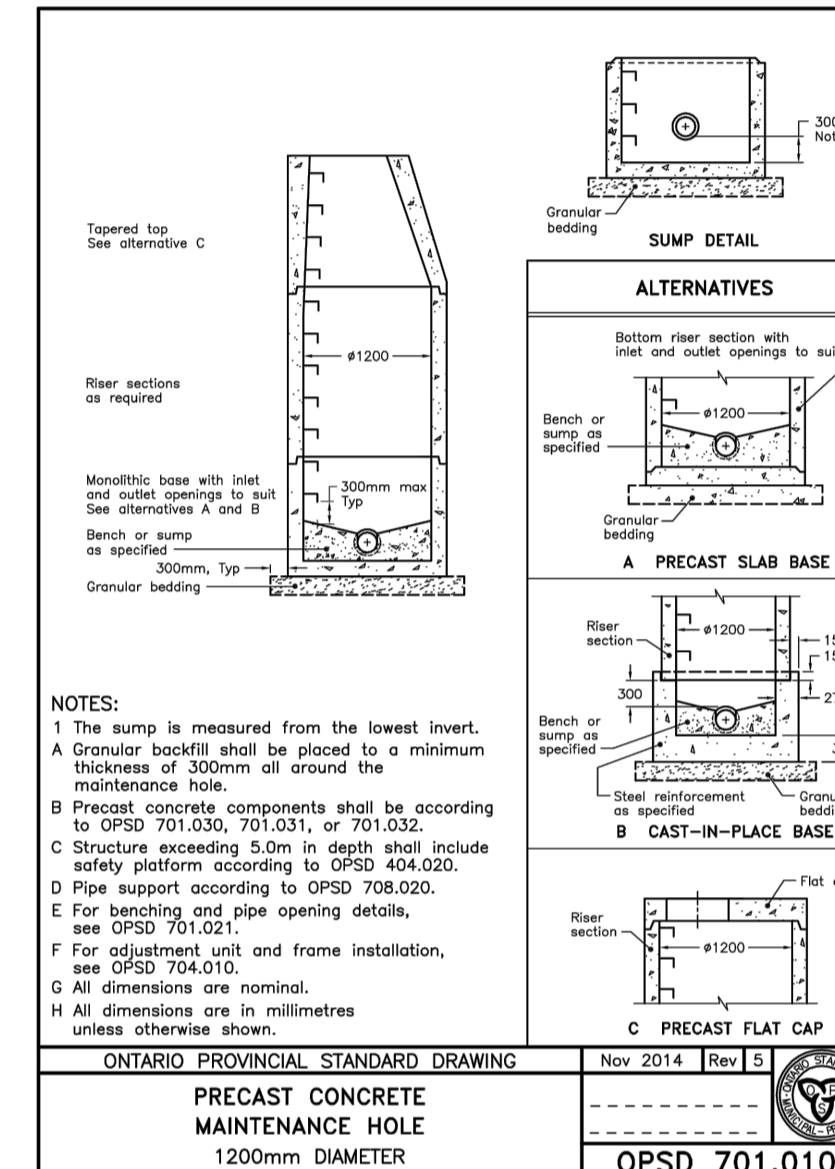
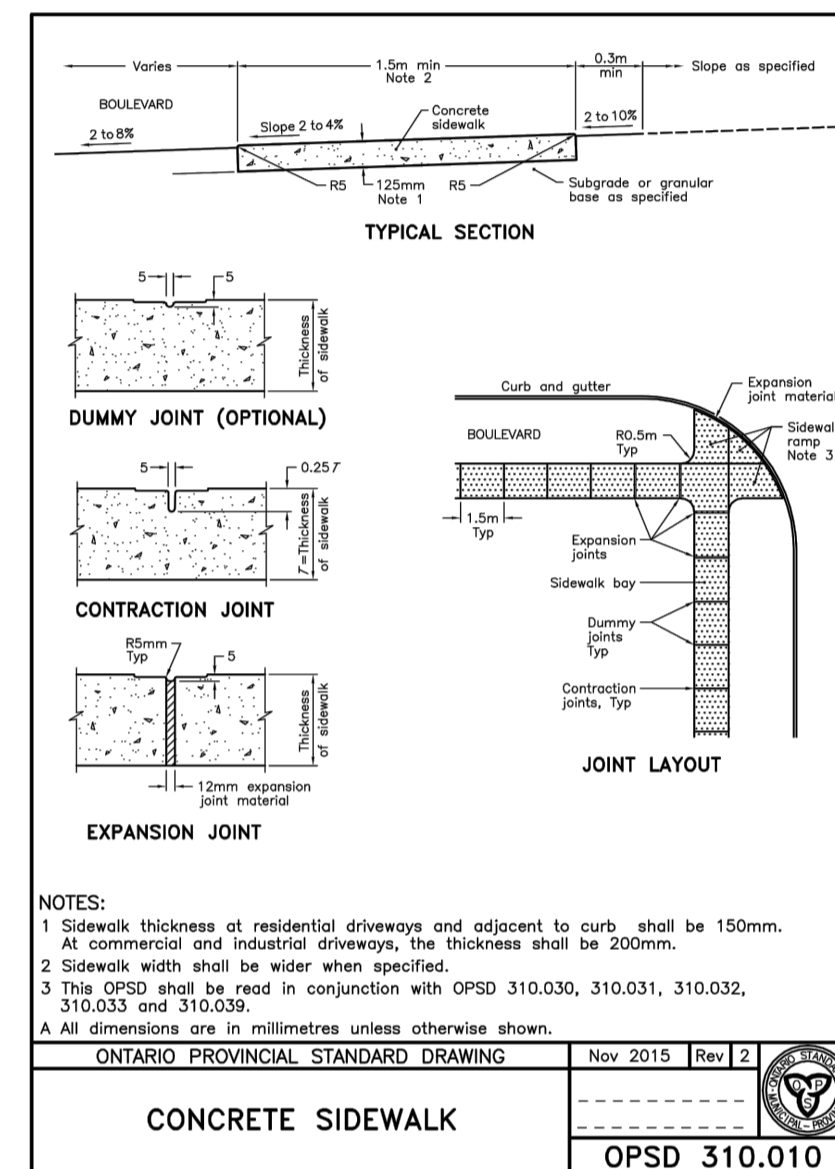
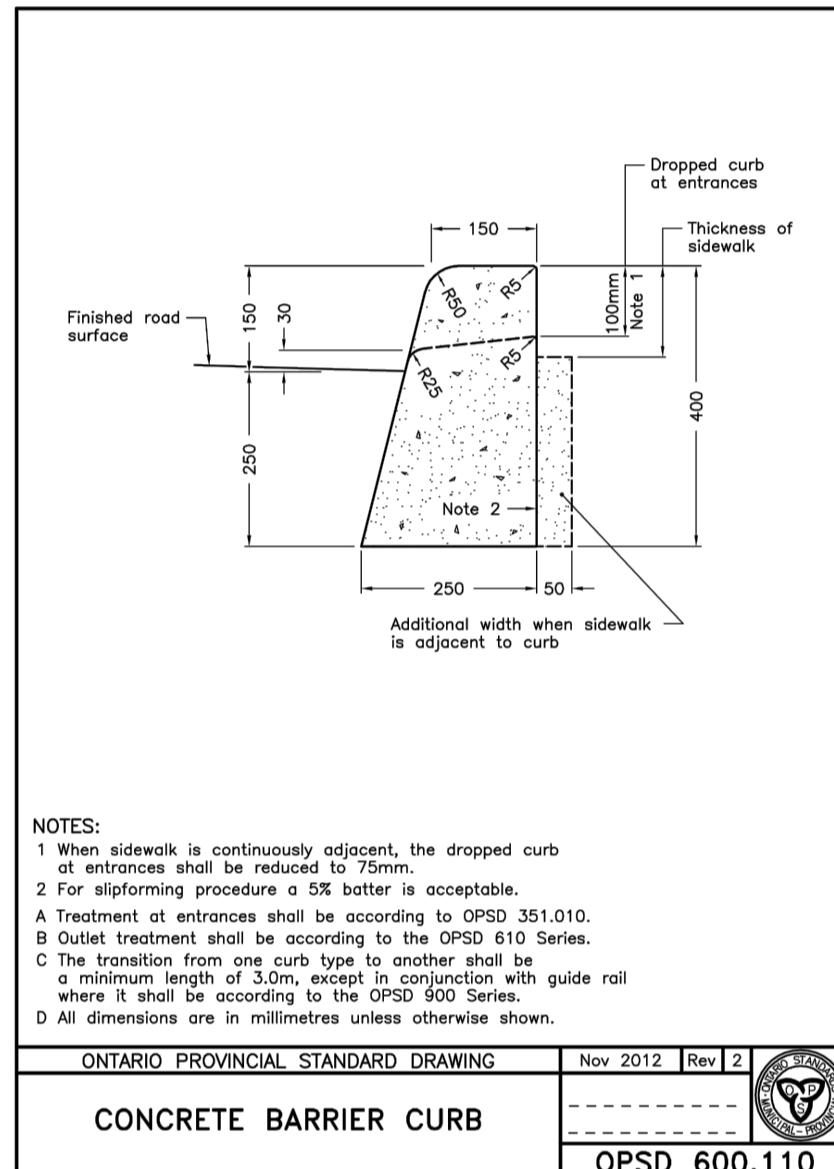
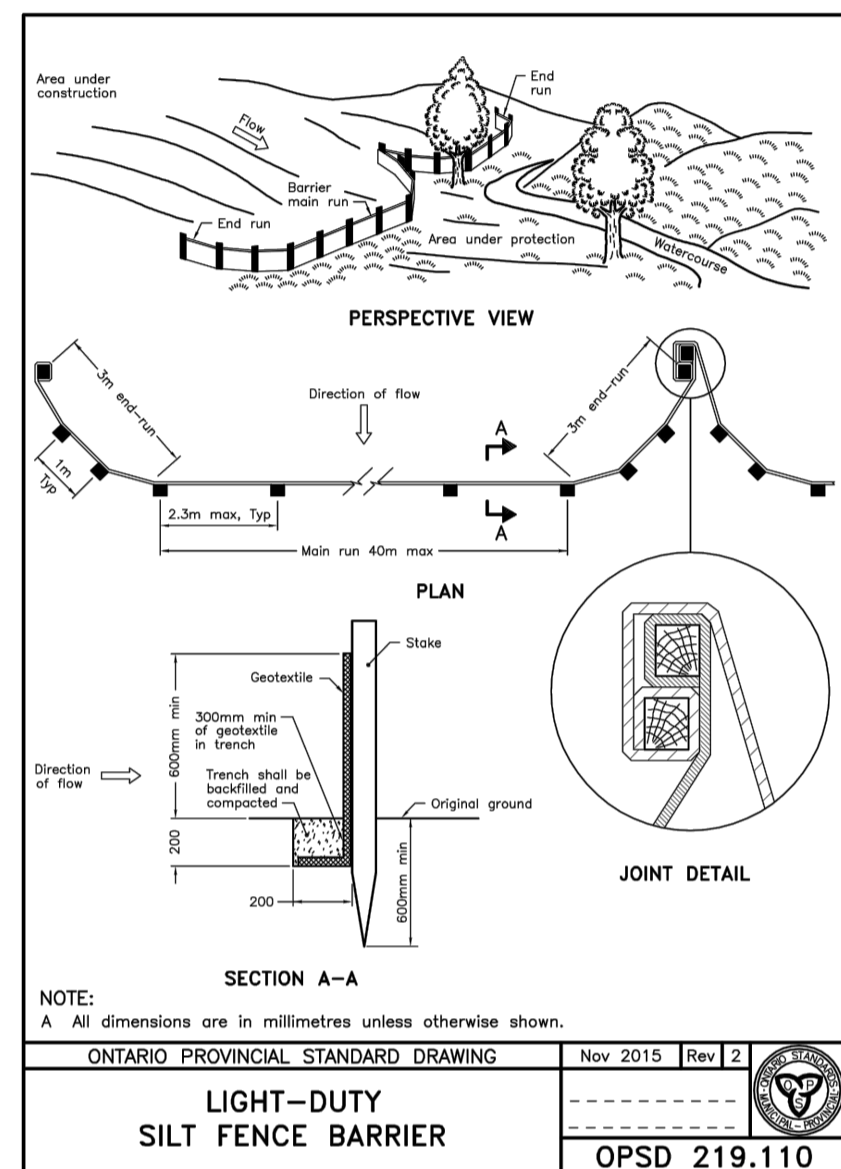
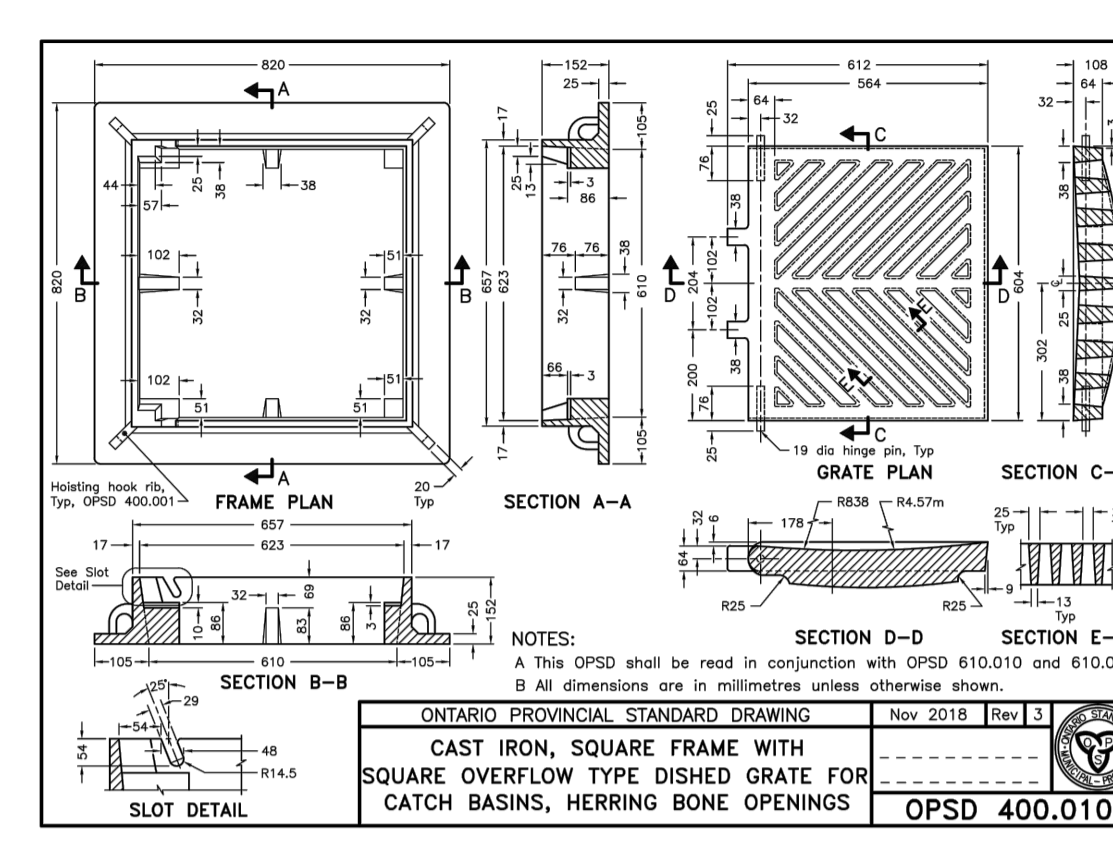
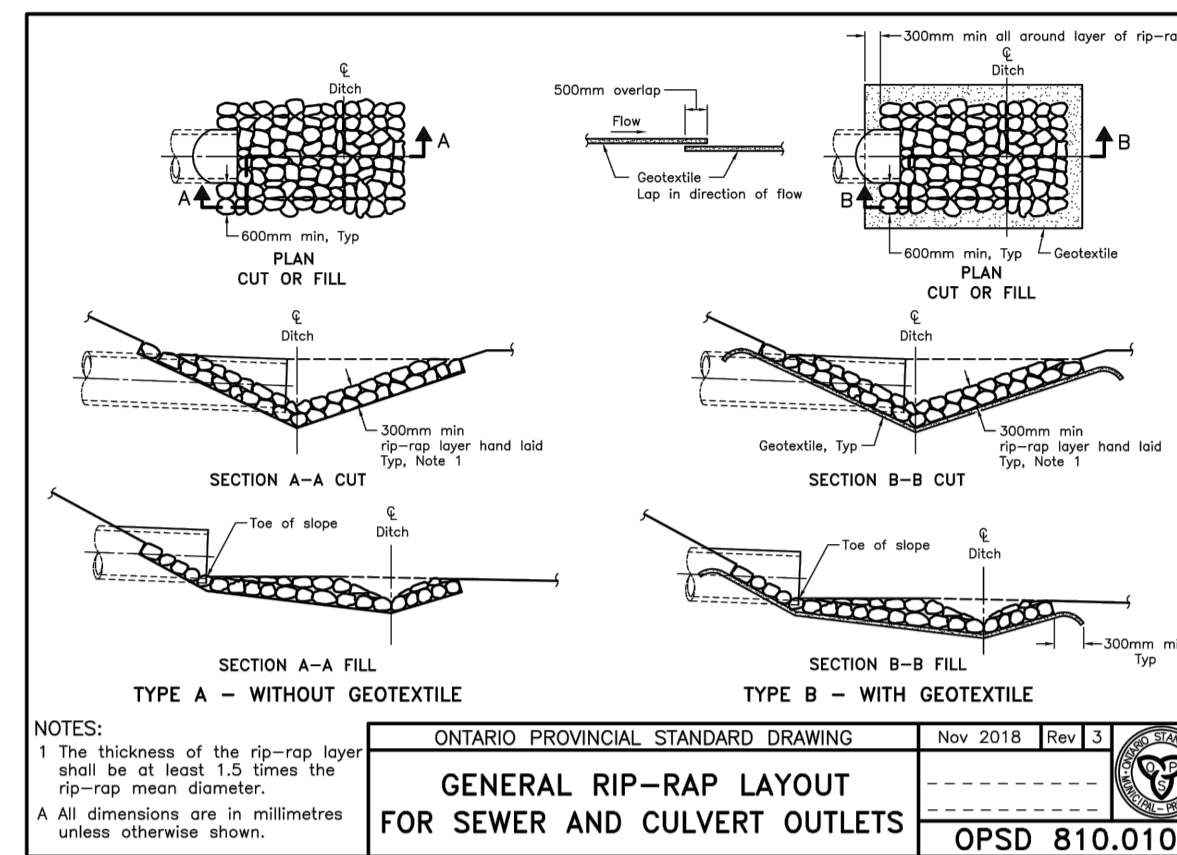
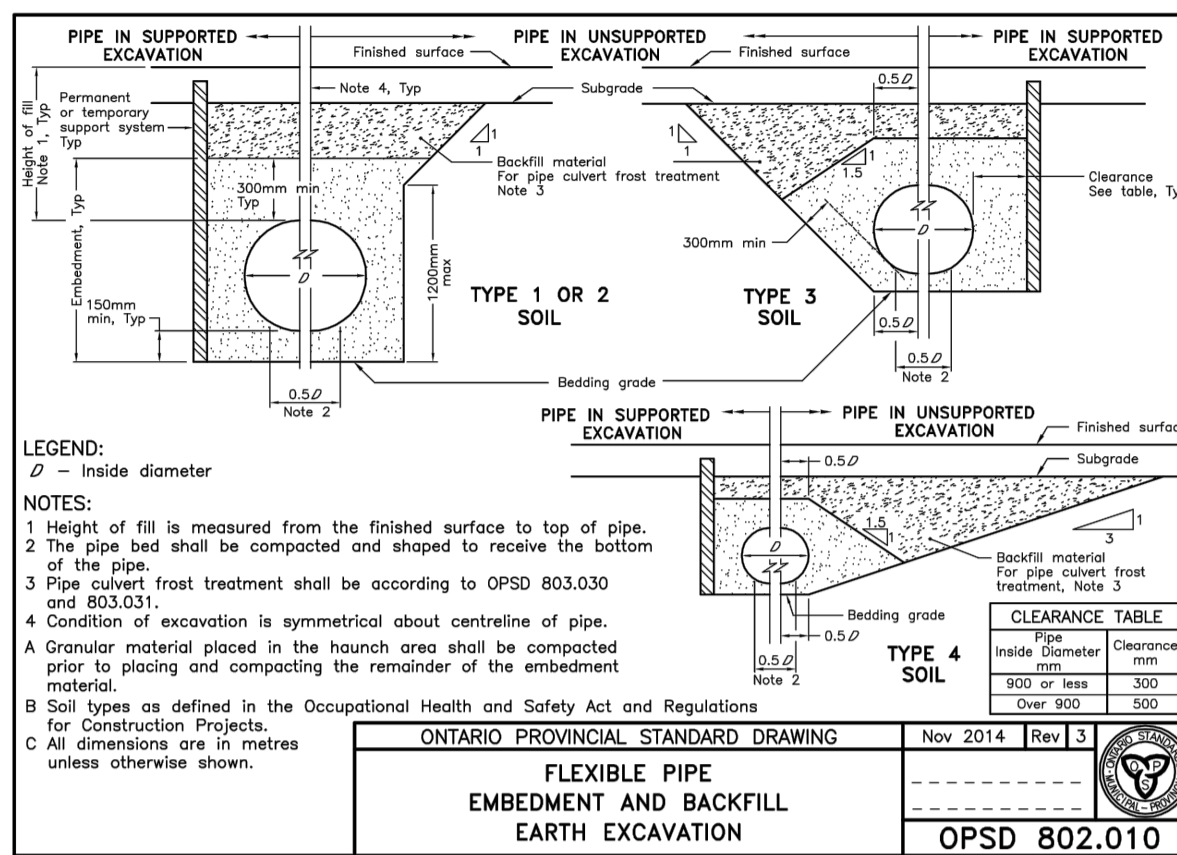
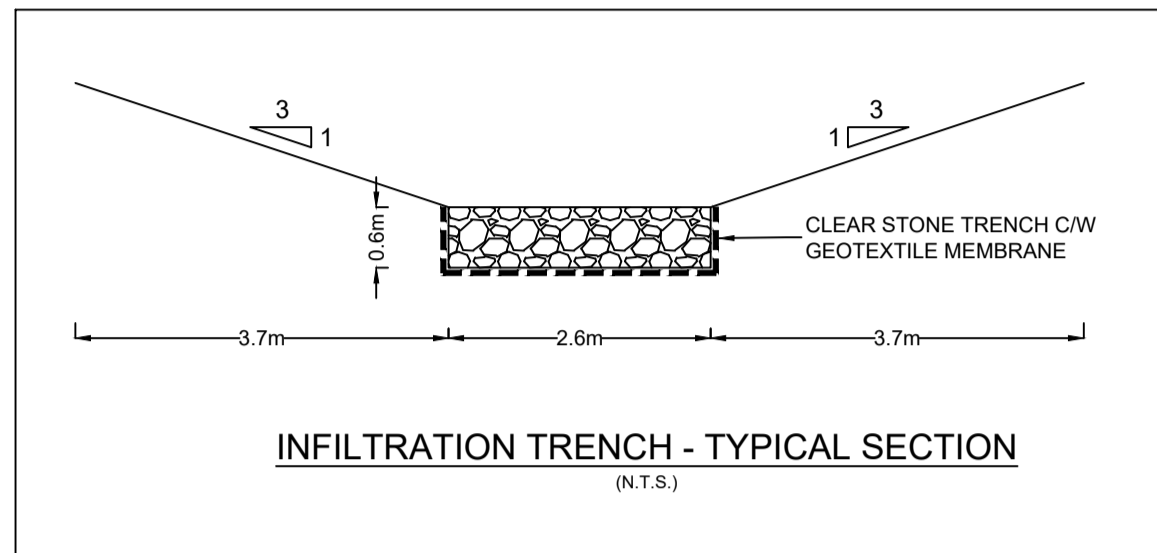
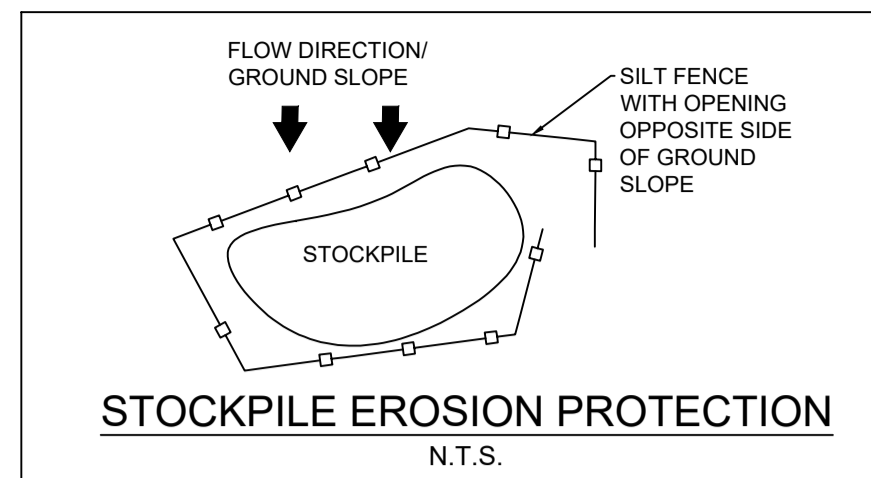
PROJECT: INDUSTRIAL PARK
6160 THUNDER RD
OTTAWA, ON

DRAWING TITLE: POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO: 200578
DATE: NOVEMBER 2020

NOTE:
REFER TO C000 FOR LEGEND AND GENERAL NOTES

C702



USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE THE INTENT OF THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AUTHORITIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AUTHORITIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AUTHORITIES.

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 REVIEWED 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 THEREOF 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 ILLUSTRATE 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 ACKNOWLEDGEMENT 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 COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

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 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.

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

02	ISSUED FOR APPROVAL	V.J.	24 MAY 2023
01	ISSUED FOR APPROVAL	V.J.	25 NOV 2021
No.	REVISIONS	BY	DATE

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

CLIENT: AVENUE 31

DESIGNED BY: V.J. DRAWN BY: M.L. APPROVED BY: V.J.

PROJECT: INDUSTRIAL PARK
6160 THUNDER RD
OTTAWA, ON

DRAWING TITLE: CONSTRUCTION DETAIL PLAN

PROJECT NO: 200578

DATE: NOVEMBER 2020

C901