

INDUSTRIAL PARK 6160 THUNDER RD OTTAWA, ON

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

PROPOSED DEVELOPMENT
6160 THUNDER ROAD
REV.01 - ISSUED FOR APPROVAL - NOVEMBER 2021
LRL PROJECT no: 200578



NOT AUTHENTIC UNLESS SIGNED AND DATED

GENERAL NOTES

- 1. ALL WORKS MATERIALS SHALL CONFIRM TO THE LAST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.

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 SURFACE EROSION AND SEDIMENT RUNOFF RESULTING FROM THEIR CONSTRUCTION OPERATIONS HAS POTENTIAL TO CAUSE A DETRIMENTAL IMPACT TO ANY DOWNSTREAM WATERCOURSE OR SEWER.

AS SUCH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THEIR OPERATIONS, AND SUPPLYING AND INSTALLING ANY APPROPRIATE CONTROL MEASURES.

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.

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.

PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL SUBMIT TO THE CONTRACT ADMINISTRATOR SIX COPIES OF A DETAILED EROSION AND SEDIMENT CONTROL PLAN (ESCP).

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.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE CONTRACT ADMINISTRATOR ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO EITHER THE WATERCOURSE OR THE STORM SEWER SYSTEM.

THE SEDIMENT CONTROL MEASURES SHALL ONLY BE REMOVED WHEN, IN THE OPINION OF THE CONTRACT ADMINISTRATOR, THE MEASURE OR MEASURES, IS NO LONGER REQUIRED.

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 YET ALL, THE CONTRACTOR ADMINISTRATOR OR A REGULATORY AGENCY HAS THE RIGHT TO IMMEDIATELY WITHDRAW ITS PERMISSION TO CONTINUE THE WORK.

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.

WATERMAIN (DOMESTIC)

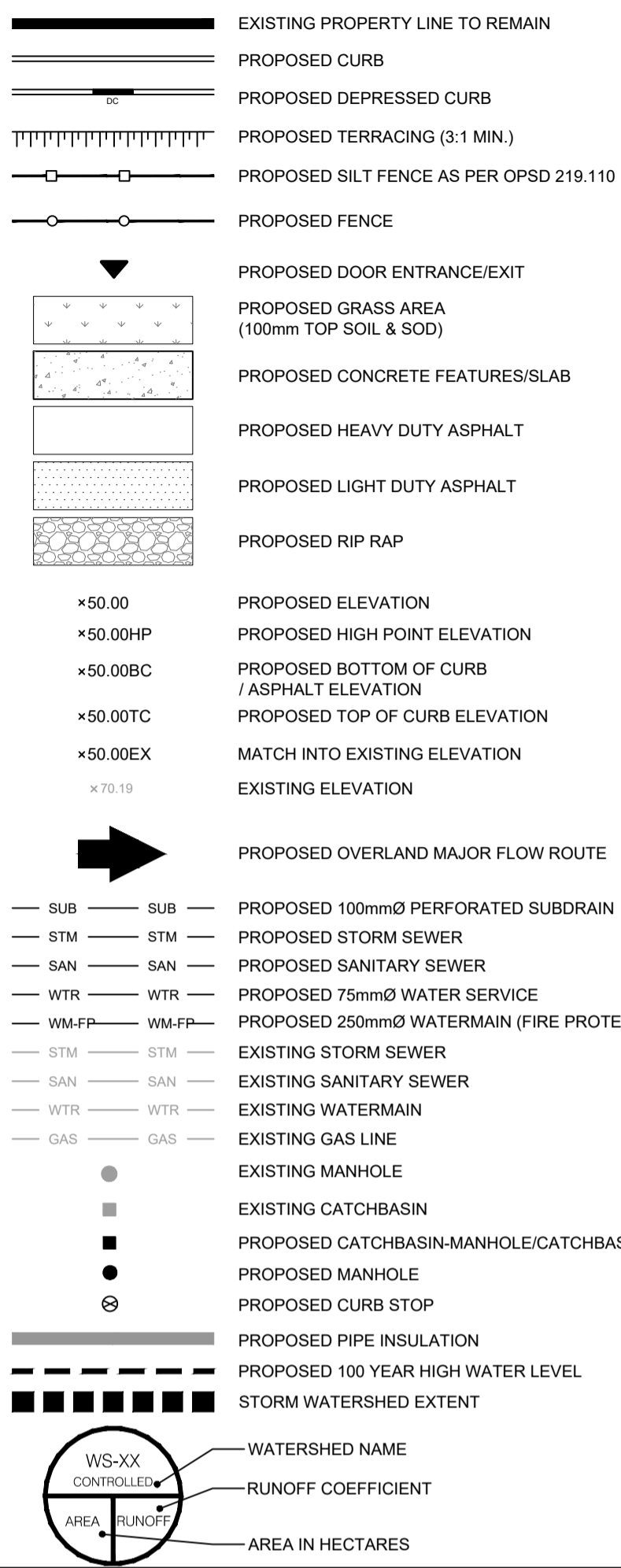
- 27. ALL WATERMAIN INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).

PAVEMENT STRUCTURE

Table with columns: COURSE, MATERIAL, THICKNESS (mm) - AUTOMOBILE PARKING, TRUCK ROUTE (HEAVY TRAFFIC). Rows include SURFACE, BINDER, BASECOURSE, and SUBBASE.

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.

LEGEND:



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.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE HIS PROPERTY.

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.

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 THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION.

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.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROMPTS 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.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND ANY OTHER INSTRUMENTS OF SERVICE.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES.

Table with columns: No., REVISIONS, BY, DATE. Row 01 ISSUED FOR APPROVAL V.J. 25 NOV 2021

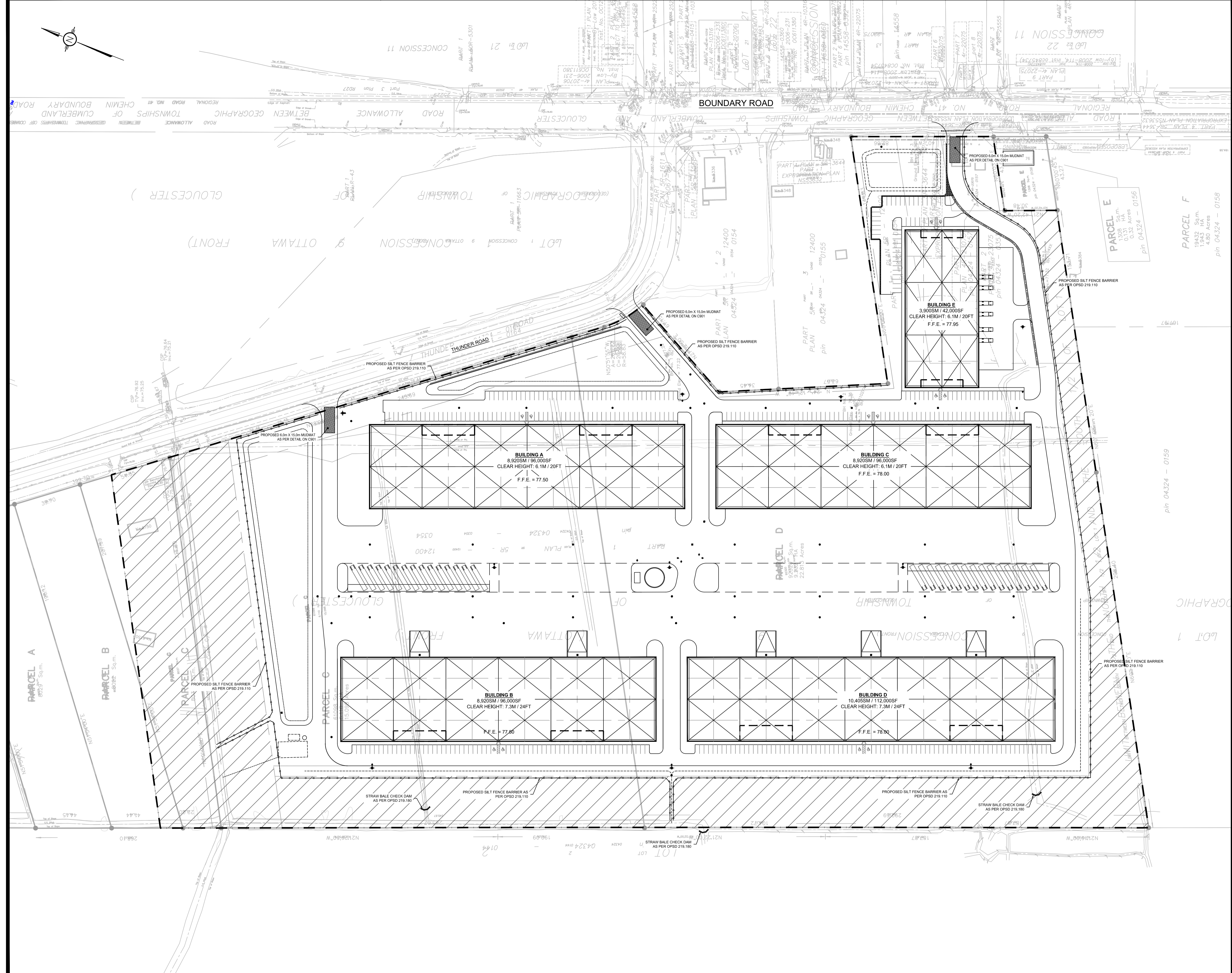


NOT AUTHENTIC UNLESS SIGNED AND DATED

LRJ ENGINEERING | INGENIERIE logo and contact information: 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, OM

DRAWING TITLE GENERAL NOTES. PROJECT NO. 200578. DATE NOVEMBER 2020. C001



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 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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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 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 IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

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No.	ISSUED FOR APPROVAL	V.J.	25 NOV 2021
	REVISIONS	BY	DATE

LICENCED PROFESSIONAL ENGINEER
V. JOHNSON
100510576
NOV 25 2021
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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CLIENT: AVENUE 31

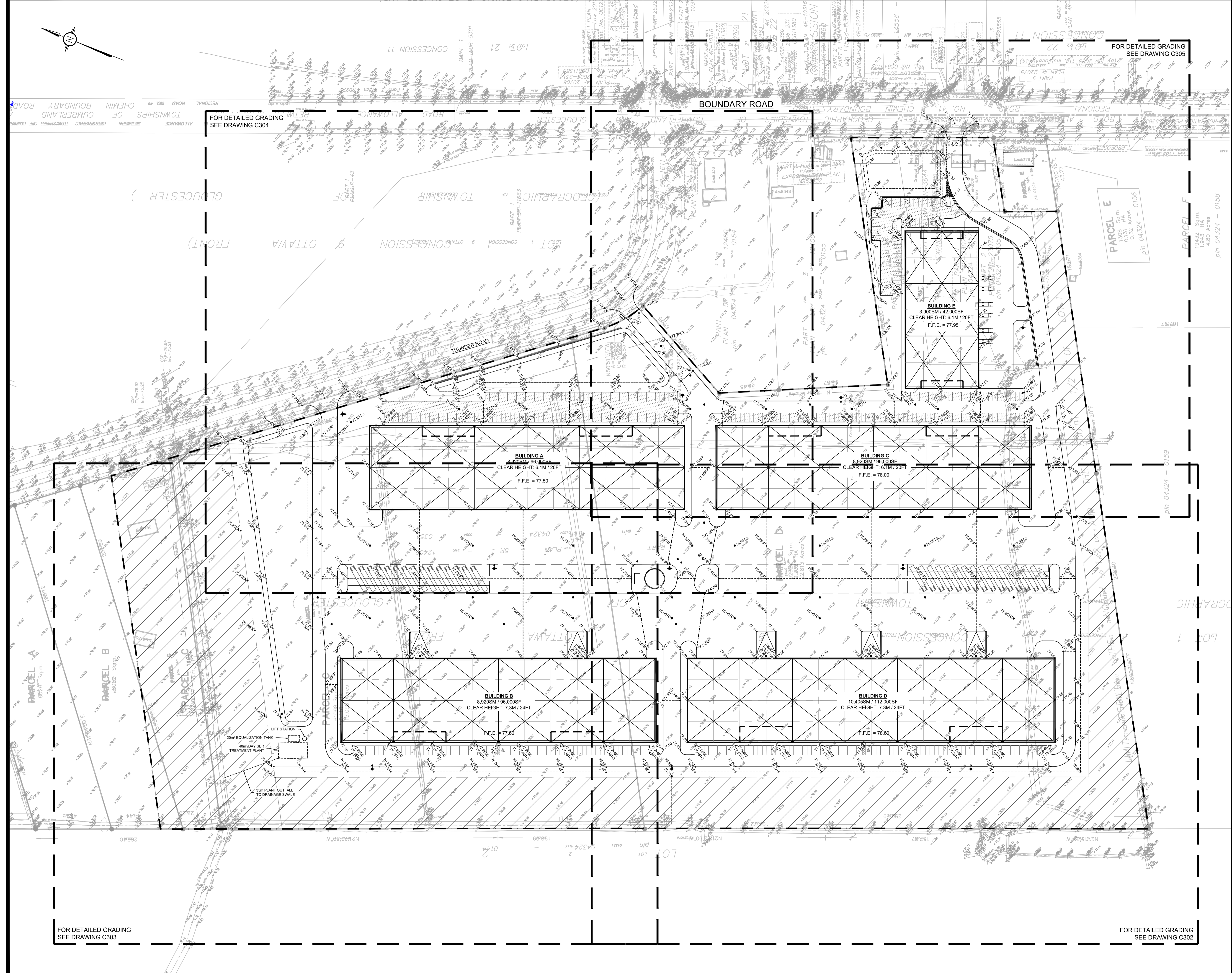
DESIGNED BY: V.J. DRAWN BY: M.L. APPROVED BY: V.J.

PROJECT: INDUSTRIAL PARK
6160 THUNDER RD
OTTAWA, ON

DRAWING TITLE: EROSION AND SEDIMENT CONTROL PLAN

PROJECT NO: 200578
DATE: NOVEMBER 2020

C101



USE AND INTERPRETATION OF DRAWINGS

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No.	REVISIONS	BY	DATE
01	ISSUED FOR APPROVAL	V.J.	25 NOV 2021

LRI
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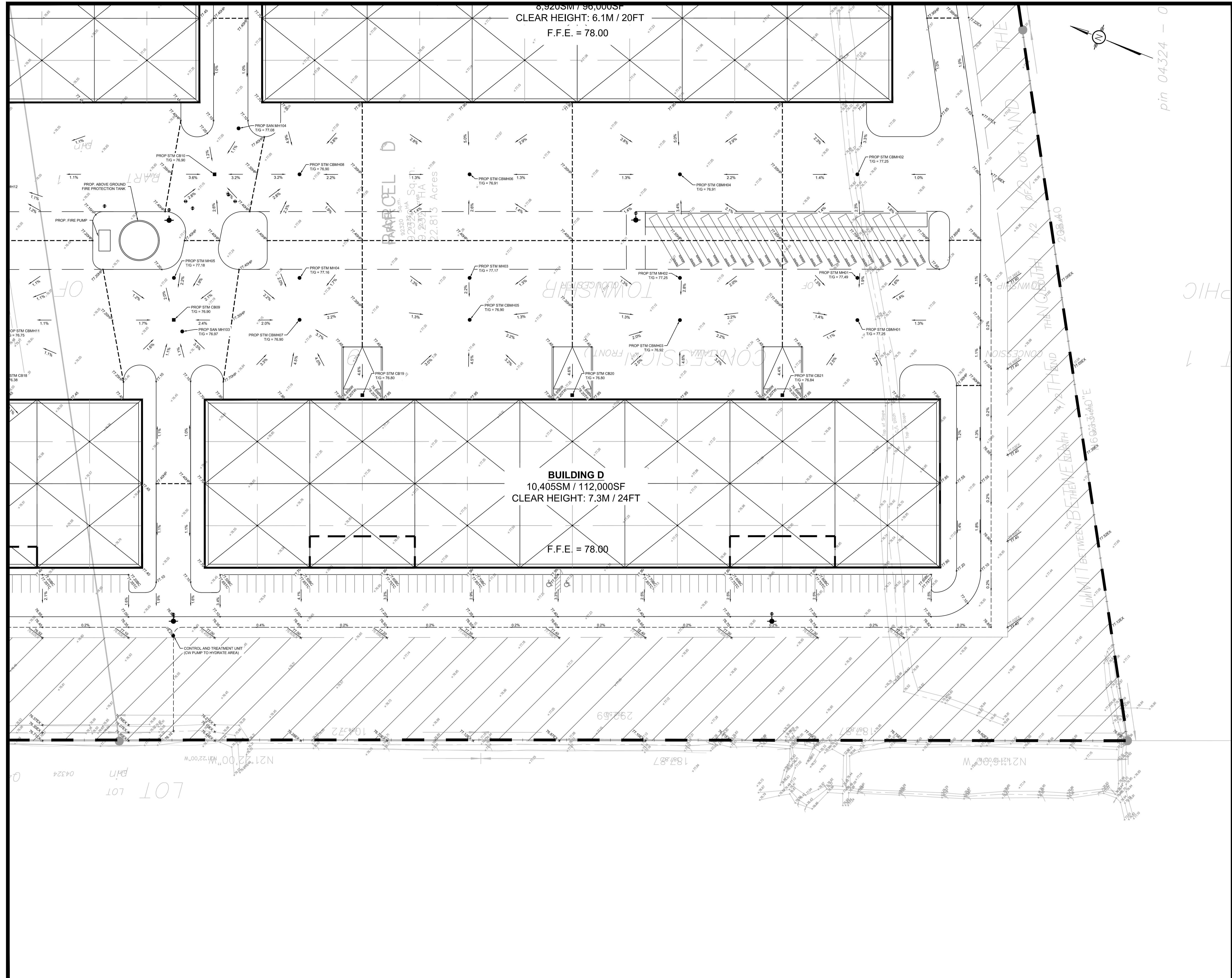
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PROJECT: INDUSTRIAL PARK
6160 THUNDER RD
OTTAWA, ON

DRAWING TITLE: GRADING AND DRAINAGE - OVERALL PLAN

PROJECT NO: 200578
DATE: NOVEMBER 2020

C301



USE AND INTERPRETATION OF DRAWINGS

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100510576
Nov 25, 2021
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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

C302

pin 04324 - 0

LOT 104572

N21°22'00" W 112.22'00"

187.87

N2°16'00" W

LIMIT BETWEEN BEHAVEN ROAD AND

CONCESSION

BUILDING D
10,405SM / 112,000SF
CLEAR HEIGHT: 7.3M / 24FT
F.F.E. = 78.00

8,920SM / 96,000SF
CLEAR HEIGHT: 6.1M / 20FT
F.F.E. = 78.00

PARCEL D
9,232.00 Sq. Ft.
0.2123 Acres

PROP SAN MH104
TIG = 77.08

PROP STM CB10
TIG = 76.90

PROP STM CBM102
TIG = 77.25

PROP STM CBM103
TIG = 76.91

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PROP STM CBM122
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PROP STM CBM123
TIG = 76.84

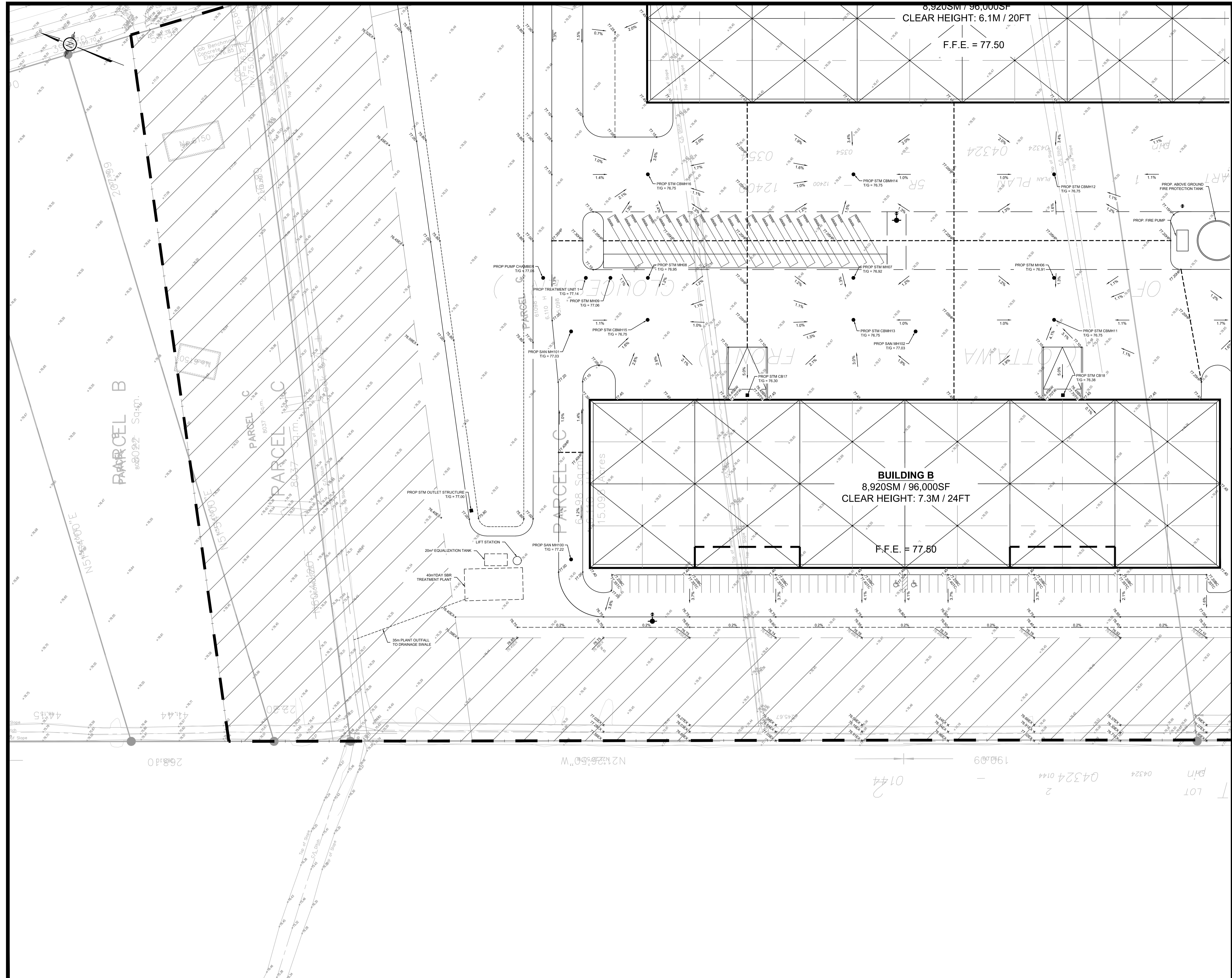
PROP STM CBM124
TIG = 76.84

PROP STM CBM125
TIG = 76.84

PROP STM CBM126
TIG = 76.84

PROP STM CBM127
TIG = 76.84

PROP STM CBM128
TIG = 76.84



8,920SM / 96,000SF
 CLEAR HEIGHT: 6.1M / 20FT
 F.F.E. = 77.50

BUILDING B
 8,920SM / 96,000SF
 CLEAR HEIGHT: 7.3M / 24FT
 F.F.E. = 77.50

USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE THE WORK 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 REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILAR 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.

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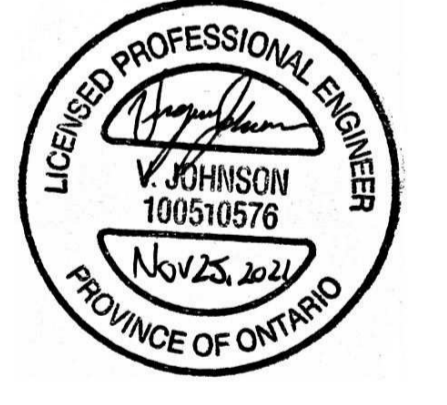
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SCALE: 1:500

No.	REVISIONS	BY	DATE
01	ISSUED FOR APPROVAL	V.J.	25 NOV 2021



NOT AUTHENTIC UNLESS SIGNED AND DATED



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

CLIENT
AVENUE 31

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

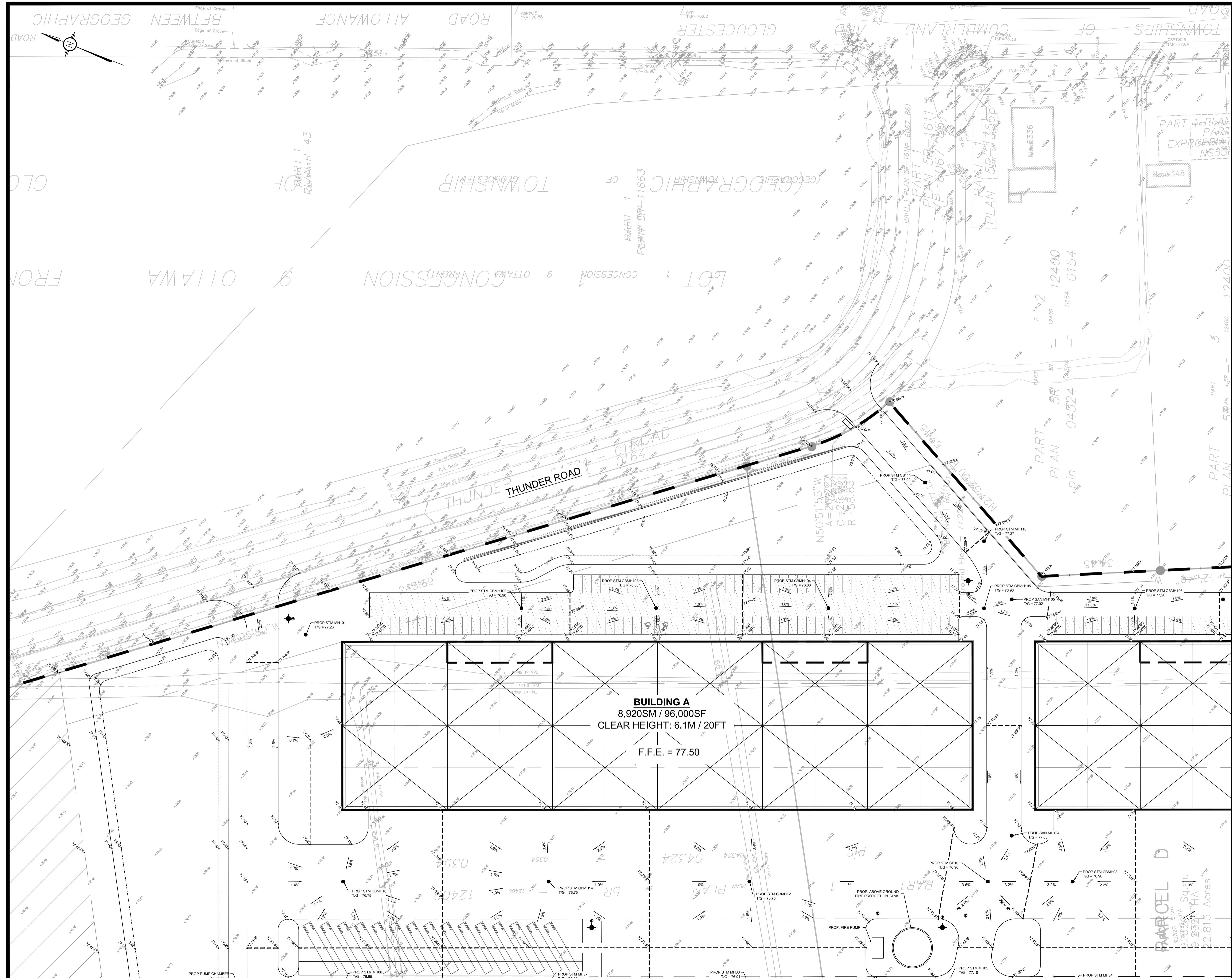
PROJECT
**INDUSTRIAL PARK
 6160 THUNDER RD
 OTTAWA, ON**

DRAWING TITLE
GRADING AND DRAINAGE PLAN

PROJECT NO.
200578

DATE
NOVEMBER 2020

C303



BUILDING A
 8,920SM / 96,000SF
 CLEAR HEIGHT: 6.1M / 20FT
 F.F.E. = 77.50

USE AND INTERPRETATION OF DRAWINGS

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10m 5 10 20m
 SCALE: 1:500

No.	ISSUED FOR APPROVAL	V.J.	25 NOV 2021
	REVISIONS	BY	DATE

LICENCED PROFESSIONAL ENGINEER
 V. JOHNSON
 100510576
 Nov 25, 2021
 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

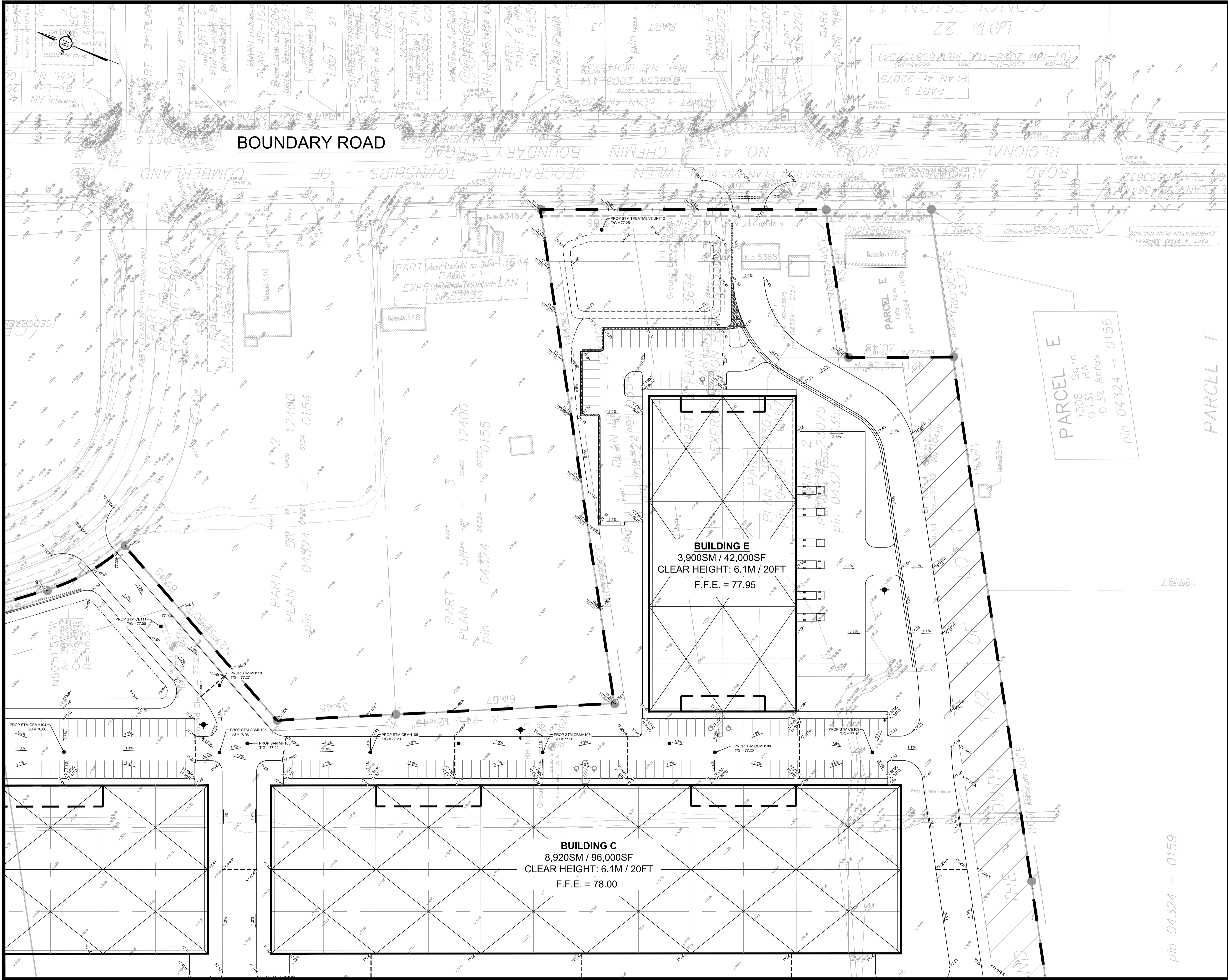
DESIGNED BY: V.J. DRAWN BY: M.L. APPROVED BY: V.J.

PROJECT: INDUSTRIAL PARK
 6160 THUNDER RD
 OTTAWA, OM

DRAWING TITLE: GRADING AND DRAINAGE PLAN

PROJECT NO: 200578
 DATE: NOVEMBER 2020

C304



BOUNDARY ROAD

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

BUILDING E
 3,900SM / 42,000SF
 CLEAR HEIGHT: 6.1M / 20FT
 F.F.E. = 77.95

BUILDING C
 8,920SM / 96,000SF
 CLEAR HEIGHT: 6.1M / 20FT
 F.F.E. = 78.00

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SCALE: 1:500
 0m 5 10 20m

No.	REVISIONS	BY	DATE
01	ISSUED FOR APPROVAL	V.J.	25 NOV 2021



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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, OM**

DRAWING TITLE
GRADING AND DRAINAGE PLAN

PROJECT NO.
 200578
 DATE
 NOVEMBER 2020

C305

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

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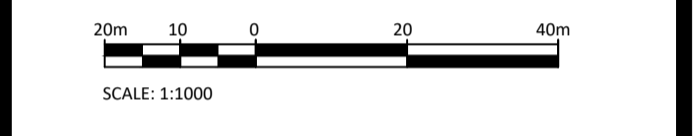
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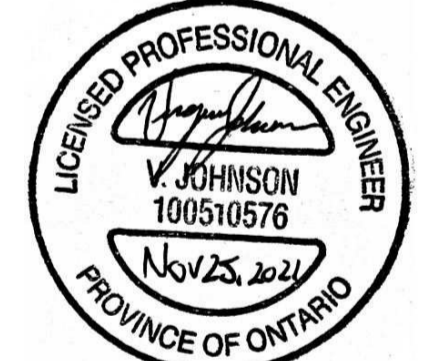
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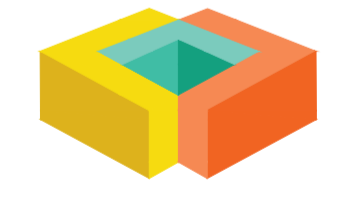
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No.	REVISIONS	BY	DATE
01	ISSUED FOR APPROVAL	V.J.	25 NOV 2021



NOT AUTHENTIC UNLESS SIGNED AND DATED



LRJ
 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.

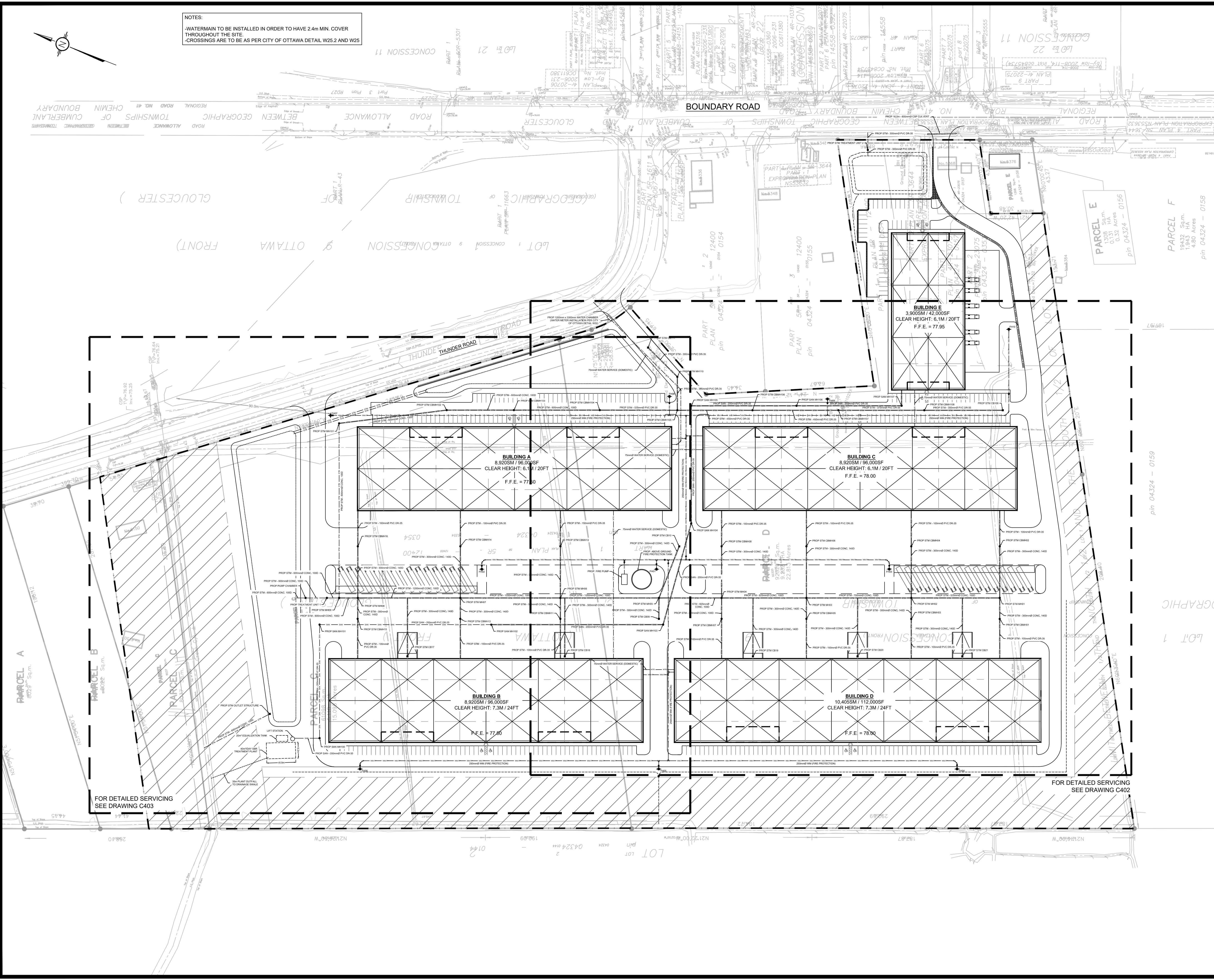
PROJECT
**INDUSTRIAL PARK
 6160 THUNDER RD
 OTTAWA, ON**

DRAWING TITLE
SERVICING - OVERALL PLAN

PROJECT NO.
200578

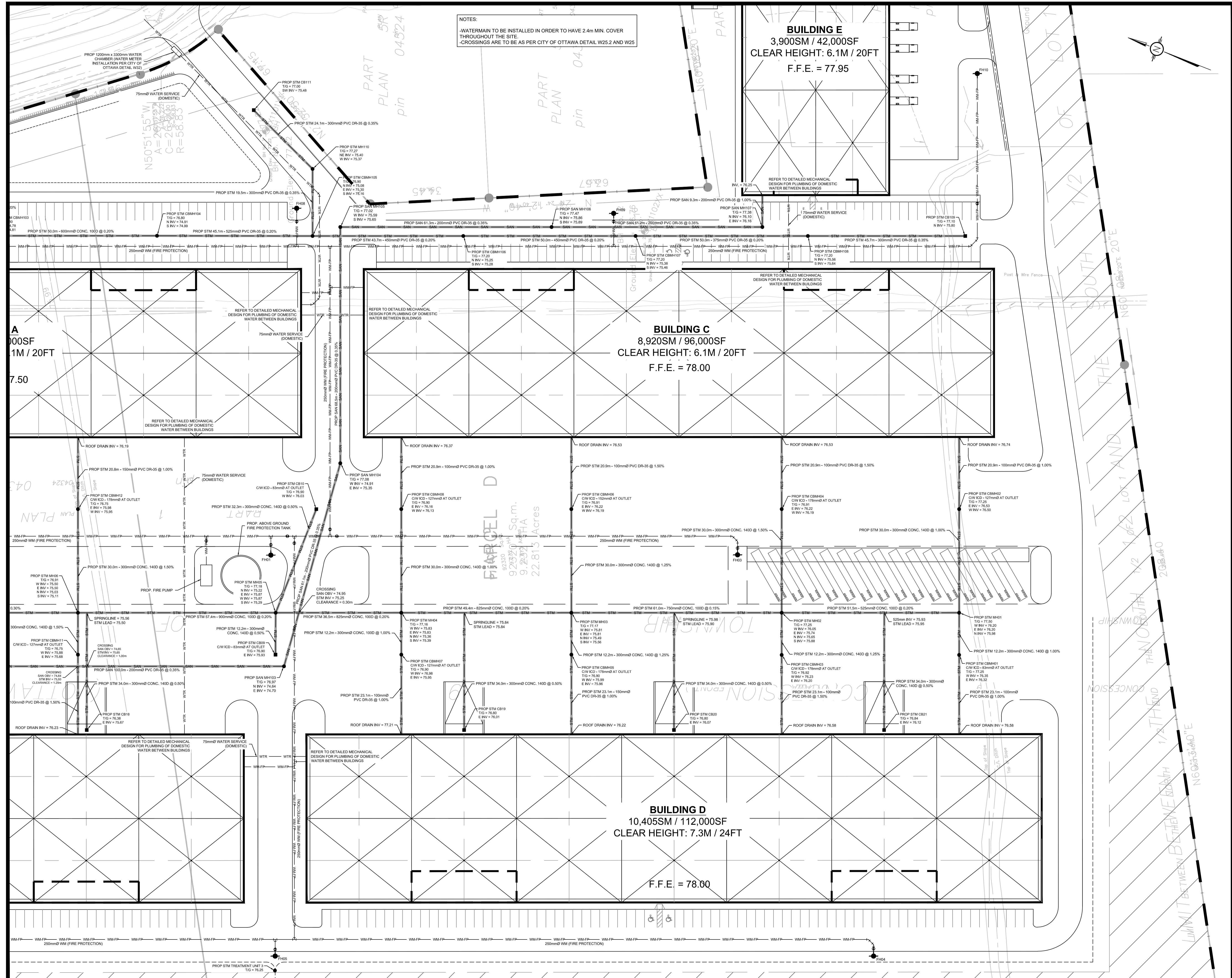
DATE
NOVEMBER 2020

C401



FOR DETAILED SERVICING
 SEE DRAWING C403

FOR DETAILED SERVICING
 SEE DRAWING C402



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 SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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10m 5 10 20m
 SCALE: 1:500

No.	ISSUED FOR APPROVAL	V.J.	25 NOV 2021
	REVISIONS	BY	DATE

LICENCED PROFESSIONAL ENGINEER
V. JOHNSON
 100510576
 Nov 25, 2021
 PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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CLIENT: AVENUE 31

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

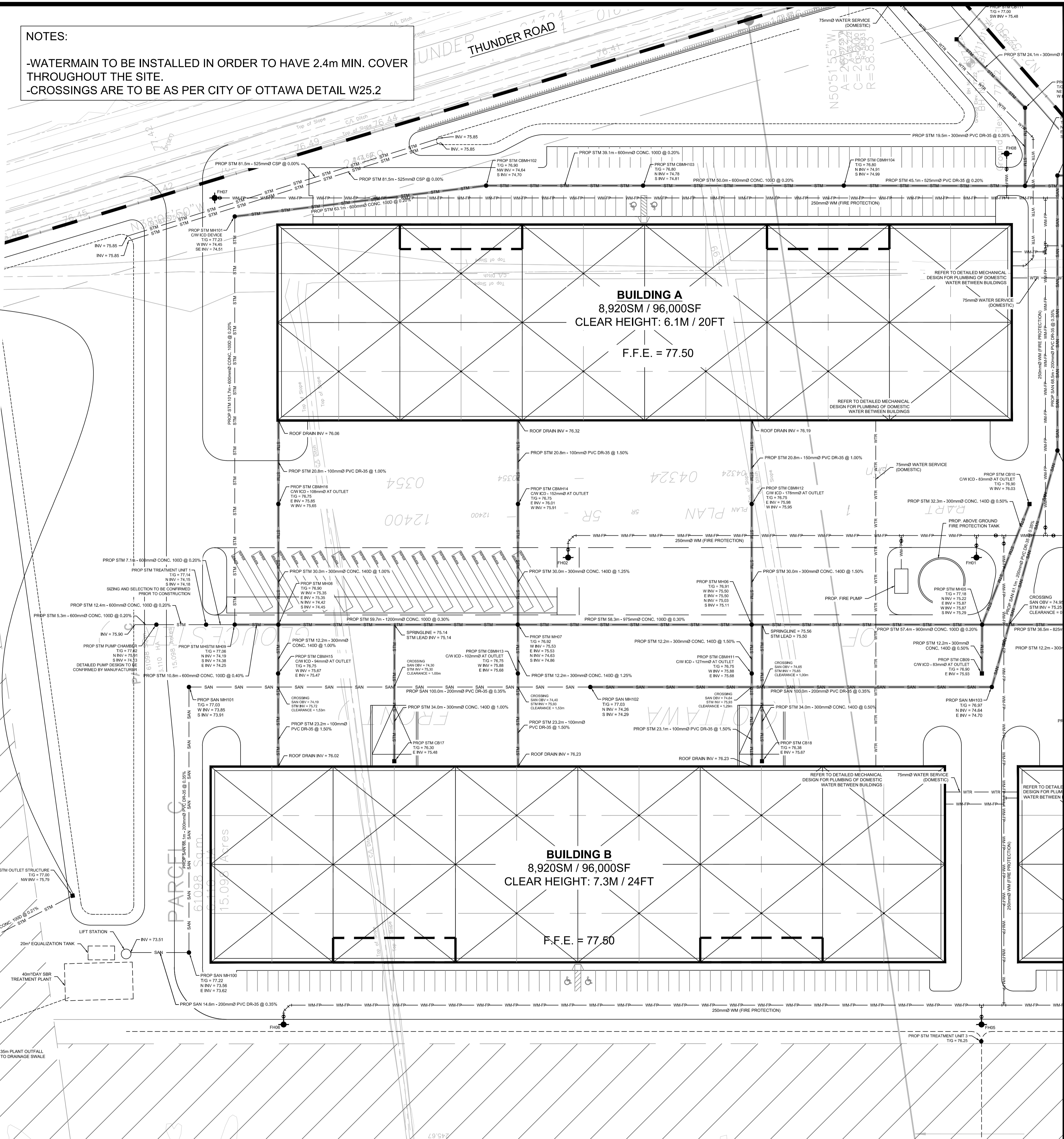
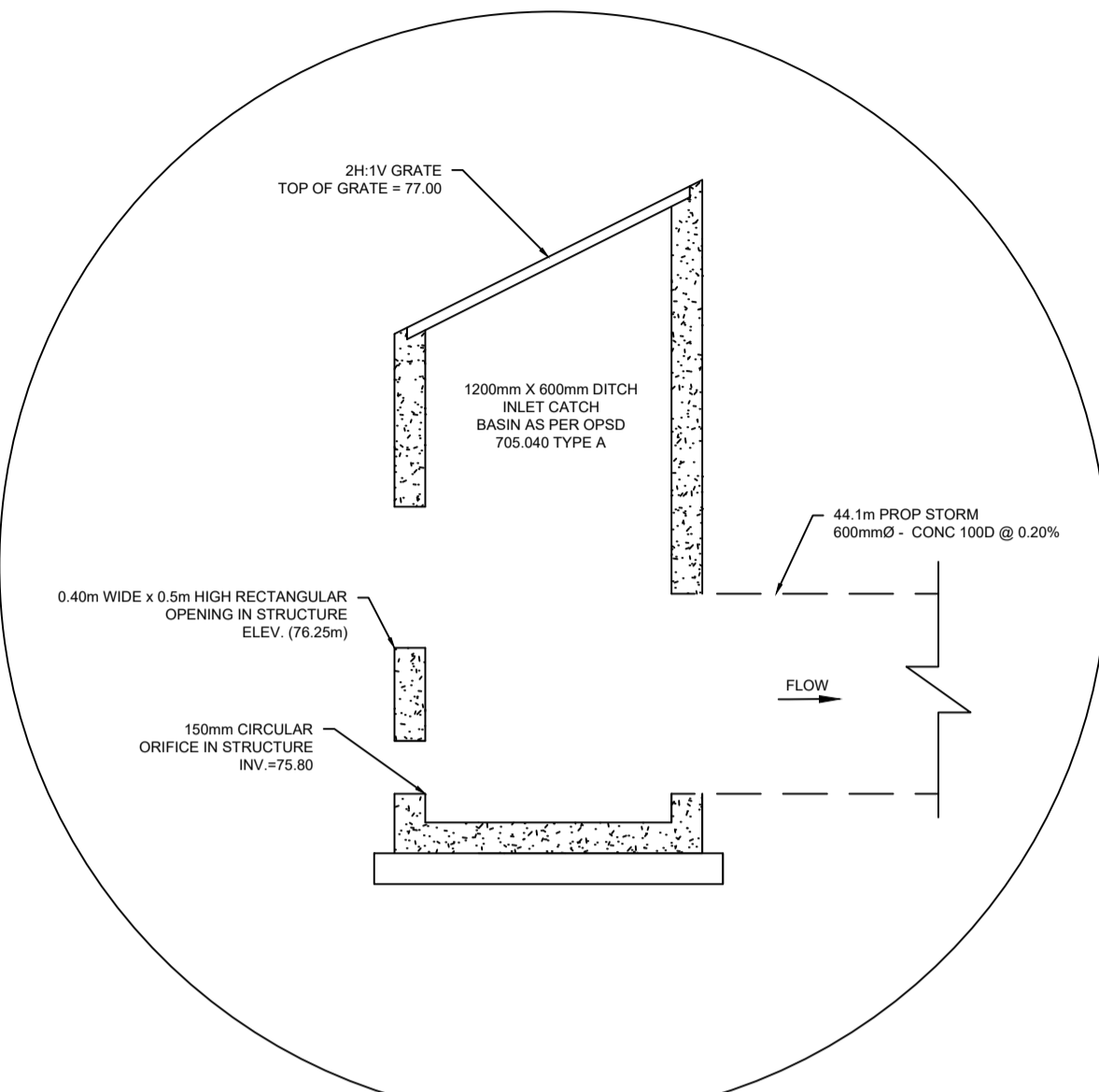
PROJECT: INDUSTRIAL PARK
 6160 THUNDER RD
 OTTAWA, ON

DRAWING TITLE: SERVICING PLAN

PROJECT NO: 200578
 DATE: NOVEMBER 2020

C402

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



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 AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

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UNAUTHORIZED CHANGES:

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

No.	REVISIONS	BY	DATE
01	ISSUED FOR APPROVAL	V.J.	25 NOV 2021

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

CLIENT: AVENUE 31

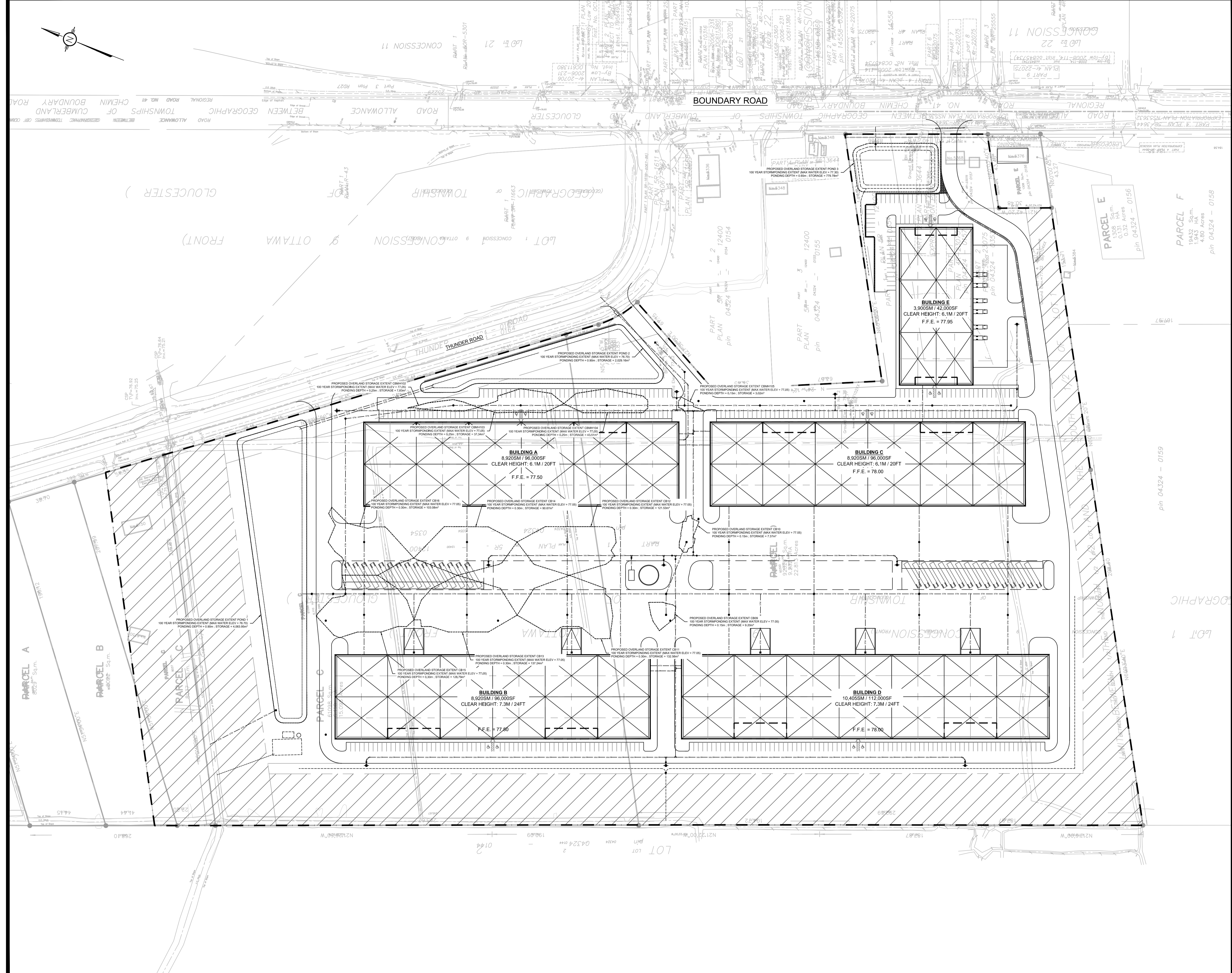
DESIGNED BY: V.J. DRAWN BY: M.L. APPROVED BY: V.J.

PROJECT: INDUSTRIAL PARK 6160 THUNDER RD OTTAWA, ON

DRAWING TITLE: SERVICING PLAN

PROJECT NO: 200578
 DATE: NOVEMBER 2020

C403



USE AND INTERPRETATION OF DRAWINGS

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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 LRI'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF LRI AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRI 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.

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SCALE: 1:1000

No.	REVISIONS	BY	DATE
01	ISSUED FOR APPROVAL	V.J.	25 NOV 2021

LICENCED PROFESSIONAL ENGINEER
V. JOHNSON
100510576
Nov 25, 2021
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT
AVENUE 31

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

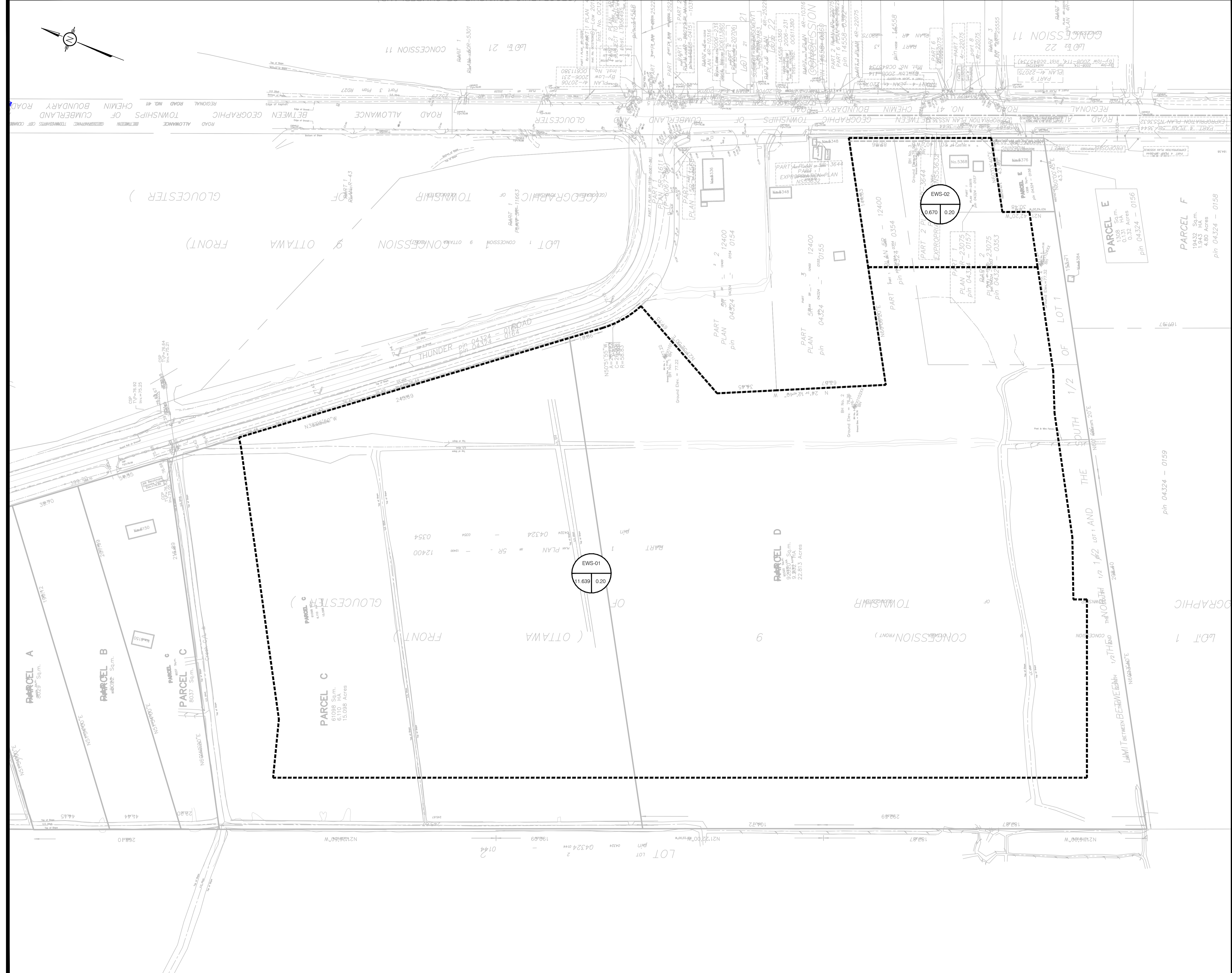
PROJECT
**INDUSTRIAL PARK
6160 THUNDER RD
OTTAWA, ON**

DRAWING TITLE
STORMWATER MANAGEMENT PLAN

PROJECT NO.
200578

DATE
NOVEMBER 2020

C601



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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SCALE: 1:1000

01	ISSUED FOR APPROVAL	V.J.	25 NOV 2021
No.	REVISIONS	BY	DATE

PROFESSIONAL ENGINEER
V. JOHNSON
100510576
Nov 25, 2021
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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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.

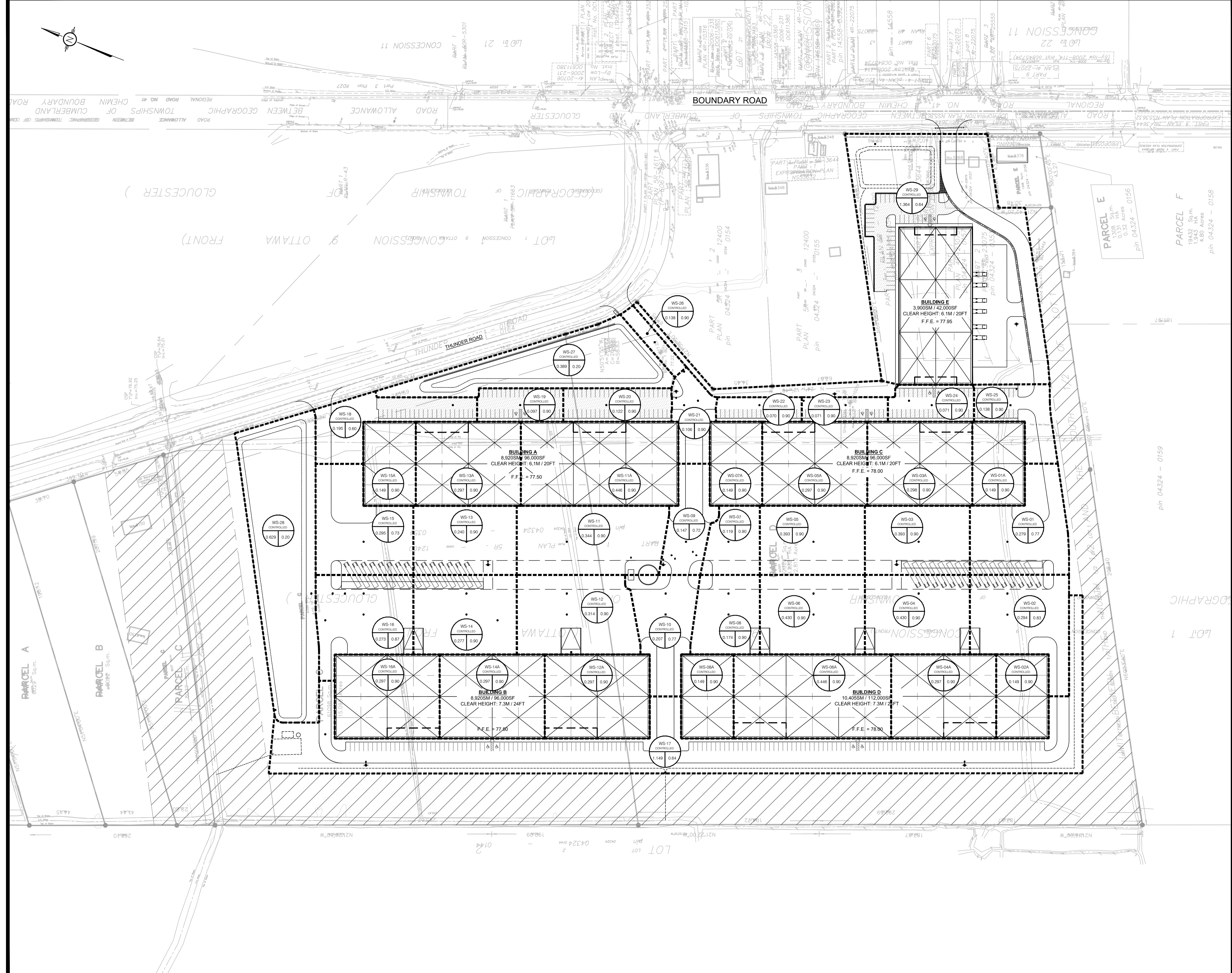
PROJECT
**INDUSTRIAL PARK
6160 THUNDER RD
OTTAWA, ON**

DRAWING TITLE
**PRE-DEVELOPMENT
WATERSHED PLAN**

PROJECT NO.
200578

DATE
NOVEMBER 2020

C701



USE AND INTERPRETATION OF DRAWINGS

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SCALE: 1:1000

No.	REVISIONS	BY	DATE
01	ISSUED FOR APPROVAL	V.J.	25 NOV 2021

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

CLIENT: AVENUE 31

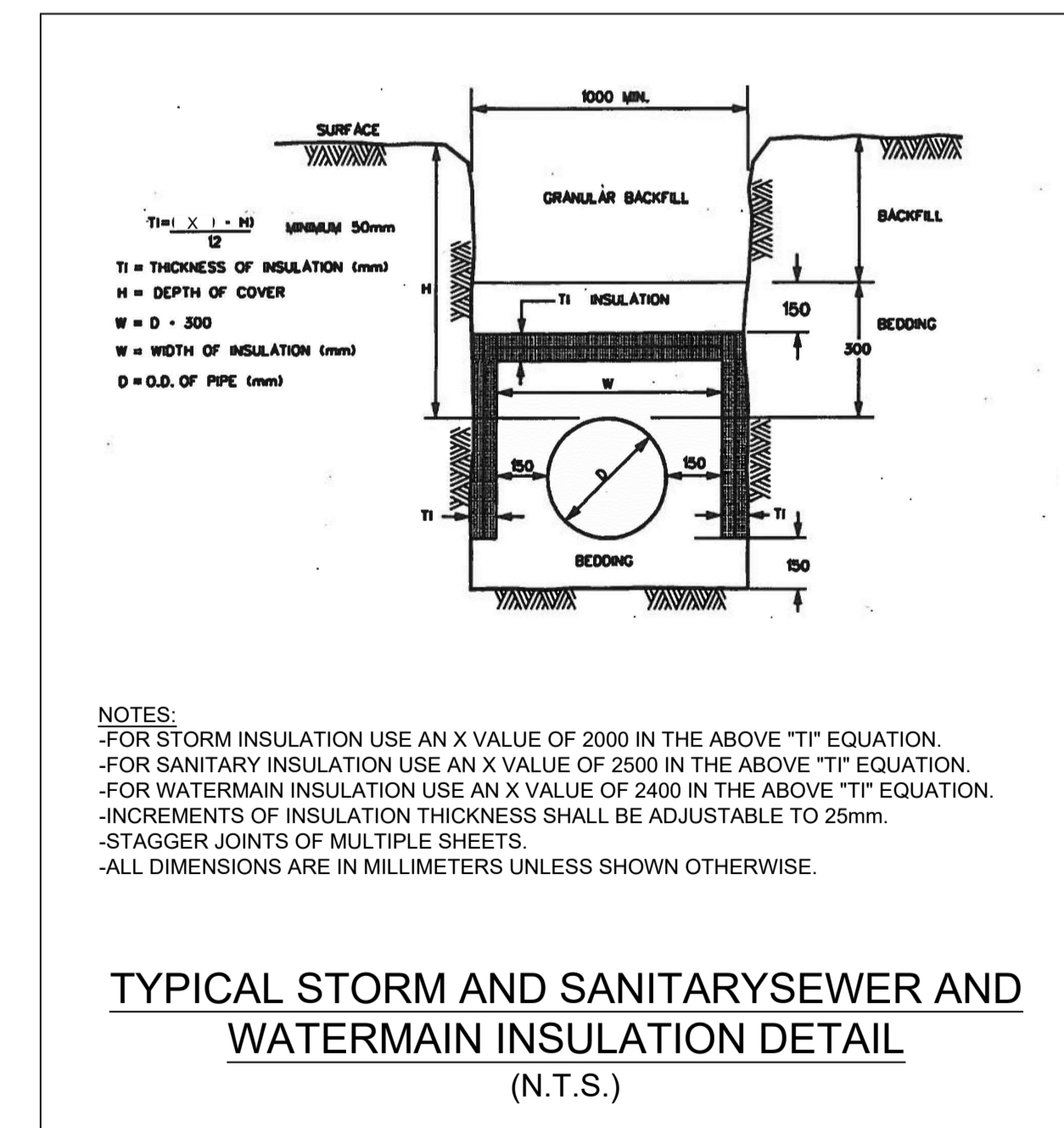
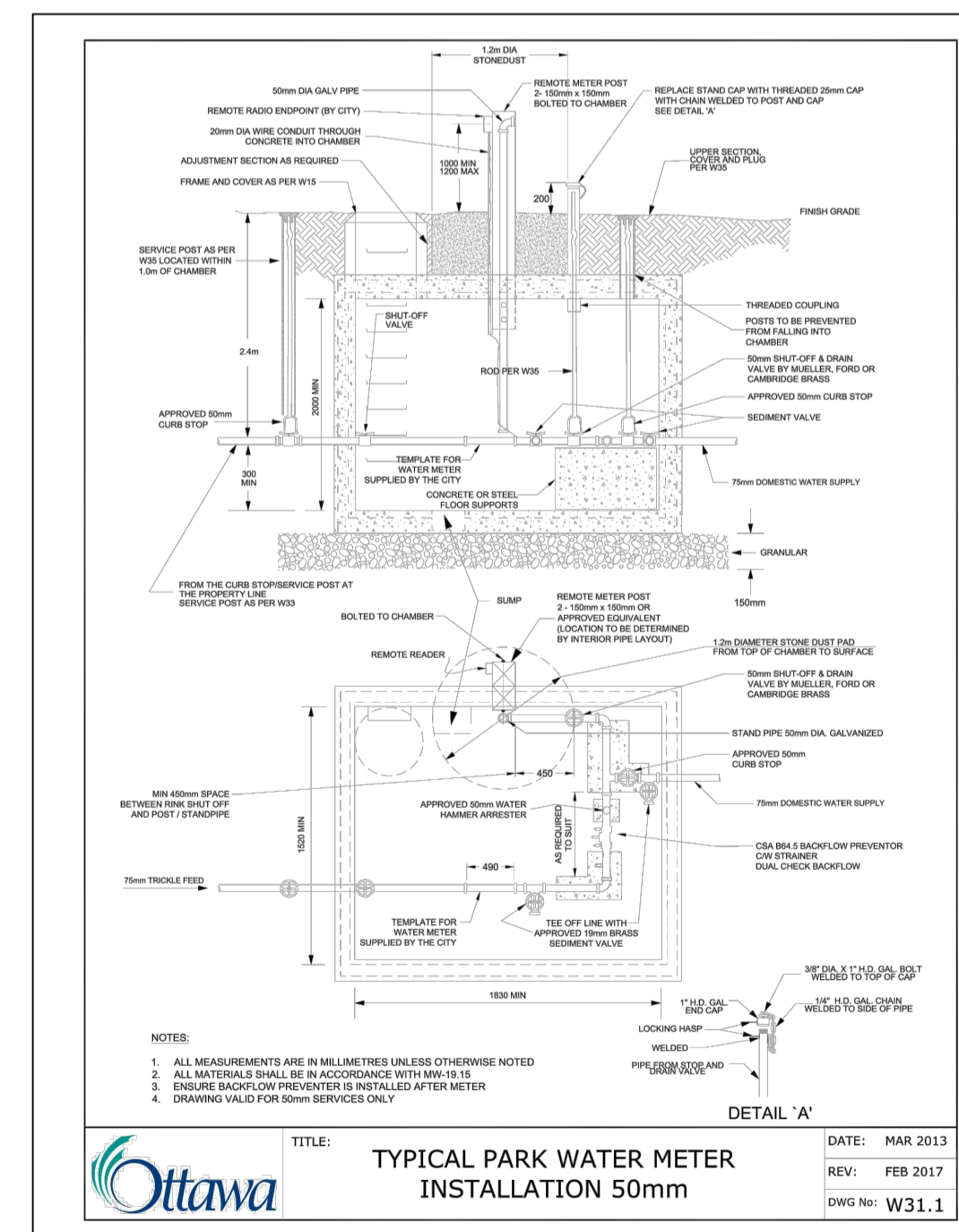
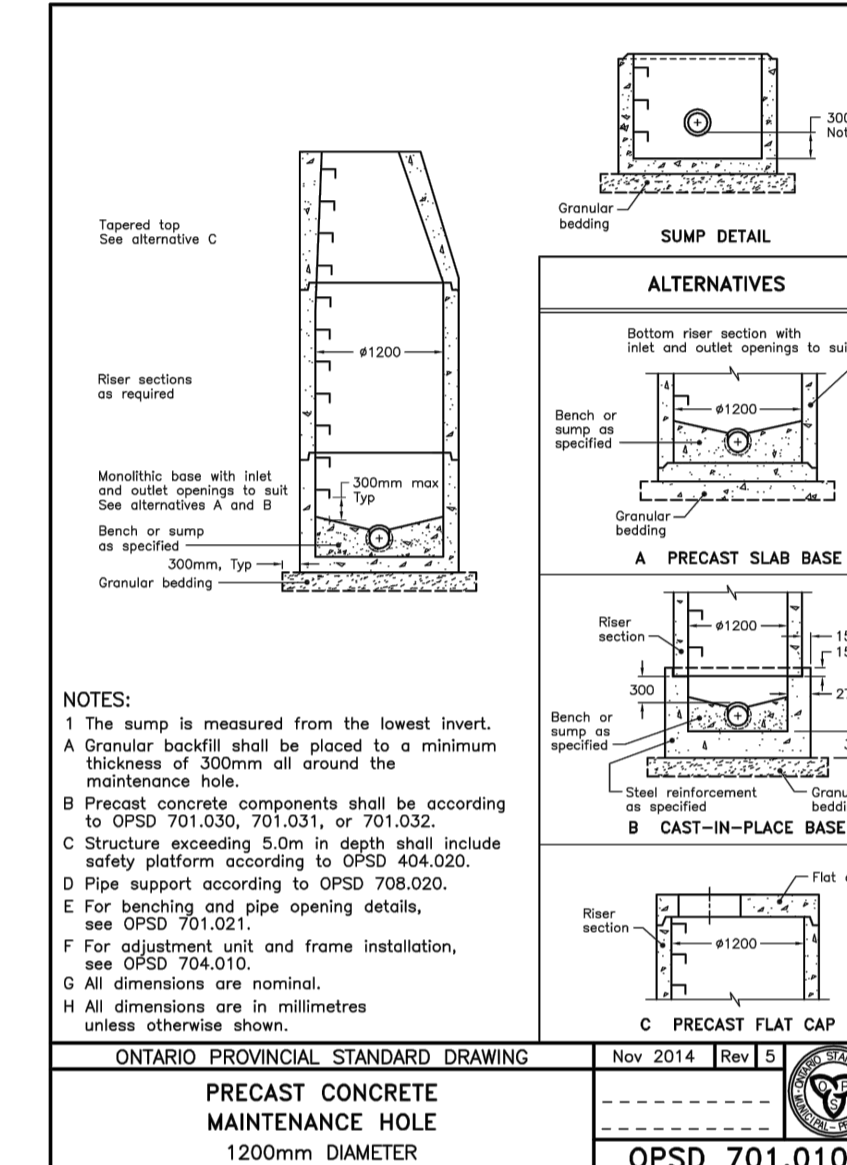
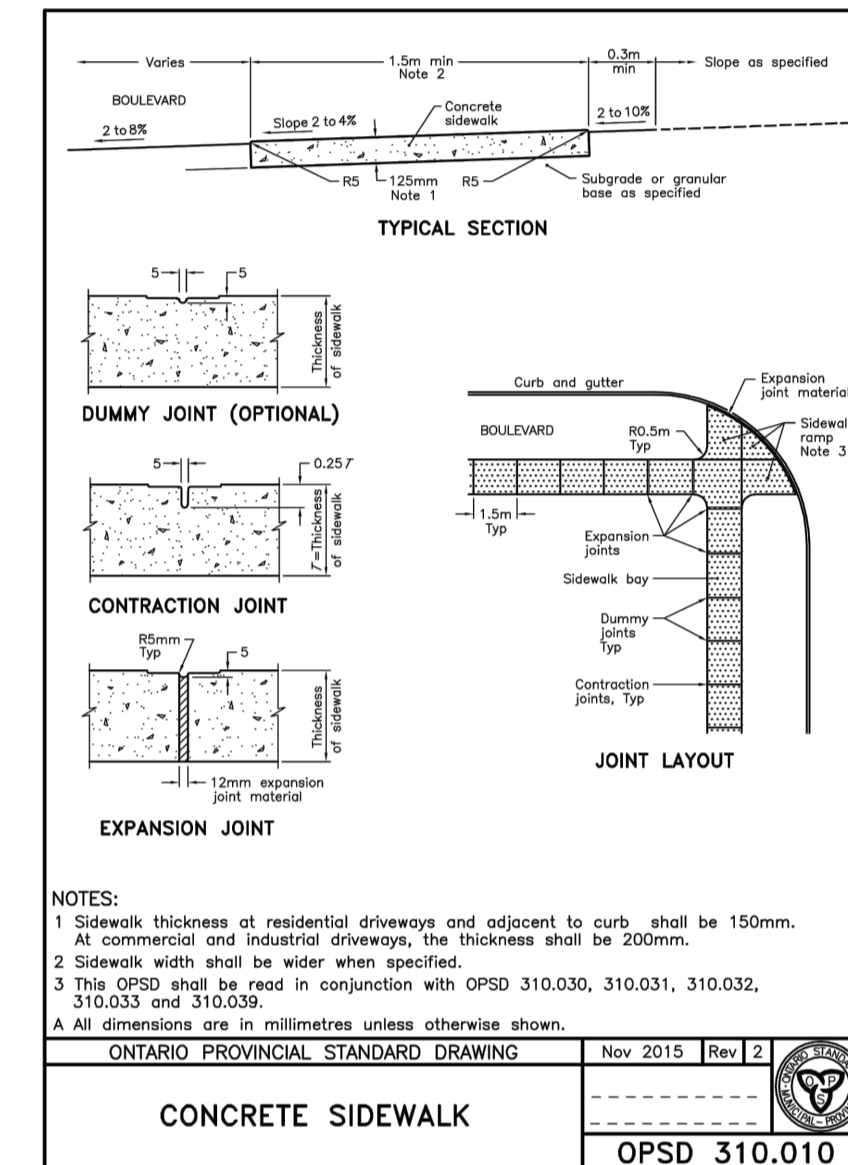
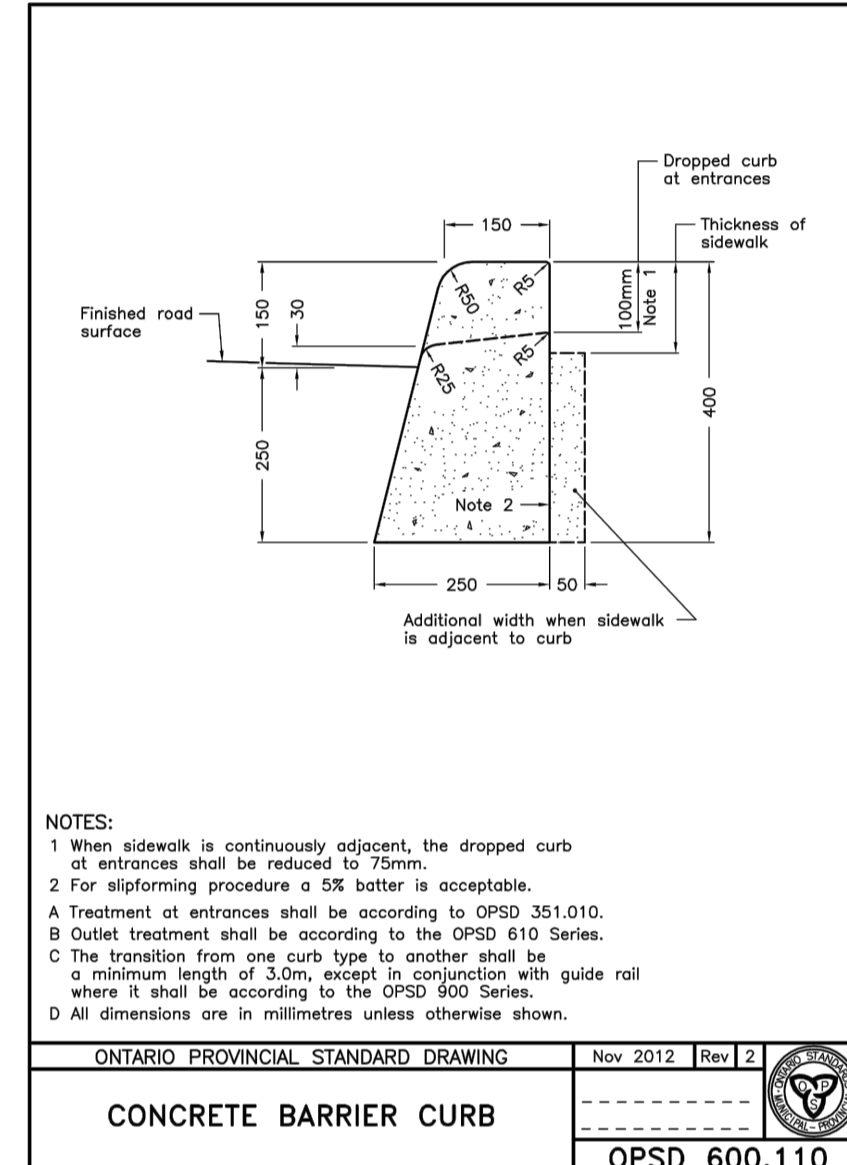
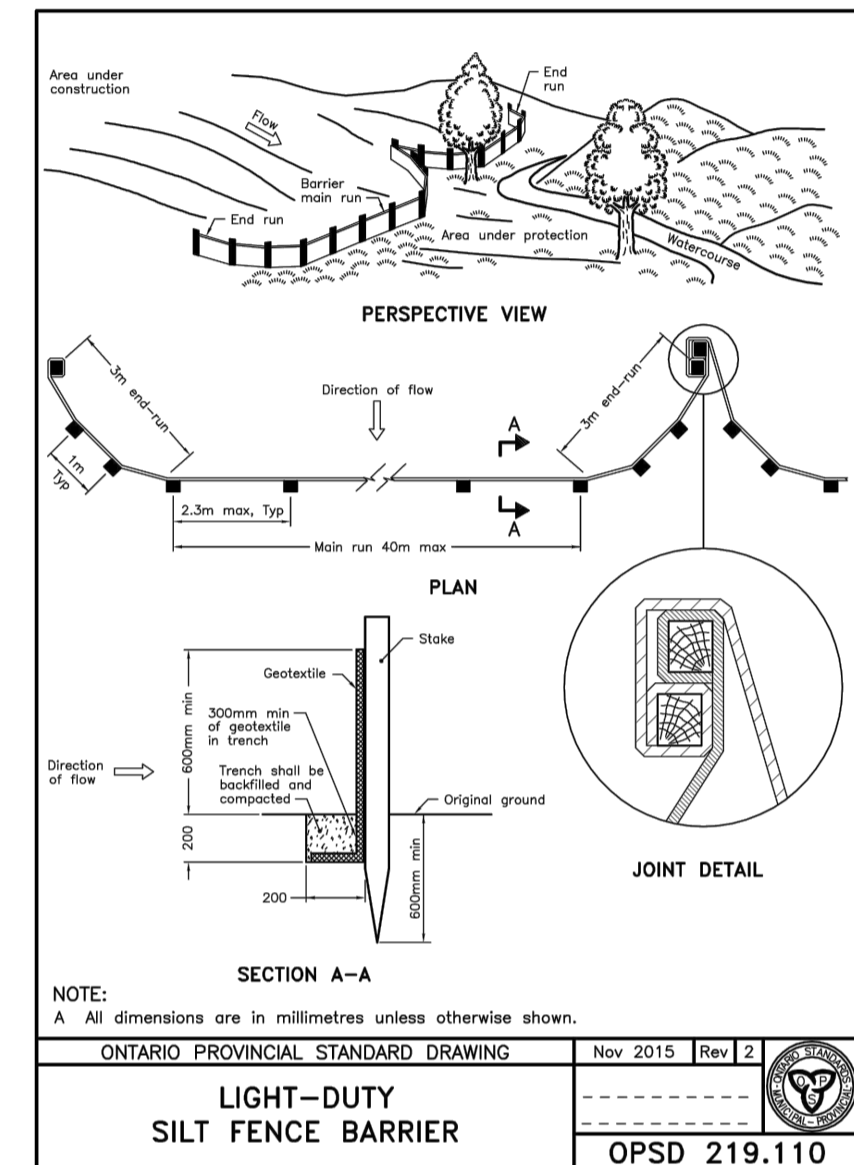
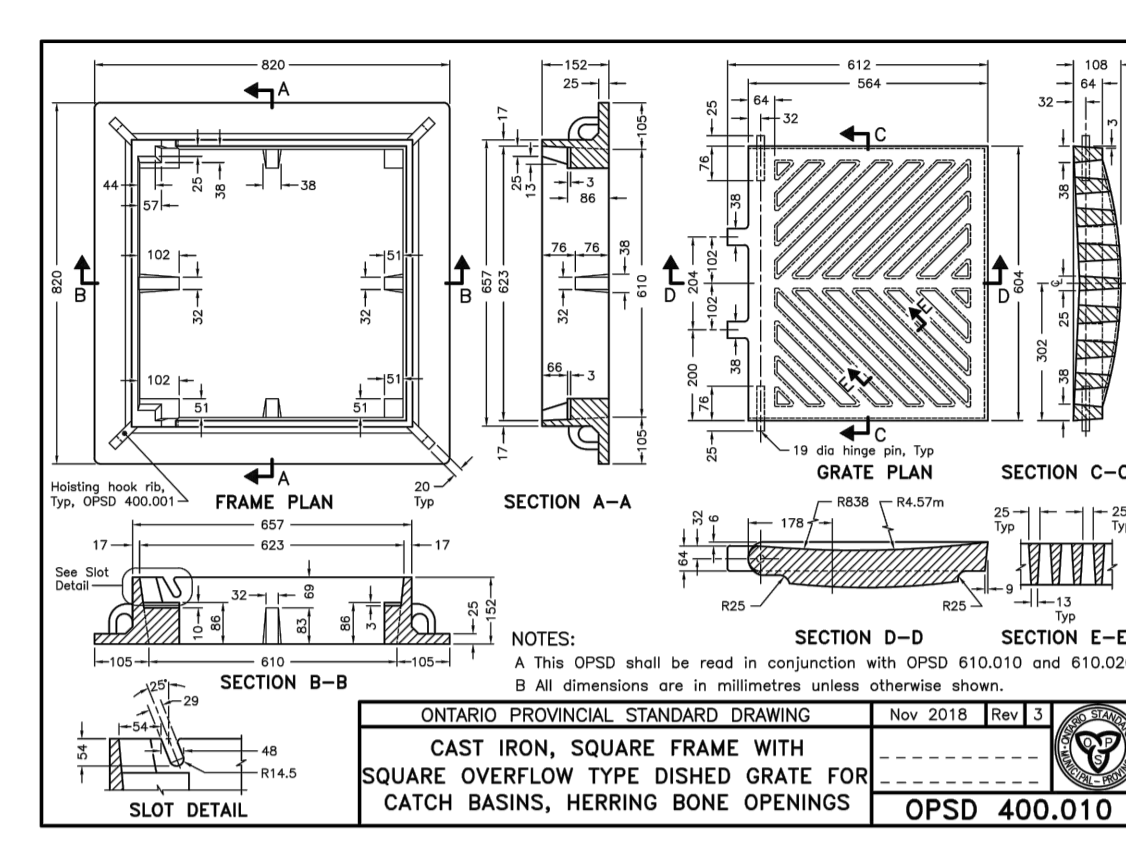
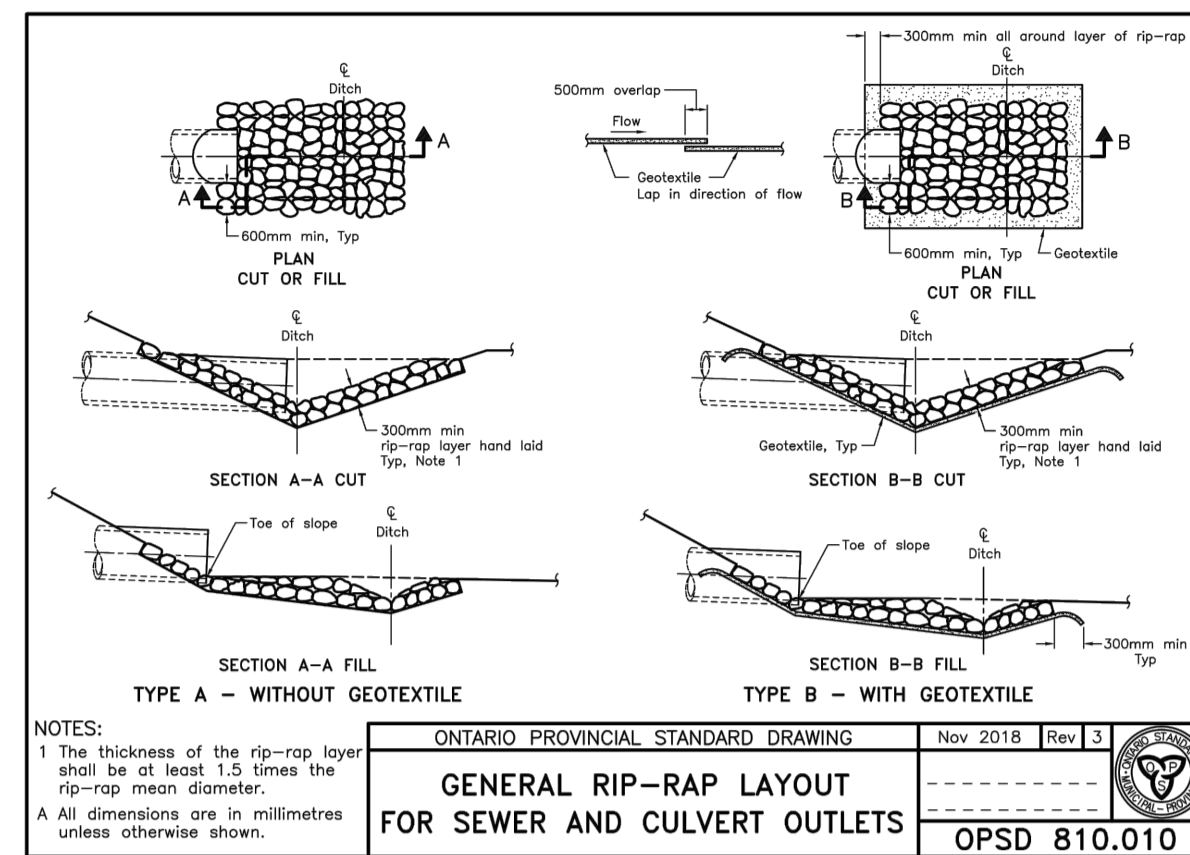
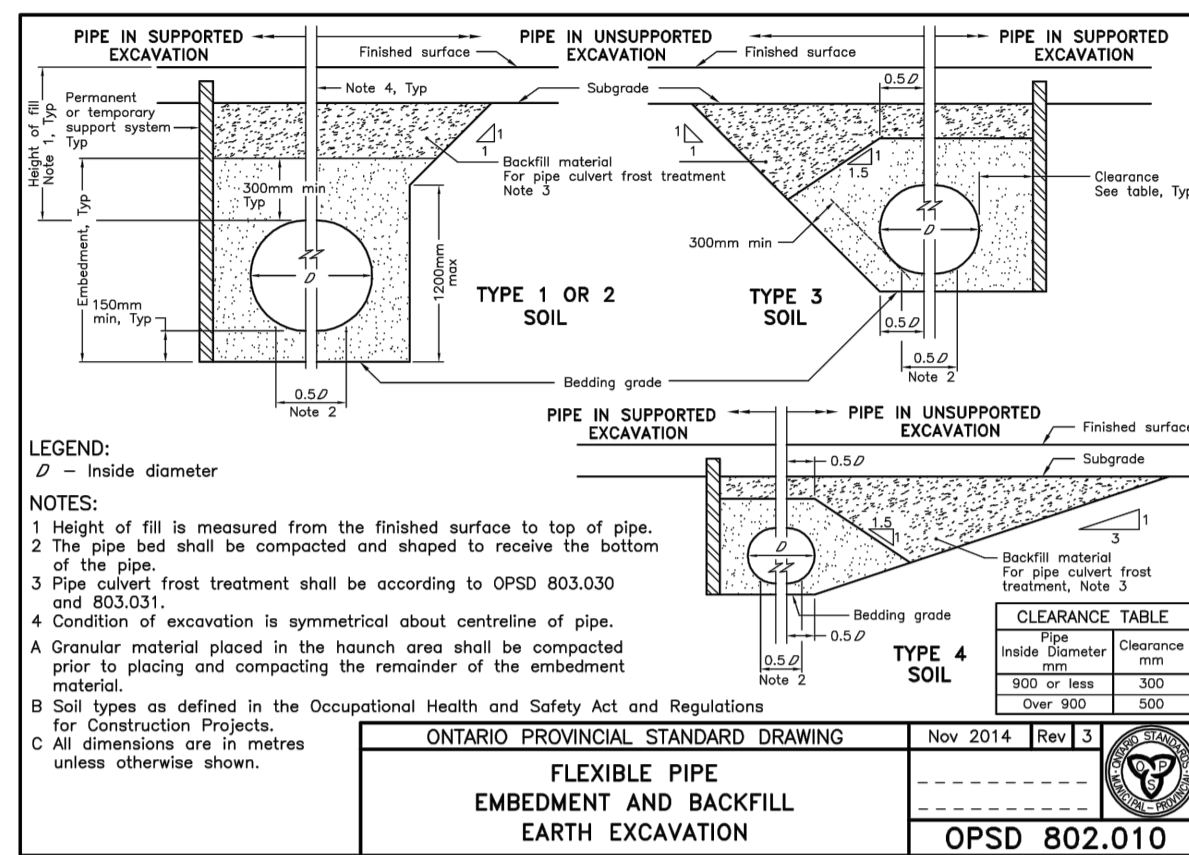
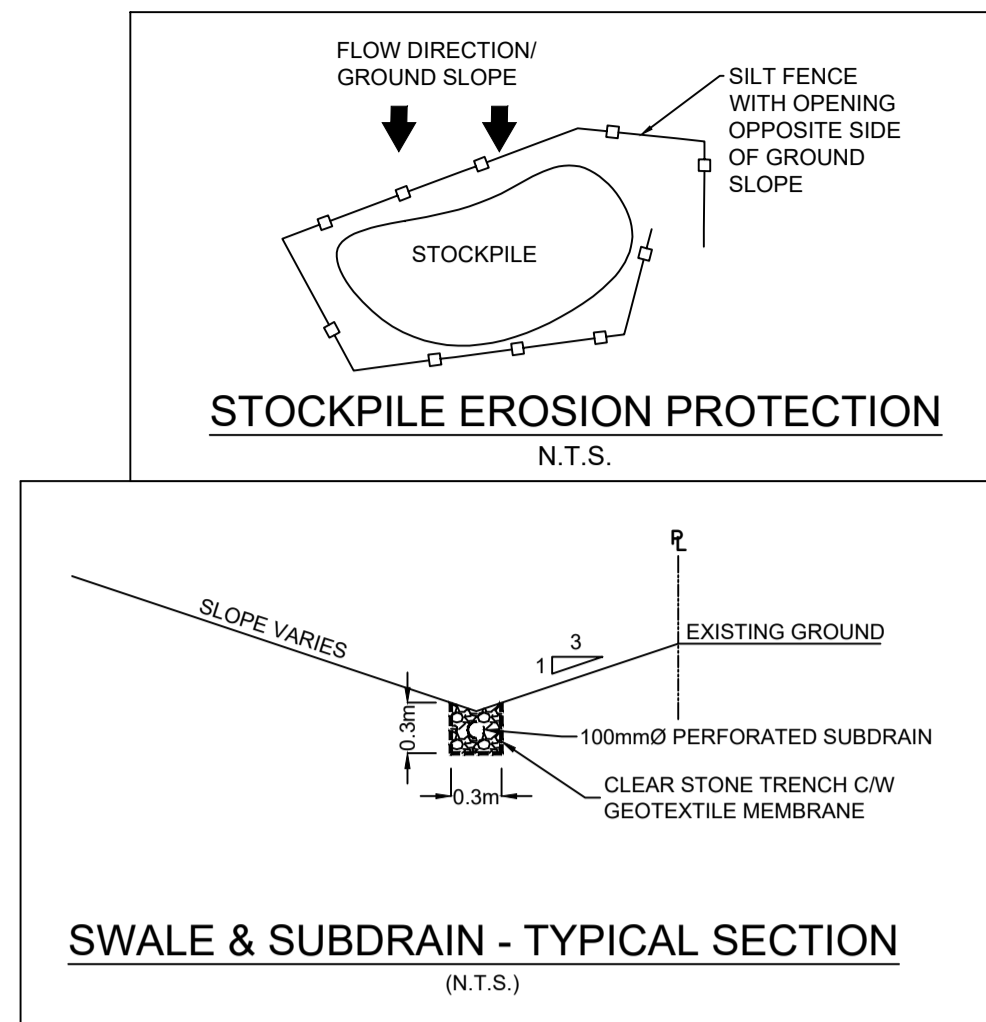
DESIGNED BY: V.J. DRAWN BY: M.L. APPROVED BY: V.J.

PROJECT: INDUSTRIAL PARK
6160 THUNDER RD
OTTAWA, ON

DRAWING TITLE: POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO: 200578
DATE: NOVEMBER 2020

C702



USE AND INTERPRETATION OF DRAWINGS

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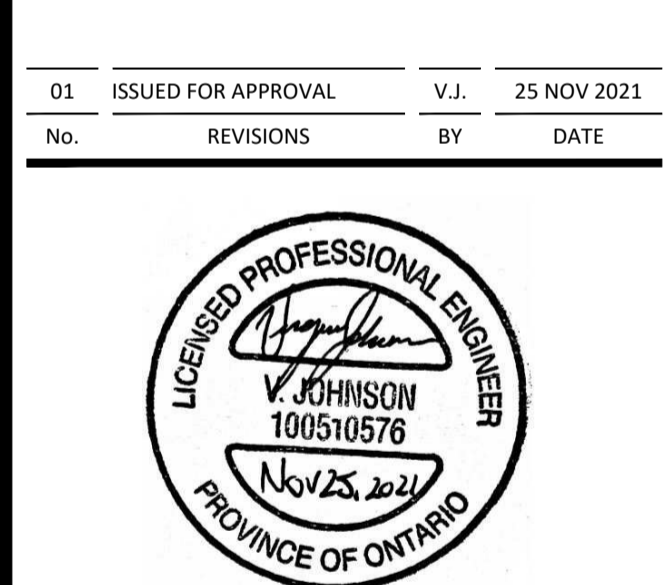
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CLIENT: AVENUE 31

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

PROJECT: INDUSTRIAL PARK
6160 THUNDER RD
OTTAWA, ON

DRAWING TITLE: CONSTRUCTION DETAIL PLAN

PROJECT NO: 200578
DATE: NOVEMBER 2020

C901