

# 770-774 BRONSON AVENUE OTTAWA, ON

## REVISION 05



KEY PLAN (N.T.S.)

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# LRJ

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SITE PLAN AMENDMENT APPROVAL  
770-774 BRONSON AVENUE OTTAWA, ON  
REV.05,- ISSUED FOR SITE PLAN AMENDMENT - NOVEMBER, 2025  
LRL PROJECT no: 200436



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"

CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTIONS 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.

**1. PRIOR TO START OF CONSTRUCTION:**

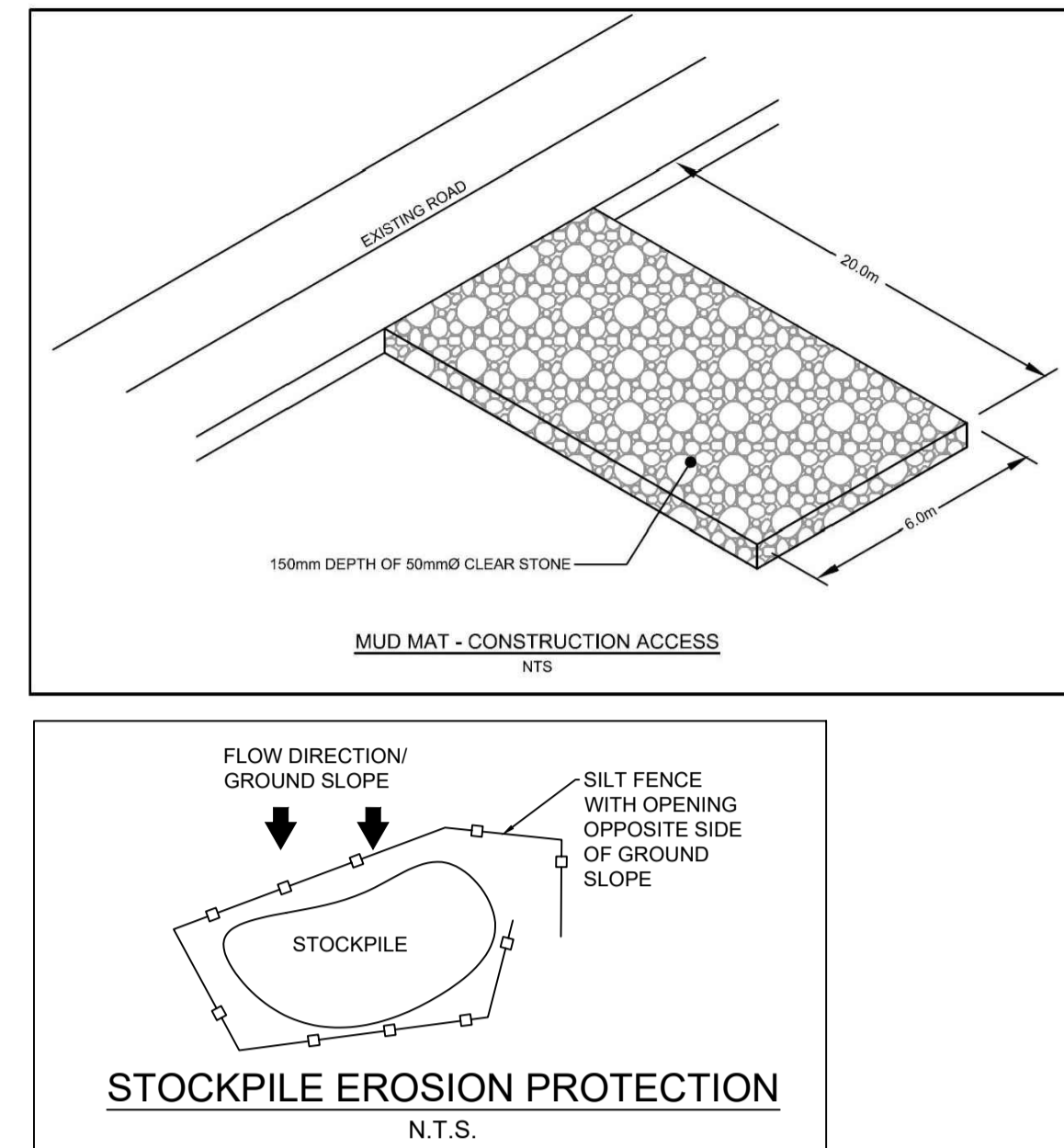
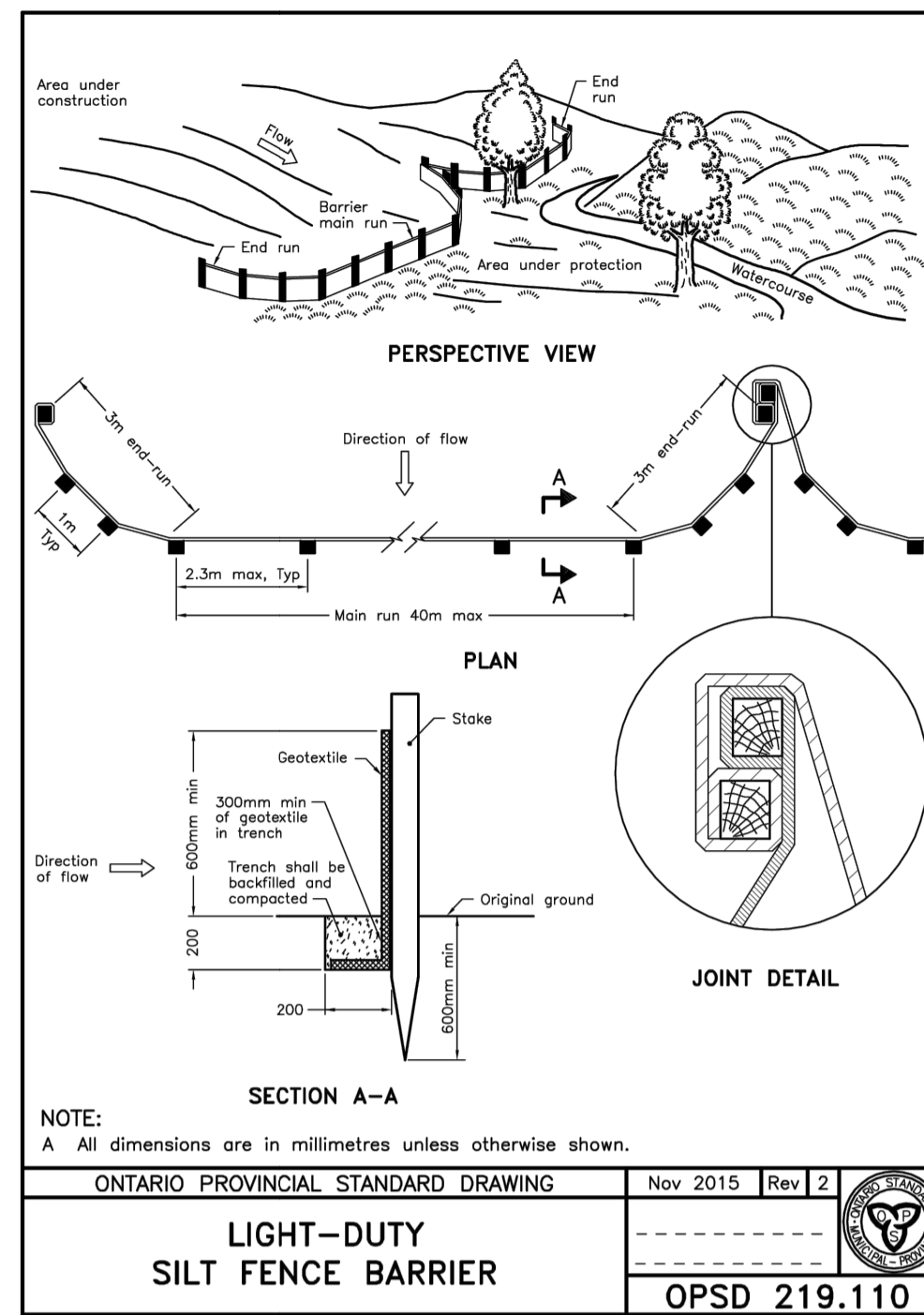
- PRIOR TO THE REMOVAL OF ANY VEGETATIVE COVER, MOVING OF SOIL AND CONSTRUCTION:
- INSTALL SILT FENCE IMMEDIATELY DOWNSTREAM FROM AREAS TO BE DISTURBED (SEE PLAN FOR LOCATION).
- INSTALL GEOSOCK INSERTS WITH AN OVERFLOW IN ALL THE DOWNSTREAM CATCHBASINS AND MANHOLES
- INSTALL SILT SOCK FILTERS IN ALL CONCRETE CATCH BASINS 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 SEEDED IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS).
- CONTROL WIND-BLOWN DUST OFF SITE TO ACCEPTABLE LEVELS BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERING AS REQUIRED).
- ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
- NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THIS CONSULTING ENGINEER AND THE CITY DEPARTMENT OF PUBLIC WORKS.
- CONTRACTOR RESPONSIBLE FOR CITY ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING ETC. AT THE END OF EACH WORK DAY.
- PROVIDE GRAVEL ENTRANCE WHEREVER EQUIPMENT LEAVES THE SITE TO PREVENT MUD TRACKING ONTO PAVED SURFACES. GRAVEL BED SHALL BE A MINIMUM OF 15m LONG, 4M WIDE AND 0.3m DEEP AND SHALL CONSIST OF COARSE (50mm CRUSHED-RUN LIMESTONE) MATERIAL. MAINTAIN GRAVEL ENTRANCE IN CLEAN CONDITION.
- DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPPED.
- ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
- TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ADJACENT PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED.

**3. AFTER CONSTRUCTION:**

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



**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 FENCE
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	PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
	PROPOSED CONCRETE FEATURES/SLAB
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	PROPOSED RIP RAP
	PROPOSED ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED DEPRESSED CURB
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	PROPOSED TOP OF CURB ELEVATION
	PROPOSED EXPOSED BOTTOM OF RETAINING WALL
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	MATCH INTO EXISTING ELEVATION
	EXISTING ELEVATION
	PROPOSED OVERLAND MAJOR FLOW ROUTE
	PROPOSED 100mmØ PERFORATED SUBDRAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING GAS LINE
	EXISTING MANHOLE
	EXISTING CATCHBASIN
	PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
	PROPOSED MANHOLE
	PROPOSED AREA DRAIN
	PROPOSED CURB STOP
	PROPOSED PIPE INSULATION
	PROPOSED 100 YEAR HIGH WATER LEVEL
	STORM WATERSHED EXTENT
	WATERSHED NAME
	RUNOFF COEFFICIENT
	AREA IN HECTARES

**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 DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.**

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

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UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY IRL ASSOCIATES LTD. (IRL) WITHOUT OBTAINING IRL'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 IRL AND TO RELEASE IRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

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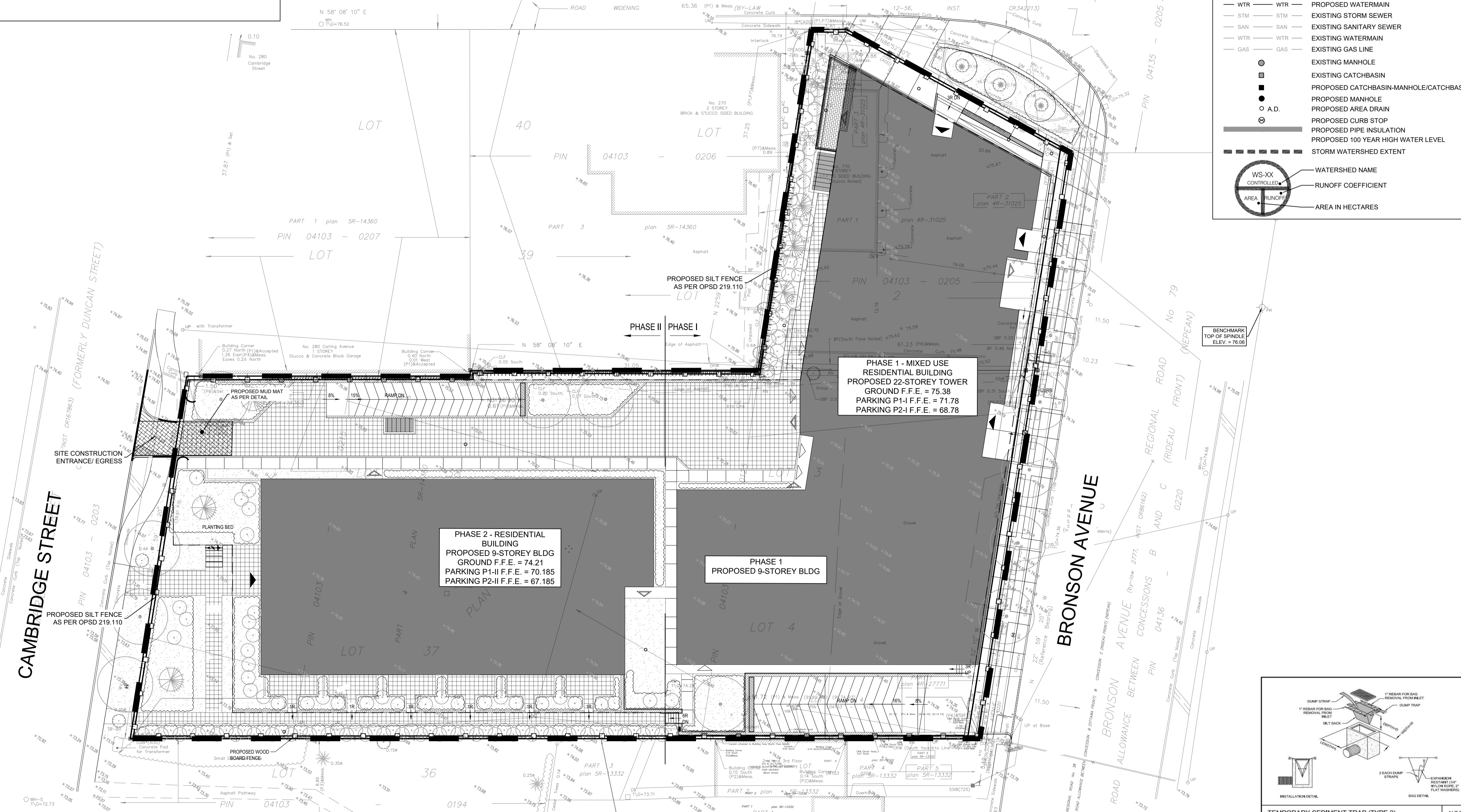
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No.	REVISIONS	BY	DATE
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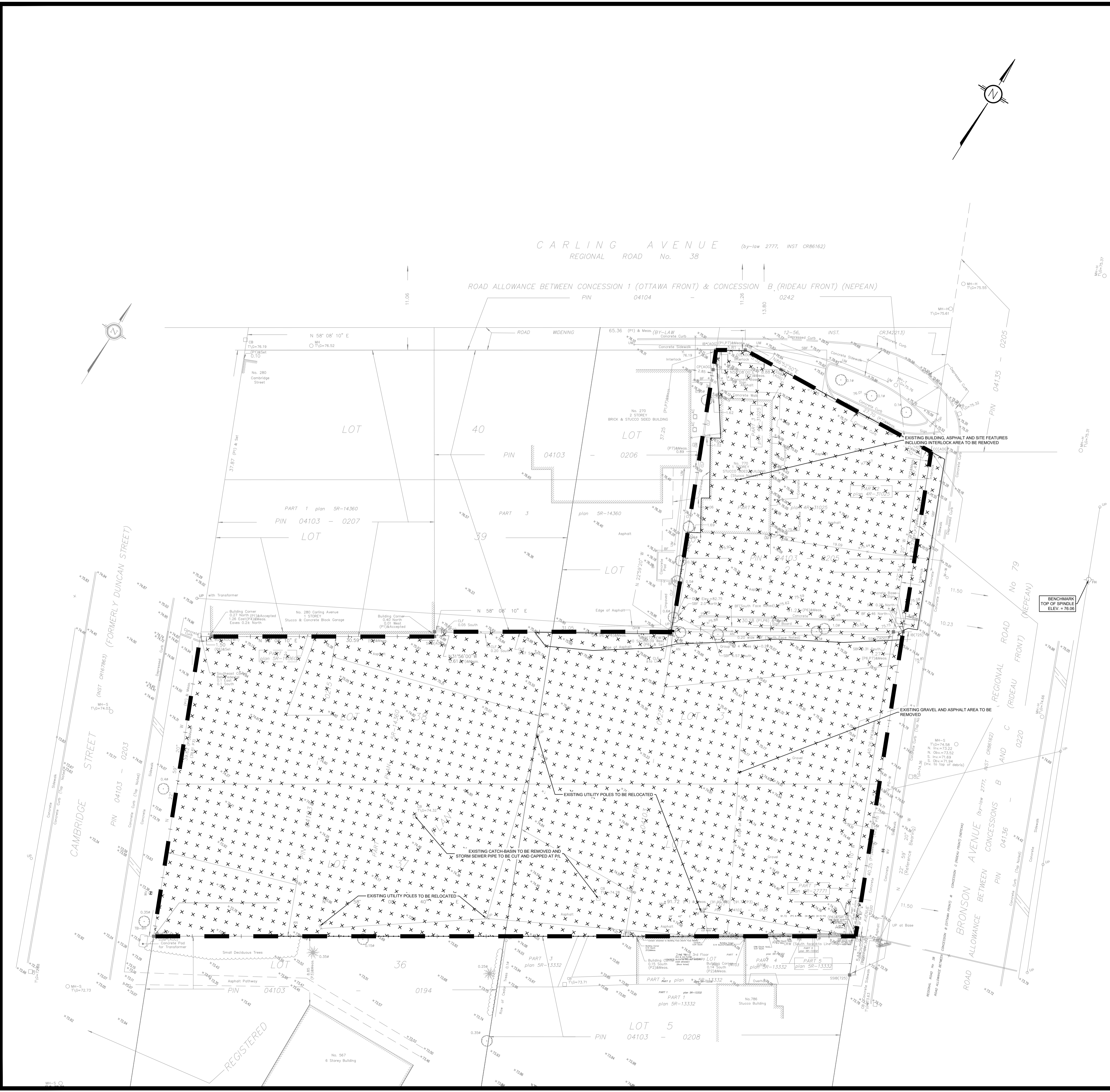
CLIENT: **KATASA GROUP**  
69 Rue Jean-Proulx unit #301  
Gatineau, QC, J8V 1W2

DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: M.B.

PROJECT: 770-774 BRONSON AVENUE

DRAWING TITLE: EROSION AND SEDIMENT CONTROL PLAN

PROJECT NO: 200436  
DATE: JUNE 2023  
C101



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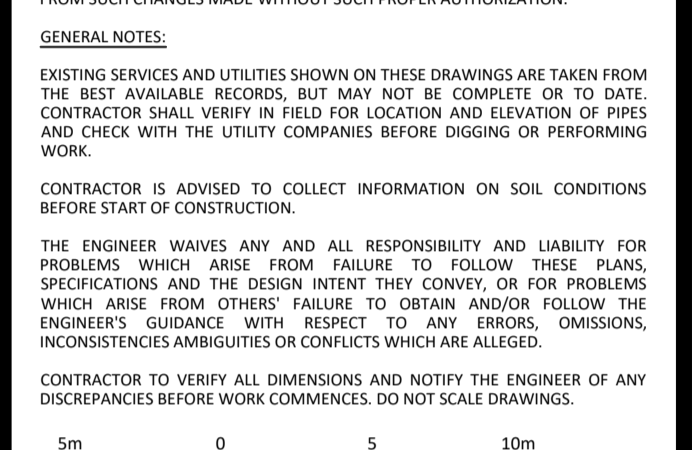
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PROJECT: **770-774 BRONSON AVENUE**

DRAWING TITLE: **DEMOLITION PLAN**

PROJECT NO.: 200436

DATE: JUNE 2023

**C102**





Catchment Area	Outlet	Drainage Area (ha)	100-year Release Rate (L/s)	100-Year Required Storage (m3)	Total Available Storage (m3)
WS-01 (ROOF)	R.D.1	0.009	0.63	3.00	3.89
WS-02 (ROOF)	R.D.2	0.016	0.63	6.70	7.00
WS-03 (ROOF)	R.D.3	0.007	0.63	2.27	3.36
WS-04 (ROOF)	R.D.4	0.011	0.63	3.90	4.03
WS-05 (ROOF)	R.D.5	0.011	0.63	4.15	4.83
WS-06 (ROOF)	R.D.7	0.007	0.63	1.93	3.03
WS-07 (ROOF)	R.D.8	0.011	0.63	3.95	4.98
WS-08 (ROOF)	R.D.9	0.018	0.63	8.00	8.41
WS-09 (ROOF)	R.D.10	0.011	0.63	3.80	4.87
WS-10 (ROOF)	R.D.11	0.006	0.63	1.67	2.74
WS-11 (ROOF)	R.D.12	0.011	0.63	3.76	4.63
WS-12 (CONTROLLED)	*Cistern	0.085	5.29	29.83	30.00
WS-13 (UNCONTROLLED)		0.012	5.45	0.00	0.00
<b>TOTAL</b>		<b>0.215</b>	<b>17.67</b>	<b>72.96</b>	<b>81.78</b>

\* Flow from uncontrolled R.D.6/13/14/15/16/17, Phase 1 Trench Drain, AD.3/4/5, CB

Catchment Area	Outlet	Drainage Area (ha)	100-year Release Rate (L/s)	100-Year Required Storage (m3)	Total Available Storage (m3)
WS-14 (ROOF)	R.D.18	0.014	0.63	5.36	6.05
WS-15 (ROOF)	R.D.19	0.019	0.63	8.62	8.87
WS-16 (ROOF)	R.D.20	0.014	0.63	5.56	6.33
WS-17 (ROOF)	R.D.21	0.016	0.95	5.90	6.59
WS-18 (ROOF)	R.D.22	0.016	0.63	6.56	7.27
WS-19 (CONTROLLED)	*Cistern	0.143	1.64	60.48	65.00
WS-20 (UNCONTROLLED)		0.019	8.64	0.00	0.00
<b>TOTAL</b>		<b>0.242</b>	<b>13.75</b>	<b>92.48</b>	<b>100.11</b>

\* Flow from R.D.23/24, Phase 2 Trench Drain, A.D.1/2, CB

**LEGEND:**

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**ROOF DRAIN INFORMATION**

- A TOTAL OF TWENTY-FOUR (24) WATTS ROOF DRAINS WILL BE INSTALLED ON THE ROOFS.
- FLOW FROM ROOF DRAINS 6, 13, 14, 15, 16 AND 17 WILL NOT BE CONTROLLED ON THE ROOF AND WILL BE DIRECTED TO THE PHASE 1 CISTERN.
- FLOW FROM ROOF DRAINS 23 AND 24 WILL NOT BE CONTROLLED ON THE ROOF AND WILL BE DIRECTED TO THE PHASE 2 CISTERN.
- ROOF DRAINS 1-5 & 7-12 WILL BE CONTROLLED AND WILL OUTLET TO THE PHASE 1 STORM SEWER.
- ROOF DRAINS 18-22 WILL BE CONTROLLED AND WILL OUTLET TO THE PHASE 2 STORM SEWER.
- ROOF DRAIN 21 TO BE WATTS  $\frac{1}{2}$  OPEN WITH A FLOW OF 0.95L/s.
- ALL REMAINING CONTROLLED ROOF DRAINS ARE TO BE WATTS ROOF DRAINS WITH A FULLY CLOSED WEIR OPENING. FLOW PER DRAIN = 0.63 L/S.
- ALL CONTROLLED ROOF DRAINS WILL OUTLET DOWNSTREAM OF THEIR CORRESPONDING PHASE CISTERN.
- THE MAXIMUM 100 YEAR ROOF PONDING DEPTHS = 0.15m.
- REFER TO THE TABLE INCLUDED IN THIS DRAWING FOR 100-YEAR REQUIRED ROOFTOP STORAGE AND THE AVAILABLE ROOF TOP STORAGE.

PHASE 2 STORMWATER CISTERN SIZED TO CONTROL ULTIMATE FLOW  
100-YEAR REQUIRED STORAGE = 60.48 m<sup>3</sup>  
CISTERN VOLUME PROVIDED = 65.00 m<sup>3</sup>  
100-YEAR CISTERN RELEASE RATE = 1.64 L/s

CAMBRIDGE STREET

CARLING AVENUE

BRONSON AVENUE

**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. THESE DRAWINGS ARE PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

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**GENERAL NOTES:**

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02 REISSUED FOR CITY APPROVAL T.H. 15 DEC 2022  
01 ISSUED FOR MUNICIPAL APPROVAL A.S. 04 MAR 2021

No. REVISIONS BY DATE

**PROFESSIONAL ENGINEER**  
M. BASNET  
100501996  
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT: **KATASA GROUP**  
69 Rue Jean-Proulx unit #301  
Gatineau, QC, J8V 1W2

DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: M.B.

PROJECT: **770-774 BRONSON AVENUE**

DRAWING TITLE: **STORMWATER MANAGEMENT PLAN**

PROJECT NO.: 200436  
DATE: JUNE 2023

**C601**

#18887

D07-12-21-0108

**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 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 DEPRESSED CURB
- PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED EXPOSED BOTTOM OF RETAINING WALL
- PROPOSED TOP OF RETAINING WALL
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED 100mm PERFORATED SUBDRAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING GAS LINE
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
- PROPOSED MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED CURB STOP
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

**USE AND INTERPRETATION OF DRAWINGS**

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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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SCALE: 1:250

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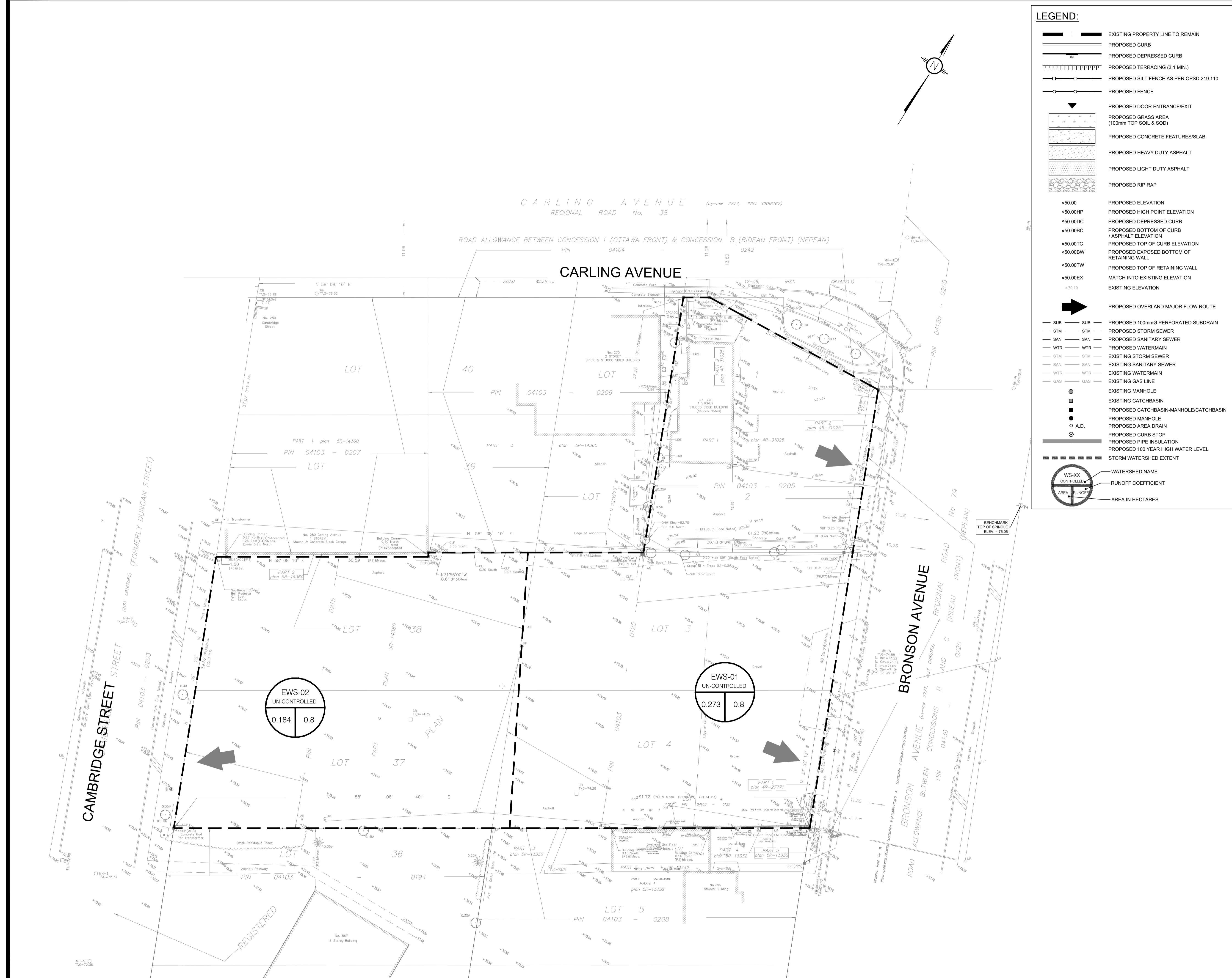
PROJECT: **770-774 BRONSON AVENUE**

DRAWING TITLE: **PRE-DEVELOPMENT WATERSHED PLAN**

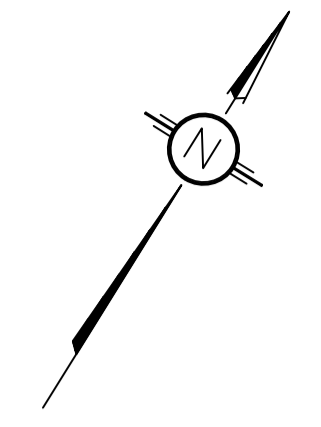
PROJECT NO.: 200436  
DATE: JUNE 2023

**C701**

#18887



DOT-12-21-0108



**LEGEND:**

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CLIENT: **KATASA GROUP**  
69 Rue Jean-Proulx unit #301  
Gatineau, QC, J8V 1W2

DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: M.B.

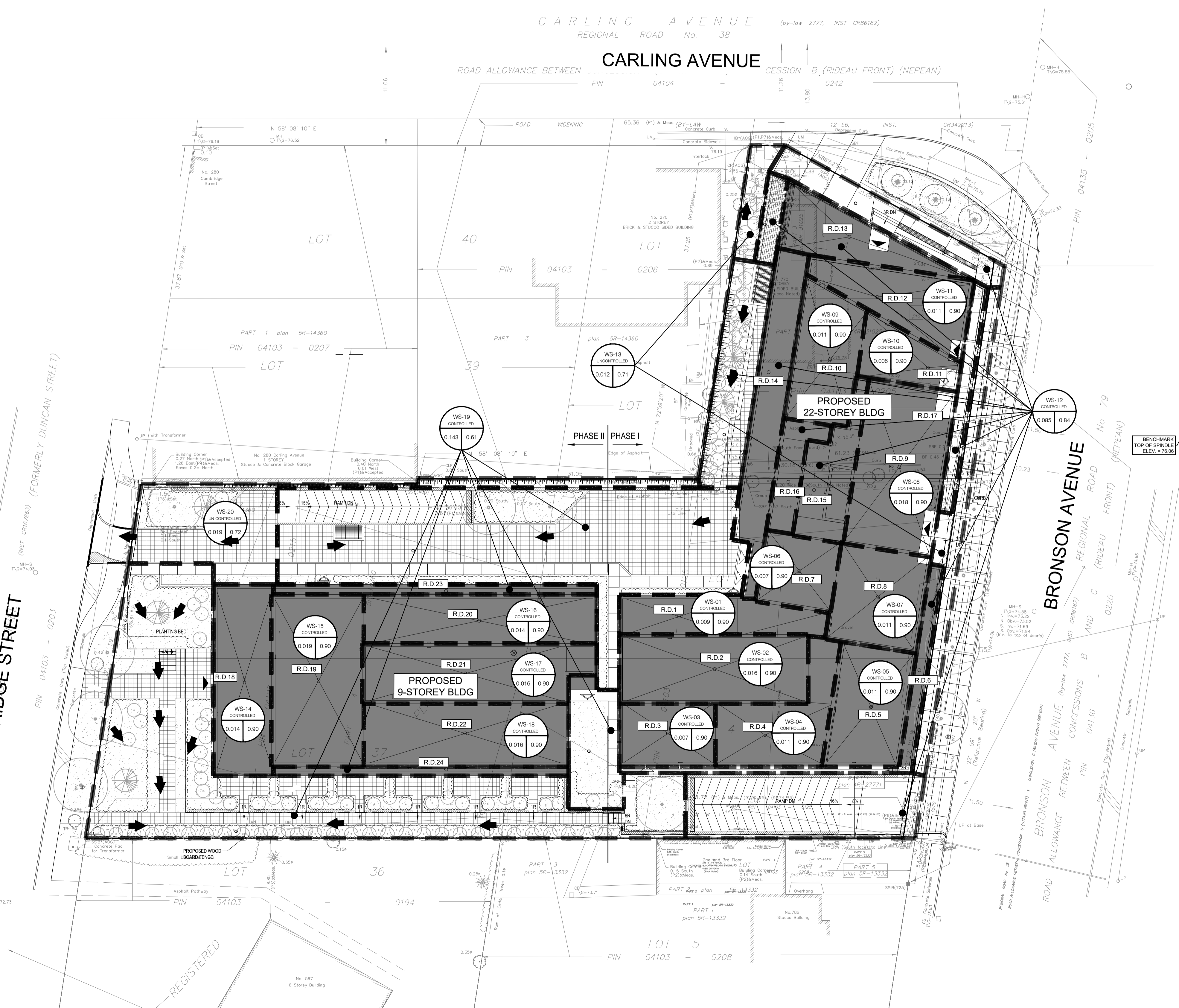
PROJECT: **770-774 BRONSON AVENUE**

DRAWING TITLE: **POST-DEVELOPMENT WATERSHED PLAN**

PROJECT NO.: 200436  
DATE: JUNE 2023

**C702**

#18887



CAMBRIDGE STREET

CARLING AVENUE  
REGIONAL ROAD No. 38

CARLING AVENUE

BRONSON AVENUE

PROPOSED 9-STOREY BLDG

PROPOSED 22-STOREY BLDG

MIN-5  
T.O.=72.36

REGISTERED

No. 567  
6 Storey Building

LOT 5  
PIN 04103 - 0208

LOT 36

LOT 37

LOT 39

LOT 40

LOT 5

LOT 36

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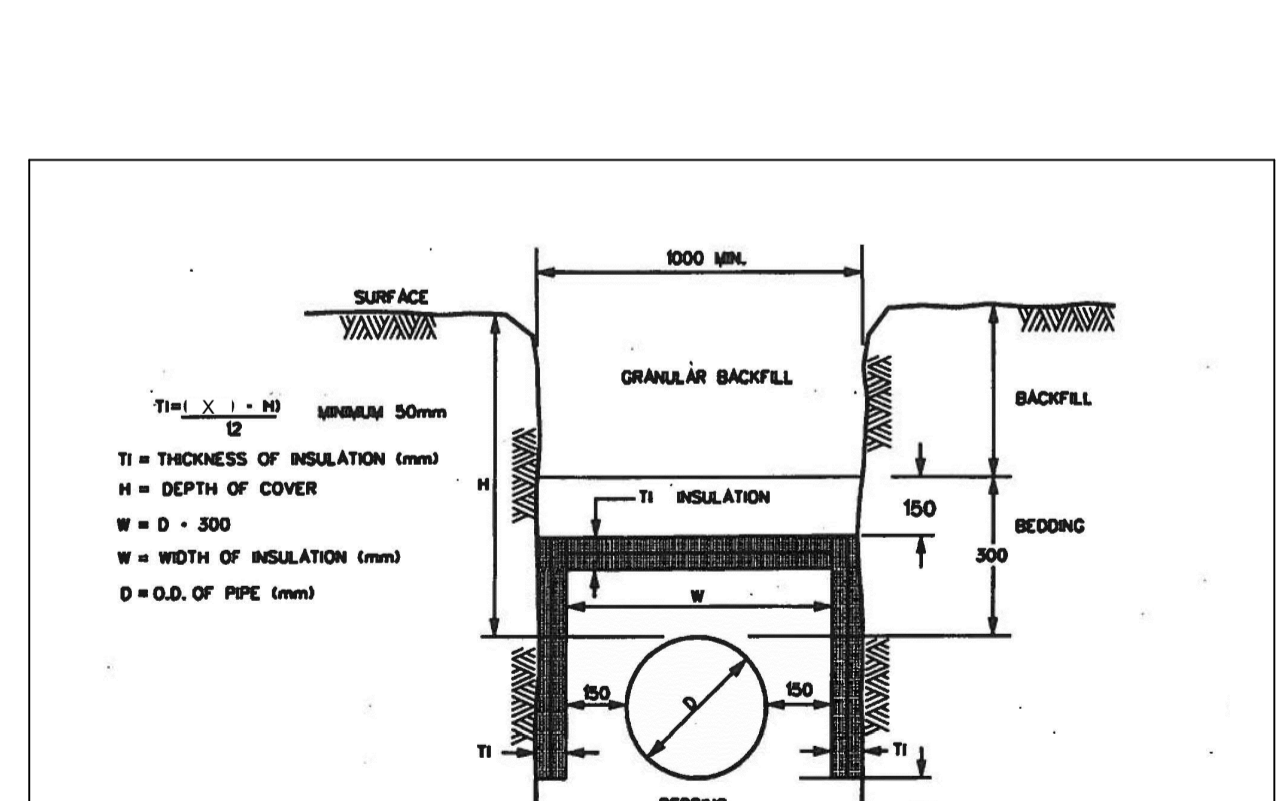
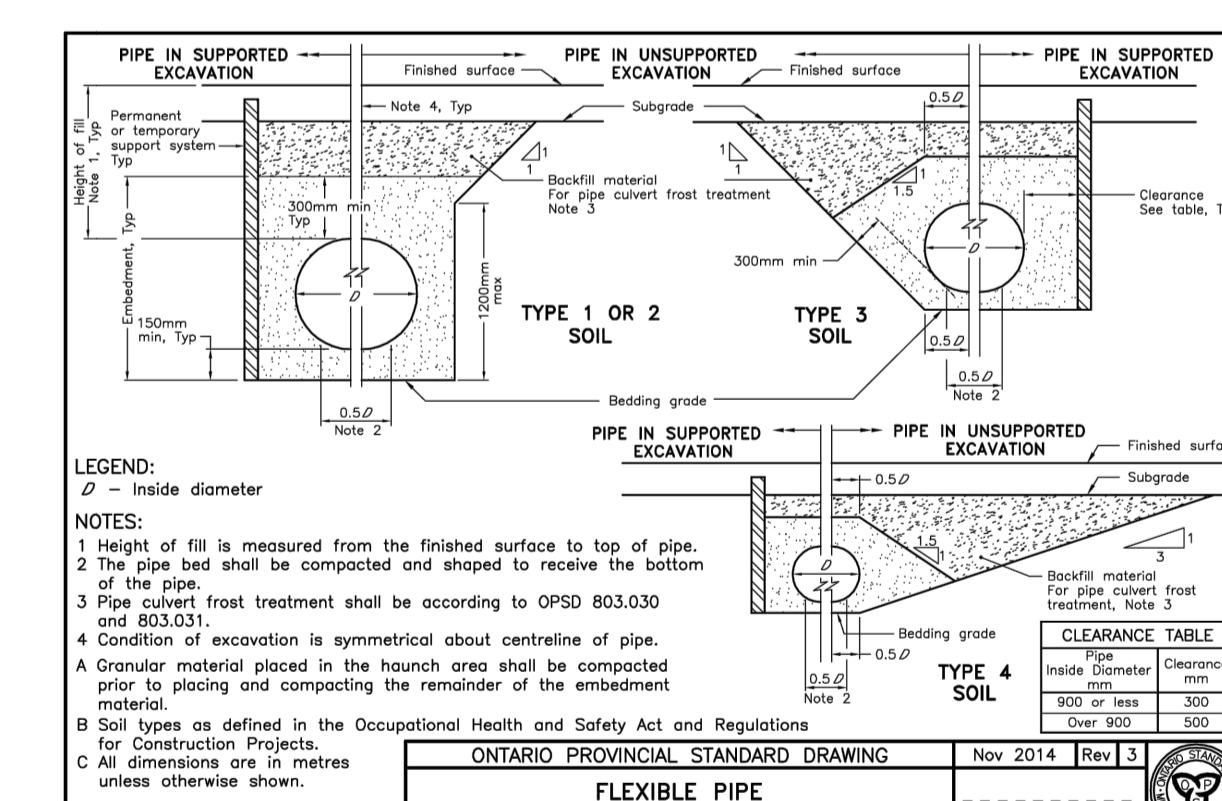
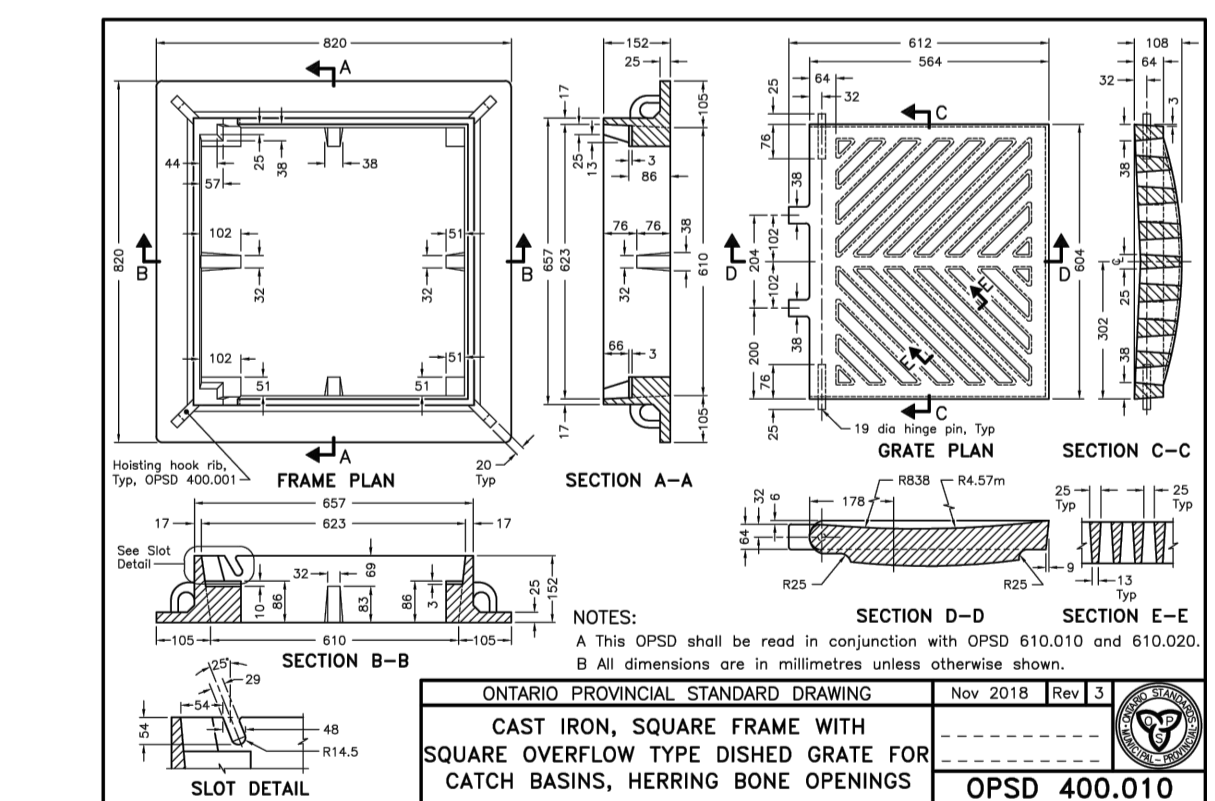
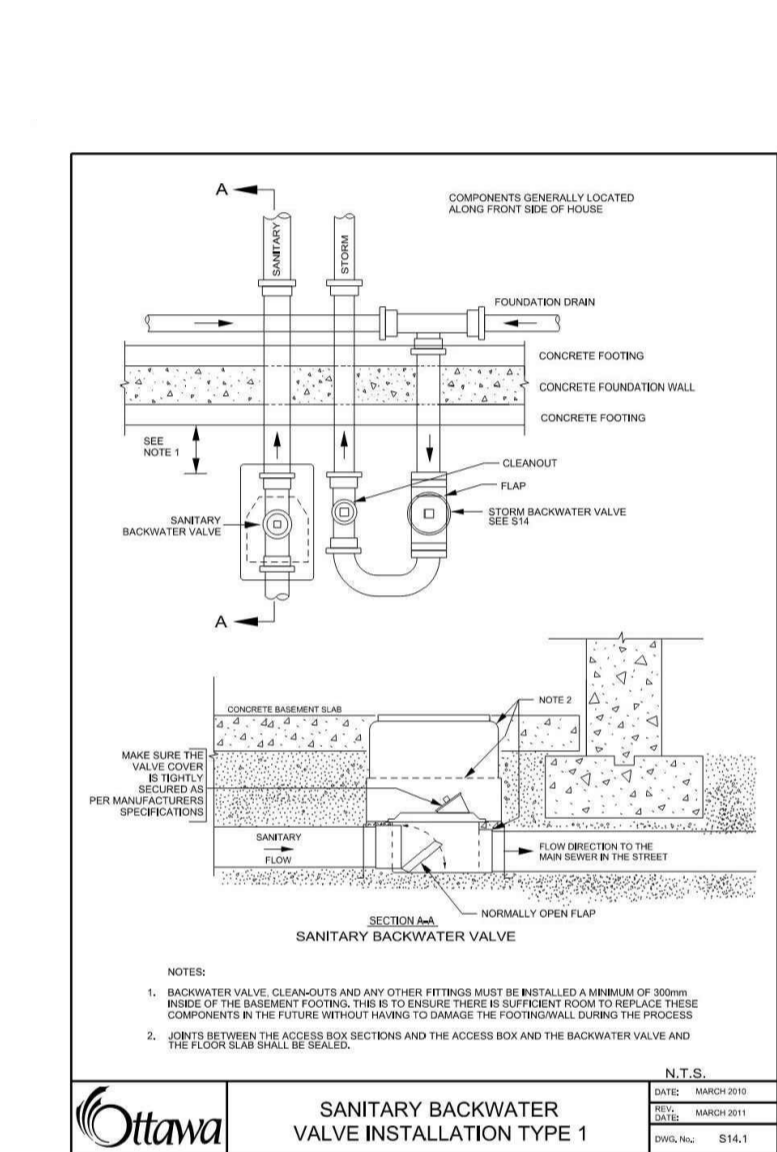
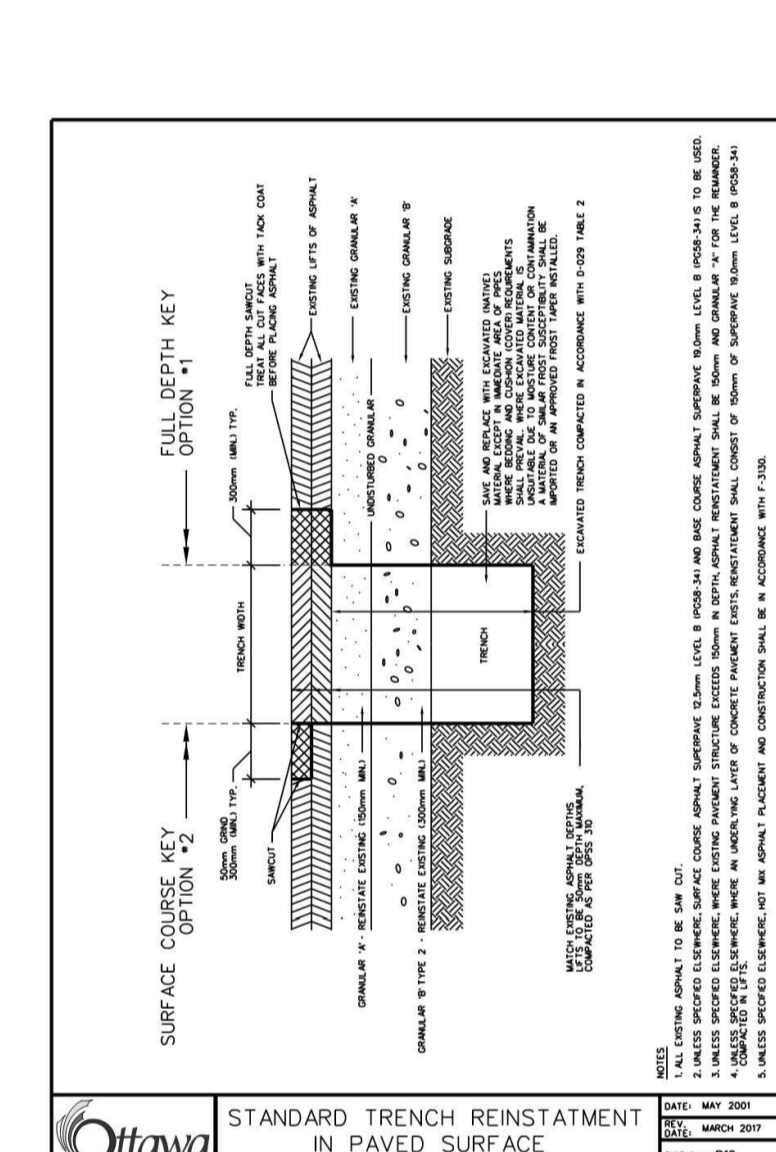
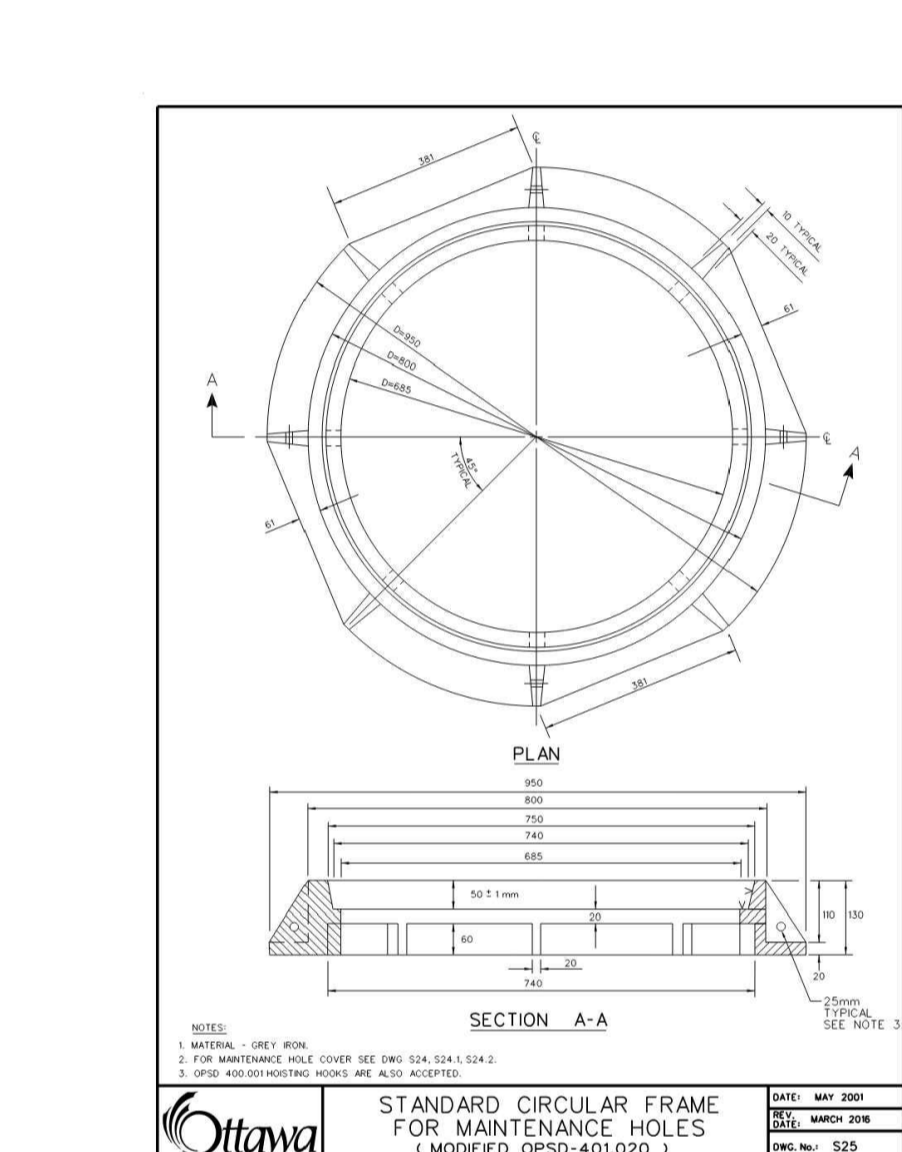
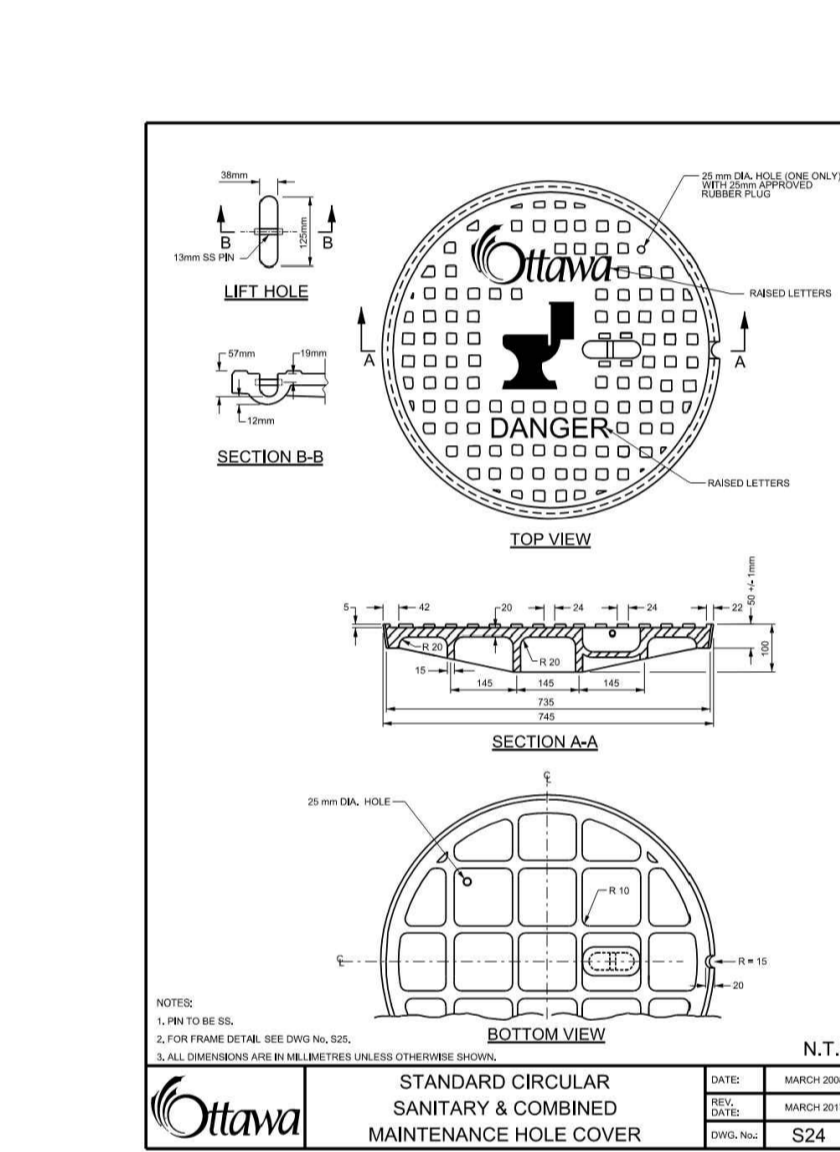
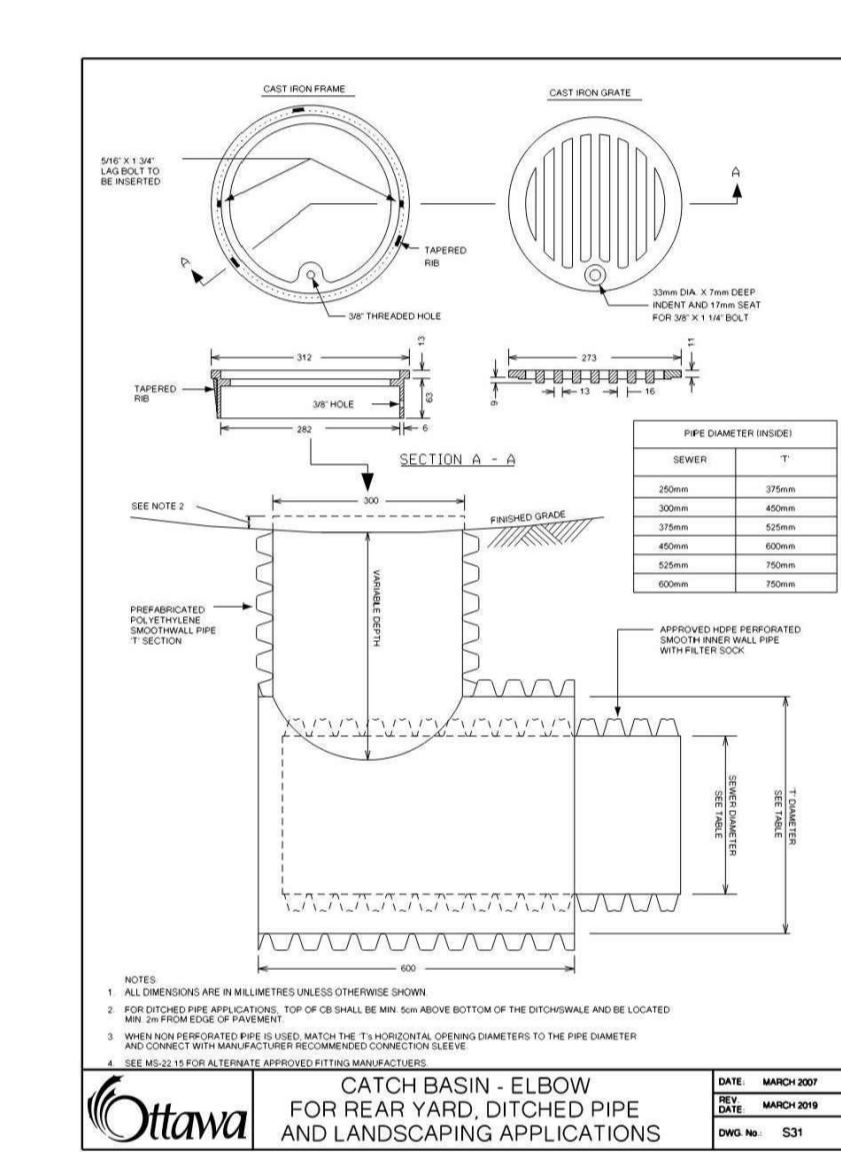
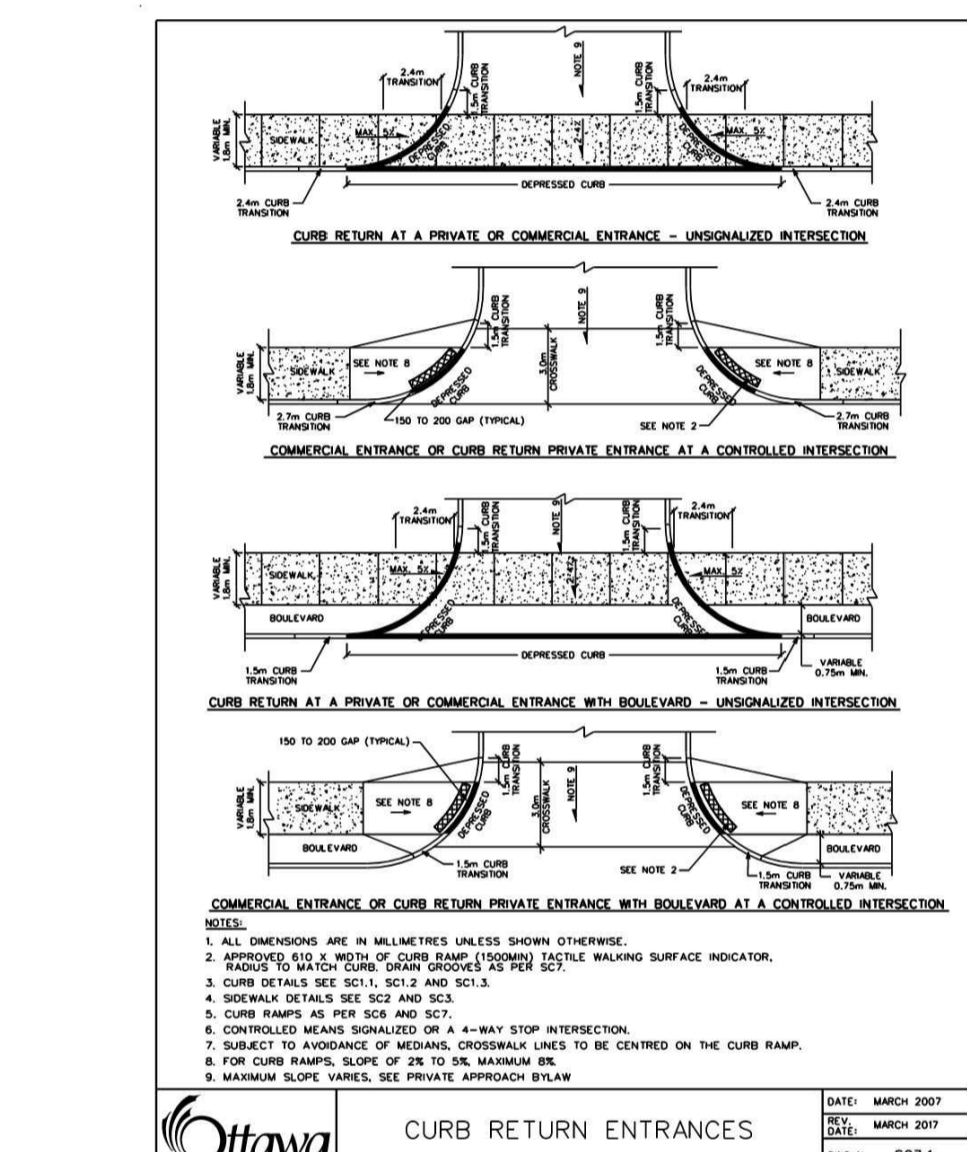
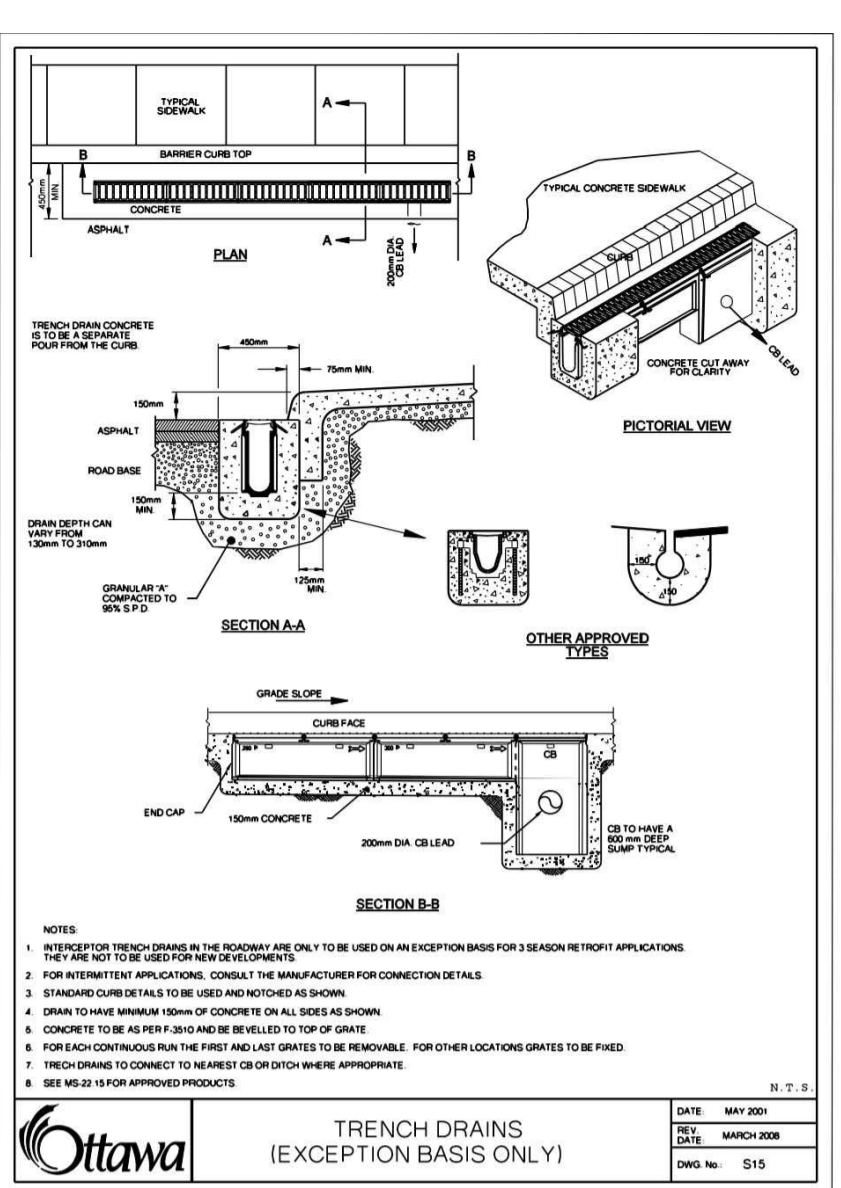
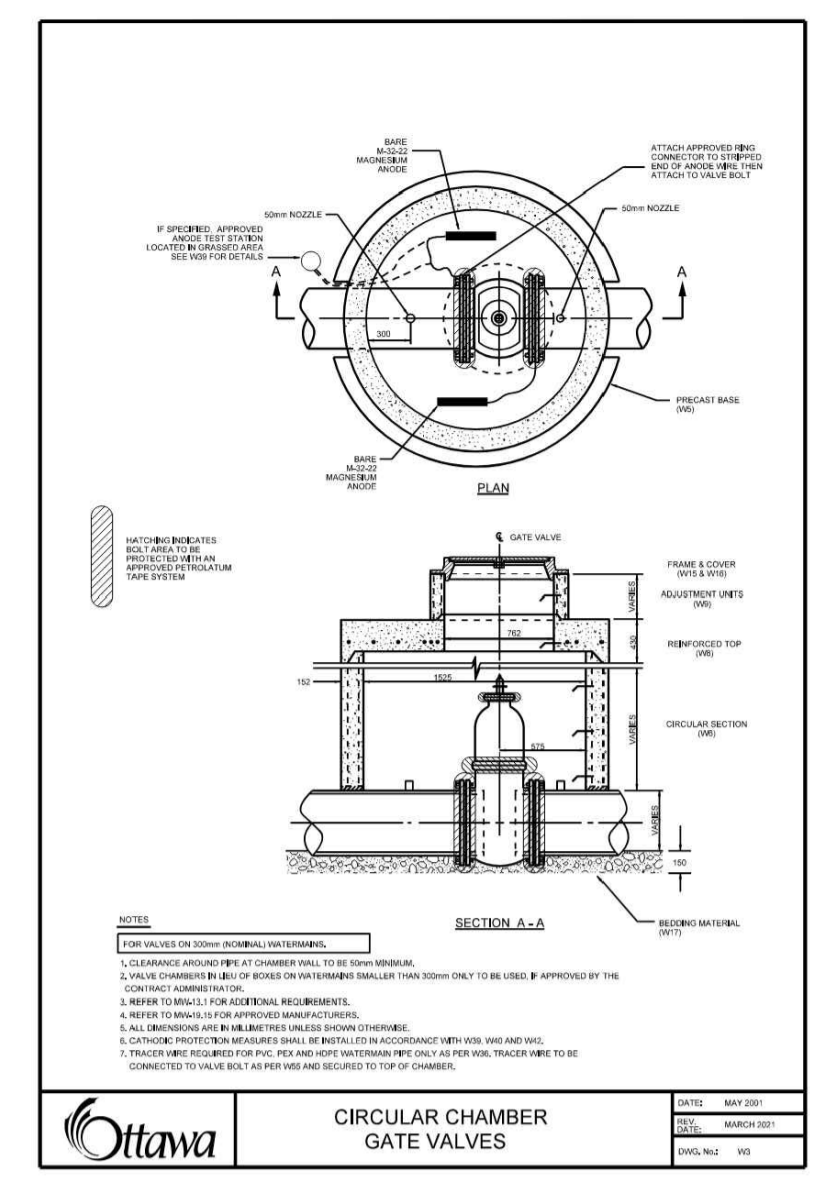
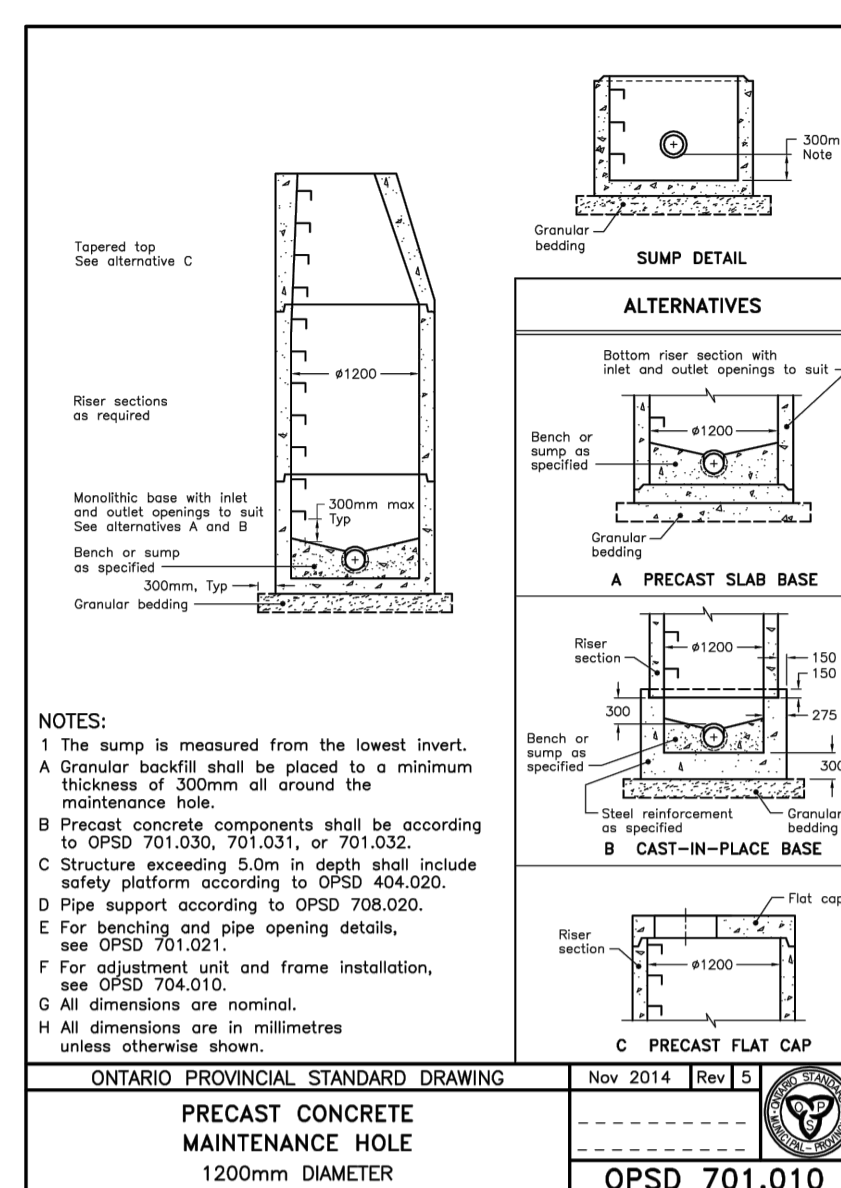
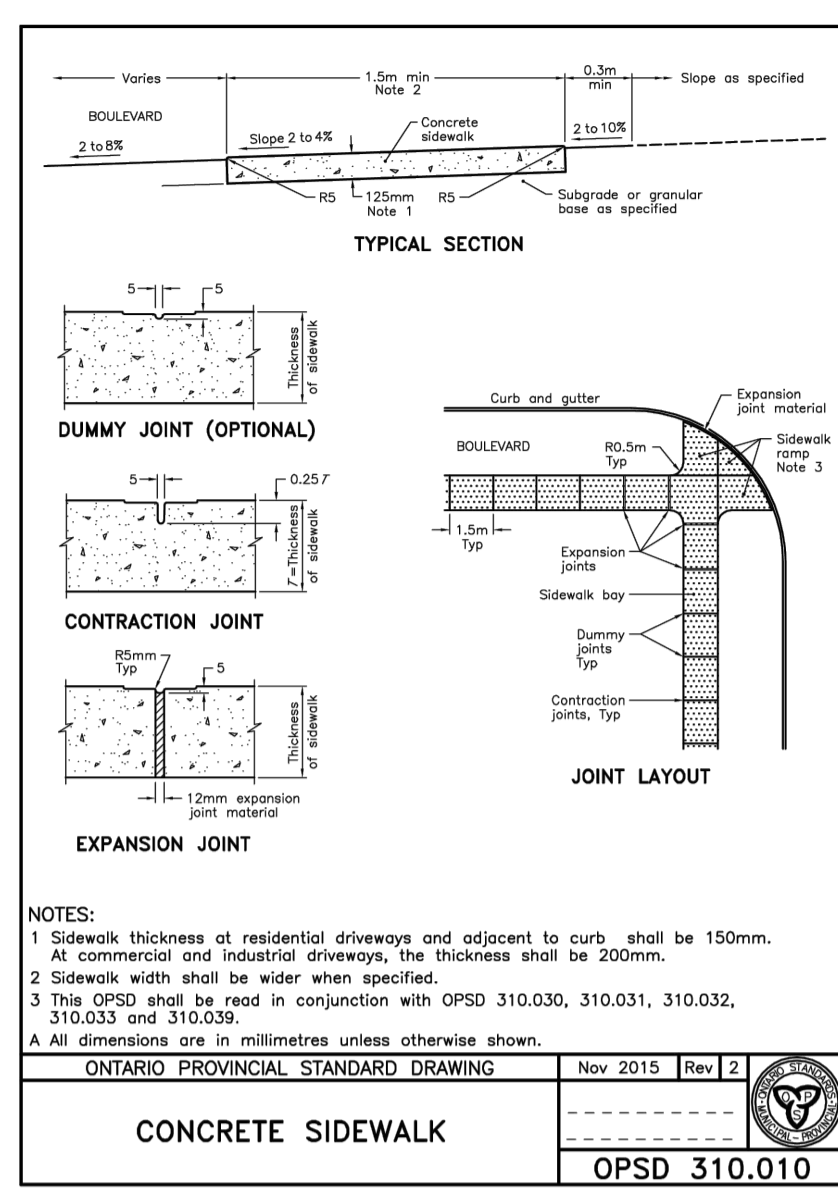
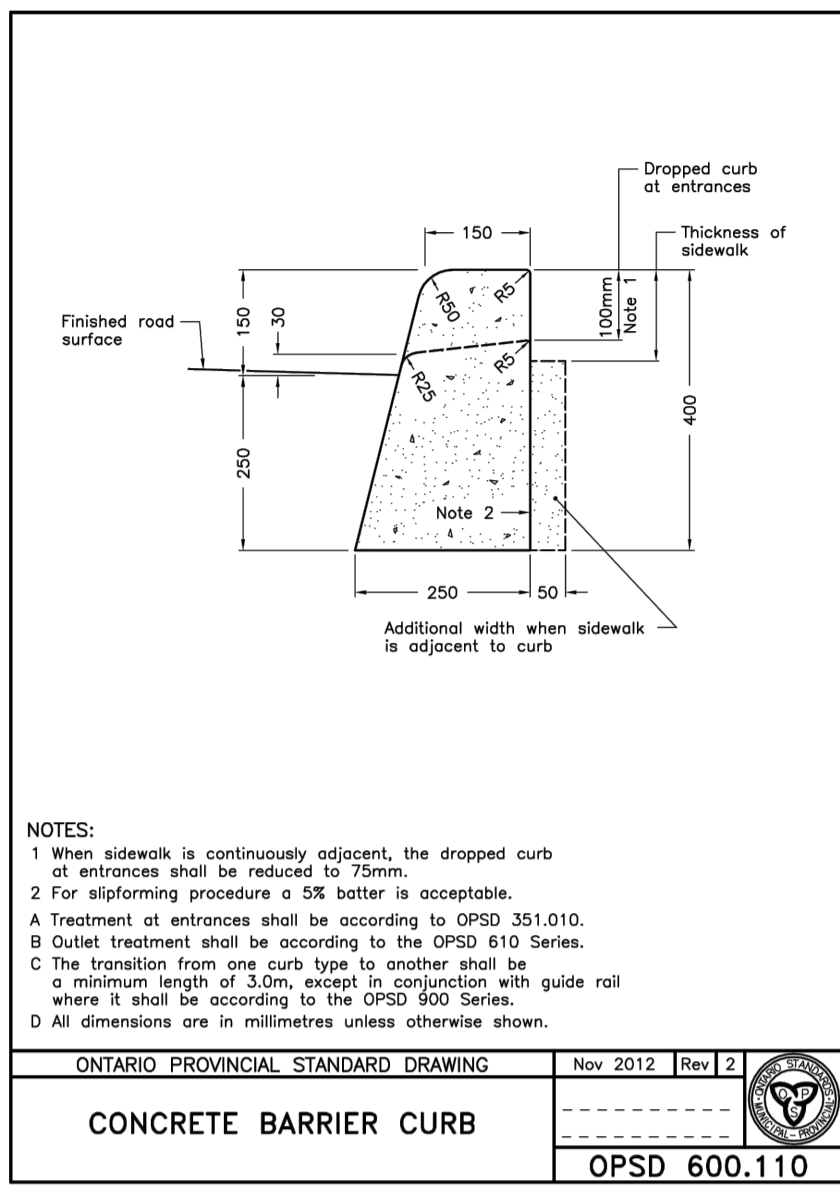
LOT 39

LOT 40

LOT 5

LOT 36

LOT 37



**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 IF 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.

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.

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 AN 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 LRI ASSOCIATES LTD. (LRI) WITHOUT 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.

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

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 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 ALLOD.

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

No.	REVISIONS	BY	DATE
05	ISSUED FOR SITE PLAN AMENDMENT	S.V.	25 NOV 2025
04	REISSUED FOR CITY APPROVAL	T.H.	22 NOV 2023
03	REISSUED FOR CITY APPROVAL	T.H.	14 JUN 2023
02	REISSUED FOR CITY APPROVAL	T.H.	15 DEC 2022
01	ISSUED FOR MUNICIPAL APPROVAL	A.S.	04 MAR 2021



NOT AUTHENTIC UNLESS SIGNED AND DATED



CLIENT: **KATASA GROUP**  
 69 Rue Jean-Proulx unit #301  
 Gatineau, QC, J8V 1W2

DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: M.B.

PROJECT: **770-774 BRONSON AVENUE**

DRAWING TITLE: **CONSTRUCTION DETAIL PLAN**

PROJECT NO.: **200436**  
 DATE: **JUNE 2023**

**C901**