



**Structural
Environmental
Services**

STORMWATER MANAGEMENT REPORT

1620 Laperriere Avenue, Ottawa

Prepared by

E AU Structural & Environmental Services

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Revision 0
July 2024

Table of Contents

- 1. Introduction**
- 2. Stormwater Design.**
- 3. Stormwater Quantity Control**
- 4. Quality Control**
- 5. Geotechnical Report / Foundation**
- 6. Erosion and Sediment Control**
- 7. Conclusion**

Appendixes

Drainage Area

Stormwater management calculation

Engineering Drawings and References

Architectural Drawings

1. Project Description

1.1. Introduction

The property at 1620 Laperriere Avenue is located close to the intersection of Laperriere Avenue and Clyde Avenue North. The existing lot is 0.22 hectare, containing a one-story commercial building built in circa 1980. Property at 1620 Laperriere Avenue is currently zoned as IH (Heavy Industrial Zoning) which suits for the purpose of proposed development.

This report will address the servicing requirements associated with the proposed development located at rear of 1620 Laperriere Avenue within the City of Ottawa. This report is prepared in response to the request from City of Ottawa Planning department.

1.2. Existing Conditions:

The property measures a total area of approximately 0.22 hectare. The site is fronting a 203mm diameter UCI water main, 225mm diameter concrete sanitary main and 375mm diameter concrete storm main.



1.3. Guidelines, Previous Studies, And Reports

The following studies were utilized in the preparation of this report:

- Ottawa Sewer Design Guidelines,
City of Ottawa, SDG002, October 2012.
(City Standards)
 - Technical Bulletin ISTB-2018-01
City of Ottawa, March 21, 2018.
(ISTB-2018-01)
 - Technical Bulletin ISTB-2018-04
City of Ottawa, June 27, 2018.
(ISTB-2018-04)

- Ottawa Design Guidelines Water Distribution
City of Ottawa, July 2010.
(Water Supply Guidelines)
 - Technical Bulletin ISD-2010-2
City of Ottawa, December 15, 2010.
(ISD-2010-2)
 - Technical Bulletin ISDTB-2014-02
City of Ottawa, May 27, 2014.
(ISDTB-2014-02)
 - Technical Bulletin ISTB-2018-02
City of Ottawa, March 21, 2018.
(ISTB-2018-02)

- Design Guidelines for Sewage Works,
Ministry of the Environment, 2008.
(MOE Design Guidelines)

- Stormwater Planning and Design Manual,
Ministry of the Environment, March 2003.
(SWMP Design Manual)

- Ontario Building Code Compendium
Ministry of Municipal Affairs and Housing Building Development Branch,
January 1, 2012 Update. (OBC)

2.3. Major System Design Criteria

- The major system has been designed to accommodate runoff of 100 year event. Beyond 100 storm event, shall flow via overland flow route to the City ROW. 100-year flow is restricted to 5year predevelopment.

2.4. Runoff Coefficients

The area for runoff coefficients used, for either pre-development or post-development conditions is based on actual areas measured in CAD. Runoff coefficients for surfaces such as roofs, driveway and parking areas was taken as 0.90 due to the impermeability of these surfaces. For the grassed areas, 0.20 was used. The runoff coefficient for post development is considered as 0.9 since there is no permeable areas on the lot.

2.5. Time of concentration

The time of concentration is taken as 10 minutes, per the City of Ottawa Design Guideline.

2.6. Allowable Release Rate

The allowable release rate from the site was determined using the Modified Rational Method with a 5 years storm, a runoff coefficient $C=0.5$ and a time of concentration of 10 minutes, see below;

- Time of Concentration = 10 minutes,
- Drainage Area = 0.15 ha

$$Q_{\text{allow}} = 2.78 C I A$$

Where:

Q_{allow}	=	Allowable release rate to storm sewer (L/sec)
C	=	Runoff Coefficient (dimensionless) =0.5
I	=	Average Rainfall Intensity for return period (mm/hr)
	=	$998.071/(T_C+6.053)^{0.814} = 104.20$ mm/hr
T_C	=	Time of concentration (minutes)
A	=	Drainage Area (hectares) = 0.035

$$Q_{\text{Allow}} = 5.1 \text{ L/sec}$$

Therefore the allowable release rate from the site is 5.1 L/sec.

3. Stormwater Quantity Control

Post development storm water management design for this site includes 1 area; Roof area.

- Roof: Storm runoff during 5yrs and 100yrs storm event will be stored on the roof.

As ponds generally form in the shape of a cone, the extent and depth of ponding resulting from the 100-year storm event was determined by using the following equation;

$$V=1/3 \times A \times D$$

Where:

V	=	Storage volume (cu. m.)
A	=	surface area of pond (sq.m.)
D	=	pond depth at peak (m)

Detail of calculation can be found in appendixes. Below is the summary of our calculation:

- Stormwater management is calculated for the addition only.
- Post-development flow rate shall be restricted to pre-development flow rate of 5.1 L/sec.
- Based on the calculation, the maximum required storage for 5yr and 100yr storm events are 2.43 m³ and 7.95 m³ respectively.
- 100yr plus 20% due to climate change consideration would bring the required ponding volume to 9.54 m³

Based on calculations, the maximum volume required for the roof at post development stage for 100yrs plus 20% storm event would be 9.54m³. Considering the roof area of 356m², the maximum ponding depth on the roof will be 80mm. The discharge rate from the roof will be controlled via an ICD (whose size will be based on a design head plus available manufacturer database, see Watts RD100) and roof drains with adjustable flow control weirs. Refer to appendix C for ICD data sheet information. Floods beyond the 100yr Storm event will be handled by scupper drains on each side of the building. Please refer to the Grading Plan.

4. Quality Control

Storm monitoring manholes will not be required since the drain is directly from the roof and not from the parking lot.

5. Geotechnical Report / Foundation

The Geotechnical Report prepared by Paterson Group is referenced. Based on this report, impermeable water proofing shall be applied on foundation walls. No footing drain shall be provided since the foundation structure is “slab on grade”.

All Geotechnical recommendation shall be implemented on its entire context.

6. Erosion and Sediment Control

Following methods will be unutilized to control erosion and sediment:

- Silt fence will be installed around the perimeter of the site and will be cleaned and maintained throughout construction. Silt fence will remain in place until the working areas have been stabilized and re-vegetated.
- Catch basins will have GEO-Fabric or Terafix or an approved equivalent installed under and over the grate during construction to protect from silt entering the storm sewer system.
- A mud mat will be installed at the construction access in order to prevent mud tracking onto adjacent roads.
- Erosion and sediment controls must be in place during construction. The following recommendations to the contractor will be included in contract documents:
 - Limit extent of exposed soils at any given time;
 - Re-vegetate exposed areas as soon as possible;
 - Minimize the area to be cleared and grubbed;
 - Protect exposed slopes with plastic or synthetic mulches;
 - Install silt fence to prevent sediment from entering existing ditches;
 - No refueling or cleaning of equipment near existing watercourses;
 - Provide sediment traps and basins during dewatering;
 - Install filter cloth between catch basins and frames;
 - Plan construction at proper time to avoid flooding;
 - Establish material stockpiles away from watercourses, so that barriers and filters may be installed.
- The contractor will, at every rainfall, complete inspections and guarantee proper performance. The inspection is to include:
 - Verification that water is not flowing under silt barriers;
 - Clean and change filter cloth at catch basins.
- Construction and maintenance requirements for erosion and sediment controls to comply with Ontario Provincial Standard Specification OPSS 577, and City of Ottawa specifications.
- A visual inspection shall be completed daily on sediment control barriers and any damage repaired immediately. Care will be taken to prevent damage during construction operations.
- Proposed CBs are to have erosion protection as identified within the stormwater management report. The maintenance of the CB erosion protection shall be regular inspections and debris removal as required.
- There are existing CB's and CBManholes in ROW in Innes Road. All existing CB or CBManholes shall be protected with GEO-Fabric or Terafix or an approved equivalent and silt sac. Refer to note 3 of drawing C2, Erosion and Sediment Control Plan.
- Refer to Erosion and Sediment control plan in appendix for more detail.

7. Conclusions

This report addresses the storm water management of the proposed site. The following list below itemizes the conclusions of this report.

- The allowable release rate and required storage volume for 5year and 100year storm event is calculated for the addition at the rear, only. The rest of the site is existing and considered “grandfathered”.
- Runoff from the roof will be retained on the roof area, then discharged to the City storm system via an ICD + roof drains.
- During all construction activities, erosion and sedimentation shall be controlled be techniques outlined in this report.

Should you have any question, do not hesitate to let us know.



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APPENDIX A:
Storm Drain Area

APPENDIX B:

Stormwater Management Calculation

STORAGE CALCULATIONS

C(5 yr)	C(100 yr)	Area (ha)
0.90	1.00	0.035

Q(restricted) l/s = 5.07

STORAGE TABLE (5 Yr Storm)

t(c)min	I (mm/h)	Q(unrestricted) l/s	Q(restricted) l/s	Q(stored) l/s	V(stored) m ³
5	141.2	12.36	5.07	7.29	2.19
10	104.2	9.12	5.07	4.06	2.43
15	83.6	7.32	5.07	2.25	2.02
20	70.3	6.15	5.07	1.08	1.30
25	60.9	5.33	5.07	0.26	0.40
30	53.9	4.72	5.07	-0.35	-0.62
35	48.5	4.25	5.07	-0.82	-1.72
40	44.2	3.87	5.07	-1.20	-2.88
45	40.6	3.56	5.07	-1.51	-4.08
50	37.7	3.30	5.07	-1.77	-5.32
55	35.1	3.08	5.07	-1.99	-6.58
60	32.9	2.88	5.07	-2.18	-7.86
65	31.0	2.72	5.07	-2.35	-9.17
70	29.4	2.57	5.07	-2.50	-10.49
75	27.9	2.44	5.07	-2.63	-11.82
80	26.6	2.33	5.07	-2.74	-13.17
85	25.4	2.22	5.07	-2.85	-14.52
90	24.3	2.13	5.07	-2.94	-15.89
95	23.3	2.04	5.07	-3.03	-17.26
100	22.4	1.96	5.07	-3.11	-18.64
105	21.6	1.89	5.07	-3.18	-20.03
110	20.8	1.82	5.07	-3.25	-21.42

Max Vol stored 2.43

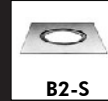
STORAGE TABLE (100 Yr Storm)

t(c)min	I(100yr) mm/h	Q(actual) l/s	Q(restricted) l/s	Q(stored) l/s	V(stored) m ³
5	242.7	23.6	5.1	18.5	5.56
10	178.6	17.4	5.1	12.3	7.38
15	142.9	13.9	5.1	8.8	7.95
20	120.0	11.7	5.1	6.6	7.92
25	103.8	10.1	5.1	5.0	7.55
30	91.9	8.9	5.1	3.9	6.97
35	82.6	8.0	5.1	3.0	6.23
40	75.1	7.3	5.1	2.2	5.38
45	69.1	6.7	5.1	1.6	4.45
50	64.0	6.2	5.1	1.2	3.46
55	59.6	5.8	5.1	0.7	2.42
60	55.9	5.4	5.1	0.4	1.33
65	52.6	5.1	5.1	0.1	0.21
70	49.8	4.8	5.1	-0.2	-0.94
75	47.3	4.6	5.1	-0.5	-2.12
80	45.0	4.4	5.1	-0.7	-3.32
85	43.0	4.2	5.1	-0.9	-4.54
90	41.1	4.0	5.1	-1.1	-5.77
95	39.4	3.8	5.1	-1.2	-7.02
100	37.9	3.7	5.1	-1.4	-8.29
105	36.5	3.6	5.1	-1.5	-9.56
110	35.2	3.4	5.1	-1.6	-10.85

**Max Vol
stored 7.95**

APPENDIX C:
Specifications and Drawings

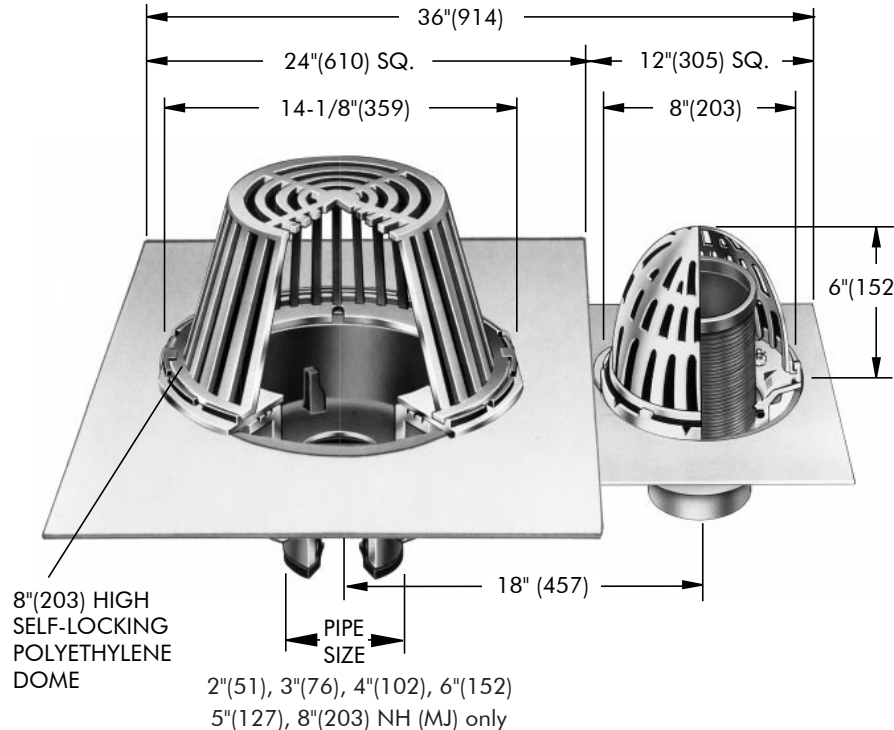
Components:



SPECIFICATION: Watts Drainage Products RD-100-O combined roof drain and secondary overflow system, consisting of galvanized sump receivers; one large sump epoxy coated cast iron body, one small sump epoxy coated cast iron body, combined flashing rings and gravel stop, polyethylene dome strainers and one adjustable 4"(102) diameter ABS overflow standpipe.

Order Code: RD-10 -O-

Ex. RD-102P-O-K



Deck opening 10" (254) with sump receiver 13-1/4" (337)

Deck opening 6-1/2" (165) with sump receiver 8" (203)

Free Area Sq. In.
137

Pipe Sizing (Select One)		
Suffix	Description	
2	2"(51) Pipe Size	<input type="checkbox"/>
3	3"(76) Pipe Size	<input type="checkbox"/>
4	4"(102) Pipe Size	<input type="checkbox"/>
5	5"(127) Pipe Size	<input type="checkbox"/>
6	6"(152) Pipe Size	<input type="checkbox"/>
8	8"(203) Pipe Size	<input type="checkbox"/>

Outlet Type (Select One)		
Suffix	Description	
NH	No Hub (MJ)	<input type="checkbox"/>
P	Push On	<input type="checkbox"/>
T	Threaded Outlet	<input type="checkbox"/>
X	Inside Caulk	<input type="checkbox"/>

Options (Select One or More)		
Suffix	Description	
-A	Accutrol weir (specify # 1-6 slots)	<input type="checkbox"/>
-C	Secondary Membrane Clamp	<input type="checkbox"/>
-D	Underdeck Clamp	<input type="checkbox"/>
-E	Adjustable Extension	<input type="checkbox"/>
-GSS	Stainless Steel Ballast Guard	<input type="checkbox"/>
-H	Adj. to 6" IRMA Ballast Guard	<input type="checkbox"/>
-K	Ductile Iron Dome	<input type="checkbox"/>
-K80	Aluminum Dome	<input type="checkbox"/>
-L	Vandal Proof Dome	<input type="checkbox"/>
-R	2" High External Water Dam	<input type="checkbox"/>
-SO	Side Outlet**	<input type="checkbox"/>
-V	Fixed Extension (1-1/2",2",3",4")	<input type="checkbox"/>
-W-1	Waterproofing Flange	<input type="checkbox"/>
-Z	Extended Integral Wide Flange	<input type="checkbox"/>
-5	Sediment Bucket	<input type="checkbox"/>
-12	Galvanized Dome	<input type="checkbox"/>
-13	All Galvanized	<input type="checkbox"/>
-83	Mesh Covered Dome	<input type="checkbox"/>
-113M	Special Epoxy from 3M Range	<input type="checkbox"/>

Optional Body Material (NH Only)		
Suffix	Description	
-60	PVC Body w/Socket Outlet	<input type="checkbox"/>
-61	ABS Body w/Socket Outlet	<input type="checkbox"/>

** Side Outlet (-SO) option only available in 2"(51), 3"(76), 4"(102) pipe sizes.
Underdeck Clamp (-BED and -D options) are not available when -SO is selected.

Job Name _____ Contractor _____
 Job Location _____ Contractor's P.O. No. _____
 Engineer _____ Representative _____

WATTS Drainage reserves the right to modify or change product design or construction without prior notice and without incurring any obligation to make similar changes and modifications to products previously or subsequently sold. See your WATTS Drainage representative for any clarification. Dimensions are subject to manufacturing tolerances.



Adjustable Accutrol Weir
 Tag: _____

Adjustable Flow Control for Roof Drains

ADJUSTABLE ACCUTROL (for Large Sump Roof Drains only)

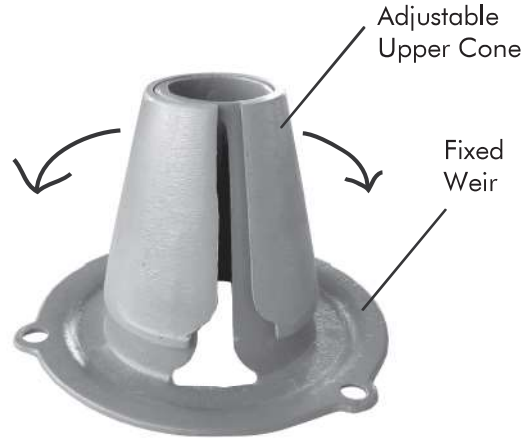
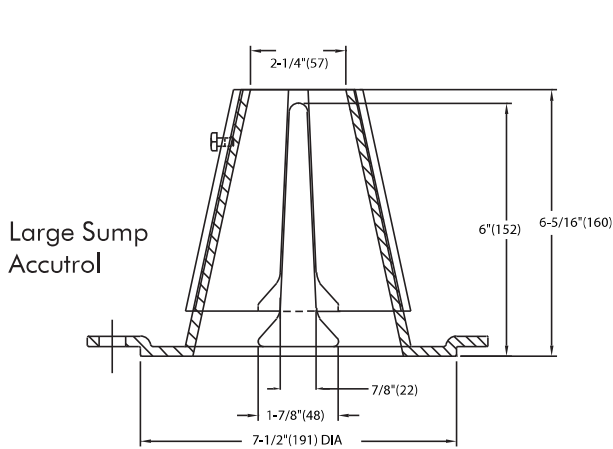
For more flexibility in controlling flow with heads deeper than 2", Watts Drainage offers the Adjustable Accutrol. The Adjustable Accutrol Weir is designed with a single parabolic opening that can be covered to restrict flow above 2" of head to less than 5 gpm per inch, up to 6" of head. To adjust the flow rate for depths over 2" of head, set the slot in the adjustable upper cone according to the flow rate required. Refer to Table 1 below.

Note: Flow rates are directly proportional to the amount of weir opening that is exposed.

EXAMPLE:

For example, if the adjustable upper cone is set to cover 1/2 of the weir opening, flow rates above 2" of head will be restricted to 2-1/2 gpm per inch of head.

Therefore, at 3" of head, the flow rate through the Accutrol Weir that has 1/2 the slot exposed will be:
 [5 gpm(per inch of head) x 2 inches of head] + 2-1/2 gpm(for the third inch of head) = 12-1/2 gpm.



1/2 Weir Opening Exposed Shown Above

TABLE 1. Adjustable Accutrol Flow Rate Settings

Weir Opening Exposed	Head of Water					
	1"	2"	3"	4"	5"	6"
	Flow Rate (gallons per minute)					
Fully Exposed	5	10	15	20	25	30
3/4	5	10	13.75	17.5	21.25	25
1/2	5	10	12.5	15	17.5	20
1/4	5	10	11.25	12.5	13.75	15
Closed	5	10	10	10	10	10

Job Name _____ Contractor _____

Job Location _____ Contractor's P.O. No. _____

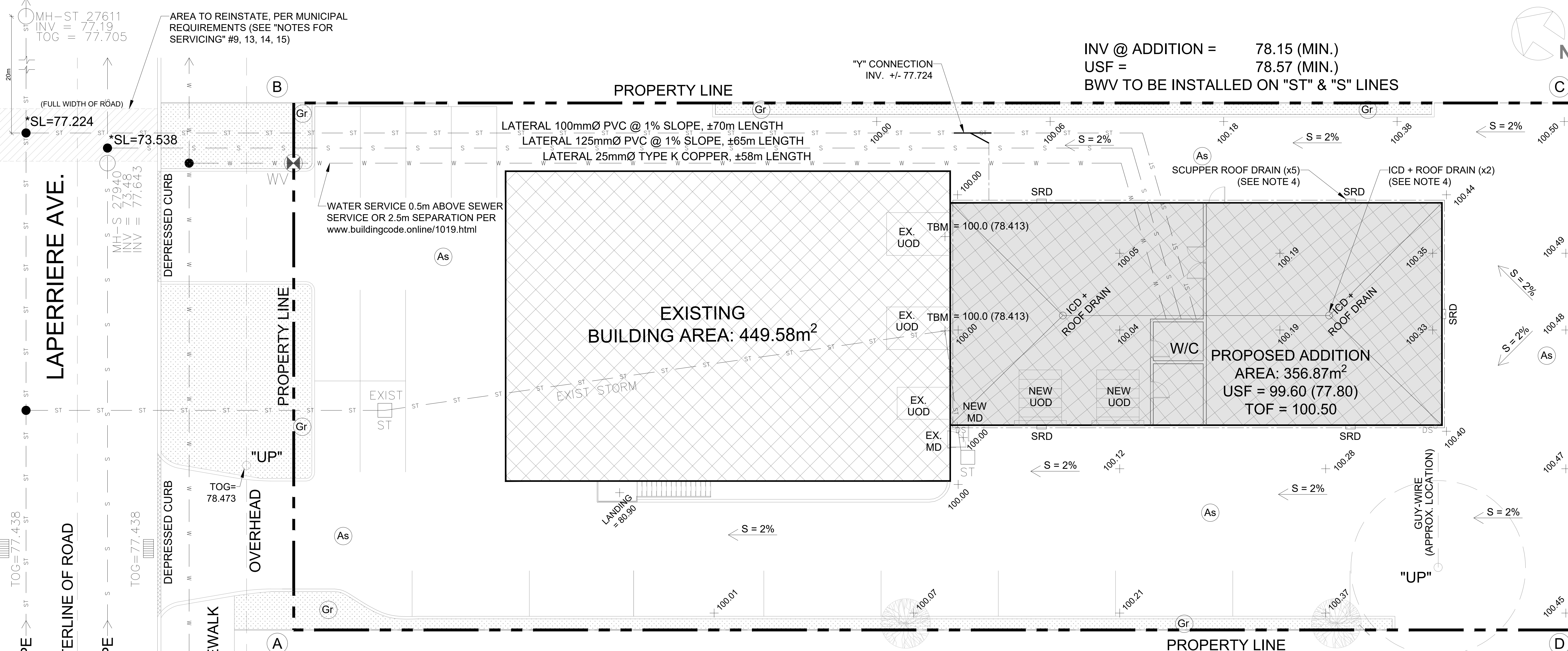
Engineer _____ Representative _____

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CANADA: 5435 North Service Road, Burlington, ON, L7L 5H7 TEL: 905-332-6718 TOLL-FREE: 1-888-208-8927 Website: www.wattsdrainage.ca





INV @ ADDITION = 78.15 (MIN.)
 USF = 78.57 (MIN.)
 BWV TO BE INSTALLED ON "ST" & "S" LINES

LATERAL 100mmØ PVC @ 1% SLOPE, ±70m LENGTH
 LATERAL 125mmØ PVC @ 1% SLOPE, ±65m LENGTH
 LATERAL 25mmØ TYPE K COPPER, ±58m LENGTH

EXISTING BUILDING AREA: 449.58m²

PROPOSED ADDITION AREA: 356.87m²
 USF = 99.60 (77.80)
 TOF = 100.50

MH-ST 27611
 INV = 77.19
 TOG = 77.705

SL=77.224

MH-S 27940
 INV = 73.48
 INV = 77.643

TOG=77.438

TOG=77.438

TOG=78.473

TOG=77.438

TOG=77.438

TOG=77.438

LAPERRIERE AVE.

CENTERLINE OF ROAD

CONC. SIDEWALK

OVERHEAD

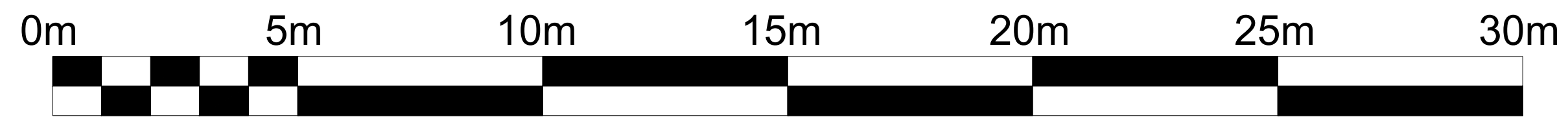
DEPRESSED CURB

DEPRESSED CURB

Notes & Legend	
-----	Denotes Property Line
○ MH-ST	Maintenance Hole (Storm)
○ MH-S	Maintenance Hole (Sanitary)
- S - S -	Underground Sanitary Sewer
- ST - ST -	Underground Storm Sewer
- OW - OW -	Overhead Wires
- - - -	Weeping Tile
WV	Water Valve
+65.00	Location of Existing Elevations
+65.00	Location of Proposed Elevations
T.O.F.	Top of Foundation
C/L	Centerline
UP	Utility Pole
USF	Underside of Footing
BWV	Backwater Valve
TBM	Temporary Bench Mark (EL = 100.0)
Gr	Proposed Soft Landscaping (Grass, Top Soil & Sod)
As	Proposed Hard Landscaping (Asphalt)
Pv	Proposed Hard Landscaping (Interlock)
Co	Concrete
DS	Proposed Downspout

LOT COORDINATES:
 A -45.375778 -75.744146
 B -45.375923 -75.746822
 C -45.375319 -75.746285
 D -45.375182 -75.746631

1 GRADING & SITE SERVICING PLAN
 C1 SCALE: 1 : 100



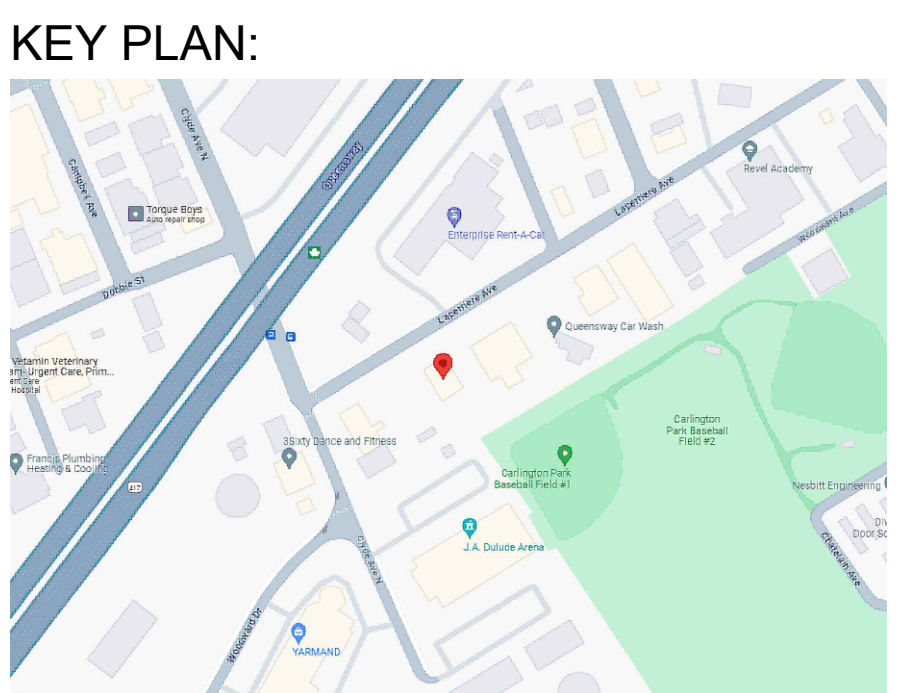
- NOTE:
- 1) SPRING LINE (SL) CONNECTION TO MAINS IN RIGHT OF WAY "ROW" LEVELS + SEWER. MAIN DETAILS TAKEN FROM CITY OF OTTAWA WATER & WASTEWATER NETWORKS - INTERACTIVE MAP.
 - 2) SURVEY INFO WAS TAKEN FROM THE SURVEY DATED 16 SEPT. 2009 BY FARLEY, SMITH & DENIS SURVEYING LTD.
 - 3) THE FOLLOWING PLAN IS TO BE READ IN CONJUNCTION WITH 3 REPORTS: TCR (TREE CONSERVATION REPORT), LANDSCAPING AND GEOTECHNICAL.
 - 4) PLEASE SEE SWM REPORT REGARDING SCUPPER ROOF DRAINS (SRD) + ICD'S + ROOF DRAINS.

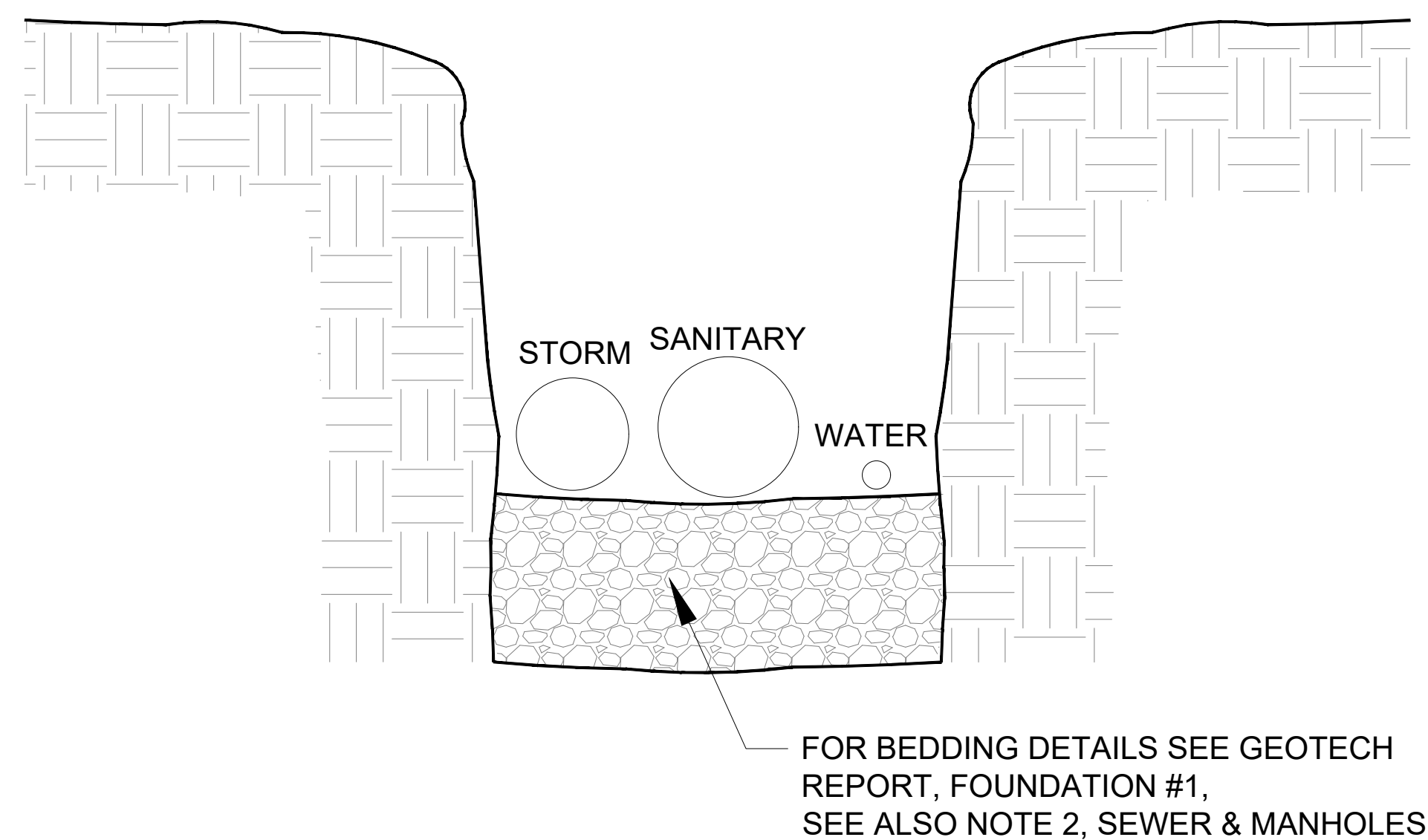


EAU STRUCTURAL & ENVIRONMENTAL SERVICES
 Ottawa, ON
 K1Y 4P9
 Tel.: 613-869-0523

GRADING & SITE SERVICING PLAN
 1620 LAPERRIERE AVE.
 OTTAWA, ON K1Z 7T2
 Drawn by: E.J. Checked By: D.C.
 Date: June 26, 2024 Scale: 1:100

Plan number:
C1





1 SERVICES IN TRENCH
C2 SCALE: N.T.S.

GENERAL NOTES:

1. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS TO CONFORM TO THE REQUIREMENTS OF THE 2020 ONTARIO BUILDING CODE (O.REO 332/12) & THE CSA STANDARDS INDICATED THEREIN. THE LATEST REVISIONS TO ALL STANDARDS WILL GOVERN.
2. THE CONTRACTOR SHALL CHECK & VERIFY ALL CONDITIONS & MEASUREMENTS AT THE SITE & REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE WORK TO THE ENGINEER AND/OR PROJECT COORDINATOR PRIOR TO PROCEEDING WITH THE WORK.

FOUNDATIONS:

1. PLEASE REF. GEOTECHNICAL INVESTIGATION REPORT - PG7151-1 (27/06/2024).

CONCRETE:

1. ALL CONCRETE TO BE MINIMUM 25MPa @ 28 DAYS c/w 5-8% AIR ENTRAINMENT.
2. THE CONCRETE IS TO BE VIBRATED DURING PLACEMENT. THE WIRE MESH IS TO BE SUPPORTED ON CONC. BLOCKS OR PLASTIC CHAIRS SO THAT IT REMAINS IN THE CENTER OF THE SLAB AND THE SLAB IS TO BE FLOAT FINISHED.
3. FOR DETAILS ON THE FLOOR DRAINS & UNDERGROUND PLUMBING, REFER TO PLUMBING PLANS.

DOORS/HARDWARE:

1. CONSULT WITH THE CLIENT FOR DETAILS.

ELECTRICAL/LIGHTING/INSTRUMENTATION:

1. CONSULT WITH THE CLIENT FOR DETAILS.

PLUMBING:

1. CONSULT WITH THE CLIENT FOR DETAILS.

TIMBER:

1. ALL STRUCTURAL FRAMING LUMBER IS TO BE SPF CONVENTIONAL LUMBER.
2. ALL LOAD BEARING WALLS TO HAVE CONTINUOUS HORIZONTAL BLOCKING AT MID POINT.
3. ALL LINTELS TO BE 2- 2x10 c/w 2-2x6 POSTS AT EACH END, UNLESS SHOWN OTHERWISE.

MINIMUM LOADS & DEFLECTION:

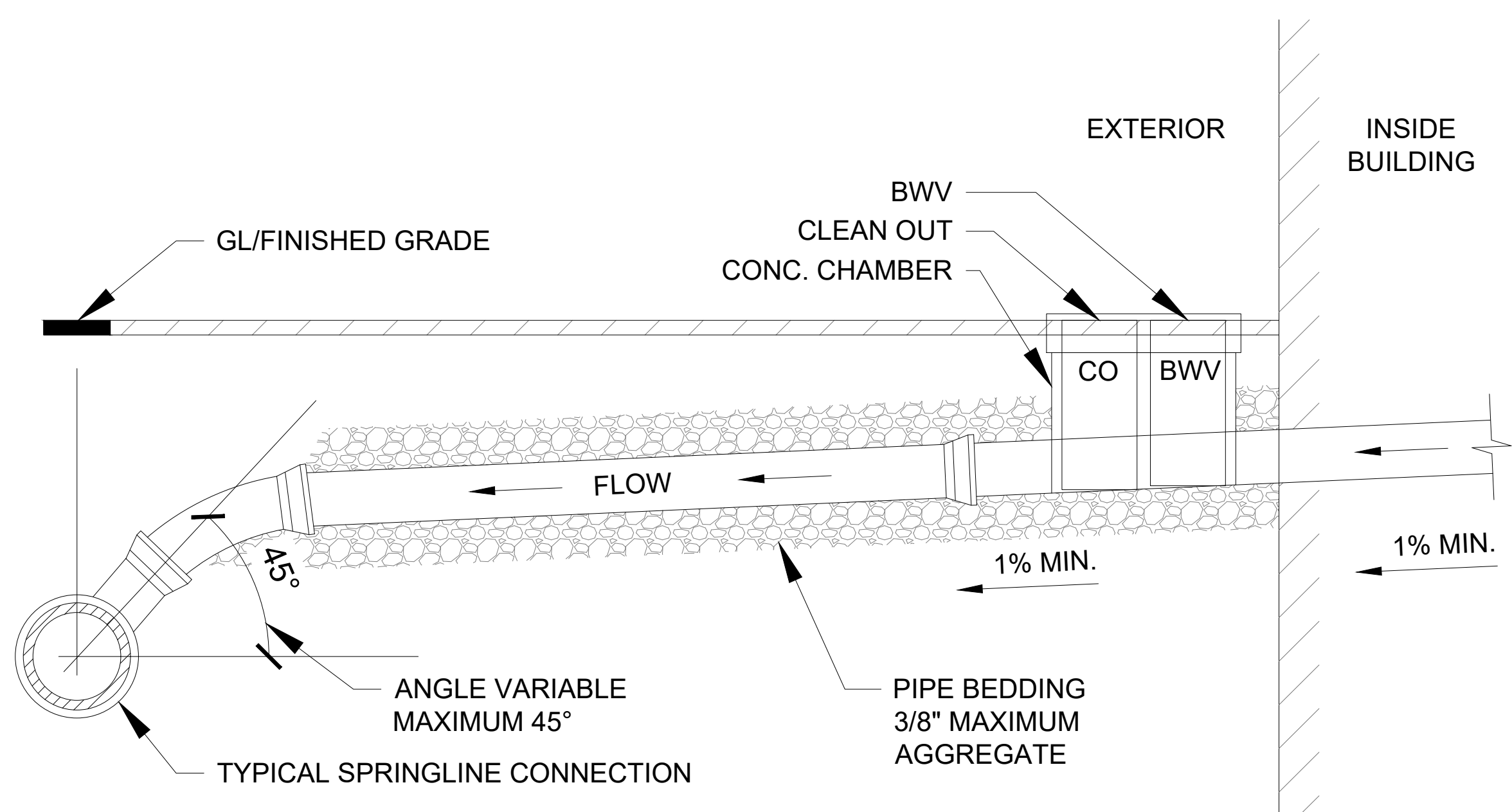
- LIVE LOAD = 1.9 KPa
- DEAD LOAD = 1.0 KPa
- SNOW LOAD = 2.5 KPa
- LIVE LOAD DEFLECTION = L/360, MAX.
- TOTAL LOAD DEFLECTION = L/360

NOTES FOR SERVICING:

1. ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS FOR THE CITY OF OTTAWA STANDARD SPECIFICATION AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPPS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE CONSULTANT.
2. THE POSITION OF THE EXISTING POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND ABOVE GROUND UTILITIES, IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION, ANY RELOCATION OF EXISTING UTILITIES IS TO BE UNDERTAKEN AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO HYDRO, BELL, CABLE, TV AND CONSUMERS GAS LINES.
4. ALL TRENCHING AND EXCAVATIONS ARE TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
5. REFER TO ARCHITECT PLANS FOR BUILDING DIMENSIONS LAYOUT.
6. THE LOCATION OF UNDERGROUND SERVICES IS BASED ON INFORMATION FROM THE CITY OF OTTAWA, HOWEVER, THE CONTRACTOR MUST ENSURE THAT THIS INFORMATION IS VERIFIED PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
7. ALL ELEVATIONS ARE FROM ON SITE TBM = 100.00.
8. JOB BENCHMARK AS INDICATED ON THE DRAWINGS, TOP OF SLAB @ REAR OF EXISTING BUILDING.
9. ALL EDGES OF THE DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT (THE CONTACTORS RESPONSIBILITY).
10. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
11. REMOVE FROM THE SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
12. ALL PROPOSED UTILIZES 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.
13. SERVICE TRENCHES ON MUNICIPAL RIGHT OF WAY ARE TO BE REINSTATED AS PER CITY OF OTTAWA DETAIL R10.
14. CONTRACTOR TO REINSTATE PAVER STONES IN CITY "ROW".
15. PAVEMENT STRUCTURE SHALL CONSIST OF:

TABLE 6 - RECOMMENDED PAVEMENT STRUCTURE - ACCESS LANES AND HEAVY TRUCK PARKING AREAS

THICKNESS (mm)	MATERIAL DESCRIPTION
1) 40	WEAR COURSE - HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
2) 50	WEAR COURSE - HL-8 OR SUPERPAVE 19 ASPHALTIC CONCRETE
3) 150	BASE - OPSS GRANULAR A CRUSHED STONE
4) 450	SUBBASE - OPSS GRANULAR B TYPE II
SUBGRADE - EITHER FILL, IN-SITU SOIL, OR OPSS GRANULAR B TYPE I OR II MATERIAL PLACED OVER IN-SITU SOIL, BEDROCK OR CONCRETE FILL.	



2 PIPE DETAIL
C2 SCALE: N.T.S.

NOTES FOR SEWER AND MANHOLES:

1. ALL SANITARY SEWER, SANITARY SEWER APPURTENANCES AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
2. SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OPPS 407 AND 410.
4. SANITARY BACKWATER VALVES ARE TO BE PROVIDED FOR EACH BUILDING CLOSE TO THE FOUNDATION WALL NEAR SERVICES ENTRY AS PER CITY OF OTTAWA STD S14.1 OR S14.2.
5. STORM BACKWATER VALVES ARE TO BE PROVIDED CLOSE TO THE FOUNDATION WALL NEAR SERVICES ENTRY AS PER THE CITY OF OTTAWA STD S14.
6. ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
7. GAS MAIN SHALL BE 1.0m OF SEPARATION FROM WATERMAIN AS PER R20.

NOTES FOR WATER MAIN:

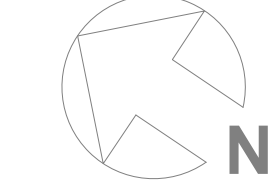
1. ALL WATER MAIN AND WATER MAIN APPURTENANCES, MATERIALS, CONSTRUCTION AND TESTING METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND THE MINISTRY OF ENVIRONMENTAL STANDARDS AND SPECIFICATIONS.



EAU STRUCTURAL & ENVIRONMENTAL SERVICES
 Ottawa, ON
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 Tel.: 613-869-0523

DETAILS & NOTES
 1620 LAPERRIERE AVE.
 OTTAWA, ON K1Z 7T2
 Drawn by: E.J. Checked By: D.C.
 Date: June 26, 2024 Scale: 1:100

Plan number:
C2



EROSION AND SEDIMENTATION

DURING ALL CONSTRUCTION ACTIVITIES EROSION AND SEDIMENTATION SHALL BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

- LIMIT EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
- RE-VEGETATE EXPOSED AREAS AS SOON AS POSSIBLE.
- MINIMIZE AREA TO BE CLEARED AND GRUBBED.
- INSTALL SILT FENCE AS PER OPSD 219.110 DRAWING SHOWN ATTACHED.
- TO PREVENT SEDIMENT FROM ENTERING EXISTING CONVEYANCE SYSTEMS.
- MUST BE INSTALLED BEFORE COMMENCEMENT OF CONSTRUCTION AND IN ACCORDANCE WITH THE TOE-IN-DETAIL.
- SILT FENCE CAN BE REMOVED AFTER LANDSCAPING IS COMPLETE.
- NO REFUELING OR CLEANING EQUIPMENT NEAR CATCH BASIN.
- PROVIDE SEDIMENT TRAPS ON APPROPRIATE DAYS TO AVOID FLOODING.
- INSTALL FILTER SOCKS BETWEEN CATCH BASIN COVER AND FRAME.

CONTRACTOR NOTE:
THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE SURROUNDING WATERCOURSE OR SWALES, 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.

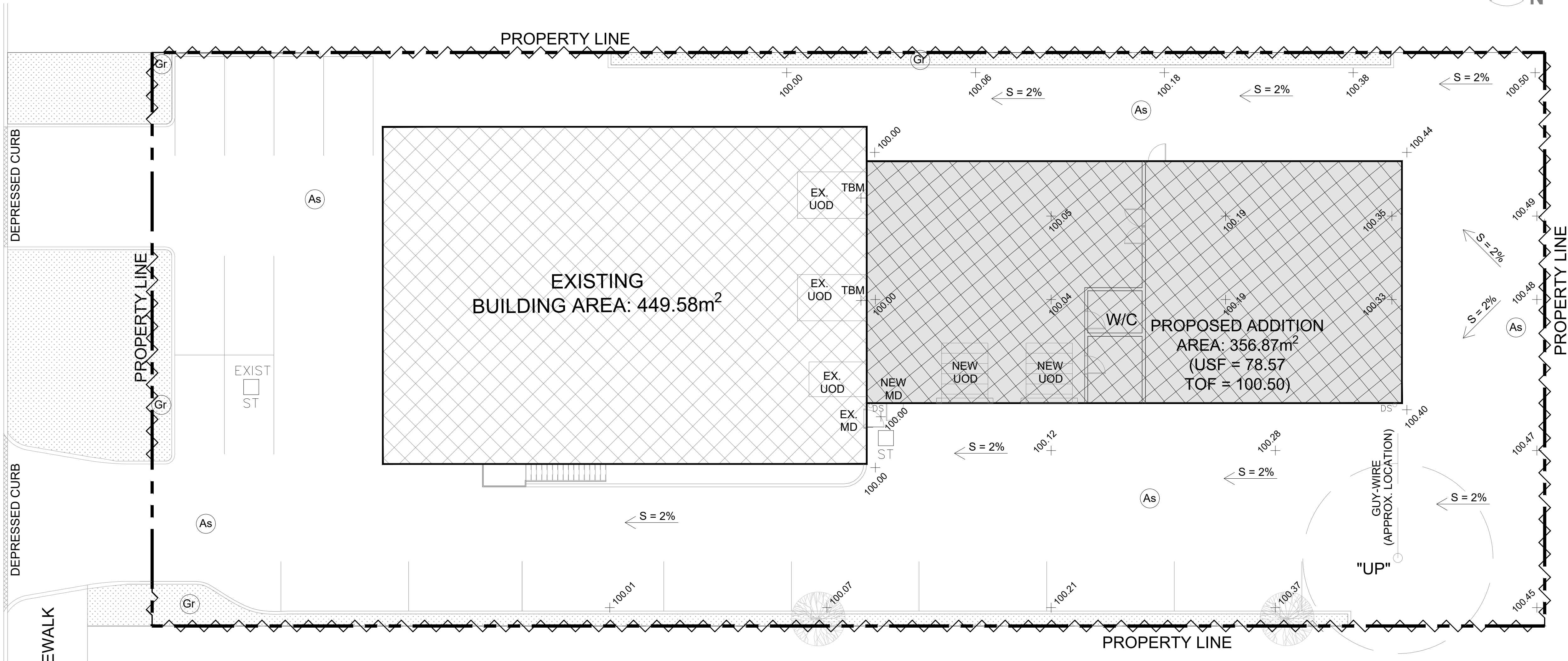
THE FOLLOWING PRACTICES WILL BE FOLLOWED AFTER EVERY RAINFALL TO GUARANTEE THE PROPER PERFORMANCE:

- VERIFY WATER IS NOT FLOWING UNDER SILT FENCES.
- BUILD UP MATERIAL SHOULD BE REMOVED WHEN IT REACHES A DEPTH EQUAL TO HALF THE HEIGHT OF THE FENCE.
- CLEAN OR CHANGE FILTER SOCKS AT CATCH BASINS.
- A VISUAL INSPECTION SHALL BE COMPLETED DAILY ON SEDIMENT CONTROL BARRIERS AND CATCH BASIN AND ANY DAMAGE REPAIRED IMMEDIATELY. THIS PRACTICE WILL ENSURE THAT THE SEDIMENT CONTROL BARRIERS ARE RETAINING ADEQUATELY AND WILL NOT COLLAPSE.
- IN SOME CASES BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE THE CONSTRUCTION OPERATIONS; AFFECTED BARRIERS WILL BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED.
- A SILT FENCE BARRIER (OPSD 219.100 TO 219.261) TO BE INSTALLED.
- CONSTRUCTION AND MAINTENANCE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROLS TO COMPLY WITH ONTARIO PROVINCIAL STANDARD SPECIFICATION OPSS 805, AND PROPER MUNICIPALITY SPECIFICATIONS.

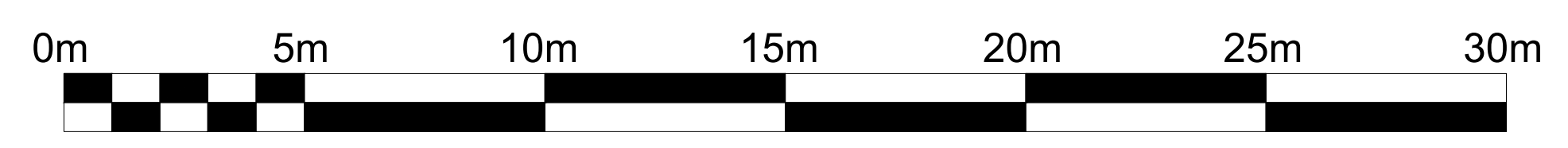
NOTE:
THE SEDIMENT & EROSION CONTROL MEASURES MAY BE MODIFIED AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR RIDEAU VALLEY CONSERVATION AUTHORITY. THE SEDIMENT AND EROSION CONTROL SHOULD BE CONSIDERED A "LIVING DOCUMENT" THAT MAY NEED TO BE CHANGED OR ADAPTED DURING THE LIFE OF THE PROJECT TO BE MORE EFFECTIVE.

LAPERRIERE AVE.

CURB
CENTERLINE OF ROAD
CONC. SIDEWALK

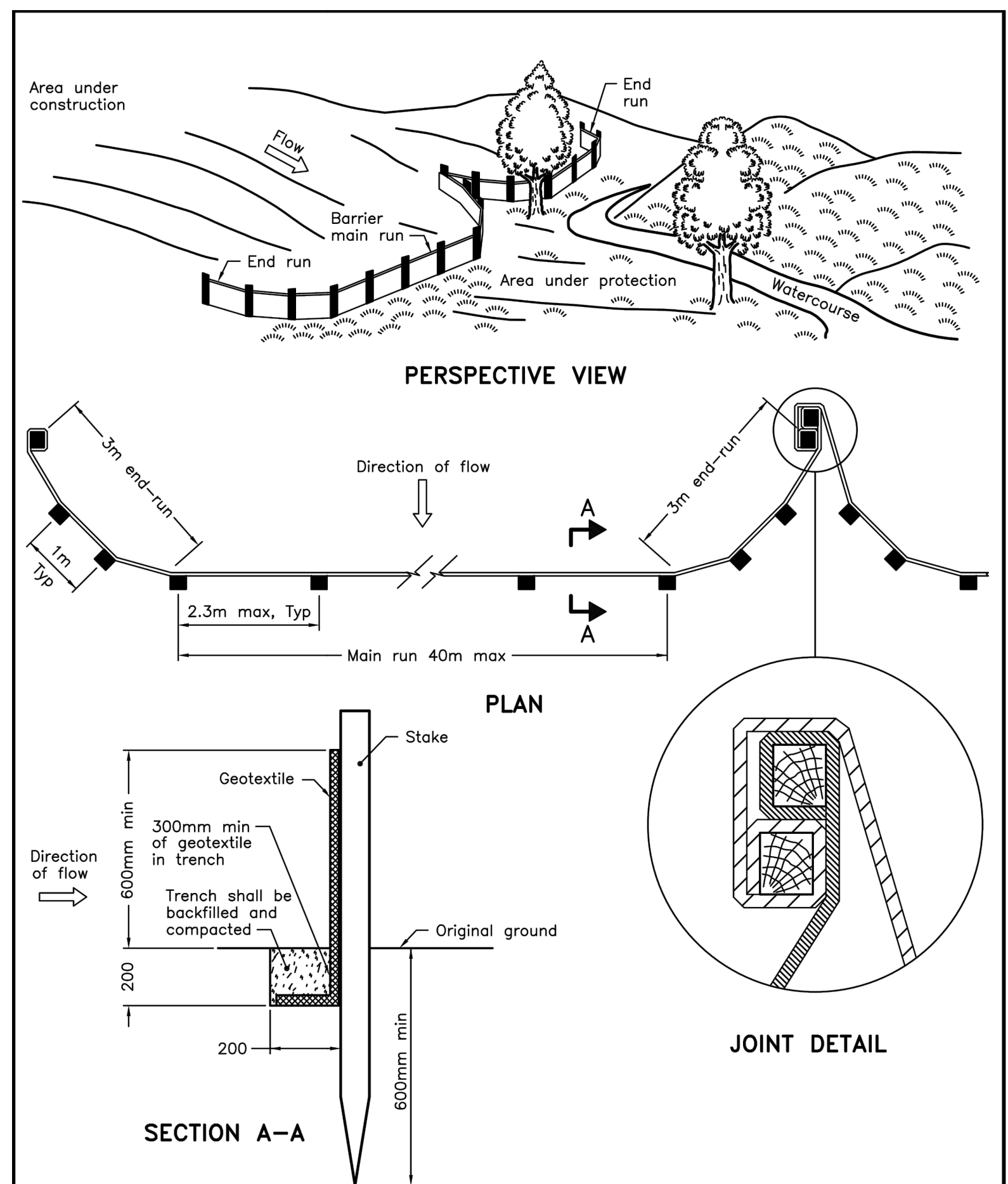


1 EROSION & SEDIMENT CONTROL PLAN
C3 SCALE: 1 : 125



Notes & Legend

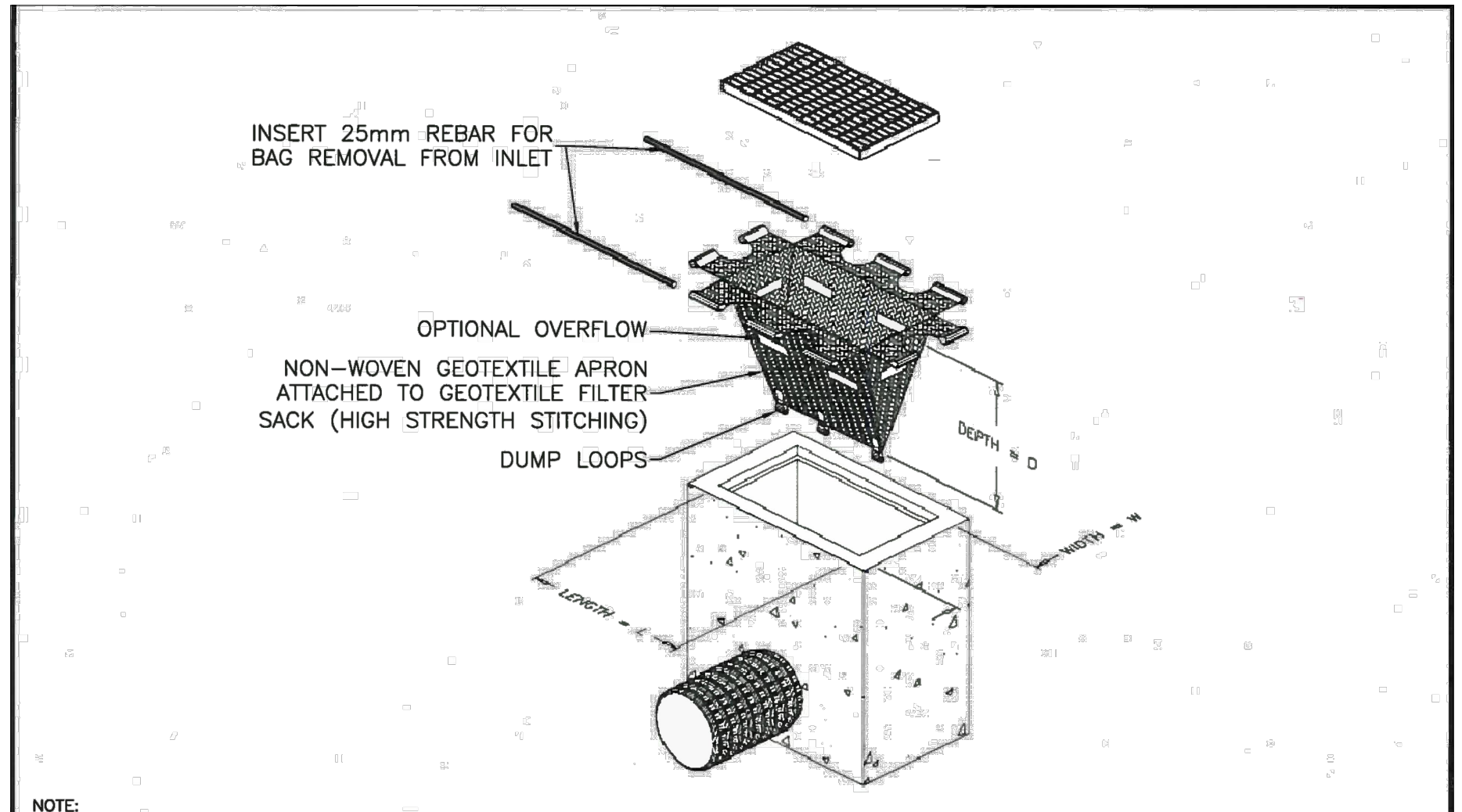
- MH-ST
- Property Line
- ⚡ Silt Fence Per OPSD 219.110



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING
Nov 2021 Rev 3

LIGHT-DUTY SILT FENCE BARRIER
OPSD 219.110



NOTE:
1. FILTER FABRIC TO BE INSPECTED BI-WEEKLY AND REPLACED BY THE OWNER WHEN THE SILT BAG (OR SILT SACK) IS 50% FULL OF SEDIMENT.
2. THIS STANDARD SHOULD BE USED DURING ROAD CONSTRUCTION.
3. THE USE OF TERRAFIX SILT SACK IS REQUIRED. THE USE OF ANY EQUIVALENT PRODUCT IS SUBJECT TO APPROVAL BY THE DIRECTOR OF ENGINEERING.

DRAWING NAME: STREET CATCHBASIN SEDIMENT TRAP DETAIL
SCALE: NTS
REV: 1
DATE: AUGUST 2012

APPROVED BY: [Signature]
DIRECTOR OF ENGINEERING
DWG. NO.: MP5

MARKHAM ENGINEERING DEPARTMENT



EAU STRUCTURAL & ENVIRONMENTAL SERVICES
Ottawa, ON
K1Y 4P9
Tel.: 613-869-0523

EROSION & SEDIMENT CONTROL PLAN
1620 LAPERRIERE AVE.
OTTAWA, ON K1Z 7T2
Drawn by: E.J.
Date: June 26, 2024

Checked By: D.C.
Scale: 1:125

Plan number:
C3

BUILDING CODE ANALYSIS

PROPOSED ADDITION:

- LOT AREA: 2 213.43m².
- EXISTING BUILDING AREA: 449.58m².
- PROPOSED ADDITIONS BUILDING AREA : 356.87m²
- TOTAL BUILDING AREA AFTER ADDITION: 806.45m².
- 2 STOREY BUILDING FACING 1 STREET.
- USE: LIGHT INDUSTRIAL, GROUP "F" DIV. 3. .
- PARTS 3 AND 11 OF OBC 2012
- COMBUSTIBLE AND NON COMBUSTIBLE CONSTRUCTION.
- CLASSIFICATION: 3.2.2.78
- FLOOR ASSEMBLIES SHALL BE FIRE SEPARATION AND IF COMBUSTIBLE CONSTRUCTION IT SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45min.
- NO F.R.R REQUIRED FOR MEZZANINES AND ROOFS AND THEIR STRUCTURAL VERTICAL COMPONENTS.
- SPRINKLERS: NOT REQUIRED.
- FIRE ALARM SYSTEM: NOT REQUIRED.
- F.R.R. 45mn REQUIRED FOR EXISTING 1ST FLOOR FIRE SEPARATION AND ITS LOAD BEARING WALLS ASSEMBLIES, ARCHES AND COLUMNS.
- NO F.R.R. REQUIRED FOR THE EXISTING AND PROPOSED ROOF AND THEIR STRUCTURAL VERTICAL ASSEMBLIES.
- 2 EXITS MINIMUM REQUIRED FOR EACH FLOOR.
- TRAVEL DISTANCE: 30m MAX.
- NUMBER OF PERSONS: 19.
- PLUMBING EQUIPMENTS: 2 EXISTING WASHROOMS WITH ELECTRO-MECHANICAL VENTILATION.
- BARRIER FREE PATH OF TRAVEL: APPLICABLE TO THE FIRST FLOOR ONLY AS PER SECTION 3.8.

GROSS FLOOR AREA (WITHOUT EXTERIOR WALLS)
1st FLOOR AREA :403.25m² + 2nd Floor Area :403.25m² + Addition: 356.87m²

AREA (C) OF SCHEDULE A1 ZONING TABLE 203, BY-LAW NO.2016-249

PARKING TYPE	RATE	UNIT	PARKING REQUIRED
Warehouse (TABLE 101-N95)	0.4 STALL PER 100m ² OF GFA	1163.37 m ²	4.65 Stalls
TOTAL OF REQUIRED PARKING STALLS			4.65 Stalls
8 EXISTING PARKING STALLS + 8 NEW PROPOSED STALLS = 16 TOTAL			

ZONING MECHANISMS : TABLE 203 - IL ZONE PROVISIONS

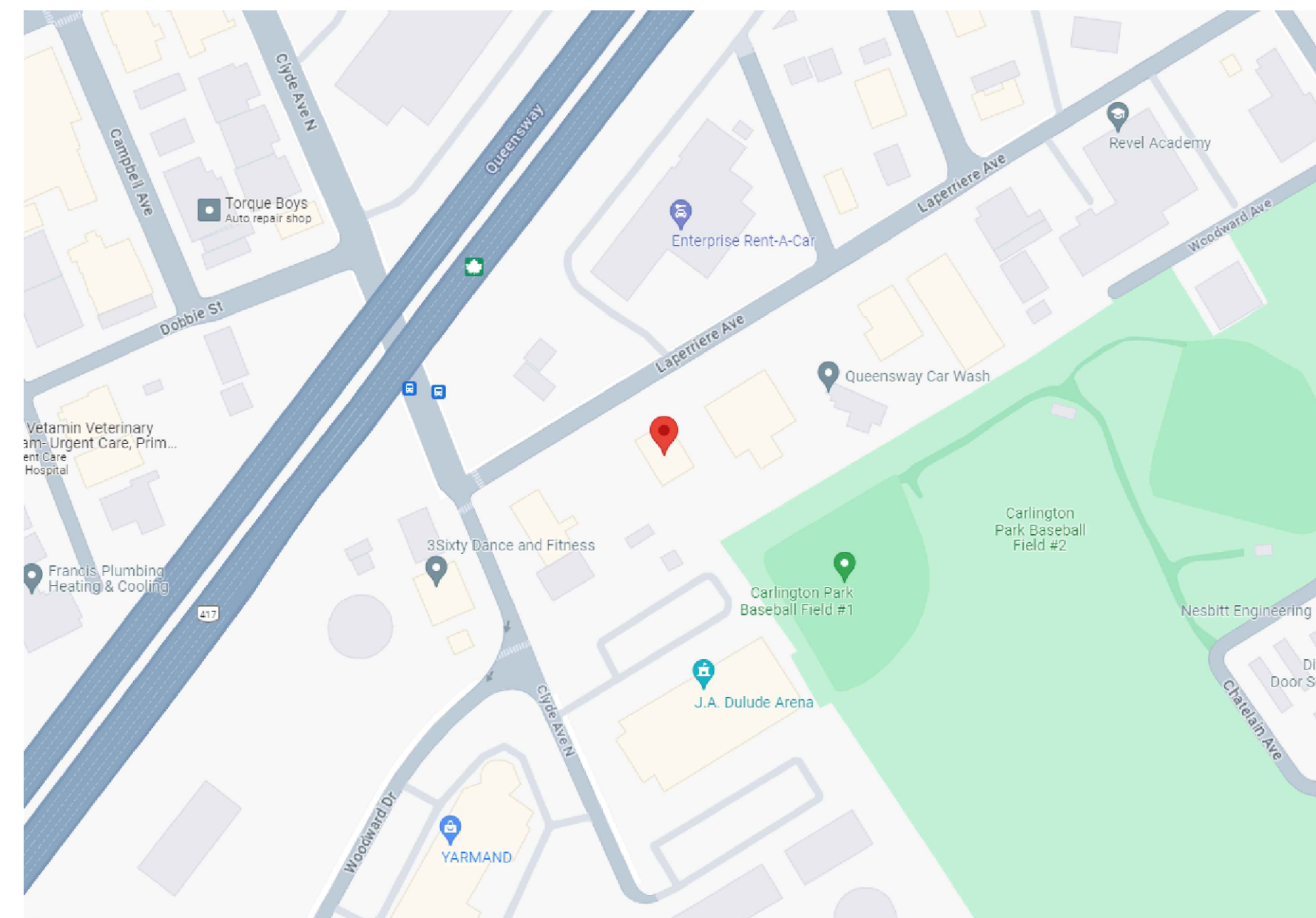
DESCRIPTION	REQUIREMENTS	EXISTING PROVIDED
MINIMUM LOT AREA	2000m ²	2213.43m ²
MINIMUM LOT WIDTH	No min.	30.10m
FRONT YARD	7.5m	12.1m
MINIMUM INTERIOR SIDE YARD SETBACK (EAST) :		3.9m (existing East)
EXISTING: 3.90 m	7.5m	5.7m (Proposed East)
Required 7.5m (min)		8.5m (existing West)
Half-rule 5.7m		11.6m (Proposed West)
MINIMUM REAR YARD	7.5m	7.5m
MAXIMUM BUILDING HEIGHT	11m	11m

BYCICLCE PARKING SPACE TABLE

PARKING TYPE	RATE	UNIT	PARKING REQUIRED
WAREHOUSE	1 per 2000m ² of GFA		None Required
TOTAL PROVIDED			0

LEGEND

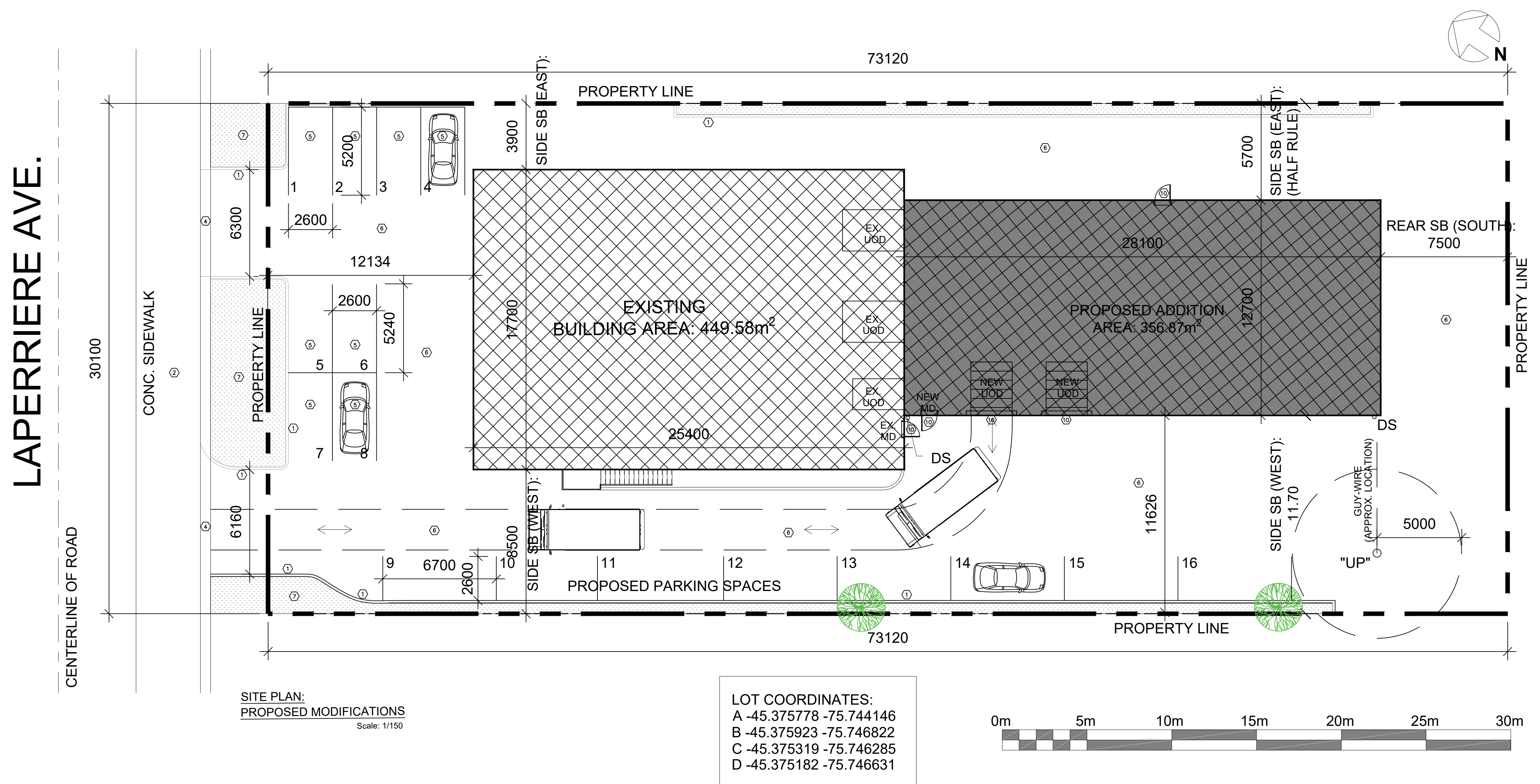
① EX. CONCRETE CURB.	⑦ GRASS.
② CONCRETE WALKWAY / SLAB.	⑧ LANDSCAPED AREA.
③ EX. STONE PAVEMENT / WALKWAY.	⑨ 3 OUTDOOR BICYCLE STALLS
④ EX. DEPRESSED SIDEWALK.	⑩ WALL MOUNTED LIGHTING ON BUILDING
⑤ EX. PARKING SPACE	⑪ OUTDOOR PATIO
⑥ EX. ASPHALT.	⑫ BICYCLE RACK



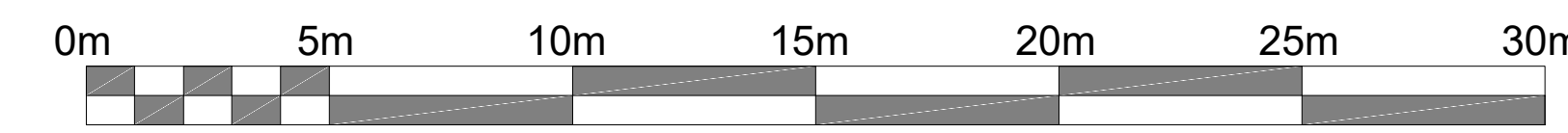
KEY PLAN:



PERSPECTIVE NORTH-WEST VIEW:



LOT COORDINATES:
A -45.375778 -75.744146
B -45.375923 -75.746822
C -45.375319 -75.746285
D -45.375182 -75.746631



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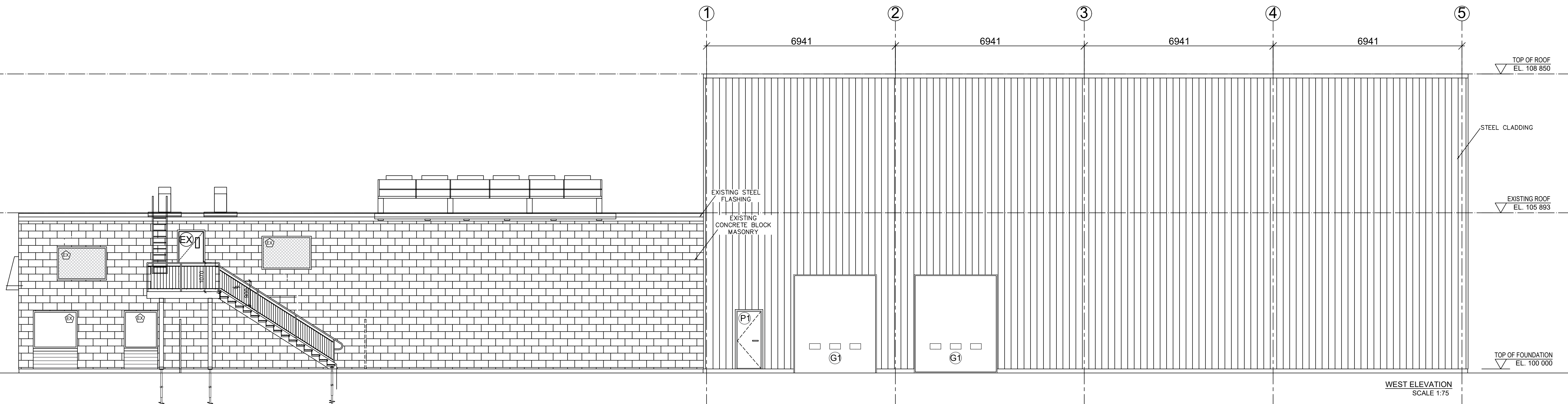
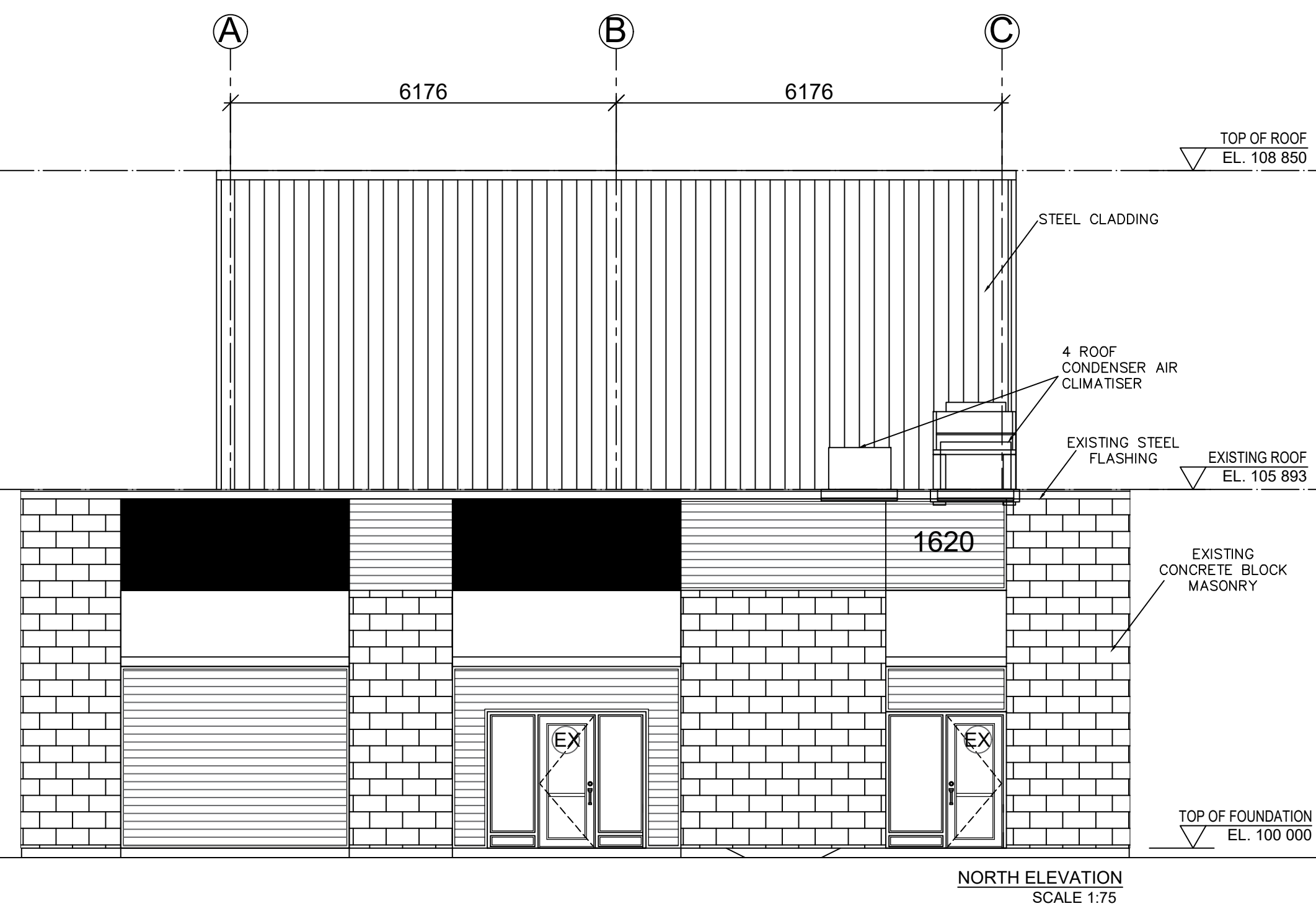
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Date : 2024-06-26
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Draw by: R.C
App by: P.Tabet

Scale: 1:150
Sheet: 1/7
Drawing #
A100

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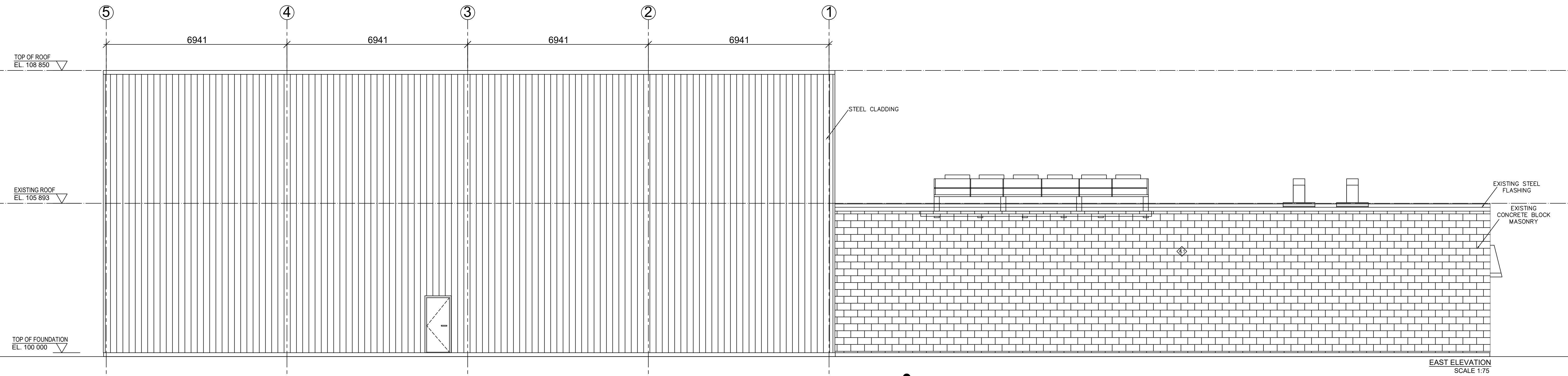
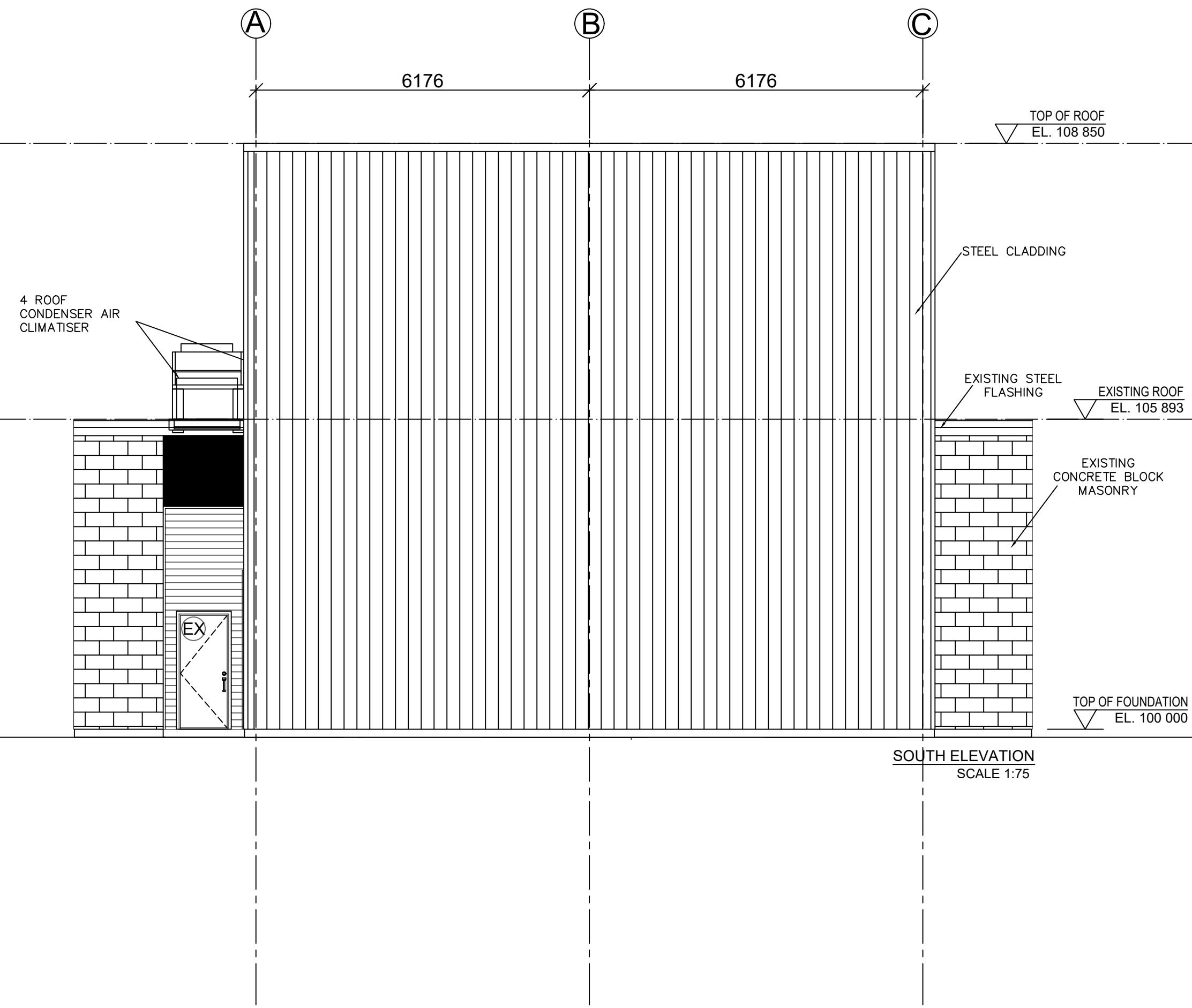
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PROPOSED ELEVATIONS

Date : 2024-06-26
Revision: 1

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Scale: 1:75
Sheet: 2/7
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A201

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Title
PROPOSED ELEVATIONS

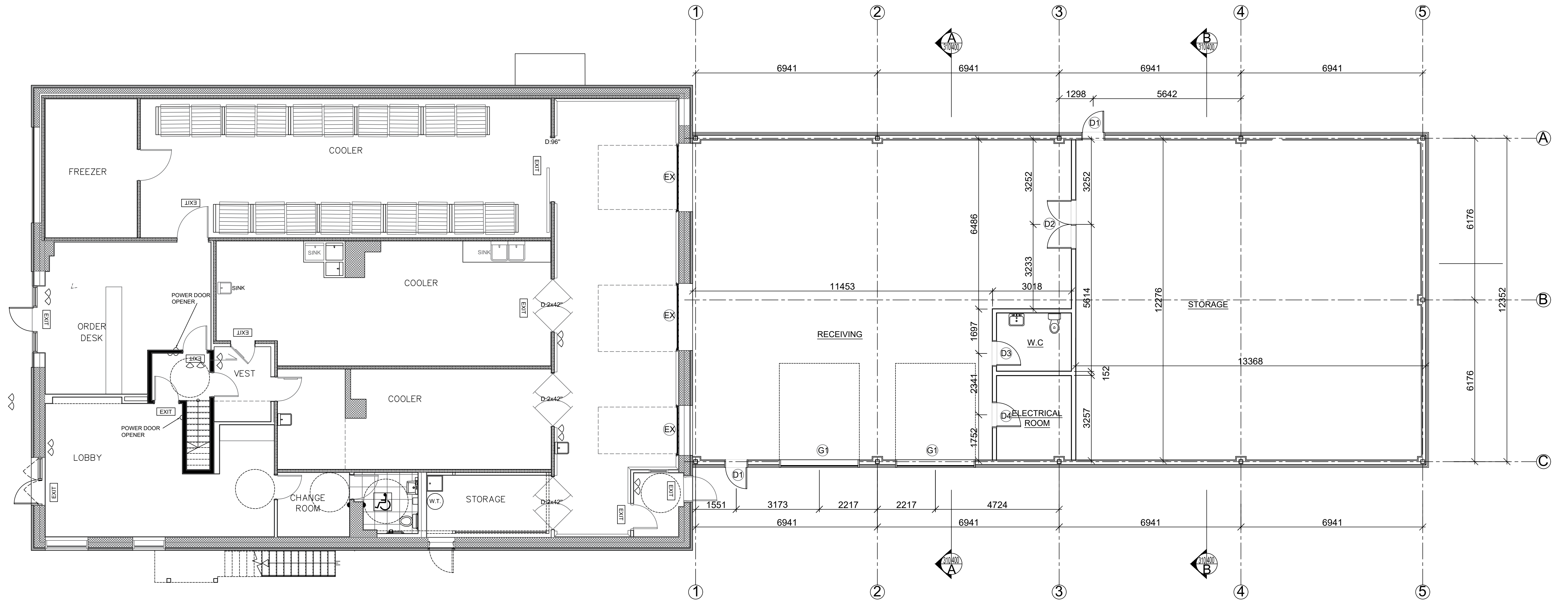
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Revision: 1

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Sheet: 3/7
Drawing #
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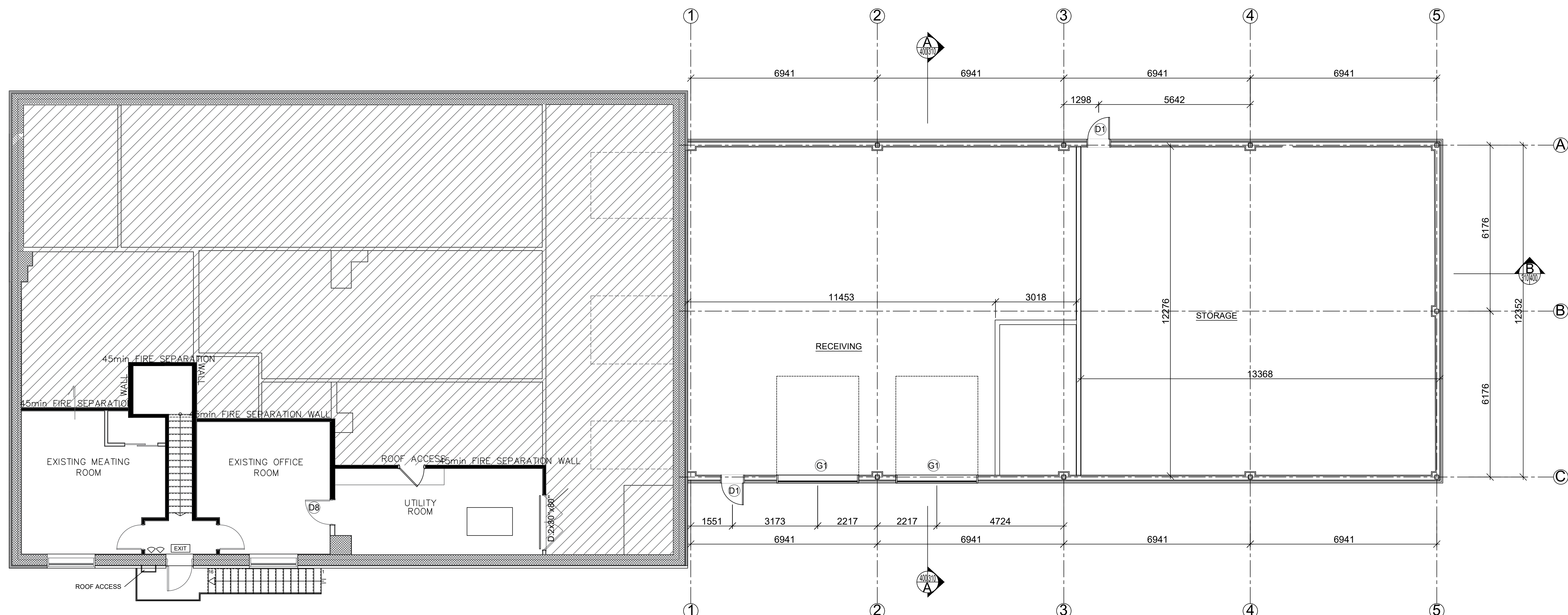
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GROUND FLOOR PLAN

Date : 2024-06-26
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Scale: 1:75
Sheet: 4/7
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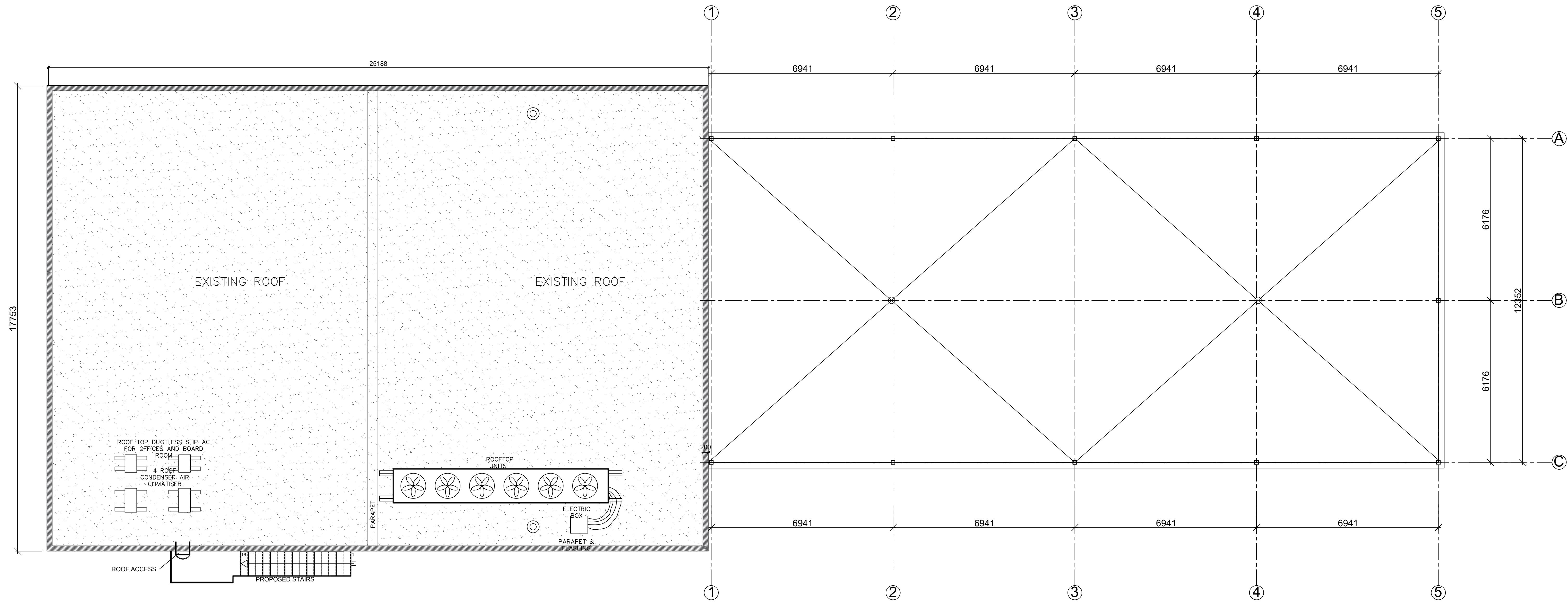
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Date : 2024-06-26
Revision: 1

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App by: P.Tabet

Scale: 1:75
Sheet: 5/7
Drawing #
A320

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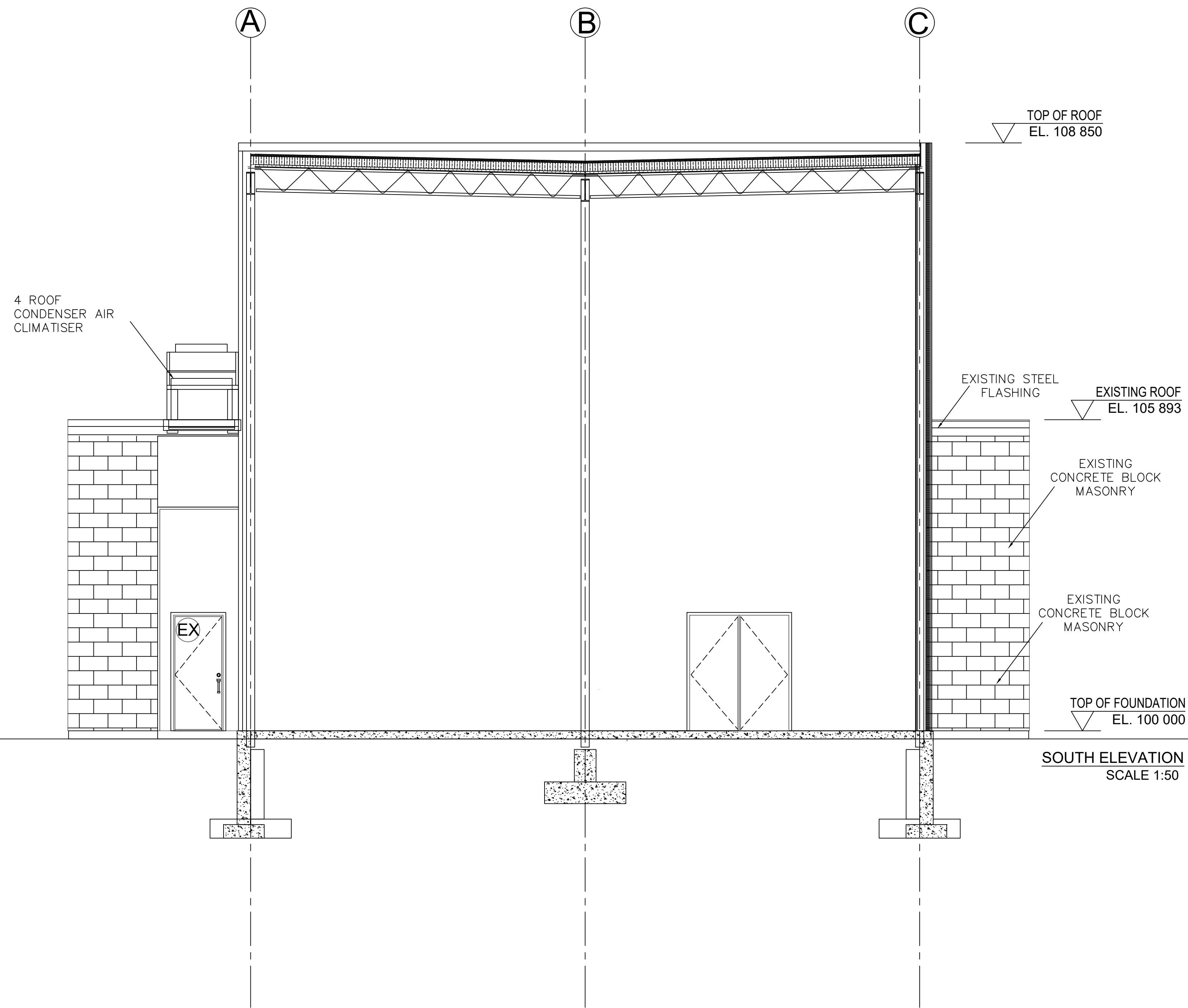
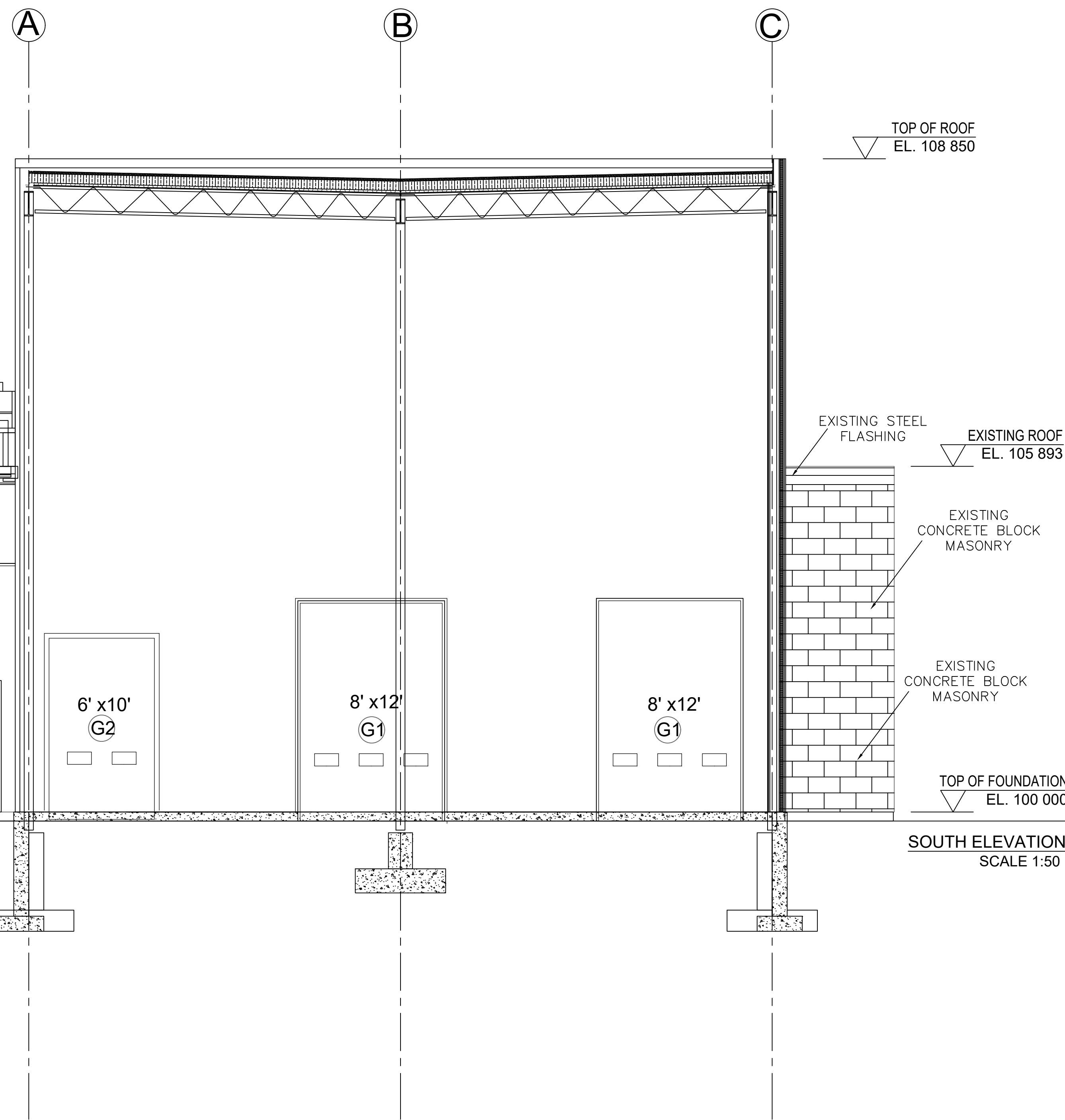
Title
PROPOSED ROOF PLAN

Date : 2024-06-26
Revision: 1

Draw by: R.C.
App by: P.Tabet

Scale: 1:75
Sheet: 6/7
Drawing #
A330

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1620 LAPERRIERE AVE. OTTAWA, ON

Title: **BUILDING SECTIONS**

Date: 2024-06-26
Revision: 1

Draw by: R.C.
App by: P.Tabet

Scale: 1:50
Sheet: 7/7
Drawing #: **A400**