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Stormwater Management Report and Servicing Brief

Proposed Granite Showroom & Warehouse Development
561 Somme Street
Ottawa, Ontario

Prepared for:

Blackstone Granite
1914 Merivale Rd,
Ottawa, ON

Attention: Mostafa Ghafari

LRL File No.: 240374

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1 INTRODUCTION AND SITE DESCRIPTION

LRL Associates Ltd. was retained by Blackstone Granite to complete a Stormwater Management Analysis and Site Servicing Study for the development of a proposed Granite Showroom & Warehouse, located at 561 Somme Street.

The subject property can be legally described as part of Block 2 Registered Plan 4M-1388, in the City of Ottawa. The subject lot is zoned RH (Rural Heavy Industrial Zone). The subject lot is a part of the Hawthorne Industrial Park, which was designed in 2009 and is subject to the conditions of the subdivision agreement.



Figure 1: Aerial View of Proposed Development

The subject property, as a whole, is trapezoid shaped and measures approximately 62.09 m in frontage along Somme Street and 149.40 m in frontage at the rear of the property. The total site area is approximately **1.62 Ha**.

The proposed development will be constructed in a single phase, which includes a granite showroom and a warehouse. The parking for the showroom visitors is proposed at the front of the property, while the loading space for the warehouse is proposed at the rear of the property. The

site will be serviced by a driveway located along the Eastern property line. An additional parking lot is proposed at the rear of the property.

This report has been prepared in consideration of the terms and conditions noted above and with the civil drawings prepared for the new development. Should there be any changes in the design features, which may relate to the stormwater and servicing considerations, LRL Associates Ltd. should be advised to review the report recommendations.

2 BACKGROUND DOCUMENTS

The following background documents were reviewed for the SWM design of the proposed development.

- Pre-consultation with the City of Ottawa dated June 06, 2024 (attached in **Appendix A**)
- Topographical survey of the subject site prepared by Farley, Smith & Denis Surveying Ltd. dated April 26, 2024 (attached in **Appendix F**)
- Site Plan prepared by RedLine Architecture. (attached in **Appendix F**)
- Geotechnical report prepared by Paterson Group dated October 01, 2024.
- 'Hawthorne Industrial Park' Stormwater Management Report prepared by J.L. Richards dated May 2009 (attached in **Appendix B**)
- Ottawa Design Guidelines – Water Distribution (2010); Technical Bulletin IWSTB-2024-05
- City of Ottawa Sewer Design Guidelines (2010)

3 EXISTING SITE AND DRAINAGE DESCRIPTION

The subject site measures **1.62 ha**, and the property lot is currently vacant. Approx 0.82 ha of the site is currently covered in gravel and the remainder is grass area. The site is located in an industrial area and is bordered by Somme Street to the North. Elevations of the existing site are generally flat and range between 91.60 m at the south-west to 89.80 m at the north-east end of the subject property. There is a slope at the rear of the property. The general site north of the slope is drains towards the front of the property, and the remainder is sloping towards the rear. There is a wetland boundary and water course identified at the rear of the property, and the development is proposed at appropriate setbacks from them. The subject site is generally sloping from the south-west to north-east in the pre-development conditions. The stormwater in the pre-development conditions is conveyed from the subject site to the stormwater detention pond by means of the roadside ditch alongside Somme St.. The site currently has one access from Somme Street with a culvert installed, which will be replaced by a new culvert for the proposed development.



4 PROPOSED DEVELOPMENT

Once developed, the site will include one (1) two-storey building with a footprint of approximately 49 x 64 meters. The site will include an asphalt driveway and a parking area at the front of the building, entering from Somme Street which will continue around the rear of the building to be used for vehicle maneuverability as well as loading ramp. The developed site will have one (1) entrance from Somme Street which will require the installation of culverts to span across the existing roadside ditch.

Currently, the site is undeveloped without water, sanitary, or storm services. To accommodate for the development, a new drilled well to the East of the building and a septic system at the South-East of the site are proposed in the grassed area.

The stormwater from the site will be conveyed through overland flow, and through a series of stormwater structures to the underground stormwater storage chambers; ultimately reaching to the roadside ditch at the front of the property. The small portion of the subject site southwards of the existing top of slope at the rear of the property will remain untouched, and the stormwater will flow towards the rear water course, mimicking pre-development conditions.

5 FIELD WORK

The topographic survey work of the property was done on April 26th, 2024, by Farley, Smith & Denis Surveying Ltd. (Ontario Land Surveyors). A site benchmark was established during the survey for future construction use. This benchmark, a magnetic nail on the utility pole, is located at the North of the property; the benchmark elevation is 90.84m and is referred to Geodetic Datum CGVD-1928:1978.

6 GEOTECHNICAL CONSIDERATIONS

A geotechnical investigation was completed by Paterson Group and a report entitled 'Geotechnical Investigation' dated October 01, 2024. The report provides several recommendations/ considerations, as follows:

- A permissible grade raise restriction of 2.0 m is recommended for the proposed development. The grade raise restriction is imposed to reduce or limit the consolidation settlement of the existing soils.
- The groundwater levels were observed at a depth of 4-5 m below the existing ground surface. It is anticipated that groundwater infiltration into the foundation excavation shall be low to moderate and controllable using pumping from open sumps.
- A permit to take water (PTTW) might be required if the pumping rate exceeds 400,000 L/day. For pumping rates between 50,000 to 400,000 L/day, it is required to register on the Environmental Activity and Sector Registry (EASR).



7 WATER SUPPLY AND FIRE PROTECTION

7.1 Industrial Flow Demand

The subject site is anticipated to house a commercial and warehouse building which can be categorized under 'Industrial- Light' property type with a unit rate of 35,000 L/ha/d. To service the proposed development, a supply well is proposed at the rear of the building. A 150mm Ø water service is proposed to connect to the proposed supply well to service the proposed warehouse building.

For the proposed development:

- the average day demand = **0.66 L/s**;
- the maximum daily demand = **0.98 L/s**; and
- the maximum hour demand = **1.77 L/s**

For detailed calculations, refer to **Appendix C** - Water Demand Calculations.

7.2 Fire Flow Calculations

The fire flow rate was calculated using the Fire Underwriters Survey (FUS) and Ontario Building Code (OBC) method.

FUS Method:

The following parameters were provided by the Architect. Refer to **Appendix C** for collaborating correspondence:

- Type of construction – Non-Combustible.
- Occupancy type – Combustible Contents; and

The estimated fire flow demand was estimated to be **10,000 L/min**. The minimum required fire flow was calculated to be **166.7 L/s**. The required duration of the fire flow is **2 hours**. Refer to **Appendix C** for details.

OBC Method:

The following parameters were provided by the Architect. Refer to **Appendix C** for collaborating correspondence:

- The Water Supply Coefficient (K) value - 17
- The proposed building height - 7.5m

The estimated fire flow demand was estimated to be **9000 L/min**. The minimum required fire flow was calculated to be **150 L/s**. Refer to **Appendix C** for details.

New firefighting water storage tanks are proposed to be installed on-site and a tentative location for the tanks is shown on the civil drawings provided in **Appendix E**. The final volume and specifications of the storage tanks will be confirmed at a later stage.



8 SANITARY SERVICE

As previously discussed, there are currently no municipal services available in this area. Therefore, a new septic system with a leaching bed is proposed to be constructed at the South-East of the property. The on-site septic system will be designed by a qualified septic system designer and the septic approval will be provided at a later stage.

LRL drawing C401 in **Appendix E** outlines the location of the septic system.

9 STORMWATER MANAGEMENT

9.1 Existing Stormwater Infrastructure

The subject property forms part of the Hawthorne Industrial Park. A comprehensive Stormwater Management Report, dated May 2009, was prepared to evaluate and quantify stormwater runoff generated across the entire subdivision. The analysis accounted for individual lot-specific runoff coefficients and drainage areas, enabling an accurate estimation of total runoff contributions. Based on these calculations, a centralized stormwater detention pond was designed and implemented to manage on-site detention requirements for the overall development. Refer to **Appendix B** for Hawthorne Industrial Park-stormwater management report.

In pre-development conditions, drainage from subject lots is depicted by existing catchments ECA-01 (1.286 ha), drains uncontrolled overland towards Somme Street right-of-way, and the remainder drains overland to the existing water course at the rear of the property. Refer to plan C701 included in **Appendix E** for pre-development drainage characteristics. There is currently an existing roadside ditch running West to East alongside Somme Street, which will be utilized to accept the runoff controlled and collected from the proposed development. Refer to **Appendix D** for pre- and post-development watershed information.

9.2 Design Criteria

The stormwater management criteria for this development are based on the pre-consultation with City of Ottawa officials, as per the City's 'Ottawa Design Guidelines -Sewer', Second Edition, document no. SDG002, October 2012, City of Ottawa, including technical bulletins: ISDTB-2014-01, PIETB-2016-01, ISTB 2018-01, ISTB-2018-04, ISTB-2019-02. The Hawthorne Industrial Park, Stormwater Management Report has a similar criterion, which is considered for stormwater management calculations.

9.2.1 Water Quantity

Based on pre-consultation with the City, and subsequent deliberation with the City on October 02, 2024, correspondence included in **Appendix A**, the following stormwater management requirements were identified and fulfilled for the subject site:

- Meet an allowable release rate based on a Rational Method with a maximum allowed Coefficient of 0.70, as per the Hawthorne Industrial Park stormwater management report, with a calculated time of concentration of a minimum of 10 minutes.



- Match the 100-yr post-development peak flow rate to the 2-yr pre-development peak flow rate.
- Match the 2-yr post development peak flow rate to 50% of the 2-yr pre-development peak flow rate.

9.2.2 Water Quality

Based on pre-consultation with the City, and subsequent deliberation with the City on October 02, 2024, correspondence included in **Appendix A**, the following stormwater management requirement was fulfilled for the subject site:

- Provide enhanced level of treatment, 80% minimum Total Suspended Solid (TSS) removal.

9.3 Low Impact Development (LID) Measures and Infiltration Strategy

Stormwater infiltration on-site will be facilitated through the use of an enhanced grass swale in conjunction with underground stormwater storage and infiltration chambers. The stormwater management plan for the site is designed to address runoff generated from impervious areas such as the driveway, parking areas, and adjacent landscaped surfaces. This integrated configuration establishes a treatment train approach, whereby surface runoff is treated sequentially through multiple best management practices (BMPs), enhancing both stormwater quality and volume control.

1. Enhanced Grass Swale Design

An enhanced grass swale (1.0 m wide and 0.15 m deep) has been implemented as an upgrade over a conventional grass swale. This enhancement includes the installation of catchbasins, which serve to reduce flow velocities and create localized ponding zones. These features promote sediment settling and infiltration into the underlying soils. Side slopes of the swale are designed to be as flat as practicable, with a maximum gradient of 3:1, to maximize surface area for filtration and to facilitate pretreatment. The swale captures sheet flow from the asphalt driveway, promoting initial filtration and infiltration before conveying runoff to the downstream underground storage chamber and subsequently to the Oil Grit Separator (OGS).

2. Impervious-to-Permeable Area Ratio

The ratio of impervious drainage area to the grass swale's treatment footprint is calculated to be approximately 11.8:1. While this exceeds the recommended guideline ratio of 5:1 for Hydrologic Soil Group C soils (such as silty sand), it is important to note that the pre-development condition—a compacted gravel surface over silty sand—offered limited infiltration potential due to subgrade compaction and reduced permeability. Consequently, the existing condition generated elevated runoff volumes. The proposed LID measures significantly improve site hydrology by introducing engineered soils, vegetation, and infiltration systems, thereby enhancing infiltration capacity and pollutant removal performance.

3. Underground Infiltration Chambers



Underground infiltration chambers will be installed downstream of the enhanced grass swale to provide additional storage and infiltration capacity. These subsurface systems allow stormwater to infiltrate into the native soils, thereby reducing peak discharge rates, enhancing groundwater recharge, and promoting the removal of pollutants such as suspended solids, nutrients, and hydrocarbons through natural filtration mechanisms.

4. Groundwater Separation

Based on findings from the geotechnical investigation, groundwater levels were monitored at three borehole locations. Only Borehole BH 2-24 encountered groundwater at a depth of 4.68 m below grade, while the others remained dry. Therefore, a minimum clearance of 1.0 m between the base of the LID measures and the groundwater table is anticipated, in compliance with LID design recommendations.

5. Outlet Control and Flow Truncation

Runoff conveyed through the low-sloping enhanced grass swale into the underground chambers will be subject to controlled outflow via outlet control structures. This setup is designed to slow discharge rates and enhance infiltration opportunities, ensuring a greater proportion of stormwater is retained and infiltrated on-site before being released.

The combination of these LID elements is expected to effectively manage stormwater runoff, improve water quality, enhance site infiltration, and minimize sediment transport. Further design details and specifications are provided in **Appendix D**.

9.4 Method of Analysis

The Modified Rational Method has been used to calculate the runoff rate from the site to quantify the storage required for quantity control of the development. Refer to **Appendix D** for storage calculations.

9.5 Proposed Stormwater Quality Controls

Based on pre-consultation meeting note, the enhanced protection level of 80% total suspended solids (TSS) removal criterion must be achieved for this project. An oil/grit separator **Stormceptor EF04** (or approved equivalent) is proposed and will be located downstream of the proposed ICD. Additional LID measures will also provide a treatment train approach. Refer to **Appendix D** for the selection, the type, and for more information on the treatment unit.

9.6 Proposed Stormwater Quantity Controls

The proposed stormwater management quantity control for this development will be accomplished by means of an outlet pipe with an Inlet Control Device (ICD), which will release flow at a specified constant release rate and controlled roof drains. The required stormwater quantity storage on-site will be achieved via underground stormwater storage chambers, rooftop ponding, overland ponding and storage within swale trench, storm pipes, and structures.



The 2-year allowable release rate from the site was calculated to be **79.34 L/s** with the time of concentration of 10 minutes and a run-off co-efficient value of **0.58**, and these values were calculated based on the existing catchment ECA-01 (1.286 ha) site. The small portion of the subject site southwards of the existing top of slope at the rear of the property will remain as-is, and the stormwater will flow towards the rear water course, mimicking pre-development conditions. As this area is not subject to site grading or infrastructure changes, it has been excluded from stormwater runoff calculations. The release rates provided will be the maximum rates to which the entire site will be controlled during the major storm events. Refer to **Appendix D** for calculations.

A proposed 300mm Ø free-flowing storm sewer service is proposed at the front of the property downstream of the ICD and OGS, to outlet the captured flows from the site to the existing roadside ditch along Somme Street. The roadside ditch conveys the stormwater from the site to the stormwater management pond located North-East of the subject lot. The proposed servicing layout and connection points are shown on drawing C401 in **Appendix E**, and detailed calculations can be found in **Appendix D**.

The site has been analyzed, and post-development catchments have been allocated. The site is divided into a total of nine (9) catchment areas. Refer to Post-development Watershed Plan C702 included in **Appendix E**. The post-development 100-year storm runoff from catchment areas CA-02 to CA-09 will be controlled via a Hydrovex 200VHV-2 ICD (or approved equivalent) proposed at STMMH-08 located at the front of the property. Runoff exceeding the post-development 100-year storm event will flow overland, eventually making its way to the roadside ditch through the spillover point located within the front parking lot.

Catchment CA-01 (0.149 ha) consists mainly of the landscape grass area along the property boundary. Runoff from this catchment will flow uncontrolled overland and drain to the neighboring lot, mimicking pre-development conditions. The run-off will be eventually conveyed to the roadside ditch at the front or the water course at the rear of the property.

Catchment CA-02A & 02B (0.278 ha) comprises the building envelope. The rooftop of the proposed warehouse is designed to accommodate roof storage and will be equipped with roof drains which will drain to the roadside ditch downstream of the ICD and OGS. An emergency overflow scuffer has been at the West corner to outlet to the existing swale along the Western P/L.

Catchment CA-03 & 04 (0.124 ha) consists of the front asphalt parking lot. The stormwater from these catchments will be captured via respective CB/MH proposed within the parking lot and the flow will be further conveyed to the underground stormwater storage chambers. The manhole within catchment CA-04 will be equipped with an ICD to control flow to the allowable release rate and will outlet downstream to the OGS structure. A spillover point has been proposed within this catchment that will spillover run-off exceeding 100-yr storm to the roadside ditch.

Catchment CA-05,06 & 07 (0.367 ha) consists of the landscaped grass area; and asphalt driveway alongside the eastern P/L. The flow from this catchment will sheet drain to the enhanced grass swale and catch basin network and will be conveyed to the downstream stormtech chambers. The grades along the landscape area are reduced to promote infiltration.



Catchment CA-08 (0.160 ha) mainly consists of the southern-half portion of the site, landscape grass area upto the limits of construction, including asphalt driveway and section of the loading ramp at the rear of the property. The flow from the catchment will sheet drain to the enhanced grass swale and catch basin network and will be conveyed to the downstream manhole. The trench drain at the bottom of the loading ramp will outlet overland into this catchment via a sump pump.

Catchment CA-09 (0.208 ha) mainly consists of the area at the rear of the building upto the limits of construction. This includes landscaped grass area as well as the rear parking lot and a portion of the asphalt driveway leading upto the loading ramp. The stormwater from the parking lot will flow overland to the rear catch-basin proposed within the driveway and the captured flow will be directed to the downstream network.

For the storm events greater than the maximum HGL, a major overland flow route was identified; the grading was designed to direct major storm events away from the building and spill-out to roadside ditch along Somme Street.

In order to achieve the allowable post-development stormwater release rate, the proposed development will utilize a combination of underground stormwater storage chambers, rooftop ponding, overland ponding and storage within swale trench, storm pipes, and structures using the specified release rates determined in this analysis.

Table 1 below summarizes post-development drainage areas. Refer to **Appendix D** for calculations.

Table 1: Drainage Areas

Drainage Area Name	Area (ha)	Weighted Runoff Coefficient	100 Year Weighted Runoff Coefficient (25% increase)
WS-01 (UNCONTROLLED)	0.149	0.20	0.26
WS-02A (ROOF- CONTROLLED)	0.216	0.90	1.00
WS-02B (ROOF- CONTROLLED)	0.062	0.90	1.00
WS-03 (CONTROLLED)	0.089	0.84	1.00
WS-04 (CONTROLLED)	0.035	0.84	1.00
WS-05 (CONTROLLED)	0.117	0.39	0.49
WS-06 (CONTROLLED)	0.110	0.33	0.42
WS-07 (CONTROLLED)	0.140	0.46	0.57
WS-08 (CONTROLLED)	0.160	0.38	0.47
WS-09 (CONTROLLED)	0.208	0.45	0.57



With the total area of **1.286 Ha**, an allowable release rate of **79.34 L/s** was determined. A total of 15 roof drains have been provided, which will drain at a total release rate of **14.25L/s**, and the remainder of the controlled catchments will drain at a controlled release rate of **51.49 L/s** was determined. With the implementation of flow control within the controlled watershed, it is ensured that the post-development release rate will not exceed the calculated allowable release rate.

Table 2 below summarizes the release rates and storage volumes required to meet the allowable release rate for 100-year flow rates.

Table 2: Stormwater Release Rate & Storage Volume Summary (100 Year)

Catchment	Total Drainage Area (ha)	100-year Release Rate (L/s)	100-Year Required Storage (m³)	Total Available Storage (m³)
CA-02A&02B (Roof-top storage)	0.278	14.25	105.61	119.20
CA-03,04,05,06,07,08 & 09	0.859	51.49	192.35	194.41
Uncontrolled	0.149	18.93	N/A	N/A
Total	1.286	84.67	298.04	303.85

To attenuate flows to the controlled release rate of 14.25 L/s for CA-02A and CA-02B, it is calculated that a total of 105.61m³ of storage will be required for a 100-year storm event and a total of 119.20m³ of rooftop storage has been proposed. Watts Roof Drain- ¼ Exposed Weir Opening (or approved equivalent) is proposed to provide the required controlled release rate of 0.95 L/s for each roof drain. For the storm events greater than 100-yr, scuppers have been provided along the building, which will convey overflow from the roof to the adjacent landscape area and eventually drain into the roadside ditch. Refer to **Appendix D** for additional info on Watts Roof Drain. A detailed Roof Drain plan will be provided in future submission.

For CA-03 to 09, a controlled release rate of 51.49L/s is determined, and it is calculated that a total of 192.35m³ of storage will be required for a 100-year storm event. An average 50% of the controlled release rate (25.75 L/s) is considered for storage calculations. The required storage is provided on-site via surface ponding at the parking lot as well as Stormtech underground chambers Model SC-800 (or approved equivalent). The total proposed surface ponding provides approx. 81.03m³ of storage, underground trench pipes and structures provides 113.30m³ of storage, and the proposed underground chambers provide 60.11 m³ to provide a total storage of **192.41 m³** during the 100-year storm event. No surface ponding will occur in the 5-year and 2-year storm events, as all necessary storage requirements will be fully accommodated by the proposed stormwater underground chambers.



Refer to **Appendix D** for additional info on Stormtech chambers. The 100-year maximum ponding depths can be found on drawing “C601 – Stormwater Management Plan” of **Appendix E**.

For additional details on the stormwater storage calculations, refer to **Appendix D**.

10 EROSION AND SEDIMENT CONTROL

During construction, erosion and sediment controls will be provided primarily via a sediment control fence to be erected along the perimeter of the site where runoff has the potential of leaving the site. Inlet sediment control devices are also to be provided in any catch basin and/or manholes in and around the site that may be impacted by the site construction. Construction and maintenance requirements for erosion and sediment controls are to comply with Ontario Provincial Standard Specification OPSS.MUNI 805. Refer to LRL Associates drawing C101 for erosion and sediment control details.

11 CONCLUSION

This Stormwater Management and Servicing Report for the development proposed at 561 Somme Street presents the rationale and details for the servicing requirements for the subject property.

In accordance with the report objectives, the servicing requirements for the development are summarized below:

Water Service

- The minimum required fire flow was calculated at **10,000 L/min** using the FUS method.
- The minimum required fire flow was calculated at **9,000 L/min** using the OBC method.
- The anticipated water demands for the site are **0.66 L/s** (average daily), **0.98 L/s** (maximum daily), and **1.77 L/s** (maximum hourly).
- The new development will be serviced via a supply well to the East of the property and a 150mm Ø water service.

Sanitary Service

- The building will be serviced with a septic system including a leaching bed.

Stormwater Management

- Stormwater quantity control objectives will be met via underground stormwater storage chambers, rooftop ponding, overland ponding, storage within swale trench, storm pipes, and structures.
- Post-development peak flows for the 100-yr and 2-yr storm events will be equal to or less than the pre-development peak flows.
- The proposed stormwater management design will provide on-site storage volume of **109.44m³** within the roof top and **194.41 m³** within the underground storage and surface ponding areas.



- The stormwater quantity control objectives for the rooftop storage will be met via Watts Roof Drain- $\frac{1}{4}$ Exposed Weir Opening (or approved equivalent) which will control total flow to **14.25L/s** and for the remainder of the controlled catchments will be met via **Hydrovex 200VHV-02 ICD** (or approved equivalent) which will limit flow at a controlled release rate of **51.49 L/s**.
- The stormwater quality control objectives will be met via **Stormceptor EF04** (or approved equivalent) oil and grit separator, proposed downstream of the ICD.

12 REPORT CONDITIONS AND LIMITATIONS

The report conclusions are applicable only to this specific project described in the preceding pages. Any changes, modifications or additions will require a subsequent review by LRL Associates Ltd. to ensure the compatibility with the recommendations contained in this document. If you have any questions or comments, please contact the undersigned.

Prepared by:
LRL Associates Ltd.

Sarthak Vora

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APPENDIX A

Pre-consultation / Correspondence



June 6, 2024

Dayna Edwards
Q9 Planning + Design
Via email: dayna@q9planning.com

**Subject: Pre-Consultation: Meeting Feedback
Proposed Site Plan Control Application – 561 Somme Street**

Please find below information regarding next steps as well as consolidated comments from the above-noted pre-consultation meeting held on June 3, 2024.

Pre-Consultation Preliminary Assessment

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One (1) indicates that considerable major revisions are required while five (5) suggests that the proposal appears to meet the City's key land use policies and guidelines. This assessment is purely advisory and does not consider technical aspects of the proposal or in any way guarantee application approval.

Next Steps

1. Please note that Bill 185 has received Royal Assent which makes several amendments to the Planning Act in addition to various other Acts. As a result, we are awaiting direction in relation to pre-consultations and formal submissions. Please follow up at the end of next week for updated information on next steps.

Supporting Information and Material Requirements

1. The attached **Study and Plan Identification List** outlines the information and material that has been identified, during this phase of pre-consultation, as either required (R) or advised (A) as part of a future complete application submission.
 - a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on [Ottawa.ca](https://ottawa.ca). These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.

Consultation with Technical Agencies

1. You are encouraged to consult with technical agencies early in the development process and throughout the development of your project concept. A list of technical agencies and their contact information is enclosed.

Planning

Proposal: Phase 1 pre-consultation for Site Plan Control for a two-storey granite showroom and warehouse. Showroom will not be open to the public and will be by appointment only.

Comments:

1. City of Ottawa Official Plan

a. Designated Rural Industrial and Logistics

i. 9.3.1 (2) Development on lands designated as Rural Industrial and Logistics shall consider the following:

1. Building design, Site layout and landscape in a way that maintains and enhances the rural identity and feel of the area in which such development takes place;
2. Appropriate screening from public roads and adjacent properties using natural vegetation, preferably existing vegetation where possible;
3. Outdoor amenity areas for employees and landscaping that supports the City's tree canopy targets; and
4. Accesses are designed to minimize hazards between the road on which the development fronts and its vehicular points of access, such as freight transfer.

ii. 9.3.2 (1) The following uses are permitted in the Rural industrial and Logistics Area

1. (b) warehouse
2. (d) A commercial use involving the display and sale of products manufactured or warehoused on the site are permitted provided that the retail floor space does not exceed the greater of 300 square metres or 25 per cent of the gross floor area of the building.

b. Adjacent to Bedrock Resource Area Overlay

c. Adjacent to mineral aggregate operations to the south and west of the parcel operated by Lafarge Canada and Tomlinson Group.

d. Site of former Gloucester Concession 6 Dump

- i. Years of operation and closure – 1920 – 1991

2. City of Ottawa Zoning By-law

- a. Rural Heavy Industrial Zone
- b. Warehouse is a permitted use.
- c. Refuse collection area must be screened from the street in accordance with Section 110(3) of the Zoning By-law.
- d. Ensure all parking spaces, loading spaces, drive aisles conform with the requirements of Section 101, 107, 113 of the Zoning By-law.

3. Parking requirements

- a. Warehouse – 0.8 per 100m² of the first 5000 m² GFA
- b. A retail store – 3.4 spaces per 100m² of gross floor area
 - i. Since the proposed showroom is not open to the public and is by appointment only, the use can qualify for the parking space requirements for a Warehouse.

4. Discussion

- a. Please provide details about the easement that projects into the property (located between parking spaces 12 and 13).
- b. There is a 30 cm reserve that was put in place during the establishment of the industrial subdivision agreement. It can be lifted as per requirements in clause 18 of Schedule F, Section D, of the subdivision agreement.

5. Submission requirements

All Plans and Studies must meet the requirements of the [City's Terms of Reference](#).

- a. Plan of Survey
- b. Site plan
- c. Landscape plan
- d. Zoning confirmation report
- e. Preliminary construction management plan



Please contact Jasdeep Brar (jasdeep.brar@ottawa.ca), Planner I, for follow up questions.

Urban Design

Comments:

6. Submission Requirements

- a. An Urban Design Brief is required. Please see attached customized Terms of Reference to guide the preparation of the submission.
- b. The Urban Design Brief should be structured by generally following the headings highlighted under Section 3 – Contents of these Terms of Reference.

7. Comments on Preliminary Design

- a. The following elements of the preliminary design are appreciated:
 - i. Good investment in the design of the street facing elevation.
- b. The following element of the preliminary design are of concern:
 - i. Amount of parking. We recommending reducing parking to what is needed and providing more area for landscaping between the building and the public right-of-way.
 - ii. We recommend providing landscaping and new tree planting at the front of the property.
 - iii. What is happening in the large areas of land left over at the rear of the site and beside the building? Please indicate on the site plan/landscape plan and provide landscaping and trees if possible/suitable.

Please contact Christopher Moise (christopher.moise@ottawa.ca), Urban Designer, for follow up questions.

Engineering

Comments:

8. Site Servicing Study

- a. A **Site Servicing Study** will be required with the Site Plan Control application. The report will serve to address how the design of the site complies with City design guidelines, Official Plan policies, among other evaluation criteria noted in the Terms of Reference. The City's Official

Plan, in its policy intent section, reiterates the need for implementing stormwater management practices and incorporating Low Impact Development measures. In order for the City to be able to support an application on private services, an adequate Hydrogeological Investigation and Terrain Analysis as well as a Servicing Options Report (Site Servicing Study) must be completed; they will include reviewing options for provision of water, stormwater, and sanitary servicing, as well as completing a Hydrogeological Investigation and Terrain Analysis. The applicant can also refer to Ministry of the Environment Procedure D-5-3 for guidance. The Servicing Options Report shall include the Hydrogeological Investigation and Terrain Analysis as well as make reference to a number of important issues and considerations such as geotechnical engineering, water quality issues (ODWQS), Best Management Practices, Stormwater Management considerations, Wellhead protection issues, impacts on or from adjacent land uses (for example: local wells, agricultural uses, etc.). Also, the applicant must refer to the Ontario Ministry of Environment (MOE) Procedures D-5-4 and D-5-5. This report should also be completed exceeding the minimum requirements laid out in the Site Servicing Study Terms of Reference.

- b. Stormwater management, which is a component of the Servicing Study, is required to mitigate the effects of urbanization on the hydrologic cycle including increased runoff and decreased infiltration, of rain and snowmelt. Without proper stormwater management, a site can negatively impact the environment by reducing baseflow, degrading water quality, and increasing flooding and erosion; this leads to reduced diversity of aquatic life, fewer opportunities for human uses of water resources, and loss of property and human life. The City looks to lessen these risks by reviewing development applications to ensure; stormwater management practices are being implemented, infrastructure is resilient to future climate conditions, including extreme weather events, and low impact development is implemented to manage smaller, infrequent events. The Official Plan, which receives authority through the Planning Act, identifies in Policy 6, section 2.2.3, that flooding is the costliest type of natural disaster in Canada.
 - i. In terms of the Stormwater Management for the application, the quantity criteria will be that the 100-yr post development peak flow rate must match the 2-year pre-development peak flow rate. As part of complete Site Plan Control application, whether development or re-development, the report must identify and mitigate the impacts of additional runoff resulting from increased imperviousness through measures such as site-specific stormwater management postulated in policy 6, section 4.7.1 of the Official Plan.
 - 1. Stormwater Management Report – Hawthorne Industrial Park (2009) also notes that to control erosion potential, per

the Shield's Creek Subwatershed Study, to current levels, the 2-yr post development peak flow rate should be controlled to 50% of the 2-yr pre-development peak flow rate. The consultant should perform this control in addition to the criteria noted above.

- ii. In terms of a Stormwater Management approach, runoff volume control should proceed in the following hierarchical order, with each step exhausted before proceeding to the next:
 - 1. Retention (infiltration, reuse, or evapotranspiration),
 - 2. Low Impact Development (LID) filtration, and
 - 3. Conventional Stormwater management. Conventional stormwater management, should proceed only once Maximum Extent Possible has been attained for Steps 1 and 2 for retention and filtration.
- iii. The pre-development runoff coefficient or a maximum equivalent 'C' of 0.5, whichever is less as described in the Sewer Design Guidelines, Second Edition, document no. SDG002, October 2012, City of Ottawa, including technical bulletins ISDTB-2014-01, PIEDTB-2016-01, ISTB 2018-01, ISTB-2018-04, ISTB-2019-02, section 8.3.7.3.
- iv. A calculated time of concentration cannot be less than 10 minutes as described in section 5.1.4 of the Sewer Design Guidelines.
- v. The water quality control should be an enhanced level treatment, 80% long term suspended sediment removal, in part due to environmental issues in the area; more information is provided in the bullet addressing the Hawthorne Industrial Park below. Reporting of TSS removal shall be extensive- and if peer reviewed and published papers are relied on for conclusions, the conclusions shall be patently clear and the report shall show overwhelming agreement.
- c. This site is part of the Hawthorne Industrial Park, that was accepted in 2009, and is subject to the conditions of the subdivision agreement. A stormwater management pond was constructed as part as the development of this park. The pond was designed to provide 70% TSS removal. The current requirement for water quality treatment is an enhanced level of proection which corresponds to 80% TSS removal.
 - i. The subdivision agreement, in schedule F, section C, covenant 7 requires an oil/grit separator to be provided on each lot. "Each site will be required to install and maintain, at the Transferee's expense,

an oil/grit separator to provide quality treatment of surface runoff before entering the roadside open ditch/culvert system.”

- ii. A stormwater management report appears to show a design runoff coefficient of 0.7, though the consultant should satisfy themselves of such; the quantity control design may merely need to be the difference between the proposed and 0.7. It is suggested that the consultant procure a copy of the stormwater management report for Hawthorne Industrial Park for coordination. The stormwater management report was prepared by J.L. Richards & Associates Limited (J.L.R. Project #: JLR 20983; City Index #: R-2973) Revision date May 2009.
- d. Runoff will need to be conveyed to a legal and sufficient outlet. If it is proposed to discharge storm water to the existing ditches in the ROW, the ditches will need to be shown to provide continuous flow to an outlet. It appears that rationale may have been provided for the HIP open ditch sizing in the Stormwater Management Report – Hawthorne Industrial Park (2009) which may aid in this discussion. This comment is sourced from the Official Plan which notes in policy 8, section 4.7.1, that proof of legal and sufficient outlet for proposed stormwater management and drainage systems will be required as a condition of future Site Plan Control.
- e. The site is within the boundaries of the Shield’s Creek and North Castor River Subwatershed Studies. The following sections are provided for context, but do not reflect all the requirements of the study, which should be read in full by the consultant preparing the design of the works;
 - i. Shield’s Creek Subwatershed Study
 - 1. Low-capacity Issues – Section 4.7 (p. 4-26, sheet 46),
 - a. Table 4.7.1 identifies hydraulic capacities of structures with the study area.
 - 2. Water Quality – Section 6.3.2 and 6.3.4.6 (p. 6-15, sheet 116),
 - a. “Provide stormwater management to Provincial Policy – Level 2 (MOEE Guidelines, 1999) or Normal Level of Protection (MOE, 2003). This will provide for the control of TSS and generally provides similar control for metals and nutrients.”
 - 3. SWM pond canopy – Section 5.6.4/5.6.5 and table 6.2.3 referencing section 95 of Figure 4.10.1, and

- a. Providing 70% canopy effect surrounding SWM ponds could reduce temperature impacts on downstream receivers.

4. Stormwater Management Measures – Section 6.3.4.4

- a. “At-source controls are generally the most effective means of providing water quality protection. This includes measures such as lot layout, using grassed areas for stormwater, at-source infiltration. These types are typically the most effective controls since they prevent pollutants from entering the drainage system and provide for flow retention at-source, which best replicates headwater systems in a pre-development condition. In addition, at-source and conveyance controls that include infiltration, go towards meeting other objectives such as baseflow protection and temperature reduction.”

5. Infiltration rates - Section 6.3.4.7 (p.6-16, sheet 117)

- a. Table 6.3.2 – Infiltration Targets which provides anticipated infiltration rate depending on the soil types noted.
- b. Figure 5.5.1 – Infiltration Rates provides a map of anticipated infiltration rates.
- c. Figure 5.5.1 seems the site has a range of 50 - 250 mm/hr (paleozoic bedrock) anticipated infiltration rate, based on the shading type in the Hawthorne Industrial Park.

ii. North Castor River Subwatershed Study.

- 1. Action 6, provides that sites must make efforts to ensure that stormwater or other sources of water contamination be safely discharged to minimize their impact on the water quality of the North Castor River. The report notes that if care is not taken in land-use planning and development, water quality deterioration will be unavoidable, and the ecosystem biota components of the North Castor River could suffer severe degradation.

iii. IMPORTANT: *Where the Shields Creek Subwatershed Study, North Castor River Subwatershed Study, and the City’s provided quantity and quality criteria do not agree, the more stringent criteria shall be applied.

- f. Low Impact Development (LID) is a stormwater management strategy that seeks to mitigate the impacts of increased runoff and stormwater pollution using practices that help to preserve or to restore predevelopment hydrological and ecological functions. LID is a requirement as per the bulletin from the former MOECC (now Ministry of Environment, Conservation and Parks/ "MECP") titled Expectations RE: Stormwater Management released in February 2015. Prior to implementing infiltration style measures there are site characteristics that must be determined. Supporting data collection will involve groundwater monitoring (long term or limited date with a conservative assumption), soil classification, and measured infiltration/percolation testing which will aid the consultant in determining what measures are, or are not, suitable for the site. The infiltration target for sites can at times be determined from an applicable higher-level study, which will also require confirmation through on-site infiltration/percolation testing.
 - i. The reporting should identify the treatment train of processes proposed for the development. The Official Plan defines LID as a stormwater management strategy that seeks to mitigate the impacts of increased runoff and stormwater pollution by managing runoff as close to its source as possible. LID comprises a set of site design strategies that minimize runoff through distributed, small scale structural practices that mimic natural or predevelopment hydrology through the processes of infiltration, evapotranspiration, harvesting, filtration and detention of stormwater. These practices can effectively remove nutrients, pathogens and metals from runoff, and they reduce the volume and intensity of stormwater flows.
 - ii. The City has released a document titled 'Low Impact Development Technical Guidance Report – Implementation in Areas with Potential Hydrogeological Constraints' which aids the consultant for sites which may have constraints such as low permeability or high groundwater, which are common constraints for the Ottawa area.
- g. The anticipated water demands (average day, maximum daily, and maximum hour) must be presented and justified for the pumping test rate. The pumping rate must be the maximum daily demand rate for the proposed use or combined uses, or be a rationalized peak demand rate as demonstrated in MECP D-5-5. The Ottawa Design Guidelines – Water Distribution in Table 4.2 provide the maximum daily demand rates based on the lot area for Zoning By-law Amendment Applications. For Site Plan Control Applications the maximum daily demand rate should be based on historical records, reliable usage records, or in the absence of the above be determined based on Table 4.2 from Ottawa Design Guidelines – Water Distribution. The MECP's Design Guidelines for Drinking Water Systems follow a similar process.

- h. All minimum requirements outlined in the subdivision agreement must be considered. This may include recommendations related the wells, septic systems, stormwater management and fire protection which should be considered should they exceed City and MECP requirements

9. Fire Services & Supply

- a. The Site Servicing Study must include a section addressing the provision of a water supply for fire suppression, determination of the required fire flow, and confirm of size and location of any on-site storage required. It is the responsibility of the owner to ensure that an adequate water supply for firefighting is provided. Based on recent and ongoing changes, both the FUS (Fire Underwriters Survey) methodology and Ontario Building Code methodology for determining required fire flow and storage shall be provided in the reporting. The Engineer, Fire Protection (Ottawa Fire Services), shall review the proposal and determine the criteria that will govern.
- b. Enhanced review will be invoked should the construction coefficient chosen be less than 1.
- c. Fire Routes now require designation with By-law through the Site Plan process by contacting fireroutes@ottawa.ca once preliminary Site Plan approval has been provided.

10. Grading & Drainage Plan

- a. A **Grading and Drainage Plan** will be required with the Site Plan Control application identifying the existing and proposed drainage patterns and their relationship with the surface runoff control. The Grading and Drainage Plan should propose site, grading, building, and servicing design measures to protect new development from flooding as per policy 6, section 4.7.1 of the Official Plan. The Grading and Drainage Plan forms part of the requirements for Site Plan Control applications noted in the Studies and Plan Identification List, provided with the feedback documents and should be prepared according to the City's Terms of Reference.
- b. There is an existing Grading Plan (Site Servicing and Grading) provided for the subdivision which should be considered in the development of the proposed lot grading.
- c. The Plan should have a note that references the horizontal and vertical datums that were used and tied into to complete the project. The drawing should also make reference (on the face of the plan) to a satisfactory site benchmark that can be used by anyone with a level to carry out checks on the particular project.

11. Erosion and Sediment Control

- a. An **Erosion and Sediment Control Plan** will be required with the Site Plan Control Application, typically included as an addendum to the Site Servicing Study. The plan serves to identify erosion risks and determine controls to be put in place in order to reduce the amount of erosion and sediment deposition that occurs as part of a project. Erosion and sediment control plans shall have regard to Canadian Standards Association (CSA) W202 Erosion and Sediment Control Inspection and Monitoring Standard (as amended).

12. Geotechnical Study

- a. A **Geotechnical Study** will be required with the Site Plan Control application. The report should provide sufficient soils and engineering information to confirm that the site is suitable or can be made suitable for development based on the requirements of the Geotechnical Investigation and Reporting Guidelines for Development Applications in the City of Ottawa.
- b. The study should contemplate/investigate at a minimum the pavement structure for light-duty and heavy-duty areas, foundation design, and groundwater elevation, in addition to the other evaluation criteria noted in the Terms of Reference for Geotechnical Studies. Based on policy, estimates of groundwater level will be dismissed and instead actual recordings are required.
- c. The site, based on Ontario Geological Survey, indicates a potential for shallow overburden or thin soils over paleozoic bedrock (Sandstone & dolostone).

13. Hydrogeological and Terrain Analysis

- a. A **Hydrogeological and Terrain Analysis** will be required for the Site Plan Control application to establish that there is an adequate quantity and quality of groundwater to support the proposed development(s). The requirements for the Hydrogeological and Terrain Analysis Report are outlined in the City of Ottawa Hydrogeological and Terrain Analysis Guidelines, Section 5.0 for Site Plans. The study forms part of the requirements for Zoning Amendment and Site Plan Control applications noted in the Studies and Plan Identification List, provided with the feedback documents.
- b. A **30cm reserve** was placed on the lots based on recommendations made in the Subdivision Hydrogeological Report (December 2008) and Letter to the SNCA prepared by Golder Associates (April 2009).
 - i. Extended Well Casing: "All wells drilled on the property should be equipped with a minimum of two lengths (approximately 12 metres) of steel well casing or with casing extending a minimum of one

metre into competent bedrock, whichever is greater.” (Page 6, Golder response letter to SNCA, 2009)

ii. Site Specific Investigation:

1. “A site specific investigation should be conducted on each building lot prior to construction. The investigation should note the type of materials present in the area proposed for the sewage disposal bed, the depth to impervious material or water table and an estimate of the hydraulic conductivity of the material. Depending on the specific characteristics of the lot, shallow buried trenches or area beds may be appropriate. On others, a fully raised bed constructed on imported material may be required. It is recommended that sewage disposal systems be located in areas with a minimum of 0.3 metres of soil” (Page 6, Golder response letter to SNCA, 2009)
 2. “Due to the heterogeneity of the fill material, it was not felt that testing of the material would provide useful information that could be extrapolated to the entire site. For that reason, Golder recommended that a site specific investigation be conducted prior to construction of a septic system on each lot.” (Page 3, Golder response letter to SNCA, 2009)
- c. The supply well must be installed and tested to confirm water quantity and quality suitability prior to site plan approval. Support must be provided for the pump test rate; which should be the maximum day rate. The rate should consider the actual use (if known), or potential uses permitted through zoning if unknown.
- d. The site is located at a bedrock aquifer fault/intersection between multiple bedrock aquifers and therefore the anticipated quantity/quality of groundwater is unknown or could be variable.
- e. The parameters of water quality that will be tested will be the “subdivision suite” known to local well testing companies, as well as trace metals, VOCs, and PAHs. Requirements are outlined in the City of Ottawa Hydrogeological and Terrain Analysis Guidelines. The report should also provide an assessment of adjacent land uses and concerns and determine if any other parameters need to be tested (i.e. petroleum hydrocarbons, etc.). The subdivision agreement, in schedule F, section C, covenant 10, identifies that testing of Polycyclic Aromatic Hydrocarbons (PAHs) be provided as an additional parameter(s), at a minimum.

- f. Bollards, or other means of preventing vehicle access, will need to be provided between areas with vehicle access and the existing or proposed well(s).
- g. A Septic System Impact Assessment must be completed as part of the Hydrogeological and Terrain Analysis Report, as per the City's Hydrogeological and Terrain Analysis Report Guidelines and MECP Guideline D-5-4, please refer to the HGTA for the predictive assessment for commercial/industrial developments (not residential developments).
- h. Note that compact gravel will be considered impermeable in the septic impact assessment unless accompanied by field testing to confirm infiltration rates.
- i. Since this application is a site plan (not lot creation or zoning) septic treatment (i.e. tertiary treatment with nitrate dilution) may be considered as part of the septic impact assessment calculations. A system certified though NSF or BNQ should be recommended.
- j. The subdivision agreement, in schedule F, section C, covenant 15, identifies that the investigation for sewage systems should include the types of materials present, depth to impervious material or the water table and an estimate of the hydraulic conductivity of the material.
- k. If system isolation is contemplated, the technical pre-consultation with the reviewer is required to ensure the assessment meets the minimum requirements identified in City Guidelines, and to confirm the minimum onsite testing requirements.
- l. If the expected sewage daily design flow is 10,000 L/d or less, the septic permit from the Ottawa Septic System Office must be issued prior to Site Plan Approval being granted.
- m. If the sewage design flow from sewage systems exceeds 10,000 L/d, a Reasonable Use Assessment/Study must accompany the application to the City. Sewage systems with design flows exceeding 10,000 L/d require the issuance of an Environmental Compliance Approval (ECA) from the MECP prior to Site Plan Approval being granted.
- n. Bollards, or other means of preventing vehicle access, will need to be provided between areas with vehicle access and the proposed septic system(s).

14. Environmental Site Assessment

- a. A **Phase One Environmental Site Assessment (ESA)**, and possibly Phase Two ESA as deemed required by the Phase 1 ESA, is required for the proposed Site Plan Control application. This report serves to ensure

that development only takes place on sites where the environmental conditions are suitable for the proposed use in accordance with provincial legislation and regulations.

- i. The City's Historic Land Use Inventory identifies that the subdivision lies on the site of a former landfill, known as Gloucester Concession 6 dump.
- ii. There is known Importation of Fill Material of Unknown Quality. Soil may be imported fill of questionable origin historically.
- iii. There is a private fuel outlet at 3500 Rideau which could be a potential contaminant dependent on groundwater flow direction.

15. Environmental Compliance Approval

- a. An Environmental Compliance Approval (ECA) is an approval that is required for new or modified sewage works and is required based on part II.1 of the Environmental Protection Act. "Sewage works" is defined as any works for the collection, transmission, treatment and disposal of sewage or any part of such works. There are approval exemptions described in O.Reg. 525/98 that describe works that the act does not apply to. The Site Servicing Study should identify any ECA requirements or exemptions that apply based on the proposed use. Based on the information provided during the pre-consultation submission package, it is anticipated that an ECA would be required given the industrial use located on industrial land.
- b. For developments that do not meet the criteria of the CLI ECA process and require direct submission, a request can be made to the City to consider the application through the Transfer of Review process. This typically applies to ECA applications for privately owned stormwater works or facilities (ponds, OGS units, swales, LID facilities, etc.). This process would be completed alongside the planning application and would be reviewed to the same level of criteria as required by MECP. This is subject to approval by the City and MECP and must be requested, via email, to the Infrastructure Project Manager to be initiated. Direct submission remains an option for other application types that do not meet the CLI ECA process and are not reviewed through Transfer of Review. More information can be determined by contacting the Ministry of the Environment, Conservation and Parks, Ottawa District Office to arrange a pre-submission consultation. Patrick Lalonde at patrick.lalonde@ontario.ca (Site Plan Control).

16. Construction constraints

- a. The current concept plan does not incorporate the engineering measures required for the lot, which may impact siting of building and parking lots.

Missing components such as well, septic system, stormwater management facilities, etc. come to mind.

- b. The design should contemplate locations of heavy traffic flow and movement on the site as it relates to the site layout and pavement design requirements.

17. Background studies and/or subwatershed studies

- a. Shield's Creek Subwatershed Study, as detailed in the Site Servicing Study section above, contains but is not limited to the following sections;
 - i. Stormwater Design Criteria – Section 4.6.1 (p.4-18, sheet 38),
 - ii. Low-capacity Issues – Section 4.7 (p. 4-26, sheet 46),
 - iii. Water Quality – Section 6.3.4.6 (p. 6-15, sheet 116),
 - iv. SWM pond canopy – Section 5.6.4/5.6.5 and table 6.2.3 referencing section 95 of Figure 4.10.1, and
 - v. Infiltration rate - Table 6.3.2 (depending on overburden), Section 6.3.4.7 (p.6-16, sheet 117), shown as Figure 5.5.1 (sheet 213), and required as per Table 7.5.1
- b. North Castor River Subwatershed Study.
 - i. Action 6, provides that sites must make efforts to ensure that stormwater or other sources of water contamination be safely discharged to minimize their impact on the water quality of the North Castor River. The report notes that if care is not taken in land-use planning and development, water quality deterioration will be unavoidable, and the ecosystem biota components of the North Castor River could suffer severe degradation.
- c. Where the Shields Creek Subwatershed Study, North Castor River Subwatershed Study, and the City's Sewer Design Guidelines have different criteria, the more stringent criteria should be applied.

18. Frontage Charges

- a. The site is subject to an area specific development charge titled the 'Area Specific Development Charge for the Osgoode Greely Erosion Control' as noted in Development Charge By-law No. 2004-315.

19. Clarification on Using Historical Reports

- a. It is unlikely that historical reports could be used to support the current application. Some studies, such as those prepared during the plan of

subdivision application, may inform the studies prepared as part of this application, but the focus should be on what information the study provides to the current proposal. Note that many studies remain valid for a period of time or may have been superceded by new regulations, guidelines, etc.

Feel free to contact Travis Smith (travis.smith@ottawa.ca), Project Manager, for follow-up questions.

Noise

Comments:

20. No noise study required.

Feel free to contact Travis Smith (travis.smith@ottawa.ca), Project Manager, for follow-up questions.

Transportation

Comments:

21. A Transportation Impact Assessment is not required.

22. Ensure that the development proposal complies with the Right-of-Way protection requirements of the Official Plan's [Schedule C16](#).

23. As the proposed site is industrial, AODA legislation applies.

- a. The site is proposing 42 parking stalls total, which requires two accessible parking stalls be provided (one Type A and one Type B). Note the two stalls can share an access aisle.
- b. Clearly define accessible parking stalls and ensure they meet AODA standards (include an access aisle next to the parking stall and a pedestrian curb ramp at the end of the access aisle, as required).
- c. Ensure all crosswalks located internally on the site provide a TWSI at the depressed curb, per requirements of the Integrated Accessibility Standards Regulation under the AODA.
- d. Please consider using the City's [Accessibility Design Standards](#), which provide a summary of AODA requirements.

24. On site plan:

- a. Clearly show pedestrian pathway areas on the site plan.
- b. Ensure site access meets the City's Private Approach Bylaw.

- c. Show all details of the roads abutting the site; include such items as pavement markings, accesses, etc.
- d. Turning movement diagrams required for all accesses showing the largest vehicle to access/egress the site.
- e. Turning movement diagrams required for internal movements (loading areas, garbage).
- f. Show all curb radii measurements; ensure that all curb radii are reduced as much as possible and fall within TAC guidelines (Figure 8.5.1).
- g. Show dimensions for site elements (i.e. lane/aisle widths, access width and throat length, parking stalls, sidewalks, pedestrian pathways, etc.)

Feel free to contact Josiane Gervais (josiane.gervais@ottawa.ca), Transportation Project Manager, for follow-up questions.

Environment

Comments:

25. There are two main environmental features to be aware of for this development. The first is the watercourse that runs roughly along the southern property line of the site. This will impose a 30m “no touch” setback from the top of bank. While this does not appear to overlap with the planned development, the watercourse and attendant setback must be represented on the site plan.

The second feature of concern is the presence of unevaluated wetlands on the City’s mapping. As surface water features, wetlands also create a 30m setback similar to the watercourse noted above. However, in this case it is likely that the mapping is outdated and does not reflect the actual hydrological conditions as they exist today.

The presence of these wetlands will not require a full Environmental Impact Statement to address. However, confirmation of the true extent of the wetlands (if present at all) must be provided prior to submission, as any setbacks they impose may require substantial alterations to the site plan. A Wetland Delineation Survey, conducted by an accredited professional, must be submitted.

The applicant is encouraged to contact the South Nation Conservation Authority. They may have more recent mapping that could be accepted in lieu of the survey.

26. The City has strong guidance for tree planting to help meet the forest canopy goals, as well as to reduce the impacts of climate change and the urban heat island effect. For this site, additional tree plantings along the watercourse setback to the south would be ideal. Please note that the City prefers that plantings be of native and non-invasive species.

27. The applicant is encouraged to consider implementing mitigation measures from the City's [Bird Safe Design Guidelines](#) into the design of the building.

Feel free to contact Mark Elliott (mark.elliott@ottawa.ca), Environmental Planner, for follow-up questions.

Forestry

Comments:

28. Landscape Plan Terms of Reference Requirements for Planting on Private and City Property:

- a. Landscape Plan Terms of Reference must be adhered to:
(https://documents.ottawa.ca/sites/documents/files/landscape_tor_en.pdf).

29. Additional Elements for Tree Planting in the Right of Way:

- a. Please ensure any retained trees are shown on the LP
- b. Sensitive Marine Clay - Please follow the City's 2017 Tree Planting in Sensitive Marine Clay guidelines.
- c. The city requests that consideration be given to planting native species wherever there is a high probability of survival to maturity.
- d. Efforts shall be made to provide as much future canopy cover as possible at a site level, through tree planting and tree retention. The Landscape Plan shall show/document that the proposed tree planting and retention will contribute to the City's overall canopy cover over time. Please provide a projection of the future canopy cover for the site to 40 years.
- e. Minimum Setbacks
 - i. Maintain 1.5m from sidewalk or MUP/cycle track or water service laterals.
 - ii. Maintain 2.5m from curb
 - iii. Coniferous species require a minimum 4.5m setback from curb, sidewalk, or MUP/cycle track/pathway.
 - iv. Maintain 7.5m between large growing trees, and 4m between small growing trees. Park or open space planting should consider 10m spacing, except where otherwise approved in naturalization / afforestation areas.
 - v. Adhere to Ottawa Hydro's planting guidelines (species and setbacks) when planting around overhead primary conductors.

- f. Tree specifications
 - i. Minimum stock size: 50mm tree caliper for deciduous, 200cm height for coniferous.
 - ii. Maximize the use of large deciduous species wherever possible to maximize future canopy coverage.
 - iii. Tree planting on city property shall be in accordance with the City of Ottawa's Tree Planting Specification; and if possible, include watering and warranty as described in the specification.
 - iv. No root barriers, dead-man anchor systems, or planters are permitted.
 - v. No tree stakes unless necessary (and only 1 on the prevailing winds side of the tree)
- g. Hard surface planting
 - i. If there are hard surface plantings, a planting detail must be provided.
 - ii. Curb style planter is highly recommended.
 - iii. No grates are to be used and if guards are required, City of Ottawa standard (which can be provided) shall be used.
 - iv. Trees are to be planted at grade.
 - v. Soil Volume - Please demonstrate as per the Landscape Plan Terms of Reference that the available soil volumes for new plantings will meet or exceed the minimum soil volumes requested.

Feel free to contact Hayley Murray (hayley.murray@ottawa.ca), Planning Forester, for follow-up questions.

Parkland

Comments:

30. This application is exempt from parkland dedication under Section 11 – Exemptions of the City of Ottawa [Parkland Dedication By-law No. 2022-280](#) as it was determined that the Parkland Dedication requirement was previously satisfied for 561 Somme Street (Subdivision Agreement 15-94-0505), and as this development is the same as anticipated, no further conveyance is required at this time.



Feel free to contact Warren Bedford (warren.bedford@ottawa.ca), Parks Planner, for follow-up questions.

Should there be any questions, please do not hesitate to contact myself or the contact identified for the above areas / disciplines.

Yours Truly,

A handwritten signature in blue ink that reads "Jasdeep Brar".

Jasdeep Brar, Planner I

- Encl. Study and Plan Identification List
 - List of Technical Agencies to Consult
 - Urban Design Customized Terms of Reference
 - Supplementary Development Information
- c.c. Sarah McCormick, Planner II
- Leah Dykstra, Student Planner
- Travis Smith, Infrastructure Project Manager
- Josiane Gervais, Transportation Project Manager
- Damien Whittaker, Engineer
- Christopher Moise, Urban Designer
- Mark Elliot, Environmental Planner
- Hayley Murray, Forester
- Warren Bedford, Parks Planner

APPENDIX B

‘Hawthorne Industrial Park’ Stormwater Management Report



APPENDIX C

Water Supply Calculations





Water Supply Calculations

LRL File No. : 240374

Project: Proposed Granite Showroom & Warehouse Development

Location: 561 Sommee Street, Ottawa, ON

Date: 4/15/2025

Designed: S.Vora

Checked: M. Basnet

Dwg Reference: C401

Water Demand based on the City of Ottawa Design Guidelines-Water Distribution, 2010

Institutional / Commercial / Industrial Demand

Property Type	Unit Rate (L/ha/d)	Area (ha)	Demand (L/d)
Light Industrial	35000	1.619	56665

Average Day Demand	56,665 L/d	0.656 L/s
Maximum Day Factor	1.5	(Design Guidelines-Water Distribution Table 4.2)
Maximum Daily Demand	84,998 L/d	0.984 L/s
Peak Hour Factor	1.8	(Design Guidelines-Water Distribution Table 4.2)
Maximum Hour Demand	152,996 L/d	1.771 L/s

TOTAL DEMAND			
Average Day Demand	56,665 L/d	0.66 L/s	
Maximum Daily Demand	84,998 L/d	0.98 L/s	
Maximum Hour Demand	152,996 L/d	1.77 L/s	

Water Service Pipe Sizing

$$Q = VA$$

Where: V = velocity (m/s)

A = area of pipe (m²)

Q = flow rate (L/s)

Assuming a maximum velocity of 1.8m/s, the diameter of pipe is calculated as:

$$\begin{aligned} \text{Minimum pipe diameter (d)} &= (4Q/\pi V)^{1/2} \\ &= 0.035 \text{ m} \\ &= 35 \text{ mm} \end{aligned}$$

$$\begin{aligned} \text{Proposed pipe diameter (d)} &= 150 \text{ mm} \\ &= 6 \text{ Inches} \end{aligned}$$



Fire Flow Calculations

LRL File No. 240374

Project: Proposed Granite Showroom & Warehouse Development

Location: 561 Sommee Street, Ottawa, ON

Date: April 15, 2025

Method: Fire Underwriter's Survey (FUS)

Prepared by: S.Vora

Step	Task	Term	Options	Multiplier	Choose:	Value	Unit	Fire Flow	
Structural Framing Material									
1	Choose frame used for building	Coefficient C related to the type of construction	Wood Frame	1.5	Non-combustible construction	0.8			
			Ordinary Construction	1.0					
			Non-combustible construction	0.8					
			Fire resistive construction <2 hrs	0.7					
			Fire resistive construction >2 hrs	0.6					
Floor Space Area (A)									
2	Total area					3,215	m ²		
3	Obtain fire flow before reductions	Required fire flow (rounded to nearest 1000)	Fire Flow = 220 x C x A ^{0.5}					L/min	10,000
Reductions or surcharge due to factors affecting burning									
4	Choose combustibility of contents	Occupancy hazard reduction or surcharge	Non-combustible	-25%	Combustible	0%	L/min	10,000	
			Limited combustible	-15%					
			Combustible	0%					
			Free burning	15%					
			Rapid burning	25%					
5	Choose reduction for sprinklers	Sprinkler reduction	Full automatic sprinklers	-30%	False	0%	L/min	10,000	
			Water supply is standard for both the system and fire department hose lines	-10%	False	0%			
			Fully supervised system	-10%	False	0%			
6	Choose separation	Exposure distance between units	North side	30.1 to 45m	0%		L/min	10,000	
			East side	30.1 to 45m	0%				
			South side	30.1 to 45m	0%				
			West side	30.1 to 45m	0%	0%			
Net required fire flow									
7	Obtain fire flow, duration, and volume	Minimum required fire flow rate (rounded to nearest 1000)					L/min	10,000	
		Minimum required fire flow rate					L/s	166.7	
		Required duration of fire flow					hr	2	

Sarthak Vora

From: Red Line Architecture Info <info@redlinearchitecture.ca>
Sent: Thursday, October 10, 2024 9:25 AM
To: Sarthak Vora; Mostafa Ghafari
Subject: RE: Fire Demand Calculation- 561 Somme Street (LRL 240374)

Categories: Blue Category

Yes sure Sarthak, thanks.

Levent Tatar

Architect, B.Arch., OAA

Redline Architecture Inc.

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Email: info@redlinearchitecture.ca



From: Sarthak Vora <svora@lrl.ca>
Sent: Thursday, October 10, 2024 8:42 AM
To: Mostafa Ghafari <mostafa@blackstonegranite.ca>; Red Line Architecture Info <info@redlinearchitecture.ca>
Subject: RE: Fire Demand Calculation- 561 Somme Street (LRL 240374)

Thanks, Mostafa,

Levent, can we classify them as 'Combustible' contents, which would result in 0% increase in the water demand?
Let's take a conservative approach for this SPC submission; this could always be revised at a later stage.

Thanks,

Sarthak Vora, Civil E.I.T



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From: Mostafa Ghafari <mostafa@blackstonegranite.ca>
Sent: Wednesday, October 9, 2024 5:39 PM
To: Red Line Architecture Info <info@redlinearchitecture.ca>
Cc: Sarthak Vora <svora@lrl.ca>
Subject: Re: Fire Demand Calculation- 561 Somme Street (LRL 240374)

Hi

It will be stone slabs and porcelain slabs. Nothing flammable.

Sent from my Bell Samsung device over Canada's largest network.

From: Red Line Architecture Info <info@redlinearchitecture.ca>
Sent: Wednesday, October 9, 2024 9:57:07 PM
To: Mostafa Ghafari <mostafa@blackstonegranite.ca>
Cc: Sarthak Vora <svora@lrl.ca>
Subject: FW: Fire Demand Calculation- 561 Somme Street (LRL 240374)

Hi Mostafa,

What will be stored in the warehouse? Can you please reply to Sarthak.

Levent Tatar

Architect, B.Arch., OAA

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Office: 613-612-2232

Web: www.redlinearchitecture.ca

Email: info@redlinearchitecture.ca



From: Sarthak Vora <svora@lrl.ca>
Sent: Wednesday, October 9, 2024 9:49 AM
To: Red Line Architecture Info <info@redlinearchitecture.ca>
Subject: RE: Fire Demand Calculation- 561 Somme Street (LRL 240374)

Good Morning Levent,

To provide clarification on my previous request (see below);

As part of our water demand design and calculations, the City of Ottawa asks us to also calculate the fire flow requirements (the flow and duration of water required in order to put out our building if it were completely engulfed in flames). They ask that we use the Fire Underwriters Survey (FUS) methodology for calculating the fire flow and requires fire demand with OBC methodology from the arch. (See pre-con comment below)

9. Fire Services & Supply

- a. The Site Servicing Study must include a section addressing the provision of a water supply for fire suppression, determination of the required fire flow, and confirm of size and location of any on-site storage required. It is the responsibility of the owner to ensure that an adequate water supply for firefighting is provided. Based on recent and ongoing changes, both the FUS (Fire Underwriters Survey) methodology and Ontario Building Code methodology for determining required fire flow and storage shall be provided in the reporting. The Engineer, Fire Protection (Ottawa Fire Services), shall review the proposal and determine the criteria that will govern.

FUS methodology uses factors based on the type of construction, combustibility of contents and spacing from other buildings, as well as area of the building, to establish a required flow of water to combat the flames, and minimum required duration to put out the fire. I've included my design sheet for reference.

As this methodology is not derived from OBC, it's been noted that the definition of combustibility for the FUS method may vary from other standard OBC-based methodologies.

This would mean that a building defined as "combustible" within your design may not necessarily be a "combustible" building based on the FUS methodology.

The City has realized this and will now typically require the architect to "define" their building as per the FUS methodology. I can't take the owner's input on the parameters as they're not the expert, and the city will not accept that.

My previous request was that you define the following parameters for our building based on the FUS guidelines. It's simply an exercise of best fit; choose what definition/description best suits our building, and provide that to me so I can justify my fire flow calculations to the City. These do not need to be changed in your plans, these are simply required in an email to support my fire demand calculations. So if you can reply to my original request, I can simply attach that answer to justify the fire demand calculations.

Moreover, is a fire route shown on the site plan? This is necessary for us to determine the location of fire fighting water storage tanks/ dry hydrant required on-site.

If you're okay, we could jump on a quick call and go over the fire route and tank allocation/ design.

Thanks,

Sarthak Vora, EIT

Civil Engineer-In-Training

LRL Engineering | lrl.ca

Cell: (613)915-7633 | svora@lrl.ca



From: Red Line Architecture Info <info@redlinearchitecture.ca>

Sent: Monday, September 30, 2024 2:33 PM

To: Sarthak Vora <svora@lrl.ca>

Subject: RE: Fire Demand Calculation- 561 Somme Street (LRL 240374)

Hi Sarthak,

This is too early to make any assumption, and I don't know which type of construction the owner will want. But most likely it will be a noncombustible construction.

Yes there will be a Sprinkler system, but I don't know the type of sprinkler system. This question needs to be directed to mechanical engineer.

It will be granite showroom and warehouse, but I don't know exactly what will be stored. Therefore please ask 3rd question to the owner.

Ground floor area=30000SF

Second floor area=4600SF

Levent Tatar

Architect, B.Arch., OAA

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Email: info@redlinearchitecture.ca



From: Sarthak Vora <svora@lrl.ca>

Sent: Monday, September 30, 2024 2:13 PM

To: Red Line Architecture Info <info@redlinearchitecture.ca>

Subject: Fire Demand Calculation- 561 Somme Street (LRL 240374)

Hello Levent,

I'm working on Fire Demand calculations with FUS method for the subject site. Could you please provide the following information to assist us?

1. Can you confirm if sprinklers are proposed for the building?
If yes, will the sprinkler system be fully supervised and automatic?

Choose reduction for sprinklers	Sprinkler reduction	Full automatic sprinklers	-30%
		Water supply is standard for both the system and fire department hose lines	-10%
		Fully supervised system	-10%

2. Can you confirm the 'Type of Building Construction'?

The following Construction Types and Coefficients are used in the required fire flow formula:

C	=	1.5 for Type V Wood Frame Construction
	=	0.8 for Type IV-A Mass Timber Construction
	=	0.9 for Type IV-B Mass Timber Construction
	=	1.0 for Type IV-C Mass Timber Construction
	=	1.5 for Type IV-D Mass Timber Construction
	=	1.0 for Type III Ordinary Construction
	=	0.8 for Type II Noncombustible Construction
	=	0.6 for Type I Fire Resistive Construction

3. Can you please confirm the type of Occupancy contents? See info below.

- **Noncombustible Contents** -25%
 - Includes merchandise or materials, including stock, or equipment, which in permissible quantities does not in themselves constitute an active fuel for the spread of fire.
 - May include limited or controlled amounts of combustible material, not exceeding 5% of the Total Effective Area of the occupancy. Combustible components of construction (ex. interior walls, finishes, etc.) should be included in the limit on combustible materials.
- **Limited Combustible Contents** -15%
 - Includes merchandise or materials, including furniture, stock, or equipment, of low combustibility, with limited concentrations of combustible materials.
- **Combustible Contents** 0% no adjustment
 - Includes merchandise or materials, including furniture, stock, or equipment, of moderate combustibility.
- **Free Burning Contents** +15%
 - Includes merchandise or materials, including furniture, stock, or equipment, which burn freely, constituting an active fuel.
- **Rapid Burning Contents** +25%
 - Includes merchandise or materials, including furniture, stock, or equipment, which either
 - Burn with great intensity
 - spontaneously ignite and are difficult to extinguish
 - give off flammable or explosive vapors at ordinary temperatures
 - as a result of an industrial processing, produce large quantities of dust or other finely divided debris subject to flash fire or explosion

4. Could you please confirm the Total Combined Floor Area of the Ground and Second floors?

Please let me know if there are any questions.

Thanks,

Sarthak Vora, EIT

Civil Engineer-In-Training

LRL Engineering | lrl.ca

Cell: (613)915-7633 | svora@lrl.ca





Fire Flow Calculations as per Ontario Building Code (OBC)

LRL File No. : 240374

Project : Proposed Granite Showroom & Warehouse Development

Location : 561 Sommee Street, Ottawa, ON

Date : April 15, 2025

Prepared by : S.Vora

Fire Protection Water Supply Calculations

$$Q = KVS_{Tot}$$

where

Q = minimum supply of water (L)

K = water supply coefficient from Table 1 of the OFM guidelines

V = total building volume (m³)

S_{Tot} = total of spatial coefficient values from property line exposures on all sides

$$S_{Tot} = 1.0 + (S_{Side1} + S_{Side2} + S_{Side3} + S_{Side4})$$

		Exposure Distance (m)
S _{Side1} =	0.00	>10 (North)
S _{Side2} =	0.00	>10 (East)
S _{Side3} =	0.00	>10 (South)
S _{Side4} =	0.00	>10 (West)
S_{Tot} =	1.00	

K = 17 (Group C-combustible construction with fire separations and fire resistance ratings)

Building Information based on Architectural Drawing

Floor Area = 2788 m²
 Prop. Bldg Height = 7.50 m
V = 20910 m³

$$Q = 355470 \text{ L}$$

Required Minimum Water Supply Flow Rate = 9000
 150

L / min (as per OFM Table 2)
 L/s

Sarthak Vora

From: Red Line Architecture Info <info@redlinearchitecture.ca>
Sent: Wednesday, April 2, 2025 1:20 PM
To: Sarthak Vora
Cc: Kyle Herold; Mostafa Ghafari; Dayna Edwards
Subject: RE: 561 Somme St_Fire Flow calcs (LRL 240374)
Attachments: SKM_C36825040212220.pdf

Categories: Blue Category

Hi Sarthak,
This building has more than one major occupancies. Highlighted on the attached pdf. Exact building height hasn't been decided yet but will be around 7-7.5m.

Thank you,

Levent Tatar

Architect, B.Arch., OAA

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From: Sarthak Vora <svora@lrl.ca>
Sent: Wednesday, April 2, 2025 1:10 PM
To: Red Line Architecture Info <info@redlinearchitecture.ca>
Cc: Kyle Herold <kherold@lrl.ca>; Mostafa Ghafari <mostafa@blackstonegranite.ca>; Dayna Edwards <dayna@q9planning.com>
Subject: 561 Somme St_Fire Flow calcs (LRL 240374)

Hi Levent,

Just circling back on the Fire Flow calculation using the Ontario Building Code (OBC) method—have you had a chance to run that yet? The City has requested that it be included in the submission.

TABLE 1
WATER SUPPLY COEFFICIENT -- K

TYPE OF CONSTRUCTION	Classification by Group or Division in Accordance with Table 3.1.2.1 of the Ontario Building Code				
	A-2 B-1 B-2 B-3 C D	A-4 F-3	A-1 A-3	E F-2	F-1
Building is of noncombustible construction with fire separations and fire-resistance ratings provided in accordance with Subsection 3.2.2. of the OBC, including loadbearing walls, columns and arches.	10	12	14	17	23
Building is of noncombustible construction or of heavy timber construction conforming to Article 3.1.4.6. of the OBC. Floor assemblies are fire separations but with no fire-resistance rating. Roof assemblies, mezzanines, loadbearing walls, columns and arches do not have a fire-resistance rating.	16	19	22	27	37
Building is of combustible construction with fire separations and fire-resistance ratings provided in accordance with Subsection 3.2.2. of the OBC, including loadbearing walls, columns and arches. Noncombustible construction may be used in lieu of fire-resistance rating where permitted in Subsection 3.2.2. of the OBC.	18	22	25	31	41
Building is of combustible construction. Floor assemblies are fire separations but with no fire-resistance rating. Roof assemblies, mezzanines, loadbearing walls, columns and arches do not have a fire-resistance rating.	23	28	32	39	53
Column 1	2	3	4	5	6

Table 3.1.2.1.
Major Occupancy Classification
Forming Part of Sentence 3.1.2.1.(1)

Column 1	Column 2	Column 3
Group	Division	Description of Major Occupancies
A	1	Assembly occupancies intended for the production and viewing of the performing arts
A	2	Assembly occupancies not elsewhere classified in Group A
A	3	Assembly occupancies of the arena type
A	4	Assembly occupancies in which occupants are gathered in the open air
B	1	Detention occupancies
B	2	Care and treatment occupancies
B	3	Care occupancies
C	---	Residential occupancies
D	---	Business and personal services occupancies
E	---	Mercantile occupancies
F	1	High hazard industrial occupancies
F	2	Medium hazard industrial occupancies
F	3	Low hazard industrial occupancies

If you have any questions, please lmk.

Thanks,

Sarthak Vora, Civil E.I.T



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APPENDIX D
Stormwater Management Calculations
Hydrovex ICD
Stormceptor OGS
ADS Stormtech Chamber
WATTS Roof Drain



LRL Associates Ltd.

Storm Watershed Summary



LRL File No. 240374

Project: Proposed Granite Showroom &
Warehouse Development

Location: 561 Somme Street, Ottawa, ON

Date: April 17, 2025

Designed: S.Vora

Checked: M. Basnet

Dwg Reference: C701, C702

Pre-Development Catchments

Watershed	C = 0.20	C = 0.80	C = 0.90	Total Area (ha)	Combined C
ECA-01(uncontrolled)	0.476	0.810	0.000	1.286	0.58
Total	0.476	0.810	0.000	1.286	0.58

Post-Development Catchments

Watershed	C = 0.20	C = 0.8	C = 0.90	Total Area (ha)	Combined C
CA-01 (uncontrolled)	0.148	0.000	0.001	0.149	0.20
CA-02A (roof-controlled)	0.000	0.000	0.216	0.216	0.90
CA-02B (roof-controlled)	0.000	0.000	0.062	0.062	0.90
CA-03 (controlled)	0.008	0.000	0.081	0.089	0.84
CA-04 (controlled)	0.003	0.000	0.032	0.035	0.84
CA-05 (controlled)	0.085	0.000	0.032	0.117	0.39
CA-06 (controlled)	0.089	0.000	0.021	0.110	0.33
CA-07 (controlled)	0.089	0.000	0.051	0.140	0.46
CA-08 (controlled)	0.120	0.000	0.040	0.160	0.38
CA-09 (controlled)	0.133	0.000	0.075	0.208	0.45
Total	0.675	0.000	0.611	1.286	0.53



LRL File No. 240374
Project: Proposed Granite Showroom & Warehouse Development
Location: 561 Somme Street, Ottawa, ON
Date: April 17, 2025
Designed: S.Vora
Checked: M. Basnet
Drawing Ref.: C601

**Stormwater Management
Design Sheet**

STORM - 100 YEAR (CONTROLLED TO 2-YR PRE-DEVELOPMENT RELEASE RATE)

Runoff Equation

$Q = 2.78CIA$ (L/s)
 C = Runoff coefficient
 $I = \text{Rainfall intensity (mm/hr)} = A / (T_d + C)^B$
 A = Area (ha)
 T_d = Time of duration (min)

Pre-Development Release Rate (2 YEAR)

IDF Curve Equations

$$I_{100} = 1735.688 / (T_d + 6.014)^{0.820}$$

$$A = 1735.688$$

$$B = 0.820$$

$$C = 6.014$$

C = 0.58 (max of 0.7 as per Hawthorne Industrial Park- Stormwater Management Report)
 I_2 = 178.6 mm/hr
 T_d = 10 min
 A = 1.286 ha
 100 Year Release Rate = 368.92 L/s
 Allowable Release Rate = **158.69** L/s (2-year pre-development release rate)

Post-development Stormwater Management

				$\Sigma R_{2\&5}$	ΣR_{100}
Total Site Area =	1.286	ha	$\Sigma R =$	0.53	0.67
CA-03 (controlled)	0.089	ha	R =	0.84	1.00
CA-04 (controlled)	0.035	ha	R =	0.84	1.00
CA-05 (controlled)	0.117	ha	R =	0.39	0.49
CA-06 (controlled)	0.110	ha	R =	0.33	0.42
CA-07 (controlled)	0.140	ha	R =	0.46	0.57
CA-08 (controlled)	0.160	ha	R =	0.38	0.47
CA-09 (controlled)	0.208	ha	R =	0.45	0.57
Total (ICD controlled)	0.859	ha	R =	0.47	0.59
CA-02A (roof-controlled)	0.216	ha	R =	0.90	1.00
CA-02B (roof-controlled)	0.062	ha	R =	0.90	1.00
Total (roof-controlled)	0.278	ha	R =	0.90	1.00
CA-01 (uncontrolled)	0.149	ha	R =	0.20	0.26
Total (uncontrolled)	0.149	ha	R =	0.20	0.26
Total (controlled+uncontrolled)	1.286	ha	R =	0.53	0.67

100 Year Post-development Stormwater Management (CA-02A Roof-Controlled)

Time (min)	Intensity (mm/hr)	Controlled Runoff (L/s)	Storage Volume (m ³)	Controlled Release Rate (L/s)	Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
10	178.56	107.22	57.49	11.40	0.00	11.40
15	142.89	85.81	66.96	11.40	0.00	11.40
20	119.95	72.03	72.75	11.40	0.00	11.40
25	103.85	62.36	76.44	11.40	0.00	11.40
30	91.87	55.17	78.78	11.40	0.00	11.40
35	82.58	49.59	80.19	11.40	0.00	11.40
40	75.15	45.12	80.94	11.40	0.00	11.40
45	69.05	41.46	81.17	11.40	0.00	11.40
50	63.95	38.40	81.01	11.40	0.00	11.40
55	59.62	35.80	80.53	11.40	0.00	11.40
60	55.89	33.56	79.79	11.40	0.00	11.40
70	49.79	29.90	77.69	11.40	1.00	12.40
80	44.99	27.02	74.96	11.40	2.00	13.40
90	41.11	24.69	71.75	11.40	3.00	14.40



LRL File No. 240374
Project: Proposed Granite Showroom & Warehouse Development
Location: 561 Somme Street, Ottawa, ON
Date: April 17, 2025
Designed: S.Vora
Checked: M. Basnet
Drawing Ref.: C601

**Stormwater Management
Design Sheet**

100	37.90	22.76	68.16	11.40	4.00	15.40
110	35.20	21.14	64.27	11.40	5.00	16.40
120	32.89	19.75	60.14	11.40	6.00	17.40

Summary of Roof Storage

Minimum Required Roof Storage (100 Year) = 81.17 m³
Proposed Head = 150 mm *An Emergency overflow scupper is provided above this height.
Control Flow/Drain = 0.95 L/s
Number of Roof Drains = 12
Total Flow from Roof Drain = 11.40 L/s
Available Roof Storage = 84.00 m³ (20% reduction considered)
Roof Drain Model = WATTS Roof Drain- 1/4 Exposed Weir Opening

100 Year Post-development Stormwater Management (CA-02B Roof-Controlled)

Time (min)	Intensity (mm/hr)	Controlled Runoff (L/s)	Storage Volume (m ³)	Controlled Release Rate (L/s)	Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
10	178.56	30.78	16.76	2.85	0.00	2.85
15	142.89	24.63	19.60	2.85	0.00	2.85
20	119.95	20.67	21.39	2.85	0.00	2.85
25	103.85	17.90	22.57	2.85	0.00	2.85
30	91.87	15.83	23.37	2.85	0.00	2.85
35	82.58	14.23	23.90	2.85	0.00	2.85
40	75.15	12.95	24.24	2.85	0.00	2.85
45	69.05	11.90	24.44	2.85	0.00	2.85
50	63.95	11.02	24.52	2.85	0.00	2.85
55	59.62	10.28	24.51	2.85	0.00	2.85
60	55.89	9.63	24.42	2.85	0.00	2.85
70	49.79	8.58	24.07	2.85	1.00	3.85
80	44.99	7.75	23.54	2.85	2.00	4.85
90	41.11	7.09	22.87	2.85	3.00	5.85
100	37.90	6.53	22.10	2.85	4.00	6.85
110	35.20	6.07	21.24	2.85	5.00	7.85
120	32.89	5.67	20.30	2.85	6.00	8.85

Summary of Roof Storage

Minimum Required Roof Storage (100 Year) = 24.52 m³
Proposed Head = 150 mm *An Emergency overflow scupper is provided above this height.
Control Flow/Drain = 0.95 L/s
Number of Roof Drains = 3
Total Flow from Roof Drain = 2.85 L/s
Available Roof Storage = 25.44 m³ (20% reduction considered)
Roof Drain Model = WATTS Roof Drain- 1/4 Exposed Weir Opening

100 Year Post-development Stormwater Management (CA-03,04,05,06,07,08,09)

Time (min)	Intensity (mm/hr)	Controlled Runoff (L/s)	Storage Volume (m ³)	Controlled Release Rate (L/s)	Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
10	178.56	250.80	119.59	51.49	18.93	70.42
15	142.89	200.71	134.29	51.49	15.14	66.64
20	119.95	168.48	140.39	51.49	12.71	64.21
25	103.85	145.86	141.56	51.49	11.01	62.50
30	91.87	129.04	139.58	51.49	9.74	61.23
35	82.58	115.99	135.44	51.49	8.75	60.24
40	75.15	105.55	129.74	51.49	7.96	59.46
45	69.05	96.99	122.84	51.49	7.32	58.81
50	63.95	89.83	115.01	51.49	6.78	58.27
55	59.62	83.75	106.44	51.49	6.32	57.81
60	55.89	78.51	97.26	51.49	5.92	57.42
70	49.79	69.93	77.46	51.49	5.28	56.77
80	44.99	63.19	56.17	51.49	4.77	56.26



LRL File No. 240374
Project: Proposed Granite Showroom & Warehouse Development
Location: 561 Somme Street, Ottawa, ON
Date: April 17, 2025
Designed: S.Vora
Checked: M. Basnet
Drawing Ref.: C601

**Stormwater Management
Design Sheet**

90	41.11	57.74	33.76	51.49	4.36	55.85
100	37.90	53.24	10.48	51.49	4.02	55.51
110	35.20	49.45	0.00	51.49	3.73	55.22
120	32.89	46.20	0.00	51.49	3.49	54.98

100 Year Post-development Stormwater Management (CA-03,04,05,06,07,08,09)

Time (min)	Intensity (mm/hr)	Controlled Runoff (L/s)	Storage Volume (m ³)	*Controlled Release Rate (L/s)	Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
10	178.56	250.80	135.03	25.75	18.93	44.67
15	142.89	200.71	157.47	25.75	15.14	40.89
20	119.95	168.48	171.28	25.75	12.71	38.46
25	103.85	145.86	180.18	25.75	11.01	36.75
30	91.87	129.04	185.92	25.75	9.74	35.48
35	82.58	115.99	189.51	25.75	8.75	34.50
40	75.15	105.55	191.53	25.75	7.96	33.71
45	69.05	96.99	192.35	25.75	7.32	33.06
50	63.95	89.83	192.25	25.75	6.78	32.52
55	59.62	83.75	191.40	25.75	6.32	32.07
60	55.89	78.51	189.95	25.75	5.92	31.67
70	49.79	69.93	185.59	25.75	5.28	31.02
80	44.99	63.19	179.75	25.75	4.77	30.51
90	41.11	57.74	172.79	25.75	4.36	30.10
100	37.90	53.24	164.95	25.75	4.02	29.76
110	35.20	49.45	156.41	25.75	3.73	29.48
120	32.89	46.20	147.30	25.75	3.49	29.23

* 50% of the controlled release rate considered for storage calculations

On-site Stormwater Detention

Total Storage Required =	192.35 m³	
Surface Ponding Storage =	81.03 m ³	(Refer to DWG C601)
U/G Chambers Storage=	60.11 m ³	
Subdrain Trench Drain Storage=	35.50 m ³	(40% Porosity)
Structures + Pipe Storage=	17.77 m ³	
Total Available Storage =	194.41 m³	

Summary of release Rates and Storage Volumes

Catchment	Drainage Area (ha)	100-year Release Rate (L/s)	100-Year Required Storage (m ³)	Total Available Storage (m ³)
CA-03 to CA-09 (ICD Controlled)	0.859	51.49	192.35	194.41
CA-02A (Roof Controlled)	0.216	11.40	81.17	84.00
CA-02B (Roof Controlled)	0.062	2.85	24.52	25.44
Uncontrolled	0.149	18.93	N/A	N/A
Total	1.286	84.67	298.04	303.85



LRL File No. 240374
Project: Proposed Granite Showroom &
Warehouse Development
Location: 561 Somme Street, Ottawa, ON
Date: April 17, 2025
Designed: S.Vora
Checked: M. Basnet
Drawing Ref.: C601

**Stormwater Management
Design Sheet**

STORM - 2 YEAR

Runoff Equation

Q = 2.78CIA (L/s)

C = Runoff coefficient

I = Rainfall intensity (mm/hr) = $A / (T_d + C)^B$

A = Area (ha)

T_d = Time of duration (min)

Pre-Development Release Rate

IDF Curve Equations

$$I_2 = 732.951 / (T_d + 6.199)^{0.810}$$

$$A = 732.951$$

$$B = 0.810$$

$$C = 6.199$$

$$C = 0.58$$

(max of 0.7 as per Hawthorne Industrial Park- Stormwater Management Report)

$$I_2 = 76.8 \text{ mm/hr}$$

$$T_d = 10 \text{ min}$$

$$A = 1.286 \text{ ha}$$

$$\text{2 Year Release Rate} = 158.69 \text{ L/s}$$

$$\text{Allowable Release Rate} = 79.34 \text{ L/s}$$

(50% of 2-yr pre-development flow as per the Shield's Creek Subwatershed Study)

LRL Associates Ltd.
Storm Sewer Design Sheet



LRL File No. 240374

Project: Proposed Granite Showroom &
Warehouse Development

Location: 561 Somme Street, Ottawa, ON

Date: April 17, 2025

Designed: S.Vora

Checked: M. Basnet

Dwg. Ref.: C401,C702

Rational Method

$Q = 2.78CIA$

Q = Peak flow (L/s)

A = Drainage area (ha)

C = Runoff coefficient

I = Rainfall intensity (mm/hr)

Runoff coefficient (C)

Grass = 0.2

Gravel = 0.8

Asphalt / rooftop = 0.9

IDF curve

Ottawa Macdonald-Cartier International Airport

Storm event: 5 Years

Intensity equation:

$$I_5 = 998.071 / (Td + 6.053)^{0.814} \quad (\text{mm/hr})$$

Pipe Design Parameters

Minimum velocity = 0.80 m/s

Manning's "n" = 0.013

LOCATION			AREA (ha)			FLOW						STORM SEWER							
WATERSHED / STREET	From MH	To MH	C = 0.20	C = 0.80	C = 0.90	Indiv. 2.78AC	Accum. 2.78AC	Time of Conc.	Rainfall Intensity	Peak Flow (Q)	Controlled Flow (Q)	Pipe Dia.	Type	Slope	Length	Capacity Full (Q _{FULL})	Velocity Full	Time of Flow	Ratio Q/Q _{FULL}
								(min)	(mm/hr)	(L/s)	(L/s)	(mm)		(%)	(m)	(L/s)	(m/s)	(min)	
CA-09	CB-01	CB-02	0.133	0.000	0.075	0.26	0.26	10.00	104.19	27.26		250	PVC	0.43%	35.7	39.00	0.79	0.75	0.70
CA-08	CB-02	CB-03	0.120	0.000	0.040	0.17	0.43	10.75	100.40	43.01		300	SUB-DRAIN	0.43%	33.1	63.41	0.90	0.61	0.68
CA-07	CB-03	CB-04	0.045	0.000	0.026	0.09	0.52	11.36	97.50	50.40		300	SUB-DRAIN	0.33%	20.8	55.55	0.79	0.44	0.91
CA-07	CB-04	CB-05	0.045	0.000	0.026	0.09	0.52	11.81	95.54	49.39		300	SUB-DRAIN	0.35%	25.4	57.21	0.81	0.52	0.86
CA-06	CB-05	CB-06	0.089	0.000	0.021	0.10	0.62	12.33	93.32	57.76		375	SUB-DRAIN	0.35%	34.9	103.73	0.94	0.62	0.56
CA-05	CB-06	NP INLET 01	0.085	0.000	0.032	0.13	0.75	12.95	90.83	67.79		375	PVC	0.26%	32.3	89.40	0.81	0.67	0.76
CA-03	CB-07	NP INLET 02	0.008	0.000	0.081	0.21	0.75	10.00	104.19	77.76		375	PVC	0.48%	19.2	121.47	1.10	0.29	0.64
	Outlet (ICD)	OGS									25.75	300	PVC	0.52%	11.6	69.73	0.99	0.20	0.37
	OGS	STM Outlet									25.75	300	PVC	0.49%	8.1	67.69	0.96	0.14	0.38
CA-02	Roof Drain	STM Outlet	0.000	0.000	0.216	0.54	0.54	10.00	104.19	56.31	14.50	150	PVC	5.46%	21.9	35.59	2.01	0.18	0.41



VHV Vertical Vortex Flow Regulator

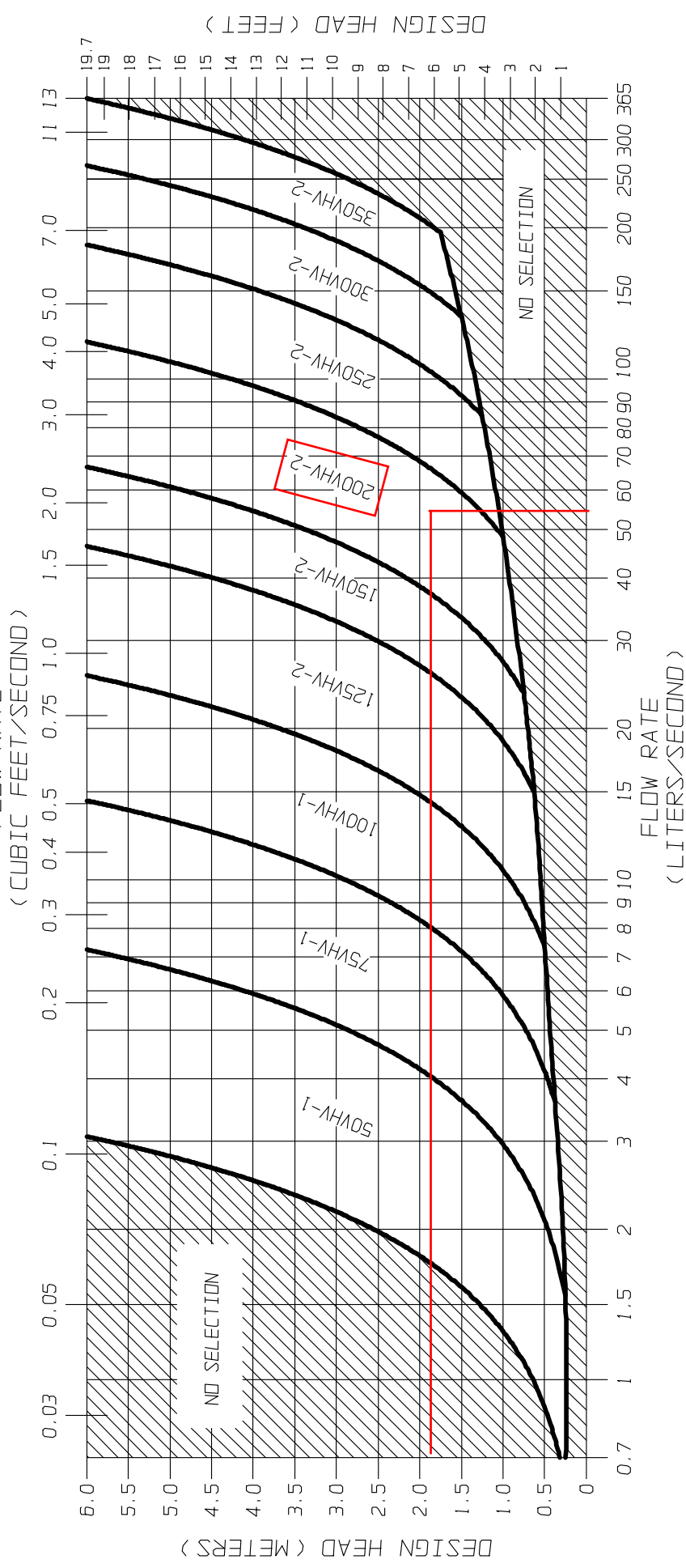


FIGURE 3 - VHV

JOHN MEUNIER

Stormceptor®EF Sizing Report

Imbrium® Systems

ESTIMATED NET ANNUAL SEDIMENT (TSS) LOAD REDUCTION

04/15/2025

Province:	Ontario	Project Name:	Somme Str
City:	Ottawa	Project Number:	240374
Nearest Rainfall Station:	OTTAWA CDA RCS	Designer Name:	Sarthak Vora
Climate Station Id:	6105978	Designer Company:	LRL Associates
Years of Rainfall Data:	20	Designer Email:	svora@lrl.ca
		Designer Phone:	613-915-7633
Site Name:		EOR Name:	
		EOR Company:	
Drainage Area (ha):	0.86	EOR Email:	
Runoff Coefficient 'c':	0.59	EOR Phone:	

Particle Size Distribution:	Fine
Target TSS Removal (%):	80.0
Required Water Quality Runoff Volume Capture (%):	90.00
Estimated Water Quality Flow Rate (L/s):	16.38
Oil / Fuel Spill Risk Site?	Yes
Upstream Flow Control?	Yes
Upstream Orifice Control Flow Rate to Stormceptor (L/s):	51.49
Peak Conveyance (maximum) Flow Rate (L/s):	
Influent TSS Concentration (mg/L):	100
Estimated Average Annual Sediment Load (kg/yr):	235
Estimated Average Annual Sediment Volume (L/yr):	191

Net Annual Sediment (TSS) Load Reduction Sizing Summary

Stormceptor Model	TSS Removal Provided (%)
EFO4	83
EFO5	88
EFO6	92
EFO8	96
EFO10	98
EFO12	99

Recommended Stormceptor EFO Model: EFO4

Estimated Net Annual Sediment (TSS) Load Reduction (%): 83

Water Quality Runoff Volume Capture (%): > 90

Stormceptor® EF Sizing Report

THIRD-PARTY TESTING AND VERIFICATION

► **Stormceptor® EF and Stormceptor® EFO** are the latest evolutions in the Stormceptor® oil-grit separator (OGS) technology series, and are designed to remove a wide variety of pollutants from stormwater and snowmelt runoff. These technologies have been third-party tested in accordance with the Canadian ETV **Procedure for Laboratory Testing of Oil-Grit Separators** and performance has been third-party verified in accordance with the **ISO 14034 Environmental Technology Verification (ETV)** protocol.

PERFORMANCE

► **Stormceptor® EF and EFO** remove stormwater pollutants through gravity separation and floatation, and feature a patent-pending design that generates positive removal of total suspended solids (TSS) throughout each storm event, including high-intensity storms. Captured pollutants include sediment, free oils, and sediment-bound pollutants such as nutrients, heavy metals, and petroleum hydrocarbons. Stormceptor is sized to remove a high level of TSS from the frequent rainfall events that contribute the vast majority of annual runoff volume and pollutant load. The technology incorporates an internal bypass to convey excessive stormwater flows from high-intensity storms through the device without resuspension and washout (scour) of previously captured pollutants. Proper routine maintenance ensures high pollutant removal performance and protection of downstream waterways.

PARTICLE SIZE DISTRIBUTION (PSD)

► The **Canadian ETV PSD** shown in the table below was used, or in part, for this sizing. This is the identical PSD that is referenced in the Canadian ETV **Procedure for Laboratory Testing of Oil-Grit Separators** for both sediment removal testing and scour testing. The Canadian ETV PSD contains a wide range of particle sizes in the sand and silt fractions, and is considered reasonably representative of the particle size fractions found in typical urban stormwater runoff.

Particle Size (µm)	Percent Less Than	Particle Size Fraction (µm)	Percent
1000	100	500-1000	5
500	95	250-500	5
250	90	150-250	15
150	75	100-150	15
100	60	75-100	10
75	50	50-75	5
50	45	20-50	10
20	35	8-20	15
8	20	5-8	10
5	10	2-5	5
2	5	<2	5

Stormceptor®EF Sizing Report

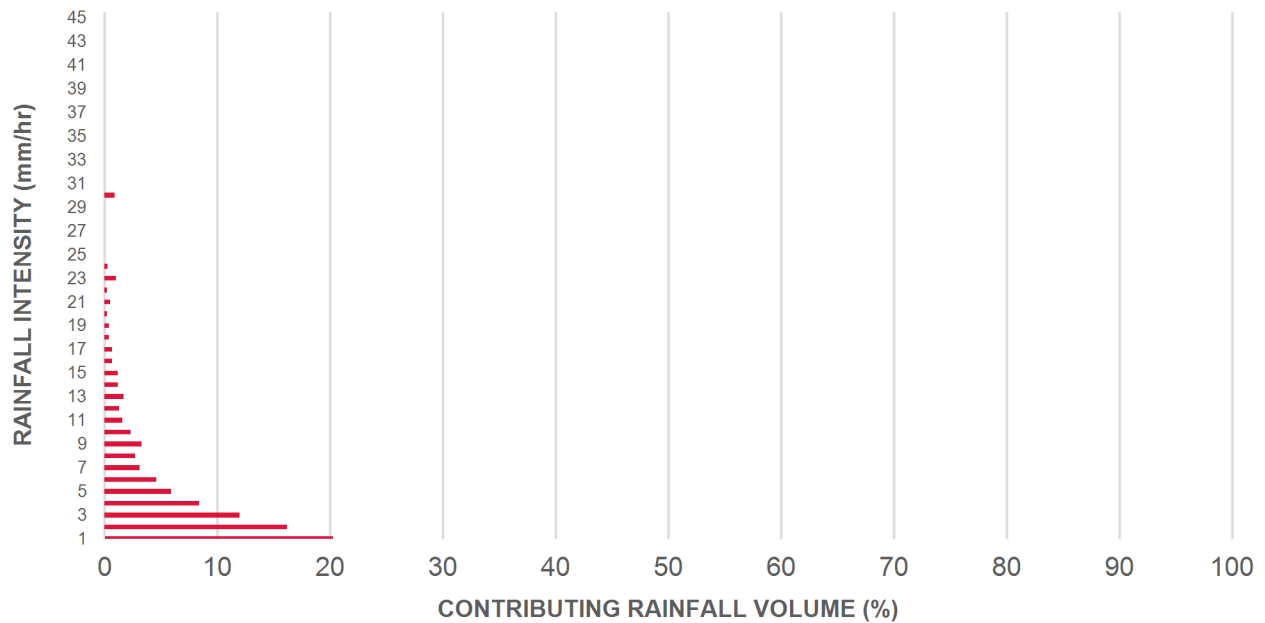
Upstream Flow Controlled Results

Rainfall Intensity (mm / hr)	Percent Rainfall Volume (%)	Cumulative Rainfall Volume (%)	Flow Rate (L/s)	Flow Rate (L/min)	Surface Loading Rate (L/min/m²)	Removal Efficiency (%)	Incremental Removal (%)	Cumulative Removal (%)
0.50	8.6	8.6	0.71	42.0	35.0	100	8.6	8.6
1.00	20.3	29.0	1.41	85.0	71.0	100	20.3	29.0
2.00	16.2	45.2	2.82	169.0	141.0	91	14.7	43.7
3.00	12.0	57.2	4.23	254.0	212.0	83	9.9	53.6
4.00	8.4	65.6	5.64	339.0	282.0	79	6.7	60.3
5.00	5.9	71.6	7.05	423.0	353.0	76	4.5	64.8
6.00	4.6	76.2	8.46	508.0	423.0	73	3.4	68.2
7.00	3.1	79.3	9.87	592.0	494.0	70	2.1	70.3
8.00	2.7	82.0	11.28	677.0	564.0	66	1.8	72.2
9.00	3.3	85.3	12.70	762.0	635.0	64	2.1	74.3
10.00	2.3	87.6	14.11	846.0	705.0	64	1.5	75.8
11.00	1.6	89.2	15.52	931.0	776.0	63	1.0	76.8
12.00	1.3	90.5	16.93	1016.0	846.0	63	0.8	77.6
13.00	1.7	92.2	18.34	1100.0	917.0	62	1.1	78.7
14.00	1.2	93.5	19.75	1185.0	987.0	62	0.8	79.4
15.00	1.2	94.6	21.16	1270.0	1058.0	60	0.7	80.1
16.00	0.7	95.3	22.57	1354.0	1128.0	59	0.4	80.5
17.00	0.7	96.1	23.98	1439.0	1199.0	57	0.4	80.9
18.00	0.4	96.5	25.39	1523.0	1270.0	55	0.2	81.2
19.00	0.4	96.9	26.80	1608.0	1340.0	54	0.2	81.4
20.00	0.2	97.1	28.21	1693.0	1411.0	52	0.1	81.5
21.00	0.5	97.5	29.62	1777.0	1481.0	49	0.2	81.7
22.00	0.2	97.8	31.03	1862.0	1552.0	47	0.1	81.8
23.00	1.0	98.8	32.44	1947.0	1622.0	45	0.5	82.3
24.00	0.3	99.1	33.85	2031.0	1693.0	43	0.1	82.4
25.00	0.9	100.0	35.26	2116.0	1763.0	42	0.4	82.8
30.00	0.9	100.9	42.32	2539.0	2116.0	35	0.3	83.1
35.00	-0.9	100.0	49.37	2962.0	2469.0	30	N/A	82.9
40.00	0.0	100.0	51.00	3060.0	2550.0	29	0.0	82.9
45.00	0.0	100.0	51.00	3060.0	2550.0	29	0.0	82.9
Estimated Net Annual Sediment (TSS) Load Reduction =								83 %

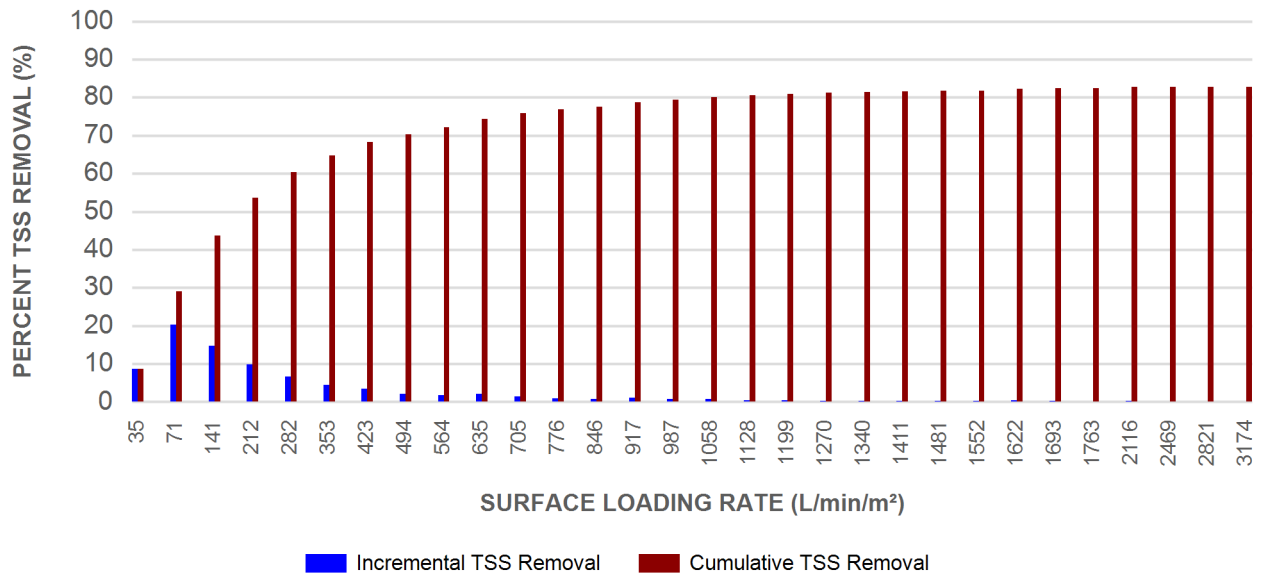
Climate Station ID: 6105978 Years of Rainfall Data: 20

Stormceptor®EF Sizing Report

RAINFALL DATA FROM OTTAWA CDA RCS RAINFALL STATION



INCREMENTAL AND CUMULATIVE TSS REMOVAL FOR THE RECOMMENDED STORMCEPTOR® MODEL



Stormceptor® EF Sizing Report

Maximum Pipe Diameter / Peak Conveyance

Stormceptor EF / EFO	Model Diameter		Min Angle Inlet / Outlet Pipes	Max Inlet Pipe Diameter		Max Outlet Pipe Diameter		Peak Conveyance Flow Rate	
	(m)	(ft)		(mm)	(in)	(mm)	(in)	(L/s)	(cfs)
EF4 / EFO4	1.2	4	90	609	24	609	24	425	15
EF5 / EFO5	1.5	5	90	762	30	762	30	710	25
EF6 / EFO6	1.8	6	90	914	36	914	36	990	35
EF8 / EFO8	2.4	8	90	1219	48	1219	48	1700	60
EF10 / EFO10	3.0	10	90	1828	72	1828	72	2830	100
EF12 / EFO12	3.6	12	90	1828	72	1828	72	2830	100

SCOUR PREVENTION AND ONLINE CONFIGURATION

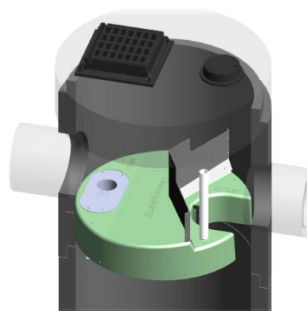
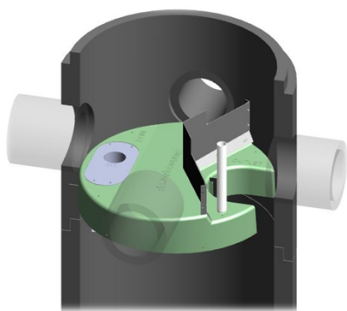
► **Stormceptor® EF and EFO** feature an internal bypass and superior scour prevention technology that have been demonstrated in third-party testing according to the scour testing provisions of the Canadian ETV **Procedure for Laboratory Testing of Oil-Grit Separators**, and the exceptional scour test performance has been third-party verified in accordance with the ISO 14034 ETV protocol. As a result, Stormceptor EF and EFO are approved for online installation, eliminating the need for costly additional bypass structures, piping, and installation expense.

DESIGN FLEXIBILITY

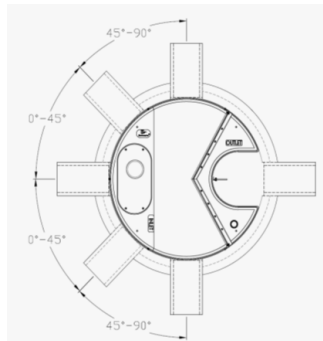
► **Stormceptor® EF and EFO** offers design flexibility in one simplified platform, accepting stormwater flow from a single inlet pipe or multiple inlet pipes, and/or surface runoff through an inlet grate. The device can also serve as a junction structure, accommodate a 90-degree inlet-to-outlet bend angle, and can be modified to ensure performance in submerged conditions.

OIL CAPTURE AND RETENTION

► While Stormceptor® EF will capture and retain oil from dry weather spills and low intensity runoff, **Stormceptor® EFO** has demonstrated superior oil capture and greater than 99% oil retention in third-party testing according to the light liquid re-entrainment testing provisions of the Canadian ETV **Procedure for Laboratory Testing of Oil-Grit Separators**. Stormceptor EFO is recommended for sites where oil capture and retention is a requirement.



Stormceptor® EF Sizing Report



INLET-TO-OUTLET DROP

Elevation differential between inlet and outlet pipe inverts is dictated by the angle at which the inlet pipe(s) enters the unit.

0° - 45° : The inlet pipe is 1-inch (25mm) higher than the outlet pipe.

45° - 90° : The inlet pipe is 2-inches (50mm) higher than the outlet pipe.

HEAD LOSS

The head loss through Stormceptor EF is similar to that of a 60-degree bend structure. The applicable K value for calculating minor losses through the unit is 1.1.

For submerged conditions the applicable K value is 3.0.

Pollutant Capacity

Stormceptor EF / EFO	Model Diameter		Depth (Outlet Pipe Invert to Sump Floor)		Oil Volume		Recommended Sediment Maintenance Depth *		Maximum Sediment Volume *		Maximum Sediment Mass **	
	(m)	(ft)	(m)	(ft)	(L)	(Gal)	(mm)	(in)	(L)	(ft³)	(kg)	(lb)
EF4 / EFO4	1.2	4	1.52	5.0	265	70	203	8	1190	42	1904	5250
EF5 / EFO5	1.5	5	1.62	5.3	420	111	305	10	2124	75	2612	5758
EF6 / EFO6	1.8	6	1.93	6.3	610	160	305	12	3470	123	5552	15375
EF8 / EFO8	2.4	8	2.59	8.5	1070	280	610	24	8780	310	14048	38750
EF10 / EFO10	3.0	10	3.25	10.7	1670	440	610	24	17790	628	28464	78500
EF12 / EFO12	3.6	12	3.89	12.8	2475	655	610	24	31220	1103	49952	137875

*Increased sump depth may be added to increase sediment storage capacity

** Average density of wet packed sediment in sump = 1.6 kg/L (100 lb/ft³)

Feature	Benefit	Feature Appeals To
Patent-pending enhanced flow treatment and scour prevention technology	Superior, verified third-party performance	Regulator, Specifying & Design Engineer
Third-party verified light liquid capture and retention for EFO version	Proven performance for fuel/oil hotspot locations	Regulator, Specifying & Design Engineer, Site Owner
Functions as bend, junction or inlet structure	Design flexibility	Specifying & Design Engineer
Minimal drop between inlet and outlet	Site installation ease	Contractor
Large diameter outlet riser for inspection and maintenance	Easy maintenance access from grade	Maintenance Contractor & Site Owner

STANDARD STORMCEPTOR EF/EFO DRAWINGS

For standard details, please visit <http://www.imbriumsystems.com/stormwater-treatment-solutions/stormceptor-ef>

STANDARD STORMCEPTOR EF/EFO SPECIFICATION

For specifications, please visit <http://www.imbriumsystems.com/stormwater-treatment-solutions/stormceptor-ef>

STANDARD PERFORMANCE SPECIFICATION FOR “OIL GRIT SEPARATOR” (OGS) STORMWATER QUALITY TREATMENT DEVICE

PART 1 – GENERAL

1.1 WORK INCLUDED

This section specifies requirements for selecting, sizing, and designing an underground Oil Grit Separator (OGS) device for stormwater quality treatment, with third-party testing results and a Statement of Verification in accordance with ISO 14034 Environmental Management – Environmental Technology Verification (ETV).

1.2 REFERENCE STANDARDS & PROCEDURES

ISO 14034:2016 Environmental management – Environmental technology verification (ETV)

Canadian Environmental Technology Verification (ETV) Program's **Procedure for Laboratory Testing of Oil-Grit Separators**

1.3 SUBMITTALS

1.3.1 All submittals, including sizing reports & shop drawings, shall be submitted upon request with each order to the contractor then forwarded to the Engineer of Record for review and acceptance. Shop drawings shall detail all OGS components, elevations, and sequence of construction.

1.3.2 Alternative devices shall have features identical to or greater than the specified device, including: treatment chamber diameter, treatment chamber wet volume, sediment storage volume, and oil storage volume.

1.3.3 Unless directed otherwise by the Engineer of Record, OGS stormwater quality treatment product substitutions or alternatives submitted within ten days prior to project bid shall not be accepted. All alternatives or substitutions submitted shall be signed and sealed by a local registered Professional Engineer, based on the exact same criteria detailed in Section 3, in entirety, subject to review and approval by the Engineer of Record.

PART 2 – PRODUCTS

2.1 OGS POLLUTANT STORAGE

The OGS device shall include a sump for sediment storage, and a protected volume for the capture and storage of petroleum hydrocarbons and buoyant gross pollutants. The minimum sediment & petroleum hydrocarbon storage capacity shall be as follows:

2.1.1	4 ft (1219 mm) Diameter OGS Units:	1.19 m ³ sediment / 265 L oil
	5 ft (1524 mm) Diameter OGS Units:	1.95 m ³ sediment / 420 L oil
	6 ft (1829 mm) Diameter OGS Units:	3.48 m ³ sediment / 609 L oil
	8 ft (2438 mm) Diameter OGS Units:	8.78 m ³ sediment / 1,071 L oil
	10 ft (3048 mm) Diameter OGS Units:	17.78 m ³ sediment / 1,673 L oil
	12 ft (3657 mm) Diameter OGS Units:	31.23 m ³ sediment / 2,476 L oil

PART 3 – PERFORMANCE & DESIGN

Stormceptor®EF Sizing Report**3.1 GENERAL**

The OGS stormwater quality treatment device shall be verified in accordance with ISO 14034:2016 Environmental management – Environmental technology verification (ETV). The OGS stormwater quality treatment device shall remove oil, sediment and gross pollutants from stormwater runoff during frequent wet weather events, and retain these pollutants during less frequent high flow wet weather events below the insert within the OGS for later removal during maintenance. The Manufacturer shall have at least ten (10) years of local experience, history and success in engineering design, manufacturing and production and supply of OGS stormwater quality treatment device systems, acceptable to the Engineer of Record.

3.2 SIZING METHODOLOGY

The OGS device shall be engineered, designed and sized to provide stormwater quality treatment based on treating a minimum of 90 percent of the average annual runoff volume and a minimum removal of an annual average 60% of the sediment (TSS) load based on the Particle Size Distribution (PSD) specified in the sizing report for the specified device. Sizing of the OGS shall be determined by use of a minimum ten (10) years of local historical rainfall data provided by Environment Canada. Sizing shall also be determined by use of the sediment removal performance data derived from the ISO 14034 ETV third-party verified laboratory testing data from testing conducted in accordance with the Canadian ETV protocol Procedure for Laboratory Testing of Oil-Grit Separators, as follows:

3.2.1 Sediment removal efficiency for a given surface loading rate and its associated flow rate shall be based on sediment removal efficiency demonstrated at the seven (7) tested surface loading rates specified in the protocol, ranging 40 L/min/m² to 1400 L/min/m², and as stated in the ISO 14034 ETV Verification Statement for the OGS device.

3.2.2 Sediment removal efficiency for surface loading rates between 40 L/min/m² and 1400 L/min/m² shall be based on linear interpolation of data between consecutive tested surface loading rates.

3.2.3 Sediment removal efficiency for surface loading rates less than the lowest tested surface loading rate of 40 L/min/m² shall be assumed to be identical to the sediment removal efficiency at 40 L/min/m². No extrapolation shall be allowed that results in a sediment removal efficiency that is greater than that demonstrated at 40 L/min/m².

3.2.4 Sediment removal efficiency for surface loading rates greater than the highest tested surface loading rate of 1400 L/min/m² shall assume zero sediment removal for the portion of flow that exceeds 1400 L/min/m², and shall be calculated using a simple proportioning formula, with 1400 L/min/m² in the numerator and the higher surface loading rate in the denominator, and multiplying the resulting fraction times the sediment removal efficiency at 1400 L/min/m².

The OGS device shall also have sufficient annual sediment storage capacity as specified and calculated in Section 2.1.

3.3 CANADIAN ETV or ISO 14034 ETV VERIFICATION OF SCOUR TESTING

The OGS device shall have Canadian ETV or ISO 14034 ETV Verification of third-party scour testing conducted in accordance with the Canadian ETV Program's **Procedure for Laboratory Testing of Oil-Grit Separators**.

3.3.1 To be acceptable for on-line installation, the OGS device must demonstrate an average scour test effluent concentration less than 10 mg/L at each surface loading rate tested, up to and including 2600 L/min/m².

3.4 LIGHT LIQUID RE-ENTRAINMENT SIMULATION TESTING

The OGS device shall have Canadian ETV or ISO 14034 ETV Verification of completed third-party Light Liquid

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Re-entrainment Simulation Testing in accordance with the Canadian ETV **Program's Procedure for Laboratory Testing of Oil-Grit Separators**, with results reported within the Canadian ETV or ISO 14034 ETV verification. This re-entrainment testing is conducted with the device pre-loaded with low density polyethylene (LDPE) plastic beads as a surrogate for light liquids such as oil and fuel. Testing is conducted on the same OGS unit tested for sediment removal to assess whether light liquids captured after a spill are effectively retained at high flow rates.

3.4.1 For an OGS device to be an acceptable stormwater treatment device on a site where vehicular traffic occurs and the potential for an oil or fuel spill exists, the OGS device must have reported verified performance results of greater than 99% cumulative retention of LDPE plastic beads for the five specified surface loading rates (ranging 200 L/min/m² to 2600 L/min/m²) in accordance with the Light Liquid Re-entrainment Simulation Testing within the Canadian ETV Program's **Procedure for Laboratory Testing of Oil-Grit Separators**. However, an OGS device shall not be allowed if the Light Liquid Re-entrainment Simulation Testing was performed with screening components within the OGS device that are effective at retaining the LDPE plastic beads, but would not be expected to retain light liquids such as oil and fuel.

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER:	HAIDER NASRULLAH 647-850-9417 HAIDER.NASRULLAH@ADSPIPE.COM
ADS SALES REP:	BRAD DUNLOP 613-893-7336 BRAD.DUNLOP@ADSPIPE.COM
PROJECT NO:	S464729
ONTARIO SITE COORDINATOR:	RYAN RUBENSTEIN 519-710-3687 RYAN.RUBENSTEIN@ADSPIPE.COM



561 SOMME STREET

OTTAWA, ON.

SC-800 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-800.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL BE CERTIFIED TO CSA B184, "POLYMERIC SUB-SURFACE STORMWATER MANAGEMENT STRUCTURES", AND MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE CSA S6 CL-625 TRUCK AND THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 50 mm (2").
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 750 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 23° C / 73° F), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

- STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 150 mm (6") SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- FULL 900 mm (36") OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT

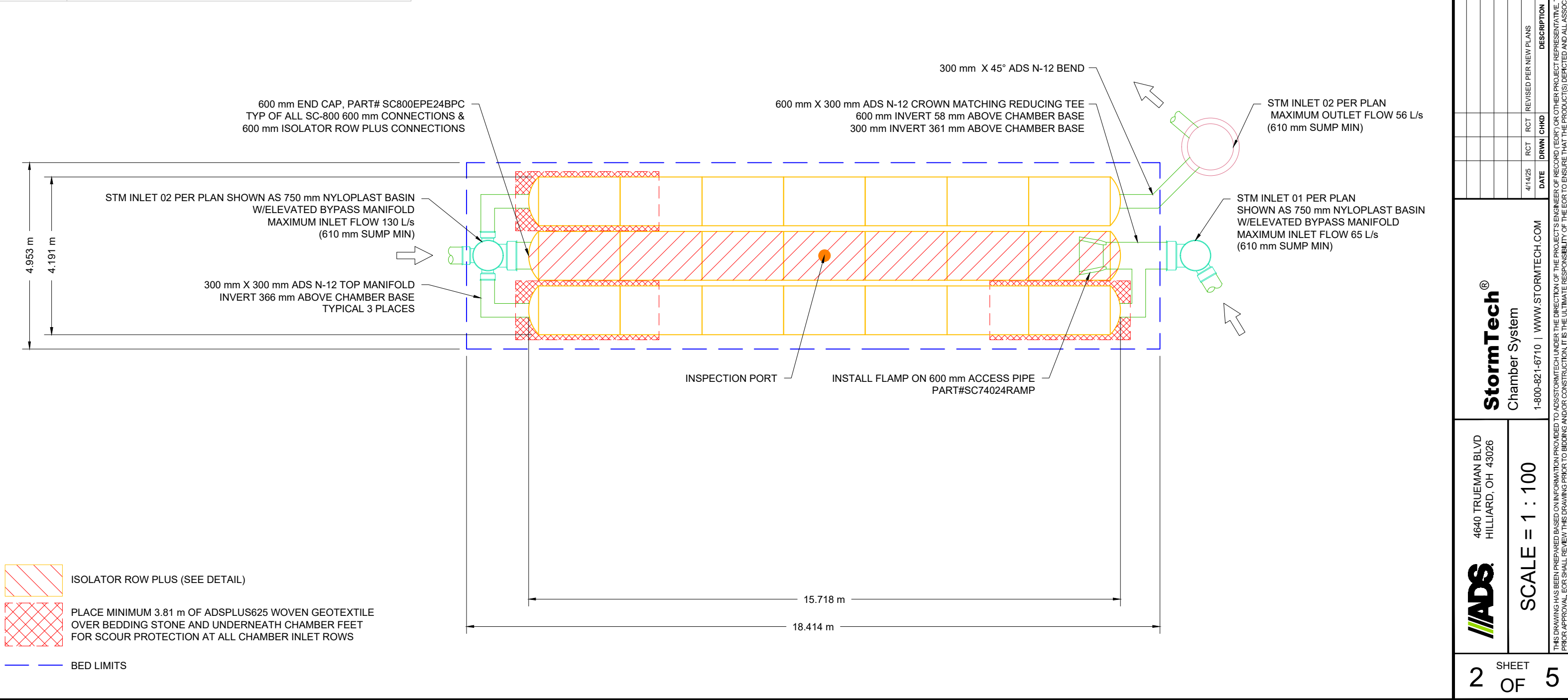
21	STORMTECH SC-800 CHAMBERS
6	STORMTECH SC-800 END CAPS
152	STONE ABOVE (mm)
152	STONE BELOW (mm)
40	% STONE VOID
60.1	INSTALLED SYSTEM VOLUME (m³) (PERIMETER STONE INCLUDED)
91.2	SYSTEM AREA (m²)
46.7	SYSTEM PERIMETER (m)

PROPOSED ELEVATIONS

92.608	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
90.703	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
90.551	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
90.551	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
90.551	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
90.322	TOP OF STONE
90.170	TOP OF SC-800 CHAMBER
89.698	300 mm TOP MANIFOLD/CONNECTION INVERT
89.390	600 mm ISOLATOR ROW PLUS CONNECTION INVERT
89.373	300 mm BOTTOM MNAIFOLD/CONNECTION INVERT
89.332	BOTTOM OF SC-800 CHAMBER
89.180	BOTTOM OF STONE

NOTES

- THE STORMTECH SYSTEM DEPICTED DOES NOT CONTAIN PROPER WATER QUALITY MEASURES. ABSENCE OF WATER QUALITY MEASURES CAN RESULT IN UNTREATED STORMWATER. ADS RECOMMENDS THE USE OF ISOLATOR ROW PLUS AND AN UPSTREAM HIGH FLOW BYPASS ON ALL STORMTECH SYSTEMS TO PROPERLY DIRECT THE FIRST FLUSH.



561 SOMME STREET

OTTAWA, ON.

DATE:	4/9/25	DRAWN:	RCT
PROJECT #:	S464729	CHECKED:	RCT

DATE	DRWN	CHKD	DESCRIPTION
4/14/25	RCT	RCT	REVISED PER NEW PLANS

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Chamber System

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ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026

SCALE = 1 : 100

2 SHEET
OF 5

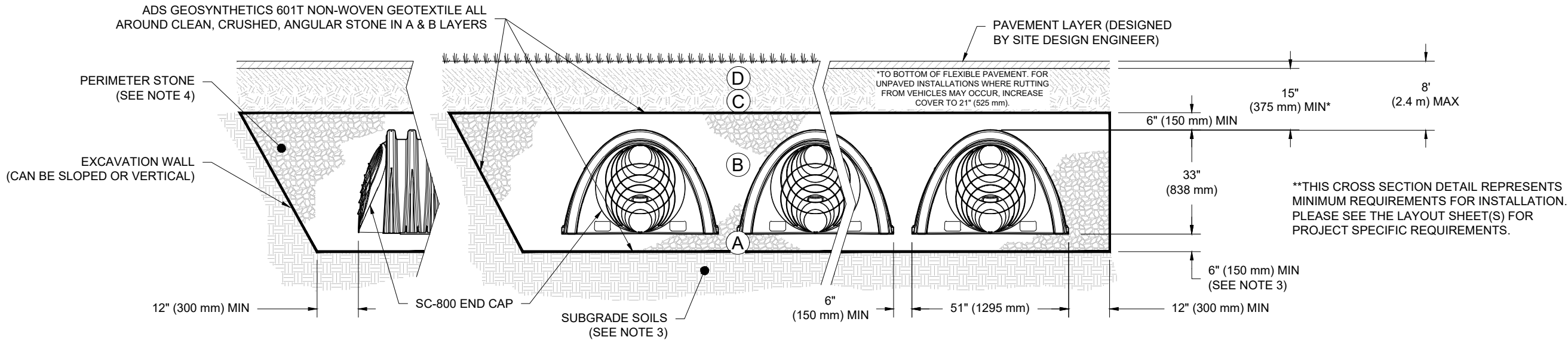
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ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ⁵	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ⁵	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:

• TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.

• TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".

• TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 750 LBS/FT³. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

561 SOMME STREET

OTTAWA, ON.

DRAWN: RCT

DATE: 4/9/25

PROJECT #: S464729

CHECKED: RCT

DESCRIPTION	
REVISED PER NEW PLANS	RCT
DATE	4/14/25

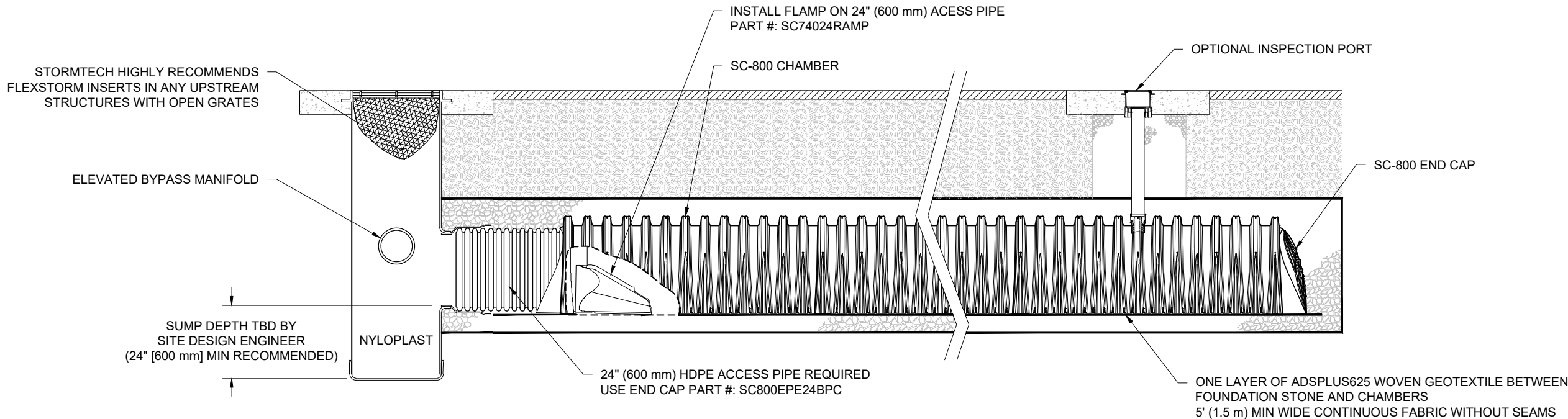
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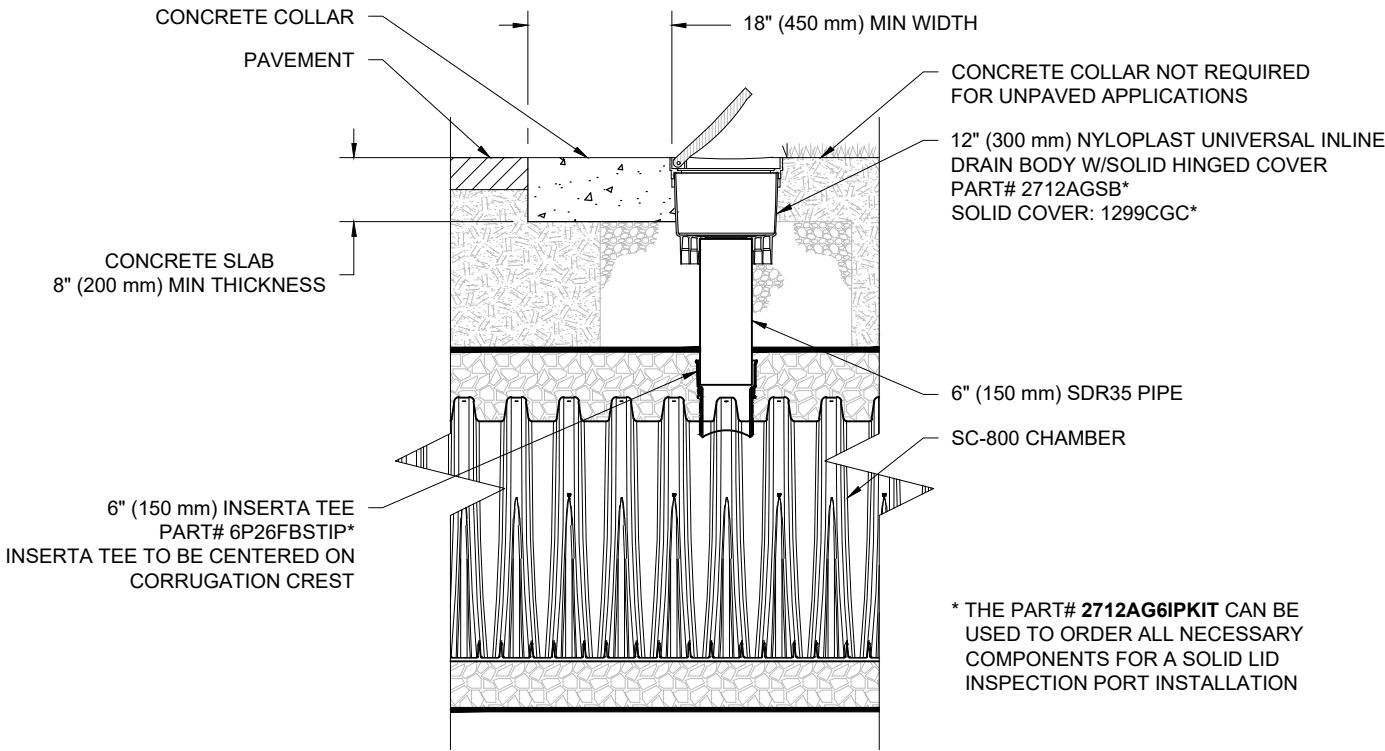
SC-800 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
 - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - B. ALL ISOLATOR PLUS ROWS
 - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
 - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

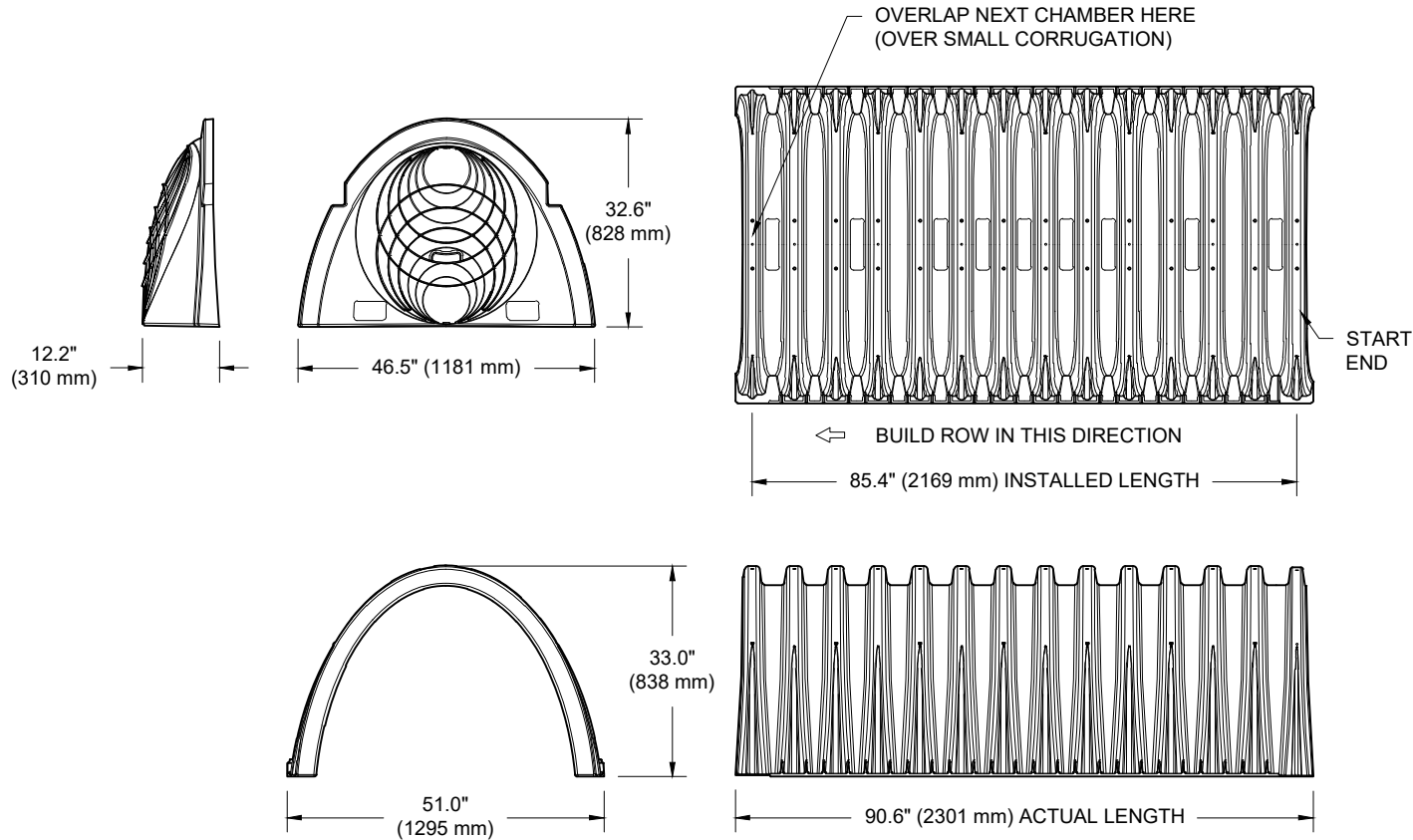


SC-800 6" (150 mm) INSPECTION PORT DETAIL
NTS

561 SOMME STREET		OTTAWA, ON.	
DATE:	4/9/25	DRAWN:	RCT
PROJECT #:	S484729	CHECKED:	RCT
REVISIONS		DESCRIPTION	
4/14/25	RCT	DRWN	CHKD
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADJUSTORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD (EOR) OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.			
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ADS			
4	SHEET OF	5	

SC-800 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m³)
MINIMUM INSTALLED STORAGE*	81.0 CUBIC FEET	(2.29 m³)
WEIGHT	81.8 lbs.	(37.1 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m³)
MINIMUM INSTALLED STORAGE**	15.4 CUBIC FEET	(0.43 m³)
WEIGHT	15.7 lbs.	(7.1 kg)

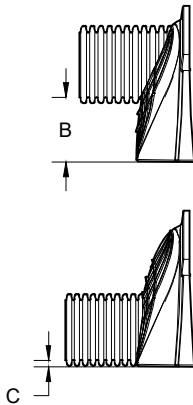
* ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

**ASSUMES 6" (152 mm) STONE ABOVE AND BELOW END CAPS, 6" (152 mm) BETWEEN ROWS, 12" (305 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

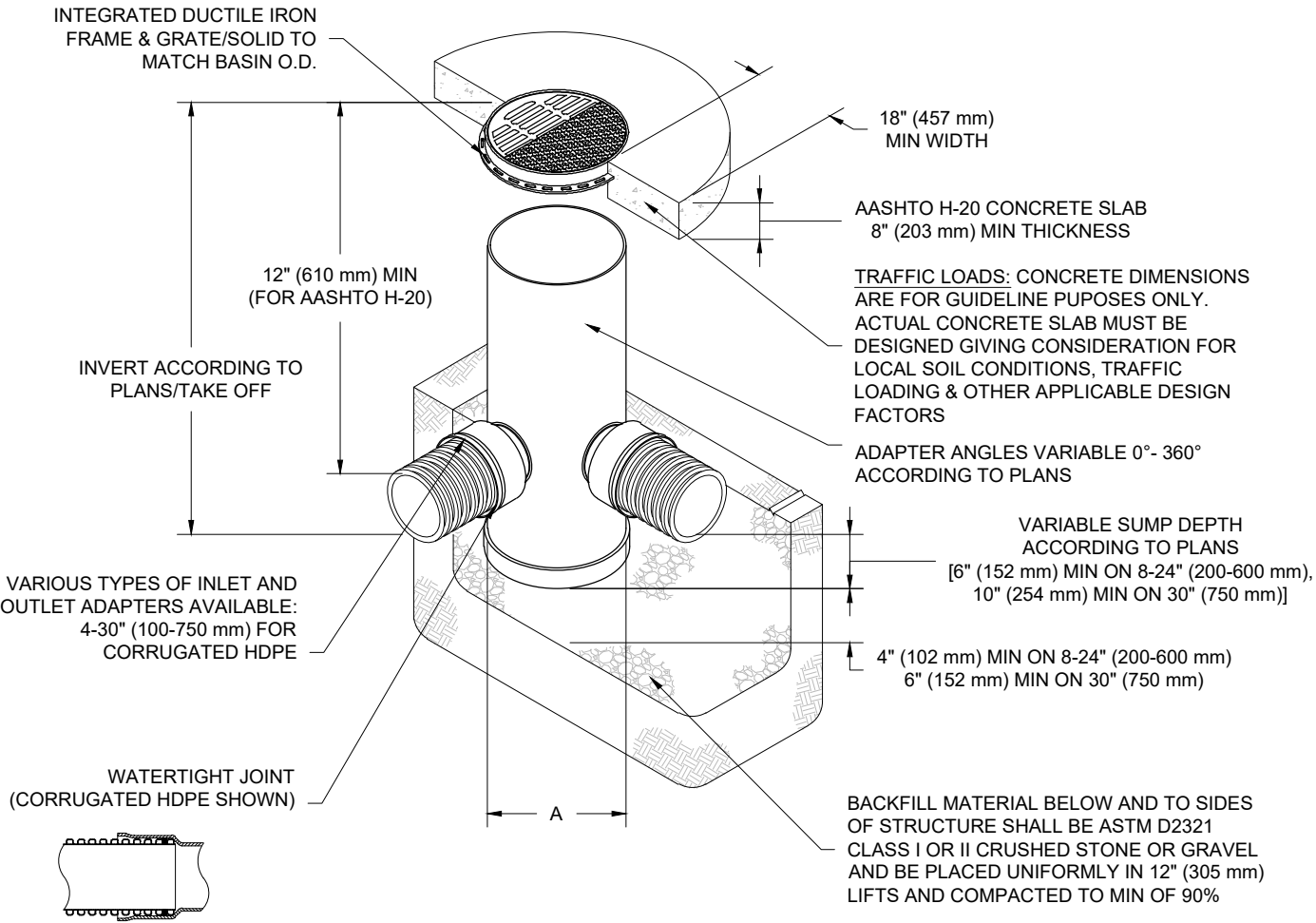
PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06BPC		---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC		---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC		---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC		---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15BPC		---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC		---	2.0" (51 mm)
SC800EPE24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	SOLID END CAP	

NOTE: ALL DIMENSIONS ARE NOMINAL



NYLOPLAST DRAIN BASIN

NTS



NOTES

- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
- TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

561 SOMME STREET

OTTAWA, ON.

DATE: 4/9/25
PROJECT #: S484729
DRAWN: RCT
CHECKED: RCT

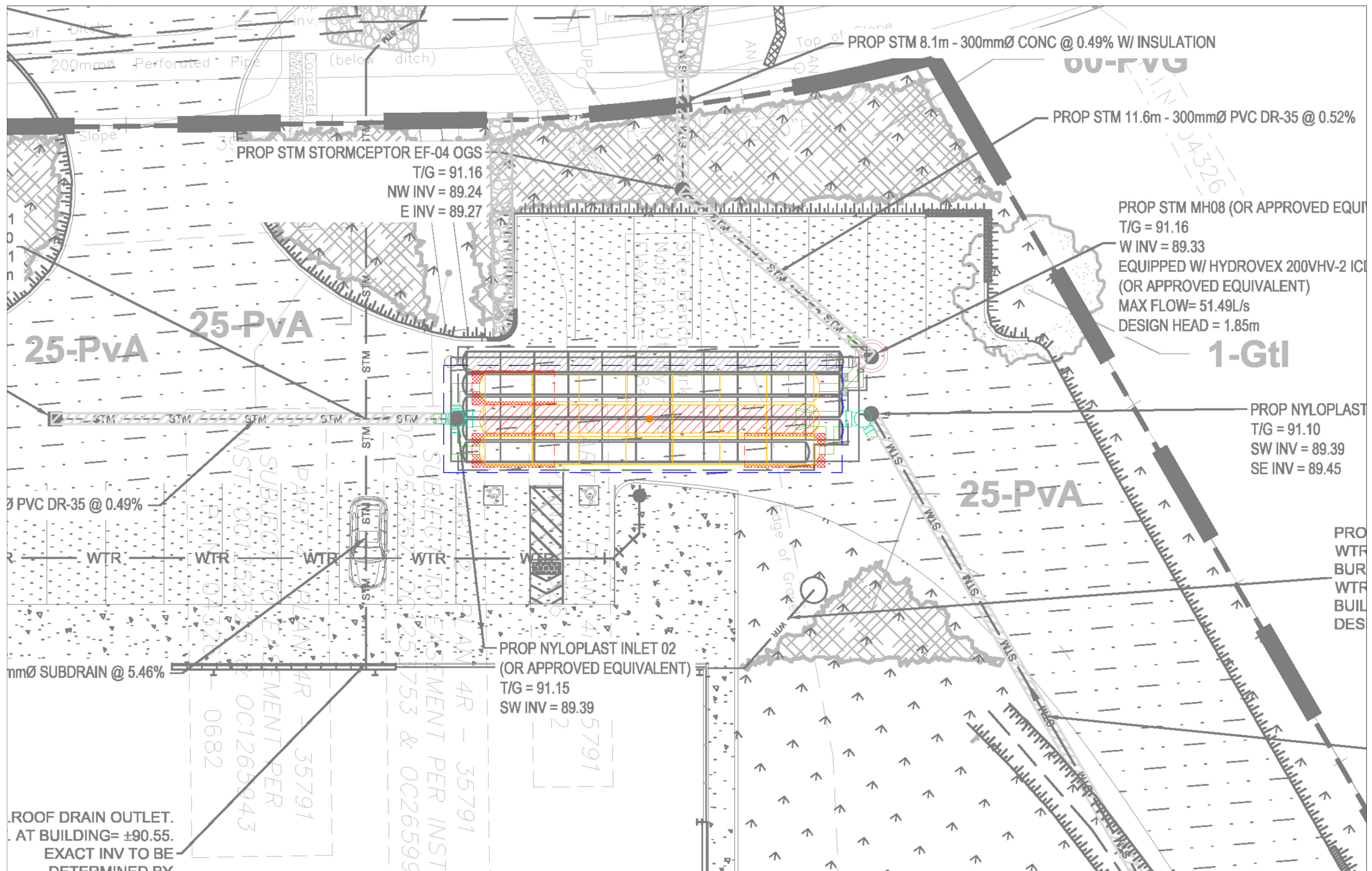
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4640 TRUEMAN BLVD
HILLIARD, OH 43026

ADS

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/FORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD (EOR). OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) SPECIFIED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.



Project: 561 Somme Street Rev1


Chamber Model -	SC-800
Units -	Metric
Number of Chambers -	21
Number of End Caps -	6
Voids in the stone (porosity) -	40 %
Base of Stone Elevation -	89.18 m
Amount of Stone Above Chambers -	152 mm
Amount of Stone Below Chambers -	152 mm

Area of System- 91.2 sq.meters Min. Area - 70.91 sq.meters

StormTech SC-800 Cumulative Storage Volumes

Height of System (mm)	Incremental Single Chamber (cubic meters)	Incremental Single End Cap (cubic meters)	Incremental Chambers (cubic meters)	Incremental End Cap (cubic meters)	Incremental Stone (cubic meters)	Incremental Ch, EC and Stone (cubic meters)	Cumulative System (cubic)	Elevation (meters)
1143	0.000	0.000	0.00	0.00	0.93	0.93	60.11	90.32
1118	0.000	0.000	0.00	0.00	0.93	0.93	59.18	90.30
1092	0.000	0.000	0.00	0.00	0.93	0.93	58.25	90.27
1067	0.000	0.000	0.00	0.00	0.93	0.93	57.33	90.25
1041	0.000	0.000	0.00	0.00	0.93	0.93	56.40	90.22
1016	0.000	0.000	0.00	0.00	0.93	0.93	55.47	90.20
991	0.002	0.000	0.04	0.00	0.91	0.95	54.55	90.17
965	0.006	0.000	0.12	0.00	0.88	1.00	53.59	90.15
940	0.008	0.000	0.17	0.00	0.86	1.03	52.60	90.12
914	0.014	0.000	0.30	0.00	0.81	1.11	51.57	90.09
889	0.021	0.000	0.44	0.00	0.75	1.19	50.46	90.07
864	0.025	0.001	0.53	0.00	0.71	1.25	49.27	90.04
838	0.029	0.001	0.60	0.01	0.68	1.29	48.02	90.02
813	0.032	0.001	0.67	0.01	0.66	1.33	46.73	89.99
787	0.034	0.001	0.72	0.01	0.63	1.36	45.40	89.97
762	0.037	0.002	0.77	0.01	0.61	1.40	44.03	89.94
737	0.039	0.002	0.82	0.01	0.60	1.42	42.64	89.92
711	0.041	0.002	0.86	0.01	0.58	1.45	41.22	89.89
686	0.043	0.002	0.90	0.01	0.56	1.47	39.77	89.87
660	0.044	0.003	0.93	0.02	0.55	1.49	38.29	89.84
635	0.046	0.003	0.96	0.02	0.53	1.52	36.80	89.82
610	0.047	0.003	1.00	0.02	0.52	1.53	35.28	89.79
584	0.049	0.003	1.02	0.02	0.51	1.55	33.75	89.76
559	0.050	0.004	1.05	0.02	0.50	1.57	32.20	89.74
533	0.051	0.004	1.08	0.02	0.49	1.59	30.63	89.71
508	0.052	0.004	1.10	0.02	0.48	1.60	29.04	89.69
483	0.054	0.004	1.12	0.02	0.47	1.62	27.44	89.66
457	0.055	0.004	1.15	0.02	0.46	1.63	25.82	89.64
432	0.056	0.004	1.17	0.03	0.45	1.64	24.19	89.61
406	0.057	0.004	1.19	0.03	0.44	1.65	22.55	89.59
381	0.057	0.005	1.21	0.03	0.43	1.67	20.90	89.56
356	0.058	0.005	1.22	0.03	0.43	1.68	19.23	89.54
330	0.059	0.005	1.24	0.03	0.42	1.69	17.55	89.51
305	0.060	0.005	1.25	0.03	0.41	1.70	15.86	89.48
279	0.060	0.005	1.27	0.03	0.41	1.71	14.17	89.46
254	0.061	0.005	1.28	0.03	0.40	1.71	12.46	89.43
229	0.062	0.005	1.30	0.03	0.40	1.72	10.75	89.41
203	0.062	0.005	1.31	0.03	0.39	1.73	9.02	89.38
178	0.063	0.004	1.32	0.02	0.39	1.73	7.29	89.36
152	0.000	0.000	0.00	0.00	0.93	0.93	5.56	89.33
127	0.000	0.000	0.00	0.00	0.93	0.93	4.63	89.31
102	0.000	0.000	0.00	0.00	0.93	0.93	3.71	89.28
76	0.000	0.000	0.00	0.00	0.93	0.93	2.78	89.26
51	0.000	0.000	0.00	0.00	0.93	0.93	1.85	89.23
25	0.000	0.000	0.00	0.00	0.93	0.93	0.93	89.21



Adjustable Accutrol Weir

Tag: _____

Adjustable Flow Control for Roof Drains

ADJUSTABLE ACCUTROL (for Large Sump Roof Drains only)

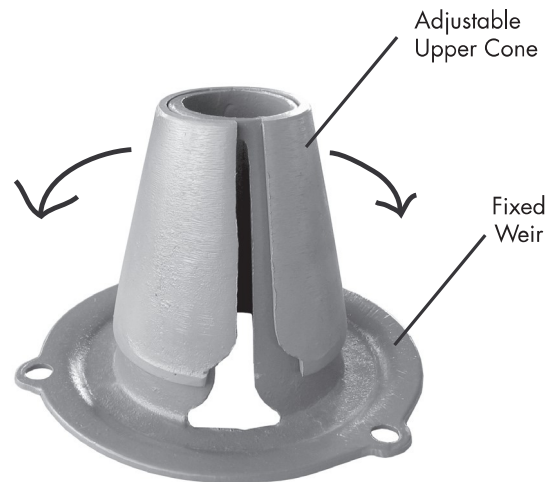
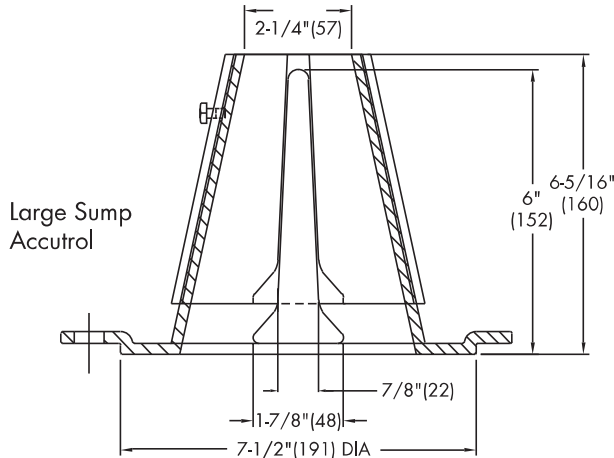
For more flexibility in controlling flow with heads deeper than 2", Watts Drainage offers the Adjustable Accutrol. The Adjustable Accutrol Weir is designed with a single parabolic opening that can be covered to restrict flow above 2" of head to less than 5 gpm per inch, up to 6" of head. To adjust the 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	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	5	5	5	5	5

Job Name _____

Contractor _____

Job Location _____

Contractor's P.O. No. _____

Engineer _____

Representative _____

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APPENDIX E

Civil Engineering Drawings



PROPOSED GRANITE SHOWROOM & WAREHOUSE DEVELOPMENT 561 SOMME ST., OTTAWA, ON

REVISION 01



KEY PLAN (N.T.S.)

DRAWING INDEX	
TITLE PAGE	
SEDIMENT AND EROSION CONTROL PLAN	C101
GRADING AND DRAINAGE PLAN	C301
SERVICING PLAN	C401
STORMWATER MANAGEMENT PLAN	C601
PRE-DEVELOPMENT WATERSHED PLAN	C701
POST-DEVELOPMENT WATERSHED PLAN	C702
CONSTRUCTION DETAIL PLAN	C901



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PROPOSED GRANITE SHOWROOM & WAREHOUSE DEVELOPMENT
521 SOMME ST., OTTAWA, ON
REV.01 - ISSUED FOR APPROVAL - APRIL, 2025
LRL PROJECT no: 240374



NOT AUTHENTIC UNLESS SIGNED AND DATED

GENERAL NOTES

1. ALL WORKS MATERIALS SHALL CONFORM 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.
2. THE CONTRACTORS SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION , TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
3. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTORS TO CONFIRM UTILITY LOCATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT CONTRACTORS EXPENSE.
4. ANY AREA BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE. RELOCATING OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR DETECTED BY THE ENGINEER AT THE EXPENSE OF DEVELOPERS.
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 'OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS'. THE GENERAL CONTRACTORS SHALL BE DEEMED TO BE THE 'CONTRACTOR' AS DEFINED IN THE ACT.
6. ALL THE CONSTRUCTION SIGNAGE MUST CONFORM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER LATEST AMENDMENT.
7. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THE CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
8. ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
9. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
10. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
11. FOR DETAILS RELATING TO STORMWATER MANAGEMENT AND ROOF DRAINAGE REFER TO THE SITE SERVICES AND STORMWATER MANAGEMENT REPORT.
12. ALL SEWERS CONSTRUCTED WITH GRADES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL BEDDING, OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH AS SPECIFIED BY OPSD IS EXCEEDED.
15. ALL PIPE/CULVERT SECTION SIZES REFER TO INSIDE DIMENSIONS.
16. SHOULD DEEPLY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
17. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING/REMOVAL.
18. DRAWINGS SHALL BE READ ON CONJUNCTION WITH ARCHITECTURAL SITE PLAN.
19. THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ON SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DRAWINGS.
20. BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

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 AS 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 MOMENTS 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 ARE 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 BRACH 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 IF AT 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.
2. THE CONTRACTOR MUST IMPLEMENT MEASURES IN ORDER TO PREVENT OR LEAKS, DISCHARGES OR SPILLS OF POLLUTANTS, DELETERIOUS MATERIALS, OR OTHER SUCH MATERIALS OR SUBSTANCES WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT.
3. IN THE EVENT OF A LEAK, DISCHARGE OR SPILL OF POLLUTANT, DELETERIOUS MATERIAL OR OTHER SUCH MATERIAL OR SUBSTANCE WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT, THE CONTRACTOR SHALL:
 - 3.1. IMMEDIATELY NOTIFY APPROPRIATE FEDERAL, PROVINCIAL, AND LOCAL GOVERNMENT MINISTRIES, DEPARTMENTS, AGENCIES, AND AUTHORITIES OF THE INCIDENT IN ACCORDANCE WITH ALL CURRENT LAWS, LEGISLATION, ACTS, BY-LAWS, PERMITS, APPROVALS, ETC.
 - 3.2. TAKE IMMEDIATE MEASURES TO CONTAIN THE MATERIAL OR SUBSTANCE, AND TO TAKE SUCH MEASURES TO MITIGATE AGAINST ADVERSE IMPACTS TO THE NATURAL ENVIRONMENT.
 - 3.3. RESTORE THE AFFECTED AREA TO THE ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION.

MUD MAT NOTES

1. THE GRANULAR MATERIAL WILL REQUIRE PERIODIC REPLACEMENT AS IT BECOMES CONTAMINATED BY VEHICLE TRAFFIC.
2. SEDIMENT SHALL BE CLEANED FROM PUBLIC ROADS AT THE END OF EACH DAY.
3. SEDIMENT SHALL BE REMOVED FROM PUBLIC ROADS BY SHOVELING OR SWEEPING AND DISPOSED OR PROPERLY IN A CONTROLLED SEDIMENT DISPOSAL AREA.

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.
2. ALL GRANULAR AND PAVEMENT FOR ROADS/PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
3. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD AND PARKING AREAS ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. CONCRETE CURB SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. SC1.1 OR OPSD 600.110. PROVISION SHALL BE MADE OR CURB DEPRESSIONS AS INDICATED ON ARCHITECTURAL SITE PLAN. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD SC1.4.
5. ALL CURBS, CONCRETE ISLANDS, AND SIDEWALKS SHOWN O THIS DRAWING ARE TO BE PRICED IN SITE WORKS PORTION OF THE CONTRACT.
6. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. R10 AND OPSD 509.010 AND OPSD 310.
7. GRANULAR 'A' SHALL BE PLACED TO A MINIMUM THICKNESS OF 300MM AROUND ALL STRUCTURES WITHIN THE PAVEMENT AREA.
8. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300MM LIFTS.
9. ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR BACKFILLING.
10. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE, IF REQUIRED BY THE MUNICIPALITY.
11. ALL PAVEMENT MARKING FEATURES AND SITE SIGNAGE SHALL BE PLACED PER ARCHITECTURAL SITE PLAN. LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT PAINT.
12. REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
13. STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT. ALL JOINTS MUST BE SEALED.
14. SIDEWALKS TO BE 13MM & BEVELED AT 2:1 OR 6MM WITH NO BEVEL REQUIRED BELOW THE FINISHED FLOOR SLAB ELEVATION AT ENTRANCES REQUIRED TO BE BARRIER-FREE, UNLESS OTHERWISE NOTED. ALL IN ACCORDANCE WITH OBC 3.8.1.3 & OTTAWA ACCESSIBILITY DESIGN STANDARDS.
15. WHERE APPLICABLE THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS MUST BE SITE SPECIFIC, SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR WILL ALSO BE REQUIRED TO SUPPLY AND GEOTECHNICAL CERTIFICATION OF THE AS-CONSTRUCTED RETAINING WALL TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.

ROADWORK SPECIFICATIONS

1. ROADWORK TO BE COMPLETED IN ACCORDANCE WITH GEOTECHNICAL REPORT.
2. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND STOCK PILLED ON SITE AS DIRECTED BY NATIONAL MUNICIPALITY.
3. THE SUBGRADE SHALL BE CROWNED AND SLOPED AT LEAST 2% AND PROOF ROLLED WITH HEAVY ROLLERS.
4. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'A', TYPE II COMPACTED IN MAXIMUM 300MM LIFTS.
5. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO MINIMUM OF 100% STANDARD PROCTOR DENSITY MAXIMUM DRY DENSITY (SPMD0).
6. CONCRETE RAMP C/W TACTILE WALKING SURFACE INDICATORS COMPONENT AS PER OPSD 310.039. TACTILE WALKING SURFACE INDICATORS TO BE INSTALLED AT ALL RAMPS. MATERIAL TO BE POLYMER COMPOSITE, COLOR GREY.

SANITARY, FOUNDATION DRAIN, STORM SEWER AND WATERMAIN NOTES

GENERAL

1. LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
2. CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING S6. THE SEALS SHOULD BE AT LEAST 1.5M LONG (IN THE TRENCH DIRECTION) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. THE SEALS SHOULD EXTEND FROM THE FIRST LINE AND FULLY PENETRATE THE BEDDING, SUB-BEDDING, AND COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPATIBLE BROWN SILTY CLAY PLACED IN MAXIMUM 225MM LIFTS AND COMPACTED TO A MINIMUM OF 95% SPMD0. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT 60M INTERVALS IN THE SERVICE TRENCHES.
3. SERVICES TO BUILDING TO BE TERMINATED 1.0M FROM THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL MAINTENANCE STRUCTURE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY. A MINIMUM OF 300MM AROUND STRUCTURES.
5. 'MODULOC' OR APPROVED PRE-CAST MAINTENANCE STRUCTURE AND CATCH BASIN ADJUSTERS TO BE USED IN LIEU OF BRICKING. PARGE ADJUSTING UNITS ON THE OUTSIDE ONLY.
6. SAFETY PLATFORMS SHALL BE PER OPSD 404.02.
7. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH OPSD 1003.01, IF APPLICABLE.
8. THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SEWERS, INCLUDING PICTORIAL REPORT, ONE (1) CD COPY AND TWO (2) VIDEO RECORDING IN A FORMAT ACCEPTABLE TO ENGINEER. ALL SEWER ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER.
9. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF WEAR COURSE ASPHALT.

SANITARY

1. 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).
2. ALL SANITARY GRAVITY SEWER SHALL BE PVC SDR 35, IPEX 'RING-TITE' (OR APPROVED EQUIVALENT) PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS SPECIFIED OTHERWISE.
3. EXISTING MAINTENANCE STRUCTURES TO BE RE-BENCHED WHERE A NEW CONNECTION IS MADE.
4. SANITARY GRAVITY SEWER TRENCH AND BEDDING SHALL BE PER CITY OF OTTAWA STD. S6 AND S7 CLASS 'B' BEDDING, UNLESS SPECIFIED OTHERWISE.
5. SANITARY MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD. S24 AND S25.
6. SANITARY MAINTENANCE STRUCTURES SHALL BE BENCHED PER OPSD 701.021.
7. 100MM THICK HIGH-DENSITY GRADE 'A' POLYSTYRENE INSULATION TO BE INSTALLED IN ACCORDANCE WITH CITY STD W22 WHERE INDICATED ON DRAWING SSP-1.

STORM

1. 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. PIPE SHALL BE JOINED WITH STD. RUBBER GASKETS AS PER CSA A257.2, OR LATEST AMENDMENT.
2. ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. S6 AND S7 CLASS 'B' UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
3. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
4. CATCH BASIN SHALL BE IN ACCORDANCE WITH OPSD 705.010.
5. CATCH BASIN LEADS SHALL BE IN 200MM DIA. AT 1% SLOPE (MIN) UNLESS SPECIFIED OTHERWISE.
6. ALL CATCH BASINS SHALL HAVE 600MM SUMPS, UNLESS SPECIFIED OTHERWISE.
7. ALL CATCH BASIN LEAD INVERTS TO BE 1.5M BELOW FINISHED GRADE UNLESS SPECIFIED OTHERWISE.
8. THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED ABOVE. WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR IS REQUIRED TO PROVIDE AND SHALL BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
9. ALL ROAD AND PARKING LOT CATCH BASINS TO BE INSTALLED WITH ORTHOGONALLY PLACED SUBDRAINS IN ACCORDANCE WITH DETAIL.
10. PERFORATED SUBDRAIN FOR ROAD AND PARKING LOT CATCH BASIN SHALL BE INSTALLED PER CITY STD R1 UNLESS OTHERWISE NOTED.
11. PERFORATED SUBDRAIN FOR REAR YARD AND LANDSCAPING APPLICATIONS SHALL BE INSTALLED PER CITY STD S29, S30 AND S31, WHERE APPLICABLE.
12. RIP-RAP TREATMENT SEWER AND CULVERT OUTLETS PER OPSD 810.010.
13. ALL STORM SEWER/ CULVERTS TO BE INSTALLED WITH FROST TREATMENT PER OPSD 803.031 WHERE APPLICABLE.
14. ALL STORM MANHOLES WITH PIPE LESS THAN 900MM IN DIAMETER SHALL BE CONSTRUCTED WITH A 300MM SUMP AS PER SDG, CLAUSE 6.2.6.

WATERMAIN

1. ALL WATERMAIN INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
2. ALL PVC WATERMAINS SHALL BE AWWA C-400 CLASS 150, SDR 18 OR APPROVED EQUIVALENT.
3. ALL WATER SERVICES LESS THAN OR EQUAL TO 50MM IN DIAMETER TO BE TYPE 'K' COPPER.
4. WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17. UNLESS SPECIFIED OTHERWISE. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.
5. ALL PVC WATERMAINS, SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWO (2) OR RWJ TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W.36.
6. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS PER CITY OF OTTAWA STD.25.5 AND W25.6.
7. VALVE BOXES SHALL BE INSTALLED PER CITY OF OTTAWA STD W24.
8. WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JOINTS PER CITY OF OTTAWA STD.25.5 AND W25.6.
9. THRUST BLOCKING OF WATERMAINS TO BE INSTALLED PER CITY OF OTTAWA STD. W25.3 AND W25.4.
10. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS, BLOW-OFFS, AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
11. WATERMAIN CROSSING OVER AND BELOW SEWERS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY.
12. WATER SERVICES ARE TO BE INSULATED PER CITY STD. W23 WHERE SEPARATION BETWEEN SERVICES AND MAINTENANCE HOLES ARE LESS THAN 2.4M.
13. THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/UTILITY IS 0.6M PER MCE GUIDELINES. FOR CROSSING UNDER SEWERS, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING TO ENSURE THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.
14. ALL WATERMAINS SHALL HAVE A MINIMUM COVER OR 2.4M, OTHERWISE THERMAL INSULATION IS REQUIRED AS PER STD DWG W22.
15. GENERAL WATER PLANT TO UTILITY CLEARANCE AS PER STD DWG R20.
16. FIRE HYDRANT INSTALLATION AS PER STD DWG W19, ALL BOTTOM OF HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.10M ABOVE PROPOSED FINISHED GRADE AT HYDRANT. FIRE HYDRA ST LOCATION AS PER STD DWG W19.
17. BUILDING SERVICE TO BE CAPPED 1.0M OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 12M BACK FROM STUB.
18. ALL WATERMAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
19. ALL WATERMAINS SHALL BE BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES. ALL CHLORINATED WATER TO BE DISCHARGED AND PRE-TREATED TO ACCEPTABLE LEVELS PRIOR TO DISCHARGE. DISCHARGED WATER MUST BE CONTROLLED AND TREATED SO AS NOT TO ADVERSELY EFFECT ENVIRONMENT. IT IS RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MUNICIPAL AND/OR PROVINCIAL REQUIREMENTS ARE FOLLOWED.
20. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50MM BLOW OFF UNLESS OTHERWISE NOTED.

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 DETAIL UNLESS OTHERWISE SHOWN MORE COMPLETELY ELSEWHERE IN 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 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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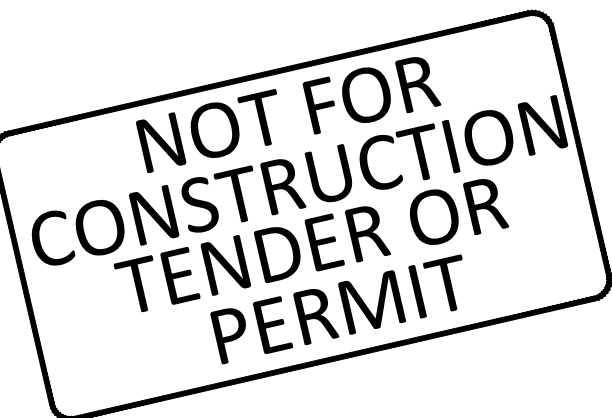
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CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.



01	ISSUED FOR APPROVAL	S.V.	17 APRIL 2025
No.	REVISIONS	BY	DATE



NOT AUTHENTIC UNLESS SIGNED AND DATED



CLIENT		
BLACKSTONE GRANITE		
DESIGNED BY:	DRAWN BY:	APPROVED BY:
S.V.	S.V.	M.B.

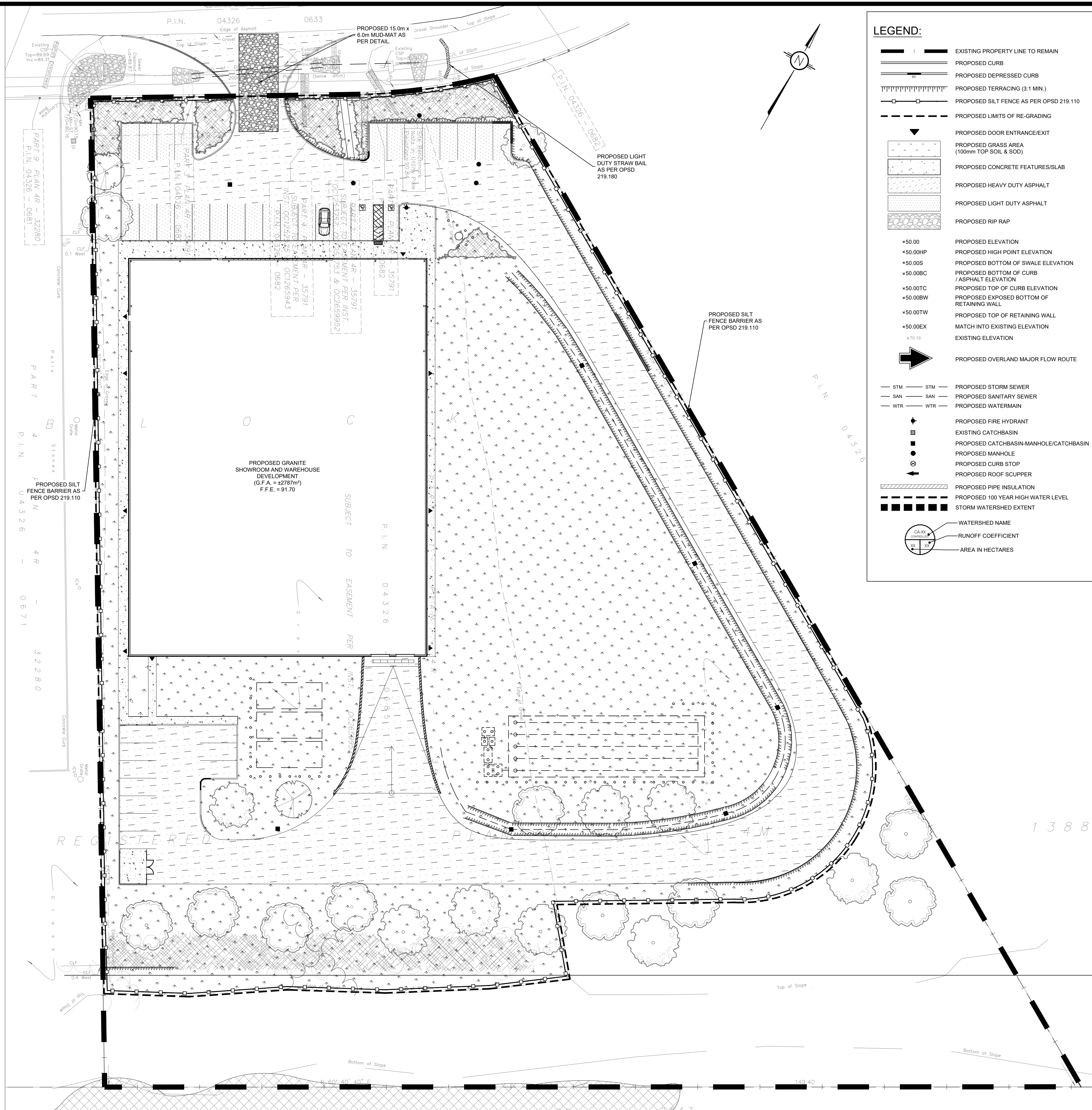
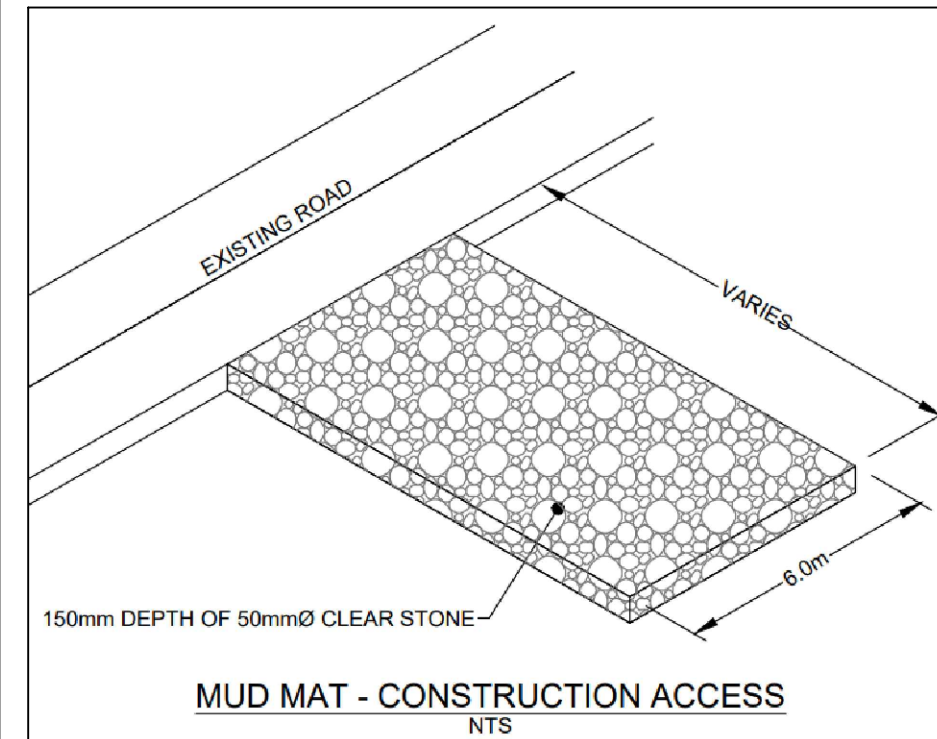
PROJECT
PROPOSED GRANITE SHOWROOM & WAREHOUSE DEVELOPMENT 561 SOMME STREET OTTAWA, ON K0A 1V0

DRAWING TITLE

GENERAL NOTES

PROJECT NO.

240374 C001



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CONSTRUCTION
TENDER OR
PERMIT**

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

BLACKSTONE GRANITE

DESIGNED BY: S.V. DRAWN BY: S.V. APPROVED BY: M.B.

PROJECT

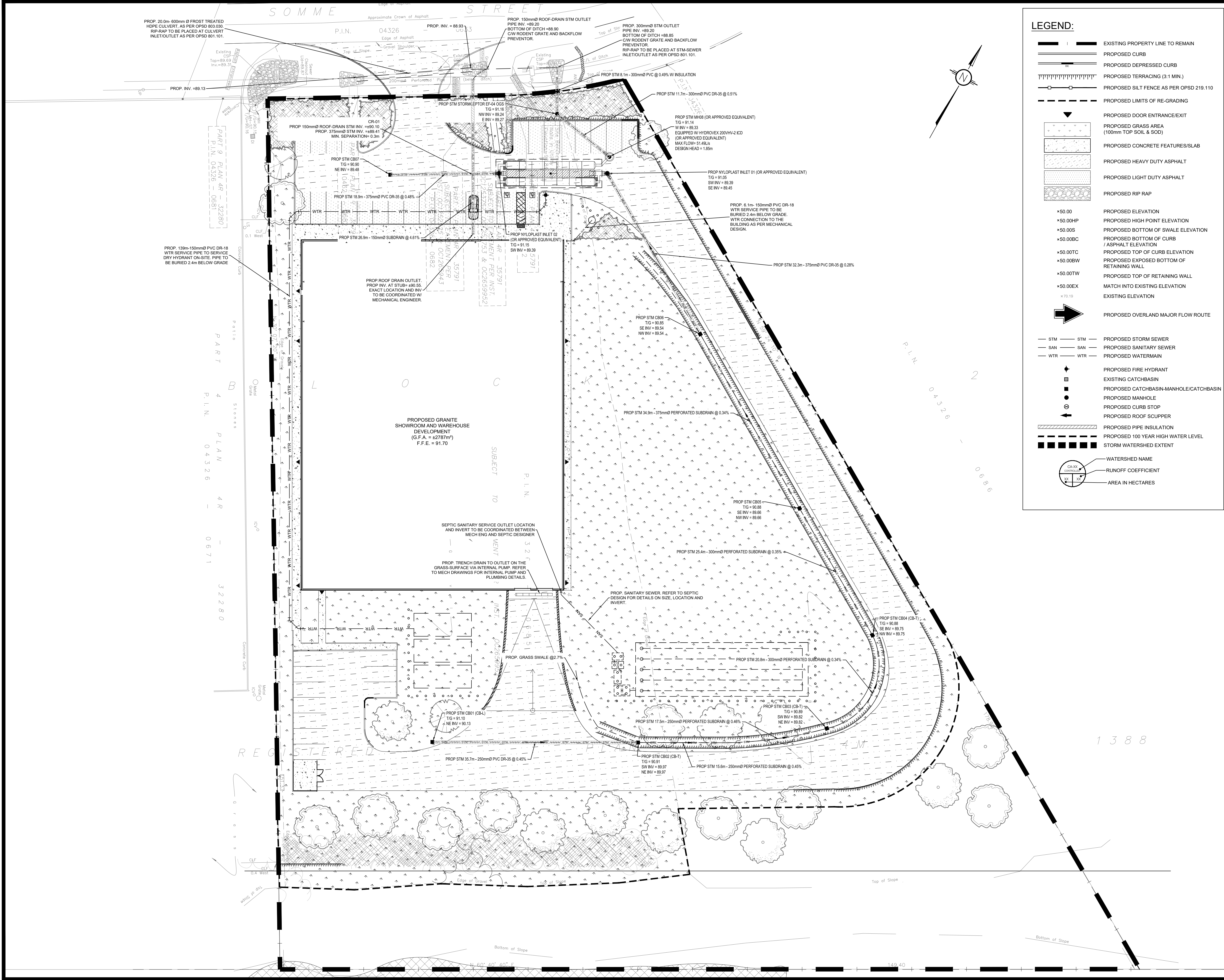
PROPOSED GRANITE SHOWROOM &
WAREHOUSE DEVELOPMENT
561 SOMME STREET
OTTAWA, ON K0A 1V0

DRAWING TITLE

EROSION AND SEDIMENT
CONTROL PLAN

PROJECT NO. **240374** **C101**

240374 C301



USE AND INTERPRETATION OF DRAWINGS

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5m 2 0 5 10m

SCALE: 1:300

NOT FOR CONSTRUCTION TENDER OR PERMIT

01	ISSUED FOR APPROVAL	S.V.	17 APRIL 2025
No.	REVISIONS	BY	DATE

PROFESSIONAL ENGINEER

M. BASNET

100501996

PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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ENGINEERING | INGÉNIERIE

5430 Canotek Road | Ottawa, ON, K1J 9G2

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CLIENT

BLACKSTONE GRANITE

DESIGNED BY:	DRAWN BY:	APPROVED BY:
S.V.	S.V.	M.B.

PROJECT

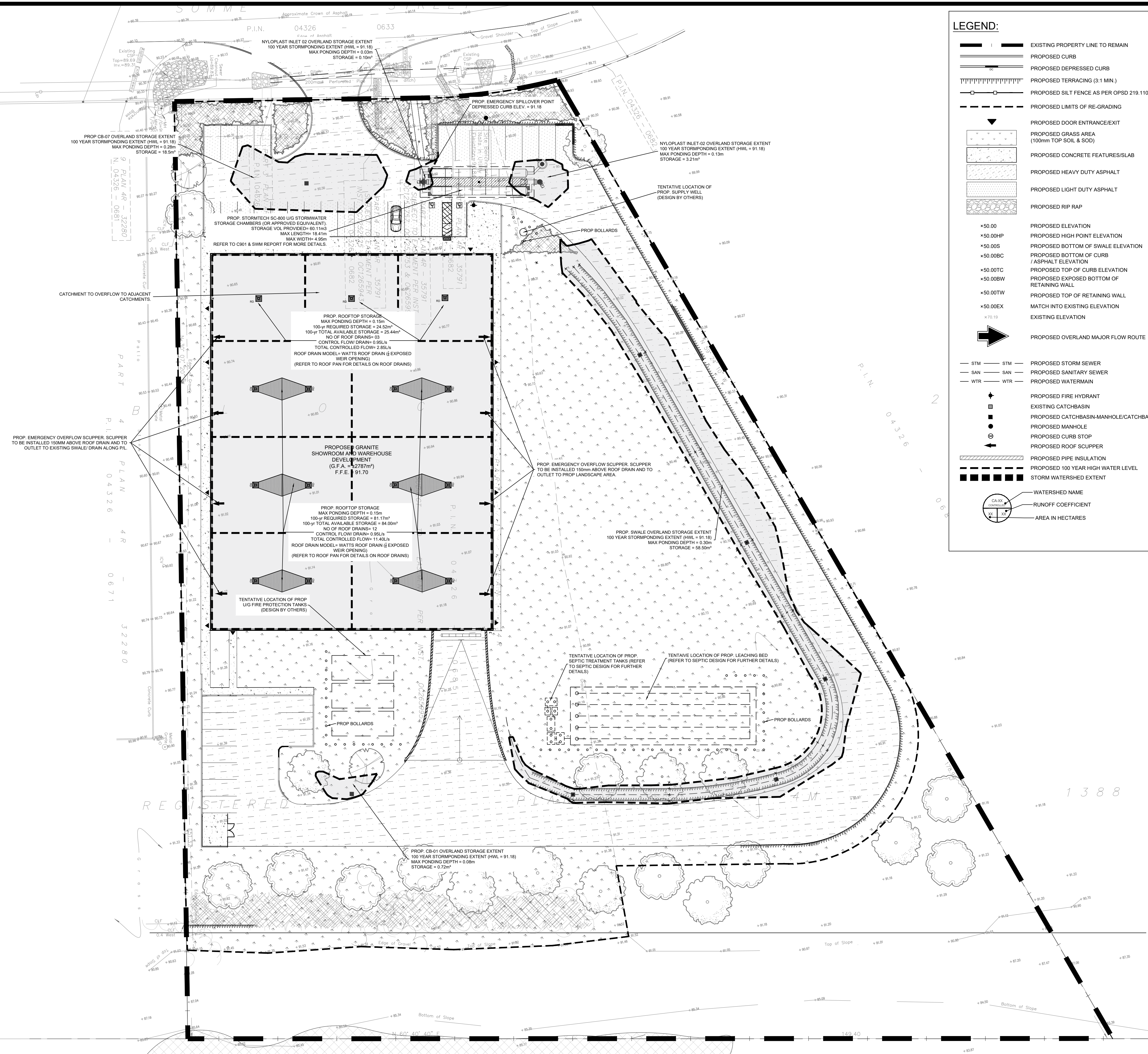
PROPOSED GRANITE SHOWROOM & WAREHOUSE DEVELOPMENT
561 SOMME STREET
OTTAWA, ON K0A 1V0

DRAWING TITLE

SERVICING PLAN

PROJECT NO.

240374 C401



LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.10
- PROPOSED LIMITS OF RE-GRADING
- 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 SWALE ELEVATION
- PROPOSED BOTTOM 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 STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED FIRE HYDRANT
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
- PROPOSED MANHOLE
- PROPOSED CURB STOP
- PROPOSED ROOF SCUPPER
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT
- WATERSHED NAME
- RUNOFF COEFFICIENT
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CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

01 ISSUED FOR APPROVAL S.V. 17 APRIL 2025

No. REVISIONS BY DATE

PROFESSIONAL ENGINEER
M. BASNET
100501996
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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ENGINEERING | INGENIERIE
5430 Canotek Road | Ottawa, ON, K1J 9G2
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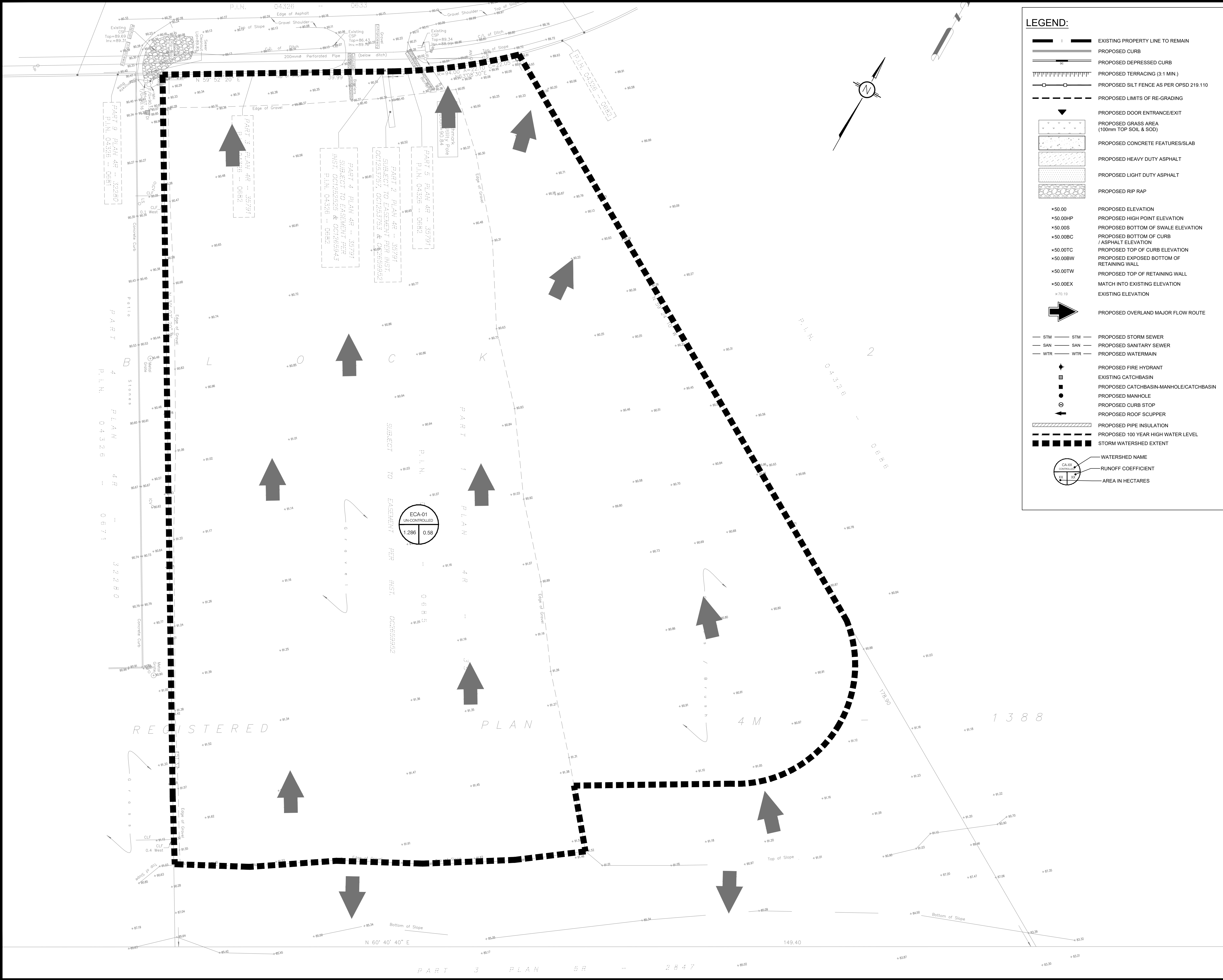
CLIENT: BLACKSTONE GRANITE

DESIGNED BY: S.V. DRAWN BY: S.V. APPROVED BY: M.B.

PROJECT: PROPOSED GRANITE SHOWROOM & WAREHOUSE DEVELOPMENT
561 SOMME STREET
OTTAWA, ON K0A 1V0

DRAWING TITLE: STORMWATER MANAGEMENT PLAN

PROJECT NO. 240374 C601



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 LIMITS OF RE-GRADING
- PROPOSED DOOR ENTRANCE/EXIT
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- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED RIP RAP
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED BOTTOM OF SWALE 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
- STM - STM - PROPOSED STORM SEWER
- SAN - SAN - PROPOSED SANITARY SEWER
- WTR - WTR - PROPOSED WATERMAIN
- PROPOSED FIRE HYDRANT
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
- PROPOSED MANHOLE
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- PROPOSED ROOF SCUPPER
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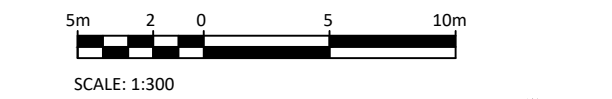
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NOT FOR CONSTRUCTION TENDER OR PERMIT

01	ISSUED FOR APPROVAL	S.V.	17 APRIL 2025
No.	REVISIONS	BY	DATE



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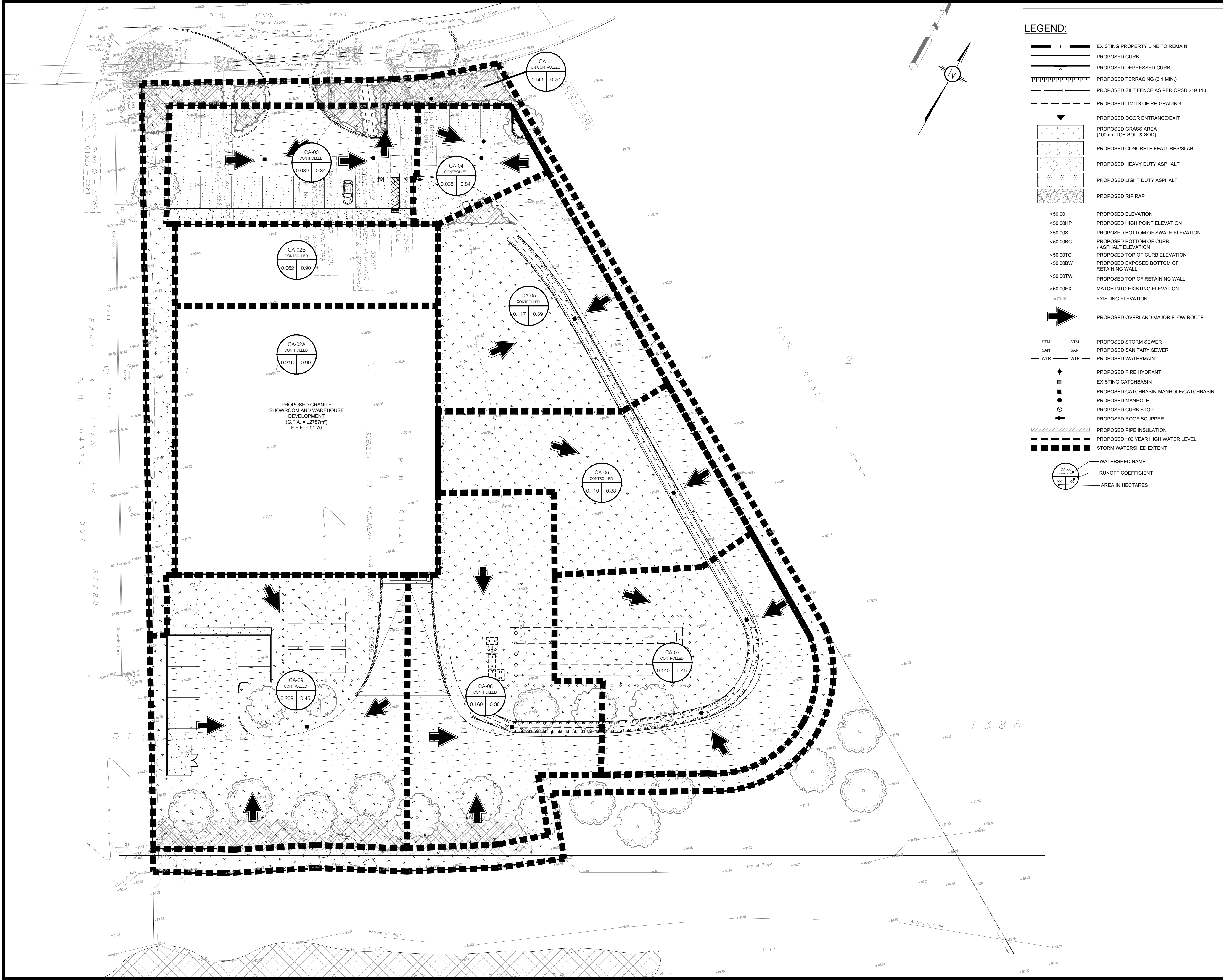
CLIENT
BLACKSTONE GRANITE

DESIGNED BY:	DRAWN BY:	APPROVED BY:
S.V.	S.V.	M.B.

PROJECT
PROPOSED GRANITE SHOWROOM & WAREHOUSE DEVELOPMENT
561 SOMME STREET
OTTAWA, ON K0A 1V0

DRAWING TITLE
PRE-DEVELOPMENT WATERSHED PLAN

PROJECT NO.
240374 C701



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 LIMITS OF RE-GRADING
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
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NOT FOR CONSTRUCTION TENDER OR PERMIT

01	ISSUED FOR APPROVAL	S.V.	17 APRIL 2025
No.	REVISIONS	BY	DATE



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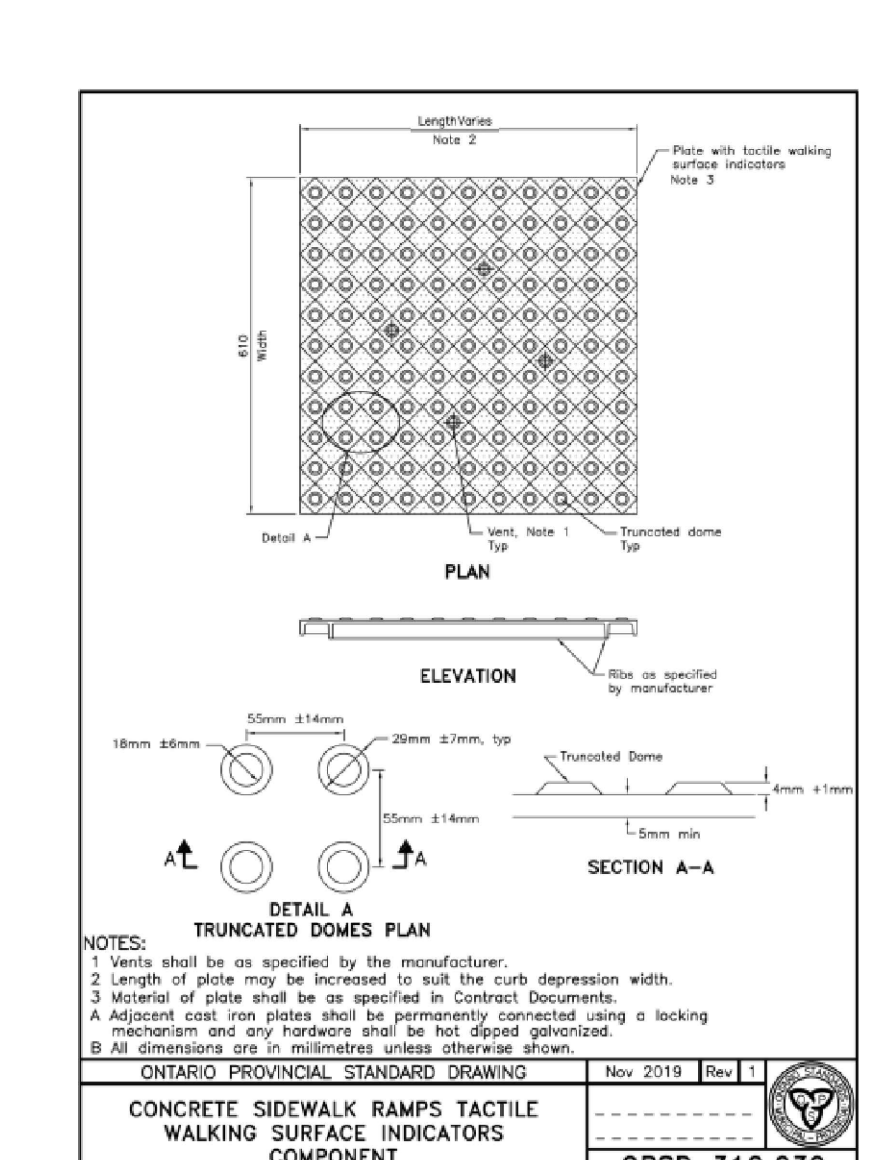
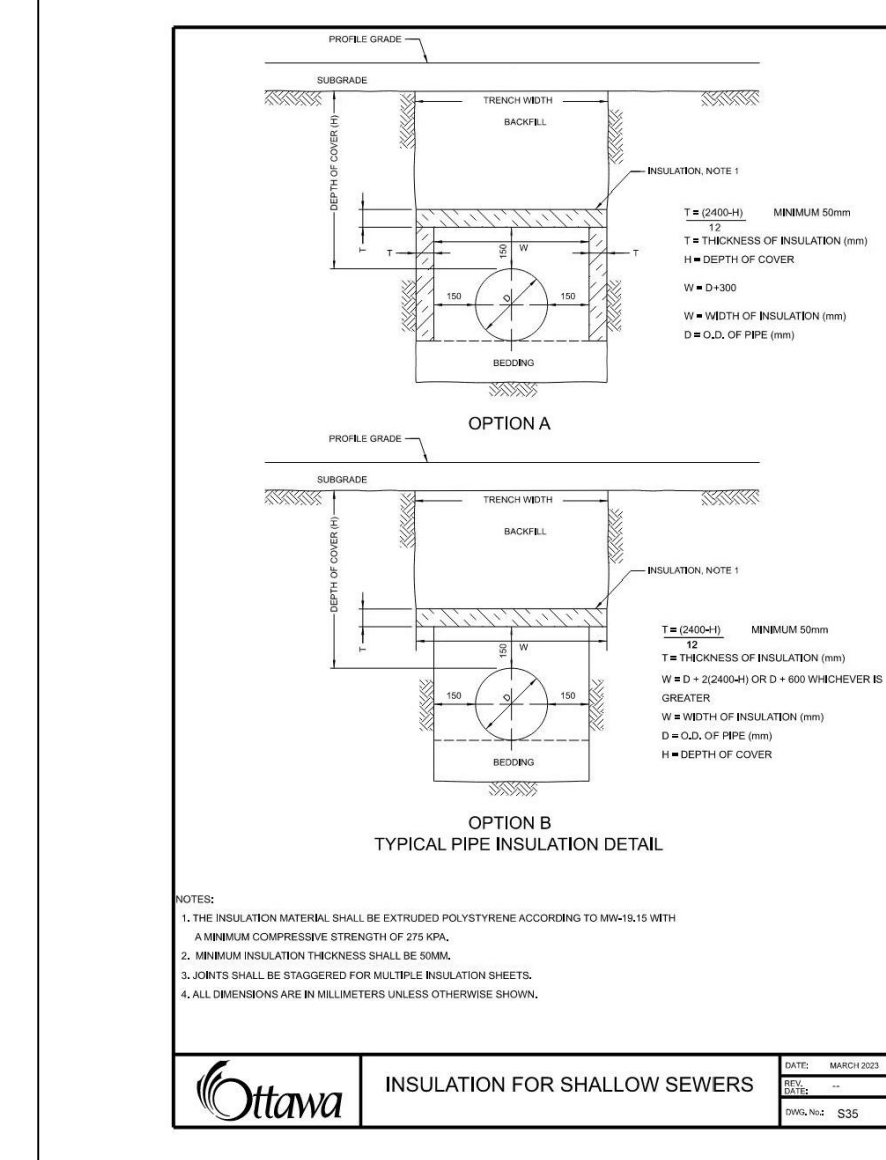
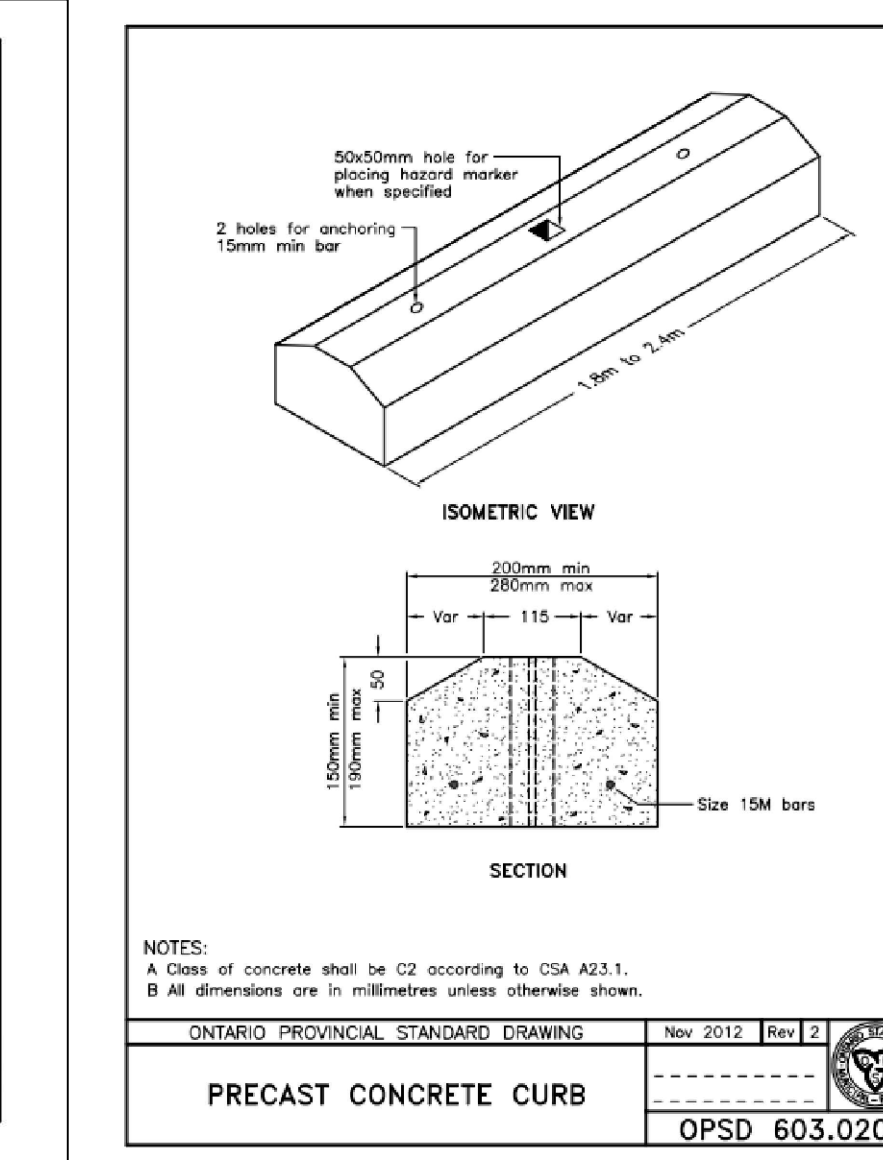
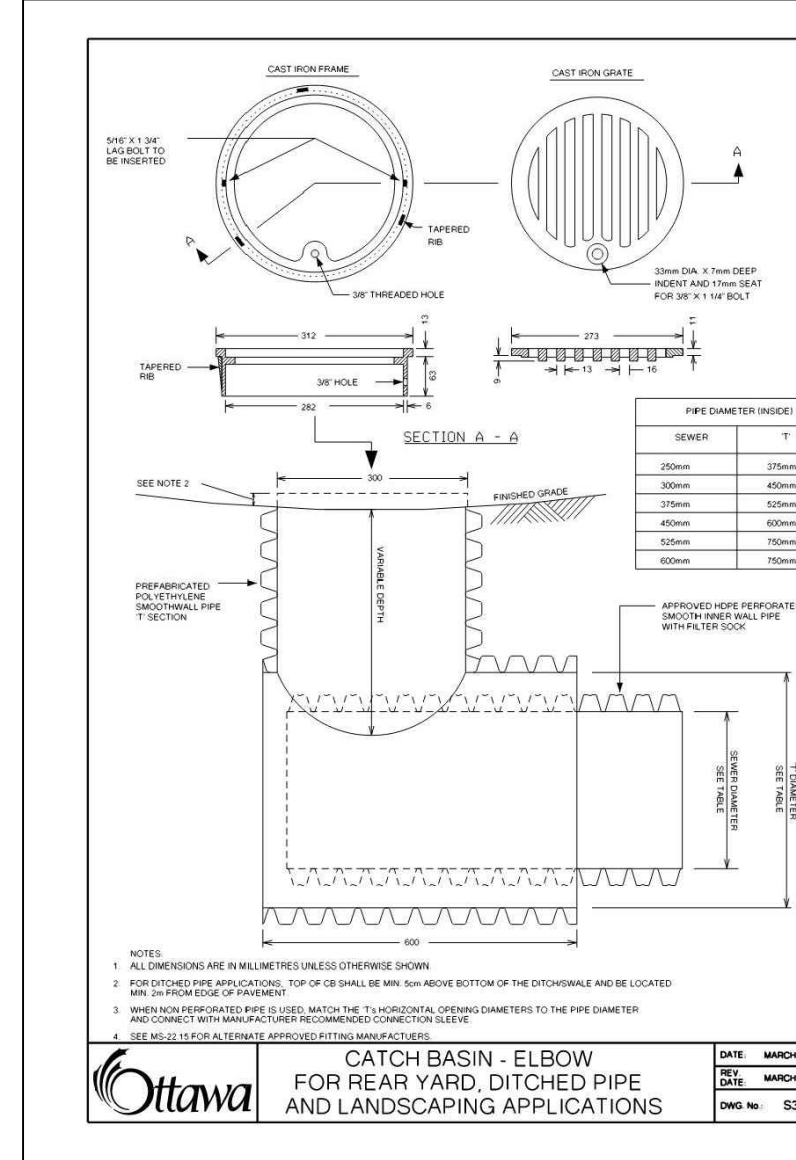
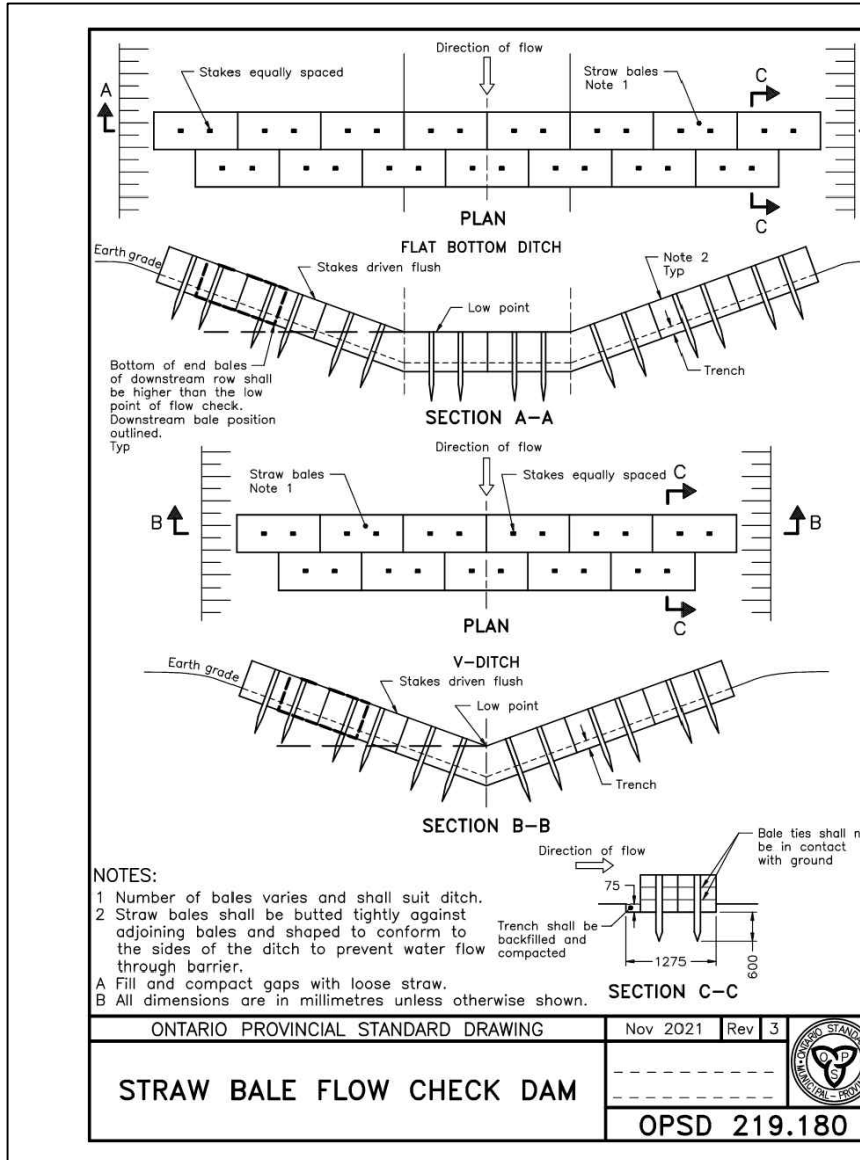
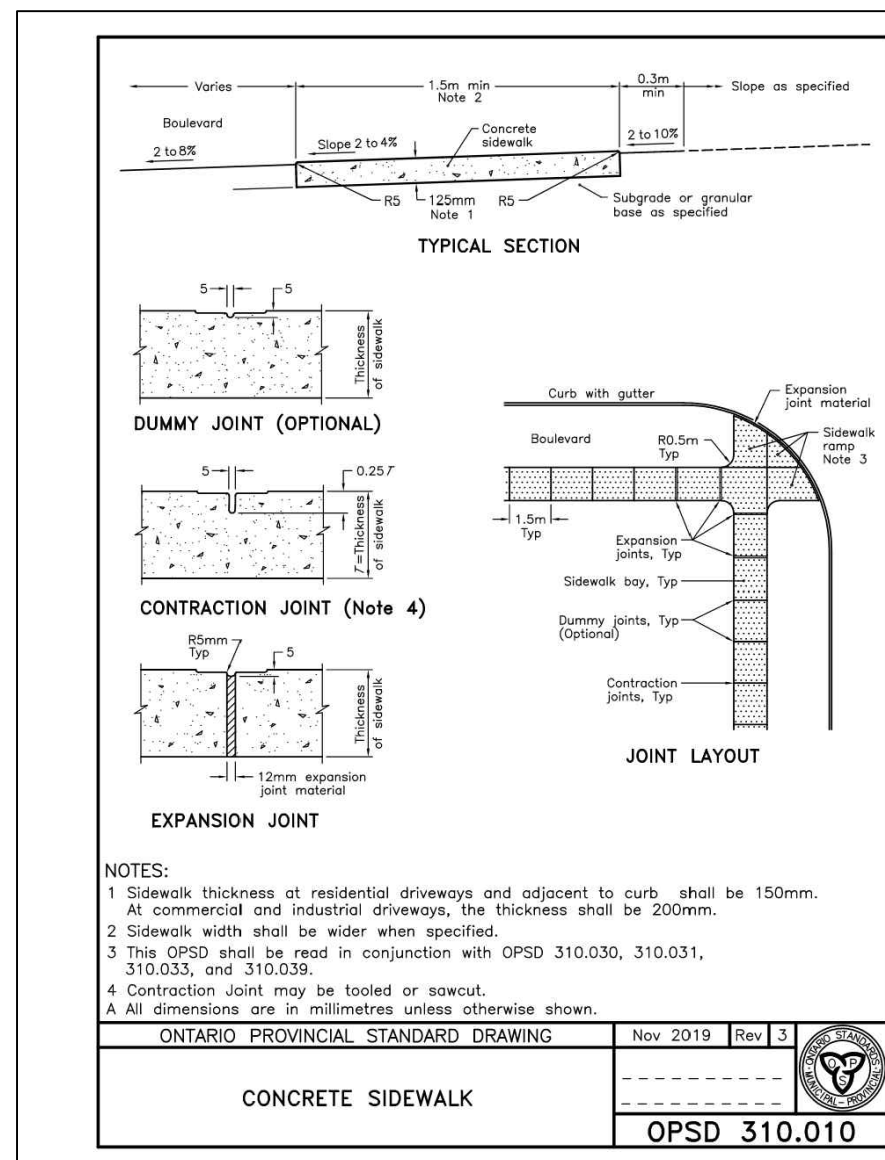
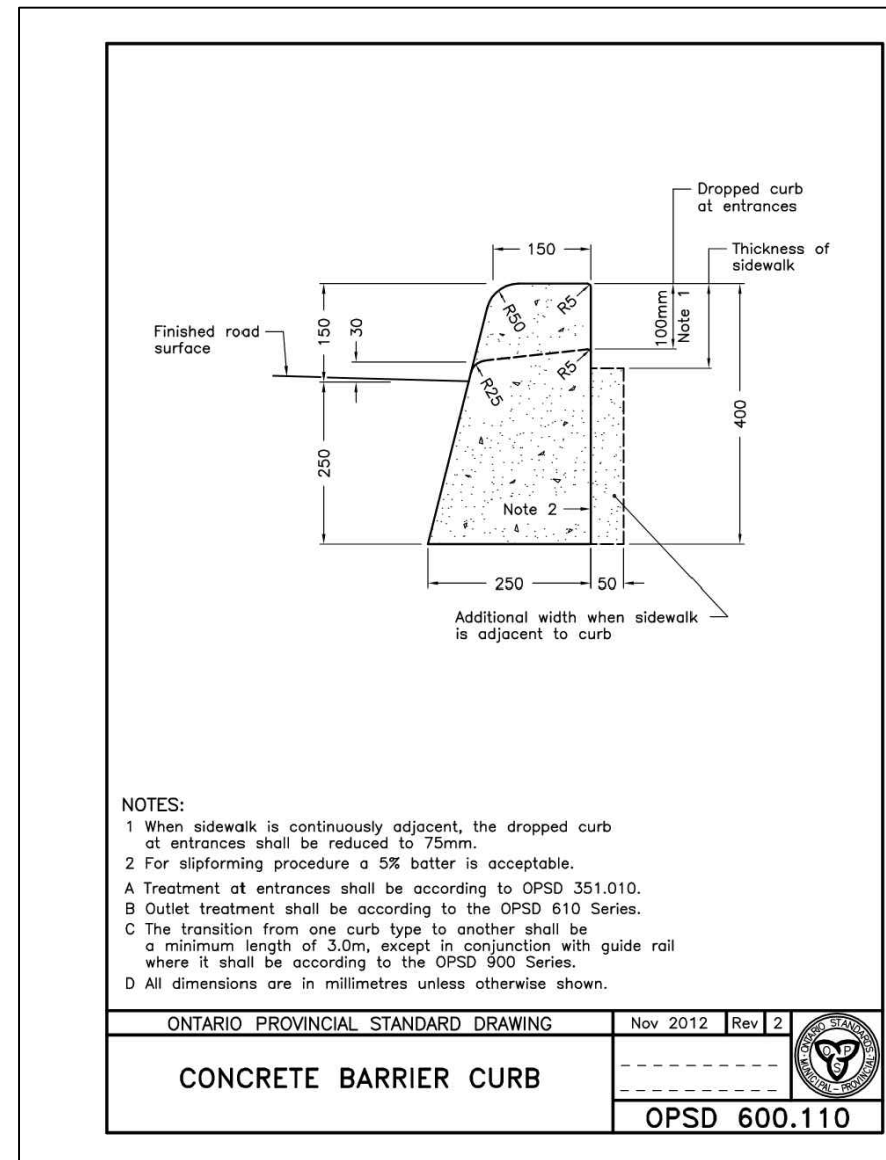
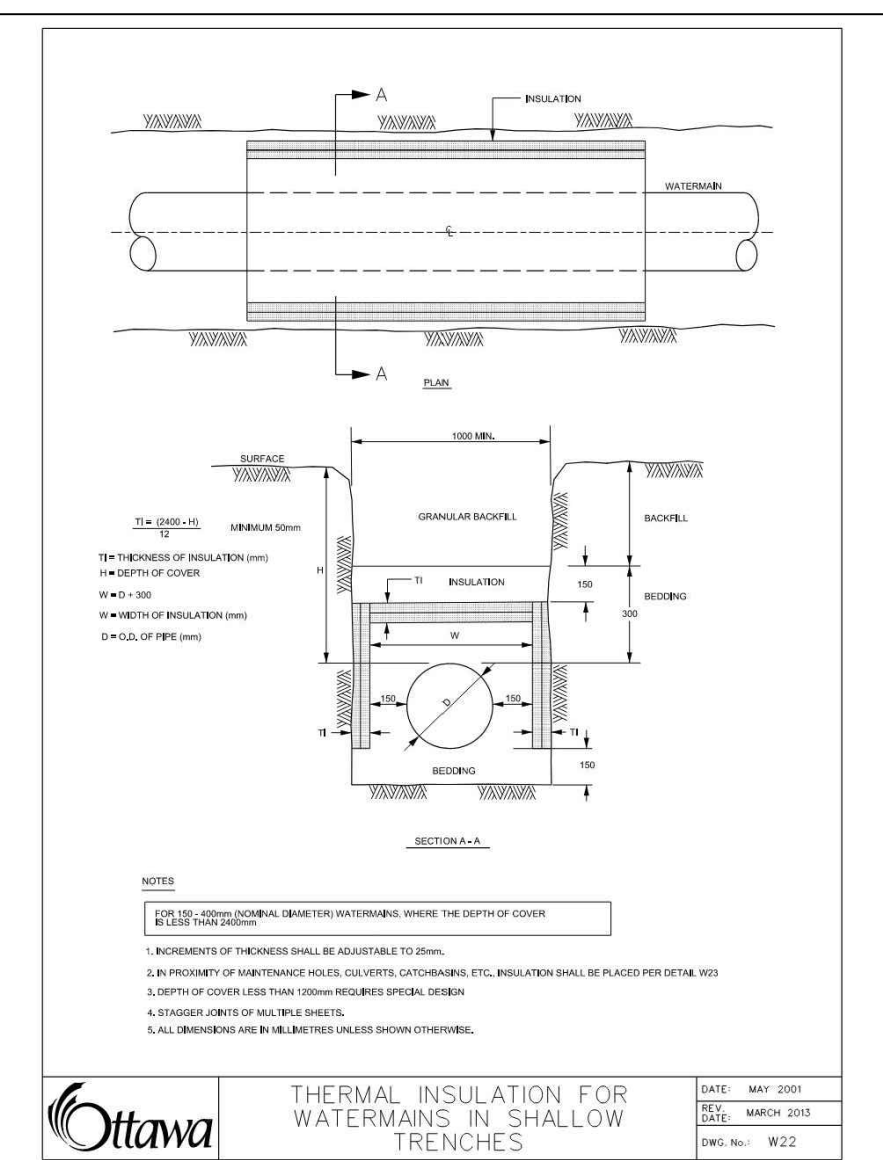
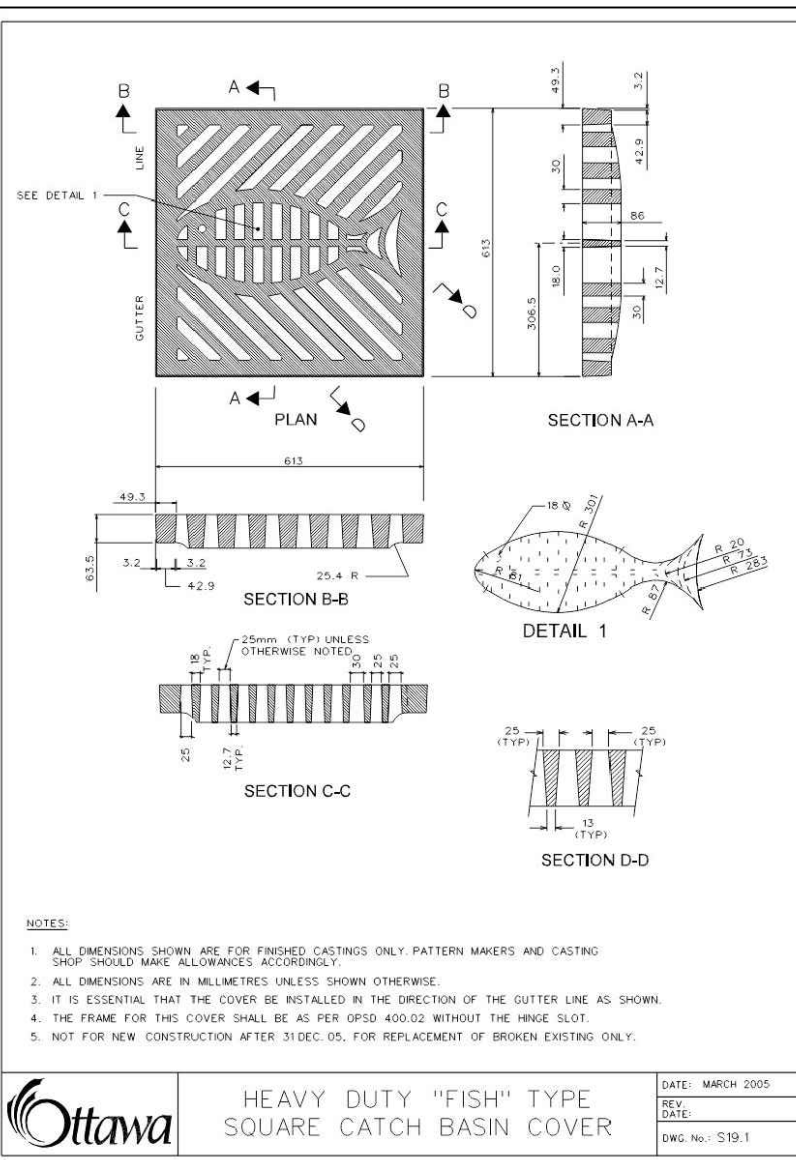
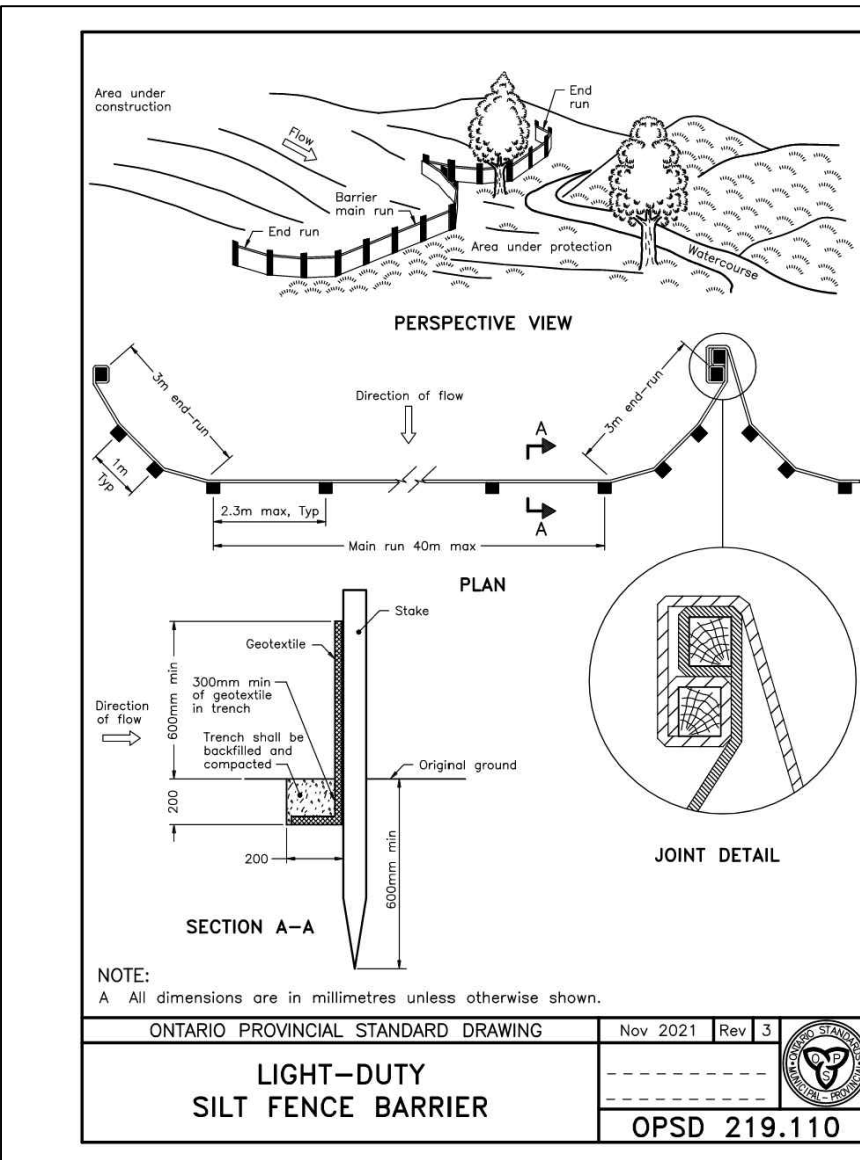
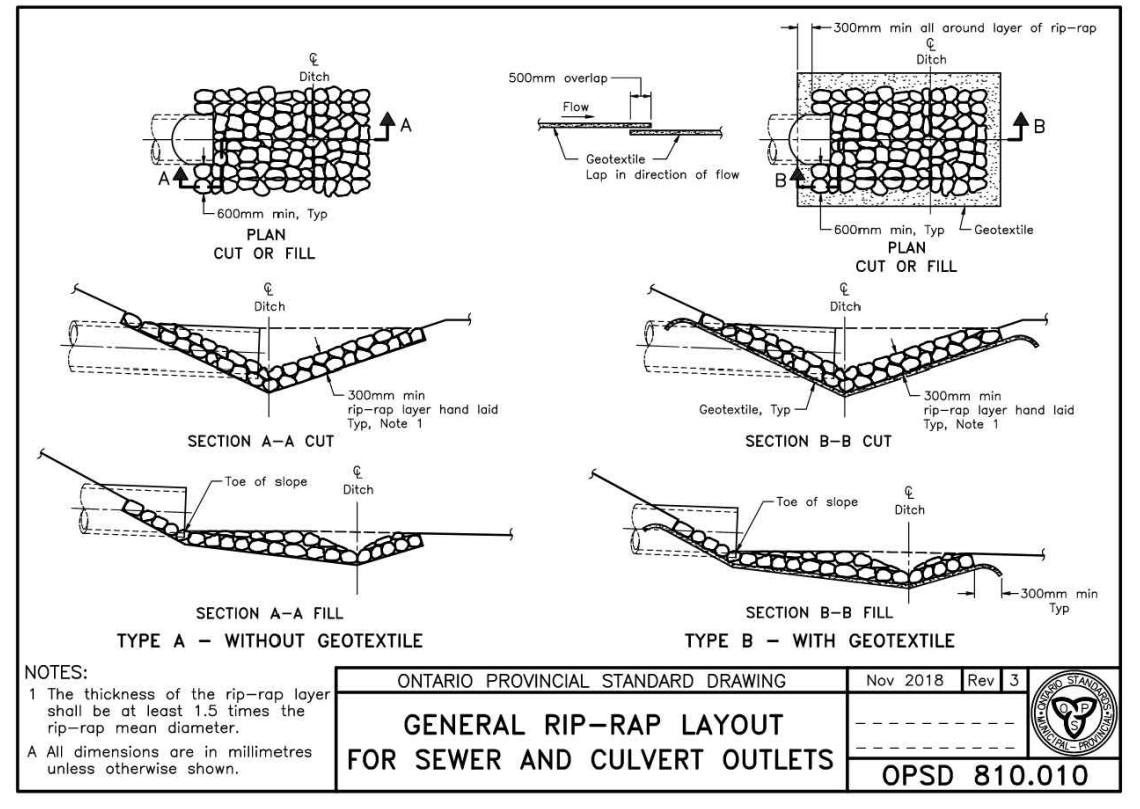
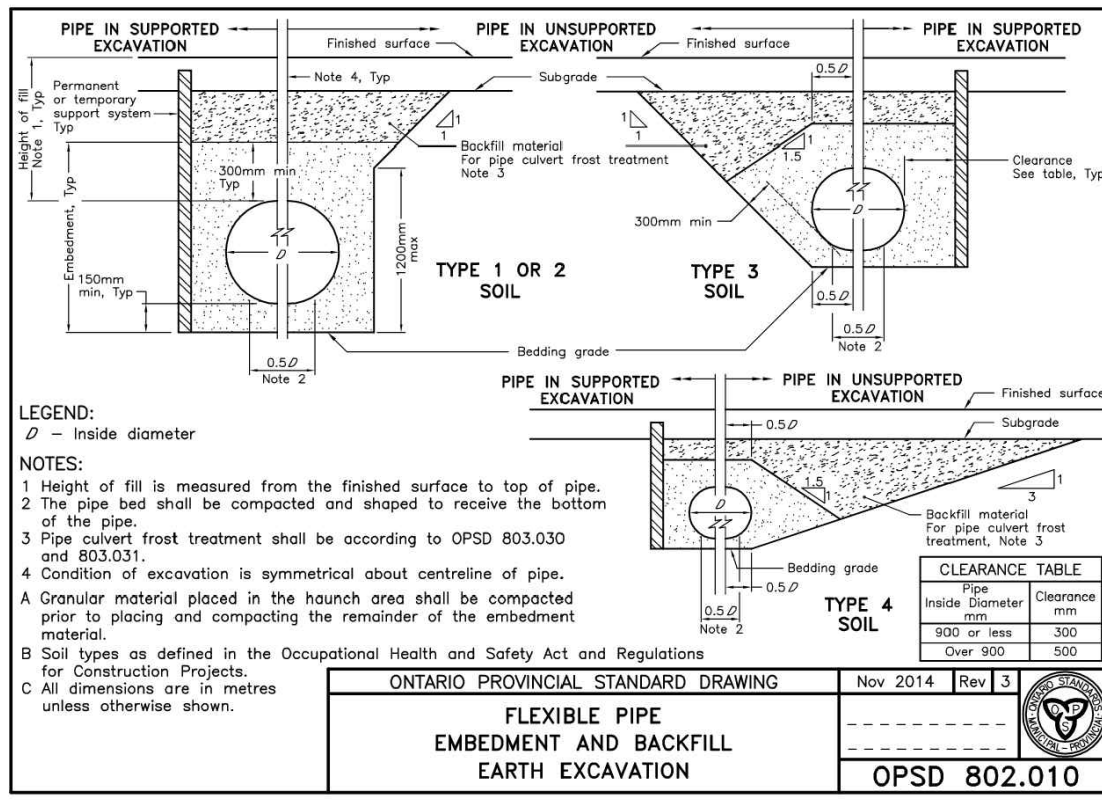
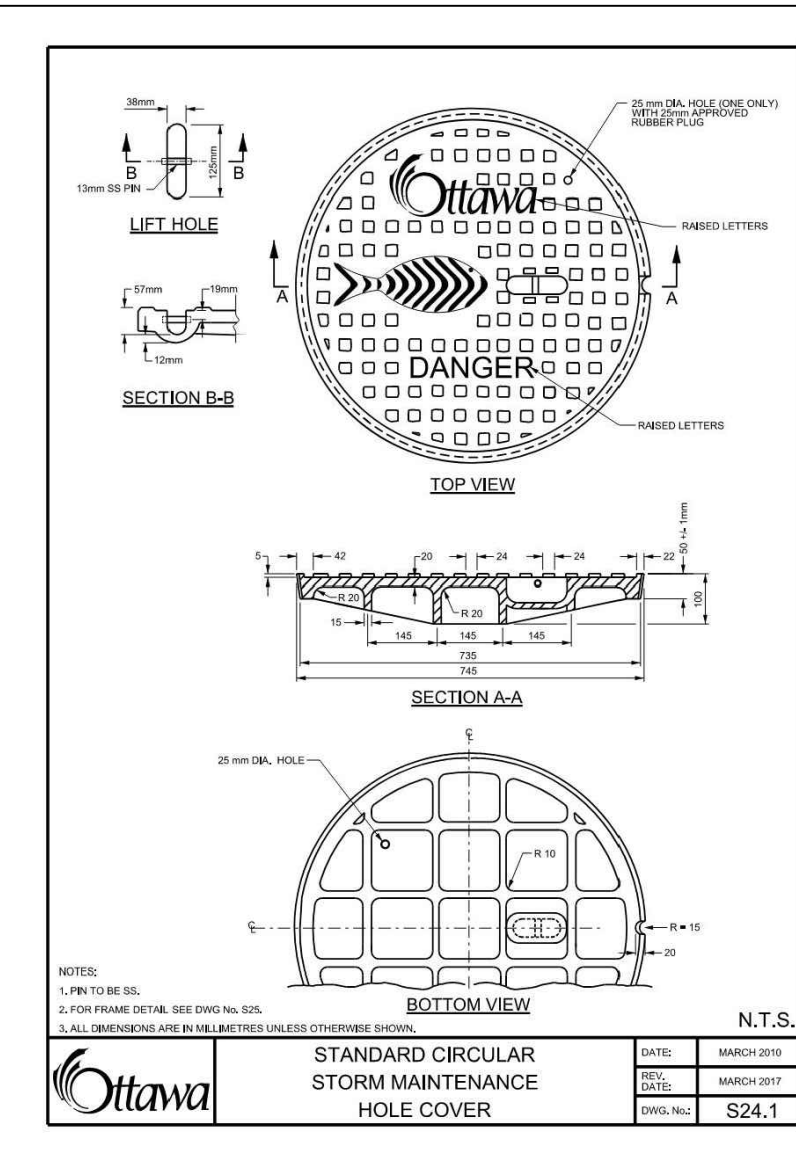
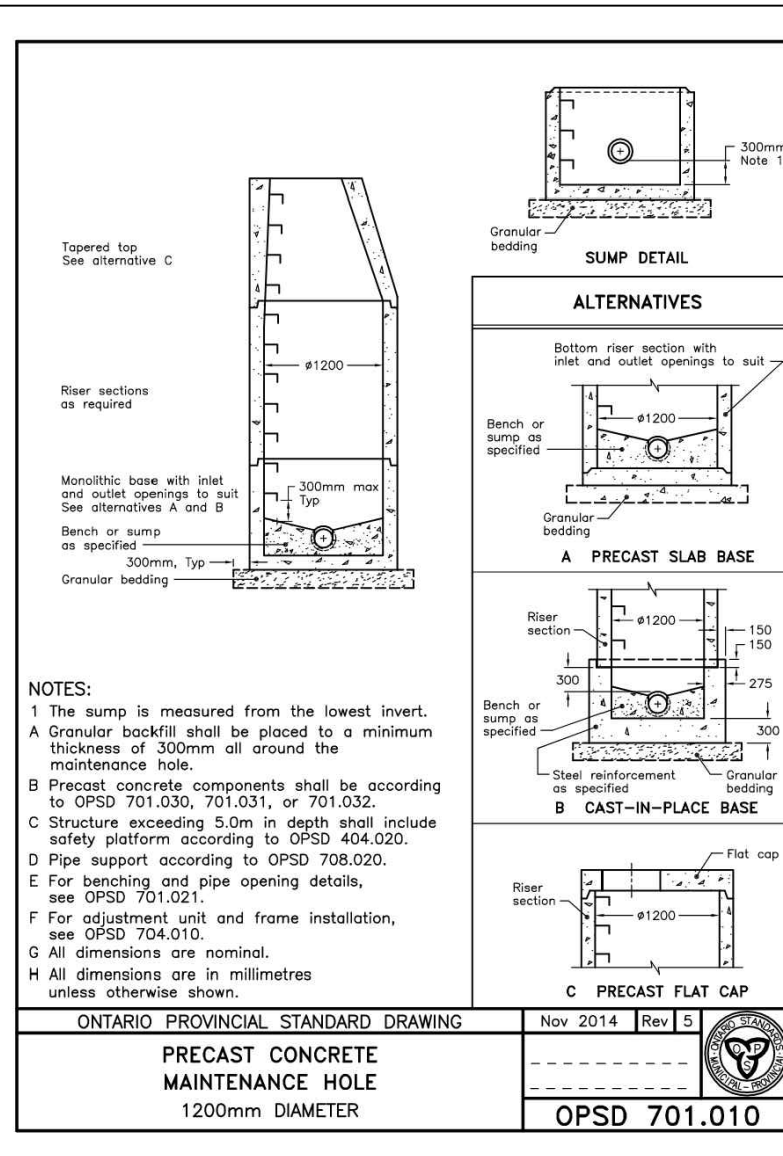
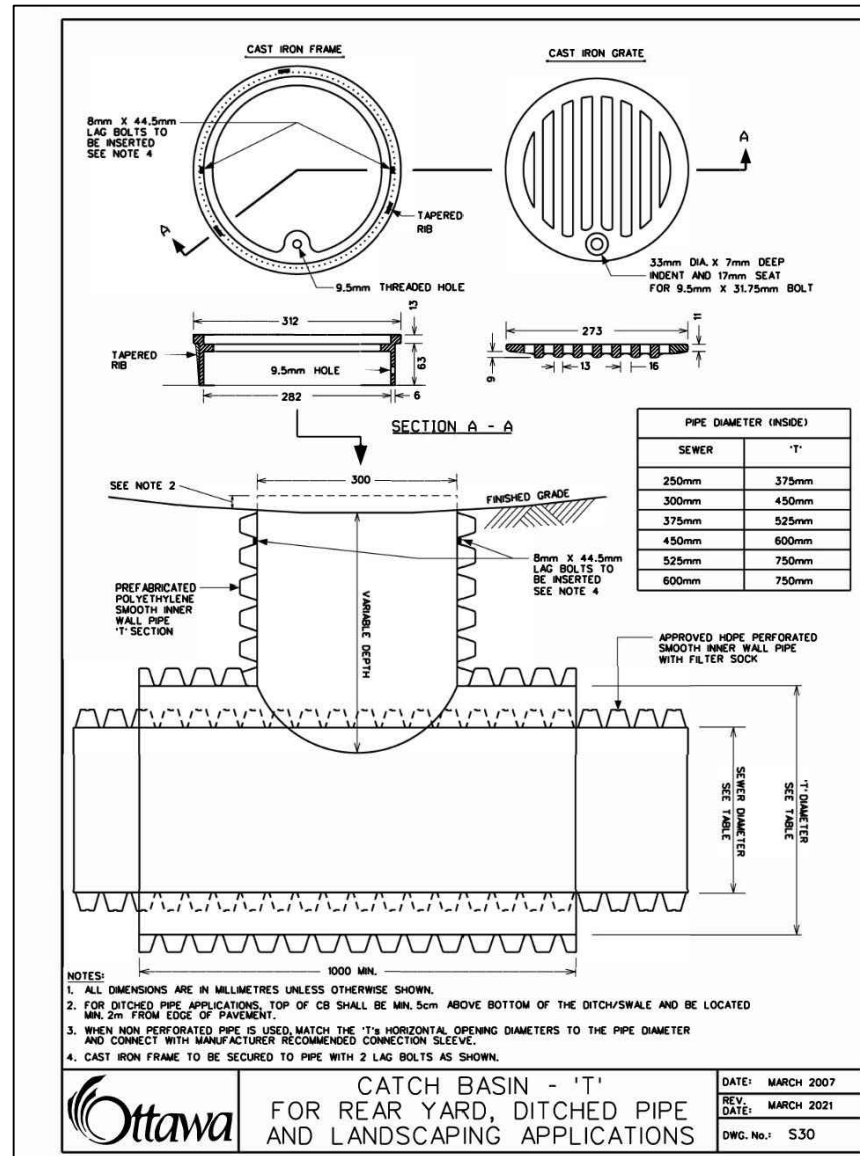
CLIENT: **BLACKSTONE GRANITE**

DESIGNED BY: S.V. DRAWN BY: S.V. APPROVED BY: M.B.

PROJECT: **PROPOSED GRANITE SHOWROOM & WAREHOUSE DEVELOPMENT
561 SOMME STREET
OTTAWA, ON K0A 1V0**

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

PROJECT NO. **240374 C702**



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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 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 PRIOR AUTHORIZATION.

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.

GENERAL NOTES

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.

NOT FOR CONSTRUCTION TENDER OR PERMIT

01	ISSUED FOR APPROVAL	S.V.	17 APRIL 2025
No.	REVISIONS	BY	DATE



NOT AUTHENTIC UNLESS SIGNED AND DATED



CLIENT: **BLACKSTONE GRANITE**

DESIGNED BY:	DRAWN BY:	APPROVED BY:
S.V.	S.V.	M.B.

PROJECT: **PROPOSED GRANITE SHOWROOM & WAREHOUSE DEVELOPMENT**
561 SOMME STREET
OTTAWA, ON K0A 1V0

DRAWING TITLE: **CONSTRUCTION DETAIL PLAN**

PROJECT NO.: **240374 C901**

APPENDIX F

**Legal Survey
Site Plan
Roof Plan**

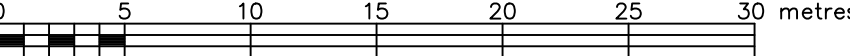


TOPOGRAPHIC SKETCH OF

No. 561 SOMME STREET
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 300



Metric Note

Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Boundary Note

Boundary compiled from Plan 4R-35791.

Elevation Notes

- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.
- Not all overhead wires/transformers adjacent to the property have been located along the North property line. Further investigation is needed if a proposed property development would be within 5.0 meters from the nearest overhead wire and/or transformer.

Utility Notes

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- Underground utility data derived from City of Ottawa utility sheet reference: 15281p&01.
- Sanitary and storm sewer grades and inverts were derived from: Field measurement.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Geographic Location:

PART OF BLOCK 2
REGISTERED PLAN 4M-1388
CITY OF OTTAWA

Notes & Legend

○ MH+ST	Denotes	Maintenance Hole (Storm)
○ MH		Maintenance Hole (Unidentified)
○ LS		Light Standard
○ UP		Utility Pole
○ AN		Anchor
□ DI		Ditch Inlet
CLF		Chain Link Fence
T/G		Top of Grate
ICV		Irrigation Control Valve
Invert		Invert
CSP		Corrugated Steel Pipe
+ 89.75		Location of Elevations
+ 89.75		Top of Concrete Curb Elevation
—		Property Line
— OW		Overhead Wires
— ST		Underground Storm Pipe

Fieldwork completed on the 26th day of April, 2024.

Caution

- This is not a plan of survey and shall not be used except for the purpose indicated in the title block.
- This sketch is protected by copyright.

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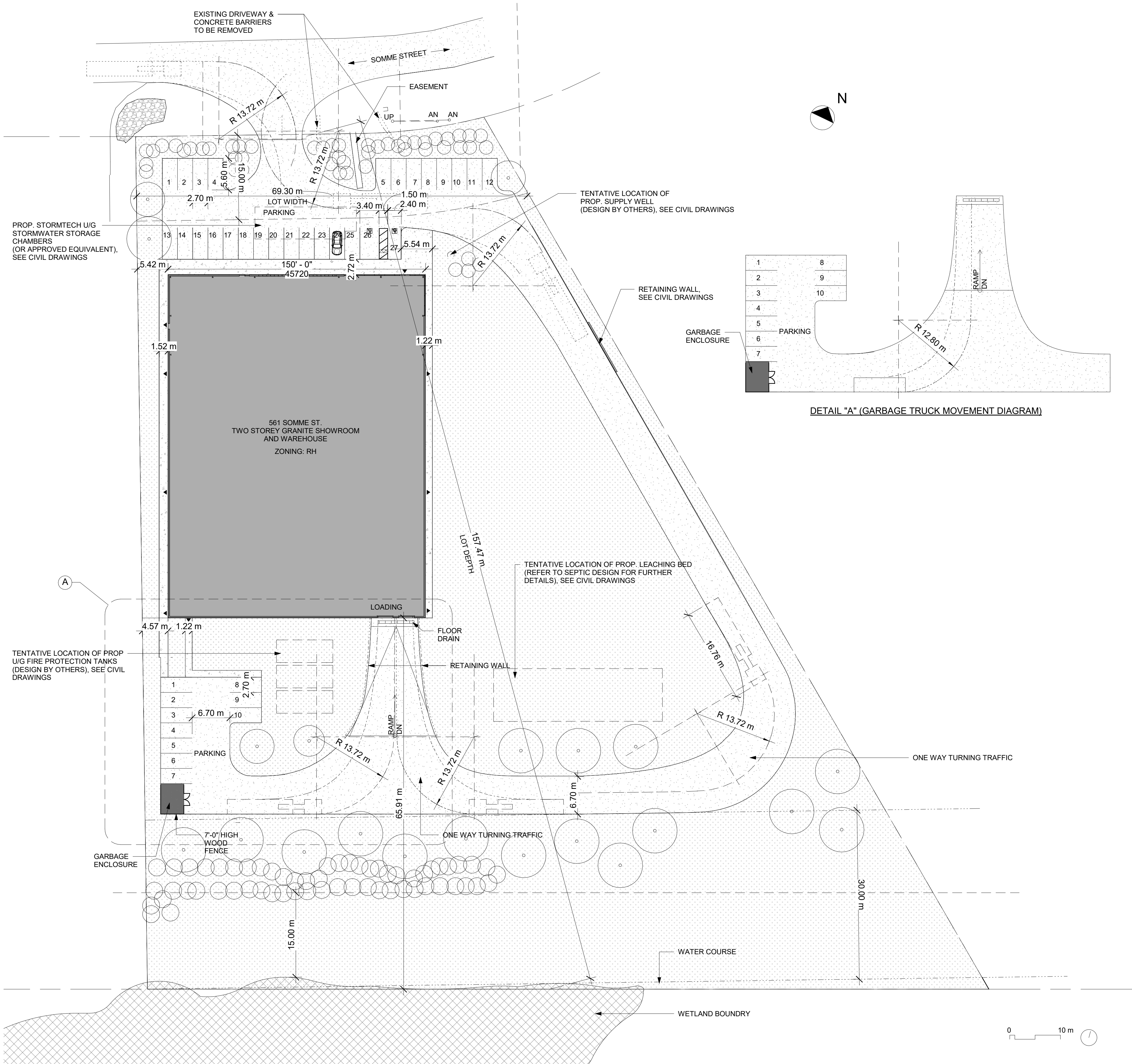
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ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

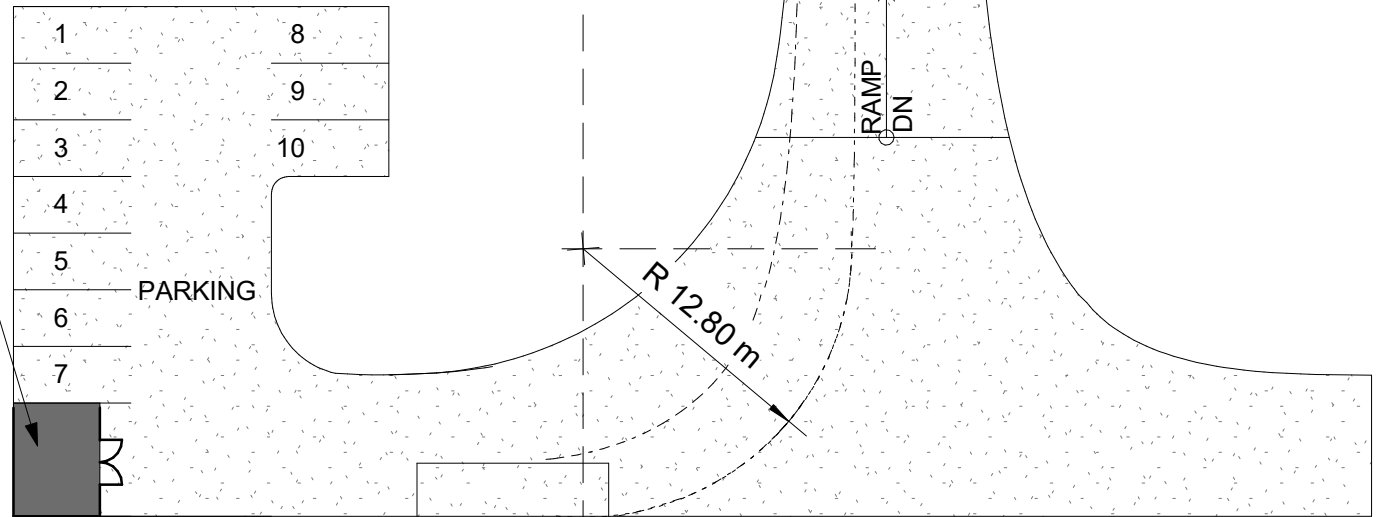
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL: (613) 727-8226 E-mail: ftdsurveys@bellnet.ca

FILE No.: 123-24

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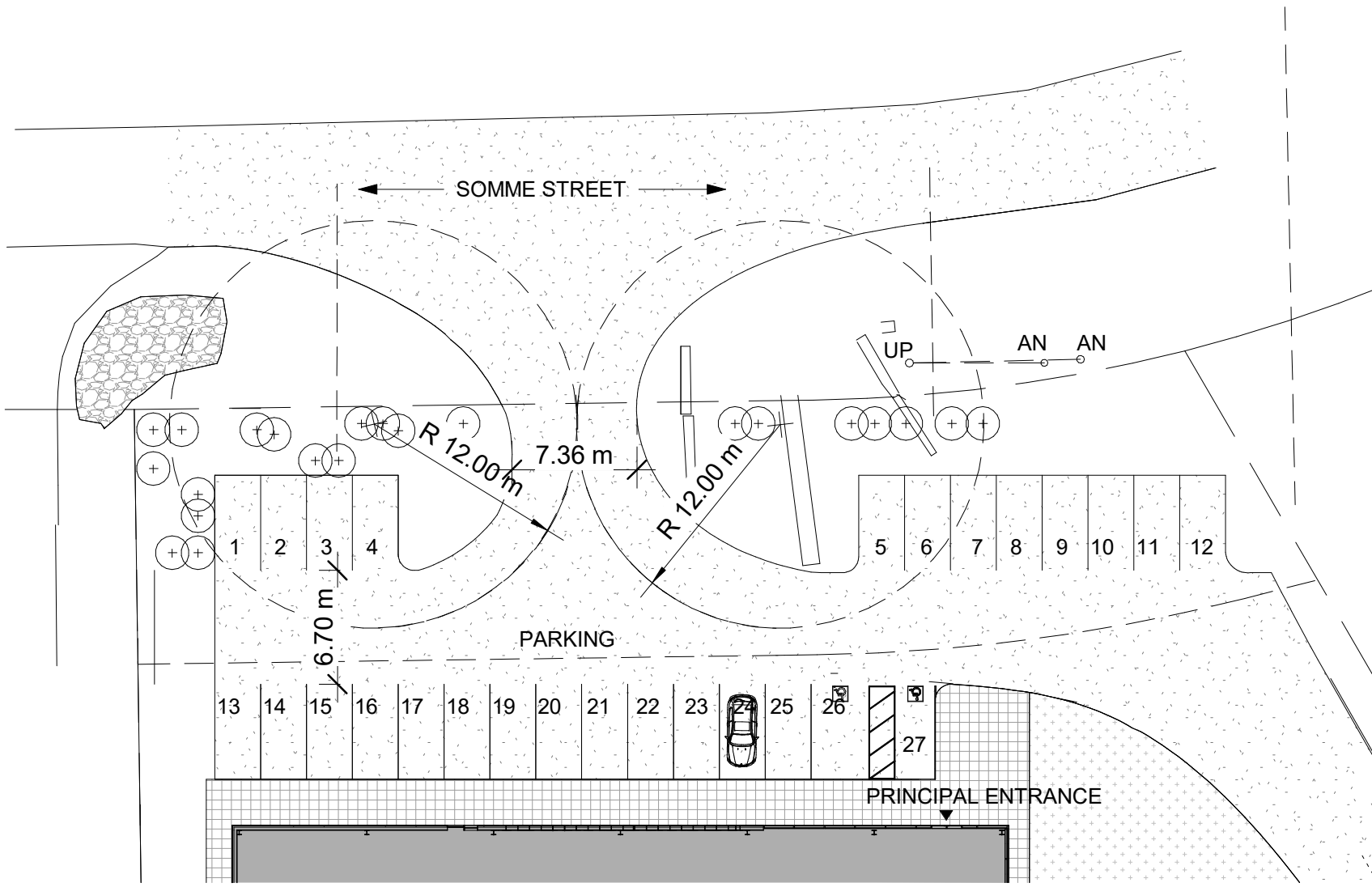
1 SITE PLAN
1:400



DETAIL "A" (GARBAGE TRUCK MOVEMENT DIAGRAM)

561 SOMME STREET			
SITE PLAN OF SURVEY PART OF BLOCK 2 AND PART OF RESERVE BLOCK 17, REGISTERED PLAN 4M-1388, CITY OF OTTAWA			
PREPARED BY H.A.KEN SHIPMAN SURVEYING LTD. COMPLETED NOVEMBER 1, 2023			
RH - RURAL HEAVY INDUSTRIAL ZONE (SECTIONS 221-222), CITY OF OTTAWA; DWELLING TYPE: LIGHT INDUSTRIAL USE			
ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA	8000 m ²	16205.4 m ²	
B) MINIMUM LOT WIDTH	50 m	69.3 m	
C) MINIMUM LOT DEPTH	N/A	157.47 m	
D) MINIMUM FRONT YARD SET BACK	15 m	24.56 m	
E) MINIMUM INTERIOR SIDE YARD SET BACK	3 m	4.57 m & 26.37 m	
F) MINIMUM REAR YARD SETBACK	15 m	66.21 m	
G) MAXIMUM PRINCIPAL BUILDING HEIGHT	15 m	TBD	
H) MAXIMUM LOT COVERAGE	50%	17.2%	
I) PARKING	Warehouse: 0.8 per 100 m2 for the first 5000 m2 of gross floor area Ground floor: (2726 m2/100)x0.8 = 21.8 spaces Second floor: (414.6 m2/100)x0.8 = 3.32 spaces Total required: 26 spaces	27 front including 2 barrier free & 10 rear Total: 37	
J) LOADING	1- 7 m x 3.5 m loading space & 9 m driveway accessing the space	2- 7 m x 3.5 m loading spaces & 9 m driveway accessing the space	
K) OUTDOOR STORAGE	Not permitted in front yard and must be screened (1.8 m opaque) from public street and residential uses	None shown on plan	

LEGEND	
	NEW TREE/ SHRUB
	PROPOSED BUILDING
	PROPOSED / EXISTING ENTRY / EXIT
	PROPERTY LINE
	DENOTES HARD LANDSCAPING (CONCRETE)
	DENOTES SOFT LANDSCAPING
	DENOTES ASPHALT



FIREFIGHTING ACCESS ROUTE

RA

REDLINE
ARCHITECTURE

REDLINE ARCHITECTURE INC.
Tel: 613-612-2232
info@redlinearchitecture.ca
www.redlinearchitecture.ca

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2015
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS ISSUED BY THE ARCHITECT
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GENERAL NOTES:

LEVENT TATAR
LICENCE
9542

CONSULTANTS
STRUCTURAL -
MECHANICAL -
ELECTRICAL -
MDV

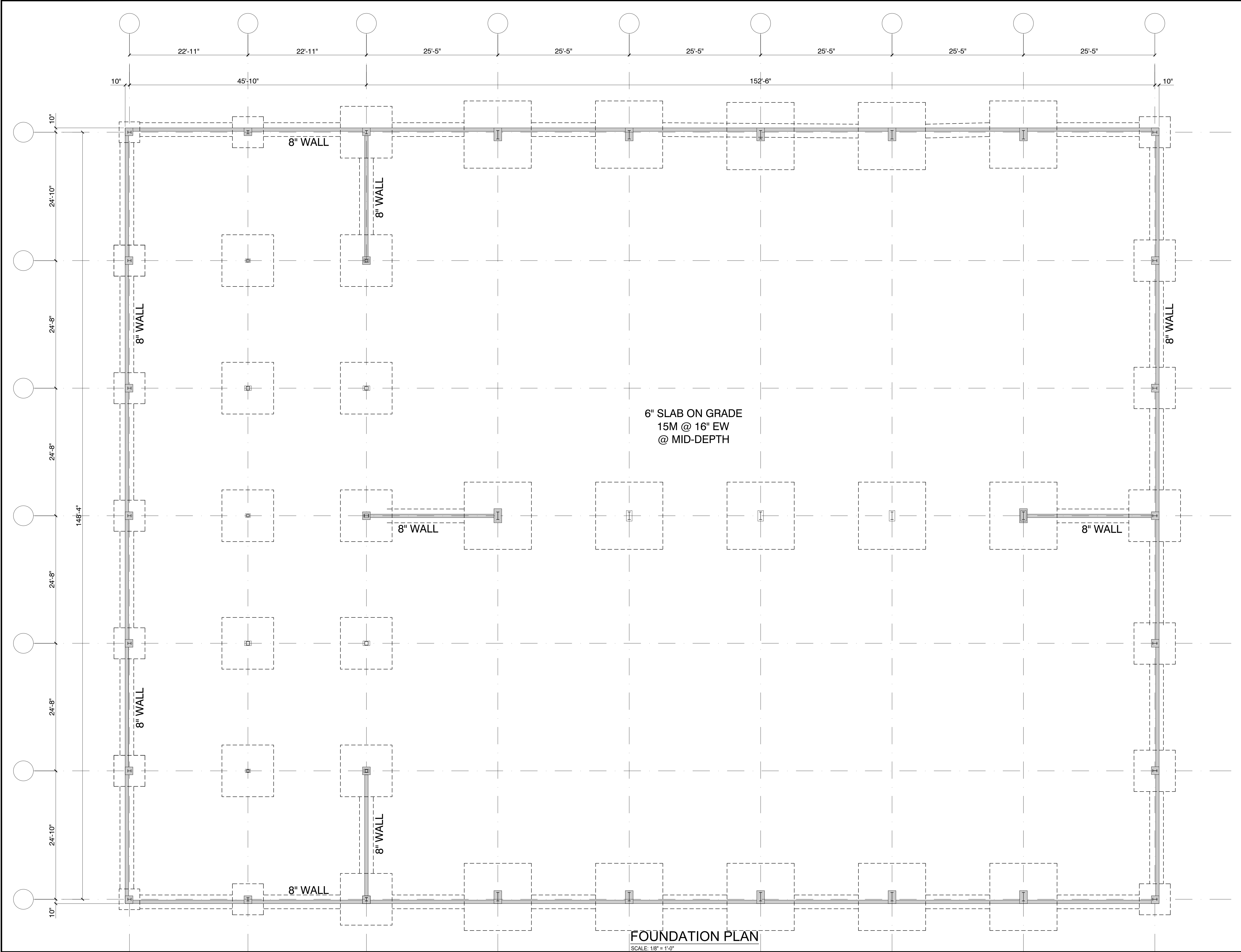
1
NO. REVISION/ISSUE
DATE

PROJECT:
561 SOMME STREET
EDWARDS, ON K2A 1Y0

SITE PLAN

DRAWN BY:
DATE: MARCH 22, 2024
SCALE: AS NOTED

SHEET:
A0



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No.	DATE	REVISION

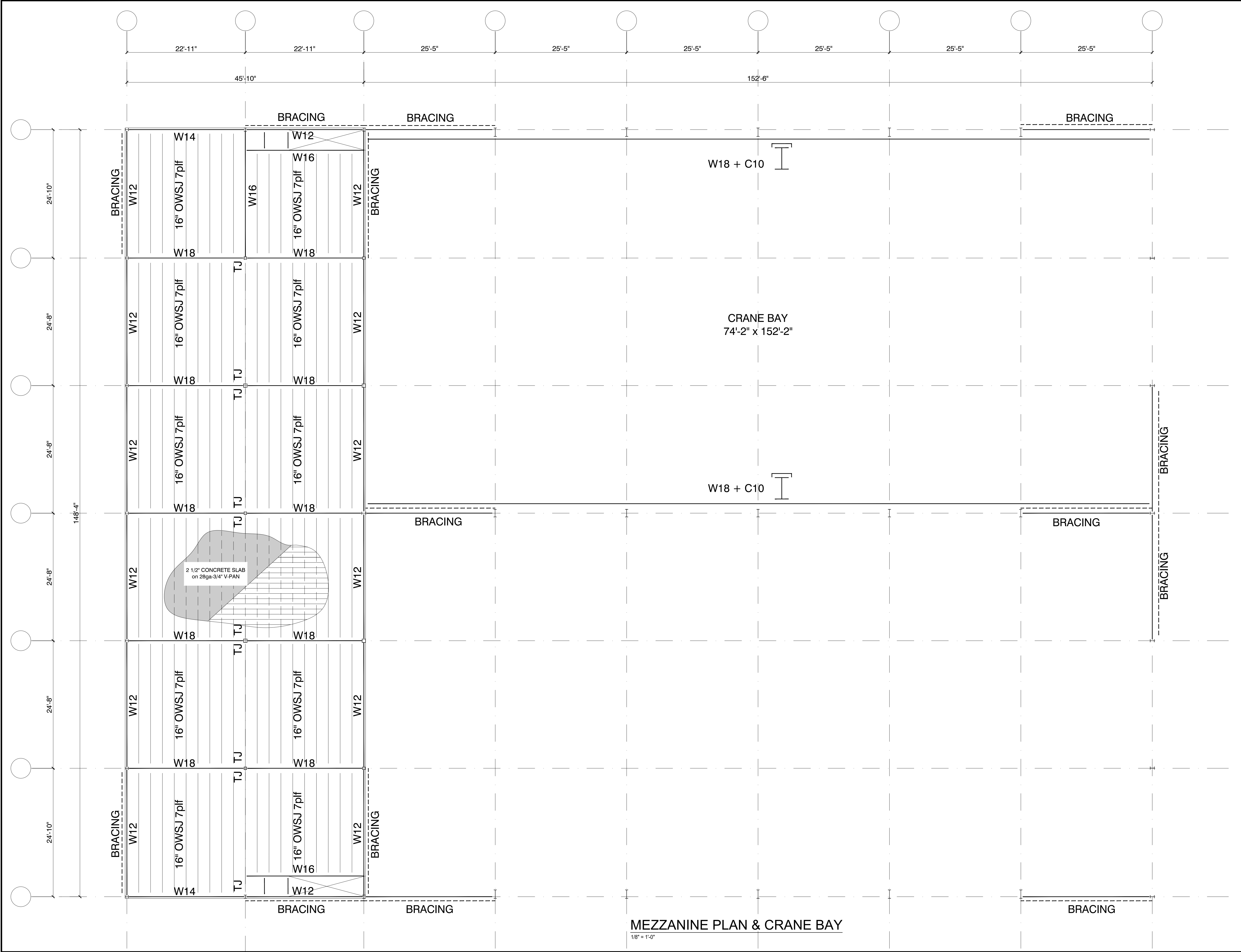
CLIENT / CLIENT

Leibe Engineering Associates
Consulting Engineers / Ingenieurs-Conseils
22 Antares Drive, Suite 201
Nepean, Ontario, K2E 7Z5
tel: (613) 723-7765 fax: (613) 723-0095

PROJECT / PROJET
561 SOMME STREET,
OTTAWA, ON

DRAWING TITLE / TITRE DU DESSIN
STRUCTURAL:
FOUNDATION PLAN

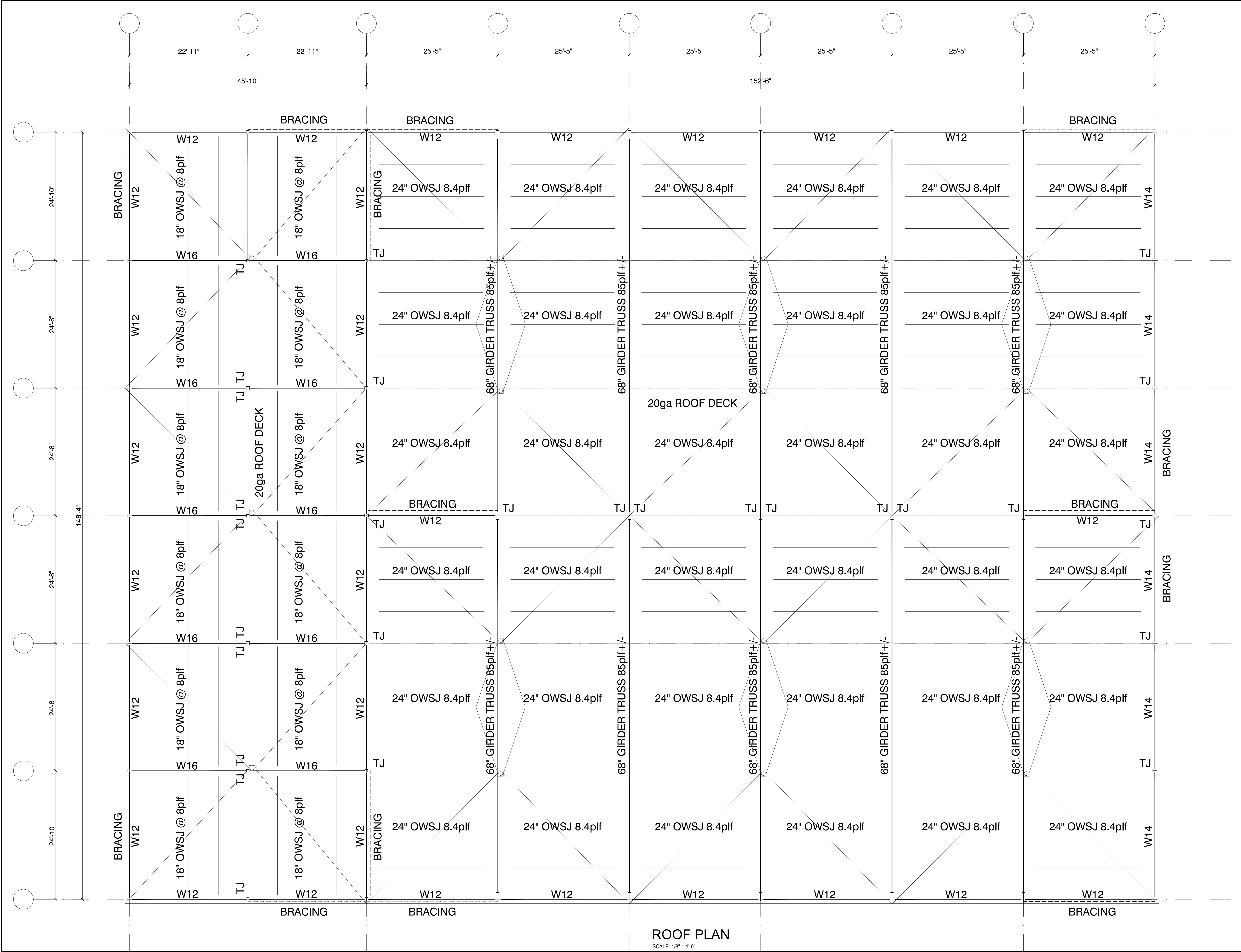
	SCALE/ECHELLE
	AS SHOWN
	DRAWN/DESSINE
	ME
	DATE
	APRIL 2024
	PROJECT/PROJET
	LEA240XX
	DRAWING/DESSIN
SK1	



MEZZANINE PLAN & CRANE BAY

1/8" = 1'-0"

0		PRELIMINARY
No.	DATE	REVISION
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Leibe Engineering Associates Consulting Engineers / Ingenieurs-Conseils 22 Antares Drive, Suite 201 Nepean, Ontario, K2E 7Z5 tel: (613) 723-7765 fax: (613) 723-0095		
PROJECT / PROJET		
561 SOMME STREET, OTTAWA, ON		
DRAWING TITLE / TITRE DU DESSIN		
STRUCTURAL: MEZZANINE PLAN & CRANE BAY		
	SCALE/ECHELLE	AS SHOWN
	DRAWN/DESSINE	ME
	DATE	APRIL 2024
	PROJECT/PROJET	LEA240XX
	DRAWING/DESSIN	
		SK2



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PROJECT / PROJET		
561 SOMME STREET, OTTAWA, ON		
DRAWING TITLE / TITRE DU DESSIN		
STRUCTURAL: ROOF PLAN		
SCALE/ECHELLE		SK3
AS SHOWN		
DRAWN/DESSINE		
ME		
DATE		
APRIL 2024		
PROJECT/PROJET		
LEA240XX		
DRAWING/DESSIN		