



Stormwater Management Report and Servicing Brief

Apartment Building
770-774 Bronson Ave
Ottawa, Ontario

Prepared for:

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TABLE OF CONTENTS

1	INTRODUCTION AND SITE DESCRIPTION	1
2	EXISTING SITE AND DRAINAGE DESCRIPTION	2
3	SCOPE OF WORK	2
4	REGULATORY APPROVALS	3
5	WATER SUPPLY AND FIRE PROTECTION	3
5.1	Existing Water Supply Services and Fire Hydrant Coverage.....	3
5.2	Water Supply Servicing Design	3
6	SANITARY SERVICE	7
6.1	Existing Sanitary Sewer Services.....	7
6.2	Sanitary Sewer Servicing Design	7
7	STORMWATER MANAGEMENT	8
7.1	Existing Stormwater Infrastructure	8
7.2	Design Criteria	8
7.2.1	Water Quality.....	8
7.2.2	Water Quantity	8
7.3	Method of Analysis	9
7.4	Proposed Stormwater Quantity Controls.....	9
8	EROSION AND SEDIMENT CONTROL	9
9	CONCLUSION	14
10	REPORT CONDITIONS AND LIMITATIONS	15



APPENDICES

- Appendix A Pre-consultation / Correspondence**
- Appendix B Water Supply Calculations**
- Appendix C Wastewater Collection Calculation**
- Appendix D Stormwater Management Calculation
Watts Roof Drain Specification**
- Appendix E Civil Engineering Drawings**
- Appendix F Proposed Site Plan
Legal Survey
As-built**

LIST OF TABLES

TABLE 1: CITY OF OTTAWA DESIGN GUIDELINES DESIGN PARAMETERS.....	4
TABLE 2: PHASE 1- RESIDENTIAL POPULATION ESTIMATE.....	5
TABLE 3: PHASE 2 - RESIDENTIAL POPULATION ESTIMATE.....	5
TABLE 4: SUMMARY OF ANTICIPATED DEMANDS AND BOUNDARY CONDITIONS	6
TABLE 5: FIRE PROTECTION SUMMARY TABLE	7
TABLE 6: PHASE 1 DRAINAGE AREAS	10
TABLE 7: SUMMARY OF RELEASE RATES AND STORAGE VOLUMES FOR PHASE 1	11
TABLE 8: PHASE 2 DRAINAGE AREAS	12
TABLE 9: SUMMARY OF RELEASE RATES AND STORAGE VOLUMES FOR PHASE 2	12

LIST OF FIGURES

Figure 1 – Aerial View of Proposed Development	1
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1 INTRODUCTION AND SITE DESCRIPTION

LRL Associates Ltd. was retained by Katasa Group to complete a Stormwater Management Analysis and Servicing Brief for the ultimate development of a mixed-use residential high rise, which will consist of a 22-storey tower and a 9-storey tower. The site is located at 770-774 Bronson Avenue and 557 Cambridge Street South.

The subject property consists of three (3) lots that are legally described as Lots 3, 4, 37 and part of lots 1, 2, 38, in registered plan 28. The subject lots are designated Arterial Mainstreet in the City of Ottawa and are zoned AM10[2373] and AM1[2003] S296 (Arterial Mainstreet Subzone1, Exception 2006, Schedule 296).

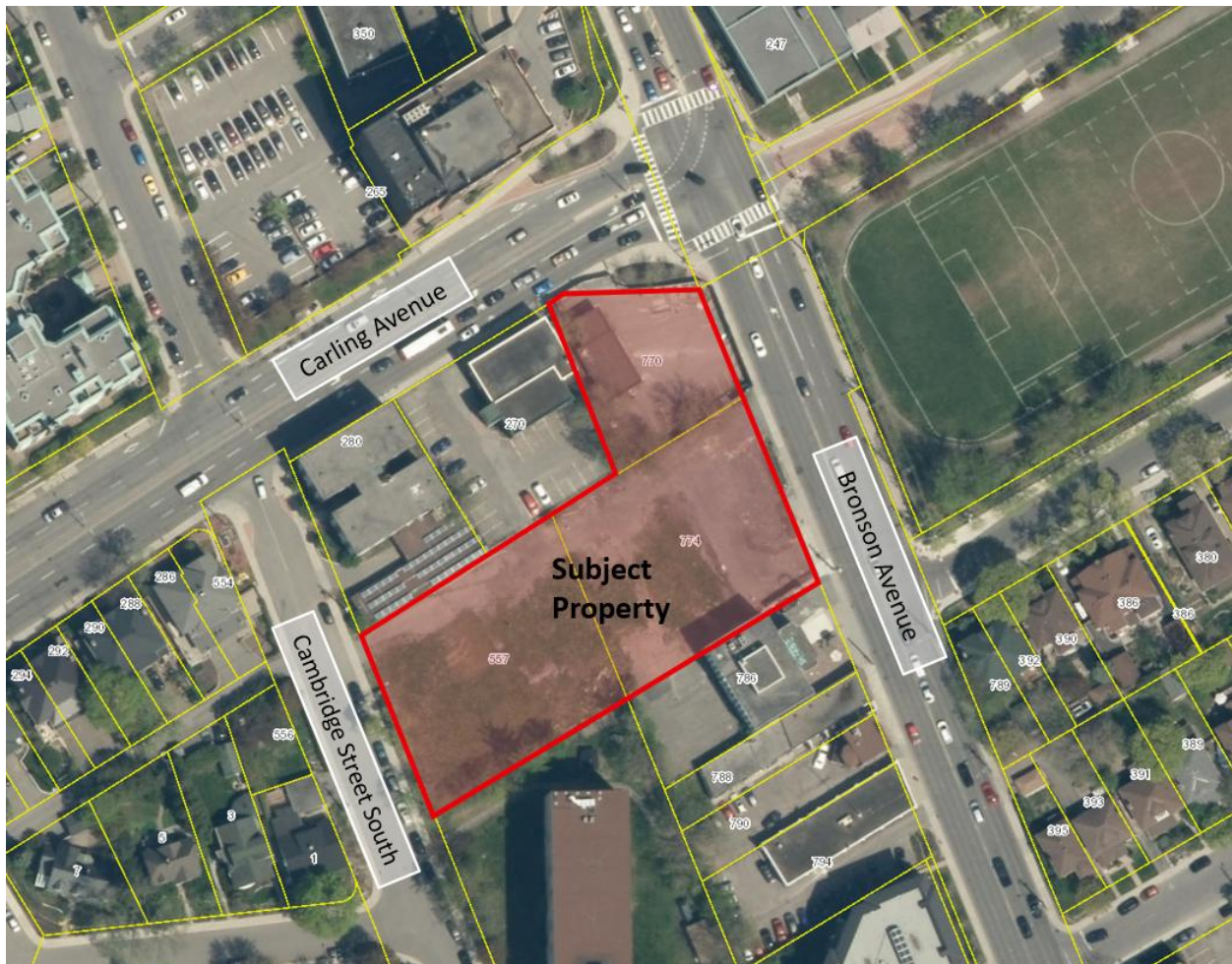


Figure 1: Aerial View of Proposed Development

The proposed development has been previously submitted for Site Plan Control (Application file number: D07-12-21-0108 & Plan No:18887), and it is understood that a Site Plan Application was previously approved. However, a notable revision to the building statistics has occurred, with no changes to the exterior envelope of the building. As a result, the stormwater management report and site servicing brief/calculations have been revised accordingly and are now being submitted for a Site Plan Amendment application.



The subject property, as a whole, has approximately 64 m frontage along Bronson Avenue, 32 m frontage along Carling Avenue, and 40 m frontage along Cambridge Street South. The total site area is approximately **0.456 ha**.

The proposed development will be constructed in 2 phases. Phase 1 includes a 22-storey mixed-use residential building and Phase 2 includes a 9-storey residential building, consisting altogether of a total of **340** units. The 22-storey building in Phase 1 includes **250** residential units and **1500m²** of amenity space. The 9-storey building in Phase 2 includes **90** residential units and **696m²** of amenity space. Both buildings will share a 2-level underground parking garage. It is proposed that the entirety of the underground parking will be constructed during Phase 1 of the project and the 9-storey building will be constructed in Phase 2. Refer to the **Site Plan** included in **Appendix F** for more details.

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 considerations, LRL Associates Ltd. should be advised to review the report recommendations.

2 EXISTING SITE AND DRAINAGE DESCRIPTION

The subject site measures **0.456 ha** and currently consists of a 1-storey commercial automobile building with paving and gravel covering the majority of the site. Elevations of existing site range between 73.59 m at southwest corner to 76.10 m at the northwest corner of the site.

Sewer and watermain mapping, along with as-built information collected from the City of Ottawa indicate the following existing infrastructure located within the adjacent right-of-ways:

Bronson Avenue:

- 610 mm diameter UCI feedermain
- 127 mm diameter UCI watermain
- 375 mm diameter concrete combined sewer

Carling Avenue:

- 406 mm diameter UCI watermain
- 300 mm diameter concrete combined sewer

Cambridge Street South:

- 203 mm diameter PVC watermain
- 250 mm diameter PVC combined sewer

3 SCOPE OF WORK

As per applicable guidelines, the scope of work includes the following:



Stormwater management

- Calculate the allowable stormwater release rate.
- Calculate the anticipated post-development stormwater release rates.
- Demonstrate how the target quantity objectives will be achieved.

Water services

- Calculate the expected water supply demand at average and peak conditions.
- Calculate the required fire flow as per the Fire Underwriters Survey (FUS) method.
- Confirm the adequacy of water supply and pressure during peak flow and fire flow.
- Describe the proposed water distribution network and connection to the existing system.

Sanitary services

- Describe the existing sanitary sewers available to receive wastewater from the building.
- Calculate peak flow rates from the development.
- Describe the proposed sanitary sewer system.
- Review impact of increased sanitary flow on downstream sanitary sewer.

4 REGULATORY APPROVALS

An MECP Environmental Compliance Approval is expected to be required for installation of the proposed storm and sanitary sewers within the site. A Permit to Take Water is not anticipated to be required for pumping requirements for sewer installation. The Rideau Valley Conservation Authority will need to be consulted in order to obtain municipal approval for site development. No other approval requirements from other regulatory agencies are anticipated.

5 WATER SUPPLY AND FIRE PROTECTION

5.1 Existing Water Supply Services and Fire Hydrant Coverage

The subject property lies within the City of Ottawa 1W water distribution network pressure zone. Surrounding the property, there is an existing 610 mm and 127 mm watermains within Bronson Avenue, a 406mm watermain within Carling Avenue, and a 203 mm watermain within Cambridge Street. There are currently two (2) existing fire hydrants within 45 m from the proposed Siamese connections; one within Bronson Avenue and another within the Cambridge Street right-of-way. There are several existing hydrants available to service the development; refer to **Appendix B** for the fire hydrant locations.

5.2 Water Supply Servicing Design

According to the City of Ottawa Water Distribution Guidelines (Technical Bulletin ISDTB-2014-02), since the subject site has more than 50 residential units, it is required to be serviced with two water service laterals for redundancy and to avoid the creation of a vulnerable service area. Inside the building the laterals will be looped and are to be designed by the mechanical engineer at the detailed design stage. The proposed water servicing should meet both domestic and fire protection water service. Considering the presence of automatic sprinkler system inside the building and a recommended size to service the sprinkler system, the subject property is proposed



to be serviced via two (2) 150 mm diameter service connections that will be connected within the site by mechanical. The dual service will be connected to the 406 mm watermain located within Carling Avenue. This will service Phase 1 and Phase 2 of the development. The potential for a connection via Cambridge Street and Carling Avenue was explored. However, after receiving and analyzing boundary conditions received from the City of Ottawa, it was determined that a connection to the watermain within Cambridge Street would not provide sufficient pressure to service the site. Therefore, the most appropriate location for the dual connections was to be via the 406mm watermain located within Carling Avenue. Refer to Site Servicing Plan C.401 in **Appendix E** for servicing layout and connection points.

Table 1 summarizes the City of Ottawa Design Guidelines design parameters employed in the preparation of the water demand estimate.

Table 1: City of Ottawa Design Guidelines Design Parameters

Design Parameter	Value
Residential Bachelor / 1 Bedroom Apartment	1.4 P/unit
Residential 2 Bedroom Apartment	2.1 P/unit
Residential 3 Bedroom Apartment	3.1 P/unit
Other Commercial Average Daily Demand	2.8 L/m ² /d
Restaurant	125 L/seat/d
Average Daily Demand	280 L/d/per
Office	75 L/9.3m ² /d
Minimum Depth of Cover	2.4 m from top of watermain to finished grade
Desired operating pressure range during normal operating conditions	350 kPa to 480 kPa
During normal operating conditions pressure must not drop below	275 kPa
During normal operating conditions pressure shall not exceed	552 kPa
During fire flow operating conditions pressure must not drop below	140 kPa

**Table updated to reflect technical Bulletin ISDTB-2018-02*

The interior layout and architectural floor plans have been reviewed, and it was determined that the 22-storey building (phase-1) will house **13** Studio units, **150** one-bedroom units, **81** two-bedroom units, and **6** three-bedroom housing units which account for a total of 250 units. The 9-storey building (phase-2) will house **3** studio units, **66** one-bedroom units, and **21** two-bedroom units which account for a total of 90 units. Based on the City of Ottawa Design guidelines for population projection, this translates to approximately **416.9** residents in Phase 1 and **140.7** residents in Phase 2. Tables 2 and Table 3 below summarize the proposed development as interpreted using Table 4.1 of the City of Ottawa Design Guidelines, and Appendix 4-A of the Sewer Design Guidelines.



Table 2: Phase 1- Residential Population Estimate

Proposed Unit type	Persons Per Unit	Number of Units	Population
Studio	1.4	13	18.2
1 Bedroom Apartment	1.4	150	210
2 Bedroom Apartment	2.1	81	170.1
3 Bedroom Apartment	3.1	6	18.6
Total Residential Population			416.9

Table 3: Phase 2 - Residential Population Estimate

Proposed Unit type	Persons Per Unit	Number of Units	Population
Studio	1.4	3	4.2
1 Bedroom Apartment	1.4	66	92.4
2 Bedroom Apartment	2.1	21	44.1
Total Residential Population			140.7

For the purpose of determining water demands, the projected populations from the two phases were combined and used to calculate the anticipated water demands. The population used to calculate the demands is 557.8. The required water supply requirements for the residential units in the proposed buildings have been calculated using the following formula:

$$Q = (q \times P \times M)$$

Where,

q = average water consumption (L/capita/day)

P = design population (capita)

M = Peak factor

The following factors were used in calculations as per Table 3-3 in the MOE:

- Maximum Daily Demand Residential Factor = **2.5**
- Maximum Daily Demand Commercial Factor = **1.5**
- Peak Hour Demand Residential Factor = **2.2**
- Peak Hour Demand Commercial Factor = **1.8**



Using the above-mentioned factors and design parameters listed in Table 1, the anticipated demands were calculated as follows:

- Average daily domestic water demand is **2.33 L/s**,
- Maximum daily demand is **5.75 L/s**, and
- Maximum hourly is **5.10 L/s**.

Refer to **Appendix B** for water demand calculations.

The City of Ottawa was contacted to obtain boundary conditions associated with the estimated water demand, as indicated in the boundary request correspondence included in **Appendix B**. Table 4 below summarizes boundary conditions for the proposed development.

Table 4: Summary of Anticipated Demands and Boundary Conditions

Design Parameter	Anticipated Demand (L/s)	Boundary Conditions @ Carling Avenue (m H ₂ O / kPa)
Average Daily Demand	2.33	114.8 / 400.0
Max Day + Fire Flow (per FUS)	5.75+216.7	109.8 / 351.0
Peak Hour	5.10	106.7 / 320.6
*Assumed Ground elevation at connection point = 74.00 m. Water demand calculation per City of Ottawa Water Design guidelines. See Appendix B for details.		

As indicated in Table 4, pressures in all scenarios meet the required pressure range stated in Table 1 as per City of Ottawa Design Guidelines. Refer to **Appendix B** for Boundary Conditions.

The estimated fire flow for the proposed buildings was calculated in accordance with *ISTB-2018-02*. The following parameters were provided by the Architect, see **Appendix A** for collaborating correspondence:

- Type of construction – Non-Combustible Construction;
- Occupancy type – Limited Combustibility; and
- Sprinkler Protection – Fully Supervised Sprinkler System.

The fire flow demand for the site was estimated to be **13,000 L/min**, see **Appendix B** for details.

There are seven (**7**) existing fire hydrants in close proximity to the proposed buildings that are available to provide the required fire flow demands of 13,000 L/min. Four of the seven fire hydrants will be in proximity to the siamese connection located at the Phase 2 building and will provide the required fire flow. Three of the seven fire hydrants are in proximity to the siamese connection located at the Phase 1 building and will be able to provide the required fire flows. Refer to **Appendix B** for fire hydrant locations. Table 5 below summarizes the aggregate fire flow of the contributing hydrants in close proximity to the proposed development based on Table 18.5.4.3 of *ISTB-2018-02*.



Table 5: Fire Protection Summary Table

Building	Fire Flow Demand (L/min)	Fire Hydrants(s) within 75m	Fire Hydrant(s) within 150m	Available Combined Fire Flow (L/min)
Proposed multi-storey building (Phase 1)	13,000	1	2	(1 x 5678) + (2 x 3785) = 13,248
Proposed multi-storey building (Phase 2)	13,000	1	3	(1 x 5678) + (3 x 3785) = 17,033
Combined	26,000	2	5	(2 x 5678) + (5 x 3785) = 30,281

The total available fire flow from contributing hydrants for Phase 1 is equal to **13,248L/min** and **17,033L/min** for Phase 2. The total combined available fire flow from contributing hydrants for both phases is equal to **30,281L/min** which is sufficient to provide adequate fire flow for the proposed development. A certified fire protection system specialist will need to be employed to design the building's fire suppression system and confirm the actual fire flow demand.

The proposed water supply design conforms to all relevant City Guidelines and Policies.

6 SANITARY SERVICE

6.1 Existing Sanitary Sewer Services

There is an existing 375 mm dia. combined sewer within Bronson Avenue, and another 250 mm dia. combined sewer within Cambridge Street South across the subject site.

The post-development wet total flow was calculated to be **8.04 L/s**, combined for Phase 1 and 2, as a result of the proposed residential population and a small portion of infiltration. Refer to **Appendix C** for further information on the calculated sanitary flows.

6.2 Sanitary Sewer Servicing Design

The proposed development will be serviced via two (2) 200 mm dia. sanitary service laterals; one service dedicated for each phase of the development. Proposed wastewater flow from Phase 1 of the development was calculated to be **5.73 L/s**, which will be conveyed to the existing 375 mm dia. combined sewer within Bronson Avenue. Proposed wastewater flow from Phase 2 was calculated to be **2.30 L/s**, which will be conveyed to the existing 250 mm dia. combined sewer within Cambridge Street South. Refer to LRL drawing C.401 for the proposed sanitary servicing.



The parameters used to calculate the anticipated sanitary flows are; residential average population per unit of 1.4 person for single units, 2.1 persons for two-bedroom units, and 3.1 persons for three-bedroom units, a residential daily demand of 280 L/p/day, a residential peaking factor of 4.0 and a total infiltration rate of 0.33 L/s/ha. Refer to **Appendix C** for the site sanitary sewer design sheet.

7 STORMWATER MANAGEMENT

7.1 Existing Stormwater Infrastructure

Stormwater runoff from the subject property is tributary to the City of Ottawa sewer system as such, approvals for the proposed development within this area are under the approval authority of the City of Ottawa.

In pre-development conditions, drainage from subject lots are divided where approximately 60% of the subject property, depicted by EWS-01 (0.273 ha), drains uncontrolled overland to the east side towards Bronson Ave., and the remaining 40%, depicted by EWS-02 (0.184 ha), drains uncontrolled overland to the west side of the site towards Cambridge St. S., refer to plan C701 included in **Appendix E** for pre-development drainage characteristics. There is currently an existing 375 mm dia. combined sewer within Bronson Ave, and a 250 mm dia. combined sewer within Cambridge St. S. right-of-way. Refer to **Appendix D** for pre-development and post-development watershed information.

7.2 Design Criteria

The stormwater management criteria for this development are based on the pre-consultation with City of Ottawa officials, the City of Ottawa Sewer Design Guidelines including City of Ottawa Stormwater Management Design Guidelines, 2012 (City standards), as well as the Ministry of the Environment's Stormwater Management Planning and Design Manual, 2003 (SWMPD Manual).

7.2.1 Water Quality

The subject property lies within the Ottawa River West sub-watershed and is therefore subject to review by the Rideau Valley Conservation Authority (RVCA). It was determined that no further treatment is required for stormwater runoff from the proposed development. Correspondence with RVCA is included in **Appendix A**.

7.2.2 Water Quantity

Based on pre-consultation with the City, correspondence included in **Appendix A**, the following stormwater management requirements for a combined sewer area were identified for the subject site:

- Meet an allowable release rate based on a Rational Method coefficient of 0.40, employing the City of Ottawa IDF parameters for a 2-year storm with a calculated time of concentration equal to or greater than 10 minutes; and
- Attenuate all storms up to and including the City of Ottawa 100-year storm event on site.



To calculate the allowable storm release rate for the subject site, the proposed dry sanitary wastewater flow was deducted from the calculated pre-development 2-year release rate. The total allowable storm release rate was calculated to be **31.42 L/s** (38.97 L/s – 7.55 L/s). Refer to **Appendix D** for calculations.

7.3 Method of Analysis

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

7.4 Proposed Stormwater Quantity Controls

The proposed stormwater management quantity control for this development will be accomplished using roof drains restricting the flow leaving the rooftop as well as proposed cisterns in the underground garage that will discharge at specified constant release rates. Storage required as a result of quantity control will be accomplished through a combination of rooftop storage and cisterns in the underground garage.

The subject site is proposed to be serviced via two 250 mm diameter storm sewer service laterals that will connect to the existing 375 mm dia. combined sewer within Bronson Ave and existing 250 mm dia. combined sewer within Cambridge St. S. The proposed servicing layout and connection points are shown on drawing C.401 in **Appendix E**, and detailed calculations can be found in **Appendix D**.

The existing site is delineated by catchments EWS-01, which currently drains uncontrolled towards the east of the property, and EWS-02 which drains to the west of the property.

The site has been analyzed and post-development watersheds have been allocated. To adhere to existing drainage characteristics, two outlets are proposed. Outlet 1 (in Phase 1) will be designed based on EWS-01 and Outlet 2 (in Phase 2) will be designed based on EWS-02. The allowable release rate in Phase 1 will be **17.67 L/s** and the allowable release rate in Phase 2 will be **13.75 L/s**.

7.4.1 Phase 1 Outlet – Bronson Avenue

In order to achieve the allowable post-development stormwater release rate established in *Section 7.2.2*, above, Phase 1 of the proposed development will use rooftop storage as well as an internal cistern, to be designed by a mechanical engineer using the specified release rates determined in this analysis. The internal cistern and the roof drain outlet will discharge to the existing 375 mm dia. combined sewer within Bronson Avenue via a 250 mm diameter storm service lateral. Refer to C401 in **Appendix E** for servicing layout and connection points.

Table 6 below summarizes the Phase 1 post-development drainage areas. Calculations can be found in **Appendix D**.



Table 6: Phase 1 Drainage Areas

Drainage Name	Area (ha)	Weighted Runoff Coefficient	100 Year Weighted Runoff Coefficient (25% increase)
WS-01 (ROOF)	0.009	0.90	1.00
WS-02 (ROOF)	0.016	0.90	1.00
WS-03 (ROOF)	0.007	0.90	1.00
WS-04 (ROOF)	0.011	0.90	1.00
WS-05 (ROOF)	0.011	0.90	1.00
WS-06 (ROOF)	0.007	0.90	1.00
WS-07 (ROOF)	0.011	0.90	1.00
WS-08 (ROOF)	0.018	0.90	1.00
WS-09 (ROOF)	0.011	0.90	1.00
WS-10 (ROOF)	0.006	0.90	1.00
WS-11 (ROOF)	0.011	0.90	1.00
WS-12 (CONTROLLED)	0.085	0.84	1.00
WS-13 (UNCONTROLLED)	0.012	0.71	0.89

The roof top of the 22-storey building in Phase 1 will include a total of **18** roof drains. Six (6) of the roof drains will not be controlled and will not provide any roof storage. The flows from these six (6) roof drains will be carried to the cistern in Phase 1. The remaining twelve (12) roof drains will be controlled to a flow of **0.63L/s** and are to be Watts RD-100-A with a closed exposed weir opening. The total controlled flow rate from the rooftop in Phase 1 will be **6.94L/s**. See **Appendix D** for more information on the selected roof drains and flow restrictors. See drawing C.601 in **Appendix E** for roof drain locations and information.

The total available roof storage (m^3) has been calculated using the following formula:

$$V = \left(\frac{D_{SI} * A_{Eff}}{3} \right)$$

Where:

V = available (provided) rooftop storage (m^3)



D_{Sl} = slope ponding depth (m)
 A_{Eff} = effective roof area (m^2)

Based on the equation above, it was calculated that **51.78 m³** of rooftop storage would be available in the 100-year event for Phase 1. For additional details on the calculations for available area of rooftop storage, refer to **Appendix D**.

Table 7 below summarizes the release rates and storage volumes required to meet the Phase 1 weighted allowable release rate of **17.67 L/s** for 100-year flow rates. This release rate was calculated based on the area of EWS-01.

TABLE 7: SUMMARY OF RELEASE RATES AND STORAGE VOLUMES FOR PHASE 1

Catchment Area	Outlet	Drainage Area (ha)	100-year Release Rate (L/s)	100-Year Required Storage (m ³)	Total Available Storage (m ³)
WS-01 (ROOF)	R.D.1	0.009	0.63	3.00	3.89
WS-02 (ROOF)	R.D.2	0.016	0.63	6.70	7.00
WS-03 (ROOF)	R.D.3	0.007	0.63	2.27	3.36
WS-04 (ROOF)	R.D.4	0.011	0.63	3.90	4.03
WS-05 (ROOF)	R.D.5	0.011	0.63	4.15	4.83
WS-06 (ROOF)	R.D.7	0.007	0.63	1.93	3.03
WS-07 (ROOF)	R.D.8	0.011	0.63	3.95	4.98
WS-08 (ROOF)	R.D.9	0.018	0.63	8.00	8.41
WS-09 (ROOF)	R.D.10	0.011	0.63	3.80	4.87
WS-10 (ROOF)	R.D.11	0.006	0.63	1.67	2.74
WS-11 (ROOF)	R.D.12	0.011	0.63	3.76	4.63
WS-12 (CONTROLLED)	*Cistern	0.085	5.29	29.83	30.00
WS-13 (UNCONTROLLED)		0.012	5.45	0.00	0.00
TOTAL		0.215	17.67	72.96	81.78
<i>*Flow from uncontrolled R.D.6/13/14/15/16/17, Phase 1 Trench Drain, A.D.3/4/5, CB</i>					

It is calculated that a total of **72.96 m³** of storage will be required to attenuate flows to the allowable release rate of **17.67 L/s** for Phase 1. The project runoff exceeding the allowable release rate will be stored on-site via rooftop ponding at the building rooftop and an internal building cistern. Approximate **33.24 m³** of cistern storage will be required in Phase 1 to attenuate runoff to the specified allowable release rate. The cistern is required to discharge at **5.29 L/s** to ensure the allowable release rate is respected. The 100-year maximum ponding extents can be found on drawing “C601 – Stormwater Management Plan” of **Appendix E**.

7.4.2 Phase 2 Outlet – Cambridge Street South

Phase 2 of proposed development will also use rooftop storage and an internal cistern, to be designed by a mechanical engineer using the specified release rates determined in this analysis. The internal cistern and the roof drain outlet will discharge to the existing 250 mm diameter

combined sewer within Cambridge Street South via a 250 mm diameter storm service lateral. Refer to C401 in **Appendix E** for servicing layout and connection points.

Table 8 below summarizes Phase 2 post-development drainage areas. Calculations can be seen in **Appendix D**.

Table 8: Phase 2 Drainage Areas

Drainage Name	Area (ha)	Weighted Runoff Coefficient	100 Year Weighted Runoff Coefficient (25% increase)
WS-14 (ROOF)	0.014	0.90	1.00
WS-15 (ROOF)	0.019	0.90	1.00
WS-16 (ROOF)	0.014	0.90	1.00
WS-17 (ROOF)	0.016	0.90	1.00
WS-18 (ROOF)	0.016	0.90	1.00
WS-19 (CONTROLLED)	0.143	0.61	0.77
WS-20 (UNCONTROLLED)	0.019	0.72	0.90

The roof top of the 9-storey building in Phase 2 will include a total of seven (7) roof drains. Two (2) of the roof drains will not be controlled and will not provide any roof storage. The flows from these two (2) roofs drains will be carried to the cistern in Phase 2. The controlled roof drains are to be Watts RD-100-A. Four (4) of the controlled roof drains will have a fully exposed weir opening and be controlled to a flow of **0.63 L/s** and one (1) of the controlled roof drains will have a ¼ opened weir opening and will be controlled to a flow of **0.95L/s**. The total controlled flow rate from the rooftop in Phase 2 will be **3.47 L/s**. See **Appendix D** for more information on the selected roof drains and flow restrictors. See drawing C.601 in **Appendix E** for roof drain locations and information.

It was calculated that **35.11 m³** of rooftop storage is available in the 100-year event for phase 2. For additional details on the calculations for available area of rooftop storage, refer to **Appendix D**.

Table 9 below summarizes the release rates and storage volumes required to meet the Phase 2 weighted allowable release rate of **13.75 L/s** for the 100-year flow rates. This release rate was calculated based on the area of EWS-02.

Table 9: Summary of Release Rates and Storage Volumes for Phase 2

Catchment Area	Outlet	Drainage Area (ha)	100-year Release Rate (L/s)	100-Year Required Storage (m ³)	Total Available Storage (m ³)



WS-14 (ROOF)	R.D.18	0.014	0.63	5.36	6.05
WS-15 (ROOF)	R.D.19	0.019	0.63	8.62	8.87
WS-16 (ROOF)	R.D.20	0.014	0.63	5.56	6.33
WS-17 (ROOF)	R.D.21	0.016	0.95	5.90	6.59
WS-18 (ROOF)	R.D.22	0.016	0.63	6.56	7.27
WS-19 (CONTROLLED)	*Cistern	0.143	1.64	60.48	65.00
WS-20 (UNCONTROLLED)		0.019	8.64	0.00	0.00
TOTAL		0.242	13.75	92.48	100.11
<i>*Flow from R.D.23/24, Phase 2 Trench Drain, A.D.1/2, CB</i>					

It is calculated that a total of **92.48 m³** of storage will be required to attenuate flows to the allowable release rate of **13.75 L/s** for Phase 2. The project runoff exceeding the allowable release rate will be stored on-site via rooftop ponding at the building rooftop and an internal building cistern. Approximately **65.00 m³** of cistern storage will be required in Phase 2 to attenuate runoff to the specified allowable release rate. The cistern is required to discharge at **1.64 L/s** to ensure the allowable release rate is respected. The 100-year maximum ponding depths can be found on drawing "C601 – Stormwater Management Plan" of **Appendix E**.

8 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 577. Refer to LRL Associates drawing C.101 for erosion and sediment control details.



9 CONCLUSION

This Stormwater Management and Servicing Report for the development proposed at 770-774 Bronson Avenue 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 maximum required fire flow was calculated at **13,000 L/min** using the FUS method.
- There are seven (7) existing fire hydrants available to service the proposed development. They will provide a combined fire flow of **30,281L/min** to the site. **13,248L/min** to the Phase 1 building and **17,033L/min** to the Phase 2 building.
- The new development will be serviced dual 150 mm Φ water service connections to be connected to the existing 406 mm Φ watermain within Carling Avenue.
- Boundary conditions received from the City of Ottawa indicate that sufficient pressure is available at Carling Ave to service the proposed site.

Sanitary Service

- Phase 1 of the proposed development will discharge **5.73 L/s** to the existing 375 mm dia. combined sewer within Bronson Avenue via a proposed 250 mm diameter sanitary service lateral.
- Phase 2 of the proposed development will discharge **2.30 L/s** to the existing 250 mm dia. combined sewer within Cambridge Street South via a proposed 200 mm diameter sanitary service lateral.

Stormwater Management

- Stormwater quality control are not required as per consultation with RVCA.
- The storm water release rates from the proposed development will meet the calculated allowable release rate of **31.42 L/s**.
- Stormwater quantity control objectives will be met through on-site storm water ponding on the roof and internal building cisterns to be designed by a mechanical engineer.



10 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

Sarthak Vora
Civil EIT



Mohan Basnet, P. Eng.
Civil Engineer



APPENDIX A

Pre-consultation / Correspondence



DEVELOPMENT SERVICING STUDY CHECKLIST

Project #: 200436

Date: 2021-03-04

4.1 General Content

Executive Summary (for larger reports only).	N/A
Date and revision number of the report.	Report Cover Sheet
Location map and plan showing municipal address, boundary, and layout of proposed development.	Drawings/Figures
Plan showing the site and location of all existing services.	Figure 1
Development statistics, land use, density, adherence to zoning and official plan, and reference to applicable subwatershed and watershed plans that provide context to which individual developments must adhere.	Section 1.0
Summary of Pre-consultation Meetings with City and other approval agencies.	Section 4.0 & Appendix A
Reference and confirm conformance to higher level studies and reports (Master Servicing Studies, Environmental Assessments, Community Design Plans), or in the case where it is not in conformance, the proponent must provide justification and develop a defensible design criteria.	Section 5.1, 6.1, 7.1
Statement of objectives and servicing criteria.	Section 1.0
Identification of existing and proposed infrastructure available in the immediate area.	Section 5.1, 6.1, 7.1
Identification of Environmentally Significant Areas, watercourses and Municipal Drains potentially impacted by the proposed development (Reference can be made to the Natural Heritage Studies, if available).	Section 7.0
Concept level master grading plan to confirm existing and proposed grades in the development. This is required to confirm the feasibility of proposed stormwater management and drainage, soil removal and fill constraints, and potential impacts to neighbouring properties. This is also required to confirm that the proposed grading will not impede existing major system flow paths.	C301

Identification of potential impacts of proposed piped services on private services (such as wells and septic fields on adjacent lands) and mitigation required to address potential impacts. N/A

Proposed phasing of the development, if applicable. N/A

Reference to geotechnical studies and recommendations concerning servicing. C401

All preliminary and formal site plan submissions should have the following information:

- Metric scale

- North arrow (including construction North)

- Key plan

- Name and contact information of applicant and property owner C401

- Property limits including bearings and dimensions

- Existing and proposed structures and parking areas

- Easements, road widening and rights-of-way

- Adjacent street names

4.2 Development Servicing Report: Water

Confirm consistency with Master Servicing Study, if available N/A

Availability of public infrastructure to service proposed development Section 5.1

Identification of system constraints Section 5.1

Identify boundary conditions Section 5.2

Confirmation of adequate domestic supply and pressure Section 5.2

Confirmation of adequate fire flow protection and confirmation that fire flow is calculated as per the Fire Underwriter's Survey. Output should show available fire flow at locations throughout the development. Section 5.2

Provide a check of high pressures. If pressure is found to be high, an assessment is required to confirm the application of pressure reducing valves.	Section 5.2
Definition of phasing constraints. Hydraulic modeling is required to confirm servicing for all defined phases of the project including the ultimate design	N/A
Address reliability requirements such as appropriate location of shut-off valves	N/A
Check on the necessity of a pressure zone boundary modification.	N/A
Reference to water supply analysis to show that major infrastructure is capable of delivering sufficient water for the proposed land use. This includes data that shows that the expected demands under average day, peak hour and fire flow conditions provide water within the required pressure range	Section 5.2
Description of the proposed water distribution network, including locations of proposed connections to the existing system, provisions for necessary looping, and appurtenances (valves, pressure reducing valves, valve chambers, and fire hydrants) including special metering provisions.	Section 5.2
Description of off -site required feeder mains, booster pumping stations, and other water infrastructure that will be ultimately required to service proposed development, including financing, interim facilities, and timing of implementation.	N/A
Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.	Section 5.2
Provision of a model schematic showing the boundary conditions locations, streets, parcels, and building locations for reference.	N/A

4.3 Development Servicing Report: Wastewater

Summary of proposed design criteria (Note: Wet-weather flow criteria should not deviate from the City of Ottawa Sewer Design Guidelines. Monitored flow data from relatively new infrastructure cannot be used to justify capacity requirements for proposed infrastructure).	Section 6.2
Confirm consistency with Master Servicing Study and/or justifications for deviations.	N/A

Consideration of local conditions that may contribute to extraneous flows that are higher than the recommended flows in the guidelines. This includes groundwater and soil conditions, and age and condition of sewers.	N/A
Description of existing sanitary sewer available for discharge of wastewater from proposed development.	Section 6.1
Verify available capacity in downstream sanitary sewer and/or identification of upgrades necessary to service the proposed development. (Reference can be made to previously completed Master Servicing Study if applicable)	N/A
Calculations related to dry-weather and wet-weather flow rates from the development in standard MOE sanitary sewer design table (Appendix 'C') format.	Section 6.2 Appendix C
Description of proposed sewer network including sewers, pumping stations, and forcemains.	Section 6.2
Discussion of previously identified environmental constraints and impact on servicing (environmental constraints are related to limitations imposed on the development in order to preserve the physical condition of watercourses, vegetation, soil cover, as well as protecting against water quantity and quality).	N/A
Pumping stations: impacts of proposed development on existing pumping stations or requirements for new pumping station to service development.	Section 6.1
Forcemain capacity in terms of operational redundancy, surge pressure and maximum flow velocity.	N/A
Identification and implementation of the emergency overflow from sanitary pumping stations in relation to the hydraulic grade line to protect against basement flooding.	N/A
Special considerations such as contamination, corrosive environment etc.	N/A

4.4 Development Servicing Report: Stormwater Checklist

Description of drainage outlets and downstream constraints including legality of outlets (i.e. municipal drain, right-of-way, watercourse, or private property)	Section 7.1
---	-------------

Analysis of available capacity in existing public infrastructure.	N/A
A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns, and proposed drainage pattern.	N/A
Water quantity control objective (e.g. controlling post-development peak flows to pre-development level for storm events ranging from the 2 or 5 year event (dependent on the receiving sewer design) to 100 year return period); if other objectives are being applied, a rationale must be included with reference to hydrologic analyses of the potentially affected subwatersheds, taking into account long-term cumulative effects.	Section 7.2.2
Water Quality control objective (basic, normal or enhanced level of protection based on the sensitivities of the receiving watercourse) and storage requirements.	Section 7.2.1
Description of the stormwater management concept with facility locations and descriptions with references and supporting information.	Section 7.4
Set-back from private sewage disposal systems.	N/A
Watercourse and hazard lands setbacks.	N/A
Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.	N/A
Confirm consistency with sub-watershed and Master Servicing Study, if applicable study exists.	N/A
Storage requirements (complete with calculations) and conveyance capacity for minor events (1:5 year return period) and major events (1:100 year return period).	Section 7.4
Identification of watercourses within the proposed development and how watercourses will be protected, or, if necessary, altered by the proposed development with applicable approvals.	N/A
Calculate pre and post development peak flow rates including a description of existing site conditions and proposed impervious areas and drainage catchments in comparison to existing conditions.	Section 7.4 Appendix D

Any proposed diversion of drainage catchment areas from one outlet to another.	N/A
Proposed minor and major systems including locations and sizes of stormwater trunk sewers, and stormwater management facilities.	Appendix D
If quantity control is not proposed, demonstration that downstream system has adequate capacity for the post-development flows up to and including the 100 year return period storm event.	N/A
Identification of potential impacts to receiving watercourses Identification of municipal drains and related approval requirements.	N/A
Descriptions of how the conveyance and storage capacity will be achieved for the development.	Section 7.4
100 year flood levels and major flow routing to protect proposed development from flooding for establishing minimum building elevations (MBE) and overall grading.	NA
Inclusion of hydraulic analysis including hydraulic grade line elevations.	N/A
Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.	Section 8.0
Identification of floodplains – proponent to obtain relevant floodplain information from the appropriate Conservation Authority. The proponent may be required to delineate floodplain elevations to the satisfaction of the Conservation Authority if such information is not available or if information does not match current conditions.	N/A
Identification of fill constraints related to floodplain and geotechnical investigation	N/A

4.5 Approval and Permit Requirements: Checklist

Conservation Authority as the designated approval agency for modification of floodplain, potential impact on fish habitat, proposed works in or adjacent to a watercourse, cut/fill permits and Approval under Lakes and Rivers Improvement Act. The Conservation Authority is not the approval authority for the Lakes and Rivers Improvement Act. Where there are Conservation Authority regulations in place, approval under the Lakes and Rivers Improvement Act is not required, except in cases of dams as defined in the Act.

N/A

Application for Certificate of Approval (CofA) under the Ontario Water Resources Act.

N/A

Changes to Municipal Drains.

N/A

Other permits (National Capital Commission, Parks Canada, Public Works and Government Services Canada, Ministry of Transportation etc.)

N/A

4.6 Conclusion Checklist

Clearly stated conclusions and recommendations

Section 9.0

Comments received from review agencies including the City of Ottawa and information on how the comments were addressed. Final sign-off from the responsible reviewing agency.

Noted

All draft and final reports shall be signed and stamped by a professional Engineer registered in Ontario

Noted

Amr Salem

From: Rebecca Dam <rdam@figurr.ca>
Sent: October 23, 2020 1:09 PM
To: Amr Salem
Cc: Tanya Chowieri; Roberto Campos; Melissa Du Plessis; Virginia Johnson; Maxime Longtin; Mohan Basnet
Subject: RE: 200436- RE: 2025 Katasa- Civil Coordination
Attachments: 2025 GFA Per Floor.pdf; 2025 Unit Breakdown.pdf; 2025_East Elevation.png; 2025_North Elevation.png; 2025_South Elevation.png; 2025_West Elevation.png

Follow Up Flag: Follow up
Flag Status: Completed

Hi Amr, please see below and attached our response to your questions.

Let me know if you need anything else.

Thanks,
Rebecca

Rebecca Dam OAA M.Arch B.A.S ORSA
Architect

Figurr
architects collective
figurr.ca

FIG. 1
190 Somerset St W #206
Ottawa ON
K2P 0J4
T 613 695-6122 X 304
M 613 618-3286

FIG. 2
3550, Saint-Antoine O.
Montréal QC
H4C 1A9
T 514 861-5122

This email and its contents are privileged and confidential.
If you are not the intended recipient, please notify the sender immediately and delete this email and its contents.

From: Amr Salem <asalem@lrl.ca>
Sent: Tuesday, October 20, 2020 11:25 AM
To: Rebecca Dam <rdam@figurr.ca>
Cc: Tanya Chowieri <tanya@katasa.ca>; Roberto Campos <rcampos@figurr.ca>; Melissa Du Plessis <mduplessis@figurr.ca>; Virginia Johnson <vjohanson@lrl.ca>; Maxime Longtin <mlongtin@lrl.ca>; Mohan Basnet <mbasnet@lrl.ca>
Subject: RE: 200436- RE: 2025 Katasa- Civil Coordination

Hey Rebecca,

Thanks for your prompt response.

A few points;

- So we can assume a max storage/ponding depth of 150mm can be provided on the majority of surface area of the 9th floor rooftop , tower rooftop and mech room rooftop over tower? — Yes
- I couldn't find elevations drawings. Please provide those ASAP once they're available. It's essential for our grading.— Attached are the elevations, note that the elevations are still a work in progress

As promised, the following info. is needed to estimate the fireflow demand. Please note the info below is needed to request boundary conditions from the City which is a lengthy process (takes at least 2 weeks typically.)

- Can you please provide a breakdown of unit types? I only need them listed based on # of bedrooms. — See attached unit type chart
- Can you please confirm the total floor area (excluding U/G parking)? — See attached floor area chart. We will indicate this on our site plan as well.
- Can you confirm if sprinklers are proposed for the building? If yes, please specify if sprinkler system is **fully supervised** and **automatic**? — Yes- fully supervised by the fire alarm system and will be an automatic system
- Kindly provide the **ISO class** for the building as per ISO Guide sections 1, 2 and 3. I have included a brief summary of ISO Guide (review chapter 2 for construction types) as well as the section from the City's technical bulletin. Note that ISO refers only to fire-resistive for fire ratings not less than 1-hour. — Class 4

A. Determine the type of construction.

- Coefficient *C* in the FUS method is equivalent to coefficient *F* in the ISO method:

Correspondence between FUS and ISO construction coefficients

FUS type of construction	ISO class of construction	Coefficient <i>C</i>
Fire-resistive construction	Class 6 (fire resistive)	0.6
	Class 5 (modified fire resistive)	0.6
Non-combustible construction	Class 4 (masonry non-combustible)	0.8
	Class 3 (non-combustible)	0.8
Ordinary construction	Class 2 (joisted masonry)	1.0
Wood frame construction	Class 1 (frame)	1.5

However, the FUS definition of fire-resistive construction is more restrictive than those of ISO construction classes 5 and 6 (modified fire resistive and fire resistive). FUS requires structural members and floors in buildings of fire-resistive construction to have a fire-resistance rating of 3 hours or longer.

- With the exception of fire-resistive construction that is defined differently by FUS and ISO, practitioners can refer to the definitions of the ISO construction classes (and the supporting definitions of the types of materials and assemblies that make up the ISO construction classes) found in the current ISO guide [4] (see Annex i) to help select coefficient *C*.
- To identify the most appropriate type of construction for buildings of mixed construction, the rules included in the current ISO guide [4] can be followed (see Annex i). For a building to be assigned a given classification, the rules require $\frac{2}{3}$ (67%) or more of the total wall area and $\frac{2}{3}$ (67%) or more of the total floor and roof area of the building to be constructed according to the given construction class or a higher class.
- New residential developments (less than 4 storeys) are predominantly of wood frame construction ($C = 1.5$) or ordinary construction ($C = 1.0$) if exterior walls are of brick or masonry. Residential buildings with exterior walls of brick or masonry veneer and those with less than $\frac{2}{3}$ (67%) of their exterior walls made of brick or masonry are considered wood frame construction ($C = 1.5$).

Feel free to contact me with any questions.

Thanks,



Amr Salem, EIT

Civil Designer

LRL Associates Ltd.

5430 Canotek Road
Ottawa, Ontario K1J 9G2

T (613) 842-3434 or (877) 632-5664 ext 248

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E asalem@lrl.ca

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Amr Salem

From: Wu, John <John.Wu@ottawa.ca>
Sent: October 27, 2020 1:06 PM
To: Amr Salem; Mottalib, Abdul
Subject: RE: 770-774 Bronson SWM Quantity Control Criteria

Follow Up Flag: Follow up
Flag Status: Completed

Hi, Amr:

The storm water management criteria is to control 2, 5, 100 year's storm to the site using C0.4, 2 year's storm event release rate.

Thanks.

John

From: Amr Salem <asalem@lrl.ca>
Sent: October 27, 2020 12:52 PM
To: Mottalib, Abdul <Abdul.Mottalib@ottawa.ca>; Wu, John <John.Wu@ottawa.ca>
Subject: RE: 770-774 Bronson SWM Quantity Control Criteria

CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you recognize the source.

ATTENTION : Ce courriel provient d'un expéditeur externe. Ne cliquez sur aucun lien et n'ouvrez pas de pièce jointe, excepté si vous connaissez l'expéditeur.

Hello Abdul, John,

Sorry for the confusion, my email now is asalem@lrl.ca. Please delete my previous e-mail from your contact list to avoid any confusion.

Regarding this file, please find attached the submission list provided on Dec 20,2019 which appoints John Wu as the infrastructure PM, hence my email. I also attached preconsult follow up correspondence.

Please let me know if someone else has taken this over since?

Thanks,

Amr Salem, EIT
Civil Designer

Amr Salem

From: Jamie Batchelor <jamie.batchelor@rvca.ca>
Sent: March 3, 2021 3:45 PM
To: Amr Salem
Cc: Eric Lalande
Subject: RE: (LRL#200436) - 770-774 Bronson Ave - SWM Quality Control Criteria

Hi Amr,

I can confirm that if the stormwater is being directed to combined sewers, no onsite water quality control measures are required save and except best management practices. We would encourage you to look at the opportunity to incorporate LID components into the stormwater management plan.

Jamie Batchelor, MCIP, RPP
Planner, ext. 1191
jamie.batchelor@rvca.ca



3889 Rideau Valley Drive
PO Box 599, Manotick ON K4M 1A5
T 613-692-3571 | 1-800-267-3504 F 613-692-0831 | www.rvca.ca

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From: Amr Salem <asalem@lrl.ca>
Sent: Tuesday, March 2, 2021 5:11 PM
To: Jamie Batchelor <jamie.batchelor@rvca.ca>
Subject: RE: (LRL#200436) - 770-774 Bronson Ave - SWM Quality Control Criteria

Hey Jamie,

I just wanted to follow up on this, can you please confirm the below.



Thanks,

Amr Salem

Civil Designer

LRL Associates Ltd.

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Ottawa, Ontario K1J 9G2

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F (613) 842-4338

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si nous avons satisfait vos attentes en remplissant notre [sondage sur la satisfaction de la clientèle](#)



From: Amr Salem
Sent: October 27, 2020 2:32 PM
To: Jamie.batchelor@rvca.ca
Subject: (LRL#200436) - 770-774 Bronson Ave - SWM Quality Control Criteria

Hello Jamie,

I wanted to consult with you regarding a residential mixed-use development, we are working on located on 770-774 Bronson Ave and 557 Cambridge Street.

Existing runoff from the subject properties drain into existing combined sewers in Carling Ave & Bronson Ave right-of-ways, see figure below;



Figure 1 Subject Properties

Can you please confirm that no quality controls will be required since the proposed development will discharge into a combined sewer?

Thank you,



Amr Salem, EIT

Civil Designer

LRL Associates Ltd.

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Ottawa, Ontario K1J 9G2

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Nous nous soucions profondément de votre opinion, nous vous invitons donc à nous faire savoir
si nous avons satisfait vos attentes en remplissant notre [sondage sur la satisfaction de la clientèle](#)*

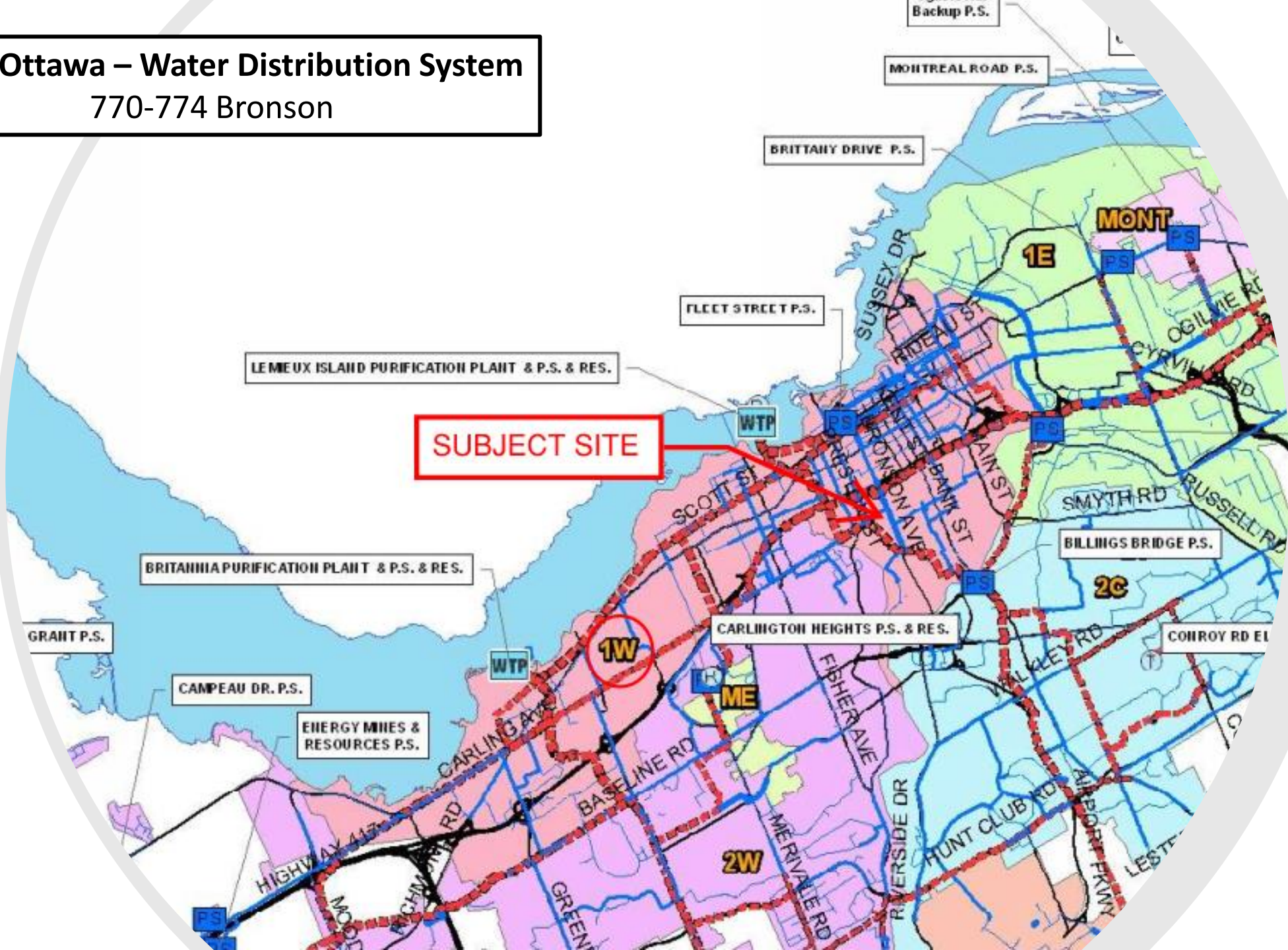
APPENDIX B

Water Supply Calculations

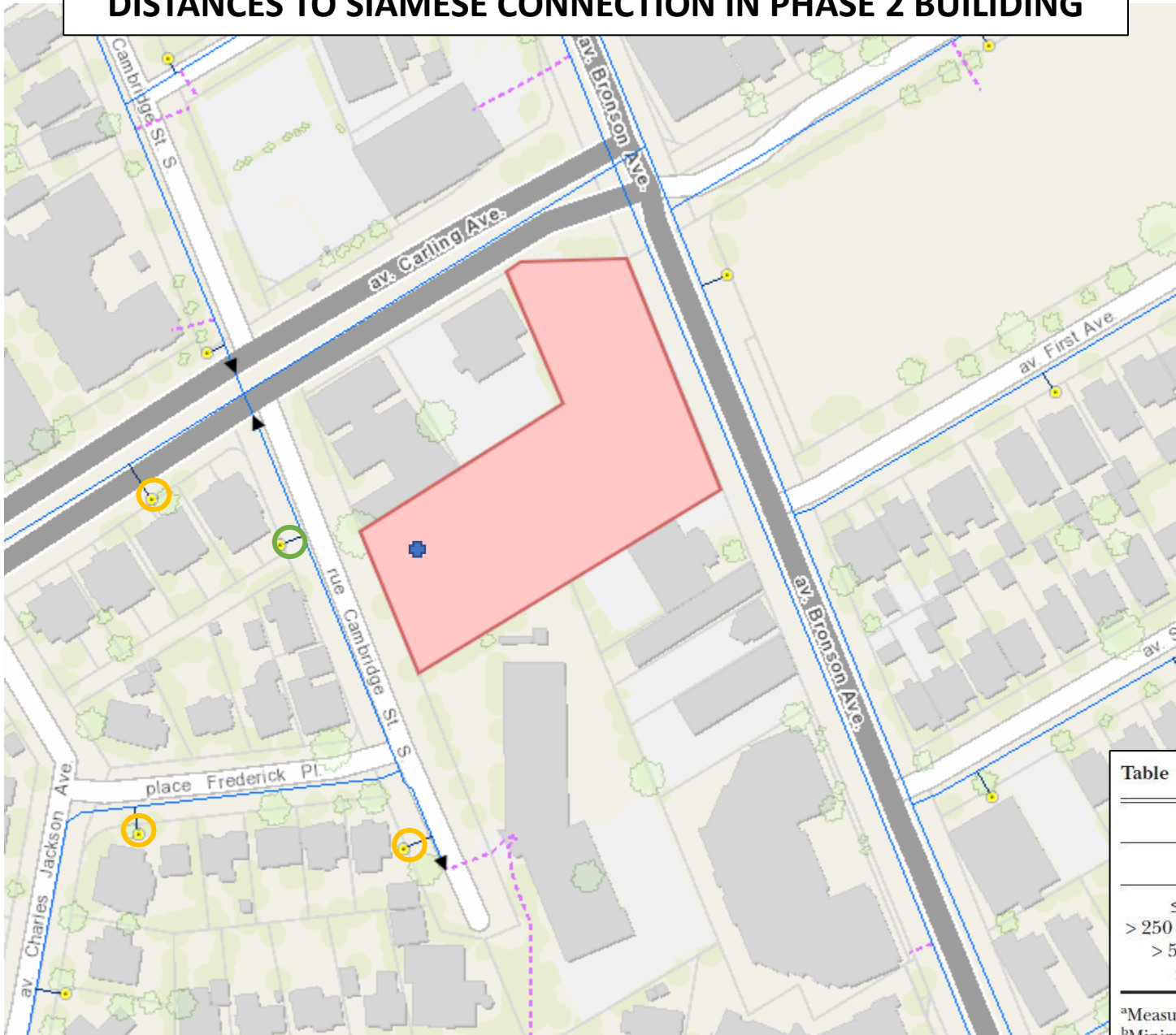


City of Ottawa – Water Distribution System

770-774 Bronson



**770-774 BRONSON AVENUE - FIRE HYDRANT LOCATIONS
DISTANCES TO SIAMESE CONNECTION IN PHASE 2 BUILDING**



LEGEND

- Hydrants within 75m ○
- Hydrants within 150m ○
- Approx. Siamese Connection Location ■

Using 2020 Fire Underwriters Survey Method
Total available fire flow for Phase 1 Building
 = (1x5678L/min)+(3x3785L/min)
 = 17,033L/min
 = **283.8L/s**

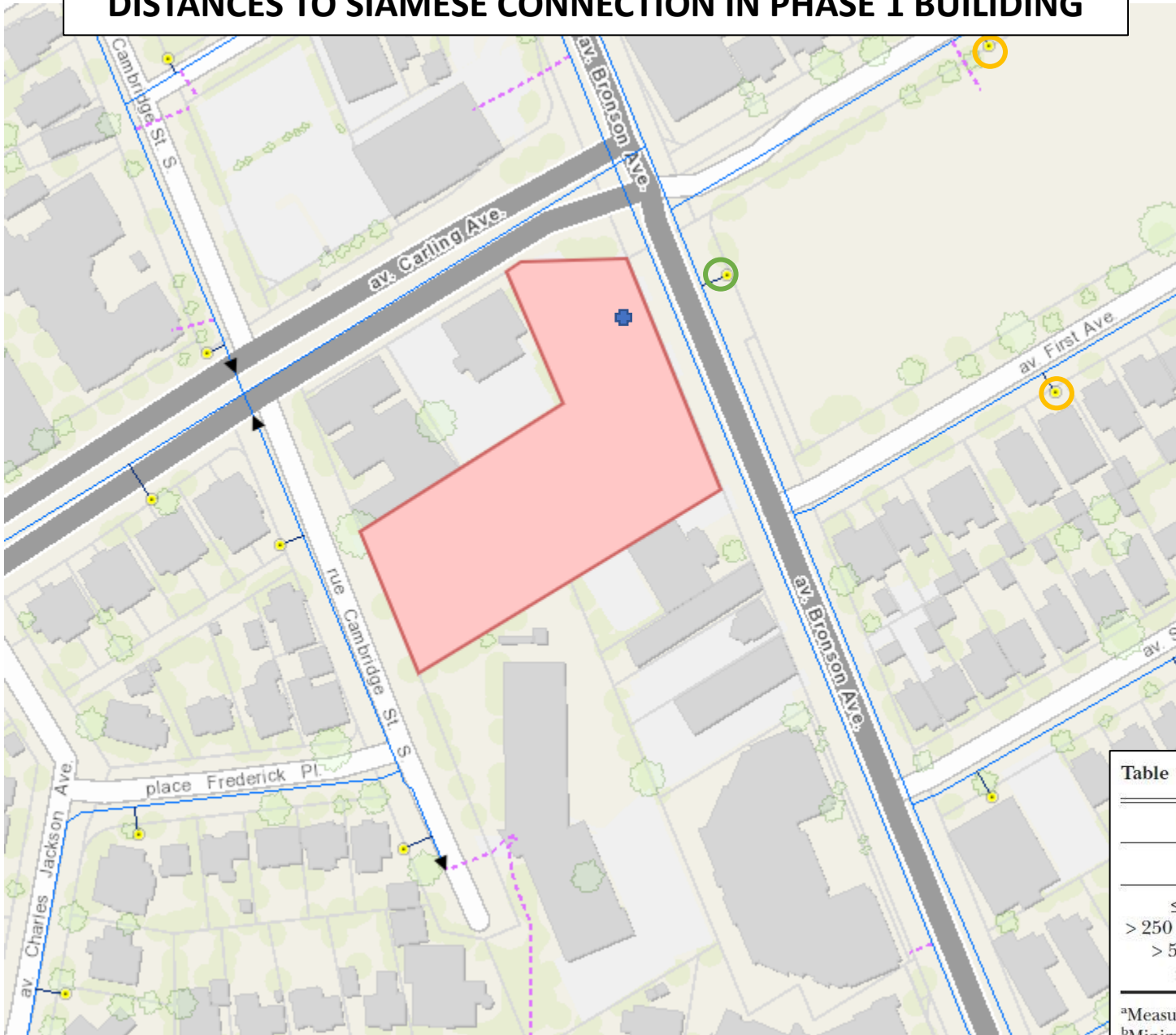
Required Fire Flow = 216.7L/s

Table 18.5.4.3 Maximum Fire Hydrant Fire Flow Capacity

Distance to Building ^a		Maximum Capacity ^b	
(ft)	(m)	(gpm)	(L/min)
≤ 250	≤ 76	1500	5678
> 250 and ≤ 500	> 76 and ≤ 152	1000	3785
> 500 and ≤ 1000	> 152 and ≤ 305	750	2839

^aMeasured in accordance with 18.5.1.4 and 18.5.1.5.
^bMinimum 20 psi (139.9 kPa) residual pressure.

**770-774 BRONSON AVENUE - FIRE HYDRANT LOCATIONS
DISTANCES TO SIAMESE CONNECTION IN PHASE 1 BUILDING**



LEGEND

- Hydrants within 75m ○
- Hydrants within 150m ○
- Approx. Siamese Connection ■
- Location

Using 2020 Fire Underwriters Survey Method
Total available fire flow for Phase 1 Building
 = (1x5678L/min)+(2x3785L/min)
 = 13,248L/min
 = 220.8L/s

Required Fire Flow = 216.7L/s

Table 18.5.4.3 Maximum Fire Hydrant Fire Flow Capacity

Distance to Building ^a		Maximum Capacity ^b	
(ft)	(m)	(gpm)	(L/min)
≤ 250	≤ 76	1500	5678
> 250 and ≤ 500	> 76 and ≤ 152	1000	3785
> 500 and ≤ 1000	> 152 and ≤ 305	750	2839

^aMeasured in accordance with 18.5.1.4 and 18.5.1.5.
^bMinimum 20 psi (139.9 kPa) residual pressure.

Sarthak Vora

From: Wessel, Shawn <shawn.wessel@ottawa.ca>
Sent: Thursday, November 6, 2025 1:27 PM
To: Sarthak Vora
Cc: Mohan Basnet
Subject: 774 Bronson Ave November 2025.pdf
Attachments: 774 Bronson Ave November 2025.pdf

Hello Sarthak

Please find requested BC, below:

The following are boundary conditions, HGL, for hydraulic analysis at 774 Bronson Avenue (zone 1W) assumed to be dually connected via the 406 mm watermain on Carling Avenue. (see attached PDF for location).

Minimum HGL = 106.7 m
Maximum HGL = 114.8 m
Max Day + Fire Flow (216.7 L/s) = 109.8 m

These are for current conditions and are based on computer model simulation.

Disclaimer: The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model simulation.

If you require additional information or clarification, please do not hesitate to contact me anytime.

Thank you

Regards,

Shawn Wessel, A.Sc.T.,rcji

Pronouns: he/him | Pronom: il

Project Manager - Infrastructure Approvals

Gestionnaire de projet – Approbation des demandes d’infrastructures

Development Review Central Branch | Direction de l’examen des projets d’aménagement, Centrale



Water Supply Calculations
 LRL File No. 200436
 Date 10/22/2025
 Prepared by Sarthak Vora

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

Domestic Demand						
Unit Type	Persons Per Unit	Phase 1	Phase 2	Phase 1	Phase 2	Combined
		Number of Units	Number of Units	Population	Population	
1 Bedroom Apartment	1.4	163	69	228.2	96.6	324.8
2 Bedroom Apartment	2.1	81	21	170.1	44.1	214.2
3 Bedroom Apartment	3.1	6	0	18.6	0	18.6
	Total	250	90	416.9	140.7	557.6

*Based on a daily demand of 200L/day per person as identified by Appendix 4-A of the Sewer design guidelines.

Combined Domestic Demand			
Average Water Consumption Rate	350	L/c/d	
Average Day Demand	195,160	L/d	2.26 L/s
Maximum Day Factor	2.5	(Based on City of Ottawa Guidelines - Table 4.2)	
Maximum Daily Demand	487,900	L/d	5.65 L/s
Peak Hour Factor	2.2	(Based on City of Ottawa Guidelines - Table 4.2)	
Maximum Hour Demand	429,352	L/d	4.97 L/s

COMBINED

Institutional / Commercial / Industrial Demand			
Property Type	Unit Rate	Units (m ²)	Demand (L/d)
Amenity Space	2.8 L/m ² /d	2195	6146.0

Average Day Demand	6,146	L/d	0.07	L/s
Maximum Day Factor	1.5	(Design Guidelines-Water Distribution Table 4.2)		
Maximum Daily Demand	9,219	L/d	0.11	L/s
Peak Hour Factor	1.8	(Design Guidelines-Water Distribution Table 4.2)		
Maximum Hour Demand	11,063	L/d	0.13	L/s

COMBINED - TOTAL DEMAND				
Average Day Demand	201,306	L/d	2.33	L/s
Maximum Daily Demand	497,119	L/d	5.75	L/s
Maximum Hour Demand	440,415	L/d	5.10	L/s

Water Service Pipe Sizing

$Q = VA$

Where: V = velocity
 A = area of pipe
 Q = flow rate

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

Minimum pipe diameter (d) = $(4Q/\pi V)^{1/2}$
 = 0.060 m
 = 60 mm

Proposed pipe diameter (d) = 150 mm
 = 6 Inches



Fire Flow Calculations

LRL File No. 200436
 Date October 23, 2025
 Method Fire Underwriters Survey (FUS)
 Prepared by Sarthak 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			12,700	m ²		
3	Obtain fire flow before reductions	Required fire flow	Fire Flow = 220 x C x A ^{0.5}					L/min	19,834
Reductions or surcharge due to factors affecting burning									
4	Choose combustibility of contents	Occupancy hazard reduction or surcharge	Non-combustible	-25%	Limited combustible	-15%	L/min	16,859	
			Limited combustible	-15%					
			Combustible	0%					
			Free burning	15%					
			Rapid burning	25%					
5	Choose reduction for sprinklers	Sprinkler reduction	Full automatic sprinklers	-30%	True	-30%	L/min	8,430	
			Water supply is standard for both the system and fire department hose lines	-10%	True	-10%			
			Fully supervised system	-10%	True	-10%			
6	Choose separation	Exposure distance between units	North side	10.1 to 20m	15%		L/min	13,066	
			East side	>30m	0%				
			South side	3.1 to 10m	20%				
			West side	3.1 to 10m	20%				
Net required fire flow									
7	Obtain fire flow, duration, and volume					Minimum required fire flow rate (rounded to nearest 1000)	L/min	13,000	
						Minimum required fire flow rate	L/s	216.7	
						Required duration of fire flow	hr	3.75	

APPENDIX C

Wastewater Collection Calculations





LRL File No. 200436
Project: Multi-Storey Mixed-Use Building
Location: 770-774 Bronson Avenue
Date: November 25, 2025

Sanitary Design Parameters
 Average Daily Flow = 280 L/p/day
 Commercial & Institutional Flow = 50000 L/ha/day
 Light Industrial Flow = 35000 L/ha/day
 Heavy Industrial Flow = 55000 L/ha/day
 Maximum Residential Peak Factor = 4.0
 Commercial & Institutional Peak Factor = 1.5

Industrial Peak Factor = as per Appendix 4-B = 7
 Extraneous Flow = 0.33L/s/gross ha

Pipe Design Parameters
 Minimum Velocity = 0.60 m/s
 Manning's n = 0.013

LOCATION			RESIDENTIAL AREA AND POPULATION						COMMERCIAL		INDUSTRIAL			INSTITUTIONAL		C+I+I	INFILTRATION			TOTAL FLOW (l/s)	PIPE					
STREET	FROM MH	TO MH	AREA (Ha)	POP.	CUMMULATIVE		PEAK FACT.	PEAK FLOW (l/s)	AREA (Ha)	ACCU. AREA (Ha)	AREA (Ha)	ACCU. AREA (Ha)	PEAK FACT.	AREA (Ha)	ACCU. AREA (Ha)	PEAK FLOW (l/s)	TOTAL AREA (Ha)	ACCU. AREA (Ha)	INFILT. FLOW (l/s)		LENGTH (m)	DIA. (mm)	SLOPE (%)	MATERIAL	CAP. (FULL) (l/s)	VEL. (FULL) (m/s)
					AREA (Ha)	POP.																				
Bronson Avenue	Phase 1 Bldg.	EX 375mm COMB Sewer	0.184	416.9	0.18	416.9	4.0	5.40	0.205	0.205	0.00	0.00	7.0	0.0	0.0	0.18	0.46	0.46	0.15	5.73	10.5	200	2.00%	PVC	46.38	1.48
Cambridge Street	Phase 2 Bldg.	EX 250mm COMB Sewer	0.273	140.7	0.27	140.7	4.0	1.82	0.000	0.000	0.00	0.00	7.0	0.0	0.0	0.00	1.46	1.46	0.48	2.30	10.1	200	2.00%	PVC	46.38	1.48

NOTES	Existing inverts and slopes are estimated. They are to be confirmed on-site.	Designed:	S.V.	PROJECT:	Multi-Storey Mixed-Use Building	
		Checked:	M.B.	LOCATION:	770-774 Bronson Avenue	
		Dwg. Reference:	C.401	File Ref.:	200463	Sheet No.

Sarthak Vora

From: Wessel, Shawn <shawn.wessel@ottawa.ca>
Sent: Friday, November 21, 2025 12:41 PM
To: Sarthak Vora
Cc: Mohan Basnet
Subject: RE: 774 Bronson Ave November 2025.pdf

Hello Sarthak

Please find comments from Water Resource Dept., as follows:

No concerns with Sanitary. There should be a net reduction of flow in the combined pipe, the storm water management on this site will help offset for the increase in sanitary flow.

Thank you

Regards,

Shawn Wessel, A.Sc.T.,rcji

Pronouns: he/him | Pronom: il

Project Manager - Infrastructure Approvals

Gestionnaire de projet – Approbation des demandes d’infrastructures

Development Review Central Branch | Direction de l’examen des projets d’aménagement, Centrale
Planning, Development & Building Services Department (PDBS) | Direction générale des services de la planification, de l’aménagement et du bâtiment (DGSPAB)

City of Ottawa | Ville d’Ottawa

110 Laurier Ave. W. | 110, avenue Laurier Ouest, Ottawa ON K1P 1J1

(613) 580 2424 Ext. | Poste 33017

Int. Mail Code | Code de Courrier Interne 01-14

shawn.wessel@ottawa.ca

 Please consider the environment before printing this email

Out of Office Alert :



APPENDIX D

Stormwater Management Calculations

Watts Roof Drain Specification





LRL File No. 200436
Project: Mixed-Use Bldg
Location: 770-774 Bronson Ave
Date: June 6, 2023
Designed: Tamara Harb
Drawing Reference: C701/C702

Pre-Development Catchments

WATERSHED	Total Area (m ²)	Total Area (ha)	Combined C
EWS-01	2727.0	0.273	0.80
EWS-02	1836.0	0.184	0.80
TOTAL	4563.0	0.456	0.80

Post-Development Catchments

WATERSHED	PHASE 1		PHASE 2		Total Area (m ²)	Total Area (ha)	Combined C
	C = 0.20	C = 0.70	C = 0.90				
WS-01 (ROOF)	0.00	0.00	89.62		89.62	0.009	0.90
WS-02 (ROOF)	0.00	0.00	160.31		160.31	0.016	0.90
WS-03 (ROOF)	0.00	0.00	74.09		74.09	0.007	0.90
WS-04 (ROOF)	0.00	0.00	107.86		107.86	0.011	0.90
WS-05 (ROOF)	0.00	0.00	112.86		112.86	0.011	0.90
WS-06 (ROOF)	0.00	0.00	66.45		66.45	0.007	0.90
WS-07 (ROOF)	0.00	0.00	108.91		108.91	0.011	0.90
WS-08 (ROOF)	0.00	0.00	183.15		183.15	0.018	0.90
WS-09 (ROOF)	0.00	0.00	105.88		105.88	0.011	0.90
WS-10 (ROOF)	0.00	0.00	60.40		60.40	0.006	0.90
WS-11 (ROOF)	0.00	0.00	105.20		105.20	0.011	0.90
WS-12 (CONTROLLED)	75.18	0.00	773.03		848.21	0.085	0.84
WS-13 (UNCONTROLLED)	33.21	0.00	90.13		123.34	0.012	0.71
PHASE 1 TOTAL	108.39	0.00	2037.89		2146.28	0.215	0.86
WS-14 (ROOF)	0.00	0.00	135.90		135.90	0.014	0.90
WS-15 (ROOF)	0.00	0.00	193.87		193.87	0.019	0.90
WS-16 (ROOF)	0.00	0.00	139.66		139.66	0.014	0.90
WS-17 (ROOF)	0.00	0.00	163.21		163.21	0.016	0.90
WS-18 (ROOF)	0.00	0.00	157.75		157.75	0.016	0.90
WS-19 (CONTROLLED)	588.37	0.00	845.07		1433.44	0.143	0.61
WS-20 (UNCONTROLLED)	49.03	0.00	143.86		192.89	0.019	0.72
PHASE 2 TOTAL	637.4	0.0	1779.3		2416.7	0.242	0.72
PHASE 1 & 2 TOTAL	745.79	0.00	3817.21		4563.00	0.456	0.79



LRL File No. 200436
 Project: Multi-Storey Mixed-Use BLDG
 Location: 700-770 Bronson
 Date: June 2, 2023
 Designed: Tamara Harb
 Drawing Ref.: C.601

Stormwater Management
 Design Sheet 100-Year post to 2-Year pre

PHASE 2 OUTLET - Cambridge Street S

Runoff Equation

Q = 2.78CIA (L/s)
 C = Runoff coefficient
 I = Rainfall intensity (mm/hr) = A / (Td + C)^B
 A = Area (ha)
 T_c = Time of concentration (min)

Pre-development Stormwater Management

I₂ = 732.95 / (Td + 6.199)^{0.81} a = 732.951 b = 0.81 C = 6.199

C = 0.40
 I = 76.8 mm/hr
 Tc = 10 min
 Total Area = 0.184 ha

2-Yr Allowable Release Rate = 15.68 L/s
 Proposed Sanitary Flow = 1.93 L/s
 Storm Allowable Release Rate = 13.75 L/s

<-2-Yr Release Rate

<- Note that the proposed Dry Weather Flow was used as infiltration will be accounted for through storm calculations
 <-Total Combined Release Rate - Proposed Sanitary Flow

Post-development Stormwater Management

	Total Site Area =	0.2417	ha	ΣR=	ΣR ₂₈₅	ΣR ₁₀₀
Controlled	WS-14 (ROOF)	0.014	ha	R=	0.90	1.00
	WS-15 (ROOF)	0.019	ha	R=	0.90	1.00
	WS-16 (ROOF)	0.014	ha	R=	0.90	1.00
	WS-17 (ROOF)	0.016	ha	R=	0.90	1.00
	WS-18 (ROOF)	0.016	ha	R=	0.90	1.00
	WS-19 (CONTROLLED)	0.143	ha	R=	0.61	0.77
	Total Controlled =	0.222	ha	ΣR=	0.71	0.89
Un-controlled	WS-20 (UNCONTROLLED)	0.019	ha	R=	0.72	0.90
	Total Un-Controlled =	0.019	ha	ΣR=	0.72	0.90

Post-development Stormwater Management (Uncontrolled Catchment WS-20)

100 Year Storm Event:

I₁₀₀ = 1735.688 / (Td + 6.014)^{0.820} a = 1735.688 b = 0.820 C = 6.014

Time (min)	Intensity (mm/hr)	Uncontrolled Runoff (L/s)	Controlled Release Rate Constant (L/s)	Total Release Rate (L/s)
10	178.6	8.64	0.00	8.64

Post-development Stormwater Management (WS-19)

100 Year Storm Event:

I₁₀₀ = 1735.688 / (Td + 6.014)^{0.820} a = 1735.688 b = 0.820 C = 6.014

Time (min)	Intensity (mm/hr)	Storage Required		Controlled Release Rate Constant (L/s)	Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
		Controlled Runoff (L/s)	Storage Volume (m ³)			
10	178.6	54.49	31.71	1.64	0.00	1.64
15	142.9	43.61	37.77	1.64	0.00	1.64
20	120.0	36.61	41.96	1.64	0.00	1.64
25	103.8	31.69	45.08	1.64	0.00	1.64
30	91.9	28.04	47.52	1.64	0.00	1.64
35	82.6	25.20	49.48	1.64	0.00	1.64
40	75.1	22.93	51.11	1.64	0.00	1.64
45	69.1	21.07	52.47	1.64	0.00	1.64
50	64.0	19.52	53.64	1.64	0.00	1.64
60	55.9	17.06	55.51	1.64	0.00	1.64
70	49.8	15.20	56.94	1.64	0.00	1.64
80	45.0	13.73	58.04	1.64	0.00	1.64
90	41.1	12.55	58.90	1.64	0.00	1.64
100	37.9	11.57	59.57	1.64	0.00	1.64
110	35.2	10.74	60.09	1.64	0.00	1.64
120	32.9	10.04	60.48	1.64	0.00	1.64

Total Storage Required = 60.48 m³
 Available CISTERN Storage = 65.00 m³ refer to LRL Plan C.601



LRL File No. 200436
 Project: Multi-Storey Mixed-Use BLDG
 Location: 700-770 Bronson
 Date: June 2, 2023
 Designed: Tamara Harb
 Drawing Ref.: C.601

Stormwater Management
 Design Sheet 100-Year post to 2-Year pre

PHASE 2 OUTLET - Cambridge Street S

Post-development Stormwater Management (WS-14 On Roof)

Associated with Roof Drain 18

100 Year Storm Event:

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

a = 1735.688

b = 0.820

C = 6.014

Time (min)	Intensity (mm/hr)	Storage Required		Controlled Release Rate Constant (L/s)	Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
		Controlled Runoff (L/s)	Storage Volume (m ³)			
10	178.6	6.75	3.67	0.63	0.00	0.63
15	142.9	5.40	4.29	0.63	0.00	0.63
20	120.0	4.53	4.68	0.63	0.00	0.63
25	103.8	3.92	4.94	0.63	0.00	0.63
30	91.9	3.47	5.11	0.63	0.00	0.63
35	82.6	3.12	5.23	0.63	0.00	0.63
40	75.1	2.84	5.30	0.63	0.00	0.63
45	69.1	2.61	5.34	0.63	0.00	0.63
50	64.0	2.42	5.36	0.63	0.00	0.63
60	55.9	2.11	5.33	0.63	0.00	0.63
70	49.8	1.88	5.25	0.63	0.00	0.63
80	45.0	1.70	5.13	0.63	0.00	0.63
90	41.1	1.55	4.99	0.63	0.00	0.63
100	37.9	1.43	4.81	0.63	0.00	0.63
110	35.2	1.33	4.62	0.63	0.00	0.63
120	32.9	1.24	4.41	0.63	0.00	0.63

Summary of Roof Storage

Maximum Required Roof Storage (100 Year) = 5.36 m³
 Watts Roof Drain Discharge = 0.0042 L/s/mm
 Proposed Head = 150 mm
 Control Flow/Drain = 0.63 L/s
 Number of Roof Drains = 1
 Total Flow from Roof Drain = 0.63 L/s
 Effective Roof Surface = 121 m²
Available Roof Storage = 6.05 m³

*An Emergency overflow scupper is provided above this height.



Total Storage Required = 5.36 m³
Available Roof Storage = 6.05 m³

refer to LRL Plan C.601

$$V = (l*w)*h/3 = Ah/3$$

Post-development Stormwater Management (WS-15 On Roof)

Associated with Roof Drain 19

100 Year Storm Event:

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

a = 1735.688

b = 0.820

C = 6.014

Time (min)	Intensity (mm/hr)	Storage Required		Controlled Release Rate Constant (L/s)	Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
		Controlled Runoff (L/s)	Storage Volume (m ³)			
10	178.6	9.62	5.40	0.63	0.00	0.63
15	142.9	7.70	6.36	0.63	0.00	0.63
20	120.0	6.46	7.00	0.63	0.00	0.63
25	103.8	5.60	7.45	0.63	0.00	0.63
30	91.9	4.95	7.78	0.63	0.00	0.63
35	82.6	4.45	8.02	0.63	0.00	0.63
40	75.1	4.05	8.21	0.63	0.00	0.63
45	69.1	3.72	8.35	0.63	0.00	0.63
50	64.0	3.45	8.45	0.63	0.00	0.63
60	55.9	3.01	8.58	0.63	0.00	0.63
70	49.8	2.68	8.62	0.63	0.00	0.63
80	45.0	2.42	8.62	0.63	0.00	0.63
90	41.1	2.22	8.56	0.63	0.00	0.63
100	37.9	2.04	8.48	0.63	0.00	0.63
110	35.2	1.90	8.36	0.63	0.00	0.63
120	32.9	1.77	8.23	0.63	0.00	0.63

Summary of Roof Storage

Maximum Required Roof Storage (100 Year) = 8.62 m³
 Watts Roof Drain Discharge = 0.0042 L/s/mm
 Proposed Head = 150 mm
 Control Flow/Drain = 0.63 L/s
 Number of Roof Drains = 1
 Total Flow from Roof Drain = 0.63 L/s
 Effective Roof Surface = 177 m²
Available Roof Storage = 8.87 m³

*An Emergency overflow scupper is provided above this height.



Total Storage Required = 8.62 m³
Available Roof Storage = 8.87 m³

refer to LRL Plan C.601

$$V = (l*w)*h/3 = Ah/3$$



LRL File No. 200436
 Project: Multi-Storey Mixed-Use BLDG
 Location: 700-770 Bronson
 Date: June 2, 2023
 Designed: Tamara Harb
 Drawing Ref.: C.601

Stormwater Management
 Design Sheet 100-Year post to 2-Year pre

PHASE 2 OUTLET - Cambridge Street S

Post-development Stormwater Management (WS-16 On Roof)

Associated with Roof Drain 20

100 Year Storm Event:

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

$$a = 1735.688$$

$$b = 0.820$$

$$C = 6.014$$

Time (min)	Intensity (mm/hr)	Storage Required		Controlled Release Rate Constant (L/s)	Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
		Controlled Runoff (L/s)	Storage Volume (m ³)			
10	178.6	6.93	3.78	0.63	0.00	0.63
15	142.9	5.55	4.43	0.63	0.00	0.63
20	120.0	4.66	4.83	0.63	0.00	0.63
25	103.8	4.03	5.10	0.63	0.00	0.63
30	91.9	3.57	5.29	0.63	0.00	0.63
35	82.6	3.21	5.41	0.63	0.00	0.63
40	75.1	2.92	5.49	0.63	0.00	0.63
45	69.1	2.68	5.54	0.63	0.00	0.63
50	64.0	2.48	5.56	0.63	0.00	0.63
60	55.9	2.17	5.54	0.63	0.00	0.63
70	49.8	1.93	5.47	0.63	0.00	0.63
80	45.0	1.75	5.36	0.63	0.00	0.63
90	41.1	1.60	5.22	0.63	0.00	0.63
100	37.9	1.47	5.05	0.63	0.00	0.63
110	35.2	1.37	4.86	0.63	0.00	0.63
120	32.9	1.28	4.66	0.63	0.00	0.63

Summary of Roof Storage

Maximum Required Roof Storage (100 Year) = 5.56 m³
 Watts Roof Drain Discharge = 0.0042 L/s/mm
 Proposed Head = 150 mm *An Emergency overflow scupper is provided above this height.
 Control Flow/Drain = 0.63 L/s
 Number of Roof Drains = 1
 Total Flow from Roof Drain = 0.63 L/s
 Effective Roof Surface = 127 m²
Available Roof Storage = 6.33 m³
 Roof Drain Model = Watts Roof Drain with Adjustable Flow Setting (Watts RD-100-A-ADJ Weir Opening = Closed)

Total Storage Required = 5.56 m³
Available Roof Storage = 6.33 m³ refer to LRL Plan C.601



$$V = (1*w)*h/3 = Ah/3$$

Post-development Stormwater Management (WS-17 On Roof)

Associated with Roof Drain 21

100 Year Storm Event:

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

$$a = 1735.688$$

$$b = 0.820$$

$$C = 6.014$$

Time (min)	Intensity (mm/hr)	Storage Required		Controlled Release Rate Constant (L/s)	Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
		Controlled Runoff (L/s)	Storage Volume (m ³)			
10	178.6	8.10	4.29	0.95	0.00	0.95
15	142.9	6.48	4.98	0.95	0.00	0.95
20	120.0	5.44	5.39	0.95	0.00	0.95
25	103.8	4.71	5.64	0.95	0.00	0.95
30	91.9	4.17	5.79	0.95	0.00	0.95
35	82.6	3.75	5.87	0.95	0.00	0.95
40	75.1	3.41	5.90	0.95	0.00	0.95
45	69.1	3.13	5.89	0.95	0.00	0.95
50	64.0	2.90	5.86	0.95	0.00	0.95
60	55.9	2.54	5.71	0.95	0.00	0.95
70	49.8	2.26	5.50	0.95	0.00	0.95
80	45.0	2.04	5.24	0.95	0.00	0.95
90	41.1	1.87	4.94	0.95	0.00	0.95
100	37.9	1.72	4.62	0.95	0.00	0.95
110	35.2	1.60	4.27	0.95	0.00	0.95
120	32.9	1.49	3.91	0.95	0.00	0.95

Summary of Roof Storage

Maximum Required Roof Storage (100 Year) = 5.90 m³
 Watts Roof Drain Discharge = 0.0063 L/s/mm
 Proposed Head = 150 mm *An Emergency overflow scupper is provided above this height.
 Control Flow/Drain = 0.95 L/s
 Number of Roof Drains = 1
 Total Flow from Roof Drain = 0.95 L/s
 Effective Roof Surface = 132 m²
Available Roof Storage = 6.59 m³
 Roof Drain Model = Watts Roof Drain with Adjustable Flow Setting (Watts RD-100-A-ADJ Weir Opening = 1/4 open)

Total Storage Required = 5.90 m³
Available Roof Storage = 6.59 m³ refer to LRL Plan C.601



$$V = (1*w)*h/3 = Ah/3$$



LRL File No. 200436
 Project: Multi-Storey Mixed-Use BLDG
 Location: 700-770 Bronson
 Date: June 2, 2023
 Designed: Tamara Harb
 Drawing Ref.: C.601

Stormwater Management
 Design Sheet 100-Year post to 2-Year pre

PHASE 2 OUTLET - Cambridge Street S

Post-development Stormwater Management (WS-18 On Roof)

Associated with Roof Drain 22

100 Year Storm Event:

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

$$a = 1735.688$$

$$b = 0.820$$

$$C = 6.014$$

Time (min)	Intensity (mm/hr)	Storage Required		Controlled Release Rate Constant (L/s)	Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
		Controlled Runoff (L/s)	Storage Volume (m ³)			
10	178.6	7.83	4.32	0.63	0.00	0.63
15	142.9	6.27	5.07	0.63	0.00	0.63
20	120.0	5.26	5.56	0.63	0.00	0.63
25	103.8	4.55	5.89	0.63	0.00	0.63
30	91.9	4.03	6.12	0.63	0.00	0.63
35	82.6	3.62	6.28	0.63	0.00	0.63
40	75.1	3.30	6.40	0.63	0.00	0.63
45	69.1	3.03	6.48	0.63	0.00	0.63
50	64.0	2.80	6.52	0.63	0.00	0.63
60	55.9	2.45	6.56	0.63	0.00	0.63
70	49.8	2.18	6.52	0.63	0.00	0.63
80	45.0	1.97	6.45	0.63	0.00	0.63
90	41.1	1.80	6.33	0.63	0.00	0.63
100	37.9	1.66	6.19	0.63	0.00	0.63
110	35.2	1.54	6.03	0.63	0.00	0.63
120	32.9	1.44	5.85	0.63	0.00	0.63

Summary of Roof Storage

Maximum Required Roof Storage (100 Year) =	6.56	m ³
Watts Roof Drain Discharge =	0.0042	L/s/mm
Proposed Head =	150	mm
Control Flow/Drain =	0.63	L/s
Number of Roof Drains =	1	
Total Flow from Roof Drain =	0.63	L/s
Effective Roof Surface =	145	m ²
Available Roof Storage =	7.27	m³
Roof Drain Model =	Watts Roof Drain with Adjustable Flow Setting (Watts RD-100-A-ADJ Weir Opening = Closed)	

*An Emergency overflow scupper is provided above this height.



$$V = (1/3) * w * h^3 = Ah/3$$

Total Storage Required =	6.56	m³
Available Roof Storage =	7.27	m³

refer to LRL Plan C.601

Summary of Release Rates and Storage Volumes For PHASE 2

Catchment Area	Outlet	Drainage Area (ha)	100-year Release Rate (L/s)	100-Year Required Storage (m ³)	Total Available Storage (m ³)
WS-14 (ROOF)	R.D.18	0.014	0.63	5.36	6.05
WS-15 (ROOF)	R.D.19	0.019	0.63	8.62	8.87
WS-16 (ROOF)	R.D.20	0.014	0.63	5.56	6.33
WS-17 (ROOF)	R.D.21	0.016	0.95	5.90	6.59
WS-18 (ROOF)	R.D.22	0.016	0.63	6.56	7.27
WS-19 (CONTROLLED)	*Cistern	0.143	1.64	60.48	65.00
WS-20 (UNCONTROLLED)		0.019	8.64	0.00	0.00
TOTAL		0.242	13.75	92.48	100.11

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



LRL File No. 200436
 Project: Multi-Storey Mixed-Use BLDG
 Location: 700-770 Bronson
 Date: June 2, 2023
 Designed: Tamara Harb
 Drawing Ref.: C.601

Stormwater Management
 Design Sheet 100-Year post to 2-Year pre

PHASE 1 OUTLET - Bronson Avenue

Runoff Equation

Q = 2.78CIA (L/s)
 C = Runoff coefficient
 I = Rainfall intensity (mm/hr)
 A = Area (ha)
 T_c = Time of concentration (min)

$$= A / (T_d + C)^B$$

Pre-development Stormwater Management

$I_2 = 732.95 / (T_d + 6.199)^{0.81}$ a = 732.951 b = 0.81 C = 6.199

C = 0.40
 I = 76.8 mm/hr
 T_c = 10 min
 Total Area = 0.273 ha

2-Yr Allowable Release Rate = 23.29 L/s
 Proposed Sanitary Flow = 5.62 L/s

<-2-Yr Release Rate
 <- Note that the proposed Dry Weather Flow was used as infiltration will be accounted for through storm calculations
 <-Total Allowable Release Rate - Proposed Sanitary Flow

Allotted Storm Allowable Release Rate = 17.67 L/s

Post-development Stormwater Management

	Total Site Area =	0.215	ha	ΣR=	ΣR _{2&5}	ΣR ₁₀₀
Controlled	WS-01 (ROOF)	0.009	ha	R=	0.90	1.00
	WS-02 (ROOF)	0.016	ha	R=	0.90	1.00
	WS-03 (ROOF)	0.007	ha	R=	0.90	1.00
	WS-04 (ROOF)	0.011	ha	R=	0.90	1.00
	WS-05 (ROOF)	0.011	ha	R=	0.90	1.00
	WS-06 (ROOF)	0.007	ha	R=	0.90	1.00
	WS-07 (ROOF)	0.011	ha	R=	0.90	1.00
	WS-08 (ROOF)	0.018	ha	R=	0.90	1.00
	WS-09 (ROOF)	0.011	ha	R=	0.90	1.00
	WS-10 (ROOF)	0.006	ha	R=	0.90	1.00
	WS-11 (ROOF)	0.011	ha	R=	0.90	1.00
	WS-12 (CONTROLLED)	0.085	ha	R=	0.84	1.00
	Total Controlled =	0.202	ha	ΣR=	0.83	1.00
Uncontrolled	WS-13 (UNCONTROLLED)	0.012	ha	R=	0.71	0.89
		Total Un-Controlled =	0.012	ha	ΣR=	0.71

Post-development Stormwater Management (Uncontrolled Catchment WS-13)

100 Year Storm Event:

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

Time (min)	Intensity (mm/hr)	Uncontrolled Runoff (L/s)	Controlled Release Rate Constant (L/s)	Total Release Rate (L/s)
10	178.6	5.45	0.00	5.45

Post-development Stormwater Management (WS-12 Controlled)

100 Year Storm Event:

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

Time (min)	Intensity (mm/hr)	Storage Required		Controlled Release Rate Constant (L/s)	Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
		Controlled Runoff (L/s)	Storage Volume (m ³)			
10	178.6	42.10	22.09	5.29	0.00	5.29
15	142.9	33.69	25.56	5.29	0.00	5.29
20	120.0	28.28	27.59	5.29	0.00	5.29
25	103.8	24.49	28.80	5.29	0.00	5.29
30	91.9	21.66	29.47	5.29	0.00	5.29
35	82.6	19.47	29.78	5.29	0.00	5.29
40	75.1	17.72	29.83	5.29	0.00	5.29
45	69.1	16.28	29.68	5.29	0.00	5.29
50	64.0	15.08	29.37	5.29	0.00	5.29
60	55.9	13.18	28.40	5.29	0.00	5.29
70	49.8	11.74	27.09	5.29	0.00	5.29
80	45.0	10.61	25.53	5.29	0.00	5.29
90	41.1	9.69	23.78	5.29	0.00	5.29
100	37.9	8.94	21.89	5.29	0.00	5.29
110	35.2	8.30	19.87	5.29	0.00	5.29
120	32.9	7.76	17.76	5.29	0.00	5.29

Total Storage Required = 29.83 m³
 Available CISTERN Storage = 30.00 m³ refer to LRL Plan C.601



LRL File No. 200436
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Stormwater Management
 Design Sheet 100-Year post to 2-Year pre

PHASE 1 OUTLET - Bronson Avenue

Post-development Stormwater Management (WS-01 On Roof)

Associated with Roof Drain 1

100 Year Storm Event:

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

a = 1735.688

b = 0.820

C = 6.014

Time (min)	Intensity (mm/hr)	Storage Required			Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
		Controlled Runoff (L/s)	Storage Volume (m ³)	Controlled Release Rate Constant (L/s)		
10	178.6	4.45	2.29	0.63	0.00	0.63
15	142.9	3.56	2.64	0.63	0.00	0.63
20	120.0	2.99	2.83	0.63	0.00	0.63
25	103.8	2.59	2.94	0.63	0.00	0.63
30	91.9	2.29	2.99	0.63	0.00	0.63
35	82.6	2.06	3.00	0.63	0.00	0.63
40	75.1	1.87	2.98	0.63	0.00	0.63
45	69.1	1.72	2.94	0.63	0.00	0.63
50	64.0	1.59	2.89	0.63	0.00	0.63
60	55.9	1.39	2.75	0.63	0.00	0.63
70	49.8	1.24	2.56	0.63	0.00	0.63
80	45.0	1.12	2.36	0.63	0.00	0.63
90	41.1	1.02	2.13	0.63	0.00	0.63
100	37.9	0.94	1.89	0.63	0.00	0.63
110	35.2	0.88	1.63	0.63	0.00	0.63
120	32.9	0.82	1.36	0.63	0.00	0.63

Summary of Roof Storage

Maximum Required Roof Storage (100 Year) = 3.00 m³
 Proposed Head = 150 mm *An Emergency overflow scupper is provided above this height.
 Control Flow/Drain = 0.63 L/s
 Number of Roof Drains = 1
 Total Flow from Roof Drain = 0.63 L/s
 Available Roof Surface = 78 m²
Available Roof Storage = 3.89 m³
 Roof Drain Model = Watts Roof Drain with Adjustable Flow Setting (Watts RD-100-A-ADJ Weir Opening = Closed)

Total Storage Required =	3.00	m ³
Available Roof Storage =	3.89	m ³

refer to LRL Plan C.601



$$V = (1*w)*h/3 = Ah/3$$

Post-development Stormwater Management (WS-02 On Roof)

Associated with Roof Drain 2

100 Year Storm Event:

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

a = 1735.688

b = 0.820

C = 6.014

Time (min)	Intensity (mm/hr)	Storage Required			Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
		Controlled Runoff (L/s)	Storage Volume (m ³)	Controlled Release Rate Constant (L/s)		
10	178.6	7.96	4.40	0.63	0.00	0.63
15	142.9	6.37	5.16	0.63	0.00	0.63
20	120.0	5.35	5.66	0.63	0.00	0.63
25	103.8	4.63	6.00	0.63	0.00	0.63
30	91.9	4.09	6.24	0.63	0.00	0.63
35	82.6	3.68	6.41	0.63	0.00	0.63
40	75.1	3.35	6.53	0.63	0.00	0.63
45	69.1	3.08	6.61	0.63	0.00	0.63
50	64.0	2.85	6.66	0.63	0.00	0.63
60	55.9	2.49	6.70	0.63	0.00	0.63
70	49.8	2.22	6.67	0.63	0.00	0.63
80	45.0	2.01	6.60	0.63	0.00	0.63
90	41.1	1.83	6.49	0.63	0.00	0.63
100	37.9	1.69	6.36	0.63	0.00	0.63
110	35.2	1.57	6.20	0.63	0.00	0.63
120	32.9	1.47	6.02	0.63	0.00	0.63

Summary of Roof Storage

Maximum Required Roof Storage (100 Year) = 6.70 m³
 Proposed Head = 150 mm *An Emergency overflow scupper is provided above this height.
 Control Flow/Drain = 0.63 L/s
 Number of Roof Drains = 1
 Total Flow from Roof Drain = 0.63 L/s
 Available Roof Surface = 140 m²
Available Roof Storage = 7.00 m³
 Roof Drain Model = Watts Roof Drain with Adjustable Flow Setting (Watts RD-100-A-ADJ Weir Opening = Closed)

Total Storage Required =	6.70	m ³
Available Roof Storage =	7.00	m ³

refer to LRL Plan C.601



$$V = (1*w)*h/3 = Ah/3$$



LRL File No. 200436
 Project: Multi-Storey Mixed-Use BLDG
 Location: 700-770 Bronson
 Date: June 2, 2023
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Stormwater Management
 Design Sheet 100-Year post to 2-Year pre

PHASE 1 OUTLET - Bronson Avenue

Post-development Stormwater Management (WS-03 On Roof)

Associated with Roof Drain 3

100 Year Storm Event:

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

a = 1735.688

b = 0.820

C = 6.014

Time (min)	Intensity (mm/hr)	Storage Required			Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
		Controlled Runoff (L/s)	Storage Volume (m ³)	Controlled Release Rate Constant (L/s)		
10	178.6	3.68	1.83	0.63	0.00	0.63
15	142.9	2.94	2.08	0.63	0.00	0.63
20	120.0	2.47	2.21	0.63	0.00	0.63
25	103.8	2.14	2.26	0.63	0.00	0.63
30	91.9	1.89	2.27	0.63	0.00	0.63
35	82.6	1.70	2.25	0.63	0.00	0.63
40	75.1	1.55	2.20	0.63	0.00	0.63
45	69.1	1.42	2.14	0.63	0.00	0.63
50	64.0	1.32	2.06	0.63	0.00	0.63
60	55.9	1.15	1.88	0.63	0.00	0.63
70	49.8	1.03	1.66	0.63	0.00	0.63
80	45.0	0.93	1.42	0.63	0.00	0.63
90	41.1	0.85	1.17	0.63	0.00	0.63
100	37.9	0.78	0.90	0.63	0.00	0.63
110	35.2	0.73	0.63	0.63	0.00	0.63
120	32.9	0.68	0.34	0.63	0.00	0.63

Summary of Roof Storage

Maximum Required Roof Storage (100 Year) = 2.27 m³
 Watts Roof Drain Discharge = 0.0042 L/s/mm
 Proposed Head = 150 mm
 Control Flow/Drain = 0.63 L/s
 Number of Roof Drains = 1
 Total Flow from Roof Drain = 0.63 L/s
 Available Roof Surface = 67 m²
Available Roof Storage = 3.36 m³
 Roof Drain Model = Watts Roof Drain with Adjustable Flow Setting (Watts RD-100-A-ADJ Weir Opening = Closed)

*An Emergency overflow scupper is provided above this height.



Total Storage Required = 2.27 m³
Available Roof Storage = 3.36 m³

refer to LRL Plan C.601

$$V = (1*w)*h/3 = Ah/3$$

Post-development Stormwater Management (WS-04 On Roof)

Associated with Roof Drain 4

100 Year Storm Event:

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

a = 1735.688

b = 0.820

C = 6.014

Time (min)	Intensity (mm/hr)	Storage Required			Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
		Controlled Runoff (L/s)	Storage Volume (m ³)	Controlled Release Rate Constant (L/s)		
10	178.6	5.35	2.83	0.63	0.00	0.63
15	142.9	4.28	3.29	0.63	0.00	0.63
20	120.0	3.60	3.56	0.63	0.00	0.63
25	103.8	3.11	3.73	0.63	0.00	0.63
30	91.9	2.75	3.82	0.63	0.00	0.63
35	82.6	2.48	3.88	0.63	0.00	0.63
40	75.1	2.25	3.90	0.63	0.00	0.63
45	69.1	2.07	3.89	0.63	0.00	0.63
50	64.0	1.92	3.86	0.63	0.00	0.63
60	55.9	1.68	3.77	0.63	0.00	0.63
70	49.8	1.49	3.62	0.63	0.00	0.63
80	45.0	1.35	3.45	0.63	0.00	0.63
90	41.1	1.23	3.25	0.63	0.00	0.63
100	37.9	1.14	3.04	0.63	0.00	0.63
110	35.2	1.06	2.81	0.63	0.00	0.63
120	32.9	0.99	2.57	0.63	0.00	0.63

Summary of Roof Storage

Maximum Required Roof Storage (100 Year) = 3.90 m³
 Watts Roof Drain Discharge = 0.0042 L/s/mm
 Proposed Head = 150 mm
 Control Flow/Drain = 0.63 L/s
 Number of Roof Drains = 1
 Total Flow from Roof Drain = 0.63 L/s
 Available Roof Surface = 81 m²
Available Roof Storage = 4.03 m³
 Roof Drain Model = Watts Roof Drain with Adjustable Flow Setting (Watts RD-100-A-ADJ Weir Opening = Closed)

*An Emergency overflow scupper is provided above this height.



Total Storage Required = 3.90 m³
Available Roof Storage = 4.03 m³

refer to LRL Plan C.601

$$V = (1*w)*h/3 = Ah/3$$



LRL File No. 200436
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Stormwater Management
 Design Sheet 100-Year post to 2-Year pre

PHASE 1 OUTLET - Bronson Avenue

Post-development Stormwater Management (WS-05 On Roof)

Associated with Roof Drain 5

100 Year Storm Event:

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

a = 1735.688

b = 0.820

C = 6.014

Time (min)	Intensity (mm/hr)	Storage Required			Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
		Controlled Runoff (L/s)	Storage Volume (m ³)	Controlled Release Rate Constant (L/s)		
10	178.6	5.60	2.98	0.63	0.00	0.63
15	142.9	4.48	3.47	0.63	0.00	0.63
20	120.0	3.76	3.76	0.63	0.00	0.63
25	103.8	3.26	3.94	0.63	0.00	0.63
30	91.9	2.88	4.05	0.63	0.00	0.63
35	82.6	2.59	4.12	0.63	0.00	0.63
40	75.1	2.36	4.15	0.63	0.00	0.63
45	69.1	2.17	4.15	0.63	0.00	0.63
50	64.0	2.01	4.13	0.63	0.00	0.63
60	55.9	1.75	4.05	0.63	0.00	0.63
70	49.8	1.56	3.92	0.63	0.00	0.63
80	45.0	1.41	3.75	0.63	0.00	0.63
90	41.1	1.29	3.56	0.63	0.00	0.63
100	37.9	1.19	3.36	0.63	0.00	0.63
110	35.2	1.10	3.13	0.63	0.00	0.63
120	32.9	1.03	2.89	0.63	0.00	0.63

Summary of Roof Storage

Maximum Required Roof Storage (100 Year) = 4.15 m³
 Watts Roof Drain Discharge = 0.0042 L/s/mm
 Proposed Head = 150 mm *An Emergency overflow scupper is provided above this height.
 Control Flow/Drain = 0.63 L/s
 Number of Roof Drains = 1
 Total Flow from Roof Drain = 0.63 L/s
 Available Roof Surface = 97 m²
Available Roof Storage = 4.83 m³
 Roof Drain Model = Watts Roof Drain with Adjustable Flow Setting (Watts RD-100-A-ADJ Weir Opening = Closed)

Total Storage Required =	4.15	m ³
Available Roof Storage =	4.83	m ³

refer to LRL Plan C.601



$V = (1/3) * \pi * r^2 * h = Ah/3$

Post-development Stormwater Management (WS-06 On Roof)

Associated with Roof Drain 7

100 Year Storm Event:

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

a = 1735.688

b = 0.820

C = 6.014

Time (min)	Intensity (mm/hr)	Storage Required			Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
		Controlled Runoff (L/s)	Storage Volume (m ³)	Controlled Release Rate Constant (L/s)		
10	178.6	3.30	1.60	0.63	0.00	0.63
15	142.9	2.64	1.81	0.63	0.00	0.63
20	120.0	2.22	1.90	0.63	0.00	0.63
25	103.8	1.92	1.93	0.63	0.00	0.63
30	91.9	1.70	1.92	0.63	0.00	0.63
35	82.6	1.53	1.88	0.63	0.00	0.63
40	75.1	1.39	1.82	0.63	0.00	0.63
45	69.1	1.28	1.74	0.63	0.00	0.63
50	64.0	1.18	1.65	0.63	0.00	0.63
60	55.9	1.03	1.45	0.63	0.00	0.63
70	49.8	0.92	1.22	0.63	0.00	0.63
80	45.0	0.83	0.97	0.63	0.00	0.63
90	41.1	0.76	0.70	0.63	0.00	0.63
100	37.9	0.70	0.42	0.63	0.00	0.63
110	35.2	0.65	0.13	0.63	0.00	0.63
120	32.9	0.61	0.00	0.63	0.00	0.63

Summary of Roof Storage

Maximum Required Roof Storage (100 Year) = 1.93 m³
 Watts Roof Drain Discharge = 0.0042 L/s/mm
 Proposed Head = 150 mm *An Emergency overflow scupper is provided above this height.
 Control Flow/Drain = 0.63 L/s
 Number of Roof Drains = 1
 Total Flow from Roof Drain = 0.63 L/s
 Available Roof Surface = 61 m²
Available Roof Storage = 3.03 m³
 Roof Drain Model = Watts Roof Drain with Adjustable Flow Setting (Watts RD-100-A-ADJ Weir Opening = Closed)

Total Storage Required =	1.93	m ³
Available Roof Storage =	3.03	m ³

refer to LRL Plan C.601



$V = (1/3) * \pi * r^2 * h = Ah/3$



LRL File No. 200436
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Stormwater Management
 Design Sheet 100-Year post to 2-Year pre

PHASE 1 OUTLET - Bronson Avenue

Post-development Stormwater Management (WS-07 On Roof)

Associated with Roof Drain 8

100 Year Storm Event:

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

a = 1735.688

b = 0.820

C = 6.014

Time (min)	Intensity (mm/hr)	Storage Required			Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
		Controlled Runoff (L/s)	Storage Volume (m ³)	Controlled Release Rate Constant (L/s)		
10	178.6	5.41	2.87	0.63	0.00	0.63
15	142.9	4.33	3.33	0.63	0.00	0.63
20	120.0	3.63	3.60	0.63	0.00	0.63
25	103.8	3.14	3.77	0.63	0.00	0.63
30	91.9	2.78	3.87	0.63	0.00	0.63
35	82.6	2.50	3.93	0.63	0.00	0.63
40	75.1	2.28	3.95	0.63	0.00	0.63
45	69.1	2.09	3.94	0.63	0.00	0.63
50	64.0	1.94	3.92	0.63	0.00	0.63
60	55.9	1.69	3.82	0.63	0.00	0.63
70	49.8	1.51	3.69	0.63	0.00	0.63
80	45.0	1.36	3.51	0.63	0.00	0.63
90	41.1	1.24	3.32	0.63	0.00	0.63
100	37.9	1.15	3.11	0.63	0.00	0.63
110	35.2	1.07	2.88	0.63	0.00	0.63
120	32.9	1.00	2.63	0.63	0.00	0.63

Summary of Roof Storage

Maximum Required Roof Storage (100 Year) = 3.95 m³
 Watts Roof Drain Discharge = 0.0042 L/s/mm
 Proposed Head = 150 mm
 Control Flow/Drain = 0.63 L/s
 Number of Roof Drains = 1
 Total Flow from Roof Drain = 0.63 L/s
 Available Roof Surface = 100 m²
Available Roof Storage = 4.98 m³
 Roof Drain Model = Watts Roof Drain with Adjustable Flow Setting (Watts RD-100-A-ADJ Weir Opening = Closed)

*An Emergency overflow scupper is provided above this height.



Total Storage Required =	3.95	m ³
Available Roof Storage =	4.98	m ³

refer to LRL Plan C.601

$V = (1*w)*h/3 = Ah/3$

Post-development Stormwater Management (WS-08 On Roof)

Associated with Roof Drain 9

100 Year Storm Event:

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

a = 1735.688

b = 0.820

C = 6.014

Time (min)	Intensity (mm/hr)	Storage Required			Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
		Controlled Runoff (L/s)	Storage Volume (m ³)	Controlled Release Rate Constant (L/s)		
10	178.6	9.09	5.08	0.63	0.00	0.63
15	142.9	7.28	5.98	0.63	0.00	0.63
20	120.0	6.11	6.57	0.63	0.00	0.63
25	103.8	5.29	6.99	0.63	0.00	0.63
30	91.9	4.68	7.29	0.63	0.00	0.63
35	82.6	4.20	7.51	0.63	0.00	0.63
40	75.1	3.83	7.67	0.63	0.00	0.63
45	69.1	3.52	7.79	0.63	0.00	0.63
50	64.0	3.26	7.88	0.63	0.00	0.63
60	55.9	2.85	7.98	0.63	0.00	0.63
70	49.8	2.54	8.00	0.63	0.00	0.63
80	45.0	2.29	7.97	0.63	0.00	0.63
90	41.1	2.09	7.90	0.63	0.00	0.63
100	37.9	1.93	7.80	0.63	0.00	0.63
110	35.2	1.79	7.67	0.63	0.00	0.63
120	32.9	1.67	7.52	0.63	0.00	0.63

Summary of Roof Storage

Maximum Required Roof Storage (100 Year) = 8.00 m³
 Watts Roof Drain Discharge = 0.0042 L/s/mm
 Proposed Head = 150 mm
 Control Flow/Drain = 0.63 L/s
 Number of Roof Drains = 1
 Total Flow from Roof Drain = 0.63 L/s
 Available Roof Surface = 168 m²
Available Roof Storage = 8.41 m³
 Roof Drain Model = Watts Roof Drain with Adjustable Flow Setting (Watts RD-100-A-ADJ Weir Opening = Closed)

*An Emergency overflow scupper is provided above this height.



Total Storage Required =	8.00	m ³
Available Roof Storage =	8.41	m ³

refer to LRL Plan C.601

$V = (1*w)*h/3 = Ah/3$



LRL File No. 200436
 Project: Multi-Storey Mixed-Use BLDG
 Location: 700-770 Bronson
 Date: June 2, 2023
 Designed: Tamara Harb
 Drawing Ref.: C.601

Stormwater Management
 Design Sheet 100-Year post to 2-Year pre

PHASE 1 OUTLET - Bronson Avenue

Post-development Stormwater Management (WS-09 On Roof)

Associated with Roof Drain 10

100 Year Storm Event:

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

a = 1735.688

b = 0.820

C = 6.014

Time (min)	Intensity (mm/hr)	Storage Required			Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
		Controlled Runoff (L/s)	Storage Volume (m ³)	Controlled Release Rate Constant (L/s)		
10	178.6	5.26	2.78	0.63	0.00	0.63
15	142.9	4.21	3.22	0.63	0.00	0.63
20	120.0	3.53	3.48	0.63	0.00	0.63
25	103.8	3.06	3.64	0.63	0.00	0.63
30	91.9	2.70	3.73	0.63	0.00	0.63
35	82.6	2.43	3.78	0.63	0.00	0.63
40	75.1	2.21	3.80	0.63	0.00	0.63
45	69.1	2.03	3.79	0.63	0.00	0.63
50	64.0	1.88	3.76	0.63	0.00	0.63
60	55.9	1.65	3.65	0.63	0.00	0.63
70	49.8	1.47	3.51	0.63	0.00	0.63
80	45.0	1.32	3.33	0.63	0.00	0.63
90	41.1	1.21	3.13	0.63	0.00	0.63
100	37.9	1.12	2.91	0.63	0.00	0.63
110	35.2	1.04	2.68	0.63	0.00	0.63
120	32.9	0.97	2.44	0.63	0.00	0.63

Summary of Roof Storage

Maximum Required Roof Storage (100 Year) = 3.80 m³
 Watts Roof Drain Discharge = 0.0042 L/s/mm
 Proposed Head = 150 mm
 Control Flow/Drain = 0.63 L/s
 Number of Roof Drains = 1
 Total Flow from Roof Drain = 0.63 L/s
 Available Roof Surface = 97 m²
Available Roof Storage = 4.87 m³
 Roof Drain Model = Watts Roof Drain with Adjustable Flow Setting (Watts RD-100-A-ADJ Weir Opening = Closed)

*An Emergency overflow scupper is provided above this height.



Total Storage Required =	3.80	m³
Available Roof Storage =	4.87	m³

refer to LRL Plan C.601

$$V = (I * w) * h / 3 = Ah / 3$$

Post-development Stormwater Management (WS-10 On Roof)

Associated with Roof Drain 11

100 Year Storm Event:

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

a = 1735.688

b = 0.820

C = 6.014

Time (min)	Intensity (mm/hr)	Storage Required			Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
		Controlled Runoff (L/s)	Storage Volume (m ³)	Controlled Release Rate Constant (L/s)		
10	178.6	3.00	1.42	0.63	0.00	0.63
15	142.9	2.40	1.59	0.63	0.00	0.63
20	120.0	2.01	1.66	0.63	0.00	0.63
25	103.8	1.74	1.67	0.63	0.00	0.63
30	91.9	1.54	1.64	0.63	0.00	0.63
35	82.6	1.39	1.59	0.63	0.00	0.63
40	75.1	1.26	1.52	0.63	0.00	0.63
45	69.1	1.16	1.43	0.63	0.00	0.63
50	64.0	1.07	1.33	0.63	0.00	0.63
60	55.9	0.94	1.11	0.63	0.00	0.63
70	49.8	0.84	0.87	0.63	0.00	0.63
80	45.0	0.76	0.60	0.63	0.00	0.63
90	41.1	0.69	0.33	0.63	0.00	0.63
100	37.9	0.64	0.04	0.63	0.00	0.63
110	35.2	0.59	0.00	0.63	0.00	0.63
120	32.9	0.55	0.00	0.63	0.00	0.63

Summary of Roof Storage

Maximum Required Roof Storage (100 Year) = 1.67 m³
 Watts Roof Drain Discharge = 0.0042 L/s/mm
 Proposed Head = 150 mm
 Control Flow/Drain = 0.63 L/s
 Number of Roof Drains = 1
 Total Flow from Roof Drain = 0.63 L/s
 Available Roof Surface = 55 m²
Available Roof Storage = 2.74 m³
 Roof Drain Model = Watts Roof Drain with Adjustable Flow Setting (Watts RD-100-A-ADJ Weir Opening = Closed)

*An Emergency overflow scupper is provided above this height.



Total Storage Required =	1.67	m³
Available Roof Storage =	2.74	m³

refer to LRL Plan C.601

$$V = (I * w) * h / 3 = Ah / 3$$



LRL File No. 200436
Project: Multi-Storey Mixed-Use BLDG
Location: 700-770 Bronson
Date: June 2, 2023
Designed: Tamara Harb
Drawing Ref.: C.601

Stormwater Management
 Design Sheet 100-Year post to 2-Year pre

PHASE 1 OUTLET - Bronson Avenue

Post-development Stormwater Management (WS-11 On Roof)

Associated with Roof Drain 12

100 Year Storm Event:

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

a = 1735.688

b = 0.820

C = 6.014

Time (min)	Intensity (mm/hr)	Storage Required			Uncontrolled Runoff (L/s)	Total Release Rate (L/s)
		Controlled Runoff (L/s)	Storage Volume (m ³)	Controlled Release Rate Constant (L/s)		
10	178.6	5.22	2.76	0.63	0.00	0.63
15	142.9	4.18	3.19	0.63	0.00	0.63
20	120.0	3.51	3.45	0.63	0.00	0.63
25	103.8	3.04	3.61	0.63	0.00	0.63
30	91.9	2.69	3.70	0.63	0.00	0.63
35	82.6	2.42	3.75	0.63	0.00	0.63
40	75.1	2.20	3.76	0.63	0.00	0.63
45	69.1	2.02	3.75	0.63	0.00	0.63
50	64.0	1.87	3.72	0.63	0.00	0.63
60	55.9	1.63	3.62	0.63	0.00	0.63
70	49.8	1.46	3.47	0.63	0.00	0.63
80	45.0	1.32	3.29	0.63	0.00	0.63
90	41.1	1.20	3.09	0.63	0.00	0.63
100	37.9	1.11	2.87	0.63	0.00	0.63
110	35.2	1.03	2.64	0.63	0.00	0.63
120	32.9	0.96	2.39	0.63	0.00	0.63

Summary of Roof Storage

Maximum Required Roof Storage (100 Year) = 3.76 m³
 Watts Roof Drain Discharge = 0.0042 L/s/mm
 Proposed Head = 150 mm
 Control Flow/Drain = 0.63 L/s
 Number of Roof Drains = 1
 Total Flow from Roof Drain = 0.63 L/s
 Available Roof Surface = 93 m²
Available Roof Storage = 4.63 m³
 Roof Drain Model = Watts Roof Drain with Adjustable Flow Setting (Watts RD-100-A-ADJ Weir Opening = Closed)

*An Emergency overflow scupper is provided above this height.



Total Storage Required = 3.76 m³
Available Roof Storage = 4.63 m³

refer to LRL Plan C.601

$$V = (1/3) * w * h^3 = Ah/3$$

Summary of Release Rates and Storage Volumes For PHASE 1

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

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

LRL Associates Ltd.
Storm Design Sheet



LRL File No. 200436
Project: Mixed-Use Bldg
Location: 770-774 Bronson Ave
Date: June 2, 2023
Designed: Tamara Harb
Drawing Reference: C.401

Storm Design Parameters

Rational Method Q = 2.78CIA

Q = Peak flow in litres per second (L/s)
 A = Drainage area in hectares (ha)
 C = Runoff coefficient
 I = Rainfall intensity (mm/hr)

Runoff Coefficient (C)
 Grass 0.20
 Gravel 0.80
 Asphalt / rooftop 0.90

Ottawa Macdonald-Cartier International Airport IDF curve
 equation (2 year event, intensity in mm/hr)
 $I_2 = 732.95 / (T_d + 6.199)^{0.81}$
 Min. velocity = 0.80 m/s
 Manning's "n" = 0.013

LOCATION			AREA (ha)			FLOW						STORM SEWER							
WATERSHED / STREET	From	To	C = 0.20	C = 0.80	C = 0.90	Indiv. 2.78AC	Accum. 2.78AC	Time of Conc. (min.)	Rainfall Intensity (mm/hr)	Peak Flow Q (L/s)	Controlled Flow Q (L/s)	Pipe Diameter (mm)	Type	Slope (%)	Length (m)	Capacity Full (L/s)	Velocity Full (m/s)	Time of Flow (min.)	Ratio (Q/Q _{FULL})
PHASE 1	BLDG	PROP MH1	0.008	0.000	0.195	0.492	0.49	10.00	76.8	37.75	12.23	250	PVC	2.00%	10.0	84.1	1.71	0.10	0.15
PHASE 2	BLDG	EX. STM	0.005	0.000	0.093	0.236	0.24	10.00	76.8	18.16	5.11	250	PVC	2.00%	10.1	84.1	1.71	0.10	0.06

ADJUSTABLE ACCUTROL (for Large Sump Roof Drains only)

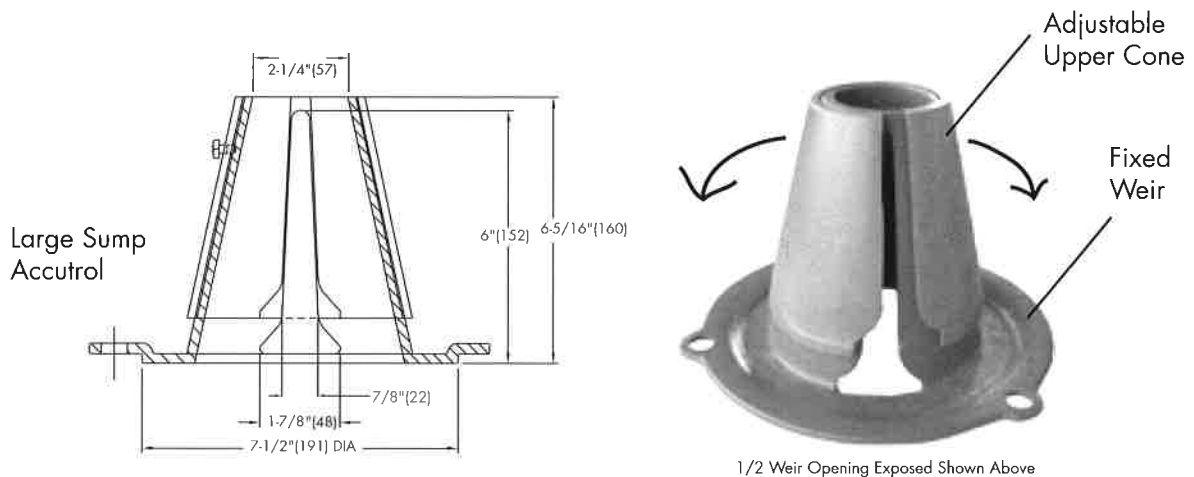
For more flexibility in controlling flow with heads deeper than 2", Watts Drainage offers the Adjustable Accutrol. The Adjustable Accutrol Weir is designed with a single parabolic opening that can be covered to restrict flow above 2" of head to less than 5 gpm per inch, up to 6" of head. To adjust the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


TABLE 1. Adjustable Accutrol Flow Rate Settings

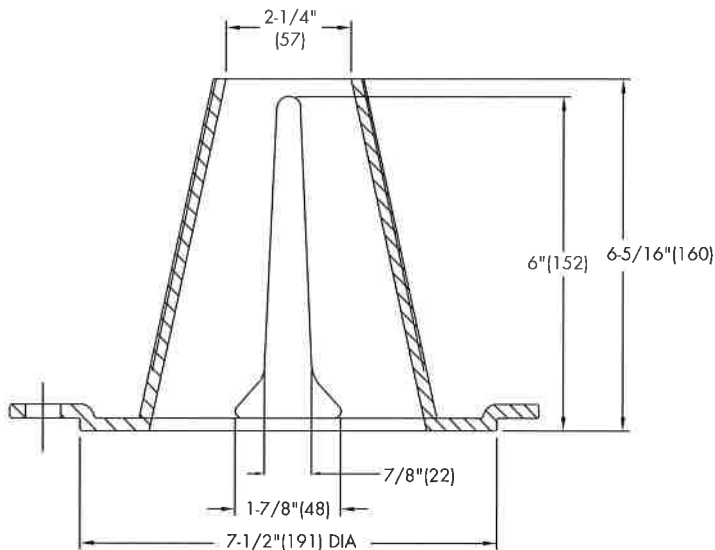
Weir Opening Exposed	Head of Water					
	1"	2"	3"	4"	5"	6"
	Flow Rate (gallons per minute)					
Fully Exposed	5	10	15	20	25	30
3/4	5	10	13.75	17.5	21.25	25
1/2	5	10	12.5	15	17.5	20
1/4	5	10	11.25	12.5	13.75	15
Closed	5	10	10	10	10	10

Job Name _____ Model No. _____
 Job Location _____ Contractor _____
 Engineer _____ Representative _____

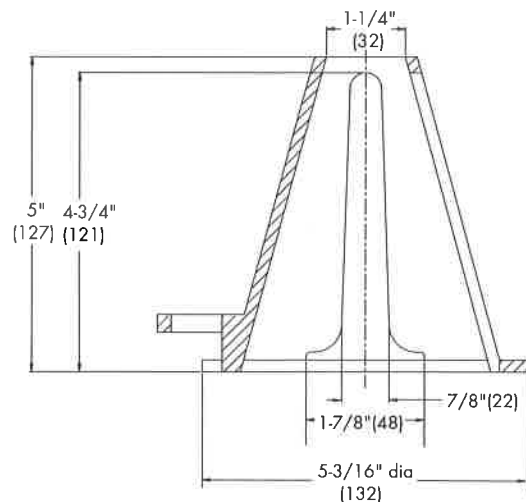
ACCUTROL WEIR FLOW CONTROL

SPECIFICATION: Watts Drainage Products epoxy coated cast iron Accutrol Weir is designed with parabolic openings which limit the flow of rain water off a roof. Each weir slot controls flow to 5 gpm per inch of head to a maximum of 30 gpm at 6" head (for large sump), 25 gpm at 5" head (for small sump). The Accutrol Weir is secured to the flashing clamp of the roof drain. The Accutrol Weir is available with 1 to 4 slots for the large sump drain and up to 3 slots for the small sump drain.

For Large Sump Roof Drains Specify the "-A" option and number of slots required. (ie. "RD-100-A2" for two slot weir)
For Small Sump Roof Drains Specify the "-A" option and number of slots required. (ie. "RD-200-A1" for one slot weir)



LARGE SUMP ACCUTROL WEIR



SMALL SUMP ACCUTROL WEIR

Job Name _____ Model No. _____

Job Location _____ Contractor _____

Engineer _____ Representative _____



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



Specification Drainage Products

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

APPENDIX E

Civil Engineering Drawings



770-774 BRONSON AVENUE OTTAWA, ON

REVISION 06



KEY PLAN (N.T.S.)

DRAWING INDEX	
TITLE PAGE	
SEDIMENT AND EROSION CONTROL PLAN	C101
DEMOLITION PLAN	C102
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



LRJ

ENGINEERING | INGÉNIERIE

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SITE PLAN AMENDMENT APPROVAL
770-774 BRONSON AVENUE OTTAWA, ON
REV.06,- ISSUED FOR SITE PLAN AMENDMENT - FEBRUARY, 2026
LRL PROJECT no: 200436



NOT AUTHENTIC UNLESS SIGNED AND DATED

GENERAL NOTES

1. ALL WORKS MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
2. THE CONTRACTOR 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 OR 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 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 THE 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 OPSD 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 MOMENT'S NOTICE.

PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL SUBMIT TO THE CONTRACT ADMINISTRATOR SIX COPIES OF A DETAILED EROSION AND SEDIMENT CONTROL PLAN (ESCP). THE ESCP WILL CONSIST OF WRITTEN DESCRIPTION AND DETAILED DRAWINGS INDICATING THE ON-SITE ACTIVITIES AND MEASURES TO BE USED TO CONTROL EROSION AND SEDIMENT MOVEMENT FOR EACH STEP OF THE WORK.

THE EROSION AND SEDIMENT CONTROL (ESC) MEASURES ILLUSTRATED ON THESE DRAWINGS ARE CONSIDERED LIVING MEASURES AND SHALL BE REVIEWED AND ADJUSTED AS SITE CONDITIONS, WEATHER EVENTS, OR CONSTRUCTION SEQUENCING REQUIRE. THE CONTRACTOR SHALL MONITOR ESC PERFORMANCE REGULARLY AND IMPLEMENT ADDITIONAL OR MODIFIED CONTROLS AS NECESSARY TO MAINTAIN EFFECTIVE SEDIMENT AND EROSION PROTECTION. SUFFICIENT ESC MATERIALS SHALL BE KEPT ON-SITE AT ALL TIMES TO FACILITATE TIMELY ADJUSTMENTS AND REPAIRS.

CONTRACTOR'S RESPONSIBILITIES

THE CONTRACTOR SHALL ENSURE THAT ALL WORKERS, INCLUDING SUB-CONTRACTOR, IN THE WORKING AREA ARE AWARE OF THE IMPORTANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES AND INFORMED OF THE CONSEQUENCES OF THE FAILURE TO COMPLY WITH THE REQUIREMENTS OF ALL REGULATORY AGENCIES.

THE CONTRACTOR SHALL PERIODICALLY (WEEKLY), 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 WATERCOURSE AND AVOIDS DAMAGE TO EXISTING SITE FEATURES. 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 IS REQUIRED TO IMPLEMENT SEDIMENT AND EROSION CONTROL MEASURES AT LEAST ONE WEEK BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THESE MEASURES SHOULD BE THOROUGHLY INSTALLED TO EFFECTIVELY MANAGE SOIL EROSION AND SEDIMENT RUNOFF. FOLLOWING INSTALLATION, THE CONTRACTOR MUST CONDUCT INSPECTIONS OF THESE CONTROL MEASURES ON A WEEKLY BASIS TO ENSURE THEIR ONGOING EFFECTIVENESS AND FUNCTIONALITY.

IN ADDITION TO THE REGULAR WEEKLY INSPECTIONS, THE CONTRACTOR MUST ALSO CARRY OUT ADDITIONAL INSPECTIONS IN THE AFTERMATH OF ANY MAJOR RAINFALL EVENTS. THIS WILL HELP ASSESS THE PERFORMANCE OF THE EROSION CONTROL MEASURES UNDER INCREASED WATER FLOW CONDITIONS. ANY DEFICIENCIES OR DAMAGES IDENTIFIED DURING THESE INSPECTIONS MUST BE PROMPTLY REPAIRED TO MAINTAIN COMPLIANCE AND ENSURE THE INTEGRITY OF THE CONSTRUCTION SITE.

THE CONTRACTOR SHALL BI-WEEKLY, 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 THAT ALL, THE CONTRACT 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 REMEDIATED.

SPILL CONTROL NOTES

1. ALL CONSTRUCTION EQUIPMENT SHALL BE RE-FUELED, MAINTAINED, AND STORED NO LESS THAN 30 METRES FROM WATERCOURSE, STEAMS, CREEKS, WOODLOTS, AND ANY ENVIRONMENTALLY SENSITIVE AREAS, OR AS OTHERWISE SPECIFIED.
2. THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY MEASURES IN ORDER TO PREVENT 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 ROAD/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 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. ALL CURBS, CONCRETE ISLANDS, AND SIDEWALKS SHOWN ON THIS DRAWING ARE TO BR PRICED IN SITE WORKS PORTION OF THE CONTRACT.
5. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. R10 AND OPSD 508.010 AND OPSS 310.
6. GRANULAR 'A' SHALL BE PLACED TO A MINIMUM THICKNESS OF 30MM AROUND ALL STRUCTURES WITHIN THE PAVEMENT AREA.
7. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 30MM LIFTS.
8. ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR BACKFILLING.
9. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE, IF REQUIRED BY THE CITY.
10. 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.
11. REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
12. STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT. ALL JOINTS MUST BE SEALED.
13. SIDEWALKS TO BE 13MM x BEVELED AT 2:1 OR 6MM WITH NO BEVEL REQUIRED BEFORE 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.
14. 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

15. ROADWORK TO BE COMPLETED IN ACCORDANCE WITH GEOTECHNICAL REPORT, PREPARED BY PATERSON, DATED NOVEMBER 3rd, 2025.
16. 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 LOCAL AUTHORITY.
17. THE SUBGRADE SHALL BE CROWNED AND SLOPED AT LEAST 2% AND PROOF ROLLED WITH HEAVY ROLLERS.
18. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'A', TYPE II COMPACTED IN MAXIMUM 300MM LIFTS.
19. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO MINIMUM OF 100% STANDARD PROCTOR DENSITY MAXIMUM DRY DENSITY (SPDMO).
20. CONCRETE RAMP C/W TACTILE WALKING SURFACE INDICATORS COMPONENT AS PER OPSD 310.039. TACTILE WALKING SURFACE INDICATORS TO BE INSTALLED AT ALL RAMP. 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 S8. 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 FROST LINE AND FULLY PENETRATE THE BEDDING, SUB-BEDDING, AND COVER MATERIAL. TO BE CONSIST OF RELATIVELY DRY AND COMPACTIBLE BROWN SILTY CLAY PLACED IN MAXIMUM 225MM LIFTS AND COMPACTED TO A MINIMUM OF 95% SPDMO. 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 OPSD 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

10. ALL SANITARY SEWER INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
11. 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.
12. EXISTING MAINTENANCE STRUCTURES TO BE RE-BENCHED WHERE A NEW CONNECTION IS MADE.
13. SANITARY GRAVITY SEWER TRENCH AND BEDDING SHALL BE PER CITY OF OTTAWA STD. S6 AND S7 CLASS 'B' BEDDING, UNLESS SPECIFIED OTHERWISE.
14. SANITARY MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD. S24 AND S25.
15. SANITARY MAINTENANCE STRUCTURES SHALL BE BENCHED PER OPSD 701.021.
16. 100MM THICK HIGH-DENSITY GRADE 'A' POLYSTYRENE INSULATION TO BE INSTALLED IN ACCORDANCE WITH CITY STD W22 WHERE INDICATED ON DRAWING SSP-1.

STORM

17. 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 A257.3, OR LATEST AMENDMENT.
18. 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.
19. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
20. CATCH BASIN SHALL BE IN ACCORDANCE WITH OPSD 705.010.
21. CATCH BASIN LEADS SHALL BE IN 200MM DIA. AT 1% SLOPE (MIN) UNLESS SPECIFIED OTHERWISE.
22. ALL CATCH BASINS SHALL HAVE 600MM SUMPS, UNLESS SPECIFIED OTHERWISE.
23. ALL CATCH BASIN LEAD INVERTS TO BE 1.5M BELOW FINISHED GRADE UNLESS SPECIFIED OTHERWISE.
24. 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.
25. ALL ROAD AND PARKING LOT CATCH BASINS TO BE INSTALLED WITH ORTHOGONALLY PLACED SUBDRAINS IN ACCORDANCE WITH DETAIL, PERFORATED SUBDRAIN FOR ROAD AND PARKING LOT CATCH BASIN SHALL BE INSTALLED PER CITY STD R1 UNLESS OTHERWISE NOTED.
26. PERFORATED SUBDRAIN FOR REAR YARD AND LANDSCAPING APPLICATIONS SHALL BE INSTALLED PER CITY STD S29, S30 AND S31, WHERE APPLICABLE.
27. RIP-RAP TREATMENT SEWER AND CULVERT OUTLETS PER OPSD 810.010.
28. ALL STORM SEWER/ CULVERTS TO BE INSTALLED WITH FROST TREATMENT PER OPSD 803.031 WHERE APPLICABLE.
29. 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

30. ALL WATERMAIN INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
31. ALL PVC WATERMANS SHALL BE AWVA C-900 CLASS 150, SDR 18 OR APPROVED EQUIVALENT.
32. ALL WATER SERVICES LESS THAN OR EQUAL TO 50MM IN DIAMETER TO BE TYPE 'K' COPPER.
33. 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.
34. ALL PVC WATERMANS, SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W.36.
35. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS PER CITY OF OTTAWA STD 25.5 AND W25.6.
36. VALVE BOXES SHALL BE INSTALLED PER CITY OF OTTAWA STD W24.
37. WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JOINTS PER CITY OF OTTAWA STD.25.5 AND W25.6.
38. THRUST BLOCKING OF WATERMANS TO BE INSTALLED PER CITY OF OTTAWA STD. W25.3 AND W25.4.
39. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS, BLOW-OFFS, AND NOZZLES REQUIRED FOR TESTING AND DISINFECTON OF THE WATERMAIN.
40. WATERMAIN CROSSING OVER AND BELOW SEWERS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY.
41. WATER SERVICES ARE TO BE INSULATED PER CITY STD. W23 WHERE SEPARATION BETWEEN SERVICES AND MAINTENANCE HOLES ARE LESS THAN 2.4M.
42. THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/UTILITY IS 0.9M PER MORE 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.
43. ALL WATERMANS SHALL HAVE A MINIMUM COVER OR 2.4M, OTHERWISE THERMAL INSULATION IS REQUIRED AS PER STD DWG W22.
44. GENERAL WATER PLANT TO UTILITY CLEARANCE AS PER STD DWG R20.
45. 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.
46. ALL WATERMANS 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.
47. ALL WATERMANS SHALL BE BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES. ALL CHLORINATED WATER TO BE DISCHARGED AND PRETREATED TO ACCEPTABLE LEVELS PRIOR TO DISCHARGE. ALL 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.
48. 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 REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND INSTALLED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

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

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THERE OF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS 'ISSUED FOR CONSTRUCTION', THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATES THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF BIDS TO PERFORM THIS WORK IS A KNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTCOMING.

UNAUTHORIZED CHANGES

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY IRL ASSOCIATES LTD. (IRL) WITHOUT OBTAINING IRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST IRL AND TO RELEASE IRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

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

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO IRL'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF IRL AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH IRL AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

GENERAL NOTES

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING SERVICES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

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

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE ANY REPORTS, PLANS, SPECIFICATIONS OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE CONTRACTING GUIDELINES AND SPECIFICATIONS. THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST IRL AND TO RELEASE IRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

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

No.	REVISIONS	BY	DATE
06	REISSUED FOR SITE PLAN AMENDMENT	S.V.	04 FEB 2026
05	ISSUED FOR SITE PLAN AMENDMENT	S.V.	25 NOV 2025
04	REISSUED FOR CITY APPROVAL	T.H.	22 NOV 2023
03	REISSUED FOR CITY APPROVAL	T.H.	14 JUN 2023
02	REISSUED FOR CITY APPROVAL	T.H.	15 DEC 2022
01	ISSUED FOR MUNICIPAL APPROVAL	A.S.	04 MAR 2021

No.	REVISIONS	BY	DATE
06	REISSUED FOR SITE PLAN AMENDMENT	S.V.	04 FEB 2026
05	ISSUED FOR SITE PLAN AMENDMENT	S.V.	25 NOV 2025
04	REISSUED FOR CITY APPROVAL	T.H.	22 NOV 2023
03	REISSUED FOR CITY APPROVAL	T.H.	14 JUN 2023
02	REISSUED FOR CITY APPROVAL	T.H.	15 DEC 2022
01	ISSUED FOR MUNICIPAL APPROVAL	A.S.	04 MAR 2021

NOT AUTHENTIC UNLESS SIGNED AND DATED



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CLIENT **KATASA GROUP**
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DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: M.B.

PROJECT **770-774 BRONSON AVENUE**

DRAWING TITLE

GENERAL NOTES

PROJECT NO. **200436**

DATE **JUNE 2023**

C001

EROSION AND SEDIMENT CONTROL MEASURES:

"CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES"

CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTIONS OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

1. PRIOR TO START OF CONSTRUCTION:

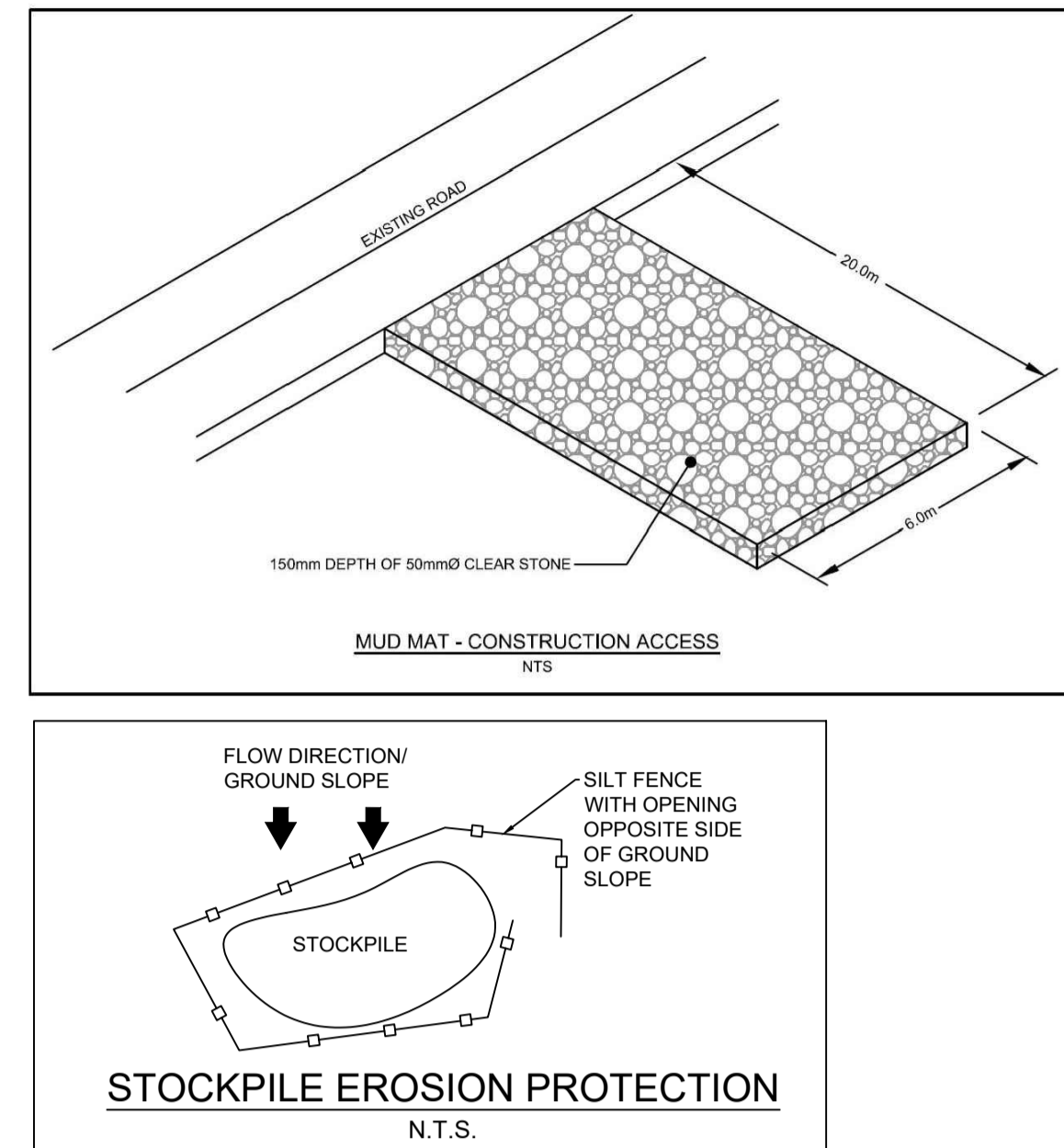
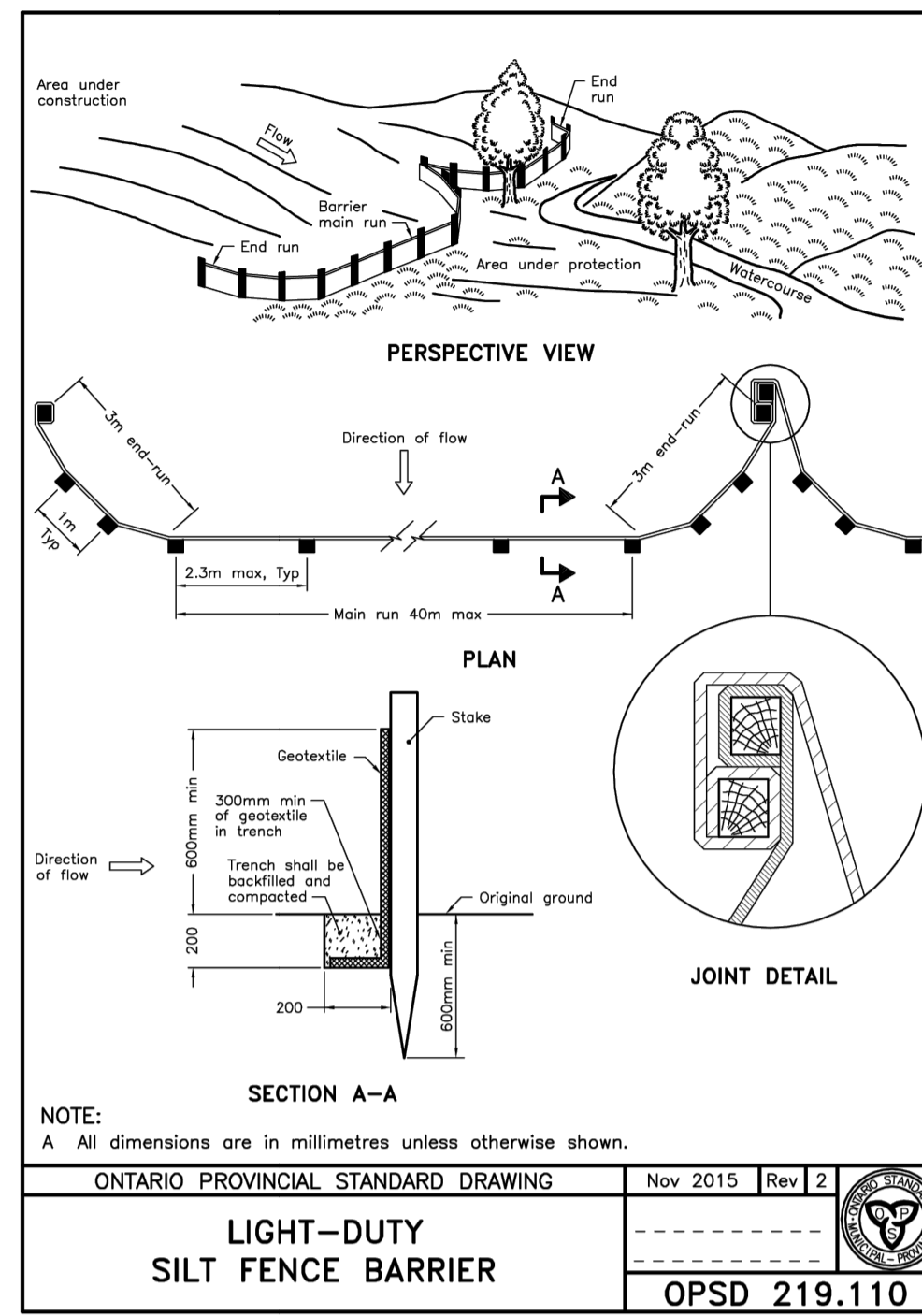
- PRIOR TO THE REMOVAL OF ANY VEGETATIVE COVER, MOVING OF SOIL AND CONSTRUCTION:
- INSTALL SILT FENCE IMMEDIATELY DOWNSTREAM FROM AREAS TO BE DISTURBED (SEE PLAN FOR LOCATION).
- INSTALL GEOSOCK INSERTS WITH AN OVERFLOW IN ALL THE DOWNSTREAM CATCHBASINS AND MANHOLES
- INSTALL SILT SOCK FILTERS IN ALL CONCRETE CATCH BASINS STRUCTURES
- INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.

2. DURING CONSTRUCTION:

- WORK TO BE DONE IN THE VICINITY OF MAJOR WATERWAYS TO BE CARRIED OUT FROM JULY TO SEPTEMBER ONLY.
- MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE.
- PROTECT DISTURBED AREAS FROM RUNOFF.
- PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED WITHIN 30 DAYS.
- INSPECT SILT FENCES, FILTER CLOTHS AND CATCH BASIN SUMPS WEEKLY AND AFTER EVERY MAJOR STORM EVENT.
- CLEAN AND REPAIR WHEN NECESSARY.
- CONSTRUCT SWALES AS PER DETAIL.
- PLAN TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION
- EROSION CONTROL FENCING TO BE ALSO INSTALLED AROUND THE BASE OF ALL STOCKPILES
- DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE, OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED. ALL TOPSOIL PILES ARE TO BE SEEDED IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS).
- CONTROL WIND-BLOWN DUST OFF SITE TO ACCEPTABLE LEVELS BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERING AS REQUIRED).
- ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
- NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THIS CONSULTING ENGINEER AND THE CITY DEPARTMENT OF PUBLIC WORKS.
- CONTRACTOR RESPONSIBLE FOR CITY ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING ETC. AT THE END OF EACH WORK DAY.
- PROVIDE GRAVEL ENTRANCE WHEREVER EQUIPMENT LEAVES THE SITE TO PREVENT MUD TRACKING ONTO PAVED SURFACES. GRAVEL BED SHALL BE A MINIMUM OF 15m LONG, 4M WIDE AND 0.3m DEEP AND SHALL CONSIST OF COARSE (50mm CRUSHED-RUN LIMESTONE) MATERIAL. MAINTAIN GRAVEL ENTRANCE IN CLEAN CONDITION.
- DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPPED.
- ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
- TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ADJACENT PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED.

3. AFTER CONSTRUCTION:

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



LEGEND:

	EXISTING PROPERTY LINE TO REMAIN
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED TERRACED CURB (3:1 MIN.)
	PROPOSED SILT FENCE AS PER OPSD 219.110
	PROPOSED FENCE
	PROPOSED DOOR ENTRANCE/EXIST
	PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
	PROPOSED CONCRETE FEATURES/SLAB
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY ASPHALT
	PROPOSED RIP RAP
	PROPOSED ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED DEPRESSED CURB
	PROPOSED BOTTOM OF CURB ELEVATION / ASPHALT ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED EXPOSED BOTTOM OF RETAINING WALL
	PROPOSED TOP OF RETAINING WALL
	MATCH INTO EXISTING ELEVATION
	EXISTING ELEVATION
	PROPOSED OVERLAND MAJOR FLOW ROUTE
	PROPOSED 100mm# PERFORATED SUBDRAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING GAS LINE
	EXISTING MANHOLE
	EXISTING CATCHBASIN
	PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
	PROPOSED MANHOLE
	PROPOSED AREA DRAIN
	PROPOSED CURB STOP
	PROPOSED PIPE INSULATION
	PROPOSED 100 YEAR HIGH WATER LEVEL
	STORM WATERSHED EXTENT
	WATERSHED NAME
	RUNOFF COEFFICIENT
	AREA IN HECTARES

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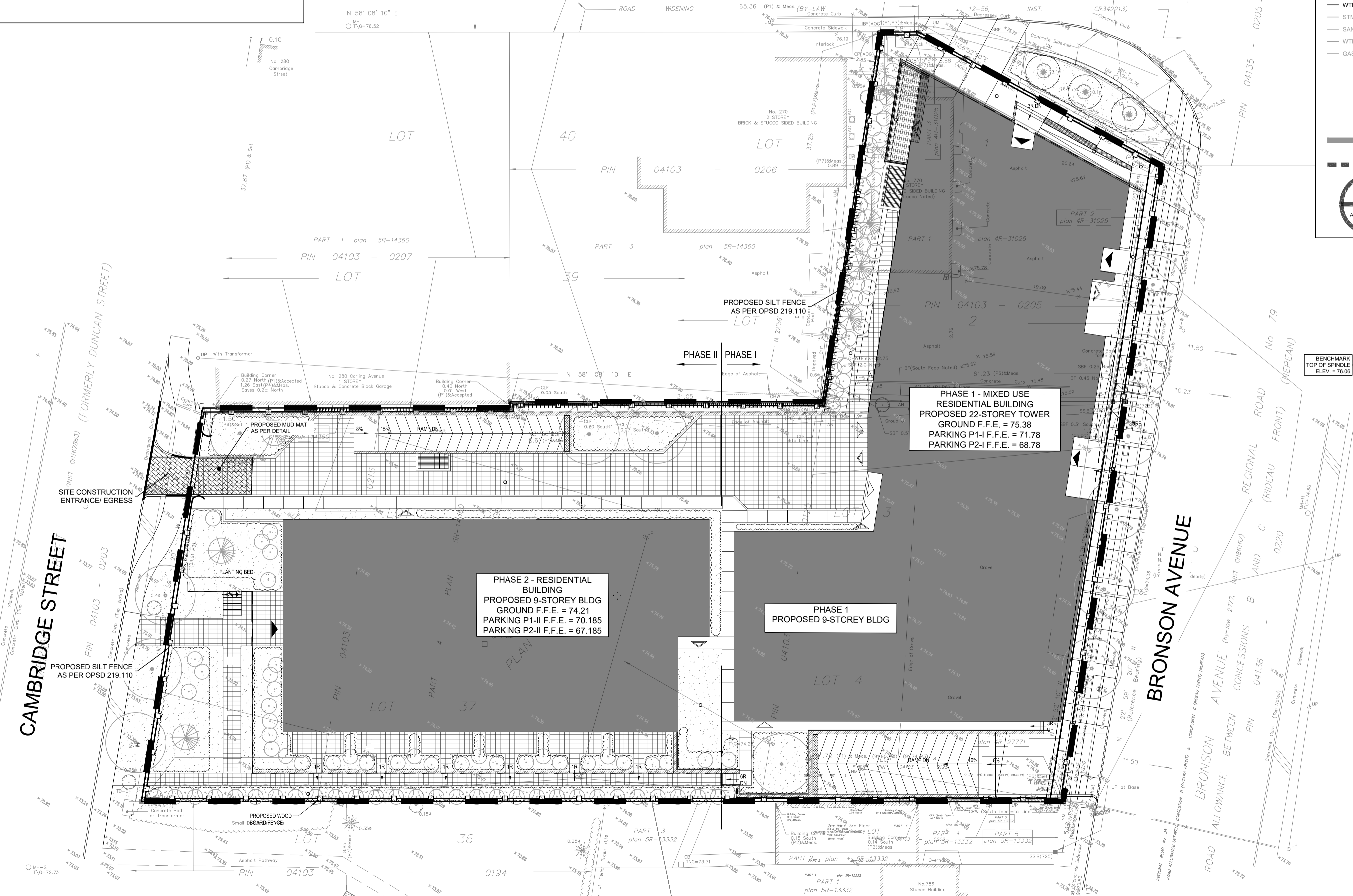
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CLIENT: **KATASA GROUP**
69 Rue Jean-Proulx unit #301
Gatineau, QC, J8V 1W2

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

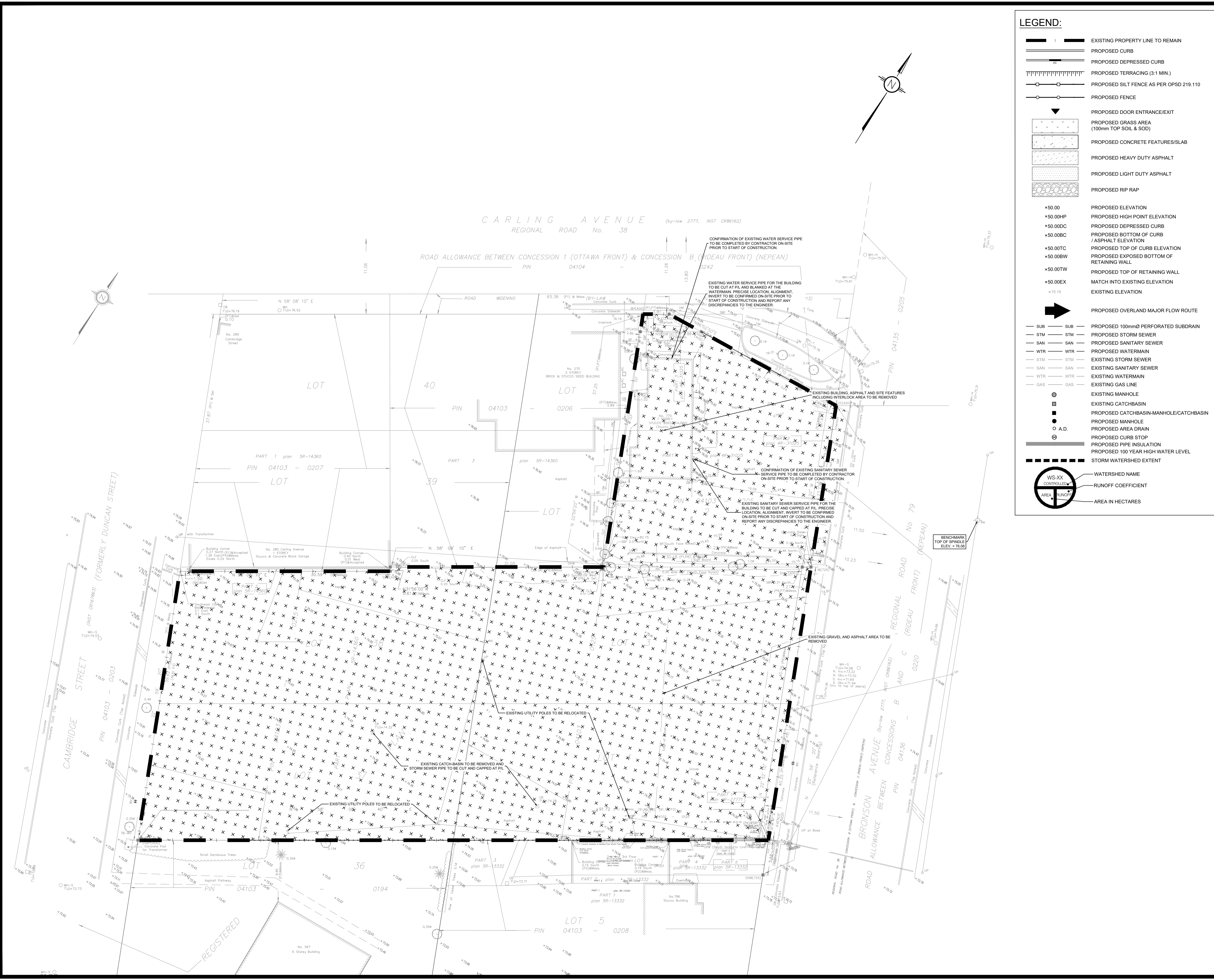
PROJECT: **770-774 BRONSON AVENUE**

DRAWING TITLE: **EROSION AND SEDIMENT CONTROL PLAN**

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

C101

D07-12-21-0108



LEGEND:

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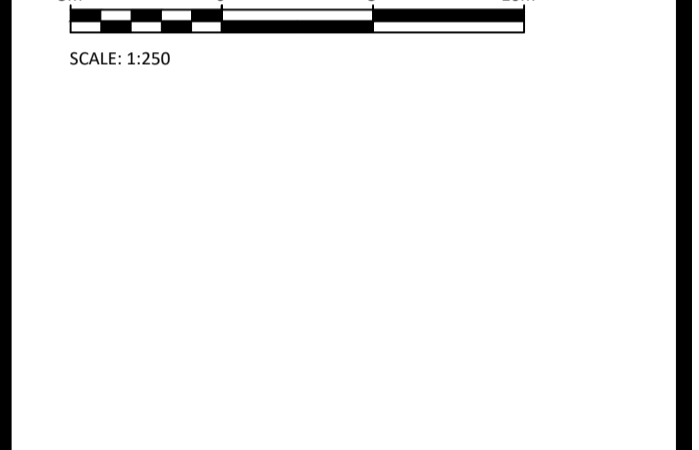
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CLIENT: **KATASA GROUP**
69 Rue Jean-Proulx unit #301
Gatineau, QC, J8V 1W2

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

PROJECT: **770-774 BRONSON AVENUE**

DRAWING TITLE: **DEMOLITION PLAN**

PROJECT NO: **200436**

DATE: **JUNE 2023**

C102

NOTES: GENERAL

- 1. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
2. ALL ELEVATIONS ARE GEOMETRIC AND UTILIZE METRIC UNITS.
3. JOB BENCH MARK - CONFIRM WITH LRL PRIOR TO UTILIZATION.
4. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE, CATCH BASIN OUTLETS AND/OR STORM DETENTION AREAS ARE PROVIDED.
5. STRIP AND REMOVE ALL TOPSOIL FROM IMPROVED AREAS.
6. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
7. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A CLEAN STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.
8. CURBS TO BE BARRIER, CONSTRUCTED AS PER OPSD 600.110.
9. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A CLEAN STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.
10. OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
11. MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
12. FILTER FABRIC TO BE INSTALLED AND MAINTAINED BETWEEN THE FRAME AND COVER OF ALL CATCHBASINS, CATCHBASIN MANHOLES AND MANHOLES DURING THE CONSTRUCTION PERIOD TO MINIMIZE SEDIMENTS ENTERING THE STORM SEWER SYSTEM. ALL GRASSED AREAS MUST BE COMPLETED PRIOR TO THE REMOVAL OF THE FILTER FABRIC IN THE DRAINAGE STRUCTURES.
13. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS, IF ANY, LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
14. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS BUT NOT LIMITED TO, ROAD CUT PERMITS, SEWER PERMITS, WATER PERMIT, ETC.
15. AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
16. ALL SIDEWALK CONSTRUCTION TO BE AS PER OPSD 310.010 & OPSD 310.050.
17. EXISTING BUILDINGS REQUIRE A CCTV INSPECTION AND REPORT TO ENSURE EXISTING SERVICES TO BE RE-USED ARE IN GOOD WORKING ORDER AND MEET CURRENT MINIMUM SIZE REQUIREMENTS.
18. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT CITY OF OTTAWA (COA) STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS (OPSS & OPSD), SEWER AND WATERMAIN MATERIAL TYPES AND DISINFECTION.
19. SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH CURRENT CITY OF OTTAWA (COA) STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS (OPSS & OPSD), ROADS AND PUBLIC WORKS.

NOTES: SEWERS

- 1. SEWER BEDDING AS PER PIPE TRENCH DETAIL WITH GRANULAR 'A' BEDDING COMPACTED TO 95% OF ITS SPMD.
2. ALL WORK SHALL BE PERFORMED, AS APPLICABLE IN ACCORDANCE WITH OPSD 407 AND 410.
3. CONTRACTOR TO CONFIRM ELEVATION OF EXISTING SEWERS AT PROPOSED CONNECTION POINTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE COMMENCING ANY WORK.
4. ALL SEWERS WITH LESS THAN 2.0m OF COVER ARE SUBJECT TO INSULATION DETAIL.
5. INSULATE ALL STORM PIPES WITH LESS THAN 1.5M COVER AND ALL SANITARY PIPES WITH LESS THAN 2.1M COVER WITH APPROPRIATE DEPTH OF THERMAL INSULATION AS PER CITY OF OTTAWA SEWER DESIGN GUIDELINES SECTION 5.7.1.3 & 5.10 AS WELL AS REFER TO COO STD. DWGS. W21-23.
6. FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTION SEWER PIPES TO MANHOLES. SANITARY RUBBER GASKET TYPE JOINTS TO CONFORM TO CSA.
7. QUALITY CONTROL FIELD TESTS, LEAKAGE & DYE TESTS FOR SEWERS TO BE COMPLETED IN ACCORDANCE TO OTTAWA SEWER DESIGN GUIDELINES SECTION 6.1.1.4 & 6.1.5.

SANITARY

- 8. ALL SANITARY GRAVITY SHALL BE PVC SDR 35, IPEX 'RING-TITE' (OR APPROVED EQUIVALENT) PER CSA STANDARD B1822 OR LATEST AMENDMENT, UNLESS SPECIFIED OTHERWISE.
9. EXISTING MAINTENANCE STRUCTURES TO BE RE-BENCHED WHERE A NEW CONNECTION IS MADE.
10. SANITARY GRAVITY SEWER TRENCH AND BEDDING SHALL BE PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' BEDDING, UNLESS SPECIFIED OTHERWISE.
11. SANITARY MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD. S24 AND S25.
12. SANITARY MAINTENANCE STRUCTURES SHALL BE BENCHED PER OPSD 701.021.

STORM

- 13. STORM GRAVITY SEWER TRENCH AND BEDDING SHALL BE PER CITY OF OTTAWA STD. S9 AND S7, CLASS 'B' BEDDING, UNLESS SPECIFIED OTHERWISE. BEDDING AND COVER MATERIAL TO BE SPECIFIED BY GEOTECHNICAL ENGINEER.
14. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B1822 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
15. CATCH BASINS SHALL BE IN ACCORDANCE WITH OPSD 705.010.
16. CATCH BASIN LEADS SHALL BE 200mm DIA. AT 1.0% SLOPE (MIN) UNLESS SPECIFIED OTHERWISE.
17. ALL CATCH BASINS SHALL HAVE 600mm SUMPS, UNLESS SPECIFIED OTHERWISE.
18. ALL CATCH BASIN LEAD INVERTS TO BE 1.5m BELOW FINISHED GRADE UNLESS SPECIFIED OTHERWISE.
19. STORM MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD. S25 AND S24.1, UNLESS SPECIFIED OTHERWISE.
20. CATCHBASIN FRAME AND COVER SHALL BE PER OPSD 400.010 UNLESS OTHERWISE NOTED.

NOTES: WATERMAIN

- 1. PROPOSED WATER SERVICE TO BE 2.4m BELOW GRADE, WHERE LESS THAN 2.4M COVER, THERMAL INSULATION IS TO BE PROVIDED AS PER COO STD. DWGS. W 21 (DITCHED AREAS), W22 (SHALLOW TRENCHES), W23 (AT OPEN STRUCTURES) AND CITY OF OTTAWA DESIGN GUIDELINES (COODG)-WATER DISTRIBUTION (WD) SECTION 4.3.13.
2. ALL PVC WATERMANS SHALL BE AWWA C-900 CLASS 150, SDR 18 OR APPROVED EQUIVALENT.
3. WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH OPSD 802.010/802.010 AND CITY OF OTTAWA STANDARD W19, UNLESS SPECIFIED OTHERWISE. BEDDING AND COVER MATERIAL TO BE SPECIFIED BY GEOTECHNICAL ENGINEER.
4. FIRE HYDRANT INSTALLATION AS PER CITY STD W19, ALL BOTTOM OF HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.10m ABOVE PROPOSED FINISHED GRADE AT HYDRANT; FIRE HYDRANT LOCATED AS PER STD DWG W19 UNLESS OTHERWISE NOTED.
5. BUILDING SERVICE TO BE CAPPED OFF 1.0m OFF THE FACE OF BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 12m BACK FROM STUB.
6. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 500mm BLOW OFF UNLESS OTHERWISE NOTED.
7. METALLIC WARNING TAPE SHALL BE USED OVER ALL WATERMANS.
8. INSTALL AND TEST TRACER WIRE FOR ALL PROPOSED WATERMAIN IN ACCORDANCE WITH THE COODG-WD AS SPECIFIED IN SECTION 4.3.12 AND COO STD. DWG. W38.
9. WATER SHUTOFF VALVE AND VALVE BOX TO BE WITHIN THE ROW AND LOCATED A MINIMUM DISTANCE OF 1.0 M FROM THE BUILDING FOUNDATION (IF APPLICABLE). TYPICAL PRIVATE SERVICES AS PER COO STD. DWG. W50 (R 100MM SERVICE CONNECTION), VALVE BOX ASSEMBLY AS PER COO STD. DWG. W24.
10. ALL CONNECTIONS, RESTRAINT RODS AND VALVE BOLTS TO BE STAINLESS STEEL AS PER COODG - WATER DISTRIBUTION SECTION 4.3.11 AND COO STD DWGS.
11. VALVES TO BE OPERATED BY CITY OF OTTAWA STAFF ONLY.
12. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY OF OTTAWA (COA). COA FORCES TO COMPLETE WATERMAIN CONNECTIONS, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
13. CATHODIC PROTECTION AS PER OPSD 1109.010, COADG - WATER DISTRIBUTION SECTION 4.8 AND COO STD. DWGS. W39 (DI), W40 (PVC) AND/OR W41-W45 AS APPLICABLE.
14. PRESSURE TESTING AS PER AWWA C-605 & COADG - WATER DISTRIBUTION SECTION 4.6.13.
15. CHLORINATION AS PER AWWA C-651-05, COADG - WATER DISTRIBUTION SECTION 4.6.13 & COO STD. DWG. W46.

LEGEND:

Legend table listing symbols for existing property lines, proposed curbs, elevations, fences, door entrances, grass areas, concrete features, asphalt types, rip rap, and various utility lines (sub, stm, san, wtr, gas, manhole, catchbasin, etc.).

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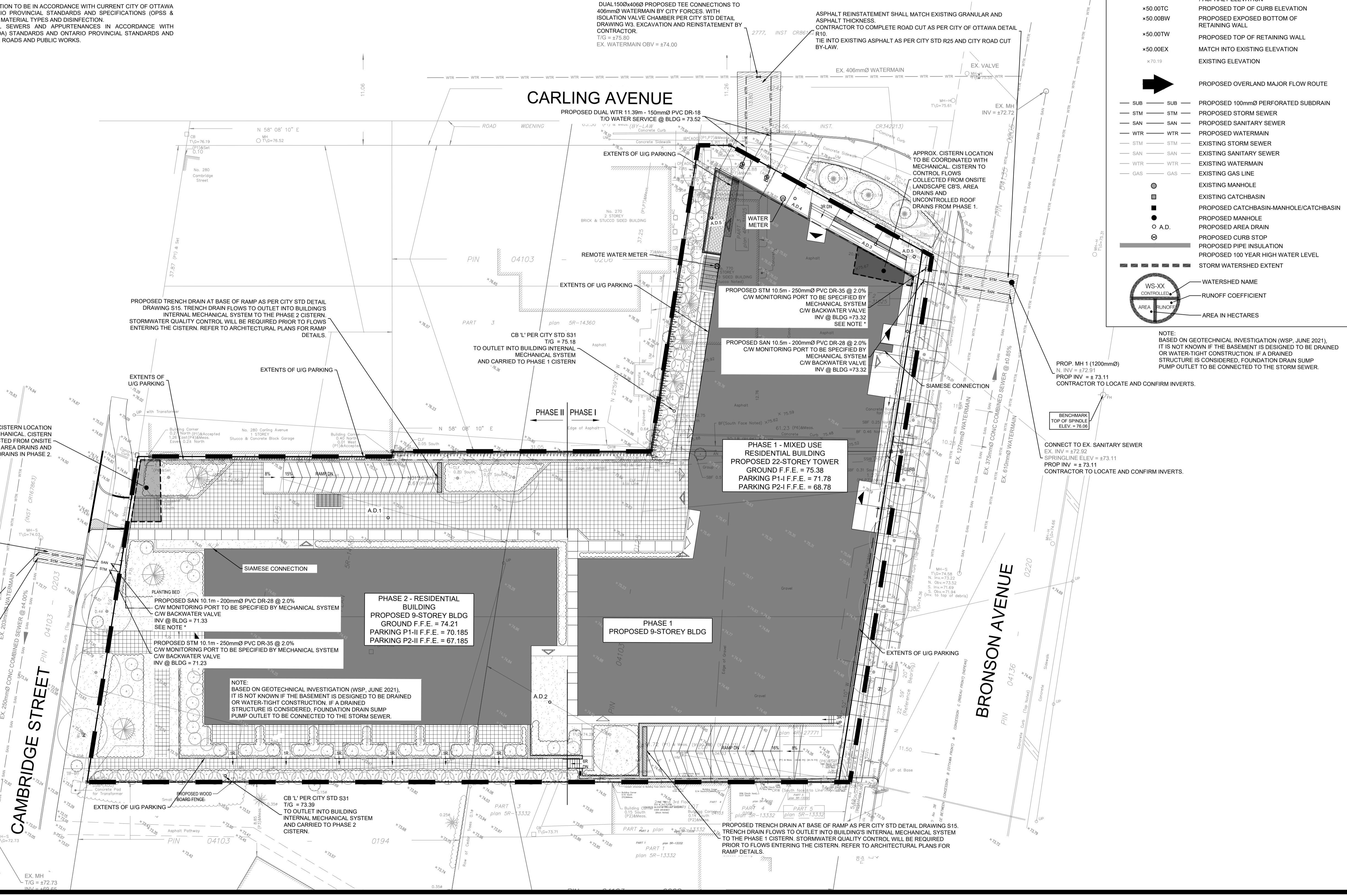


Table with 4 columns: No., REVISIONS, BY, DATE. Lists revision history for the drawing.

Professional Engineer seal for M. BASNET, 100501996, PROVINCE OF ONTARIO. Includes text: NOT AUTHENTIC UNLESS SIGNED AND DATED.

Client information: KATASA GROUP, 69 Rue Jean-Proulx unit #301, Gatineau, QC, J8V 1W2. Project: 770-774 BRONSON AVENUE. Drawing Title: SERVICING PLAN. Project No: 200436. Date: JUNE 2023. Drawing No: C401.

D07-12-21-0108

Summary of Release Rates and Storage Volumes For PHASE 1

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

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

Summary of Release Rates and Storage Volumes For PHASE 2

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

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

LEGEND:

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- PROPOSED FENCE
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- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

ROOF DRAIN INFORMATION

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

PHASE 2 STORMWATER CISTERN SIZED TO CONTROL ULTIMATE FLOW
 100-YEAR REQUIRED STORAGE = 60.48 m³
 CISTERN VOLUME PROVIDED = 65.00 m³
 100-YEAR CISTERN RELEASE RATE = 1.64 L/s

CAMBRIDGE STREET

CARLING AVENUE

BRONSON AVENUE

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05	ISSUED FOR SITE PLAN AMENDMENT	S.V.	25 NOV 2025
04	REISSUED FOR CITY APPROVAL	T.H.	22 NOV 2023
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02	REISSUED FOR CITY APPROVAL	T.H.	15 DEC 2022
01	ISSUED FOR MUNICIPAL APPROVAL	A.S.	04 MAR 2021

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

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

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

PROJECT: **770-774 BRONSON AVENUE**

DRAWING TITLE: **STORMWATER MANAGEMENT PLAN**

PROJECT NO: 200436
 DATE: JUNE 2023

C601

#18887

D07-12-21-0108

LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
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SCALE: 1:250

0 5 10m

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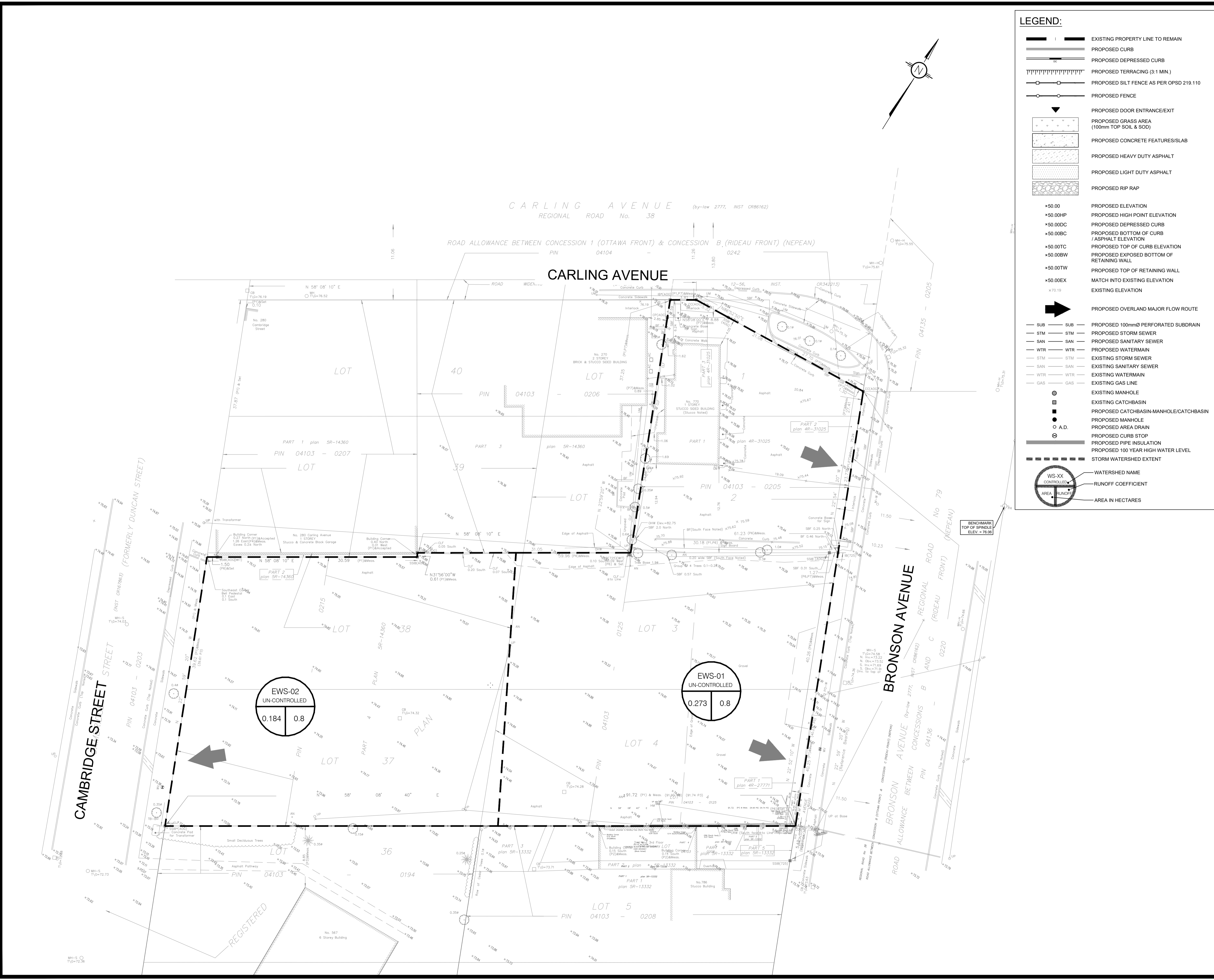
CLIENT: **KATASA GROUP**
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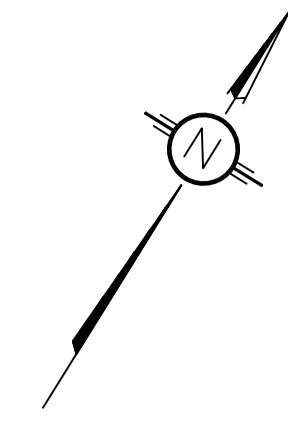
PROJECT: **770-774 BRONSON AVENUE**

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

PROJECT NO.: 200436
DATE: JUNE 2023
C701



DOT-12-21-0108



LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIST
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED RIP RAP
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED DEPRESSED CURB
- PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED EXPOSED BOTTOM OF RETAINING WALL
- PROPOSED TOP OF RETAINING WALL
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED 100mmØ PERFORATED SUBDRAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING GAS LINE
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN/MANHOLE/CATCHBASIN
- PROPOSED MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED CURB STOP
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

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

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

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CADD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THERE OF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

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UNAUTHORIZED CHANGES:

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

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO LRI'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF LRI AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRI AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

GENERAL NOTES:

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No.	REVISIONS	BY	DATE
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NOT AUTHENTIC UNLESS SIGNED AND DATED

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

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

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

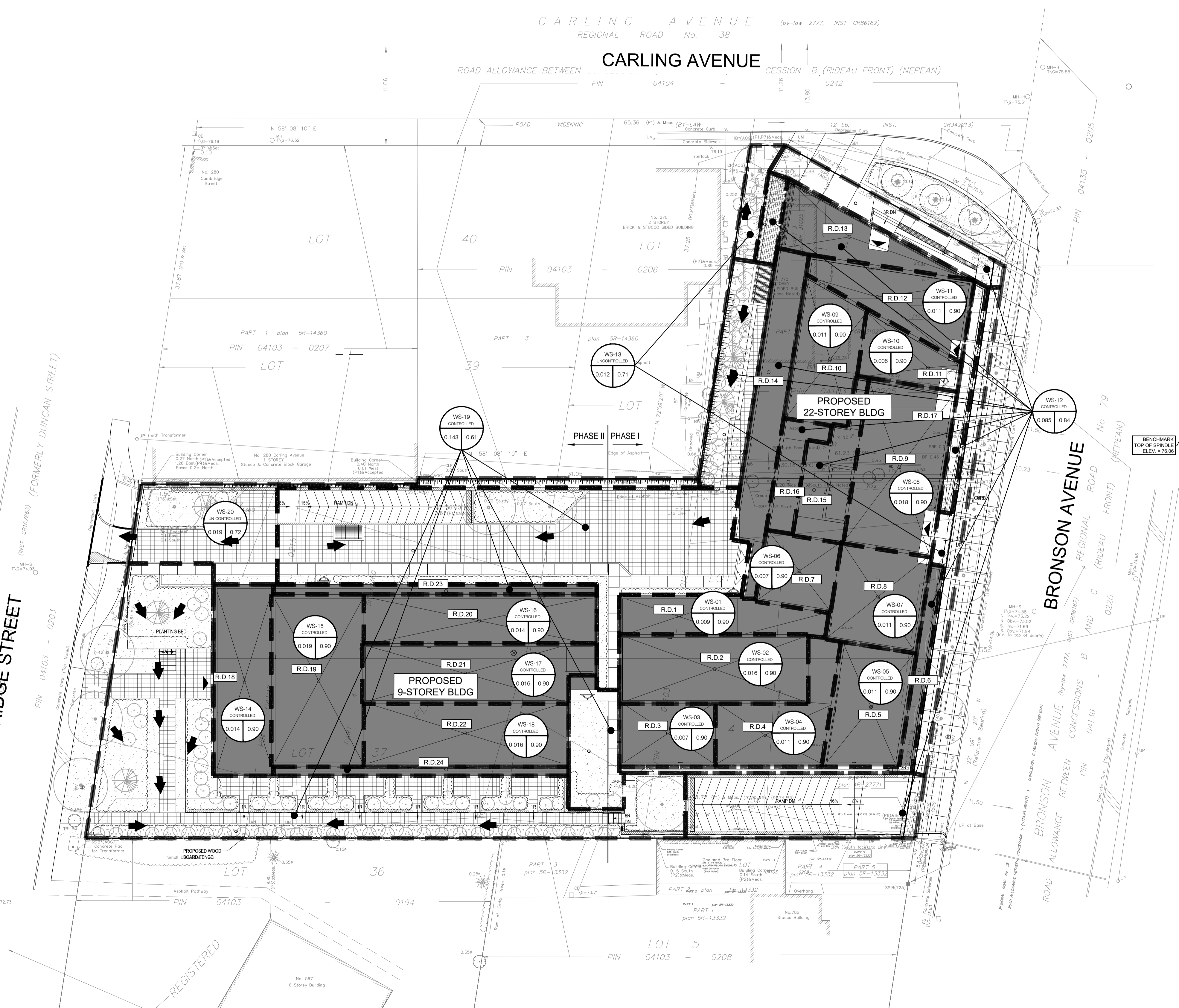
PROJECT: **770-774 BRONSON AVENUE**

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

PROJECT NO.: 200436
DATE: JUNE 2023

C702

#18887



CAMBRIDGE STREET

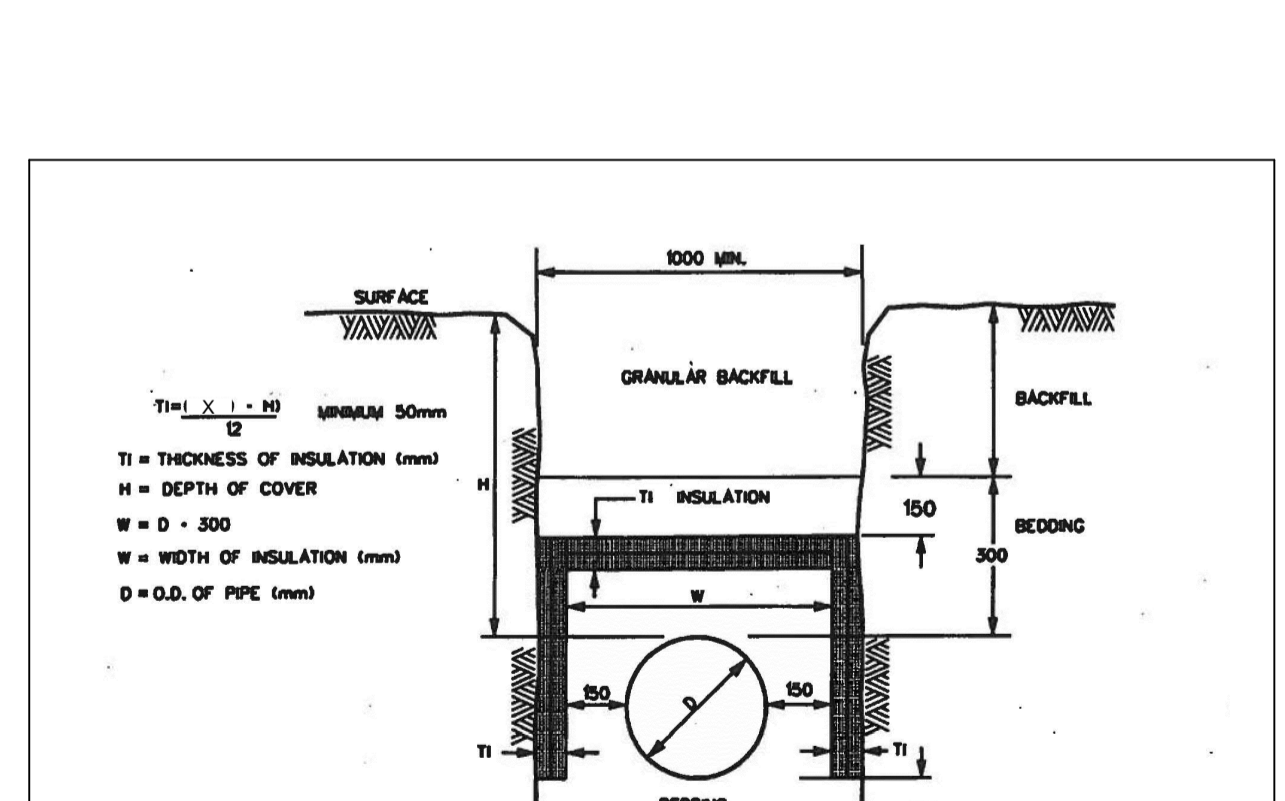
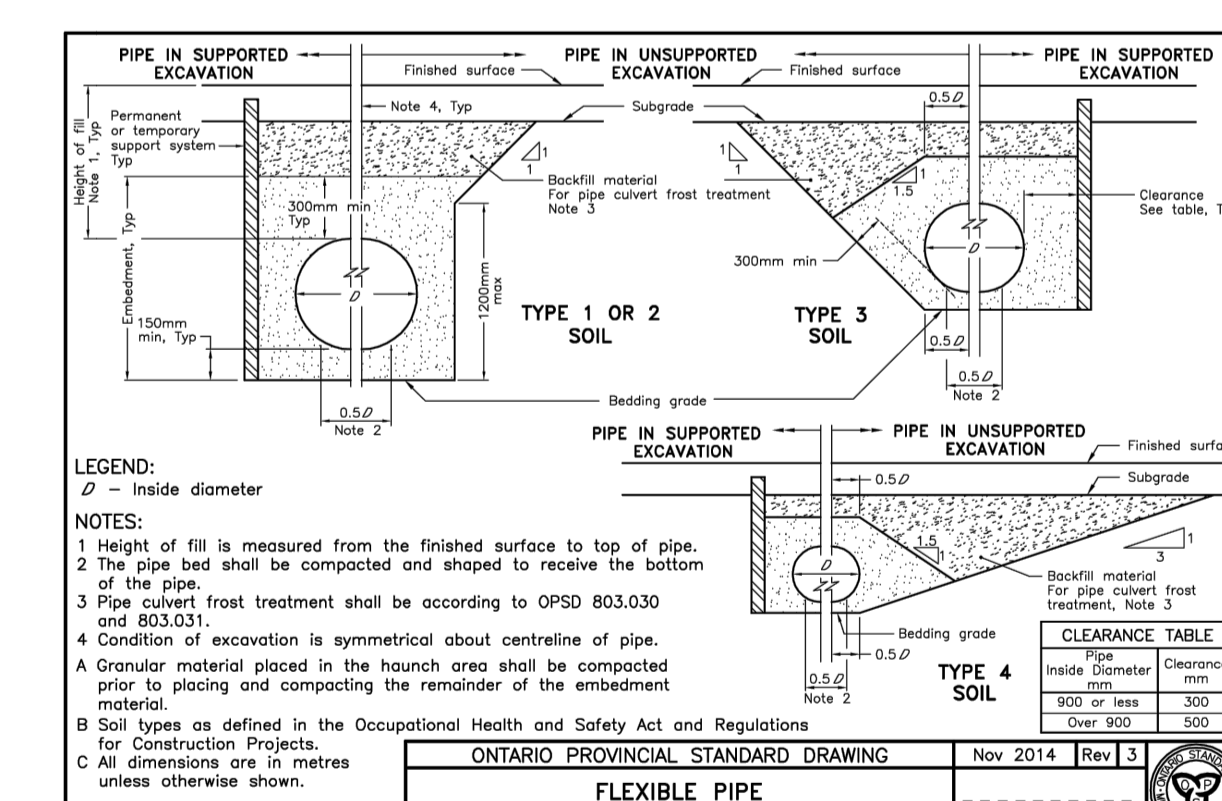
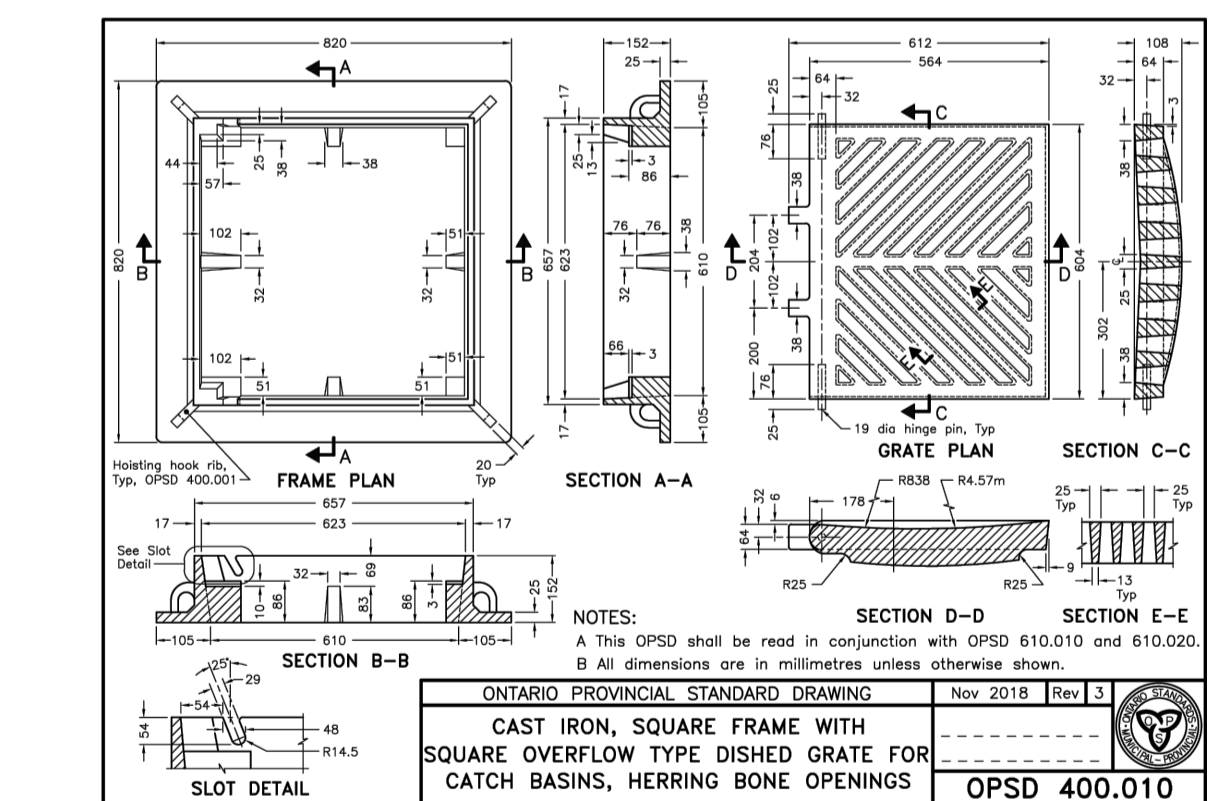
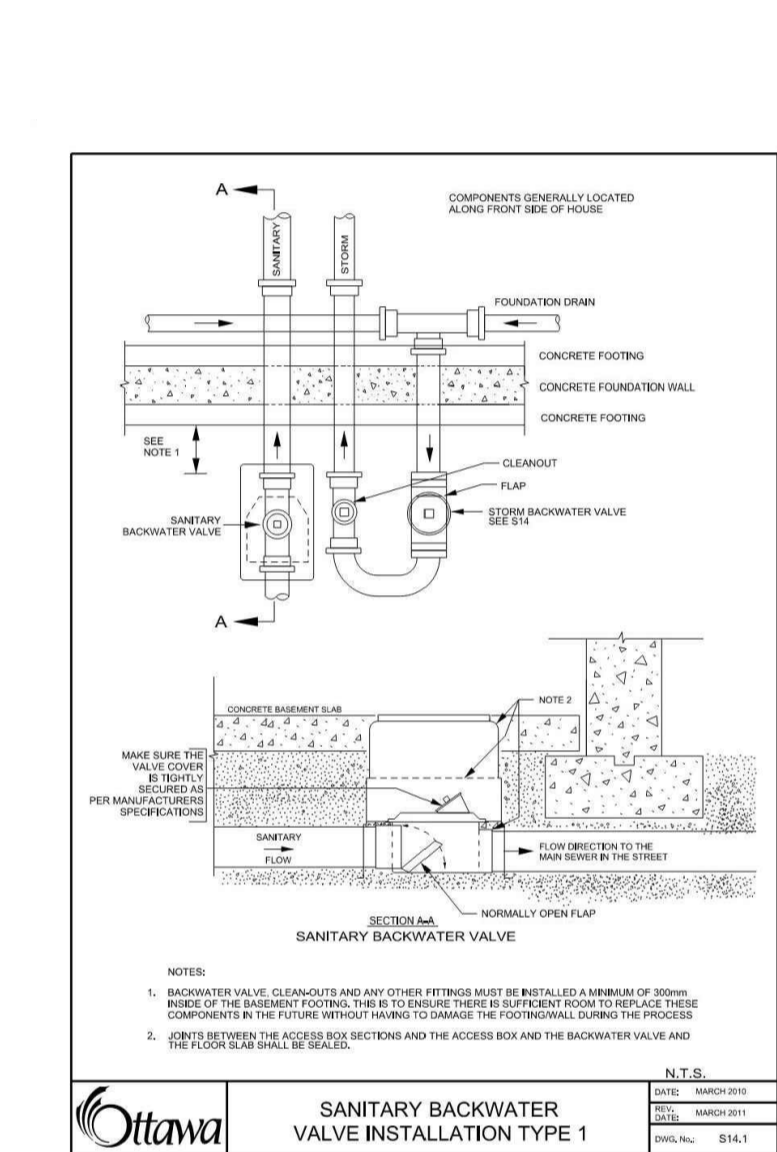
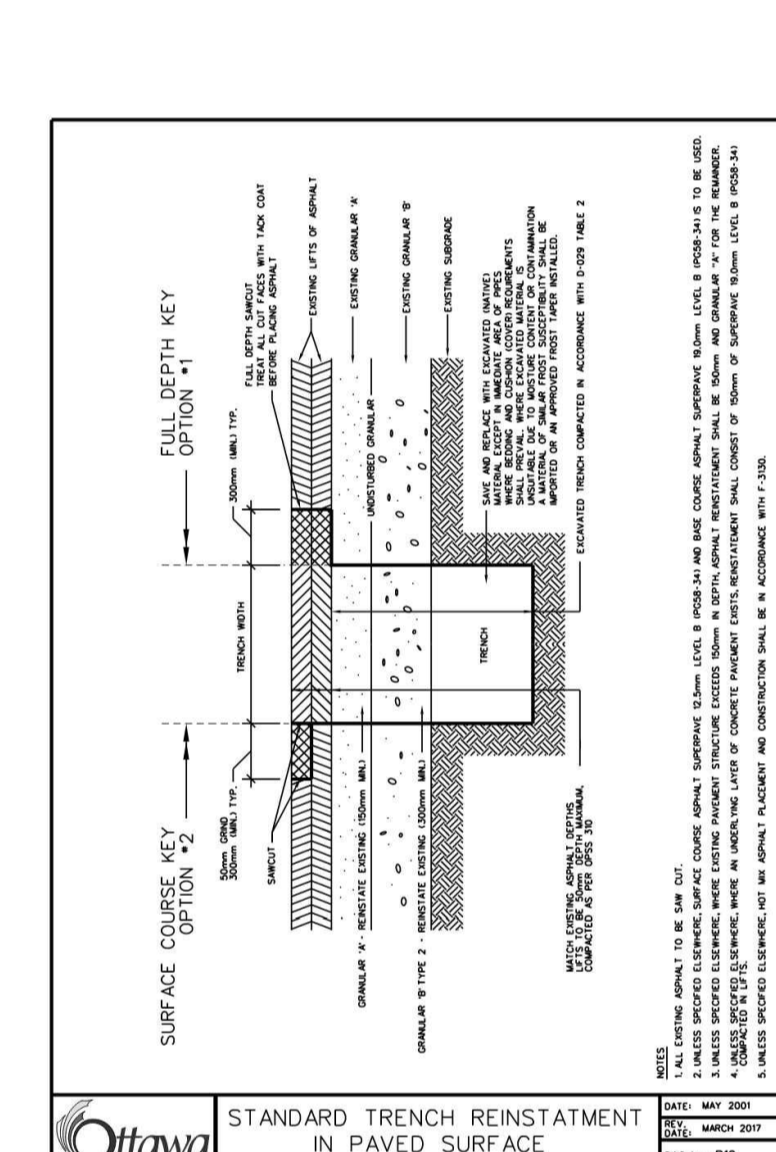
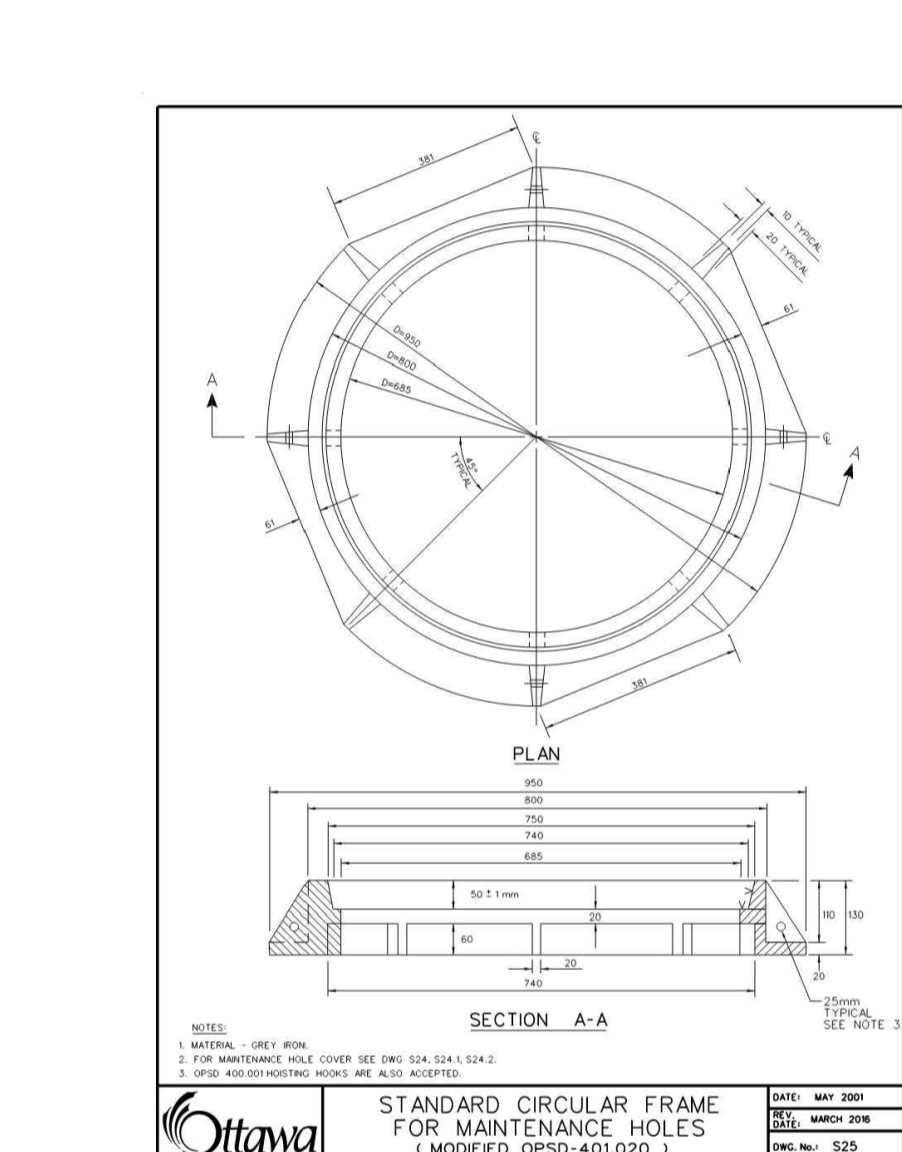
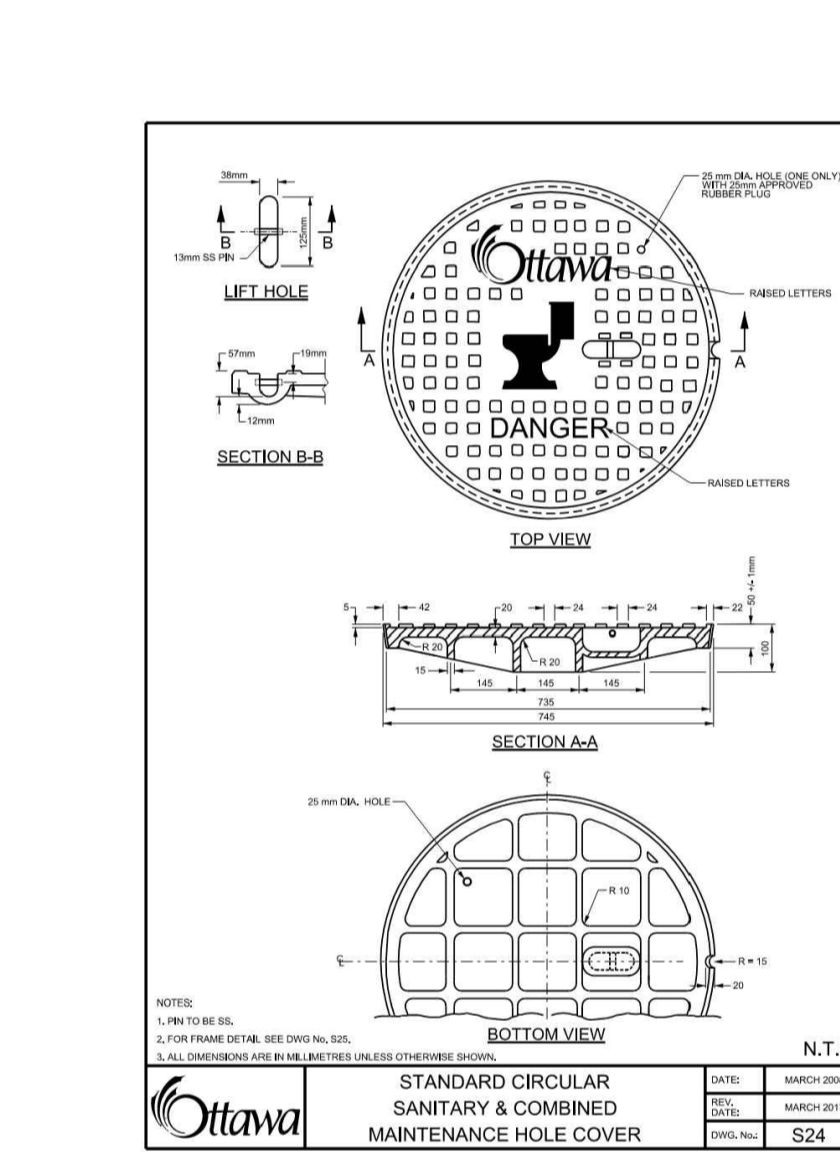
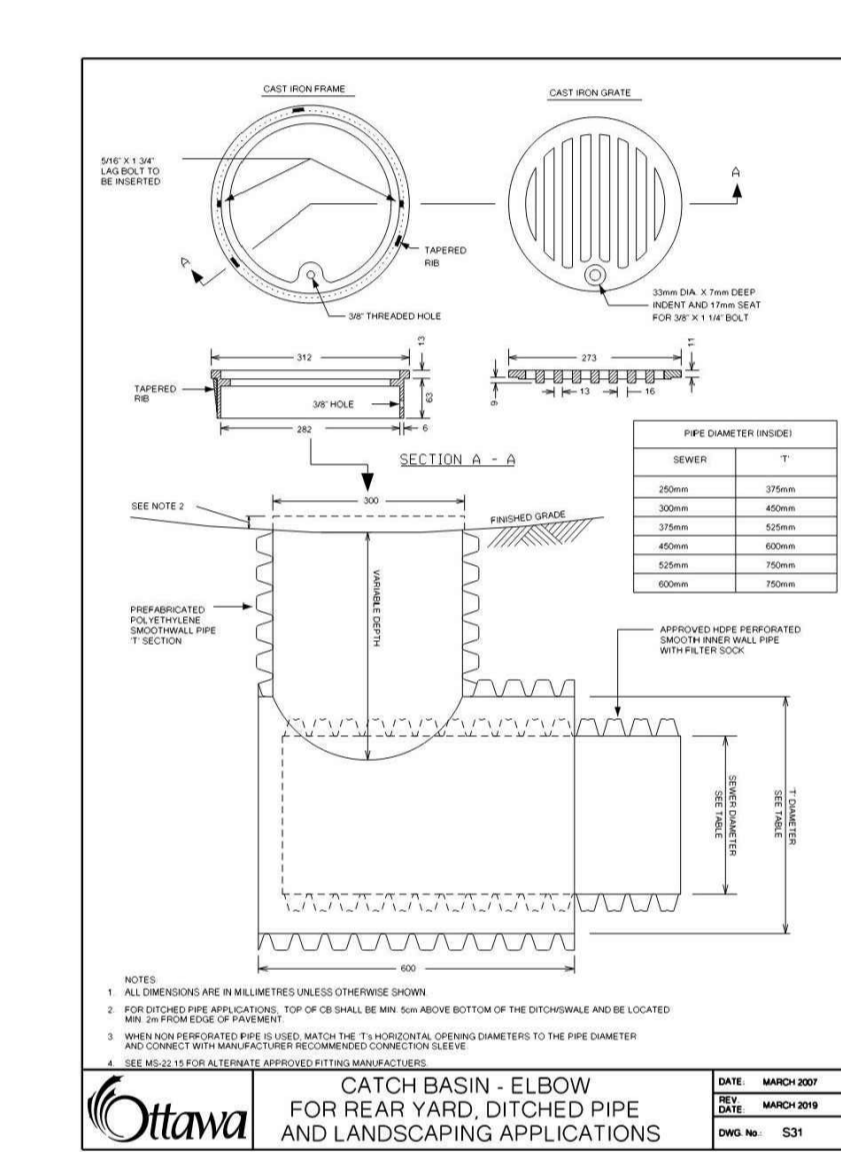
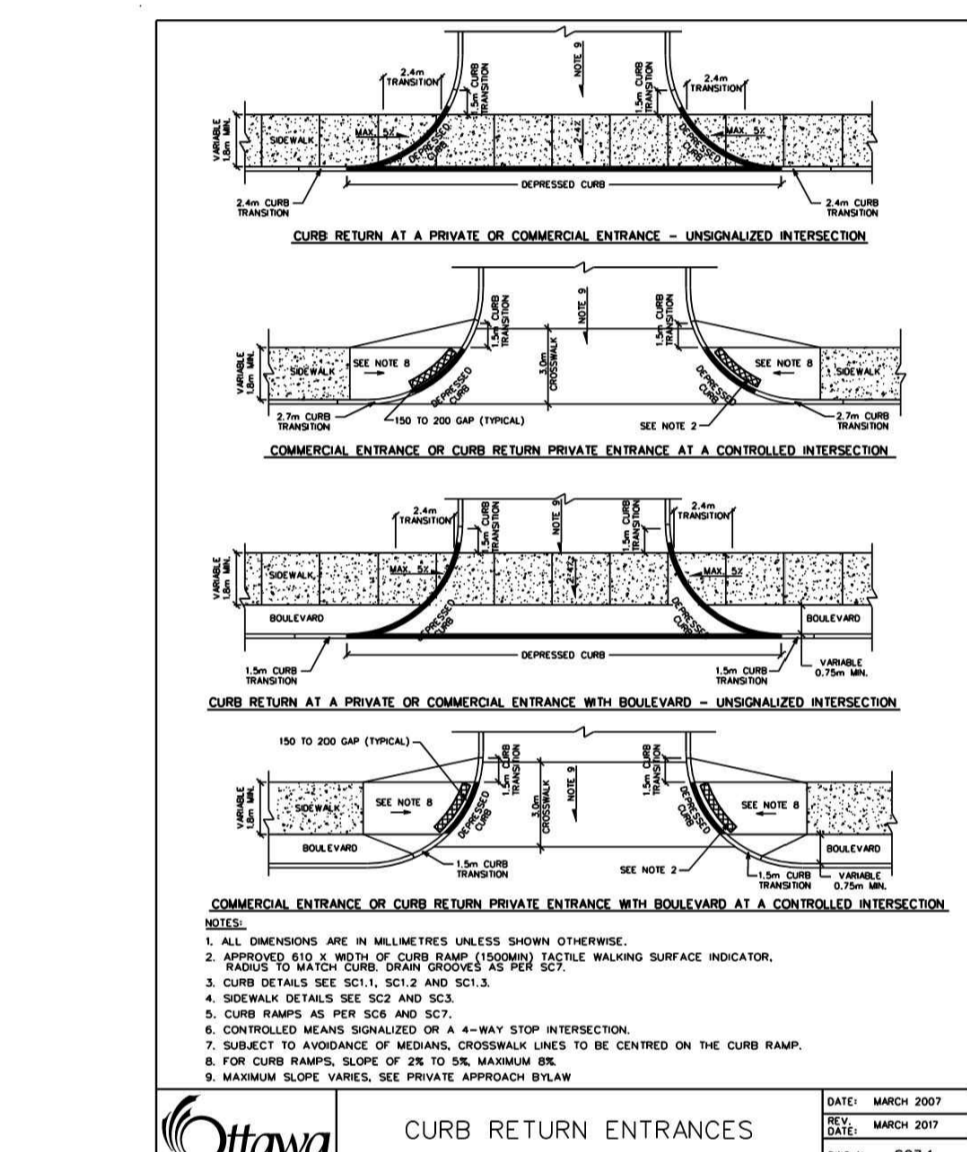
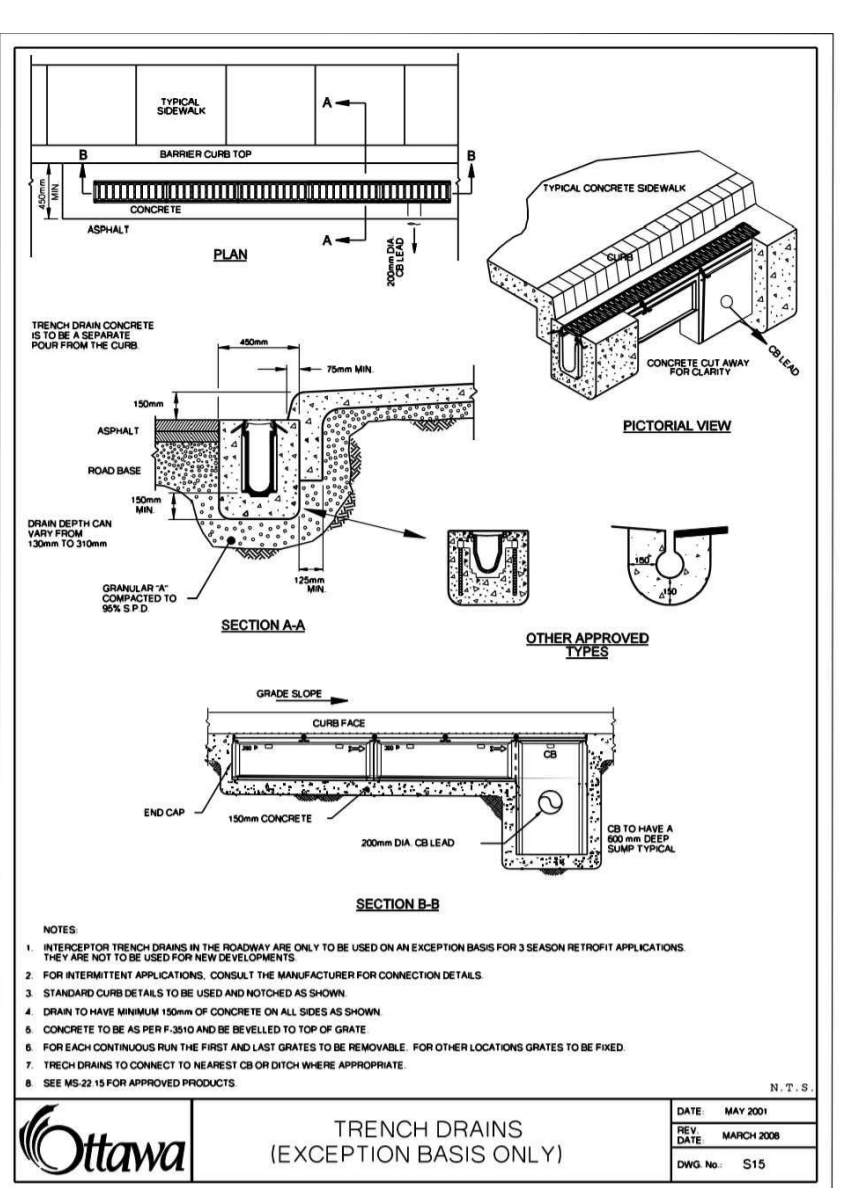
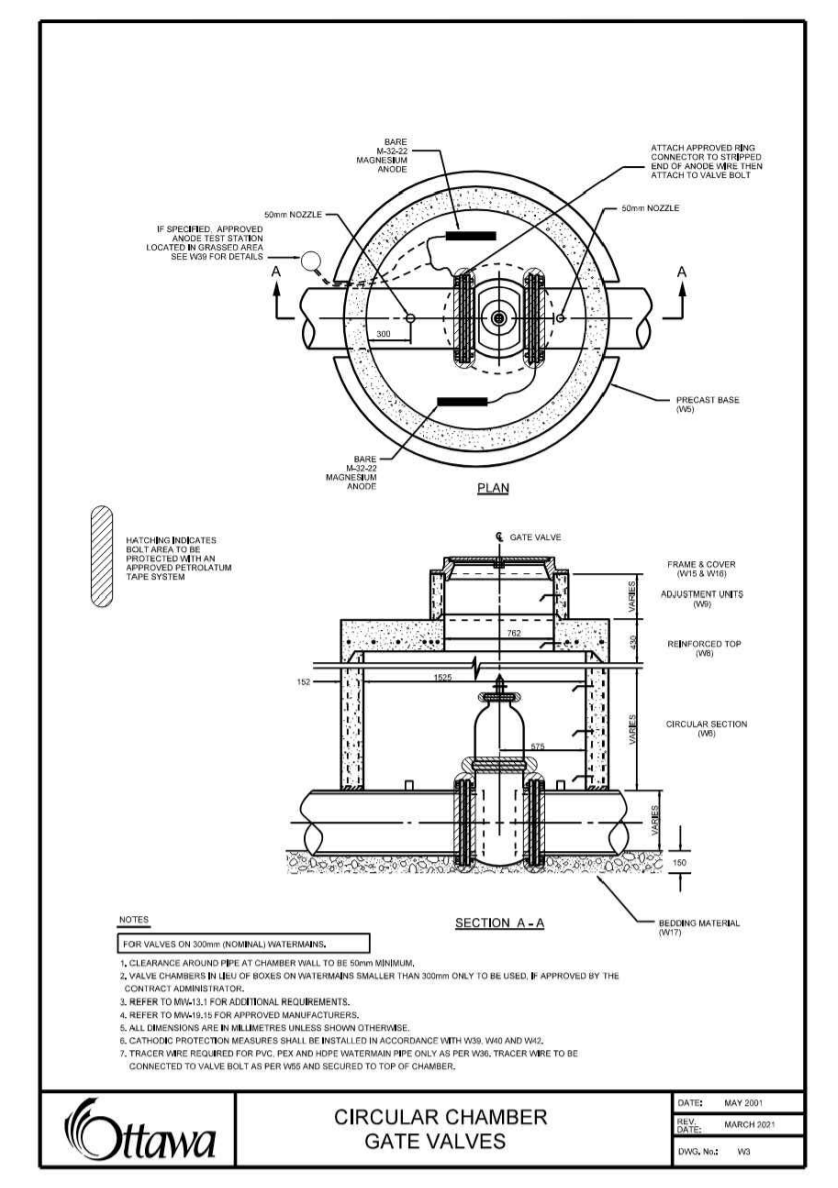
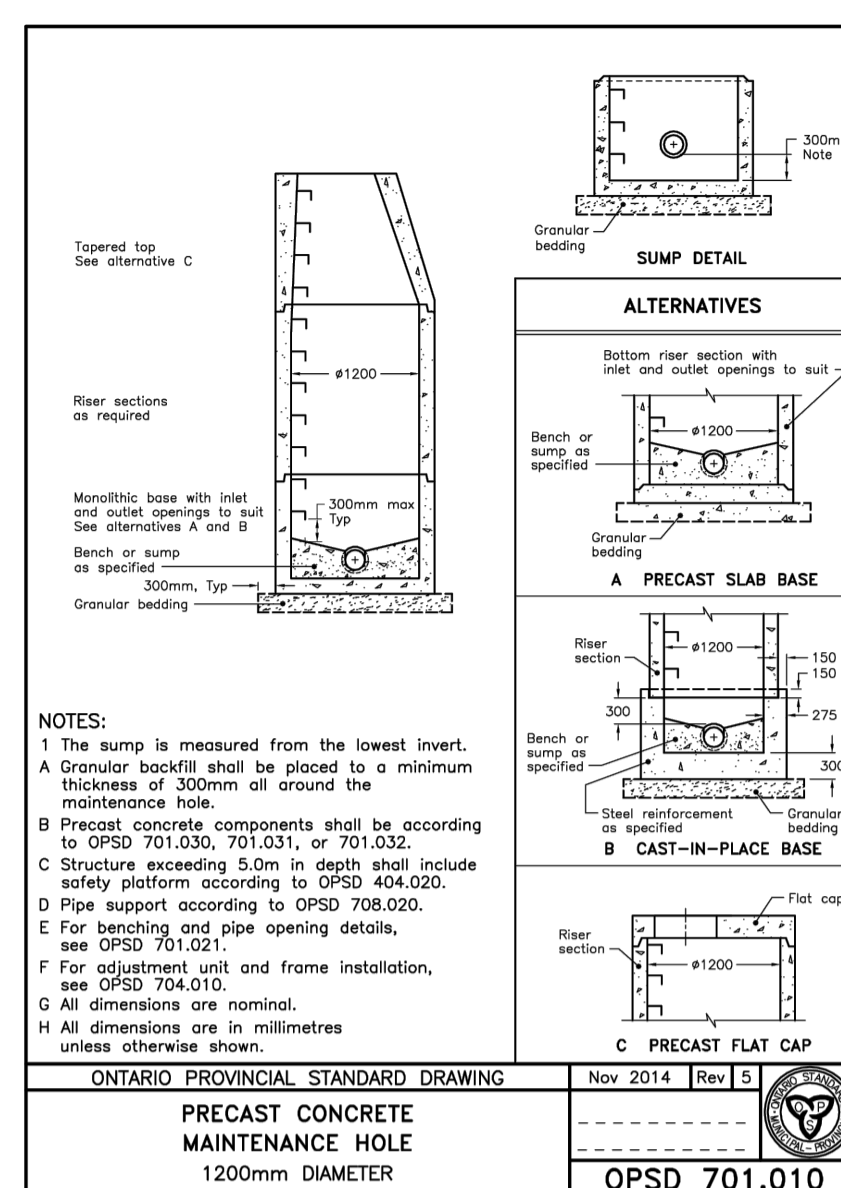
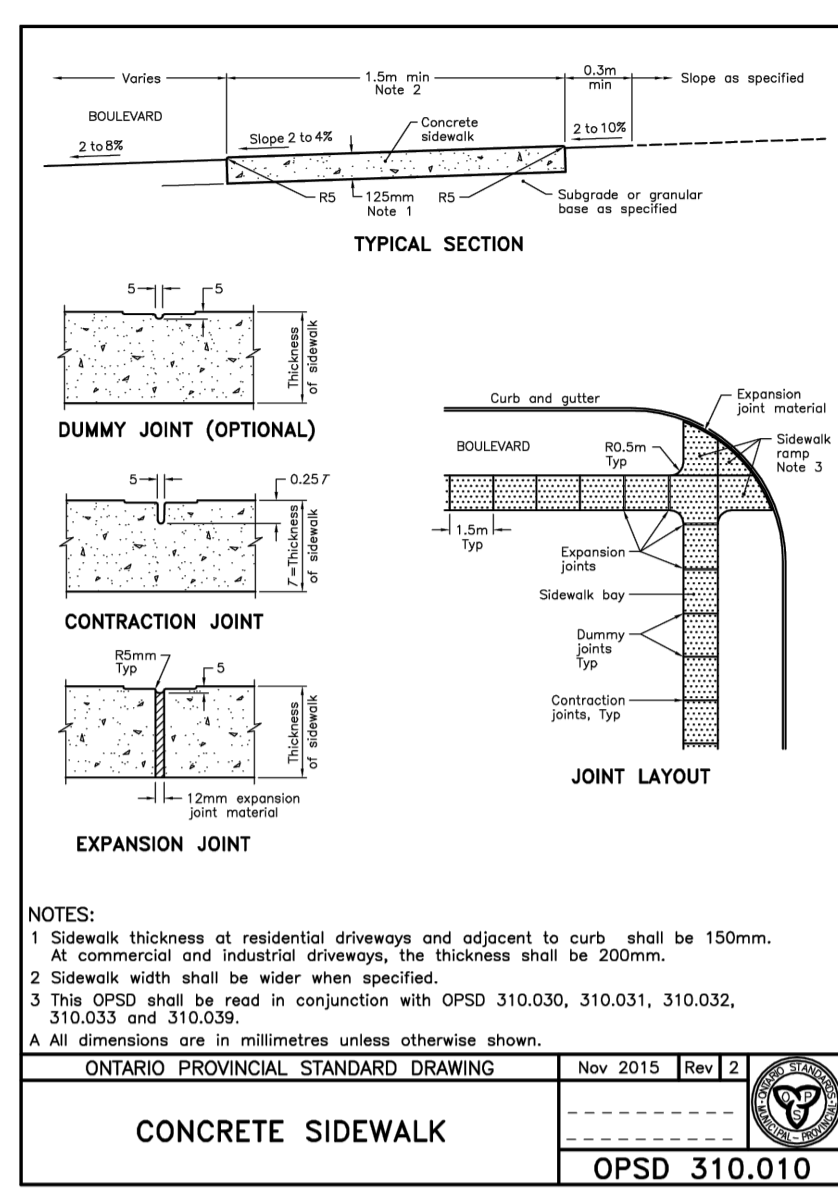
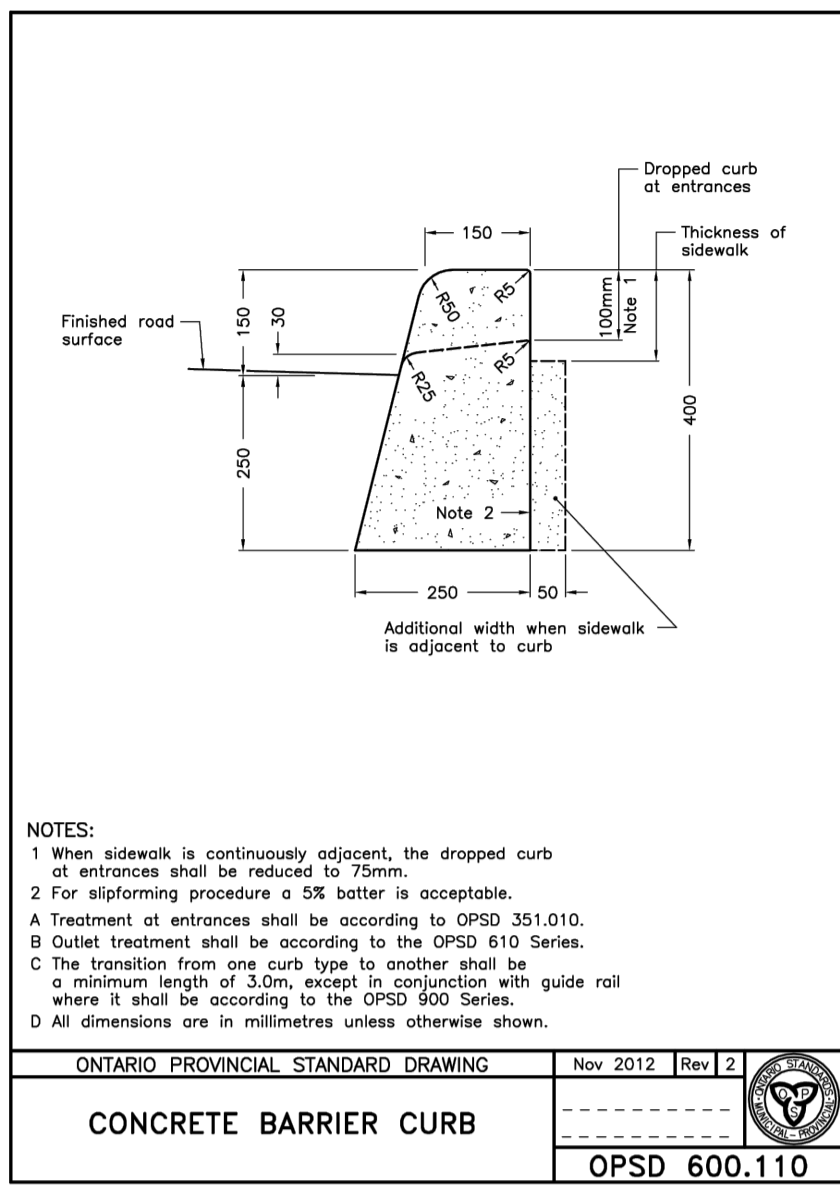
CARLING AVENUE
REGIONAL ROAD No. 38

CARLING AVENUE

BRONSON AVENUE

LOT 5

REGISTERED



USE AND INTERPRETATION OF DRAWINGS

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NOT AUTHENTIC UNLESS SIGNED AND DATED



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

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

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

PROJECT: **770-774 BRONSON AVENUE**

DRAWING TITLE: **CONSTRUCTION DETAIL PLAN**

PROJECT NO.: **200436**

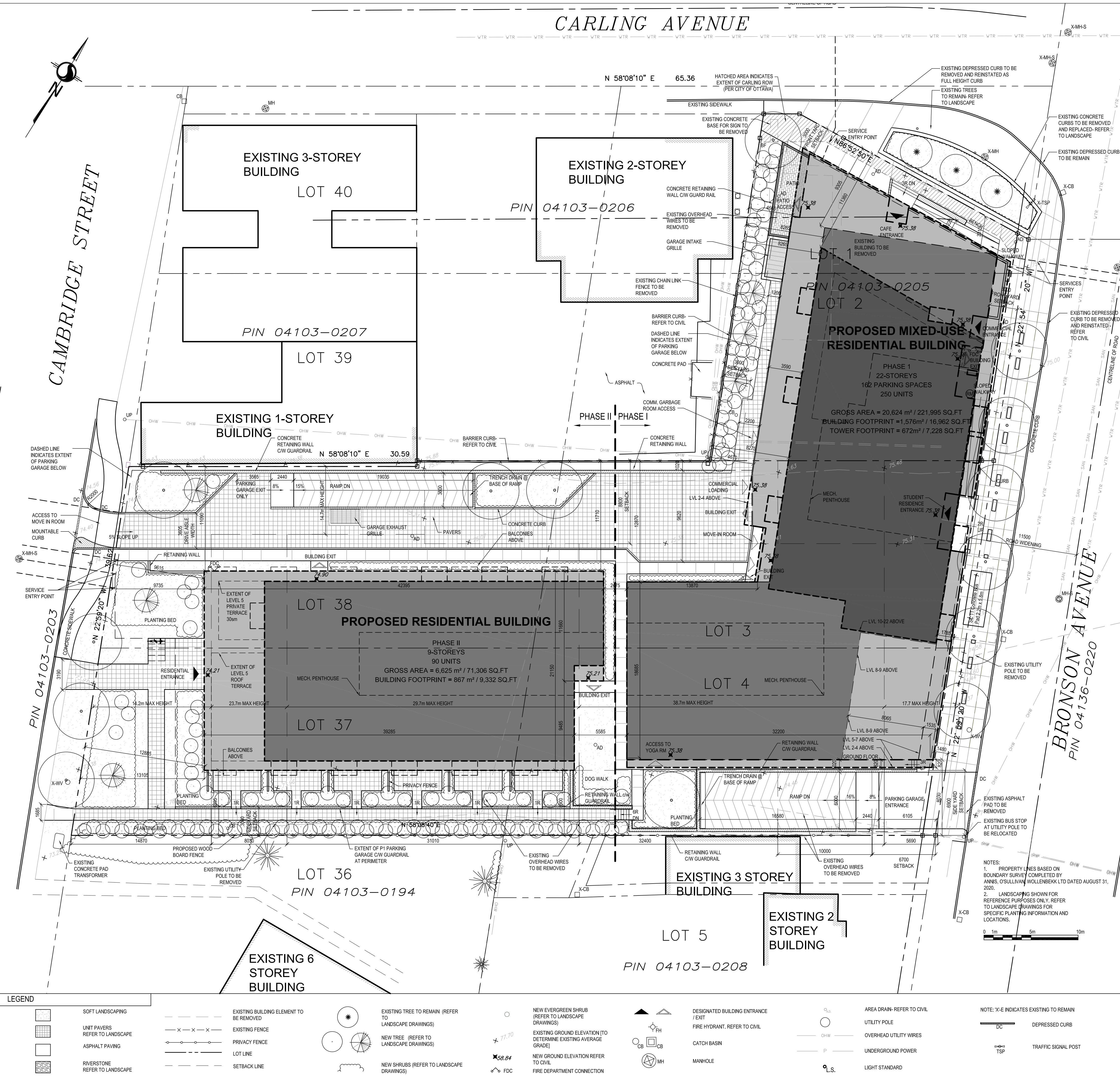
DATE: **JUNE 2023**

C901

DRAWINGS/FIGURES

**Proposed Site Plan
Legal Survey
As-builts**





KEY PLAN

PROPERTY DESCRIPTION

22-STORY MIXED-USE RESIDENTIAL BUILDING
 CITY OF OTTAWA PIN NUMBER: 04103 0205, 04103 0125, 04103 0215
 MUNICIPAL ADDRESS: 770-774 Bronson Avenue & 557 Cambridge Street
 PART OF LOTS 1 & 2, ALL OF LOTS 3, 4, 37, & PART OF LOT 38, REGISTERED PLAN 28

SITE INFORMATION

LOT AREA: 4563 m²
 LOT FRONTAGE: 64.02 m
 LOT DEPTH: 101.5 m

BUILDING INFORMATION

FLOOR AREA: 2,443 m² (26,296 SF), BELOW GRADE FOOTPRINT = 3,790 m² (40,791 SF)
 GROSS AREA: 27,249 m² (293,306 SF)
 PROPOSED USE: MIXED-USE RESIDENTIAL, HIGH-RISE
 UNIT BREAKDOWN:

	PHASE 1 (250 UNITS TOTAL)	PHASE 2 (80 UNITS TOTAL)
FLOOR 1:	0	RESIDENTIAL
FLOORS 2-4:	1 - STUDIO, 12 - 1BD, 2 - 2BD, 2 - 2BD+Den, 2 - 3BD x 3 FLOORS	RESIDENTIAL
FLOORS 5:	2 - STUDIO, 8 - 1BD, 4 - 2BD, 2 - 2BD+Den, 0 - 3BD	0 - STUDIO, 9 - 1BD, 2 - 2BD, 0 - 3BD
FLOORS 6-7:	2 - STUDIO, 6 - 1BD, 4 - 2BD, 2 - 2BD+Den, 0 - 3BD x 2 FLOORS	0 - STUDIO, 6 - 1BD, 2 - 2BD, 0 - 3BD
FLOOR 8:	2 - STUDIO, 6 - 1BD, 4 - 2BD, 2 - 2BD+Den, 0 - 3BD	0 - STUDIO, 6 - 1BD, 3 - 2BD
FLOOR 9:	2 - STUDIO, 6 - 1BD, 4 - 2BD, 2 - 2BD+Den, 0 - 3BD	0
FLOORS 10-22:	0 - STUDIO, 6 - 1BD, 3 - 2BD, 0 - 2BD+Den, 0 - 3BD x 13 FLOORS	0
TOTAL	13 - STUDIO, 150 - 1BD, 65 - 2BD, 16 - 2BD+Den, 6 - 3BD	3 - STUDIO, 66 - 1BD, 21 - 2BD, 90 UNITS

ZONING TABLE

	770 Bronson - AM10 [2373]	774 Bronson & 554 Cambridge - AM1 [2003] S296
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
LOT AREA	NO MINIMUM	NO MINIMUM
LOT WIDTH	NO MINIMUM	NO MINIMUM
FRONT YARD AND CORNER SETBACK	3m	3m ALONG BRONSON AVE. 3m ALONG CARLING AVE.
MINIMUM INTERIOR SIDE YARD SETBACK	ABUTTING RESIDENTIAL ZONE: 3m (LOT 37 - URBAN EXCEPTION 2003) ALL OTHER CASES: 0m	5.69m ALONG WEST OF PHASE 1 11.7m ALONG NORTH OF PHASE 2
MINIMUM REAR YARD SETBACK	RESIDENTIAL USE BUILDING - 7.5m CASE OF BACK TO BACK LOTS - NO MINIMUM	0m
MAXIMUM BUILDING HEIGHT 770 BRONSON - AM10 [2373]	30m BUT IN NO CASE GREATER THAN 9 STOREYS, OR AS SHOWN ON ZONING MAP (BY-LAW 2015-45)	TOWER (Phase 1) 70.2m LEVEL 2-4 (Phase 1) 14.3m LEVEL 5-7 (Phase 1) 23.7m LEVEL 8-9 (Phase 1) 30.6m LEVEL 1-4 (Phase 2) 12.2m LEVEL 5-9 (Phase 2) 27.6m
774 BRONSON & 554 CAMBRIDGE - AM1 [2003], SCHEDULE 296	VARIABLE (SCHEDULE 296)	
GROUND FLOOR HEIGHT/GLAZING	MINIMUM OF 50% OF THE SURFACE AREA OF THE GROUND FLOOR FACADE, MEASURED FROM AVERAGE GRADE TO A HEIGHT OF 4.5m	ALONG BRONSON AVE.: 59% ALONG CARLING AVE.: 54%
MAXIMUM FLOOR SPACE INDEX	NONE (AM10 [2373], 3.0 (AM1 [2003]))	7.2
LANDSCAPE PROVISIONS FOR PARKING LOTS	N/A	N/A
VEHICLE PARKING REQUIREMENTS (AREA X, SCHEDULE 1A)	RESIDENTIAL: 0.4 UNIT AFTER FIRST 12 UNITS (Exception 2003) RESIDENTIAL VISITOR: 0.09 UNIT AFTER FIRST 12 UNITS (Exception 2003) PHASE 1 RESIDENTIAL: 95 SPACES VISITOR-RESIDENTIAL: 21 SPACES PHASE 2 RESIDENTIAL: 31 SPACES VISITOR: 7 SPACES TOTAL PARKING REQUIRED= 154 SPACES	RESIDENTIAL: 134 SPACES VISITOR: 28 SPACES TOTAL PARKING PROVIDED: 162 SPACES
AMENITY AREA REQUIREMENTS	6m ² PER DWELLING UNIT (MIN. 50% OF THE REQUIRED TOTAL AMENITY AREA TO BE COMMUNAL AND AT LEAST ONE AREA OF MIN. 54m ²) 6m ² PER UNIT OF EACH DWELLING UNIT: PHASE 1- 6 X 250m ² [1,500m ²] PHASE 2- 6 X 90m ² [540m ²] TOTAL AMENITY REQUIRED= 2,040m ² 50% COMMUNAL REQUIRED = 1,020m ²	N/A TOTAL AMENITY PROVIDED= 2195 m ² TOTAL PHASE 1: [1,500m ²] TOTAL PHASE 2: [695.5m ²] PHASE 1- BALCONIES/TERRACES LVL 10: 35m ² LVL 11-16: 442m ² PHASE 2- BALCONIES/TERRACES LVL 1 TERRACES: 138m ² LVL 2-4: 180m ² LVL 5: 31m ² LVL 6-7: 75m ² LVL 8-9: 75m ² PHASE 1- COMMUNAL LVL 1: 700m ² LVL 8 TERRACE: 81m ² ROOF TERRACE SEC 1: 116m ² ROOF TERRACE SEC 2: 128m ²
BICYCLE PARKING SPACES	0.75/DWELLING UNIT = 340 X 0.75 (Exception 2003) [255 SPACES REQUIRED]	TOTAL PROVIDED= 271 SPACES

No. Date: 1 2020-10-13 FOR COORD, 2 2020-12-10 FOR COORD, 3 2021-01-14 FOR COORD, 4 2021-02-15 FOR COORD, 5 2021-02-18 FOR COORD, 6 2021-03-02 FOR COORD, 7 2021-03-09 SITE PLAN CONTROL, 8 2022-07-25 COORDINATION, 9 2022-12-14 SITE PLAN CONTROL RESPONSE, 10 2023-06-16 SITE PLAN CONTROL RESPONSE, 11 2023-09-18 SITE PLAN CONTROL RESPONSE, 12 2023-11-09 SITE PLAN APPROVAL, 13 2024-04-29 SITE PLAN APPROVAL (ADDED ROW AREA), 14 2025-04-22 PERMISSION TO PROCEED, 15 2025/08/11 SITE PLAN REVISION

Engineer / Architect
 (Mechanical & Electrical)
 (Structural / Structure)
 (Landscape / Landscape)
 (Site Plan / Site Plan)
 (Site Plan / Site Plan)

Client / Client

Project / Project

Scale / Scale

AS SHOWN

22 STOREY APARTMENT BUILDING

770-774 Bronson Avenue & 557 Cambridge Street
 Ottawa, ON

SITE PLAN

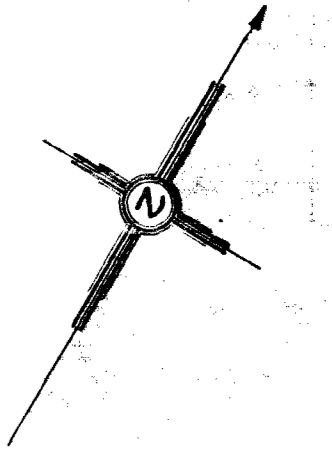
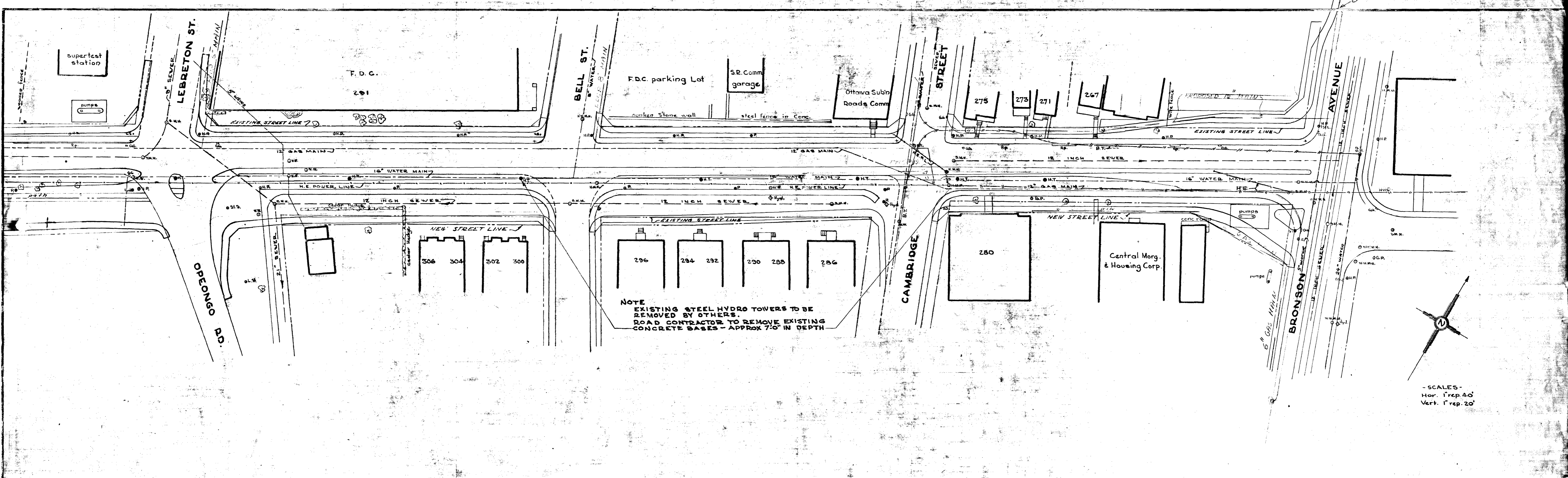
Designé par / Drawn by: ZK
 Vérifié par / Verified by: RC
 Échelle / Scale: AS SHOWN

No. projet / Project number: 2025
 No. dessin / Drawing number: 10
 Révision / Revision: 0

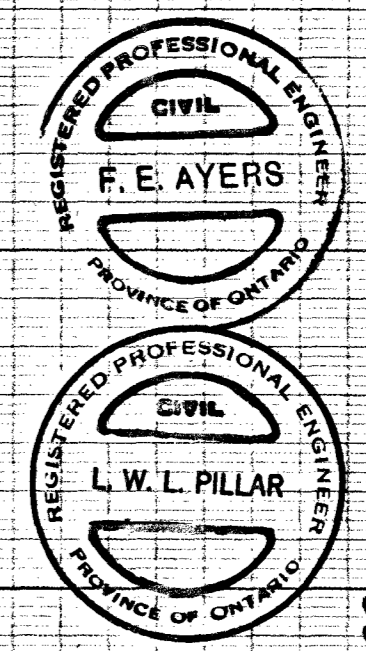
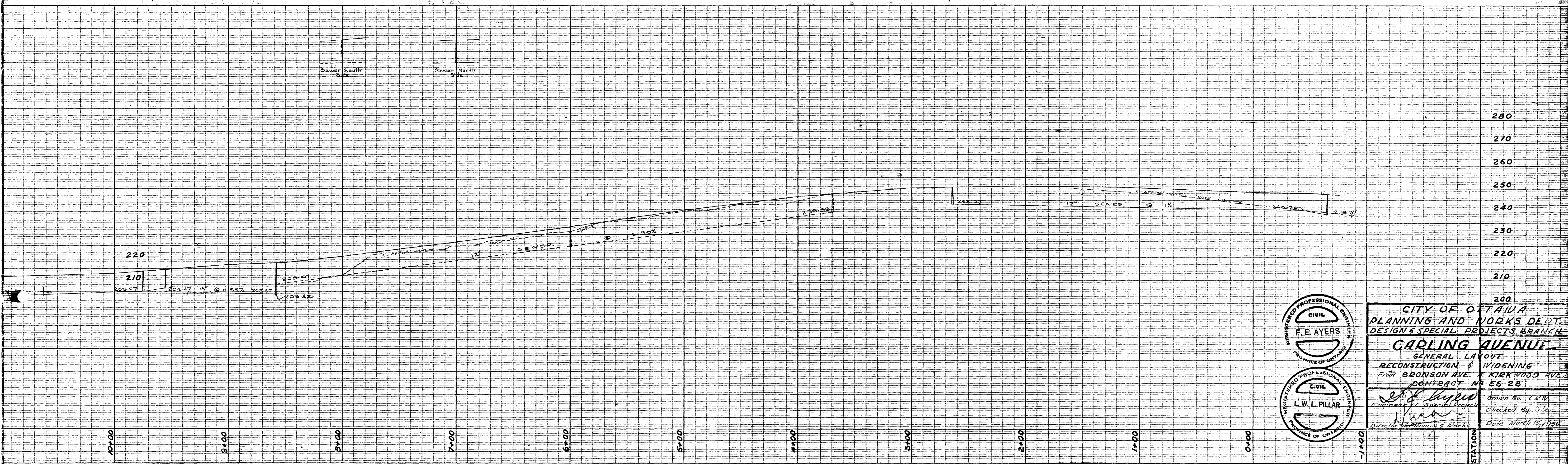
Date de création du dessin / Drawing creation date: 2020/10/09

A105

#18887



SCALES -
 Hor. 1" rep. 40'
 Vert. 1" rep. 20'



CITY OF OTTAWA
 PLANNING AND WORKS DEPT.
 DESIGN & SPECIAL PROJECTS BRANCH
CARLING AVENUE
 GENERAL LAYOUT
 RECONSTRUCTION & WIDENING
 From BRONSON AVE. to KIRKWOOD AVE.
 CONTRACT NO. 56-23

Drawn By: C.K.M.
 Checked By: S.M.
 Date: March 15, 1956