



**Structural
Environmental
Services**

ADEQUACEY OF PUBLIC SERVICING REPORT

1620 Laperriere Avenue, Ottawa

Prepared by

EAU Structural & Environmental Services

Ottawa, Ontario, K1Y 4P9
Phone: 613 869 0523
Email: derrick.r.clark@rogers.com

Revision 3
January 23, 2025

1 Project Description:

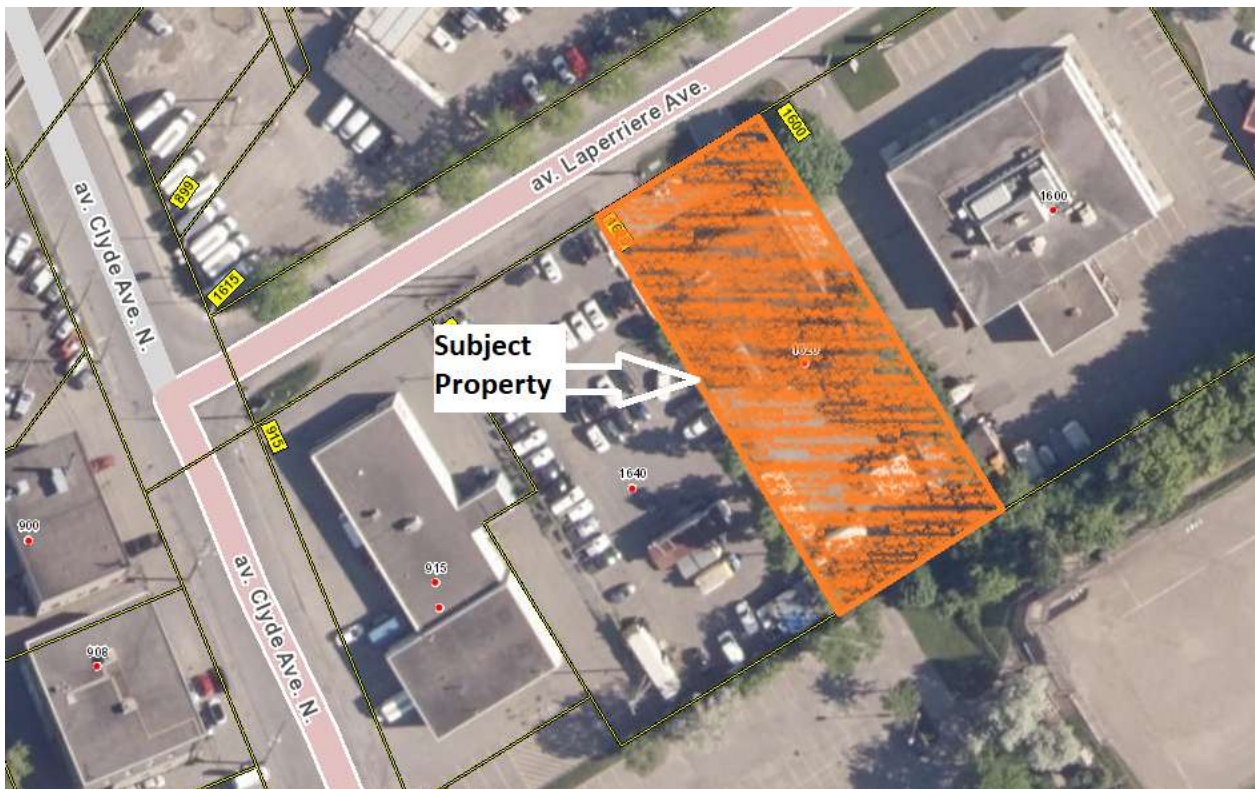
1.1. Introduction:

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

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

1.2. Existing Conditions:

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



2 Guidelines, Previous Studies, And Reports

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

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

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

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

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

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

3 Water Supply

Residential Water Demand:

The water demand is calculated based on the City of Ottawa Water Distribution Design Guidelines, ISD 2010-02, as follows:

Design Parameter	Value
Residential Average Apartment	1.8 P/unit
Residential Average Daily Demand	280 L/d/P
Residential Maximum Daily Demand	3 x Average Daily *
Residential Maximum Hourly	4.5 x Average Daily *
Commercial Retail	2.5 L/m ² /d
Commercial Maximum Daily Demand	1.5 x avg. day
Commercial Maximum Hour Demand	1.8 x max. day
Minimum Watermain Size	150 mm diameter
Minimum Depth of Cover	2.4 m from top of watermain to finished grade
During normal operating conditions desired operating pressure is within	350 kPa and 480 kPa
During normal operating conditions pressure must not drop below	275 kPa
During normal operating conditions pressure must not exceed	552 kPa
During fire flow operating pressure must not drop below	140 kPa
<small>*Daily average based on Appendix 4-A from Water Supply Guidelines ** Residential Max. Daily and Max. Hourly peaking factors per MOE Guidelines for Drinking-Water Systems Table 3-3 for 0 to 500 persons. -Table updated to reflect ISD-2010-2</small>	

➤ Commercial occupancy :

□ 2.5 L/m²/day x 0.22 gross ha = 5500 L/d

Total Demand: 5500 L/d = 0.06 L/s

□ Maximum daily demand (factor of 1.5) is 0.06 L/s x 1.5 = 0.09L/s

□ Peak hourly demand (factor of 1.8) = 0.09L/s x 1.8 = 0.16 L/s

Fire Fighting Requirement Based on Fire Underwriter Survey Method

Fire flow protection requirements were calculated as per the Fire Underwriter's Survey (FUS). Please see below table. Total area for existing and proposed addition are 450sq.m + 357sq.m = 807sq.m

Fire Flow Calculations as per Fire Underwriter's Survey Guidelines			
F=220C√A		Address:	
where		File No.:	
F=	Required fire flow in L/min		
C=	Coefficient related to the type of construction		
A=	Total floor area in m ²		
C	Coefficient Related to Type of Construction		C-Value
	• Wood Frame Construction	<input type="checkbox"/>	1.5
	• Ordinary Construction	<input checked="" type="checkbox"/>	1.0
	• Non-Combustible Construction	<input type="checkbox"/>	0.8
	• Fire-Resistive Construction	<input type="checkbox"/>	0.6
C =			1.0
A	Total Floor Area (m²)		
	8686 ft ²	↔	807.00 m ²
F	Required Fire Flow (L/min)		
	= 220·C·√A		
	= 6200 L/min		
Occupancy Reductions or Surcharges			
	• Non-Combustible	<input type="checkbox"/>	-25%
	• Limited Combustible	<input type="checkbox"/>	-15%
	• Combustible	<input checked="" type="checkbox"/>	0%
	• Free Burning	<input type="checkbox"/>	15%
	• Rapid Burning	<input type="checkbox"/>	25%
			0%
			6200 L/min
Sprinkler Reduction			
	• Adequately Designed System	<input type="checkbox"/>	-30%
	• Water Supply is Standard	<input type="checkbox"/>	-10%
	• Fully Supervised System	<input type="checkbox"/>	-10%
			0%
Reduction:		6200 L/min	
Fire Flow:		0 L/min	
		6200 L/min	
Exposure Surcharge			
	Distance	Charge	# of Sides
	• 0 to 3m	25%	
	• 3.1 to 10m	20%	2
	• 10.1 to 20m	15%	
	• 20.1 to 30m	10%	
	• 30.1 to 45m	5%	2
			10%
			50%
Surcharge:		6200 L/min	
Fire Flow:		3100 L/min	
		9300 L/min	
REQUIRED FIRE FLOW			
Cannot exceed 45,000 L/min nor be less than 2,000 L/min			
			9300 L/min
			or
			200 L/s
			or
			2000 IGPM

There are two (2) existing fire hydrants in proximity to 1620 Laperriere Avenue that are available to provide the required fire flow demand of 9,300 L/min. Fire hydrant locations are illustrated in the sketch below. Table 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.



Fire Protection Summary Table

Building	Fire Flow Demand (L/min)	Fire Hydrant within 75m	Fire Hydrant within 150m	Fire Hydrant within 300m	Available Combine Fire Flow (L/min)
1620 Laperriere Avenue	9,300	1	1	0	(1 x 5678) + (1 x 3785) = 9,463

The total available fire flow from contributing hydrants is equal to 9,463L/min which will provide adequate fire flow for the proposed development.

The city of Ottawa was contacted to obtain boundary conditions associated with the estimated water demand. The following are boundary conditions, HGL, for hydraulic analysis at 1620 Laperriere Avenue assumed to be connected to the 203mm dia. watermain on Laperriere Avenue.

- Minimum HGL: 125.1 m
- Maximum HGL: 133.1 m
- Max Day + Fire Flow : 97.2 m

Analyzing results:

Demand Senario	Head (m)	Pressure (KPa)
Max. HGL	133.10	549
Min HGL	125.10	470
Max Day + Fire Flow	97.20	197

❖ Ground Elevation = 77.1 m

Floor Elevation	(m)	Pressure (KPa)
Ground Floor EL. =	78.1	190

Based on City of Ottawa Design Guidelines, Sec. 4.2.6, minimum water pressure of 276 kPa is required for normal water demand. The calculated water pressure (190Kpa) is less than the minimum threshold. As such a mechanical system such as booster pump is needed to provide water demand pressure.

Note that a pressure test will be required at the time of construction to confirm minimum pressure is provided for proposed development.

4 Sanitary Sewage

Sanitary Sewage Calculation

Design Flows

➤ Commercial occupancy :

$$\square 35000 \times 0.22 = 7700 \text{ L/d}$$

$$\text{Total: } 7700 \text{ L/d} = 0.09 \text{ L/s}$$

$$\text{Peaking Factor} = 1.5 \text{ (ISTB-2018-01)}$$

$$Q \text{ Peak Domestic} = 0.09 \text{ L/sec} \times 1.5 = 0.14 \text{ L/sec}$$

Infiltration

$$Q \text{ Infiltration} = 0.33 \text{ L/S/Gross hectare} \times 0.22 \text{ ha} = 0.07 \text{ L/sec}$$

$$\text{Total Peak Sanitary Flow} = 0.14 + 0.07 = 0.21 \text{ L/sec}$$

The Ontario Building Code specifies minimum pipe size and maximum hydraulic loading for sanitary sewer pipe. OBC 7.4.10.8 (2) states "Horizontal sanitary drainage pipe shall be designed to carry no more than 65% of its full capacity." A 135mm diameter sanitary service with a minimum slope of 1.0% has a capacity of 45.0 Litres per second. The maximum peak sanitary flows for the

site is 0.21 L/s. Since 0.21 L/s is much less than $0.65 \times 45.0 = 29.3$ L/s, therefore, 135mm diameter PVC pipe will be satisfactory.

Sewage discharges will be domestic in type and in compliance with the Ontario Building Code. No industrial sewage will be produced by the proposed development. As such, no Environmental Compliance approval (ECA) would be required by the proposed development.

The proposed service connection from the proposed building will be made to the existing sanitary sewer on Laperriere Ave,. The proposed service will be a 135mm diameter PVC pipe installed at a minimum slope of 1%.

The peak sanitary flow from the proposed development is less than 10 percent of the capacity of the existing sanitary. As such the proposed increase in sanitary flow as a result of the construction of the proposed building is negligible and there is sufficient available capacity for the proposed development. Therefore, no new sanitary service is proposed and the sanitary from the proposed development will be internally connected to the sanitary service of existing building.

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



Yours truly,
Derrick R. Clark, P. Eng.

APPENDIX A:

GeoOttawa Map

APPENDIX B:

Correspondence and Engineering Drawings

Boundary Conditions



EAU Services <eau.services,ottawa@gmail.com>

RE: Request for site boundary condition- 1620 LAPERRIERE AVE

1 message

Cassidy, Tyler <tyler,cassidy@ottawa.ca>

29 July 2024 at 10:29

To: EAU Services <eau.services,ottawa@gmail.com>

Cc: derrick CLARK <derrick,r.clark@rogers.com>, "Lodoen Unseth, Kelby" <Kelby,LodoenUnseth@ottawa.ca>

Good Morning,

Please find below the boundary conditions for the proposed development at [1620 Laperriere Avenue](#):

The following are boundary conditions, HGL, for hydraulic analysis at [1620 Laperriere Avenue](#) assumed to be connected to the 203mm watermain on Laperriere Avenue (see attached PDF for location).

-

Minimum HGL: 125.1 m

Maximum HGL: 133.1 m

Max Day + Fire Flow (167 L/s): 97.2 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.

Please let me know if you require any additional information,

Thank you,

Tyler Cassidy, P.Eng

Infrastructure Project Manager,

Planning, Development and Building Services department (PDBS)/ Direction générale des services de la planification, de l'aménagement et du bâtiment (DGSPAB) - South Branch

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West Ottawa, ON | 110, avenue, Laurier Ouest, Ottawa (Ontario) K1P 1J1
613.580.2424 ext./poste 12977, Tyler.Cassidy@ottawa.ca

From: Cassidy, Tyler
Sent: July 11, 2024 10:06 AM
To: EAU Services <eau.services.ottawa@gmail.com>
Cc: derrick CLARK <derrick.clark@rogers.com>; Lodoen Unseth, Kelby <Kelby.LodoenUnseth@ottawa.ca>
Subject: RE: Request for site boundary condition- 1620 LAPERRIERE AVE

Hi EAU Team,

I have submitted your request for boundary conditions to our water resources team, please allow for up to 10 business days for results to be provided. I will contact you if any additional information is required.

Also, please note that I adjusted your total required fire flow to 10,000 L/min (167 L/s), When you submit your FUS calculations with the Site Servicing Report, you will need to revise your FUS calculation to match, Please follow steps A-G on page 19 of the FUS2020 Guideline exactly with the next submission,

Thank you,

Tyler Cassidy, P.Eng

Infrastructure Project Manager,

Planning, Development and Building Services department (PDBS)/ Direction générale des services de la planification, de l'aménagement et du bâtiment (DGSPAB) - South Branch

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West Ottawa, ON | 110, avenue, Laurier Ouest, Ottawa (Ontario) K1P 1J1
613.580.2424 ext./poste 12977, Tyler.Cassidy@ottawa.ca

From: EAU Services <eau.services.ottawa@gmail.com>
Sent: July 10, 2024 2:36 PM
To: Cassidy, Tyler <tyler.cassidy@ottawa.ca>
Cc: derrick CLARK <derrick.clark@rogers.com>; Lodoen Unseth, Kelby <Kelby.LodoenUnseth@ottawa.ca>
Subject: Re: Request for site boundary condition- 1620 LAPERRIERE AVE

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Hi Tyler,

Please see attached revised FUS,

Thanks,

On Tue, 9 Jul 2024 at 15:06, Cassidy, Tyler <tyler.cassidy@ottawa.ca> wrote:

Good Afternoon EAU Team,

I'm preparing the request for boundary conditions for our Water Resources Team; however, I am noticing a numerical error in the provided FUS calculation. Some of the calculations haven't been rounded to the nearest 1000 as required per FUS 2020. I did a quick check, and it will have an impact on your FUS numbers.

Could you please redo the FUS calculation following the FUS 2020 methodology (attached) and return to my attention?

Thank you,

Tyler Cassidy, P.Eng

Infrastructure Project Manager,

Planning, Development and Building Services department (PDBS)/ Direction générale des services de la planification, de l'aménagement et du bâtiment (DGSPAB) - South Branch

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West Ottawa, ON | 110, avenue, Laurier Ouest, Ottawa (Ontario) K1P 1J1

613.580.2424 ext./poste 12977, Tyler.Cassidy@ottawa.ca

From: EAU Services <eau_services.ottawa@gmail.com>
Sent: July 06, 2024 10:05 PM
To: Lodoen Unseth, Kelby <Kelby.LodoenUnseth@ottawa.ca>
Cc: Derrick Clark <derrick.r.clark@rogers.com>
Subject: Fwd: Request for site boundary condition- 1620 LAPERRIERE AVE

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Hi Kelby,

We are still waiting for the boundary conditions to complete our servicing report. I would appreciate your expedited response.

Thank you,

EAU Team

----- Forwarded message -----

From: EAU Services <eau.services.ottawa@gmail.com>
Date: Thu, 27 Jun 2024 at 23:56
Subject: Request for site boundary condition- 1620 LAPERRIERE AVE
To: <Kelby.LodoenUnseth@ottawa.ca>

Hi Kelby,

Please provide us site boundary condition as per below information and attached FUS:

Address: 1620 LAPERRIERE AVE

Proposed Development: Commercial development

Average daily Demand: 0.07 L/ S

May Daily Demand: 0.105 L/ s

Peak hour demand: 0.315 L/s

fire flow requirement as per FUS: 162 L/S

Closest Hydrant 40m on the frontage.

Fire flow calculation based on FUS.

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EAU Services <eau.services.ottawa@gmail.com>

Fwd: 1620 Laperriere Ave - D07-12-24-0085 - Sanitary Servicing Report

1 message

Allison Freiha <allison.ptarchitecte@gmail.com>

20 January 2025 at 08:56

To: "Lodoen Unseth, Kelby" <kelby.lodoenunseth@ottawa.ca>, "Bramah, Bruce" <bruce.bramah@ottawa.ca>

Cc: Pierre Tabet <ptarchitecte@gmail.com>, Marc Steele <marc@premiummeats.ca>, derrick clark <eadrc@gmail.com>, EAU Services <eau.services.ottawa@gmail.com>

Good morning Kelby and Bruce,

Please see below email from Derrick.

Should you have any questions, do not hesitate to contact us.

Thank you,
Allison Freiha

Pour | For
Pierre Tabet Architecte Inc.
2232 Rue Saint-Louis ,Gatineau, QC J8T 5L6
Tel: 819-568-3994
Fax: 819-246-4312
allison.ptarchitecte@gmail.com

----- Forwarded message -----

From: derrick clark <eadrc@gmail.com>

Date: Mon, 20 Jan 2025 at 07:37

Subject: Fwd: 1620 Laperriere Ave - D07-12-24-0085 - Sanitary Servicing Report

To: Allison Freiha <allison.ptarchitecte@gmail.com>, Pierre Tabet <ptarchitecte@gmail.com>, Marc Steele <Marc@premiummeats.ca>

Cc: EAU Services <eau.services.ottawa@gmail.com>

Allison please disseminate to Kelby or ?????

Dear Kelby,

We are the consultants responsible for preparing the Servicing Report for the development application associated with 1620 Laperriere Avenue (D07-12-24-0085).

As noted in the report, the sanitary calculation is based on the understanding that there is no change in the building's use with the proposed addition. The addition is intended to house large freezers and will not generate daily sanitary flows. Consequently, we believe a review by the MECP concerning the sanitary system is unnecessary.

Please feel free to reach out if you have any questions or require additional information.

Best regards,

Send it to : Kelby.LodoenUnseth@ottawa.ca



EAU Services <eau.services.ottawa@gmail.com>

RE: ECA - Water effluent FW: 1620 Laperriere Avenue: Industrial Sewage Works ECA Exemption Request

1 message

Bramah, Bruce <bruce.bramah@ottawa.ca>

23 January 2025 at 08:00

To: derrick clark <eaudrc@gmail.com>

Cc: Marc Steele <marc@premiummeats.ca>, EAU Services <eau.services.ottawa@gmail.com>, Allison Freiha <allison.ptarchitecte@gmail.com>, Jessie-Lynn Kavanagh <jess@premiummeats.ca>

Hi Derrick,

Please include the correspondence with Aziz in the appendix of the Servicing Report.

Thanks,

--

Bruce Bramah, P.Eng

Project Manager

Planning, Development, and Building Services Department

Development Review - South Branch

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West Ottawa, ON

613.580.2424 ext. 29686, Bruce.Bramah@ottawa.ca

From: derrick clark <eaudrc@gmail.com>

Sent: January 22, 2025 3:15 PM

To: Jessie-Lynn Kavanagh <jess@premiummeats.ca>

Cc: Bramah, Bruce <bruce.bramah@ottawa.ca>; Marc Steele <marc@premiummeats.ca>; EAU Services <eau.services.ottawa@gmail.com>; Allison Freiha <allison.ptarchitecte@gmail.com>

Subject: Re: ECA - Water effluent FW: 1620 Laperriere Avenue: Industrial Sewage Works ECA Exemption Request

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Jessie thank you for looking into this

Bruce, can i assume the MECP application is not needed and a closed issue

Derrick Clark PEng
EAU Structural & Environmental Svs
tel., 613 869 0523
EAUDRC@gmail.com

On Jan 22, 2025, at 2:09 PM, Jessie-Lynn Kavanagh <jess@premiummeats.ca> wrote:

Good afternoon Bruce and Derrick,

Please see discussion below regarding ECA.

Thank you,

Jessie-Lynn Kavanagh

Office Manager

Slipacoff's Premium Meats

1620 Laperriere Ave Ottawa, ON K1Z 7T2

613-260-7444 x101

jess@premiummeats.ca



From: Warnock, Charles <Charles.Warnock@ottawa.ca>
Sent: September 24, 2024 5:11 PM
To: Cassidy, Tyler <tyler.cassidy@ottawa.ca>
Subject: 1620 Laperriere Avenue: Industrial Sewage Works ECA Exemption Request

Hi Tyer, no ECA required as per email below.

Thanks.

Charles

From: Ahmed, Aziz (MECP) <Aziz.Ahmed@ontario.ca>
Sent: September 24, 2024 1:30 PM
To: Warnock, Charles <Charles.Warnock@ottawa.ca>
Cc: Hart, Tracy <Tracy.Hart@ontario.ca>
Subject: RE: 1620 Laperriere Avenue: Industrial Sewage Works ECA Exemption Request

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Charles,

I agree that this qualifies for the exemption for SWM works serving lands used for the sale of goods, so no ECA needed.

Best,

Aziz

Aziz S. Ahmed, P.Eng. | Manager

Municipal Water and Wastewater Permissions Section, Environmental Permissions Branch | Environmental Assessment and Permissions Division

Ministry of the Environment, Conservation and Parks | 40 St. Clair Ave. West, 2nd Floor, Toronto, ON M4V 1M2

Tel: 416.314.4625 | Cell: 416.712.7427 | Toll Free: 1-888-999-1305 | Fax: 416.314.1037 ✉: Aziz.Ahmed@ontario.ca

From: Warnock, Charles <Charles.Warnock@ottawa.ca>
Sent: Tuesday, September 24, 2024 1:28 PM
To: Ahmed, Aziz (MECP) <Aziz.Ahmed@ontario.ca>
Subject: 1620 Laperriere Avenue: Industrial Sewage Works ECA Exemption Request

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Hi Aziz, I am told that currently they do not operate a retail storefront at this location, but they do offer scheduled curbside pickup. This site plan proposal is for an addition to the existing store and they may open a retail storefront at this location *in the future*.

Thanks.

Charles

From: Ahmed, Aziz (MECP) <Aziz.Ahmed@ontario.ca>
Sent: September 24, 2024 12:19 PM
To: Warnock, Charles <Charles.Warnock@ottawa.ca>
Subject: RE: 1620 Laperriere Avenue: Industrial Sewage Works ECA Exemption Request

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Charles,

Is this facility accessible for retail sales?

Aziz

From: Warnock, Charles <Charles.Warnock@ottawa.ca>
Sent: Tuesday, September 24, 2024 8:27 AM
To: Ahmed, Aziz (MECP) <Aziz.Ahmed@ontario.ca>
Subject: 1620 Laperriere Avenue: Industrial Sewage Works ECA Exemption Request

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Good day Aziz,

We have a Site Plan Control application for a use that meets the definition of Industrial lands. It is the opinion of the consultant for the owner that the site development does not require an industrial ECA.

The consultant states *“The site is a freezer storage facility which will not create any industrial effluent”*.

The business is Slipacoff's Premium Meats. The indoor operations are a freezer storage facility for premium meats.

The outdoor operations include shipping and receiving, staff/customer parking.

No outdoor storage is occurring, no refueling on site or no fuel tanks are on site.

Based on this information does the MECP require the owner to obtain an Industrial ECA?

If the MECP agrees that an industrial ECA is not required, then the application will meet the exemption criteria of O.reg 525/98, as the stormwater works only service one land parcel and will outlet to the existing municipal storm sewers on Laperriere Avenue.

Thanks.

Charles

,

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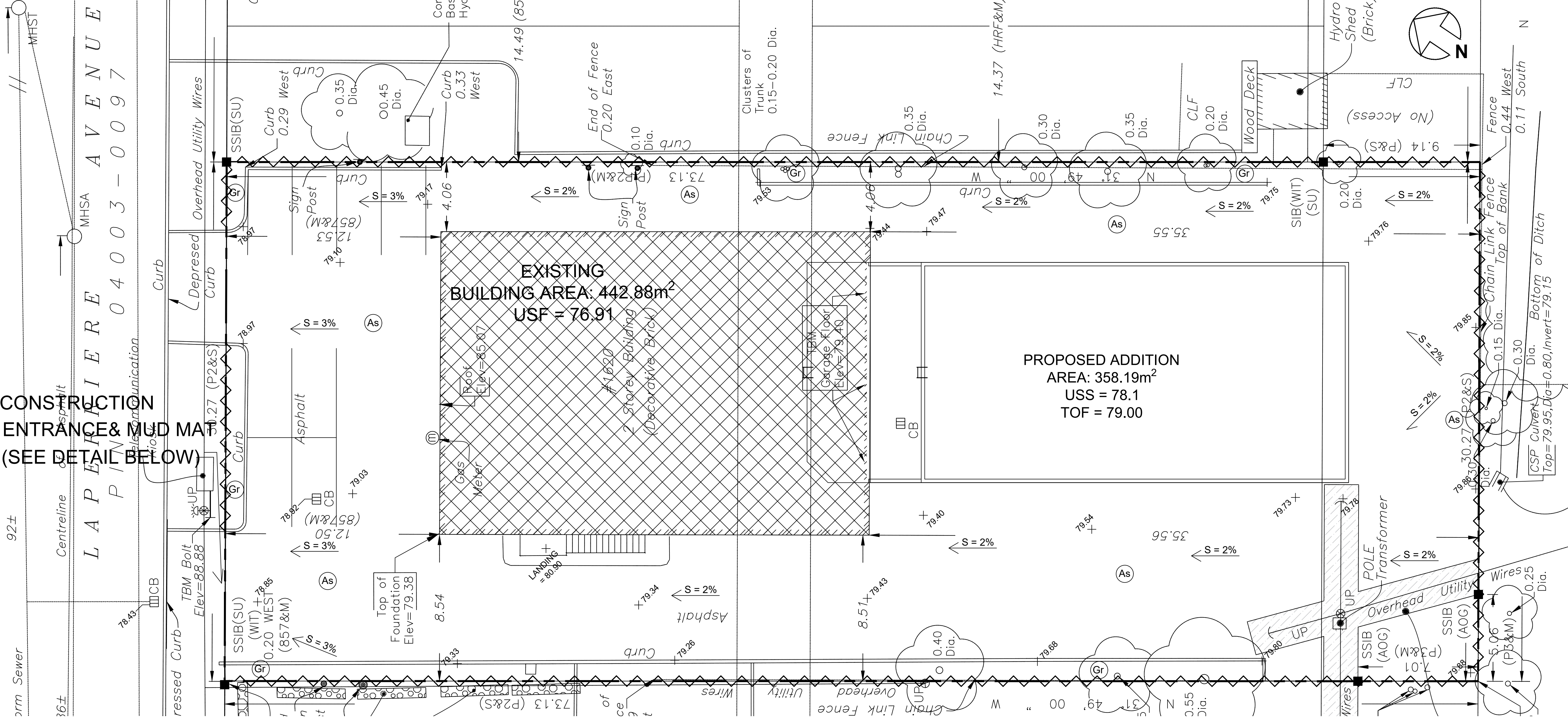
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- ### EROSION AND SEDIMENTATION
- DURING ALL CONSTRUCTION ACTIVITIES EROSION AND SEDIMENTATION SHALL BE CONTROLLED BY THE FOLLOWING TECHNIQUES:
- LIMIT EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
 - RE-VEGETATE EXPOSED AREAS AS SOON AS POSSIBLE.
 -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

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

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

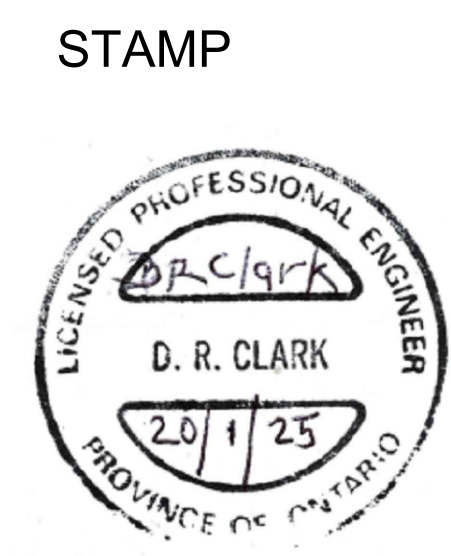
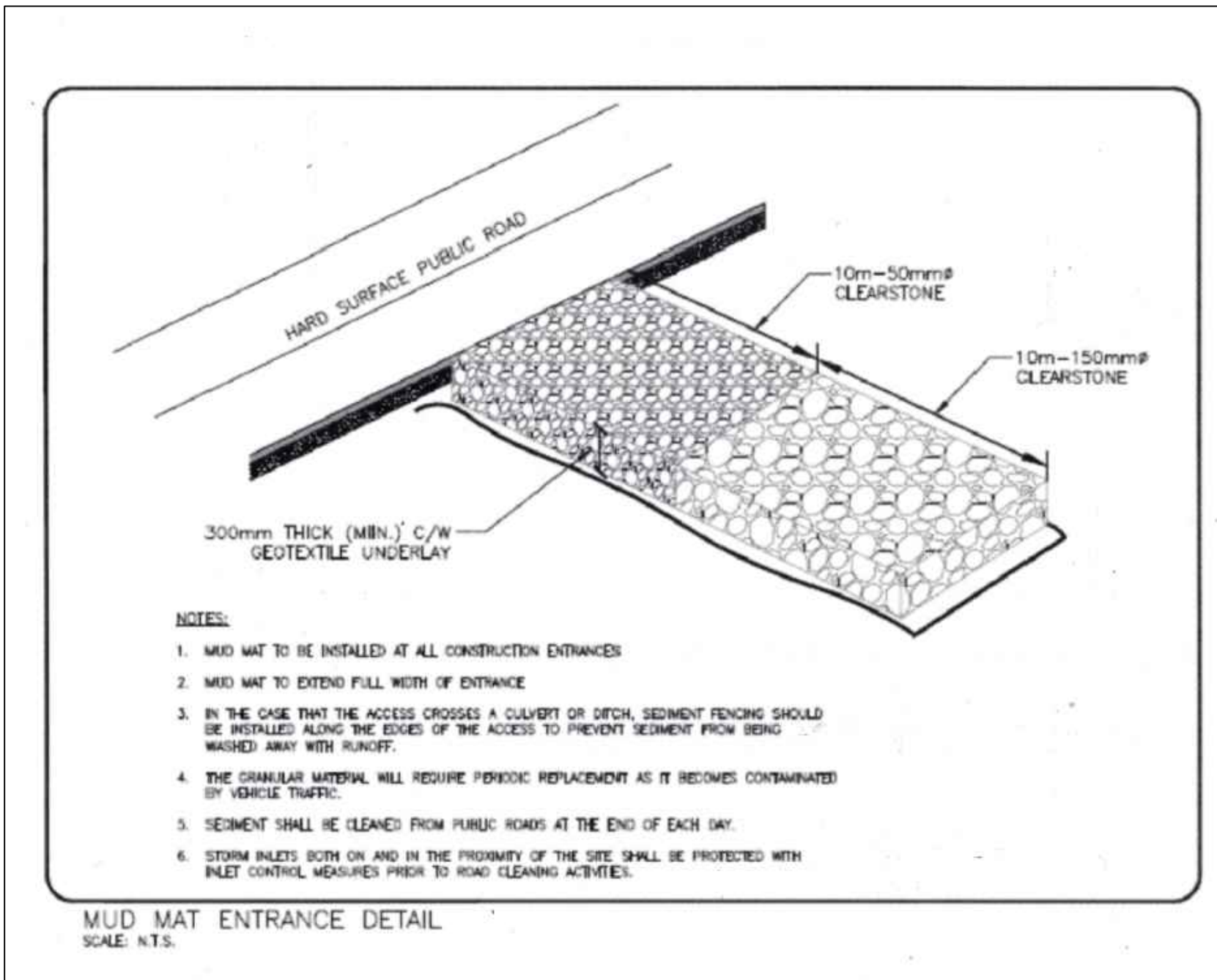
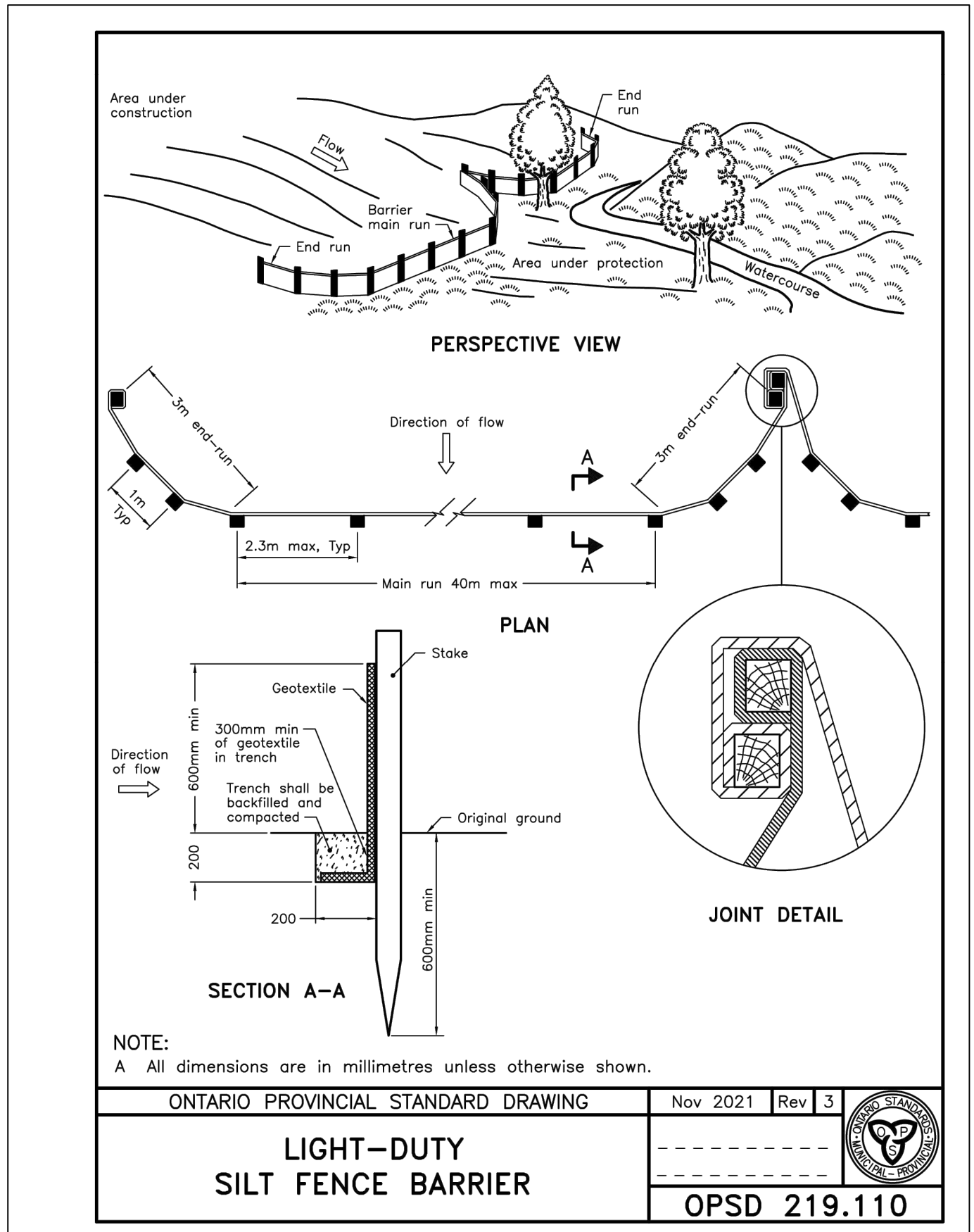
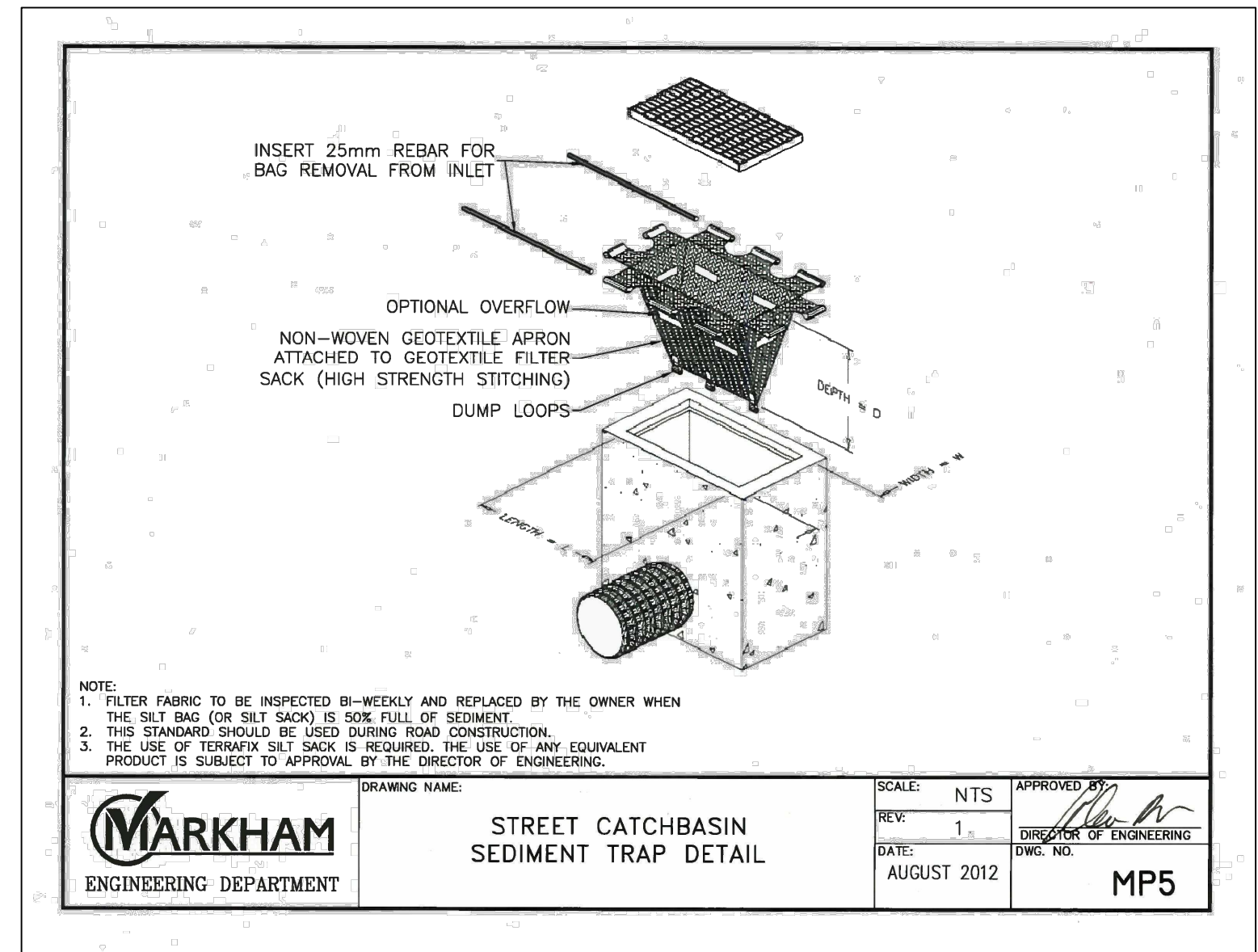
NOTE:
 THE SEDIMENT & EROSION CONTROL MEASURES MAY BE MODIFIED AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR RIDEAU VALLEY CONSERVATION AUTHORITY. THE SEDIMENT AND EROSION CONTROL SHOULD BE CONSIDERED A "LIVING DOCUMENT" THAT MAY NEED TO BE CHANGED OR ADAPTED DURING THE LIFE OF THE PROJECT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

CONSTRUCTION ENTRANCE & MUD MAT (SEE DETAIL BELOW)

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

Notes & Legend

- Property Line
- Silt Fence Per OPSD 219.110



D07-12-24-0085 and Plan #19215

3	For Review	20/01/2025
2	For Review	05/01/2025
1	For Review	24/09/2024
Rev#	COMMENT	DATE

EROSION & SEDIMENT CONTROL PLAN
 OWNER/APPLICANT: MARC STEEL, PREMIUM MEATS
 1620 LAPERRIERE AVE. OTTAWA, ON K1Z 7T2
 Drawn by: M.Y. Checked by: D.R.C.
 Date: 20/Jan/2025 Scale: 1:125

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 Ottawa, ON
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 Tel.: 613-869-0523

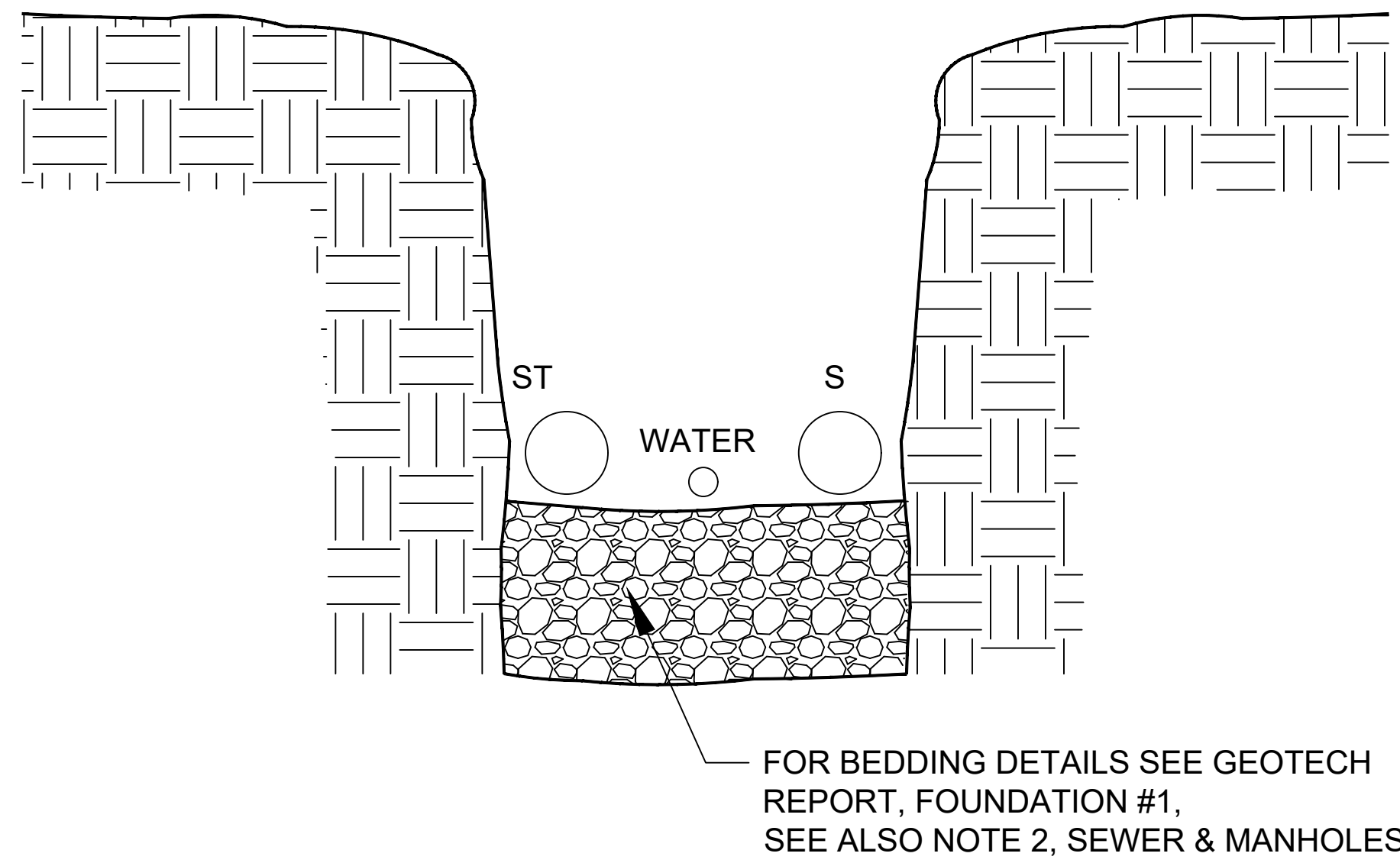
Plan number:
C3

GENERAL NOTES:

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

FOUNDATIONS:

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



1 TYP SERVICES IN TRENCH(WHEN LOOKING AT BUILDING FROM "ROW")
C2 SCALE: N.T.S.

NOTES FOR SERVICING:

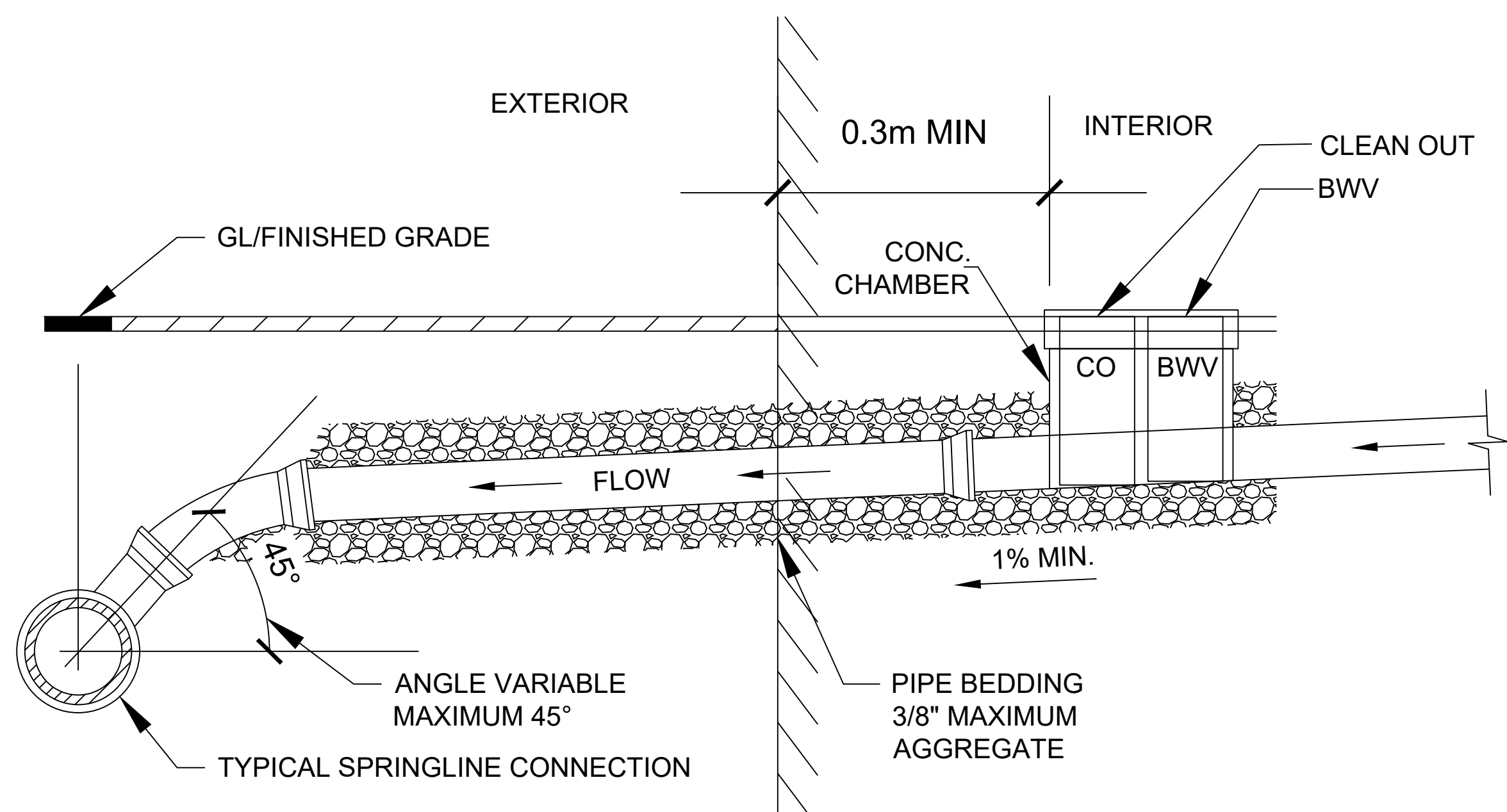
1. ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS FOR THE CITY OF OTTAWA STANDARD SPECIFICATION AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPPS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE CONSULTANT.
2. THE POSITION OF THE EXISTING POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND ABOVE GROUND UTILITIES, IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION, ANY RELOCATION OF EXISTING UTILITIES IS TO BE UNDERTAKEN AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO HYDRO, BELL, CABLE, TV AND CONSUMERS GAS LINES.
4. ALL TRENCHING AND EXCAVATIONS ARE TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
5. REFER TO ARCHITECT PLANS FOR BUILDING DIMENSIONS LAYOUT.
6. THE LOCATION OF UNDERGROUND SERVICES IS BASED ON INFORMATION FROM THE CITY OF OTTAWA, HOWEVER, THE CONTRACTOR MUST ENSURE THAT THIS INFORMATION IS VERIFIED PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
7. SITE BM TO BE FROM TOPOGRAPHIC SURVEY BY "OLS" ALL ELEVATIONS ARE FROM THE ON SITE TBM = 100.00.
8. JOB BENCHMARK AS INDICATED ON THE DRAWINGS, TOP OF SLAB @ REAR OF EXISTING BUILDING.
9. ALL EDGES OF THE DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT (THE CONTACTORS RESPONSIBILITY).
10. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
11. REMOVE FROM THE SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
12. ALL PROPOSED CONNECTION POINTS AND CROSSINGS (I.E: STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
13. SERVICE TRENCHES ON MUNICIPAL RIGHT OF WAY ARE TO BE REINSTATED AS PER CITY OF OTTAWA DETAIL R10. ALSO, PLEASE REF, CITY OF OTTAWA STD DRG #SC 1.1
14. PAVEMENT STRUCTURE SHALL CONSIST OF BELOW, ALSO PLEASE REF, CITY OF OTTAWA STD

THICKNESS (mm)	MATERIAL DESCRIPTION
1) 40	WEAR COURSE - HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
2) 50	WEAR COURSE - HL-8 OR SUPERPAVE 19 ASPHALTIC CONCRETE
3) 150	BASE - OPSS GRANULAR A CRUSHED STONE
4) 450	SUBBASE - OPSS GRANULAR B TYPE II

SUBGRADE - EITHER FILL, IN-SITU SOIL, OR OPSS GRANULAR B TYPE I OR II MATERIAL PLACED OVER IN-SITU SOIL, BEDROCK OR CONCRETE FILL.

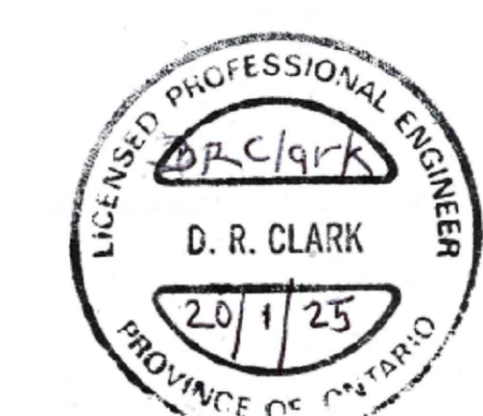
NOTES FOR SEWER AND MANHOLES:

1. ALL SANITARY SEWER, SANITARY SEWER APPURTENANCES AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
2. SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OPPS 407 AND 410.
4. SANITARY BACKWATER VALVES ARE TO BE PROVIDED FOR EACH BUILDING CLOSE TO THE FOUNDATION WALL NEAR SERVICES ENTRY AS PER CITY OF OTTAWA STD S14.1 OR S14.2.
5. STORM BACKWATER VALVES ARE TO BE PROVIDED AS PER THE CITY OF OTTAWA STD S14.
6. ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROPOSED PVC-SDR28 PIPES.



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

STAMP



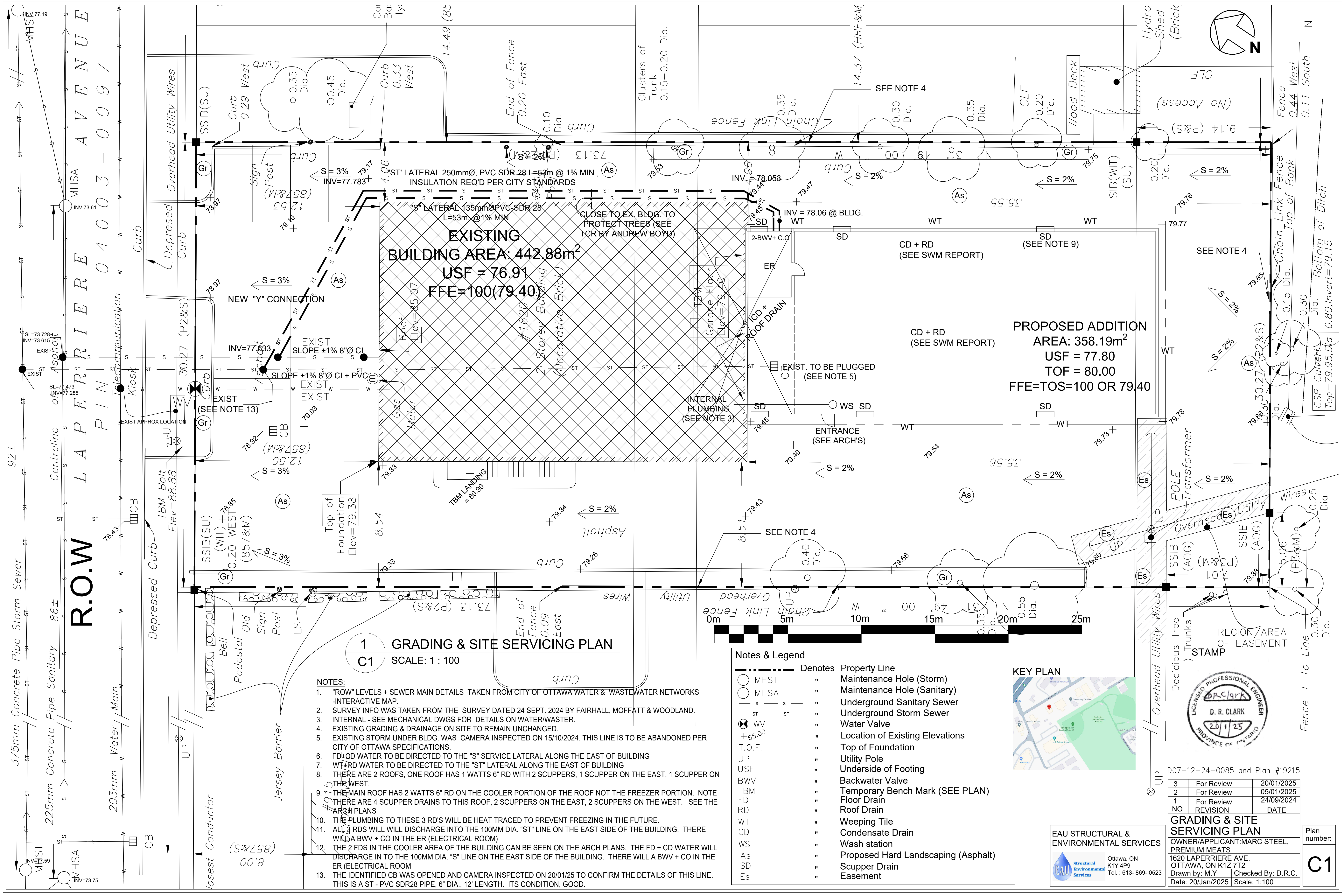
D07-12-24-0085 and Plan #19215

Rev#	COMMENT	DATE
3	For Review	20/01/2025
2	For Review	05/01/2025
1	For Review	24/09/2024

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

DETAILS & NOTES
 OWNER/APPLICANT: MARC STEEL, PREMIUM MEATS
 1620 LAPERRIERE AVE.
 OTTAWA, ON K1Z 7T2
 Drawn by: M.Y. Checked By: D.R.C.
 Date: 20/Jan/2025 Scale: N.T.S

Plan number:
C2

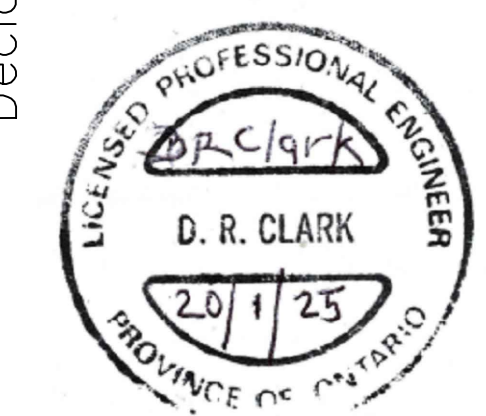
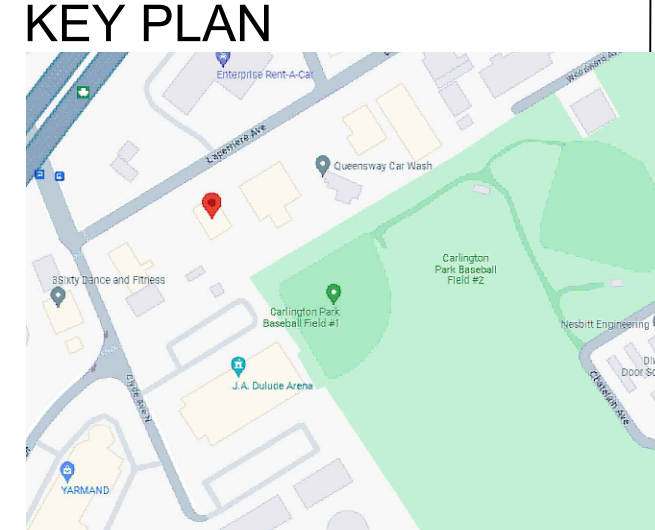


1 GRADING & SITE SERVICING PLAN
C1 SCALE: 1 : 100

- NOTES:**
- "ROW" LEVELS + SEWER MAIN DETAILS TAKEN FROM CITY OF OTTAWA WATER & WASTEWATER NETWORKS - INTERACTIVE MAP.
 - SURVEY INFO WAS TAKEN FROM THE SURVEY DATED 24 SEPT. 2024 BY FAIRHALL, MOFFATT & WOODLAND.
 - INTERNAL - SEE MECHANICAL DWGS FOR DETAILS ON WATER/WASTER.
 - EXISTING GRADING & DRAINAGE ON SITE TO REMAIN UNCHANGED.
 - EXISTING STORM UNDER BLDG. WAS CAMERA INSPECTED ON 15/10/2024. THIS LINE IS TO BE ABANDONED PER CITY OF OTTAWA SPECIFICATIONS.
 - FD+CD WATER TO BE DIRECTED TO THE "S" SERVICE LATERAL ALONG THE EAST OF BUILDING
 - WARD WATER TO BE DIRECTED TO THE "ST" LATERAL ALONG THE EAST OF BUILDING
 - THERE ARE 2 ROOFS, ONE ROOF HAS 1 WATTS 6" RD WITH 2 SCUPPERS, 1 SCUPPER ON THE EAST, 1 SCUPPER ON THE WEST.
 - THE MAIN ROOF HAS 2 WATTS 6" RD ON THE COOLER PORTION OF THE ROOF NOT THE FREEZER PORTION. NOTE THERE ARE 4 SCUPPER DRAINS TO THIS ROOF, 2 SCUPPERS ON THE EAST, 2 SCUPPERS ON THE WEST. SEE THE ARCH PLANS
 - THE PLUMBING TO THESE 3 RD'S WILL BE HEAT TRACED TO PREVENT FREEZING IN THE FUTURE.
 - ALL 3 RDS WILL WILL DISCHARGE INTO THE 100MM DIA. "ST" LINE ON THE EAST SIDE OF THE BUILDING. THERE WILL A BWV + CO IN THE ER (ELECTRICAL ROOM)
 - THE 2 FDS IN THE COOLER AREA OF THE BUILDING CAN BE SEEN ON THE ARCH PLANS. THE FD + CD WATER WILL DISCHARGE IN TO THE 100MM DIA. "S" LINE ON THE EAST SIDE OF THE BUILDING. THERE WILL A BWV + CO IN THE ER (ELECTRICAL ROOM)
 - THE IDENTIFIED CB WAS OPENED AND CAMERA INSPECTED ON 20/01/25 TO CONFIRM THE DETAILS OF THIS LINE. THIS IS A ST - PVC SDR28 PIPE, 6" DIA., 12' LENGTH. ITS CONDITION, GOOD.

Notes & Legend

--- --	Denotes	Property Line
○	MHST	Maintenance Hole (Storm)
○	MHSA	Maintenance Hole (Sanitary)
- s - s -		Underground Sanitary Sewer
- ST - ST -		Underground Storm Sewer
⊗	WV	Water Valve
+ 65.00		Location of Existing Elevations
T.O.F.		Top of Foundation
UP		Utility Pole
USF		Underside of Footing
BWV		Backwater Valve
TBM		Temporary Bench Mark (SEE PLAN)
FD		Floor Drain
RD		Roof Drain
WT		Weeping Tile
CD		Condensate Drain
WS		Wash station
As		Proposed Hard Landscaping (Asphalt)
SD		Scupper Drain
Es		Easement



D07-12-24-0085 and Plan #19215

3	For Review	20/01/2025
2	For Review	05/01/2025
1	For Review	24/09/2024
NO	REVISION	DATE

GRADING & SITE SERVICING PLAN
 OWNER/APPLICANT: MARC STEEL, PREMIUM MEATS
 1620 LAPERRIERE AVE. OTTAWA, ON K1Z 7T2
 Drawn by: M.Y. Checked By: D.R.C.
 Date: 20/Jan/2025 Scale: 1:100

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Plan number:
C1