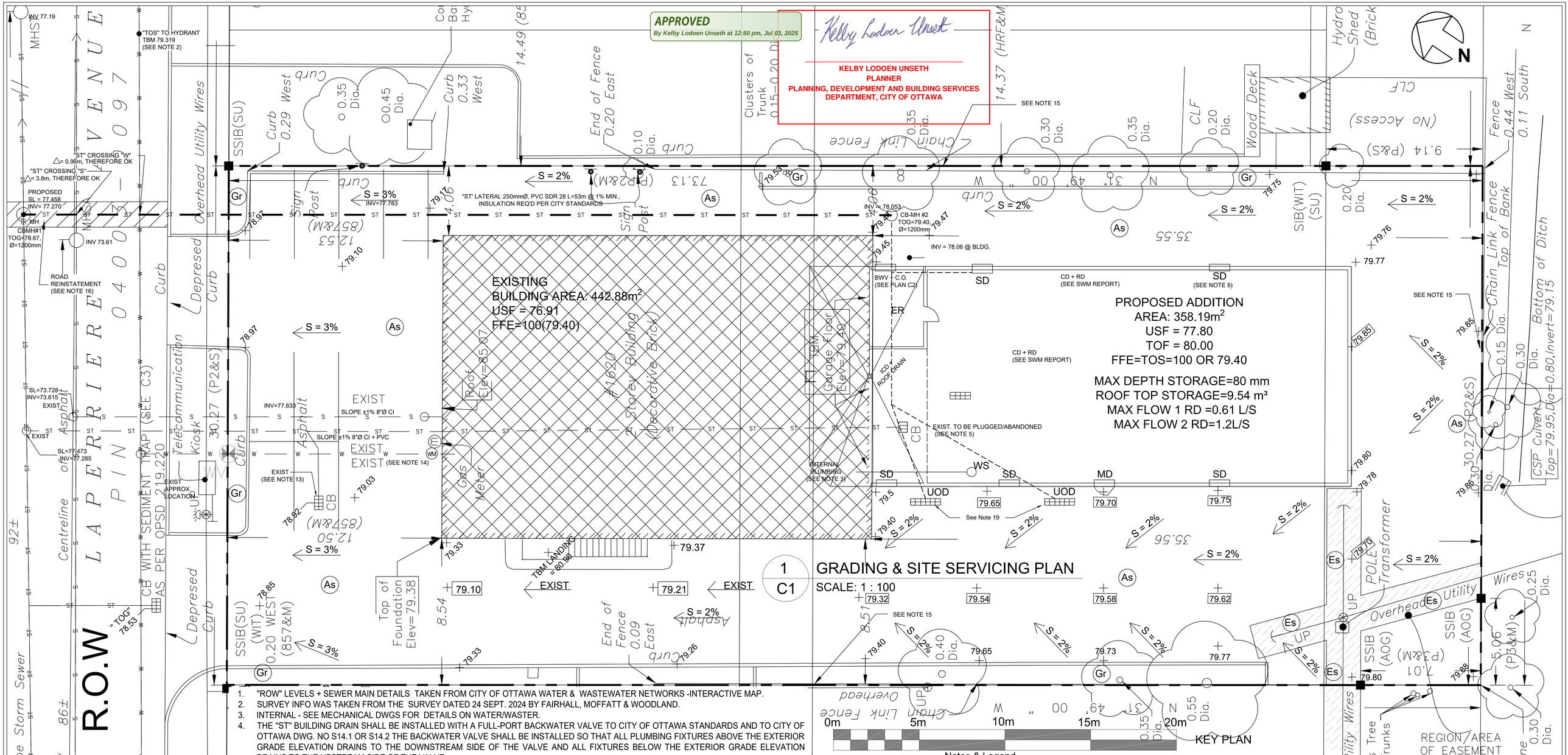
APPROVED
By Kelby Lodoen Unseth at 12:50 pm, Jul 03, 2025

KELBY LODOEN UNSETH
PLANNER
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT, CITY OF OTTAWA



1 C1 GRADING & SITE SERVICING PLAN

SCALE: 1 : 100

1. "ROW" LEVELS + SEWER MAIN DETAILS TAKEN FROM CITY OF OTTAWA WATER & WASTEWATER NETWORKS -INTERACTIVE MAP.
2. SURVEY INFO WAS TAKEN FROM THE SURVEY DATED 24 SEPT. 2024 BY FAIRHALL, MOFFATT & WOODLAND.
3. INTERNAL - SEE MECHANICAL DWGS FOR DETAILS ON WATER/WASTER.
4. THE "ST" BUILDING DRAIN SHALL BE INSTALLED WITH A FULL-PORT BACKWATER VALVE TO CITY OF OTTAWA STANDARDS AND TO CITY OF OTTAWA DWG. NO S14.1 OR S14.2 THE BACKWATER VALVE SHALL BE INSTALLED SO THAT ALL PLUMBING FIXTURES ABOVE THE EXTERIOR GRADE ELEVATION DRAINS TO THE DOWNSTREAM SIDE OF THE VALVE AND ALL FIXTURES BELOW THE EXTERIOR GRADE ELEVATION DRAINS TO THE UPSTREAM SIDE OF THE VALVE.
5. EXISTING STORM UNDER BUILDING. WAS CAMERA INSPECTED ON 15/10/2024. THIS LINE IS TO BE ABANDONED PER CITY OF OTTAWA SPECIFICATIONS.
6. "FD"+"CD" WATER TO BE DIRECTED TO THE "S" SERVICE LATERAL INSIDE EXIST. BUILDING "INTERNAL"
7. SEWER SERVICE LATERALS SHALL HAVE A MINIMUM 2.0m OF COVER OR SHALL BE INSULATED AS PER CITY OF OTTAWA STANDARD DRAWING W22.
8. INSTALL CLEANOUTS ON THE STORM BUILDING DRAIN AND SANITARY BUILDING DRAIN AS CLOSE AS PRACTICAL TO WHERE THE 2+1 AND STORM DRAINS LEAVE THE BUILDING.
9. THE MAIN ROOF HAS 2 WATTS AND 6" DIA. "RDs" ON THE ROOF. THE ROOF WILL HAVE A STORAGE OF 25m3 THE RETENSION/CONSTROL AT THE ROOF DRAIN IS 5L/S WITH 2RDS' THE FLOW CONTROL=2.5L/S PER RD. NOTE THERE ARE SCUPPER DRAINS TO THIS ROOF. SEE THE ARCH PLANS.FOR "SD" DETAIL
10. THE PLUMBING TO THESE "RDs" WILL BE HEAT TRACED TO PREVENT FREEZING IN THE FUTURE.
11. ALL "RDs" WILL DISCHARGE INTO THE 250mm DIA. "ST" LINE ON THE EAST SIDE OF THE BUILDING. THERE WILL A "BWV" + "CO" IN THE "ER" (ELECTRICAL ROOM)
12. THE "FDs" IN THE COOLER AREA OF THE BUILDING CAN BE SEEN ON THE ARCH PLANS. THE "FD" + "CO" WATER WILL DISCHARGE INTERNALLY - SEE MECHANICAL PLANS.
13. 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.
14. THE EXIST. WATERLINE WAS VERIFIED TO BE 25mm DIA., COPPER TYPE "K" ON 11/02/2025. THE EXIST "WM" IS AS SHOWN
15. EXIST. GRADING & DRAINAGE PATTERNS ON SITE, ARE TO REMAIN UNCHANGED.
16. THE REINSTATEMENT AREA IS SHOWN ON THE PLAN. W = FULL WIDTH OF ROAD (CURB TO CURB). L = 1.45m MIN. PLEASE REFER TO "STANDARD TRENCH REINSTATEMENT IN PAVED SURFACES R10" .
17. PLEASE REFER TO THE TCR (TREE CONSERVATION REPORT) BY ANDREW BOYD, PLEASE ALSO NOTE THAT ALL TREES ON SITE ARE TO BE PRESERVED AND THEIR CRZ (CRITICAL ROOT ZONE) TO BE PROTECTED.
18. LEASE REFER TO THE LANDSCAPING PLAN PREPARED BY OLIVIA GAUTIER
19. CAST IRON GRATE + FRAME CLASS C, L=8FT., H=1INCH, LEVEL=2INCH BELOW ?TOS

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 (Existing)
+65.00	"	Location of Existing Elevations
+65.00	"	Location of New Elevations
T.O.F.	"	Top of Foundation
UOD	"	Up Over Door
MD	"	Main Door
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
WM	"	Water Meter

STAMP

LICENSED PROFESSIONAL ENGINEER
D. R. CLARK
28/5/25
PROVINCE OF ONTARIO

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D07-12-24-0085 and Plan #19215

Rev#	COMMENT	DATE
8	For Review	28/05/2025
7	For Review	03/04/2025
6	For Review	05/03/2025
5	For Review	26/02/2025
4	For Review	11/02/2025
3	For Review	20/01/2025
2	For Review	01/05/2025
1	For Review	13/11/2024

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 | See Scale Bar

Plan number: C1