



GENERAL NOTES FOR GRADING

- IT SHALL BE THE BUILDER'S RESPONSIBILITY TO ENSURE THAT GRADING AROUND HYDRANTS, TRANSFORMERS, AND UTILITY PEDESTALS, ETC., MEET CURRENT CITY OF OTTAWA, HYDRO AND UTILITY COMPANY REQUIREMENTS.
- ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
- CONTRACTOR TO ADJUST EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE CHAMBERS AND VALVE BOXES TO FINAL GRADE AS REQUIRED.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FOUNDATIONS OF ADJACENT BUILDINGS DURING EXCAVATION AND CONSTRUCTION PERIOD.
- GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7%. GRADES IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 3:1 TERRACING.
- NO EXCESS DRAINAGE, DURING OR AFTER CONSTRUCTION, TO BE DIRECTED TOWARDS NEIGHBORING PROPERTIES.
- EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
- ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION.
- NO ALTERATION TO EXISTING GRADES ON THE PROPERTY LINES.
- UNDERSIDE OF FOOTING TO BE MINIMUM 1.5m BELOW FINISHED GRADE OR INSULATION TO BE PROVIDED. TOP OF FOUNDATION TO BE MAINTAINED 0.15m ABOVE FINISHED GRADE.
- FOR ADDITIONAL NOTES REFER TO NOTES AND LEGEND SHEET, DRAWING C001

CAUTION
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

REV	REVISION DESCRIPTION	DATE	BY	APPD
2	ISSUED FOR CITY REVIEW	22/03/22	AC	BMT
1	ISSUED FOR SITE PLAN CONTROL	15/12/20	SK	BMT

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2	ISSUED FOR CITY REVIEW	22/03/22	AC	BMT
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SCALE
 0 2m 4m 8m
 HORIZONTAL 1:200

DESIGNED BY
 REVIEWED BY

CLIENT
229 BEECHWOOD HOLDINGS INC. AND 241 BEECHWOOD HOLDINGS INC. C/O BINTEE DEV INC. BINTEE DEV INC. 226 ARGYLE Ave., OTTAWA, ON, K2P 1B9

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BASEPLAN SK
 DESIGN JLF/ARO
 CHECKED BMT
 CAD SK
 PROJECT MANAGER BMT
 APPROVED BMT

PROJECT
229-247 BEECHWOOD OTTAWA, ON

TITLE
SITE GRADING PLAN

PROJECT No.
 OTT-238207-C0

SURVEY
 AGV

DATE
 DEC 2020

DRAWING No.
 C200