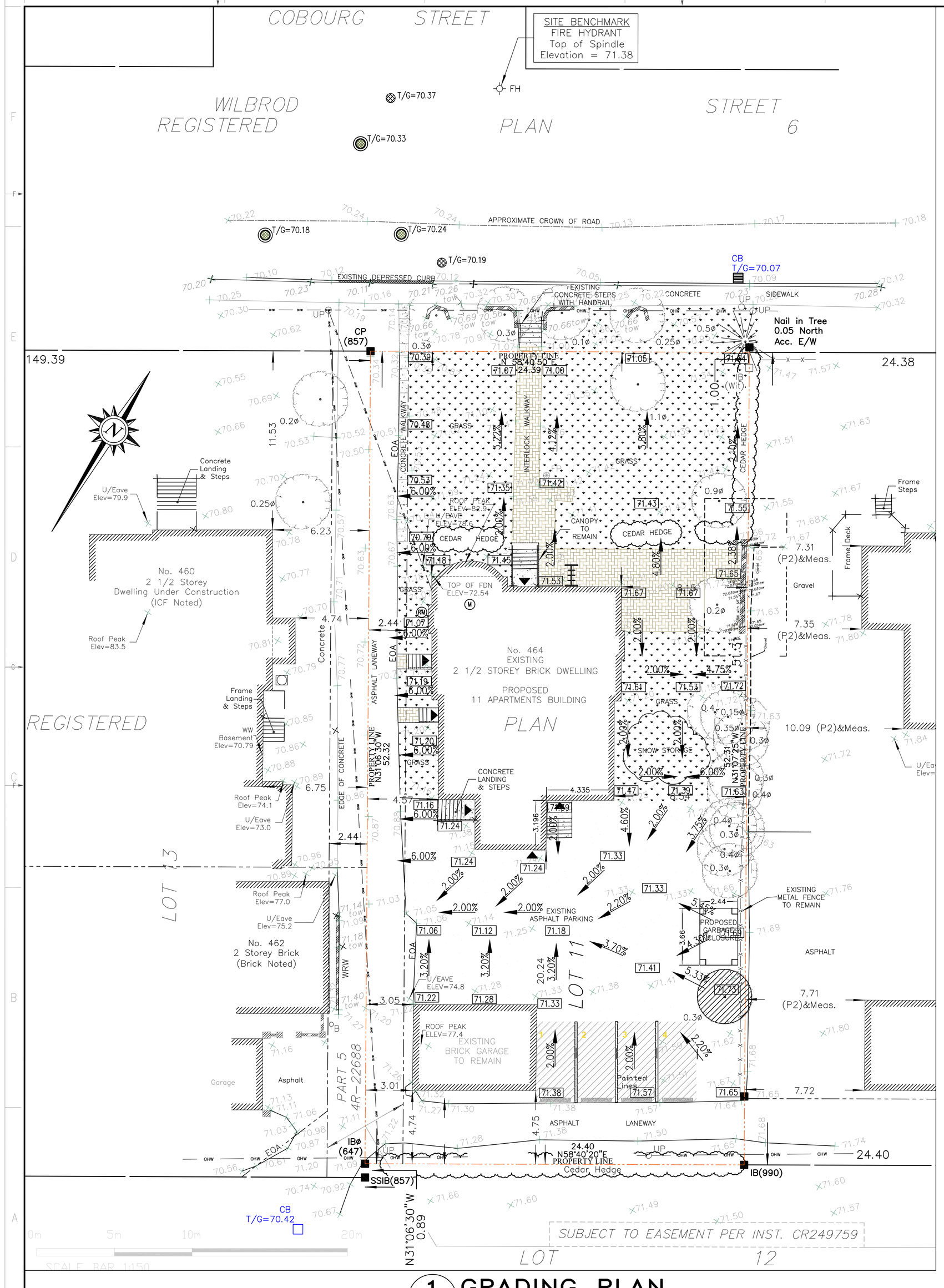


1 G1 GRADING PLAN

SCALE=1:150

GENERAL NOTES

1– ALL TREES SHALL BE PROTECTED AS PER 'MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY–LAWS AND THE 'URBAN TREES CONSERVATION BY–LAW' AS AMENDED ON PROPERTIES.

2– ALL TREES ON RIGHT – OF – WAY TO BE MAINTAINED BEFORE AND DURING CONSTRUCTION.

3– EAVESTHROUGHS / DOWNSPOUT TO BE INSTALLED AND DIRECTED TO THE FRONT OF THE PROPERTY AND A MINIMUM OF 1.5M FROM PROPERTY LINES.

4–MINIMUM OF 1.5M SOIL COVERAGE BETWEEN USF AND SURROUNDING GRADES OR PROVIDE RIGID FOAM INSULATION UNDER FOOTING FOR FROST PROTECTION IF REQUIRED.

5–PROVIDE PERIMETER SUB–DRAIN ALONG FOOTINGS

6–CONFIRMATION OF EXISTENCE AND AS–BUILT INVERTS TO BE DETERMINED PRIOR TO EXCAVATING ON PROPOSED UNDER SIDE OF FOOTINGS.

7–NO EXCESS DRAINAGE DURING AND AFTER CONSTRUCTION SHALL BE DIRECTED TO ADJACENT PROPERTIES.

8–NO ALTERATIONS TO EXISTING GRADES ARE PERMITTED ON OR BEYOND THE PROPERTY LINE.

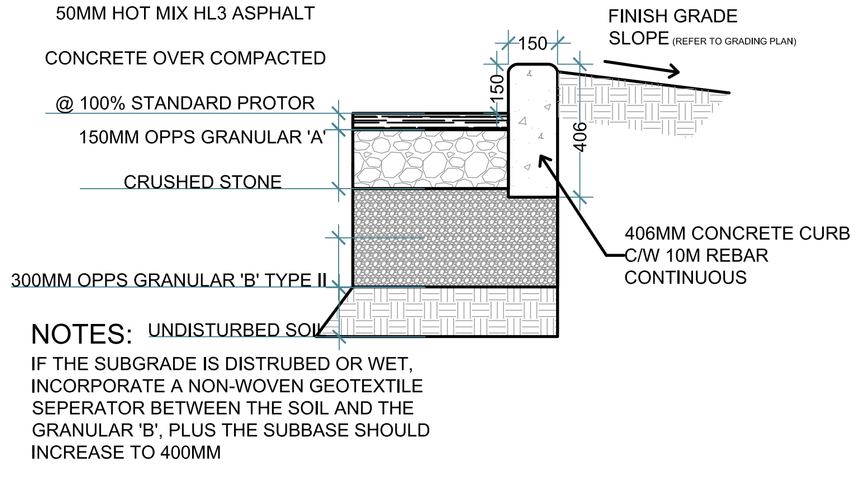
9–EXISTING GAS SERVICES LOCATED AT THE SIDE OF PROPERTIES WILL REMAIN

NOTE:

PROVIDE FROST PROTECTION FOR FOOTING ABOVE 1.5m BELOW THE SURROUNDING GRADE

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.



NOTES:

IF THE SUBGRADE IS DISTRUBED OR WET, INCORPORATE A NON-WOVEN GEOTEXTILE SEPERATOR BETWEEN THE SOIL AND THE GRANULAR 'B', PLUS THE SUBBASE SHOULD INCREASE TO 400MM

PARKING LOT ASPHALT & CURB DETAIL

N.T.S.

- PROPERTY LINE
- PROPOSED SILT FENCE
- EXISTING PAVERS
- EXISTING CONCRETE
- EXISTING GRASS
- EXISTING ASPHALT
- EXISTING PARKING SPACE
- EXISTING INTERLOCK RETAINING WALL
- EXISTING CONIFEROUS TREES TO REMAIN
- EXISTING DECIDUOUS TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- BIKE RACK
- ACCESSIBILITY PARKING SPACE
- CURB STOP PARKING SPACE
- EXISTING DEPRESSED CURB
- PROPOSED TREE PROTECTION FENCE
- EXISTING METAL FENCE TO REMAIN
- FP FLAG POLES
- WV WATER VALVE
- VC VALVE CHAMBER (WATERMAIN)
- FH FIRE HYDRANT
- GM EXISTING GAS METER
- MAIN DOOR / EXIT DOOR
- SP WATER STAND PIPE
- UP UTILITY POLE
- EOA EDGE OF ASPHALT
- CP CORNER PIN
- 58.20 PROPOSED ELEVATION
- × 58.14 EXISTING ELEVATION
- 2.00% PROPOSED GRADING SLOPE BETWEEN 2-7%, GRADING OVER 7% MUST BE TERRACED TO A MAXIMUM SLOPE OF 3H:1V
- STREET ASPHALT OVERLAY
- CONCRETE WALKWAY
- RM PROPOSED WATER REMOTE METER
- M PROPOSED WATER METER
- PROPOSED CURB STOP
- FFL FINISHED FLOOR LEVEL ELEVATION
- BFL BASEMENT FLOOR LEVEL ELEVATION
- U.S.F UNDERSIDE OF THE FOOTING
- F.D FLOOR DRAIN
- DOWNSPOUTS LOCATION W/ SPLASH PAD
- T/G = 70.70 TOP OF GRADE
- OHW UNDERGROUND OVERHEAD WIRE
- G UNDERGROUND GAS
- W UNDERGROUND WATERMAIN
- S UNDERGROUND SANITARY SEWER
- ST UNDERGROUND STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING SANITARY LATERAL
- EXISTING STORM LATERAL
- EXISTING WATERMAIN
- 150mmø SAN PROPOSED SANITARY LATERAL
- 100mmø STM PROPOSED STORM LATERAL
- 20mmø WM PROPOSED WATERMAIN

NOTE:
WALL SETBACKS ARE TO CONCRETE FOUNDATIONS AND EXTERIOR WOOD STUDS. SETBACKS DO NOT REFLECT INSULATION AND FINISHING

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Nov. 28, 2019
PROVINCE OF ONTARIO

CLIENT:

OTTAWA ONTARIO

PROJECT:

PROPOSED APARTMENTS
464 WILBROD AVE
OTTAWA, ON K1N 6M8

KEY PLAN:

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ISSUED FOR – REVISION:

IS	RE	DATE	DESCRIPTION
2		2020–01–28	ISSUED FOR S.P SUBMISSION
1		2020–01–08	ISSUED FOR CLIENT REVIEW

PROJECT NO: 2019–100	DATE: 2019–12–28
ORIGINAL SCALE: 1:100	IF THIS BAR IS NOT 1" LONG, ADJUST YOUR PLOTTING SCALE. 1"
DESIGNED BY: W.E	
DRAWN BY: W.E	
CHECKED BY: W.E	
DISCIPLINE:	

TITLE:

GRADING PLAN

SHEET NUMBER: G1

SHEET #: OF

ISSUE: ISSUED FOR REVIEW

DATE OF: 2019–12–28

REV # –