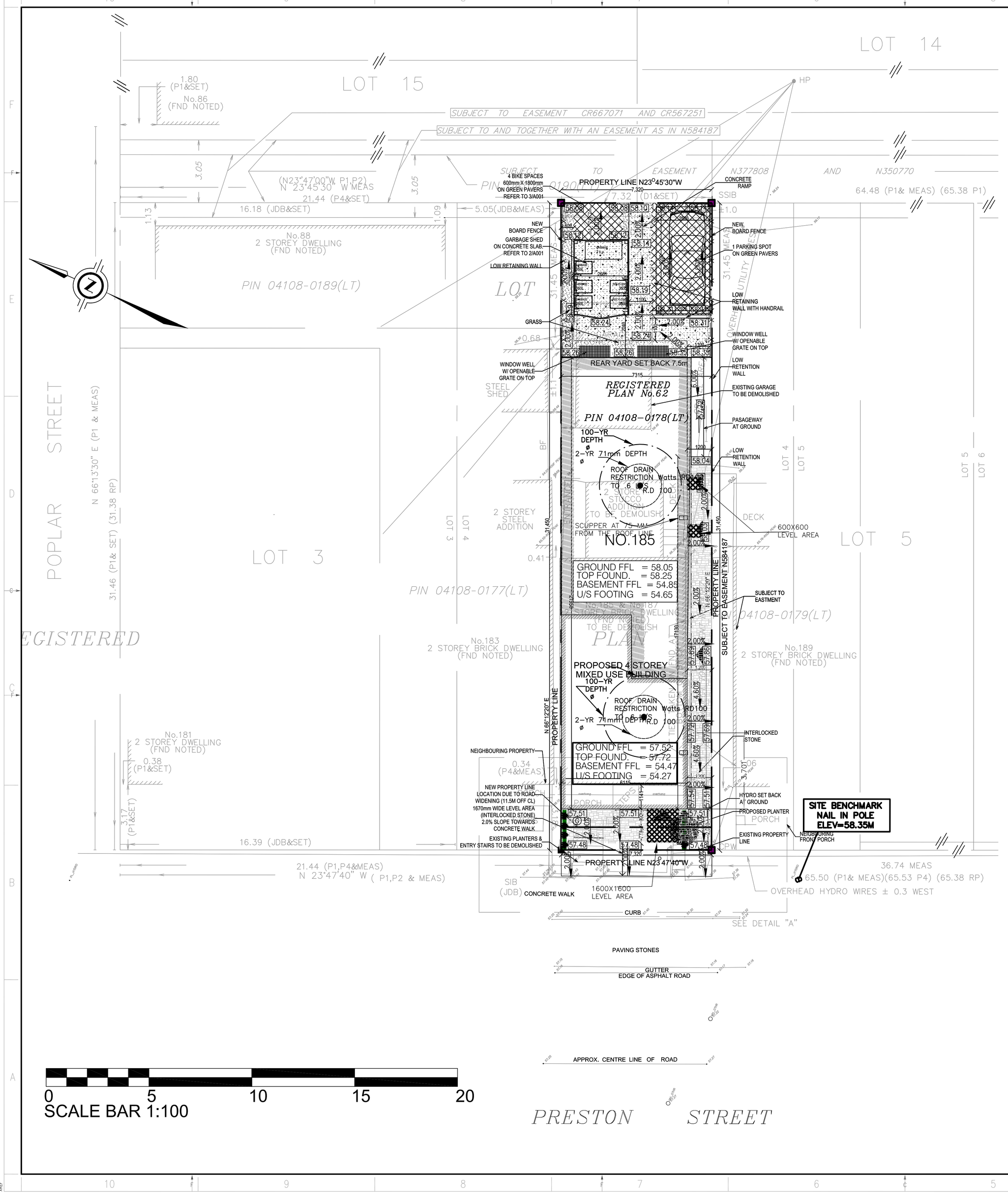

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EX.SANMH — EXISTING SANITARY MANHOLE
- EX.STMMH — EXISTING STORM MANHOLE
- EX.CB — EXISTING CATCHBASIN
- V&vC — EXISTING VALVE AND VALVE CHAMBER
- V&vB — EXISTING VALVE AND VALVE BOX
- EX.FH — EXISTING FIRE HYDRANT
- EXISTING OVERHEAD BELL
- EXISTING OVERHEAD HYDRO
- EXISTING UNDERGROUND HYDRO
- EXISTING GAS MAIN
- 125mmø SAN — PROPOSED SANITARY SEWER
- 100mmø STM — PROPOSED STORM SEWER
- 25mmø WM — PROPOSED WATERMAIN
- SANMH — PROPOSED SANITARY MANHOLE
- CBMH — PROPOSED CATCHBASIN MANHOLE
- LMH — LANDSCAPE MANHOLE
- CB1 — PROPOSED CATCHBASIN
- V&VB — PROPOSED VALVE AND VALVE BOX
- FH — PROPOSED FIRE HYDRANT
- WRM — 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
- BUILDING ENTRY
- DOWNSPOUTS LOCATION W/ SPLASH PAD
- SCUPPER
- GRASS AREA
- GREEN PAVERS
- INTERLOCK
- 58.20 — PROPOSED ELEVATION
- × 58.14 — EXISTING ELEVATION
- 2.00% — PROPOSED GRADING SLOPE BETWEEN2-7%, GRADING OVER 7% MUST BE TERRACED TO A MAXIMUM SLOPE OF 3H:1V
- STREET ASPHALT OVERLAY
- CONCRETE WALK
- BOARD FENCE
- PROPERTY LINE
- PROPOSED SILT FENCE
- PROPOSED U/S OF FOOTING= 57.52
- PROPOSED U/S OF FOOTING= 58.05
- ROOF DRAIN RESTRICTOR TO U/S
- 5 YEAR FLOOD
- 10 YEAR FLOOR
- LEVEL AREA
- SCUPPER

GENERAL NOTES FOR SERVCING

1. ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE; CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE CONSULTANT.
2. THE POSITION OF EXISTING POLE LINES. CONDUITS. WATERMAINS. SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBJECT LANDS IS TO BE UNDERTAKEN AT CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO 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 TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
5. REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS LAYOUT AND REMOVALS. REFER TO LANDSCAPE PLAN FOR LANDSCAPED DETAILS AND OTHER RELEVANT INFORMATION. AU. INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. TOPOGRAPHIC SURVEY COMPLETED ON 19TH DAY OF APRIL 2016 AND PROVIDED BY J.D. BARNES LIMITED CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
7. THE LOCATION OF UNDERGROUND SERVICES ARE BASED ON THE SURVEY PROVIDED WITH THE INFORMATION FROM THE CITY OF OTTAWA DRAWINGS "PRESTON STREET". HOWEVER, CONTRACTOR MUST ENSURE THAT THIS INFORMATION IS VERIFIED PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
8. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
9. JOB BENCH MARK AS INDICATED ON THE DRAWINGS
10. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
11. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM
12. ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. ALL RESTORATION SHALL BE COMPLETED WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION.
13. ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSS 206, 310 & 314. MATERIALS TO OPSS 1001, 1003 & 1010.
14. ABUTTING PROPERTY GRADES TO BE MATCHED.
15. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
16. MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
17. REMOVE FROM 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.
18. AT PROPOSED UTILITIES 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.
19. SERVICE TRENCHES ON MUNICIPAL RIGHT OF WAY TO BE REINSTATED AS PER CITY OF OTTAWA DETAIL R10.
20. PRIOR TO CONSTRUCTION, A GEOTECHNICAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUB-SURFACES FOR FOOTINGS, SERVICES AND PAVEMENT STRUCTURES.
21. FOR ANY SOILS RELATED INFORMATION, REFER TO THE GEOTECHNICAL INVESTIGATION REPORT BY Paterson Group
24. a) PAVEMENT STRUCTURE SHALL CONSIST OF FOR CAR ONLY PARKING AREAS:
    - 50 mm WEAR COURSE- HL3 OR SUPERPAVE 12.5 ASPPHALTIC CONCRETE
    - 150 mm BASE OPSS GRANULAR A CRUSHED STONE
    - 300 mm SUBBASE-OPSS GRANULAR B Tye II
    - SUBGRADE- IN SITU SOIL, COMPACTED FILL OR OPSS GRANULAR B TYPE I OR II MATERIALS PLACED OVER IN SITU SOIL OR COMPATECTED FILL
24. b) PAVEMENT STRUCTURE SHALL CONSIST OF FOR ACCESS LANE:
    - 40 mm WEAR COURSE- HL3 OR SUPERPAVE 12.5 ASPPHALTIC CONCRETE
    - 50 mm BINDER COURSE – HL8 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE
    - 150 mm BASE OPSS GRANULAR A CRUSHED STONE
    - 400 mm SUBBASE-OPSS GRANULAR B Tye II
    - SUBGRADE- IN SITU SOIL, OR OPSS GRANULART B TYPE I OR II MATERIAL PLACED OVER IN SITU OR COMPACTED FILL

NOTES WATERMAIN

24. ALL WATERMAIN AND WATERMAIN APPURTANANCES, MATERIALS, CONSTRUCTION AND TESTING METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND MINISTRY OF ENVIRONMENT STANDARDS AND SPECIFICATIONS.
25. ALL WATERMAIN 300mm DIAMETER AND SMALLER TO BE POLY VINYL CHLORIDE (PVC) CLASS 150 DR 18 MEETING AWWA SPECIFICATION C900. STANDARD LATERAL MATERIAL SERVICES UP TO 50MM IS COPPER TYPE 'K'.
26. ALL WATER MAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m BELOW FINISHED GRADE. WHERE WATERMAINS CROSS OVER OTHER UTILITIES, A MINIMUM 0.30m CLEARANCE FROM UTILITIES OBVERT SHALL BE MAINTAINED; WHERE WATERMAINS CROSS UNDER OTHER UTILITIES, A MINIMUM 0.50m CLEARANCE SHALL BE MAINTAINED. WHERE THE MINIMUM SEPARATION CANNOT BE ACHIEVED. THE WATERMAIN SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25 AND W25.2. WHERE 2.4m MINIMUM DEPTH CANNOT BE ACHIEVED, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTAWA STANDARD W22.
27. WATER MAIN BEDDING TO BE AS PER CITY OF OTTAWA STANDARD W17.
28. VALVE. AND VALVE. BOX TO BE AS PER CITY OF OTAWA STANDARD W24.
29. CONCRETE THRUST BLOCKS AND MECHANICAL RESTRAINTS ARE TO BE INSTALLED AT ALL TEES, BENDS, HYDRANTS, REDUCERS, ENDS OF MAINS AND CONNECTIONS 100mm AND LARGER, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS W25.3 &: W25.4.
30. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS AS PER CITY OF OTTAWA STANDARD W40 &: W42.
31. FIRE HYDRANTS TO BE AS PER CITY OF OTTAWA STANDARD W19.
32. IF WATER MAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMANEDED BY THE MANUFACTURER.

*TYPICAL WATER SERVICE LINE AS PER W26(FOR 19MM & 25MM DIA. WATER SERVICES). AND TO BE INSTALLED AT 1 M FROM THE FOUNDATION WALLS

NOTES: SANITARY SEWER AND MANHOLES

34. ALL SANITARY SEWER, SANITARY SEWER APPURTENANCE AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
36. SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
37. ALL WORK SHALL BE PERFORMED, AS APPLICABLE IN ACCORDANCE WITH OPSS 407, AND 410.
38. ALL SANITARY MANHOLES 1200mm IN DIAMETER TO BE AS PER OPSD 701.01. FRAME AND COVER TO BE AS PER CITY OF OTAWA STANDARD S25 AND S24.
39. SANITARY BACKWATER VALVES 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
40. STORM BACKWATER VALVES TO BE PROVIDED FOR EACH BUILDING CLOSE TO THE FOUNDATION WALL NEAR SERVICES ENTRY AS PER CITY OF OTTAWA STD S14

NOTES: STORM SEWERS AND STRUCTURES

40. ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.

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 PROPERTIES WILL REQUIRE TO BE RELOCATED BY ENBRIDGE CONSUMERS GAS.

10–NEW GAS SERVICE WILL BE REQUIRED.

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.

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DEC 10 2019
PROVINCE OF ONTARIO

CLIENT:

OTTAWA ONTARIO

PROJECT:

PROPOSED 4–STOREY
MIXED USE BUILDING
185 PRESTON STREET
OTTAWA, ON K1R 7P8

KEY PLAN:

DISCLAIMER: COPYRIGHT:
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THIS DRAWING IS NOT TO BE SCALED.

ISSUED FOR – REVISION:

IS	RE	DATE	DESCRIPTION
3		2019–12–17	ISSUED FOR SITE PLAN SUBMIssion
2		2019–12–05	ISSUED FOR COORDINATION
1		2019–11–11	ISSUED FOR COORDINATION

PROJECT NO: 2019–42
DATE: 2019–11–11
ORIGINAL SCALE: 1:100
DESIGNED BY: W.E
DRAWN BY: W.E
CHECKED BY: W.E
IF THIS BAR IS NOT 1" LONG, ADJUST YOUR PLOTTING SCALE.
1"

DISCIPLINE:

TITLE:

GRADING PLAN

SHEET NUMBER: G–1
SHEET #: OF

ISSUE: ISSUED FOR REVIEW
REV #: –
DATE OF: 2019–11–11