BARRIER CURB AT PROPERTY LINE

DETAIL-2
NTS

NOTE:
DURING AND / OR AFTER CONSTRUCTION : NO DRAINAGE TO BE DIRECTED TOWARDS NEIGHBOURING PROPERTIES.

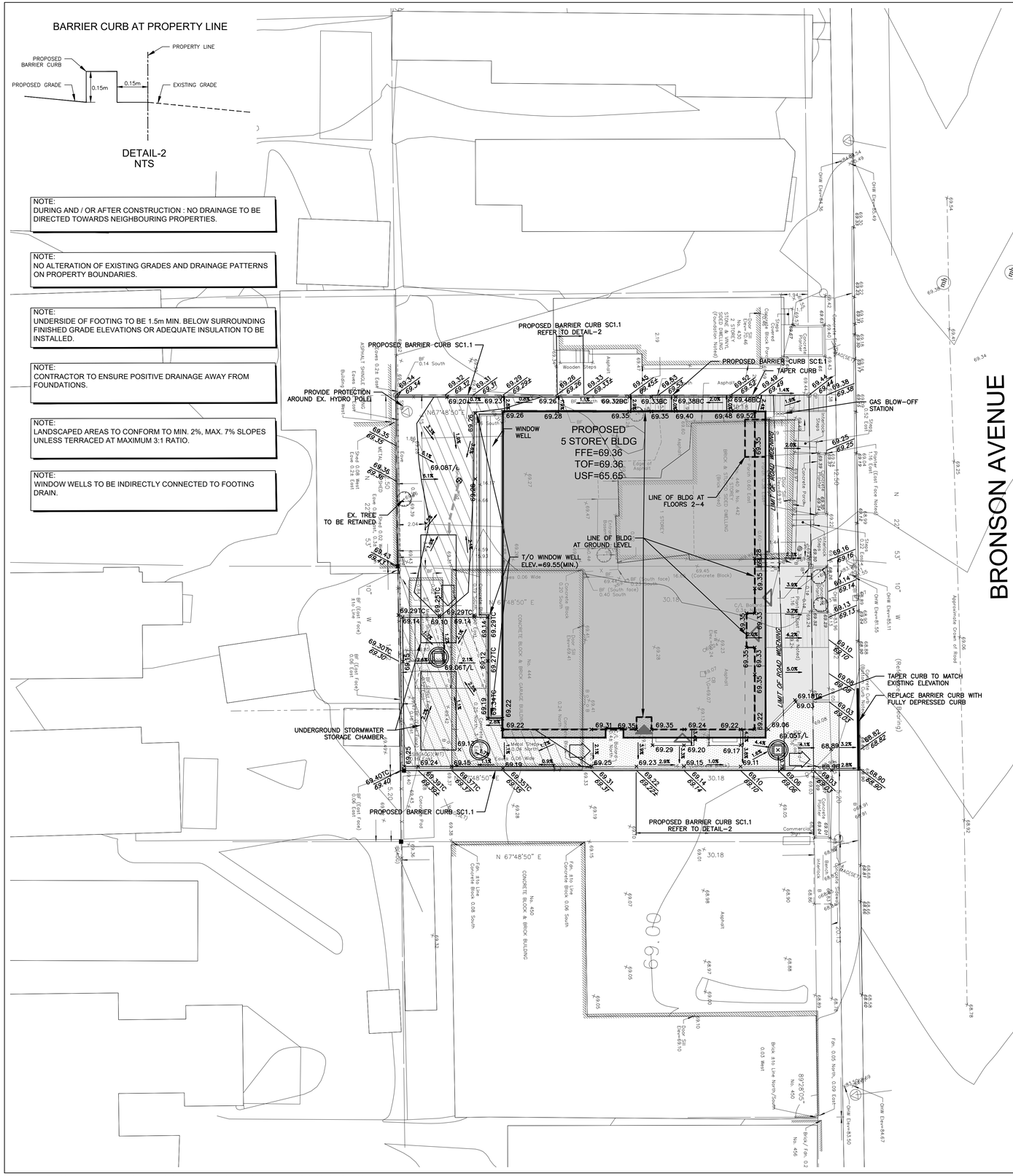
NOTE:
NO ALTERATION OF EXISTING GRADES AND DRAINAGE PATTERNS ON PROPERTY BOUNDARIES.

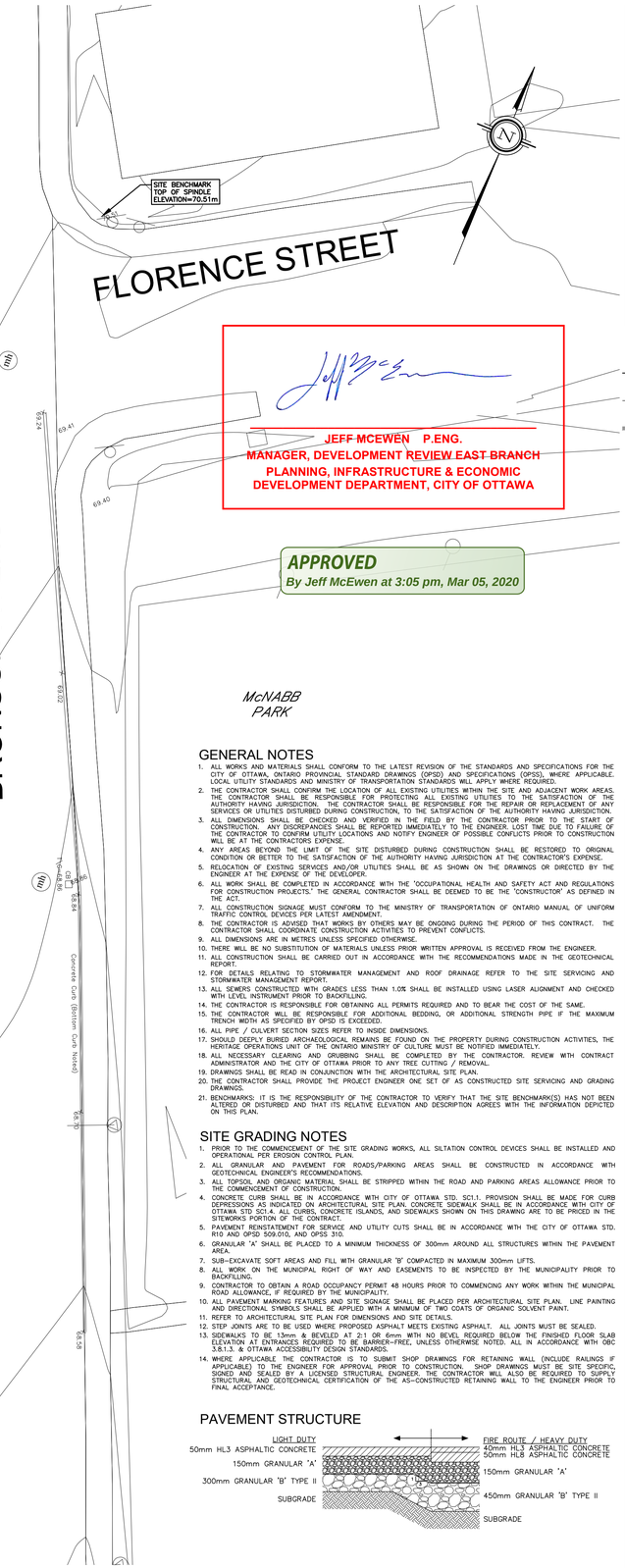
NOTE:
UNDERSIDE OF FOOTING TO BE 1.5m MIN. BELOW SURROUNDING FINISHED GRADE ELEVATIONS OR ADEQUATE INSULATION TO BE INSTALLED.

NOTE:
CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATIONS.

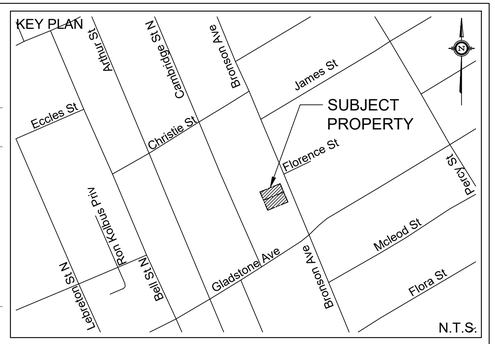
NOTE:
LANDSCAPED AREAS TO CONFORM TO MIN. 2%, MAX. 7% SLOPES UNLESS TERRACED AT MAXIMUM 3:1 RATIO.

NOTE:
WINDOW WELLS TO BE INDIRECTLY CONNECTED TO FOOTING DRAIN.





KEY PLAN



LEGEND

PROPERTY LINE	PROPOSED HEAVY DUTY ASPHALT
PROPOSED SWALE	PROPOSED STORM MANHOLE
PROPOSED PERFORATED SUBDRAIN	PROPOSED CATCH BASIN
100.00 EXISTING SPOT ELEVATION	MAJOR SYSTEM FLOW ROUTE
100.00 PROPOSED SPOT ELEVATION	BUILDING ENTRANCE/ EXIT
100.00T/C PROPOSED TOP OF CURB ELEVATION	MAXIMUM PONDING
100.00B/W PROPOSED BOTTOM OF WALL ELEVATION	
100.00T/W PROPOSED TOP OF WALL ELEVATION	
100.00T/L PROPOSED TOP OF LID ELEVATION	
1.0% EXISTING GRADE AND DIRECTION	
1.0% PROPOSED GRADE AND DIRECTION	
3:1 SLOPE PROPOSED 3:1 TERRACING	
100.00 / 100.00 PROPOSED/EXISTING SPOT ELEVATION	

JEFF MCEWEN P.ENG.
MANAGER, DEVELOPMENT REVIEW EAST BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jeff McEwen at 3:05 pm, Mar 05, 2020

GENERAL NOTES

1. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
2. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
3. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
4. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
5. RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE DEVELOPER.
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS." THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE "CONSTRUCTOR" AS DEFINED IN THE ACT.
7. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER LATEST AMENDMENT.
8. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
9. ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
10. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
11. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
12. FOR DETAILS RELATING TO STORMWATER MANAGEMENT AND ROOF DRAINAGE REFER TO THE SITE SERVICING AND STORMWATER MANAGEMENT REPORT.
13. ALL SEWERS CONSTRUCTED WITH GRADES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
15. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING, OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH AS SPECIFIED BY OPSD IS EXCEEDED.
16. ALL PIPE / CULVERT SECTION SIZES REFER TO INSIDE DIMENSIONS.
17. SHOULD DEEPLY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
18. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING / REMOVAL.
19. DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SITE PLAN.
20. THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ONE SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DRAWINGS.
21. BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

SITE GRADING NOTES

1. PRIOR TO THE COMMENCEMENT OF THE SITE GRADING WORKS, ALL SILTATION CONTROL DEVICES SHALL BE INSTALLED AND OPERATIONAL PER EROSION CONTROL PLAN.
2. ALL GRANULAR AND PAVEMENT FOR ROADS/PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
3. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD AND PARKING AREAS ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. CONCRETE CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.1. PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AS INDICATED ON ARCHITECTURAL SITE PLAN. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD SC1.4. ALL CURBS, CONCRETE ISLANDS, AND SIDEWALKS SHOWN ON THIS DRAWING ARE TO BE PRICED IN THE SITEWORKS PORTION OF THE CONTRACT.
5. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. R10 AND OPSD 509.010, AND OPSS 310.
6. GRANULAR 'A' SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN THE PAVEMENT AREA.
7. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300mm LIFTS.
8. ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.
9. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE, IF REQUIRED BY THE MUNICIPALITY.
10. ALL PAVEMENT MARKING FEATURES AND SITE SIGNAGE SHALL BE PLACED PER ARCHITECTURAL SITE PLAN. LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT PAINT.
11. REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
12. STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT. ALL JOINTS MUST BE SEALED.
13. SIDEWALKS TO BE 13mm & BEVELED AT 2:1 OR 6mm WITH NO BEVEL REQUIRED BELOW THE FINISHED FLOOR SLAB ELEVATION AT ENTRANCES REQUIRED TO BE BARRIER-FREE, UNLESS OTHERWISE NOTED. ALL IN ACCORDANCE WITH OBC 3.8.1.3. & OTTAWA ACCESSIBILITY DESIGN STANDARDS.
14. WHERE APPLICABLE THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS FOR RETAINING WALL (INCLUDE RAILINGS IF APPLICABLE) TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS MUST BE SITE SPECIFIC, SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR WILL ALSO BE REQUIRED TO SUPPLY STRUCTURAL AND GEOTECHNICAL CERTIFICATION OF THE AS-CONSTRUCTED RETAINING WALL TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.

PAVEMENT STRUCTURE

TOPOGRAPHIC INFORMATION

TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS O'SULLIVAN, VOLLEBEKK LTD.
PROJ. NO. 19675-17
DATED OCTOBER 31, 2017

SITE PLAN INFORMATION

SITE PLAN PROVIDED BY PROJECT1 STUDIO
PROJ. NO. 1723
RECEIVED NOVEMBER 21, 2019

GEOTECHNICAL STUDY

GEOTECHNICAL RECOMMENDATIONS PROVIDED BY PATERSON GROUP
PROJ. NO. PG4303-1
DATED NOVEMBER 24, 2017

SITE SERVICING AND STORMWATER MANAGEMENT STUDY

SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL
PROJ. NO. 17-968
DATED JANUARY 2020

BENCH MARK

SITE BENCHMARK LOCATED AT TOP OF SPINDLE
ELEV=70.51m

No.	BY	YY.MM.DD	DESCRIPTION
9	AAS	20.01.31	ISSUED FOR MUNICIPAL APPROVAL
8	AAS	19.12.19	ISSUED FOR MUNICIPAL APPROVAL
7	BNC	19.08.22	ISSUED FOR MUNICIPAL APPROVAL
6	AAS	19.07.26	ISSUED FOR MUNICIPAL APPROVAL
5	AWT	19.07.15	ISSUED FOR TENDER
4	AAS	19.05.30	ISSUED FOR MUNICIPAL REVIEW
3	AAS	18.08.22	ISSUED FOR UDRP REVIEW
2	AJT	18.05.25	ISSUED FOR MUNICIPAL REVIEW
1	HJP	17.11.29	ISSUED FOR MUNICIPAL REVIEW

PROJECT No. 17-968

LICENCED PROFESSIONAL ENGINEER
R. G. FEEL
100163197
Feb-01-31
PROVINCE OF ONTARIO

GRADING PLAN
440-444 BRONSON AVENUE

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DRAWN BY:	A.W.T.	CHECKED BY:	S.L.M.	DRAWING NO.	SHEET NO.
DESIGNED BY:	B.N.C.	CHECKED BY:	R.D.F.	GP-1	2 of 4
SCALE:	1:150	DATE:	NOVEMBER 2017		

D07-16-08-0022

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CITY PLAN No. 17963