

PARKING AREAS (LIGHT DUTY)
N.T.S.

ACCESS LANES (HEAVY DUTY)
N.T.S.

(REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PATERSON GROUP DATED APRIL 26, 2021)

- GRADING NOTES:**
- NO EXCESS DRAINAGE, DURING OR AFTER CONSTRUCTION, TO BE DIRECTED TOWARDS NEIGHBOURING PROPERTIES.
 - EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
 - ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION.
 - LANDSCAPE AREAS TO HAVE MINIMUM 2% MAXIMUM 7% SLOPE UNLESS TERRACED AT 3:1 MAXIMUM.
 - NO ALTERATION TO EXISTING GRADES ON PROPERTY LINES.
 - USE TO BE MINIMUM 1.5m BELOW FINISHED GRADE OR INSULATION IS REQUIRED.
 - TOF TO BE MINIMUM 0.15m ABOVE FINISHED GRADE.

NOTES - GENERAL

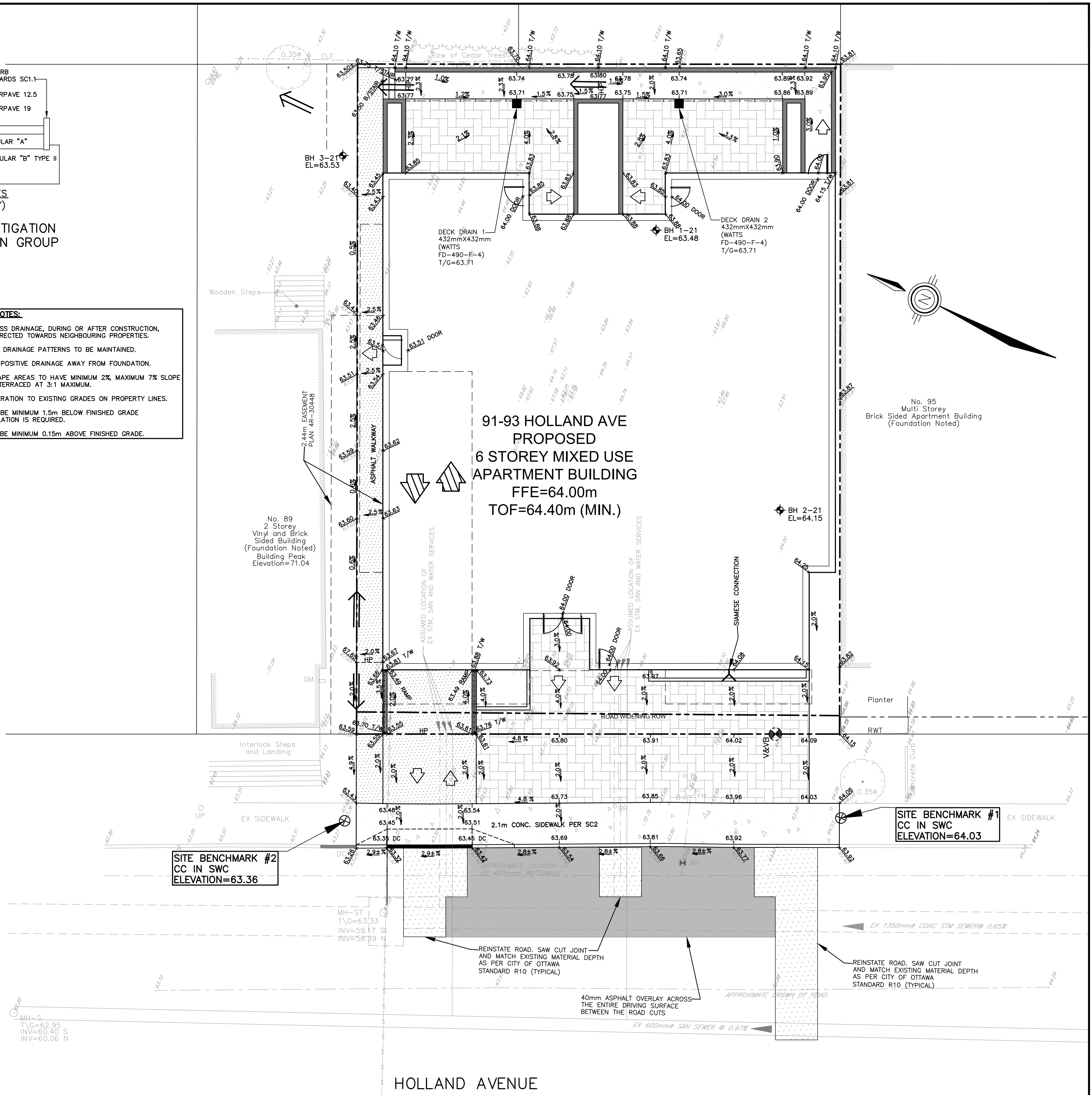
- CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION
- ALL ELEVATIONS / DIMENSIONS ARE IN METRIC UNITS.
- JOB BENCH MARK - CONFIRM WITH LEGAL SURVEYOR PRIOR TO UTILIZATION.
- ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCHBASIN OUTLETS ARE PROVIDED.
- ALL DISTURBED AREAS SHALL BE REINSTATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER AND/OR CITY OF OTTAWA.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
- BARRIER CURBS TO BE AS PER CITY OF OTTAWA STANDARD SC1.1 MONOLITHIC CONC CURB AND SIDEWALK PER SC2.
- CONTRACTOR IS TO COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON PUBLIC ROADS.
- RESTORE PAVEMENT STRUCTURE AND SURFACES ON PUBLIC ROADS TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE CITY OF OTTAWA.
- ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. (CONSTRUCTION OPSS 206, 310 & 314 MATERIALS OPSS 1001, 1003 & 1010).
- REFER TO ARCHITECT'S SITE PLAN FOR BUILDING DIMENSIONS AND SITE LAYOUT. DIMENSIONS AND LAYOUT INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING, SUPPORT AND PROTECTION OF EXCAVATIONS.
- REFER TO LANDSCAPE ARCHITECT'S PLAN FOR SIDEWALK, PATHWAYS, CONCRETE MEDIAN, WALLS, FENCES, GATES, PLANTING AND OTHER LANDSCAPE FEATURE MATERIALS AND LOCATIONS.
- ALL CURB TO BE 150mm ABOVE FINISHED ASPHALT GRADE UNLESS OTHERWISE NOTED.
- DESIGN ELEVATIONS AS GIVEN ON THIS PLAN ARE TO BE ADHERED TO WITH NO CHANGES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
- U/G CONTRACTOR TO INSTALL AND MAINTAIN A FILTER CLOTH "CATCH" ACROSS ALL MH/CB LIDS TO PREVENT SEDIMENTS AND GRANULARS FROM ENTERING STRUCTURES UNTIL SOD AND PAVING IS COMPLETE. ANY SEDIMENTS/GANULARS ENTERING STRUCTURES AND SEWERS SHALL BE IMMEDIATELY REMOVED.
- U/G CONTRACTOR TO CONFIRM LOCATION(S) AND ELEVATION(S) OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. THE ENGINEER SHALL BE INFORMED IMMEDIATELY OF ANY ERRORS, DISCREPANCIES, CONFLICTS, OMISSIONS etc THAT ARE FOUND.
- THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION BY REVIEWING THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PATERSON GROUP INC., DATED APRIL 26, 2021.

- THE CONTRACTOR SHALL APPRAISE HIS/HER SELF OF ALL SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED AND SHALL CARRY OUT THEIR OWN TEST PITS AS REQUIRED TO MAKE THEIR OWN INDEPENDENT ASSESSMENT OF GROUND CONDITIONS. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR ANY EXTRA COST DUE TO ANY SUCH GROUND CONDITIONS VARYING FROM THOSE ANTICIPATED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE AND PAY FOR ALL CONSTRUCTION RELATED PERMITS, FEES, INSPECTIONS AND APPROVALS REQUIRED BY THE CITY OF OTTAWA.
- IN PREPARATION FOR THE CONSTRUCTION OF THE NEW ASPHALTIC CONCRETE SURFACED ROADWAYS AND PARKING AREAS, ALL TOPSOIL ORGANIC MATERIAL AND ANY LOOSE/SOFT OR WET SOIL SHOULD BE REMOVED FROM THE PROPOSED SUBGRADE SURFACE AND REPLACED WITH SUITABLE COMPACTED EARTH BORROW OR GRANULAR FILL.
- PRIOR TO PLACING GRANULAR FILL FOR THE ROADWAYS AND PARKING AREAS, THE EXPOSED SUBGRADE SHOULD BE HEAVILY PROOF ROLLED WITH A LARGE (10 TONNE) VIBRATORY STEEL DRUM ROLLER UNDER DRY CONDITIONS. ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE, COMPACTED EARTH BORROW.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND CONSTRUCTION OF ALL SEDIMENT AND EROSION CONTROL MEASURES TO ENSURE THAT SEDIMENT DOES NOT MIGRATE FROM THE CONSTRUCTION SITE. SEDIMENTS SHALL BE CONTAINED AND DISPOSED OF IN A MANNER CONSISTENT WITH THE CITY OF OTTAWA SPECIFICATIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE. DURING CONSTRUCTION ACTIVITIES, THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, USING FILTER CLOTH UNDER THE GRATES OF CATCHBASINS AND MANHOLES AND INSTALLING SILT FENCES (PER OPSS 219.110) AND OTHER EFFECTIVE SEDIMENT TRAPS.
- THE CONTRACTOR IS TO PROVIDE "AS-BUILT" INFORMATION (i.e. ASPHALT GRADES, TOP OF CURB GRADES, WATERMAIN OBVERTS, SEWER INVERTS, ETC.) TO THE ENGINEER AND/OR CLIENT.
- ASPHALTIC CONCRETE SHALL NOT BE PLACED UNTIL FINAL CCTV INSPECTION OF THE SEWERS IN ACCORDANCE WITH OPSS 409 HAVE BEEN COMPLETED AND TO THE ENGINEER AND/OR CLIENT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL RE-CCTV RESULTING FROM DEFICIENCY REPAIRS AS DEEMED NECESSARY BY THE ENGINEER. CCTV INSPECTIONS WILL BE CONDUCTED UNTIL SUCH TIME AS THE RESULTS HAVE BEEN APPROVED BY THE ENGINEER AND/OR CITY OF OTTAWA AT NO ADDITIONAL COST TO THE CLIENT.

Andrew McCreight

ANDREW MCCREIGHT
MANAGER (A), DEVELOPMENT REVIEW CENTRAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 10:20 am, Nov 30, 2022



CONTRACT DRAWINGS:
Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be copied, distributed or used by others without the express written consent of Ainley Graham & Associates Limited. The recipient is responsible for confirming the accuracy and completeness of the information with the engineer. The recipient assumes all risks and liabilities associated with the use of the drawings. The recipient will save and hold harmless Ainley Graham & Associates Limited for any claims whatsoever associated with or related to the use of the drawings. The recipient will not reuse any portion of the drawings for any future project without the express written permission of Ainley Graham & Associates Limited.

CAUTION: The information contained in this drawing is solely for the intended recipient. Any copying, distribution or use by others without the express written consent of Ainley Graham & Associates Limited is prohibited. The recipient is responsible for confirming the accuracy and completeness of the information with the engineer. The recipient assumes all risks and liabilities associated with the use of the drawings. The recipient will save and hold harmless Ainley Graham & Associates Limited for any claims whatsoever associated with or related to the use of the drawings. The recipient will not reuse any portion of the drawings for any future project without the express written permission of Ainley Graham & Associates Limited.

NO.	REVISIONS	DATE	INITIAL	NO.	REVISIONS	DATE	INITIAL
5	ISSUED FOR REVIEW/COORDINATION	MAR 18/22	JX	5	ISSUED FOR REVIEW/COORDINATION	MAR 18/22	JX
4	ISSUED FOR SPA	SEPT 24/21	JX	4	ISSUED FOR SPA	SEPT 24/21	JX
3	REVISED PER NEW SITE PLAN	SEPT 20/21	JX	3	REVISED PER NEW SITE PLAN	SEPT 20/21	JX
2	REVISED PER NEW SITE PLAN	APR 21/21	JX	2	REVISED PER NEW SITE PLAN	APR 21/21	JX
6	RE-ISSUED FOR SITE PLAN APPROVAL	APR 08/22	JX	1	ISSUED FOR REVIEW/COORDINATION	APR 08/21	JX

Not Valid Unless Signed And Dated

Professional Engineers Ontario
APRIL 08, 2022
Limited Licensee
Name: J.W.XU
Number: 100171806
Category: CIVIL see limitation
Limitations: This license is subject to the limitations as detailed on the certificate.
Association of Professional Engineers of Ontario

SCALE: 1 : 100
DESIGN: JX
DRAWN: MH
CHECKED: GSC/JX
DATE: MARCH 2021

SIX-STORY MIXED USE APARTMENT BUILDING
91-93 HOLLAND AVENUE
CITY OF OTTAWA

GRADING AND DRAINAGE PLAN

Ainley GROUP
2724 Fenton Road
Ottawa, Ontario
K1T 3T7
Telephone: (613) 822-1052
Fax: (613) 822-1573

CONTRACT No. 21007 003-21007-GR1