GRADING NOTES:

1. ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
2. NON-SPECIFIED EXISTING FILL, ALONG WITH SITE-EXCAVATED SOIL, CAN BE USED AS GENERAL LANDSCAPING FILL WHERE SETTLEMENT OF THE GROUND SURFACE IS OF MINOR CONCERN. THIS MATERIAL SHOULD BE SPREAD IN THIN LIFTS AND AT LEAST COMPACTED BY THE TRACKS OF THE SPREADING EQUIPMENT TO MINIMIZE VOIDS. IF THIS MATERIAL IS TO BE USED TO BUILD UP THE SUBGRADE LEVEL FOR AREAS TO BE PAVED, IT SHOULD BE COMPACTED IN THIN LIFTS TO AT LEAST 95% OF THE MATERIAL'S SPMDD.
3. IF EXCAVATED BEDROCK IS TO BE USED AS FILL, IT SHOULD BE SUITABLY FRAGMENTED TO PRODUCE A WELL-GRADED MATERIAL WITH A MAXIMUM PARTICLE SIZE OF 300 MM. WHERE THIS FILL MATERIAL IS OPEN-GRADED, A WOVEN GEOTEXTILE MAY BE REQUIRED TO PREVENT ADJACENT FINER MATERIALS FROM MIGRATING INTO THE VOIDS, WITH ASSOCIATED LOSS OF GROUND AND SETTLEMENTS. THIS CAN BE ASSESSED AT THE TIME OF CONSTRUCTION.
4. EXPOSED SUB-GRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
5. IF SOFT SPOTS DEVELOP IN THE SUBGRADE DURING COMPACTION OR DUE TO CONSTRUCTION TRAFFIC, THE AFFECTED AREAS SHOULD BE EXCAVATED AND REPLACED WITH OPSS GRANULAR B TYPE II MATERIAL.
6. FILL USED FOR GRADING BENEATH THE BASE AND SUB-BASE LAYERS OF PAVED AREAS SHOULD CONSIST, UNLESS OTHERWISE SPECIFIED, OF CLEAN IMPORTED GRANULAR FILL, SUCH AS OPSS GRANULAR A, GRANULAR B TYPE II OR SELECT SUB-GRADE MATERIAL. THIS MATERIAL SHOULD BE TESTED AND APPROVED PRIOR TO DELIVERY TO THE SITE. THE FILL SHOULD BE PLACED IN LIFTS NO GREATER THAN 300mm THICK AND COMPACTED USING SUITABLE COMPACTION EQUIPMENT FOR THE LIFT THICKNESS. FILL PLACED BENEATH THE PAVED AREAS SHOULD BE COMPACTED TO AT LEAST 100% OF ITS SPMDD.
7. THE PAVEMENT GRANULAR BASE AND SUBBASE SHOULD BE PLACED IN MAXIMUM 300 MM THICK LIFTS AND COMPACTED TO A MINIMUM OF 99% OF THE MATERIAL'S SPMDD USING SUITABLE VIBRATORY EQUIPMENT.
8. THE TRANSITION BETWEEN THE PAVEMENT STRUCTURE OVER THE PODIUM DECK SUBGRADE AND SOIL SUBGRADE BEYOND THE FOOTPRINT OF THE PODIUM DECK IS RECOMMENDED TO BE TRANSITIONED TO MATCH THE EXISTING PAVEMENT STRUCTURES. FOR THIS TRANSITION, A 5H:1V IS RECOMMENDED BETWEEN THE TWO SUBGRADE SURFACES. FURTHER, THE BASE LAYER THICKNESS SHOULD BE INCREASED TO A MINIMUM THICKNESS OF 500 MM BELOW THE TOP OF THE PODIUM SLAB A MINIMUM OF 1.5 M FROM THE FACE OF THE FOUNDATION WALL PRIOR TO PROVIDING THE RECOMMENDED TAPER.
9. MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
10. MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
11. ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
12. ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED.
13. BACKFILL MATERIAL BELOW SIDEWALK AND WALKWAY SUB-GRADE OR OTHER SETTLEMENT SENSITIVE STRUCTURES WHICH ARE NOT ADJACENT TO THE BUILDINGS SHOULD CONSIST OF FREE DRAINING, NON-FROST SUSCEPTIBLE MATERIAL. THIS MATERIAL SHOULD BE PLACED IN MAXIMUM 300mm LOOSE LIFTS AND COMPACTED TO AT LEAST 98% OF ITS SPMDD UNDER DRY, AND ABOVE FREEZING, CONDITIONS.
14. REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
15. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.

PAVEMENT STRUCTURE:

PODIUM DECK - CAR ONLY PARKING AREAS
- 50mm HL3 OR SUPERPAVE 12.5
- 200mm OPSS GRAN "A" CRUSHED STONE
- 101.6mm RIGID INSULATION
- 31.8mm WATERPROOFING MEMBRANE AND PROTECTION BOARD

(SUBGRADE - REINFORCED CONCRETE PODIUM DECK)

PODIUM DECK -ACCESS LANE, FIRE TRUCK LANE, RAMP AND HEAVY TRUCK PARKING AREAS
- 40mm HL3 OR SUPERPAVE 12.5
- 50mm HL8 OR SUPERPAVE 19.0
- 300mm OPSS GRAN "A" CRUSHED STONE
- 101.6mm RIGID INSULATION
- 31.8mm WATERPROOFING MEMBRANE AND PROTECTION BOARD

(SUBGRADE - REINFORCED CONCRETE PODIUM DECK)

NOTE:
- MINIMUM PERFORMANCE GRADED (PG) 58-34 ASPHALT CEMENT.

NORTH

KEY PLAN N.T.S.

SUBJECT PROPERTY

LEGEND

- PROPERTY LINE
- PROPOSED CURB
- DC PROPOSED DEPRESSED CURB
- PROPOSED LIMIT OF UNDERGROUND PARKING
- PROPOSED LIMIT OF BUILDING OVERHANG
- 62.99 PROPOSED ELEVATION
- 62.97 TC EXISTING ELEVATION
- 62.99TC EXISTING TOP OF CURB ELEVATION
- H.P. PROPOSED TOP OF CURB ELEVATION
- 5.0% PROPOSED HIGH POINT
- V&VB PROPOSED SLOPE
- GM PROPOSED WATER VALVE LOCATION
- PROPOSED GAS METER
- PROPOSED REMOTE WATER METER
- PROPOSED SIAMESE CONNECTION
- PROPOSED RETAINING WALL C/W GUARD RAIL
- 2.0% SLOPE AND DIRECTION
- DIRECTION OF MAJOR OVERLAND FLOW
- PROPOSED AREA DRAIN
- DC EXISTING DEPRESSED CURB
- EXISTING HYDRO TRANSFORMER
- EXISTING BOLLARD
- SP EXISTING WATER STANDPIPE
- EX. LS EXISTING LAMP STANDARD
- EX. UP EXISTING UTILITY POLE
- T/V EXISTING TOP OF VALVE
- T/G EXISTING TOP OF GRATE
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- SANMH EXISTING SANITARY MANHOLE
- STMMH EXISTING STORM MANHOLE
- EX. V&VB EXISTING VALVE & VALVE BOX
- EXISTING OVERHEAD WIRES
- EXISTING TREES / VEGETATION
- EXISTING CURB
- EX. UP EXISTING UTILITY POLE C/W GUY WIRES
- EXISTING FENCE

REFER TO 112142-ND FOR ADDITIONAL NOTES & DETAILS

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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.

CLARIDGE HOMES

CLARIDGE HOMES
505 PRESTON STREET,
OTTAWA , ONTARIO
K1S 4N7.

No.	REVISION	DATE	BY
10.	REVISED PER CITY COMMENTS	JAN 23/25	GJM
9.	REVISED SPA TO INCLUDE ENTIRE PARKING GARAGE FOR 141 GEORGE, 110 & 116 YORK	SEPT 24/24	GJM
8.	ISSUED FOR TENDER	MAY 16/24	GJM
7.	ISSUED FOR CONSTRUCTION	MAY 2/24	GJM
6.	WATER SERVICING ALTERATIONS	MAR 22/24	GJM
5.	REVISED PER CITY COMMENTS	MAR 20/24	GJM
4.	REVISED PER CITY COMMENTS	MAR 12/24	GJM
3.	ISSUED FOR TENDER	FEB 02/24	GJM
2.	ISSUED FOR PERMIT	DEC 21/23	GJM
1.	ISSUED FOR FOUNDATION PERMIT	AUG 11/23	GJM

SCALE 1:300 (1:300 — 0 3 6 9 12)

DESIGN ARM/CJF
CHECKED ARM
DRAWN ARM/CJF
CHECKED ARM
APPROVED GJM

LICENSED PROFESSIONAL ENGINEER G.J. McDONALD Jan. 23, 2025 PROVINCE OF ONTARIO

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LOCATION
CITY OF OTTAWA
141 GEORGE STREET

DRAWING NAME
GRADING PLAN
(PHASE 2)

PROJECT No. 112142
REV REV #10
DRAWING No. 112142-GR

D07-12-12-0199

#16814

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