

**GENERAL NOTES**

1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY OR SHOWN ON AN OGD PLAN VOLLEBEEK LMT, DATED MAY 26, 2023 AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION. THESE DRAWINGS SHALL NOT BE USED FOR ANY LAYOUT OF STRUCTURAL COMPONENTS AND OTHER UTILITIES INCLUDING, BUT NOT LIMITED TO, FOOTINGS, FOUNDATION WALLS, FOUNDATION DRAINAGE, SHORING, ETC.
5. THE EXACT LOCATION OF ALL NEW SERVICES SHALL BE COORDINATED AND CONFIRMED ON SITE WITH THE ARCHITECTURAL AND STRUCTURAL PLANS. THE LOCATION OF ALL NEW SERVICES SHALL BE COORDINATED WITH THE LOCATION OF EXISTING UTILITIES, SERVICES AND BUILDINGS, AS WELL AS THE FINAL BUILDING LAYOUT PRIOR TO INSTALLATION.
6. ABOVE GROUND APPURTENANCES INCLUDING, BUT NOT LIMITED TO, CURBS, SIDEWALKS, WALKWAYS, PLANTER BEDS, ETC. ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. THE EXACT LAYOUT OF THE APPURTENANCES ARE TO BE COORDINATED WITH THE ARCHITECTURAL AND LANDSCAPE PLANS.
7. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
8. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF TOWN AUTHORITIES.
9. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBS AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE TOWN.
10. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
11. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNS, DELINEATORS, MARKERS AND BARRIERS, MEETING OTM REQUIREMENTS.
13. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/TOWN.
14. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH OPSS STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
15. CONTACT THE TOWN FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE TOWN'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
16. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
17. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
  - ELECTRICAL SERVICE - HYDRO OTTAWA
  - GAS SERVICE - ENBRIDGE
  - TELEPHONE SERVICE - BELL CANADA
  - TELEVISION SERVICE - ROGERS
18. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THE CITY.
19. CONTRACTOR TO ENSURE ALL APPLICABLE OPSS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION.

**GENERAL NOTES FOR ROADWAYS**

1. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROADWAY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. RESTORE ANY TRENCHES AND DISTURBED SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF TOWN AUTHORITIES.
3. CONCRETE CURB AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD S2.1 (BARRIER CURB), S2.2 (MONOLITHIC SIDEWALK & CURB), AND S2.4 (STANDARD SIDEWALK), UNLESS OTHERWISE SPECIFIED. PROVISIONS SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS, DRIVEWAYS AND RAMPS INCLUDING TACTILE WALKING SURFACE INDICATORS (TWSI) WHERE REQUIRED PER S2.4 AND S2.7.3.
4. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY DETAIL R10, R10P, S00-010, OPSS-310.
5. ALL GRANULAR 'A' SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
6. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 100% SPMD OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
7. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
8. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300mm LIFTS AS DIRECTED BY A GEOTECHNICAL ENGINEER.
9. IN AREAS OF NEW PAVEMENT CONSTRUCTION, ALL SURFICIAL TOPSOIL AND ANY LOOSE/SOFT, WET, ORGANIC OR DELETERIOUS MATERIALS ARE TO BE REMOVED FROM THE PROPOSED SUBGRADE SURFACE. ANY SUBEXCAVATED AREAS SHOULD BE FILLED WITH COMPACTED EARTH BORROW APPROVED BY A GEOTECHNICAL ENGINEER. THE SUBGRADE SURFACE IS TO BE PROOF ROLLED IN THE PRESENCE OF A GEOTECHNICAL ENGINEER. THE SUBGRADE SURFACE IS TO BE SHAPED AND CROWNED TO PROMOTE DRAINAGE OF THE GRANULAR MATERIALS.
10. ANY FILL REQUIRED TO MEET THE PROPOSED SUBGRADE ELEVATIONS FOR THE EXISTING ROADWAYS AND PARKING AREAS IS TO CONSIST OF MATERIAL WHICH MEETS OR EXCEEDS OPSS SPECIFICATIONS FOR GRANULAR B TYPE I OR R OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE MATERIALS ARE TO BE PLACED IN MAXIMUM 300mm THICK LIFTS AND COMPACTED TO 98% SPMD MINIMUM USING VIBRATORY COMPACTION EQUIPMENT.
11. WHERE NEW PAVEMENT WILL ABUT EXISTING PAVEMENT, THE DEPTHS OF GRANULAR MATERIALS IS TO TAPER UP OR DOWN AT 5 HORIZONTAL TO 1 VERTICAL OR FLATTER, TO MATCH THE DEPTHS OF THE GRANULAR MATERIALS EXPOSED IN THE EXISTING PAVEMENT.

**PROPOSED PAVEMENT STRUCTURE**

1. ASPHALT MATERIALS SHALL COMPLY WITH OPSS 310.
2. LIGHT-DUTY PAVEMENT STRUCTURE:
  - 50mm HL-3 / SUPERPAVE 12.5mm TOP COURSE (PG58-34)
  - 150mm GRANULAR 'A' BASE
  - 300mm GRANULAR 'B' TYPE II SUB-BASE
3. HEAVY-DUTY PAVEMENT STRUCTURE:
  - 40mm HL-3 / SUPERPAVE 12.5mm TOP COURSE (PG58-34)
  - 60mm HL-4 / SUPERPAVE 19mm BINDER COURSE (PG58-34)
  - 150mm GRANULAR 'A' BASE
  - 400mm GRANULAR 'B' TYPE II SUB-BASE
4. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR ALL TRAFFIC AREAS ABOVE FOUNDATION.

**GENERAL NOTES FOR GRADING**

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT GRADING AROUND HYDRANTS, TRANSFORMERS, AND UTILITY PEDESTALS, ETC., MEET CURRENT HYDRO AND UTILITY COMPANY REQUIREMENTS.
2. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
3. CONTRACTOR TO ADJUST EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE CHAMBERS AND VALVE BOXES TO FINAL GRADE AS REQUIRED.
4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FOUNDATIONS OF ADJACENT BUILDINGS DURING EXCAVATION AND CONSTRUCTION PERIOD.
5. GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7%. GRADES IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 3:1 TERRACING.
6. ALL PERVIOUS/LAWN AREAS TO BE TREATED WITH 100mm TOPSOIL & SEED OR SOD AS SOON AS FEASIBLE, EXCEPT WHERE NOTED.

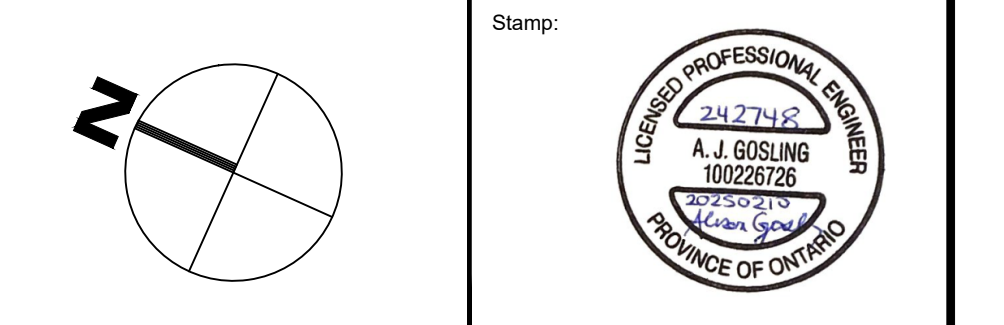
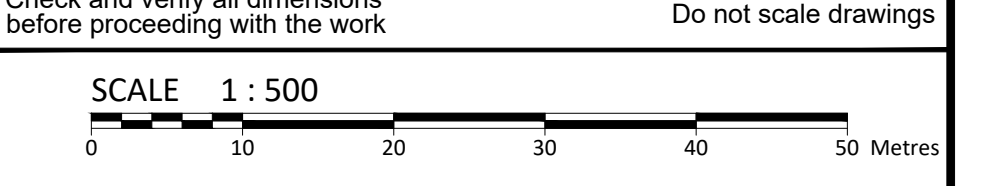


**LEGEND**

LEGAL BOUNDARY	---
EXISTING FENCE	— · — · — · — · — · — · — · — ·
EXISTING STORM STRUCTURE	○
EXISTING CATCHBASIN	□
EXISTING SANITARY STRUCTURE	●
EXISTING FIRE HYDRANT	⊕
EXISTING VALVE & VALVE BOX	⊕
EXISTING HYDRO POLE	○
EXISTING HYDRO	○
EXISTING UTILITIES	---
EXISTING ELEVATION	99.00
EMERGENCY OVERLAND FLOW ROUTE	→
PROPOSED STORM MANHOLE	○
PROPOSED STORM CATCHBASIN MH	○
PROPOSED SANITARY STRUCTURE	□
PROPOSED WATER VALVE/HYDRANT	⊕
PROPOSED CURB OUTLET PER OPSS 604.010	⊕
PROPOSED TOP OF CURB ELEVATION	99.00TC
PROPOSED FINISHED GROUND ELEVATION	99.00FG
PROPOSED TOP OF WALL ELEVATION	99.00TW
PROPOSED BOTTOM OF WALL ELEVATION	99.00BW
PROPOSED DITCH ELEVATION	99.00(D)
PROPOSED SWALE ELEVATION	99.00(S)
PROPOSED SLOPE	1.0%
PROPOSED BARRIC (3:1 MAX)	▨
PROPOSED TERRACING CURB	▨
PROPOSED RETAINING WALL	▨
PROPOSED DRAINAGE SWALE	▨
PROPOSED CONCRETE SIDEWALK	▨
ENTRY/EXIT LOCATION, ELEVATION & LEVEL	BF, 1R, OH, MAIN L1
BF = BARRIER FREE	
1R = ONE RISER, OH = OVERHEAD DOOR	

No.	Revisions	Date
01	ISSUED FOR SUBMISSION	02.10.2025

Check and verify all dimensions before proceeding with the work. Do not scale drawings.



Client: **CSV ARCHITECTS**  
190 O'CONNOR ST, SUITE 100  
OTTAWA, ON

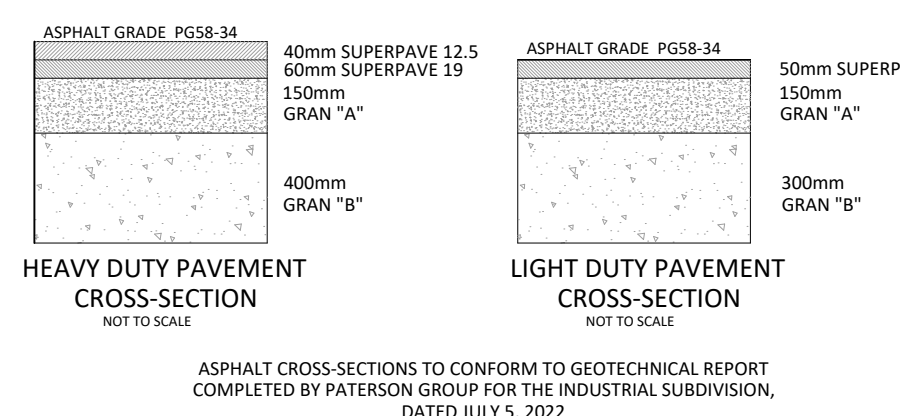
Project: **GASTOPS LTD. HEADQUARTERS**  
RIVERSIDE SOUTH BUSINESS PARK,  
OTTAWA, ON

Drawing Title: **SITE GRADING PLAN**

Scale:	1:500	Project Number:	CO-24-2748
Drawn By:	RP	Checked By:	AG
Designed By:	RP	Drawing Number:	C101

FILENAME: U:\Other\01 Project - Residential\2024\01\01\CO-24-2748\01\01\CO-24-2748 - Drawing.dwg  
 LAST SAVED: Monday, February 10, 2025 1:57:54 PM  
 LAST PLOTTED: Monday, February 10, 2025 1:57:54 PM

**FOR REVIEW ONLY**  
NOT FOR CONSTRUCTION



ASPHALT CROSS-SECTIONS TO CONFORM TO GEOTECHNICAL REPORT COMPLETED BY PATERSON GROUP FOR THE INDUSTRIAL SUBDIVISION, DATED JULY 5, 2022

D07-00-000