GENERAL NOTES AND SPECIFICATIONS

1. ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH OPS AND CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS AND OPSD SUPPLEMENT. ONTARIO PROVINCIAL STANDARDS WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
3. SERVICE AND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY PERFORATED SUBDRAIN ELEVATION OF EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATES FROM ALL UTILITY COMPANIES TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REINSTATEMENT.
4. ALL DISTURBED AREAS SHALL BE REINSTATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER & THE CITY. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH OPSD 509.010 AND OPSS 310.
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATION FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
6. THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENTATION CONTROL PLAN THAT WILL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION FOR RECEIVING STORM SEWERS OR DRAINAGE DURING CONSTRUCTION ACTIVITIES. THIS PLAN SHALL INCLUDE BUT NOT BE LIMITED TO CATCH BASINS INSERTS, STRAW BALE CHECK DAMS AND SEDIMENT CONTROLS AROUND ALL DISTURBED AREAS. DEWATERING SHALL BE PUMPED INTO SEDIMENT TRAPS.
7. SITE PLAN PREPARED BY WARE MALCOMB. DRAWING A1.0, PROJECT NAME: SHEFFIELD ROAD. RICHCRAFT, 2760-2770 SHEFFIELD ROAD, OTTAWA, ON. PROJECT No. OTW21-0002-02.
8. TOPOGRAPHIC PLAN OF SURVEY SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. PROJECT No. 23119-22, PART OF BLOCK A REGISTERED PLAN 4M-121 AND PART OF LOTS 24 AND 25 CONCESSION 3 (OTTAWA FRONT), GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA.
9. UTILITY AS-BUILTS PROVIDED BY T2 UTILITY ENGINEERS. PROJECT: 2760-2770 SHEFFIELD ROAD, OTTAWA, ONTARIO, PROJECT No. 61002942. DRAWING NAME: SUBSURFACE UTILITY ENGINEERING MAPPING SERVICES. DATED 4/19/24.
10. REFER TO LANDSCAPE ARCHITECTURE PLAN FOR ALL LANDSCAPING FEATURES (ie. TREES, WALKWAYS, PARK DETAILS, NOISE BARRIERS, FENCES etc.)
11. GEOTECHNICAL INVESTIGATION GEOTECHNICAL INVESTIGATION PROPOSED INDUSTRIAL BUILDING, 2760-2770 SHEFFIELD ROAD, OTTAWA, ONTARIO. PREPARED BY PATERSON GROUP. DATED JANUARY 23, 2023. REPORT No PG6530-1. GEOTECHNICAL INFORMATION PRESENTED ON THESE DRAWINGS MAY BE INTERPOLATED FROM THE ORIGINAL REPORT. REFER TO ORIGINAL GEOTECHNICAL REPORT FOR ADDITIONAL DETAILS AND TO VERIFY ASSUMPTIONS MADE HEREIN.
12. STREET LIGHTING TO CITY OF OTTAWA STANDARDS.
13. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO ENGINEER.
14. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE CONTRACT ADMINISTRATOR AND DIRECTOR OF ENGINEERING HAS BEEN OBTAINED.
15. HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE TO BE NOTIFIED IF DEEPLY BURIED ARCHEOLOGICAL REMAINS ARE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES.

ROADWORKS

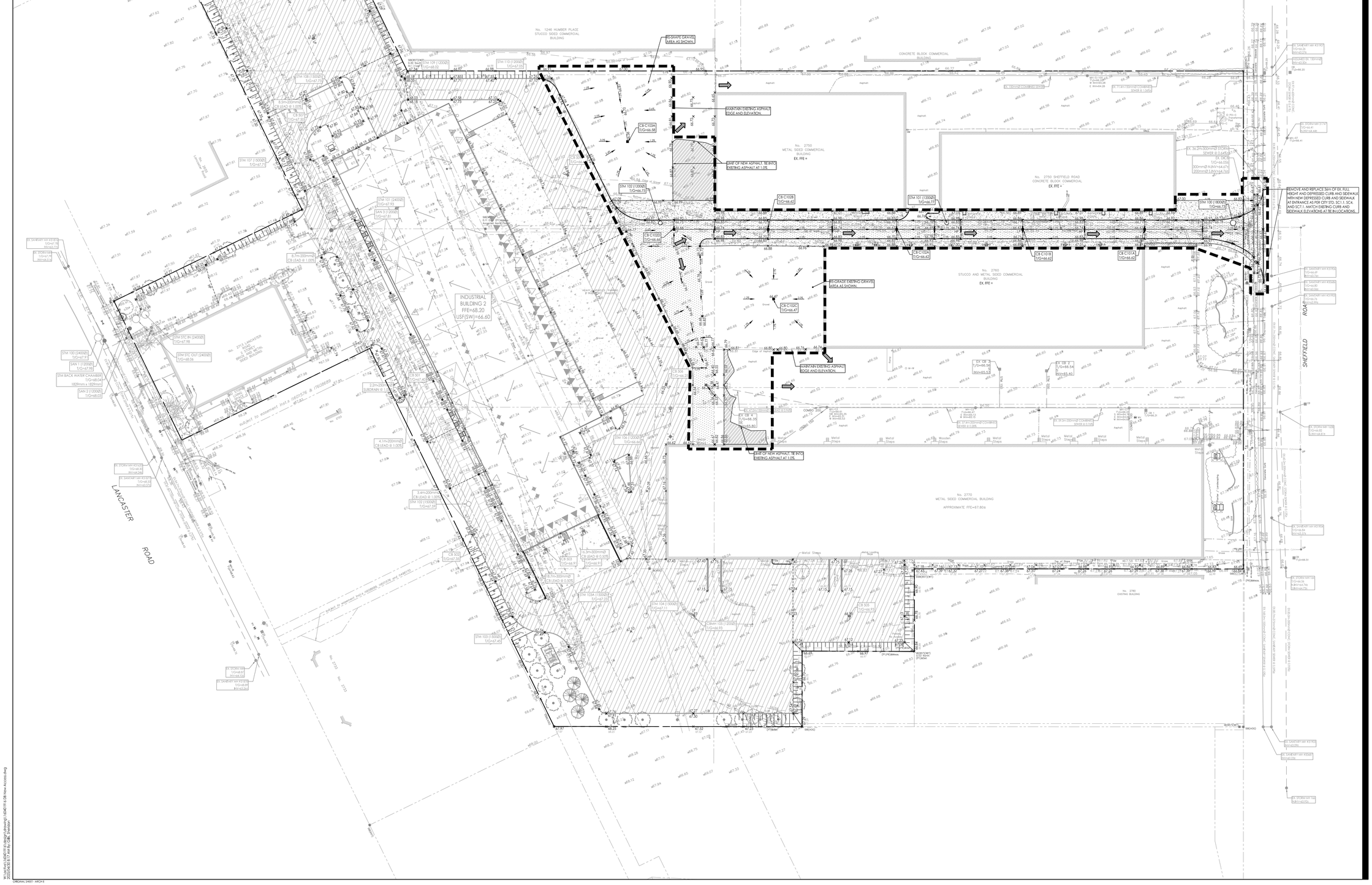
1. ALL TOPSOIL AND ORGANIC MATERIAL TO BE STRIPPED FROM WITHIN THE FULL RIGHT OF WAY PRIOR TO CONSTRUCTION.
2. SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.30m LAYERS.
3. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
4. ROAD SUBDRAINS SHALL BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD R1.
5. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE CONSULTANT.
6. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY. ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.
7. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD R10, AND OPSD 509.010, AND OPSS 310.
8. CONCRETE CURBS SHALL BE CONSTRUCTED AS PER CITY STANDARD SC1.1 AND SC1.3 (BARRIER OR MOUNTABLE CURB AS SHOWN ON DRAWINGS).
9. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER CITY STANDARDS SC3 AND SC1.4.
10. PAVEMENT CONSTRUCTION AS PER GEOTECHNICAL INVESTIGATION PROPOSED INDUSTRIAL BUILDING, 2760-2770 SHEFFIELD ROAD, OTTAWA, ON. PREPARED BY PATERSON GROUP. DATED JANUARY 23, 2023. PROJECT No. PG6530-1

PAVEMENT STRUCTURE - CAR PARKING ONLY
50mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
150mm OPSS GRANULAR 'A' BASE
300mm OPSS GRANULAR 'B' TYPE II

PAVEMENT STRUCTURE - ACCESS LANES AND HEAVY TRUKS
40mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm HL-8 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm OPSS GRANULAR 'A' BASE
450mm OPSS GRANULAR 'B' TYPE II

GRADING

1. ALL GRANULAR BASE & SUB BASE COURSE MATERIALS SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAX. DRY DENSITY.
2. SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.15m LAYERS.
3. ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, WITH 500 ON MIN. 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
4. 100 YEAR PONDING DEPTH TO BE 0.30m (MAXIMUM).
5. EMBANKMENTS TO BE SLOPED AT MIN. 3:1, UNLESS OTHERWISE SPECIFIED.
6. ALL SWALES TO BE MIN. 0.15m DEEP WITH MIN. 3:1 SIDE SLOPES UNLESS OTHERWISE NOTED. THE MINIMUM LONGITUDINAL SLOPE TO BE 1.5% OR 1.0% WHEN PERFORATED SUBDRAIN IS INSTALLED.
7. ALL ROOF DOWNSPOUTS TO DISCHARGE TO THE GROUND ONTO SPLASH PADS AND SHALL NOT BE DIRECTED TO THE STORM SEWER, OR THE BUILDING FOUNDATION DRAIN.
8. TOP OF GRATE (TG) ELEVATIONS FOR ALL STREET CATCHBASINS SHOWN ON PLANS, REFER TO THE ELEVATION AT EDGE OF PAVEMENT, OR GUTTERLINE WHERE APPLICABLE.
9. ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT ARE TO BE DESIGNED, APPROVED, AND STAMPED BY STRUCTURAL ENGINEER.
10. FENCES OR RAILINGS ARE REQUIRED FOR RETAINING WALLS GREATER THAN 0.60m IN HEIGHT.
11. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
12. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR, REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.



Stantec

Stantec Consulting Ltd.
400 - 1331 Clyde Avenue
Ottawa ON
Tel. 613.722.4420
www.stantec.com

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Legend

99.99	ORIGINAL GROUND ELEVATION
99.99	PROPOSED ELEVATION
99.99 / 99.88	PROPOSED LOT CORNER ELEVATION / EXISTING LOT CORNER ELEVATION
2.0%	FLOW DIRECTION AND GRADE
FFE=100.00	FINISHED FIRST FLOOR ELEVATION
USF=97.00	UNDERSIDE OF FOOTING ELEVATION
E.F.	ENGINEERED FILL REQUIRED
	TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
	DIRECTION OF OVERLAND FLOW
	PROPOSED STORM SEWER MANHOLE
	PROPOSED CATCHBASIN MANHOLE
	PROPOSED CATCHBASIN
D.C.	PROPOSED DEPRESSED CURB LOCATION
	PROPOSED BARRIER CURB
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED HEAVY DUTY ASPHALT REINSTATEMENT AREA
	TWSI LOCATION AS PER CITY STD
	LIMIT OF WORKS

Notes

0	ISSUED FOR 1ST SUBMISSION	MJS	25.04.30
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		Dwn.	Chkd. Dsgn. YY.MM.DD

Permit-Seal

LICENSED PROFESSIONAL ENGINEER
D. C. THIFFAULT
100186107
2025-04-30
PROVINCE OF ONTARIO

Client/Project
RICHCRAFT

2750 - 2760 SHEFFIELD ROAD
NEW ACCESS ROAD
OTTAWA, ONTARIO

Title
GRADING PLAN

Project No. 160401916
Scale 1:500 (0 5 15 25m)

Drawing No. GP-1
Sheet 2 of 5
Revision 0

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ORIGINAL SHEET - ARCH E