

Legend

- × 99.99 ORIGINAL GROUND ELEVATION  
× 99.99 PROPOSED ELEVATION  
× 99.99 PROPOSED LOT CORNER ELEVATION  
98.88 EXISTING ELEVATION AT LOT CORNER  
2.0% FLOW DIRECTION AND GRADE  
FF=99.99 FINISHED FIRST FLOOR ELEVATION  
USF=99.99 UNDERSIDE OF FOOTING ELEVATION  
3:1 TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)  
DIRECTION OF OVERLAND FLOW  
PROPOSED VALVE BOX  
PROPOSED CATCHBASIN  
PROPOSED DOOR LOCATIONS  
PROPOSED PERMEABLE PAVERS

Notes

SITE PLAN  
PREPARED BY: ROBERTSON MARTIN ARCHITECTS  
REVISION: REVISED FOR SITE PLAN CONTROL DATED SEP. 16, 2016  
DRAWING: A-0.1 - SITE PLAN

SITE BENCHMARK  
PROVIDED BY: J.D. BARNES LTD  
LOCATION / DESCRIPTION: NAIL IN HYDRO POLE NORTH WEST OF PROPOSED SITE - ELEVATION = 71.14

GEOTECHNICAL REPORT  
PREPARED BY: PATERSON GROUP  
REPORT NO.: PG3780-LET.01 DATED APRIL 24, 2016

1	ISSUED FOR SITE PLAN CONTROL APPLICATION	DT	DT	16.10.14
Revision		By	Appd.	YY.MM.DD
File Name:	160401234-DB	WAJ	SGG	WAJ
		Dwn.	Chkd.	Dsgn.

Permit-Seal

Client/Project

TC UNITED GROUP

244 RIDEAU PLACE

OTTAWA, ON

Title

GRADING PLAN

Project No.

160401234

Drawing No.

GP-1

Scale

1:100

Sheet

2 of 4

Revision

1

GENERAL NOTES AND SPECIFICATIONS

- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
- SERVICE AND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION AND 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.
- 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 OPSD 310.
- 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.
- THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENTATION CONTROL PLAN WHICH WILL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION FOR RECEIVING STORM SEWERS OR DRAINAGE DURING CONSTRUCTION ACTIVITIES. THIS PLAN SHALL INCLUDE BUT NOT LIMITED TO FILTER CLOTH ON CATCH BASINS, STRAW BALE CHECK DAMS AND SEDIMENT CONTROLS AROUND ALL DISTURBED AREAS. DEWATERING SHALL BE PUMPED INTO SEDIMENT TRAPS.
- SITE PLAN PREPARED BY ROBERTSON MARTIN ARCHITECTS DATED SEPTEMBER 16, 2016.
- TOPOGRAPHIC SURVEY SUPPLIED BY J.D.BARNES LTD. DATED MAY 5, 2016.
- LANDSCAPE ARCHITECT PLAN PREPARED BY STANTEC CONSULTING LTD. REFER TO ORIGINAL LANDSCAPE ARCHITECT PLAN FOR ALL LANDSCAPING FEATURES (i.e. TREES, WALKWAYS, PARK DETAILS, NOISE BARRIERS, FENCES etc.).
- GEOTECHNICAL INVESTIGATION PATERSON GROUP INC., REPORT PG3780-LET.01, DATED APRIL 24, 2016. 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.
- STREET LIGHTING TO CITY OF OTTAWA STANDARDS.
- 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.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE CONTRACT ADMINISTRATOR AND DIRECTOR OF ENGINEERING HAS BEEN OBTAINED.
- 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.
- THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVICING, GRADING, AND SITE ELECTRICAL DWGS.
- SITE SIGNAGE TO BE INSTALLED AS PER ARCHITECTURAL SITE PLAN.

ROADWORKS

- ALL TOPSOIL AND ORGANIC MATERIAL TO BE STRIPPED FROM WITHIN THE FULL RIGHT OF WAY PRIOR TO CONSTRUCTION.
- SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.30m LAYERS.
- ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 100% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMD).

GRADING

- ALL GRANULAR BASE & SUB BASE COURSE MATERIALS SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAX. DRY DENSITY.
- SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.15m LAYERS.
- ALL DISTURBED GRASSSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, WITH SOD ON MIN. 100mm TOPSOIL. THE

ROAD SUBDRAINS SHALL BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD R1.

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.

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.

PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD R10, AND OPSD 509.010, AND OPSD 310.

CONCRETE BARRIER CURBS SHALL BE CONSTRUCTED AS PER CITY STANDARD SC1.1

CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER CITY STANDARDS SC3 AND SC1.4.

PAVEMENT CONSTRUCTION AS PER GEOTECHNICAL INVESTIGATION PATERSON GROUP INC., REPORT PG3780-LET.01, DATED APRIL 24, 2016.

CAR PARKING AREAS  
50mm HL-3 OR SUPERPAVE 12.5  
150mm OPSS GRANULAR A BASE  
300mm OPSS GRANULAR B TYPE II

LOCAL ROADS  
40mm HL-3 OR SUPERPAVE 12.5  
50mm HL-8 OR SUPERPAVE 19.0  
150mm OPSS GRANULAR A BASE  
400mm OPSS GRANULAR B TYPE II

RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.

100 YEAR PONDING DEPTH TO BE 0.30m (MAXIMUM).

EMBANKMENTS TO BE SLOPED AT MIN. 3:1, UNLESS OTHERWISE SPECIFIED.

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.

ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT ARE TO BE DESIGNED, APPROVED, AND STAMPED BY STRUCTURAL ENGINEER.

FENCES OR RAILINGS ARE REQUIRED FOR RETAINING WALLS GREATER THAN 0.50m IN HEIGHT.

EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.

ALL NECESSARY CLEARING AND GRUBBING, SHALL BE COMPLETED BY THE CONTRACTOR, REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.

REFER TO DRAWING ECDS-1 FOR EROSION AND SEDIMENT CONTROL DETAILS.