

SITE GRADING PLAN  
SCALE = 1:150

APPROVED ☒ REFUSED ☐

THIS 27 DAY OF October, 2020

*Erin O'Connell*

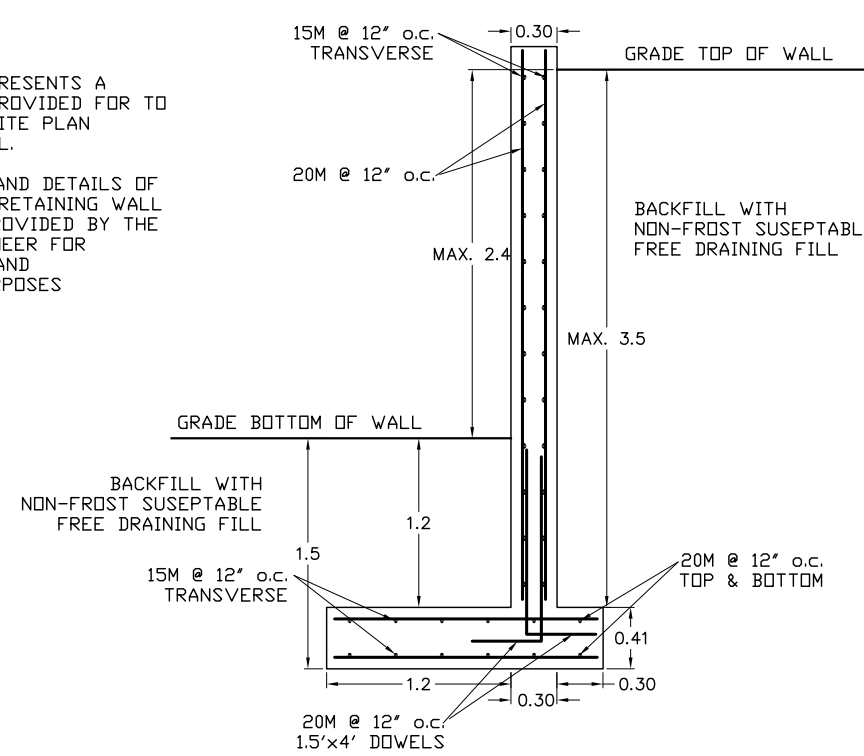
ERIN O'CONNELL, MCIP, RPP, MANAGER (A)  
DEVELOPMENT REVIEW, WEST  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

ADDITIONAL NOTES:

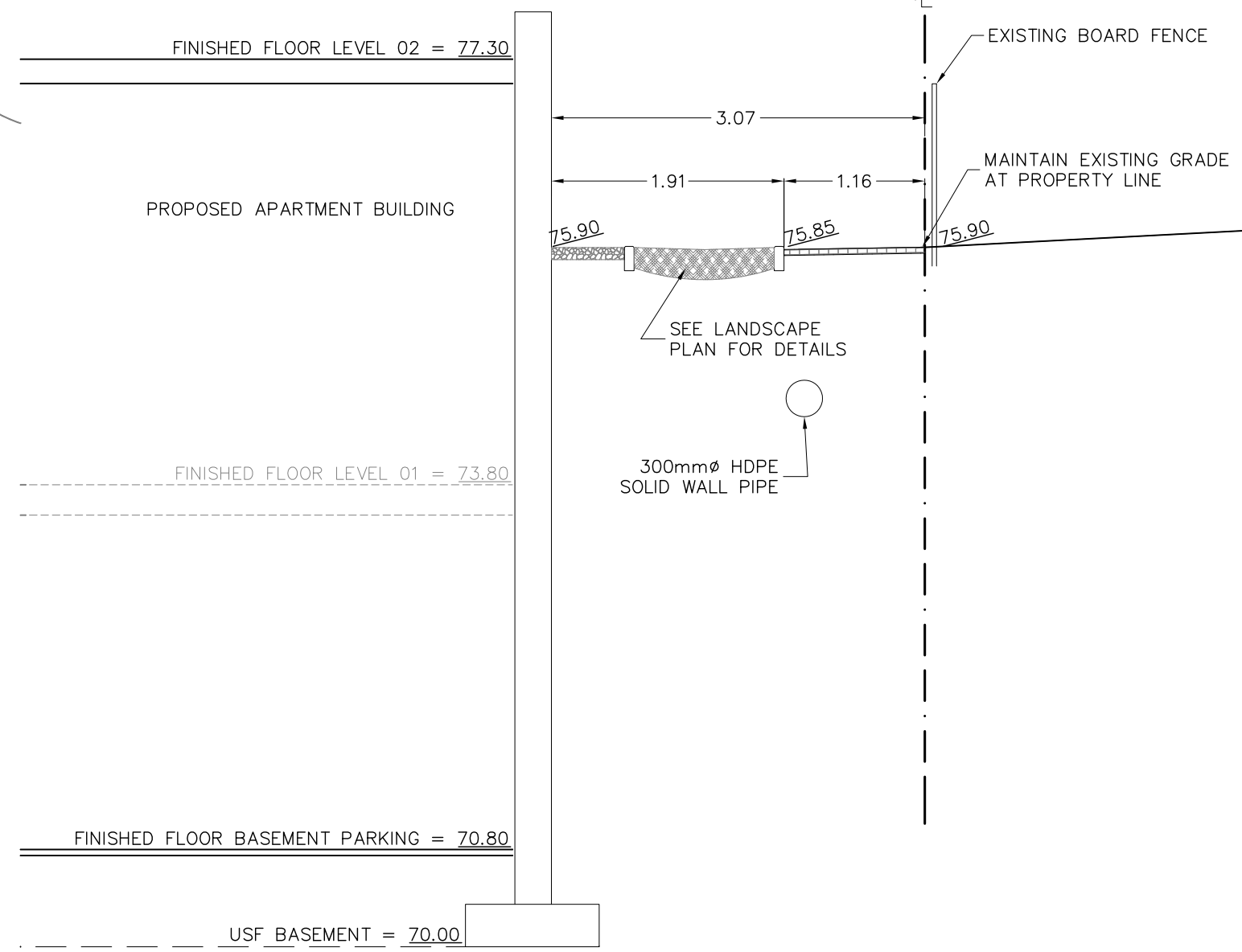
- THE FIRE FLOW DEMAND BASED ON FUS WAS CALCULATED ASSUMING THE FOLLOWING:
  - POURED CONCRETE CONSTRUCTION UP TO THE LEVEL OF THE SECOND FLOOR (SECOND FLOOR IS POURED CONCRETE)
  - EXTERIOR WALLS ARE NON-COMBUSTIBLE CONSTRUCTION
  - INTERIOR WOOD FRAME CONSTRUCTION
  - AUTOMATIC SPRINKLERS IN BUILDING
  - SEPARATION DISTANCES AS INDICATED ON DRAWING 180966-FUS

THIS SECTION REPRESENTS A TYPICAL DETAIL PROVIDED FOR TO FACILITATE THE SITE PLAN CONTROL APPROVAL.

SPECIFIC DESIGN AND DETAILS OF EACH INDIVIDUAL RETAINING WALL SECTION TO BE PROVIDED BY THE STRUCTURAL ENGINEER FOR BUILDING PERMIT AND CONSTRUCTION PURPOSES



SECTION C  
NOT TO SCALE



SECTION B-B  
NOT TO SCALE

**LEGEND**

EXISTING ELEVATION  
PROPOSED/EXISTING ELEVATIONS  
DRAINAGE SLOPE  
EXISTING DRAINAGE  
WATERMAIN  
STORM SEWER  
SANITARY SEWER  
TOP OF SLOPE  
PROPERTY LINE  
OVERHEAD WIRE  
STRUCTURAL RETAINING WALL  
LANDSCAPE RETAINING WALL  
SILT FENCE  
OVERLAND FLOW ROUTE  
EXISTING UTILITY POLE  
EXISTING FIRE HYDRANT  
EXISTING WATER VALVE  
PROPOSED FIRE HYDRANT  
PROPOSED FIRE DEPARTMENT CONNECTION  
PROPOSED WATER VALVE  
WATER METER  
REMOTE WATER METER  
SUMP AND PUMP LOCATION  
PROPOSED SCUPPER LOCATION  
EXISTING STORM MANHOLE  
EXISTING SANITARY MANHOLE  
EXISTING VALVE CHAMBER  
EXISTING CATCH BASIN  
PROPOSED CATCH BASIN/MANHOLE  
PROPOSED STORM MANHOLE  
PROPOSED SANITARY MANHOLE  
PROPOSED CATCH BASIN  
PROPOSED REAR-YARD CATCH BASIN  
TEMPORARY BENCHMARK  
ITEM TO BE REMOVED

DRAWING No: 180966-GRD

**KEY PLAN:**  
N.T.S.

SCALE:  
0 1 2 3 4 5 10 15  
1:150 METRES

**GENERAL NOTES:**

- All dimensions are in metres; all elevations are in metres and are geodetic. TBM = 2 nails on utility pole. Elevation= 72.41
- This is not a legal survey. Boundary and topographic information were derived from FARLEY, SMITH & DENIS SURVEYING LTD. File No. 652-18.
- Contractor is responsible for location and protection of utilities.
- Existing services information shown is based on best current information. Contractor to verify exact locations of services and report any discrepancies to Kollaard Associates Inc.
- All dimensions to be verified on site by contractor prior to construction.
- Any changes made to this plan must be verified and approved by Kollaard Associates Inc.
- Client/contractor is responsible for acquiring all necessary permits. This drawing is not for construction until a building permit has been granted.
- The proposed grades have been set and verified for site grading control only. The grade raise at the building location should be verified with regard to subsurface conditions by qualified geotechnical personnel after completion of the excavation.
- A geotechnical engineer should be retained to provide recommendations with respect to the sub-grade conditions prior to footing installation.
- The owner agrees to prepare and implement an erosion and sediment control plan to the satisfaction of the City of Ottawa, appropriate to the site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and during all phases of site preparation and construction in accordance with the current Best Management Practices for Erosion and Sediment Control such as, and not limited to installing filter cloths across manhole/catchbasin lids to prevent sediments from entering structures and install and maintain a light duty silt fence barrier as required.
- All materials and construction to be in accordance with City of Ottawa standards and Ontario Provincial Standards and Specifications; sewer and watermain material types; disinfection, provide minimum 2.4 metres of cover for water services, cathodic protection, City of Ottawa insulation specifications for watermain, pipe bedding, reinstatement of disturbed areas and leakage testing.
- Refer to Kollaard File 180966 for Stormwater Management Design and Geotechnical Report File No. 180966 (dated January 15, 2019).

No.	REVISION	DATE	BY
8	REVISIONS TO MATCH SITE PLAN AND LANDSCAPE PLAN	2020/09/17	ML
7	PER CITY REVIEW COMMENTS	2020/04/17	SD
6	PER CITY REVIEW COMMENTS	2020/02/26	ML
5	PER CITY REVIEW COMMENTS	2020/01/08	ML
4	REVISED IN ACCORDANCE WITH REVISED SITE PLAN	2019/10/21	ML
3	PER REVIEW COMMENTS/SITE PLAN REVISIONS	2019/08/16	ML
2	ISSUED SPA SUBMISSION	2019/01/25	ML
1	ISSUED FOR CLIENT REVIEW	2019/01/24	ML

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205-1320 Carling Ave  
Ottawa, ON, K1Z7K8  
Tel 613-853-4833  
email nlegault@BuildingInvestments.ca

PROJECT: RESIDENTIAL APARTMENT BUILDING

LOCATION: 841, 845 and 855(A) GRENON AVENUE,  
CITY OF OTTAWA, ON.

DESIGNED BY: SD  
DRAWN BY: ML  
DATE: DEC. 12, 2018  
SHEET SET:

APPROVED BY: SD

DRAWING No: 180966-GRD  
DRAWING NAME: SITE GRADING PLAN

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D07-12-19-0018

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