

NOTE:
 CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, AND ARE TO MAINTAIN THE EXISTING DRAINAGE PATTERNS / SYSTEMS, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

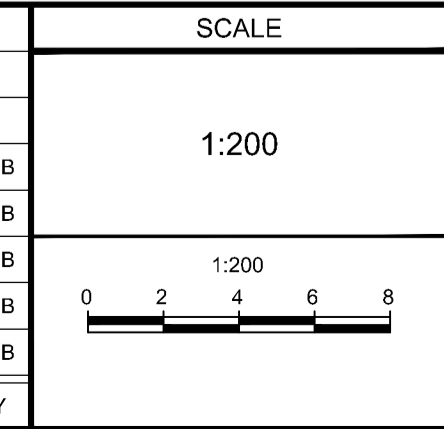
USE PROTECTION FENCING AND BEST EFFORTS TO REDUCE IMPACT TO ADJACENT LANDS' EXISTING FEATURES INCLUDING, BUT NOT LIMITED TO, RETAINING WALLS, FENCES, HARD AND SOFT LANDSCAPE. ANY DISTURBED AREA IS TO BE REINSTATED TO EXISTING CONDITIONS OR BETTER, TO THE SATISFACTION OF PROPERTY OWNER AND CITY.

DURING SERVICING, GRADING, AND REINSTATEMENT WORKS, TIE INTO EXISTING ELEVATIONS AND ELIMINATE ENCROACHMENT INTO ADJACENT PROPERTY LANDS, WHERE POSSIBLE. PERMISSION REQUIRED FOR WORKS ON ADJACENT PROPERTY LANDS.

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

No.	REVISION	DATE	BY
5.	ISSUED FOR CITY REVIEW	APR 04/22	BHB
4.	REVISED PER CITY COMMENTS	MAR 29/22	BHB
3.	ISSUED FOR CITY REVIEW	FEB 02/22	BHB
2.	ISSUED FOR COORDINATION	JAN 21/22	BHB
1.	ISSUED FOR COORDINATION	JAN 11/22	BHB

DESIGN	AN
CHECKED	AN
DRAWN	BCS
CHECKED	AN
APPROVED	BCS
	BHB



FOR REVIEW ONLY

NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Cowpland Drive
 Ottawa, Ontario, Canada K2M 1P6

Telephone: (613) 254-9643
 Facsimile: (613) 254-9867
 Website: www.novatech-eng.com

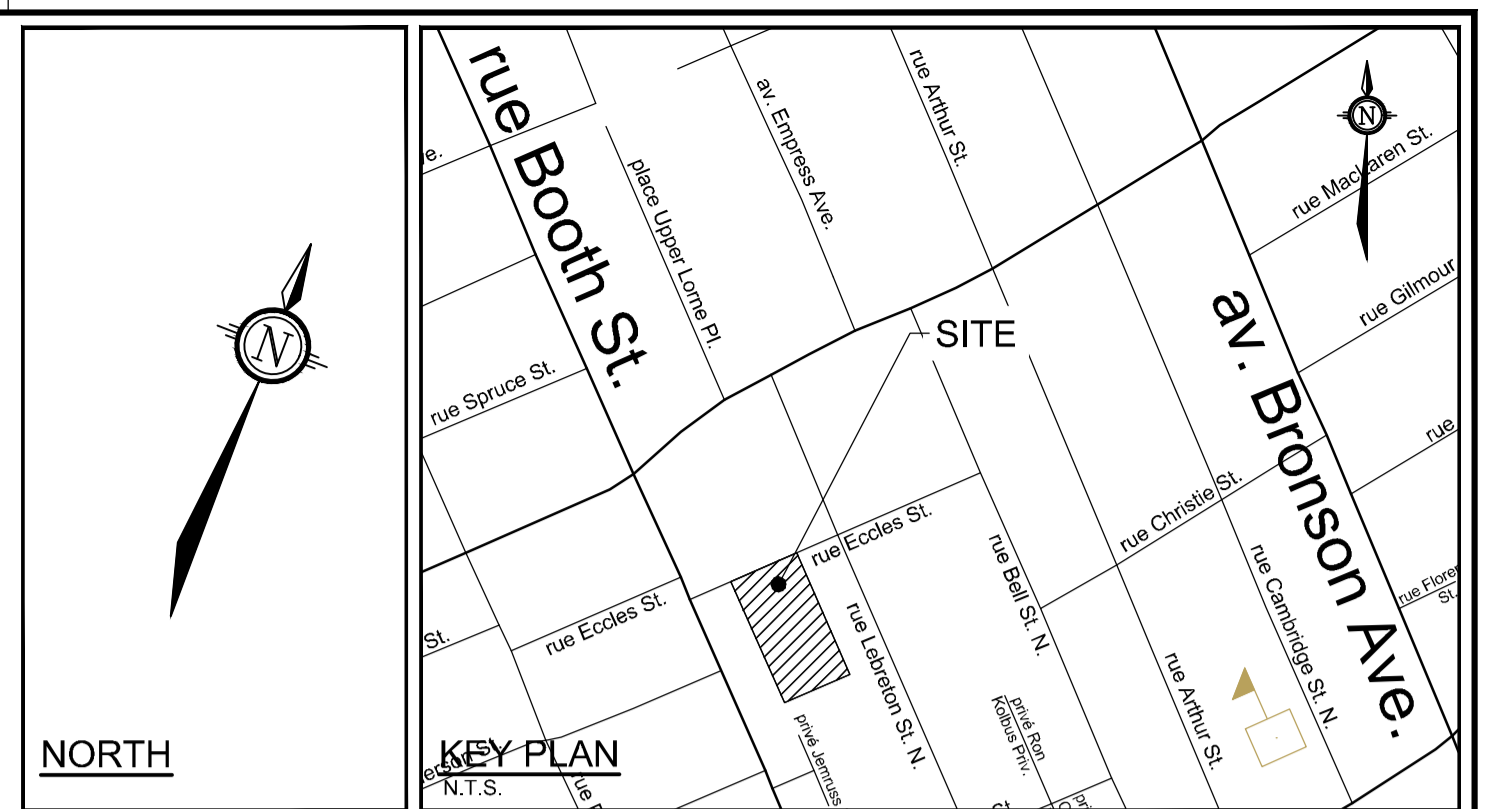
LOCATION CITY OF OTTAWA 44 ECCLES STREET	PROJECT No. 121255-00
DRAWING NAME GRADING PLAN	REV # 5
	DRAWING No. 121255-GR

GENERAL NOTES:

- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
- OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED AND THE CITY OF OTTAWA AS THIRD PARTY.
- RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- ALL ELEVATIONS ARE GEODETIC. SITE BENCHMARK IS A HYDRANT LOCATED IN FRONT OF THE SUBJECT SITE.
- REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
- SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10). ALL ROAD CUTS TO BE REINSTATED WITH FULL MILL OVERLAY AS PER CITY OF OTTAWA STANDARDS (R10).
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, T/W/ELEVATIONS AND ANY ALIGNMENT CHANGES, AND ALL SURFACE ELEVATION AS-BUILT GRADES.
- NO EXCESS DRAINAGE SHALL BE DIRECTED ONTO NEIGHBOURING PROPERTY.
- NO ALTERATIONS TO EXISTING GRADES ARE PERMITTED BEYOND THE PROPERTY LINE.
- REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL DETAILS ON THE PROPOSED BUILDING ADDITION / RETROFITS.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ADDITIONAL DETAILS ON THE HARDSCAPE AND SOFTSCAPE AREAS, AND PLANTINGS.
- REFER TO THE 'SERVICING BRIEF AND STORMWATER MANAGEMENT REPORT' (R-2022-011) DATED FEBRUARY 2, 2022 PREPARED BY NOVATECH FOR ADDITIONAL DETAILS ON THE SITE SERVICING AND STORMWATER MANAGEMENT FOR THE SUBJECT SITE.

GRADING NOTES:

- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS.
- EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL CONSULTANT.
- ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS.
- THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
- GRADE AND/OR FILL BEHIND PROPOSED CURB AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
- MINIMUM OF 2% AND MAXIMUM OF 7% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED, OR TERRACING IS TO BE USED AT MAXIMUM 3:1 RATIO.
- ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.



LEGEND

- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED TOP OF GRATE ELEVATION
- PROPOSED TOP OF NOISE WALL ELEVATION
- PROPOSED BOTTOM OF NOISE WALL ELEVATION
- GRADE AND DIRECTION
- PROPOSED TERRACE ELEVATION
- SPILL ELEVATION
- FINISHED FLOOR ELEVATION
- TOP OF FOUNDATION ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- EMERGENCY OVERLAND FLOW
- PROPOSED TERRACING
- PROPOSED SWALE
- LIMITS AND ELEVATION OF PONDING FOR 100YR
- PROPOSED VALVE LOCATION
- VALVE & VALVE BOX
- PROPOSED HYDRANT CW VALVE & LEAD
- PROPOSED TOP OF BOTTOM FLANGE
- PROPOSED SANITARY MH
- PROPOSED STORM MH
- PROPOSED LANDSCAPE TEE CATCHBASIN PER S29, S30, S31
- PROPOSED LANDSCAPE ELBOW CATCHBASIN PER S29, S30, S31
- PROPOSED REAR YARD CATCHBASIN MANHOLE
- PROPOSED REAR YARD CATCHBASIN
- PROPOSED ROAD CATCHBASIN
- DIRECTION OF FLOW
- REMOTE METER
- WATER METER
- SIAMESE WATER CONNECTION
- PROPOSED ENTRANCE
- CANOPY
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK REINSTATEMENT
- EXISTING ASPHALT TO REMAIN
- PROPOSED OVERLAY
- PROPOSED TRENCH EXCAVATION LIMITS
- PROPOSED CONCRETE WALKWAY
- EXISTING FENCE - CHAINLINK

M:\2021\121255\CAD\Design\121255-GR.dwg, GR, Apr 04, 2022 - 2:15pm, amikibhyn

#18671
D07-12-22-0024