

7. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.

8. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR DRAIN OUTLETS ARE PROVIDED.

9. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.

10. ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. EXISTING PARKING LOT SHALL BE RE—ASPHALTED AT EXISTING GRADES EXCEPT AS NOTED TO EVEN OUT GRADES. ALL RESTORATION SHALL BE COMPLETED WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION.

12. ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSS 206, 310 & 314. MATERIALS TO OPSS 1001, 1003 & 1010.

13. RETAINING WALLS ARE TO BE CONSTRUCTED PER OPSD 3120.100 TYPE II.

14. ABUTTING PROPERTY GRADES TO BE MATCHED.

NOTES: GENERAL

CONTRACTOR'S EXPENSE.

ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE

WITH THE LATEST STANDARDS AND REGULATIONS OF THE: CITY OF OTTAWA STANDARD

SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS)

THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND

AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON

THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES

AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY

HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME

ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF

EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBJECT LANDS IS TO BE UNDERTAKEN AT

THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS

PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN

THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO

4. ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE

REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS, ELEVATIONS, LAYOUT AND DECK

STRUCTURE. REFER TO LANDSCAPE PLAN FOR LANDSCAPED DETAILS AND OTHER RELEVANT

INFORMATION. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

TOPOGRAPHIC SURVEY COMPLETED AND PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED

JULY 2022. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION OF ANY WORK AND

OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.

AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).

HYDRO, BELL, CABLE TV, AND CONSUMERS GAS LINES.

NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

15. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.

16. MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.

17. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.

18. AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING

19. SERVICE TRENCHES ON MUNICIPAL RIGHT OF WAY TO BE REINSTATED AS PER CITY OF OTTAWA DETAIL R10.

20. PRIOR TO CONSTRUCTION, A GEOTECHNICAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUB-SURFACES FOR FOOTINGS, SERVICES AND PAVEMENT STRUCTURES.

21. FOR ANY SOILS RELATED INFORMATION, REFER TO THE GEOTECHNICAL INVESTIGATION REPORT BY WSP CANADA INC.

22. CONTRACTOR TO OBTAIN POST—CONSTRUCTION TOPOGRAPHIC SURVEY PERFORMED BY CERTIFIED OLS OR P.ENG. CONFIRMING COMPLIANCE WITH DESIGN GRADING AND SERVICING. SURVEY IS TO INCLUDE LOCATION AND INVERTS FOR BURIED UTILITIES.

23. EXISTING STORM SEWER, SANITARY SEWER, AND WATERMAIN ALONG SPRINGHURST AVENUE WERE DRAWN IN BASED ON SURVEY. CONTRACTOR TO CONFIRM ON SITE PRIOR TO CONSTRUCTION. SEWERS AND SERVICE LATERALS TO BE ABANDONED AS SHOWN IN PLAN PER CITY OF OTTAWA STANDARDS S11.4 AND F-4104.

24. ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO CGVD28 GEODETIC DATUM. BENCHMARK NO.1 HAVING A PUBLISHED ELEVATION OF 64.00m AND BENCHMARK NO.2 HAVING A PUBLISHED ELEVATION OF 64.54m. TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD, DATED JUNE 9, 2021.

EXISTING STORM MANHOLE

EXISTING CATCHBASIN

EXISTING SANITARY MANHOLE

EXISTING WATER VALVE

existing bollard

Existing utility pedestal

EXISTING ELEVATION

EXISTING UTILITY PEDESTA

EXISTING DECIDUOUS TREE

EXISTING LEGEND

EXISTING SHRUBS

EXISTING CONIFEROUS TREE

EXISTING FIRE HYDRANT

EXISTING UTILITY POLE

AN EXISTING ANCHOR

S === EXISTING SANITARY SEWER

OHW === EXISTING DVERHEAD WIRE

EXISTING POWER LINE

— G — EXISTING GAS

EXISTING EDGE OF ASPHALT

PROPERTY LINE

LEGEND

PROPOSED CATCHBASIN

PROPOSED STORM MANHOLE

PROPOSED SANITARY MANHOLE

PROPOSED VALVE AND BOX

PROPOSED STORM SEWER

PROPOSED SANITARY SEWER

PROPOSED WATER SERVICE

T/G 64.55

PROPOSED TOP OF GRATE

FFE 64.55
FINISH FLOOR ELEVATION

T/C 63.50
B/C 63.45
PROPOSED TOP AND BOTTOM OF CURB

PROPOSED TOP AND BOTTOM OF LANDING ELEVATION

PROPOSED TOP AND BOTTOM OF LANDING ELEVATION

PROPOSED TOP AND BOTTOM OF SLOPE

PROPOSED ELEVATION

PROPOSED SLOPE

PROPOSED 3:1 SLOPE

SILT SACK FILTER

SF--- LIGHT DUTY SILT DENCE

OVERLAND FLOW DIRECTION

NOTES: PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

CONTRACTOR TO REINSTATE ROAD CUTS AS PER CITY OF OTTAWA DETAIL R10.

2. REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PATERSON GROUP DATED FEBRUARY 16, 2023 FOR GEOTECHNICAL RECOMMENDATIONS.

3. CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL CONSULTANT PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B

. FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.

CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.

6. GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR B PLACEMENT.

RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT

WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.

7. CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE

8. ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR A PLACEMENT.

9. CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL

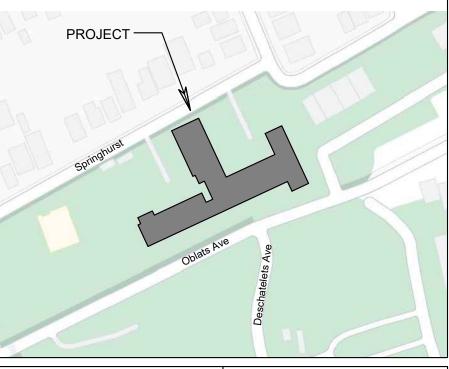
10. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE CONSULTANT WITH VERIFICATION PRIOR TO PLACEMENT.

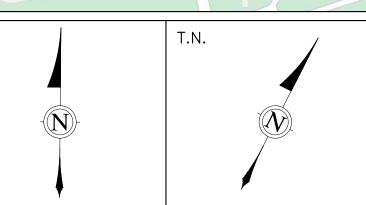
11. ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY CONSULTANT. CONSULTANT TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.

12. PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESS) TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT.

FORUM 15 OBLATS GP INC 226 ARGYLE AVE. OTTAWA, ON K2P 1B9

KEY PLAN





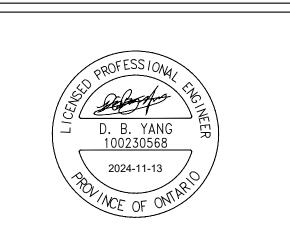
ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED.



SUBJECT TO APPROVAL

6	ISSUED FOR ZBA/SPA RESUBMISSION	2024-11-13
5	ISSUED FOR CLASS C ESTIMATE	2024-09-17
4	ISSUED FOR ZBA/SPA RESUBMISSION	2024-08-28
3	ISSUED FOR ZBA/SPA RESUBMISSION	2023-03-28
2	REVISED AS PER CITY COMMENTS	2023-02-16
1	ISSUED FOR SPA	2022-08-19
NO.	REVISION	DD/MM/YY DATE



CONSULTANTS:

STRUCTURAL —

MECHANICAL —

ELECTRICAL -

LANDSCAPING -

15 OBLATS AVENUE

OTTAWA

GRADING PLAN

Ξ.			
Y	221-02976-00		
	DRAWN BY: SM		
L	DESIGNED BY: SM		
	CHECKED BY: DY	C001	