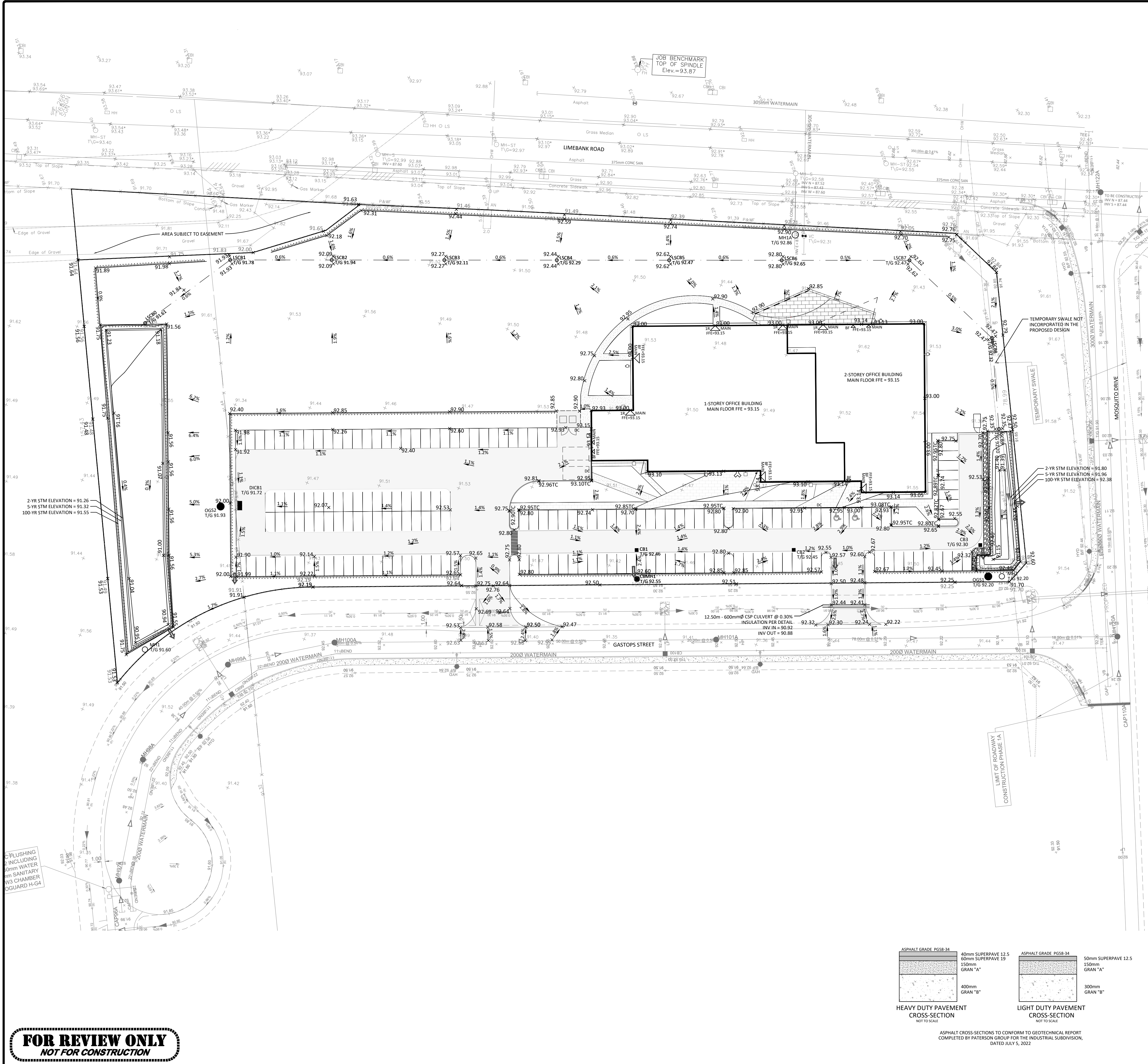


RENAME: (\\Ottawa\01\Project - Proposals\2024\06\CCO\CO-24-2748\CSV_Gastops Ltd. World HQ_Riverside South Business Park\12 - Drawing\CO-24-2748 - Design.dwg
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GENERAL NOTES

- THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
- THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY OR SHOWN ON ANS O'SULLIVAN VOLLEBERG LMT, DATED MAY 26, 2023, AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
- THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION. THESE DRAWINGS SHALL NOT BE USED FOR ANY LAYOUT OF STRUCTURAL COMPONENTS AND OTHER UTILITIES INCLUDING, BUT NOT LIMITED TO, FOOTINGS, FOUNDATION WALLS, FOUNDATION DRAINAGE, SHORING, ETC.
- THE EXACT LOCATION OF ALL NEW SERVICES SHALL BE COORDINATED AND CONFIRMED ON SITE WITH THE ARCHITECTURAL AND STRUCTURAL PLANS. THE LOCATION OF ALL NEW SERVICES SHALL BE COORDINATED WITH THE LOCATION OF EXISTING UTILITIES, SERVICES AND BUILDINGS, AS WELL AS THE FINAL BUILDING LAYOUT PRIOR TO INSTALLATION.
- ABOVE GROUND APPURTENANCES INCLUDING, BUT NOT LIMITED TO, CURBS, SIDEWALKS, WALKWAYS, PLANTER BEDS, ETC. ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. THE EXACT LAYOUT OF THE APPURTENANCES ARE TO BE COORDINATED WITH THE ARCHITECTURAL AND LANDSCAPE PLANS.
- THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- RESTORE ANY TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF TOWN AUTHORITIES.
- EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE TOWN.
- TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS, MEETING CTM REQUIREMENTS.
- DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/TOWN.
- ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH OPSS STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
- CONTACT THE TOWN FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE TOWN'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO OTTAWA
 - GAS SERVICE - ENBRIDGE
 - TELEPHONE SERVICE - BELL CANADA
 - TELEVISION SERVICE - ROGERS
- INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THE CITY.
- CONTRACTOR TO ENSURE ALL APPLICABLE OPSS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION.
- FOR GEOTECHNICAL INFORMATION, REFER TO THE GEOTECHNICAL INVESTIGATION BY PATERSON GROUP FOR THE INDUSTRIAL SUBDIVISION, DATED JULY 5, 2022.
- CIVIL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, STRUCTURAL, LANDSCAPING, ELECTRICAL AND MECHANICAL PLANS.

GENERAL NOTES FOR ROADWAYS

- ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROADWAY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- RESTORE ANY TRENCHES AND DISTURBED SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF TOWN AUTHORITIES.
- CONCRETE CURB AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SC1.1 (BARRIER CURB), SC2 (MONOLITHIC SIDEWALK & CURB), AND SC2.1 (STANDARD SIDEWALK), UNLESS OTHERWISE SPECIFIED. PROVISIONS SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS, DRIVEWAYS AND RAMPS INCLUDING TACTILE WALKING SURFACE INDICATORS (TWSI) WHERE REQUIRED PER SC2 AND SC2.1.
- PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY DETAIL R10, OPSS 600.010, OPSS 310.
- GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
- ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 100% SPMD OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
- SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR "B" COMPACTED IN MAXIMUM 300mm LIFTS AS DIRECTED BY A GEOTECHNICAL ENGINEER.
- IN AREAS OF NEW PAVEMENT CONSTRUCTION, ALL SURFICIAL TOPSOIL AND ANY LOOSE/SOFT, WET, ORGANIC OR DELETERIOUS MATERIALS ARE TO BE REMOVED FROM THE PROPOSED SUBGRADE SURFACE. ANY SUBEXCAVATED AREAS SHOULD BE FILLED WITH COMPACTED EARTH BORROW APPROVED BY A GEOTECHNICAL ENGINEER. THE SUBGRADE SURFACE IS TO BE PROOF ROLLED IN THE PRESENCE OF A GEOTECHNICAL ENGINEER. THE SUBGRADE SURFACE IS TO BE SHAPED AND CROWNED TO PROMOTE DRAINAGE OF THE GRANULAR MATERIALS.
- ANY FILL REQUIRED TO MEET THE PROPOSED SUBGRADE ELEVATIONS FOR THE ACCESS ROADWAYS AND PARKING AREAS IS TO CONSIST OF MATERIAL WHICH MEETS OR EXCEEDS OPSS SPECIFICATIONS FOR GRANULAR B TYPE I OR II OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE MATERIALS ARE TO BE PLACED IN MAXIMUM 300mm THICK LIFTS AND COMPACTED TO 98% SPMD MINIMUM USING VIBRATORY COMPACTION EQUIPMENT.
- WHERE NEW PAVEMENT WILL ABUT EXISTING PAVEMENT, THE DEPTHS OF GRANULAR MATERIALS IS TO TAPER UP OR DOWN AT 5 HORIZONTAL TO 1 VERTICAL, OR FLATTER, TO MATCH THE DEPTHS OF THE GRANULAR MATERIALS EXPOSED IN THE EXISTING PAVEMENT.

PROPOSED PAVEMENT STRUCTURE

- ASPHALT MATERIALS SHALL COMPLY WITH OPSS 310.
- LIGHT-DUTY PAVEMENT STRUCTURE:
 - 50mm HL-3 / SUPERPAVE 12.5mm TOP COURSE (PG58-34)
 - 150mm GRANULAR "A" BASE
 - 300mm GRANULAR "B" TYPE II SUB-BASE
- HEAVY-DUTY PAVEMENT STRUCTURE:
 - 40mm HL-3 / SUPERPAVE 12.5mm TOP COURSE (PG58-34)
 - 60mm HL-4 / SUPERPAVE 19.0mm BINDER COURSE (PG58-34)
 - 150mm GRANULAR "A" BASE
 - 400mm GRANULAR "B" TYPE II SUB-BASE
- REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR ALL TRAFFIC AREAS ABOVE FOUNDATION.

GENERAL NOTES FOR GRADING

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT GRADING AROUND HYDRANTS, TRANSFORMERS, AND UTILITY PEDESTALS, ETC., MEET CURRENT HYDRO AND UTILITY COMPANY REQUIREMENTS.
- ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
- CONTRACTOR TO ADJUST EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE CHAMBERS AND VALVE BOXES TO FINAL GRADE AS REQUIRED.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FOUNDATIONS OF ADJACENT BUILDINGS DURING EXCAVATION AND CONSTRUCTION PERIOD.
- GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7%. GRADES IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 3:1 TERRACING.
- ALL PVIOUS/LAWN AREAS TO BE TREATED WITH 100mm TOPSOIL & SEED OR SOD AS SOON AS FEASIBLE, EXCEPT WHERE NOTED.

LEGEND

LEGAL BOUNDARY
EXISTING FENCE
EXISTING STORM STRUCTURE
EXISTING CATCH BASIN
EXISTING SANITARY STRUCTURE
EXISTING FIRE HYDRANT
EXISTING VALVE & VALVE BOX
EXISTING HYDRO POLE
EXISTING HYDRO
EXISTING UTILITIES
EXISTING ELEVATION
EMERGENCY OVERLAND FLOW ROUTE
PROPOSED STORM CATCH BASIN
PROPOSED STORM CATCH BASIN MH
PROPOSED SANITARY STRUCTURE
PROPOSED WATER VALVE/HYDRANT/REDUCER/METER
PROPOSED CURB OUTLET PER OPSS 604.010
PROPOSED TOP OF CURB ELEVATION
PROPOSED FINISHED GROUND ELEVATION
PROPOSED TOP OF WALL ELEVATION
PROPOSED BOTTOM OF WALL ELEVATION
PROPOSED DITCH ELEVATION
PROPOSED SWALE ELEVATION
PROPOSED SLOPE
PROPOSED TERRACING (3:1 MAX)
PROPOSED BARRIER CURB
PROPOSED RETAINING WALL
PROPOSED DRAINAGE SWALE
PROPOSED CONCRETE SIDEWALK
PROPOSED HEAVY-DUTY PAVEMENT
PROPOSED PAVERS
ENTRY/EXIT LOCATION, ELEVATION & LEVEL
BF = BARRIER FREE
1R = ONE RISER, OH = OVERHEAD DOOR

SCALE 1:500

0 10 20 30 40 50 Metres

egis

Stamp:
LICENSED PROFESSIONAL ENGINEER
J. J. BURNEN
100534259
P.Eng.
PROVINCE OF ONTARIO

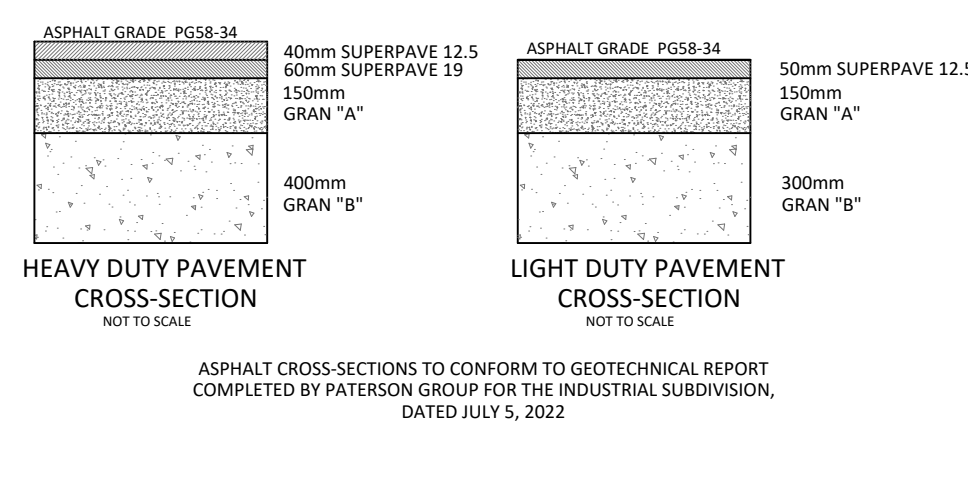
Client:
CSV ARCHITECTS
190 O'CONNOR ST, SUITE 100
OTTAWA, ON

Project:
GASTOPS LTD. HEADQUARTERS
RIVERSIDE SOUTH BUSINESS PARK,
OTTAWA, ON

Drawing Title:
SITE GRADING PLAN

Scale:	1:500	Project Number:	CO-24-2748
Drawn By:	RP	Drawing Number:	C101
Checked By:	JB		
Designed By:	RP		

FOR REVIEW ONLY
NOT FOR CONSTRUCTION



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