

GENERAL NOTES

- 1. 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.
- 2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) ANIS O'SULLIVAN VOLLEBEKK 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.
- 3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN BEFORE COMMENCING CONSTRUCTION.
- 4. 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 ALL 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. 10. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL
- AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- 12. 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, DELINÉATORS, MARKERS AND BARRIERS, MEETING OTM REQUIREMENTS
- 13. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/TOWN. 14. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH OPSS
- 15. 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.
- 16. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- 17. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL • ELECTRICAL SERVICE - HYDRO OTTAWA GAS SERVICE - ENBRIDGE,
- 16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL
- 17. CONTRACTOR TO ENSURE ALL APPLICABLE OPSS SPECIFICATIONS ARE FOLLOWED DURING
- FOR GEOTECHNICAL INFORMATION, REFER TO THE GEOTECHNICAL INVESTIGATION BY PATERSON GROUP FOR THE INDUSTRIAL SUBDIVISION, DATED JULY 5, 2022
- 18. CIVIL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, STRUCTURAL, LANDSCAPING, ELECTRICAL AND MECHANICAL PLANS.

GENERAL NOTES FOR ROADWAYS

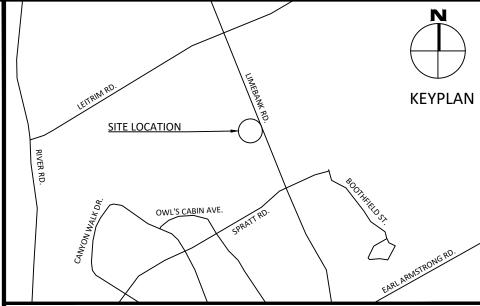
- ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROADWAY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 2. RESTORE ANY TRENCHES AND DISTURBED SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE
- SATISFACTION OF TOWN AUTHORITIES. CONCRETE CURB AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SC1.1 (BARRIER CURB), SC2 (MONOLITHIC SIDEWALK & CURB), AND SC4 (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 SC6 AND SC7.3.
- WITH CITY DETAIL R10, OPSD 509.010, OPSS 310. 4. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL
- STRUCTURES WITHIN PAVEMENT AREA.
- 6. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF
- 7. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM
- 8. 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
- 9. 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% SPMDD MINIMUM USING VIBRATORY COMPACTION
- 10. 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

PROPOSED PAVEMENT STRUCTURE

- 1. ASPHALT MATERIALS SHALL COMPLY WITH OPSS 310.
- 2. 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
- 3. HEAVY-DUTY PAVEMENT STRUCTURE: 40mm HL-3 / SUPERPAVE 12.5mm TOP COURSE (PG58-34) 60mm HL-8 / SUPERPAVE 19.0mm BINDER COURSE (PG58-34)
- 4. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR ALL TRAFFIC AREAS

GENERAL NOTES FOR GRADING

- 1. 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.
- 2. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS
- 3. CONTRACTOR TO ADJUST EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE
- 4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FOUNDATIONS OF ADJACENT BUILDINGS DURING EXCAVATION AND CONSTRUCTION
- 5. GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7%. GRADES IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 3:1 TERRACING.
- 6. ALL PERVIOUS/LAWN AREAS TO BE TREATED WITH 100mm TOPSOIL & SEED OR SOD AS



LEGEND		
LEGAL BOUNDARY		
EXISTING FENCE	xx	
EXISTING STORM STRUCTURE		
EXISTING CATCHBASIN		
EXISTING SANITARY STRUCTURE	•	
EXISTING FIRE HYDRANT	-	
EXISTING VALVE & VALVE BOX	₩	
EXISTING HYDRO POLE	О н.р.	
EXISTING HYDRO	— н — н —	
EXISTING UTILITIES	——— нвсс ———————————————————————————————	
EXISTING ELEVATION	×99.00	
EMERGENCY OVERLAND FLOW ROUTE	\Rightarrow	
PROPOSED STORM MANHOLE	Q	
PROPOSED STORM CATCHBASIN MH	Q	
PROPOSED SANITARY STRUCTURE	$lue{lue}_{\!$	
PROPOSED WATER VALVE/HYDRANT PROPOSED CURB OUTLET PER OPSD 604.010	• • □	
PROPOSED TOP OF CURB ELEVATION	×99.00TC	
PROPOSED FINISHED GROUND ELEVATION	×99.00	
PROPOSED TOP OF WALL ELEVATION	×99.00TW	
PROPOSED BOTTOM OF WALL ELEVATION	×99.00BW	
PROPOSED DITCH ELEVATION PROPOSED SWALE ELEVATION	_× 99.00(D) _× 99.00(S)	
PROPOSED SWALE ELEVATION PROPOSED SLOPE	×99.00(3) 1.0%_	
PROPOSED TERRACING (3:1 MAX)		
PROPOSED BARRIER CURB		
PROPOSED RETAINING WALL		
PROPOSED DRAINAGE SWALE	· ·	
PROPOSED CONCRETE SIDEWALK		

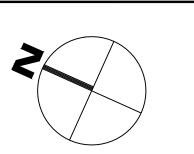
1R :	= ONE RISER, OH = OVERHEAD DOOR	FFE=74.40	
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No.	Revisions		Date
Chec	k and verify all dimensions e proceeding with the work	Do not	scale drawir

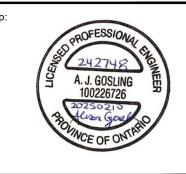
ENTRY/EXIT LOCATION, ELEVATION & LEVEL

BF = BARRIER FREE

before proceeding with the work SCALE 1:500







BF,1R, OH / MAIN,L1

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

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

SITE GRADING PLAN

1:500 CO-24-2748 Orawing Number: