



- LEGEND**
- PROPERTY LINE
  - 71.35\* PROPOSED ELEVATION
  - 71.35TW\* PROPOSED TOP OF WALL ELEVATION
  - 71.35BW\* PROPOSED BOTTOM OF WALL ELEVATION
  - 71.35TP\* PROPOSED TOP OF PLANTER ELEVATION
  - 71.35BP\* PROPOSED BOTTOM OF PLANTER ELEVATION
  - 71.35TC\* PROPOSED TOP OF CURB ELEVATION
  - ▲ PROPOSED BUILDING ENTRANCE
  - 1.7% SLOPE AND DIRECTION
  - ▬ TERRACING 3:1 SLOPE MAX UNLESS OTHERWISE INDICATED
  - ⇒ OVERLAND FLOW ROUTE
  - PROPOSED COLUMN
  - EXISTING VALVE & VALVE BOX
  - SAN MH EXISTING SANITARY MANHOLE
  - STM MH EXISTING STORM MANHOLE
  - CB EXISTING CATCH BASIN
  - U-P EXISTING UTILITY POLE
  - EXISTING ELEVATION

**NOTES**

**GENERAL NOTES:**

1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. 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.
3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4. BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
5. 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.
6. 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.
7. ALL ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, HORIZONTAL DATUM MTM ZONE 9 - NAD83 (ORIGINAL), THE SITE BENCHMARK IS CURRENTLY SET ON TOP OF THE FIRE HYDRANT SPINDLE (ELEV=71.83), LOCATED ON THE SOUTH SIDE OF GLOUCESTER STREET IN FRONT OF THE SUBJECT SITE. REFER TO ANNIS O'SULLIVAN VOLLEBEK LTD TOPOGRAPHIC PLAN OF SURVEY OF LOTS 44, 45 AND 46 (SOUTH GLOUCESTER STREET LOTS) PART OF LOTS 44 AND 45 (NORTH NEPEAN STREET LOTS) REGISTERED PLAN 2986, CITY OF OTTAWA.
8. REFER TO GEOTECHNICAL REPORT (No. P03851-1, DATED JULY 26, 2023), PREPARED BY PATERSON GROUP FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
9. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
10. REFER TO SERVICING AND STORMWATER MANAGEMENT BRIEF (REPORT NO. R-2022-197, DATED AUGUST 09, 2023) PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
11. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
12. PROVIDE LINE/PARKING PAINTING.
13. 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 TIG ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.

**GRADING NOTES:**

1. ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
2. EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
3. ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUB-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. FILL PLACED FOR GRADING BENEATH THE BUILDING AREAS SHOULD CONSIST, UNLESS OTHERWISE SPECIFIED, OF CLEAN IMPORTED GRANULAR FILL, SUCH AS ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) GRANULAR A OR GRANULAR B TYPE 1. THE IMPORTED FILL SHOULD BE TESTED AND APPROVED PRIOR TO DELIVERY. THE FILL, WHERE REQUIRED, SHOULD BE PLACED IN MAXIMUM 300mm THICK LOOSE LIFTS AND COMPACTED BY SUITABLE COMPACTION EQUIPMENT. FILL PLACED BENEATH BUILDINGS SHOULD BE COMPACTED TO A MINIMUM OF 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
5. NON-SPECIFIED EXISTING FILL ALONG WITH SITE EXCAVATED SOIL COULD BE PLACED AS GENERAL LANDSCAPING FILL WHERE SETTLEMENT OF THE GROUND SURFACE IS OF MINOR CONCERN. THESE MATERIALS SHOULD BE SPREAD IN LIFTS WITH A MAXIMUM THICKNESS OF 300mm AND COMPACTED BY THE TRACKS OF THE SPREADING EQUIPMENT TO MINIMIZE VOIDS.
6. A MINIMUM OF 150mm OF OPSS GRANULAR A SHOULD BE PLACED FOR BEDDING FOR SEWER OR WATER PIPES WHEN PLACED ON A SOIL SUBGRADE. THE BEDDING SHOULD EXTEND TO THE SPRING LINE OF THE PIPE. COVER MATERIAL, FROM THE SPRING LINE TO A MINIMUM OF 300mm ABOVE THE OVERTOP OF THE PIPE, SHOULD CONSIST OPSS GRANULAR A (CONCRETE OR PSM PVC PIPES) OR SAND (CONCRETE PIPES). THE BEDDING AND COVER MATERIALS SHOULD BE PLACED IN MAXIMUM 225mm THICK LIFTS AND COMPACTED TO 98% OF THE SPMDD.
7. WHERE THE SURFACE AREAS ARE CONSIDERED ABOVE THE TRENCH BACKFILL, THE TRENCH BACKFILL MATERIAL WITHIN THE FROST ZONE (ABOUT 1.8m BELOW FINISHED GRADE) AND ABOVE THE COVER MATERIAL SHOULD MATCH THE SOILS EXPOSED AT THE TRENCH WALLS TO MINIMIZE DIFFERENTIAL FROST HEAVING. THE TRENCH BACKFILL SHOULD BE PLACED IN MAXIMUM 225mm THICK LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S SPMDD. ALL COBBLES LARGER THAN 200mm IN THEIR LONGEST DIRECTION SHOULD BE SEGREGATED FROM RE-USE AS TRENCH BACKFILL.
8. MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
9. MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
10. ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
11. ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
12. REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
13. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.

**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.

**CLARIDGE HOMES**  
505 PRESTON STREET  
OTTAWA, ONTARIO  
K1S 4N7

No.	REVISION	DATE	BY
3.	REVISED PER CITY COMMENTS	AUG 09/23	GJM
2.	ISSUED FOR SITE PLAN CONTROL	JAN 26/23	GJM
1.	ISSUED IN SUPPORT OF SITE PLAN	NOV 30/22	GJM

**SCALE**

1:150

**DESIGN**  
R/JG

**CHECKED**  
G/JM

**DRAWN**  
R/JG/MF

**CHECKED**  
ARM

**APPROVED**  
GJM

**FOR REVIEW ONLY**

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**LOCATION**  
CITY OF OTTAWA  
84 & 100 GLOUCESTER STREET

**DRAWING NAME**  
GRADING PLAN

**PROJECT No.**  
122173-00

**REV**  
REV # 3

**DRAWING No.**  
122173-GR

**PLAN #**  
189444

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