GENERAL NOTES	5
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- 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 \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED AND THE CITY OF OTTAWA AS THIRD PARTY.
- 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. 6. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE
- AND REMOVE FROM SITE ALL ORGANIC MATERIAL AND DEBRIS. ALL CONTAMINATED MATERIAL (IF ANY) SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- 7. ALL ELEVATIONS ARE GEODETIC. THE SITE BENCHMARKS ARE THE NAILS IN UTILITY POLE (ELEVATION=55.93). REFER TO FARLEY, SMITH AND DENIS SURVEYING LTD. TOPOGRAPHIC PLAN OF PART OF LOTS 85, 86 AND 87, CITY OF OTTAWA

8. REFER TO THE APPROVED SUBSURFACE INVESTIGATION REPORT, PREPARED BY YURI MENDEZ ENGINEERING FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF GRANULAR MATERIAL.

- 9. REFER TO THE DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT NO. R-2022-198 DATED DECEMBER 19, 2024 PREPARED BY NOVATECH
- 10. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS
- 11. SAW CUT AND KEYGRIND 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).
- 12. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES AND GRADING PLAN INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THE PLANS. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, T/WM ELEVATIONS, ANY ALIGNMENT CHANGES, AND ALL SURFACE ELEVATION AS BUILT GRADES.

### SEWER NOTES:

1. SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.

PVC [

2. SPE

ECIFICATIONS:
TEM_
STORM / SANITARY MANHOLE (1200Ø)
CATCHBASIN (600x600mm)
CB, FRAME & COVER
STORM / SANITARY MH FRAME
STORM COVER (CLOSED)
STORM COVER (OPEN)
SEWER TRENCH
STORM SEWER < 450mmØ
STORM SEWER >= 450mmØ
SANITARY SEWER

SPEC. No.	REFERENCE
701.010	OPSD
705.010	OPSD
400.020	OPSD
S25	CITY OF OTTAWA
S24.1	CITY OF OTTAWA
S28.1	CITY OF OTTAWA
S6 & S7	CITY OF OTTAWA
PVC SDR 35 (UNL	ESS SPECIFIED OTHERWISE)
CONC 65D (UNLES	SS SPECIFIED OTHERWISE)
PVC DR 35	CITY OF OTTAWA

3. SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%. 3. ALL STORM AND SANITARY SERVICE LATERALS SHALL BE EQUIPPED WITH BACKFLOW PREVENTION DEVICES AS PER THE CITY

- OF OTTAWA STANDARD DETAILS S14 AND S14.1 OR S14.2.
- 4. ALL WEEPING TILE CONNECTIONS TO BE MADE TO THE PROPOSED STORM SEWER SYSTEM DOWNSTREAM OF ANY INLET CONTROL DEVICES.
- 5. INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 2.0m COVER PER INSULATION DETAIL FOR SHALLOW SEWERS. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
- 6. FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX: POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
- 7. STORM MANHOLES AND CBMHS ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
- 8. ALL CATCHBASINS, MANHOLES AND/OR CATCHBASIN MANHOLES THAT ARE TO HAVE ICD'S INSTALLED WITHIN THEM ARE TO
- HAVE 600mm SUMPS. 9. ALL CATCHBASINS AND CATCHBASIN MANHOLES TO BE PROVIDED WITH MINIMUM 3 METER LONG PERFORATED SUBDRAINS EXTENDING IN TWO DIRECTIONS AT THE SUBGRADE LEVEL. THE SUBGRADE SURFACE SHOULD BE SHAPED TO PROMOTE WATER
- 10. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS, 200mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES AND RE CCTV PRIOR TO ACCEPTANCE.
- 11. CONTRACTOR TO TELEVISE (CCTV) ALL EXISTING SEWERS IN STE-CECILE STREET FRONTING THE SITE PRE AND POST CONSTRUCTION.
- 12. THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 410.07.16, 410.07.16.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
- 13. ALL EXISTING BUILDING SEWER SERVICES NOTED TO BE REMOVED ARE TO BE CAPPED AT THE PROPERTY LINE

## **GRADING NOTES:**

FLOW TO THE DRAINAGE LINES.

- 1) ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS.
- 2) EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL CONSULTANT.
- 3) ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS.
- 4) 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 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
- 5) GRADE AND/OR FILL BEHIND PROPOSED CURB AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
- 6) MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- 7) ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1, SC1.4).
- 8) ALL SIDEWALKS ARE TO BE CONSTRUCTED AS PER CITY OF OTTAWA DETAILS (SC1.4, SC4, SC5, SC6), INSTALL TWSI AT ALL DEPRESSED CURB RAMPS PER CITY DETAIL (SC7.3).
- 9) AS PER PRIVATE APPROACH BY-LAW NO. 2004-447 SECTION 26 (h) THE GRADE OF ANY PART OF A PRIVATE APPROACH TO A BUILDING MAY BE GREATER THAN 6% BUT SHALL NOT EXCEED 12% PROVIDED THAT A SUBSTANCE MELTING DEVICE SUFFICIENT TO KEEP THE PRIVATE APPROACH FREE OF ICE AT ALL TIMES IS INSTALLED AND PROPERLY MAINTAINED BY THE OWNER.

WATERMAIN NOTES:

- 1. SPECIFICATIONS: WATERMAIN TRENCHING
- THERMAL INSULATION IN SHALLOW TRENCHES WATERMAIN CROSSING BELOW SEWER WATERMAIN
- OTTAWA STANDARD DETAIL DRAWING W22.
- 4. PROVIDE MINIMUM 0.5m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS.
- 5. WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.
- DRAWING W23.

# EROSION AND SEDIMENT CONTROL NOTES:

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, 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.

- FENCE BARRIER AS REQUIRED.

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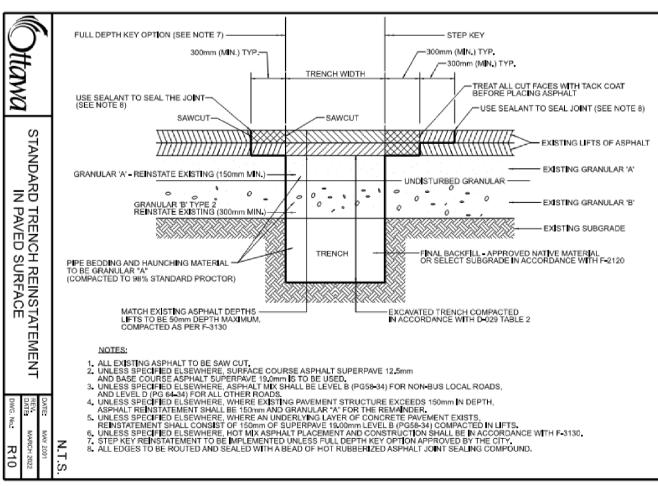
INSPECTOR OR CONSERVATION AUTHORITY.

### **SEWER & WATERMAIN INSULATION NOTES:** 1. INSULATE ALL SEWER PIPES THAT HAVE LESS

- THAN 2.0m COVER AND ALL WATERMAIN WITH LESS THAN 2.4m OF COVER WITH EXPANDED POLYSTYRENE INSULATION AS PER OPSD 1109.030. 2. THE THICKNESS OF INSULATION SHALL BE THE EQUIVALENT OF 25mm FOR EVERY 300mm REDUCTION IN THE REQUIRED DEPTH OF COVER WITH 50mm MINIMUM (SEE TABLE)
- T = THICKNESS OF INSULATION (mm) W = WIDTH OF INSULATION (mm) W = D + 300 (1000 min.) D = O.D OF PIPE (mm)

# PAVEMENT STRUCTURES:

	LIGHT DUTY PAVEMENT
	50mm HL-3 OR SUPERPAVE 12 150mm GRANULAR "A"
	150mm GRANULAR "A"
	300mm GRANULAR "B" TYPE II
	ASPHALT GRADE PG 58-34



THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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.

**OWNER INFORMATION** 14072375 CANADA INC. (HENRY INVESTMENTS) 1770 CANAAN ROAD CUMBERLAND, ONTARIO, K4C 1J5



### REFERENCE CITY OF OTTAWA CITY OF OTTAWA CITY OF OTTAWA

2. SUPPLY AND CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMAINS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.

3. ALL WATERMAINS / SERVICES ARE TO HAVE A MINIMUM COVER DEPTH OF 2.4m OR SHALL BE INSULATED IN ACCORDANCE WITH CITY OF

6. ANY SERVICES WITHIN 2.4m OF AN EXISTING CATCH BASIN MUST BE INSULATED IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DETAIL

7. ALL EXISTING WATER SERVICES NOTED TO BE REMOVED ARE TO BE BLANKED AT THE WATERMAN CONNECTION IN STE CECILE STREET.

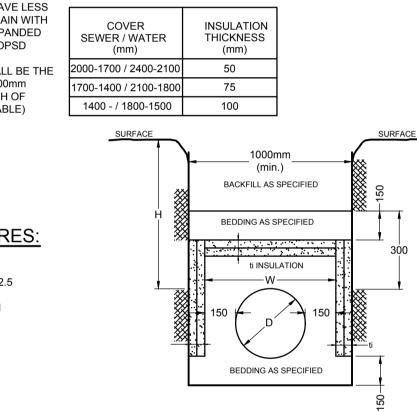
1. THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT

THE CONTRACTOR SHALL PLACE FILTER BAGS UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.

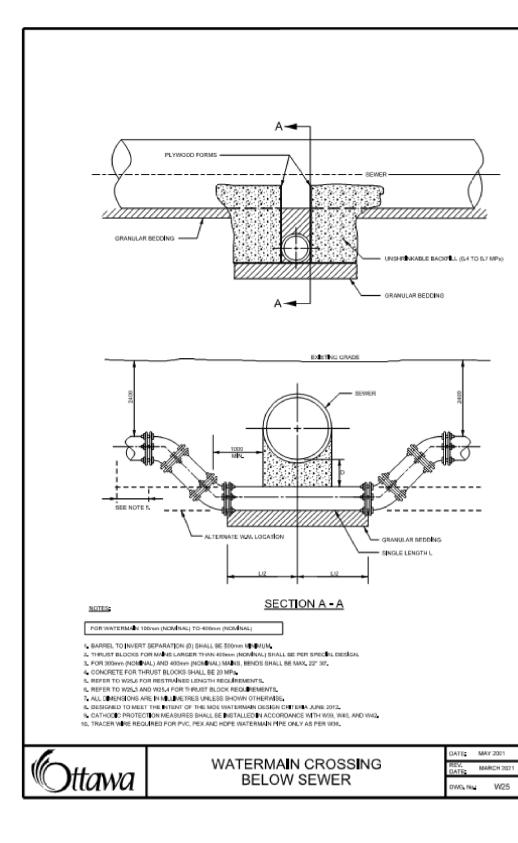
SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.

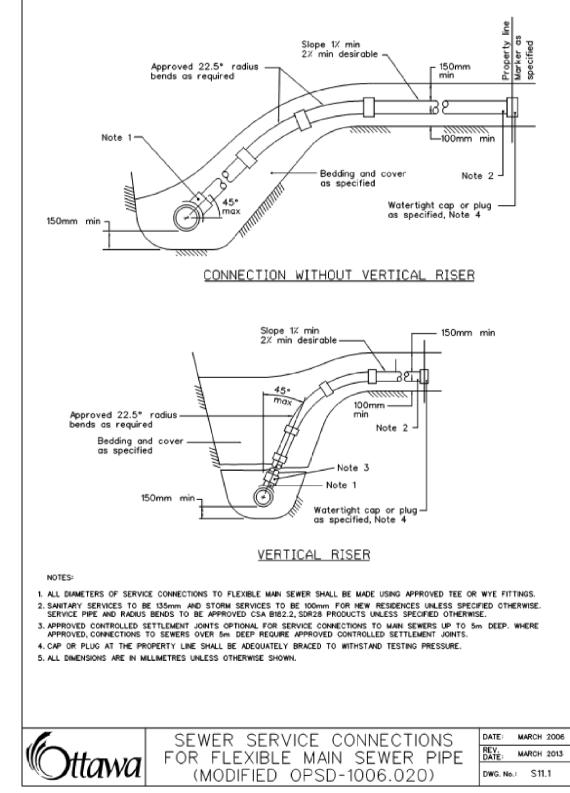
4. PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.

EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE 6. THE CONTRACTOR IS RESPONSIBLE TO ENSURE ROADS ARE KEPT FREE OF MUD AND DEBRIS.

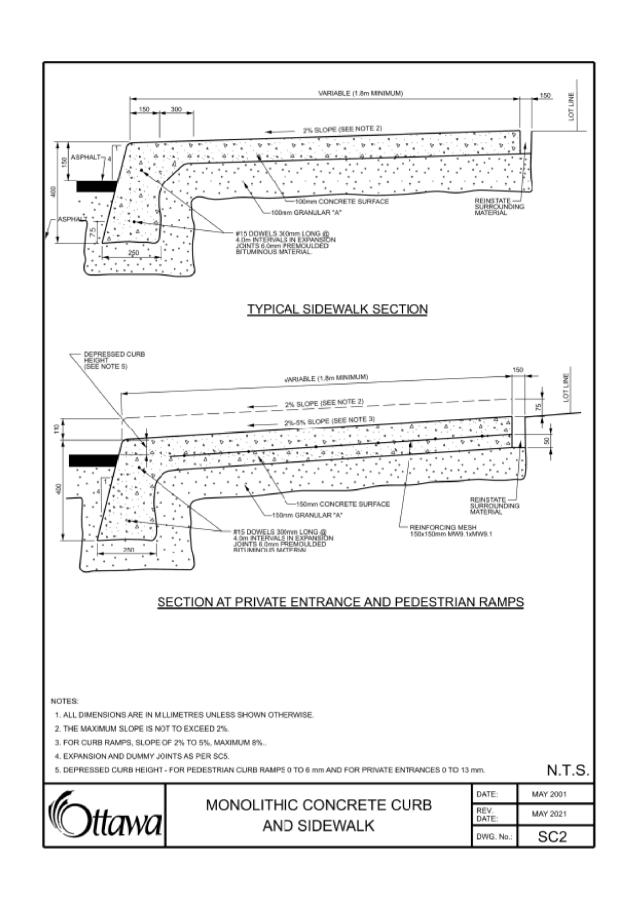


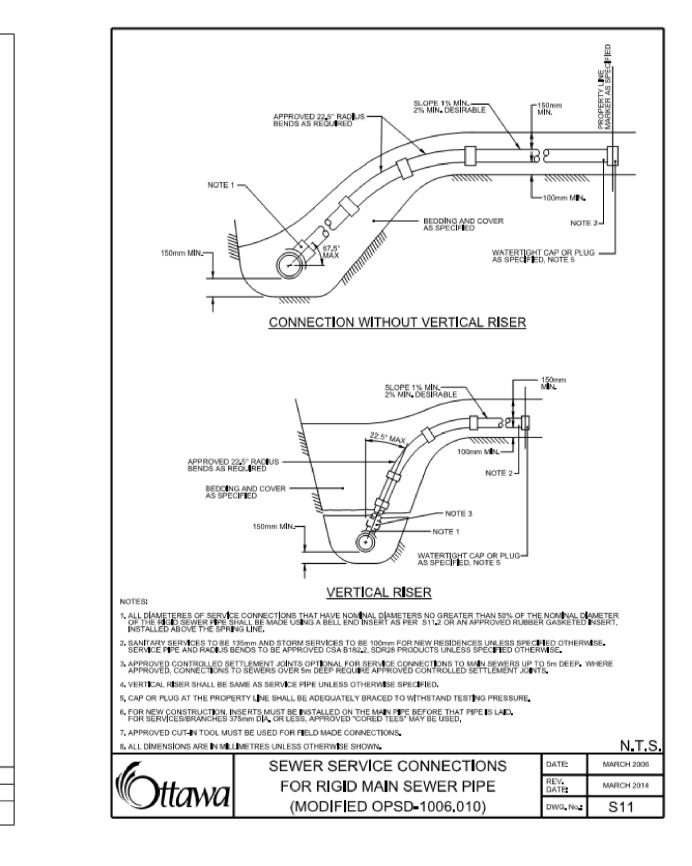


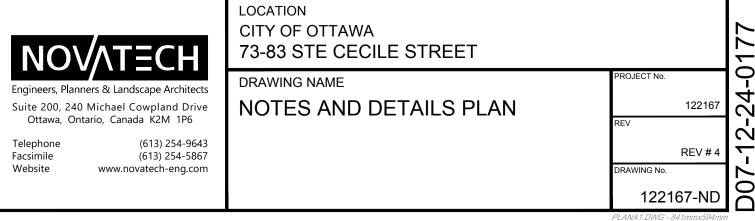




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4	ISSUED FOR FINAL SITE PLAN APPROVAL	JUN 23/25	MJH		DMM/ZA		M.J. HREHORIAK
3	RE-ISSUED FOR SITE PLAN APPLICATION	APR 2/25	MJH				100211256
2	RE-ISSUED FOR SITE PLAN APPLICATION	FEB 20/25	MJH		MJH		JUN 23/25
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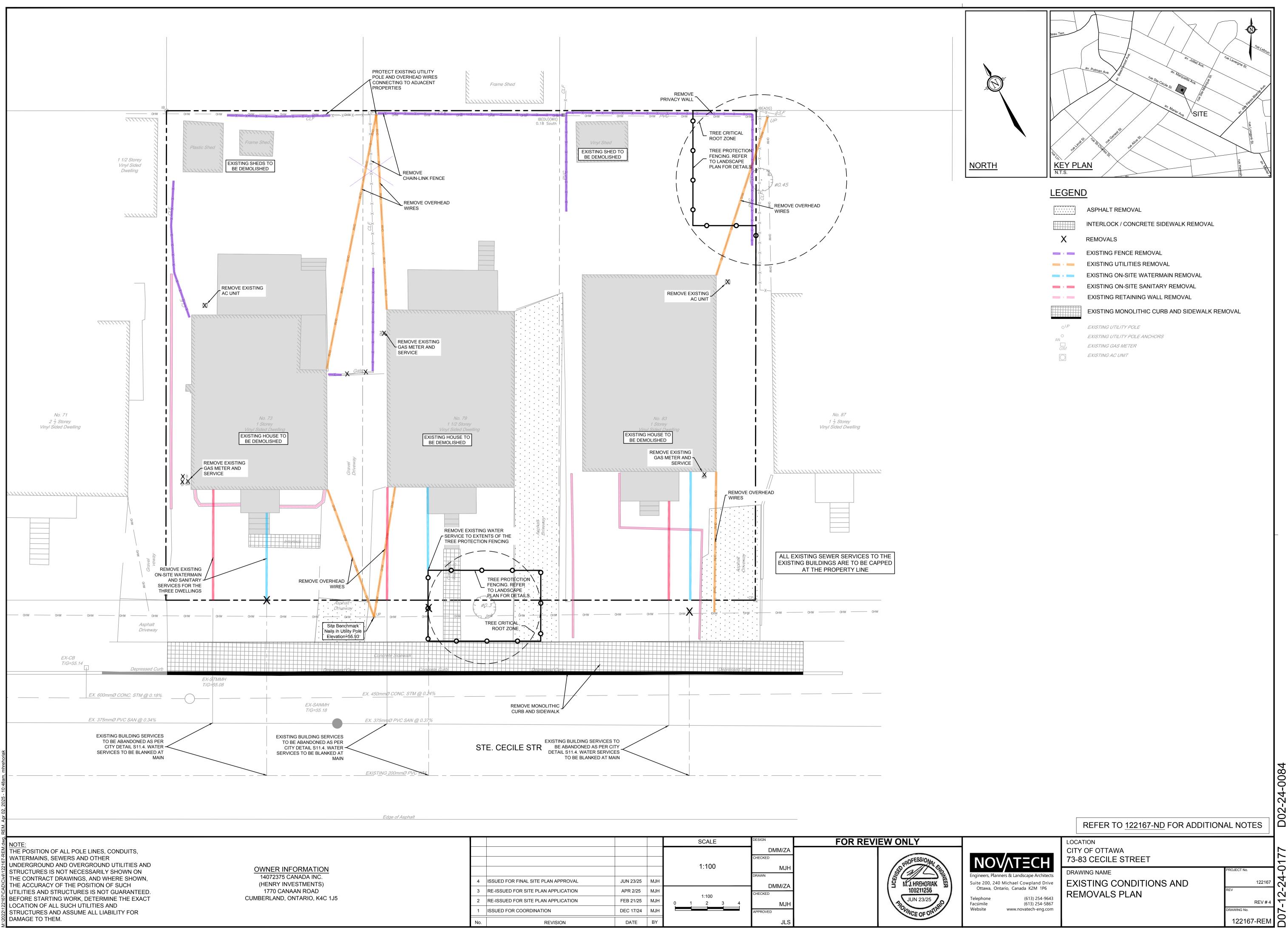




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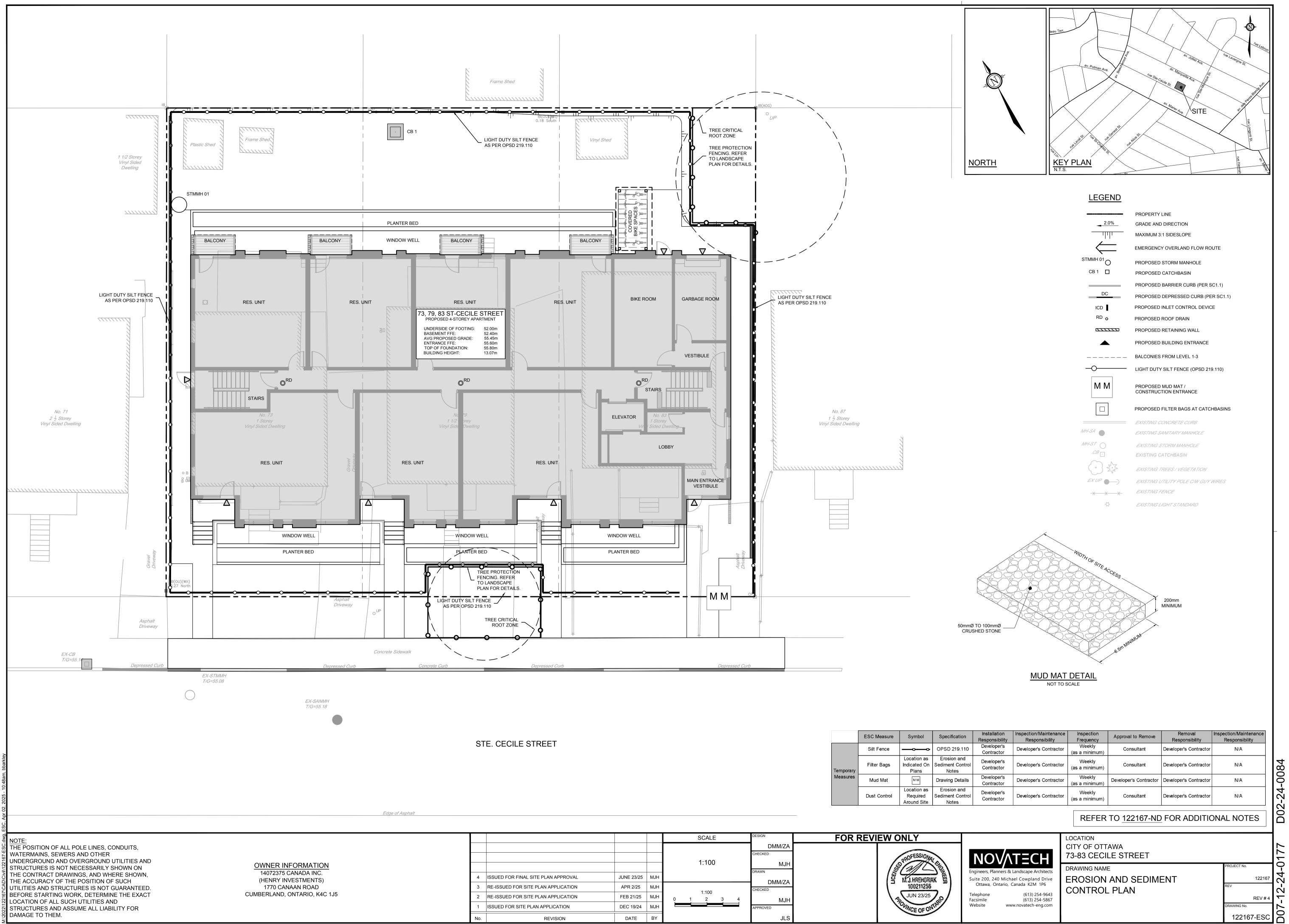
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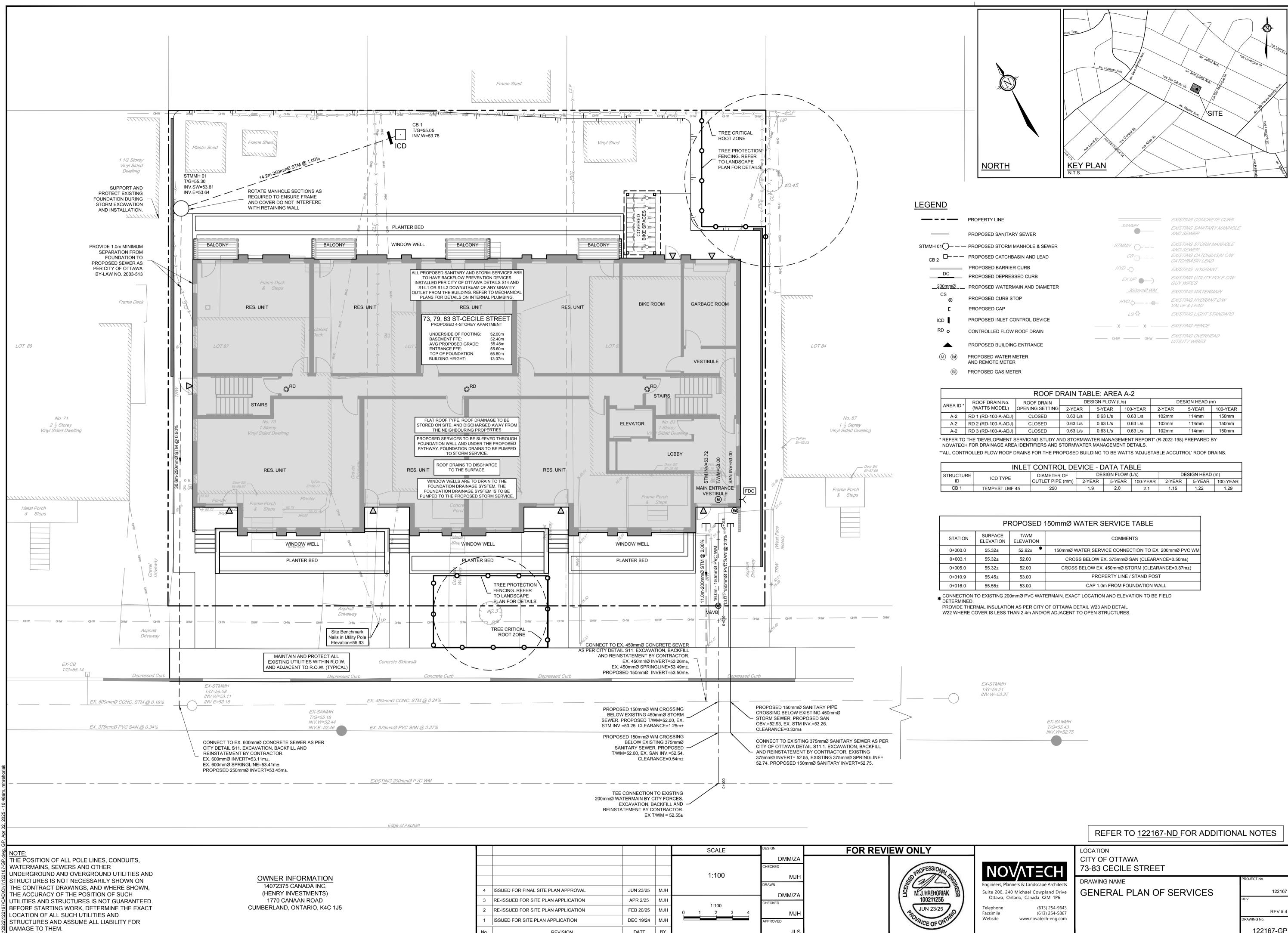
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3	RE-ISSUED FOR SITE PLAN APPLICATION	APR 2/25	MJH	1.100	CHECKED	100211256
2	RE-ISSUED FOR SITE PLAN APPLICATION	FEB 21/25	MJH	1:100 0 1 2 3 4	MJH	JUN 23/25
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	ESC Measure	Symbol	Specification	Installation Responsibility	Inspection/Maintenance Responsibility	Inspection Frequency	Approval to Remove	Removal Responsibility	Inspection/Maintenance Responsibility			
	Silt Fence		OPSD 219.11	0 Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A			
Temporary	Filter Bags	Location as Indicated On Plans	Erosion and Sediment Cont Notes	Developers	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A			
Measures	Mud Mat	MM	Drawing Detail	ls Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor	N/A			
	Dust Control	Location as Required Around Site	Erosion and Sediment Cont Notes	L Developers	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A			
	REFER TO <u>122167-ND</u> FOR ADDITIONAL NOTES											
FOR F	REVIEW C	DNLY				LOCATION						
		-OFESSION				CITY OF OTT 73-83 CECI	AWA LE STREET					

				SCALE	DESIGN	FOR REVIEW ONLY		LOCATION	
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4	ISSUED FOR FINAL SITE PLAN APPROVAL	JUNE 23/25	MJH	1.100	MJH		Engineers, Planners & Landscape Architects Suite 200, 240 Michael Cowpland Drive		PROJECT No. 122167
3	RE-ISSUED FOR SITE PLAN APPLICATION	APR 2/25	MJH	1:100	DMM/ZA CHECKED	S M.J.HREHORIAK	Ottawa, Ontario, Canada K2M 1P6	EROSION AND SEDIMENT CONTROL PLAN	122167 REV
2	RE-ISSUED FOR SITE PLAN APPLICATION ISSUED FOR SITE PLAN APPLICATION	FEB 21/25         I           DEC 19/24         I	MJH MJH		MJH	JUN 23/25 NO	Telephone         (613) 254-9643           Facsimile         (613) 254-5867           Website         www.novatech-eng.com		REV # 4 DRAWING No.
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3	RE-ISSUED FOR SITE PLAN APPLICATION	APR 2/25	MJH		DMM/ZA	100211256
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ROOF DRAIN TABLE: AREA A-2												
ROOF DRAIN No.	DRAIN No. ROOF DRAIN		SIGN FLOW (L	./s)	DESIGN HEAD (m)							
(WATTS MODEL)	OPENING SETTING	2-YEAR	5-YEAR	100-YEAR	2-YEAR	5-YEAR	100-YEAR					
RD 1 (RD-100-A-ADJ)	CLOSED	0.63 L/s	0.63 L/s	0.63 L/s	102mm	114mm	150mm					
RD 2 (RD-100-A-ADJ)	CLOSED	0.63 L/s	0.63 L/s	0.63 L/s	102mm	114mm	150mm					
RD 3 (RD-100-A-ADJ)	CLOSED	0.63 L/s	0.63 L/s	0.63 L/s	102mm	114mm	150mm					

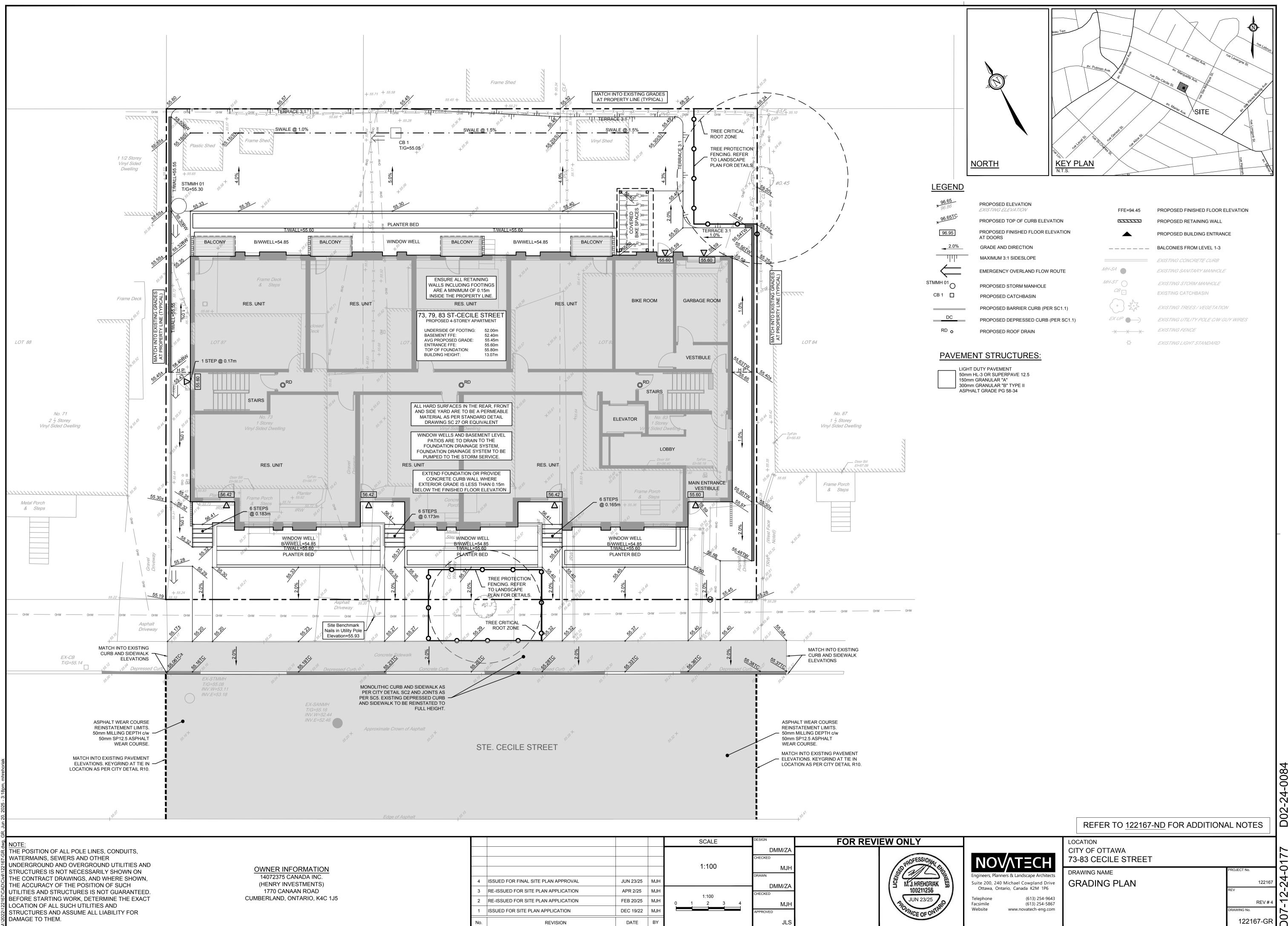
	INLET CONTROL DEVICE - DATA TABLE												
E	ICD TYPE	DIAMETER OF		SIGN FLOW (	L/s)	DESIGN HEAD (m)							
		OUTLET PIPE (mm)	2-YEAR	5-YEAR	100-YEAR	2-YEAR	5-YEAR	100-YEAR					
	TEMPEST LMF 45	250	1.9	2.0	2.1	1.15	1.22	1.29					

PROPOSED 150mmØ WATER SERVICE TABLE				
SURFACE ELEVATION	T/WM ELEVATION	COMMENTS		
55.32±	52.92± *	150mmØ WATER SERVICE CONNECTION TO EX. 200mmØ PVC WM		
55.32±	52.00	CROSS BELOW EX. 375mmØ SAN (CLEARANCE=0.50m±)		
55.32±	52.00	CROSS BELOW EX. 450mmØ STORM (CLEARANCE=0.87m±)		
55.45±	53.00	PROPERTY LINE / STAND POST		
55.55±	53.00	CAP 1.0m FROM FOUNDATION WALL		

PROJECT No.	
	122167
REV	
	REV # 4
DRAWING No.	
1221	67-GP

PLAN # 19217

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PROPOSED TOP OF CURB ELEVATION
PROPOSED FINISHED FLOOR ELEVATION AT DOORS
GRADE AND DIRECTION

REFER TO 122167-ND FOR ADDITION	AL NOTES

PLAN # 19217