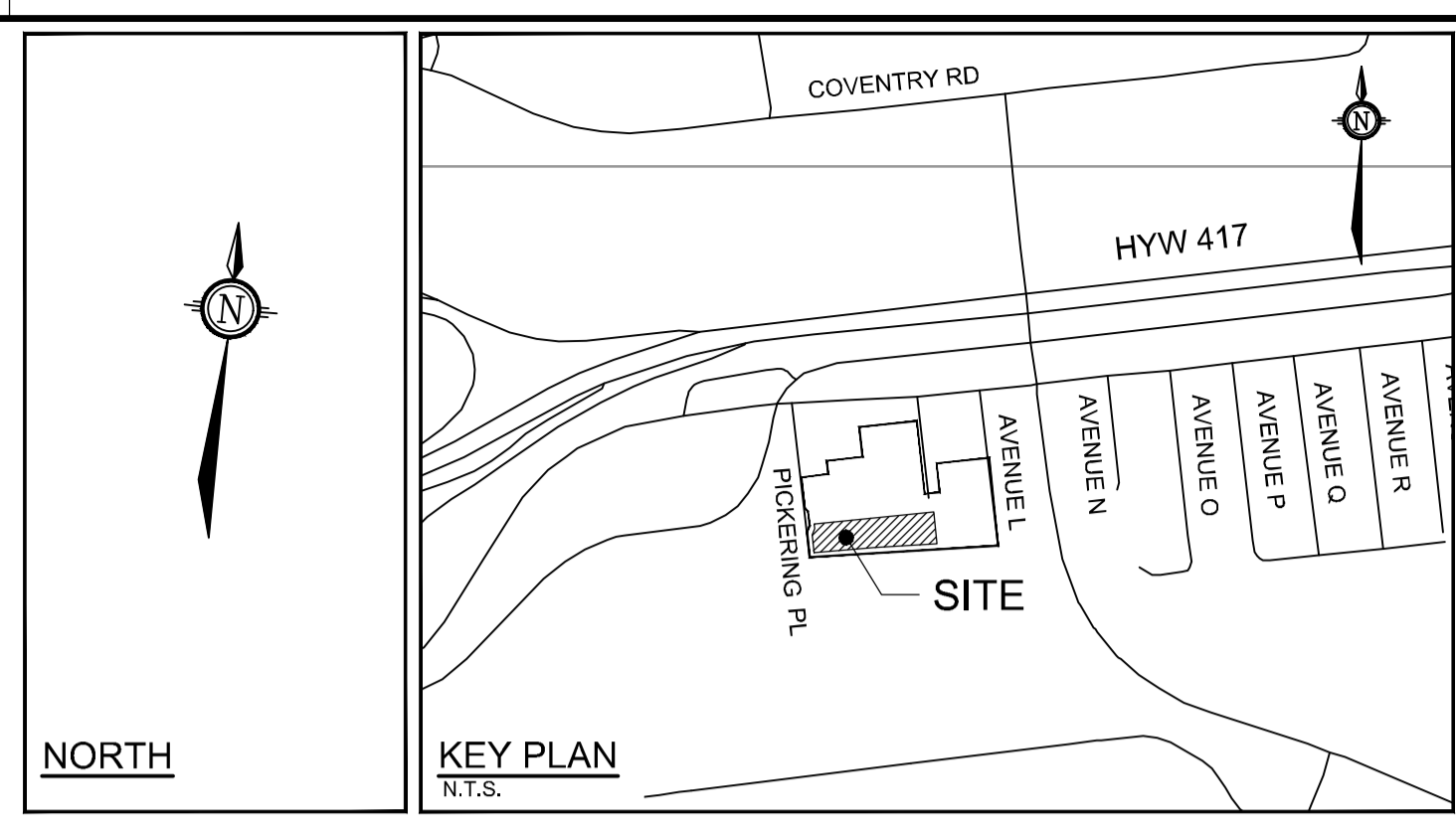


**LEGEND**

- PROPERTY LINE
- INTERNAL PROPERTY LINE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED BUILDING ENTRANCE
- DIRECTION OF MAJOR OVERLAND FLOW
- TERRACE BUILDING ENTRANCE
- PROPOSED AREA DECK DRAIN BY OTHERS (REFER TO MECH DRAWINGS FOR MORE INFO)
- PROPOSED HIGH POINT
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- SWALE C/W SUBDRAIN AND DIRECTION OF FLOW
- TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
- SLOPE AND DIRECTION
- EXISTING UTILITY POLE C/W GUY WIRES
- EXISTING VALVE & VALVE CHAMBER
- EXISTING VALVE & VALVE BOX
- EXISTING HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCHBASIN
- EXISTING LIGHT STANDARD
- EXISTING FENCE



PARK WATER SERVICE TO INCLUDE A CITY PARK WATER METER AS PER CITY STANDARD DETAIL DRAWING W31.1.

AREA DECK DRAINS AND ROOF DRAINS TO DRAIN TO INTERNAL BUILDING PLUMBING. REFER TO MECHANICAL DRAWING.  
ALL DRAINAGE FROM THE UNDERGROUND PARKING IS TO BE DIRECTED TO THE SANITARY SEWER  
REFER TO MECHANICAL DRAWINGS FOR INTERNAL BUILDING PIPE LAYOUT

**BUILDING 1 - RESIDENTIAL**  
28 STOREYS  
F.F.E = 64.65  
P1 LEVEL = 61.00  
P2 LEVEL = 58.20  
P3 LEVEL = 55.40

AREA DECK DRAINS AND ROOF DRAINS TO DRAIN TO INTERNAL BUILDING PLUMBING. REFER TO MECHANICAL DRAWING.  
ALL DRAINAGE FROM THE UNDERGROUND PARKING IS TO BE DIRECTED TO THE SANITARY SEWER  
REFER TO MECHANICAL DRAWINGS FOR INTERNAL BUILDING PIPE LAYOUT

**BUILDING 2 - RESIDENTIAL**  
14 STOREYS  
F.F.E = 64.40  
P1 LEVEL = 61.00  
P2 LEVEL = 58.20  
P3 LEVEL = 55.40

**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.

No.	REVISION	DATE	BY
2.	ISSUED FOR SITE PLAN PHASE 2	MAY 10/24	RJK
1.	ISSUED FOR COORDINATION	APR 17/24	MJH

SCALE	
1:200	

DESIGN	MJH
CHECKED	MJH
DRAWN	DMM
CHECKED	MJH
APPROVED	JLS

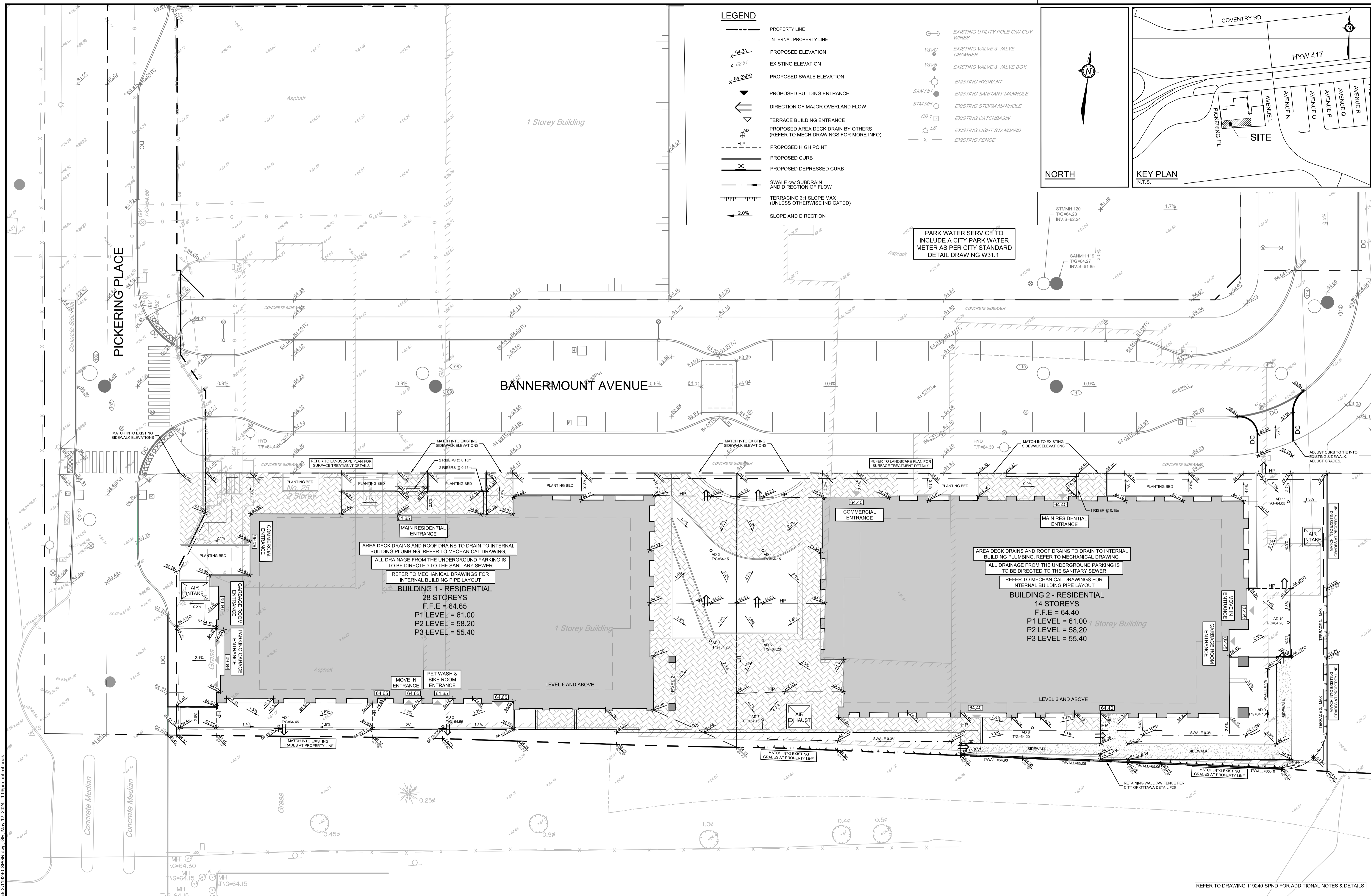
**FOR REVIEW ONLY**

**LICENSED PROFESSIONAL ENGINEER**  
M.J. HREHORIAK  
100211256  
MAY 10/24  
PROVINCE OF ONTARIO

**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website www.novatech-eng.com

LOCATION	
CITY OF OTTAWA 22 PICKERING PLACE - BLOCK 1 & BLOCK 2	
DRAWING NAME	
GRADING PLAN	
PROJECT No.	119240
REV	REV # 2
DRAWING No.	119240-SPGR

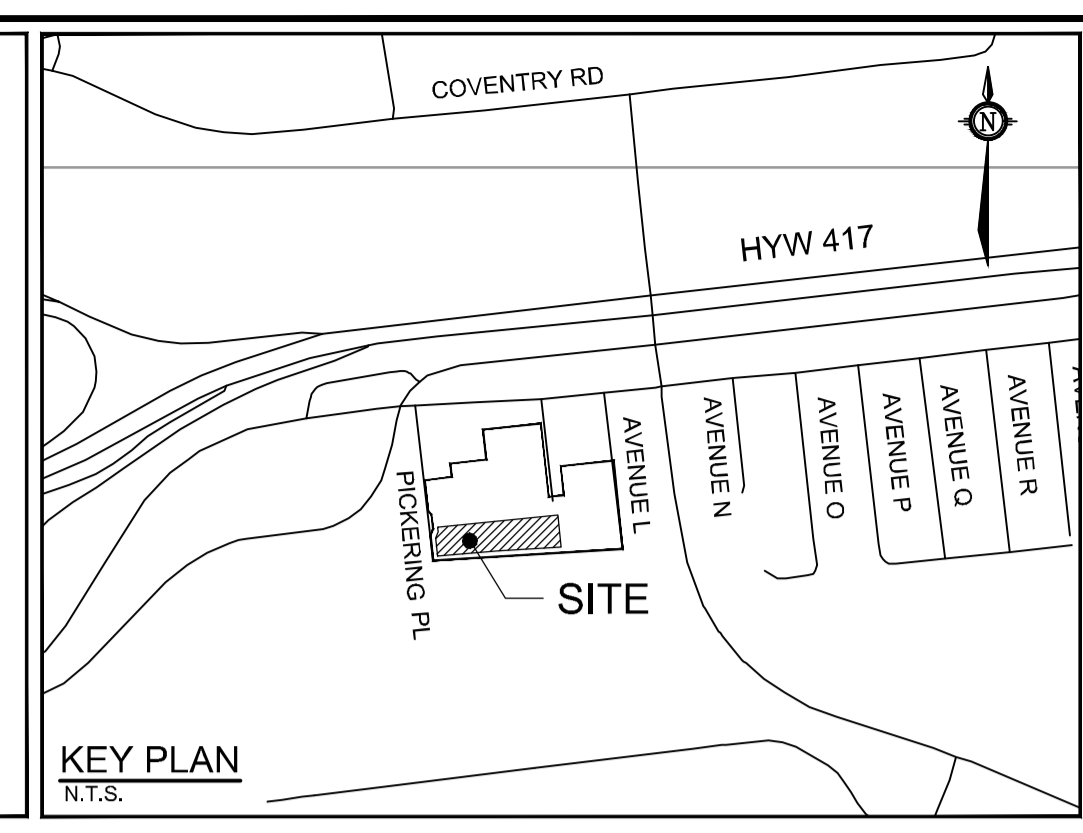
Novatech 2018/05/20/18119240/CAD/Design/Block 1 and Block 2/119240-SPGR.dwg, GR, May 10, 2024 - 3:17pm, rjkruss



**LEGEND**

- PROPERTY LINE
- INTERNAL PROPERTY LINE
- PROPOSED ELEVATION
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- EXISTING LIGHT STANDARD
- EXISTING FENCE

PARK WATER SERVICE TO INCLUDE A CITY PARK WATER METER AS PER CITY STANDARD DETAIL DRAWING W31.1.



**BUILDING 1 - RESIDENTIAL**  
28 STOREYS  
F.F.E = 64.65  
P1 LEVEL = 61.00  
P2 LEVEL = 58.20  
P3 LEVEL = 55.40

**BUILDING 2 - RESIDENTIAL**  
14 STOREYS  
F.F.E = 64.40  
P1 LEVEL = 61.00  
P2 LEVEL = 58.20  
P3 LEVEL = 55.40

**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.

No.	REVISION	DATE	BY
3.	ISSUED FOR SITE PLAN APPLICATION	AUG 1/24	MJH
2.	ISSUED FOR SITE PLAN PHASE 2	MAY 10/24	RJK
1.	ISSUED FOR COORDINATION	APR 17/24	MJH

SCALE	
1:200	1:200

DESIGN	DESIGNER
DESIGNED	MJH
CHECKED	MJH
DRAWN	DMM
CHECKED	MJH
APPROVED	JLS

**FOR REVIEW ONLY**

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Telephone: (613) 254-9643  
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Website: www.novatech-eng.com

LOCATION  
CITY OF OTTAWA  
22 PICKERING PLACE - BLOCK 1 & BLOCK 2

DRAWING NAME  
**GRADING PLAN**

PROJECT No. 119240  
REV # 3  
DRAWING No. 119240-SPGR

M:\2019\119240\CAD\Design-Block 1 and Block 2\119240-SPGR.dwg, GR, May 12, 2024 - 1:06pm, mhrehorjak