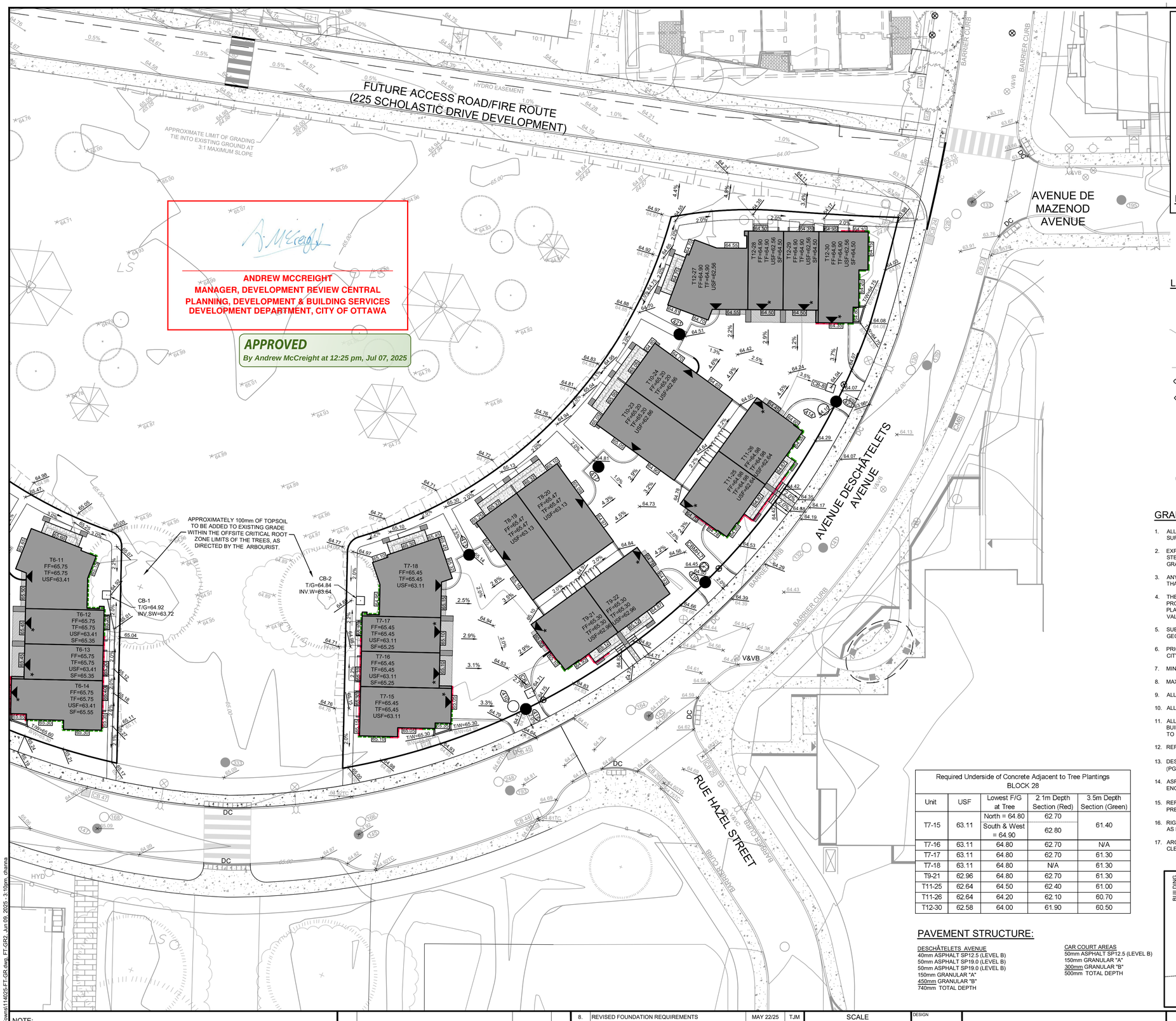
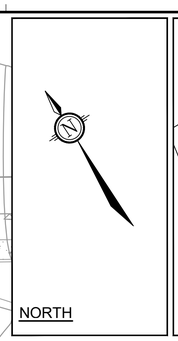
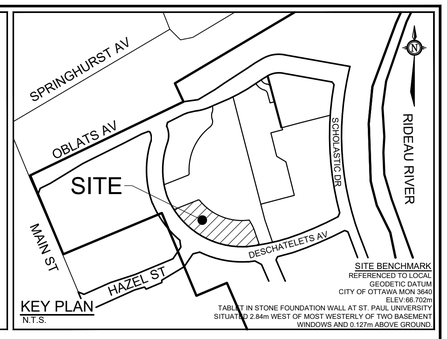



ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**
*By Andrew McCreight at 12:25 pm, Jul 07, 2025*




SITE BENCHMARK
REFERENCED TO LOCAL GEODETIC DATUM
CITY OF OTTAWA MON 3640
ELEV.66.702m
TABLET IN STONE FOUNDATION WALL AT ST. PAUL UNIVERSITY SITUATED 2.84m WEST OF MOST WESTERLY OF TWO BASEMENT WINDOWS AND 0.127m ABOVE GROUND.

**SOURCE REFERENCE:**
*PLAN OF SUBDIVISION OF PART OF LOT "H" CONCESSION "D" (RIDEAU FRONT), PREPARED BY ANNIS, O-SULLIVAN, VOLLEBEKK LTD. ON DECEMBER 15, 2017. (PLAN 4M-1596)*

TOPOGRAPHIC INFORMATION:
*HORIZONTAL DATUM: NAD 83 (ORIGINAL), MTM - ZONE 9*
*VERTICAL DATUM: CGVD28:78*
1. *DRAFT PLAN OF SUBDIVISION OF PART OF LOT "H" CONCESSION "D" (RIDEAU FRONT), PREPARED BY ANNIS, O-SULLIVAN, VOLLEBEKK LTD (2015)*
2. *NOVATECH TOPOGRAPHIC SURVEY, APRIL 2024*

## LEGEND

| | |
|---|---|
| 97.00 / 96.50 | PROPOSED ELEVATION / *EXISTING GROUND ELEVATION* |
| 97.00 / 96.50 | PROPOSED ELEVATION / PROPOSED ELEVATION (SUBDIVISION) |
| 98.00 | EXISTING CONTOUR AND ELEVATION |
| | TERRACE TO EXISTING (3:1 MAX) |
| | PROPOSED GRADING TIE-IN LIMITS |
| 101 | PROPOSED SANITARY MAINTENANCE HOLE |
| 101 | PROPOSED STORM MAINTENANCE HOLE |
| CB | PROPOSED CATCHBASIN |
| SP | PROPOSED STAND POST LOCATION |
| DC | DEPRESSED CURB |
| T6-12 | UNIT ID |
| FF=65.75 | FINISHED FLOOR ELEVATION |
| TF=65.75 | TOP OF FOUNDATION ELEVATION |
| USF=63.41 | UNDERSIDE OF FOOTING ELEVATION |
| SF=65.35 | SUNKEN FLOOR ELEVATION |
| | *EXISTING SANITARY MAINTENANCE HOLE* |
| | *EXISTING STORM MAINTENANCE HOLE* |
| | *EXISTING CATCHBASIN* |
| | *EXISTING VALVE & VALVE BOX LOCATION* |
| | *EXISTING HYDRANT* |
| DC | *EXISTING DEPRESSED CURB* |
| | *EXISTING STREET LIGHT* |
| | LEAN CONCRETE REQUIRED UNDER FOOTING TO 3.5m BELOW FINISHED GRADE (FOOTING WITHIN 4.5m OF PROPOSED TREE) |
| | OVERDEPTH FOOTING/LEAN CONCRETE REQUIRED UNDER FOOTING TO 2.1m BELOW FINISHED GRADE (FOOTING WITHIN 4.5m-7.5m OF PROPOSED TREE) |
| | SITE BOUNDARY |

## GRADING AND PAVEMENT NOTES:

1. ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED HARD SURFACE (ie. PAVEMENT, CURB, SIDEWALK, ETC.) AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
2. EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE HEAVILY PROOF ROLLED WITH A LARGE (10 TON) VIBRATORY STEEL DRUM ROLLER UNDER DRY CONDITIONS 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. THE GRANULAR BASE SHOULD BE PLACED IN MAXIMUM 300mm LIFTS AND COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE PLACED IN MAXIMUM 300mm LIFTS AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
5. SUBGRADE TO BE INSPECTED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION TO REVIEW IF A WOVEN GEOTEXTILE IS REQUIRED BELOW THE GRANULAR MATERIALS; AND TO CONFIRM THE DEPTH AND COMPACTION OF GRANULAR 'B'
6. PRIOR TO PLACEMENT OF WEAR COURSE ASPHALT, THE CONTRACTOR SHALL ADJUST ALL STRUCTURES TO FINAL GRADE PER CITY OF OTTAWA STANDARDS.
7. MINIMUM OF 2% GRADE FOR ALL GRASSED AREAS UNLESS OTHERWISE NOTED.
8. MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
9. ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
10. ALL CURBS SHALL BE BARRIER CURB UNLESS OTHERWISE NOTED AND CONSTRUCTED PER CITY OF OTTAWA STANDARD (SC1.1).
11. ALL SIDEWALKS ARE TO HAVE 2% CROSSFALL UNLESS OTHERWISE NOTED. CROSSFALL IS TO BE DIRECTED AWAY FROM BUILDINGS AND PROPERTY LINES UNLESS OTHERWISE NOTED. WHERE PATHWAY TO HAVE 1% CROSSFALL, LONGITUDINAL FALL IS TO BE 2% MINIMUM.
12. REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
13. DESCHÂTELETS AVENUE IS A COLLECTOR ROADWAY. ALL ASPHALT USED FOR ROAD CUT REINSTATEMENTS SHALL BE LEVEL B (PG 58-34) PER R10 AND THE APPROVED SUBDIVISION PLANS.
14. ASPHALT TO BE PLACED IN LIFT THICKNESSES NOT EXCEEDING 60mm OR AS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
15. REFER TO "GEOTECHNICAL INVESTIGATION - PROPOSED RESIDENTIAL DEVELOPMENT - 295 & 355 DESCHÂTELETS AVENUE, PREPARED BY PATERSON GROUP, DATED FEBRUARY 1, 2024" FOR ADDITIONAL INFORMATION.
16. RIGHT OF WAY CURBS AND SIDEWALK TO BE CONSTRUCTED AS PER SC1.1 AND SC1.4 OR SC2. ENTRANCES TO BE CONSTRUCTED AS PER SC7.1
17. ARCHITECT IS TO PROVIDE UP-STANDS (RAISED FOUNDATIONS) IN LOCALIZED AREAS AS REQUIRED TO ACHIEVE A MINIMUM 0.15m CLEARANCE FROM THE PROPOSED TERRACE ELEVATIONS TO THE TOP OF FOUNDATION.

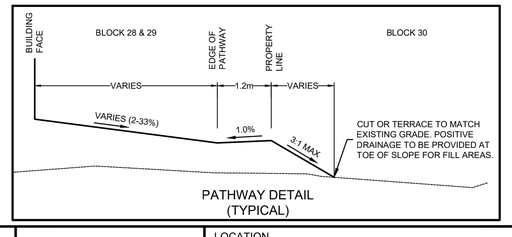
Required Underside of Concrete Adjacent to Tree Plantings
BLOCK 28

| Unit | USF | Lowest F/G at Tree | 2.1m Depth Section (Red) | 3.5m Depth Section (Green) |
|---|---|---|---|---|
| T7-15 | 63.11 | North = 64.80 | 62.70 | 61.40 |
| | | South & West = 64.90 | 62.80 | |
| T7-16 | 63.11 | 64.80 | 62.70 | N/A |
| T7-17 | 63.11 | 64.80 | 62.70 | 61.30 |
| T7-18 | 63.11 | 64.80 | N/A | 61.30 |
| T9-21 | 62.96 | 64.80 | 62.70 | 61.30 |
| T11-25 | 62.64 | 64.50 | 62.40 | 61.00 |
| T11-26 | 62.64 | 64.20 | 62.10 | 60.70 |
| T12-30 | 62.58 | 64.00 | 61.90 | 60.50 |

## PAVEMENT STRUCTURE:

DESCHÂTELETS AVENUE
40mm ASPHALT SP12.5 (LEVEL B)
50mm ASPHALT SP19.0 (LEVEL B)
50mm ASPHALT SP19.0 (LEVEL B)
150mm GRANULAR "A"
450mm GRANULAR "B"
740mm TOTAL DEPTH

CAR COURT AREAS
50mm ASPHALT SP12.5 (LEVEL B)
150mm GRANULAR "A"
300mm GRANULAR "B"
500mm TOTAL DEPTH




PATHWAY DETAIL
(TYPICAL)

NOTE:
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.

| No. | REVISION | DATE | BY |
|---|---|---|---|
| 9. | RE-ISSUED FOR SITE PLAN APPROVAL | JUN 10/25 | TJM |
| 8. | REVISED FOUNDATION REQUIREMENTS | MAY 22/25 | TJM |
| 7. | REVISED PER CITY COMMENTS | APR 01/25 | TJM |
| 6. | UPDATED UNIT ELEVATIONS | MAR 25/25 | TJM |
| 5. | REVISED PER CITY COMMENTS | DEC 20/24 | TJM |
| 4. | REVISED PER CITY COMMENTS | NOV 29/24 | TJM |
| 3. | RE-ISSUED FOR SITE PLAN APPROVAL | OCT 17/24 | TJM |
| 2. | ISSUED FOR SITE PLAN APPROVAL | AUG 14/24 | TJM |
| 1. | ISSUED FOR DISCUSSION | APR 26/24 | TJM |

SCALE
1:250
1:250
0 2 4 6 8 10

DESIGN SAM
CHECKED TJM
DRAWN SAM
CHECKED TJM
APPROVED TJM

LICENSED PROFESSIONAL ENGINEER
T. J. MCKAY
100195434
JUNE 10, 2025
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
GREYSTONE VILLAGE

DRAWING NAME
BLOCK 28
GRADING PLAN

PROJECT No. 114025-00
REV REV #9
DRAWING No. 114025-FT-GR2

D07-12-24-0130

M:\2014\114025\CAD\Design\Forecourt Towns\114025-FT-GR.dwg, FT-GR2, Jun 09, 2025 - 3:10pm, channa

PLANA1.DWG - 841mmx594

#19191