



**LEGEND**

---	PROPERTY LINE	STM MH	PROPOSED STORM MANHOLE
DC	PROPOSED DEPRESSION CURB	○	PROPOSED VALVE & VALVE BOX
▤	PROPOSED TACTILE WALKING SURFACE INDICATOR (TWS)	○	EXISTING VALVE & VALVE BOX
96.40	PROPOSED ELEVATION	○	EXISTING VALVE & LEAD
97.00	EXISTING ELEVATION	○	EXISTING SANITARY MANHOLE
97.78AD	PROPOSED AREA DRAIN ELEVATION	○	EXISTING STORM MANHOLE
97.78BW	PROPOSED TOP OF WALL ELEVATION	○	EXISTING CATCHBASIN
97.78CW	PROPOSED BOTTOM OF CURB ELEVATION	○	EXISTING DITCH CENTERLINE
○	PROPOSED VALVE AND VALVE BOX	○	EXISTING UTILITY POLE
○	FIRE DEPARTMENT SIAMSE CONNECTION	○	EXISTING UTILITY POLE ANCHORS
↑	PROPOSED BUILDING ENTRANCE	○	EXISTING STREETLIGHT
↑	PROPOSED HIGH POINT		
3:1	TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)		
2.0%	SLOPE AND DIRECTION		
→	DIRECTION OF MAJOR OVERLAND FLOW		
▬	PROPOSED AREA DRAIN		

- GENERAL NOTES:**
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
  - 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.
  - OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
  - 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.
  - 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.
  - 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.
  - ALL ELEVATIONS ARE GEODETIC AND REFERRED TO THE CYG028 DATUM. BEARINGS ARE REFERENCED TO THE MTM ZONE 9 NAD-83 (ORIGINAL) DATUM. REFER TO ANNIS O'SULLIVAN, VOLLEBEKK LTD., TOPOGRAPHICAL PLAN OF SURVEY PARTS OF LOTS 1554, 1555, 1556, AND 1557, REGISTERED PLAN 38, CITY OF OTTAWA, DATED JULY 30, 2020.
  - REFER TO GEOTECHNICAL REPORT (No. PG5744-1, DATED MAY 12<sup>TH</sup> 2021), PREPARED BY PATERSON 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.
  - REFER TO ARCHITECTS AND LANDSCAPE ARCHITECTS' DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
  - REFER TO SERVICEABILITY AND STORMWATER MANAGEMENT REPORT PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD. R-2021-055 DATED DECEMBER 13, 2024.
  - SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
  - PROVIDE LINE/PARKING PAINTING.
  - ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
  - ALL PRIVATE APPROACHES MUST BE CONSTRUCTED AS PER CITY SPECIFICATION SC13.
  - ALL EXISTING INFRASTRUCTURE (STORM AND SANITARY NETWORK & MANHOLES) ON-SITE TO BE REMOVED.

- GRADING NOTES:**
- 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.
  - 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.
  - 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.
  - THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
  - MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
  - MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
  - ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
  - ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC11).
  - REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
  - CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.

ICON2  
50 STOREY TOWER  
FF EAST=62.55  
FF NORTH=62.15  
RETAIL=63.21  
P1=58.55  
P2=55.75  
P3=52.95  
P4=50.15  
P5=47.35  
P6=44.55  
P7=41.75

**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.

**NOT FOR CONSTRUCTION**

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



No.	REVISION	DATE	BY
6.	RE-ISSUED FOR ZBA AND SPA	DEC13/24	GJM
5.	ISSUED FOR ZBA AND SPA	JAN19/24	GJM
4.	ISSUED FOR ZBA AND SPA	APRIL21/23	GJM
3.	ISSUED FOR COORDINATION	JUL13/22	CJF
2.	ISSUED WITH SITE PLAN APPLICATION	APR15/21	JAG
1.	ISSUED FOR PRELIMINARY COORDINATION	FEB 9/21	JAG

**SCALE**

1:100

FOR REVIEW ONLY	DATE	BY
CHECKED	CJF	
DESIGNED	GJM	
DRAWN	CJF	
CHECKED	GJM	
APPROVED	GJM	



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LOCATION CITY OF OTTAWA ICON2 - 829 CARLING AVE.	PROJECT No. 121008
DRAWING NAME GRADING PLAN	REV # 6
	DRAWING No. 121008-GR