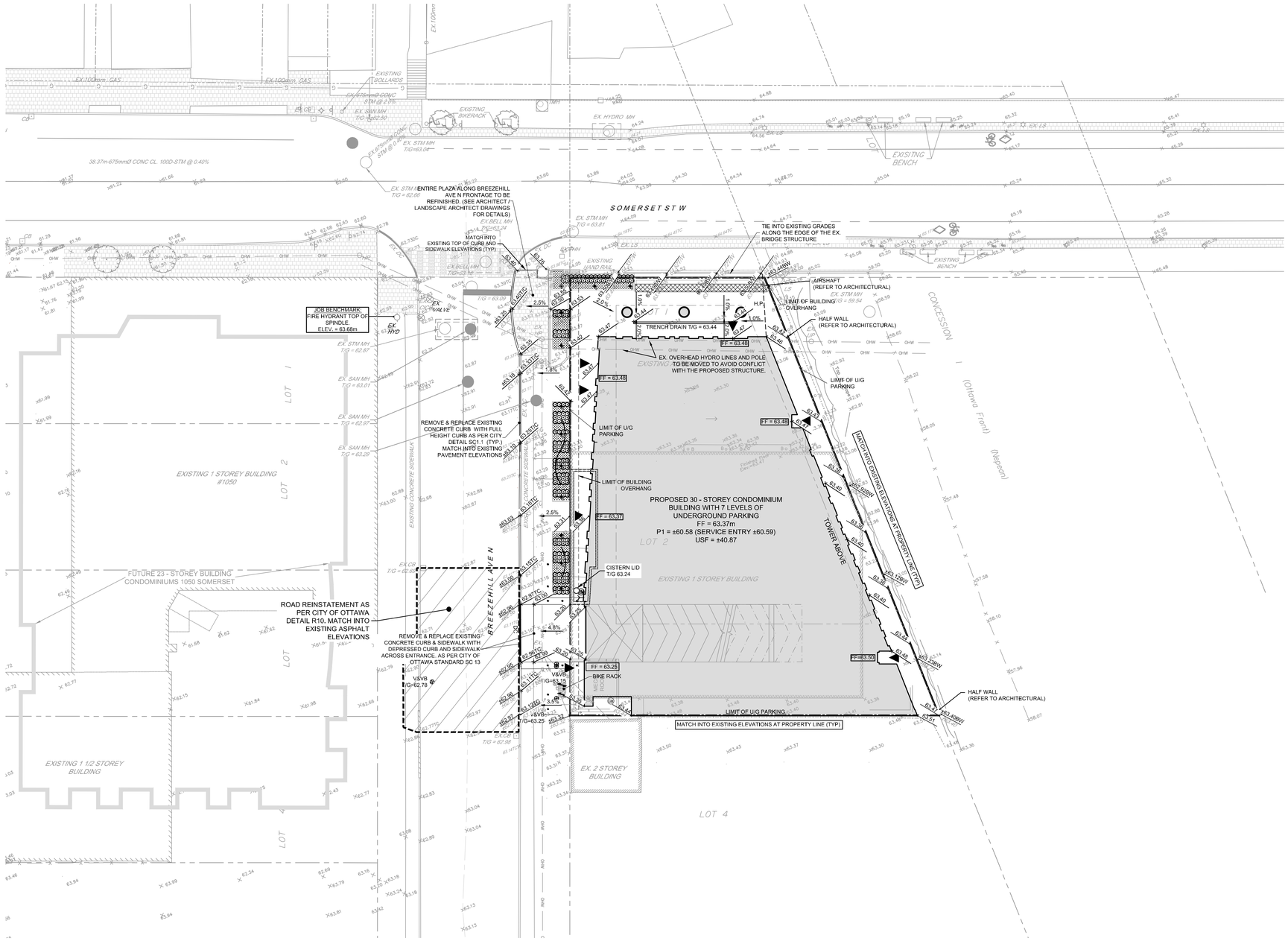

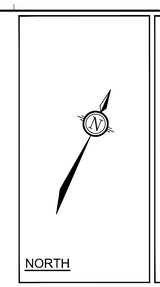

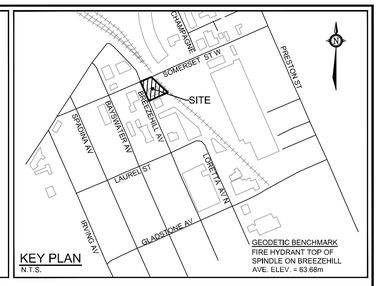

KEY PLAN
N.T.S.

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 DISTRIBUTED 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. THE SITE BENCHMARK IS AT THE TOP OF THE SPINDLE FIRE HYDRANT LOCATED IN THE SOUTH-WEST CORNER OF THE BREEZEHILL AVE. N AND SUMMERSET ST W INTERSECTION (ELEV=63.68). REFER TO ANNIS, O'SULLIVAN VOLLEBEKK LTD. TOPOGRAPHIC PLAN OF PART OF LOTS 1,2 AND 3 EAST SIDE BREEZEHILL AVE NORTH PART OF BLOCK J, REGISTERED PLAN 73, CITY OF OTTAWA.

8) REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.

9) REFER TO STORMWATER MANAGEMENT REPORT(R-2013-004, DATED MAR. 15, 2022) AND SERVICING DESIGN BRIEF (R-2013-003, DATED MAR. 15, 2022) PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.

10) SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).

11) PROVIDE LINE/PARKING PAINTING.

12) CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING THE AS-BUILT ELEVATION OF EVERY DESIGN GRADE ON THIS PLAN.

13) REFER TO GEOTECHNICAL REPORT (NO. PG 2674-2 REVISION 4, DATED OCTOBER 4, 2021) PREPARED BY PATTERSON 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.

14) 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 WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.

15) ALL PRIVATE APPROACHES MUST BE CONSTRUCTED AS PER CITY SPECIFICATION SC13.

GRADING NOTES:

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 PAVEMENT GRANULAR BASE AND SUBBASE SHOULD BE PLACED IN MAXIMUM 300 mm THICK LIFTS AND COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S SPMDD USING SUITABLE VIBRATORY EQUIPMENT. IF SOFT SPOTS DEVELOP IN THE SUBGRADE DURING COMPACTION OR DUE TO CONSTRUCTION TRAFFIC, THE AFFECTED AREAS SHOULD BE EXCAVATED AND REPLACED WITH OPSS GRANULAR B TYPE II MATERIAL.

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 GRASSED AREAS UNLESS OTHERWISE NOTED.

7) ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.

8) ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).

9) REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.

PAVEMENT STRUCTURE:

PARKING AREAS: (RIGID PAVEMENT)
125mm CONCRETE SLAB
300mm TO 500mm OPSS GRANULAR A
SUBGRADE: BEDROCK

ACCESS LANES:
40mm HL3 - SUPERPAVE 12.5
50mm HL8 - SUPERPAVE 19.0
150mm GRANULAR 'A'
400mm GRANULAR 'B' TYPE II
MINIMUM PERFORMANCE GRADE PG 58-34 ASPHALTIC CEMENT

LEGEND

	PROPERTY LINE
	PROPOSED CURB
DC	PROPOSED DEPRESSED CURB
	PROPOSED LIMIT OF UNDERGROUND PARKING
	PROPOSED LIMIT OF BUILDING OVERHANG
62.99 / 62.97x	PROPOSED ELEVATION / EXISTING ELEVATION
62.97 TC	EXISTING TOP OF CURB ELEVATION
62.98TC	PROPOSED TOP OF CURB ELEVATION
H.P.	PROPOSED HIGH POINT
5.0%	PROPOSED SLOPE
V&VB	PROPOSED WATER VALVE LOCATION
	PROPOSED BOLLARDS
GM	PROPOSED GAS METER
	PROPOSED REMOTE WATER METER
	PROPOSED SIAMESE CONNECTION
DC	EXISTING DEPRESSED CURB
	EXISTING HYDRO TRANSFORMER
B	EXISTING BOLLARD
SP	EXISTING WATER STANDPIPE
EX. LS	EXISTING LAMP STANDARD
EX. UP	EXISTING UTILITY POLE
T/V	EXISTING TOP OF VALVE
T/G	EXISTING TOP OF GRATE
	EXISTING CATCH BASIN
	EXISTING FIRE HYDRANT
SAN MH	EXISTING SANITARY MANHOLE
STM MH	EXISTING STORM MANHOLE
EX. V&VB	EXISTING VALVE & VALVE BOX
OHW	EXISTING OVERHEAD WIRES
	EXISTING TREES / VEGETATION
	EXISTING CURB
EX UP	EXISTING UTILITY POLE C/W GUY WIRES
	EXISTING FENCE

NOT FOR CONSTRUCTION

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.

CLARIDGE HOMES

CLARIDGE HOMES
SUITE 2001,
210 GLADSTONE AVENUE,
OTTAWA , ONTARIO
K2P 0Y6.

NOTE:
CONTRACTOR TO CONFIRM ELEVATIONS OF INFRASTRUCTURE IN THE STREET PRIOR TO EXTENDING SERVICES INTO THE SITE AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.

No.	REVISION	DATE	BY
08.			
07.	ISSUED FOR COORDINATION	MAY 04/21	JAG
06.	ISSUED FOR COORDINATION	APR 29/21	JAG
05.	REVISED PER CITY COMMENTS	FEB 18/21	JAG
04.	ISSUED FOR COORDINATION	DEC 01/20	JAG
03.	REVISED PER CITY COMMENTS	AUG 24/15	JAG
02.	REVISED PER CITY COMMENTS	OCT 31/13	JAG
01.	ISSUED WITH SITE PLAN APPLICATION	JAN 31/13	GJM

SCALE 1:200

DESIGN JAG/ARM
CHECKED GJM/JGR/ARM
DRAWN MTM/BET/CJF
CHECKED JAG/ARM
APPROVED GJM/JGR

FOR REVIEW ONLY

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Ottawa, Ontario, Canada K2M 1P6
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Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
1040 SOMERSET STREET WEST

DRAWING NAME
GRADING PLAN

PROJECT No. 112191-01
REV REV # 08
DRAWING No. 112191-GR

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