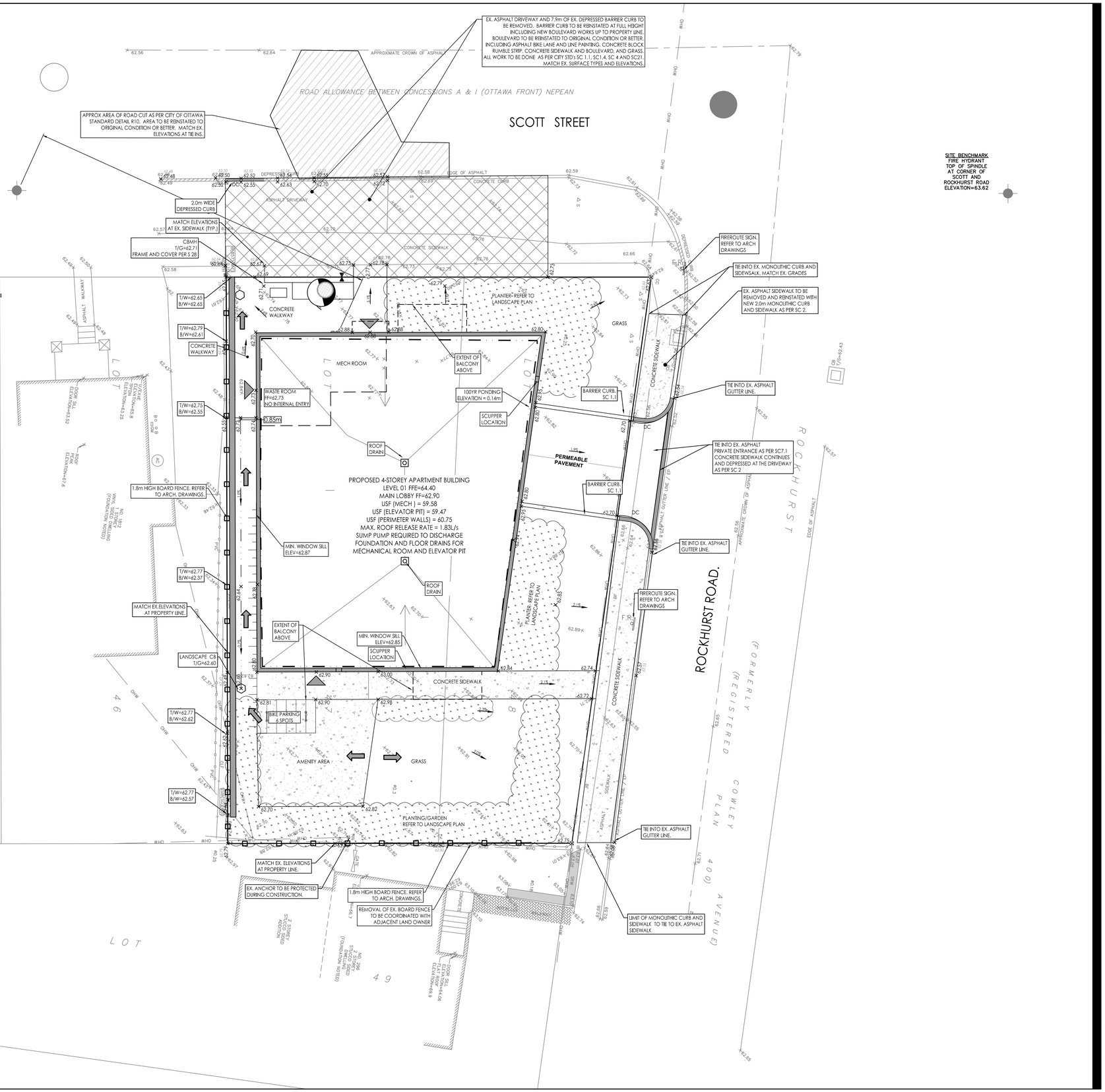
KEY PLAN
N.T.S.

SITE GRADING

1. ALL GRANULAR BASE & SUB BASE COURSE MATERIALS SHALL BE COMPACTED AS PER GEOTECHNICAL CONSULTANT RECOMMENDATIONS.
2. ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. WITH SOD ON MIN. 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
3. INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMAINS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED.
4. REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
5. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY.
6. EMBANKMENTS TO BE SLOPED AT MIN. 3:1, UNLESS OTHERWISE SPECIFIED.
7. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH DEVELOPER AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.
8. SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.15m LAYERS.
9. NO ALTERATION TO EXISTING GRADES OR DRAINAGE PATTERN ON PROPERTY LINE MAY BE MADE WHERE NO PERMISSION TO ENTER ADJACENT PROPERTY EXISTS.
10. ALL TREES ON THE RIGHT-OF-WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION AND ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER 'MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAWS' AND 'URBAN TREES CONSERVATION BY-LAW'.
11. NO EXCESS DRAINAGE TO BE DIRECTED TO NEIGHBOURING PROPERTIES EITHER BEFORE OR AFTER CONSTRUCTION.
12. MATCH ELEVATIONS AT PROPERTY LINES
13. PAVEMENT CONSTRUCTION AS PER GEOTECHNICAL INVESTIGATION BY MCINTOSH PERRY, REPORT # CC-023-1093. DATED DECEMBER 2022
    PAVEMENT STRUCTURE FOR PARKING LOT
    40mm HL3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
    150mm OPSS GRANULAR A BASE
    450mm OPSS GRANULAR B TYPE I OR II



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Legend

- 99.99 — ORIGINAL GROUND ELEVATION
- × 99.99 — PROPOSED ELEVATION
- × 99.99 / 99.99 — PROPOSED LOT CORNER ELEVATION / EXISTING ELEVATION AT LOT CORNER
- 2.0% — FLOW DIRECTION AND GRADE
- FF=99.99 — FINISHED FIRST FLOOR ELEVATION
- TF=99.99 — TOP OF FOUNDATION ELEVATION
- USF=99.99 — UNDERSIDE OF FOOTING ELEVATION
- 3:1 — TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
- PROPOSED SWALE
- DIRECTION OF EMERGENCY OVERLAND FLOW ROUTE
- PROPOSED VALVE BOX
- PROPOSED CATCHBASIN MANHOLE AND COVER
- PROPOSED LANDSCAPE CATCH BASIN AS PER S30.531
- DEPRESSED CURB LOCATION
- PROPOSED DOOR LOCATIONS
- PROPOSED RETAINING WALL
- PROPOSED BOULEVARD RE-INSTATEMENT AREA — BOULEVARD TO BE REINSTATED TO ORIGINAL CONDITION OR BETTER, INCLUDING ASPHALT BIKE LANE AND LINE PAINTING, CONCRETE BLOCK RUMBLE STRIP, CONCRETE SIDEWALK AND BOULEVARD, AND GRASS. ALL WORK TO BE DONE AS PER CITY STD's SC 1.1, SC1.4, SC 4 AND SC21. MATCH EX. SURFACE TYPES AND ELEVATIONS.

Notes

1. TOPOGRAPHIC SURVEY AND BENCHMARK COMPLETED FARLEY, SMITH & DENIS SURVEYING LTD. COMPLETED JAN 04, 2022. REGISTERED ON JAN 17, 2022
   - BENCHMARK LOCATION. TOP OF SPINDLE ELEVATION ON HYDRANT AT INTERSECTION OF SCOTT STREET AND ROCKHURST ROAD. ELEVATION=63.62
2. SITE PLAN PREPARED BY OPEN PLAN ARCHITECT, DATED JULY 26, 2022.

Revision	By	Appd.	YY.MM.DD
2 ISSUED FOR 2ND SUBMISSION	JP	AG	23.07.28
1 ISSUED FOR REVIEW	JP	AG	22.11.29

File Name: 160401747-D8	JP Dwn.	AG Chkd.	JP Dsgn.	22.08.05 YY.MM.DD

Permit-Seal

Client/Project
2851944 Ontario Inc.
14 Breadner Blvd.

4 STOREY APARTMENT
1806 SCOTT STREET
OTTAWA, ONTARIO

Title
GRADING PLAN

Project No.	Scale	
160401747	1:100 (0 1 3 5m)	
Drawing No.	Sheet	Revision
GP-1	3 of 6	2

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2022/08/11 8:10 AM By: Gillespie, Alyssa

ORIGINAL SHEET - ARCH D