

GENERAL NOTES FOR GRADING

- IT SHALL BE THE BUILDER'S RESPONSIBILITY TO ENSURE THAT GRADING AROUND HYDRANTS, TRANSFORMERS, AND UTILITY PEDESTALS, ETC., MEET CURRENT CITY OF OTTAWA, HYDRO AND UTILITY COMPANY REQUIREMENTS.
- ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
- CONTRACTOR TO ADJUST EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE CHAMBERS AND VALVE BOXES TO FINAL GRADE AS REQUIRED.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FOUNDATIONS OF ADJACENT BUILDINGS DURING EXCAVATION AND CONSTRUCTION PERIOD.
- GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7%. GRADES IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 3:1 TERRACING.
- NO EXCESS DRAINAGE, DURING OR AFTER CONSTRUCTION, TO BE DIRECTED TOWARDS NEIGHBORING PROPERTIES.
- EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
- ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION.
- NO ALTERATION TO EXISTING GRADES ON THE PROPERTY LINES.
- UNDERSIDE OF FOOTING TO BE MINIMUM 1.5m BELOW FINISHED GRADE OR INSULATION TO BE PROVIDED. TOP OF FOUNDATION TO BE MAINTAINED 0.15m ABOVE FINISHED GRADE.
- FOR ADDITIONAL NOTES REFER TO NOTES AND LEGEND SHEET, DRAWING C001

BENCHMARKING NOTES FOR SITE

- REFER TO LEGAL SURVEY PLAN PREPARED BY FARLEY, SMITH & DENIS SURVEYING INC. DATED APRIL 22, 2022.
- ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO GEODETIC DATUM CGVD-1928 :1978.
- ELEVATIONS DERIVED FROM MONUMENT NO. 01919680092 HAVING A PUBLISHED ELEVATION OF 84.092 METRES. LOCATION: ±340 METRES NORTH OF COLONNADE ROAD, ±15.3 METRES EAST OF THE EASTERLY FOG LINE ON PRINCE OF WALES DRIVE.
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

FOUNDATION ELEVATIONS
REFER TO ARCHITECTURAL DRAWINGS FOR TF (TOP OF FOUNDATION ELEVATION) LOCATIONS OF VERTICAL TRANSITIONS

SITE BENCHMARK
MAGNETIC NAIL ON UTILITY POLE ELEVATION=64.67

ROAD REINSTATEMENT AS PER CITY STD. R10. TOP LIFT OF ASPHALT TO EXTEND ACROSS ROAD CUT AS REQUIRED FOR THE CAPPING OF SERVICES IN THIS TRENCH. SIDEWALK REINSTATEMENT AS PER CITY STD. SC4.

CARRUTHERS AVENUE

ARMSTRONG STREET

McCORMICK STREET

268 CARRUTHERS STREET
3.5 STOREY APARTMENT
FIRST FLOOR=65.96
BASEMENT FLOOR=62.76
MECHANICAL FLOOR=61.41
MECHANICAL USF=61.01
*FOR FINAL USF ELEVATIONS REFER TO THE STRUCTURAL DRAWINGS

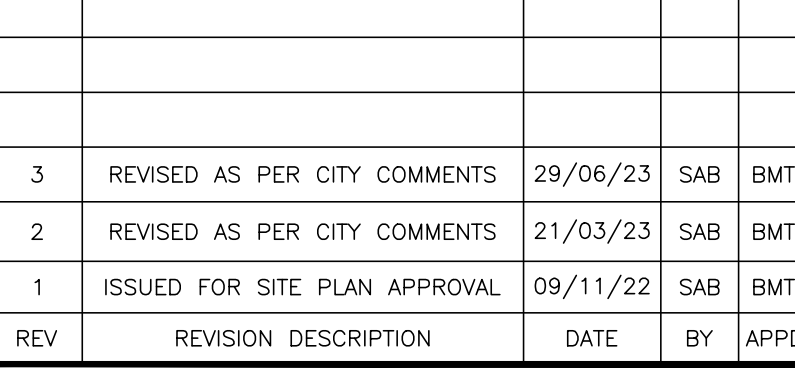
177 ARMSTRONG STREET
FIRST FLOOR=65.795
ENTRANCE LEVEL=64.34
BASEMENT FLOOR=62.79
BASEMENT USF=62.49
MECHANICAL FLOOR=61.23
ELEVATOR PIT FLOOR=61.265
*FOR FINAL USF ELEVATIONS REFER TO THE STRUCTURAL DRAWINGS

USE FLOW CONTROL ROOF DRAINS
MAX RATE 6.3 L/sec (TOTAL ROOF)

CAUTION
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.

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REV	REVISION DESCRIPTION	DATE	BY	APPD
3	REVISED AS PER CITY COMMENTS	29/06/23	SAB	BMT
2	REVISED AS PER CITY COMMENTS	21/03/23	SAB	BMT
1	ISSUED FOR SITE PLAN APPROVAL	09/11/22	SAB	BMT



DESIGNED BY
J.L. FITZPATRICK
2023-06-30
PROVINCE OF ONTARIO

REVIEWED BY
B.M. THOMAS
2023-06-30
PROVINCE OF ONTARIO

DEVELOPER
McCORMICK PARK DEVELOPMENTS
1600 LAPERRIERE AVENUE, SUITE 205
OTTAWA, ON. K1M 2H9
613.421.1515

exp. Services Inc.
1-813-688-1899 | 1-613-225-7330
3025 Colborne Drive, Unit 100
Ottawa, ON K2B 8R6
Canada
www.exp.com

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ROLE	NAME
BASE PLAN	SAB
DESIGN	BMT
CHECKED	BMT
CAD	SAB
PROJECT MANAGER	BMT
APPROVED	BMT

PROJECT	PROJECT NO.
CARRUTHERS AVENUE DEVELOPMENT 266-268 CARRUTHERS OTTAWA, ONTARIO.	OTT-22014656-AG
SITE GRADING PLAN	DATE: JUNE 2022
	DRAWING NO. C200