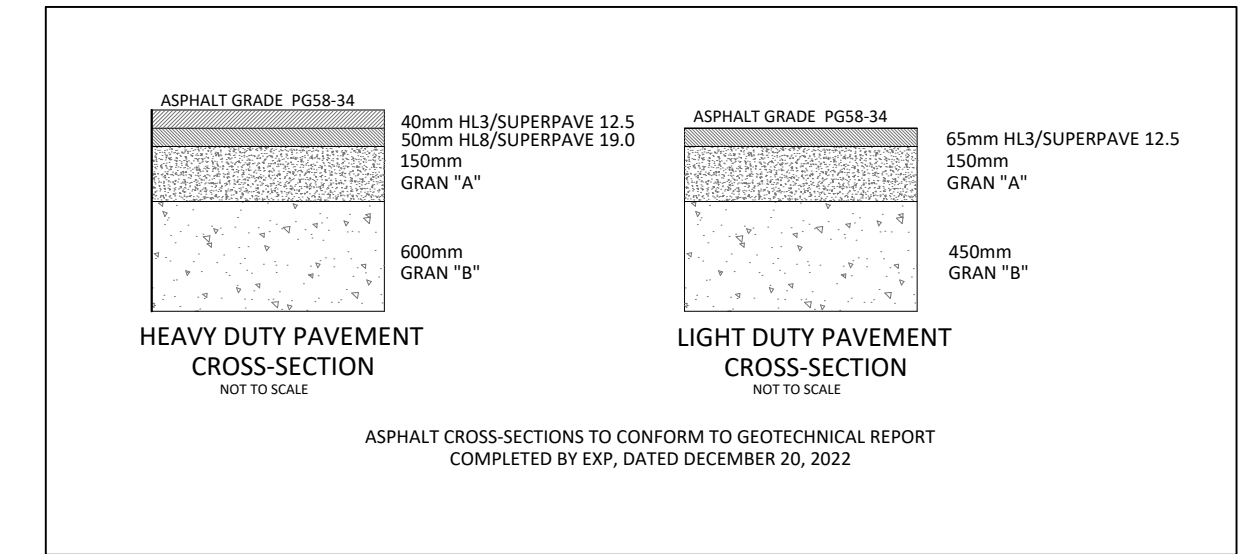


GENERAL NOTES

1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY (OR SHOWN ON) J.D. BARNES LIMITED DRAWING 2-10-082-00 AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUTS.
5. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
13. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOIL.
14. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
15. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO OTTAWA,
 - GAS SERVICE - ENBRIDGE,
 - TELEPHONE SERVICE - BELL CANADA,
 - TELEVISION SERVICE - ROGERS.
16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.
17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION.
18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.

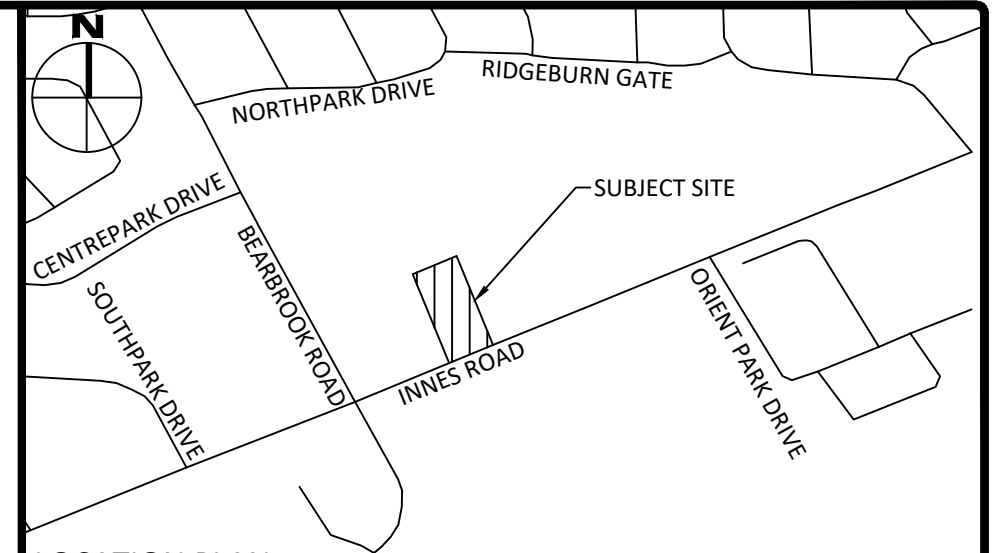
ROADWAY NOTES

1. RESTORE ANY TRENCHES AND DISTURBED SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF CITY AUTHORITIES.
2. CONCRETE CURB AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SCL1 (BARRIER CURB), SC2 (MONOLITHIC SIDEWALK & CURB), AND SC4 (STANDARD SIDEWALK) AS NOTED. PROVISIONS SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS, DRIVEWAYS AND RAMPS.
3. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA DETAIL R10 AND OPS09 D00.01, OPS31 D, AND SHALL BE REINSTATED PER THE DETAIL SHOWN ON THIS DRAWING.
4. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
5. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 100% SPMD.
6. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
7. SUB- EXCAVATE SOFT AREAS AND FILL WITH GRANULAR "B" COMPACTED IN MAXIMUM 300mm LIFTS.
8. PAVEMENT STRUCTURE: REFER TO DETAIL.

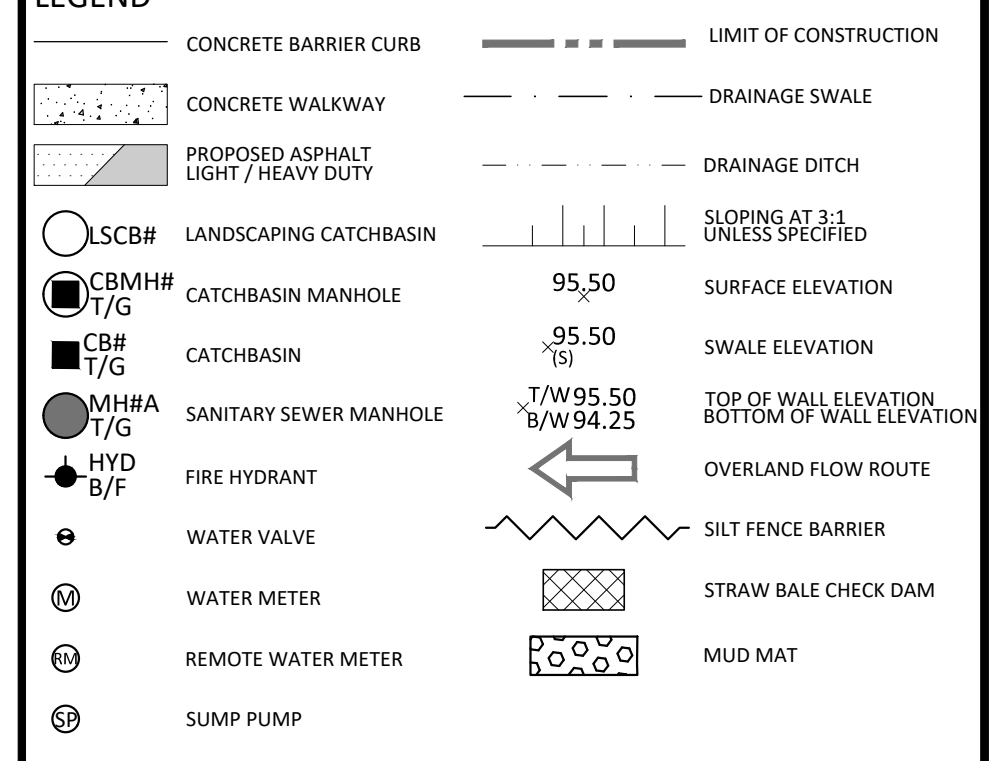


G. Wildman
GERALDINE WILDMAN
 ACTING MANAGER, DEVELOPMENT REVIEW, EAST
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Geraldine Wildman at 7:00 pm, Nov 07, 2023



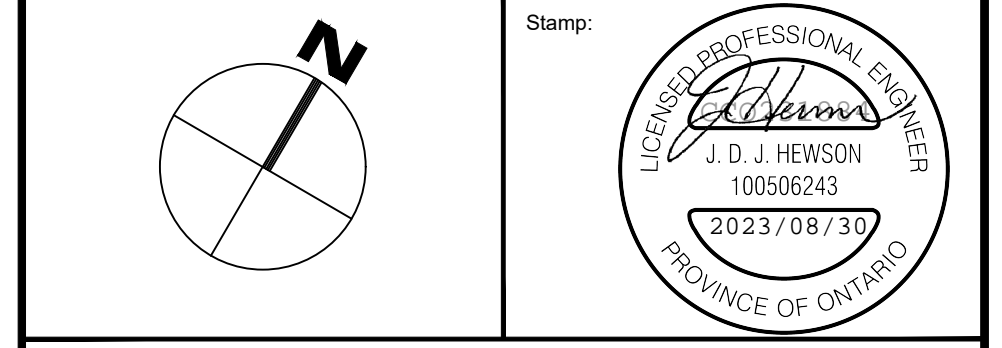
LOCATION PLAN



No.	Revisions	Date
9	REISSUED FOR SITE PLAN CONTROL	AUG. 30, 2023
8	ISSUED FOR ADDENDUM	AUG. 24, 2023
7	ISSUED FOR TENDER	AUG. 11, 2023
6	ISSUED FOR BUILDING PERMIT	JULY 31, 2023
5	99% ISSUED FOR COORDINATION	JULY 14, 2023
4	ISSUED FOR SITE PLAN CONTROL	JULY 7, 2023
3	66% ISSUED FOR COORDINATION	APR. 21, 2023
2	ISSUED FOR SITE PLAN CONTROL	JAN. 20, 2023
1	ISSUED FOR SITE PLAN CONTROL	DEC. 16, 2022

Check and verify all dimensions before proceeding with the work. Do not scale drawings.
 SCALE 1:150
 0 5 10 15 Metres

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 www.mcintoshperry.com



Client: **8743169 Canada Ltd**
 Project: **4-STOREY MIXED USE BUILDING**
2663 INNES ROAD

Drawing Title: **LOT GRADING & DRAINAGE PLAN**

Scale: 1:150	Project Number: CCO-23-1884
Drawn By: FV	Checked By: JH
Designed By: JH	Drawing Number: C101

FILENAME: U:\City\2023\Projects\Proposed\2023\06\CCO\CCO-23-1884\06A_Appl\mnc_21661\Innes_Road\12_Drawing\CCO-23-1884_Presentation.dwg
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