

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 IT'S 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

268 CARRUTHERS STREET
3.5 STOREY APARTMENT
FIRST FLOOR=65.76
ENTRANCE LEVEL=63.92
GARBAGE ROOM LEVEL=64.29
BASEMENT USF=62.80
MECHANICAL FLOOR=61.26
*FOR FINAL USF ELEVATIONS REFER TO THE STRUCTURAL DRAWINGS

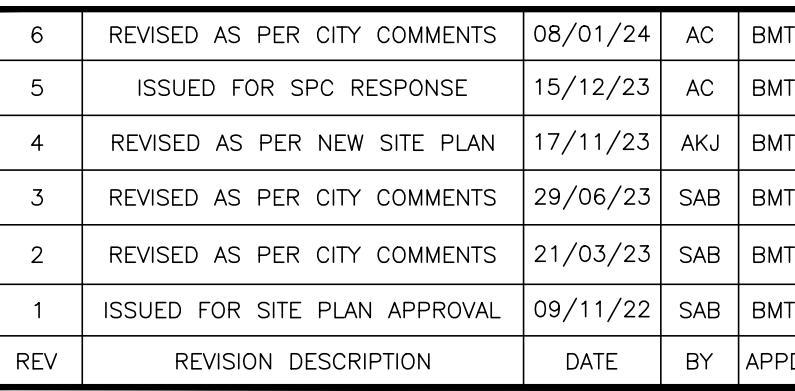
177 ARMSTRONG STREET
FIRST FLOOR=65.795
ENTRANCE LEVEL=64.34
BASEMENT FLOOR=62.79
BASEMENT USF=61.49
MECHANICAL FLOOR=61.53
MECHANICAL USF=61.23
ELEVATOR PIT FLOOR=61.265

Reference: \\h:\projects\2022\0626-04-01_mccormick_park_developments\0626-04-01\0626-04-01_000_000.dwg
 User: S:\0626-04-01\0626-04-01.dwg
 Date: 12/13/2023 1:25:42 PM
 Plot Date: 1/9/2024 4:14:32 PM
 Plotted by: G:\0626-04-01\0626-04-01.dwg
 Reference: \\h:\projects\2022\0626-04-01_mccormick_park_developments\0626-04-01\0626-04-01_000_000.dwg
 User: S:\0626-04-01\0626-04-01.dwg
 Date: 12/13/2023 1:25:42 PM
 Plot Date: 1/9/2024 4:14:32 PM
 Plotted by: G:\0626-04-01\0626-04-01.dwg

CAUTION
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.

BENCHMARKING NOTES FOR SITE
1. REFER TO LEGAL SURVEY PLAN PREPARED BY FARLEY, SMITH & DENIS SURVEYING INC. DATED APRIL 22, 2022.
2. ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO GEODETIC DATUM CGVD-1928 :1978.
3. 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.
4. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT IT'S RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

REV	REVISION DESCRIPTION	DATE	BY	APPD
6	REVISED AS PER CITY COMMENTS	08/01/24	AC	BMT
5	ISSUED FOR SPC RESPONSE	15/12/23	AC	BMT
4	REVISED AS PER NEW SITE PLAN	17/11/23	AKJ	BMT
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	REVIEWED BY

DESIGNER	PROJECT
McCORMICK PARK DEVELOPMENTS	CARRUTHERS AVENUE DEVELOPMENT

DESIGNER	PROJECT	PROJECT NO.
McCORMICK PARK DEVELOPMENTS 1600 LAPERRIERE AVENUE, SUITE 205 OTTAWA, ON. K1M 2H9 613.421.1515	CARRUTHERS AVENUE DEVELOPMENT 266-268 CARRUTHERS OTTAWA, ONTARIO.	OTT-22014656-AG

DESIGNER	PROJECT	PROJECT NO.
exp. Services Inc. 1-1-613.688.1890 F-1-613.225.7330 3025 Colborne Ave., Unit 100 Ottawa, ON K2B 8K6 Canada www.exp.com	CARRUTHERS AVENUE DEVELOPMENT 266-268 CARRUTHERS OTTAWA, ONTARIO.	OTT-22014656-AG