

GENERAL NOTES

LEGAL DESCRIPTION
 LOT 6
 CONCESSION 3
 GEOGRAPHIC TOWNSHIP OF HATLEY
 CITY OF OTTAWA
 PLAN No. 5R-11234

PREPARED BY:
 SURY & ROY LIMITED
 ONTARIO LAND SURVEYORS
 DATED: 24 NOVEMBER, 2004

ZONING
 RU - RURAL ZONE

ZONING REQUIREMENTS
 LOT AREA (min.) = 200.0 sq.m (2152.76 sq.ft.)
 LOT FRONTAGE (min.) = N/A
 LOT COVERAGE (max.) = 5%
 BUILDING HEIGHT (max.) = 12.0 m (39.37 ft.)
 YARD FRONT (min.) = 30.0 m (98.42 ft.)
 YARD REAR (min.) = 12.0 m (39.37 ft.)
 YARD SIDE (min.) = 4.0 m (13.12 ft.)
 YARD FLANK (min.) = 30.0 m (98.42 ft.)
 LANDSCAPE (min.) = 10%

BUILDING AREA
 EXISTING GROUND FLOOR = 184.35 sq.m (201.44 sq.ft.)
 EXISTING SECOND FLOOR = 155.62 sq.m (169.51 sq.ft.)
 PHASE 1 GROUND FLOOR (NEW) = 634.34 sq.m (683.74 sq.ft.)
 PHASE 2 GROUND FLOOR (NEW) = 155.40 sq.m (168.04 sq.ft.)
 PHASE 3 GROUND FLOOR (NEW) = 1248.01 sq.m (1341.68 sq.ft.)

TOTAL GROUND FLOOR = 2287.60 sq.m (2462.39 sq.ft.)
TOTAL SECOND FLOOR = 155.62 sq.m (169.51 sq.ft.)
TOTAL = 2443.22 sq.m (2631.90 sq.ft.)

SITE AREA
 10245.64 sq.m / 10.09 hectares / 44.71 acres

PARKING PROVISIONS
 MINIMUM PARKING REQUIREMENTS = 2 FOR EACH USE
 MINIMUM HANDICAP SPACES = DETERMINED THRU SITE PLAN
 MINIMUM LOADING SPACES = DETERMINED THRU SITE PLAN
 MINIMUM SPACE DIMENSIONS

STANDARD HANDICAP
 LOADING = 2.6m x 6.0m
 DRIVING AISLE (min.) = 3.9m x 6.0m
 6.0m - TWO WAY
 5.0m - ONE WAY

PARKING SPACES PROVIDED
 PHASE 1 = 8 SPACES
 PHASE 2 = 20 SPACES
 TOTAL = 28 SPACES

HANDICAP SPACES PROVIDED
 PHASE 1 = 2 SPACES
 PHASE 2 = 0
 TOTAL = 2 SPACES

LOADING SPACES PROVIDED
 PHASE 1 = 3 SPACES
 PHASE 2 = 0
 TOTAL = 3 SPACES

GARBAGE RECYCLE
 SEE DETAIL 4/A5

CODE REVIEW
 SEE REPORT PREPARED BY: ENSGOT CONSULTING INC. 'APPROACH TO CODE COMPLIANCE FOR THE CBC NATIONAL ALARM CENTRE ADDITION AND RENOVATION' MARCH 2006

LEGEND

SOLID HATCH = EXISTING BUILDINGS TO REMAIN

SITE PLAN LEGEND
 GP - GATE POST
 HP - HYDRO POLE
 LS - LIGHT STANDARD (SEE ELECTRICAL DRAWINGS)
 MH - MAN HOLE
 ▲ - OVERHEAD DOOR ACCESS
 ▲ - MAN DOOR ACCESS
 ● - CONCRETE FILLED STEEL BOLLARD, SEE DETAIL 3/A6
 ♿ - HANDICAPPED PARKING
 ▨ - PAINTED INFILL LINES

VERSION NO.
AB
 25.10.07

NOTES:

- ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BY-LAWS HAVING JURISDICTION.
- IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCEMENT.
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AS-BUILT
OCT. 25, 2007
 ITEMS NOTED AS REMOVED, RELOCATED, SALVAGED OR DEMOLISHED HAVE BEEN COMPLETED ACCORDING TO THESE DOCUMENTS.

NO.	ITEM	DATE
1	AS CONSTRUCTED DRAWINGS	25.10.07
6	POST TENDER REVISIONS	10.10.06
5	TENDER REVISIONS FROM ADDENDUM NO. 1	11.09.06
4	ISSUED FOR TENDER	10.08.06
3	REVISIONS AS PER NCC COMMENTS	01.05.06
2	ISSUED FOR BUILDING PERMIT	10.09.06
1	ISSUED FOR SITE PLAN CONTROL	31.01.06

REVISIONS

NORTH

STAMP

DAVID MAILING Architect INC.

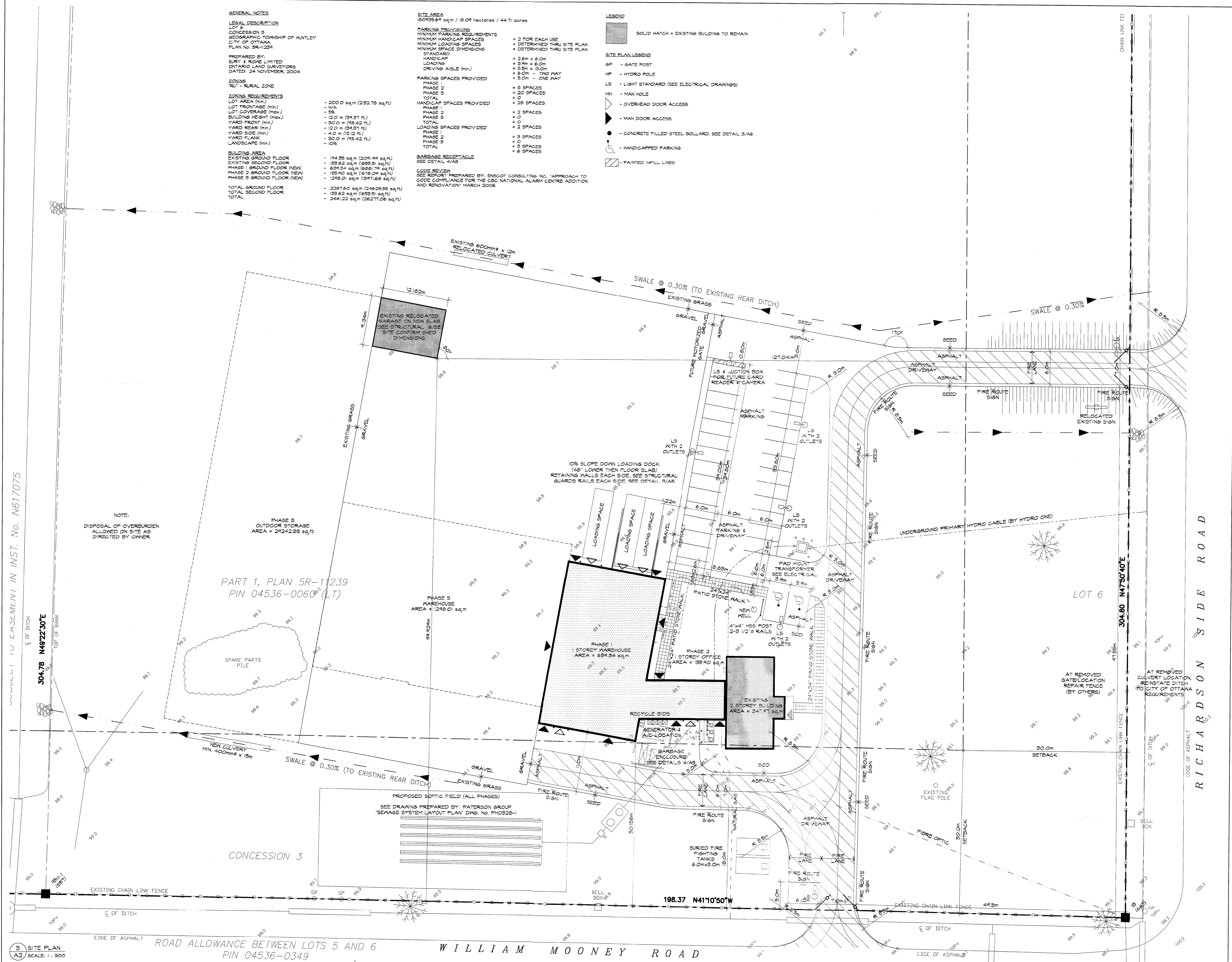
1347 STITTSVILLE MAIN ST., SUITE ONE
 OTTAWA (STITTSVILLE)
 ONTARIO, K2S 1C6
 TEL (613) 836-4040
 FAX (613) 836-4611
 www.dmailing.com
 info@dmailing.com

PROJECT
 CBC NATIONAL ALARM CENTRE
 ADDITION & RENOVATION - PHASE I
 2415 RICHARDSON SIDE ROAD, OTTAWA

CLIENT
 CANADIAN BROADCASTING CORP.
 2415 RICHARDSON SIDE ROAD
 OTTAWA, ONTARIO, K0A 1L0

DRAWING
 SITE INFORMATION
 SITE PLAN

SCALE	AS NOTED	SHEET NO.
DRAWN BY	F.K.	A2
DATE	JAN. 2006	
CHECKED BY	J.B.	
APPROVED BY	J.B.	
PROJECT NO.	205-03	



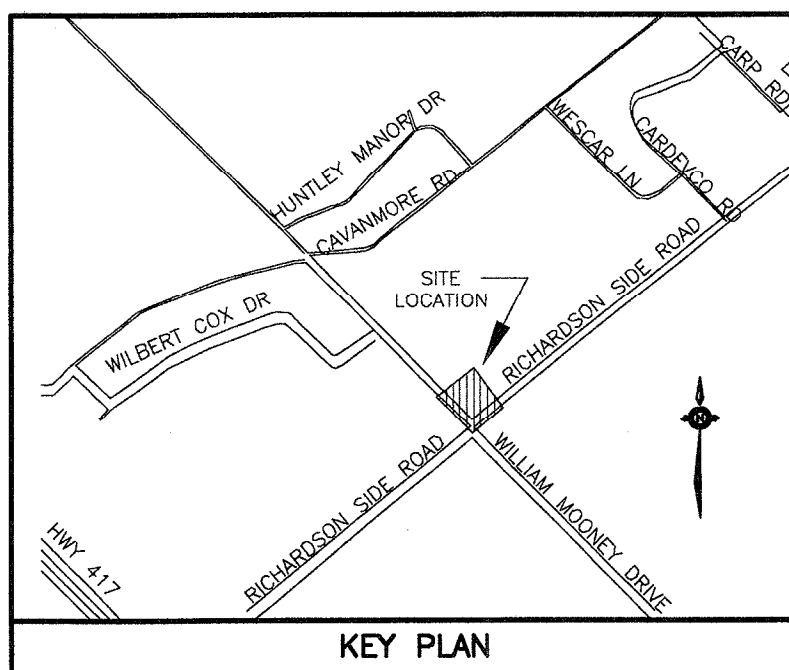
304.78 N49°22'30"E
 304.80 N47°50'40"E
 198.37 N41°10'50"W

3 SITE PLAN
 A2 SCALE: 1:300

ROAD ALLOWANCE BETWEEN LOTS 5 AND 6
 PIN 04536-0349

WILLIAM MOONEY ROAD

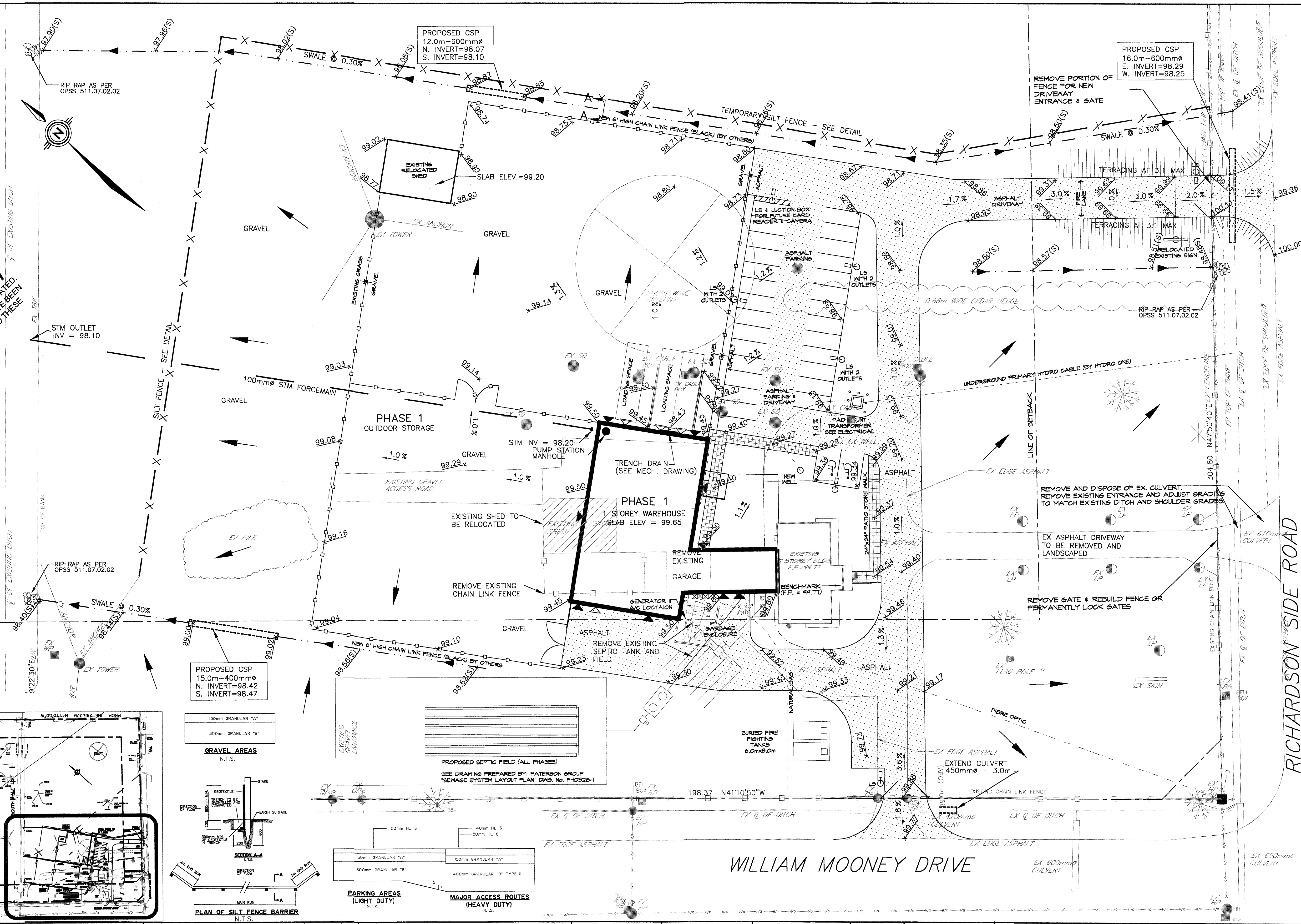
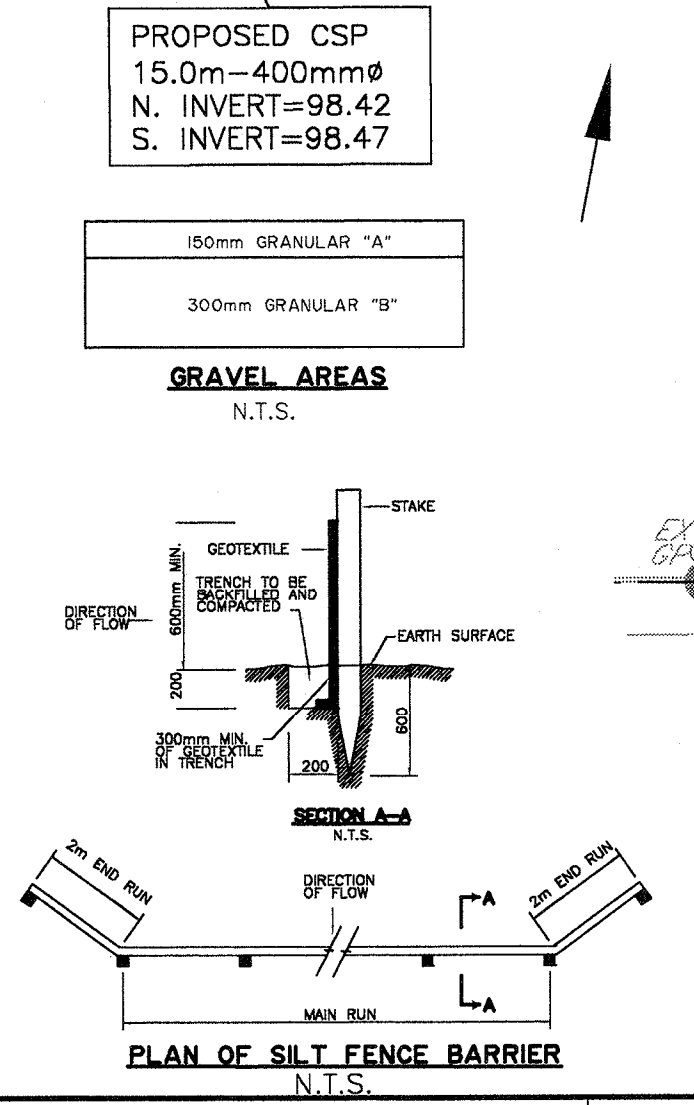
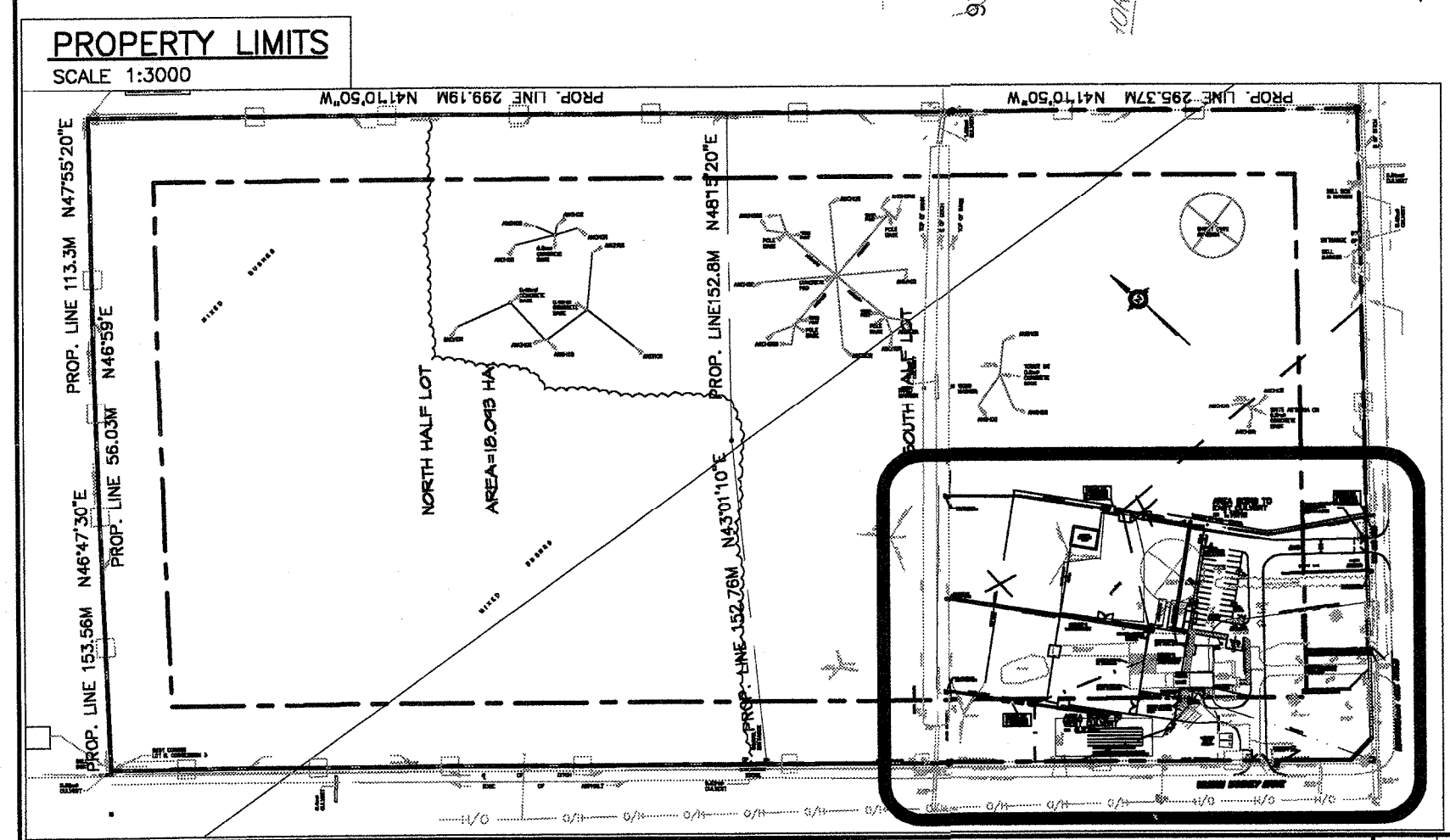
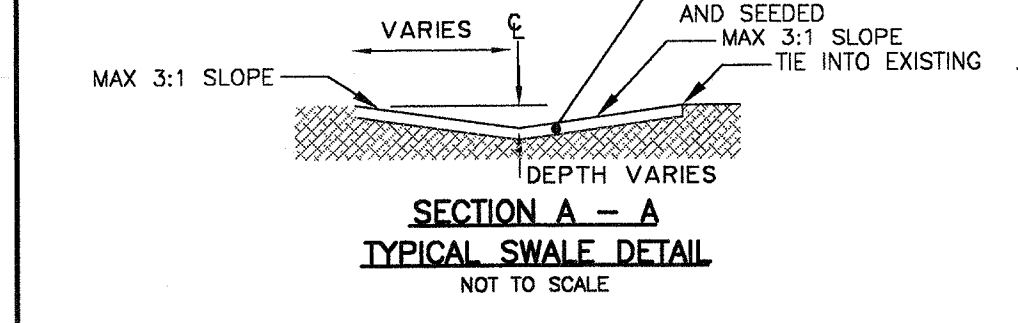
RICHARDSON SIDE ROAD



- LEGEND**
- PROPERTY BOUNDARY
 - - - REARYARD SWALE
 - EXISTING LIGHT POLE
 - PROPOSED FENCE
 - X-X- SILT FENCE
 - 1.7% DIRECTION OF FLOW AND SLOPE
 - PROPOSED GRADE
 - - - EXISTING GRADE
 - PROPOSED BUILDING ENTRANCE
 - DIRECTION OF OVERLAND FLOW
 - - - EXISTING CHAINLINK FENCE
 - ▨ HEAVY DUTY ASPHALT
 - ★ EXISTING TREE
 - EXISTING BELL BOX
 - EXISTING HYDRO POLE
 - EXISTING GATE POST
 - EXISTING OVERHEAD HYDRO AND BELL
 - EXISTING MANHOLE
 - EXISTING SATELLITE DISH

AS-BUILT
OCT. 25, 2007
 ITEMS NOTED AS REMOVED, RELOCATED, SALVAGED OR DEMOLISHED HAVE BEEN COMPLETED ACCORDING TO THESE DOCUMENTS.

- NOTES: GENERAL**
1. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
 2. ALL ELEVATIONS ARE ASSUMED AND UTILIZE METRIC UNITS.
 3. JOB BENCH MARK - CONFIRM WITH DAVID McMANUS ENGINEERING PRIOR TO UTILIZATION. (FINISHED FLOOR ELEVATION OF EXISTING OFFICE = 99.77)
 4. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCHBASIN OUTLETS ARE PROVIDED.
 5. STRIP AND REMOVE ALL TOPSOIL FROM IMPROVED AREAS.
 6. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
 7. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAWCUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO LAYING NEW PAVEMENT.
 8. CONTRACTOR IS TO COMPLY WITH CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON MUNICIPAL ROADS.
 9. RESTORE PAVEMENT STRUCTURE AND SURFACES ON EXISTING ROADS TO A CONDITION AT LEAST EQUAL TO ORIGINAL AND TO THE SATISFACTION OF THE MUNICIPAL AUTHORITIES.
 10. ALL MATERIALS SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND CITY OF OTTAWA STANDARDS UNLESS OTHERWISE NOTED. (CONSTRUCTION OPSS 205, 310 & 314 MATERIALS OPSS 1001, 1003 & 1010).
 11. REFER TO ARCHITECT'S SITE PLAN FOR BUILDING DIMENSIONS, SITE LAYOUT AND REMOVALS. DIMENSIONS AND LAYOUT INFORMATION SHALL BE CONFIRMED PRIOR TO CONSTRUCTION.
 12. REFER TO LANDSCAPE ARCHITECT'S PLAN FOR SIDEWALK, PATHWAYS, CONCRETE MEDIAN, PLANTING AND OTHER LANDSCAPE MATERIALS AND LOCATIONS.
 13. EXISTING CONCRETE SLAB, PAVEMENT AND GRAVEL TO BE REMOVED FROM SITE.
 14. THE CONTRACTOR SHALL COMPLY WITH THE GEOTECHNICAL REPORT FOR PAVEMENT STRUCTURE AND SLAB ON GRADE CONSTRUCTION. REMOVE ALL SUBSISTANT EXISTING ASPHALT CURBS (ETC.) LOCATED WITHIN DESIGNATED AREAS OF PROPOSED CONSTRUCTION. REMOVE AND/OR RELOCATE PIPES, APPURTENANCES, STRUCTURES, ETC. THAT ARE DESIGNATED FOR REMOVAL AND/OR RELOCATION. REGRADE EXISTING GRANULARS TO PROPOSED GRADES. SUPPLY AND INSTALL GRANULARS AS REQUIRED TO ACHIEVE PROPOSED GRADES. ALL MATERIALS DESIGNATED BY THE ENGINEER AS EXCESS TO THE REQUIREMENTS OF THIS WORK SHALL BE LOADED, HAULLED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. LOOSE SUBGRADE TO BE RECOMPACTED. SOFT AREAS SHALL BE SUBGRADED WITH A 6:1 TRANSITION TAPER TO FIRM SUBGRADE, AND BACKFILLED WITH SELECT SUBGRADE MATERIAL.
 15. REFER TO GEOTECHNICAL INVESTIGATION BY JACQUES WHITFORD



NOTE
 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.



No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
7.	POST TENDER REVISIONS			10.	AS CONSTRUCTED DRAWINGS (BY PK-DMAA)	OCT 20/06	SMC
6.	ISSUED FOR FINAL APPROVAL			9.	ADDITION OF CULVERTS IN EAST AND WEST SWALE	MAY 15/07	SMC
5.	INSERT PROPERTY LIMITS PLAN			8.	REVISED SWALE GRADES	NOV 23/06	SMC
4.	ISSUED FOR TENDER						
3.	REVISED SITE PLAN						
2.	ISSUED FOR BUILDING PERMIT						
1.	ISSUED FOR SITE PLAN APPLICATION						

PROFESSIONAL ENGINEER
 S.M. CZAHARYNSKI
 PROVINCE OF ONTARIO

PROFESSIONAL ENGINEER
 K.L. MURPHY
 PROVINCE OF ONTARIO

DME
 David McManus
 Engineering Ltd.
 400 - 30 Carleton Drive
 Ottawa, Ontario, K2G 5X8
 E-mail: dmcmanus@dme.on.ca
 Ph: 226-1929 Fax: 226-7330

BASEPLAN	DME	SCALE	
DESIGN	MSB		
CHECKED	KLM	1:300	
CAD	MSB		
PROJ. MGR.	KLM	0 3.0 6.0 9.0 12.0	
APPROVED	SMC		

CBC NATIONAL ALARM CENTRE
 2415 RICHARDSON SIDE ROAD
 CITY OF OTTAWA

GRADING AND DRAINAGE PLAN

PROJECT No.	2627
SURVEY BY	DME
DATE	JANUARY 2006
DRAWING No.	2627-GR1