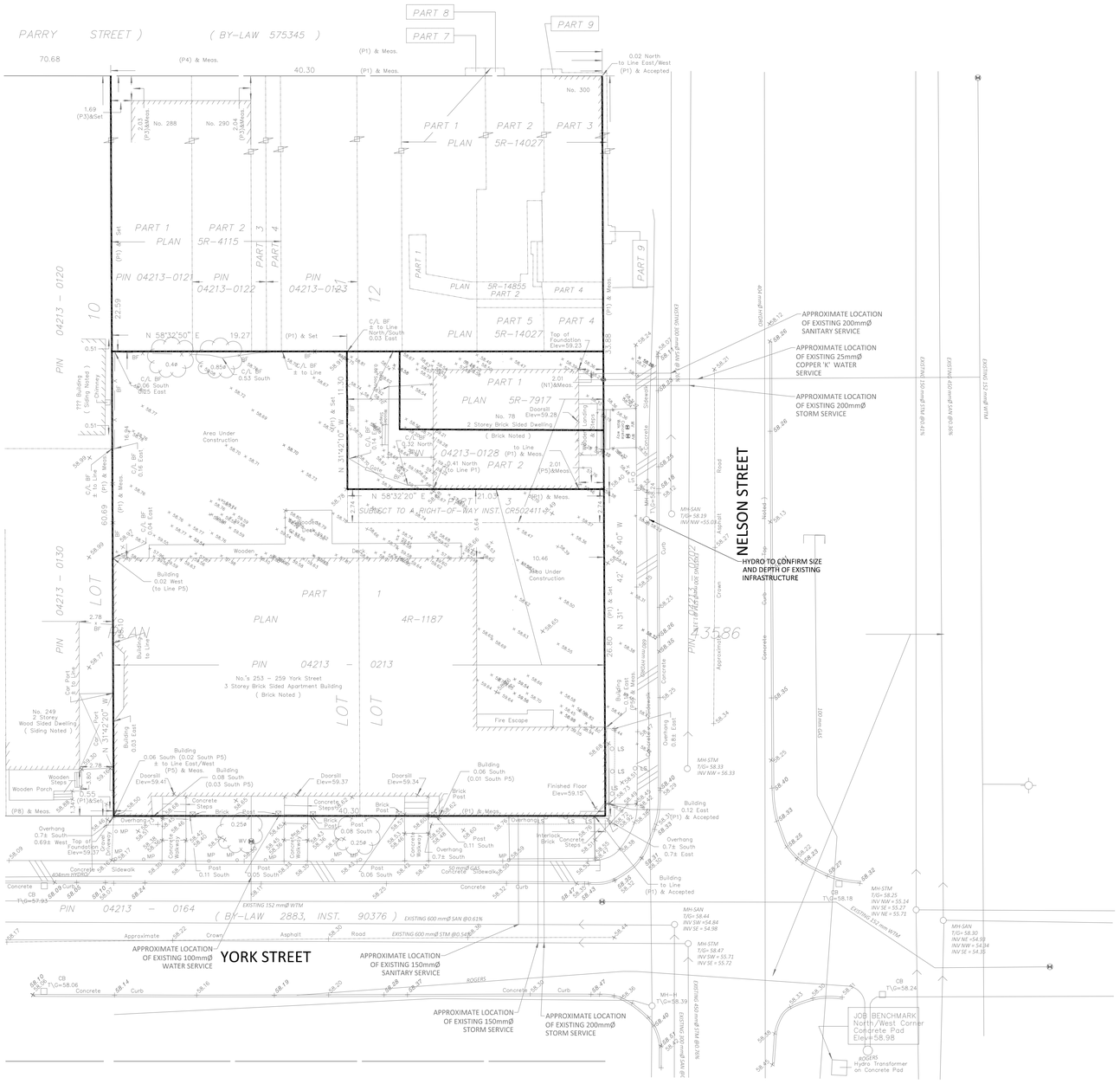
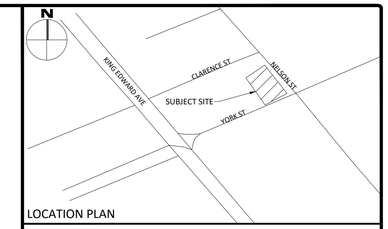


GENERAL NOTES

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 INFORMATION SUPPLIED BY (OR SHOWN ON) ANNISM O'SULLIVAN, VOLLEBEK LTD JOB # 18099-18 & 20112-19 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 OR TOWNSHIP BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
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 OR TOWNSHIP AUTHORITIES.
7. EXCAVATE AND DISPOSE OF ALL DELETERIOUS MATERIAL, SUCH AS ASPHALT, CURBING, EXISTING STOCKPILES, GRANULAR MATERIALS AND DEBRIS OFF SITE.
8. TOPSOIL TO BE STRIPPED AND REMOVED OFF SITE. 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 CITY OR TOWNSHIP.
12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY OR TOWNSHIP STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
13. CONTACT THE CITY OR TOWNSHIP 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 OR TOWNSHIP SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
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.
17. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THE CITY OR TOWNSHIP.
18. ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.
19. ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY OR TOWNSHIP.



LOCATION PLAN

LEGEND

CONCRETE BARRIER CURB	LIMIT OF CONSTRUCTION
CONCRETE WALKWAY	DRAINAGE SWALE
PROPOSED ASPHALT	SLOPING AT 3:1 UNLESS SPECIFIED
PROPOSED LANDSCAPED AREA	95.50 SURFACE ELEVATION
PROPOSED PAVERS	95.50 (S) SWALE ELEVATION
MH# /T/G STORM SEWER MANHOLE	T/W95.50 B/W 94.25 TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
CBMH# T/G CATCHBASIN MANHOLE	OVERLAND FLOW ROUTE
CB# T/G CATCHBASIN	SILT FENCE BARRIER
MH#SA T/G SANITARY SEWER MANHOLE	STRAW BALE CHECK DAM
HYD B/F FIRE HYDRANT	
WATER VALVE	
WATER METER	
REMOTE WATER METER	

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revisions	Date
1	ISSUED FOR REVIEW	AUG 24, 2021

Check and verify all dimensions before proceeding with the work — Do not scale drawings

SCALE 1 : 200
0 10 20 Metres

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Stamp: LICENSED PROFESSIONAL ENGINEER A.J GOSLING 100226726 AUG 24/21 PROVINCE OF ONTARIO

Client:
SMART LIVING PROPERTIES
226 ARGYLE AVENUE
OTTAWA, ON K2P 1B9

Project:
BUILDING ADDITIONS
253-257 YORK STREET & 78-80 NELSON STREET

Drawing Title:
EXISTING CONDITIONS PLAN

Scale: 1:200	Project Number: CCO-22-0938
Drawn By: R.R.R.	
Checked By: A.J.G.	Drawing Number: C103
Designed By: A.J.G.	

FILENAME: U:\Ottawa\01 Project - Proposals\2022 Jobs\CCO\CCO-22-0938 Smart Living Properties_BLDG Additions_253 York Street\12 - Drawing\CCO-22-0938_Presentation.dwg
LAST SAVED: Tuesday, August 24, 2021 LAST SAVED BY: r.robineau
LAST PLOTTED: Tuesday, August 24, 2021 CTB FILE USED: ---