



CORRIDOR F.F.E = 78.17
 GROUND/ HALL F.F.E = 78.88
 COMMERCIAL SPACE F.F.E = 79.79
 P1 F.F.E = 75.22
 P2 F.F.E = 72.22
 CORRIDOR T.O.F = ±77.97
 GROUND/ HALL T.O.F = ±78.67
 COMMERCIAL SPACE T.O.F = ±79.58
 U.S.F = 71.50

LEGEND:

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED EXPOSED BOTTOM OF RETAINING WALL ELEVATION
- PROPOSED TOP OF RETAINING WALL ELEVATION
- PROPOSED UNDER-GROUND PARKING ELEVATION
- MATCH INTO EXISTING ELEVATION
- MATCH INTO EXISTING TOP OF RETAINING WALL ELEVATION
- EXISTING ELEVATION
- ➔ PROPOSED OVERLAND MAJOR FLOW ROUTE
- SUB — SUB — PROPOSED 100mmØ PERFORATED SUBDRAIN
- STM — STM — PROPOSED STORM SEWER
- SAN — SAN — PROPOSED SANITARY SEWER
- WTR — WTR — PROPOSED WATERMAIN
- STM — STM — EXISTING STORM SEWER
- SAN — SAN — EXISTING SANITARY SEWER
- WTR — WTR — EXISTING WATERMAIN
- GAS — GAS — EXISTING GAS LINE
- — — EXISTING MANHOLE
- — — EXISTING CATCHBASIN
- — — PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
- — — PROPOSED MANHOLE
- — — PROPOSED CURB STOP
- — — PROPOSED PIPE INSULATION
- — — PROPOSED 100 YEAR HIGH WATER LEVEL
- — — STORM WATERSHED EXTENT
- WS-XX — WATERSHED NAME
- AREA RUNOFF — RUNOFF COEFFICIENT
- AREA IN HECTARES

USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE THE USE AND INTENT OF THE DRAWINGS. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATE THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL FROM ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

SCALE: 1:100

No.	REVISIONS	BY	DATE
09	RE-ISSUED FOR APPROVAL	M.L.	04-16-2026
08	RE-ISSUED FOR APPROVAL	M.L.	02-06-2026
07	RE-ISSUED FOR APPROVAL	M.L.	01-28-2026
06	RE-ISSUED FOR APPROVAL	M.L.	10-17-2025
05	RE-ISSUED FOR APPROVAL	M.L.	10-15-2025
04	RE-ISSUED FOR APPROVAL	M.L.	09-15-2025
03	RE-ISSUED FOR APPROVAL	M.L.	04-03-2024
02	RE-ISSUED FOR APPROVAL	S.V.	12-07-2023
01	ISSUED FOR APPROVAL	T.H.	04-19-2023

ASPHALT REINSTATEMENT SHALL MATCH EXISTING GRANULAR AND ASPHALT THICKNESS WHILE MAINTAINING A MINIMUM OF:
 40mm OF HL3
 50mm OF HL8
 150mm OF GRANULAR "A"
 450mm OF GRANULAR "B"
 CONTRACTOR TO COMPLETE ROAD CUT AS PER CITY OF OTTAWA DETAIL R10. ASPHALT REINSTATEMENT TO BE AS PER PRE-DEVELOPMENT CONDITIONS OR GREATER. CONTRACTOR TO ENSURE TIE-IN ELEVATIONS ARE CONSISTENT WITH PRE-DEVELOPMENT ELEVATIONS AND GRADING IS CONTINUOUS FOR ENTIRE REINSTATED ASPHALT SURFACE.


ANDREW MCCREIGHT
 MANAGER, DEVELOPMENT REVIEW CENTRAL
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA
APPROVED
 By Andrew McCreight at 1:23 pm, Jun 01, 2026



NOT AUTHENTIC UNLESS SIGNED AND DATED



LRL
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CLIENT: MB GROUP ET ASSOCIES INC.

DESIGNED BY: T.H. DRAWN BY: S.V. APPROVED BY: M.B.

PROJECT: SITE PLAN CONTROL DESIGN
 630 MONTREAL ROAD
 OTTAWA, ON

DRAWING TITLE: GRADING AND DRAINAGE PLAN

PROJECT NO.: 210682

DATE: APRIL, 2023

C301

NOTE:
 CONTRACTOR TO REFER TO ARCHITECTURAL SITE PLAN FOR ELEVATION DETAILS ON THE INTERIOR OF THE BUILDING