

**LEGEND**

- PROPERTY LINE
- - - EXISTING WATERMAIN
- - - EXISTING COMBINED SEWER
- - - EXISTING BELL
- - - EXISTING GAS
- - - EXISTING UNDERGROUND HYDRO
- - - EXISTING OVERHEAD HYDRO
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING SPOT ELEVATION

CONTRACTOR TO CONFIRM ELEVATIONS AND LOCATIONS OF EXISTING UNDERGROUND SERVICES AND UTILITIES WITHIN THE RIGHT OF WAY PRIOR TO INSTALLATION OF SITE SERVICING INFRASTRUCTURE.

**TOPOGRAPHIC INFORMATION**  
 TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS O'SULLIVAN, VOLLEBEK LTD.  
 PROJ. NO. 19675-17  
 DATED OCTOBER 31, 2017

**SITE PLAN INFORMATION**  
 SITE PLAN PROVIDED BY PROJECT1 STUDIO  
 PROJ. NO. 1723  
 RECEIVED NOVEMBER 21, 2019

**GEOTECHNICAL STUDY**  
 GEOTECHNICAL RECOMMENDATIONS PROVIDED BY PATERSON GROUP  
 PROJ. NO. PG4303-1  
 DATED NOVEMBER 24, 2017

**SITE SERVICING AND STORMWATER MANAGEMENT STUDY**  
 SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL  
 DATED JANUARY 2020

**BENCH MARK**  
 SITE BENCHMARK LOCATED AT TOP OF SPINDLE  
 ELEV=70.51m

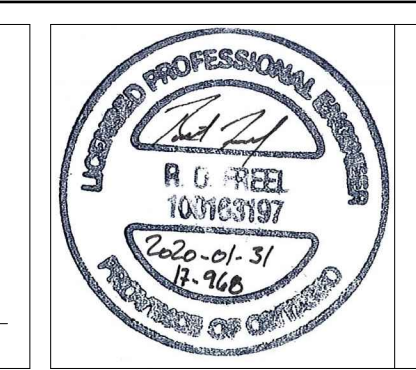
No.	BY	YY.MM.DD	DESCRIPTION
9	AAS	20.01.31	ISSUED FOR MUNICIPAL APPROVAL
8	AAS	19.12.19	ISSUED FOR MUNICIPAL APPROVAL
7	BNC	19.08.22	ISSUED FOR MUNICIPAL APPROVAL
6	AAS	19.07.26	ISSUED FOR MUNICIPAL APPROVAL
5	AWT	19.07.15	ISSUED FOR TENDER
4	AAS	19.05.30	ISSUED FOR MUNICIPAL REVIEW
3	AAS	18.08.22	ISSUED FOR UDRP REVIEW
2	AJT	18.05.25	ISSUED FOR MUNICIPAL REVIEW
1	HUP	17.11.29	ISSUED FOR MUNICIPAL REVIEW

NOTE:  
 WATER SERVICES TO BE LOCATED BY CONTRACTOR AND  
 BLANKED AT MAIN.

*Jeff McEwen*  
**JEFF MCEWEN P.ENG.**  
 MANAGER, DEVELOPMENT REVIEW EAST BRANCH  
 PLANNING, INFRASTRUCTURE & ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Jeff McEwen at 3:05 pm, Mar 05, 2020

- GENERAL NOTES**
- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCE. STANDARD DRAWINGS (SDS) AND SPECIFICATIONS (SPS), WHERE APPLICABLE. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
  - THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
  - ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
  - ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
  - RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE DEVELOPER.
  - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE "CONTRACTOR" AS DEFINED IN THE ACT.
  - ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER LATEST AMENDMENT.
  - THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
  - ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
  - THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
  - ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
  - ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SITE SERVICING AND STORMWATER MANAGEMENT REPORT.
  - ALL SEWERS CONSTRUCTED WITH GRADES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
  - THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING, OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH AS SPECIFIED BY OPO IS EXCEEDED.
  - ALL PIPE / CULVERT SECTION SIZES REFER TO INSIDE DIMENSIONS.
  - SHOULD DEEPLY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
  - ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING / REMOVAL.
  - DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SITE PLAN.
  - THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ONE SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DRAWINGS.
  - BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.



PROJECT No. 17-968

**EXISTING CONDITIONS PLAN**  
**440-444 BRONSON AVENUE**

TC UNITED GROUP  
 800 Industrial Avenue, Unit 9  
 Ottawa, Ontario, K1G 4B8  
 Tel. (613)265-6584

**DSEL**  
 david schaeffer engineering ltd  
 SMART SUBCONTRACTORS

DRAWN BY:	A.W.T.	CHECKED BY:	S.L.M.	DRAWING NO.	SHEET NO.
DESIGNED BY:	B.N.C.	CHECKED BY:	R.D.F.		
SCALE:	1:150	DATE:	NOVEMBER 2017	EX-1	1 of 4

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