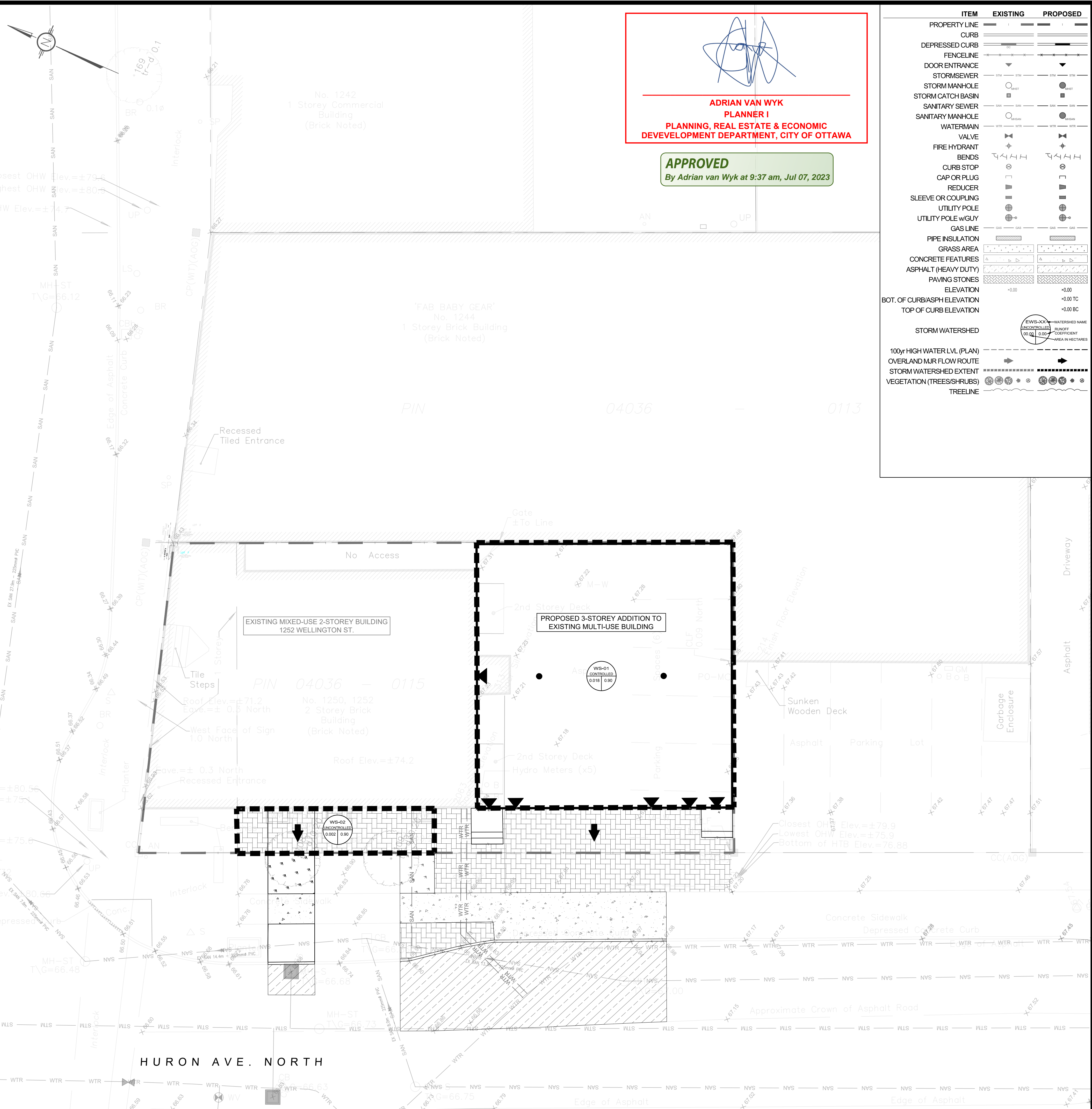





SUBJECT PROPERTY
1252 WELLINGTON ST W

KEY PLAN
N.T.S.




ADRIAN VAN WYK
 PLANNER I
 PLANNING, REAL ESTATE & ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Adrian van Wyk at 9:37 am, Jul 07, 2023

ITEM	EXISTING	PROPOSED
PROPERTY LINE	---	---
CURB	---	---
DEPRESSED CURB	---	---
FENCELINE	---	---
DOOR ENTRANCE	---	---
STORMSEWER	---	---
STORM CATCH BASIN	---	---
SANITARY SEWER	---	---
SANITARY MANHOLE	---	---
WATERMAIN	---	---
VALVE	---	---
FIRE HYDRANT	---	---
BENDS	---	---
CURB STOP	---	---
CAP OR PLUG	---	---
REDUCER	---	---
SLEEVE OR COUPLING	---	---
UTILITY POLE	---	---
UTILITY POLE w/GUY	---	---
GAS LINE	---	---
PIPE INSULATION	---	---
GRASS AREA	---	---
CONCRETE FEATURES	---	---
ASPHALT (HEAVY DUTY)	---	---
PAVING STONES	---	---
ELEVATION	---	---
BOT. OF CURB/ASPH ELEVATION	---	---
TOP OF CURB ELEVATION	---	---
STORM WATERSHED	---	---
100yr HIGH WATER LVL (PLAN)	---	---
OVERLAND M/R FLOW ROUTE	---	---
STORM WATERSHED EXTENT	---	---
VEGETATION (TREES/SHRUBS)	---	---
TREELINE	---	---

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 DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF CONTRACT, 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 IF 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 IRL ASSOCIATES LTD. (IRL) WITHOUT OBTAINING IRL'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 IRL AND TO RELEASE IRL 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 IRL FROM ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

GENERAL NOTES:


EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

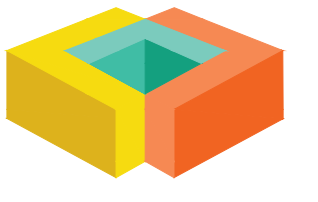
CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

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.

No.	REVISIONS	BY	DATE
03	RE-ISSUED FOR SITE PLAN	K.H.	06 JUN 2023
02	APPROVAL	K.H.	02 FEB 2023
01	ISSUED FOR SITE PLAN	K.H.	16 MAR 2022


V. JOHNSON
 100510576
 06-06-2023
 PROVINCE OF ONTARIO


LRJ
 ENGINEERING | INGÉNIERIE
 5430 Canotek Road | Ottawa, ON, K1J 9G2
 www.irl.ca | (613) 842-3434

CLIENT
WELLINGTON HURON COMMERCIAL INC.

DESIGNED BY: **K.H.** DRAWN BY: **M.A.** APPROVED BY: **V.J.**

PROJECT
PROPOSED ADDITION TO MIXED USE BUILDING 1252 WELLINGTON ST., OTTAWA, ON.

DRAWING TITLE
POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO.
210883

DATE
JANUARY 2022

C702