

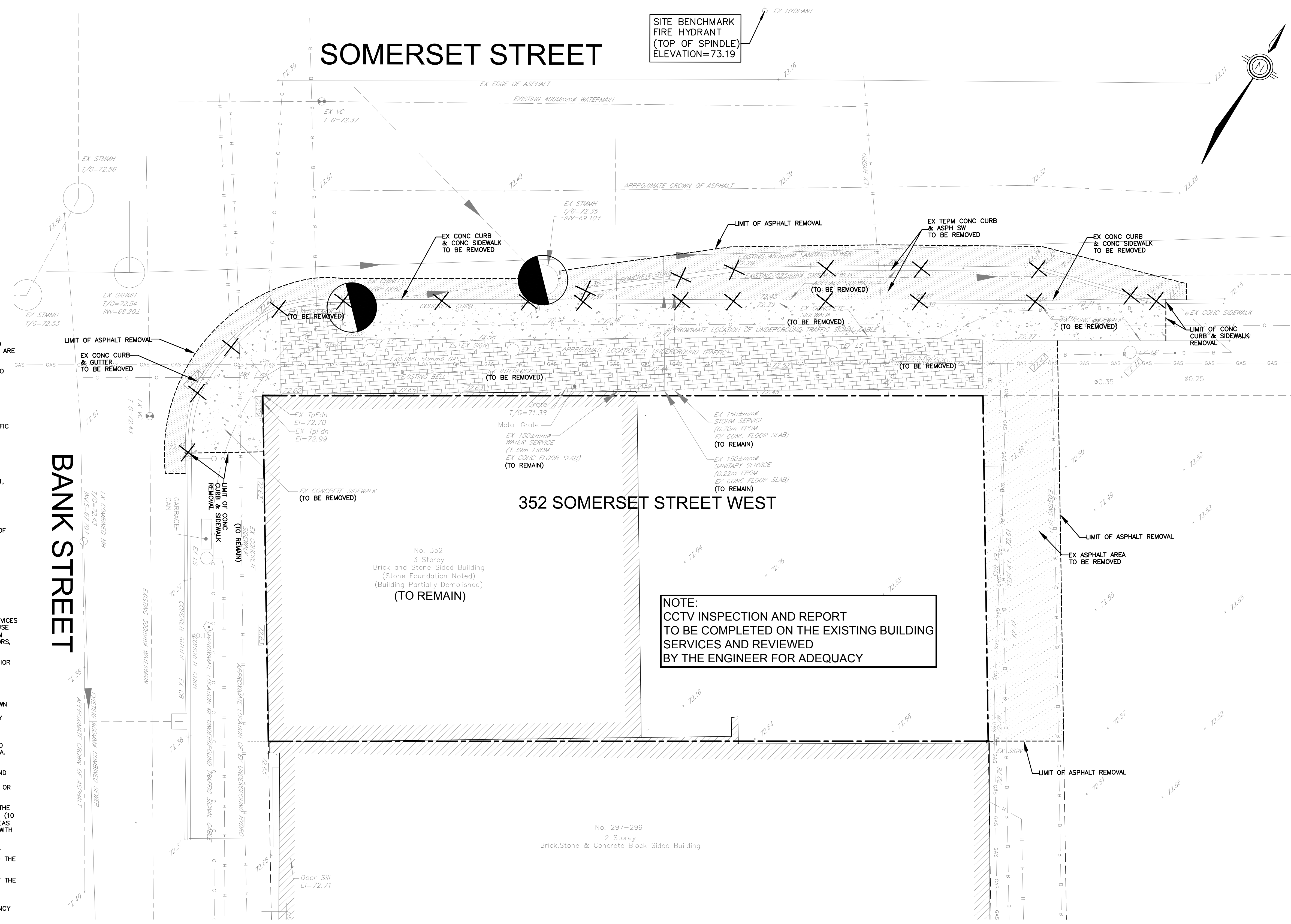
KEY MAP
SCALE: N.T.S.

- NOTES: GENERAL**
- CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION
 - ALL ELEVATIONS / DIMENSIONS ARE IN METRIC UNITS.
 - JOB BENCH MARK - CONFIRM WITH LEGAL SURVEYOR PRIOR TO UTILIZATION.
 - ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCHBASIN OUTLETS ARE PROVIDED.
 - ALL DISTURBED AREAS SHALL BE REINSTATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER AND/OR CITY OF OTTAWA.
 - ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
 - CURBS TO BE AS PER CITY OF OTTAWA STANDARD SC1.1.
 - CONTRACTOR IS TO COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON PUBLIC ROAD.
 - RESTORE PAVEMENT STRUCTURE AND SURFACES ON PUBLIC ROAD TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE CITY OF OTTAWA.
 - ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. (CONSTRUCTION OPSS 206, 310 & 314 MATERIALS OPSS 1001, 1003 & 1010).
 - REFER TO ARCHITECT'S SITE PLAN FOR BUILDING DIMENSIONS AND SITE LAYOUT. DIMENSIONS AND LAYOUT INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING, SUPPORT AND PROTECTION OF EXCAVATIONS.
 - REFER TO LANDSCAPE ARCHITECT'S PLAN FOR SIDEWALK, PATHWAYS, CONCRETE MEDIAN, WALLS, FENCES, GATES, PLANTING AND OTHER LANDSCAPE FEATURE MATERIALS AND LOCATIONS.
 - ALL CURB TO BE 150mm ABOVE FINISHED ASPHALT GRADE UNLESS OTHERWISE NOTED.
 - DESIGN ELEVATIONS AS GIVEN ON THIS PLAN ARE TO BE ADHERED TO WITH NO CHANGES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
 - U/G CONTRACTOR TO CONFIRM LOCATION(S) AND ELEVATION(S) OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. THE ENGINEER SHALL BE INFORMED IMMEDIATELY OF ANY ERRORS, DISCREPANCIES, CONFLICTS, OMISSIONS etc THAT ARE FOUND.
 - THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION BY REVIEWING THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PATERSON GROUP, DATED MARCH 9, 2020.
 - THE CONTRACTOR SHALL APPRAISE HIS/HER SELF OF ALL SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED AND SHALL CARRY OUT THEIR OWN TEST PITS AS REQUIRED TO MAKE THEIR OWN INDEPENDENT ASSESSMENT OF GROUND CONDITIONS. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR ANY EXTRA COST DUE TO ANY SUCH GROUND CONDITIONS VARYING FROM THOSE ANTICIPATED BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL COORDINATE AND PAY FOR ALL CONSTRUCTION RELATED PERMITS, FEES, INSPECTIONS AND APPROVALS REQUIRED BY THE CITY OF OTTAWA.
 - IN PREPARATION FOR THE CONSTRUCTION OF THE NEW ASPHALTIC CONCRETE SURFACED ROADWAYS AND PARKING AREAS, ALL TOPSOIL, ORGANIC MATERIAL AND ANY LOOSE/SOFT OR WET SOIL SHOULD BE REMOVED FROM THE PROPOSED SUBGRADE SURFACE AND REPLACED WITH SUITABLE COMPACTED EARTH BORROW OR GRANULAR FILL.
 - PRIOR TO PLACING GRANULAR FILL FOR THE ROADWAYS AND PARKING AREAS, THE EXPOSED SUBGRADE SHOULD BE HEAVILY PROOF ROLLED WITH A WITH A LARGE (10 TONNE) VIBRATORY STEEL DRUM ROLLER UNDER DRY CONDITIONS. ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE, COMPACTED EARTH BORROW.
 - THE CONTRACTOR IS TO PROVIDE 'AS-CONSTRUCTED' INFORMATION (i.e. ASPHALT GRADES, TOP OF CURB GRADES, WATERMAIN OBVERTS, SEWER INVERTS, ETC.) TO THE ENGINEER AND/OR CLIENT.
 - ASPHALTIC CONCRETE SHALL NOT BE PLACED UNTIL FINAL CCTV INSPECTION OF THE SEWERS IN ACCORDANCE WITH OPSS 409 HAVE BEEN COMPLETED AND TO THE ENGINEER AND/OR CLIENT.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL RE-CCTV RESULTING FROM DEFICIENCY REPAIRS AS DEEMED NECESSARY BY THE ENGINEER. CCTV INSPECTIONS WILL BE CONDUCTED UNTIL SUCH TIME AS THE RESULTS HAVE BEEN APPROVED BY THE ENGINEER AND/OR CITY OF OTTAWA AT NO ADDITIONAL COST TO THE CLIENT.

CONTRACT DRAWINGS:
Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be copied, distributed or used by others without the express written consent of Aninley Graham & Associates Limited. The recipient is responsible for confirming the accuracy and completeness of the information with the originator. The recipient assumes all risks and liabilities associated with the use of the drawings. The recipient will save and hold harmless Aninley Graham & Associates Limited for any claims whatsoever associated with or related to the use of the drawings. The recipient will not reuse any portion of the drawings for any future project without the express written permission of Aninley Graham & Associates Limited.

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SOMERSET STREET



LEGEND

---	PROPERTY LINE
○	EXISTING SANITARY SEWER
—	EXISTING WATERMAIN
—	EXISTING STORM SEWER
○	EXISTING UTILITY POLE
□	EXISTING CATCHBASIN
H	EXISTING HYDRO WIRE
C	EXISTING CABLE
GAS	EXISTING GAS
B	EXISTING BELL
[Pattern]	EX ASPHALT REMOVAL
[Pattern]	EX CONCRETE SIDEWALK REMOVAL
[Pattern]	EXISTING UNIT PAVER REMOVAL
X	EXISTING CURB & GUTTER REMOVAL
●	ADJUST CATCHBASIN & MANHOLE

352 SOMERSET STREET WEST

No. 352
3 Storey
Brick and Stone Sided Building
(Stone Foundation Noted)
(Building Partially Demolished)
(TO REMAIN)

NOTE:
CCTV INSPECTION AND REPORT
TO BE COMPLETED ON THE EXISTING BUILDING
SERVICES AND REVIEWED
BY THE ENGINEER FOR ADEQUACY

No. 297-299
2 Storey
Brick, Stone & Concrete Block Sided Building

NO.	REVISIONS	DATE	INITIAL
2	REVISED PER CITY COMMENTS	AUG 11/23	JX
1	ISSUED FOR SITE PLAN APPROVAL	MAR 29/23	JX

Not Valid Unless Signed And Dated

Professional Engineers
Ontario
AUGUST 11, 2023

Limited Licensee
Name: J.W.XU
Number: 100171806
Category: CIVIL-see limitation
Limitations:
This licence is subject to the limitations as detailed on the certificate.
Association of Professional Engineers of Ontario

SCALE: 1 : 100
DESIGN: JX
DRAWN: JX
CHECKED: GSC/JX
DATE: AUG 2022

SOMERSET HOUSE
352 SOMERSET STREET WEST
CITY OF OTTAWA

EX CONDITIONS AND REMOVALS PLAN

CONTRACT No. 21038 001-21038-EX1&REM1

Aug 11, 2023 I:\DRAWINGS\21038-1 352 Somerset\Design\001-21038-EX1 & REM1.dwg

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