



----- PROPERTY LINE

1. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA (INTERIOR PROVISIONS AND STANDARDS FOR THE CITY OF OTTAWA) (IPSS), WHERE APPLICABLE, LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WHERE APPLICABLE, AND ANY OTHER APPLICABLE STANDARDS.
2. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DAMAGED BY THE CONSTRUCTION.
3. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCY SHALL BE IMMEDIATELY NOTIFIED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE AT THE CONTRACTORS EXPENSE.
4. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
5. 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.
6. 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.
7. ALL CONSTRUCTION NOISSE MUST CONFORM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL SIGNALS.
8. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH OTHERS TO PREVENT INTERFERENCE.
9. ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
10. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOLOGICAL REPORT.
12. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SITE SERVING AND STORMWATER MANAGEMENT REPORT.
13. ALL SEWERS CONSTRUCTED WITH GRADES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVEL.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
15. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BIDDING, OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH AS SPECIFIED ON THE DRAWINGS IS EXCEEDED.
16. ALL PIPE / CURBLY CENTER SIZE REFERS TO INSIDE DIMENSIONS.
17. SHOULD DEEPLY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATOR BY THE CITY OF OTTAWA MINISTRY OF CULTURAL HERITAGE SHALL BE IMMEDIATELY NOTIFIED IMMEDIATELY.
18. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR, REVIEW WITH CONTRACT ADMINISTRATOR AND APPROVED BY THE CITY OF OTTAWA MINISTRY OF CULTURAL HERITAGE.
19. DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SITE PLAN.
20. THE CONTRACTOR SHALL PROTECT THE PROJECT ENGINEER OR SET OF AS CONSTRUCTED SITE SERVICES AND GRADING DRAWINGS.
21. BENCHMARKS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO VERIFY THE SITE BENCHMARKS HAS NOT BEEN ALTERED OR DAMAGED AND THAT ITS RELATIVE ELEVATION DESCRIPTION IS CORRECT.

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
PROJ. NO. 13877-13
DATED APRIL 12, 2013

SITE PLAN INFORMATION
 SITE PLAN PROVIDED BY PAGE + STEELE IBI GROUP ARCHITECTS
 PROJ. NO.
 DATED OCTOBER 31, 2013

GEOTECHNICAL STUDY
GEOTECHNICAL RECOMMENDATIONS PROVIDED BY PATERSON GROUP INC.
PROJ. NO. PG 2961-1R
DATED OCTOBER 3, 2013

SITE SERVICING AND STORMWATER MANAGEMENT STUDY
SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL
PROJ. NO. 13-680
DATED NOVEMBER 8, 2013

NAIL IN SIDEWALK LOCATED AT WELLINGTON & ISLAND PARK INTERSECTION
ELEV=66.71

[illegible]

EXISTING CONDITIONS & REMOVALS PLAN

1445/1451 WELLINGTON STREET

©

CLIENT STREET
CLIENT STREET



DRAWN BY:	B.N.C.	CHECKED BY:	S.J.P.	DRAWING NO.	SHEET NO.
DESIGNED BY:	A.D.F.	CHECKED BY:	S.J.P.	EX-1	1 of 3
SCALE:	1: 250	DATE:	NOVEMBER 2013		