










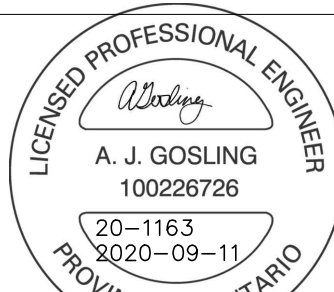
	PROPERTY LINE
	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
 BELL	EXISTING BELL
 GAS	EXISTING GAS
 U/G HYDRO	EXISTING UNDERGROUND HYDRO
	EXISTING MANHOLE
	EXISTING CATCH BASIN MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING VALVE BOX
	EXISTING SPOT ELEVATION

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION PROVIDED BY STANTEC GEOMATICS LTD
PROJ. NO. 161614174-110
DATED FEBRUARY 6, 2020

SITE PLAN PROVIDED BY EVOLUTION DESIGN AND DRAFTING
PROJ. NO.
DATED MARCH 31, 2020

AS PER THE TOPOGRAPHIC SURVEY, THE ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND
ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT
ELEV=95.23

2	C.M.K.	20.09.11	ISSUED FOR MUNICIPAL REVIEW
1	A.J.G.	20.05.19	ISSUED FOR MUNICIPAL REVIEW
No.	BY	YY.MM.DD	DESCRIPTION



PROJECT No.20-1163

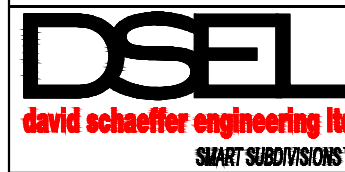
EXISTING CONDITIONS PLAN

847 WOODROFFE AVENUE

© DSEL

HP URBAN & STIRLING GROUP

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DRAWN BY:	C.M.K.	CHECKED BY:	A.J.G	DRAWING NO.	SHEET NO.
DESIGNED BY:	C.M.K.	CHECKED BY:	A.D.F.	EX-1	1 of 4
SCALE:	1:150	DATE:	MAY 2020		

1. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA'S STANDARD SPECIFICATIONS FOR ROADWORK (SSR), WHERE APPLICABLE. LOCAL, UTILITY, TRANSPORTATION STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
2. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE APPROPRIATE AGENCIES 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 PROJECT.
3. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS DISCREPANCY BETWEEN THE DRAWINGS AND THE FIELD-CONFIRMED UTILITY LOCATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
4. 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.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING 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 AND MAINTENANCE OF HIGHWAYS AND TRUCK TRAILERS AND TRAILERS, AS REFERRED IN THE PROJECT REPORT.
7. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. 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.
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 CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL OBTAIN THE ONTARIO MINISTRY OF HIGHWAY TRANSPORTATION'S APPROVAL OF THE REPORT.
12. ALL SEWERS CONSTRUCTED WITH GRADES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH TOTAL STATION.
13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING, OR ADDITIONAL STRENGTH SUCH AS IF THE MAXIMUM TRENCH WIDTH EXCEEDS 1.5 METER (5 FEET).
15. ALL PIPE / CURB/ STREET SIZEZ REFER TO INSIDE DIMENSIONS.
16. SHOULD BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OFFICIALS SHALL BE NOTIFIED IMMEDIATELY.
17. ALL NECESSARY CLEANING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR.
18. DRAWINGS SHALL BE READ IN CONNECTION WITH THE ARCHITECTURAL SITE PLAN.
19. THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ONE SET OF AS CONSTRUCTED SITE SERVISING AND GRADING DRAWINGS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE MOVED OR DESTROYED OR DISTURBED AND THEIR RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION PROVIDED ON THIS PLAN.