

EXISTING LEGEND:

- APPROXIMATE LOT LINE
- EXISTING EDGE OF PAVEMENT AND CURB
- EXISTING UNDERGROUND HYDRO
- EXISTING FENCE
- EXISTING WATERMAIN
- EXISTING BUILDING
- EXISTING ASPHALT PAVEMENT
- ⊙ EXISTING VALVE BOX
- EXISTING STORM MANHOLE
- ⊕ EXISTING CATCH BASIN
- EXISTING ELEVATION

REMOVAL LEGEND:

- BUILDING REMOVAL
- GAS METER REMOVAL
- CONCRETE PORCH REMOVAL
- HYD EXISTING HYDRO REMOVAL
- EXISTING FENCE REMOVAL

wsp

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ARCHITECT:

SEAL:

LICENSED PROFESSIONAL ENGINEER
D. B. YANG
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2022-12-22
PROVINCE OF ONTARIO

NORTH

CLIENT:

**RICHCRAFT (BULLMAN) LTD.
THE RICHCRAFT GROUP OF
COMPANIES
250 PARKDALE AVE**

CLIENT REF. #

PROJECT:

**272-274 PARKDALE -
RICHCRAFT DEMO**



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ISSUED FOR - REVISION

NO.	DATE	DESCRIPTION
0	2022.12.22	ISSUED FOR PERMIT

PROJECT NO. 221-13091-00

DATE: DECEMBER 2022

ORIGINAL SCALE: 1:125

DESIGNED BY: DY

DRAWN BY: JT

CHECKED BY: DY

DISCIPLINE: CIVIL

TITLE: **REMOVAL PLAN**

SHEET NUMBER: **C01**

SHEET # 1 OF 2

ISSUE: **ISSUED FOR PERMIT**

DATE OF: 2022.12.22

V:\10-13-NE 2022 Project\221-13091-00 - 272-274 Parkdale - Richcraft Demo\14.0 Tech_Plan Services\14.00_Civil\3_Drawing\Working drawings\221-13091-00_C.dwg Dec 22, 2022 2:45pm BY: CAJ/TJ/4512

D07-XX-XX-XXXX

#XXXXX

NOTES: GENERAL

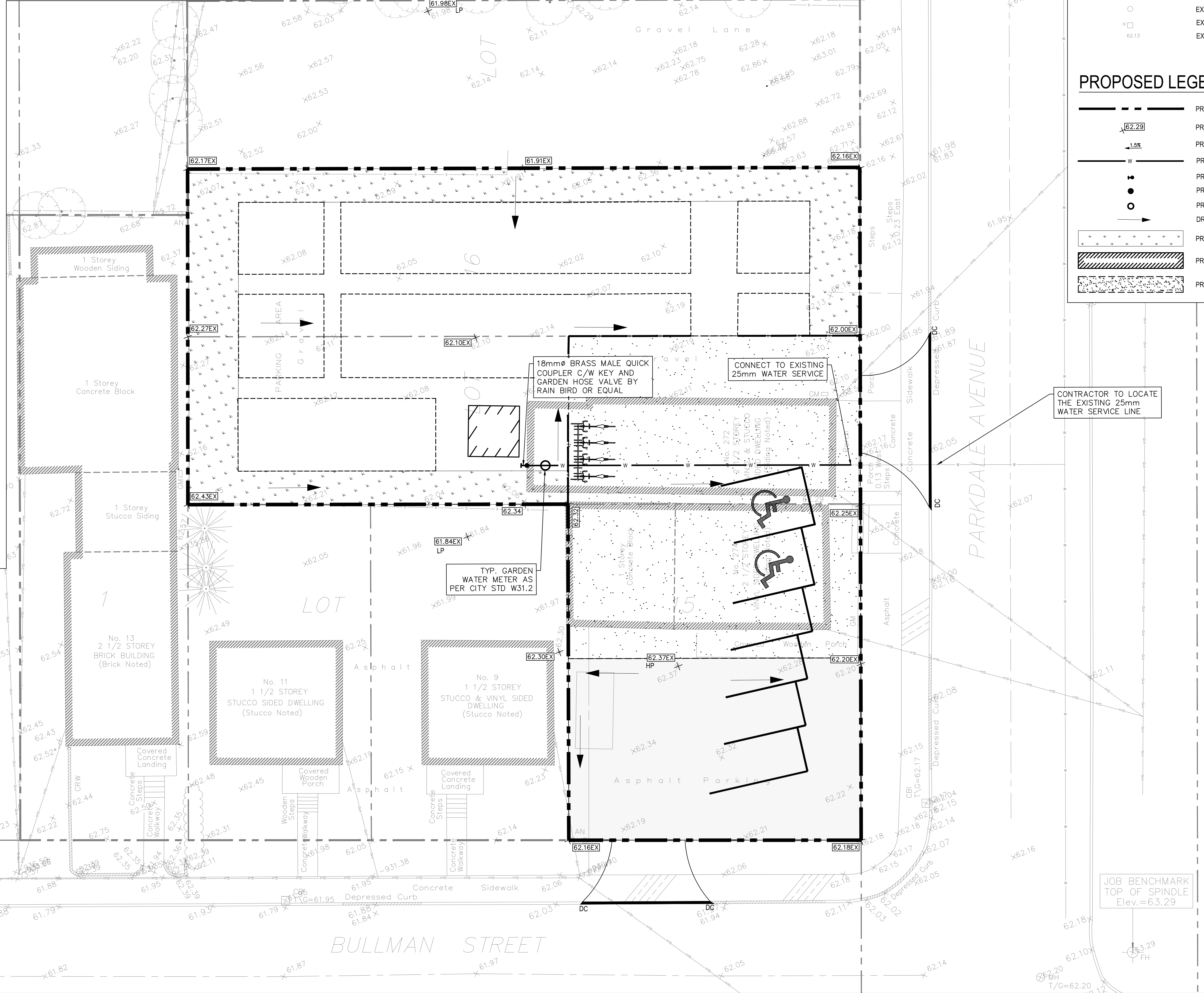
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR TO REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGN CONSULTANT AS APPLICABLE.
- USE ONLY THE LATEST REVISED DRAWINGS.
- ALL CONSTRUCTION SHALL COMPLY WITH CURRENT REFERENCED STANDARDS AND SPECIFICATIONS.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL CURRENT REFERENCED DRAWINGS AND SPECIFICATIONS.
- FOR LEGAL SURVEY INFORMATION REFER TO REGISTERED PLAN.
- CONTRACTOR TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES TO THE SATISFACTION OF THE CITY OF OTTAWA, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) DURING ALL PHASES OF THE SITE PREPARATION AND CONSTRUCTION THE MEASURES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE CONSULTANT AND CITY OF KINGSTON IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL. SHOULD ANY ADDITIONAL MEASURES BE REQUIRED TO ADDRESS FIELD CONDITIONS THEY SHALL BE INSTALLED AS DIRECTED BY THE CONSULTANT OR THE CITY OF KINGSTON. SUCH ADDITIONAL MEASURES MAY INCLUDE BUT NOT BE LIMITED TO INSTALLATION OF FILTER CLOTHS ACROSS MANHOLES, AND CATCHBASIN INSERTS TO PREVENT SEDIMENT FROM ENTERING THE STRUCTURE AND INSTALLATION AND MAINTENANCE OF A LIGHT UTY SILT FENCE BARRIER AS REQUIRED.
- ALL CONCRETE CURBS AND SIDEWALKS TO CONFORM TO OPS 351 AND OPSS MUNI 353 AND BE CONSTRUCTED TO OPSS 600.110, OPSS 310.010 AND OPSS 310.020.
- ALL CONCRETE SHALL BE "NORMAL PORTLAND CEMENT" IN ACCORDANCE WITH OPSS.MUNI 1350 AND SHALL ACHIEVE MINIMUM STRENGTH OF 30MPa AT 28 DAYS.
- CONTRACTOR TO PROTECT EXISTING INFRASTRUCTURE AND PROPERTY SUCH AS TREES, SIDEWALKS, CURBS, ASPHALT, AND STREET SIGNS FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR TO PAY THE COST TO REINSTATE OR REPLACE ANY DAMAGED INFRASTRUCTURE OR PROPERTY TO THE SATISFACTION OF THE CITY.
- THE POSITION OF POLE LINES, CONDUITS, WATERMAIN, SEWERS, AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, SHALL PROTECT ALL UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- CONTRACTOR TO SUPPLY SUITABLE FILL MATERIAL WHERE REQUIRED TO ROUGH GRADE THE SITE. ALL IMPORTED FILL MATERIAL TO BE CERTIFIED AS ACCEPTABLE BY THE CONSULTANT.
- CONTRACTOR TO HAUL EXCESS MATERIAL OFFSITE AS NECESSARY TO GRADE SITE TO MEET THE PROPOSED GRADES. ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY CONSULTANT. CONSULTANT TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
- ALL PIPE BEDDING TO BE OPSS.MUNI 1010 GRANULAR "A" PLACED A MINIMUM OF 150mm BELOW SEWER AND WATER PIPES AND COMPACTED TO SPRING LINE. BEDDING AND COVER MATERIAL ALSO TO BE GRANULAR A.

NOTES: WORK IN PUBLIC RIGHTS OF WAY

- CONTRACTOR TO REINSTATE ROAD CUTS AS PER OPSS 509.010.
- CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE CONSULTANT PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
- FILL TO BE PLACED AND COMPACTED PER THE CITY REQUIREMENTS.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED.
- GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE CONSULTANT OF GRANULAR B PLACEMENT.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED.
- ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE CONSULTANT OF GRANULAR A PLACEMENT.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED.
- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE CONSULTANT WITH VERIFICATION PRIOR TO PLACEMENT.
- ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY CONSULTANT. CONSULTANT TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.

NOTES: WATER

- ALL WATER MATERIALS AND INSTALLATION TO MEET STANDARDS OF CITY OF OTTAWA.
- CONTRACTOR TO CONDUCT PRESSURE AND LEAKAGE TESTING OF ALL WATER SERVICES AND DISINFECT AND CHLORINATE TO THE SATISFACTION OF CITY OF OTTAWA.
- TRACER WIRE TO BE INSTALLED ALONG THE FULL LENGTH OF WATERMAIN AND ATTACHED AS PER CITY OF OTTAWA STANDARDS.
- ALL COMPONENTS OF THE WATER DISTRIBUTION SYSTEM SHALL BE CATHODICALLY PROTECTED AS PER CITY OF OTTAWA STANDARDS.
- ALL VALVES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THE WATER PERMIT ON BEHALF OF THE OWNER FROM CITY OF OTTAWA AND PAYMENT OF ANY FEES ASSOCIATED WITH SECURING THE WATER PERMIT. OWNER IS RESPONSIBLE FOR REIMBURSING THE CONTRACTOR FOR THE ACTUAL COST OF THE WATER PERMIT.



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PROPOSED LEGEND:

- PROPOSED PROPERTY LINE
- PROPOSED ELEVATION
- PROPOSED SLOPE
- PROPOSED WATERMAIN
- PROPOSED CURB STOP
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- DRAINAGE DIRECTION
- PROPOSED GRASS AREA
- PROPOSED BUILDING
- PROPOSED GRAVEL PAVEMENT

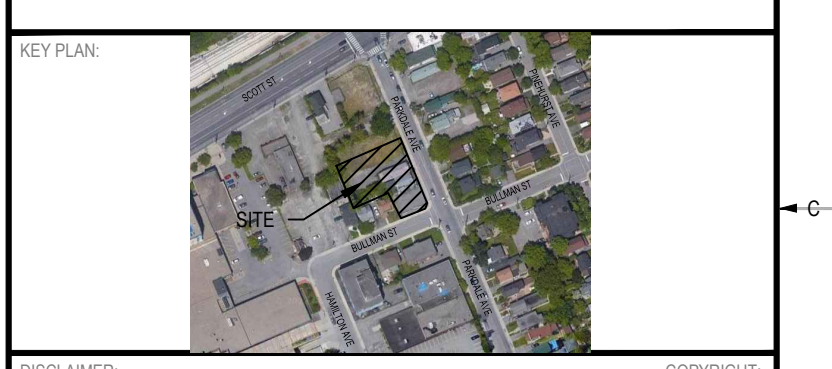


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PROJECT NO.	DATE
221-13091-00	DECEMBER 2022

ORIGINAL SCALE:	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
1:125	

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DISCIPLINE:
DY	JT	DY	CIVIL

TITLE:
GRADING, SERVICING AND EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C02

SHEET #:
2 OF 2

ISSUE:
ISSUED FOR PERMIT

DATE OF: 2022.12.22

V:\10-13-NE 2022 Project\221-13091-00 - 272-274 Parkdale - Richcraft Demo\14.0 Tech_Plan Services\14.00_Civil\3_Draining\Working drawings\221-13091-00_C.dwg Dec 22, 2022 2:45pm BY: CAJ171412

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