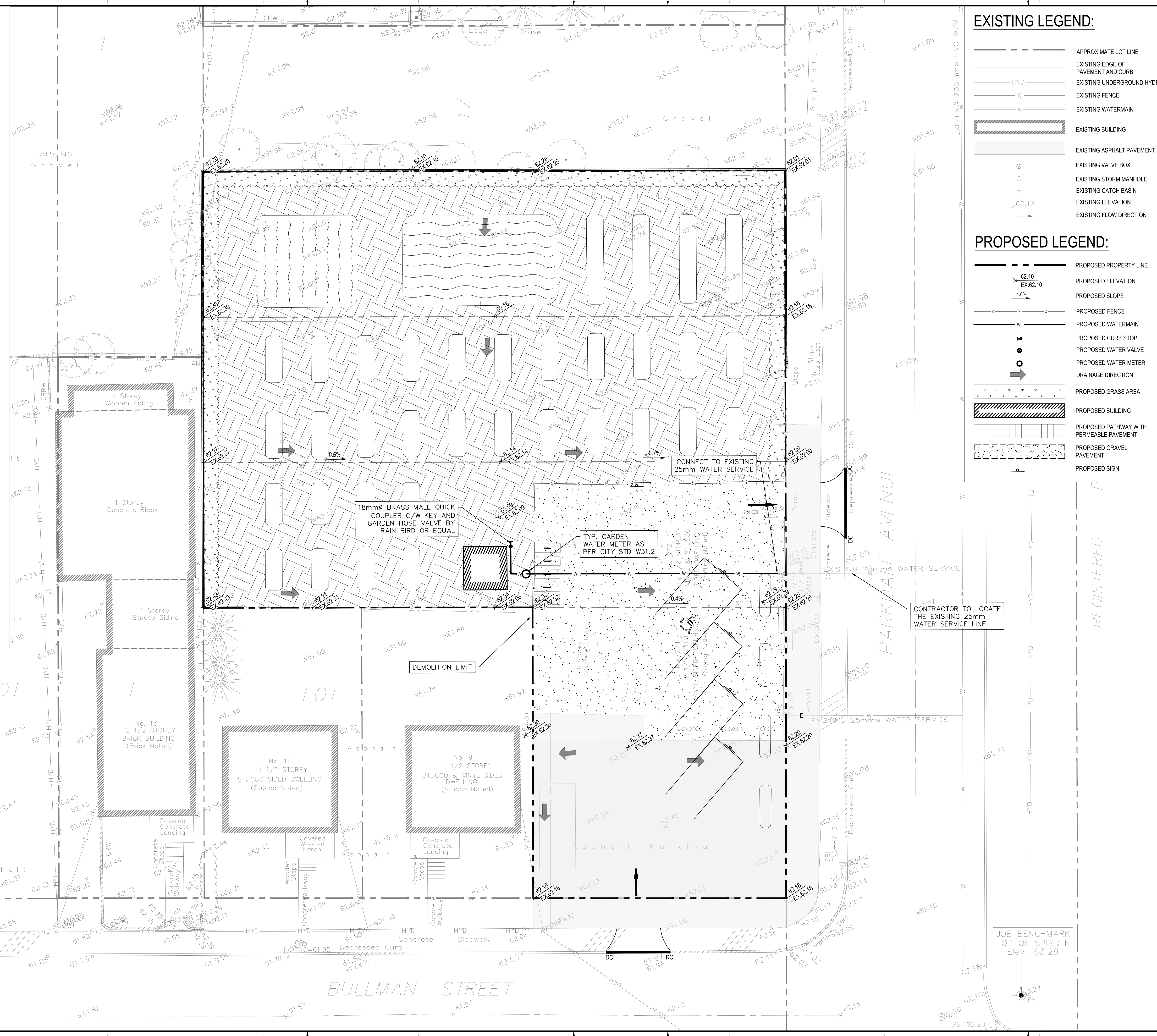


- GENERAL NOTES & SPECIFICATIONS:**
- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), AS AMENDED BY THE CITY OF OTTAWA.
 - THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
 - ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
 - 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.
 - RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE DEVELOPER.
 - 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 CONSTRUCTOR AS DEFINED IN THE ACT.
 - ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
 - ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 - THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
 - THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE CITY OF OTTAWA HAS BEEN OBTAINED.
 - ALL PIPE/ CULVERT/ SECTION SIZES REFER TO INSIDE DIMENSIONS.
 - ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
 - ALL SUBGRADE FOR SEWER, WATERMAIN AND ROADWORK SHALL BE INSPECTED AND CERTIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF GRANULAR OR SUB-BASE MATERIAL.
- WATER SUPPLY:**
- ALL PVC WATERMAIN SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL.
 - WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
 - ALL PVC WATERMAINS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWJ OR RWJ TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.
 - CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42.
 - VALVE IN BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA STD. W24.
 - WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JOINTS AS PER CITY OF OTTAWA STD. W25.5 AND W25.6.
 - THRUST BLOCKING OF WATERMAIN TO BE INSTALLED AS PER CITY OF OTTAWA STD. W25.3 AND W25.4, WHERE THE VERTICAL BEARING CAPACITY IS LESS THAN 100KPA. A MINIMUM THICKNESS OF 400mm GRANULAR "A" OR OPSS GRANULAR "B" TYPE II COMPACTED TO 95% SPMOD SHOULD BE CONSTRUCTED AS THE BEDDING MATERIAL. REFER TO GEOTECHNICAL REPORT NO. PG0703-3R PREPARED BY PATERSON GROUP FOR DETAIL.
 - THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
 - INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY, WHERE WATERMAIN COVER IS LESS THAN 2.4m.
 - AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/ UTILITY IS 0.25m FOR CROSSING OVER THE SEWER, AS PER CITY STD W25.2 FOR CROSSING UNDER SEWER. THE MINIMUM VERTICAL CLEARANCE IS 0.5m AS PER CITY STD. W25 FOR CROSSING UNDER SEWER. ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.
 - FOR STUBS DESIGNED FOR FUTURE WATERMAIN CONNECTION, THE END OF THE PIPE SHOULD BE CAREFULLY MADE WATER TIGHT AND THRUST RESTRAINT ADDED ACCORDING TO CITY STANDARD.
 - ALL WATER SERVICE CROSSING SEWERS ARE TO BE INSTALLED AS PER CITY OF OTTAWA STD. W38.



EXISTING LEGEND:

- APPROXIMATE LOT LINE
- EXISTING EDGE OF PAVEMENT AND CURB
- EXISTING UNDERGROUND HYDRO
- X --- EXISTING FENCE
- w --- EXISTING WATERMAIN
- EXISTING BUILDING
- EXISTING ASPHALT PAVEMENT
- --- EXISTING VALVE BOX
- --- EXISTING STORM MANHOLE
- --- EXISTING CATCH BASIN
- EXISTING ELEVATION
- --- EXISTING FLOW DIRECTION

PROPOSED LEGEND:

- PROPOSED PROPERTY LINE
- PROPOSED ELEVATION
- PROPOSED SLOPE
- PROPOSED FENCE
- PROPOSED WATERMAIN
- PROPOSED CURB STOP
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- DRAINAGE DIRECTION
- PROPOSED GRASS AREA
- PROPOSED BUILDING
- PROPOSED PATHWAY WITH PERMEABLE PAVEMENT
- PROPOSED GRAVEL PAVEMENT
- PROPOSED SIGN

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ARCHITECT:
D. B. YANG
100230568
2023-04-28
PROVINCE OF ONTARIO

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

CLIENT REF #
PROJECT:
272-274 PARKDALE - RICHCRAFT DEMO

KEY PLAN

DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REUSED WITHOUT WRITTEN PERMISSION BY WSP. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. THIS DRAWING IS NOT TO BE SCALED.

ISSUED FOR - REVISION	DATE	DESCRIPTION
2	2023.04.28	REVISED AS PER CITY COMMENTS
1	2023.03.17	REVISED AS PER CITY COMMENTS
0	2022.12.22	ISSUED FOR PERMIT

PROJECT NO: 221-13091-00
ORIGINAL SCALE: 1:125
DESIGNED BY: DY
DRAWN BY: JT
CHECKED BY: DY
DISCIPLINE: CIVIL

DATE: APRIL 2023
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

TITLE:
GRADING AND SERVICING PLAN

SHEET NUMBER:
C02
2 OF 2

ISSUE:
REVISED AS PER CITY COMMENTS

DATE OF: 2023.04.28

REV #
0

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