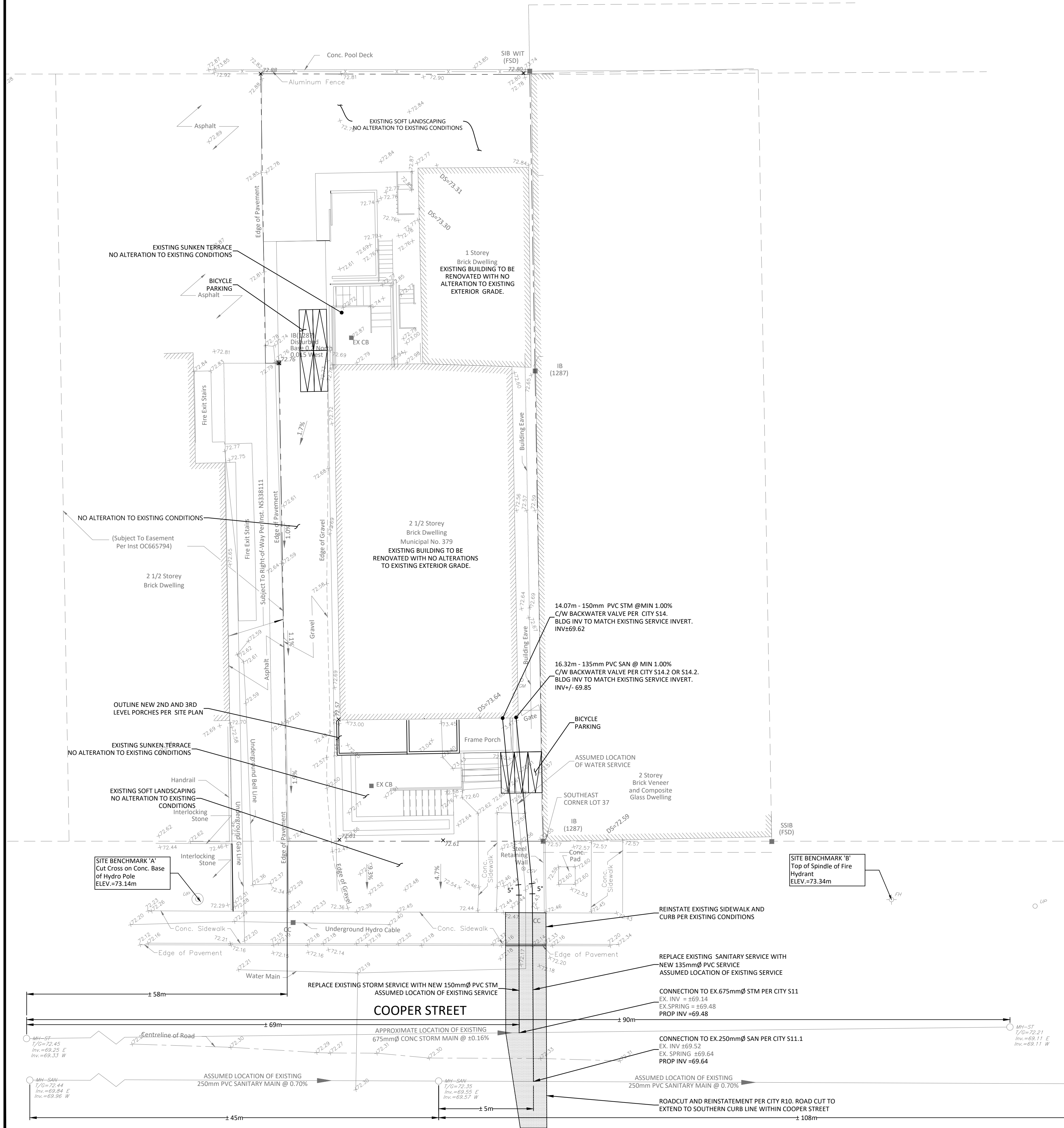
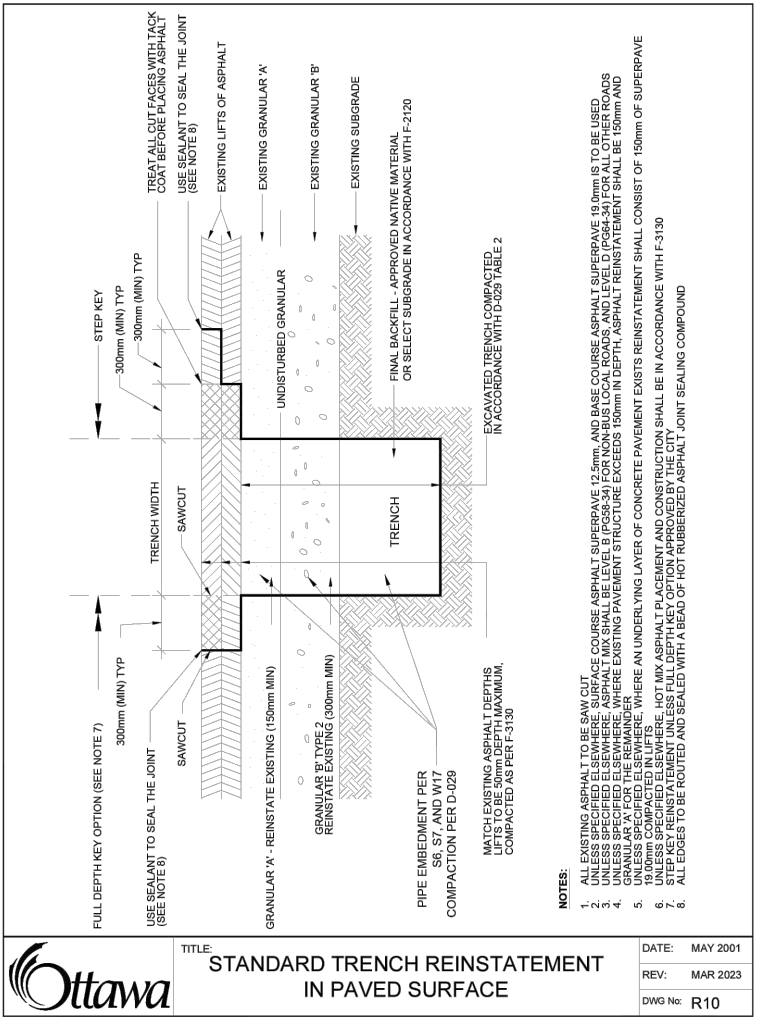




GENERAL NOTES

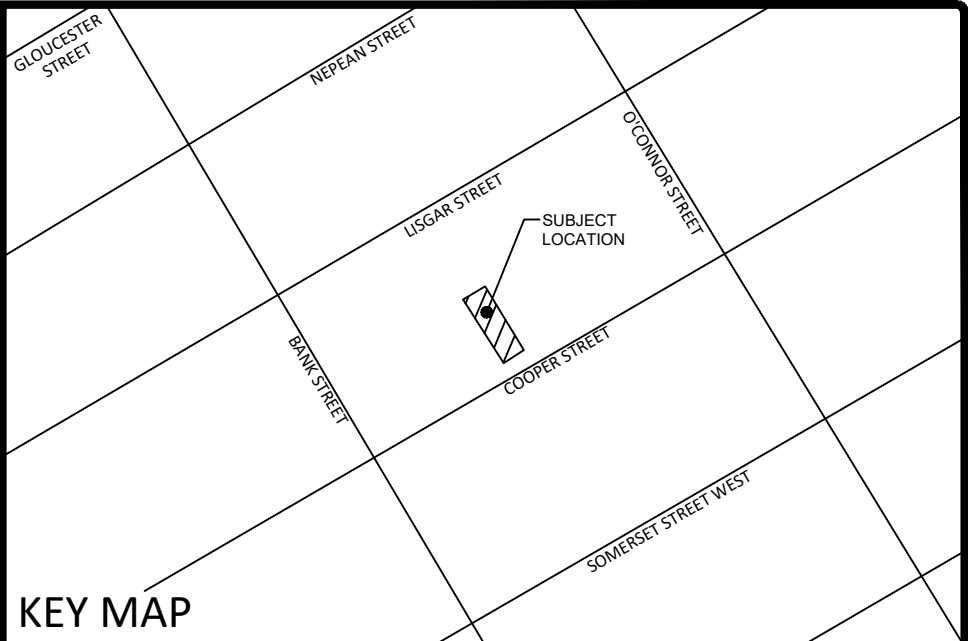
1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM AERIAL PHOTOGRAPHY (OR SHOWN ON) M.P.S.I. JOB NO. 18-4195, DATED AUGUST 14, 2018 AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN INDEPENDENT TO DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVAL S. FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS PLAN. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY OR TOWNSHIP AUTHORITIES.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNS, DELINEATORS, MARKERS AND BARRIERS.
11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY OR TOWNSHIP.
12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY OR TOWNSHIP STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
13. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND UNPAVED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY OR TOWNSHIP SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
14. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
15. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCIES.
 - ELECTRICAL SERVICE - HYDRO OTTAWA
 - GAS SERVICE - ENBRIDGE
 - TELEPHONE SERVICE - BELL CANADA
 - TELEVISION SERVICE - ROGERS
16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THE CITY.
17. ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.
18. ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY OR TOWNSHIP.
19. THIS PLAN MUST BE READ IN CONJUNCTION WITH ASSESSMENT OF ADEQUACY OF PUBLIC SERVICES REPORT BY EGIS, REPORT MCP-18-0272, DATED OCTOBER 2024.
20. A CCTV SCAN SHALL BE UNDERTAKEN BY A QUALIFIED PERSONS TO ENSURE THE SERVICES ARE IN GOOD CONDITION AND UP TO CURRENT CITY OF OTTAWA STANDARDS.
21. CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.
22. ALL TREES TO BE REMOVED ON PRIVATE PROPERTY WITH A TRUNK DIAMETER GREATER THAN 0.5M REQUIRE A TREE PERMIT. SIMILARLY, ALL TREES IN THE CITY OF OTTAWA REPORTED AS TO BE PROTECTED AND REQUIRE THE COMPLETION OF A TREE CONSERVATION REPORT.

**SEWER NOTES:**

1. **CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS PER THE FOLLOWING:**
2. **SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.**
3. **BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR BEDDING, COMPACTED TO 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.**
4. **SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.**
5. **SEWERS SHALL BE COVERED WITH A MINIMUM TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.**
6. **TO MINIMIZE DIRECTION FROST HEAVING, FRENCH BACHES SHALL BE PAVED WITH A MINIMUM OF 2.0 METRE BELOW FINISHED GRADE) SHALL MATCH EXISTING SLOPE CONDITIONS.**
7. **SANITARY SEWERS AND CONNECTIONS 150mm AND SMALLER TO BE PVC SDR-35.**
8. **SEWERS AND CONNECTIONS 200mm AND LARGER TO BE PVC SDR-35. SEWERS SHALL BE TYPE "B" EXCEPT AT RISES, UNLESS NOTED OTHERWISE.**
9. **SEWERS AND WATERMANS LOCATED PARALLEL TO EACH OTHER MUST BE CONSTRUCTED IN SEPARATE TRENCHES. WHEN INTERFERING, SEWERS MUST BE PRACTICED TO MAINTAIN VERTICAL AND/OR HORIZONTAL SEPARATION PER COMPTON STANDARDS, AND/OR SHALL BE CONSTRUCTED OF DIFFERENT MATERIALS TO PREVENT CORROSION. ALL SEWERS SHALL BE COVERED TO A MINIMUM OF 1.0m OF COVER AT A PRESSURE OF 350 kPa (50 psi) WITHOUT LEAKAGE USING THE TESTING METHODOLOGY IN ONTARIO PROVINCIAL STANDARD SPECIFICATIONS.**
10. **INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER CITY DETAIL 535, OPTION A.**
11. **SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWINGS 535-1, 535-2 & 535-3.**
12. **SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SEWERS TO BE PROPERLY CAPED AND LOCATED WITH 2" x 4" TYPICAL MARKER.**
13. **CONTRACTOR TO TELEVIEW (CCTV) ALL PROPOSED SEWERS TO DETERMINE EXISTING CONNECTION TO THE PIPES 150mm OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND TEST ALL SEWERS.**
14. **DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.**

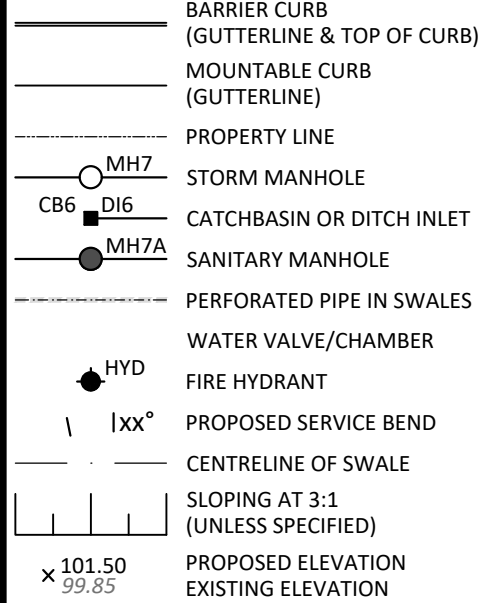
ROADWAY NOTES

1. RESTORE ANY TRENCHES AND DISTURBED SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITIONS AND TO THE SATISFACTION OF CITY AUTHORITY.
2. CONCRETE CURB AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SCL 1 (BARRIER CURB), SCL2 (MONOLITHIC SIDEWALK & CURB), AND SCL4 (STANDARD SIDEWALK) AS NOTED. CURBS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SIDEWALKS, DRIVEWAYS AND RAMPS.
3. PAYMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA DETAIL RD1 AND OPT. 1 AS NOTED. CURBS SHALL BE REINSTATEMENT PER THE DETAIL SHOWN ON THIS DRAWING.
4. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm around ALL STRUCTURES WITH PAVEMENT AREA.
5. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 100% SPMD.
6. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE CURB AND SIDEWALKS ARE NECESSARY REPAIRS HAVE BEEN GIVEN OUT TO THE SATISFACTION OF THE ENGINEER.
7. SUB- EXCAVATE SOFT AREAS AND FILL WITH GRANULAR "B" COMPACTED IN MAXIMUM 300mm LIFTS.



KEY MÁP

LEGEND



FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SCALE 1 : 100



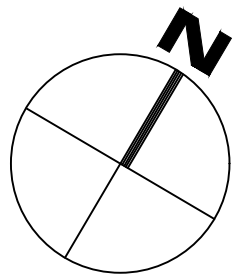
01	ISSUED FOR REVIEW	JAN 17, 2025
No.	Revision/Issue	Date

Check and verify all dimensions before proceeding with the work

Do not scale drawings



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P.O BOX 23109 RPO CARLINGWOOD, OTTAWA, ON K2A 4E2

Project

379 COOPER STREET
RENOVATIONS TO EXISTING
ROOMING HOUSE

OTTAWA

ONTARIO

Drawing Title:

LOT GRADING AND SERVICING PLAN

Scale: 1:100

Project Number:

Drawn by:

RRR

Checked By:

A.J.G.

CP-18-0272

Drawing Number

C101