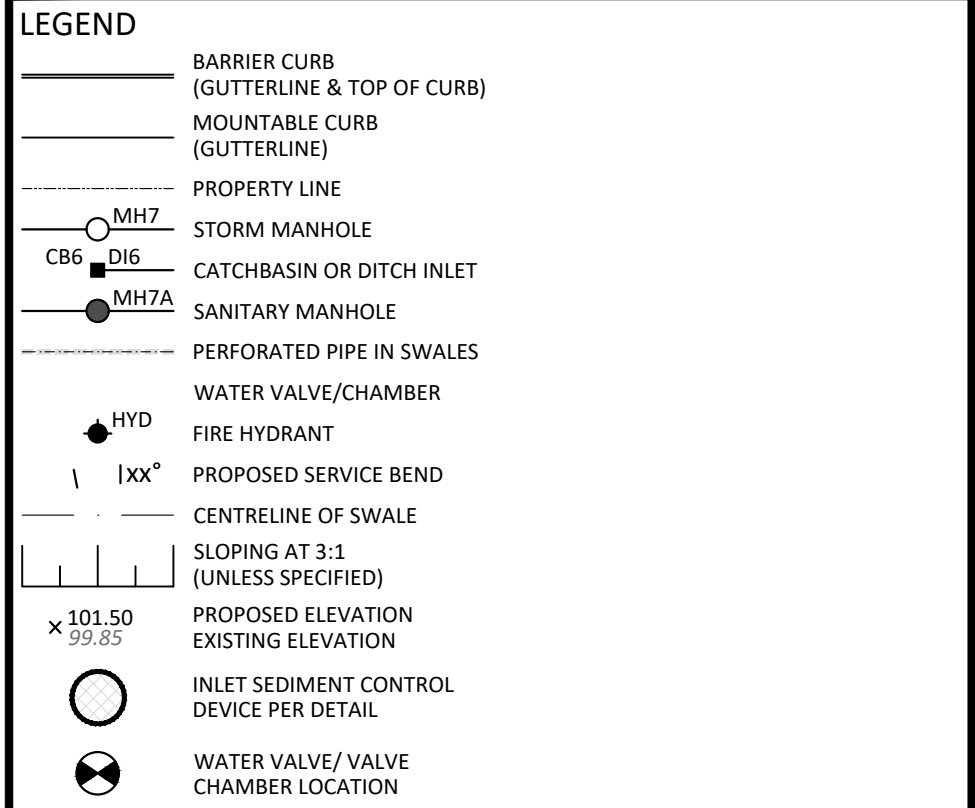
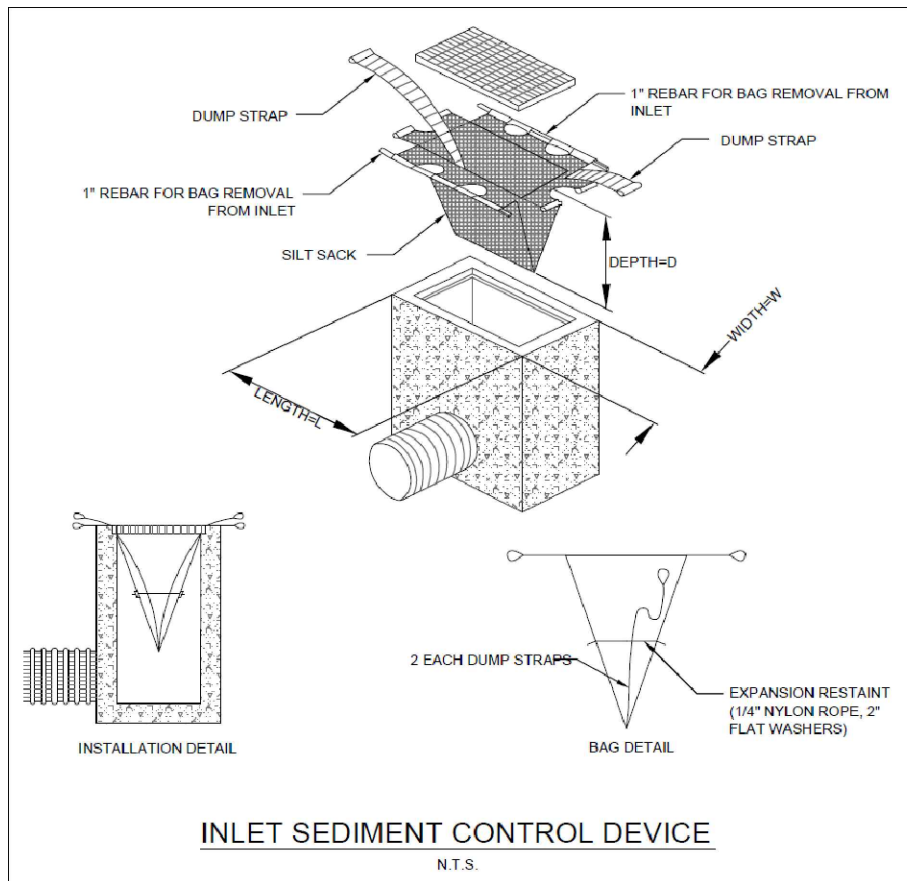




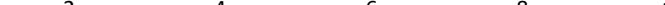
1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM THE CADASTRAL SURVEY REPORT (OR SURVEY CNR MPRS, JOB NO. 18-4195, DATED AUGUST 1, 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 TOPOGRAPHIC AND 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 THE DRAWING. 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 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 SIGNAGE, 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 OR ROUGH GRADING OF PARKING LOTS, ROADWAYS AND DISPOSED 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 INDUSTRY STANDARDS:
  - 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. ALLO 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 #CP-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 RIGHT-OF-WAY ARE PROTECTED AND REQUIRE THE COMPLETION OF A TREE DISCLOSURE REPORT.

1. **CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND STANDSTILLS IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS.**
2. **SEWER TRENCHES AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.**
3. **BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.**
4. **SUB-BEDDING, IF REQUIRED SHALL CONFORM TO 450mm OF COMPACTED GRANULAR "B" TYPE 1.**
5. **CONCRETE MANHOLE RINGS SHALL BE SET ON TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.**
6. **TO MINIMIZE DIFFERENTIAL FROST HEAVING, 12.2 METRES BELOW FINISHED GRADE SHALL MATCH EXISTING SOIL CONDITIONS.**
7. **SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC 50R-28.**
8. **SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC 50R-36. ALL SEWERS TO BE "B" TYPE, EXCEPT AT MANHOLES, UNLESS NOTED OTHERWISE.**
9. **SEWERS AND WATERMANS LOCATED PARALLEL TO EACH OTHER SHOULD BE CONSTRUCTED IN SEPARATE TRENCHES. WHEN CONSTRUCTED IN THE SAME TRENCH, THE MINIMUM VERTICAL AND/OR HORIZONTAL SEPARATION PER MCTP OF STANDSTILLS, ALL SEWERS SHOULD BE CONSTRUCTED AT A MINIMUM OF 750mm PER 100mm OF SEWER DIAMETER AT A PRESSURE OF 350kPa (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 18-1, 18-2 & 18-3.**
12. **SUPPLY AND INSTALL ALL PIPING AND APPENDANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPED AND LOCATED WITHIN 1.0m OF THE MARKER.**
13. **CONTRACTOR TO TELEVIEW (CTV) ALL PROPOSED SEWERS ON SITE, FROM CONNECTION TO THE MAIN AND UP TO 150mmØ OR CONTRAST PIPE TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE FOR FLUORINATING ALL SEWERS & APPLY A TOP COAT.**
14. **CTV TESTING IS TO BE COMPLETED ON SANITARY SEWER TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.**

1. RESTORE ANY TRENCHES AND DISTURBED SURFACES OF PUBLIC ROAD ALLOWANCE TO CONDITION EQUAL, OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF CITY AUTHORITY.
2. CONCRETE CURB AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF ATLANTA STANDARD SPEC 11 (BARRIER CURB), SPEC 2 (SIDEWALK) AND SPEC 3 (CONCRETE SIDEWALK) AND STANDARD SIDEWALK AS NOTED. PROVISIONS SHALL BE MADE FOR CURB DEPRESSION SIDEWALKS, DRIVEWAYS AND RAMPS.
3. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF ATLANTA DETAIL RD10 AND DETAIL RD10A. CURB AND SIDEWALK SHALL BE REINSTATEMENT PER THE OPTION SHOWN ON THIS DRAWING.
4. GRANULAR "T" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN 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 UNDERLYING PAVEMENT AND NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
7. SUB-COMPACTED SOFT AREAS AND FILL WITH GRANULAR "B" COMPACTED IN MAXIMUM 300mm LIFTS.



SCALE 1 : 100



0 2 4 6 8 10 Metres

Check and verify all dimensions before proceeding with the work Do not scale drawings



Project:

379 COOPER STREET

RENOVATIONS TO EXISTING  
ROOMING HOUSE

OTTAWA

ONTARIO

Drawing Title:

LOT GRADING AND SERVICING PLAN

CITY PLAN No. 17844