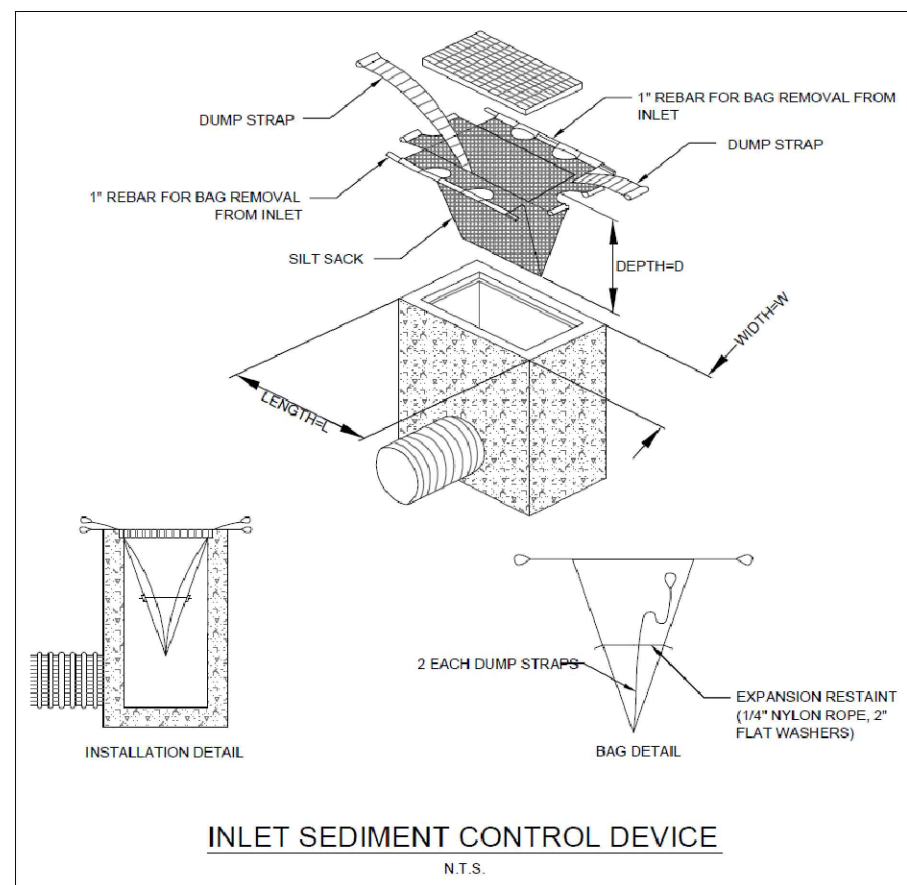
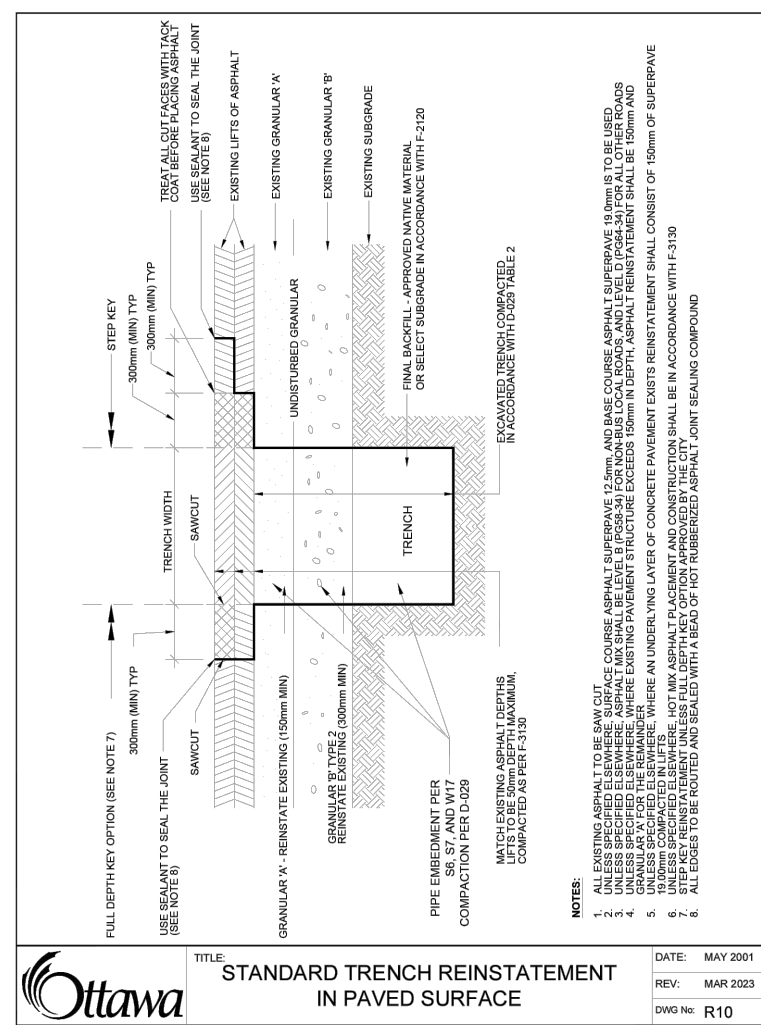




















- THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT ALL UTILITIES AND ALL RECORDS TO REMAIN. IF UTILITIES ARE EITHER NOT SHOWN ON THESE DRAWINGS, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- 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.
- EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND BENCH, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
- TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- 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.
- DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY OR TOWNSHIP.
- 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.
- CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DISCREPANCIES NOTED BY THE CITY ARE TO BE REPAIRED TO CITY OR TOWNSHIP SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOIL.
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO ONTARIO,
 - GAS SERVICE - ENBRIDGE,
 - TELEPHONE SERVICE - BELL CANADA,
 - TELEVISION SERVICE - ROGERS,
- INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPLICABLE AGENCIES HYDRO ONTARIO, BELL AND THE CITY.
- ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.
- ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE EXACT LOCATION OF THE CITY OR TOWNSHIP.
- THIS PLAN MUST BE READ IN CONJUNCTION WITH AN ASSESSMENT OF ADEQUACY OF PUBLIC SERVICES REVISION BY EGD REPORT #CPS-0322, DATED OCTOBER 2024.
- A CCTV SCAN MUST BE UNDERTAKEN BY A QUALIFIED PERSONNEL TO ENSURE THE SERVICES ARE IN GOOD CONDITION AND UP TO CURRENT CITY OF OTTAWA STANDARDS.
- CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.
- ALL TREES TO BE REMOVED ON PRIVATE PROPERTY WITH A TRUNK DIAMETER GREATER THAN 0.5m REQUIRE A TREE PERMIT. SIMILARLY, ALL TREES IN A CITY OF OTTAWA RIGHT-OF-WAY ARE PROTECTED AND REQUIRE THE COMPLETION OF A TREE DISCLOSURE REPORT.

23. **CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTEANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS ALL CITY ORDINANCES.**
24. **SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.**
 - a. **BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR MATERIAL WITHIN 150mm OF THE SEWER, AND PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.**
 - b. **IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.**
 - c. **IF AT LEAST 150mm OF TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.**
 - d. **TO MINIMIZE DIFFERENTIAL FROST HEAVE, TRENCH EXPOSED PAVEMENT SHALL BE 150mm TO 200mm BELOW FINISHED GRADE. MATCH EXISTING SLOPE CONDITIONS.**
25. **SANITARY SEWERS AND CONNECTIONS 150mm and SMALLER TO BE PVC SDR-28.**
26. **SEWERS AND CONNECTIONS 200mm and LARGER TO BE PVC SDR-35. ALL SEWERS TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.**
27. **SEWERS AND WATERMANS LOCATED PARALLEL TO EACH OTHER SHOULD BE CONSTRUCTED IN SEPARATE TRENCHES. IF IT IS IMPOSSIBLE OR NOT PRACTICAL TO MAINTAIN VERTICAL SEPARATION, MINIMUM SEPARATION PER MSCP STANDARDS, ALL SEWERS SHOULD BE CONSTRUCTED WITH 150mm MINIMUM TYPE "B" OR TYPE "C" SEWER AT A PRESSURE OF 350 (PSI) (2400 kPa) WITHOUT LEAKAGE USING THE TESTING METHOD SPECIFIED IN ONTARIO PROVINCIAL STANDARD SPECIFICATION 701 (OPS701) OF THE OPS.**
28. **INSTALL ALL STORM AND SANITARY SEWERS WITH HAND LAYS AND CONNECTIONS TO THE MAIN WITH THERMAL INSULATION, AS PER CITY DETAIL 53S, OPTION A.**
29. **SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING 511.1 & 512.2.**
30. **SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS WELL AS CONNECTIONS TO THE MAIN AND PIPES 150mm AND LARGER. ALL ENDS OF SEWERS TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"x8" LONG MARKER.**
31. **CONTRACTOR TO TELEPHONE (CTV) ALL SEWER SECTIONS ON VERTICAL ALIGNMENT TO DETERMINE DEPTH AND PIPES 150mm OR GREATER PROPEL TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE MAIN AND PIPES DEPARTMENT.**
32. **DYE 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 ALLOWANCES 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 OTTAWA STANDARD SCL1 (BARRIER CURB), SCL2 (MONOLITHIC SIDEWALK & CURB), AND SCL4 (STANDARD SIDEWALK) AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SCL5 (MADE FOR CURB DEPRESSION) SIDEWALKS, DRIVEWAYS AND RAMPS.
3. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA DETAIL R10 AND DETAIL R11. PAVEMENT SHALL BE REINSTATED 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 GRAVEL FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 100% SPMD.
6. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDE INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER.
7. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR "B" COMPACTED IN MAXIMUM 300mm LIFTS.



- | | |
|---|---|
|  | BARRIER CURB |
|  | (GUTTERLINE & TOP OF CURB) |
|  | MOUNTABLE CURB |
|  | (GUTTERLINE) |
|  | PROPERTY LINE |
|  | STORM MANHOLE |
|  | CATCHBASIN OR DITCH INLET |
|  | SANITARY MANHOLE |
|  | PERFORATED PIPE IN SWALES |
|  | WATER VALVE/CHAMBER |
|  | FIRE HYDRANT |
|  | PROPOSED SERVICE BEND |
|  | CENTERLINE OF SWALE |
|  | SLOPING AT 1:51
(UNLESS SPECIFIED) |
|  | PROPOSED ELEVATION |
|  | EXISTING ELEVATION |
|  | INLET SEDIMENT CONTROL
DEVICE PER DETAIL |
|  | WATER VALVE / VALVE
CHAMBER LOCATION |

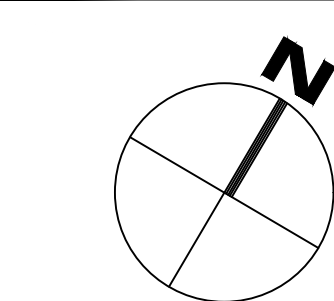
A number line is shown with markings at 0, 2, 4, 6, 8, and 10 Metres. Two bars are drawn: one from 0 to 2 metres, and another from 2 to 4 metres.

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

Do not scale drawings



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Stamp

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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:	CP-18-0272
Drawn by:	R.R.R.		
Checked By:	A.J.G.	Drawing Number:	C101
Designed By:	R.R.R.		