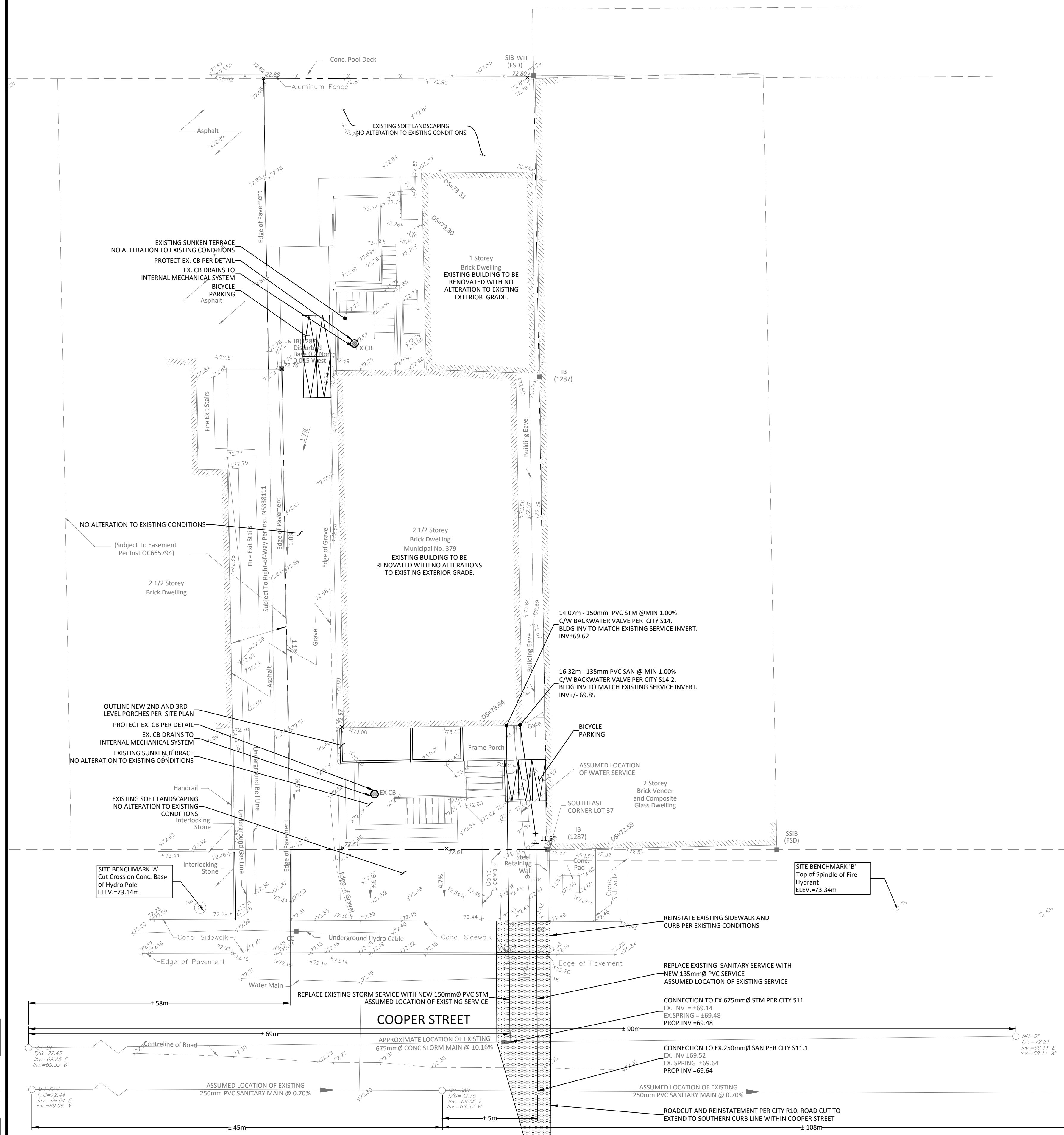




GENERAL NOTES

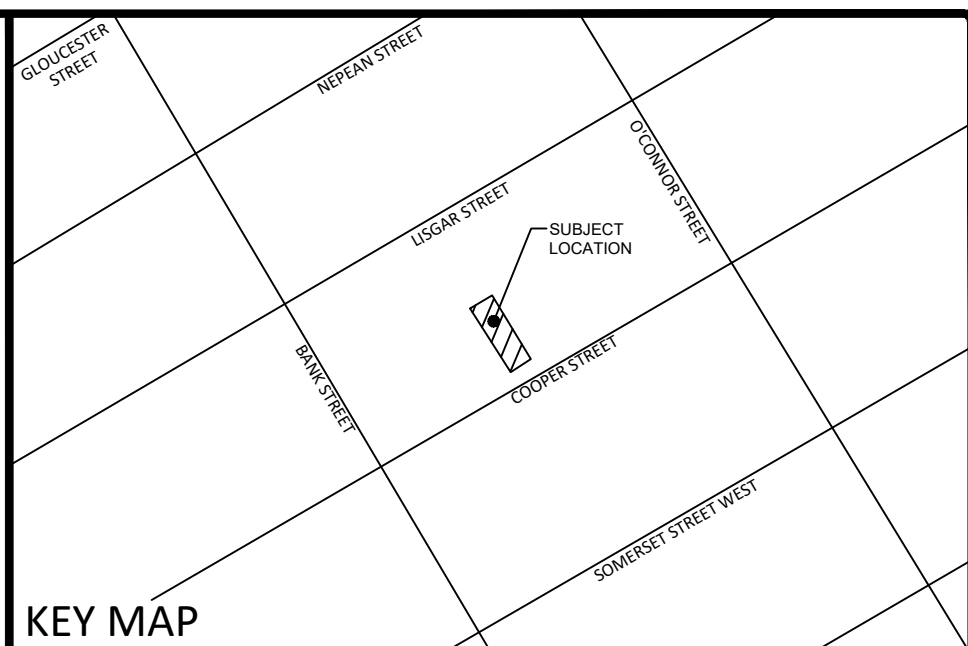
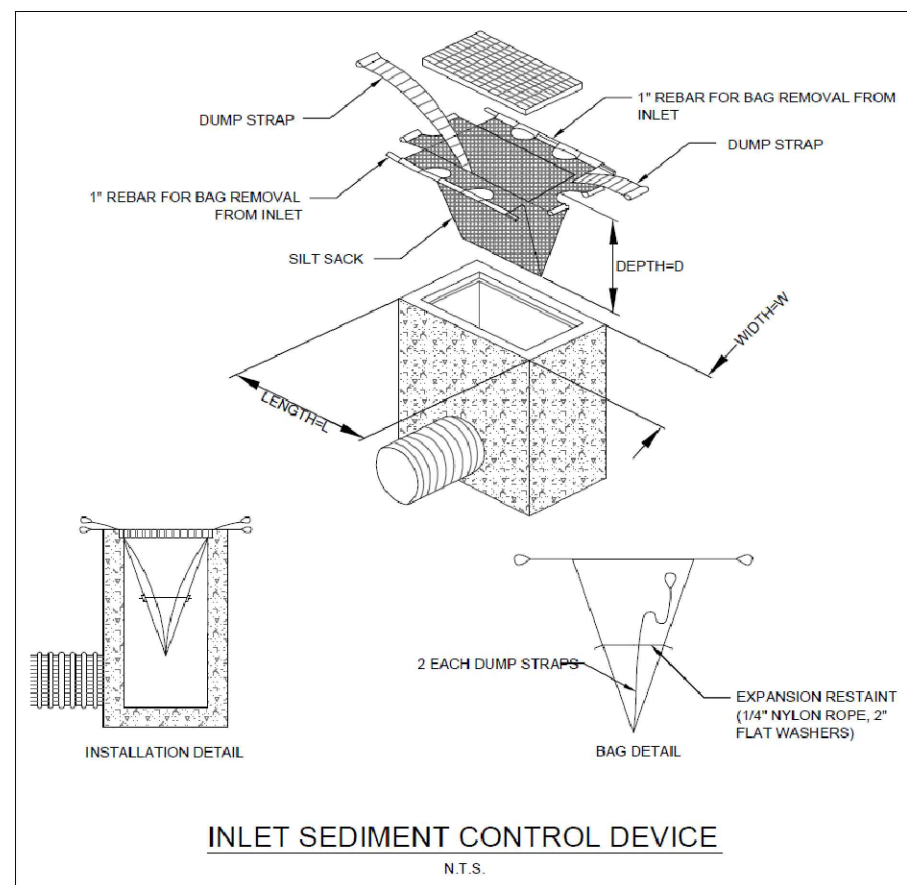
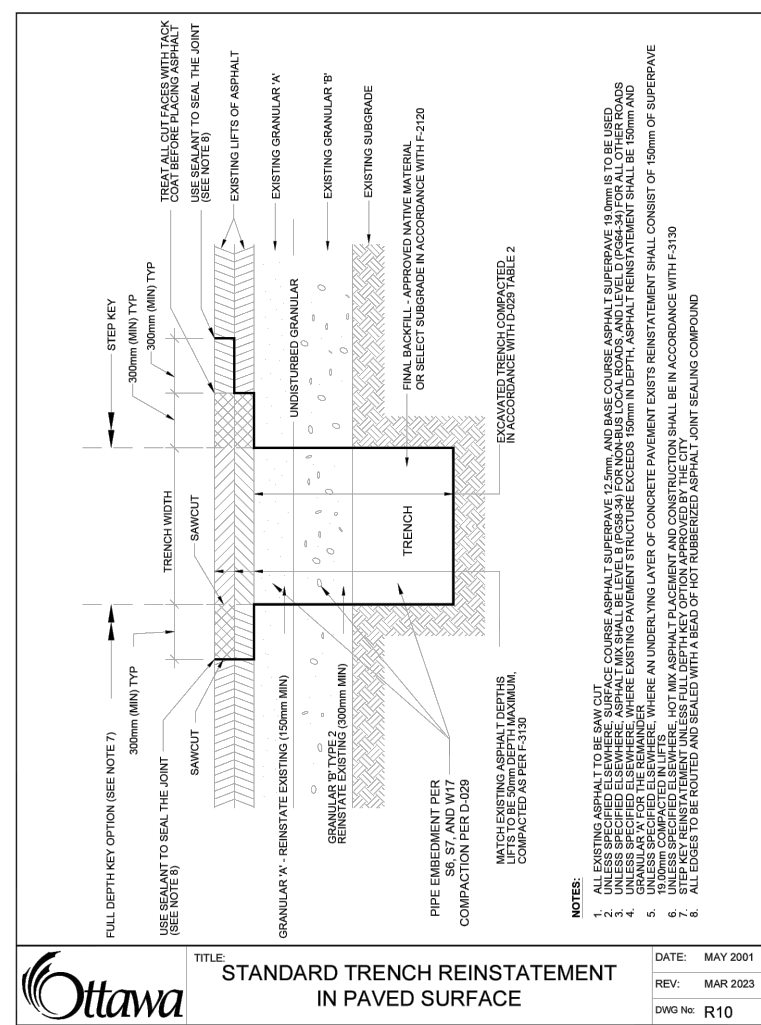
1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) MPMs, JOB NO. 18-1493, DATED AUGUST 1, 2018. THIS PLAN 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 UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED BY A QUALIFIED SURVEYOR.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS 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 ANY DRAWINGS. 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 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 OF ROUGH GRADINGS OF PARKING LOTS, ROADWAYS AND UNDISCOPED 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 AGENCY.
 - ELECTRICAL SERVICE - HYDRO OTTAWA,
 - GAS SERVICE - ENBRIDGE,
 - TELEPHONE SERVICE - TELUS 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 UNDERGROUND PRIVATE APPROACHES FRUSTRATING 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.

SEWER NOTES:

1. **CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AND ALL SEWERS SHALL BE 150mm OR GREATER.**
2. **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 COMPACTED TO 95% PROCTOR DENSITY AND PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.**
 - b. **IF REQUIRED SHALL CONSIST OF 45mm OF COMPACTED GRANULAR "B" TYPE 1.**
 - c. **IF REQUIRED SHALL BE 150mm OF TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.**
 - d. **TO MINIMIZE DIFFERENTIAL FIRST LEAKAGE, TRENCH EXISTING PAVEMENT SHALL BE 50mm DEEPER TO 120mm BELOW FINISHED GRADE SHALL EXISTING SOIL CONDITIONS.**
3. **SANITARY SEWERS AND CONNECTIONS 150mm AND SMALLER TO BE PVC SDR-28.**
4. **SEWERS AND CONNECTIONS 200mm AND LARGER TO BE PVC SDR-35 UNLESS NOTED TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.**
5. **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 VERTICAL SEPARATION TO 120mm AT A PRESSURE OF 350 kPa (50 psi) WITHOUT LEAKAGE USING THE TESTING METHOD APPROVED IN ONTARIO PROVINCIAL STANDARD SPECIFICATION 701 (OPS701) OF THE OPS.**
6. **INSULATE ALL STORM AND SANITARY SEWERS THAT HAVE LESS THAN 75mm OF COVER WITH THERMAL INSULATION AS PER CITY DETAIL 353, OPTION A.**
7. **SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING 511.1, 511.1 & 511.2.**
8. **SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS WELL AS CONNECTION TO WITHIN 1 m OF BUILDING, ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4" LONG MARKER.**
9. **CONTRACTOR TO TELEPHONE (CITY) ALL SEPARATION SEWERS ON EXISTING PIPING TO DETERMINE DEPTH AND PIPES-150mm OR GREATER PRIOR TO THE CONTRACTOR ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE MAIN AND ALL SEWERS TO BE REMOVED.**
10. **DYE TESTING IS TO BE COMPLETED ON SANITARY SEWER 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 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- BASED SOFT AREAS AND FILL WITH GRANULAR "B" COMPACTED IN MAXIMUM 300mm LIFTS.



KEY MAP

LEGEND

-  BARRIER CURB
 (GUTTERLINE & TOP OF CURB)
 MOUNTABLE CURB
 (GUTTERLINE)
 PROPERTY LINE
 STORM MANHOLE
 CATCH BASIN OR DITCH INLET
 SANITARY MANHOLE
 PERFORATED PIPE IN SWALES
 WATER VALVE/CHAMBER
 FIRE HYDRANT
 PROPOSED SERVICE BEND
 CENTRELINE OF SWALE
 SLOPING AT 3:1
 (UNLESS SPECIFIED)
 PROPOSED ELEVATION
 EXISTING ELEVATION
 INLET SEDIMENT CONTROL
 DEVICE PER DETAIL
 WATER VALVE/CHAMBER
 LOCATION

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SCALE 1 : 100



02	ISSUED FOR REVIEW	AUG 08, 2025
01	ISSUED FOR REVIEW	JAN 17, 2025
No.	Revision/Issue	Date

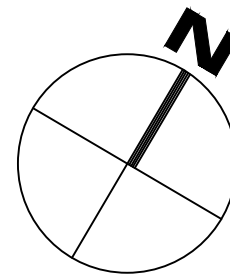
Check and verify all dimensions before proceeding with the work

Do not scale drawings



750 Palladium Drive,
Kanata, ON, K2V 1C7
Tel: 613-836-2184
Fax: 613-836-3742
www.egis-group.com

Stamp



Client:

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

Project

379 COOPER STREET
RENOVATIONS TO EXISTING
ROOMING HOUSE

OTTAWA

Drawing Title:

LOT GRADING AND SERVICING PLAN

Scale:

Drawn by: R.R.R

Checked By: ALG

Project Number

CP 10 0070

Drawing Numb

C101