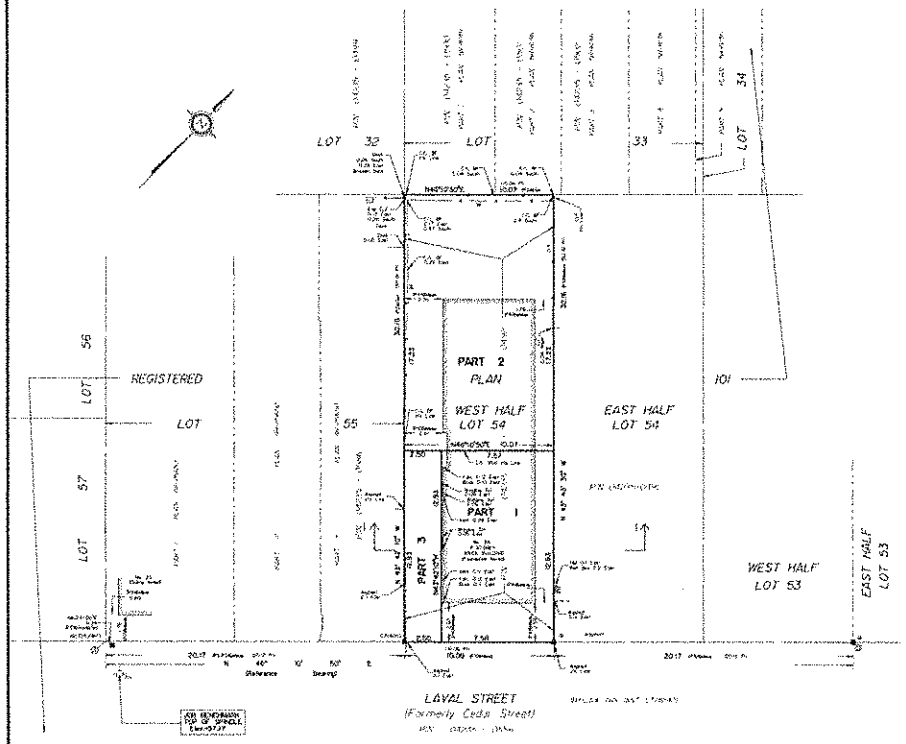


PLAN VIEW FOR THE PERIMETER AND
DIAGRAM A : PLAN VIEW OF CONFIGURATION
OF PARTS AT Elev. =56.50

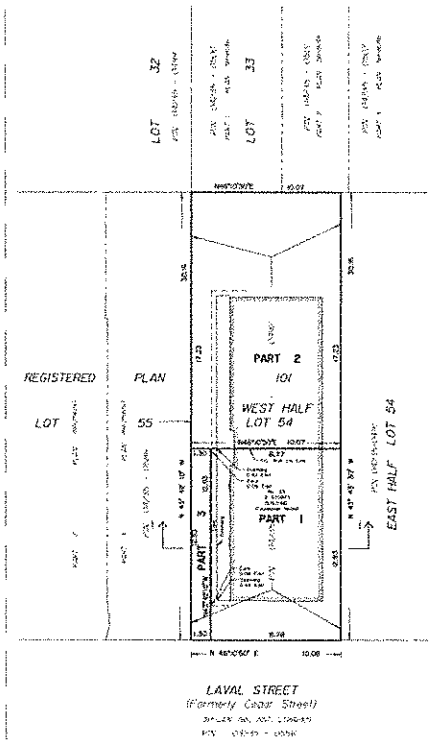


DIAGRAM B : PLAN VIEW OF CONFIGURATION
OF PARTS AT Elev. =61.00

I HEREBY CERTIFY THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT
DATE: _____

V. ANDREW SHILS
ONTARIO LAND SURVEYOR

PLAN 4R-

RECEIVED AND DEPOSITED
DATE: _____

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4

AREA (SQ.M.)

Elev. =61.00	Elev. =56.50
101.4	101.4
101.4	101.4
38.8	38.8

SCHEDULE

PART	LOT	PLAN	ZONE
PART OF 54	101		ALL OF OATS-1432

DRAFT STRATA PLAN OF SURVEY OF

WEST HALF OF LOT 54
REGISTERED PLAN 101
CITY OF OTTAWA

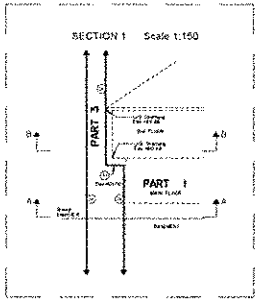
Surveyed by Annis, O'Sullivan, Vollebekk Ltd

Scale 1 : 150

Metric

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SECTION 1 Scale 1:150



Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999942

Bearings are grid, derived from Can-Net 2010 Real Time Network GPS observations on reference points A and B, shown hereon, have NAD 83 grid bearing of S45°-15'-00"E and are referred to Universal Transverse Mercator Zone 18 (76°-00' West Longitude, NAD 83 origin).

Coordinates are derived from Can-Net 2010 Real Time Network GPS observations referred to the Surveyor General Points 01215042105 and 01215042101, UTM Zone 18 (76°-00' West Longitude, NAD 83 origin).

Coordinate values are in urban accuracy in accordance with O. Reg. 216/10.

01215042105	Northing 5030215.15	Easting 375935.65
01215042101	Northing 5030321.63	Easting 375835.51
Point A	Northing 5030307.63	Easting 375835.54
Point B	Northing 5030322.54	Easting 375942.50

Caution: Combining control information with coordinates obtained from elevation contours or contours shown on this plan

Parts 1 and 3 are stacked vertically

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum. City of Ottawa Bench Mark No. 0-31 having an elevation of 57.41 metres
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or destroyed and that its relative elevation and description agrees with the information shown on this drawing

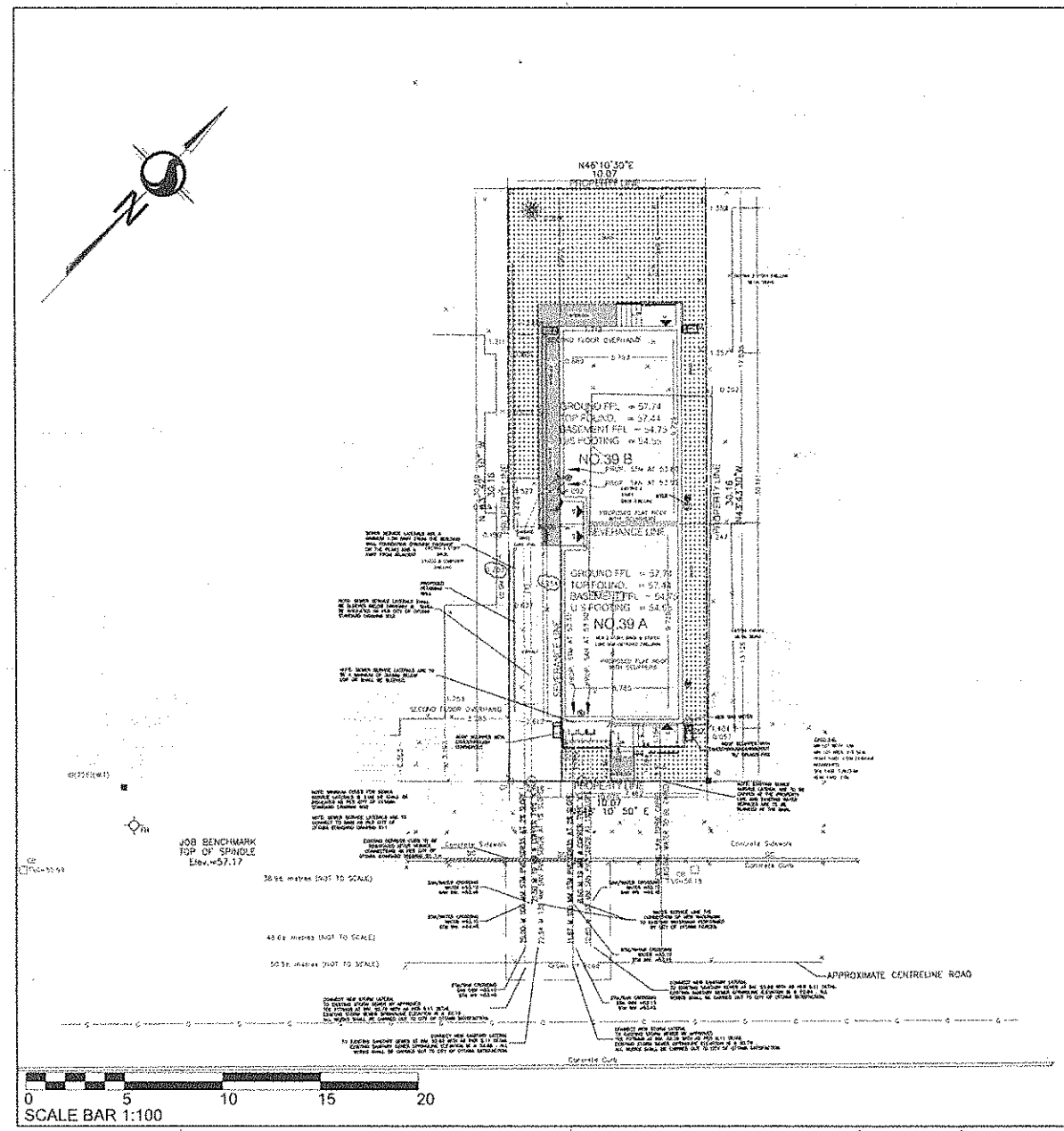
Notes & Legend

Denotes

	-	Survey Monument Planted
	-	Survey Monument Found
SB	-	Standard Iron Bar
SSIB	-	Shaft Standard Iron Bar
IB	-	Iron Bar
CP	-	Concrete Pin
WIT	-	Witness
Meas.	-	Measured
AOSV	-	Annis, O'Sullivan, Vollebekk Ltd.
IPR	-	Registered Plan 101
IPC1	-	AOSV, Plan September 9, 2020
IPC2	-	AOSV, Plan April 15, 2004
IPC3	-	AOSV, Plan September 9, 2020
CBRW	-	Concrete Block Retaining Wall / Reverse Wall
CLF	-	Chain Link Fence
WF	-	Board Fence
	-	Property Line
	-	Hydro Mast
	-	See Section 1 for Vertical Limits
	-	See Diagram A for Horizontal Limits
	-	Downwards Without Limit
	-	Upwards Without Limit
	-	Vertical Limit
	-	Horizontal Limit
Fdn	-	Foundation
Cont.	-	Centre Line

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, ON K2E 7S6
Phone (613) 727-0850 Fax (613) 727-1579
E-mail: Ottawa@aovl.com
Ontario Land Surveyors

Committee of Adjustment
FEB 18 2021



LEGEND

EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING WATERMAIN
EXISTING SANITARY MANHOLE
EXISTING STORM MANHOLE
EXISTING CATCHBASIN
EXISTING VALVE AND VALVE CHAMBER
EXISTING VALVE AND VALVE BOX
EXISTING FIRE HYDRANT
EXISTING OVERHEAD BELL
EXISTING OVERHEAD WIRES
EXISTING UNDERGROUND HYDRO
EXISTING GAS MAIN
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED WATERMAIN
PROPOSED SANITARY MANHOLE
PROPOSED STORM MANHOLE
LANDSCAPE MANHOLE
PROPOSED CATCHBASIN
PROPOSED VALVE AND VALVE BOX
PROPOSED FIRE HYDRANT
PROPOSED WATER HOUSE METER
PROPOSED WATER METER
PROPOSED WATER STOP
FINISHED FLOOR LEVEL ELEVATION
BASEMENT FLOOR LEVEL ELEVATION
UNDERSIDE OF THE FOOTING
FLOOR DRAIN
BUILDING DRAIN
DOWNSPOUTS LOCATION W/ SPLASH PAD
SOFFITS
GRASS AREA
LIGHT DUTY PAVING
300mm GRANULAR 'A'
150mm GRANULAR 'B'
SASDHM GRANULAR 'B' TYPE II
INTERLOCK
PROPOSED ELEVATION
EXISTING ELEVATION
PROPOSED GRADING SLOPE, BETWEEN 2%-3%, GRADING OVER 3% MUST BE TERRACED TO A MAXIMUM SLOPE OF 3H:1V
STREET ASPHALT OVERLAY
LIMIT OF WORK
PROPERTY LINE
NOTE: STOP LINE
SETBACK LINE

GENERAL NOTES FOR SERVICING

1. ALL MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REQUIREMENTS OF THE CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE ENGINEER.
2. THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL RISK, EXPENSE AND DAMAGE TO THEM RESULTING FROM HIS CONSTRUCTION. ANY DAMAGE TO UTILITIES OR STRUCTURES REPORTED BY THE OWNERS OR THEIR AGENTS SHALL BE TO BE UNDERTAKEN AT CONTRACTORS EXPENSE.
3. THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANIES GIVING AT LEAST 48 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD TO MARK OUT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND STRUCTURES DUE TO THEIR CONSTRUCTION.
4. ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
5. REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS, LAYOUT AND MATERIALS, REFER TO LANDSCAPE PLAN FOR LANDSCAPED AREAS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CHECKED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. TOPOGRAPHIC SURVEY COMPLETED ON 19th DAY OF OCTOBER 2014 AND PROVIDED BY HOWE, GERAKIOS, MILLER, KUHN LTD. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION AND REPORT THE CHANGES OF ANY DISCREPANCIES.
7. THE LOCATION OF UNDERGROUND SERVICES ARE BASED ON THE SURVEY PROVIDED WITH THE EXCAVATION PERMIT THE CITY OF OTTAWA (INTERNET TOOL, STREET). HOWEVER, CONTRACTOR MUST ENSURE THAT THIS INFORMATION IS VERIFIED PRIOR TO CONSTRUCTION AND REPORT ANOMALY/ANOMALIES OF ANY DISCREPANCIES.
8. ALL ELEVATIONS ARE MEASURED AND GIVEN IN METRIC UNITS.
9. SEE BENCH MARK AS INDICATED ON THE DRAWING.
10. ALL GROUND SURFACE SHALL BE GRADED AROUND WITHOUT PONDING AREAS AND THROUGH LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
11. ALL AREAS OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE NOT LESS THAN 0.5 OF 300mm WIDE MINIMUM.
12. ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL CONDITIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. ALL RESTORATION SHALL BE SUBMITTED WITH THE GEOTECHNICAL RECOMMENDATIONS FOR BACKFILL AND COMPACTION.
13. ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSS LEVEL 310 & 314. MATERIALS TO OPSS 1150, 1010 & 1010.
14. ADJUST THE PROPERTY GRADES TO BE MATCHED.
15. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
16. MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXCAVATION OF ALL SURFACE.
17. MINIMIZE TRENCH WIDTH AND CHECKS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. CONTACT AND REMOVE ALL TRANSIT MATERIAL TO THE DISPOSAL LOCATION WITHIN THE PROPOSED REGIONAL PLANNING AND ROADWAY LOCATIONS.
18. ALL PROPOSED & EXISTING INSPECTION POINTS AND DRAINAGE (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.). THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
19. BITUMINOUS PAVEMENT ON MUNICIPAL RIGHT OF WAY TO BE REINSTATED AS PER CITY OF OTTAWA DETAIL SPEC.
20. PRIOR TO CONSTRUCTION, A GEOTECHNICAL ENGINEER RESIDENCE IN THE PROVINCE OF ONTARIO & TO REPORT ALL SUB-SURFACE FOR FOUNDATION SERVICES AND PAVEMENT STRUCTURES.
21. FOR ANY SOILS RELATED INFORMATION REFER TO THE GEOTECHNICAL INVESTIGATION REPORT BY Paterson Group.
22. (1) PAVEMENT STRUCTURE SHALL CONSIST OF FOR CAR ONLY PARKING AREAS:
50 mm WEAR COURSE - HL3 OR SUPERIOR HOT ASPHALTIC CONCRETE
150 mm BASE OPSS GRANULAR A CRUSHED STONE
300 mm SUBBASE-OPSS GRANULAR B Type II
SUBGRADE - IN SITU SOIL COMPACTED FILL OR OPSS GRANULAR B TYPE I OR II
MATERIALS PLACED OVER IN SITU SOIL OR COMPACTED FILL
24. (2) PAVEMENT STRUCTURE SHALL CONSIST OF FOR ACCESS LANE:
40 mm WEAR COURSE - HL3 OR SUPERIOR HOT ASPHALTIC CONCRETE
50 mm BINDER COURSE - HL8 OR SUPERIOR HOT ASPHALTIC CONCRETE
150 mm BASE OPSS GRANULAR A CRUSHED STONE
400 mm SUBBASE-OPSS GRANULAR B Type II
SUBGRADE - IN SITU SOIL OR OPSS GRANULAR B TYPE I OR II
MATERIAL PLACED OVER IN SITU SOIL OR COMPACTED FILL
PRIOR TO START OF COMPACTED FILL

NOTE: WATERMAIN

26. ALL WATERMAIN AND WATERMAIN APPURTENANCES, MATERIALS, CONSTRUCTION AND TESTING SERVICES SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND MINISTRY OF ENVIRONMENT STANDARDS AND SPECIFICATIONS.
27. ALL WATERMAIN 300mm DIAMETER AND SMALLER TO BE PVC DR18. CHLORINE OPSS GUIDE 1109 OR 1110 WATERMAIN SAMPLE MICROBIOLOGICAL STANDARDS 13.5/100ml, BACTERIA OF 100 BACTERIA IN CHLORINE PER 1L.
28. ALL WATER MAINS TO BE INSTALLED AT MINIMUM COVER OF 2.2m BELOW FINISHED GRADE. WHERE WATERMAINS CROSS OVER OTHER UTILITIES, THE WATERMAIN SHALL BE INSTALLED AT MINIMUM 0.3m VERTICAL SEPARATION BETWEEN OUTER PIPE SURFACES. A MINIMUM 0.3m ABOVE GRADE WHERE WATERMAINS CROSS UNDER SEWERS. WHERE THE MINIMUM SEPARATION CANNOT BE ACHIEVED, THE WATERMAIN SHALL BE INSTALLED AT MINIMUM 0.3m ABOVE THE SEWER AND SHALL ENSURE 2.5m MINIMUM DEPTH CANNOT BE ACHIEVED, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARDS W19.
29. WATER MAIN PROVIDED TO BE AS PER CITY OF OTTAWA STANDARDS W17.
30. VALVE AND VALVE BOX TO BE AS PER CITY OF OTTAWA STANDARD W24.
31. CONCRETE THRUST BLOCKS AND MECHANICAL RESTRAINTS ARE TO BE INSTALLED AT ALL BEND, BRANCH, HYDRANTS, REDUCERS, CROSS OF WATER AND CONNECTION FITTINGS AND LARGER, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS W25.1 AS 4087.
32. CATHODIC PROTECTION REQUIRED FOR ALL IRON WATERMAIN AS PER CITY OF OTTAWA STANDARD W84 AND W86.
33. SERVICE WATERMAIN TO BE AS PER CITY OF OTTAWA STANDARD W9.
34. IF SHORT BEND MUST BE INSTALLED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.

TYPICAL WATER SERVICE LINE AS PER DIVISION THAN 6 30mm DIA. WATER SERVICES, AND TO BE INSTALLED AT 1.5 m FROM THE FOUNDATION WALLS.

NOTE: SANITARY SEWER AND MANHOLES

35. ALL SANITARY SEWER, SANITARY SEWER APPURTENANCE AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
36. SEWER DRAINS AS PER CITY OF OTTAWA DETAIL S6.
37. ALL PIPE SHALL BE PERFORATED, AS APPLICABLE IN ACCORDANCE WITH OPSS 407 AND 409.
38. ALL SANITARY MAINLINE 150mm IN DIAMETER TO BE AS PER OPSD 701.01 STRAIGHT AND CHECK TO BE AS PER CITY OF OTTAWA STANDARD S20 AND S24.
39. SANITARY BACKWATER VALVES TO BE PROVIDED FOR EACH BUILDING CLOSE TO THE FOUNDATION WALL REAR SERVICES ENTRY AS PER CITY OF OTTAWA STD S14 TYP S14.
40. STORM BACKWATER VALVES TO BE PROVIDED FOR EACH BUILDING CLOSE TO THE FOUNDATION WALL REAR SERVICES ENTRY AS PER CITY OF OTTAWA STD S14 TYP S14.

NOTE: STORM SEWERS AND APPURTENANCES

41. ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.

GENERAL NOTES

1. ALL TREES SHALL BE PROTECTED AS PER MUNICIPAL, CREDIT AND NATURAL AREAS PROTECTION BY-LAWS AND THE URBAN TREES CONSERVATION BY-LAW AS AMENDED. DO PROPERTIES.
2. ALL TREES ON FRONT OF OR ALL WAY TO BE MAINTAINED BEFORE AND DURING CONSTRUCTION.
3. SUMP/DRAINAGE & STORMWATER TO BE INSTALLED AND DIRECTED TO THE FRONT OF THE PROPERTY AND A MINIMUM OF 1.5m FROM PROPERTY LINES.
4. MINIMUM OF 1.5m SOIL COVERAGE BETWEEN LOT AND EXTERNAL CONDITIONS ARE TO BE PROVIDED FOR INSULATION UNDER FROSTING FROM FROST PROTECTION IF REQUIRED.
5. PROVIDE PERMANENT SUB-DRAIN ALONG FOOTINGS.
6. CONFIRMATION OF EXISTING AND AS-BUILT INVERTS TO BE DETERMINED PRIOR TO EXCAVATION ON PROPERTIES UNDER USE OF FOOTING.
7. NO EXCESS DRAINAGE DURING AND AFTER CONSTRUCTION SHALL BE DIRECTED TO ADJACENT PROPERTIES.
8. NO ALTERATIONS TO EXISTING GRADES ARE PERMITTED ON OR BEYOND THE PROPERTY LINE.
9. EXISTING SUMP DISCHARGE LOCATED AT THE PROPERTIES WILL REQUIRE TO BE REDIRECTED BY OWNERS CONTRACTOR USE.
10. NEW GAS SERVICE WILL BE REQUIRED.

NOTE:

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE DURING CONSTRUCTION ACTIVITIES.
THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

NOTE:

EASEMENT VERIFICATION IS THE RESPONSIBILITY OF THE APPLICANT. EASEMENT INFORMATION CAN BE OBTAINED FROM THE LAND TITLE AND MAY BE REGISTERED AT THE ONTARIO LAND REGISTRY OFFICE. EXPRESS WRITTEN CONSENT IS REQUIRED FROM THE EASEMENT HOLDERS TO PERMIT ENCROACHMENT OR MODIFICATIONS WITHIN THE EASEMENT.

W. Fitz & Associates
CONSULTING ENGINEERS

CONSULTANT:

SEAL:

CLIENT:

PROJECT:

PROPOSED 2-STOREY
SEMI-DETACHED DWELLING
39 LAVAL STREET
OTTAWA, ON K1L 7Z7

KEY PLAN:

DISCLAIMER: COPYRIGHT

ISSUED FOR / REVISION:

6	2020-03	REVISED AS PER NEW SETBACK
5	2020-01	REVISED THE HOUSE AS PER CITY COMMENT JAN 13, 2020
4	2020-01	REVISED AS PER CITY COMMENT JAN 13, 2020
3	2019-12	REVISED AS PER CITY COMMENT DEC 7, 2019
2	2019-12	REVISED AS PER CITY COMMENT DEC 7, 2019
1	2019-11	ISSUED FOR COORDINATION

No.	DATE	DESCRIPTION

PROJECT NO.: 2019-03
DATE: 2019-11-01
DRAWING SCALE: 1:100
IF THIS BAR IS NOT 1" LONG, ADJUST YOUR PLOTTING SCALE
DESIGNED BY: R.C.
DRAWN BY: R.C.
CHECKED BY: R.F.
DRAWING:

SERVICES PLAN

DWG NUMBER: S-1
SCALE: 1:100
STATUS: ISSUED FOR REVIEW
DATE: 2019-11-01
REV #: 1

FEB 18 2021
City of Ottawa