

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m) ¹	V Minimum Lot Area (m ²) ²	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
R4-UA (By-law 2020-290)		Detached	7.5	225	10	4.5	4.5	varies4	1.2/0.6	10, 11, 12, 13
		Linked-detached	7.5	225	10	4.5	4.5	varies4	1.2/0.6	10, 11, 12, 13
		Semi-detached	6	180	10	4.5	4.5	varies4	1.2	10, 11, 12, 13
		Long Semi-detached	10	300	10	4.5	4.5	varies4	1.2/0.6	11, 12, 13
		Duplex	7.5	225	10	4.5	4.5	varies4	1.2/0.6	11, 12, 13
		Townhouse	4.5	135	10	4.5	4.5	varies4	1.2	10, 11, 12, 13
		Three Unit	10	300	11	4.5	4.5	varies4	1.2	11, 12, 13
		Stacked	14	420	11	4.5	4.5	varies4	1.5	11, 12, 13
		Low-rise Apartment, maximum of 8 units	12	360	11	4.5	4.5	varies4	1.5	11, 12, 13
	PUD	NA	1,400	as per dwelling unit	4.5	4.5	varies4	varies1	1,10,11, 12, 13	

Table 144A – Rear Yard Requirements For Lots with a Front Yard Setback of 4.5 m or Less

Table 140A - Rear Yard Requirements for lots with a front yard setback of 4.5 or less

- I
Lot Depth
- II
Minimum Rear Yard
- (i) **23.5 metres or less**
25 per cent of the lot depth
- (ii) Greater than 23.5 but not more than 25 metres
the lot depth minus 17.5metres
- (iii) **greater than 25 metres**
30 per cent of the lot dept

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ISSUE
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CJ
Scale
1 : 200
PROJECT NO.
2022 - 22012

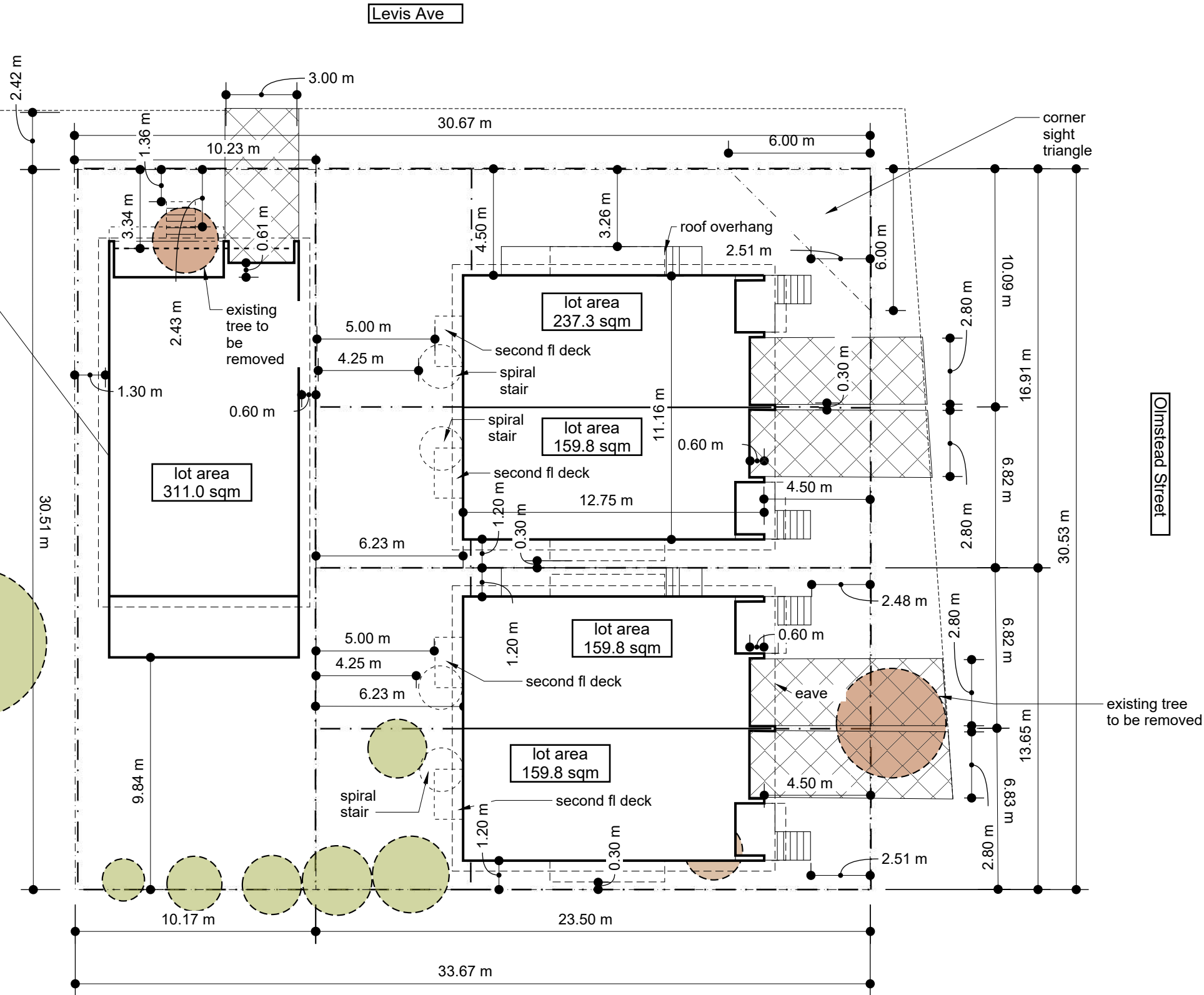
May 31, 2023
Site Plan

A.01

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1466 sqft ground floor footprint
- minus garage, 1256 sqft
- 2 1/2 storey approx. 3400 sqft

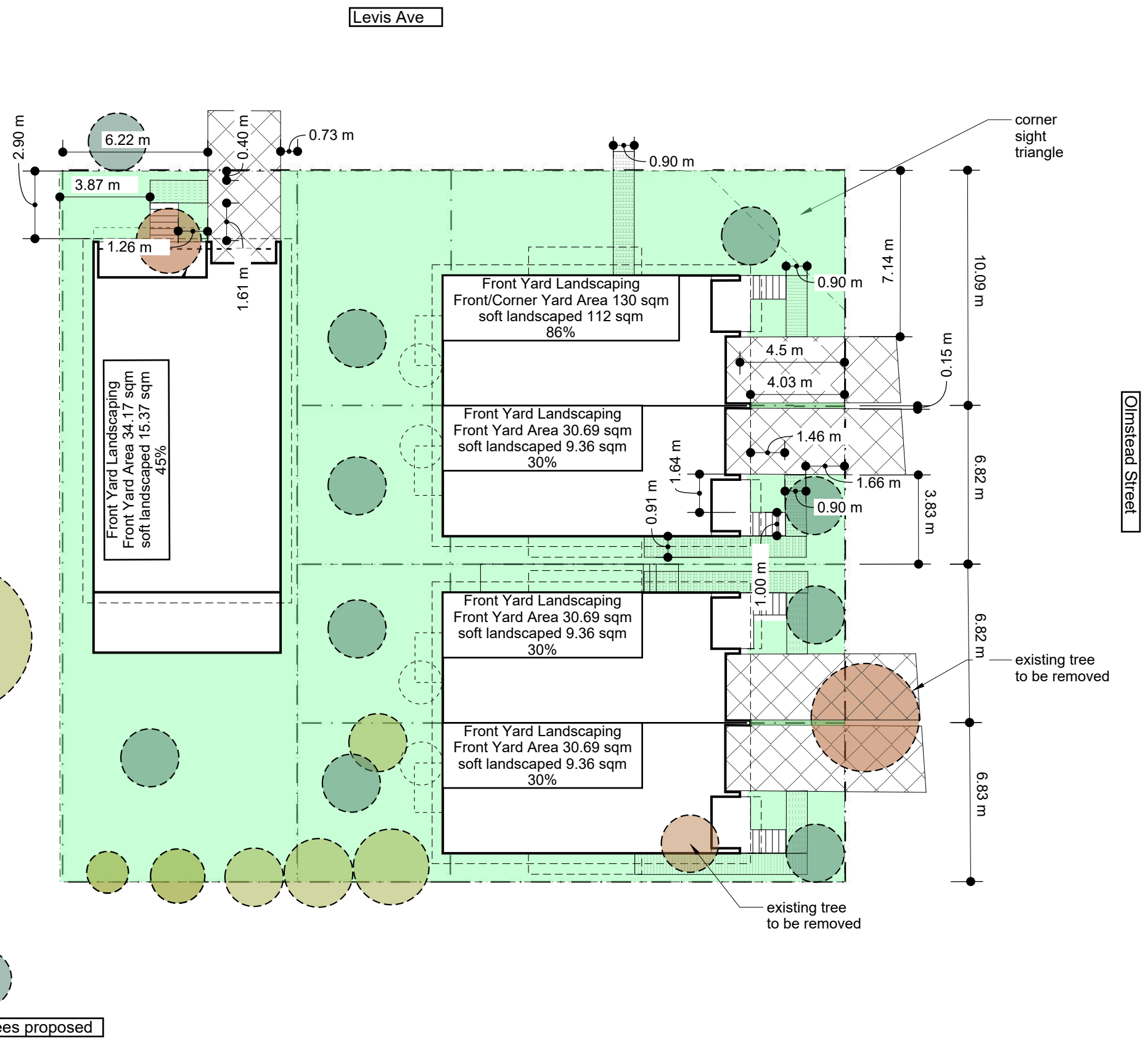
existing tree
to be protected



existing tree
to be removed



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LOTS 33 & 34
 REGISTERED PLAN 121
 CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2022

All survey info taken from

Surveyor's Certificate
 I certify that:
 1. This survey and plan are correct and in accordance with the Surveys Act, the
 Surveyors Act and the Regulations made under them.
 2. The survey was completed on the 15th day of November, 2022.

Nov 16/2022
 Date

Emad Alrefaai
 Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-38802

FARLEY, SMITH & DENIS SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 CANADA LAND SURVEYORS
 Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
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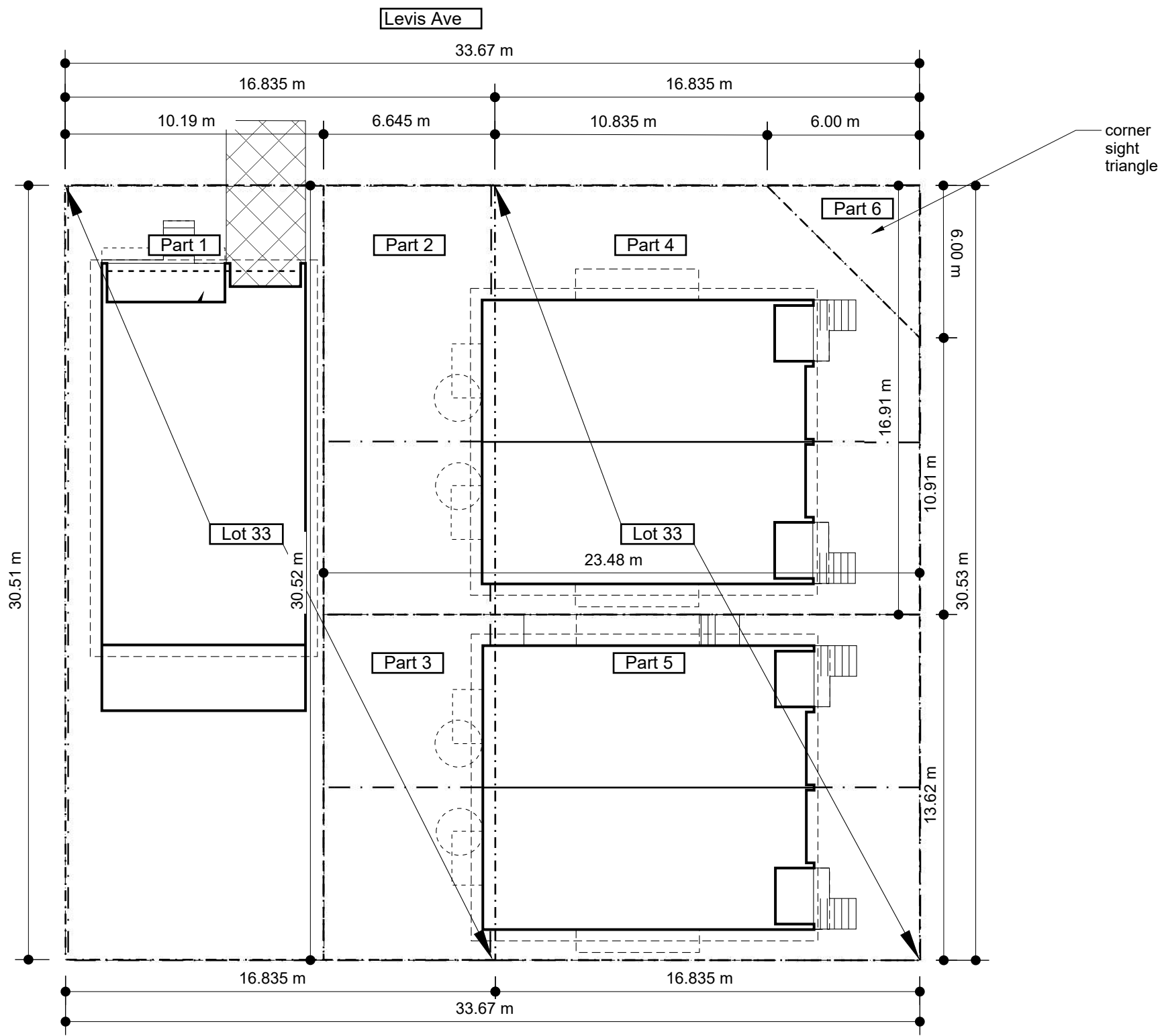
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May 31, 2023
 Landscaping



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LOTS 33 & 34
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Nov 16/2022
Date

Emad Alrefaai
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-38802

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ONTARIO LAND SURVEYORS
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May 31, 2023
Lots

A.03



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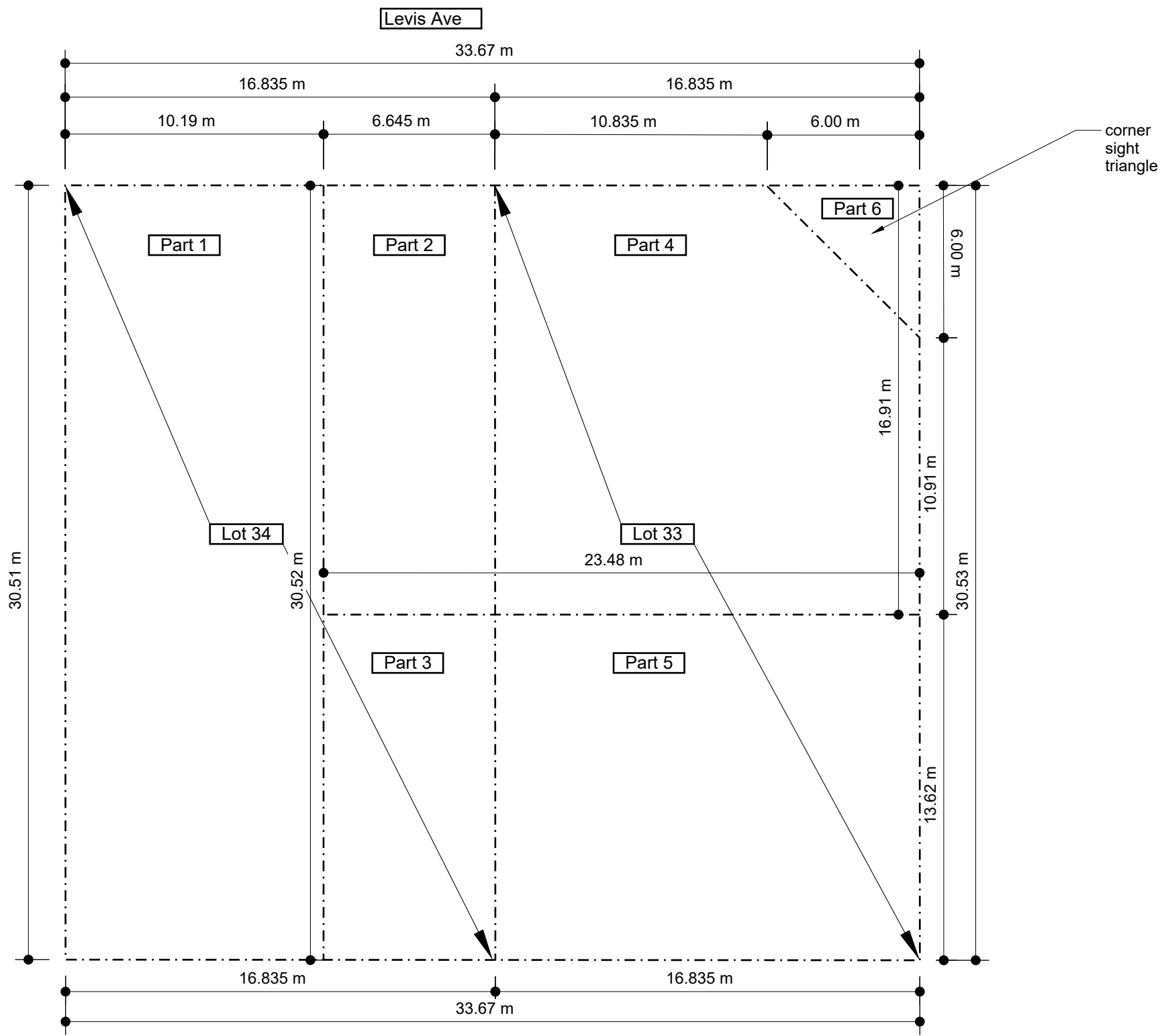
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May 31, 2023
Consent

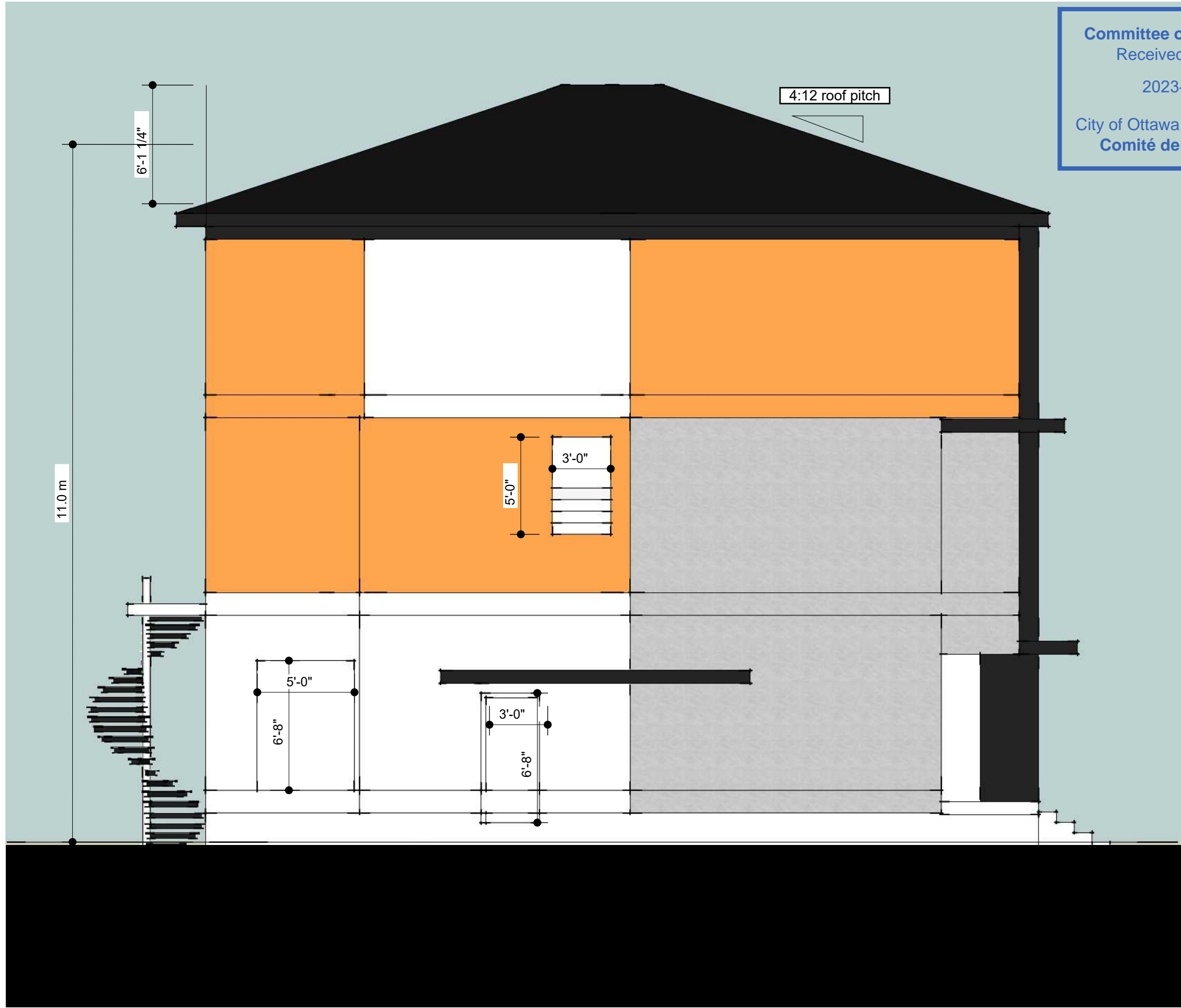
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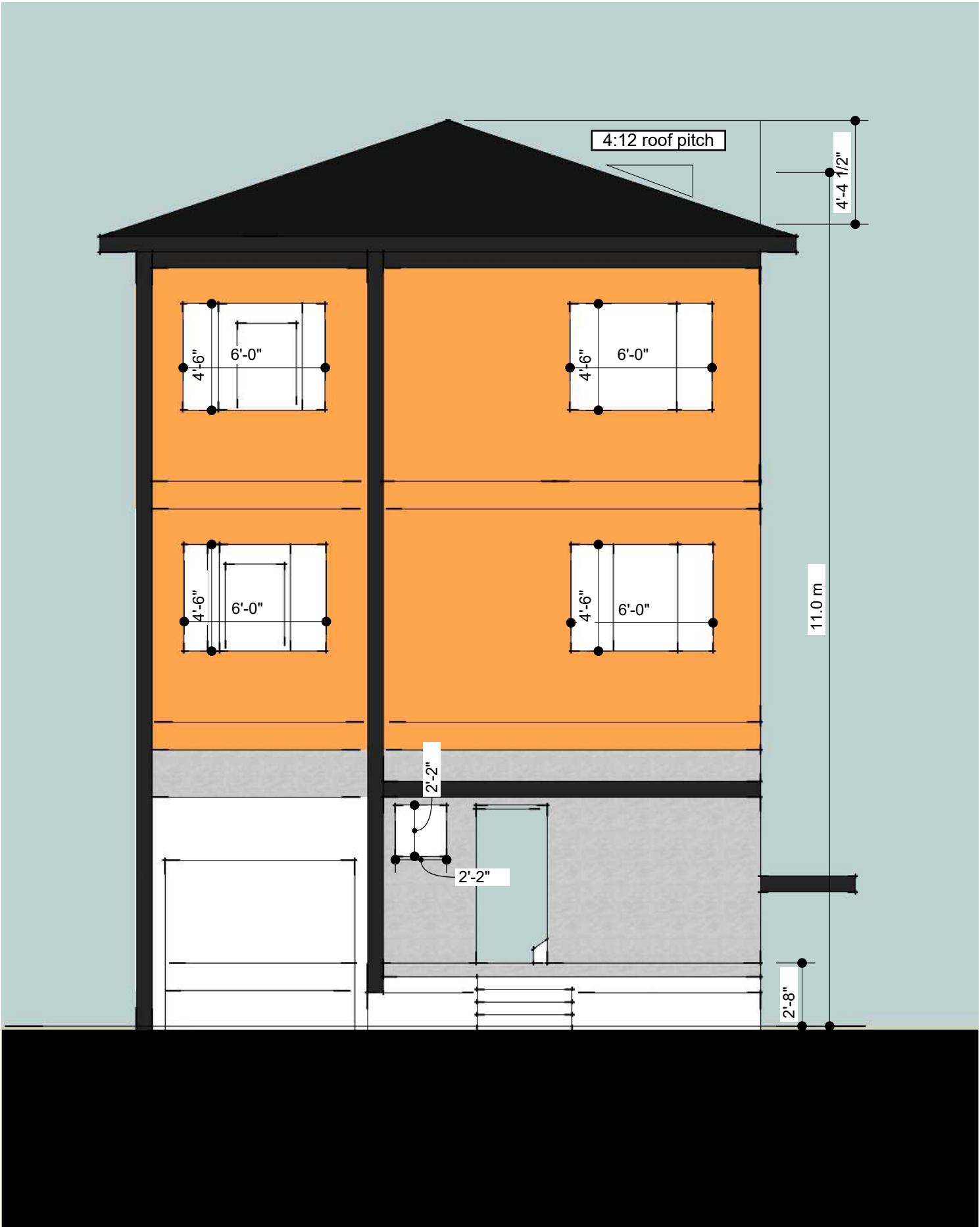
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May 31, 2023
 South Semi

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May 31, 2023
 North Single

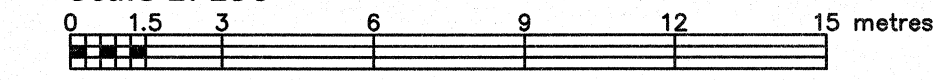
LOTS 33 & 34

REGISTERED PLAN 121

CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2022

Scale 1: 150



Metric Note

Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Bearing Note

Bearings are astronomic and are referred to the westerly limit of Olmstead Street having a bearing of N 28° 57' 33" W as shown on Plan 4R-22834.

Elevation Notes

- 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978. (Monument No. 139434761)
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Utility Notes

- 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference: D-16-20, D-16-26, 86998p1 & 17328p25.
4. Sanitary and storm sewer grades and inverts were derived from: Field measurement.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

- Denotes
- Survey Monument Planted
- Survey Monument Found
- Standard Iron Bar
- Short Standard Iron Bar
- Iron Bar
- Witness
- Meas
- Measured
- Registered Plan 121
- Plan 4R-22834
- Plan by (AG) dated July 14, 2006 (Job No. 7606-06)
- Plan by (725) dated June 27, 1985 (Ref. 433-85)
- Maintenance Hole (Storm)
- Maintenance Hole (Sanitary)
- Maintenance Hole (Bell)
- Underground Storm Sewer
- Underground Sanitary Sewer
- Underground Water
- Underground Cable
- Underground Gas
- Underground Bell
- Overhead Wires
- Utility Pole
- Anchor
- Catch Basin
- Fire Hydrant
- Gas Meter
- Bell Terminal Box
- Cable Terminal Box
- Air Conditioner
- Diameter
- Chain Link Fence
- Post and Wire Fence
- Timber Retaining Wall
- Invert
- Top of Grate
- Underside of Eave
- Top of Foundation
- Centreline
- +65.00
- +65.00
- Location of Elevations
- Top of Concrete Curb/Retaining Wall Elevation
- Property Line
- Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
- Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Site Area=1027.6 sq.m.

Table with 6 columns: Overhead Wire Elevations at Location 1, Overhead Wire Elevations at Location 2, Overhead Wire Elevations at Location 3, Overhead Wire Elevations at Location 4, Overhead Wire Elevations at Location 5, Transformer Box near Location 5. Rows list wires A through G with their respective elevations.

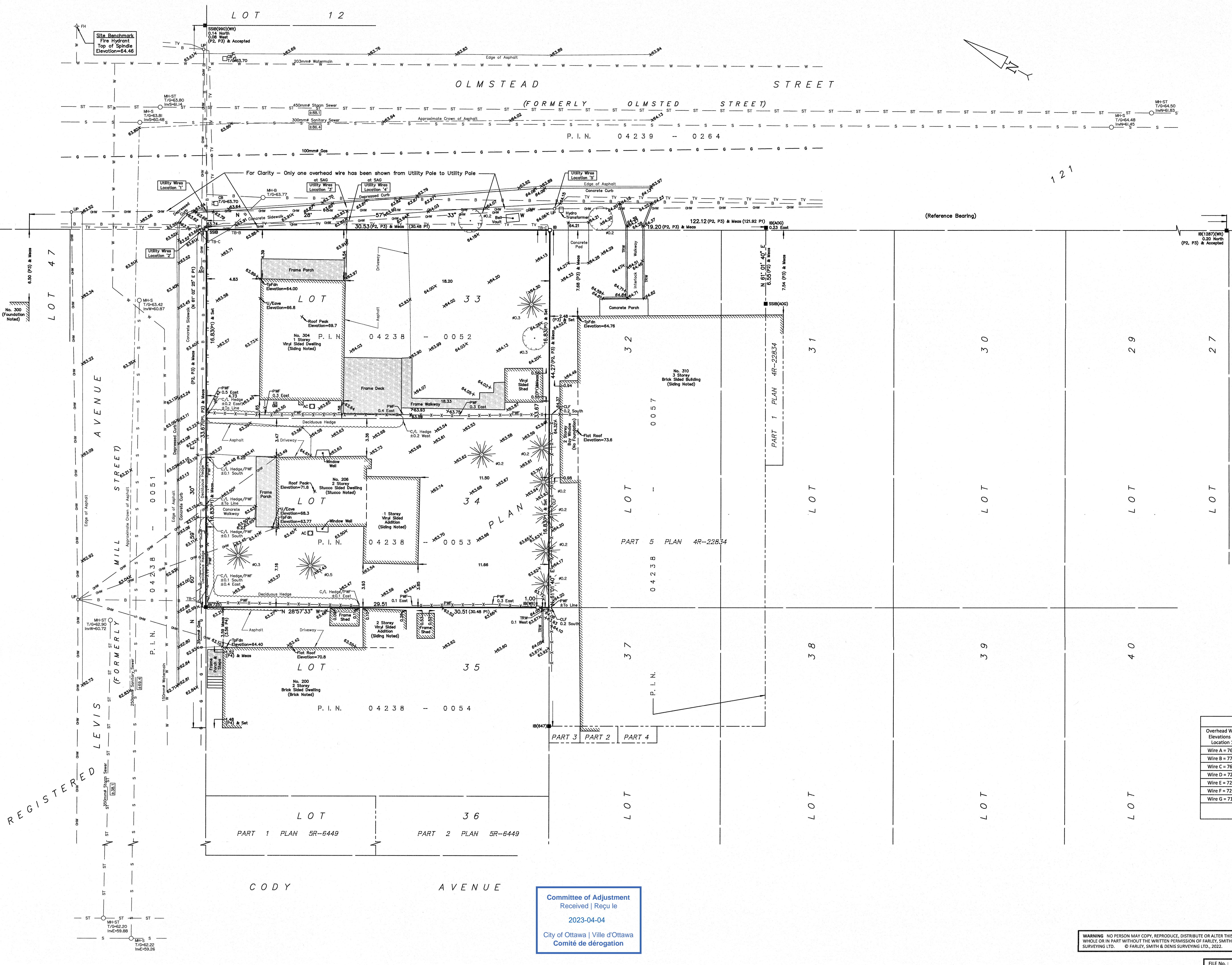
Surveyor's Certificate

- I certify that:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
2. The survey was completed on the 15th day of November, 2022.

Date: Nov 16/2022. Signature: Emad Alrefaai, Ontario Land Surveyor.

This plan of survey relates to AOLS Plan Submission Form Number V-38802. FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS CANADA LAND SURVEYORS. Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6. TEL: (613) 727-8226 E-mail: fdsurveys@bellnet.ca



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I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: _____
 DANIEL ROBINSON
 ONTARIO LAND SURVEYOR

PLAN 4R-
 RECEIVED AND DEPOSITED
 DATE: _____
 REPRESENTATIVE FOR LAND REGISTRAR
 FOR THE LAND TITLES DIVISION OF
 OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	ALL OF 34	121	ALL OF 04238 - 0053	311.0
2				112.4
4				266.7
5	ALL OF 33		ALL OF 04238- 0052	229.2
6				18.0

PLAN OF SURVEY OF
LOTS 33 & 34
REGISTERED PLAN 121
CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 150
 0 1.5 3 6 9 12 15 metres

Metric Note
 Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99995.

Bearing Note
 Bearings are astronomic and are referred to the westerly limit of Olmstead Street having a bearing of N 28° 57' 33" W as shown on Plan 4R-22834.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5033091.78	370386.08
(B)	5033065.20	370401.11
01919680105	5024915.16	373971.65
019198434761	5036178.12	372436.11

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

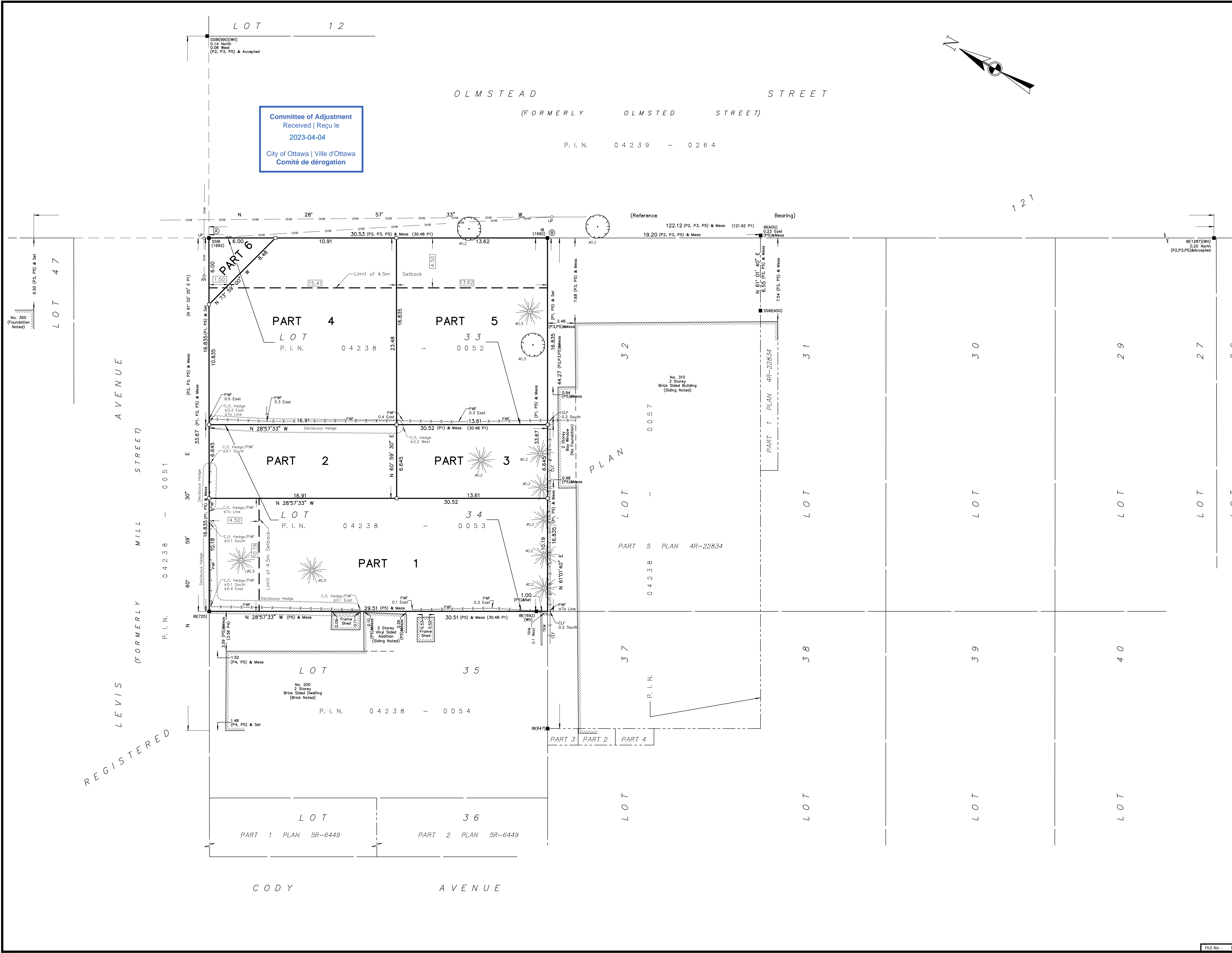
- Notes & Legend**
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB = Standard Iron Bar
 - SSIB = Short Standard Iron Bar
 - IB = Iron Bar
 - (Wit) = Witness
 - Meas = Measured
 - (P1) = Registered Plan 121
 - (P2) = Plan 4R-22834
 - (P3) = Plan by (AOG) dated July 14, 2006 (Job No. 7606-06)
 - (P4) = Plan by (725) dated June 27, 1985 (Ref. 433-85)
 - (P5) = Plan by (1692) dated November 16, 2022 (File No. 540-22)
 - OW = Overhead Wires
 - UP = Utility Pole
 - Ø = Diameter
 - CLF = Chain Link Fence
 - PWF = Post and Wire Fence
 - TRW = Timber Retaining Wall
 - C/L = Centreline
 - Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
 - *— Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Surveyor's Certificate

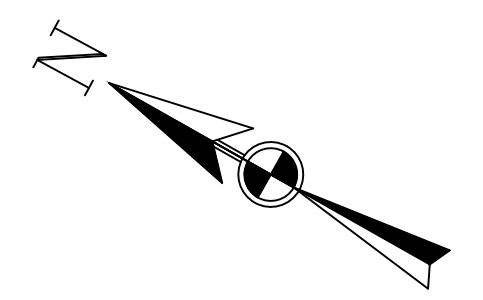
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 2. The survey was completed on the ___ day of _____, 2023.

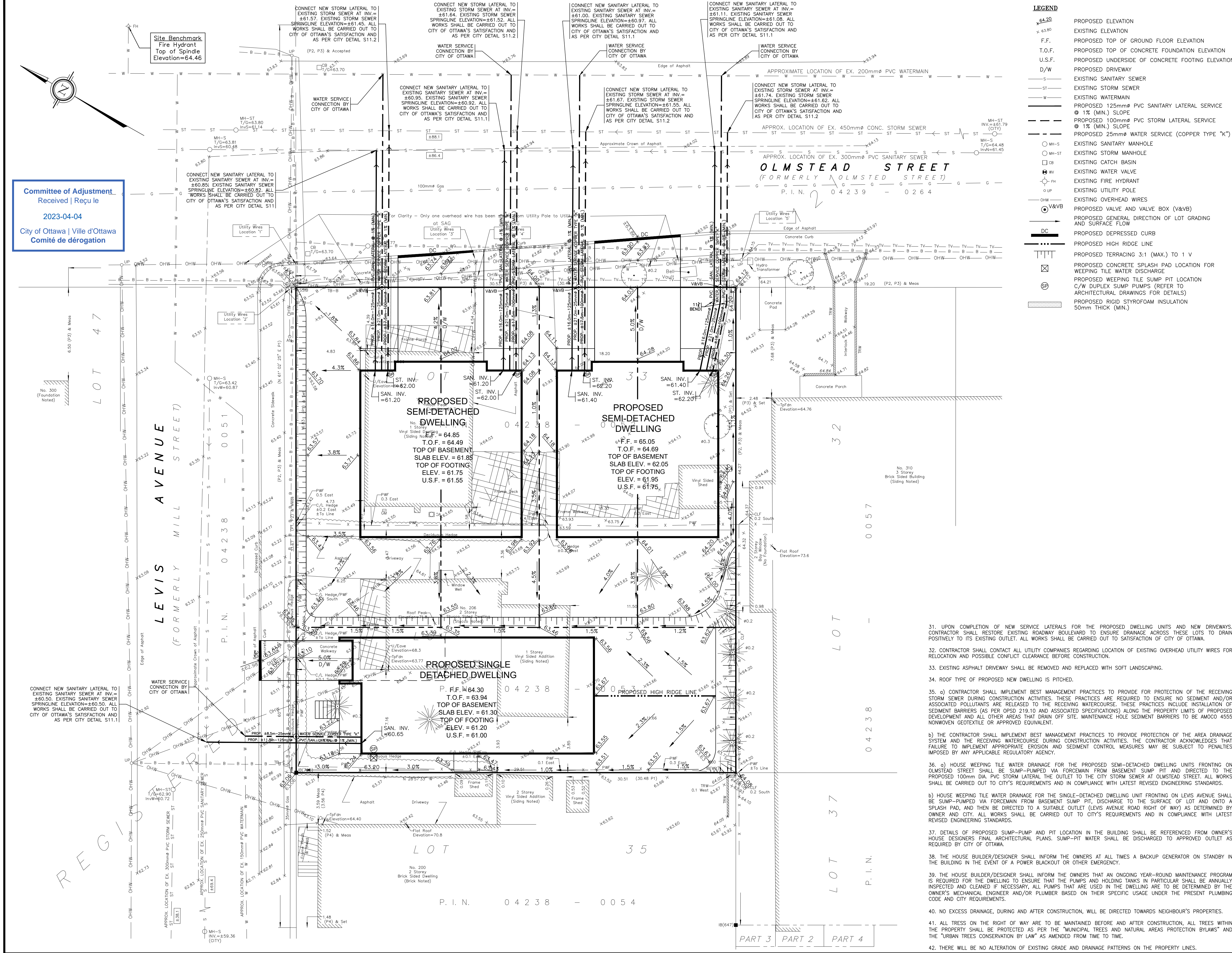
Date: _____ Daniel Robinson
 Ontario Land Surveyor

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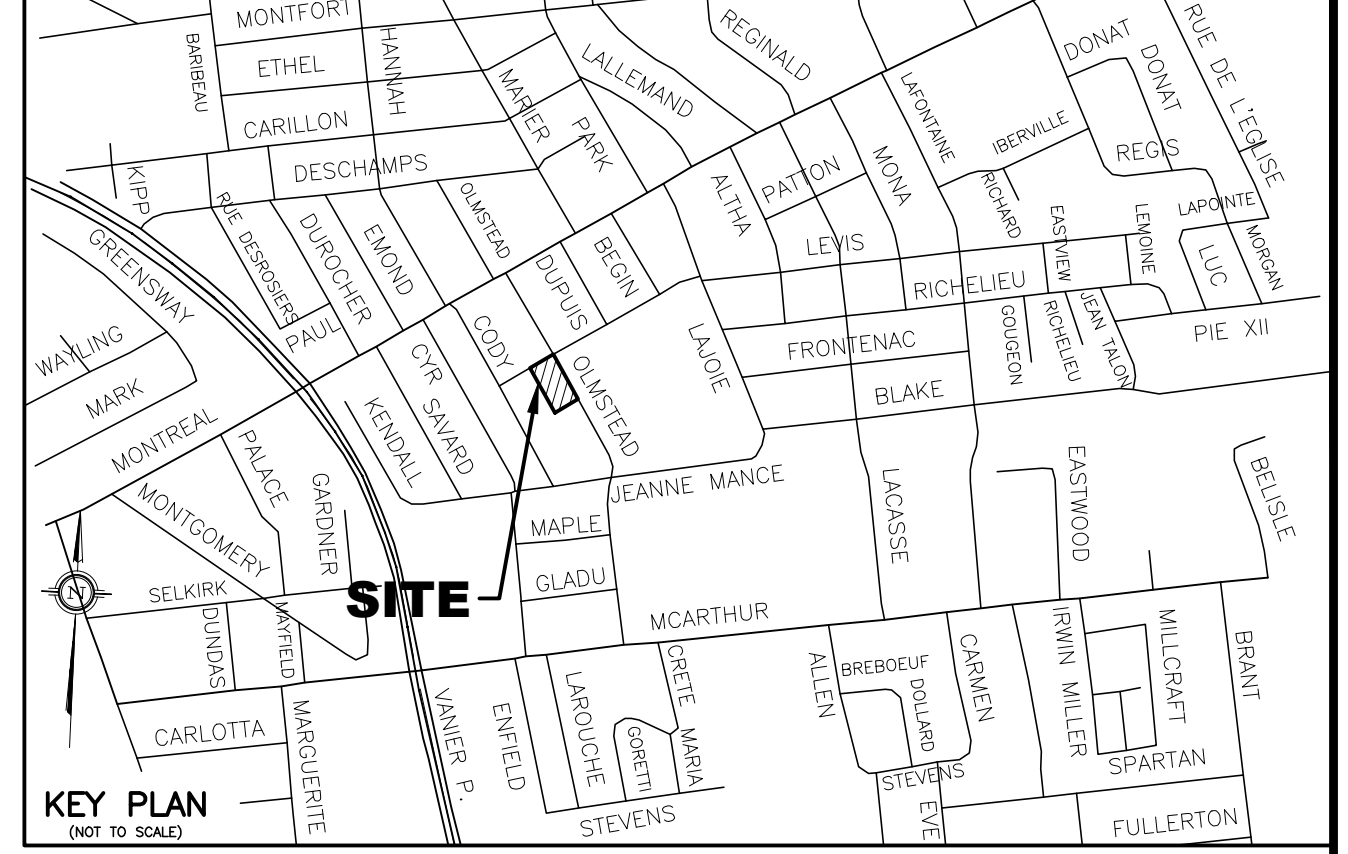
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LEGEND	
PROPOSED ELEVATION	EXISTING ELEVATION
F.F.	PROPOSED TOP OF GROUND FLOOR ELEVATION
T.O.F.	PROPOSED TOP OF CONCRETE FOUNDATION ELEVATION
U.S.F.	PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION
D/W	PROPOSED DRIVEWAY
S	EXISTING SANITARY SEWER
ST	EXISTING STORM SEWER
W	EXISTING WATERMAIN
---	PROPOSED 125mm PVC SANITARY LATERAL SERVICE @ 1% (MIN) SLOPE
---	PROPOSED 100mm PVC STORM LATERAL SERVICE @ 1% (MIN) SLOPE
---	PROPOSED 25mm WATER SERVICE (COPPER TYPE "K")
○	EXISTING SANITARY MANHOLE
○	EXISTING STORM MANHOLE
□	EXISTING CATCH BASIN
○	EXISTING WATER VALVE
○	EXISTING FIRE HYDRANT
○	EXISTING UTILITY POLE
○	EXISTING OVERHEAD WIRES
○	PROPOSED VALVE AND VALVE BOX (V&VB)
→	PROPOSED GENERAL DIRECTION OF LOT GRADING AND SURFACE FLOW
---	PROPOSED DEPRESSED CURB
---	PROPOSED HIGH RIDGE LINE
---	PROPOSED TERRACING 3:1 (MAX.) TO 1 V
---	PROPOSED CONCRETE SPLASH PAD LOCATION FOR WEeping TILE WATER DISCHARGE
---	PROPOSED WEeping TILE SUMP PIT LOCATION C/W DUPLEX SUMP PUMPS (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)
---	PROPOSED RIGID STYROFOAM INSULATION 50mm THICK (MIN.)



- NOTES**
- EXISTING SERVICES AND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT ARE INCOMPLETE. CONTRACTOR IS REQUIRED TO CHECK IN THE FIELD FOR LOCATION AND ELEVATION OF PIPES, AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS SATISFACTION BEFORE DIGGING.
 - CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY BEFORE POURING OF CONCRETE FOOTING AND FOUNDATION. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SUBGRADE ON THIS LOT IS SUFFICIENT TO SUPPORT PROPOSED RESIDENTIAL BUILDING.
 - SITING DETAILS FOR THE PROPOSED NEW RESIDENTIAL BUILDINGS WERE PREPARED BY MODULINK PLANNING + DESIGN AS SHOWN ON THEIR SITE PLAN (PROJ. No. A08-DATED JULY 22, 2022 - PROJ. No. 2022-2013) RECEIVED ON NOVEMBER 22, 2022. FOR THE TOP OF FINISHED FLOOR, TOP OF CONCRETE FOUNDATION, TOP OF FOOTING, AND UNDERSIDE OF FOOTING ELEVATIONS OF THE PROPOSED BUILDING, REFER TO ARCHITECT'S SECTION 1 PLAN (DWG. No. A08-DATED JULY 22, 2022) RECEIVED ON NOVEMBER 29, 2022 FOR DETAILS.
 - EXISTING HORIZONTAL AND VERTICAL SURVEY DATA SHOWN ON THIS PLAN INCLUDING SITE BENCHMARK, ROAD ELEVATIONS, SEWER INVERT ELEVATIONS, SEWER LOCATIONS, AND TOPOGRAPHICAL INFORMATION OF THE LOT WERE PROVIDED BY FARLEY SMITH AND DENIS SURVEYING LTD. AS DEPICTED ON THEIR TOPOGRAPHICAL SURVEY PLAN (FILE No. 540-22 COMPLETED ON NOVEMBER 15, 2022) AND RECEIVED ON NOVEMBER 29, 2022. T.L. MAK ENGINEERING CONSULTANTS LTD. DOES NOT TAKE ANY RESPONSIBILITY FOR THE SURVEY INFORMATION SHOWN HERE. FOR INFORMATION ABOUT THE SANITARY INVERT ELEVATION AT MANHOLES, AND SEWER AND WATERMAIN LOCATION AND SIZE, THE CONTRACTOR SHALL REFER TO THE CITY OF OTTAWA PLAN AND PROFILE DRAWING ENTITLED 'OLMSTEAD STREET' (DWG. No. 4633-1 PROJ. No. 931208 DATED APRIL 1994) AND LEVIS AVENUE (DWG. No. 025 REV. No. 9 DATED 10/01/18 SHEET 25 OF 64) FOR ADDITIONAL DETAILS.
 - ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA.
 - ALL GRADES SHOWN ARE GEODETIC AND METRIC.
 - SANITARY SERVICE BENDS AND RISERS USED MUST BE CONSTRUCTED TO CITY OF OTTAWA'S SATISFACTION.
 - CONTRACTOR SHALL SANITARY AND STORM PIPES IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARD, OTHERWISE AS PER OPS AND OPSD SPECIFICATIONS.
 - ALL WORKS CONSTRUCTED BY THE CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS AND AS PER CITY OF OTTAWA'S REQUIREMENTS.
 - CONTRACTOR SHALL CONSTRUCT AND ENSURE THAT THE 25mm WATERMAIN SERVICE ON THIS LOT SHALL HAVE A MINIMUM OF 2.4m OF GROUND COVER, OTHERWISE INSULATE WITH RIGID 5/8" STYROFOAM IN ACCORDANCE WITH THE SOILS ENGINEER'S REQUIREMENTS AND AS PER CITY DETAIL W22. WATER SERVICE INSTALLATION SHALL BE COPPER TYPE "K" AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF OTTAWA STANDARDS.
 - THIS LOT GRADING DESIGN PLAN WAS PREPARED FOR THE OWNERS FOR LOT SEVERANCE ONLY. ALL WORKS CONSTRUCTED BY THE CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS AND PER CITY OF OTTAWA'S REQUIREMENTS. THIS GRADING PLAN SHALL NOT BE USED FOR BUILDING CONSTRUCTION PURPOSES. REFER TO HOUSE DESIGNER'S APPROVED SITE PLAN FOR EXACT DIMENSIONS REGARDING BUILDING LOCATION LAYOUT.
 - WHERE ROOF EAVESTROUGHS ARE INSTALLED, ROOF DOWNSPOUTS SHALL BE DIRECTED TO OUTLET DISCHARGE TO THE FRONT YARD ONLY, WHERE POSSIBLE AND NOT TO THE REAR YARD OR SIDE YARDS.
 - ALL WATERMAIN SERVICE AND FITTINGS SHALL CONFORM TO APPROVED AWWA AND/OR CSA STANDARDS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO COMPLETE THE WORKS.
 - EXISTING LOCATION OF LEVIS AVENUE AND OLMSTEAD STREET WATERMAIN, STORM AND SANITARY SEWER SHOWN ON THIS PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY IN THE FIELD TO CONFIRM ITS EXACT LOCATION BEFORE EXCAVATION. (SEE ALSO NOTE #24).
 - PROPOSED SURFACE GRADE SHALL BE 7% MAXIMUM WHERE THE GROUND DROPS OFF STEEPLY, TERRACE THE GROUND AT 3H MAXIMUM TO 1V AS NECESSARY TO MEET CITY OF OTTAWA'S GRADING REQUIREMENTS.
 - WATER SERVICE CONNECTION ON LEVIS AVENUE AND OLMSTEAD STREET SHALL BE DONE BY THE CITY OF OTTAWA. ALL CONNECTIONS AND OTHER RELATED WORKS TO WATERMAIN SHALL BE MADE BY THE CITY. EXCAVATION, BACKFILLING, AND REINSTATEMENTS BY CONTRACTOR. ALL WATERWORKS SHALL BE CARRIED OUT TO CITY OF OTTAWA'S SATISFACTION.
 - IF WATER SERVICE IS LESS THAN 2.4m FROM SEWER, MANHOLE, OR CATCHBASIN, CONTRACTOR IS REQUESTED TO INSULATE BETWEEN THEM WITH 5/8" RIGID INSULATION (AS PER CITY DETAIL W22 AND W23).
 - PIPE SIZES SHOWN ON THIS PLAN ARE METRIC.
 - WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY W17 DETAIL.
 - PROPOSED SANITARY SERVICE LATERALS SHALL BE PVC DR-28 OR EQUIVALENT.
 - IT IS REQUIRED THAT A FULL PORT BACKWATER VALVE BE INSTALLED FOR THE NEW SANITARY LATERAL SERVICE AND A BACKWATER VALVE BE INSTALLED FOR THE NEW STORM LATERAL SERVICE UNDER THE CURRENT REGULATION OF THE ONTARIO PLUMBING CODE AND AS PER CITY DETAIL S14, S14.1 AND S14.2.
 - BEDDING FOR SEWERS AND WATERMAIN INSTALLATION SHALL BE TYPE "B" COMPACTED TO 95% DRY PROCTOR DENSITY. FOR THE SEWER LATERALS USE 300mm THICK APPROX. GRANULAR COVER MATERIAL. COMPACT TO 95% DRY PROCTOR DENSITY. TRENCH BACKFILL WITH NATIVE MATERIAL AND COMPACT TO 95% DRY PROCTOR DENSITY MINIMUM. NO FROZEN MATERIALS ARE TO BE USED AS BACKFILL IN THE SERVINGING TRENCHES.
 - DETAILS OF EXISTING SEWERS AND WATERMAIN SHOWN ON LEVIS AVENUE AND OLMSTEAD STREET FROM THE CITY OF OTTAWA MAY NOT BE CURRENT. CONTRACTOR SHALL REFER TO THE CITY OF OTTAWA'S SEWER AND WATERMAIN DRAWINGS FOR DETAILS BEFORE DIGGING. THE CONTRACTOR IS ADVISED TO EXCAVATE AND INVESTIGATE THE SEWER ELEVATIONS IN FRONT OF THIS PROPERTY FIRST TO ENSURE THAT 1% (MIN.) PIPE SLOPE OF THE SANITARY AND STORM LATERALS CAN BE ACHIEVED USING THE PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION. IF 1% (MIN.) SLOPE IS NOT POSSIBLE FROM THE BUILDING TO THE SEWER, THEN THE CONTRACTOR SHOULD INFORM THE OWNER'S PROJECT MANAGER AND THE CITY ACCORDINGLY FOR FURTHER DIRECTION.
 - FOR DEVELOPMENT OF THIS SITE, THE CONTRACTOR MUST FIRST CONSTRUCT THE UNDERGROUND SANITARY, STORM, AND WATER SERVICES FROM THE SEWER AND WATERMAIN TO THE PROPERTY. PRIOR TO BUILDING CONCRETE FOUNDATION POURING THE CONTRACTOR SHALL VERIFY SEWER DEPTHS TO ENSURE THAT SEWER LATERALS CAN ACHIEVE A SLOPE OF 1% (MINIMUM) AND STILL BE BELOW PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION. IF THIS IS FOUND NOT POSSIBLE, THE CONTRACTOR SHALL CONTACT THE OWNER AND HIS OR HER PROJECT MANAGER TO REPORT THE FINDING IN ORDER TO ADJUST THE BUILDING FOUNDATION GRADES PRIOR TO CONCRETE POURING.
 - INSULATE HOUSE SERVICE LATERALS WITHIN PRIVATE PROPERTY AND ROAD RIGHT OF WAY WHERE GROUND COVER FOR FRONT PROTECTION IS LESS THAN 2.4m. FOR WATER SERVICE AND 2.4m FOR SANITARY AND STORM GRAVITY SEWERS. MINIMUM GROUND COVER OVER HOUSE SERVICE PIPES SHALL NOT BE LESS THAN 2.4m. EXACT INSULATION THICKNESS SHALL BE DETERMINED BY THE CITY INSPECTOR ON SITE AND/OR OWNERS' SOILS ENGINEER. ALL INSULATION WORKS SHALL BE CARRIED OUT AS PER CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS.
 - WHERE FROST COVER FROM UNDERSIDE OF HOUSE CONCRETE FOOTING TO PROPOSED FINISHED GROUND ELEVATION IS LESS THAN 1.5m, IT IS RECOMMENDED THAT INSULATION (50mm) THICK MINIMUM BE INSTALLED AT BUILDING FOOTING AND FOUNDATION OF HOUSE TO PROVIDE SUFFICIENT Frost COVER FOR FOUNDATION STRUCTURES. INSULATION POURING SHALL BE REVIEWED AND RECOMMENDED BY OWNER'S SOILS ENGINEER. EXACT INSULATION REQUIREMENTS SHALL BE CONFIRMED BY OWNER'S HOUSE DESIGNER AND SITE SOILS ENGINEER TO CONTRACTOR BEFORE INSTALLATION.
 - LOCATION AND ELEVATION OF EXISTING SANITARY MANHOLES SHOWN ON THIS DRAWING WERE TAKEN FROM FARLEY SMITH AND DENIS SURVEYING LTD.'S TOPOGRAPHICAL SURVEY PLAN. CONTRACTOR SHALL OBTAIN AND REVIEW THESE PLANS AND SATISFY HIM/HERSELF AND OBTAIN LOCATES OF THESE SERVICES BEFORE CONSTRUCTION.
 - EXISTING HOUSE LATERALS AND WATER SERVICE PIPING HAVE BEEN AND/OR SHALL BE ABANDONED. WATER SERVICE SHALL BE BLANKED AT THE MAIN AS PER CITY'S REQUIREMENTS. SERVICE LATERAL(S) SHALL BE CAPPED AT THE FRONT PROPERTY LINE. ALL WATER AND SEWER LATERAL WORKS SHALL BE CARRIED OUT TO CITY'S SATISFACTION AND AS PER CITY DETAIL S11.4.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION, AND SUCH REINSTATEMENT MUST BE UNDERTAKEN IN ACCORDANCE WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.

SCALE	DESIGN	T.L.M.	PROJECT
0 1.25m 3.75m 6.25m 1:125 HORIZONTAL	CHECKED	T.L.M.	304 OLMSTEAD STREET LOTS 33 AND 34 REGISTERED PLAN 121 CITY OF OTTAWA
	DRAWN BY	P.M.	
	CHECKED	T.L.M.	DRAWING TITLE
	APPROVED	T.L.M.	
			PROPOSED LOT GRADING AND SERVICING PLAN

T.L. MAK ENGINEERING CONSULTANTS LTD. CONSULTING ENGINEERS			
PROJECT No.	DATE	DRAWING No.	
822-154	DECEMBER 2022	G-1	

NO.	REVISION	DATE	BY