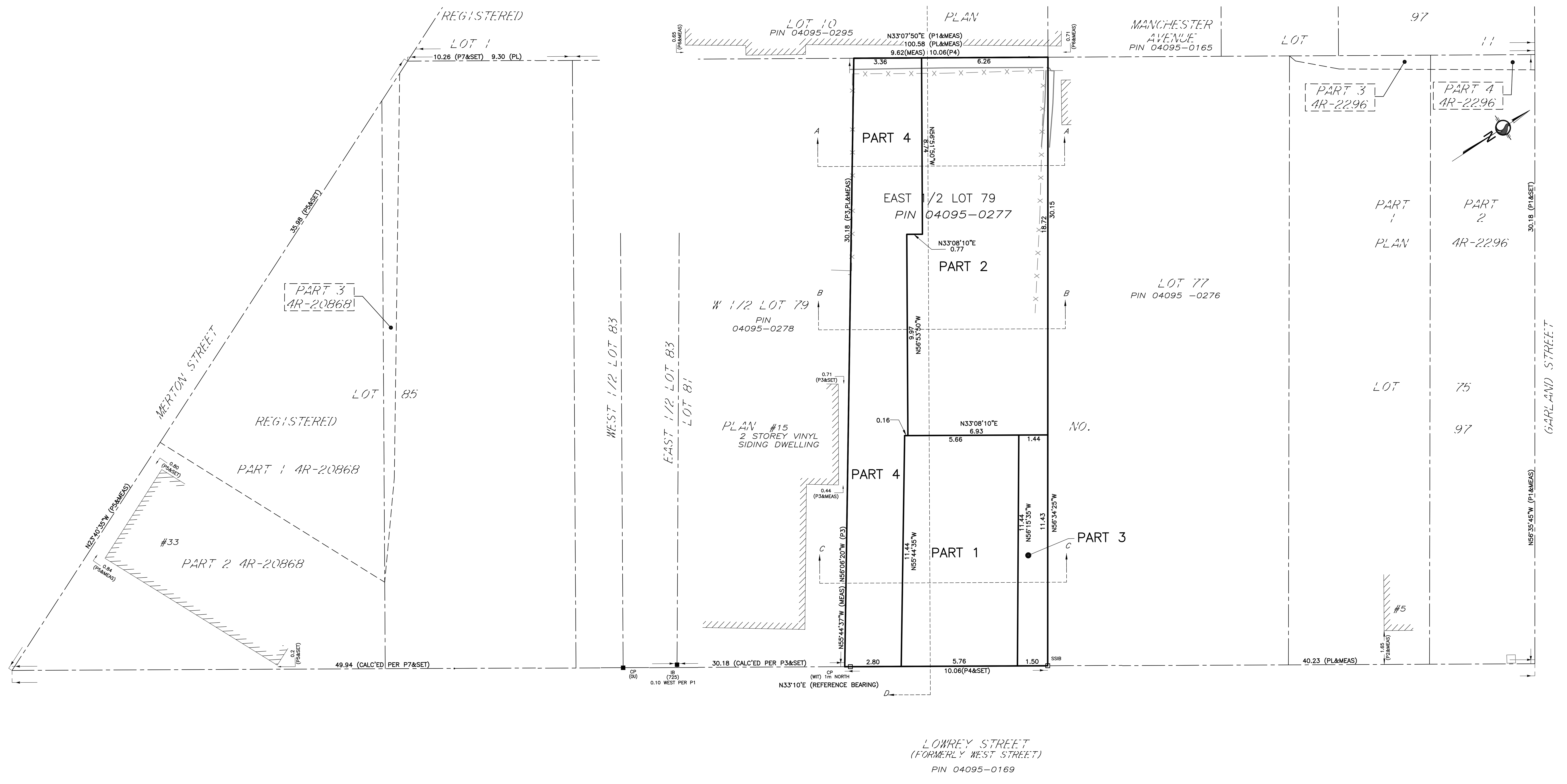
SCHEDULE			
PART	LOT	REGISTERED PLAN	PIN
1	PART OF 79	57	PIN 04095-0277
2			
3			
4			



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Received | Reçu le
2024-11-21
City of Ottawa | Ville d'Ottawa
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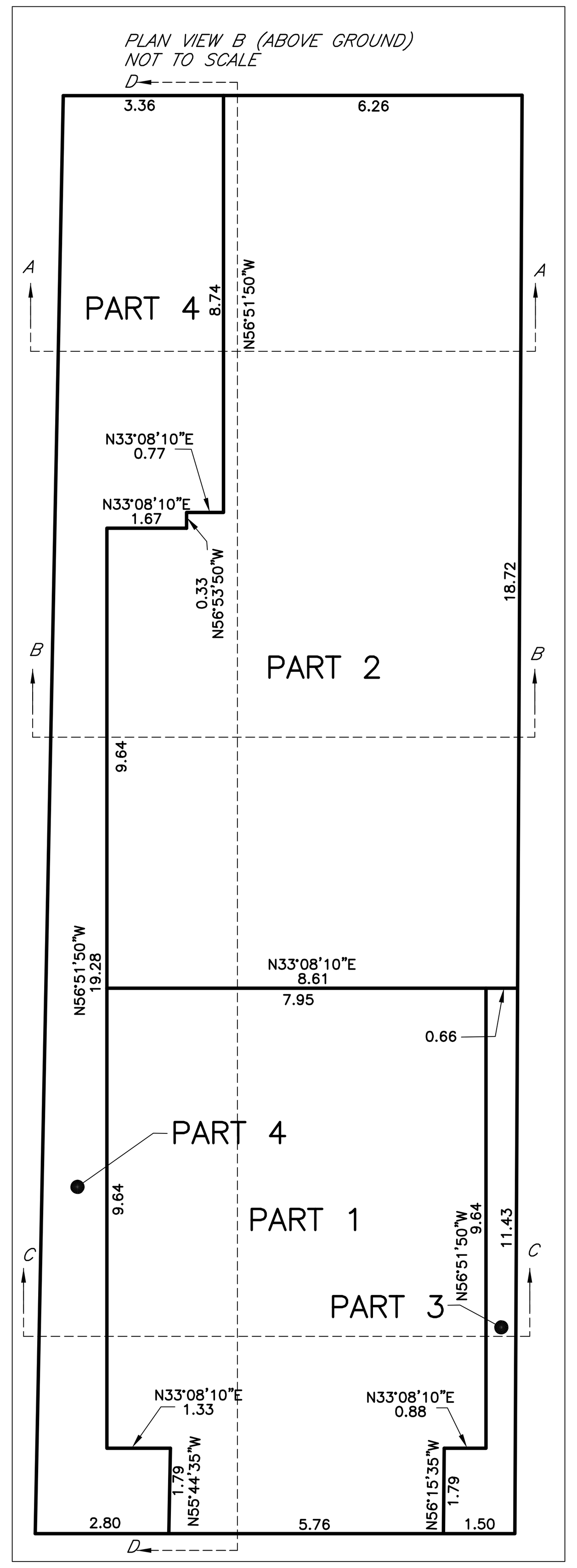
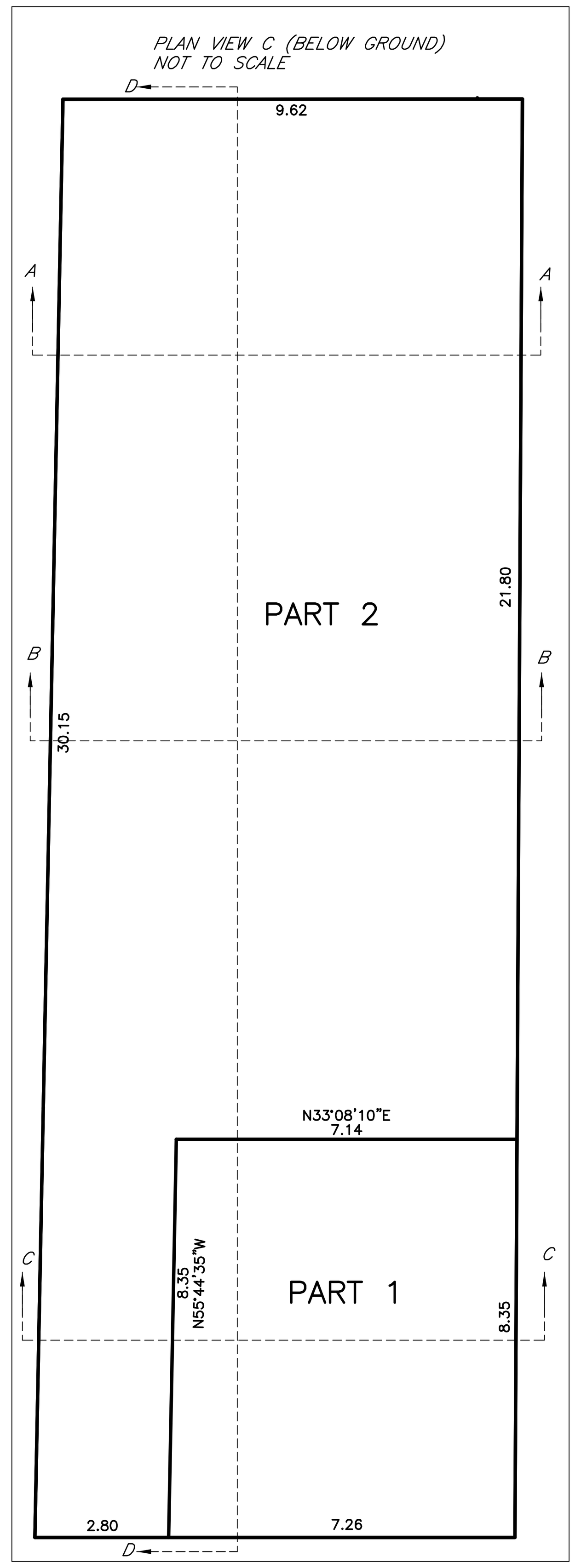
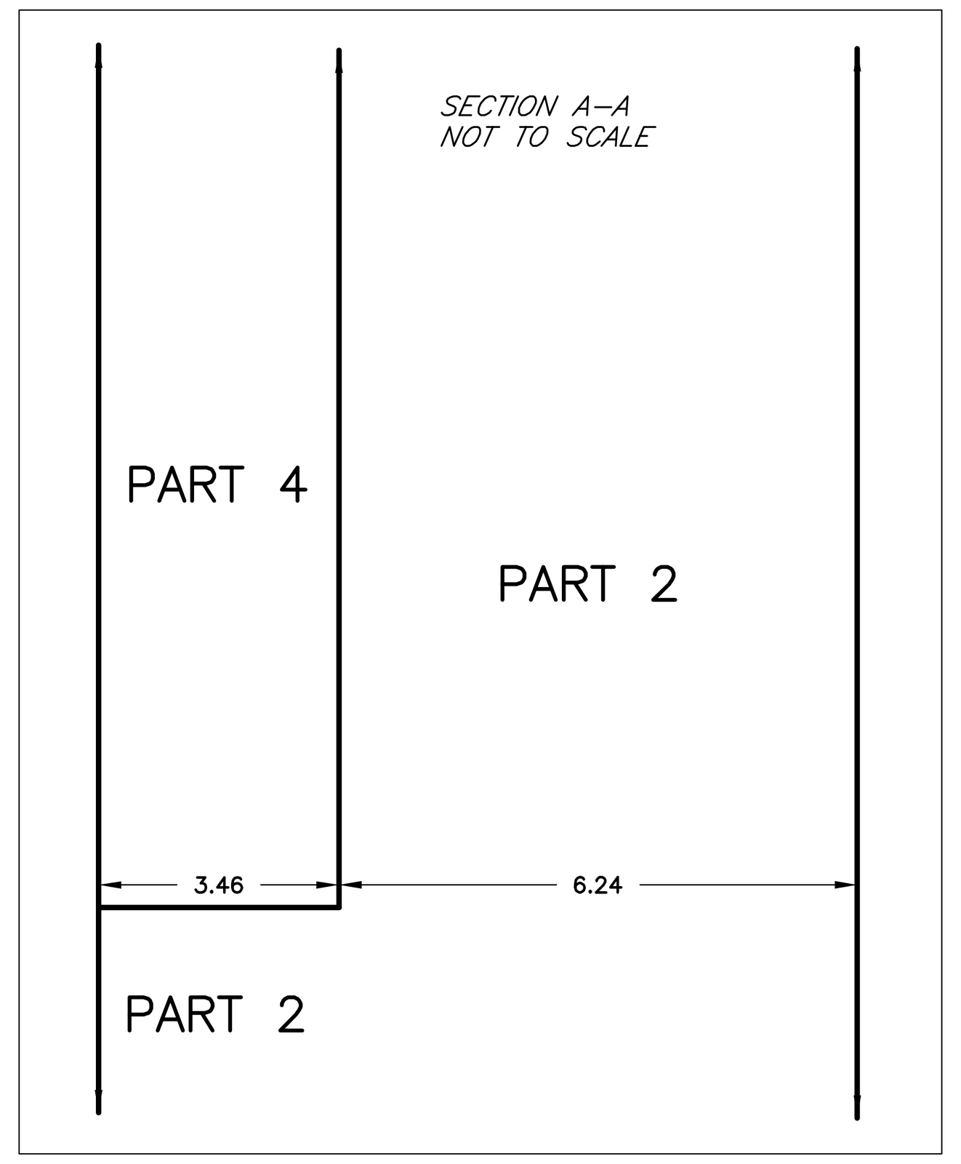
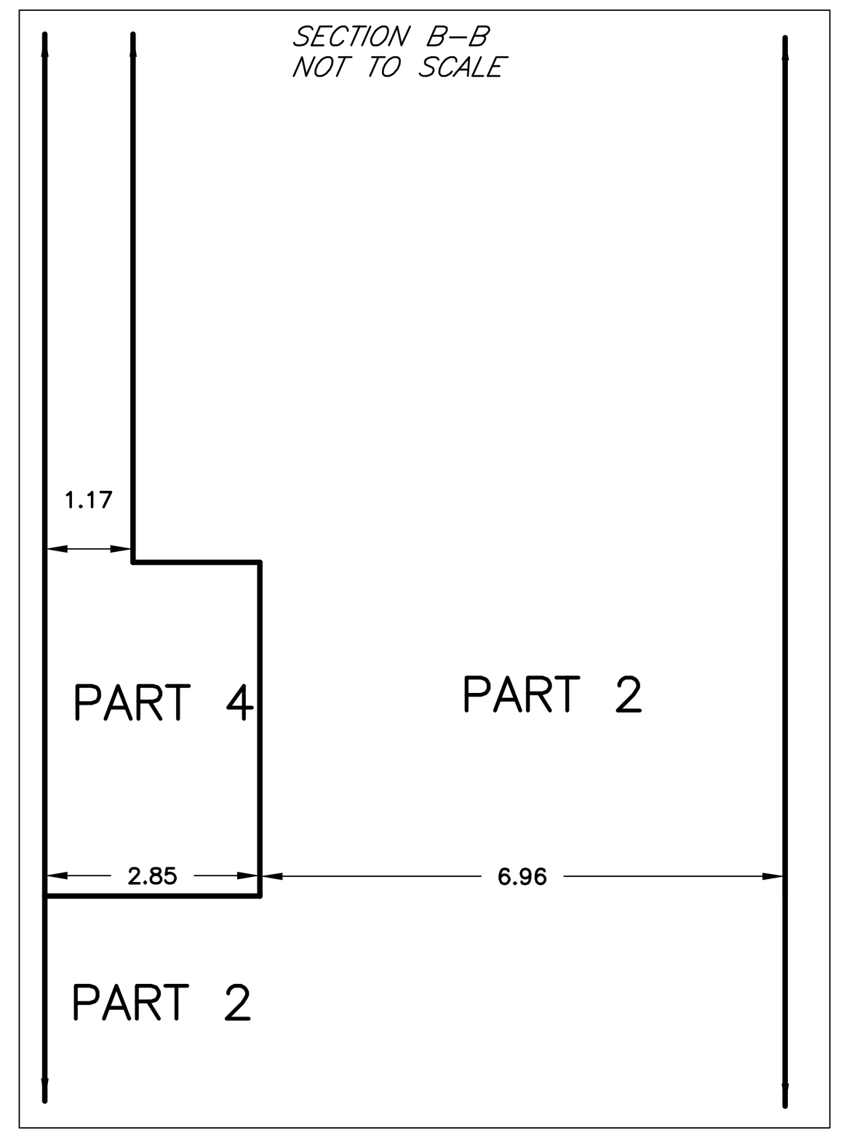
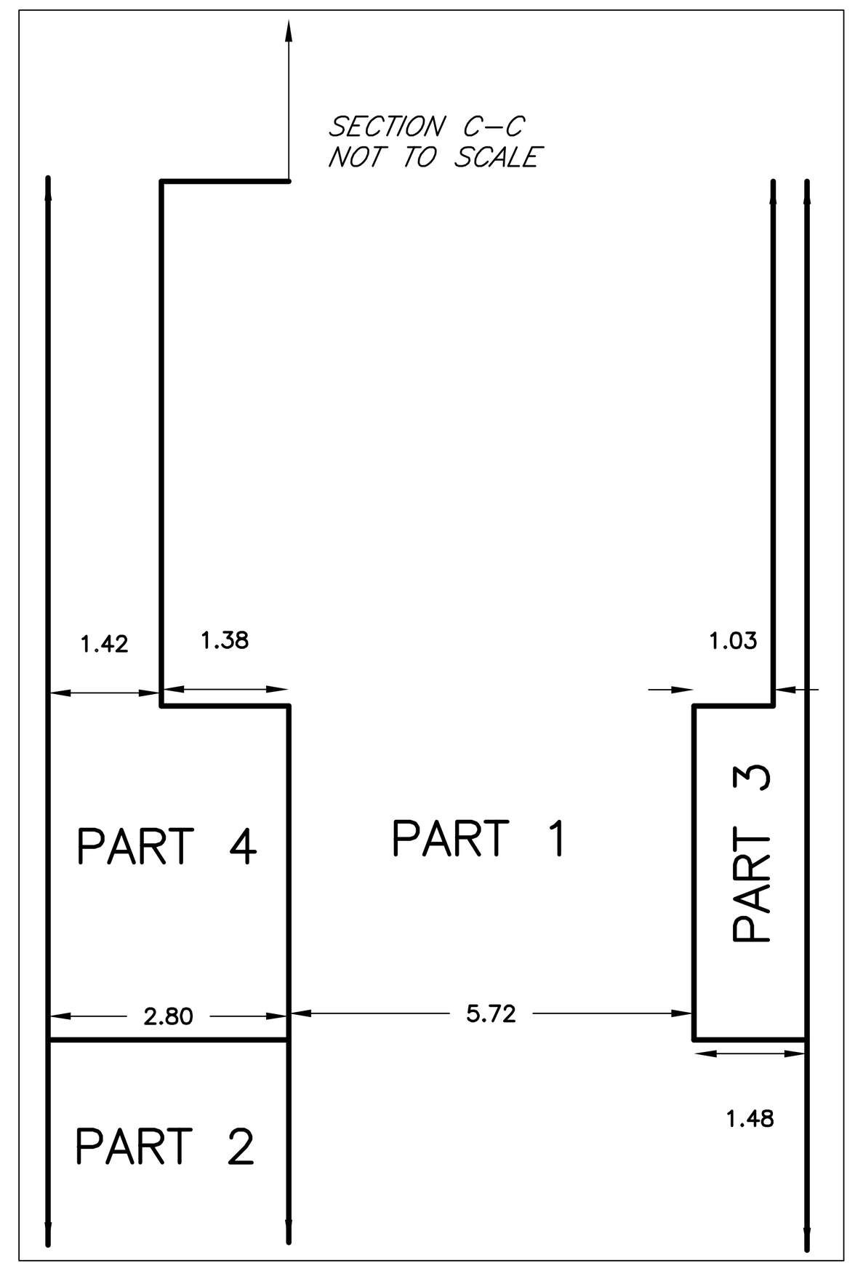
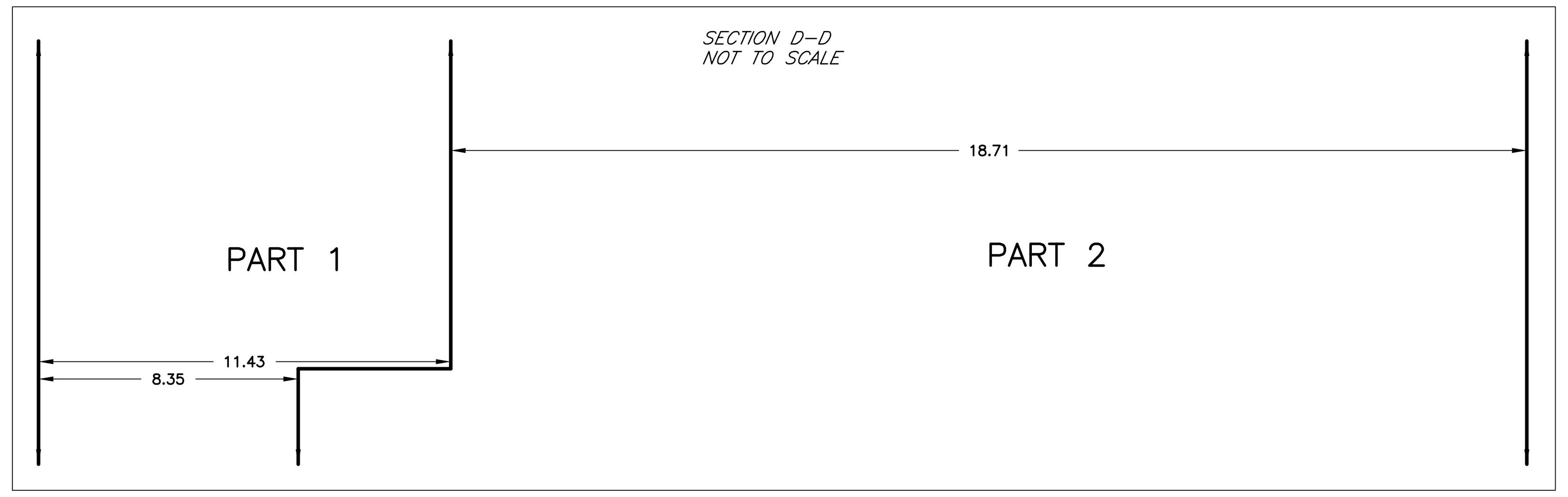












STRATA PLAN OF SURVEY OF

PART OF LOT 79
REGISTERED PLAN 57

(GEOGRAPHIC TOWNSHIP OF NEPEAN)

CITY OF OTTAWA

Scale 1:100

2 0 2 4 6 METRES

Stantec Geomatics Ltd.

THE INTENDED PLOT SIZE OF THIS PLAN IS 1219mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1: 1000

METRIC CONVERSION

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

GRID SCALE CONVERSION

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.XXXXXX.

BEARING NOTE

BEARINGS ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF LOWREY STREET AS SHOWN ON P1 BEING N33°10'E.

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA ELEVATION=95.230.

LEGEND

■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IBø	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
MEAS	"	MEASURED
INST	"	INSTRUMENT
PROP	"	PROPORTIONED
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
PL	"	REGISTERED PLAN 97
P1	"	PLAN 4R-10190
P2	"	PLAN 4R-2296
P3	"	PLAN BY H. J. MARTIN DATED OCT. 31, 1983
P4	"	PLAN BY J. ERIC KIHL DATED MARCH 29, 1974
P5	"	PLAN BY FARLEY, SMITH AND MURRAY SURVEYING LTD. DATED NOV. 11, 1985
P6	"	PLAN BY FAIRHALL, MOFFATT & WOODLAND LTD. DATED MAR. 30, 1987
P7	"	PLAN BY ANNIS & O'SULLIVAN LTD. DATED MAY 27, 1983
○ MHSAN	"	MAINTENANCE HOLE SANITARY
⊖ WV	"	WATER VALVE
	"	TREE CONIFEROUS (D.B.H. SHOWN)
	"	TREE DECIDUOUS (D.B.H. SHOWN)

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE DAY OF , 2024.

DATE

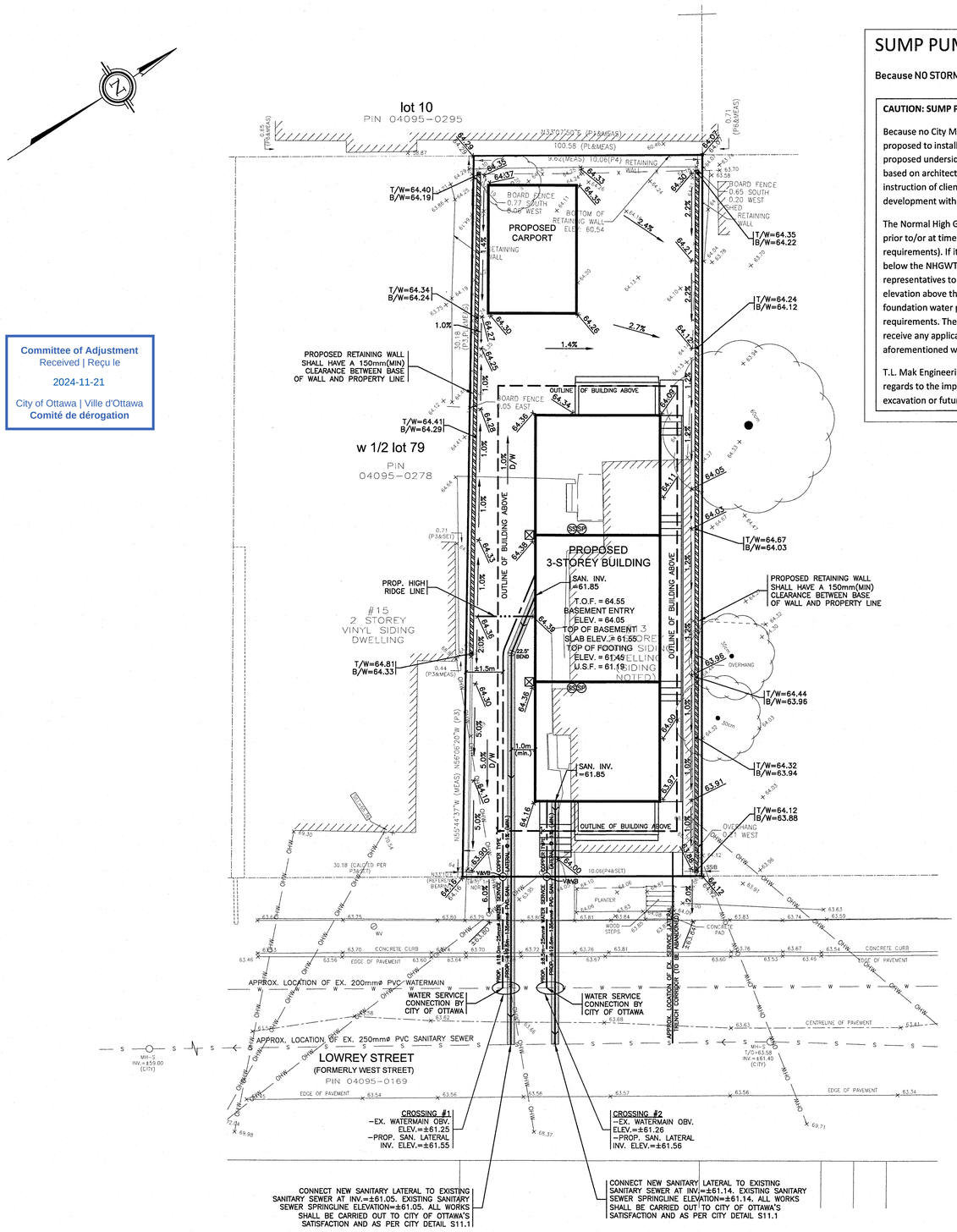
R. G. BENNETT
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER ######.

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191. CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
Ⓐ		
Ⓑ		
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420
stantec.com

DRAWN: DM	CHECKED: CT	PM: CT	FIELD: *	PROJECT No.: 161614805-114



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SUMP PUMP – To Drain Water at Footing Level

Because NO STORM SEWER exist in street

CAUTION: SUMP PUMP USE

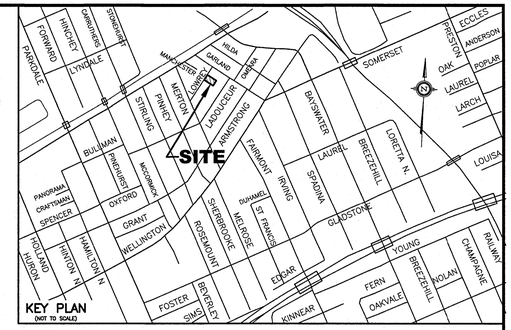
Because no City Municipal Storm service exists along this street, we have proposed to install a sump pump to drain the water at the footing level. The proposed underside of footing (USF) elevation (which has been calculated based on architectural plan parameters/basement heights and/or at the instruction of client/agent) has the potential to be too low for this development with respect to possible water drainage issues at footing levels.

The Normal High Ground Water Table (NHGWT) elevation must be verified prior to/or at time of excavation (per City of Ottawa Building Code services requirements). If it is determined that the proposed footing elevation(s) will be below the NHGWT elevation it will be the responsibility of the owner and their representatives to mitigate/rectify the situation by either raising the footing elevation above the NHGWT elevation or demonstrate the use of appropriate foundation water proofing methods as per current building code requirements. The owners and their representatives must apply for and receive any applicable permits from the City before proceeding with the aforementioned works.

T.L. Mak Engineering Consultants Ltd. assumes no responsibility or liability in regards to the impact on footings and/or basement drainage issues (at time of excavation or future) due to this design.

LEGEND

64.20	PROPOSED ELEVATION
x 63.72	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
W	EXISTING WATERMAIN
	PROPOSED 135mmø PVC SANITARY LATERAL SERVICE @ 1% (MIN.) SLOPE
	PROPOSED 25mmø WATER SERVICE (COPPER TYPE "K")
MH-S	EXISTING SANITARY MANHOLE
CB	EXISTING CATCH BASIN
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
UP	EXISTING UTILITY POLE
OHW	EXISTING OVERHEAD WIRES
V&VB	PROPOSED VALVE AND VALVE BOX (V&VB)
	PROPOSED GENERAL DIRECTION OF LOT GRADING AND SURFACE FLOW
	PROPOSED HIGH RIDGE LINE
	PROPOSED RIGID STYROFOAM INSULATION 50mm THICK (MIN.)
	PROPOSED CONCRETE SPLASH PAD LOCATION FOR WEEPING TILE WATER DISCHARGE PER OWNER'S ARCHITECTURAL DRAWINGS
SP	PROPOSED WEEPING TILE SUMP PIT LOCATION C/W DUPLEX SUMP PUMPS PER OWNER'S ARCHITECTURAL DRAWINGS
SS	PROPOSED SANITARY HOLDING TANK LOCATION C/W DUPLEX SEWAGE PUMPS
	PROPOSED RETAINING WALL
T/W	PROPOSED TOP OF RETAINING WALL ELEVATION
B/W	PROPOSED BOTTOM OF RETAINING WALL ELEVATION
	DENOTES LIMIT OF ROAD CUT AND RESTORATION



NOTES

1. 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, UNDERGROUND STRUCTURES, ETC. AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS SATISFACTION BEFORE DIGGING.

2. 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.

3. SITING DETAILS FOR THE PROPOSED NEW LONG SEMI–DETACHED DWELLING WERE PREPARED BY THE OWNER'S ARCHITECT – 258 ARCHITECTURE URBAN DESIGN AS SHOWN ON THEIR SITE PLAN DETAILS (DWG. No. SP01 REV. 2 [PROJ. No. 23015] DATED APRIL 1, 2024) RECEIVED ON MAY 9, 2024. FOR THE TOP OF FINISHED FLOOR, TOP OF CONCRETE FOUNDATION, TOP OF FOOTING, AND UNDERSIDE OF FOOTING ELEVATIONS OF THE PROPOSED BUILDING, REFER TO HOUSE DESIGNER'S FRONT AND BACK ELEVATION PLAN (DWG. No. A200 REV. 1 [PROJ. No. 23015] DATED APRIL 1, 2024) RECEIVED ON APRIL 29, 2024 AND UPDATED PER ARCHITECT'S E–MAIL OF MAY 29, 2024 FOR DETAILS.

4. EXISTING HORIZONTAL AND VERTICAL SURVEY DATA SHOWN ON THIS PLAN INCLUDING SITE BENCHMARK, ROAD ELEVATIONS, SEWER LOCATIONS, AND TOPOGRAPHICAL INFORMATION OF THE LOT WERE PROVIDED BY STANTEC GEOMATICS LTD. AS DEPICTED ON THEIR TOPOGRAPHICAL SURVEY PLAN (PROJ. No. 161614561–110 COMPLETED ON APRIL 18, 2022) RECEIVED ON APRIL 23, 2024. 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 ALSO REFER TO CITY OF OTTAWA'S PLAN AND PROFILE DRAWING ENTITLED "LOWREY STREET" PLAN No. 2704 SHEET 4 OF 7 DATED NOVEMBER 30, 1994 FOR ADDITIONAL DETAILS.

5. ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA.

6. ALL GRADES SHOWN ARE GEODETIC AND METRIC.

7. SANITARY SERVICE BENDS AND RISERS USED MUST BE CONSTRUCTED TO CITY OF OTTAWA'S SATISFACTION.

8. CONSTRUCT ALL SANITARY AND STORM PIPES IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARD, OTHERWISE AS PER OPSS AND OPSD SPECIFICATIONS.

9. ALL WORKS CONSTRUCTED BY THE CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS AND AS PER CITY OF OTTAWA'S REQUIREMENTS.

10. 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 S/M STYROFOAM IN ACCORDANCE WITH THE SOILS ENGINEER'S REQUIREMENTS AND AS PER CITY DETAIL W22. WATER SERVICE INSTALLATION SHALL BE COOPER TYPE "K" AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF OTTAWA STANDARDS.

11. THIS LOT GRADING DESIGN PLAN WAS PREPARED FOR THE OWNERS FOR BUILDING PERMIT ISSUANCE. 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.

12. WHERE ROOF EAVESTROUGHS ARE INSTALLED, ROOF DOWNSPOUTS SHALL BE DIRECTED TO OUTLET DISCHARGE TO THE FRONT AND REAR YARD ONLY, WHERE POSSIBLE AND NOT TO THE SIDE YARDS.

13. ALL WATERMAIN SERVICE AND FITTINGS SHALL CONFORM TO APPROVED AWWA AND/OR CSA STANDARDS.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO COMPLETE THE WORKS.

15. EXISTING LOCATION OF LOWREY STREET WATERMAIN 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).

16. 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.

17. WATER SERVICE CONNECTION ON LOWREY 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.

18. IF WATER SERVICE IS LESS THAN 2.4m FROM SEWER, MANHOLE, OR CATCHBASIN, CONTRACTOR IS REQUESTED TO INSULATE BETWEEN THEM WITH S/M RIGID INSULATION (AS PER CITY DETAIL W22 AND W23).

19. PIPE SIZES SHOWN ON THIS PLAN ARE METRIC.

20. WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY W17 DETAIL.

21. PROPOSED SANITARY SERVICE LATERALS SHALL BR PVC DR–28 OR EQUIVALENT.

22. IT IS REQUIRED THAT A FULL PORT BACKWATER VALVE BE INSTALLED FOR THE NEW SANITARY LATERAL SERVICE UNDER THE CURRENT REGULATION OF THE ONTARIO PLUMBING CODE, AND AS PER CITY DETAIL S14, S14.1 AND S14.2.

23. BEDDING FOR SEWERS AND WATERMAIN INSTALLATION SHALL BE TYPE 'B' COMPACTED TO 95% DRY PROCTOR DENSITY. FOR THE SEWER LATERALS USE 300mm THICK APPROVED 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 SERVICING TRENCHES.

24. DETAILS OF EXISTING SEWERS AND WATERMAIN SHOWN ON LOWREY STREET FROM THE 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.

25. 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.

26. INSULATE HOUSE SERVICE LATERALS WITHIN PRIVATE PROPERTY AND ROAD RIGHT OF WAY WHERE GROUND COVER FOR FROST 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.

27. 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 REQUIREMENTS 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.

28. LOCATION AND ELEVATION OF EXISTING SANITARY MANHOLES SHOWN ON THIS DRAWING WERE TAKEN FROM STANTEC GEOMATIC LTD.'S TOPOGRAPHICAL SURVEY PLAN. CONTRACTOR SHALL OBTAIN AND REVIEW THESE PLANS AND SATISFY HIM/HERSELF AND OBTAIN LOCATES OF THESE SERVICES BEFORE CONSTRUCTION.

29. ROOF TYPE OF PROPOSED NEW BUILDING IS FLAT.

30. 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.

31. UPON COMPLETION OF NEW SERVICE LATERALS FOR THE PROPOSED BUILDING, THE CONTRACTOR SHALL RESTORE EXISTING ROADWAY AND BOULEVARD TO ENSURE DRAINAGE ACROSS THIS LOT DRAINS POSITIVELY TO ITS EXISTING OUTLET. ALL WORKS SHALL BE CARRIED OUT TO SATISFACTION OF CITY OF OTTAWA.

32. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES REGARDING LOCATION OF EXISTING OVERHEAD UTILITY WIRES FOR RELOCATION AND POSSIBLE CONFLICT CLEARANCE BEFORE CONSTRUCTION.

33. SERVICES PROPOSED UNDER CONCRETE PORCHES AND DRIVEWAYS SHALL BE SLEEVED AS PER CITY'S RECOMMENDATIONS.

34. a) CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE RECEIVING STORM SEWER DURING CONSTRUCTION ACTIVITIES. THESE PRACTICES ARE REQUIRED TO ENSURE NO SEDIMENT AND/OR ASSOCIATED POLLUTANTS ARE RELEASED TO THE RECEIVING WATERCOURSE. THESE PRACTICES INCLUDE INSTALLATION OF SEDIMENT BARRIERS (AS PER OPSD 219.10 AND ASSOCIATED SPECIFICATIONS) ALONG THE PROPERTY LIMITS OF PROPOSED DEVELOPMENT AND ALL OTHER AREAS THAT DRAIN OFF SITE. MAINTENANCE HOLE SEDIMENT BARRIERS TO BE AMOCO 4555 NONWOVEN GEOTEXTILE OR APPROVED EQUIVALENT.

b) THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE 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.

35. HOUSE WEEPING TILE WATER DRAINAGE FOR THE NEW SEMI–DETACHED DWELLING UNIT SHALL BE SUMP–PUMPED VIA FORCE MAIN FROM BASEMENT SUMP PIT, DISCHARGED TO THE SURFACE OF LOT AND ONTO A SPLASH PAD, AND THEN BE DIRECTED TO A SUITABLE OUTLET (LOWREY STREET ROAD RIGHT–OF–WAY) AS DETERMINED BY OWNER AND CITY. ALL WORKS SHALL BE CARRIED OUT TO CITY'S REQUIREMENTS AND IN COMPLIANCE WITH LATEST REVISED ENGINEERING STANDARDS.

36. DETAILS OF PROPOSED SUMP–PUMP AND PIT LOCATION IN THE BUILDINGS SHALL BE REFERENCED FROM OWNER'S HOUSE DESIGNERS FINAL PLANS. SUMP–PIT WATER SHALL BE DISCHARGED TO APPROVED OUTLET AS REQUIRED BY CITY OF OTTAWA.

37. THE HOUSE BUILDER/DESIGNER SHALL INFORM THE OWNERS AT ALL TIMES A BACKUP GENERATOR ON STANDBY IN THE BUILDING IN THE EVENT OF A POWER BLACKOUT OR OTHER EMERGENCY.

38. THE HOUSE BUILDER/DESIGNER SHALL INFORM THE OWNERS THAT AN ONGOING YEAR–ROUND MAINTENANCE PROGRAM IS REQUIRED FOR THE DWELLING TO ENSURE THAT THE PUMPS AND SUMP PIT/HOLDING TANK IN PARTICULAR SHALL BE ANNUALLY INSPECTED AND CLEANED IF NECESSARY. ALL PUMPS THAT ARE USED IN THE DWELLING ARE TO BE DETERMINED BY THE OWNER'S MECHANICAL ENGINEER AND/OR PLUMBER BASED ON THEIR SPECIFIC USAGE UNDER THE PRESENT PLUMBING CODE AND CITY REQUIREMENTS.

39. a) THE RETAINING WALL TO BE CONSTRUCTED AND MATERIAL TYPE SHALL BE SPECIFIED BY THE OWNER'S HOUSE DESIGNER AND/OR STRUCTURAL ENGINEER. ANY RETAINING WALLS BUILT ON THIS LOT EXCEEDING 1.0m IN HEIGHT FROM PROPOSED FINISHED GROUND ELEVATIONS WILL BE REQUIRED TO BE PREPARED AND CERTIFIED BY THE OWNER'S STRUCTURAL ENGINEER AND APPROVED BY THE CITY OF OTTAWA BEFORE CONSTRUCTION.

b) RETAINING WALL EXCEEDING 600mm IN HEIGHT WILL REQUIRE INSTALLATION OF GUARDRAILS AS PER CITY STANDARD DETAIL DWG. L7 AND L8.

40. 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 OF OTTAWA'S REQUIREMENTS. SEWER LATERAL(S) SHALL BE CAPPED AT THE FRONT PROPERTY LINE. ALL WATER AND SEWER LATERAL WORKS SHALL BE CARRIED OUT TO CITY OF OTTAWA'S SATISFACTION AND AS PER CITY DETAIL S11.4 FOR CAPPING SERVICES.

41. CONCRETE CURB DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG. No. SC1.1 DATED MARCH 2007). CONCRETE CURB CONSTRUCTION AND REINSTATEMENT SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA AND IN ACCORDANCE WITH THE LATEST REVISED CITY ENGINEERING STANDARDS.

42. CONCRETE CURB AND SIDEWALK INCLUDING DEPRESSED CURB AND SIDEWALK DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG. No. SC2 REV. DATE MARCH 2009). CONCRETE CURB AND CONCRETE SIDEWALK CONSTRUCTION AND REINSTATEMENT SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA AND IN ACCORDANCE WITH THE LATEST REVISED CITY ENGINEERING STANDARDS.

43. NO EXCESS DRAINAGE, DURING AND AFTER CONSTRUCTION, WILL BE DIRECTED TOWARDS NEIGHBOUR'S PROPERTIES.

44. ALL TREES ON THE RIGHT OF WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION, ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER THE "MUNICIPAL TREES AND NATURAL AREAS PROTECTION BYLAWS" AND THE "URBAN TREES CONSERVATION BY LAW" AS AMENDED FROM TIME TO TIME.

45. THERE WILL BE NO ALTERATION OF EXISTING GRADE AND DRAINAGE PATTERNS ON THE PROPERTY LINES.

No.	REVISION	DATE	BY
1	REVISIONS AS PER ARCHITECT'S REVIEW COMMENTS AND REVISED ARCHITECTURAL BUILDING SECTIONAL DETAILS OF MAY 29, 2024	06/03/24	TLM

LICENSED PROFESSIONAL ENGINEER
06/07/24
TONY L. K. MAK
PROVINCE OF ONTARIO

SCALE
0 1 3 5m
1:100 HORIZONTAL
VERTICAL

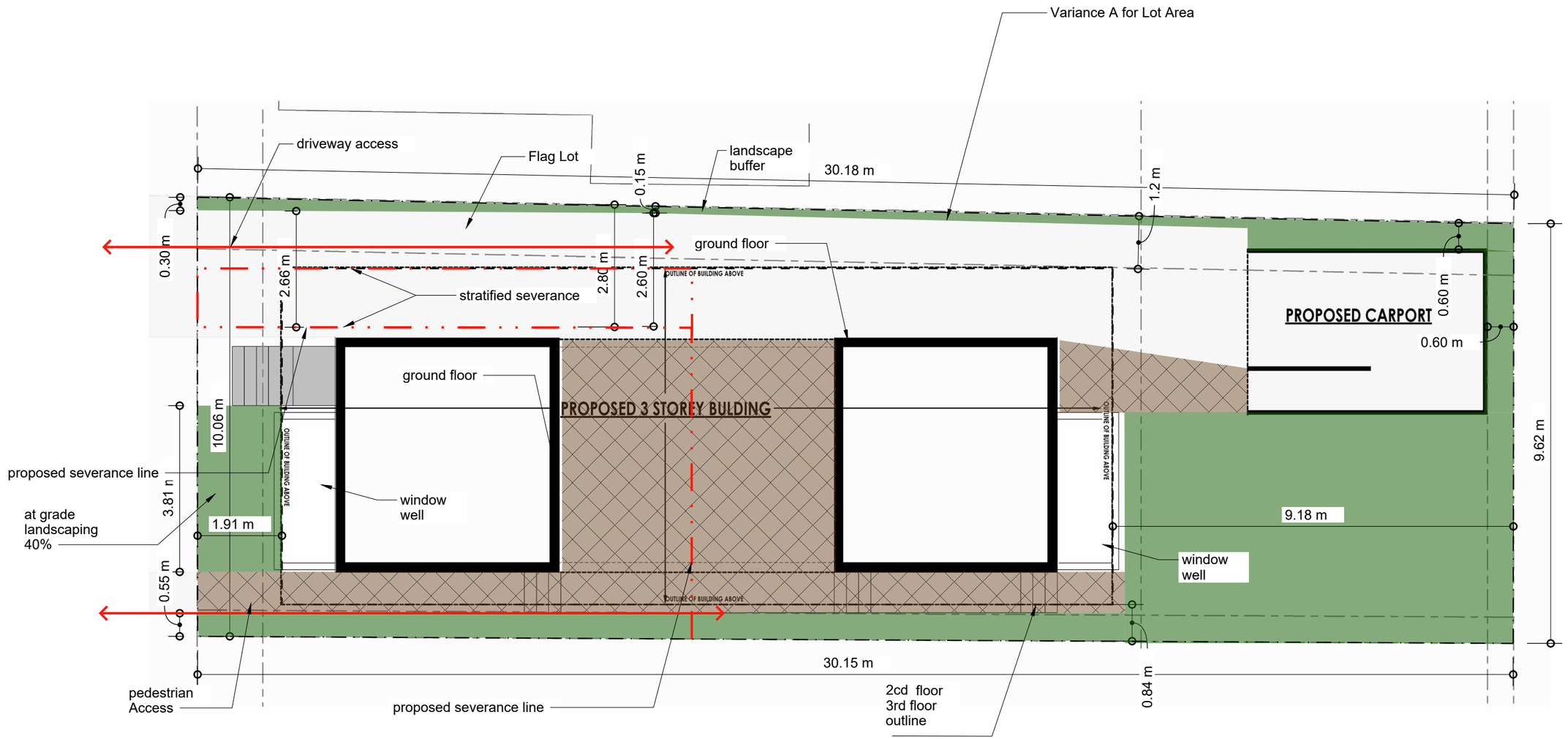
DESIGN	T.L.M.
CHECKED	T.L.M.
DRAWN BY	P.M.
CHECKED	T.L.M.
APPROVED	T.L.M.

PROJECT
13 LOWREY STREET
PART OF LOT 79
REGISTERED PLAN 57
(GEOGRAPHIC TOWNSHIP OF NEPEAN)
CITY OF OTTAWA

DRAWING TITLE
PROPOSED LOT GRADING AND SERVICING PLAN

T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS

PROJECT No.	DATE	DRAWING No.
824–75	MAY 2024	G–1



Modulink
Planning & Design
51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT

PROJECT
13 Lowery

PROJECT NO.
2024

Scale
1:100

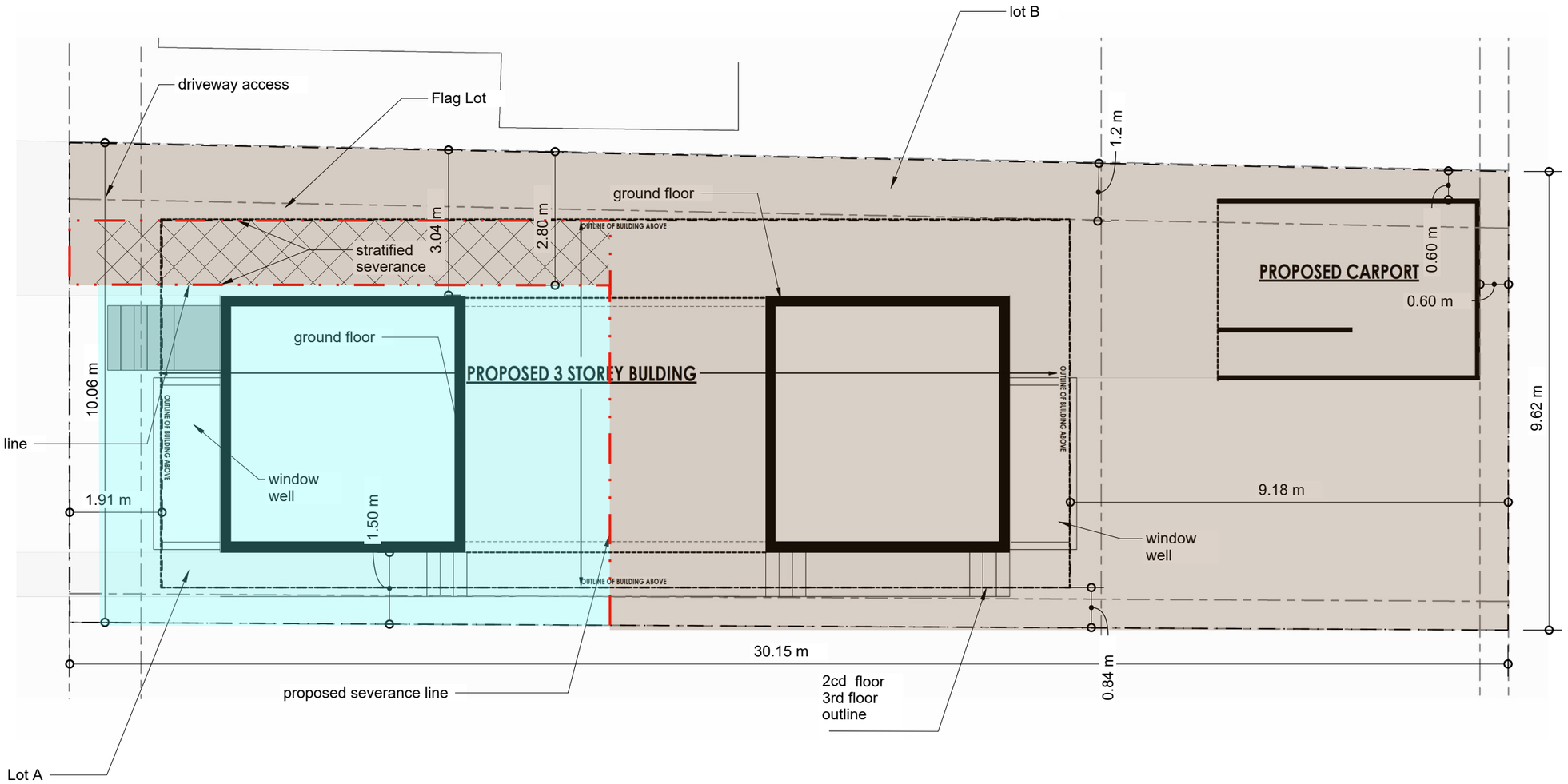
ISSUE

DRAWN BY
CJ

November 14, 2024

Site Plan

A.01



Modulink
Planning & Design
51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT

PROJECT
13 Lowery

PROJECT NO.
2024

Scale
1:100

ISSUE

DRAWN BY
CJ

November 14, 2024
Severance

A.02

Modulink
Planning & Design
51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT

Scale
1:100

ISSUE

PROJECT
13 Lowery

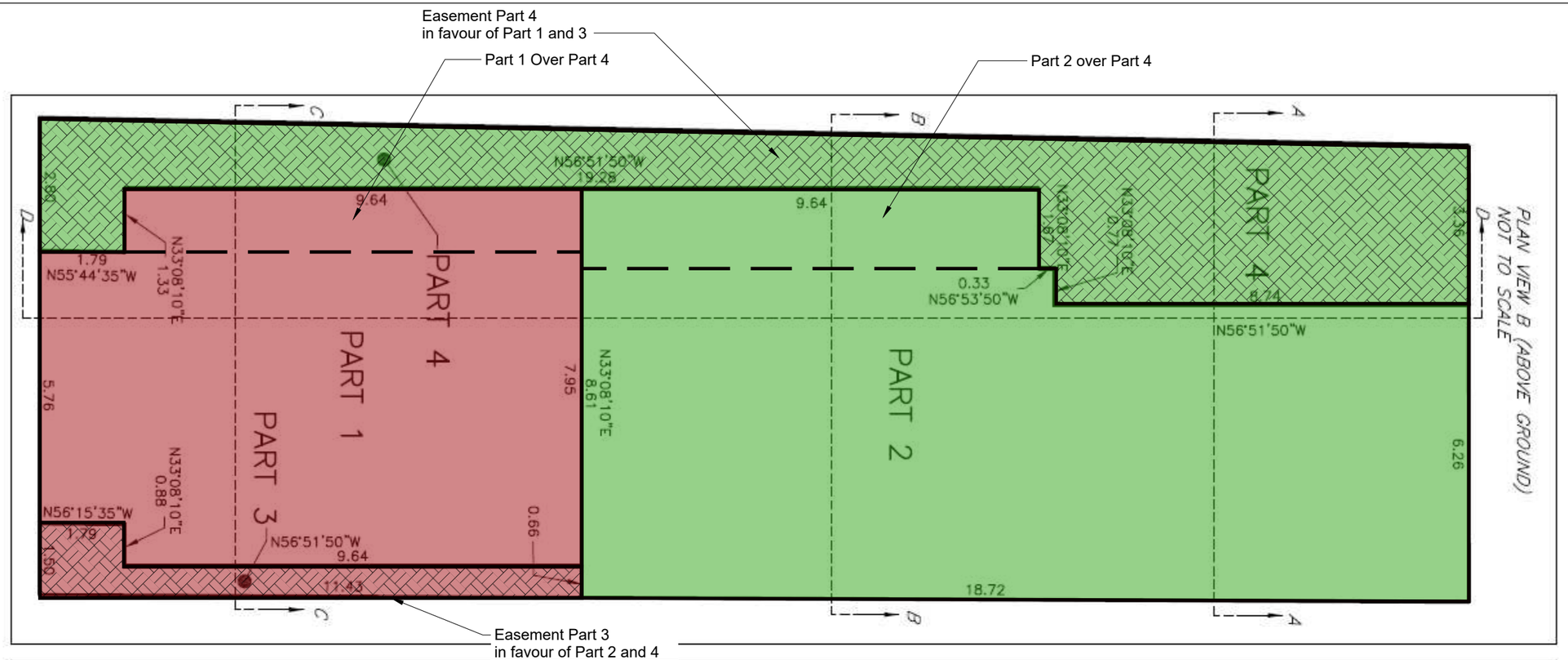
DRAWN BY
CJ

PROJECT NO.
2024

November 14, 2024

Survey Grade

A.03



Modulink
Planning & Design
51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT

PROJECT
13 Lowery

ISSUE

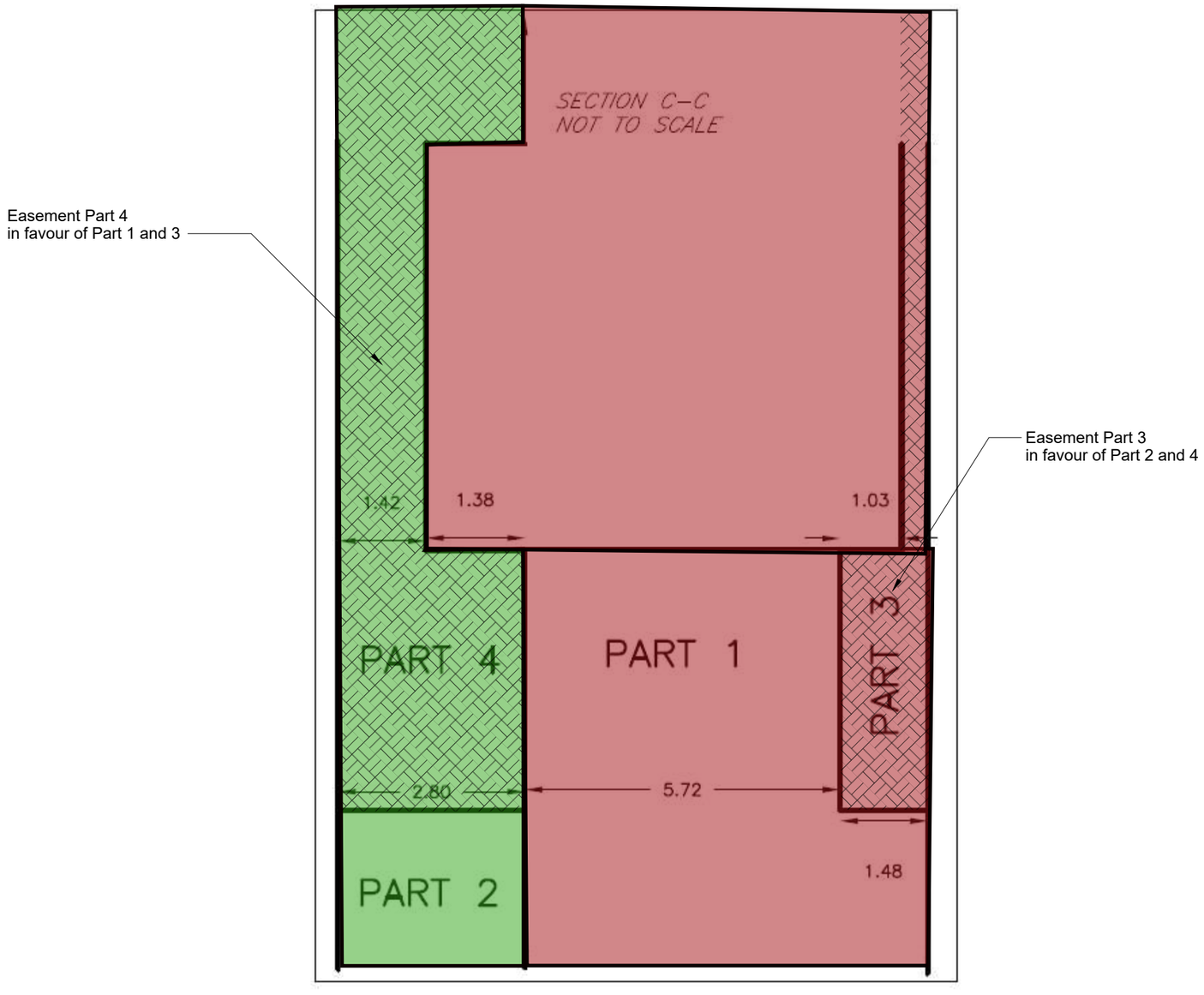
DRAWN BY
CJ

PROJECT NO.
2024

Scale
1:100

November 14, 2024
Survey Above

A.04



Modulink
Planning & Design
51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT

PROJECT
13 Lowery

PROJECT NO.
2024

Scale
1:100

DRAWN BY
CJ

ISSUE
November 14, 2024

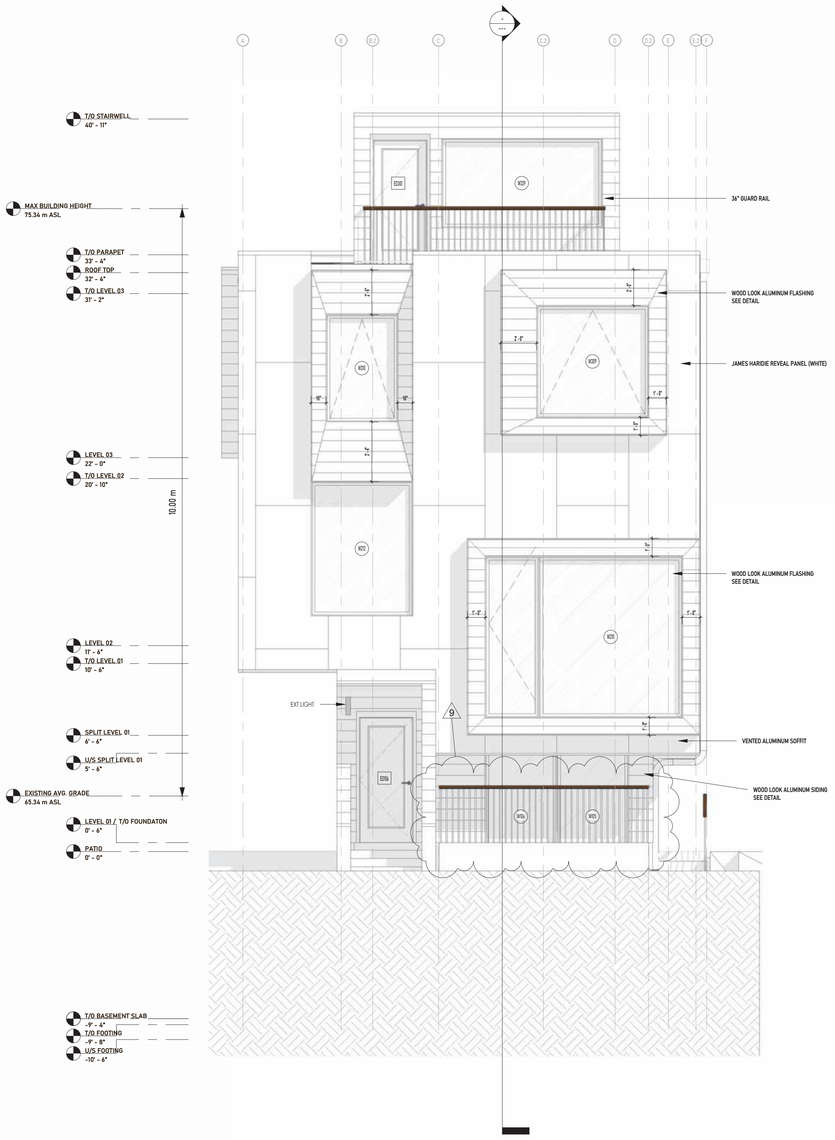
Section

A.05

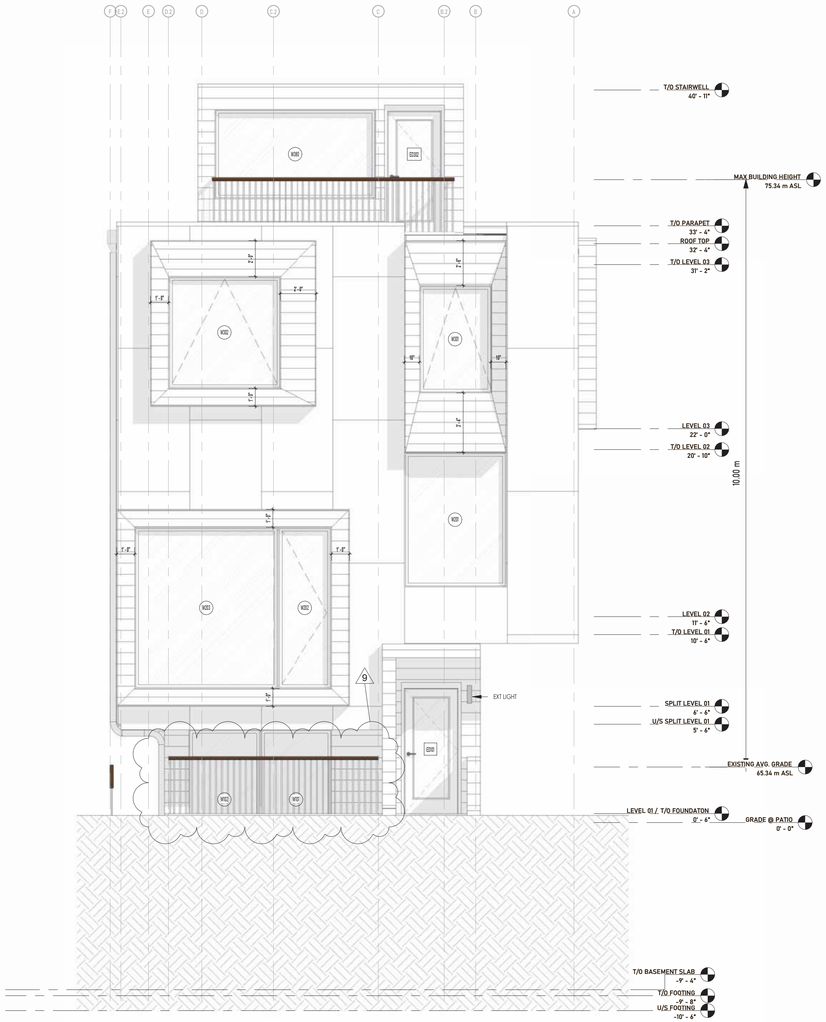
R4-UB (By-law 2020-290)		Detached	7.5	225	10	4.5	4.5	varies[4]	1.2/0.6	10,11,12,13

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m)[11]	V Minimum Lot Area (m^2)[12]	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)
		Linked-detached	7.5	225	10	4.5	4.5	varies[4]	1.2/0.6	10, 11,12,13
		Semi-detached	6	180	10	4.5	4.5	varies[4]	1.2	10, 11,12,13
		Long-Semi detached	10	300	10	4.5	4.5	varies[4]	1.2/0.6	10, 11,12,13
		Duplex	7.5	225	10	4.5	4.5	varies[4]	1.2/0.6	10, 11,12,13
		Townhouse	4.5	135	10	4.5	4.5	varies[4]	1.2	10, 11,12,13
		Three Unit	10	300	11	4.5	4.5	varies[4]	1.2	11,12,13
		Stacked	14	420	11	4.5	4.5	varies[4]	1.5	11,12,13
		Low-rise Apartment, maximum of eight units	10	300	11	4.5	4.5	varies[4]	1.5	11,12,13
		Low-rise Apartment, maximum of 12 units	15	450	11	4.5	4.5	varies[4]	1.5	11,12,13
		PUD	NA	1,400	as per dwelling type	4.5	4.5	varies[4]	varies[1]	1,10, 11,12,13

Project
Project
Modulink



1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

ONTARIO ASSOCIATION OF ARCHITECTS
JAY C. LIM
LICENCE
7088

Note: Should there be any conflict between drawings, Contractor is to confirm intent with Owner prior to the execution of work.

25:8 ARCHITECTURE URBAN DESIGN

No.	Description	Date
1	80% DD	2024.03.08
2	80% CD	2024.03.18
3	95% CD	2024.05.01
4	99% CD	2024.05.09
5	PERMIT	2024.05.22
6	PERMIT	2024.06.10
7	RE-ISSUE FOR PERMIT	2024.06.25
8	PERMIT REVISION	2024.07.31
9	RE-ISSUED FOR PERMIT	2024.10.30

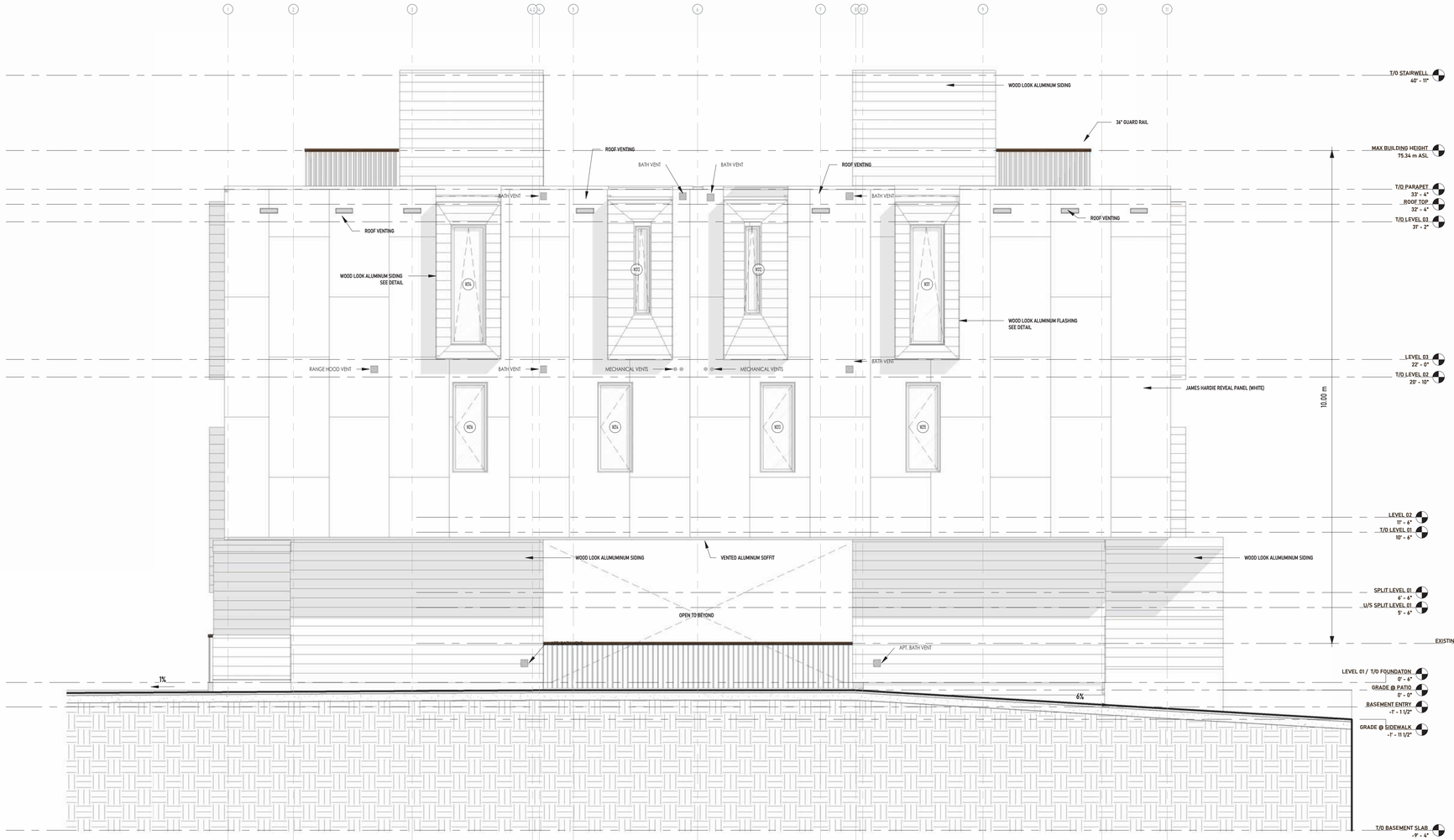
#ONE_3 LOWREY

13 LOWREY, OTTAWA ON

SOUTH AND NORTH ELEVATION

Project number	23015
Date	2024.11.05
Drawn by	DM
Checked by	JL
	A200
Scale	1/4" = 1'-0"

2024-11-05 11:52:52 AM



1 WEST ELEVATION
1/4" = 1'-0"

ONTARIO ASSOCIATION OF ARCHITECTS
JAY C. LIM
LICENCE
7088

Note: Should there be any conflict between drawings, Contractor is to confirm intent with Owner prior to the execution of work.

25:8 ARCHITECTURE URBAN DESIGN

No.	Description	Date
1	80% DD	2024.03.08
2	80% CD	2024.03.18
3	95% CD	2024.05.01
4	99% CD	2024.05.09
5	PERMIT	2024.05.22
6	PERMIT	2024.06.10
7	RE-ISSUE FOR PERMIT	2024.06.25
8	PERMIT REVISION	2024.07.31
9	RE-ISSUED FOR PERMIT	2024.10.30

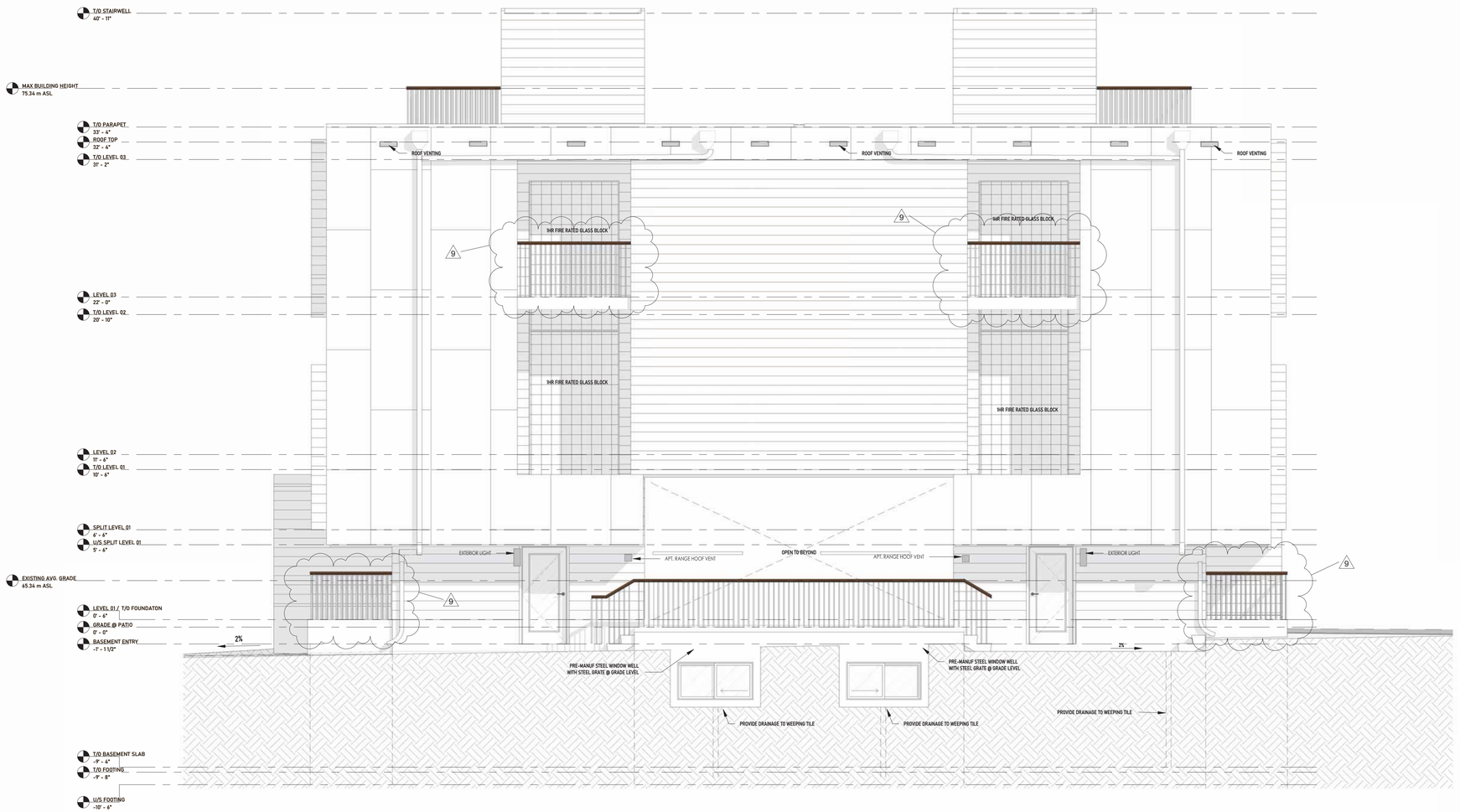
#ONE_3 LOWREY

13 LOWREY, OTTAWA ON

WEST ELEVATION

Project number	23015
Date	2024.11.05
Drawn by	DM
Checked by	JL
	A201
Scale	1/4" = 1'-0"

2024-11-05 11:52:58 AM



1 EAST ELEVATION
1/4" = 1'-0"

ONTARIO ASSOCIATION OF ARCHITECTS
JAY C. LIM
LICENCE
7088

Note: Should there be any conflict between drawings, Contractor is to confirm intent with Owner prior to the execution of work.

25:8 ARCHITECTURE URBAN DESIGN

No.	Description	Date
1	80% DD	2024.03.08
2	80% CD	2024.03.18
3	95% CD	2024.05.01
4	99% CD	2024.05.09
5	PERMIT	2024.05.22
6	PERMIT	2024.06.10
7	RE-ISSUE FOR PERMIT	2024.06.25
8	PERMIT REVISION	2024.07.31
9	RE-ISSUED FOR PERMIT	2024.10.30

#ONE_3 LOWREY

13 LOWREY, OTTAWA ON

EAST ELEVATION

Project number	23015
Date	2024.11.05
Drawn by	DM
Checked by	JL

A202

Scale 1/4" = 1'-0"

2024-11-05 11:53:04 AM