I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE:_____

_____
T. HARTWICK
ONTARIO LAND SURVEYOR

PLAN 4R-

RECEIVED AND DEPOSITED
DATE: _____

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

SCHEDULE

AREA (Sq.m.)	PART	LOT	PLAN	PIN
282.2	1	14	479600	ALL OF PIN 03944-0155
282.2	2			

PLAN OF SURVEY OF

LOT 14
REGISTERED PLAN 479600
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Committee of Adjustment
Received | Reçu le
2025-06-06
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Scale 1 : 150

6 4.5 3.0 1.5 0 3 6 Metres

Metric

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

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 20th day of April, 2022.

_____ Date

_____
T. Hartwick
Ontario Land Surveyor

Notes & Legend

	Denotes	
—□—	"	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
(PI)	"	Registered Plan 479600
(P2)	"	(1319) Plan March 13, 1985
(P3)	"	(1474) Plan July 24, 2001
—— OHW ——	"	Overhead Wires
O UP	"	Utility Pole
BF	"	Board Fence
▫ TB-B	"	Bell Terminal Box
SRW	"	Stone Retaining Wall
BRW	"	Brick Retaining Wall
▢ AC	"	Air Conditioner
Ø	"	Diameter
C/L	"	Centreline
	"	Gate

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N0°54'00"W and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°29'00" counter-clockwise was applied to bearings on P1, P2 & P3.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

. 01919680005	Northing	5027191.26	Easting	361496.76
. 01919750705	Northing	5016816.93	Easting	360806.84
. Point A	Northing	5024035.69	Easting	360141.84
. Point B	Northing	5024035.69	Easting	360139.09

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com
Ontario Land Surveyors

Job No. 22430-2I Assad Bouayed LtI4 PL479600 R D2 FS/FI

Z:\Active\2021\22430-2I_Assad Bouayed_892 Watson Street_Semi Construction_THD\drawings\22430-21 Assad Bouayed Lt14 Pl-479600 R D2.dwg

PRECISION
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Please note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.

Qualification Information:

Jeremy McMullen		22021
NAME	SIGNATURE	BCIN
Precision Home Design		113690
FIRM		BCIN

CUSTOMER:

BOUAYED RESIDENCE
(BASEMENT UNITS)

982 WATSON ST.
OTTAWA, ON

DRAWING NAME:

SCALE :
1/8" = 1'-0"

DATE : (REV. 2)
MAY 31, 2021

Sheet #
A1

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DATE : (REV. 2)
MAY 31, 2021

Sheet #
A2

OWNER & BUILDER'S NOTE

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY A QUALIFIED DESIGNER & THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SIT CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING CONSTRUCTION. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS HER ATTENTION FOR CLARIFICATION.

GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2012 ONTARIO BUILDING CODE AND LOCAL CODES.

FOUNDATION AND TRUSS DESIGN SHALL BE VERIFIED BY A QUALIFIED ENGINEER FOR COMPLIANCE WITH SITE REQUIREMENTS.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS NOTED OTHERWISE.

LUMBER COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED OR PROTECTED WITH AN APPROVED VAPOR BARRIER.

CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MINIMUM OF .60 CCA.

ALL FRAMING LUMBER TO BE #2 OR BETTER DF OR EQUIVALENT, UNLESS NOTED OTHERWISE.

EXTERIOR AND INTERIOR MATERIALS AND FINISHES TO BE DETERMINED BY OWNER.

ALL REQUIRED SMOKE ALARMS NEED A VISUAL COMPONENT.

BLOCKING FOR NON-LOAD BEARING INTERIOR WALLS PARALLEL TO FLOOR JOISTS SHALL BE MIN 2x4 @ 4'-0" O.C.

CHIMNEY HEIGHT SHALL BE DETERMINED USING A 10' RADIUS PLANE AND SHALL BE 2' HIGHER THAN ANY ROOF SURFACE 10' FROM THE CHIMNEY.

DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE.

FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.

SOIL PARAMETERS: BASED ON SOILS INDIGENOUS TO THE AREA:
BEARING PRESSURE - 1600 PSF. (75 kPa) LATERAL ACTIVE PRESSURE 35 PSF FLUID EQUIVALENT
SOIL-CONCRETE COEFFICIENT 0.35 SOIL PROFILE SD

BUILDING PERFORMANCE

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS.

PORCHES AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH POLYURETHANE FOAM.

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

FURNACE FIREBOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC ACCESS:

A MINIMUM OF 22" x 36". THERE SHALL BE 30" MIN. CLEARANCE AT OR ABOVE THE OPENING.

LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30" WILL NOT REQUIRE ACCESS OPENINGS.

HATCHWAYS TO ATTIC OR ROOF SPACES SHALL BE FITTED WITH DOORS OR COVERS.

VENTILATION:

WHERE INSULATION IS INSTALLED BETWEEN A CEILING AND THE UNDERSIDE OF THE ROOF SHEATHING, A SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE SHEATHING, AND VENTS SHALL BE INSTALLED TO PERMIT THE MOVEMENT OF AIR FROM THE SPACE TO THE EXTERIOR.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 35" MEASURED BETWEEN WALL FACES OR GUARDS.

TREADS SHALL HAVE A MIN. DEPTH OF 9-1/4". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 1/4".

STAIRWAYS SHALL HAVE MIN. 6'-5" OF HEADROOM AT THE NOSE OF THE STAIR.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

36" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS LESS THAN 24" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH.

WINDOWS AND DOORS

WINDOWS SHALL BE DOUBLE PANE WITH VINYL FRAMES AND CONFORM TO CAN/CSA-A440 MANUFACTURER AND COLOR TO BE DETERMINED BY OWNER.

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 39" ABOVE THE FINISH FLOOR HEIGHT (EXCLUDING BASEMENTS) AND SHALL HAVE A MINIMUM OPENABLE AREA OF 3.8 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 15" WIDE OR 24" HIGH.

SAFETY GLAZING SHALL BE PROVIDED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATINGS AND WEATHER STRIPPED.

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 20 MINUTES. DOOR SHALL BE SELF CLOSING.

MAIN ENTRANCE DOORS TO DWELLING UNITS SHALL BE PROVIDED WITH, A DOOR VIEWER OR TRANSPARENT GLAZING IN THE DOOR, OR A SIDELIGHT.

DOOR SCHEDULE

NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)	COMMENTS
D01	2	0	18 "	96 "	20 1/2"X99 1/2"	HINGED-3 PANEL	12.0	
D02	10	0	30 "	96 "	32 1/2"X99 1/2"	HINGED-3 PANEL	20.0	
D03	2	0	72 "	96 "	74"X99"	4 DR. BIFOLD-DOOR P05	48.0	
D04	2	1	120 "	96 "	123"X98"	GARAGE-WESTFIELD STYLELINE III 8'	80.0	
D05	2	1	146 "	96 "	147"X97"	MULLED UNIT-HR	130.67	
D06	4	1	30 "	96 "	62"X100 1/2"	POCKET-3 PANEL	20.0	
D07	4	1	36 "	80 "	39"X83 3/4"	EXT. HINGED-6 PANEL	20.0	
D08	2	1	48 "	96 "	50 1/2"X99 1/2"	DOUBLE HINGED-3 PANEL	32.0	
D09	2	1	56 "	96 "	57"X97"	MULLED UNIT-HR	37.33	
D10	8	2	30 "	96 "	32 1/2"X99 1/2"	HINGED-3 PANEL	20.0	
D11	2	2	30 "	96 "	62"X100 1/2"	POCKET-3 PANEL	20.0	
D12	6	2	60 "	96 "	62 1/2"X99 1/2"	DOUBLE HINGED-3 PANEL	40.0	
TOTALS:							1480.0	

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)	COMMENTS
W01	6	0	72 "	24 "	73"X25"	LEFT SLIDING	12.0	
W02	4	1	24 "	84 "	25"X85"	FIXED GLASS	14.0	
W03	2	1	48 "	12 "	49"X13"	SINGLE AWNING	4.0	
W04	3	2	36 "	84 "	37"X85"	SINGLE CASEMENT-HL	21.0	
W05	3	2	36 "	84 "	37"X85"	SINGLE CASEMENT-HR	21.0	
W06	2	2	48 "	24 "	49"X25"	FIXED GLASS	8.0	
W07	2	2	60 "	24 "	61"X25"	FIXED GLASS	10.0	
W08	4	2	66 "	84 "	67"X85"	MULLED UNIT-HR	38.5	
TOTALS:							452.0	

NOTES:
1. GRIDS AS PER ELEVATIONS
2. DOUBLE PANE WINDOWS / DOORS

REVISIONS	DATE
(REV.1) CHANGES FROM CITY DEFICIENCY LIST DATED JUNE 10/21	JUNE 15/21
(REV.2) CHANGES FROM CITY DEFICIENCY LIST DATED JULY 29/21	SEPT 9/21

TABLE 3.1.1.2.A (IP)
ZONE 1 - COMPLIANCE PACKAGES AFUE > 92%

COMPONENT	THERMAL VALUES	PACKAGE A2
CEILING w/ ATTIC SPACE	MIN. NOMINAL 'R'	60
CEILING w/o ATTIC SPACE		31
EXPOSED FLOOR		12 + 18 C.I
WALLS ABOVE GRADE		22 + 5 C.I.
BASEMENT WALLS		12 + 10 C.I.
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE		10 C.I.
HEATED SLAB OR SLAB < 600mm BELOW GRADE		N/A
EDGE OF BELOW GRADE SLAB < 600 mm BELOW GRADE		N/A
WINDOWS AND SLIDING GLASS DOORS	ENERGY RATING	25
SKYLIGHTS	MAX. U	0.49
SPACE HEATING EQUIPMENT	MIN. AFUE	96 %
HRV	MIN. SRE	75 %
DOMESTIC WATER HEATER	MIN. EF	0.70

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Qualification Information:

Jeremy McMullen — SIGNATURE — 22021 BCIN
NAME

Precision Home Design 113690
FIRM BCIN

CUSTOMER:
BOUAYED RESIDENCE
(BASEMENT UNITS)
982 WATSON ST.
OTTAWA, ON

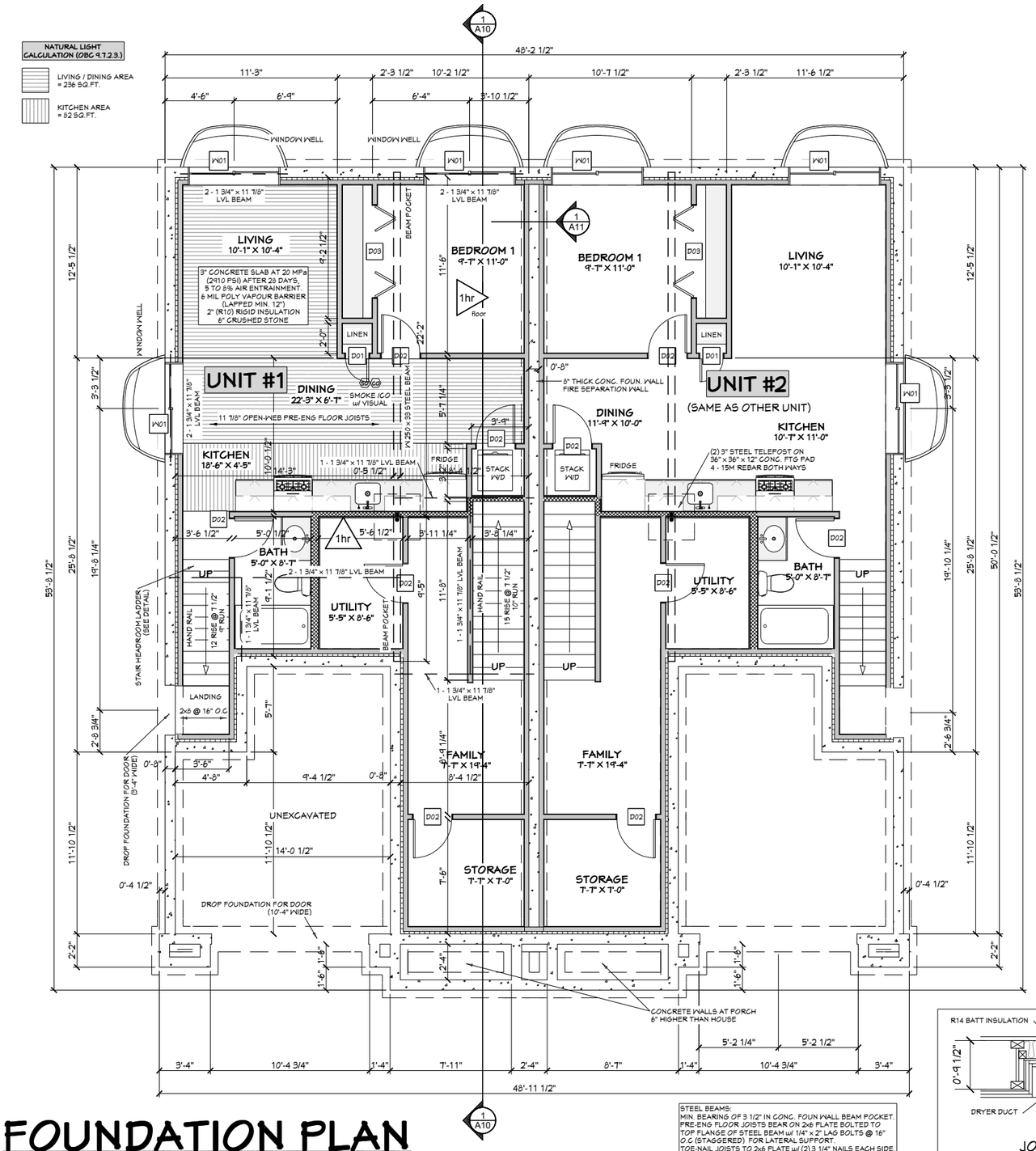
DRAWING NAME:
GENERAL NOTES

SCALE :

DATE : (REV. 2)
MAY 31, 2021

Sheet #
A3

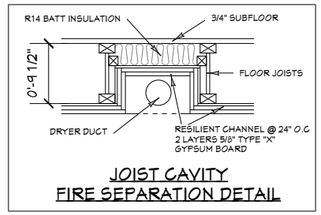
ALL EXTERIOR DIMENSIONS ARE FROM CONCRETE



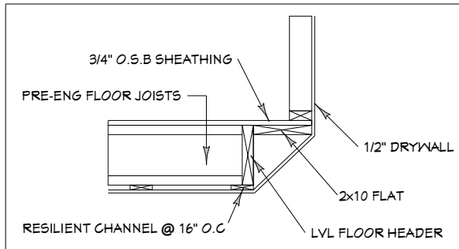
FOUNDATION PLAN

525 SQ.FT. / BASEMENT UNIT

STEEL BEAMS:
MIN. BEARING OF 3 1/2" IN CONC. FOUN WALL BEAM POCKET.
PRE-ENG FLOOR JOISTS BEAR ON 2x6 PLATE BOLTED TO TOP FLANGE OF STEEL BEAM w/ 1/4" x 2" LAG BOLTS @ 16" O.C (STAGGERED) FOR LATERAL SUPPORT.
TOE-NAIL JOISTS TO 2x6 PLATE w/ (2) 3 1/4" NAILS EACH SIDE.



JOIST CAVITY FIRE SEPARATION DETAIL



STAIR HEADROOM LADDER DETAIL

DOOR SCHEDULE

NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)	COMMENTS
D01	2	0	18 "	96 "	20 1/2"X99 1/2"	HINGED-3 PANEL	12.0	
D02	10	0	30 "	96 "	32 1/2"X99 1/2"	HINGED-3 PANEL	20.0	
D03	2	0	72 "	96 "	74"X99"	4 DR. BIFOLD-DOOR P05	48.0	
D04	2	1	120 "	96 "	123"X98"	GARAGE-WESTFIELD STYLELINE III 8'	80.0	
D05	2	1	196 "	96 "	197"X97"	MULLED UNIT-HR	130.67	
D06	4	1	30 "	96 "	62"X100 1/2"	POCKET-3 PANEL	20.0	
D07	4	1	36 "	80 "	39"X83 3/4"	EXT. HINGED-6 PANEL	20.0	
D08	2	1	48 "	96 "	50 1/2"X99 1/2"	DOUBLE HINGED-3 PANEL	32.0	
D09	2	1	56 "	96 "	57"X97"	MULLED UNIT-HR	37.33	
D10	8	2	30 "	96 "	32 1/2"X99 1/2"	HINGED-3 PANEL	20.0	
D11	2	2	30 "	96 "	62"X100 1/2"	POCKET-3 PANEL	20.0	
D12	6	2	60 "	96 "	62 1/2"X99 1/2"	DOUBLE HINGED-3 PANEL	40.0	
TOTALS:							1480.0	

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)	COMMENTS
W01	6	0	72 "	24 "	73"X25"	LEFT SLIDING	12.0	
W02	4	1	24 "	84 "	25"X85"	FIXED GLASS	14.0	
W03	2	1	48 "	12 "	49"X13"	SINGLE AWNING	4.0	
W04	3	2	36 "	84 "	37"X85"	SINGLE CASEMENT-HL	21.0	
W05	3	2	36 "	84 "	37"X85"	SINGLE CASEMENT-HR	21.0	
W06	2	2	48 "	24 "	49"X25"	FIXED GLASS	8.0	
W07	2	2	60 "	24 "	61"X25"	FIXED GLASS	10.0	
W08	4	2	66 "	84 "	67"X85"	MULLED UNIT-HR	38.5	
TOTALS:							452.0	

EXISTING GAS FURNACE TO PROVIDE HEATING FOR BOTH FLOORS.
DUCTWORK SMOKE ALARM SHALL BE INSTALLED IN SUPPLY TRUNK WHERE ANY DUCTWORK PASSES THRU A FIRE SEPARATION.

WRAP ENTIRE EXISTING FLOOR BEAM, POSTS AND DUCTWORK w/ 2 LAYERS 1/2" "TYPE X" DRYWALL

1hr floor

FLOOR FIRE AND SOUND RESISTANCE RATING:
O.B.C. SB-3 FLOOR F9g (1h, STC= 51)

3/4" T&G O.S.B GLUED AND SCREWED
PRE-ENG. OPEN WEB FLOOR JOISTS
R14 BATT INSULATION
RESILIENT CHANNEL @ 16" O.C
2 LAYERS 1/2" TYPE "X" GYPSUM BOARD

1hr

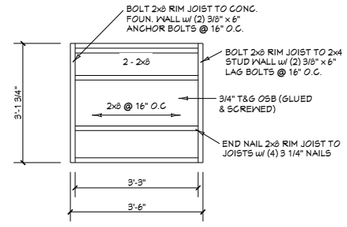
WALL FIRE AND SOUND RESISTANCE RATING:
O.B.C. SB-3 WALL W4d (1h, STC= 53)

1 LAYER 1/2" TYPE "X" GYPSUM BOARD
2x4 OR 2x6 @ 24" O.C. STUD WALL
R14 BATT INSULATION
RESILIENT CHANNEL @ 24" O.C
2 LAYERS 1/2" TYPE "X" GYPSUM BOARD

1hr

WALL FIRE AND SOUND RESISTANCE RATING:
O.B.C. SB-3 WALL W13b (1hr, STC= 57)

2 ROWS 2x4 @ 16" O.C. (STUDS STAGGERED) w/ 1" AIRSPACE BETWEEN
R14 BATT INSULATION ON BOTH SIDES
1 LAYER 1/2" TYPE "X" GYPSUM BOARD EACH SIDE



STAIR LANDING FRAMING / CONNECTION DETAIL

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FIRM		BCIN

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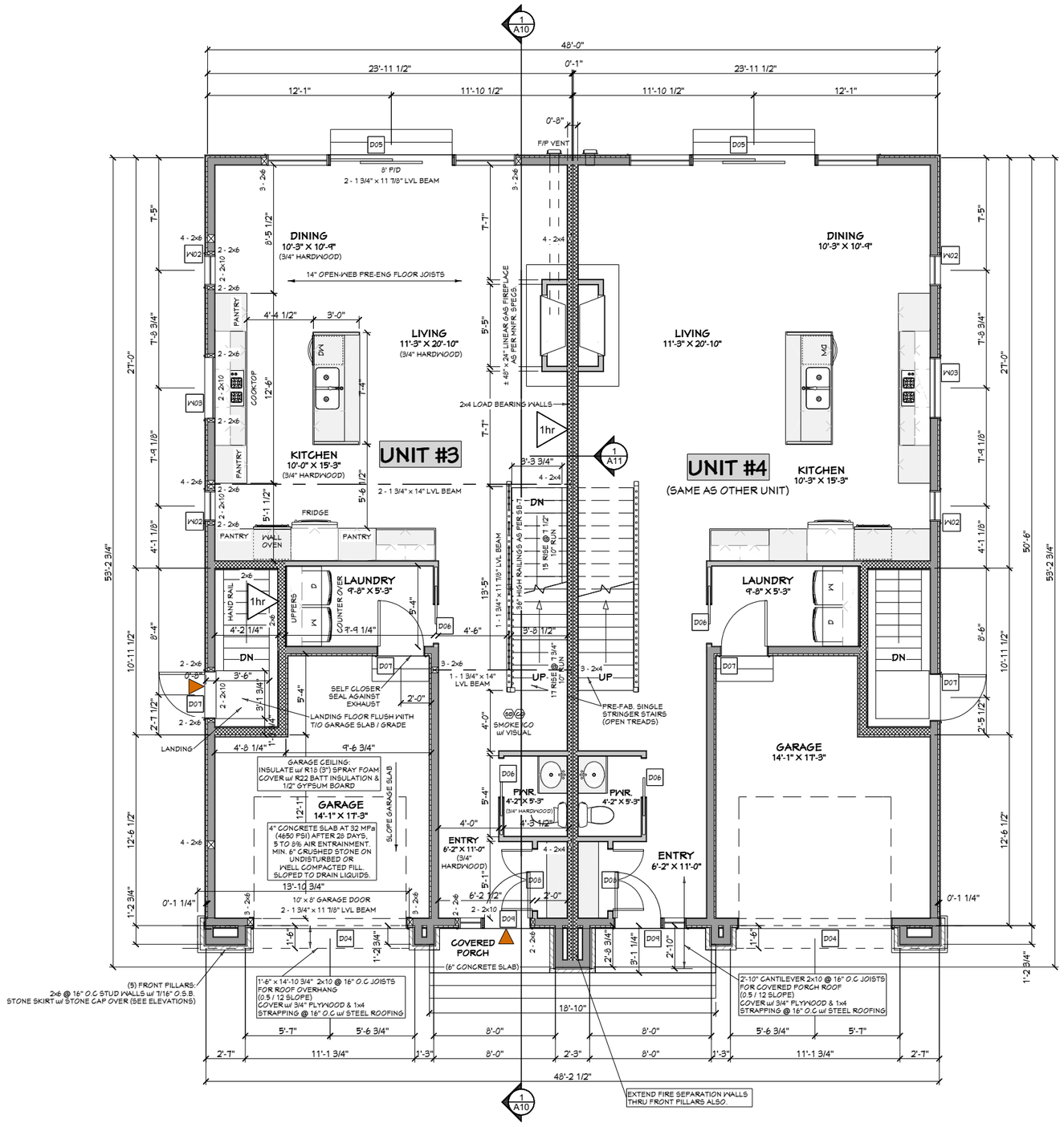
982 WATSON ST.
OTTAWA, ON

DRAWING NAME:
FOUNDATION PLAN

SCALE : 1/8" = 1'-0"

DATE : (REV. 2) MAY 31, 2021

Sheet # A4



GROUND FLOOR PLAN = 923 SQ.FT.

SECOND FLOOR = 1164 SQ.FT.
TOTAL = 2087 SQ.FT.

ALL EXTERIOR DIMENSIONS ARE FROM FRAMING

ALL INTERIOR DIMENSIONS ARE FROM FRAMING

DOOR SCHEDULE

NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)	COMMENTS
D01	2	0	18 "	96 "	20 1/2"X99 1/2"	HINGED-3 PANEL	12.0	
D02	10	0	30 "	96 "	32 1/2"X99 1/2"	HINGED-3 PANEL	20.0	
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D10	8	2	30 "	96 "	32 1/2"X99 1/2"	HINGED-3 PANEL	20.0	
D11	2	2	30 "	96 "	62"X100 1/2"	POCKET-3 PANEL	20.0	
D12	6	2	60 "	96 "	62 1/2"X99 1/2"	DOUBLE HINGED-3 PANEL	40.0	
TOTALS:							1480.0	

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)	COMMENTS
W01	6	0	72 "	24 "	73"X25"	LEFT SLIDING	12.0	
W02	4	1	24 "	84 "	25"X85"	FIXED GLASS	14.0	
W03	2	1	48 "	12 "	49"X13"	SINGLE AWNING	4.0	
W04	3	2	36 "	84 "	37"X85"	SINGLE CASEMENT-HL	21.0	
W05	3	2	36 "	84 "	37"X85"	SINGLE CASEMENT-HR	21.0	
W06	2	2	48 "	24 "	49"X25"	FIXED GLASS	8.0	
W07	2	2	60 "	24 "	61"X25"	FIXED GLASS	10.0	
W08	4	2	66 "	84 "	67"X85"	MULLED UNIT-HR	38.5	
TOTALS:							452.0	

1hr floor

FLOOR FIRE AND SOUND RESISTANCE RATING:
O.B.C. SB-3 FLOOR F9g (1h, STC= 51)

3/4" T&G O.S.B GLUED AND SCREWED
PRE-ENG. OPEN WEB FLOOR JOISTS
R14 BATT INSULATION
RESILIENT CHANNEL @ 16" O.C
2 LAYERS 1/2" TYPE "X" GYPSUM BOARD

1hr

WALL FIRE AND SOUND RESISTANCE RATING:
O.B.C. SB-3 WALL W4d (1h, STC= 53)

1 LAYER 1/2" TYPE "X" GYPSUM BOARD
2x4 OR 2x6 @ 24" O.C. STUD WALL
R14 BATT INSULATION
RESILIENT CHANNEL @ 24" O.C
2 LAYERS 1/2" TYPE "X" GYPSUM BOARD

1hr

WALL FIRE AND SOUND RESISTANCE RATING:
O.B.C. SB-3 WALL W13b (1hr, STC= 57)

2 ROWS 2x4 @ 16" O.C. (STUDS STAGGERED) w/ 1" AIRSPACE BETWEEN
R14 BATT INSULATION ON BOTH SIDES
1 LAYER 1/2" TYPE "X" GYPSUM BOARD EACH SIDE

GARAGE WALLS PROTECTED FROM GAS & EXHAUST FUMES w/ AIR BARRIER w/ ALL JOINTS TAPED AND SEALED TIGHT. DOORS WILL BE TIGHT FITTING AND WEATHER STRIPPED TO PREVENT PASSING OF GASSES & EXHAUST FUMES. AS WELL AS EQUIPPED w/ A SELF CLOSING DEVICE.

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The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.

Qualification Information:

Jeremy McMullen — NAME — SIGNATURE — 22021 BCIN

Precision Home Design — FIRM — 113690 BCIN

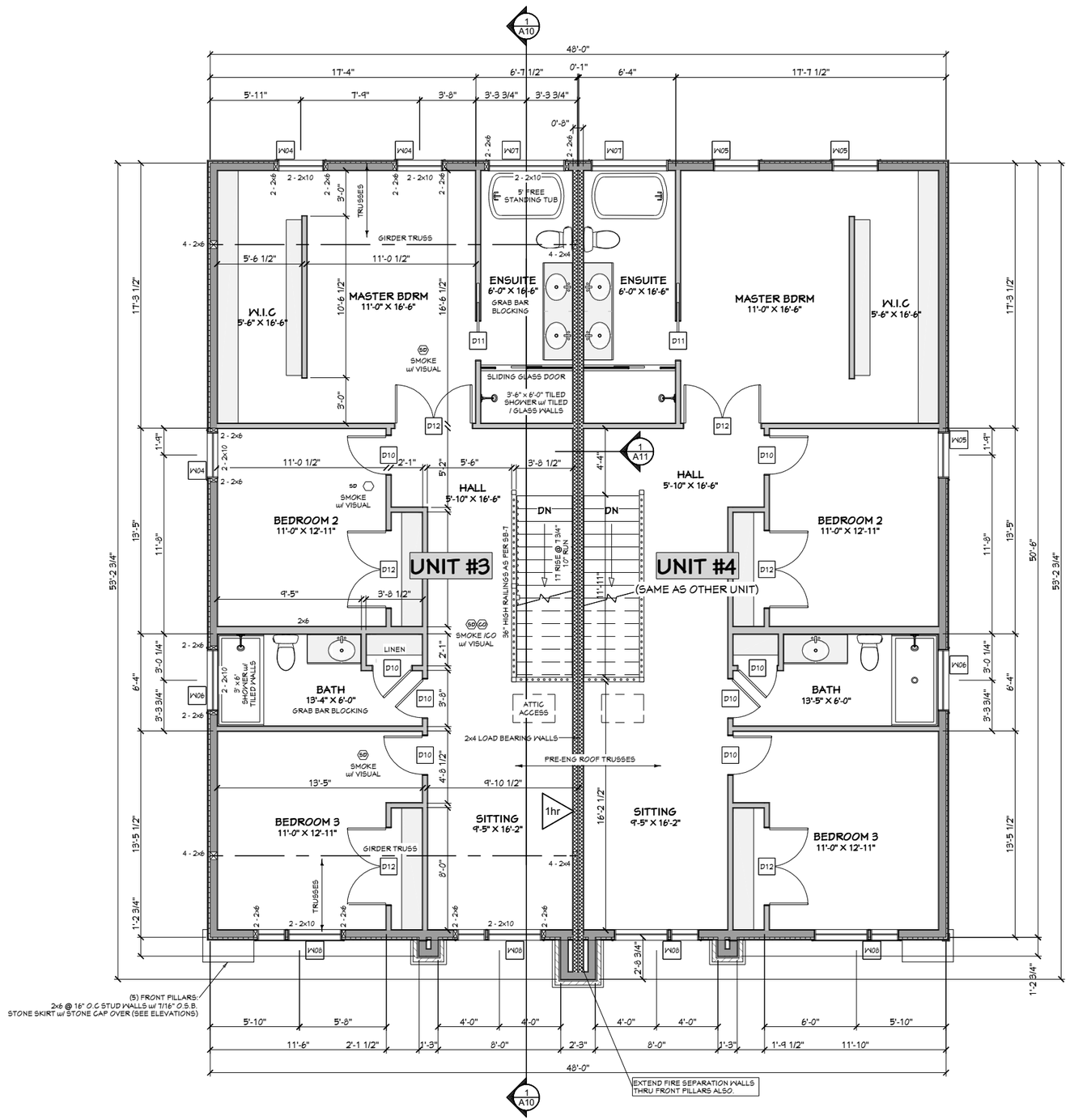
CUSTOMER:
BOUAYED RESIDENCE
(BASEMENT UNITS)
982 WATSON ST.
OTTAWA, ON

DRAWING NAME:
GROUND FLOOR PLAN

SCALE : 1/8" = 1'-0"

DATE : (REV. 2) MAY 31, 2021

Sheet # A5



SECOND FLOOR PLAN = 1164 SQ.FT.

GROUND FLOOR = 923 SQ.FT.
TOTAL = 2087 SQ.FT.

ALL EXTERIOR DIMENSIONS ARE FROM FRAMING

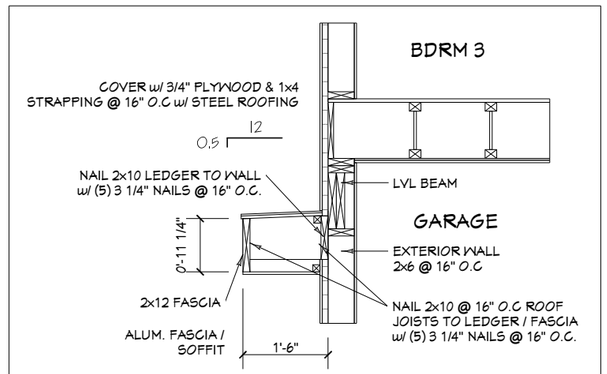
ALL INTERIOR DIMENSIONS ARE FROM FRAMING

DOOR SCHEDULE

NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)	COMMENTS
D01	2	0	18 "	96 "	20 1/2"X99 1/2"	HINGED-3 PANEL	12.0	
D02	10	0	30 "	96 "	32 1/2"X99 1/2"	HINGED-3 PANEL	20.0	
D03	2	0	72 "	96 "	74"X99"	4 DR. BIFOLD-DOOR P05	48.0	
D04	2	1	120 "	96 "	123"X98"	GARAGE-WESTFIELD STYLELINE III 8'	80.0	
D05	2	1	196 "	96 "	197"X97"	MULLED UNIT-HR	130.67	
D06	4	1	30 "	96 "	62"X100 1/2"	POCKET-3 PANEL	20.0	
D07	4	1	36 "	80 "	39"X83 3/4"	EXT. HINGED-6 PANEL	20.0	
D08	2	1	48 "	96 "	50 1/2"X99 1/2"	DOUBLE HINGED-3 PANEL	32.0	
D09	2	1	56 "	96 "	57"X97"	MULLED UNIT-HR	37.33	
D10	8	2	30 "	96 "	32 1/2"X99 1/2"	HINGED-3 PANEL	20.0	
D11	2	2	30 "	96 "	62"X100 1/2"	POCKET-3 PANEL	20.0	
D12	6	2	60 "	96 "	62 1/2"X99 1/2"	DOUBLE HINGED-3 PANEL	40.0	
TOTALS:							1480.0	

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)	COMMENTS
W01	6	0	72 "	24 "	73"X25"	LEFT SLIDING	12.0	
W02	4	1	24 "	84 "	25"X85"	FIXED GLASS	14.0	
W03	2	1	48 "	12 "	49"X13"	SINGLE AWNING	4.0	
W04	3	2	36 "	84 "	37"X85"	SINGLE CASEMENT-HL	21.0	
W05	3	2	36 "	84 "	37"X85"	SINGLE CASEMENT-HR	21.0	
W06	2	2	48 "	24 "	49"X25"	FIXED GLASS	8.0	
W07	2	2	60 "	24 "	61"X25"	FIXED GLASS	10.0	
W08	4	2	66 "	84 "	67"X85"	MULLED UNIT-HR	38.5	
TOTALS:							452.0	



GARAGE ROOF OVERHANG DETAIL

1hr

WALL FIRE AND SOUND RESISTANCE RATING:
O.B.C. SB-3 WALL W13b (1hr, STC= 57)

2 ROWS 2x4 @ 16" O.C. (STUDS STAGGERED) w/ 1" AIRSPACE BETWEEN
R14 BATT INSULATION ON BOTH SIDES
1 LAYER 1/2" TYPE "X" GYPSUM BOARD EACH SIDE

GARAGE WALLS PROTECTED FROM GAS & EXHAUST FUMES w/ AIR BARRIER w/ ALL JOINTS TAPED AND SEALED TIGHT. DOORS WILL BE TIGHT FITTING AND WEATHER STRIPPED TO PREVENT PASSING OF GASSES & EXHAUST FUMES. AS WELL AS EQUIPPED w/ A SELF CLOSING DEVICE.

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Qualification Information:

Jeremy McMullen		22021
NAME	SIGNATURE	BCIN
Precision Home Design		113690
FIRM		BCIN

CUSTOMER:

BOUAYED RESIDENCE (BASEMENT UNITS)

982 WATSON ST.
OTTAWA, ON

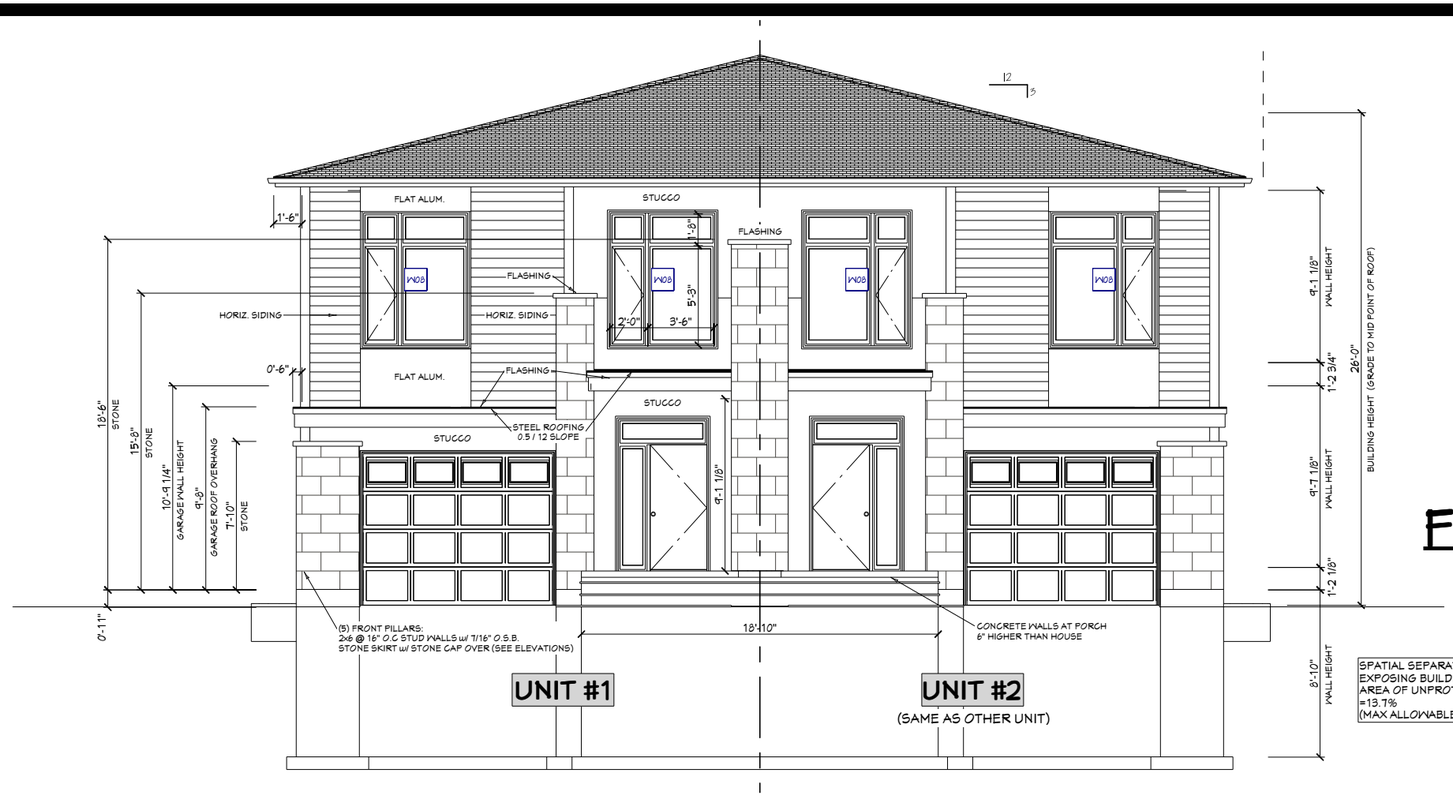
DRAWING NAME:

SECOND FLOOR PLAN

SCALE : 1/8" = 1'-0"

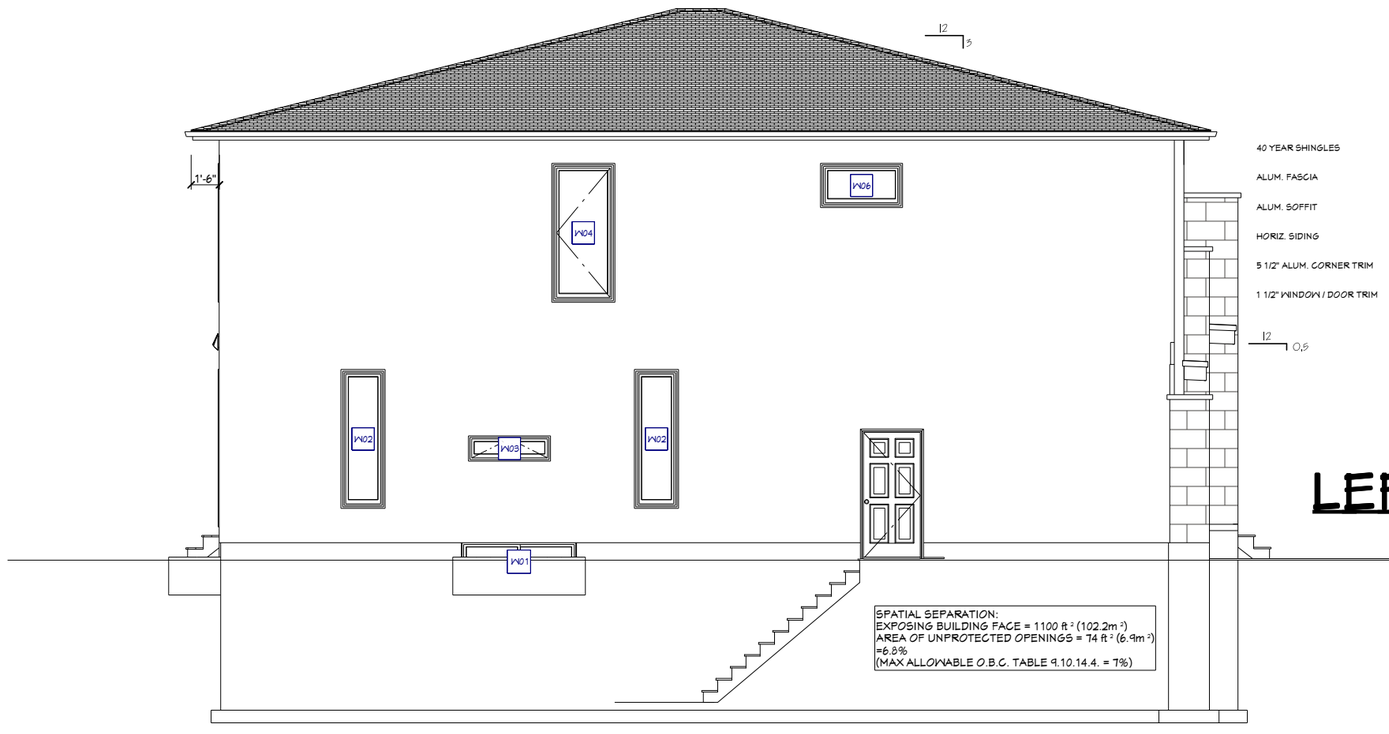
DATE : (REV. 2) MAY 31, 2021

Sheet # A6



FRONT ELEVATION

SPATIAL SEPARATION:
EXPOSING BUILDING FACE = 1115 ft² (103.6m²)
AREA OF UNPROTECTED OPENINGS = 152 ft² (14.2m²)
=13.7%
(MAX ALLOWABLE O.B.C. TABLE 9.10.14.4. = 19%)



LEFT ELEVATION

SPATIAL SEPARATION:
EXPOSING BUILDING FACE = 1100 ft² (102.2m²)
AREA OF UNPROTECTED OPENINGS = 74 ft² (6.9m²)
=6.8%
(MAX ALLOWABLE O.B.C. TABLE 9.10.14.4. = 7%)

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NAME	SIGNATURE	BCIN
Jeremy McMullen		22021
Precision Home Design		113690
FIRM		BCIN

CUSTOMER:

BOUAYED RESIDENCE
(BASEMENT UNITS)

982 WATSON ST.
OTTAWA, ON

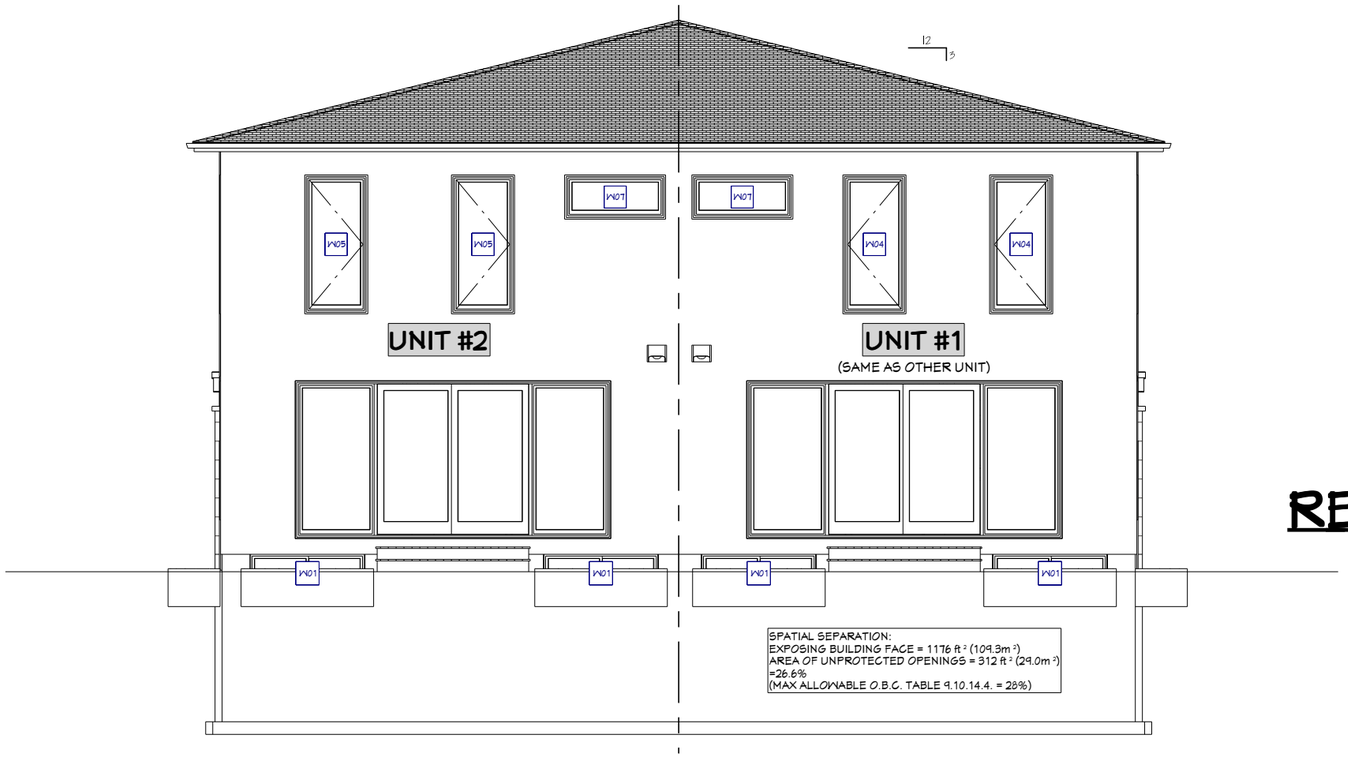
DRAWING NAME:

ELEVATIONS

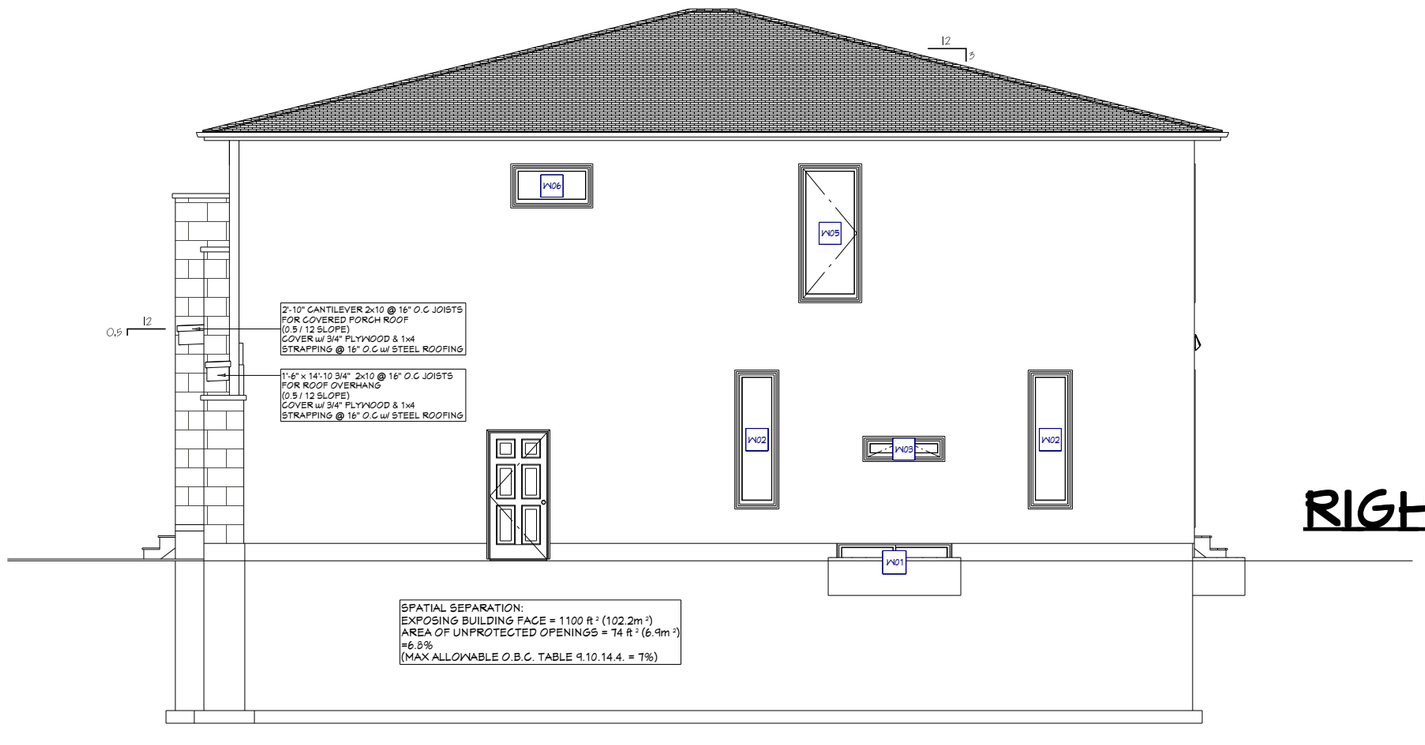
SCALE : 1/8" = 1'-0"

DATE : (REV. 2) MAY 31, 2021

Sheet # A7



REAR ELEVATION



RIGHT ELEVATION

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NAME	SIGNATURE	BCIN
Precision Home Design		113690
FIRM		BCIN

CUSTOMER:

BOUAYED RESIDENCE
(BASEMENT UNITS)

982 WATSON ST.
OTTAWA, ON

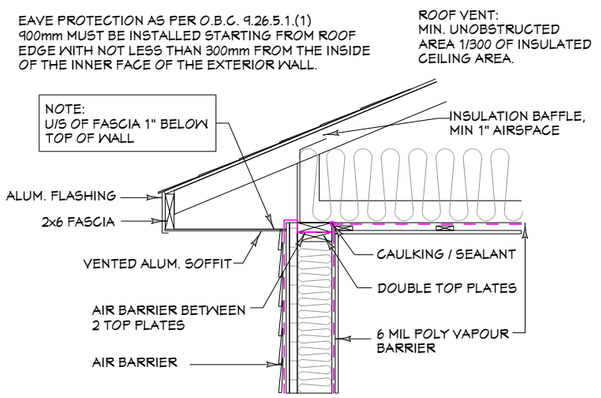
DRAWING NAME:

ELEVATIONS

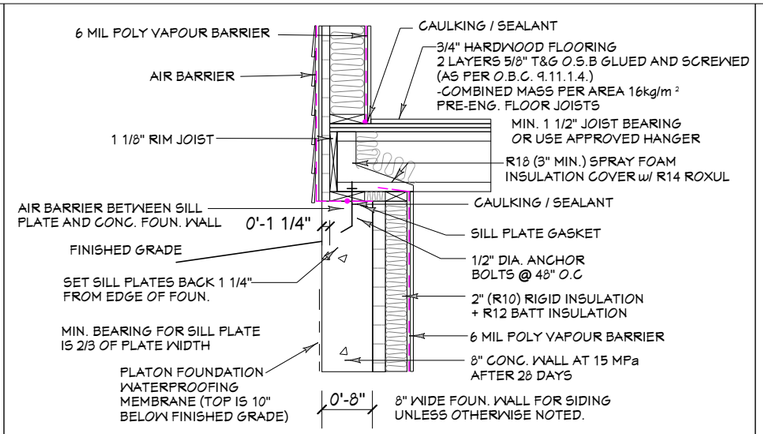
SCALE : 1/8" = 1'-0"

DATE : (REV. 2) MAY 31, 2021

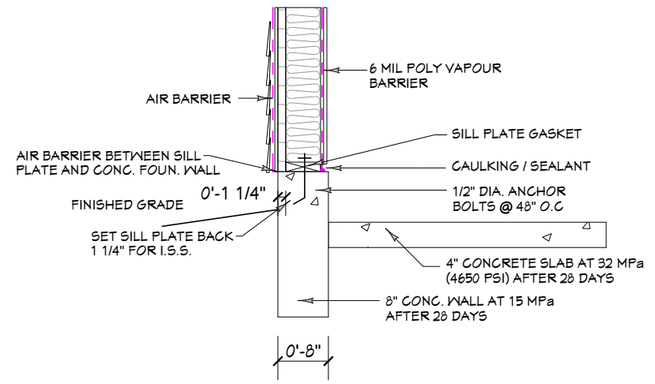
Sheet # A8



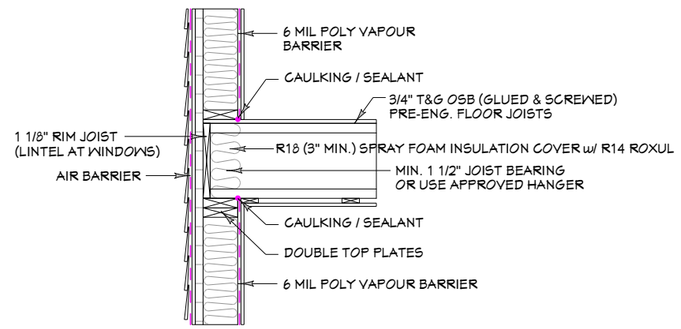
ROOF OVERHANG DETAIL



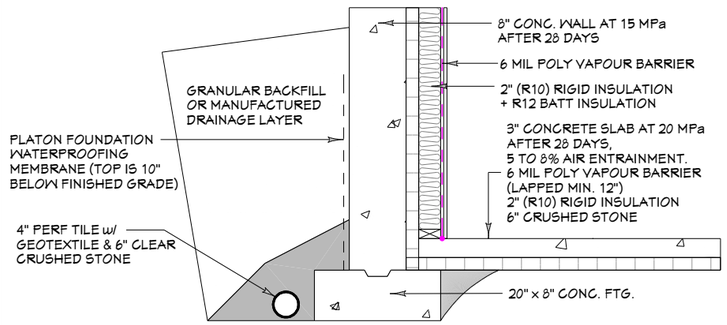
SIDING DETAIL



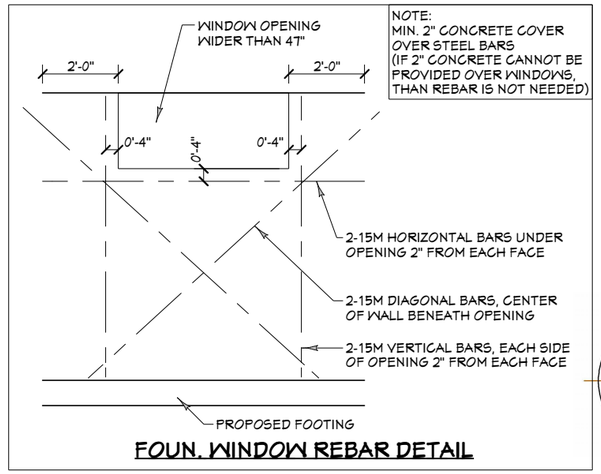
GARAGE WALL w/ ISS DETAIL



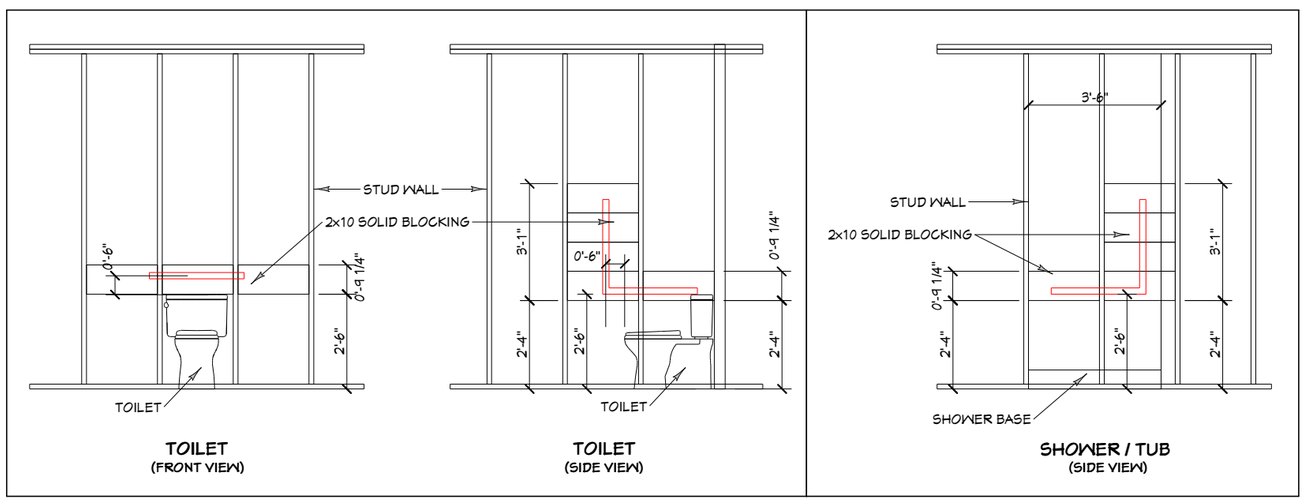
2 STOREY / KNEEWALL SIDING DETAIL



FOUNDATION DETAIL w/ UNDER SLAB INSULATION



FOUN. WINDOW REBAR DETAIL



TOILET (FRONT VIEW)

TOILET (SIDE VIEW)

SHOWER / TUB (SIDE VIEW)

TYPICAL GRAB BAR BLOCKING

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NAME	SIGNATURE	BCIN
Precision Home Design		113690
FIRM		BCIN

CUSTOMER:

BOUAYED RESIDENCE
(BASEMENT UNITS)

982 WATSON ST.
OTTAWA, ON

DRAWING NAME:

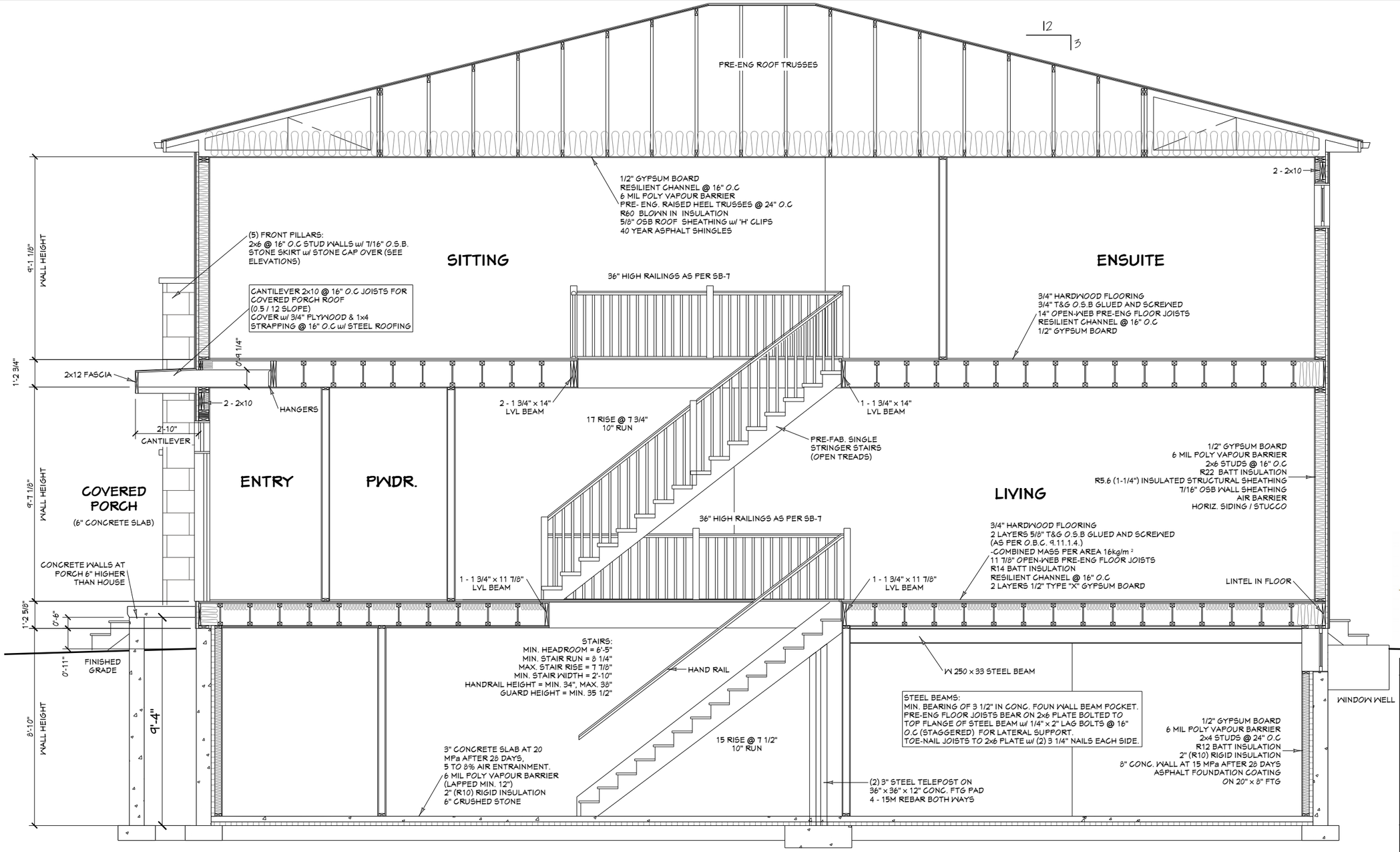
DETAILS

SCALE :

DATE : (REV. 2)
MAY 31, 2021

Sheet #

A9



1
A10

BUILDING SECTION

N.T.S.

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Jeremy McMullen	SIGNATURE	22021 BCIN
NAME		
Precision Home Design		113690 BCIN
FIRM		

CUSTOMER:

BOUAYED RESIDENCE
(BASEMENT UNITS)

982 WATSON ST.
OTTAWA, ON

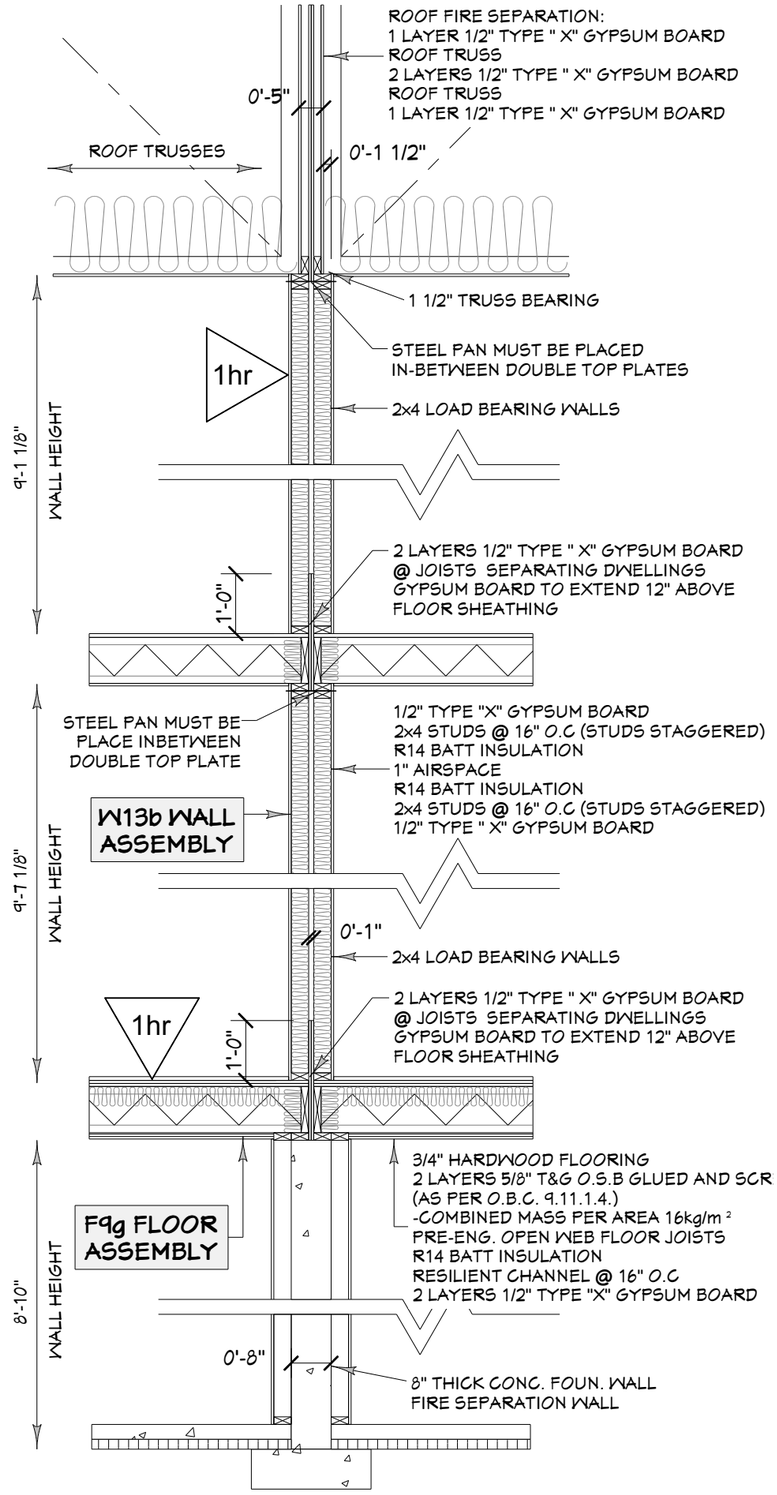
DRAWING NAME:

BUILDING SECTION

SCALE :

DATE : (REV. 2)
MAY 31, 2021

Sheet #
A10



1hr

WALL FIRE AND SOUND RESISTANCE RATING:
O.B.C. SB-3 WALL W13b (1hr, STC= 57)

2 ROWS 2x4 @ 16" O.C. (STUDS STAGGERED) w/
1" AIRSPACE BETWEEN
R14 BATT INSULATION ON BOTH SIDES
1 LAYER 1/2" TYPE "X" GYPSUM BOARD EACH SIDE

1
A11

WALL SECTION

N.T.S.

PRECISION
- HOME DESIGN -
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FIRM		BCIN

CUSTOMER:

BOUAYED RESIDENCE
(BASEMENT UNITS)

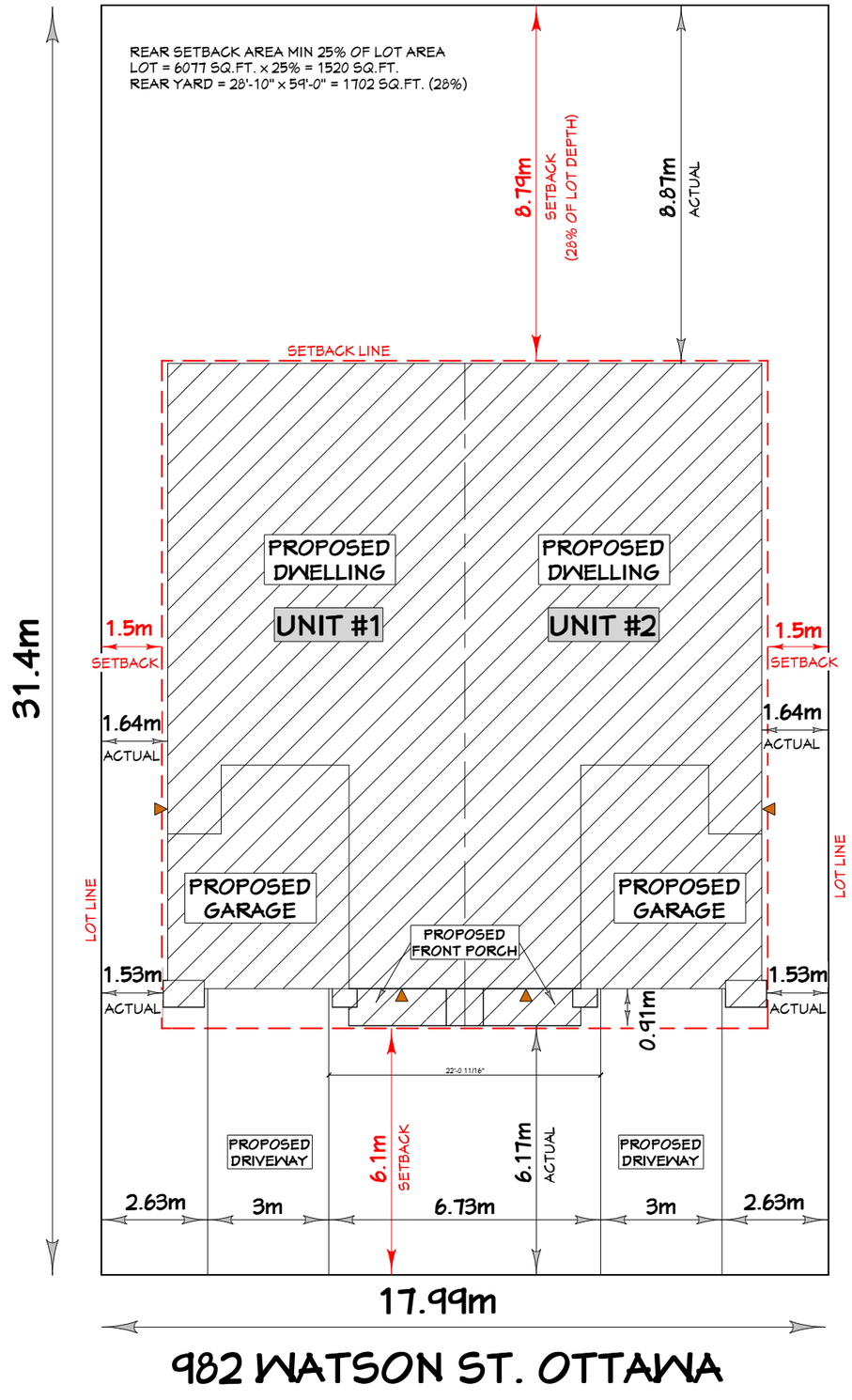
982 WATSON ST.
OTTAWA, ON

DRAWING NAME:
WALL SECTION

SCALE :

DATE : (REV. 2)
MAY 31, 2021

Sheet #
A11



982 WATSON ST. OTTAWA

N

R2G ZONE
"SEMI-DETACHED"
MIN LOT WIDTH = 7.5m
MIN LOT AREA = 225 sq.m.
MAX. BLDG. HEIGHT = 8m
MIN. FRONT YARD = 6m
MIN. REAR YARD = 28% LOT DEPTH
MIN. INT. YARD = 1.2m

FRONT YARD "SOFT LANDSCAPED AREA"
TOTAL AREA OF FRONT YARD = 119.4 sq.m
FRONT YARD SOFT LANDSCAPED AREA = 76.3 sq.m
TOTAL = 63.9 % (MIN 35%)

PRECISION
- HOME DESIGN -
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Jeremy McMullen		22021
NAME	SIGNATURE	BCIN
Precision Home Design		113690
FIRM		BCIN

CUSTOMER:

BOUAYED RESIDENCE
(BASEMENT UNITS)

982 WATSON ST.
OTTAWA, ON

DRAWING NAME:

SITE PLAN

SCALE :

DATE : (REV. 2)
MAY 31, 2021

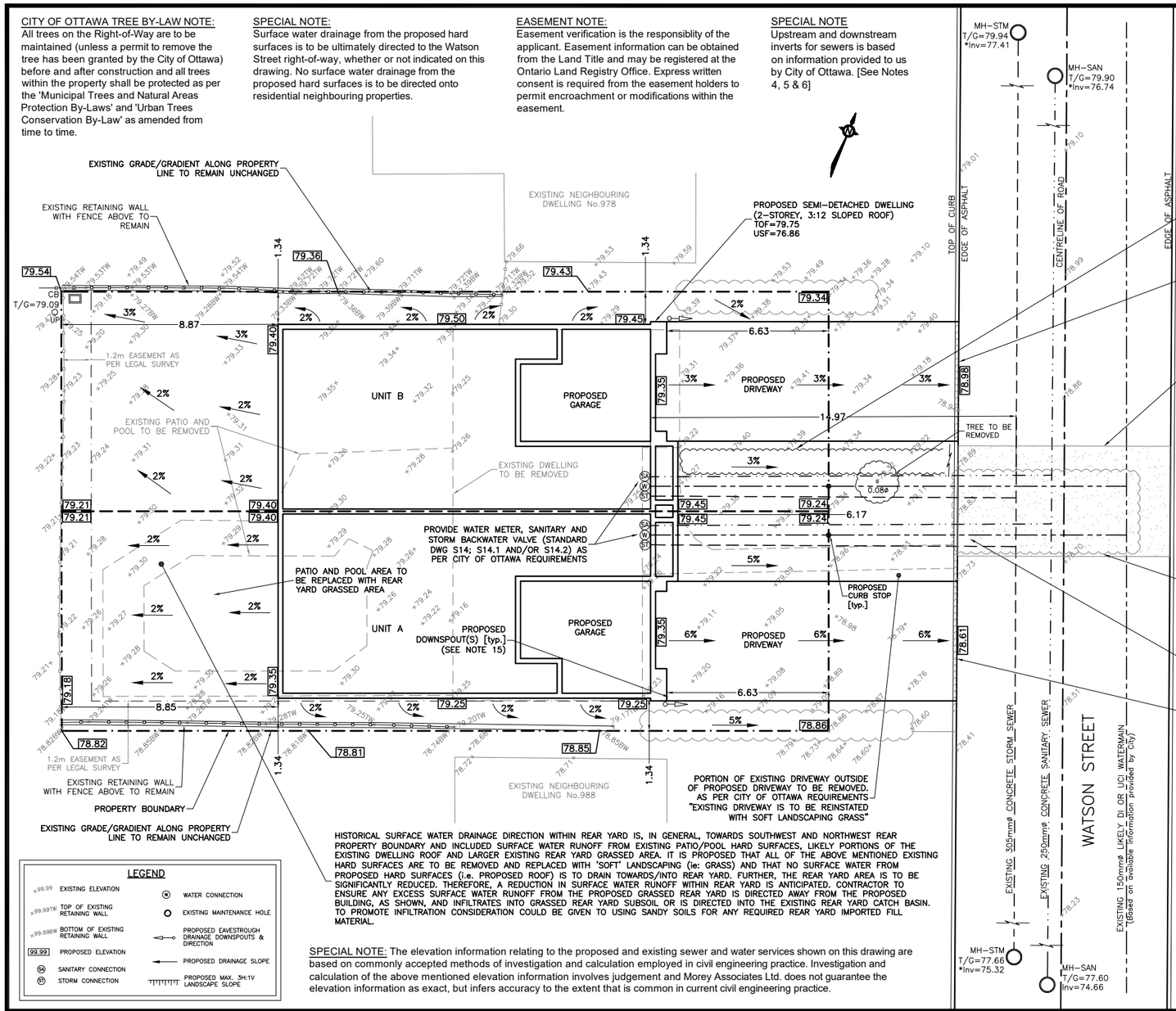
Sheet #
A12

CITY OF OTTAWA TREE BY-LAW NOTE:
All trees on the Right-of-Way are to be maintained (unless a permit to remove the tree has been granted by the City of Ottawa) before and after construction and all trees within the property shall be protected as per the 'Municipal Trees and Natural Areas Protection By-Laws' and 'Urban Trees Conservation By-Law' as amended from time to time.

SPECIAL NOTE:
Surface water drainage from the proposed hard surfaces is to be ultimately directed to the Watson Street right-of-way, whether or not indicated on this drawing. No surface water drainage from the proposed hard surfaces is to be directed onto residential neighbouring properties.

EASEMENT NOTE:
Easement verification is the responsiblity 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.

SPECIAL NOTE
Upstream and downstream inverts for sewers is based on information provided to us by City of Ottawa. [See Notes 4, 5 & 6]



HISTORICAL SURFACE WATER DRAINAGE DIRECTION WITHIN REAR YARD IS, IN GENERAL, TOWARDS SOUTHWEST AND NORTHWEST REAR PROPERTY BOUNDARY AND INCLUDED SURFACE WATER RUNOFF FROM EXISTING PATIO/POOL HARD SURFACES, LIKELY PORTIONS OF THE EXISTING DWELLING ROOF AND LARGER EXISTING REAR YARD GRASSED AREA. IT IS PROPOSED THAT ALL OF THE ABOVE MENTIONED EXISTING HARD SURFACES ARE TO BE REMOVED AND REPLACED WITH 'SOFT' LANDSCAPING (ie: GRASS) AND THAT NO SURFACE WATER FROM PROPOSED HARD SURFACES (i.e. PROPOSED ROOF) IS TO DRAIN TOWARDS/INTO REAR YARD. FURTHER, THE REAR YARD AREA IS TO BE SIGNIFICANTLY REDUCED. THEREFORE, A REDUCTION IN SURFACE WATER RUNOFF WITHIN REAR YARD IS ANTICIPATED. CONTRACTOR TO ENSURE ANY EXCESS SURFACE WATER RUNOFF FROM THE PROPOSED GRASSED REAR YARD IS DIRECTED AWAY FROM THE PROPOSED BUILDING, AS SHOWN, AND INFILTRATES INTO GRASSED REAR YARD SUBSOIL OR IS DIRECTED INTO THE EXISTING REAR YARD CATCH BASIN. TO PROMOTE INFILTRATION CONSIDERATION COULD BE GIVEN TO USING SANDY SOILS FOR ANY REQUIRED REAR YARD IMPORTED FILL MATERIAL.

SPECIAL NOTE: The elevation information relating to the proposed and existing sewer and water services shown on this drawing are based on commonly accepted methods of investigation and calculation employed in civil engineering practice. Investigation and calculation of the above mentioned elevation information involves judgement and Morey Associates Ltd. does not guarantee the elevation information as exact, but infers accuracy to the extent that is common in current civil engineering practice.

LEGEND

- EXISTING ELEVATION
- TOP OF EXISTING RETAINING WALL
- BOTTOM OF EXISTING RETAINING WALL
- PROPOSED ELEVATION
- SANITARY CONNECTION
- STORM CONNECTION
- WATER CONNECTION
- EXISTING MAINTENANCE HOLE
- PROPOSED EAVESTROUGH DRAINAGE DOWNSPOUTS & DIRECTION
- PROPOSED DRAINAGE SLOPE
- PROPOSED MAX. 3H:1V LANDSCAPE SLOPE

TBM=TIP OF ARROWHEAD ON EXISTING FIRE HYDRANT, LOCATED SOME 98 METRES NORTH OF THE NORTHEAST CORNER OF THE SITE, ASSUMED GEODETIC ELEVATION 81.32 METRES

APPROXIMATE EXISTING SERVICE LATERALS CORRIDOR. EXACT U/G LOCATION UNKNOWN (SEE NOTE 20)

PROVIDE DEPRESSED CURB FOR PROPOSED DRIVEWAY AS PER CITY OF OTTAWA STANDARD DWG SC1.1

PROPOSED "LIMIT OF ASPHALT OVERLAY" AS REQUIRED BY CITY OF OTTAWA. OVERLAY WIDTH TO EXTEND FOR FULL WIDTH OF EXISTING ROAD. EXACT LIMITS TO BE DETERMINED AT TIME OF CONSTRUCTION AND MUST SATISFY THE CITY OF OTTAWA INSPECTOR/REQUIREMENTS. THE ASPHALT OVERLAY ALSO APPLIES TO ROAD CUT FOR BLANKING/CAPPING OF SERVICES.

PROPOSED ROAD CUT. EXACT WIDTH OF TRENCH AS REQUIRED AT TIME OF CONSTRUCTION. AS PER CITY OF OTTAWA "THE ROAD CUT REINSTATEMENT IS TO MATCH EXISTING PAVEMENT STRUCTURE AND BE REINSTATED ACCORDING TO CITY OF OTTAWA STANDARD DRAWING R10".

PROPOSED SANITARY, WATER & STORM SERVICE LATERALS. PROVIDE "SLEEVE" PIPE FOR ALL LATERALS BENEATH PORCH/FOOTINGS (SEE FIGURE 2).

EXISTING DEPRESSED CURB TO REMAIN

SPECIAL NOTE
The notes on this drawing form an integral part of the grading and servicing plan and should be read by the user.

NOTES:
1. All dimensions and elevations are in metres. Do not scale drawing.
2. TBM = Tip of arrowhead on existing fire hydrant, located as shown/described on drawing, assumed Geodetic elevation 81.32 metres. Geodetic elevations shown on drawing are derived from the Can-Net VRS Real-Time GNSS network (CGVD2013) at the time of the fieldwork. Morey Associates Ltd. accepts no responsibility for any third party use of the above mentioned TBM.
3. This drawing is not a legal survey plan. This is not a site plan control drawing. This drawing is not a landscape plan.
4. The property boundary, existing building and easement information shown on this drawing is from S. E. & H. R. Farley Ontario Land Surveyors drawing titled "Lot 14 West Watson Ave. Plan 479600 Ottawa", dated Sept. 16, 1964, provided to us by client. Proposed building size and location shown on this drawing is from Jeremy McMullen drawing titled "Site Plan", sheet A12, dated Feb 10, 2020, for project titled "Bouayed Residence 982 Watson St. Ottawa, ON", provided to us by email dated February 10, 2020. The information shown on this drawing is supplied for design and approval purposes only and assumed to be accurate. It shall be the responsibility of the contractor to verify the accuracy of all information obtained from plans for construction purposes. This drawing should not be used at time of construction to locate the proposed building at the site.
5. All dimensions to be verified on site by contractor prior to construction.
6. Boundary information, building sizes and locations and dimensions shown on this drawing have been provided to us or derived from information provided to us by others. As such Morey Associates Ltd. should be contacted if dimensions verified on site by contractor differ from this drawing as this may require design changes. Information regarding existing sewers and watermains shown on this grading and servicing plan has been provided to us by the City of Ottawa and has not been verified by Morey Associates Ltd. in the field. Morey Associates Ltd. accepts no responsibility for any deficiency, misstatement or inaccuracy shown on this grading and servicing plan as a result of the information provided to us by the City of Ottawa. It is pointed out that the sewer and watermains location information provided to us by the City of Ottawa may contain discrepancies from in-situ conditions and as such the location of the sewers and watermains shown on drawing is considered approximate only and the exact location should be determined by the contractor. Any assumptions made on this drawing are to be verified by contractor at time of construction.
7. Design and location of all existing and proposed utilities and easements above ground and below ground, such as but not limited to, hydro wires, telephone wires, cable wires, gas lines, etc., are outside the scope of this grading plan. Contractor is responsible for location, setbacks and protection of all existing and proposed utilities and easements. See "Easement Note" on drawing.
8. Client is responsible for acquiring all necessary permits. This drawing is not for construction until all necessary permits have been acquired.
9. Top of foundation (TOF) and underside of footing (USF) for the proposed building is as shown on drawing and is based on the above mentioned house plans indicating a 2.69 metre high poured foundation wall and a 0.2 metre thick footing. Proposed foundation walls are to be "stepped down/checked" as per finalized and approved foundation design (prepared by others).
10. The underside of footing elevation and finished grade at the proposed building has been set based on the information available and may not have accounted for actual groundwater and/or soil/bedrock conditions at the proposed building location and should be verified as acceptable by a qualified geotechnical engineer upon completion of the excavation. If evidence of high groundwater is encountered in excavation USF may require to be raised.
11. Where less than 1.5 metres of earth cover above underside of footing level is provided a combination of earth cover and suitable rigid insulation for footing subgrade frost protection purposes may be required.
12. Grading is to be between 2% to 7% and grading over 7% must be terraced at a maximum 3H:1V. Finished grade adjacent to proposed building to slope downwards and away from proposed building at all sides at a minimum of 2% and a maximum of 7% out beyond building a minimum 0.5 metres, whether or not indicated on drawing. Beyond 0.5 metres, if the finished grade slope downwards and away from proposed building is greater than 7%, the finished grade must be terraced at a maximum 3H:1V.
13. The proposed grades have been set for subject site grading only. All grading and drainage control beyond the subject site property boundaries (ie: on neighbouring properties) and within the City of Ottawa roadway right-of-way is outside the scope of this grading plan and is the responsibility of the neighbouring property owners and City of Ottawa, respectively.
14. No excess drainage, during and after construction should be directed towards the neighbours' properties and no alteration to existing grade and drainage pattern on or beyond property line is to take place (except within roadway City Right-of-Way as approved by the City of Ottawa), as per City of Ottawa requirements.
15. The City of Ottawa requires eavestroughing to be installed and eavestrough drainage to be directed towards the front of property and not onto neighbouring residential properties (eavestrough are not an Ontario Building Code requirement).
16. Contractor is to ensure eavestrough drainage outletting at downspouts is directed to the Watson Street right-of-way and that no eavestrough drainage outletting at downspouts is directed onto neighbouring residential properties. Contractor to ensure that proposed eavestroughs and downspouts are adequate to convey the proposed building roof drainage.
*17. The existing sewer and water main services information shown on this plan has been provided to us by the City of Ottawa and assumed to be accurate. All water, storm and sanitary services information to be verified on site by contractor prior to construction.
18. Provide a 0.3m (minimum) clearance distance between the watermain/water laterals and sewer laterals.
19. Provide suitable insulation for frost protection placed in accordance with City of Ottawa standards drawing W23, for any service laterals located within 2.4 metres of any catch basins, as per City of Ottawa requirements. Provide suitable insulation for frost protection for water service lateral where less than 2.4 metres of earth cover is provided in accordance with City of Ottawa standards drawing W22, as per City of Ottawa requirements.
20. Existing services to be decommissioned as per City of Ottawa standard S11.4, as per City of Ottawa requirements. Approximate location of existing services corridor shown on drawing is based on limited information and/or assumed. Contractor to verify exact location of existing services at time of construction and carry out the above indicated service pipe blanking in accordance with City of Ottawa requirements.
21. Any proposed service laterals located under the proposed porches are to be sleeved as per City of Ottawa requirements. Limited information for existing watermain, storm and sanitary sewer within Watson Street adjacent to the site was provided by the City of Ottawa at time of preparation of this drawing. As such, if at time of construction the minimum 0.3m clearance distance between the watermain and sewer lateral(s) [SEE NOTE 18] cannot be achieved and/or if proposed service lateral pipe slopes cannot be achieved based on details shown on this drawing, Morey Associates Ltd. should be retained as this may require design changes. Proposed service laterals are to be installed as per City of Ottawa requirements, whether or not indicated on this drawing, including any possible requirement for insulation of service laterals. If at time of construction it is determined that service laterals require insulation, the insulation should be placed as per City of Ottawa requirements (see Note 19 and City of Ottawa Standard Detail Drawings for sewer and water).
22. Morey Associates Ltd. accepts no responsibility of any damages regarding the removal or non-removal of any trees within or in close proximity to the subject site.
23. These drawings have been prepared for the exclusive use of Zakia Bouayed & Michel Noreau for the purposes of obtaining a building permit. These drawings have not been prepared for the purposes of contractors bidding on the construction of the proposed site development. Contractors bidding on or undertaking the construction of the proposed site development should examine the information shown on these drawings, satisfy themselves as to the adequacy of the information for construction (which may require investigation and additional design work), and make their own interpretation of the information shown on these drawings as it affects their construction techniques, schedule, safety, equipment capabilities and costs. See Notes 24 to 27.
24. By use of these drawings for construction of the project, the owner/client confirms that they have reviewed and approved the drawings and the contractor confirms that they have visited the site, familiarized themselves with the local conditions, verified field dimensions and correlated their observations with the requirements of the drawings.
25. These drawings provide a limited illustration of the work to be done to construct the proposed grading and servicing works. Morey Associates Ltd. is not responsible for the means, methods, techniques, sequences and/or procedures used to carry out the work, or the safety aspects of construction, and nothing on these drawings expressed or implied changes this condition. Contractor shall determine all conditions at the site and shall be responsible for knowing how they affect the work.
26. The engineer waives any and all responsibility and liability for problems which arise from failure to follow these plans, specifications and the design intent they convey, or for problems which arise from others' failure to obtain and/or follow the engineer's guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts which are alleged.
27. Any changes to this design/drawings must be verified and approved by Morey Associates Ltd. If any changes to this design/drawings are made without obtaining Morey Associates Ltd. written consent, the client/owner and/or contractor shall assume full responsibility for the results of such changes and the client/owner and contractor agrees to waive any claim against Morey Associates Ltd. and to release Morey Associates Ltd. from any liability arising directly or indirectly from such unauthorized changes. In addition, the client/owner and contractor agrees, to the fullest extent permitted by law, to indemnify and hold harmless Morey Associates Ltd. from any damages, liabilities or cost, including reasonable attorney's fees and cost of defence, arising from such unauthorized changes.

LICENSED PROFESSIONAL ENGINEER
D.G.MOREY
100208030
Mar.12/20
PROVINCE OF ONTARIO

DRAWING
GRADING PLAN - FIGURE 1

Revision	Drawn By	Date	Description

LOCATION
982 WATSON STREET
BAY WARD
CITY OF OTTAWA, ONTARIO

PROJECT
PROPOSED SEMI-DETACHED DWELLING

CLIENT
ZAKIA BOUAYED & MICHEL NOREAU

DATE	DRAWING No.	DRAWN BY	SCALE	FILE NO.
March 3, 2020	1 of 2	DGM	1:200	020099

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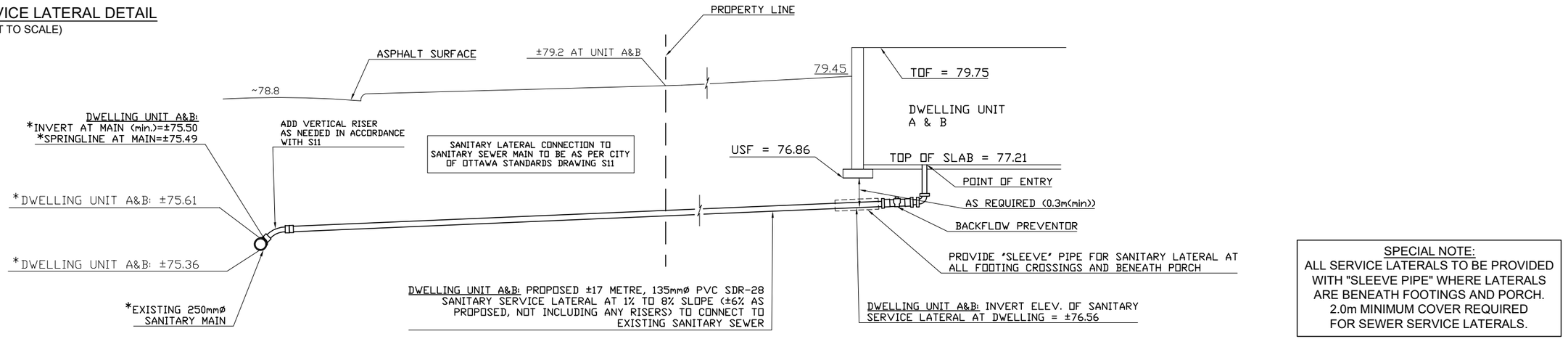
SANITARY SERVICE LATERAL DETAIL

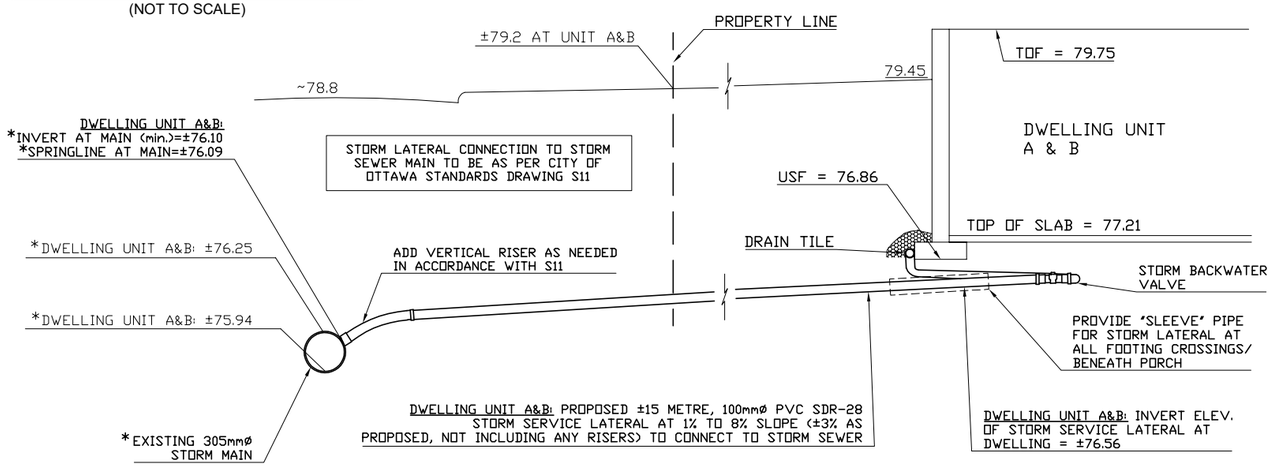
(NOT TO SCALE)



SPECIAL NOTE:
ALL SERVICE LATERALS TO BE PROVIDED WITH "SLEEVE PIPE" WHERE LATERALS ARE BENEATH FOOTINGS AND PORCH. 2.0m MINIMUM COVER REQUIRED FOR SEWER SERVICE LATERALS.

STORM SERVICE LATERAL DETAIL

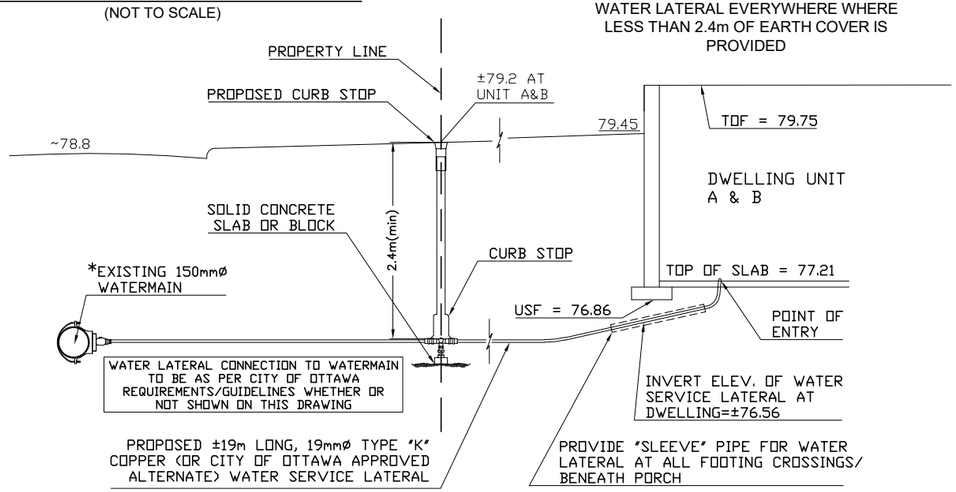
(NOT TO SCALE)



WATER SERVICE CONNECTION DETAIL

(NOT TO SCALE)

PROVIDE ADEQUATE INSULATION FOR WATER LATERAL EVERYWHERE WHERE LESS THAN 2.4m OF EARTH COVER IS PROVIDED



Revision	Drawn By	Date	Description

SPECIAL NOTE: **The elevation information relating to the proposed and existing sewer and water services shown on this drawing are based on commonly accepted methods of investigation and calculation employed in civil engineering practice. Investigation and calculation of the above mentioned elevation information involves judgement and Morey Associates Ltd. does not guarantee the elevation information as exact, but infers accuracy to the extent that is common in current civil engineering practice.**

LICENSED PROFESSIONAL ENGINEER
D.G.MOREY
100208030
Mar.12/20
PROVINCE OF ONTARIO

DRAWING
SERVICING DETAILS - FIGURE 2

LOCATION
982 WATSON STREET
BAY WARD
CITY OF OTTAWA, ONTARIO

PROJECT
PROPOSED SEMI-DETACHED DWELLING

CLIENT
ZAKIA BOUAYED & MICHEL NOREAU

DATE	DRAWING No.	DRAWN BY	SCALE	FILE NO.
March 3, 2020	2 of 2	DGM	NTS	020099

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