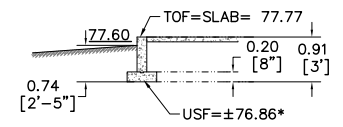


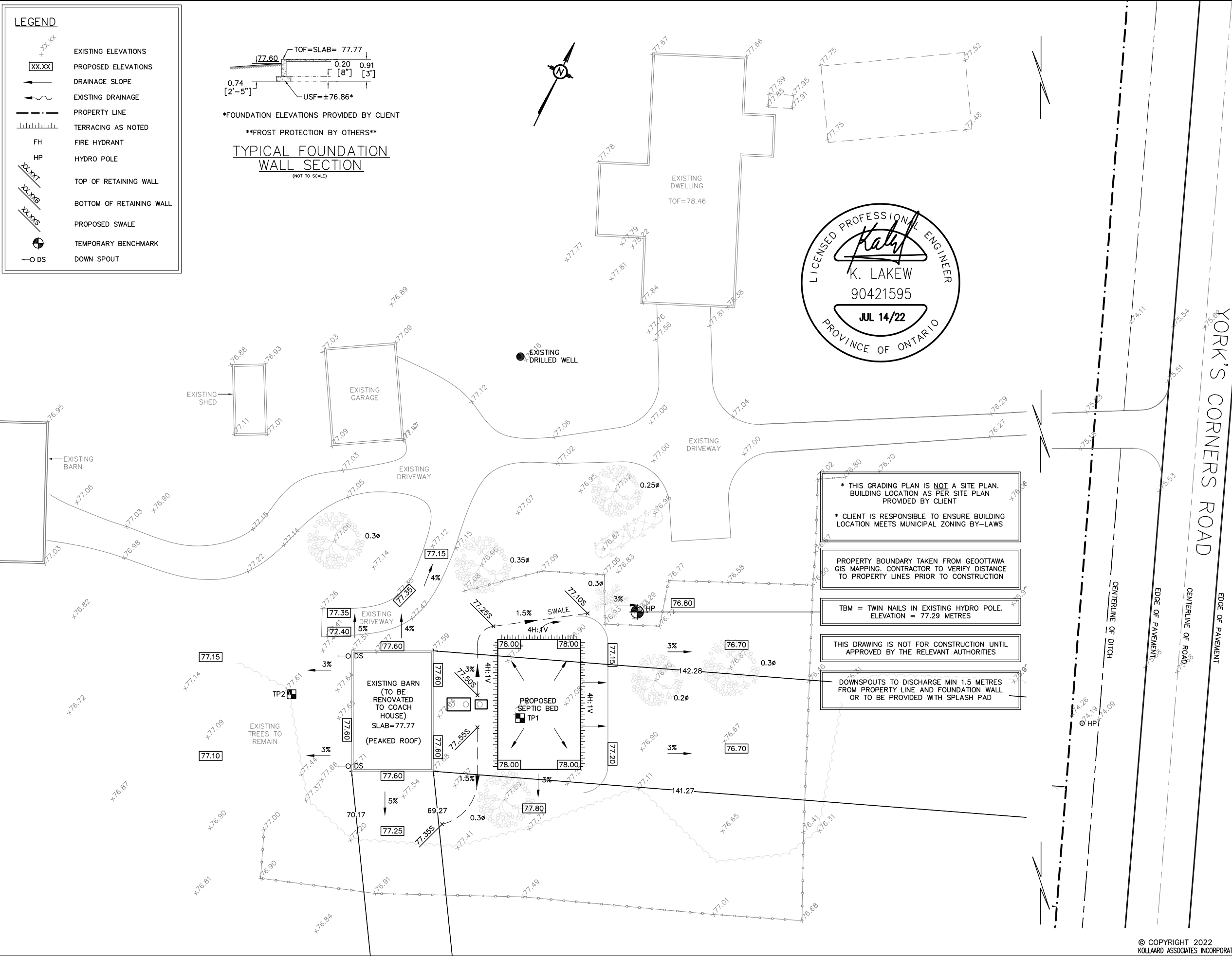
LEGEND

+XX.XX	EXISTING ELEVATIONS
XX.XX	PROPOSED ELEVATIONS
→	DRAINAGE SLOPE
~	EXISTING DRAINAGE
---	PROPERTY LINE
	TERRACING AS NOTED
FH	FIRE HYDRANT
HP	HYDRO POLE
XX.XX1	TOP OF RETAINING WALL
XX.XX2	BOTTOM OF RETAINING WALL
XX.XXS	PROPOSED SWALE
⊙	TEMPORARY BENCHMARK
○ DS	DOWN SPOUT



*FOUNDATION ELEVATIONS PROVIDED BY CLIENT
 FROST PROTECTION BY OTHERS

TYPICAL FOUNDATION WALL SECTION
 (NOT TO SCALE)



* THIS GRADING PLAN IS NOT A SITE PLAN.
 BUILDING LOCATION AS PER SITE PLAN
 PROVIDED BY CLIENT
 * CLIENT IS RESPONSIBLE TO ENSURE BUILDING
 LOCATION MEETS MUNICIPAL ZONING BY-LAWS

PROPERTY BOUNDARY TAKEN FROM GEOTTAWA
 GIS MAPPING. CONTRACTOR TO VERIFY DISTANCE
 TO PROPERTY LINES PRIOR TO CONSTRUCTION

TBM = TWIN NAILS IN EXISTING HYDRO POLE.
 ELEVATION = 77.29 METRES

THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL
 APPROVED BY THE RELEVANT AUTHORITIES

DOWNSPOUTS TO DISCHARGE MIN 1.5 METRES
 FROM PROPERTY LINE AND FOUNDATION WALL
 OR TO BE PROVIDED WITH SPLASH PAD

- CONSTRUCTION NOTES:**
- All dimensions and elevations are in metres. Do not scale drawing.
 - This drawing is not a legal survey, a utility plan or a site plan and is for grading purposes only.
 - TBM = Twin nails in existing hydro pole. Elevation = 77.29 metres.
 - 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.
 - This drawing is not for construction until approved by the relevant authorities.
 - Contractor is responsible for location and protection of utilities.
 - Top of Foundation (TOF) elevation and Underside of Footing (USF) elevation for dwelling are as shown on drawing.
 - Finished grade around dwelling to be as shown.
 - Maximum allowable slope on site is 3H:1V. Finished grade to slope away from house at all sides at a minimum of 2%, and a maximum of 7%. Maximum slope away from septic system area is 4H:1V.
 - All dimensions to be verified on site by contractor prior to construction.
 - Client is responsible for acquiring all necessary permits.
 - The proposed grades have been set and verified for site grading control only. The grade raise at the house location should be verified with regard to subsurface conditions by qualified geotechnical personnel after completion of the excavation.
 - The underside of footing elevation may not have accounted for actual ground water conditions at the exact house location and should be verified by qualified geotechnical personnel upon completion of the excavation.
 - A geotechnical engineer should be retained to provide geotechnical recommendations with respect to the subgrade conditions prior to footing installation.
 - Frost protection will be required for the foundation footing where the soil cover over the underside of footing is less than 1.52 metres.
 - Any changes made to this plan must be verified and approved by Kollaard Associates Inc.

REV.	NAME	DATE	DESCRIPTION

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 Engineers
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 210 PRESCOTT STREET
 PO BOX 189
 KEMPTVILLE ONTARIO
 K0G 1J0
 FAX (613) 258-0475
 www.kollaard.ca
 info@kollaard.ca

CLIENT: RYAN MCCARLIE

PROJECT: COACH HOUSE

DRAWING: PROPOSED COACH HOUSE GRADING PLAN

LOCATION:
 3674 YORK'S CORNERS ROAD
 LOT 33, CONC. 9,
 OSGOODE,
 CITY OF OTTAWA, ONTARIO

DESIGNED BY: AKM DATE: JUL 14, 2022

DRAWN BY: AKM SCALE: 1:400

KOLLAARD FILE NUMBER: 220471