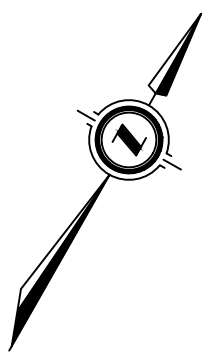
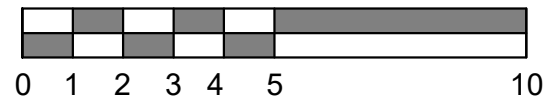


ALL GRADES ARE EXISTING AND PROPOSED GRADES FOR THE PROPOSED ADDITION UNLESS OTHERWISE NOTED. NO GRADES SHALL BE ALTERED IN ANY WAY. ALL EXISTING DRAINAGE PATTERNS ARE TO BE MAINTAINED AT ALL TIMES.

PROPERTY LIMITS AND EXISTING BUILDING INFORMATION PROVIDED BY DESIGNER.

LEGEND	
	CORNER LOT GRADES
	PROPOSED DIRECTION OF SURFACE WATER DRAINAGE
	EXISTING DIRECTION OF SURFACE WATER DRAINAGE
	EXISTING GRADES
	PROPOSED GRADES
	EXISTING WELL
	PROPOSED ACCESS POINT
	PROPOSED LANDSCAPE WALKWAY
	EXISTING PROPERTY LINE

SCALE: 1:150

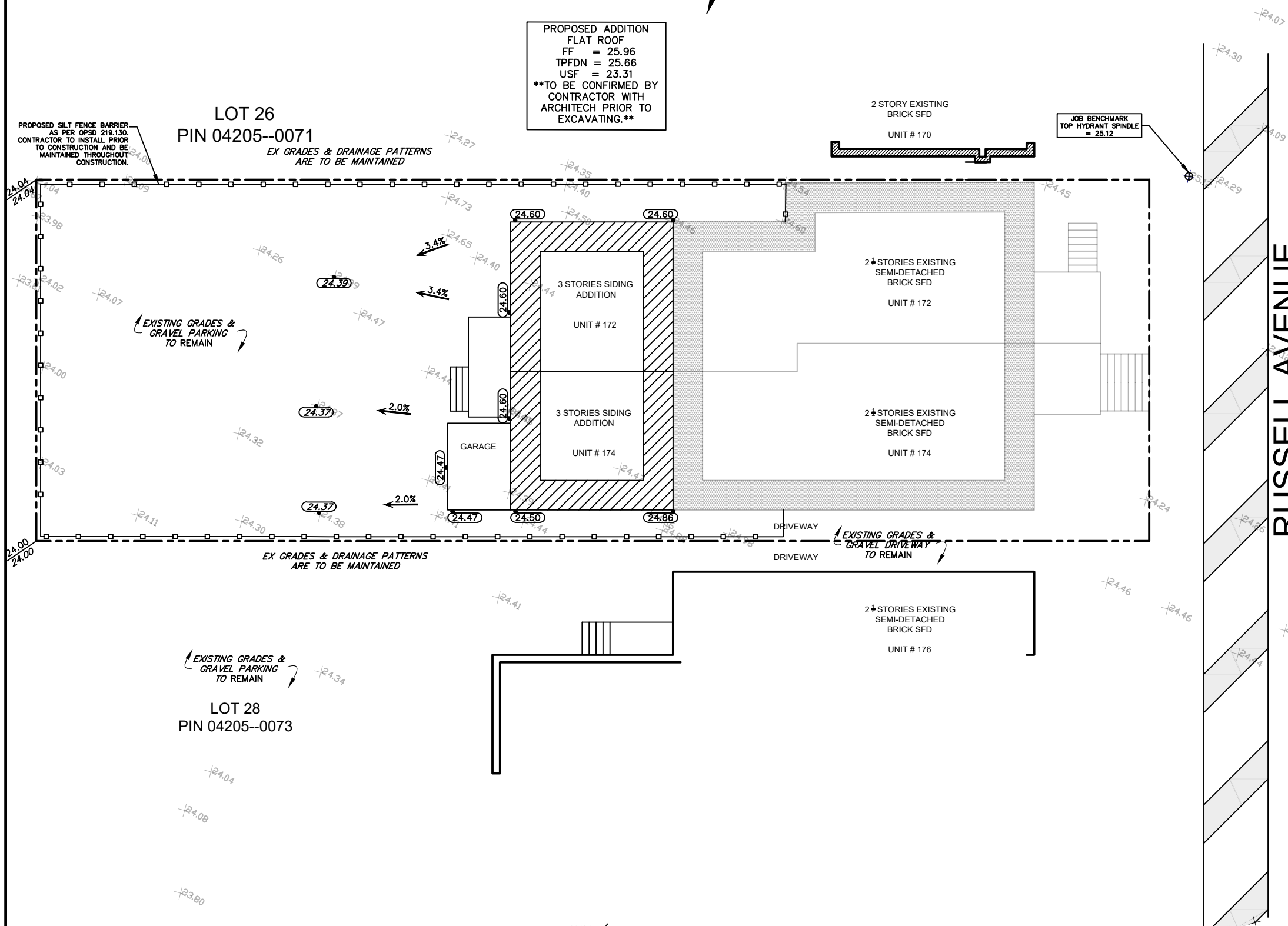


PROPOSED ADDITION
FLAT ROOF
FF = 25.96
TPFDN = 25.66
USF = 23.31
TO BE CONFIRMED BY CONTRACTOR WITH ARCHITECH PRIOR TO EXCAVATING.

LOT 26
PIN 04205--0071
EX GRADES & DRAINAGE PATTERNS ARE TO BE MAINTAINED



JOB BENCHMARK
TOP HYDRANT SPINDLE
= 23.12

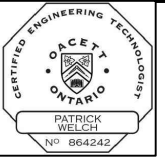
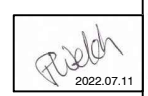


RUSSELL AVENUE

GENERAL NOTES:

1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION OBTAINED FROM THEM.
2. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
4. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
5. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY OF OTTAWA AUTHORITIES.
6. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER, OR THE CITY OF OTTAWA.
7. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
8. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY.
9. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
10. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
11. CONTACT THE CITY OF OTTAWA FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE TOWN'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
12. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
13. HYDRO, GAS AND BELL SERVICE LOCATIONS SUBJECT TO THE APPROVAL BY THE APPLICABLE AGENCY. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES (BELL, HYDRO) AND THE CITY OF OTTAWA.
14. EAVESTROUGH SHALL BE INSTALLED AND DISCHARGE SHALL BE 1.5m FROM ALL PROPERTY LINES AND NOT DIRECTED TOWARDS ADJACENT LANDS. ALL ROOF DRAINAGE IS TO BE DIRECTED TOWARDS THE STREET.
15. ALL TREES ON THE CITY RIGHT OF WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION. ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER THE 'MUNICIPAL TREES BY-LAW' AND THE 'URBAN TREES CONSERVATION BY-LAW' AS AMENDED FROM TIME TO TIME.
16. NO EXCESS DRAINAGE SHALL BE DIRECTED TOWARDS THE NEIGHBORING PROPERTIES DURING AND AFTER CONSTRUCTION.
17. THERE IS TO BE NO ALTERATION OF THE EXISTING GRADE AND DRAINAGE PATTERNS ALONG THE PROPERTY LINES. MINIMUM 1.5m SOIL COVERAGE BETWEEN USF AND SURROUNDING GRADES IS REQUIRED UNLESS RIGID FOAM INSULATION IS PROVIDED FOR FROST PROTECTION.

LOT 28
PIN 04205--0073



NOT VALID UNLESS SIGNED

DW Land Development Services Inc.

965 Stewart Lee Avenue, Almonte, ON, K0A 1A0
Phone: 613-794-8513 Email: info@dwlanddevelopment.ca

No.	Description	Date
2	REVISED FOR EROSION CONTROL	Jul 11/2022
1	ISSUED FOR REVIEW	May 19/2022

Check and verify all dimensions before proceeding with the work
Do not scale drawings

Client:
Carine Toham Ngoy

Project: 65 Shirley's Brook Drive, Ottawa, ON
PROPOSED SUNKEN ENTRANCE

Drawing Title:
Lot Grading & Drainage Plan

Project #: DW-2021-1088 Drawing #: 1 of 1

Designed by: PSW Checked by: PSW Scale: 1:150