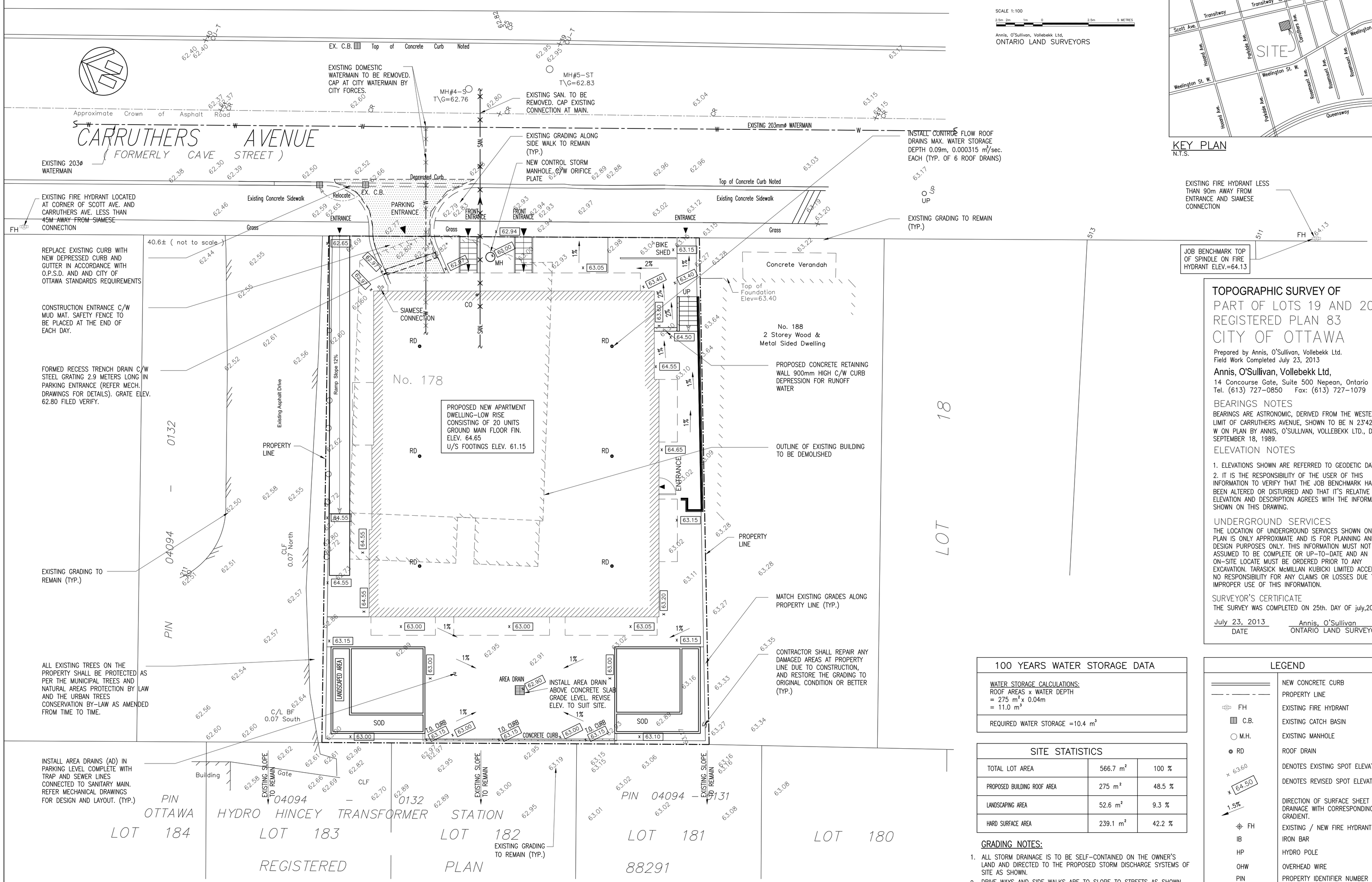

SITE GRADING PLAN

1:100

VERIFICATION OF EXISTING BURIED SITE SEWERS CONDITIONS:

1. IN AS MUCH AS THE REMODELING AND/OR REHABILITATION OF AN EXISTING BURIED STORM AND SANITARY SYSTEMS REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS AND EXACT PIPE LOCATIONS, AND BECAUSE SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY, OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE SYSTEM, THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR CONDITIONS DISCOVERED DURING CONSTRUCTION WHICH DIFFER FROM THOSE INDICATED ON THESE DRAWINGS. THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY FOR GUIDANCE ON HOW TO PROCEED.
2. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH O.P.S.S. AND O.P.S.D. REQUIREMENTS AND TO THE REQUIREMENTS OF THE LOCAL AND REGIONAL MUNICIPALITY.

METRIC
DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCALE 1:100
2.5m 2m 1m 0 2.5m 5 METRES

Annis, O'Sullivan, Vollebekk Ltd.
ONTARIO LAND SURVEYORS

KEY PLAN
N.T.S.

100 YEARS WATER STORAGE DATA

WATER STORAGE CALCULATIONS:
ROOF AREAS x WATER DEPTH
= 275 m² x 0.04m
= 11.0 m³

REQUIRED WATER STORAGE =10.4 m³

SITE STATISTICS

TOTAL LOT AREA	566.7 m²	100 %
PROPOSED BUILDING ROOF AREA	275 m²	48.5 %
LANDSCAPING AREA	52.6 m²	9.3 %
HARD SURFACE AREA	239.1 m²	42.2 %

GRADING NOTES:

1. ALL STORM DRAINAGE IS TO BE SELF–CONTAINED ON THE OWNER'S LAND AND DIRECTED TO THE PROPOSED STORM DISCHARGE SYSTEMS OF SITE AS SHOWN.
2. DRIVE WAYS AND SIDE WALKS ARE TO SLOPE TO STREETS AS SHOWN ON PLANS.
3. REINSTATE EXISTING CURB TO MACH NEW WERE REQUIRED IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS AND DETAILS.
4. CONTRACTOR SHALL REPAIR ANY DAMAGED AREAS AT PROPERTY LINE DUE TO CONSTRUCTION, AND RESTORE THE GRADING TO ORIGINAL CONDITION OR BETTER (TYP.)
5. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH O.P.S.S. AND O.P.S.D. REQUIREMENTS AND TO THE REQUIREMENTS OF THE CITY OF OTTAWA MUNICIPALITY.
6. ALL EXISTING TREES ON THE PROPERTY SHALL BE PROTECTED AS PER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY–LAWS AND THE URBAN TREES CONSERVATION BY–LAW AS AMENDED FROM TIME TO TIME.
7. ALL STORMWATER RUNOFF SHALL BE STORED ON ROOF. NO EXCESS DRAINAGE SHALL BE DIRECTED TOWARDS THE NEIGHBOURS.

TOPOGRAPHIC SURVEY OF

PART OF LOTS 19 AND 20
REGISTERED PLAN 83
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebekk Ltd.
Field Work Completed July 23, 2013

Annis, O'Sullivan, Vollebekk Ltd,
14 Concourse Gate, Suite 500 Nepean, Ontario
Tel. (613) 727–0850 Fax: (613) 727–1079

BEARINGS NOTES

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE WESTERLY LIMIT OF CARRUTHERS AVENUE, SHOWN TO BE N 23°42'00" W ON PLAN BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED SEPTEMBER 18, 1989.

ELEVATION NOTES

1. ELEVATIONS SHOWN ARE REFERRED TO GEODETIC DATUM.
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 IT'S RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP–TO–DATE AND AN ON–SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION. TARASICK McMILLAN KUBICKI LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

SURVEYOR'S CERTIFICATE

THE SURVEY WAS COMPLETED ON 25th. DAY OF july,2013

July 23, 2013 — DATE
Annis, O'Sullivan — ONTARIO LAND SURVEYOR

LEGEND

	NEW CONCRETE CURB
	PROPERTY LINE
FH	EXISTING FIRE HYDRANT
C.B.	EXISTING CATCH BASIN
M.H.	EXISTING MANHOLE
RD	ROOF DRAIN
× 63.60	DENOTES EXISTING SPOT ELEVATION
× 64.50	DENOTES REVISED SPOT ELEVATION
1.5%	DIRECTION OF SURFACE SHEET DRAINAGE WITH CORRESPONDING GRADIENT.
FH	EXISTING / NEW FIRE HYDRANT
IB	IRON BAR
HP	HYDRO POLE
OHW	OVERHEAD WIRE
PIN	PROPERTY IDENTIFIER NUMBER
BRW	BOTTOM OF RETAINING WALL
TRW	TOP OF RETAINING WALL
TOC	TOP OF CURB ELEVATION
LSC	LIGHT STANDARD CONCRETE
SI	SIGN
	DECIDUOUS TREE WITH TRUNK DIAMETER

NOTE BEFORE COMMENCING WORK:
THE CONTRACTOR SHALL CHECK AND VERIFY LOCATION OF ALL PIPES, DUCTS & EQUIPMENT AND COORDINATE WITH OTHER TRADES ON SITE TO PREVENT INTERFERENCE.
THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES TO THE DRAWINGS WITHOUT THE WRITTEN APPROVAL OF KAMCO TECHNIQUE LTÉE.

No.	Revisions	Date
3.	CITY COMMENTS–2	9 MAR 2015
2.	CITY COMMENTS–1	24 OCT 2014
1.	ISSUED FOR BUILDING PERMIT	30 JUN 2014

Orientation

Stamp
LICENSED PROFESSIONAL ENGINEER
M. S. SALAME
9 MAR 2015
PROVINCE OF ONTARIO

The General Contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work

A Detail No.
B Sheet No. where detailed

Notes:

All drawings and specifications is an instrument of service and remain the exclusive property of KAMCO Technique Ltée., and are protected under the Copyright Act. They may not be reproduced, distributed, altered or submitted for approvals without written permission of the Designer.

Do not scale drawings, dimensions to take precedent over scale.

Contractor to check and verify all levels and dimensions on drawings and on site and report any discrepancies to KAMCO Technique Ltée. and obtain clarification prior to commencing with the work.

The contractor accepts all responsibility for working with drawings, not marked "Issued for Construction" and for any changes to the drawings without the express approval of KAMCO Technique Ltée.

All work to conform to all governing codes and By–laws.

KAMCO TECHNIQUE LTÉE
60 GRAND AVENUE NORTH
CAMBRIDGE, ONTARIO
N1S 2K9
TEL: 519 620-8684
kamco@rogers.com

Project
PROPOSED DEVELOPMENT
NEW APARTMENT BUILDING
Location
178 CARRUTHERS AVENUE
OTTAWA, ONTARIO
Project No. 14031

For

Drawing
SITE GRADING PLAN

Scale 1:100	Date 30 JUNE 2014
Drawing by MS	Drawing No. C1
Checked by MS	
Approved by	OF 5

CADD FILE NAME: 14031C.dwg

610mm x 914mm (ARCH D)