

LEGEND

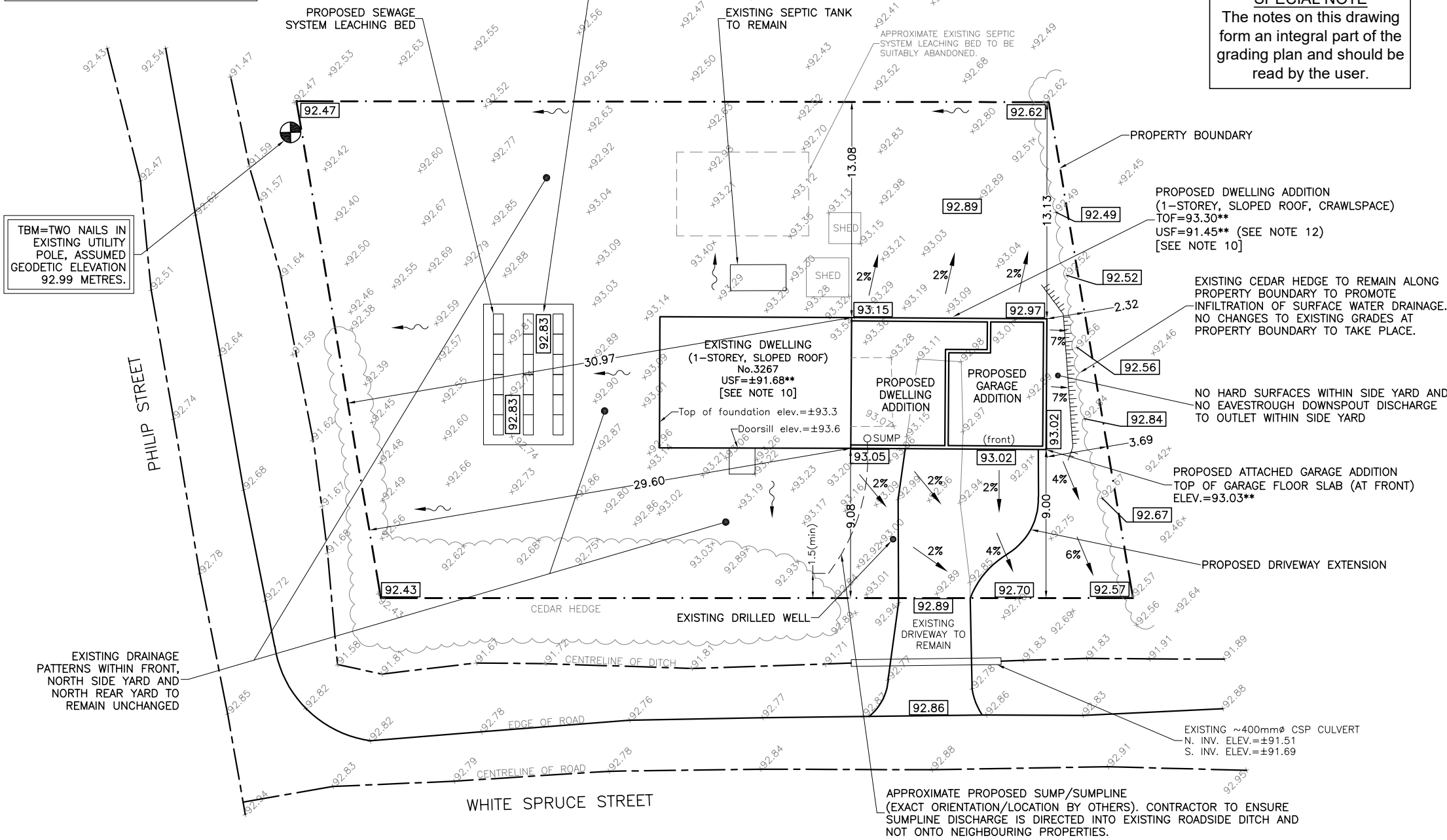
+99.99	EXISTING SPOT ELEVATION
99.99	PROPOSED FINISHED GRADE ELEVATION
TTTTTT	PROPOSED LANDSCAPE SLOPE (MAX. 3H:1V OR FLATTER)
→	PROPOSED DRAINAGE SLOPE
~	EXISTING DRAINAGE PATTERN TO REMAIN



ALL EXISTING GRADES AND DRAINAGE PATTERNS ON AND BEYOND PROPERTY BOUNDARY TO REMAIN UNCHANGED.

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

- NOTES:**
- All dimensions and elevations are in metres, unless otherwise indicated. Do not scale drawing.
 - TBM = Two nails in existing utility pole, as shown/described on drawing, assumed Geodetic elevation 92.99 metres. Geodetic elevations shown on drawing are derived from the Can-Net VRS Real-Time GNSS network at the time of the fieldwork. Morey Associates Ltd. accepts no responsibility for any third party use of the above mentioned TBM.
 - Property boundary information, existing dwelling and proposed addition sizes/locations shown on drawing is from survey plan titled "Surveyor's Real Property Report, Part 1) Plan of Lot 14, Registered Plan 670, City of Ottawa", prepared by H.A. Ken Shipman Surveying Ltd. OLS, dated July 5, 2022, provided to us by client by email dated July 7, 2022. This drawing should not be used at time of construction to locate the proposed addition. The original topography/ground elevations, structure locations and existing site features shown on this plan are supplied for design and approval purposes only and assumed to be accurate. The topographical fieldwork was carried out under winter conditions and as such some topographical information and site features may have been affected and/or obscured due to snow and ice ground cover conditions. It shall be the responsibility of the contractor to verify the accuracy of all information obtained from plans for construction purposes.
 - This drawing is not a legal survey plan. The drawing is not a site control plan. This drawing is not a septic system design. This drawing is not a landscape plan.
 - The intent of this grading plan drawing is to show surface water drainage directed away from the proposed dwelling addition. The grading plan drawing shows surface water drainage directed away from the proposed dwelling addition and as such no surface water ponding should occur adjacent to those structures during typical rain events, however, surface water ponding may occur out beyond the proposed dwelling addition at the site.
 - All dimensions to be verified on site by contractor prior to construction.
 - Boundary information and dimensions shown on this drawing have been provided to us or derived from information provided to us by others. Information provided to us by others is assumed to be accurate and verification of information provided to us by others is outside the scope of this design drawing (see Note 19). Morey Associates Ltd. should be retained if dimensions verified on site by contractor differ from these drawings as this may require design changes.
 - Design and location of all utilities, such as but not limited to, hydro wires, telephone wires, cable wires, gas lines, underground services, etc., and easements are outside the scope of this drawing. Contractor is responsible for location and protection of all existing and proposed utilities and easements.
 - Client is responsible for acquiring all necessary permits. This drawing is not for construction until all necessary permits have been acquired.
 - Proposed addition top of foundation (TOF) and underside of footing (USF) elevations, and top of garage slab elevation as shown on drawing and are based on the Virginia Popowicz Design & Drafting (designer) addition plans, titled "Cinnamon Residence, Proposed New Addition & Attached Garage", drawing sheets A01 to A07, revision 4 dated 11/02/2022, provided to us by client by email dated February 15, 2022, indicating a TOF level for the proposed addition being the same as the existing dwelling TOF level, and indicating a difference between the proposed TOF and USF level of 1.85 metres (drawing sheet No.A03). Approximate existing dwelling USF elevation shown on drawing is based on information provided by the above mentioned addition plans indicating a 1.62 metre difference between the existing dwelling TOF to the existing dwelling USF (drawing sheet No.A03). Contractor to verify existing dwelling foundation/footing elevations at time of construction. No undermining of the existing dwelling footings is to take place during construction, and as such footings made need to be "stepped up" to match the existing dwelling footings level where the proposed addition foundation joins the existing dwelling foundation. Any foundation/footing "checks" and/or "step downs" to be constructed as necessary and in general accordance with the finalized and approved foundation design (prepared by others). Where less than 1.5 metres of earth cover is provided above the USF level, rigid insulation for footing subgrade frost protection purposes may be required.
 - Maximum allowable proposed landscape slope on site is 3H:1V for overburden. Finished grade to slope downwards and away from proposed addition at 2% to 7% everywhere for a minimum 0.5 metres out beyond the proposed addition, whether or not shown on this drawing. Beyond 0.6 metres out from addition finished grade may slope downwards and away from proposed addition up to 3H:1V.
 - The underside of footing elevation and finished grade at the proposed addition has been set based on the limited information available and may not have accounted for actual groundwater and/or soil and bedrock conditions at the proposed addition location and should be verified as acceptable by a qualified geotechnical engineer upon completion of the excavation. It is pointed out that the normal high groundwater level in the general downtown Osgoode area is considered to be relatively elevated. As such, if groundwater and/or evidence of high groundwater level is encountered at or above proposed USF elevation at time of construction raising the proposed USF elevation may be required.
 - Proposed grades have been set for subject site grading and drainage purposes only. All grading and drainage control beyond the subject site property boundaries and within the City of Ottawa roadway right-of-way is outside the scope of this grading plan and is the responsibility of the property owners and the City of Ottawa, respectively. Maximum allowable backfill heights adjacent to foundations are outside the scope of this design drawing and should be verified by designer and/or contractor at time of construction.
 - No excess drainage, during and after construction should be directed onto the neighbours' properties and no alteration to existing grade and drainage pattern on or beyond property line is to take place.
 - Exact eavesdown spout locations are to be determined at time of construction by contractor. Contractor is to ensure that no eavesdown drainage outletting at downspouts is directed onto neighbouring properties. Contractor to ensure that proposed eavesdowns and downspouts are adequate to convey the proposed building roof drainage.
 - This drawing has been prepared for the exclusive use of Brett Cinnamon for the purposes of obtaining a City of Ottawa building permit. This drawing has not been prepared for the purposes of contractors bidding on the construction of the proposed grading and drainage works. Contractors bidding on or undertaking the construction of the proposed grading and drainage works should examine the information shown on this drawing, satisfy themselves as to the adequacy of the information for construction and how it affects their construction techniques, schedule, safety, equipment capabilities and costs. See Notes 17 to 21.
 - By use of this drawing for construction of the proposed site grading and drainage works, the client/owner confirms that they have reviewed and approved the drawing 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 drawing.
 - This drawing provides a limited illustration of the work to be done to construct the proposed grading and drainage 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 this drawing 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.
 - Morey Associates Ltd. accepts no responsibility for any deficiency, misstatement or inaccuracy shown on this drawing as a result of information provided to us by others. Morey Associates Ltd. accepts no responsibility for any damages and/or delays to construction due to any deficiency, misstatement or inaccuracy shown on this drawing as a result of information provided to us by others.
 - The engineer waives any and all responsibility and liability for problems which arise from failure to follow this drawing, 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. Morey Associates Ltd. reserves the right to define and interpret any and all notes, values, lines, shapes and design intent on this drawing and those definitions and interpretations shall govern the use and intent of this drawing prior to, during, and after construction.
 - Any changes to this design/drawing must be verified and approved by Morey Associates Ltd. If any changes to this design/drawing are made without obtaining Morey Associates Ltd. written consent, the client and/or contractor shall assume full responsibility for the results of such changes and the client 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 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.



TBM= TWO NAILS IN EXISTING UTILITY POLE, ASSUMED GEODETIC ELEVATION 92.99 METRES.

PROPOSED SEWAGE SYSTEM LEACHING BED

SHOULD FINISHED GRADE BE GREATER THAN 450mm ABOVE TOP OF ELJEN MODULE THEN ELJEN SYSTEM TO BE VENTED IN ACCORDANCE WITH ELJEN MANUFACTURER REQUIREMENTS

EXISTING SEPTIC TANK TO REMAIN

APPROXIMATE EXISTING SEPTIC SYSTEM LEACHING BED TO BE SUITABLY ABANDONED.

PROPERTY BOUNDARY

PROPOSED DWELLING ADDITION (1-STORY, SLOPED ROOF, CRAWLSPACE)
TOF=93.30**
USF=91.45** (SEE NOTE 12)
[SEE NOTE 10]

EXISTING CEDAR HEDGE TO REMAIN ALONG PROPERTY BOUNDARY TO PROMOTE INFILTRATION OF SURFACE WATER DRAINAGE. NO CHANGES TO EXISTING GRADES AT PROPERTY BOUNDARY TO TAKE PLACE.

NO HARD SURFACES WITHIN SIDE YARD AND NO EAVESTROUGH DOWNSPOUT DISCHARGE TO OUTLET WITHIN SIDE YARD

PROPOSED ATTACHED GARAGE ADDITION
TOP OF GARAGE FLOOR SLAB (AT FRONT)
ELEV.=93.03**

PROPOSED DRIVEWAY EXTENSION

EXISTING DRAINAGE PATTERNS WITHIN FRONT, NORTH SIDE YARD AND NORTH REAR YARD TO REMAIN UNCHANGED

EXISTING ~400mmØ CSP CULVERT
N. INV. ELEV.=±91.51
S. INV. ELEV.=±91.69

APPROXIMATE PROPOSED SUMP/SUMPLINE (EXACT ORIENTATION/LOCATION BY OTHERS). CONTRACTOR TO ENSURE SUMPLINE DISCHARGE IS DIRECTED INTO EXISTING ROADSIDE DITCH AND NOT ONTO NEIGHBOURING PROPERTIES.



DRAWING			
GRADING PLAN			
REV.	DRAWN BY	DATE	DESCRIPTION
1	DGM	July 7/22	Revised for new site boundary survey information
LOCATION			
3267 WHITE SPRUCE STREET OSGOODE WARD CITY OF OTTAWA, ONTARIO			

PROJECT				
EXISTING SINGLE FAMILY DWELLING PROPOSED ADDITION				
CLIENT				
BRETT CINNAMON				
DATE	DRAWING No.	DRAWN BY	SCALE	FILE NO.
March 18, 2022	1 of 1	DGM	1:300	022120

MOREY ASSOCIATES LTD.
 CONSULTING ENGINEERS

2672 HWY. 43, PO BOX 184 KEMPTVILLE, ONTARIO K0G 1J0	T:613.215.0605 info@moreyassociates.com
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