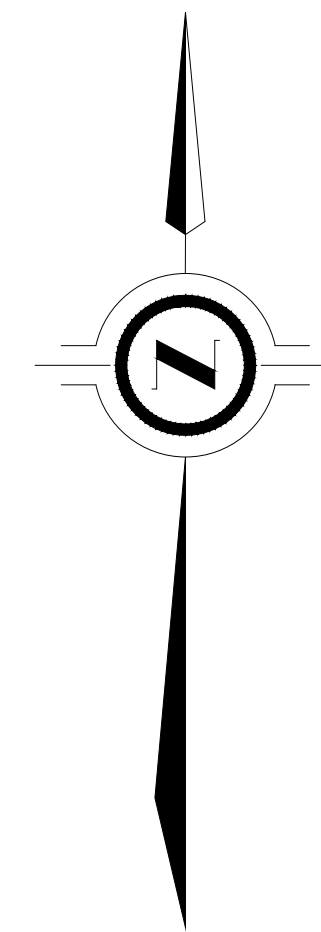


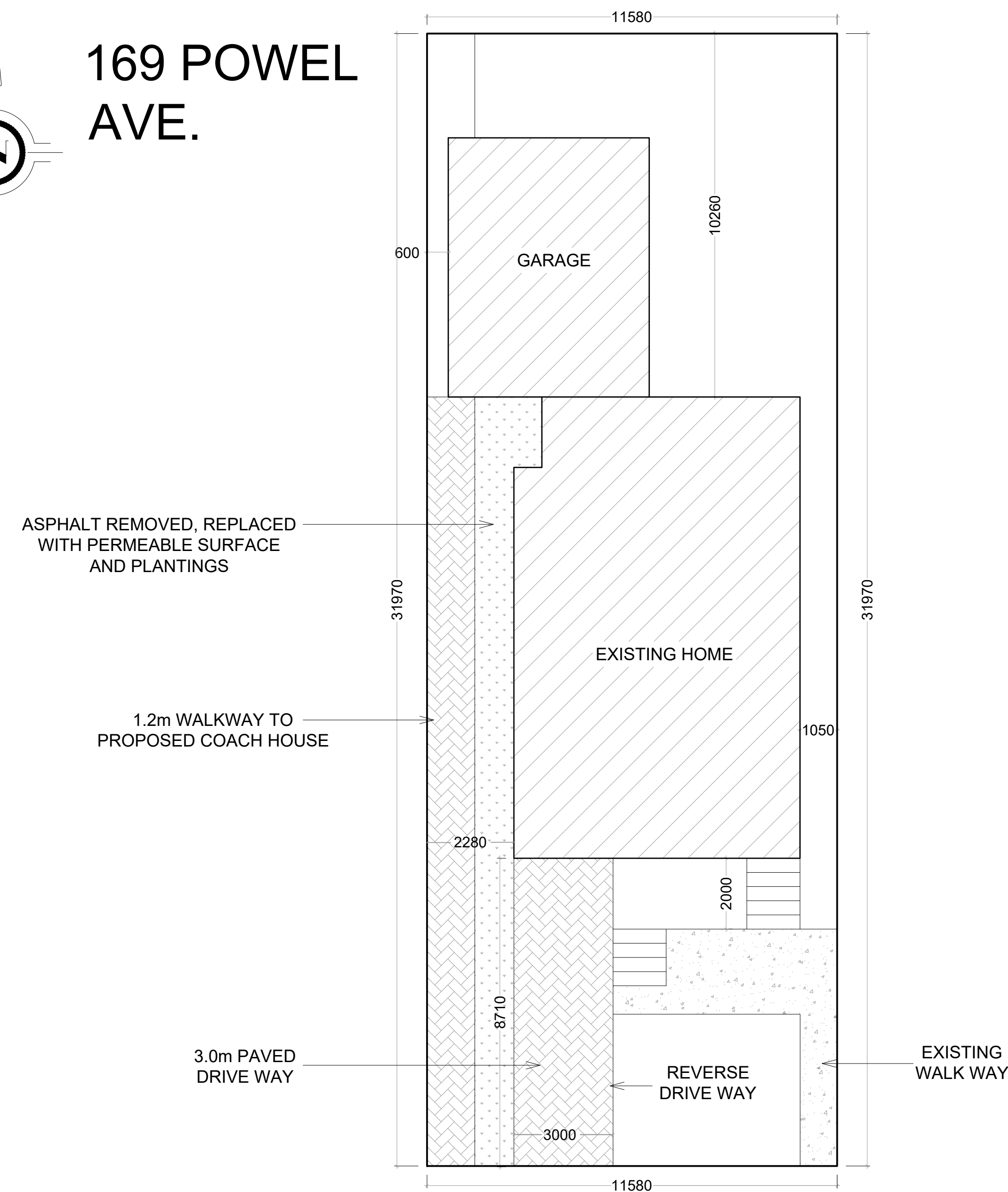
Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-07-31

City of Ottawa | Ville d'Ottawa
Comité de dérogation



169 POWEL
AVE.



SITE PLAN
SCALE 1:100 @ ARCH D (914mm x610mm)

GENERAL NOTES:

1.

7			
6			
5			
4			
3			
2			
1			

REV. DESCRIPTION: BY: DATE:

STATUS:

CONSTRUCTION ISSUE

DESIGNED BY:

PROJECT ADDRESS:

CLIENT:

ARCHITECT:

DRAWING TITLE:

SITE/ SURVEY PLAN

SCALE: AS SHOWN DATE: DRAWN: CHECKED:

PROJECT NO. DRAWING NO. REVISION:

A01



PROPOSED FRONT ELEVATION
 SCALE 1:30 @ @ ARCH D (914mm x610mm)

GENERAL NOTES:

1.

7			
6			
5			
4			
3			
2			
1			

REV. DESCRIPTION: BY: DATE:

STATUS:
CONSTRUCTION ISSUE

DESIGNED BY:

PROJECT ADDRESS:

CLIENT:

ARCHITECT:

DRAWING TITLE:

PROPOSED FRONT ELEVATION

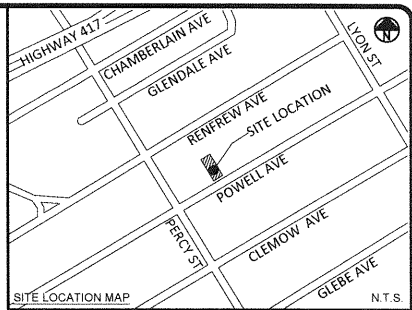
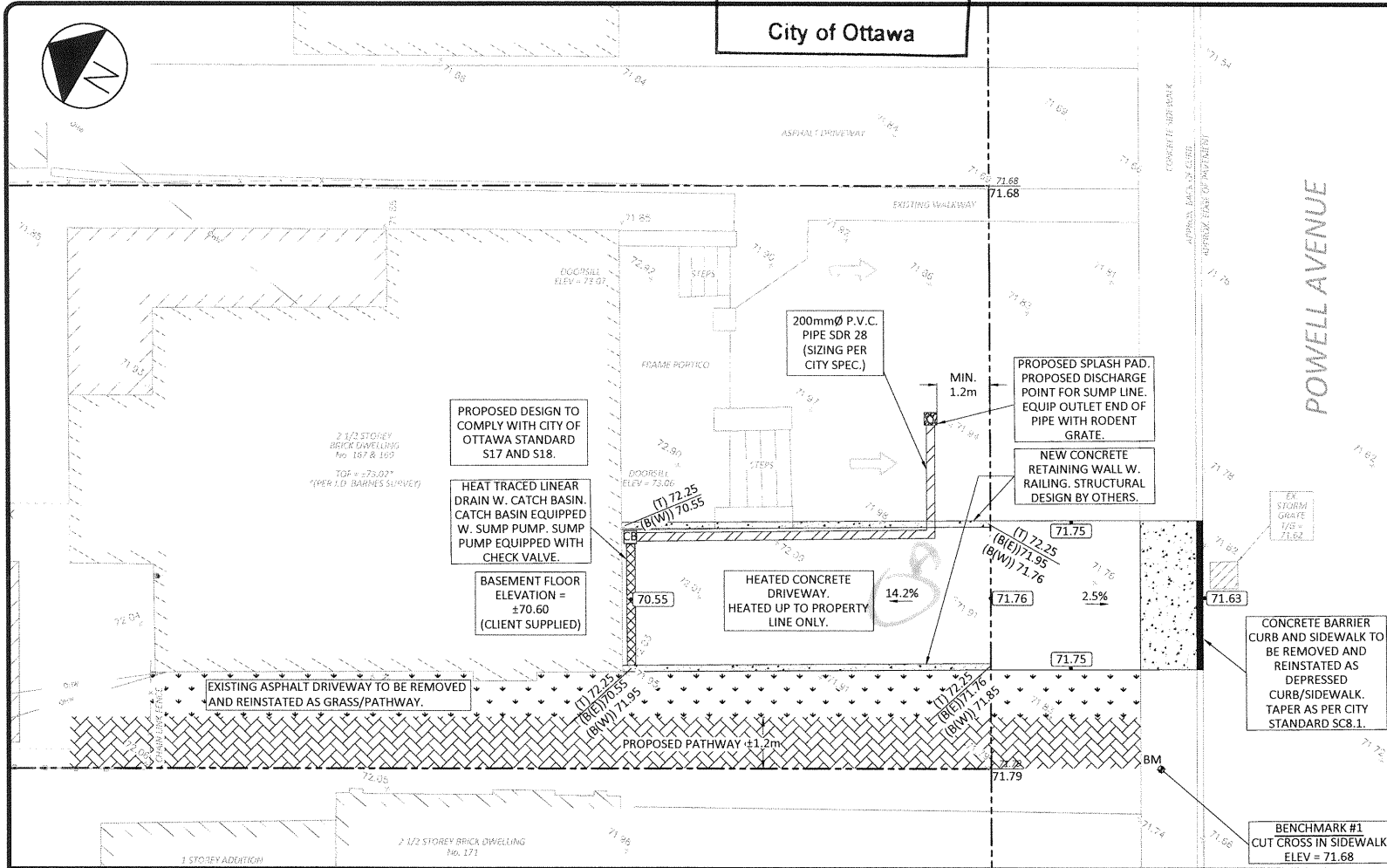
SCALE: AS SHOWN DATE: DRAWN: CHECKED:

PROJECT NO. DRAWING NO: **A02** REVISION:

Committee of Adjustment

JUN 24 2024

City of Ottawa



SCALE BAR 0 2 4m
 ALL DIMENSIONS ARE IN METRES. DO NOT SCALE DRAWING
 PAGE SIZE 11" x 17" SCALE 1:100

SHADE GROUP INC.
 4625 MARCH ROAD
 ALMONTE, ONTARIO
 K0A 1A0
 t: 613-889-9733 e: monica@shadegroup.ca



LEGEND

---	PROPERTY LINE
- - - -	EX. EDGE OF ASPHALT
- - - -	EX. FENCE LINE
- - - -	EX. BOARD FENCE
- - - -	EX. OVERHEAD UTILITIES
- - - -	EX. STRUCTURE
•	EX. SPOT ELEVATION
○	EX. UTILITY POLE
→	EX. OVERLAND FLOW ROUTE
---	EXISTING/PROPOSED PROPERTY LINE ELEVATION
---	EXISTING/PROPOSED DESIGN GRADE POINT
---	OVERLAND FLOW, SLOPE AND DIRECTION
(T) 72.25	RETAINING WALL ELEVATIONS
(B(E)) 71.76	(T) - TOP; (B(E)) - BOTTOM, EAST SIDE;
(B(W)) 71.85	(B(W)) - BOTTOM, WEST SIDE

01	REVISED PER CITY COMMENTS	APRIL 08, 2024
00	ISSUED TO CLIENT	MARCH 15, 2024
REV.	DESCRIPTION	DATE



CUSTOMER	PATRICK SZLANTA
PROJECT ADDRESS	169 POWELL AVE OTTAWA, ON K1S 2A2
PROJECT TITLE	PROPOSED SUB-GRADE ENTRANCE/DRIVEWAY
DRAWING TITLE	GRADING AND DRAINAGE PLAN

GENERAL NOTES

- ALL TOPOGRAPHY, GROUND ELEVATIONS AND SURVEY DATA ARE SHOWN FOR INFORMATION PURPOSES ONLY AND IMPLY NO GUARANTEE OF ACCURACY. ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THIS PLAN HAS BEEN PREPARED IN REFERENCE TO THE SURVEYOR'S REAL PROPERTY REPORT PART 1 - PLAN SHOWING LOT 71 AND PART OF LOT 80 AND PART OF THE REAR PASSAGE - REGISTERED PLAN 4M-19 DATED JULY 20, 2021, WHICH REFERS TO PLAN 4R-33613 DATED JANUARY 20, 2021. BOTH PREPARED BY J.D. BARNES LIMITED.
- TOPOGRAPHIC INFORMATION WAS SUPPLIED BY J.D. BARNES VIA EMAIL ON 2023/06/06. ADDITIONAL TOPOGRAPHIC INFORMATION WAS COLLECTED BY SHADE GROUP INC. ON MARCH 6, 2024, USING A SPECTRA SP60 GNSS RECEIVER.
- THIS PLAN HAS BEEN PREPARED IN REFERENCE TO INFORMATION PROVIDED BY THE OWNER. THIS IS NOT A SITE PLAN.
- THE OWNER IS RESPONSIBLE FOR ALL PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES PRIOR TO CONSTRUCTION.
- LAYOUT BY OTHERS.
- THIS PLAN HAS BEEN PROVIDED IN SUPPORT OF A PERMIT FOR THE WORKS SHOWN HEREIN. IT HAS NOT BEEN PREPARED TO ADDRESS ANY PRE-EXISTING ON-SITE OR OFF-SITE DRAINAGE CONCERNS, IF APPLICABLE.

- COMPILED DATA IS LIMITED TO APPLICABILITY AS IT RELATES TO THE PROPOSED PERMIT APPLICATION.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- RETAINING WALL DESIGN BY OTHERS.
- CONTRACTOR TO FIELD FIT TERMINATION POINTS OF RETAINING WALL. RETAINING WALL TO BE MIN. 0.3m ABOVE SURROUNDING GRADE.
- CONCRETE HEATED DRIVEWAY DESIGN BY OTHERS.
- GIVEN OTTAWA'S COMPLEX WEATHER CONDITIONS, SHADE GROUP CANNOT GUARANTEE THE SUCCESS OF SUBGRADE ENTRANCES FROM A DRAINAGE PERSPECTIVE. INDUSTRY RECOMMENDED PRACTICES HAVE BEEN PROPOSED FOR THE MANAGEMENT OF RUNOFF, HOWEVER IN LARGE STORM EVENTS, OR SIGNIFICANT SNOWFALL/SNOWMELT EVENTS, RUNOFF MAY STILL ENTER THE SUBGRADE ENTRANCE. INSTALLATION OF PROPER DOOR SEALS AND CONTINUED ON-GOING MAINTENANCE OF THE SUMP PUMP, CATCH BASIN, AND LINEAR DRAIN WILL BE PERTINENT TO THE SUCCESS OF THE PROPOSED WORKS.
- ANY CHANGES MADE TO THIS PLAN ARE TO BE VERIFIED AND APPROVED BY SHADE GROUP INC.
- SHADE GROUP INC. CANNOT WARRANTY OR GUARANTEE WORKS INSTALLED BY OTHERS AND NOT OVERSEEN BY SHADE GROUP INC.