

DRAWING NUMBER: 230261-GR

- 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 utility pole. Elevation = 97.58 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
2.	NR	MAY 1/24	REVISED SEPTIC LOCATION
1.	AKM	OCT 11/23	REVISED SEPTIC LOCATION

Kollaard Associates
Engineers
(613) 860-0923

210 PRESCOTT STREET
PO BOX 189
KEMPTVILLE ONTARIO
K0G 1J0

FAX (613) 258-0475
www.kollaard.ca
info@kollaard.ca

CLIENT: JOE BUCKLEY CONSULTING

OWNER: MICHAEL K. FAW

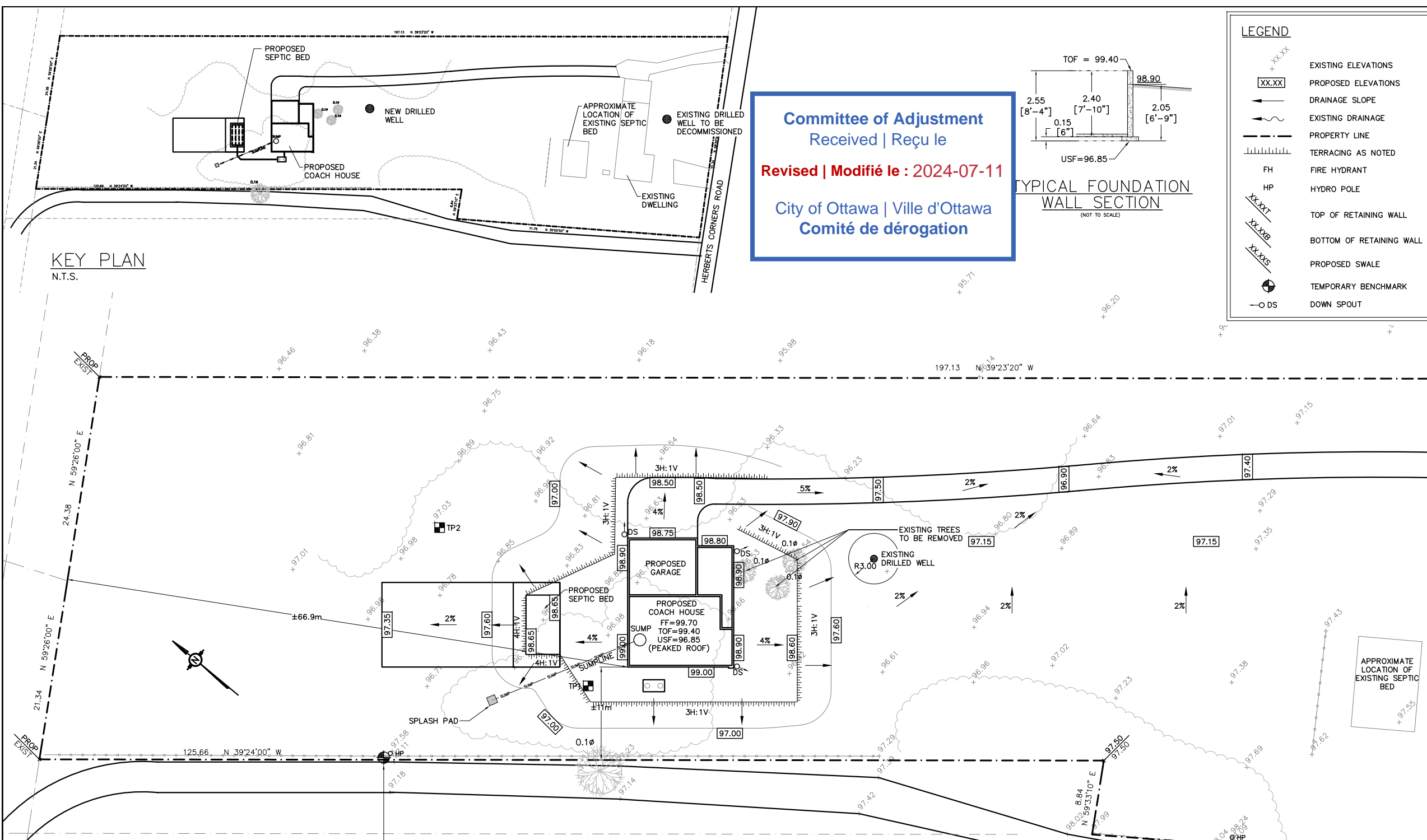
DRAWING: GRADING PLAN FOR COACH HOUSE

LOCATION:
6051 HERBERTS CORNERS ROAD
LOT 14, CONC. 2,
OSGOODE,
CITY OF OTTAWA, ONTARIO

DESIGNED BY: NR
DATE: JUL 5, 2023

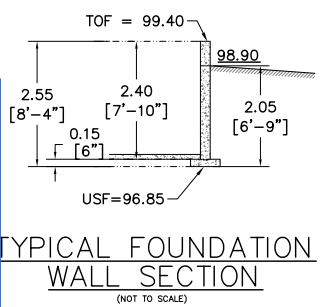
DRAWN BY: NR
SCALE: 1:500

KOLLAARD FILE NUMBER: 230261



KEY PLAN
N.T.S.

Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2024-07-11
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

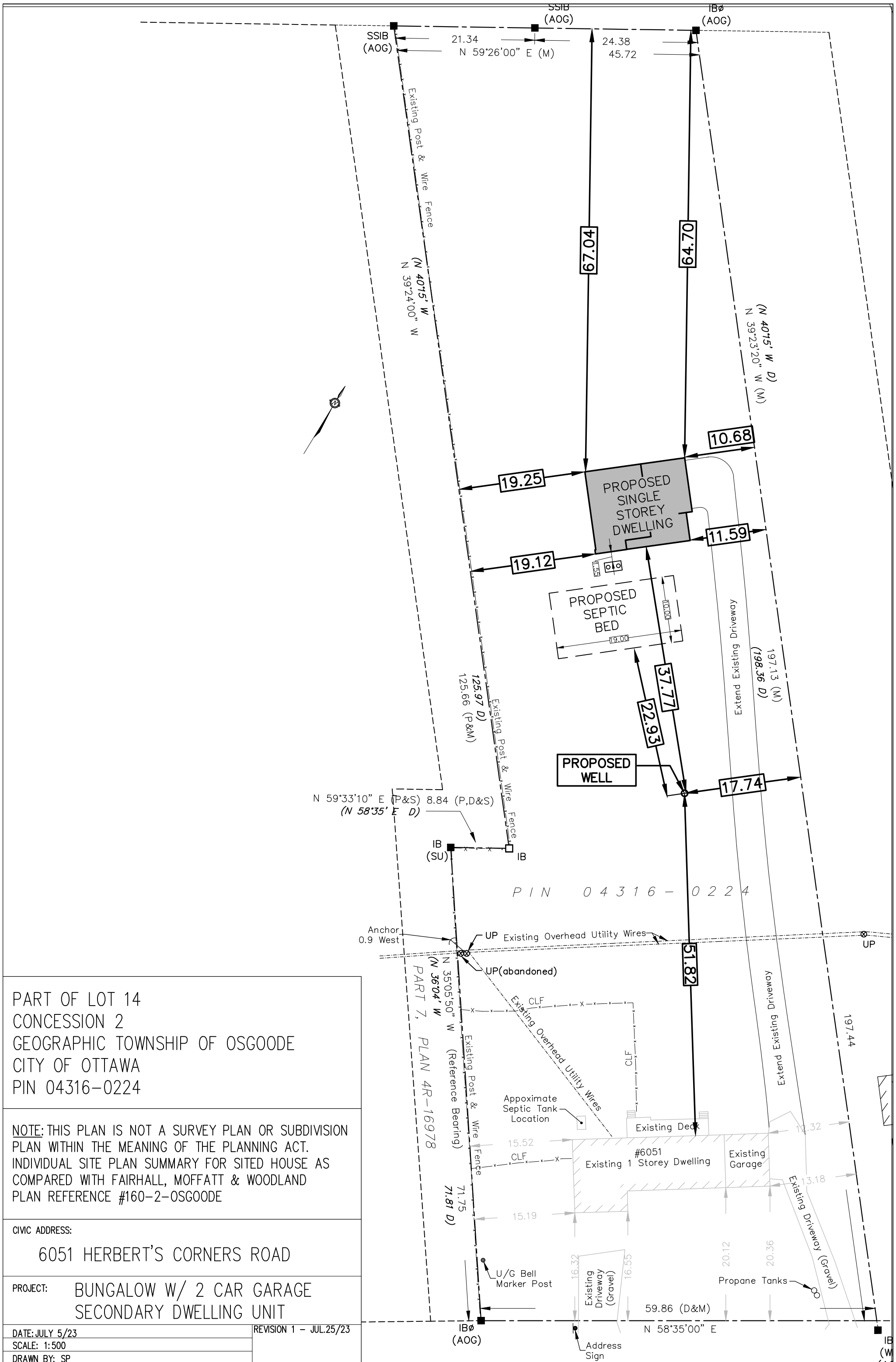


LEGEND

	EXISTING ELEVATIONS
	PROPOSED ELEVATIONS
	DRAINAGE SLOPE
	EXISTING DRAINAGE
	PROPERTY LINE
	TERRACING AS NOTED
	FH
	HP
	TOP OF RETAINING WALL
	BOTTOM OF RETAINING WALL
	PROPOSED SWALE
	TEMPORARY BENCHMARK
	DS

- TBM = TWIN NAILS IN UTILITY POLE. ELEVATION = 97.58 METRES.
- THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL APPROVED BY THE RELEVANT AUTHORITIES
- PROPERTY BOUNDARY TAKEN FROM GEOTTAWA GIS MAPPING. CONTRACTOR TO VERIFY DISTANCE TO PROPERTY LINES PRIOR TO CONSTRUCTION
- * THIS GRADING PLAN IS NOT A SITE PLAN. BUILDING LOCATION AS PER SITE PLAN/SKETCH PROVIDED BY CLIENT/DESIGNER
- * CLIENT IS RESPONSIBLE TO ENSURE BUILDING LOCATION MEETS MUNICIPAL ZONING BY-LAWS
- * KOLLAARD ASSOCIATES ACCEPTS NO RESPONSIBILITY IF THE GRADING PLAN IS USED FOR PURPOSES OTHER THAN LOT GRADING
- * DIMENSIONS ARE INCLUDED ON THE GRADING PLAN AS A COURTESY AND ARE NOT TO BE USED FOR LAYOUT





PART OF LOT 14
 CONCESSION 2
 GEOGRAPHIC TOWNSHIP OF OSGOODE
 CITY OF OTTAWA
 PIN 04316-0224

NOTE: THIS PLAN IS NOT A SURVEY PLAN OR SUBDIVISION PLAN WITHIN THE MEANING OF THE PLANNING ACT. INDIVIDUAL SITE PLAN SUMMARY FOR SITED HOUSE AS COMPARED WITH FAIRHALL, MOFFATT & WOODLAND PLAN REFERENCE #160-2-OSGOODE

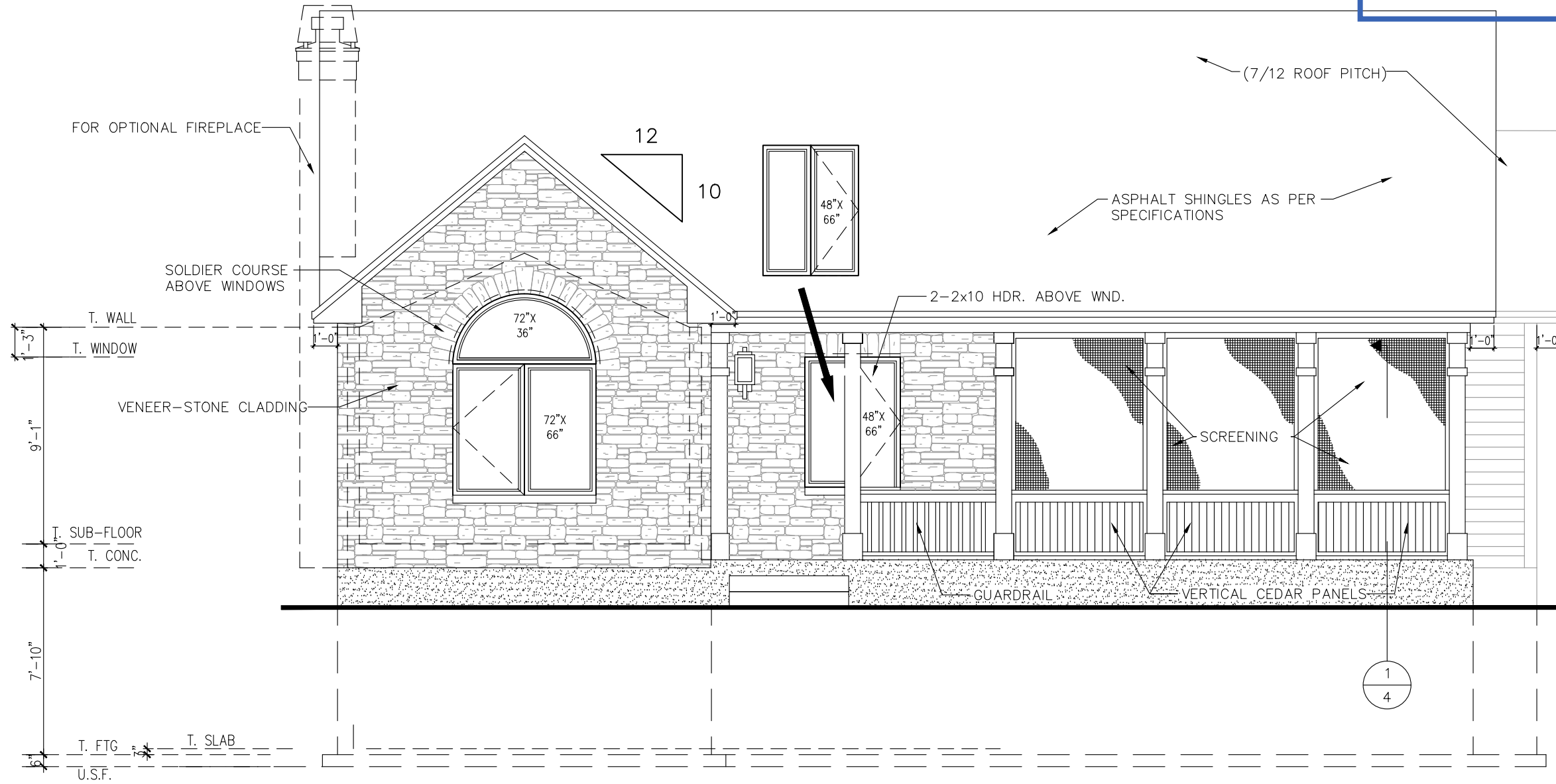
CIVIC ADDRESS:
 6051 HERBERT'S CORNERS ROAD

PROJECT: BUNGALOW W/ 2 CAR GARAGE
 SECONDARY DWELLING UNIT

DATE: JULY 5/23
 SCALE: 1:500
 DRAWN BY: SP

REVISION 1 - JUL.25/23

Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le : 2024-07-11
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



FRONT ELEVATION
 SCALE: 3/16" = 1'-0"

SHEET TITLE
FRONT ELEVATION

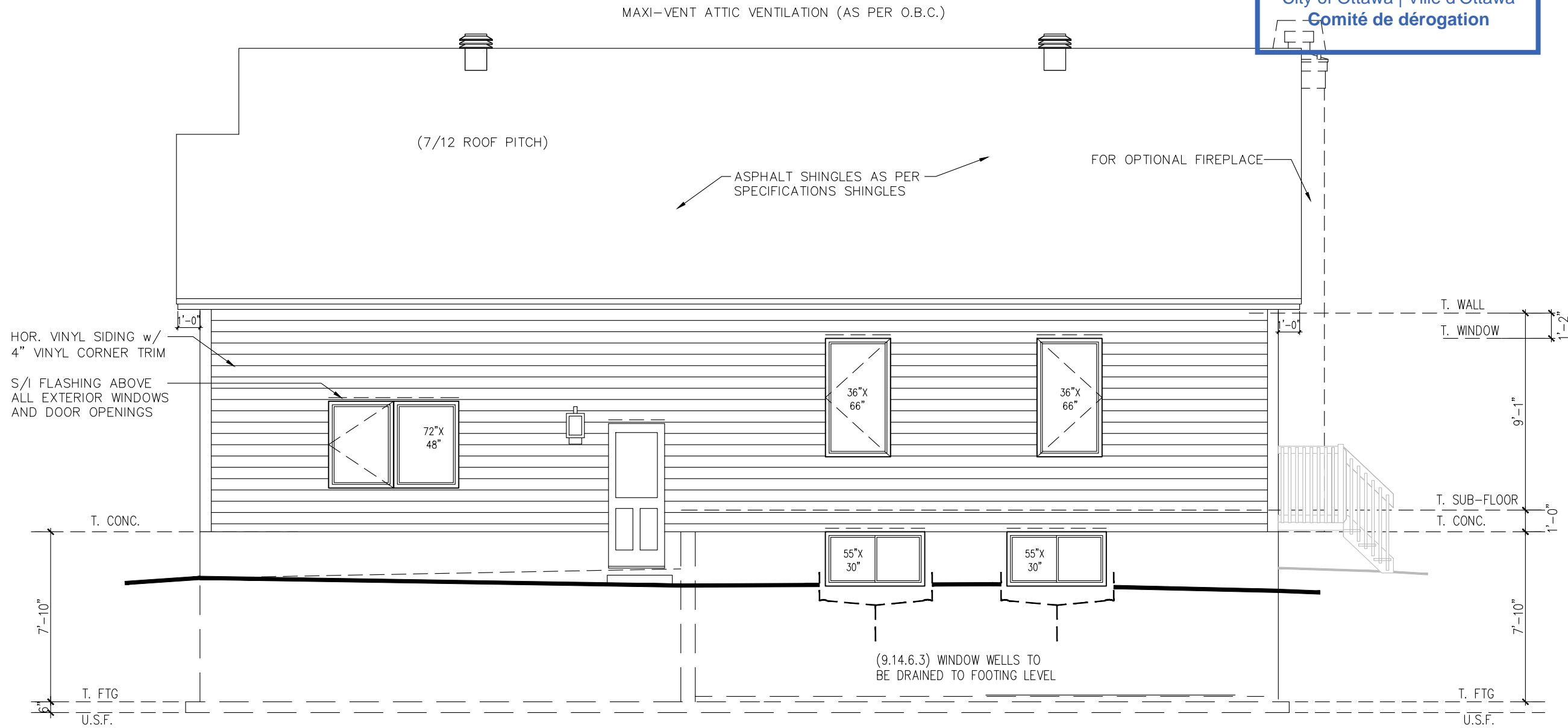
PROJECT
BUNGALOW - 6051 HERBERT'S CORNERS RD

DATE: MAY 2023
 SCALE: 3/16" = 1'-0"
 DRAWN BY: SP

DRAWING
A3

No.	Description	By	dd/mm/yy
7	DELETE WALK-OUT CONDITION & SUB-FOOTING INSULATION	SP	04/22/24
6	FROST PROTECTION ADJUSTMENT	SP	01/08/23
5	REVERSE IMAGE OF PLAN	SP	25/07/23
4	AS PER STRUCTURAL REVIEW	SP	18/07/23
3	AS PER GRADE REVIEW	SP	29/06/23
2	FOR TRUSS AND JOIST LAYOUTS	SP	26/06/23
1	FOR REVIEW	SP	06/06/23

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-07-11
City of Ottawa | Ville d'Ottawa
Comité de dérogation



REAR ELEVATION
SCALE : 3/16" = 1'-0"

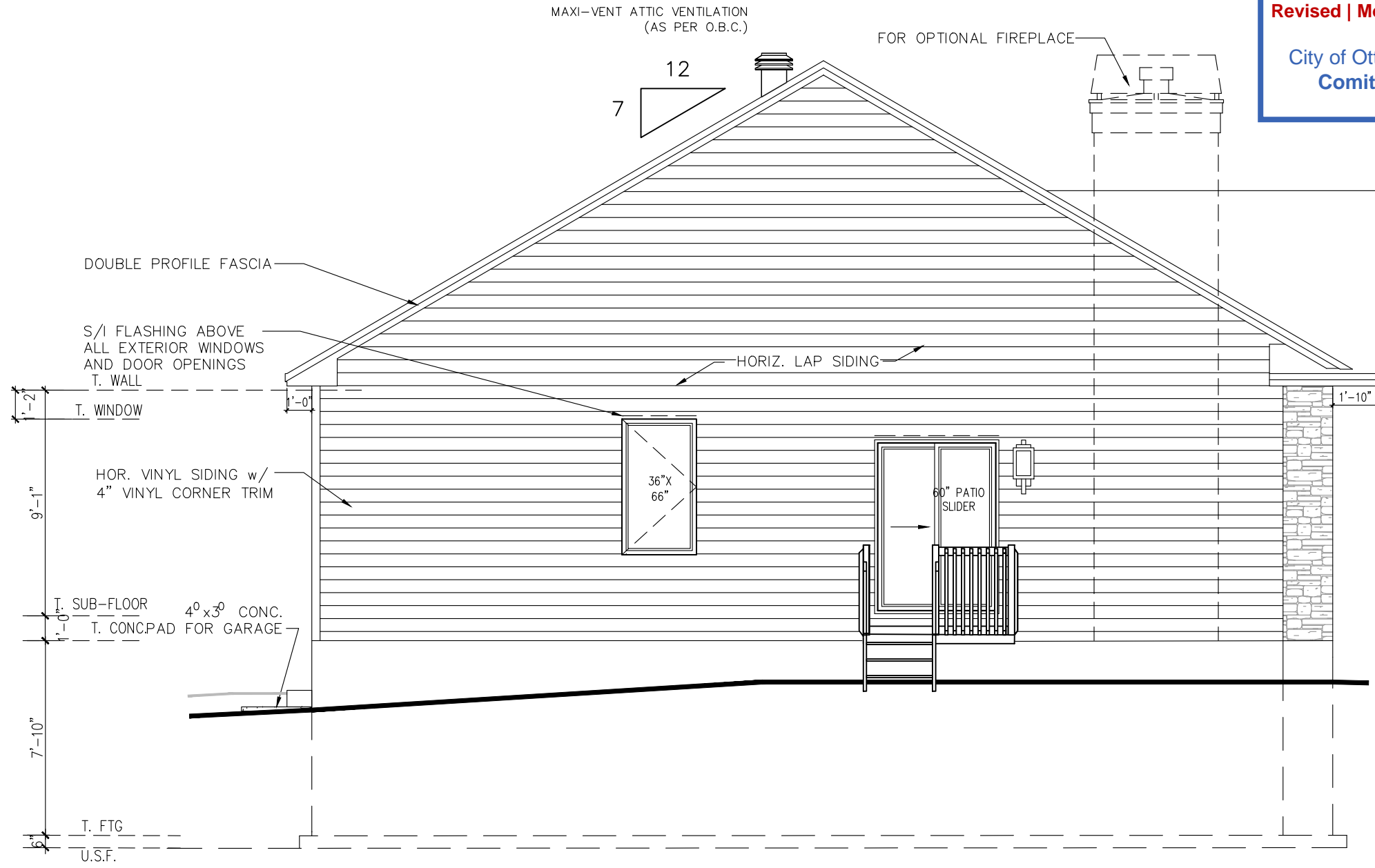
SHEET TITLE
REAR ELEVATION

PROJECT
BUNGALOW - 6051 HERBERT'S CORNERS RD

DATE: MAY 2023
SCALE: 3/16" = 1'-0"
DRAWN BY: SP

No.	Description	By
7	DELETE WALK-OUT CONDITION & SUB-FOOTING INSULATION	04/22/24 SP
6	FROST PROTECTION ADJUSTMENT	01/08/23 SP
5	REVERSE IMAGE OF PLAN	25/07/23 SP
4	AS PER STRUCTURAL REVIEW	18/07/23 SP
3	AS PER GRADE REVIEW	29/06/23 SP
2	FOR TRUSS AND JOIST LAYOUTS	26/06/23 SP
1	FOR REVIEW	06/06/23 SP

DRAWING
A4



Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2024-07-11
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

LEFT SIDE ELEVATION
 SCALE : $\frac{3}{16}$ " = 1'-0"

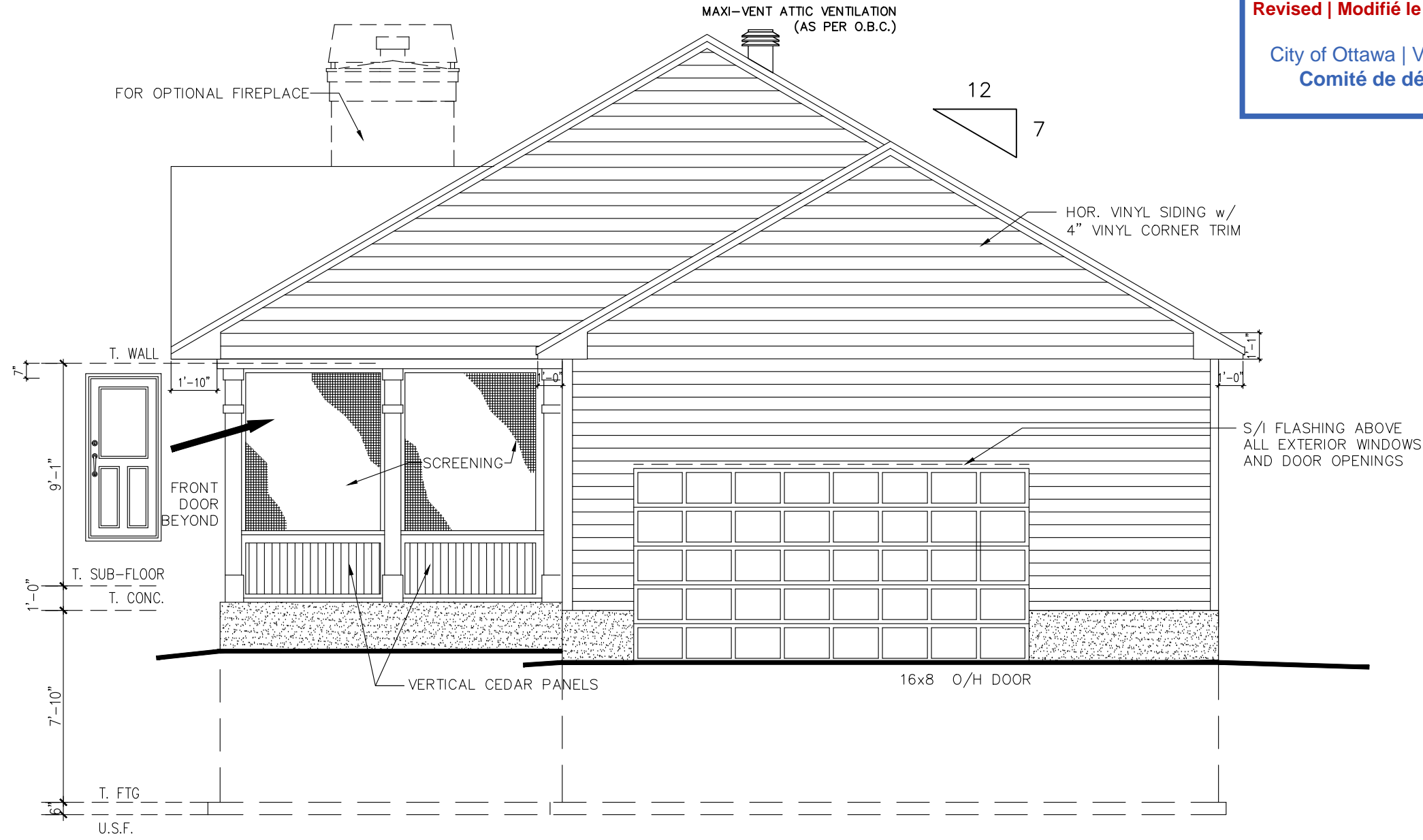
SHEET TITLE
RIGHT ELEVATION

PROJECT
BUNGALOW - 6051 HERBERT'S CORNERS RD

DATE: MAY 2023
 SCALE: $\frac{3}{16}$ " = 1'-0"
 DRAWN BY: SP

DRAWING
A5

No.	Description	By	dd/mm/yy
7	DELETE WALK-OUT CONDITION & SUB-FOOTING INSULATION	SP	04/22/24
6	FROST PROTECTION ADJUSTMENT	SP	01/08/23
5	REVERSE IMAGE OF PLAN	SP	25/07/23
4	AS PER STRUCTURAL REVIEW	SP	18/07/23
3	AS PER GRADE REVIEW	SP	29/06/23
2	FOR TRUSS AND JOIST LAYOUTS	SP	26/06/23
1	FOR REVIEW	SP	06/06/23



Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2024-07-11
 City of Ottawa | Ville d'Ottawa
Comité de dérogation

LEFT SIDE ELEVATION
 SCALE : $\frac{3}{16}'' = 1'-0''$

SHEET TITLE
LEFT ELEVATION

PROJECT
BUNGALOW - 6051 HERBERT'S CORNERS RD

DATE: MAY 2023
 SCALE: $\frac{3}{16}'' = 1'-0''$
 DRAWN BY: SP

DRAWING
A6

No.	Description	By	dd/mm/yy
7	DELETE WALK-OUT CONDITION & SUB-FOOTING INSULATION	SP	04/22/24
6	FROST PROTECTION ADJUSTMENT	SP	01/08/23
5	REVERSE IMAGE OF PLAN	SP	25/07/23
4	AS PER STRUCTURAL REVIEW	SP	18/07/23
3	AS PER GRADE REVIEW	SP	29/06/23
2	FOR TRUSS AND JOIST LAYOUTS	SP	26/06/23
1	FOR REVIEW	SP	06/06/23