

PART LOT 24
CONCESSION 1 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Committee of Adjustment
Received | Reçu le
2024-10-24
City of Ottawa | Ville d'Ottawa
Comité de dérogation



Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.
2. The survey was completed on the 16th day of November, 2023.

Dec 7 2023
Date
T. Hartwick
Ontario Land Surveyor

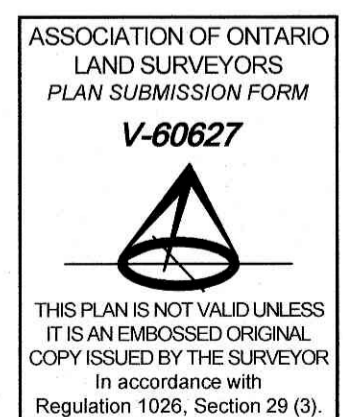
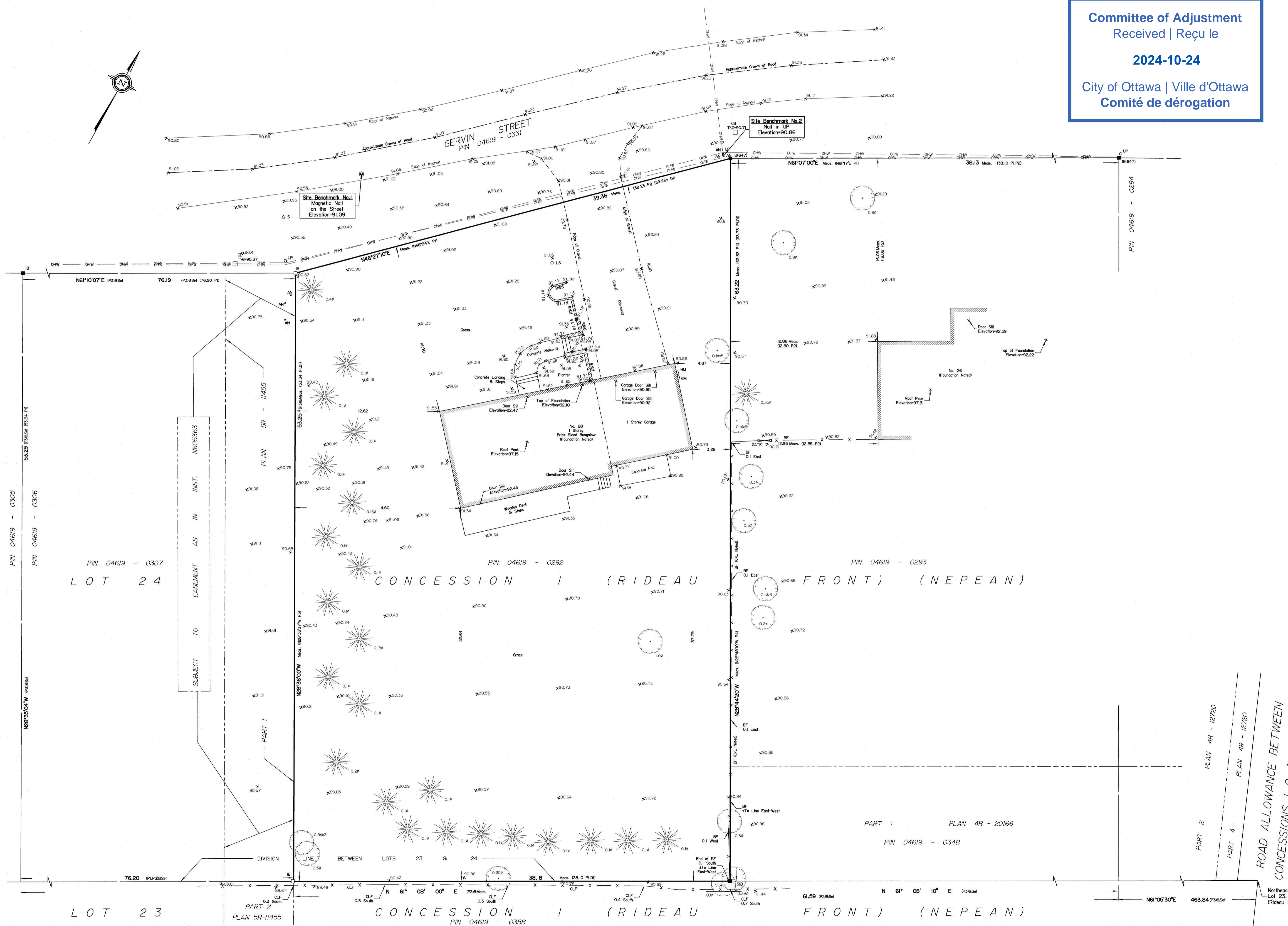
Notes & Legend

- Denotes
- Survey Monument Planted
- Survey Monument Found
- Standard Iron Bar
- Iron Bar
- Measured
- (AOG) - Annis, O'Sullivan, Vollebakk Ltd.
- (P1) - (647) Plan Dated March 10, 1954
- (P2) - (647) Notes Dated June 17, 1974
- (P3) - Plan SR-11455
- (P4) - Plan 4R-20166
- (D1) - Instrument No. CR349319
- Deciduous Tree
- Coniferous Tree
- Overhead Wires
- Catch Basin
- Gas Meter
- Hydro Meter
- Sign
- Chain Link Fence
- Board Fence
- Utility Pole
- Anchor
- Air Conditioner
- Diameter
- Location of Elevations
- Top of Retaining Wall Elevation
- Centreline
- Stone Retaining Wall
- Light Standard

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

ELEVATION NOTES
1. Elevations shown are geodetic and are referred to the CGVD28 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 its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES
1. 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.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.



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**EXISTING
 FRONT ELEVATION**



**EXISTING
 RIGHT ELEVATION**

NOTES:
 1. ALL DIMENSIONS ARE TO BE CONFIRMED ON-SITE PRIOR TO CONSTRUCTION.



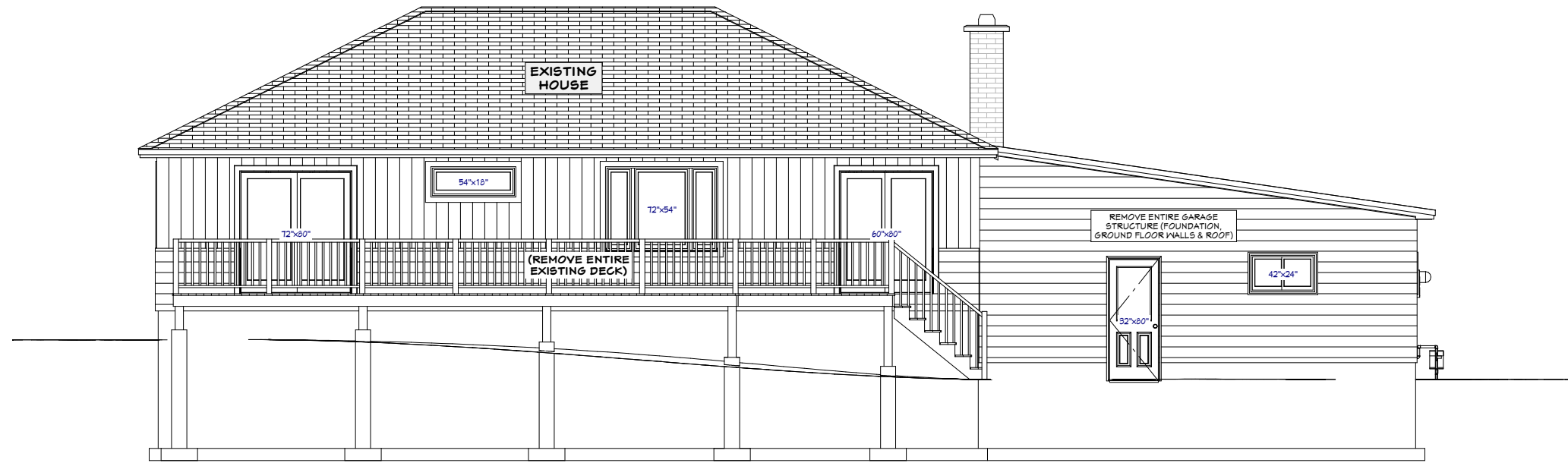
Please note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project.
 The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.
 Qualification Information:
 Jeremy McMullen *Signature* 22021
 NAME SIGNATURE BCIN
 Precision Home Design 113690
 FIRM BCIN

CUSTOMER:
 CAVANAUGH ADDITION
 28 GERVIN ST.
 NEPEAN, ON

DRAWING NAME:
 EXISTING ELEVATIONS

SCALE: 1/8" = 1'-0"	Sheet # A5
DATE: JUNE 13, 2024	

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**EXISTING
 REAR ELEVATION**



**EXISTING
 LEFT ELEVATION**

NOTES:
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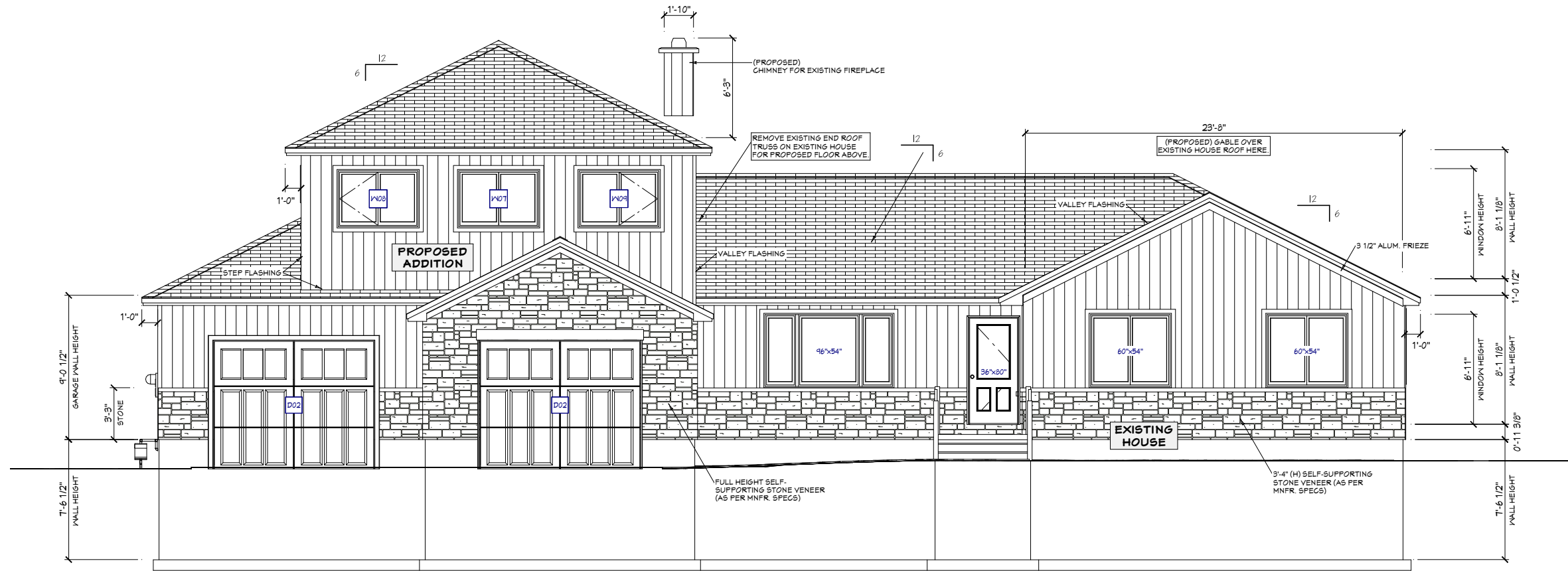
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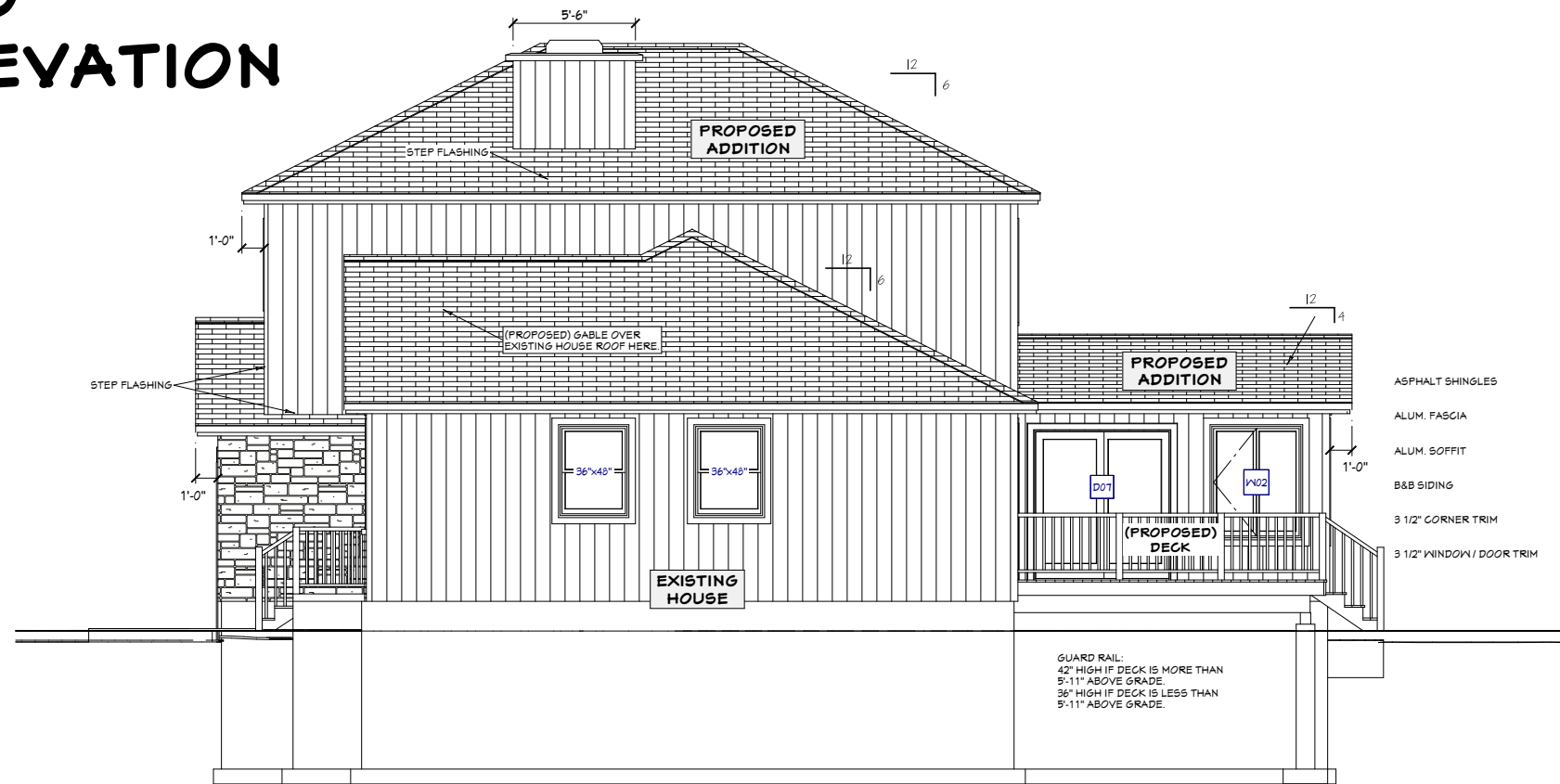
DRAWING NAME:
 EXISTING ELEVATIONS

SCALE: 1/8" = 1'-0"	Sheet # A6
DATE: JUNE 13, 2024	

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**PROPOSED
FRONT ELEVATION**



**PROPOSED
RIGHT ELEVATION**

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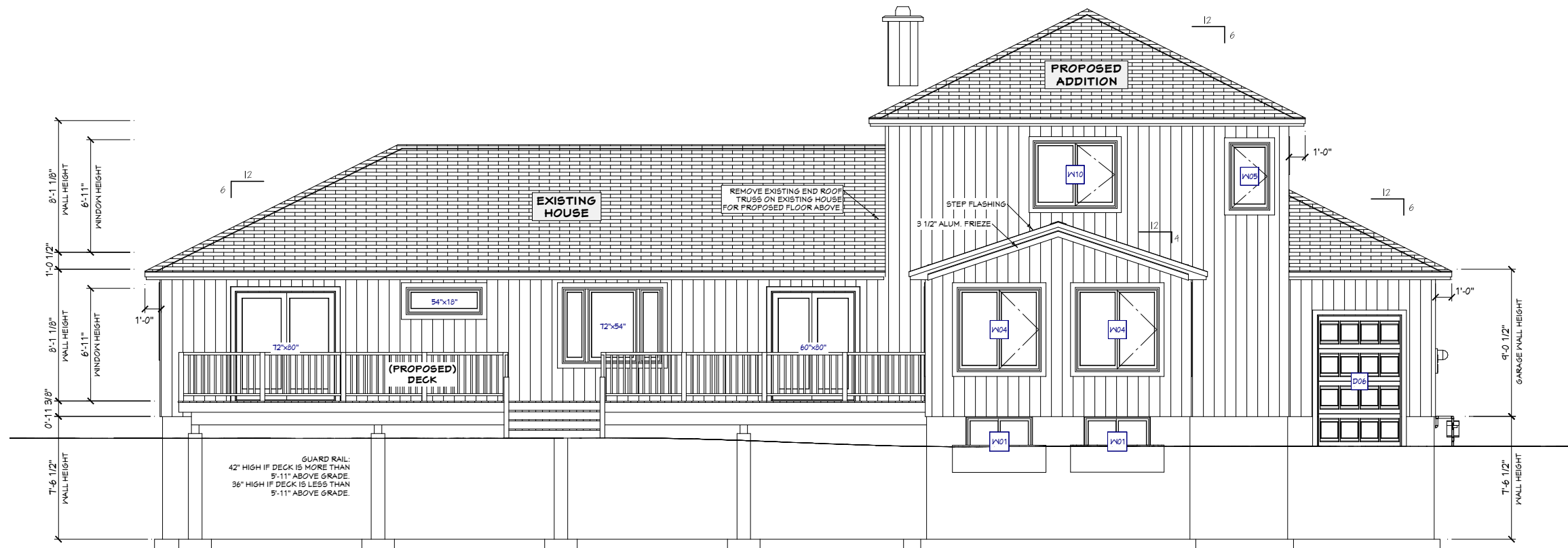
DRAWING NAME:
 PROPOSED ELEVATIONS

SCALE: 1/8" = 1'-0"	Sheet # A10
DATE: JUNE 13, 2024	

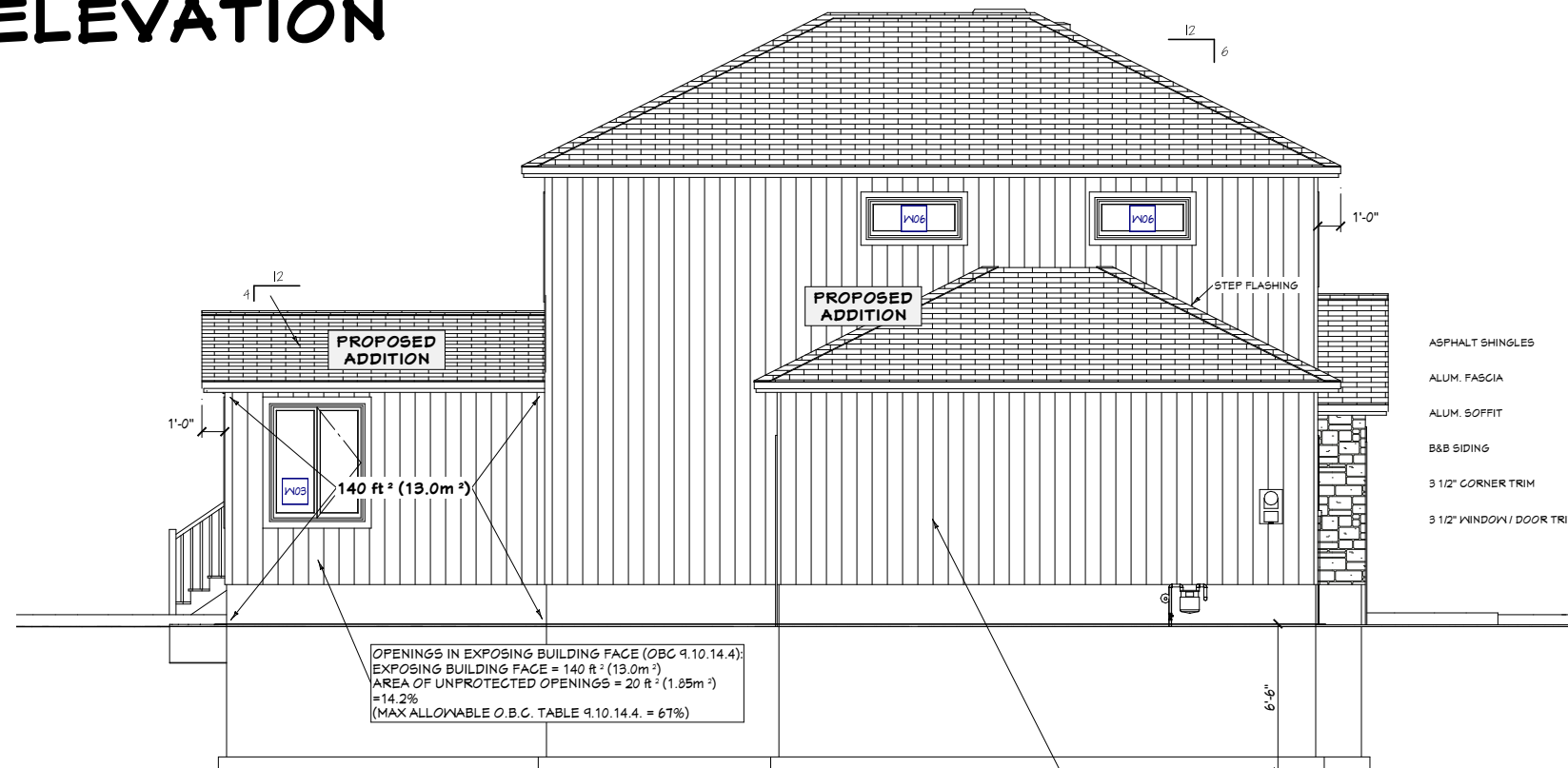
- ASPHALT SHINGLES
- ALUM. FASCIA
- ALUM. SOFFIT
- B&B SIDING
- 3 1/2" CORNER TRIM
- 3 1/2" WINDOW / DOOR TRIM

GUARD RAIL:
 42" HIGH IF DECK IS MORE THAN
 5'-11" ABOVE GRADE.
 36" HIGH IF DECK IS LESS THAN
 5'-11" ABOVE GRADE.

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**PROPOSED
 REAR ELEVATION**



**PROPOSED
 LEFT ELEVATION**



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 Qualification Information:
Jeremy McMullen 22021
 NAME SIGNATURE BCIN
Precision Home Design 113690
 FIRM BCIN

CUSTOMER:
CAVANAUGH ADDITION
 28 GERVIN ST.
 NEPEAN, ON

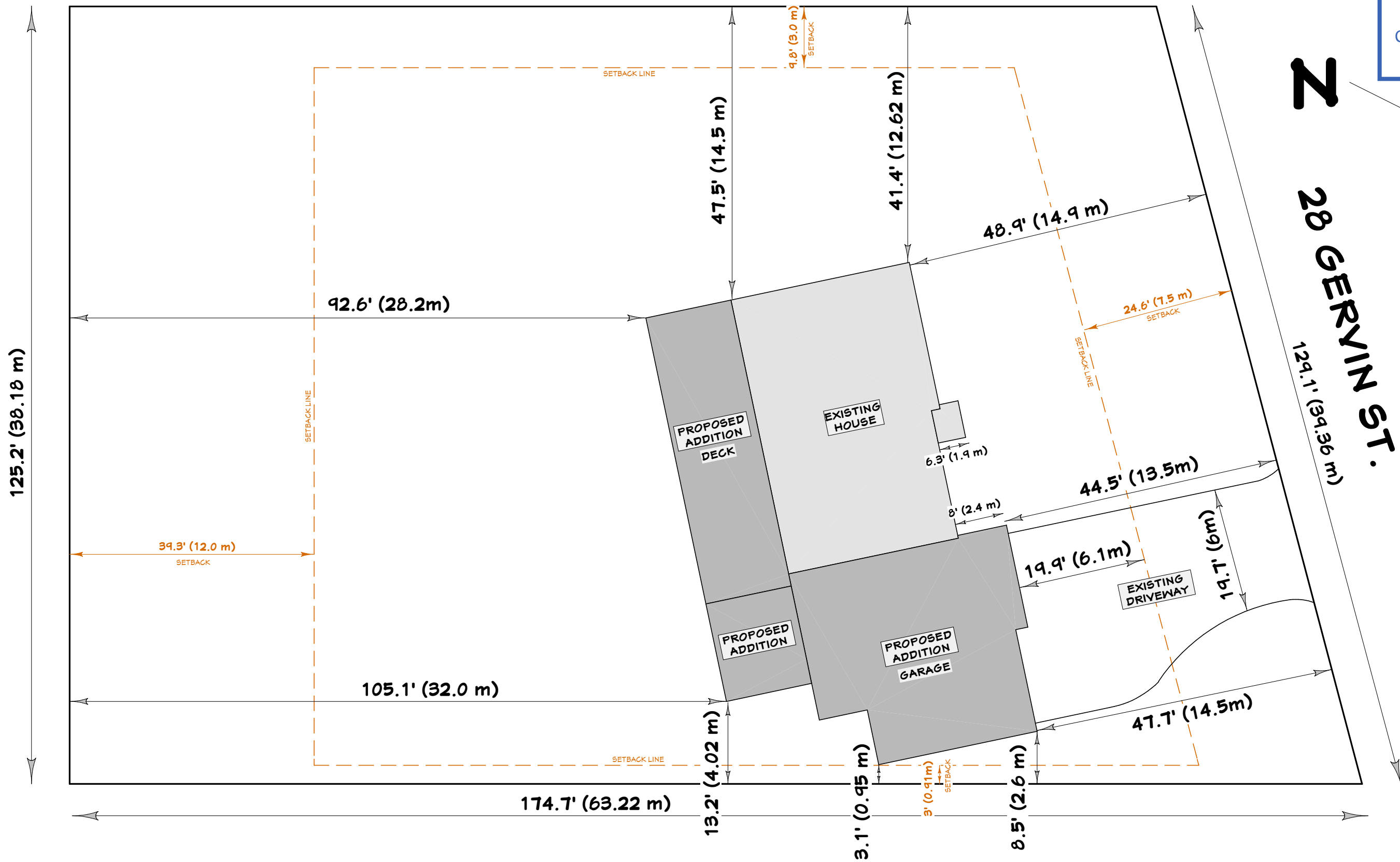
DRAWING NAME:
PROPOSED ELEVATIONS

SCALE:
 1/8" = 1'-0"
DATE:
 JUNE 13, 2024
Sheet #
A11

NOTES:
 1. ALL DIMENSIONS ARE TO BE CONFIRMED ON-SITE PRIOR TO CONSTRUCTION.

WALL
 45 min
 WALL FIRE RESISTANCE RATING:
 O.B.C. SB-3 WALL X1e (45 min.)
 1 LAYER 1/2" TYPE 'X' GYPSUM BOARD
 2x6 @ 16" O.C. STUD WALL
 R22 BATT INSULATION (NO INSULATION REQ'D)
 7/16" OSB WALL SHEATHING
 1" (RS) RIGID INSULATION
 AIR BARRIER
 METAL / NON-COMBUSTIBLE SIDING
 W/ FLAME SPREAD RATING NOT GREATER THAN 25

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 Qualification Information:
 Jeremy McMullen *Signature* 22021
 NAME SIGNATURE BCIN
 Precision Home Design 113640
 FIRM BCIN

CUSTOMER:
 CAVANAUGH ADDITION
 28 GERVIN ST.
 NEPEAN, ON

DRAWING NAME:
 SITE PLAN

SCALE:
 1/16" = 1'-0"

DATE:
 JUNE 13, 2024

Sheet #
A15

NOTES:
 1. ALL DIMENSIONS ARE TO BE CONFIRMED ON-SITE PRIOR TO CONSTRUCTION.

LEGEND	
+99.99	EXISTING SPOT ELEVATION
99.99	PROPOSED FINISHED GRADE ELEVATION
99.99TW	PROPOSED TOP OF RETAINING WALL ELEVATION
99.99BW	PROPOSED FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL
→	PROPOSED DRAINAGE SLOPE
↔	PROPOSED EAVESTROUGH DOWNSPOUT & DRAINAGE DIRECTION
TTTTTT	PROPOSED LANDSCAPE SLOPE (Max. 3H:1V)

PROPOSED RETAINING WALL (RTW). RTW MATERIAL AND DESIGN BY OTHERS. MAXIMUM HEIGHT OF RTW AS SHOWN=0.72m. RTW MAY "TAPER DOWN" AT ENDS TO MATCH FINISHED GRADE.

NO DRAINAGE FROM PROPOSED HARD SURFACES (e.g. ROOF) TO BE DIRECTED TOWARDS EAST [SIDE YARD] OF PROPOSED ADDITION

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.
 - Site Benchmarks = As shown/described on drawing. Site benchmarks established for the site by Annis, O'Sullivan, Vollebek Ltd. Ontario Land Surveyors (OLS). Morey Associates Ltd. accepts no responsibility for any third party use of the above mentioned site benchmarks.
 - Property boundary information, existing dwelling size/location, existing site features and existing topography shown on this drawing is from or referenced from topographical plan of survey drawing titled "Part of Lot 24, Concession 1 (Rideau Front), Geographic Township of Nepean, City of Ottawa", dated December 7, 2023, prepared by Annis, O'Sullivan, Vollebek Ltd. OLS, provided to us by client. The proposed garage addition size/location shown on this drawing is based on the Precision Home Design addition plans titled "Cavanaugh Addition, 28 Gervin St. Nepean, ON", no revision date, drawings dated March 26, 2024, provided to us by the client by email March 28, 2024 and the above mentioned topographic plan of survey drawing. 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. 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. This drawing is not a site control plan. This drawing is not a sewage system design. This drawing is not a landscape design plan.
 - The intent of this grading plan drawing is to show the potential for surface water drainage to be directed away from the proposed addition at the site. Surface water ponding may occur at the site.
 - All dimensions to be verified on site by contractor prior to construction.
 - Boundary information and proposed structures' locations/sizes 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 drawing (see Note 21). Morey Associates Ltd. should be retained if dimensions verified on site by contractor differ from this drawing 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 grading plan drawing. Contractor is responsible for location and protection of all existing and proposed utilities and easements. Morey Associates Ltd. accepts no responsibility and no liability for damage to services, utilities, and structures due to construction operations. Morey Associates Ltd. accepts no responsibility and no liability for the groundwater quality and/or quantity from the existing well at the site and any existing neighbouring wells.
 - Client is responsible for acquiring all necessary permits. This drawing is not for construction until all necessary permits have been acquired.
 - Top of foundation (TOF) and underside of footing (USF) elevations for the proposed addition shown on this drawing is based on the above mentioned addition plans indicating a TOF level flush with the existing dwelling TOF level and a 2.30 metre high foundation wall and a 0.20 metre thick footing. Where less than 1.5 metres of earth cover above USF level is provided, rigid insulation in combination with earth cover may be required for footing subgrade frost protection purposes. No adverse undermining of the existing dwelling footings is to take place. The existing dwelling's underside of footing elevation shown on this drawing is based on the above mentioned addition plans indicating a 2.50 metre difference between the existing dwelling USF level and existing dwelling TOF level.
 - The underside of footing elevation and finished grade at the proposed addition has been set based on limited information and may not have accounted for actual groundwater and/or soil/bedrock conditions at the proposed addition location. It should be noted that groundwater levels are expected to fluctuate seasonally. Higher groundwater levels are expected during wet periods of the year such as the early spring. Contractor and/or owner is responsible for determining, prior to or at time of excavating, if the actual in-situ groundwater and/or soil/bedrock conditions at the proposed addition location warrant changes to the USF elevation and/or finished grade at the proposed addition. As such, if consideration is being given by the contractor and/or owner for changes to the USF elevation and/or finished grade at the proposed addition, Morey Associates Ltd. should be retained as this may require changes to this drawing.
 - Finished grade to slope downwards and away from proposed addition everywhere, whether or not indicated on this drawing.
 - Maximum allowable proposed landscape (overburden) slope on site is 3H:1V. Finished grade adjacent to proposed addition to slope downwards and away from proposed addition at all sides at a minimum of 2% and a maximum of 7% out beyond building a minimum 0.5 metres. Beyond 0.5 metres the finished grade slope downwards and away from proposed addition may be increased up to 3H:1V.
 - The proposed grades have been set for the proposed addition area at the subject site only. All grading and drainage control beyond the proposed subject addition area and beyond the subject site property boundaries and within the Municipal roadway right-of-way is outside the scope of this grading plan and is the responsibility of the property owners and the Municipality, respectively. Retaining wall material and design is by others and is outside the scope of this drawing. Any requirements for guards/railings in relation to proposed retaining walls is outside the scope of this drawing.
 - No excess overland 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 lines is to take place.
 - Contractor is to ensure eavestrough drainage outletting at proposed downsouts is ultimately directed to a legal drainage outlet (ie: existing drainage ditch/roadside ditching system/drainage easement/historical drainage outlet/on-site infiltration/etc.), and that no eavestrough drainage outletting at proposed downsouts is directed overland onto neighbouring properties. Contractor to ensure that proposed eavestroughs and downsouts are adequate to convey the proposed addition roof drainage.
 - The soil subgrade conditions at the proposed dwelling location should be verified as acceptable by qualified geotechnical personnel from an allowable soil bearing pressure point of view for the proposed dwelling construction at the site. It is the responsibility of the contractor and/or owner to retain qualified geotechnical personnel to carry out the above prior to or at time of excavating.
 - This drawing has been prepared for the exclusive use of Robert Cavanaugh 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 grading and drainage works should examine the information shown on this drawing, satisfy themselves as to the adequacy of the information for construction [which may require site investigation(s)] and how it affects their construction techniques, schedule, safety, equipment capabilities and costs.
 - By use of this drawing for construction of the project, 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.
 - It is the responsibility of the contractor and/or owner and/or user of this drawing to obtain and follow the engineer's guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts which are alleged regarding this drawing and with respect to actual in-situ conditions at the site as it relates to this drawing. 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 and/or from others' failure to obtain and/or follow the engineer's guidance with respect to actual in-situ conditions at the site as it relates to this drawing.
 - 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.

SITE BENCHMARK 2: NAIL IN EXISTING UTILITY POLE, GEODETIC ELEVATION 90.86 METRES.

EXISTING DRIVEWAY TO BE EXTENDED AND REGRADED AS SHOWN

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SITE BENCHMARK 1: MAG NAIL IN ROAD, GEODETIC ELEVATION 91.09 METRES.

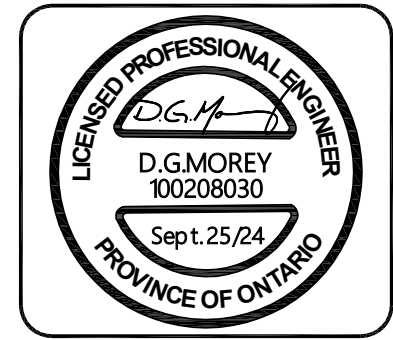
CITY OF OTTAWA TREE BY-LAW NOTE:
All trees on the Right-of-Way are to be maintained (unless a permit to remove the tree has been granted by the City of Ottawa) before and after construction and all trees within the property shall be protected as per the 'Municipal Trees and Natural Areas Protection By-Laws' and 'Urban Trees Conservation By-Law' as amended from time to time.

CITY OF OTTAWA EROSION AND SEDIMENT CONTROL STANDARD NOTE:
The contractor shall implement best management practices, to provide for protection of the area drainage system and the receiving watercourse, during construction activities. The contractor acknowledges that failure to implement appropriate erosion and sediment control measures may be subject to penalties imposed by any applicable regulatory agency.

EASEMENT NOTE:
Easement verification is the responsibility of the applicant. Easement information can be obtained from the Land Title and may be registered at the Ontario Land Registry Office. Express written consent is required from the easement holders to permit encroachment or modifications within the easement.

SPECIAL NOTE:
All existing grades and drainage patterns on and beyond property boundary are to remain unchanged.

SPECIAL NOTE:
No surface water drainage from proposed hard surfaces is to be directed overland onto residential neighbouring properties.



DRAWING			
GRADING PLAN			
REV.	DRAWN BY	DATE	DESCRIPTION
LOCATION			
28 GERVIN STREET KNOXDALE-MERIVALE WARD CITY OF OTTAWA ONTARIO			

PROJECT				
EXISTING DWELLING PROPOSED ADDITION				
CLIENT				
ROBERT CAVANAGH				
DATE	DRAWING No.	DRAWN BY	SCALE	FILE NO.
July 31, 2024	1 of 1	NNW	1:400	024283

MOREY ASSOCIATES LTD.
CONSULTING ENGINEERS

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KEMPTVILLE, ONTARIO
K0G 1J0

T: 613.215.0605
info@moreyassociates.com