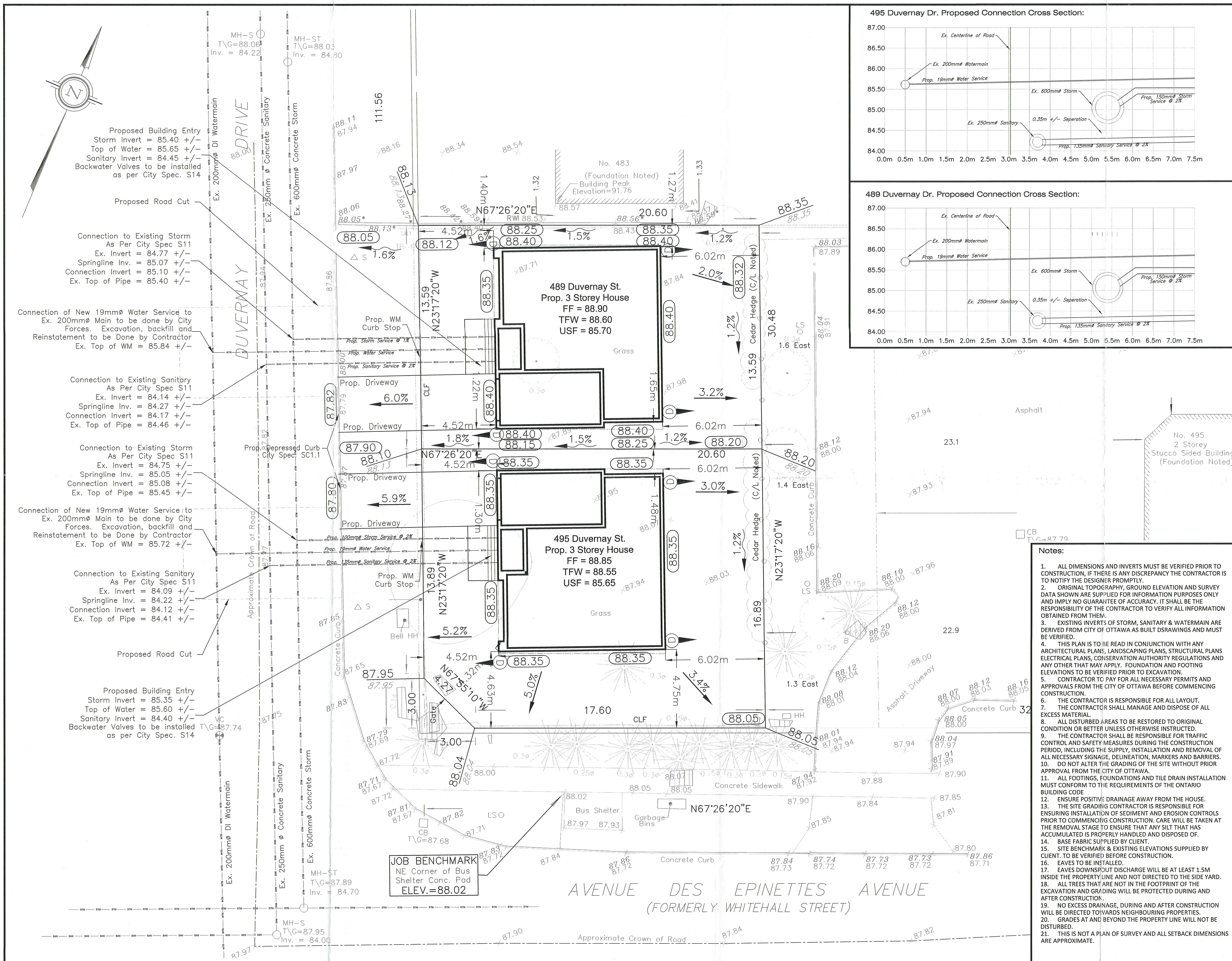
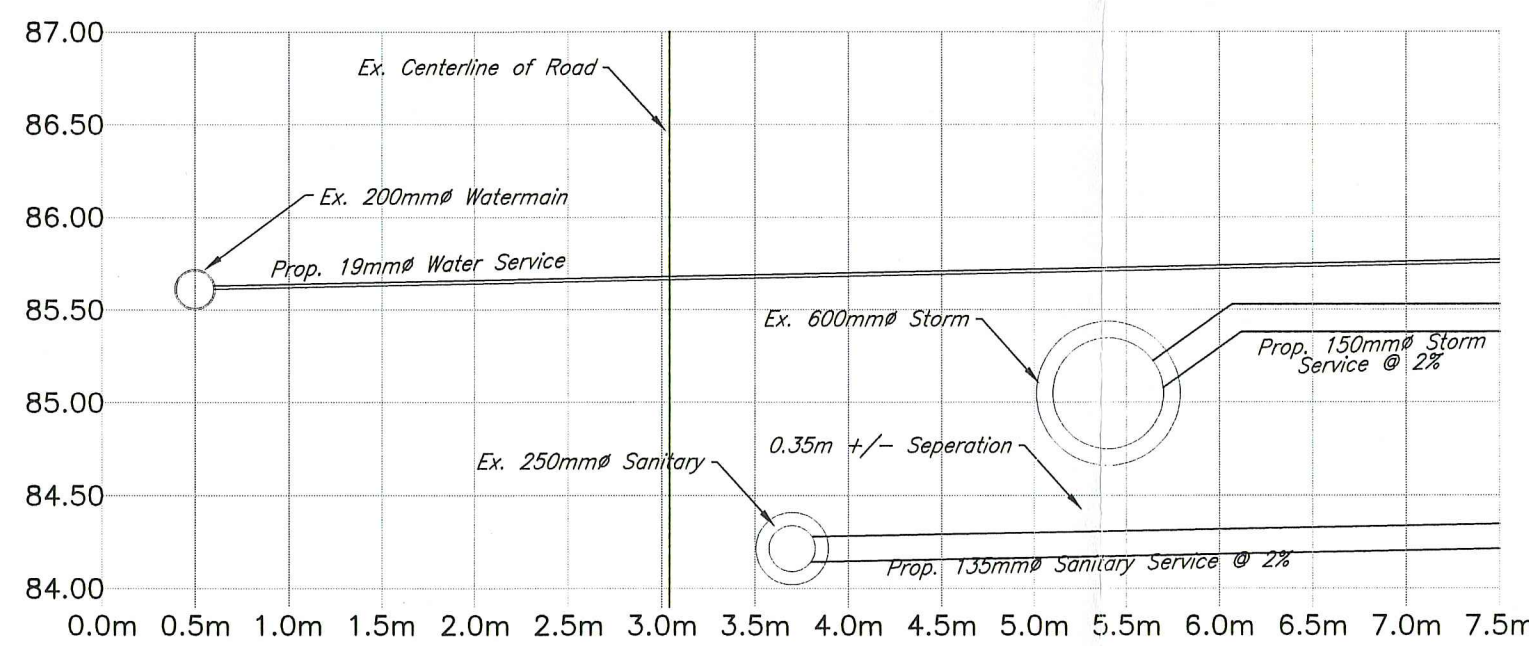
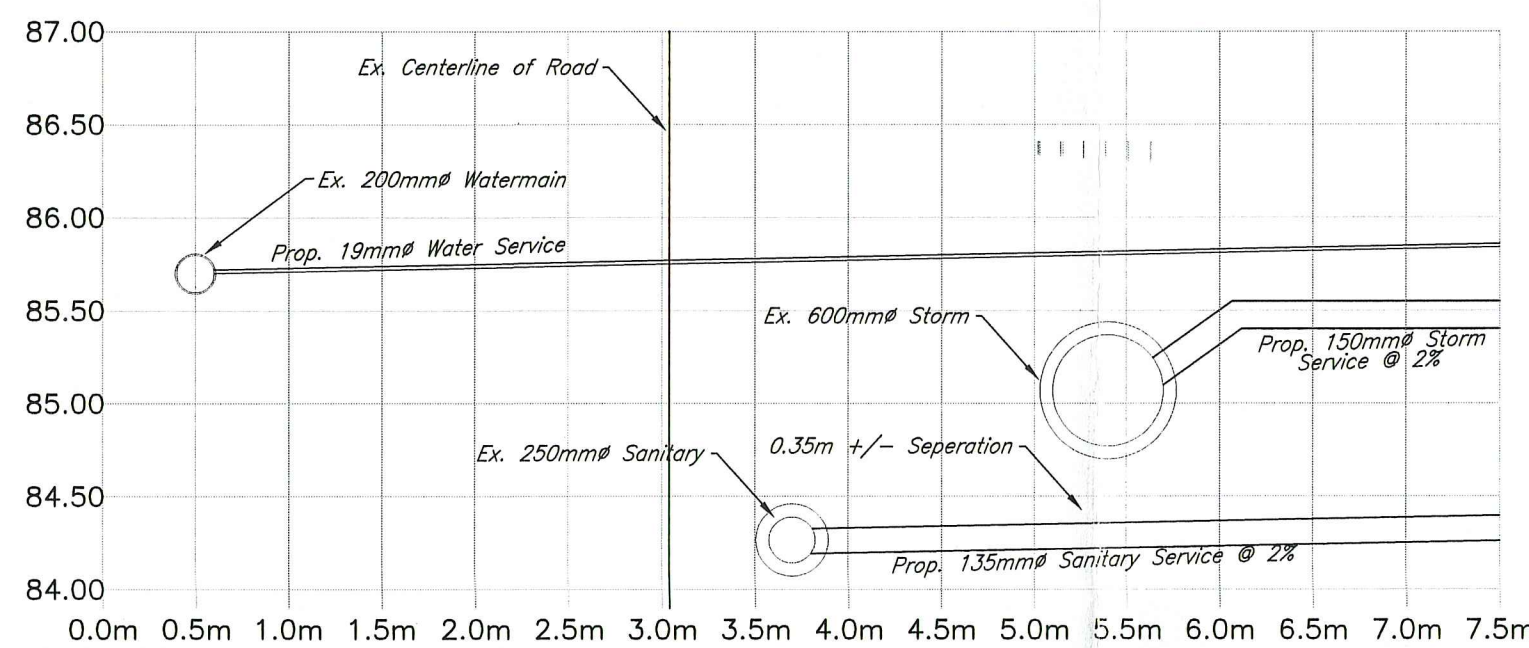




495 Duvernay Dr. Proposed Connection Cross Section:



489 Duvernay Dr. Proposed Connection Cross Section:



Legend:

- UP 56.72 Ex. Utility Pole
- Existing Grade
- Existing Overhead Wires
- Existing Fence
- Existing Top of Slope
- Existing Laneway
- Existing Centerline
- Existing Edge of Pavement
- Existing Ditch
- Proposed Setbacks
- 107.40 Proposed Grade
- 107.40 Existing Grade
- 6.0% Slope and Direction
- 0.8% Proposed Swale (0.15m Min Deep) 3:1 max side slopes
- (115.10) Proposed Grade
- Existing Hedge/Tree
- Proposed Terracing (3H:1V Max 4.5m from Foundation)
- Proposed limit of Grading (Match Existing)
- Proposed Retaining Wall
- TOW = Top of Wall
- BOW = Bottom of Wall
- Proposed Down Spout

*T. Williams*  
July 31, 2023



Notes:

- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE DESIGNER PROMPTLY.
- ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION OBTAINED FROM THEM.
- EXISTING INVERTS OF STORM, SANITARY & WATERMAIN ARE DERIVED FROM CITY OF OTTAWA AS BUILT DRAWINGS AND MUST BE VERIFIED.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH ANY ARCHITECTURAL PLANS, LANDSCAPING PLANS, STRUCTURAL PLANS ELECTRICAL PLANS, CONSERVATION AUTHORITY REGULATIONS AND ANY OTHER THAT MAY APPLY. FOUNDATION AND FOOTING ELEVATIONS TO BE VERIFIED PRIOR TO EXCAVATION.
- CONTRACTOR TO PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
- THE CONTRACTOR SHALL MANAGE AND DISPOSE OF ALL EXCESS MATERIAL.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE INSTRUCTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATION, MARKERS AND BARRIERS.
- DO NOT ALTER THE GRADING OF THE SITE WITHOUT PRIOR APPROVAL FROM THE CITY OF OTTAWA.
- ALL FOOTINGS, FOUNDATIONS AND TILE DRAIN INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
- ENSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE.
- THE SITE GRADING CONTRACTOR IS RESPONSIBLE FOR ENSURING INSTALLATION OF SEDIMENT AND EROSION CONTROLS PRIOR TO COMMENCING CONSTRUCTION. CARE WILL BE TAKEN AT THE REMOVAL STAGE TO ENSURE THAT ANY SILT THAT HAS ACCUMULATED IS PROPERLY HANDLED AND DISPOSED OF.
- BASE FABRIC SUPPLIED BY CLIENT.
- SITE BENCHMARK & EXISTING ELEVATIONS SUPPLIED BY CLIENT. TO BE VERIFIED BEFORE CONSTRUCTION.
- EAVES TO BE INSTALLED.
- EAVES DOWNSPOUT DISCHARGE WILL BE AT LEAST 1.5M INSIDE THE PROPERTY LINE AND NOT DIRECTED TO THE SIDE YARD.
- ALL TREES THAT ARE NOT IN THE FOOTPRINT OF THE EXCAVATION AND GRADING WILL BE PROTECTED DURING AND AFTER CONSTRUCTION.
- NO EXCESS DRAINAGE, DURING AND AFTER CONSTRUCTION WILL BE DIRECTED TOWARDS NEIGHBOURING PROPERTIES.
- GRADES AT AND BEYOND THE PROPERTY LINE WILL NOT BE DISTURBED.
- THIS IS NOT A PLAN OF SURVEY AND ALL SETBACK DIMENSIONS ARE APPROXIMATE.

Benchmarks:

BM 1:  
NE Corner of Bus Shelter Pad on Epinettes Ave.  
Elevation: 88.02

|                                                                 |                   |                       |
|-----------------------------------------------------------------|-------------------|-----------------------|
|                                                                 |                   |                       |
|                                                                 |                   |                       |
|                                                                 |                   |                       |
| 1                                                               | ISSUED FOR REVIEW | July 31, 2023         |
| No.                                                             | Revision/Issue    | Date                  |
| Check and verify all dimensions before proceeding with the work |                   | Do not scale drawings |

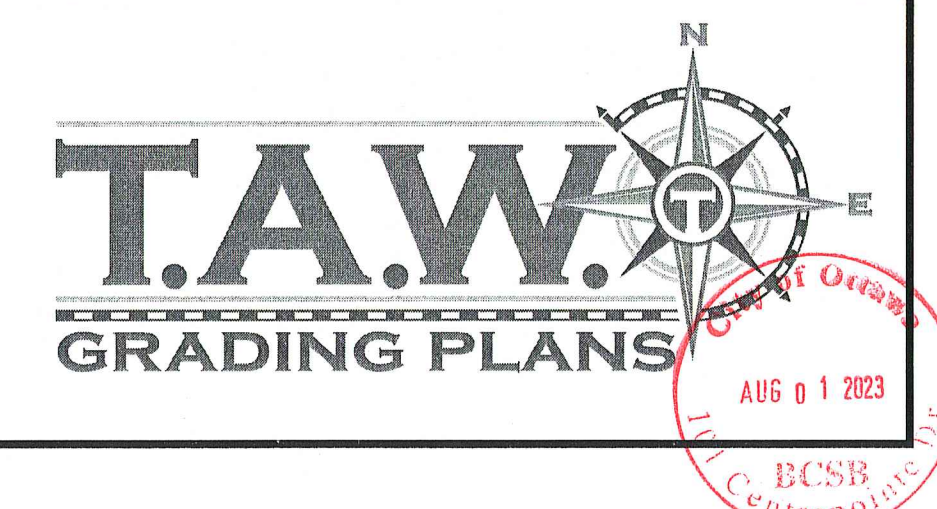
Client:  
**DCR Phoenix Development Corporation Limited**

Drawing Title:  
**GRADING & SERVICING PLAN**

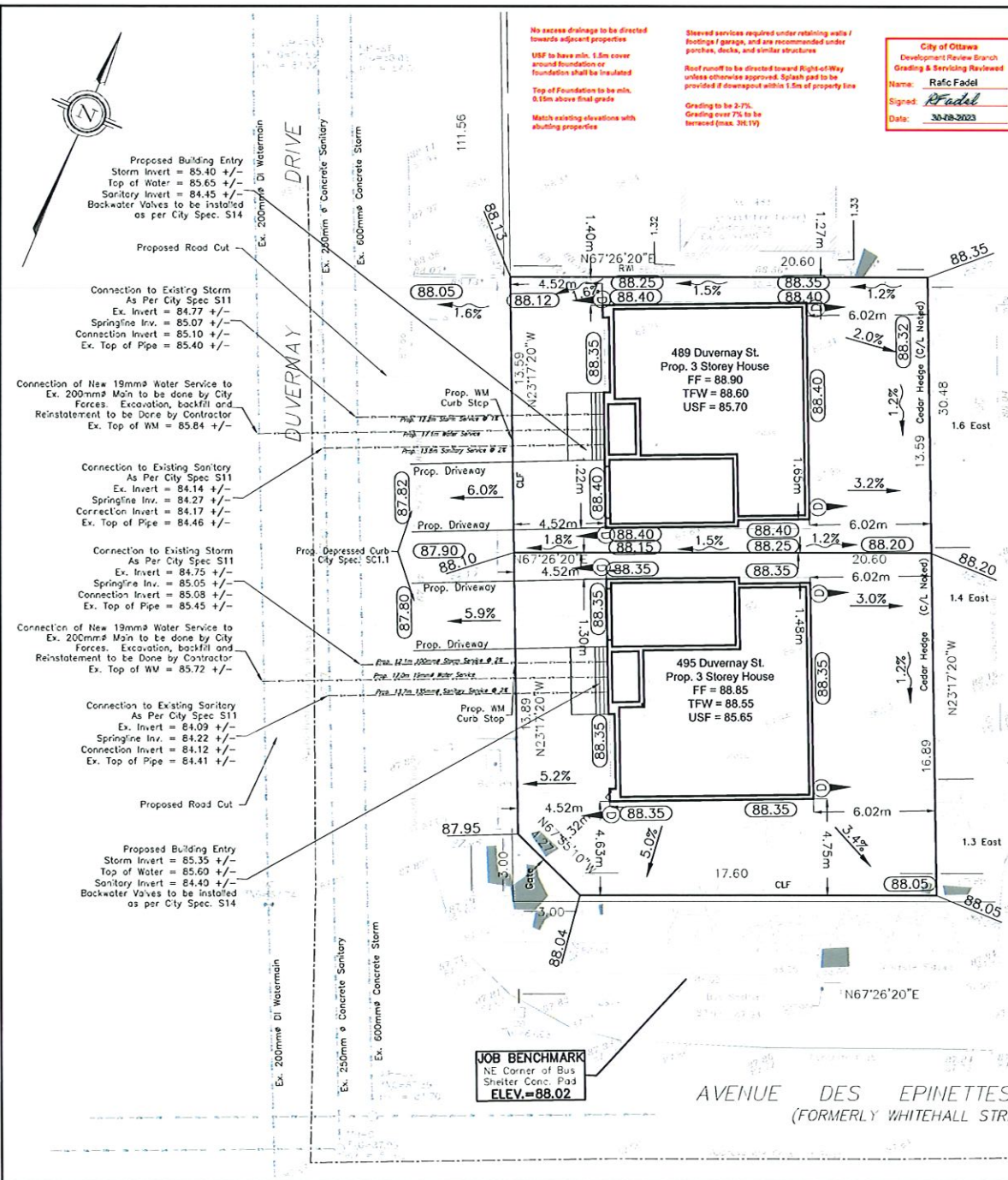
Drawn by: TW  
Designed by: TW  
Checked by: MB  
Scale: 1:100  
Date: July 31, 2023

Project:  
**489 & 495 Duvernay St.  
Grading & Servicing Plan**

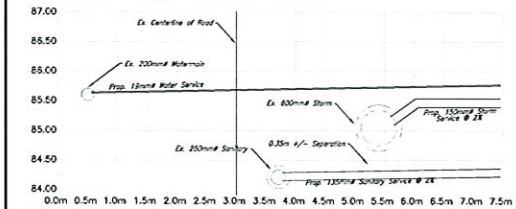
Drawing Number:  
**C1.1**  
SHEET 1 of 1



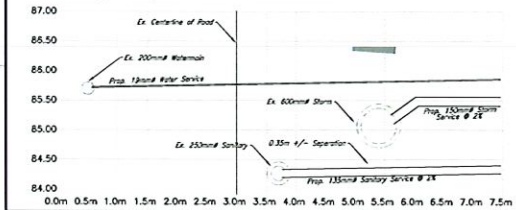
There are red notes on these plans,  
acceptance of the Building Permit  
includes acceptance of these red notes



495 Duvernay Dr. Proposed Connection Cross Section:



489 Duvernay Dr. Proposed Connection Cross Section:



Legend:

- Ex. Utility Pole
- Existing Grade
- Existing Overhead Wn
- Existing Fence
- Existing Top of Slope
- Existing Lane
- Existing Centerline
- Existing Edge of Pav
- Existing Ditch
- Proposed Setbacks
- Proposed Grade
- Existing Grade
- Slope and Direction
- Proposed Slope (0.15% 3:1 max side slopes)
- Proposed Grade
- Existing Hedge/Tree
- Proposed Terrace (Max 4.5m from Road)
- Proposed Limit of Gra (Match Existing)
- Proposed Retaining Wd
- Top of Wd
- Bottom of Wd
- Proposed Down Spout

Notes:

- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE DESIGNER PROMPTLY.
- ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY AND ARE NOT A GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION OBTAINED FROM THEM.
- EXISTING INVERTS OF STORM, SANITARY & WATERMAIN ARE DERIVED FROM CITY OF OTTAWA AS BUILT DRAWINGS AND MUST BE VERIFIED.
- STORM PUMP DISCHARGE TO BE 3.5M FROM ALL PROPERTY LINES AND DIRECTED TOWARDS STREET.
- WATER SERVICE TO HAVE MORE THAN 2.4M OF COVER OR INSULATED (DIVE W/2, W/3, 4&4).
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH ANY ARCHITECTURAL PLANS, LANDSCAPING PLANS, STRUCTURAL PLANS, ELECTRICAL PLANS, CONSERVATION AUTHORITY REGULATIONS AND ANY OTHER THAT MAY APPLY. FOUNDATION AND FOOTING ELEVATIONS TO BE VERIFIED PRIOR TO EXCAVATION.
- CONTRACTOR TO PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
- THE CONTRACTOR SHALL MANAGE AND DISPOSE OF ALL EXCESS MATERIAL.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE INSTRUCTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SURVEY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATION, MARKERS AND BARRIERS.
- DO NOT ALTER THE GRADING OF THE SITE WITHOUT PRIOR APPROVAL FROM THE CITY OF OTTAWA.
- ALL FOOTINGS, FOUNDATIONS AND TILE DRAIN INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
- ENSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE.
- THE SITE GRADING CONTRACTOR IS RESPONSIBLE FOR ENSURING INSTALLATION OF SEDIMENT AND EROSION CONTROLS PRIOR TO COMMENCING CONSTRUCTION. CARE WILL BE TAKEN AT THE REMOVAL STAGE TO ENSURE THAT ANY SILT THAT HAS ACCUMULATED IS PROPERLY HANDLED AND DISPOSED OF.
- BASE FABRIC SUPPLIED BY CLIENT.
- SITE BENCHMARK & EXISTING ELEVATIONS SUPPLIED BY CLIENT TO BE VERIFIED BEFORE CONSTRUCTION.
- RAVINE TO BE INSTALLED.
- RAVINE DOWNSPOUT DISCHARGE WILL BE AT LEAST 1.5M INSIDE THE PROPERTY LINE AND NOT DIRECTED TO THE SIDE YARD.
- ALL TREES THAT ARE NOT IN THE FOOTING OF THE EXCAVATION AND GRADING WILL BE PROTECTED DURING AND AFTER CONSTRUCTION.
- NO EXCESS DRAINAGE, DURING AND AFTER CONSTRUCTION WILL BE DIRECTED TOWARDS NEIGHBOURING PROPERTIES.
- GRADES AT AND BEYOND THE PROPERTY LINE WILL NOT BE DISTURBED.
- THIS IS NOT A PLAN OF SURVEY AND ALL SETBACK DIMENSIONS ARE APPROXIMATE.

*Willin*  
August 16, 2023  
CITY OF OTTAWA  
DEPT. OF PUBLIC WORKS  
157 811666

**Benchmarks:**  
BM 1:  
NE Corner of Bus Shelter Pad on Epinettes A  
Elevation: 88.02

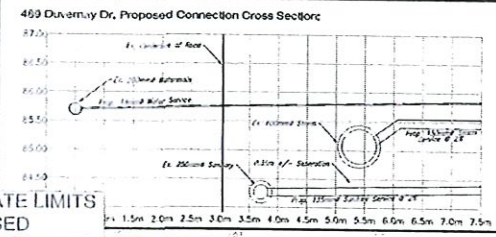
| No | Revision/Issue       |
|----|----------------------|
| 2  | As Per City Comments |
| 1  | ISSUED FOR REVIEW    |
| No |                      |

Client:  
DCR Phoenix Development  
Corporation Limited

Drawing Title:  
GRADING & SERVICING PLAN

|                     |                        |
|---------------------|------------------------|
| Drawn by: TW        | Project: 489 & 495 Dr. |
| Designed by: TW     | Grading & Ser          |
| Checked by: MB      |                        |
| Scale: 1:100        | Drawing Number:        |
| Date: July 31, 2023 | SHEET 1 of 1           |

**T.A.W.**  
GRADING PLANS



- | GRADING & SERVICING PLAN |                                                   |
|--------------------------|---------------------------------------------------|
| Grading Title            | 483 & 495 Duveney St.<br>Grading & Servicing Plan |
| Designed by              |                                                   |
| Checked by               |                                                   |
| Drawn by                 |                                                   |
| Scale                    |                                                   |
| Date                     |                                                   |
| Sheet No.                | C1.1                                              |

**JOB BENCHMARK**  
NE Corner of Bus  
Shelter Conc. Pad  
**ELEV.=88.02**

**PATERSON  
GROUP**

City of Ottawa  
Building Services Branch

23.1  
OCT 04 2023

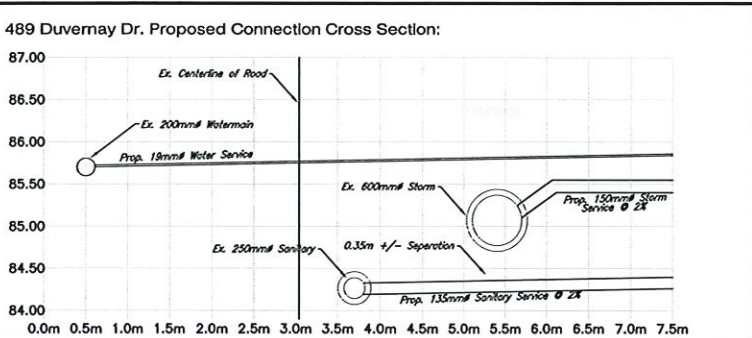
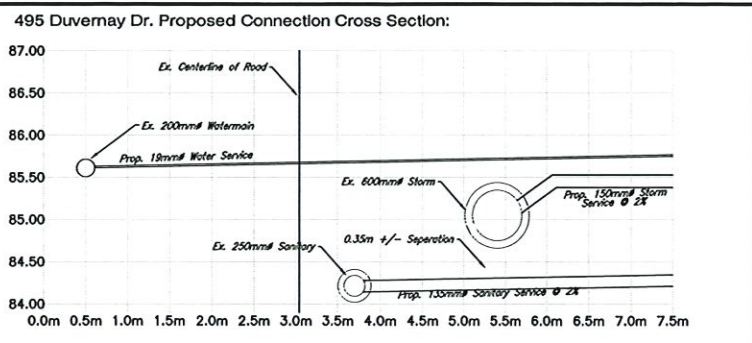
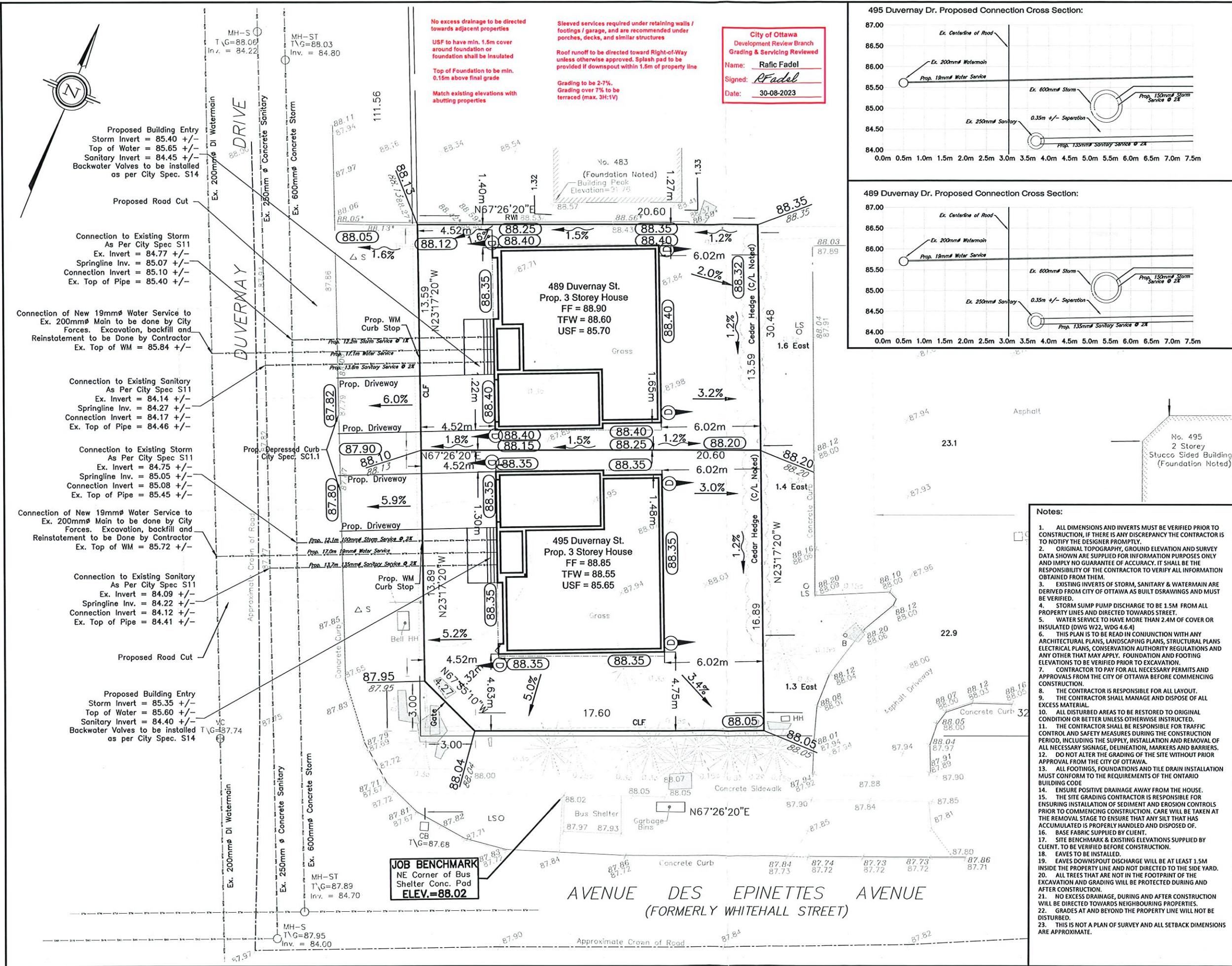
Building Code Review

*[Signature]*  
Signature

Notes:  
1. ALL OTHER  
CONSTRAINTS  
TO NOT IF THE  
2. GIVE NO  
DATA 500MM  
AND BURY NO  
HOLDING NO

1. ALL CONNECTIONS AND JOINTS MUST BE VERIFIED FROM TOP TO BOTTOM OF THE PROJECT. THE CONTRACTOR IS TO NOTIFY THE DESIGNER IMMEDIATELY.
2. ORIGINAL TOPOGRAPHY, EXISTING ELEVATIONS AND SURVEY DATA MUST BE AVAILABLE FOR THE PROJECT. THE CONTRACTOR MUST GUARANTEE THE ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION OBTAINED FROM THE CITY OF OTTAWA.
3. EXISTING JOINTS OF STORM, SANITARY & WATERMAIN ARE TO BE REPAIRED TO THE CITY OF OTTAWA STANDARDS AND MUST BE VERIFIED.
4. EXISTING PUMP DISCHARGE MUST BE 1.5 CM FROM ALL PROPERTY LINES & ADJACENT TOWARDS STREET.
5. WATER SERVICE TO HAVE MORE THAN 2 CM OF COVER OVER THE SERVICE LINE.
6. THIS PLAN IS TO BE READ IN CONJUNCTION WITH ANY PREVIOUS PLANS FOR THE PROJECT. ALL STRUCTURAL PLANS, ELECTRICAL PLANS, CONSERVATION OF ANIMALS, STRUCTURAL PLANS AND ANY OTHER THAT MAY APPLY, FOUNDATION AND FOOTING PLANS AND RECORDS OF THE CITY OF OTTAWA.
7. CONTRACTOR TO PAY FOR ALL NECESSARY PERMITS AND INSURANCE FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAVOIRS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCESS MATERIAL.
10. ALL UTILITY AREAS TO BE RESTORED TO OR EQUAL CONDITION OR BETTER UNLESS OTHERWISE INSTRUCTED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF EXISTING AND NEW MATERIALS FROM THE PROJECT SITE DURING PERIOD. INCLUDING THE SUPPLY, INSTALLATION AND TIEBACK OF EXISTING AND NEW MATERIALS.
12. DO NOT ALTER THE GRADING OF EXISTING MAINS AND EXISTING UTILITY LINES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL FROM THE CITY OF OTTAWA.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DRAIN INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
15. INCLUDE PROTECTIVE DRAINAGE AWAY FROM THE HOUSE.
16. THE SITE GRADING CONTRACTOR IN RESPONSE TO A REQUEST FOR INFORMATION FROM THE DESIGNER SHALL BE RESPONSIBLE PRIOR TO COMMENCING CONSTRUCTION. CARE WILL BE TAKEN AT ALL TIMES TO ENSURE THAT ANY TIES THAT HAVE BEEN IDENTIFIED BY THE DESIGNER ARE PROTECTED AND ACCURATELY REPRODUCED.
17. BASE FILL TO BE COMPACTED BY ANY TIES THAT HAVE BEEN IDENTIFIED BY THE DESIGNER AND PROTECTED TO BE VERIFIED BEFORE CONSTRUCTION.
18. TIES TO BE VERIFIED BY THE DESIGNER.
19. EXCESS DOWNPOUT DISCHARGE WILL BE AT LEAST 1.5 CM FROM THE PROPERTY LINE AND NOT DIRECTED TO THE SIDE YARD.
20. ALL TIES THAT ARE NOT PROTECTED TO BE VERIFIED BY THE DESIGNER AND GRADING WILL BE PROTECTED DURING AND AFTER CONSTRUCTION.
21. NO EXCESS DRAINAGE, DRAINING AND/OR AFTER CONSTRUCTION WILL BE DIRECTED TOWARDS NEIGHBOURING PROPERTIES.
22. EXCESS DRAINAGE AND THE PROTECTIVE TIES WILL NOT BE DESTROYED.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTIVE TIES ARE APPROPRIATE.

**T.A.W.**  
GRADING PLANS



- Legend:
- UP 55.72 Ex. Utility Pole
  - Existing Grade
  - Existing Overhead Wires
  - Existing Fence
  - Existing Top of Slope
  - Existing Laneway
  - Existing Centerline
  - Existing Edge of Pavement
  - Existing Ditch
  - Proposed Setbacks
  - 107.40 Proposed Grade
  - 107.40 Existing Grade
  - 6.0% Slope and Direction
  - Proposed Swale (0.15m Min Deep) 3:1 max side slopes
  - 0.8% (115.10) Proposed Grade
  - Existing Hedge/Tree
  - Proposed Terracing (3H:1V Max) (Max 4.5m from Foundation)
  - Proposed limit of Grading (Match Existing)
  - Proposed Retaining Wall
  - TOW = Top of Wall
  - BOW = Bottom of Wall
  - ⬇ Proposed Down Spout

*T. Williams*  
August 16, 2023

CERTIFIED ENGINEER  
ONTOARIO  
TODD WILLIAMS  
No. 811666

Benchmarks:

BM 1:  
NE Corner of Bus Shelter Pad on Epinettes Ave.  
Elevation: 88.02

|     |                                                                  |                       |
|-----|------------------------------------------------------------------|-----------------------|
|     |                                                                  |                       |
| 2   | As Per City Comments                                             | Aug 16, 2023          |
| 1   | ISSUED FOR REVIEW                                                | July 31, 2023         |
| No. | Revision/Issue                                                   | Date                  |
|     | Check and verify all dimensions before proceeding with the work. | Do not scale drawings |

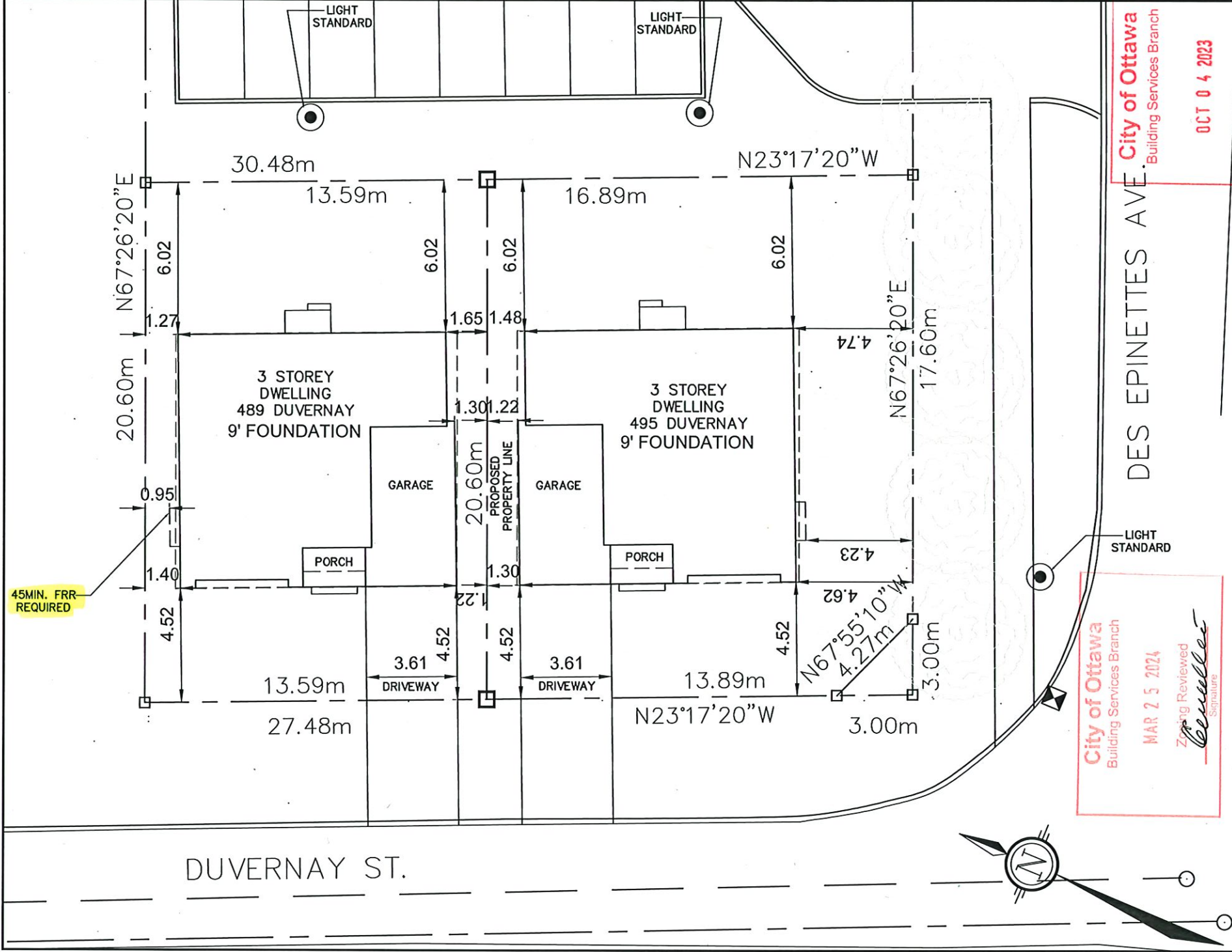
Client:  
**DCR Phoenix Development Corporation Limited**

Drawing Title:  
**GRADING & SERVICING PLAN**

|                     |                                                    |
|---------------------|----------------------------------------------------|
| Drawn by: TW        | Project:                                           |
| Designed by: TW     | 489 & 495 Duvernay St.<br>Grading & Servicing Plan |
| Checked by: MB      | Drawing Number:                                    |
| Scale: 1:100        | <b>C1.1</b>                                        |
| Date: July 31, 2023 | SHEET 1 of 1                                       |



- Notes:
1. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE DESIGNER PROMPTLY.
  2. ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION OBTAINED FROM THEM.
  3. EXISTING INVERTS OF STORM, SANITARY & WATERMAIN ARE DERIVED FROM CITY OF OTTAWA AS BUILT DRAWINGS AND MUST BE VERIFIED.
  4. STORM SUMP PUMP DISCHARGE TO BE 1.5M FROM ALL PROPERTY LINES AND DIRECTED TOWARDS STREET.
  5. WATER SERVICE TO HAVE MORE THAN 2.4M OF COVER OR INSULATED (DWG W22, WIDS 4.6.4)
  6. THIS PLAN IS TO BE READ IN CONJUNCTION WITH ANY ARCHITECTURAL PLANS, LANDSCAPING PLANS, STRUCTURAL PLANS ELECTRICAL PLANS, CONSERVATION AUTHORITY REGULATIONS AND ANY OTHER THAT MAY APPLY. FOUNDATION AND FOOTING ELEVATIONS TO BE VERIFIED PRIOR TO EXCAVATION.
  7. CONTRACTOR TO PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
  8. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
  9. THE CONTRACTOR SHALL MANAGE AND DISPOSE OF ALL EXCESS MATERIAL.
  10. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE INSTRUCTED.
  11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATION, MARKERS AND BARRIERS.
  12. DO NOT ALTER THE GRADING OF THE SITE WITHOUT PRIOR APPROVAL FROM THE CITY OF OTTAWA.
  13. ALL FOOTINGS, FOUNDATIONS AND TILE DRAIN INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
  14. ENSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE.
  15. THE SITE GRADING CONTRACTOR IS RESPONSIBLE FOR ENSURING INSTALLATION OF SEDIMENT AND EROSION CONTROLS PRIOR TO COMMENCING CONSTRUCTION. CARE WILL BE TAKEN AT THE REMOVAL STAGE TO ENSURE THAT ANY SILT THAT HAS ACCUMULATED IS PROPERLY HANDLED AND DISPOSED OF.
  16. BASE FABRIC SUPPLIED BY CLIENT.
  17. SITE BENCHMARK & EXISTING ELEVATIONS SUPPLIED BY CLIENT. TO BE VERIFIED BEFORE CONSTRUCTION.
  18. EAVES TO BE INSTALLED.
  19. EAVES DOWNSPOUT DISCHARGE WILL BE AT LEAST 1.5M INSIDE THE PROPERTY LINE AND NOT DIRECTED TO THE SIDE YARD.
  20. ALL TREES THAT ARE NOT IN THE FOOTPRINT OF THE EXCAVATION AND GRADING WILL BE PROTECTED DURING AND AFTER CONSTRUCTION.
  21. NO EXCESS DRAINAGE, DURING AND AFTER CONSTRUCTION WILL BE DIRECTED TOWARDS NEIGHBOURING PROPERTIES.
  22. GRADES AT AND BEYOND THE PROPERTY LINE WILL NOT BE DISTURBED.
  23. THIS IS NOT A PLAN OF SURVEY AND ALL SETBACK DIMENSIONS ARE APPROXIMATE.



City of Ottawa  
Building Services Branch  
MAR 25 2024  
Zoning Reviewed  
Signature

City of Ottawa  
Building Services Branch  
OCT 04 2023  
Building Code Reviewed  
Signature

Owner/Applicant  
**DCR/PHOENIX HOMES**  
Telephone # 723-9227  
Plan #  
Project name: DUVERNAY  
Civic Address: 489&495 DUVERNAY  
House model: CUSTOM 3 STOREY  
Scale 1:750

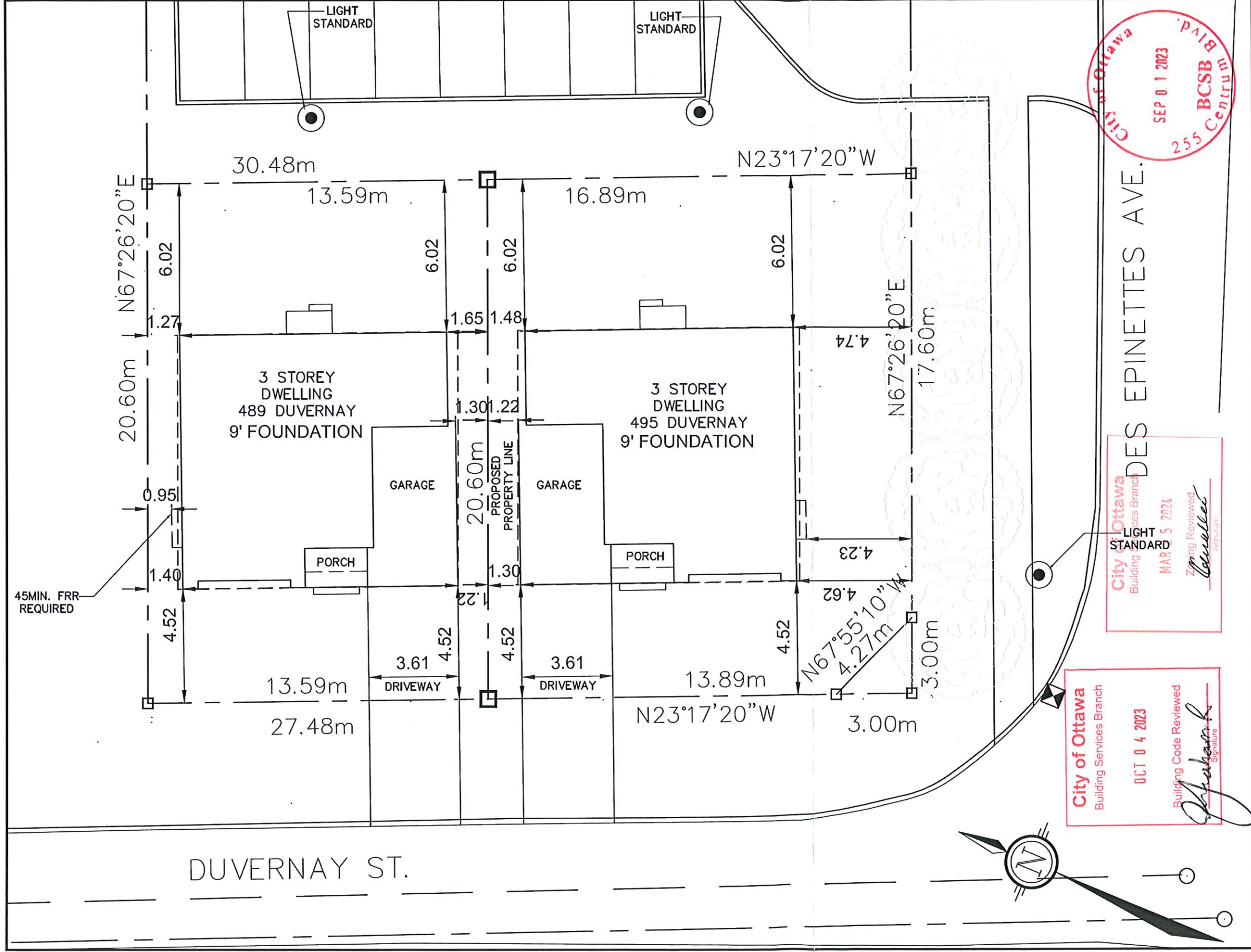


LOT  
SITE/GRADING PLAN  
DUVERNAY

| 3 STOREY DWELLING - 489 |       |                |  |
|-------------------------|-------|----------------|--|
| Bldg. Ht.               | 9.45  | m              |  |
| Lot coverage            | 38.7% | %              |  |
| Sod Area                | 209.4 | m <sup>2</sup> |  |
| Asphalt Area            | 34.3  | m <sup>2</sup> |  |
| 3 STOREY DWELLING - 495 |       |                |  |
| Bldg. Ht.               | 9.45  | m              |  |
| Lot coverage            | 31.1% | %              |  |
| Sod Area                | 366.8 | m <sup>2</sup> |  |
| Asphalt Area            | 34.2  | m <sup>2</sup> |  |

NOTE: THIS PLAN IS NOT A SURVEY PLAN OR SUBDIVISION PLAN WITHIN THE MEANING OF PLANNING ACT.  
THIS PLAN IS FOR REFERENCE ONLY AND IS PRELIMINARY IN NATURE, ALL DIMENSIONS SHOWN ARE APPROXIMATE. E.O&E.

REVISIONS:



|                                                                                                                                                                                                         |                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>Owner/Applicant</b><br><b>DCR/PHOENIX HOMES</b>                                                                                                                                                      |                                  |
| Telephone #                                                                                                                                                                                             | 723-9227                         |
| Plan #                                                                                                                                                                                                  | DUVERNAY                         |
| Project name:                                                                                                                                                                                           | DUVERNAY                         |
| Civic Address:                                                                                                                                                                                          | 489&495 DUVERNAY                 |
| House model:                                                                                                                                                                                            | CUSTOM 3 STOREY                  |
| Scale                                                                                                                                                                                                   | 1:750                            |
| REVISIONS:                                                                                                                                                                                              |                                  |
| <b>LOT SITE/GRADING PLAN</b><br>DUVERNAY                                                                                                                                                                |                                  |
|                                                                                                                                                                                                         |                                  |
| NOTE: THIS PLAN IS NOT A SURVEY PLAN OR SUBDIVISION PLAN WITHIN THE MEANING OF PLANNING ACT. THIS PLAN IS FOR REFERENCE ONLY AND IS PRELIMINARY IN NATURE, ALL DIMENSIONS SHOWN ARE APPROXIMATE. E.O&E. |                                  |
| 3 STOREY DWELLING - 489                                                                                                                                                                                 | 3 STOREY DWELLING - 495          |
| Bldg. Ht. 9.45 m                                                                                                                                                                                        | Bldg. Ht. 9.45 m                 |
| Lot coverage 38.7% %                                                                                                                                                                                    | Lot coverage 31.1% %             |
| Sod Area 209.4 m <sup>2</sup>                                                                                                                                                                           | Sod Area 366.8 m <sup>2</sup>    |
| Asphalt Area 34.3 m <sup>2</sup>                                                                                                                                                                        | Asphalt Area 34.2 m <sup>2</sup> |