SIZE, DEPTH AND LOCATION OF EXISTING SERVICES, UTILITIES AND STRUCTURES AS INDICATED ARE FOR GUIDANCE ONLY. ALL EXISTING SERVICES, UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON PLANS AND THOSE SHOWN ARE DERIVED FROM AVAILABLE INFORMATION AND MUST BE CONFIRMED ON SITE. UNDERGROUND LOCATES SHALL BE CONDUCTED PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION. CONFIRM LOCATIONS OF BURIED SERVICES AND UTILITIES BY CAREFUL TEST EXCAVATIONS AND REPORT ANY DIFFERENCES TO THE ENGINEER.

ALTA VISTA DRIVE (Formerly Churchill Drive)

No. 2323 1 Storey Brick (Brick Noted)

No. 2250 1 Storey Timber Sided Dwelling (Siding Noted)

BRAESIDE HOUSE No. 2254 1 Storey Brick Building (Brick Noted)

SITE BENCHMARK Fire Hydrant Top of Spindle Elevation=101.38

No. 2345 ST. THOMAS THE APOSTLE CHURCH 2 Storey Brick Building (Foundation Noted)

1 Storey Brick Building (Brick Noted)

1 Storey Brick/ Glass Addition

Church Hall 1 Storey Brick Building (Brick Noted)

PROPOSED ELLWOOD HOUSE EXTENSION
FFL = 101.60
TOF = 101.60
BFL = 98.96
USF = 98.34

NO. 2270 EXISTING ELLWOOD HOUSE 3 STOREY BRICK
FFL = ±101.60

No. 2278 2 Storey Dwelling Under Construction (Foundation Noted)

No. 2355 'FireHall No. 35' 2 Storey Brick Building (Brick Noted)

No. 1423 'Training Facility' 2 Storey Brick Building (Brick Noted)

CB-1 TOP 102.45 INSTALL SEDIMENT CAPTURE FILTER SOCK INSERT IN CB/MH
CB/MH-2 TOP 102.43 INSTALL SEDIMENT CAPTURE FILTER SOCK INSERT IN CB/MH
CB/MH-3 TOP 102.44 INSTALL SEDIMENT CAPTURE FILTER SOCK INSERT IN CB/MH
CB/MH-4 TOP 102.10 INSTALL SEDIMENT CAPTURE FILTER SOCK INSERT IN CB/MH

5 YEAR POND ELEVATION: 102.53
100 YEAR POND ELEVATION: 102.55
100 YEAR POND ELEVATION: 102.55
5 YEAR POND ELEVATION: 102.53
100 YEAR POND ELEVATION: 102.55
5 YEAR POND ELEVATION: 102.52
5 & 100-YEAR POND ELEVATION: 102.27

RETAINING WALL T.O.W = 102.00 B.O.W = 101.68 TO 101.62 HEIGHT VARIES 0.32m TO 0.40m

CB-7 TOP 100.69
CB-8 TOP 99.66
CB-9 TOP 99.66
CB-13 TOP 99.60
MH-SA.1 TOP 100.56
MH-SA.2 TOP 100.85
MH-12 TOP ±99.26
CB/MH-11 TOP 100.59
CB/MH-10 TOP 100.92
CB/MH-D TOP 101.03
EXIST. CB-C TOP 100.78
EXIST. CB-B TOP 101.11
EXISTING CB-A TOP 100.93
EXIST. CB (APPROXIMATE LOCATION) TOP ±99.95

MH-5 (OGS) TOP 102.55
MH-6 TOP ±102.01
EXIST. BELL MH TOP 102.22
EXIST. SAN MH TOP 101.91
EXIST. ST MH TOP 102.05
EXIST. CB TOP 101.74
EXIST. CB TOP 101.77
EXIST. CB TOP 102.06
EXIST. CB TOP 102.12
VC TOP 101.95
EXIST. SAN MH TOP 99.40
VC TOP 99.83
FH TOP 100.66
EXIST. ST MH TOP 99.95
EXIST. SAN MH TOP 100.89

SITE BENCHMARK 2 Nails in Utility Pole Elevation=103.17

RELOCATE EXISTING STREET LIGHT

REMOVE EXISTING ASPHALT SIDEWALK, RE-GRADE AND CONSTRUCT NEW ASPHALT SIDEWALK TO CITY OF OTTAWA DWG No. SC20

REMOVE EXISTING CURB AND CONSTRUCT NEW DEPRESSED CURB TO CITY OF OTTAWA DRAWING No. SC1.1

REMOVE EXISTING DEPRESSED CURB AND CONSTRUCT NEW CURB TO CITY OF OTTAWA DRAWING No. SC1.1

REPLACE EXISTING DEPRESSED CURB TO MATCH EXISTING

NEW ASPHALT WALKWAY TO CITY OF OTTAWA DWG No. SC20

NEW ASPHALT WALKWAY TO CITY OF OTTAWA DWG No. SC20

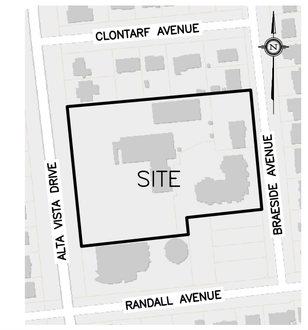
RELOCATED TRANSFORMER

REFER TO NOTES & DETAILS ON DRAWINGS C-4 & C-5

LEGEND

- CB — CATCH-BASIN
- MH — STORM MANHOLE
- CB/MH — CATCH-BASIN/MANHOLE
- MH — SANITARY MANHOLE
- FFL — FINISHED FLOOR ELEVATION
- TOF — TOP OF FOUNDATION
- BFL — BASEMENT FLOOR ELEVATION
- USF — UNDERSIDE OF FOOTING
- PROPERTY LINE
- x 99.99 — EXISTING GRADE ELEVATION
- + 99.99 — PROPOSED GRADE ELEVATION
- 2% — EXISTING SLOPE OF GRADE
- 2% — PROPOSED SLOPE OF GRADE
- OVERLAND FLOW
- T.O.S — TOP OF SLOPE
- B.O.S — BOTTOM OF SLOPE
- CENTERLINE OF SWALE
- 150mm BARRIER CURB
- D.C — DEPRESSED CURB
- C.R.Z — CRITICAL ROOT ZONE
- SILT FENCE BARRIER
- LIGHT-DUTY PAVEMENT
- HEAVY-DUTY PAVEMENT
- ASPHALT WALKWAY / SIDEWALK
- LANDSCAPE

KEY PLAN



No.	DATE	REVISION
2	OCT 25-21	ISSUED FOR APPROVAL
1	OCT 15-21	PRELIMINARY

D. B. GRAY ENGINEERING INC.
Stormwater Management - Grading & Drainage - Storm & Sanitary Sewers - Watermains
700 Long Point Circle 613-425-8044
Ottawa, Ontario d.gray@dbgrayengineering.com

Project
ELLWOOD HOUSE EXTENSION
38-UNIT 3-STOREY APARTMENT BUILDING
2262 BRAESIDE AVENUE
& SITE IMPROVEMENTS
2262-2270 BRAESIDE AVENUE
& 2345 ALTA VISTA DRIVE
OTTAWA, ONTARIO

Drawing Title
GRADING PLAN AND EROSION & SEDIMENT CONTROL PLAN

Engineer's Seal
LICENSED PROFESSIONAL ENGINEER
D.B. GRAY
17016502
OCT 25-21
PROVINCE OF ONTARIO
NOT VALID UNLESS SIGNED & DATED

Drawn	D.B.G
H. Scale	1:250
V. Scale	
Date	OCT 15-21
Job No.	21028

Drawing No.
C-3
of 7