5m

0m 1:200 25m

EXISTING MH TOP 74.60

EXISTING MH TOP 74.99

INNES ROAD (REGIONAL ROAD No. 30)

ROAD ALLOWANCE BETWEEN CONCESSION 2 AND 3 (OTTAWA FRONT)

REMOVE EXISTING DEPRESSED CURB & GUTTER WITH SIDEWALK AND CONSTRUCT NEW 150mm CURB & GUTTER WITH SIDEWALK IN ACCORDANCE WITH CITY OF OTTAWA DRAWING No. SC3

REMOVE EXISTING CURB & GUTTER WITH SIDEWALK AND CONSTRUCT NEW DEPRESSED CURB & GUTTER IN ACCORDANCE WITH CITY OF OTTAWA DRAWING No. SC3

REMOVE EXISTING DEPRESSED CURB & GUTTER WITH SIDEWALK AND CONSTRUCT NEW 150mm CURB & GUTTER WITH SIDEWALK IN ACCORDANCE WITH CITY OF OTTAWA DRAWING No. SC3

EXISTING MH TOP 74.85

EXISTING CB TOP 74.95

EXISTING MH TOP 74.98

OGS MH-10 TOP 75.23

RETAINING WALL T.O.W VARIES 75.50 TO 75.65 B.O.W VARIES 74.88 TO 75.50 HEIGHT VARIES 0.62m TO 0.15m

EXISTING CB TOP 74.56

EXISTING CB TOP 74.60

EXISTING CB TOP 74.75

EXISTING MH TOP 74.93

EXISTING CB TOP 74.69

MH-SA.4 TOP 75.18

EXISTING MH TOP 75.13

CB/MH-13 TOP 74.97

SITE BENCHMARK
MAG NAIL IN HYDRO POLE
ELEV = 75.91

USF SHALL BE A MINIMUM 1.5m BELOW ADJACENT PROPOSED GRADES OR PROVIDE ADEQUATE INSULATION

TOP OF FOUNDATION SHALL BE A MINIMUM 0.15m ABOVE ADJACENT PROPOSED GRADES

MH-12 TOP 75.51

RETAINING WALL T.O.W VARIES 75.45 TO 75.50 B.O.W VARIES 74.96 TO 74.88 HEIGHT VARIES 0.38m TO 0.62m

PROPOSED BUILDING B

FFL = 76.87
TOF = 75.80
BFL = 73.82
USF = 73.54

CB/MH-9 TOP 75.15

PROPOSED BUILDING A

BUILDING A
20 STACKED TOWNS

FFL = 76.87
TOF = 75.80
BFL = 73.82
USF = 73.54

MH-11 TOP 75.41

CB/MH-8 TOP 75.15

CB/MH-1 TOP 75.35

BUILDING B
24 STACKED TOWNS

CONCESSION 3 (OTTAWA FRONT)

EXISTING MH TOP 74.66

EXISTING MH TOP 74.76

RETAINING WALL T.O.W VARIES 75.50 TO 75.34 B.O.W VARIES 74.83 TO 74.96 HEIGHT VARIES 0.67m TO 0.38m

MH-SA.3 TOP 75.21

MH-SA.2 TOP 75.52

1 STOREY BRICK AND STUCCO COMMERCIAL BUILDING (CONC BLOCK FDN) No. 2514

TOW=75.36
DOOR SILL=75.36
ROOF PEAK=79.67

CB/MH-7 TOP 75.06

CB-6 TOP 75.06

RETAINING WALL T.O.W VARIES 75.36 TO 75.50 B.O.W VARIES 74.79 TO 74.83 HEIGHT VARIES 0.57m TO 0.67m

(FDN NOTED)

MH-SA.1 TOP 75.17

CB-4 TOP 75.06

RETAINING WALL T.O.W VARIES 75.25 TO 75.25 B.O.W VARIES 75.18 TO 75.25 HEIGHT VARIES 0.07m TO 0.00m

RETAINING WALL T.O.W VARIES 75.45 TO 75.50 B.O.W VARIES 74.66 TO 74.79 HEIGHT VARIES 0.79m TO 0.57m

SILL=75.45
PEAK=85.93

CB/MH-2 TOP 75.29

CB/MH-5 TOP 75.06

RETAINING WALL T.O.W VARIES 75.39 TO 75.25 B.O.W VARIES 74.95 TO 75.18 HEIGHT VARIES 0.44m TO 0.07m

RETAINING WALL T.O.W VARIES 75.45 TO 75.66 B.O.W VARIES 74.66 TO 74.91 HEIGHT VARIES 0.79m TO 0.75m

COMMUNAL AMENITY SPACE 160m²

MH-3 TOP 75.38

RETAINING WALL T.O.W VARIES 75.58 TO 75.39 B.O.W VARIES 74.54 TO 74.95 HEIGHT VARIES 1.04m TO 0.44m

RETAINING WALL T.O.W VARIES 75.61 TO 75.66 B.O.W VARIES 74.78 TO 74.91 HEIGHT VARIES 0.83m TO 0.75m

RETAINING WALL T.O.W VARIES 75.61 TO 75.36 B.O.W VARIES 74.78 TO 74.68 HEIGHT VARIES 0.83m TO 0.72m

RETAINING WALL T.O.W VARIES 75.36 TO 75.04 B.O.W VARIES 74.68 TO 74.66 HEIGHT VARIES 0.72m TO 0.38m

RETAINING WALL T.O.W 75.04 B.O.W VARIES 74.66 TO 74.79 HEIGHT VARIES 0.38m TO 0.25m

RETAINING WALL T.O.W VARIES 75.04 TO 75.36 B.O.W VARIES 74.79 TO 74.77 HEIGHT VARIES 0.25m TO 0.59m

RETAINING WALL T.O.W VARIES 75.36 TO 75.58 B.O.W VARIES 74.77 TO 74.54 HEIGHT VARIES 0.59m TO 1.04m

REFER TO NOTES & SCHEDULES ON DRAWINGS C-6 & C-7 & C-8

LEGEND

FFL	FIRST FLOOR ELEVATION
TOF	TOP OF FOUNDATION
BFL	BASEMENT FLOOR ELEVATION
USF	UNDERSIDE OF FOOTING
	PROPERTY LINE
CB	CATCH BASIN
MH	STORM MANHOLE
CB/MH	CATCH BASIN/MANHOLE
MH	SANITARY MANHOLE
FH	FIRE HYDRANT
x99.99	EXISTING GRADE ELEVATION
+99.99	PROPOSED GRADE ELEVATION
2%	PROPOSED SLOPE OF GRADE
	EMERGENCY OVERLAND FLOW
	150mm BARRIER CURB
D.C	DEPRESSED CURB
	LIGHT-DUTY PAVEMENT
	HEAVY-DUTY PAVEMENT
	CONCRETE
	LANDSCAPE

KEY PLAN

No.	DATE	REVISION
4	MAY 6-24	ISSUED FOR APPROVAL
3	MAY 2-24	ISSUED FOR COORDINATION
2	DEC 21-23	ISSUED FOR APPROVAL
1	DEC 21-23	RE-ISSUED FOR COORDINATION

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

STACKED TOWNS
BUILDING A – 20 UNITS
BUILDING B – 24 UNITS
2506 INNES ROAD
OTTAWA, ONTARIO

Drawing Title

GRADING PLAN

Engineer's Seal

LICENSED PROFESSIONAL ENGINEER
D.B. GRAY
17016502
MAY 6-24
PROVINCE OF ONTARIO
NOT VALID UNLESS SIGNED & DATED

Drawn	D.B.G
H. Scale	1:200
V. Scale	
Date	Dec 20-23
Job No.	23087

Drawing No.

C-4
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