

1

1.5'

104.62

x104.40
(ft)

x104.80
(ft)

104.60
(ft)

96.79'

2

PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE

SLOPE C/W FLOW DIRECTION

MAJOR OVERLAND FLOW ROUTE

PROPOSED SPOT GRADE

PROPOSED SWALE GRADE

PROPOSED SWALE HIGH POINT GRADE

LOT CORNER GRADE C/W EXISTING GRADE

FULL STATIC PONDING GRADE

3

RETAINING WALL C/W TOP OF WALL AND GRASS GRADE

TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE

PRESSURE REDUCING VALVE

4

FINISHED FLOOR ELEVATION

TOP OF FOUNDATION ELEVATION

UNDERSIDE OF FOOTING ELEVATION

MINIMUM UNDERSIDE OF FOOTING
(Based on the higher of the sewer obverts, or hydraulic grade line)

MINIMUM GARAGE GRADE

5

WALKUP UNIT

6

WALKOUT UNIT

7

NON-STANDARD FOUNDATION
(Frost cover not provided for standard unit)

8

HIGH-BACK UNIT (1.5m frost cover on footings)

9

NOISE BARRIER LOCATION

10

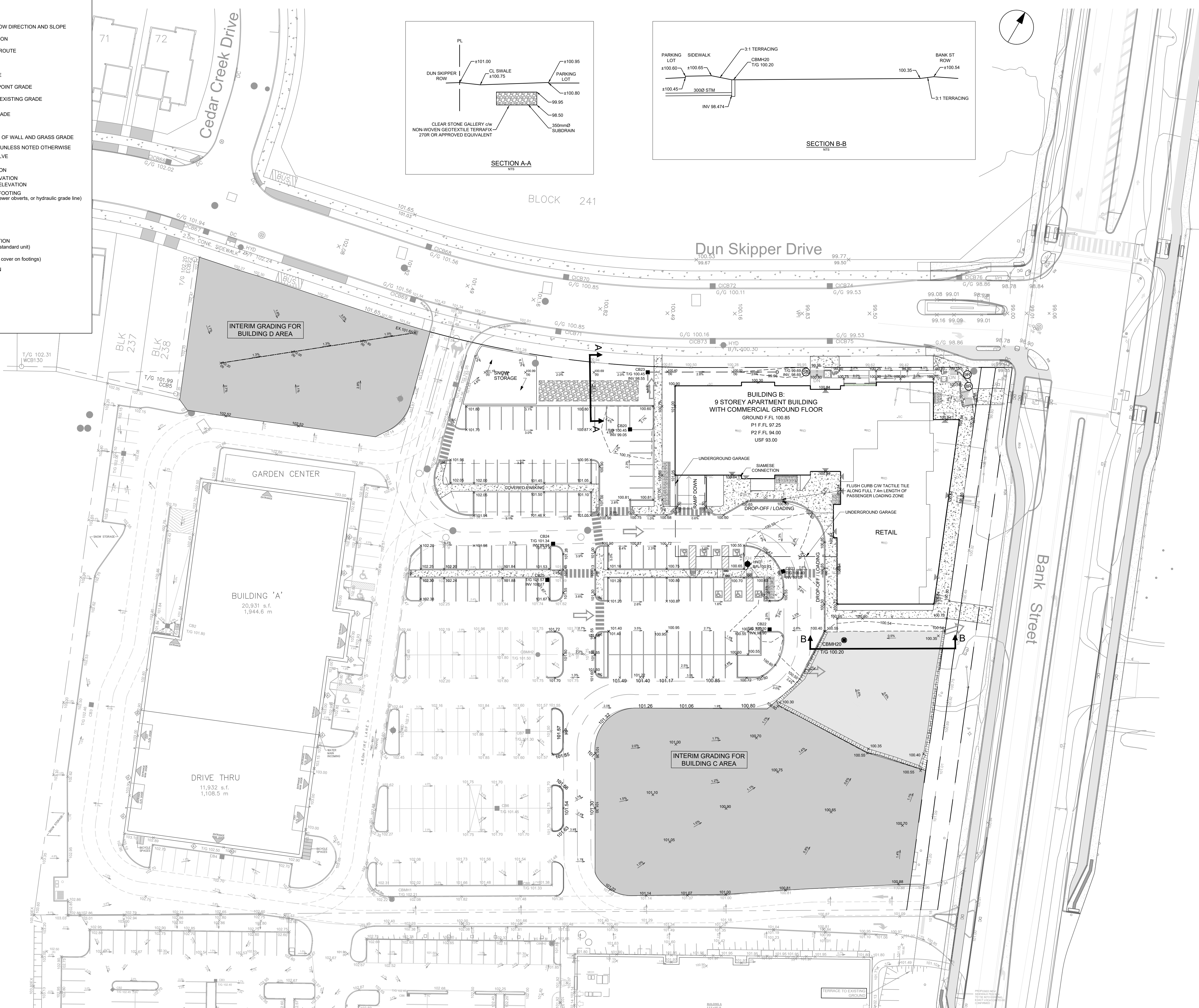
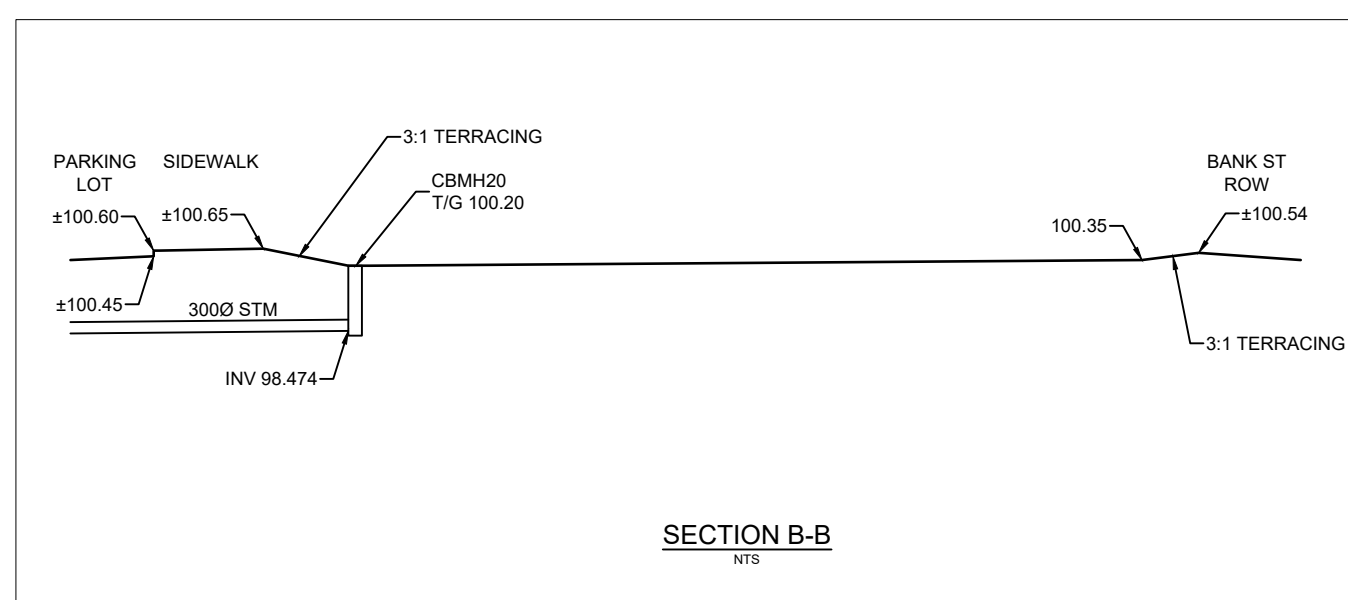
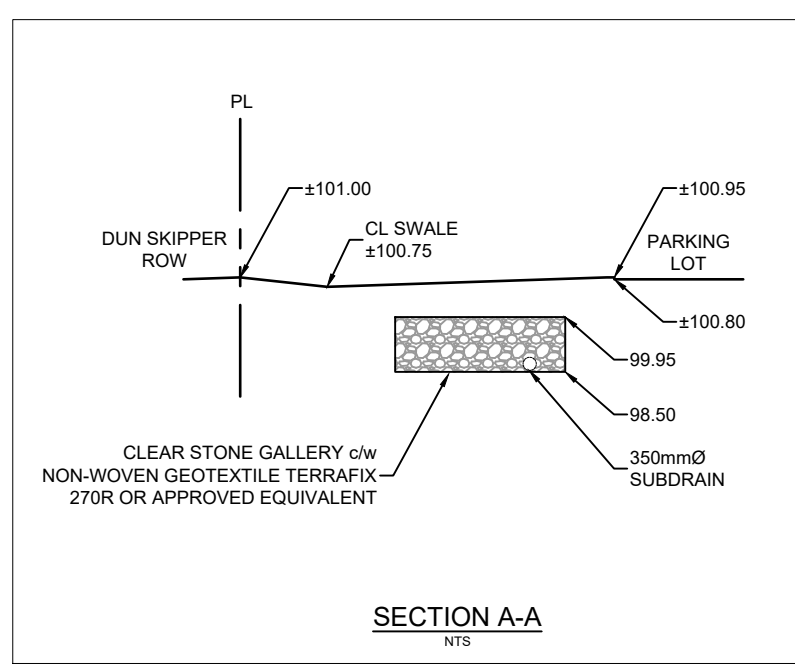
NOISE BARRIER GATE

RIP-RAP

TOWN HOUSE SPLITS

2 hr FIREWALL

2 hr FIREWALL



COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2024-11-26
2	SUBMISSION NO.2 FOR CITY REVIEW	2025-02-18
3	SUBMISSION NO.3 FOR CITY REVIEW	2025-04-22
4		

SEE 010 FOR NOTES, LEGEND AND DETAILS



CONSULTANTS



PRIME CONSULTANT



333 Preston Street - Suite 500
Ottawa ON K1S 5N4 Canada
tel 613 225 1311
www.arcadis.com

PROJECT
SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO:

DRAWN BY:
M.M.

CHECKED BY:
R.M.

PROJECT MGR	
R.M.	

APPROVED BY:
A.Z.

SHEET TITLE
INTERIM GRADING PLAN

SHEET NUMBER

C-201

ISSUE

3