5m
0m 1:200 25m

EXISTING MH TOP 74.60
BURIED BELL UTILITY
BURIED GAS UTILITY
OVERHEAD HYDRO WIRE
EXISTING MH TOP 74.99
INNES ROAD (REGIONAL ROAD No. 30)
ROAD ALLOWANCE BETWEEN CONCESSIONS 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 CB TOP 74.95
EXISTING MH TOP 74.98
EXISTING MH TOP 74.85
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.2 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

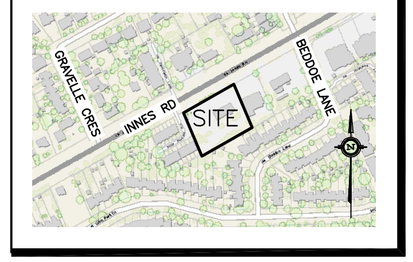
RETAINING WALL T.O.W VARIES 75.34 TO 75.50 B.O.W VARIES 74.96 TO 74.88 HEIGHT VARIES 0.38m TO 0.62m
MH-12 TOP 75.19
CB/MH-9 TOP 75.16
PROPOSED BUILDING A
BUILDING A
20 STACKED TOWNS
FFL = 76.87
TOF = 75.80
BFL = 73.82
USF = 73.54
CB/MH-1 TOP 75.35
CB/MH-8 TOP 75.16
MH-SA.1 TOP 75.40
MH-11 TOP 75.19
LOT 3 CONCESSION (OTTAWA FRONT)
EXISTING MH TOP 74.66
EXISTING MH TOP 74.76
BUILDING B
24 STACKED TOWNS
STRESS TEST POND ELEVATION: 75.23
5 YEAR POND ELEVATION: 75.18
CB/MH-7 TOP 75.08
CB-6 TOP 75.08
PROPOSED BUILDING B
FFL = 76.87
TOF = 75.80
BFL = 73.82
USF = 73.54
CB/MH-2 TOP 75.29
CB-4 TOP 75.08
CB/MH-5 TOP 75.08
MH-3 TOP 75.38
4 RISERS @ 0.18m
COMMUNAL AMENITY SPACE 160m²
RETAINING WALL T.O.W VARIES 75.45 TO 75.59 B.O.W VARIES 74.66 TO 74.73 HEIGHT VARIES 0.79m TO 0.81m
RETAINING WALL T.O.W VARIES 75.59 TO 75.54 B.O.W 74.73 HEIGHT VARIES 0.86m TO 0.81m
RETAINING WALL T.O.W VARIES 75.59 TO 75.73 B.O.W VARIES 74.73 TO 74.83 HEIGHT VARIES 0.86m TO 0.90m
RETAINING WALL T.O.W VARIES 75.73 TO 75.63 B.O.W VARIES 74.83 TO 74.91 HEIGHT VARIES 0.90m TO 0.72m
RETAINING WALL T.O.W VARIES 75.59 TO 75.51 B.O.W VARIES 74.81 TO 74.87 HEIGHT VARIES 0.78m TO 0.74m
RETAINING WALL T.O.W VARIES 75.59 TO 75.40 B.O.W VARIES 74.81 TO 74.68 HEIGHT VARIES 0.78m TO 0.72m
RETAINING WALL T.O.W VARIES 75.40 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 75.40 B.O.W VARIES 74.79 TO 74.77 HEIGHT VARIES 0.25m TO 0.63m
RETAINING WALL T.O.W VARIES 75.36 TO 75.51 B.O.W VARIES 74.77 TO 74.54 HEIGHT VARIES 0.59m TO 0.97m
RETAINING WALL T.O.W VARIES 75.51 TO 75.39 B.O.W VARIES 74.54 TO 74.95 HEIGHT VARIES 0.97m TO 0.44m
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 75.25 TO 75.25 B.O.W VARIES 74.98 TO 75.18 HEIGHT VARIES 0.42m TO 0.07m
RETAINING WALL T.O.W VARIES 75.40 TO 75.25 B.O.W VARIES 74.98 TO 75.18 HEIGHT VARIES 0.42m TO 0.07m

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
DS	DOWNSPOUT
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
6	SEP 12-24	ISSUED FOR APPROVAL
5	SEP 11-24	ISSUED FOR COORDINATION
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
SEP 12-24
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
of 10

D07-12-24-0038