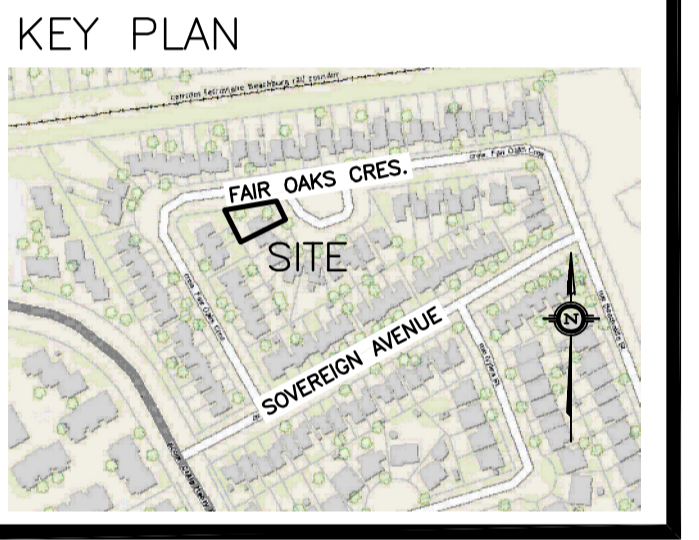


ALL EXISTING TREES ON THE PROPERTY AND RIGHT-OF-WAY SHALL BE PROTECTED DURING AND AFTER CONSTRUCTION AS PER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAWS AND THE URBAN TREES CONSERVATION BY-LAW AS AMENDED FROM TIME TO TIME

TOP OF FOUNDATIONS (TOF) SHALL BE A MINIMUM 0.15m ABOVE ADJACENT PROPOSED GRADES.

UNDERSIDE OF FOOTINGS (USF) SHALL BE 1.5m BELOW GRADE OR PROVIDE ADEQUATE INSULATION.

LEGEND	
FFL	FINISHED FLOOR ELEVATION
TOF	TOP OF FOUNDATION
BFL	BASEMENT FLOOR ELEVATION
USF	UNDERSIDE OF FOOTING
---	PROPERTY LINE
- - -	CRITICAL ROOT ZONE
CB	CATCH-BASIN
MH	STORM MANHOLE
CB/MH	CATCH-BASIN/MANHOLE
MH	SANITARY MANHOLE
FH	FIRE HYDRANT
+99.99	EXISTING GRADE ELEVATION
+99.99	PROPOSED GRADE ELEVATION
2%	EXISTING SLOPE OF GRADE
2%	PROPOSED SLOPE OF GRADE
- - -	CENTERLINE OF SWALE
---	150mm BARRIER CURB
///	ASPHALT PAVEMENT
□	CONCRETE
○	WINDOW WELL
○	LANDSCAPE



No.	DATE	REVISION
1	JUN 3-22	ISSUED FOR APPROVAL

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

Project
Laaylor Ltd.
3-UNIT ROWHOUSE
 EACH WITH A SECONDARY DWELLING UNIT
25 FAIR OAKS CRESCENT
 OTTAWA, ONTARIO

Drawing Title
GRADING PLAN

	Engineer's Seal
	Drawn D.B.G. H. Scale 1:100 V. Scale Date JUN 3-22 Job No. 22053
NOT VALID UNLESS SIGNED & DATED	Drawing No. C-2 of 4

REFER TO NOTES &
 DETAILS ON DRAWING C-4

FAIR OAKS CRESCENT
 (Dedicated By Registered Plan 4M-468)
 PIN 04656-0320

FAIR OAKS CRESCENT

PLAN 4M-487

0164

0165

0166

PART 33

4R-4934

PART 33

RETAINING WALL
 T.O.W. VARIES
 88.94 TO 88.84
 (0.10m ABOVE SWALE)
 B.O.W. VARIES
 88.59 TO 88.77
 HEIGHT VARIES
 0.35m TO 0.07m

2 STOREY BRICK AND
 VINYL DWELLING
 (FOUNDATION NOTED)
 RETAINING WALL
 T.O.W. VARIES
 88.84 TO 88.72
 (0.10m ABOVE SWALE)
 B.O.W. VARIES
 88.77 TO 88.72
 HEIGHT VARIES
 0.07m TO 0m

THERE SHALL BE NO ALTERATION TO THE
 EXISTING GRADE AND DRAINAGE PATTERN ON
 PROPERTY LINES.

THERE SHALL BE NO ALTERATION TO THE
 EXISTING GRADE AND DRAINAGE PATTERN ON
 PROPERTY LINES.

UNIT 1
 FLAT ROOF
 FFL = 90.24
 (EXCEPT WHERE NOTED)
 TOF = 89.94
 BFL = 87.39
 USF = 87.11

UNIT 2
 FLAT ROOF
 FFL = 90.24
 (EXCEPT WHERE NOTED)
 TOF = 89.94
 BFL = 87.39
 USF = 87.11

UNIT 3
 FLAT ROOF
 FFL = 90.24
 (EXCEPT WHERE NOTED)
 TOF = 89.94
 BFL = 87.39
 USF = 87.11

IB (857)