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Legend

- ORIGINAL GROUND ELEVATION
- PROPOSED ELEVATION
- PROPOSED LOT CORNER ELEVATION
- EXISTING ELEVATION AT LOT CORNER
- FLOW DIRECTION AND GRADE
- FINISHED FIRST FLOOR ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
- DIRECTION OF OVERLAND FLOW
- PROPOSED VALVE CHAMBER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED DEPRESSED CURB LOCATION
- PROPOSED BARRIER CURB
- MAX EMERGENCY PONDING LIMITS
- OVERLAND SPILL LOCATION
- TWS LOCATION AS PER CITY STD

Notes

Revision	By	Appd.	Date
1	TM	D1	23.06.12
Permit-Seal			
File Name:	160401786 DB.dwg	TM	KK
		Dwn.	Chkd.
		Dgn.	23.03.15
			YY.MM.DD

Client/Project

Project1 Studio

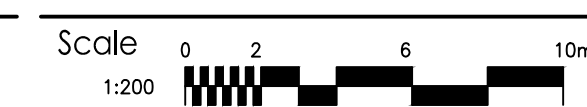
47 BEECHWOOD AVENUE

OTTAWA, ONTARIO, CANADA

Title

GRADING PLAN

Project No.
160401786



Drawing No.

Sheet

Revision

GP-1

3 of 6

1

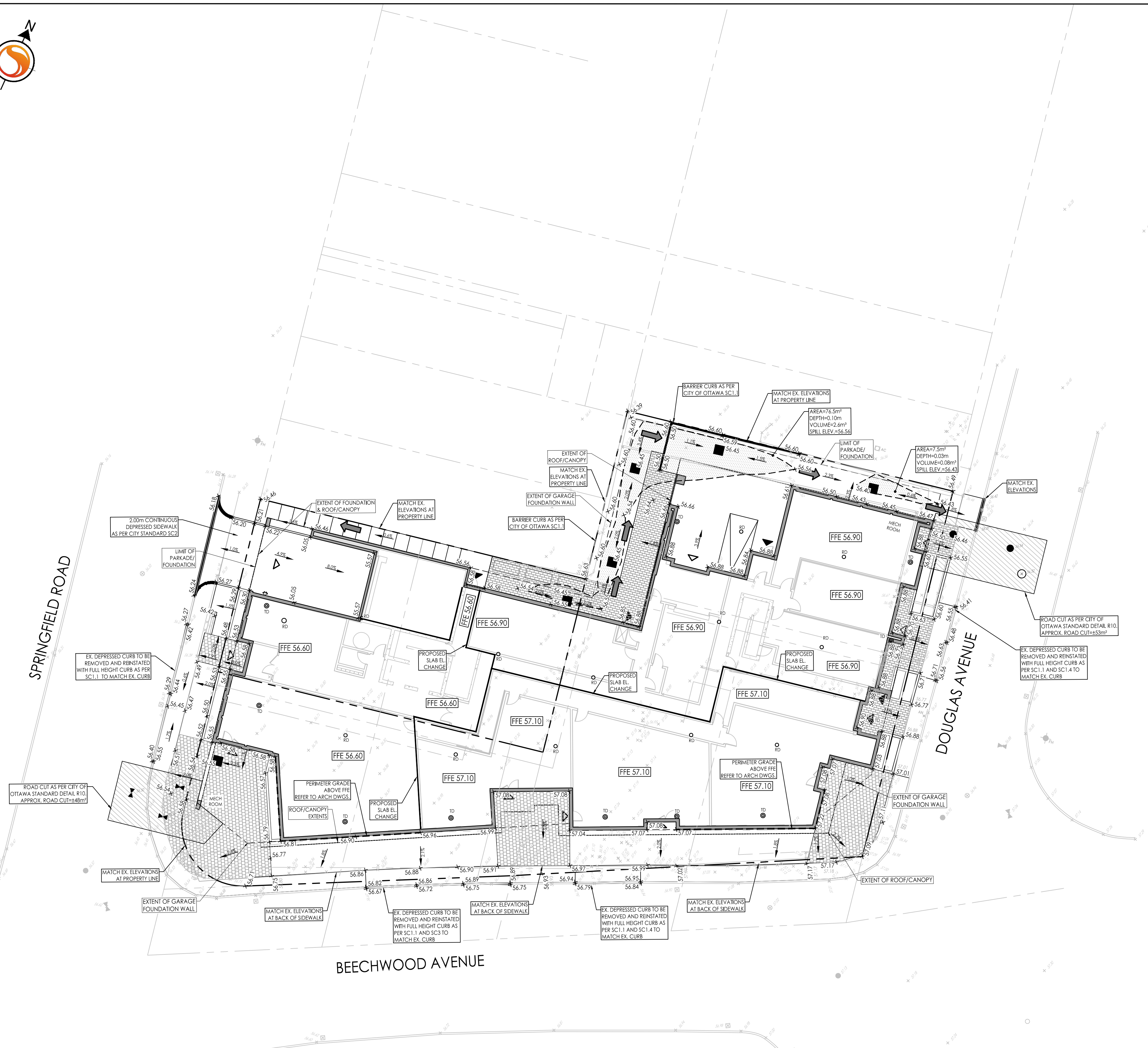
SITE GRADING

- ALL GRANULAR BASE & SUB-BASE COURSE MATERIALS SHALL BE COMPACTED TO 100% STANDARD PROCTOR MAX. DRY DENSITY.
- ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, WITH SOD ON MIN. 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
- INSPECTIONS, ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMAINS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED.
- REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
- CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY.
- EMBANKMENTS TO BE SLOPED AT MIN. 3:1, UNLESS OTHERWISE SPECIFIED.
- ALL TREES ON THE RIGHT-OF-WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTIONS AND ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW AND THE URBAN TREES CONSERVATION BY-LAW AS AMENDED FROM TIME TO TIME.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH ARCHITECT AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.
- SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR B' COMPACTED IN 0.15m LAYERS.
- NO ALTERATION TO EXISTING GRADES OR DRAINAGE PATTERN ON PROPERTY LINE MAY BE MADE WHERE NO PERMISSION TO ENTER ADJACENT PROPERTY EXISTS.
- NO EXCESS DRAINAGE, DURING AND AFTER CONSTRUCTION, IS TO BE DIRECTED TOWARDS NEIGHBOURING PROPERTIES.
- UNDERSIDE-OF-FOOTING TO HAVE MINIMUM COVER OF 1.5m, WHERE SUFFICIENT COVER IS NOT PROVIDED, FOOTINGS ARE TO BE INSULATED TO PROVIDED EQUIVALENT INSULATION.
- PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH R10 AND OPSD 509.010 AND OPSD 310.
- ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT ARE TO BE DESIGNED, APPROVED, AND STAMPED BY STRUCTURAL ENGINEER.
- FENCES OR RAILINGS ARE REQUIRED FOR RETAINING WALLS GREATER THAN 0.40m IN HEIGHT.
- TOPOGRAPHIC SURVEY SUPPLIED BY ANNE, O'SULLIVAN, VOLLEBECK LTD. DATED JULY 21, 2022 - FILE NO. 21948-21.

BENCHMARK: FIRE HYDRANT TOP OF SPINDLE EAST OF DOUGLAS AVENUE WITH AN ELEVATION OF 38.00m. ELEVATIONS ARE GEODETIC AND REFERRED TO COVID-19 GEODETIC DATUM DERIVED FROM CITY OF OTTAWA BENCHMARK NO. OTT_107 WITH AN ELEVATION OF 71.9454.

AREAS SUBJECT TO CAR PARKING ONLY
 50mm WEAR COURSE - HL-8 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
 150mm BASE - OPS GRANULAR A CRUSHED STONE
 300mm SUBBASE - OPS GRANULAR B TYPE II

ACCESS LANES AND HEAVY TRUCK PARKING AREAS
 80mm WEAR COURSE - HL-8 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
 50mm BINDER COURSE - HL-8 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE
 150mm BASE - OPS GRANULAR A CRUSHED STONE
 450mm SUBBASE - OPS GRANULAR B TYPE II
 SUBGRADE - UNDISTURBED NATIVE SOIL OR OPS GRANULAR B TYPE I OR II MATERIAL.



PROPOSED 3 STOREY APARTMENT BUILDING
 FF=VARIES (REFER TO GRADING PLAN)
 P1 PARKING=33.25
 USF=152.48

REFER TO ARCHITECTURAL PLANS FOR TOP ELEVATIONS, TOP TO REMAIN MIN. 0.15m ABOVE FINISHED GRADE.

MAX 100-YR ROOF RELEASE RATE TO INTERNAL CISTERN = 10.8 L/S
 TOTAL PEAK FLOW TO CISTERN = 36.4 L/S
 MAX 100-YR CISTERN RELEASE RATE = 12.1 L/S
 CISTERN VOLUME REQUIRED = 25 m³

SUMP PUMP REQUIRED TO DISCHARGE INTERNAL STORM SEWER AND FOUNDATION DRAIN, SUMP PUMP REQUIRED FOR PARKADE LEVEL 1, REFER TO MECHANICAL DRAWINGS FOR DETAILS.