

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Legend

- ORIGINAL GROUND
- PROPOSED ELEVATION
- DIRECTION & PERCENT FLOW
- PROPOSED LOT CORNER ELEVATION
- EXISTING ELEVATION AT LOT CORNER
- FINISHED FIRST FLOOR ELEVATION
- UNDER SIDE OF FOOTING
- NUMBER OF RISERS
- TERRACING 3:1 SLOPE MINIMUM (UNLESS OTHERWISE SHOWN)
- PROPOSED SWALE
- PROPOSED SANITARY SEWER MANHOLES
- PROPOSED STORM SEWER MANHOLES
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE BOX
- PROPOSED CATCH BASIN
- PROPOSED SUB DRAIN CATCH BASIN
- DIRECTION OF OVERLAND FLOW
- PROPOSED DEPRESSED CURB LOCATIONS
- 100YR PONDING ELEVATION
- PROPOSED TWS (REFER TO DETAIL ON DWG EC/DS-1)

Notes

- SITE PLAN
PREPARED BY: M.DAVID BLAKELY ARCHITECT INC.
REVISION: 3 DATED JANUARY 24, 2018 - FOR CONSULTANTS
DRAWING: SP1
- SITE BENCHMARK
PROVIDED BY: STANTEC GEOMATICS LTD.
DATED: DECEMBER 17, 2015
LOCATION / DESCRIPTION: TOP OF SPINDLE FIRE HYDRANT SOUTH OF PROPOSED SITE. ELEV=80.06
- GEOTECHNICAL REPORT
PREPARED BY: PATERSON GROUP INC.
REPORT: PG4029-1
DATED: FEBRUARY 16, 2017

Revision	By	Appd.	YY.MM.DD
1	WAJ	KJK	18.03.02
2	WAJ	KJK	17.02.23

Client/Project
TALOS HOMES

966-968 FISHER AVENUE

OTTAWA, ON

Title
GRADING PLAN

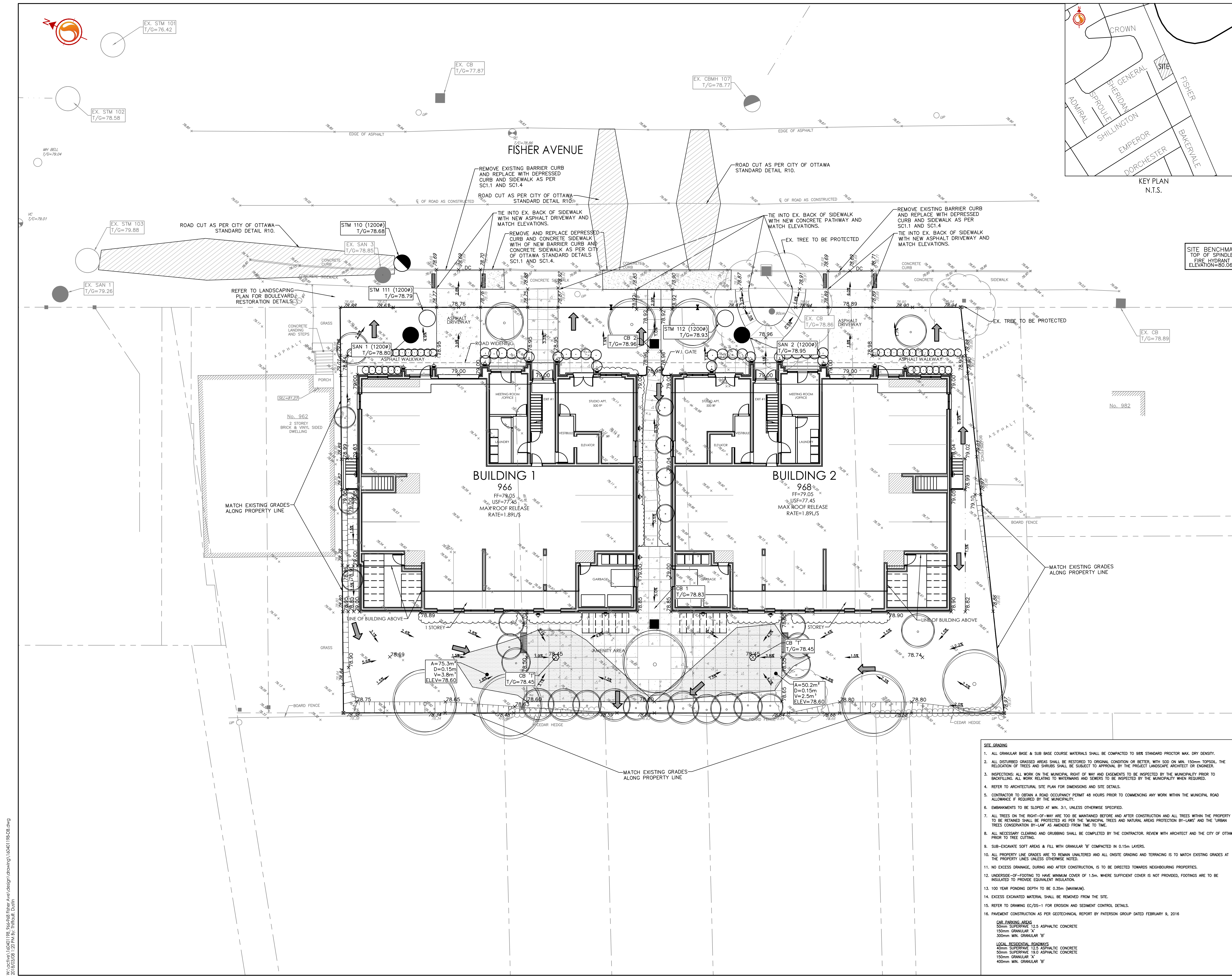
Project No.
160401198

Drawing No.
GP-1

Scale
1:150

Sheet
7 of 6

Revision
1



- SITE GRADING**
- ALL GRANULAR BASE & SUB BASE COURSE MATERIALS SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAX. DRY DENSITY.
 - ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, WITH SOIL ON MIN. 150mm 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 WATERMANS 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 CONSTRUCTION AND ALL TREES WITHIN THE PROPERTY TO BE RETAINED 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-EQUIVATE SOFT AREAS & FILL WITH GRANULAR "B" COMPACTED IN 0.15m LAYERS.
 - ALL PROPERTY LINE GRADES ARE TO REMAIN UNALTERED AND ALL ON-SITE GRADING AND TERRACING IS TO MATCH EXISTING GRADES AT THE PROPERTY LINES UNLESS OTHERWISE NOTED.
 - 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 PROVIDE EQUIVALENT INSULATION.
 - 100 YEAR PONDING DEPTH TO BE 0.35m (MAXIMUM).
 - EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
 - REFER TO DRAWING EC/DS-1 FOR EROSION AND SEDIMENT CONTROL DETAILS.
 - PAVEMENT CONSTRUCTION AS PER GEOTECHNICAL REPORT BY PATERSON GROUP DATED FEBRUARY 9, 2016
- CAR PARKING AREAS**
50mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
150mm GRANULAR "A"
300mm MIN. GRANULAR "B"
- LOCAL RESIDENTIAL ROADWAYS**
40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm GRANULAR "A"
400mm MIN. GRANULAR "B"

W:\active\160401198_966-968 Fisher Ave\design\drawing\160401198-06.dwg
2018/03/08 12:07 PM by: H.Hoffart, Dorian