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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
- TOP OF FOUNDATION ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
- PROPOSED SWALE
- DIRECTION OF OVERLAND FLOW
- PROPOSED VALVE BOX
- DEPRESSED CURB LOCATION
- PROPOSED DOOR LOCATIONS
- PROPOSED RETAINING WALL
- PROPOSED HEAVY DUTY ASPHALT

Notes

- TOPOGRAPHIC SURVEY AND BENCHMARK COMPLETED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD. LTD. DATED FEBRUARY 12, 2020.
- SITE PLAN PREPARED BY QUADRANGLE ARCHITECTS LIMITED DATED MAY 2019.
- GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP INC. DATED JULY 26, 2019. REPORT NO. PG4935-1
- ENVIRONMENTAL REMEDIAL ACTION PLAN PREPARED BY PATERSON GROUP INC. DATED APRIL 8, 2020 REPORT NO. PE4558-AP-01.
- TREE INVENTORY AND LANDSCAPE PLAN PREPARED BY STANTEC CONSULTING

1.	ALL GRANULAR BASE & SUB BASE COURSE MATERIALS SHALL BE COMPACTED AS PER GEOTECHNICAL CONSULTANT RECOMMENDATIONS.			
2.	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.			
3.	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.			
4.	REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.			
5.	CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY.			
6.	EMBANKMENTS TO BE SLOPED AT MIN. 3:1, UNLESS OTHERWISE SPECIFIED.			
7.	ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH DEVELOPER AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.			
8.	SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.15m LAYERS.			
9.	NO ALTERATION TO EXISTING GRADES OR DRAINAGE PATTERN ON PROPERTY LINE MAY BE MADE WHERE NO PERMISSION TO ENTER ADJACENT PROPERTY EXISTS.			
10.	ALL TREES ON THE RIGHT-OF-WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION AND ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAWS AND URBAN TREES CONSERVATION BY-LAW.			
11.	NO EXCESS DRAINAGE TO BE DIRECTED TO NEIGHBORING PROPERTIES EITHER BEFORE OR AFTER CONSTRUCTION.			
12.	ALL ROOF DRAINS TO DISCHARGE TO THE INTERNAL PLUMBING			
13.	THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN WHICH WILL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION FOR RECEIVING STORM SEWERS OR DRAINAGE DURING CONSTRUCTION ACTIVITIES. THE PLAN SHALL INCLUDE BUT NOT LIMITED TO FILTER CLOTH ON CATCH BASINS, STRW BALE CHECK DAMS AND SEDIMENT CONTROLS AROUND ALL DISTURBED AREAS. DEWATERING SHALL BE PUMPED INTO SEDIMENT TRAPS.			
14.	PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD R10, AND OPSD 509.010, AND OPSD 310.			
15.	CONCRETE BARRIER CURBS SHALL BE CONSTRUCTED AS PER CITY STANDARD SC1.1.			
16.	CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER CITY STANDARDS SC3 AND SC1.4.			
17.	ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS AND NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE CONSULTANT.			
18.	PAVEMENT CONSTRUCTION AS PER GEOTECHNICAL INVESTIGATION PG4935-1 PREPARED BY PATERSON GROUP INC. DATED JULY 26, 2019.			
19.	ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT ARE TO BE DESIGNED, APPROVED AND STAMPED BY A STRUCTURAL ENGINEER.			
20.	FENCES OR RAILINGS ARE REQUIRED FOR RETAINING WALLS GREATER THAN 0.6m IN HEIGHT.			

Client/Project

AZURE URBAN DEVELOPMENTS INC.

23 STOREY MIXED USE BUILDING
2070 SCOTT STREET
OTTAWA, ON

Title

GRADING PLAN

Project No.
160410249

Drawing No.

GP-1

Scale
1:200

Sheet

Revision

3 of 6

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DWG 18058