

DESCRIPTION

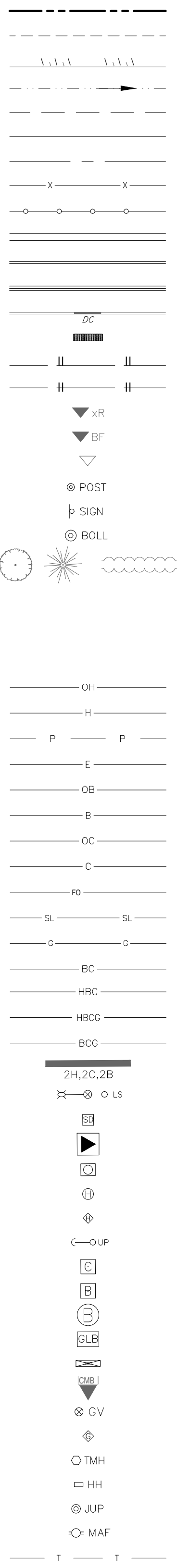
SITE FEATURES

PROPERTY LINE
TOP OF SLOPE
TERRACING (3:1 TYPICAL)
DITCH/SWALE AND DIRECTION OF FLOW
EDGE OF SHOULDER
EDGE OF PAVEMENT
ROAD/ALIGNMENT
CHAINLINK FENCE
POST AND RAIL FENCE
SIDEWALK (TYPE AS NOTED ON DRAWINGS)
BARRIER CURB (SC1.1)
MOUNTABLE CURB (SC1.3)
DEPRESSED CURB
TACTILE WALKING SURFACE INDICATOR "TWSI" (SC7.3)
GUARDRAIL
JERSEY BARRIERS
BUILDING ENTRY/EXIT WITH RISERS
BUILDING ENTRY/EXIT BARRIER FREE
BUILDING ENTRY/EXIT OVERHEAD DOOR
POST
SIGN
BOLLARD
VEGETATION

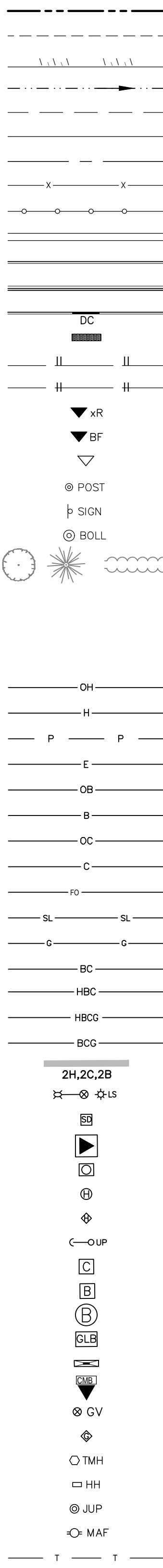
UTILITY AND STRUCTURES

HYDRO (OVERHEAD)
HYDRO
POWER
ELECTRICAL
BELL (OVERHEAD)
BELL
CABLE (OVERHEAD)
CABLE TV
FIBRE OPTIC
STREETLIGHT
GASMAIN
JOINT USE TRENCH - BELL/CABLE TV
JOINT USE TRENCH - HYDRO/BELL/CABLE TV
JOINT USE TRENCH - HYDRO/BELL/CABLE TV/GAS
JOINT USE TRENCH - BELL/CABLE TV/GAS
DUCT CROSSING WITH NUMBER AND TYPE OF DUCTS
STREETLIGHT
STREETLIGHT DISCONNECT
HYDRO TRANSFORMER
HYDRO SWITCHING KIOSK
HYDRO MANHOLE
HYDRO METER
UTILITY POLE AND GUY WIRE
CABLE PEDESTAL
BELL PEDESTAL
BELL MANHOLE
BELL GROUND LEVEL BOX
ENDWALL
COMMUNITY MAILBOX
GAS VALVE
GAS METER
TRAFFIC MANHOLE
TRAFFIC HAND HOLE
TRAFFIC JOINT USE POLE
TRAFFIC MAST ARM
TRAFFIC CONDUIT

EXISTING



PROPOSED

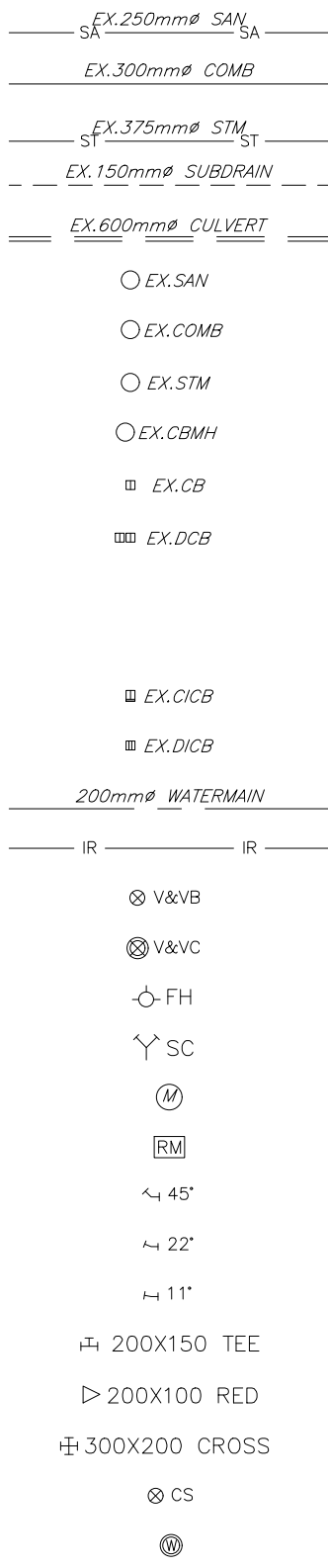


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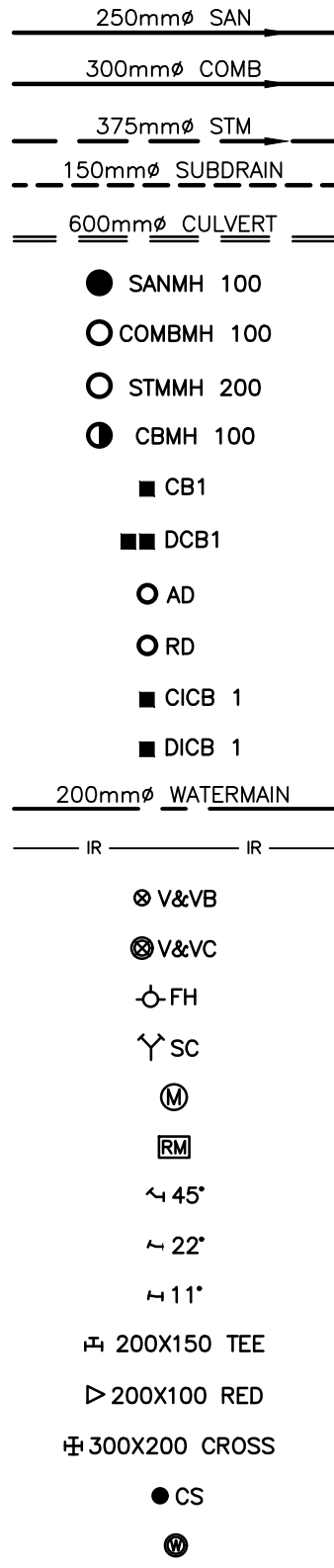
SERVICES AND STRUCTURES

SANITARY SEWER
COMBINATION SEWER
STORM SEWER
STORM SUBDRAIN
STORM CULVERT
SANITARY MANHOLE
COMBINATION MANHOLE
STORM MANHOLE
CATCHBASIN MANHOLE
CATCHBASIN
DOUBLE CATCHBASIN
AREA DRAINS
ROOF DRAINS
CURB INLET CATCHBASIN
DITCH INLET CATCHBASIN
WATERMAIN
IRRIGATION
VALVE AND VALVE BOX
VALVE AND VALVE CHAMBER
FIRE HYDRANT
SIAMESE CONNECTION
WATER METER
REMOTE WATER METER
45° BEND
22.5° BEND
11.25° BEND
TEE
REDUCER
CROSS
CURB STOP
WATER WELL

EXISTING



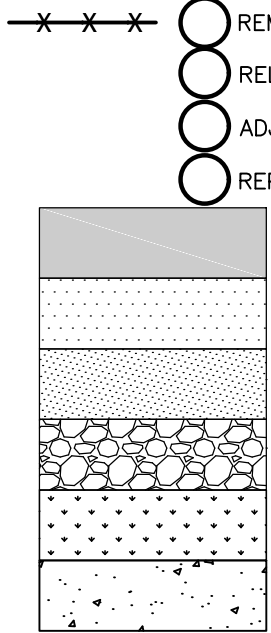
PROPOSED



DESCRIPTION

MISCELLANEOUS

REMOVED
RELOCATED
ADJUSTED
REPLACE
LIGHT DUTY PAVEMENT
REFER TO NOTES FOR COMPOSITION
HEAVY DUTY PAVEMENT
REFER TO NOTES FOR COMPOSITION
ROAD REINSTATEMENT AS PER CITY STANDARD R10
RIP-RAP AS PER OPSD 810.010
LANDSCAPE REINSTATEMENT
MONOLITHIC CURB INSTALLATION



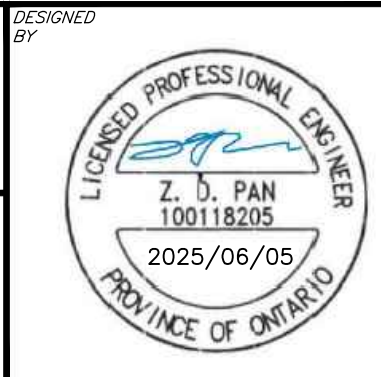
GENERAL NOTES

- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE.
 - THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY BE DAMAGED OR CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
 - ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. ALL DRAWINGS SHOULD NOT BE SCALED BY THE CONTRACTOR. ANY MISSING OR QUESTIONABLE DIMENSIONS ARE TO BE CONFIRMED WITH THE ENGINEER IN WRITING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF THE SAME.
 - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS", THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER, THE CITY OF OTTAWA AND THE AUTHORITY HAVING JURISDICTION.
 - ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON CITY STREETS. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
 - THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
 - THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS WRITTEN APPROVAL BY THE ENGINEER HAS BEEN OBTAINED.
 - EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
 - THE SITE LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. AS-BUILT SITE SERVICING & GRADING DRAWINGS SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
 - ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
 - FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY EXP SERVICES INC DATED MARCH, 2022, PROJECT NO. OTT-00238207-CO
 - THE CONTRACTOR SHALL APPRAISE HIS/HERSELF OF ALL SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED AND SHALL CARRY OUT THEIR OWN TEST PITS AS REQUIRED TO MAKE THEIR OWN INDEPENDENT ASSESSMENT OF GROUND CONDITIONS. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR ANY EXTRA COST DUE TO ANY SUCH GROUND CONDITIONS VARYING FROM THOSE ANTICIPATED BY THE CONTRACTOR.
 - DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
 - FOR TOPOGRAPHICAL INFORMATION REFER TO PLAN PREPARED BY ANIS, O'SULLIVAN, VOLLEBEKK SURVEYING LTD. DATED JUNE 16, 2017.
 - CIVIL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL, LANDSCAPE AND LEGAL DRAWINGS.
 - A SCHEMATIC DIAGRAM INCLUDING PROPOSED ELEVATIONS, DETAILS OF PROPOSED FOUNDATION DRAINS, STORM LATERAL, AND INTERNAL MECHANICAL PIPING WILL BE PREPARED BY THE MECHANICAL CONSULTANT PRIOR TO REGISTRATION.
 - THE SIDES OF THE EXCAVATION FOR UTILITY TRENCHES AND SUBSURFACE BASEMENT WALLS THAT EXTEND INTO THE SHALE BEDROCK BELOW THE GROUND WATER SHOULD BE SPRAYED WITH GUNNITE TO PREVENT DETEIORATION AND HEAVE OF THE SHALE BEDROCK. FOR UNDERGROUND SERVICE, AN ALTERNATIVE TO GUNNITE IS TO BACKFILL THE PORTION OF THE TRENCHES IN BEDROCK BELOW THE GROUNDWATER LEVEL USING CLAY OR CONCRETE.
- SANITARY SEWER NOTES:**
- ALL SANITARY SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
 - ALL SANITARY SEWERS SHALL BE PVC DR 35, IPEX "RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
 - SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' BEDDING UNLESS OTHERWISE NOTED. BEDDING DEPTH AS PER GEOTECHNICAL STUDY.
 - THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED SANITARY SEWERS AND EXISTING SEWERS CONNECTED TO. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.
- STORM SEWER NOTES:**
- ALL STORM SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
 - ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
 - THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE STORM SEWERS IN ACCORDANCE WITH OPSD 802.010 AND 802.013. DURING CONSTRUCTION THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% SPMD.
 - SEWER BEDDING DEPTH AS PER GEOTECHNICAL STUDY.
 - ALL ABANDONED EXISTING SEWERS TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF THE CITY OF OTTAWA'S SEWER OPERATIONS.
 - WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.
 - ALL STORM SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES. REFER TO MECHANICAL DRAWINGS.
 - THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED STORM SEWERS AND EXISTING SEWERS CONNECTED TO. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.
- WATERMAIN NOTES:**
- ALL WATERMAIN MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
 - NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. WATERMAIN CONNECTIONS BY CITY OF OTTAWA FORCES WITH ALL EXCAVATION BACKFILL AND ROAD REINSTATEMENT BY CONTRACTOR.
 - WATERMAINS TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
 - CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40. ALL ANODES SHALL BE A Z-24-48 AS PER CITY OF OTTAWA STD. W44.
 - ALL WATERMAINS TO BE INSTALLED AT MINIMUM COVER OF 2.4m.
 - IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
 - DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
 - WATER METER TO BE INSTALL TO BE COORDINATED WITH MECHANICAL.
 - INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY, WHERE WATERMAIN COVER IS LESS THAN 2.4m.
 - PRESSURE REDUCING MEASURES REQUIRED FOR INTERNAL WATER SYSTEMS.
- ROAD NOTES:**
- PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R10 AND OPSD 509.010, OPSS 310.
 - GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
 - ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
 - PAVEMENT STRUCTURE:**
SITE ACCESS DRIVEWAYS:
 - 40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
 - 50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE
 - 150mm GRANULAR "A" CRUSHED LIMESTONE (OPSS 1010)
 - 400mm GRANULAR "B" TYPE II (OPSS 1010)
- BEECHWOOD AVENUE:**
- 40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
 - 50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE
 - 150mm GRANULAR "A" CRUSHED LIMESTONE (OPSS 1010)
 - 400mm GRANULAR "B" TYPE II (OPSS 1010)

CAUTION
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

REV	REVISION DESCRIPTION	DATE	BY	APPD	REV	REVISION DESCRIPTION	DATE	BY	APPD
					5	REVISED AS PER CITY COMMENTS	05/06/25	ZP	BMT
					4	RE-ISSUE FOR APPROVAL	07/02/25	ZP	BMT
					3	ISSUED FOR APPROVAL	28/07/23	SAB	BMT
					2	ISSUED FOR CITY REVIEW	22/03/22	AC	BMT
					1	ISSUED FOR SITE PLAN CONTROL	15/12/20	SK	BMT

SCALE
NORTH



DESIGNED BY
REVIEWED BY

CLIENT
229 BEECHWOOD HOLDINGS INC.
AND 241 BEECHWOOD HOLDINGS INC.
c/o BINTEE DEV INC.
226 ARGYLE AVENUE, OTTAWA, ON, K2P 1B9

exp.
exp Services Inc.
1-813-688-1880 | 1-813-225-7330
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PROJECT
229-247 BEECHWOOD
OTTAWA, ON

BASE PLAN
SK

DESIGN
JLF/ZP

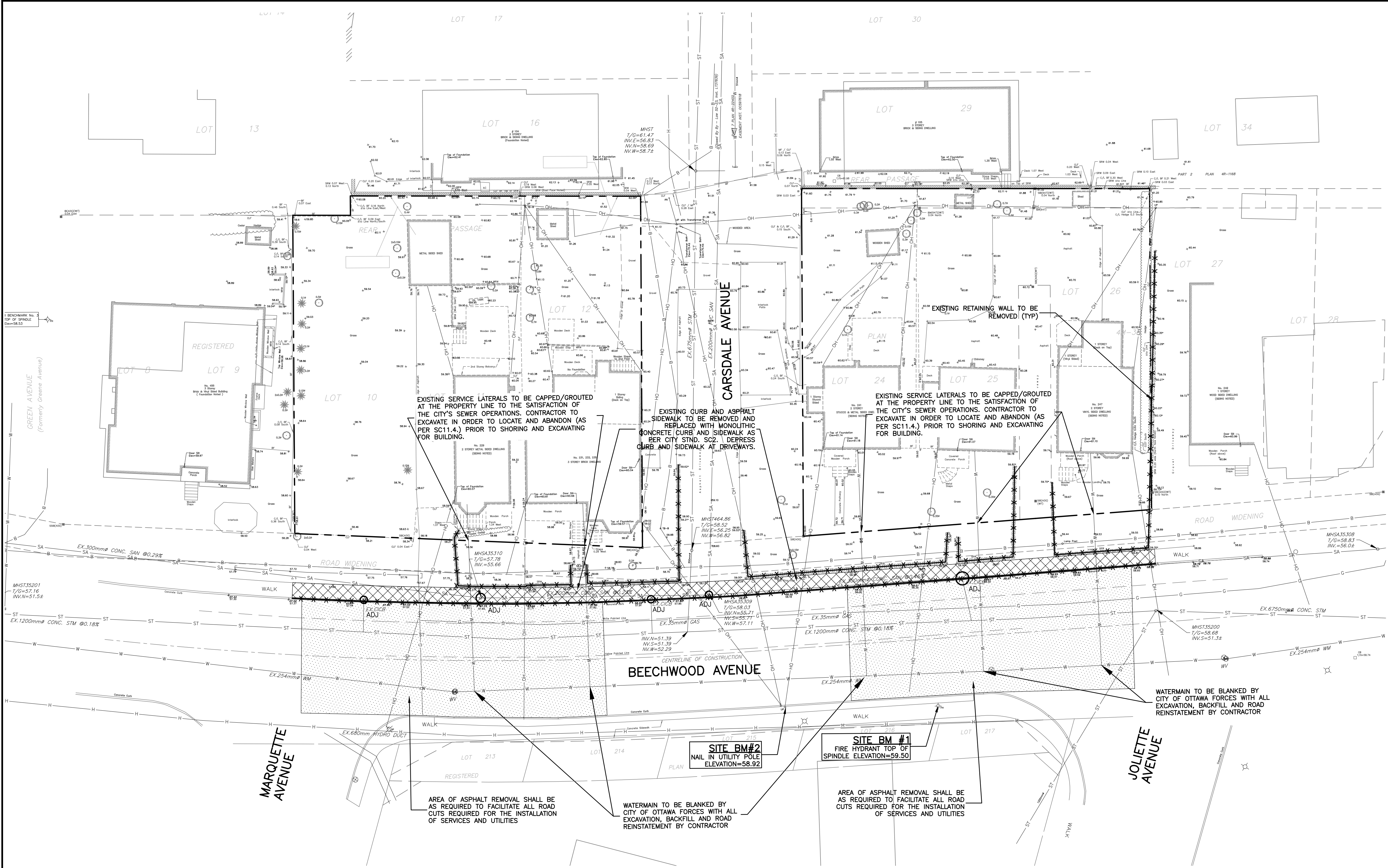
CHECKED
BMT

DRAWING NO.
C001

DATE
DEC 2020

PROJECT NO.
OTT-238207-CO

APPROVED
BMT



EXISTING SANITARY LATERALS

THE EXISTING SANITARY LATERALS FOR THE BUILDINGS BEING DEMOLISHED HAVE NOT BEEN LOCATED. NO DATA WAS FOUND ON ANY ASBUILT DRAWINGS FROM ANY SOURCE AVAILABLE TO EXP SERVICES.

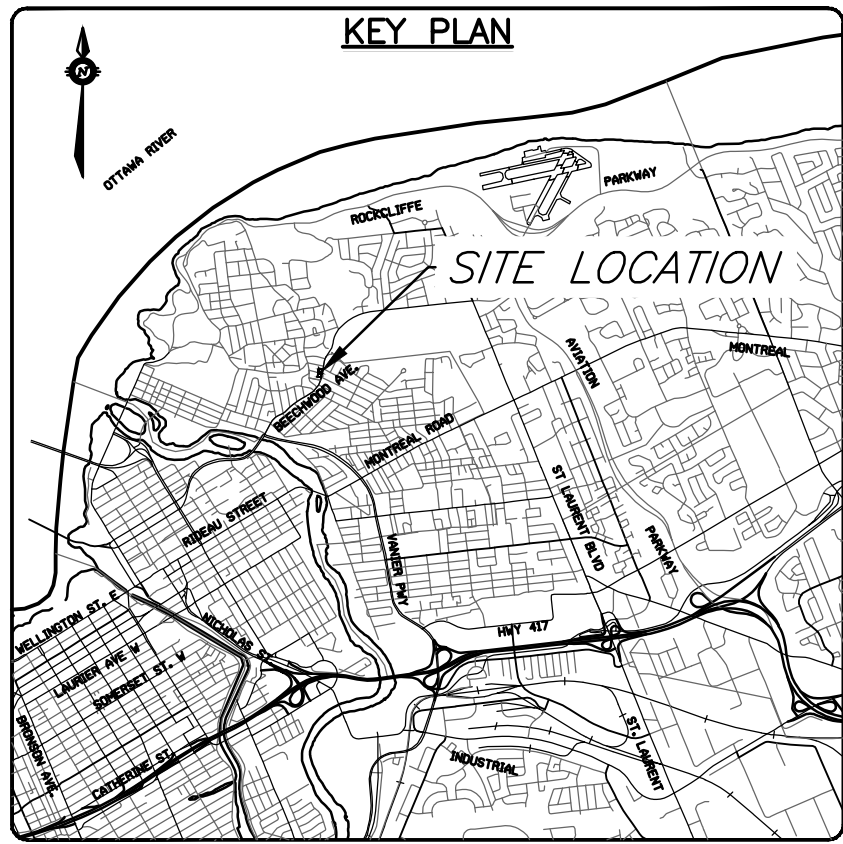
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 2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
 3. EXISTING SERVING TO BUILDING TO BE ABANDONED AS INDICATE. EXISTING BUILDING AND FOUNDATION TO BE REMOVED FROM THE SITE. A GEOTECHNICAL ENGINEER SHALL INSPECT THE UNDERGROUND INFRASTRUCTURE WORKS BENEATH THE BUILDING.
 4. ALL ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERENCED TO THE NAD83 GEODETIC DATUM.
 5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE JOB BENCHMARK IS ACCURATE AND HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION PROVIDED IN THIS DRAWING.
 6. FOR ADDITIONAL PROJECT NOTES REFER TO DRAWING C001.

LEGAL PARCEL NOTE:

PIN 04226-205 COMPRISED OF:

- 229 BEECHWOOD AVENUE
- LOT 10, PIN 04226-0120
 - PART 2 PLAN 4R-5284, PIN 04226-0121
 - LOT 11, PIN 04226-0120
 - LOT 12, PIN 04226-0122
 - PART 1 PLAN 4R-5284, PIN 04226-0123

- 241 BEECHWOOD AVENUE
- LOT 24, PIN 04226-0136
 - PART 3 PLAN 4R-1168, PIN 04226-0166
 - LOT 25, PIN 04226-0137
 - PART 4 PLAN 4R-1168, PIN 04226-0167
 - LOT 26, PIN 04226-0138
 - PART 5 PLAN 4R-1168, PIN 04226-0168

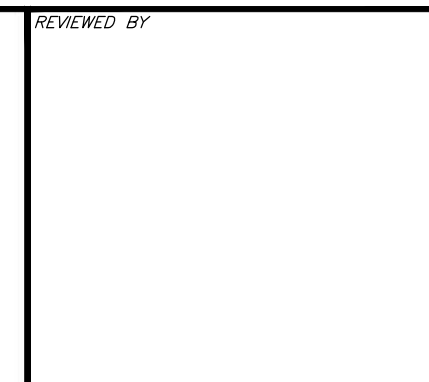
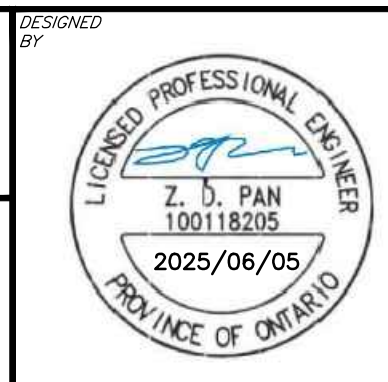


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BASE PLAN	SK
DESIGN	JLF/ZP
CHECKED	BMT
CAD	SK/SAB
PROJECT MANAGER	BMT
APPROVED	BMT

PROJECT

229-247 BEECHWOOD
OTTAWA, ON

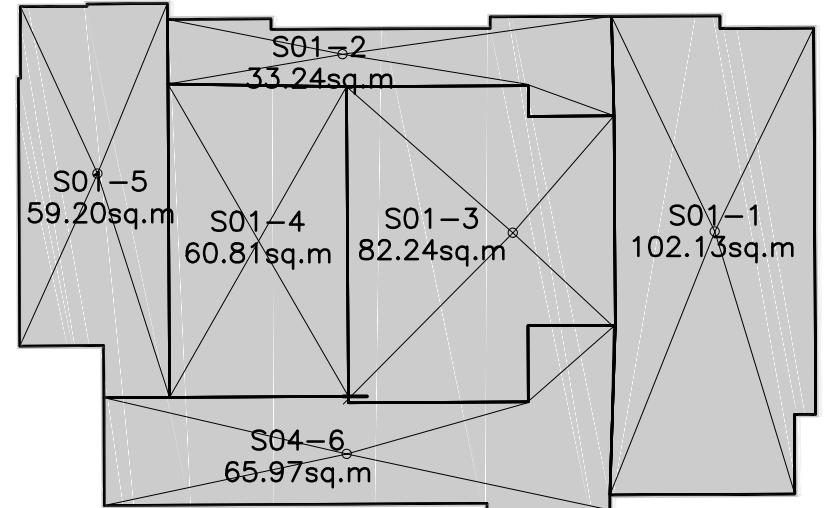
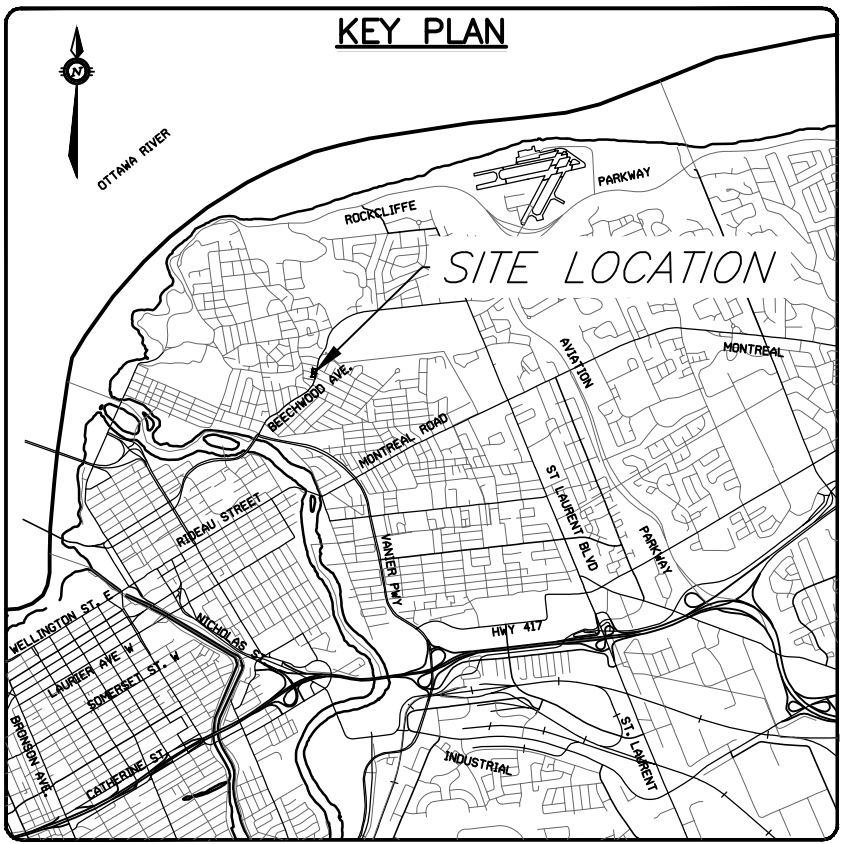
EXISTING CONDITIONS PLAN

PROJECT No.
OTT-238207-C0

SURVEY
AOV

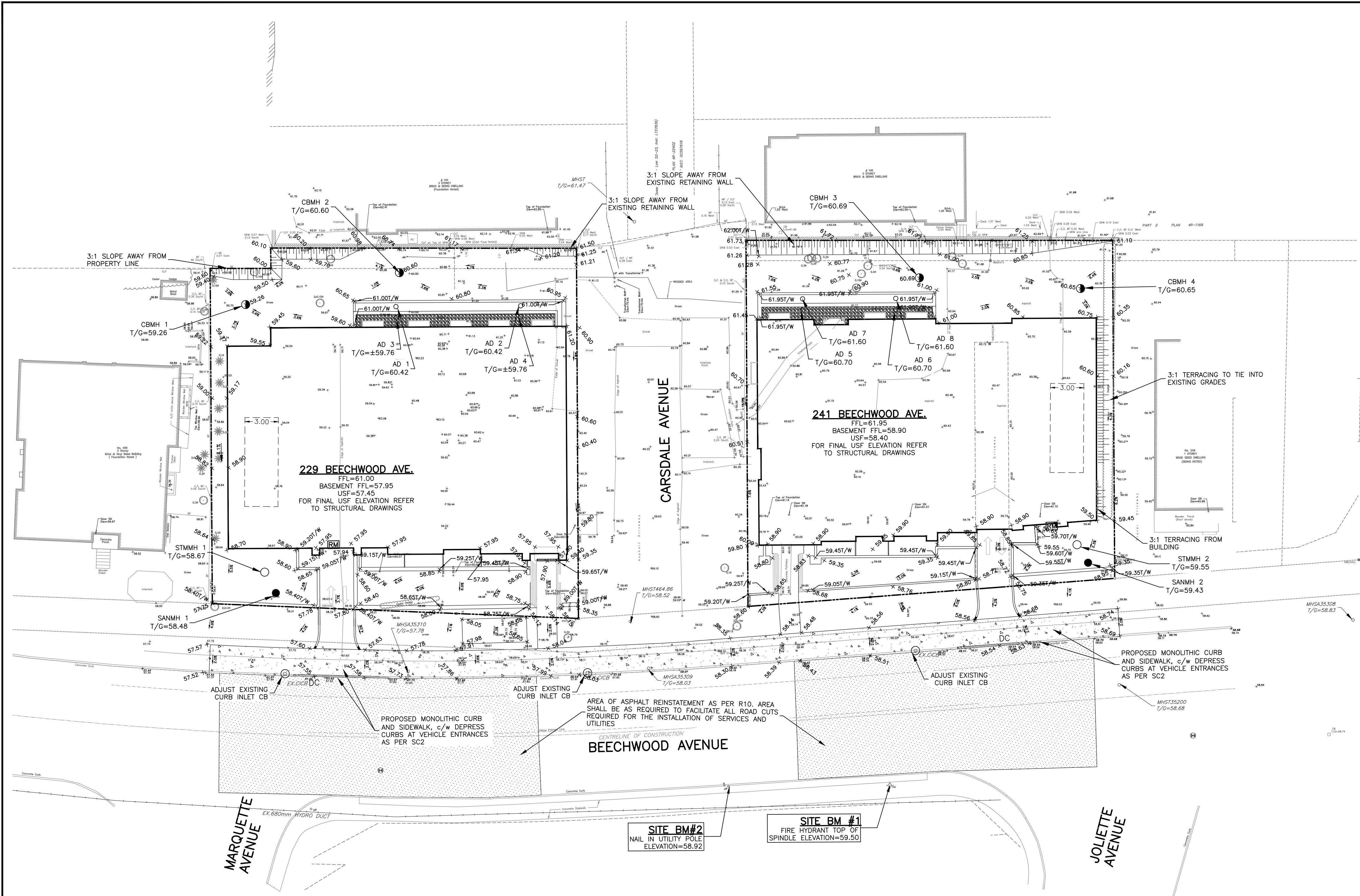
DATE
DEC 2020

DRAWING No.
C002



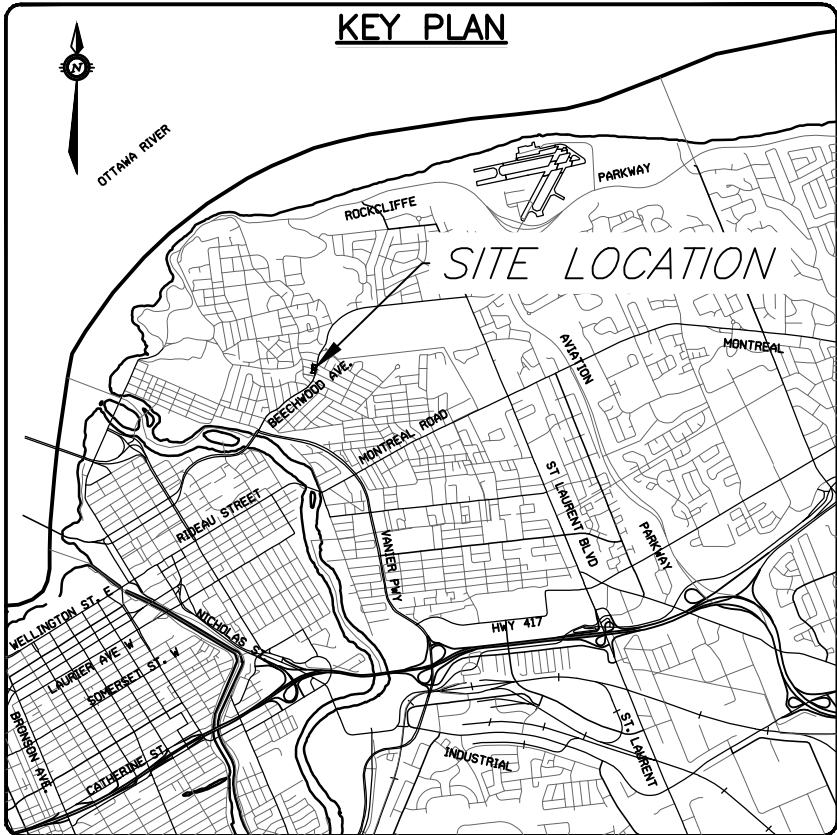
241 BEECHWOOD ROOF PONDING TABLE				
AREA #	100 YEAR PONDING DEPTH (mm)	WEIR TYPE	NO. OF WEIRS PER DRAIN	WEIR POSITION
S01_1	113	WATTS ACCUTROL	1	6-FULL
S01_2	82	WATTS ACCUTROL	1	6-FULL
S01_3	124	WATTS ACCUTROL	1	3-1/4 OPEN
S01_4	107	WATTS ACCUTROL	1	4-1/2 OPEN
S01_5	119	WATTS ACCUTROL	1	3-1/4 OPEN
S01_6	105	WATTS ACCUTROL	1	3-1/4 OPEN

PROJECT No.
OTT-238207-CO
SURVEY
AOV
DATE
DEC 2020
DRAWING No.
C100



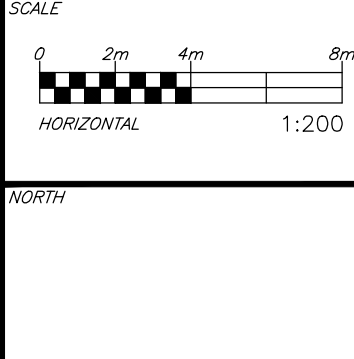
GENERAL NOTES FOR GRADING

- IT SHALL BE THE BUILDER'S RESPONSIBILITY TO ENSURE THAT GRADING AROUND HYDRANTS, TRANSFORMERS, AND UTILITY PEDESTALS, ETC., MEET CURRENT CITY OF OTTAWA, HYDRO AND UTILITY COMPANY REQUIREMENTS.
- ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
- CONTRACTOR TO ADJUST EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE CHAMBERS AND VALVE BOXES TO FINAL GRADE AS REQUIRED.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FOUNDATIONS OF ADJACENT BUILDINGS DURING EXCAVATION AND CONSTRUCTION PERIOD.
- GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7%. GRADES IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 3:1 TERRACING.
- NO EXCESS DRAINAGE, DURING OR AFTER CONSTRUCTION, TO BE DIRECTED TOWARDS NEIGHBORING PROPERTIES.
- EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
- ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION.
- NO ALTERATION TO EXISTING GRADES ON THE PROPERTY LINES.
- UNDERSIDE OF FOOTING TO BE MINIMUM 1.5m BELOW FINISHED GRADE OR INSULATION TO BE PROVIDED. TOP OF FOUNDATION TO BE MAINTAINED 0.15m ABOVE FINISHED GRADE.
- FOR ADDITIONAL NOTES REFER TO NOTES AND LEGEND SHEET, DRAWING C001



CAUTION
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REV	REVISION DESCRIPTION	DATE	BY	APPD
5	REVISED AS PER CITY COMMENTS	05/06/25	ZP	BMT
4	RE-ISSUE FOR APPROVAL	07/02/25	ZP	BMT
3	ISSUED FOR APPROVAL	28/07/23	SAB	BMT
2	ISSUED FOR CITY REVIEW	22/03/22	AC	BMT
1	ISSUED FOR SITE PLAN CONTROL	15/12/20	SK	BMT



DESIGNED BY
REVIEWED BY

CLIENT
229 BEECHWOOD HOLDINGS INC. AND 241 BEECHWOOD HOLDINGS INC.
c/o BINTEE DEV INC.
226 ARGYLE AVENUE, OTTAWA, ON, K2P 1B9

BASEPLAN	SK
DESIGN	JLF/ZP
CHECKED	BMT
CAD	SK/SAB
PROJECT MANAGER	BMT
APPROVED	BMT

PROJECT
229-247 BEECHWOOD OTTAWA, ON

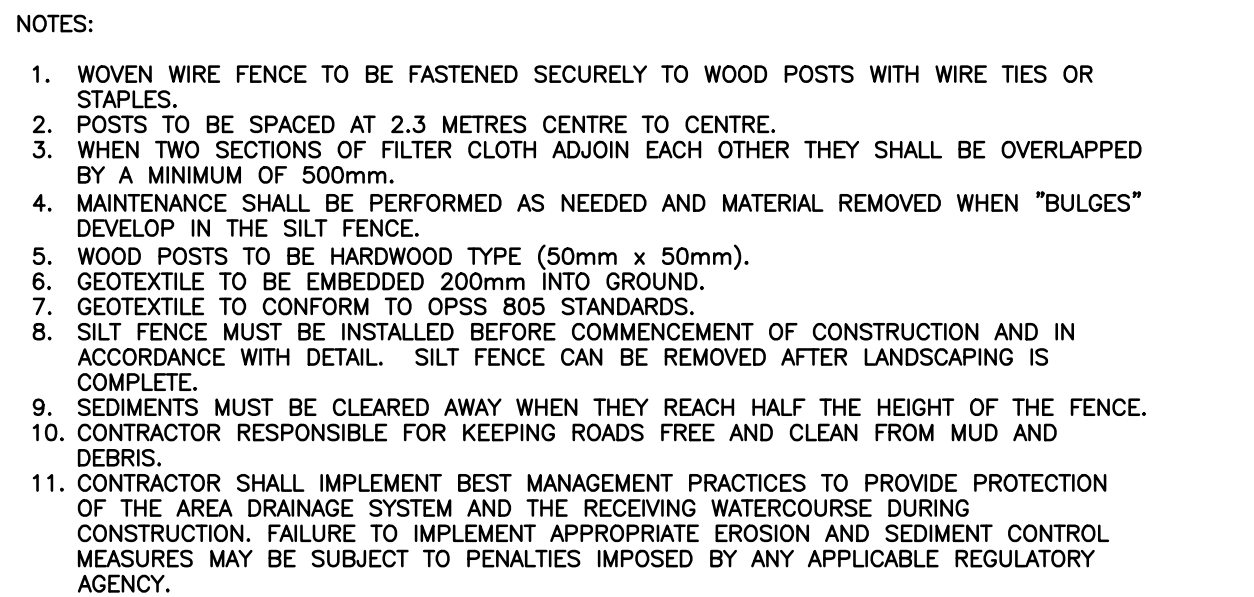
TITLE
SITE GRADING PLAN

PROJECT No.
OTT-238207-C0

SURVEY
ACV

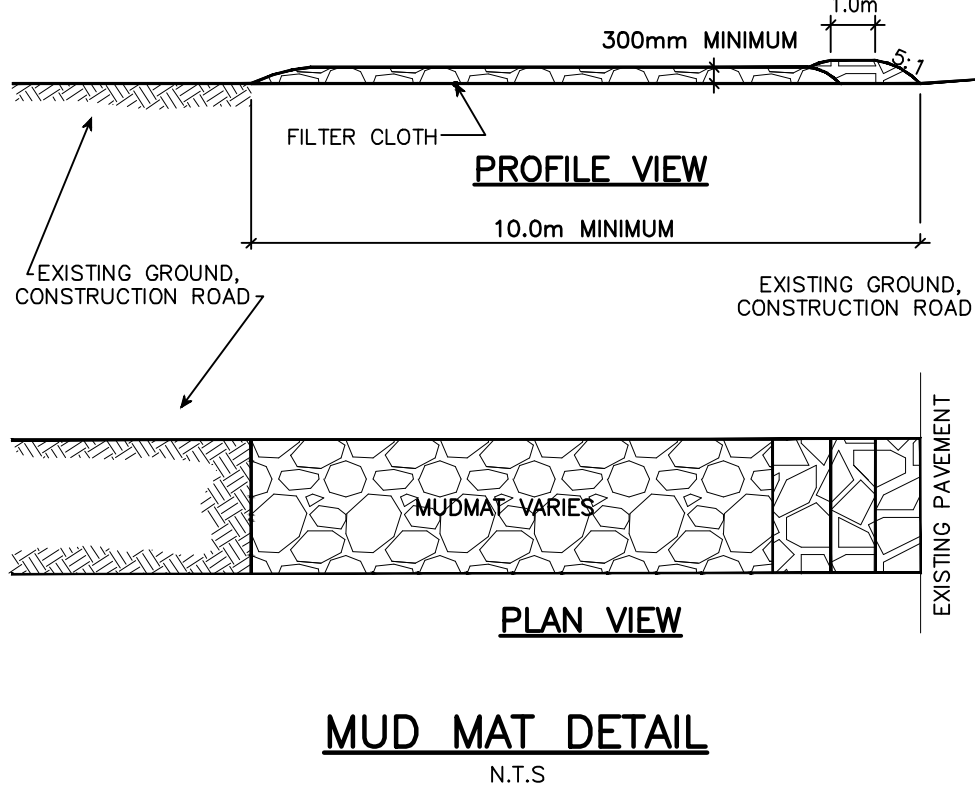
DATE
DEC 2020

DRAWING No.
C200



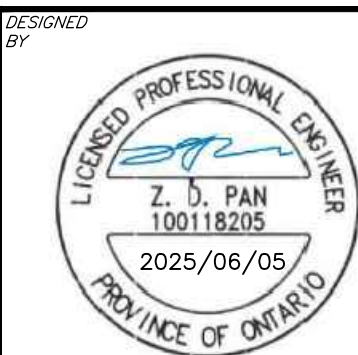
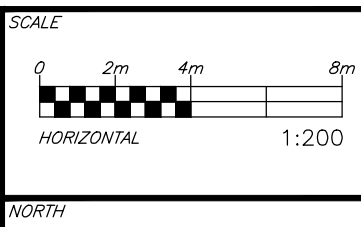
DURING ALL CONSTRUCTION ACTIVITIES, EROSION AND SEDIMENTATION SHALL BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

-
- 229 BEECHWOOD AVE.**
FFL=61.00
BASEMENT FFL=57.95
USF=57.45
FOR FINAL USF ELEVATION REFER TO STRUCTURAL DRAWINGS
- 241 BEECHWOOD AVE.**
FFL=61.95
BASEMENT FFL=58.90
USF=58.40
FOR FINAL USF ELEVATION REFER TO STRUCTURAL DRAWINGS
- PROTECT NEW CATCHBASIN MANHOLES WITH FILTER BAGS DURING CONSTRUCTION**
- PROTECT EXISTING CATCHBASINS WITH FILTER BAGS DURING CONSTRUCTION**
- SILT FENCE TO BE PLACED 0.3m INSIDE PROPERTY LINE AS PER OPSD 219.110**
- CARSDALE AVENUE**
- BEECHWOOD AVENUE**
- MARQUETTE AVENUE**
- JOLIETTE AVENUE**
- SITE BM #2**
NAIL IN UTILITY POLE
ELEVATION=58.92
- SITE BM #1**
FIRE HYDRANT TOP OF SPINDLE
ELEVATION=59.50
- MUD-MAT REFER TO DETAIL**
- PROTECT NEW CATCHBASIN MANHOLES WITH FILTER BAGS DURING CONSTRUCTION**
- PROTECT EXISTING CATCHBASINS WITH FILTER BAGS DURING CONSTRUCTION**
- SILT FENCE TO BE PLACED 0.3m INSIDE PROPERTY LINE AS PER OPSD 219.110**
- CARSDALE AVENUE**
- BEECHWOOD AVENUE**
- MARQUETTE AVENUE**
- JOLIETTE AVENUE**
- SITE BM #2**
NAIL IN UTILITY POLE
ELEVATION=58.92
- SITE BM #1**
FIRE HYDRANT TOP OF SPINDLE
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- PROTECT NEW CATCHBASIN MANHOLES WITH FILTER BAGS DURING CONSTRUCTION**
- PROTECT EXISTING CATCHBASINS WITH FILTER BAGS DURING CONSTRUCTION**
- SILT FENCE TO BE PLACED 0.3m INSIDE PROPERTY LINE AS PER OPSD 219.110**
- CARSDALE AVENUE**
- BEECHWOOD AVENUE**
- MARQUETTE AVENUE**
- JOLIETTE AVENUE**



-
- Diagram illustrating the components and assembly of the Silt Sack system:
- INSERT 1" REBAR FOR BAG REMOVAL FROM INLET (REBAR NOT INCLUDED)**: A long rod used for removal.
 - OPTIONAL OVERFLOW**: A component for managing excess material.
 - SILTSACK®**: The main collection bag.
 - DUMP LOOPS (REBAR NOT INCLUDED)**: Loops for securing the sack.
 - DEPTH = D**: Dimension indicating the height of the sack.
 - WIDTH = W**: Dimension indicating the width of the sack.
 - LENGTH = L**: Dimension indicating the length of the sack.

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[illegible]

REVIEWED BY

229 BEECHWOOD HOLDINGS INC.
AND 241 BEECHWOOD HOLDINGS INC.
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• INDUSTRIAL • INFRASTRUCTURE

BASEPLAN	SK
DESIGN	JLF/ZP
CHECKED	BMT
CAD	SK/SAB
PROJECT MANAGER	BMT
APPROVED	BMT

229-247 BEECHWOOD
OTTAWA, ON

EROSION AND SEDIMENT CONTROL PLAN

PROJECT No.
OTT-238207-C

SURVEY	AOV
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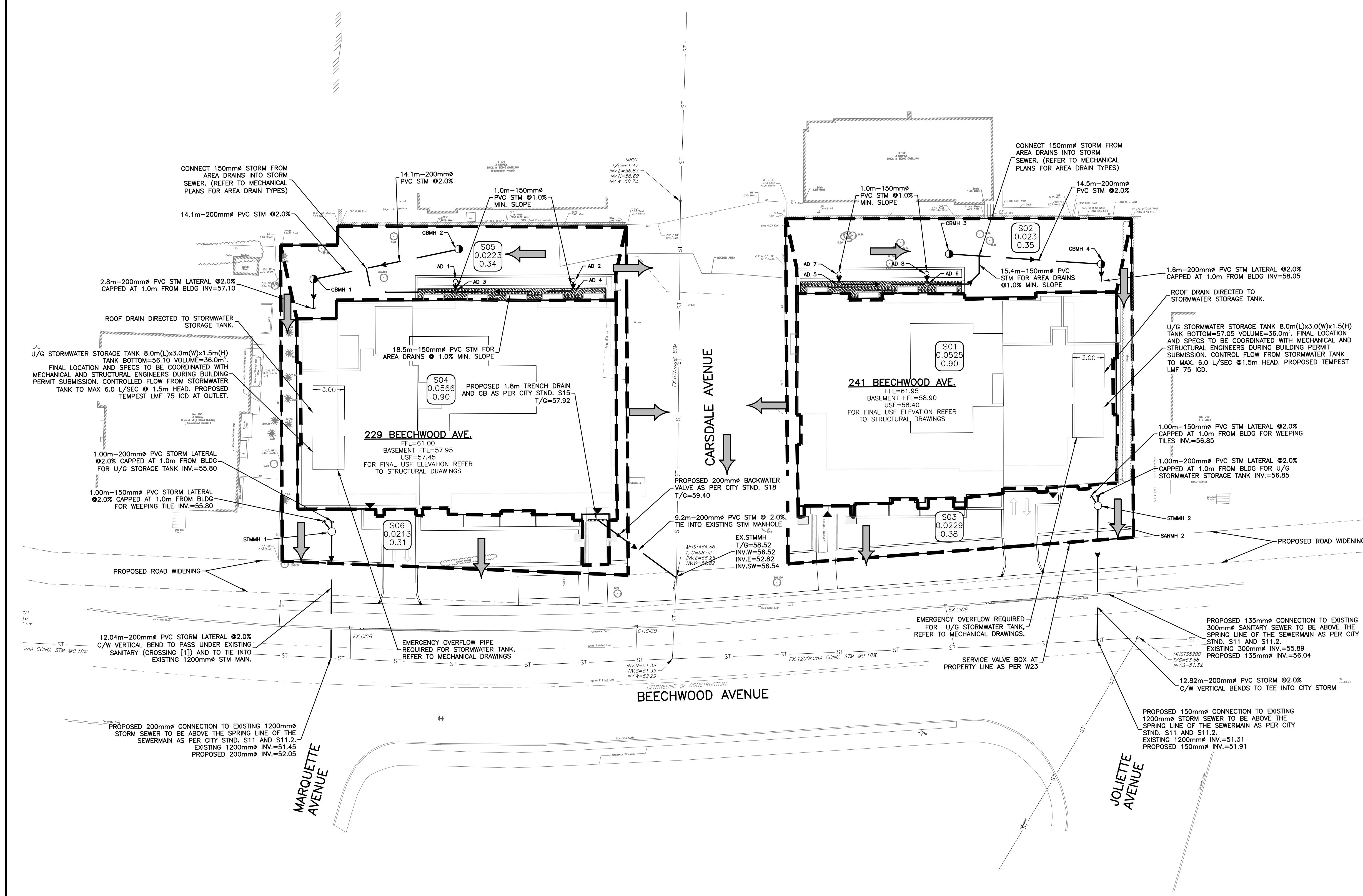
DATE DEC 30 2020

DRAWING No.

0300

0500

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KEY PLAN

LEGEND

- PROPERTY LINE
- OVERLAND FLOW ROUTE
- AREA IN HECTARES
- RUNOFF COEFFICIENT
- CATCHMENT AREA

- GENERAL NOTES FOR STORMWATER MANAGEMENT**
- WATTS ADJUSTABLE FLOW CONTROLLED ROOF DRAINS TO BE INSTALLED TO ALLOW PONDING ON ROOF.
 - ROOF AND REAR YARD DRAINAGE TO BE DRAINED TO UNDERGROUND 8.0m x 3.0m x 1.5m STORMWATER TANK (EXACT LOCATION AND SPECIFICATIONS TO BE COORDINATED WITH MECHANICAL AND STRUCTURAL ENGINEERS DURING BUILDING PERMIT SUBMISSION).
 - EACH UNDERGROUND STORMWATER TANK TO CONTROL FLOW TO MAX 6.0 L/SEC TOWARDS BEECHWOOD AVE. WITH PROPOSED TEMPEST LMF 75 ICD @ 1.5m HEAD.

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SCALE
HORIZONTAL 1:200
VERTICAL 1:200

DESIGNED BY
Z. D. PAN
100118205
2025/06/05
PROVINCE OF ONTARIO

REVIEWED BY

CLIENT
229 BEECHWOOD HOLDINGS INC. AND 241 BEECHWOOD HOLDINGS INC.
c/o BINTEE DEV INC.
226 ARGYLE AVENUE, OTTAWA, ON, K2P 1B9

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Ottawa, ON K2B 8K6
Canada
www.exp.com

BASEPLAN	SK
DESIGN	JLF/ZP
CHECKED	BMT
CAD	SK/SAB
PROJECT MANAGER	BMT
APPROVED	BMT

PROJECT
229-247 BEECHWOOD OTTAWA, ON

TITLE
STORM DRAINAGE PLAN

PROJECT No.
OTT-238207-C0

SURVEY
ACV

DATE
DEC 2020

DRAWING No.
C400