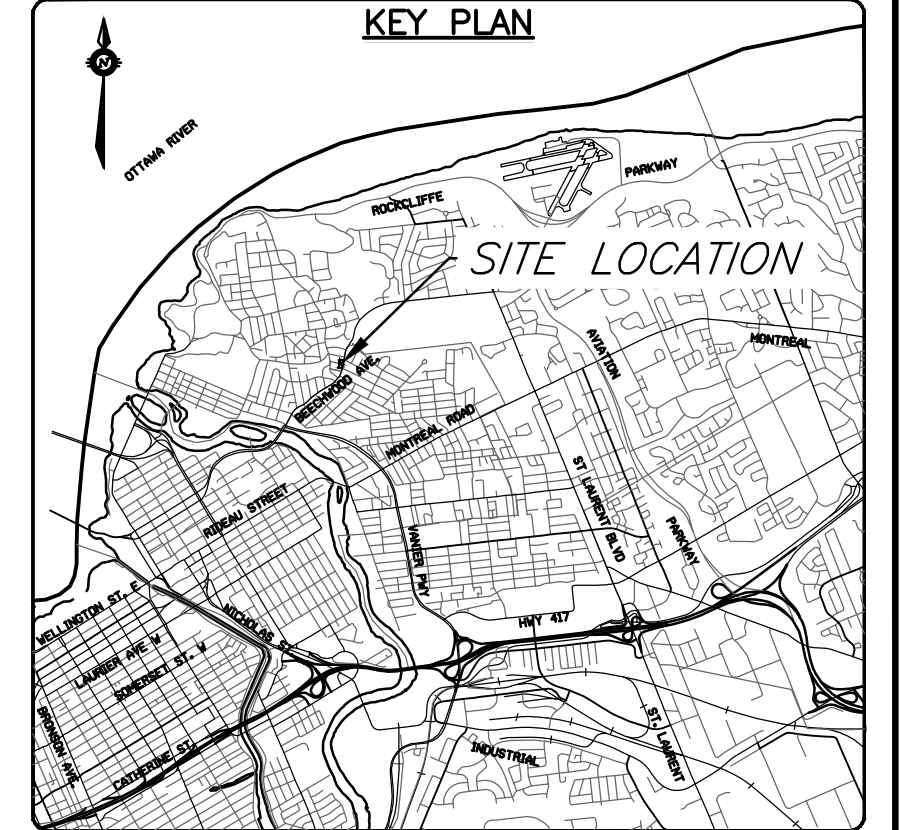
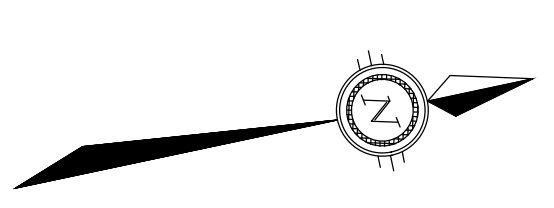
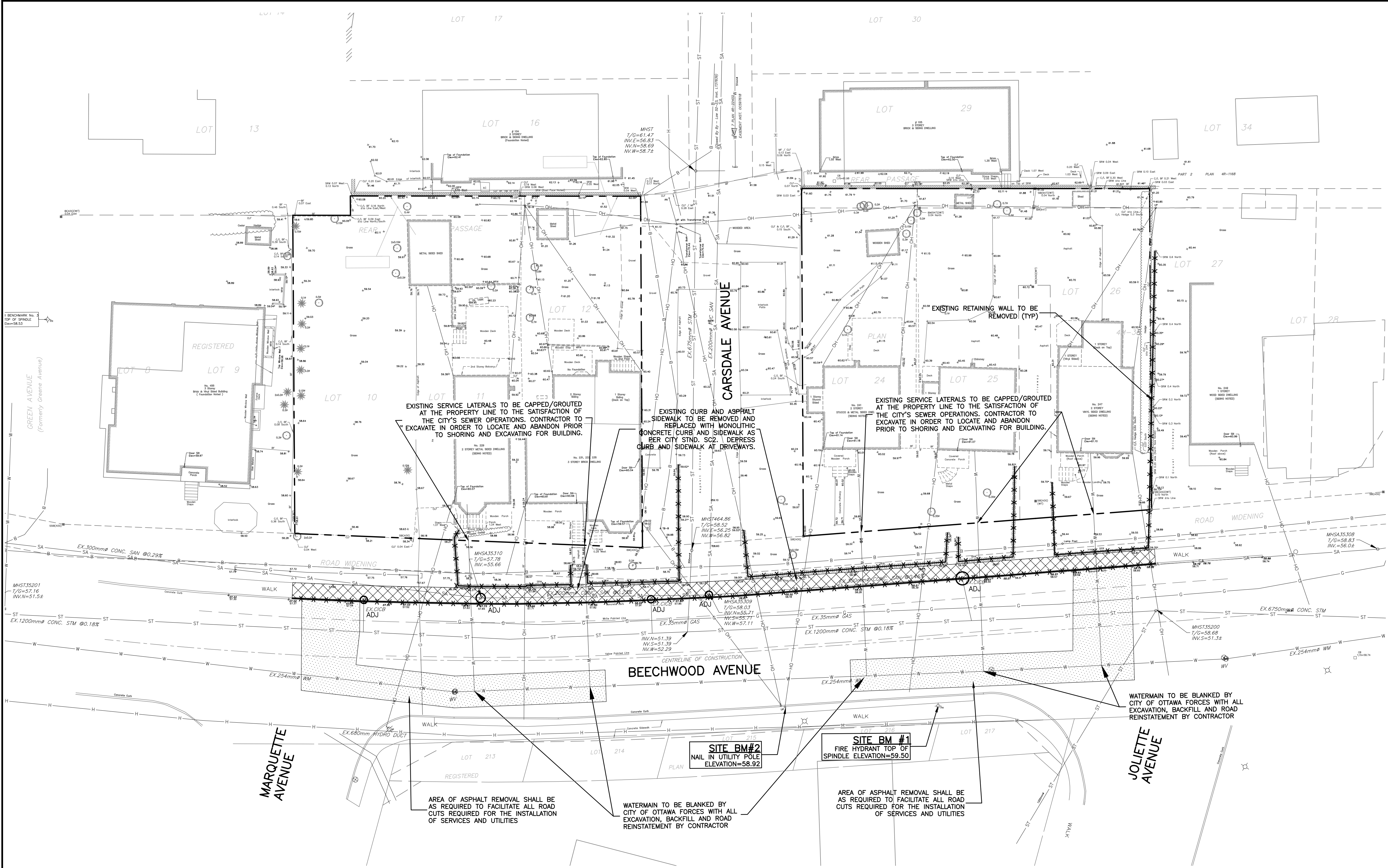


[illegible]



- NOTES:**
1. 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 UNTIL SUCH TIME AS THE SERVICE PROVIDER HAS CONFIRMED IN WRITING THE SERVICE IS ABANDONED AND CAN BE REMOVED. 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.
 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

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
					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



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AND 241 BEECHWOOD HOLDINGS INC.
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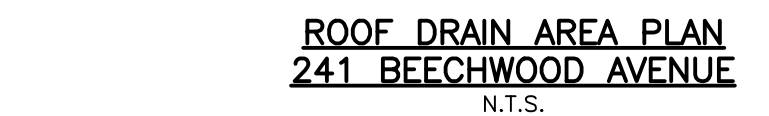
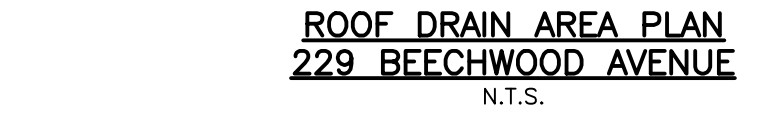
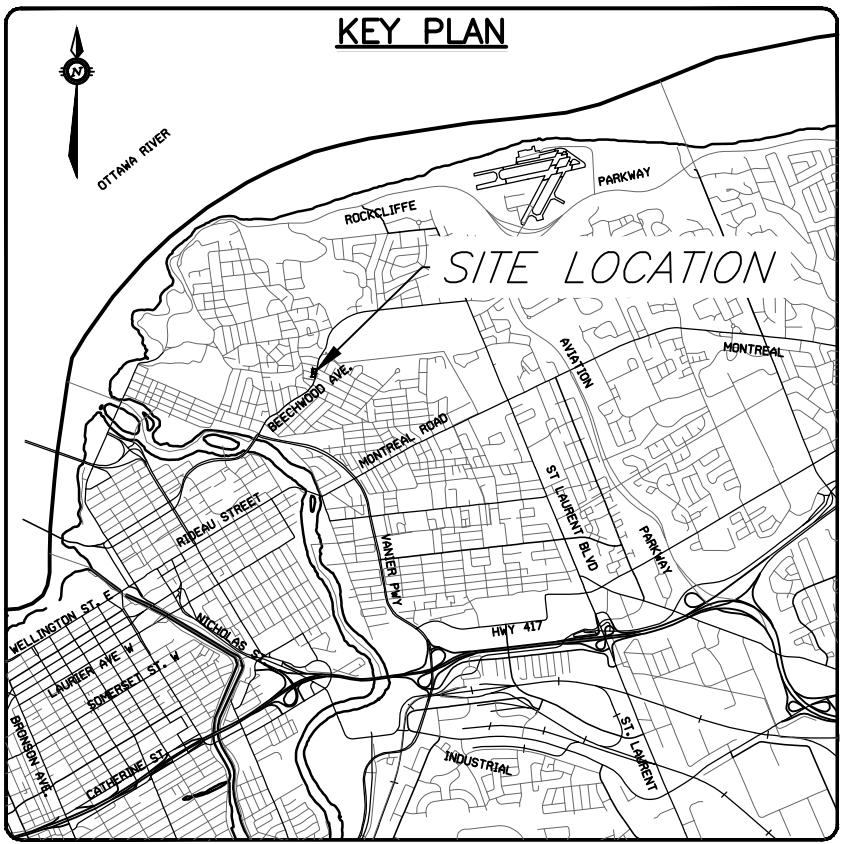
• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

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

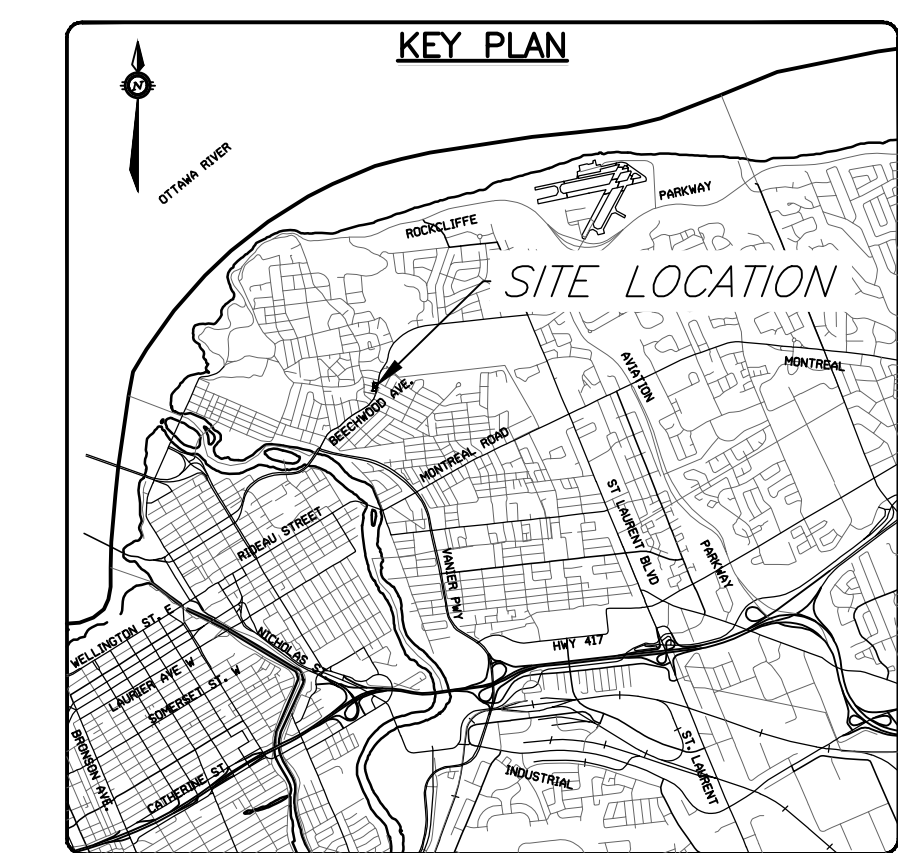
PROJECT No.
OTT-238207-C0

SURVEY
AOV

DATE
DEC 2020

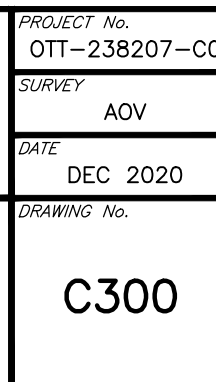
DRAWING No.

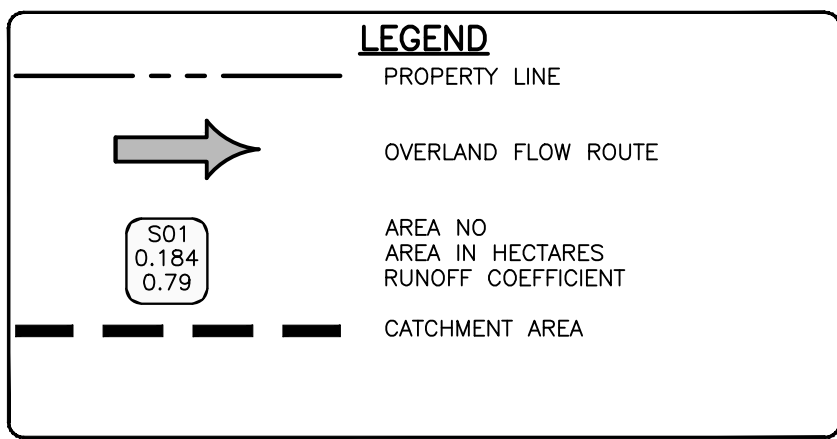
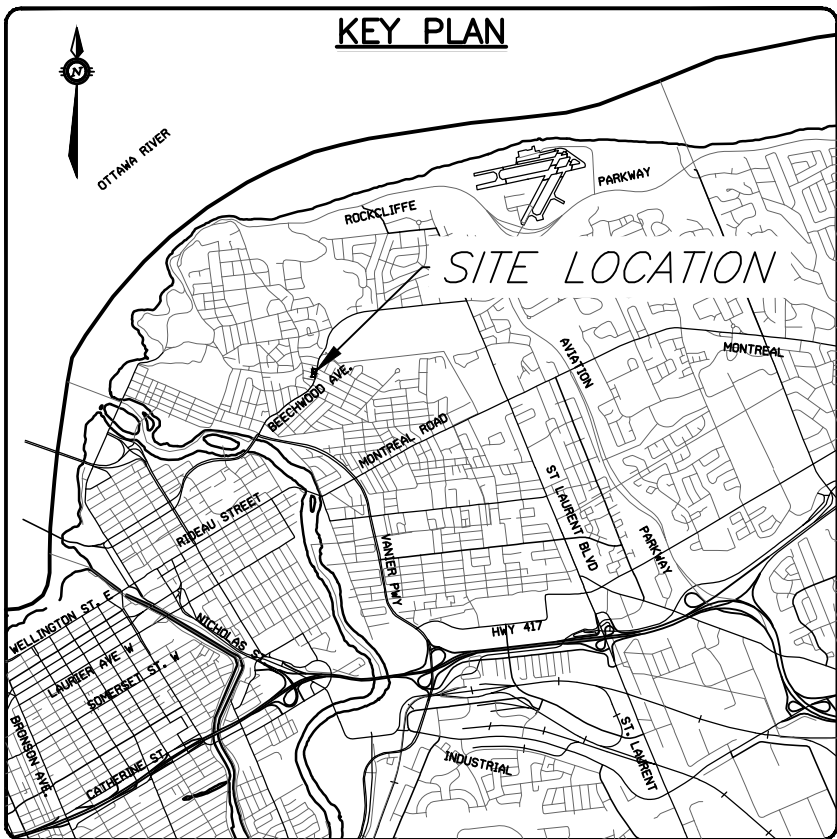
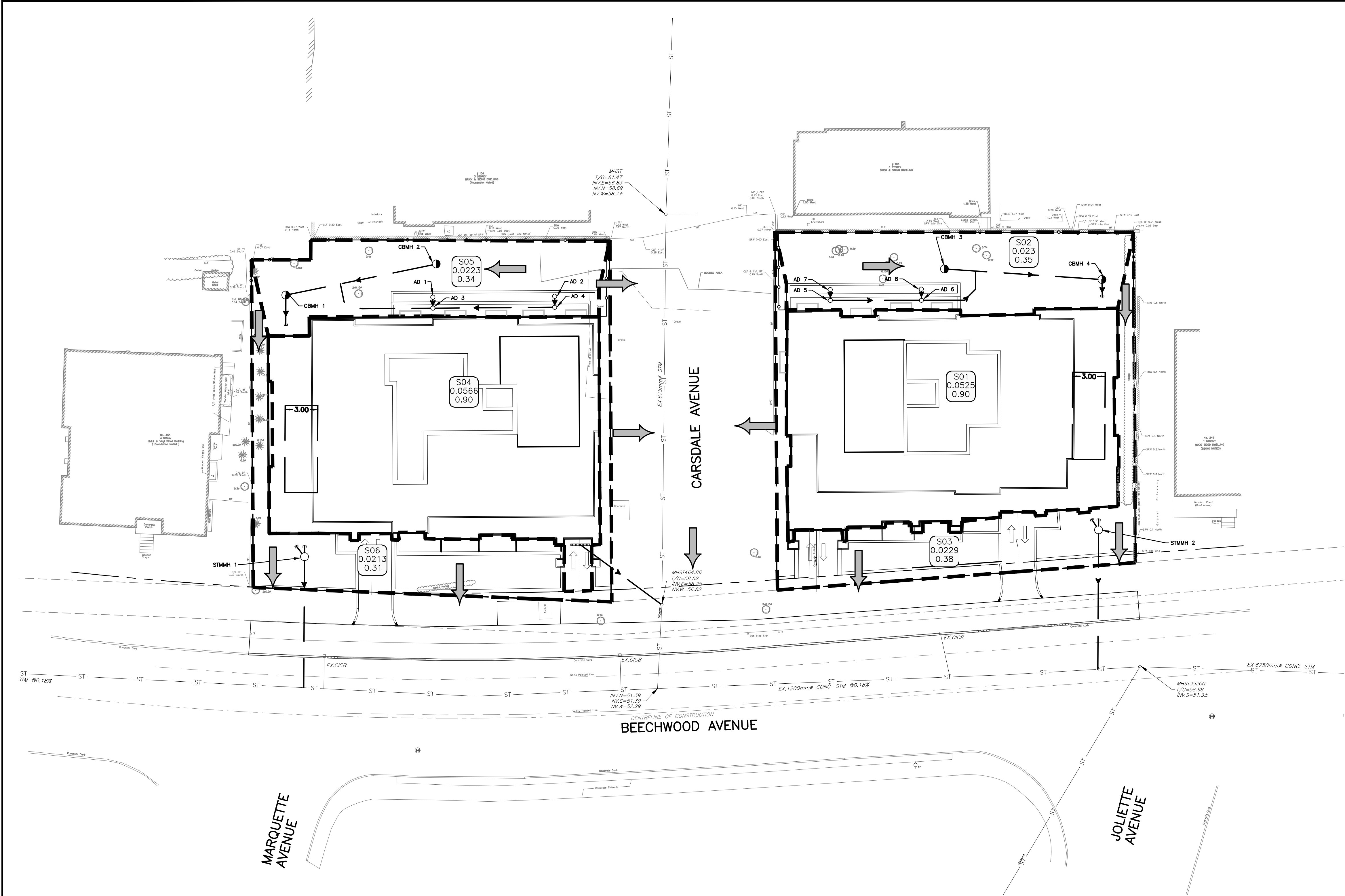
C100



1. 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.
2. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
3. CONTRACTOR TO ADJUST EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE CHAMBERS AND VALVE BOXES TO FINAL GRADE AS REQUIRED.
4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FOUNDATIONS OF ADJACENT BUILDINGS DURING EXCAVATION AND CONSTRUCTION PERIOD.
5. GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7%. GRADES IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 3:1 TERRACING.
6. NO EXCESS DRAINAGE, DURING OR AFTER CONSTRUCTION, TO BE DIRECTED TOWARDS NEIGHBORING PROPERTIES.
7. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
8. ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION.
9. NO ALTERATION TO EXISTING GRADES ON THE PROPERTY LINES.
10. 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.
11. FOR ADDITIONAL NOTES REFER TO NOTES AND LEGEND SHEET, DRAWING C001

PROJECT No.	OTT-238207-C0
SURVEY	AOV
DATE	DEC 2020
DRAWING No.	C200



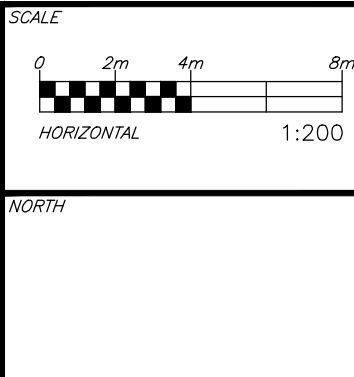


GENERAL NOTES FOR STORMWATER MANAGEMENT

1. WATTS ADJUSTABLE FLOW CONTROLLED ROOF DRAINS TO BE INSTALLED TO ALLOW PONDING ON ROOF.
2. 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).
3. 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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AND 241 BEECHWOOD HOLDINGS INC.**
c/o BINTEE DEV INC.
226 ARGYLE AVENUE, OTTAWA, ON, K2P 1B9

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CHECKED	BMT
CAD	SK/SAB
PROJECT MANAGER	BMT
APPROVED	BMT

PROJECT

**229-247 BEECHWOOD
OTTAWA, ON**

STORM DRAINAGE PLAN

PROJECT No.
OTT-238207-C0

SURVEY
ACV

DATE
DEC 2020

DRAWING No.
C400