DESCRIPTION	EXISTING	PROPOSED
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	X X	X X
POST AND RAIL FENCE	o o o	o o o
SIDEWALK (TYPE AS NOTED ON DRAWINGS)		
BARRIER CURB (SC1.1)		
MOUNTABLE CURB (SC1.3)		
DEPRESSED CURB	DC	DC
TACTILE WALKING SURFACE INDICATOR "TWSI" (SC7.3)		
GUARDRAIL		
JERSEY BARRIERS		
BUILDING ENTRY/EXIT WITH RISERS	xR	xR
BUILDING ENTRY/EXIT BARRIER FREE	BF	BF
BUILDING ENTRY/EXIT OVERHEAD DOOR		
POST	POST	POST
SIGN	SIGN	SIGN
BOLLARD	BOLL	BOLL
VEGETATION		
UTILITY AND STRUCTURES		
HYDRO (OVERHEAD)	OH	OH
HYDRO	H	H
POWER	P P	P P
ELECTRICAL	E	E
BELL (OVERHEAD)	OB	OB
BELL	B	B
CABLE (OVERHEAD)	OC	OC
CABLE TV	C	C
FIBRE OPTIC	FO	FO
STREETLIGHT	SL SL	SL SL
GASMAIN	G G	G G
JOINT USE TRENCH – BELL/CABLE TV	BC	BC
JOINT USE TRENCH – HYDRO/BELL/CABLE TV	HBC	HBC
JOINT USE TRENCH – HYDRO/BELL/CABLE TV/GAS	HBCG	HBCG
JOINT USE TRENCH – BELL/CABLE TV/GAS	BCG	BCG
DUCT CROSSING WITH NUMBER AND TYPE OF DUCTS	2H,2C,2B	2H,2C,2B
STREETLIGHT	LS	LS
STREETLIGHT DISCONNECT	SD	SD
HYDRO TRANSFORMER		
HYDRO SWITCHING KIOSK		
HYDRO MANHOLE	H	H
HYDRO METER		
UTILITY POLE AND GUY WIRE	UP	UP
CABLE PEDESTAL	C	C
BELL PEDESTAL	B	B
BELL MANHOLE	B	B
BELL GROUND LEVEL BOX	GLB	GLB
ENDWALL		
COMMUNITY MAILBOX	CMB	CMB
GAS VALVE	GV	GV
GAS METER		
TRAFFIC MANHOLE	TMH	TMH
TRAFFIC HAND HOLE	HH	HH
TRAFFIC JOINT USE POLE	JUP	JUP
TRAFFIC MAST ARM	MAF	MAF
TRAFFIC CONDUIT	T T	T T

DESCRIPTION	EXISTING	PROPOSED
SERVICES AND STRUCTURES		
SANITARY SEWER	SA EX.250mmø SAN ST	250mmø SAN
COMBINATION SEWER	EX.300mmø COMB	300mmø COMB
STORM SEWER	ST EX.375mmø STM ST	375mmø STM
STORM SUBDRAIN	EX.150mmø SUBDRAIN	150mmø SUBDRAIN
STORM CULVERT	EX.600mmø CULVERT	600mmø CULVERT
SANITARY MANHOLE	EX.SAN	SANMH 100
COMBINATION MANHOLE	EX.COMB	COMBMH 100
STORM MANHOLE	EX.STM	STMMH 200
CATCHBASIN MANHOLE	EX.CBMH	CBMH 100
CATCHBASIN	EX.CB	CB1
DOUBLE CATCHBASIN	EX.DCB	DCB1
AREA DRAINS		AD
ROOF DRAINS		RD
CURB INLET CATCHBASIN	EX.CICB	CICB 1
DITCH INLET CATCHBASIN	EX.DICB	DICB 1
WATERMAIN	200mmø WATERMAIN	200mmø WATERMAIN
IRRIGATION	IR IR	IR IR
VALVE AND VALVE BOX	V&VB	V&VB
VALVE AND VALVE CHAMBER	V&VC	V&VC
FIRE HYDRANT	FH	FH
SIAMESE CONNECTION	SC	SC
WATER METER	M	M
REMOTE WATER METER	RM	RM
45° BEND	45°	45°
22.5° BEND	22°	22°
11.25° BEND	11°	11°
TEE	200X150 TEE	200X150 TEE
REDUCER	200X100 RED	200X100 RED
CROSS	300X200 CROSS	300X200 CROSS
CURB STOP	CS	CS
WATER WELL		
GRADING		
GROUND ELEVATION	X 100.00	X 100.00
SWALE ELEVATION	X 100.00(S)	X 100.00(S)
TOP OF GRATE ELEVATION	T/G=100.00	T/G=100.00
TOP OF WALL ELEVATION	X 100.00 T/W	X 100.00 T/W
BOTTOM OF WALL ELEVATION	X 100.00 B/W	X 100.00 B/W
FINISHED FLOOR ELEVATION	FF=100.00	FF=100.00
TOP OF FOUNDATION ELEVATION	TF=100.00	TF=100.00
BASEMENT FLOOR ELEVATION	BF=100.00	BF=100.00
PARKING LEVEL ELEVATION	P1=100.00	P1=100.00
UNDERSIDE OF FOOTING ELEVATION	USF=100.00	USF=100.00
ORIGINAL GROUND ELEVATION	OG=100.00	OG=100.00
TOP OF ROCK ELEVATION	T/ROCK=100.00	T/ROCK=100.00
CONTOUR LINES	100.00	100.00
SLOPE AND DIRECTION OF FLOW	2.0%	2.0%
OVERLAND FLOW ROUTE ONSITE		
OVERLAND FLOW ROUTE EXTERNAL		
STORMWATER MANAGEMENT		
STORM DRAINAGE AREA BOUNDARY		
STORM DRAINAGE AREA NUMBER STORM DRAINAGE AREA IN HECTARES RUN-OFF COEFFICENT	1 0.06 0.75	1 0.06 0.75
5 YEAR PONDING AREA	5 YR	5 YR
100 YEAR PONDING AREA	100 YR	100 YR
GEOTECHNICAL		
BOREHOLE	BH	BH
TEST PIT	TP	TP
COREHOLE	CH	CH
PIEZOMETER	PIZ	PIZ
MONITORING WELL	MW	MW

DESCRIPTION	
MISCELLANEOUS	
REMOVED	REM
RELOCATED	REL
ADJUSTED	ADJ
REPLACE	REP
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

1. 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.
2. 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.
3. 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.
4. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS, ALL DIMENSIONS ARE IN METRES 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.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF THE SAME.
6. 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.
7. 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.
8. 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.
9. 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).
10. THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
11. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS WRITTEN APPROVAL BY THE ENGINEER HAS BEEN OBTAINED.
12. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
13. THE SITE LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. AS-BUILT SITE SERVICING & GRADING DRAWINGS SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
14. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
15. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY EXP SERVICES INC DATED MARCH, 2022, PROJECT NO. OTT-00238207-C0
16. THE CONTRACTOR SHALL APPRAISE HIS/HER SELF 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.
17. DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
18. FOR TOPOGRAPHICAL INFORMATION REFER TO PLAN PREPARED BY ANIS, O'SULLIVAN, VOLLEBEKK SURVEYING LTD. DATED JUNE 16, 2017.
19. CIVIL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL, LANDSCAPE AND LEGAL DRAWINGS.
20. 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.
21. 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 DETERIORATION 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:

1. 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).
2. 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.
3. 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.
4. 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.
5. THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE SANITARY 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% SPMDD.
6. ALL ABANDONED EXISTING SEWERS TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF THE CITY OF OTTAWA'S SEWER OPERATIONS.
7. WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.

STORM SEWER NOTES:

1. 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).
2. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
3. 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% SPMDD.
4. SEWER BEDDING DEPTH AS PER GEOTECHINCAL STUDY.
5. ALL ABANDONED EXISTING SEWERS TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF THE CITY OF OTTAWA'S SEWER OPERATIONS.
6. WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.
7. ALL STORM SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES. REFER TO MECHANICAL DRAWINGS.
8. 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.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL STORMTECH CHAMBERS.

WATERMAIN NOTES:

1. ALL WATERMAIN MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVICIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
2. 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.
3. 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.
4. 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.
5. ALL WATERMAINS TO BE INSTALLED AT MINIMUM COVER OF 2.4m.
6. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
7. DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
8. WATER METER TO BE INSTALL TO BE COORDINATED WITH MECHANICAL.
9. INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY, WHERE WATERMAN COVER IS LESS THAN 2.4m.
10. PRESSURE REDUCING MEASURES REQUIRED FOR INTERNAL WATER SYSTEMS.

ROAD NOTES:

1. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R10 AND OPSD 509.010, OPSS 310.
2. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
3. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
4. 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
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 — LICENSED PROFESSIONAL ENGINEER — 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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BASEPLAN	SK
DESIGN	JLF/ZP
CHECKED	BMT
CAD	SK/SAB
PROJECT MANAGER	BMT
APPROVED	BMT

PROJECT: 229-247 BEECHWOOD OTTAWA, ON

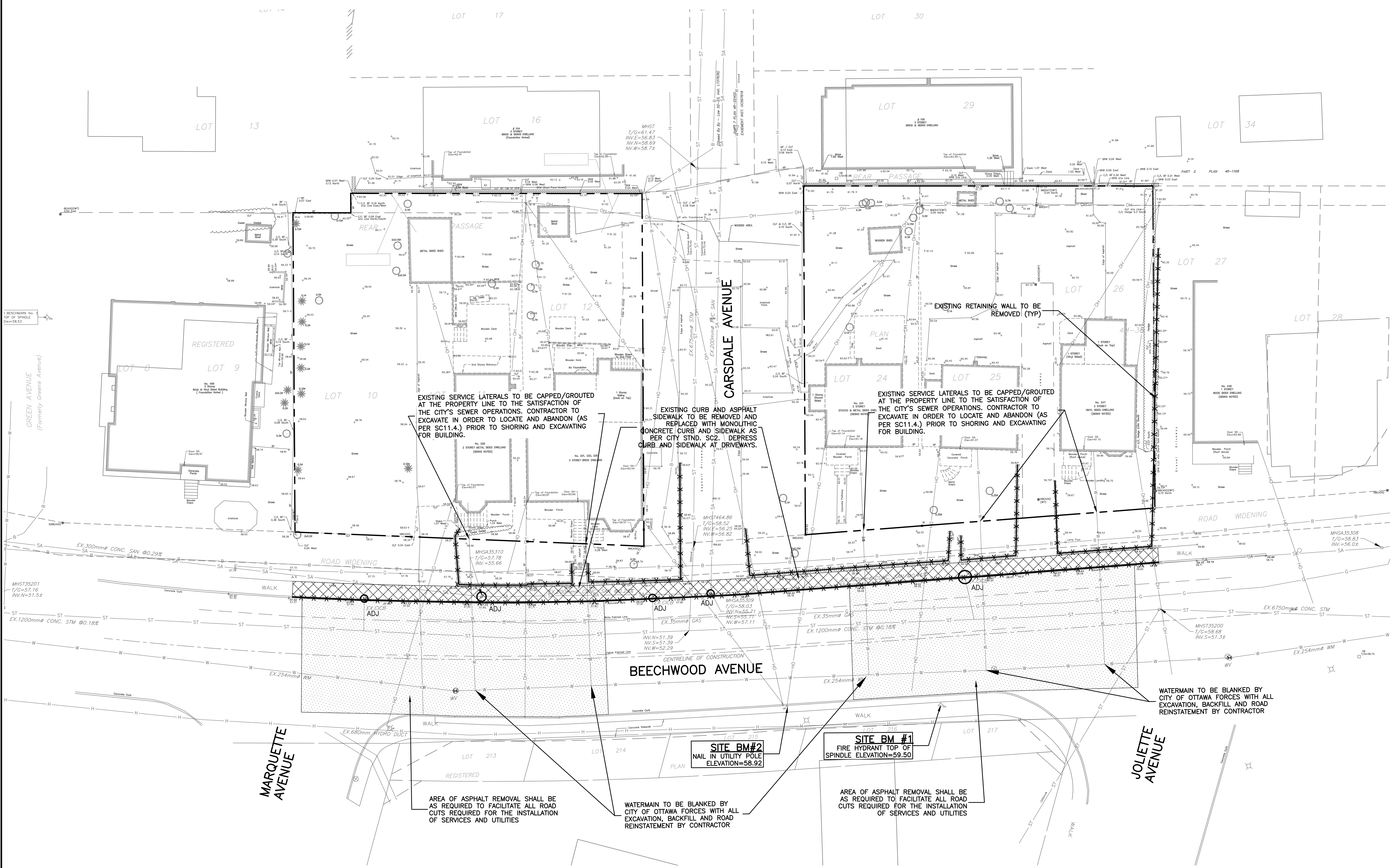
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PROJECT No.	OTT-238207-C0
SURVEY	AOV
DATE	DEC 2020
DRAWING No.	C001

DOT-12-21-0001

#18403

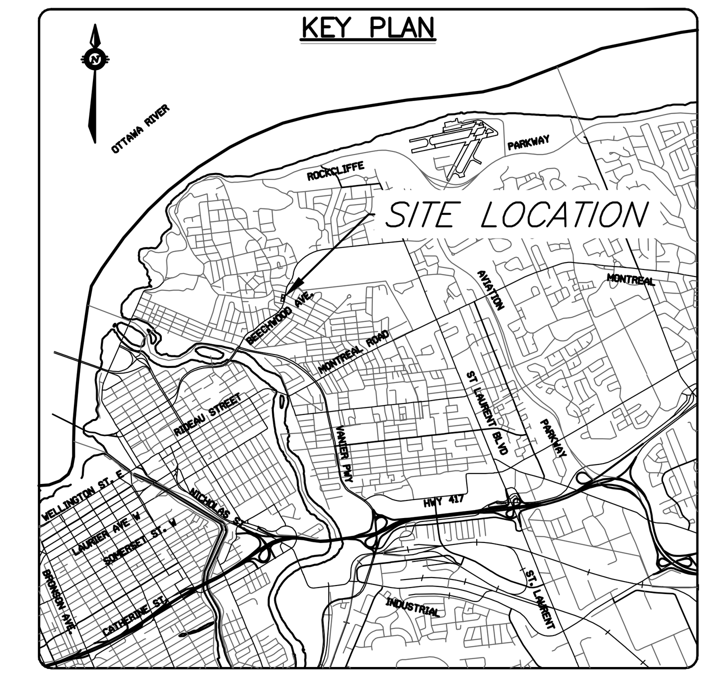
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User: Sarah.Kelly Plotted By: Sarah.Kelly
References: xref-TBlock.dwg



EXISTING SANITARY LATERLS

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.

KEY PLAN



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 SERVICING 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.

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SCALE: 0 2m 4m 8m HORIZONTAL 1:200

NORTH

DESIGNED BY: LICENSED PROFESSIONAL ENGINEER 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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BASEPLAN	SK
DESIGN	JLF/ZP
CHECKED	BMT
CAD	SK/SAB
PROJECT MANAGER	BMT
APPROVED	BMT

PROJECT: 229-247 BEECHWOOD
OTTAWA, ON

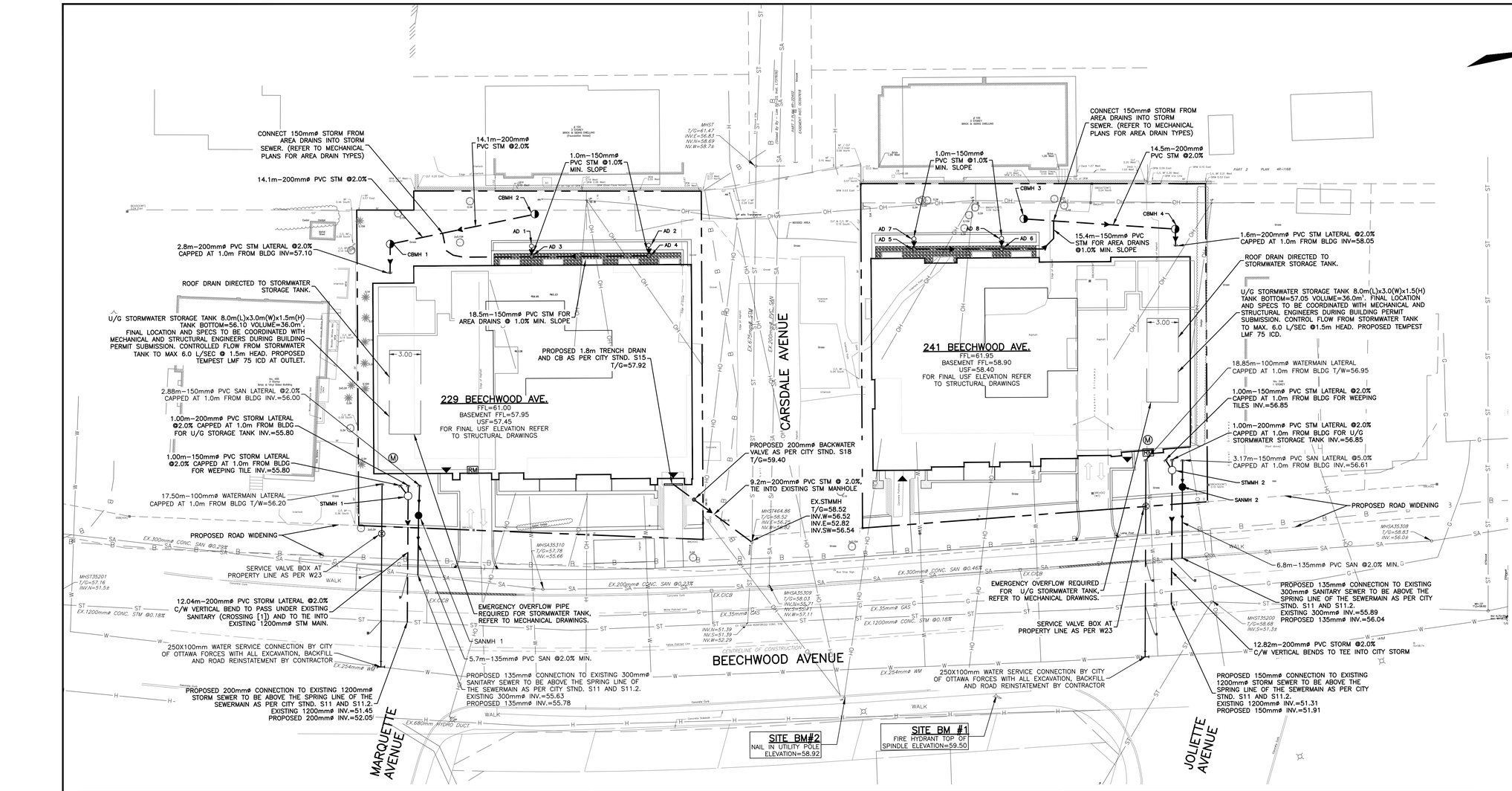
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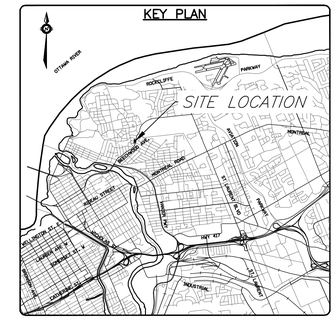
PROJECT No.	OTT-238207-C0
SURVEY	AOV
DATE	DEC 2020
DRAWING No.	C002

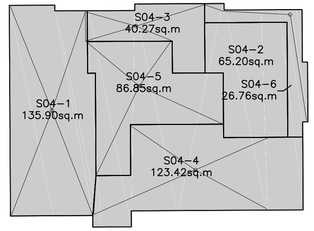
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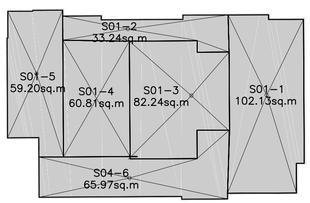
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ROOF DRAIN AREA PLAN
229 BEECHWOOD AVENUE
N.T.S.



ROOF DRAIN AREA PLAN
241 BEECHWOOD AVENUE
N.T.S.

STRUCTURE TABLE

STRUCTURE NUMBER	TYPE	LID ELEV (m)	INVERT IN (m) and DIA (mm)		INVERT OUT (m) and DIA (mm)		STRUCTURE SIZE	STRUCTURE REFERENCE	STRUCTURE FRAME	STRUCTURE COVER	Comment
CBMH 1	STORM	59.26	57.220	(200)	57.160	(200)	1200 DIA	OPSD 701.010	Ottawa S25	Ottawa S28.1	
CBMH 2	STORM	60.67			57.440	(200)	1200 DIA	OPSD 701.010	Ottawa S25	Ottawa S28.1	
CBMH 3	STORM	60.69			58.430	(200)	1200 DIA	OPSD 701.010	Ottawa S25	Ottawa S28.1	
CBMH 4	STORM	60.65	58.140	(200)	58.080	(200)	1200 DIA	OPSD 701.010	Ottawa S25	Ottawa S28.1	
STMMH 1	STORM	58.67	55.78 (W)	(200)	55.750	(200)	1200 DIA	OPSD 701.010	Ottawa S25	Ottawa S24.1	Lateral to stormwater storage tank
			55.78 (SW)	(150)							Lateral for weeping tile connection
STMMH 2	STORM	59.55	56.83 (W)	(200)	56.800	(200)	1200 DIA	OPSD 701.010	Ottawa S25	Ottawa S24.1	Lateral to stormwater storage tank
			56.83 (SW)	(150)							Lateral for weeping tile connection
SANMH 1	SANITARY	58.48	55.930	(150)	55.900	(135)	1200 DIA	OPSD 705.010	Ottawa S25	Ottawa S24	
SANMH 2	SANITARY	59.43	56.450	(150)	56.400	(135)	1200 DIA	OPSD 705.010	Ottawa S25	Ottawa S24	

ICD SUMMARY TABLE

Control Location	Post-Dev Area No.	Max Flow (L/sec)	Max Head (m)	Type	Model
229 Beechwood U/G Stormwater Tank	S04	6.00	1.5	TEMPEST	LMF75
241 Beechwood U/G Stormwater Tank	S01	6.00	1.5	TEMPEST	LMF75

WATERMAIN / SEWER CROSSING TABLE

LOCATION	FINISHED GRADE (m)	SANITARY SEWER INV ELEV (m)	SANITARY SEWER DIA (mm)	SANITARY SEWER OBV ELEV (m)	STORM SEWER INV ELEV (m)	STORM SEWER DIA (mm)	STORM SEWER OBV ELEV (m)	WATERMAIN INV ELEV (m)	WATERMAIN DIA (mm)	WATERMAIN OBV ELEV (m)	CLEARANCES (mm)
1	57.69	55.63	300	55.93	54.93	200	55.13				500
2	57.68	55.62	300	55.92				54.87	100	54.97	650
3	57.50				51.89	1200	53.09	55.25	100	55.35	2160
4	58.65	55.87	300	56.17	56.63	200	56.83				460
5	58.67	55.88	300	56.18				56.50	100	56.60	320
6	58.60				51.31	1200	52.51	56.45	100	56.55	3940

WATERMAIN TABLE

STATION	DESCRIPTION	GROUND ELEVATION (m)	TOP OF WATERMAIN. ELEV (m) PROPOSED (m)	AS-BUILT (m)
229 Beechwood				
0+000	250x100 TEE	57.50	55.40	
0+07.7	45° VERTICAL BEND	57.67	55.27	
0+08.0	45° VERTICAL BEND	57.67	54.97	
0+10.3	45° VERTICAL BEND	58.15	54.97	
0+11.1	45° VERTICAL BEND	58.17	55.77	
0+013.4	VALVE AND VALVE BOX	58.37	55.97	
0+017.5	CAP - 1m FROM BUILDING	58.60	56.20	
241 Beechwood				
0+000	250x100 TEE	58.60	56.50	
0+014.4	VALVE AND VALVE BOX	59.05	56.65	
0+018.8	CAP - 1m FROM BUILDING	59.73	56.95	

229 BEECHWOOD ROOF PONDING TABLE

AREA #	100 YEAR PONDING DEPTH (mm)	WEIR TYPE	NO. OF WEIRS PER DRAIN	WEIR POSITION
S04_1	110	WATTS ACCUTROL	1	6-FULL
S04_2	98	WATTS ACCUTROL	1	6-FULL
S04_3	95	WATTS ACCUTROL	1	3-1/4 OPEN
S04_4	125	WATTS ACCUTROL	1	4-1/2 OPEN
S04_5	120	WATTS ACCUTROL	1	3-1/4 OPEN
S04_6	100	WATTS ACCUTROL	1	3-1/4 OPEN

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

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1	ISSUED FOR SITE PLAN CONTROL	15/12/20	SK	BMT

SCALE: 0 2m 4m 8m — HORIZONTAL 1:200
NORTH

DESIGNED BY
LICENSED PROFESSIONAL ENGINEER 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.
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BASEPLAN	SK
DESIGN	JLF/ZP
CHECKED	BMT
CAD	SK/SAB
PROJECT MANAGER	BMT
APPROVED	BMT

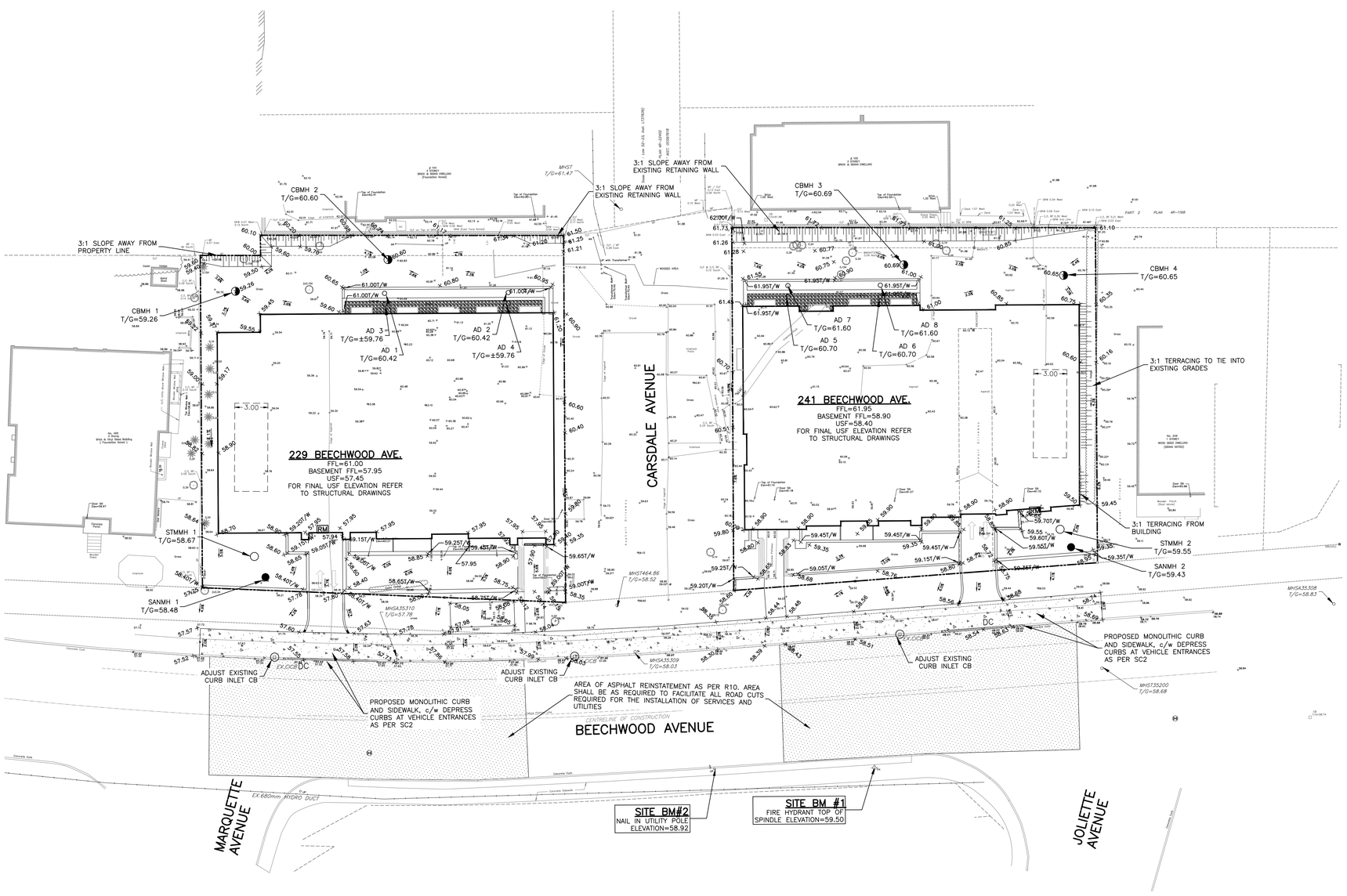
PROJECT: 229–247 BEECHWOOD OTTAWA, ON
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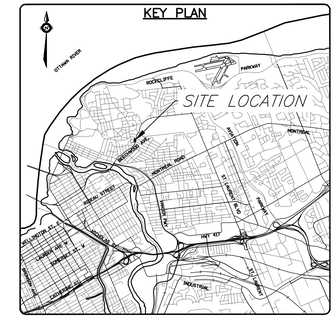
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SURVEY	AOV
DATE	DEC 2020
DRAWING No.	C100

DO7-12-21-0001

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GENERAL NOTES FOR GRADING

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

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SCALE: 0 2m 4m 8m — HORIZONTAL 1:200
NORTH
DESIGNED BY: LICENSED PROFESSIONAL ENGINEER — Z. D. PAN — 100118205 — 2025/06/05 — PROVINCE OF ONTARIO
REVIEWED BY

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BASEPLAN	SK
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CHECKED	BMT
CAD	SK/SAB
PROJECT MANAGER	BMT
APPROVED	BMT

PROJECT: 229–247 BEECHWOOD
OTTAWA, ON

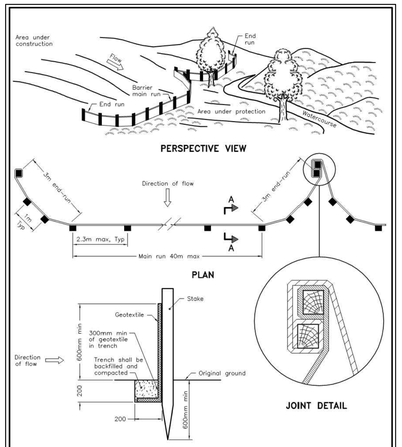
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PROJECT No.	OTT-238207-C0
SURVEY	AOV
DATE	DEC 2020
DRAWING No.	C200

DOT-12-21-0001

#18403

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NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
LIGHT–DUTY SILT FENCE BARRIER		OPSD 219.110

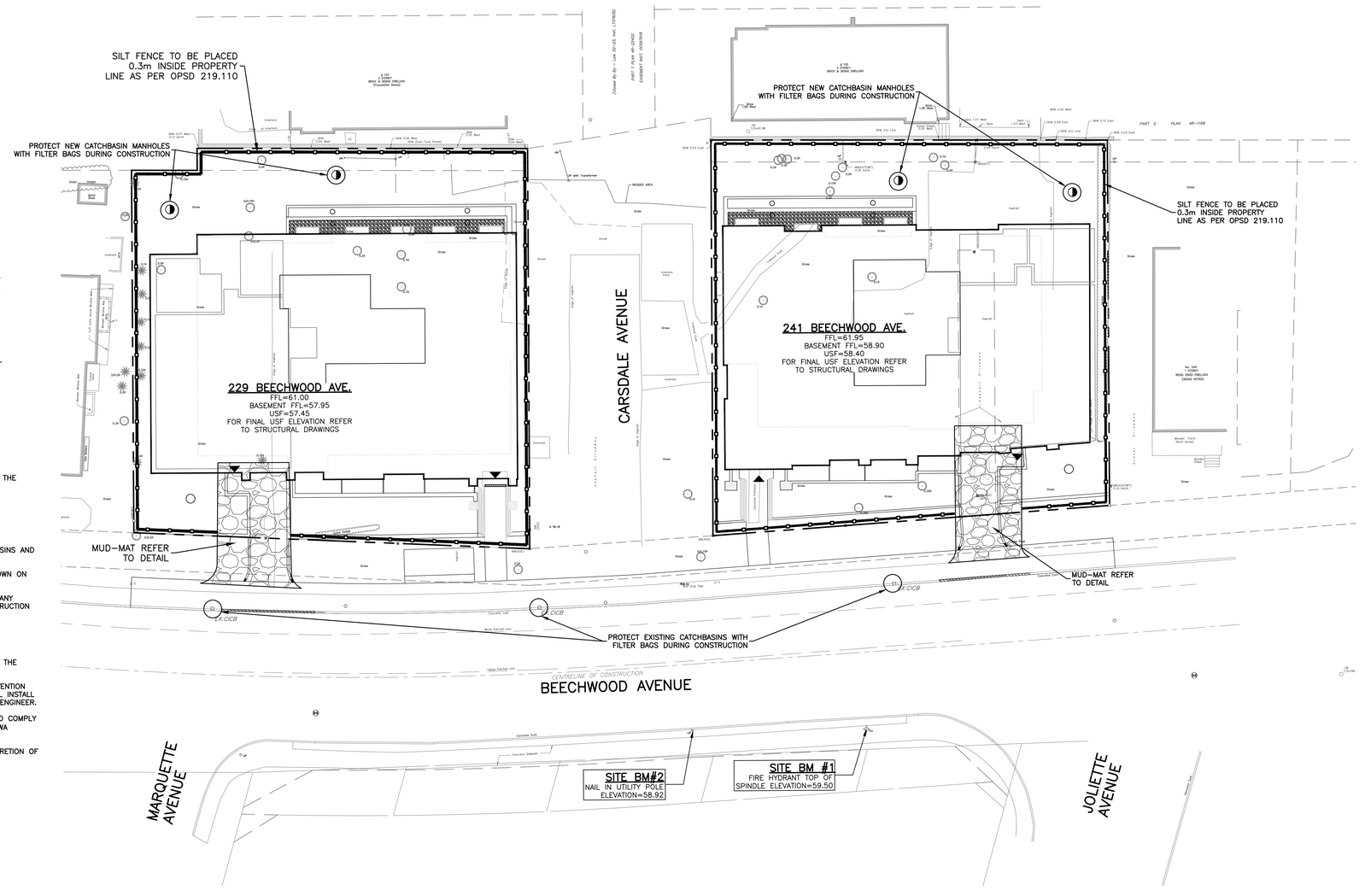
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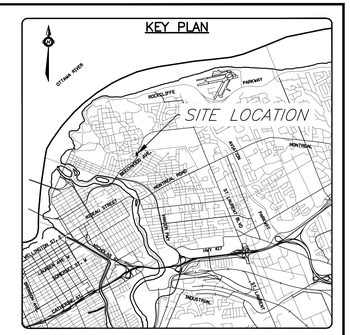
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO WOOD POSTS WITH WIRE TIES OR STAPLES.
2. POSTS TO BE SPACED AT 2.3 METRES CENTRE TO CENTRE.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY A MINIMUM OF 500mm.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. WOOD POSTS TO BE HARDWOOD TYPE (50mm x 50mm).
6. GEOTEXTILE TO BE EMBEDDED 200mm INTO GROUND.
7. GEOTEXTILE TO CONFORM TO OPSS 805 STANDARDS.
8. SILT FENCE MUST BE INSTALLED BEFORE COMMENCEMENT OF CONSTRUCTION AND IN ACCORDANCE WITH DETAIL. SILT FENCE CAN BE REMOVED AFTER LANDSCAPING IS COMPLETE.
9. SEDIMENTS MUST BE CLEARED AWAY WHEN THEY REACH HALF THE HEIGHT OF THE FENCE.
10. CONTRACTOR RESPONSIBLE FOR KEEPING ROADS FREE AND CLEAN FROM MUD AND DEBRIS.
11. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE DURING CONSTRUCTION. FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION.

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

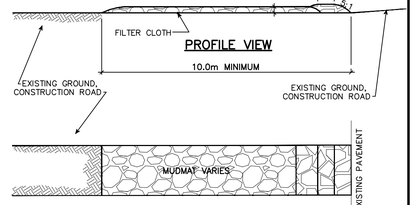
1. LIMITING THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
2. REVEGETATION OF EXPOSED AREAS AS SOON AS POSSIBLE.
3. MINIMIZATION OF AREA TO BE CLEARED AND DISRUPTION TO ADJACENT AREAS.
4. INSTALLATION OF FILTER CLOTH BETWEEN FRAME AND COVER ON ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES.
5. A SILT FENCE TO BE INSTALLED 0.3m INSIDE THE SITE PROPERTY LINE TO LOCATIONS SHOWN ON THIS DRAWING.
6. A VISUAL INSPECTION SHALL BE COMPLETED DAILY ON SEDIMENT CONTROL BARRIERS AND ANY DAMAGE REPAIRED IMMEDIATELY. CARE WILL BE TAKEN TO PREVENT DAMAGE DURING CONSTRUCTION OPERATIONS.
7. IN SOME CASES SOME BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMODATE THE CONSTRUCTION OPERATIONS. THE AFFECTED BARRIERS WILL BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED.
8. THE SEDIMENT CONTROL DEVICES WILL BE CLEANED OF ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OF AS PER THE REQUIREMENTS OF THE CONTRACT.
9. DURING THE COURSE OF CONSTRUCTION IF THE ENGINEER BELIEVES THAT ADDITIONAL PREVENTION METHODS ARE REQUIRED TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR WILL INSTALL ADDITONAL SILT FENCES OR OTHER METHODS AS REQUIRED TO THE SATISFACTION OF THE ENGINEER.
10. CONSTRUCTION AND MAINTENANCE REQUIRMENTS FOR EROSION AND SEDIMENT CONTROLS TO COMPLY WITH ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) OPSS 805, AND CITY OF OTTAWA SPECIFICATIONS.
11. SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.





LEGEND

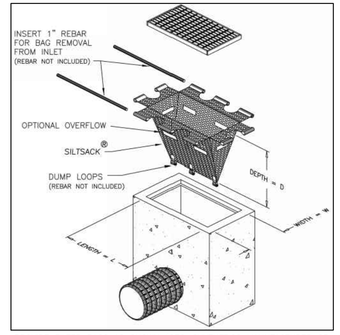
- PROPERTY LINE
- PROPOSED CURB
- SILT FENCE



MUD MAT DETAIL
N.T.S

NOTES:

1. STONE – USE CLEAR CRUSHED 100mm STONE.
2. LENGTH – AS REQUIRED BUT NOT LESS THAN 15.0m.
3. THICKNESS – NOT LESS THAN 300mm.
4. WIDTH – 7.0m MINIMUM, NOT LESS THAN THE WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED OR TRACKED ONTO THE PUBLIC RIGHT–OF–WAY MUST BE REMOVED IMMEDIATELY.
7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



PROVIDE FILTER BAGS AS SHOWN (GEO–SYNTHETICS MANUFACTURER OR APPROVED EQUIVALENT)

FILTER BAG DETAIL
N.T.S

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SCALE: 0 2m 4m 8m — HORIZONTAL 1:200
NORTH

DESIGNED BY: LICENSED PROFESSIONAL ENGINEER 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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BASEPLAN	SK
DESIGN	JLF/ZP
CHECKED	BMT
CAD	SK/SAB
PROJECT MANAGER	BMT
APPROVED	BMT

PROJECT: 229–247 BEECHWOOD OTTAWA, ON

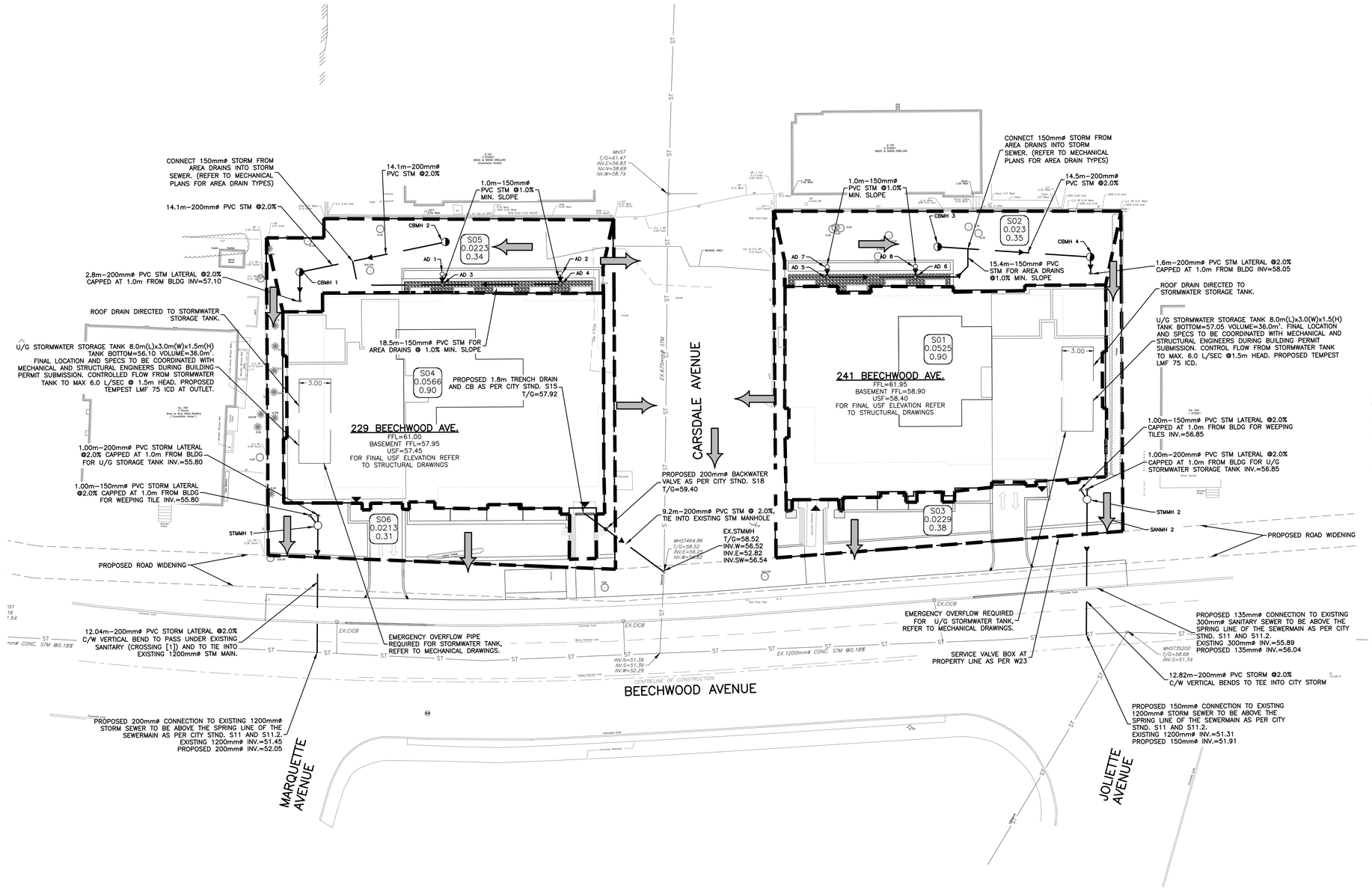
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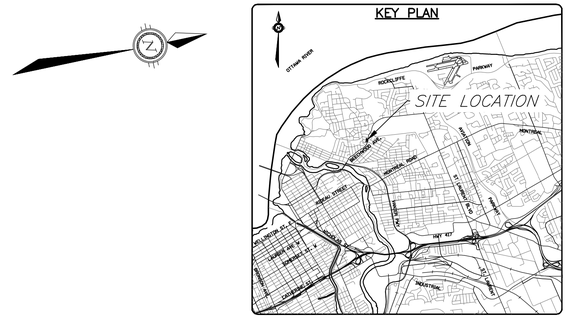
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LEGEND

- PROPERTY LINE
- OVERLAND FLOW ROUTE
- S01 0.184 0.79 — AREA NO / AREA IN HECTARES / RUNOFF COEFFICIENT
- CATCHMENT AREA

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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LICENSED PROFESSIONAL ENGINEER — 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.
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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	AOV
DATE	DEC 2020
DRAWING No.	C400

DOT-12-21-0001

#18403

Filenames \\ott.win-003\207--c0 60 execution\05 drawing\238207--c400--stm.dwg
Last Saved By 2025-10-18 Plotted By 2025-10-18 Plotted Signatures
Xrefs: xref--Topo.dwg; xref--TBlock.dwg; xref--Serv.dwg; xref--Arch.dwg
References: xref--Topo.dwg; xref--TBlock.dwg; xref--Serv.dwg; xref--Arch.dwg