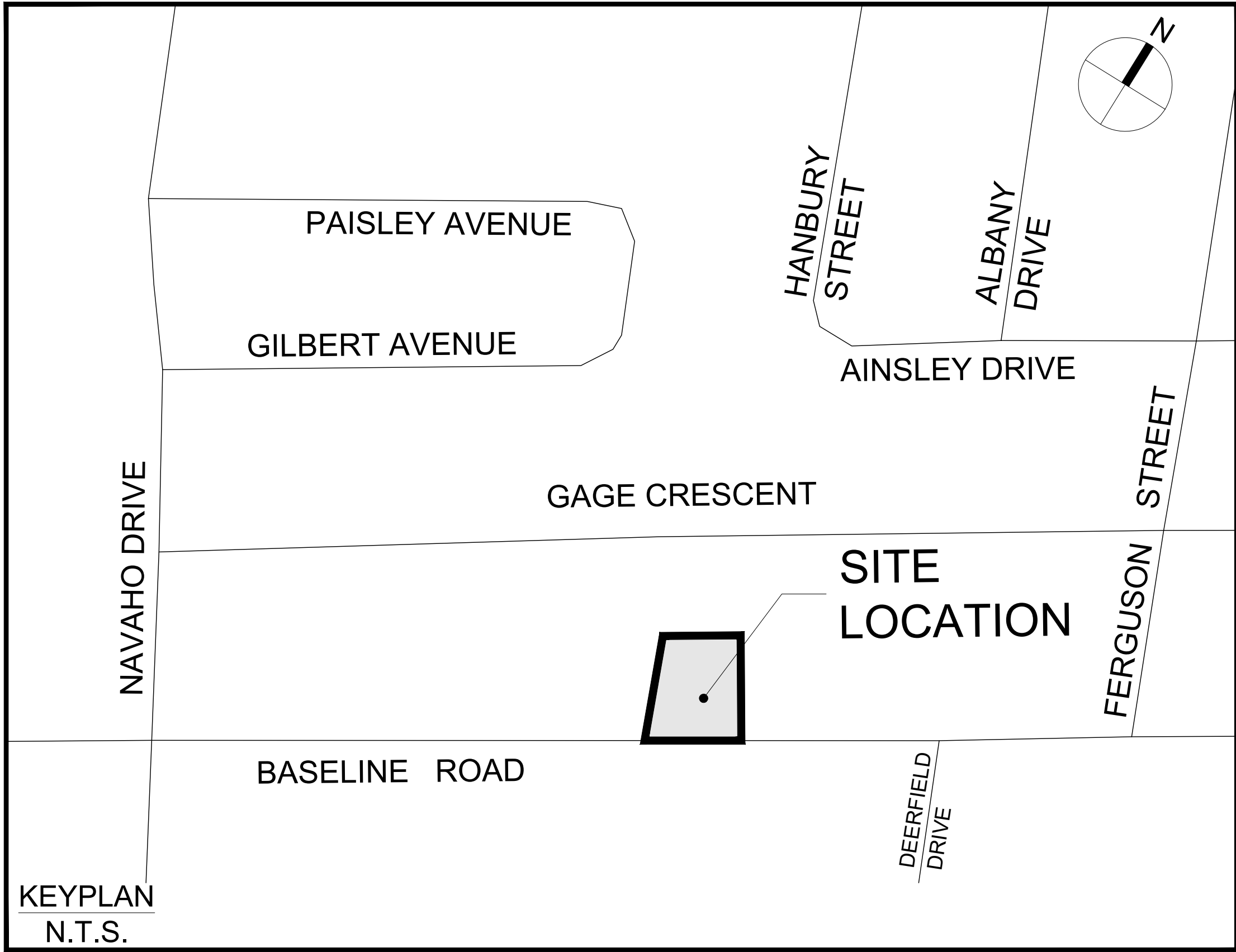


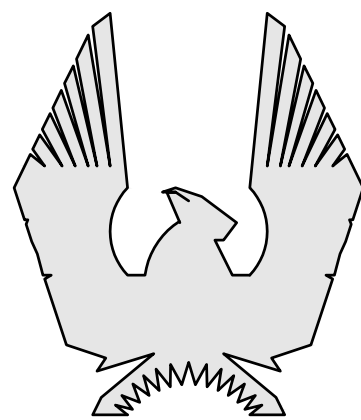
1773 & 1767 BASELINE ROAD OTTAWA, ONTARIO



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tel 613 225 1311
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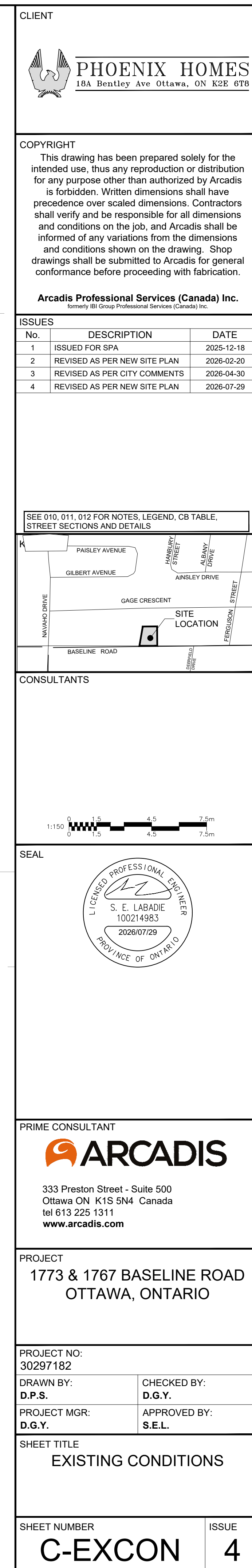
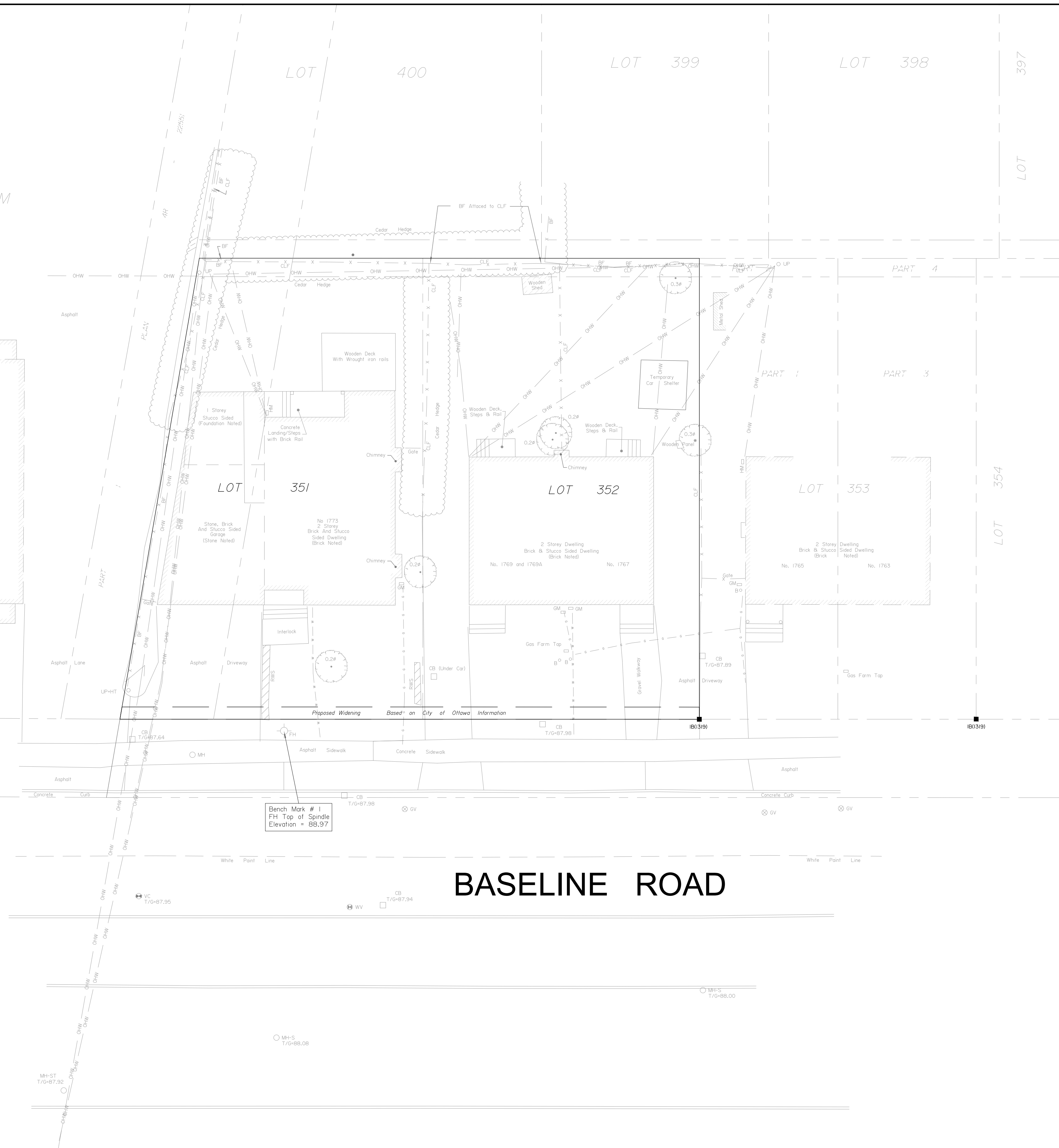


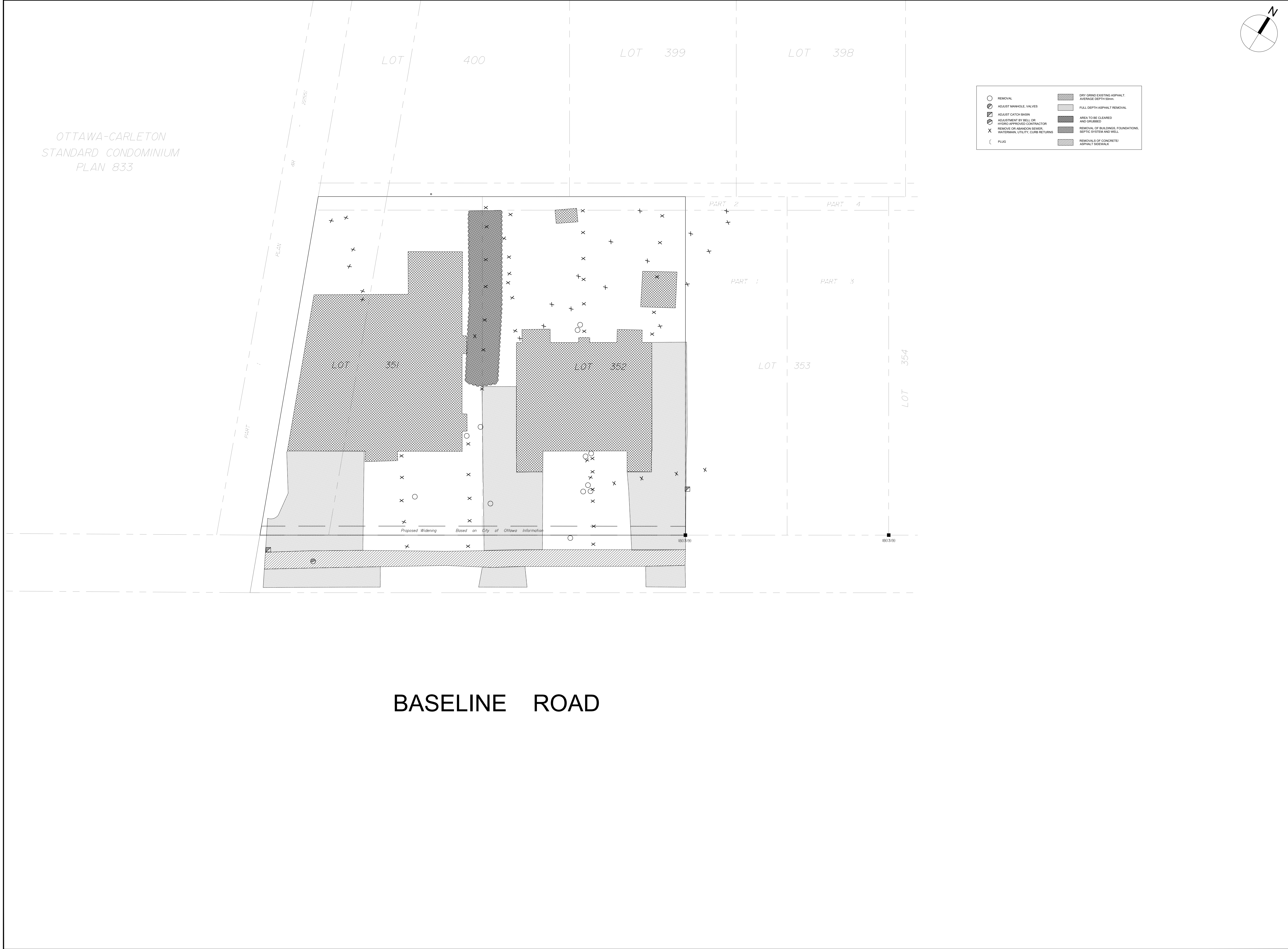
Drawing List Table		
Sheet Number	Sheet Title	Sheet Description
C-000	Cover	
C-EXCON	EXISTING CONDITIONS	
C-REM	REMOVALS DRAWING	
C-001	SITE SERVING PLAN	
C-200	SITE GRADING PLAN	
C-500	SITE STORM DRAINAGE AREA PLAN	
C-900	SEDIMENT - EROSION PLAN	



PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

CONTRACT NO. 30297182





CLIENT

PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

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4	REVISED AS PER NEW SITE PLAN	2026-07-29

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

CONSULTANTS

1:1000

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PRIME CONSULTANT

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PROJECT

1773 & 1767 BASELINE ROAD
OTTAWA, ONTARIO

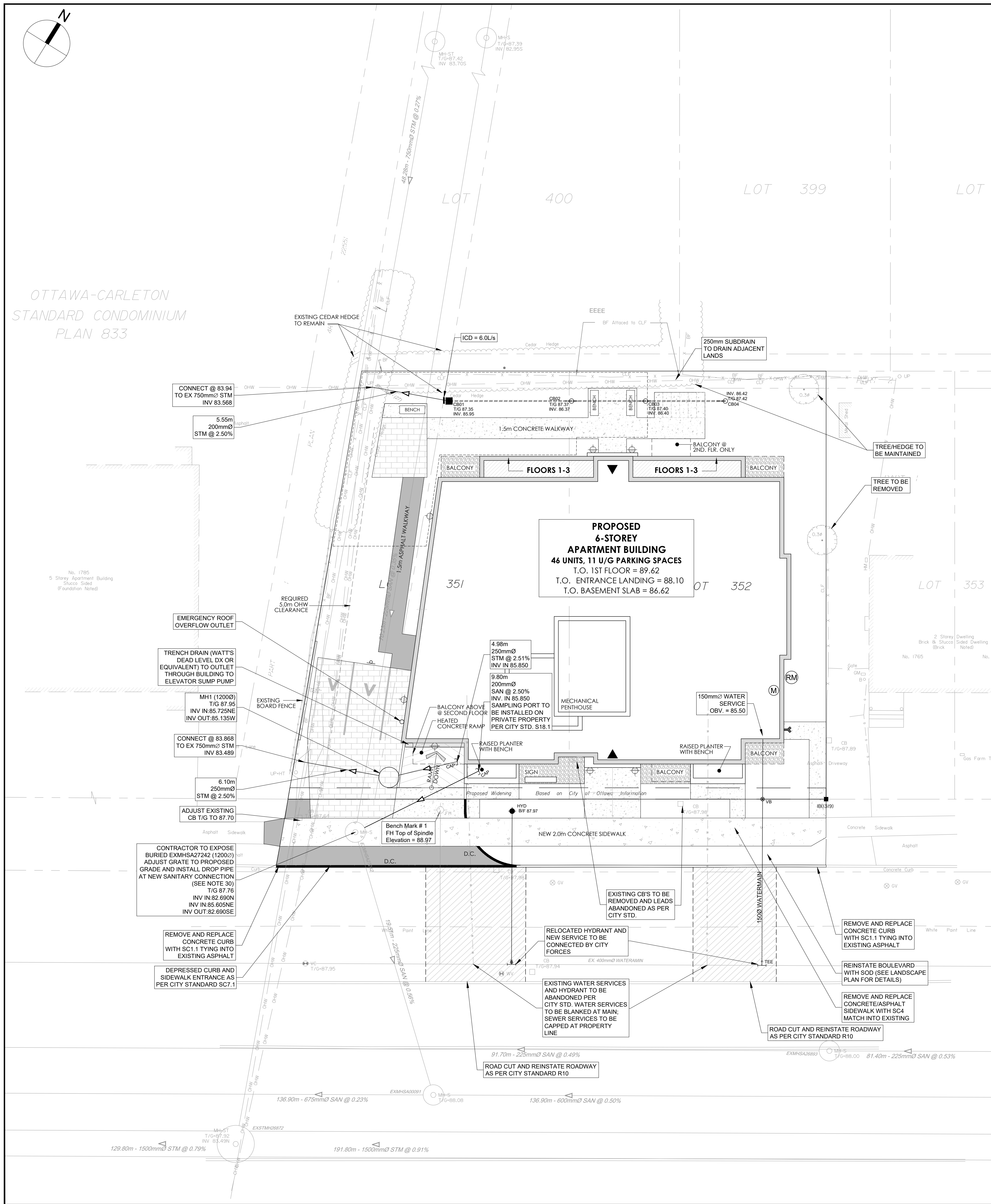
PROJECT NO:
30297182

DRAWN BY: D.P.S.	CHECKED BY: D.G.Y.
PROJECT MGR: D.G.Y.	APPROVED BY: S.E.L.

SHEET TITLE

REMOVALS DRAWING

SHEET NUMBER	ISSUE
C-REM	4



SERVICING LEGEND

- MH118A
200mm SAN
MH109
825mm STM
2000 WATERMAIN
- CB01
TIG 103.59
CB02
TIG 104.35
INV 103.35
CB04
TIG 104.50
INV 103.50
- VB
M
RM
- REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
REAR YARD "TEE" CATCHBASIN (3000) C/W TOP OF GRATE AND INVERT OUT
REAR YARD "END" CATCHBASIN (3000) C/W TOP OF GRATE AND INVERT OUT
PERFORATED REAR YARD SUBDRAIN
VALVE AND VALVE BOX
SIAMESE CONNECTION (IF REQUIRED)
METER (IF REQUIRED)
REMOTE METER (IF REQUIRED)

Notes & Legend

- MH-S
VC
G
W
OH-W
OP
CB
FH
WV
GV
GM
HM
B
CLF
BF
RWS
- Denotes
Maintenance Hole (Sanitary)
Valve Chamber (Watermain)
Underground Gas
Underground Water
Overhead Wires
Utility Pole
Catch Basin
Fire Hydrant
Water Valve
Gas Valve
Gas Meter
Hydro Meter
Bollard
Chain Link Fence
Board Fence
Stone Retaining Wall
Deciduous Tree

NOTES :

- ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OTHERWISE IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
- THE POSITION OF UNDERGROUND AND ABOVE GROUND SERVICE, UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH SERVICE, UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL LANDS BEYOND THE SITE LIMITS. ANY AREAS BEYOND THE SITE LIMITS, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE ADJACENT LAND OWNER. THE OWNER, THE OWNERS REPRESENTATIVES AND/OR THE AUTHORITY HAVING JURISDICTION AT THE EXPENSE OF THE CONTRACTOR.
- WHERE NECESSARY, THE CONTRACTOR SHALL IMPLEMENT A TRAFFIC MANAGEMENT PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE LATEST VERSION OF THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL TEMPORARY TRAFFIC CONTROL MEASURES MUST BE REMOVED UPON THE COMPLETION OF THE WORKS.
- SHOULD ANY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE OWNER TO CONTACT THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE. MUST BE NOTIFIED IMMEDIATE, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG7446-1 PREPARED BY PATERSON GROUP.
- FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD. BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY M. DAVID BLAKELY ARCHITECT INC.
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL TO BE FILLED WITH ACCEPTABLE NATIVE EARTH BORROW OR IMPORTED OPSS SELECTED SUBGRADE MATERIAL IF NATIVE MATERIAL IS DEFICIENT AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
- IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMANS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. AS PER CITY GUIDELINES ALL WATERMANS IN FILL AREAS ARE TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.
- THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE ENGINEER, OR ANY REGULATORY AGENCY. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL THE START OF A SUBSEQUENT PHASE.
- CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING CLEAN ALL ROADS WHICH BECOME COVERED IN DUST, DEBRIS AND/OR MUD AS A RESULT OF ITS CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
- ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
- UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:
 - SANITARY SEWER TO BE PVC DR18
 - PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
 - STORM SEWERS 375mm DIAMETER AND LESS TO BE PVC DR35
 - STORM SEWERS 450mm DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPSD 807.010 OR 807.030, OR HIGHER
 - FOR SHALLOW SEWERS, REFER TO CITY STANDARD S35.
- ALL CONNECTIONS TO EXISTING WATERMANS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
- ANY WATERMAIN WITH LESS THAN 2.4m AND ANY SEWER WITH LESS THAN 2.0m DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22 OR AS APPROVED BY THE ENGINEER.
- ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mm LEAD UNLESS OTHERWISE SPECIFIED.
- ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
- ALL CATCHBASINS SHALL HAVE A 600mm SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZES LESS THAN 900mm, SHALL HAVE A 300mm SUMP.
- ALL SANITARY MANHOLES IN PONDING AREAS SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
- ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.
- EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, AS PER ONTARIO BUILDING CODE REQUIREMENTS (BY OTHERS). CB1 TO ALSO HAVE BACKFLOW PREVENTION INSTALLED IN CASE OF HIGH HGL IN STORM SEWER.
- THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- TOP COURSE ASPHALT SHALL NOT BE PLACED UNTIL THE FINAL CCTV INSPECTION AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
- SEWER SERVICE CONNECTIONS TO BE INSTALLED PER CITY STD. S11.
- EXISTING SANITARY MANHOLE EXMHS427242 IS CURRENTLY BURIED UNDER ASPHALT. CONTRACTOR TO EXPOSE, ADJUST GRATE TO PROPOSED GRADE, AND INSTALL DROP PIPE AT NEW SANITARY CONNECTION. MH TO BE REBENCHED FOR NEW SERVICE CONNECTION. CONTRACTOR TO COORDINATE WITH CITY INSPECTOR TO CONFIRM THAT THE MH IS IN GOOD CONDITION AND FREE OF DEFECTS PRIOR TO, AND UPON COMPLETION OF THE NEW CONNECTION AND REBENCHING.
- FLOW CONTROL DEVICE ON CB1 TO BE IPEX TEMPEST LMF ICD VORTEX (OR EQUIVALENT)

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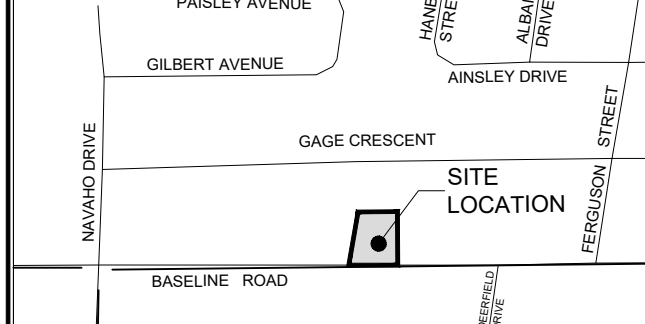
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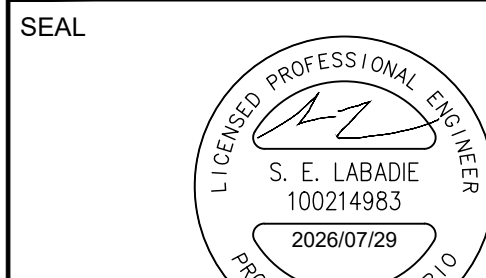
SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

KEY PLAN



CONSULTANTS

1:150 0 1.5 3 4.5 7.5m



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PROJECT

1773 & 1767 BASELINE ROAD
OTTAWA, ONTARIO

PROJECT NO:
30297182

DRAWN BY:
D.P.S.

PROJECT MGR:
D.G.Y.

SHEET TITLE

SITE SERVICING PLAN

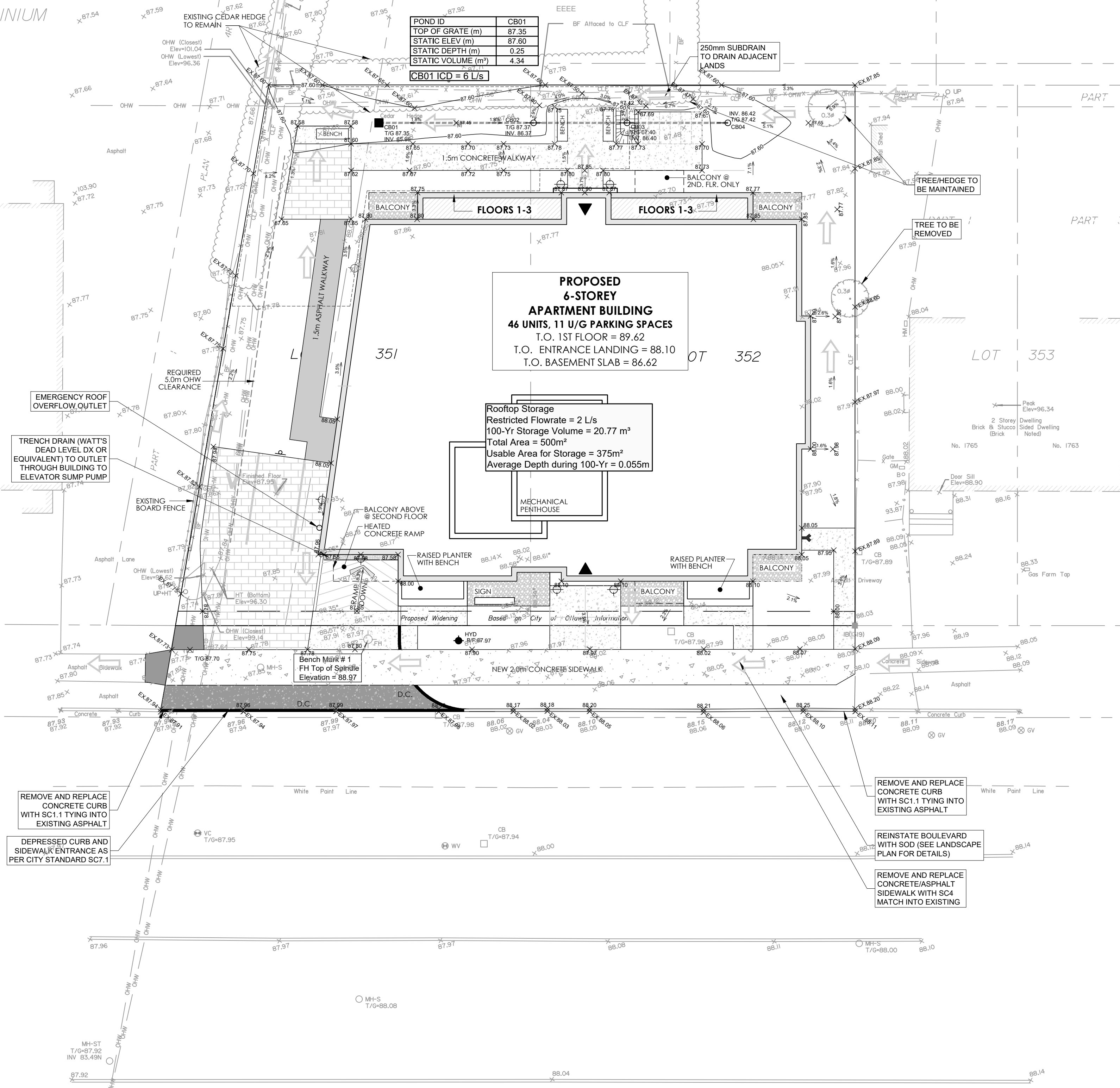
SHEET NUMBER

C-001

ISSUE

4

OTTAWA-CARLETON
STANDARD CONDOMINIUM
PLAN 833



GRADING LEGEND

PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
SLOPE C/W FLOW DIRECTION
MAJOR OVERLAND FLOW ROUTE
PROPOSED SPOT GRADE
PROPOSED SWALE GRADE
PROPOSED SWALE HIGH POINT GRADE
LOT CORNER GRADE C/W EXISTING GRADE
FULL STATIC PONDING GRADE

RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
PRESSURE REDUCING VALVE

FINISHED FLOOR ELEVATION
TOP OF FOUNDATION ELEVATION
UNDERSIDE OF FOOTING ELEVATION
MINIMUM UNDERSIDE OF FOOTING (Based on the higher of the sewer overbuts, or hydraulic grade line)
MINIMUM GARAGE GRADE

WALKUP UNIT
WALKOUT UNIT
NON-STANDARD FOUNDATION (Frost cover not provided for standard unit)
HIGHBACK UNIT (1.5m frost cover on footings)
NOISE BARRIER LOCATION
NOISE BARRIER GATE
RIP-RAP
TOWN HOUSE SPLITS
2 hr FIREWALL

Denotes
Survey Monument Planted
Survey Monument Found
Standard Iron Bar
Short Standard Iron Bar
Iron Bar
Concrete Pin
Witness
Annis, O'Sullivan, Vollebakk Ltd.
Measured
Proportioned
Registered Plan 372115
(AOG) Plan, November 15, 1990
Plan 4R-22510
Plan 4R-8091
Maintenance Hole (Sanitary)
Valve Chamber (Watermain)
Underground Gas
Underground Water
Overhead Wires
Utility Pole
Catch Basin
Fire Hydrant
Water Valve
Gas Valve
Gas Meter
Hydro Meter
Bollard
Chain Link Fence
Board Fence
Stone Retaining Wall
Diameter
Location of Elevations
Top of Concrete Curb Elevation
Top of Stone Retaining Wall Elevation
Centreline
Deciduous Tree

CLIENT

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CONSULTANTS

SEAL

ARCADIS
S. E. LABADIE
100214983
2026/07/29
PROVINCE OF ONTARIO

PRIME CONSULTANT

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tel 613 225 1311
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PROJECT
1773 & 1767 BASELINE ROAD
OTTAWA, ONTARIO

PROJECT NO:
30297182

DRAWN BY:
D.P.S.

CHECKED BY:
D.G.Y.

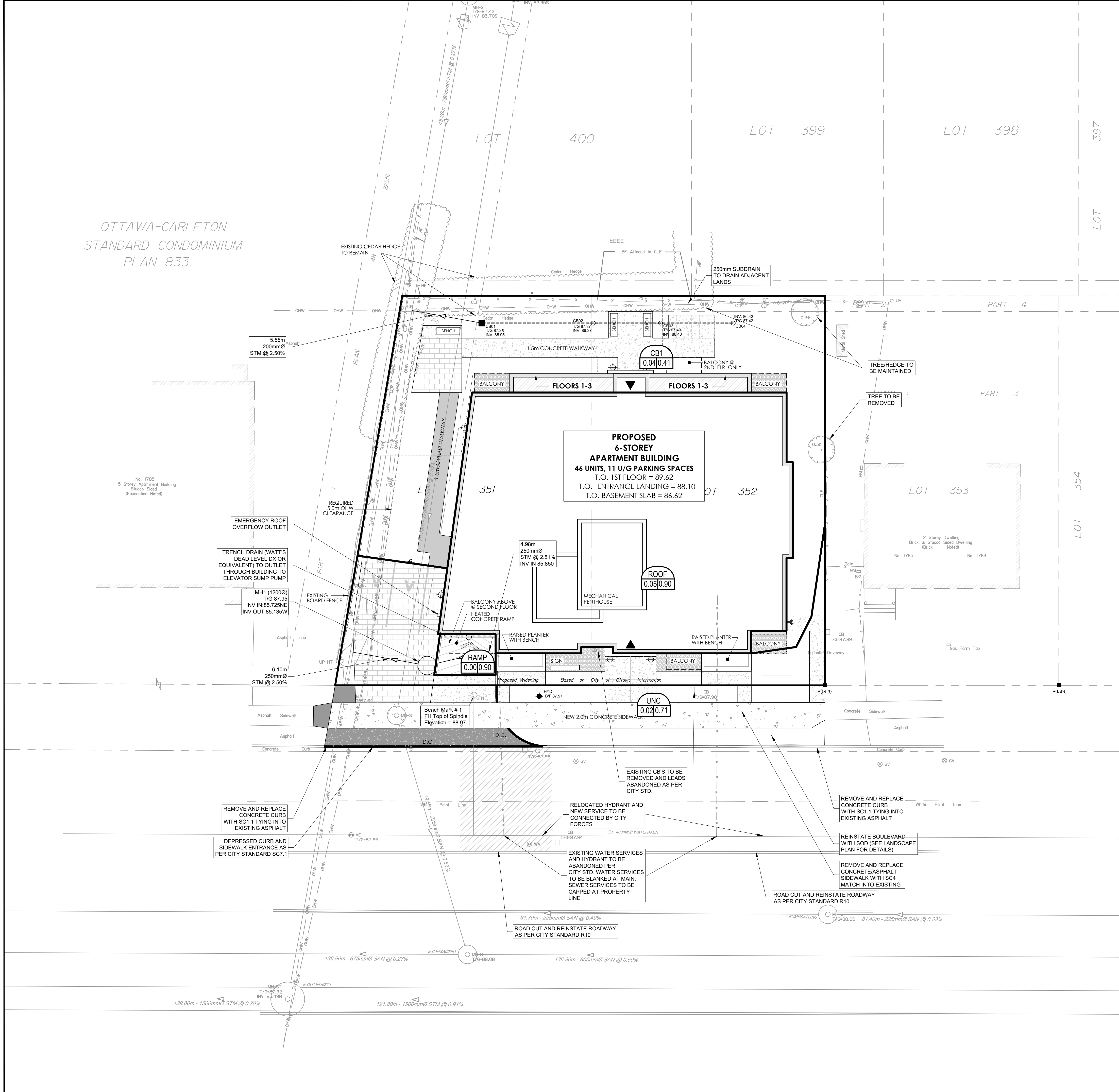
PROJECT MGR:
D.G.Y.

APPROVED BY:
S.E.L.

SHEET TITLE
SITE GRADING PLAN

SHEET NUMBER
C-200

ISSUE
4



LEGEND :

CB1

0.03 | 0.56

AREA NUMBER

RUNOFF COEFFICIENT

AREA IN HECTARES

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CONSULTANTS

1:150

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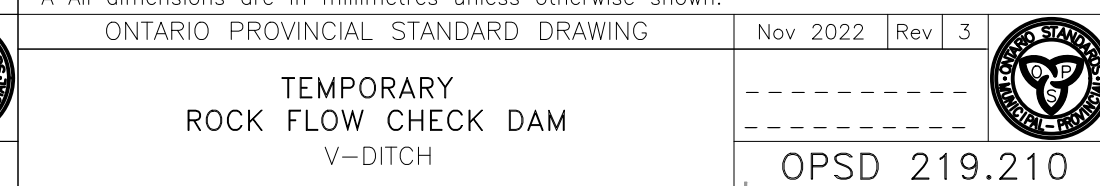
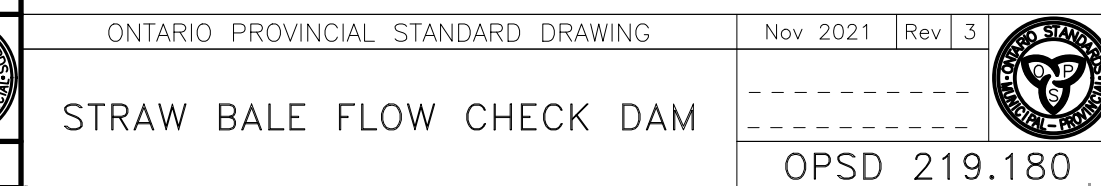
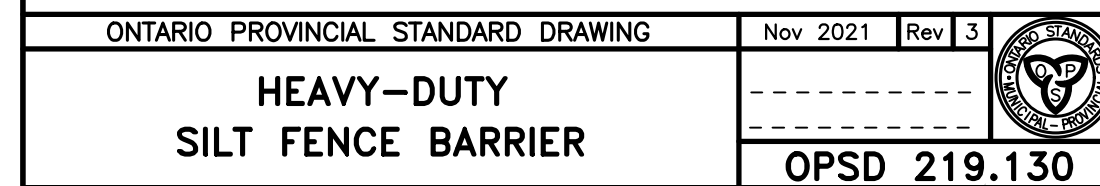
SITE STORM DRAINAGE AREA
PLAN

SHEET NUMBER

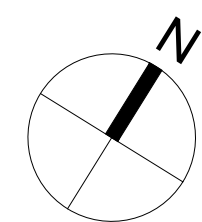
C-500

ISSUE

4



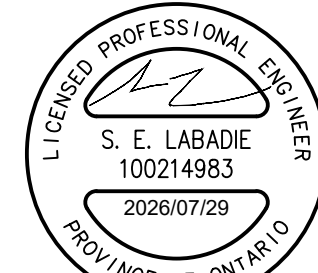
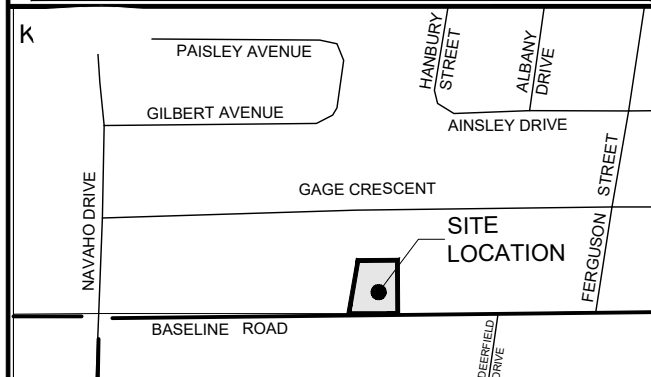
- LEGEND:**
- | | |
|---|--|
|  | HEAVY DURY SILT FENCE AS PER
OPSD-219.130 |
|  | SNOW FENCE |
|  | STRAW BALE CHECK DAM AS PER
OPSD-219.180 |
|  | ROCK CHECK DAM AS PER OPSD-219.210 |
|  | FILTER CLOTH PLACED UNDER EXISTING
COVER |
|  | TEMPORARY MUD MAT 0.15m THICK 50mm
CLEAR STONE ON NON WOVEN FILTER
CLOTH |



CLIENT	 PHOENIX HOMES 18A Bentley Ave Ottawa, ON K2E 6T8
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PROJECT
1773 & 1767 BASELINE ROAD
OTTAWA, ONTARIO

PROJECT NO	30297182
------------	----------

DRAWN BY:
D.P.S.

PROJECT MG
D.G.Y.

SHEET TITLE	
SEDIMENT - EROSION PLAN	

SHEET NUMBER
C-900

ISSUE
4

SCALE CHECK
1 in 10 mm

