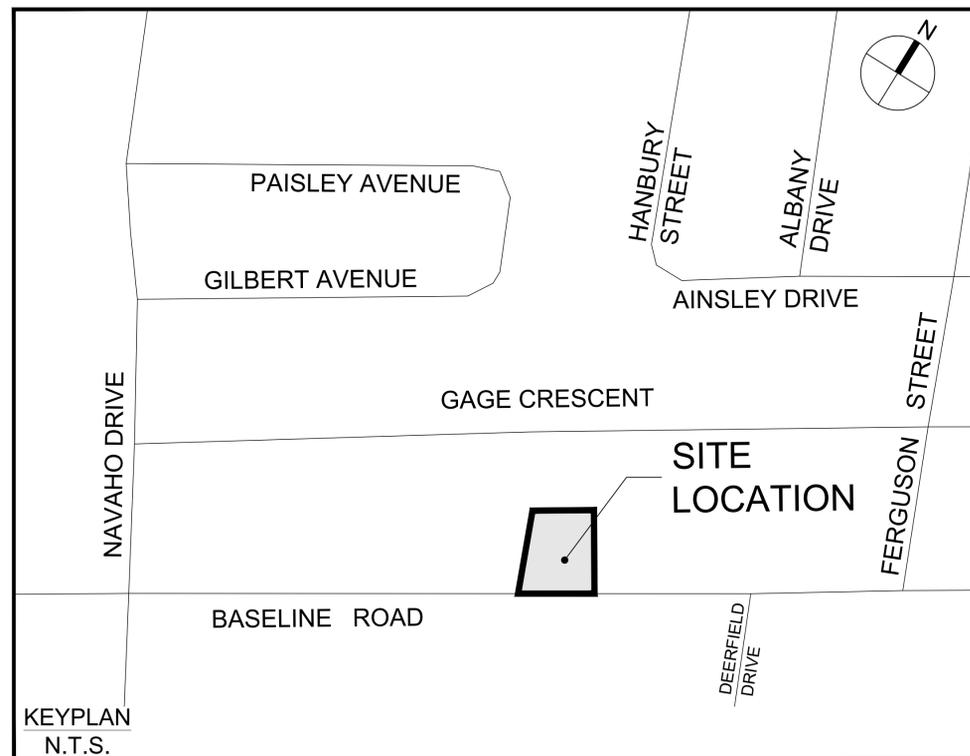


# 1773 & 1767 BASELINE ROAD OTTAWA, ONTARIO



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tel 613 225 1311  
www.arcadis.com

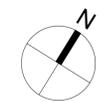


Sheet List Table		
Sheet Number	Sheet Title	Sheet Description
C-000	Cover	
C-EXCON	EXISTING CONDITIONS	
C-REM	REMOVALS DRAWING	
C-001	SITE SERVICING PLAN	
C-200	SITE GRADING PLAN	
C-900	SEDIMENT - EROSION PLAN	
C-500	SITE STORM DRAINAGE AREA PLAN	



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

CONTRACT NO. 30297182

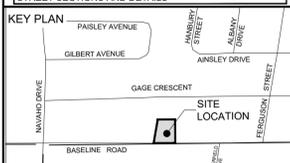


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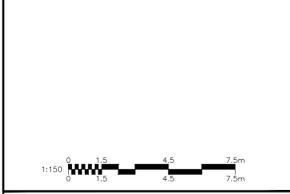
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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2025-12-18

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



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PROJECT  
**1773 & 1767 BASELINE ROAD  
 OTTAWA, ONTARIO**

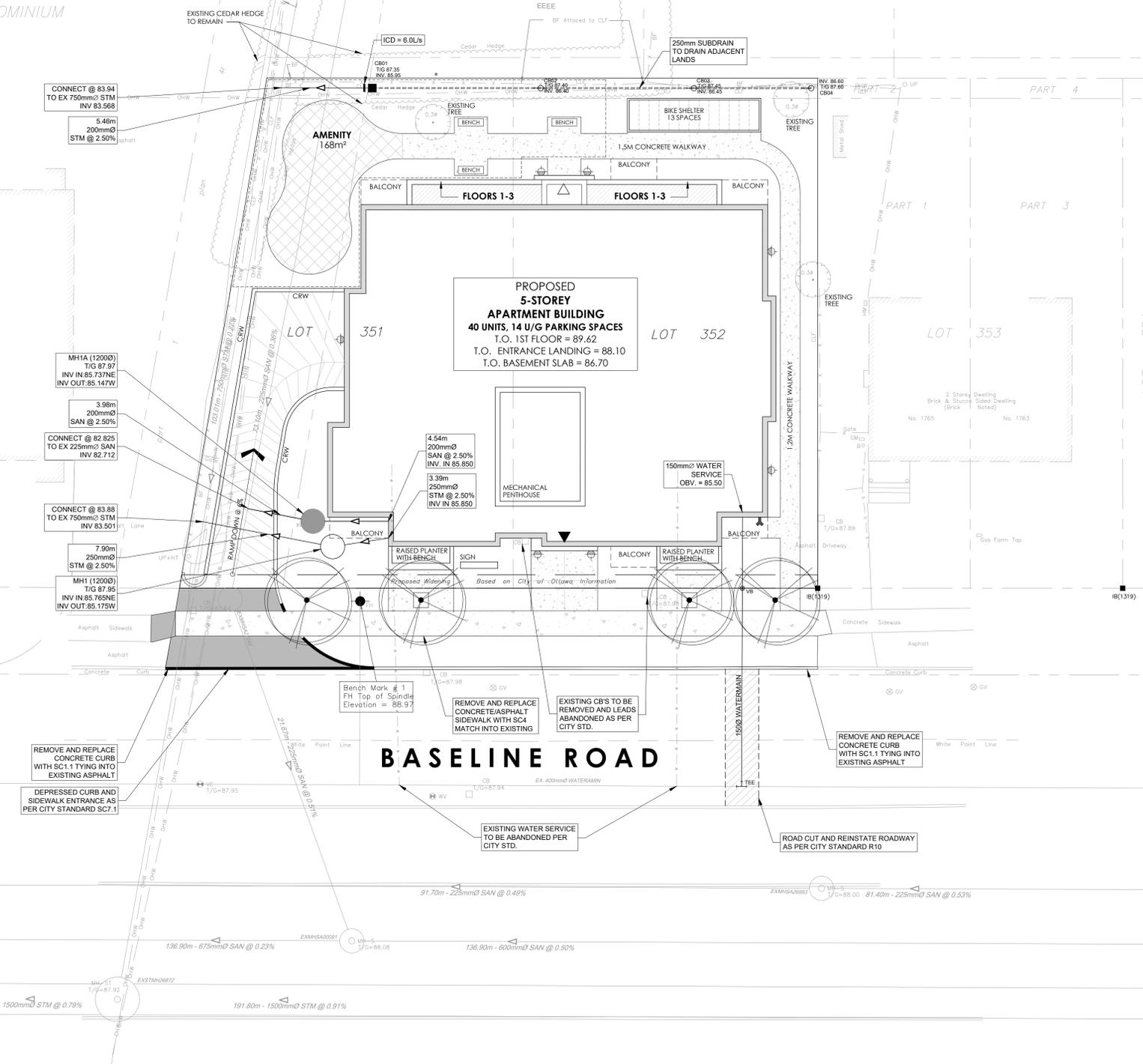
PROJECT NO:  
**30297182**  
 DRAWN BY: **D.P.S.** CHECKED BY: **D.G.Y.**  
 PROJECT MGR: **D.G.Y.** APPROVED BY: **S.E.L.**

SHEET TITLE  
**SITE SERVICING PLAN**

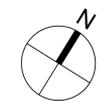
SHEET NUMBER **C-001** ISSUE **1**

OTTAWA-CARLETON  
 STANDARD CONDOMINIUM  
 PLAN 833

No. 1785  
 5 Storey Apartment Building  
 (Structure Sited)  
 (Foundation Noted)



File Location: J:\9999\_Proposals\Proposals\2024\_Proposal1 - Land Engineering Proposals\EP-2024-032 - 1773 & 1767 Baseline Road\Design Files\Layouts\C-001 SITE SERVICING PLAN.dwg  
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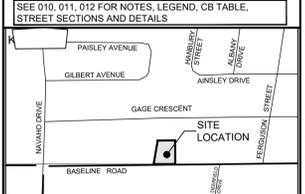
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**ISSUES**

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1	ISSUED FOR SPA	2025-12-18

**LEGEND**

	FINISHED FLOOR ELEVATION
	TOP OF FOUNDATION ELEVATION
	UNDERSIDE OF FOOTING ELEVATION
	MINIMUM UNDERSIDE OF FOOTING (Based on the higher of the sewer overflows, 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



**CONSULTANTS**

Denotes	Survey Monument Planted
	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CP	Concrete Pin
(WT)	Witness
(AOG)	Anns, O'Sullivan, Vollebakk Ltd.
Meas.	Measured
Prop.	Proportioned
(P1)	Registered Plan 372115
(P2)	(AOG) Plan, November 15, 1990
(P3)	Plan 4R-22510
(P4)	Plan 4R-8091
MH-S	Maintenance Hole (Sanitary)
VC	Valve Chamber (Watermain)
G	Underground Gas
W	Underground Water
OHW	Overhead Water
UP	Utility Pole
CB	Catch Basin
FH	Fire Hydrant
WV	Water Valve
GV	Gas Valve
GM	Gas Meter
HM	Hydro Meter
B	Boltard
CLF	Chain Link Fence
BF	Board Fence
RWS	Stone Retaining Wall
D	Diameter
L	Location of Elevations
T	Top of Concrete Curb Elevation
T	Top of Stone Retaining Wall Elevation
C/L	Centreline
	Deciduous Tree

**SEAL**

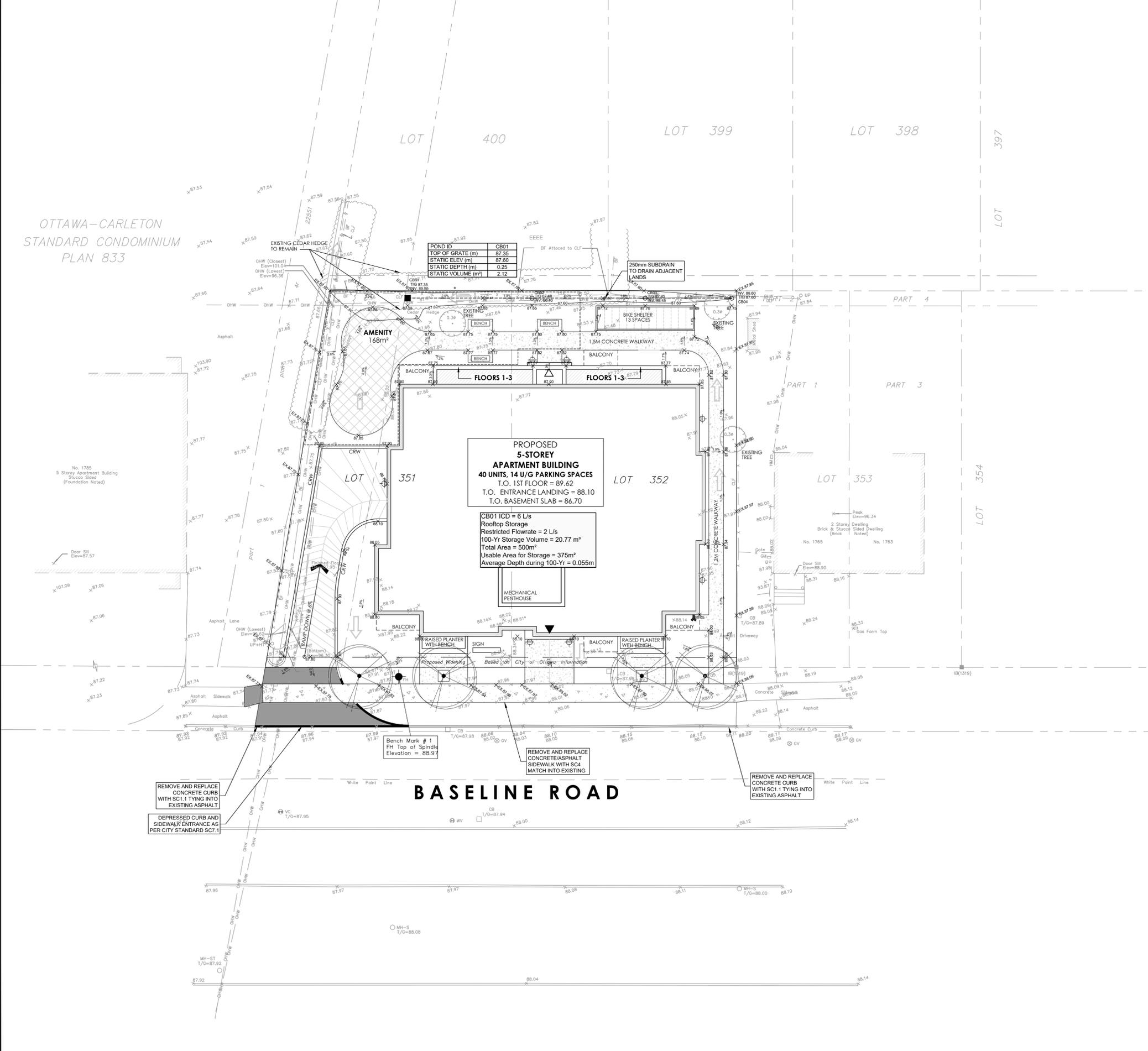
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**PROJECT**  
 1773 & 1767 BASELINE ROAD  
 OTTAWA, ONTARIO

**PROJECT NO:**  
 30297182  
**DRAWN BY:** D.P.S.  
**CHECKED BY:** D.G.Y.  
**PROJECT MGR:** D.G.Y.  
**APPROVED BY:** S.E.L.

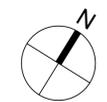
**SHEET TITLE**  
 SITE GRADING PLAN

**SHEET NUMBER** C-200 **ISSUE** 1



OTTAWA-CARLETON  
 STANDARD CONDOMINIUM  
 PLAN 833

No. 1785  
 5 Storey Apartment Building  
 Stucco Sided  
 (Foundation Notes)

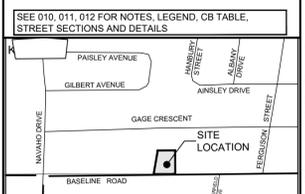


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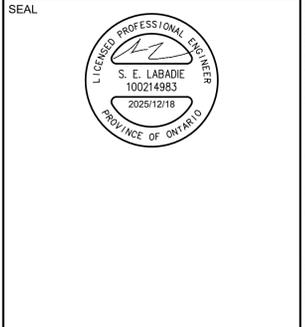
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PROJECT  
**1773 & 1767 BASELINE ROAD  
 OTTAWA, ONTARIO**

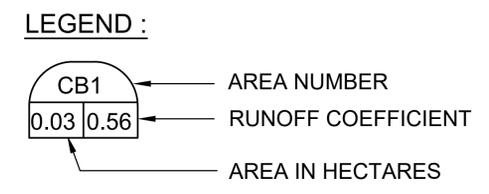
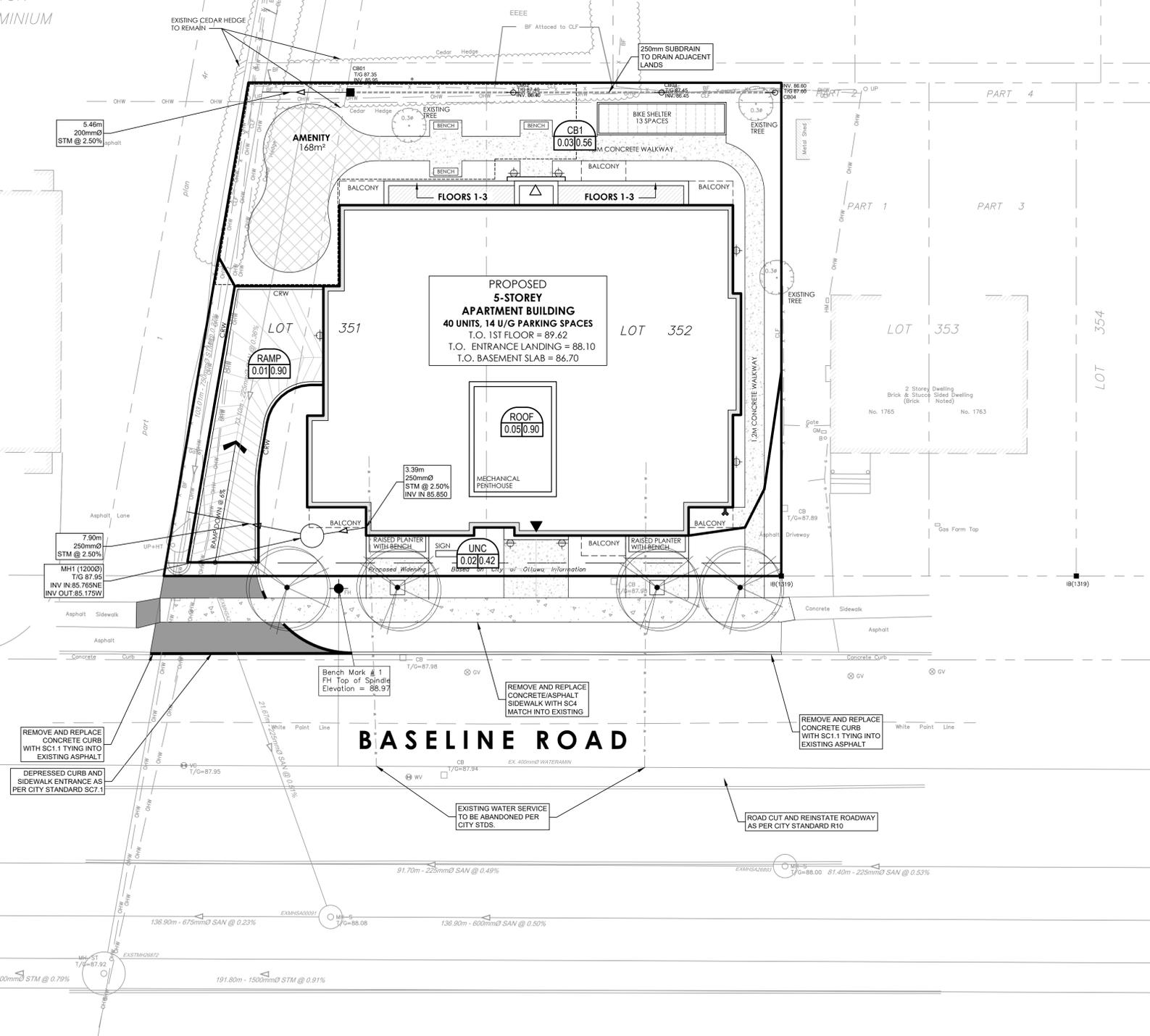
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PROJECT MGR: D.G.Y.	APPROVED BY: S.E.L.

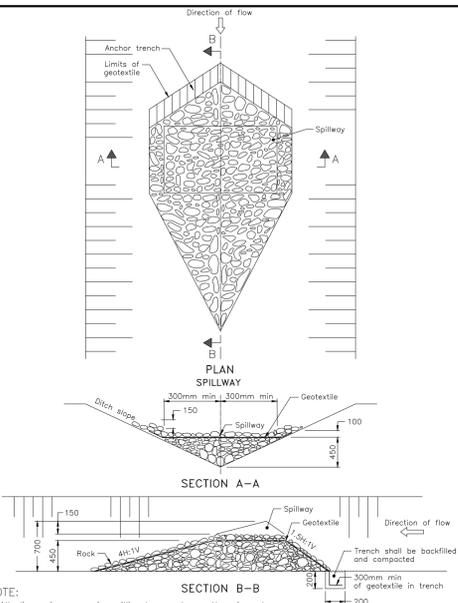
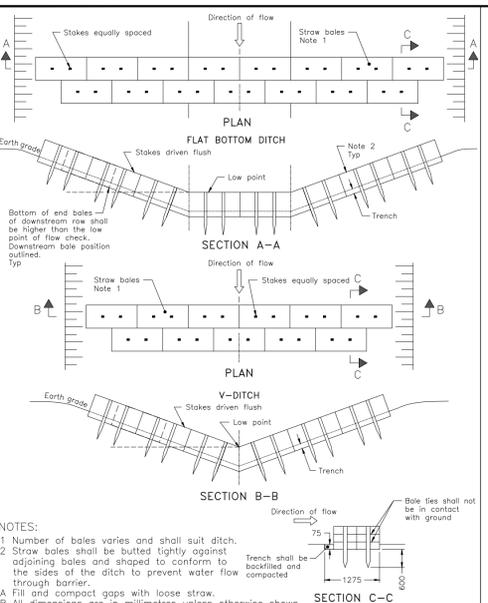
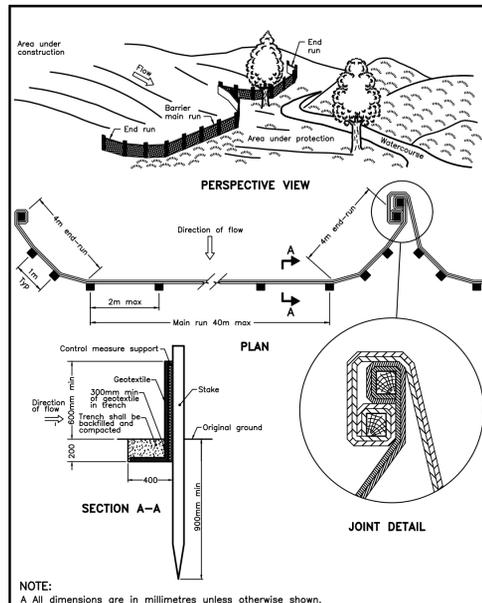
SHEET TITLE  
**SITE STORM DRAINAGE AREA  
 PLAN**

SHEET NUMBER <b>C-500</b>	ISSUE <b>1</b>
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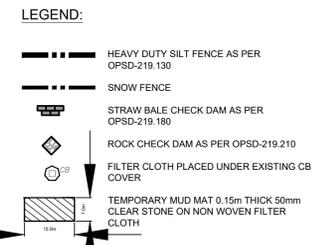
OTTAWA-CARLETON  
 STANDARD CONDOMINIUM  
 PLAN 833



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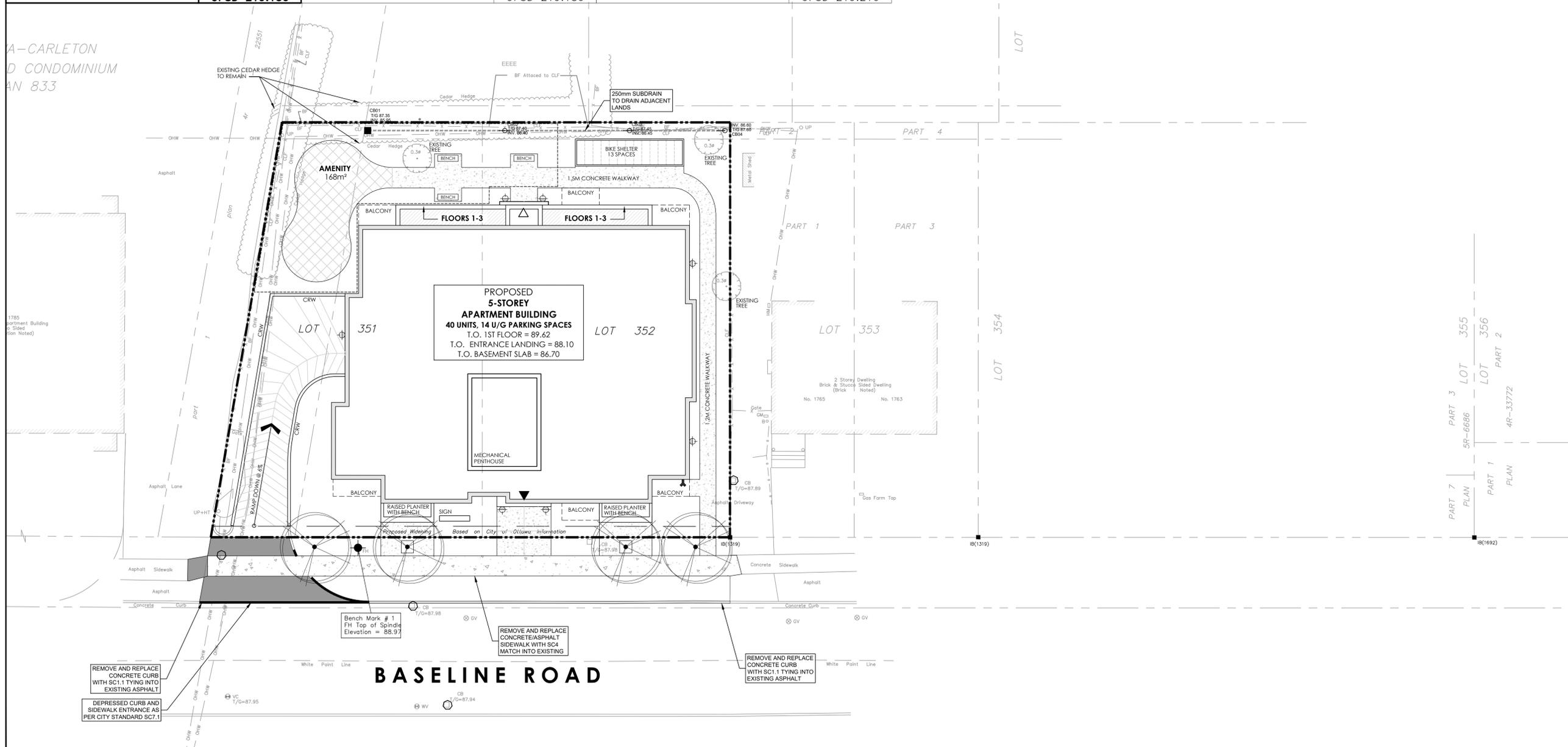
- NOTES:**
1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
  2. SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
  3. STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
  4. FILTER CLOTH TO BE PLACED AND MAINTAINED UNDER COVER OF ALL PROPOSED CATCHBASINS AFTER BASE COURSE, AND EXISTING CATCHBASINS IDENTIFIED OUTSIDE OF CONSTRUCTION LIMIT. FILTER CLOTH IN STREET C/S TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. FILTER CLOTH IN R/CB'S TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
  5. CONTRACTOR TO PROVIDE DETAILS ON LOCATION(S) AND DESIGN OF DEWATERING TRAP(S) PRIOR TO COMMENCING WORK. CONTRACTOR ALSO RESPONSIBLE FOR MAINTAINING TRAP(S) AND ADJUSTING SIZE(S) IF DEEMED REQUIRED BY THE ENGINEER DURING CONSTRUCTION.
  6. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
  7. THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 Rev 3  
**HEAVY-DUTY SILT FENCE BARRIER**  
 OPSD 219.130

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 Rev 3  
**STRAW BALE FLOW CHECK DAM**  
 OPSD 219.180

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2022 Rev 3  
**TEMPORARY ROCK FLOW CHECK DAM V-DITCH**  
 OPSD 219.210



**CLIENT**  
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**SCALE**  
 1:150

**SEAL**  
 LICENSED PROFESSIONAL ENGINEER  
 S. E. LABADIE  
 100214983  
 2025/12/18  
 PROVINCE OF ONTARIO

**ARCADIS**  
 333 Preston Street - Suite 500  
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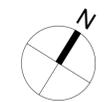
**PROJECT**  
 1773 & 1767 BASELINE ROAD  
 OTTAWA, ONTARIO

**PROJECT NO:** 30297182  
**DRAWN BY:** D.P.S.  
**PROJECT MGR:** D.G.Y.  
**CHECKED BY:** D.G.Y.  
**APPROVED BY:** S.E.L.

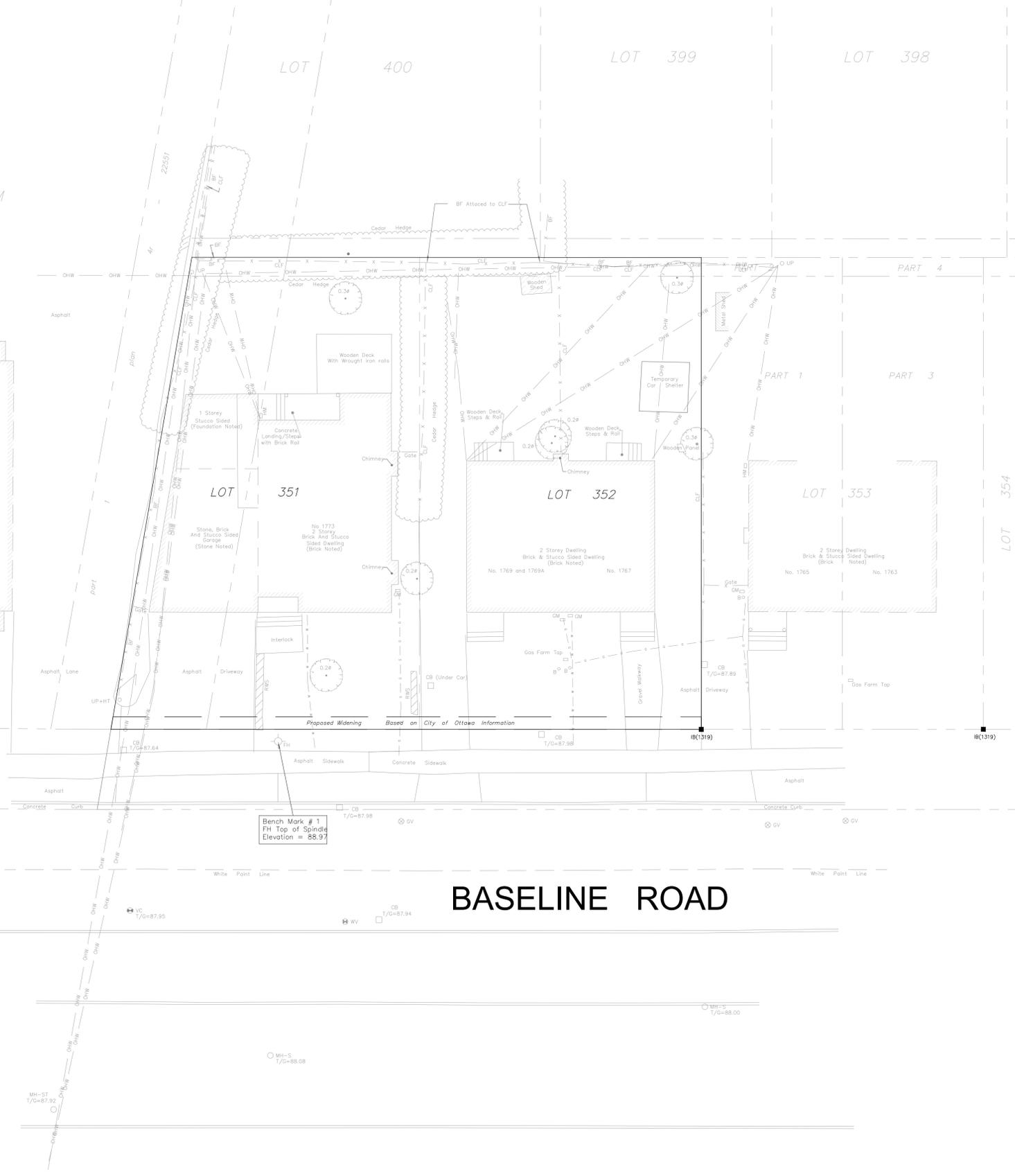
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 SEDIMENT - EROSION PLAN

**SHEET NUMBER** C-900 **ISSUE** 1

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 D07-XX-XX-XXXX  
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OTTAWA-CARLETON  
STANDARD CONDOMINIUM  
PLAN 833



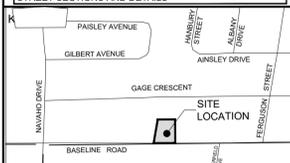
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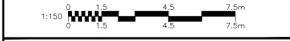
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ISSUES		
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PROJECT  
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OTTAWA, ONTARIO

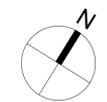
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30297182

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

SHEET TITLE  
EXISTING CONDITIONS

SHEET NUMBER <b>C-EXCON</b>	ISSUE <b>1</b>
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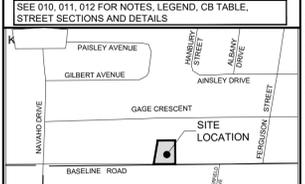
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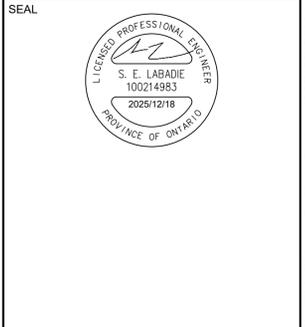
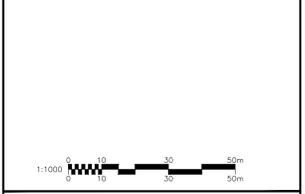
**ISSUES**

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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** C-REM **ISSUE** 1

○	REMOVAL	▨	DIV GRIND EXISTING ASPHALT AVERAGE DEPTH 50mm
⊙	ADJUST MANHOLE VALVES	▨	FULL DEPTH ASPHALT REMOVAL
⊗	ADJUST CATCH BASIN	▨	AREA TO BE CLEARED AND GRUBBED
⊕	ADJUSTMENT BY BELL OR HYDRO APPROVED CONTRACTOR	▨	REMOVAL OF BUILDINGS, FOUNDATIONS, SEPTIC SYSTEM AND WELL
X	REMOVE OR ABANDON SEWER, WATERMAIN, UTILITY, CURB RETURNS	▨	REMOVALS OF CONCRETE/ ASPHALT SIDEWALK
⊖	PLUG		



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 D07-XX-XX-XXXX  
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