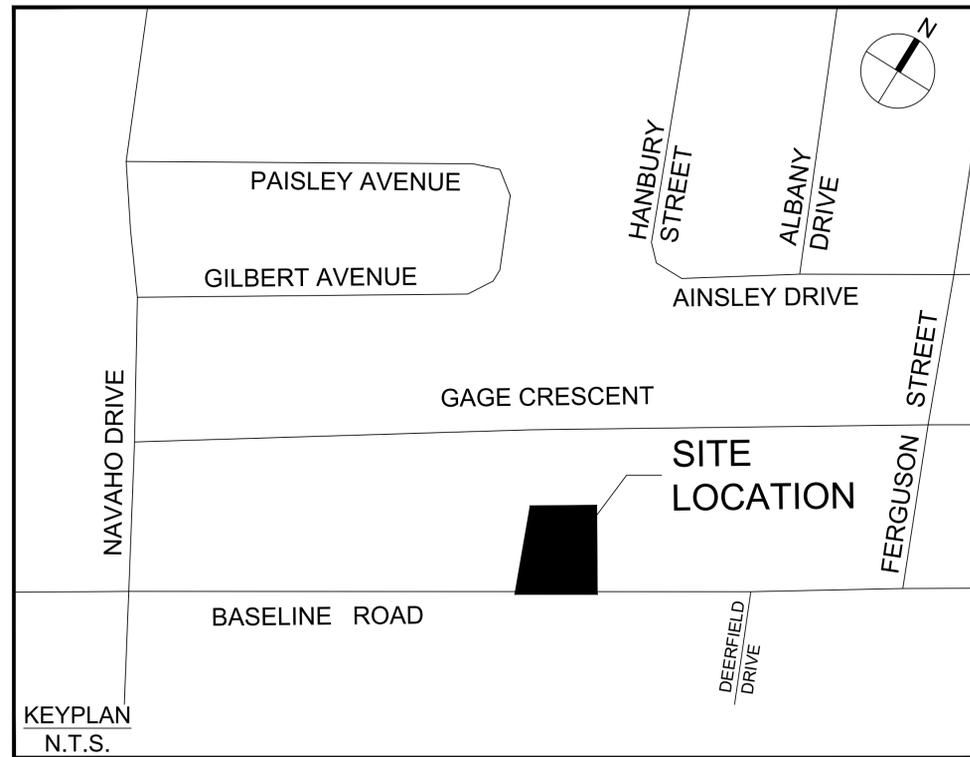


1773 & 1767 BASELINE ROAD OTTAWA, ONTARIO



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Ottawa ON K1S 5N4 Canada
tel 613 225 1311
www.arcadis.com



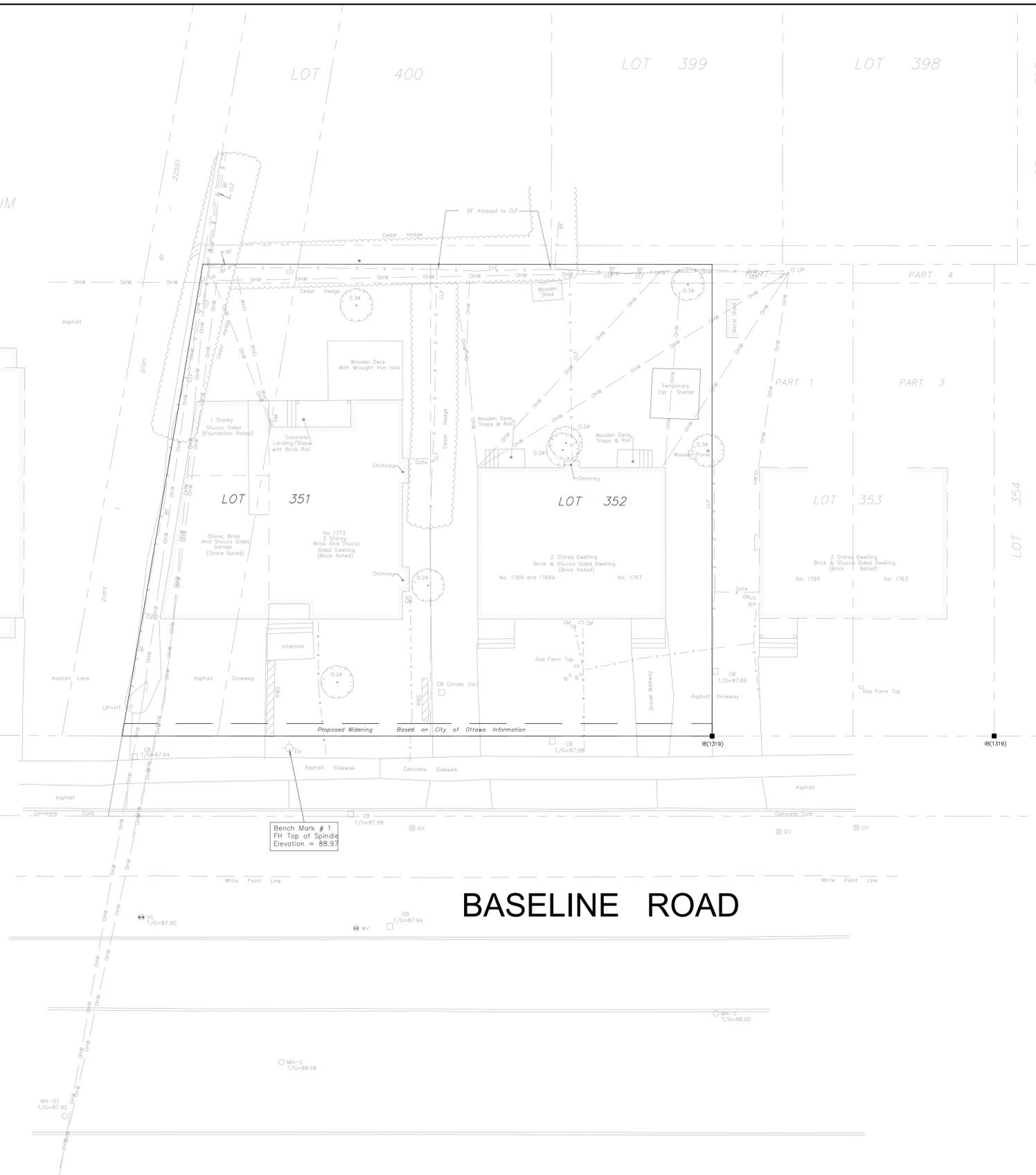
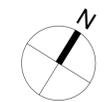
Drawing List Table		
Sheet Number	Sheet Title	Sheet Description
C-000	Cover	
C-EXCON	EXISTING CONDITIONS	
C-REM	REMOVALS DRAWING	
C-001	SITE SERVICING PLAN	
C-200	SITE GRADING PLAN	
C-500	SITE STORM DRAINAGE AREA PLAN	
C-900	SEDIMENT - EROSION PLAN	



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

CONTRACT NO. 30297182

OTTAWA-CARLETON
STANDARD CONDOMINIUM
PLAN 833



Bench Mark # 1
FH Top of Spindle
Elevation = 88.97

BASELINE ROAD

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

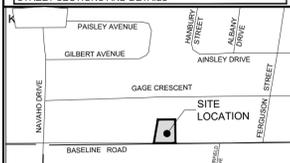
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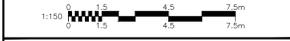
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2025-12-18
2	REVISED AS PER NEW SITE PLAN	2026-02-20

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



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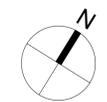
PROJECT
1773 & 1767 BASELINE ROAD
OTTAWA, ONTARIO

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
EXISTING CONDITIONS

SHEET NUMBER
C-EXCON ISSUE
2

File Location: J:\9999_Proposals\Proposals2024\2024-03-1773 & 1767 Baseline Road\Design Files\Layouts\C-EXCON.dwg Last Saved: February 20, 2026 11:37:48 AM by Suma, Don
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 PLAN No. XXXXX
 FILE No. D07-12-25-0169



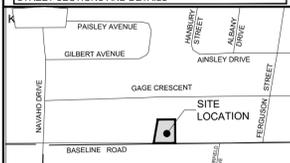
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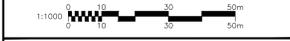
ISSUES

No.	DESCRIPTION	DATE
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2	REVISED AS PER NEW SITE PLAN	2026-02-20

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
 REMOVALS DRAWING

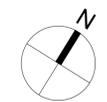
SHEET NUMBER C-REM	ISSUE 2
-------------------------------------	--------------------------

○	REMOVAL	▨	DRY GRIND EXISTING ASPHALT AVERAGE DEPTH 100mm
⊙	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
⊗	REMOVE OR ABANDON SEWER, WATERMAIN, UTILITY, CURB RETURNS	▤	REMOVALS OF CONCRETE/ ASPHALT SIDEWALK
⊕	PLUG		



No. 1785
 5 Storey Apartment Building
 (Foundation Noted)

No. 1765
 2 Storey Dwelling
 Brick & Shutter Sided Dwelling
 (Brick Noted)

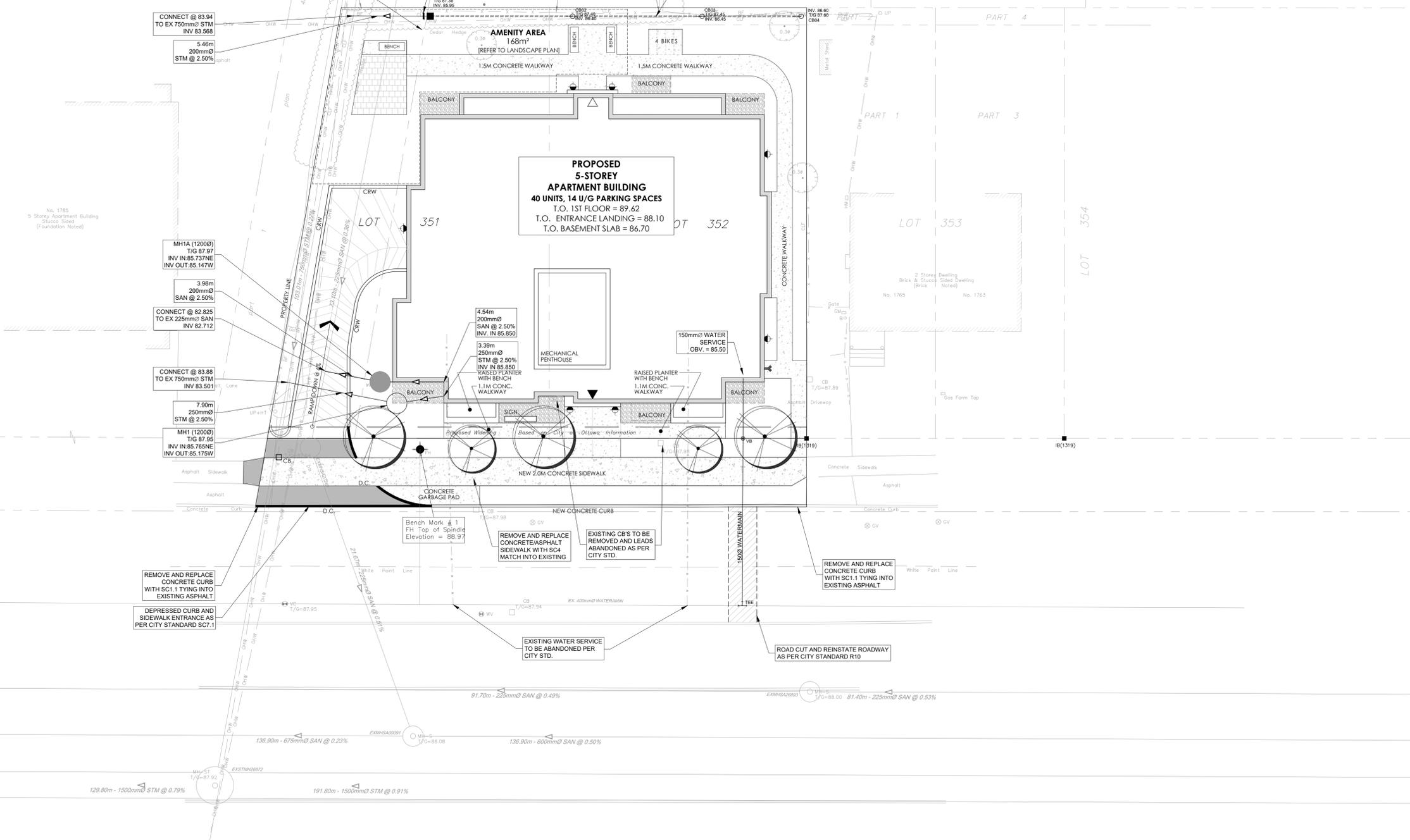


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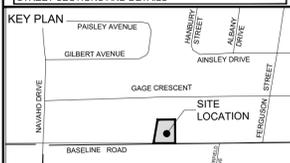
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No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2025-12-18
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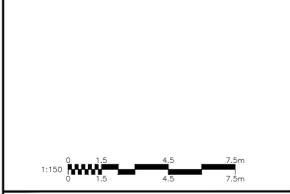
OTTAWA-CARLETON
 STANDARD CONDOMINIUM
 PLAN 833



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.
 PROJECT MGR:
 D.G.Y.

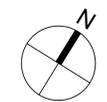
CHECKED BY:
 D.G.Y.
 APPROVED BY:
 S.E.L.

SHEET TITLE
 SITE SERVICING PLAN

SHEET NUMBER
C-001

ISSUE
2

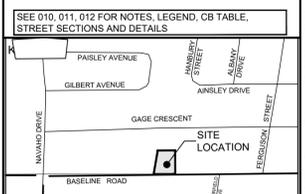
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 FILE No. D07-12-25-0169



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1	ISSUED FOR SPA	2025-12-18
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Denotes	Survey Monument Planted
SIB	Survey Monument Found
SSIB	Standard Iron Bar
IB	Short Standard Iron Bar
CP	Concrete Pin
(WT)	Witness
(AOG)	Anns, O'Sullivan, Vollebek 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 Wires
○ 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
○	Diameter
—	Location of Elevations
—	Top of Concrete Curb Elevation
—	Top of Stone Retaining Wall Elevation
—	Centreline
○	Deciduous Tree

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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.

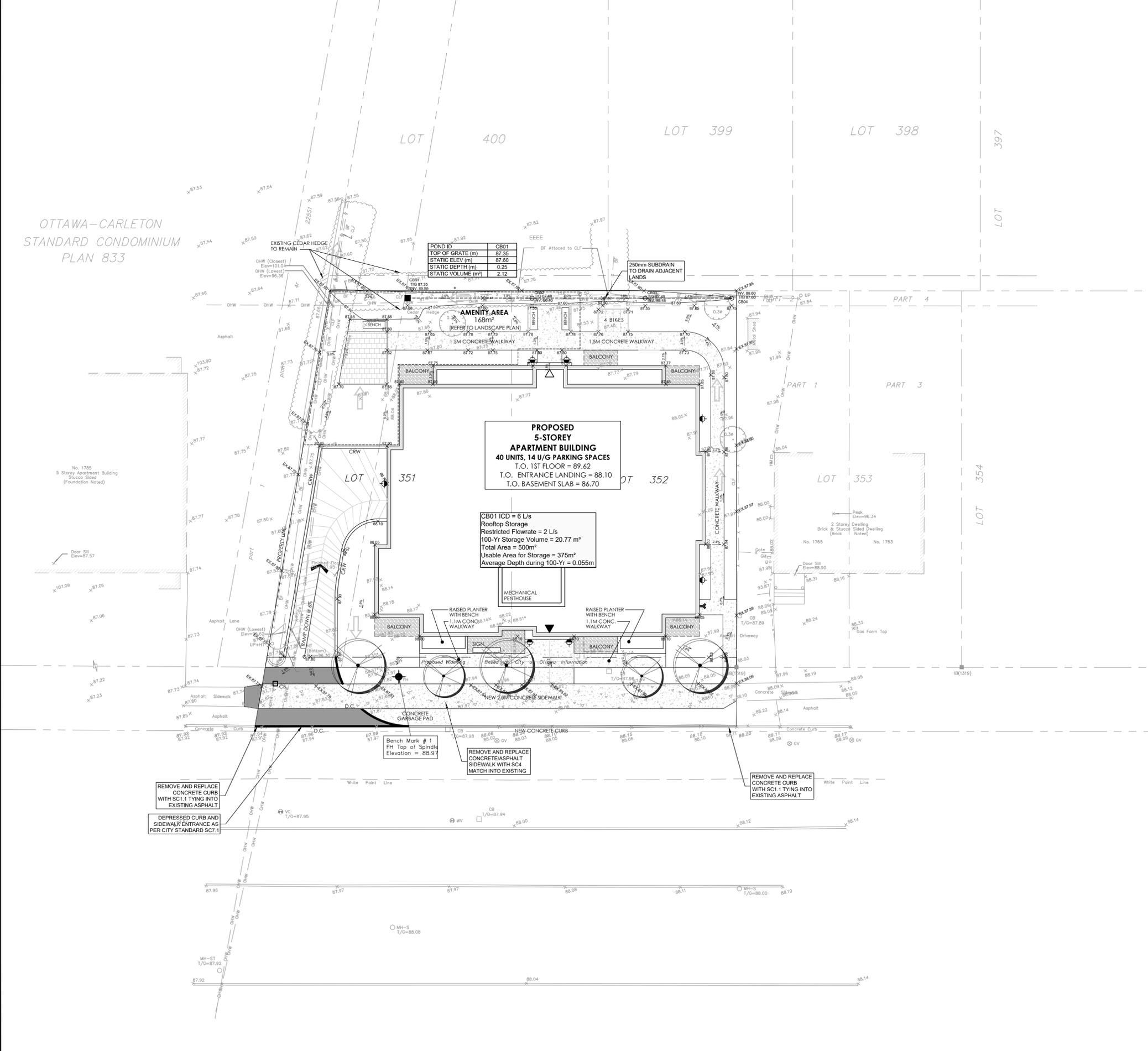
SHEET TITLE
SITE GRADING PLAN

SHEET NUMBER
C-200

ISSUE
2

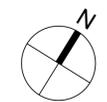
GRADING LEGEND

- 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 overflows, or hydraulic grade line)
- MINIMUM GARAGE GRADE
- WALKUP UNIT
- WALKOUT UNIT
- NON-STANDARD FOUNDATION (First 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
- 2hr FIREWALL



OTTAWA-CARLETON
STANDARD CONDOMINIUM
PLAN 833

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



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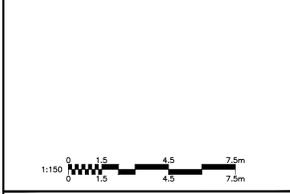
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ISSUES

No.	DESCRIPTION	DATE
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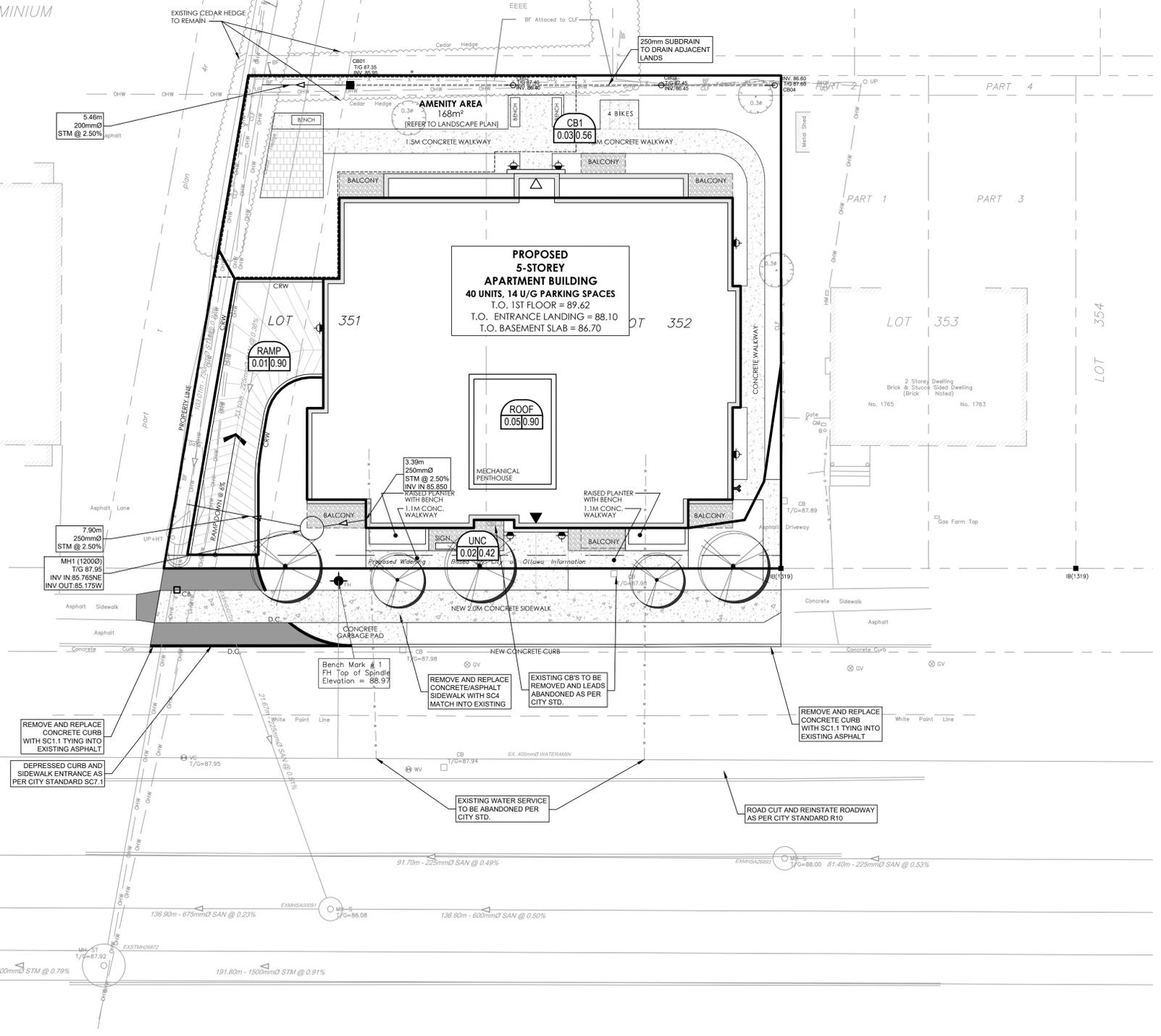
PROJECT
 1773 & 1767 BASELINE ROAD
 OTTAWA, ONTARIO

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 STORM DRAINAGE AREA
 PLAN

SHEET NUMBER
C-500 ISSUE
2

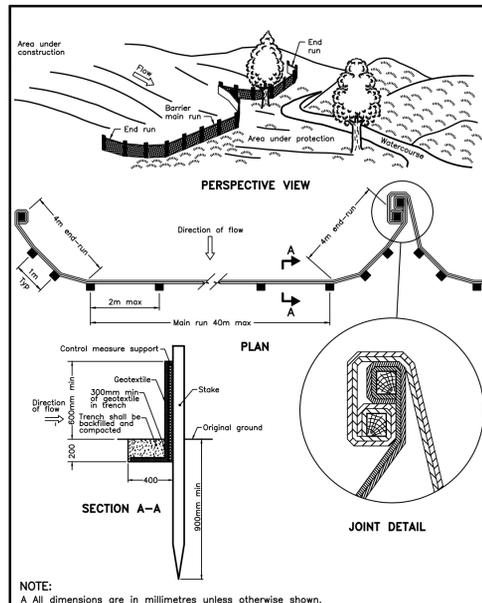
OTTAWA-CARLETON
 STANDARD CONDOMINIUM
 PLAN 833



LEGEND :

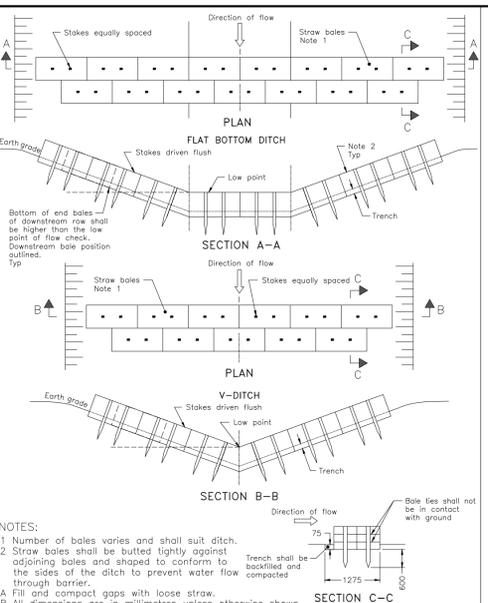
CB1	AREA NUMBER
0.03 0.56	RUNOFF COEFFICIENT
	AREA IN HECTARES

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 Last Saved: February 20, 2026, 11:59:29 AM by Suma, Don
 SCALE CHECK
 PLAN No. XXXXX
 FILE No. D07-12-25-0169



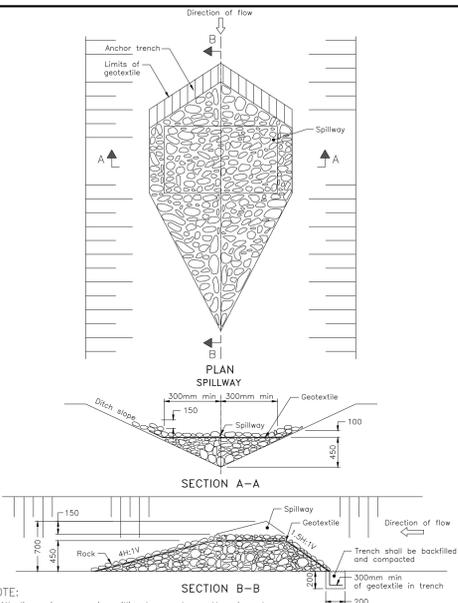
NOTE:
A All dimensions are in millimetres unless otherwise shown.

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



NOTES:
1. Number of bales varies and shall suit ditch.
2. Straw bales shall be butted tightly against adjoining bales and shaped to conform to the sides of the ditch to prevent water flow through barrier.
A Fill and compact gaps with loose straw.
B All dimensions are in millimetres unless otherwise shown.

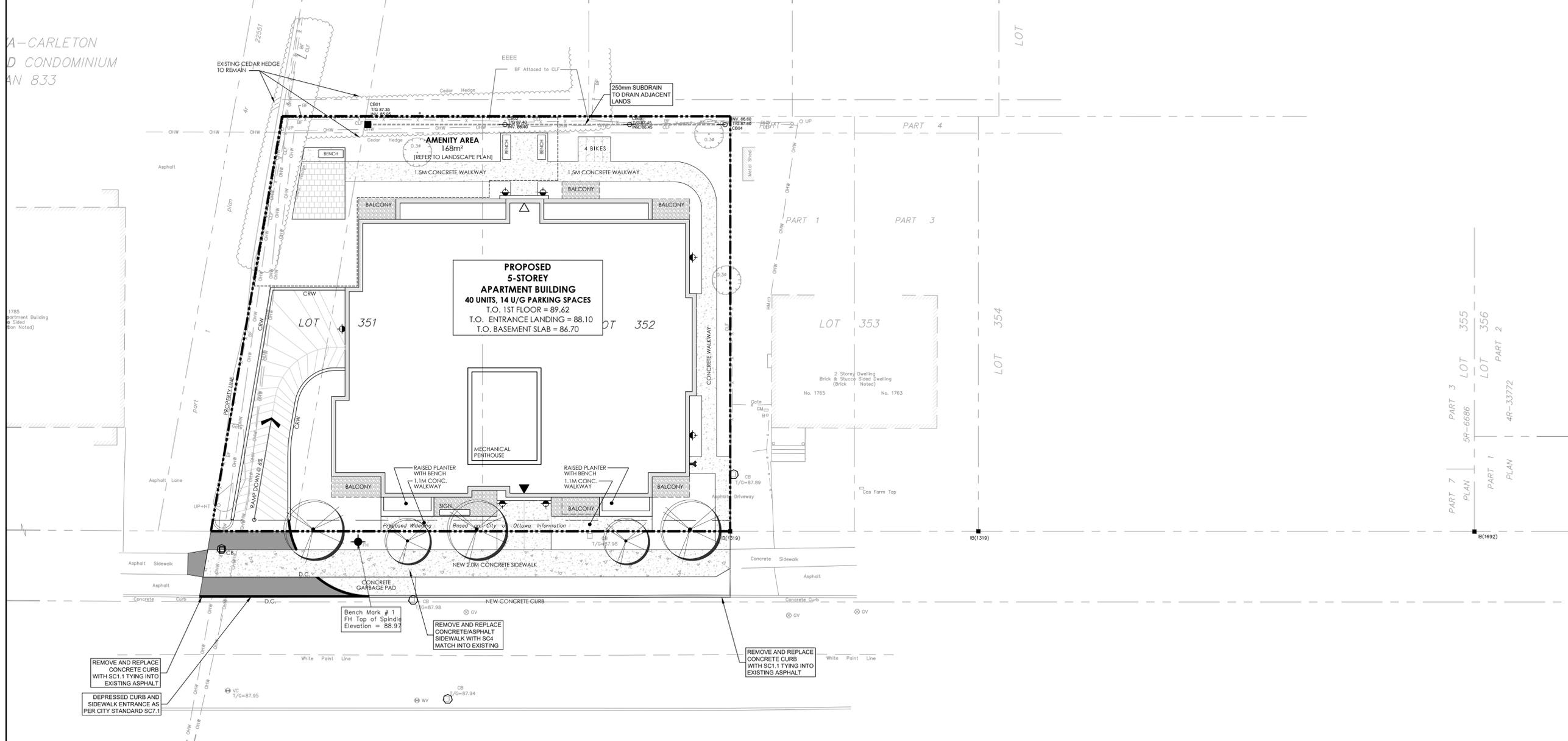
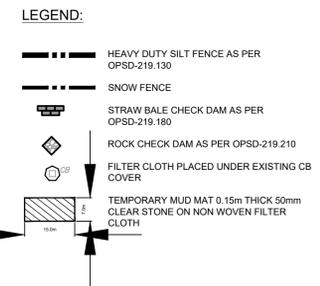
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 Rev 3
STRAW BALE FLOW CHECK DAM
OPSD 219.180



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

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

- NOTES:**
- 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.
 - 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.
 - STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
 - 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/B'S TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. FILTER CLOTH IN RVCB'S TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
 - 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.
 - WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
 - THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.



CLIENT
PHOENIX HOMES
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SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.

1:150

SEAL
LICENSED PROFESSIONAL ENGINEER
S. E. LABADIE
100214983
2026/02/20
PROVINCE OF ONTARIO

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Ottawa ON K1S 5N4 Canada
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
SEDIMENT - EROSION PLAN

SHEET NUMBER C-900 **ISSUE** 2

FILE No. D07-12-25-0169
PLAN No. XXXX