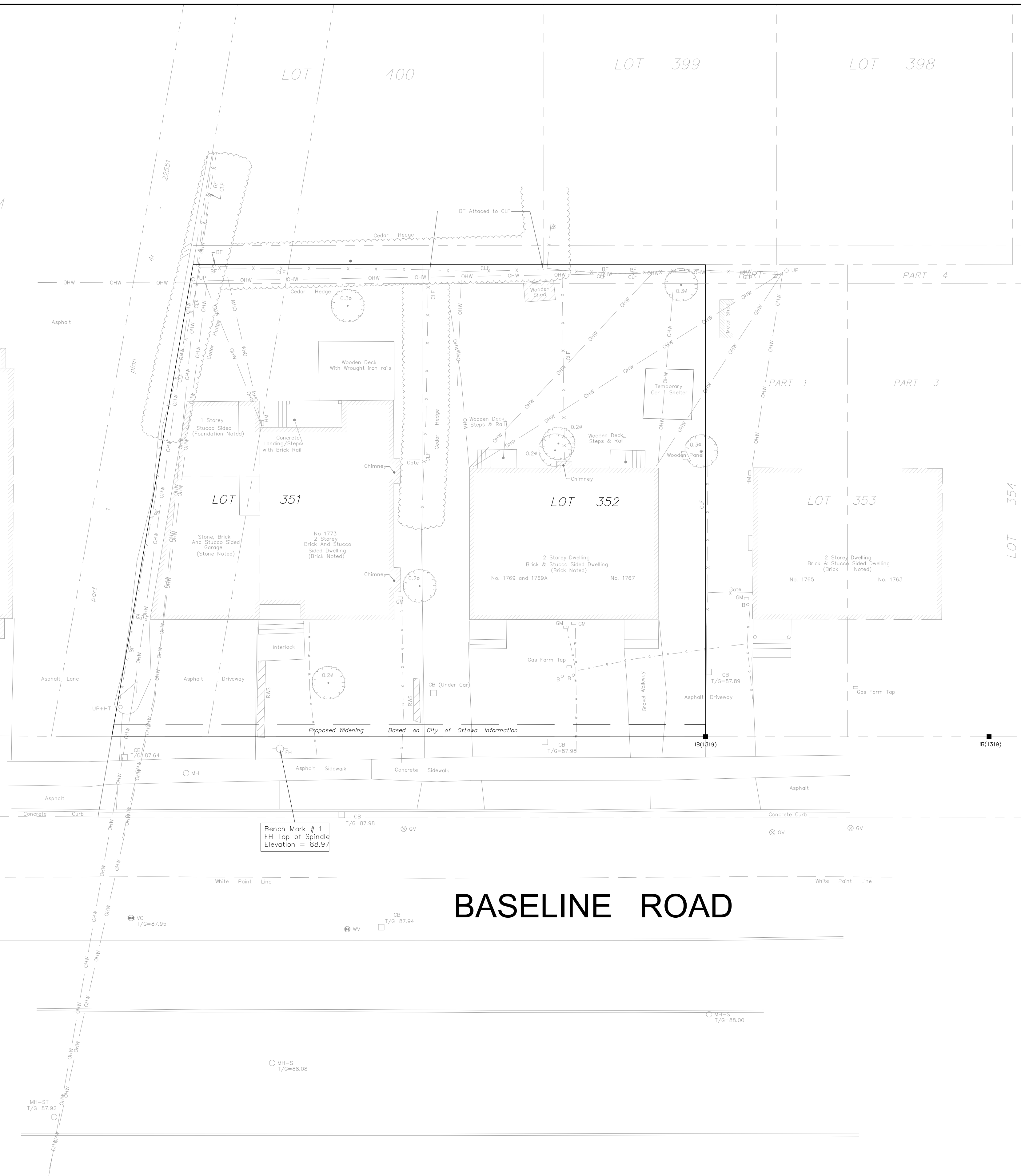


OTTAWA-CARLETON
STANDARD CONDOMINIUM
PLAN 833



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

Bench Mark # 1
FH Top of Spindle
Elevation = 88.97

BASELINE ROAD

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

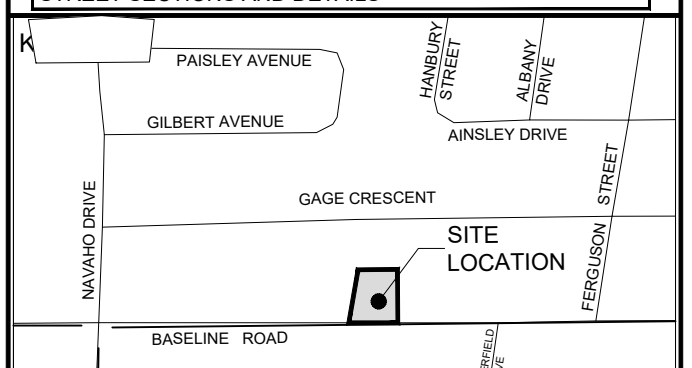
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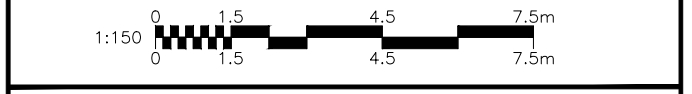
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2	REVISED AS PER NEW SITE PLAN	2026-02-20
3	REVISED AS PER CITY COMMENTS	2026-04-30

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



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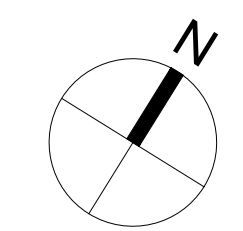
PROJECT
1773 & 1767 BASELINE ROAD
OTTAWA, ONTARIO

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**
3

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 PLAN No. 19442
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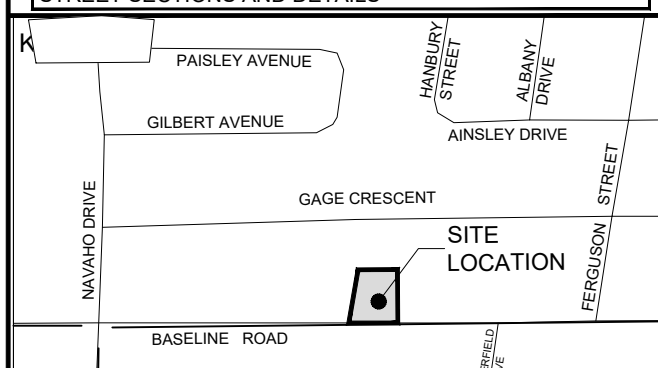
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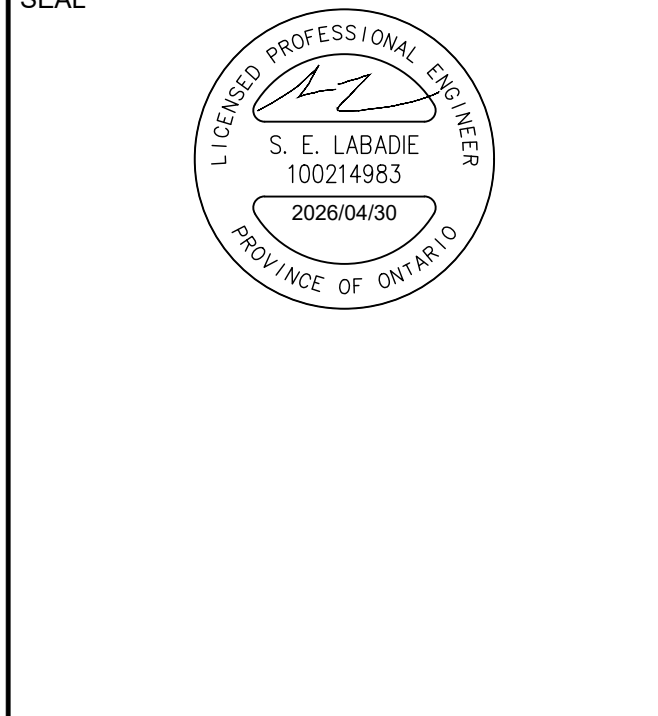
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PROJECT
**1773 & 1767 BASELINE ROAD
 OTTAWA, ONTARIO**

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 3
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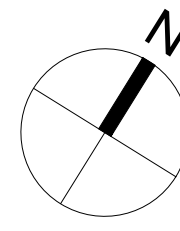
OTTAWA-CARLETON
 STANDARD CONDOMINIUM
 PLAN 833



○	REMOVAL	▨	DRY 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
⊘	REMOVE OR ABANDON SEWER, WATERMAIN, UTILITY, CURB RETURNS	▥	REMOVALS OF CONCRETE/ ASPHALT SIDEWALK
⊚	PLUG		

Bench Mark # 1
 FH Top of Spindle
 Elevation = 88.97

BASELINE ROAD



OTTAWA-CARLETON
STANDARD CONDOMINIUM
PLAN 833

SERVICING LEGEND

- MH118A SANITARY MANHOLE
- 200mm \varnothing SAN SANITARY SEWER
- MH109 STORM MANHOLE
- 825mm \varnothing STM STORM SEWER - LESS THAN 8000
- 2000 WATERMAIN WATERMAIN
- CB01 BARRIER CURB
- CB02 REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
- CB04 REAR YARD "TEE" CATCHBASIN (3000) C/W TOP OF GRATE AND INVERT OUT
- CB04 REAR YARD "END" CATCHBASIN (3000) C/W TOP OF GRATE AND INVERT OUT
- PERFORATED REAR YARD SUBDRAIN
- VB VALVE AND VALVE BOX
- SIAMSESE CONNECTION (IF REQUIRED)
- METER (IF REQUIRED)
- RM REMOTE METER (IF REQUIRED)

NOTES :

1. ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPS/OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
2. 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.
3. THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
5. 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 OVER THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
6. 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.
7. 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. WORK MUST BE NOTIFIED IMMEDIATELY, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
8. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG7446-1 PREPARED BY PATERSON GROUP.
9. FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY ANNIS, OSULLIVAN, VOLLEBEK LTD. BENCHMARK ASSESS CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
10. FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY M. DAVID BLAKELY ARCHITECT INC.
11. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
12. 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.
13. 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.
14. 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.
15. 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.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
17. ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
18. 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 807.020, OR HIGHER.
FOR SHALLOW SEWERS, REFER TO CITY STANDARD S35.
19. ALL CONNECTIONS TO EXISTING WATERMANS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
20. 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.
21. ALL FIRE HYDRANTS AS PER CITY STANDARD W19, C/W 150mm \varnothing LEAD UNLESS OTHERWISE SPECIFIED.
22. ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
23. ALL CATCHBASINS SHALL HAVE A 600mm \varnothing SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZES LESS THAN 900mm, SHALL HAVE A 300mm SUMP.
24. ALL SANITARY MANHOLES IN PONDING AREAS SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
25. ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.
26. 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).
27. THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
28. 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.

Notes & Legend

- MH-S Denotes Maintenance Hole (Sanitary)
- VC Valve Chamber (Watermain)
- G Undergroud Gas
- W Undergroud 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 Bollard
- CLF Chain Link Fence
- BF Board Fence
- RWS Stone Retaining Wall
- DT Deciduous Tree

CLIENT
PHOENIX HOMES
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KEY PLAN
Map showing site location at the intersection of Baseline Road and 1773/1767 Baseline Road, near Gage Crescent and various streets like Parsley Avenue, Gilbert Avenue, and Anselmy Drive.

CONSULTANTS

SEAL
Professional Engineer Seal for S. E. Labadie, License No. 100214983, Province of Ontario, dated 2026/04/30.

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Ottawa ON K1S 5N4 Canada
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PROJECT
1773 & 1767 BASELINE ROAD
OTTAWA, ONTARIO

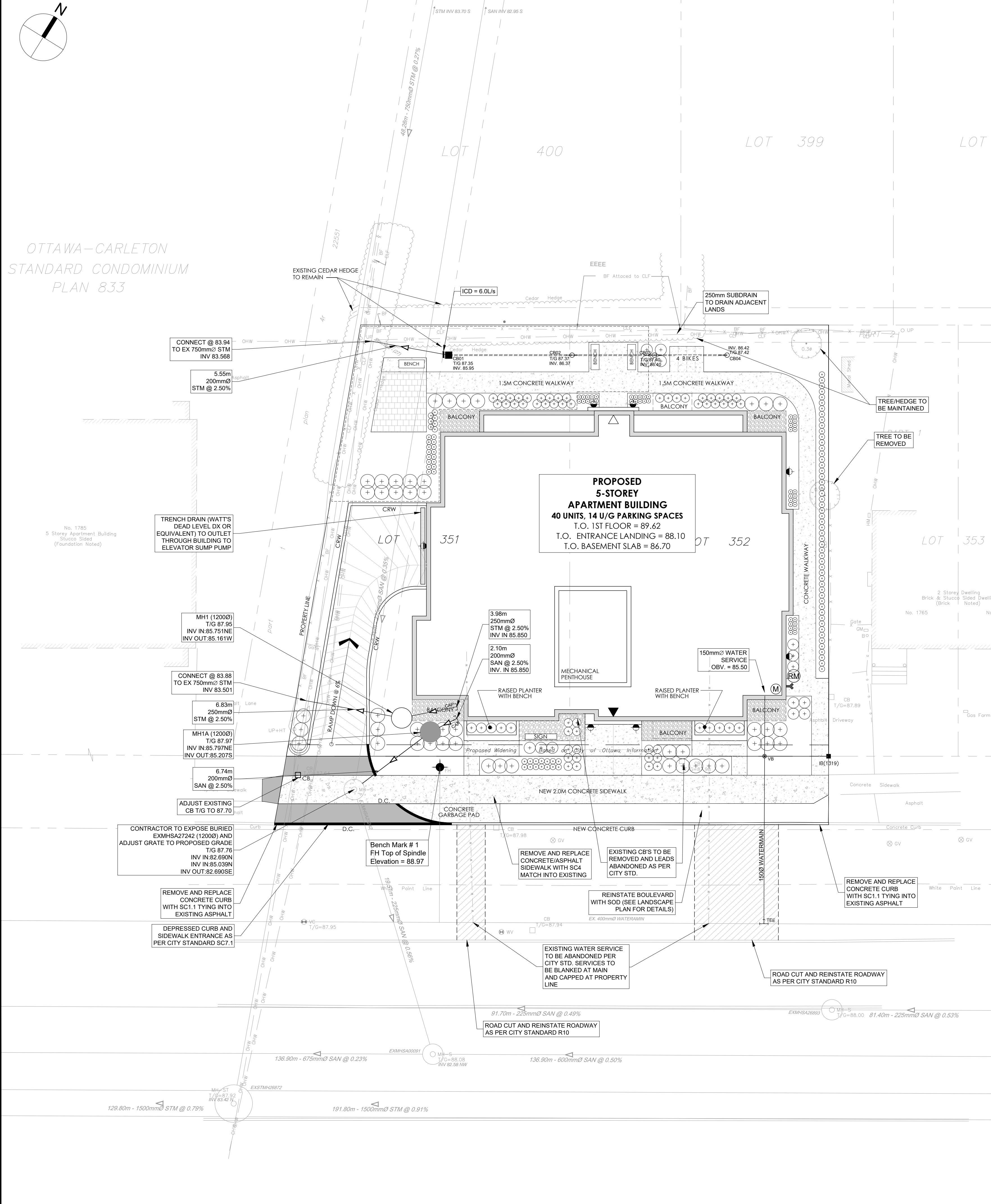
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DRAWN BY: D.P.S. **CHECKED BY:** D.G.Y.

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

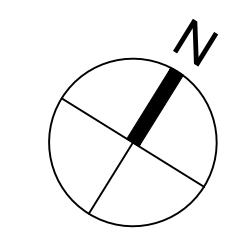
SHEET TITLE
SITE SERVICING PLAN

SHEET NUMBER C-001 **ISSUE** 3



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OTTAWA-CARLETON
STANDARD CONDOMINIUM
PLAN 833



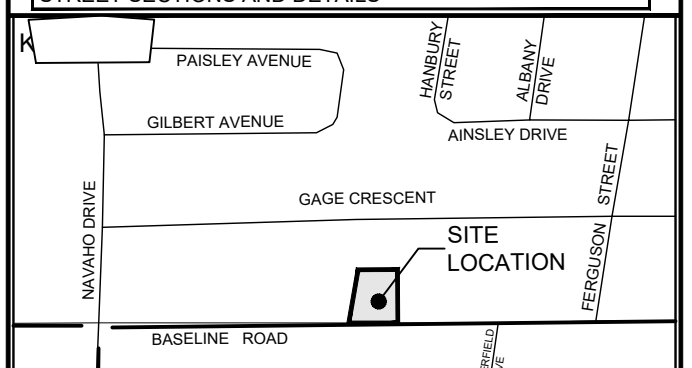
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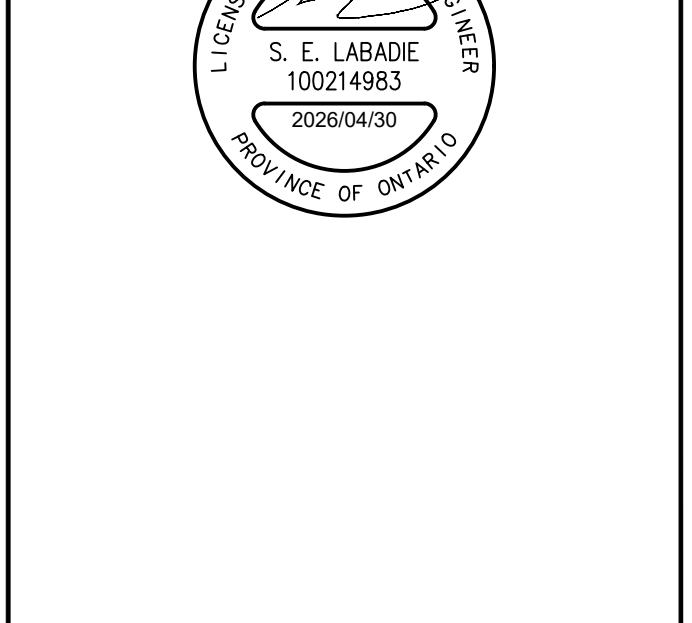


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- Denotes
- Survey Monument Found
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- CP Concrete Pin
- (WT) Witness
- (AOG) Anns, O'Sullivan, Vollebek Ltd.
- Meas. Measured
- Prop. Proportioned
- (P1) Registered Plan 372115
- (P2) (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

1:1000

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PROJECT
1773 & 1767 BASELINE ROAD
OTTAWA, ONTARIO

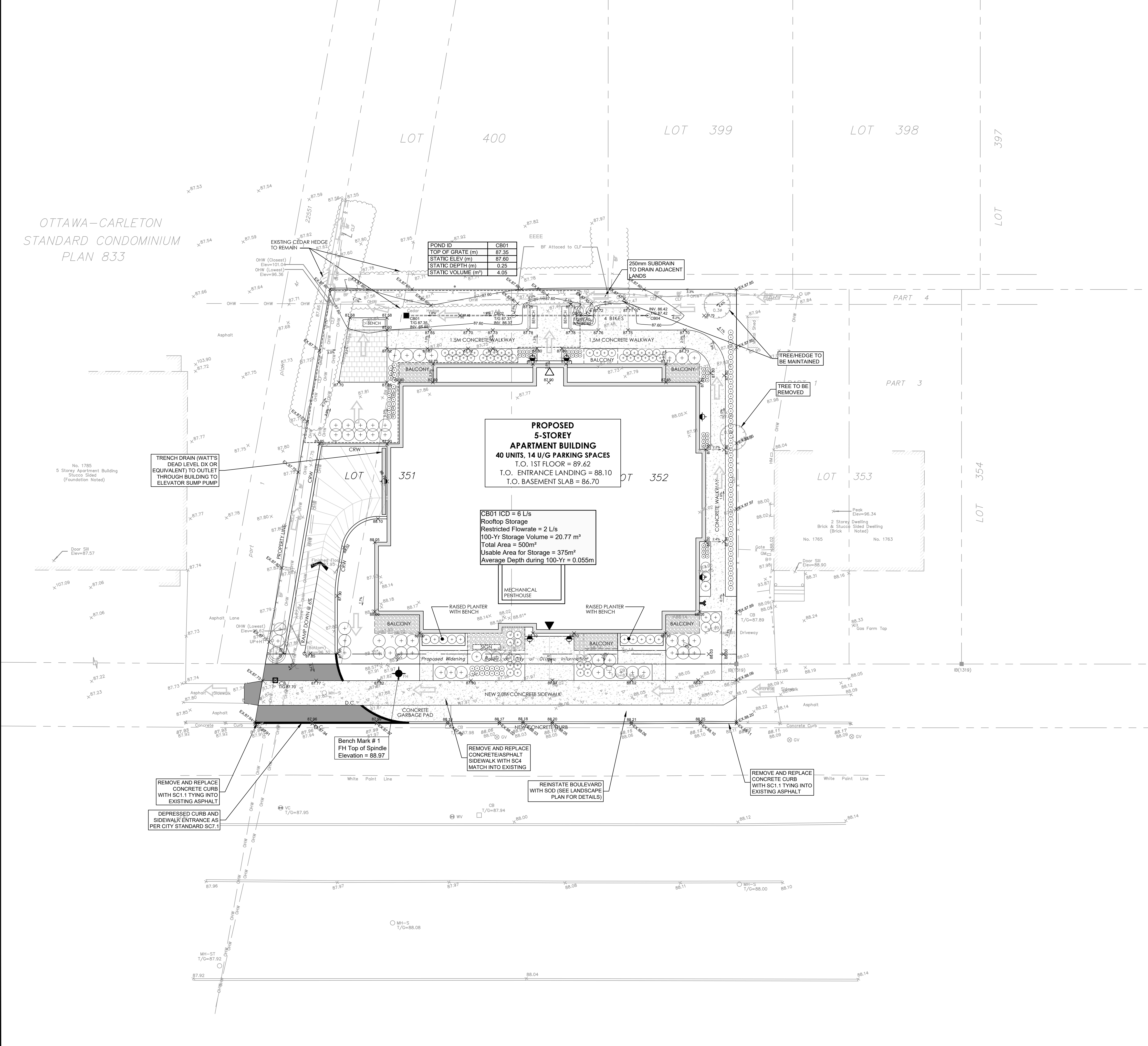
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PROJECT MGR: D.G.Y.
CHECKED BY: D.G.Y.
APPROVED BY: S.E.L.

SHEET TITLE
SITE GRADING PLAN

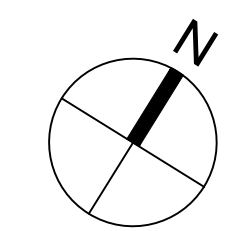
SHEET NUMBER C-200 **ISSUE** 3

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



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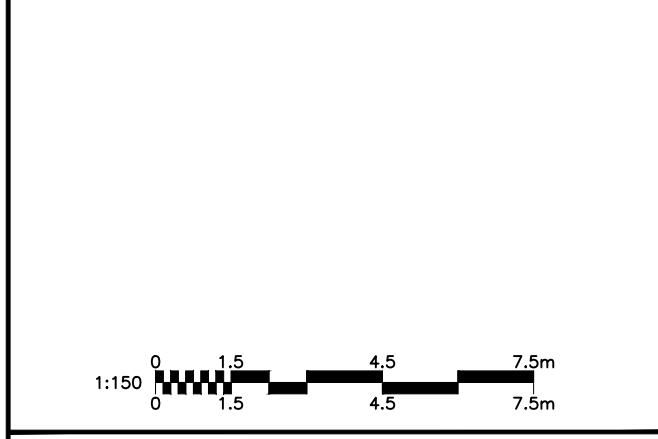
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PROJECT
 1773 & 1767 BASELINE ROAD
 OTTAWA, ONTARIO

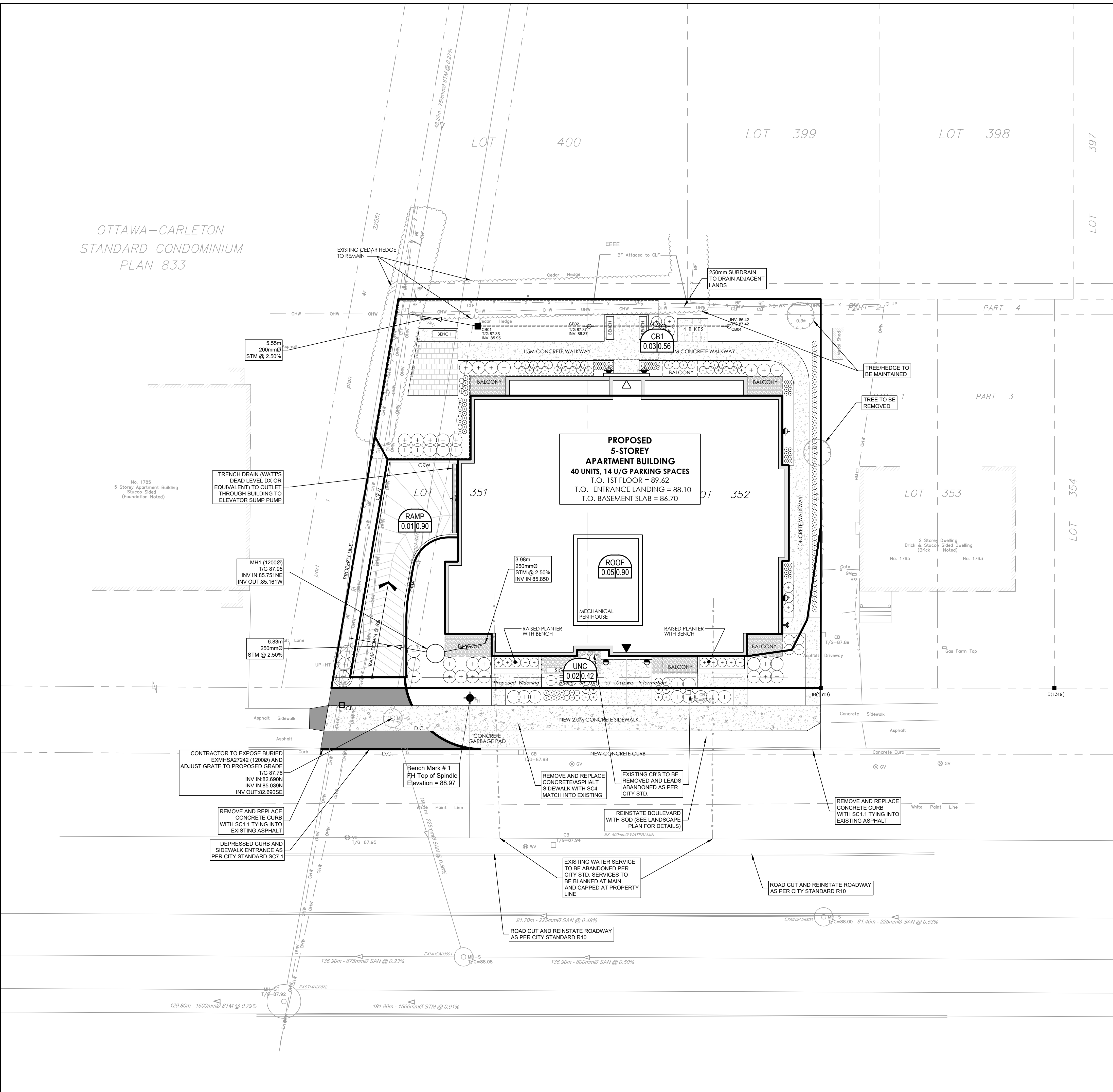
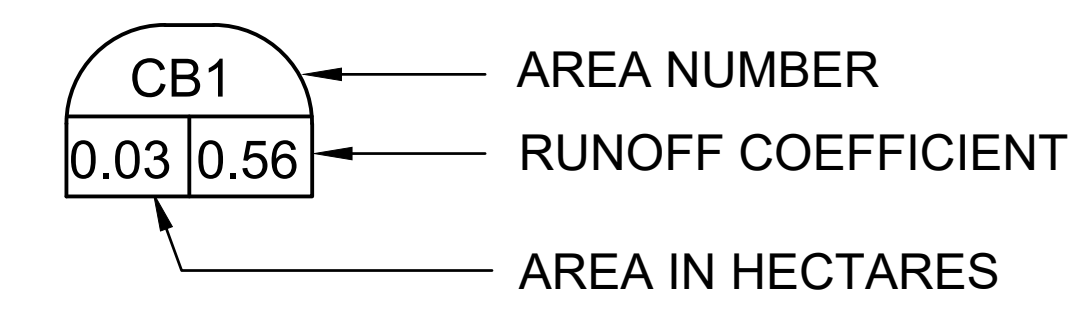
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 DRAWN BY: D.P.S. CHECKED BY: D.G.Y.
 PROJECT MGR: D.G.Y. APPROVED BY: S.E.L.

SHEET TITLE
 SITE STORM DRAINAGE AREA
 PLAN

SHEET NUMBER
C-500 ISSUE
3

OTTAWA-CARLETON
 STANDARD CONDOMINIUM
 PLAN 833

LEGEND :



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