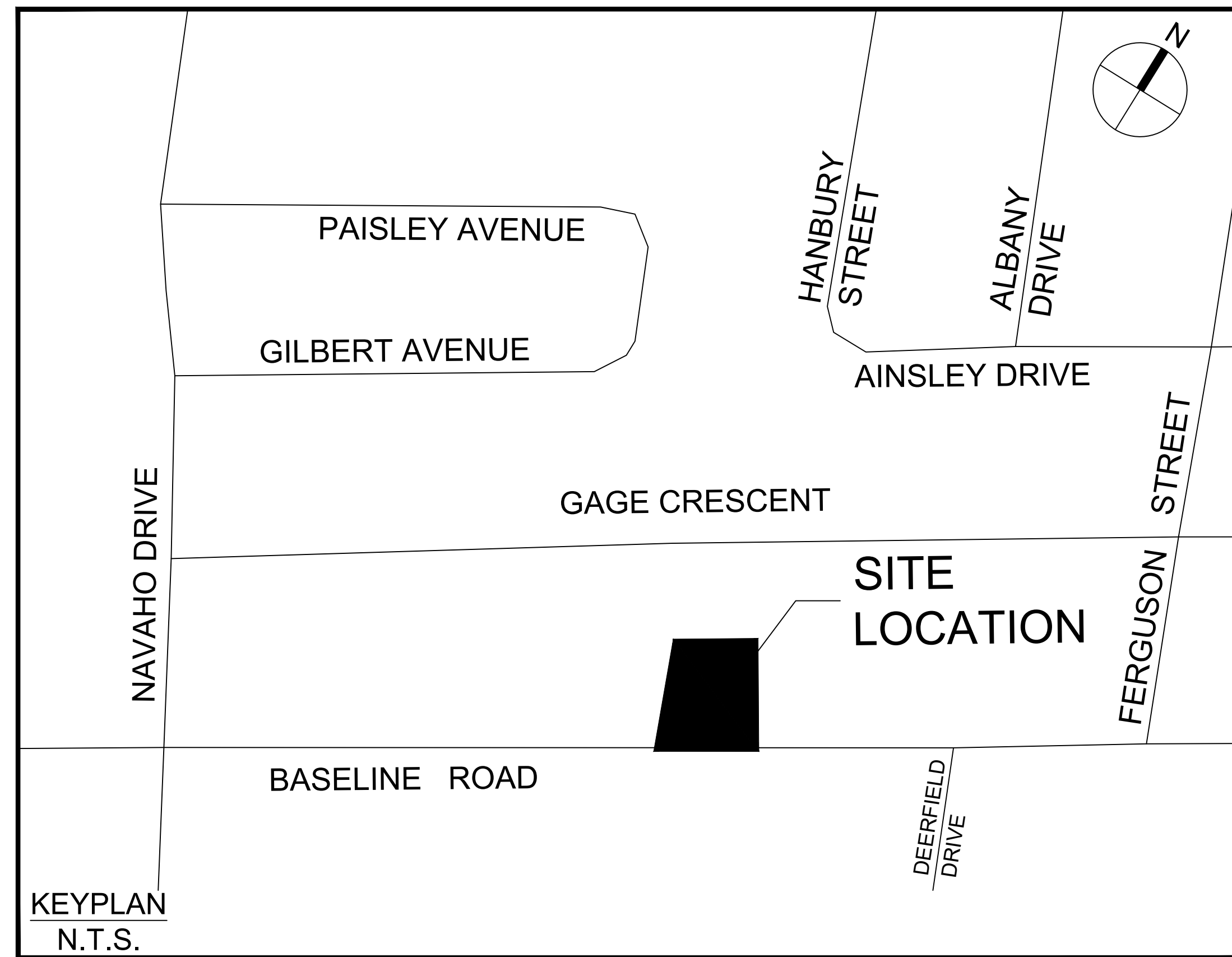


1773 & 1767 BASELINE ROAD OTTAWA, ONTARIO



333 Preston Street - Suite 500
Ottawa ON K1S 5N4 Canada
tel 613 225 1311
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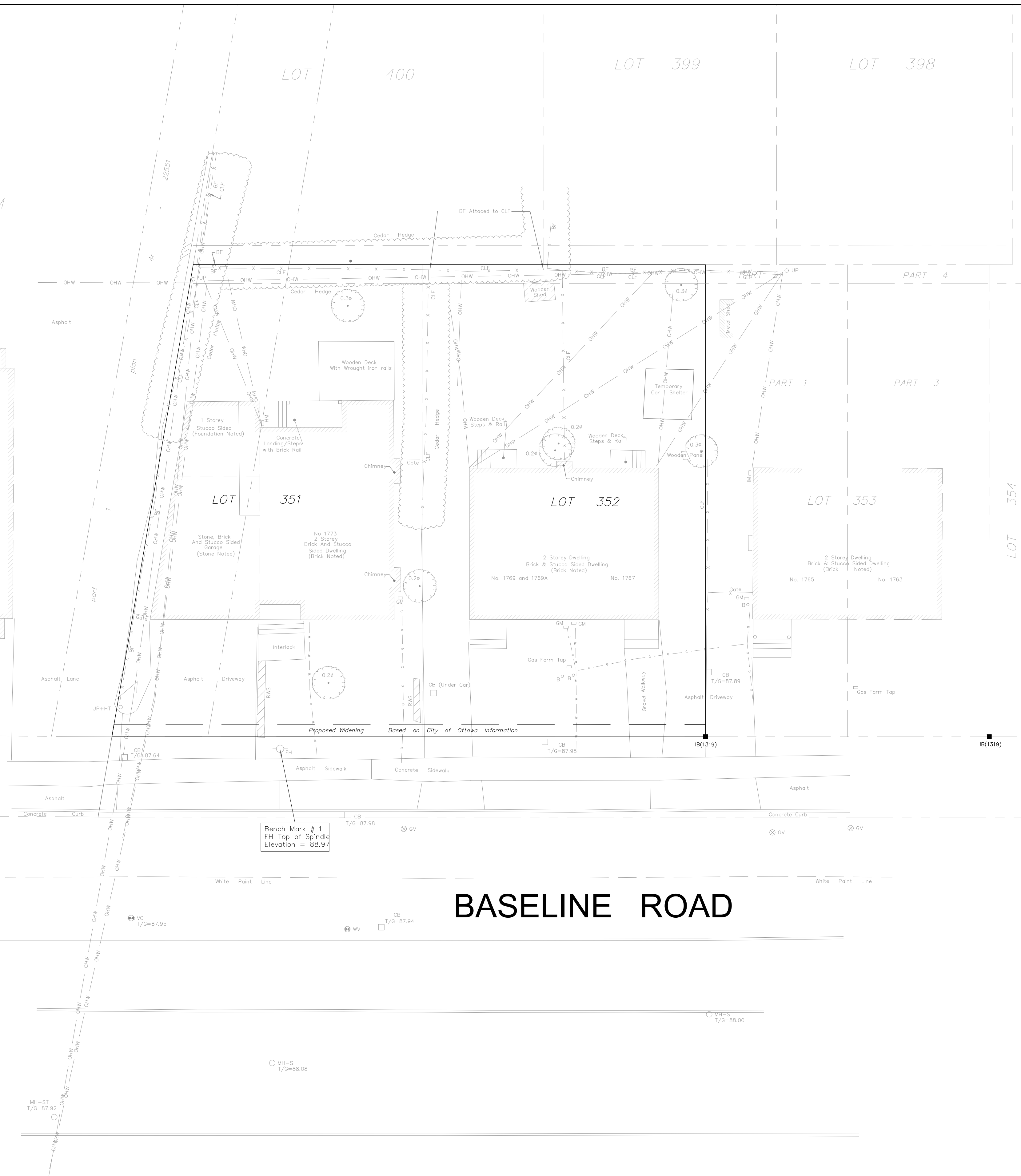
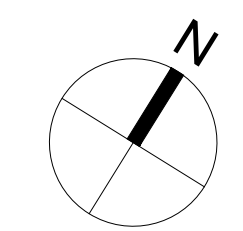
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Sheet Number	Sheet Title	Sheet Description
C-000	Cover	
C-EXCON	EXISTING CONDITIONS	
C-REM	REMOVALS DRAWING	
C-001	SITE SERVICING PLAN	
C-200	SITE GRADING PLAN	
C-500	SITE STORM DRAINAGE AREA PLAN	
C-900	SEDIMENT - EROSION PLAN	



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

CONTRACT NO. 30297182

OTTAWA-CARLETON
STANDARD CONDOMINIUM
PLAN 833



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

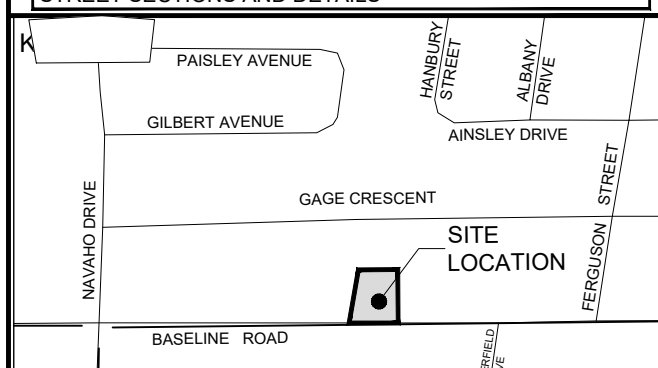
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ISSUES

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



CONSULTANTS



SEAL

PRIME CONSULTANT

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PROJECT
1773 & 1767 BASELINE ROAD
OTTAWA, ONTARIO

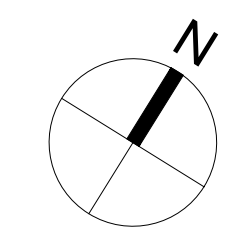
PROJECT NO:
30297182

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

SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER C-EXCON	ISSUE 2
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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



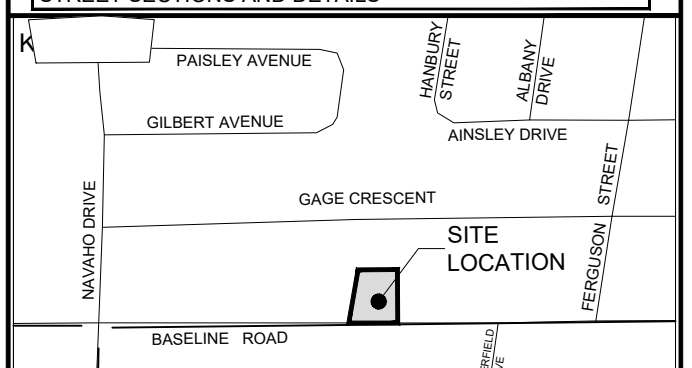
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ISSUES

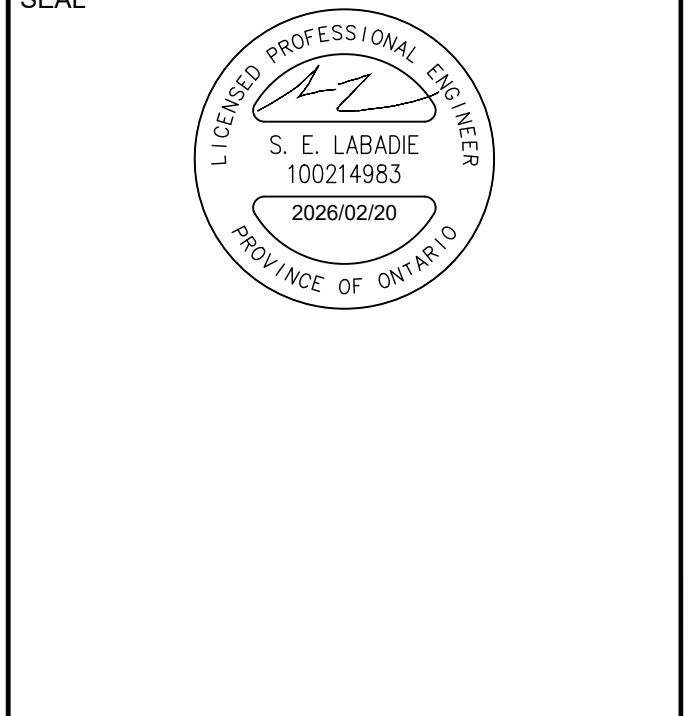
No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2025-12-18
2	REVISED AS PER NEW SITE PLAN	2026-02-20

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
 REMOVALS DRAWING

SHEET NUMBER
C-REM
ISSUE
2

○	REMOVAL	▨	DIV GRIND EXISTING ASPHALT AVERAGE DEPTH 10mm
⊙	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		



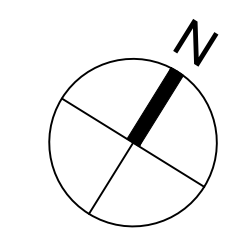
No. 1785
 5 Storey Apartment Building
 (Foundation Noted)

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

No. 1763

Bench Mark # 1
 FH Top of Spindle
 Elevation = 88.97

BASELINE ROAD

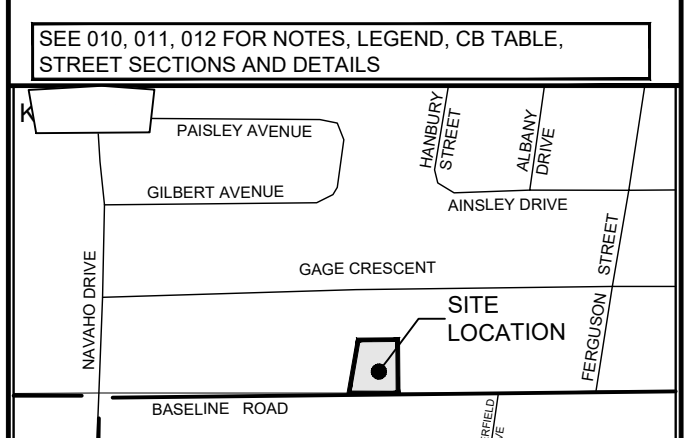


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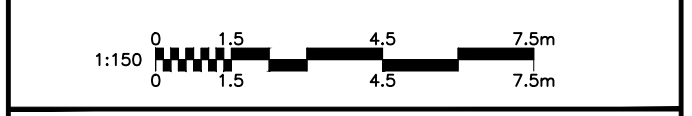
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ISSUES

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



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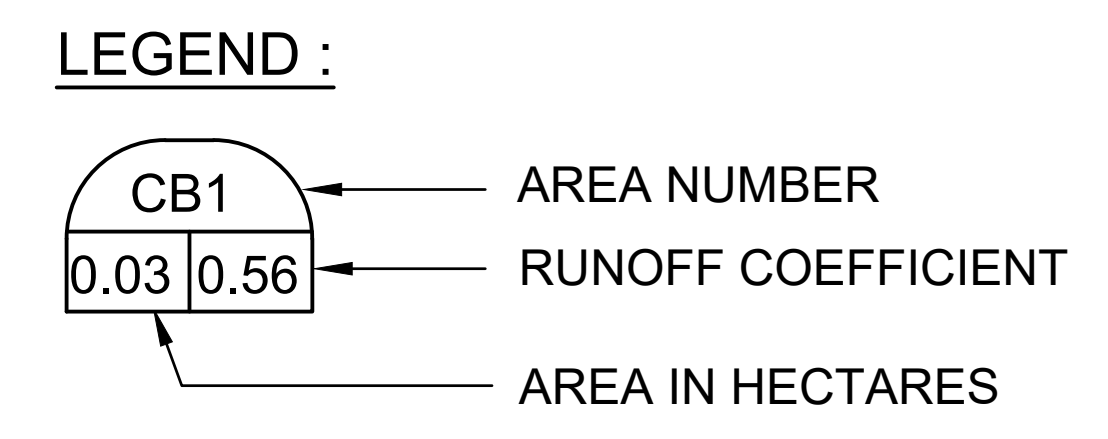
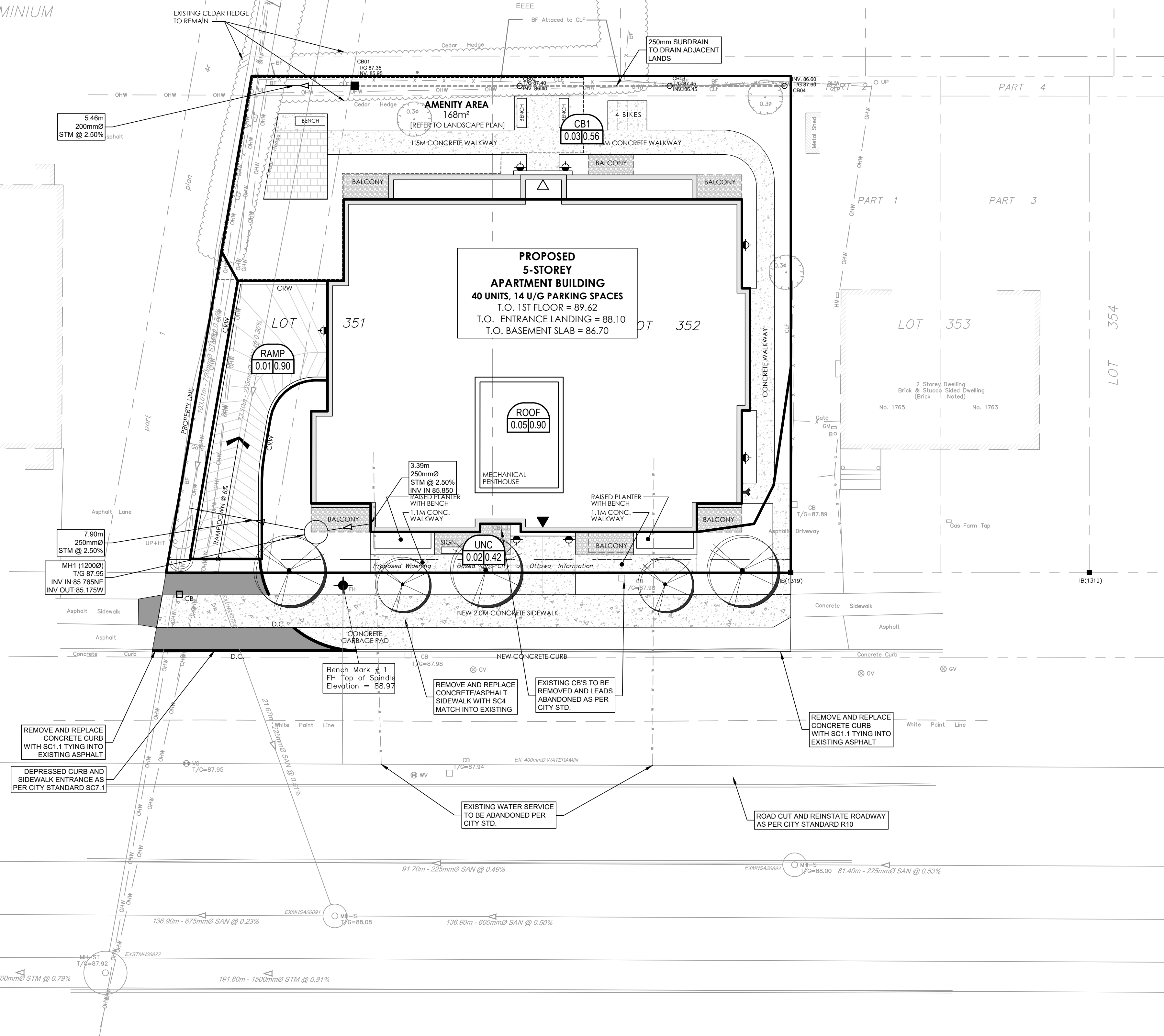
PROJECT
 1773 & 1767 BASELINE ROAD
 OTTAWA, ONTARIO

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



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