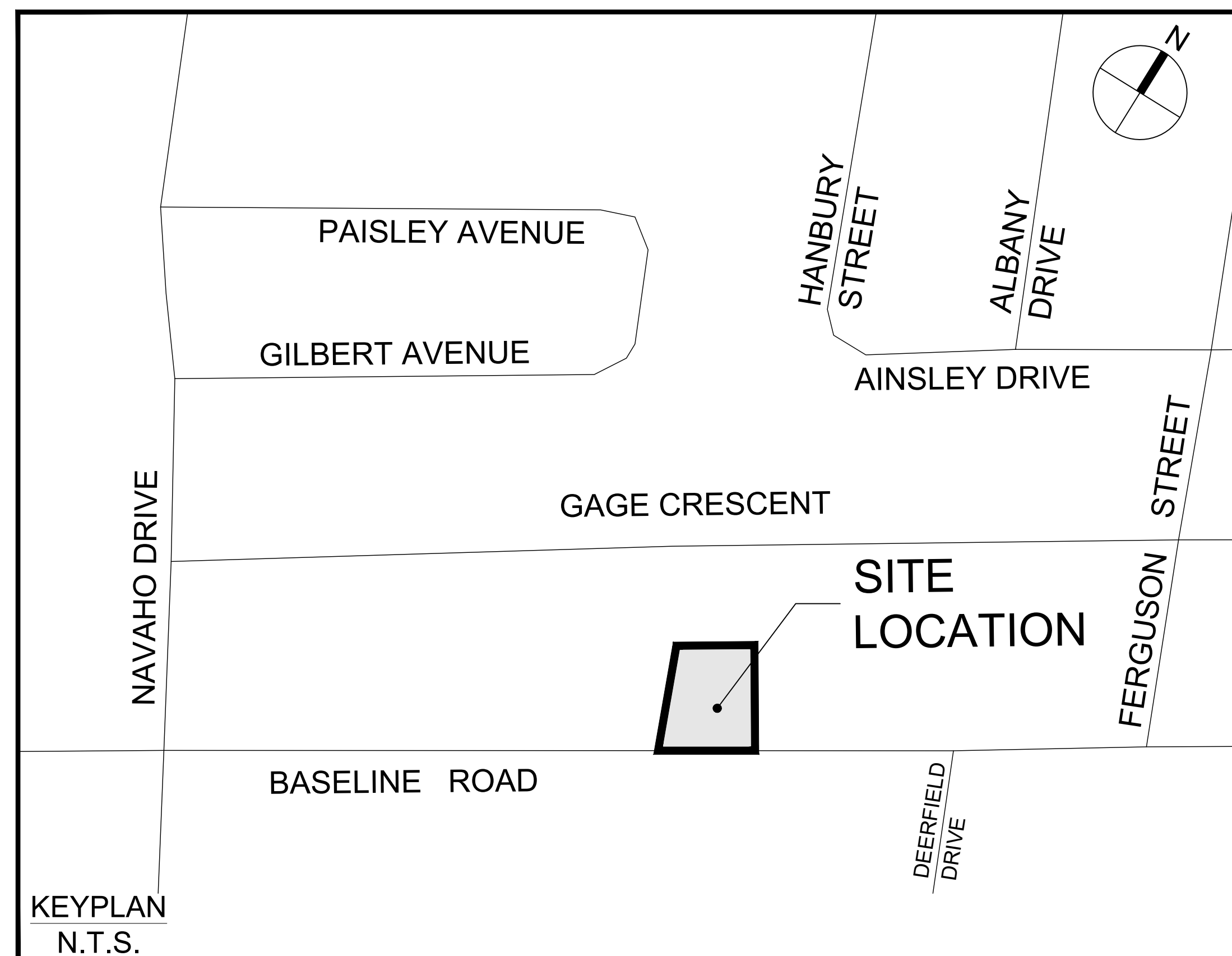


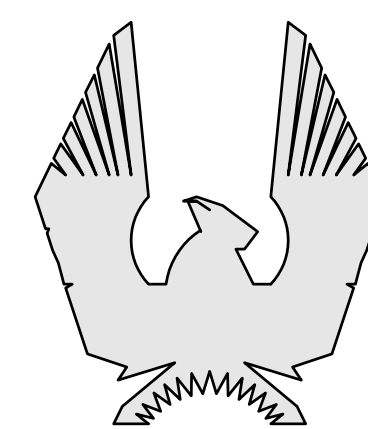
1773 & 1767 BASELINE ROAD OTTAWA, ONTARIO



333 Preston Street - Suite 500
Ottawa ON K1S 5N4 Canada
tel 613 225 1311
www.arcadis.com

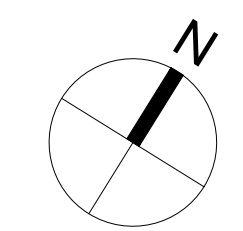


Sheet List Table		
Sheet Number	Sheet Title	Sheet Description
C-000	Cover	
C-EXCON	EXISTING CONDITIONS	
C-REM	REMOVALS DRAWING	
C-001	SITE SERVICING PLAN	
C-200	SITE GRADING PLAN	
C-900	SEDIMENT - EROSION PLAN	
C-500	SITE STORM DRAINAGE AREA PLAN	



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

CONTRACT NO. 30297182

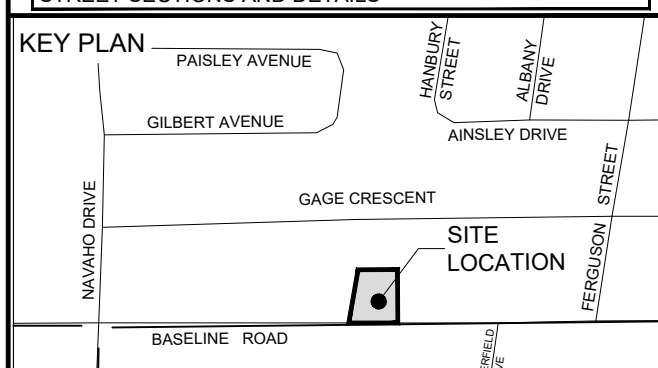


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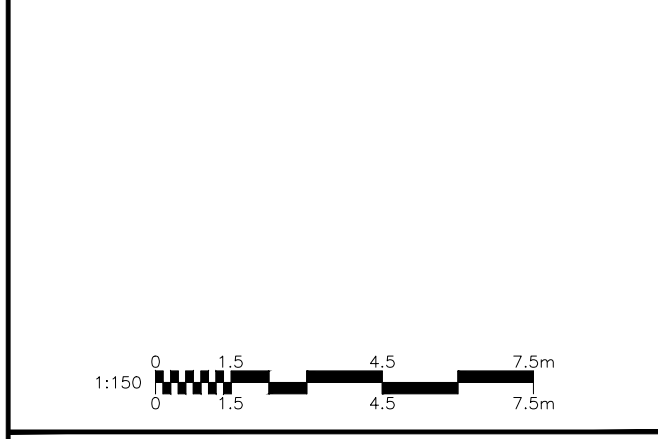
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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2025-12-18

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

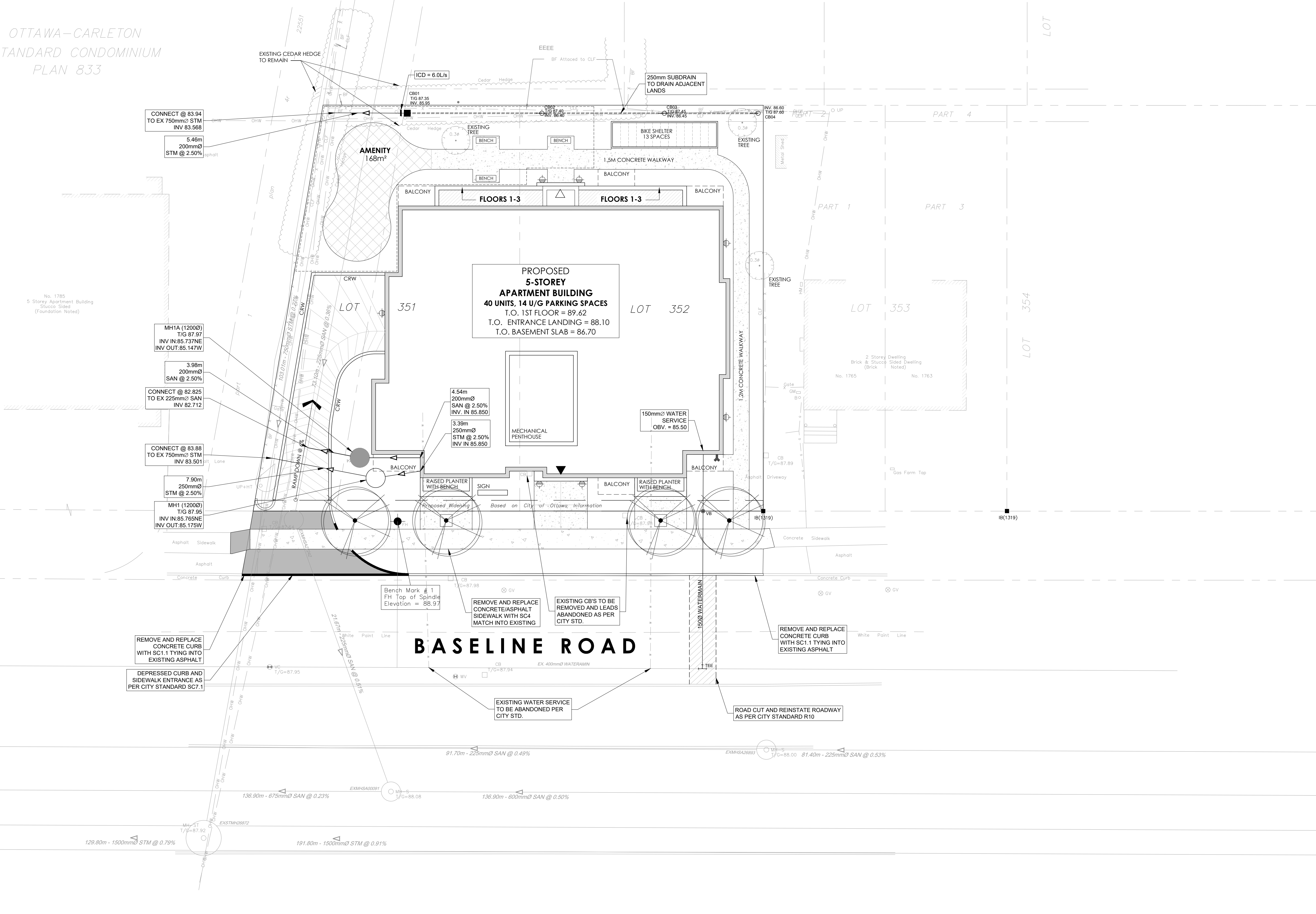
DRAWN BY: D.P.S.	CHECKED BY: D.G.Y.
PROJECT MGR: D.G.Y.	APPROVED BY: S.E.L.

SHEET TITLE
SITE SERVICING PLAN

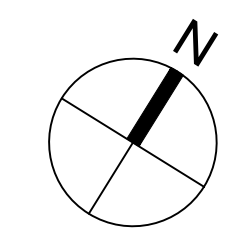
SHEET NUMBER C-001	ISSUE 1
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OTTAWA-CARLETON
 STANDARD CONDOMINIUM
 PLAN 833

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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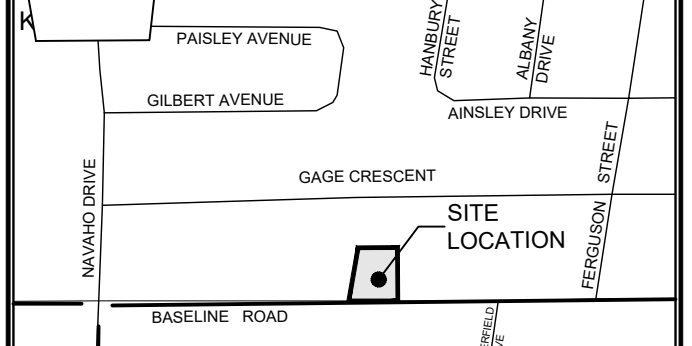
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Symbol	Description
□	Survey Monument Planted
■	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CP	Concrete Pin
(WT)	Witness
(AOG)	Anns, O'Sullivan, Vollebakk Ltd.
Meas.	Measured
Prop.	Proportioned
(P1)	Registered 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
⊕	Diameter
⊕	Location of Elevations
⊕	Top of Concrete Curb Elevation
⊕	Top of Stone Retaining Wall Elevation
⊕	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.

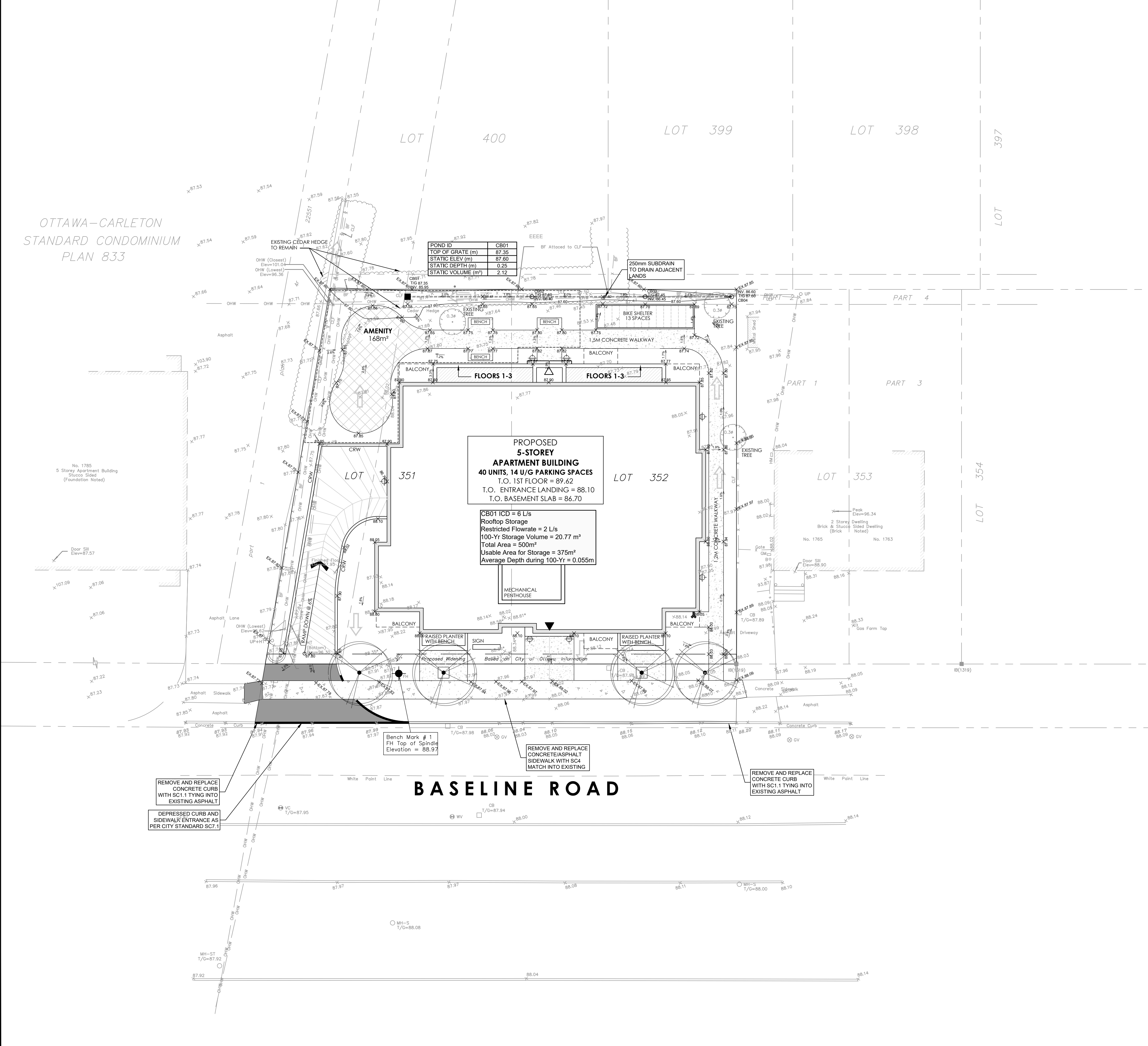
PROJECT MGR: D.G.Y.
APPROVED BY: S.E.L.

SHEET TITLE
 SITE GRADING PLAN

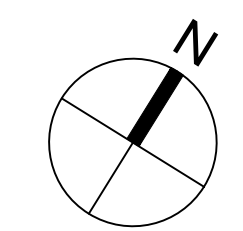
SHEET NUMBER C-200 **ISSUE** 1

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 (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
- 2hr FIREWALL



File Location: -19989-Proposals\Proposals\2024-Proposals-1-Land Engineering\Proposals\2024-Proposals-1-1773 & 1767 Baseline Road\Design Files\Layouts\C-200 SITE GRADING PLAN.dwg
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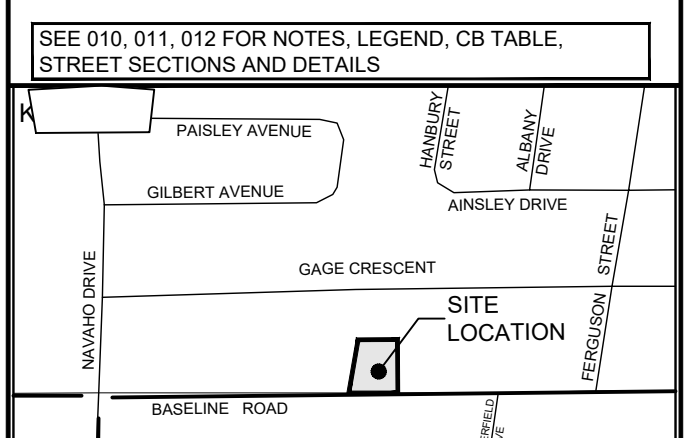


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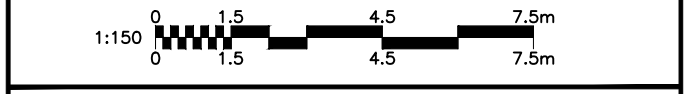
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ISSUES

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

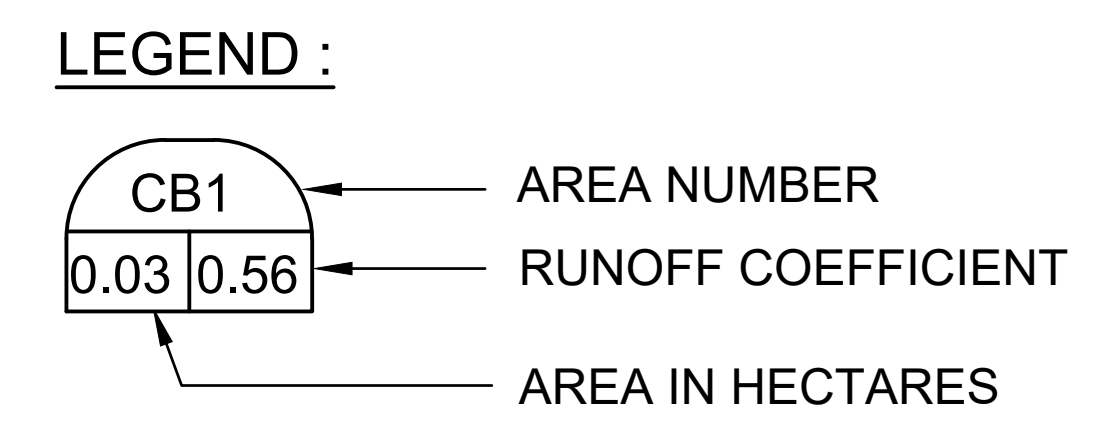
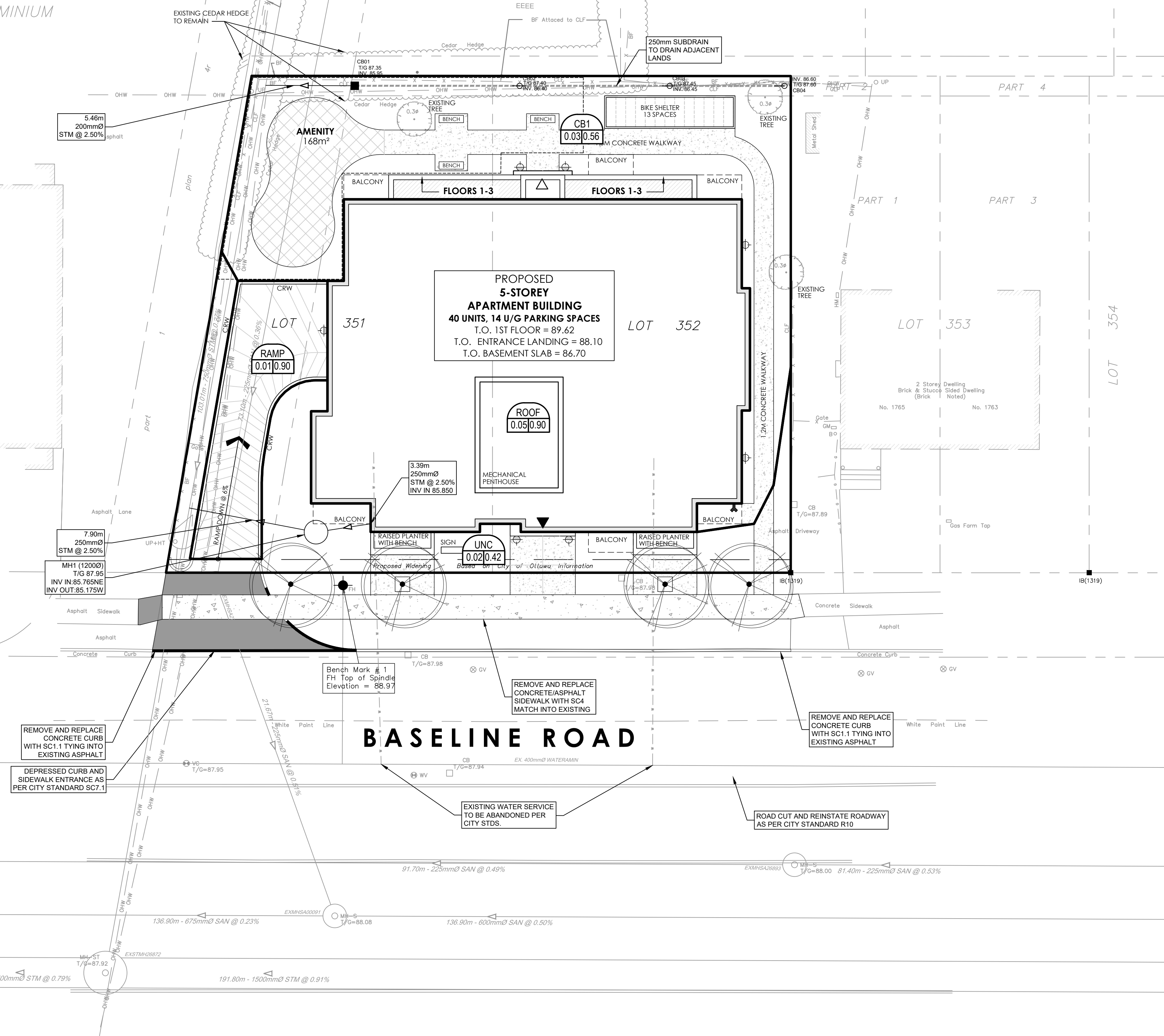
PROJECT NO:
30297182

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

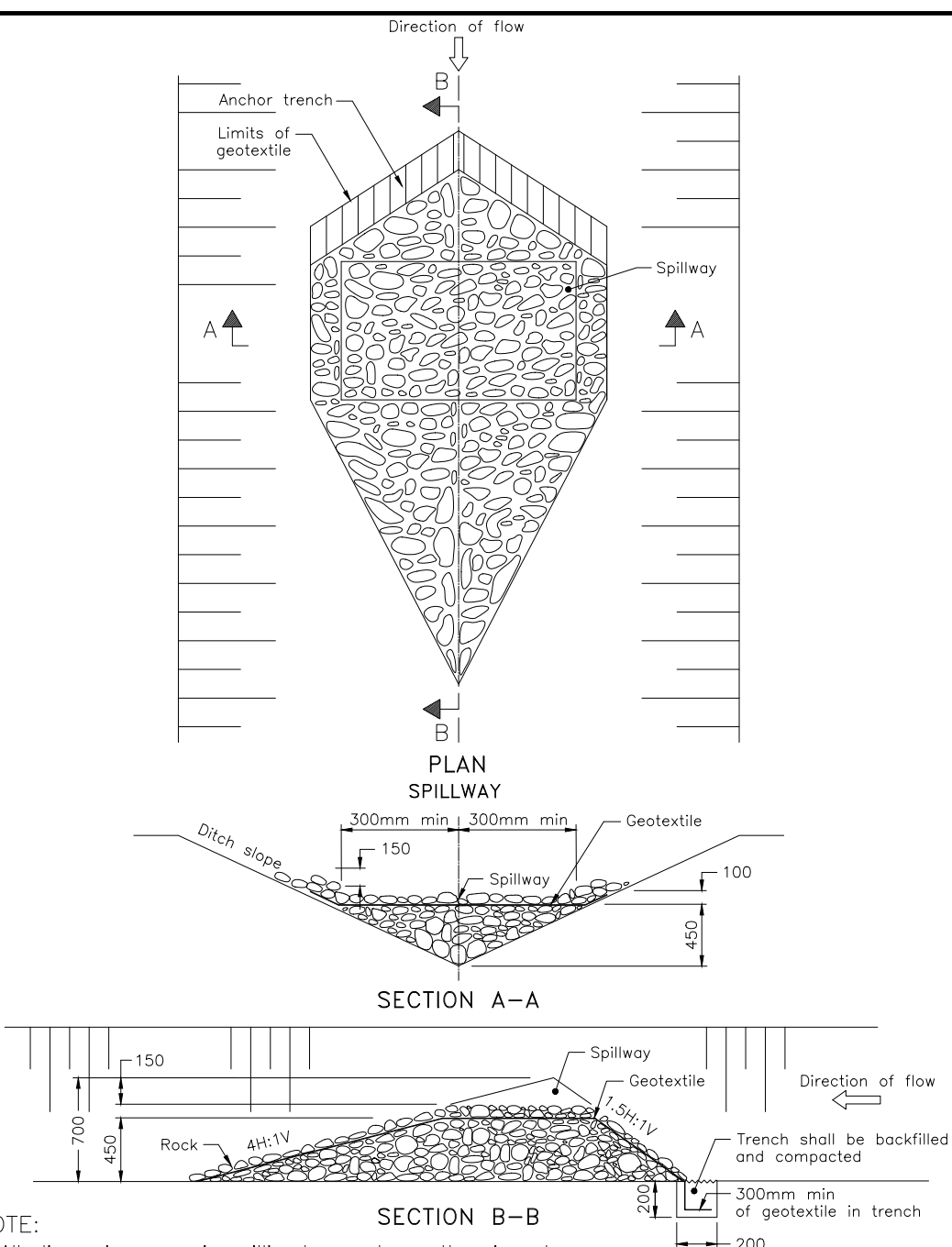
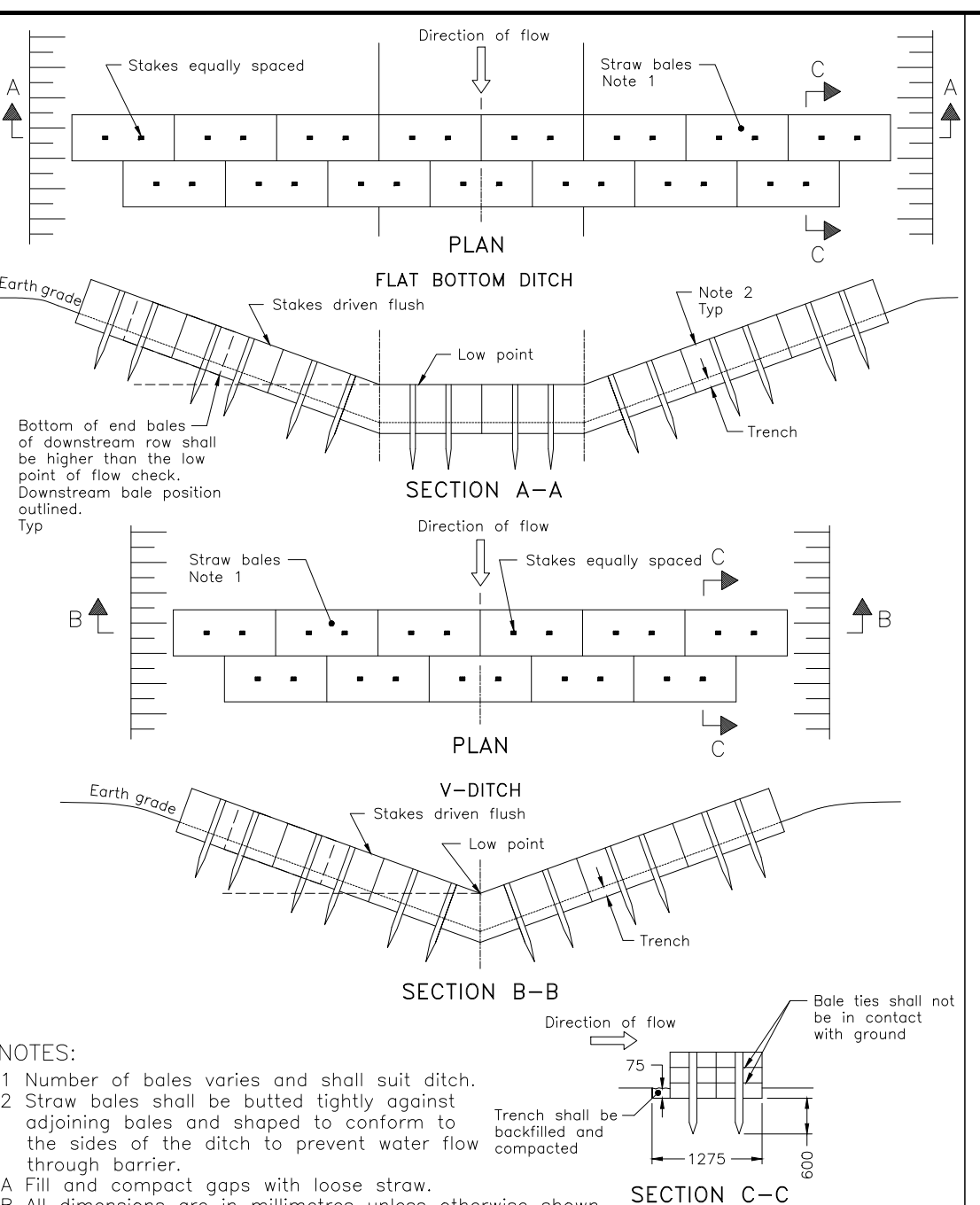
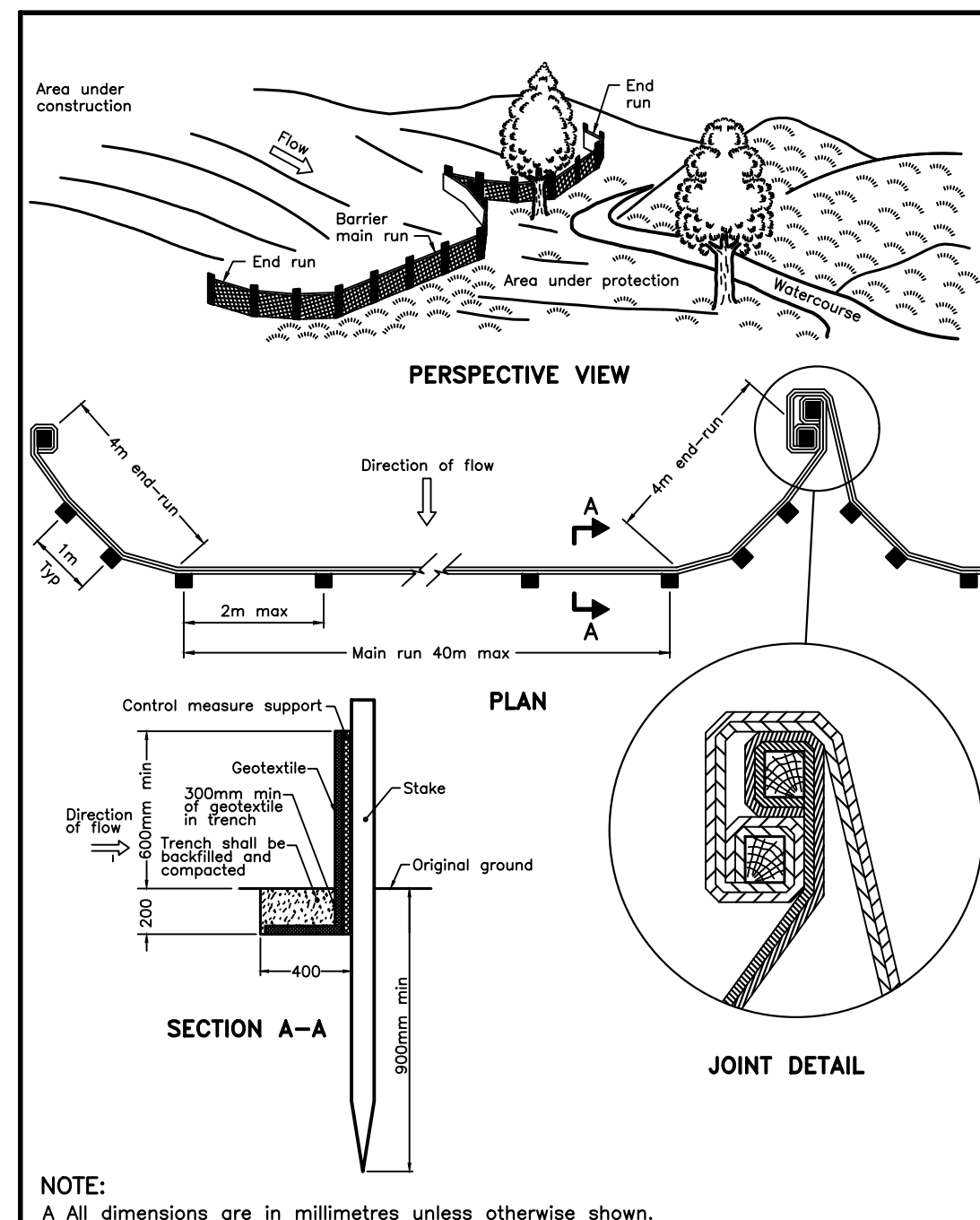
SHEET TITLE
**SITE STORM DRAINAGE AREA
 PLAN**

SHEET NUMBER C-500	ISSUE 1
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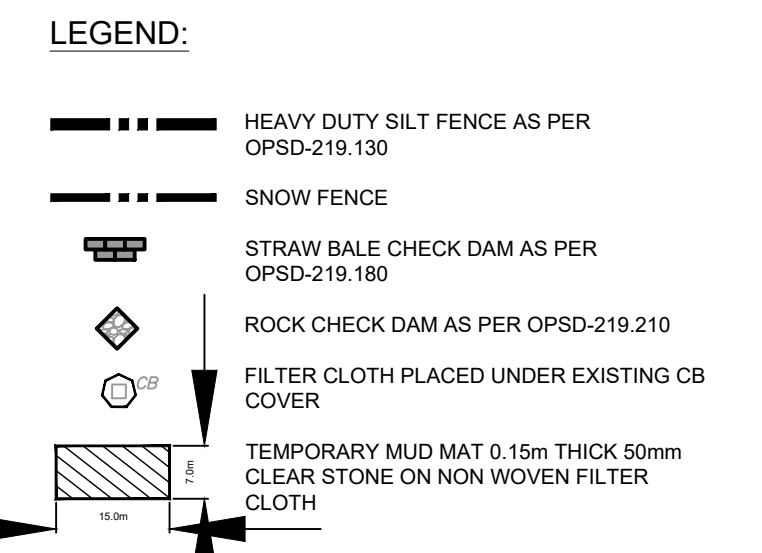
OTTAWA-CARLETON
 STANDARD CONDOMINIUM
 PLAN 833



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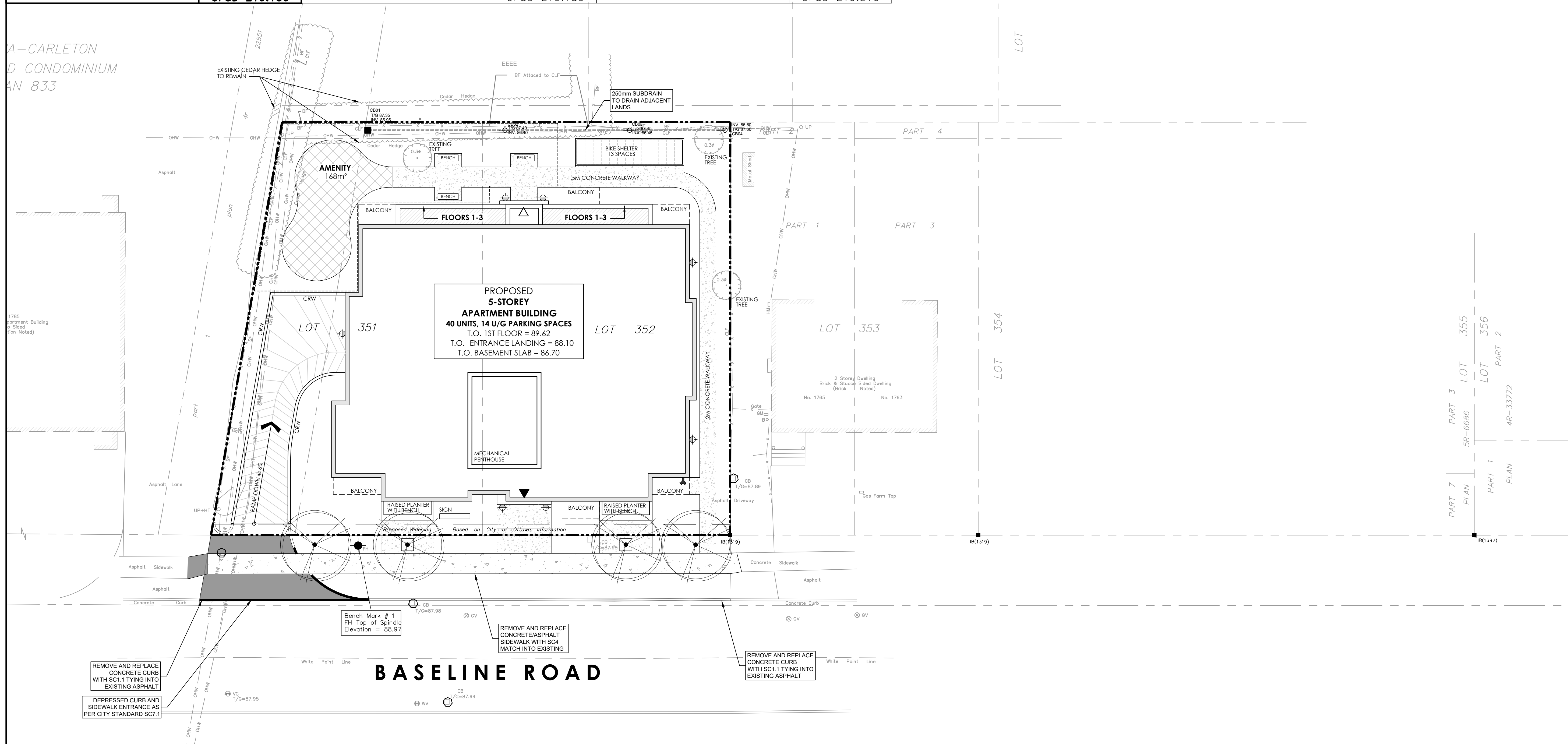
- NOTES:**
1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT 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
PHOENIX HOMES
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No.	DESCRIPTION	DATE
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SCALE BAR: 1:150

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

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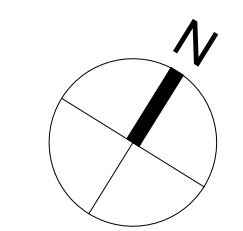
PROJECT
 1773 & 1767 BASELINE ROAD
 OTTAWA, ONTARIO

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

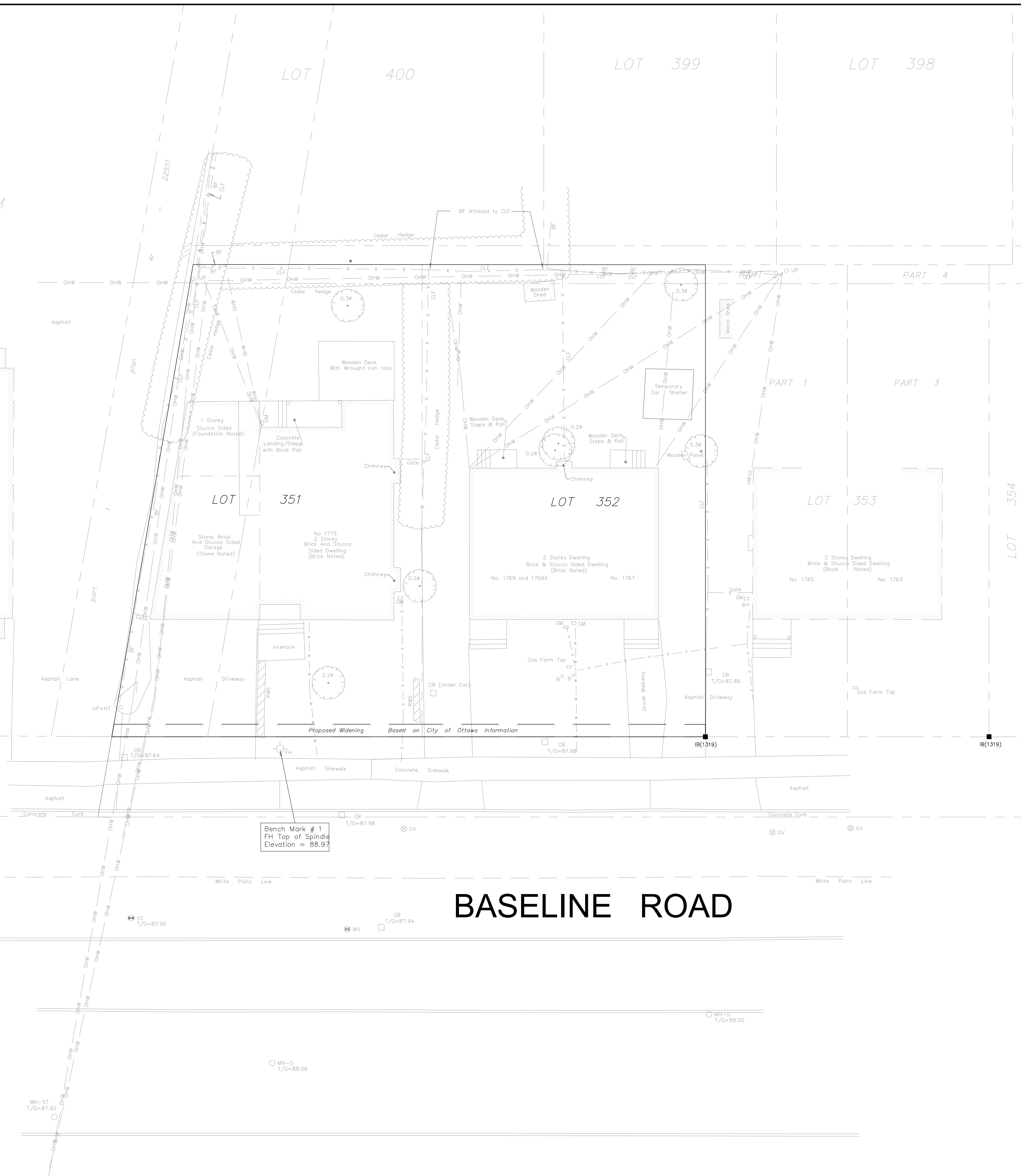
SHEET TITLE
 SEDIMENT - EROSION PLAN

SHEET NUMBER C-900 **ISSUE** 1

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 D07-XX-XX-XXXX
 XXXX



OTTAWA-CARLETON
STANDARD CONDOMINIUM
PLAN 833



Bench Mark # 1
FH Top of Spindle
Elevation = 88.97

BASELINE ROAD

CLIENT

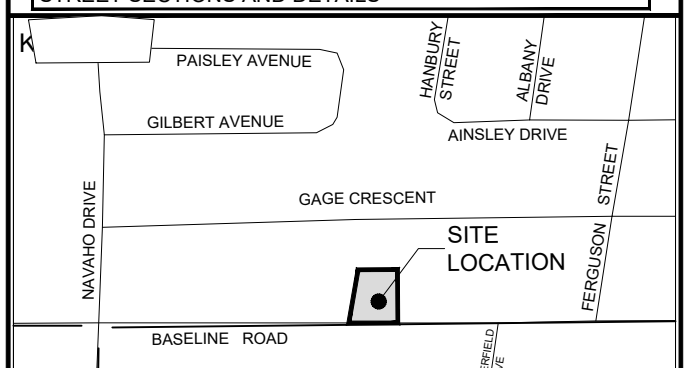
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PROJECT
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OTTAWA, ONTARIO

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
1

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