

Phoenix Homes

Design Brief

1773 & 1767 Baseline

July 2026

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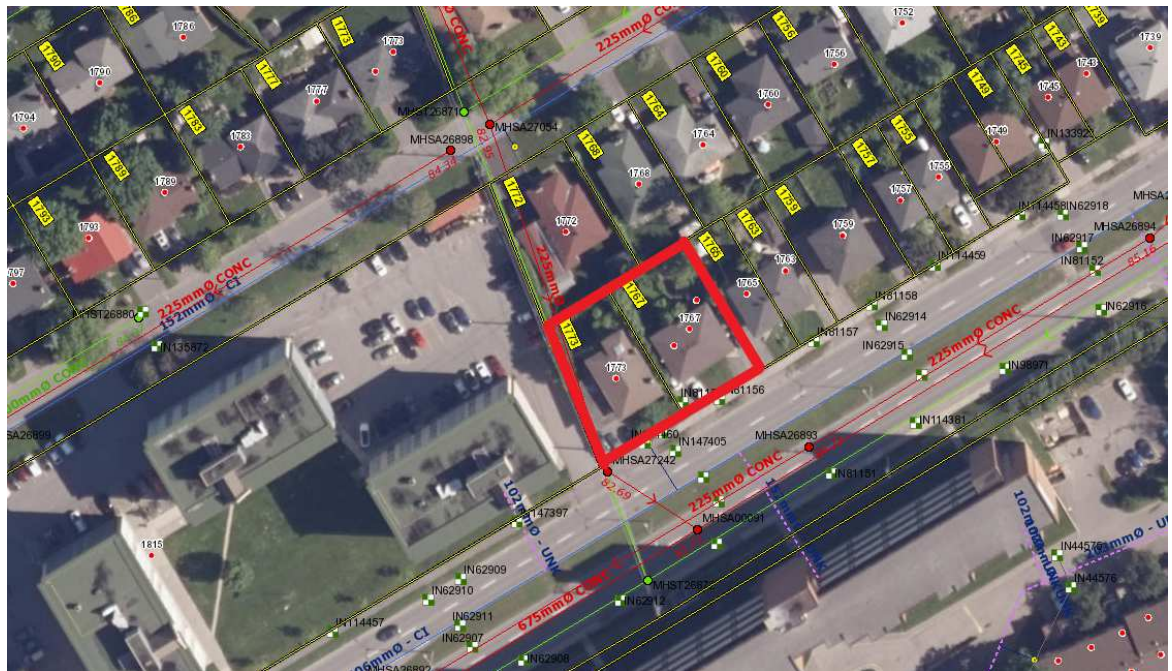
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1 INTRODUCTION

1773 & 1767 Baseline Road is located on the north side of Baseline Road, between the intersection with Navaho Drive to the west and Ferguson Street to the east, in Ottawa, Ontario. This proposed site is abutted by an apartment complex to the west, residential to the east and north, and Baseline Road to the south. Arcadis Professional Services (Canada) Inc. (formerly IBI Group) has been retained by Phoenix Homes to provide professional engineering services for 1773 & 1767 Baseline Road. The subject site is approximately 0.11 ha and consists of one 5-storey apartment building to be completed in one phase. Refer to key plan on **Figure 1.1** for Site location.

Figure 1.1 Site Location



1.1 Geotechnical Concerns

A separate geotechnical report will be completed for the site by others.

The objective of the investigation report will include:

- Determination of the subsoil and groundwater conditions;
- Provision of geotechnical recommendations pertaining to the design and development of the subject site including construction considerations.

Among other items, the report will comment on the following:

- Site grading;
- Foundation design;
- Pavement structure;
- Infrastructure construction;
- Groundwater control;

The report will conclude if the subject site is considered suitable for the proposed development.

1.2 Easements

There is an existing storm and sanitary sewer running through the west portion of the site. These sewers are in a 6.1m subject agreement easement NST. CR375146E. Sewers and other underground infrastructure will not be proposed inside the easement.

Easement lines are shown on drawing C-001 General Plan of Services as well as on the Topographic Plan of Survey prepared by AOV, both included in **Appendix A**.

2 WATER DISTRIBUTION

2.1 Existing Conditions

1773 & 1767 Baseline Road will be serviced with potable water from the City of Ottawa's existing watermain. There is an existing 400 mm diameter watermain inside Baseline Road adjacent to the site. This watermain falls within the City of Ottawa's pressure district Pressure Zone 2W which will provide the water supply to the site.

2.2 Design Criteria

2.2.1 Water Demands

The proposed development plan includes 46 residential units. The population for apartment buildings is assumed at 1.4 persons per unit for 1-bedroom units, and 2.1 persons per unit for 2-bedroom units as found in Table 4.1 of the Design Guidelines. Per unit population density and consumption rates are taken from Tables 4.1 and 4.2 at the Ottawa Design Guidelines – Water Distribution and are summarized as follows:

- Residential Average Day Demand 280 l/cap/day
- Residential Peak Daily Demand 700 l/cap/day
- Residential Peak Hour Demand 1540 l/cap/day

A water demand calculation sheet is included in **Appendix B** and the total water demands are summarized as follows:

- Average Day 0.26 l/s
- Maximum Day 0.65 l/s
- Peak Hour 1.42 l/s

2.2.2 System Pressures

The 2010 City of Ottawa Water Distribution Guidelines states that the preferred practice for the design of a new distribution system is to have normal operating pressures range between 345 kPa (50 psi) and 552 kPa (80 psi) under maximum daily flow conditions. Other pressure criteria identified in the guidelines are as follows:

- | | |
|------------------|--|
| Minimum Pressure | Minimum system pressure under peak hour demand conditions shall not be less than 276 kPa (40 psi). |
| Fire Flow | During the period of maximum day demand, the system pressure shall not be less than 150 kPa (21 psi) during a fire flow event. |

Maximum Pressure Maximum pressure at any point in the distribution system in unoccupied areas shall not exceed 689 kPa (100 psi). In accordance with the Ontario Building/Plumbing Code the maximum pressure should not exceed 552 kPa (80 psi) in occupied areas. Pressure reduction controls may be required for buildings when it is not possible/feasible to maintain the system pressure below 552 kPa.

2.2.3 Fire Flow Rate

The 2020 Canada Fire underwriter's Survey was used to determine the fireflow for the site per City of Ottawa technical bulletin 2024-05. The calculations result in a fire flow of 14,000 L/min (233.3 L/s) based on wood-frame construction. A copy of the FUS calculation is included in **Appendix B**.

2.2.4 Boundary Conditions

The City of Ottawa has provided updated hydraulic boundary conditions for the connection to Baseline Road. The boundary conditions are based on the water demand and fire flow rates provided. A copy of the boundary conditions received July 22, 2026 is included in **Appendix B** and is summarized as follows:

SCENARIO	HYDRAULIC HEAD (M)
Maximum HGL	133.4
Peak Hour	125.6
Max Day + Fire Flow (233.3 l/s)	127.2

2.3 Proposed Water Plan

The site will be serviced by one 150mm diameter watermain from Baseline Road. There are two existing small-diameter water services for the existing buildings onsite that will need to be abandoned. There is sufficient hydrant coverage for the site, including one directly in front of the building, therefore no new hydrants are proposed.

Per Section 2.2.4, the building will need a fire flow of up to 14,000 L/min. With at least one hydrant within 75m of the building and three additional within 300m, the capacity needed to deliver the required fire flow to the structures are being provided in accordance with Technical Bulletin ISTB-2018-02 dated March 21, 2018. Furthermore, the fire dept. connection for each building is also located within 45m of a hydrant.

HYDRANT AVAILABILITY				
BUILDING ID	FIRE FLOW DEMAND (L/MIN)	FIRE HYDRANT(S) WITHIN 75M (5,700 L/MIN)	FIRE HYDRANT(S) WITHIN 300M (2,800 L/MIN)	AVAILABLE FLOW (L/MIN)
Apartment	14,000	1	3	14,100

For the purposes of this report, assuming a minimal loss within the service connection the pressures within the site can be estimated as follows:

Minimum Pressure (Peak Hour) – The minimum peak hour pressure on the site can be estimated as HGL 125.6m – meter elevation of 88.5m = 37.1m or 364.0 kPa which exceeds the minimum requirement of 276 kPa. The pressure on the top floor can be estimated as 125.6m – 104.62m = 20.98m or 205.8 KPa which is below the minimum of 276 kPa and will require a water pump.

Fire Flow – The max day plus fire flow can be estimated as HGL 127.2 – ground floor elevation plus 0.4m 88.5 = 38.7m or 379.6 KPa which exceeds the minimum of 150kPa.

Max HGL (High Pressure Check) – The high-pressure check can be estimated as HGL 132.4 – (lowest level) 88.1 = 44.3m or 434.6 KPa which is below the maximum of 552 kPa, therefore a pressure reducing valve is not required.

The above results indicate the municipal infrastructure can support the proposed development.

3 WASTEWATER

3.1 Existing Conditions

There is an existing 225mm concrete sanitary sewer in an easement on the west side of the subject site, as well as an existing 225mm and 675mm concrete sanitary in Baseline Road. There is currently 0.12 L/s of residential wastewater flow offsite from the two existing residential houses.

3.2 Design Criteria

The sanitary sewers for the subject site will be based on the City of Ottawa design criteria. It should be noted that the sanitary sewer design for this study incorporates the latest City of Ottawa design parameters identified in Technical Bulletin ISTB-2018-01. Some of the key criteria will include the following:

- Commercial/Institutional flow 28,000 l/ha/d
- Residential flow 280 l/c/d
- Peaking factor 1.5 if ICI in contributing area >20%
1.0 if ICI in contributing area <20%
- Infiltration allowance 0.33 l/s/ha
- Velocities 0.60 m/s min. to 3.0 m/s max.

3.3 Recommended Wastewater Plan

Wastewater flows have been calculated for the subject site, see detailed Sanitary Sewer Design Sheet in **Appendix C**.

As discussed in Section 3.1, there is an existing 225mm sanitary sewer located through an easement on the subject site. As shown in the sanitary sewer design sheet (included in **Appendix C**), the residential wastewater effluent will increase from 0.12 L/s to 0.97L/s. The City of Ottawa is asked to comment on if the existing 225mm sanitary sewer has sufficient capacity for the proposed redevelopment.

4 SITE STORMWATER MANAGEMENT

4.1 Existing Conditions

There is an existing 750mm concrete storm sewer in an easement on the west side of the subject site, as well as an existing 1500mm concrete sanitary in Baseline Road. There are currently two catchbasins onsite, one in the driveway of 1767 Baseline Road and the other on the front lawn.

The front of the site currently drains towards a series of catchbasins in drive aisles and front lawns, as well as Heron Road ROW. The rear of the site flows to an informal swale near the back property line and offsite to the western private property. Stormwater from private properties to the north and east also enter this swale. Currently, no known flow control measures have been implemented.

4.2 Design Criteria

The stormwater management infrastructure was designed per the City of Ottawa 2012 Sewer Design Guidelines. Previous consultation with the City has also confirmed water quantity and quality requirements for this site, as summarized below,

- Design Storm 1:5-year return (Ottawa)
- Rational Method Sewer Sizing
- Initial Time of Concentration 10 minutes
- Runoff Coefficients
 - Softscape Areas C = 0.20
 - Hardscape Areas C = 0.90
- Pipe Velocities 0.80 m/s to 3.0 m/s
- Minimum Pipe Size 250 mm diameter
(200 mm CB Leads)

4.3 Stormwater Management

The subject site is identified on the City of Ottawa's official Plan (OP) Schedule C15, classified as lands within the urban boundary and is subject to development. This site is designed to have minimal impact on adjacent properties grading, drainage, access, circulation, and privacy. This will be achieved by means of Water Quantity Controls.

4.3.1 Stormwater Quantity Control

Stormwater effluent from the subject site is proposed to be limited to a 5-year design storm with a runoff coefficient of 0.5 and a time of concentration of 10 minutes for all storm events up to and including the 100-year event.

The release rate can be therefore calculated as follows,

$$\begin{aligned}
 Q_{\text{restricted}} &= 2.78 \times C \times i_{5\text{yr}} \times A && \text{where:} \\
 C &= \text{Runoff coefficient} = 0.50 \\
 i_{5\text{yr}} &= \text{Intensity of 5-year storm event (mm/hr)} \\
 &= 998.071 \times (T_c + 6.053)^{0.814} = 104.19 \text{ mm/hr; where } T_c = 10 \text{ minutes} \\
 A &= 0.11 \text{ Ha}
 \end{aligned}$$

$$\begin{aligned} Q_{\text{restricted}} &= 2.78 \times C \times i_{5\text{yr}} \times A \\ &= 2.78 \times 0.50 \times 104.19 \times 0.11 \\ &= 15.93 \text{ L/s} \end{aligned}$$

It is therefore proposed to restrict the 100-year stormwater outflow from the subject site to 15.93 L/s. This will be achieved through a combination of inlet control devices (ICD's), surface storage where possible, and roof storage.

Surface flows in excess of the site's allowable release rate will be stored on site and gradually released into the minor system to respect the site's allowable release rate. The average rooftop retention depth located within the building area will be limited to 75mm during a 1:100-year event as shown on the ponding plan located in **Appendix D** and grading plans located in **Appendix E**.

Some stormwater from adjacent lands currently flow through the subject site as part of an overland flow route. The overland flow route has been maintained as part of the proposed grading. Any water over and above the 100-year storm event storage volume will continue to flow overland along the existing flow route, while quantities below the 100-year level of storage provided will be captured and released into the municipal storm sewer at a restricted rate.

It should be noted that the reason for maintaining this overland flow route is that:

- There is an existing private-to-private drainage route traversing the rear of the site
- Baseline Road ROW is notably higher than the rear of the site
- Should the rear of the site be raised and the existing overland flow route blocked via a retaining wall/etc, it could cause flooding on private lands upstream of the subject site.
- The addition of a catchbasin and swale is improving the existing conditions while capturing up to and including the 100-year post-development stormwater event flow for the site.
- In case of high HGL in the mainline storm sewer, a backflow preventor to be added to CB1 in addition to the building outlets. The overland flow route will ensure that if the city's mainline storm sewer is beyond capacity, water will not back up to residents' houses and instead flow overland to Gage Crescent ROW through the adjacent parking lot, mirroring current conditions.
- In case of high HGL in the mainline storm sewer, an emergency roof overflow outlet is to be installed near the front of the building, allowing rooftop stormwater to outlet overland towards Baseline ROW when the city storm sewer is beyond capacity. The flow restriction for the roof is at the rooftop level, therefore even if the storm sewer is beyond capacity, the roof stormwater is still restricted during a 100-year storm event.

Along the perimeter of the site, the opportunity to capture and store runoff is limited due to grading constraints and building geometry. These areas will discharge uncontrolled to Heron Road and existing catchbasins. These areas are located at the perimeter of the site where it is necessary to tie into public boulevards and adjacent properties or in areas where ponding stormwater is undesirable.

Based on the proposed site plan, the total uncontrolled area has been calculated to be 0.0151 Ha. For the detailed storm drainage area plan for the site, refer to Drawing 500 in **Appendix D**.

Based on a 1:100-year event, the flow from the 0.0151 Ha uncontrolled area to the west can be determined as:

$$\begin{aligned} Q_{\text{uncontrolled}} &= 2.78 \times C \times i_{100\text{yr}} \times A \quad \text{where:} \\ C &= \text{Average runoff coefficient} = 0.71 \times 1.25 = 0.8875 \text{ (100 year C-value)} \\ i_{100\text{yr}} &= \text{Intensity of 100-year storm event (mm/hr)} \\ &= 1735.688 \times (T_c + 6.014)^{0.820} = 178.56 \text{ mm/hr; where } T_c = 10 \text{ minutes} \end{aligned}$$

$$A = \text{Uncontrolled Area} = 0.0151 \text{ Ha}$$

Therefore, the uncontrolled release rate can be determined as:

$$\begin{aligned} Q_{\text{uncontrolled1}} &= 2.78 \times C \times i_{100\text{yr}} \times A \\ &= 2.78 \times 0.8875 \times 178.56 \times 0.0151 \\ &= 6.65 \text{ L/s} \end{aligned}$$

Similarly, a ramp to the underground parking garage is also present onsite and will be unrestricted:

$$\begin{aligned} Q_{\text{uncontrolled2}} &= 2.78 \times C \times i_{100\text{yr}} \times A \\ &= 2.78 \times 1.00 \times 178.56 \times 0.0015 \\ &= 0.74 \text{ L/s} \end{aligned}$$

The Maximum allowable release rate from the site can be determined by subtracting the Uncontrolled release rate from the minor system restricted flow rate

$$Q_{\text{max}} = Q_{\text{restricted}} - Q_{\text{uncontrolled1}} - Q_{\text{uncontrolled2}}$$

$$Q_{\text{max}} = 15.93 \text{ L/s} - 6.65 \text{ L/s} - 0.74 \text{ L/s}$$

$$Q_{\text{max}} = 8.53 \text{ L/s}$$

Therefore, the total restricted flow rate through the minor system will be the design flow rate of **8.53 L/s**. This will be achieved using Inlet Control Devices and surface ponding. A summary of the ICD's, their corresponding storage requirements, storage availability, and associated drainage areas has been provided below.

DRAINAGE AREA	ICD RESTRICTED FLOW (L/s)	100 YEAR STORAGE REQUIRED (m ³)	2 YEAR STORAGE REQUIRED (m ³)	STORAGE PROVIDED (m ³)
ROOF	2.00	20.77	5.48	28.13
CB1	6.00	2.57	0.05	4.34
TOTAL	8.00	23.34	5.53	32.47

Detailed stormwater management calculations for the 2-year event, 100-year event, and stress test (100-year plus 20%) event can be found in **Appendix D**.

There will be no 2-year surface ponding per the modified rational method calculations.

A 0.3m freeboard from downstream high points/maximum ponding elevations to first floor building opening is maintained in all scenarios including emergency overflow conditions.

Refer to the geotechnical report for information regarding foundation drainage. Foundation drainage systems are to be independent and connected to the storm service downstream of any stormwater management control device.

A backwater valve is required on the building storm outlet due to high HGL in downstream storm sewer. The rear catchbasin system will overflow along the existing overland flow route in case of high HGL conditions during a major storm event.

Detailed roof design to be completed by others at a later date. Roof design is to adhere to the requirements of this report (notably, the stormwater capacity and release rate) as well as any requirements in the Ontario Building Code (scupper details, emergency overflow, etc). Roof drain flow controls to be Watts Adjustable Accutrol Weir or equivalent (specification sheet found in **Appendix D**). A ground-level emergency overflow outlet is required in front of the building outletting to Heron Road ROW in case storm sewer is at capacity during a major storm event (note shown on drawing C-001 General Plan of Services in **Appendix A**).

5 SEDIMENT AND EROSION CONTROL PLAN

5.1 General

During construction, existing stream and conveyance systems can be exposed to significant sediment loadings. Although construction is only a temporary situation, it is proposed to introduce a number of mitigative construction techniques to reduce unnecessary construction sediment loadings. These will include:

- groundwater in trench will be pumped into a filter mechanism prior to release to the environment;
- bulkhead barriers will be installed at the nearest downstream manhole in each sewer which connects to an existing downstream sewer;
- seepage barriers will be constructed in any temporary drainage ditches; and
- silt sacks will remain on open surface structure such as manholes and catchbasins until these structures are commissioned and put into use.
- Prior to roads having a granular base, construction traffic exiting the site to be directed to a mud mat to reduce sediment tracked offsite

5.2 Trench Dewatering

During construction of municipal services, any trench dewatering using pumps will be discharged into a filter trap made up of geotextile filters and straw bales similar in design to the OPSD 219.240 Dewatering Trap. These will be constructed in a bowl shape with the fabric forming the bottom and the straw bales forming the sides. Any pumped groundwater will be filtered prior to release to the existing surface runoff. The contractor will inspect and maintain the filters as needed including sediment removal and disposal and material replacement as needed.

5.3 Bulkhead Barriers

At the first manhole constructed immediately upstream of an existing sewer, a ½ diameter bulkhead will be constructed over the lower half of the outletting sewer. This bulkhead will trap any sediment carrying flows, thus preventing any construction –related contamination of existing sewers. The bulkheads will be inspected and maintained including periodic sediment removal as needed.

5.4 Seepage Barriers

These barriers will consist of both the Light Duty Straw Bale Barrier as per OPSD 219.100 or the Light Duty Silt Fence Barrier as per OPSD 219.110 and will be installed in accordance with the sediment and erosion control drawing. The barriers are typically made of layers of straw bales or geotextile fabric staked in place. All seepage barriers will be inspected and maintained as needed.

5.5 Surface Structure Filters

All catchbasins, and to a lesser degree manholes, convey surface water to sewers. However, until the surrounding surface has been completed these structures will be covered to prevent sediment from entering the minor storm sewer system. Until rear yards are sodded or until streets are asphalted and curbed, all catchbasins and manholes will be equipped with geotextile filter socks. These will stay in place and be maintained during construction and build until it is appropriate to remove them.

6 CONCLUSIONS & RECOMMENDATIONS

6.1 Conclusions

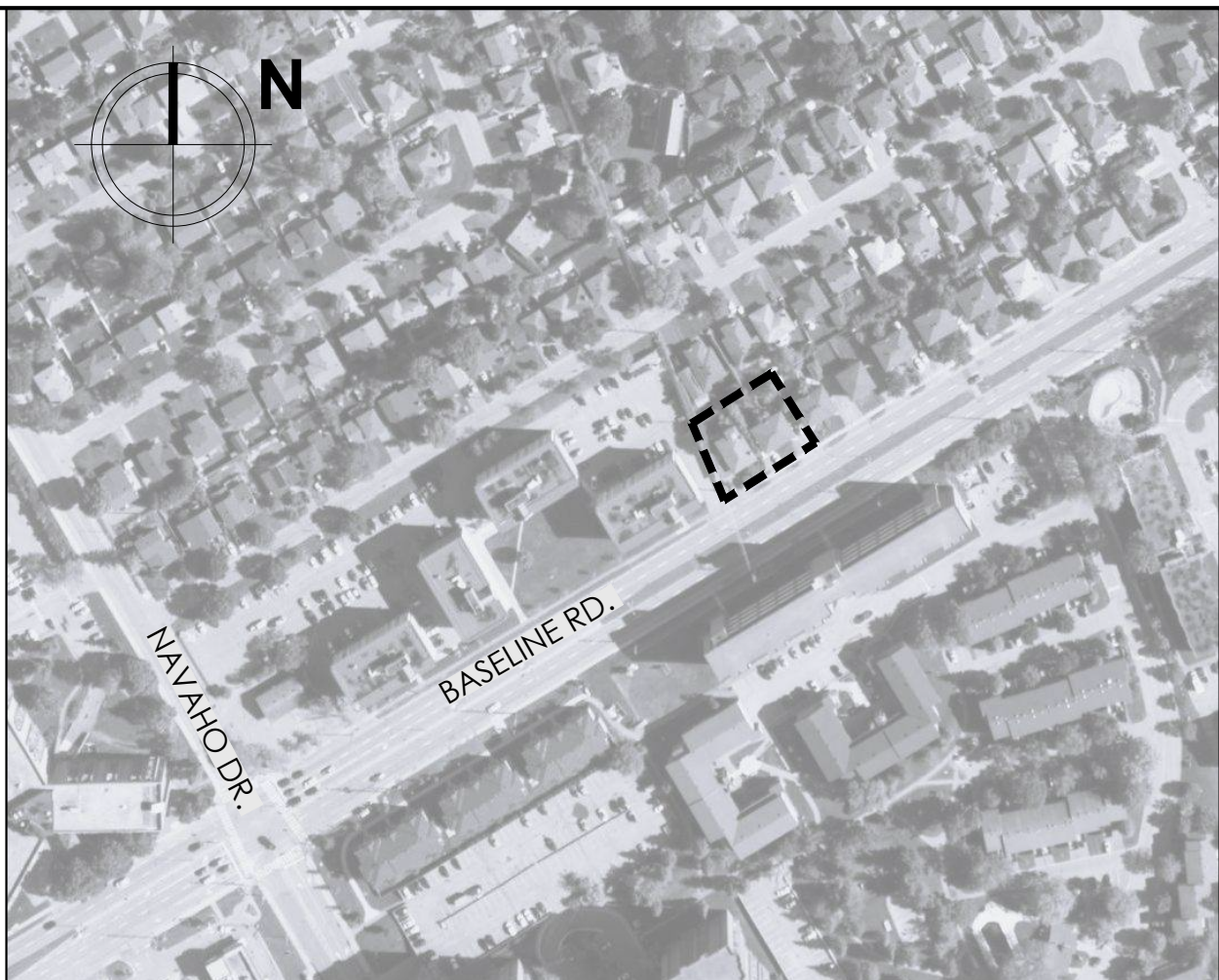
This report and the accompanying working drawings clearly indicate that the proposed development meets the requirements of the stakeholder regulators, including the City of Ottawa..

There is a reliable water supply available adjacent to the proposed development; a wastewater outlet is available adjacent to the site; local storm sewers have been installed adjacent to the site.

6.2 Recommendations

It is recommended that the regulators review this submission with an aim of providing the requisite approvals to permit the owners to proceed to the construction stage of the subject site.

Appendix A



SITE INFORMATION:
 SITE AREA = 0.11ha (0.27 Acres)
 ZONING: 1773 BASELINE = R2A, 1767 BASELINE = R2F[555]
 NEW ZONING (2026-50): MS2 H(11)
 PROPOSED ZONING: MS2 H(21)
 OFFICIAL PLAN: OUTER URBAN TRANSECT
 CORRIDOR- MAINSTREET
 EVOLVING NEIGHBORHOOD

	REQUIRED :	PROVIDED :
LOT WIDTH (MIN.):		38.29 m
LOT AREA (MIN.):		1,086.92 m ²
BUILDING HEIGHT (MAX.):		20.60 m
FRONT YARD (MIN.) :		2.50 m
REAR YARD (MIN.) :		6.06 m
INTERIOR SIDE YARD (MIN.) :		2.50 m
LANDSCAPED AREA OF LOT (MIN.):		517.60 m ² (47.62%)

PARKING REQUIREMENTS: SCHEDULE A3 AREA 'B', NEW ZONING BYLAW 2026-50

MID-RISE APARTMENT BUILDING [46 UNITS]

MAXIMUM RESIDENT PARKING PERMITTED = 1.25 / D.U. (46) =	58 SPACES
VISITOR PARKING REQUIRED = 0.1 / D.U. (46-24=22) =	02 SPACES
TOTAL PARKING REQUIRED =	02 SPACES
TOTAL PARKING PROVIDED =	13 SPACES [2 VISITOR, 11 RESIDENT]

BICYCLE PARKING REQUIREMENTS: NEW ZONING BYLAW 2026-50	
SHORT-TERM BICYCLE SPACES REQUIRED = 2 + 3 =	05 SPACES
LONG-TERM BICYCLE SPACES REQUIRED = 1.0 / D.U. (46)	46 SPACES
NUMBER OF SPACES REQUIRED TO BE INCLUSIVE: [5%/ 46]	3 SPACES
TOTAL BICYCLE PARKING REQUIRED =	51 SPACES
TOTAL BICYCLE PARKING PROVIDED =	52 SPACES

AMENITY SPACE REQUIREMENTS:	
AMENITY SPACE REQUIRED = $6m^2$ / d.u. x 46 d.u. =	276m ²
50% COMMUNAL AMENITY AREA REQUIRED =	138m ²
COMMUNAL AMENITY AREA PROVIDED =	168m ²
PRIVATE AMENITY AREA PROVIDED =	172m ² (BALCONIES/ TERRACES)
TOTAL AMENITY AREA PROVIDED =	340m²

BUILDING INFORMATION:

6- STOREY APARTMENT BUILDING	
BUILDING AREA:	550 m ²
GFA:	3,230 m ²
UNIT COUNTS:	STUDIO: 00
	1-BEDROOM: 27
	2-BEDROOM: 17
	3-BEDROOM: 02

TOTAL UNITS = 46 UNITS

LEGEND / ABBREVIATIONS:

D.C.	DEPRESSED CURB		GAS METERS LOCATION		LIGHT STANDARD
CRW	CONCRETE RETAINING WALL		BUILDING SERVICES LOCATION (IN LOW LEVEL)		TWSI
W.L.	WROUGHT IRON		WALL MOUNTED LIGHT FIXTURE		SIAMESE CONNECTIONS
CONC.	CONCRETE		FIRE HYDRANT		TRANSFORMER
ASPH.	ASPHALT		GRADE ELEVATION FOR ARCHITECTURAL INTEREST & COORDINATION ONLY.		PRINCIPAL ENTRANCE
CHP	CHAIN LINK FENCE		REFER TO GRADING PLAN FOR FLOOR GRADES.		SECONDARY ENTRANCE
OWH	OVERHEAD WIRES				

NOTE:
SITE PLAN TO BE READ IN CONJUNCTION WITH :
- SITE SERVICING AND GRADING PLANS PREPARED BY ARCADIS PROFESSIONAL SERVICES (CANADA) INC.
- LANDSCAPE PLAN PREPARED BY JAMES B. LENNOX & ASSOCIATES INC.

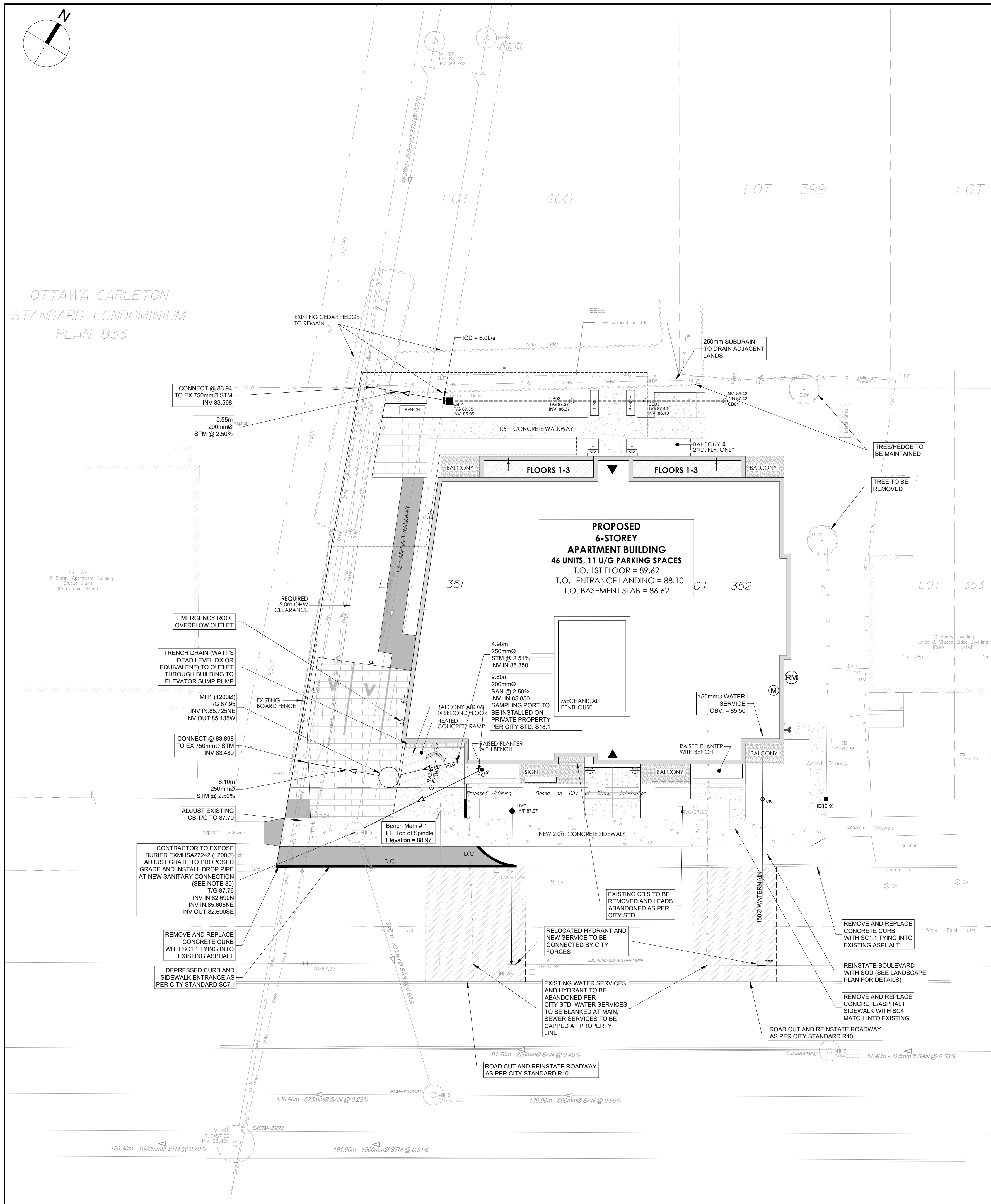
NOTE:
SITE BOUNDARIES DERIVED FROM:
TOPOGRAPHIC PLAN OF SURVEY OF
LOTS 351 and 352
REGISTERED PLAN 372115
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.
DATED: 2025/03/28



 M. David Blakely Architect Inc. 2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario Phone (613) 226-8811 Fax (613) 226-7942 K2E 6B7	GENERAL NOTES: 1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC. 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS. 3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO AVOID THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL BE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS. 4. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE PERMISSION OF THE ARCHITECT. 5. THIS DRAWING SHALL NOT BE USED FOR PERMIT BEARS THE ARCHITECT'S SEAL AND SIGNATURE.	OWNER: 765227 OTTARIO INC. 333 PRESTON ST SUITE 500 OTTAWA, ON K1S 3P4 (613) 721-0555 PLANNER: FOTENB PLANNING + DESIGN 420 O'CONNOR CT OTTAWA, ON K2H 1W4 (613) 730-5707 ARCHITECT: M. DAVID BLAKELY ARCHITECT INC. 2200 PRINCE OF WALES DR. SUITE 101 OTTAWA, ON K2E 6Z7 (613) 226-8811	CIVIL ENGINEER: ARCADIS PROFESSIONAL SERVICES (CANADA) INC. 333 PRESTON ST SUITE 500 OTTAWA, ON K1S 3P4 (613) 721-0555 LANDSCAPE ARCHITECT: JAMES B. LENNOX & ASSOCIATES INC. 3332 CARLING AVE NEPEAN, ON K2H 7P6 (613) 722-5168 SURVEYOR: JAMES O'SULLIVAN VOLLEBECK LTD. 14 CONCOURSE GATE, SUITE 500 OTTAWA, ON K2E 7S6 (613) 727-0850		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>12.</td><td></td><td></td><td></td></tr> <tr><td>11.</td><td></td><td></td><td></td></tr> <tr><td>10.</td><td></td><td></td><td></td></tr> <tr><td>9.</td><td>16/07/26</td><td>VISITOR PARKING UPDATED FOR COORDINATION</td><td>MB</td></tr> <tr><td>8.</td><td>13/07/26</td><td>FOR COORDINATION</td><td>MB</td></tr> <tr><td>7.</td><td>08/07/26</td><td>FOR DISCUSSION</td><td>MB</td></tr> <tr><td>6.</td><td>30/04/26</td><td>AS PER CITY COMMENTS ROUND #1 FOR RESUBMISSION</td><td>MB</td></tr> <tr><td>5.</td><td>14/04/26</td><td>SIDE WALK WALKWAY WIDENED FOR COORDINATION</td><td>MB</td></tr> <tr><td>4.</td><td>09/03/26</td><td>AS PER CITY COMMENTS FOR RE-SUBMISSION</td><td>MB</td></tr> <tr><td>3.</td><td>08/01/26</td><td>FOR SITE PLAN SUBMISSION</td><td>MB</td></tr> <tr><td>2.</td><td>26/11/25</td><td>AS PER VIEW</td><td>MB</td></tr> <tr><td>1.</td><td>10/04/25</td><td>FOR COORDINATION</td><td>MB</td></tr> <tr> <td>REV.</td> <td>DATE</td> <td>DESCRIPTION</td> <td>INT.</td> </tr> <tr> <td>INT.</td> <td></td> <td></td> <td></td> </tr> </table>	12.				11.				10.				9.	16/07/26	VISITOR PARKING UPDATED FOR COORDINATION	MB	8.	13/07/26	FOR COORDINATION	MB	7.	08/07/26	FOR DISCUSSION	MB	6.	30/04/26	AS PER CITY COMMENTS ROUND #1 FOR RESUBMISSION	MB	5.	14/04/26	SIDE WALK WALKWAY WIDENED FOR COORDINATION	MB	4.	09/03/26	AS PER CITY COMMENTS FOR RE-SUBMISSION	MB	3.	08/01/26	FOR SITE PLAN SUBMISSION	MB	2.	26/11/25	AS PER VIEW	MB	1.	10/04/25	FOR COORDINATION	MB	REV.	DATE	DESCRIPTION	INT.	INT.				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>24.</td><td></td><td></td><td></td></tr> <tr><td>23.</td><td></td><td></td><td></td></tr> <tr><td>22.</td><td></td><td></td><td></td></tr> <tr><td>21.</td><td></td><td></td><td></td></tr> <tr><td>20.</td><td></td><td></td><td></td></tr> <tr><td>19.</td><td></td><td></td><td></td></tr> <tr><td>18.</td><td></td><td></td><td></td></tr> <tr><td>17.</td><td></td><td></td><td></td></tr> <tr><td>16.</td><td></td><td></td><td></td></tr> <tr><td>15.</td><td></td><td></td><td></td></tr> <tr><td>14.</td><td></td><td></td><td></td></tr> <tr><td>13.</td><td></td><td></td><td></td></tr> <tr> <td>REV.</td> <td>DATE</td> <td>DESCRIPTION</td> <td>INT.</td> </tr> <tr> <td>INT.</td> <td></td> <td></td> <td></td> </tr> </table>	24.				23.				22.				21.				20.				19.				18.				17.				16.				15.				14.				13.				REV.	DATE	DESCRIPTION	INT.	INT.					PROJECT: 1773 & 1767 BASELINE ROAD OTTAWA, ONTARIO OWNER: 765227 OTTARIO INC. 333 PRESTON ST SUITE 500 OTTAWA, ON K2R 0A4	DRAWING TITLE: SITE PLAN	DATE: APRIL 2025 DRAWN BY: mdb CHECKED: MDB	SCALE: 1 : 150 SHEET NO.: SP1
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TOPOGRAPHIC PLAN OF SURVEY OF
LOTS 351 and 352
REGISTERED PLAN 372115
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150
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6169.5 6174 6178.5 6183 6187.5 6192 6196.5 6201 6205.5 6210 6214.5 6219 6223.5 6228 6232.5 6237 6241.5 6246 6250.5 6255 6259.5 6264 6268.5 6273 6277.5 6282 6286.5 6291 6295.5 6300 6304.5 6309 6313.5 6318 6322.5 6327 6331.5 6336 6340.5 6345 6349.5 6354 6358.5 6363 6367.5 6372 6376.5 6381 6385.5 6390 6394.5 6399 6403.5 6408 6412.5 6417 6421.5 6426 6430.5 6435 6439.5 6444 6448.5 6453 6457.5 6462 6466.5 6471 6475.5 6480 6484.5 6489 6493.5 6498 6502.5 6507 6511.5 6516 6520.5 6525 6529.5 6534 6538.5 6543 6547.5 6552 6556.5 6561 6565.5 6570 6574.5 6579 6583.5 6588 6592.5 6597 6601.5 6606 6610.5 6615 6619.5 6624 6628.5 6633 6637.5 6642 6646.5 6651 6655.5 6660 6664.5 6669 6673.5 6678 6682.5 6687 6691.5 6696 6700.5 6705 6709.5 6714 6718.5 6723 6727.5 6732 6736.5 6741 6745.5 6750 6754.5 6759 6763.5 6768 6772.5 6777 6781.5 6786 6790.5 6795 6799.5 6804 6808.5 6813 6817.5 6822 6826.5 6831 6835.5 6840 6844.5 6849 6853.5 6858 6862.5 6867 6871.5 6876 6880.5 6885 6889.5 6894 6898.5 6903 6907.5 6912 6916.5 6921 6925.5 6930 6934.5 6939 6943.5 6948 6952.5 6957 6961.5 6966 6970.5 6975 6979.5 6984 6988.5 6993 6997.5 7002 7006.5 7011 7015.5 7020 7024.5 7029 7033.5 7038 7042.5 7047 7051.5 7056 7060.5 7065 7069.5 7074 7078.5 7083 7087.5 7092 7096.5 7101 7105.5 7110 7114.5 7119 7123.5 7128 7132.5 7137 7141.5 7146 7150.5 7155 7159.5 7164 7168.5 7173 7177.5 7182 7186.5 7191 7195.5 7200 7204.5 7209 7213.5 7218 7222.5 7227 7231.5 7236 7240.5 7245 7249.5 7254 7258.5 7263 7267.5 7272 7276.5 7281 7285.5 7290 7294.5 7299 7303.5 7308 7312.5 7317 7321.5 7326 7330.5 7335 7339.5 7344 7348.5 7353 7357.5 7362 7366.5 7371 7375.5 7380 7384.5 7389 7393.5 7398 7402.5 7407 7411.5 7416 7420.5 7425 7429.5 7434 7438.5 7443 7447.5 7452 7456.5 7461 7465.5 7470 7474.5 7479 7483.5 7488 7492.5 7497 7501.5 7506 7510.5 7515 7519.5 7524 7528.5 7533 7537.5 7542 7546.5 7551 7555.5 7560 7564.5 7569 7573.5 7578 7582.5 7587 7591.5 7596 7600.5 7605 7609.5 7614 7618.5 7623 7627.5 7632 7636.5 7641 7645.5 7650 7654.5 7659 7663.5 7668 7672.5 7677 7681.5 7686 7690.5 7695 7699.5 7704 7708.5 7713 7717.5 7722 7726.5 7731 7735.5 7740 7744.5 7749 7753.5 7758 7762.5 7767 7771.5 7776 7780.5 7785 7789.5 7794 7798.5 7803 7807.5 7812 7816.5 7821 7825.5 7830 7834.5 7839 7843.5 7848 7852.5 7857 7861.5 7866 7870.5 7875 7879.5 7884 7888.5 7893 7897.5 7902 7906.5 7911 7915.5 7920 7924.5 7929 7933.5 7938 7942.5 7947 7951.5 7956 7960.5 7965 7969.5 7974 7978.5 7983 7987.5 7992 7996.5 8001 8005.5 8010 8014.5 8019 8023.5 8028 8032.5 8037 8041.5 8046 8050.5 8055 8059.5 8064 8068.5 8073 8077.5 8082 8086.5 8091 8095.5 8100 8104.5 8109 8113.5 8118 8122.5 8127 8131.5 8136 8140.5 8145 8149.5 8154 8158.5 8163 8167.5 8172 8176.5 8181 8185.5 8190 8194.5 8199 8203.5 8208 8212.5 8217 8221.5 8226 8230.5 8235 8239.5 8244 8248.5 8253 8257.5 8262 8266.5 8271 8275.5 8280 8284.5 8289 8293.5 8298 8302.5 8307 8311.5 8316 8320.5 8325 8329.5 8334 8338.5 8343 8347.5 8352 8356.5 8361 8365.5 8370 8374.5 8379 8383.5 8388 8392.5 8397 8401.5 8406 8410.5 8415 8419.5 8424 8428.5 8433 8437.5 8442 8446.5 8451 8455.5 8460 8464.5 8469 8473.5 8478 8482.5 8487 8491.5 8496 8500.5 8505 8509.5 8514 8518.5 8523 8527.5 8532 8536.5 8541 8545.5 8550 8554.5 8559 8563.5 8568 8572.5 8577 8581.5 8586 8590.5 8595 8599.5 8604 8608.5 8613 8617.5 8622 8626.5 8631 8635.5 8640 8644.5 8649 8653.5 8658 8662.5 8667 8671.5 8676 8680.5 8685 8689.5 8694 8698.5 8703 8707.5 8712 8716.5 8721 8725.5 8730 8734.5 8739 8743.5 8748 8752.5 8757 8761.5 8766 8770.5 8775 8779.5 8784 8788.5 8793 8797.5 8802 8806.5 8811 8815.5 8820 8824.5 8829 8833.5 8838 8842.5 8847 8851.5 8856 8860.5 8865 8869.5 8874 8878.5 8883 8887.5 8892 8896.5 8901 8905.5 8910 8914.5 8919 8923.5 8928 8932.5 8937 8941.5 8946 8950.5 8955 8959.5 8964 8968.5 8973 8977.5 8982 8986.5 8991 8995.5 9000 9004.5 9009 9013.5 9018 9022.5 9027 9031.5 9036 9040.5 9045 9049.5 9054 9058.5 9063 9067.5 9072 9076.5 9081 9085.5 9090 9094.5 9099 9103.5 9108 9112.5 9117 9121.5 9126 9130.5 9135 9139.5 9144 9148.5 9153 9157.5 9162 9166.5 9171 9175.5 9180 9184.5 9189 9193.5 9198 9202.5 9207 9211.5 9216 9220.5 9225 9229.5 9234 9238.5 9243 9247.5 9252 9256.5 9261 9265.5 9270 9274.5 9279 9283.5 9288 9292.5 9297 9301.5 9306 9310.5 9315 9319.5 9324 9328.5 9333 9337.5 9342 9346.5 9351 9355.5 9360 9364.5 9369 9373.5



SERVICING LEGEND

- MH118A SANITARY MANHOLE
- 200mmØ SANITARY SEWER
- MH109 STORM MANHOLE
- 825mmØ STM STORM SEWER - LESS THAN 9000
- 200Ø WATERMAIN
- CB01 TIG 103.59 REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
- CB02 TIG 104.35 REAR YARD "TEE" CATCHBASIN (3000) C/W TOP OF GRATE AND INVERT OUT
- CB04 TIG 104.50 REAR YARD "END" CATCHBASIN (3000) C/W TOP OF GRATE AND INVERT OUT
- PERFORATED REAR YARD SUBDRAIN
- VB VALVE AND VALVE BOX
- SIAMSE CONNECTION (IF REQUIRED)
- METER (IF REQUIRED)
- RM REMOTE METER (IF REQUIRED)

Notes & Legend

- MH-S Denotes Maintenance Hole (Sanitary)
- VC Valve Chamber (Watermain)
- G Underground Gas
- W Underground Water
- OH-W 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
- Deciduous Tree

NOTES :

- ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OTHERWISE IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
- 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.
- THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
- 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 AT THE EXPENSE OF THE CONTRACTOR.
- 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.
- 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. MUST BE NOTIFIED IMMEDIATE, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG7446-1 PREPARED BY PATERSON GROUP.
- 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 BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY M. DAVID BLAKELY ARCHITECT INC.
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
- ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
- 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 807.030, OR HIGHER
 - FOR SHALLOW SEWERS, REFER TO CITY STANDARD S35.
- ALL CONNECTIONS TO EXISTING WATERMANS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
- 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.
- ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
- ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
- ALL CATCHBASINS SHALL HAVE A 600mm SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZES LESS THAN 900mm, SHALL HAVE A 300mm SUMP.
- ALL SANITARY MANHOLES IN PONDING AREAS SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
- ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.
- 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). CB1 TO ALSO HAVE BACKFLOW PREVENTION INSTALLED IN CASE OF HIGH HGL IN STORM SEWER.
- THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 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.
- SEWER SERVICE CONNECTIONS TO BE INSTALLED PER CITY STD. S11.
- EXISTING SANITARY MANHOLE EXMHA27242 IS CURRENTLY BURIED UNDER ASPHALT. CONTRACTOR TO EXPOSE, ADJUST GRATE TO PROPOSED GRADE, AND INSTALL DROP PIPE AT NEW SANITARY CONNECTION. MH TO BE REBENCHED FOR NEW SERVICE CONNECTION. CONTRACTOR TO COORDINATE WITH CITY INSPECTOR TO CONFIRM THAT THE MH IS IN GOOD CONDITION AND FREE OF DEFECTS PRIOR TO, AND UPON COMPLETION OF THE NEW CONNECTION AND REBENCHING.
- FLOW CONTROL DEVICE ON CB1 TO BE IPEX TEMPEST LMF ICD VORTEX (OR EQUIVALENT)

CLIENT



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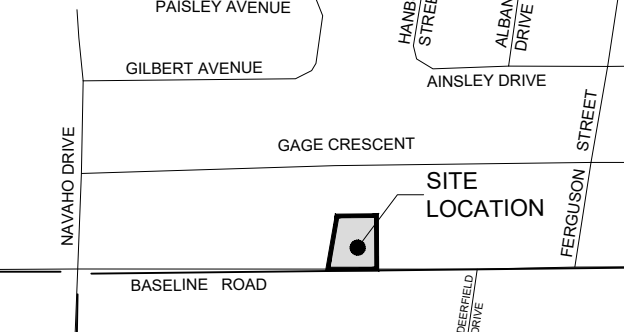
Arcadis Professional Services (Canada) Inc.
Formerly B Group Professional Services (Canada) Inc.

ISSUES

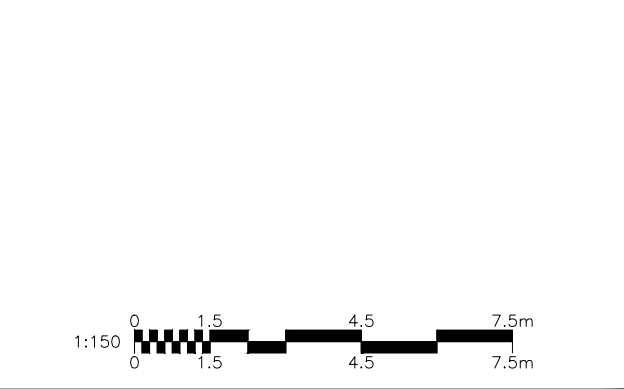
No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2025-12-18
2	REVISED AS PER NEW SITE PLAN	2026-02-20
3	REVISED AS PER CITY COMMENTS	2026-04-30
4	REVISED AS PER NEW SITE PLAN	2026-07-29

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

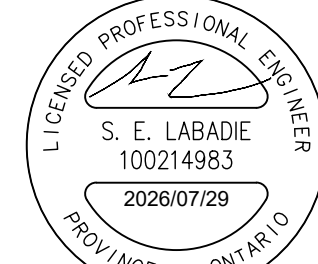
KEY PLAN



CONSULTANTS



SEAL



PRIME CONSULTANT



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

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

4

Appendix B

WATERMAIN DEMAND CALCULATION SHEET

NODE	RESIDENTIAL				NON-RESIDENTIAL (ICI)			AVERAGE DAILY DEMAND (l/s)			MAXIMUM DAILY DEMAND (l/s)			MAXIMUM HOURLY DEMAND (l/s)			FIRE DEMAND (l/min)
	1 Bedroom Apartment	2 Bedroom Apartment	3 Bedroom Apartment	POPULATION	INDUST. (ha)	COMM. (m2)	INSTIT. (pp)	RESIDENTIAL	ICI	TOTAL	RESIDENTIAL	ICI	TOTAL	RESIDENTIAL	ICI	TOTAL	
1773 Baseline	27	17	2	79.7				0.26		0.26	0.65		0.65	1.42		1.42	14,000

POPULATION DENSITY		WATER DEMAND RATES		PEAKING FACTORS		FIRE DEMANDS
1 Bedroom Apartment	1.4 persons/unit	Residential	280 l/cap/day	Maximum Daily		Single Family
2 Bedroom Apartment	2.1 persons/unit	Commercial Shopping Center		Residential	2.5 x avg. day	
				Commercial	1.5 x avg. day	Semi Detached &
3 Bedroom Apartment	3.1 persons/unit	Institutional	2,500 L/(1000m2)/day	Maximum Hourly		Townhouse
				Residential	2.2 x avg. day	
			75 l/cap/day	Commercial	1.8 x avg. day	Medium Density 14,000 L/min

**ARCADIS PROFESSIONAL SERVICES (CANADA) INC.**

500-333 Preston Street
Ottawa, Ontario K1S 5N4 Canada
arcadis.com

FIRE UNDERWRITERS SURVEY

1773 Baseline Rd | Phoenix Homes
30297182.05 | Rev #2 | 2026-07-09
Prepared By: SL | Checked By: DY

STEP	Contents	Description	Adjustment Factor	Result
1	Building B 6-storey residential	Area per Floor 520	Floors 6	3120 m2
	Total Effective Floor Area			3120 m2
2	Type of Construction	Type V Wood Frame 1.5 Type III Ordinary Construction 1.0 Type II Noncombustible Construction 0.8 Type I Fire Resistive Construction 0.6	Type V Wood Frame 1.5	
3	Required Fire Flow	RFF = 220C√A, rounded to nearest 1000 L/min		18000 L/min
4	Occupancy and Contents	Noncombustible Contents -25% Limited Combustible Contents -15% Combustible Contents 0% Free Burning Contents 15% Rapid Burning Contents 25%	Limited Combustible Contents -15%	-2700 L/min
	Fire Flow			15300 L/min
5	Automatic Sprinkler Protection	Automatic Sprinkler Conforming to NFPA 13 -30% Standard Water Supply for both the system and Fire Department Hose Lines -10% Fully Supervised System -10%	Yes -30% No Yes -10%	-4590 L/min -1530 L/min
	Total Sprinkler Adjustment			-6120 L/min
6	Exposure Adjustment	Based on Table 6 Exposure Adjustment Charges for Subject Building		
	North	Separation (m) 14.6 Length X Height Factor (m.storeys) 16.0 Construction Type Type V	With unprotected opening 10%	1530 L/min
	South	Separation (m) >30 Length X Height Factor (m.storeys) Construction Type	With unprotected opening 0%	0 L/min
	East	Separation (m) 5.6 Length X Height Factor (m.storeys) 19.6 Construction Type Type V	With unprotected opening 15%	2295 L/min
	West	Separation (m) 14.8 Length X Height Factor (m.storeys) 86.0 Construction Type Type III	With unprotected opening 9%	1377 L/min
	Total Exposure Adjustment			5202 L/min
7	Total Required Fire Flow			14382 L/min
		Rounded to Nearest 1000 L/min		14000 L/min
				233 L/s

Notes 1. Fire flow calculation are based on Fire Underwriters Survey version 2020.

2. If any vertical opening in the building are unprotected (e.g. interconnected floor spaces, elevators etc.), consider the two largest adjoining floor area plus 50% of all floors immediately above them up to a maximum of eight.

Labadie, Sam

From: Rasool, Rubina <Rubina.Rasool@ottawa.ca>
Sent: July 22, 2026 2:17 PM
To: Labadie, Sam
Subject: RE: 1773 Baseline - Boundary Condition Request (Updated)
Attachments: 1773 Baseline Road October 2025.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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Hello,

The following are boundary conditions, HGL, for hydraulic analysis at 1773 Baseline Road (zone 2W2C), assumed to be connected via the 406 mm watermain on Baseline Road (see attached PDF for location).

Minimum HGL = 125.6 m

Maximum HGL = 133.4 m

Max Day + Fire Flow (233 L/s) = 127.2 m

These are for current conditions and are based on computer model simulation.

Note:

This review is based on the assumption that the development remains below the City's threshold for requiring two water connections. Should the final unit count exceed the City's criteria of 50 dwelling units, a second water connection/service will be required, in accordance with OWDG Tech Bulletin ISTB-2021-03, Section 4.3.1.

Please note that these results are based on an updated water model and fire flow window over the previously reported BC back in October 2025.

Disclaimer: The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model simulation.

Rubina

Rubina Rasool
Project Manager
Planning, Infrastructure and Economic Development Department
Development Review – West Branch
City of Ottawa
110 Laurier Avenue West Ottawa, ON K1P 1J1
613-580-2424 Ext. 24221
rubina.rasool@ottawa.ca

From: Labadie, Sam <samantha.labadie@arcadis.com>
Sent: July 09, 2026 2:36 PM
To: Rasool, Rubina <Rubina.Rasool@ottawa.ca>
Subject: RE: 1773 Baseline - Boundary Condition Request (Updated)

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ATTENTION : Ce courriel provient d'un expéditeur externe. Ne cliquez sur aucun lien et n'ouvrez pas de pièce jointe, excepté si vous connaissez l'expéditeur.

Hi Rubina,

Noted, please let us know as soon as you can.

Thanks,

Sam Labadie P.Eng
Civil Engineer
Arcadis Professional Services (Canada) Inc.
Suite 500, 333 Preston Street | Ottawa | ON | K1S 5N4 | Canada
C: +1 613 899 5717
www.arcadis.com



From: Rasool, Rubina <Rubina.Rasool@ottawa.ca>
Sent: July 9, 2026 2:28 PM
To: Labadie, Sam <samantha.labadie@arcadis.com>
Subject: RE: 1773 Baseline - Boundary Condition Request (Updated)

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Hi Sam,

I will forward your WBC request; however, please note in some cases the water department may refuse the high fire flow demands. Typically, fire flows are capped at 10,000 L/min because the City anticipates under maintenance scenario and as the area is further intensified in the future that the demand of 14,000 L/min may not be available.

Rubina

Rubina Rasool
Project Manager
Planning, Infrastructure and Economic Development Department
Development Review – West Branch
City of Ottawa
110 Laurier Avenue West Ottawa, ON K1P 1J1

613-580-2424 Ext. 24221
rubina.rasool@ottawa.ca

From: Labadie, Sam <samantha.labadie@arcadis.com>
Sent: July 09, 2026 11:43 AM
To: Rasool, Rubina <Rubina.Rasool@ottawa.ca>
Subject: RE: 1773 Baseline - Boundary Condition Request (Updated)

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Hi Rubina,

We are working towards a solution to the easement issue. We are considering a new layout for the building that affects unit count and fire demand. Please provide updated boundary conditions per the following,

Avg Day = 0.26 l/s
Max day = 0.65 l/s
Peak Hour = 1.42 l/s
Fireflow = 14,000 L/min per FUS

Timely assistance on this would be greatly appreciated.

Thank you,

Sam Labadie P.Eng
Civil Engineer
Arcadis Professional Services (Canada) Inc.
Suite 500, 333 Preston Street | Ottawa | ON | K1S 5N4 | Canada
C: +1 613 899 5717
www.arcadis.com



From: Rasool, Rubina <Rubina.Rasool@ottawa.ca>
Sent: October 21, 2025 9:07 AM
To: Labadie, Sam <samantha.labadie@arcadis.com>
Cc: Yannouloupoulos, Demetrius <demetrius.yannouloupoulos@arcadis.com>
Subject: RE: 1773 Baseline - Boundary Condition Request

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Hello,

Labadie, Sam

From: Rasool, Rubina <Rubina.Rasool@ottawa.ca>
Sent: October 21, 2025 9:07 AM
To: Labadie, Sam
Cc: Yannoulopoulos, Demetrius
Subject: RE: 1773 Baseline - Boundary Condition Request
Attachments: 1773 Baseline Road October 2025.pdf

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Hello,

Please see below the WBC.

The following are boundary conditions, HGL, for hydraulic analysis at 1773 Baseline Road (zone 2W2C) assumed to be connected via the 406 mm watermain on Baseline Road. (see attached PDF for location).

Minimum HGL = 126.2 m

Maximum HGL = 132.4 m

Max Day + Fire Flow (105.0 L/s) = 125.7 m

These are for current conditions and are based on computer model simulation.

Disclaimer: The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model simulation.

Thank you,
Simone

Rubina

Rubina Rasool
Project Manager
Planning, Infrastructure and Economic Development Department
Development Review – West Branch
City of Ottawa
110 Laurier Avenue West Ottawa, ON K1P 1J1
613-580-2424 Ext. 24221
rubina.rasool@ottawa.ca

Classified as City of Ottawa - Internal / Ville d'Ottawa - classé interne

From: Labadie, Sam <samantha.labadie@arcadis.com>
Sent: October 06, 2025 10:17 AM
To: Rasool, Rubina <Rubina.Rasool@ottawa.ca>
Cc: demetrius.yannoulopoulos <demetrius.yannoulopoulos@arcadis.com>
Subject: RE: 1773 Baseline - Boundary Condition Request

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ATTENTION : Ce courriel provient d'un expéditeur externe. Ne cliquez sur aucun lien et n'ouvrez pas de pièce jointe, excepté si vous connaissez l'expéditeur.

Thanks Rubina. We're getting mixed requests from the city recently, some strongly prefer OBC for buildings under 9,000 L/min per tech bulletin 2024-05. If there's an issue, let us know.

Wanted to make sure this request wasn't lost.

Sam Labadie P.Eng
Civil Engineer
Arcadis Professional Services (Canada) Inc.
Suite 500, 333 Preston Street | Ottawa | ON | K1S 5N4 | Canada
C: +1 613 899 5717
www.arcadis.com



From: Rasool, Rubina <Rubina.Rasool@ottawa.ca>
Sent: October 6, 2025 10:09 AM
To: Labadie, Sam <samantha.labadie@arcadis.com>
Cc: Yannoulopoulos, Demetrius <demetrius.yannoulopoulos@arcadis.com>
Subject: RE: 1773 Baseline - Boundary Condition Request

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Hi Sam,

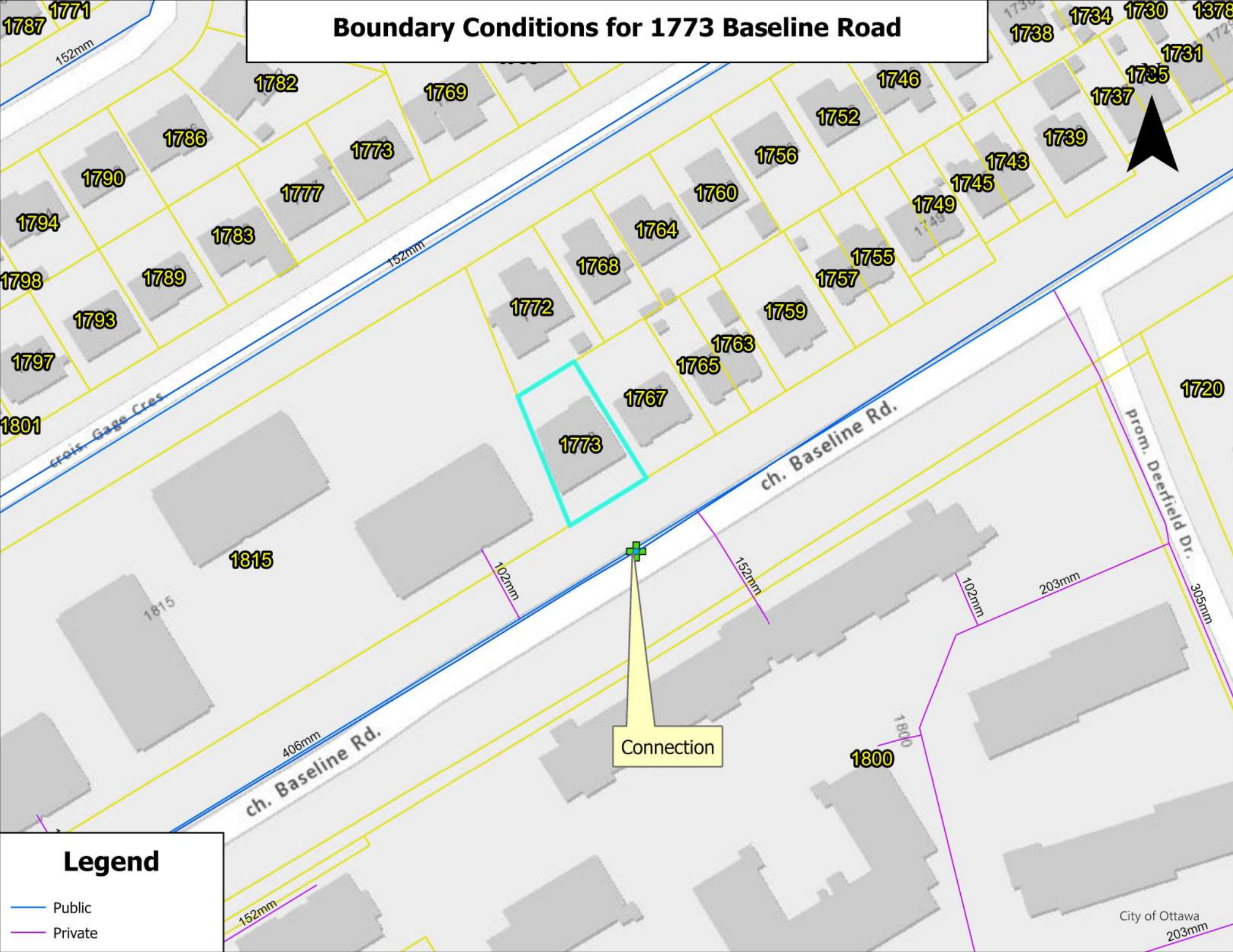
I have received your request for water boundary conditions. Typically, the Water Distribution team requires the demands in FUS for internal use; however, I am seeing if they are able to also accept the demands in OBC. OBC demands can be used for the site plan analysis provided they meet our technical memos/guidelines.

Thanks,

Rubina

Rubina Rasool
Project Manager
Planning, Infrastructure and Economic Development Department
Development Review – West Branch
City of Ottawa

Boundary Conditions for 1773 Baseline Road



Connection

Legend

- Public
- Private

Appendix C



ARCADIS
400-333 Preston Street
Ottawa, Ontario K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
arcadis.com

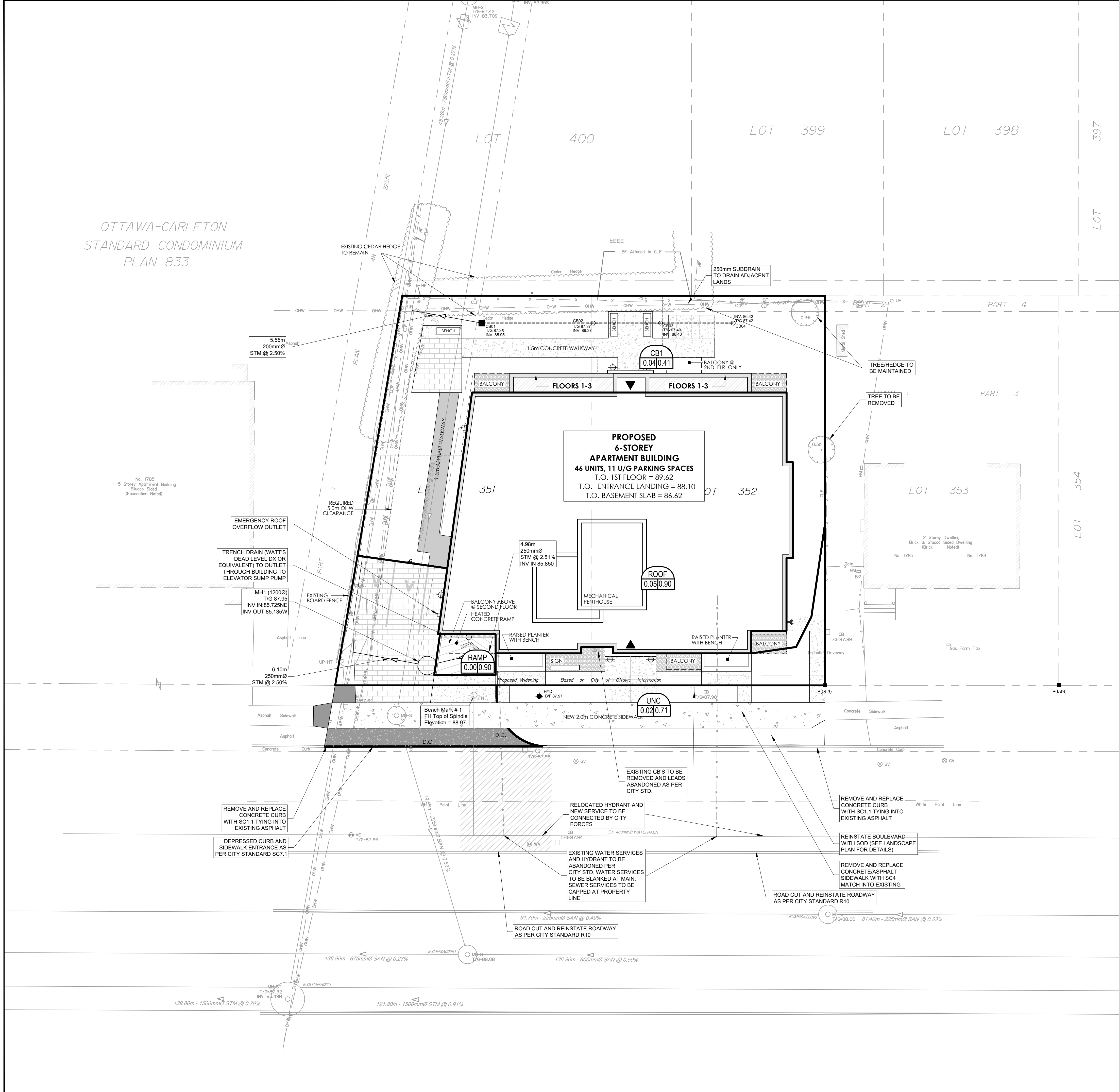
SANITARY SEWER DESIGN SHEET

1773 & 1767 Baseline Road
City of Ottawa
Phoenix Homes

LOCATION				RESIDENTIAL								ICI AREAS								INFILTRATION ALLOWANCE			FIXED FLOW (L/s)		TOTAL FLOW	PROPOSED SEWER DESIGN											
STREET	AREA ID	FROM MH	TO MH	AREA w/ Units (Ha)	UNIT TYPES				AREA w/o Units (Ha)	POPULATION		RES PEAK FACTOR	PEAK FLOW (L/s)	INSTITUTIONAL		COMMERCIAL		INDUSTRIAL		ICI PEAK FACTOR	PEAK FLOW (L/s)	AREA (Ha)		FLOW	IND	CUM	(L/s)	IND	CUM	(L/s)	CAPACITY (L/s)	LENGTH (m)	DIA (mm)	SLOPE (%)	VELOCITY (full) (m/s)	AVAILABLE CAPACITY	
					1 BDRM	2 BDRM	3 BDRM	SINGLE		IND	CUM			IND	CUM	IND	CUM	IND	CUM			IND	CUM													L/s	(%)
1773 & 1767 Baseline Road Apartment Building																																					
EXISTING		BLDG	SAN	0.11				2		6.8	6.8	3.74	0.08		0.00		0.00		0.00	1.00	0.00	0.11	0.11	0.04		0.00	0.12	54.10	57.44	200	2.50	1.668	53.98	99.78%			
SITE PLAN PROPOSED		BLDG	EX SANMH	0.11	27	17	2			79.7	79.7	3.62	0.93		0.00		0.00		0.00	1.00	0.00	0.11	0.11	0.04		0.00	0.97	54.10	2.10	200	2.50	1.668	53.13	98.21%			
Design Parameters:				Notes:								Designed:				SL	No.	Revision										Date									
Residential				1. Mannings coefficient (n) = 0.013												1.	Submission No. 1 for City Review										2025-12-18										
				2. Demand (per capita): 280 L/day 200 L/day												2.	Submission No. 2 for City Review										2026-04-30										
				3. Infiltration allowance: 0.33 L/s/Ha												3.	Submission No. 3 for City Review										2026-07-31										
				4. Residential Peaking Factor: Harmon Formula = 1+(14/(4+(P/1000)^0.5))0.8 where K = 0.8 Correction Factor																																	
				5. Commercial and Institutional Peak Factors based on total area, 1.5 if greater than 20%, otherwise 1.0																																	
												Dwg. Reference:				30297182-400	File Reference:		30297182-05			Date:							Sheet No:								

Appendix D

LOCATION				AREA (Ha)																RATIONAL DESIGN FLOW														SEWER DATA											
STREET	AREA ID	FROM	TO	C=0.20	C=0.41	C=0.56	C=0.60	C=0.67	C=0.48	C=0.65	C=0.69	C=0.70	C=0.77	C=0.81	C=0.84	C=0.87	C=0.88	C=0.90	IND 2.78AC	CUM 2.78AC	INLET (min)	TIME IN PIPE	TOTAL (min)	i (2) (mm/hr)	i (5) (mm/hr)	i (10) (mm/hr)	i (100) (mm/hr)	2yr PEAK FLOW (L/s)	5yr PEAK FLOW (L/s)	10yr PEAK FLOW (L/s)	100yr PEAK FLOW (L/s)	FIXED FLOW IND	FIXED FLOW CUM	DESIGN FLOW (L/s)	CAPACITY (L/s)	LENGTH (m)	PIPE SIZE (mm)			SLOPE (%)	VELOCITY (m/s)	AVAIL CAP (L/s)	AVAIL CAP (2yr) (%)		
				DIA	W	H																																							
AMENITY AREA		CB1	EX		0.04														0.05	0.05	10.00	0.06	10.06	76.81	104.19	122.14	178.56	3.50	4.75	5.57	8.14		0.00	4.75	54.10	5.55	200				2.50	1.668	49.35	91.22%	
BUILDING		BLDG	MH1															0.05	0.13	0.13	10.00	0.04	10.04	76.81	104.19	122.14	178.56	9.61	13.03	15.28	22.34		0.00	13.03	98.29	4.98	250				2.51	1.940	85.25	86.74%	
		MH1	EX																0.00	0.13	10.04	0.05	10.10	76.64	103.97	121.88	178.17	9.59	13.01	15.25	22.29		0.00	13.01	98.09	6.10	250				2.50	1.936	85.09	86.74%	
Definitions: Q = 2.78CiA, where: Q = Peak Flow in Litres per Second (L/s) A = Area in Hectares (Ha) i = Rainfall intensity in millimeters per hour (mm/hr) [i = 732.951 / (TC+6.199) ^{0.810}] 2 YEAR [i = 998.071 / (TC+6.053) ^{0.814}] 5 YEAR [i = 1174.184 / (TC+6.014) ^{0.816}] 10 YEAR [i = 1735.688 / (TC+6.014) ^{0.820}] 100 YEAR				Notes: 1. Mannings coefficient (n) = 0.013																Designed: MP		No.		Revision						Date															
																				Checked: SL				Submission No. 1 for City Review						2025-12-18															
																				Submission No. 2 for City Review						2026-04-30																			
																				Submission No. 3 for City Review						2026-07-31																			
Dwg. Reference: 30297182-500		File Reference: 30297182-05						Date: 2026-07-31						Sheet No: 1 of 1																															



OTTAWA-CARLETON
STANDARD CONDOMINIUM
PLAN 833

LEGEND :

CB1

0.03 | 0.56

AREA NUMBER

RUNOFF COEFFICIENT

AREA IN HECTARES

CLIENT

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

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Arcadis Professional Services (Canada) Inc.
formerly (B) Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2025-12-18
2	REVISED AS PER NEW SITE PLAN	2026-02-20
3	REVISED AS PER CITY COMMENTS	2026-04-30
4	REVISED AS PER NEW SITE PLAN	2026-07-29

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

K

PAISLEY AVENUE
GILBERT AVENUE
GAGE CRESCENT
BASELINE ROAD

MAVARD DRIVE
HAMBURG STREET
ANSLEY DRIVE
LEEDS STREET

SITE LOCATION

CONSULTANTS

1:150

0 1.5 3.0 4.5 6.0 7.5m

SEAL

LICENSÉ PROFESSIONNEL INGÉNIEUR
S. E. LABADIE
100214983
2026/07/29
PROVINCE OF ONTARIO

PRIME CONSULTANT

ARCADIS

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

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 STORM DRAINAGE AREA
PLAN

SHEET NUMBER

C-500

ISSUE

4



IBI GROUP
400-333 Preston Street
Ottawa, Ontario K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

PROJECT: 1773 Baseline
DATE: 2026-07-31
FILE: 30297182.05
REV #: 3
DESIGNED BY: SEL
CHECKED BY: D.Y.

STORMWATER MANAGEMENT

Formulas and Descriptions

i_{2yr} = 1:2 year Intensity = $732.951 / (T_c+6.199)^{0.810}$
 i_{5yr} = 1:5 year Intensity = $998.071 / (T_c+6.053)^{0.814}$
 i_{100yr} = 1:100 year Intensity = $1735.688 / (T_c+6.014)^{0.820}$
 T_c = Time of Concentration (min)
 C = Average Runoff Coefficient
 A = Area (Ha)
 Q = Flow = $2.78CiA$ (L/s)

Maximum Allowable Release Rate

Restricted Flowrate (based on $C=0.50$ $T_c=10min$)

C = 0.5
 T_c = 10 min
 i_{5yr} = 104.19 mm/hr
 A_{site} = 0.11 Ha

$Q_{restricted}$ = 15.93 L/s

UNC Uncontrolled Release ($Q_{uncontrolled} = 2.78 * C * i_{100yr} * A_{uncontrolled}$)

C = 0.89
 T_c = 10 min
 i_{100yr} = 178.56 mm/hr
 $A_{uncontrolled}$ = 0.0151 Ha

Q_{uncon} = 6.65 L/s

RAMP Uncontrolled Release ($Q_{uncontrolled} = 2.78 * C * i_{100yr} * A_{uncontrolled}$)

C = 1.00
 T_c = 10 min
 i_{100yr} = 178.56 mm/hr
 $A_{uncontrolled}$ = 0.0015 Ha

Q_{uncon} = 0.74 L/s

Maximum Allowable Release Rate ($Q_{max allowable} = Q_{restricted} - Q_{uncontrolled}$)

$Q_{max allowable}$ = 8.53 L/s

MODIFIED RATIONAL METHOD (100-Year, & 2-Year Ponding)

Drainage Area		ROOF			
Area (Ha)		0.05			
C =		1.00	Restricted Flow Q_r (L/s)= 2.00		
100-Year Ponding					
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78xCi_{100yr}A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m ³)
56	58.83	8.18	2.00	6.18	20.758
58	57.32	7.97	2.00	5.97	20.768
59	56.60	7.87	2.00	5.87	20.770
60	55.89	7.77	2.00	5.77	20.770
62	54.54	7.58	2.00	5.58	20.763

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	20.77	28.13		0.00

Drainage Area		CB1				
Area (Ha)		0.04				
C =		0.51	Restricted Flow Q_r (L/s)=		6.00	
100-Year Ponding						
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78xCi_{100yr}A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	
5	242.70	13.83	6.00	7.83	2.350	
7	211.67	12.06	6.00	6.06	2.546	
8	199.20	11.35	6.00	5.35	2.569	
9	188.25	10.73	6.00	4.73	2.553	
11	169.91	9.68	6.00	3.68	2.431	

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	2.57	4.34	0.64	0.00
*Vol of CB+TCB*2				

Drainage Area		ROOF			
Area (Ha)		0.05			
C =		0.90	Restricted Flow Q_r (L/s)= 2.00		
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
23	47.66	5.96	2.00	3.96	5.47
24	46.37	5.80	2.00	3.80	5.47
25	45.17	5.65	2.00	3.65	5.48
26	44.03	5.51	2.00	3.51	5.47
27	42.95	5.37	2.00	3.37	5.46

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	5.48	28.13		0.00

Drainage Area		CB1			
Area (Ha)		0.04			
C =		0.41	Restricted Flow Q_r (L/s)=		6.00
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C \times i_{2yr} \times A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m ³)
-1	192.83	8.79	6.00	2.79	-0.17
0	167.22	7.62	6.00	1.62	0.00
1	148.14	6.75	6.00	0.75	0.05
2	133.33	6.08	6.00	0.08	0.01
3	121.46	5.54	6.00	-0.46	-0.08

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.05	4.34	0.64	0.00

RUNOFF COEFFICIENT CALCULATION SHEET

RESTRICTED

CB1	Area (m ²)	C
Softscape	280	0.20
Hardscape	120	0.90
Total	400	0.41

UNRESTRICTED

UNC	Area (m ²)	C
Softscape	41	0.20
Hardscape	110	0.90
Total	151	0.71



Adjustable Accutrol Weir

Tag: _____

Adjustable Flow Control for Roof Drains

ADJUSTABLE ACCUTROL (for Large Sump Roof Drains only)

For more flexibility in controlling flow with heads deeper than 2", Watts Drainage offers the Adjustable Accutrol. The Adjustable Accutrol Weir is designed with a single parabolic opening that can be covered to restrict flow above 2" of head to less than 5 gpm per inch, up to 6" of head. To adjust the flow rate for depths over 2" of head, set the slot in the adjustable upper cone according to the flow rate required. Refer to Table 1 below.

Note: Flow rates are directly proportional to the amount of weir opening that is exposed.

EXAMPLE:

For example, if the adjustable upper cone is set to cover 1/2 of the weir opening, flow rates above 2" of head will be restricted to 2-1/2 gpm per inch of head.

Therefore, at 3" of head, the flow rate through the Accutrol Weir that has 1/2 the slot exposed will be:
[5 gpm (per inch of head) x 2 inches of head] + 2-1/2 gpm (for the third inch of head) = 12-1/2 gpm.

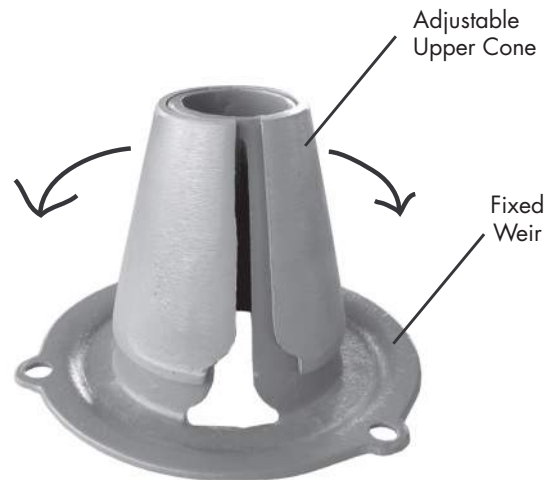
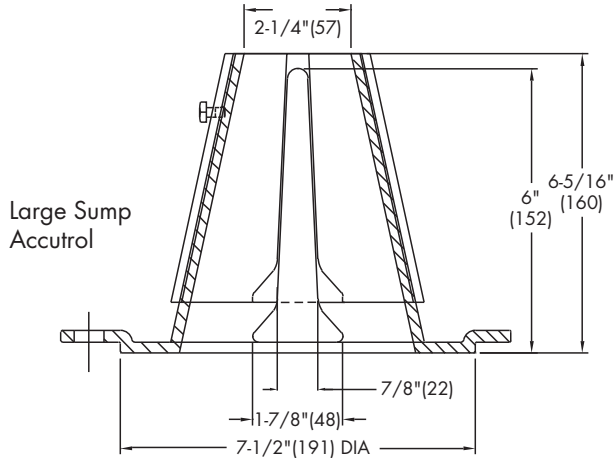


TABLE 1. Adjustable Accutrol Flow Rate Settings

Weir Opening Exposed	1"	2"	3"	4"	5"	6"
	Flow Rate (gallons per minute)					
Fully Exposed	5	10	15	20	25	30
3/4	5	10	13.75	17.5	21.25	25
1/2	5	10	12.5	15	17.5	20
1/4	5	10	11.25	12.5	13.75	15
Closed	5	5	5	5	5	5

Job Name _____

Contractor _____

Job Location _____

Contractor's P.O. No. _____

Engineer _____

Representative _____

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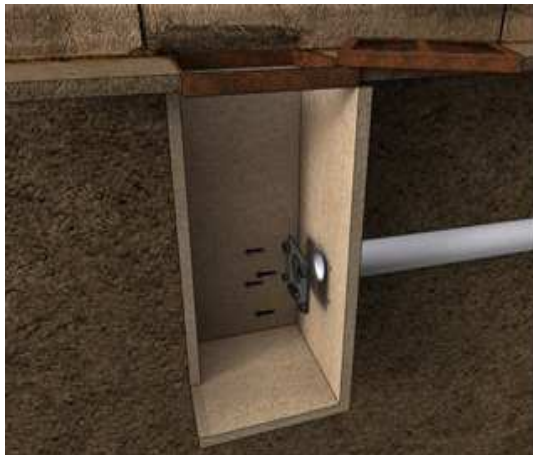
Latin America: Tel: (52) 81-1001-8600 • Fax: (52) 81-8000-7091 • Watts.com



A Watts Water Technologies Company

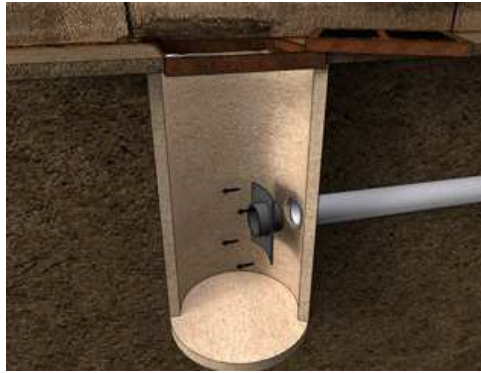
Square CB Installation Notes:

1. Materials and tooling verification:
 - Tooling: impact drill, 3/8'' concrete bit, torque wrench for 9/16'' nut, hand hammer, level, and marker.
 - Material: (4) concrete anchor 3/8x3-1/2, (4) washers, (4) nuts
2. Use the mounting wall plate to locate and mark the hole (4) pattern on the catch basin wall. You should use a level to ensure that the plate is at the horizontal.
3. Use an impact drill with a 3/8'' concrete bit to make the four holes at a minimum of 1-1/2'' depth up to 2-1/2''. Clean the concrete dust from the holes.
4. Install the anchors (4) in the holes by using a hammer. Put the nuts on the top of the anchors to protect the threads when you will hit the anchors with the hammer. Remove the nuts on the ends of the anchors
5. Install the wall mounting plate on the anchors and screw the nut in place with a maximum torque of 40 N.m (30 lbf-ft). There should be no gap between the wall mounting plate and the catch basin wall.
6. From ground above using a reach bar, lower the device by hooking the end of the reach bar to the handle of the LMF device. Align the triangular plate portion into the mounting wall plate. Push down the device to be sure it has centered in to the wall mounting plate and has created a seal.



Round CB Installation Notes: (Refer to square install notes above for steps 1 , 3, & 4)

2. Use spigot catch basin wall plate to locate and mark the hole (4) pattern on the catch basin wall. You should use a level to ensure that the plate is at the horizontal.
5. Install the CB spigot wall plate on the anchors and screw the 4 nuts in place with a maximum torque of 40 N.m (30 lb-ft). There should be no gap between the CB spigot wall plate and the catch basin wall.
6. Apply solvent cement on the hub of the universal mounting plate and the spigot of the spigot CB wall plate. Slide the hub over the spigot. Make sure the universal mounting plate is at the horizontal and its hub is completely inserted onto the spigot. Normally, the corners of the universal mounting plate hub adapter should touch the catch basin wall.
7. From ground above using a reach bar, lower the ICD device by hooking the end of the reach bar to the handle of the ICD device. Align the triangular plate portion into the mounting wall plate. Push down the device to be sure it has centered into the mounting plate and has created a seal.



CAUTION/WARNING/DISCLAIM:

- Verify that the inlet(s) pipe(s) is not protruding into the catch basin. If it is, cut it back so that the inlet pipe is flush with the catch basin wall.
- Any required cement in the installation must be approved for PVC.
- The solvent cement should not be used below 0°C (32°F) or in a high humidity environment. Please refer to the IPEX solvent cement guide to confirm required curing times or attend the IPEX [Online Solvent Cement Training Course](#).
- Call your IPEX representative for more information or if you have any questions about our products.

IPEX TEMPEST Inlet Control Devices Technical Specification

General

Inlet control devices (ICD's) are designed to provide flow control at a specified rate for a given water head level and also provide odour and floatable control where specified. All ICD's will be IPEX Tempest or approved equal.

All devices shall be removable from a universal mounting plate. An operator from street level using only a T-bar with a hook will be able to retrieve the device while leaving the universal mounting plate secured to the catch basin wall face. The removal of the TEMPEST devices listed above must not require any unbolting or special manipulation or any special tools.

High Flow (HF) Sump devices will consist of a removable threaded cap which can be accessible from street level with out entry into the catchbasin (CB). The removal of the threaded cap shall not require any special tools other than the operator's hand.

ICD's must have no moving parts.

Materials

ICD's are to be manufactured from Polyvinyl Chloride (PVC) or Polyurethane material, designed to be durable enough to withstand multiple freeze-thaw cycles and exposure to harsh elements.

The inner ring seal will be manufactured using a Buna or Nitrile material with hardness between Duro 50 and Duro 70.

The wall seal is to be comprised of a 3/8" thick Neoprene Closed Cell Sponge gasket which is attached to the back of the wall plate.

All hardware will be made from 304 stainless steel.

Dimensioning

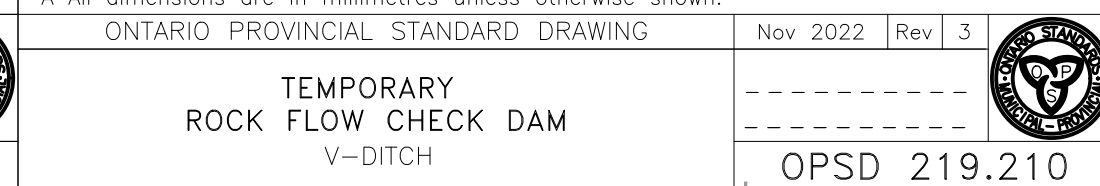
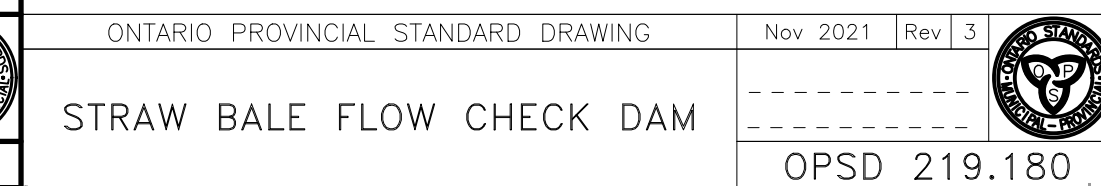
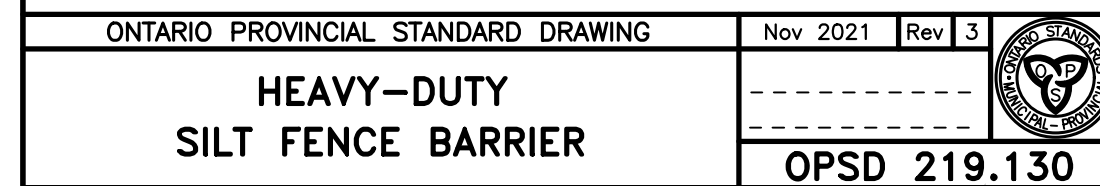
The Low Medium Flow (LMF), High Flow (HF) and the High Flow (HF) Sump shall allow for a minimum outlet pipe diameter of 200mm with a 600mm deep Catch Basin sump.

Installation

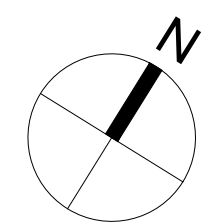
Contractor shall be responsible for securing, supporting and connecting the ICD's to the existing influent pipe and catchbasin/manhole structure as specified and designed by the Engineer.



Appendix E



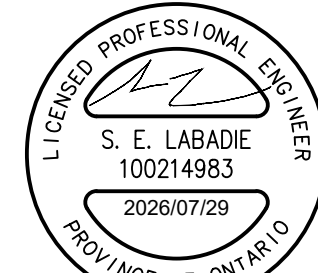
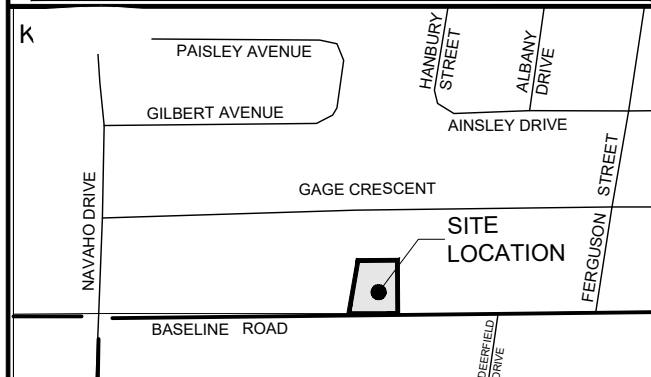
- LEGEND:**
- | | |
|---|--|
|  | HEAVY DUTY SILT FENCE AS PER
OPSD-219.130 |
|  | SNOW FENCE |
|  | STRAW BALE CHECK DAM AS PER
OPSD-219.180 |
|  | ROCK CHECK DAM AS PER OPSD-219.210 |
|  | FILTER CLOTH PLACED UNDER EXISTING C
COVER |
|  | TEMPORARY MUD MAT 0.15m THICK 50mm
CLEAR STONE ON NON WOVEN FILTER
CLOTH |



CLIENT	 PHOENIX HOMES 18A Bentley Ave Ottawa, ON K2E 6T8
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Arcadis Professional Services (Canada) Inc. formerly IBI Group Professional Services (Canada) Inc.		
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SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE,
STREET SECTIONS AND DETAILS.



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

PROJECT
1773 & 1767 BASELINE ROAD
OTTAWA, ONTARIO

PROJECT NO:
30297182

DRAWN BY:
D.P.S.

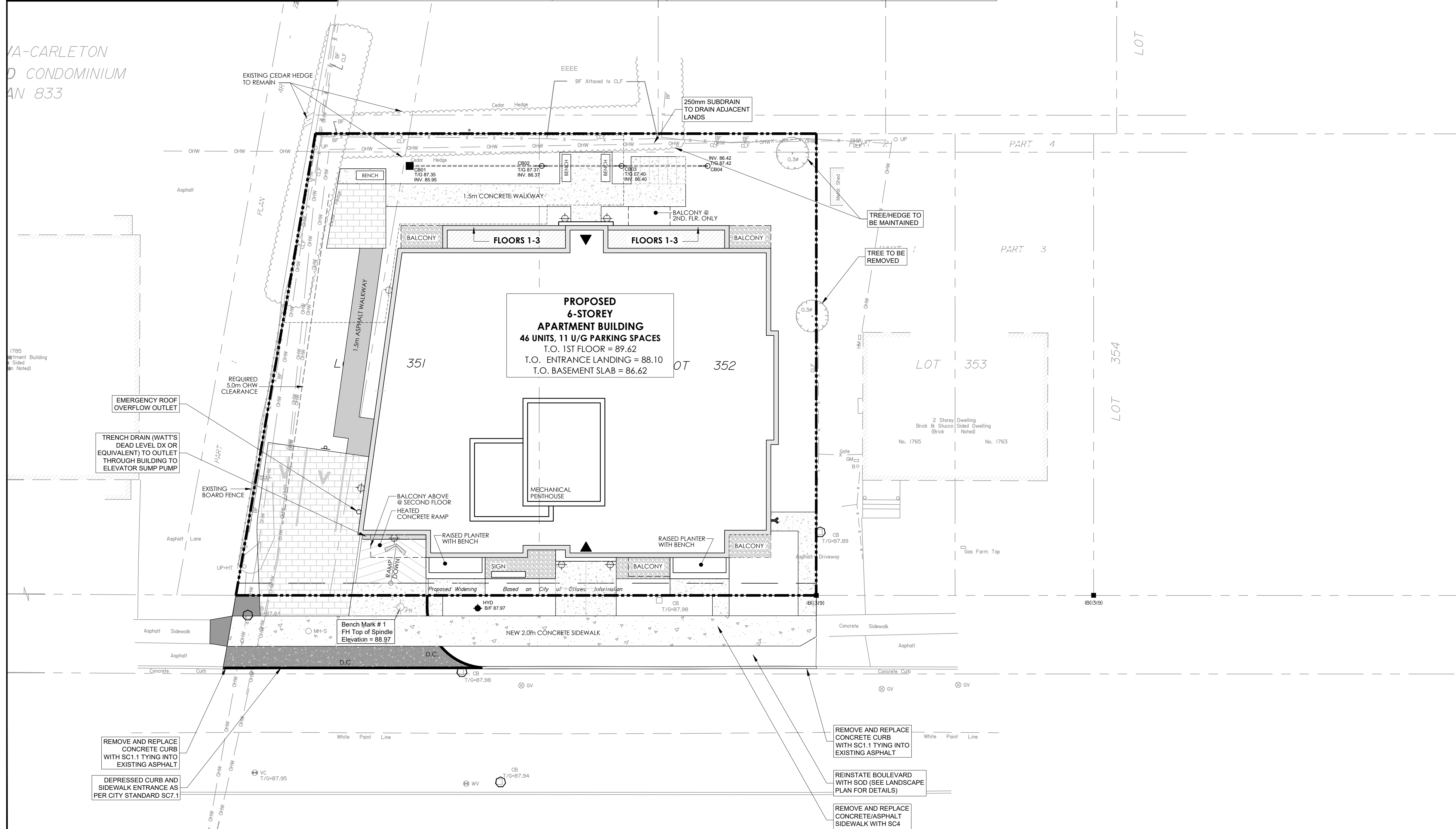
PROJECT MG
D.G.Y.

SHEET TITLE	
SEDIMENT - EROSION PLAN	

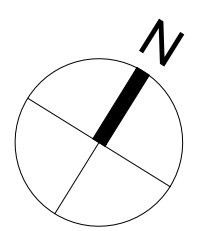
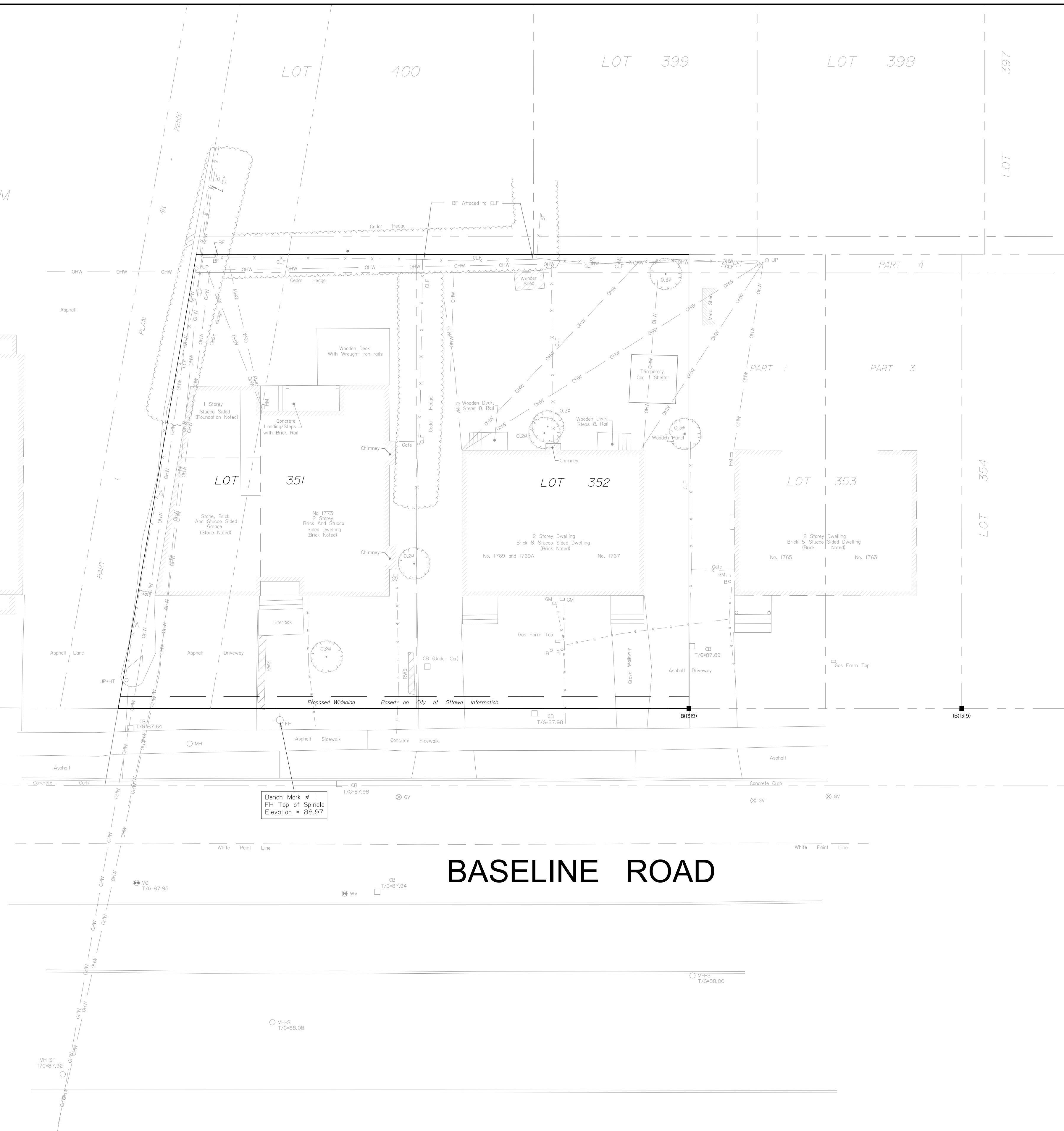
SHEET NUMBER
C-900

ISSUE
4

SCALE CHECK
1 in 10 mm



OTTAWA-CARLETON
STANDARD CONDOMINIUM
PLAN 833



CLIENT

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

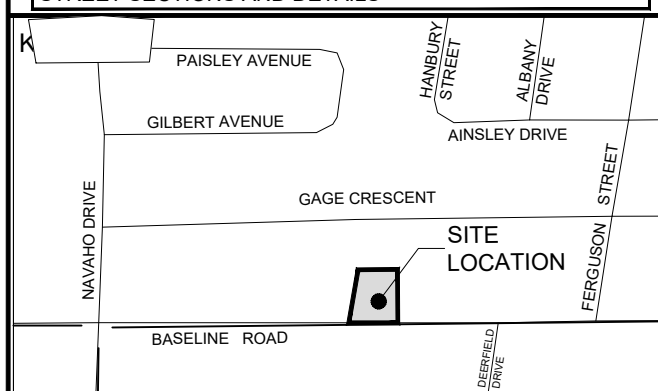
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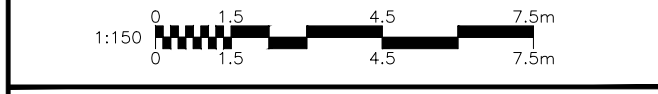
Arcadis Professional Services (Canada) Inc.
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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2025-12-18
2	REVISED AS PER NEW SITE PLAN	2026-02-20
3	REVISED AS PER CITY COMMENTS	2026-04-30
4	REVISED AS PER NEW SITE PLAN	2026-07-29

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



CONSULTANTS



SEAL

PROFESSIONAL ENGINEER
S. E. LABADIE
100214983
2026/07/29
PROVINCE OF ONTARIO

PRIME CONSULTANT

ARCADIS

333 Preston Street - Suite 500
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tel 613 225 1311
www.arcadis.com

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	ISSUE
C-EXCON	4



CLIENT



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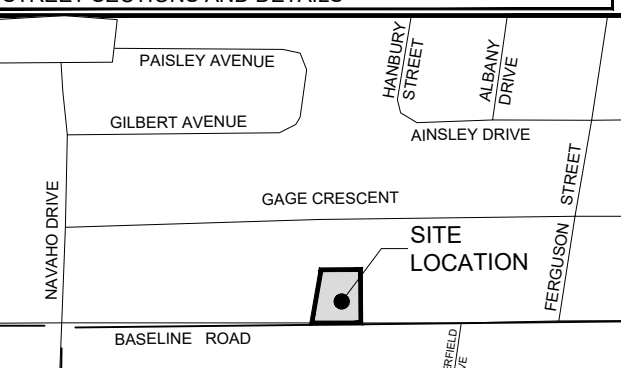
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PROJECT MGR:

D.G.Y.

APPROVED BY:

S.E.L.

SHEET TITLE

REMOVALS DRAWING

SHEET NUMBER

C-REM

ISSUE

3