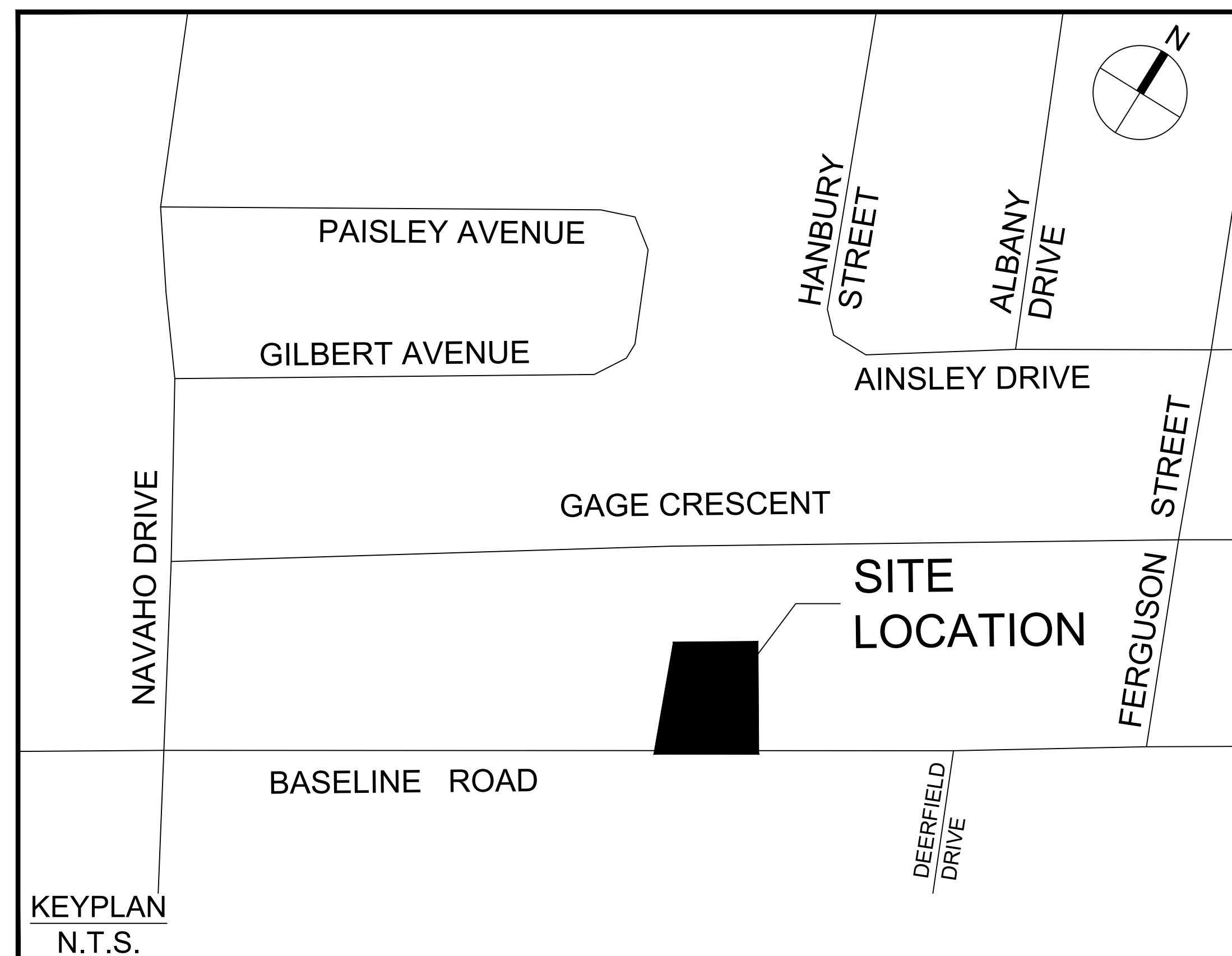


# 1773 & 1767 BASELINE ROAD OTTAWA, ONTARIO



333 Preston Street - Suite 500  
Ottawa ON K1S 5N4 Canada  
tel 613 225 1311  
[www.arcadis.com](http://www.arcadis.com)



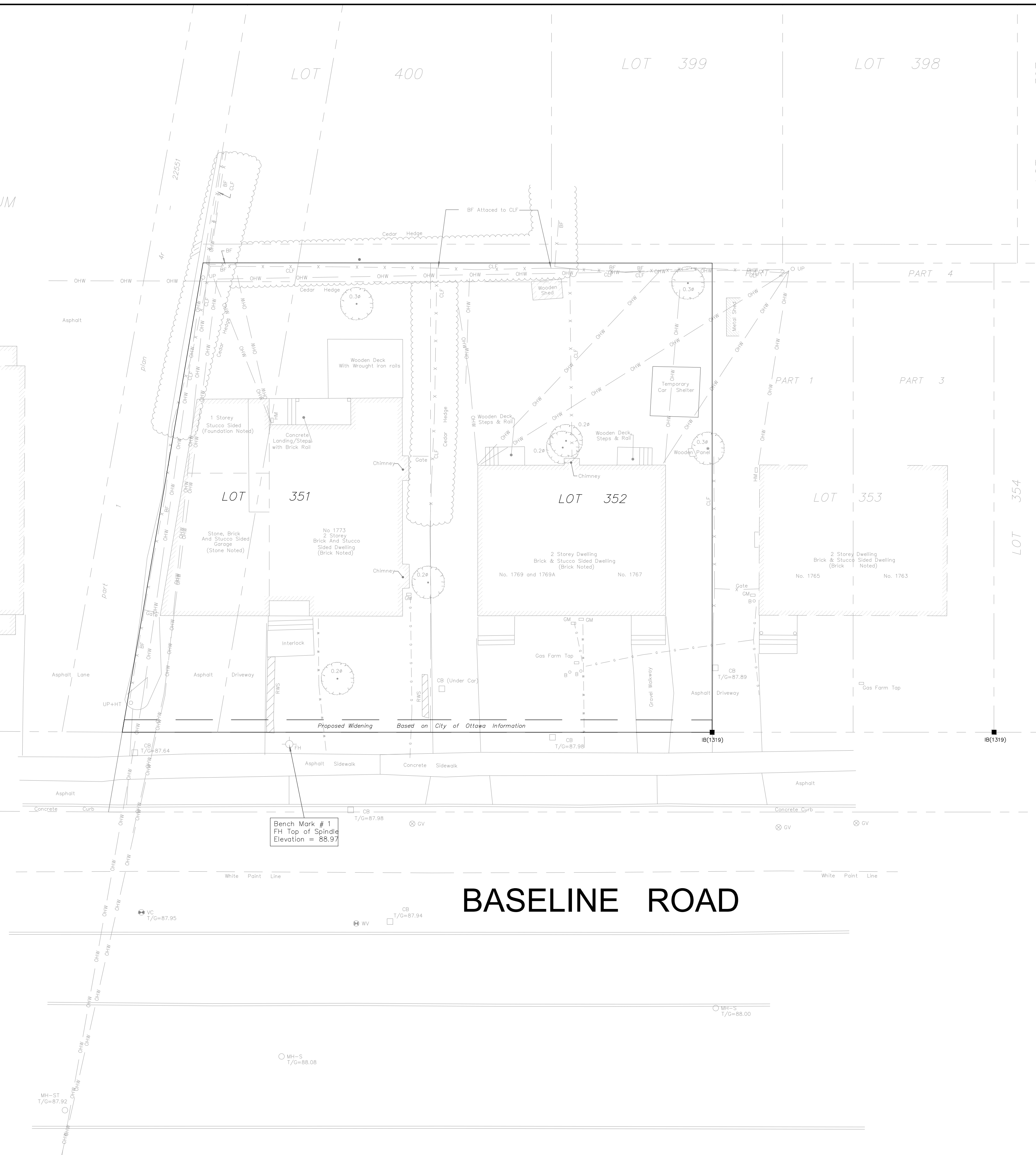
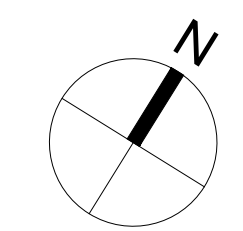
Drawing List Table		
Sheet Number	Sheet Title	Sheet Description
C-000	Cover	
C-EXCON	EXISTING CONDITIONS	
C-REM	REMOVALS DRAWING	
C-001	SITE SERVICING PLAN	
C-200	SITE GRADING PLAN	
C-500	SITE STORM DRAINAGE AREA PLAN	
C-900	SEDIMENT - EROSION PLAN	



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

CONTRACT NO. 30297182

OTTAWA-CARLETON  
STANDARD CONDOMINIUM  
PLAN 833



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

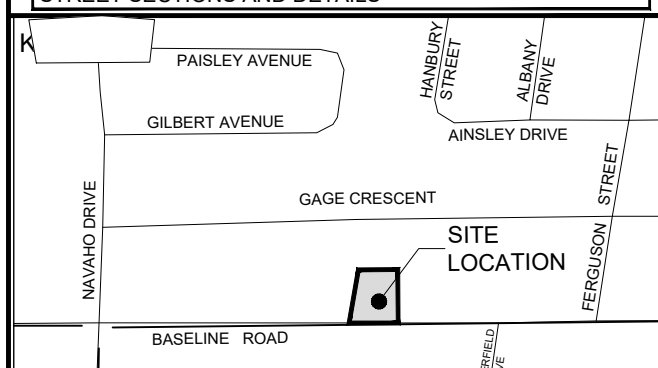
**COPYRIGHT**  
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

**Arcadis Professional Services (Canada) Inc.**  
Formerly B I 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

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



CONSULTANTS



SEAL

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

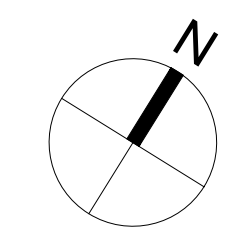
PROJECT NO:  
30297182

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

SHEET TITLE  
EXISTING CONDITIONS

SHEET NUMBER <b>C-EXCON</b>	ISSUE <b>2</b>
--------------------------------	-------------------

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  
 SCALE CHECK  
 PLAN No. XXXXX  
 FILE No. D07-12-25-0169



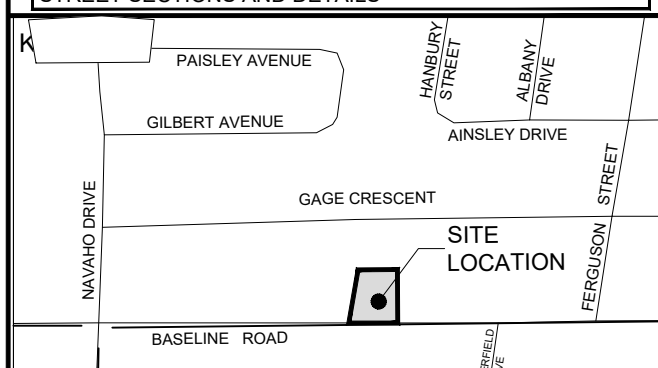
**COPYRIGHT**  
 This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

**Arcadis Professional Services (Canada) Inc.**  
Formerly B|G Group Professional Services (Canada) Inc.

**ISSUES**

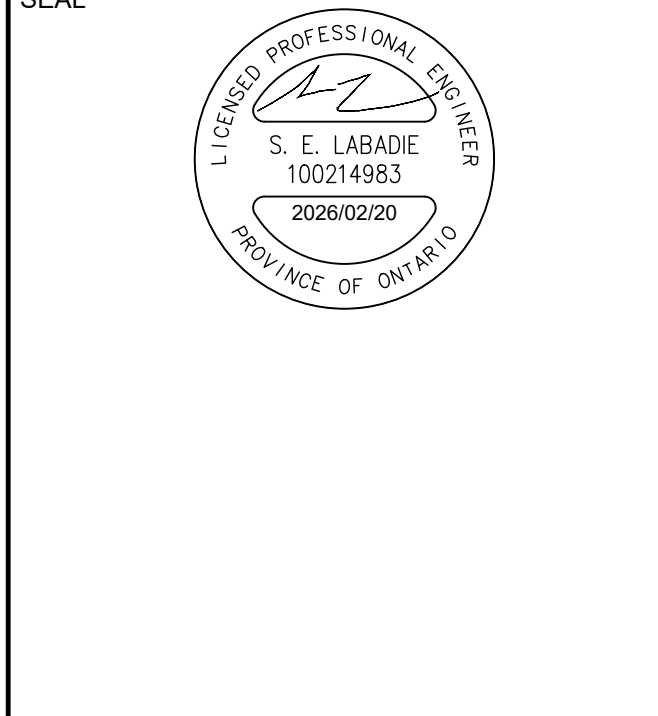
No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2025-12-18
2	REVISED AS PER NEW SITE PLAN	2026-02-20

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



**CONSULTANTS**

**SEAL**



**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

<b>DRAWN BY:</b> D.P.S.	<b>CHECKED BY:</b> D.G.Y.
<b>PROJECT MGR:</b> D.G.Y.	<b>APPROVED BY:</b> S.E.L.

**SHEET TITLE**  
 REMOVALS DRAWING

<b>SHEET NUMBER</b> <b>C-REM</b>	<b>ISSUE</b> <b>2</b>
-------------------------------------	--------------------------

○	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
X	REMOVE OR ABANDON SEWER, WATERMAIN, UTILITY, CURB RETURNS	▨	REMOVALS OF CONCRETE/ ASPHALT SIDEWALK
⊖	PLUG		

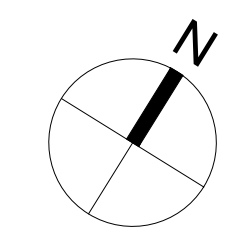


No. 1785  
 5 Storey Apartment Building  
 (Foundation Noted)

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

Bench Mark # 1  
 FH Top of Spindle  
 Elevation = 88.97

**BASELINE ROAD**

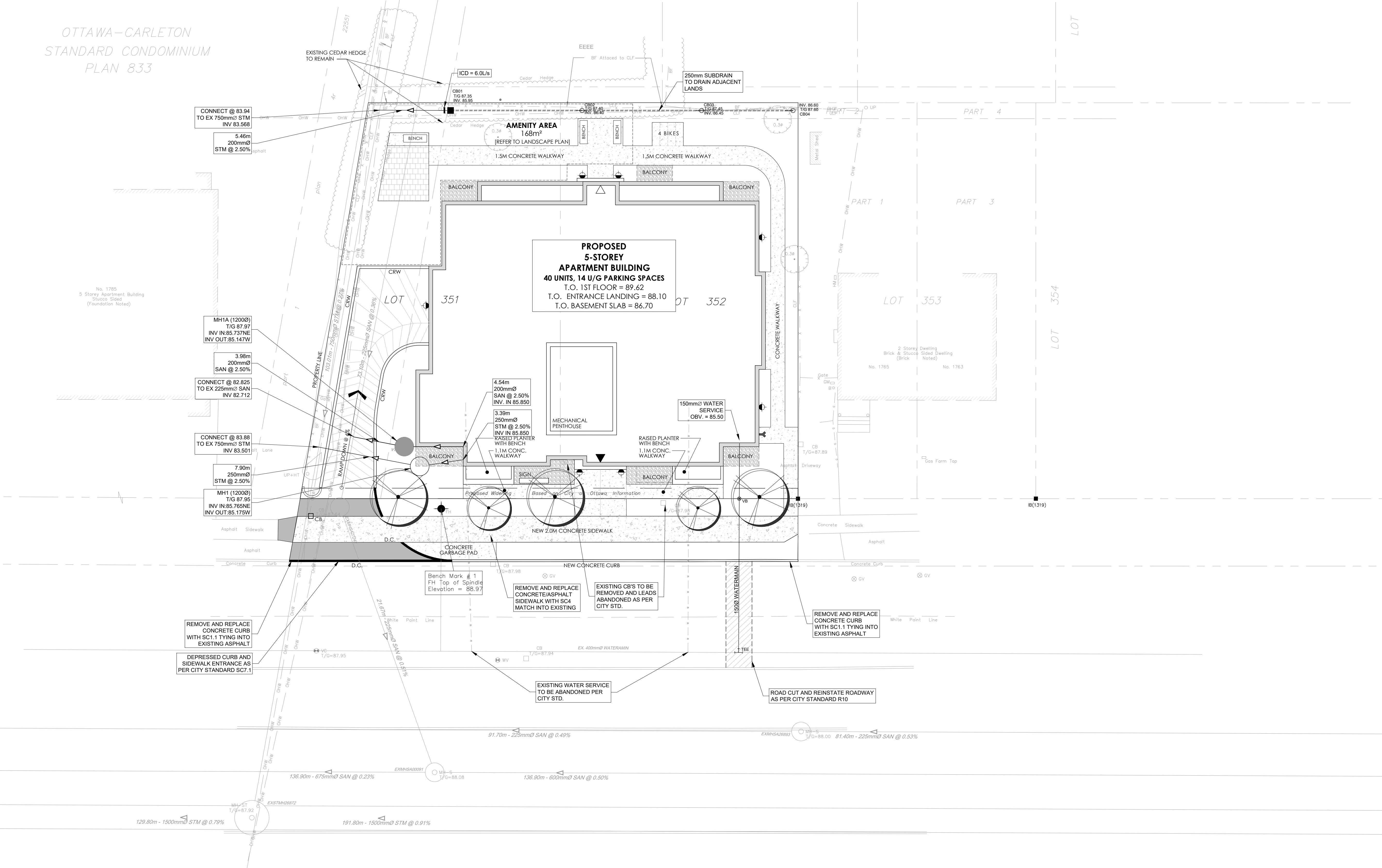


**COPYRIGHT**  
 This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

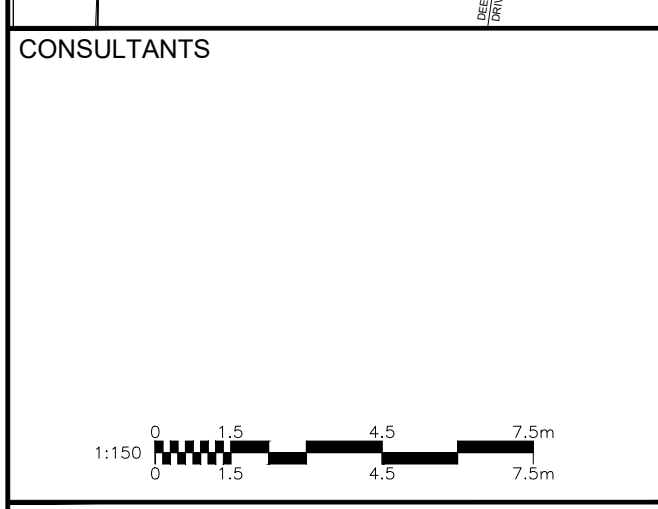
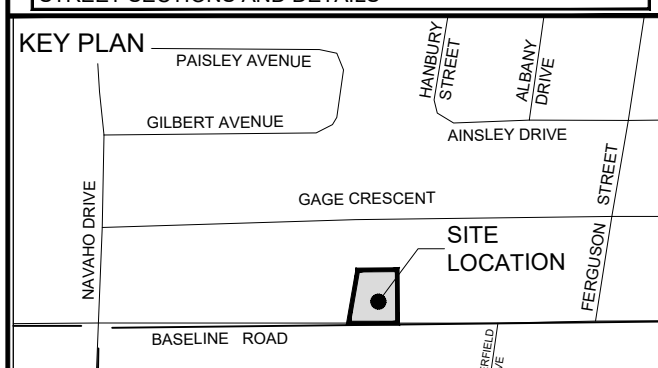
**Arcadis Professional Services (Canada) Inc.**  
 formerly B|G Group Professional Services (Canada) Inc.

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

OTTAWA-CARLETON  
 STANDARD CONDOMINIUM  
 PLAN 833



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



**SEAL**

**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.

**CHECKED BY:**  
 D.G.Y.

**PROJECT MGR:**  
 D.G.Y.

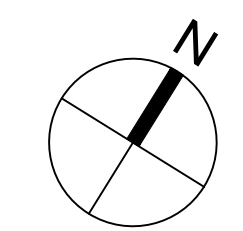
**APPROVED BY:**  
 S.E.L.

**SHEET TITLE**  
 SITE SERVICING PLAN

**SHEET NUMBER**  
 C-001

**ISSUE**  
 2

File Location: J:\9999\_Proposals\Proposals\2024\2024-032 - 1773 & 1767 Baseline Road\Design Files\Layouts\C-001 SITE SERVICING PLAN.dwg Last Saved: February 20, 2026 11:47:18 AM by Shama, Don  
 PLAN No. XXXXX  
 FILE No. D07-12-25-0189



**COPYRIGHT**  
 This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

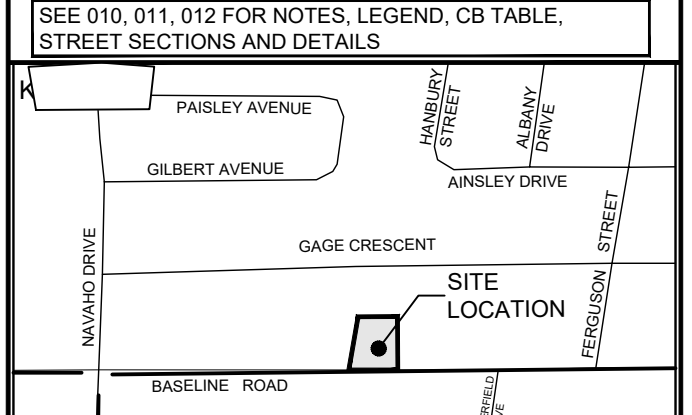
**Arcadis Professional Services (Canada) Inc.**  
 formerly B|G Group Professional Services (Canada) Inc.

**ISSUES**

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

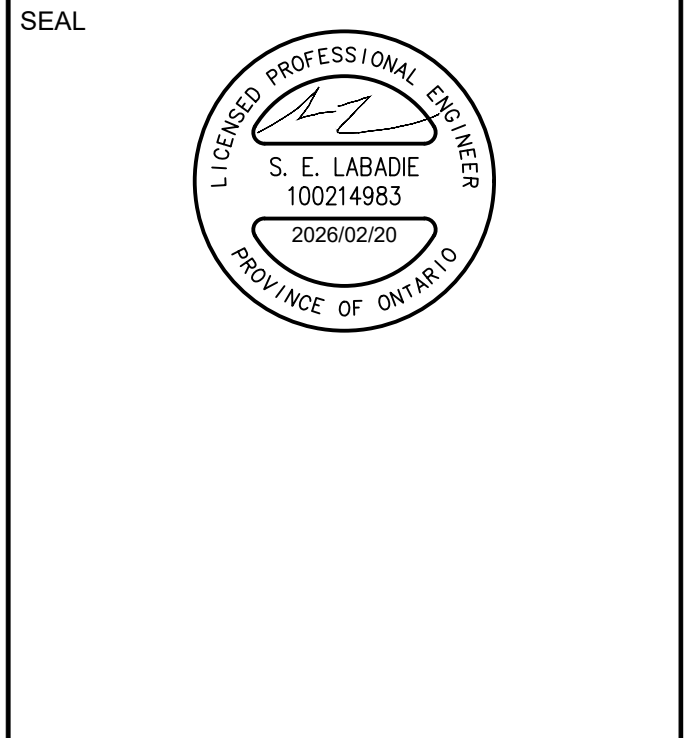
**LEGEND**

	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
	2 hr FIREWALL



**CONSULTANTS**

Denotes	Survey Monument Planted
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
Ø	Diameter
•	Location of Elevations
•	Top of Concrete Curb Elevation
•	Top of Stone Retaining Wall Elevation
•	Centreline
•	Deciduous Tree



**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

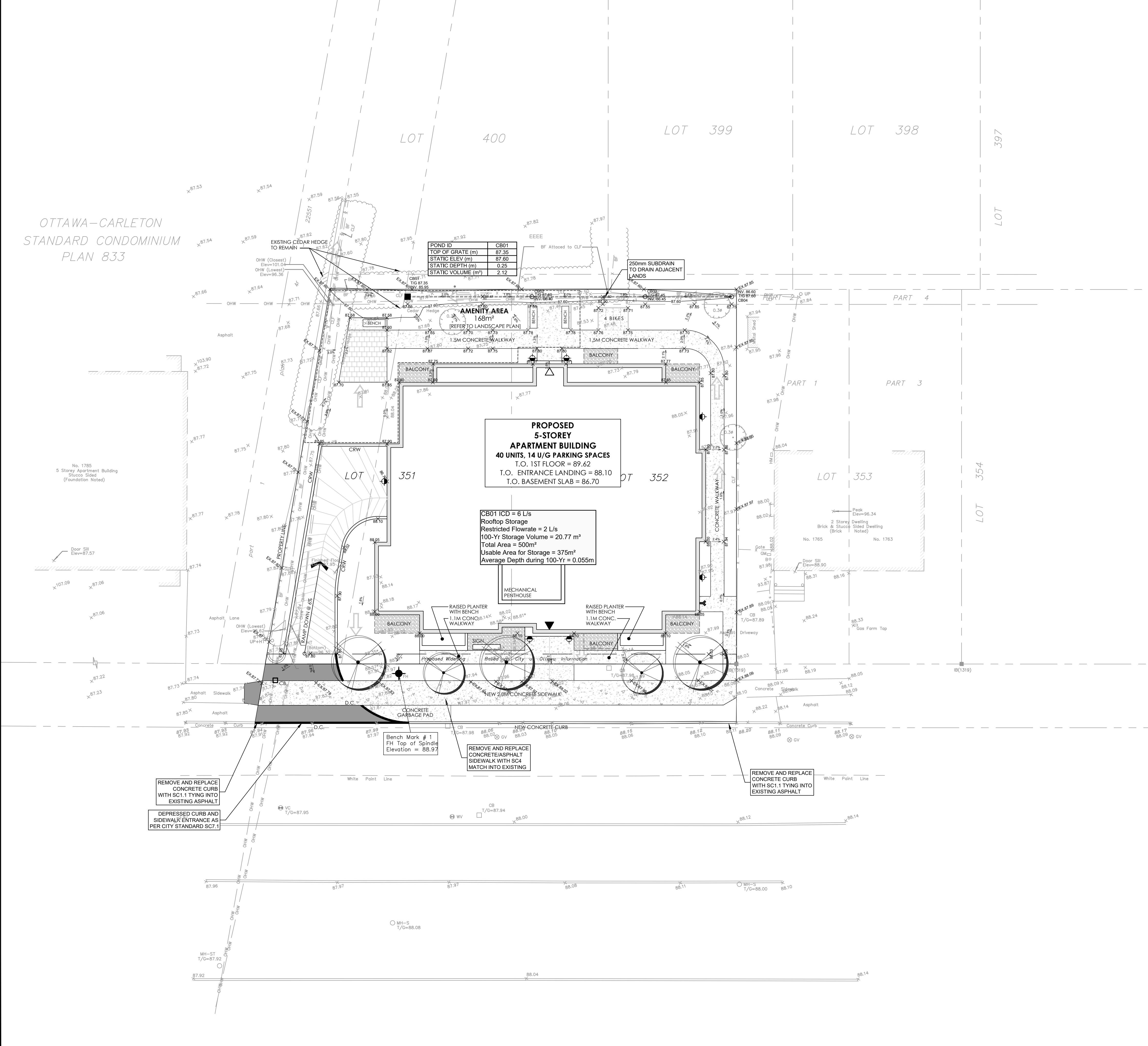
**PROJECT NO:**  
 30297182

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

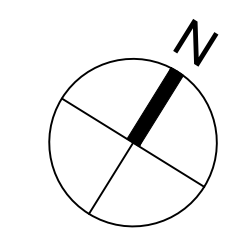
**PROJECT MGR:** D.G.Y.      **APPROVED BY:** S.E.L.

**SHEET TITLE**  
 SITE GRADING PLAN

**SHEET NUMBER**      **ISSUE**  
 C-200      2



File Location: I:\9999 - Proposals\Proposals\2024\2024 Proposals\1 - Land Engineering\Proposals\2024-02-1773 & 1767 Baseline Road\Design Files\LAYOUTS\C-200 SITE GRADING PLAN.dwg    Last Saved: February 20, 2026 11:53:52 AM by Suma, Don  
 SCALE CHECK    FILE No. D07-12-25-0169    PLAN No. XXXXX

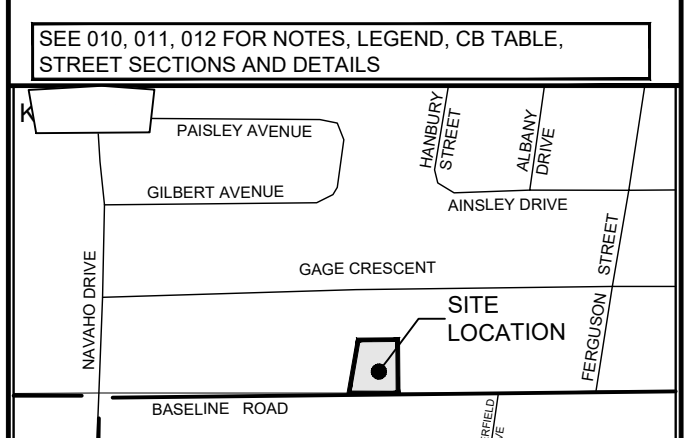


**COPYRIGHT**  
 This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

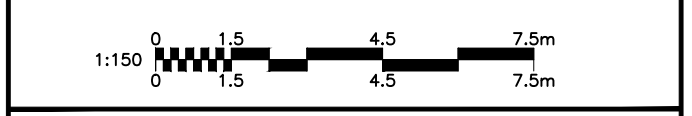
**Arcadis Professional Services (Canada) Inc.**  
 formerly B| Group Professional Services (Canada) Inc.

**ISSUES**

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



CONSULTANTS



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

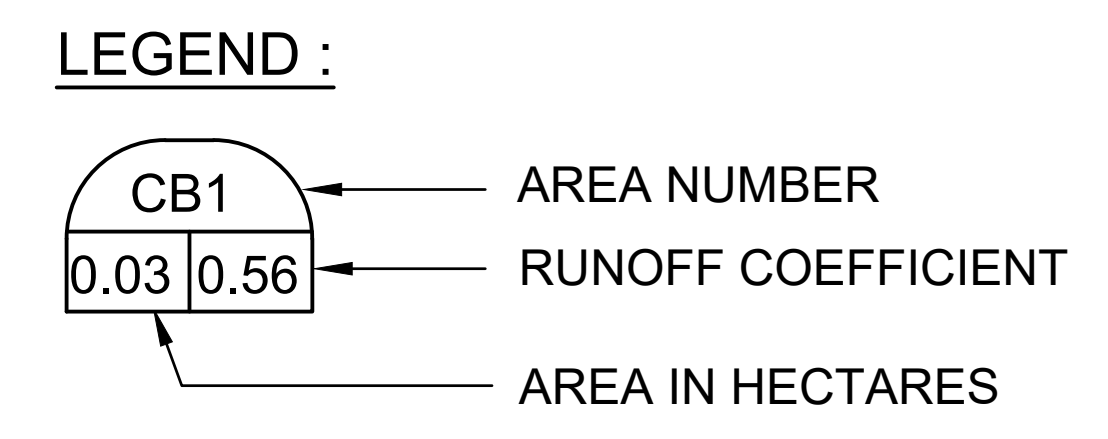
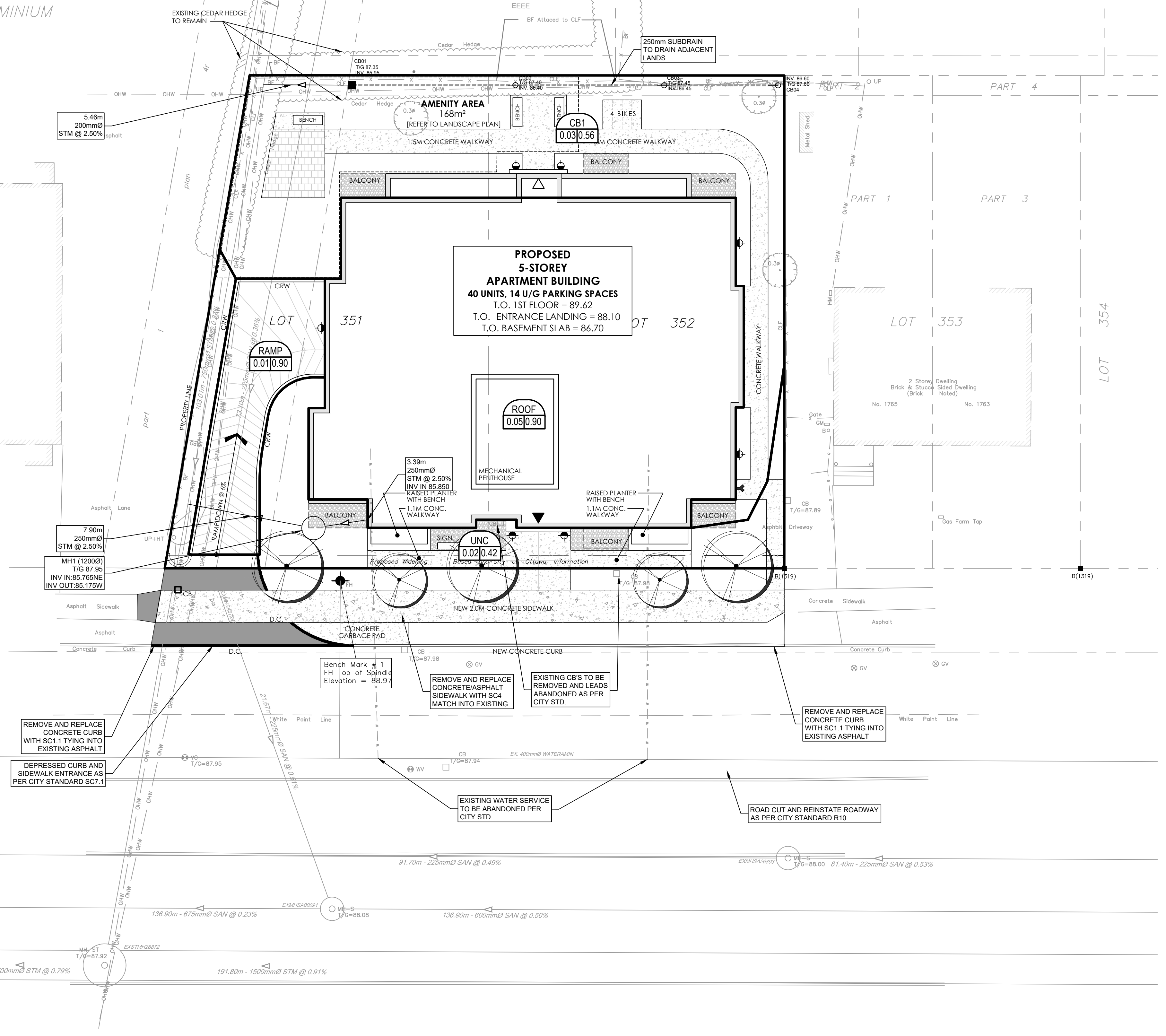
PROJECT  
 1773 & 1767 BASELINE ROAD  
 OTTAWA, ONTARIO

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

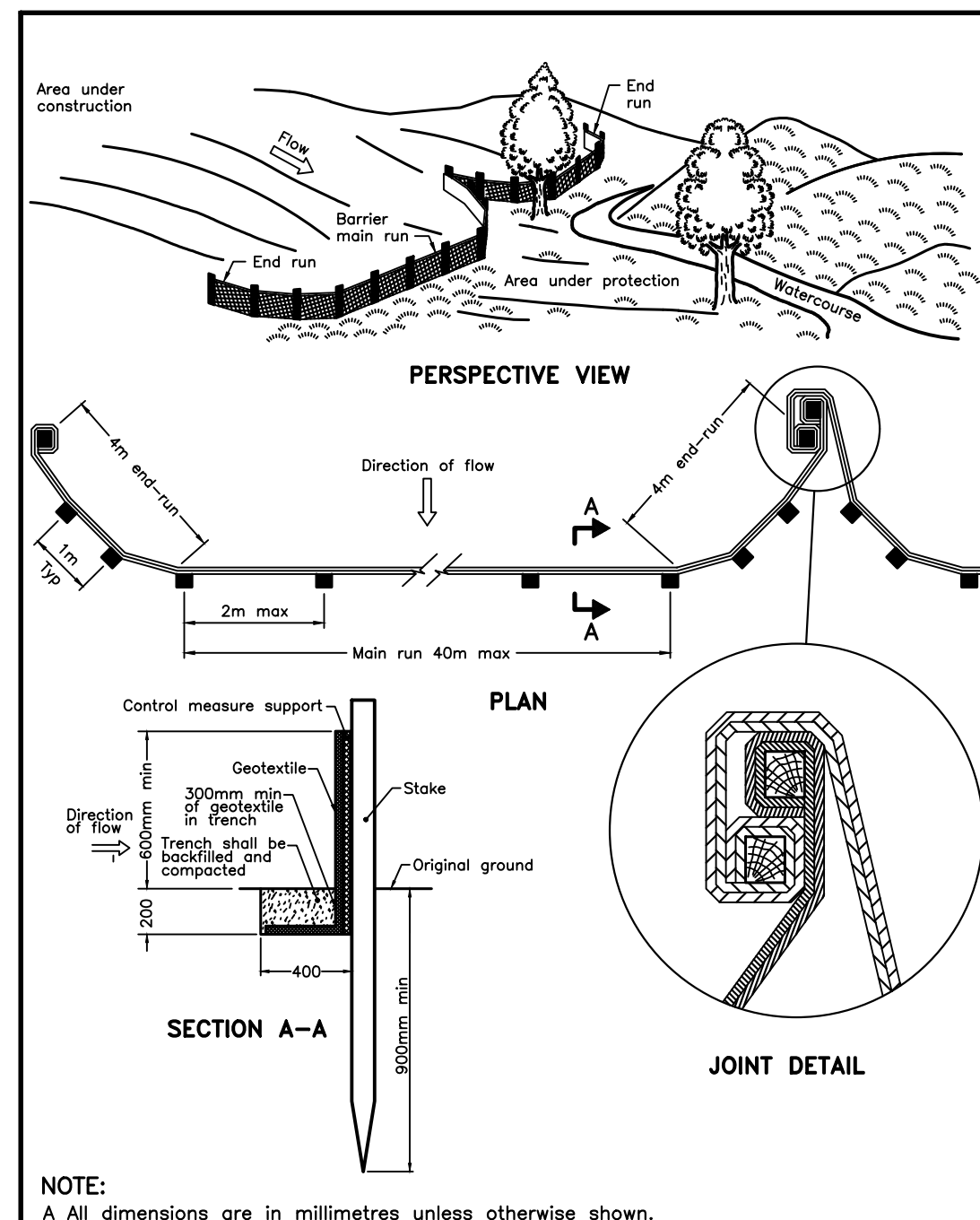
SHEET TITLE  
 SITE STORM DRAINAGE AREA  
 PLAN

SHEET NUMBER  
**C-500** ISSUE  
**2**

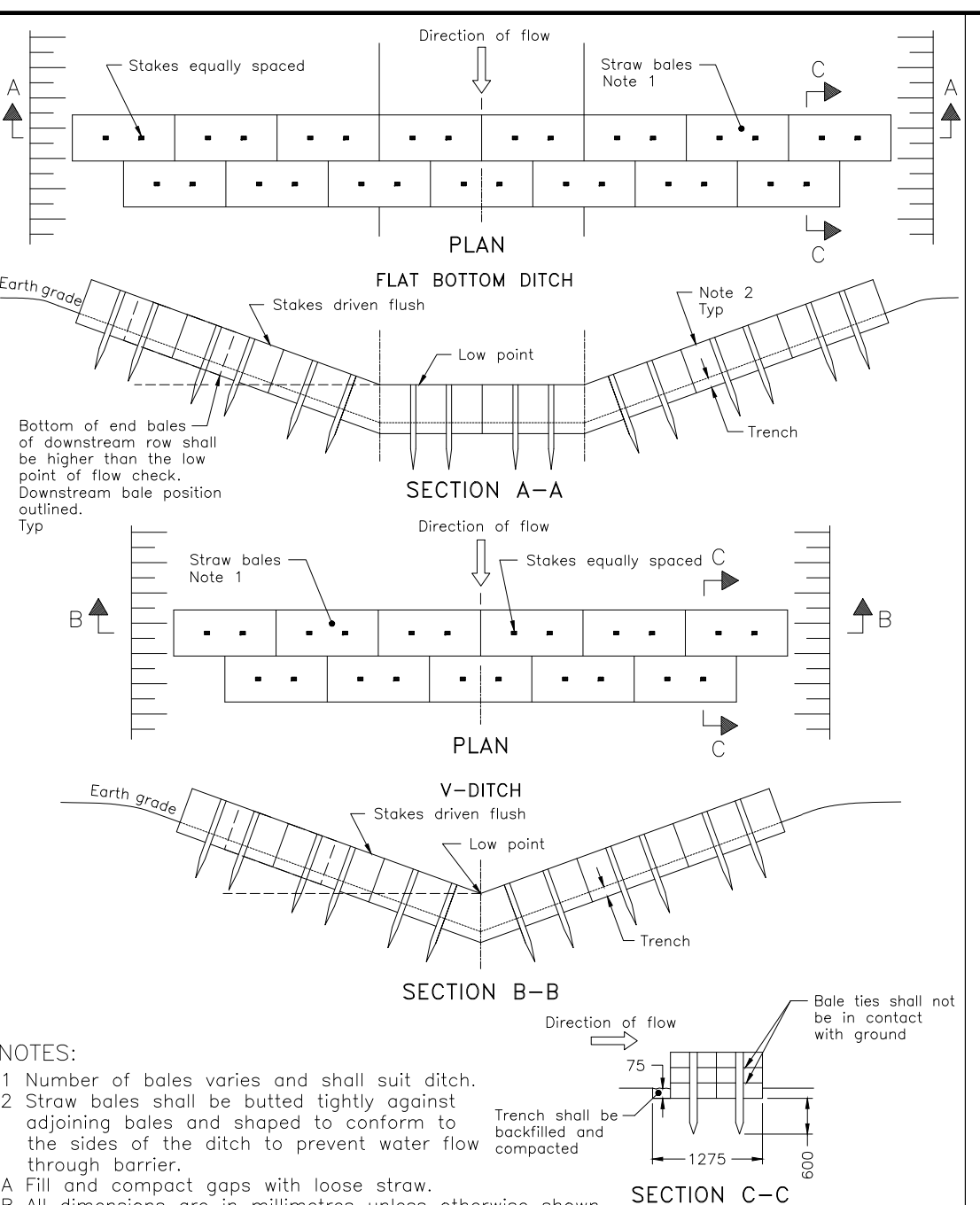
OTTAWA-CARLETON  
 STANDARD CONDOMINIUM  
 PLAN 833



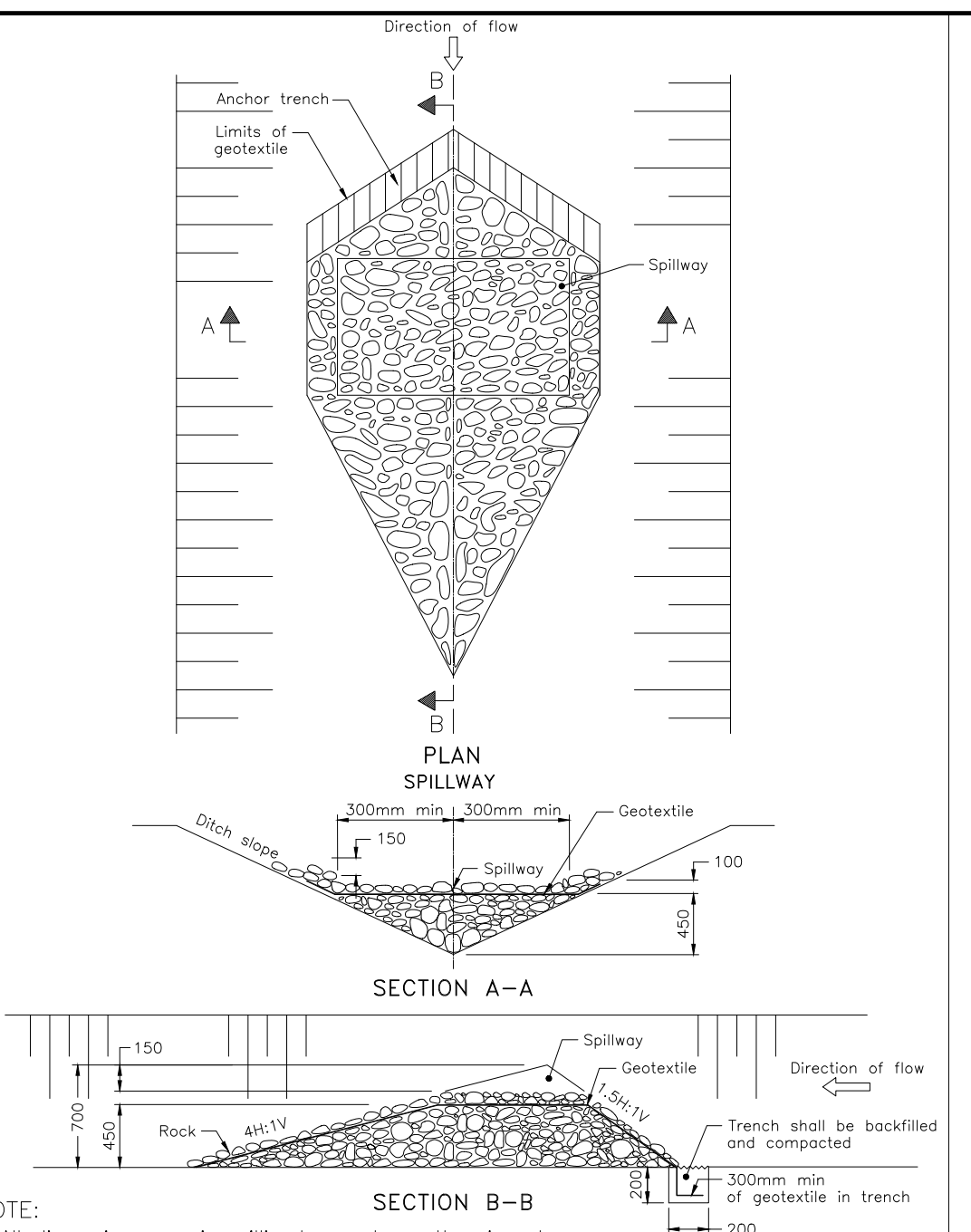
File Location: J:\9999\_Proposals\Proposals\2024\Proposals\1 - Land Engineering\Proposals\EP-2024-032 - 1773 & 1767 Baseline Road\Design Files\LAYOUTS\C-500 SITE STORM DRAINAGE AREA PLAN.dwg  
 Last Saved: February 20, 2026, 11:59:29 AM by Summa, Don  
 PLAN No. XXXXX  
 FILE No. D07-12-25-0169



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

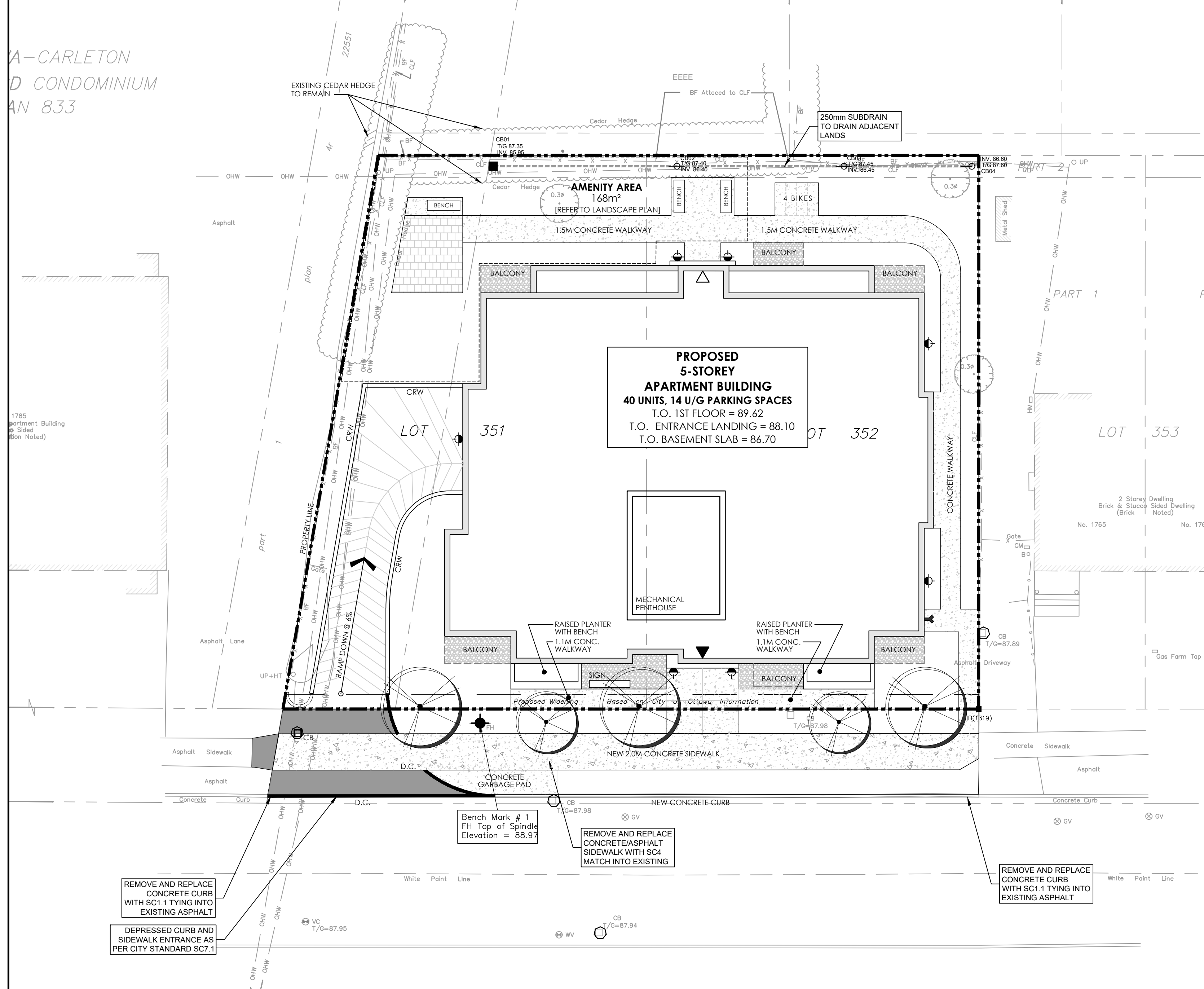
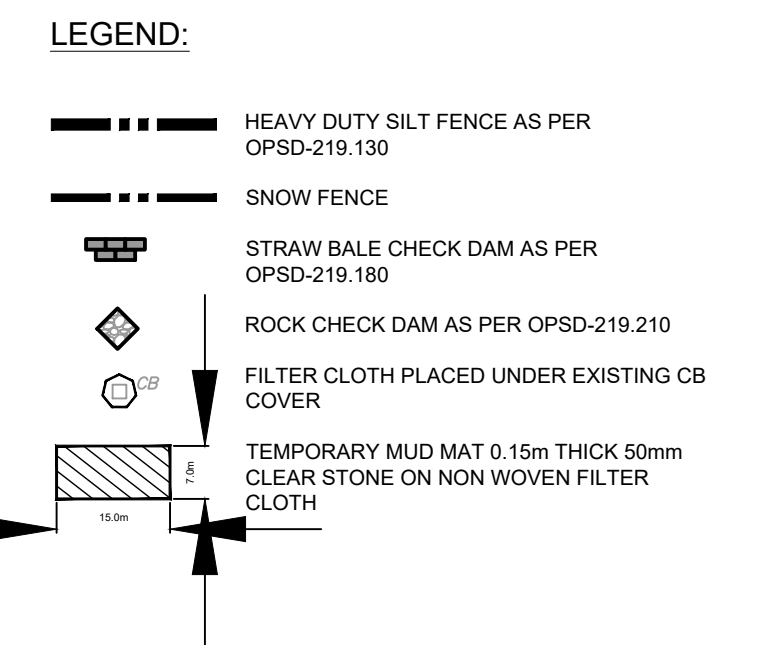


ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 Rev 3  
**STRAW BALE FLOW CHECK DAM**  
 OPD 219.180



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

- NOTES:
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
  - SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
  - STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
  - FILTER CLOTH TO BE PLACED AND MAINTAINED UNDER COVER OF ALL PROPOSED CATCHBASINS AFTER BASE COURSE, AND EXISTING CATCHBASINS IDENTIFIED OUTSIDE OF CONSTRUCTION LIMIT. FILTER CLOTH IN STREET CB'S TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. FILTER CLOTH IN RVCB'S TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
  - CONTRACTOR TO PROVIDE DETAILS ON LOCATION(S) AND DESIGN OF DEWATERING TRAP(S) PRIOR TO COMMENCING WORK. CONTRACTOR ALSO RESPONSIBLE FOR MAINTAINING TRAP(S) AND ADJUSTING SIZE(S) IF DEEMED REQUIRED BY THE ENGINEER DURING CONSTRUCTION.
  - WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
  - THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.



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

COPYRIGHT: This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden.

ISSUES:

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

ARCADIS Professional Services (Canada) Inc.  
 Formerly B I Group Professional Services (Canada) Inc.

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

SCALE: 1:150

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

PROJECT: 1773 & 1767 BASELINE ROAD OTTAWA, ONTARIO

PROJECT NO: 30297182

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

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

SHEET TITLE: SEDIMENT - EROSION PLAN

SHEET NUMBER: C-900 ISSUE: 2

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